PRELIMINARY AND FINAL SITE PLAN FOR

MORRISTOWN FIELD CLUB

Site Improvements

Block 9301 - Lot 2
168 James Street
Town of Morristown, New Jersey

DRAWING LIST	
DRAWING NO.	DRAWING DESCRIPTION
G000	COVER SHEET
CD100	EXISTING CONDITIONS & DEMOLITION SITE PLAN
CS100	OVERALL CIRCULATION AND SITE PLAN
CS101	DIMENSIONAL SITE PLAN - PLATFORM TENNIS
CS102	DIMENSIONAL SITE PLAN - CLUBHOUSE
C100	GRADING AND DRAINAGE PLAN - PLATFORM TENNIS
C101	GRADING AND DRAINAGE PLAN - CLUBHOUSE
CS110	UTILITY SITE PLAN
CE100	SITE LIGHTING PLAN - PLATFORM TENNIS
CE101	SITE LIGHTING PLAN - CLUBHOUSE
CL100	LANDSCAPE PLAN - PLATFORM TENNIS
CL101	LANDSCAPE PLAN - CLUBHOUSE
C110	SOIL EROSION AND SEDIMENT CONTROL PLAN
C500	SITE DETAILS
C501	SITE DETAILS
C502	SITE DETAILS
C520	SANITARY SEWER PROFILE & DETAILS

TOWN OF MORRISTOWN APPROVALS

CHAIRPERSON OF THE BOARD OF ADJUSTMENT — DATE

SECRETARY OF THE BOARD OF ADJUSTMENT — DATE

BOARD ENGINEER — DATE

MARK	DATE	DESCRIPTION
1	08-10-2021	PER PLANNER EMAIL REVIEW
2	02-09-2022	PER NJDEP TWA COMMENTS
3	06-01-2022	PER BOARD OF ADJ. REVIEW

LIST OF PROPERTY OWNERS WITHIN 200 FEET (NOT CERTIFIED)

MORRISTOWN

LOCATION, OWNER & ADDRESS

MORRISTOWN FIELD CLUB
PO BOX 166ST
MADISON, NJ 07940

HILLELSON, LOUIS & KATHY
7 BELL DR
MORRISTOWN, NJ 07960

MORRISTOWN, TOWN OF
200 SOUTH ST
MORRISTOWN N J 079630914

LOYOLA HOUSE OF RETREATS
161 JAMES ST
MORRISTOWN N J 07960

LOYOLA HOUSE OF RETREATS
JAMES ST
MORRISTOWN, NJ 07960

TOWN OF MORRISTOWN
200 SOUTH ST -POBOX 914
MORRISTOWN, NJ 07963

PARIKH, ANISH/SARA J
24 MAXWELL CT
MORRISTOWN, NJ 07960

LOTT, CHRISTOPHER M/KRISTEN A
20 MAXWELL CT
MORRISTOWN, NJ 07960

SULLIVAN, BRIAN R/JANET M
35 MAXWELL CT
MORRISTOWN, NJ 07960

KAPLAN, EMMA
7 MAXWELL CT
MORRISTOWN, NJ 07960

TOGAWA, AKIRA/SARA J
13 MAXWELL CT
MORRISTOWN, NJ 07960

RINGHOFF, MARIAH J
31 MAXWELL CT
MORRISTOWN, NJ 07960

PINILIS, WILLIAM
25 MAXWELL CT
MORRISTOWN, NJ 07960

WICKEY, WILLIAM E & RUTH
21 MAXWELL CT
MORRISTOWN, NJ 07960

MILLER, CHRISTINE
15 MAXWELL CT
MORRISTOWN, NJ 07960

MAC KINNON, ROSS M/VORTHERMS, K S
154 JAMES ST
MORRISTOWN, NJ 07960

PIERCE, JOHN & KATE MIRANDA
148 JAMES ST
MORRISTOWN NJ 07960

UNKNOWN
1 CLARA CT
MORRISTOWN, NJ 07960

MC KENNA, CHARLES
1 CARLA CT
MORRISTOWN, NJ 07960

WATTENBACH, BARBARA
2 CARLA CT
MORRISTOWN, NJ 07960

KLIKIER, DOROTHEA
3 CARLA CT
MORRISTOWN, NJ 07960

PONOS, OLHA
15 ROBERTSON CT
MORRISTOWN, NJ 07960

PINEDA, RENE E/LOURDES
16 ROBERTSON CT
MORRISTOWN, NJ 07960

OGLENSKY, DAVID
12 SPRING BROOK DR
RANDOLPH NJ 07869

SLOTA, JOSEPH A III
18 ROBERTSON CT
MORRISTOWN, NJ 07960

PREISS, JARRED B & TUCKER C
120 NORTH WOOD AVE
LINDEN NJ 07036

ORR, DONNA/ELLERMAN, STEPHEN PAUL
33 WINDMILL DR
MORRISTOWN, NJ 07960

WYATT, ROBIN/CAROL
513 DOTTERS CORNER RD
KUNKLETOWN PA 18058

LALLY, JAMES P & REBECCA A
35 WINDMILL DR
MORRISTOWN, NJ 07960

36 WINDMILL DRIVE, LLC
36 WINDMILL DR
MORRISTOWN, NJ 07960

LOWENSTEIN, HERMAN/ANN
37 WINDMILL DR
MORRISTOWN, NJ 07960

UNKNOWN
7 GUY CT
MORRISTOWN, NJ 07960

HOHMANN, ERIC F
7 GUY CT
MORRISTOWN, NJ 07960

HOLMES, RANDOLPH III/WILLIAMS, VALE
6 GUY CT
MORRISTOWN, NJ 07960

VELASCO, LORI
5 GUY CT
MORRISTOWN, NJ 07960

KULINSKI, ROBERT J & KATHLEEN
4 GUY CT
MORRISTOWN, NJ 07960

MORRISTOWN FIELD CLUB
PO BOX 166ST
MADISON, NJ 07940

RAE, JAMES/WISS, JEANINE
3 GUY CT
MORRISTOWN, NJ 07960

GRAYDON, MARCIA K
2 GUY CT
MORRISTOWN NJ 07960

CASTANEDA, LUZMILA TRUS
545 MARTINSVILLE DR
MURRELLS INLET, SC 29576

HOROWYTZ, ADAM/ELLEN/JARED
1 COLLINS DR
MORRISTOWN, NJ 07960

WALSH, JAMES J/THERESA M
2 COLLINS DR
MORRISTOWN, NJ 07960

GATES, JENNIFER E
18 HOLLY DR
SUCCASUNNA NJ 07876

WOLFANGER, LAVERNE R
4 COLLINS DR
MORRISTOWN, NJ 07960

CALLAHAN, SHARON
5 COLLINS DR
MORRISTOWN, NJ 07960

ABBERMAN, CHARLOTTE
1 CAROLYN CT
MORRISTOWN, NJ 07960

TUVESON, TIMOTHY/MARYNA I
2 CAROLYN CT
MORRISTOWN, NJ 07960

GIOIOSO, JOSEPH/C JEAN
3 CAROLYN CT
MORRISTOWN, NJ 07960

GREENBERG, ALAN M
4 CAROLYN CT
MORRISTOWN, NJ 07960

GIBSON, LESLEY
5 CAROLYN CT
MORRISTOWN, NJ 07960

HOROWYTZ, ANDREW
11 CAROLYN CT
MORRISTOWN, NJ 07960

EDELSON, ENID
12 CAROLYN CT
MORRISTOWN, NJ 07960

WERCH, DEBRA
13 CAROLYN CT
MORRISTOWN, NJ 07960

KANTER, BRUCE M/SUSAN H
14 CAROLYN CT
MORRISTOWN, NJ 07960

GAUDIOSO, NICHOLAS & CLARA
15 CAROLYN CT
MORRISTOWN, NJ 07960

PETROSINO, SALVATORE
501 MAGNOLIA AVE
BRIELLE, NJ 08730

CHU, JIMMY/TELIN/ELLEN
41 WINDMILL DR
MORRISTOWN, NJ 07960

LOGIE , PRISCILLA L.
40 WINDMILL DR
MORRISTOWN, NJ 07960

FITZPATRICK, MARY E
39 WINDMILL DR
MORRISTOWN, NJ 07960

LAMBERT, COLIN ROBERT/FRANCES M
38 WINDMILL DR
MORRISTOWN NJ 07960

UTILITY COMPANIES

LOCATION, OWNER & ADDRESS

CITY OF NEWARK
DIVISION OF WATER & SEWER 920 BROAD ST, B311 NEWARK, NJ 07102

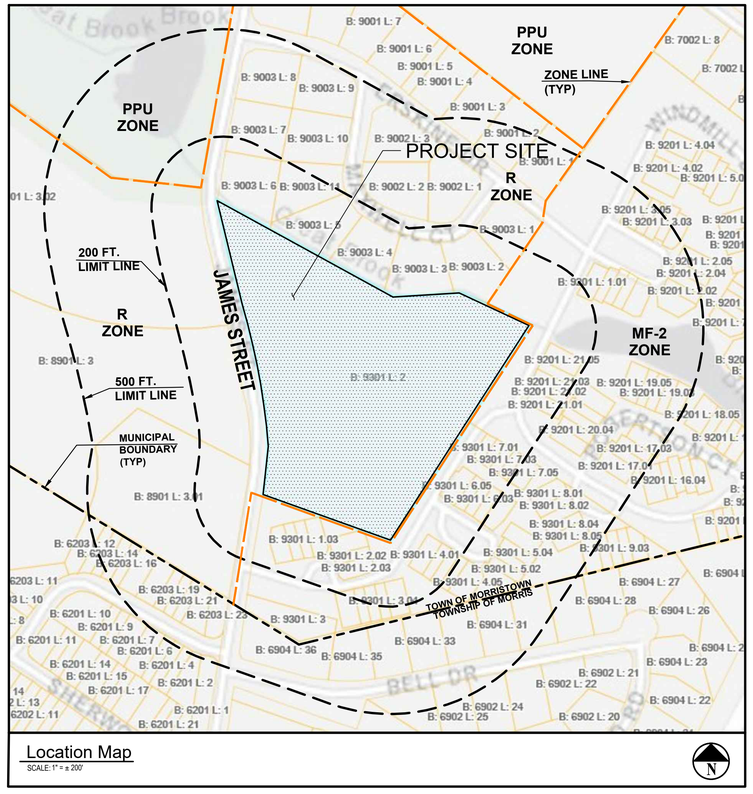
ALTICE USA/CABLEVISION
NEW JERSEY NORTH CONSTRUCTION DEPARTMENT
40 POLASH ROAD
OAKLAND, NEW JERSEY 07438

VERIZON
6000 HADLEY ROAD
SOUTH PLAINFIELD, NEW JERSEY 07080

SUNOCO PIPELINE L.P.
RIGHT OF WAY DEPARTMENT
MONTELLO COMPLEX
525 FRITZTOWN ROAD
SINKING SPRING, PA. 19608

TRANSCONTINENTAL GAS PIPELINE CO.
P.O. BOX 2400, MD 46-4
TULSA, OKLAHOMA 74102

COLONIAL PIPLE LINE CO. C/O J. SAPP
1185 SANCTUARY PARKWAY, SUITE 100
ALPHARETTA, GEORGIA 30004



Location Map
SCALE: 1" = ± 200'

OWNER AND APPLICANT:
MORRISTOWN FIELD CLUB
168 JAMES STREET
MORRISTOWN, NJ 07960

ATTORNEY:
JOHN J. DELANEY JR., ESQ.
LINDABURY, McCORMICK
ESTABROOK & COOPER
53 CARDINAL DRIVE
WESTFIELD, NJ 07091-2369

H2M architects + engineers

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054
862.207.5900 • www.h2m.com
NJ Certificate of Authorization No. 24GA28019100

RICHARD B. SCHOMMER, JR., P.E.
NJ PROFESSIONAL ENGINEER Lic. No. 24GE03253400
THIS SHALL NOT BE CONSIDERED AN OFFICIAL DOCUMENT UNLESS IT CONTAINS THE RAISED SEAL OF THE LICENSEE

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
CRS	SS	CRS	RBS

PROJECT No.:	DATE:	SCALE:
MFCL 1901	JANUARY 21, 2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Town of Morristown
County of Morris
New Jersey

STATUS
REGULATORY REVIEW

DRAWING No.
G 000

SHEET No.
1 OF 17

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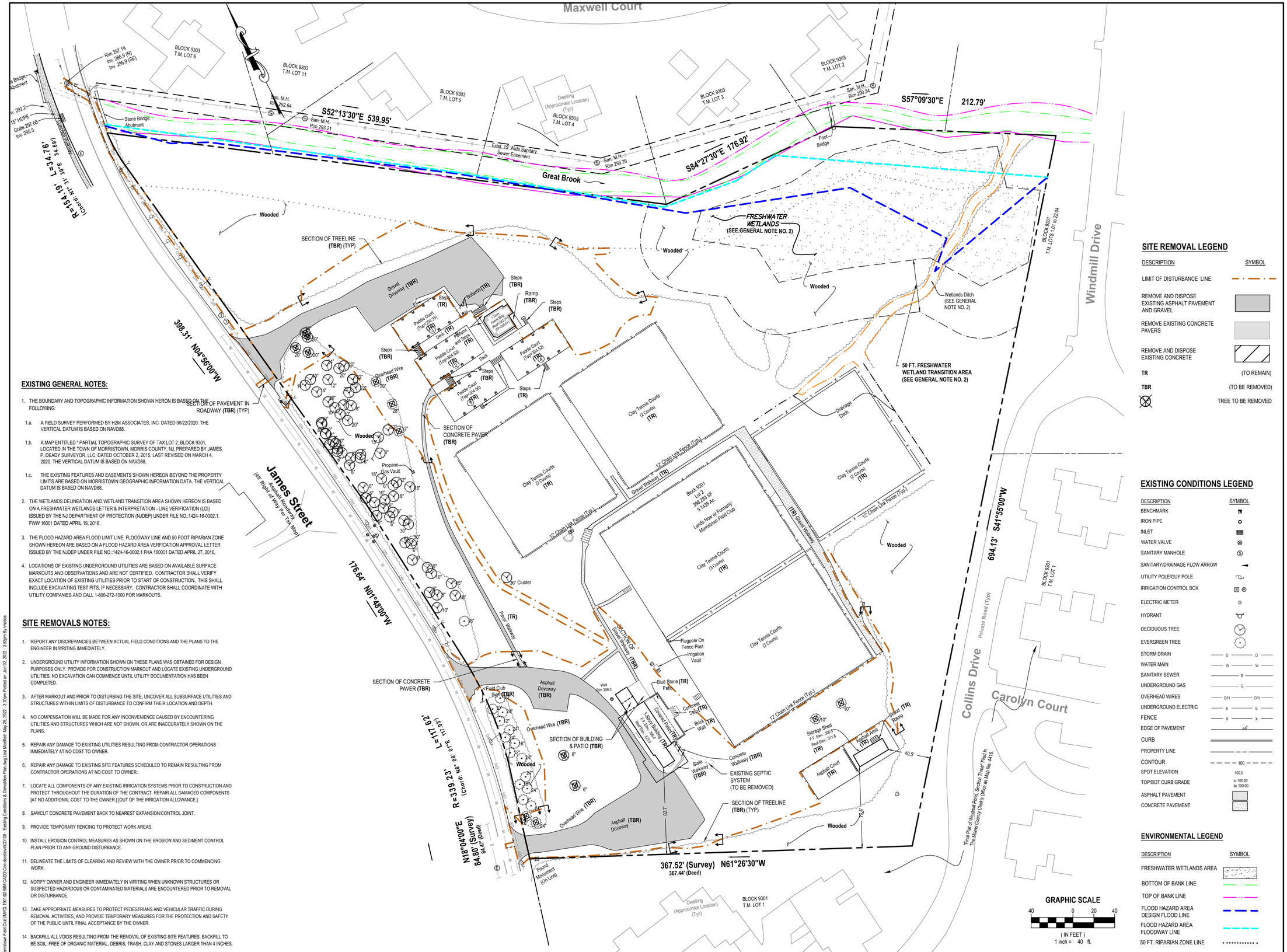

EXISTING GENERAL NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERON IS BASED ON THE FOLLOWING:

   1.a. A FIELD SURVEY PERFORMED BY H2M ASSOCIATES, INC. DATED 06/22/2020. THE VERTICAL DATUM IS BASED ON NAVD88.

   1.b. A MAP ENTITLED " PARTIAL TOPOGRAPHIC SURVEY OF TAX LOT 2, BLOCK 9301, LOCATED IN THE TOWN OF MORRISTOWN, MORRIS COUNTY, NJ, PREPARED BY JAMES P. DEADY SURVEYOR, LLC, DATED OCTOBER 2, 2015, LAST REVISED ON MARCH 4, 2020. THE VERTICAL DATUM IS BASED ON NAVD88.

   1.c. THE EXISTING FEATURES AND EASEMENTS SHOWN HEREON BEYOND THE PROPERTY LIMITS ARE BASED ON MORRISTOWN GEOGRAPHIC INFORMATION DATA. THE VERTICAL DATUM IS BASED ON NAVD88.

2. THE WETLANDS DELINEATION AND WETLAND TRANSITION AREA SHOWN HEREON IS BASED ON A FRESHWATER WETLANDS LETTER & INTERPRETATION - LINE VERIFICATION (LOI) ISSUED BY THE NJ DEPARTMENT OF PROTECTION (NJDEP) UNDER FILE NO.:1424-16-0002.1, FWW 16001 DATED APRIL 19, 2016.

3. THE FLOOD HAZARD AREA FLOOD LIMIT LINE, FLOODWAY LINE AND 50 FOOT RIPARIAN ZONE SHOWN HEREON ARE BASED ON A FLOOD HAZARD AREA VERFICATION APPROVAL LETTER ISSUED BY THE NJDEP UNDER FILE NO.:1424-16-0002.1 FHA 160001 DATED APRIL 27, 2016.

4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE SURFACE MARKOUTS AND OBSERVATIONS AND ARE NOT CERTIFIED. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THIS SHALL INCLUDE EXCAVATING TEST PITS, IF NECESSARY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND CALL 1-800-272-1000 FOR MARKOUTS.

SITE REMOVALS NOTES:

1. REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS TO THE ENGINEER IN WRITING IMMEDIATELY.
2. UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FOR DESIGN PURPOSES ONLY. PROVIDE FOR CONSTRUCTION MARKOUT AND LOCATE EXISTING UNDERGROUND UTILITIES. NO EXCAVATION CAN COMMENCE UNTIL UTILITY DOCUMENTATION HAS BEEN COMPLETED.
3. AFTER MARKOUT AND PRIOR TO DISTURBING THE SITE, UNCOVER ALL SUBSURFACE UTILITIES AND STRUCTURES WITHIN LIMITS OF DISTURBANCE TO CONFIRM THEIR LOCATION AND DEPTH.
4. NO COMPENSATION WILL BE MADE FOR ANY INCONVENIENCE CAUSED BY ENCOUNTERING UTILITIES AND STRUCTURES WHICH ARE NOT SHOWN, OR ARE INACCURATELY SHOWN ON THE PLANS.
5. REPAIR ANY DAMAGE TO EXISTING UTILITIES RESULTING FROM CONTRACTOR OPERATIONS IMMEDIATELY AT NO COST TO OWNER.
6. REPAIR ANY DAMAGE TO EXISTING SITE FEATURES SCHEDULED TO REMAIN RESULTING FROM CONTRACTOR OPERATIONS AT NO COST TO OWNER.
7. LOCATE ALL COMPONENTS OF ANY EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION AND PROTECT THROUGHOUT THE DURATION OF THE CONTRACT. REPAIR ALL DAMAGED COMPONENTS [AT NO ADDITIONAL COST TO THE OWNER.] [OUT OF THE IRRIGATION ALLOWANCE.]
8. SAWCUT CONCRETE PAVEMENT BACK TO NEAREST EXPANSION/CONTROL JOINT.
9. PROVIDE TEMPORARY FENCING TO PROTECT WORK AREAS.
10. INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO ANY GROUND DISTURBANCE.
11. DELINEATE THE LIMITS OF CLEARING AND REVIEW WITH THE OWNER PRIOR TO COMMENCING WORK.
12. NOTIFY OWNER AND ENGINEER IMMEDIATELY IN WRITING WHEN UNKNOWN STRUCTURES OR SUSPECTED HAZARDOUS OR CONTAMINATED MATERIALS ARE ENCOUNTERED PRIOR TO REMOVAL OR DISTURBANCE.
13. TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES, AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL FINAL ACCEPTANCE BY THE OWNER.
14. BACKFILL ALL VOIDS RESULTING FROM THE REMOVAL OF EXISTING SITE FEATURES. BACKFILL TO BE SOIL, FREE OF ORGANIC MATERIAL, DEBRIS, TRASH, CLAY AND STONES LARGER THAN 4 INCHES.

SITE REMOVAL LEGEND

DESCRIPTION	SYMBOL
LIMIT OF DISTURBANCE LINE	
REMOVE AND DISPOSE EXISTING ASPHALT PAVEMENT AND GRAVEL	
REMOVE EXISTING CONCRETE PAVERS	
REMOVE AND DISPOSE EXISTING CONCRETE	
TR	(TO REMAIN)
TBR	(TO BE REMOVED)
	TREE TO BE REMOVED

EXISTING CONDITIONS LEGEND

DESCRIPTION	SYMBOL
BENCHMARK	
IRON PIPE	
INLET	
WATER VALVE	
SANITARY MANHOLE	
SANITARY/DRAINAGE FLOW ARROW	
UTILITY POLE/GUY POLE	
IRRIGATION CONTROL BOX	
ELECTRIC METER	
HYDRANT	
DECIDUOUS TREE	
EVERGREEN TREE	
STORM DRAIN	D D
WATER MAIN	W W
SANITARY SEWER	S
UNDERGROUND GAS	G
OVERHEAD WIRES	O/H O/H
UNDERGROUND ELECTRIC	E E
FENCE	X X
EDGE OF PAVEMENT	
CURB	
PROPERTY LINE	
CONTOUR	100
SPOT ELEVATION	100.0
TOP/BOT CURB GRADE	tc 100.50 bc 100.00
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	

ENVIRONMENTAL LEGEND

DESCRIPTION	SYMBOL
FRESHWATER WETLANDS AREA	
BOTTOM OF BANK LINE	
TOP OF BANK LINE	
FLOOD HAZARD AREA DESIGN FLOOD LINE	
FLOOD HAZARD AREA FLOODWAY LINE	
50 FT. RIPARIAN ZONE LINE	

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

H2M architects + engineers

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054
862.207.5900 • www.h2m.com
NJ Certificate of Authorization No. 24GA28019100

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	08-10-2021	PER PLANNER EMAIL REVIEW
2	02-09-2022	PER NJDEP TWA COMMENTS
3	06-01-2022	PER BOARD OF ADJ. REVIEW

RICHARD B. SCHOMMER, JR., P.E.
NJ PROFESSIONAL ENGINEER Lic. No. 24GE03253400

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DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
CRS/RBS	JMM	CRS/RBS	RBS

PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

STATUS
REGULATORY REVIEW

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING No.
CD100

SHEET No.
2 OF 17

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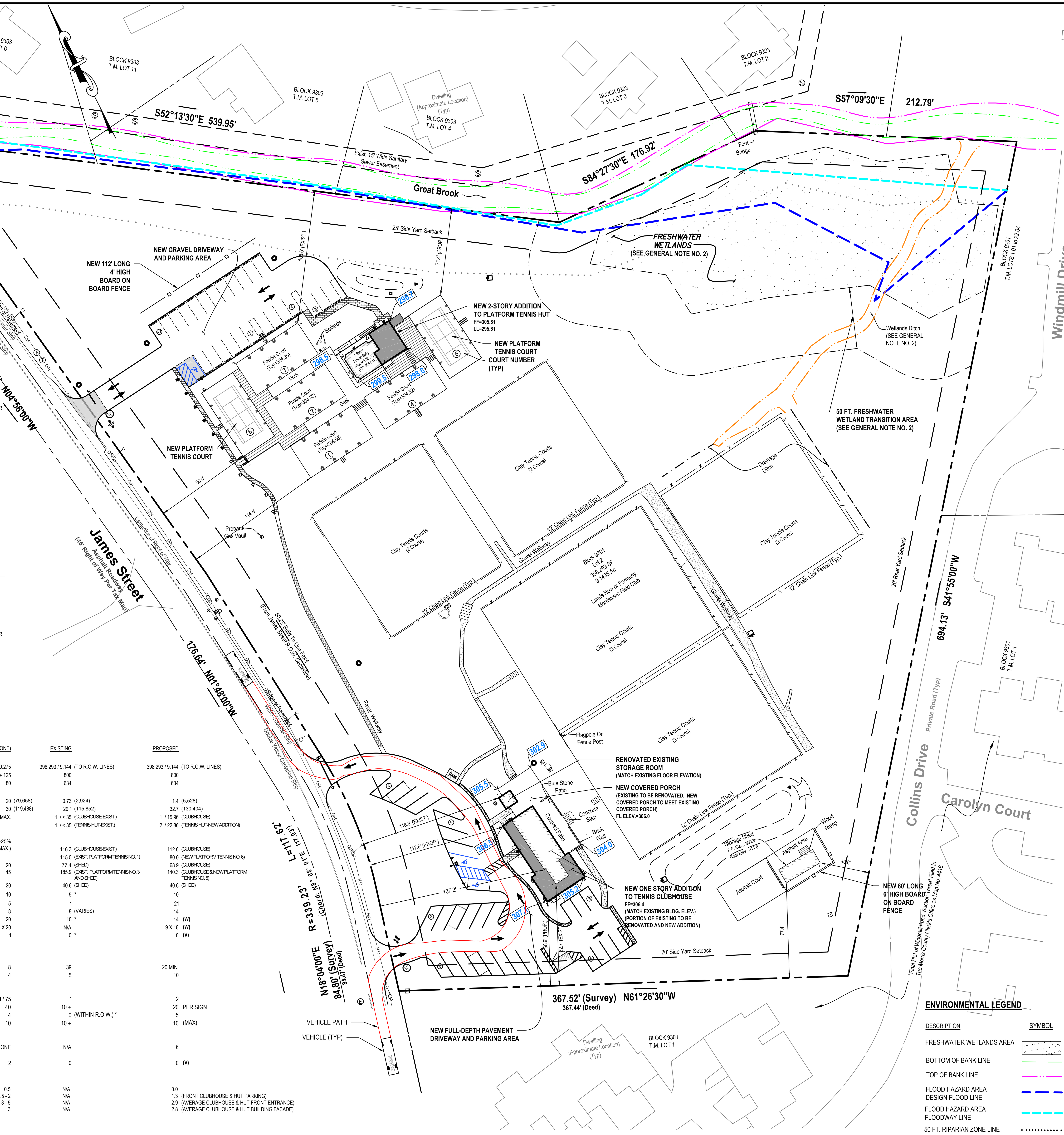

PARKING DATA

REQUIRED:

NO STANDARDS PROVIDED IN THE MORRISTOWN LAND DEVELOPMENT ORDINANCE FOR TENNIS / SPORTS COURT USES.

BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS, PARKING GENERATION, 4TH EDITION, MANUAL, LAND USE NO.'S 490 & 491

REQUIRED = 3.6 PARKING SPACES PER COURT

EXISTING TENNIS COURTS	=	12
EXISTING PLATFORM TENNIS COURTS	=	4
NEW PLATFORM TENNIS COURTS	=	2
TOTAL COURTS	=	18 COURTS
3.6 X 18 COURTS	**=**	**65 SPACES**

EXISTING:

TOTAL EXISTING PARKING = 35 SPACES
(PER PRIOR 1996 RESOLUTION OF APPROVAL)

PROPOSED:

CLUBHOUSE PARKING AREA	=	31 SPACES
PLATFORM TENNIS PARKING AREA	=	26 SPACES
TOTAL	**=**	**57 SPACES**

LOADING REQUIREMENTS FOR CLUB (L1)

REQUIRED: ONE SPACE
PROPOSED: NONE

BICYCLE PARKING REQUIREMENTS:

NO STANDARDS PROVIDED IN THE MORRISTOWN LAND DEVELOPMENT ORDINANCE FOR TENNIS / SPORTS COURT USE.

REQUIRED: NONE
PROPOSED: 6

ZONING DATA

ZONE: SINGLE FAMILY DETACHED (R) (LOT STANDARDS-XXL
PERMITTED USES: SINGLE-FAMILY, PARKS OR PLAYGROUND
PROPOSED USES: PRIVATE RECREATION FACILITY (V)

	REQUIRED (FOR R ZONE)	EXISTING	PROPOSED
MINIMUM AREA REQUIREMENTS			
LOT SIZE (SF ./ ACRES)	12,000 / 0.275	398,293 / 9.144 (TO R.O.W. LINES)	398,293 / 9.144 (TO R.O.W. LINES)
LOT WIDTH (FT)	+ 125	800	800
LOT DEPTH (FT)	80	634	634
MAXIMUM BULK REQUIREMENTS			
BUILDING COVERAGE (%) (SF)	20 (79,658)	0.73 (2,924)	1.4 (5,528)
IMPROVED COVERAGE (%) (SF)	30 (119,488)	29.1 (115,852)	32.7 (130,404)
MAX. BUILDING HEIGHT (STORIES/FT)	3 / 35 MAX.	1 / < 35 (CLUBHOUSE-EXIST.)	1 / 15.96 (CLUBHOUSE)
		1 / < 35 (TENNIS HUT-EXIST.)	2 / 22.86 (TENNIS HUT-NEW ADDITION)
MINIMUM YARD REQUIREMENTS			
BUILD-TO-LINE (FRONT)	PREVAILING SETBACK ±25%		
JAMES STREET	(50.25 MIN., 83.75 MAX.)	116.3 (CLUBHOUSE-EXIST.)	112.6 (CLUBHOUSE)
		115.0 (EXIST. PLATFORM TENNIS NO. 1)	80.0 (NEW PLATFORM TENNIS NO. 6)
ONE	20	77.4 (SHED)	68.9 (CLUBHOUSE)
BOTH	45	185.9 (EXIST. PLATFORM TENNIS NO. 3 AND SHED)	140.3 (CLUBHOUSE & NEW PLATFORM TENNIS NO. 5)
REAR YARD	20	40.6 (SHED)	40.6 (SHED)
MINIMUM SIDE YARD SETBACK FOR PARKING (FT)	10	5 *	10
MINIMUM SIDE YARD SETBACK FOR DRIVEWAY (FT)	5	1	21
MINIMUM DRIVEWAY WIDTH (FT)	8	8 (VARIES)	14
MINIMUM ENTRANCE DRIVE WIDTH (FT)	20	10 *	14 **(W)**
MINIMUM PARKING DIMENSIONS (FT)	9 X 20	N/A	9 X 18 **(W)**
MINIMUM LOADING SPACE	1	0 *	0 **(V)**
SURFACE PARKING			
VISUAL SCREENING			
FROM STREET (FT)	8	39	20 MIN.
FROM ADJACENT RESIDENTIAL USE (FT)	4	5	10
GROUND SIGN			
TOTAL NO. OF SIGNS PER STREET FRONTAGE (FT)	1 SIGN / 75	1	2
AREA OF SIGN PER STREET FRONTAGE (SF)	40	10 ±	20 PER SIGN
SETBACK OF SIGN TO FRONT PROPERTY LINE (FT)	4	0 (WITHIN R.O.W.) *	5
MAXIMUM SIGN HEIGHT (FT)	10	10 ±	10 (MAX)
NOTE: VARIANCE REQUESTED FOR GROUND SIGN IN THE R-ZONE.			
BICYCLE PARKING	NONE	N/A	6
ELECTRIC VEHICLE (EV) PARKING (BASED ON NEW PARKING SPACES ADDED)	2	0	0 **(V)**
LZ-1 LIGHTING FOOTCANDLES (MAX. OR RANGE)			
PROPERTY LINE (FC) (MAX.)	0.5	N/A	0.0
PARKING / DRIVEWAY (FC) (RANGE)	0.5 - 2	N/A	1.3 (FRONT CLUBHOUSE & HUT PARKING)
ENTRANCE (FC) (RANGE)	3 - 5	N/A	2.9 (AVERAGE CLUBHOUSE & HUT FRONT ENTRANCE)
BUILDING FACADE (FC) (MAX.)	3	N/A	2.8 (AVERAGE CLUBHOUSE & HUT BUILDING FACADE)

(V) - VARIANCE REQUESTED
(W) - WAIVER REQUESTED
* - PRE-EXISTING NON-CONFORMING CONDITION

NEW BUILDING HEIGHT CALCULATIONS

(BASED ON SINGULAR MEASUREMENT)

CLUBHOUSE

ELEVATIONS (PRIOR TO CONSTRUCTION)

POINT 1	=	302.9
POINT 2	=	304.0
POINT 3	=	305.2
POINT 4	=	307.1
POINT 5	=	306.5
POINT 6	=	305.5

AVERAGE ELEV. = 305.2
MEAN ELEV. OF BUILDING ROOF = 321.16 – 305.2

HEIGHT OF BUILDING = 15.96 FEET

PLATFORM TENNIS HUT

ELEVATIONS (PRIOR TO CONSTRUCTION)

POINT 1	=	296.7
POINT 2	=	298.5
POINT 3	=	299.5
POINT 4	=	298.6

AVERAGE ELEV. = 298.33
MEAN ELEV. OF BUILDING ROOF = 321.19 – 298.33

HEIGHT OF BUILDING = 22.86 FEET

GENERAL NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERON IS BASED ON THE FOLLOWING:
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4. ALL EXISTING IMPROVEMENTS SHOWN HEREON SHALL REMAIN EXCEPT AS NOTED OTHERWISE.
5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE SURFACE MARKOUTS AND OBSERVATIONS AND ARE NOT CERTIFIED. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THIS SHALL INCLUDE EXCAVATING TEST PITS, IF NECESSARY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND CALL 1-800-272-1000 FOR MARKOUTS.
6. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF MORRISTOWN, COUNTY, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS AND DIRECTIVES.
7. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF FIELD CONDITIONS OR CONFLICTS THAT WOULD ADVERSELY IMPACT CONSTRUCTION AS SHOWN ON THE PLANS.
8. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING VEGETATION INTENDED TO REMAIN.
9. H2M ASSOCIATES, INC. HAS NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES.
10. ALL SIGNAGE AND STRIPING SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS ADOPTED BY THE NJ DEPARTMENT OF TRANSPORTATION.
11. THE SUBJECT PROPERTY DOES NOT CONTAIN REGULATED STEEP SLOPE AREAS.
12. ALL IMPORTED FILL MATERIALS SHALL BE TESTED AS "CLEAN FILL" BASED ON THE TARGET ANALYTE LIST (TAL)/TARGET COMPOUND LIST (TCL) PLUS 30 PLUS EXTRACTABLE PETROLEUM HYDROCARBONS (EPH) IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION TECHNICAL GUIDELINES. TESTING INTERVALS TO BE ONE (1) TEST PER EACH SOURCE OF MATERIAL. TESTING INTERVALS FOR ALL OTHER SOURCES TO BE DETERMINED BASED UPON THE VOLUME OF FILL TO BE IMPORTED.
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14. THE APPLICANT SHALL SATISFY THE REQUIREMENTS OF THE TRASH COLLECTION STANDARDS AND REGULATION FOR THE TOWN OF MORRISTOWN, INCLUDING SEPARATION OF RECYCLABLES.
15. THE PROPERTY IS CURRENTLY SERVED BY AN ONSITE WELL. NEW CONNECTIONS TO THE SOUTHEAST MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY WATER MAIN IN JAMES STREET ARE PROPOSED. THE EXISTING WELL WILL REMAIN FOR IRRIGATION PURPOSES ONLY.
16. THE PROPERTY IS CURRENTLY SERVED BY AN ONSITE SEPTIC DISPOSAL SYSTEM. THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH THE MORRISTOWN HEALTH DEPARTMENT REQUIREMENTS. A NEW CONNECTION TO THE TOWN OF MORRISTOWN SANITARY SEWER MAIN IN JAMES STREET IS PROPOSED. A NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION TREATMENT WORKS APPROVAL (TWA) IS REQUIRED FOR THIS CONNECTION.

ENVIRONMENTAL LEGEND

DESCRIPTION	SYMBOL
FRESHWATER WETLANDS AREA	(stippled area)
BOTTOM OF BANK LINE	(green line)
TOP OF BANK LINE	(magenta line)
FLOOD HAZARD AREA DESIGN FLOOD LINE	(blue dashed line)
FLOOD HAZARD AREA FLOODWAY LINE	(cyan dashed line)
50 FT. RIPARIAN ZONE LINE	(dotted line)

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

H2M architects + engineers

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054
862.207.5900 ▪ www.h2m.com

NJ Certificate of Authorization No. 24GA28019100

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	08-10-2021	PER PLANNER EMAIL REVIEW
2	02-09-2022	PER NJDEP TWA COMMENTS
3	06-01-2022	PER BOARD OF ADJ. REVIEW

RICHARD B. SCHOMMER, JR., P.E.
NJ PROFESSIONAL ENGINEER Lic. No. 24GE03253400

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DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
CRS/RBS	JMM	CRS/RBS	RBS

PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

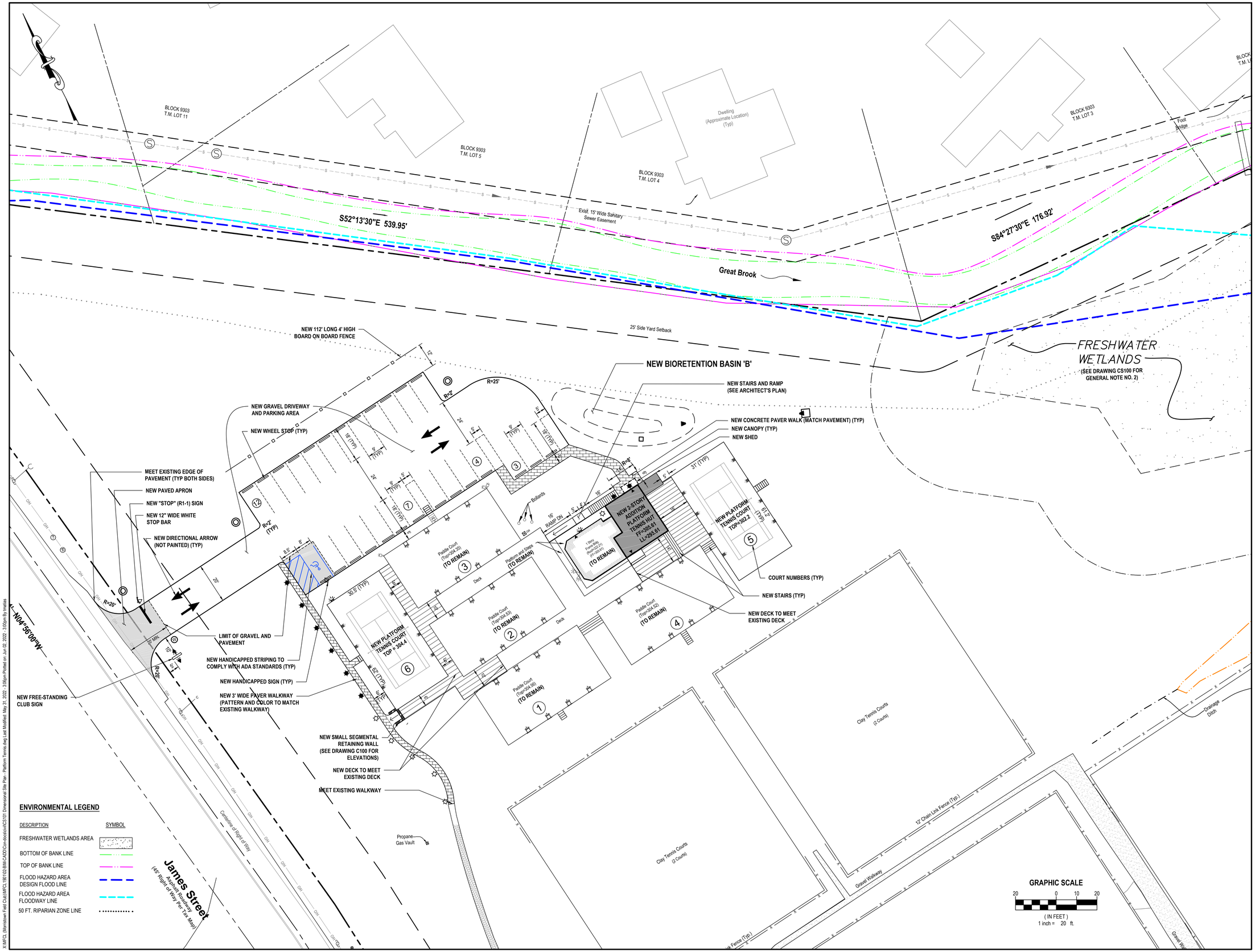
Town of Morristown
County of Morris
New Jersey

STATUS
REGULATORY REVIEW

SHEET TITLE
OVERALL CIRCULATION AND SITE PLAN

DRAWING No. **CS100**

X:\MFCL (Morristown Field Club)\MFCL1901\02-BIM-CADD\Con-docs\civil\CS100 Overall Site Plan.dwg Last Modified: May 31, 2022 - 3:09pm Plotted on: Jun 02, 2022 - 4:00pm By tmatias



ENVIRONMENTAL LEGEND

DESCRIPTION	SYMBOL
FRESHWATER WETLANDS AREA	
BOTTOM OF BANK LINE	
TOP OF BANK LINE	
FLOOD HAZARD AREA DESIGN FLOOD LINE	
FLOOD HAZARD AREA FLOODWAY LINE	
50 FT. RIPARIAN ZONE LINE	

X:\MFCL (Morristown Field Club)\MFCL1901\02-BIM-CADD\Con-docs\civil\CS101 Dimensional Site Plan - Platform Tennis.dwg Last Modified: May 31, 2022 - 3:06pm Plotted on: Jun 02, 2022 - 3:00pm By: tmalias

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CONSULTANTS:

MARK	DATE	DESCRIPTION
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2	02-09-2022	PER NJDEP TWA COMMENTS
3	06-01-2022	PER BOARD OF ADJ. REVIEW

RICHARD B. SCHOMMER, JR., P.E.
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DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SS	SS	RBS	RBS

PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

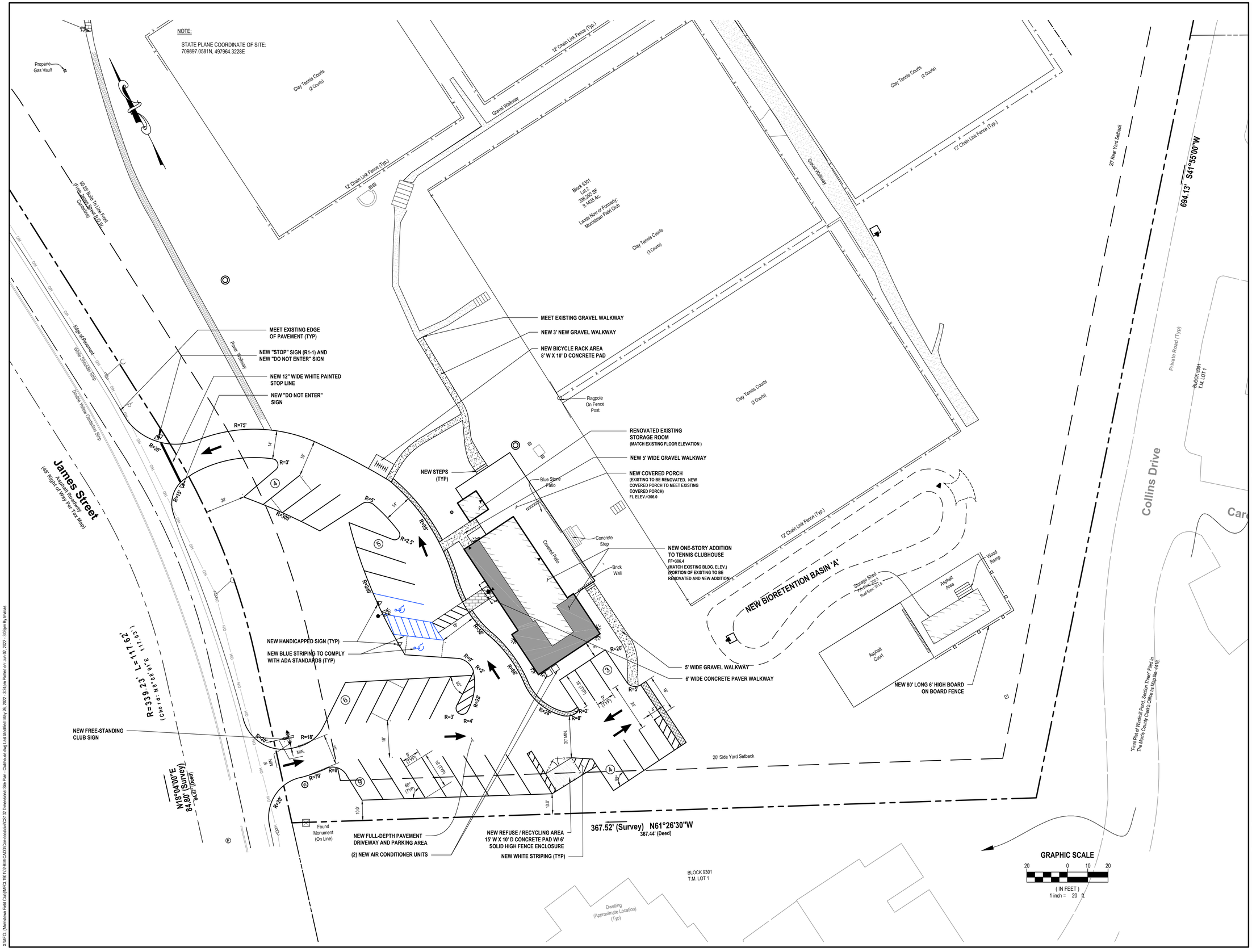
Town of Morristown
County of Morris
New Jersey

STATUS
REGULATORY REVIEW

SHEET TITLE
DIMENSIONAL SITE PLAN - PLATFORM TENNIS

DRAWING No.
CS101

SHEET No.
4 OF 17



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DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SS	SS	RBS	RBS

PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

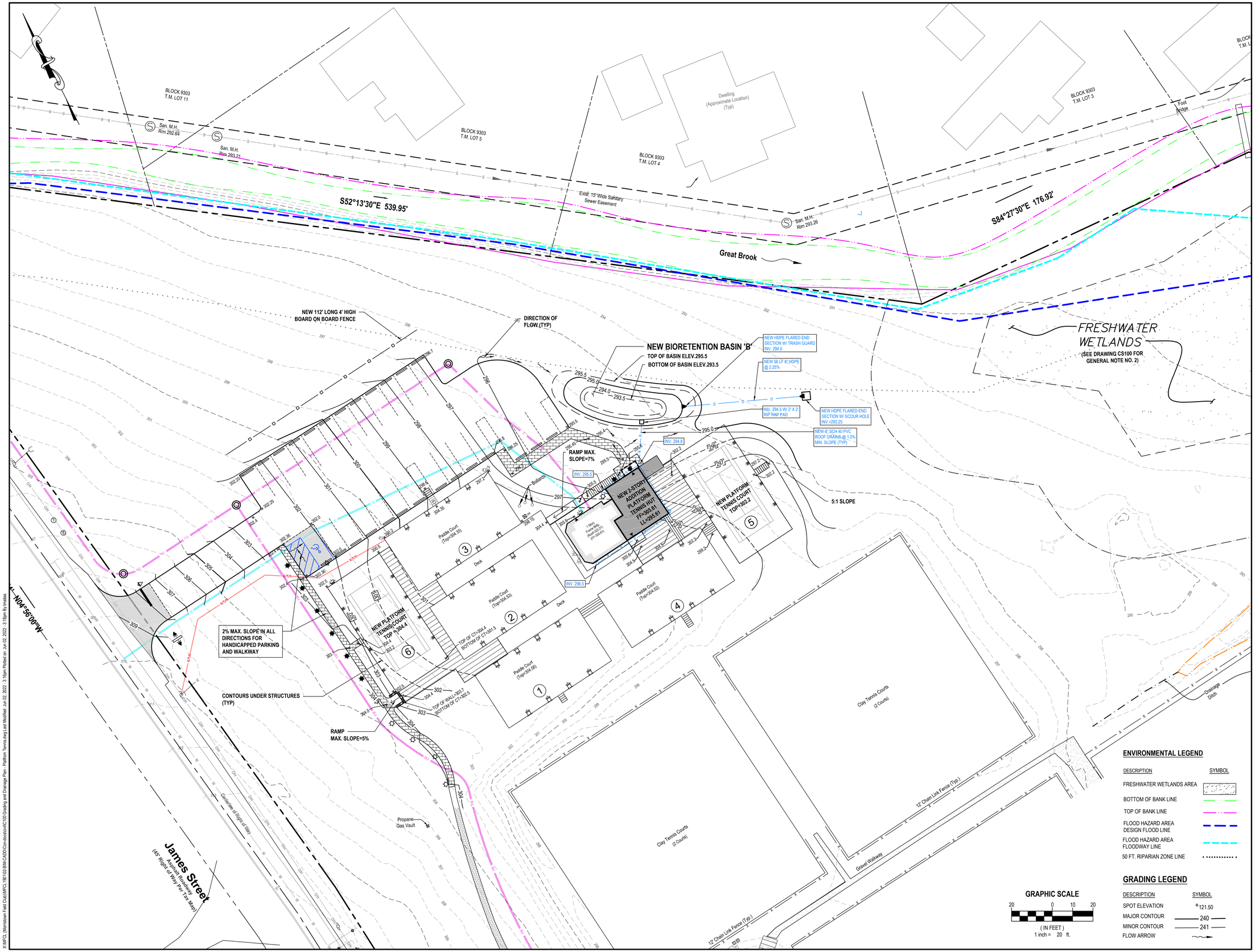
STATUS
REGULATORY REVIEW

SHEET TITLE
DIMENSIONAL SITE PLAN - CLUBHOUSE

DRAWING No.
CS102

SHEET No.
5 OF 17

X:\MFCL (Morristown Field Club)\MFCL1901\02-BIM-CADD\Con-docs\civil\CS102 Dimensional Site Plan - Clubhouse.dwg Last Modified: May 26, 2022 - 3:24pm Plotted on: Jun 02, 2022 - 3:03pm By tmatias



ENVIRONMENTAL LEGEND

DESCRIPTION	SYMBOL
FRESHWATER WETLANDS AREA	
BOTTOM OF BANK LINE	
TOP OF BANK LINE	
FLOOD HAZARD AREA DESIGN FLOOD LINE	
FLOOD HAZARD AREA FLOODWAY LINE	
50 FT. RIPARIAN ZONE LINE	

GRADING LEGEND

DESCRIPTION	SYMBOL
SPOT ELEVATION	+121.50
MAJOR CONTOUR	240
MINOR CONTOUR	241
FLOW ARROW	

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SS	SS	RBS	RBS

PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

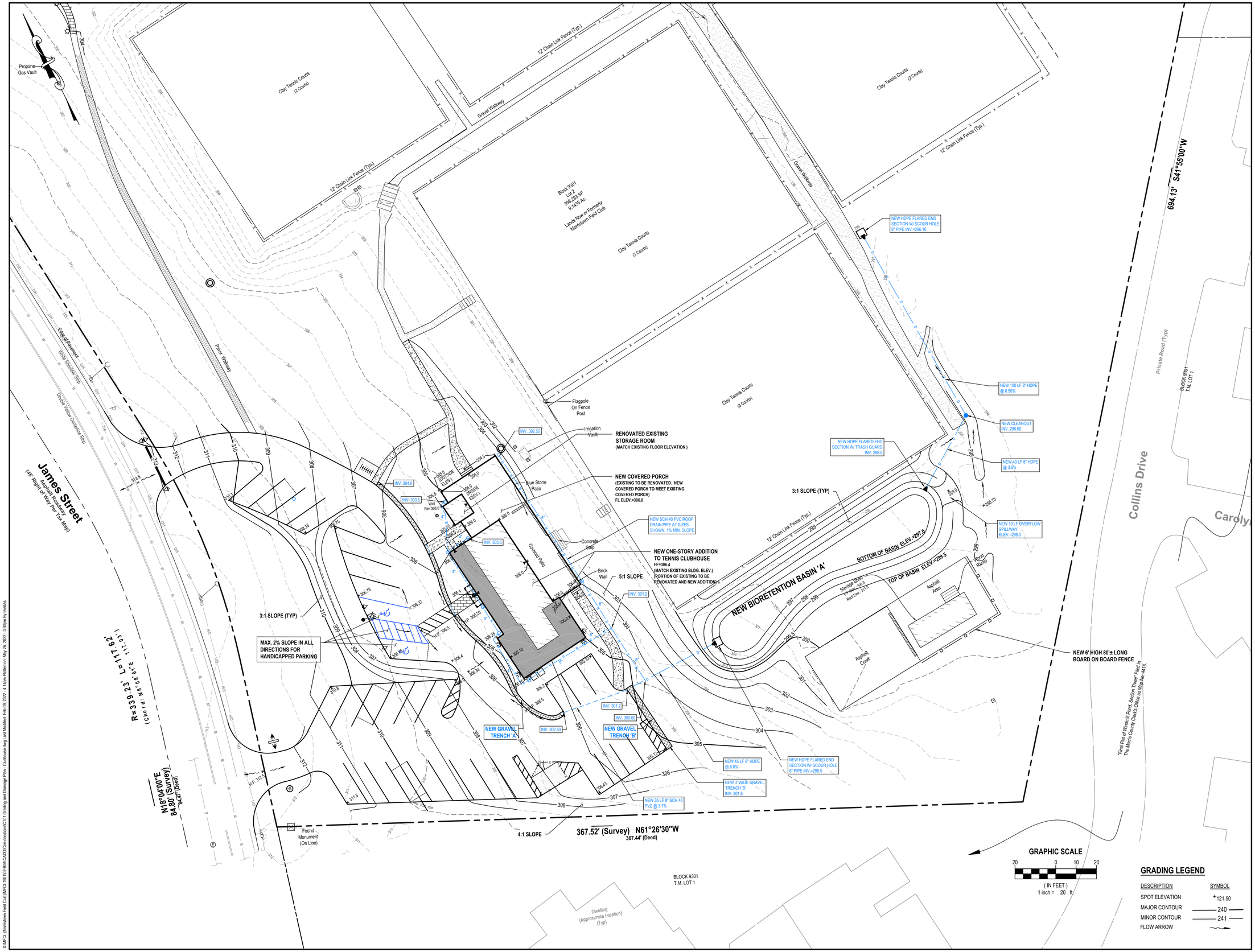
STATUS
REGULATORY REVIEW

SHEET TITLE
GRADING AND DRAINAGE PLAN - PLATFORM TENNIS

DRAWING No.
C100

SHEET No.
6 OF 17

X:\MFCL (Morristown Field Club)\MFCL1901\02-BIM-CADD\Con-docs\civil\C100 Grading and Drainage Plan - Platform Tennis.dwg Last Modified: Jun 02, 2022 - 3:16pm Plotted on: Jun 02, 2022 - 3:18pm By:tmalias



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PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT

Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

STATUS

REGULATORY REVIEW

SHEET TITLE

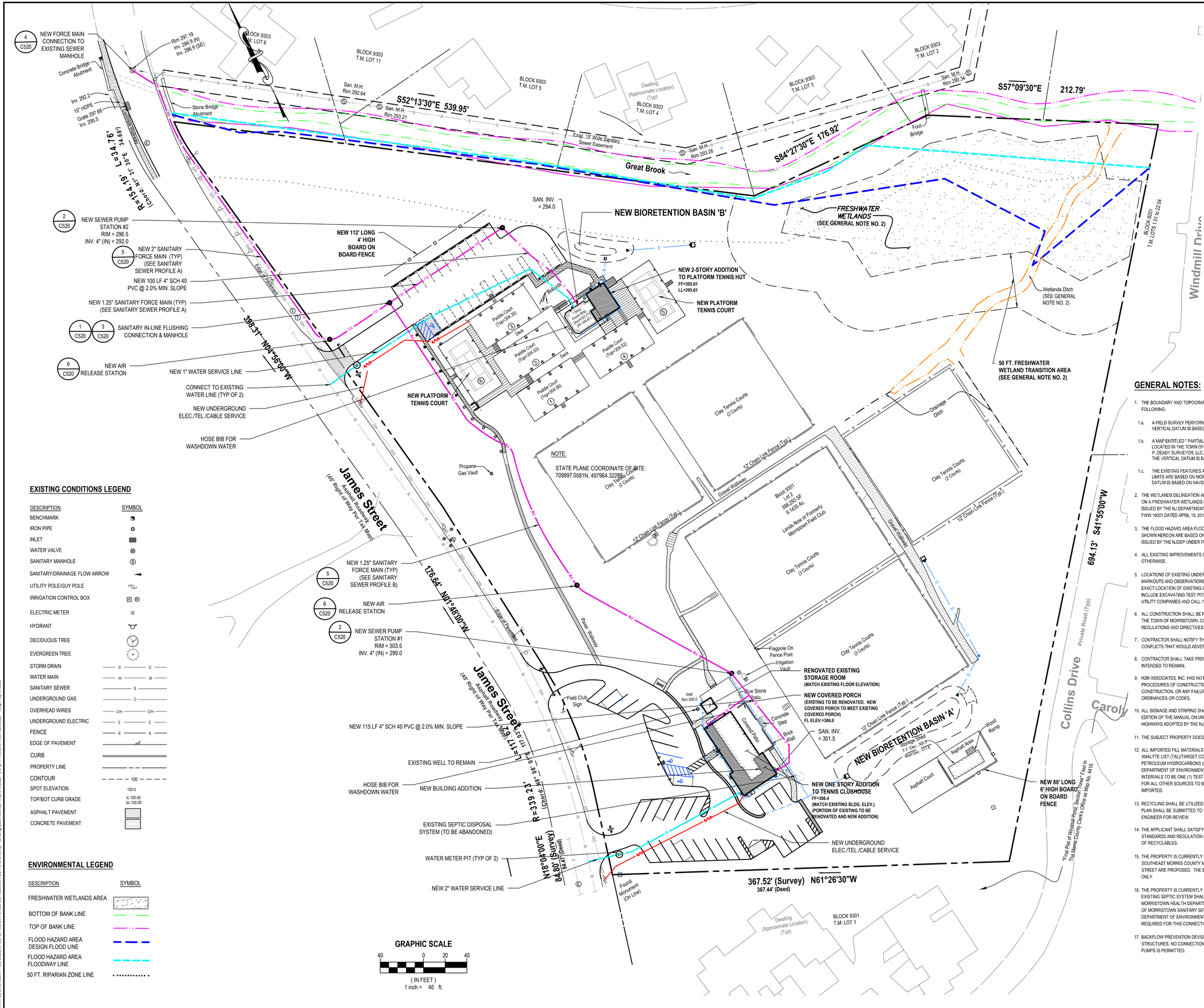
GRADING AND DRAINAGE PLAN - CLUBHOUSE

DRAWING No.

C101

SHEET No. 7 OF 17

X:\MFCL (Morristown Field Club)\MFCL 1901\02.BIM-CAD\Civil\dwg\C101 Grading and Drainage Plan - Clubhouse.dwg Last Modified: Feb 09, 2022 - 4:14pm Plotted on: May 26, 2022 - 3:30pm By lmatias



EXISTING CONDITIONS LEGEND

DESCRIPTION	SYMBOL
BENCHMARK	
IRON PIPE	
INLET	
WATER VALVE	
SANITARY MANHOLE	
SANITARY/DRAINAGE FLOW ARROW	
UTILITY POLE/GUY POLE	
IRRIGATION CONTROL BOX	
ELECTRIC METER	
HYDRANT	
DECIDUOUS TREE	
EVERGREEN TREE	
STORM DRAIN	D — D
WATER MAIN	W — W
SANITARY SEWER	S
UNDERGROUND GAS	G
OVERHEAD WIRES	O/H — O/H
UNDERGROUND ELECTRIC	E — E
FENCE	X — X
EDGE OF PAVEMENT	
CURB	
PROPERTY LINE	
CONTOUR	100
SPOT ELEVATION	100.0
TOP/BOT CURB GRADE	tc 100.50 bc 100.00
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	

ENVIRONMENTAL LEGEND

DESCRIPTION	SYMBOL
FRESHWATER WETLANDS AREA	
BOTTOM OF BANK LINE	
TOP OF BANK LINE	
FLOOD HAZARD AREA DESIGN FLOOD LINE	
FLOOD HAZARD AREA FLOODWAY LINE	
50 FT. RIPARIAN ZONE LINE	

GENERAL NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERON IS BASED ON THE FOLLOWING:
   - 1.a. A FIELD SURVEY PERFORMED BY H2M ASSOCIATES, INC. DATED 06/22/2020. THE VERTICAL DATUM IS BASED ON NAVD88,
   - 1.b. A MAP ENTITLED " PARTIAL TOPOGRAPHIC SURVEY OF TAX LOT 2, BLOCK 9301, LOCATED IN THE TOWN OF MORRISTOWN, MORRIS COUNTY, NJ, PREPARED BY JAMES P. DEADY SURVEYOR, LLC, DATED OCTOBER 2, 2015, LAST REVISED ON MARCH 4, 2020. THE VERTICAL DATUM IS BASED ON NAVD88.
   - 1.c. THE EXISTING FEATURES AND EASEMENTS SHOWN HEREON BEYOND THE PROPERTY LIMITS ARE BASED ON MORRISTOWN GEOGRAPHIC INFORMATION DATA. THE VERTICAL DATUM IS BASED ON NAVD88.
2. THE WETLANDS DELINEATION AND WETLAND TRANSITION AREA SHOWN HEREON IS BASED ON A FRESHWATER WETLANDS LETTER & INTERPRETATION - LINE VERIFICATION (LOI) ISSUED BY THE NJ DEPARTMENT OF PROTECTION (NJDEP) UNDER FILE NO.:1424-16-0002.1, FWW 16001 DATED APRIL 19, 2016,
3. THE FLOOD HAZARD AREA FLOOD LIMIT LINE, FLOODWAY LINE AND 50 FOOT RIPARIAN ZONE SHOWN HEREON ARE BASED ON A FLOOD HAZARD AREA VERIFICATION APPROVAL LETTER ISSUED BY THE NJDEP UNDER FILE NO.:1424-16-0002.1 FHA 160001 DATED APRIL 27, 2016.
4. ALL EXISTING IMPROVEMENTS SHOWN HEREON SHALL REMAIN EXCEPT AS NOTED OTHERWISE.
5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE SURFACE MARKOUTS AND OBSERVATIONS AND ARE NOT CERTIFIED. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THIS SHALL INCLUDE EXCAVATING TEST PITS, IF NECESSARY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND CALL 1-800-272-1000 FOR MARKOUTS.
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9. H2M ASSOCIATES, INC. HAS NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES.
10. ALL SIGNAGE AND STRIPING SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS ADOPTED BY THE NJ DEPARTMENT OF TRANSPORTATION.
11. THE SUBJECT PROPERTY DOES NOT CONTAIN REGULATED STEEP SLOPE AREAS.
12. ALL IMPORTED FILL MATERIALS SHALL BE TESTED AS "CLEAN FILL" BASED ON THE TARGET ANALYTE LIST (TAL)/TARGET COMPOUND LIST (TCL) PLUS 30 PLUS EXTRACTABLE PETROLEUM HYDROCARBONS (EPH) IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION TECHNICAL GUIDELINES. TESTING INTERVALS TO BE ONE (1) TEST PER EACH SOURCE OF MATERIAL. TESTING INTERVALS FOR ALL OTHER SOURCES TO BE DETERMINED BASED UPON THE VOLUME OF FILL TO BE IMPORTED.
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17. BACKFLOW PREVENTION DEVISE FOR HOSE BIBS USED AS WASHDOWN PROVIDED WITHIN STRUCTURES. NO CONNECTION BETWEEN POTABLE WATER LINES AND WASTEWATER PUMPS IS PERMITTED.

FINAL FOR SEWER DESIGN

H2M architects + engineers

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CONSULTANTS:

MARK	DATE	DESCRIPTION
1	08-10-2021	PER PLANNER EMAIL REVIEW
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3	06-01-2022	PER BOARD OF ADJ. REVIEW

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DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SS	SS	RBS	RBS

PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

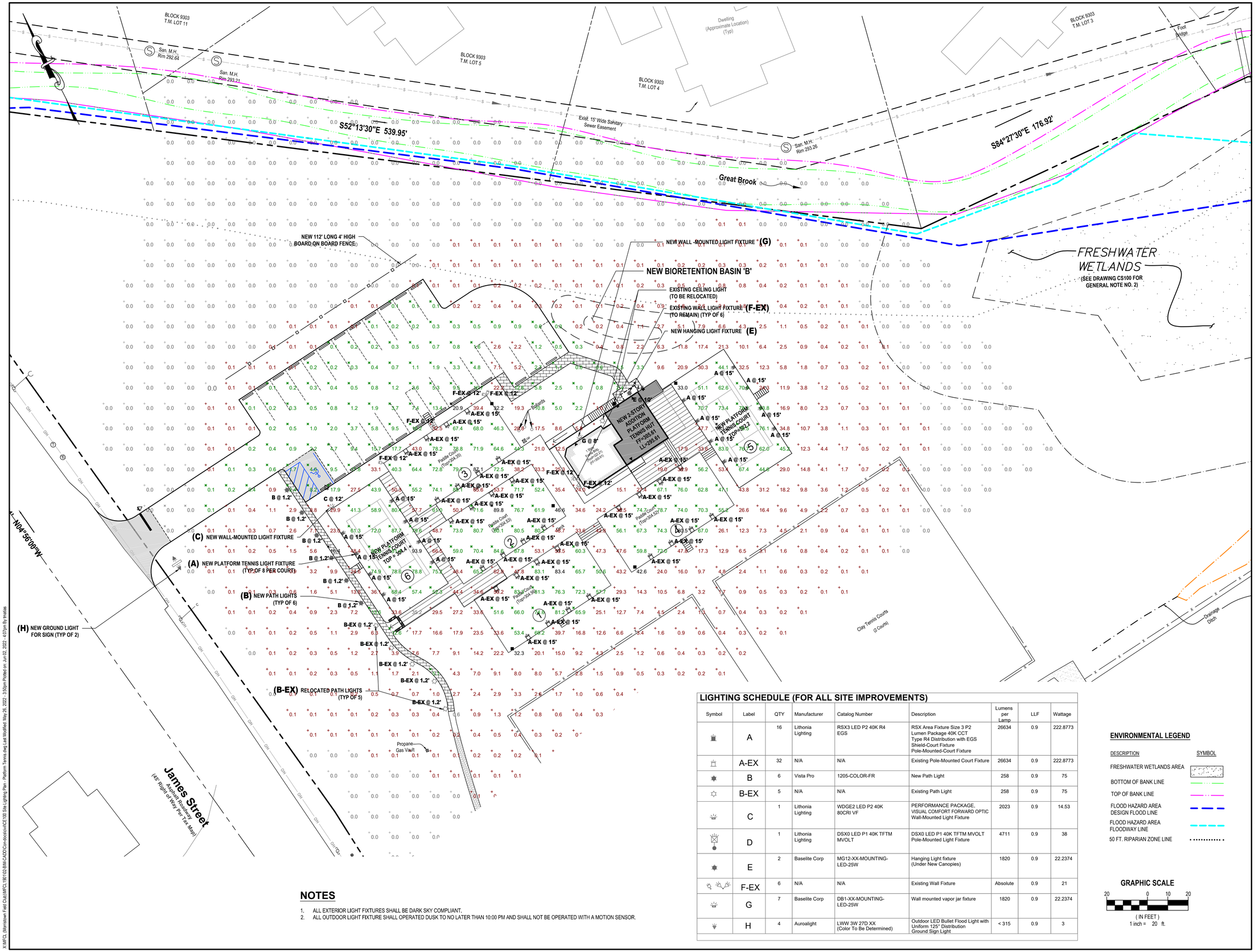
STATUS
REGULATORY REVIEW

SHEET TITLE
UTILITY SITE PLAN

DRAWING No.
CS110

SHEET No.
8 OF 17

X:\MFCL (Morristown Field Club)\MFCL1901\00\BIM-CADD\Civil-docs\civil\CS110 Site Utility Plan.dwg Last Modified: May 31, 2022 - 3:04pm Plotted on: Jun 02, 2022 - 4:05pm By mellis



LIGHTING SCHEDULE (FOR ALL SITE IMPROVEMENTS)

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A	16	Lithonia Lighting	RSX3 LED P2 40K R4 EGS	RSX Area Fixture Size 3 P2 Lumen Package 40K CCT Type R4 Distribution with EGS Shield-Court Fixture Pole-Mounted-Court Fixture	26634	0.9	222.8773
	A-EX	32	N/A	N/A	Existing Pole-Mounted Court Fixture	26634	0.9	222.8773
	B	6	Vista Pro	1205-COLOR-FR	New Path Light	258	0.9	75
	B-EX	5	N/A	N/A	Existing Path Light	258	0.9	75
	C	1	Lithonia Lighting	WDGE2 LED P2 40K 80CRI VF	PERFORMANCE PACKAGE, VISUAL COMFORT FORWARD OPTIC Wall-Mounted Light Fixture	2023	0.9	14.53
	D	1	Lithonia Lighting	DSX0 LED P1 40K TFTM MVOLT	DSX0 LED P1 40K TFTM MVOLT Pole-Mounted Light Fixture	4711	0.9	38
	E	2	Baselite Corp	MG12-XX-MOUNTING-LED-25W	Hanging Light fixture (Under New Canopies)	1820	0.9	22.2374
	F-EX	6	N/A	N/A	Existing Wall Fixture	Absolute	0.9	21
	G	7	Baselite Corp	DB1-XX-MOUNTING-LED-25W	Wall mounted vapor jar fixture	1820	0.9	22.2374
	H	4	Auroalight	LWW 3W 27D XX (Color To Be Determined)	Outdoor LED Bullet Flood Light with Uniform 125° Distribution Ground Sign Light	< 315	0.9	3

NOTES

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT.
2. ALL OUTDOOR LIGHT FIXTURE SHALL OPERATED DUSK TO NO LATER THAN 10:00 PM AND SHALL NOT BE OPERATED WITH A MOTION SENSOR.

ENVIRONMENTAL LEGEND

DESCRIPTION	SYMBOL
FRESHWATER WETLANDS AREA	
BOTTOM OF BANK LINE	
TOP OF BANK LINE	
FLOOD HAZARD AREA DESIGN FLOOD LINE	
FLOOD HAZARD AREA FLOODWAY LINE	
50 FT. RIPARIAN ZONE LINE	

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

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SS	SS	RBS	RBS

PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

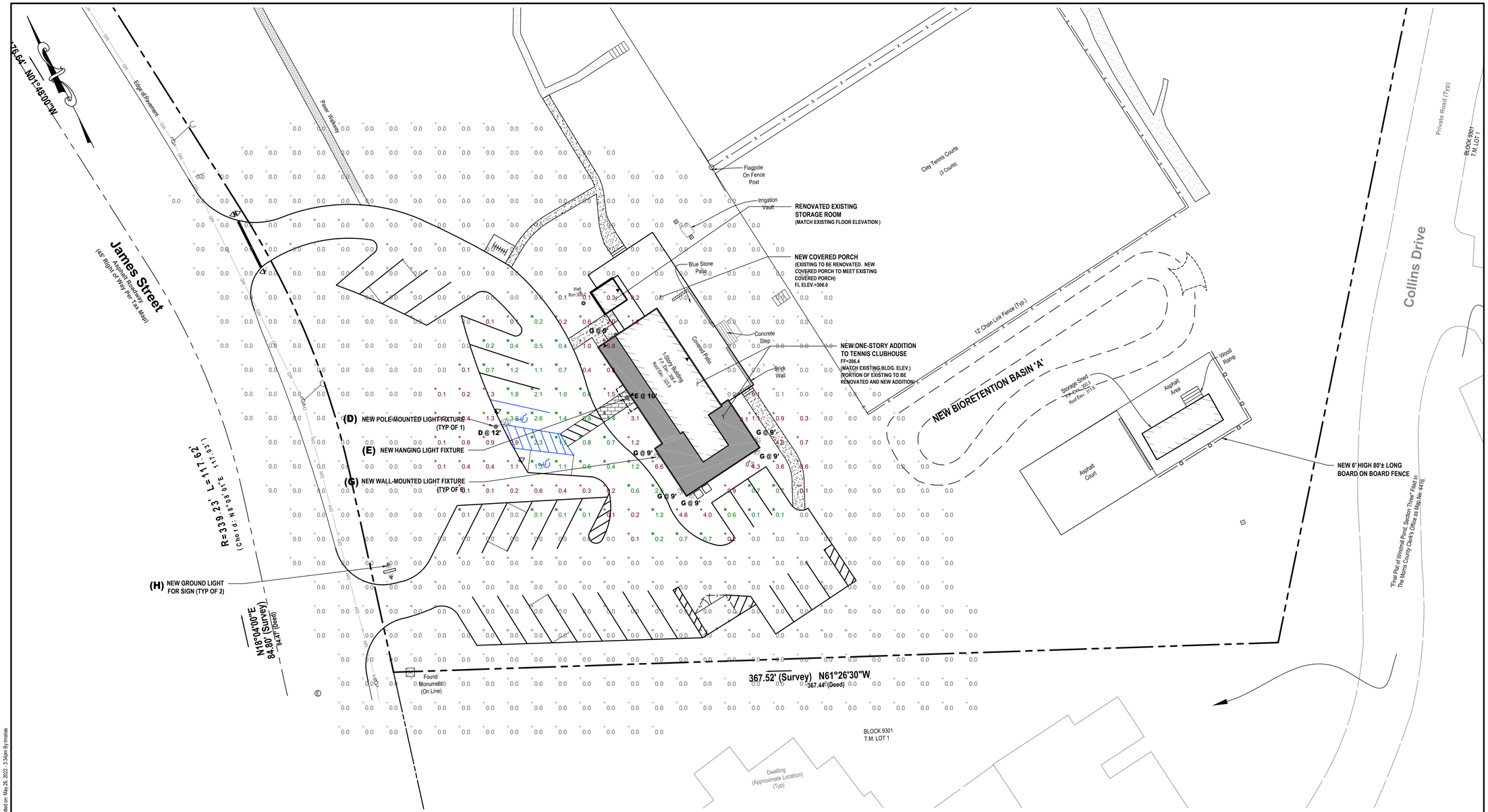
STATUS
REGULATORY REVIEW

SHEET TITLE
SITE LIGHTING PLAN - PLATFORM TENNIS

DRAWING No.
CE100

SHEET No.
9 OF 17

X:\MFCL (Morristown Field Club)\MFCL 1901\02-BIM-CADD\Civil-docs\civil\CE100 Site Lighting Plan - Platform Tennis.dwg Last Modified: May 26, 2022 - 3:50pm Plotted on: Jun 02, 2022 - 4:07pm By: tmatias



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	B-EX	5	N/A	N/A	Existing Path Light	258	0.9	75
	C	1	Lithonia Lighting	WDGE2 LED P2 40K 80CRI VF	PERFORMANCE PACKAGE, VISUAL COMFORT FORWARD OPTIC Wall-Mounted Light Fixture	2023	0.9	14.53
	D	1	Lithonia Lighting	DSX0 LED P1 40K TFTM MVOLT	DSX0 LED P1 40K TFTM MVOLT Pole-Mounted Light Fixture	4711	0.9	38
	E	2	Baselite Corp	MG12-XX-MOUNTING-LED-25W	Hanging Light fixture (Under New Canopies)	1820	0.9	22.2374
	F-EX	6	N/A	N/A	Existing Wall Fixture	Absolute	0.9	21
	G	7	Baselite Corp	DB1-XX-MOUNTING-LED-25W	Wall mounted vapor jar fixture	1820	0.9	22.2374
	H	4	Auroalight	LWW 3W 27D XX (Color To Be Determined)	Outdoor LED Bullet Flood Light with Uniform 125° Distribution Ground Sign Light	< 315	0.9	3

NOTES

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT.
2. ALL OUTDOOR LIGHT FIXTURE SHALL OPERATED DUSK TO NO LATER THAN 10:00 PM AND SHALL NOT BE OPERATED WITH A MOTION SENSOR.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

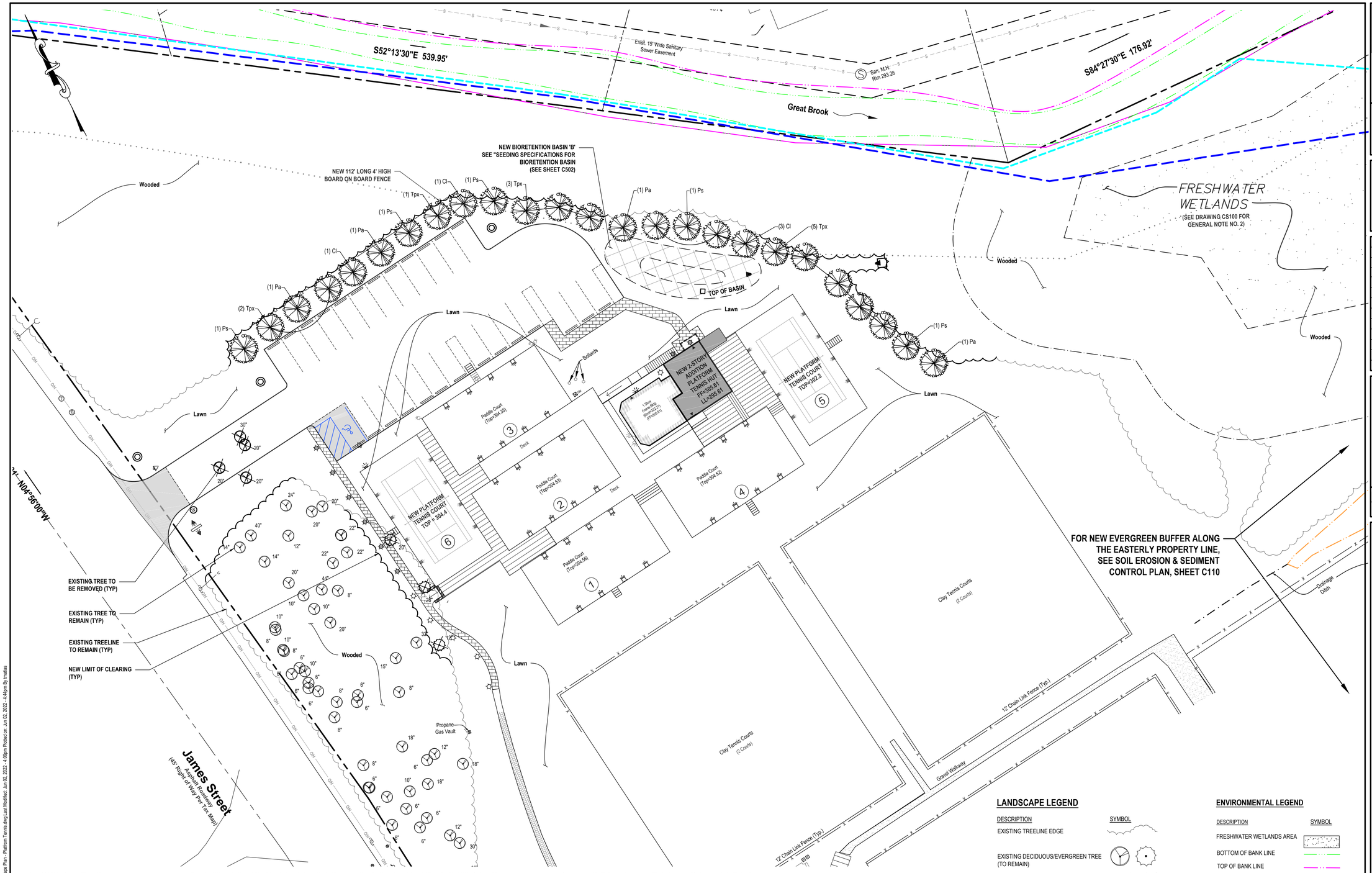
STATUS
REGULATORY REVIEW

SHEET TITLE
SITE LIGHTING PLAN - CLUBHOUSE

DRAWING No.
CE101

SHEET No. 10 OF 17

X:\MFCL (Morristown Field Club)\MFCL 1901\02-BIM-CADD\Civil-dwg\sheet\CE101 Site Lighting Plan - Clubhouse.dwg Last Modified: Feb 09, 2022 - 4:23pm Plotted on: May 26, 2022 - 3:34pm By: lmatias



LANDSCAPE NOTES

1. ALL SUPPLIED AND INSTALLED PLANT MATERIAL SHALL BE NURSERY GROWN STOCK IN ACCORDANCE WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1). PLANT MATERIAL SHALL BE OF THE APPROVED SPECIES AND GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE SUBJECT SITE. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS, AND DISEASE. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER.
2. CONFIRM THE LOCATION OF EXISTING SUBSURFACE UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES AND COORDINATE WITH THE GRADING AND DRAINAGE PLAN OR UTILITY PLAN FOR THE LOCATION OF PROPOSED SUBSURFACE UTILITY LINES AND STRUCTURES PRIOR TO ANY EXCAVATION. NOTIFY THE LANDSCAPE ARCHITECT IF ANY CONFLICTS EXIST.
3. NOTIFY THE OWNER IMMEDIATELY AND PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS IF SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE.
4. IF ANY DISCREPANCY EXISTS BETWEEN THE PLANT COUNT SHOWN IN THE PLANTING SCHEDULE AND THE LANDSCAPE PLAN, THE PLAN SHALL TAKE PRECEDENCE.
5. UNLESS OTHERWISE APPROVED IN WRITING, INSTALL VEGETATION DURING THE FOLLOWING PERIODS:
   a. DECIDUOUS WOODY PLANTS: SEPTEMBER 15 TO MAY 15 OR WHENEVER TEMPERATURE IS ABOVE 40 DEGREES F.
   b. EVERGREENS: AUGUST 15 TO SEPTEMBER 30 OR DURING MARCH 15 AND MAY 30 BEFORE THE START OF NEW GROWTH.
   c. SEEDING: APRIL 1 TO MAY 15 AND AUGUST 15 TO OCTOBER 30.
6. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE IN THE NURSERY.
7. DO NOT LOCATE TREE TRUNKS WITHIN THREE (3) FEET OF ANY PARKING LOT OR STREET CURBS.
8. INSTALL A 2"-3" LAYER OF SHREDDED BARK MULCH IN ALL TREE PLANTING AREAS AND SHRUB BEDS. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNKS OF TREES. FORM AN EARTH SAUCER AROUND EACH PLANT OR SHRUB BED SO AS TO HOLD WATER AND MULCH. PROVIDE SUFFICIENT IRRIGATION FOR ALL PLANT MATERIALS TO MAINTAIN HEALTHY AND VIGOROUS CONDITION UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.
9. REMOVE TREE STAKES AND OTHER PLANTING GUIDE MATERIALS,IF SPECIFIED, AFTER ONE YEAR FROM THE TIME OF PLANTING.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER PLANTING FOLLOWING ACCEPTANCE BY THE OWNER. UPON COMPLETION OF THE ONE YEAR PLANT GUARANTEE PERIOD, REPLACE ALL PLANT MATERIAL DEEMED DEAD, DYING OR DISEASED AS DETERMINED BY THE OWNER. REPLACE PLANT WITH THE SAME SPECIES AND SIZE IMMEDIATELY DURING THE CURRENT GROWING SEASON OR AT THE BEGINNING OF THE NEXT GROWING SEASON.
11. UPON COMPLETION OF PLANTING OPERATION CULTIVATE AND NEATLY RAKE ALL PLANTING AREAS.
12. RESTORE ALL DISTURBED LAWN AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED. PROVIDE SUFFICIENT MULCH AND IRRIGATION TO ESTABLISH AND MAINTAIN A HEALTHY STAND OF LAWN UNTIL PROJECT IS ACCEPTED BY THE OWNER.
13. EXISTING STREET TREES AND THE VEGETATION ON NEIGHBORING PROPERTIES SHOWN HEREON ARE BASED ON A SITE VISIT BY H2M ASSOCIATES, INC. ON DECEMBER 17, 2019. SIZES AND LOCATIONS ARE APPROXIMATE.

PLANTING SCHEDULE (FOR PLATFORM TENNIS AREA)

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
EVERGREEN TREES						
Cl	5	CUPRESSOCYPARIS LEYLANDII- "LEIGHTON GREEN"	LEIGHTON GREEN-LEYLAND CYPRESS	12' - 14'	15' O.C. MIN.	B & B, DENSE BRANCHING
Pa	4	PICEA ABIES	NORWAY SPRUCE	12' - 14'	15' O.C. MIN.	B & B, DENSE BRANCHING
Ps	5	PINUS STROBUS	EASTERN WHITE PINE	12' - 14'	15' O.C. MIN.	B & B, DENSE BRANCHING
Tpx	11	THUJA X "GREEN GIANT"	GREEN GIANT ARBORVITAE	12' - 14'	15' O.C. MIN.	B & B, DENSE BRANCHING

B & B = BALLED AND BURLAPPED

LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
EXISTING TREELINE EDGE	
EXISTING DECIDUOUS/EVERGREEN TREE (TO REMAIN)	
EXISTING DECIDUOUS/EVERGREEN TREE (TO BE REMOVED)	
NEW DECIDUOUS/EVERGREEN TREE	
NEW DECIDUOUS/EVERGREEN SHRUBS	
NEW TREELINE EDGE	
NEW GRASSES	

ENVIRONMENTAL LEGEND

DESCRIPTION	SYMBOL
FRESHWATER WETLANDS AREA	
BOTTOM OF BANK LINE	
TOP OF BANK LINE	
FLOOD HAZARD AREA DESIGN FLOOD LINE	
FLOOD HAZARD AREA FLOODWAY LINE	
50 FT. RIPARIAN ZONE LINE	

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

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Morristown Field Club

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Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

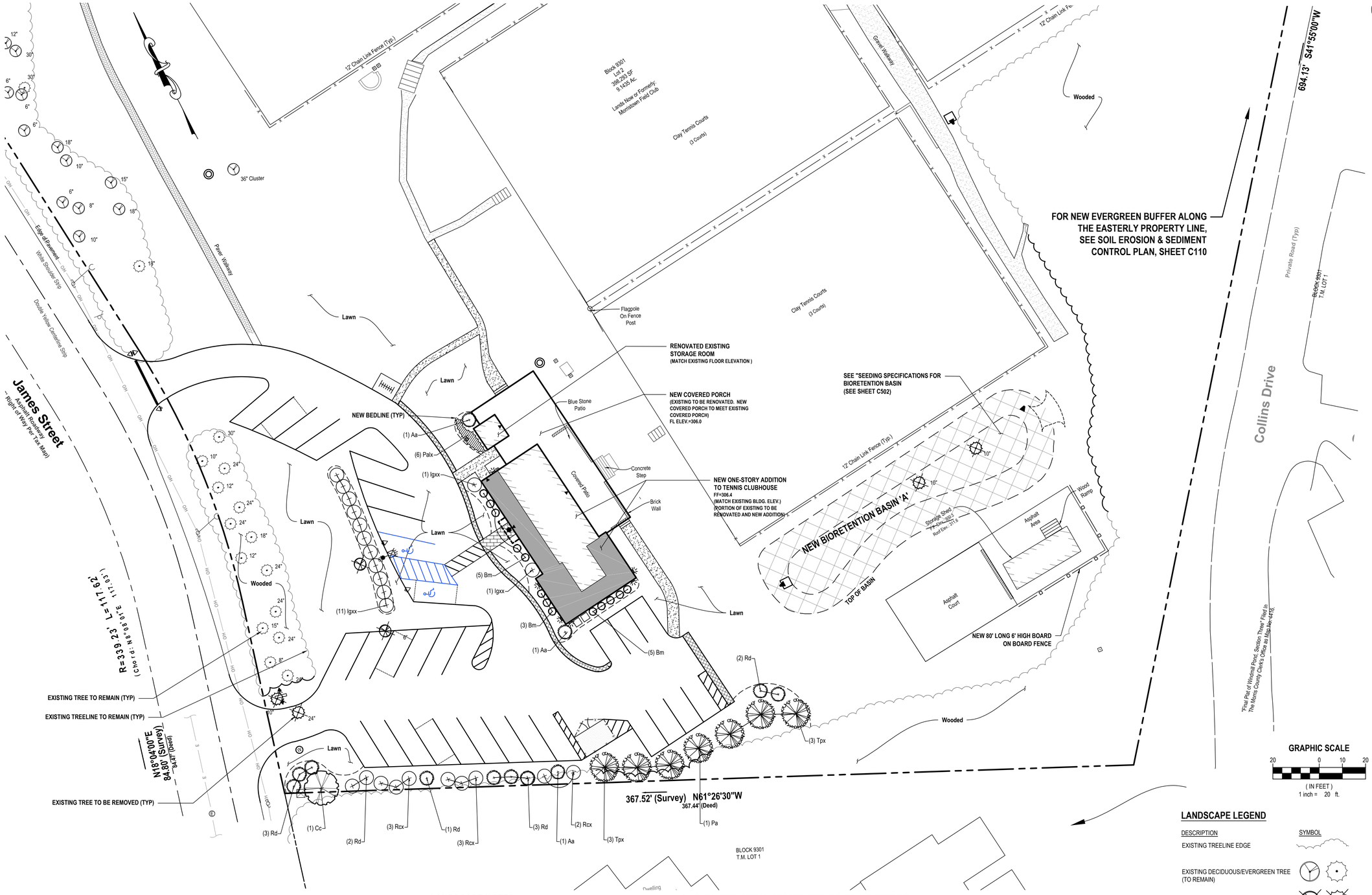
STATUS
REGULATORY REVIEW

SHEET TITLE
LANDSCAPE PLAN - PLATFORM TENNIS

DRAWING No.
CL100

SHEET No.
11 OF 17

X:\MFCL (Morristown Field Club)\MFCL 1901\02-BIM-CADD\Civil-docs\civil\CL100 Landscape Plan - Platform Tennis.dwg Last Modified: Jun 02, 2022 - 4:09pm Plotted on: Jun 02, 2022 - 4:44pm By mattias



PLANTING SCHEDULE (FOR CLUBHOUSE AREA)

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
ORNAMENTAL TREE						
Cc	1	CERCIS CANADENSIS	EASTERN REDBUD	5' - 6' HIGH	-	MULTISTEM, NO. 10 CAN or B & B
EVERGREEN TREES						
Pa	1	PICEA ABIES	NORWAY SPRUCE	6' - 8'	12' O.C. MIN.	B & B, DENSE BRANCHING
Tpx	6	THUJA X "GREEN GIANT"	GREEN GIANT ARBORVITAE	12' -14'	8' O.C. MIN.	B & B, DENSE BRANCHING
DECIDUOUS / EVERGREEN SHRUBS						
Aa	3	ARONIA ARBUTIFOLIA "BRILLIANTISSIMA"	BRILLIANTISSIMA RED CHOKEBERRY"	24 - 30"	4' O.C.	NO. 3 CAN
Bm	13	BUXUS MICROPHYLLA "WINTER GEM"	WINTER GEM BOXWOOD	2' -3'	4' O.C.	NO. 3 CAN
Igxx	13	ILEX GLABRA "DENSA"	DENSE INKBERRY HOLLY	24" - 30"	5' O.C.	NO. 3 CAN
Rcx	8	RHODODENDRON CATAWBIENSE "NOVA ZEMBLA"	NOVA ZEMBLA CATAWBA RHODODENDRON	30"- 36"	5' O.C.	B & B (RED FLOWERS)
Rd	9	RHODODENDRON "DELAWARE VALLEY WHITE"	DELAWARE VALLEY WHITE AZALEA	24" - 30"	3' O.C.	NO. 3 CAN (WHITE FLOWERS)
GRASSES						
Palx	6	PENNISETUM ALOPECUROIDES "HAMELN"	HAMELN DWARF FOUNTAIN GRASS	12" - 18"	3' O.C.	NO. 3 CAN

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LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
EXISTING TREELINE EDGE	
EXISTING DECIDUOUS/EVERGREEN TREE (TO REMAIN)	
EXISTING DECIDUOUS/EVERGREEN TREE (TO BE REMOVED)	
NEW DECIDUOUS/EVERGREEN TREE	
NEW DECIDUOUS/EVERGREEN SHRUBS	
NEW TREELINE EDGE	
NEW GRASSES	

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Morristown Field Club

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Block 9301, Lot 2

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County of Morris
New Jersey

STATUS
REGULATORY REVIEW

SHEET TITLE
LANDSCAPE PLAN - CLUBHOUSE

DRAWING No.
CL101

SHEET No.
12 OF 17

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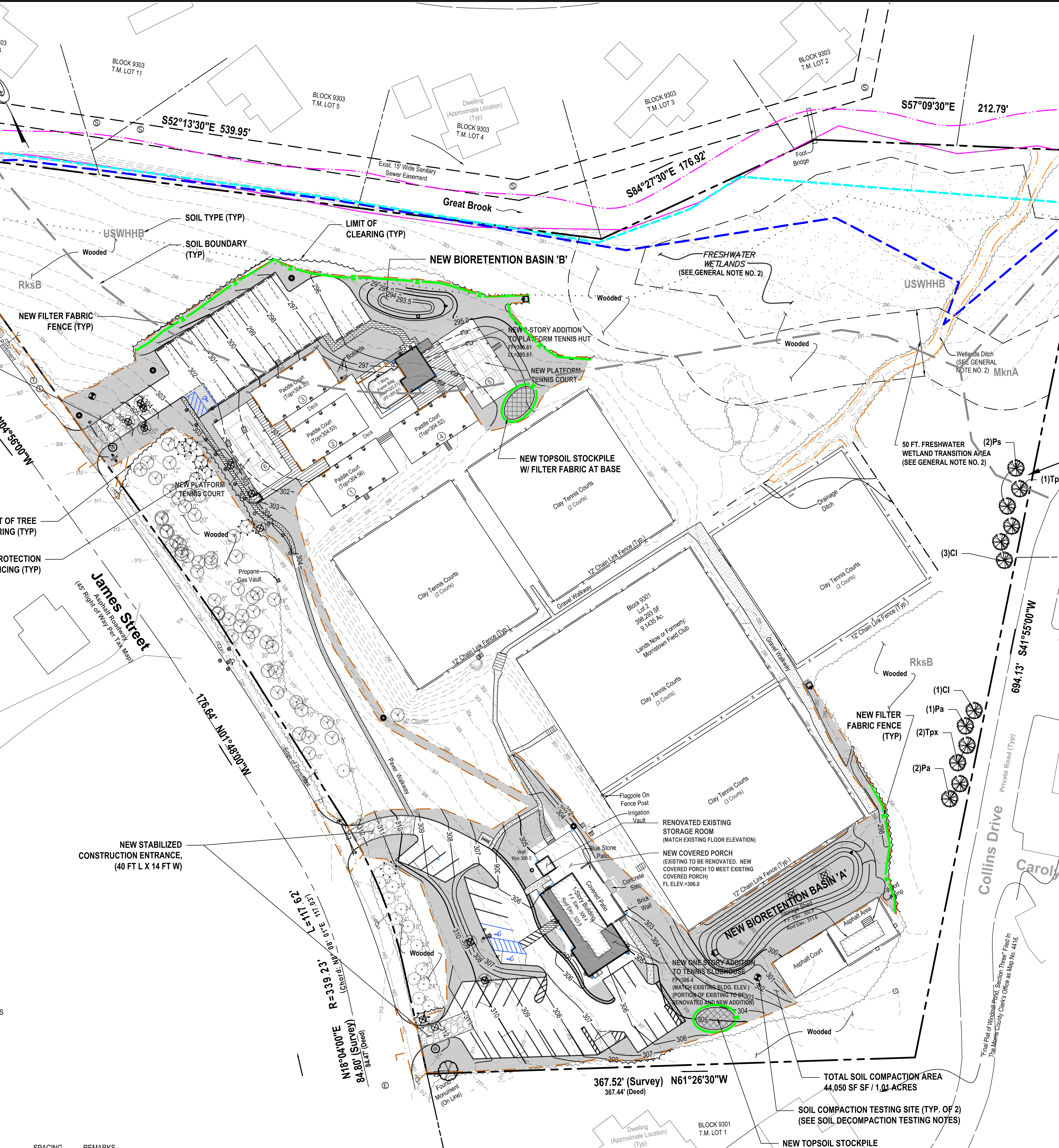

SOIL EROSION LEGEND

DESCRIPTION	SYMBOL
LIMIT OF DISTURBANCE	
NEW FILTER FABRIC FENCE	
NEW TREE PROTECTION FENCE	
NEW STABILIZED CONSTRUCTION ENTRANCE	
TOPSOIL STOCKPILE AREA	
TEST AREA FOR SOIL COMPACTION	
SOIL COMPACTION TESTING LOCATION	
TREE TO BE REMOVED	

ENVIRONMENTAL LEGEND

DESCRIPTION	SYMBOL
FRESHWATER WETLANDS AREA	
BOTTOM OF BANK LINE	
TOP OF BANK LINE	
FLOOD HAZARD AREA DESIGN FLOOD LINE	
FLOOD HAZARD AREA FLOODWAY LINE	
50 FT. RIPARIAN ZONE LINE	

SEQUENCE OF CONSTRUCTION:

ITEM	DAY(S)
• INSTALL FILTER FABRIC AND GRAVEL TRACKING BLANKET. ADD TREE PROTECTION FENCING, AS NEEDED AND DIRECTED BY THE MORRIS COUNTY SCD	1
• REMOVE EXISTING PAVEMENT AND EXISTING BUILDING	10
• STRIP TOPSOIL & STOCKPILE AND ADD FILTER FABRIC FENCE AT BASE .	2
• ROUGH GRADE AREA	10
• CONSTRUCT BUILDING	270
• INSTALL UNDERGROUND UTILITIES	2
• CONSTRUCT DRIVEWAY, CURBING AND WALKWAY	10
• PERFORM SOIL COMPACTION TESTING	1
• FINE GRADES, SPREAD TOPSOIL, SEED AND INSTALL LANDSCAPE PLANTS	2
• REMOVE ALL SOIL EROSION CONTROL MEASURES UPON COMPLETION OF PROJECT	1

SOIL TYPE:

MknA: MINOA SILT LOAM, 0 TO 3 PERCENT SLOPES
RksB: RIVERHEAD GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES
USWHHB: URBAN LAND-WHIPPANY, OCCASIONALLY FLOODED COMPLEX, 0 TO 8 PERCENT SLOPES
WhphA: WHIPPANY SILT LOAM, SANDY LOAM SUBSTRATUM, 0 TO 3 PERCENT SLOPES

AREA OF DISTURBANCE:

-	WITHIN PROPERTY LIMITS	=	83,750 SF / 1.92 ACRES
-	WITHIN TOWN R.O.W.	=	3,520 SF / 0.08 ACRES
	TOTAL AREA OF DISTURBANCE	=	87,270 SF / 2.00 ACRES

PLANTING SCHEDULE (FOR EVERGREEN BUFFER)

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
EVERGREEN TREES						
Cl	4	CUPRESSOCYPARIS LEYLANDII- "LEIGHTON GREEN"	LEIGHTON GREEN-LEYLAND CYPRESS	12' - 14'	15' O.C. MIN.	B & B, DENSE BRANCHING
Pa	3	PICEA ABIES	NORWAY SPRUCE	12' - 14'	15' O.C. MIN.	B & B, DENSE BRANCHING
Ps	2	PINUS STROBUS	EASTERN WHITE PINE	12' - 14'	15' O.C. MIN.	B & B, DENSE BRANCHING
Tpx	3	THUJA X "GREEN GIANT"	GREEN GIANT ARBORVITAE	12' - 14'	15' O.C. MIN.	B & B, DENSE BRANCHING

B & B = BALLED AND BURLAPPED

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERON IS BASED ON THE FOLLOWING:
   1.a. A FIELD SURVEY PERFORMED BY H2M ASSOCIATES, INC. DATED 06/22/2020. THE VERTICAL DATUM IS BASED ON NAVD88.
   1.b. A MAP ENTITLED " PARTIAL TOPOGRAPHIC SURVEY OF TAX LOT 2. BLOCK 9301, LOCATED IN THE TOWN OF MORRISTOWN, MORRIS COUNTY, NJ, PREPARED BY JAMES P. DEADY SURVEYOR, LLC, DATED OCTOBER 2, 2015, LAST REVISED ON MARCH 4, 2020. THE VERTICAL DATUM IS BASED ON NAVD88.
   1.c. THE EXISTING FEATURES AND EASEMENTS SHOWN HEREON BEYOND THE PROPERTY LIMITS ARE BASED ON MORRISTOWN GEOGRAPHIC INFORMATION DATA. THE VERTICAL DATUM IS BASED ON NAVD88.
2. THE WETLANDS DELINEATION AND WETLAND TRANSITION AREA SHOWN HEREON IS BASED ON A FRESHWATER WETLANDS LETTER & INTERPRETATION - LINE VERIFICATION (LOI) - EXTENSION ISSUED BY THE NJ DEPARTMENT OF PROTECTION (NJDEP) UNDER FILE NO.:1424-16-0002.1, FWW.
3. THE FLOOD HAZARD AREA FLOOD LIMIT LINE, FLOODWAY LINE AND 50 FOOT RIPARIAN ZONE SHOWN HEREON ARE BASED ON A FLOOD HAZARD AREA VERIFICATION APPROVAL LETTER - EXTENSION ISSUED BY THE NJDEP UNDER FILE NO.:1424-16-0002.1 FHA 0001 .
4. ALL EXISTING IMPROVEMENTS SHOWN HEREON SHALL REMAIN EXCEPT AS NOTED OTHERWISE.
5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE SURFACE MARKOUTS AND OBSERVATIONS AND ARE NOT CERTIFIED. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THIS SHALL INCLUDE EXCAVATING TEST PITS, IF NECESSARY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND CALL 1-800-272-1000 FOR MARKOUTS.
6. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF MORRISTOWN, COUNTY, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS AND DIRECTIVES.
7. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF FIELD CONDITIONS OR CONFLICTS THAT WOULD ADVERSELY IMPACT CONSTRUCTION AS SHOWN ON THE PLANS.
8. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING VEGETATION INTENDED TO REMAIN.
9. H2M ASSOCIATES, INC. HAS NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES.
10. ALL SIGNAGE AND STRIPING SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS ADOPTED BY THE NJ DEPARTMENT OF TRANSPORTATION.
11. THE SUBJECT PROPERTY DOES NOT CONTAIN REGULATED STEEP SLOPE AREAS.
12. ALL IMPORTED FILL MATERIALS SHALL BE TESTED AS "CLEAN FILL" BASED ON THE TARGET ANALYTE LIST (TAL)/TARGET COMPOUND LIST (TCL) PLUS 30 PLUS EXTRACTABLE PETROLEUM HYDROCARBONS (EPH) IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION TECHNICAL GUIDELINES. TESTING INTERVALS TO BE ONE (1) TEST PER EACH SOURCE OF MATERIAL. TESTING INTERVALS FOR ALL OTHER SOURCES TO BE DETERMINED BASED UPON THE VOLUME OF FILL TO BE IMPORTED.
13. RECYCLING SHALL BE UTILIZED FOR ALL PHASES OF DEMOLITION AND CONSTRUCTION. A PLAN SHALL BE SUBMITTED TO THE CONSTRUCTION CODE OFFICIAL AND THE TOWN ENGINEER FOR REVIEW.
14. THE APPLICANT SHALL SATISFY THE REQUIREMENTS OF THE TRASH COLLECTION STANDARDS AND REGULATION FOR THE TOWN OF MORRISTOWN, INCLUDING SEPARATION OF RECYCLABLES.
15. THE PROPERTY IS CURRENTLY SERVED BY AN ONSITE WELL. NEW CONNECTIONS TO THE SOUTHEAST MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY WATER MAIN IN JAMES STREET ARE PROPOSED. THE EXISTING WELL WILL REMAIN FOR IRRIGATION PURPOSES ONLY.
16. THE PROPERTY IS CURRENTLY SERVED BY AN ONSITE SEPTIC DISPOSAL SYSTEM. THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH THE MORRISTOWN HEALTH DEPARTMENT REQUIREMENTS. A NEW CONNECTION TO THE TOWN OF MORRISTOWN SANITARY SEWER MAIN IN JAMES STREET IS PROPOSED. A NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION TREATMENT WORKS APPROVAL (TWA) IS REQUIRED FOR THIS CONNECTION.

H 2 M architects + engineers

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Town of Morristown
County of Morris
New Jersey

STATUS
REGULATORY REVIEW

SHEET TITLE
SOIL EROSION AND SEDIMENT CONTROL PLAN

DRAWING No. **C110**

SHEET No. 13 OF 17

X:\MFCL (Morristown Field Club)\MFCL1901\02-BIM-CADD\Con-docs\civil\C110 - Soil Erosion and Sediment Control Plan.dwg Last Modified: Jun 02, 2022 - 1:51pm Plotted on: Jun 02, 2022 - 4:51pm By tmatias

MORRIS COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR THEY HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING. ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREA. SEE THE DIVERSION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER". SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT AL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAIN DAILY.
9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
10. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
11. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEANOUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
17. ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
18. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
19. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
20. **TOPSOIL STOCKPILE PROTECTION (APPLY DURING GROWING SEASON)**
    - A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
    - B) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
    - C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
    - D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
    - E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH
    - F) PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
21. **TEMPORARY STABILIZATION SPECIFICATIONS (APPLY DURING GROWING SEASON)**
    - A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
    - B) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
    - C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
    - D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
    - E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR MAY MULCH
22. **PERMANENT STABILIZATION SPECIFICAIONS (APPLY DURING GROWING SEASON)**
    - A) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
    - B) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL
    - C) APPLY FERTILIZER (10-20-00) AT A RATE 11 LBS. PER 1000 SQ. FT.
    - D) APPLY SESC MIX #16 SEEDING MIXTURE (80% TURF TYPE TALL FESCUE/10% PERENNIAL RYE/ 10% KENTUCKY BLUEGRASS SEEDED AT A RATE OF 200 LBS PER ACRE.
    - E) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
    - F) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
23. **SEEDING FOR NON-GROWING SEASON STABILIZATION**
    - A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
    - B) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
    - C) MULCH WITH UNROTTED SMALL-GRAIN STRAW OR SALT HAY AT 2 TONS PER ACRE SPREAD UNIFORMLY AT 90 LBS. PER 1000 SQ. FT.
    - D) APPLY A LIQUID MULCH BINDER SUCH AS ORGANIC AND VEGETABLE BASED BINDERS OR SYNTHETIC BINDERS IMMEDIATELY AFTER SEEDING. APPLY AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL COSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

REQUIREMENTS FOR DUST CONTROL

1. CONTRACTOR SHALL EMPLOY MEASURES TO CONTROL BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, AS NECESSARY.
2. METHODS FOR CONTROLLING DUST SHALL INCLUDE MULCHES, VEGETATIVE COVER, SPRAY-ON ADHESIVES, TILLAGE, SPRINKLING, BARRIERS, CALCIUM CHLORIDE, AND STONE COVER.
3. DUST CONTROLS SHALL COMPLY WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

SEEDING OF STEEP SLOPES

NOTE: IMMEDIATELY UPON COMPLETION OF FINE GRADING ON THE STEEP SLOPE AREAS (3:1 SLOPES AND GREATER), THE SLOPES SHALL BE HYDROSEEDED AS FOLLOWS:

1. INSPECT AREA. SURFACE SHALL BE REASONABLY UNIFORM, FREE OF ALL STONES 2 INCHES OR LARGER, ALL DEBRIS, ROOTS, CLODS, OR OTHER UNSUITABLE MATERIAL. SOIL SHALL BE ROLLED FIRM BUT NOT COMPACTED.
2. APPLY LIMESTONE AND FERTILIZER AT THE FOLLOWING RATES:
   - 3 TONS PER ACRE GROUND LIMESTONE
   - 500 LBS. PER ACRE OF A 5-10-10 FERTILIZER.
3. APPLY SEED UNIFORMLY USING SEEDING MIXTURE SPECIFIED ABOVE, AT A RATE OF 220 LBS/ACRE. USE WOOD FIBER OR PAPER FIBER MULCH AT A RATE OF 1,500 LBS PER ACRE TO SEEDING MIXTURE.

SEEDING DATES: 4/1 - 5/31 OR 8/16 - 10/15, LEAVE NO BARE SPOTS.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.

3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.

4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C .TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

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

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

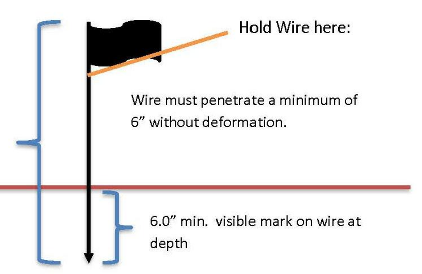
PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION **PRIOR TO PLACEMENT OF TOPSOIL** AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

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

Simplified Testing Methods

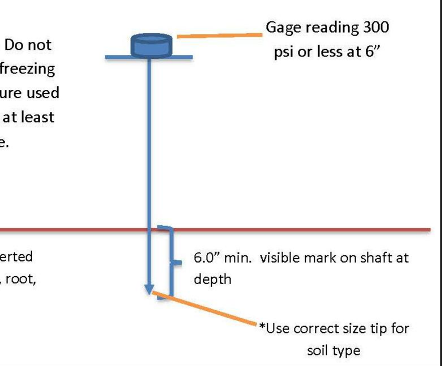
Probing Wire Test- 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.



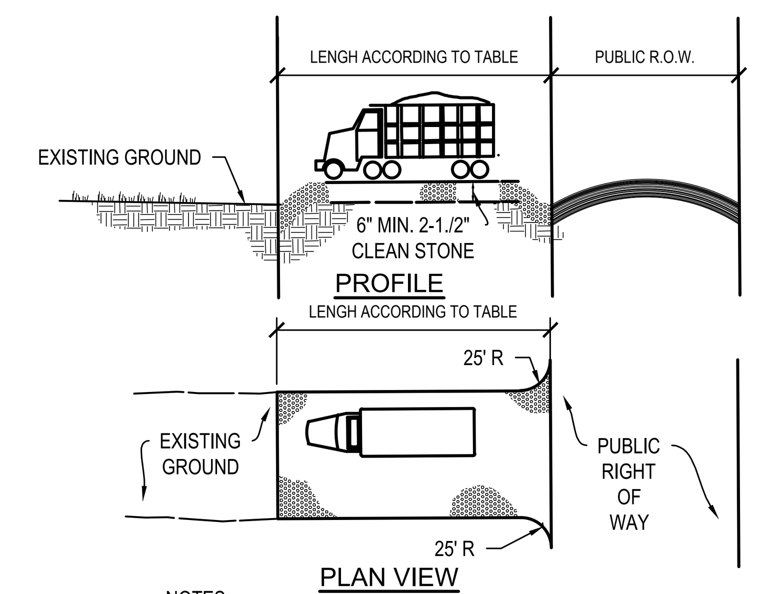
Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gauge.



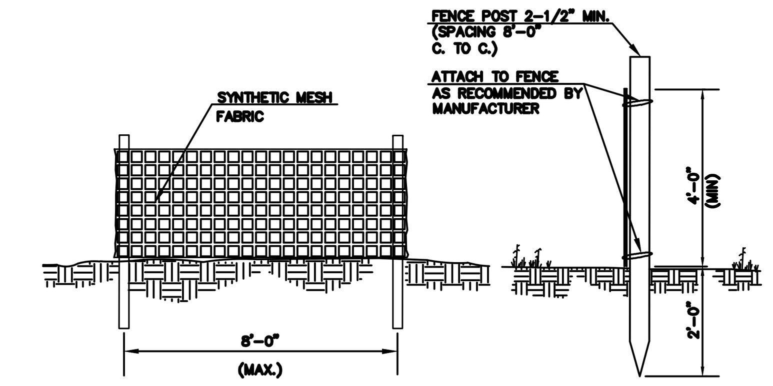
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE[1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

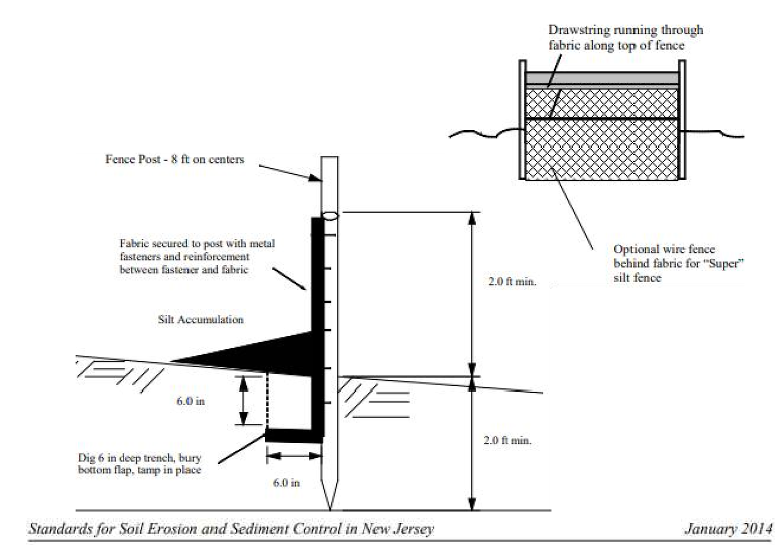


NOTES:
1. IF APPLICABLE, LOCATION TO BE COORDINATED WITH OCEAN COUNTY SOIL CONSERVATION DISTRICT OFFICIAL.
2. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZE CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

1 Temporary Stabilized Construction Entrance
NTS



2 Orange Safety Fencing (As Needed)
SCALE: NTS



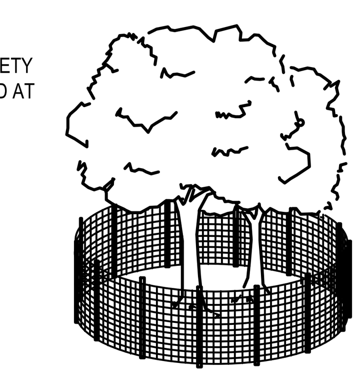
Standards for Soil Erosion and Sediment Control in New Jersey *January 2014*

C. Requirements for silt fence:

1. Fence posts shall be spaced 8 feet center-to-center or closer. They shall extend at least 2 feet into the ground and extend at least 2 feet above ground (Fig. 23-2). Posts shall be constructed of hardwood with a minimum diameter thickness of 1 ½ inches.
2. **"Super" silt fence** - A metal fence with 6 inch or smaller mesh openings and at least 2 feet high may be utilized, fastened to the fence posts, to provide reinforcement and support to the geotextile fabric. Posts may be spaced less than 8 feet on center and may be constructed of heavier wood or metal as needed to withstand heavier sediment loading. This practice is appropriate where space for other practices is limited and heavy sediment loading is expected. "Super" silt fence is not to be used in place of properly designed diversions (pg. 15-1) which may be needed to control surface runoff rates and velocities.
3. A geotextile fabric, recommended for such use by the manufacturer, shall be buried at least 6 inches deep in the ground. The fabric shall extend at least 2 feet above the ground. The fabric must be securely fastened to the posts using a system consisting of metal fasteners (nails or staples) and a high strength reinforcement material (nylon webbing, grommets, washers etc.) placed between the fastener and the geotextile fabric. The fastening system shall resist tearing away from the post. The fabric shall incorporate a drawstring in the top portion of the fence for added strength.

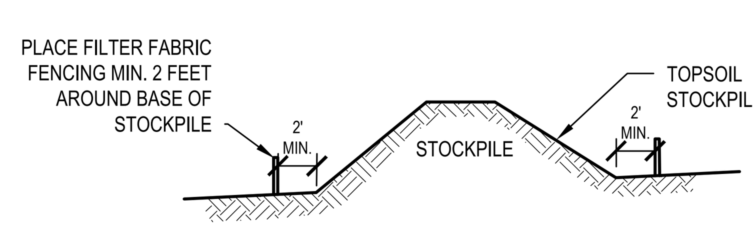
3 Filter Fabric Fence
SCALE: NTS

4' HIGH ORANGE SAFETY FENCE TO BE PLACED AT DRIP LINE OF TREES.

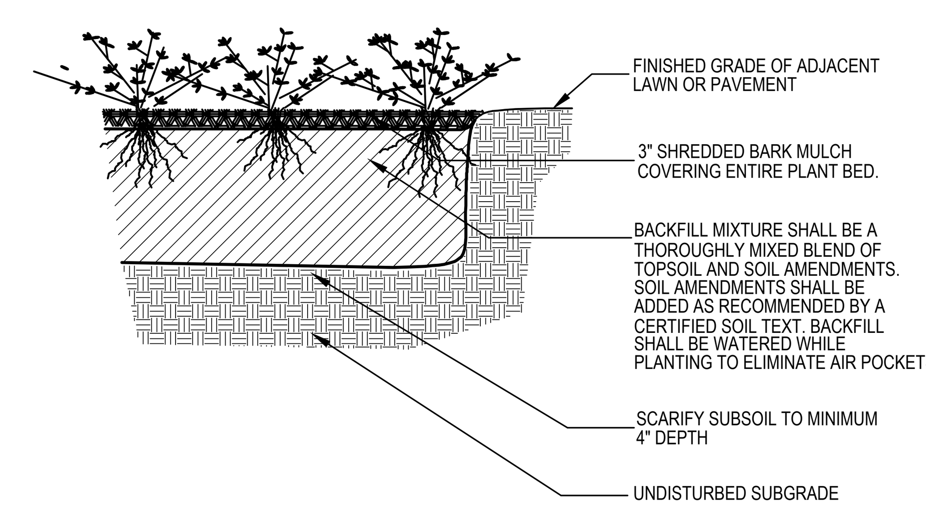


PROVIDE FENCING IF AND WHERE REQUIRED BY TOWN OFFICIALS

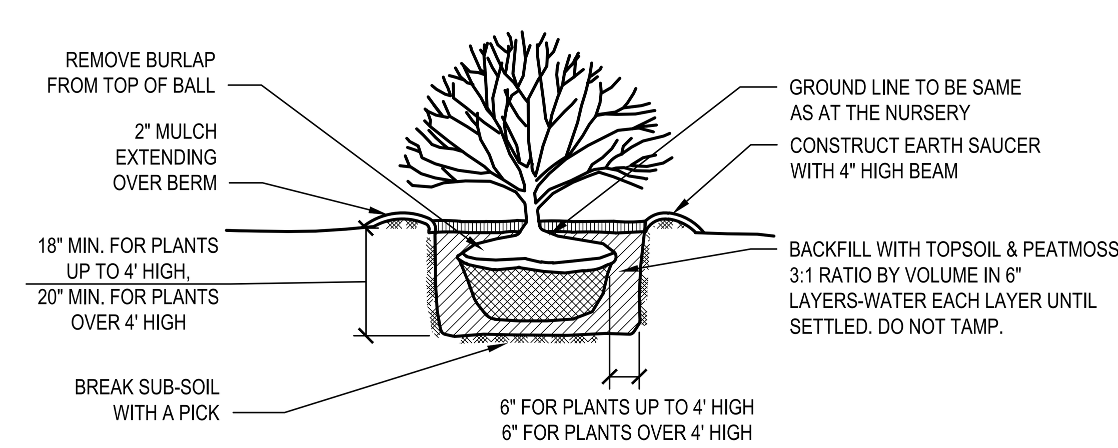
4 Tree Protection Fencing
SCALE: N.T.S.



5 Topsoil Stockpile
SCALE: N.T.S.



6 Groundcover Planting
SCALE: N.T.S.



SHRUB PLANTING DETAIL:

FOR ALL SHRUBS BALLED AND BURLAPPED

NOTE:

PRUNE OF LEAF AREA BUT RETAIN NATURAL FORM SPRAY WITH WILT-PROOF ACCORDING TO MFG'S INSTRUCTIONS IF FOLIAGE IS PRESENT

7 Shrub Planting
SCALE: N.T.S.

H2M architects + engineers

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054
862.207.5900 ▪ www.h2m.com
NJ Certificate of Authorization No. 24GA28019100

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	08-10-2021	PER PLANNER EMAIL REVIEW
2	02-09-2022	PER NJDEP TWA COMMENTS
3	06-01-2022	PER BOARD OF ADJ. REVIEW

RICHARD B. SCHOMMER, JR., P.E.
NJ PROFESSIONAL ENGINEER Lic. No. 24GE03253400

THIS SHALL NOT BE CONSIDERED AN OFFICIAL DOCUMENT UNLESS IT CONTAINS THE RAISED SEAL OF THE LICENSEE.

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:

PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

STATUS
REGULATORY REVIEW

SHEET TITLE
SITE DETAILS

DRAWING No. **C500**

SHEET No. 14 OF 17

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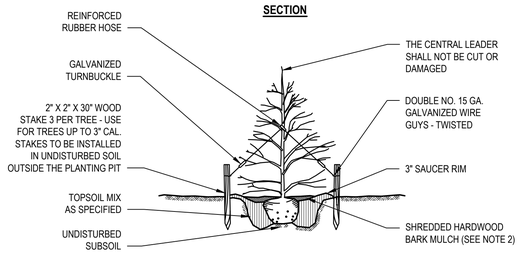
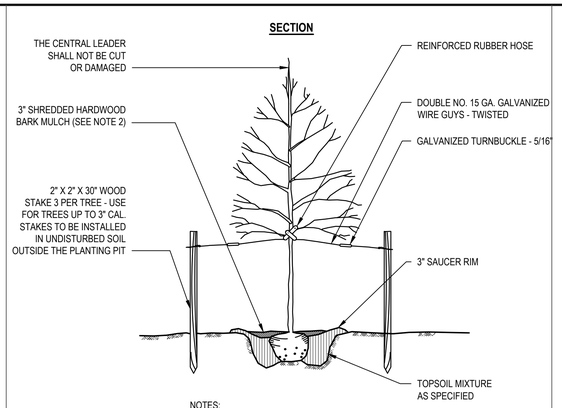


NOTES:

1. THE WIRE BASKET SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
2. NO MULCH SHALL COME IN CONTACT WITH TRUCK FLARE AND TRUNK OF TREE.

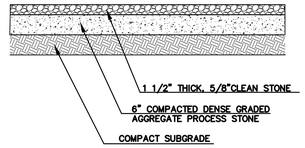
1 Evergreen Tree Planting & Staking
SCALE:N.T.S.



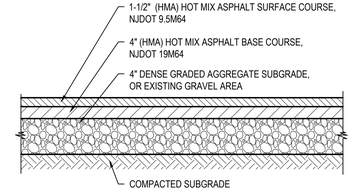
NOTES:

1. THE WIRE BASKET SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
2. NO MULCH SHALL COME IN CONTACT WITH TRUCK FLARE AND TRUNK OF TREE.

2 Deciduous Tree Planting & Staking
SCALE:N.T.S.

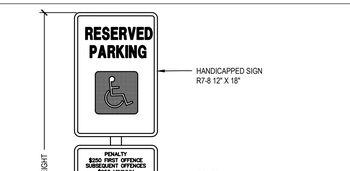


3 Gravel Parking
SCALE:N.T.S.



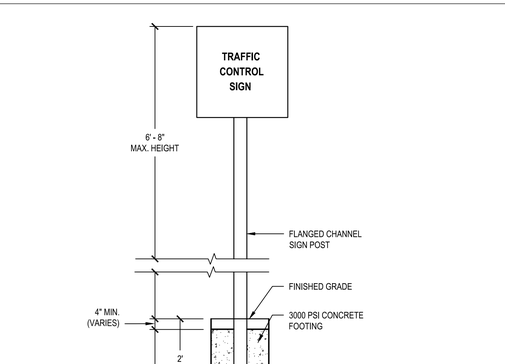
NOTE:
COMPACT SUBGRADE TO 92% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.

4 Asphalt Pavement
NTS SPECIFICATION#

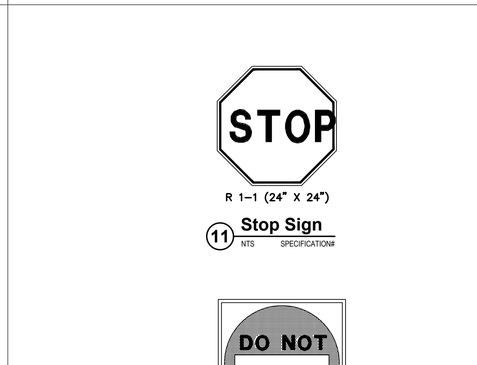


NOTE:
UNSUITABLE SUBGRADE SHALL BE REMOVED AND REPLACED WITH DENSE GRADED AGGREGATE AS DIRECTED BY THE ENGINEER.

5 Parking Area Pavement Section
NTS

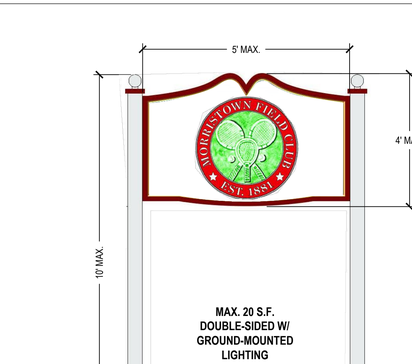


6 Wheel Stop
NTS

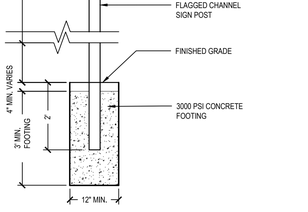


NOTES:
1. COLOR AND SCORING PATTERNS SHALL MATCH EXISTING FOR CONCRETE SIDEWALK, SEE DETAIL.
2. ANY CONCRETE PLACED BETWEEN NOVEMBER 15 AND APRIL 1 MUST CONFORM TO ARTICLES 501.11 AND 501.17 OF THE N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1989 EDITION, USING 2% CALCIUM CHLORIDE, HOT WATER, COVERED WITH SALT HAY.
3. WHERE SIDEWALK ABUTS CURBING, INSTALL EXPANSION JOINT BETWEEN CURB AND SIDEWALK LONG ENTIRE LENGTH.
4. SLUMP TEST: 3". 4".
5. EXPANSION JOINTS EVERY 12', CONSTRUCTION JOINTS EVERY 4' AT A DEPTH OF 1/4 THICKNESS OF CONCRETE.
6. ALL SIDEWALK MUST BE SPRAYED WITH WHITE PIGMENTED CURING COMPOUND AFTER BROOM FINISHING.

7 Concrete Sidewalk
SCALE:N.T.S.



8 Dry-Laid Paver Walkway
SCALE:N.T.S.



Handicapped Parking Sign R7-8 with R7-8P and R7-8A
SCALE: NTS

10 Mounting Post For Traffic Control Signs
SCALE: NTS

R 1–1 (24" X 24")

11 Stop Sign
NTS SPECIFICATION#

R5–1
24" x 24"

12 "Do Not Enter" Sign
NTS

13 New Free-Standing Club Sign
NTS

H2M architects + engineers
H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054
862.207.5900 • www.h2m.com
NJ Certificate of Authorization No. 24GA28019100

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	08-10-2021	PER PLANNER EMAIL REVIEW
2	02-09-2022	PER NJDEP TWA COMMENTS
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PROJECT No.:	DATE:	SCALE:
MFCL 1901	01/21/2021	AS SHOWN

CLIENT
Morristown Field Club

Site Improvements

Block 9301, Lot 2

Town of Morristown
County of Morris
New Jersey

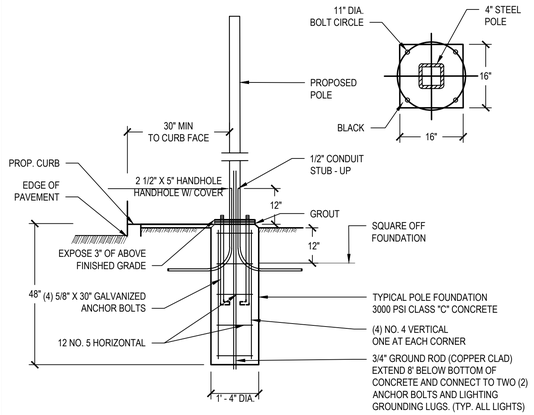
STATUS
REGULATORY REVIEW

SHEET TITLE
SITE DETAILS

DRAWING No.
C501

SHEET No.
15 OF 17

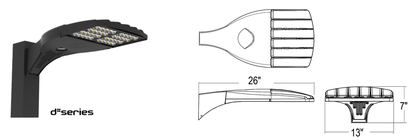
X:\MFCL (Morristown Field Club)\MFCL1901\02-BIM-CAD\Civil\Civil-details\dwg Last Modified: Feb 09, 2022 - 5:02pm Plotted on: May 27, 2022 - 10:35am By tmatos



NOTE:

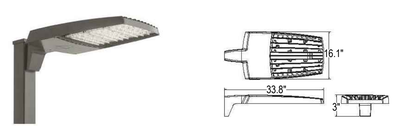
LIGHT FIXTURE AND POLE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS.

1 Standard Pole Base for Light Fixture
NTS



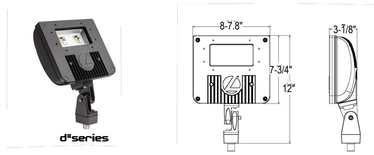
(LITHONIA LIGHTING DSXO LED SERIES AREA LIGHT)

2 Pole-Mounted Light Fixture
NTS



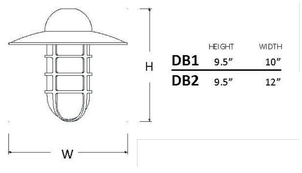
(LITHONIA LIGHTING RSX3 LED SERIES AREA LIGHT)

3 Pole-Mounted Light Fixture
NTS



(LITHONIA LIGHTING DSXF1 LED SERIES FLOOD LIGHT)

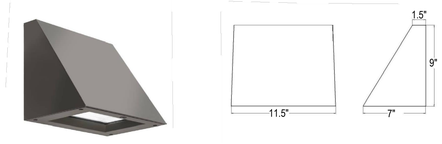
4 Pole-Mounted Light Fixture
NTS



	HEIGHT	WIDTH
DB1	9.5"	10"
DB2	9.5"	12"

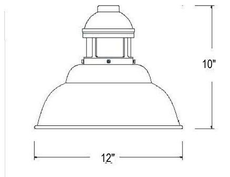
(BASELITE CORPORATION DB-SERIES WALL VAPOR JAR FIXTURE)

5 Wall-Mounted Light Fixture
NTS



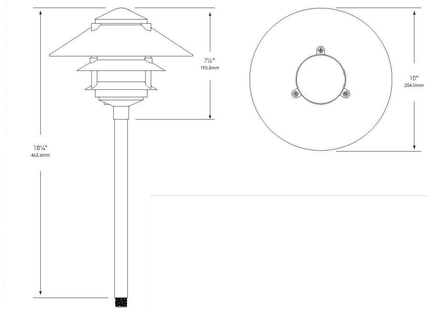
(LITHONIA LIGHTING WDGE2 LED ARCHITECTURAL WALL SCONCE)

6 Wall-Mounted Light Fixture
NTS



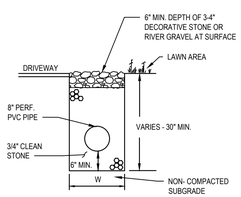
(BASELITE CORPORATION MG12 SERIES PENDANT SHADE FIXTURE)

7 Canopy Hanging Light Fixture
NTS



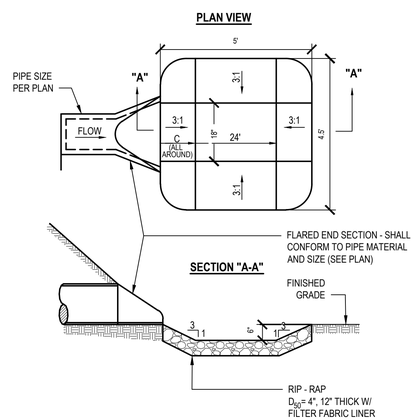
(VISTA PROFESSIONAL MODEL 1205 PATHWAY LIGHT)

8 Pathway Light Fixture
NTS

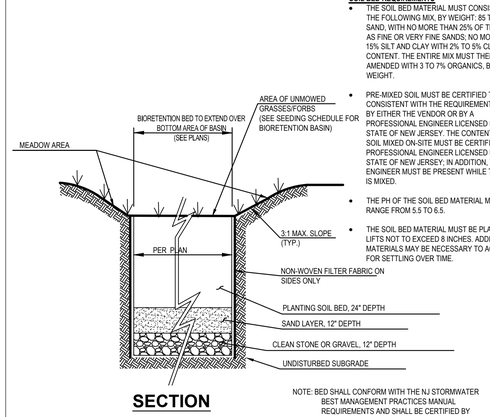


9 Gravel Trench
NTS

W = 2' GRAVEL TRENCH A
W = 3' GRAVEL TRENCH B



10 Preformed Scour Hole with Flared End Section
SCALE: NTS (321613.16 BRKN2) - U



SOIL BED REQUIREMENTS

- THE SOIL BED MATERIAL MUST CONSIST OF THE FOLLOWING MIX, BY WEIGHT: 85 TO 95% SAND, WITH NO MORE THAN 25% OF THE SAND AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX MUST THEN BE AMENDED WITH 3 TO 7% ORGANICS, BY WEIGHT.
- PRE-MIXED SOIL MUST BE CERTIFIED TO BE CONSISTENT WITH THE REQUIREMENT ABOVE BY EITHER THE VENDOR OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. THE CONTENT OF ANY SOIL MIXED ON-SITE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. IN ADDITION, THE ENGINEER MUST BE PRESENT WHILE THE SOIL IS MIXED.
- THE PH OF THE SOIL BED MATERIAL MUST RANGE FROM 5.5 TO 6.5.
- THE SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES. ADDITIONAL MATERIALS MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.

SECTION

NOTE: BED SHALL CONFORM WITH THE NJ STORMWATER BEST MANAGEMENT PRACTICES MANUAL REQUIREMENTS AND SHALL BE CERTIFIED BY SUPPLIER.

11 Bioretention Basin
NTS

Seeding Schedule For Bioretention Basin and Adjacent Meadow Areas Only

1. INSPECT AREA. SURFACE SHALL BE REASONABLY UNIFORM, FREE OF ALL STONES 2 INCHES OR LARGER. REMOVE ALL DEBRIS, ROOTS, CLODS, OR OTHER UNSUITABLE MATERIAL.
2. APPLY 6-12" NATIVE TOPSOIL TO ALL DISTURBED AREAS (PREFERABLY TAKEN FROM EXISTING WOODED AREAS TO BE CLEARED).
3. APPLY SEED MIX NOTED BELOW AT A RATE OF TOTAL PLS 0.5 LBS./1000 S.F. OF NATIVE GRASS (COOL AND WARM SEASON) AND FORB COMBINATION TO DISTURBED AREAS.
4. SEED TO BE BROADCASTED ONTO PREPARED SEED BED. AREA TO BE PASSED OVER WITH A CULTIVATOR (WITH TINES RAISED) OR A TRACKING BULLDOZER TO INCORPORATE THE SEED INTO SOIL FOLLOWING SEED APPLICATION. APPLY A LIGHT AMOUNT OF SALT HAY MULCH (1,000 LBS./ACRE) TO ENTIRE AREA. WATER ENTIRE DISTURBED AREA IMMEDIATELY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY WATERING THE SITE. IN THE EVENT OF DROUGHT CONDITIONS DURING THE FIRST GROWING SEASON FOLLOWING PLANTING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANTS THAT DIE AS A RESULT OF IMPROPER OR INSUFFICIENT WATERING.

IDEAL PLANTING DATES FOR BIORETENTION BASIN: APRIL 15 TO SEPTEMBER 15.

CORE MIX SPECIES FOR BIORETENTION BASIN AND ADJACENT MEADOW AREA

COMMON NAME	BOTANICAL NAME	PERCENTAGE (%)
(W) BUSHY BEARDGRASS	ANDROPOGON GLOMERATUS	10
(W) SWITCHGRASS	PANICUM VIRGATUM	10
(W) REDTOP	AGROSTIS ALBA	10
(C) CANADA BLUEJOINT	CALAMAGROSTIS CANADENSIS	10
(C) WOOD REEDGRASS	CINNA ARUNDINACEA	10
(C) VIRGINIA WILDRYE	ELYMUS VIRGINICUS	10
(F) FRAGRANT FLAT-TOP GOLDENROD	EUTHAMIA GRAMINIFOLIA	10
(W) INDIANGRASS	SORGHASTRUM NUTAS	10
(W) EASTERN GAMA GRASS	TRIPSACUM DACTYLOIDES	10
(W) FOWL MEADOW GRASS	POA PALUSTRIS	10

COMPANION GRASSES (FOR QUICK COVER)

POVERTY OATGRASS	DANTHONIA SPICATA	10 LBS/ACRE
OR ANNUAL RYE	LOLIUM MULTIFLORUM	25 LBS/ACRE

(W) = WARM SEASON GRASS
(C) = COOL SEASON GRASS
(F) = FORB

H2M architects + engineers
H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054
862.207.5900 • www.h2m.com
NJ Certificate of Authorization No. 24GA28019100

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SHEET TITLE
SITE DETAILS

DRAWING No.
C502

SHEET No.
16 OF 17

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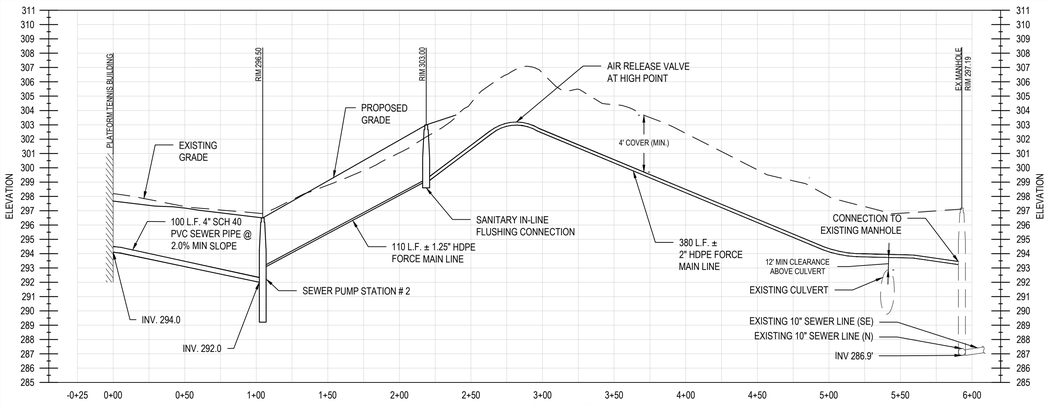
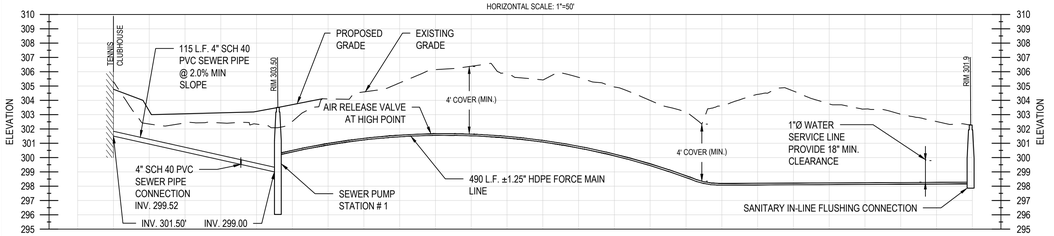
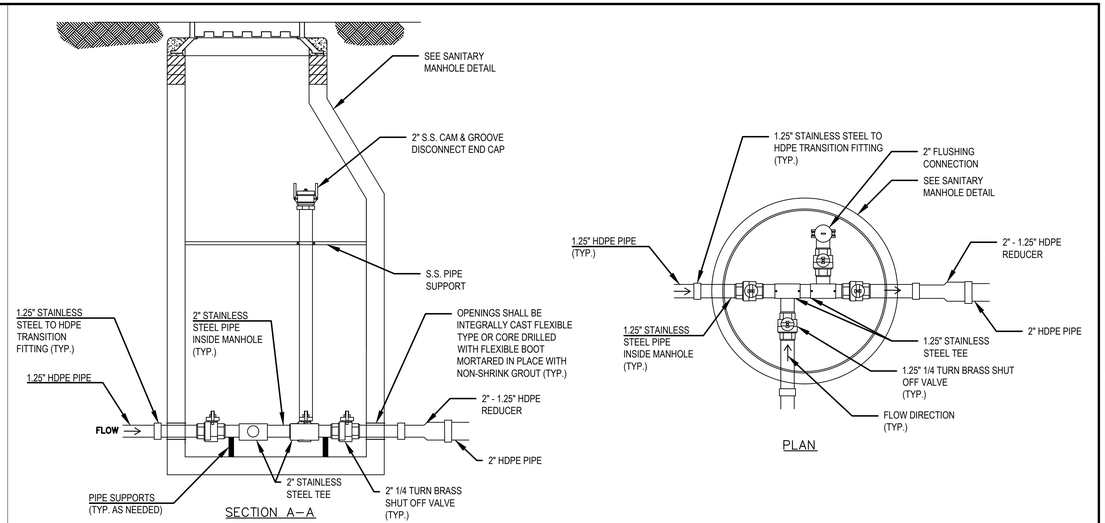


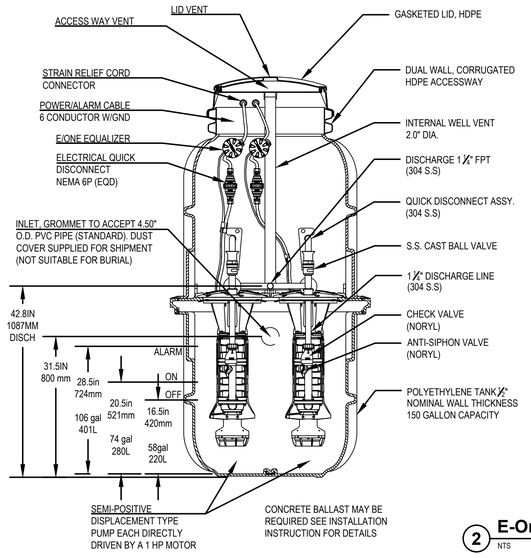
Sanitary Sewer Profile - A
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=50'



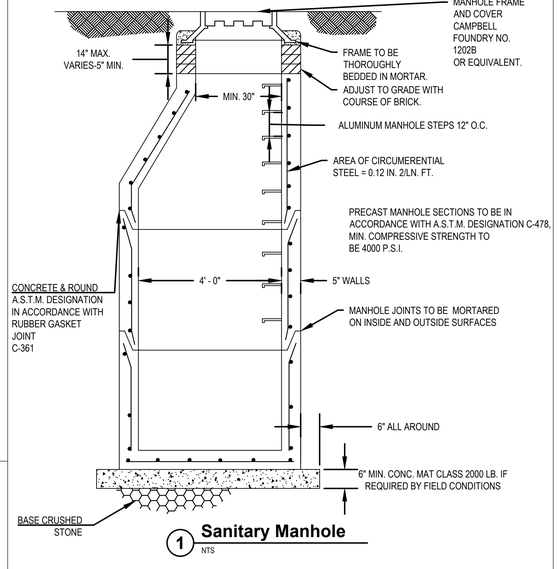
Sanitary Sewer Profile - B
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=50'



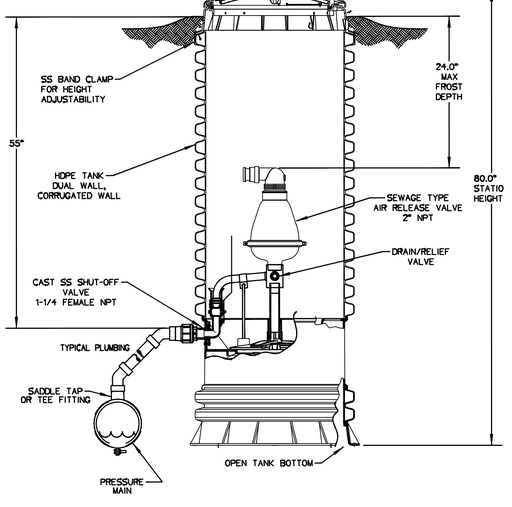
3 Sanitary In-Line Flushing Connection
NTS



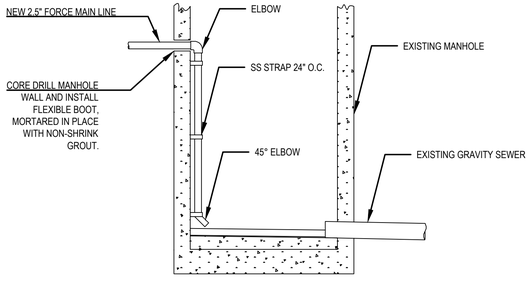
2 E-One DH152 Pump Station
NTS



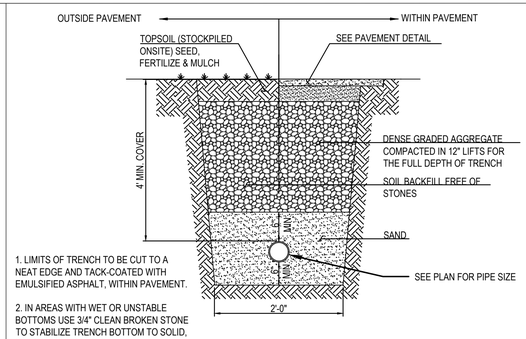
1 Sanitary Manhole
NTS



6 Air Release Valve
NTS



4 Force Main Connection
NTS



5 Force Main Trench
NTS

H2M architects + engineers
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SANITARY SEWER PROFILE & DETAILS

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