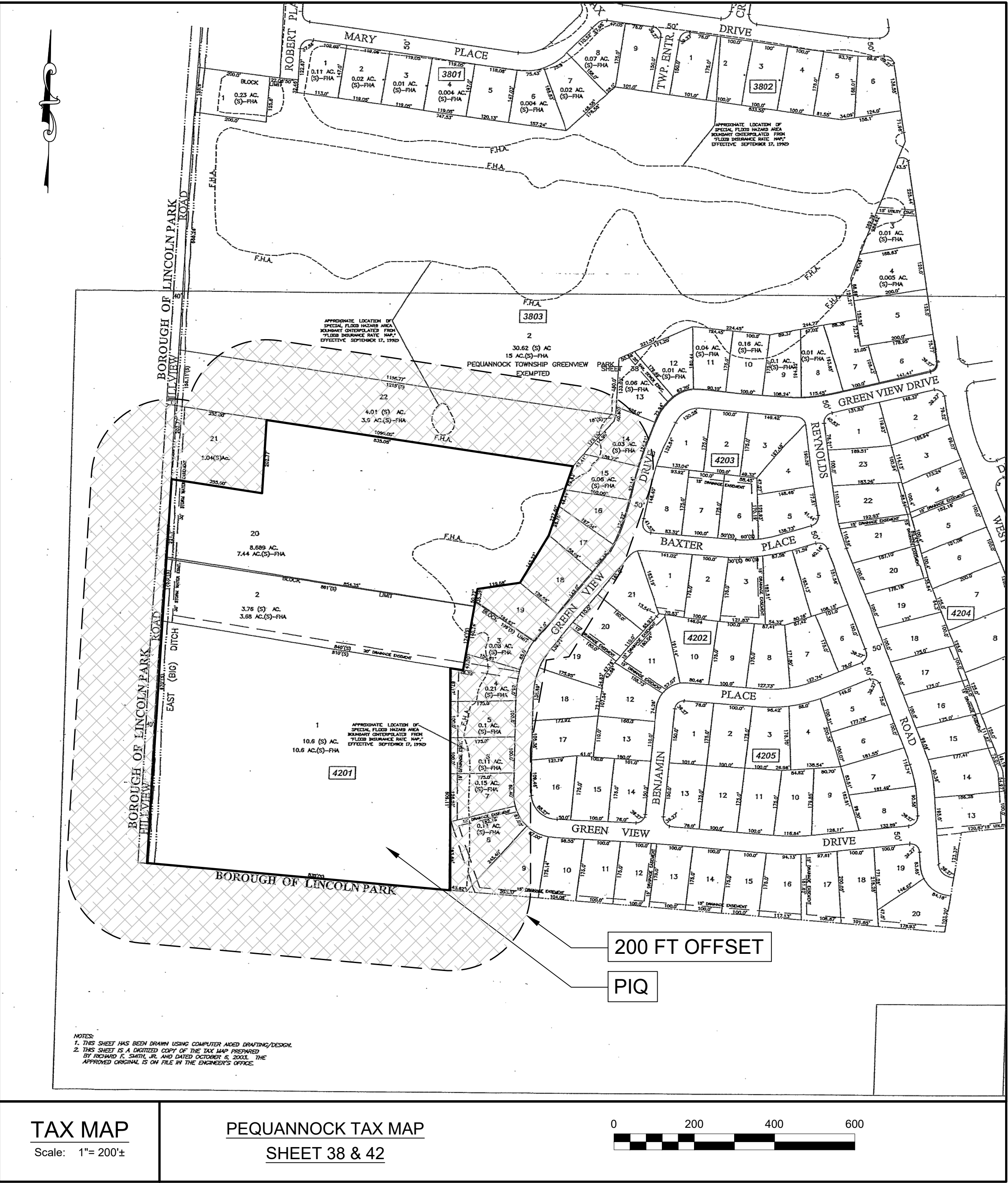
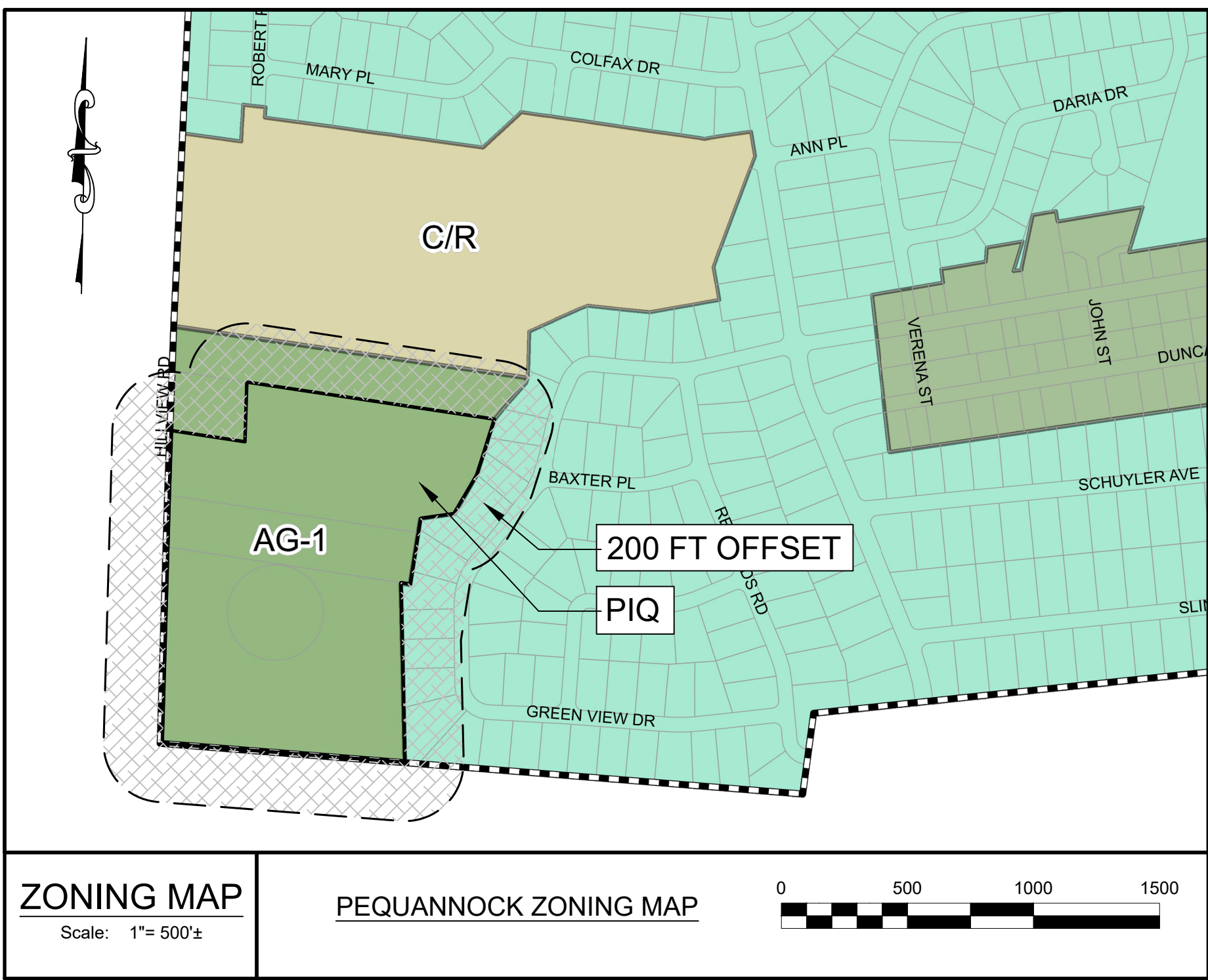


CANNABIS CULTIVATION AND MANUFACTURING/PROCESSING FACILITY
PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH CONDITIONAL USE
#30 HILLVIEW ROAD, BLOCK 3803, LOT 20; BLOCK 4201, LOT 1 & 2
situated in the
TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, NEW JERSEY
Darmofalski Engineering Associates, Inc.



200 FT NOTIFICATION LIST			
BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME
3803	20	30 HILLVIEW ROAD	HILLVIEW REALTY, LLC
3803	13	47 GREEN VIEW DR	FALDUTO, JEFFREY M & KAREN
3803	14	45 GREEN VIEW DR	COSS, JOHN & BARBARA
3803	15	43 GREEN VIEW DR	ROBERTO, THEODORE & MARISA
3803	16	41 GREEN VIEW DR	MINES, TROY G & ELLEN
3803	17	39 GREEN VIEW DR	MARKS, MARIA/FELANO, VICTOR
3803	18	37 GREEN VIEW DR	SOUS, GEORGE & JANET
3803	19	35 GREEN VIEW DR	QUACKENBUSH, DAVID G & DENISE A
3803	2	HILLVIEW ROAD	PEQUANNOCK TOWNSHIP
3803	21	42 HILLVIEW ROAD	VAN PEENEN, TUNIS, ET ALS
3803	22	52 HILLVIEW ROAD	PLANE VIEW PROPERTIES, LLC
4201	1	2 HILLVIEW ROAD	HILLVIEW REALTY, LLC
4201	2	30 HILLVIEW ROAD	HILLVIEW REALTY, LLC
4201	3	33 GREEN VIEW DR	CARBONE, CHRISTOPHER & AMY
4201	4	31 GREEN VIEW DR	STRUCK, ROBERT & JENNIFER
4201	5	29 GREEN VIEW DR	BARTOLUCCI, ETTORE J & MAUREEN F
4201	6	27 GREEN VIEW DR	DUGGAN, JAMES & PATRICIA
4201	7	25 GREEN VIEW DR	DLUGO, MICHAEL STEPHEN/GABRIELLE RO
4201	8	23 GREEN VIEW DR	AMORE, GENE & ANN SCERBO
4201	9	21 GREEN VIEW DR	MOSCATO, WILLIAM C & ERICA
4202	18	30 GREEN VIEW DR	FERRANTE, ANN MARIE
4202	19	34 GREEN VIEW DR	POMPEO, VINCENT & LIANNE
4202	20	36 GREEN VIEW DR	PALCIA, GLEN & SHARON ANN
4202	21	38 GREEN VIEW DR	SHEERIN, PETER R TRUS
3	17	BEAVER BROOK RD	LINCOLN PARK AIRPORT, INC.
3	13.1	BEAVER BROOK RD	LINCOLN PARK BOROUGH
3	13.2	325 BEAVER BROOK RD	SUNDANCE PROPERTIES LLC
3	20	299-309 BEAVER BROOK RD	A G C HOLDINGS, LLC
3	20.1	289 BEAVER BROOK RD	A G C HOLDINGS, LLC
3	21	BEAVER BROOK RD	STATE OF NJ DEPARTMENT OF ENV PRO
4	1	270 BEAVER BROOK RD	MC EWAN, DOUGLAS S & CARLSON
147	22	62 ANTHONY BLVD	CHO, JOHN & JOAN
152	1	63 ANTHONY BLVD	GENTILE, VITO P & ANN MARIE
153	1	64 ANTHONY BLVD	BAUM, EMILY
425	BEAVER BROOK RD	LINCOLN PARK, NJ 07035	
34	CHAPEL HILL RD	LINCOLN PARK, NJ 07035	
325	BEAVER BROOK RD	LINCOLN PARK, NJ 07035	
30	SMITHFIELD RD	EAST HANOVER, NJ 07936	
30	SMITHFIELD RD	EAST HANOVER, NJ 07936	
401 E	STATE ST	TRENTON, NJ 08625	
270	BEAVER BROOK RD	LINCOLN PARK, NJ 07035	
62	ANTHONY BLVD	LINCOLN PARK, NJ 07035	
63	ANTHONY BLVD	LINCOLN PARK, NJ 07035	
64	ANTHONY BLVD	LINCOLN PARK, NJ 07035	

SURVEY REFERENCE:

BOUNDARY & TOPOGRAPHIC SURVEY OF
TAX LOTS 1 & 2, BLOCK 4201 & TAX LOT 20,
BLOCK 3803 AKA 30 HILLVIEW ROAD,
TOWNSHIP OF PEQUANNOCK, MORRIS
COUNTY, NEW JERSEY, PREPARED BY
ROBERT L. CIGOL, NJPLS NO
246504026100 OF DMC ASSOCIATES INC.,
DMC NO.: 2111003, DATED NOVEMBER 24,
2021, BEARING FOUR (4) REVISIONS, LAST
REVISED MAY 16, 2022

APPLICANT:

HILLVIEW MED, INC. C/O KEN VANDE VREDE
30 HILLVIEW ROAD
LINCOLN PARK, NJ 07035
E-MAIL: KEN@HILLVIEWMED.COM
OFFICE: (973)-725-1512

APPROVED BY THE TOWNSHIP OF PEQUANNOCK PLANNING BOARD

CHAIRMAN SIGNATURE	DATE
SECRETARY SIGNATURE	DATE
MUNICIPAL CLERK	DATE
ENGINEER SIGNATURE	DATE

PEQUANNOCK ZONING SCHEDULE ADDITIONAL REGULATIONS AG-1 DISTRICT		
CODE SECTION	REQUIRED	NOTES
§360-19 A. (3) (c)	CULTIVATION OF CANNABIS SHALL BE PERMITTED ONLY IN THE AG-1 ZONE DISTRICT BLOCK 3803, LOTS 20-22 AND BLOCK 4201 LOTS 1 AND 2 AND ONLY WHEN EACH OF THE CONDITIONS FOR THE CULTIVATION OF CANNABIS SET FORTH IN SECTION 360-47 (V) FOR THIS USE ARE MET	COMPLIES. ALL REQUIREMENTS OF SECTION 360-47 (U) ARE BEING MET
§360-47 U. (a) to (g), and (i)	BULK REQUIREMENTS	COMPLIES. ALL BULK REQUIREMENTS HAVE BEEN MET. SEE SITE PLAN SHEETS FOR BULK TABLE
§360-42 U. (1) (h)	FENCING. ALL STRUCTURES USED FOR THE CULTIVATING OF CANNABIS SHALL BE ENCLOSED BY A CHAIN-LINK FENCE THAT IS AT LEAST SEVEN FEET IN HEIGHT	COMPLIES. 7 FOOT TALL FENCE IS PROPOSED AROUND THE GROWING FACILITY
§360-42 U. (2)	SECURITY. ALL STRUCTURES SHALL BE DESIGNED, USING SAFETY AND SECURITY BARRIERS, TO PREVENT THE UNLAWFUL AND UNAUTHORIZED ENTRY INTO THE CULTIVATING/GROWING STRUCTURES IN ACCORDANCE WITH THE LICENSEE'S STATE-ISSUED PERMIT REQUIREMENTS.	COMPLIES
§360-42 U. (3) (a)	CULTIVATING FACILITIES SHALL BE LOCATED AT LEAST 1,000 FEET FROM THE PROPERTY LINE OF ANY SCHOOLS AS DEPICTED ON THE TOWNSHIP'S MOST CURRENT DRUG-FREE SCHOOL ZONES MAP.	±2,250 FT TO NEAREST SCHOOL
§360-42 U. (3) (b)	CANNABIS CULTIVATION SHALL TAKE PLACE AND BE RESTRICTED TO PERMANENT STRUCTURES, INCLUDING GREENHOUSES. THE USE OF TEMPORARY STRUCTURES SHALL NOT BE PERMITTED FOR THE CULTIVATION OF CANNABIS.	PROPOSED STRUCTURES ARE PERMANENT
§360-42 U. (4)	ODOR CONTROL. THE CULTIVATING FACILITY SHALL PROVIDE AN AIR-TREATMENT SYSTEM WITH SUFFICIENT ODOR-ABSORBING VENTILATION AND EXHAUST SYSTEM SUCH THAT ANY ODOR GENERATED INSIDE THE FACILITY IS NOT DETECTABLE BY A PERSON OF REASONABLE SENSITIVITY AT THE PROPERTY LINE OF THE SUBJECT PROPERTY. THE OPERATOR OF ANY CANNABIS FACILITY SHALL SUBMIT AN ANNUAL ODOR-MONITORING REPORT FOR THE LIFE OF THEIR APPLICABLE STATE PERMIT.	COMPLIES 1ST LAYER: AIR SCRUBBING 2ND LAYER: CARBON FILTERS 3RD LAYERS: FOGCO ADDITIONAL MEASURE: ION GENERATOR
§360-42 U. (5)	NOISE CONTROL. ALL CANNABIS CULTIVATING OPERATIONS SHALL OPERATE IN COMPLIANCE WITH STATE AND LOCAL NOISE LAWS AND REGULATIONS.	COMPLIES
§360-42 U. (6)	GENERATOR. ALL CANNABIS CULTIVATING OPERATIONS SHALL HAVE A BACK-UP GENERATOR WHICH SHALL BE SUFFICIENT IN OUTPUT TO MAINTAIN ALL OPERATING AND ELECTRONIC SECURITY SYSTEMS IN THE EVENT OF A POWER FAILURE.	COMPLIES GENERATORS DEPICTED ON SOUTH SIDE OF SITE
§360-42 U. (7)	LIGHTING. NO LIGHT GENERATED BY ANY CANNABIS CULTIVATING/GROWING STRUCTURES SHALL RESULT IN MEASURABLE LIGHT CHANGES AT THE NEAREST PROPERTY BOUNDARY TO EACH STRUCTURE. INTERIOR LIGHT SHADES MAY BE REQUIRED BY THE BOARD ON GREENHOUSE STRUCTURES TO MANAGE POTENTIAL LIGHT IMPACTS. ON-SITE SECURITY LIGHTING, WHETHER OR NOT INDOOR OR OUTDOOR, AND HYDROPONIC OR OTHER LIGHTING USED IN INDOOR CULTIVATION AREAS SHALL BE EXEMPT FROM THIS PROVISION.	COMPLIES BLACKOUT LIGHT SHADES WILL BE USED IN THE GREENHOUSE WHEN INTERIOR GROW LIGHTING IS USED
§360-42 U. (8)	SITE PLAN APPROVAL. SITE PLAN APPROVAL SHALL BE REQUIRED AS PER § 360-56. IN ADDITION TO THE GENERAL SITE PLAN SUBMISSION REQUIREMENTS, THE APPLICANT SHALL SUBMIT, INCLUDING, BUT NOT LIMITED TO, A SAFETY AND SECURITY PLAN, EMERGENCY SERVICE ACCESS PLAN, HAZARDOUS MATERIAL INVENTORY, ENVIRONMENTAL IMPACT STATEMENT AND WASTE CONTROL PLAN.	COMPLIES
§360-47 U. (9)	LIMITED CANNABIS PROCESSING SHALL BE PERMITTED AS ACCESSORY TO CANNABIS CULTIVATION PROVIDED THAT NO MORE THAN 20% OF THE CULTIVATION FACILITY MAY BE USED FOR PROCESSING.	COMPLIES FUTURE EXPANSION ON SECOND FLOOR OF HEADHOUSE. PROCESSING GFA: ±14,000 SF. % USED FOR PROCESSING = ±7% HILLVIEW MED IS IN POSSESSION OF A "MANUFACTURING" LICENSE FROM THE STATE OF NJ. PROCESSING WILL NOT TAKE PLACE ON SITE AT INITIAL OCCUPANCY BUT WILL TAKE PLACE ON THE SECOND FLOOR OF THE HEADHOUSE AT SOME POINT IN THE NEAR FUTURE.

ARCHITECTURAL REFERENCE:

ARCHITECTURAL PLANS AND ELEVATIONS, ENCLOSING THREE (3) SHEETS, PREPARED BY 2VWR AND PARTNERS, DATED JULY 7, 2022, NO REVISIONS
OWNER:
HILLVIEW REALTY, LLC. C/O KEN VANDE VREDE
30 HILLVIEW ROAD
LINCOLN PARK, NJ 07035
E-MAIL: KEN@HILLVIEWMED.COM
OFFICE: (973)-725-1512

LIST OF DRAWINGS

SHEET NO.	SHEET TITLE	SHEET SERIES
1	COVER	1 OF 31
2	EXIST CONDITIONS AND DEMO PLAN - NORTH	2 OF 31
3	EXIST CONDITIONS AND DEMO PLAN - SOUTH	3 OF 31
4	SITE PLAN - NORTH	4 OF 31
5	SITE PLAN - SOUTH	5 OF 31
6	PARKING CALCULATION	6 OF 31
7	GRADING PLAN - NORTH	7 OF 31
8	GRADING PLAN - SOUTH	8 OF 31
9	AIRPORT HAZARD AREA	9 OF 31
10	LANDSCAPING PLAN	10 OF 31
11	LIGHTING PLAN - NORTH	11 OF 31
12	LIGHTING PLAN - SOUTH	12 OF 31
13	LANDSCAPING AND LIGHTING DETAILS	13 OF 31
14	FHA REGULATIONS PLAN - NORTH	14 OF 31
15	FHA REGULATIONS PLAN - SOUTH	15 OF 31
16	FLOODPROOFING PLAN	16 OF 31
17	WETLANDS TAW PLAN - NORTH	17 OF 31
18	WETLANDS TAW PLAN - SOUTH	18 OF 31
19	UTILITIES PLAN - NORTH	19 OF 31
20	UTILITIES PLAN - SOUTH	20 OF 31
21	STORMWATER DETAILS - SHEET 1	21 OF 31
22	STORMWATER DETAILS - SHEET 2	22 OF 31
23	CONSTRUCTION DETAILS - SHEET 1	23 OF 31
24	CONSTRUCTION DETAILS - SHEET 2	24 OF 31
25	SAMPLE MECH EQUIPMENT	25 OF 31
26	SESC PLAN - NORTH	26 OF 31
27	SESC PLAN - SOUTH	27 OF 31
28	SESC DETAILS	28 OF 31
29	TURNING MOVEMENTS EXHIBIT - SHEET 1	29 OF 31
30	TURNING MOVEMENTS EXHIBIT - SHEET 2	30 OF 31
31	SIGHT DISTANCE EXHIBIT	31 OF 31

REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07067
Office: 973-658-6500
Fax: 973-658-1117

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

DATE	DATE
AS NOTED	7/15/2022
AP	TAB

THOMAS A. BOORADY PE

Signature
NJ LICENSE #43110

COPY DATE

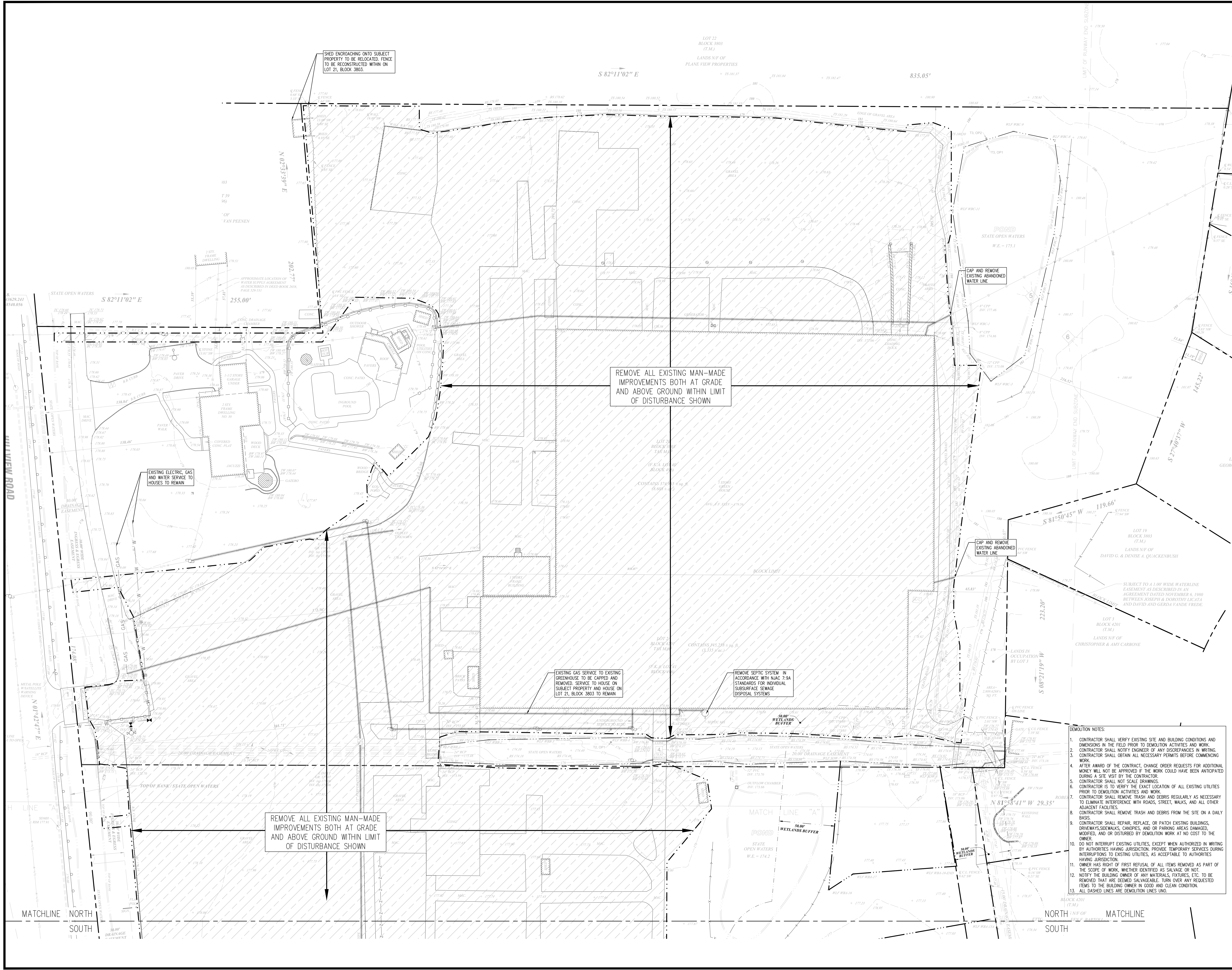
COVER SHEET

COPY NUMBER

1

COPY DATE

18-01



LIMIT OF DISTURBANCE

AREA OF DEMOLITION

UTILITY LINE TO BE REMOVED

0 30 60 90

Scale: 1"= 30'

REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
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Fax: 973-655-1117

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**

FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

**BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2**

SCALE	DATE
1" = 30'	7/15/2022

OWN BY	CHECKED BY
AP	TAB

THOMAS A. BOORADY PE

NJ LICENSE #43110

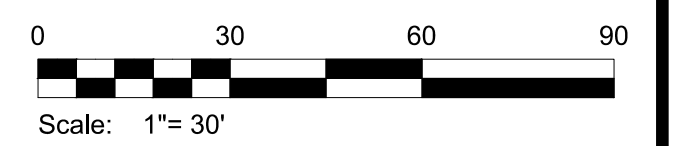
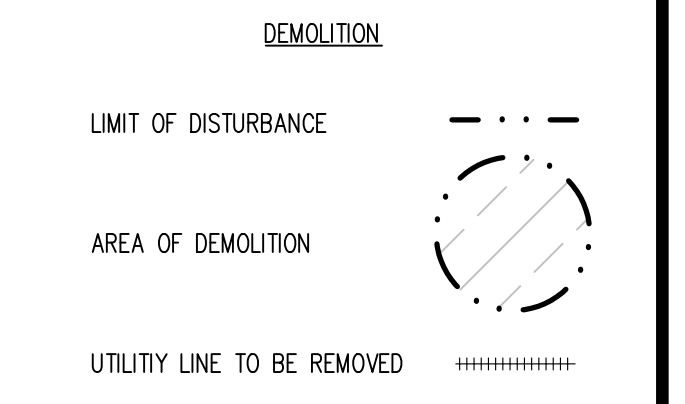
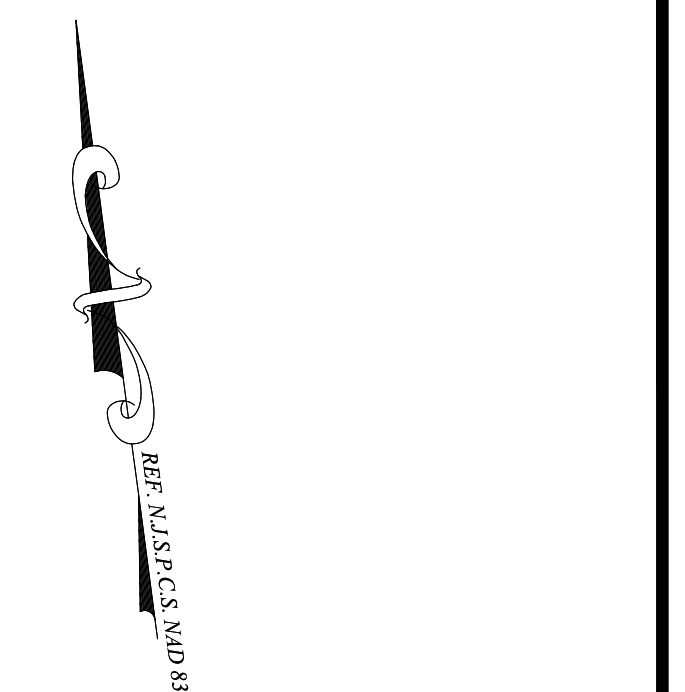
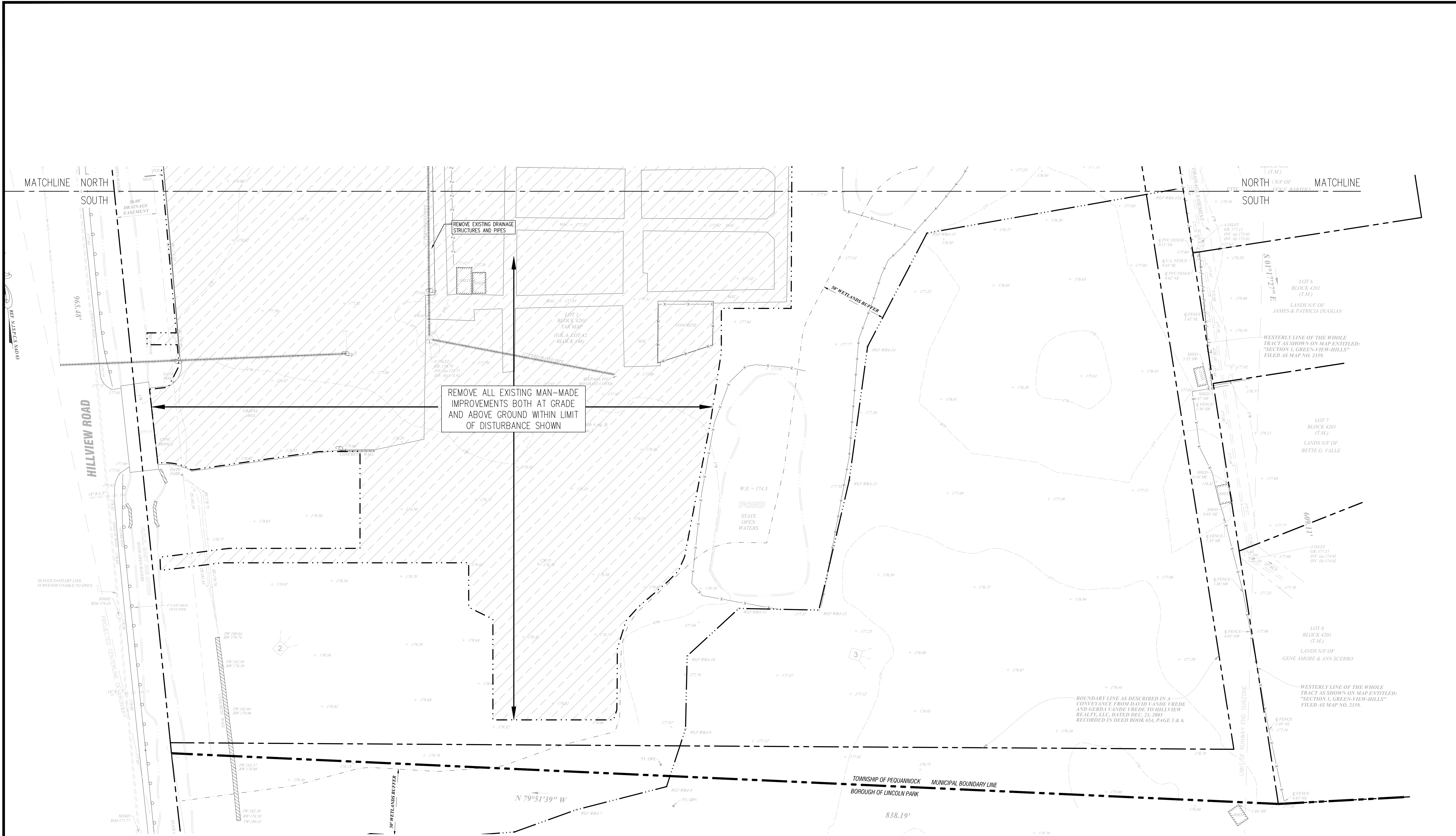
**EXISTING CONDITIONS
AND DEMO PLAN -
NORTH**

PROJECT NUMBER
2

PROJECT NO.
18-01

DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO DEMOLITION ACTIVITIES AND WORK.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN WRITING.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING WORK.
4. AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY WILL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR.
5. CONTRACTOR SHALL NOT SCALE DRAWINGS.
6. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES AND WORK.
7. CONTRACTOR SHALL REMOVE TRASH AND DEBRIS REGULARLY AS NECESSARY TO ELIMINATE INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
8. CONTRACTOR SHALL REMOVE TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
9. CONTRACTOR SHALL REPAIR, REPLACE, OR PATCH EXISTING BUILDINGS, DRIVEWAYS, SIDEWALKS, CANOPIES, AND OR PARKING AREAS DAMAGED, MODIFIED, AND OR DISTURBED BY DEMOLITION WORK AT NO COST TO THE OWNER.
10. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
11. OWNER HAS RIGHT OF FIRST REFUSAL OF ALL ITEMS REMOVED AS PART OF THE SCOPE OF WORK, WHETHER IDENTIFIED AS SALVAGE OR NOT.
12. NOTIFY THE BUILDING OWNER OF ANY MATERIALS, FIXTURES, ETC. TO BE REMOVED THAT ARE DEEMED SALVAGEABLE. TURN OVER ANY REQUESTED ITEMS TO THE BUILDING OWNER IN GOOD AND CLEAN CONDITION.
13. ALL DASHED LINES ARE DEMOLITION LINES UNO.



REV	DATE	DESCRIPTION

DARMOFALSKI
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ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
Office: 973-655-6300
Fax: 973-655-1117

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

**BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2**

SCALE	1" = 30'	DATE	7/15/2022
DRAWN BY	AP	CHECKED BY	TAB

THOMAS A. BOORADY PE

Thomas A. Boorady

NJ LICENSE #43110

**EXISTING CONDITIONS
AND DEMO PLAN -
SOUTH**

3

18-01

- DEMOLITION NOTES:
1. CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO DEMOLITION ACTIVITIES AND WORK.
 2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN WRITING.
 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING WORK.
 4. AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY WILL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR.
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 7. CONTRACTOR SHALL REMOVE TRASH AND DEBRIS REGULARLY AS NECESSARY TO ELIMINATE INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
 8. CONTRACTOR SHALL REMOVE TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
 9. CONTRACTOR SHALL REPAIR, REPLACE, OR PATCH EXISTING BUILDINGS, DRIVEWAYS, SIDEWALKS, CANOPIES, AND OR PARKING AREAS DAMAGED, MODIFIED, AND OR DISTURBED BY DEMOLITION WORK AT NO COST TO THE OWNER.
 10. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
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 12. NOTIFY THE BUILDING OWNER OF ANY MATERIALS, FIXTURES, ETC. TO BE REMOVED THAT ARE DEEMED SALVAGEABLE. TURN OVER ANY REQUESTED ITEMS TO THE BUILDING OWNER IN GOOD AND CLEAN CONDITION.
 13. ALL DASHED LINES ARE DEMOLITION LINES UNO.

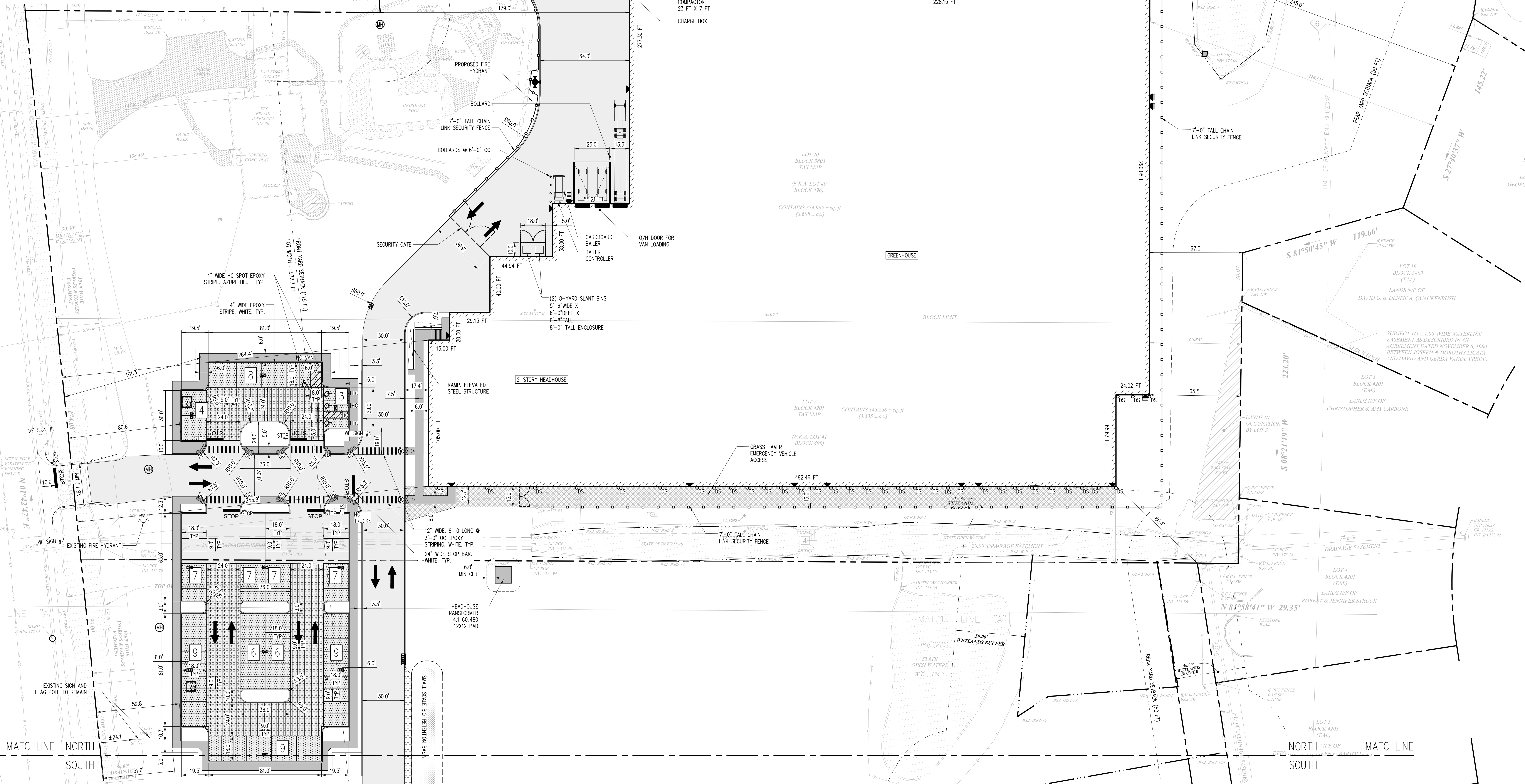
CONDITIONAL USE BULK REQUIREMENTS -
CANNABIS CULTIVATION AND MANUFACTURING/PROCESSING | AG-1 DISTRICT

ITEM	REQ'D/ALLOWED	PROPOSED	COMMENTS
USE	SEE COVER SHEET	SEE COVER SHEET	COMPLIES
MIN LOT AREA	174,240 SF	997,259 SF	COMPLIES
MIN LOT WIDTH ¹	200 FT	972.7 FT	COMPLIES
GREENHOUSE AND HEADHOUSE			
MIN FRONT YARD SETBACK	175 FT	253.8 FT	COMPLIES
MIN SIDE YARD SETBACK	50 FT	60.3 FT	COMPLIES
MIN REAR YARD SETBACK	50 FT	65.5 FT	COMPLIES
MAX BUILDING HEIGHT	35 FT	34.87 FT	COMPLIES
MAX # OF STORIES	2	2	COMPLIES

POWERHOUSE			
MIN FRONT YARD SETBACK	175 FT	469.1 FT	COMPLIES
MIN SIDE YARD SETBACK	50 FT	53.3 FT	COMPLIES
MIN REAR YARD SETBACK	50 FT	245.0 FT	COMPLIES
MAX BUILDING HEIGHT	35 FT	34.72 FT	COMPLIES
MAX # OF STORIES	2	1	COMPLIES

SWITCH BUILDING			
MIN FRONT YARD SETBACK	175 FT	292.8 FT	COMPLIES
MIN SIDE YARD SETBACK	50 FT	182.3 FT	COMPLIES
MIN REAR YARD SETBACK	50 FT	479.1 FT	COMPLIES
MAX BUILDING HEIGHT	35 FT	<15 FT	COMPLIES
MAX # OF STORIES	2	1	COMPLIES
MAX BUILDING COVERAGE	75%	19.5 %	COMPLIES
MAX IMPERVIOUS COVERAGE	80%	36.0 %	COMPLIES
		359,275 SF	COMPLIES

1. THE LOT WIDTH IS MEASURED AT THE FRONT YARD SETBACK LINE



SITE PLAN - NORTH

LEGEND	
ASPHALT PAVEMENT	[Symbol]
GRAVEL	[Symbol]
BUILDING LINE	[Symbol]
CONCRETE PAD OR DOCK	[Symbol]
GRASS PAVERS	[Symbol]
POROUS PAVEMENT OVER STONE BED	[Symbol]
CONVENTIONAL PAVEMENT OVER STONE BED	[Symbol]
7'-0" TALL CHAIN LINK SECURITY FENCE	[Symbol]
SIGN AND SIGN TYPE SEE SHEET X FOR "W" SIGNS	[Symbol]
VEHICULAR GUARDRAIL	[Symbol]
BUILDING SWINGING DOOR	[Symbol]
BUILDING OVERHEAD DOOR	[Symbol]
DETECTABLE WARNING SURFACE	[Symbol]
PROPOSED INLET: TYPE B	[Symbol]
TYPE E	[Symbol]
TYPE A	[Symbol]
PROPOSED FIRE HYDRANT	[Symbol]

0 30 60 90
Scale: 1"= 30'

REV	DATE	DESCRIPTION

DARMOFALSKI
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ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07067
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CANNABIS CULTIVATION
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30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE	1" = 30'	DATE	7/15/2022
DRAWN BY	AP	CHECKED BY	TAB

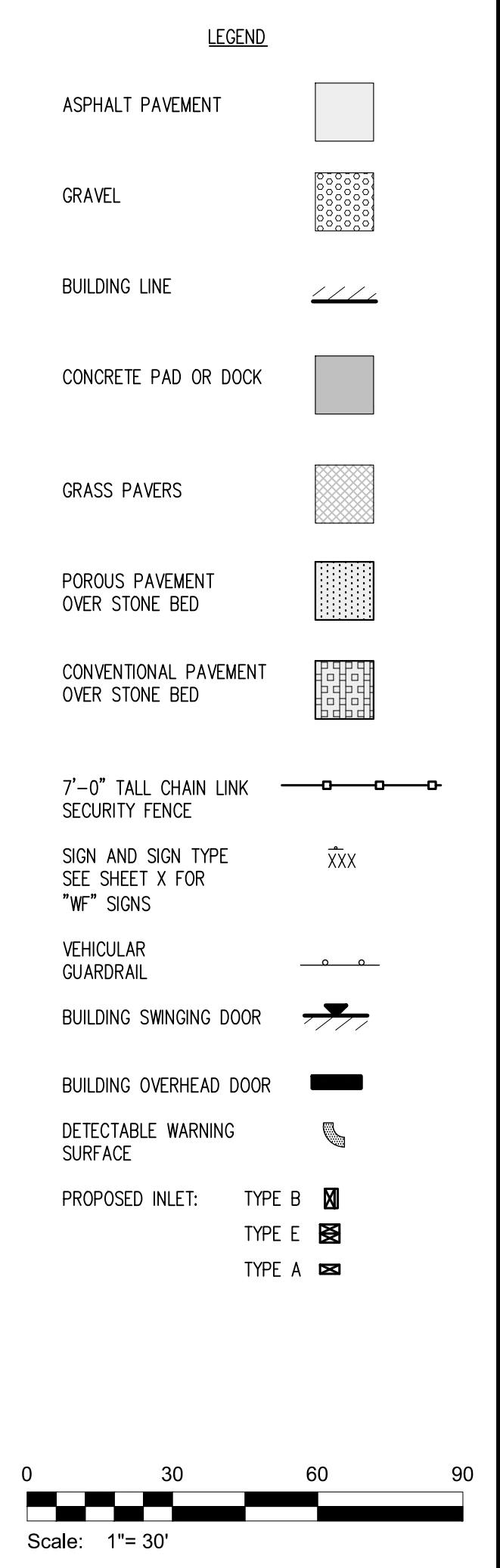
THOMAS A. BOORADY PE

Thomas A. Boorady
NJ LICENSE #43110

SITE PLAN - NORTH

4

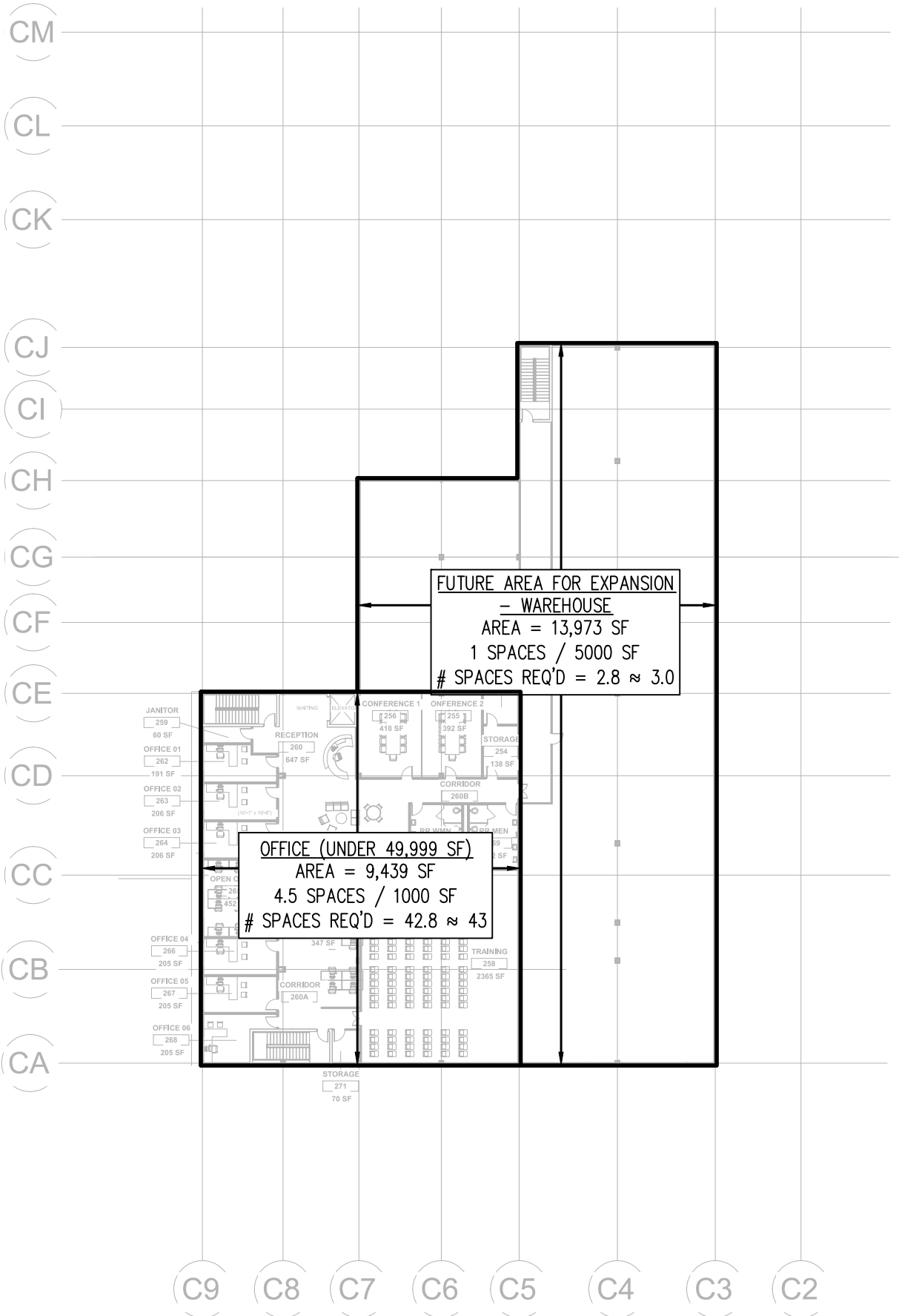
18-01



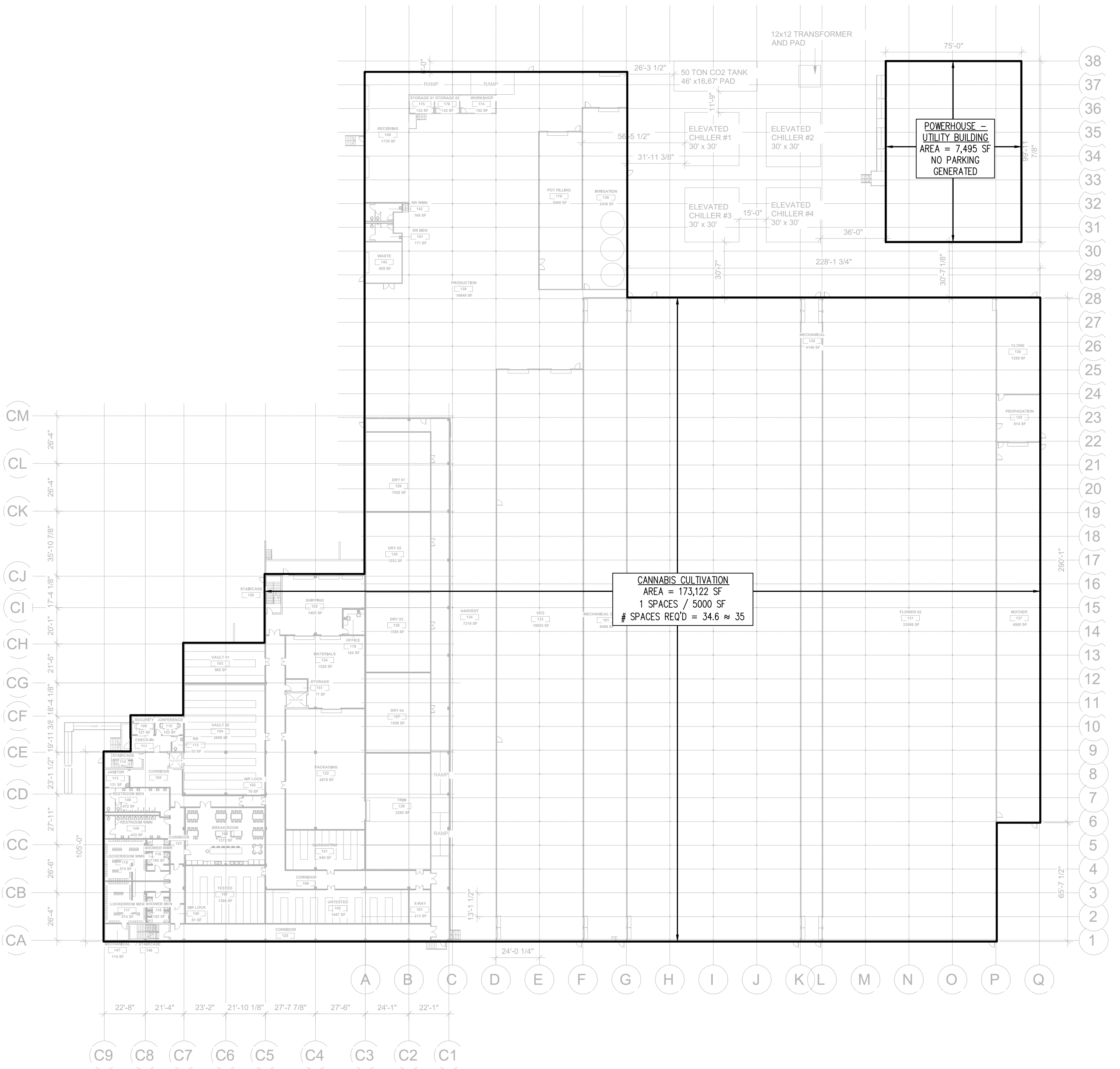
SHEET NUMBER	5
JOB NO.	18-01

CHAPTER 360 – ARTICLE IX – OFF STREET PARKING
AND LOADING COMPLIANCE

CODE SECTION	REQUIRED	NOTES
§360-56 A.	MINIMUM 9 FT X 18 FT PARKING SPACE	COMPLIES. ALL PARKING SPACES ARE A MINIMUM 9 FT X 18 FT IN SIZE
§360-56 B. (1)	NO ACCESS DRIVE, DRIVEWAY...SHALL BE LOCATED IN ANY RESIDENTIAL ZONE.	COMPLIES. ALL PARKING SPACES ARE IN THE AG-1 ZONE
§360-56 B. (2)	CROSSING SIDEWALKS. ALL DRIVEWAYS SHALL CROSS SIDEWALK AREAS AT GRADE.	COMPLIES. ALL DRIVEWAYS CROSS SIDEWALK AREAS AT GRADE.
§360-56 B. (3)	DISTANCE FROM INTERSECTION. NO DRIVEWAY TO OR FROM A PARKING AREA SHALL BE LOCATED CLOSER THAN 25 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF ANY INTERSECTING STREET.	COMPLIES. THERE ARE NO INTERSECTING STREETS AT THE NORTHERN AND SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY
§360-56 B. (4)	DRIVEWAY WIDTHS. DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 14 FEET FOR ONE-WAY TRAFFIC AND 24 FEET FOR TWO-WAY TRAFFIC.	COMPLIES. ALL DRIVEWAYS ARE A MINIMUM OF 24 FEET WIDE
§360-56 B. (5)	AISLE WIDTHS. AISLES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN TWENTY-FOUR FEET WIDE FOR PERPENDICULAR PARKING OR TWO-WAY AISLES.	COMPLIES. ALL DRIVEWAYS ARE A MINIMUM OF 24 FEET WIDE
§360-56 C.	SIDEWALKS MUST BE RAISED SIX INCHES ABOVE THE ADJACENT PAVED AREA...SIDEWALKS AND PARKING AREAS MUST BE ARRANGED TO PREVENT CARS FROM OVERHANGING OR EXTENDING OVER THE REQUIRED FOUR-FOOT SIDEWALK AREA	COMPLIES. MINIMUM SIX (6) FOOT WIDE SIDEWALKS ARE SHOWN EVERYWHERE
§360-56 D.	GENERAL STANDARDS	COMPLIES.
§360-58 B.	REQUIRED SPACES: CANNABIS CULTIVATION = 35 OFFICES = 43 FUTURE EXPANSION = 3 TOTAL REQUIRED = 81	COMPLIES. 82 SPACES PROVIDED IN MAIN PARKING AREA. 2 SPACES PROVIDED BY SWITCH YARD
§360-58 D.	IN CASES OF USES NOT SPECIFICALLY MENTIONED, THE REQUIREMENTS FOR OFF-STREET PARKING FACILITIES OF SIMILAR USES SHALL APPLY. IF NO USE CAN BE DESCRIBED AS SIMILAR TO THE PROPOSED USE, PARKING SHALL BE REQUIRED IN ACCORDANCE WITH THE JUDGMENT OF THE PLANNING BOARD OR THE ZONING BOARD OF ADJUSTMENT.	POWERHOUSE IS AN ACCESSORY UTILITY BUILDING AND DOES NOT GENERATE PARKING SWITCH YARD IS A UTILITY FACILITY AND WILL ONLY REQUIRE 2 SPACES



SECOND FLOOR



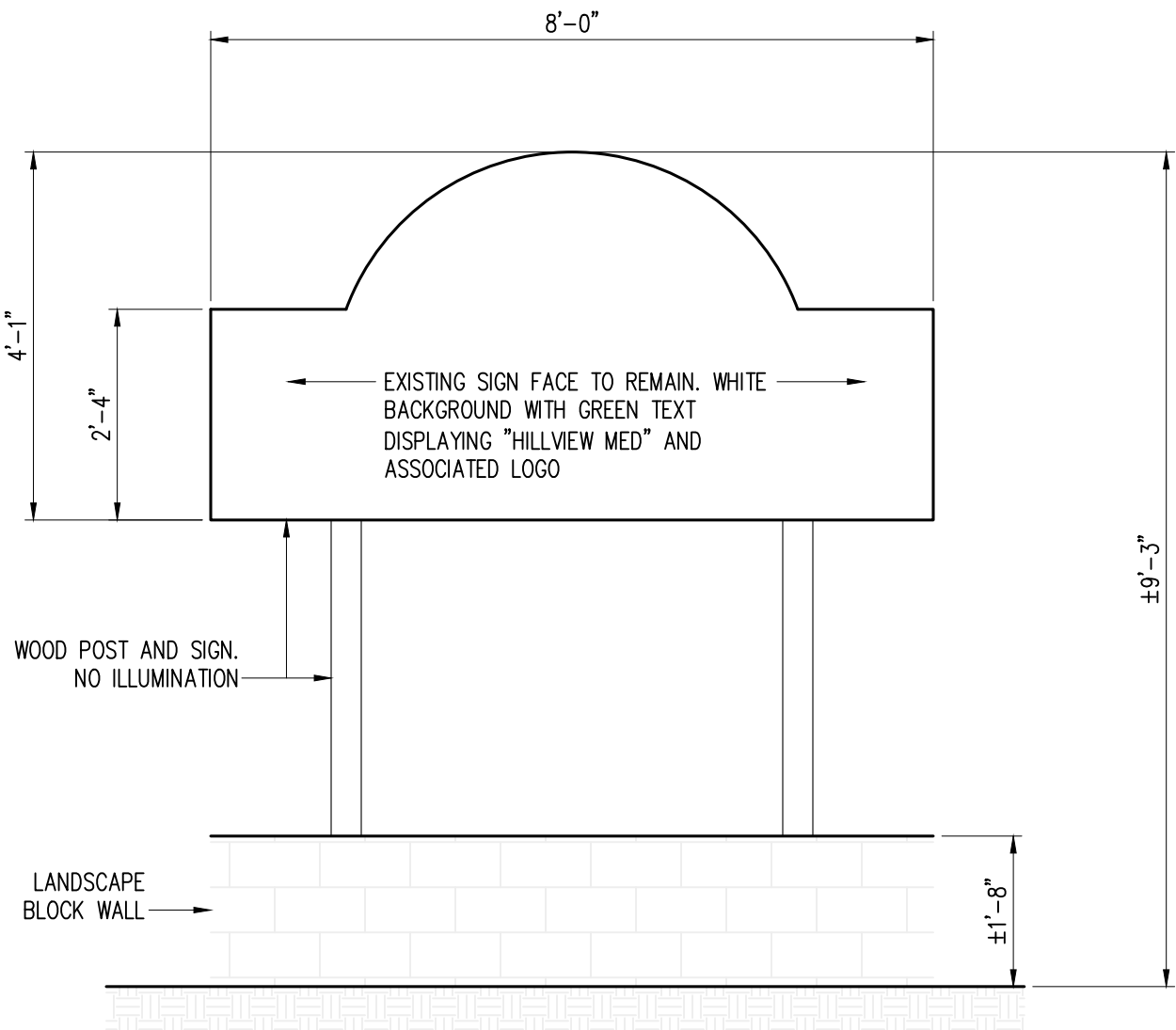
GROUND FLOOR

ARCHITECTURAL REFERENCE:

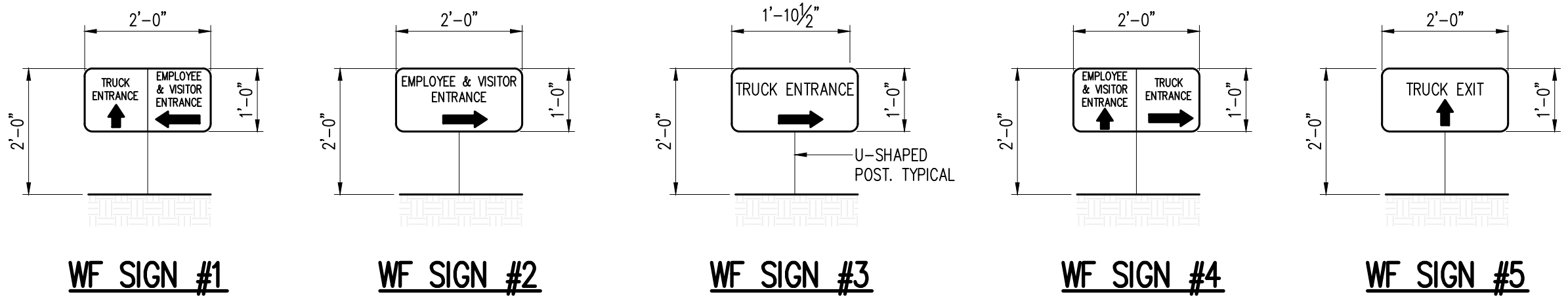
ARCHITECTURAL PLANS AND ELEVATIONS, ENCLOSING THREE (3) SHEETS, PREPARED BY ZWR AND PARTNERS, DATED JULY 7, 2022, NO REVISIONS

CHAPTER 360 – ARTICLE XIII – SIGN COMPLIANCE

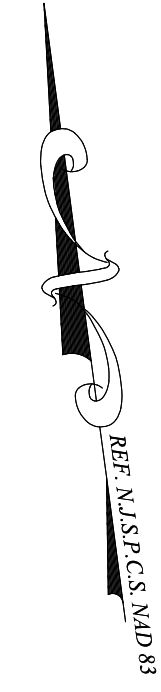
ITEM AND CODE SECTION	REQ'D/ALLOWED	EXISTING	PROPOSED	COMMENTS
§360-78 B. – NO PERMANENT SIGN, EXCEPT AS EXEMPTED SPECIFICALLY BELOW...	NOT PERMITTED	EXISTING SIGN TO REMAIN	EXISTING SIGN TO REMAIN	EXISTING NON-CONFORMANCE
SIGN AREA	NOT PERMITTED	± 25 SF	± 25 SF	EXISTING NON-CONFORMANCE
SIGN HEIGHT	NOT PERMITTED	± 9.3 FT	± 9.3 FT	EXISTING NON-CONFORMANCE
ILLUMINATION	NOT PERMITTED	NONE	NONE	N/A
SIGN LOCATION	NOT PERMITTED	± 24.1 FT TO ROW	± 24.1 FT TO ROW	EXISTING NON-CONFORMANCE
§360-78 C. (1) – FLAGS ARE NOT REGULATED IF THEY ARE LESS THAN 60 SF AND <30 FT TALL	FLAG AREA	± 15 SF	± 15 SF	COMPLIES
	HEIGHT	< 30 FT	< 30 FT	COMPLIES
§360-78 C. (5) – DIRECTIONAL SIGNS INDICATING "ENTRANCE," "EXIT" OR "ONE WAY" THAT DO NOT EXCEED TWO SQUARE FEET IN AREA AND ARE LESS THAN 24 INCHES HIGH.	SIGN AREA	NONE	2 SF	COMPLIES
	HEIGHT	NONE	2 FT	COMPLIES



EXISTING SIGN DETAIL



WAYFINDING SIGN DETAILS



REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
Office: 973-658-6500
Fax: 973-658-1177

PROJECT: **CANNABIS CULTIVATION AND PROCESSING / MANUFACTURING FACILITY**
FOR/AT: **Hillview Med**
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE: 1" = 30'	DATE: 7/15/2022
DRAWN BY: AP	CHECKED BY: TAB

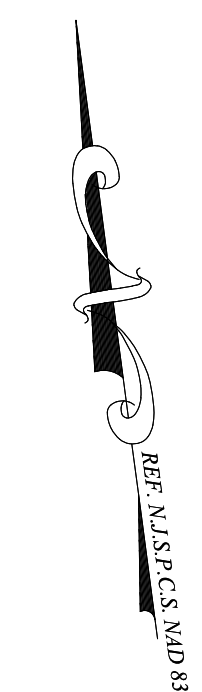
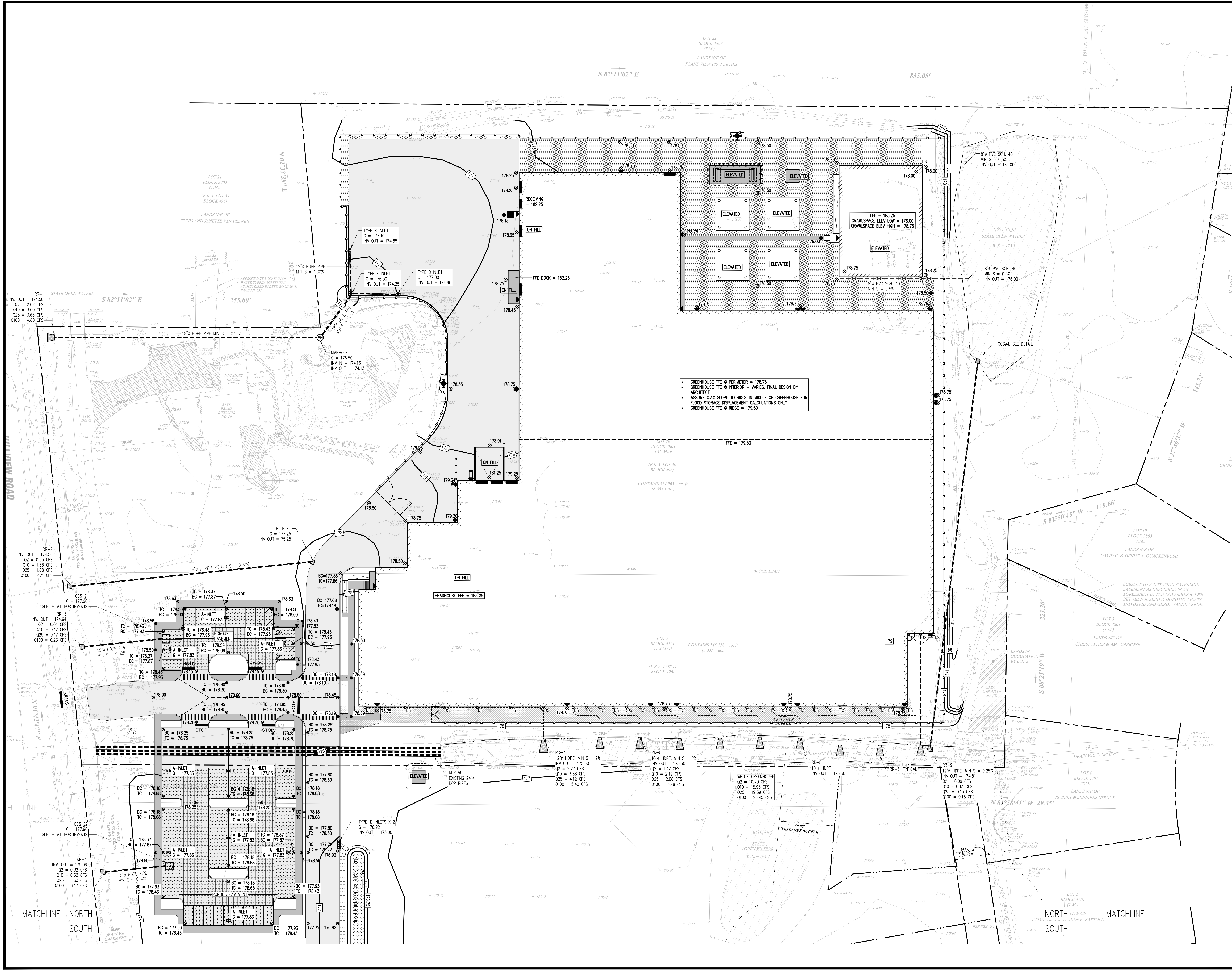
THOMAS A. BOORADY PE

NJ LICENSE #43110

SHEET TITLE: **PARKING & SIGNAGE COMPLIANCE PLAN**

SHEET NUMBER: **6**

SHEET NO.: **18-01**



LEGEND

ASPHALT PAVEMENT

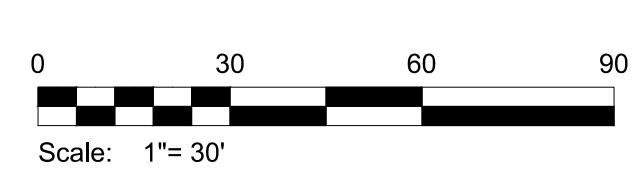
GRAVEL

BUILDING LINE

CONCRETE PAD OR DO

OVER STONE BED

OVER STONE BED

[illegible]

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC
86 Newark-Pompton Turnpike
Riverdale, NJ 07457
Office: 973-835-8300
Fax: 973-835-1117

PROJECT

CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY

FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE 1" = 30'	DATE 7/15/2022
DRAWN BY AP	CHECKED BY TAB

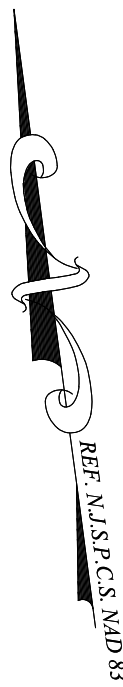
THOMAS A. BOORADY PE


NJ LICENSE #43110

GRADING AND DRAINAGE PLAN - NORTH

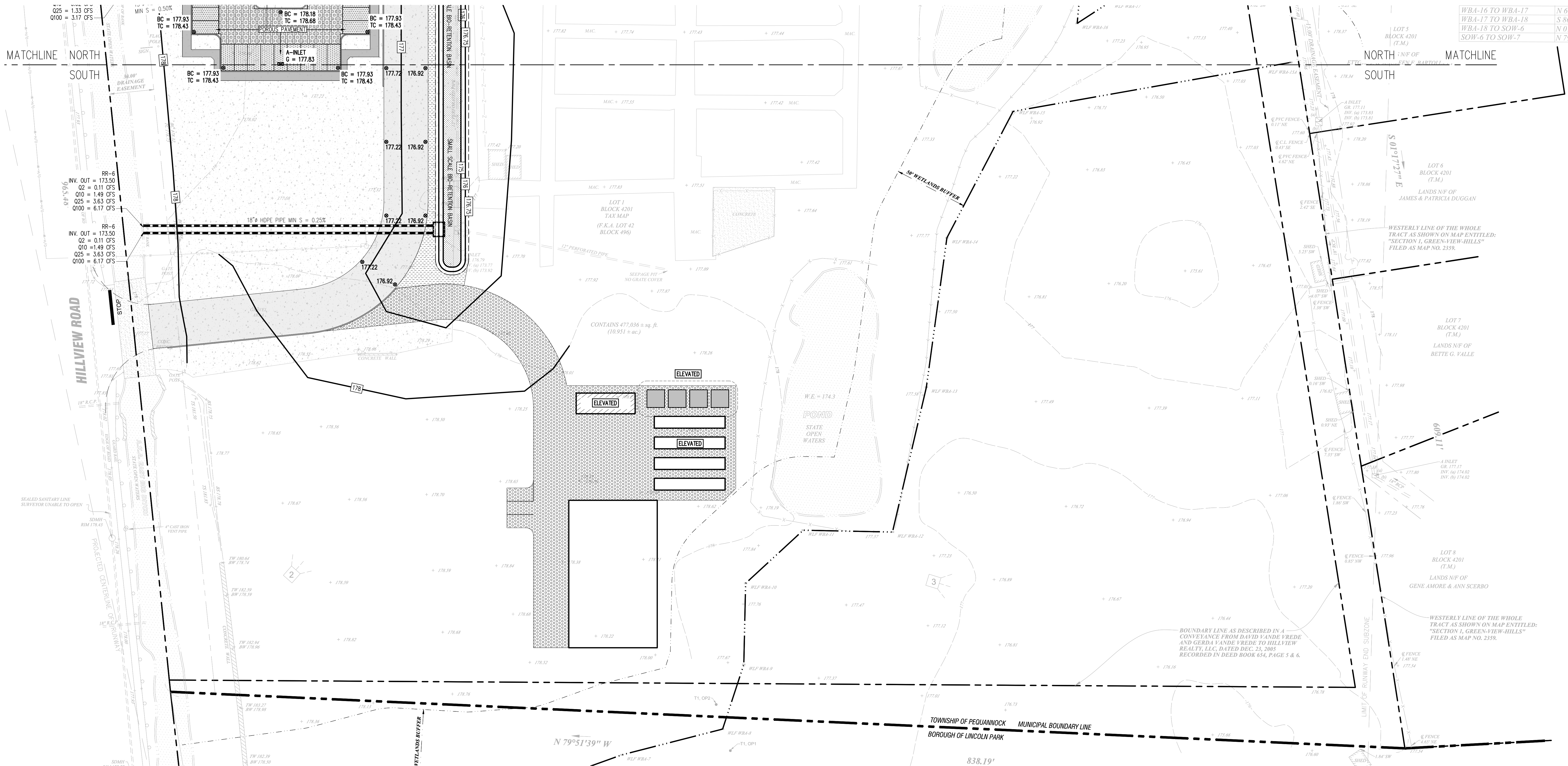
7

18-01



LEGEND

- ASPHALT PAVEMENT
- GRAVEL
- BUILDING LINE
- CONCRETE PAD OR DOCK
- GRASS PAVERS
- POROUS PAVEMENT OVER STONE BED
- CONVENTIONAL PAVEMENT OVER STONE BED



WBA-16 TO WBA-17	N 6
WBA-17 TO WBA-18	S 8
WBA-18 TO SOW-6	N 0
SOW-6 TO SOW-7	N 7

REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
Office: 973-655-6500
Fax: 973-655-1117

PROJECT: **CANNABIS CULTIVATION
AND PROCESSING /
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Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE	1" = 30'	DATE	7/15/2022
DRAWN BY	AP	CHECKED BY	TAB

THOMAS A. BOORADY PE

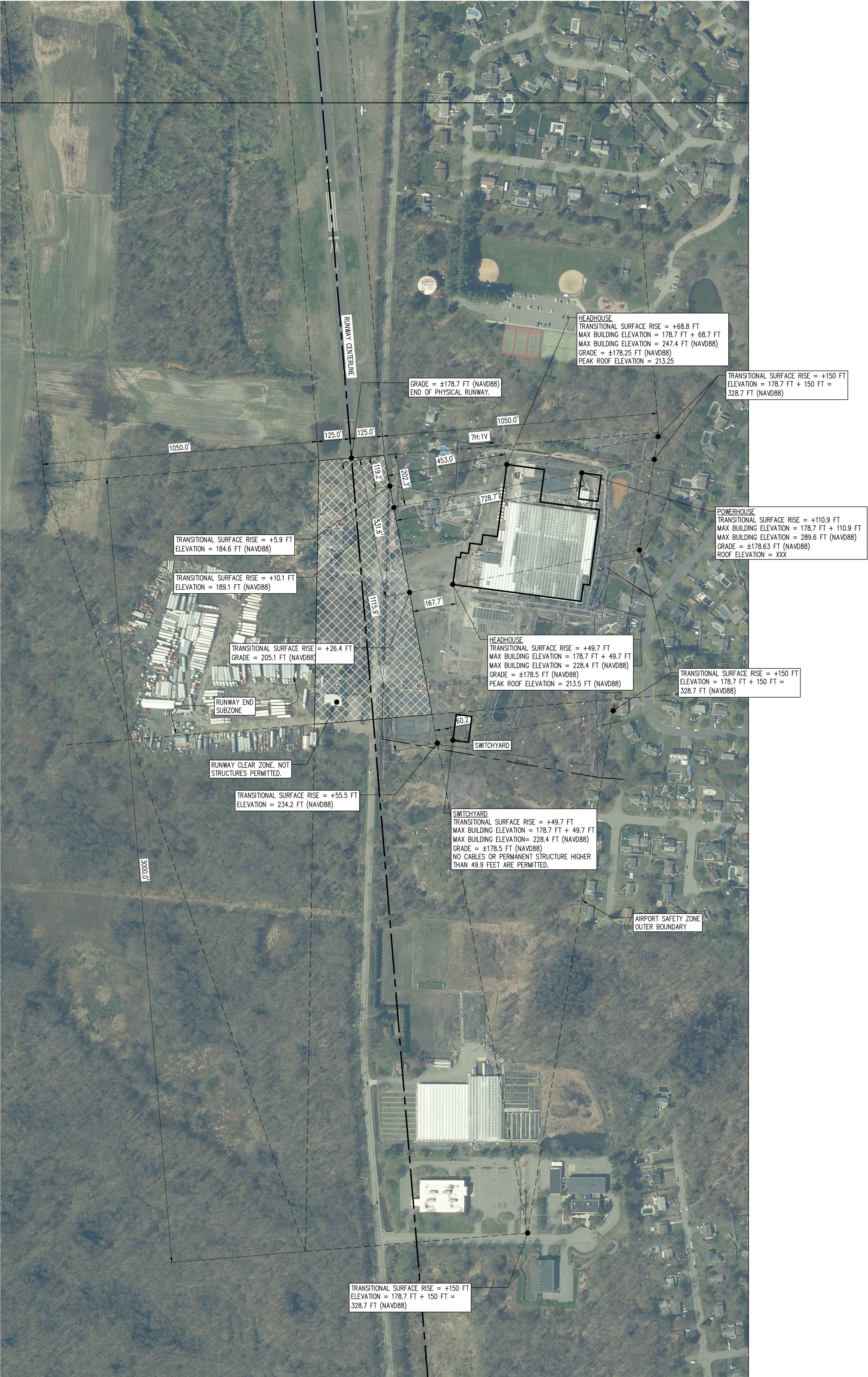
NJ LICENSE #43110

GRADING AND
DRAINAGE PLAN
- SOUTH

8

18-01

CHAPTER 360 -- ARTICLE VII -- AIRPORT HAZARD ZONE		
CODE SECTION	REQUIRED	NOTES
§360-40 B.	NO STRUCTURE SHALL BE PERMITTED IN THE CLEAR ZONE	COMPLIES. NO BUILDING STRUCTURES ARE PROPOSED IN THE CLEAR ZONE. THE EXISTING FRONT ENTRY SIGN IS TO REMAIN
§360-40 C. (1)	USES THAT ATTRACT BIRDS ARE PROHIBITED.	COMPLIES. PROPOSED USE DOES NOT ATTRACT BIRDS
§360-40 C. (2)	ABOVEGROUND STORAGE OF HAZARDOUS OR FLAMMABLE MATERIALS IN TANKS IS PROHIBITED.	COMPLIES. CO2 IS NOT A FLAMMABLE MATERIAL
§360-40 C. (3)	ABOVEGROUND UTILITY TRANSMISSION LINES AND/OR MAINS ARE PROHIBITED.	COMPLIES. NO TRANSMISSION LINES ARE PROPOSED
§360-40 C. (5)	VERTICAL LIMITS FOR STRUCTURES IN THE AIRPORT HAZARD RESTRICTED ZONE SHALL BE CONSISTENT WITH N.J.A.C. 16:62-4.2 ET SEQ. OR THE UNDERLYING ZONE DISTRICT REQUIREMENT, WHICHEVER IS LESS.	COMPLIES. UNDERLYING ZONE DISTRICT GOVERNS FOR BUILDING HEIGHT. SEE DIAGRAM





0 200 400 600
Scale: 1"= 200'

REV	DATE	DESCRIPTION



DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
Office: 973-655-6300
Fax: 973-655-1177

PROJECT:
**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE: 1" = 200' DATE: 7/15/2022
DRAWN BY: AP CHECKED BY: TAB

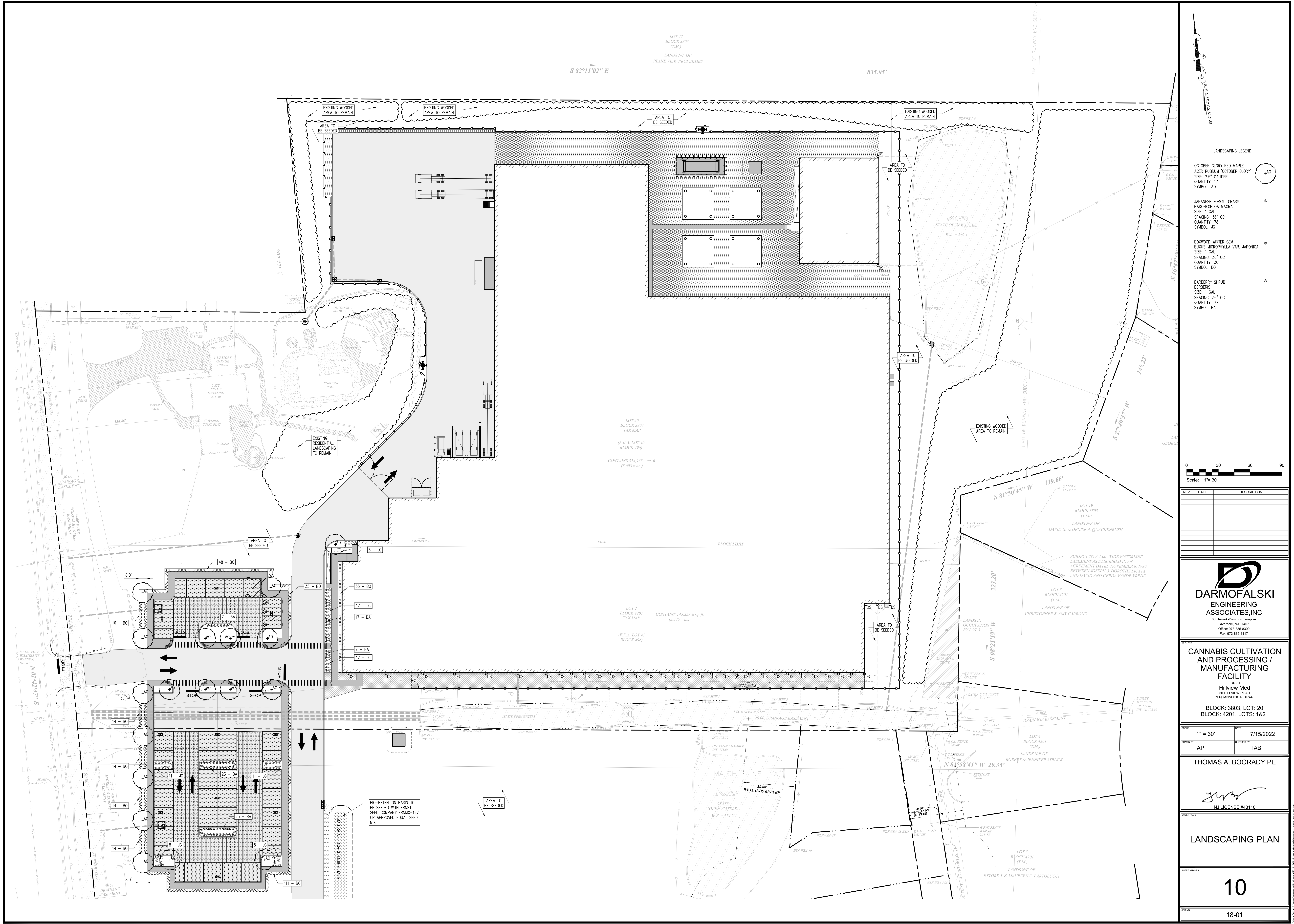
THOMAS A. BOORADY PE

NJ LICENSE #43110

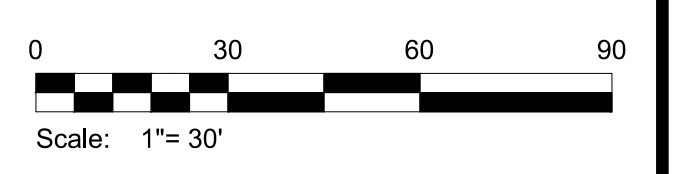
DRAWING TITLE:
**AIRPORT HAZARD
ZONE ANALYSIS**

DRAWING NUMBER:
9

DRAWING NO.: 18-01



- LANDSCAPING LEGEND
- OCTOBER GLORY RED MAPLE
ACER RUBRUM 'OCTOBER GLORY'
SIZE: 2.5" CALIPER
QUANTITY: 17
SYMBOL: AO
 - JAPANESE FOREST GRASS
HAKONECHLOA MACRA
SIZE: 1 GAL
SPACING: 36" OC
QUANTITY: 78
SYMBOL: JG
 - BOXWOOD WINTER GEM
BUXUS MICROPHYLLA VAR. JAPONICA
SIZE: 1 GAL
SPACING: 36" OC
QUANTITY: 301
SYMBOL: BO
 - BARBERRY SHRUB
BERBERIS
SIZE: 1 GAL
SPACING: 36" OC
QUANTITY: 77
SYMBOL: BA



REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
Office: 973-655-6500
Fax: 973-655-1117

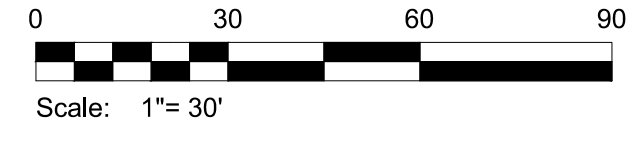
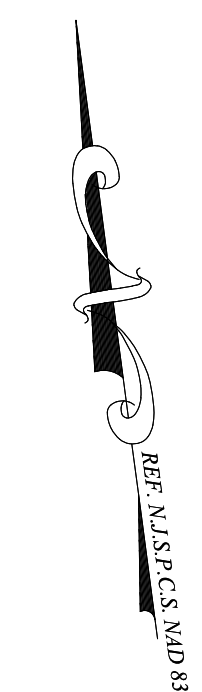
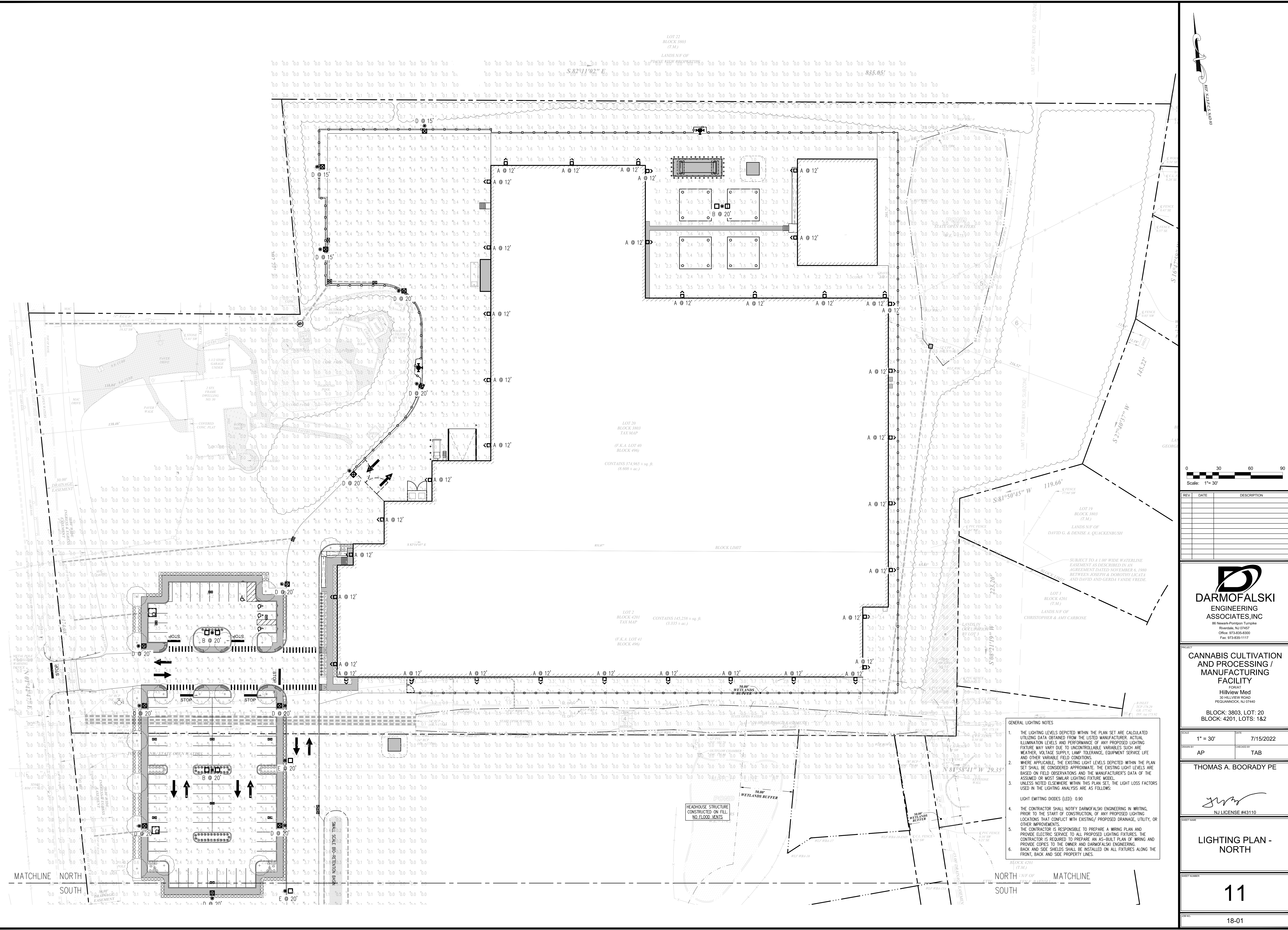
PROJECT: **CANNABIS CULTIVATION AND PROCESSING / MANUFACTURING FACILITY**
FOR/AT: **Hillview Med**
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE: 1" = 30'	DATE: 7/15/2022
DRAWN BY: AP	CHECKED BY: TAB

THOMAS A. BOORADY PE

Signature
NJ LICENSE #43110

LANDSCAPING PLAN



REV	DATE	DESCRIPTION



DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
Office: 973-655-6500
Fax: 973-655-1117

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**

FORAT
Hillview Med
30 Hillview Road
Pequannock, NJ 07440

PROJECT: **LOT: 20
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2**

SCALE: **1" = 30'** DATE: **7/15/2022**

DRAWN BY: **AP** CHECKED BY: **TAB**

THOMAS A. BOORADY PE



NJ LICENSE #43110

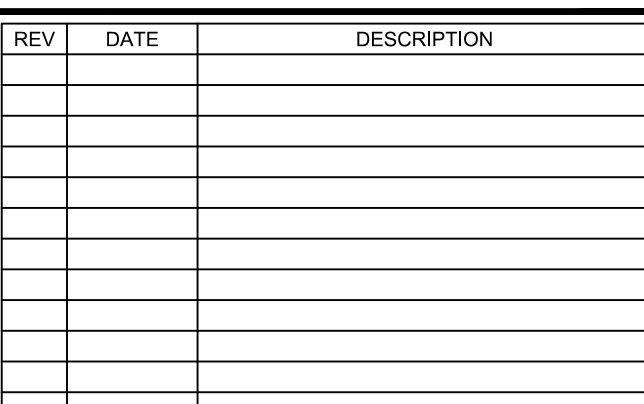
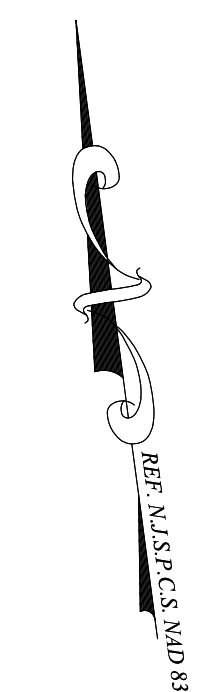
**LIGHTING PLAN -
NORTH**

11

18-01

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:

LIGHT EMITTING DIODES (LED): 0.90
 - THE CONTRACTOR SHALL NOTIFY DARMOFALSKI ENGINEERING IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND DARMOFALSKI ENGINEERING.
 - BACK AND SIDE SHIELDS SHALL BE INSTALLED ON ALL FIXTURES ALONG THE FRONT, BACK AND SIDE PROPERTY LINES.



PROJECT

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**

FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

THOMAS A. BOORADY PE



NJ LICENSE #43110

Manuscript to be reviewed

Options Location

Options Location

Main Battery Door houses Internal Emergency Battery Test Button - CR Option

5.14

MAGL or MAGH

5.51

Test Button - FR Option

FR2 or FR7

Bottom Style PhotoControl - PC Option

Emergency Test Button

Bottom Style PhotoControl

MENTAL DATA

Technical drawings of various roof profiles, showing side and cross-sectional views. Dimensions are indicated with arrows and labels.

Roofing Type | **Height** | **Width** | **Area**

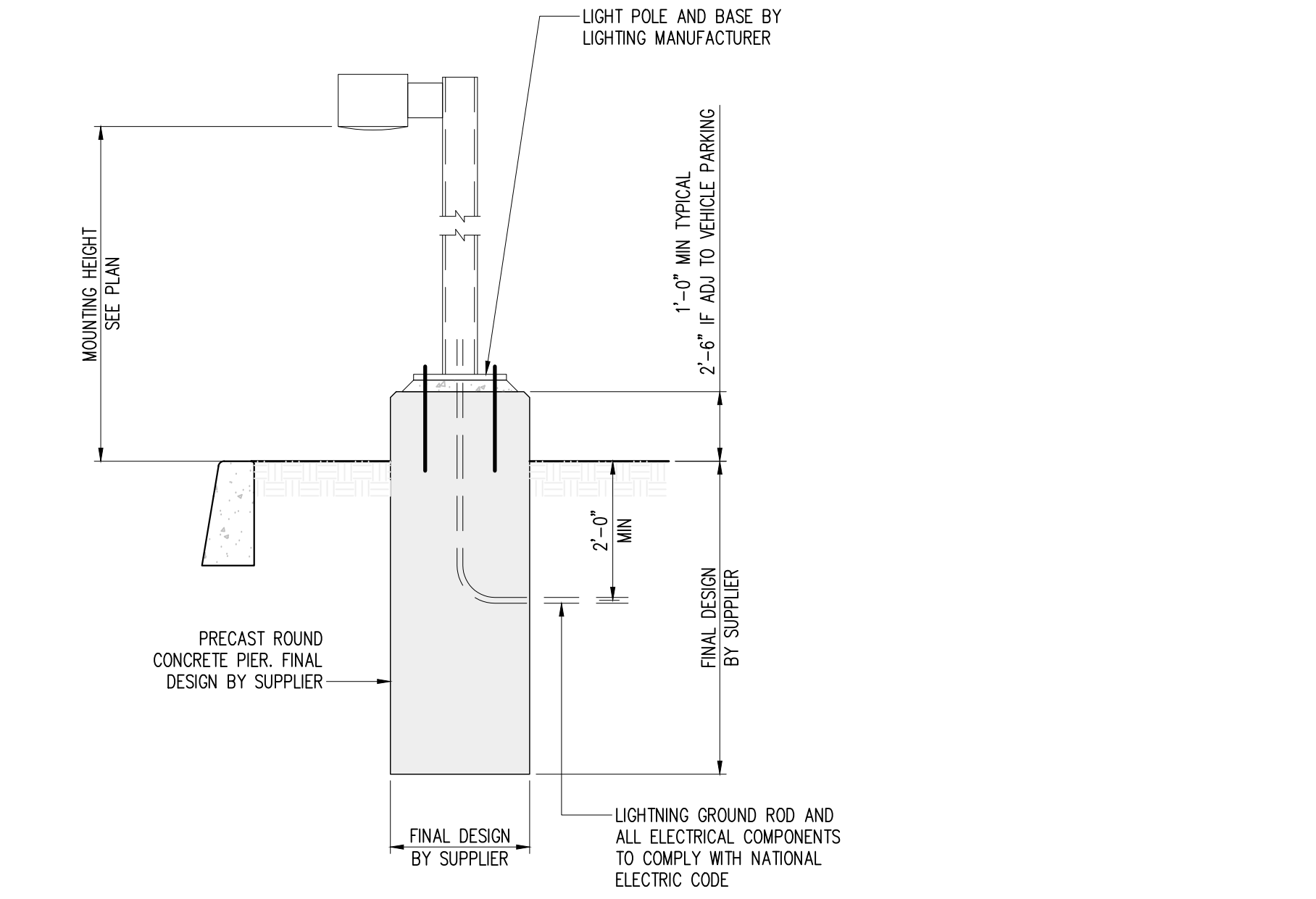
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07	10.0	1.0	1.0
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09	10.0	1.0	1.0
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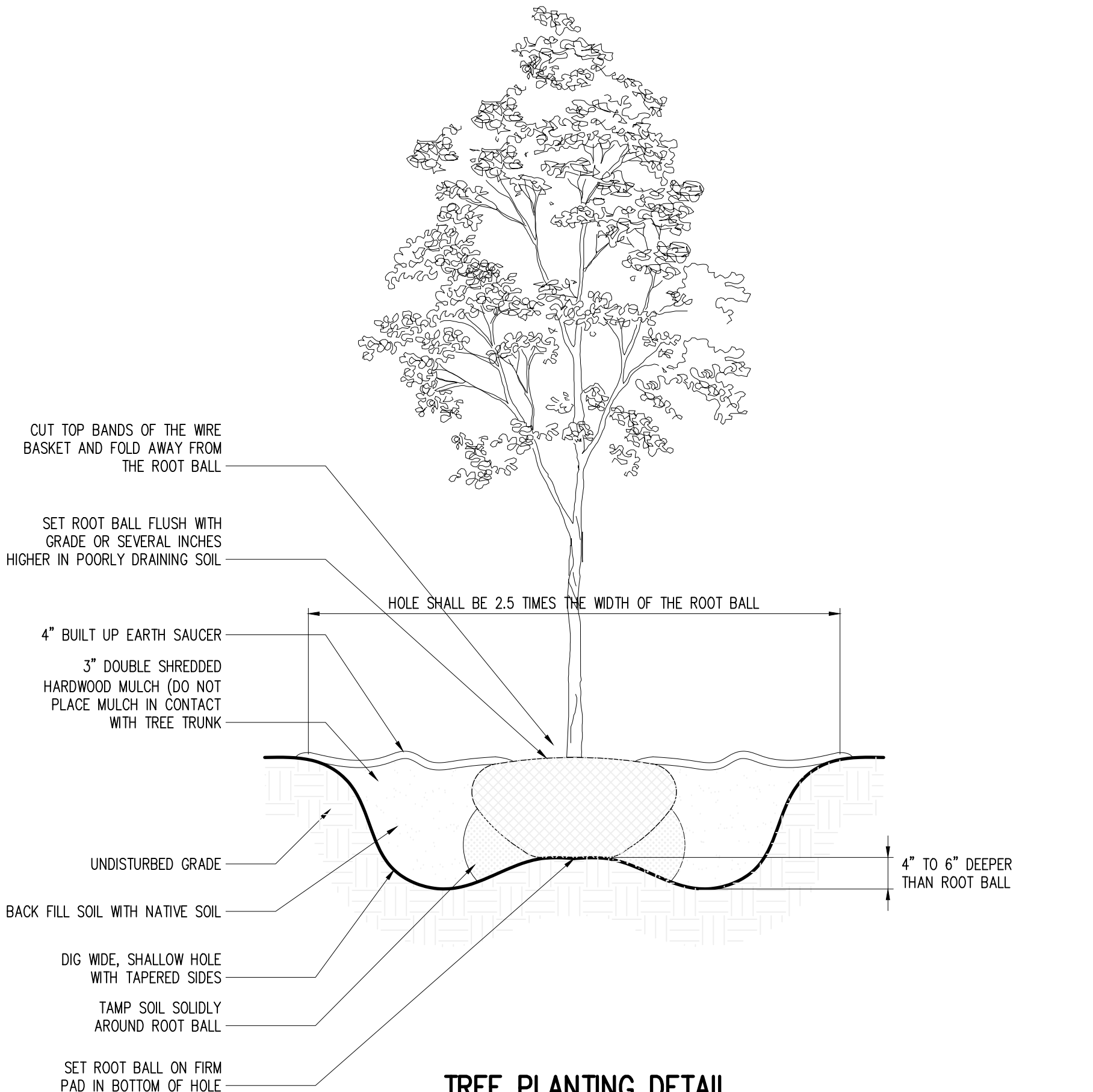
GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS: PLACEMENT, LIGHT SUPPLY, DISTANCE, SURFACE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FACTOR CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:

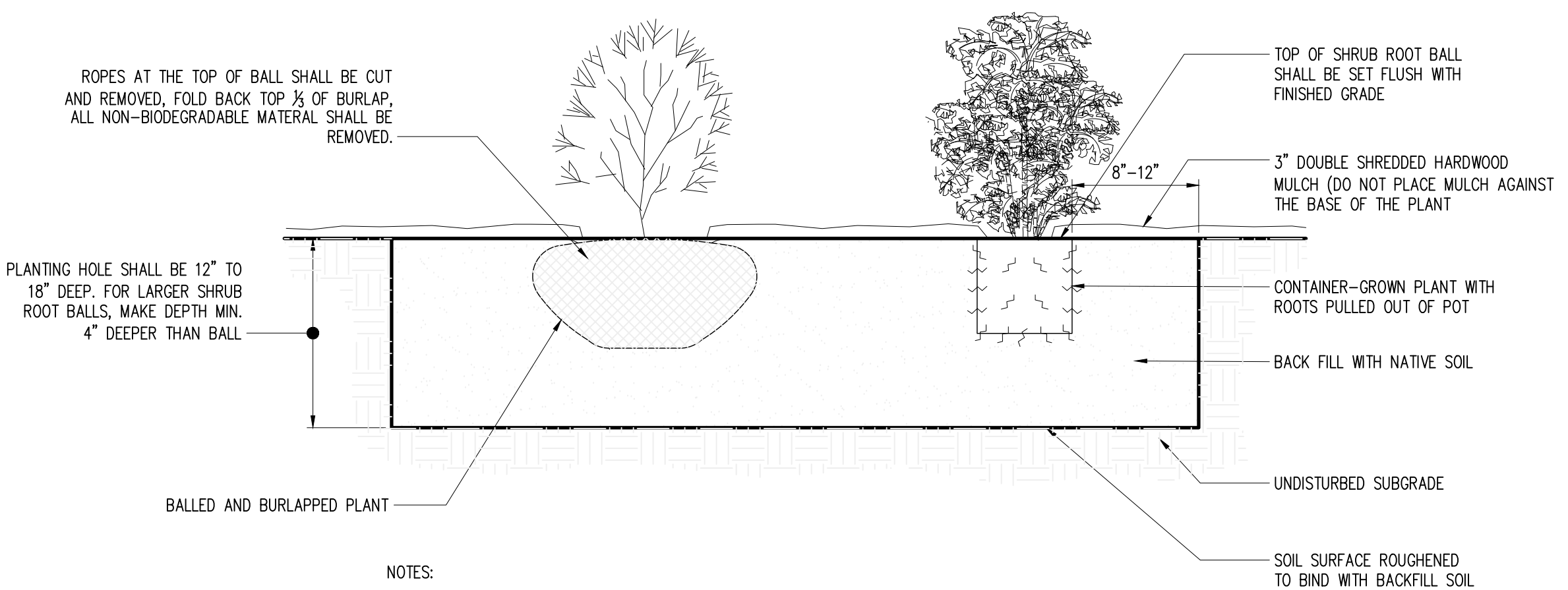
LIGHT EMITTING DIODES (LED): 0.90
4. THE CONTRACTOR SHALL NOTIFY DARMASALOKI ENGINEERING IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND TO PROVIDE THE SAME TO THE CITY OF DARMASALOKI.
6. BACK AND SIDE SHIELDS SHALL BE INSTALLED ON ALL FIXTURES ALONG THE FRONT, BACK AND SIDE PROPERTY LINES.



LIGHT POLE DETAIL



TREE PLANTING DETAIL



NOTES:

- FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE SHRUB ROOT BALL AND PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL.

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

PROTECTION OF EXISTING VEGETATION NOTES

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE. RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINABLE SITE, FREE FROM ALL CLAY LUMPS, CLUMPS, SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
- TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENEED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENEED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

- MYCORRHIZAL FUNGUS INOCULANT - A DRY GRANULAR MYCORRHIZAL FUNGUS INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
- DIRECTIONS FOR USE: USE 3-4 OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-4 OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
 - MYCORRHIZAL FUNGUS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
 - SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
 - FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
 - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.
 - HEALTHY START MACRO-TABS 12-8-8
 - FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
 - TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHOTTIANA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (BAB) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT MATERIAL GUARANTEE NOTES

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
- ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTLEMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

PLANT QUALITY AND HANDLING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL-DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS DESIGNATED BALL AND BURLAP (BAB) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEEL-ED IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEEL BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARP OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
- LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNITED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, MILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALD IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
- IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
- IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
- INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
- THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPRIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX KELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SAUK WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERODOPHYLLUM VARIETIES	KOELERUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUS B REPANDENS VARIETIES
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVIA VARIETIES
- IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
- THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE, TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
- A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS; REPAIRING AND RESHAPING WATER RUNGS OR SAUCERS; MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED; WATERING WHEN NEEDED OR DIRECTED; WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH WHEN THE AMOUNT OF GRASS IS HEAVY. IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
- GRASSSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
- SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
- THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
- IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

LAWN (SEE OR SODE) NOTES

- SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."
- REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDS OR LAD WITH SOD.
- SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."
- PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark-Pompton Turnpike
Riverside, NJ 07457
Office: 973-658-4500
Fax: 973-658-1117

PROJECT: **CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
20 Hillview Road
PEQUANNOCK, NJ 07440

BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE	DATE
NTS	7/15/2022

DESIGNED BY	CHECKED BY
AP	TAB

THOMAS A. BOORADY PE

Thomas A. Boorady
NJ LICENSE #43110

**LIGHTING AND
LANDSCAPING DETAILS**

SHEET NUMBER

13

SHEET NO. 18-01

FLOOD HAZARD AREA FLOOD ELEVATION DETERMINATION

ALL ELEVATIONS ARE IN NAVD88 DATUM

MAPPING	10% ANNUAL CHANCE / 10-YR FLOOD EVENT	BASE FLOOD ELEVATION / 1% ANNUAL CHANCE / 100-YR FLOOD EVENT	FLOOD HAZARD AREA DESIGN FLOOD ELEVATION
NUDEP DELINEATION (1)	179.1	179.7	181.1
FEMA EFFECTIVE (2)	179.1	179.8	180.8
FEMA PRELIMINARY (3)	180.2	180.8	181.8
CONTROLLING (FEMA PRELIMINARY) (4)	180.2	180.8	181.8 (5)

1. STUDY: NUDEP DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, EAST DITCH, POMPTON RIVER, LINCOLN PARK BOROUGH, PEQUANNOCK TWP., MORRIS CO. PREPARED BY O'BRIEN & GERE, DATED DECEMBER 18, 1984

SHEET: 0-13, DATED DECEMBER 18, 1984, REVISED AUGUST 1985
PROFILE: ED-1, PR-1, BOB-1, REVISED JULY 19, 1991

2. STUDY: NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE STUDY, TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY, REVISED SEPTEMBER 17, 1992

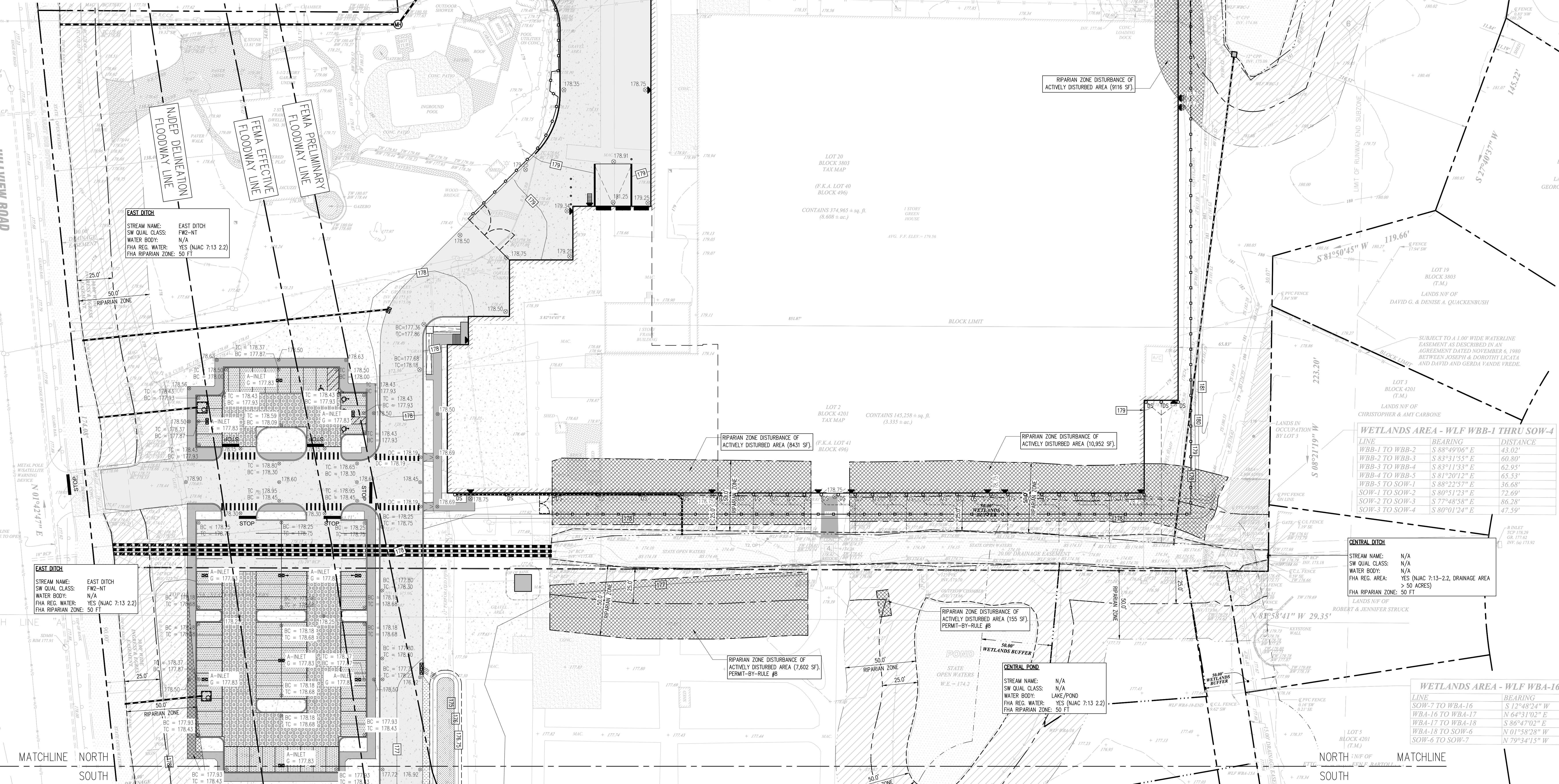
SHEET: COMMUNITY-PANEL NUMBER 345311 002 B, PANEL 2 OF 3, REVISED JULY 3, 1986
PROFILE: 05P, EAST DITCH, REVISED SEPTEMBER 17, 1992

3. STUDY: FEMA FLOOD INSURANCE STUDY, MORRIS COUNTY, NEW JERSEY, FLOOD INSURANCE STUDY NUMBER 34027C001A, REVISED PRELIMINARY AUGUST 22, 2017

SHEET: MAP NUMBER 34027C0179F, REVISED PRELIMINARY AUGUST 22, 2017
MAP NUMBER 34027C0183F, REVISED PRELIMINARY AUGUST 22, 2017
PROFILE: 88P, EAST DITCH, REVISED PRELIMINARY AUGUST 22, 2017

4. MINIMUM FIRST FLOOR ELEVATION:

NJ UCC (ASCE 7-24): BFE + 1 FT OR DFE, WHICHEVER IS HIGHER = 181.8 FT
PEQUANNOCK CODE: BFE + 2 FT = 180.8 FT + 2 FT = 182.8 FT
NUDEP FHA RULES: DFE = 1 FT = 181.8 + 1 FT = 182.8 FT



LEGEND	
TOP OF BANK	---
25 FOOT BANK BUFFER LINE	---
RIPIARIAN ZONE	▨
PROPOSED DISTURBANCE TO RIPIARIAN ZONE	▩
FLOODWAY	---

0 30 60 90
Scale: 1"= 30'

REV	DATE	DESCRIPTION

DARMOFALSKI
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86 Newark Pompton Turnpike
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Office: 973-858-6500
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**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

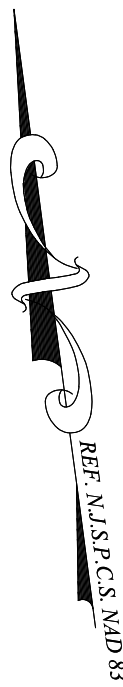
DATE: 7/15/2022
DRAWN BY: AP
CHECKED BY: TAB

THOMAS A. BOORADY PE

Thomas A. Boorady
NJ LICENSE #43110

**FHA
REGULATIONS -
NORTH**

14
18-01



LEGEND

- TOP OF BANK -----
- 25 FOOT BANK BUFFER LINE -----
- RIPARIAN ZONE [Hatched Pattern]
- PROPOSED DISTURBANCE TO RIPARIAN ZONE [Cross-hatched Pattern]
- FLOODWAY -----



REV	DATE	DESCRIPTION



PROJECT: CANNABIS CULTIVATION AND PROCESSING / MANUFACTURING FACILITY
FOR/AT: Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE	DATE
1" = 30'	7/15/2022
DRAWN BY	CHECKED BY
AP	TAB

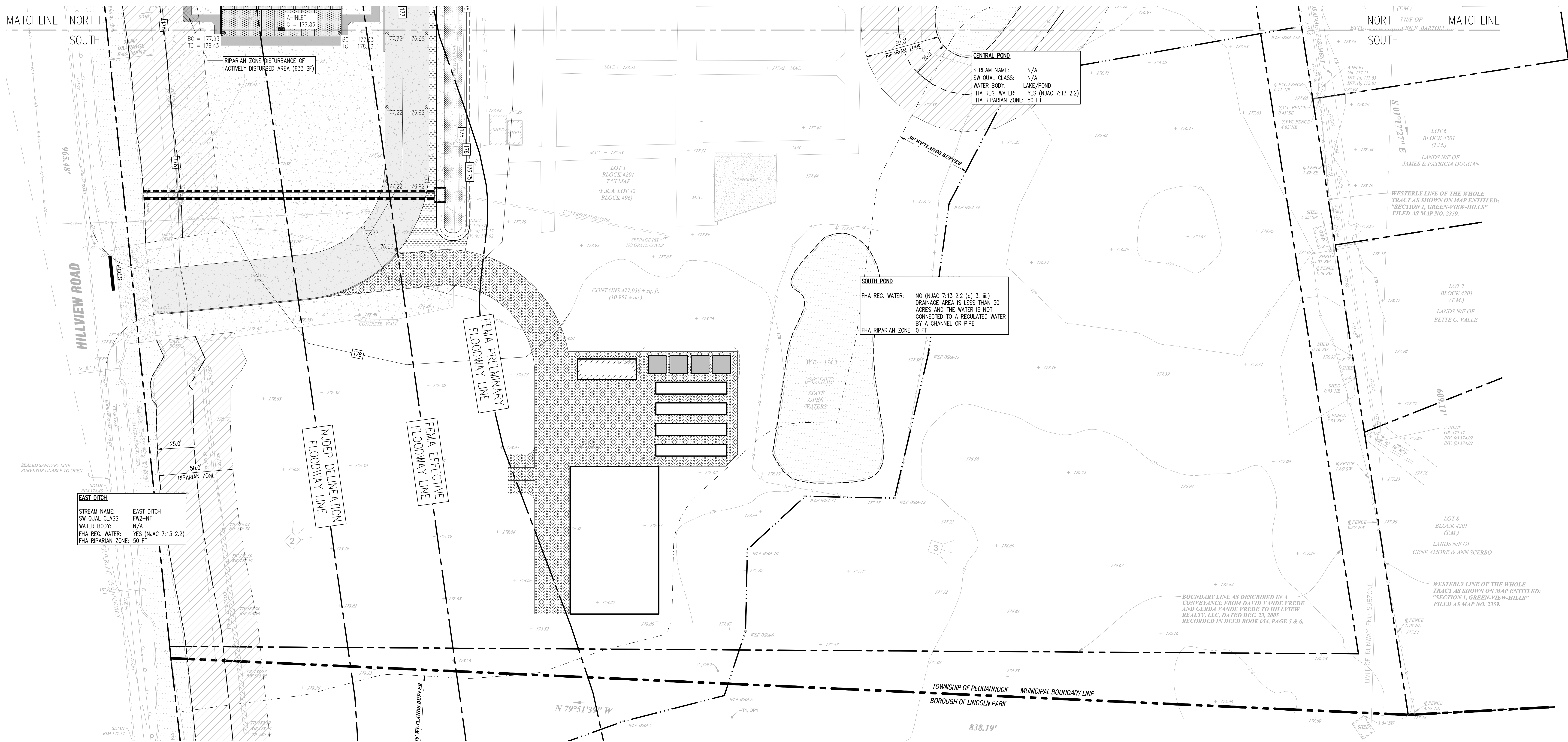
THOMAS A. BOORADY PE

Thomas A. Boorady
NJ LICENSE #43110

FHA
REGULATIONS -
SOUTH

15

18-01



DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED

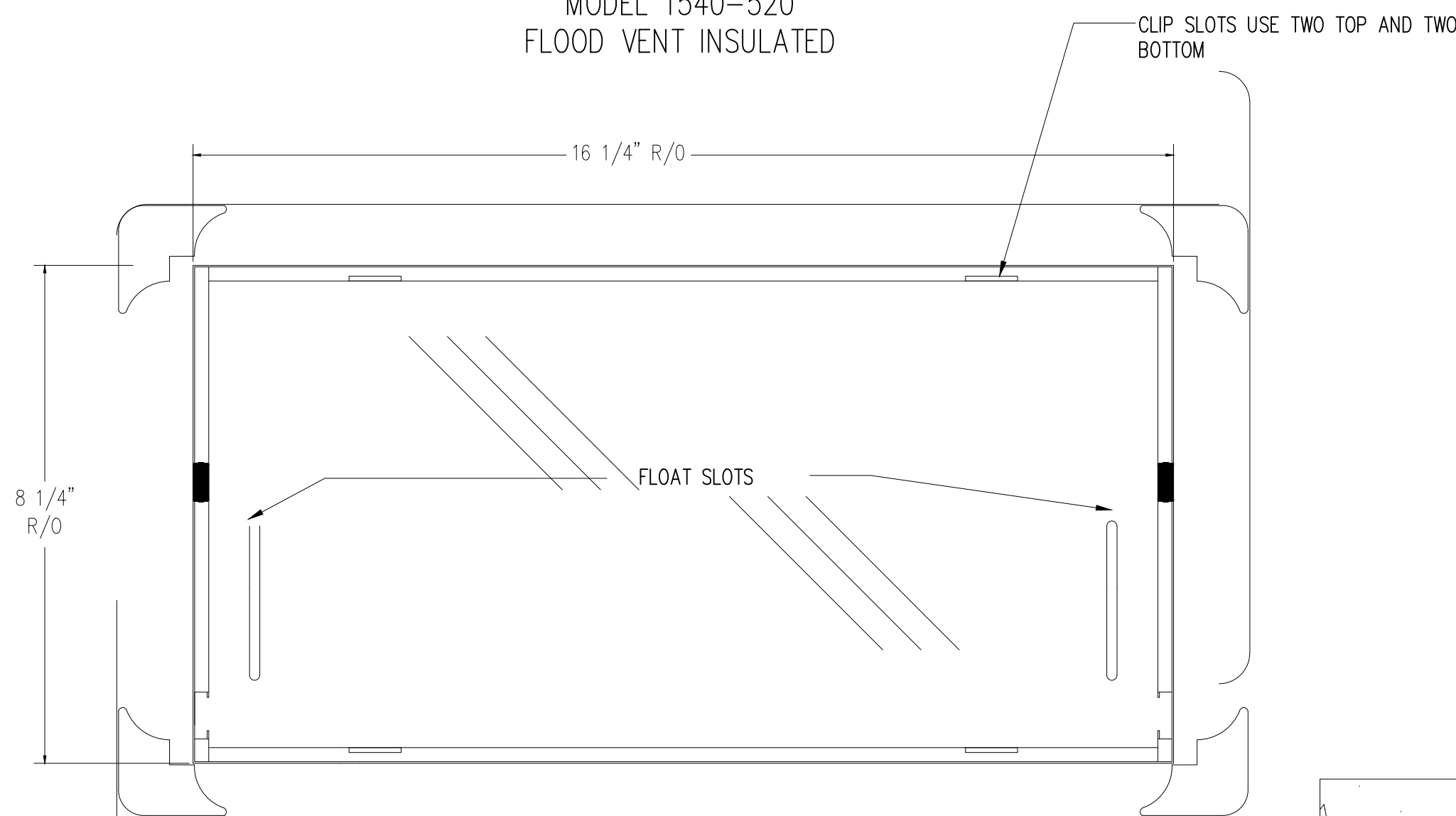


FIGURE 1
FRONT VIEW

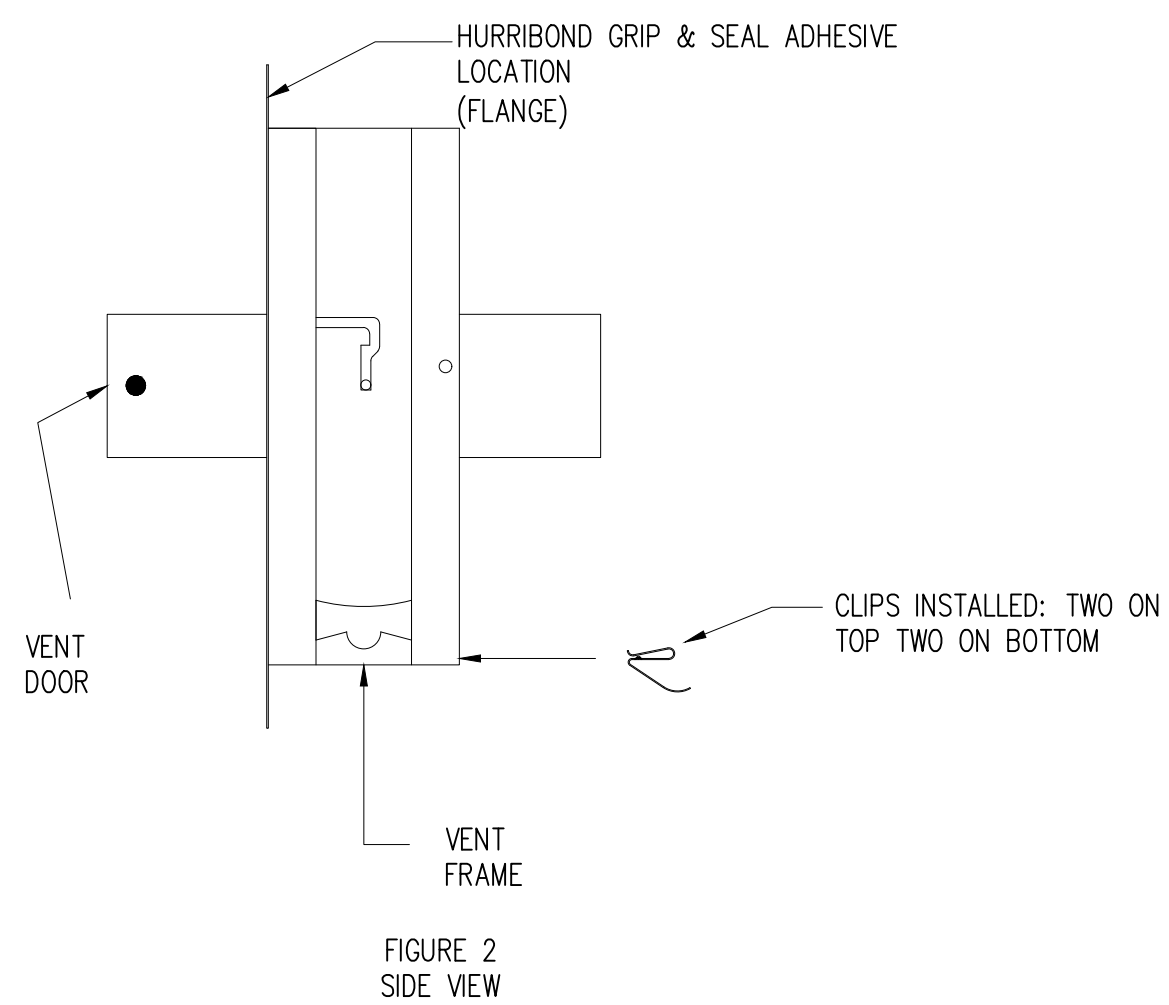


FIGURE 2
SIDE VIEW

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
6. WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL. RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK/INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
8. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
9. INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
10. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

FIGURE 3
SIDE VIEW

DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS

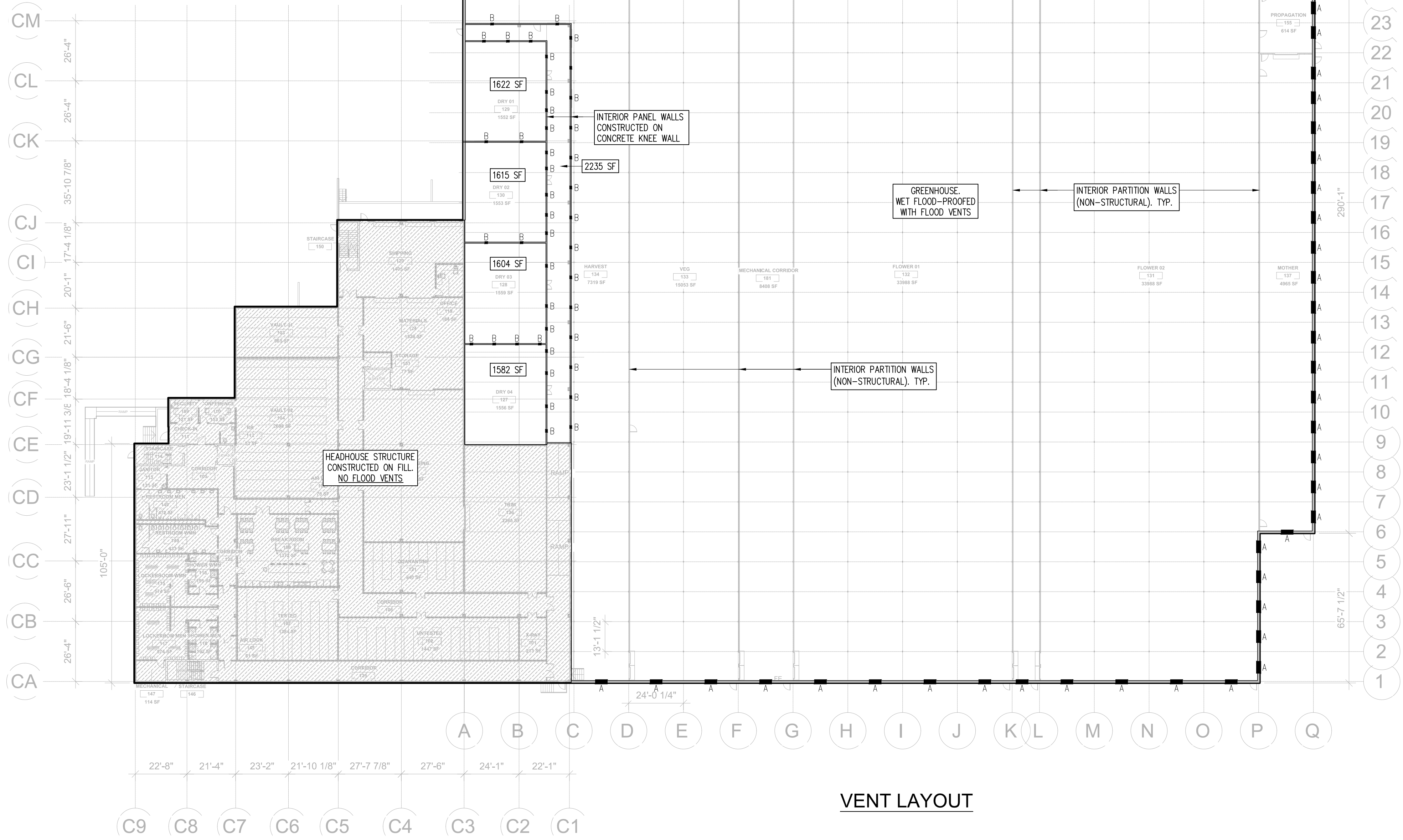
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

FLOOD VENT CALCULATIONS – GREENHOUSE

TOTAL COMBINED BUILDING FOOTPRINT = 173,121 SF
HEADHOUSE AREA (ON FILL) = 28,862 SF
RECEIVING AREA (ON FILL) = 2,492 SF
AREA TO BE WET FLOOD-PROOFED = 141,767 SF
COVERAGE PER FLOOD VENT = 200 SF / VENT
VENTS REQUIRED = 141,767 SF / 200 SF / VENT = 709 VENTS
VENTS PER ASSEMBLY = 12 VENTS / ASSEMBLY
ASSEMBLIES REQUIRED = 709 / 12 = 59 ASSEMBLIES
ASSEMBLIES PROVIDED = 61 ASSEMBLIES
SEE ASSEMBLIES MARKED "A" FOR LOCATIONS.

ARCHITECTURAL REFERENCE:

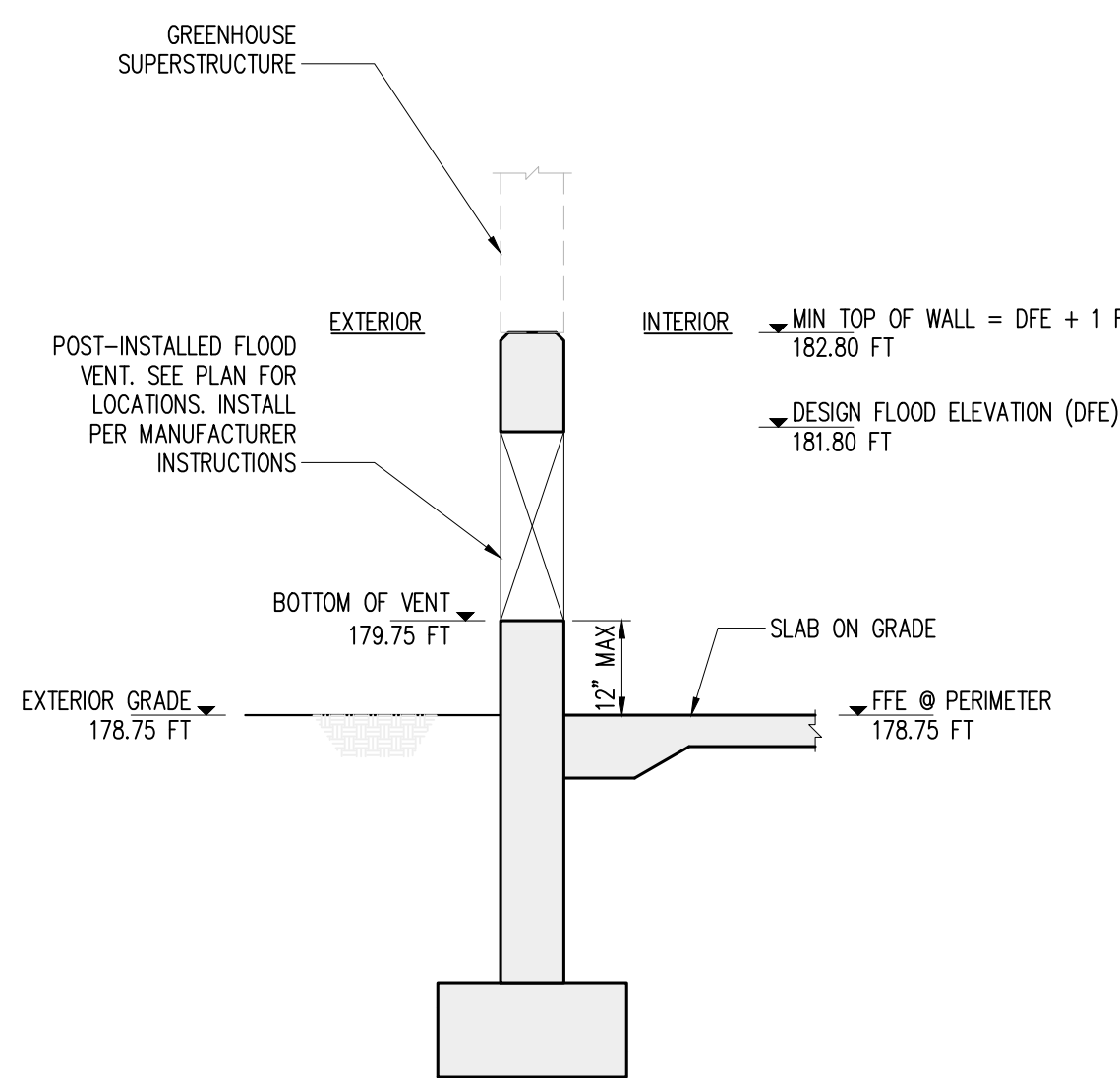
ARCHITECTURAL PLANS AND ELEVATIONS, ENCLOSED
THREE (3) SHEETS, PREPARED BY 2WR AND PARTNERS,
DATED JULY 7, 2022, NO REVISIONS



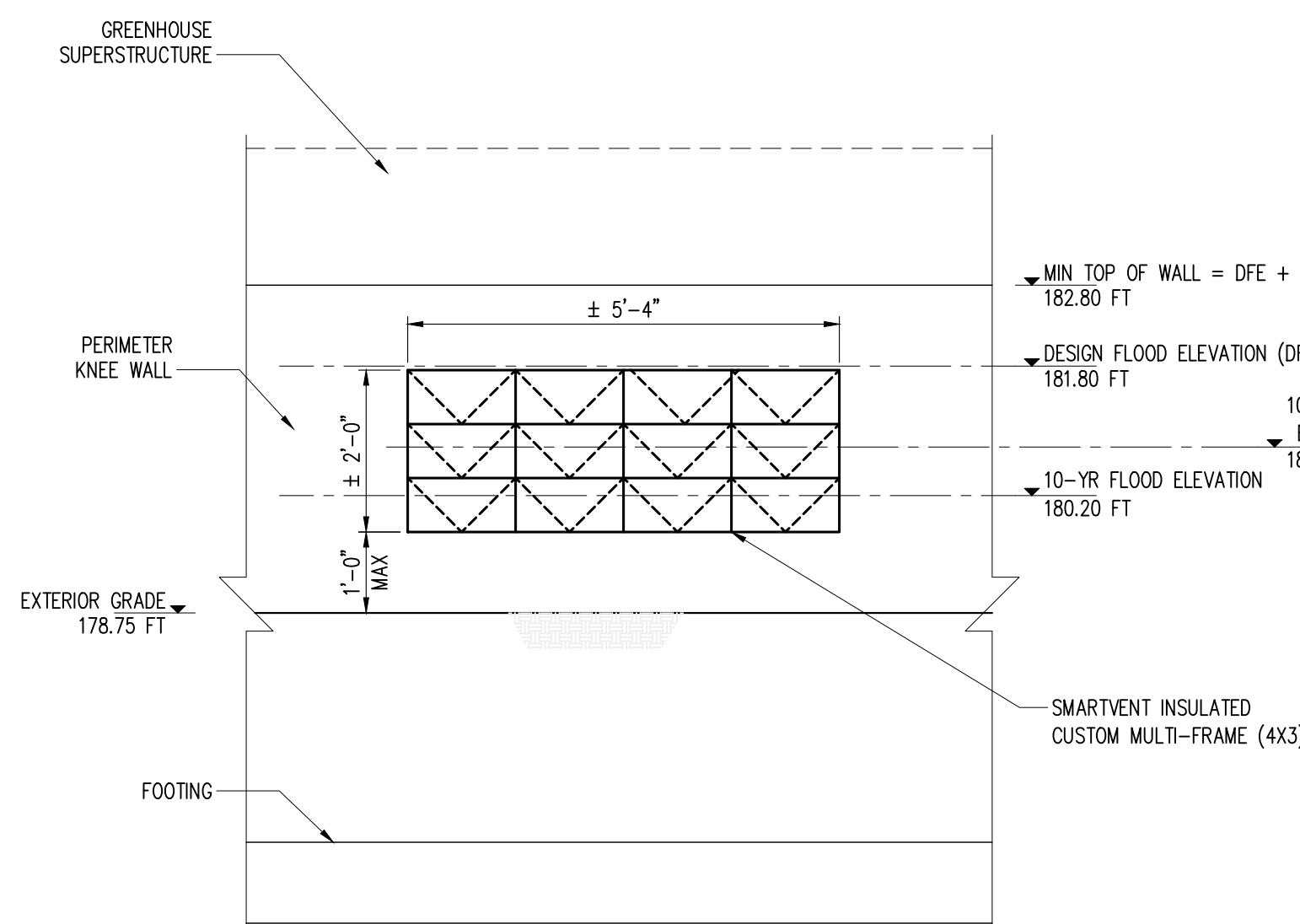
VENT LAYOUT

FLOOD VENT CALCULATIONS – DRY ROOMS AND CORRIDOR

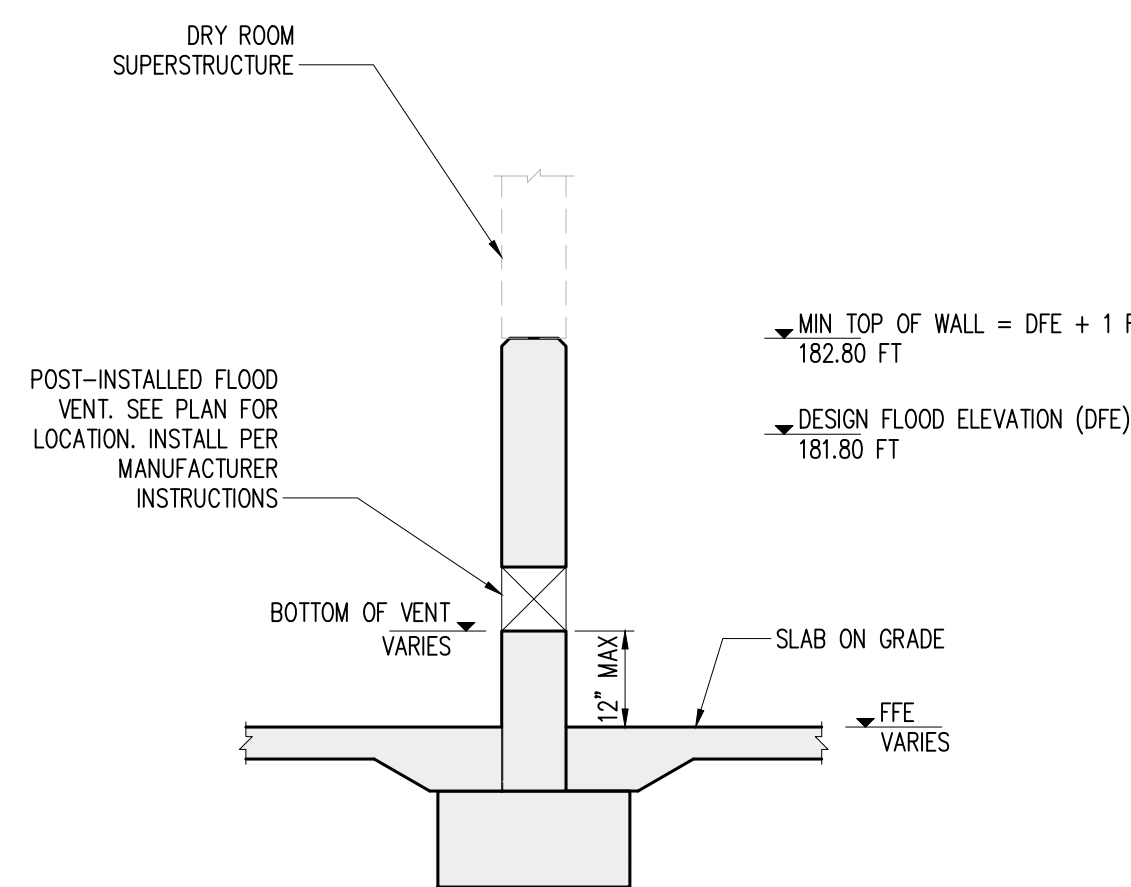
ROOM: DRY 01
AREA = 1,622 SF
COVERAGE PER FLOOD VENT = 200 SF / VENT
VENTS REQUIRED = 1622 SF / 200 SF / VENT = 8.11 VENTS
VENTS PROVIDED = 9 VENTS
ROOM: DRY 02
AREA = 1,615 SF
COVERAGE PER FLOOD VENT = 200 SF / VENT
VENTS REQUIRED = 1615 SF / 200 SF / VENT = 8.08 VENTS
VENTS PROVIDED = 9 VENTS
ROOM: DRY 03
AREA = 1,604 SF
COVERAGE PER FLOOD VENT = 200 SF / VENT
VENTS REQUIRED = 1604 SF / 200 SF / VENT = 8.02 VENTS
VENTS PROVIDED = 9 VENTS
ROOM: DRY 04
AREA = 1,582 SF
COVERAGE PER FLOOD VENT = 200 SF / VENT
VENTS REQUIRED = 1604 SF / 200 SF / VENT = 7.91 VENTS
VENTS PROVIDED = 8 VENTS
ROOM: CORRIDOR
AREA = 2,235 SF
COVERAGE PER FLOOD VENT = 200 SF / VENT
VENTS REQUIRED = 1604 SF / 200 SF / VENT = 11.18 VENTS
VENTS PROVIDED = 35 VENTS
SEE VENTS MARKED "B" FOR LOCATIONS.



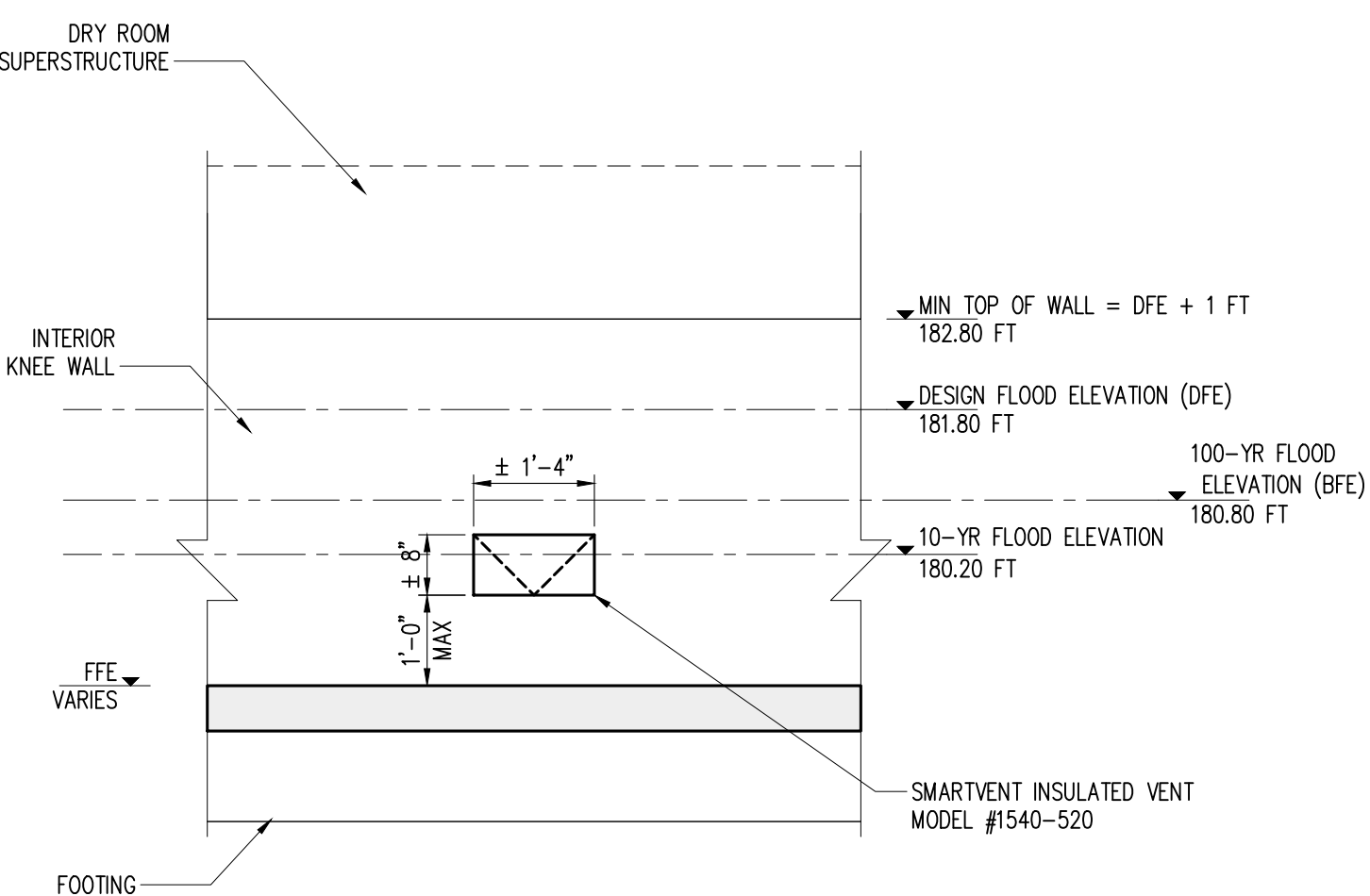
ASSEMBLY "A" – PERIMETER WALL
SECTION – GREENHOUSE



ASSEMBLY "A" – PERIMETER WALL
ELEVATION – GREENHOUSE



VENT "B" – INTERIOR WALL SECTION –
DRY ROOMS AND CORRIDOR



VENT "B" – INTERIOR WALL ELEVATION –
DRY ROOMS AND CORRIDOR

REV. CLASSICS MPA/8

LEGEND

KNEE WALL (INTERIOR OR EXTERIOR)

BUILDING LINE

STRUCTURE ON FILL

VENT ASSEMBLY TYPE "A"

VENT TYPE "B"

Scale: 1" = 30'

REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
Office: 973-655-6300
Fax: 973-655-1117

PROJECT:
**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

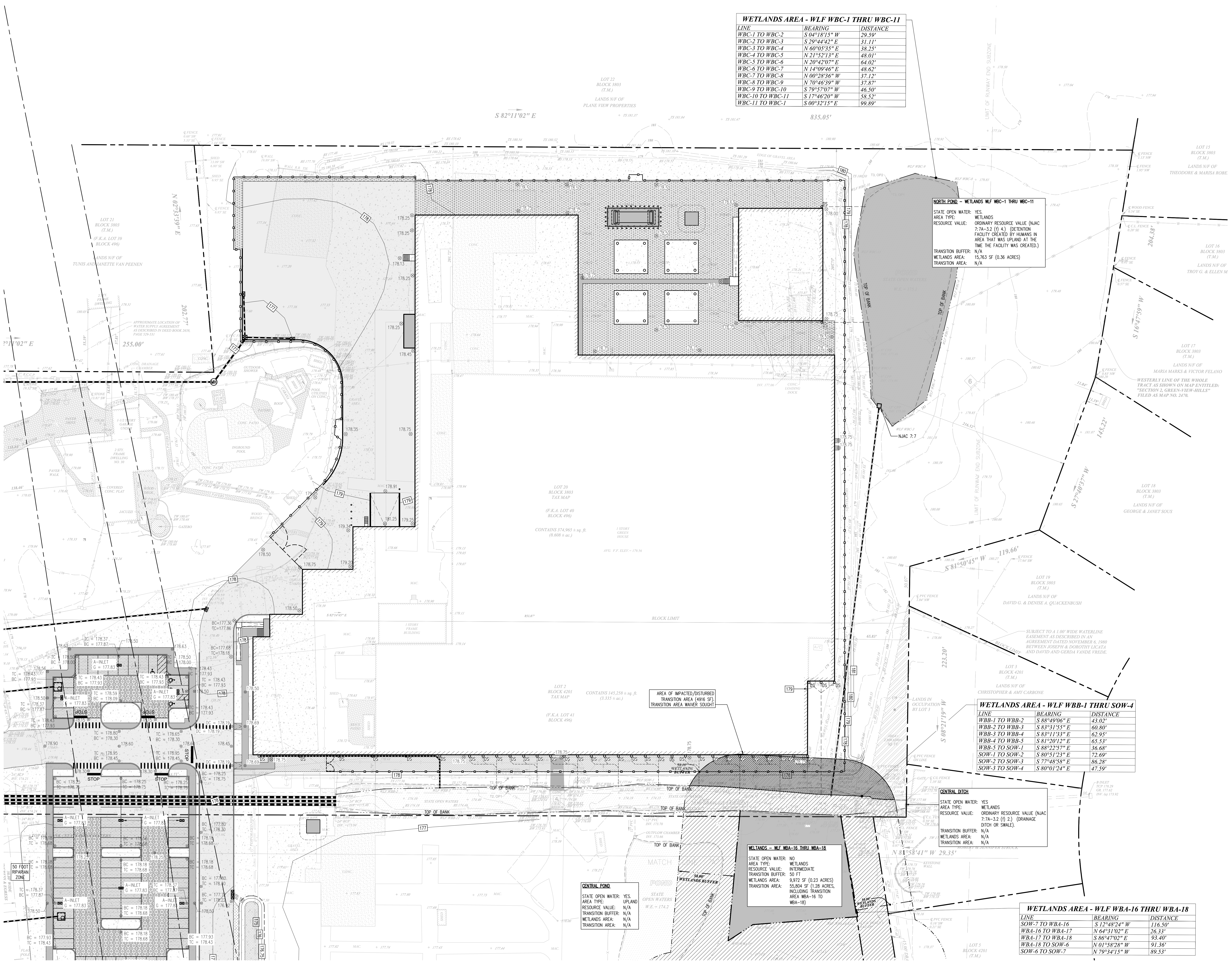
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THOMAS A. BOORADY PE
NJ LICENSE #43110

FLOODPROOFING PLAN

16

18-01



WETLANDS AREA - WLF WBC-1 THRU WBC-11		
LINE	BEARING	DISTANCE
WBC-1 TO WBC-2	S 04°18'15" W	29.30'
WBC-2 TO WBC-3	S 29°44'42" E	31.11'
WBC-3 TO WBC-4	N 60°05'35" E	38.25'
WBC-4 TO WBC-5	N 21°52'13" E	48.01'
WBC-5 TO WBC-6	N 20°42'07" E	64.02'
WBC-6 TO WBC-7	N 14°09'46" E	48.62'
WBC-7 TO WBC-8	N 00°28'36" W	37.12'
WBC-8 TO WBC-9	N 70°46'39" W	37.89'
WBC-9 TO WBC-10	S 79°57'07" W	46.50'
WBC-10 TO WBC-11	S 17°46'20" W	58.52'
WBC-11 TO WBC-1	S 00°32'15" E	99.89'

NORTH POND - WETLANDS WLF WBC-1 THRU WBC-11
STATE OPEN WATER: YES
WETLANDS
AREA TYPE: ORDINARY RESOURCE VALUE (NJAC 7:27A-3.2 (f) 4) (DETENTION FACILITY CREATED BY HUMANS IN AREA THAT WAS UPLAND AT THE TIME THE FACILITY WAS CREATED.)
RESOURCE VALUE: N/A
TRANSITION BUFFER: 15,763 SF (0.36 ACRES)
WETLANDS AREA: N/A
TRANSITION AREA: N/A

WETLANDS AREA - WLF WBB-1 THRU SOW-4		
LINE	BEARING	DISTANCE
WBB-1 TO WBB-2	S 88°49'06" E	43.02'
WBB-2 TO WBB-3	S 83°31'55" E	60.80'
WBB-3 TO WBB-4	S 83°31'53" E	62.95'
WBB-4 TO WBB-5	S 81°20'12" E	65.53'
WBB-5 TO SOW-1	S 88°22'57" E	36.68'
SOW-1 TO SOW-2	S 80°51'12" E	72.69'
SOW-2 TO SOW-3	S 77°48'58" E	86.28'
SOW-3 TO SOW-4	S 80°01'24" E	47.59'

WETLANDS - WLF WBA-16 THRU WBA-18
STATE OPEN WATER: NO
WETLANDS
AREA TYPE: INTERMEDIATE
RESOURCE VALUE: 50 FT
TRANSITION BUFFER: 50 FT
WETLANDS AREA: 9,972 SF (0.23 ACRES)
TRANSITION AREA: 55,804 SF (1.28 ACRES, INCLUDING TRANSITION AREA WBA-16 TO WBA-18)

WETLANDS AREA - WLF WBA-16 THRU WBA-18		
LINE	BEARING	DISTANCE
SOW-7 TO WBA-16	S 12°48'24" W	116.50'
WBA-16 TO WBA-17	N 64°31'02" E	26.33'
WBA-17 TO WBA-18	S 86°47'02" E	93.40'
WBA-18 TO SOW-6	N 01°58'28" W	91.36'
SOW-6 TO SOW-7	N 79°34'15" W	89.53'

REV DATE DESCRIPTION

DARMOFALSKI
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Riverside, NJ 07067
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Fax: 973-658-1117

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FORAT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE: 1" = 30'

DATE: 7/15/2022

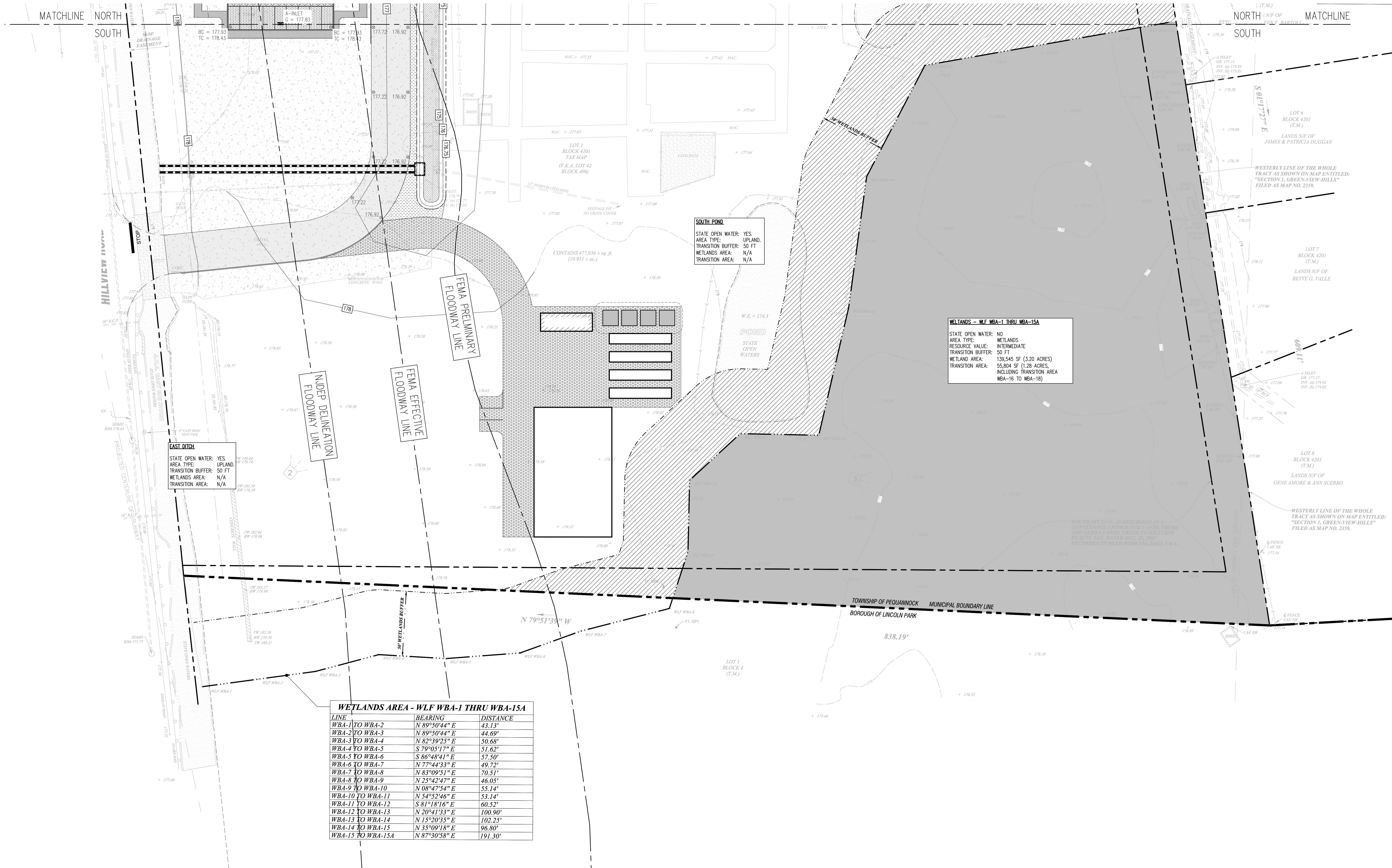
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THOMAS A. BOORADY PE

TRANSITION AREA
WAIVER PLAN - NORTH

17

18-01



MAP CLASSICS MPA8

LEGEND

- TOP OF BANK
- WETLANDS
- TRANSITION AREA
- TRANSITION AREA IMPACTED/DISTURBED

NOTES:

- TOTAL WETLANDS AREA ON SITE = 165,280 SF (3.79 ACRES)
- TOTAL TRANSITION AREA ON SITE = 55,804 SF (1.28 ACRES)
- TOTAL TRANSITION AREA DISTURBED/IMPACTED = 4,916 SF (0.11 ACRES)

Scale: 1" = 30'

REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
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PROJECT: CANNABIS CULTIVATION AND PROCESSING / MANUFACTURING FACILITY
FOR/AT Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

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THOMAS A. BOORADY PE
NJ LICENSE #43110

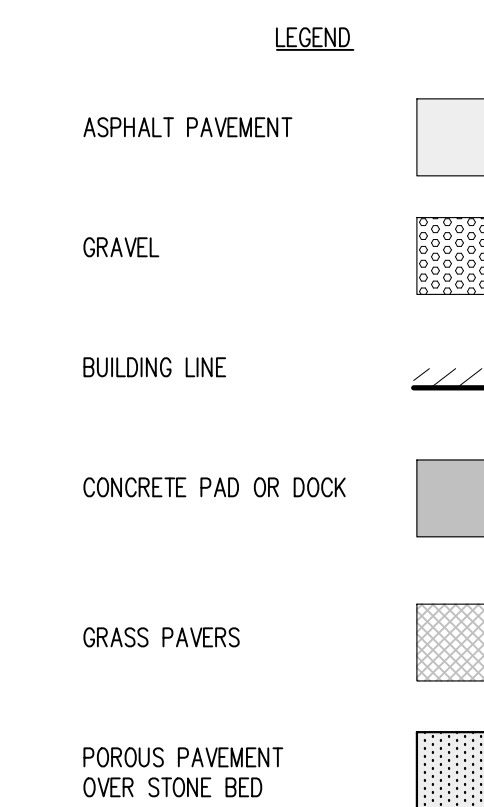
TRANSITION AREA
WAIVER PLAN - SOUTH

18

18-01

835.05'

S 82°11'02" E



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FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

THOMAS A. BOORADY PE

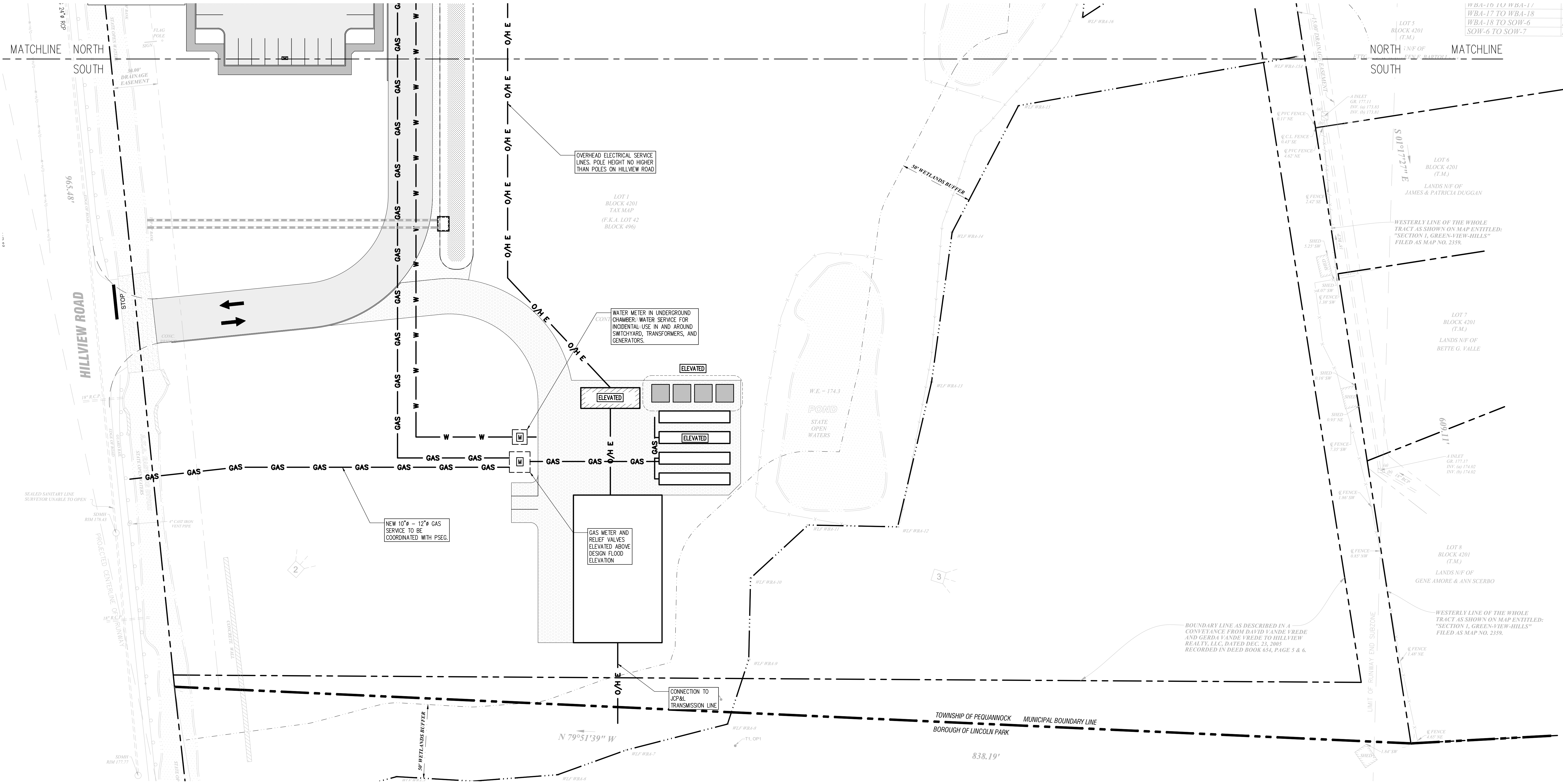
UTILITY PLAN - NORTH

SHEET NUMBER

19

19

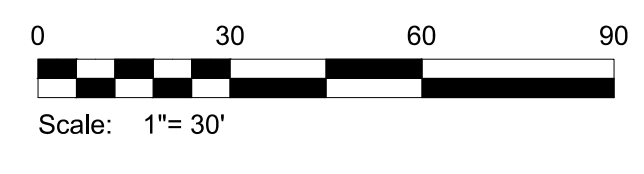
JOB NO. 18-01



WBA-10 TO WBA-17	N 64°51'02" E
WBA-17 TO WBA-18	S 86°47'02" E
WBA-18 TO SOW-6	N 01°58'28" W
SOW-6 TO SOW-7	N 79°34'15" W

LEGEND

ASPHALT PAVEMENT	[Symbol]
GRAVEL	[Symbol]
BUILDING LINE	[Symbol]
CONCRETE PAD OR DOCK	[Symbol]
GRASS PAVERS	[Symbol]
POROUS PAVEMENT OVER STONE BED	[Symbol]



REV	DATE	DESCRIPTION

DARMOFALSKI
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ASSOCIATES, INC.
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**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
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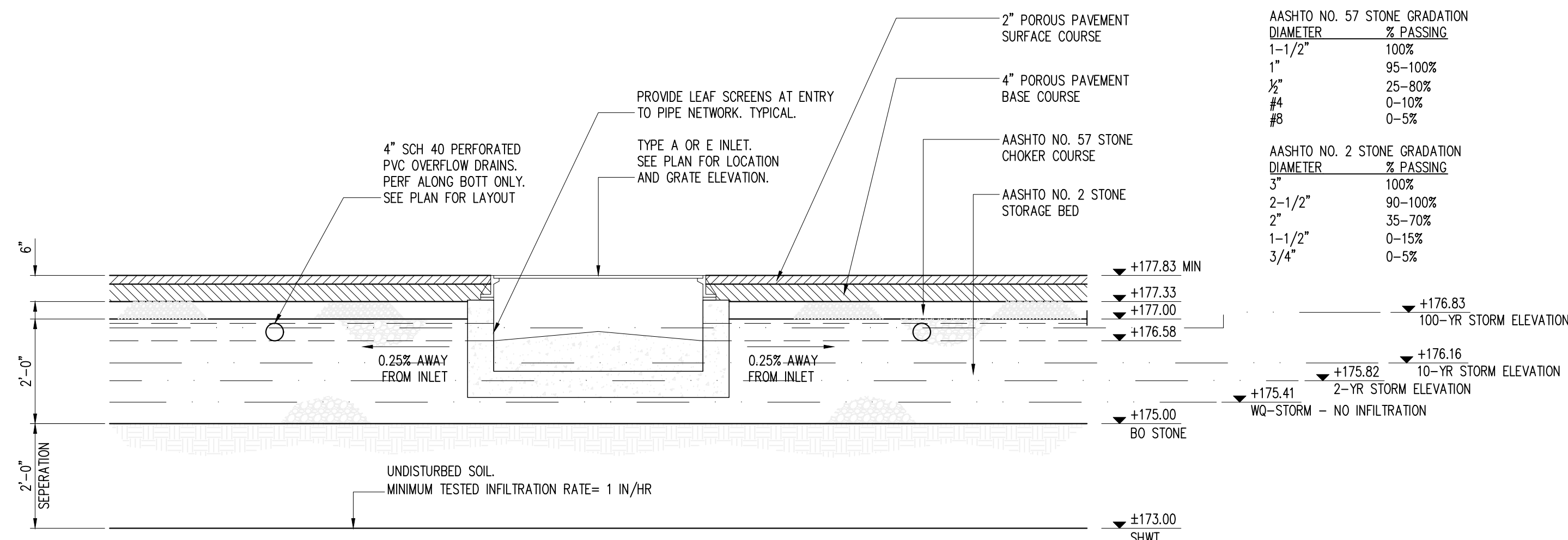
SCALE	1" = 30'	DATE	7/15/2022
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THOMAS A. BOORADY PE

NJ LICENSE #43110

PROJECT NAME
UTILITY PLAN - SOUTH

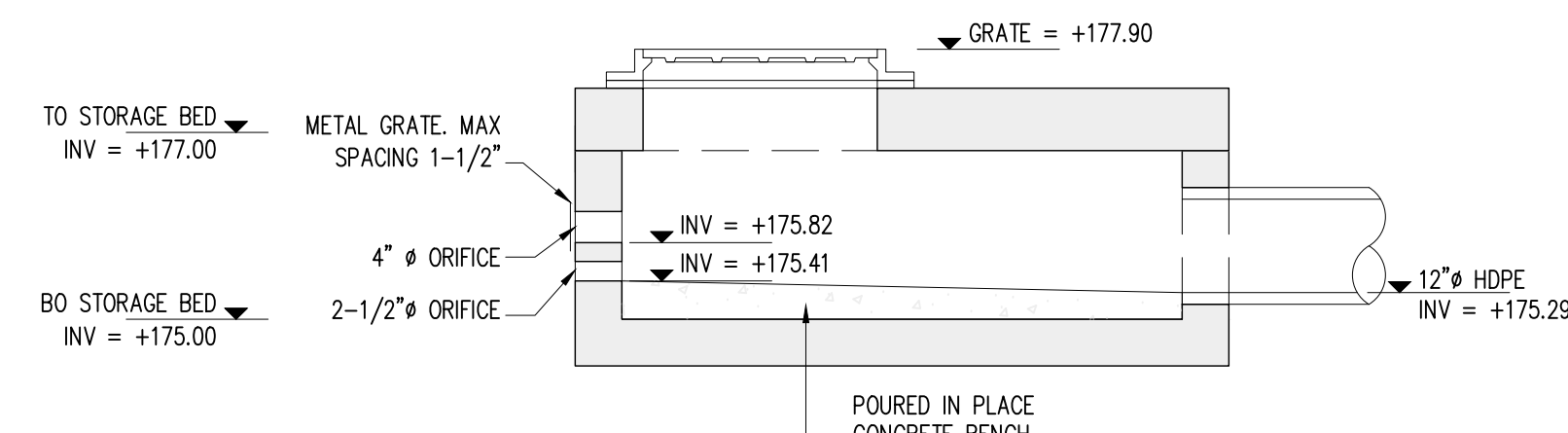
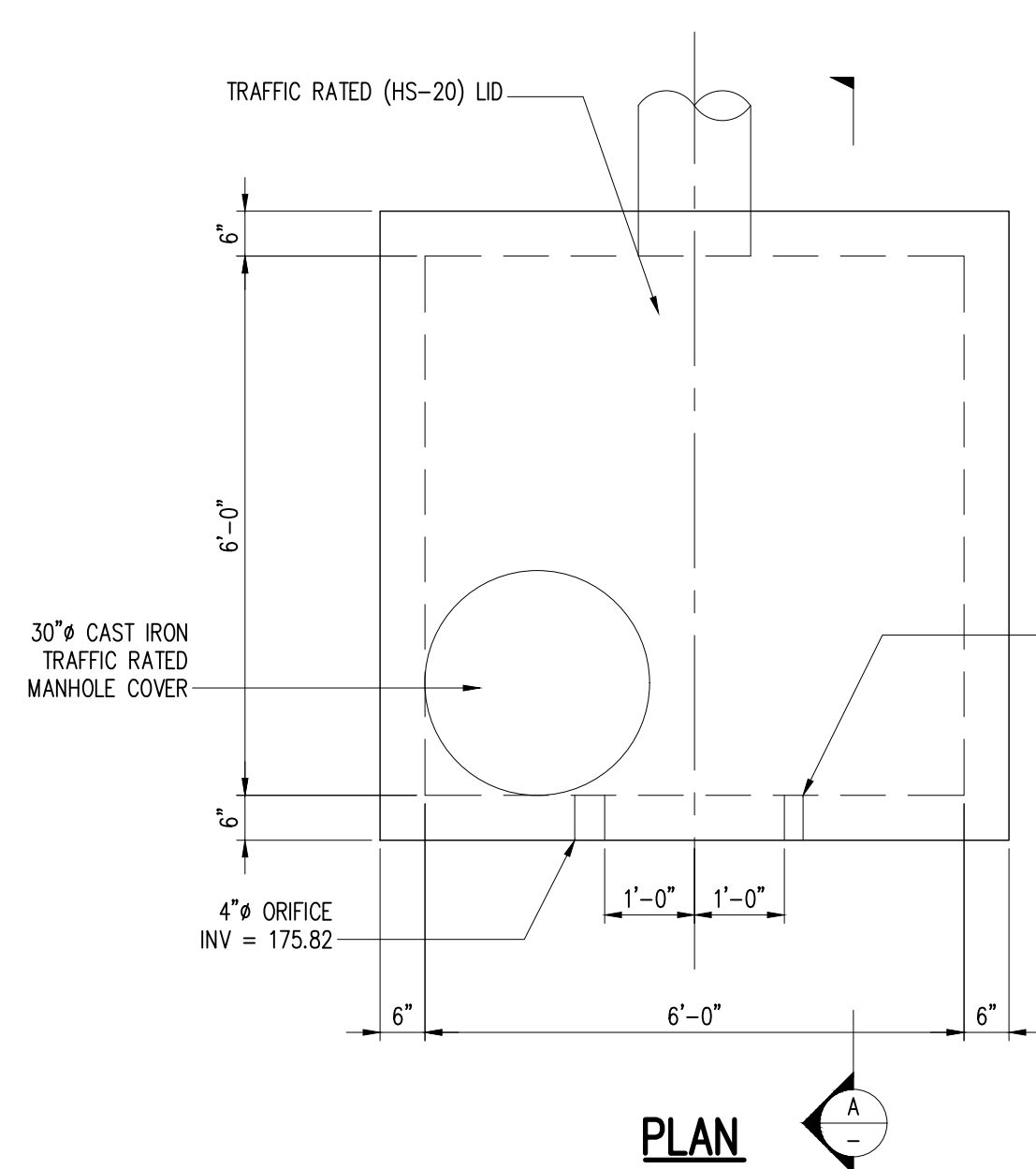
SHEET NUMBER
20
JOB NO.
18-01



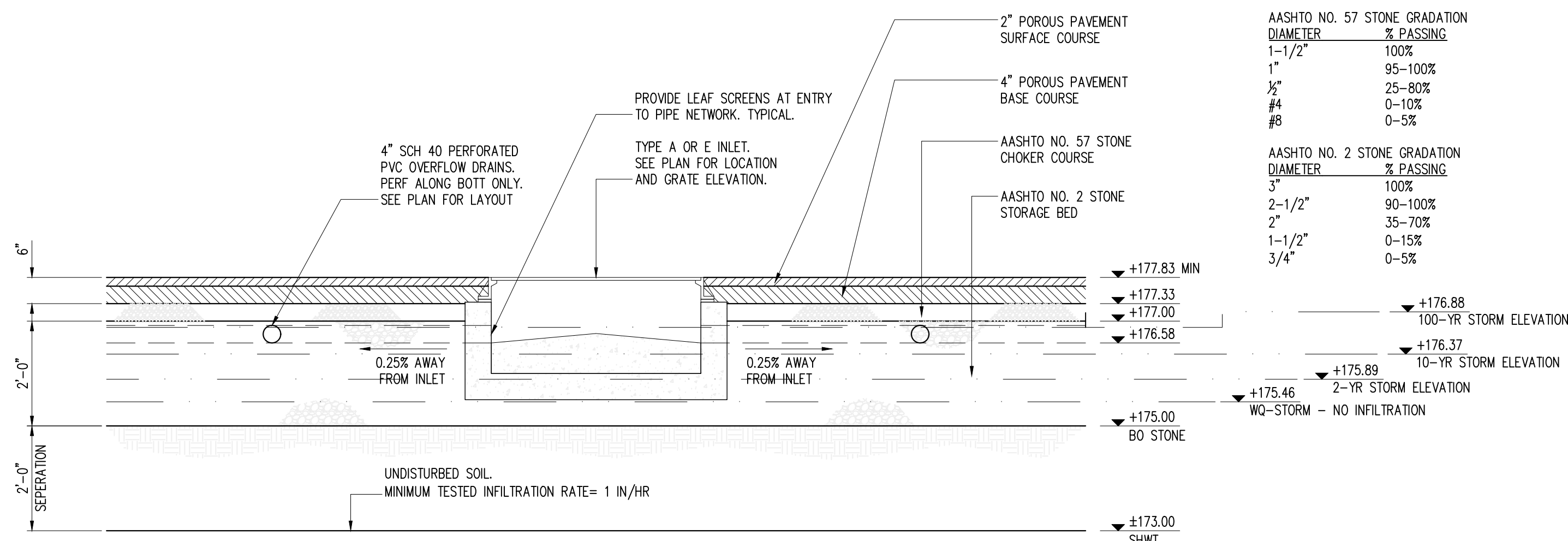
PERVIOUS PAVEMENT SYSTEM – NORTH

AASHTO NO. 57 STONE GRADATION	% PASSING
DIAMETER	
1-1/2"	100%
1"	95-100%
3/4"	25-80%
#4	0-10%
#8	0-5%

AASHTO NO. 2 STONE GRADATION	% PASSING
DIAMETER	
3"	100%
2-1/2"	90-100%
2"	35-70%
1-1/2"	0-15%
3/4"	0-5%



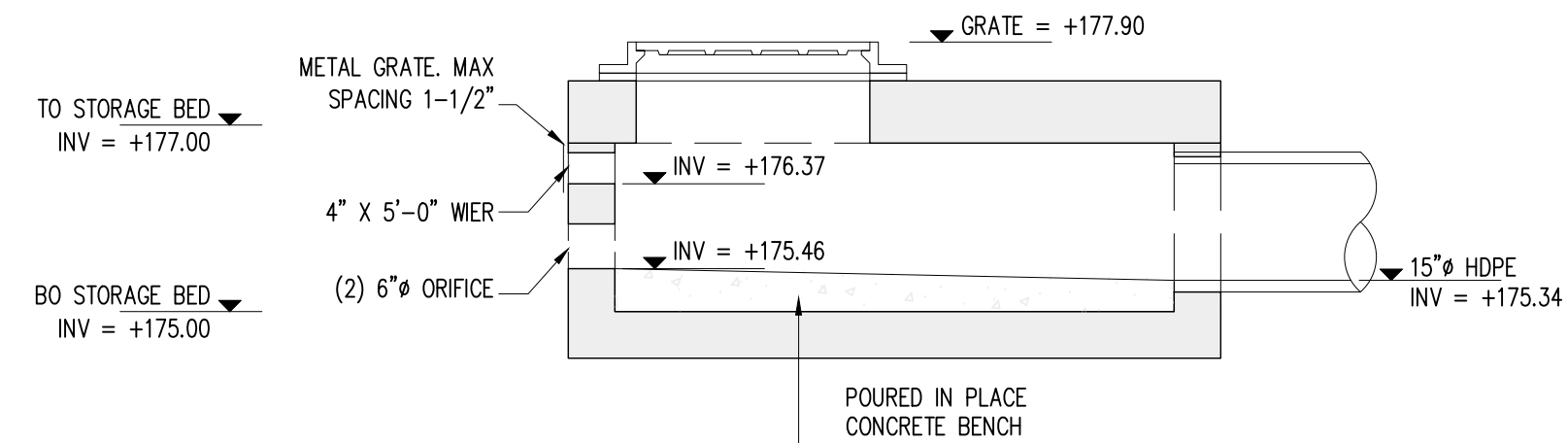
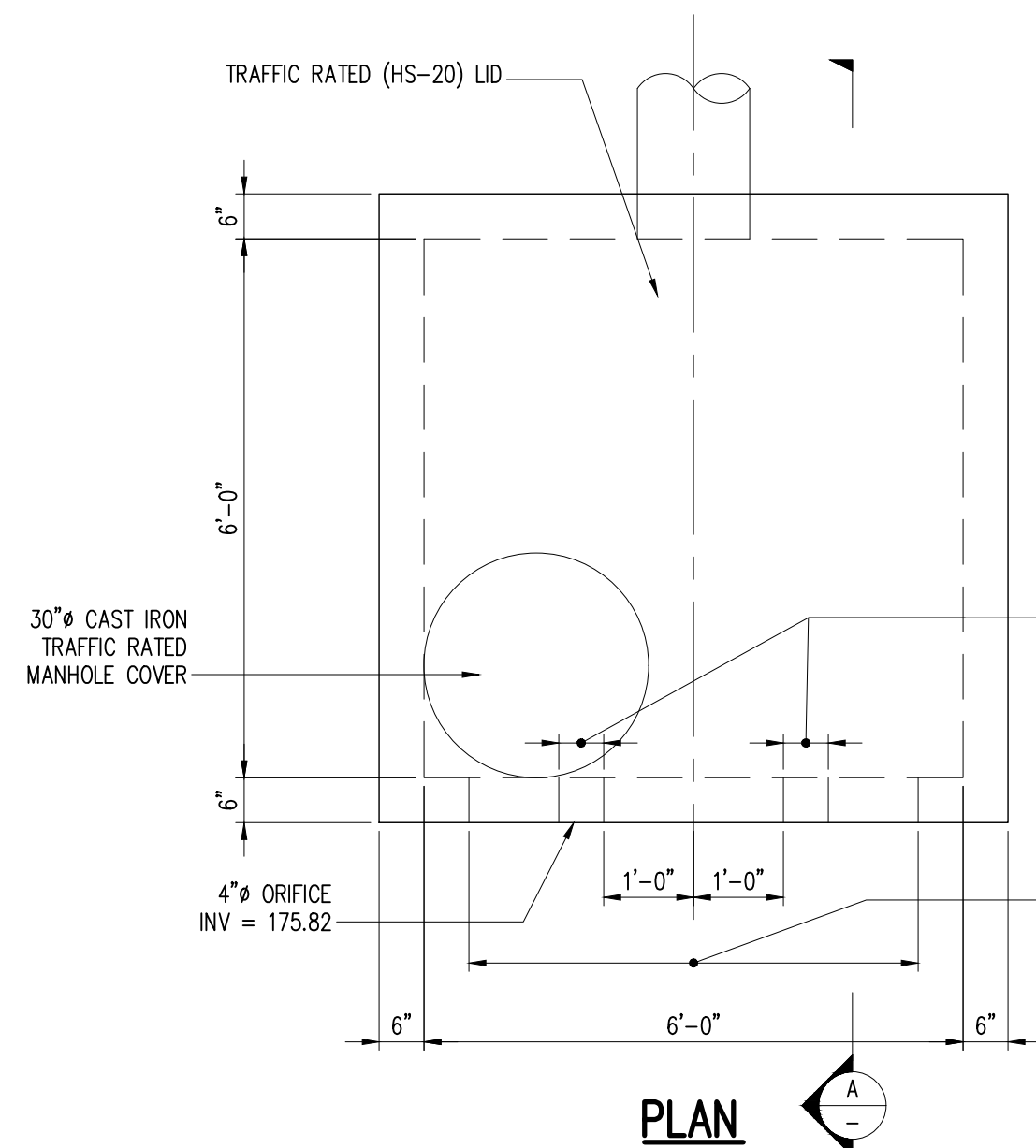
SECTION A
OUTLET CONTROL STRUCTURE #1 DETAIL



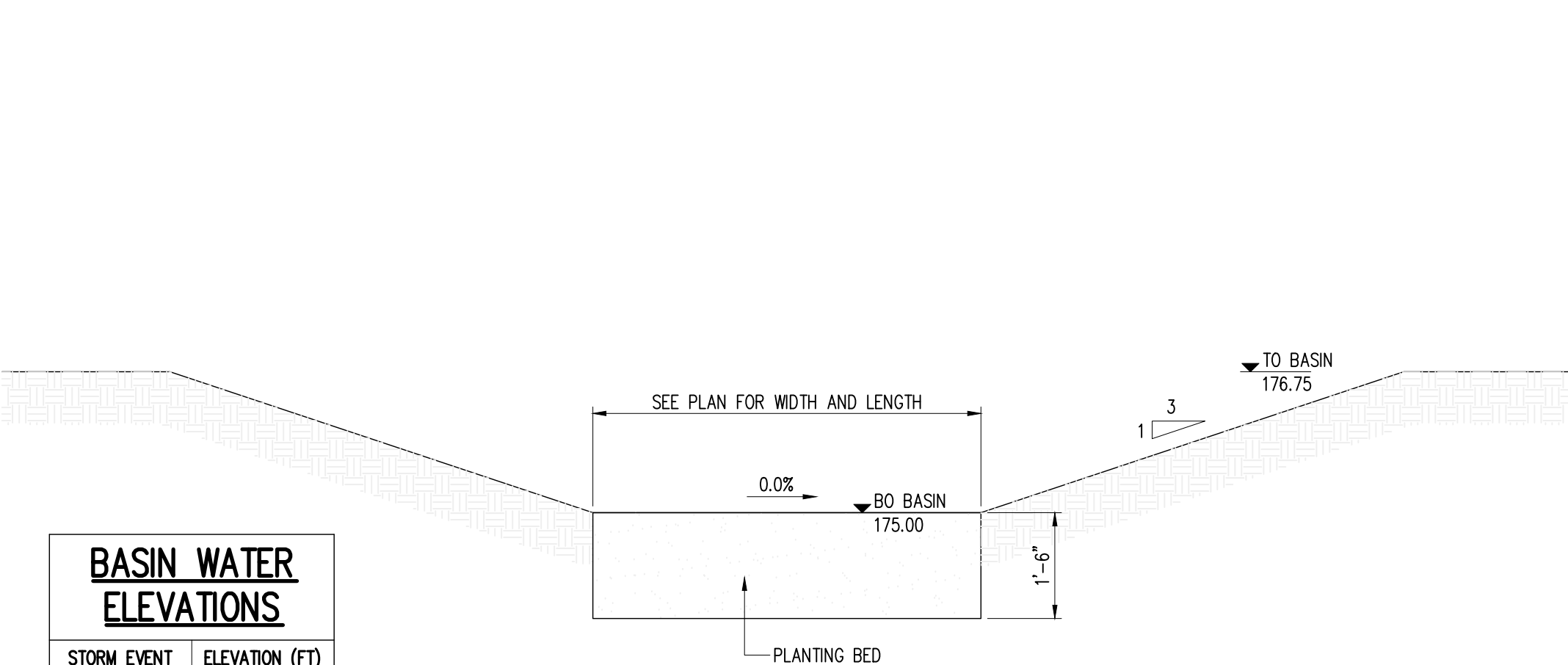
PERVIOUS PAVEMENT SYSTEM – SOUTH

AASHTO NO. 57 STONE GRADATION	% PASSING
DIAMETER	
1-1/2"	100%
1"	95-100%
3/4"	25-80%
#4	0-10%
#8	0-5%

AASHTO NO. 2 STONE GRADATION	% PASSING
DIAMETER	
3"	100%
2-1/2"	90-100%
2"	35-70%
1-1/2"	0-15%
3/4"	0-5%



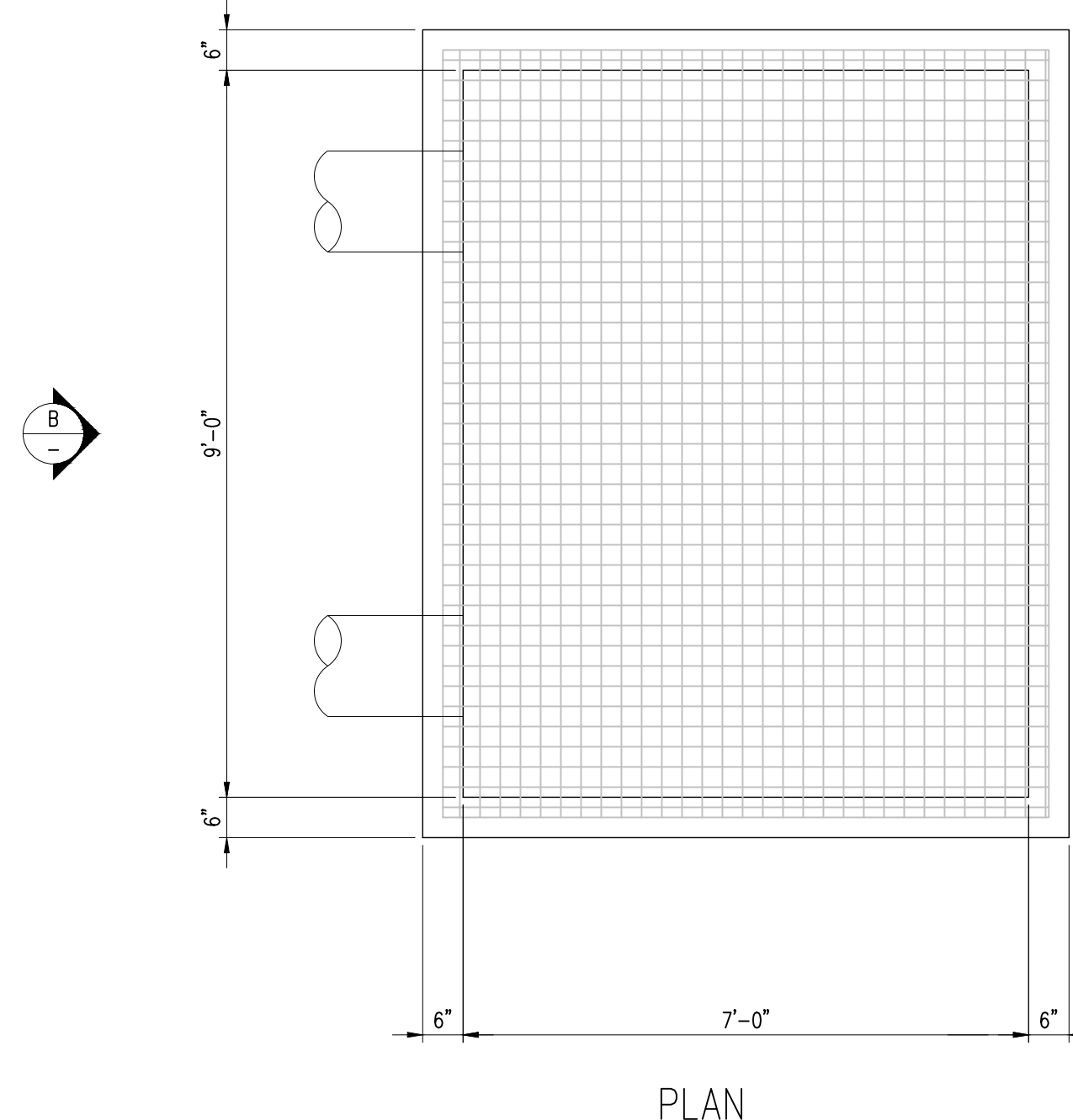
SECTION A
OUTLET CONTROL STRUCTURE #2 DETAIL



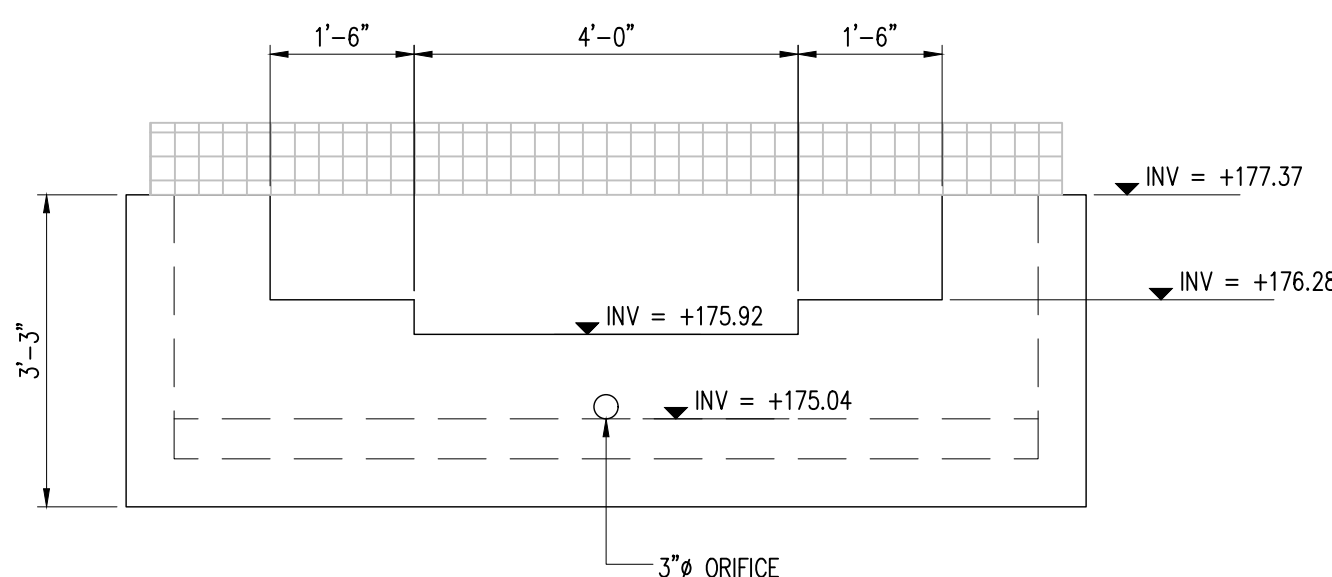
STORM EVENT	ELEVATION (FT)
WQ	175.04
2-YR	175.92
10-YR	176.28
25-YR	176.47
100-YR	176.64

- NOTES:
- BIORETENTION AREA CONSTRUCTION MUST NOT COMPACT SOILS BELOW SOIL BED BOTTOM.
 - THE PLANTING SOIL BED SHALL CONSIST OF THE FOLLOWING MIX: 85%-95% SANDS WITH <25% OF THE SANDS CLASSIFIED AS FINE OR VERY FINE, <15% SILT AND CLAY WITH 2%-5% CLAY CONTENT. THE MIX SHALL BE AMENDED WITH 5%-7% ORGANICS. pH LEVELS SHALL RANGE FROM 5.5 TO 6.5. THE SOIL MIX MUST BE CERTIFIED BY EITHER THE VENDOR OR A LICENSED PROFESSIONAL ENGINEER DURING ONSITE MIXING.
 - THE PLANTING SOIL BED SHALL BE PLACED IN 12" TO 18" LIFTS.
 - REFER TO THE LANDSCAPING PLANS FOR BIORETENTION AREA PLANTINGS.

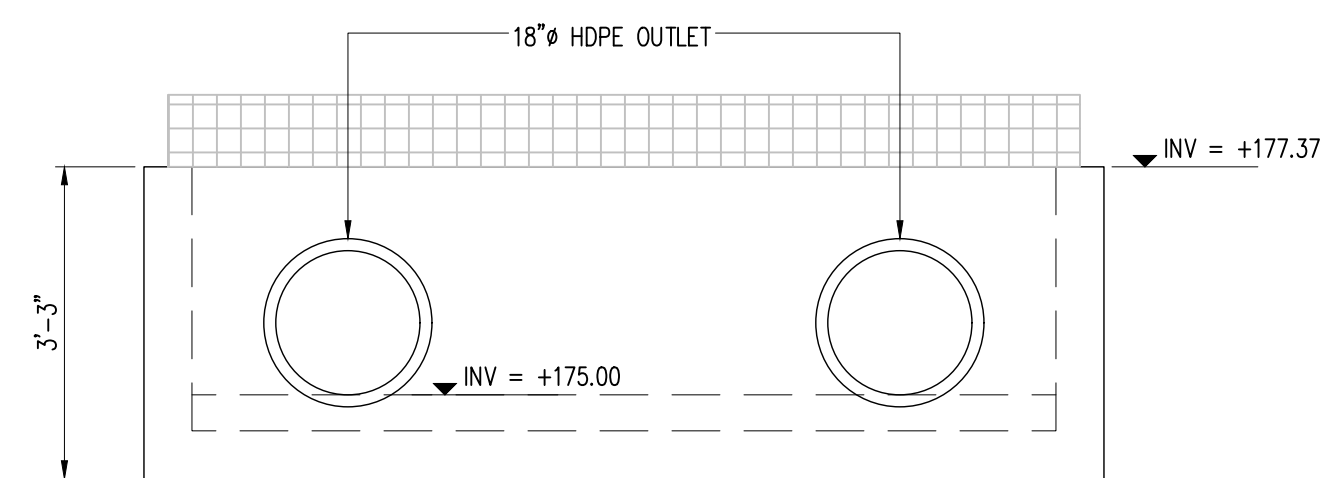
BIO-RETENTION BASIN DETAIL



PLAN



ELEVATION A



ELEVATION B

OUTLET CONTROL STRUCTURE #3 DETAIL

REV	DATE	DESCRIPTION

DARMOFALSKI
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PROJECT: **CANNABIS CULTIVATION AND PROCESSING / MANUFACTURING FACILITY**
FOR/AT: **Hillview Med**
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

DATE	7/15/2022
DRAWN BY	AP
CHECKED BY	TAB

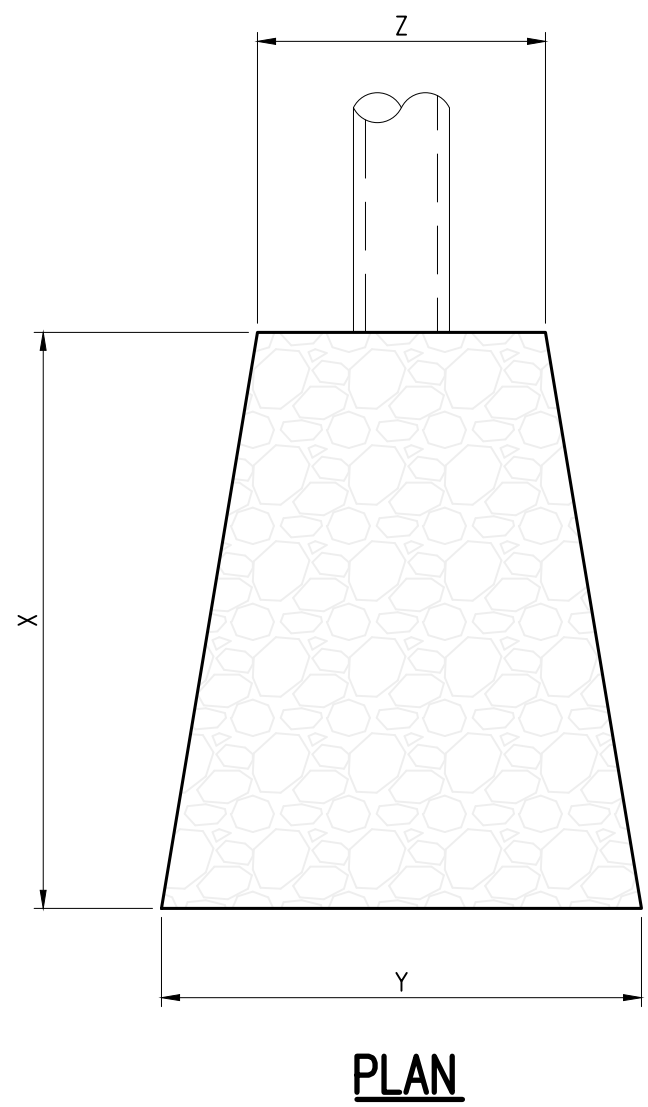
THOMAS A. BOORADY PE

Signature
NJ LICENSE #43110

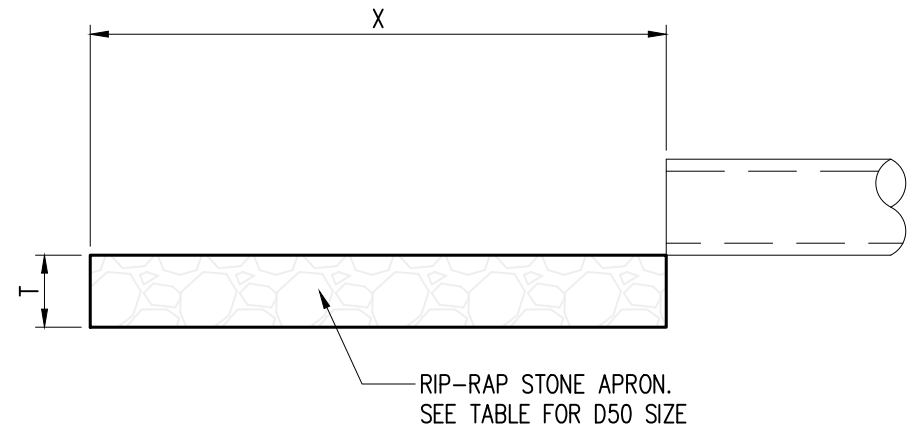
STORMWATER
DETAILS, SHEET 1

SHEET NUMBER
21

FILE NO: 18-01



PLAN

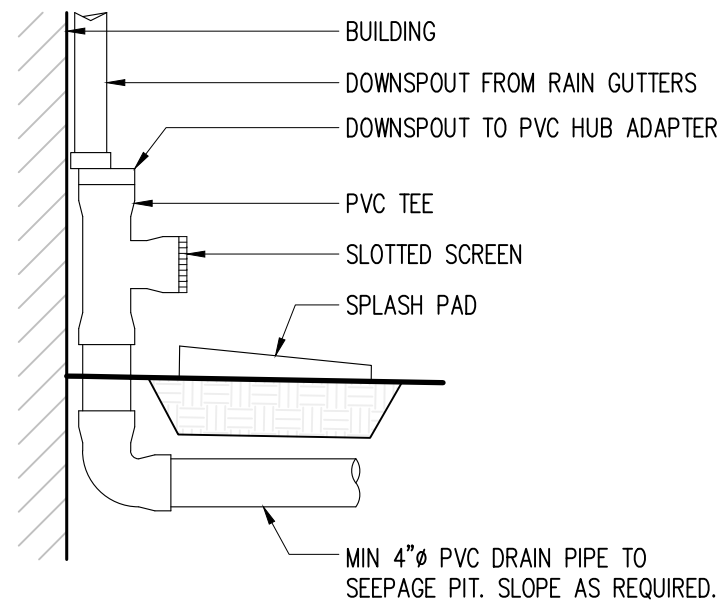


SECTION

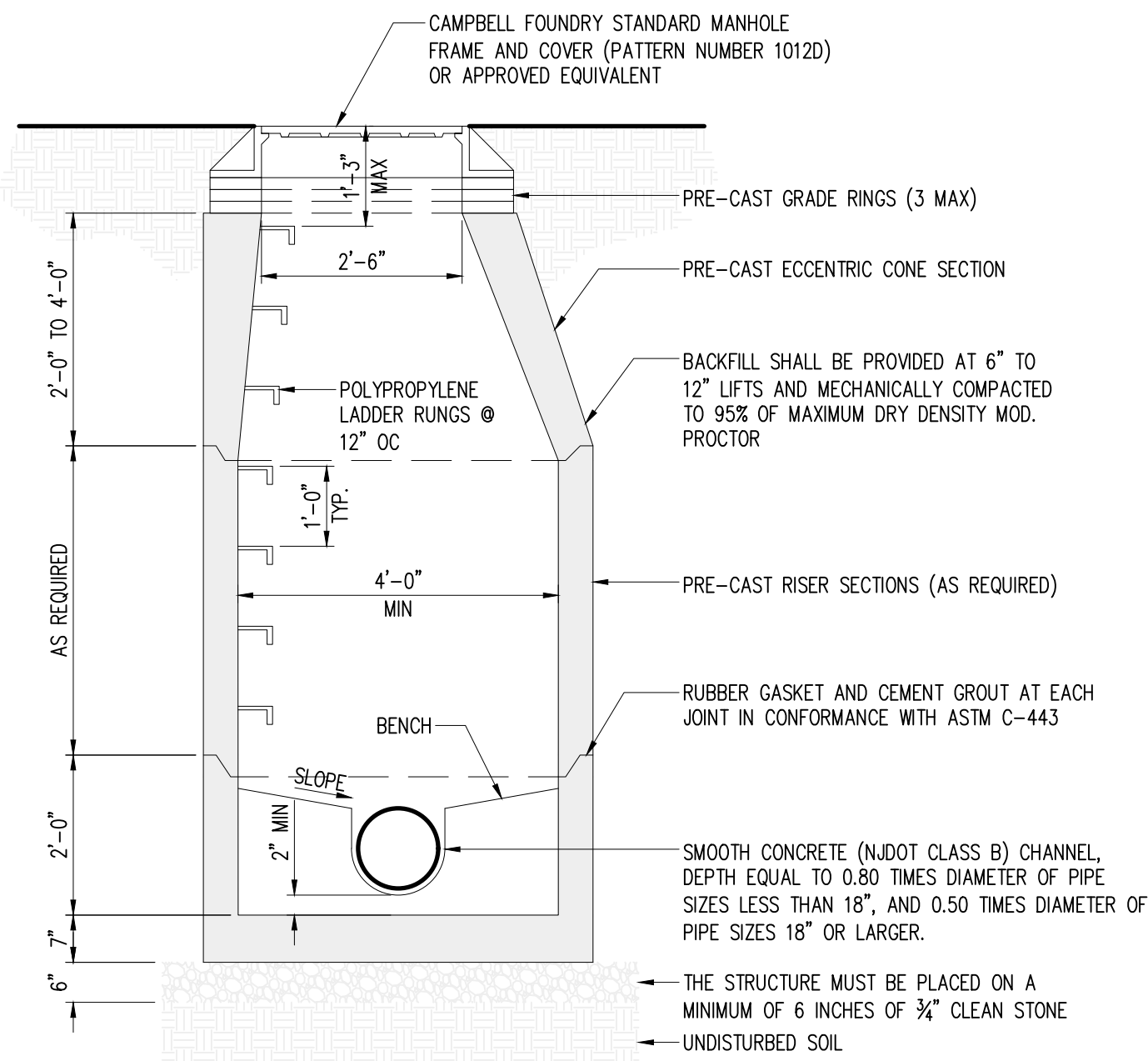
RIP-RAP PAD SCHEDULE

MARK	X (FT)	Y (FT)	Z (FT)	T (IN)	D50 (IN)
RR-1	6	7	4.5	9	3
RR-2	4	5	3.75	6	2
RR-3	4	5	3.75	6	2
RR-4	4	5	3.75	6	2
RR-5	6	7	4.5	9	3
RR-6	6	7	4.5	9	3
RR-7	12	8	3	24	8
RR-8	10	7	2.5	21	7
RR-9	4	5	3.75	6	2

RIP-RAP PAD DETAIL



OVERFLOW TEE & SPLASH PAD



NOTES:

1. THE STORM MANHOLE CONCRETE STRUCTURE MUST BE PRECAST CONCRETE TO MEET A MINIMUM OF HS-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, AAS, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A LEAK-PROOF JOINT.
2. THE INLET FRAME AND GRATE/COVER SHALL BE CAMPBELL FOUNDRY PATTERN NO. 1012D, OR APPROVED EQUAL.
3. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
4. SUITABLE EXCAVATED SOIL MAY BE USED AS BACKFILL IN NON-STRUCTURAL SUPPORTING AREAS OR AS DIRECTED BY THE MUNICIPAL ENGINEER. AREAS SUPPORTING ANY STRUCTURE SHALL BE BACKFILLED USING DENSE GRADED AGGREGATE OR AS DIRECTED BY THE ENGINEER.
5. THE INSIDE DIAMETER IS A MINIMUM DIMENSION. INSIDE DIAMETER TO BE ADJUSTED AS NECESSARY TO ACCOMMODATE STORM PIPE SIZES AND ALIGNMENT.

STORM MANHOLE DETAIL

REV	DATE	DESCRIPTION



DARMOFALSKI
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Fax: 973-659-1117

PROJECT:

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**

FOR/AT
Hillview Med
90 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

**BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2**

SCALE	DATE
NTS	7/15/2022
DRAWN BY	CHECKED BY
AP	TAB

THOMAS A. BOORADY PE



NJ LICENSE #43110

SHEET NAME

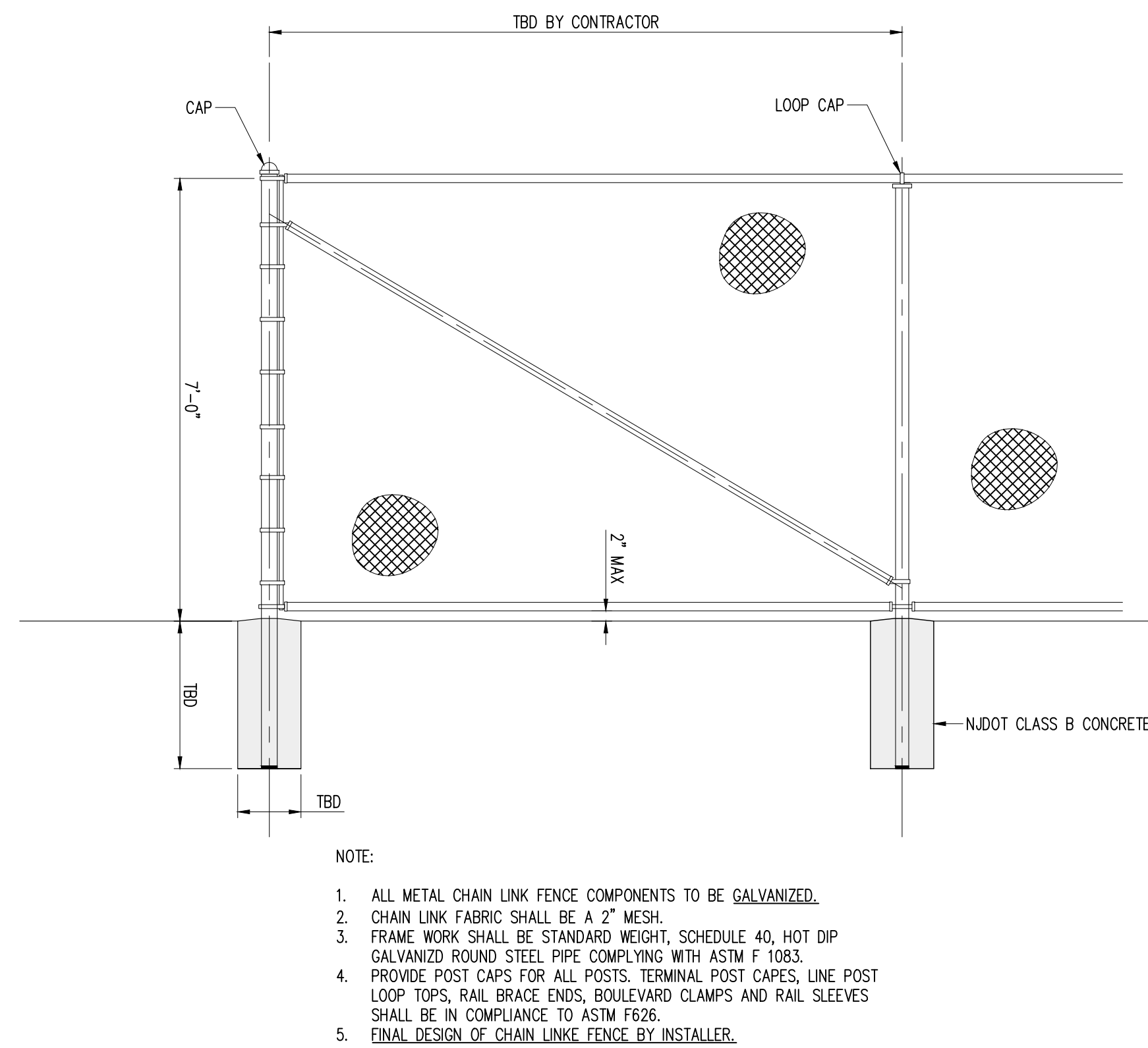
**STORMWATER
DETAILS, SHEET 2**

SHEET NUMBER

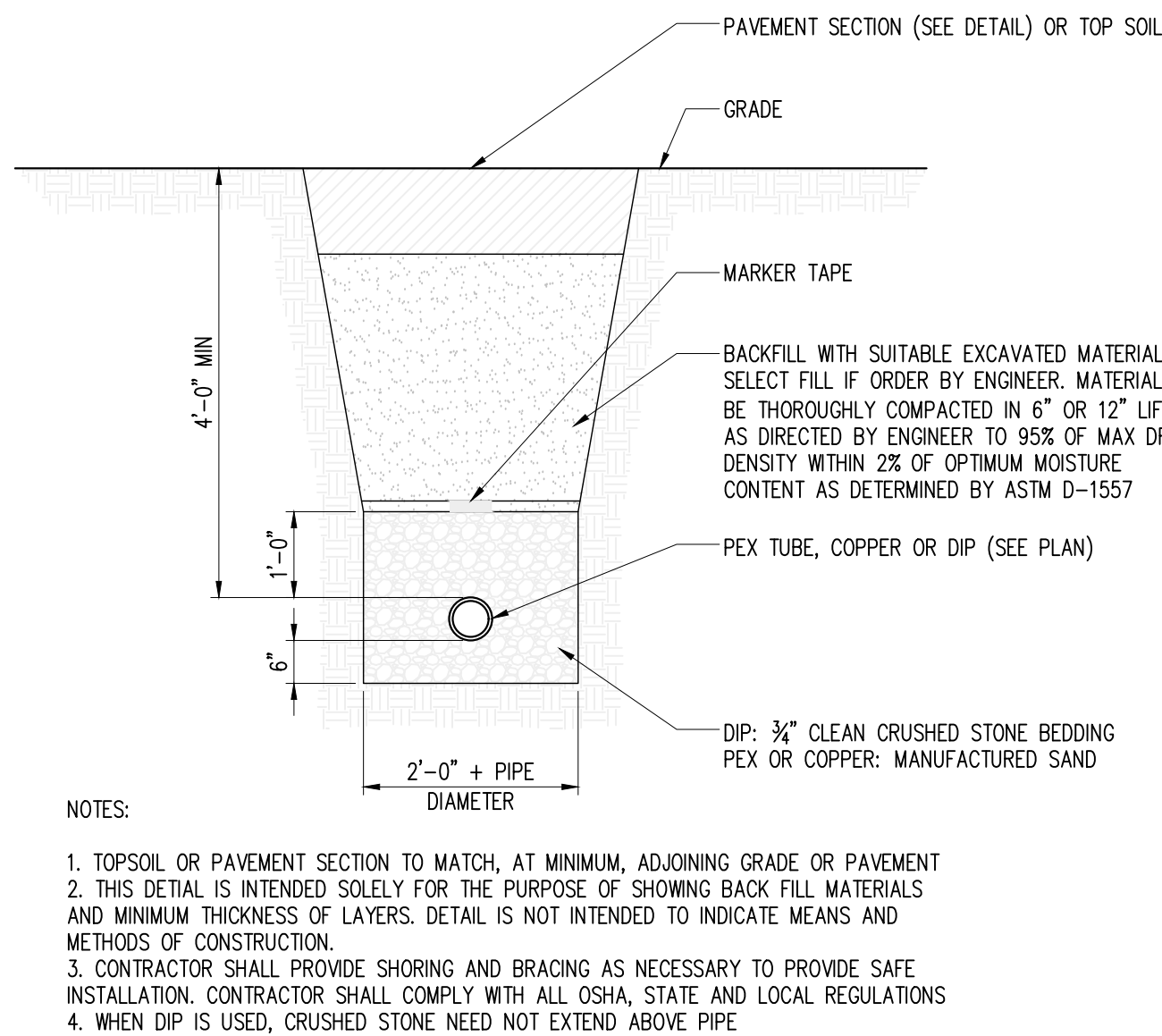
22

SHEET NO.

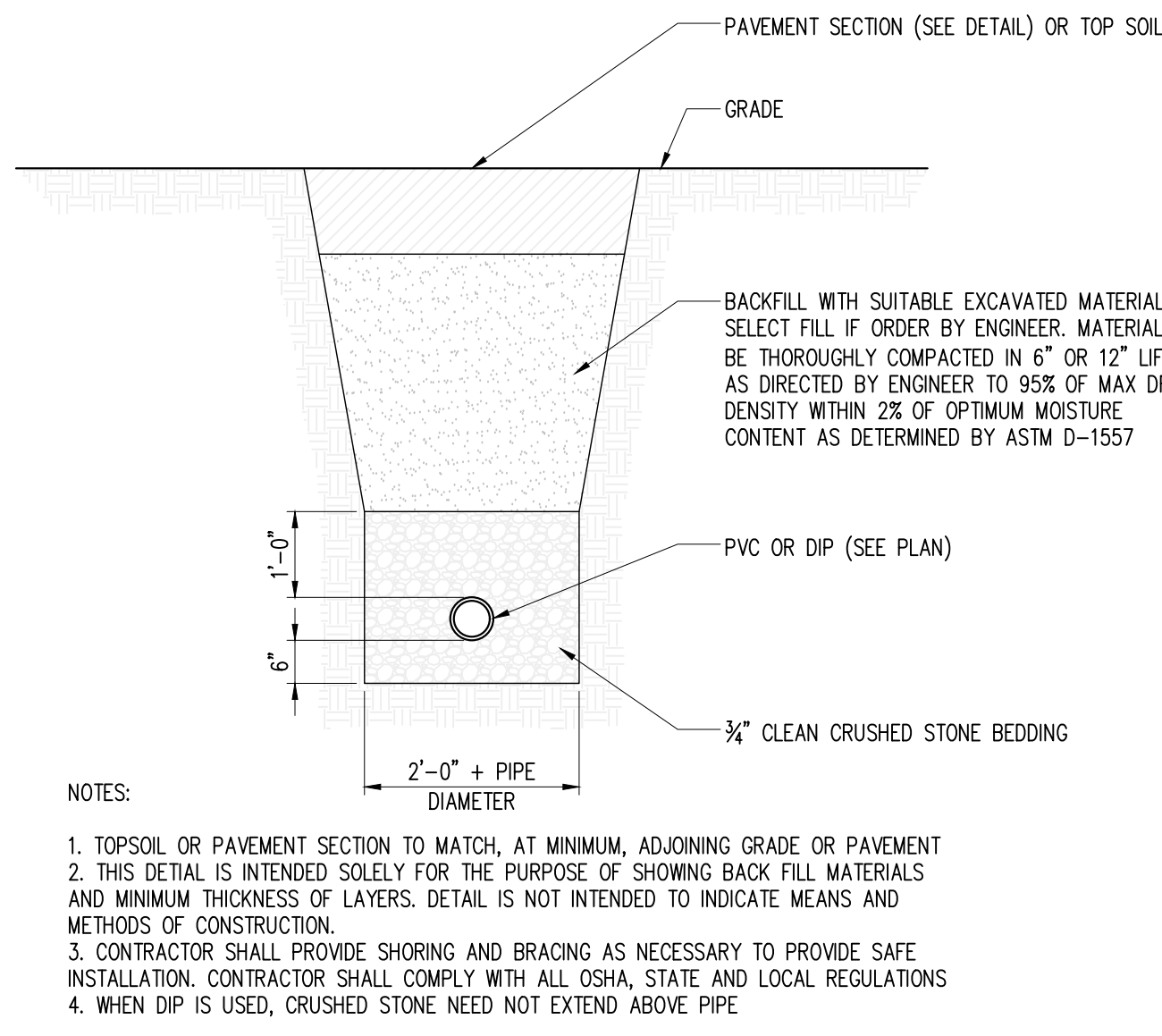
18-01



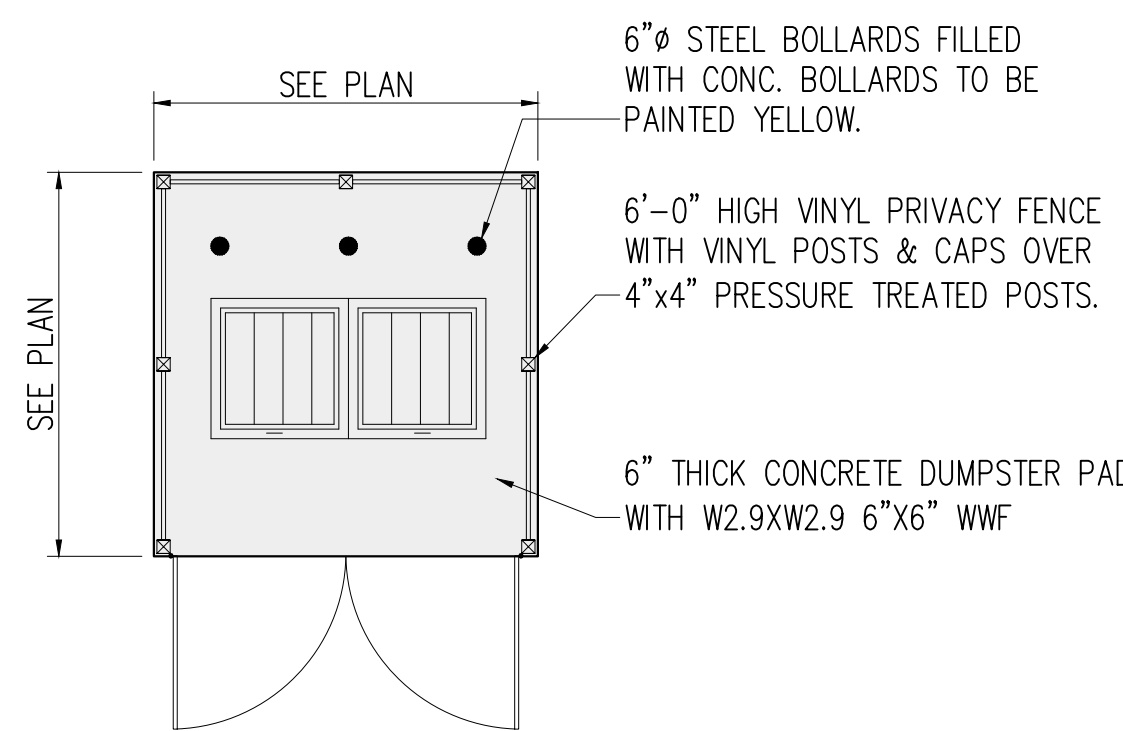
CHAIN LINK SECURITY FENCE DETAIL



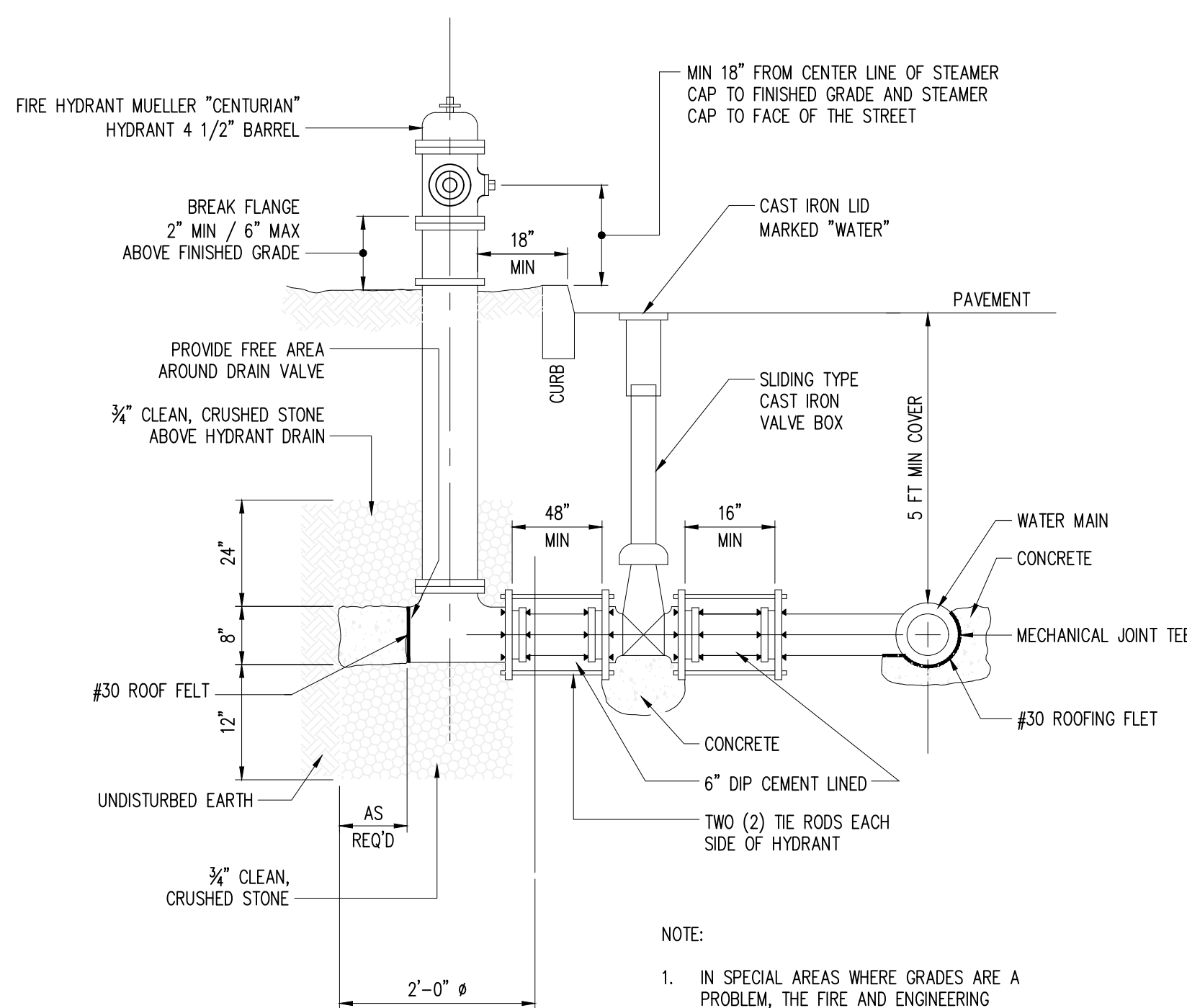
WATER PIPE INSTALLATION DETAIL



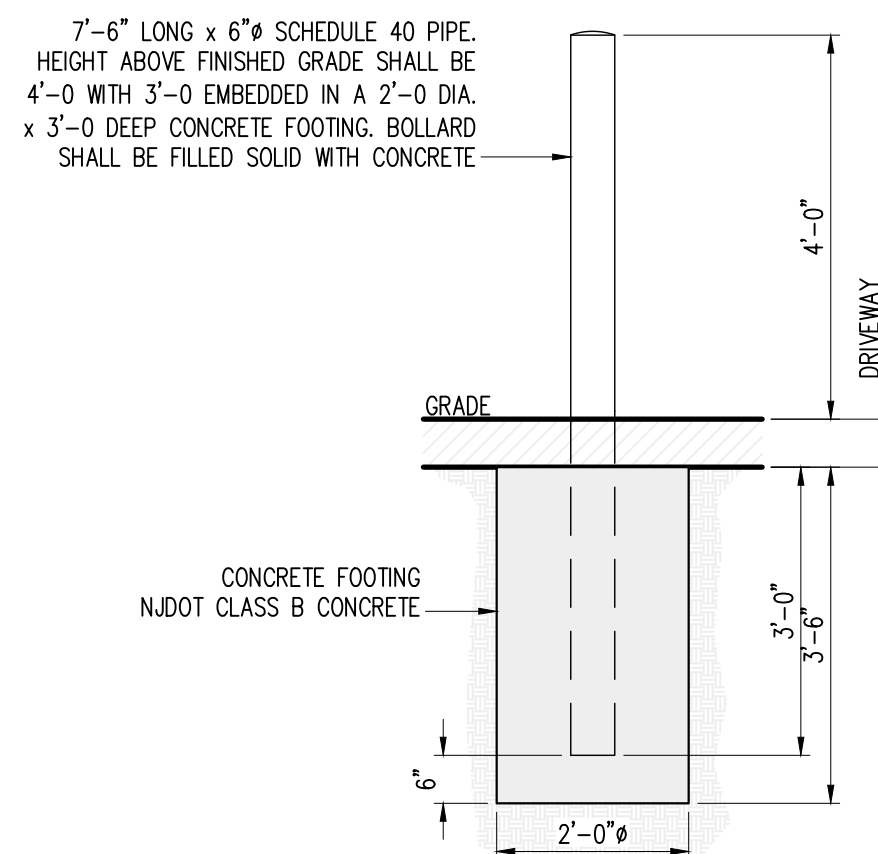
SANITARY TRENCH DETAIL



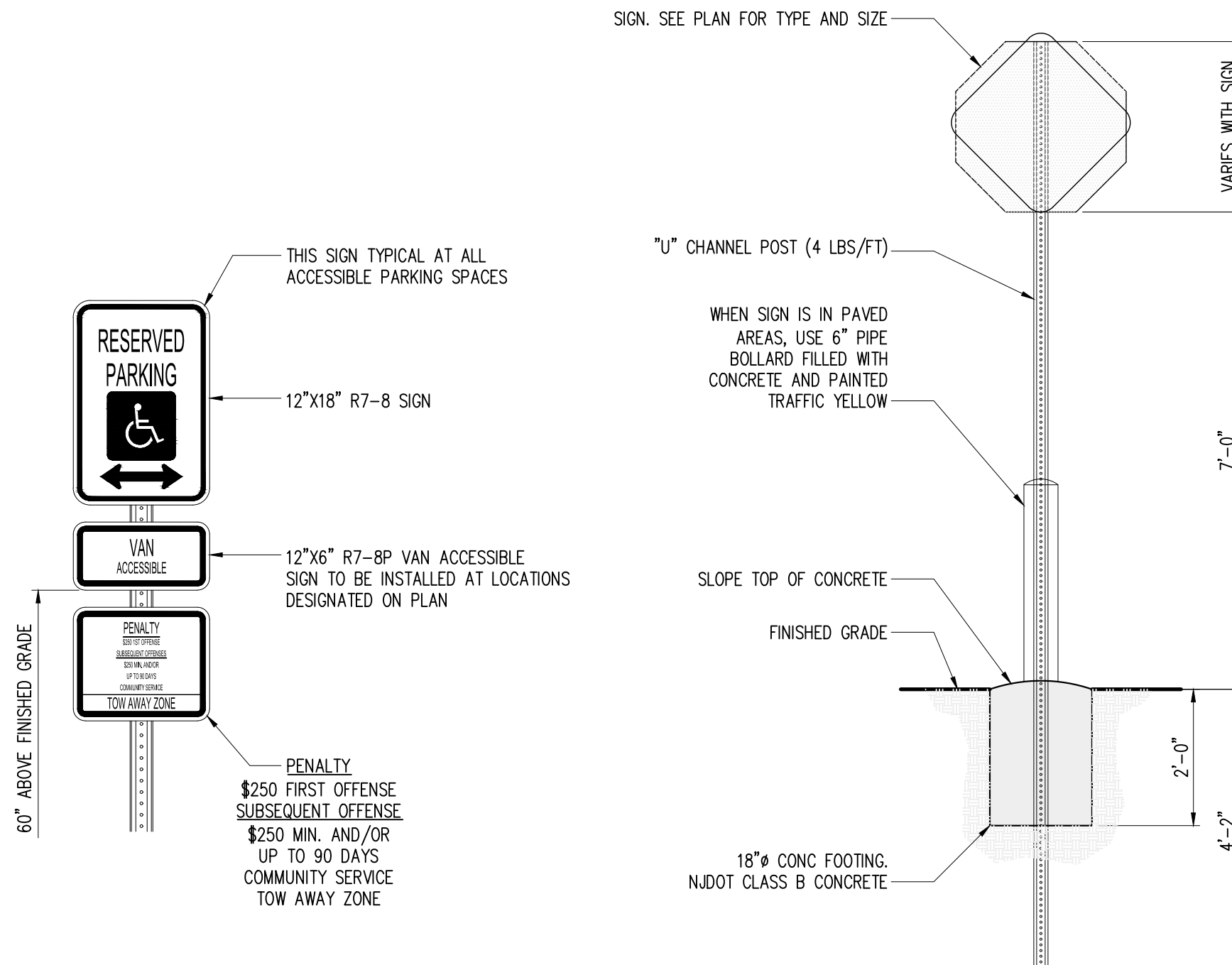
DUMPSTER PAD DETAIL



FIRE HYDRANT DETAIL

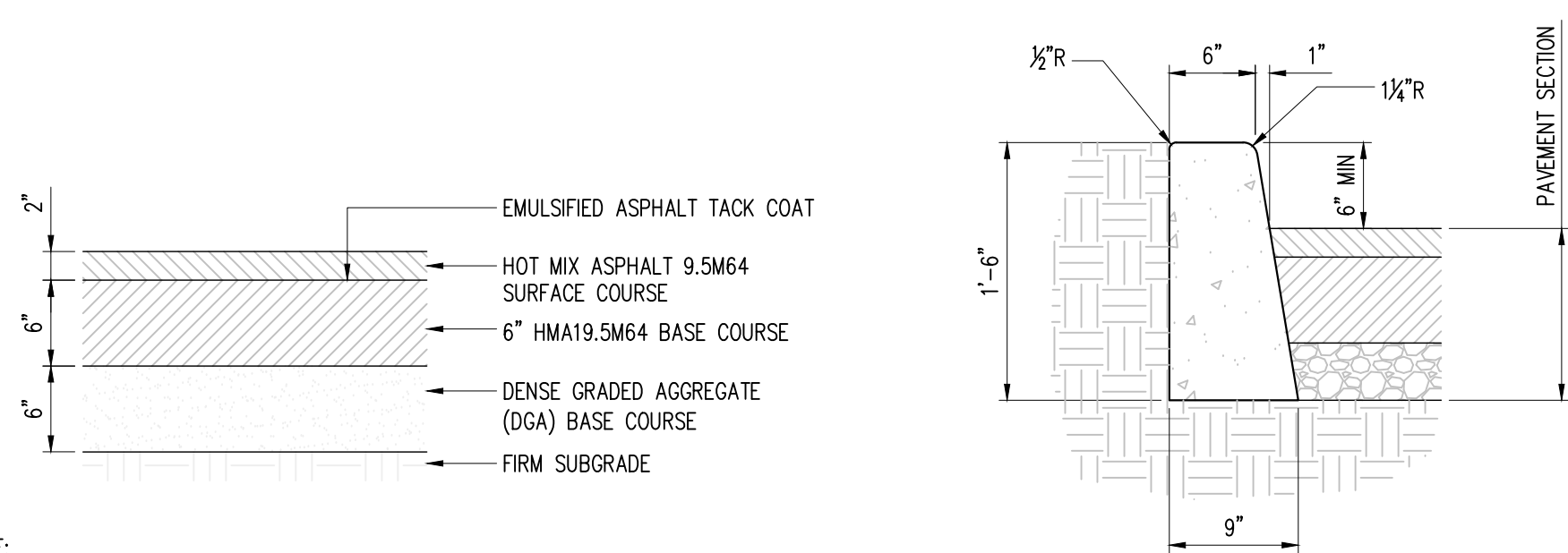


BOLLARD DETAIL

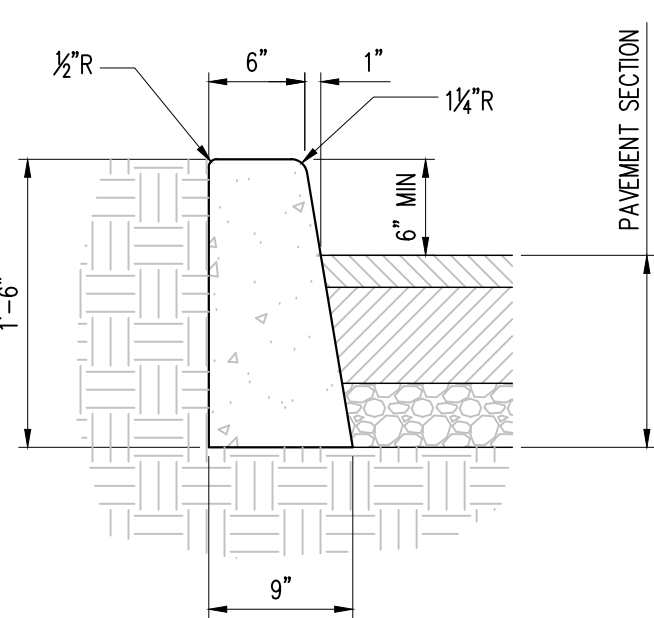


ADA PARKING SIGN W/VAN ACCESSIBLE SIGN

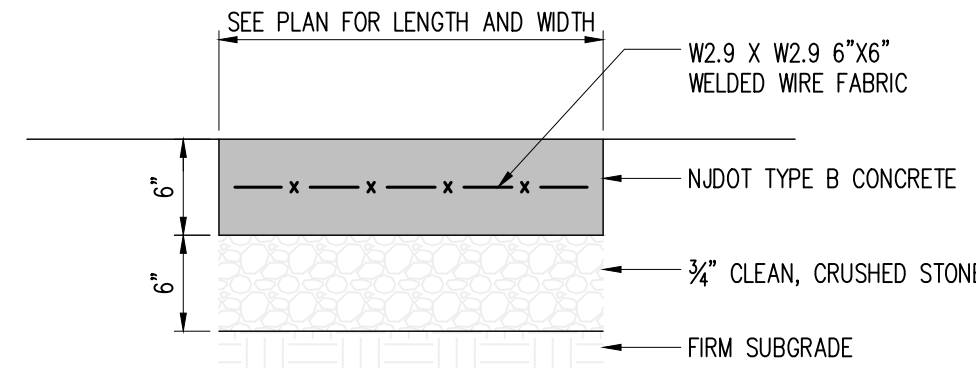
SIGN INSTALLATION DETAIL



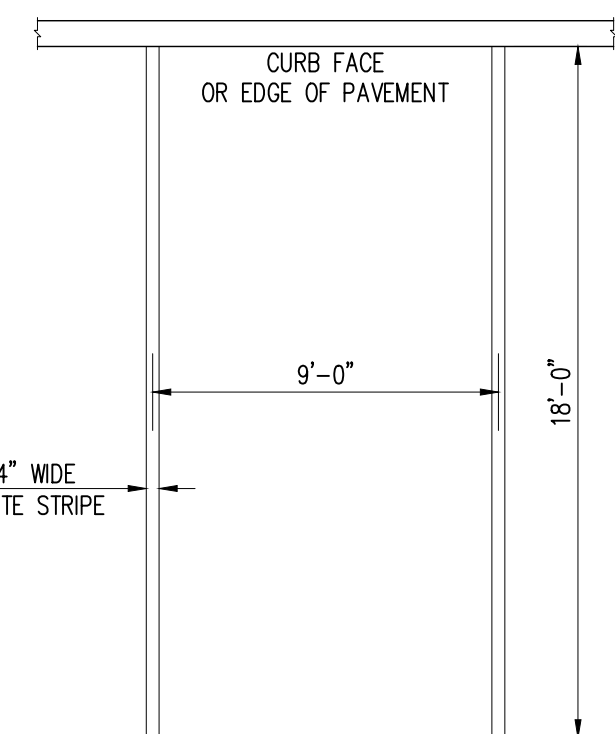
TYPICAL DRIVEWAY DETAIL



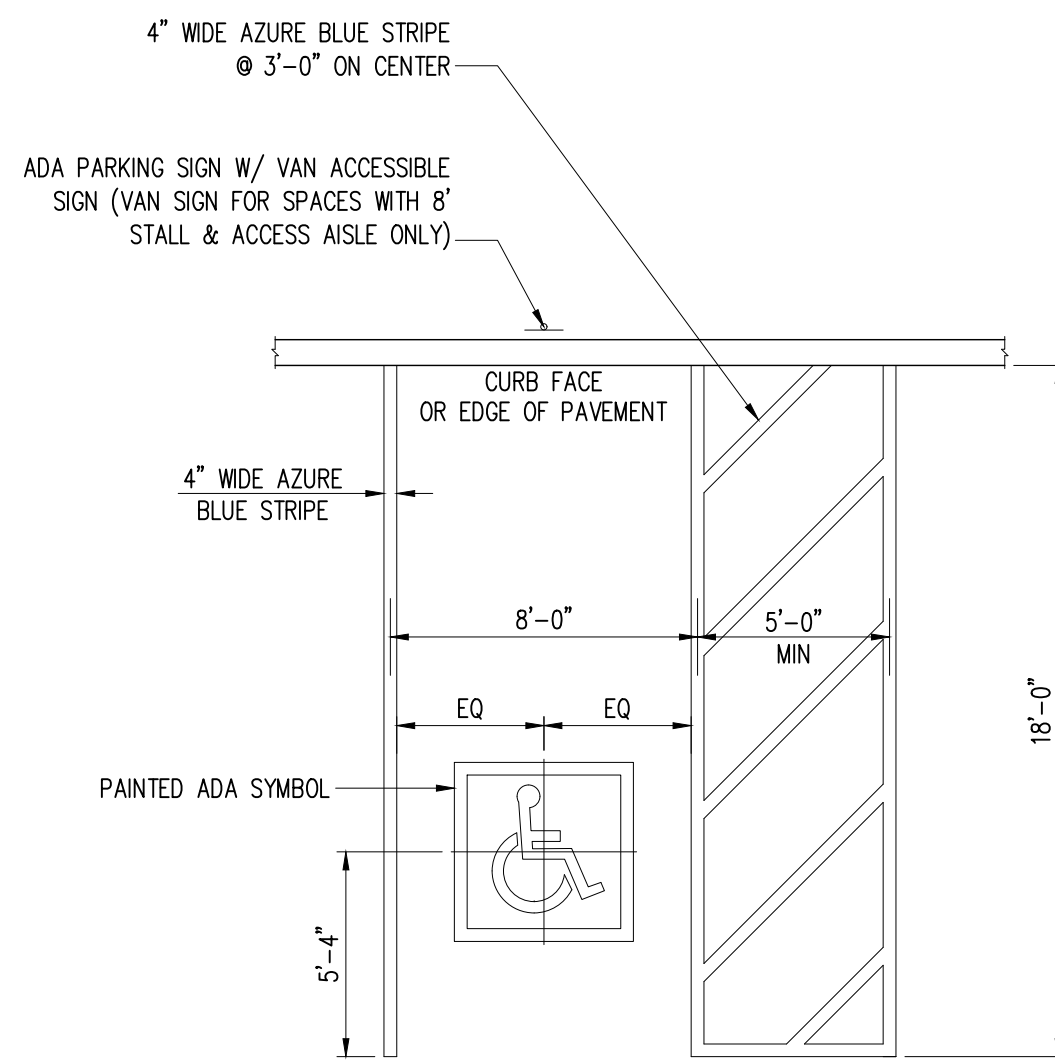
CONCRETE CURB DETAIL



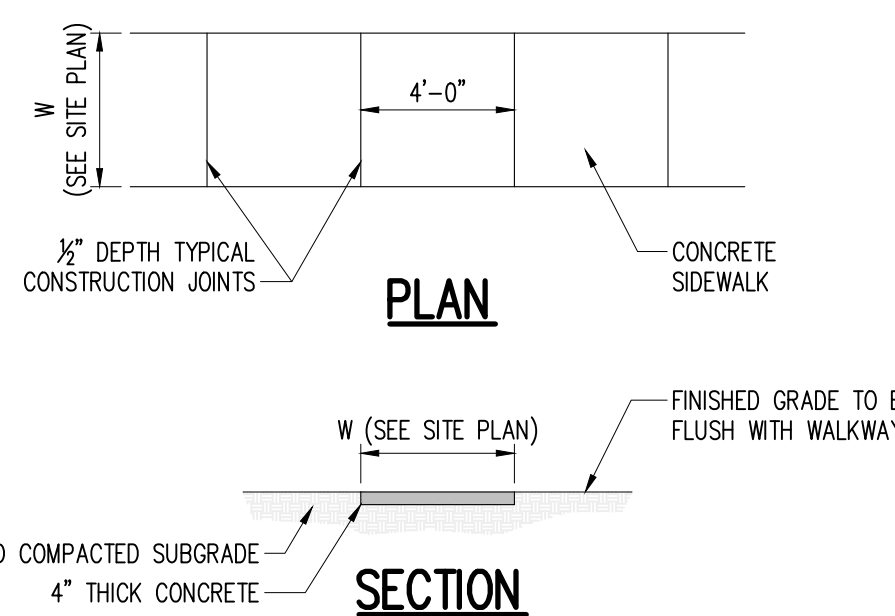
6" THICK CONCRETE PAD DETAIL



PARKING STALL STRIPING DETAIL



ADA STALL MARKINGS DETAIL



CONCRETE SIDEWALK DETAIL

REV	DATE	DESCRIPTION

DARMOFALSKI
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Fax: 973-658-1117

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE	DATE
NTS	7/15/2022
AP	TAB

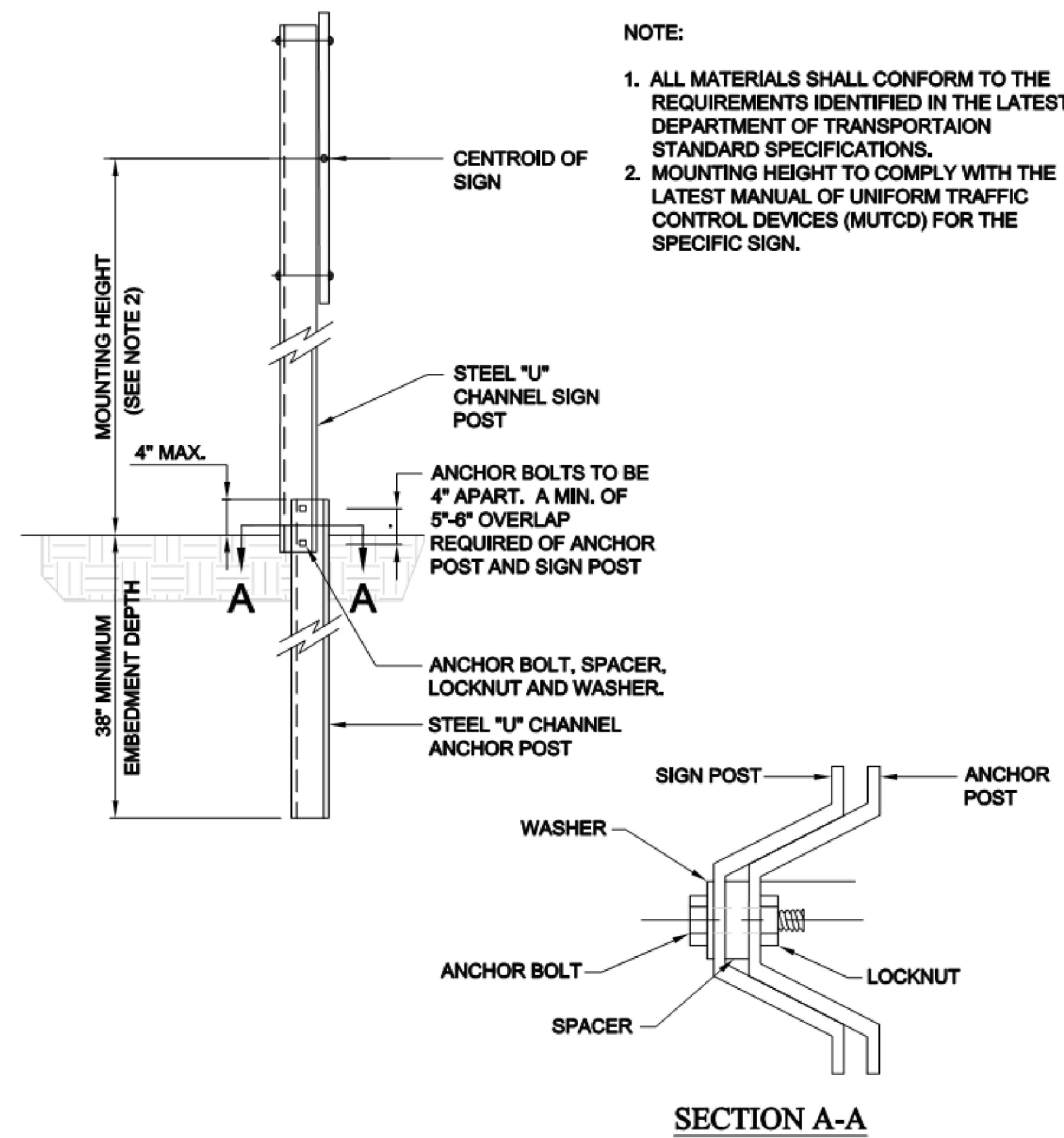
THOMAS A. BOORADY PE

NJ LICENSE #43110

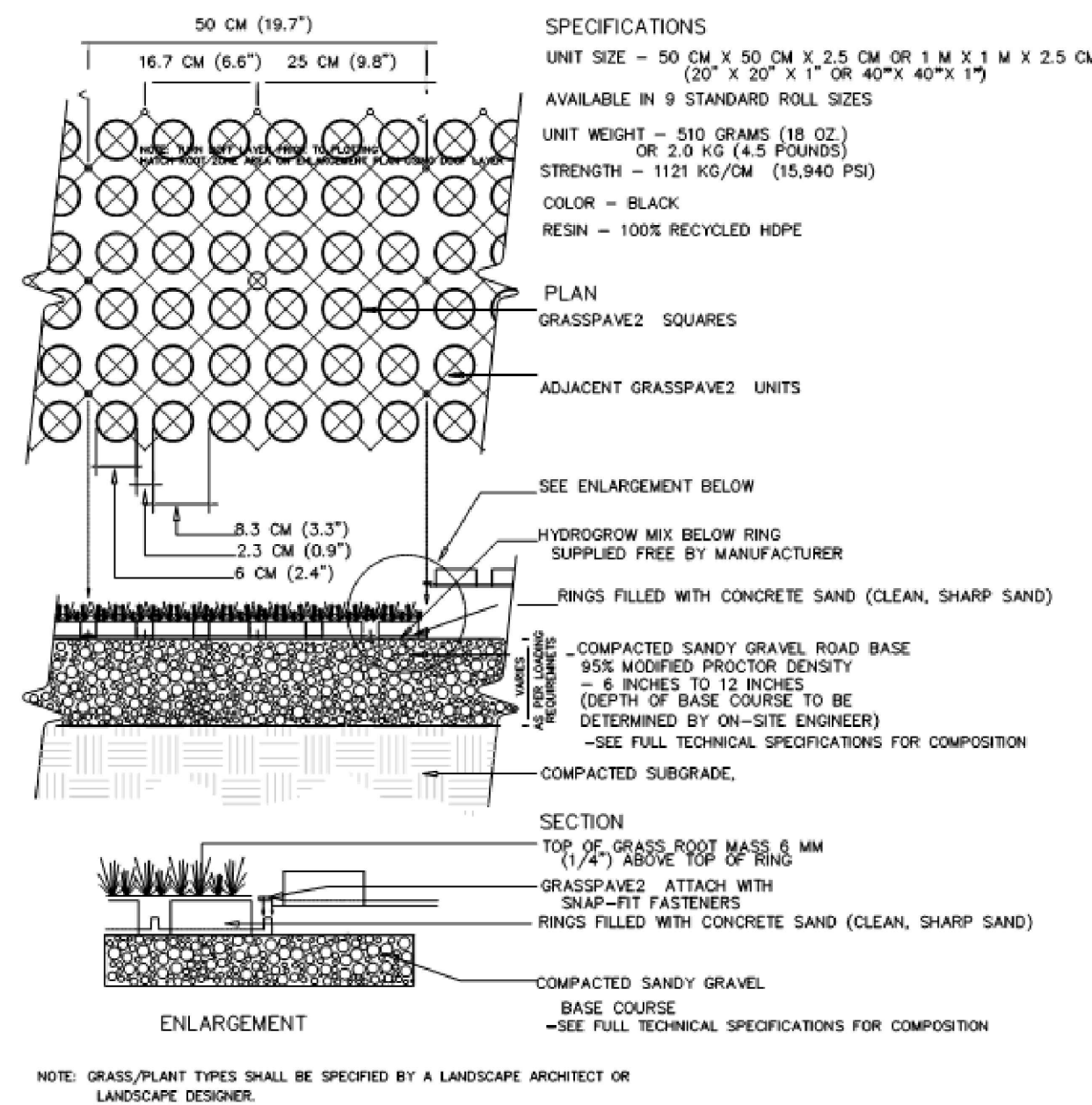
**CONSTRUCTION
DETAILS, SHEET 1**

23

18-01



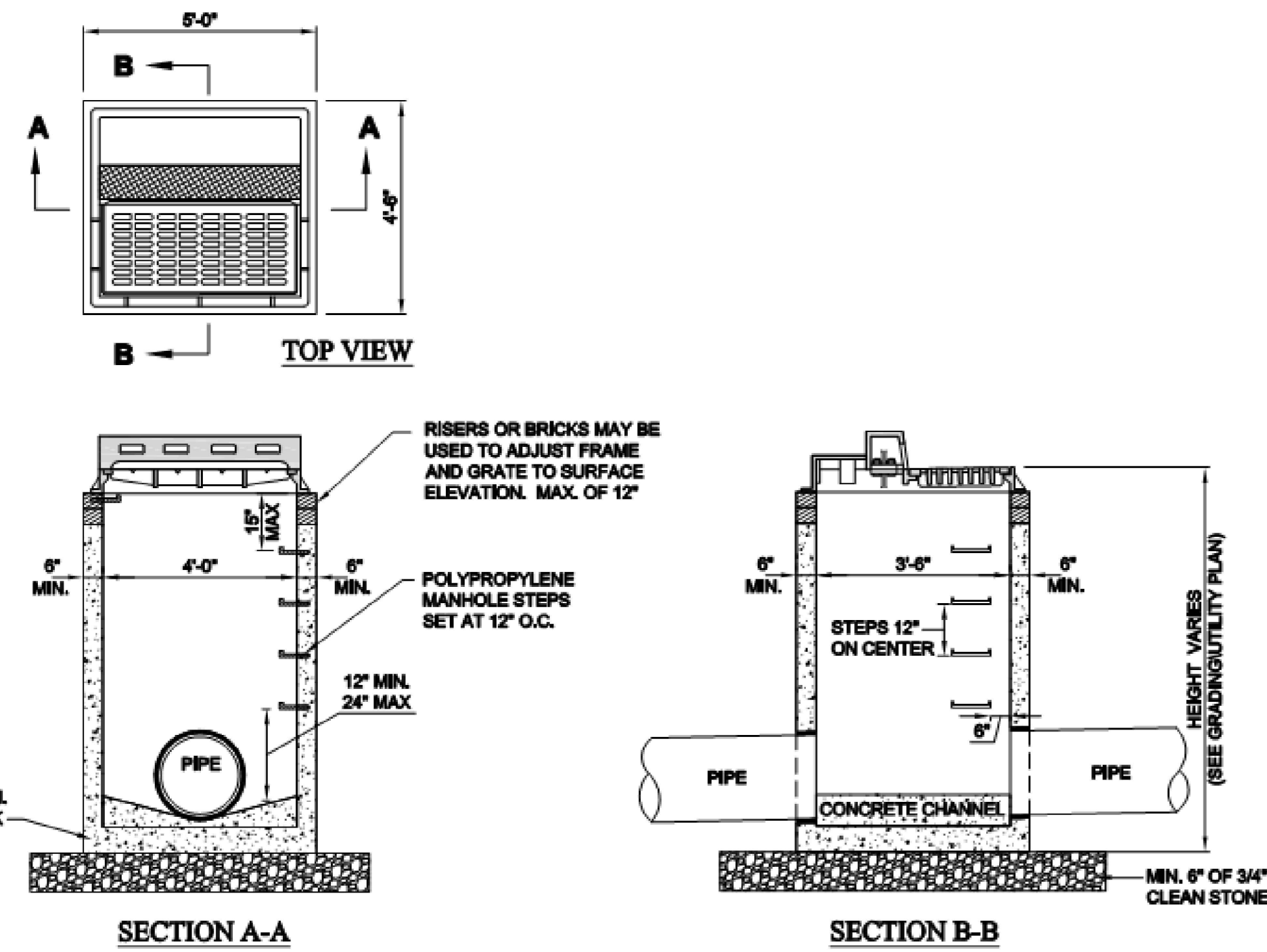
BREAKAWAY SIGN POST DETAIL



TYPICAL GRASSPAVE2 DETAIL



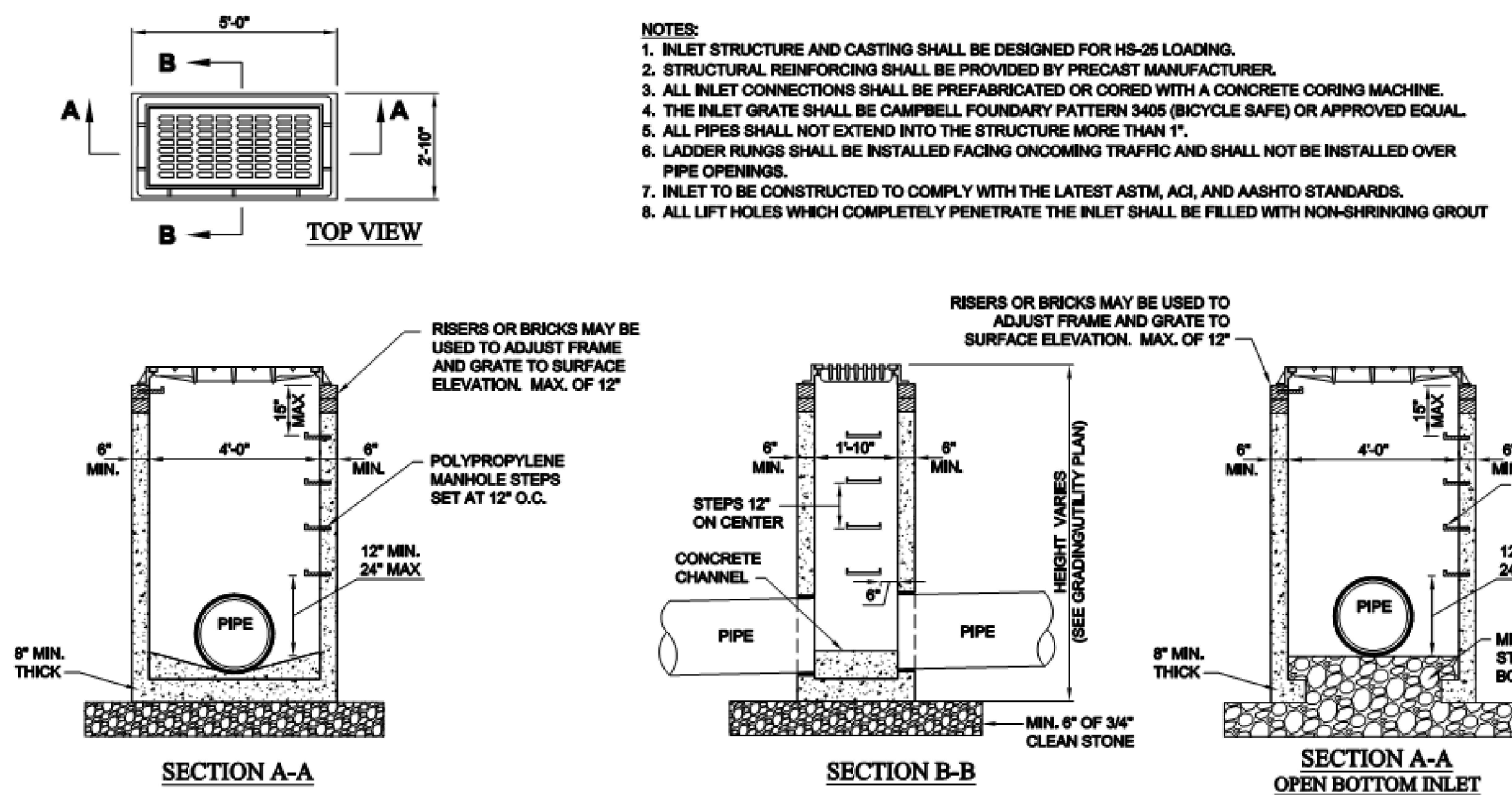
GRASS PAVER DETAIL



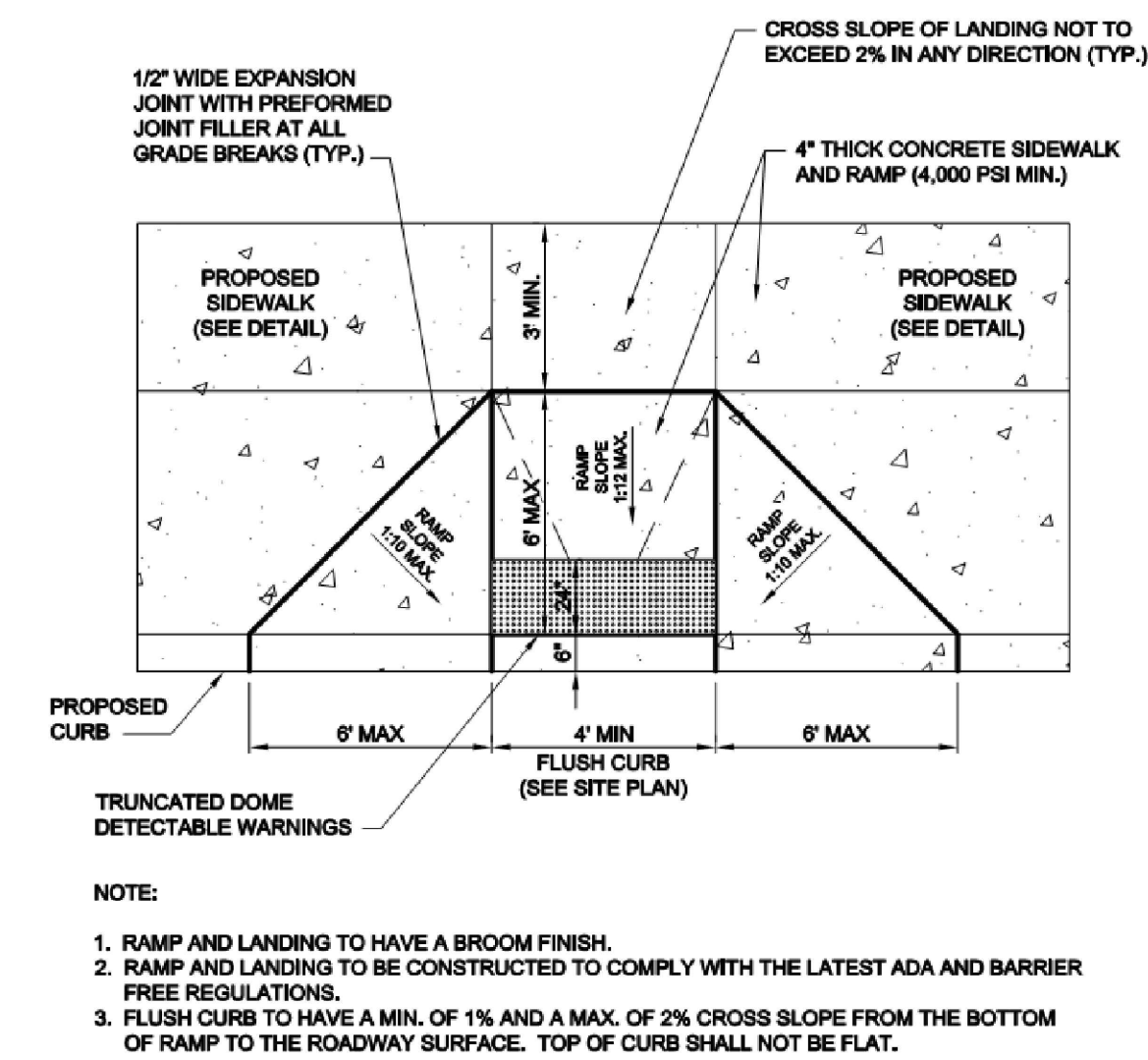
TYPICAL PRECAST TYPE B INLET DETAIL

- NOTES:**
1. INLET STRUCTURE AND CASTING SHALL BE DESIGNED FOR HS-20 LOADING.
 2. STRUCTURAL REINFORCING SHALL BE PROVIDED BY PRECAST MANUFACTURER.
 3. ALL INLET CONNECTIONS SHALL BE PREFABRICATED OR CORED WITH A CONCRETE CORING MACHINE.
 4. THE INLET GRATE SHALL BE CAMPBELL FOUNDRY PATTERN 2818 (BICYCLE SAFE) OR APPROVED EQUAL. CURB PIECE SHALL BE "ECO-TYPE N".
 5. EXTENDED BASE REQUIRED FOR ALL MANHOLES WITH MORE THAN 12-FT DEPTH OF BURY.
 6. ALL PIPES SHALL NOT EXTEND INTO THE STRUCTURE MORE THAN 1".
 7. LADDER RUNGS SHALL BE INSTALLED FACING ONCOMING TRAFFIC AND SHALL NOT BE INSTALLED OVER PIPE OPENINGS.
 8. INLET TO BE CONSTRUCTED TO COMPLY WITH THE LATEST ASTM, ACI, AND AASHTO STANDARDS.
 9. ALL LIFT HOLES WHICH COMPLETELY PENETRATE THE INLET SHALL BE FILLED WITH NON-SHRINKING GROUT.

- NOTES:**
1. INLET STRUCTURE AND CASTING SHALL BE DESIGNED FOR HS-20 LOADING.
 2. STRUCTURAL REINFORCING SHALL BE PROVIDED BY PRECAST MANUFACTURER.
 3. ALL INLET CONNECTIONS SHALL BE PREFABRICATED OR CORED WITH A CONCRETE CORING MACHINE.
 4. THE INLET GRATE SHALL BE CAMPBELL FOUNDRY PATTERN 2818 (BICYCLE SAFE) OR APPROVED EQUAL.
 5. ALL PIPES SHALL NOT EXTEND INTO THE STRUCTURE MORE THAN 1".
 6. LADDER RUNGS SHALL BE INSTALLED FACING ONCOMING TRAFFIC AND SHALL NOT BE INSTALLED OVER PIPE OPENINGS.
 7. INLET TO BE CONSTRUCTED TO COMPLY WITH THE LATEST ASTM, ACI, AND AASHTO STANDARDS.
 8. ALL LIFT HOLES WHICH COMPLETELY PENETRATE THE INLET SHALL BE FILLED WITH NON-SHRINKING GROUT.



TYPICAL PRECAST TYPE A INLET DETAIL



TYPICAL ADA RAMP DETAIL

REV	DATE	DESCRIPTION

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**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE	NTS	DATE	7/15/2022
DRAWN BY	AP	CHECKED BY	TAB

THOMAS A. BOORADY PE

Signature
NJ LICENSE #43110

CONSTRUCTION
DETAILS, SHEET 2

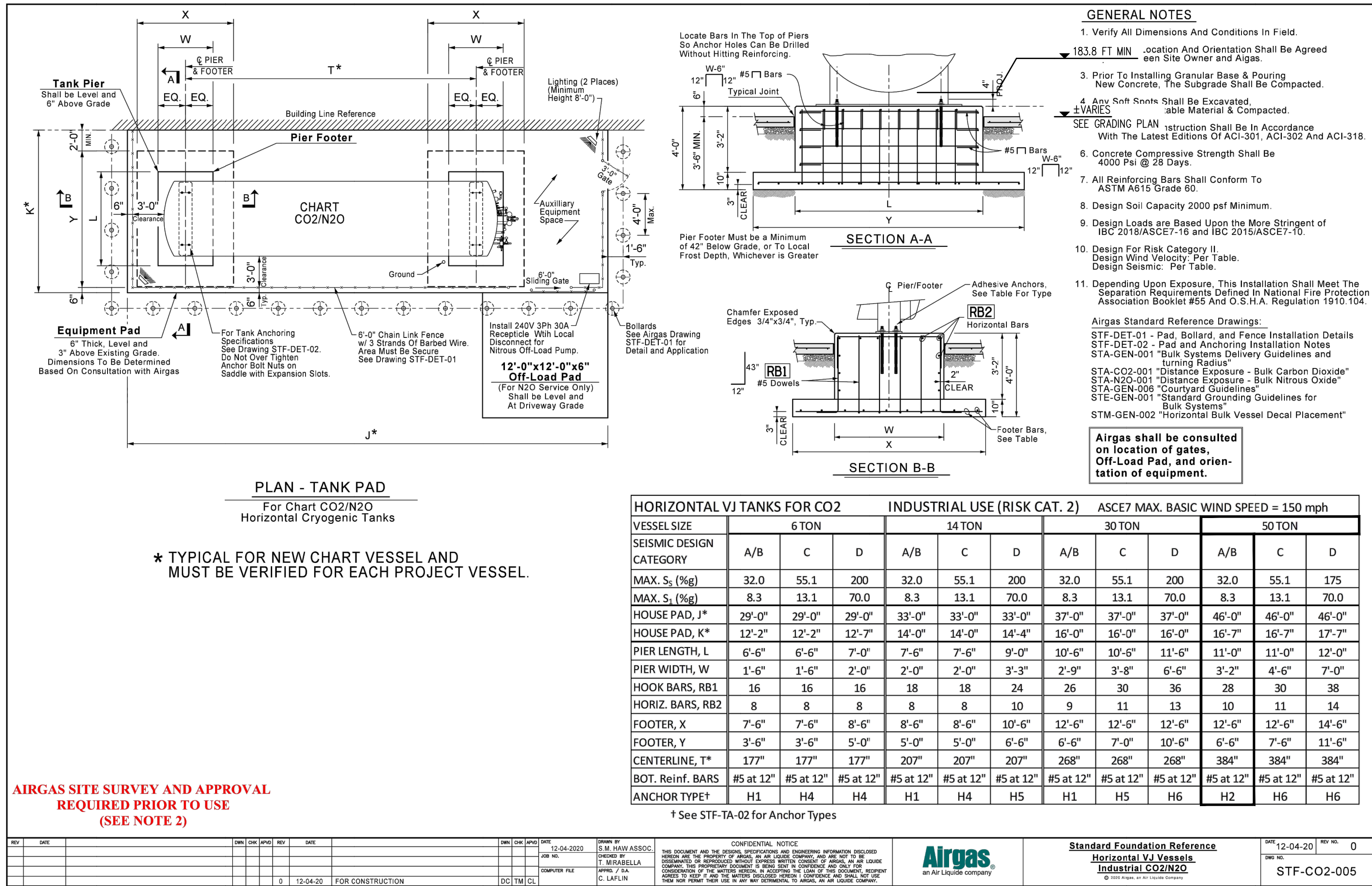


Diagram showing the layout and dimensions of the CO2 tank and associated equipment. Includes sections A-A and B-B, and a table of dimensions for various components.

GENERAL NOTES:

- Verify All Dimensions And Conditions In Field.
- Location And Orientation Shall Be Agreed Upon Between Owner And Aigas.
- Prior To Installing Granular Base & Pouring New Concrete, The Subgrade Shall Be Compacted.
- Any Soft Spots Shall Be Excavated, Filled With Gravel, And Compacted.
- SET GRADING PLAN: Construction Shall Be In Accordance With The Latest Editions Of ACI-301, ACI-302 And ACI-318.
- Concrete Compressive Strength Shall Be 4000 Psi @ 28 Days.
- All Reinforcing Bars Shall Conform To ASTM A615 Grade 60.
- Design Soil Capacity 2000 psf Minimum.
- Design Loads are Based Upon The More Stringent of IRC-2018/ASCE7-10 and IRC-2018/ASCE7-10.
- Design For Risk Category II.
- Design Wind Velocity: Per Table.
- Depending Upon Exposure, This Installation Shall Meet The Separation Requirements Defined In National Fire Protection Association Booklet #55 And O.S.H.A. Regulation 1910.104.
- Aigas Standard Reference Drawings: STF-DET-01 - Pad, Bollard, and Fence Installation Details; STF-DET-02 - Pad and Anchoring Installation Notes; STA-GEN-001 "Bulk Systems Delivery Guidelines and Handling Radius"; STA-CO2-001 "Distance Exposure - Bulk Carbon Dioxide"; STA-NG2-001 "Distance Exposure - Bulk Nitrogen Oxide"; STA-GEN-006 "Courtyard Guidelines"; STA-GEN-001 "Standard Grounding Guidelines for Bulk Systems"; STM-GEN-002 "Horizontal Bulk Vessel Decal Placement".

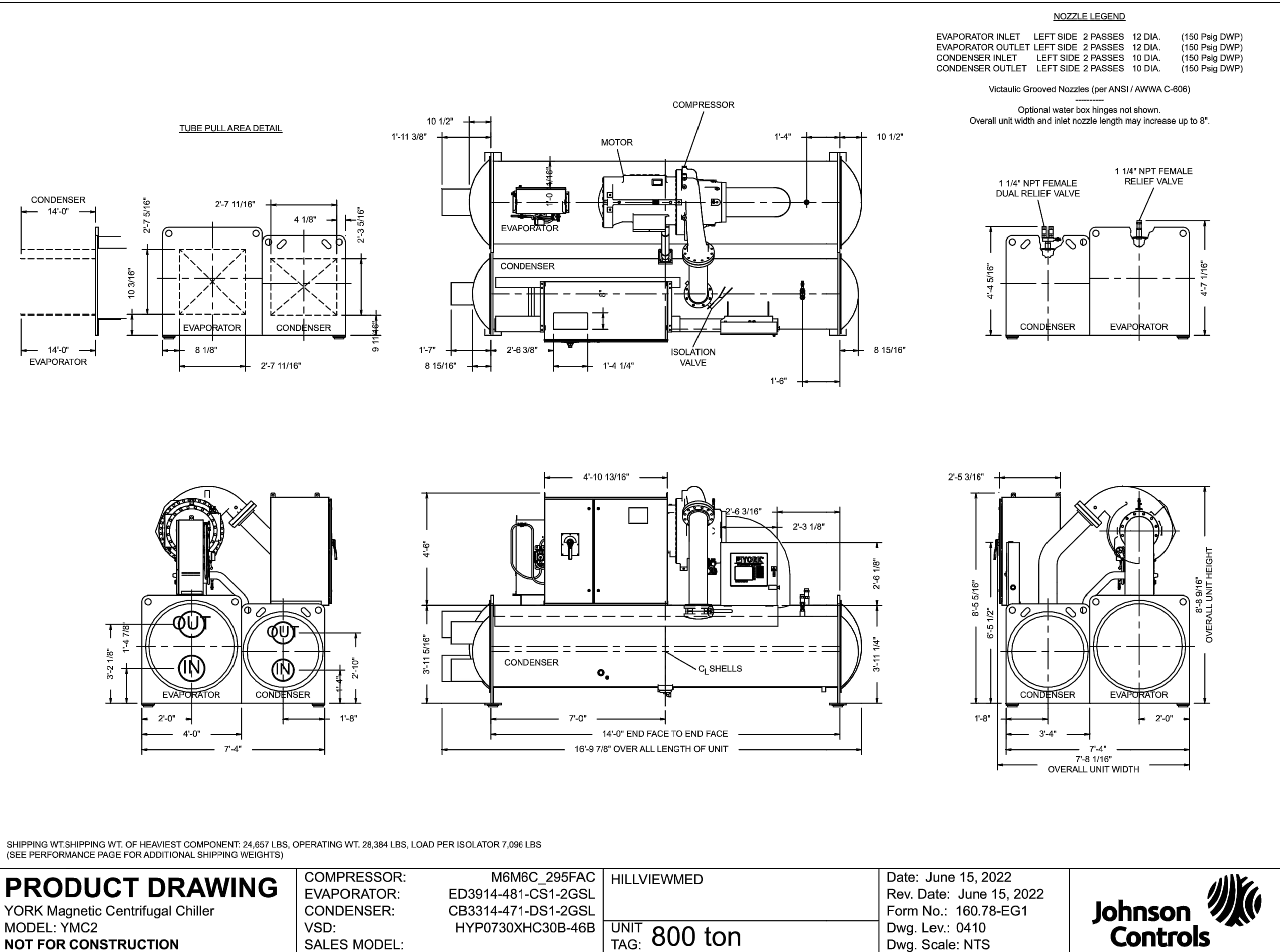
AIRGAS SITE SURVEY AND APPROVAL REQUIRED PRIOR TO USE (SEE NOTE 2)

HORIZONTAL VJ TANKS FOR CO2 INDUSTRIAL USE (RISK CAT. 2) ASCE7 MAX. BASIC WIND SPEED = 150 mph

VESSEL SIZE	6 TON			14 TON			30 TON			50 TON		
	A/B	C	D	A/B	C	D	A/B	C	D	A/B	C	D
SEISMIC DESIGN CATEGORY	32.0	55.1	200	32.0	55.1	200	32.0	55.1	200	32.0	55.1	175
MAX. S ₁ (%g)	8.3	13.1	70.0	8.3	13.1	70.0	8.3	13.1	70.0	8.3	13.1	70.0
MAX. S ₂ (%g)	29'-0"	29'-0"	29'-0"	33'-0"	33'-0"	33'-0"	37'-0"	37'-0"	37'-0"	46'-0"	46'-0"	46'-0"
HOUSE PAD, J*	12'-2"	12'-2"	12'-2"	14'-0"	14'-0"	14'-0"	16'-0"	16'-0"	16'-0"	16'-7"	16'-7"	17'-7"
HOUSE PAD, K*	6'-6"	6'-6"	7'-0"	7'-6"	7'-6"	9'-0"	10'-6"	10'-6"	11'-0"	11'-0"	11'-0"	12'-0"
PIER LENGTH, L	1'-6"	1'-6"	2'-0"	2'-0"	2'-0"	3'-3"	2'-9"	3'-8"	6'-6"	3'-2"	4'-6"	7'-0"
PIER WIDTH, W	16	16	16	18	18	24	26	30	36	28	30	38
HOOK BARS, RB1	8	8	8	8	8	10	9	11	13	10	11	14
HORIZ. BARS, RB2	7'-6"	8'-6"	8'-6"	8'-6"	10'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	14'-6"	14'-6"
FOOTER, X	3'-6"	3'-6"	5'-0"	5'-0"	5'-0"	6'-6"	6'-6"	7'-0"	10'-6"	6'-6"	7'-6"	11'-6"
FOOTER, Y	177"	177"	207"	207"	207"	268"	268"	268"	384"	384"	384"	384"
CENTERLINE, T*	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"	#5 at 12"
BOT. Reinf. BARS	H1	H4	H4	H1	H4	H5	H1	H5	H6	H2	H6	H6
ANCHOR TYPE†	H1	H4	H4	H1	H4	H5	H1	H5	H6	H2	H6	H6

† See STF-TA-02 for Anchor Types

CO2 TANK DETAIL



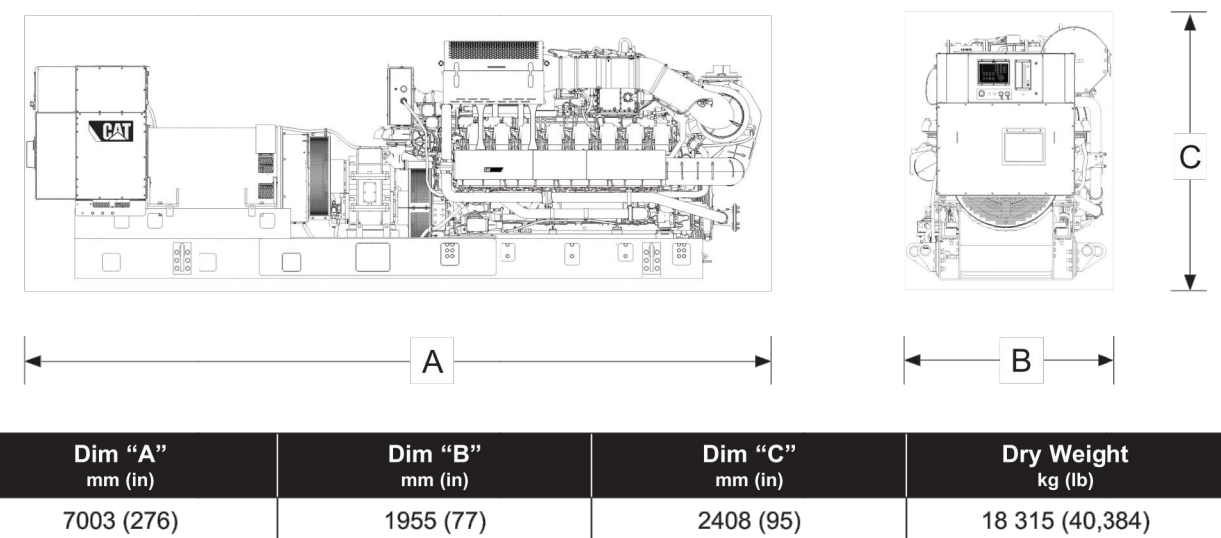
CHILLER DETAIL



Enclosures



Weights and Dimensions



Ratings Definitions

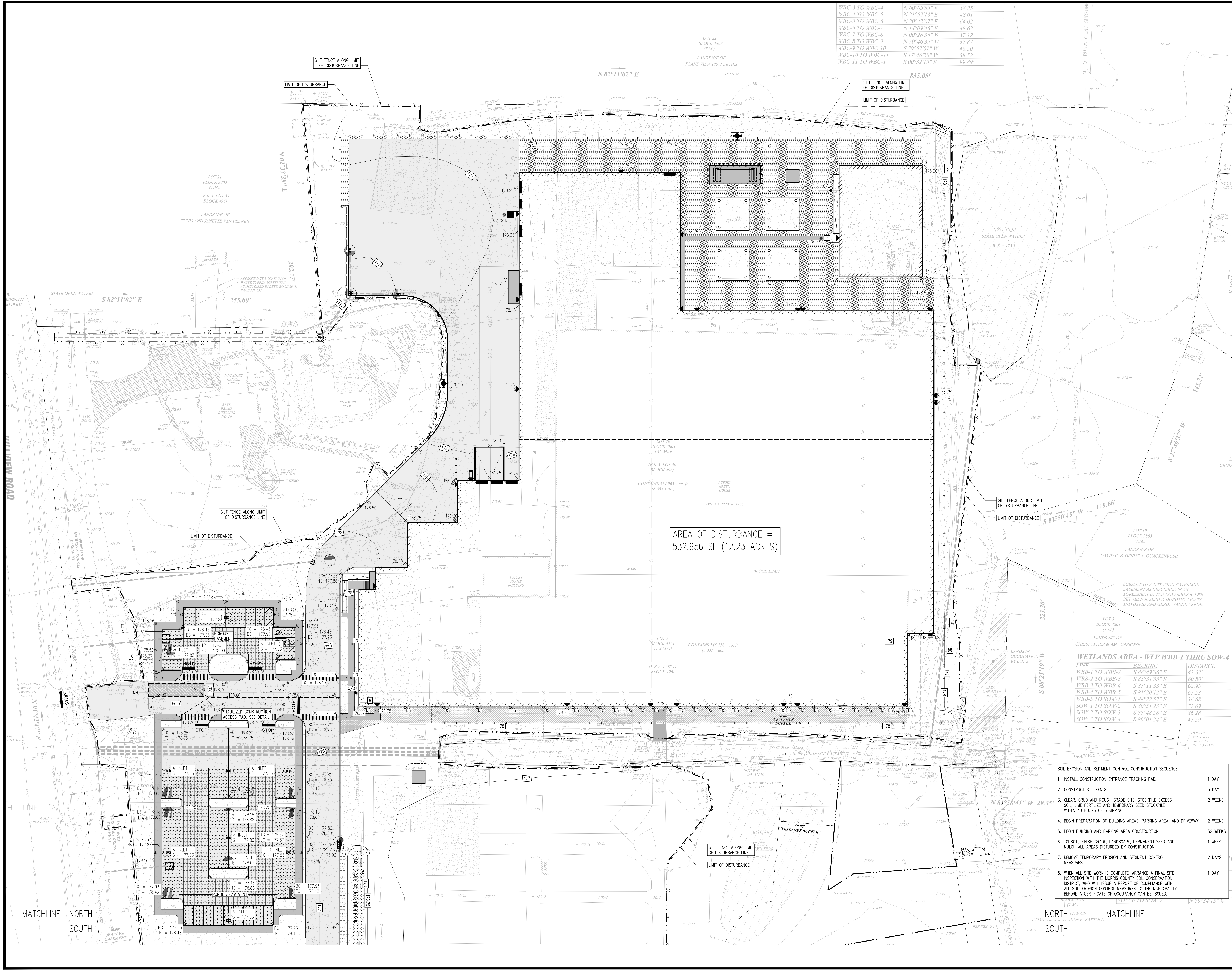
Continuous Power Rating
Output available with non-varying load for an unlimited time. Average power output is 70-100% of the continuous power rating. Typical peak demand is 100% of continuous rated kW for 100% of operating hours.

Applicable Codes and Standards
AS 1359, CSA C22.2 No. 100-04, UL 142, UL 489, UL 869, UL 2200, NFPA37, NFPA70, NFPA99, NFPA110, IBC, IEC 60341, ISO 3046, ISO 8528, NEMA MG1-22, NEMA MG1-33, 2014/35/IEU, 2006/42/EC, 2014/30/IEU.

Note: Codes may not be available in all model configurations. Please consult your local Cat dealer for availability.

Fuel Rates

- For transient response, ambient, and altitude capabilities consult your local Cat dealer.
- Fuel pressure range specified is to the engine fuel control valve. Additional fuel train components may be required and should be considered in pressure and flow calculations.
- For a complete reference of definitions and conditions see the following data sheets:
 - 60 Hz 1956kW Continuous / Standard (W Pumps)
 - EM1339-02 w/o fan (1.0 gph/hr NOx) - High Efficiency
 - EM1341-02 w/o fan (0.5 gph/hr NOx) - High Efficiency
 - EM1343-02 w/o fan (1.0 gph/hr NOx) - High Response
 - EM1345-02 w/o fan (0.5 gph/hr NOx) - High Response
 - EM2312-01 w/o fan (1.0 gph/hr NOx) - High Altitude/Ambient
 - EM2314-01 w/o fan (0.5 gph/hr NOx) - High Altitude/Ambient
 - EM4635-00 w/o fan (1.0 gph/hr NOx) - Humidity/Fuel Tolerant
 - EM463



WBC-3 TO WBC-4	N 60°05'33" E	39.23'
WBC-4 TO WBC-5	N 21°52'13" E	48.01'
WBC-5 TO WBC-6	N 20°42'07" E	64.02'
WBC-6 TO WBC-7	N 14°09'46" E	48.62'
WBC-7 TO WBC-8	N 00°28'36" W	37.12'
WBC-8 TO WBC-9	N 70°46'39" W	37.87'
WBC-9 TO WBC-10	S 79°57'07" W	46.50'
WBC-10 TO WBC-11	S 17°46'20" W	58.52'
WBC-11 TO WBC-1	S 00°32'15" E	99.89'

REV DATE DESCRIPTION

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Fax: 973-658-1117

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

1" = 30'
DATE: 7/15/2022
DRAWN BY: AP
CHECKED BY: TAB

THOMAS A. BOORADY PE
Signature
NJ LICENSE #43110

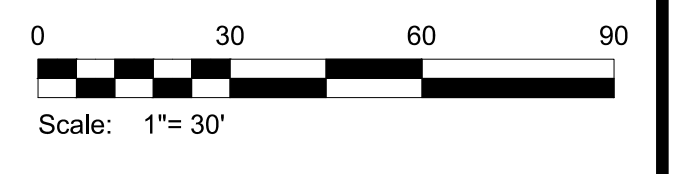
**SOIL EROSION AND
SEDIMENT CONTROL
PLAN - NORTH**

26

18-01

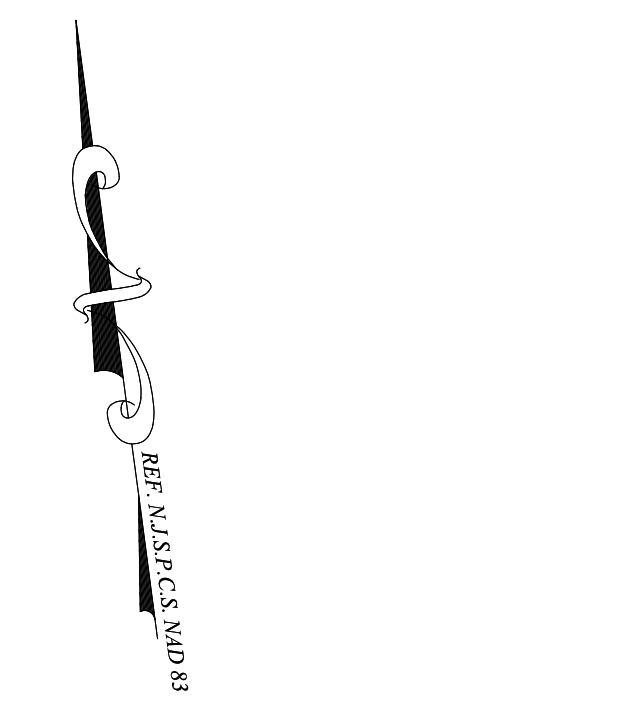
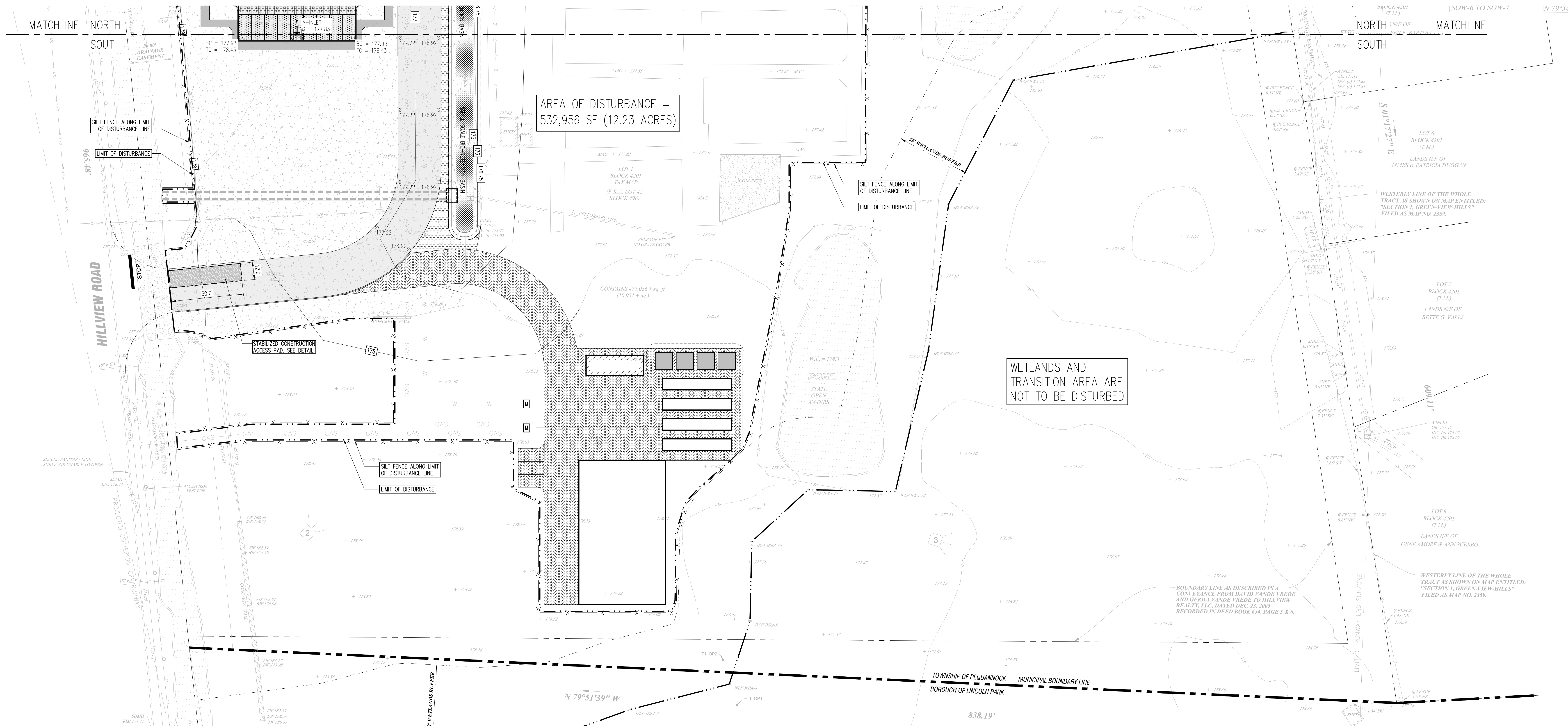
- SOIL EROSION AND SEDIMENT CONTROL LEGEND**
- STABILIZED CONSTRUCTION ACCESS PAD. SEE DETAIL
 - PROPOSED SILT FENCE. SEE DETAIL
 - LIMIT OF DISTURBANCE
 - INLET FILTER. SEE DETAIL

- NOTES:
- AREA OF DISTURBANCE = 532,956 SF (12.23 ACRES)
 - SOIL COMPACTION EXEMPTION NOTE:
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (MPA) UNDER EXISTING CONDITIONS. THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT"



LINE	BEARING	DISTANCE
WBB-1 TO WBB-2	S 88°49'06" E	43.02'
WBB-2 TO WBB-3	S 83°31'55" E	60.80'
WBB-3 TO WBB-4	S 83°11'33" E	62.95'
WBB-4 TO WBB-5	S 81°20'12" E	65.53'
WBB-5 TO SOW-1	S 88°22'57" E	36.68'
SOW-1 TO SOW-2	S 80°51'23" E	72.69'
SOW-2 TO SOW-3	S 77°48'58" E	86.28'
SOW-3 TO SOW-4	S 80°01'24" E	47.59'

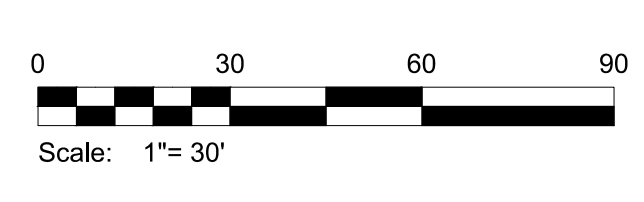
- SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE**
- INSTALL CONSTRUCTION ENTRANCE TRACKING PAD. 1 DAY
 - CONSTRUCT SILT FENCE. 3 DAY
 - CLEAR, GRUB AND ROUGH GRADE SITE. STOCKPILE EXCESS SOIL, LIME FERTILIZER AND TEMPORARY SEED STOCKPILE WITHIN 48 HOURS OF STRIPPING. 2 WEEKS
 - BEGIN PREPARATION OF BUILDING AREAS, PARKING AREA, AND DRIVEWAY. 2 WEEKS
 - BEGIN BUILDING AND PARKING AREA CONSTRUCTION. 52 WEEKS
 - TOPSOIL, FINISH GRADE, LANDSCAPE, PERMANENT SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION. 1 WEEK
 - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. 2 DAYS
 - WHEN ALL SITE WORK IS COMPLETE, ARRANGE A FINAL SITE INSPECTION WITH THE MORRIS COUNTY SOIL CONSERVATION DISTRICT, WHO WILL ISSUE A REPORT OF COMPLIANCE WITH ALL SOIL EROSION CONTROL MEASURES TO THE MUNICIPALITY BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED. 1 DAY



- SOIL EROSION AND SEDIMENT CONTROL LEGEND**
- STABILIZED CONSTRUCTION ACCESS PAD. SEE DETAIL
 - PROPOSED SILT FENCE. SEE DETAIL
 - LIMIT OF DISTURBANCE
 - INLET FILTER. SEE DETAIL

NOTES:

- AREA OF DISTURBANCE = 532,956 SF (12.23 ACRES)
- SOIL COMPACTION EXEMPTION NOTE: AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (MPA) UNDER EXISTING CONDITIONS. THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PAI AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT"



REV	DATE	DESCRIPTION

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30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE	
1. INSTALL CONSTRUCTION ENTRANCE TRACKING PAD.	1 DAY
2. CONSTRUCT SILT FENCE.	3 DAY
3. CLEAR, GRUB AND ROUGH GRADE SITE. STOCKPILE EXCESS SOIL, LIME FERTILIZER AND TEMPORARY SEED STOCKPILE WITHIN 48 HOURS OF STRIPPING.	2 WEEKS
4. BEGIN PREPARATION OF BUILDING AREAS, PARKING AREA, AND DRIVEWAY.	2 WEEKS
5. BEGIN BUILDING AND PARKING AREA CONSTRUCTION.	52 WEEKS
6. TOPSOIL, FINISH GRADE, LANDSCAPE, PERMANENT SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION.	1 WEEK
7. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.	2 DAYS
8. WHEN ALL SITE WORK IS COMPLETE, ARRANGE A FINAL SITE INSPECTION WITH THE MORRIS COUNTY SOIL CONSERVATION DISTRICT, WHO WILL ISSUE A REPORT OF COMPLIANCE WITH ALL SOIL EROSION CONTROL MEASURES TO THE MUNICIPALITY BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.	1 DAY

SCALE	1" = 30'	DATE	7/15/2022
DRAWN BY	AP	CHECKED BY	TAB

THOMAS A. BOORADY PE

NJ LICENSE #43110

SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH

PROJECT NUMBER
27
JOB NO.
18-01

MORRIS COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN FOURTEEN (14) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 23 BELOW.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 22 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION. SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL, AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
10. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
11. ALL NEW ROADWAYS MUST BE TREATED WITH SUITABLE SUB BASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SMO RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
17. ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
18. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
19. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
20. CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
21. TOPSOIL STOCKPILE PROTECTION

- a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT.
 - b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT.
 - c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB PER 1000 SQ FT.
 - d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT.
 - e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - f) PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
22. TEMPORARY STABILIZATION SPECIFICATIONS
- a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT.
 - b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT.
 - c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB PER 1000 SQ FT.
 - d) MULCH DISTURBED SOIL WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT.
 - e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
23. PERMANENT STABILIZATION SPECIFICATIONS
- a) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
 - b) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT. AND WORK FOUR INCHES INTO SOIL.
 - c) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT.
 - d) APPLY HARD FESCUE SEED AT 2.7 LBS PER 1000 SQ FT AND CREEPING RED FESCUE SEED AT 0.7 LBS PER 1000 SQ FT AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ FT.
 - e) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT.
 - f) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

NOTE: 48 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

MORRIS COUNTY SOIL CONSERVATION DISTRICT
DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES – SEE STANDARD FOR 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 ADHESIVE – 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 SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 26-1)		
ACULATED SOY BEEN SOAP STICK	NONE	COARSE SPRAY	1200

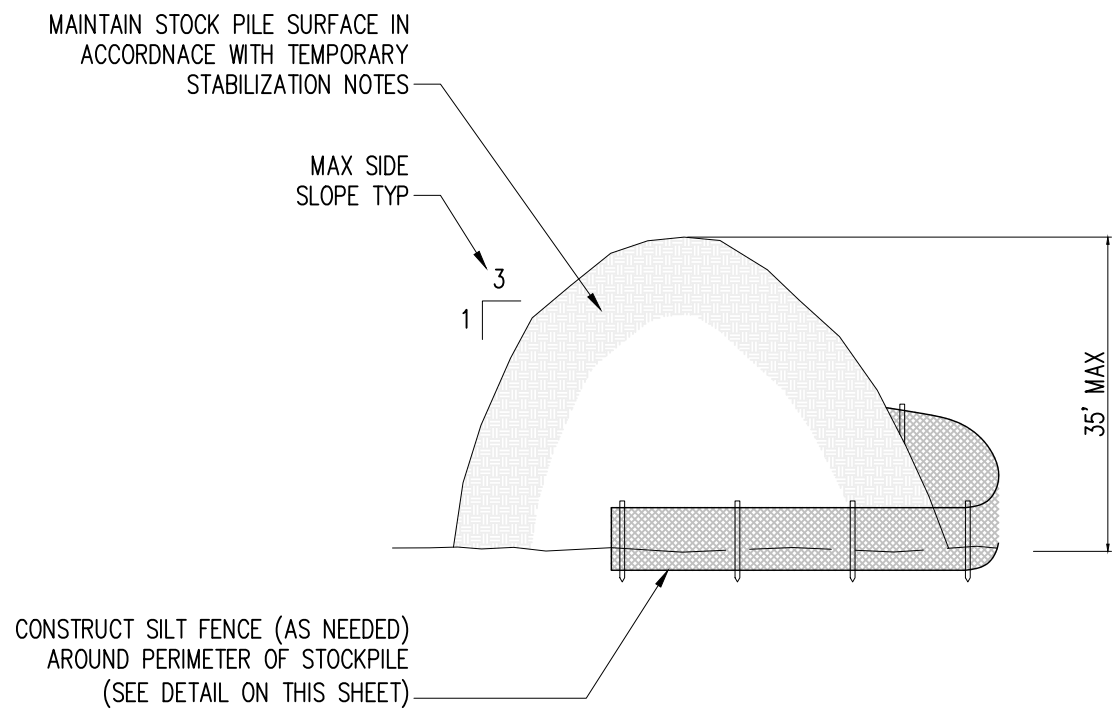
TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHisel-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE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

SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

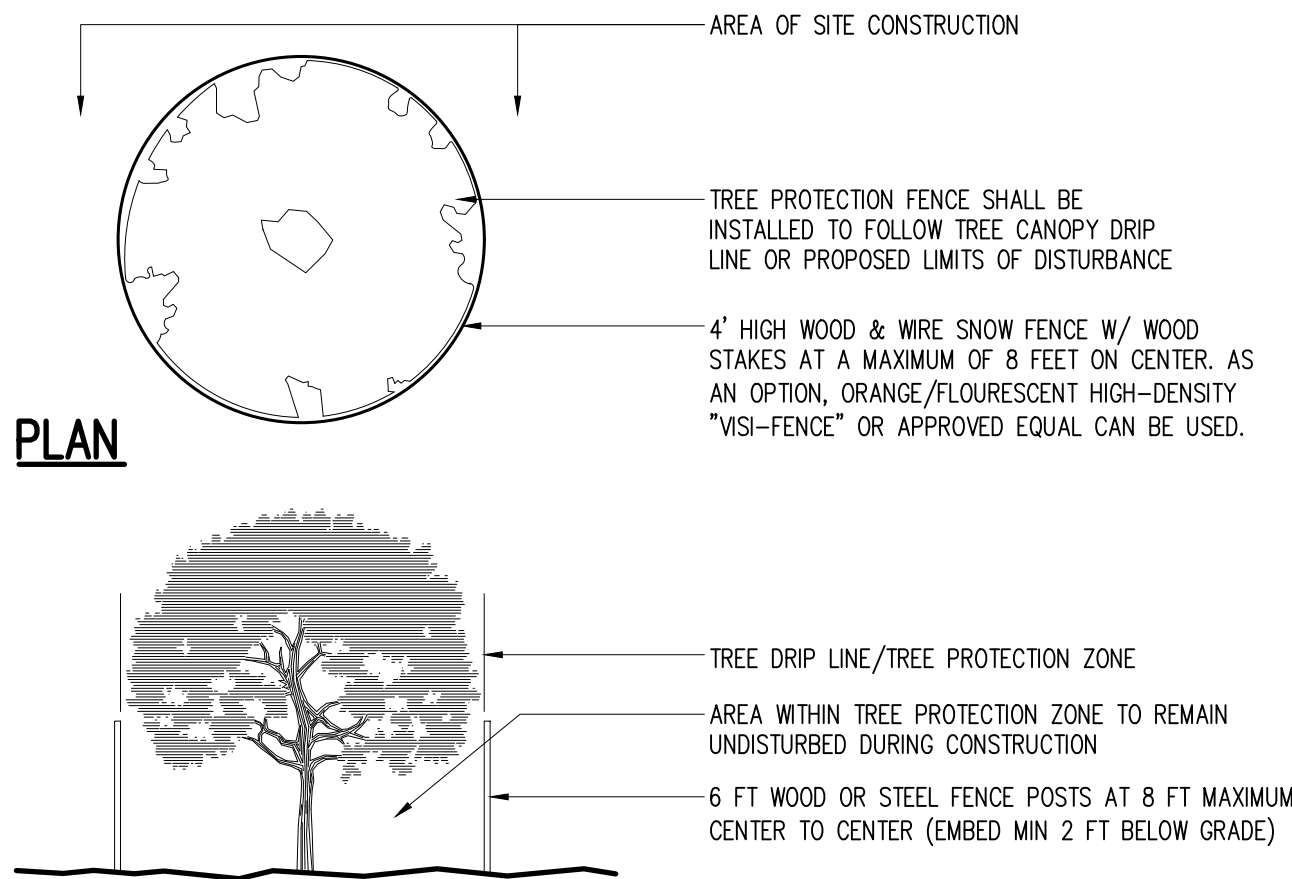
BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, GRATE WALLS.

CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF 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.

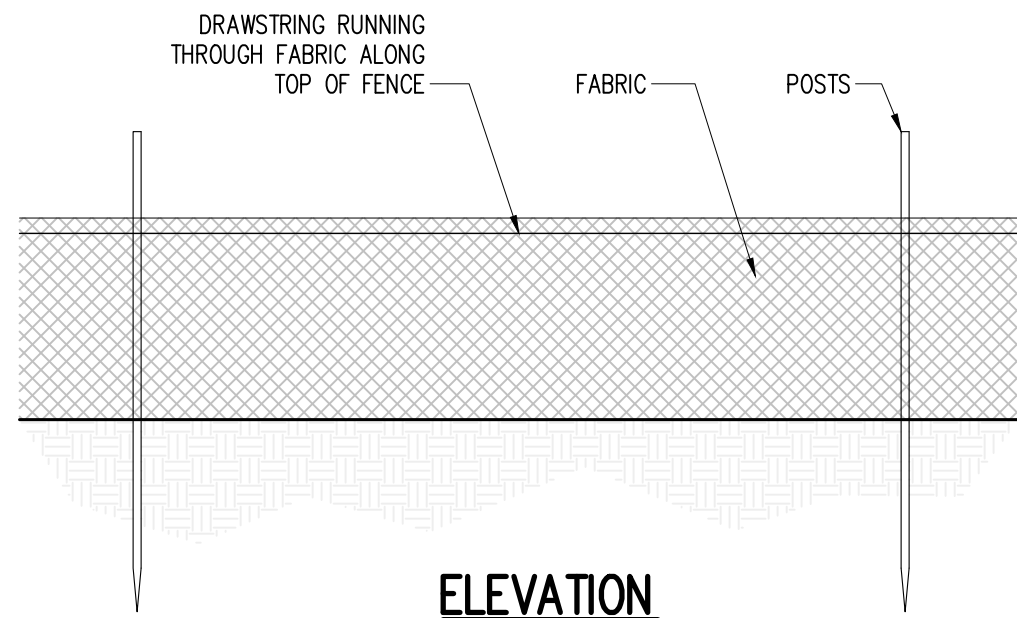


TEMPORARY STOCKPILE DETAIL

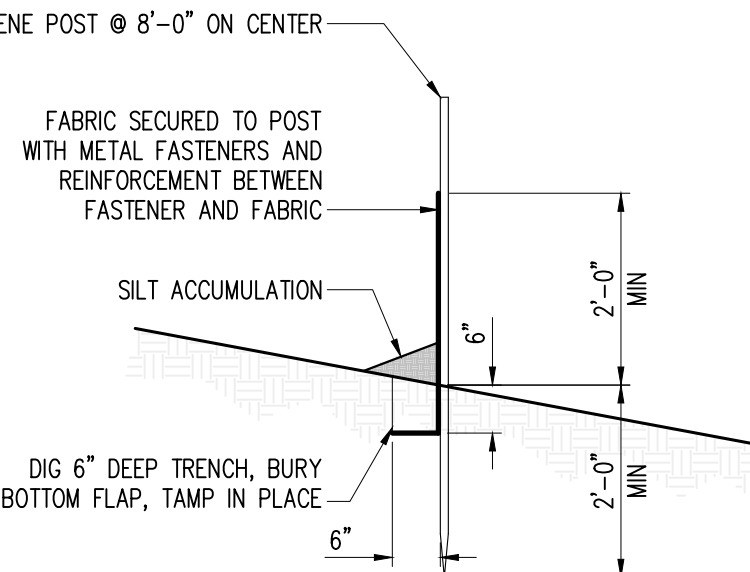


ELEVATION

TREE PROTECTION DURING SITE
CONSTRUCTION DETAIL

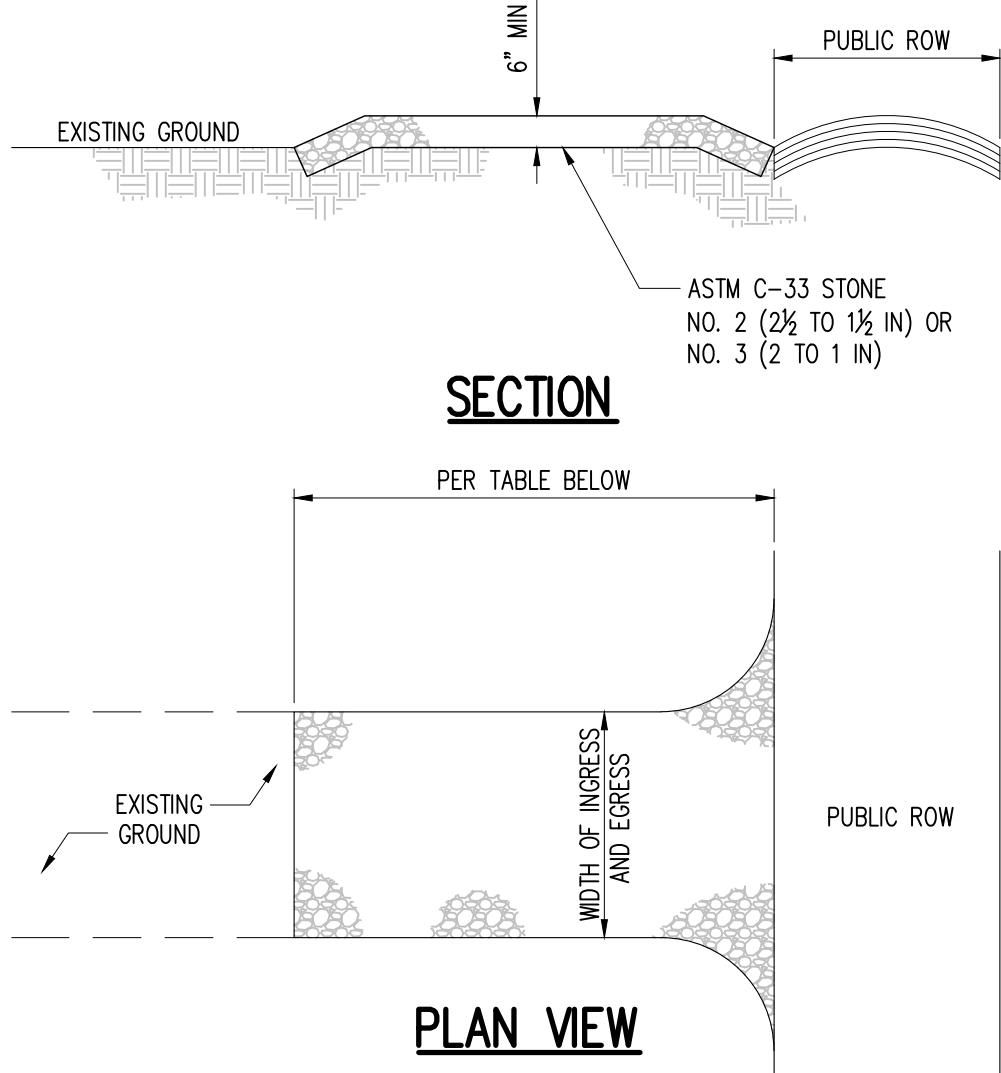


ELEVATION



SECTION

SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOIL	FINE GRAINED SOIL
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE, COURSE, MIX 1-2	

NOTE: STABILIZED CONSTRUCTION ACCESS SHALL COMPLY WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, JANUARY 2014, CHAPTER 27.

STABILIZED CONSTRUCTION ACCESS DETAIL

REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark Pompton Turnpike
Riverside, NJ 07457
Office: 973-659-6500
Fax: 973-659-1117

PROJECT: **CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT: **Hillview Med**
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
**BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2**

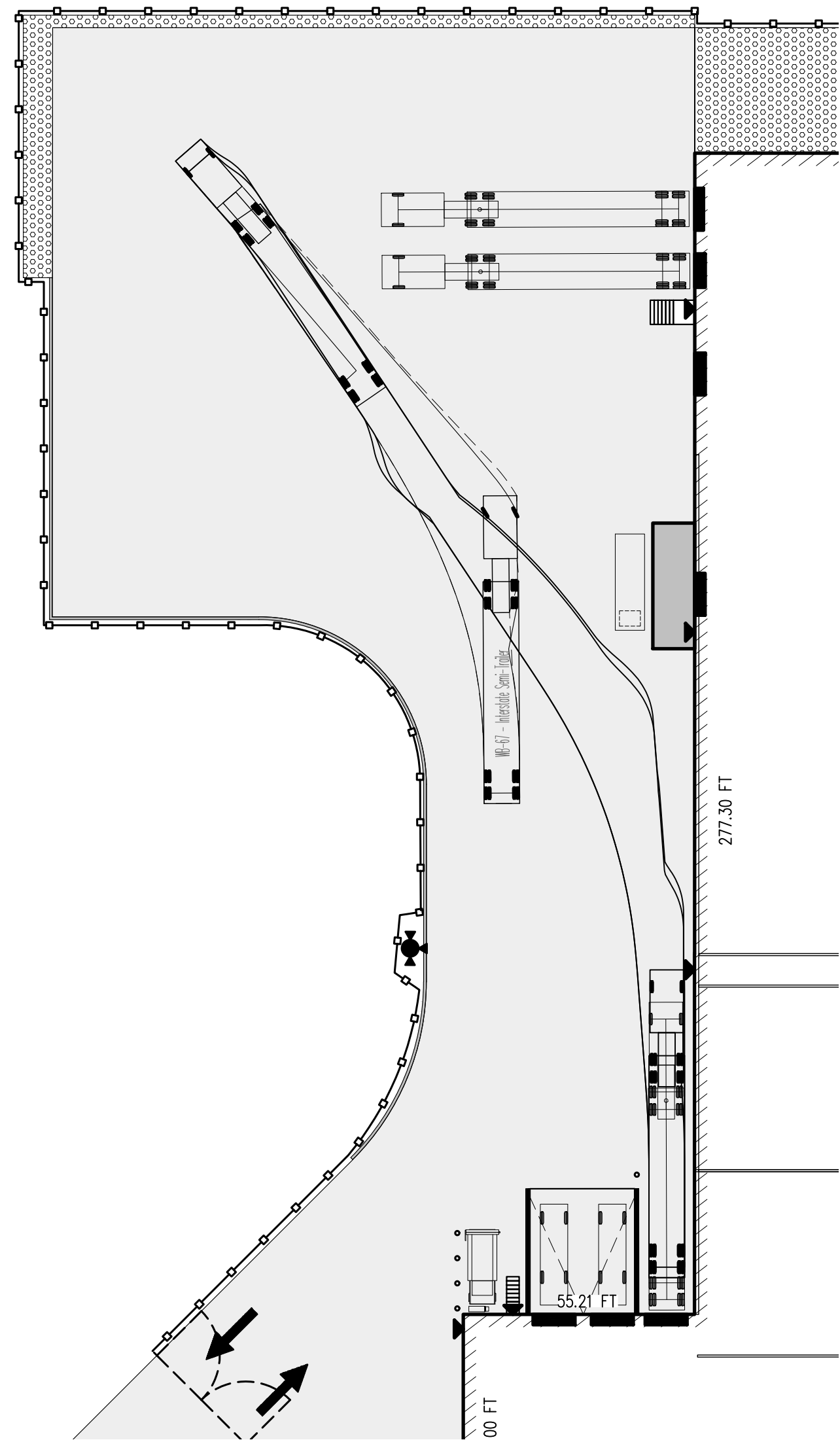
DATE	DATE
NTS	7/15/2022
DRAWN BY	CHECKED BY
AP	TAB

THOMAS A. BOORADY PE

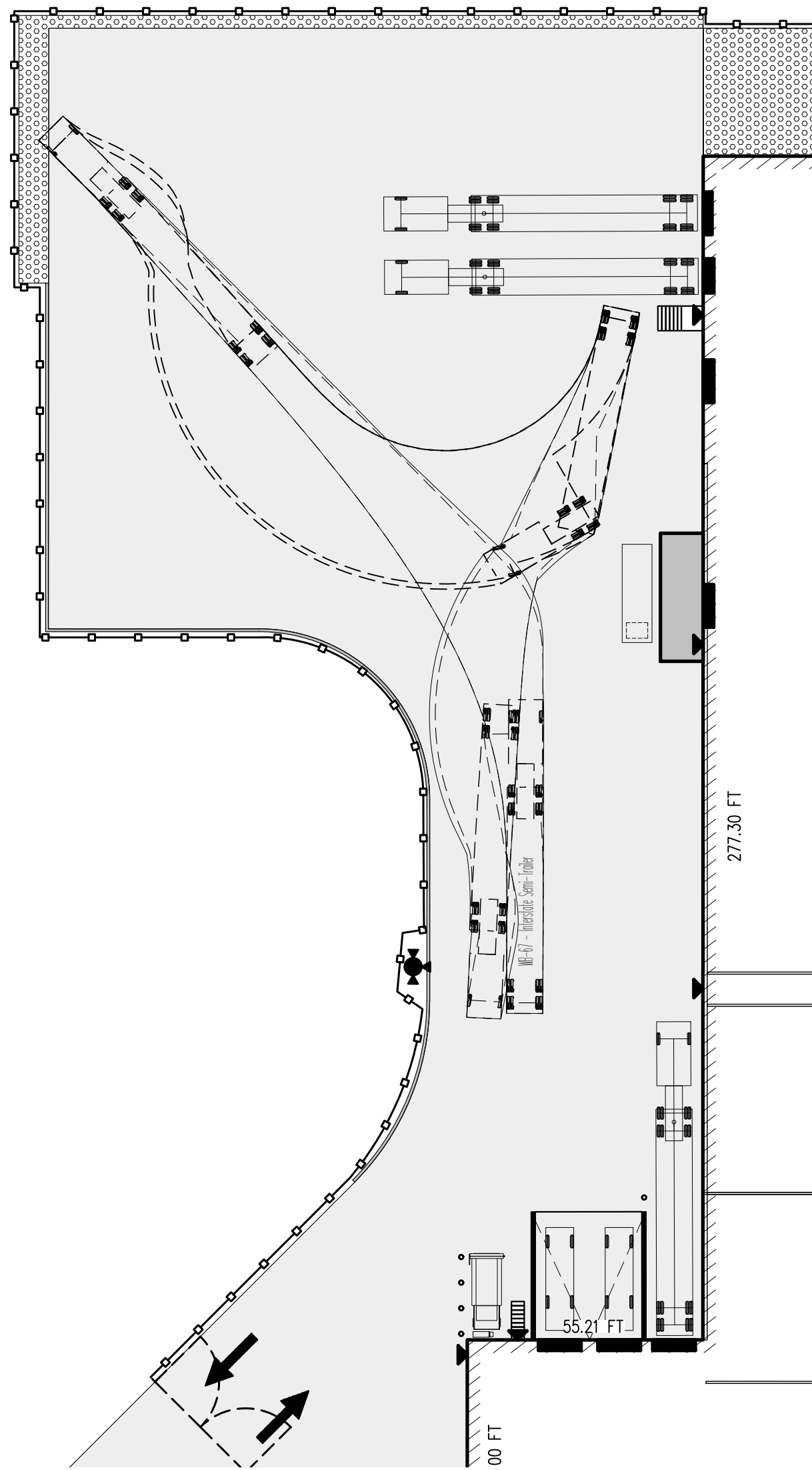
NJ LICENSE #43110

SHEET TITLE: **SOIL EROSION AND
SEDIMENT CONTROL
DETAILS**

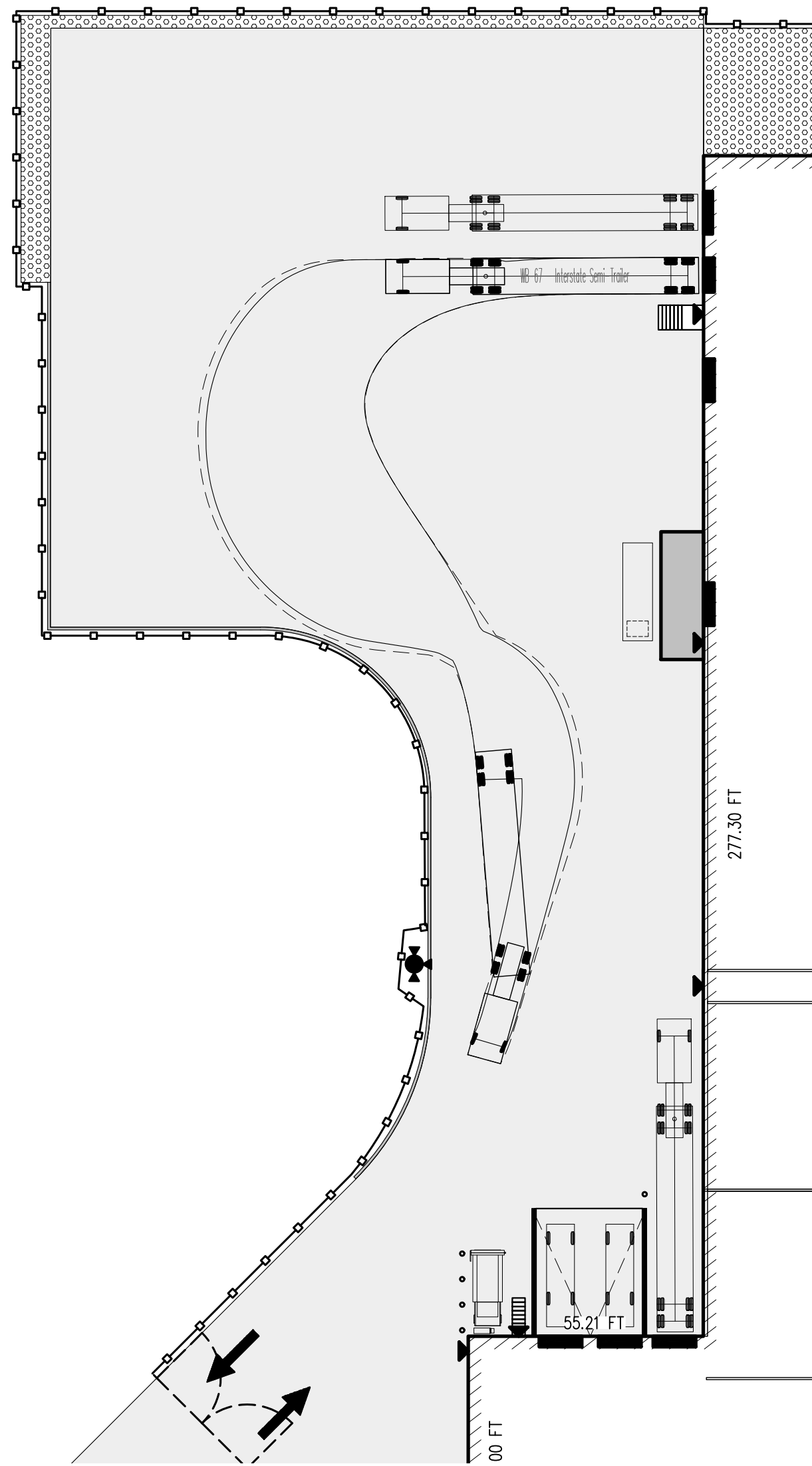
SHEET NUMBER: **28**
PSR NO.: 18-01



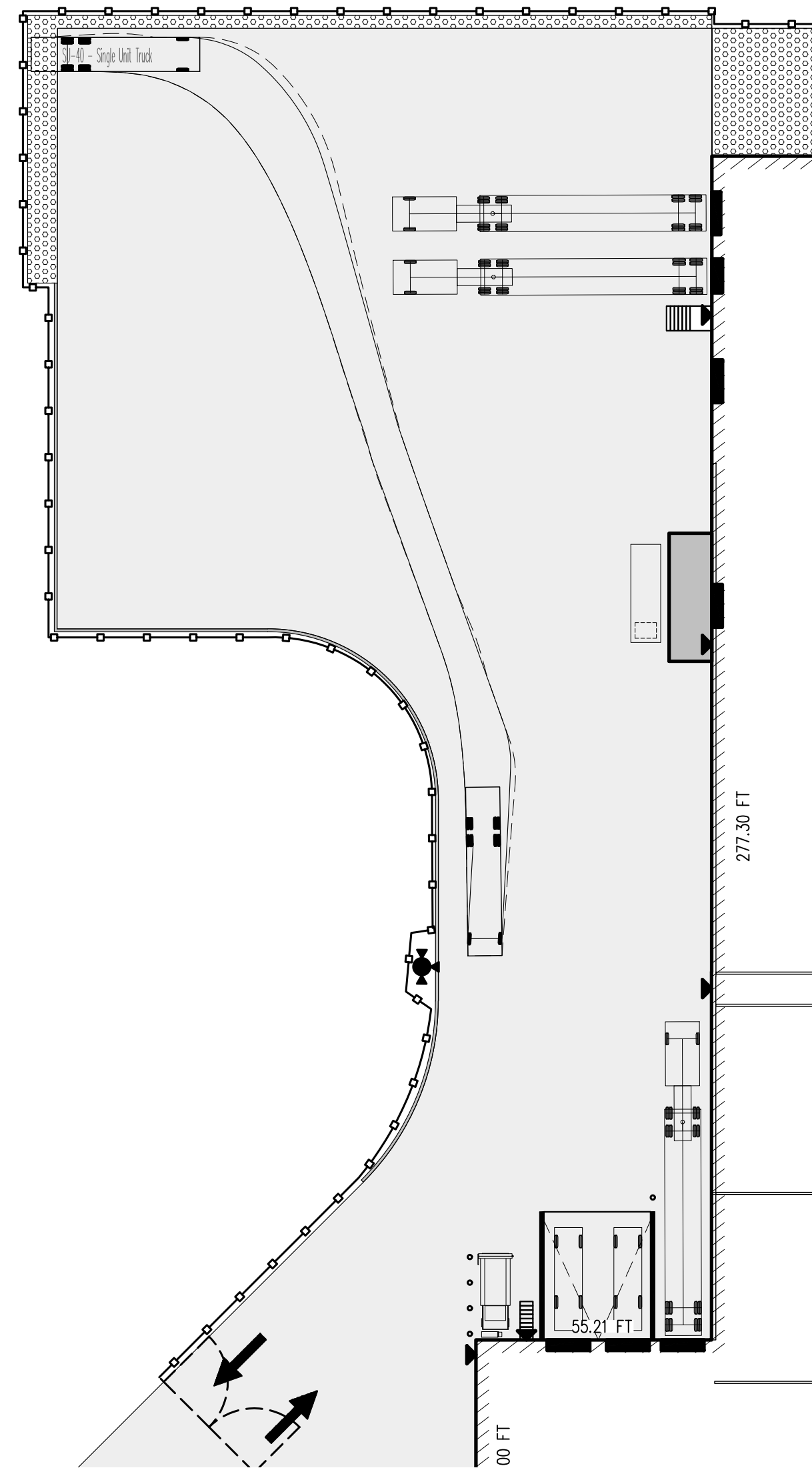
HEADHOUSE DOCK



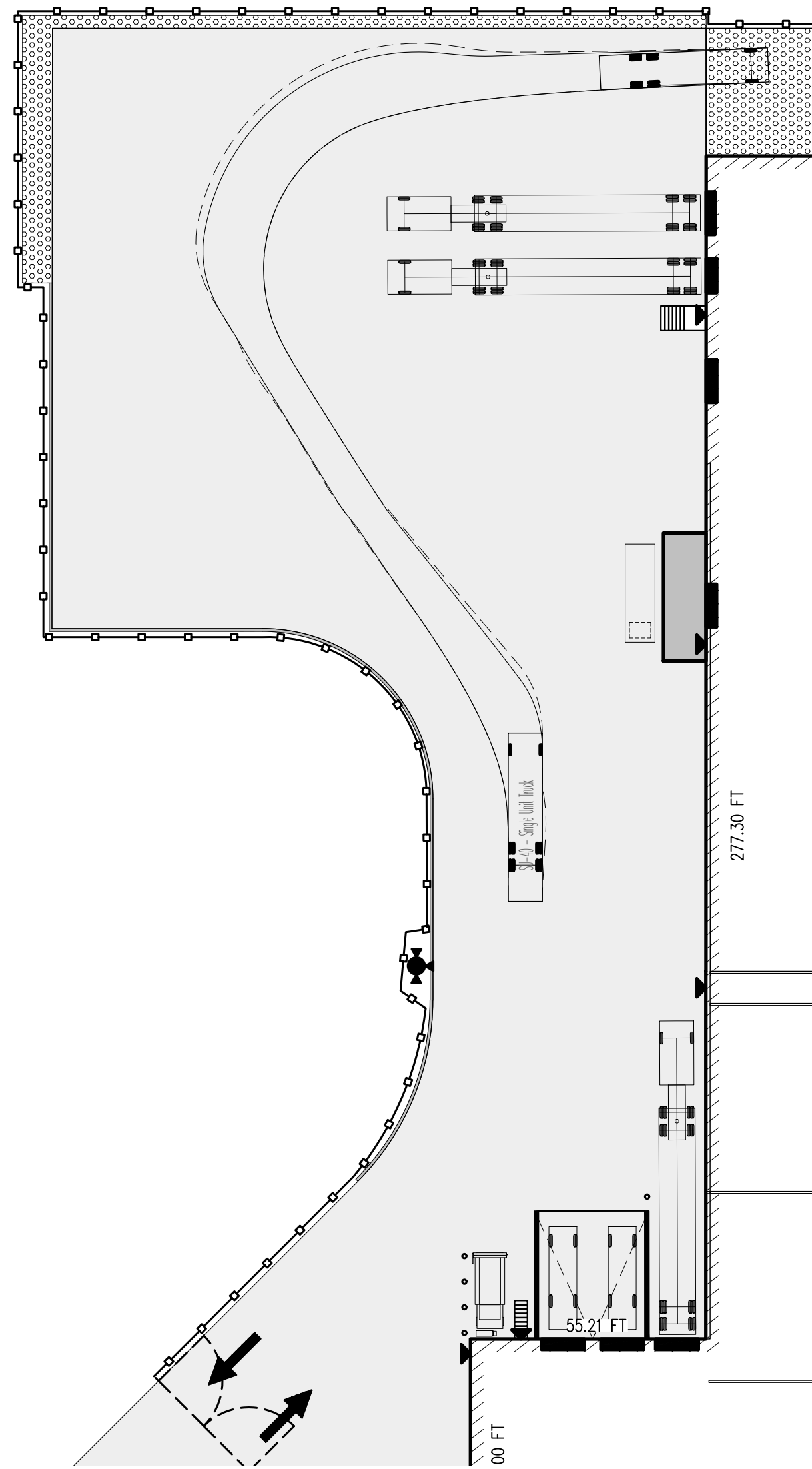
TRUCK TURN AROUND



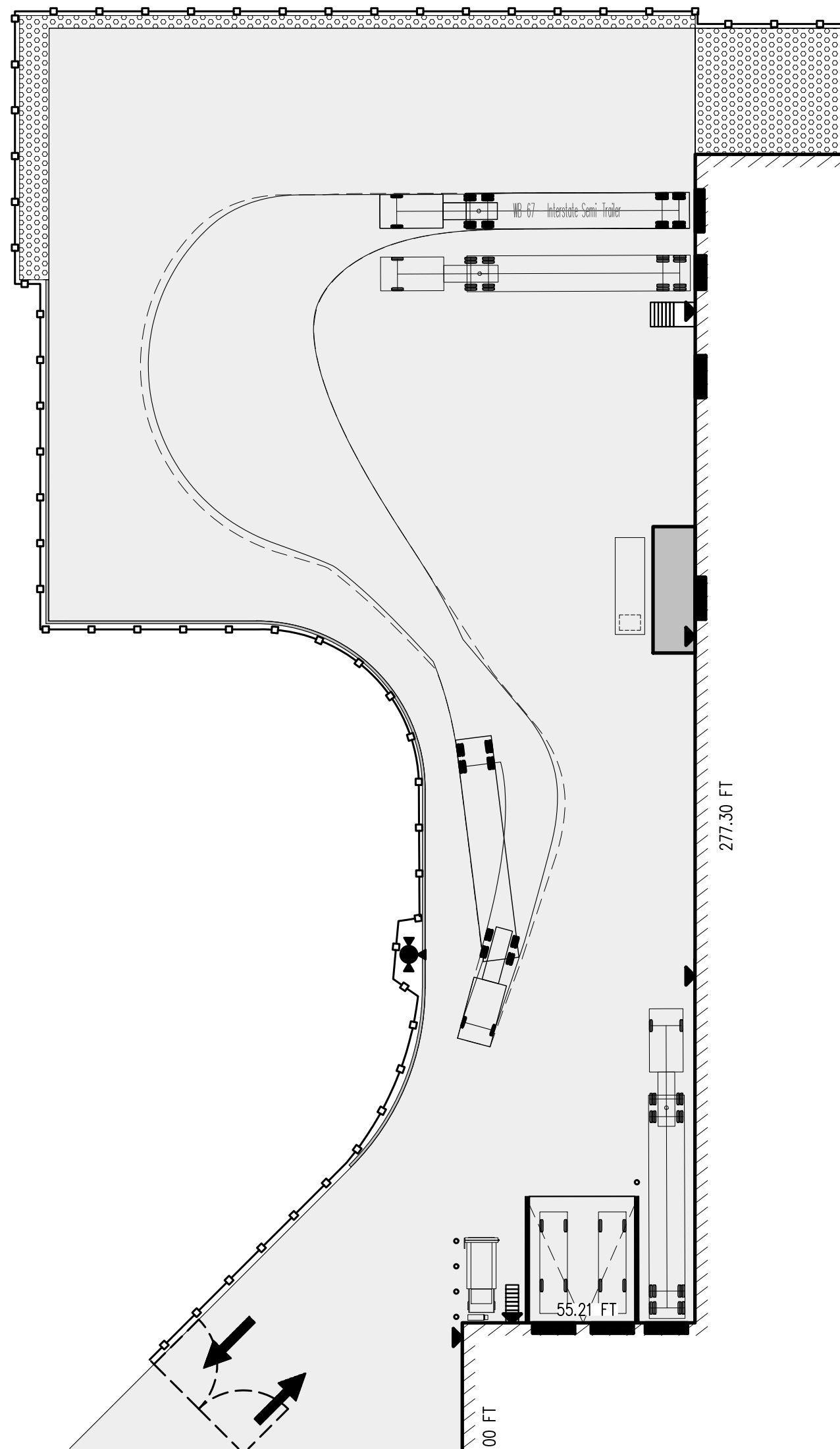
SOUTH LOADING DOCK OUT



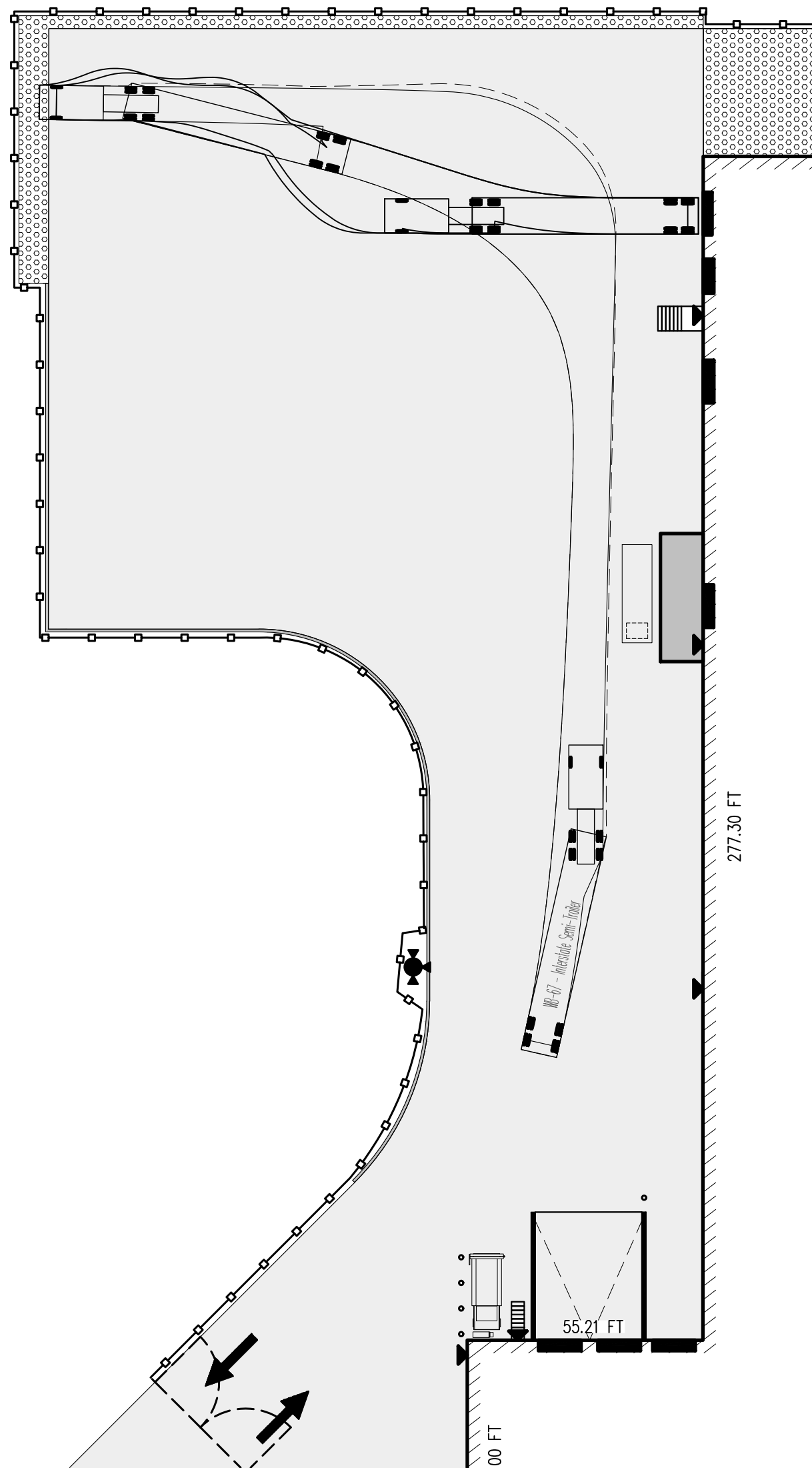
FIRE TRUCK ACCESS TO POWERHOUSE IN



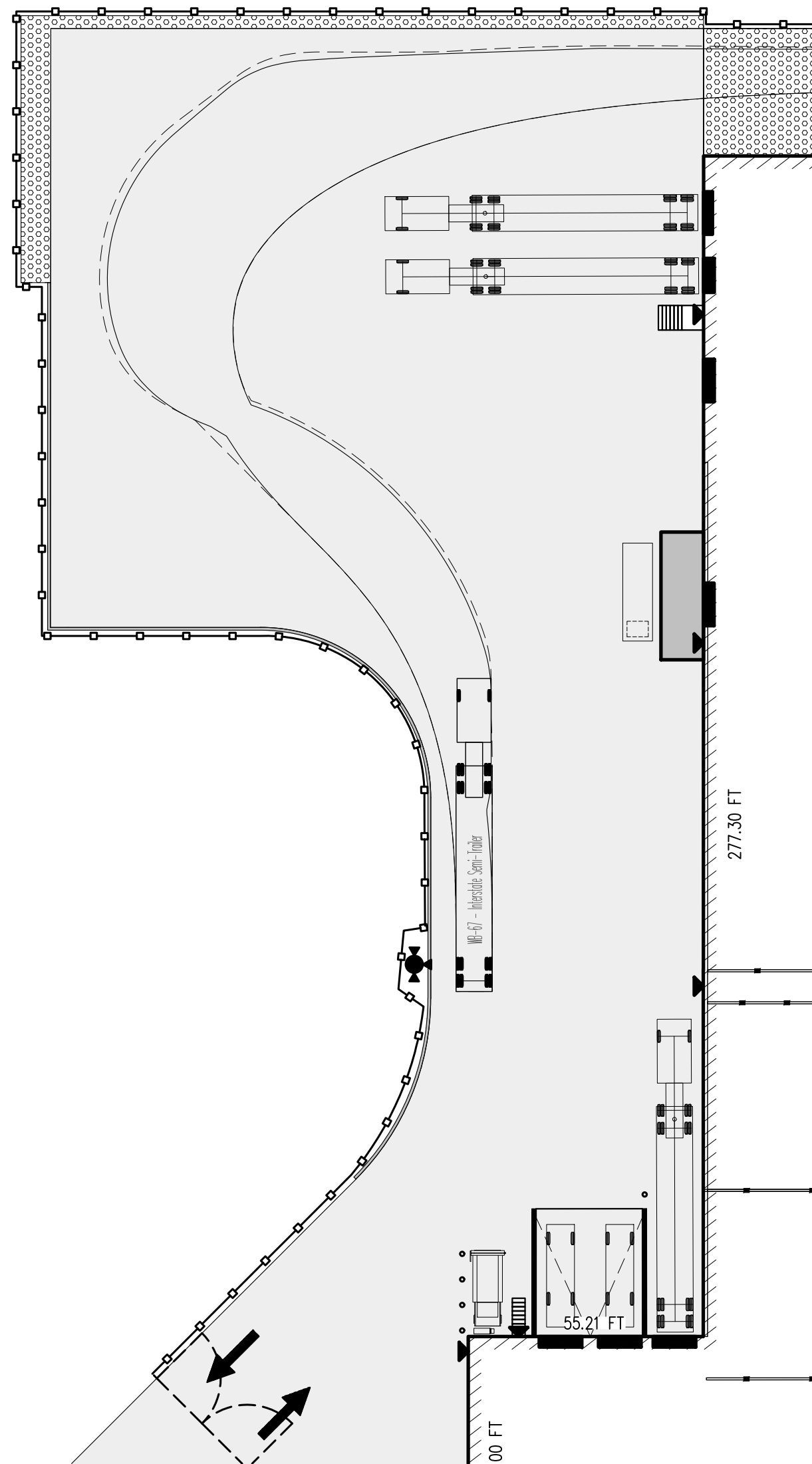
FIRE TRUCK ACCESS TO POWERHOUSE OUT



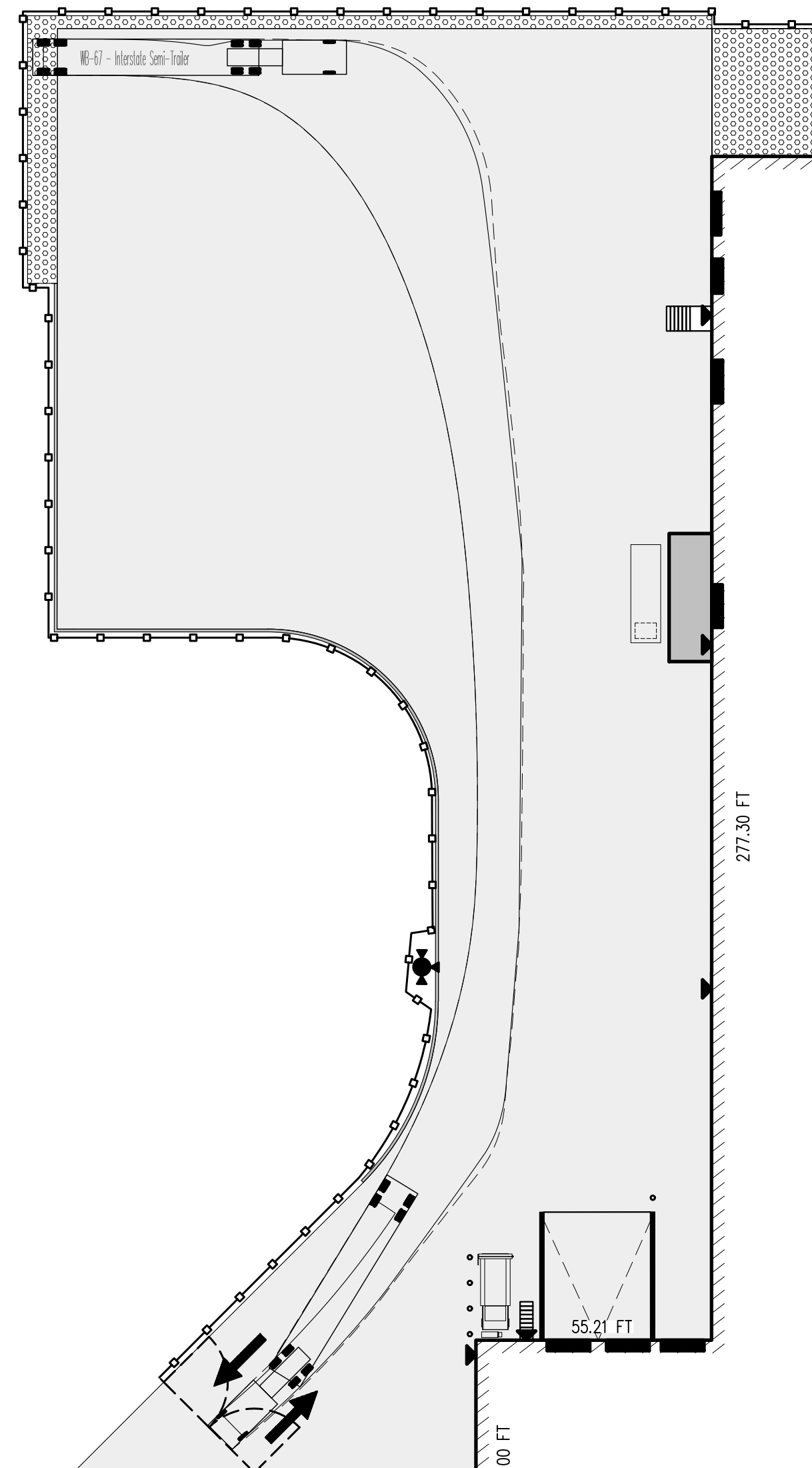
NORTH LOADING DOCK OUT
NO TRUCKS PARKED



NORTH LOADING DOCK IN
NO TRUCKS PARKED



CO2 DELIVERY IN



CO2 DELIVERY OUT

24.085
3.281 14.79
Mercedes Sprinter Panel Van S190CD Extra Long Super High Roof
Overall Length 24.085m
Overall Width 2.458m
Overall Body Height 4.905m
Min Body Ground Clearance 1.332m
Track Width 1.937m
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 25.581m

MERCEDES SPRINTER PANEL VAN

27.9 53
23.5 17.4 4.2 43.5 4 5.5
WB-67 - Interstate Semi-Trailer
Overall Length 73.500m
Overall Width 8.500m
Overall Body Height 13.500m
Min Body Ground Clearance 1.332m
Max Track Width 6.500m
Lock-to-lock time 1.00s
Max Steering Angle (Virtual) 28.40°

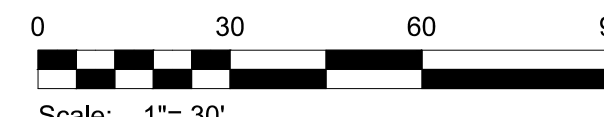
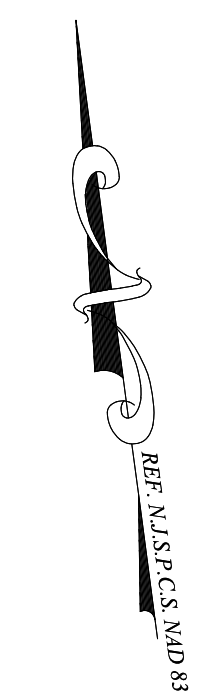
WB-67 - INTERSTATE SEMI-TRAILER

28.613
4.946 12.333 4.167
Mack TerraPro Cabover 6x4 MRU613 + Wayne Curtsteer Steer
Overall Length 28.613m
Overall Width 8.500m
Overall Body Height 11.000m
Min Body Ground Clearance 1.332m
Track Width 8.000m
Lock-to-lock time 5.00s
Curb to Curb Turning Radius 33.500m

MACK TERRAPRO CABOVER 6X4 MRU613

39.5
4 23 4
SU-40 - Single Unit Truck
Overall Length 39.500m
Overall Width 8.000m
Overall Body Height 11.000m
Min Body Ground Clearance 1.332m
Track Width 8.000m
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 17.86°

SU-40 SINGLE UNIT TRUCK



REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark-Pompton Turnpike
Riverside, NJ 07457
Office: 973-858-8300
Fax: 973-858-1117

PROJECT
**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**
FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440
**BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2**

SCALE	1" = 30'	DATE	7/15/2022
DRAWN BY	AP	CHECKED BY	TAB

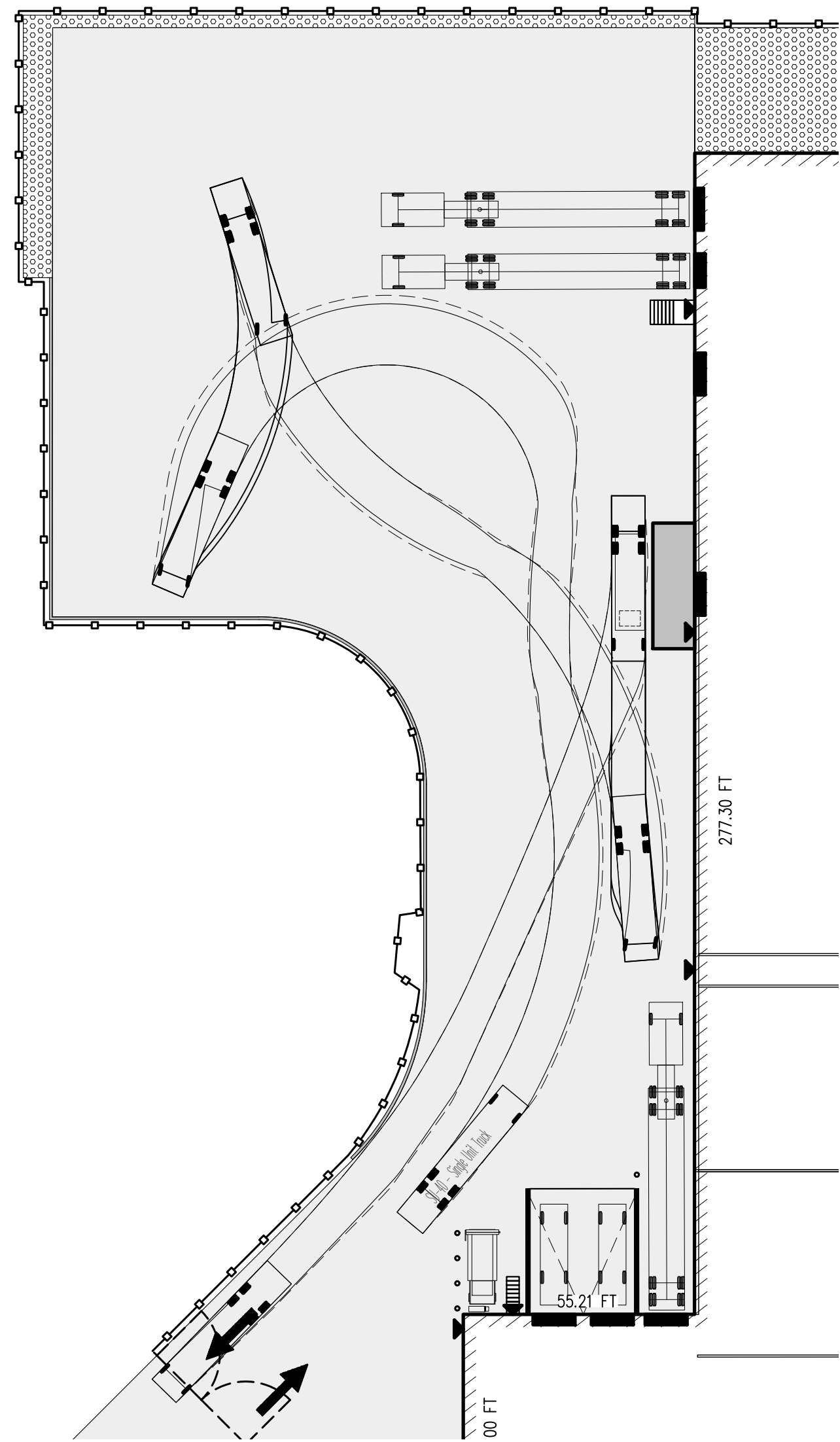
THOMAS A. BOORADY PE

NJ LICENSE #43110

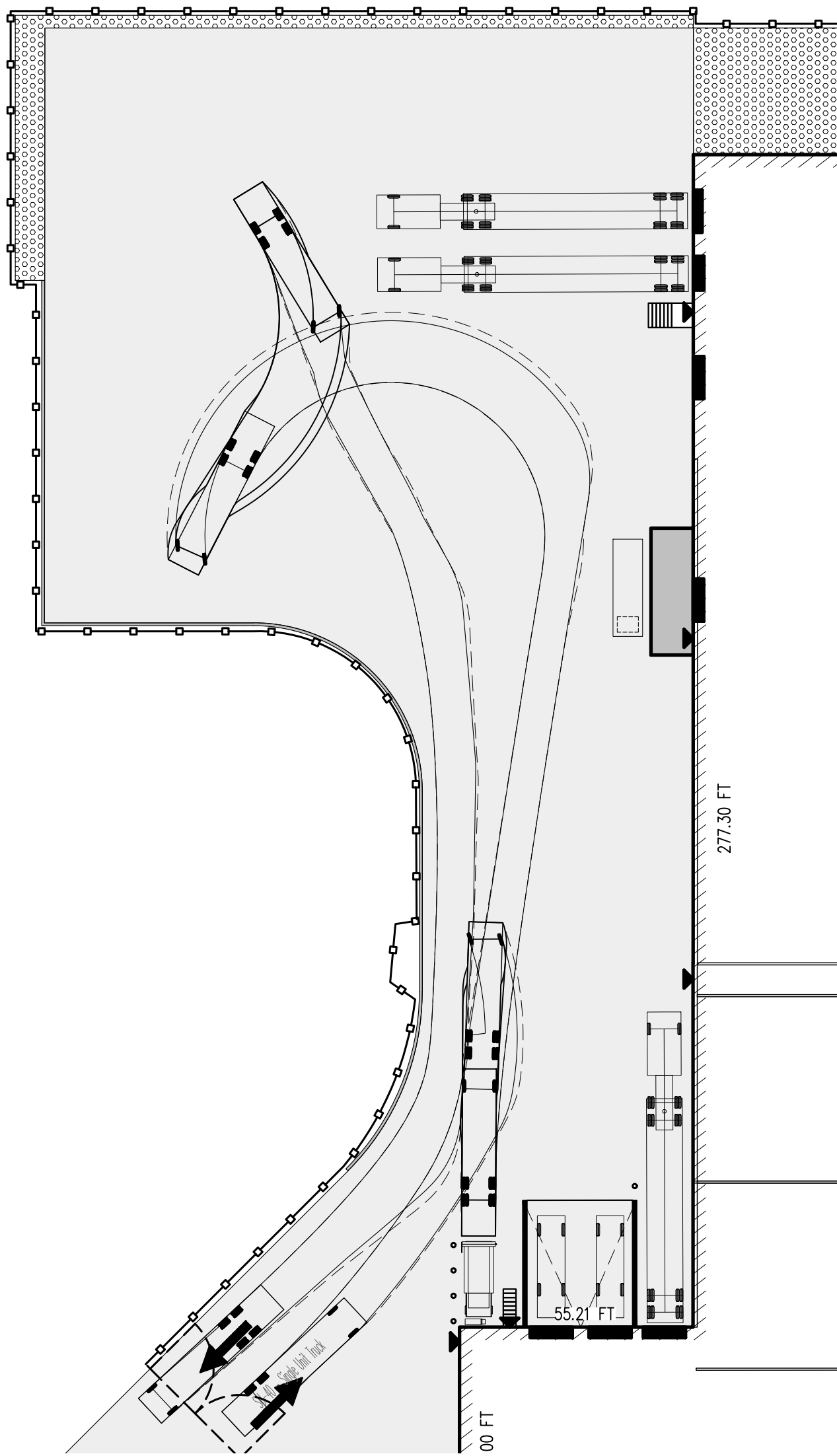
SHEET TITLE
**TURNING MOVEMENT
SHEET 1**

SHEET NUMBER
29

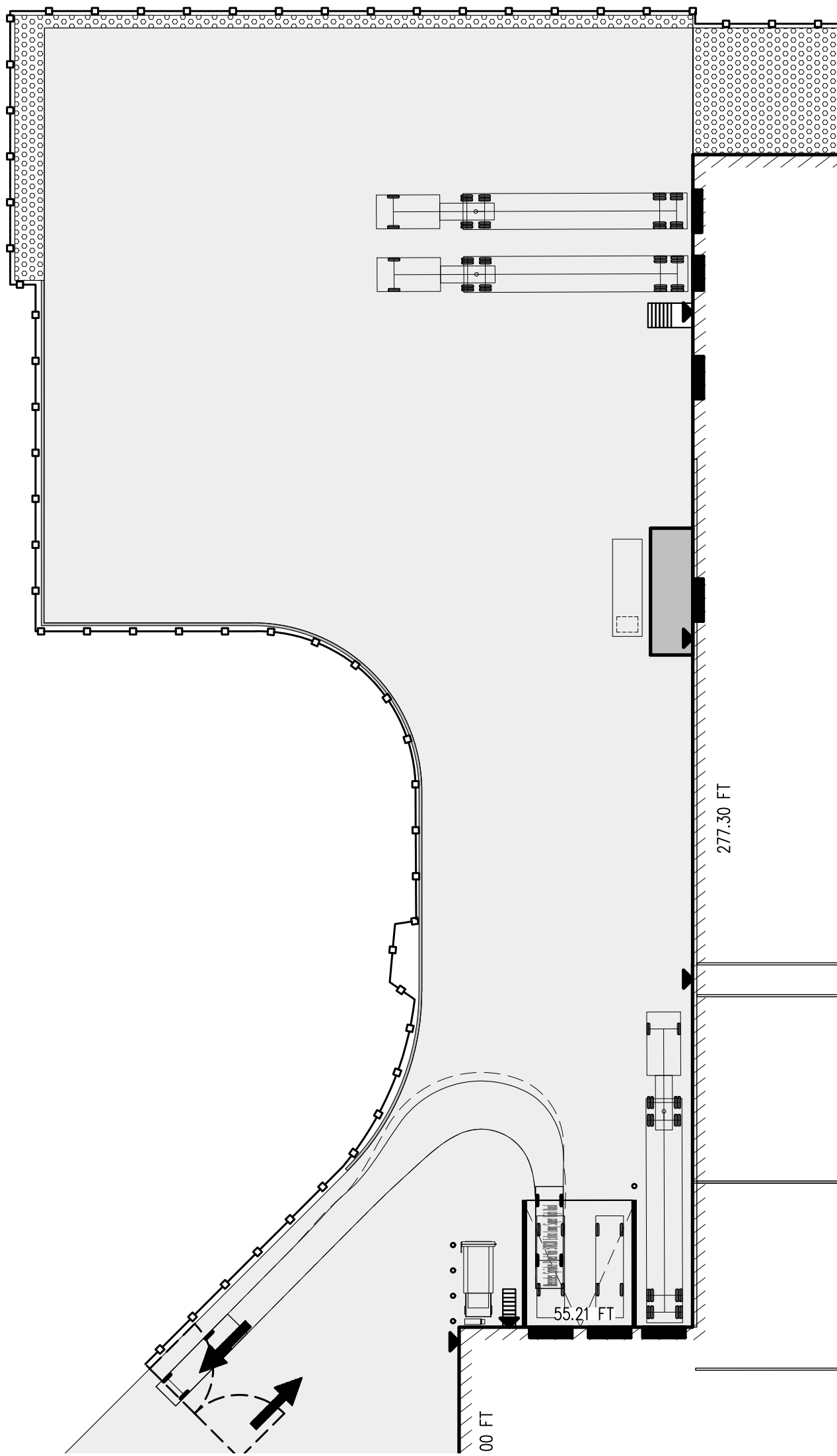
FILE NO.
18-01



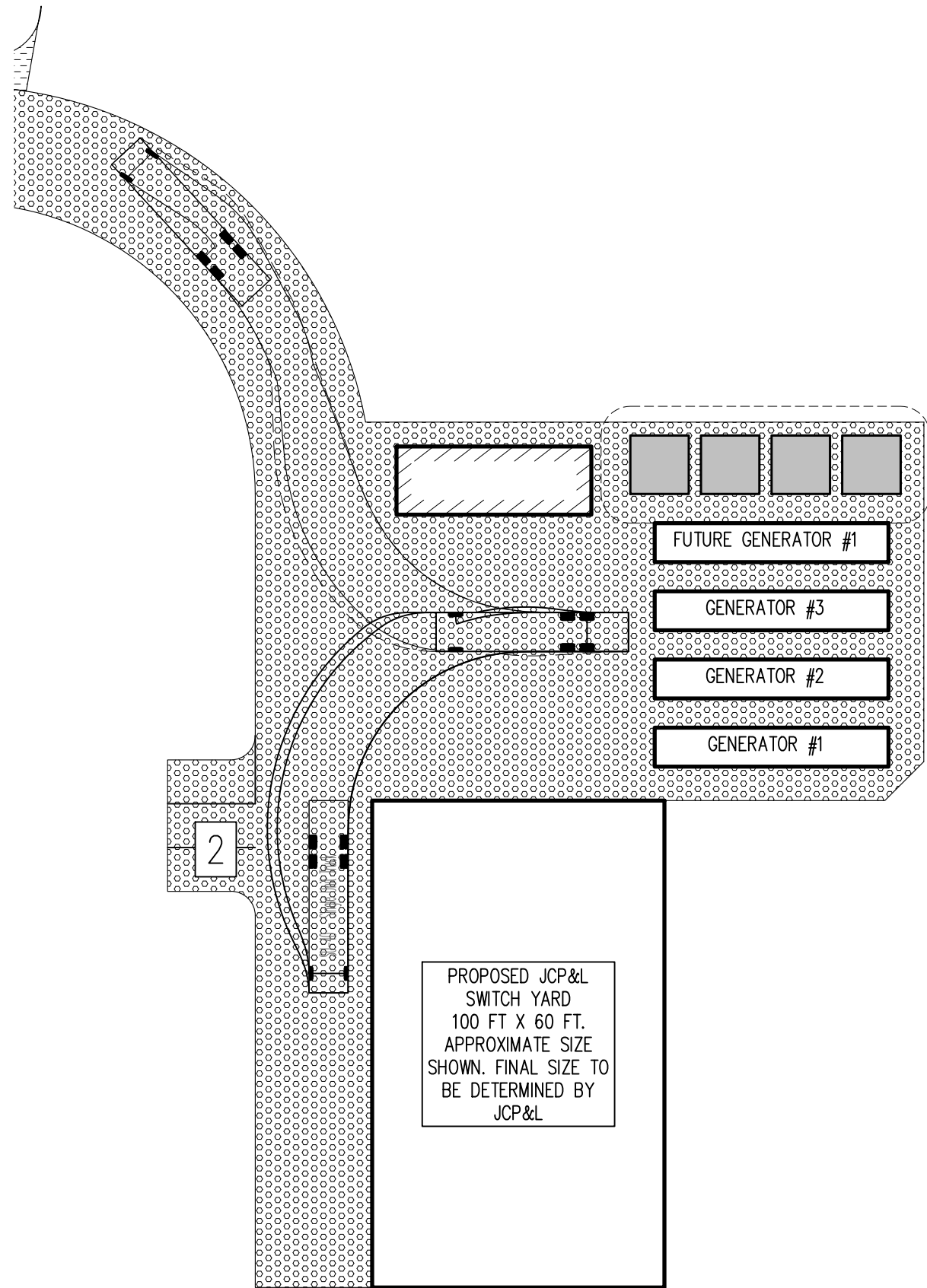
COMPACTOR PICKUP



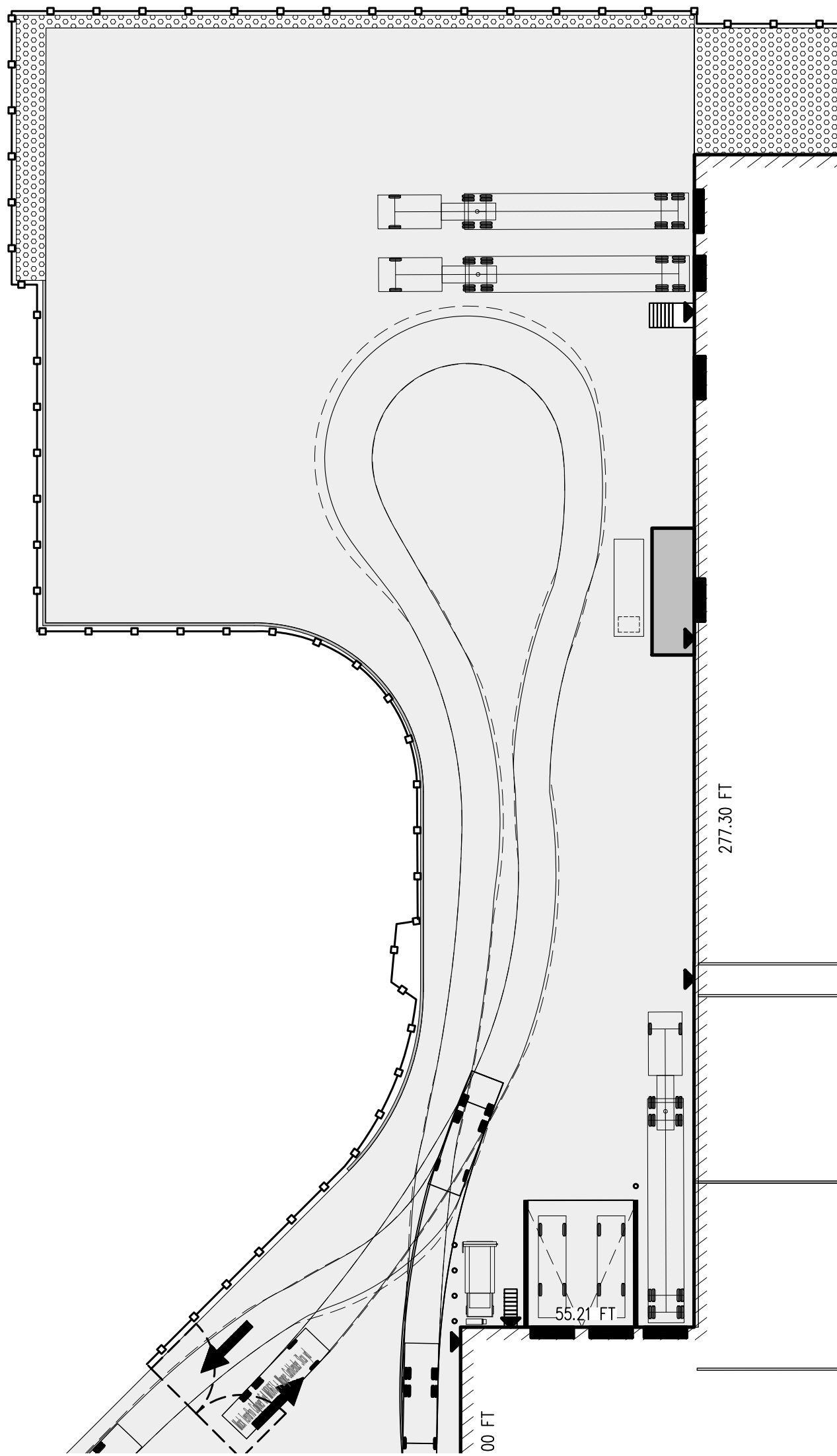
CARDBOARD BAILER PICKUP



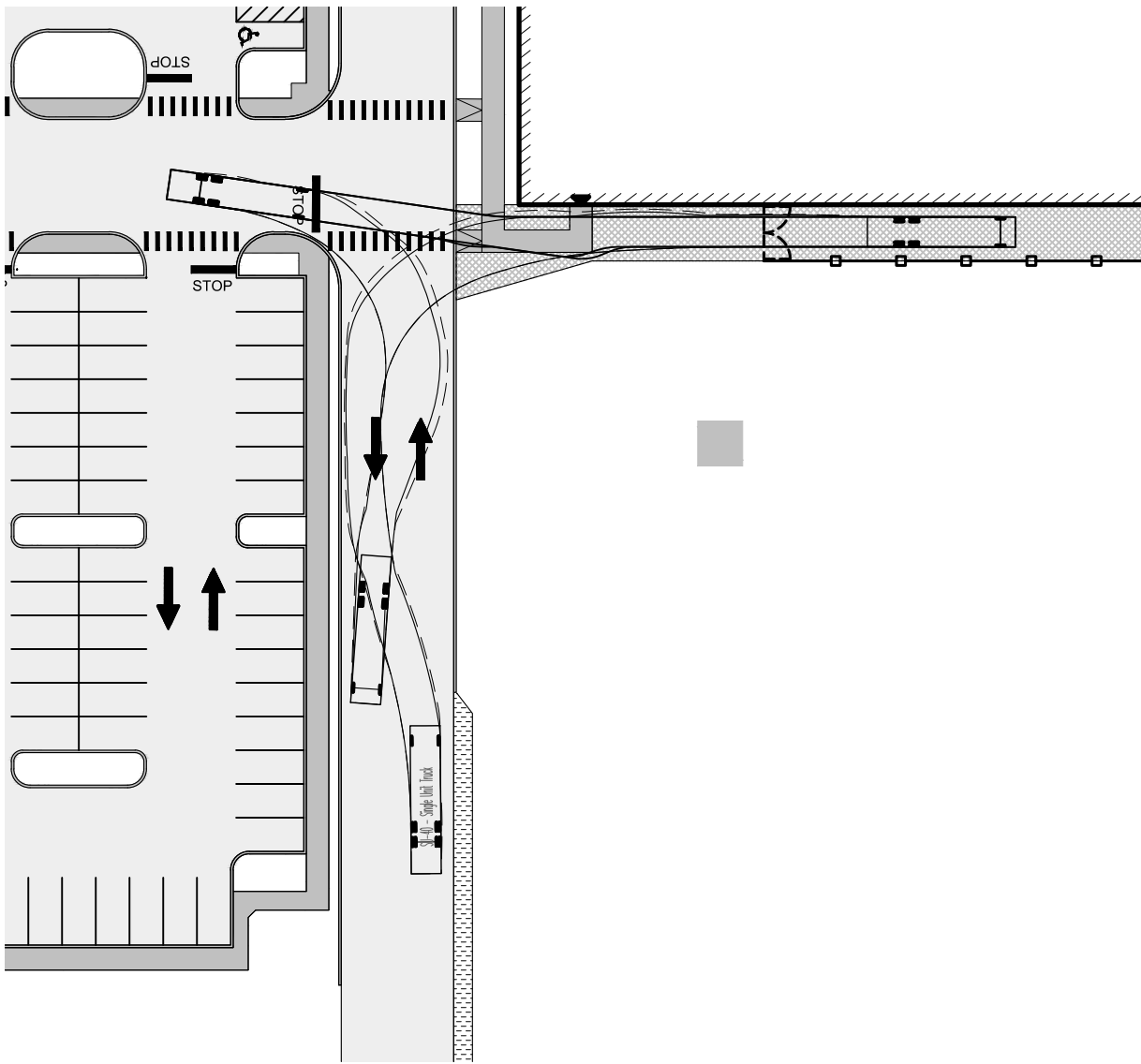
VAN - EXIT



DELIVERIES TO UTILITIES



GARBAGE TRUCK



EMERGENCY VEHICLE ON ACCESS ROAD

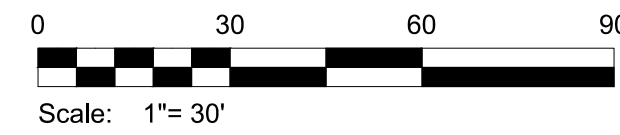
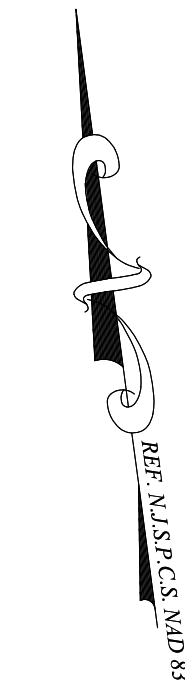
Mercedes Sprinter Panel Van S1820 Extra Long Super High Roof
Overall Length 24.08'
Overall Width 14.19'
Overall Body Height 8.538'
Min Body Ground Clearance 1.312'
Track Width 6.538'
Lock-to-lock Time 5.00'
Wall to Wall Turning Radius 25.581'

WB-67 - Interstate Semi-Trailer
Overall Length 73.500'
Overall Width 8.500'
Overall Body Height 13.500'
Min Body Ground Clearance 1.351'
Max Track Width 6.500'
Lock-to-lock Time 1.00'
Max Steering Angle (Virtual) 28.40'

Mack Terrapra Cabover 6x4 MRU613 + Wayne Curtender 31cu yd
Overall Length 28.613'
Overall Width 12.333'
Overall Body Height 10.481'
Min Body Ground Clearance 1.311'
Track Width 8.000'
Lock-to-lock Time 5.00'
Curb to Curb Turning Radius 33.500'

SU-40 - Single Unit Truck
Overall Length 39.500'
Overall Width 8.000'
Overall Body Height 11.500'
Min Body Ground Clearance 1.367'
Track Width 6.000'
Lock-to-lock Time 5.00'
Max Steering Angle (Virtual) 17.85'

SU-40 SINGLE UNIT TRUCK



REV	DATE	DESCRIPTION

DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.

86 Newark-Pompton Turnpike
Riverside, NJ 07457
Office: 973-658-6300
Fax: 973-658-1177

PROJECT:

**CANNABIS CULTIVATION
AND PROCESSING /
MANUFACTURING
FACILITY**

FOR/AT
Hillview Med
30 HILLVIEW ROAD
PEQUANNOCK, NJ 07440

BLOCK: 3803, LOT: 20
BLOCK: 4201, LOTS: 1&2

SCALE	1" = 30'	DATE	7/15/2022
DRAWN BY	AP	CHECKED BY	TAB

THOMAS A. BOORADY PE

NJ LICENSE #43110

SHEET NAME

**TURNING MOVEMENT
SHEET 2**

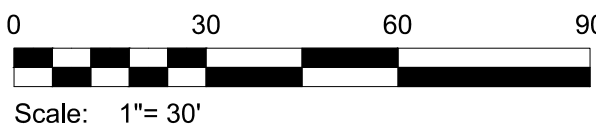
SHEET NUMBER

30

SHEET NO.

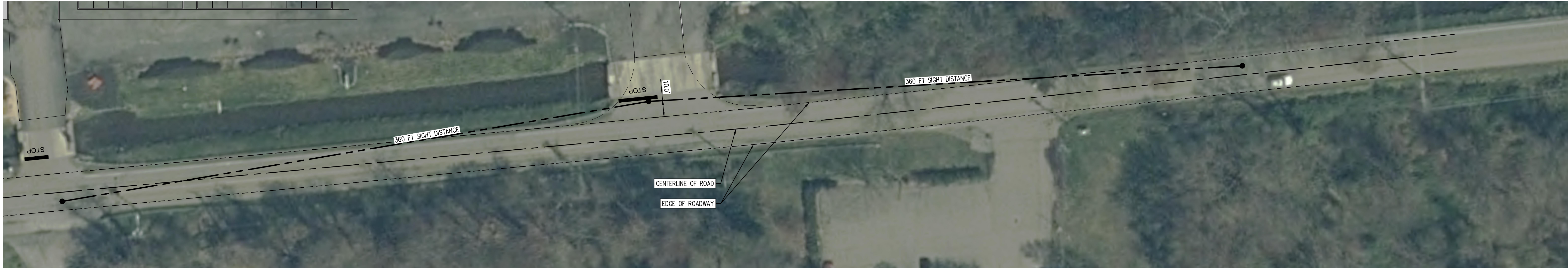
18-01

POSTED SPEED LIMIT: 40 MPH
DESIGN SPEED: 45 MPH
STOPPING SIGHT DISTANCE: 360 FT
EYE HEIGHT: 3.5 FT
OBJECT HEIGHT: 2.0 FT
RE: EXHIBIT 3-1, GEOMETRIC DESIGN OF
HIGHWAYS AND STREETS, 2004 EDITION.



SIGHT DISTANCE EXHIBIT - PASSENGER VEHICLE ENTRANCE AND EXIT

POSTED SPEED LIMIT: 40 MPH
DESIGN SPEED: 45 MPH
STOPPING SIGHT DISTANCE: 360 FT
EYE HEIGHT: 3.5 FT
OBJECT HEIGHT: 2.0 FT
RE: EXHIBIT 3-1, GEOMETRIC DESIGN OF
HIGHWAYS AND STREETS, 2004 EDITION.



SIGHT DISTANCE EXHIBIT - TRUCK ENTRANCE AND EXIT

REV	DATE	DESCRIPTION



DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark-Pompton Turnpike
Riverside, NJ 07457
Office: 973-655-6300
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1" = 30'	7/15/2022
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AP	TAB

THOMAS A. BOORADY PE



NJ LICENSE #43110

SIGHT DISTANCE
EXHIBIT

31

18-01