

Building Data Summary	
Project ID:	*****
Location:	*****, Monmouth County, NJ
Scope of Work:	Sitework
Date:	*****



Construction Estimation Services

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
<b>DIVISION 01 GENERAL REQUIREMENTS</b>														
1		Supervision and Coordination	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	5,000.00
2		Submittals and Shop drawings	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	4,000.00
3		Final Cleaning	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	3,500.00
4		Mobilization Costs	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	4,500.00
5		Temporary Control & Facilities	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	2,500.00
<b>Subtotal (General Requirements)</b>													\$	19,500
<b>DIVISION 02- SITE WORK/ EXISTING CONDITIONS</b>														
<b>Site</b>														
6		<b>Curb</b> 6" Concrete Curb Concrete Class B (4500 P.S.I)	LF	1168	5%	1226	\$ 14.40	\$ 17,660.16	0.125	\$ 50.00	\$ 6.25	\$ 7,665.00	\$	25,325.16
7		<b>Depressed Curb</b> 6" Concrete Depressed Curb Concrete Class B (4500 P.S.I)	LF	16.27	5%	17	\$ 12.40	\$ 211.84	0.125	\$ 50.00	\$ 6.25	\$ 106.77	\$	318.61
8		<b>Side Walk</b> Concrete Side Walk Compacted Side Walk 4" Thick Clean Stone 6" Class "B" Concrete 4500 P.S.I	SF	3262	5%	3425	\$ 8.20	\$ 28,085.82	0.020	\$ 50.00	\$ 1.00	\$ 3,425.10	\$	31,510.92
9		<b>Patio</b> Patio Concrete	SF	694	5%	729	\$ 8.20	\$ 5,975.34	0.020	\$ 50.00	\$ 1.00	\$ 728.70	\$	6,704.04
10		<b>Pavement</b> heavy Duty pavement 4" Soil Aggregate 3' Compacted Base Course of Plant Mixed BIT. Stab Base Course (Mix 1-2) Constructed in Layer of Not More than 2" Compacted Thickness. Mill 2" Deep, Pave Top Course of 2" Compacted Thickness Mix 1-5 Light Duty Pavement	SF	9192	5%	9652	\$ 6.20	\$ 59,839.92	0.020	\$ 50.00	\$ 1.00	\$ 9,651.60	\$	69,491.52
11		4" Soil Aggregate 3' Compacted Base Course of Plant Mixed BIT. Stab Base Course (Mix 1-2) Constructed in Layer of Not More than 2" Compacted Thickness. Mill 2" Deep, Pave Top Course of 1.5" Compacted Thickness Mix 1-5	SF	4411	5%	4632	\$ 6.20	\$ 28,715.61	0.020	\$ 50.00	\$ 1.00	\$ 4,631.55	\$	33,347.16
12		<b>Wheel Stop</b> Concrete Wheel Stop 2.75" Dia 2'-0" Long Rod 4- #4 Reinforcing Bars	EA	3	0%	3	\$ 364.00	\$ 1,092.00	1.200	\$ 60.00	\$ 72.00	\$ 216.00	\$	1,308.00
13		<b>ADA Sign</b> ADA Sign (8'-6" H) U Post Steel or Steel -R7-8 (12"x8") Reserved Parking Sign -(12"x6") Van- Accessible Sign -R7-8P (12"x12") Penalty Sign Assumed Footing (1'-6" Dia, 3'-0" H)	EA	3	0%	3	\$ 1.70	\$ 5.10	0.012	\$ 50.00	\$ 0.60	\$ 1.80	\$	6.90
14		<b>ADA Sign Footing</b> Assumed Footing Concrete (1'-6" Dia, 3'-0" H)	CY	0.57	5%	1	\$ 264.00	\$ 158.00	2.200	\$ 50.00	\$ 110.00	\$ 65.84	\$	223.84
15		<b>Excavation</b> Excavation @ Footing	CY	0.58	5%	1	\$ -	\$ -	0.120	\$ 60.00	\$ 7.20	\$ 4.38	\$	4.38
16		<b>Vehicle Location</b> Electric Vehicle Make Ready Location	EA	10	0%	10	\$ 1.70	\$ 17.00	0.012	\$ 50.00	\$ 0.60	\$ 6.00	\$	23.00
17		<b>Strips</b> Painted Parking Strips	LF	1162	5%	1220	\$ 1.70	\$ 2,074.17	0.012	\$ 50.00	\$ 0.60	\$ 732.06	\$	2,806.23
18		<b>Trash Enclosure</b> Trash Enclosure (10x20) -6 CY Dumpster For Trash -4 CY Dumpster For Recycling 4" Class "B" Concrete 4500 P.S.I Slab For Trash Enclosure - 182 SF	EA	2	0%	2	\$ 264.00	\$ 528.00	2.200	\$ 50.00	\$ 110.00	\$ 220.00	\$	748.00
19		<b>Fence</b> (6" H) Vinyl Privacy Fence With (4x4) Post @ 96" OC	LF	372	5%	391	\$ 1.50	\$ 585.90	0.010	\$ 50.00	\$ 0.50	\$ 195.30	\$	781.20
20		Fence Post (4x4)	EA	47	0%	47	\$ 85.00	\$ 3,995.00	0.120	\$ 50.00	\$ 6.00	\$ 282.00	\$	4,277.00
21		<b>Gate</b> (6'-0"x9'-6") Gate W/ 6x6 WW Mesh With Clash & Latch	EA	4	0%	4	\$ 1,120.00	\$ 4,480.00	0.120	\$ 50.00	\$ 6.00	\$ 24.00	\$	4,504.00
22		<b>Gate Post</b> Gate Post	EA	8	0%	8	\$ 85.00	\$ 680.00	0.120	\$ 50.00	\$ 6.00	\$ 48.00	\$	728.00
23		<b>Gate Post Footing</b> Gate Post Concrete Footing (3'-0" H, 1'-0" Dia)	CY	0.69	5%	1	\$ 264.00	\$ 191.27	2.200	\$ 50.00	\$ 110.00	\$ 79.70	\$	270.96
24		<b>Bollards</b> (6") Dia & (3'-6" H) Solid Filled Bollard (8' EA)	CY	1.57	0%	2	\$ 264.00	\$ 414.48	2.200	\$ 50.00	\$ 110.00	\$ 172.70	\$	587.18
25		<b>Grading</b> Cut	CY	681	5%	715	\$ -	\$ -	0.135	\$ 50.00	\$ 6.75	\$ 4,826.59	\$	4,826.59
26		Fill	CY	91	5%	96	\$ -	\$ -	0.178	\$ 50.00	\$ 8.90	\$ 850.40	\$	850.40
27		<b>Utility Plan</b> <b>Filtered Water Pipe</b> (6" Dia) D.I.P Filtered Water Pipe	LF	82	5%	86	\$ 22.15	\$ 1,907.12	0.120	\$ 50.00	\$ 6.00	\$ 516.60	\$	2,423.72
28		<b>Water Pipe</b> (2" Dia) Water Pipe Material: Copper HDPE Pipe	LF	163	5%	171	\$ 12.00	\$ 2,053.80	0.120	\$ 50.00	\$ 6.00	\$ 1,026.90	\$	3,080.70
29		<b>Sanitary Pipe</b> (4" Dia) Sanitary SDR SCH40 Pipe PVC 1/4" 1LF	LF	229	5%	240	\$ 16.00	\$ 3,847.20	0.120	\$ 50.00	\$ 6.00	\$ 1,442.70	\$	5,289.90
30		<b>Excavation @ Utility Pipe</b> Cut	CY	35.2	5%	37	\$ -	\$ -	0.135	\$ 50.00	\$ 6.75	\$ 249.48	\$	249.48
31		Fill	CY	33	5%	35	\$ -	\$ -	0.178	\$ 50.00	\$ 8.90	\$ 308.39	\$	308.39
32		<b>Connection</b> Water Meter	EA	2	0%	2	\$ 16.00	\$ 32.00	0.120	\$ 50.00	\$ 6.00	\$ 12.00	\$	44.00
33		<b>Drainage Plan</b> <b>Pipe</b> 36" Dia Subsurface Storm Pipe Material: HDPE Pipe @ 0.20% 48.50'W x139.00'L	LF	1233	5%	1295	\$ 14.00	\$ 18,125.10	0.120	\$ 50.00	\$ 6.00	\$ 7,767.90	\$	25,893.00
34		36" Dia Subsurface Storm Pipe Material: HDPE Pipe @ 0.20% 48.50'W x139.00'L	LF	127	5%	133	\$ 14.00	\$ 1,866.90	0.120	\$ 50.00	\$ 6.00	\$ 800.10	\$	2,667.00
35		(15" Dia) Storm Water Pipe Material: HDPE Pipe	LF	31	5%	33	\$ 12.00	\$ 390.60	0.120	\$ 50.00	\$ 6.00	\$ 195.30	\$	585.90
36		(8" Dia) Precipitation Pipe	LF	556	5%	584	\$ 22.00	\$ 12,843.60	0.120	\$ 50.00	\$ 6.00	\$ 3,502.80	\$	16,346.40
37		(6" Dia) Drain Pipe	LF	60	5%	63	\$ 18.00	\$ 1,134.00	0.120	\$ 50.00	\$ 6.00	\$ 378.00	\$	1,512.00
38		<b>Excavation For Drainage Pipe</b> Cut	CY	1076	5%	1130	\$ -	\$ -	0.135	\$ 50.00	\$ 6.75	\$ 7,626.15	\$	7,626.15
39		Fill	CY	705	5%	740	\$ -	\$ -	0.178	\$ 50.00	\$ 8.90	\$ 6,588.23	\$	6,588.23
40		<b>Connection</b> Cleanout	EA	22	0%	22	\$ 64.00	\$ 1,408.00	0.980	\$ 50.00	\$ 49.00	\$ 1,078.00	\$	2,486.00
41		Type "B" Inlet Strom Main Hole #1 RIM. 46.65 INV. 42.95 (18") INC. 40.50 (36")	EA	4	0%	4	\$ 7.10	\$ 28.40	0.480	\$ 50.00	\$ 24.00	\$ 96.00	\$	124.40
42		Strom Main Hole #2 RIM. 47.25 INV. 43.79 (15") IN INC. 43.85 (15") IN INV. 43.55 (18") OUT	EA	1	0%	1	\$ 3,858.00	\$ 3,858.00	12.200	\$ 50.00	\$ 610.00	\$ 610.00	\$	4,468.00
43		Strom Main Hole #2 RIM. 47.25 INV. 43.79 (15") IN INC. 43.85 (15") IN INV. 43.55 (18") OUT	EA	1	0%	1	\$ 3,858.00	\$ 3,858.00	12.200	\$ 50.00	\$ 610.00	\$ 610.00	\$	4,468.00

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44		Storm Main Hole #3 RIM. 49.50 INV. 40.80 (36") INC. 42.00 (8") INV. 45.77 (18")	EA	1	0%	1	\$ 3,858.00	\$ 3,858.00	12.200	\$ 50.00	\$ 610.00	\$ 610.00	\$ 4,468.00		
45		Floor Drain (FD-4HC) RIM. 46.50	EA	1	0%	1	\$ 64.00	\$ 64.00	0.980	\$ 50.00	\$ 49.00	\$ 49.00	\$ 113.00		
46		Outlet Control Structure RIM. 47 INV. 40.80 3" Orifice+ 40.80 7" Weir- 41.50	EA	1	0%	1	\$ 3,858.00	\$ 3,858.00	12.200	\$ 50.00	\$ 610.00	\$ 610.00	\$ 4,468.00		
47		Inspection Port Yard Drain	EA	1	0%	1	\$ 64.00	\$ 64.00	0.980	\$ 50.00	\$ 49.00	\$ 49.00	\$ 113.00		
48		GR. 48.95 INV. 45.95	EA	1	0%	1	\$ 215.00	\$ 215.00	0.120	\$ 50.00	\$ 6.00	\$ 6.00	\$ 221.00		
49		Soil Boring # 1 ELEV: 48.80 ESHW: No Water	EA	1	0%	1	\$ 2,518.00	\$ 2,518.00	12.200	\$ 50.00	\$ 610.00	\$ 610.00	\$ 3,128.00		
50		Soil Boring#2 ELEV: 50.22 ESHW: No Water	EA	1	0%	1	\$ 2,518.00	\$ 2,518.00	12.200	\$ 50.00	\$ 610.00	\$ 610.00	\$ 3,128.00		
51		Soil Boring #3 ELEV: 49.7 ESHW: No Water	EA	1	0%	1	\$ 2,518.00	\$ 2,518.00	12.200	\$ 50.00	\$ 610.00	\$ 610.00	\$ 3,128.00		
		<b>Lighting Plan</b>													
52		Cast Finned Metal Housing Light (120V, 1P, 2W) -6 Circuit Boards With 1 LED Mounted: Pole Manf: Rab Lighting Model: ALED3T150	EA	3	0%	3	\$ 125.00	\$ 375.00	0.120	\$ 50.00	\$ 6.00	\$ 18.00	\$ 393.00		
53		Cast Finned Metal Housing Light (120V, 1P, 2W) -6 Circuit Boards With 1 LED Mounted: Building Manf: Rab Lighting Model: ALED3T150	EA	3	0%	3	\$ 125.00	\$ 375.00	0.120	\$ 50.00	\$ 6.00	\$ 18.00	\$ 393.00		
		<b>Footing &amp; Excavation</b>													
54		Footing @ Light Pole (18" Dia, 6' Deep)	CY	0.79	5%	1	\$ 264.00	\$ 218.99	2.200	\$ 50.00	\$ 110.00	\$ 91.25	\$ 310.23		
		Excavation @ Light Pole (18" Dia, 6' Deep)	CY	0.95	5%	1	\$ -	\$ -	2.200	\$ 50.00	\$ 110.00	\$ 109.73	\$ 109.73		
		<b>Landscape</b>													
55		Shade Tree	EA	33	0%	33	\$ 57.50	\$ 1,897.50	0.352	\$ 50.00	\$ 17.60	\$ 580.80	\$ 2,478.30		
56		Ornamental Tree	EA	170	0%	170	\$ 47.50	\$ 8,075.00	0.352	\$ 50.00	\$ 17.60	\$ 2,992.00	\$ 11,067.00		
57		Evergreen Tree	EA	14	0%	14	\$ 57.50	\$ 805.00	0.352	\$ 50.00	\$ 17.60	\$ 246.40	\$ 1,051.40		
58		Shrubs	EA	486	0%	486	\$ 47.50	\$ 23,085.00	0.352	\$ 50.00	\$ 17.60	\$ 8,553.60	\$ 31,638.60		
		<b>Demo</b>													
59		Remove Curb	LF	474	0%	474	\$ -	\$ -	0.350	\$ 50.00	\$ 17.50	\$ 8,295.00	\$ 8,295.00		
60		Remove Concrete Side Walk	SF	63	0%	63	\$ -	\$ -	0.280	\$ 50.00	\$ 14.00	\$ 882.00	\$ 882.00		
61		15" Pipe To be Capped	EA	2	0%	2	\$ -	\$ -	0.120	\$ 50.00	\$ 6.00	\$ 12.00	\$ 12.00		
62		Remove Water Valve	EA	2	0%	2	\$ -	\$ -	0.120	\$ 50.00	\$ 6.00	\$ 12.00	\$ 12.00		
63		Remove Tree	EA	13	0%	13	\$ -	\$ -	0.500	\$ 50.00	\$ 25.00	\$ 325.00	\$ 325.00		
							<b>Subtotal (Site Work/ Existing Conditions)</b>				<b>\$ 257,125</b>		<b>\$ 92,289</b>		<b>\$ 349,414</b>

Veracity Estimating

Building Data Summary	
Project ID:	*****
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Scope of Work:	Sitework
Date:	*****

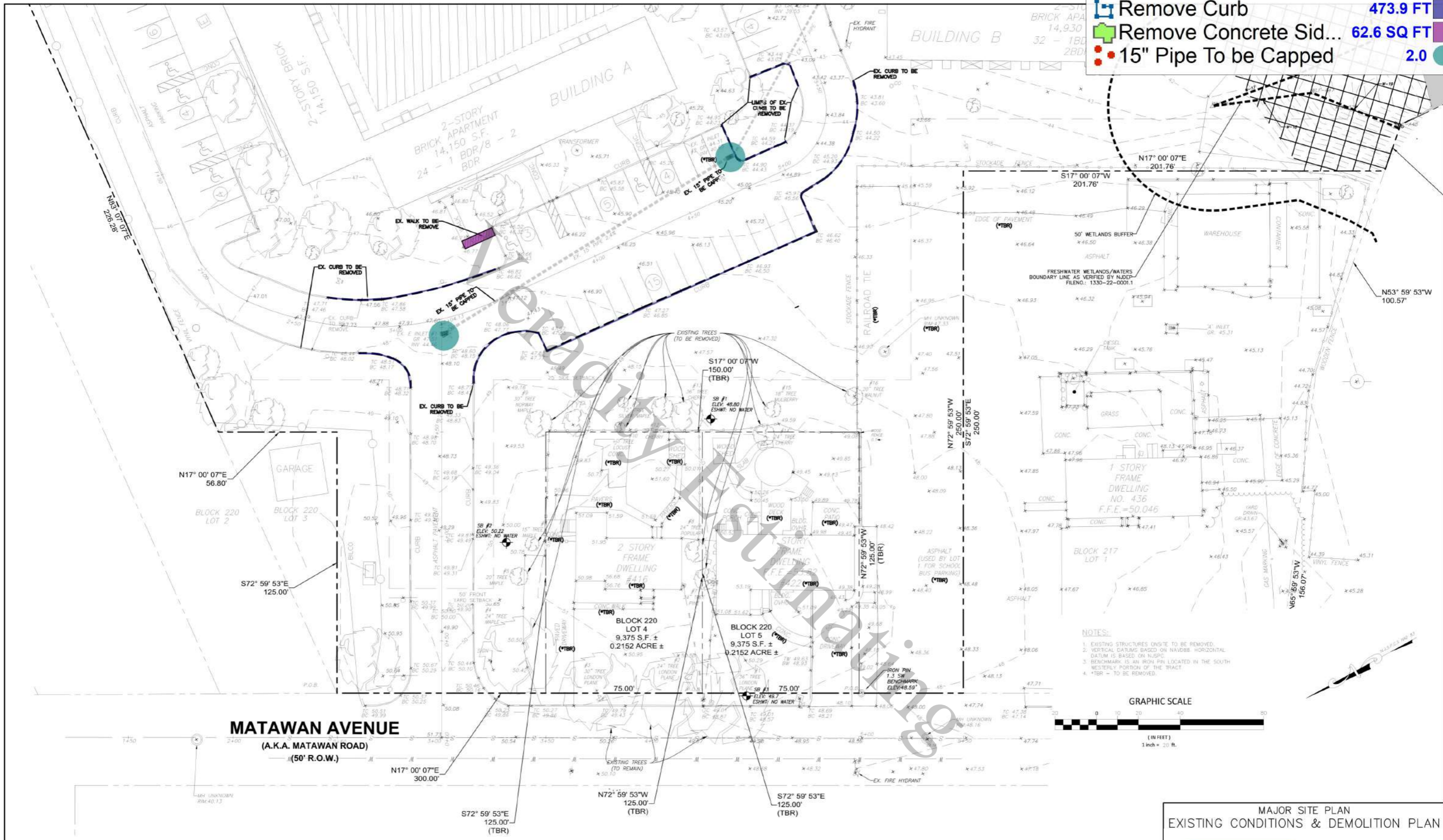


Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost	
													PROJECTED COST	\$ 368,914	
													INSURANCE	3%	\$ 11,067
													CONTINGENCY	5%	\$ 18,446
													OVERHEAD AND PROFIT	15%	\$ 55,337
													TAX	0.00%	\$ -
													SUGGESTED BID	\$ 453,765	

**Note:**  
1. Please verify the equipment's and their prices with owner.  
2. Online sources are used for pricing.  
3. Prices can vary depending upon field conditions.

Veracity Estimating

■ Remove Curb 473.9 FT  
■ Remove Concrete Sid... 62.6 SQ FT  
● 15" Pipe To be Capped 2.0



**NOTES:**  
 1. EXISTING STRUCTURES ON-SITE TO BE REMOVED.  
 2. VERTICAL DATUM BASED ON NAVD8S. HORIZONTAL DATUM IS BASED ON NAD83.  
 3. BENCHMARK IS AN IRON PIPE LOCATED IN THE SOUTH WESTERLY PORTION OF THE TRACT.  
 4. \*TBR = TO BE REMOVED.

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

**MATAWAN AVENUE**  
 (A.K.A. MATAWAN ROAD)  
 (50' R.O.W.)

**FLOOD INFORMATION**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" & "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34025C00036F AND 24025C00028F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 ZONE "A" DENOTES SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

**SOIL BORING TABLE**

BORING #1	ELEVATION	DUG	ELEV. DUG TO	WATER SITUATION
BORING #1	48.80'	140"	37.13'	NO WATER ENCOUNTERED
BORING #2	50.22'	140"	38.55'	NO WATER ENCOUNTERED
BORING #3	49.29'	140"	37.62'	NO WATER ENCOUNTERED

- LEGEND**
- W = WATER
  - WV = WATER VALVE
  - IP = IRON PIN
  - BS = BUSINESS SIGN
  - TS = TRAFFIC SIGN
  - UP = UTILITY POLE
  - EL = ELECTRIC LINE

DATE	DESCRIPTION	ENGINEER	CAD
08-07-2023	REVISED LAYOUT AND PARKING CALCULATIONS FOR 1ST FLOOR OFFICE SPACE	08-07-2023	GGL
03-22-2023	REVISED PER ONE LETTER DATED 02-21-2023	03-21-2023	REO
03-22-2023	REVISED PER FIVE LETTER DATED 02-09-2023	02-09-2023	TS/GDL
01-12-2023	ADDED EVSE PARKING AS PER REQUIREMENT	01-12-2023	GGL
04-04-2022	REVISED PER ABERDEEN PLANNING BOARD MEETING DATED 03-23-2022	03-23-2022	DCS
11-17-2020	REVISED PER ABERDEEN PLANNING BOARD LETTER DATED 08-29-2022	08-29-2022	DCS

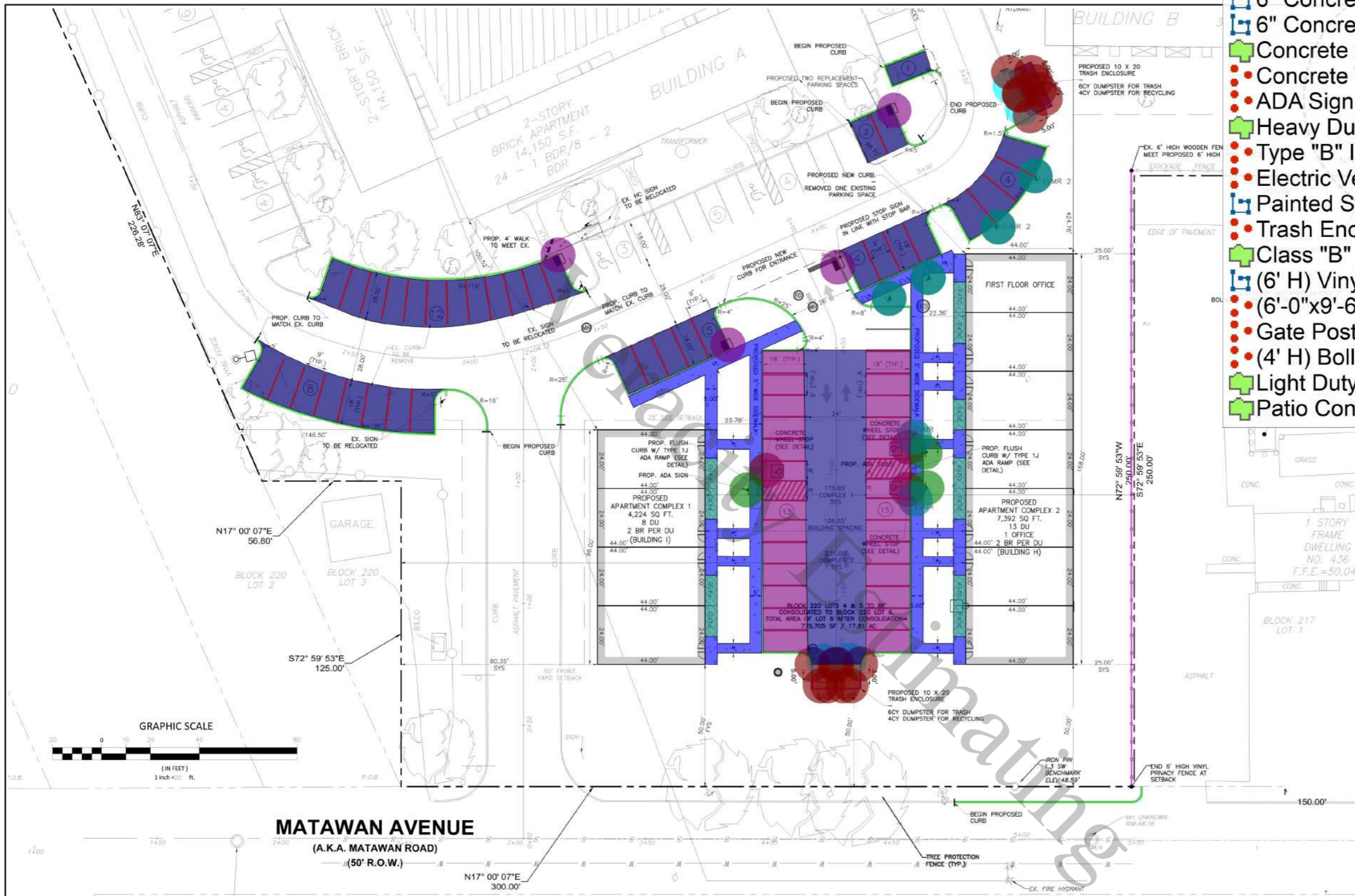


CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

**MAJOR SITE PLAN  
 EXISTING CONDITIONS & DEMOLITION PLAN**



  
**VERACITY ESTIMATING**  
 Construction Estimation Services



- 6" Concrete Curb 1,167.7 FT
- 6" Concrete Depressed Curb Conc... 16.3 FT
- Concrete Side Walk 3,261.7 SQ FT
- Concrete Wheel Stop 2.75" Dia 2'-0" ... 3.0
- ADA Sign (9'-6" H) U Post Steel or Steel 3.0
- Heavy Duty Pavement 4" Soil ... 9,191.6 SQ FT
- Type "B" Inlet 4.0
- Electric Vehicle Make Ready Location 10.0
- Painted Strips 1,161.2 FT
- Trash Enclosure (10x20)-6 CY Dump... 2.0
- Class "B" Concrete 4500 P.S.I ... 181.1 SQ FT
- (6' H) Vinyl Privacy Fence With (4... 371.2 FT
- (6'-0"x9'-6") Gate W/ 6x6 WW Mesh 4.0
- Gate Post Concrete Footing (3'-0" H, ... 8.0
- (4' H) Bollards 8.0
- Light Duty Pavement 4" Soil A... 4,410.9 SQ FT
- Patio Concrete 693.4 SQ FT

**TRASH CALCULATION**  
 22 DU X 50 GAL/WEK = 1100 GAL/WEK X 1CY/106.56 GAL = 5.60 CY/WEK  
 6CY TRASH DUMPSTER: 6'W x 5'D x 6'H  
 4CY RECYCLE DUMPSTER: 6'W x 3'D x 4'H  
 10CY-TOTAL



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 ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
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DATE	DESCRIPTION	ENGINEER	PAID
08-07-2023	REVISED LAYOUT AND PARKING CALCULATIONS FOR 1ST FLOOR OFFICE SPACE	38-07-2023	ADP
03-22-2023	REVISED PER CMC LETTER DATED 02-21-2023	02-21-2023	REQ ADP
03-22-2023	REVISED PER RVE LETTER DATED 02-09-2023	02-09-2023	TS/GO/ADP
01-12-2023	ADDED EVSE PARKING AS PER REQUIREMENT	03-23-2022	CDL ADP
04-04-2022	REVISED PER ABERDEEN PLANNING BOARD MEETING DATED 03-23-2022	03-23-2022	OCS ADP
11-17-2020	REVISED PER ABERDEEN PLANNING BOARD LETTER DATED 08-20-2022	08-20-2022	OCS ADP

**ZONING DATA (PROPOSED)**  
 ZONE: AP1/TH (APARTMENT/TOWNHOUSE MULTIPLE-FAMILY RESIDENTIAL)

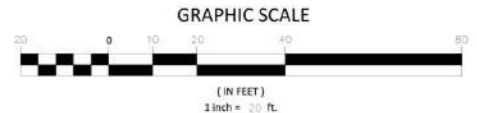
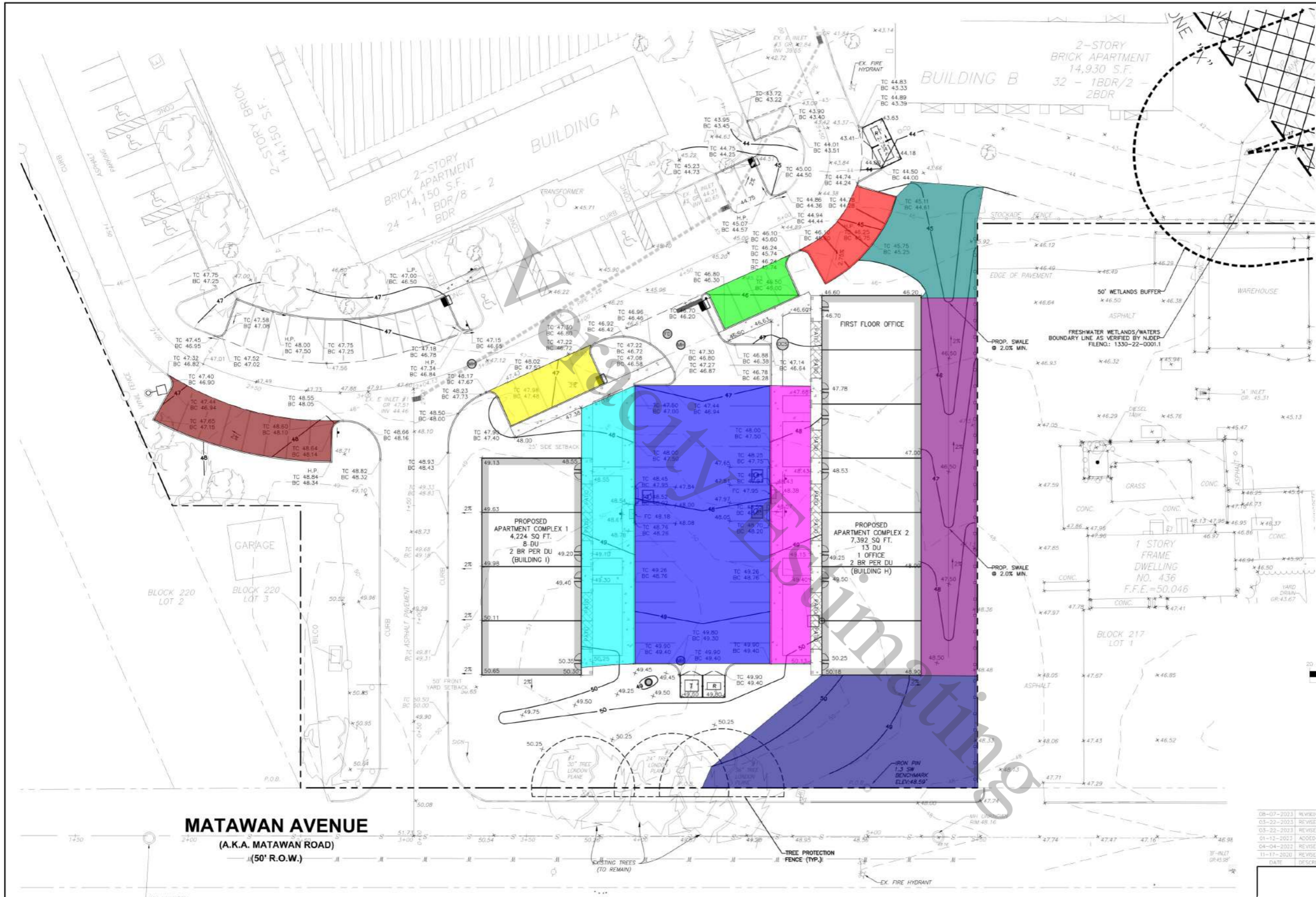
	REQUIRED	EXISTING LOT #1	EXISTING LOT #2	EXISTING LOT #3	EXISTING LOT #4	EXISTING LOT #5	EXISTING LOT #6	EXISTING LOT #7	PROPOSED LOT #1	PROPOSED LOT #2
MIN. LOT AREA	5.00 AC								0.215 AC	0.215 AC
MIN. FRONT YARD SETBACK (FYS)	25'	331.61'	303.29'	348.23'	104.84'	189.45'	806.62'		50.00'	50.00'
MIN. REAR YARD SETBACK (RYS)	25'	609.57'	130.88'	237.59'	350.03'	204.15'	51.15'	382.95'	1193.22'	424.76'
MIN. SIDE YARD SETBACK (SYS)	25'	84.78'	167.20'	116.72'	75.61'	106.71'	73.01'	196.81'	25.00'	25.00'
SIDE YARD SETBACK AGGREGATE	-	514.01'	531.93'	378.44'	389.04'	422.87'	477.33'	245.85'	296.00'	296.00'
MAX. BUILDING COVERAGE	-	1.87%	1.97%	2.08%	0.07%	0.07%	0.07%	2.17%	0.06%	0.09%
MAX. BUILDING HEIGHT	<=35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
PARKING	63	30	68	19	21	23	110	64		
MAX. IMPERVIOUS COVERAGE	80%						36.84%			

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
ELECTRIC METER			TO BE REMOVED		*TBR	TYPE "B" INLET		
GAS METER			CONCRETE SIDEWALK			PAVEMENT		
GAS VALVE			DEPRESSED CURB			IRON PIN		
WATER VALVE			DETECTABLE WARNING SURFACE			ELECTRIC VEHICLE MAKE READY LOCATION (EVMR)		
WATER METER			PARKING COUNT			DUAL ELECTRIC VEHICLE MAKE READY LOCATION (EVMR 2)		
UTILITY POLE			PROPOSED CLEANOUT					
SIGN			SITE LIGHTING					
OVERHEAD WIRE			CONTOUR					
AIR CONDITIONER								

MAJOR SITE PLAN LAYOUT & DIMENSION PLAN

**VERACITY ESTIMATING**  
 Construction Estimation Services

0.5	4,904.4 SQ FT
-0.5	4,126.0 SQ FT
-0.5	1,897.3 SQ FT
-0.5	821.9 SQ FT
-0.5	651.9 SQ FT
-0.5	816.2 SQ FT
-1.5	7,349.7 SQ FT
-0.5	2,218.0 SQ FT
-0.5	2,807.5 SQ FT
-0.5	1,437.1 SQ FT








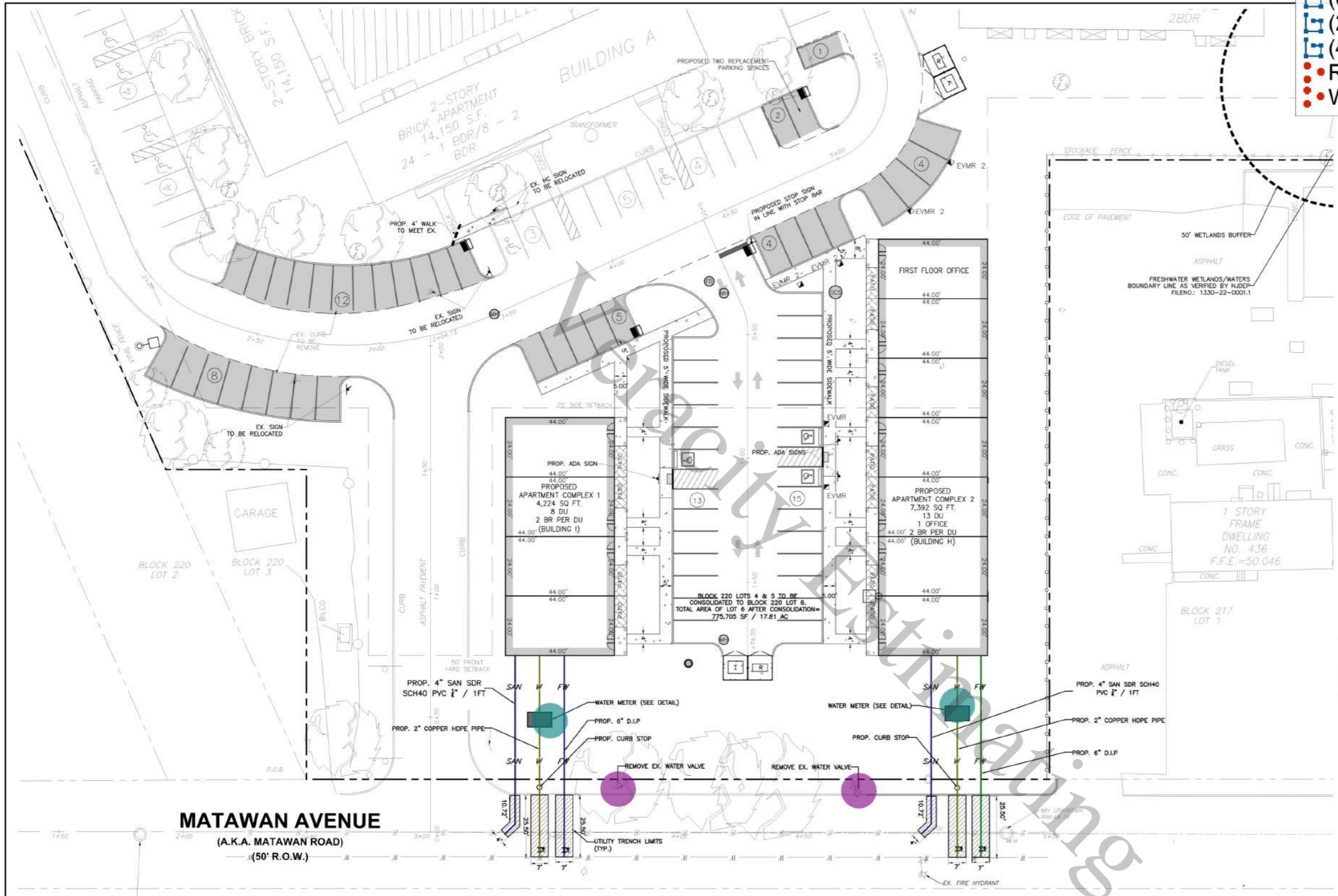
08-07-2023	REVISED LAYOUT AND PARKING CALCULATIONS FOR 1ST FLOOR OFFICE SPACE 08-07-2023	GEL	ADP
03-22-2023	REVISED PER CMC LETTER DATED 02-21-2023	RED	ADP
03-22-2023	REVISED PER RVE LETTER DATED 02-09-2023	TS/GEL	ADP
01-12-2022	ADDED EVG'S PARKING AS PER REQUIREMENT	GEL	ADP
04-04-2022	REVISED PER ABERDEEN PLANNING BOARD MEETING DATED 03-23-2022	CCS	ADP
11-17-2020	REVISED PER ABERDEEN PLANNING BOARD LETTER DATED 08-20-2022	CCS	ADP
DATE	DESCRIPTION	ENGINEER	CAD

**MATAWAN AVENUE**  
 (A.K.A. MATAWAN ROAD)  
 (50' R.O.W.)

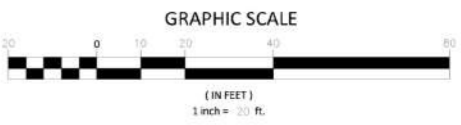
**VERACITY ESTIMATING**

Construction Estimation Services

-  (6" Dia) D.I.P Filtered Water Pi... 81.4 FT
-  (2" Dia) Water Pipe 162.9 FT
-  (4" Dia) Sanitary SDR SCH40 Pi... 228.5 FT
-  Remove Water Valve 2.0
-  Water Meter 2.0



1. OWNER SHALL OWN ALL WATER IMPROVEMENTS FROM LOCAL UTILITIES AUTHORITY MAIN TO EACH BUILDING.
2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION FOR THE SITE PLAN IS BASED ON A SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC. DATED 02-28-2009, REVISED 08-10-2009.
3. LOCATION OF IMPROVEMENTS BASED ON ACTUAL FIELD SURVEY PERFORMED ON 3/28/2019 & 4/03/2019 AND REVISED ON 5-14-2019 BY NEW LINES ENGINEERING & SURVEY OF LAKEWOOD, NJ.
4. BENCHMARK: 5 & MANHOLE RM LOCATED AT THE SOUTH-WESTERLY PORTION OF THE TRACT IN MATAWAN AVENUE AT AN ELEVATION OF 48.16.
5. ALL WATER LATERALS MUST BE FIVE FEET BELOW GROUND SURFACE.
6. THE AUTHORITY MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE CONSTRUCTION IS TO COMMENCE.
7. ALL LINES INCLUDING FIRE LINES MUST HAVE REDUCED PRESSURE BACKFLOW PREVENTERS INSTALLED.
8. TRACER WIRE MUST BE INSTALLED ABOVE ALL WATER SERVICES.
9. THE COST OF THE WATER METER AND EQUIPMENT WILL BE AT THE RATE LISTED IN THE AUTHORITY'S RATE SCHEDULE IN EFFECT AT THE TIME OF PURCHASE.
10. FIRE WATER SERVICE IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE.
11. THE CONTRACTOR SHALL EXPOSE PRIOR TO CONSTRUCTION AND VERIFY THE ELEVATION OF ANY FACILITY WHOSE DEPTH IS NOT KNOWN.
12. ALL EVMR (ELECTRIC VEHICLE MAKE READY) LOCATIONS TO BE PROVIDED WITH A JUNCTION BOX AND CONDUIT EXTENDING TO THE ELECTRIC METER SUPPLYING THE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). A MINIMUM OF 3 LOCATIONS ARE REQUIRED TO HAVE EVSE AT THE TIME OF CONSTRUCTION. AN ADDITIONAL 3 EVSE LOCATIONS ARE TO BE PROVIDED BY THE END OF YEAR 3. AN ADDITIONAL 3 EVSE LOCATIONS (INCLUDING 1 ADA) ARE TO BE PROVIDED BY THE END OF YEAR 6.



**MATAWAN AVENUE**  
(A.K.A. MATAWAN ROAD)  
(50' R.O.W.)

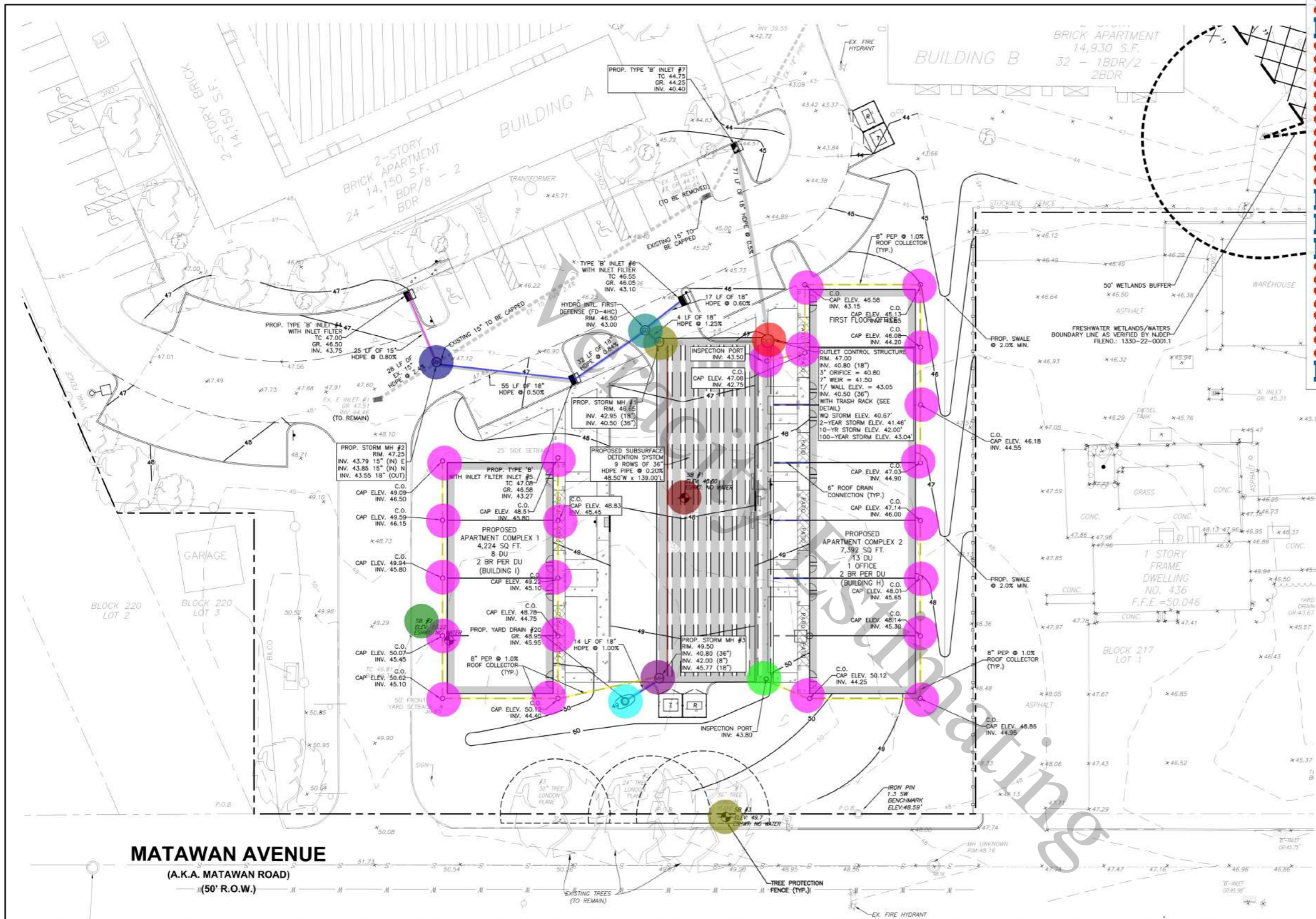
DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
ELECTRIC METER			TO BE REMOVED		*TBR	TYPE "B" INLET		
GAS METER			CONCRETE SIDEWALK			PAVEMENT		
GAS VALVE			DEPRESSED CURB			IRON PIN		
WATER VALVE			DETECTABLE WARNING SURFACE			ELECTRIC VEHICLE MAKE READY LOCATION (EVMR)		
WATER METER			PARKING COUNT			DUAL ELECTRIC VEHICLE MAKE READY LOCATION (EVMR 2)		
UTILITY POLE			PROPOSED CLEANOUT					
SIGN			SITE LIGHTING					
OVERHEAD WIRE			CONTOUR					
AIR CONDITIONER								

LEGEND

DATE	DESCRIPTION	ENGINEER	CAD
08-07-2023	REVISED LAYOUT AND PARKING CALCULATIONS FOR 1ST FLOOR OFFICE SPACE	GDL	ADP
03-22-2023	REVISED PER CME LETTER DATED 02-21-2023	REG	ADP
03-22-2023	REVISED PER FVE LETTER DATED 02-09-2023	TS/GDL	ADP
01-12-2023	ADDED EVSE PARKING AS PER REQUIREMENT	GDL	ADP
04-04-2022	REVISED PER ABERDEEN PLANNING BOARD MEETING DATED 03-23-2022	DCS	ADP
11-17-2020	REVISED PER ABERDEEN PLANNING BOARD LETTER DATED 08-20-2022	DCS	ADP

MAJOR SITE PLAN  
UTILITY PLAN

**VERACITY ESTIMATING**  
Construction Estimation Services



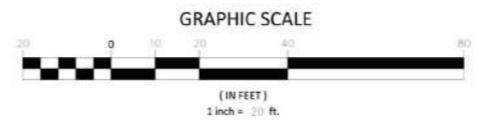
- Cleanout 22.0
- (9) 36" Dia Subsurface Stc 137.1 FT
- Storm Main Hole #1 1.0
- Storm Main Hole #2 1.0
- Storm Main Hole #3 1.0
- Floor Drain (FD-4HC) 1.0
- Outlet Control Structure 1.0
- Inspection Port 1.0
- (8" Dia) Pericpitation Pipe 555.7 FT
- (18" Dia) Storm Water Pip 126.3 FT
- (15" Dia) Storm Water Pipe 30.9 FT
- Yard Drain 1.0
- Soil Boring # 1 1.0
- Soil Boring#2 1.0
- Soil Boring #3 1.0
- (6" Dia) Drain Pipe 60.0 FT

- NOTES:**
- 1) THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER CONTROL STRUCTURE, CONTROL STRUCTURE, DETENTION FACILITY, AND MANUFACTURED TREATMENT DEVICES RELATIVE TO THE PROJECT SHALL BE OUTLINED IN A TWO-PARTY MAINTENANCE AGREEMENT BETWEEN THE TOWNSHIP AND THE APPLICANT IN THE EVENT THE RESPONSIBLE PARTY NEGLECTS THE STORMWATER MANAGEMENT FACILITIES.
  - 2) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR THE CONNECTION/INSTALLATION OF ALL ROOF COLLECTOR/CONNECTIONS.

**MATAWAN AVENUE**  
(A.K.A. MATAWAN ROAD)  
(50' R.O.W.)

SOIL BORING TABLE

BORING #	ELEVATION	DUG	ELEV. DUG TO	WATER SITUATION
BORING #1	48.80'	140"	37.13'	NO WATER ENCOUNTERED
BORING #2	50.22'	140"	38.55'	NO WATER ENCOUNTERED
BORING #3	49.29'	140"	37.62'	NO WATER ENCOUNTERED



DATE	DESCRIPTION	ENGINEER	CAD
08-07-2023	REVISED LAYOUT AND PARKING CALCULATIONS FOR 1ST FLOOR OFFICE SPACE	GGL	ADP
03-22-2023	REVISED PER ONE LETTER DATED 02-21-2023	REO	ADP
03-22-2023	REVISED PER FIVE LETTER DATED 02-09-2023	TS/GDL	ADP
01-12-2023	ADDED EVSE PARKING AS PER REQUIREMENT	GGL	ADP
04-04-2022	REVISED PER ABERDEEN PLANNING BOARD MEETING DATED 03-23-2022	DCS	ADP
11-17-2020	REVISED PER ABERDEEN PLANNING BOARD LETTER DATED 08-29-2022	DCS	ADP

MAJOR SITE PLAN  
DRAINAGE PLAN

**VERACITY ESTIMATING**

Construction Estimation Services

**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
A		SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDSTILED 63-DEGREES FROM VERTICAL BASE-UP POS	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTEDMETAL LENS FRAME.	ELECTRONIC	POLE	RAB LIGHTING INC., ALED3T150 - RWLED3T150 - RWLED3T150SF - WPLED3T150 (TYPE III)	120V 1P 2W	3
B		SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDSTILED 63-DEGREES FROM VERTICAL BASE-UP POS	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTEDMETAL LENS FRAME.	ELECTRONIC	BUILDING	RAB LIGHTING INC., ALED3T150 - RWLED3T150 - RWLED3T150SF - WPLED3T150 (TYPE III)	120V 1P 2W	2

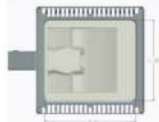
CALC. ZONE		
APARTMENT LIGHTING AREA	REQUIRED	PROVIDED
MINIMUM INTENSITY FOOT CANDLES (FC)	0.3 FC	0.3 FC
AVERAGE INTENSITY FOOT CANDLES (FC)	0.5 FC	1.65 FC
UNIFORMITY RATIO	-	7.8 : 0.3

AS PER ABERDEEN UDO, CHAPTER XXV "LAND DEVELOPMENT" - "25-3 ZONING DISTRICTS & ZONING MAP" - "25-5 IMPROVEMENTS & DESIGN" - "25-1 LIGHTING"

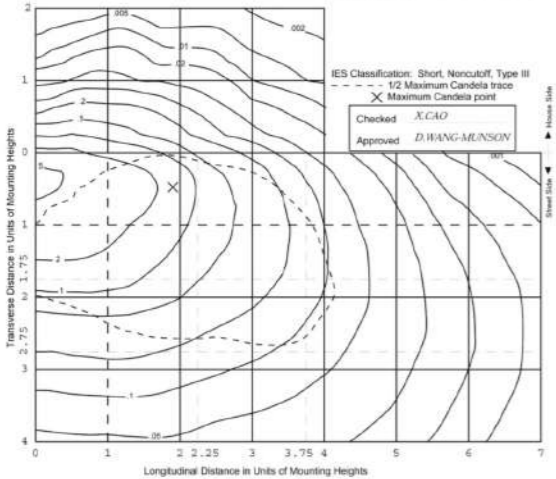


**ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINATION**

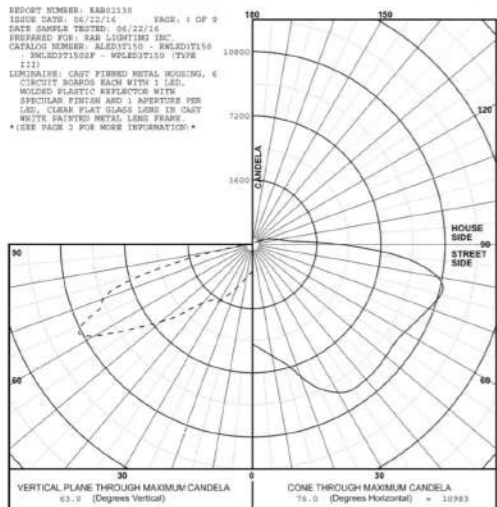
Values based on 25 foot mounting height



REVISION NUMBER: RAB2133  
ISSUE DATE: 06/22/16  
DATE SAMPLE TESTED: 06/22/16  
PREPARED FOR: RAB LIGHTING INC.  
CATALOG NUMBER: ALED3T150 - RWLED3T150 - RWLED3T150SF - WPLED3T150 (TYPE III)  
IES Classification: Short Nonscutoff, Type III  
X: Maximum Candela point  
Checked: XGAG  
Approved: D.WANG-MUNSON



**MAXIMUM PLANE AND MAXIMUM CONE PLOTS OF CANDELA**



**NOTES**

- A. ALL PARKING AREAS AND WALKWAYS THEREIN AND APPROACH PASSAGEWAYS AND DRIVEWAYS SERVING COMMERCIAL, PUBLIC, OFFICE, INDUSTRIAL, APARTMENT OR OTHER SIMILAR USES HAVING COMMON OFF-STREET PARKING AND/OR LOADING AREAS, AND BUILDING COMPLEXES REQUIRING ARE LIGHTING SHALL BE ADEQUATELY ILLUMINATED FOR SECURITY AND SAFETY PURPOSES. THE LIGHTING PLAN IN AND AROUND THE PARKING AREAS SHALL PROVIDE FOR UNIFORM, COLOR CORRECTED LIGHTS FOCUSING DOWNWARD WITH LIGHT INTENSITY PROVIDED AT GROUND LEVEL SHALL BE A MINIMUM OF THREE-TENTHS (3/10) FOOTCANDLE ANYWHERE IN THE AREA TO BE ILLUMINATED. SHALL AVERAGE A MINIMUM OF FIVE-TENTHS (5/10) FOOTCANDLE OVER THE ENTIRE AREA, AND SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN TWENTY-FIVE (25) FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL. THE LIGHTING CHARACTERISTICS OF THE LIGHT SOURCE AND SPACED A DISTANCE NOT TO EXCEED FIVE (5) TIMES THE MOUNTING HEIGHT. ANY OTHER OUTDOOR LIGHTING SUCH AS SIDEWALK ILLUMINATION, DRIVEWAYS WITH NO ADJACENT PARKING, THE LIGHTING OF SIGNS AND ORNAMENTAL LIGHTING SHALL BE SHOWN ON THE LIGHTING PLAN IN SUFFICIENT DETAIL TO ALLOW DETERMINATION OF THE EFFECTS TO ADJACENT PROPERTIES, TRAFFIC SAFETY AND OVERHEAD SKY FROM THE OBJECTS OF THESE SPECIFICATIONS IS TO MINIMIZE UNDESIRABLE OFF-PRIMES EFFECTS. NO DIRECT LIGHTING SHALL BE PERMITTED. ADDITIONALLY, NO LIGHT SHALL SHINE INTO WINDOWS OR DRIVEWAYS OR DRIVEWAYS IN SUCH MANNER AS TO INTERFERE WITH OR OBSTRUCT DRIVER VISION. TO ACHIEVE THESE REQUIREMENTS, THE INTENSITY OF SUCH LIGHT SOURCES, THE LIGHT SHIELDING AND SIMILAR CHARACTERISTICS SHALL BE SUBJECT TO SITE PLAN APPROVAL BY THE BOARD.
- B. STREET LIGHTING OF A TYPE SUPPLIED BY THE UTILITY AND OF A TYPE AND NUMBER APPROVED BY THE TOWNSHIP ENGINEER SHALL BE PROVIDED FOR ALL STREET INTERSECTIONS AND ALONG ALL ARTERIAL, COLLECTOR AND LOCAL STREETS AND ANYWHERE ELSE DEEMED NECESSARY FOR SAFETY REASONS. WHENEVER ELECTRIC UTILITY INSTALLATIONS ARE REQUIRED TO BE UNDERGROUND, THE APPLICANT SHALL PROVIDE FOR UNDERGROUND SERVICE FOR STREET LIGHTING.
- C. LIGHTS WILL BE ON TIMERS; HOURS OF OPERATIONS WILL BE FROM DUSK TO DAWN. ALL LIGHT POLES AND FIXTURES WILL HAVE THE BRONZE COLOR FINISH. THREE BUILDING MOUNTED LIGHTING FIXTURES HAVE BEEN PROPOSED.

**ALED3T150**

**RAB LIGHTING**

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Driver Info: Type: Constant Current, Voltage: 1500V, Current: 1.11A, Color Temp: 5000K, Power: 200W, L70 Lifetime: 100000, Beam Angle: 60°, Efficiency: 100 LPM

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent color to future color

Color Stability: LED color temperature is warranted to shift no more than 2000K in CCT over a 5 year period

Color Uniformity: Initial uniformity of CCT (Standard Color Temperature) follows the guidelines of the American National Standards Institute for the Illuminability of Solid State Lighting (ANSI C78.371-2015)

IES Classification: The Type III distribution is ideal for roadways, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area: EPA = 9.75

Maximum Ambient Temperature: Suitable for use in 40°C (104°F) ambient temperature

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

LED Characteristics: Lifetime: 100,000-hour LED lifespan based on IES LM-80 method and TM-21 calculations. LEDs: Multi-chip, high-output, long-life LEDs.

Thermal Management: Requires thermal management with ambient "Air Flow" via: Thermal glass lens

**Technical Specifications**

**Lighting:** UL Listing: Suitable for wet locations. DALI Dimming: The product is in the DALI Dimming Consortium (DCC) Qualified Products List and is eligible for installation from DCC Member Utilities. ENEC LM 79 & LM 80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM 79 and LM 80.

**Dark Sky Approved:** The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire (Electrical). Driver: One Driver, Constant Current, Class 2, 210Watt, 100-277V, 50/60Hz, Power Factor 99%.

**Surge Protection:** IEC 61643-11, Class B

**LED Characteristics:** Lifetime: 100,000-hour LED lifespan based on IES LM-80 method and TM-21 calculations. LEDs: Multi-chip, high-output, long-life LEDs.

**Color Consistency:** 7-step MacAdam Ellipse binning to achieve consistent color to future color

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**Construction:** IES Classification: The Type III distribution is ideal for roadways, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

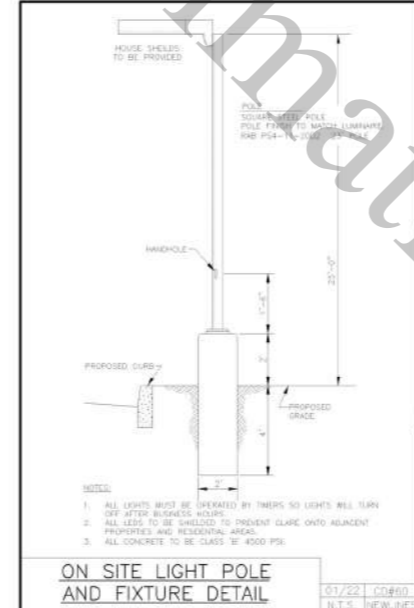
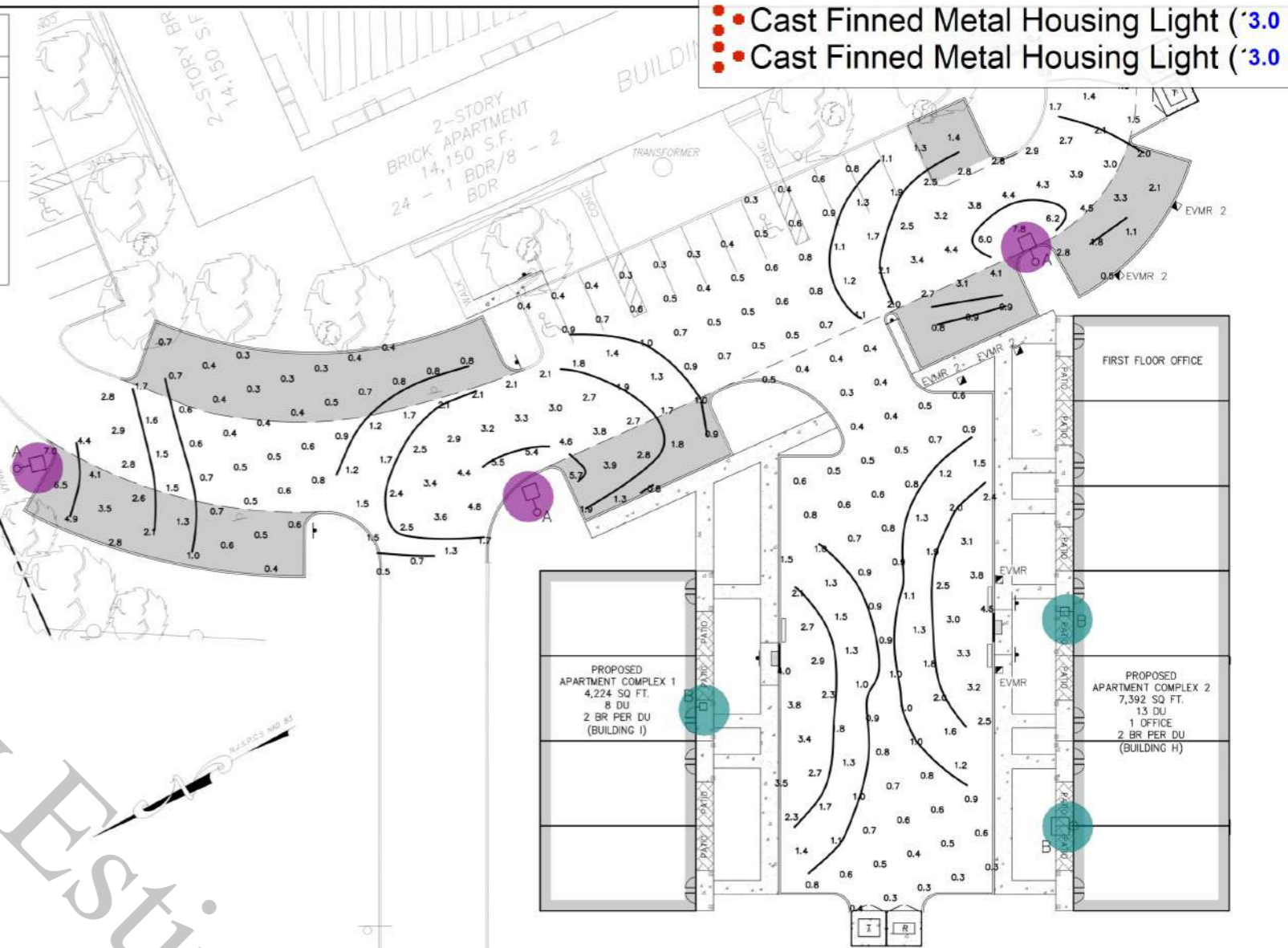
**Effective Projected Area:** EPA = 9.75

**Maximum Ambient Temperature:** Suitable for use in 40°C (104°F) ambient temperature

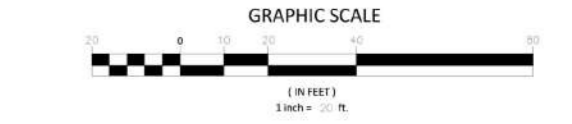
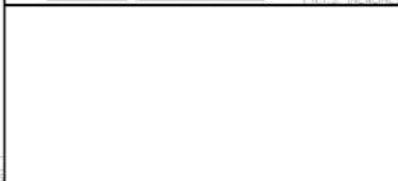
**Cold Weather Starting:** Minimum starting temperature is -40°C (-40°F)

**LED Characteristics:** Lifetime: 100,000-hour LED lifespan based on IES LM-80 method and TM-21 calculations. LEDs: Multi-chip, high-output, long-life LEDs.

**Thermal Management:** Requires thermal management with ambient "Air Flow" via: Thermal glass lens



**FOOTING REINFORCING**



**MAJOR SITE PLAN LIGHTING PLAN**

**VERACITY ESTIMATING**

Construction Estimation Services

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11-17-2020	REVISED PER ABERDEEN PLANNING BOARD LETTER DATED 08-26-2022	DCS	ADP

**KEN GARDENS, ABERDEEN**  
GENERAL PLANTING SPECIFICATIONS

- THE PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES, AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES BEFORE DIGGING PLANT PITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY MARK-OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES AND ORDINANCES GOVERNING THIS WORK. YOU SHALL BEFORE YOU DO ANY ONE CALL 1-800-272-1000. NEW JERSEY LAW REQUIRES YOU TO NOTIFY YOUR LOCAL UTILITY COMPANY ANYTIME YOU DIG INTO THE GROUND.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AND 2001-2004 EDITION, AMERICAN STANDARD FOR HURSTERY SET BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. OR THE PLANT MATERIAL WILL BE DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND IDENTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVE THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- ALL PLANTS SHALL BE TYPICAL FULL SPECIMENS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS SPECIES FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SHADE TREES SHALL BE SINGLE-STEM TREES WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER. OF HEIGHT AND CALIBER INDICATED, COMPLYING WITH AND 2001-2004 EDITION FOR TYPE OF TREES REQUIRED. PROVIDE NORMAL-QUALITY, WELL-BALANCED, CONIFEROUS EVERGREENS, FULL FOLIAGE TO THE GROUND, OF TYPE, HEIGHT, SPREAD, AND SHAPE REQUIRED, COMPLYING WITH AND 2001-2004 EDITION.
- ALL DECIDUOUS AND EVERGREEN TREES SHALL BE BALLED AND BURLAP (BAB) SHRUBS MAY BE EITHER BAB OR CONTAINER GROWN, BUT IF CONTAINER GROWN, THE FALL PLANTING HAZARD TREES INCLUDE THE FOLLOWING GENUS AND SOME COMMON SPECIES: ACER, BURGONIA, BETULA, CARYOPHYLLUM, CRATAEGUS, FAGUS, HALESA, KOELAEUTHERA PANICULATA, LEX, OPACA, LIGNUMVITAE, LINDERA, MALUS, IN LEAF, NYSSA SYLVATICA, Ostrya, PRUNUS, PIRUS, QUERCUS, EXCEPT QUERCUS PALUSTRIS, SALIX, SORBUS, TILIA, TOMENTOSA, ULMUS PARVIFOLIUS, AND ZELKOVA.
- BEFORE INSTALLATION OF ALL PLANT MATERIAL, THE RESULTS OF PHYSICAL AND CHEMICAL TESTS OF THE SUBSOIL AND TOPSOIL SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT TO ASSESS SOIL COMPOSITION AND IF THE PH IS ACCEPTABLE FOR THE PROPOSED PLANTING.
- PER MUNICIPAL REQUIREMENTS ALL TREES SHALL BE STAKED, AND HAVE SAUCERS WITH MULCH.
- CONTRACTOR SHALL REMOVE ANY AND ALL WIRE BASKETS USED FOR EVERGREEN OR DECIDUOUS TREES AT TIME OF PLANTING.
- ALL DISTURBED LAMN AREAS SHALL BE STABILIZED WITH SO2 AS INDICATED ON THE LANDSCAPE PLANS OR THESE NOTES. SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SEEDING SPECIFICATIONS. ALL DISTURBED LAMN AREAS SHALL BE TOPSOILED, UNED, FERTILIZED AND FINE GRADED PRIOR TO LAMN INSTALLATION.
- THE SITE WILL NOT HAVE AN IRRIGATION SYSTEM. SO2 ALL DISTURBED AREAS WITH A DROUGHT TOLERANT LOW MAINTENANCE MIX FORMULA SIMILAR TO NATIONAL SEED COMPANY MIX #2517 OR APPROVED EQUAL CONSISTING OF 40% CREEPING RED FESCUE, 15% BARDERIA RED FESCUE, 30% ACCENT PERENNIAL RYE GRASS, AND 15% KENTUCKY BLUEGRASS. SEED AT A RATE OF 6 POUNDS PER 1,000 SQUARE FEET. WATER/SEED WITH HYDRO MULCH.
- IDEAL SEEDING/SODDING TIMES ARE GENERALLY BETWEEN APRIL 15 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 15 DEPENDING ON THE WEATHER.
- CONTRACTOR SHALL NOTIFY THE OWNER OR LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT MATERIALS. THIS WOULD INCLUDE SHALLOW BEDROCK, BOULDERS OR ROCK OUTCROPS, BUBBLE BALL COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, NET OR POOR SOILS, CONTAMINATED SOIL DISRUPTION FROM CONSTRUCTION OPERATIONS, OVERHEAD OR UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS, ETC.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED REGARDING SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT OR TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- THE FINAL LANDSCAPE PLANTS ARE SUBJECT TO AN ON-SITE INSPECTION BY THE TOWNSHIP LANDSCAPE ARCHITECT BEFORE INSTALLATION OF THE PLANTS AND SUBJECT TO AN INSPECTION BY THE TOWNSHIP LANDSCAPE ARCHITECT AFTER THE INSTALLATION.
- SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR BETWEEN THE PLANTING SCHEDULE AND THE PLAN, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
- BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH THE ROOTS AND TO PRESERVE THE TRUNK AND SHADE. THE CENTRAL LEADER OF THE TREE SHALL NOT BE PRUNED.
- PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. IF NET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" DEPTH AND FILLED WITH 12" DEPTH OF CLEAN 3/8" SAND.
- TREES AND SHRUBS SHALL ONLY BE PLANTED WHEN THE SOIL IS FROST FREE AND FRIABLE.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM LAYER OF 6 INCHES OF TOPSOIL IN ALL LAMN AREAS. COMPOST AND TOPSOIL SHALL BE SUPPLIED BY THE INC. 848 FRIEZE 839 NEW EDWY. NJ 08833 609-758-3400 OR APPROVED EQUAL. A FULL SOIL MECHANICAL AND NUTRIENT ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND ROUGH GRADING AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF THE SOIL AMENDMENTS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 12" OF TOPSOIL IN ALL SHRUB PLANTING AREAS. SOIL PLANTING MIX FOR PLANTING PITS FOR TREES, SHRUBS AND GROUNDCOVER SHALL INCLUDE 1/3 COMPOST AND 2/3 TOPSOIL. COMPOST SHALL HAVE A PH VALUE BETWEEN 7.0 AND 8.0 WITH OVER 50% ORGANIC MATTER. TOPSOIL SHALL BE SUPPLIED BY THE INC. 848 FRIEZE 839 NEW EDWY. NJ 08833 609-758-3400 OR APPROVED EQUAL. A FULL SOIL MECHANICAL AND NUTRIENT ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND ROUGH GRADING AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF THE SOIL AMENDMENTS REQUIRED.
- ALL PLANTING AREAS AND SHRUB BEDS SHALL RECEIVE 3" DEPTH OF COMPOST AS MULCH. COMPOST SHALL HAVE A PH VALUE BETWEEN 7.0 AND 8.0 WITH OVER 50% ORGANIC MATTER. TOPSOIL SHALL BE SUPPLIED BY THE INC. 848 FRIEZE 839 NEW EDWY. NJ 08833 609-758-3400 OR APPROVED EQUAL.
- UNLESS INDICATED ELSEWHERE ON THE DRAWINGS OR NOTES, ALL PLANT AND SHRUB BEDS SHALL HAVE A CLEAN SHOVEL-CUT\* EDGE.
- ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO EXISTING GRADE AT THE NURSERY.
- NEWLY INSTALLED PLANT MATERIAL SHALL RECEIVE REGULAR WATERING FROM THE TIME OF INSTALLATION THROUGH THE GUARANTEE PERIOD TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF THE PLANTS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT, IRRIGATION AND LAMN MAINTENANCE DURING CONSTRUCTION AND UNTIL THE OWNER TAKES OVER MAINTENANCE OPERATIONS.
- THE CONTRACTOR WILL GUARANTEE ALL WORK AND ALL PLANT MATERIALS FOR A 2-YEAR PERIOD FROM THE DATE OF FINAL ACCEPTANCE BY THE TOWNSHIP. ANY PLANT MATERIAL THAT DIES WITHIN THAT 2-YEAR TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP/ROOT BALL, AND REPLACED BY A TREE OR SHRUB OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR.
- AFTER ONE GROWING SEASON AND THE ESTABLISHMENT OF THE PLANT MATERIAL ON THE SITE, ALL STAKES, GUINING, TREE WRAPPING AND SAUCERS SHALL BE REMOVED.
- ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON THE SITE SHALL BE PROTECTED BY 4'-FOOT-HIGH STANDARD WOOD SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE TREE CANOPY OR DRIP LINE OF THE TREE. IN THE CASE OF SMALLER TREES, A MINIMUM OF 10 FEET FROM THE TREE. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION, GRADING OR CLEARING AND SHALL REMAIN ON THE SITE UNTIL CONSTRUCTION IS COMPLETED. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREE LINE SHALL BE PRUNED, TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
- CONTRACTOR SHALL EXERCISE CARE AND CAUTION WHILE WORKING AROUND EXISTING TREES AND WILL PROTECT THE TREES FROM DAMAGE. CONTRACTOR SHALL KEEP EQUIPMENT AND MATERIAL STORAGE OUT OF DRIP LINE OF TREE CANOPIES. CONTRACTOR SHALL EXERCISE CARE IN LOCATION OF TRENCHES FOR ELECTRICAL LINES AND OTHER UTILITIES UNDER EXISTING TREE CANOPIES SO TO MINIMIZE CUTTING OF TREE ROOTS.
- ALL DEBRIS FROM PLANTING OPERATIONS SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DAILY CLEAN-UP, WALKWAYS, DRIVES AND PARKING AREAS SHALL BE SWEEP BROOM CLEAN. THE SITE AND PROPERTY ARE TO BE LEFT IN A NEAT ORDERLY CONDITION.
- THE SITE WILL NOT HAVE AN IRRIGATION SYSTEM.
- NO MULCH SHALL COME INTO CONTACT WITH THE ROOT BALL.

**Ken Gardens Plant List - Overall Plan**

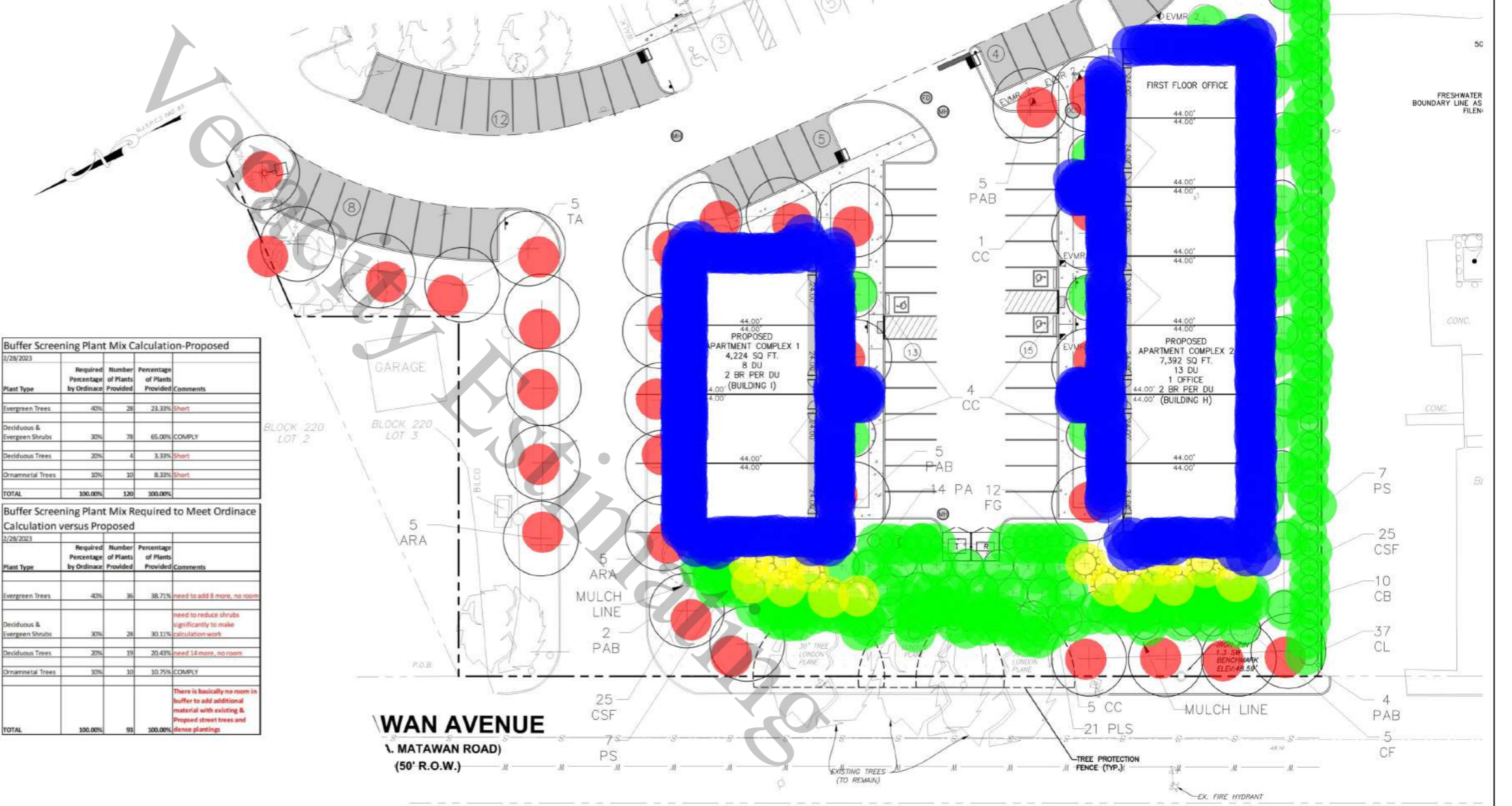
Symbol	Quantity	Latin Name	Common Name	Container	Caliper	Height	Native	Salt Tolerant	Dwarf	Re-scent	Notes
<b>Street Trees</b>											
ARA	10	Acer Platanus Armstrong	Armstrong Maple	5.6B	3-3-1/2"	14-18'	YES		B		rapid growing columnar maple, orange-red fall color
PAB	4	Platanus x acerifolia Bloodgood	Bloodgood Plane Tree	5.6B	3-3-1/2"	14-18'	YES	NR			rapid grower, showy mottled bark, specimen size
<b>Shade Trees</b>											
LS	10	Carpinus betulus 'Fans Fontaine'	Fans Fontaine European Hornbeam	5.6B	3-3-1/2"	14-18'			B		40' h x 20' c part shade / part sun, yellow fall color
PAB	10	Platanus x acerifolia Bloodgood	Bloodgood Plane Tree	5.6B	3-3-1/2"	14-18'		NR			rapid grower, showy mottled bark, specimen size
CA	3	Quercus acutissima	Bastard Oak	5.6B	3-3-1/2"	14-18'	YES	NR			pyramidal shaped with slender serrated leaves
TA	5	Tilia americana Redmond	Redmond American Linden	5.6B	3-3-1/2"	14-18'	YES				40-60' h x 20-30' w, pyramidal, yellow fall color
<b>Ornamental Trees</b>											
CC	10	Cercis canadensis	Eastern Redbud	5.6B	2'-3-1/2"	10-12'	YES	C			20-30' h, 20-25' w, yellow fall color, FALL PLANTING HAZARD
CF	5	Comus florida	Single-stem Flowering Dogwood	5.6B	2'-3-1/2"	10-12'	YES	C			Single stem, Native early-flowering dogwood, burgundy fall color, red berries
<b>Evergreen Trees</b>											
CL	40	Cupressocyparis leylandii	Leyland Cypress	5.6B	NA	6-7'		C			Fast growing evergreen with blue-green foliage, ideal screen planting
PA	14	Picea abies	Norway Spruce	5.6B	NA	6-10'		B			rapid grower, large, broad tree, pendulous mature branches
PS	14	Pinus strobus	Eastern White Pine	5.6B	NA	6-8'	YES	B			Fast growing native pine w/ long soft needles
<b>Shrubs</b>											
CL	50	Comus alba 'Flareana'	Yellow Tug Dogwood	Cont	NA	24-30"	YES	B			Bright yellow hedge, good massed in poor moist soils, hardy
FG	17	Fothergilla gardenii	Deer Footplant	5 gallon	NA	24-30"	YES	B			3-4' h x 3-5' w, deciduous, white summer flowers, orange fall color, full sun / part shade
PLS	21	Phlox laevis 'Schubertiana'	Skip Laurel	5.6B	NA	24-30"	YES	YES	B		6-10' h, evergreen, shade / part sun
VD	27	Viburnum dentatum	Arrowwood Viburnum	5.6B	NA	3-4'	YES	YES	B		Evergreen native, wetland species, white flower, blue-black fall
VR	22	Viburnum thyrsiflorum 'Wedge'	Leatherleaf Viburnum	5.6B	NA	3-4'	YES	B			Plant 3' o.s. 10' h, semi-evergreen shrub, spring white flower spikes, hedge

**Plant Deer-Resistance Key\***

Rating	Description
A	Rarely Damaged
B	Seldom Severely Damaged
C	Occasionally Severely Damaged
D	Frequently Severely Damaged
NR	Not rated by Rutgers

\*Based on information from the Rutgers Agriculture Experiment Station

- Shade Tree 33.0
- Shrubs 486.0
- Evergreen Tree 14.0
- Ornamental Tree 170.0

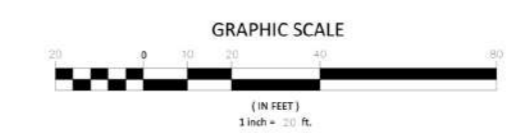
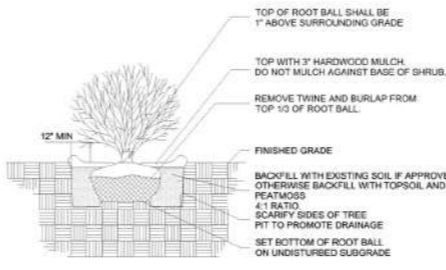
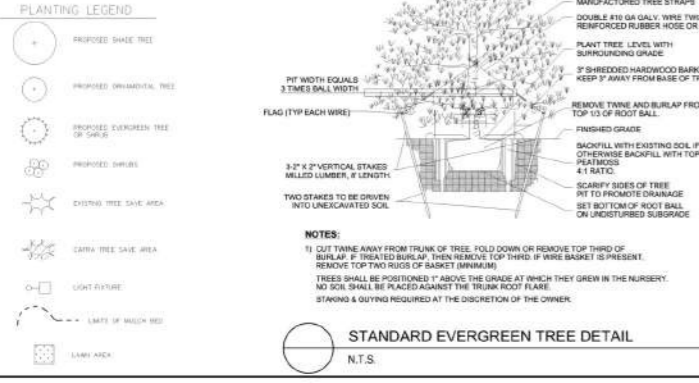


**Buffer Screening Plant Mix Calculation-Proposed**

Plant Type	Required Percentage by Ordinance	Number of Plants Provided	Percentage of Plants Provided	Comments
Evergreen Trees	40%	28	23.33%	Short
Deciduous & Evergreen Shrubs	30%	78	65.00%	COMPLY
Deciduous Trees	20%	4	3.33%	Short
Ornamental Trees	10%	10	8.33%	Short
<b>TOTAL</b>	<b>100.00%</b>	<b>120</b>	<b>100.00%</b>	

**Buffer Screening Plant Mix Required to Meet Ordinance Calculation versus Proposed**

Plant Type	Required Percentage by Ordinance	Number of Plants Provided	Percentage of Plants Provided	Comments
Evergreen Trees	40%	36	38.71%	need to add 8 more, no room
Deciduous & Evergreen Shrubs	30%	28	30.11%	need to reduce shrubs significantly to make calculation work
Deciduous Trees	20%	19	20.43%	need 14 more, no room
Ornamental Trees	10%	10	10.70%	COMPLY
<b>TOTAL</b>	<b>100.00%</b>	<b>93</b>	<b>100.00%</b>	There is basically no room in buffer to add additional material with existing & proposed street trees and dense plantings

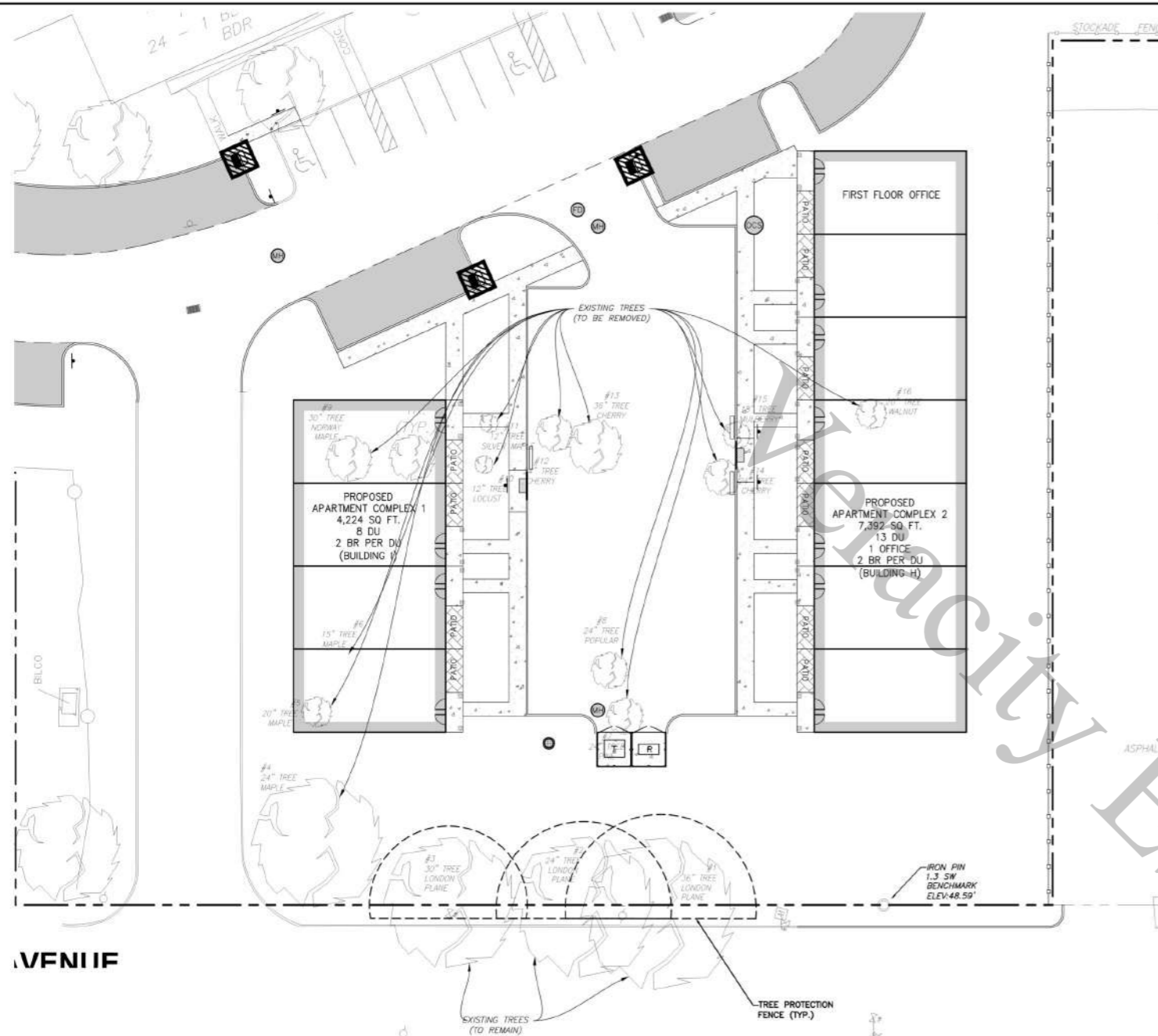


**MAJOR SITE PLAN LANDSCAPING PLAN**

**VERACITY ESTIMATING**

Construction Estimation Services

DATE	DESCRIPTION	DESIGNED	CHECKED
08-07-2023	REVISED LAYOUT AND PARKING CALCULATIONS FOR 1ST FLOOR OFFICE SPACE	GGL	ADP
03-22-2023	REVISED PER ONE LETTER DATED 02-21-2023	REO	ADP
03-22-2023	REVISED PER ONE LETTER DATED 02-09-2023	TS/GDL	ADP
01-12-2023	ADDED EVSE PARKING AS PER REQUIREMENT	GGL	ADP
04-04-2022	REVISED PER ABERDEEN PLANNING BOARD MEETING DATED 03-23-2022	DCS	ADP
11-17-2020	REVISED PER ABERDEEN PLANNING BOARD LETTER DATED 08-29-2022	DCS	ADP
	DATE	DESCRIPTION	ENGINEER



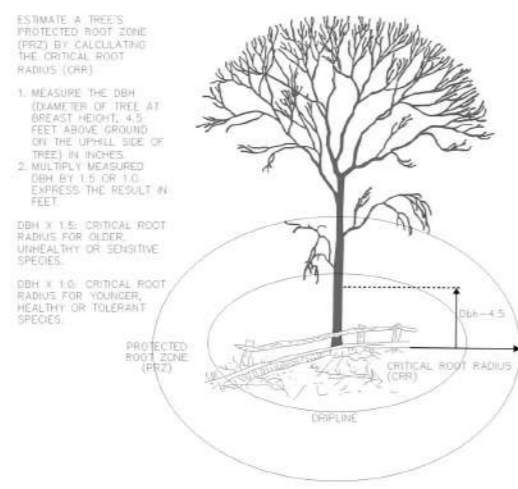
Tree Number	Species	Tree Size (Inches)	Removed or Saved
1	London Planetree	36	Saved
2	London Planetree	24	Saved
3	London Planetree	30	Saved
4	Maple	24	REMOVED
5	Maple	20	REMOVED
6	Maple	15	REMOVED
7	Pine	24	REMOVED
8	Poplar	24	REMOVED
9	Norway Maple	30	REMOVED
10	Locust	12	REMOVED
11	Silver Maple	12	REMOVED
12	Cherry	24	REMOVED
13	Cherry	36	REMOVED
14	Cherry	24	REMOVED
15	Mulberry	18	REMOVED
16	Walnut	20	REMOVED

Tree Removal Replacement Notes

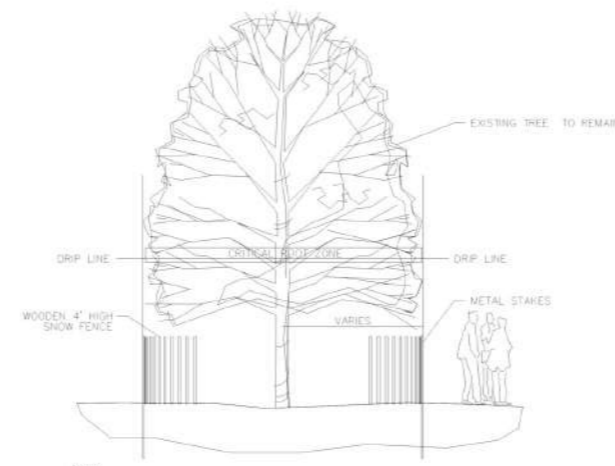
- Per 25-5.10.d. 12 trees are required per disturbed acre. Total disturbed area is 1.12 acres (Lots 4 & 5 and part of Lot 6); 1.12 acres x 12 trees/acre = 13.44 trees required, rounded to 13 trees required at 3" to 3-1/2" caliper.
- Per 25-5.10.o.1 (b). The total site (lots 4, 5, & 6) is 17.81 ACRES. Total wooded areas are approximately 4.90 acres on Lot 6. No existing wooded areas are being disturbed, just individual trees on Lots 4 & 5.
- Per 25-5.10.o.1 (c). All trees to be removed with caliper sizes are shown on this plan.
- Per 25-5.10.o.2 Replacement trees shall be provided at a one (1) to one (1) ratio for each tree six (6) inches DBH or greater to be removed. There are 13 trees proposed to be removed, therefore at 1 to 1 replacement 13 replacement trees are required at 3" to 3-1/2" caliper.
- Total trees required per 25-5-10 is 13 trees for disturbed area and 13 trees for tree replacements = 26 trees required at 3" to 3-1/2" caliper.

- TOTAL DISTURBED AREA: 1.12 AC
- REMOVING 13 TREES FROM SITE. (AS MARKED ON PLAN)
- 3 TREES TO REMAIN (AS MARKED ON PLAN)

AVENUE

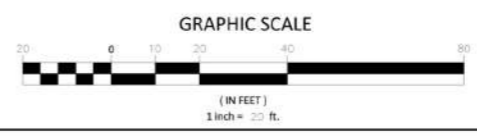


ROOT PROTECTION DURING CONSTRUCTION DETAIL



- NOTES:
- SNOW FENCE SHALL BE LOCATED BEYOND THE DRIP LINE OF EXISTING VEGETATION TO REMAIN. SNOW FENCING SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION AND IS TO BE MAINTAINED THROUGHOUT THE DURATION.
  - NO STORAGE OF CONSTRUCTION MATERIALS, SOIL STOCK PILES OR PARKING OF VEHICLES NEAR TREES TO REMAIN.
  - NO UTILITY TRENCHING WITHIN CRITICAL ROOT ZONE.

EXISTING TREE PROTECTION DETAIL



DATE	DESCRIPTION	ENGINEER	CAD
08-07-2023	REVISED LAYOUT AND PARKING CALCULATIONS FOR 1ST FLOOR OFFICE SPACE 08-07-2023	GDL	ADP
03-22-2023	REVISED PER CME LETTER DATED 02-01-2023	REG	ADP
03-22-2023	REVISED PER RVE LETTER DATED 02-09-2023	TS/GDL	ADP
01-12-2023	ADDED EVSE PARKING AS PER REQUIREMENT	ODL	ADP
04-04-2022	REVISED PER ABERDEEN PLANNING BOARD MEETING DATED 03-23-2022	OCS	ADP
11-17-2020	REVISED PER ABERDEEN PLANNING BOARD LETTER DATED 08-20-2022	OCS	ADP

MAJOR SITE PLAN  
TREE REMOVAL & REPLACEMENT PLAN

**VERACITY ESTIMATING**  
Construction Estimation Services