

PROPERTY OWNERS WITHIN 200' OF
BLOCK 261, LOT 15.02
TOWNSHIP OF DENNIS, CAPE MAY COUNTY, NJ

	BLOCK	LOT	QUAL	PROPERTY OWNER & MAILING ADDRESS PROPERTY LOCATION
CAPE MAY COUNTY PLANNING BOARD DN-309, CENTRAL MAIL ROOM CAPE MAY COURT HOUSE, NJ 08210	260	4.03		SUNSHINE, RODNEY & HARRY 115 ORANGE ROAD RD CAPE MAY COURT HOUSE, NJ 08210-1307 1078 RT 83
VERIZON COMMUNICATIONS % ENGINEERING DEPARTMENT 10 TANSBORO RD, FL 2 BERLIN, NJ 08009	260	4.04		PICKERING REAL ESTATE INVEST REAL PO BOX 100 SOUTH BRATTLE, NJ 08244-0100 104 RT 83
SOUTH JERSEY GAS COMPANY % JOSEPH SCHNEIDER GENERAL MANAGER SYSTEM ENGINEERING & PLANNING 1 SO JERSEY PLAZA FOLSOM, NJ 08037	260	4.05		PICKERING REAL ESTATE INVEST REAL PO BOX 100 SOUTH BRATTLE, NJ 08244-0100 1092 RT 83
CONNECTICUT REAL ESTATE DEPARTMENT 5100 HARDING HIGHWAY, SUITE 399 MAYS LANDING, NJ 08330-9902	260	5		WALSH, SANDRA L. 245 KINGS HWY CAPE MAY COURT HOUSE, NJ 08210-1224 143 KINGS HWY
COMCAST CABLE 901 W LEEDES AVENUE ASBECON, NJ 08201	261	11.01		SUN DRIFTWOOD RV LLC 27777 FRANKLIN RD #200 SOUTHWESTLA, NC 28686 RT 5
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, TSB NEWARK, NJ 07102	261	15.01		FRUCHICKEL, DENNIS 800 HOLLAND PARK FIVE ASBECON, NJ 08201-2429 1075 RT 83
CAPE ATLANTIC SOIL CONSERVATION DISTRICT ATTN: MICHAEL KENT 6260 OLD HARDING HIGHWAY MAYS LANDING, NJ 08330	261	15.02		SEABOARD STORAGE LLC 840 SWEDES BLVD BROOKFIELD, VA 22808-4309 1071 RT 83
STATE OF NJ-DOT CN-600 1035 PARKWAY AVE TRENTON, NJ 08625-0600	261	15.03	O-1	BEACHVIEW ADDRESS PARK CONDOMINIUM 1083 ROUTE 83 CLERMONT, NJ 08210-1257 1083 ROUTE 83
	261	15.03	O-2	V & A PROPERTY MANAGEMENT LLC 14 KELLY COURT CAPE MAY COURT HOUSE, NJ 08210-1132 1083 ROUTE 83 #1
	261	15.03	O-3	KOONINSON, WILLIAM 22 OCEAN BLVD BOX 111 OCEAN VIEW, NJ 08230-0111 1083 RT 83 #2
	261	15.03	O-4	BORLEY, JOHN W & ROBERTSON, SANDRA 17 SHARITON GARDEN RD CAPE MAY COURT HOUSE, NJ 08210-1456 1083 RT 83 #3
	261	15.04		CAPE MAY COUNTY 4175 RT 83 CAPE MAY COURT HOUSE, NJ 08210-1256 1083 RT 83
	261	15.05		42128 LLC 3715 OCEAN DR AVAILON, NJ 08202-1474 1083 RT 83
	261	15.06		BECK, DANIELA A & JANE 1083 RT 83 CAPE MAY COURT HOUSE, NJ 08210-1256 1083 RT 83
	261	15.07		CAPE MAY COUNTY 4175 RT 83 CAPE MAY COURT HOUSE, NJ 08210-1256 1083 RT 83

PROPERTY OWNERS LIST WITHIN 200'

1. Applicant/Owner: Robert Keith
126 Chapel Hill Circle
Paoli, PA 19301
Phone (610)-544-7500
- Site Address: 1077 Route 83
Dennis, NJ 08210
2. The project site is known as Block 261 Lot 15.02, as shown on the Tax Sheet #27.01 of the Dennis Township Tax Maps.
3. The property is located in the B - Business Zoning District. It is currently vacant / wooded & grassed.
4. The project site consists of a total area of 1.28 Acres (55,756.8 SF).
5. It is the intent of the Applicant to construct two storage / workshop units (within the same building). The building will be a total of 6,000 SF (3,000 SF each) with an adjacent parking lot. One basin is proposed to mitigate stormwater runoff.
6. Stormwater calculations were prepared by Engineering Design Associates dated March 2023.
7. The Proposed improvements will be serviced from a proposed on-site septic system and proposed well.
8. All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
9. All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
10. The proposed application will require approvals from the following agencies:
- New Jersey Department of Transportation
 - Dennis Township Land Use Board
 - Cape May County Planning Board
 - Cape Atlantic Soil Conservation District
 - Cape May County Health Department

GENERAL NOTES

Outbound and topographic survey information taken from plan entitled "Situate in Block 261, Lot 15.02, Township of Dennis, Cape May County, NJ", prepared by George Swensen N.J.P.L.S. #GS43415, dated 12/09/22.

SURVEY INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate " Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

ZONING INFORMATION
(B) BUSINESS DISTRICT
EDA #9826

Requirement	Required	Existing	Proposed	Variance
Lot Area	60,000 SF	55,756.8 SF	55,756.8 SF	NO
Lot Width	150'	150'	150'	NO
Lot Depth	150'	150'	248.6'	NO
Front Yard Setback	75'	N/A	90'	NO
Side Yard Setback	25'	N/A	25'	NO
Rear Yard Setback	50'	N/A	41.81'	YES
Building Coverage	35%	0%	10.8%	NO
Impervious Coverage	50%	0%	26.2%	NO
Building Height (Feet)	35'	N/A	35'	NO

Parking Requirement

Required	Proposed	Variance
6,000 SF Storage Workshop (1 space / 700 SF)	8.57 spaces	No
Total	9 spaces	10 spaces

Sign Requirement

- No signs are proposed as part of this application.

Variances:

- Section 185-18(D): Bulk Standards Rear yard; To permit a setback of 41.81', where a 50' setback is required.

Waivers:

- Requiring curbing in all parking areas (Section 185-38A(2))
- Clearing Limits as it pertains to Section 185-41J(2)
- Environmental Assessment Report (Section 185-41K(2)(c))
- Traffic Impact Study (Section 165-54.B.2(h))

ZONING INFORMATION

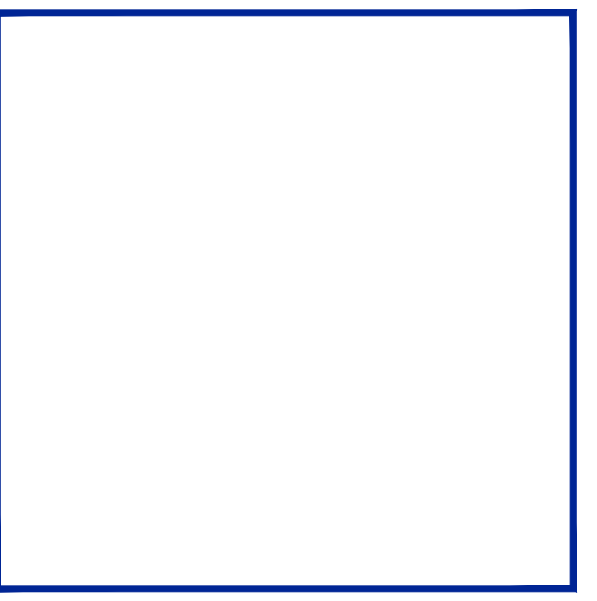
SITE PLAN FOR ROBERT KEITH BLOCK 261, LOT 15.02 DENNIS TOWNSHIP CAPE MAY COUNTY, NEW JERSEY

SCHEDULE OF SHEETS

	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
COVER SHEET	1 OF 8	4/4/2023	---
EXISTING CONDITIONS PLAN	2 OF 8	4/4/2023	---
SITE PLAN.....	3 OF 8	4/4/2023	---
GRADING AND SOIL EROSION PLAN	4 OF 8	4/4/2023	---
LANDSCAPING AND LIGHTING PLAN	5 OF 8	4/4/2023	---
NJDOT TRAFFIC CONTROL PLAN.....	6 OF 8	4/4/2023	---
ENGINEERING DETAILS	7 OF 8	4/4/2023	---
SOIL EROSION AND SEDIMENT CONTROL NOTES.....	8 OF 8	4/4/2023	---

TOWNSHIP OF DENNIS APPROVAL BLOCK

Chairman	Date
Secretary	Date
Engineer	Date



EDA
Engineers - Landscape Architects - Planners

COVER SHEET
BLOCK 261 LOT 15.02
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

CAMBRIDGE PROFESSIONAL OFFICES
1000 Cambridge Street
Cambridge, MA 02142
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION# 240A2970309

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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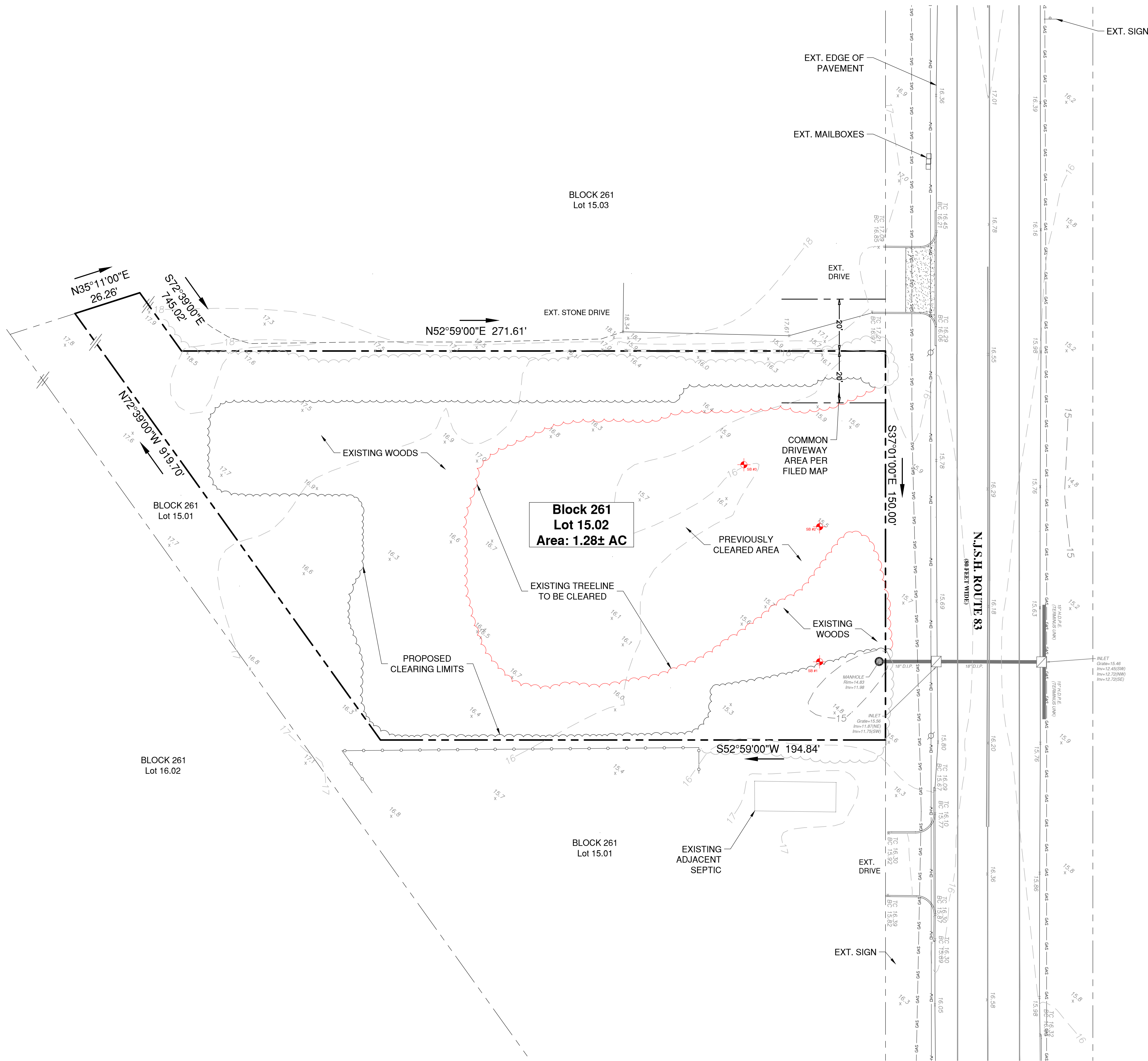
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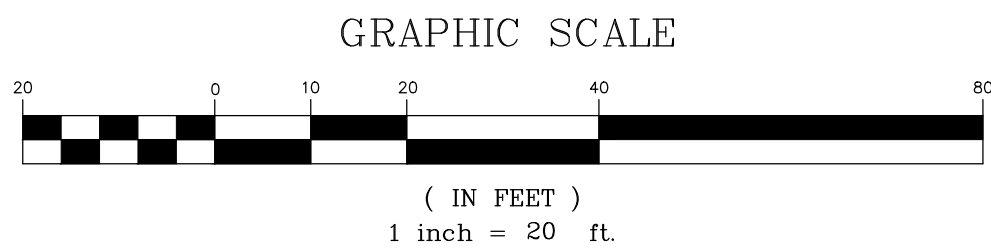
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SCALE: AS NOTED CHECKED BY: VCO

PROJECT #: 9826 SHEET: 1 OF 8



- NOTES:
1. Outbound and topographic survey information taken from plan entitled "Situate in Block 261, Lot 15.02, Township of Dennis, Cape May County, NJ", prepared by George Swensen N.J.P.L.S. #GS43415, dated 12/09/22.



EXISTING CONDITIONS / DEMOLITION PLAN



Engineers - Landscape Architects - Planners



Engineers - Environmental Planners - Landscape Architects
Cambridge Professional Offices
www.cambridgeplanning.com
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EXISTING CONDITIONS / DEMOLITION PLAN
BLOCK 261 LOT 15.02
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

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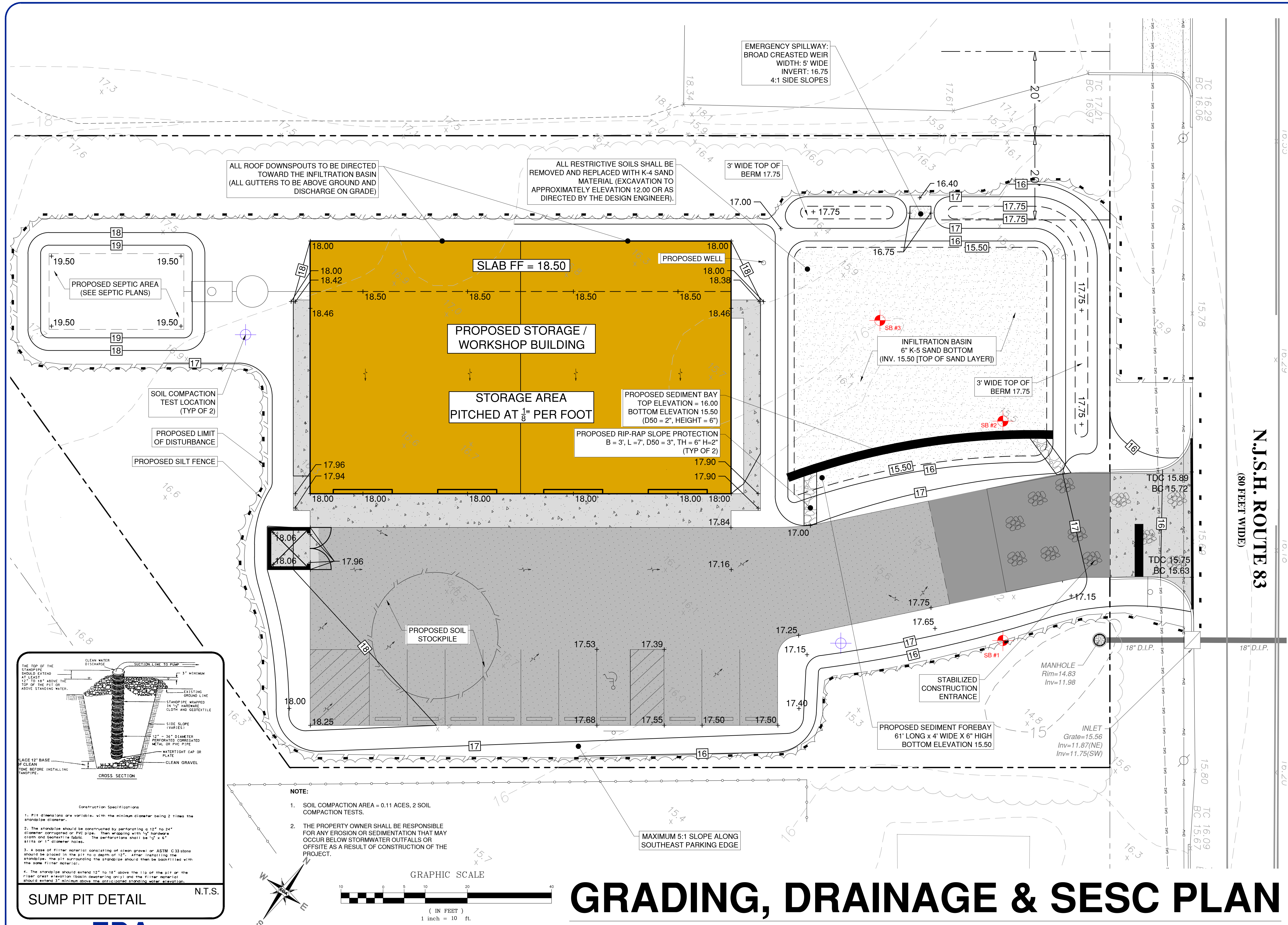


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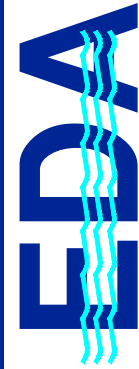
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DATE: 4/4/2023	DRAWN BY: MSB
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 9826	SHEET: 2 OF 8




N.J.S.H. ROUTE 83
(80 FEET WIDE)




Engineering
Design
Associates, P.A.
Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
609-390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION# 2406297000

GRADING, DRAINAGE & SESC PLAN
BLOCK 261 LOT 15.02
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498



REVISION	DATE	BY



DATE: 4/4/2023	DRAWN BY: MSB
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 9826	SHEET: 4 OF 8

GRADING, DRAINAGE & SESC PLAN

TREES		COMMON NAME		SIZE		NOTES	
  	AG	AMELEANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8'	8&8	2	
	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	7'-8'	8&8	6	
	IN	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	5'-6'	8&8	1	
SHRUBS							
  	IC	ILEX CORNUATA 'CARISSA'	CARISSA HOLLY	#5	CONT.	22	
	IS	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	#3	CONT.	3	
	IVL	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	#3	CONT.	6	
	SGS	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3	CONT.	6	
 	SW	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	#5	CONT.	14	
PERENNIALS							
	HS	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1	CONT.	7	

1. DRAWINGS TO BE SCALED FOR PURPOSES OF LOCATING SOIL BERMS, PLANT MATERIAL, PLANTING BEDS, GROUND COVER AREAS AND OTHER SITE AMENITIES SHOWN. DRAWINGS ARE DIAGRAMMATIC; PLANT MATERIAL SUBJECT TO FIELD ADJUSTMENT.
2. ALL PLANT MATERIAL TO BE SET IN PREPARED MULCH BEDS. FINAL BED LINES TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE.
3. ALL PLANT MATERIAL TO BE IRRIGATED.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. PLANT HOLDS PRECEDENT.

GRASSES

AREAS TO BE SEEDD SHALL CONSIST OF THE FOLLOWING SEED MIXTURES TO INSURE A HIGH QUALITY GRASS.

REBEL II TALL FESCUE - 8 LBS PER 1000 SF
ECLIPSE KENTUCKY BLUE GRASS - 4 LBS PER 1000 SF

FERTILIZING AND LIMING SHALL BE COMPLETED PRIOR TO SEEDING LAWN AREAS TWO WEEK PER YEAR.

PLANTING BEDS - TO BE CONSTRUCTED AS SHOWN ON PLAN. USE THE FOLLOWING SPECIFICATIONS OR AN APPROVED EQUAL.

A. MULCH - BEDS TO BE FILLED WITH A 4" LAYER OF LICORICE ROOT MULCH (RIGHT DRESS INC.)
B. WOODCHERRY - MULCH TO BE PLACED OVER TERRA PLOI WEED CONTROL FABRIC OR 4 MIL BLACK POLYETHYLENE.
C. MULCH - BEDS TO BE EDGED WITH BLACK DIAMOND POLYETHYLENE BED DIVIDER (VALLEY VIEW SPECIALTIES CO.)

Diagram illustrating the correct planting technique for a tree, showing the root ball, soil, mulch, and trunk placement.

Annotations and Instructions:

- DO NOT STAKE OR WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE IN THE FIELD.
- 1' BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK)
- BEFORE PLANTING ADD 3"-4" OF WELL COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 1-2' OF PREPARED SOIL.
- 4"-6" DEEPER THAN ROOT BALL
- CUT TOP OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL.
- SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE.
- 10" WIDE SHALLOW HOLE WITH TAPERED SIDES.
- TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL.
- 4" BUILT-UP EARTH SAUCER
- SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
- AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING OTHERWISE DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
- 6" FOLD BURLAP AWAY FROM TOP OF ROOT BALL

NOTES:

- For container-grown trees, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots circling the perimeter of the container.
- Incorporate commercially prepared mycorrhizal spores in the soil immediately around the root ball at rates specified by the manufacturer.
- During the design phase, confirm that water drains out of the soil, design alternative drainage systems as required.
- Thoroughly soak the tree root ball and adjacent prepared soil several times during the first month after planting and regularly throughout the following two summers.
- The planting process is similar for deciduous and evergreen trees.

N.T.S.

The diagram shows a cross-section of a tree being planted in a hole. The tree's trunk is wrapped in burlap, which is held up by two wooden stakes driven into the ground on either side. The root ball is placed in a hole that has been dug wide and shallow, with tamped soil around its base. A layer of prepared soil is shown above the root ball, and a wire basket is cut around it. The top of the root ball is set flush with the grade. Labels indicate various steps and materials used in the process.

DO NOT STAKE OR WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD

X - MINIMUM WIDTH OF PREPARED SOIL FOR TREES

DIG WIDE, SHALLOW HOLE WITH TAMPERED SIDES

TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL

SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

CUT TOP BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL

PREPARED SOIL FOR TREES

4" TO 6" DEEPER THAN ROOT BALL

2" BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK)

FOLD BURLAP AWAY FROM TOP OF ROOT BALL

SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS

4" BUILT-UP EARTH SAUCER

AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS

B'F PLANTING ADD 3" TO 4" OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL

NOTES:

- For container-grown trees, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut to put apart any roots circling the perimeter of the container.
- Incorporate commercially prepared mycorrhiza spores in the soil immediately around the root ball at rates specified by the manufacturer.
- During the design phase, confirm that water drains out of the soil, design alternative drainage systems as required.
- Thoroughly soak the tree and surrounding adjacent prepared soil several times during the first month after planting and regularly throughout the following two summers.
- The planting process is similar for deciduous and evergreen trees.

The diagram shows a cross-section of a container-grown plant being prepared for planting. The plant is shown with its root ball and surrounding soil. The root ball is being removed, and the soil is being prepared. The diagram includes the following labels and dimensions:

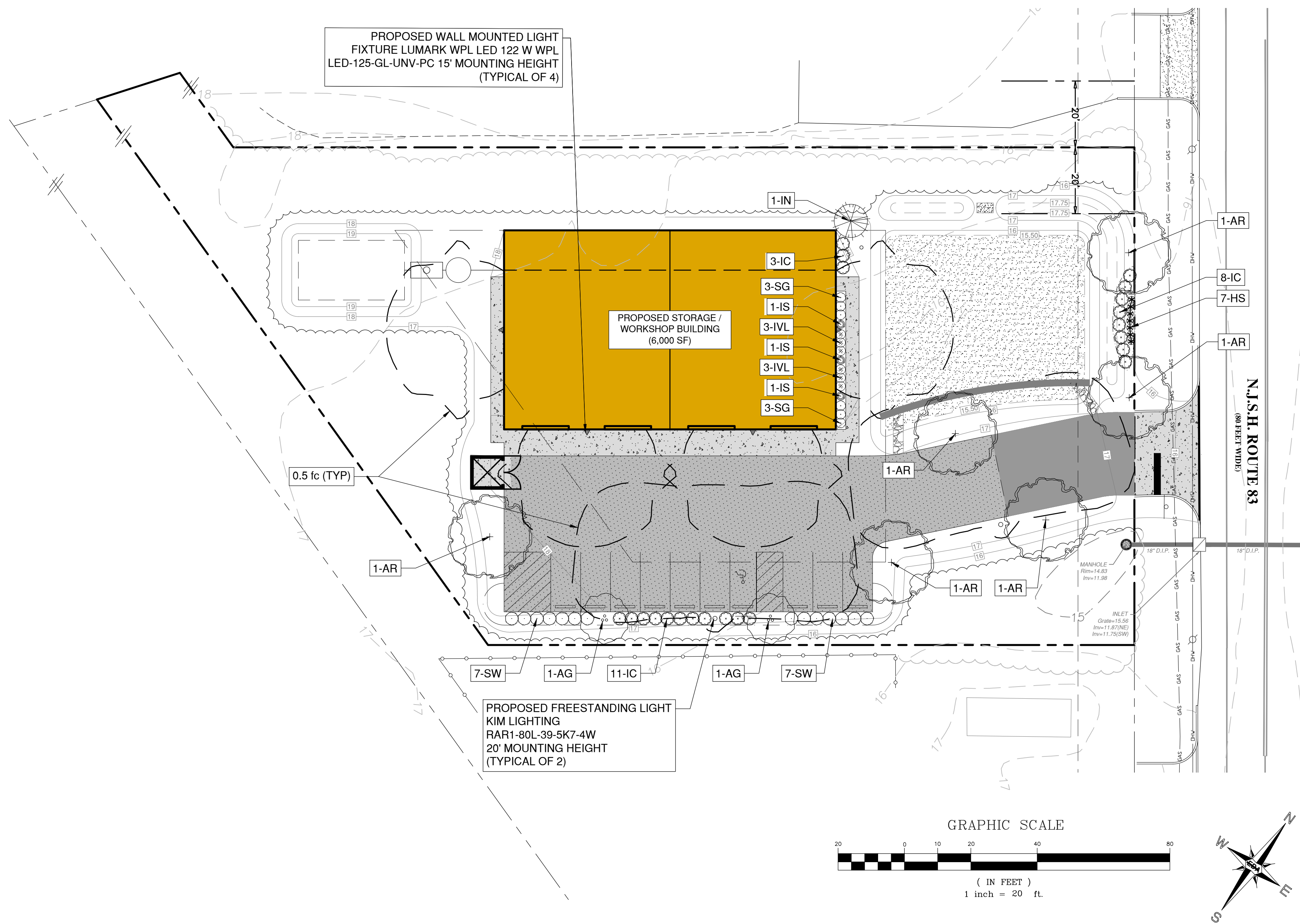
- PREPARE SOIL IN THE ENTIRE BED USING PROCEDURES OUTLINED IN THE CHART BELOW** (at the top)
- FOLD BURLAP FROM TOP OF ROOT BALL DOWN INTO GROUND. SET TOP OF BALL FLUSH WITH FINISH GRADE** (on the left)
- 2" MULCH (DO NOT PUT MULCH AGAINST THE BASE OF THE PLANT)** (on the left)
- 12" - 18" (FOR LARGER SHRUBS) ROOT BALL MAKE DEPTH MIN. 4" DEEPER THAN BALL)** (on the left)
- SOIL SURFACE ROUGHENED TO BIND WITH NEW NEW SOIL** (on the left)
- PREPARED SOIL FOR SHRUBS** (in the center)
- 8" - 12"** (dimension for the prepared soil layer)
- BEFORE PLANTING ADD 2-4" OF WELL COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL** (on the right)
- LAWN OR PAVING** (on the right)
- CONTAINER-GROWN PLANT WITH ROOTS PULLED OUT OF BALL** (on the right)

NOTES:

1. For container-grown trees, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots circling the perimeter of the container.
2. Inoculate commercially prepared mycorrhizal spores in the soil immediately around the root ball at rates specified by the manufacturer.
3. During the design phase, confirm that water drains out of the soil. design alternative drainage systems as required.
4. Thoroughly soak the tree root ball and adjacent prepared soil several times during the first month after planting and regularly throughout the following two summers.
5. The planting process is similar for deciduous and evergreen trees.

1. PLANT MATERIALS SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL JOINT, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DETECTS AND NUISANCE.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE PERIOD OF NOT LESS THAN A MINIMUM OF TWO GROWING SEASONS FOR SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. IN SO FAR AS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED THAT DAY. STOCK SHALL NOT REMAIN IN STORAGE FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPECIES OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1986 / AMERICAN STANDARD FOR NURSER STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND GROOMED AS BACKFILLING PROCEEDS. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, ETC. SHALL BE USED FOR PLANTING.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROP AT ANY TIME AS TO DAMAGE THE BARK AND BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS FLUSH AND STRAIGHT. SET AT SUCH LEVEL, THAT, AFTER SETTLEMENT TO NORMAL OR APPROXIMATELY 1/3" OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREE SHALL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
13. EACH TREE AND SHRUB SHALL BE PLANTED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE IN CLINICAL, SHARP SCISSOR CUT WITH 1/4" IN DIAMETER SHALL BE PAINTED WITH SUITABLE TREE PAINT.
14. TREES SHALL BE SUPPORTED AND STAKED BY TWO (2) 4" X 4" NATURAL, ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED.
15. THE TRUNKS OF ALL TREES SHALL BE WRAPPED AS SOON AS POSSIBLE AFTER PLANTING ACCORDING TO STANDARD PROCEDURES AND AS INDICATED.

N.T.S.



EDA Engineering
Design
Associates, P.A.

Engineers Environmental Planners Landscape Architects

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LANDSCAPING & LIGHTING PLAN
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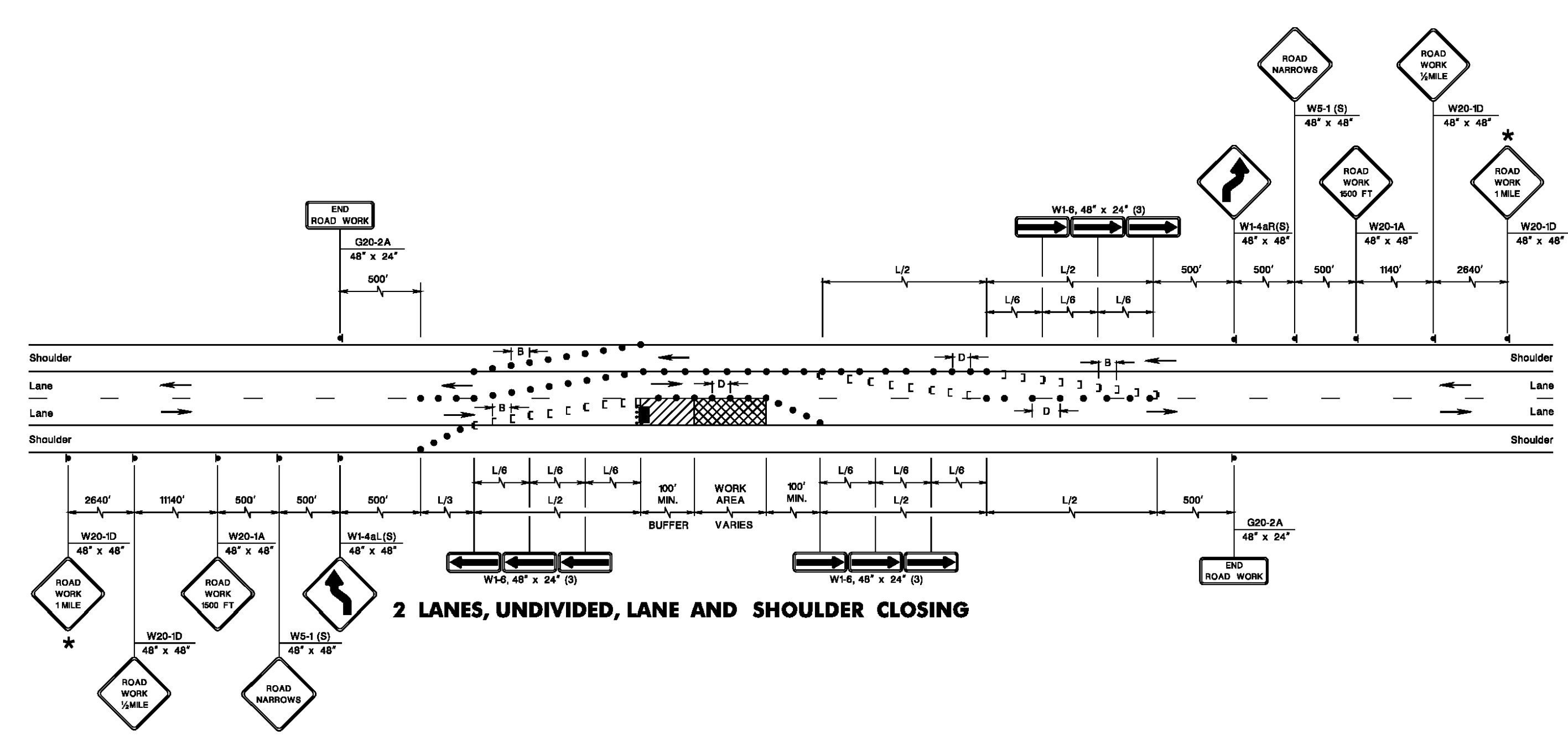
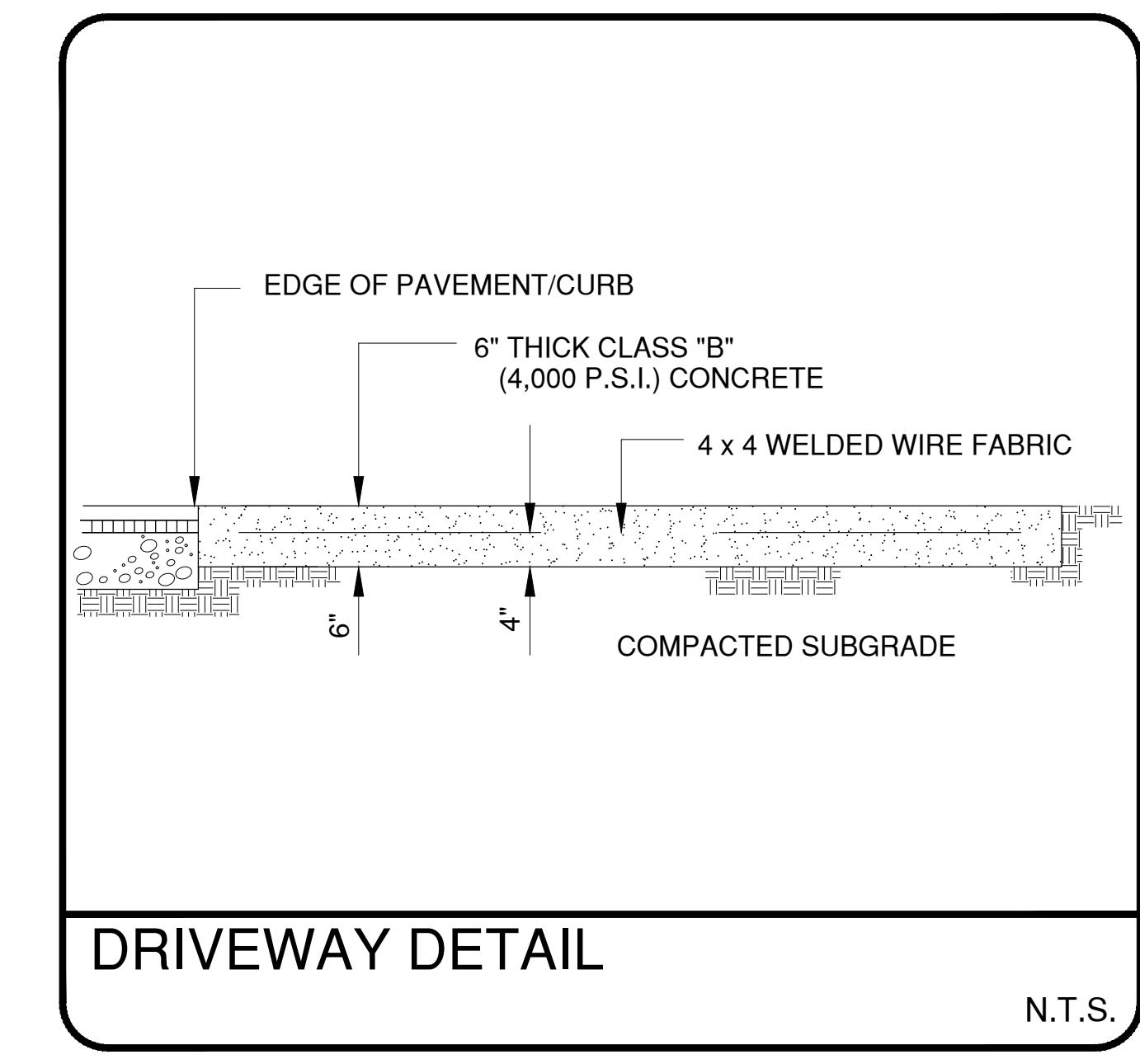
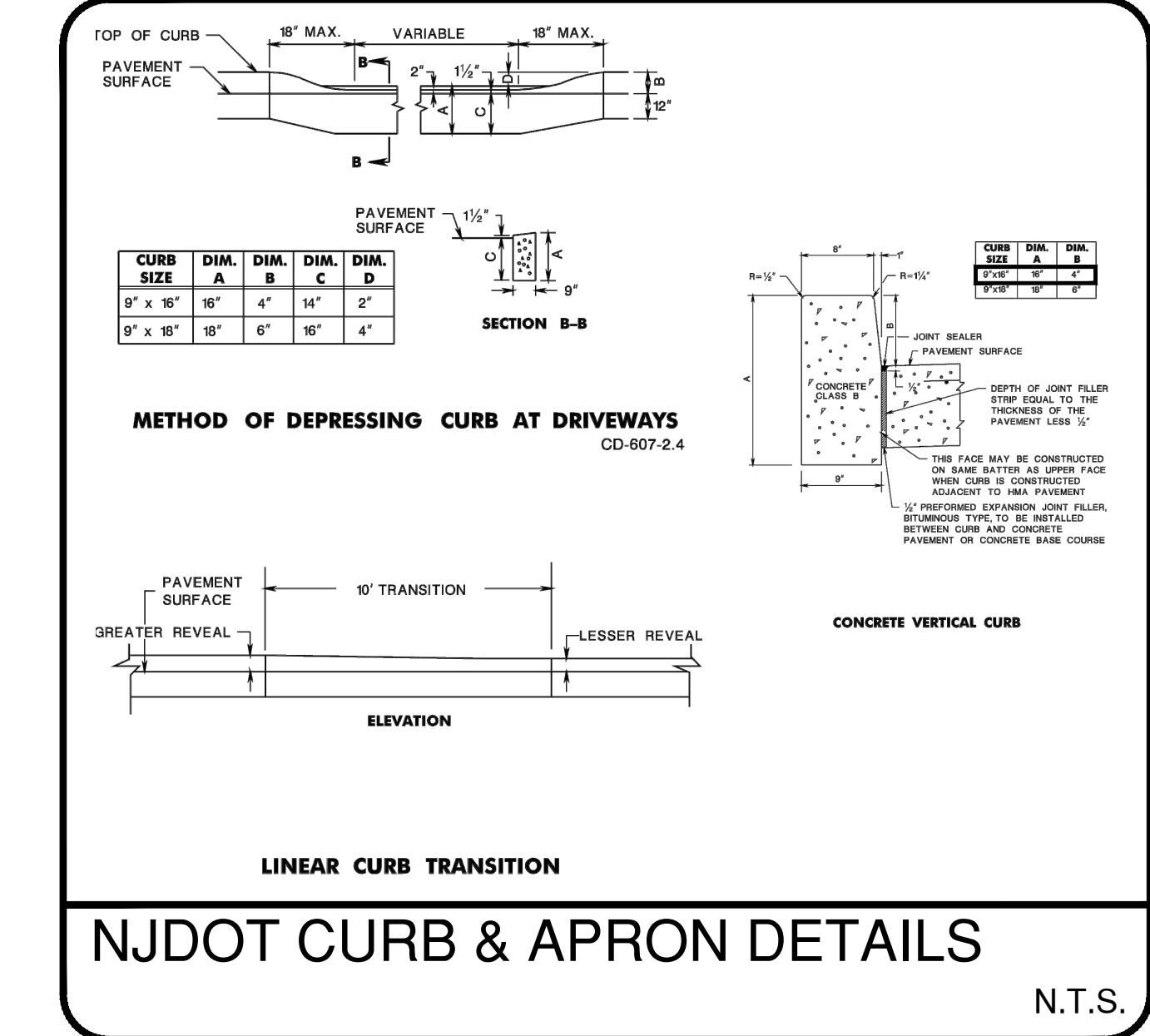
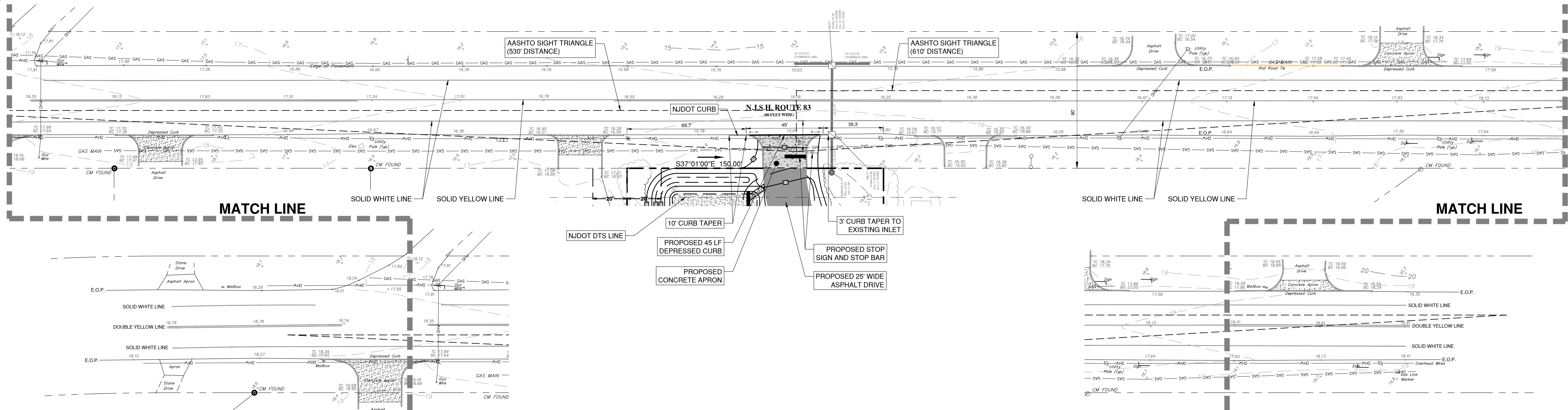
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SCALE: AS NOTED

CHECKED BY: VCO

PROJECT #: 9826

SHEET: 5 OF 8



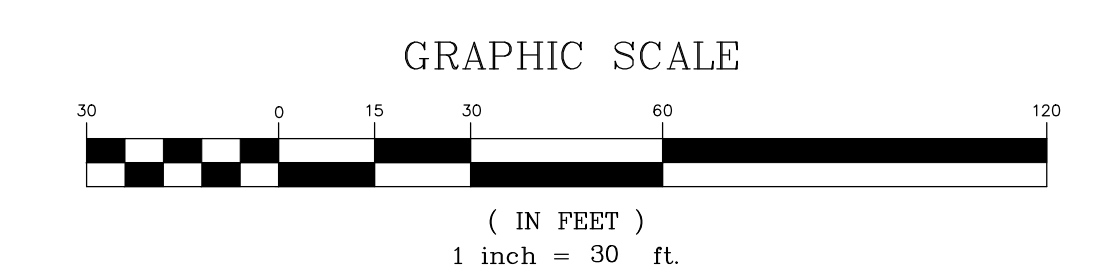
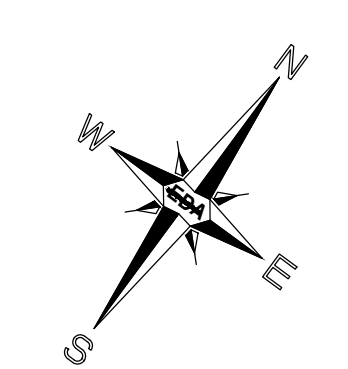
REGULATORY APPROACH SPEED OF TRAFFIC MILES/HOUR	RECOMMENDED SIGHT DISTANCE TO BEGINNING OF CHANNELIZING TAPERS		
	DESIRABLE	MINIMUM	
	RURAL FEET	URBAN FEET	RURAL AND URBAN FEET
25	375	525	150
30	450	625	200
35	525	725	250
40	600	825	325
45	675	925	400
50	750	1025	475
55	825	1150	550
60	900	1275	650
65	950		725

- NOTES:**
1. AVOIDANCE MANEUVER IS FOR A SPEED, PATH, AND / OR DIRECTION CHANGE PRIOR TO THE BEGINNING OF CHANNELIZING TAPERS.
 2. RECOMMENDED DISTANCES BETWEEN TWO SEPARATE LANE CLOSURES ARE DOUBLE THE VALUES SHOWN ABOVE.
 3. RURAL AND URBAN ROAD DESIGNATIONS ARE AS DEFINED IN THE NJDOT STATE HIGHWAY STRAIGHT LINE DIAGRAMS.
 4. PROVIDE DESIRABLE VALUES WHEREVER POSSIBLE. IF IT IS NOT FEASIBLE OR PRACTICAL TO PROVIDE DESIRABLE VALUES BECAUSE OF HORIZONTAL OR VERTICAL CURVATURE OR IF RELOCATION OF THE TAPER IS NOT POSSIBLE THEN MINIMUM VALUES CAN BE APPLIED. WHEN MINIMUM VALUES ARE USED, PAY SPECIAL ATTENTION TO THE USE OF SUITABLE TRAFFIC CONTROL DEVICES WHEN PROVIDING ADVANCED WARNING OF THE CONDITIONS THAT ARE LIKELY TO BE ENCOUNTERED.
 5. LOCATE TAPERS TO MAXIMIZE THE VISIBILITY OF THEIR TOTAL LENGTH.

OPTIONAL CONNECTION TYPE B TREATMENT AT VERTICAL DROP OFF

RECOMMENDED TAPER LENGTH AND SPACING FOR CHANNELIZING TAPERS				RECOMMENDED SPACING ALONG TANGENTS	
REGULATORY APPROACH SPEED OF TRAFFIC MILES / HOUR	MINIMUM TAPER RATIO IN LENGTH PER FOOT OF WIDTH	MINIMUM TAPER LENGTH L - FOR LANE WIDTHS	MAXIMUM DEVICE (B) SPACING ALONG TAPERS IN FEET	MAXIMUM DEVICE (D) SPACING ALONG TANGENTS IN FEET	
25	10:5:1	105	115	125	50
30	15:1	150	165	180	60
35	20:8:1	205	225	245	70
40	27:1	270	300	325	80
45	45:1	450	485	540	90
50	60:1	600	650	600	100
55	55:1	550	605	660	110
60	60:1	600	660	720	120
65	65:1	650	715	780	130

NOTE:
THE MAXIMUM DEVICE SPACING ALONG CURVES IS DEFINED FOR TAPERS (B) IN THE ABOVE TABLE.



- NOTE:**
1. CONTRACTOR TO OBTAIN NJ ONE-CALL NUMBER FOR UTILITY MARK OUT AND SUPPLY CONFIRMATION NUMBER TO NJDOT.

NJDOT PLAN

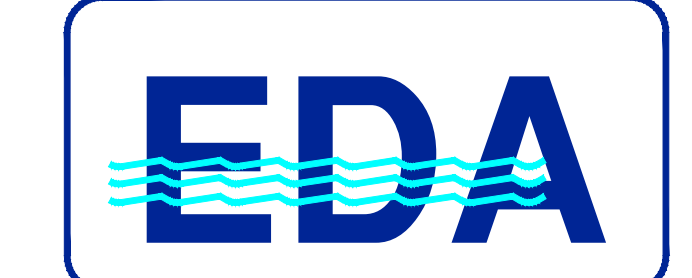
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NJDOT PLAN
BLOCK 261 LOT 15.02
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

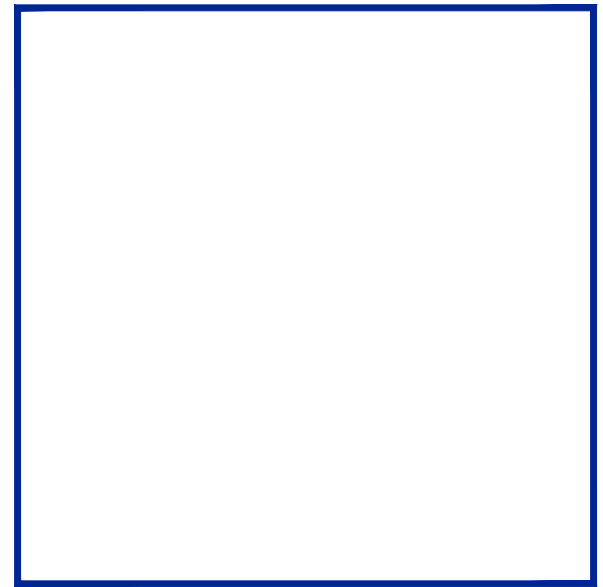
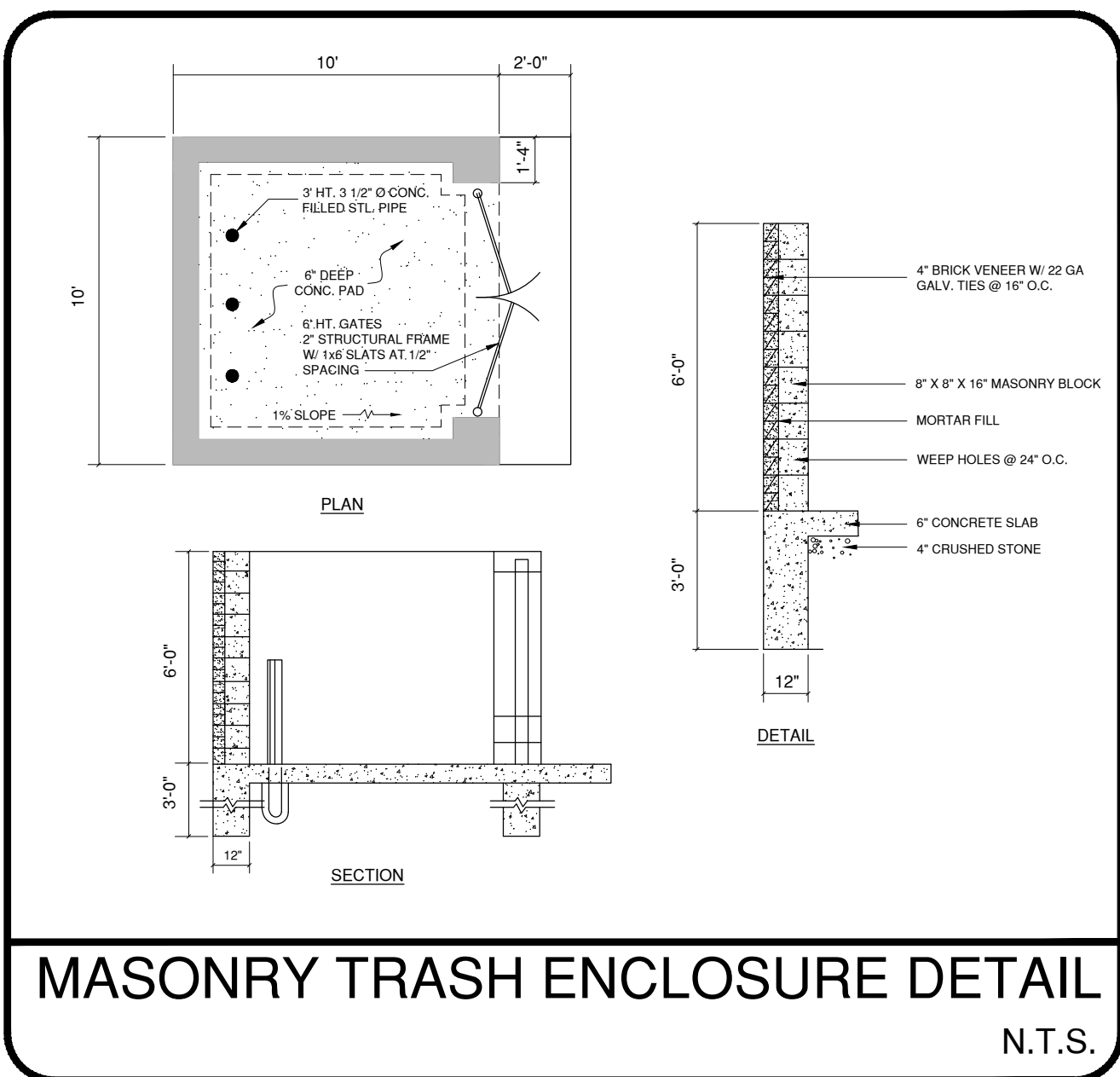
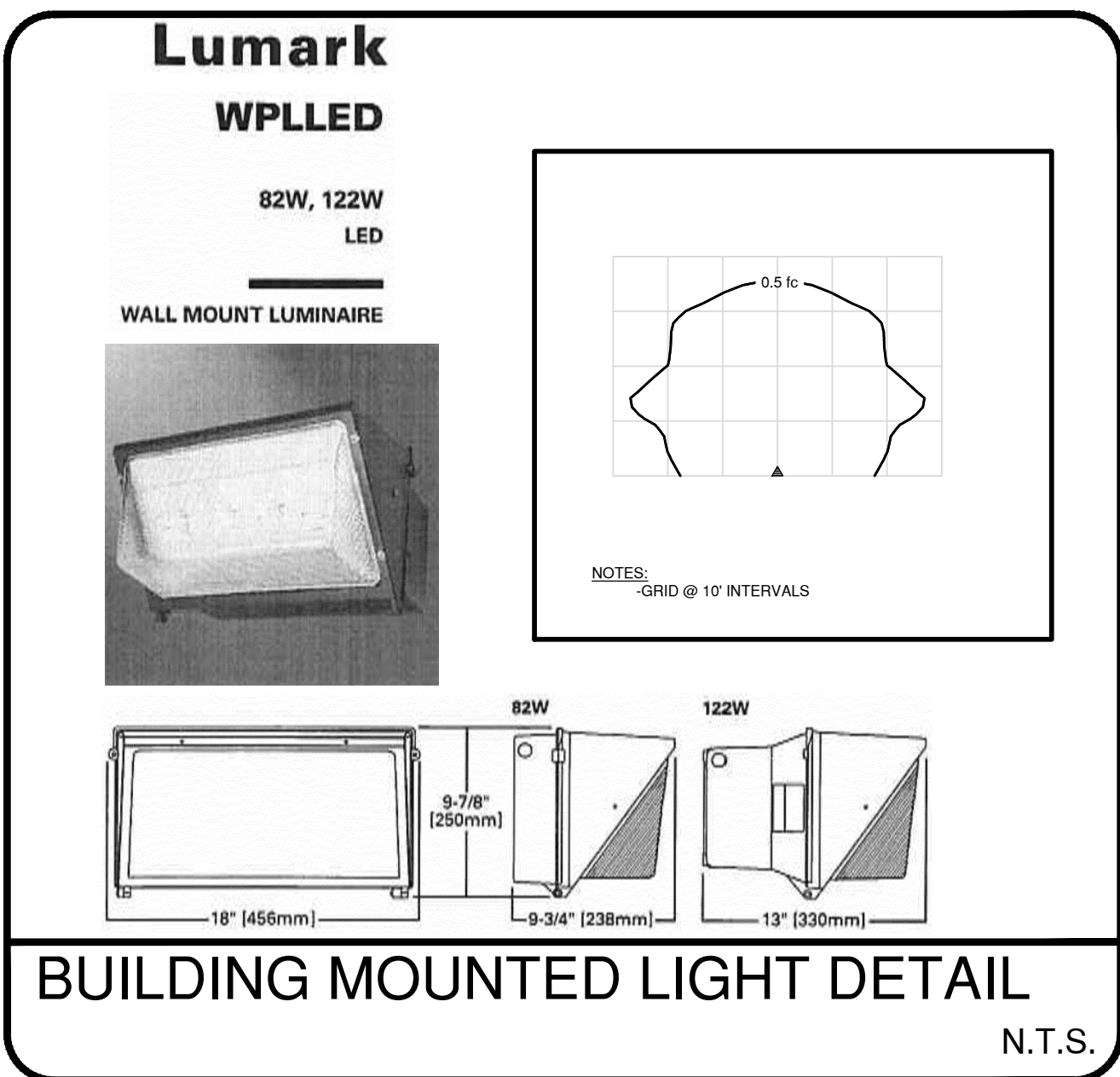
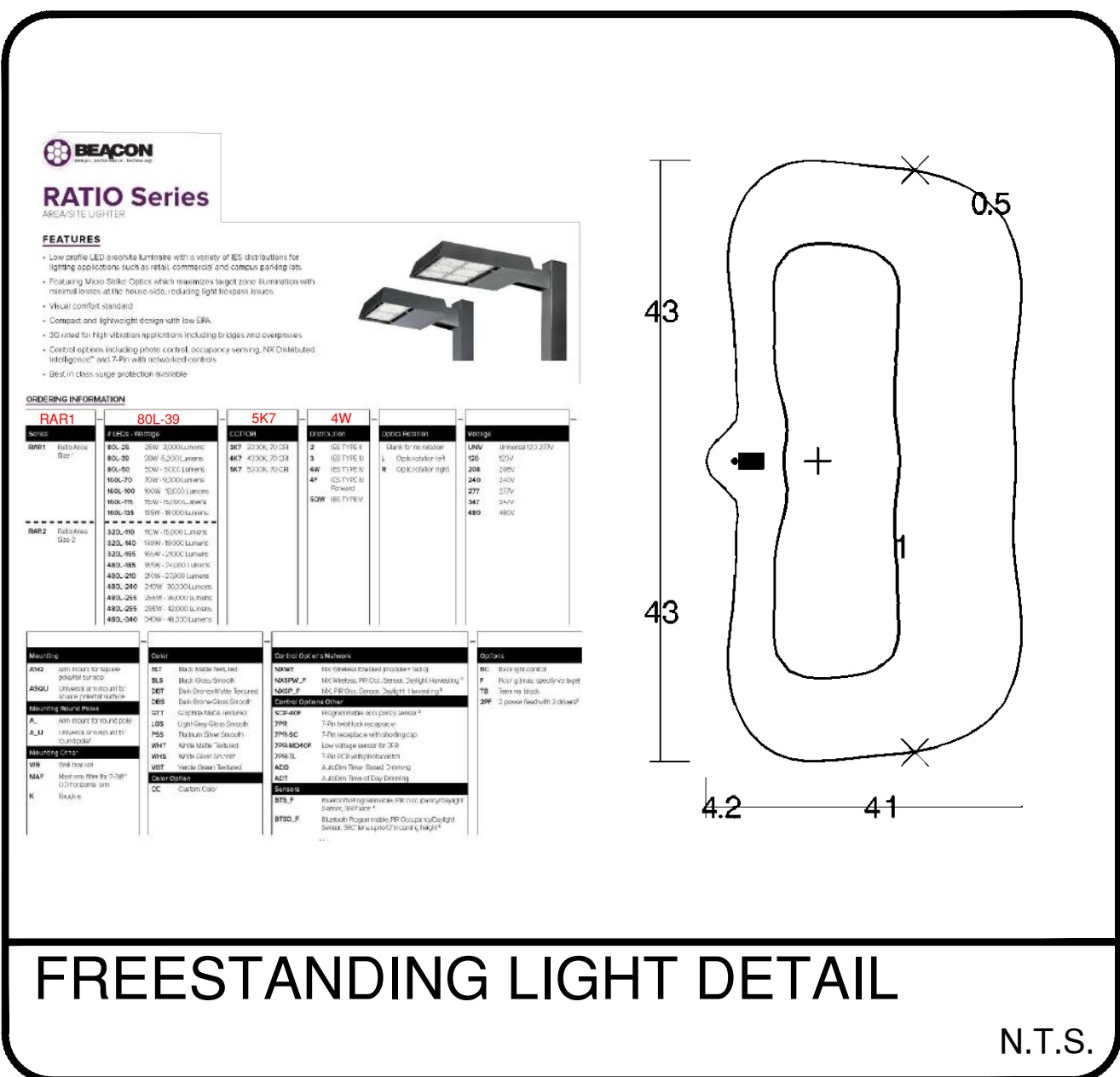
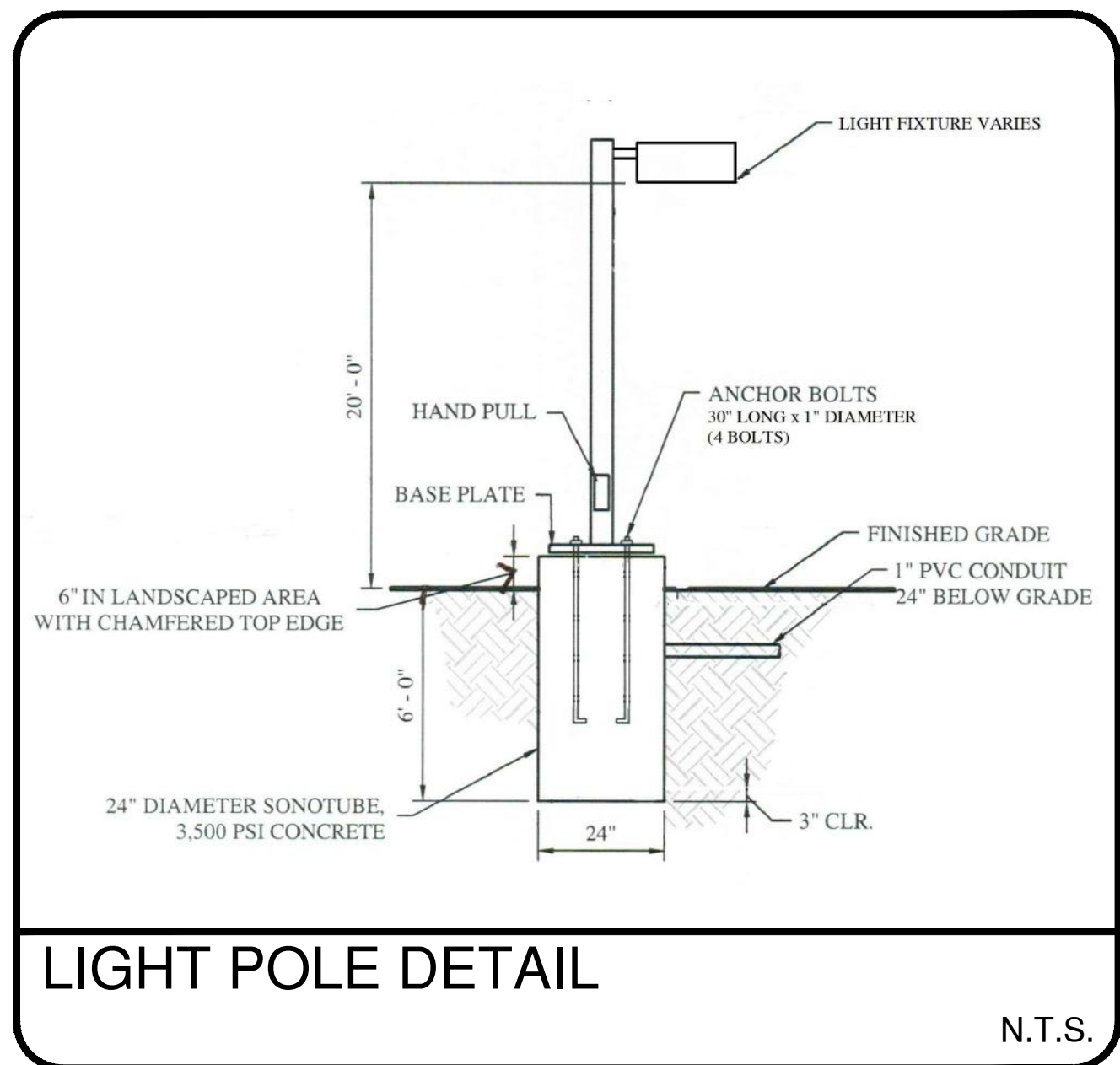
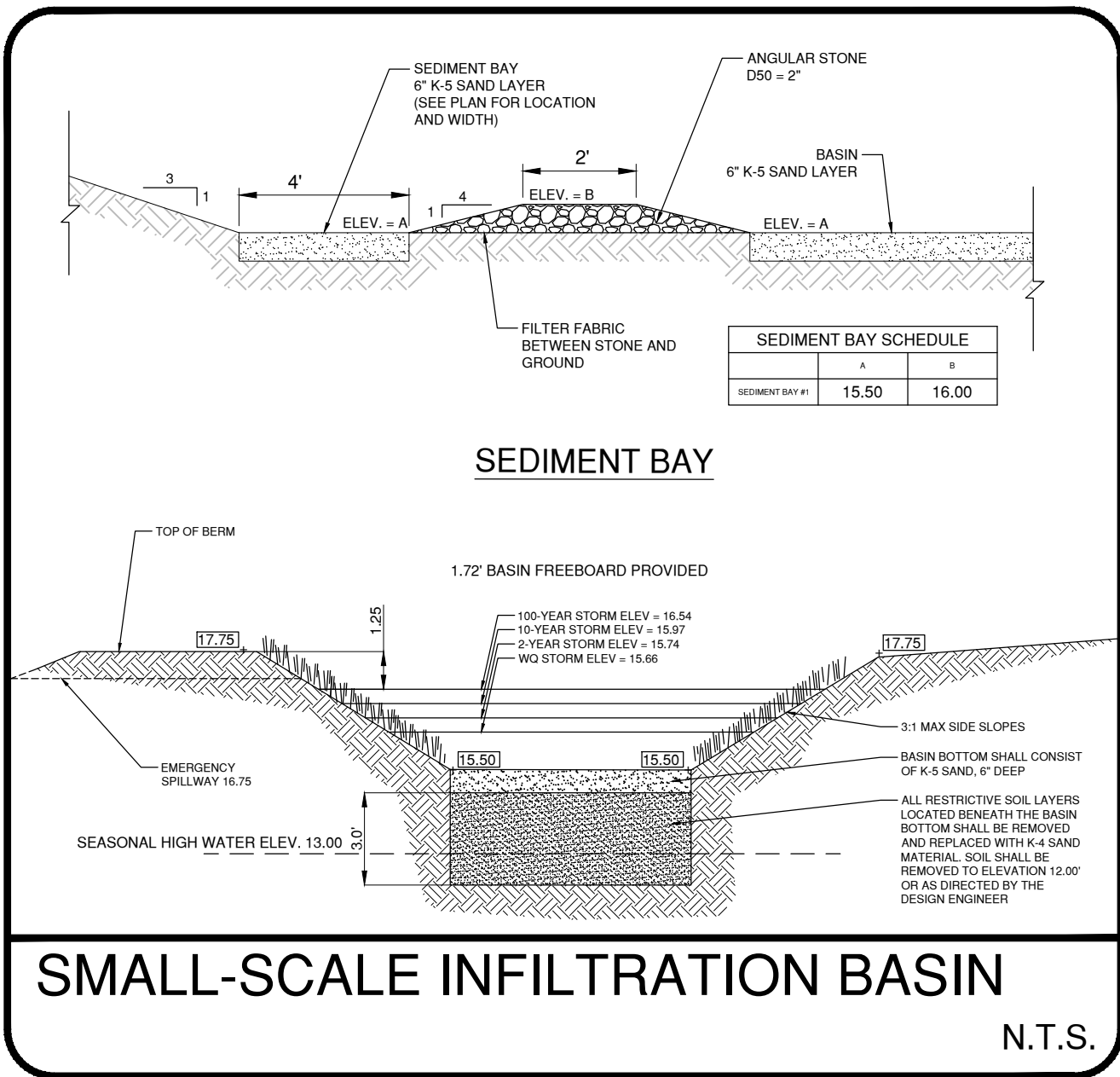
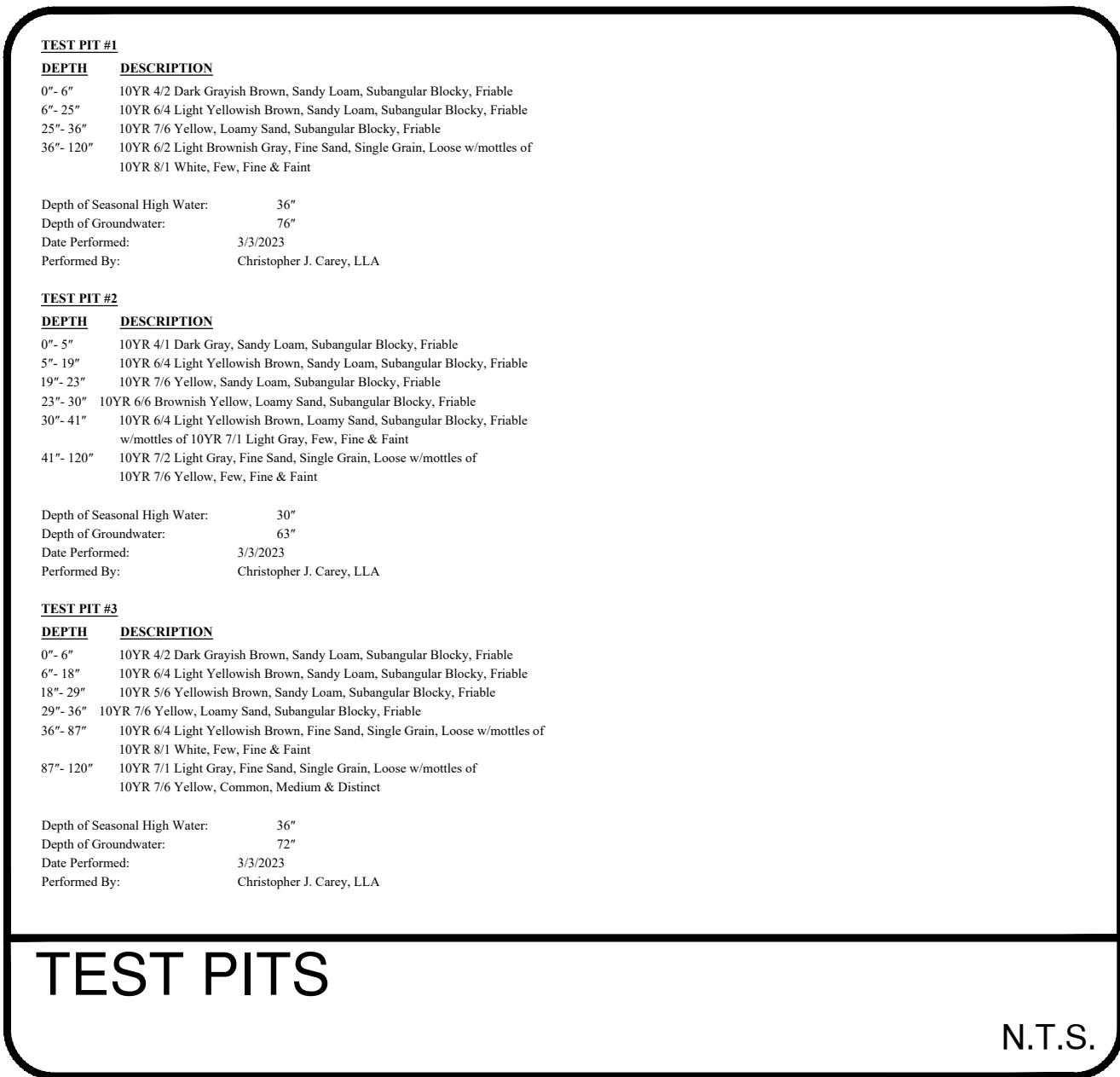
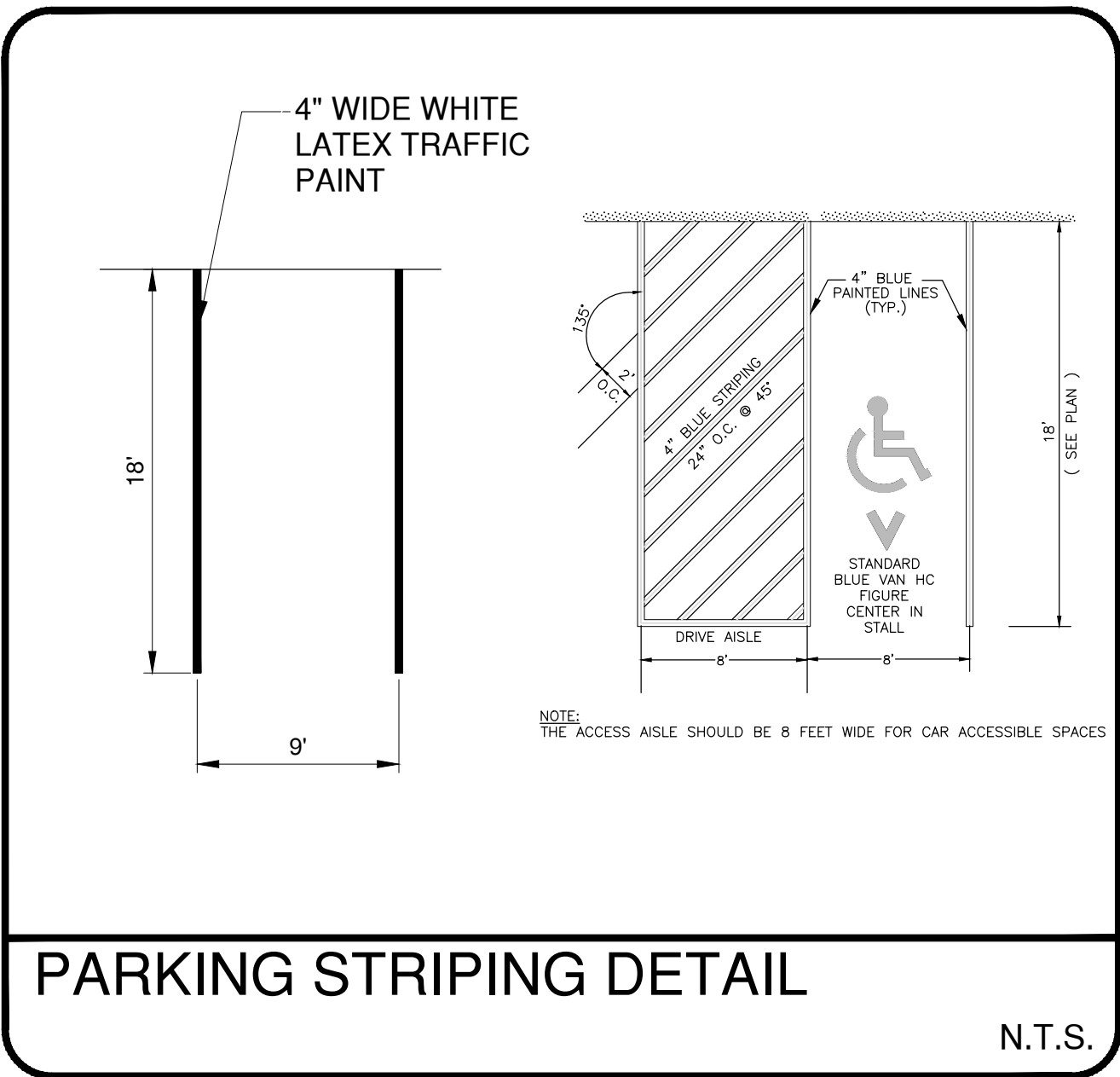
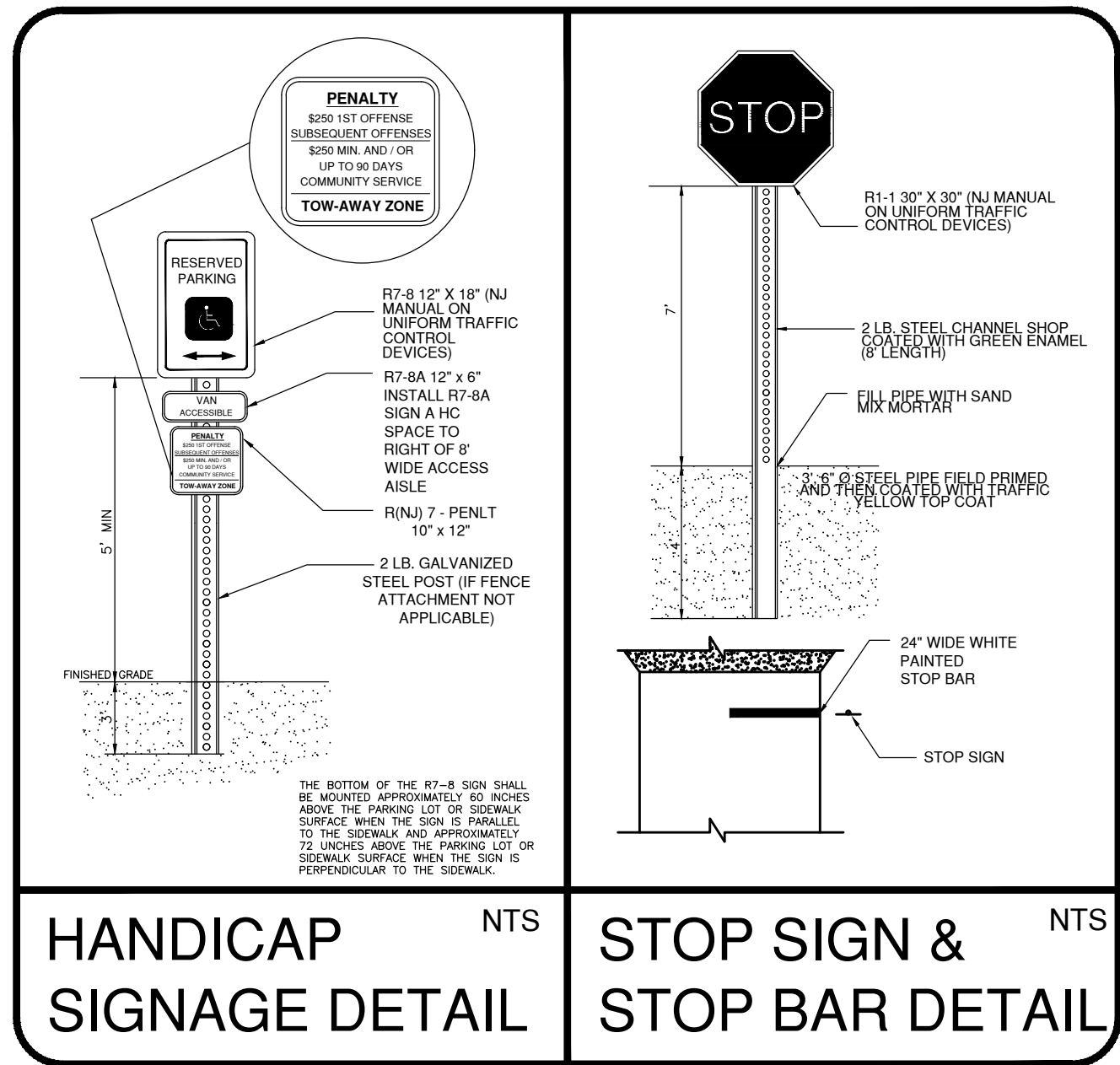
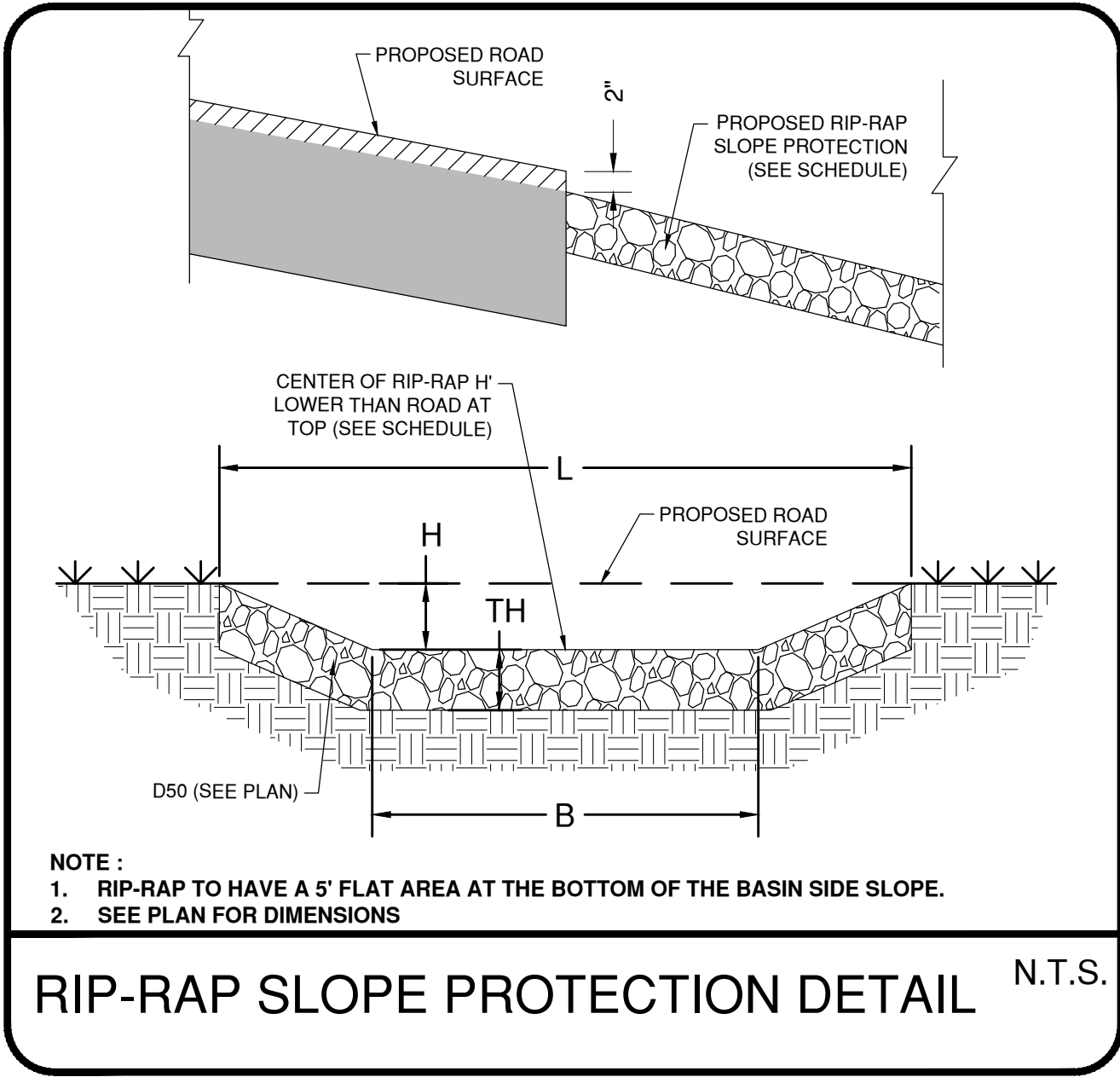
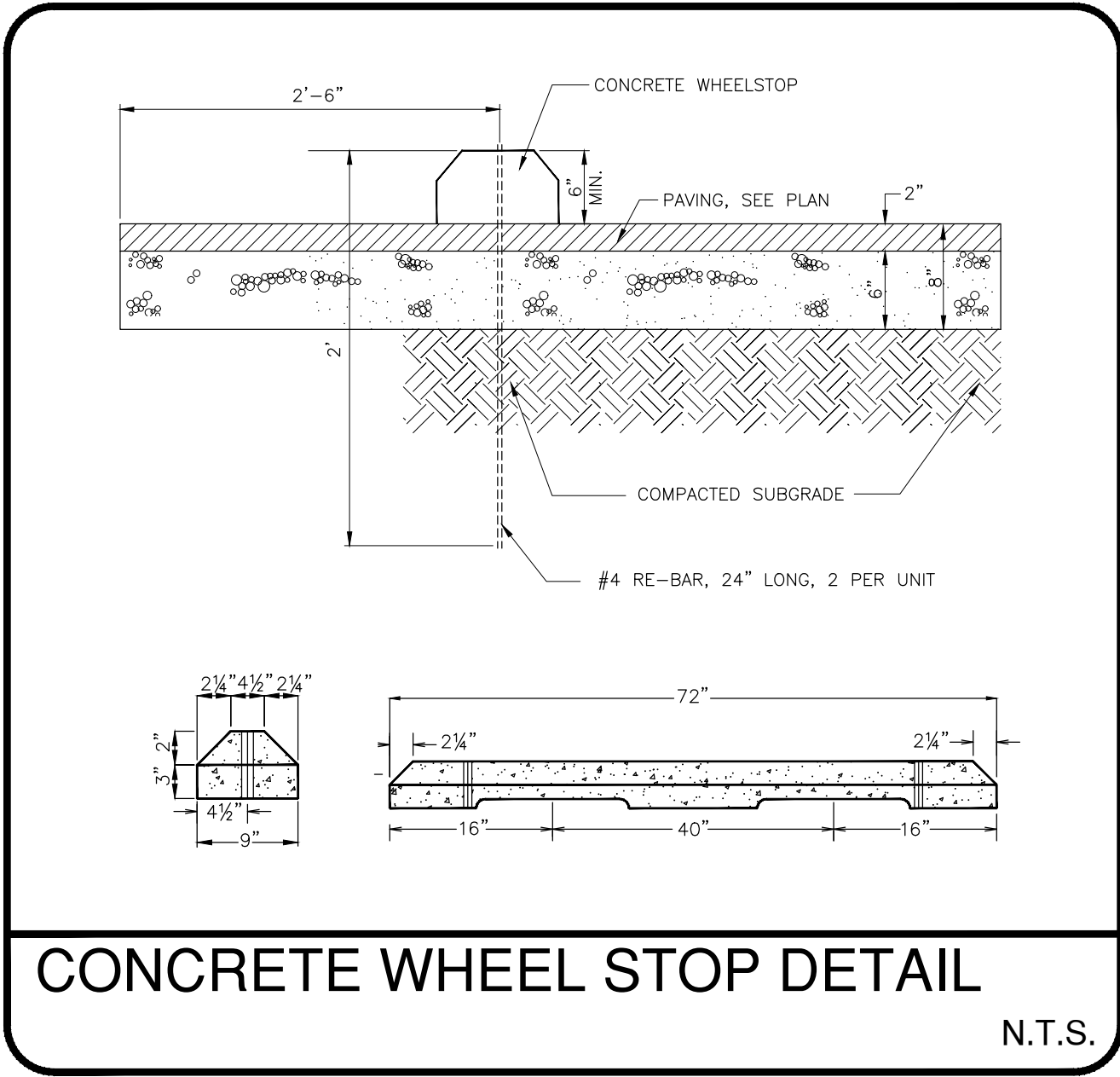
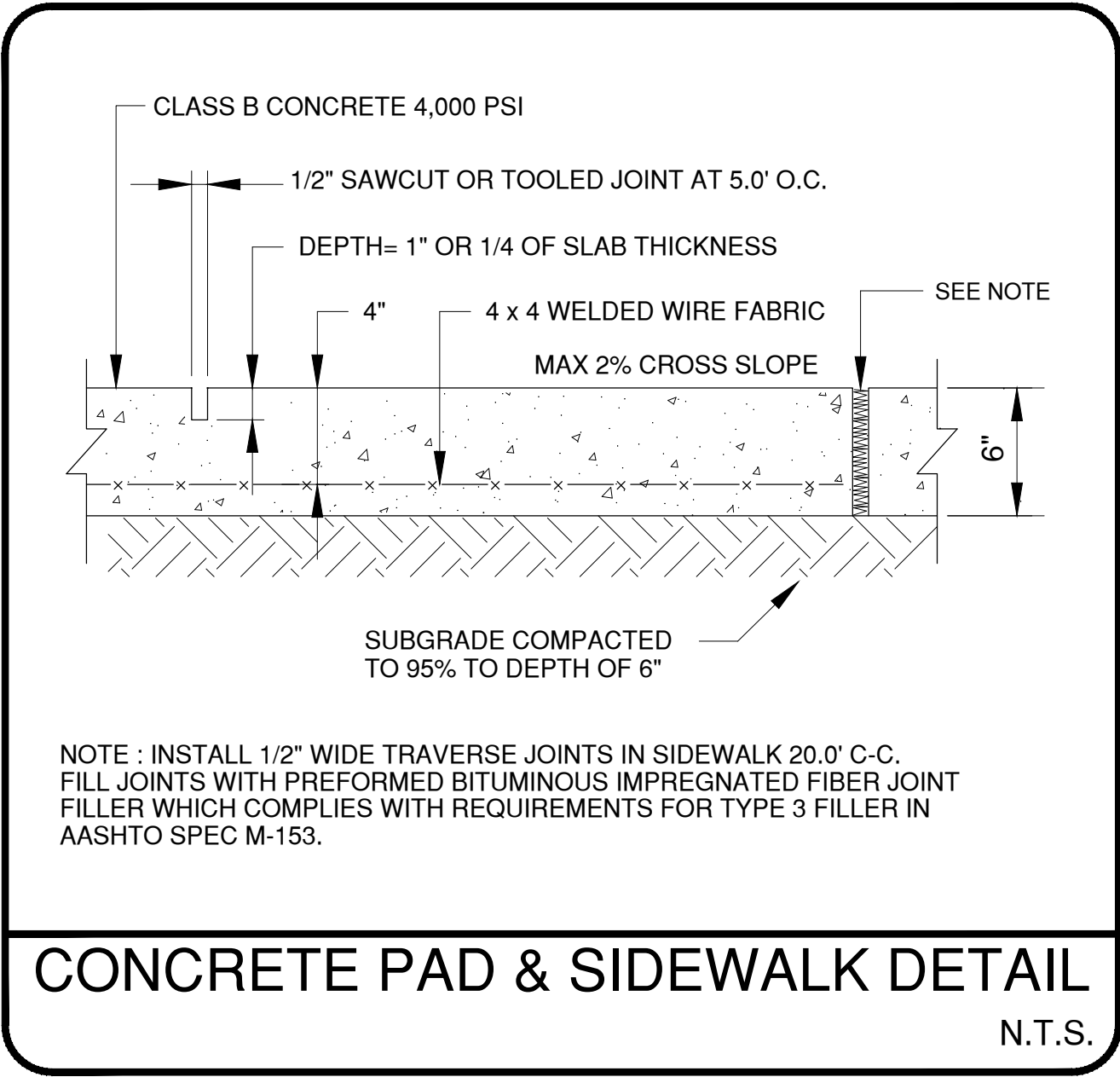
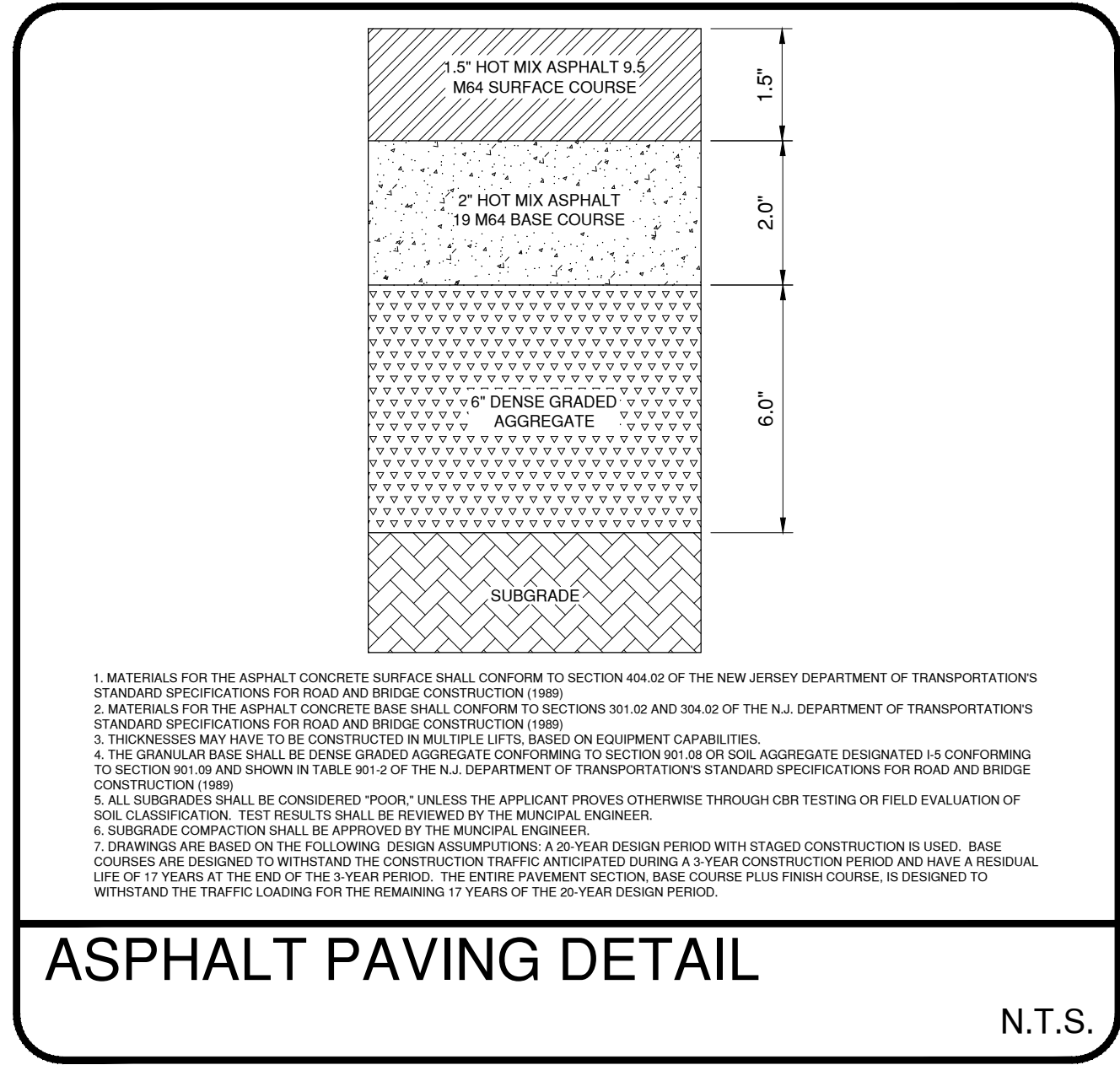
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REVISION	DATE	BY



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SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 9826	SHEET: 6 OF 8






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ENGINEERING DETAILS
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