

LANDSCAPE SCHEDULE

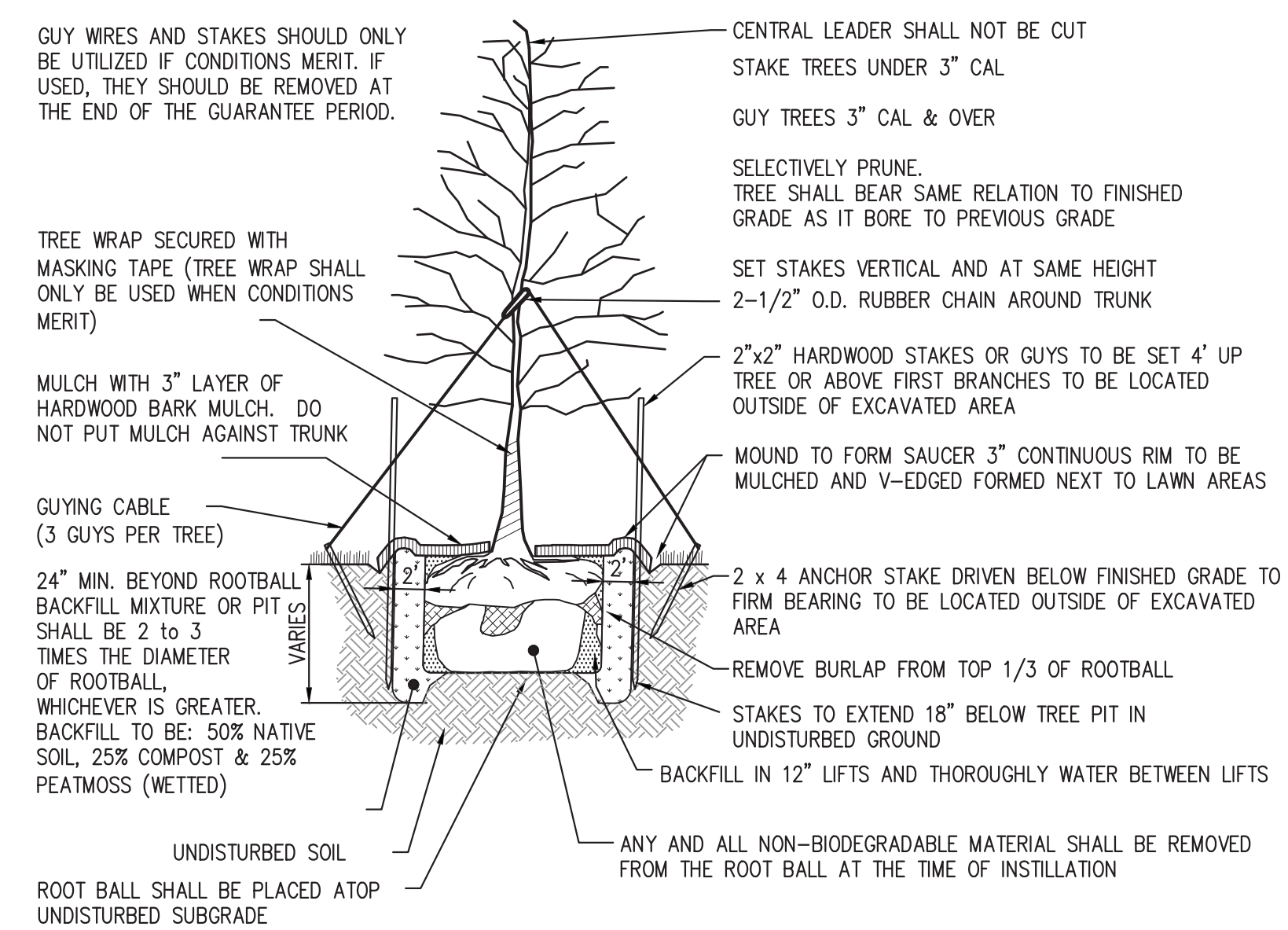
SHADE TREES						
SYMBOL	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
	AR	ACER RUBRUM	RED MAPLE	2 1/2"-3" CAL. 10'-12' HT.	B & B	17
SUB TOTAL						17
EVERGREEN TREES						
SYMBOL	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
	IO	ILEX OPACA	AMERICAN HOLLY	6'-8' HT.	B & B	9
	JV	JUNIPERUS VIRGINIANA	RED CEDAR	6'-8' HT.	B & B	16
SUB TOTAL						25
SHRUBS						
SYMBOL	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
	AI	AZALEA INDICA	RHODODENDRON INDICUM	24"-36" HT.	NO. 2 CAN	24
	EJ	EUONYMUS JAPONICUS	JAPANESE EUONYMUS	24"-36" HT.	NO. 2 CAN	12
	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24"-36" HT.	NO. 2 CAN	14
	PO	PICEA OMORICA 'NANA'	DWARF SERBIAN SPRUCE 'NANA'	24"-36" HT.	NO. 2 CAN	10
	RR	ROSA RADRAZZ	KNOCKOUT ROSE	24"-36" HT.	NO. 2 CAN	25
	TC	TAXUS CUSPIDATA	SPREADING YEW	24"-36" HT.	NO. 2 CAN	32
	EF	EUONYMUS FORTUNEI 'MOONSHADOW'	MOON SHADOW EUONYMUS	12"-18" HT.		35
SUB TOTAL						152
ORNAMENTAL GRASS						
SYMBOL	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
	CK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS			44
SUB TOTAL						44
GROUND COVER						
SYMBOL	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
	LM	LIRIOPE MUSCARI	LILY TURF			425 SF
SUB TOTAL						425 SF

REQUIRED PLANTINGS PURSUANT TO N.J.A.C. 19:66-7.6(d) 2 THROUGH 5

- SHADE TREES SHALL BE PROVIDED IN THE REQUIRED FRONT YARD ADJACENT TO PUBLIC STREETS. AT LEAST ONE SHADE TREE FOR EACH 40 LINEAR FEET OF FRONTAGE SHALL BE PROVIDED. THE TOTAL FRONTAGE IS 1,834 LF, WHICH REQUIRES A TOTAL OF 46 SHADE TREES. 17 EXISTING SHADE TREES WILL REMAIN ALONG THE OHIO AVENUE FRONTAGE AND 9 SHADE TREES WILL BE ADDED ALONG THE INDIANA AVENUE FRONTAGE FOR A TOTAL OF 26 SHADE TREES. THERE ARE ALSO 17 EVERGREEN TREES PROPOSED ALONG THE INDIANA AVENUE FRONTAGE. THE FRONTAGE OF BALTIC AVENUE AND BACHARACH BOULEVARD WILL BE IMPROVED WITH FENCING SUCH THAT STREET TREES CANNOT BE PLACED WITHOUT CONFLICTING WITH PROPOSED FENCE, EXISTING SIDEWALK OR EXISTING UTILITIES.
- A MINIMUM OF ONE SHADE TREE SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES OR ONE SHADE TREE FOR EACH 3,000 SF OF PARKING AREA, WHICHEVER IS GREATER, WHICH SHALL BE DISTRIBUTED EVENLY WITHIN THE PARKING AREA. THERE ARE 227 PARKING SPACES PROPOSED WHICH WILL REQUIRE 23 SHADE TREES IN THE PARKING AREA. A TOTAL OF 8 SHADE TREES AND 8 EVERGREEN TREES ARE PROPOSED.
- SHRUBS SHALL BE PROVIDED IN THE REQUIRED FRONT YARD ADJACENT TO PUBLIC STREETS. AT LEAST 5 SHRUBS FOR EACH 40 LINEAR FEET OF FRONTAGE SHALL BE PROVIDED. WITH A FRONTAGE OF 1,834 LF, A TOTAL OF 229 SHRUBS ARE REQUIRED. A TOTAL OF 64 CAN FIT ALONG THE FRONTAGES WITHOUT CONFLICTING WITH PERIMETER FENCING.
- A MINIMUM OF 5 SHRUBS SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES OR A MINIMUM OF 5 SHRUBS FOR EACH 3,000 SF OF PARKING AREA, WHICHEVER IS GREATER, WHICH SHALL BE DISTRIBUTED EVENLY WITHIN THE PARKING AREA. THERE ARE 227 PARKING SPACES PROPOSED WHICH WILL REQUIRE 114 SHRUBS IN THE PARKING AREA. A TOTAL OF 107 SHRUBS AND ORNAMENTAL GRASSES ARE PROPOSED.

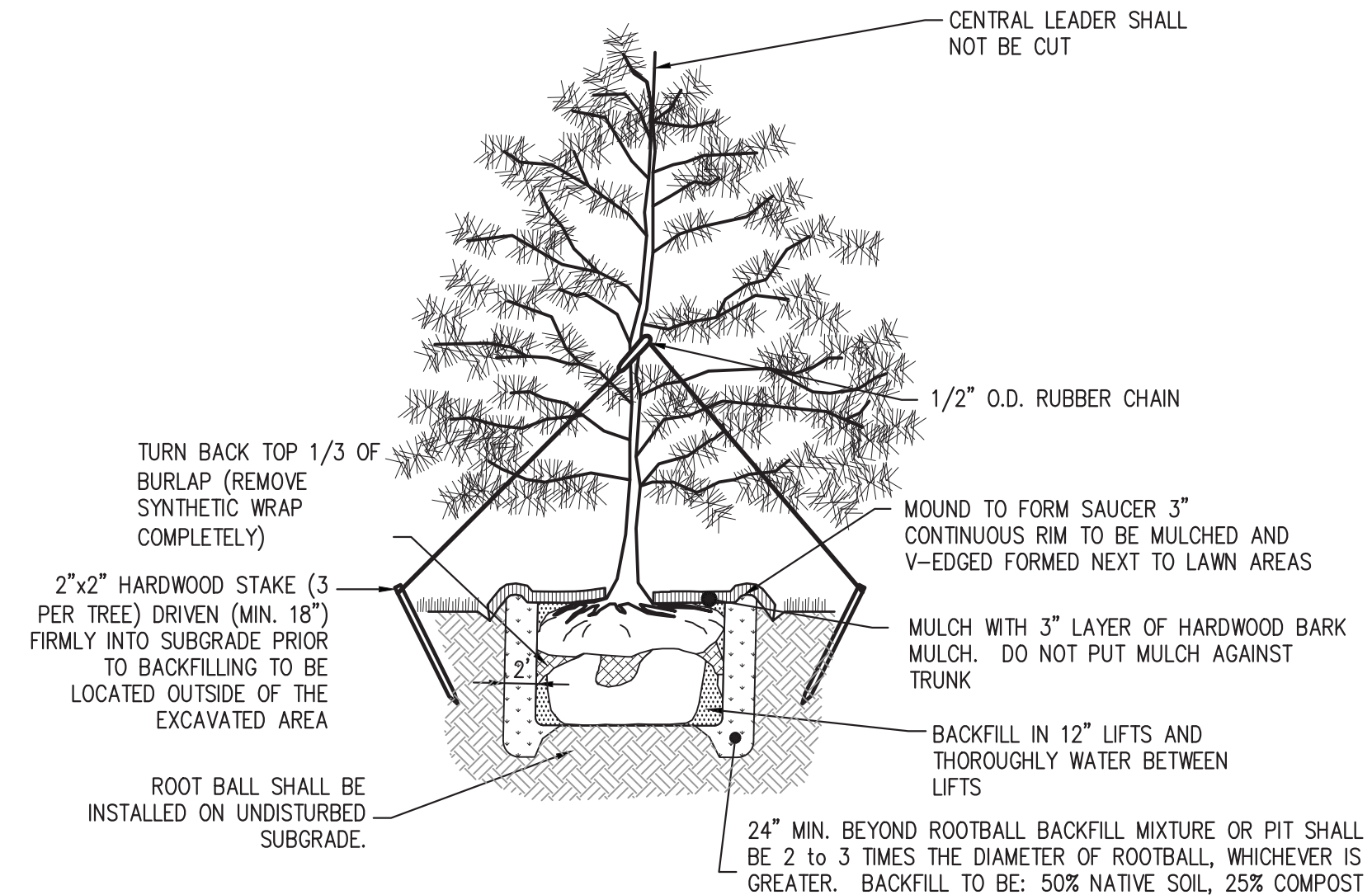
NOTES:

- DIAMETER OF HOLE SHALL BE A MINIMUM OF 2"-0" LARGER THAN ROOTBALL DIAMETER OR 2 TO 3 TIMES THE WIDTH OF ROOTBALL, WHICHEVER IS LARGER. A LARGER DIAMETER SHALL BE PROVIDED IN POORLY DRAINING SOIL, COMPACTED SOILS, OR URBAN CONDITIONS.
- TOP OF ROOTBALL SHALL BE SET A MAXIMUM OF 1"-3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING AND THE ROOTFLARE SHALL BE PARTIALLY VISIBLE. TOP OF ROOTBALL ELEVATION SHALL NEVER BE PLACED BELOW FINISHED GRADE.

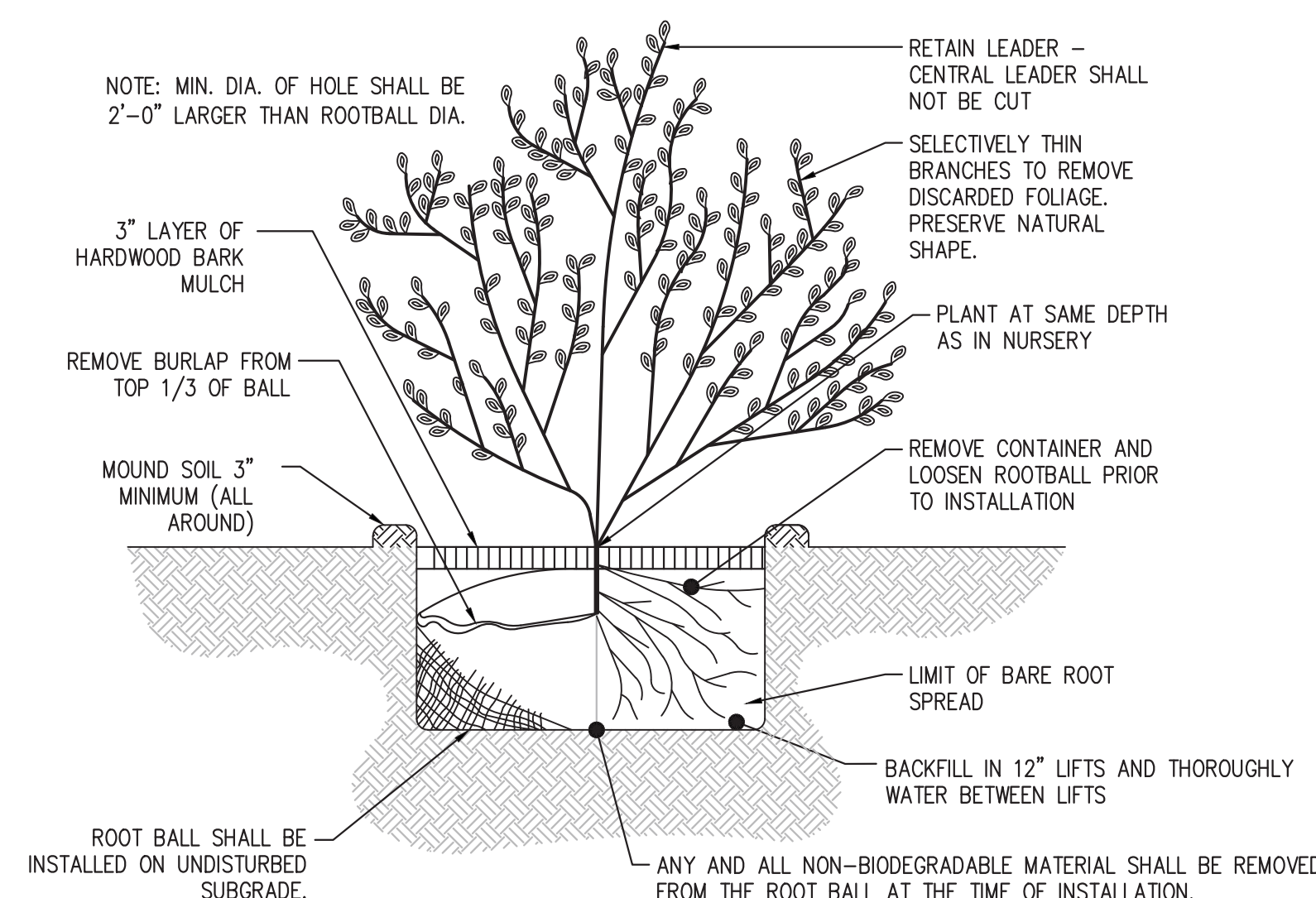


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- DIAMETER OF HOLE SHALL BE A MINIMUM OF 2"-0" LARGER THAN ROOTBALL DIAMETER OR 2 TO 3 TIMES THE WIDTH OF ROOTBALL, WHICHEVER IS LARGER. A LARGER DIAMETER SHALL BE PROVIDED IN POORLY DRAINING SOIL, COMPACTED SOILS, OR URBAN CONDITIONS.
- EVERGREEN TREES UNDER 4'-6" HEIGHT DO NOT REQUIRE GUYING AND STAKING
- TOP OF ROOTBALL SHALL BE SET A MAXIMUM OF 1"-3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING AND THE ROOTFLARE SHALL BE PARTIALLY VISIBLE. TOP OF ROOTBALL ELEVATION SHALL NEVER BE PLACED BELOW FINISHED GRADE.



EVERGREEN TREE DETAIL
N.T.S.



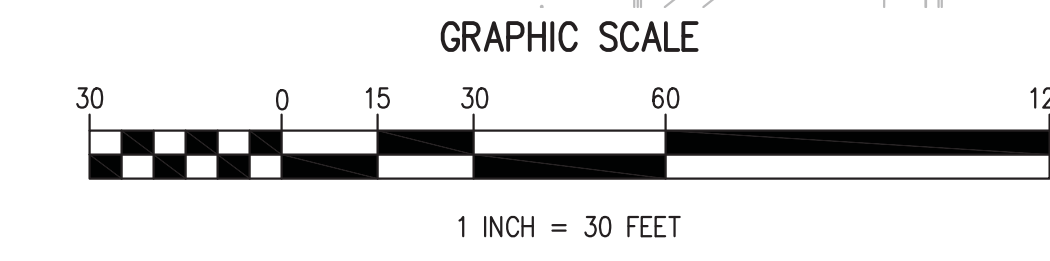
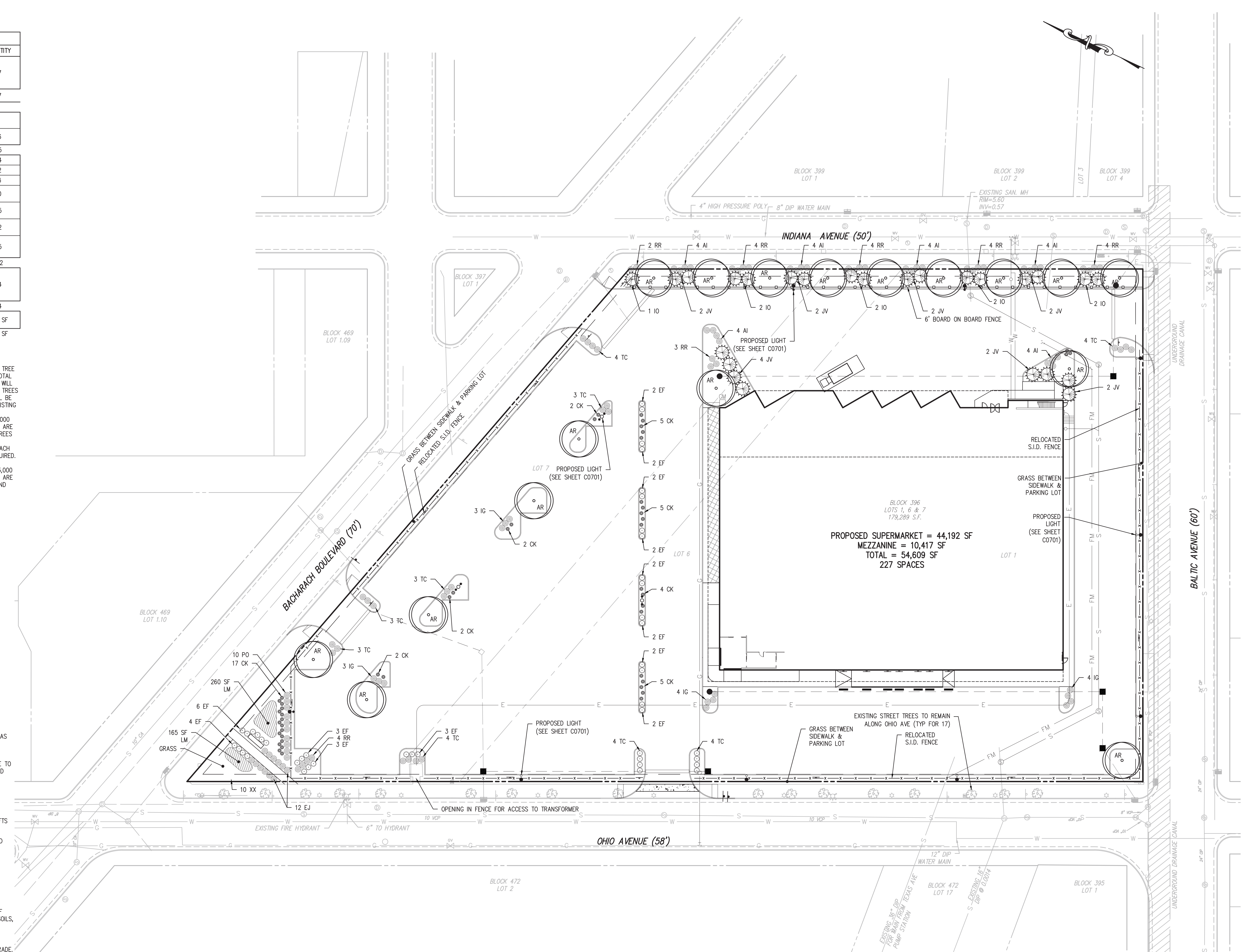
SHRUB DETAIL
N.T.S.

IRRIGATION SYSTEM NOTES:

- CONTRACTOR SHALL INCLUDE IN THEIR BID, DESIGN & INSTALLATION OF AN IRRIGATION SYSTEM FOR THE LANDSCAPED AREAS OF THE SITE.
- THE IRRIGATION SYSTEM SHALL CONSIST OF A COMBINATION OF POP-UP SPRAY & DRIP SYSTEM COMPONENTS, AS APPROPRIATE, AND GUARANTEE 100% COVERAGE OF LANDSCAPE AREAS.
- IRRIGATION HEADS VALVES & CONTROLLERS SHALL BE BY RAIN BIRD, HUNTER, IRRITROL, TORO OR APPROVED EQUAL.
- IRRIGATION SYSTEM SHALL INCLUDE A WIRELESS RAIN SENSOR & BACKFLOW PREVENTION AS REQUIRED BY PLUMBING CODE.
- IRRIGATION SYSTEM SHALL BE ZONED AS NECESSARY TO ENSURE ADEQUATE COVERAGE & FLOW.
- IRRIGATION SYSTEM SHALL INCLUDE PROVISIONS FOR WINTERIZATION OF SYSTEM VIA AIR COMPRESSORS WITH FITTINGS LOCATED ABOVE GRADE.

LANDSCAPE MAINTENANCE NOTES:

- LAWN, TREE, SHRUB AND GROUND COVER CARE SHALL BE PERFORMED BY QUALIFIED LANDSCAPE MAINTENANCE PERSONNEL AT THE FOLLOWING FREQUENCIES:
 - LAWN SHALL BE MOWED AND EDGED AT LEAST ONCE PER WEEK DURING THE GROWING SEASON GENERALLY FROM MAY 1 TO OCTOBER 1 AND AS NEEDED DURING OTHER TIMES OF THE YEAR. AT NO POINT SHALL THE MAINTAINED LAWN BE LEFT TO EXCEED 8" IN HEIGHT.
 - TREES AND SHRUBS SHALL BE PRUNED WHILE DORMANT (TYPICALLY WINTER MONTHS) OR AS RECOMMENDED BY LANDSCAPE PROFESSIONALS ON AN AS-NEEDED BASIS.
 - GROUND COVER SHALL BE CUT BACK AS NEEDED DURING THE GROWING SEASON TO ENSURE IT DOES NOT OVERHANG SIDEWALKS, CURBS OR DRIVEWAYS, AND TO ENSURE IT DOES NOT OVERWHELM ADJACENT PLANT MATERIALS.
- SEASONAL PLANTING, SUCH AS ANNUAL FLOWER BEDS, SHALL BE PERFORMED IN THE SPRING AND REPLACED SEASONALLY AS NEEDED.
- WEED, DISEASE AND PEST CONTROL SHALL BE PERFORMED ANNUALLY BY QUALIFIED AND LICENSED, AS APPLICABLE, PROFESSIONALS.
- FERTILIZATION SHALL OCCUR IN SPRING, SUMMER AND FALL FOLLOWING RECOMMENDATIONS OF THE SOIL CONSERVATION DISTRICT AND APPLICABLE LAWS. LAND PREPARATION, SUCH AS AERATION, SHALL OCCUR AT LEAST ONE EVERY THREE YEARS IN THE SPRING OR FALL.
- IRRIGATION SYSTEM SERVICE SHALL BE PERFORMED IN THE SPRING FOR STARTUP OF SEASONAL WATERING AROUND APRIL, WEATHER PERMITTING, AND SHALL BE WINTERIZED IN THE LATE FALL BEFORE FREEZING WEATHER SETS IN, TYPICALLY NO LATER THAN MID-NOVEMBER. THIS WORK SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE IRRIGATION CONTRACTOR OR PROPERTY MAINTENANCE PERSONNEL. MAINTENANCE AND REPLACEMENT OF MALFUNCTIONING SYSTEM COMPONENTS SHALL BE PERFORMED AS NEEDED BY A QUALIFIED LANDSCAPE IRRIGATION CONTRACTOR OR PROPERTY MAINTENANCE PERSONNEL.
- THE ENTITY RESPONSIBLE FOR IMPLEMENTING THE MAINTENANCE POLICY DESCRIBED ABOVE WILL BE THE TENANT OF THE FACILITY.



1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE PLANS.



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ATLANTIC CITY SUPERMARKET
BLOCK 396, LOTS 1, 6 & 7
ATLANTIC COUNTY, NEW JERSEY

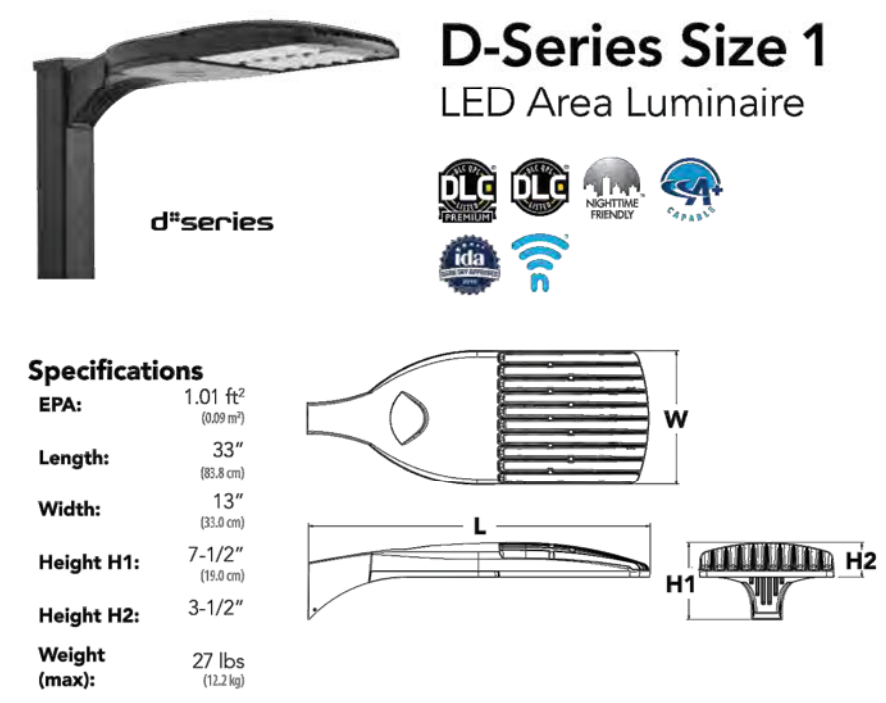
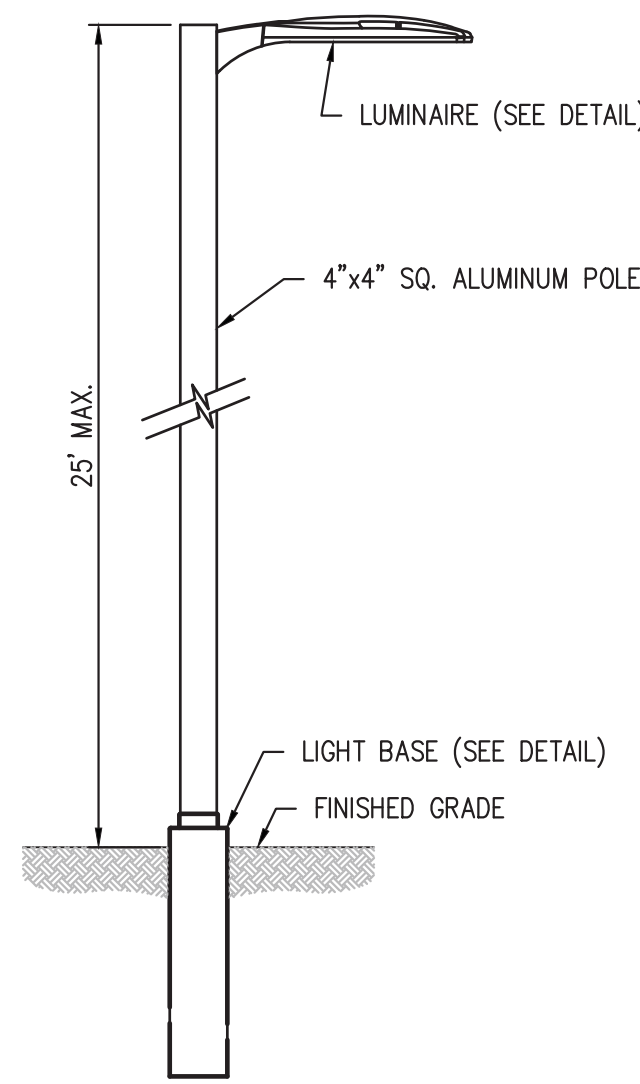
LANDSCAPE PLAN

733 MOUNTAIN AVENUE
SPRINGFIELD, NEW JERSEY 07081

PROJECT NO.	VSM 004.01	SHEET NO.	C0601
SCALE	1" = 30'	TITLE	7 OF 12
DATE	8/78/2021	ISSUE NO.	1
BY	JTS	INITIAL RELEASE	
BY	JTS	DATE	8/78/2021
BY	JTS	DATE	8/78/2021

LIGHTING SCHEDULE

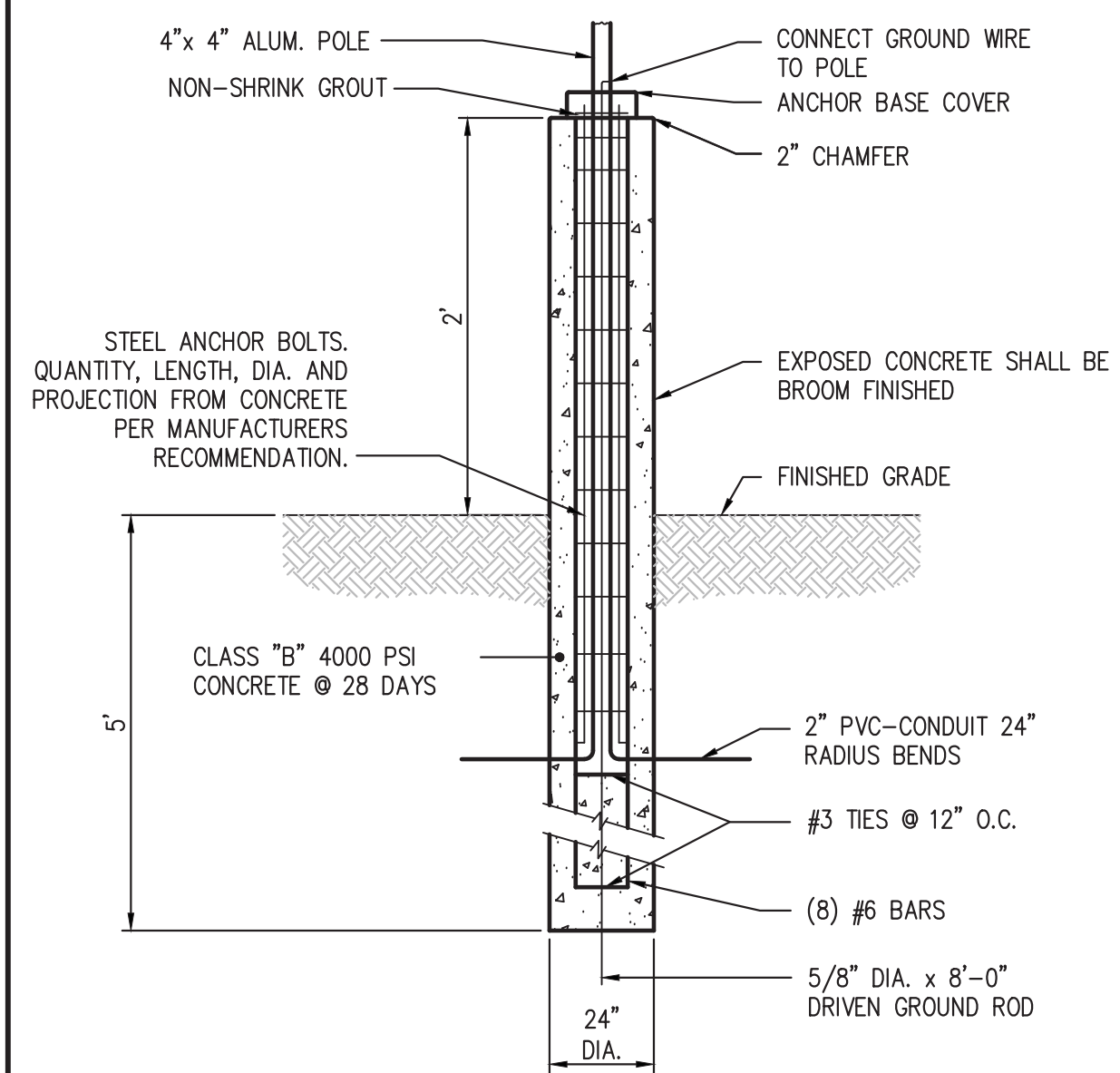
QUANTITY	SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	LUMENS	MOUNTING HEIGHT
6	●	A	LITHONIA LIGHTING	DSX1 LED P4 40K BLC MVOLT	11878	25'
3	●	B	LITHONIA LIGHTING	DSX1 LED P4 40KIFTM MVOLT	14487	25'
3	●	C	LITHONIA LIGHTING	DSX1 LED P4 40KIFTM MVOLT	14943	25'



NOTE: HOUSE SIDE SHIELDS SHALL BE PROVIDED ON LIGHTS ABUTTING RESIDENTIAL LOTS TO ENSURE NO LIGHT SPILLS ONTO RESIDENTIAL PROPERTIES.

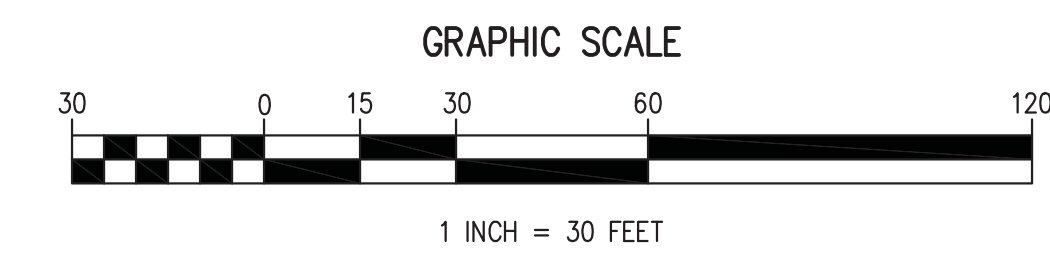
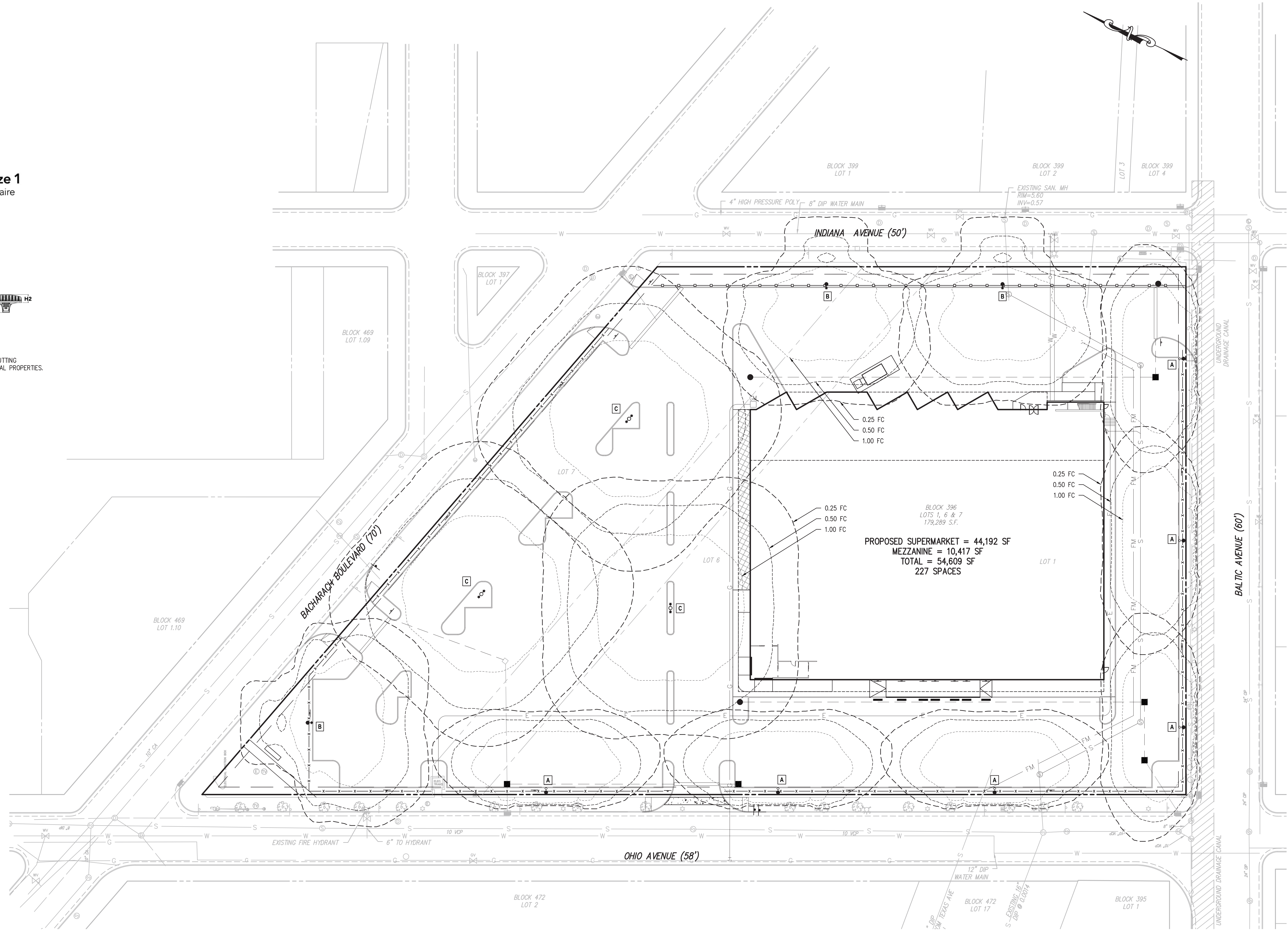
LIGHT FIXTURE DETAIL

N.T.S.



LIGHT BASE WITHIN PARKING AREA DETAIL

N.T.S.



1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES. THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCULLO ENGINEERING SERVICES, LLC. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 800-272-1000 FOR FIELD VERIFICATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

2. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION.

811
Know what's below.
Call before you dig.

ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE UTILITY COMPANIES. SCULLO ENGINEERING SERVICES, LLC AND ITS ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITY COMPANIES. ANY USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF SCULLO ENGINEERING SERVICES, LLC IS STRICTLY PROHIBITED. SCULLO ENGINEERING SERVICES, LLC AND ITS ENGINEERS SHALL NOT BE LIABLE FOR ANY DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THESE PLANS.

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PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33.000628400

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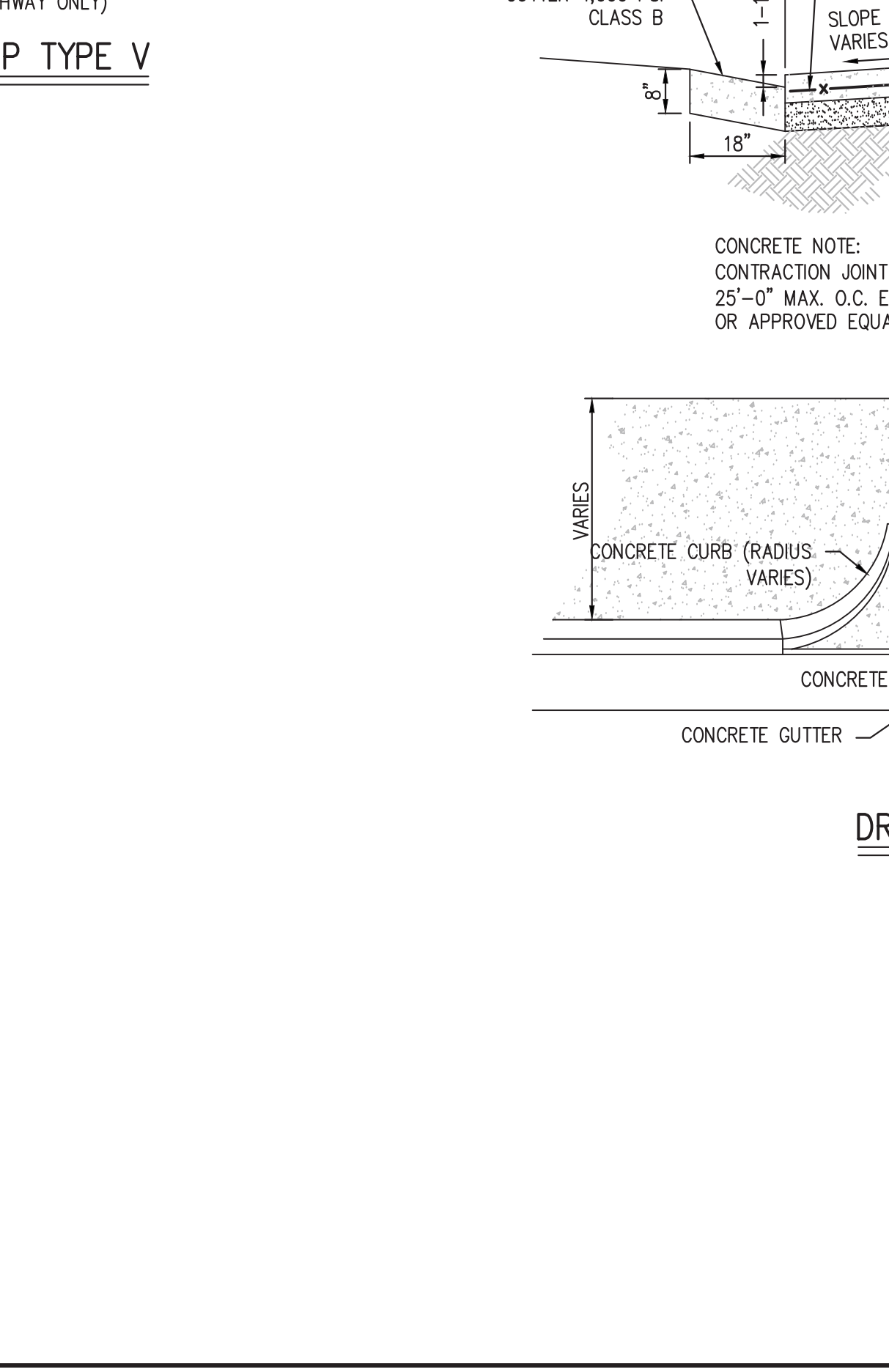
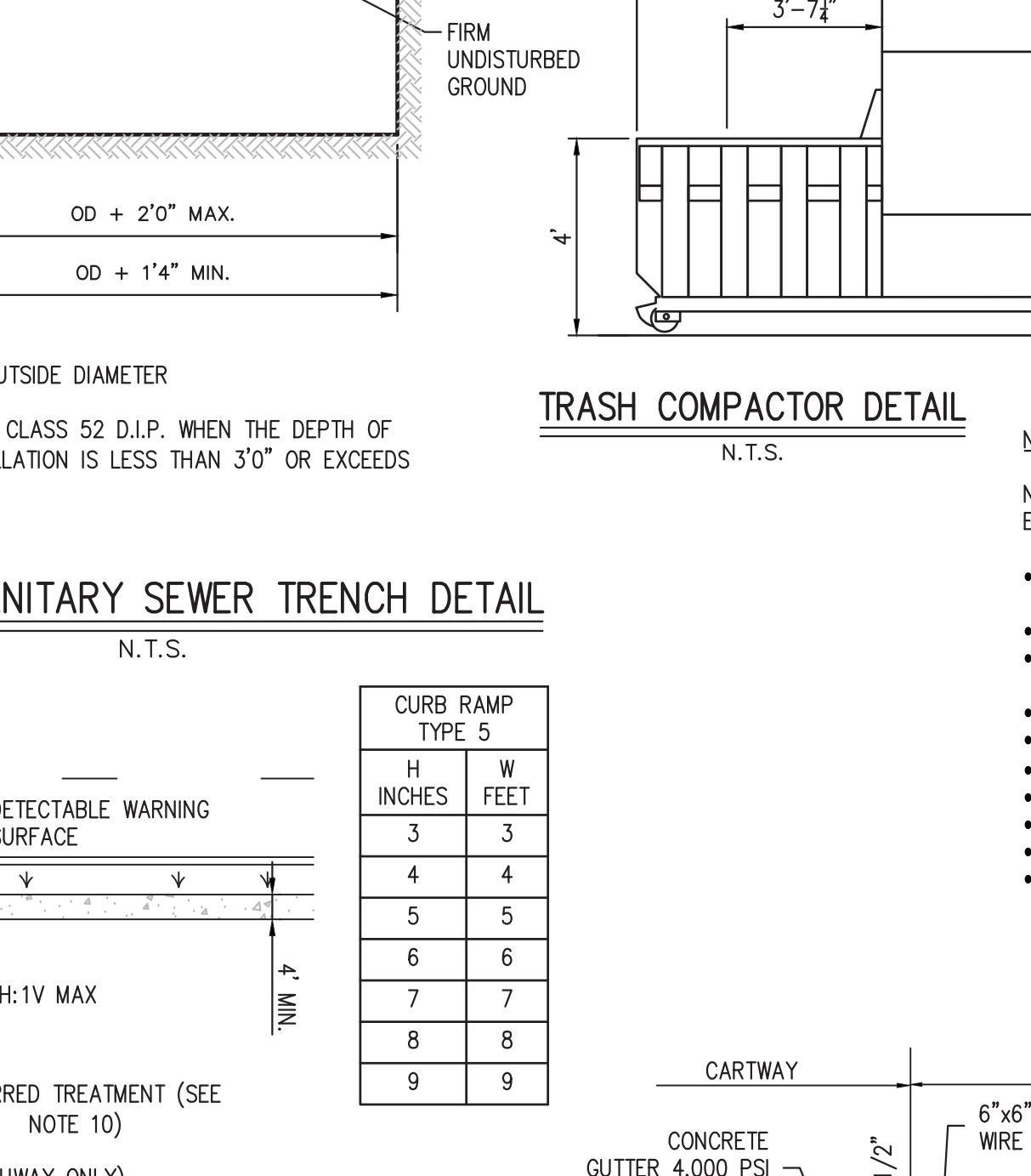
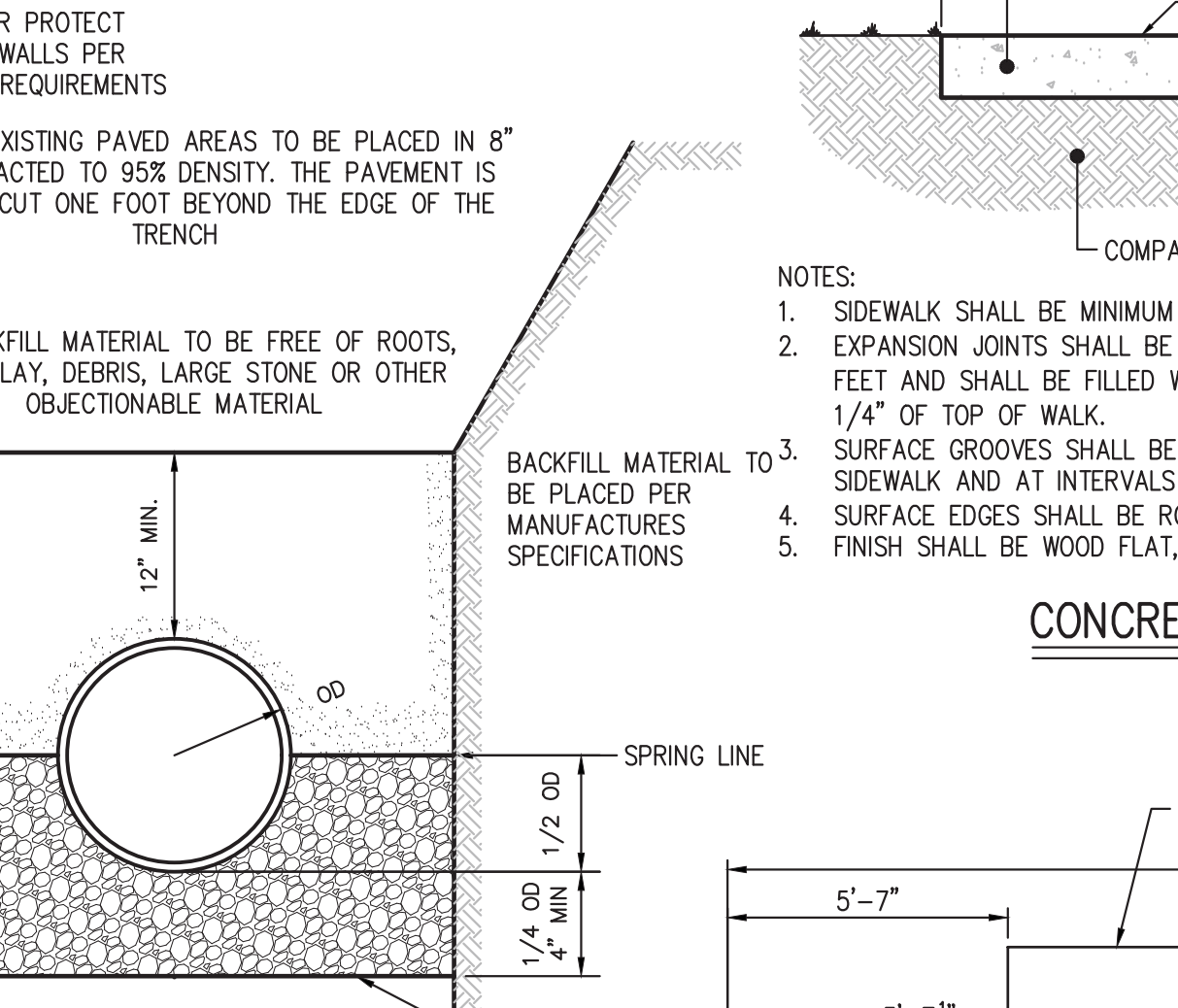
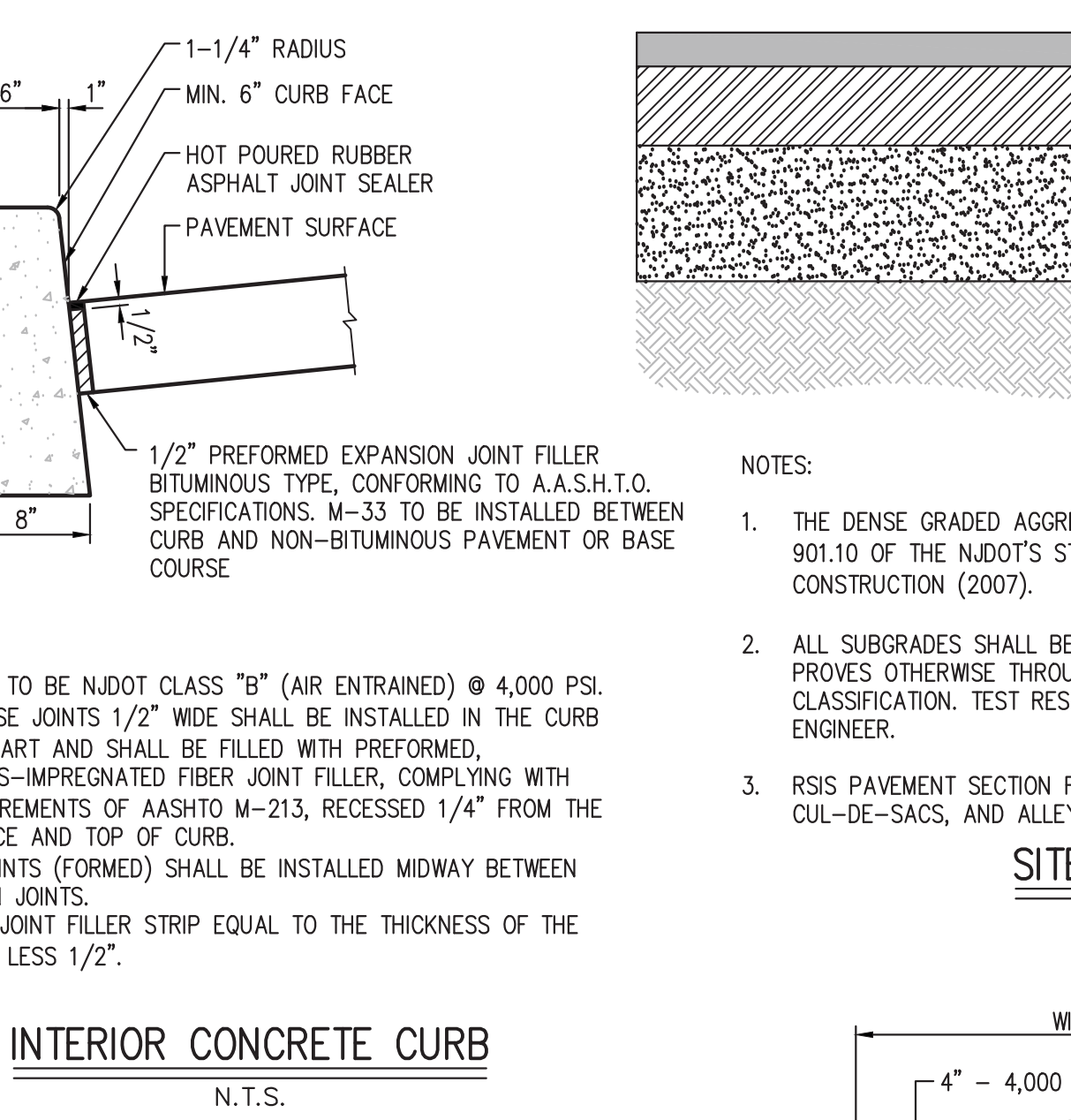
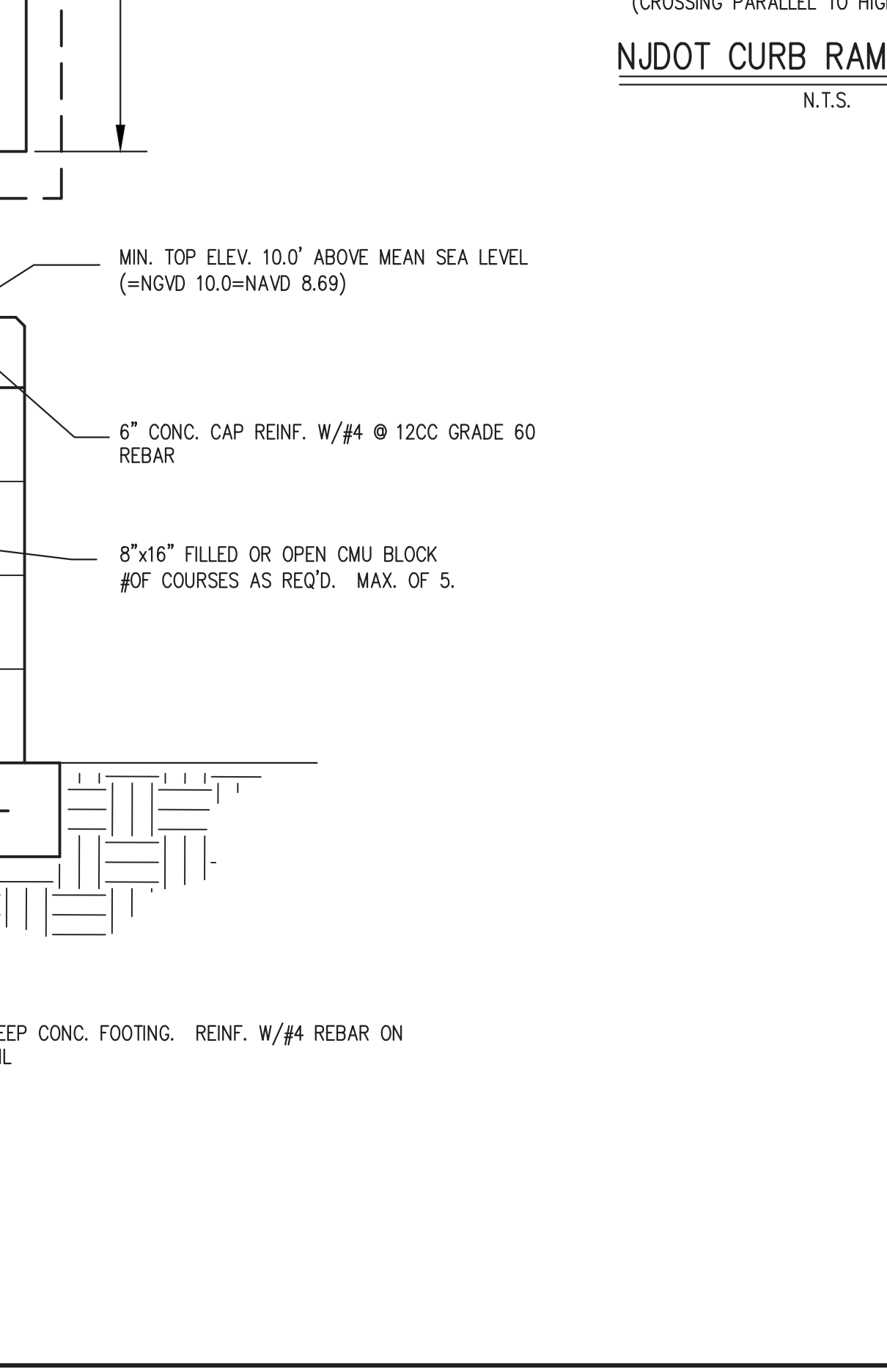
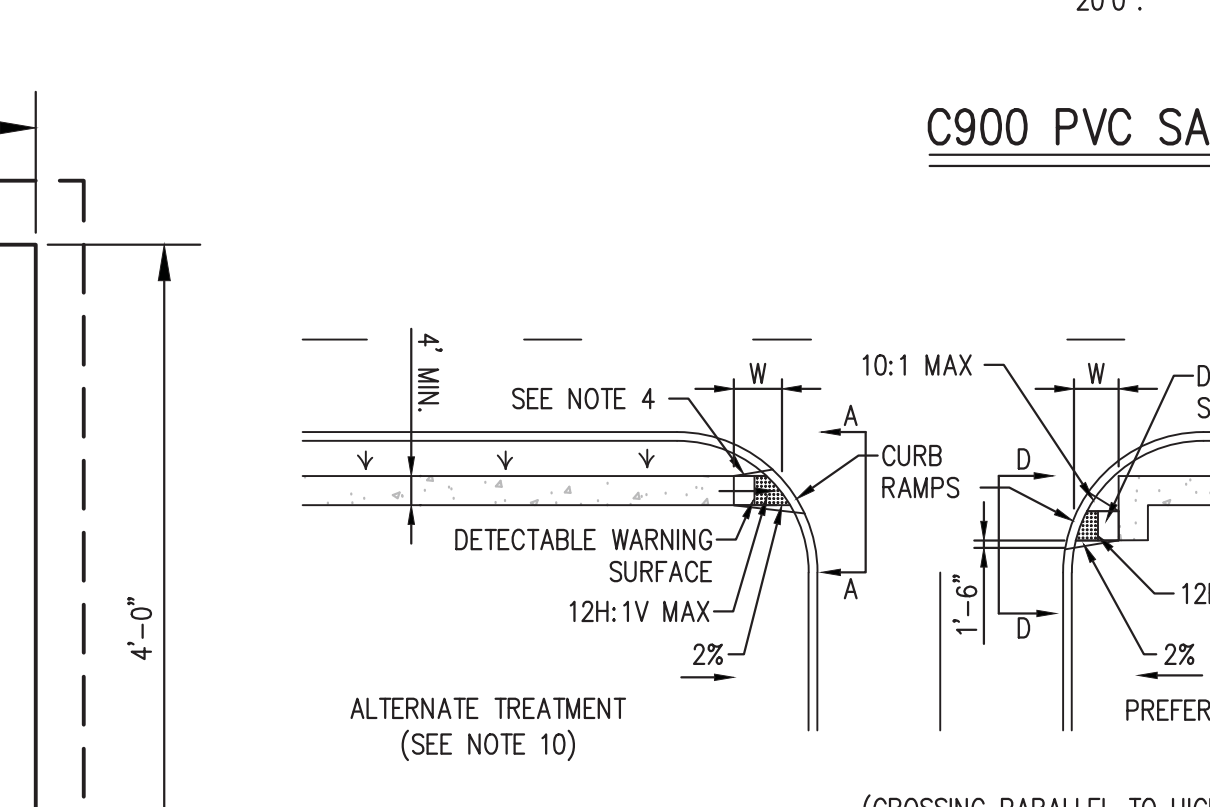
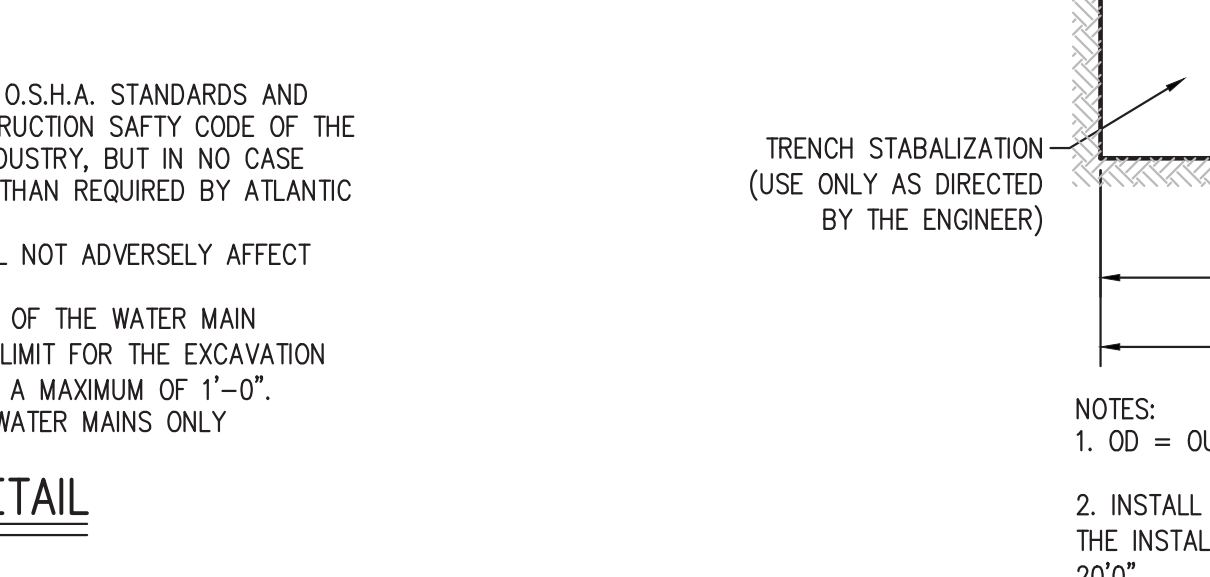
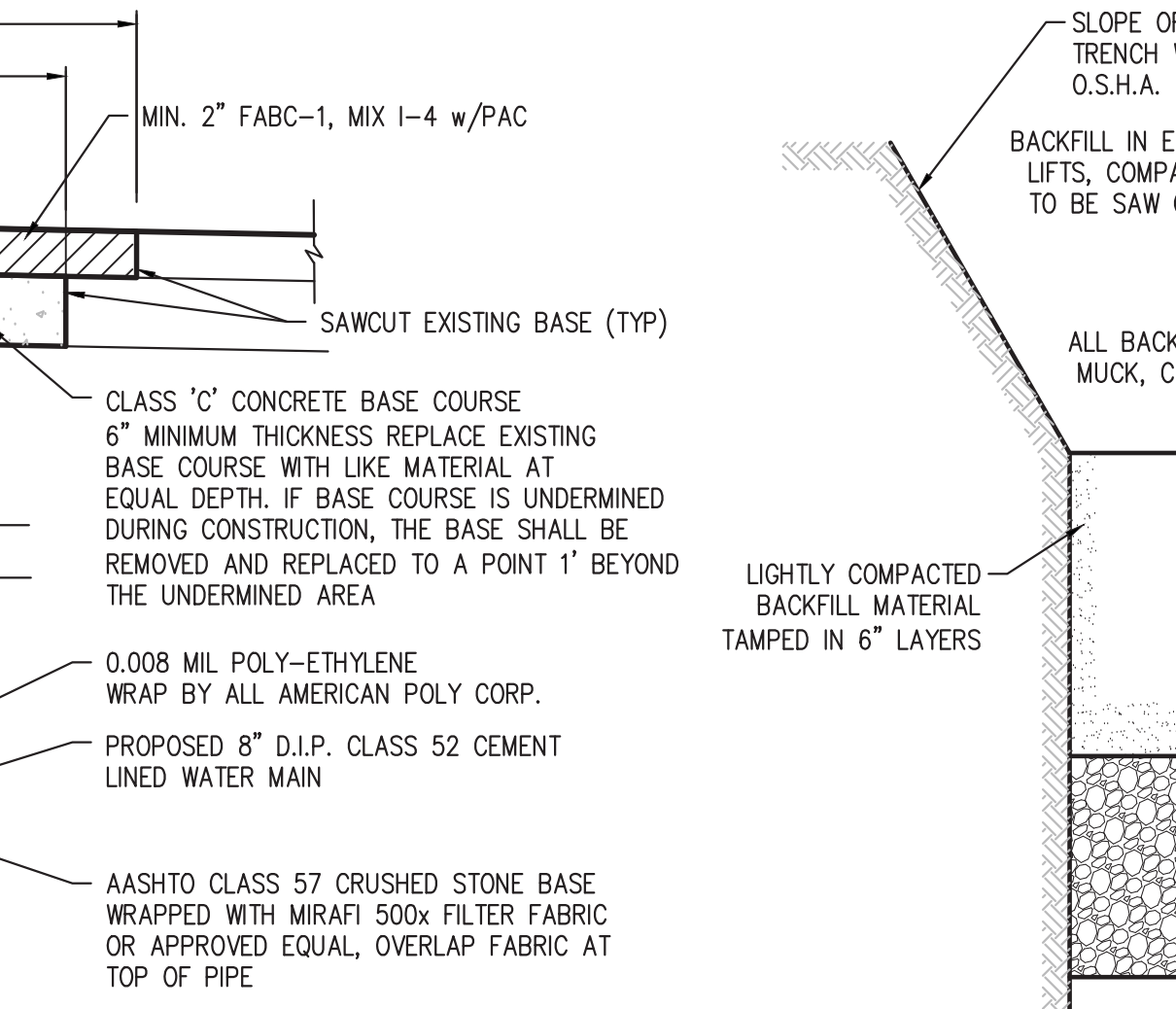
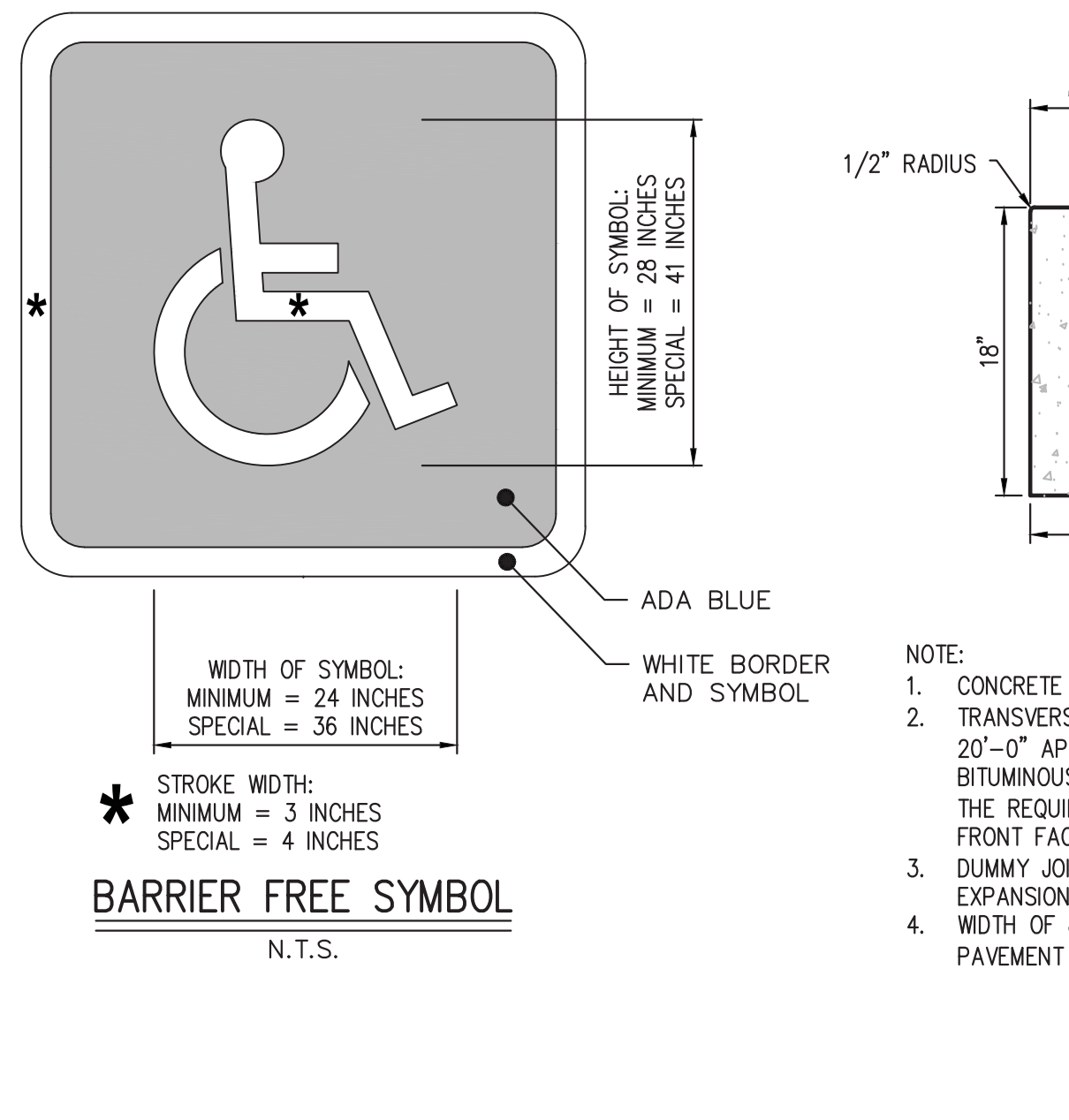
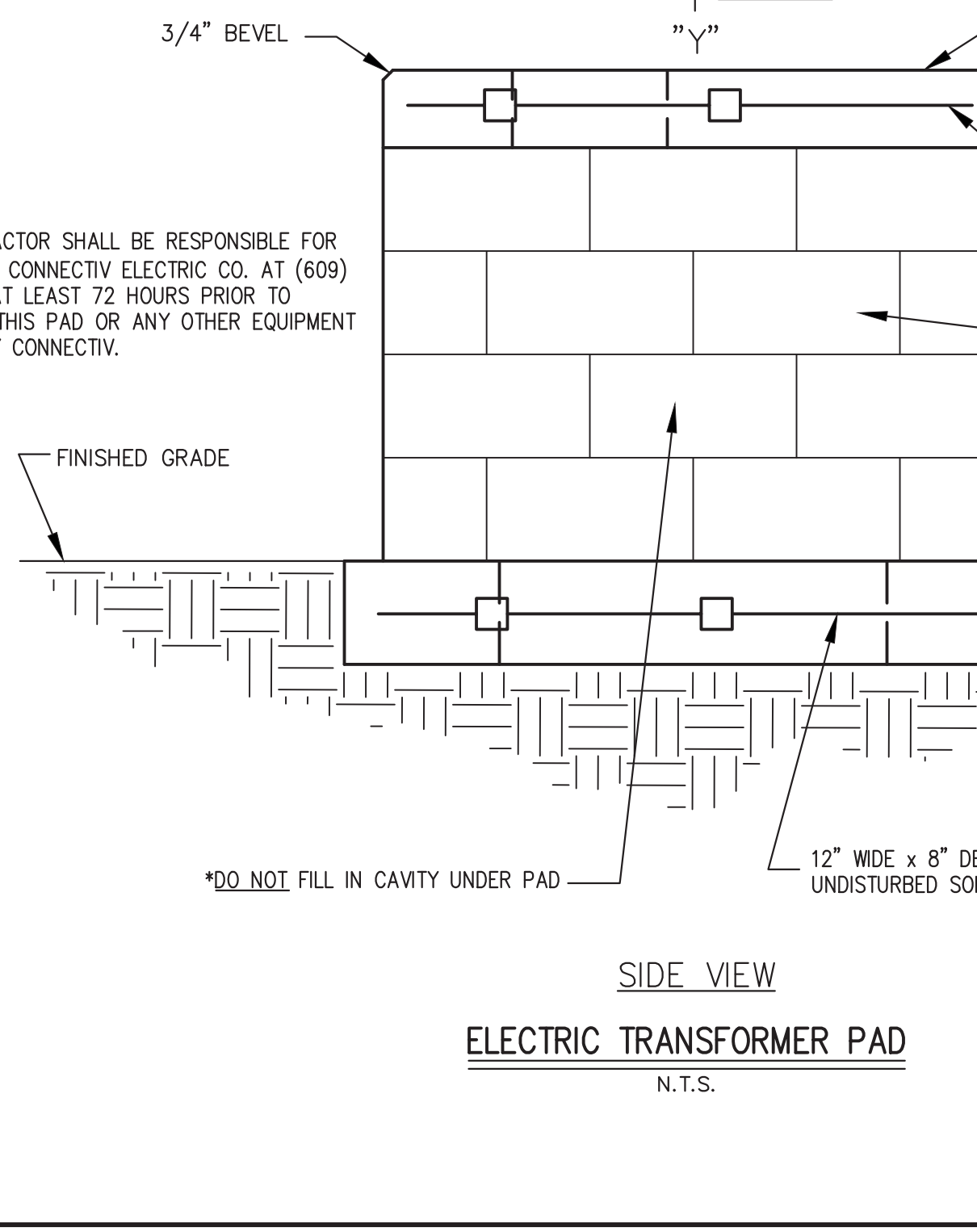
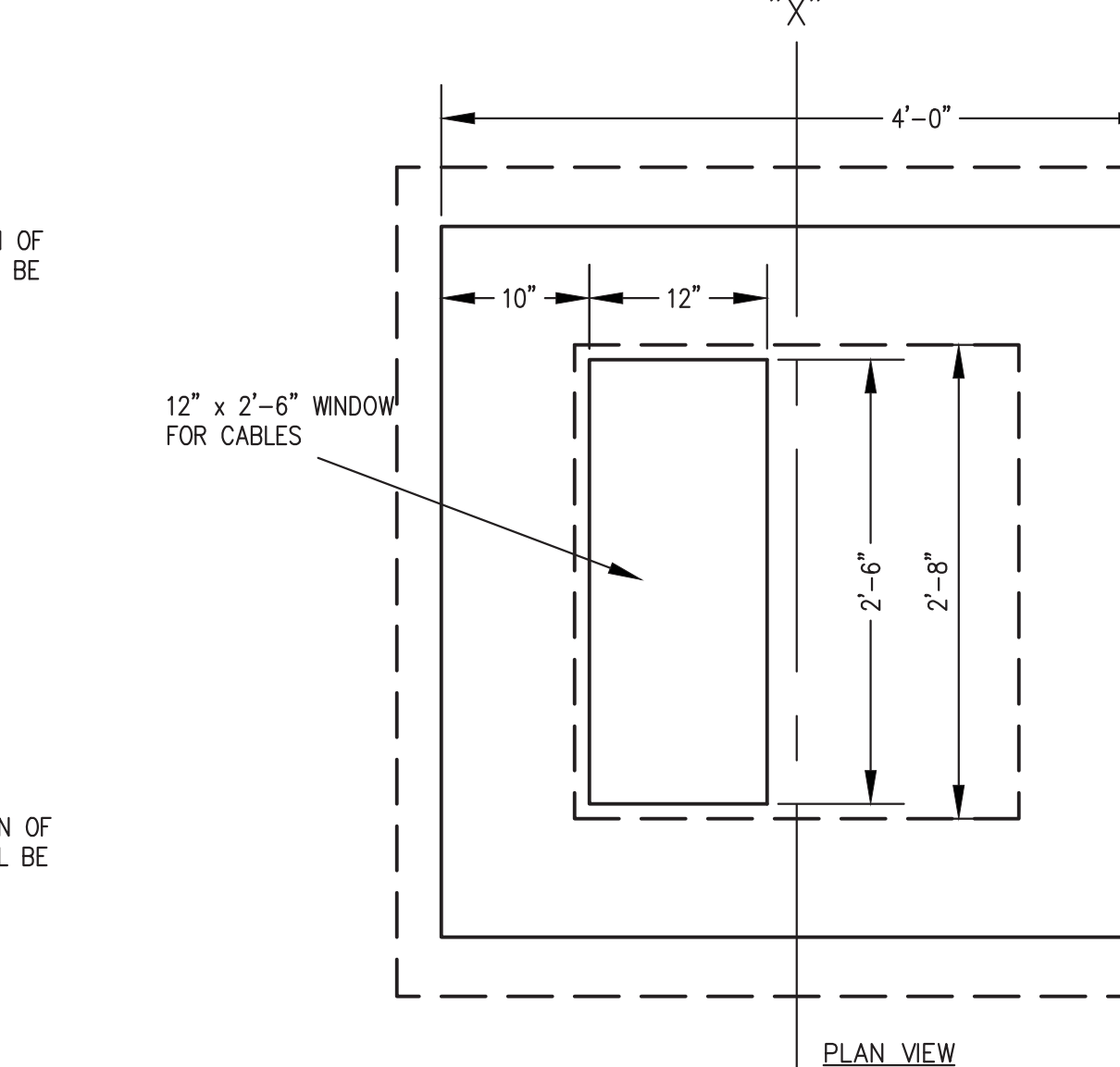
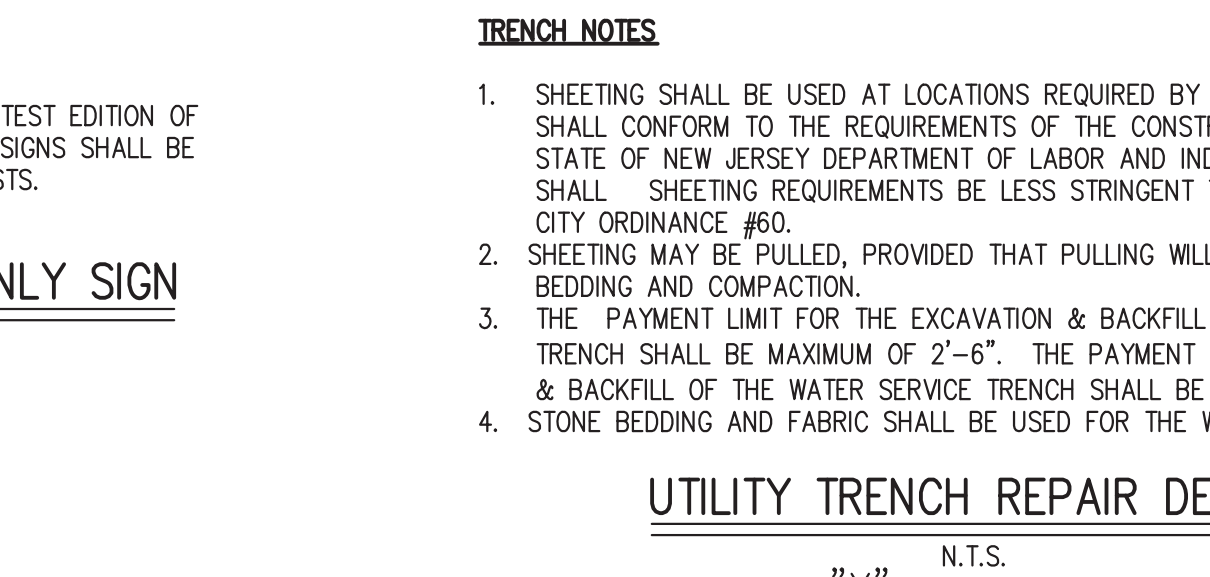
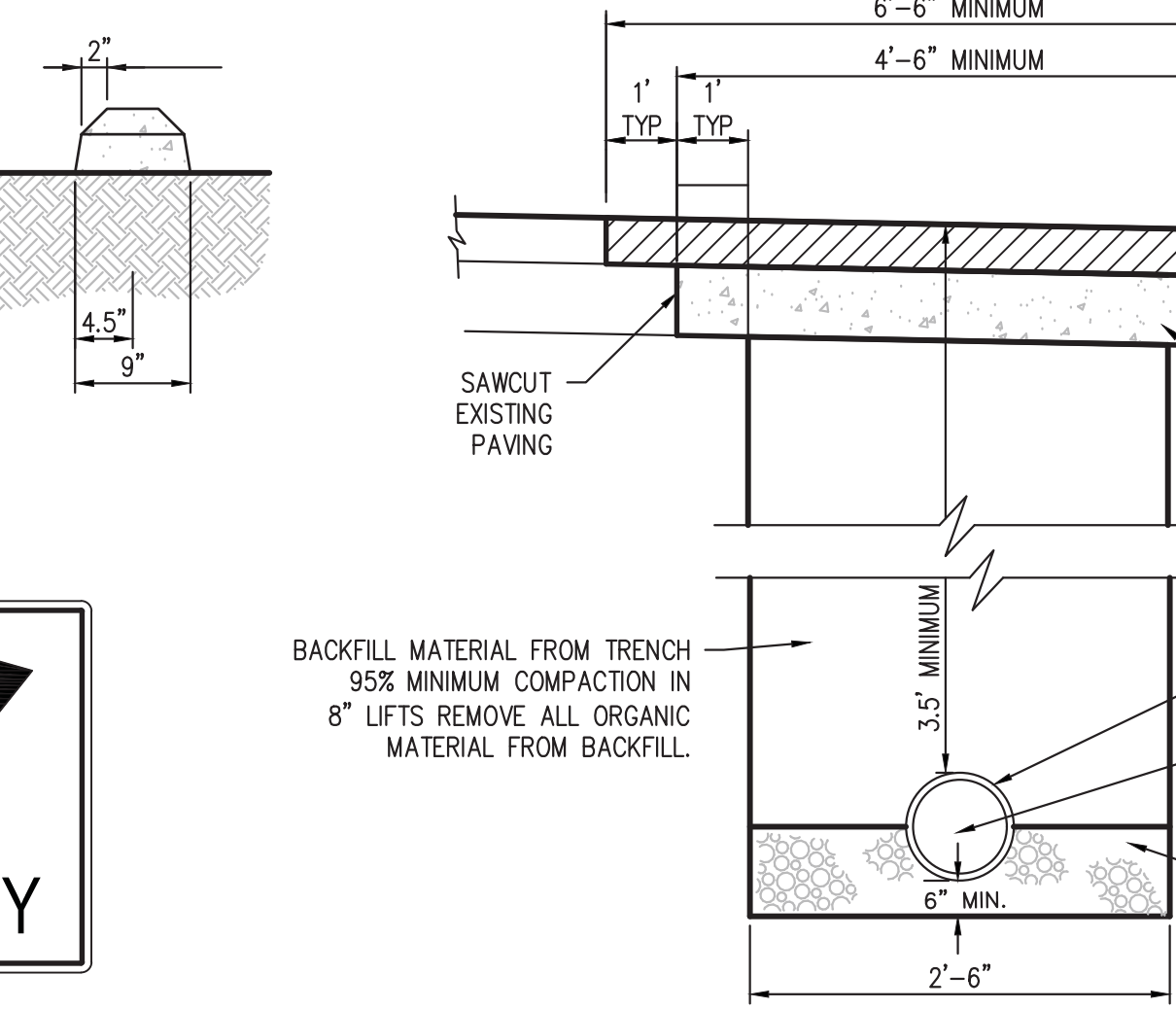
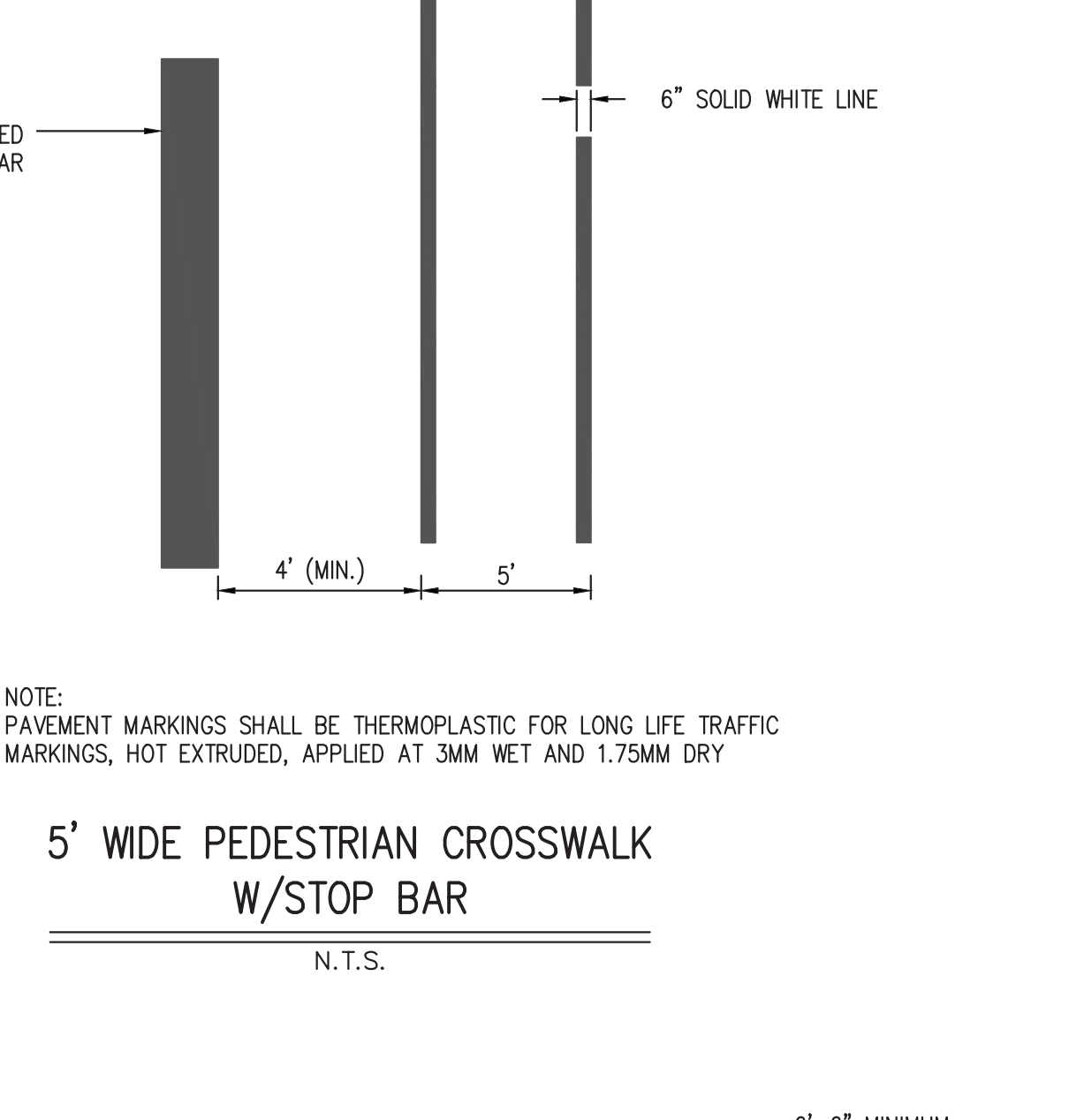
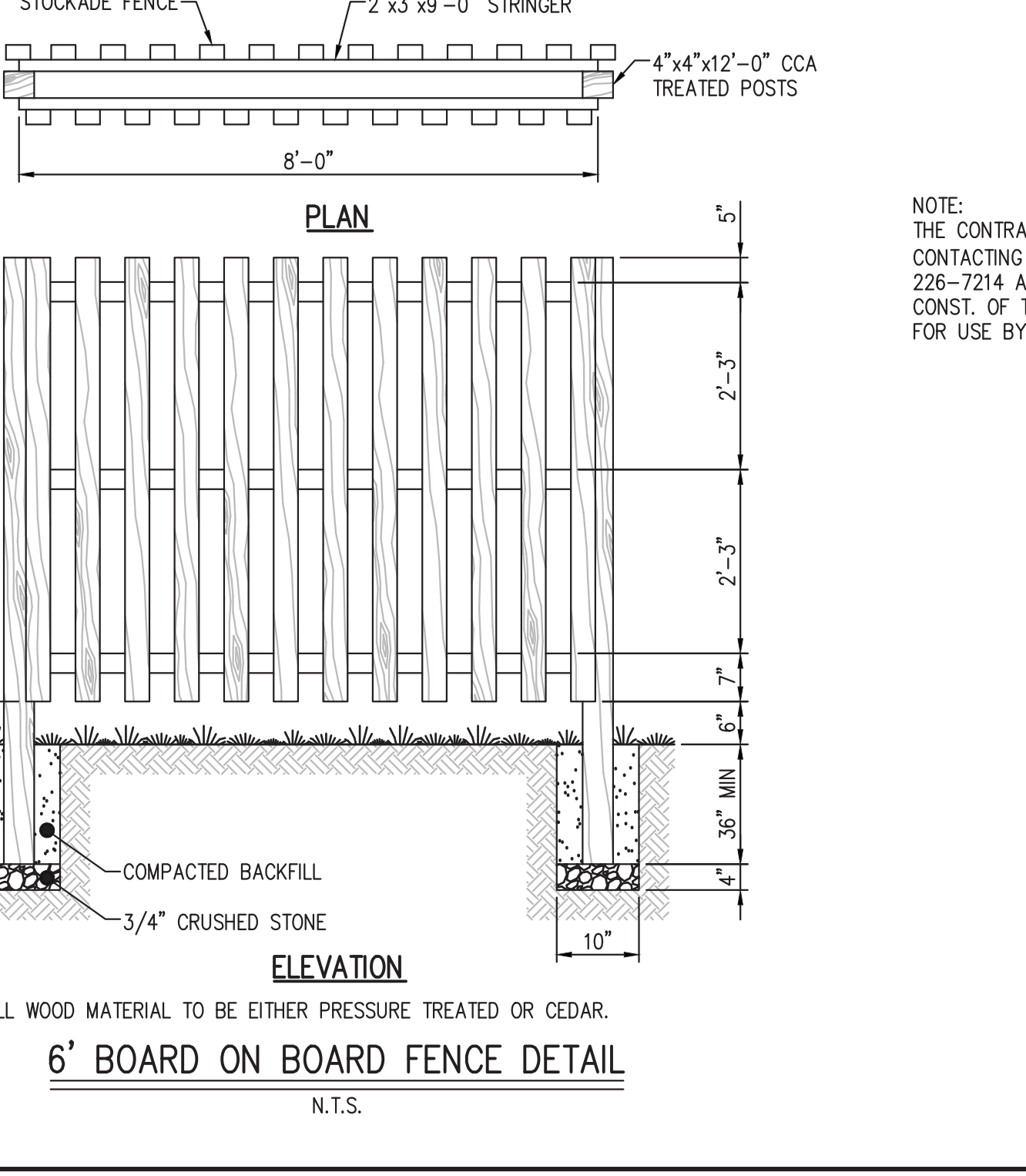
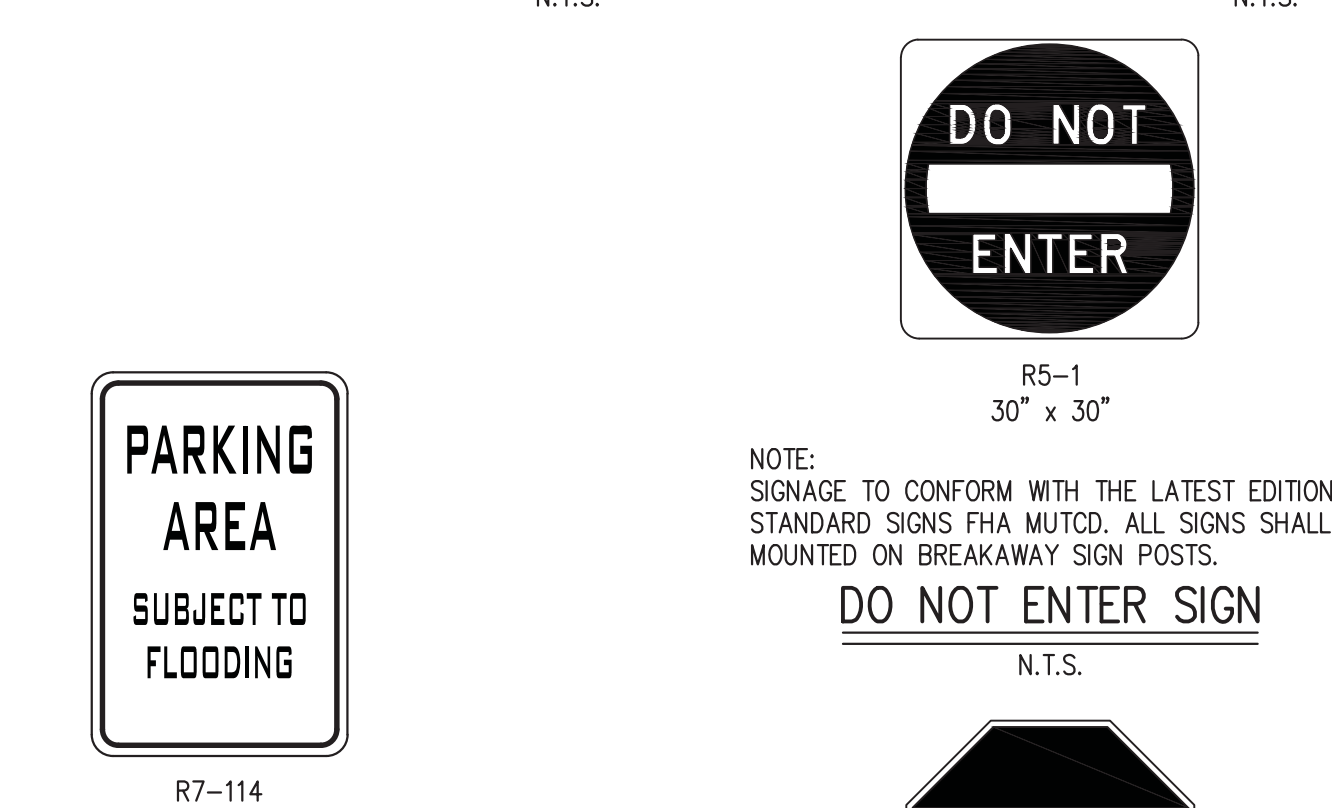
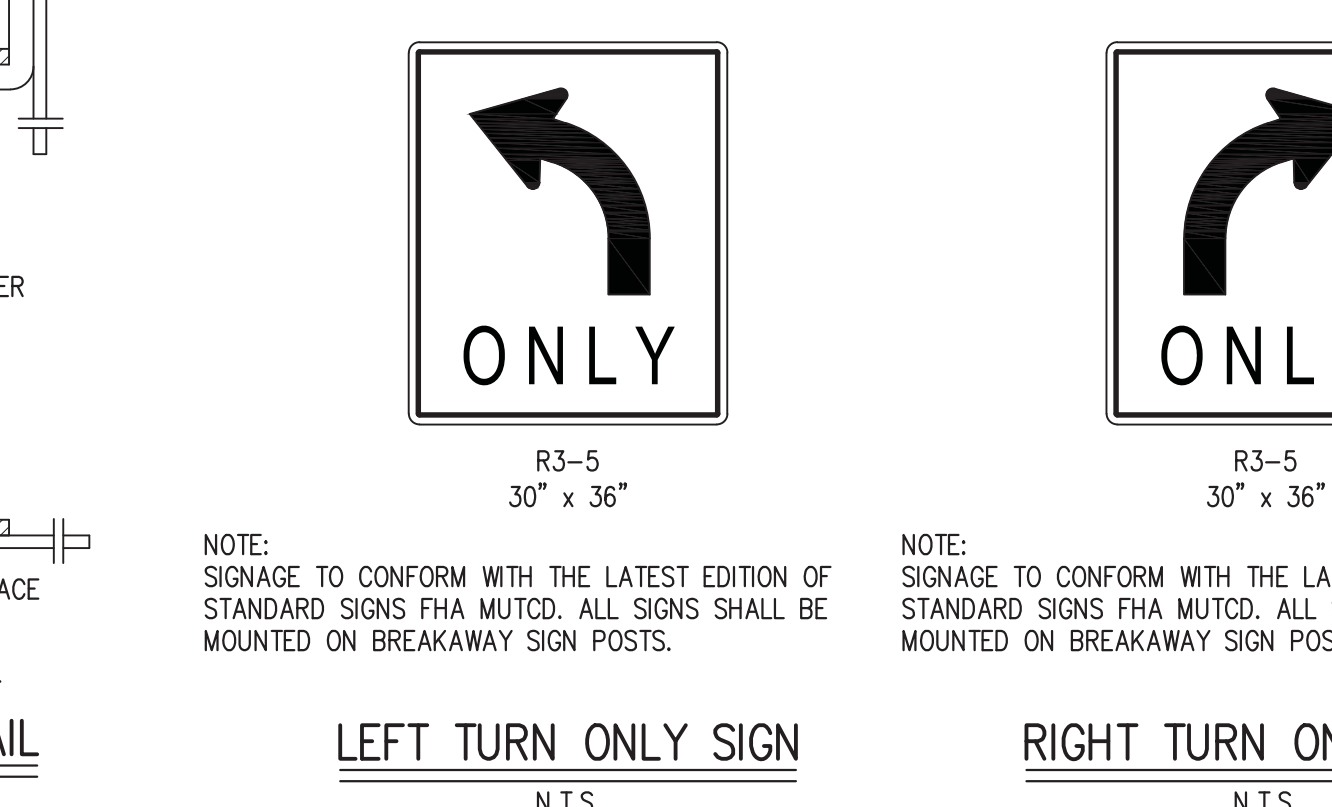
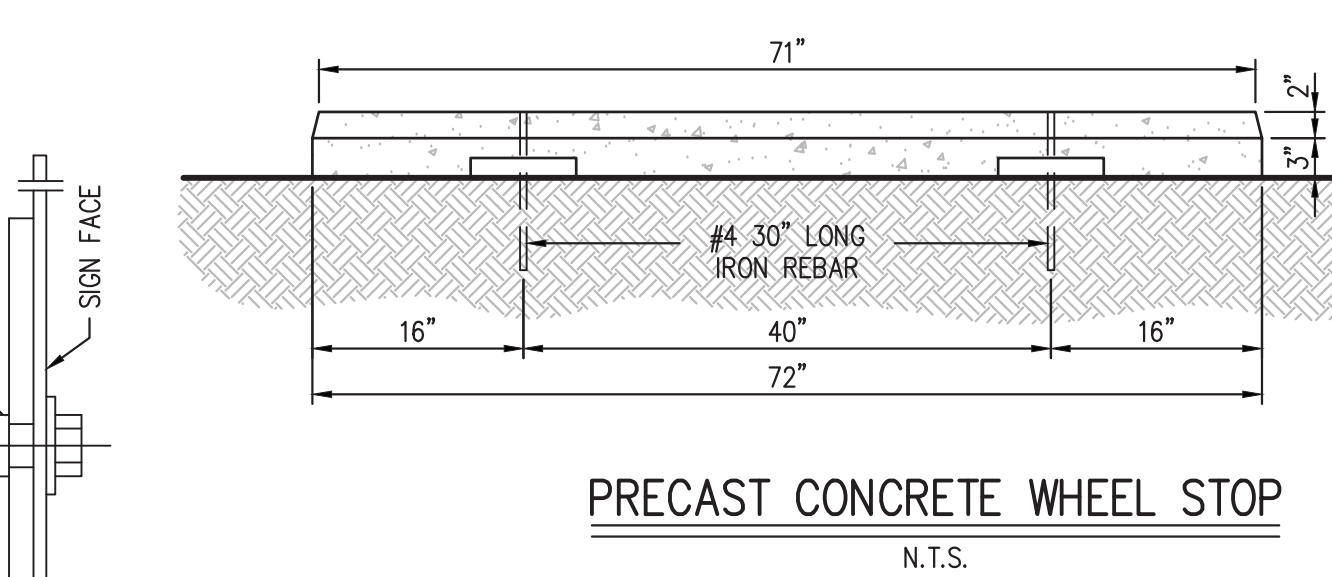
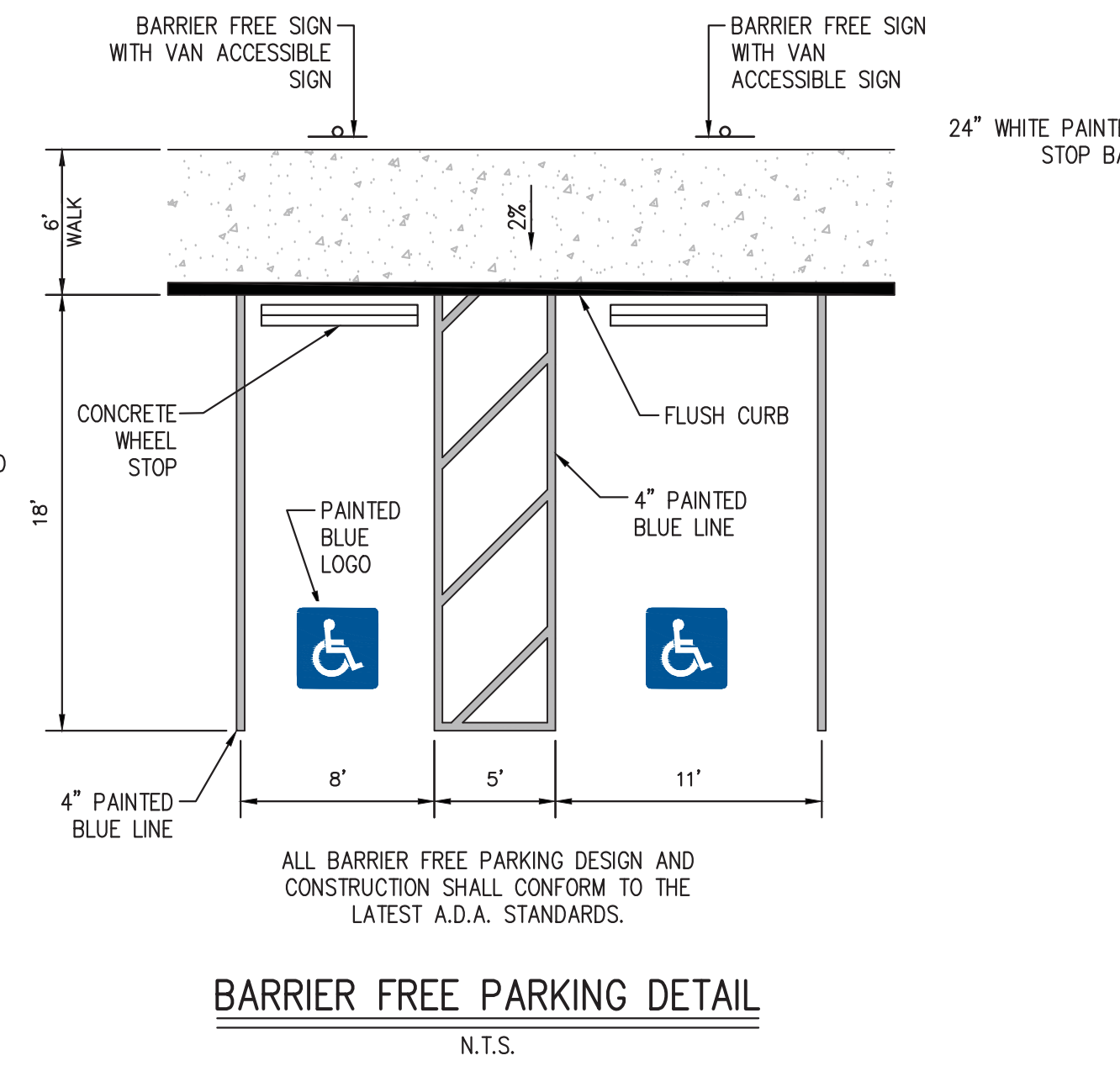
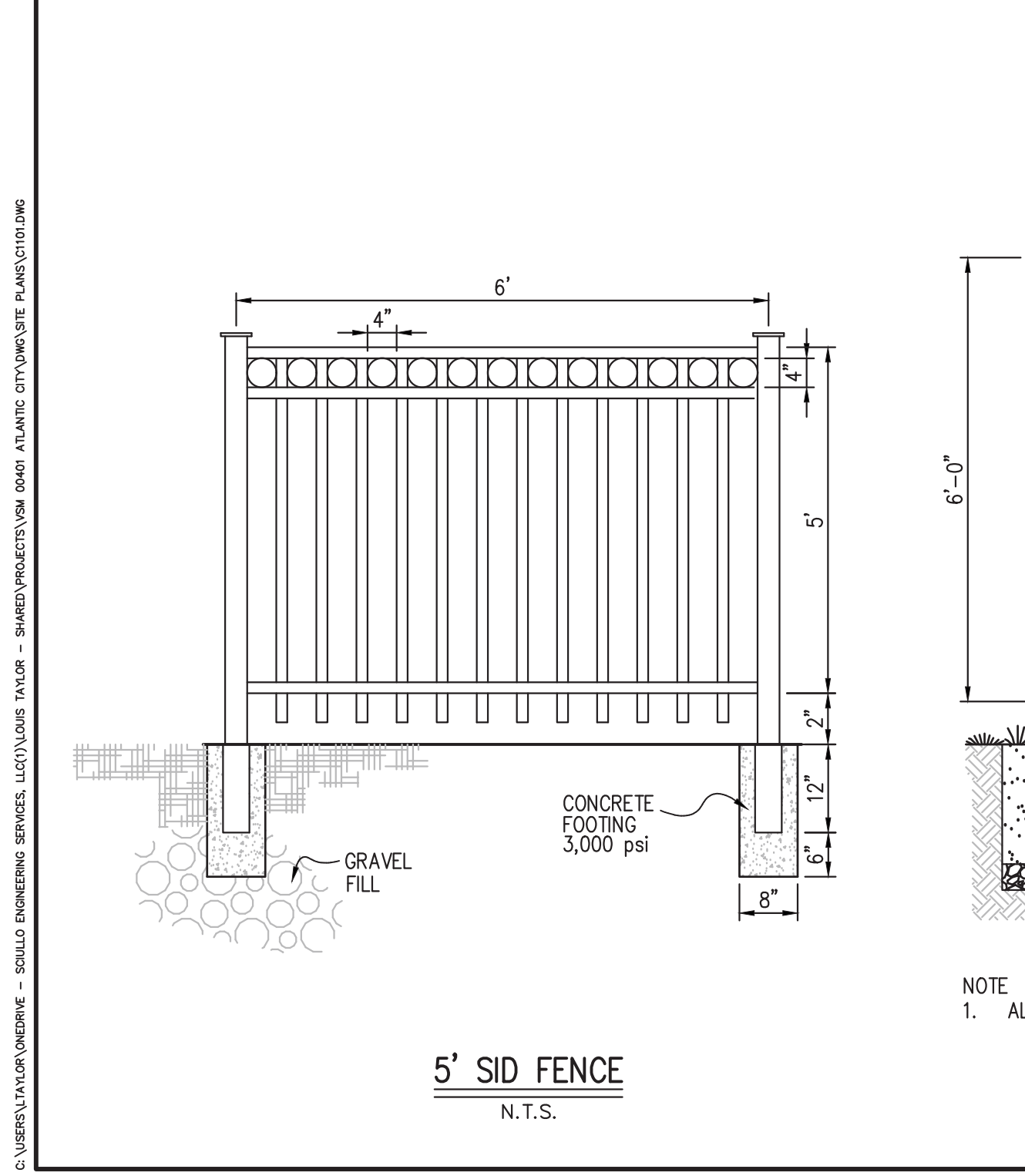
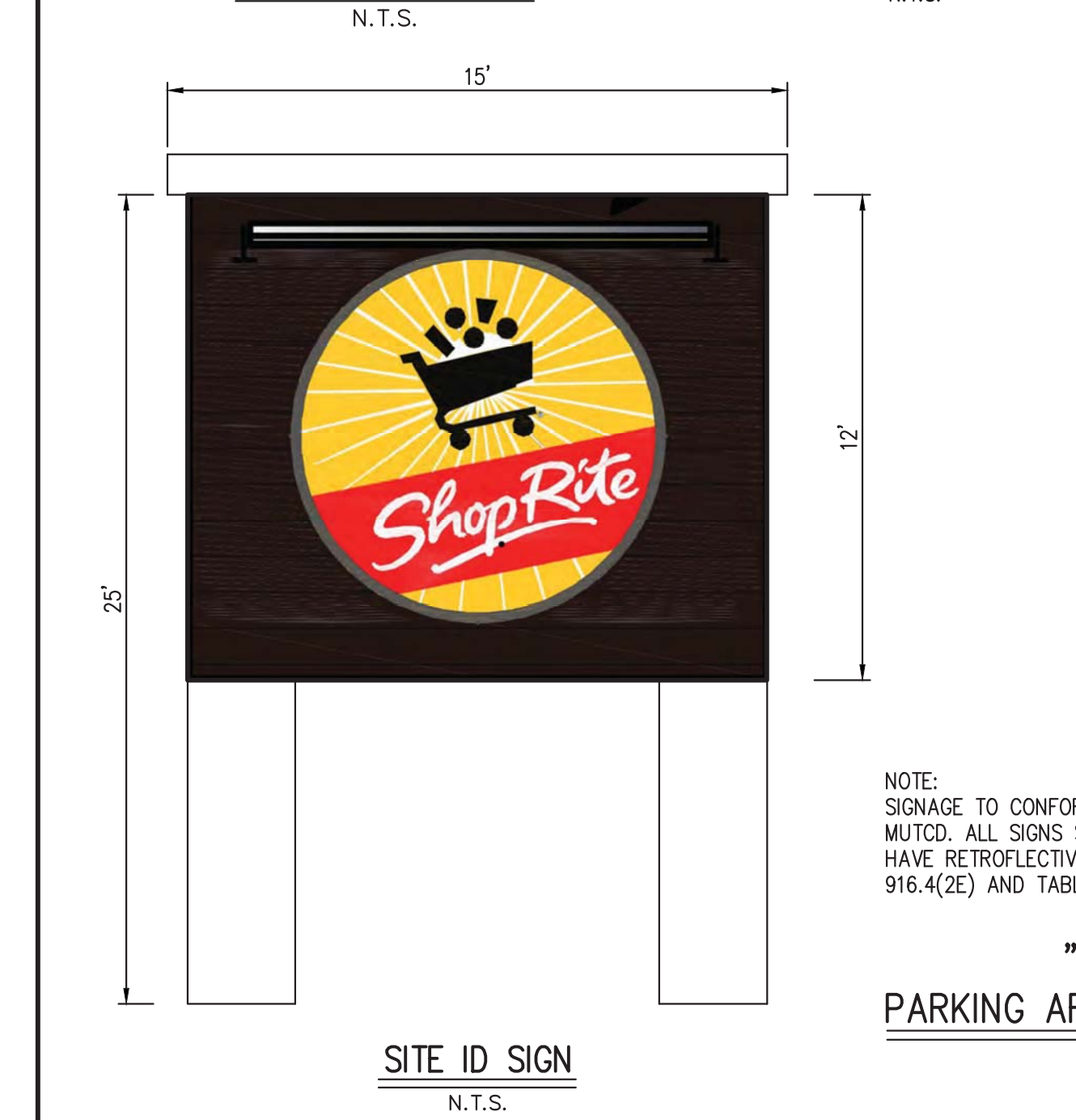
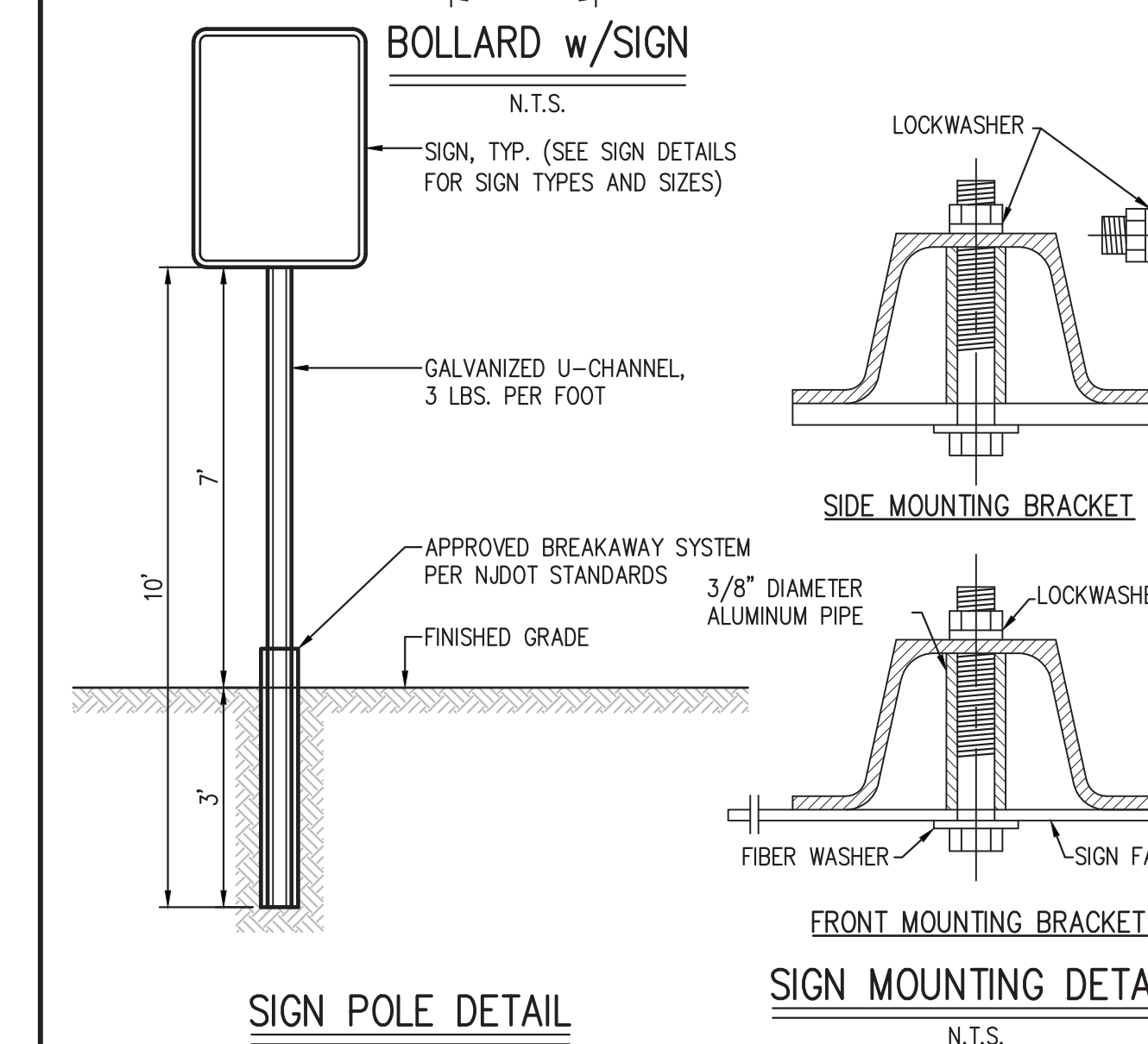
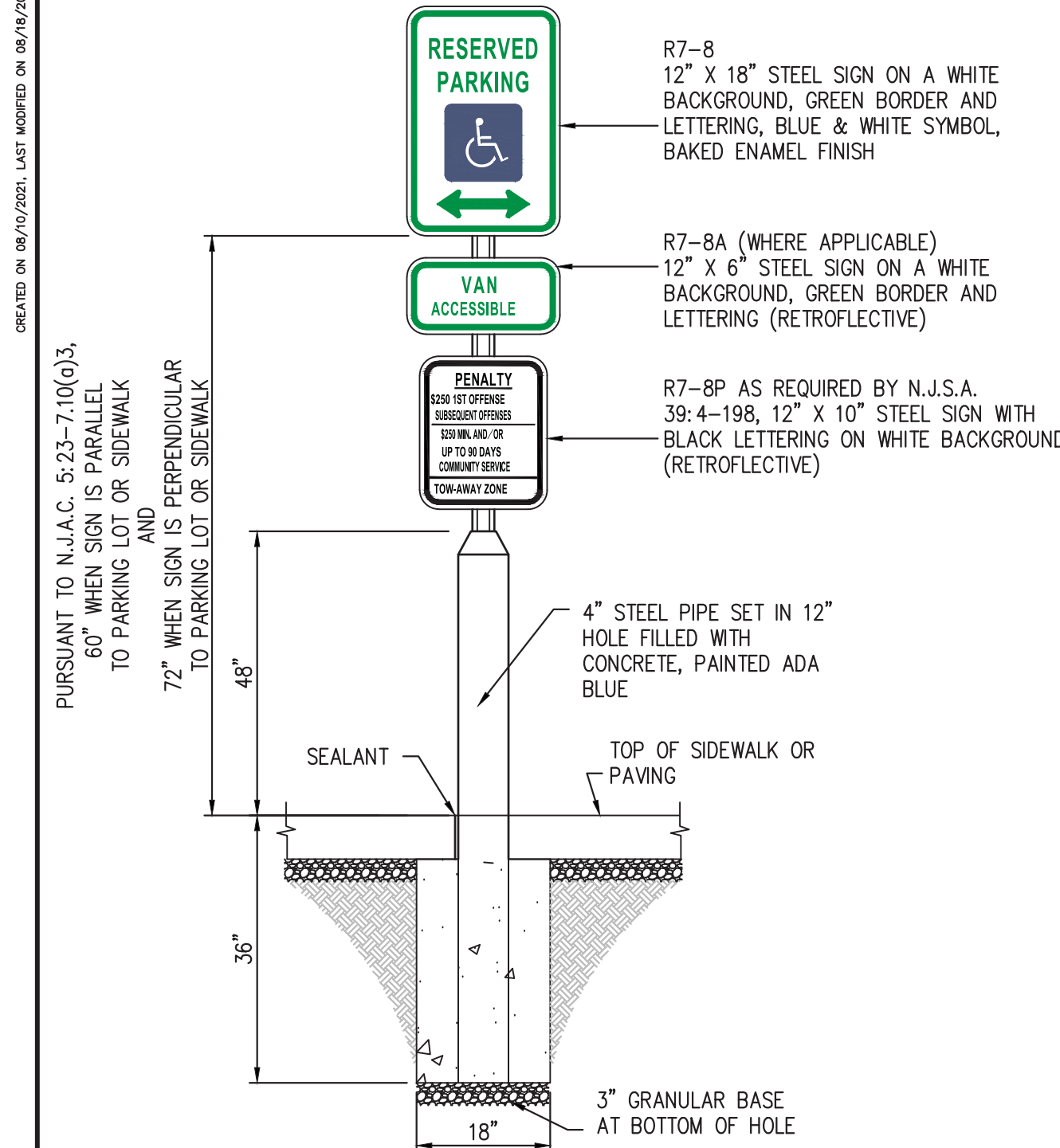
ATLANTIC CITY SUPERMARKET
BLOCK 396, LOTS 1, 6 & 7
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

LIGHTING PLAN

733 MOUNTAIN AVENUE
SPRINGFIELD, NEW JERSEY 07081

PROJECT NO.	VSM 004.01	SHEET NO.	0701
DATE	8/7/2021	ISSUE NO.	1
BY	JTS	INITIAL RELEASE	
APPR.		DATE	

DRAWN BY: 01/15/2018, LAST AMENDED BY: 02/14/2018
 PROJECT: 201801000001 - 201801000001 - BOARD ON BOARD FENCE - ATLANTIC CITY SUPERMARKET
 SHEET: 1 OF 12
 DATE: 8/7/2021
 TIME: 9:01 AM



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ALL CONTRACTORS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ANY USER WHOSE WORK IS NOT IN ACCORDANCE WITH THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. DAMAGE, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE USE OF THESE PLANS SHALL BE THE RESPONSIBILITY OF THE USER.

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 NJ CERTIFICATE OF AUTHORIZATION NO. Z64-626280700

ATLANTIC CITY SUPERMARKET
 BLOCK 506, LOTS 1, 6 & 7
 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE DETAILS

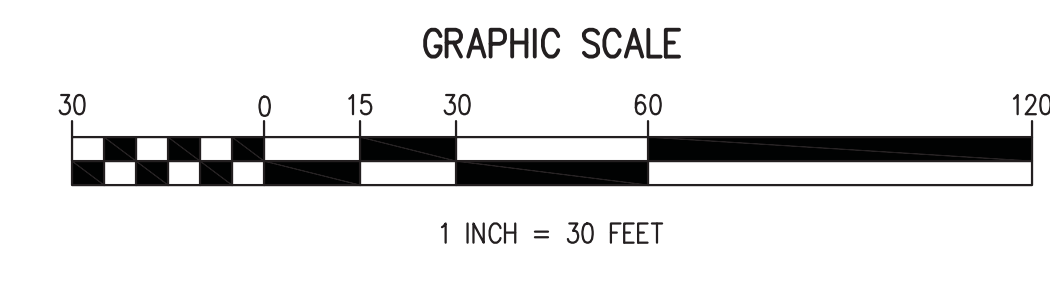
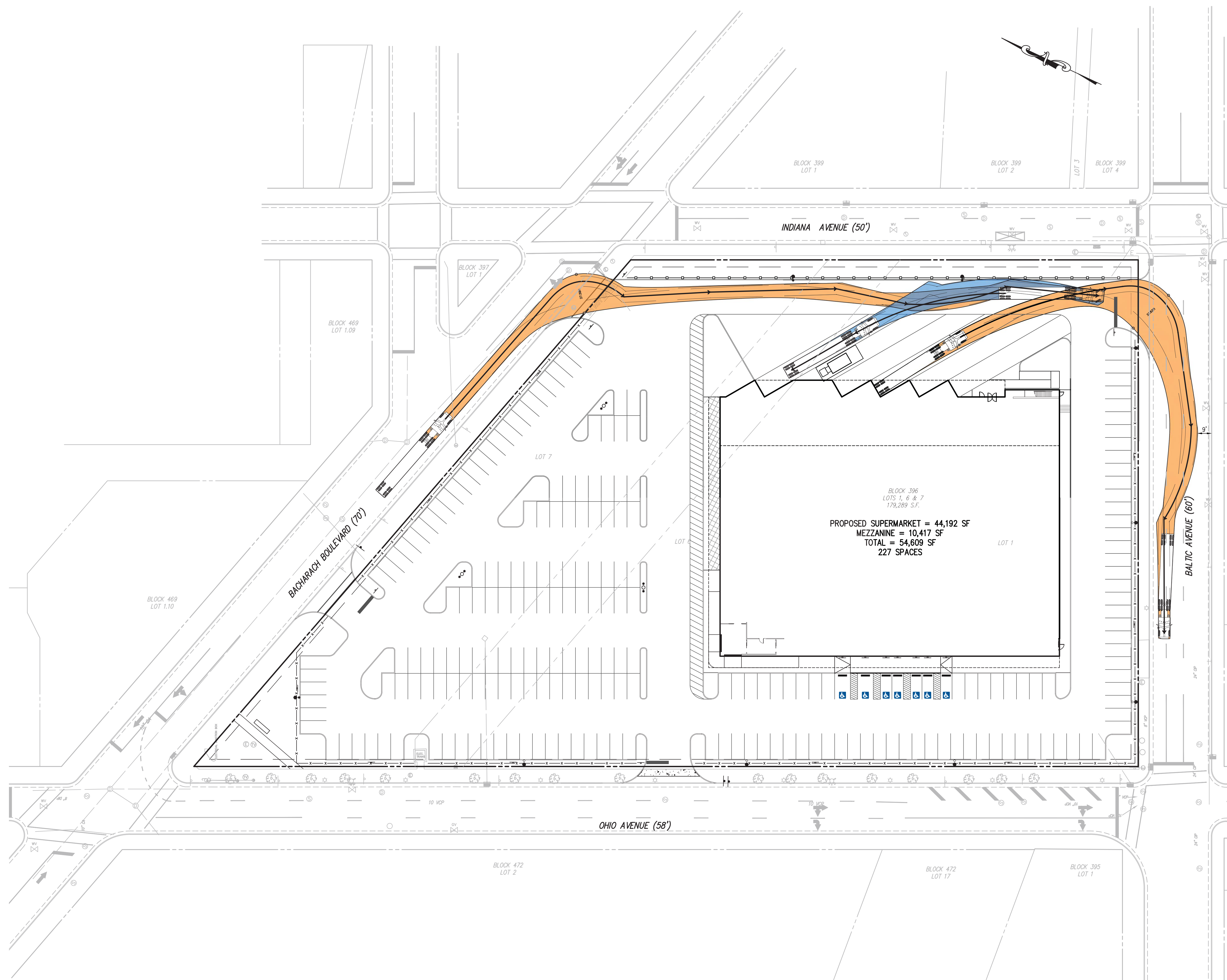
733 MOUNTAIN AVENUE
 SPRINGFIELD, NEW JERSEY 07081

PROJECT NO. VSM 004.01
 SHEET NO. 1 OF 12
 DATE: 8/7/2021
 TIME: 9:01 AM

DATE: 8/7/2021
 TIME: 9:01 AM

1 INITIAL RELEASE
 8/7/2021


C1101




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 2. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION AND THE PROJECT NUMBER APPEARS IN THE TITLEBLOCK.



ALL UTILITY INFORMATION PROVIDED BY UTILITIES ENGINEERING SERVICES, LLC AND THE MUNICIPALITY OF ATLANTIC CITY IS SUBJECT TO THE CITY'S POLICY ON UTILITY INFORMATION. THE CITY DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY UTILITY COMPANY. ANY USER WHO USES THIS INFORMATION WITHOUT WRITTEN PERMISSION OR ADAPTATION BY SCULLO ENGINEERING SERVICES, LLC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

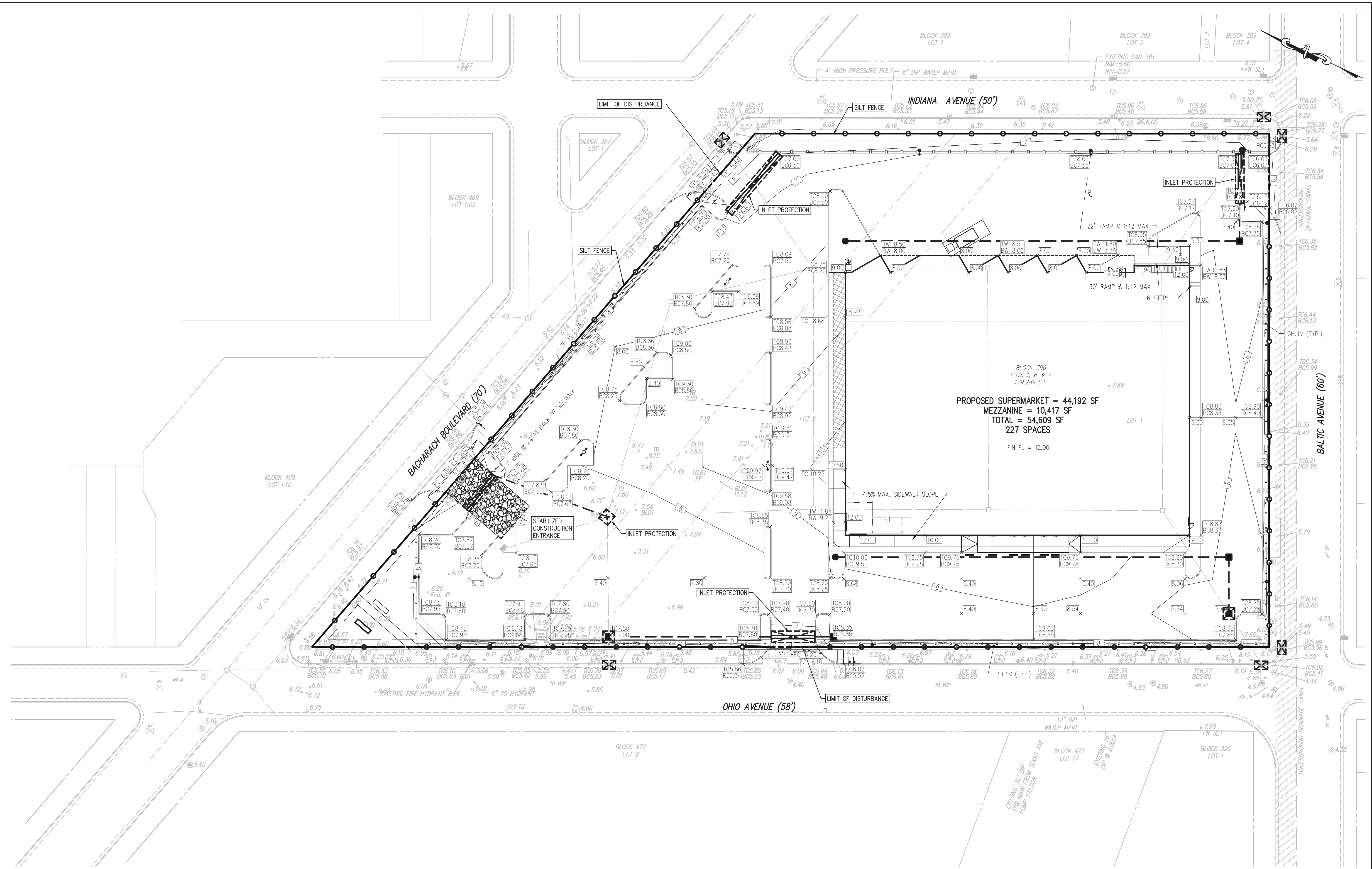
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ATLANTIC CITY SUPERMARKET
 BLOCK 396, LOTS 1, 6 & 7
 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
TRUCK TURNING MOVEMENT PLAN

 733 MOUNTAIN AVENUE
 SPRINGFIELD, NEW JERSEY 07081

PROJECT NO.	VSM 004.01	SHEET NO.	C2001
DATE	8/7/2021	ISSUE NO.	1
DATE		INITIAL RELEASE	
		SUBMISSION/REVISION	
		BY	JTS
			APPR.

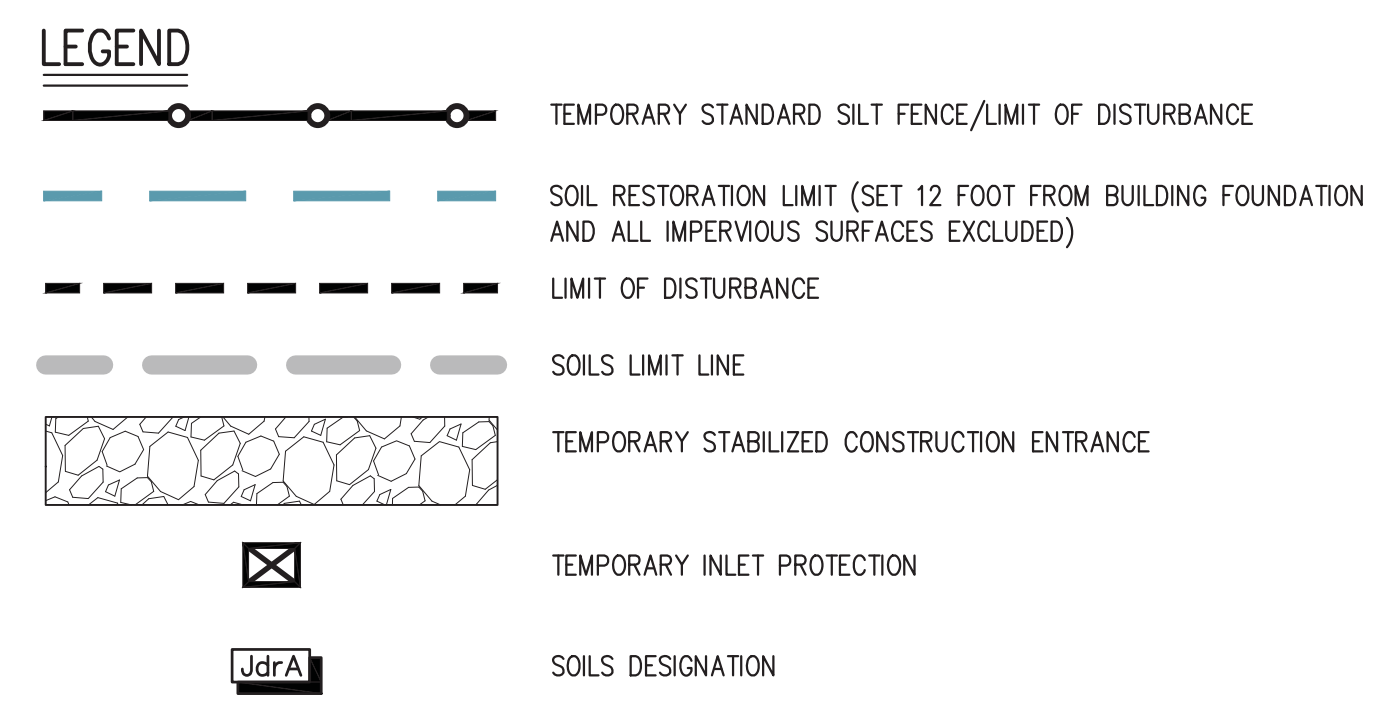
CHECKED BY: JTS
 DESIGNER: JTS
 DATE: 8/7/2021
 PROJECT: ATLANTIC CITY SUPERMARKET
 SHEET: C2001 OF 12



PROPOSED SUPERMARKET = 44,192 SF
 MEZZANINE = 10,417 SF
 TOTAL = 54,609 SF
 227 SPACES
 FIN FL = 12.00

LIMIT OF DISTURBANCE
 TOTAL AREA OF PROPOSED DISTURBANCE = 4.11 AC.

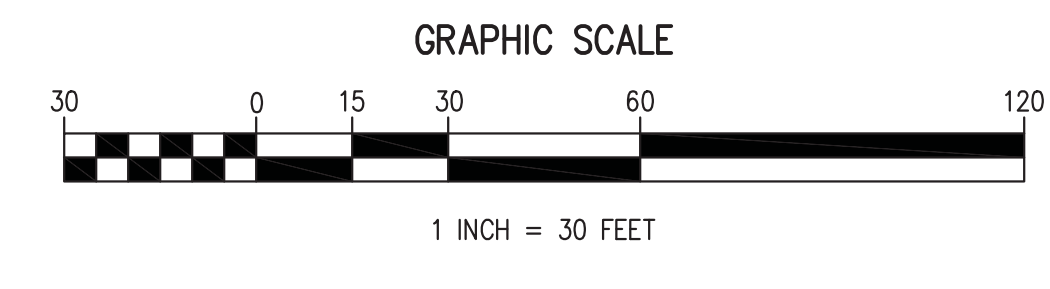
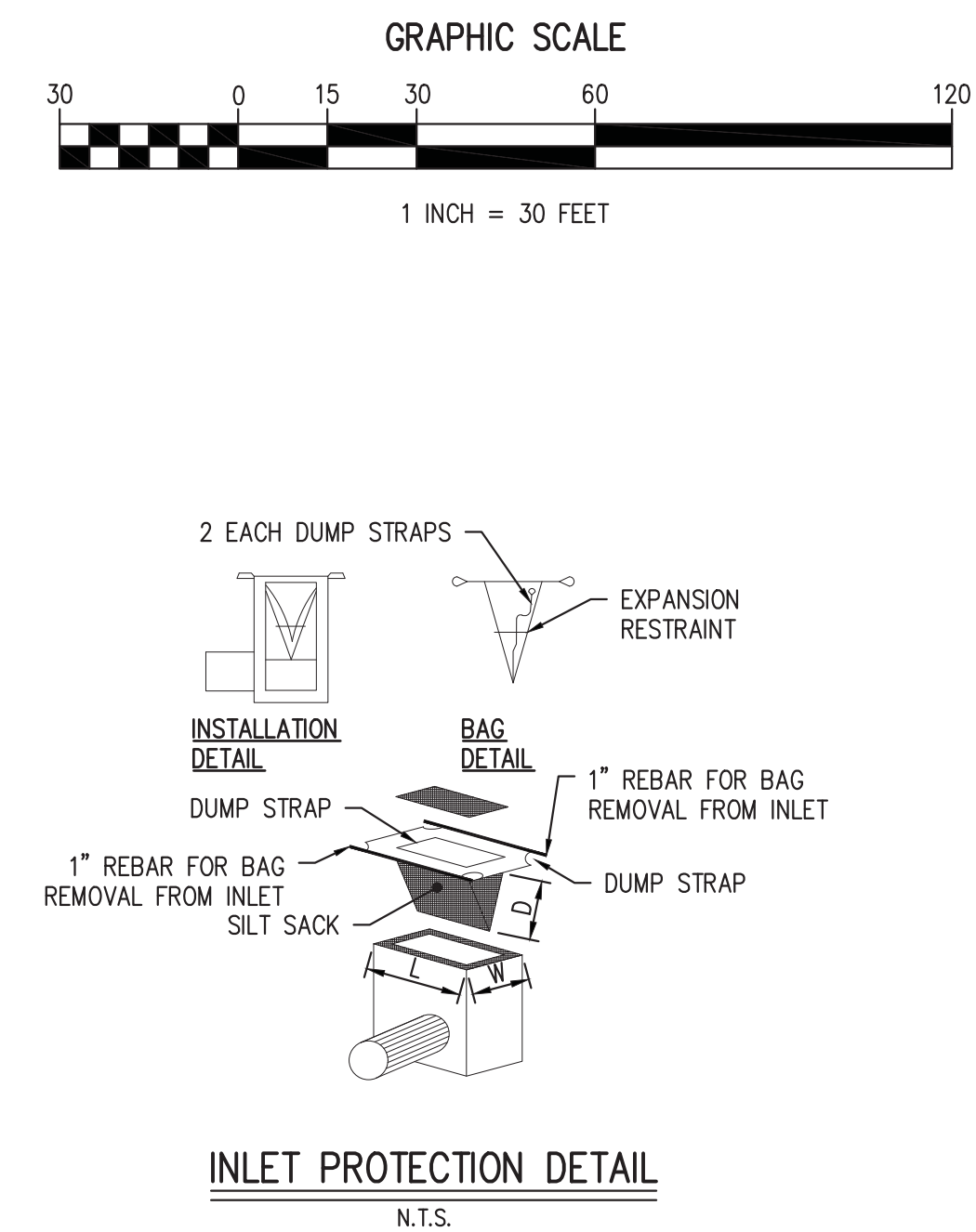
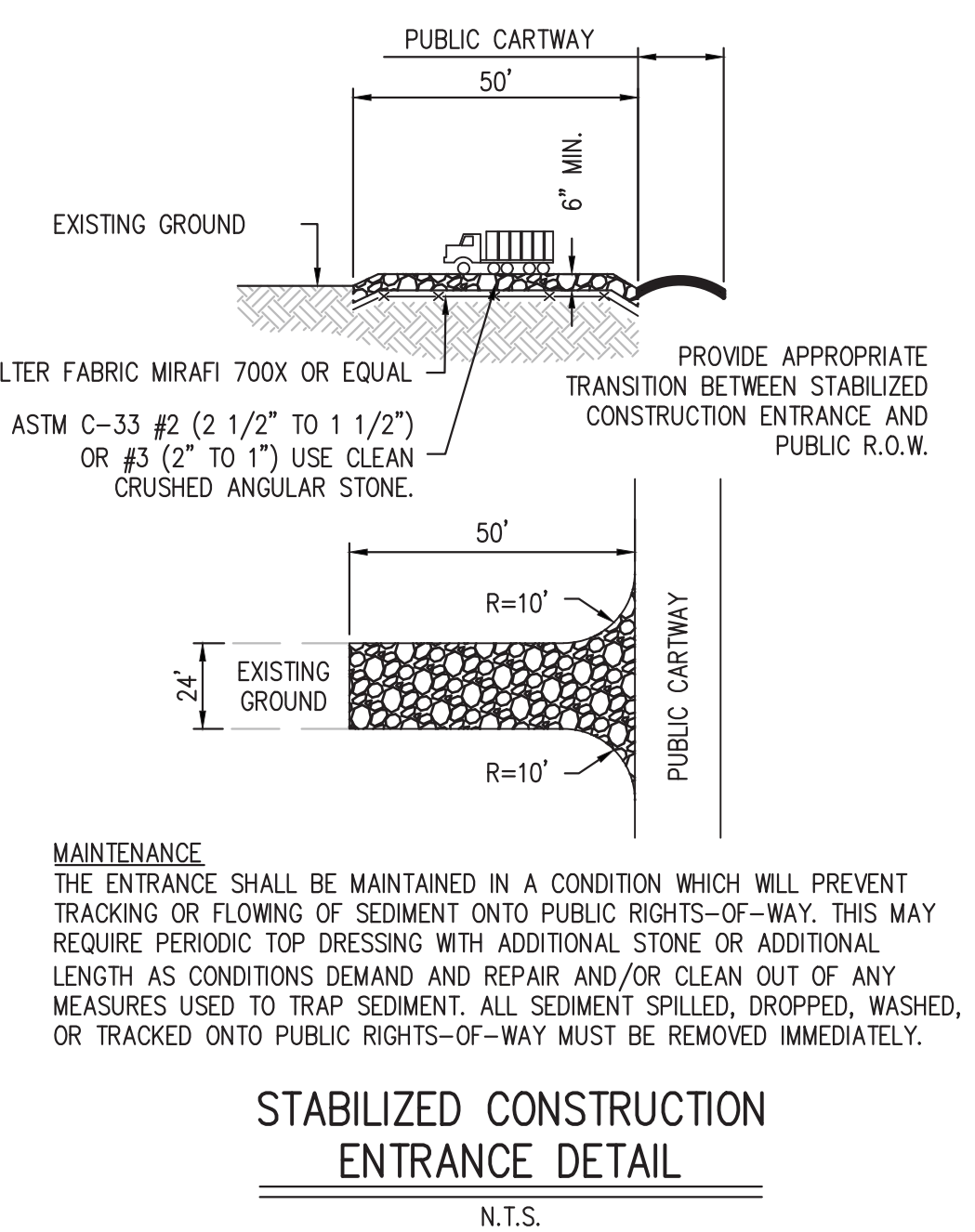
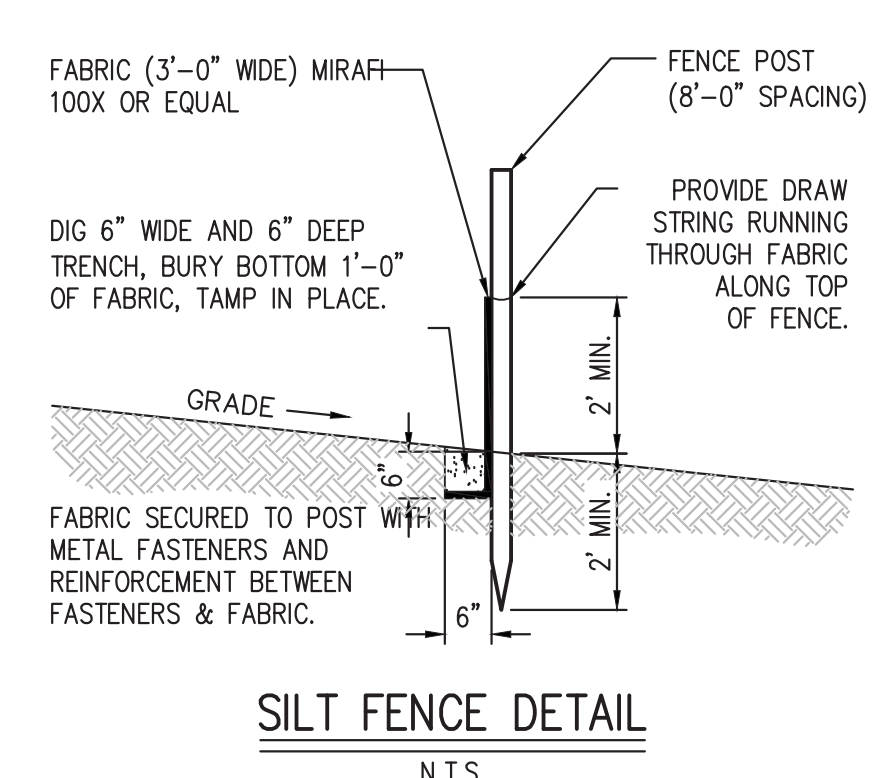
- NOTES**
- THIS PLAN IS TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.
 - SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE ATLANTIC CONSERVATION DISTRICT.
 - THIS SITE IS WITHIN THE URBAN REDEVELOPMENT AREA (PREVIOUSLY DEVELOPED SITE WITHIN METROPOLITAN PLANNING AREA PA-1) AND DEVELOPMENT IS EXEMPT FROM COMPACTION MITIGATION STANDARDS.



SOILS DATA

PssAt PSAMMENTS 0-3% SLOPE "D" SOILS GROUP

SOILS OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.
 ALL SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE ATLANTIC SOIL CONSERVATION DISTRICT.



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1. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. 2. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ENGINEER OF RECORD AND APPEAR IN THE TITLEBLOCK.

811
 Know what's below.
 Call before you dig.

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 PHONE: (609) 300-5171
 IN CERTIFICATE OF AUTHORIZATION NO. Z64628280700

ATLANTIC CITY SUPERMARKET
 BLOCK 396, LOTS 1, 6 & 7
 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SOIL EROSION AND SEDIMENT CONTROL PLAN

733 MOUNTAIN AVENUE
 SPRINGFIELD, NEW JERSEY 07081

PROJECT NO.	VSM 004.01	DRAWING NO.	C1201
SCALE	AS SHOWN	DATE	8/19/2021
ISSUE NO.	1	INITIAL RELEASE	
DATE	8/19/2021	BY	JTS
SUBMISSION/REVISION		BY	JTS

