

AMENDED PRELIMINARY AND FINAL SUBDIVISION PLAN

CLOVERDALE WEST AT CRYSTAL SPRINGS

COVENTRY ROAD

BLOCK 16.28, LOT 2

BLOCK 16.30, LOTS 1 & 1.09-1.16

BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12

BLOCK 16.36, LOT 1

TOWNSHIP OF HARDYSTON

SUSSEX COUNTY - NEW JERSEY

TOWNSHIP OF HARDYSTON ZONING REQUIREMENTS

C-R (COMMERCIAL RECREATION) ZONE DISTRICT (DETACHED SINGLE FAMILY HOME)		
ITEM	REQUIRED (1)	PROPOSED
MINIMUM LOT AREA	7,500 SF	MINIMUM PROVIDED 8,717 SF (0.200 ACRES)
MINIMUM LOT WIDTH	55 FT	65.0 FT
MINIMUM FRONT YARD SETBACK	25 FT	25.5 FT
MINIMUM REAR YARD SETBACK	25 FT	29.5 FT
MINIMUM SIDE YARD SETBACK (SINGLE)	8 FT	8.0 FT
MAXIMUM LOT COVERAGE	45%	35%
MAXIMUM BUILDING HEIGHT	2½ STORY/35 FT	<2½ STORY/35 FT
MINIMUM PATIO & DECK SETBACKS	SAME AS PRINCIPAL BUILDING'S SETBACKS	ALL LOTS CONFORM

(1) REQUIREMENTS AS PER ORDINANCE 2019-01 ADOPTED FEBRUARY 27, 2019

OVERALL SHOTMEYER PARKING REQUIREMENTS PER RSIS FOR PREVIOUS APPLICATION

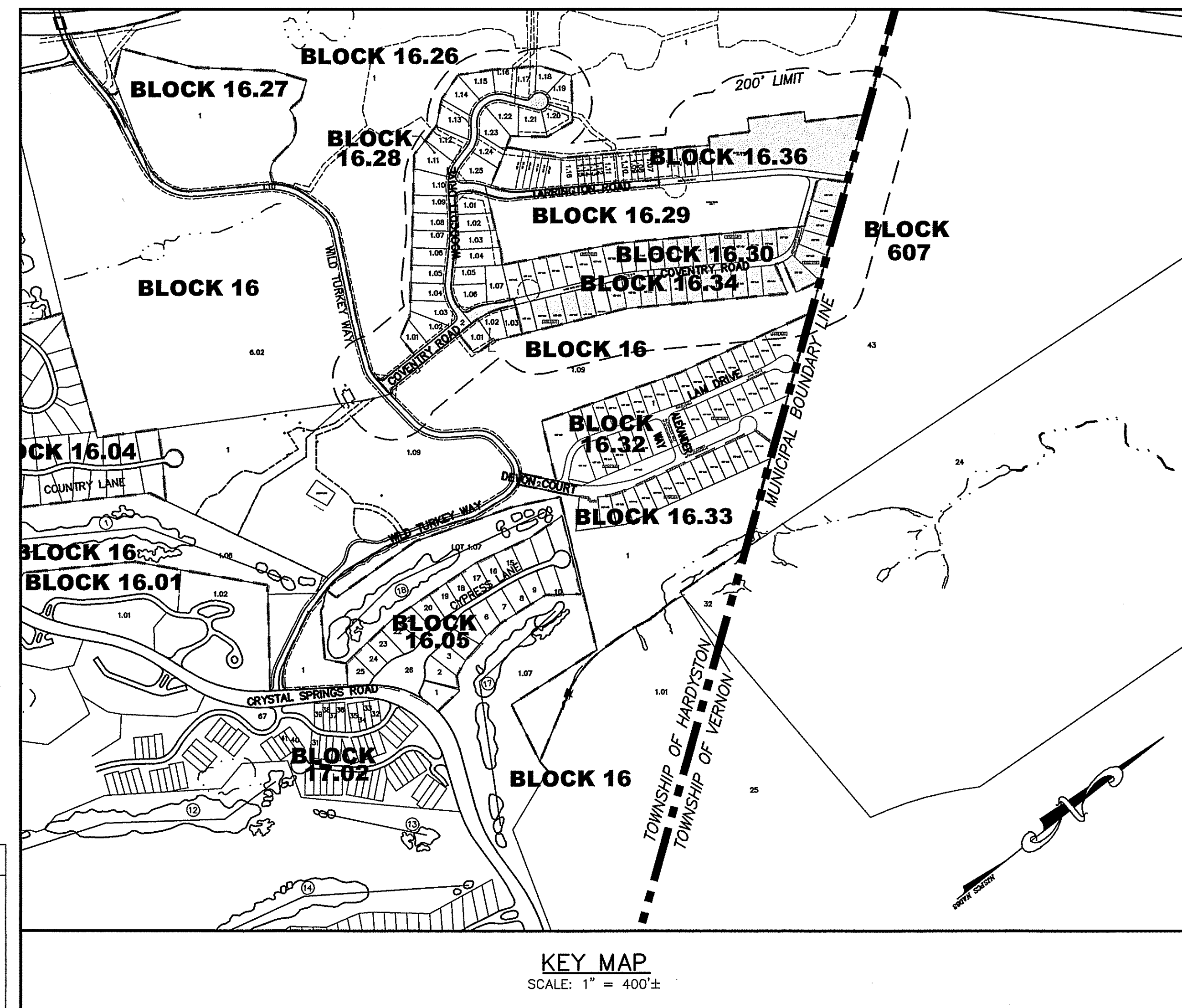
HOUSING TYPE	REQUIRED	APPROVED
ATTACHED SINGLE FAMILY 22-3 BEDROOM TOWNHOMES @ 2.4 SP/D.U.	53 SPACES	22 GARAGE SPACES 22 DRIVEWAY SPACES 11 STREET SPACES 55 SPACES
ZERO LOT LINE DETACHED DWELLINGS AND SINGLE FAMILY HOMES 39-4 BEDROOM DWELLING UNITS @ 2.5 SP/D.U. 61-3 BEDROOM DWELLING UNITS @ 2.0 SP/D.U. 1 GOLF VILLAS @ 1 SP/BEDROOM	98 SPACES 162 SPACES 4 SPACES 264 SPACES	3.5 SPACES/D.U. (1) - 137 SPACES 3.0 SPACES/D.U. (1) - 243 SPACES 4 SPACES/GOLF VILLA - 4 SPACES 384 SPACES TOTAL
MULTILEVEL HOUSING PER BUILDING 126- 2 BEDROOM MID RISE APARTMENT @ 2.0 SPACE/UNIT 54- 1 BEDROOM MID RISE APARTMENT @ 1.8 SPACE/UNIT	252 SPACES 98 SPACES 350 SPACES	80 GARAGE SPACES (10 HC SPACES) 80 DRIVEWAY SPACES 161 OFF-STREET PARKING AREA SPACES (8 HC SPACES) 40 STREET SPACES 361 SPACES TOTAL
(30- 2 BDRM & 111- 1 BDRM PRIOR APPROVAL)	(282 SPACES PRIOR APPROVAL)	(301 SPACES PRIOR APPROVAL)

PARKING REQUIREMENTS FOR CLOVERDALE WEST CURRENT APPLICATION

HOUSING TYPE	REQUIRED	PROVIDED
ZERO LOT LINE DETACHED DWELLINGS AND SINGLE FAMILY HOMES 39-3 BEDROOM DWELLING UNITS @ 2.0 SP/D.U. 1-4 DWELLING UNITS @ 2.5 SP/D.U.	78 SPACES 3 SPACES 81 SPACES	39 x 3.0 SPACES/D.U. (1) - 117 SPACES 1 x 3.0 SPACES/D.U. (1) - 3 SPACES 120 SPACES

AREA SUMMARY

BLOCK	LOT	EXISTING (ACREAGE)	PROPOSED (ACREAGE)	USE
16.28	2	2.865	4.075	WOODCOTT DRIVE, TARRINGTON ROAD, & COVENTRY ROAD
16.30	1	5.926	N/A	RESIDENTIAL LOT
16.30	1.09-1.16	1.771	1.771	RESIDENTIAL LOTS
16.30	1.18-1.27	N/A	2.015	RESIDENTIAL LOTS
16.34	1.05-1.12	1.776	1.776	RESIDENTIAL LOTS
16.34	1.13-1.20	N/A	1.79	RESIDENTIAL LOTS
16.35	1.01-1.06	N/A	1.626	RESIDENTIAL LOTS
16.36	1	5.032	N/A	RESIDENTIAL LOT
16.36	1.22	N/A	4.316	REMAINDER RESIDENTIAL LOT
TOTAL		17.37	17.37	



KEY MAP

SCALE: 1" = 400'±

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

PLANNING BOARD CHAIRPERSON DATE

PLANNING BOARD SECRETARY DATE

PLANNING BOARD ENGINEER DATE

SHEET INDEX

SHEET	DESCRIPTION
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2	PROPERTY OWNERS LIST
3	EXISTING CONDITIONS PLAN
4	FINAL SUBDIVISION PLAT
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7-8	GRADING PLAN - SHEETS A-B
9-10	UTILITY PLAN - SHEETS A-B
11	SOIL EROSION & SEDIMENT CONTROL PLAN
12-14	CONSTRUCTION NOTES & DETAILS

DYKSTRA WALKER
DESIGN & SURVEY GROUP, P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
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THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

TITLE SHEET

AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

SCALE: 1" = 400'

JOB NO.: 18064

DRAWN BY: MDF

CHECKED BY: TFG

DATE: 8/13/20

SHEET NO. 1 OF 14

J:\ask\PROJ\1618064\dwg\Ryan Homes\Subdivision Plan Set - Ryan Homes dlover west.dwg 10/16/20 03:11:16PM, kieren, Layout PROP OWNERS LIST

LIST OF PROPERTY OWNERS WITHIN 200'

OWNER & ADDRESS REPORT						
HARDYSTON TWP						
200' PROPERTY OWNERSHIP LIST						
SUBJECT: BLOCK 16.30 - MULTIPLE LOTS						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16.28	2		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	ROAD LOT - COVENTRY	COUNTRY CLUB RDG-W
16.29	1		2	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	WILD TURKEY WAY	FERNDOWN
16.29	1	C0101	2	BOVE, MATTHEW & THOMAS V 169 TARRINGTON RD #101 HAMBURG, NJ	169 TARRINGTON RD, #101	FERNDOWN
16.29	1	C0102	2	WEBER, HAROLD & HOLLY 169 TARRINGTON RD, #102 HARDYSTON, NJ	169 TARRINGTON RD, #102	FERNDOWN
16.29	1	C0103	2	PALARDY, MICHAEL 169 TARRINGTON RD #103 HAMBURG, NJ	169 TARRINGTON RD #103.	FERNDOWN
16.29	1	C0104	2	JOHNSON, MICHAEL W 169 TARRINGTON RD #201 HAMBURG, NJ	169 TARRINGTON RD #201	FERNDOWN
16.29	1	C0105	2	CARLIN, JOHN & MARILYN 169 TARRINGTON RD #202 HAMBURG, NJ	169 TARRINGTON RD #202	FERNDOWN
16.29	1	C0106	2	WARJANKA, MICHAEL & LARISA 251 HAZEL AVE WESTFIELD, NJ	169 TARRINGTON RD #203	FERNDOWN
16.29	1	C0107	2	DIPALMA, LUCILLE R & CANDELA, P A 169 TARRINGTON RD #301 HARDYSTON, NJ	169 TARRINGTON RD #301	FERNDOWN
16.29	1	C0108	2	REA, WILLIAM D & FAY L 1123 WARELY ST HOUSTON, TX	169 TARRINGTON RD #302	FERNDOWN
16.29	1	C0109	2	BOLAND, JOHN V 169 TARRINGTON RD #303 HAMBURG, NJ	169 TARRINGTON RD #303	FERNDOWN
16.29	1	C0110	2	FESTA, NICHOLAS J ET AL 169 TARRINGTON RD #304 HAMBURG, NJ	169 TARRINGTON RD #304	FERNDOWN
16.29	1	C0111	2	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	169 TARRINGTON RD #305	FERNDOWN
16.29	1	C0112	2	MUM, BETH 6 PETER COOPER RD #9F NEW YORK, NY	169 TARRINGTON RD #306	FERNDOWN
16.29	1	C0113	2	LONGAR, IVAN & PEJOVIC-LONGAR, T 54 JEFFERSON ST APT 5A ROCKEN, NJ	169 TARRINGTON RD #401	FERNDOWN
16.29	1	C0114	2	BENITEZ, YVETTE 169 TARRINGTON RD #402 HARDYSTON, NJ	169 TARRINGTON RD #402	FERNDOWN
16.29	1	C0115	2	YORIO, WILLIAM & ELIZABETH 353 WEST 56TH ST APT 5N NEW YORK, NY	169 TARRINGTON RD #403	FERNDOWN
16.29	1	C0116	2	NUSSBAUM, DREW J & MEGAN 436 ALBANY CT WEST NEW YORK, NJ	169 TARRINGTON RD #404	FERNDOWN
16.29	1	C0117	2	TANG, KENNY K & WATANABE, MARIKO 1 RIVER PL, APT 2708 NEW YORK, NY	169 TARRINGTON RD #405	FERNDOWN

OWNER & ADDRESS REPORT						
HARDYSTON TWP						
200' PROPERTY OWNERSHIP LIST						
SUBJECT: B 16.34 L 1.05; 1.06; 1.07; 1.08; 1.10; 1.11; 1.12						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16.28	2		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	ROAD LOT - COVENTRY	COUNTRY CLUB RDG-W
16.29	1		2	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	WILD TURKEY WAY	FERNDOWN
16.29	1	C0101	2	BOVE, MATTHEW & THOMAS V 169 TARRINGTON RD #101 HAMBURG, NJ	169 TARRINGTON RD, #101	FERNDOWN
16.29	1	C0102	2	WEBER, HAROLD & HOLLY 169 TARRINGTON RD, #102 HARDYSTON, NJ	169 TARRINGTON RD, #102	FERNDOWN
16.29	1	C0103	2	PALARDY, MICHAEL 169 TARRINGTON RD #103 HAMBURG, NJ	169 TARRINGTON RD #103	FERNDOWN
16.29	1	C0104	2	JOHNSON, MICHAEL W 169 TARRINGTON RD #201 HAMBURG, NJ	169 TARRINGTON RD #201	FERNDOWN
16.29	1	C0105	2	CARLIN, JOHN & MARILYN 169 TARRINGTON RD #202 HAMBURG, NJ	169 TARRINGTON RD #202	FERNDOWN
16.29	1	C0106	2	WARJANKA, MICHAEL & LARISA 251 HAZEL AVE WESTFIELD, NJ	169 TARRINGTON RD #203	FERNDOWN
16.29	1	C0107	2	DIPALMA, LUCILLE R & CANDELA, P A 169 TARRINGTON RD #301 HARDYSTON, NJ	169 TARRINGTON RD #301	FERNDOWN
16.29	1	C0108	2	REA, WILLIAM D & FAY L 1123 WARELY ST HOUSTON, TX	169 TARRINGTON RD #302	FERNDOWN
16.29	1	C0109	2	BOLAND, JOHN V 169 TARRINGTON RD #303 HAMBURG, NJ	169 TARRINGTON RD #303	FERNDOWN
16.29	1	C0110	2	FESTA, NICHOLAS J ET AL 169 TARRINGTON RD #304 HAMBURG, NJ	169 TARRINGTON RD #304	FERNDOWN
16.29	1	C0111	2	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	169 TARRINGTON RD #305	FERNDOWN
16.29	1	C0112	2	MUM, BETH 6 PETER COOPER RD #9F NEW YORK, NY	169 TARRINGTON RD #306	FERNDOWN
16.29	1	C0113	2	LONGAR, IVAN & PEJOVIC-LONGAR, T 54 JEFFERSON ST APT 5A ROCKEN, NJ	169 TARRINGTON RD #401	FERNDOWN
16.29	1	C0114	2	BENITEZ, YVETTE 169 TARRINGTON RD #402 HARDYSTON, NJ	169 TARRINGTON RD #402	FERNDOWN
16.29	1	C0115	2	YORIO, WILLIAM & ELIZABETH 353 WEST 56TH ST APT 5N NEW YORK, NY	169 TARRINGTON RD #403	FERNDOWN
16.29	1	C0116	2	NUSSBAUM, DREW J & MEGAN 436 ALBANY CT WEST NEW YORK, NJ	169 TARRINGTON RD #404	FERNDOWN
16.29	1	C0117	2	TANG, KENNY K & WATANABE, MARIKO 1 RIVER PL, APT 2708 NEW YORK, NY	169 TARRINGTON RD #405	FERNDOWN

OWNER & ADDRESS REPORT						
HARDYSTON TWP						
200' PROPERTY OWNERSHIP LIST						
SUBJECT: BLOCK 16.30 - MULTIPLE LOTS						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16.29	1	C0118	2	COSTIGLIOLA, FRANK & KATHLEEN 14 PASHEN PL DIX HILLS, NY	169 TARRINGTON RD #406	FERNDOWN
16.30	1.02		2	ESPOSITO, JENNIFER M & MICHALSKI, C 10 WOODCOTT DR HAMBURG, NJ	10 WOODCOTT DR	CLOVERDALE-W
16.30	1.03		2	SANTOLOCI, FRANK & ROSEMARY 8 WOODCOTT DR HAMBURG, NJ	8 WOODCOTT DR	CLOVERDALE-W
16.30	1.04		2	CLEMENTS, MARLENE 6 WOODCOTT DR HAMBURG, NJ	6 WOODCOTT DR	CLOVERDALE-W
16.30	1.05		2	ZERECOSKI, GEORGE P & DONNA M 4 WOODCOTT DR HAMBURG, NJ	4 WOODCOTT DR	CLOVERDALE-W
16.30	1.06		2	MURRAY, BRENDON & JAYNA 2 WOODCOTT DR HAMBURG, NJ	2 WOODCOTT DR	CLOVERDALE-W
16.30	1.07		2	CULLY, CARL & JACQUELYN 9 COVENTRY RD HAMBURG, NJ	9 COVENTRY RD	CLOVERDALE-W
16.30	1.08		2	CANDELA, PETER J & PATRICIA A 11 COVENTRY RD HARDYSTON, NJ	11 COVENTRY RD	CLOVERDALE-W
16.30	1.17		2	SANTOS, SERGIO & CHRISTINA 29 COVENTRY RD HARDYSTON, NJ	29 COVENTRY RD	CLOVERDALE-W
16.32	1		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	WILD TURKEY WAY	CLOVERDALE EAST
16.34	1.02		2	ICECREAMMALLA, H C & RASILABEN H 4 COVENTRY RD HAMBURG, NJ	4 COVENTRY RD	CLOVERDALE-W
16.34	1.03		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	6 COVENTRY RD	CLOVERDALE-W
16.34	1.04		2	OBEITER, ROBERT & BENEZRA-OBEITER, R 23 SCARLET OAK LN PARANUS, NJ	8 COVENTRY RD	CLOVERDALE-W
16.34	1.05		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	10 COVENTRY RD	CLOVERDALE-W
16.34	1.06		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	12 COVENTRY RD	CLOVERDALE-W
16.34	1.07		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	14 COVENTRY RD	CLOVERDALE-W
16.34	1.08		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	16 COVENTRY RD	CLOVERDALE-W
16.34	1.09		2	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	18 COVENTRY RD	CLOVERDALE-W
16.34	1.10		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	20 COVENTRY RD	CLOVERDALE-W

OWNER & ADDRESS REPORT						
HARDYSTON TWP						
200' PROPERTY OWNERSHIP LIST						
SUBJECT: B 16.34 L 1.05; 1.06; 1.07; 1.08; 1.10; 1.11; 1.12						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16.29	1	C0118	2	COSTIGLIOLA, FRANK & KATHLEEN 14 PASHEN PL DIX HILLS, NY	169 TARRINGTON RD #406	FERNDOWN
16.30	1		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	WILD TURKEY WAY	CLOVERDALE-W
16.30	1.06		2	MURRAY, BRENDON & JAYNA 2 WOODCOTT DR HAMBURG, NJ	2 WOODCOTT DR	CLOVERDALE-W
16.30	1.07		2	CULLY, CARL & JACQUELYN 9 COVENTRY RD HAMBURG, NJ	9 COVENTRY RD	CLOVERDALE-W
16.30	1.08		2	CANDELA, PETER J & PATRICIA A 11 COVENTRY RD HARDYSTON, NJ	11 COVENTRY RD	CLOVERDALE-W
16.30	1.09		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	13 COVENTRY RD	CLOVERDALE-W
16.30	1.10		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	15 COVENTRY RD	CLOVERDALE-W
16.30	1.11		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	17 COVENTRY RD	CLOVERDALE-W
16.30	1.12		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	19 COVENTRY RD	CLOVERDALE-W
16.30	1.13		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	21 COVENTRY RD	CLOVERDALE-W
16.30	1.14		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	23 COVENTRY RD	CLOVERDALE-W
16.30	1.15		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	25 COVENTRY RD	CLOVERDALE-W
16.30	1.16		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	27 COVENTRY RD	CLOVERDALE-W
16.30	1.17		2	SANTOS, SERGIO & CHRISTINA 29 COVENTRY RD HARDYSTON, NJ	29 COVENTRY RD	CLOVERDALE-W
16.34	1.02		2	ICECREAMMALLA, H C & RASILABEN H 4 COVENTRY RD HAMBURG, NJ	4 COVENTRY RD	CLOVERDALE-W
16.34	1.03		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	6 COVENTRY RD	CLOVERDALE-W
16.34	1.04		2	OBEITER, ROBERT & BENEZRA-OBEITER, R 23 SCARLET OAK LN PARANUS, NJ	8 COVENTRY RD	CLOVERDALE-W
16.34	1.09		2	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	18 COVENTRY RD	CLOVERDALE-W

OWNER & ADDRESS REPORT						
HARDYSTON TWP						
200' PROPERTY OWNERSHIP LIST						
SUBJECT: BLOCK 16.30 - MULTIPLE LOTS						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16.34	1.11		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	22 COVENTRY RD	CLOVERDALE-W
16.34	1.12		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	24 COVENTRY RD	CLOVERDALE-W
16.36	1		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	90 TARRINGTON RD	PEMBRIDGE (6 UNITS)


OWNER & ADDRESS REPORT						
HARDYSTON TWP						
200' PROPERTY OWNERSHIP LIST						
SUBJECT: B 16.34 L 1.05; 1.06; 1.07; 1.08; 1.10; 1.11; 1.12						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16.29	1	C0118	2	COSTIGLIOLA, FRANK & KATHLEEN 14 PASHEN PL DIX HILLS, NY	169 TARRINGTON RD #406	FERNDOWN
16.30	1		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	WILD TURKEY WAY	CLOVERDALE-W
16.30	1.06		2	MURRAY, BRENDON & JAYNA 2 WOODCOTT DR HAMBURG, NJ	2 WOODCOTT DR	CLOVERDALE-W
16.30	1.07		2	CULLY, CARL & JACQUELYN 9 COVENTRY RD HAMBURG, NJ	9 COVENTRY RD	CLOVERDALE-W
16.30	1.08		2	CANDELA, PETER J & PATRICIA A 11 COVENTRY RD HARDYSTON, NJ	11 COVENTRY RD	CLOVERDALE-W
16.30	1.09		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	13 COVENTRY RD	CLOVERDALE-W
16.30	1.10		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	15 COVENTRY RD	CLOVERDALE-W
16.30	1.11		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	17 COVENTRY RD	CLOVERDALE-W
16.30	1.12		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	19 COVENTRY RD	CLOVERDALE-W
16.30	1.13		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	21 COVENTRY RD	CLOVERDALE-W
16.30	1.14		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	23 COVENTRY RD	CLOVERDALE-W
16.30	1.15		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	25 COVENTRY RD	CLOVERDALE-W
16.30	1.16		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	27 COVENTRY RD	CLOVERDALE-W
16.30	1.17		2	SANTOS, SERGIO & CHRISTINA 29 COVENTRY RD HARDYSTON, NJ	29 COVENTRY RD	CLOVERDALE-W
16.34	1.02		2	ICECREAMMALLA, H C & RASILABEN H 4 COVENTRY RD HAMBURG, NJ	4 COVENTRY RD	CLOVERDALE-W
16.34	1.03		1	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD #103 EDGEWATER, NJ	6 COVENTRY RD	CLOVERDALE-W
16.34	1.04		2	OBEITER, ROBERT & BENEZRA-OBEITER, R 23 SCARLET OAK LN PARANUS, NJ	8 COVENTRY RD	CLOVERDALE-W
16.34	1.09		2	LAM DEVELOPMENT GROUP, LLC 115 RIVER RD, #103 EDGEWATER, NJ	18 COVENTRY RD	CLOVERDALE-W

10/15/20	REV PER BOARD ENGINEER'S MEMO, DATED 10/15/20
DATE	REVISION

DYKSTRA WALKER
DESIGN & GROUP, P.A.
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WWW.DYKSTRAWALKER.COM


THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

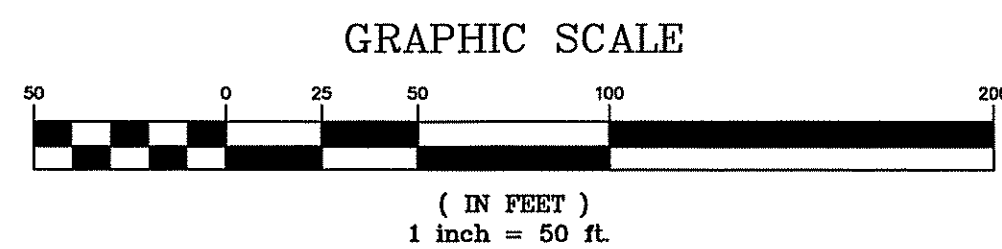
PROPERTY OWNERS LIST	
AMENDED PRELIMINARY AND FINAL SUBDIVISION CLOVERDALE WEST AT CRYSTAL SPRINGS BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16 BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12 BLOCK 16.36, LOT 1 COVENTRY ROAD TOWNSHIP OF HARDYSTON SUSSEX COUNTY NEW JERSEY	


SCALE: N/A
JOB NO.: 18064
DRAWN BY: MDF
CHECKED BY: TFG
DATE: 8/13/20
SHEET NO. <u>2</u> OF <u>14</u>

J:\work\PROJ\18\B064.dwg Ryan Homes dlover west.dwg 10/16/20 03:11:26PM kieren Layout-EXISTING CONDITIONS

NOTES AND REFERENCES

- FILED MAP TITLED "FINAL SUBDIVISION PLAT, PHASE 1, SHOTMEYER TRACT, BLOCK 16, LOT 1, WILD TURKEY WAY, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY" PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 12/21/04, REVISED THROUGH 2/8/05 AND FILED IN THE SUSSEX COUNTY CLERK'S OFFICE ON 2/14/05 AS MAP NO. 1383.
- FILED MAP TITLED "FINAL SUBDIVISION PLAT, GRAND CASCADES HOTEL SUBDIVISION AT CRYSTAL SPRINGS - AKA SHOTMEYER TRACT - PHASE 2, BLOCK 16, LOTS 1, 1.02, 6.01 & 6.02, WILD TURKEY WAY, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY", PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 9/1/04 AND LAST REVISED 8/31/07, FILED IN THE SUSSEX COUNTY CLERK'S OFFICE ON 1/9/08 AS REGISTERED MAP NO. 1441.
- FILED MAP TITLED "FINAL SUBDIVISION PLAT, HIGHGROVE AT CRYSTAL SPRINGS, PHASE 2, BLOCK 16.32, LOTS 1 & 2, & BLOCK 16.33 LOT 1, WILD TURKEY WAY, DEVON COURT & CRYSTAL SPRINGS ROAD, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY" PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 8/12/19, REVISED THROUGH 9/9/19 AND FILED IN THE SUSSEX COUNTY CLERK'S OFFICE ON 2/4/20 AS MAP NO. 1490.
- PLANS TITLED "CLOVERDALE-WEST PHASE 1A, BLOCK 16.28-LOTS 1 & 2, BLOCK 16.30- LOT 1, COVENTRY ROAD, WOODCOTT DRIVE, TARRINGTON ROAD & WILD TURKEY WAY, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY" PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 1/5/10, LAST REVISED 7/9/10 AND FILED IN THE SUSSEX COUNTY CLERK'S OFFICE ON 8/3/10 AS MAP NO. 1459.
- PLANS TITLED "FINAL SUBDIVISION PLAT, PEMBRIDGE AT CRYSTAL SPRINGS, PHASE I, BLOCK 16.29, LOT 1, TARRINGTON ROAD, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY" PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 1/5/10, LAST REVISED 4/20/10 AND FILED IN THE SUSSEX COUNTY CLERK'S OFFICE ON 8/3/10 AS MAP NO. 1458.
- EXISTING EASEMENTS SHOWN HEREON ARE DEFINED WITH METES AND BOUNDS AND AREAS ON PRIOR SUBDIVISION PLATS REFERENCED ABOVE.
- HORIZONTAL DATUM IS NAD 83-96 PER GEOD CORPORATION GPS POINTS 4 AND 6. THE COORDINATES USED ON THIS PLAN ARE LOCAL GROUND COORDINATES BASED ON A CONVENTIONAL GROUND TRAVERSE FROM SAID GPS POINTS.
- MUNICIPAL BOUNDARY LINE ESTABLISHED BASED ON MAP TITLED "GRADING PLAN FOR PROPOSED SOIL REMOVAL, LOT 1.02, BLOCK 16, IN THE TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY" PREPARED BY JOHN ZANETAKES ASSOCIATES, INC., DATED 7/24/89.
- PARTIAL TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON BASED ON AERIAL TOPOGRAPHY PROVIDED BY GEOD CORPORATION AERIAL PHOTOGRAMMETRY & LAND SURVEYING, DATED 9/14/18



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DESIGN & GROUP, P.A.
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THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

EXISTING CONDITIONS PLAN

AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

DW

SCALE: 1" = 50'

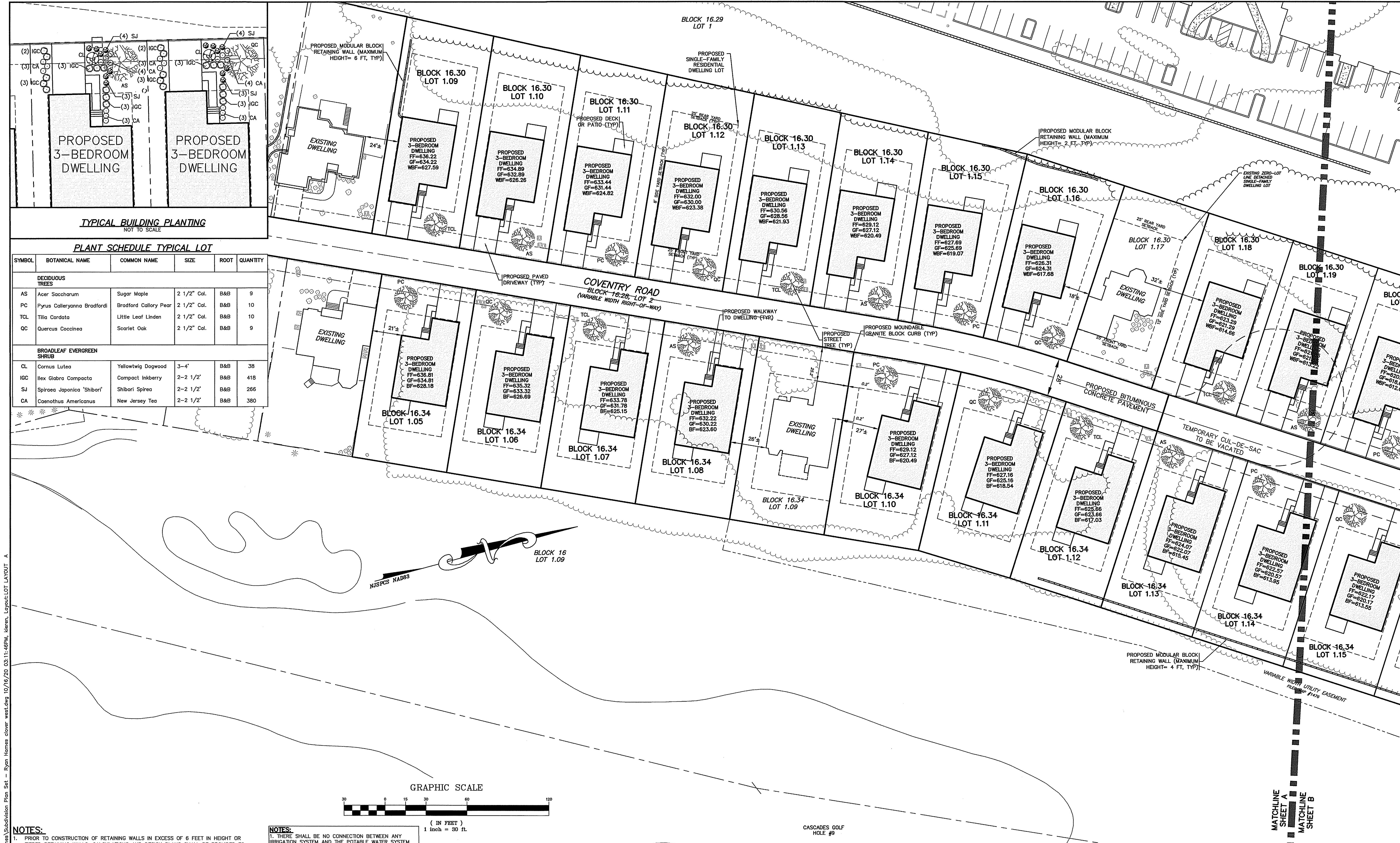
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CHECKED BY: TFG

DATE: 8/13/20

SHEET NO. 3 OF 14



TYPICAL BUILDING PLANTING
NOT TO SCALE

PLANT SCHEDULE TYPICAL LOT

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY
DECIDUOUS TREES					
AS	Acer Saccharum	Sugar Maple	2 1/2" Cal.	B&B	9
PC	Pyrus Calleryana Bradfordi	Bradford Callory Pear	2 1/2" Cal.	B&B	10
TCL	Tilia Cordata	Little Leaf Linden	2 1/2" Cal.	B&B	10
QC	Quercus Coccinea	Scarlet Oak	2 1/2" Cal.	B&B	9
BROADLEAF EVERGREEN SHRUB					
CL	Cornus Lutea	Yellowtwig Dogwood	3-4'	B&B	38
IGC	Ilex Glabra Compacta	Compact Inkberry	2-2 1/2'	B&B	418
SJ	Spiraea Japonica 'Shibori'	Shibori Spirea	2-2 1/2'	B&B	266
CA	Caenothus Americanus	New Jersey Tea	2-2 1/2'	B&B	380

- NOTES:**
- PRIOR TO CONSTRUCTION OF RETAINING WALLS IN EXCESS OF 6 FEET IN HEIGHT OR TIERED RETAINING WALLS, CALCULATIONS AND DESIGN PLANS SHALL BE PROVIDED TO THE SATISFACTION OF THE PLANNING BOARD ENGINEER. GEGRID SHALL BE PROHIBITED IN ALL UTILITY EASEMENTS.
 - FINAL SANITARY SEWER DESIGN.
 - GUIDERAIL TO BE CONSTRUCTED ALONG GOLF CART PATH IN LOCATIONS DETERMINED TO BE APPROPRIATE BY THE TOWNSHIP ENGINEER BASED ON FIELD CONDITIONS.
 - THERE SHALL BE NO CONNECTION BETWEEN ANY IRRIGATION SYSTEM AND THE POTABLE WATER SYSTEM.
 - PRESSURE REDUCING VALVES SHALL BE INSTALLED WITHIN THE UNITS IN ACCORDANCE WITH THE PLUMBING CODE.
 - GEGRID SHALL BE PROHIBITED WITHIN UTILITY EASEMENTS.

- NOTES:**
- THERE SHALL BE NO CONNECTION BETWEEN ANY IRRIGATION SYSTEM AND THE POTABLE WATER SYSTEM.
 - ALL TREES AND SHRUBS SHALL BE PLANTED OUTSIDE UTILITY EASEMENTS AT A SUFFICIENT DISTANCE FROM ANY WATER OR SEWER MAIN.

ESTIMATED RESIDENTIAL WATER DEMAND (N.J.A.C. 5:21-5.1)

TYPE/SIZE OF HOUSING UNIT	WATER DEMAND PER UNIT	NUMBER OF UNITS	DEMAND (NUMBER OF UNITS X WATER DEMAND PER UNIT)
4 BR SINGLE-FAMILY	395 GALLONS PER DAY	38	PREVIOUSLY APPROVED 15,010 GALLONS PER DAY
3 BR SINGLE-FAMILY	320 GALLONS PER DAY	39	PROPOSED TOTAL 12,480 GALLONS PER DAY

THE ORIGINAL APPLICATION FOR THE SHOTMEYER TRACT SECTION CONSISTED OF (38) 4-BEDROOM SINGLE-FAMILY RESIDENTIAL DWELLING UNITS.
THIS AMENDED APPLICATION IS FOR (39) 3-BEDROOM SINGLE-FAMILY RESIDENTIAL DWELLING UNITS.

10/15/20	REV PER BOARD ENGINEER'S MEMO, DATED 10/15/20
DATE	REVISION

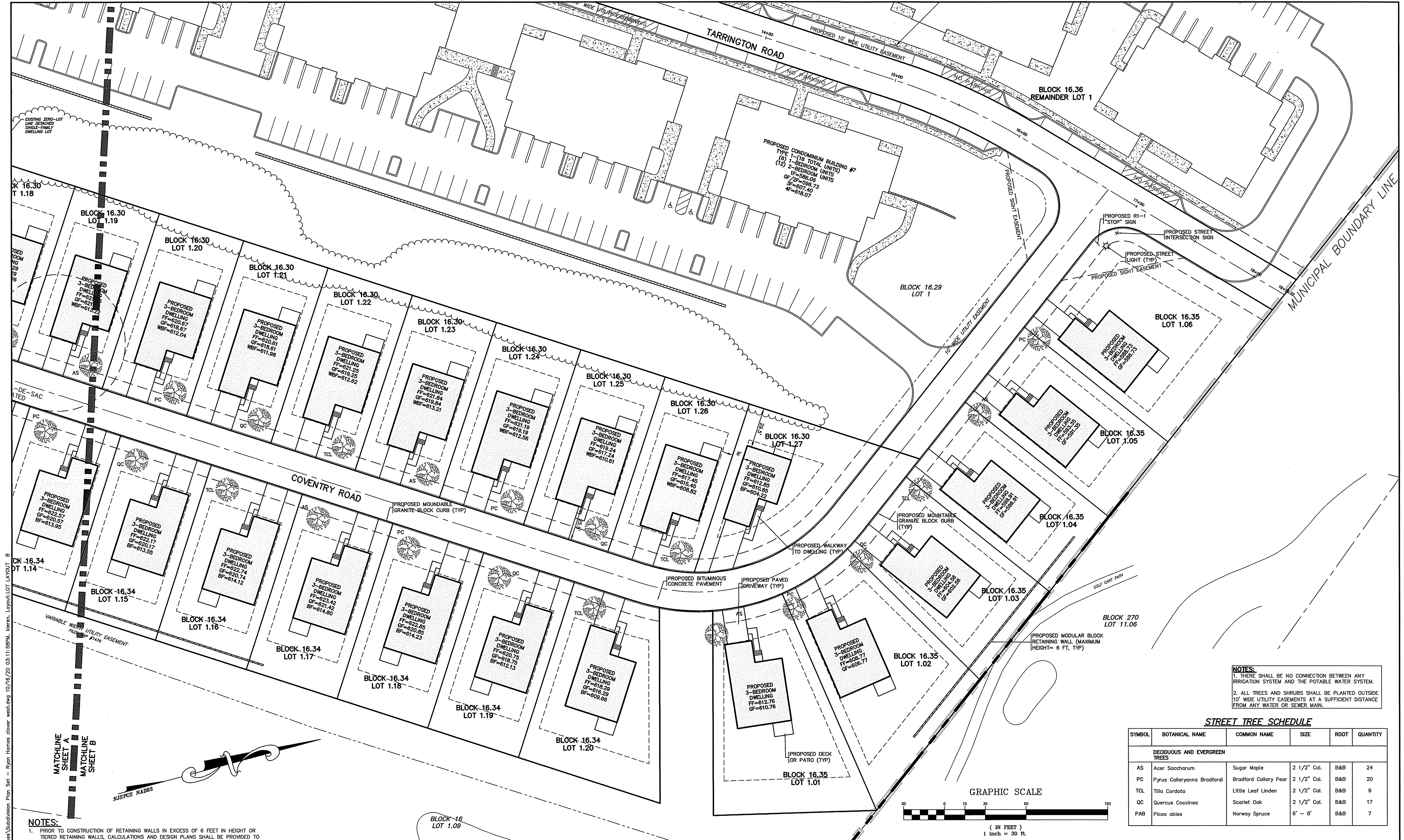
DYKSTRA WALKER DESIGN GROUP, P.A.
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Thomas F. Graham
THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

LOT LAYOUT, LIGHTING, & LANDSCAPING PLAN SHEET 'A'

AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

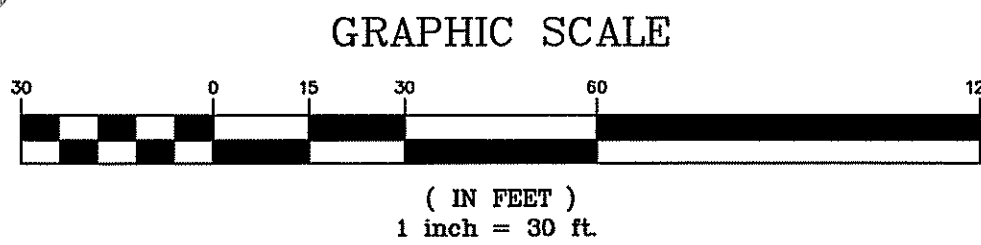
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JOB NO.: 18064
DRAWN BY: MDF
CHECKED BY: TFG
DATE: 8/13/20
SHEET NO. 5 OF 14



NOTES:
1. THERE SHALL BE NO CONNECTION BETWEEN ANY IRRIGATION SYSTEM AND THE POTABLE WATER SYSTEM.
2. ALL TREES AND SHRUBS SHALL BE PLANTED OUTSIDE 10' WIDE UTILITY EASEMENTS AT A SUFFICIENT DISTANCE FROM ANY WATER OR SEWER MAIN.

STREET TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY
DECIDUOUS AND EVERGREEN TREES					
AS	Acer Saccharum	Sugar Maple	2 1/2" Cal.	B&B	24
PC	Pyrus Calleryana Bradfordi	Bradford Callory Pear	2 1/2" Cal.	B&B	20
TCL	Tilia Cordata	Little Leaf Linden	2 1/2" Cal.	B&B	9
QC	Quercus Coccinea	Scarlet Oak	2 1/2" Cal.	B&B	17
PAB	Picea abies	Norway Spruce	6' - 8'	B&B	7



- NOTES:**
- PRIOR TO CONSTRUCTION OF RETAINING WALLS IN EXCESS OF 6 FEET IN HEIGHT OR TIERED RETAINING WALLS, CALCULATIONS AND DESIGN PLANS SHALL BE PROVIDED TO THE SATISFACTION OF THE PLANNING BOARD ENGINEER. GEGRID SHALL BE PROHIBITED IN ALL UTILITY EASEMENTS.
 - FINAL SANITARY SEWER DESIGN.
 - GUIDERAIL TO BE CONSTRUCTED ALONG GOLF CART PATH IN LOCATIONS DETERMINED TO BE APPROPRIATE BY THE TOWNSHIP ENGINEER BASED ON FIELD CONDITIONS.
 - THERE SHALL BE NO CONNECTION BETWEEN ANY IRRIGATION SYSTEM AND THE POTABLE WATER SYSTEM.
 - PRESSURE REDUCING VALVES SHALL BE INSTALLED WITHIN THE UNITS IN ACCORDANCE WITH THE PLUMBING CODE.
 - GEGRID SHALL BE PROHIBITED WITHIN UTILITY EASEMENTS.

ESTIMATED RESIDENTIAL WATER DEMAND (N.J.A.C. 5:21-5.1)

TYPE/SIZE OF HOUSING UNIT	WATER DEMAND PER UNIT	NUMBER OF UNITS	DEMAND (NUMBER OF UNITS X WATER DEMAND PER UNIT)
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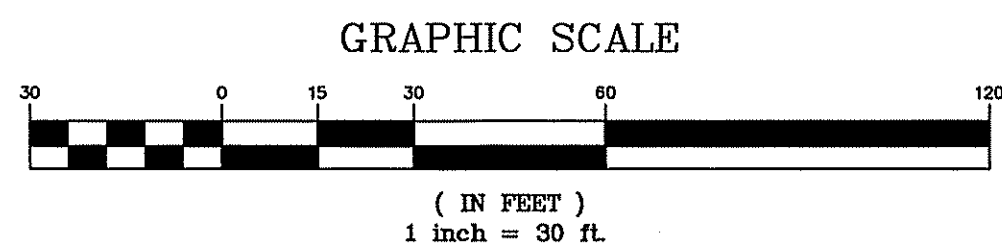
THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

LOT LAYOUT, LIGHTING, & LANDSCAPING PLAN
SHEET 'B'
AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

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SCALE: 1" = 30'
JOB NO.: 18064
DRAWN BY: MDF
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DATE: 8/13/20
SHEET NO. 6 OF 14



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CASCADES GOLF
HOLE #9

DATE	REVISION
10/15/20	REV PER BOARD ENGINEER'S MEMO, DATED 10/15/20

DYKSTRA WALKER
DESIGN GROUP, P.A.

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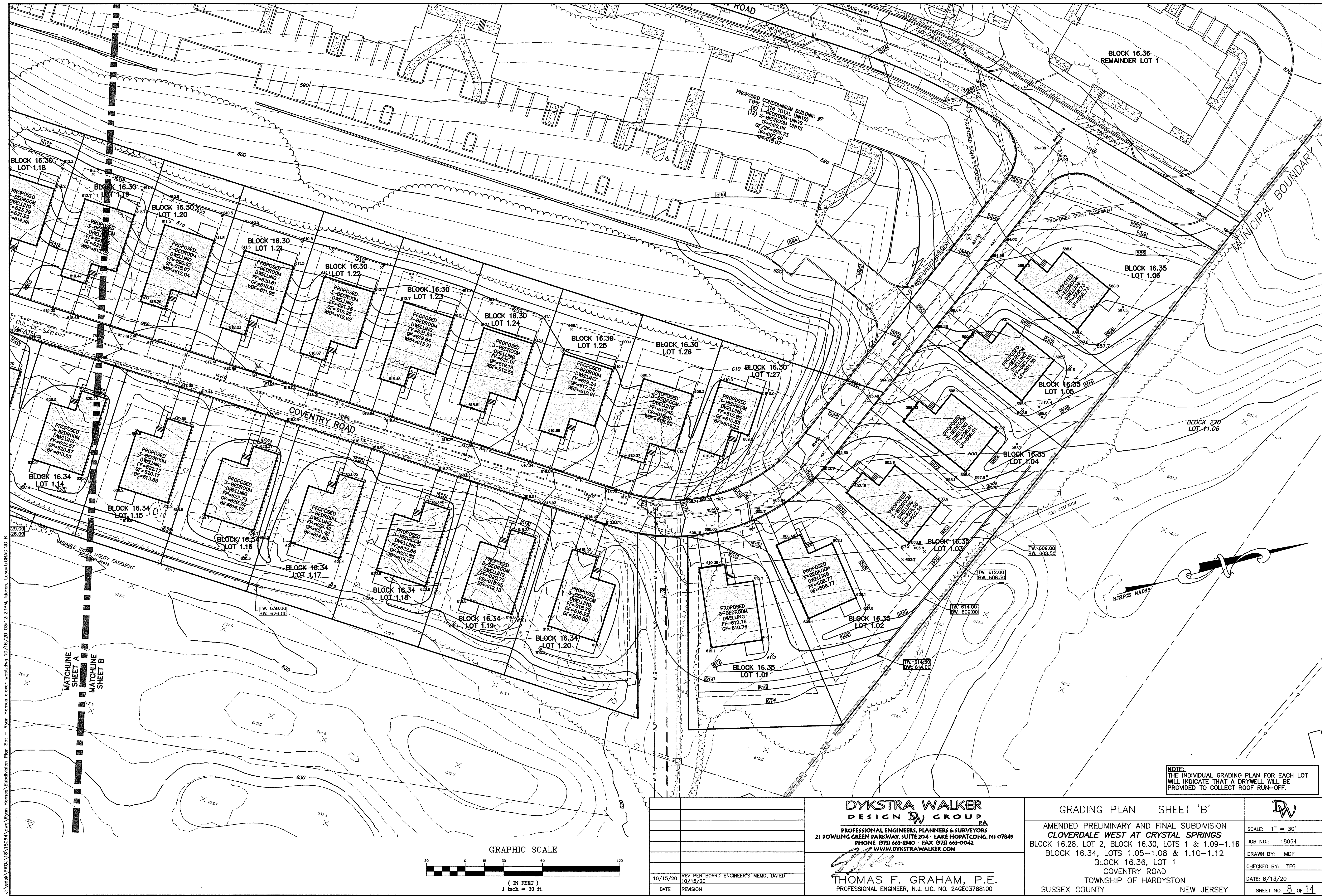
Thomas F. Graham
THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 246E03788100

GRADING PLAN - SHEET 'A'

AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

SCALE: 1" = 30'
JOB NO.: 18064
DRAWN BY: MDF
CHECKED BY: TFG
DATE: 8/13/20
SHEET NO. 7 OF 14

NOTE:
THE INDIVIDUAL GRADING PLAN FOR EACH LOT
WILL INDICATE THAT A DRYWELL WILL BE
PROVIDED TO COLLECT ROOF RUN-OFF.



NOTE:
THE INDIVIDUAL GRADING PLAN FOR EACH LOT
WILL INDICATE THAT A DRYWELL WILL BE
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10/15/20	REV PER BOARD ENGINEER'S MEMO, DATED 10/15/20
DATE	REVISION

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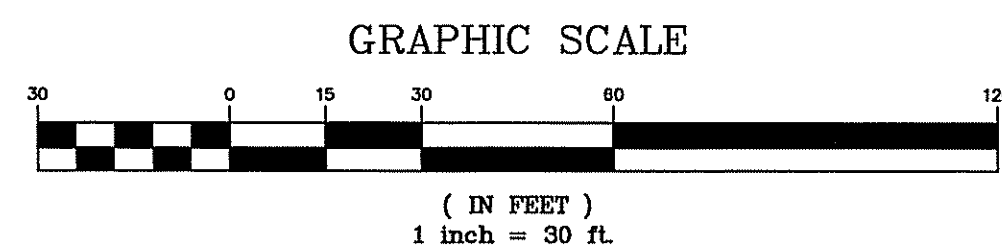
THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24603788100

GRADING PLAN - SHEET 'B'

AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

SCALE: 1" = 30'
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DRAWN BY: MDF
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DATE: 8/13/20
SHEET NO. 8 OF 14

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CASCADES GOLF
HOLE #9

DATE	REVISION
10/15/20	REV PER BOARD ENGINEER'S MEMO, DATED 10/15/20

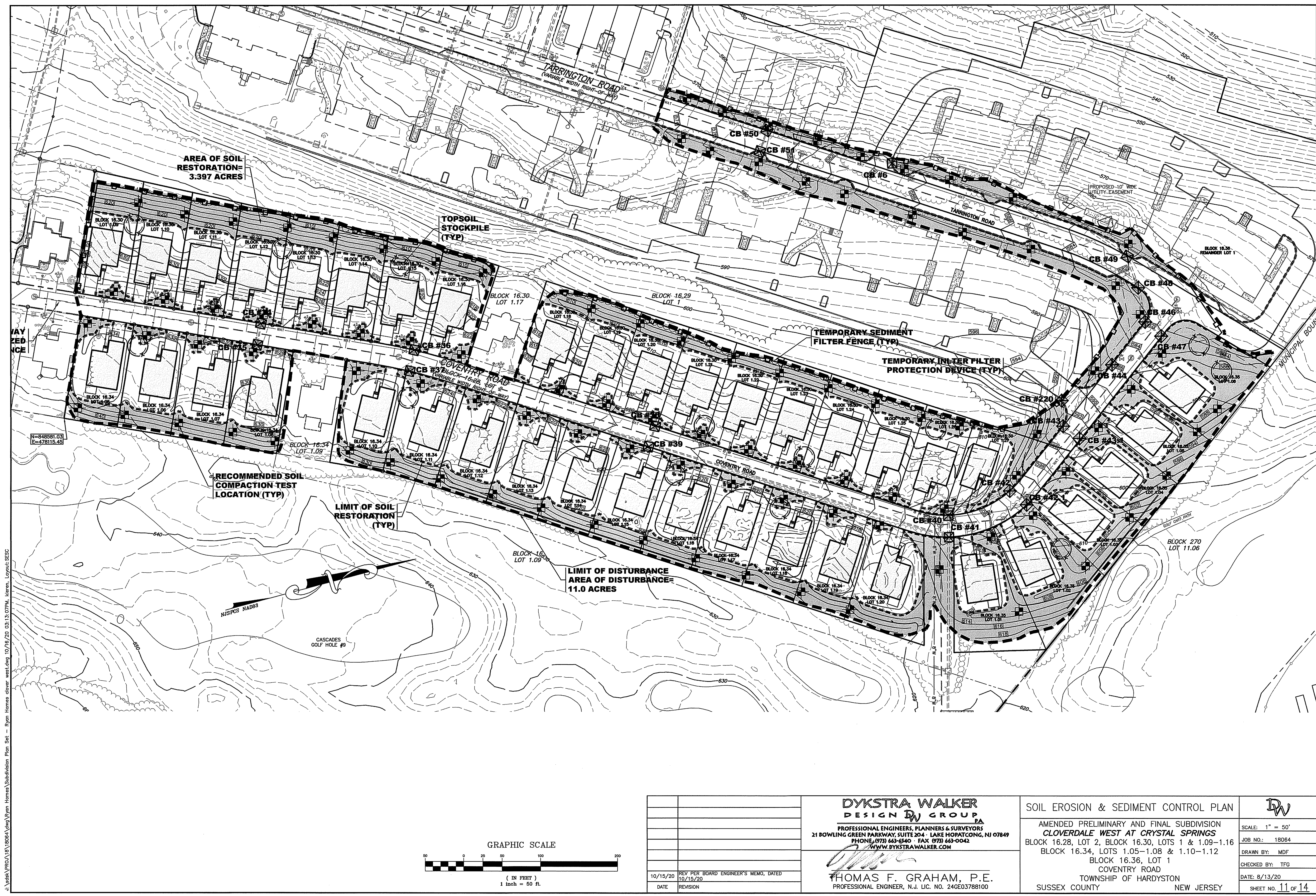
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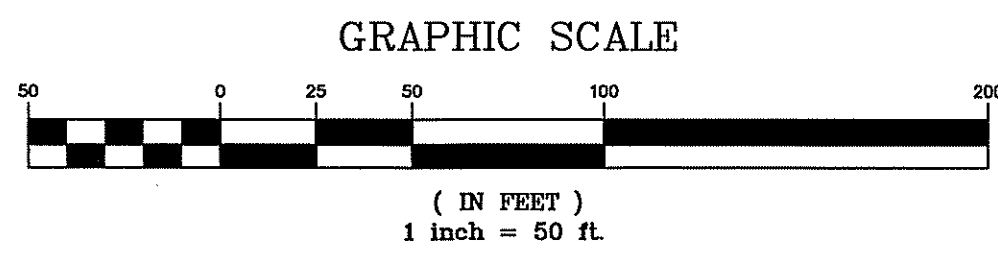
UTILITY PLAN - SHEET 'A'
AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY


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CHECKED BY: TFG
DATE: 8/13/20
SHEET NO. 9 OF 14





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		<div>DYKSTRA WALKER DESIGN DW GROUP PA PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849 PHONE (973) 663-6540 · FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM</div> <div></div> <div>THOMAS F. GRAHAM, P.E. PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100</div>	SOIL EROSION & SEDIMENT CONTROL PLAN		<div>DW</div> <div>SCALE: 1" = 50'</div> <div>JOB NO.: 18064</div> <div>DRAWN BY: MDF</div> <div>CHECKED BY: TFG</div> <div>DATE: 8/13/20</div> <div>SHEET NO. 11 of 14</div>
			AMENDED PRELIMINARY AND FINAL SUBDIVISION CLOVERDALE WEST AT CRYSTAL SPRINGS BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16 BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12 BLOCK 16.36, LOT 1 COVENTRY ROAD TOWNSHIP OF HARDYSTON SUSSEX COUNTY NEW JERSEY		
10/15/20	REV PER BOARD ENGINEER'S MEMO, DATED 10/15/20				
DATE	REVISION				

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE DISTRICT SHALL BE REPRESENTED AT THE PRECONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, CONTRACTORS, AND UTILITY REPRESENTATIVES. IF THE TOWNSHIP ENGINEER DOES NOT SCHEDULE A PRECONSTRUCTION MEETING, IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SCHEDULE ONE PRIOR TO ANY LAND DISTURBANCE.
2. ALL SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. EXCAVATED SOIL MATERIAL SHALL NOT BE PLACED ADJACENT TO RIVERS, STREAMS OR BODIES OF WATER IN A MANNER THAT WILL CAUSE IT TO BE WASHED AWAY BY HIGH WATER OR RUNOFF. EXCESS BORROW MATERIAL REMOVED FROM THE CONSTRUCTION SITE SHALL BE STABILIZED AT THE SITE OF PLACEMENT.
4. ALL DISTURBED AREAS NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN 60 DAYS OF DISTURBANCE SHALL BE TEMPORARILY STABILIZED.
5. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT VEGETATIVE COVER. SPECIFIED RATES AND LOCATIONS SHALL BE AS ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".
8. A CRUSHED-STONE VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS DRIVE INTERSECTS A PAVED ROADWAY. THE BLANKET WILL BE OF SUFFICIENT SIZE TO REDUCE OPPOSITE TRACKING OF SEDIMENT BY CONSTRUCTION TRAFFIC AND WILL BE MAINTAINED IN GOOD ORDER UNTIL ALL DRIVEWAY AREAS ARE STABILIZED. THE BLANKET SHALL BE COMPOSED OF ASTM C-33, SIZE No. 2 OR 3, NOT LESS THAN 6" DEEP AND NOT LESS THAN THE FULL WIDTH OF THE POINTS OF INGRESS OR EGRESS.
9. MULCHING SHALL BE DONE AT THE RATE OF 80 LBS/ 1000 SQUARE FEET WITH UNROTTED SALT HAY AND ANCHORED IMMEDIATELY AFTER PLACEMENT.
10. ALL REVISIONS, AFTER DISTRICT CERTIFICATION HAS BEEN GRANTED, SHALL BE FORWARDED TO THE SUSSEX COUNTY SOIL CONSERVATION DISTRICT FOR REVIEW. A LETTER OF EXPLANATION SHALL ACCOMPANY ALL REVISIONS.
11. THE SUSSEX COUNTY SCD MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
12. THE OWNER/APPLICANT WILL OBTAIN THE DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO ANY OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE BEFORE ISSUANCE.
13. ALL TOPSOIL STRIPPED AND STOCKPILED FOR USE IN FINAL GRADING SHALL RECEIVE TEMPORARY SEEDING.
14. TOTAL DISTURBED AREA =11.0 ACRES.
15. DURING LAND DISTURBANCE ACTIVITIES OR CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR TO CONTROL SEDIMENTATION BEYOND THOSE SHOWN ON THE APPROVED PLANS SHALL BE INSTALLED AS DIRECTED BY THE MUNICIPAL ENGINEER OR SUSSEX COUNTY SOIL CONSERVATION DISTRICT.
16. THE APPLICANT IS REQUIRED TO HAVE A COPY OF THE CERTIFIED PLAN AT THE CONSTRUCTION SITE.
17. DUST IS TO BE CONTROLLED WITH WATER, CALCIUM CHLORIDE OR OTHER METHOD APPROVED BY THE SOIL CONSERVATION DISTRICT.
18. RESIDENTIAL DEVELOPMENT CONTROL MEASURES SHALL/WILL APPLY TO DWELLING CONSTRUCTION ON INDIVIDUAL LOTS AND NOTATION THAT SUCH CONTROL MEASURES SHALL APPLY TO SUBSEQUENT OWNERS IF TITLE IS CONVEYED.
19. FOR SUBDIVISION PROJECT (ROADWAYS AND DRAINAGE PLANS) - SOIL EROSION AND SEDIMENT CONTROL PLANS WILL BE DEVELOPED FOR EACH LOT AS DEVELOPED.
20. TO THE MAXIMUM EXTENT PRACTICAL, ALL VEGETATED AREA NOT NEED FOR CONSTRUCTION SHALL BE LEFT UNDISTURBED FOR AS LONG AS POSSIBLE.
21. 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 SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
22. 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.
23. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL, AT A 2 TON/ACRE RATE, ACCORDING TO STATE STANDARDS.
24. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
25. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED REGULARLY.
26. DURING AND AFTER CONSTRUCTION, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT.
27. ALL TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES OR SEDIMENT BARRIERS. SEE STANDARDS.
28. ALL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL, AND FROZEN OR WET EARTH OR STONE LARGER THAN SPECIFIED BY THE ENGINEER.
29. ALL TOPSOIL STRIPPED AND STOCKPILED FOR USE IN FINAL GRADING SHALL RECEIVE TEMPORARY SEEDING.
30. TO THE MAXIMUM EXTENT PRACTICAL, ALL VEGETATED AREA NOT NEED FOR CONSTRUCTION SHALL BE LEFT UNDISTURBED FOR AS LONG AS POSSIBLE.
31. FINAL STABILIZATION OF ALL LAND DISTURBANCES ASSOCIATED WITH UNDERGROUND UTILITIES, IRRESPECTIVE OF PHASING, IS THE ULTIMATE RESPONSIBILITY OF THE OWNER.
32. THERE IS NO EXCESS MATERIAL TO BE REMOVED FROM THE SITE. IF EXCESS MATERIALS ARE TO BE TRANSPORTED TO ANOTHER LOCATION IN SUSSEX COUNTY, THE DISTRICT MUST BE PROVIDED WITH THE NAME, ADDRESS AND BLOCK AND LOT OF THAT LOCATION.

TOPSOIL STOCKPILE PROTECTION

- 1) CONSTRUCT TEMPORARY DIVERSION BERM AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA AS REQUIRED.
- 2) APPLY LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
- 3) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
- 4) APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1000 S.F.
- 5) MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1000 S.F.

TEMPORARY STABILIZATION SPECIFICATIONS

- 1) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
- 2) APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1000 S.F. AND WORK INTO 4" DEEP.
- 3) APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 20 LBS/ACRE, PERENNIAL RYEGRASS CREEPING RED FESCUE AT 15 LBS/ACRE OR AT 40 LBS/ACRE OR CHEWING RED FESCUE AT 15 LBS/ACRE OR APPROVED EQUAL.
- 4) MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING APPLY AT A RATE OF 90 LBS/1000 S.F. AND SECURE BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- 5) PLANT SEED BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1, IF POSSIBLE.

PERMANENT STABILIZATION SPECIFICATIONS

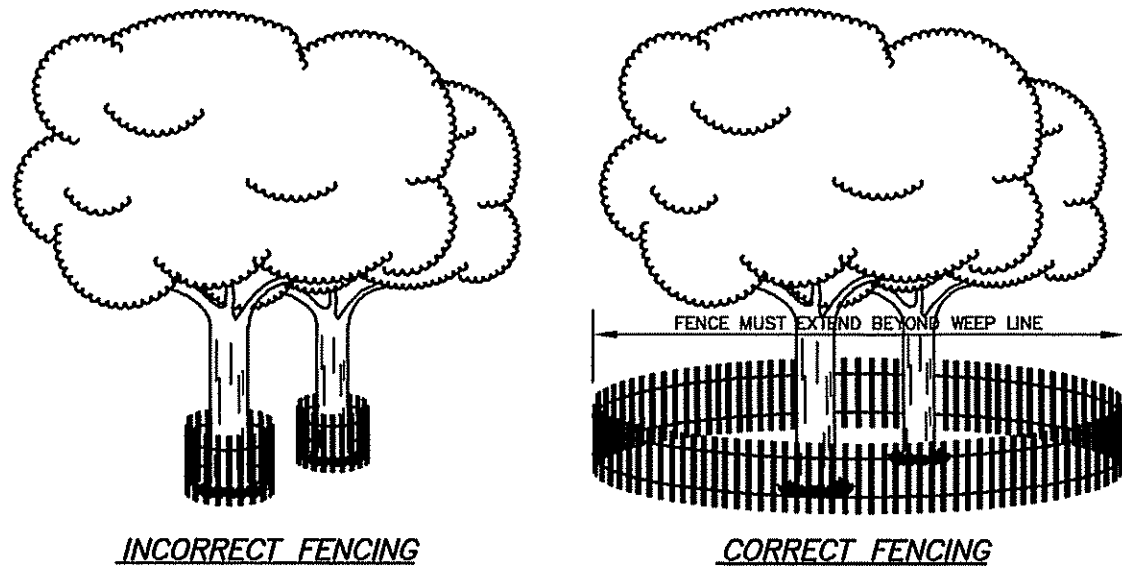
- 1) APPLY TOPSOIL TO A DEPTH OF 4".
- 2) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
- 3) APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1000 S.F.
- 4) APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 20 LBS/ACRE, PERENNIAL RYEGRASS CREEPING RED FESCUE AT 15 LBS/ACRE OR 40 LBS/ACRE OR KENTUCKY BLUEGRASS AT 20 LBS/ACRE OR APPROVED EQUAL.
- 5) MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1000 S.F. ACCORDING TO THE NEW JERSEY STANDARDS.
- 6) ANCHOR MULCH WITH EMULSIFIED ASPHALT (SS-1) APPLIED AT A RATE OF 1 GAL./1000 S.F. OTHER APPROVED METHODS (I.E. PEG AND TWINE, OR MULCH NETTING) MAY BE USED. IF POSSIBLE, PLANT BETWEEN MARCH 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 1.

SEQUENCE OF CONSTRUCTION-ROADS AND DRAINAGE SYSTEM

- 1) INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, VEHICLE WHEEL CLEANING BLANKET, ETC. AS NOTED ON PLAN. DURATION = 10 DAYS.
- 2) CLEAR AND GRUB PROPOSED ROADS. DURATION = 20 DAYS.
- 3) STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND STOCKPILES, PERFORM TEMPORARY STABILIZATION OF STOCKPILES. INSTALL TEMPORARY DIVERSIONS AS SPECIFIED ON PLANS. DURATION = 20 DAYS.
- 4) ROUGH GRADE ROADWAYS. MAINTAIN TEMPORARY DIVERSIONS. DURATION=60 DAYS.
- 5) CONSTRUCT DRAINAGE PIPING SYSTEM AND SWALES. FINE GRADE ROADWAYS. INSTALL UTILITIES. PROVIDE INLET PROTECTION AND RIP-RAP. MAINTAIN TEMPORARY DIVERSIONS. DURATION=60 DAYS.
- 6) REMOVE TEMPORARY SOIL EROSION MEASURES AFTER PERMANENT STABILIZATION IS ESTABLISHED AND APPROVED BY SOIL CONSERVATION DISTRICT. DURATION = 10 DAYS.
- 7) INSTALL PAVEMENT AND PERMANENT STABILIZATION. DURATION = 30 DAYS.
- TOTAL DURATION = 210 DAYS.
- TOTAL DURATION FOR INDIVIDUAL HOMES TO BE CONSTRUCTED USING THE FOLLOWING SEQUENCE:

DWELLING SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, ETC. AS NOTED ON PLAN. DURATION = 1 DAY.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND STOCKPILES, PERFORM TEMPORARY STABILIZATION OF STOCKPILES. DURATION = 1 DAY.
3. CONSTRUCT PROPOSED DWELLING AND SITE IMPROVEMENTS. DURATION = 120 DAYS.
4. INSTALL PERMANENT STABILIZATION. DURATION = 2 DAYS.
5. REMOVE TEMPORARY SOIL EROSION MEASURES AFTER PERMANENT STABILIZATION IS ESTABLISHED. DURATION = 2 DAYS.
- TOTAL DURATION = 126 DAYS.



TREE PROTECTION

NOT TO SCALE

STANDARD FOR DUST CONTROL

DEFINITION

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT

SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1

VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1, AND PERMANENT STABILIZATION WITH SOD, PG. 6-1.

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BARRIERS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BARRIERS STANDARD, P. 25-1.		
ACIULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

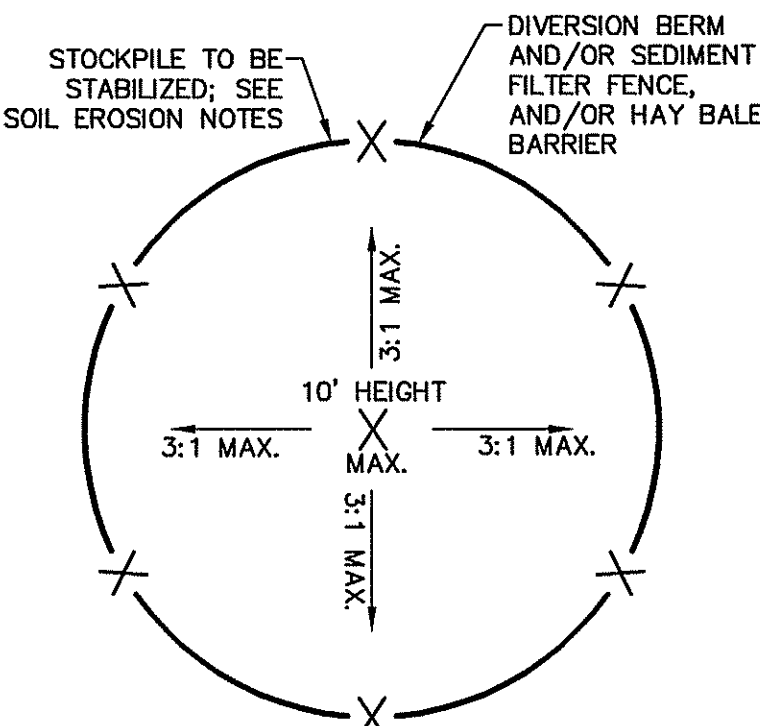
TILLAGE- TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING- SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS- SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WATES, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE- SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



TOPSOIL STOCKPILE DETAIL

NOT TO SCALE

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

A. 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.

B. COMPACTION TESTING METHODS

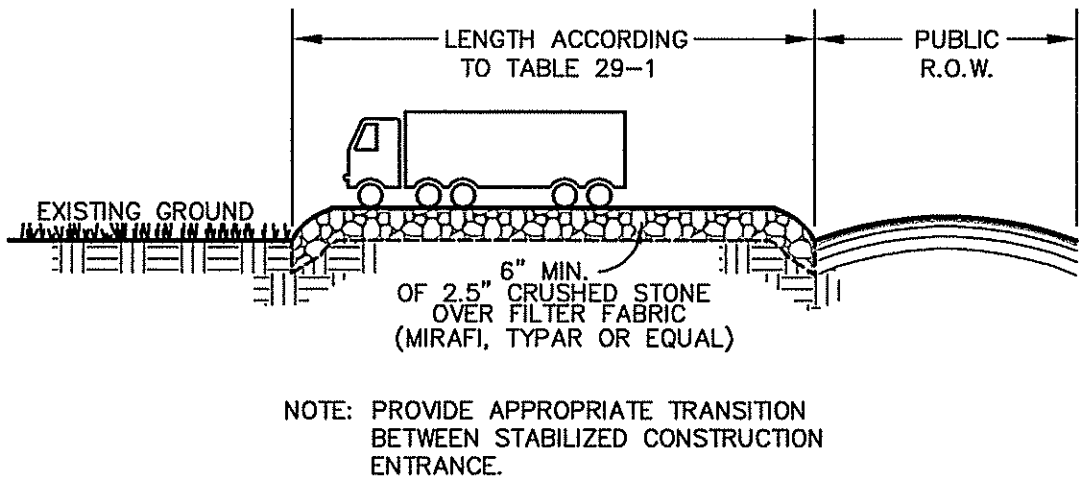
1. PROBING WIRE TEST (SEE DETAIL)
2. HAND-HELD PENETROMETER TEST (SEE DETAIL)
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
5. NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
7. 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.

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

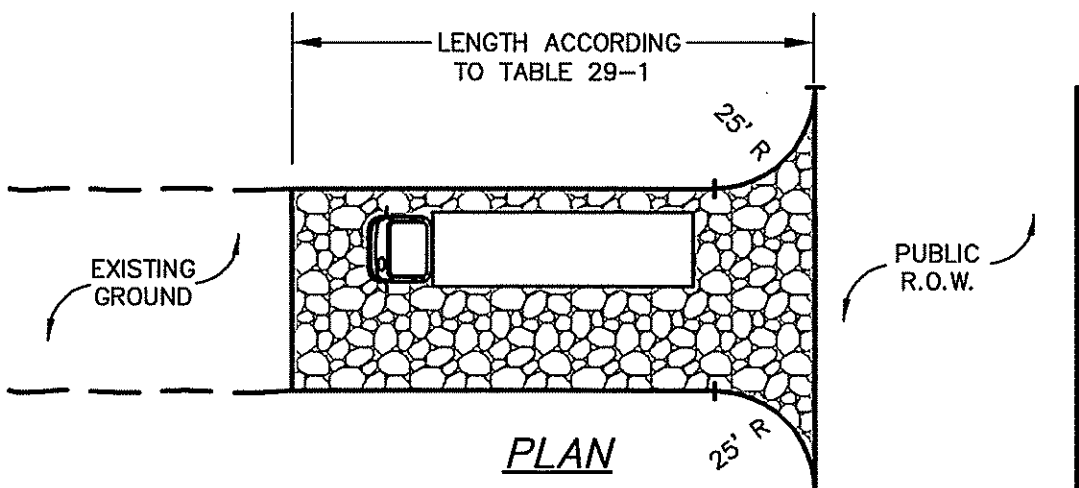
1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

TABLE 29-1

PERCENTAGE SLOPE OF ROADWAY	LENGTH REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0-2%	50 FT	100 FT
2-5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH F.A.B.C. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.	



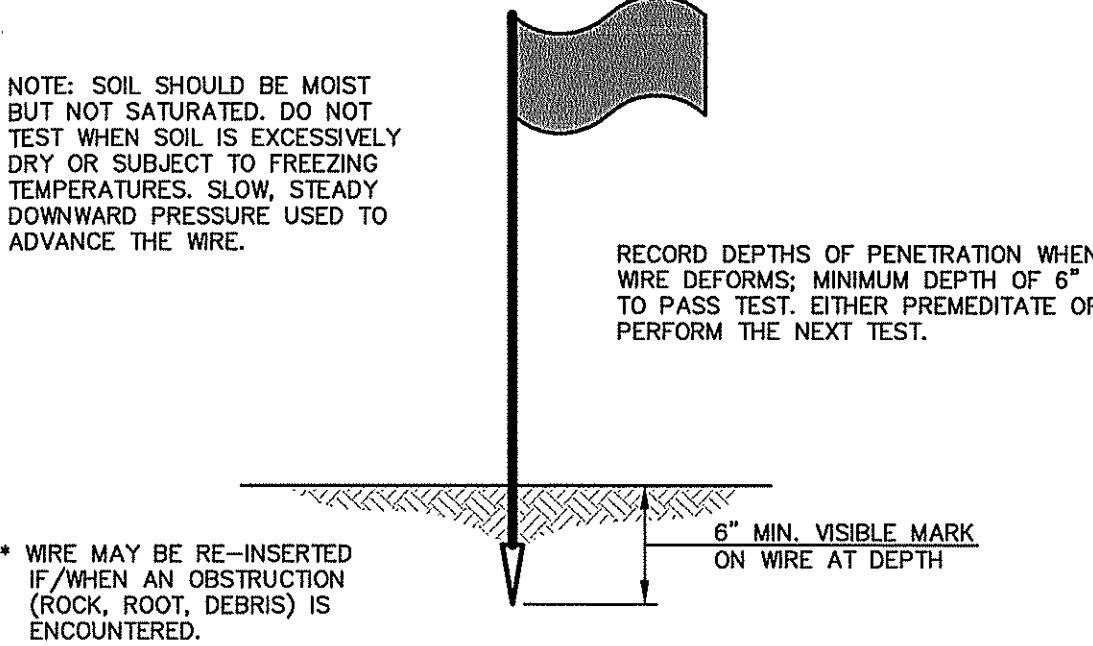
SECTION



STABILIZED

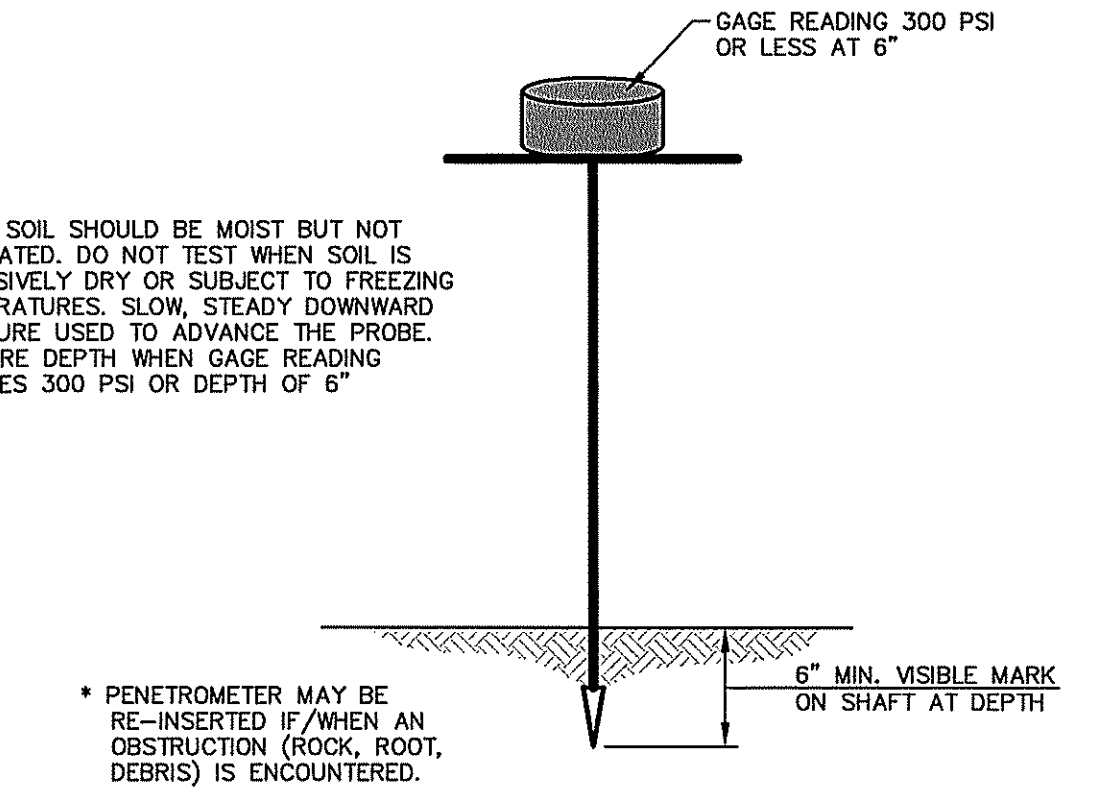
CONSTRUCTION ENTRANCE

NOT TO SCALE



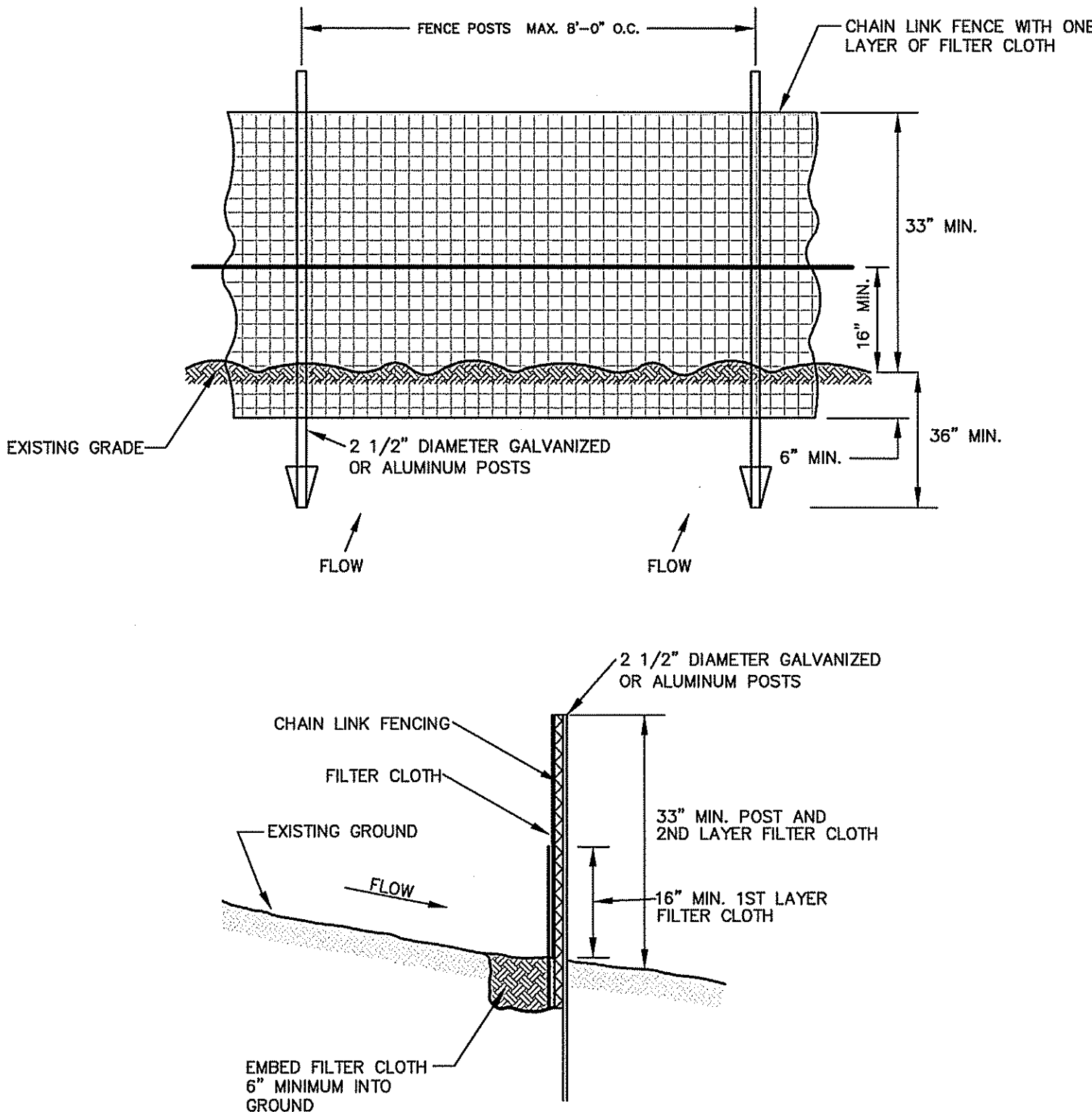
PROBING WIRE TEST 15.5 GA. STEEL WIRE (SURVEY FLAG)

NOT TO SCALE




HANDHELD SOIL PENETROMETER TEST

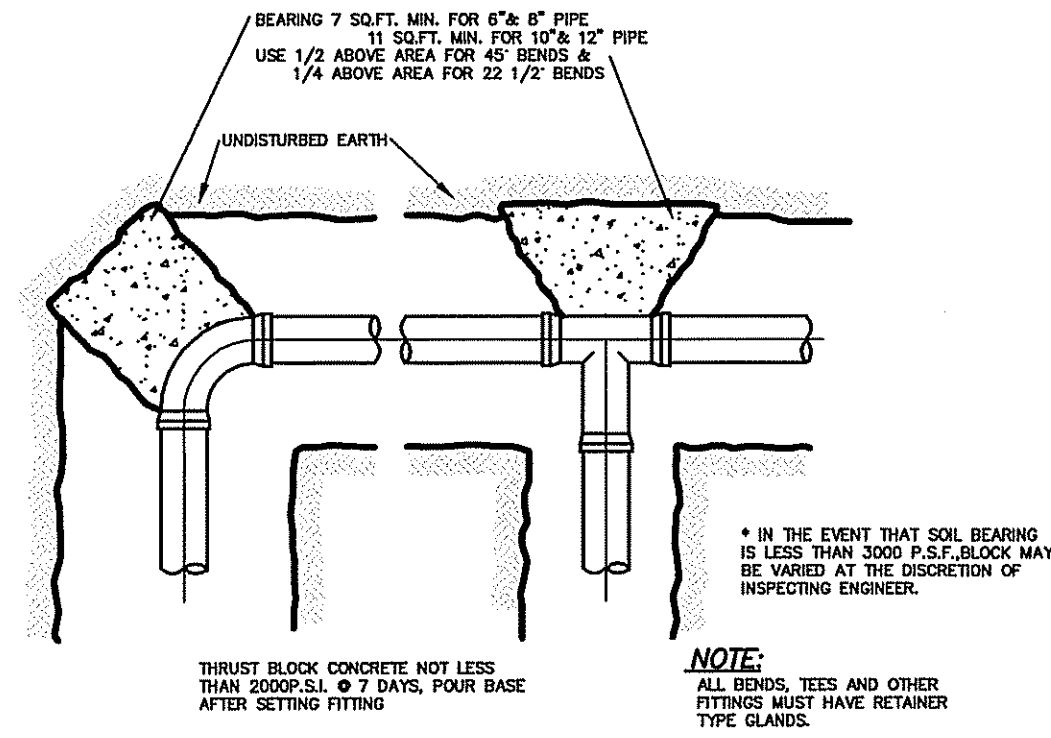
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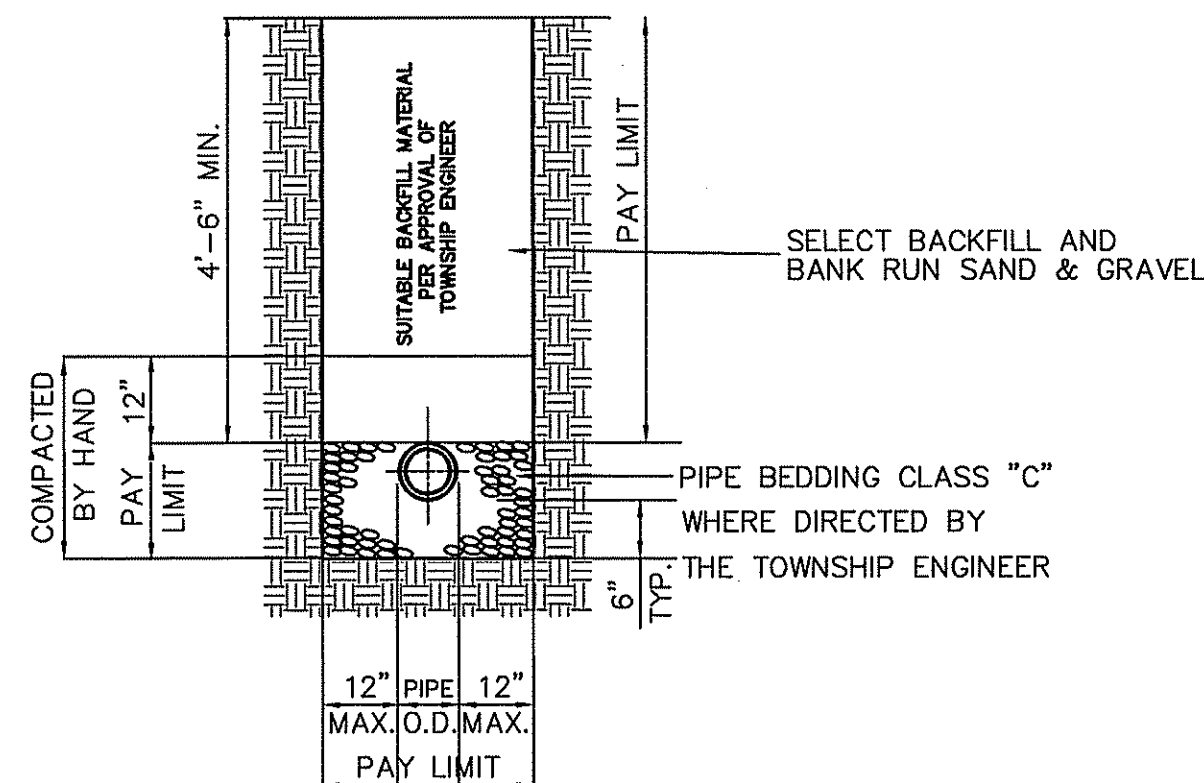
SUPER SILT FENCE

NOT TO SCALE

		<div>DYKSTRA WALKER DESIGN DW GROUP P.A. PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849 PHONE (973) 663-6540 · FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM</div>	CONSTRUCTION NOTES & DETAILS		<div>DW</div>
			AMENDED PRELIMINARY AND FINAL SUBDIVISION CLOVERDALE WEST AT CRYSTAL SPRINGS BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16 BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12 BLOCK 16.36, LOT 1 COVENTRY ROAD TOWNSHIP OF HARDYSTON SUSSEX COUNTY NEW JERSEY		
10/15/20	REV PER BOARD ENGINEER'S MEMO, DATED 10/15/20	<div> THOMAS F. GRAHAM, P.E. PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100</div>			SCALE: AS NOTED
DATE	REVISION				JOB NO.: 18064
					DRAWN BY: MDF
					CHECKED BY: TFG
					DATE: 8/13/20
					SHEET NO. 12 of 14

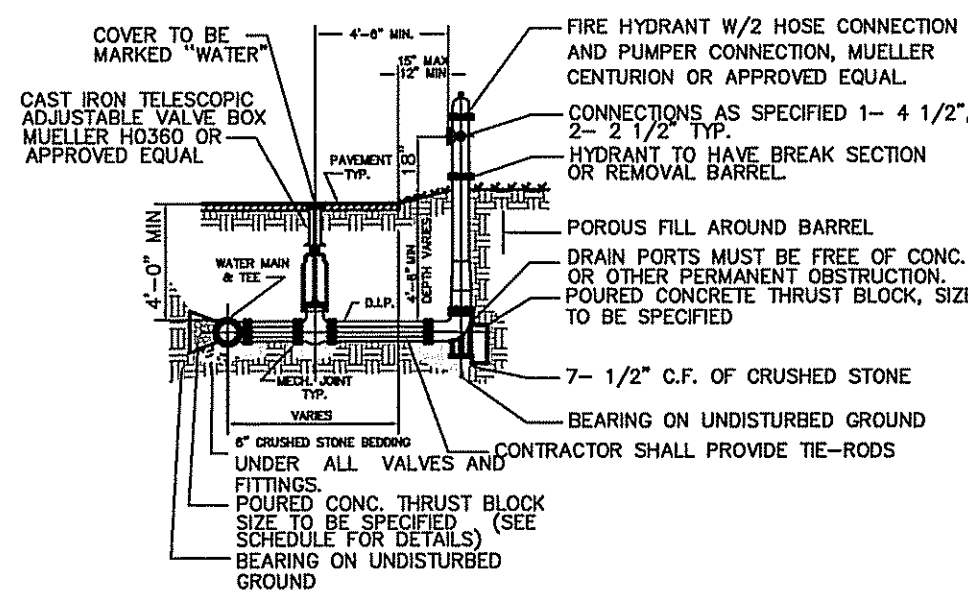


TYPICAL THRUST BLOCK INSTALLATION
N.T.S.



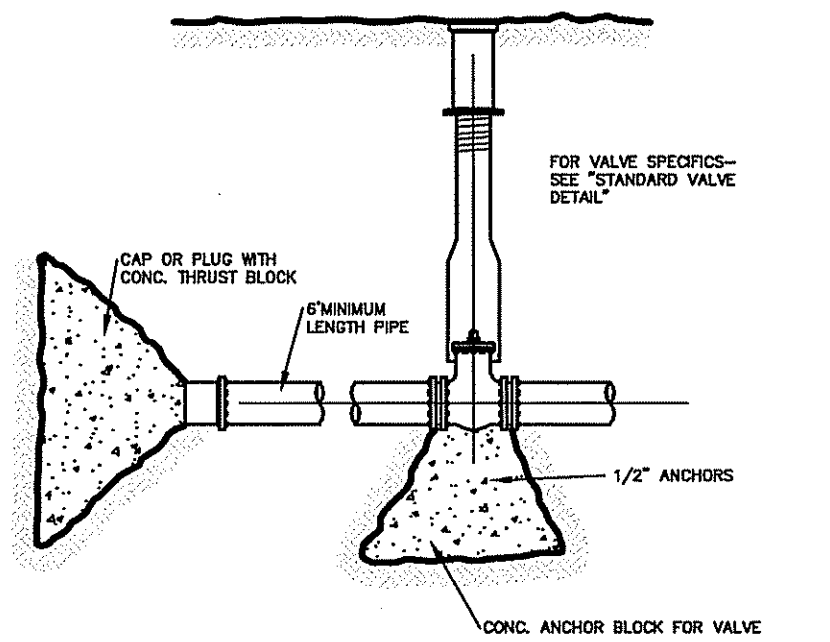
- NOTES:**
1. IN AREAS DESIGNATED TO BE MILLED AND OVERLAYED, THE CONTRACTOR SHALL CONSTRUCT PAVEMENT TO THE LIMITS OF THE STABILIZED COURSE. SHEETING TO BE PROVIDED WHERE NECESSARY.
 2. WALL THICKNESS FOR ALL 8" DIP SHALL BE CLASS 52.

TYPICAL WATER MAIN TRENCH DETAIL
N.T.S.

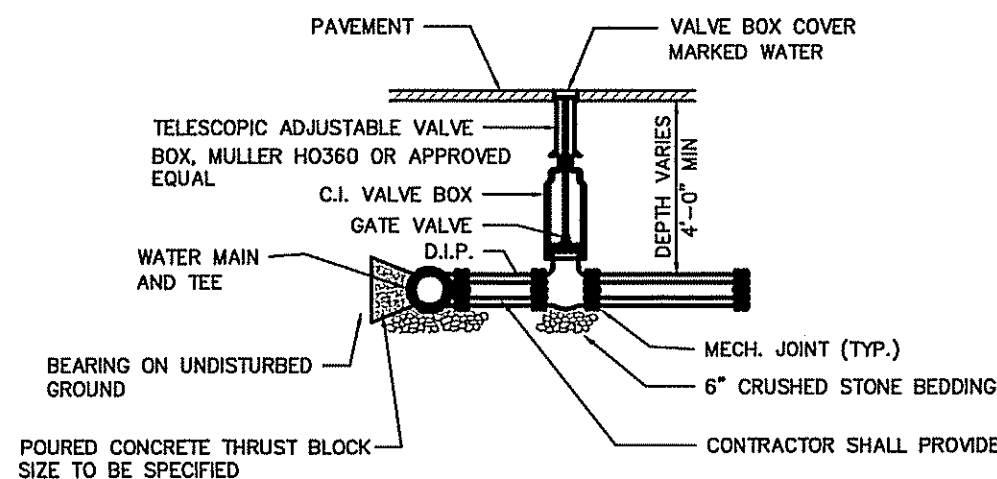


- NOTES:**
1. CONCRETE FOR THRUST BLOCKS TO BE N.J.D.O.T., CLASS "C".
 2. SIZE AND BEARING AREA FOR THRUST BLOCKS SHALL CONFORM TO CURRENT A.W.W.A. STANDARDS OR SHALL BE DESIGNATED ON THE PLANS.
 3. FINISH PAINTING AND MARKING SHALL BE DESIGNATED ON THE PLANS OR CONTRACT DOCUMENTS OR SHALL BE AS DIRECTED BY THE ENGINEER.
 4. TYPICAL HYDRANT LOCATION ADJACENT TO ROADWAY, FOR SPECIAL LOCATION REFER TO PLANS.
 5. SPECIAL HYDRANT ARRANGEMENT OR SETTINGS TO BE DETAILED BY CONTRACTOR AND SUBJECT TO THE ENGINEER'S APPROVAL.
 6. ALL CONNECTIONS TO BE MECHANICAL JOINT OR LOCK RING TYPE JOINT AS SPECIFIED.
 7. ALL FIRE HYDRANTS SHALL HAVE A "PLUG" OR OTHER APPROVED DEVICE TO ENABLE THE HYDRANT TO BE LOCATED IN DEEP SNOW.

TYPICAL HYDRANT INSTALLATION
N.T.S.

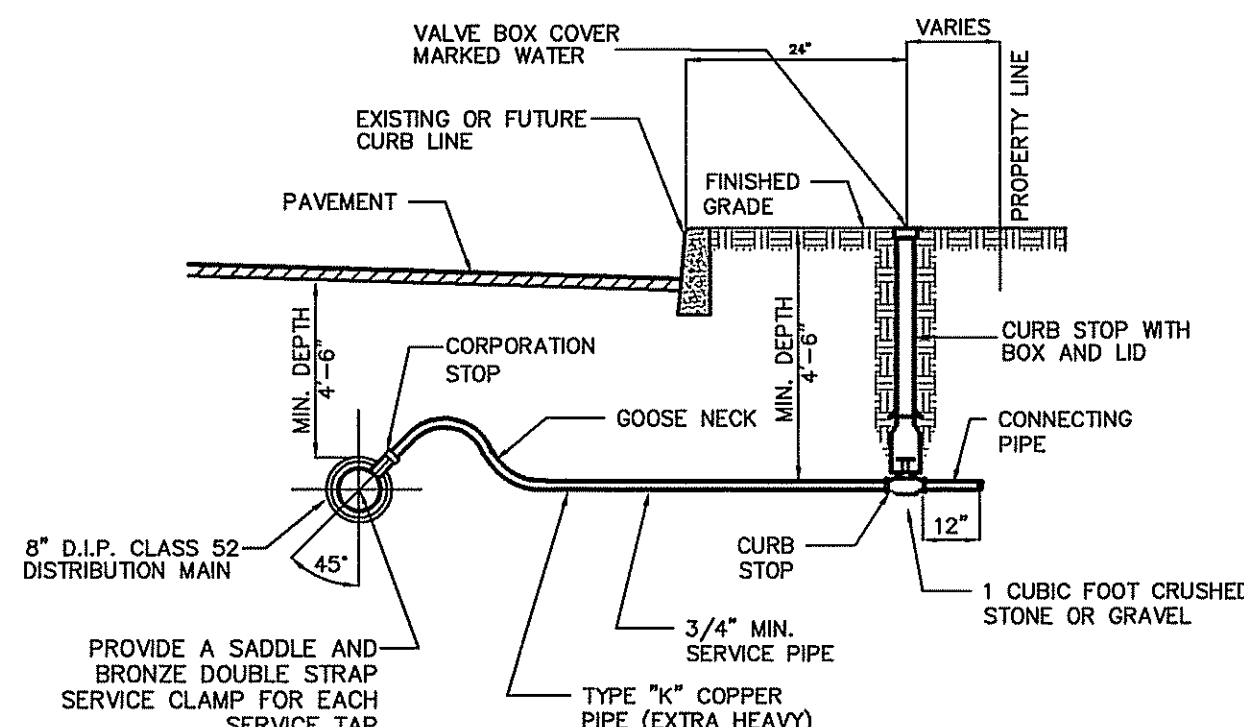


TYPICAL "END OF LINE" DETAIL
N.T.S.



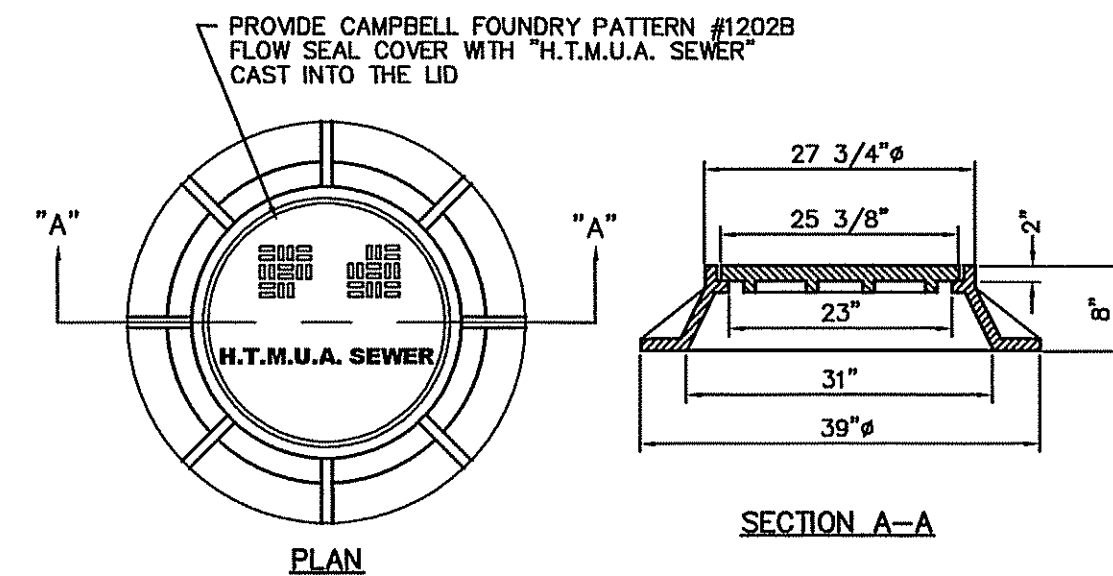
- NOTES:**
1. SIZE AND BEARING FOR THRUST BLOCK SHALL CONFORM TO CURRENT A.W.W.A. STANDARDS, OR SHALL BE DESIGNATED ON THE PLANS.
 2. CONCRETE FOR THE THRUST BLOCKS TO BE N.J.D.O.T., CLASS "C".
 3. ALL CONNECTIONS TO BE MECHANICAL JOINT, OR LOCK RING TYPE JOINTS, AS SPECIFIED.
 4. MUeller VALVES OR APPROVED EQUAL TO BE PROVIDED.

GATE VALVE ASSEMBLY
N.T.S.

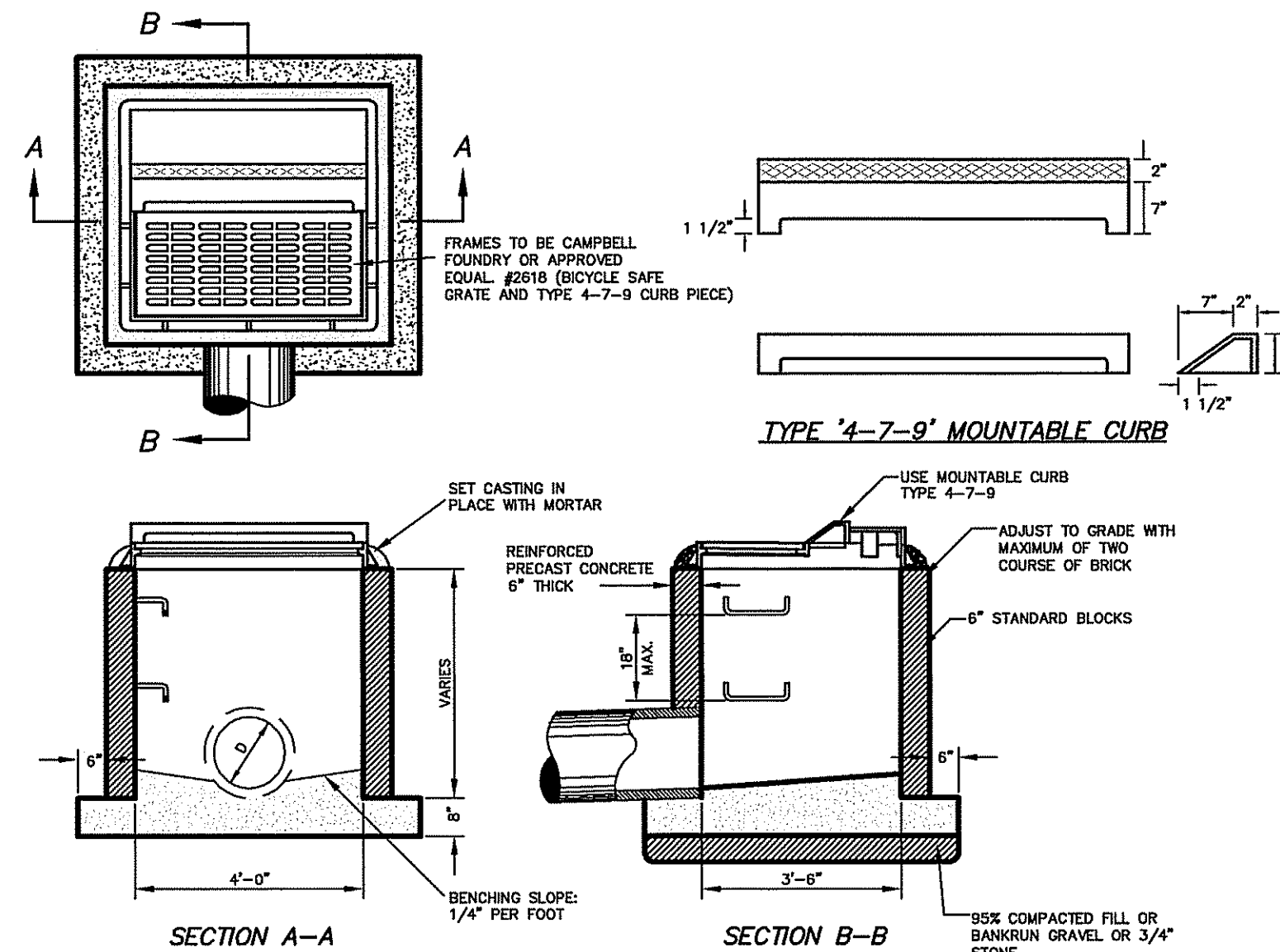


- NOTES:**
1. CURB STOPS SHALL NOT BE LOCATED MORE THAN 5' FROM THE CURB LINE.
 2. EACH SERVICE CONNECTION SHALL BE PROVIDED WITH A SERVICE METER AND REMOTE METER AS APPROVED BY THE H.T.M.U.A.

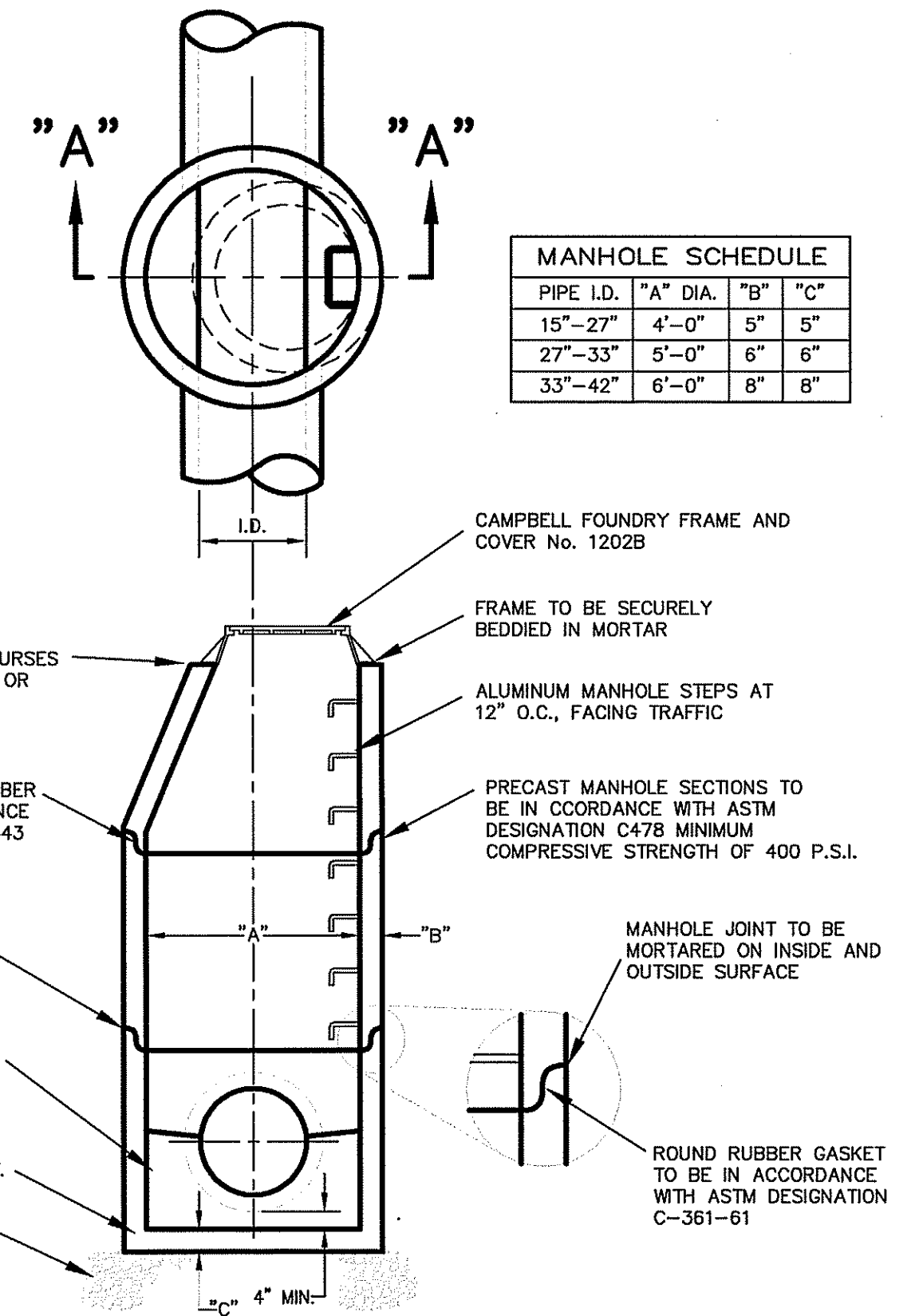
TYPICAL WATER SERVICE CONNECTION DETAIL
N.T.S.



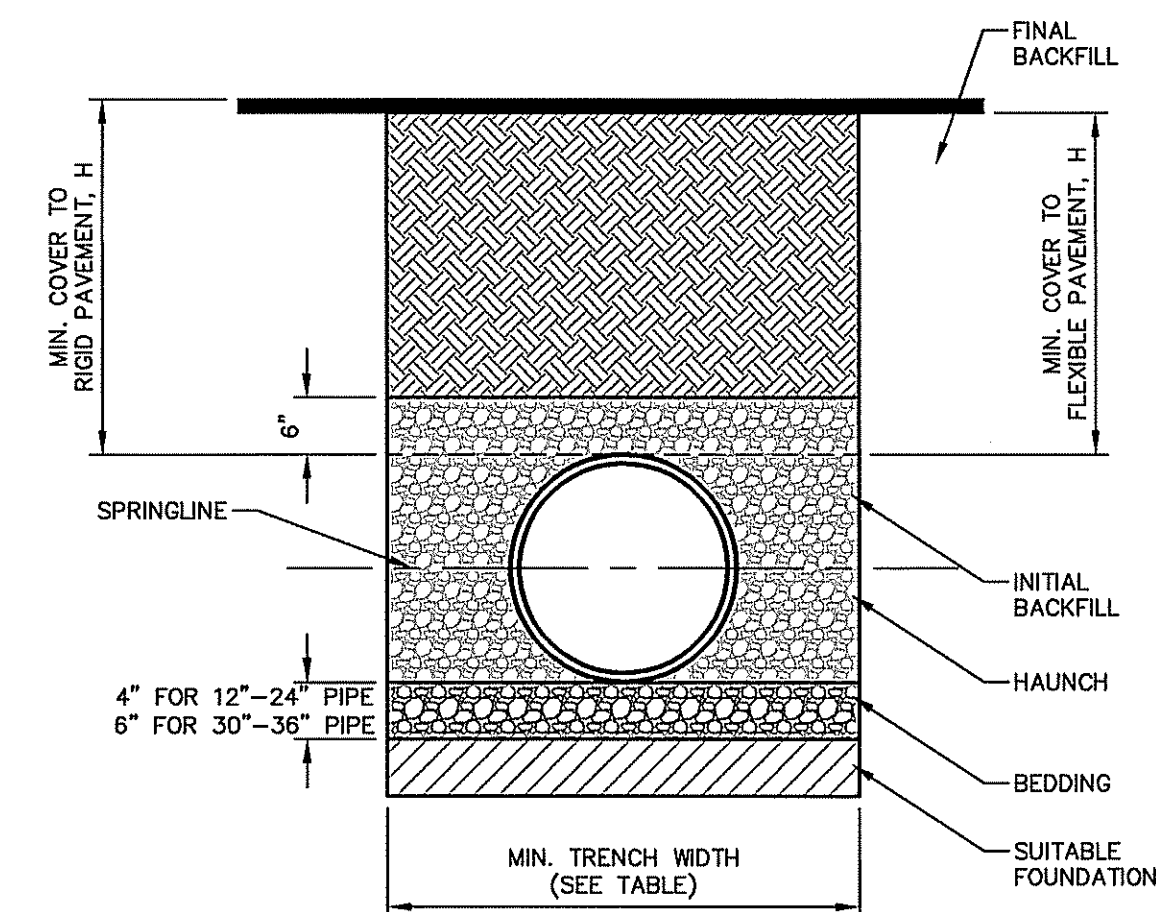
STANDARD MANHOLE FRAME AND COVER ON PAVEMENT
N.T.S.



ROAD INLET
NOT TO SCALE



PRECAST STORM DRAINAGE MANHOLE
N.T.S.



- NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24", 6" FOR 30"-60".
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION, FOR TRAFFIC APPLICATIONS. MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE PIPE BEDDING DETAIL
NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS		
PIPE DIAM.	SURFACE LIVE LOAD CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12"-48"	12"	48"
54"-60"	24"	60"

*VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS		
PIPE DIAM.	COOPER E-80**	
	12"-48"	36"
54"-60"	24"	48"

**COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE
***E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2305 PIPE

TRENCH WIDTH		
PIPE SIZE	A	B
8"	24"	30"
10"	26"	36"
12"	28"	36"
14"	30"	36"
16"	32"	42"
24"	40"	48"
27"	44"	54"
30"	46"	56"
33"	50"	60"
36"	52"	68"

TRENCH DETAIL-STORM SEWER
N.T.S.

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THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

CONSTRUCTION NOTES & DETAILS

AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

SCALE: AS NOTED
JOB NO.: 18064
DRAWN BY: MDF
CHECKED BY: TFG
DATE: 8/13/20
SHEET NO. 13 OF 14

LANDSCAPING GENERAL NOTES

1. ALL VEGETATION SHOWN IS AT SEMI-MATURE GROWTH.
2. EXISTING PREDOMINANT VEGETATION TO BE PRESERVED WHERE PROPOSED SITE GRADING ALLOWS.
3. A PROTECTION SNOW FENCE BARRIER SHALL BE PLACED AT THE ONSET OF CONSTRUCTION TO PROPERLY PROTECT EXISTING VEGETATION. SEE DETAIL FOR SPECIFICATIONS. FENCE SHALL BE PLACED AT THE TREE DRIP LINE OR 15 FEET OFF TRUNK, WHICHEVER IS GREATER.
4. EXISTING WOODED AREAS TO REMAIN ARE TO BE SELECTIVELY THINNED, PRUNED, FERTILIZED AND PROTECTED AGAINST INSECT INFESTATION.
5. FOR SEEDING SPECIFICATIONS SEE SEEDING SCHEDULE.
6. APPROPRIATE WEED PREVENTION BARRIER TO BE UTILIZED IN SHRUB AREAS (NOT GROUND COVER AREAS) TO REDUCE MAINTENANCE PRACTICES. FOUR MILLIMETER PERFORATED BLACK PLASTIC OR FIBERGLASS WEED MAT TO BE UTILIZED PER MANUFACTURER'S SPECIFICATIONS.
7. ALL PLANTING BEDS TO BE MULCHED WITH 3" LAYER OF CLEAN HARDWOOD CHIPS OR 3" LAYER PEAT MOSS IN GROUND COVER AREAS.
8. EXACT PLANTING LOCATIONS MAY BE MODIFIED TO ADDRESS SITE CONDITIONS. PLANTING MODIFICATIONS TO BE PERFORMED UNDERPLANN PREPARERS DIRECTION.
9. DUE TO POSSIBLE LIMITED PLANT AVAILABILITY, PLANT MATERIAL OF SIMILAR CHARACTER MAY BE SUBSTITUTED UPON TOWNSHIP ENGINEERS APPROVAL.
10. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND PLANTED IN CONFORMANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. ALL PLANT MATERIALS TO BE GUARANTEED BY THE APPLICANT FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITIONS. NECESSARY WATERING AND OTHER MAINTENANCE DURING THE GUARANTEE PERIOD IS THE RESPONSIBILITY OF THE APPLICANT.

12. SLOPED AREAS TO BE STABILIZED WITH CROWN VETCH (BEFORE 5/1 OR FROM 8/1 TO 9/1) IN A SEED MIXTURE OF:
NY-31 TALL FESCUE 40/40 PER 1000SF
CROWN VETCH 40/40 PER 1000SF
CREeping FESCUE 40/40 PER 1000SF
CHICKEN RED FESCUE 40/40 PER 1000SF
13. PROPOSED WEBSITE TOLERANT SEED MIXTURE TO BE PLANTED AT A RATE OF 100# PER ACRE FROM 4/1 TO 5/1 OR 8/16 TO 10/15. SEED MIXTURE TO CONSIST OF:

- 55% TALL FESCUE
20% KENTUCKY BLUEGRASS
15% PERENNIAL RYE
5% ALASKA CLOVER
5% POA TRIVIALIS

14. THE PLANTING OPERATION INCLUDES ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, SHIPPING, INCIDENTALS AND CLEAN UP BY THE CONTRACTOR FOR THE INSTALLATION OF THE ENTIRE LANDSCAPE PLAN.
15. FALL PLANTING HAZARDS:
IT IS VERY RISKY TO TRANSPLANT THE FOLLOWING LIST OF TREES BARE ROOT OR BAB IN THE FALL:

- ACER RUBRUM & VARIETIES
BETULA VARIETIES
CORONILLA VARIETIES
CORNUS FLORIDA & VARIETIES
PLATANUS ACERIFOLIA
PRUNUS- ALL STONE FRUITS
PYRUS- ALL PEARS
QUERCUS- ALL OAKS
CORYLUS VARIETIES
MALESIA
KODIUTERIA
LIQUIDAMBAR STYRACIFLUA
LIRIODENDRON TULIPFERA
SAUL-WEIPING WAKS
STYRAX JAPONICA
TILIA TOMENTOSA
ZELKOVA VARIETIES

THE CONTRACTOR ASSUMES RESPONSIBILITY FOR PLANT SURVIVAL OF THESE MATERIALS IF MOVED DURING THE SEASON.

16. ALL TREES AND SHRUBBERY SHALL BE PLANTED AT A SUFFICIENT DISTANCE FROM ANY WATER OR SEWER MAIN.
17. THERE SHALL BE NO CONNECTION BETWEEN ANY COMMON IRRIGATION SYSTEM AND POTABLE WATER SYSTEM.

SEEDING SCHEDULE

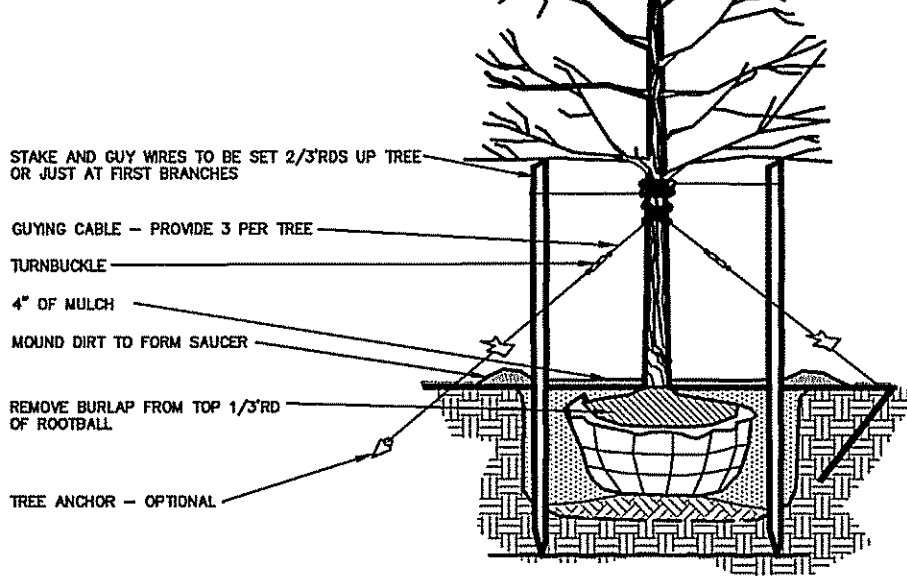
1. TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 S.F. OR PEARL MILLET APPLIED AT A RATE OF 0.5 LBS. PER 1,000 S.F.. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEM OCCURS, THE EXPOSED AREAS SHALL BE REPAIRED AND STABILIZED WITH A MULCH AS INDICATED IN NOTE 6.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 15 AND NOVEMBER 1:

TYPE P GRASS SEED MIXTURE			
	MIN. PURITY (PERCENT)	MIN. GERMIN % OF TOTAL (PERCENT)	% OF TOTAL (PERCENT)
MADAGASCAR KENTUCKY BLUE GRASS	88	90	30
FALCON TALL FESCUE	88	90	25
PALMER PERENNIAL RYE GRASS	88	90	20
REBEL TALL FESCUE	88	90	25
CROWN VETCH SEED	88	90	0

3. PERMANENT SEEDING TO BE APPLIED BY HYDROSEEDING AT A RATE OF 100 LBS. PER ACRE. SLOPED AREAS TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.

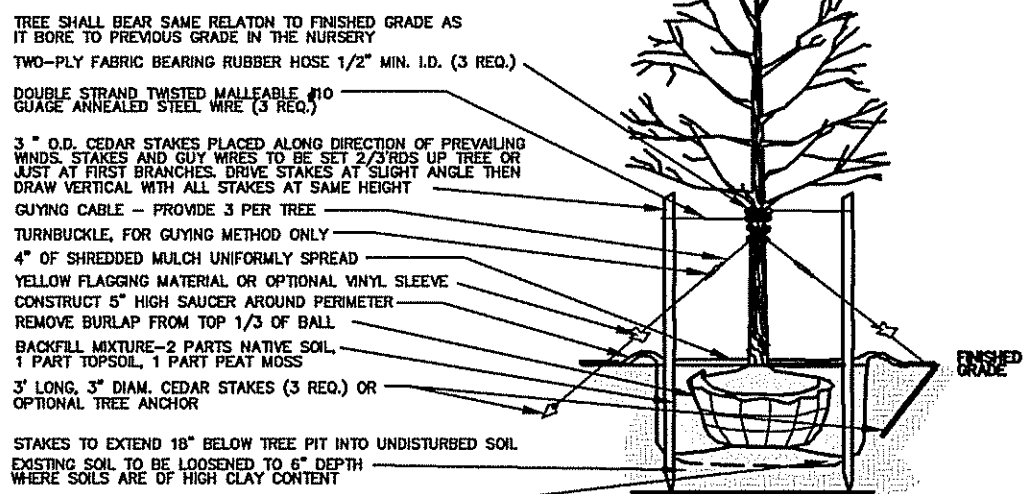
5. IF SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
6. ALL SEEDING AREAS SHALL BE MULCHED. MULCH SHALL CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBRE MULCH BINDER, LIQUID MULCH BINDER, OR AN APPROVED EQUAL AT A RATE OF 10 LBS. PER 1,000 S.F.

ALL TREES UNDER 3" IN CALIPER SHALL BE STAKED
ALL TREES 3" IN CALIPER AND GREATER SHALL BE GUYED
ALL TREES SHALL BE PRUNED TO THIN AND SHAPE CANOPY;
DO NOT CUT CENTRAL LEADER. SEE PRUNING DETAIL
TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
SET STAKES VERTICAL AND AT SAME HEIGHT



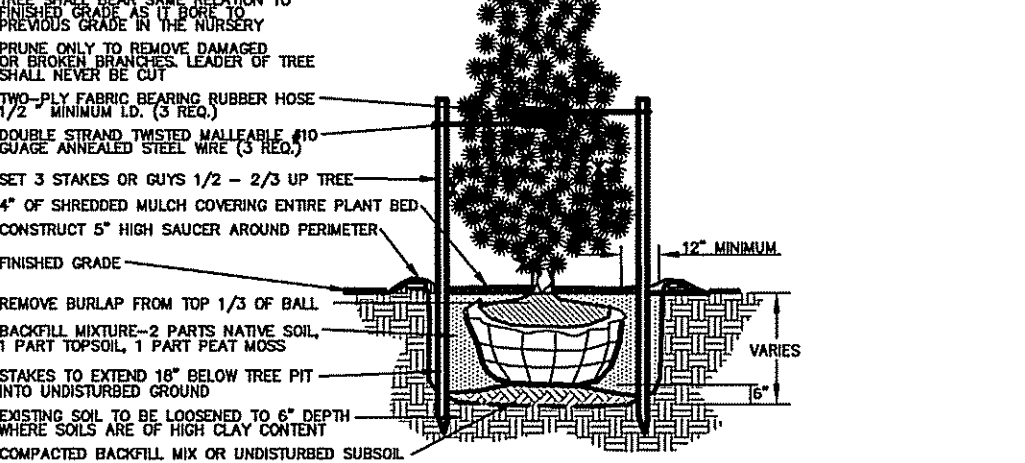
TREE STAKING DETAIL

ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM ANY WATER OR SEWER MAIN
ALL TREES UNDER 3" IN CALIPER SHALL BE STAKED
ALL TREES 3" IN CALIPER AND GREATER SHALL BE GUYED
TREES SHALL BE PRUNED TO THIN AND SHAPE CANOPY
LEADER OF TREE SHALL NEVER BE CUT
TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE IN THE NURSERY
TWO-PLY FABRIC BEARING RUBBER HOSE 1/2\"/>



DECIDUOUS TREE PLANTING DETAIL

NOTES:
1. ALL EVERGREEN TREES UNDER 8 FT. SHALL BE STAKED
TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE IN THE NURSERY
PRUNE ONLY TO REMOVE DAMAGED BRANCHES AND SPLIT BALLS
TWO-PLY FABRIC BEARING RUBBER HOSE 1/2\"/>

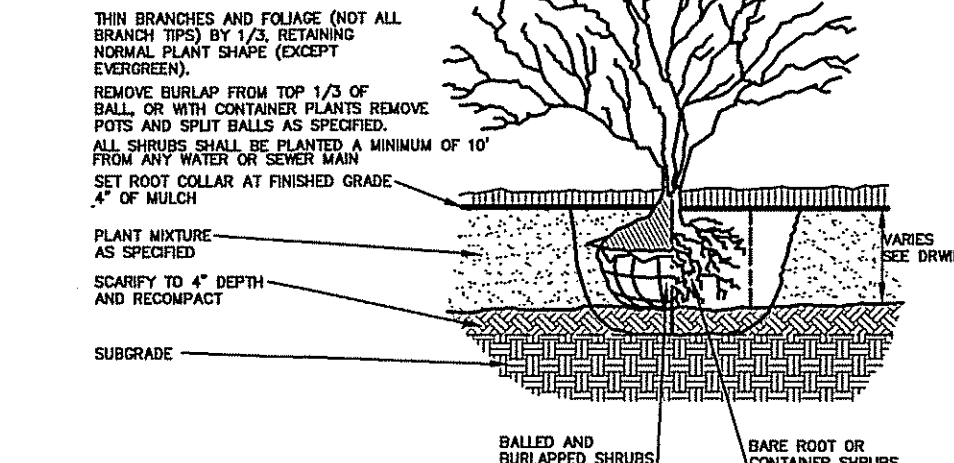


EVERGREEN TREE PLANTING DETAIL

NOTES:

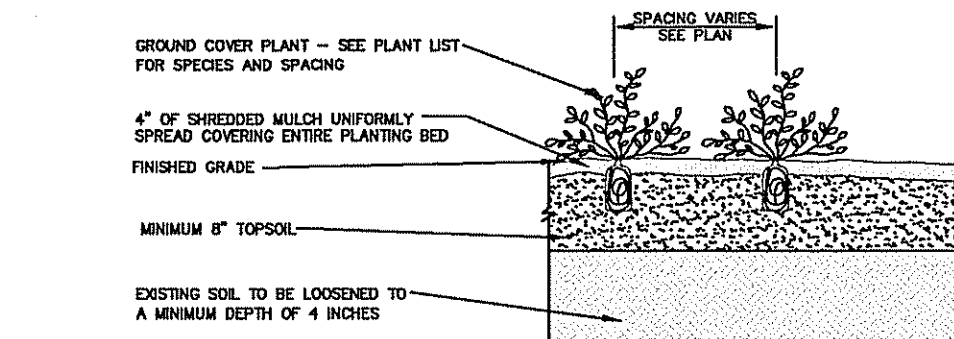
1. TREES SHALL BE PLACED TWO FEET FROM FACE OF CURB WITH SIDEWALKS AND EIGHT FEET WHERE NO SIDEWALKS EXIST OR ARE PROPOSED.
2. PLANTING DISTANCE BETWEEN TREES SHALL BE 50 FEET MAXIMUM EXCEPT THAT SOME FLOWERING TREES MAY BE PLANTED A MAXIMUM DISTANCE OF 30 FEET APART.
3. NO SHADE TREES TO BE PLACED IN RIGHT TRIANGLE EASEMENTS OR WITHIN 25 FEET OF THE INTERSECTION OF TWO STREETS.
4. MINIMUM CALIPER OF TREES SHALL BE 2 INCHES MEASURED 1 FOOT ABOVE GROUND.
5. MINIMUM HEIGHT OF TREES SHALL BE 11 FEET, EXCEPT FLOWERING TREES SHALL NOT BE LESS THAN 6 FEET.
6. ALL TREES SHALL BE BALLED AND BURLAPPED; SHALL BE OF NURSERY STOCK; SHALL BE OF SYMMETRICAL GROWTH; SHALL BE FREE OF DISEASE, INSECTS, AND MECHANICAL INJURY; SHALL BE STRAIGHT OF STEM WITH A WELL BALANCED TOP; SHALL BE OF VIGOROUS GROWTH; AND SHALL HAVE A WELL DEVELOPED ROOT SYSTEM. THE TRUNKS OF THE SHADE TREES (EXCEPT FLOWERING TREES) ARE TO BE FREE BRANCHES TO A HEIGHT OF AT LEAST 7 FEET FROM THE GROUND AND THE FIRST BRANCH SHALL NOT BE OVER 9 FEET FROM THE GROUND. THE PLANTING HOLE SHALL BE ONE FOOT IN DIAMETER GREATER THAN THE ROOT BALL AND 6 INCHES DEEPER.
7. THE SOIL FOR BACKFILLING SHALL BE A MIXTURE OF THREE PARTS LOAMY SOIL AND TWO PARTS COARSE SAND AND ONE PART HUMUS.
8. AFTER BACKFILLING THE SURFACE OF THE PLANTING HOLE SHALL BE MULCHED WITH WOOD CHIPS, HAY, STRAW OR OTHER SUITABLE MATERIAL. THE WRAPPING IS TO BE REMOVED AFTER TWO YEARS.
9. EACH TREE SHALL BE STAKED WITH THREE STAKES OF LOCUST, CEDAR OR OAK 2\"/>

NOTES:
DO NOT PRUNE EVERGREENS
EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES
THIN BRANCHES AND PALMS (NOT ALL BRANCH TYPES) BY 1/3 RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREENS)
REMOVE BURLAP FROM TOP 1/3 OF BALL OR WITH CONTAINED PLANTS REMOVE POTTS AND SPLIT BALLS AS SPECIFIED
ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 10' FROM ANY WATER OR SEWER MAIN
SET ROOT COLLAR AT FINISHED GRADE
4\"/>

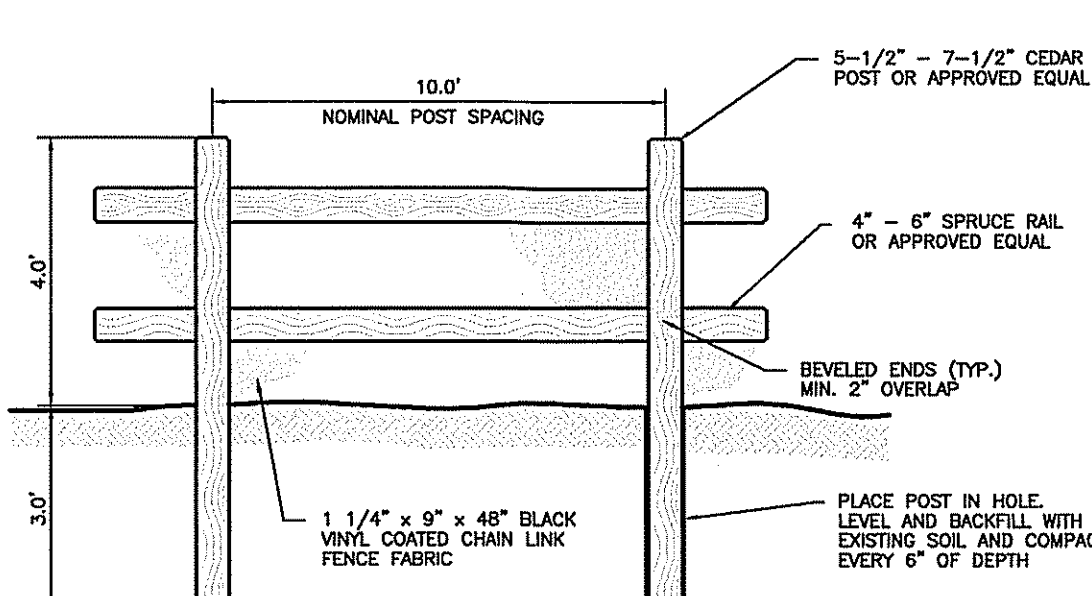


SHRUB PLANTING DETAIL

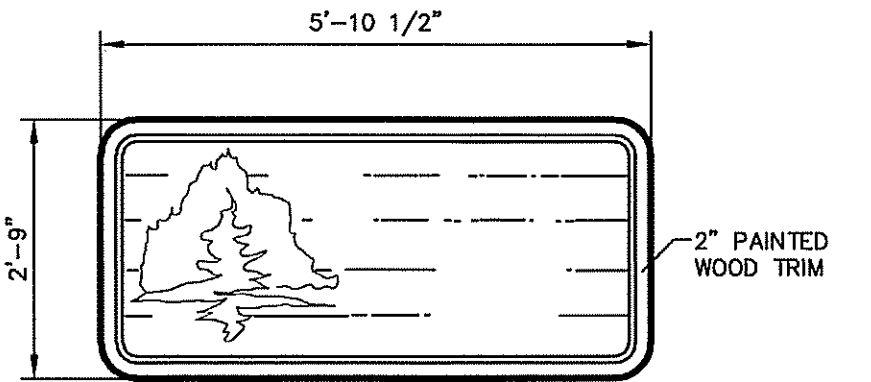
GROUND COVER MATERIAL SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE IN THE NURSERY



GROUNDCOVER PLANTING DETAIL



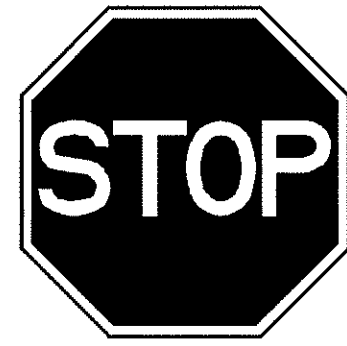
SPLIT RAIL FENCE



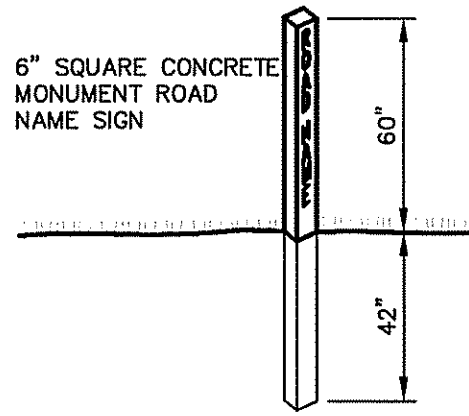
ENTRANCE SIGN



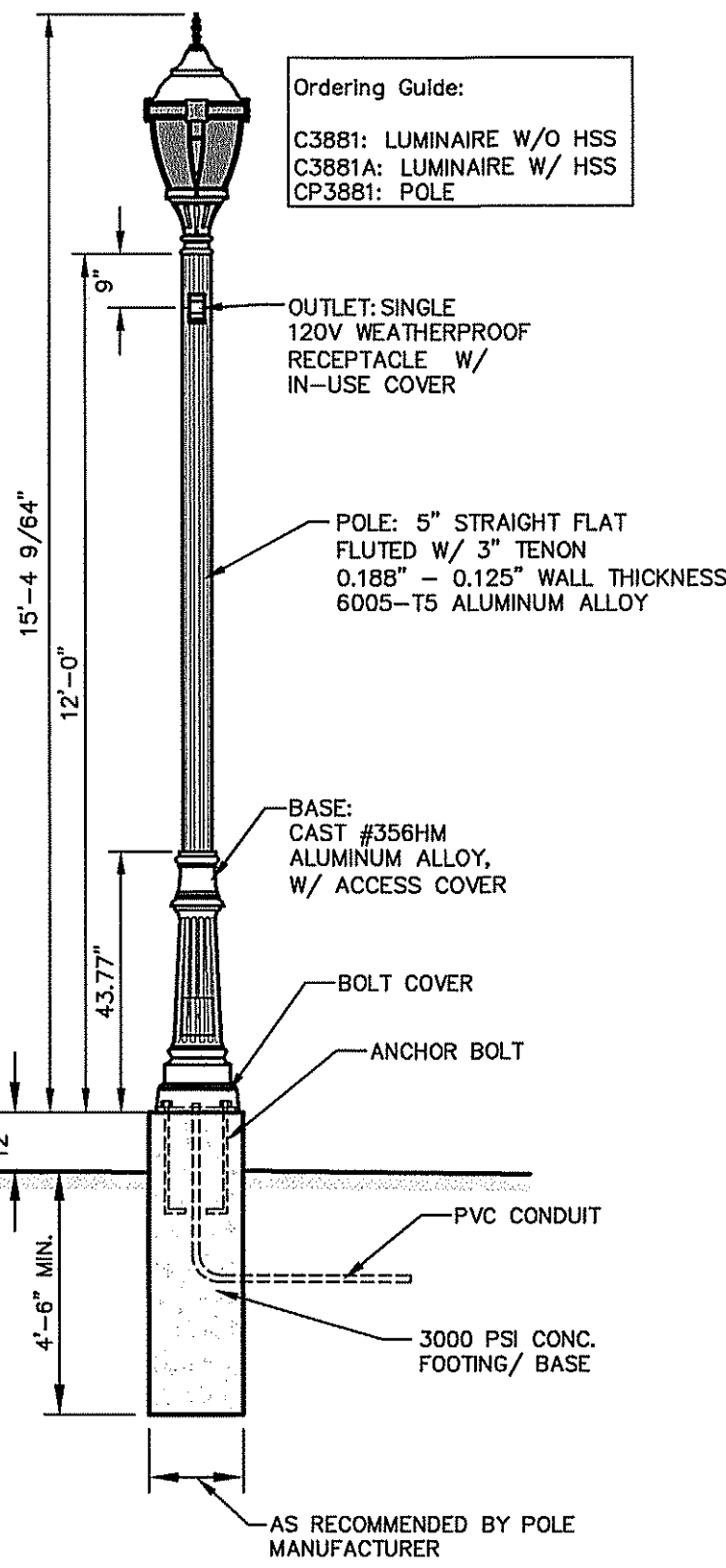
R7-1 NO PARKING SIGN DETAIL



R1-1 STOP SIGN DETAIL

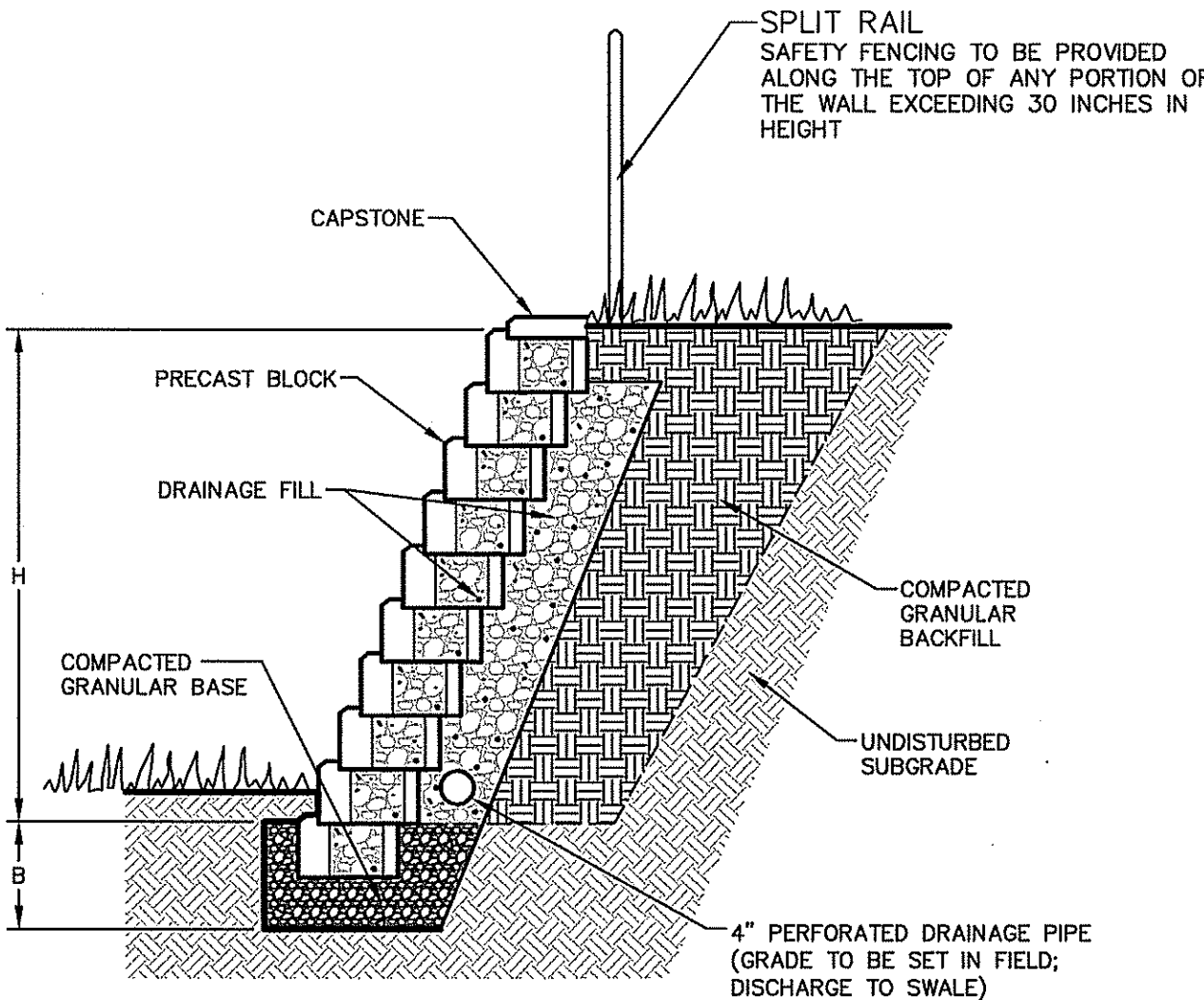


CONCRETE MONUMENT SIGN



POLE - MOUNTED LUMINAIRE

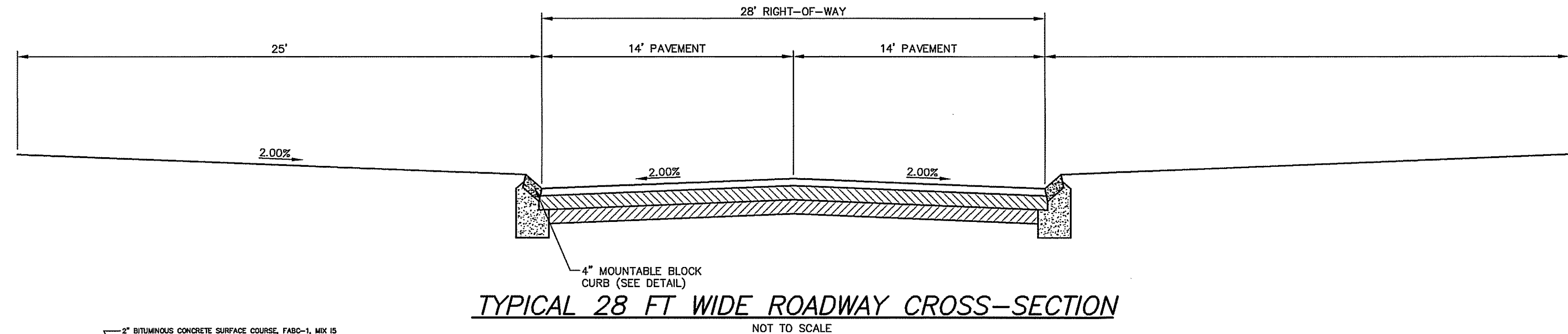
Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	22	SS823-175MH-IV	SINGLE	14000	0.720	Hadco 175w MH Type 4 Luminaire Mounted on 12' SP5842



- NOTES:
1. WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. HEIGHT OF WALL SHALL BE AS SHOWN ON THE GRADING PLAN. THE NUMBER OF COURSES OF BLOCK SHALL BE AS DETERMINED IN THE FIELD.
 3. SHOP DRAWINGS AND PROPOSED MANUFACTURER SHALL BE SUBMITTED FOR REVIEW.

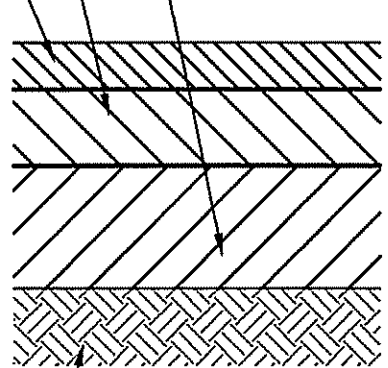
RETAINING WALL DETAIL

NOT TO SCALE



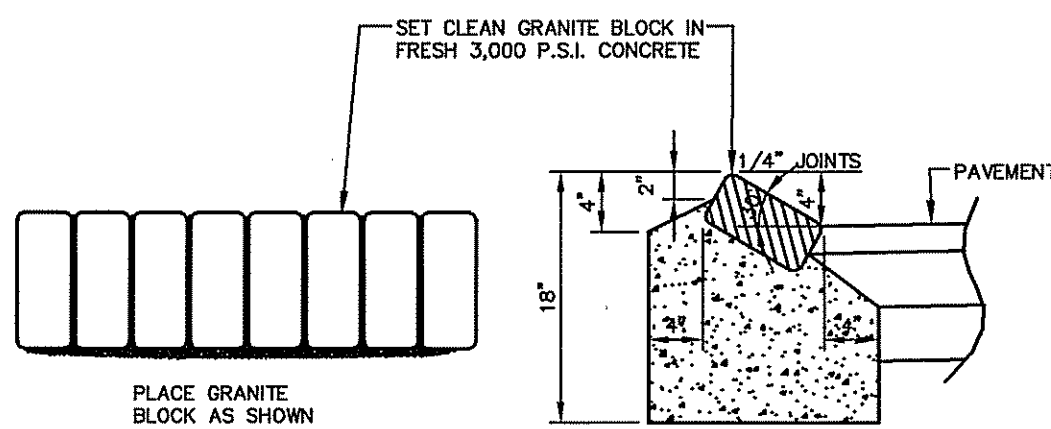
TYPICAL 28 FT WIDE ROADWAY CROSS-SECTION

2\"/>



ROADWAY PAVEMENT SECTION

NOT TO SCALE



MOUNTABLE GRANITE BLOCK CURB (TYP)

NOT TO SCALE

DYKSTRA WALKER
DESIGN & GROUP, P.A.

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WWW.DYKSTRAWALKER.COM

THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

CONSTRUCTION NOTES & DETAILS

AMENDED PRELIMINARY AND FINAL SUBDIVISION
CLOVERDALE WEST AT CRYSTAL SPRINGS
BLOCK 16.28, LOT 2, BLOCK 16.30, LOTS 1 & 1.09-1.16
BLOCK 16.34, LOTS 1.05-1.08 & 1.10-1.12
BLOCK 16.36, LOT 1
COVENTRY ROAD
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

SCALE: AS NOTED
JOB NO.: 18064
DRAWN BY: MDF
CHECKED BY: TFG
DATE: 8/13/20
SHEET NO. 14 OF 14