

GRADING & DRAINAGE NOTES:

1. THE EXISTING ON-SITE DRAINAGE PATTERNS HAVE BEEN ANALYZED TO DETERMINE THE EXISTING DRAINAGE PATTERNS AND OFF-SITE DISCHARGE OF STORMWATER RUNOFF. THE PROPOSED SITE HAS BEEN DESIGNED SUCH THAT PROPOSED OFF-SITE FLOWS DO NOT EXCEED EXISTING OFF-SITE FLOWS OR ADVERSELY IMPACT ADJACENT PROPERTIES. (SEE STORMWATER ANALYSIS).
2. ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES, WITHOUT CREATING LOW SPOTS THAT CAUSE PONDING. NO CONSTRUCTION SHALL BE PERMITTED WHICH CREATES OR AGGRAVATES WATER STAGNATION OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
3. THE TOP OF BLOCK ELEVATION SHALL BE A MINIMUM OF 8 INCHES ABOVE THE HIGHEST ADJACENT FINISHED GRADE. SHOULD SUCH SEPARATION NOT BE PROVIDED, THE WALLS SHALL BE DAMP-PROOFED IN ACCORDANCE WITH SECTION 1805, OF THE 2018 INTERNATIONAL BUILDING CODE.
4. GRADE AWAY FROM DWELLING FOUNDATIONS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET OR AN APPROVED ALTERNATE METHOD FOR DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE PROVIDED.
5. THE USE OF BASEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER BASED UPON A REPORT, PREPARED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER, INDICATING THAT THE SEASONAL HIGH WATER TABLE IS AT LEAST 1' BELOW THE LOWEST PORTION OF A FINISHED OR UNFINISHED BASEMENT.
6. DRIVEWAYS SHALL HAVE A MINIMUM GRADE OF ONE PERCENT (1%) AND A MAXIMUM GRADE OF 10% AND BE SO CONSTRUCTED AS TO DIVERT STORMWATER RUNOFF AWAY FROM THE PROPOSED STRUCTURE. PEDESTRIAN SIDEWALKS AND WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT. ROADWAYS SHALL HAVE A MINIMUM GRADE OF 0.5 PERCENT.
7. LAWNS AND GRASSED AREAS SHALL BE GRADED AT A MINIMUM OF 2%. VEGETATED ROADSIDE SWALES SHALL HAVE A MINIMUM GRADE OF 1%. DETENTION BASIN GRADES SHALL NOT EXCEED A 3:1 SLOPE. ALL SLOPES EXCEEDING 4:1 SHALL BE PROVIDED WITH AN EROSION CONTROL MATTING TO PROTECT AGAINST EROSION AND PROMOTE GROWTH OF VEGETATION.
8. ALL HANDICAPPED ACCESSIBLE AREAS SHALL BE GRADED WITH A 2% MAXIMUM SLOPE.
 - A. HANDICAP RAMP IN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY, JULY 26, 2011, AND THE APPLICABLE NJDOT DETAILS.
 - B. HANDICAP RAMP ON PRIVATE PROPERTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
9. MEET EXISTING GRADES AT ALL LIMITS OF CONSTRUCTION.
10. NO MATERIAL SHALL BE PLACED OR DISTURBED BEYOND THE PROPERTY LINE OR RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION OF THE PROPERTY OWNERS DIRECTLY INVOLVED. ANY PRIVATE PROPERTY THAT MAY BE DISTURBED AND/OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED, REPAIRED, AND/OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
11. ALL DISTURBED AREAS SHALL BE TOPSOILED AND SEEDED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
12. NO REPRESENTATION OF A BALANCED CUT AND FILL SITE IS MADE BY THE ENGINEER. IF ADDITIONAL CLEAN FILL OR SELECT FILL IS REQUIRED THE CONTRACTOR IS TO SUPPLY SAID MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
13. EXISTING TOPSOIL ON SITE IS TO BE PROTECTED. NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX INCHES OF COVER TO ALL AREAS OF THE SUBDIVISION AND SHALL BE STABILIZED BY SEEDING OR PLANTING. UNDER NO CIRCUMSTANCES SHALL ANY SOIL OR EARTH BE REMOVED FROM THE SITE, UNLESS APPLICATION IS MADE AND APPROVAL GRANTED BY THE MUNICIPAL ENGINEER.
14. ALL IMPORTED TOPSOIL AND/OR FILL MATERIAL MUST INCLUDE A WRITTEN CERTIFICATION THAT THE SOIL IS CLEAN SOIL.
15. ALL INLET GRATES SHALL BE BICYCLE-SAFE GRATES.

RESIDENTIAL DEVELOPMENT NOTES:

1. STREET IDENTIFICATION SIGNS SHALL CONFORM TO THE LOCAL MUNICIPAL SPECIFICATIONS AND MUST BE APPROVED BY THE MUNICIPAL PLANNING BOARD. THE INSTALLATION OF PROPOSED STREET SIGNS SHALL BE COORDINATED WITH THE MUNICIPALITY.
2. TRASH AND RECYCLING SERVICES SHALL BE PROVIDED BY THE MUNICIPALITY VIA STREET PICK-UP. (SEE RESIDENTIAL TRASH STORAGE AND DISPOSAL NOTES).
3. ROOF DRAINS SHALL BE DISCHARGED TO CONCRETE SPLASH PADS AT GRADE.
4. SANITARY SEWER SERVICE WILL BE PROVIDED VIA EXTENSION OF THE PUBLIC SEWER SYSTEM AND WILL REQUIRE NJDEP TWA APPROVAL. ALL NECESSARY PERMITS MUST BE OBTAINED PRIOR TO INSTALLATION.
5. POTABLE WATER SERVICE WILL BE PROVIDED VIA EXTENSION OF THE PUBLIC WATER SYSTEM AND WILL REQUIRE APPROVAL FROM THE NEW JERSEY AMERICAN WATER COMPANY. ALL NECESSARY PERMITS MUST BE OBTAINED PRIOR TO INSTALLATION.
6. A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED COMMON AREAS, INCLUDING BUFFERS, AND PARKING LOTS. ALL OPEN SPACE LAND SHALL BE SUBJECT TO DEED RESTRICTION FROM FUTURE DEVELOPMENT.
7. THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE MUNICIPALITY TO ENSURE THE CONTINUED OPERATION AND MAINTENANCE OF ANY DETENTION/INFILTRATION FACILITIES, AS APPLICABLE.

RESIDENTIAL TRASH STORAGE AND DISPOSAL NOTES:

1. TRASH PICK UP AND REMOVAL SERVICES SHALL BE PROVIDED BY THE MUNICIPALITY.
2. PRIOR TO PICK UP, ALL TRASH CANS AND RECYCLING CONTAINERS SHALL BE STORED IN THE ATTACHED GARAGES.
3. FOR ANY RESIDENTIAL UNITS WITHOUT A GARAGE, A TRASH ENCLOSURE SHALL BE PROVIDED FOR STORING INDIVIDUAL TRASH CANS AND RECYCLING CONTAINERS ONLY. THE ENCLOSURE SHALL BE SO LOCATED TO ALLOW FOR CONVENIENT ACCESS.
4. AT THE DISCRETION OF THE REDEVELOPMENT ENTITY, ENCLOSURES MAY BE LOCATED IN THE SIDE YARD AND MAY SERVE MORE THAN ONE UNIT.
 - A. TRASH ENCLOSURES SHALL BE SCREENED FROM PUBLIC VIEW.
 - B. NO ENCLOSURES SHALL CONTAIN A DUMPSTER.
 - C. THE WALLS OF EACH RECYCLING AND TRASH ENCLOSURE SHALL BE CONSTRUCTED OF SOLID MASONRY MATERIAL WITH A DECORATIVE EXTERIOR SURFACE FINISH COMPATIBLE WITH THE MAIN STRUCTURE.
 - D. THE ENCLOSURE WALLS SHALL BE A MINIMUM OF 4 FEET IN HEIGHT ON AN INDIVIDUAL LOT, OR A MINIMUM OF 6 FEET IN HEIGHT IF PLACED IN A COMMON PARKING LOT AREA.
 - E. EACH RECYCLING AND TRASH ENCLOSURE, IF PROVIDED IN A COMMON PARKING AREA LOT, SHALL HAVE DECORATIVE HEAVY GAUGE METAL FRAME GATES AND SHALL BE DESIGNED WITH CANE BOLTS TO SECURE THE GATES WHEN IN THE OPEN AND CLOSED POSITIONS.
 - F. EACH TRASH ENCLOSURE SHALL BE CONSTRUCTED TO ENSURE THAT THE TRASH AND RECYCLING CONTAINERS ARE LOCATED ON A CONCRETE PAD.
 - G. SEE SHEET #15 FOR A GRAPHICAL DEPICTION OF A TYPICAL RESIDENTIAL TRASH ENCLOSURE.

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REVISIONS		
NO.	DESCRIPTION	DATE
1	PER DRAFT REVIEW COMMENTS	08/27/19
2	PER 10/10/19 COUNTY REVIEW	11/21/19
3	PER BOARD PROFESSIONAL REVIEW	12/30/19
4	PER BOARD PROFESSIONAL & SOIL CONSERVATION DISTRICT REVIEW	02/27/20
5	PER BOARD PROFESSIONAL REVIEW	06/19/20
6	PER AMENDED REDEVELOPMENT PLAN	07/27/21

FOR APPROVAL PURPOSES ONLY

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (SERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK-OUT SERVICE (1-800-225-0089) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGES TO UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY:	DKND	JOB NO:	1528-01
DRAWN BY:	ND	DATE:	10/25/17
CHECKED BY:	DK	SCALE:	1"=40'

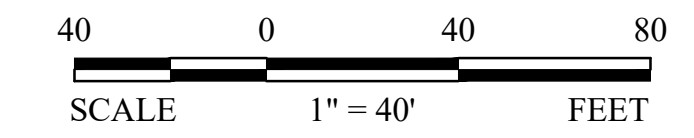
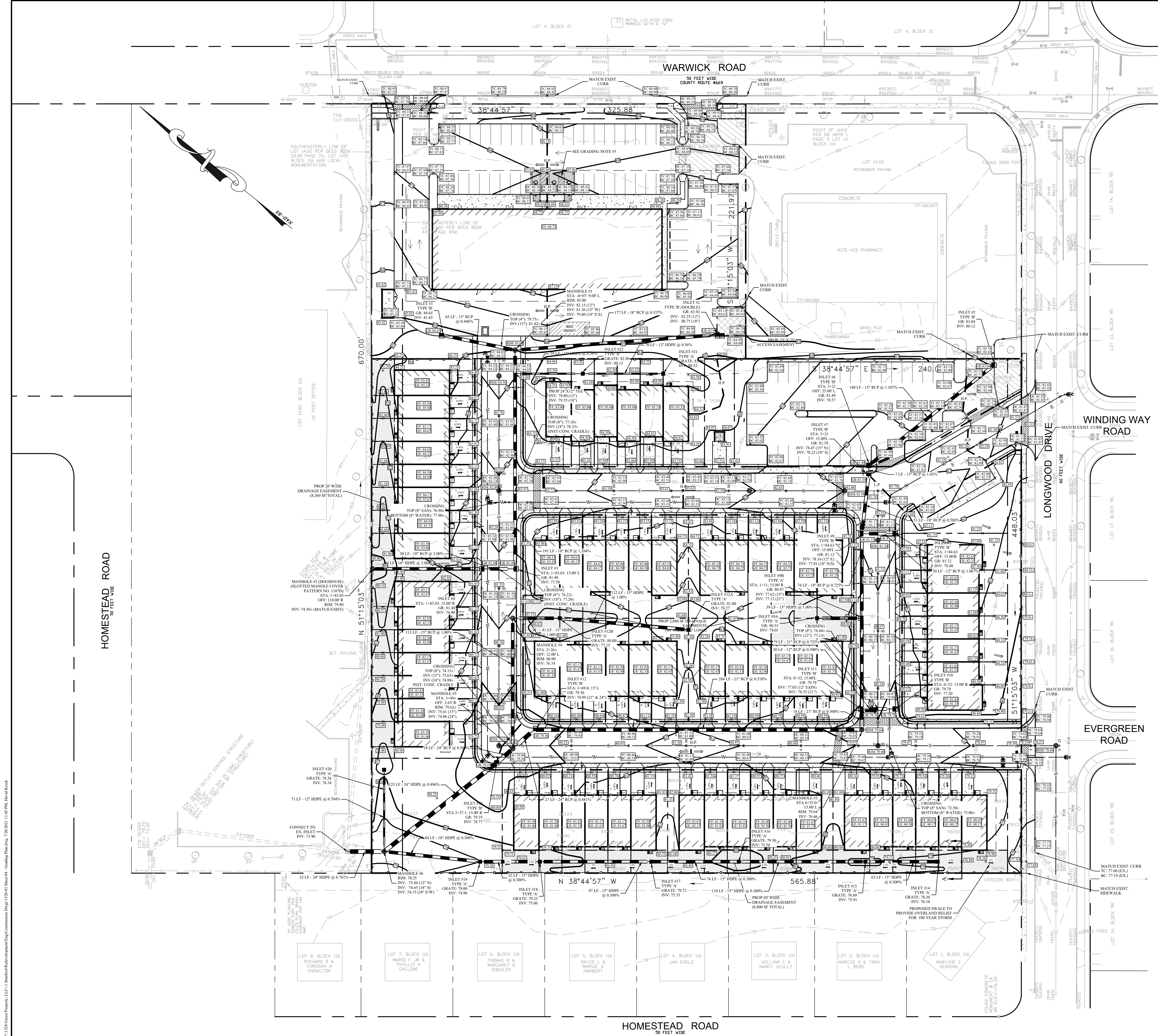
PRELIMINARY/FINAL MAJOR SUBDIVISION & MAJOR SITE PLAN

102 WARWICK ROAD
 BLOCK 116, LOTS 14 & 14.04,
 PLATE 21
 BOROUGH OF STRATFORD
 CAMDEN COUNTY
 NEW JERSEY

FOR
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GRADING PLAN



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