

CASAS DEL RIO

26 NEW TOWNHOUSES - AFFORDABLE HOUSING
CAMDEN LUTHERAN HOUSING INC.
800 GALINDEZ CT.
CAMDEN, NJ 08102

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SURVEY

PROPOSED SITE PLAN INFORMATION BASED ON SURVEY DATED 03/15/2024 & MAJOR SUBDIVISION PLAN DATED 03/17/24 PERFORMED BY RWC SURVEYING, WITH ADDRESS P.O. BOX 3652 TOMS RIVER, NJ 08756, TEL. (888)766-4435.

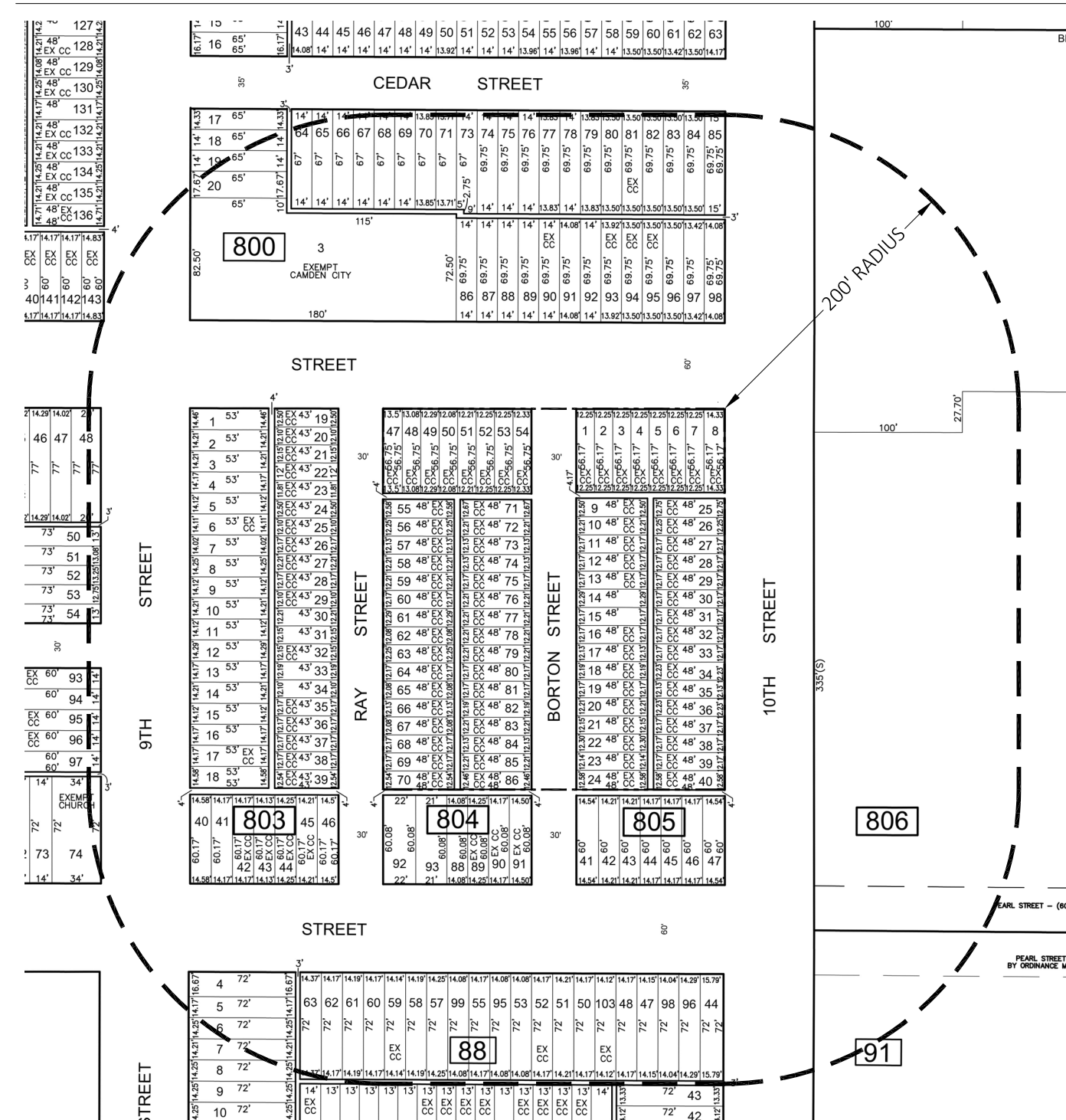
PROJECT DESCRIPTION & SUMMARY

THE PROPOSED PROJECT INCLUDES THE NEW CONSTRUCTION OF 26 TOWNHOUSES AS AFFORDABLE HOUSING ON TWO VACANT BLOCKS.

BLOCK #804
PROPOSED LOTS 1 THROUGH 13 x 1,969 SF (EACH LOT) = 25,600 SF TOTAL AREA

BLOCK #805
PROPOSED LOTS 1 THROUGH 13 x 1,969 SF (EACH LOT) = 25,600 SF TOTAL AREA

200 FT RADIUS MAP



ZONING ANALYSIS

ZONING ORDINANCE	REQUIRED UNDER R-2 RESIDENTIAL DISTRICT	PROPOSED SINGLE FAMILY RESIDENTIAL BLOCK #804: LOTS #1 THRU #13 BLOCK #805: LOTS #1 THRU #13	VARIANCE REQUIRED
PERMITTED PRINCIPAL USE	TOWNHOUSE ATTACHED DWELLINGS	TOWNHOUSE ATTACHED DWELLINGS	NO
MINIMUM LOT AREA	2,000 SF	1,969 SF 1,972 SF AT LOTS #1	YES
MAXIMUM LOT AREA	3,000 SF	1,969 SF 1,972 SF AT LOTS #1	NO
MINIMUM LOT WIDTH	20 FT	19.69 FT 19.72 FT AT LOTS #1	YES
MINIMUM LOT DEPTH	100 FT	100 FT	NO
MAXIMUM HEIGHT	3 STORIES OR 35 FT	2 STORIES 27.6 FT	NO
MINIMUM FRONT YARD SETBACK	10 FT	11 FT 9 FT AT LOTS #1, 5, 9 & 13	YES AT LOTS #1, 5, 9 & 13
MINIMUM AGGREGATE WIDTH OF SIDE YARDS	N/A	N/A	N/A
MINIMUM WIDTH OF EACH SIDE YARD	0 FT AT INTERIOR LOTS 10 FT END OF CORNER LOTS	0 FT AT INTERIOR LOTS 0 FT AT CORNER LOTS	NO YES AT LOTS #1
MINIMUM DEPTH OF REAR YARD	20 FT	40.5 FT	NO
MAXIMUM LOT BUILDING COVERAGE	60%	49%	NO
MAXIMUM LOT IMPERVIOUS COVERAGE	80%	66%	NO
OFF-STREET PARKING	2 SPACES FOR 3-BEDROOM UNIT OR A FRACTION THEREOF	1 SPACE PROVIDED	YES
DRIVEWAYS	NOT TO EXCEED 20 FT IN WIDTH	20 FT - COMBINED DRIVEWAYS 10 FT - SINGLE DRIVEWAY	NO
LANDSCAPING	STREET TREES SPACED NO GREATER THAN 40 FT ON CENTER	NEW TREE SPACING AT 35 FT & 38 FT	NO

FLOOD NOTES

THE PROJECT LOCATION IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD ZONE AS PER FEMA FLOOD INSURANCE RATE MAP No. 34007C0028F, DATED AUGUST 17, 2016.

LOCATION MAP



APPLICABLE CODES

2021	INTERNATIONAL BUILDING CODE - NJ EDITION
2021	INTERNATIONAL RESIDENTIAL CODE - NJ EDITION
2021	NATIONAL STANDARD PLUMBING CODE - NJ EDITION
2020	NATIONAL ELECTRICAL CODE (NFPA 70)
2021	INTERNATIONAL ENERGY CONSERVATION CODE
2021	INTERNATIONAL MECHANICAL CODE
2021	INTERNATIONAL FUEL GAS CODE
2017	ICC A117.1 BARRIER FREE CODE

PROJECT & BUILDING CODE INFORMATION

BLOCK & LOT:	BLOCK 804, LOTS #1 THRU #13	
	BLOCK 805, LOTS #1 THRU #13	
EXISTING USE:	VACANT LAND	
PROPOSED WORK:	CONSTRUCTION OF 26 NEW TOWNHOUSES	
ZONING:	R-2 RESIDENTIAL	
BUILDING OCCUPANCY CLASSIFICATION:	R-5 SINGLE-FAMILY TOWNHOUSES NOT MORE THAN THREE STORIES IN HEIGHT WITH A SEPARATE MEANS OF EGRESS	
BUILDING CONSTRUCTION CLASSIFICATION:	V-B	
	PERMITTED	PROPOSED
AREA PER FLOOR:	4,800 SF	1,010 SF
BUILDING OCCUPANCY:	200 SF PER PERSON	9 TOTAL OCCUPANTS
BUILDING HEIGHT:	35 FT 2 STORIES	27.6 FT 2 STORIES
AUTOMATIC SPRINKLER SYSTEM:	NFPA 13D SPRINKLER SYSTEM TO BE INSTALLED THROUGHOUT	

FIRE RESISTANCE RATINGS

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

PRIMARY STRUCTURAL FRAME:	0 HRS
BEARING WALLS	
EXTERIOR - TABLE 705.5 (LESS THAN 5 FT FROM PROPERTY LINE):	1 HR
INTERIOR:	0 HRS
NON-BEARING WALLS & PARTITIONS (EXTERIOR - TABLE 705.5):	1 HR
NON-BEARING WALLS & PARTITIONS (INTERIOR):	0 HRS
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY STRUCTURAL MEMBERS:	0 HRS
ROOF CONSTRUCTION & ASSOCIATED SECONDARY STRUCTURAL MEMBERS:	0 HRS
COMMON WALLS SEPARATING TOWNHOUSES (R302.2.2):	1 HR

APPROVAL SIGNATURES

_____ BOARD CHAIRPERSON	_____ DATE
_____ BOARD SECRETARY	_____ DATE
_____ ZONING OFFICER	_____ DATE
_____ BOARD CITY ENGINEER	_____ DATE



CASAS DEL RIO
CITY OF CAMDEN, NJ
CAMDEN LUTHERAN HOUSING INC.

Architect



Civil Engineer



DATE	ISSUE	DESCRIPTION
06/28/24	1	PLANNING BD. SUBMISSION

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter this item in any way.

Project

CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title

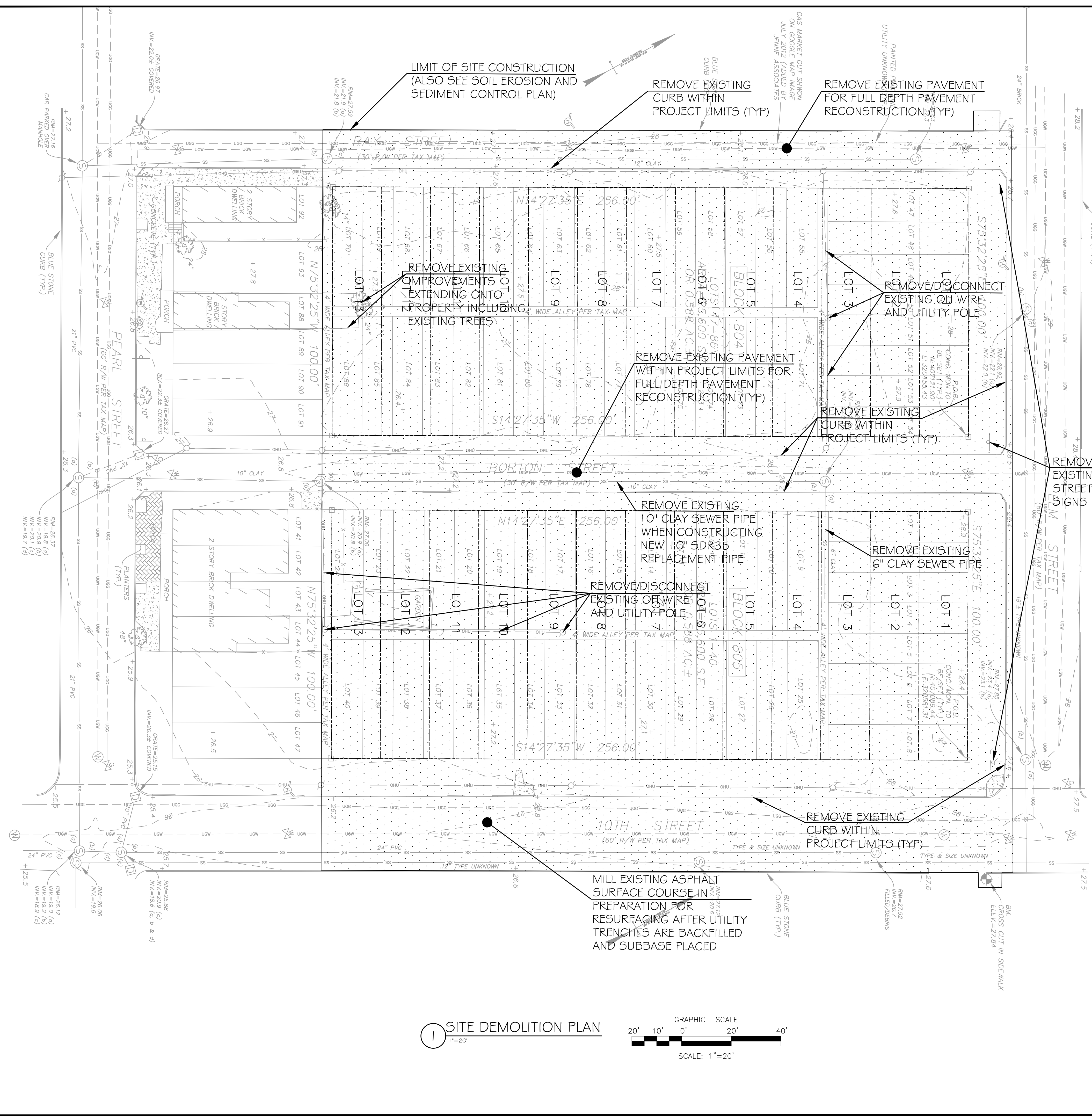
COVER SHEET, ZONING ANALYSIS, BUILDING CODE INFORMATION, NOTES, 200' RADIUS MAP, LOCATION MAP & DRAWING INDEX

Drawing No.

C-01

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by NS/MM

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- ### DEMOLITION NOTES
- BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM PLAN ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY, ELM STREET BLOCK 804, LOTS 47-86, BLOCK 805, LOTS 1-40, CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY" PREPARED BY RWC SURVEYING, JOHN J. HANLON, N.J.P.L.S., DATED 3/17/2024. HORIZONTAL DATUM: NAD83. VERTICAL DATUM: SHOWN TO NAVD83.
 - ADDITIONAL UTILITY INFORMATION REGARDING GAS SERVICE PIPE IN RAY STREET ADDED FROM UTILITY MARKOUTS SHOWN ON GOOGLE STREET VIEW (PHOTOGRAPHY DATED JULY 2012) BY JENNE ASSOCIATES IN MAY 2024.
 - PROPOSED LOTS SHOWN FROM PLAN ENTITLED "MAJOR SUBDIVISION PLAN, ELM STREET BLOCK 804, LOTS 47-86, BLOCK 805, LOTS 1-40, CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY" PREPARED BY RWC SURVEYING, JOHN J. HANLON, N.J.P.L.S., DATED 3/17/2024.
 - THERE ARE NO WATER COURSES OR WETLANDS ON THE PROPERTY AND IT DOES NOT LIE WITHIN A REGULATED FLOOD.
 - THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES ARE SHOWN BASED ON AVAILABLE INFORMATION AND SURFACE EVIDENCE AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION (NU ONE-CALL AT 811 OR 1-800-272-1000) AND NOTIFY THE DESIGNER IMMEDIATELY IF THE LOCATION OF UNKNOWN UTILITIES MAY IMPACT THE PROPOSED CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO THE EXECUTION OF CONTRACTS OR COMMENCING WORK. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD.
 - THE CONTRACTOR SHALL DEMOLISH ALL BUILDINGS, PAVEMENT, ETC WHERE INDICATED WITHIN THE LIMIT OF DISTURBANCE. EDGES OF PAVEMENT DEMOLITION SHALL BE SAW CUT. DEMOLISHED CONCRETE AND ASPHALT SHALL BE CRUSHED TO THE DIMENSIONS INDICATED IN THE PROJECT GEOTECHNICAL REPORT AND STOCKPILED FOR REUSE AS SITE FILL. ALL DEMOLITION AND MATERIAL REUSE SHALL BE IN ACCORDANCE WITH ENVIRONMENTAL REQUIREMENTS FOR THE SITE.
 - THE CONTRACTOR MUST ACCEPT THE SITE AS IS AND SHALL BE DEEMED TO HAVE INSPECTED THE SITE AND REVIEWED ALL CONTRACT DOCUMENTS PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD VERIFY THE LOCATION AND DEPTH OF ALL APPLICABLE EXISTING UTILITIES. SOME UNDERGROUND UTILITIES MAY BE LOCATED DIFFERENT THAN SHOWN ON THIS PLAN. ALL CONTRACTORS USING THESE PLANS FOR DEMOLITION OR CONSTRUCTION SHALL CONFIRM ALL UTILITIES IN THE FIELD TO ESTABLISH LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE CONSTRUCTION MANAGER. CONTRACTOR SHALL PROTECT AND MAINTAIN UTILITIES AS NOTED.
 - THE CONTRACTOR SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY. THE CONTRACTOR SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE GOVERNING AGENCIES AND THE OWNER. ALL OPERATIONS SHALL BE CONDUCTED SO AS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS, BOTH PEDESTRIAN AND WORKERS ALIKE. THE CONSULTANT DOES NOT HAVE THE RIGHT TO STOP DEMOLITION ACTIVITIES. SUCH DIRECTION MUST COME FROM THE OWNER.
 - THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION SIGNAGE AND ASSOCIATED TRAFFIC MEASURES. THE CONTRACTOR SHALL FOLLOW THE WORK ZONE SAFETY GUIDELINES FOR CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS REQUIRED BY LOCAL JURISDICTION.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE PROJECT SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT ON THE CONTRACT DRAWING, AND SHALL ABANDON, REMOVE, OR PROTECT THE UTILITIES AS INDICATED HEREON OR AS DIRECTED BY THE OWNER, SUBCONSULTANT, OR INTERESTED UTILITY COMPANY.
 - THE CONTRACTOR SHALL VERIFY THAT A SOIL EROSION AND SEDIMENT CONTROL PERMIT HAS BEEN OBTAINED FOR DEMOLITION ACTIVITIES. CONTRACTOR SHALL COMPLY WITH THE CONDITIONS THEREON BY INSTALLING AND MAINTAINING ALL SSSC MEASURES AND MAKING THE REQUIRED NOTIFICATIONS.
 - PRIOR TO DEMOLITION, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONTENTS OF THE BUILDINGS TO BE DEMOLISHED INCLUDING, BUT NOT NECESSARILY LIMITED TO, FURNISHINGS, MECHANICAL EQUIPMENT, RESERVOIR TANKS, PLUMBING FIXTURES, FURNITURE, CABINETS, ETC. IN ACCORDANCE WITH ENVIRONMENTAL REQUIREMENTS FOR THE SITE.
 - PRIOR TO DEMOLITION, THE CONTRACTOR SHALL VERIFY THAT THE UTILITY SERVICES TO BE DEMOLISHED WILL NOT AFFECT OTHER SERVICES OUTSIDE THE CONTRACT LIMIT.
 - PRIOR TO DEMOLITION, THE CONTRACTOR SHALL DISCONNECT AND CAP/PERMATE AT THE UTILITY MAIN ALL BUILDING SERVICES, E.G. WATER, SEWER, GAS, ELECTRIC, TELEPHONE, ETC. (UNLESS OTHERWISE NOTED) IN ACCORDANCE WITH ALL LOCAL REGULATION AND UTILITY COMPANY REQUIREMENTS. THIS WORK SHALL BE IN COORDINATION WITH ALL UTILITY COMPANIES AND OBTAINING AND PAYING FEES FOR ALL STREET AND SIDEWALK OPENING PERMITS.
 - THE CONTRACTOR SHALL DEMOLISH AND REMOVE THE BUILDINGS WHERE INDICATED, INCLUDING ALL FLOOR SLABS, PILTS, WALLS, FOOTINGS, GRADE BEAMS, COLUMNS, UTILITIES ETC. ALL VOIDS REMAINING FROM THE REMOVAL OF SUBSURFACE ELEMENTS SHALL BE BACKFILLED WITH COMPACTED MATERIAL AS PER THE FINAL GEOTECHNICAL ENGINEERING REPORT.
 - ALL EXISTING SITE ELEMENTS SLATED FOR DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING, BUT NOT LIMITED TO, ASPHALT, BUSHES, TREES, PLANTERS, ETC. WITHIN THE CONTRACT LIMITS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY THAT ALL ENVIRONMENTAL CONCERNS (ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, TRANSFORMERS, ETC.) HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE POTENTIAL CONCERNS ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL REFER TO THE ENVIRONMENTAL REPORTS AND DOCUMENTS FOR ENVIRONMENTAL CONCERN LOCATIONS AND DISPOSAL PROCEDURES.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT RIGHT-OF-WAYS AND ADJACENT PROPERTIES CLEAN DURING DEMOLITION.
 - CONTRACTOR SHALL STOCKPILE REMOVED ASPHALT AND CONCRETE IN SEPARATE PILES. REMOVED MATERIAL MAY BE REUSED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ENVIRONMENTAL REQUIREMENTS.
 - CONTRACTOR TO PROVIDE DUST CONTROL MEASURES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
 - CONTRACTOR TO WASH TRUCK TIRES BEFORE EXITING THE CONSTRUCTION SITE.
 - EXISTING IRRIGATION WELLS ONSITE SHALL BE DECOMMISSIONED BY NJ LICENSED WELL DRILLER.
 - PER CITY ORDINANCE ALL UTILITY SERVICES TO BE ABANDONED ARE TO BE DISCONNECTED AT THE MAIN AND REMOVED FROM THE GROUND.



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NJ Certificate of Authorization for Engineering
24GA28135000

GOALS
Carl A. Jenne, P.E.
NJ Professional Engineer
No. 24GE02628700

DATE	ISSUE	DESCRIPTION
6/28/2024	1	PLANNING BD. SUBMISSION

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Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

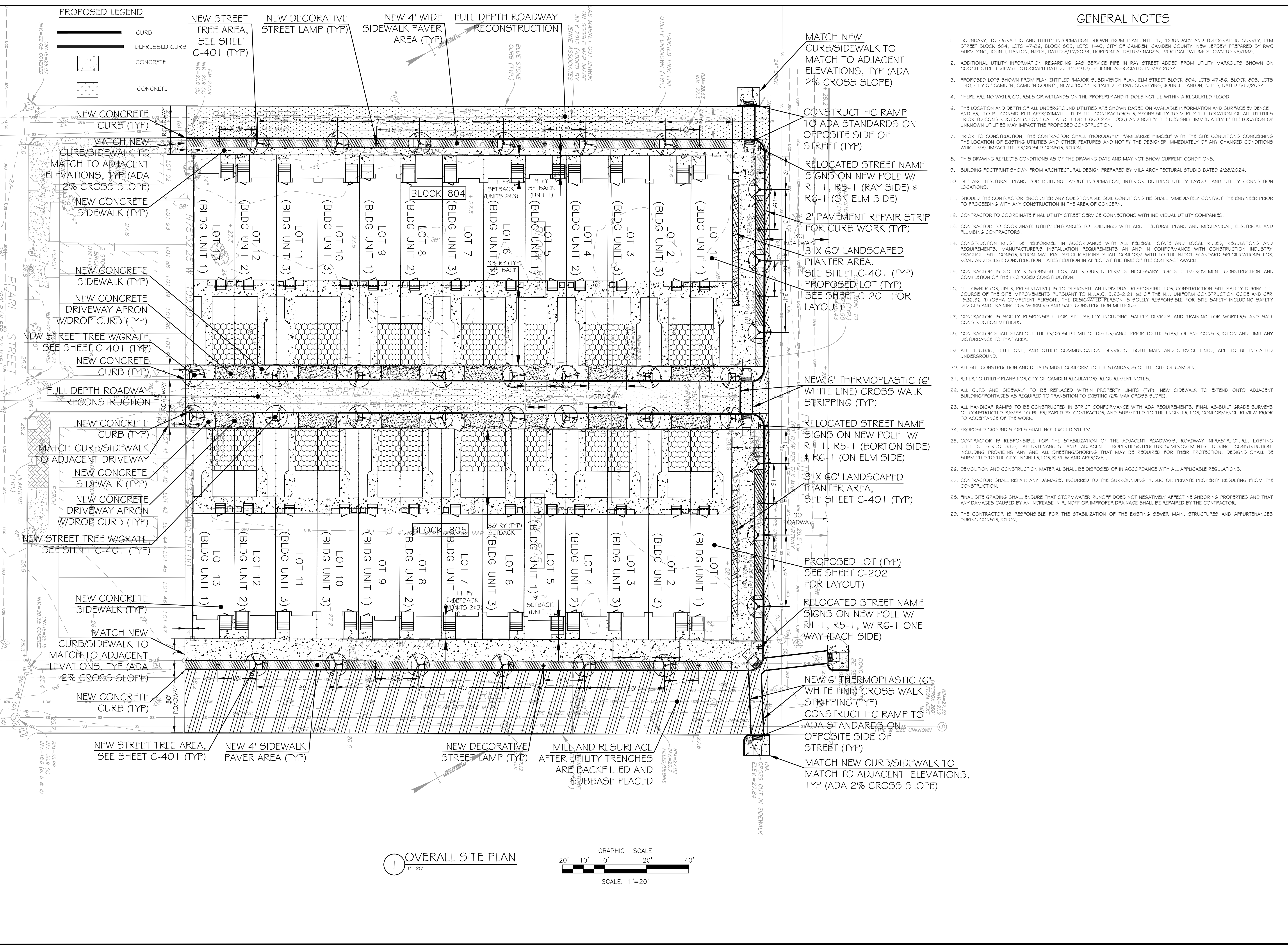
Drawing Title
SITE DEMOLITION PLAN

Drawing No.
C-100

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by CAJ/CJ
NJ LIC. No. 22414	

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GENERAL NOTES

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- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS CONCERNING THE LOCATION OF EXISTING UTILITIES AND OTHER FEATURES AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CHANGED CONDITIONS WHICH MAY IMPACT THE PROPOSED CONSTRUCTION.
- THIS DRAWING REFLECTS CONDITIONS AS OF THE DRAWING DATE AND MAY NOT SHOW CURRENT CONDITIONS.
- BUILDING FOOTPRINT SHOWN FROM ARCHITECTURAL DESIGN PREPARED BY MILA ARCHITECTURAL STUDIO DATED 6/28/2024.
- SEE ARCHITECTURAL PLANS FOR BUILDING LAYOUT INFORMATION, INTERIOR BUILDING UTILITY LAYOUT AND UTILITY CONNECTION LOCATIONS.
- SHOULD THE CONTRACTOR ENCOUNTER ANY QUESTIONABLE SOIL CONDITIONS HE SHALL IMMEDIATELY CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION IN THE AREA OF CONCERN.
- CONTRACTOR TO COORDINATE FINAL UTILITY STREET SERVICE CONNECTIONS WITH INDIVIDUAL UTILITY COMPANIES.
- CONTRACTOR TO COORDINATE UTILITY ENTRANCES TO BUILDINGS WITH ARCHITECTURAL PLANS AND MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
- CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL RULES, REGULATIONS AND REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND IN CONFORMANCE WITH CONSTRUCTION INDUSTRY PRACTICE. SITE CONSTRUCTION MATERIAL SPECIFICATIONS SHALL CONFORM WITH TO THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION IN EFFECT AT THE TIME OF THE CONTRACT AWARD.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR SITE IMPROVEMENT CONSTRUCTION AND COMPLETION OF THE PROPOSED CONSTRUCTION.
- THE OWNER (OR HIS REPRESENTATIVE) IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF THE SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND C.F.R. 1926.32 (f) (OSHA COMPETENT PERSON). THE DESIGNATED PERSON IS SOLELY RESPONSIBLE FOR SITE SAFETY INCLUDING SAFETY DEVICES AND TRAINING FOR WORKERS AND SAFE CONSTRUCTION METHODS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY INCLUDING SAFETY DEVICES AND TRAINING FOR WORKERS AND SAFE CONSTRUCTION METHODS.
- CONTRACTOR SHALL STAKEOUT THE PROPOSED LIMIT OF DISTURBANCE PRIOR TO THE START OF ANY CONSTRUCTION AND LIMIT ANY DISTURBANCE TO THAT AREA.
- ALL ELECTRIC, TELEPHONE, AND OTHER COMMUNICATION SERVICES, BOTH MAIN AND SERVICE LINES, ARE TO BE INSTALLED UNDERGROUND.
- ALL SITE CONSTRUCTION AND DETAILS MUST CONFORM TO THE STANDARDS OF THE CITY OF CAMDEN.
- REFER TO UTILITY PLANS FOR CITY OF CAMDEN REGULATORY REQUIREMENT NOTES.
- ALL CURB AND SIDEWALK TO BE REPLACED WITHIN PROPERTY LIMITS (TYP). NEW SIDEWALK TO EXTEND ONTO ADJACENT BUILDINGFRONTAGES AS REQUIRED TO TRANSITION TO EXISTING (2% MAX CROSS SLOPE).
- ALL HANDICAP RAMPS TO BE CONSTRUCTED IN STRICT CONFORMANCE WITH ADA REQUIREMENTS. FINAL AS-BUILT GRADE SURVEYS OF CONSTRUCTED RAMPS TO BE PREPARED BY CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR CONFORMANCE REVIEW PRIOR TO ACCEPTANCE OF THE WORK.
- PROPOSED GROUND SLOPES SHALL NOT EXCEED 3H:1V.
- CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE ADJACENT ROADWAYS, ROADWAY INFRASTRUCTURE, EXISTING UTILITIES STRUCTURES, APPURTENANCES AND ADJACENT PROPERTIES/STRUCTURES/IMPROVEMENTS DURING CONSTRUCTION, INCLUDING PROVIDING ANY AND ALL SHEETING/SHORING THAT MAY BE REQUIRED FOR THEIR PROTECTION. DESIGNS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- DEMOLITION AND CONSTRUCTION MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- CONTRACTOR SHALL REPAIR ANY DAMAGES INCURRED TO THE SURROUNDING PUBLIC OR PRIVATE PROPERTY RESULTING FROM THE CONSTRUCTION.
- FINAL SITE GRADING SHALL ENSURE THAT STORMWATER RUNOFF DOES NOT NEGATIVELY AFFECT NEIGHBORING PROPERTIES AND THAT ANY DAMAGES CAUSED BY AN INCREASE IN RUNOFF OR IMPROPER DRAINAGE SHALL BE REPAIRED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONSTRUCTION.

Architect
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GOALS
Carl A. Jenne, P.E.
NJ Professional Engineer
No. 24GE02628700

DATE	ISSUE	DESCRIPTION
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Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
OVERALL SITE PLAN

Drawing No.
C-101

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by CAJ/CJ
NJ LIC. No. 22414	



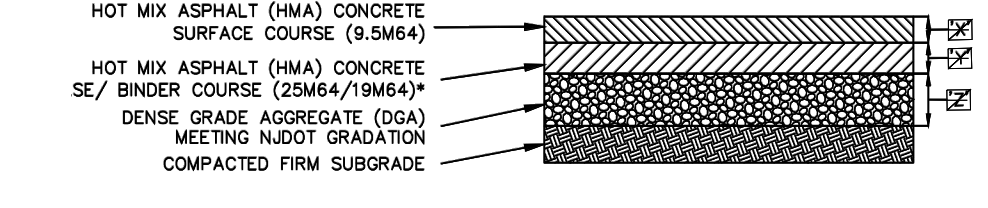
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CAMDEN CITY ORDINANCE SPECIFICATIONS PER CITY SIDEWALK APPLICATION NOTES:

- A. CONCRETE MUST BE PORTLAND CEMENT CONCRETE, AIR-ENTRAINED, CONFORM TO THE NJDOT STANDARD SPECIFICATIONS FOR CLASS B CONCRETE, AND MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AFTER 28 DAYS.
- B. INSTALL EXPANSION JOINT PAPER AGAINST EXISTING CONCRETE AND EVERY 20 FT.
- C. GRADES AND CROSS SLOPES: THE MAXIMUM SIDEWALK CROSS SLOPE IS 2% THE MAXIMUM GRADE IS 12:1 (8.33%), HOWEVER, THE LONGITUDINAL GRADE OF THE SIDEWALK SHOULD BE CONSISTENT WITH THE GRADE OF THE ADJACENT ROADWAY. IF THE 12:1 GRADE IS NOT FEASIBLE DUE TO TOPOGRAPHY AND OTHER PHYSICAL CONSTRAINTS, THEN THE GRADE SHOULD BE DEVELOPED TO THE EXTENT FEASIBLE. WHEN SIDEWALK GRADES ARE STEEPER THAN 12:1 FOR A MAXIMUM DISTANCE OF 30 FEET ARE UNAVOIDABLE, A LEVEL 4 FOOT LONG LANDING SHOULD BE INCLUDED IF FEASIBLE (OR AT A DISTANCE THAT IS PRACTICABLE). SIDEWALK DEPTH: 5 IN. NOTE NOT EXCEED 2% APRON DEPTH: 6 IN. NOT TO EXCEED 8% HANDICAP RAMP DEPTH 6 IN. HANDICAP RAMP SHALL BE INSTALLED UNDER ADA GUIDELINES. PLEASE REFER TO A LICENSED SURVEYOR AS NEEDED.
- D. TWO INSPECTIONS WILL BE PERFORMED PRIOR OF APPROVING WORK: 1) FORM INSPECTION, 2) POUR INSPECTION.
- E. CONTRACTOR OR UTILITY CO. RESPONSIBLE TO SUPPLY A CONCRETE SLIP.
- F. CURB INSTALLATION: MATCH EXISTING (PROVIDING AREAS ARE SMALL). PLEASE CONTACT INSPECTOR CARDI TO VERIFY APPROVED ADJUSTMENTS.
- G. CURB INSTALLATION: CURB DIMENSION 18 IN. VERTICAL, 7" WIDE (TOP), 8" WIDE (BOTTOM) (LARGE AREAS).
- H. CONTRACTOR OR UTILITY CO. MUST USE WATER WHEN SAW CUTTING CONCRETE OR ASPHALT TO PREVENT DUST IN THE AIR. CONTRACTOR/UTILITY CO. RESPONSIBLE TO CALL IN FOR MARKOUTS "811".
- I. STREET RESTORATION: EXISTING CONCRETE BASE AND ASPHALT TOP: INSTALL 6 IN. CONCRETE BASE AND NJDOT ASPHALT TOP 2 IN. NOTE: EXISTING ASPHALT MUST BE SAW CUTTED SQUARE AT LEAST FOUR IN. BACK FROM EXISTING OPENING AROUND PERIMETER.
- J. STREET RESTORATION: ASPHALT STREET: NJDOT ASPHALT BASE, 6 IN., 2 IN. ASPHALT TOP, HOT TACK SEAMS INNER AND OUTER SEAM. COLD TACK IS NOT ACCEPTED.
- K. STREET RESTORATION: CONCRETE STREET: 8 IN. DEPTH (CITY)
- L. WAITING TIME FOR CONCRETE SETTING UP IN THE STREET, WAITING PERIOD SHOULD BE A MINIMUM OF THREE DAYS PRIOR OF INSTALLING ASPHALT. STEEL PLATES SHOULD BE IN PLACE FOR THE SAFETY OF THE RESIDENTS OF THE CITY OF CAMDEN.
- M. ROAD RESTORATION: CONCRETE ROAD: 9 TO 10 IN. DEPTH AND INSTALL DOWEL RODS IN EXISTING SLAB. UTILITY CO. OR CONTRACTOR MUST REMOVE WHOLE SLAB (JOINT TO JOINT).
- N. PLEASE PROVIDE 95% TO 98% COMPACTION. COMPACT IN 12 IN. LIFTS. CONTRACTOR OR UTILITY CO. MUST USE NJDOT CERTIFIED CLEAN FILL (DCA).
- O. INSPECTION SCHEDULING: PLEASE CALL MRS. WALKER AT (856) 757-7680
- P. CONTRACTOR OR UTILITY CO. RESPONSIBLE TO CLEAN AREA AND SECURE ALL EQUIPMENT PRIOR OF DEPARTING WORK AREA. CITY OF CAMDEN ACCEPTS NO LIABILITY.
- Q. CONTRACTOR/UTILITY CO. RESPONSIBLE TO PROVIDE TEMPORARY TRAFFIC CONTROL PLAN IN COMPLIANCE WITH MUTCD REQUIREMENTS IF NEEDED. REFER TO CAMDEN COUNTY POLICE DEPT. TRAFFIC CONTROL OFFICER LT. MOFFA AT (856) 757-7280. NOTE: MUST BE PRE-APPROVED PRIOR OF WORKING IN THE STREET OR SIDEWALK (IF RESTRICTING TRAFFIC). NOTE: SIDEWALK CLOSED: PLEASE INSTALL PEDESTRIAN SIDEWALK CLOSED SIGNS WITH ARROW DIRECTING ACROSS THE STREET OR PROVIDE OTHER OPTIONS IN COMPLIANCE WITH MUTCD REQUIREMENTS.

ASPHALT SECTION	SURFACE COURSE - "X"	BASE COURSE - "Y"	SUBBASE - "Z"
STANDARD DUTY	1.5 INCHES	2.5 INCHES	8 INCHES
HEAVY DUTY	1.5 INCHES	4 INCHES	8 INCHES
PUBLIC RIGHT-OF-WAY	2 INCHES	4 INCHES	6 INCHES

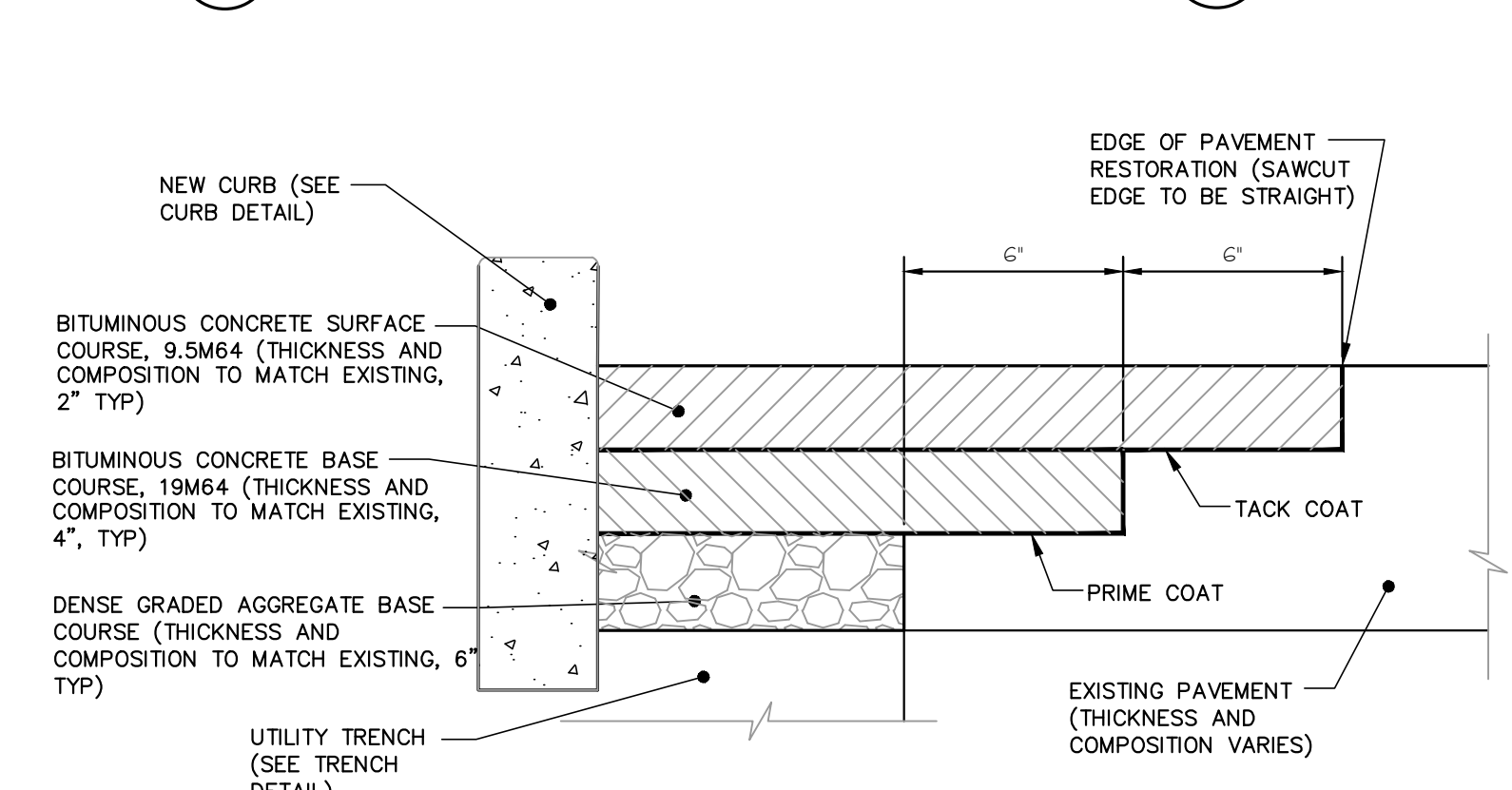
NOTE: THICKNESSES TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD.



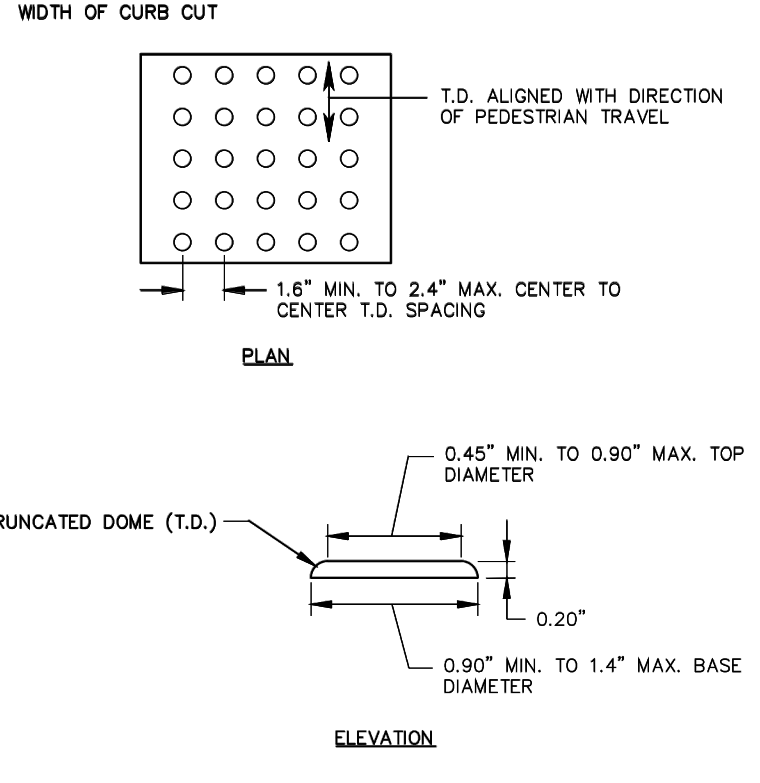
* BITUMINOUS CONCRETE BASE COURSE (25M64) TO BE USED FOR HEAVY DUTY. ALL OTHER PAVEMENT AREAS TO USE BITUMINOUS CONCRETE BINDER COURSE (19M64).

1. PRIOR TO ANY ASPHALT PAVING ACTIVITIES, THE CONTRACTOR SHALL PROVIDE ASPHALT DESIGN MIX SUBMITTAL TO THE OWNER'S ENGINEER FOR REVIEW AND APPROVAL.
2. PRIOR TO ANY ASPHALT PAVING ACTIVITIES, THE PAVEMENT SUBGRADE AND SUBBASE SHALL BE PROPERLY PREPARED AND ADEQUATELY COMPACTED AS REQUIRED BY GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATION.
3. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED WITH A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 6-TONS AND A FULLY LOADED TRUCK. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH APPROVED, COMPACTED FILL. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
4. THE ASPHALT MIXTURE, AFTER BEING SPREAD, SHALL BE THOROUGHLY COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF THE ROLLERS WITHOUT UNDESIRABLE DISPLACEMENT. THE NUMBER, WEIGHT, AND TYPES OF ROLLERS AND SEQUENCES OF ROLLING OPERATIONS SHALL BE SUCH THAT THE REQUIRED DENSITY AND SURFACE ARE CONSISTENTLY ATTAINED WHILE THE MIXTURE IS IN A WORKABLE CONDITION.
5. ASPHALT SHALL BE COMPACTED TO A MINIMUM OF 93% OF THE MAXIMUM THEORETICAL DENSITY ACCORDING TO ASTM D2041 FOR THE 9.5M64 AND 19M64 COURSES. FOR THE 25M64 COURSE, THE ASPHALT SHALL BE COMPACTED TO A MINIMUM OF 92% OF THE MAXIMUM THEORETICAL DENSITY, OR IN ACCORDANCE WITH GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATION.
6. A TESTING AGENCY SHALL PERFORM IN PLACE DENSITY TESTS AS PART OF THE CONSTRUCTION TESTING REQUIREMENTS USING THE NUCLEAR METHOD IN ACCORDANCE WITH ASTM D-2922 METHOD 'B' DIRECT TRANSMISSION.
7. APPLY TACK COAT TO ASPHALTIC CONCRETE BASE COURSE PRIOR TO PLACING SURFACE COURSE. APPLY EMULSIFIED ASPHALT TACK COAT BETWEEN EACH LIFT OR LAYER OF FULL DEPTH ASPHALTIC CONCRETE BASES, WHERE APPLICABLE.
8. ASPHALT PAVING OPERATIONS SHALL ONLY OCCUR WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F. DO NOT PLACE ASPHALT ON FROZEN GROUND OR IN STANDING WATER. DO NOT PAVE IN THE RAIN.

4 ASPHALT PAVEMENT DETAIL
NOT TO SCALE



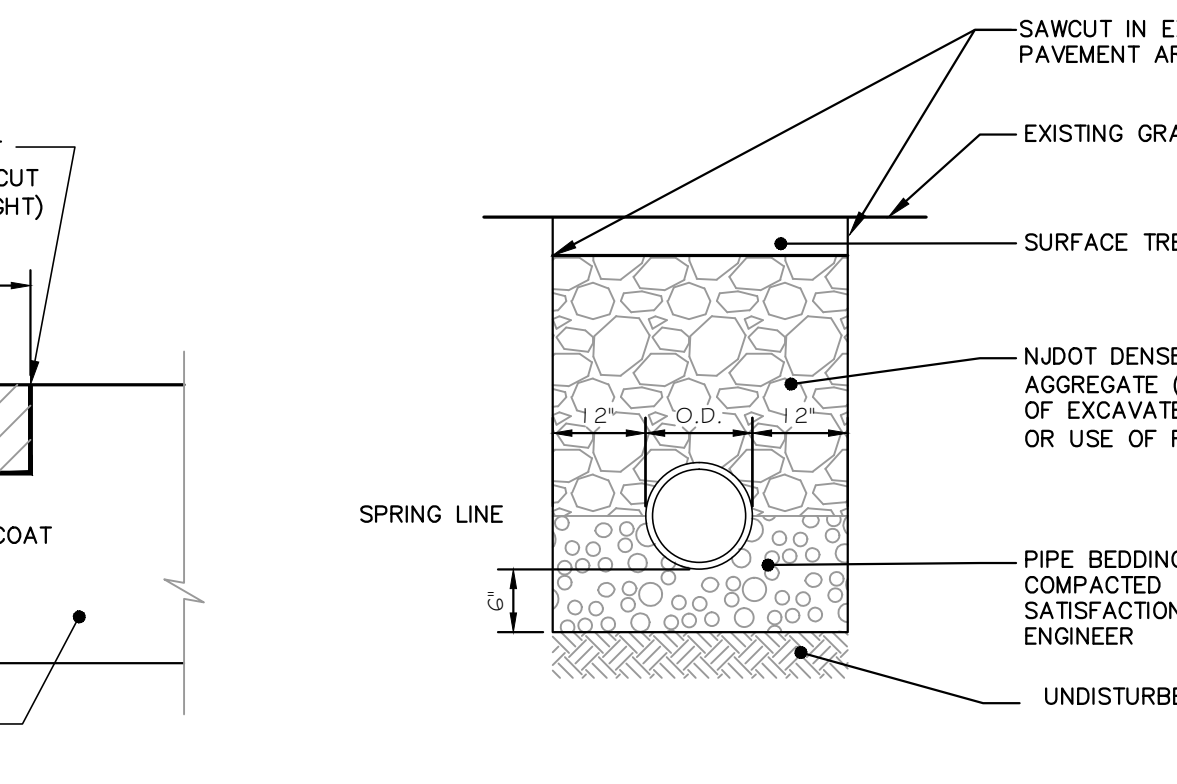
8 ROADWAY PAVEMENT RESTORATION DETAIL
NOT TO SCALE



1 DETECTIBLE WARNING SURFACE DETAIL
NOT TO SCALE

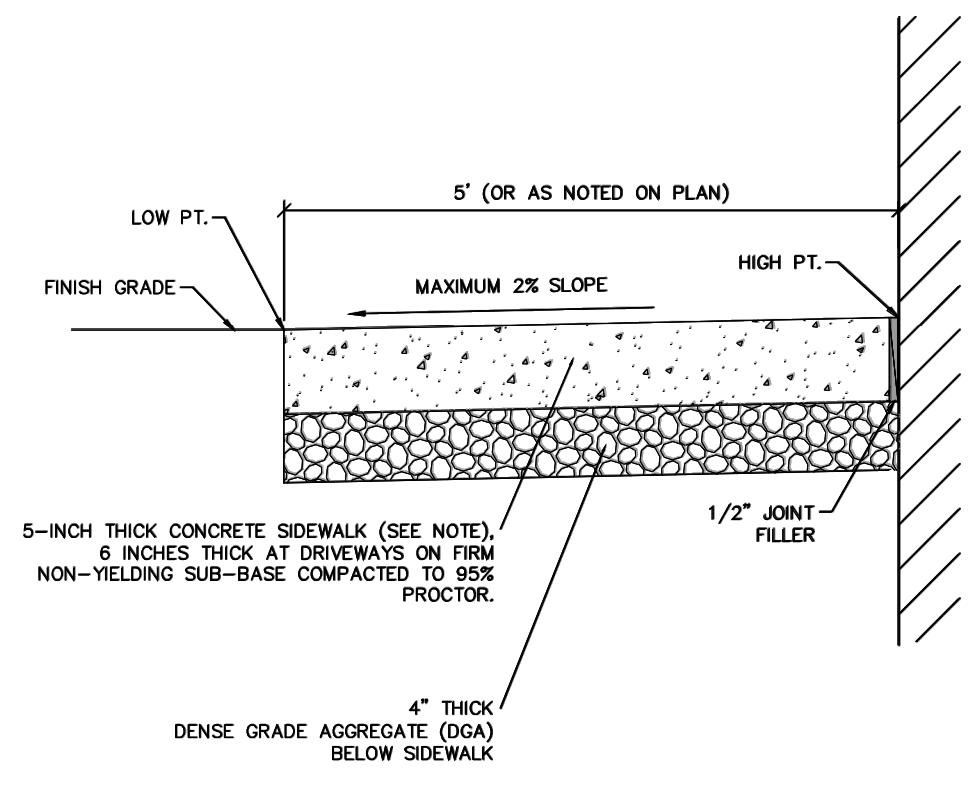
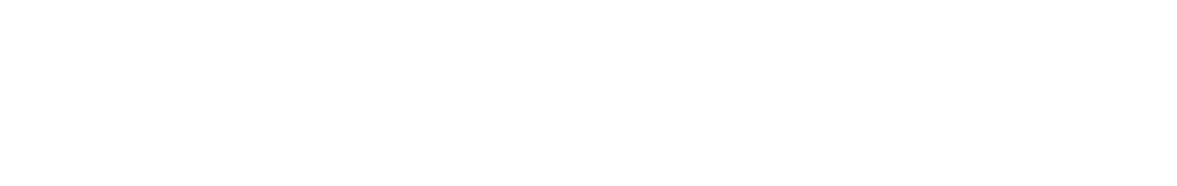
1. DETECTIBLE WARNING SURFACE (DWS) SHALL EXTEND FULL WIDTH OF CURB RAMP (EXCLUSIVE OF FLARES) OR FULL WIDTH OF LANDING/TURNING SPACE.
2. DWS SHALL EXTEND 12 FEET MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. TYPICALLY, DWS SHALL BE PLACED ADJACENT TO BACK OF CURB.

5 7'x8'x18" VERTICAL CONCRETE CURB DETAIL
NOT TO SCALE

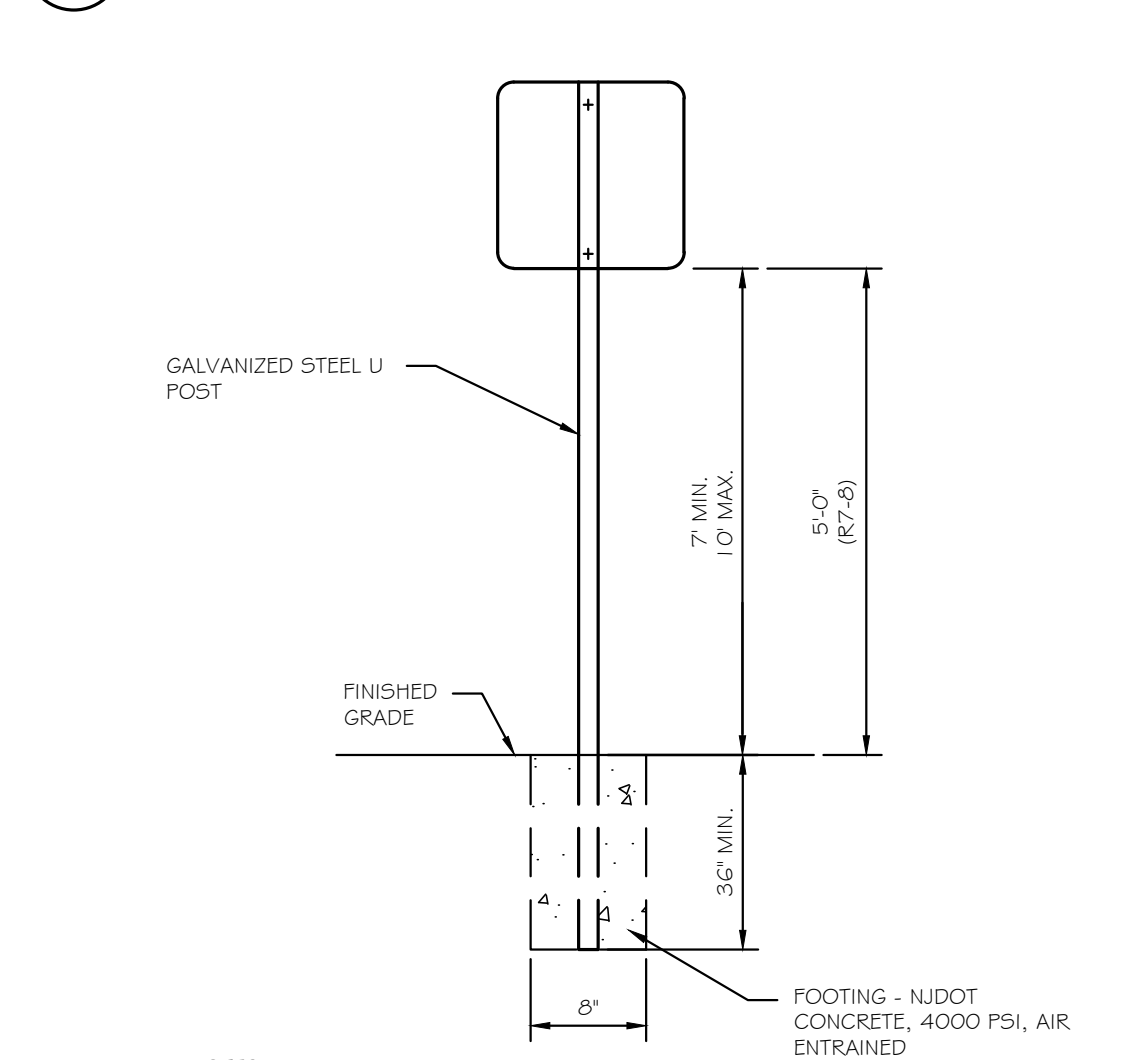


1. SURFACE JOINT SHALL BE SEALED WITH EMULSIFIED ASPHALT RS-1 OR APPROVED EQUAL. NO SEPERATE PAYMENT WILL BE MADE.
2. BACKFILL SHALL BE COMPACTED IN 6" LIFTS WITH A FLAT FACE MECHANICAL TAMPER TO THE SATISFACTION OF THE ENGINEER.

9 TRENCHING DETAIL
NOT TO SCALE

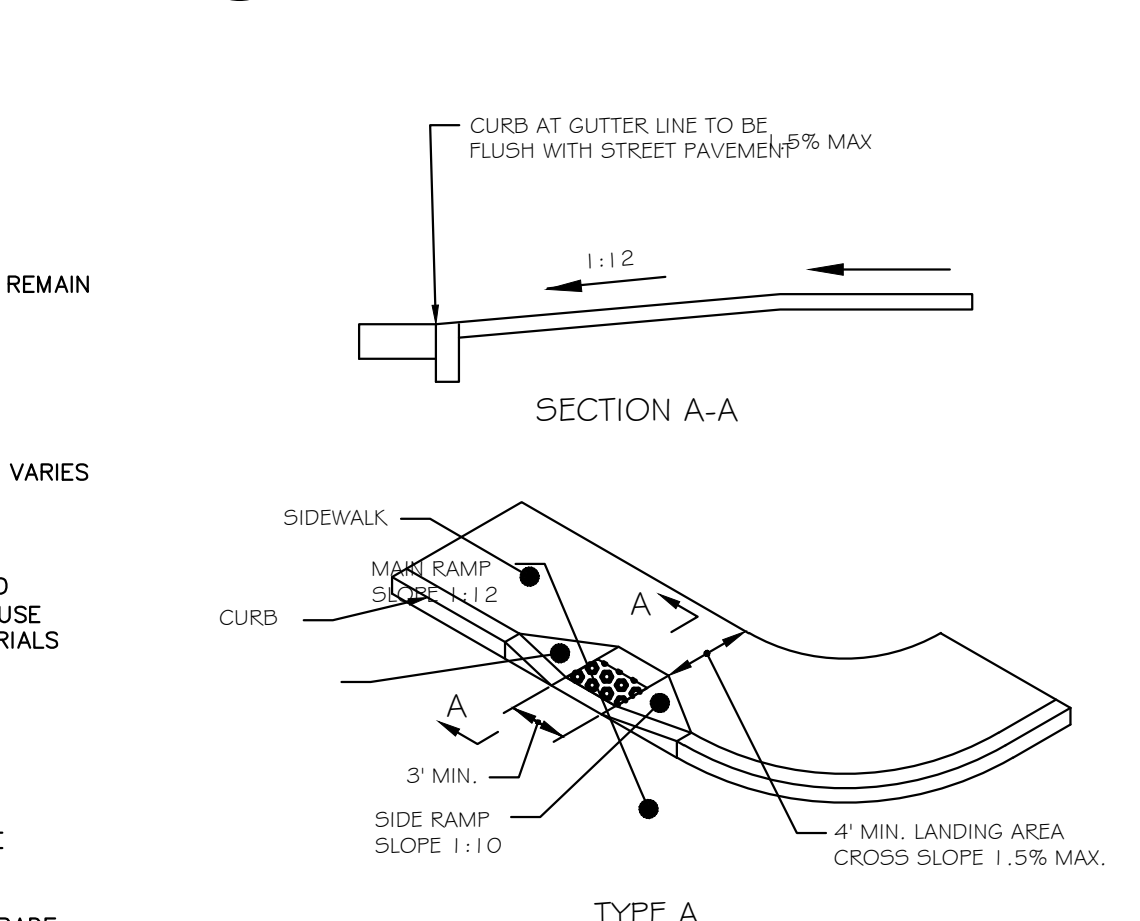


2 CAMDEN CONCRETE SIDEWALK DETAIL
NOT TO SCALE



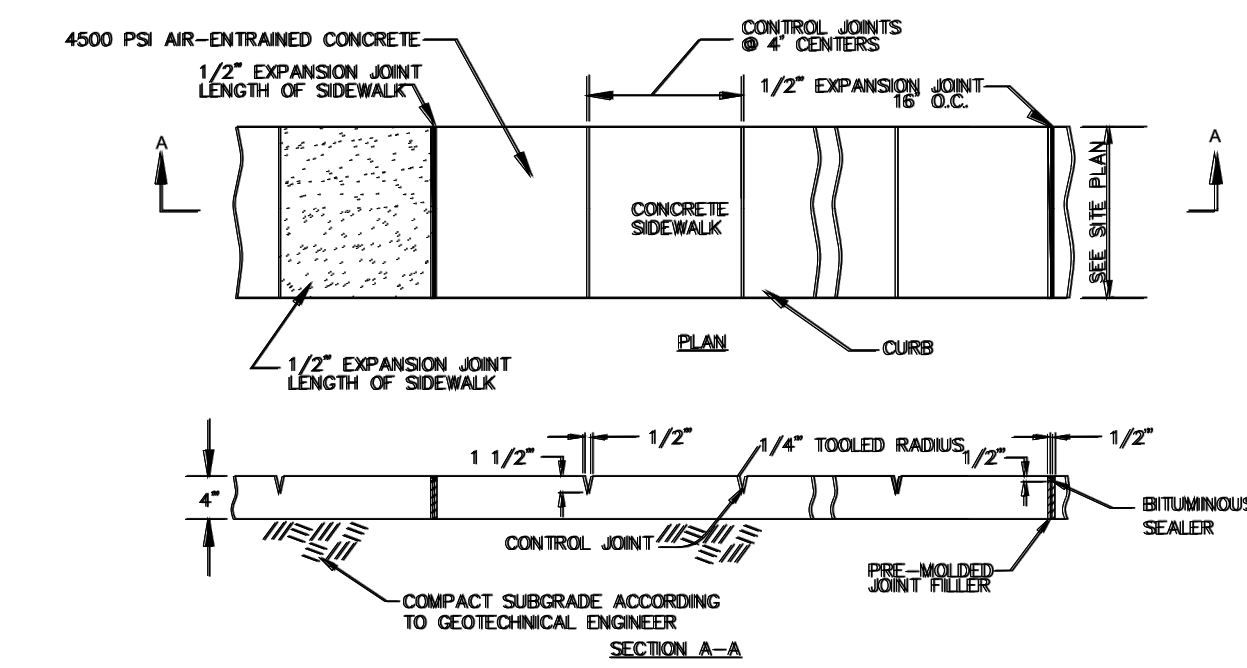
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS AND BRACKETS SHALL BE CUT AND BENT AND THE HOLES SHALL BE PUNCHED OR DRILLED BEFORE GALVANIZING. GALVANIZING SHALL CONFORM TO THE CURRENT A.S.T.M. SPECIFICATIONS.

6 REGULATORY SIGN POST DETAIL
NOT TO SCALE



1. RAMPS AND SIDE RAMPS SHALL HAVE A HAND BROOMED FINAL FINISH.
2. SEE PLANS FOR EXACT LOCATION OF RAMPS.
3. ALL RAMPS SHALL BE PROVIDED WITH DETECTABLE WARNINGS CONSISTING OF RAISED OR TRUNCATED DOMES (DIA. 0.9 IN., HEIGHT 0.2 IN., CENTER TO CENTER SPACING 2.35 IN.) VISIBILITY SHALL CONTRAST WITH THE WALKING SURFACE.
4. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP, INCLUDING SIDE FLARES.
5. DETECTABLE WARNINGS MAY BE WORKED INTO THE CONCRETE (TRUNCATED) OR BE A FABRICATED SHEET THAT IS ATTACHED TO THE SURFACE. ALL FABRICATED PIECES SHALL BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.

10 CURB RAMP DETAIL
NOT TO SCALE

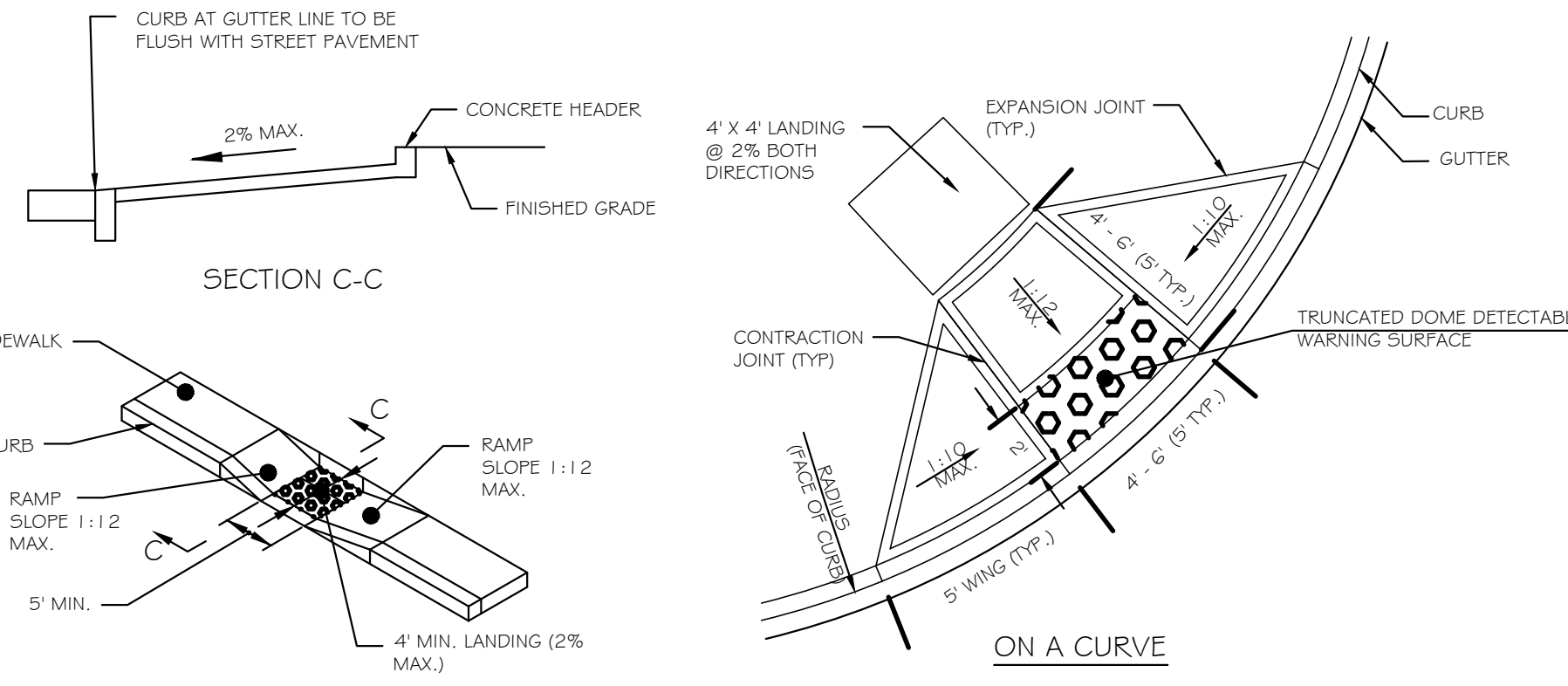


3 ONSITE CONCRETE SIDEWALK DETAIL
NOT TO SCALE

1. ALL SIDEWALKS SHALL BE FLOATED, TOOLED, AND SOFT BROOM BRUSHED.
2. SIDEWALKS SHALL BE INSTALLED ON AN APPROVED, COMPACTED SUBGRADE.
3. MAXIMUM CROSS SLOPE OF 1/4" PER FOOT.



7 SIGN LEGEND
NOT TO SCALE



1. RAMPS AND SIDE RAMPS SHALL HAVE A HAND BROOMED FINAL FINISH.
2. SEE PLANS FOR EXACT LOCATION OF RAMPS.
3. ALL RAMPS SHALL BE PROVIDED WITH DETECTABLE WARNINGS CONSISTING OF RAISED OR TRUNCATED DOMES (DIA. 0.9 IN., HEIGHT 0.2 IN., CENTER TO CENTER SPACING 2.35 IN.) VISIBILITY SHALL CONTRAST WITH THE WALKING SURFACE.
4. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP, INCLUDING SIDE FLARES.
5. DETECTABLE WARNINGS MAY BE WORKED INTO THE CONCRETE (TRUNCATED) OR BE A FABRICATED SHEET THAT IS ATTACHED TO THE SURFACE. ALL FABRICATED PIECES SHALL BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.



CASAS DEL RIO
CITY OF CAMDEN, NJ
CAMDEN LUTHERAN HOUSING INC.

Architect
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Valley Cottage, NY 10989
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NJ Certificate of Authorization for Engineering
24GA28135000

Carl A. Jenne, P.E.
NJ Professional Engineer
No. 24GE02628700

DATE	ISSUE	DESCRIPTION
6/28/2024	1	PLANNING BD. SUBMISSION

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CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

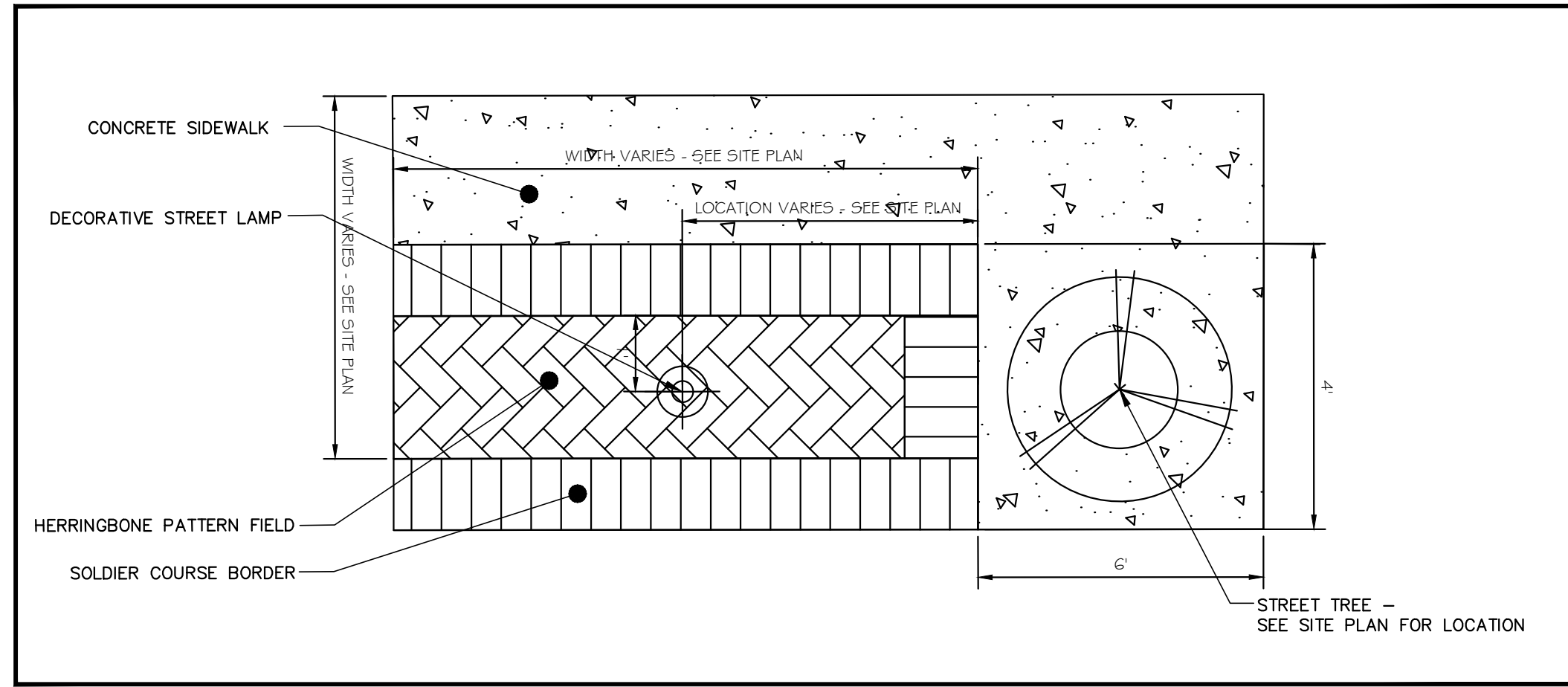
Drawing Title
SITE DETAILS 1

Drawing No.
C-102

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by CAJ/CJ
NJ LIC. No. 22414	

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2 DECORATIVE SIDEWALK DETAIL
NOT TO SCALE

Westinghouse SPECIFICATION SHEET

Item Number 6364300
18W 2 Light LED Security Light Wall Fixture with Motion Sensor Bronze Finish and Acrylic Lens

- Specifications
- Height: 8.86"
 - Width: 9.70"
 - Extends: 5.24"
 - Height from Center of Outlet Box: 6.30"
 - Back Plate: D: 5.6"
 - Includes 18 Watt Integrated LED
 - Hours: 50000
 - Life (years): 45.6
 - Fixture Lumens: 1600
 - Light Source Lumens: 1900
 - Kelvin: 4000
 - Equivalent Incandescent Wattage: 100W



Product Details
Offer a welcoming entrance with this track spot glass outdoor wall light.

Additional Info
A square and oblong appearance is sure to combine with the black coat exterior and 18W. Glass lighting designed this piece as a decorative wall fixture. A warning indicator on the top edge allows for easy installation. This is a modern light that offers an exciting appeal.

Technical Specifications
Height: 8.86 inches
Width: 9.70 inches

Installation
Refer to instruction manual for installation and additional warnings. Consult a qualified electrician if unsure how to proceed.

Warranty Information - 5 Year Limited Warranty
This Westinghouse Lighting Fixture is warranted against defects in material and workmanship for a period of five years from purchase date.

2 HOUSE LIGHTING FIXTURE DETAIL
NOT TO SCALE

Top View LED Lumilock Assembly

C/C	COLOR	PART #	DIST.	COLOR TEMP.	SOURCE	WATTS CONSUMED	DELIVERED LUMENS	IES FILE	EPA/WEIGHT
05-9960	BLACK	C4732F-A	5	4000K	64 LED	87W	9985	RLS2-D-W-N-4	2.08/55 LBS
05-9961	GREEN	C4732F-J	5	4000K	64 LED	87W	9985	RLS2-D-W-N-4	2.08/55 LBS
	RAL5003 BLUE	C4732F-RAL5003	5	4000K	64 LED	87W	9985	RLS2-D-W-N-4	2.08/55 LBS
	BLACK	C4732L-A	5	4000K	64 LED	39W	4842	RLS2-D-W-N-2	2.08/55 LBS
	GREEN	C4732L-J	5	4000K	64 LED	39W	4842	RLS2-D-W-N-2	2.08/55 LBS
	RAL5003 BLUE	C4732L-RAL5003	5	4000K	64 LED	39W	4842	RLS2-D-W-N-2	2.08/55 LBS
	BLACK	C4732K-A	5	3000K	64 LED	87W	9252	RLS2-D-W-W-4	2.08/55 LBS
	GREEN	C4732K-J	5	3000K	64 LED	87W	9252	RLS2-D-W-W-4	2.08/55 LBS
	RAL5003 BLUE	C4732K-RAL5003	5	3000K	64 LED	87W	9252	RLS2-D-W-W-4	2.08/55 LBS
	BLACK	C4732L-A	5	3000K	64 LED	39W	4486	RLS2-D-W-W-2	2.08/55 LBS
	GREEN	C4732L-J	5	3000K	64 LED	39W	4486	RLS2-D-W-W-2	2.08/55 LBS
	RAL5003 BLUE	C4732L-RAL5003	5	3000K	64 LED	39W	4486	RLS2-D-W-W-2	2.08/55 LBS

3 DECORATIVE STREET LAMP FIXTURE DETAIL
NOT TO SCALE

SHAFT CROSS SECTION
5.00 O.D.
0.20" WALL
0.188" NOM. WALL
LOAD ID.

BASE DETAIL: REFERENCE TEMPLATE #1070000 - OLD #1070000 - NEW (revised April 2007)

CK	PART #	DESCRIPTION	COLOR	HT	EPA / WEIGHT
04-122	SP584E-A	CLASSIC	BLACK	12'	23.20 / 4.6 lbs.
04-120	SP584A-A	CLASSIC	BLACK	12'	18.60 / 7.25 lbs.
04-121	SP584A-A	CLASSIC	BLACK	14'	12.20 / 8.45 lbs.
04-122	SP584A-A	CLASSIC	BLACK	14'	11.50 / 8.63 lbs.
04-123	SP584B-A	CLASSIC	BLACK	16'	9.60 / 9.25 lbs.
04-124	SP584C-A	CLASSIC	BLACK	18'	8.50 / 10.1 lbs.
04-125	SP584L-J	CLASSIC	GREEN	12'	18.60 / 7.25 lbs.
04-126	SP584L-A	CLASSIC	GREEN	14'	12.20 / 8.45 lbs.
04-127	SP584L-J	CLASSIC	GREEN	16'	12.20 / 8.45 lbs.
04-128	SP584E-J	CLASSIC	BRONZE	14'	12.20 / 8.45 lbs.
04-129	SP584E-L	CLASSIC	BRONZE	16'	23.20 / 4.6 lbs.
04-127	SP584B-J	CLASSIC	GREEN	16'	9.60 / 9.25 lbs.

4 DECORATIVE STREET LAMP POLE DETAIL
NOT TO SCALE

CLHI
NORTH CAMDEN
CASAS DEL RIO
CITY OF CAMDEN, NJ
CAMDEN LUTHERAN HOUSING INC.

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Carl A. Jenne

Carl A. Jenne, P.E.
NJ Professional Engineer
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6/28/2024	1	PLANNING BD. SUBMISSION

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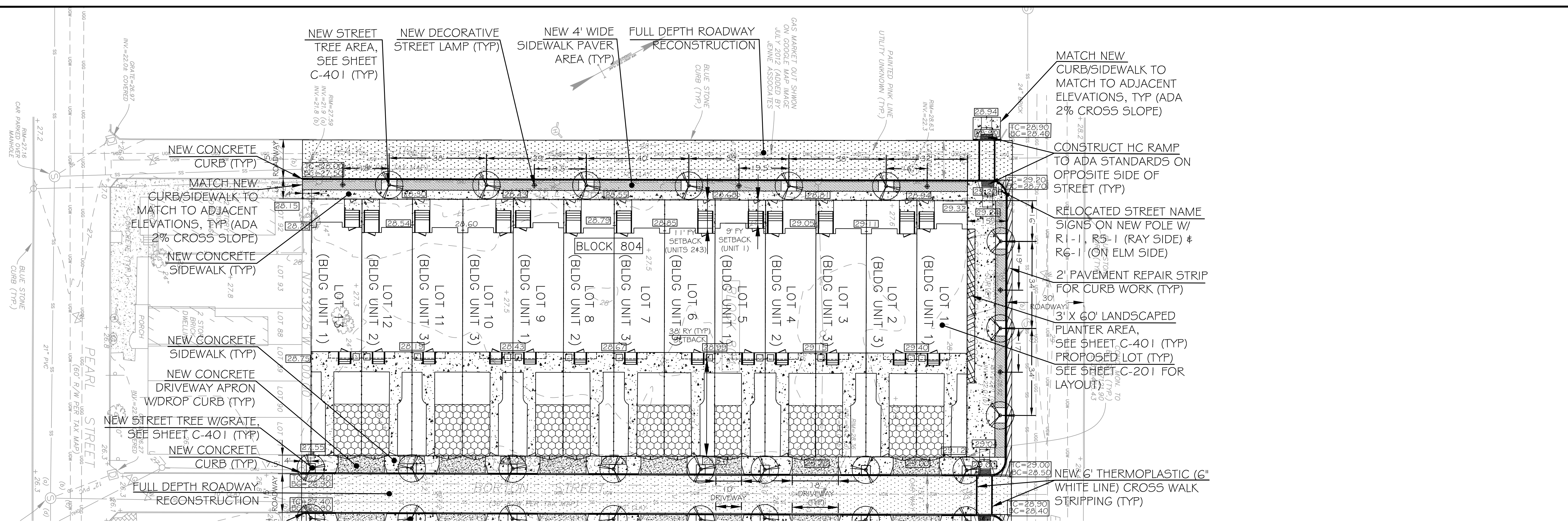
Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
SITE DETAILS 2

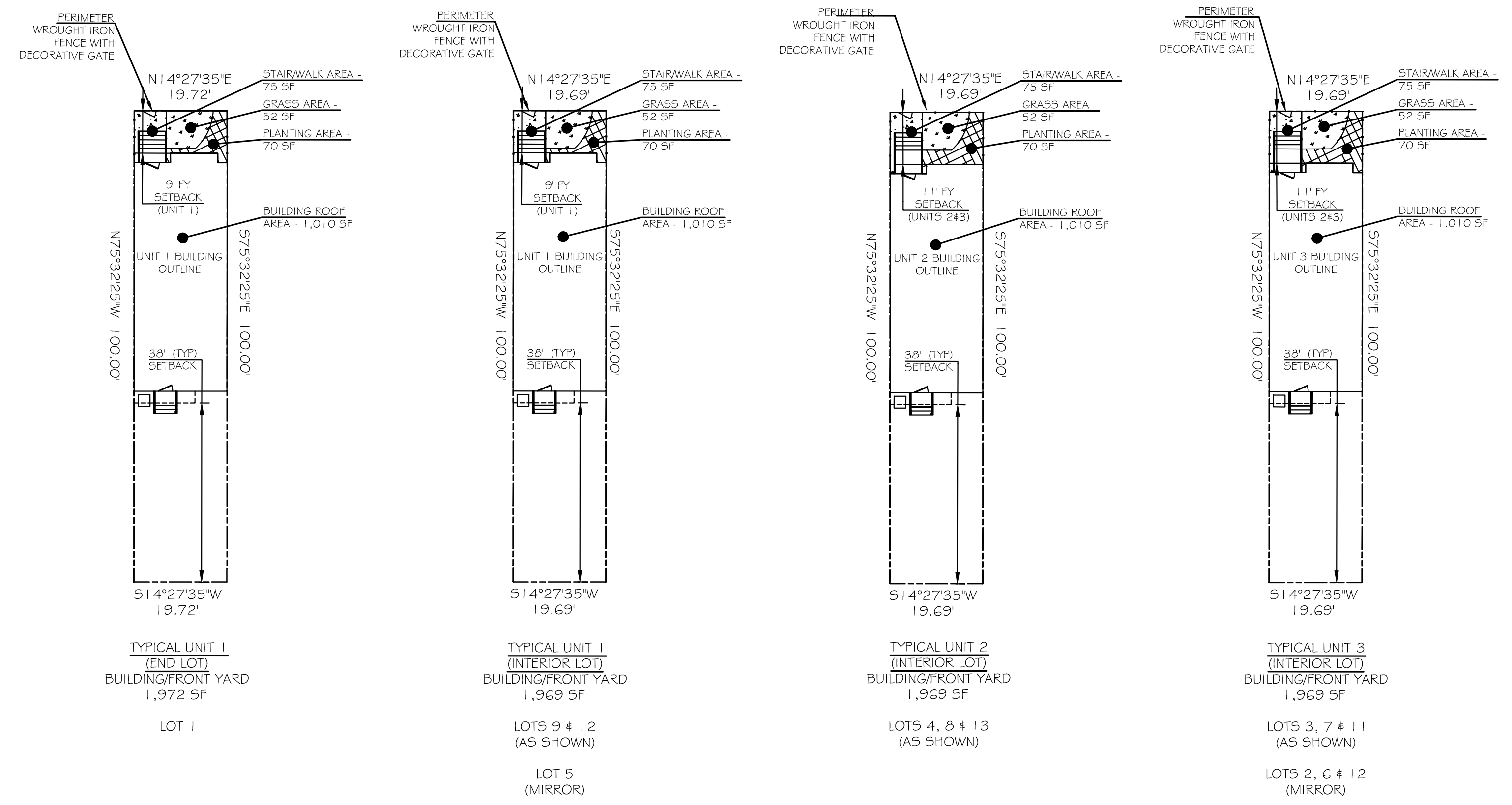
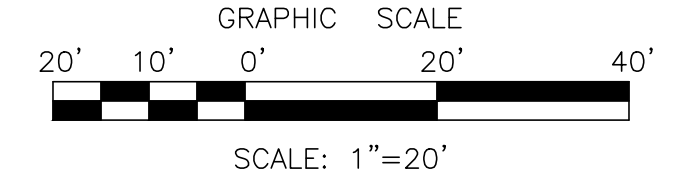
Drawing No.
C-103

MICHAEL I. MILLA
Project No. 23-014
Scale AS NOTED
Drawn/Checked by CAJ/CJ
NJ LIC. No. 22414

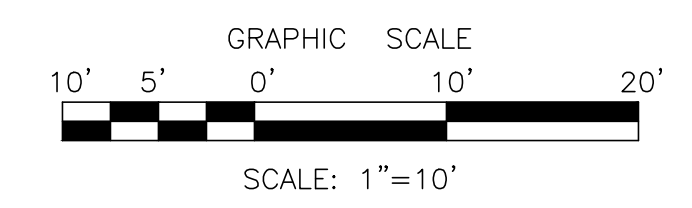
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1 BLOCK 804 DETAILED SITE AND GRADING PLAN
1"=20'



2 LOT IMPROVEMENT DETAILS
1"=10'



DATE	ISSUE	DESCRIPTION
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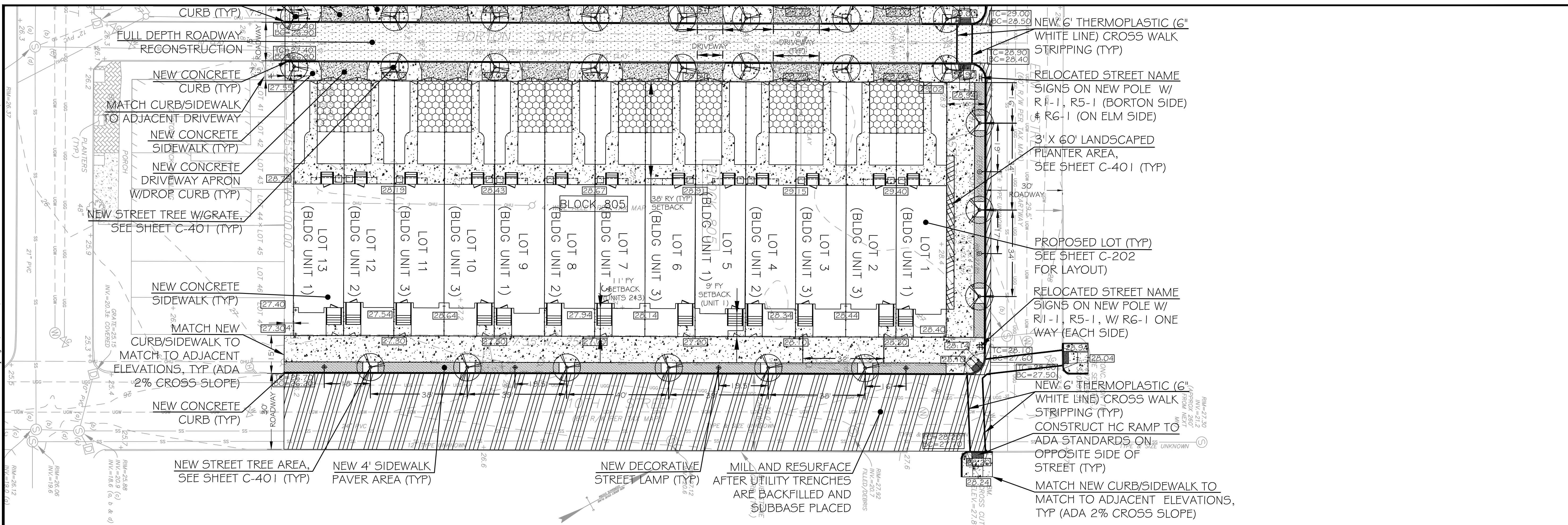
Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
BLOCK #804 DETAILED SITE AND GRADING PLAN

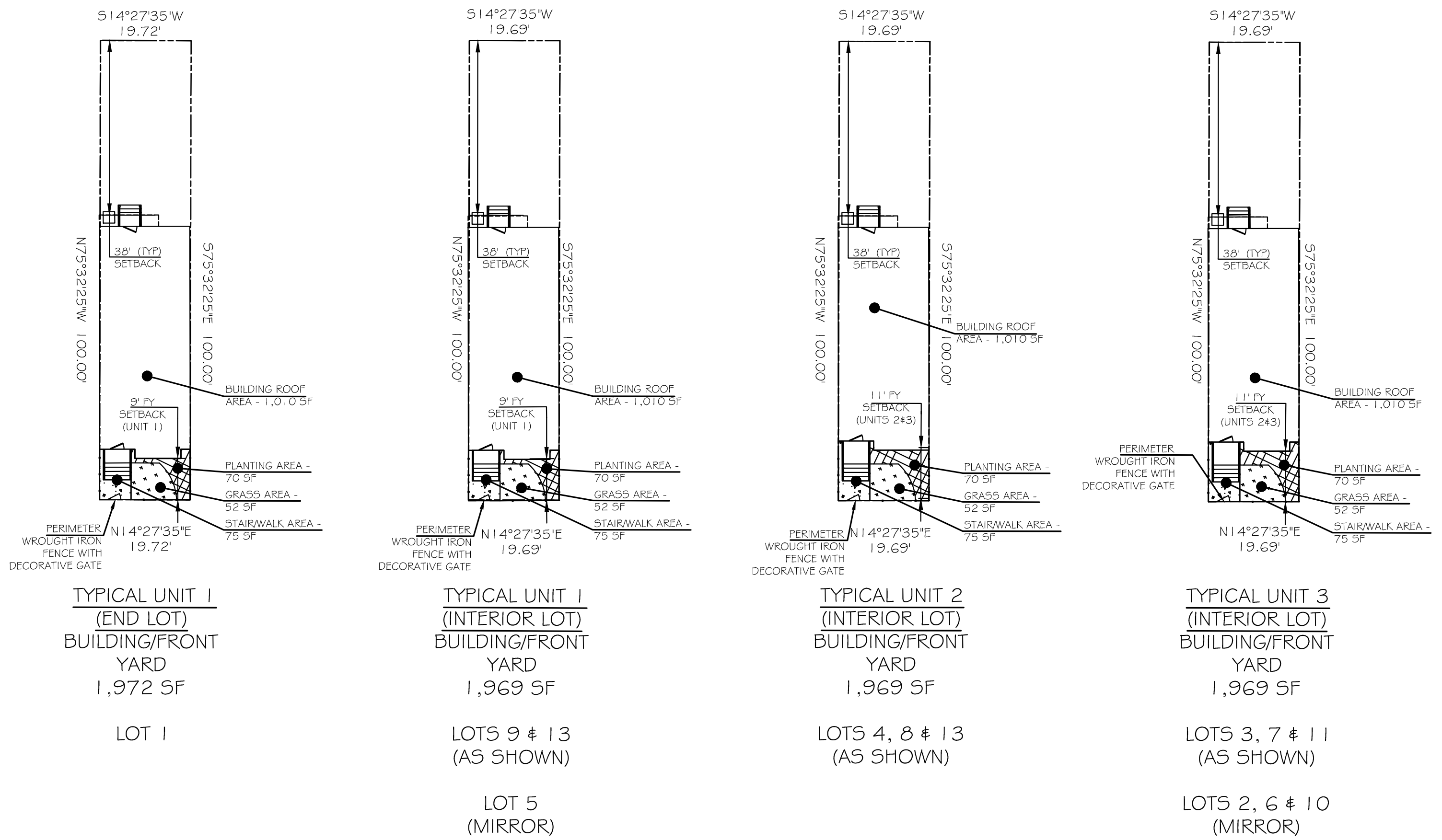
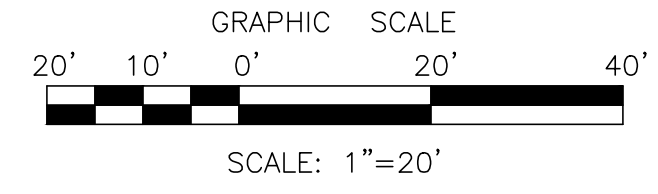
Drawing No.
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MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
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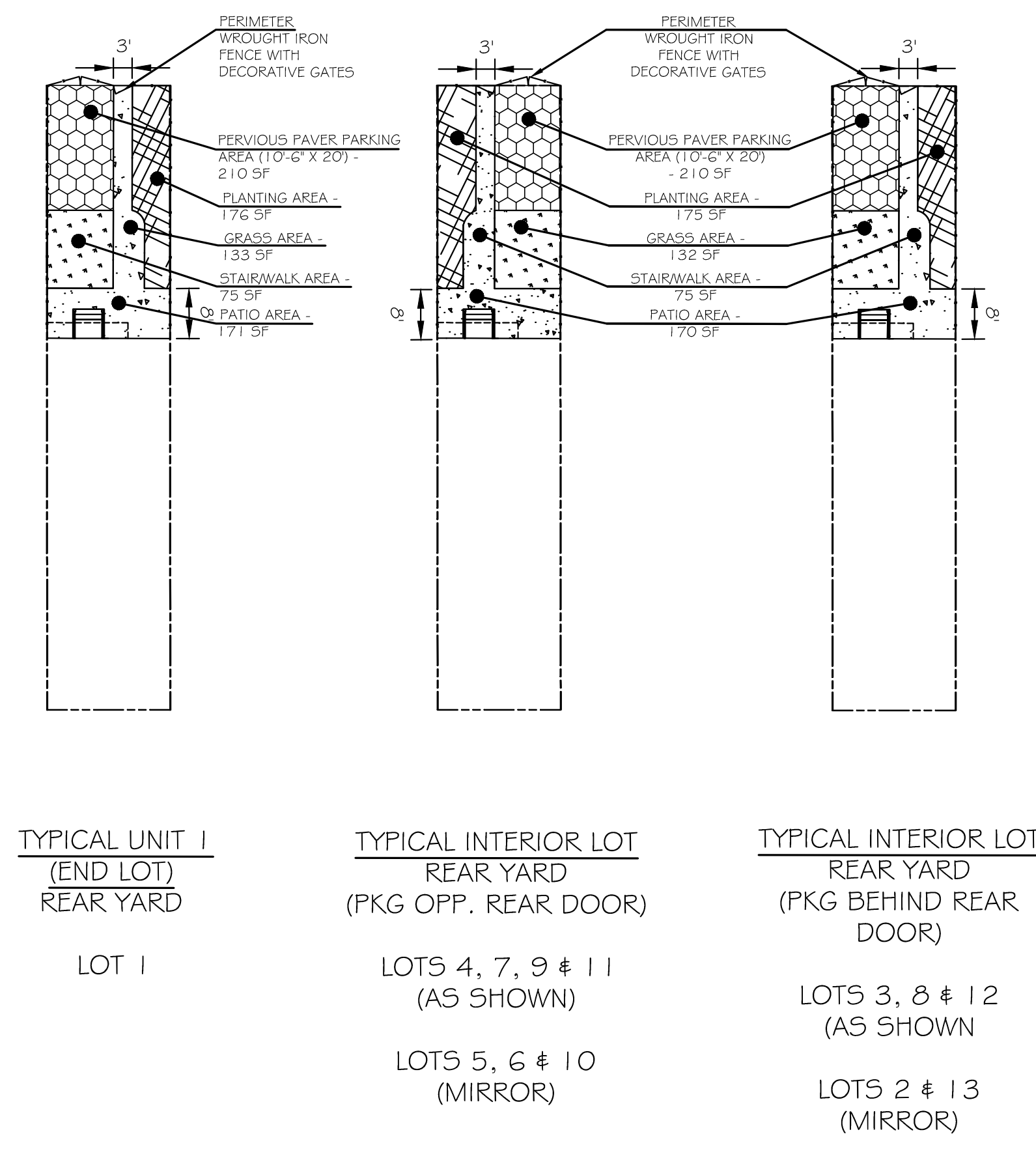
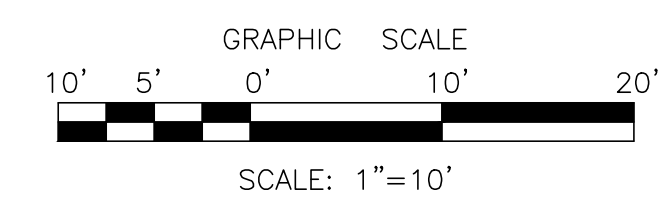
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1 BLOCK 805 DETAILED SITE AND GRADING PLAN
1"=20'



2 LOT IMPROVEMENT DETAILS
1"=10'



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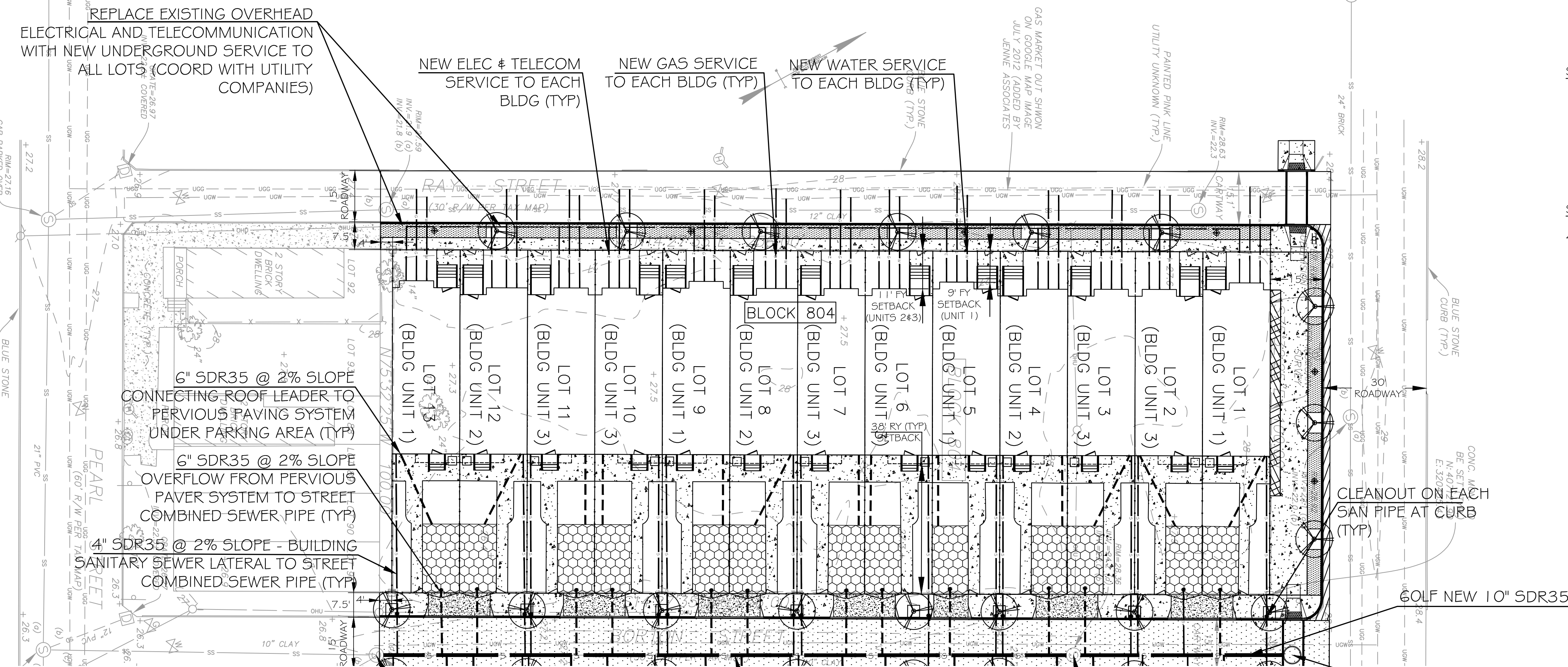
Project
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CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
BLOCK #805 DETAILED SITE AND GRADING PLAN

Drawing No.
C-202

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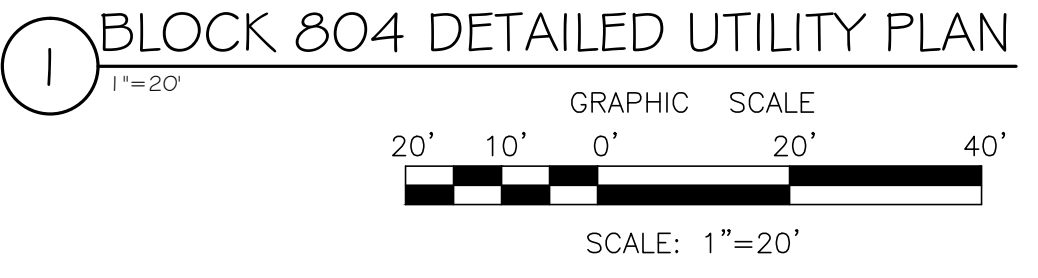
SANITARY SEWER FLOW

SANITARY SEWER FLOW CALCULATION
 3 BEDROOM HOUSE @ 300 GPD
 BLOCK 804: 13 HOUSES @ 300 GPD = 3,900 GPD
 BLOCK 805: 3 HOUSES @ 300 GPD = 3,900 GPD
 TOTAL FOR PROPOSED PROJECT = 7,800 GPD

SANITARY SEWER LATERAL
 4" SDR35 AT 2% MINIMUM SLOPE

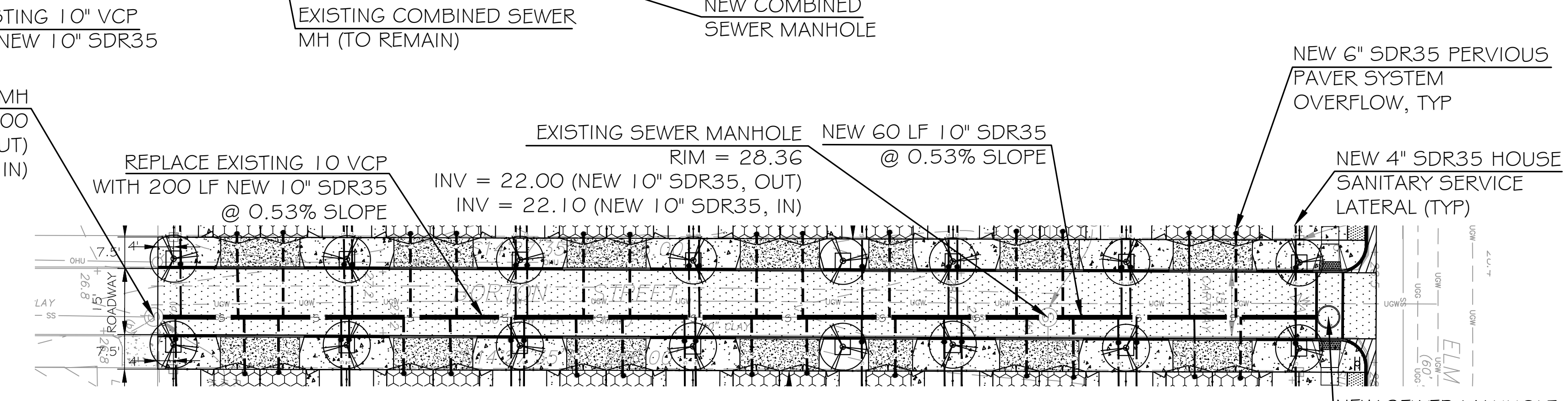
SANITARY AND STORM SEWER MATERIALS

- 1) PVC PIPE SPEC (INCL. SDR):
 PIPE - ASTM D-3034,
 GASKETS - ASTM F-0477,
 JOINTS - ASTM D-3212
- 2) ADS PIPE SPECIFICATION:
 PIPE - NT-12 ST IB PIPE-
 ASTM F2648,
 GASKETS - ASTM F-0477,
 JOINTS - ASTM D-3212

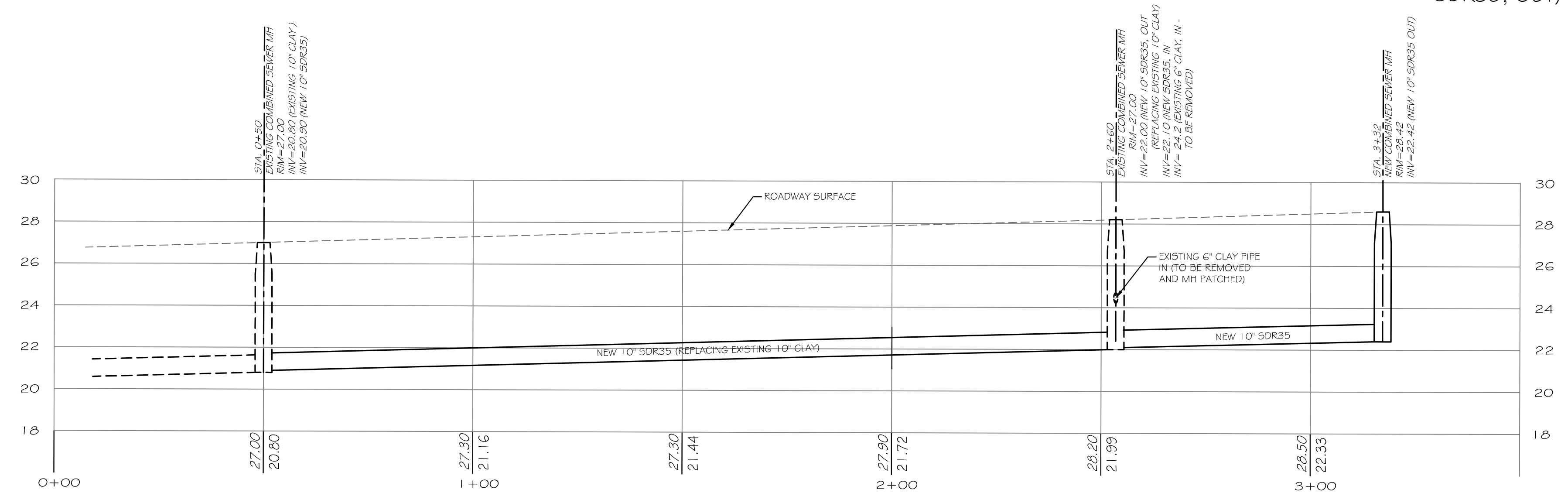


UTILITY NOTES

1. GENERAL
 - 1.1 ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS
 - 1.2 BUILDING ENTRY/METER LOCATIONS SHOWN ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED BY UTILITY COMPANY AND ARCHITECT.
 - 1.3 LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR BEFORE START OF EXCAVATION OR CONSTRUCTION.
 - 1.4 LOCATIONS OF PROPOSED UTILITY CONNECTIONS ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND/OR UTILITY COMPANIES FOR EXACT LOCATION OF UTILITY CONNECTIONS PRIOR TO INSTALLATION.
2. WATER
 - 2.1 WHEN WATER MAIN IS LOCATED WITHIN 10' HORIZONTALLY OF THE SEWER MAIN, IT SHALL BE AT LEAST 18" HIGHER OR CONCRETE ENCASED.
 - 2.2 ALL EXPOSED WATER LATERALS SHALL BE INSULATED AND HEAT TRACED.
3. STORM AND SANITARY
 - 3.1 COORDINATE SEWER CONNECTIONS WITH PLUMBING PLANS.
 - 3.2 ALL STORM AND SANITARY SEWER LATERAL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE NORTH HUDSON SEWER AUTHORITY (NHSA) REQUIREMENTS AND IN COMPLIANCE WITH THE PERMIT TO BE OBTAINED FOR THE PROJECT.
3. ELECTRIC AND GAS
 - 4.1 CONTRACTOR SHALL COORDINATE WITH THE FINAL PLUMBING PLANS FOR LOCATION OF THE BUILDING SERVICE LOCATIONS. REQUIREMENT CHANGES TO THE EXISTING ELECTRICAL AND NATURAL GAS SERVICES.
 - 4.2 SERVICE CONNECTION SIZES AND INSTALLATION REQUIREMENTS SHALL BE AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.



2 BOLTON STREET SEWER REPLACEMENT PLAN
 1"=20'



3 BOLTON STREET SEWER REPLACEMENT PROFILE
 HORIZONTAL: 1"=20', VERTICAL: 1"=4'

STORMWATER SYSTEM O&M REQUIREMENTS

1. THE PROPERTY OWNER OF EACH INDIVIDUAL LOT IS RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT SYSTEM AND OVERFLOW PIPE FOR THAT LOT THE POINT OF CONNECTION TO THE STREET MAIN.
2. VISUAL INSPECTIONS SHALL BE MADE AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING TWO (2) INCHES OF RAINFALL. ANY ACCUMULATED DEBRIS SHALL BE REMOVED IMMEDIATELY SO THAT IT OPERATES AS DESIGNED. ALL WORK SHOULD BE DONE BY A QUALIFIED CONTRACTOR COMPLYING WITH OSHA STANDARDS WITH REMOVAL AND DISPOSAL OF MATERIALS IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
3. ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEAR AND DETERIORATION AT LEAST ANNUALLY. THE CONDITION OF THE SURROUNDING AND ABOVE LYING MATERIALS SHALL BE INSPECTED FOR EVIDENCE OF POTENTIAL FAILURES OR DETERIORATION.
4. ROUTINE MAINTENANCE SHOULD TYPICALLY BE UNDERTAKEN BY 2 PEOPLE FOR SAFETY CONSIDERATIONS. EQUIPMENT ANTICIPATED MAY INCLUDE A JET VACUUM VEHICLE, SHOVELS, LIGHTING EQUIPMENT AND A WHEEL BARREL OR TRUCK FOR HAULING AWAY DEBRIS. NO MANUFACTURER'S INSTRUCTIONS OR USER MANUALS ARE AVAILABLE FOR THE MAINTENANCE OF THESE COMPONENTS. WATER, MOSQUITO CONTROL CHEMICALS, PAVER OR PIPE COMPONENT REPLACEMENT MATERIALS MAY ALSO BE REQUIRED DEPENDING ON THE CONDITION OF THE COMPONENTS.
5. MAINTENANCE RECORDS MUST BE MAINTAINED ON-SITE FOR A MINIMUM OF THREE (3) YEARS.

DATE	ISSUE	DESCRIPTION
6/28/2024	1	PLANNING BD. SUBMISSION

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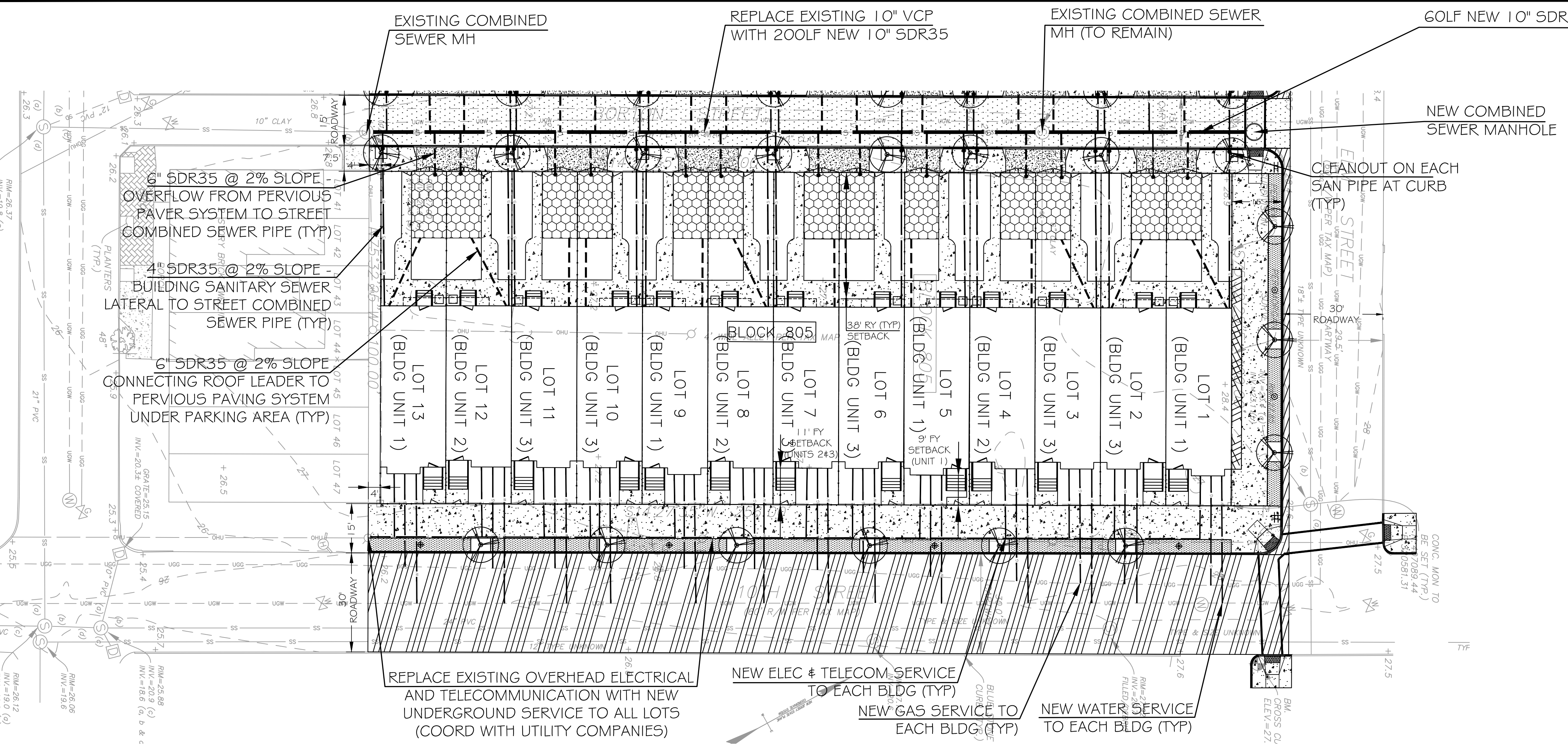
Project
CASAS DEL RIO
 CAMDEN LUTHERAN HOUSING INC.
 NORTH CAMDEN, NJ

Drawing Title
BLOCK #804 UTILITY PLAN

Drawing No.
C-301

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by CAJ/CJ
NJ LIC. No. 22414	

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SANITARY SEWER FLOW

SANITARY SEWER FLOW CALCULATION

3 BEDROOM HOUSE @ 300 GPD
 BLOCK 804: 13 HOUSES @ 300 GPD = 3,900 GPD
 BLOCK 805: 3 HOUSES @ 300 GPD = 3,900 GPD
 TOTAL FOR PROPOSED PROJECT = 7,800 GPD

SANITARY SEWER LATERAL

4" SDR35 AT 2% MINIMUM SLOPE

SANITARY AND STORM SEWER MATERIALS

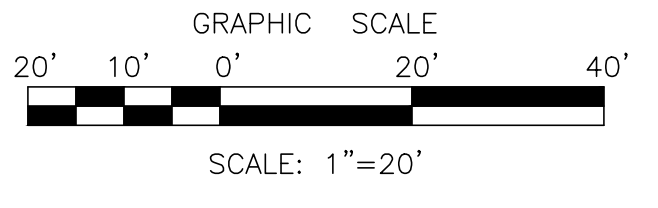
1) PVC PIPE SPEC (INCL. SDR):
 PIPE - ASTM D-3034,
 GASKETS - ASTM F-0477,
 JOINTS - ASTM D-3212

2) ADS PIPE SPECIFICATION:
 PIPE - NT-12 ST IB PIPE-
 ASTM F2648,
 GASKETS - ASTM F-0477,
 JOINTS - ASTM D-3212

UTILITY NOTES

1. GENERAL
 - 1.1 ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS
 - 1.2 BUILDING ENTRY/METER LOCATIONS SHOWN ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED BY UTILITY COMPANY AND ARCHITECT.
 - 1.3 LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR BEFORE START OF EXCAVATION OR CONSTRUCTION.
 - 1.4 LOCATIONS OF PROPOSED UTILITY CONNECTIONS ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND/OR UTILITY COMPANIES FOR EXACT LOCATION OF UTILITY CONNECTIONS PRIOR TO INSTALLATION.
2. WATER
 - 2.1 WHEN WATER MAIN IS LOCATED WITHIN 10' HORIZONTALLY OF THE SEWER MAIN, IT SHALL BE AT LEAST 18" HIGHER OR CONCRETE ENCASED.
 - 2.2 ALL EXPOSED WATER LATERALS SHALL BE INSULATED AND HEAT TRACED.
3. STORM AND SANITARY
 - 3.1 COORDINATE SEWER CONNECTIONS WITH PLUMBING PLANS.
 - 3.2 ALL STORM AND SANITARY SEWER LATERAL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE NORTH HUDSON SEWER AUTHORITY (NHSA) REQUIREMENTS AND IN COMPLIANCE WITH THE PERMIT TO BE OBTAINED FOR THE PROJECT.
3. ELECTRIC AND GAS
 - 4.1 CONTRACTOR SHALL COORDINATE WITH THE FINAL PLUMBING PLANS FOR LOCATION OF THE BUILDING SERVICE LOCATIONS. REQUIREMENT CHANGES TO THE EXISTING ELECTRICAL AND NATURAL GAS SERVICES.
 - 4.2 SERVICE CONNECTION SIZES AND INSTALLATION REQUIREMENTS SHALL BE AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.

1 BLOCK 805 DETAILED UTILITY PLAN
 NOT TO SCALE



STORMWATER SYSTEM O&M REQUIREMENTS

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5. MAINTENANCE RECORDS MUST BE MAINTAINED ON-SITE FOR A MINIMUM OF THREE (3) YEARS.



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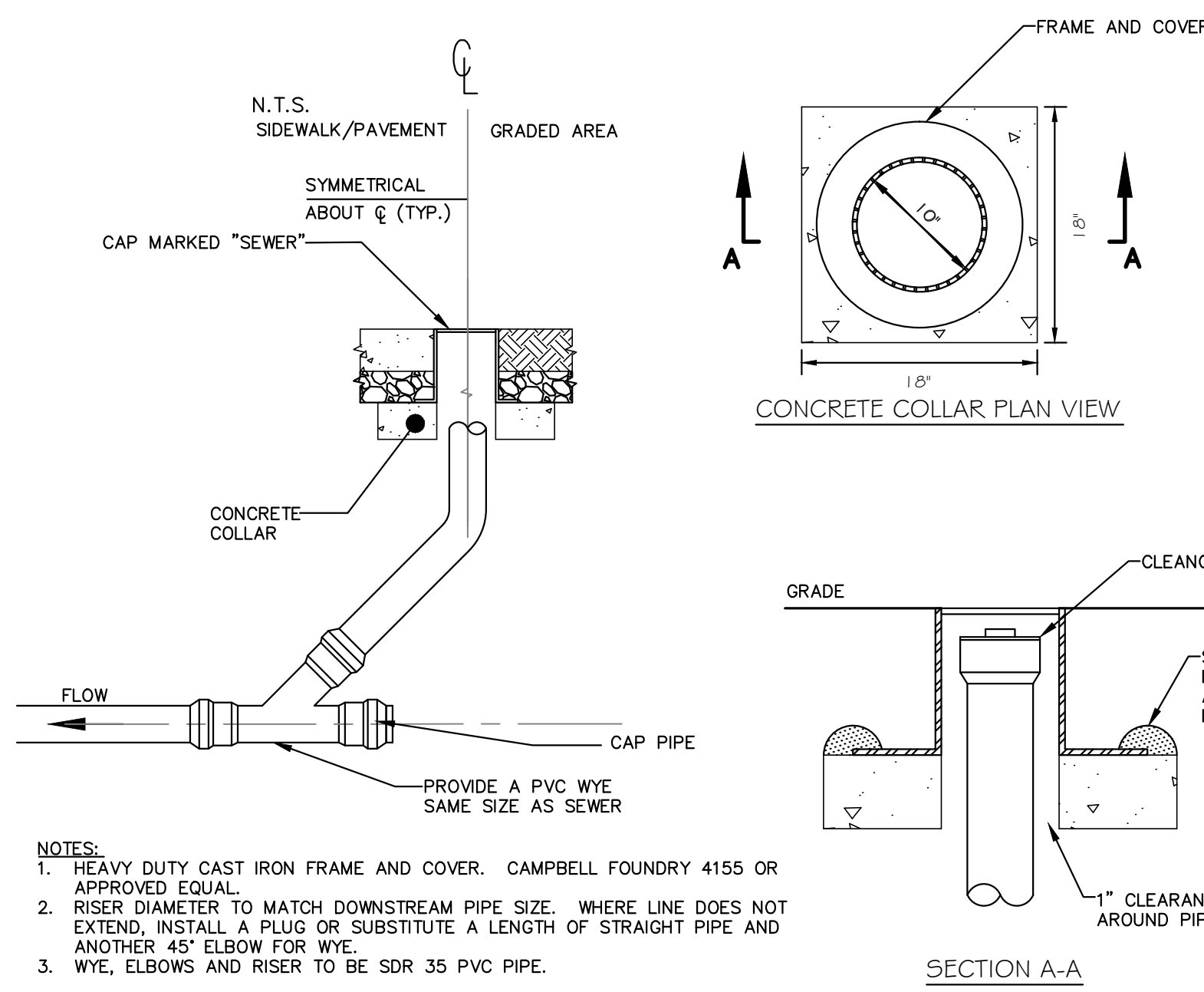
Project
CASAS DEL RIO
 CAMDEN LUTHERAN HOUSING INC.
 NORTH CAMDEN, NJ

Drawing Title
BLOCK #805 UTILITY PLAN

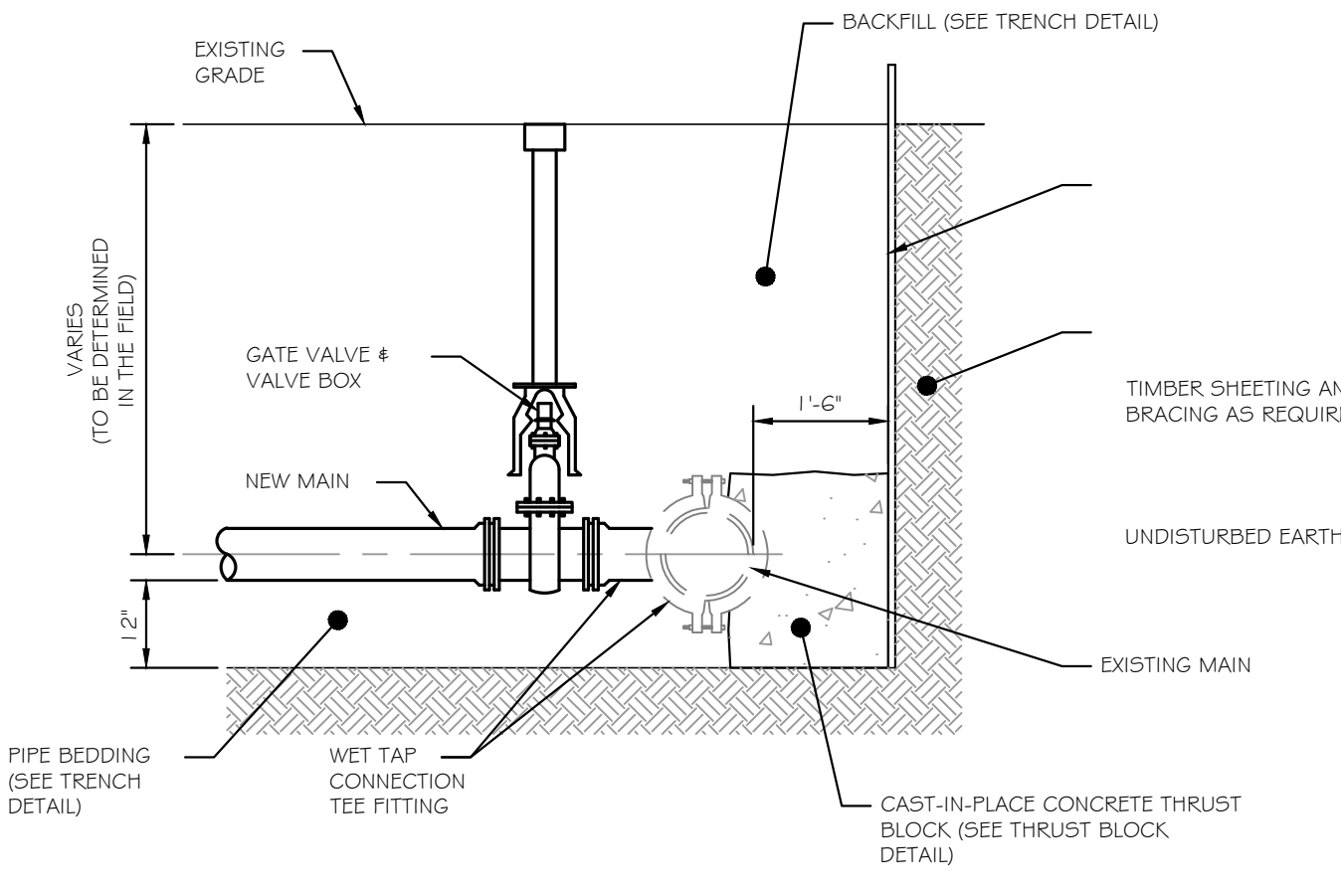
Drawing No.
C-302

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by CAJ/CJ
NJ LIC. No. 22414	

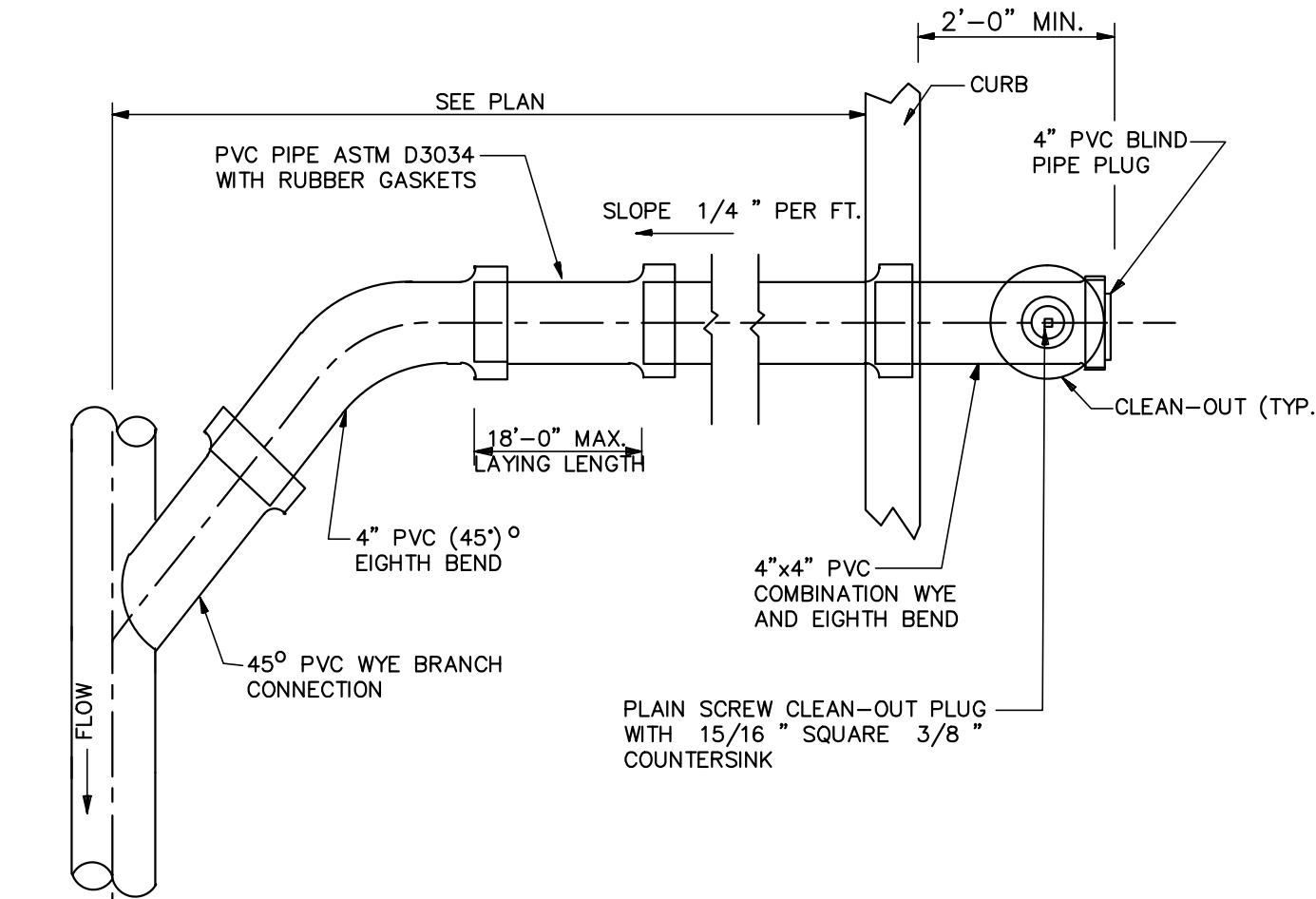
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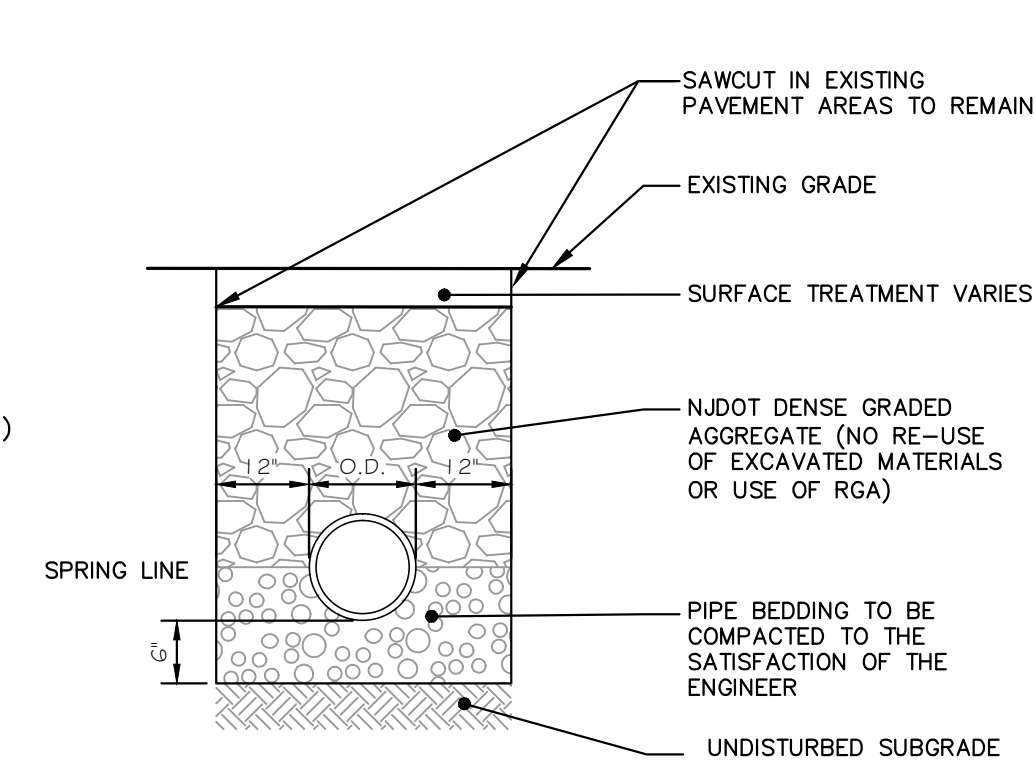
1 CLEANOUT DETAIL
NOT TO SCALE



2 WET TAP SLEEVE AND VALVE DETAIL
NOT TO SCALE

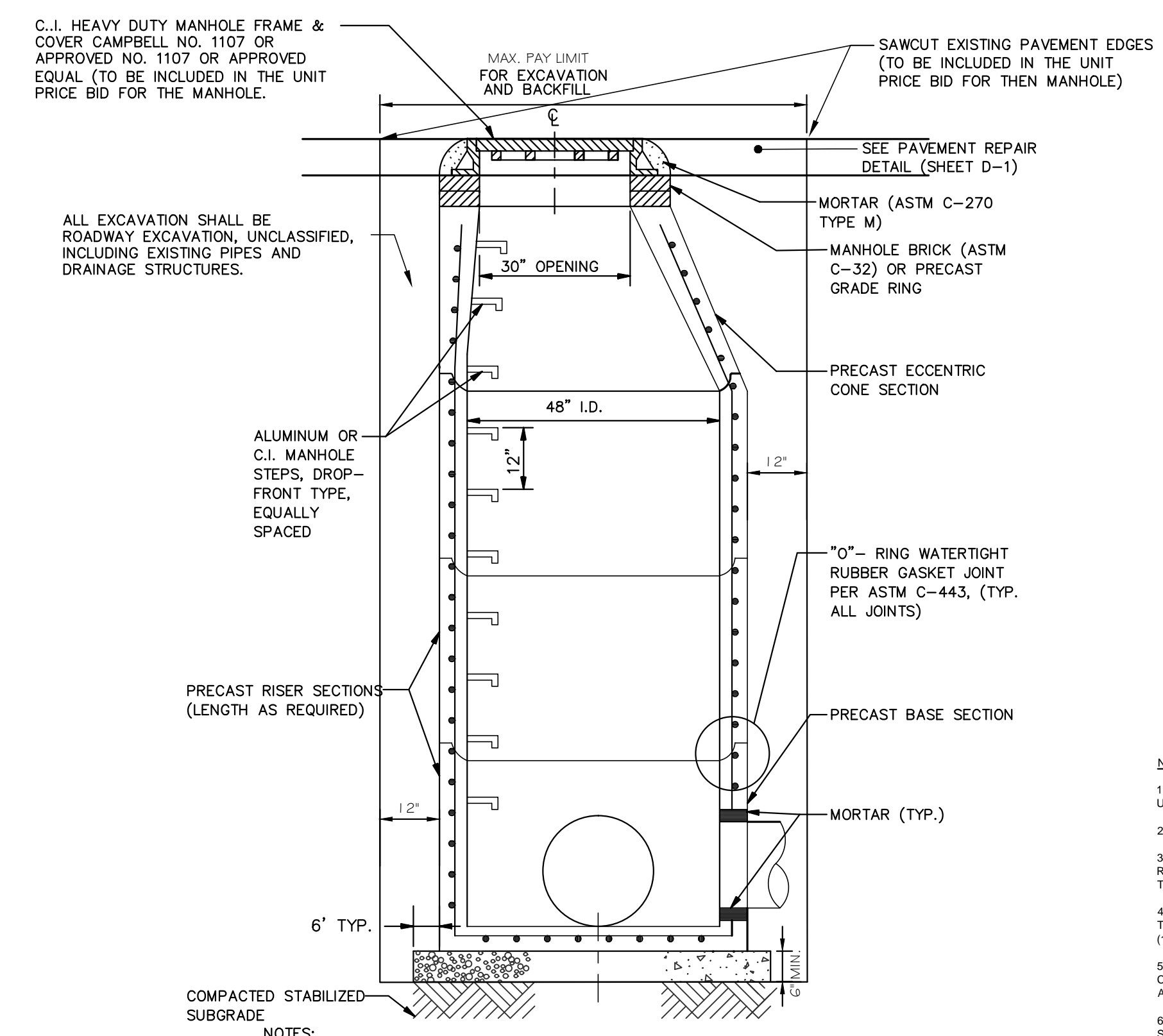


3 TYPICAL SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

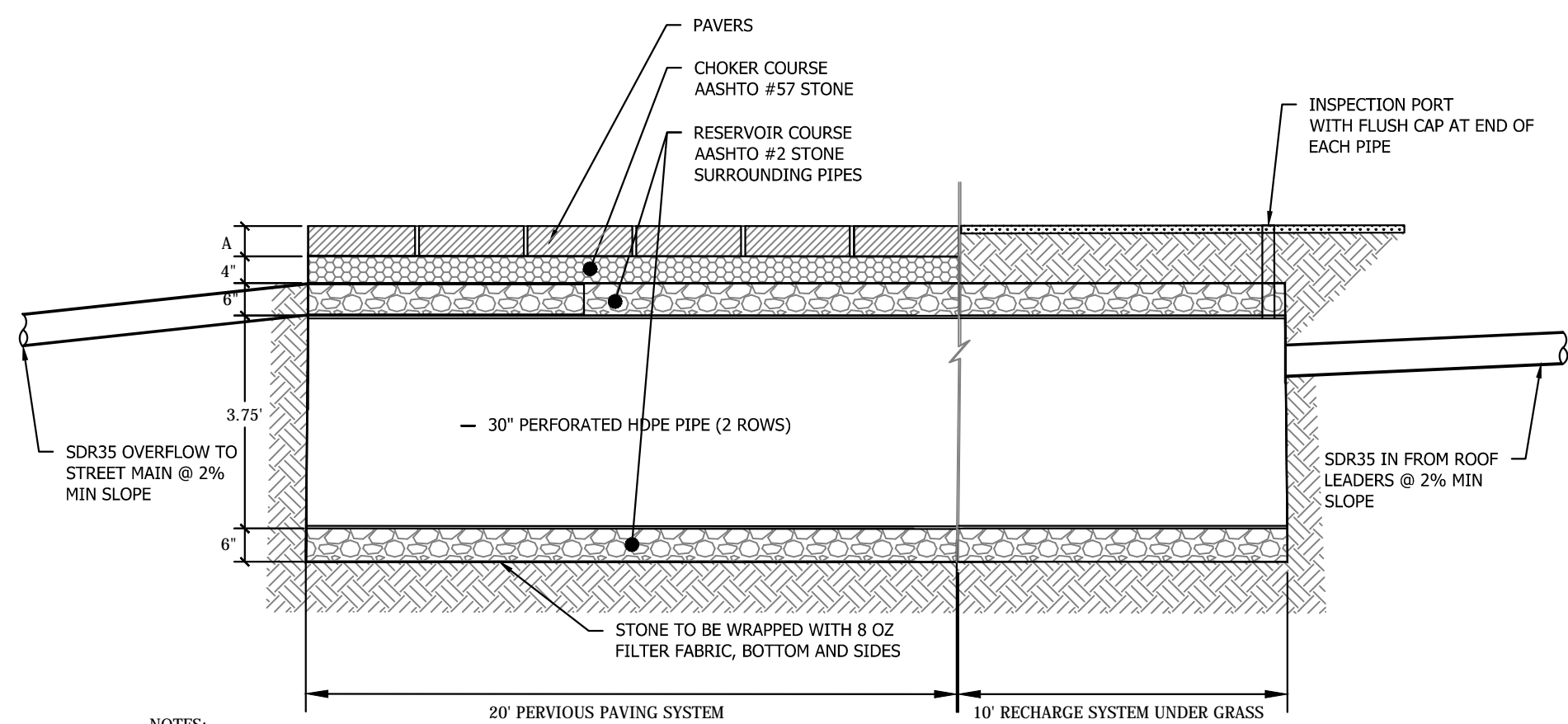


NOTES:
1. SURFACE JOINT SHALL BE SEALED WITH EMULSIFIED ASPHALT RS-1 OR APPROVED EQUAL. NO SEPARATE PAYMENT WILL BE MADE.
2. BACKFILL SHALL BE COMPACTED IN 6" LIFTS WITH A FLAT FACE MECHANICAL TAMPER TO THE SATISFACTION OF THE ENGINEER.

4 PIPE BEDDING DETAIL
NOT TO SCALE



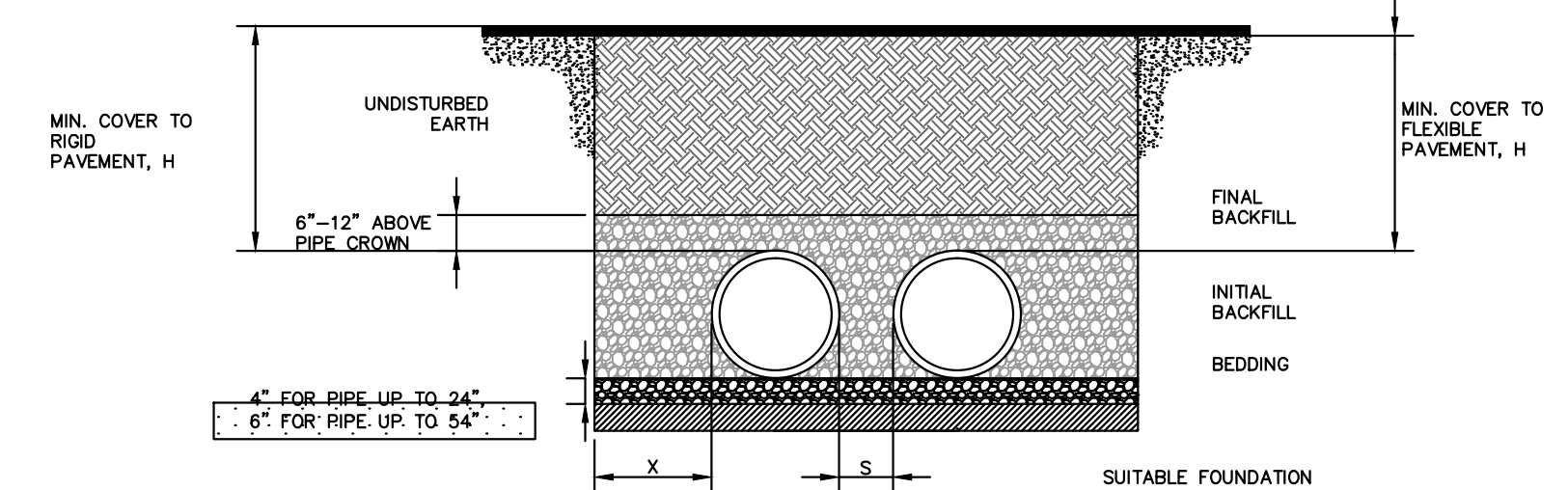
5 SEWER LATERAL ABANDONMENT DETAIL
NOT TO SCALE



NOTES:
1. THE ABOVE REPRESENTS A GENERAL DESIGN FOR LOTS WHERE SOIL MEASURED SOIL PERMEABILITY RATE IS MORE THAN 2" PER HOUR AND THE LIMITING ZONE LIES MORE THAN 2' BELOW THE BMP.
2. SPECIFIC DESIGNS FOR LOTS WHERE THE ABOVE IS NOT MET NEED TO BE DEVELOPED DURING THE CONSTRUCTION DRAWING PHASE AS PART OF THE INDIVIDUAL SITE PLAN FOR THE LOT.
3. FOR EACH FOR LOTS WHERE THE PERMEABILITY RATE IS LESS THAN 2" PER HOUR, PROVIDE 2" PERFORATED UNDERDRAIN BELOW SYSTEM.
4. FOR LOTS WHERE THE LIMITING ZONE LIES LESS THAN 2' BELOW THE BMP, EXCAVATE SOIL BELOW THE SYSTEM AND REPLACE WITH WELL DRAINING SOIL TO AT LEAST 2' BELOW THE BOTTOM OF BMP.

SPECIFICATIONS:
1. ALL STONE SHALL BE WASHED.
2. PFC UNITS SHALL HAVE THE FOLLOWING MINIMUM THICKNESS (A)
• CONCRETE = 3.125 INCHES
• CLAY = 2.75 INCHES
• CUT STONE = 3.0 INCHES

6 PERVIOUS PAVER AND RECHARGE SYSTEM ELEVATION
NOT TO SCALE



7 SANITARY SEWER MANHOLE DETAIL
NOT TO SCALE

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4'-24" (100mm-600mm); 6" (150mm) FOR 30'-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM SPACING

PIPE DIAM.	MIN. "X"	MIN. "S" +
12"	8"	12"
15"	8"	12"
18"	9"	12"
24"	10"	12"
30"	18"	15"
36"	18"	18"
42"	18"	21"
48"	18"	24"
54"	18"	27"
60"	18"	30"

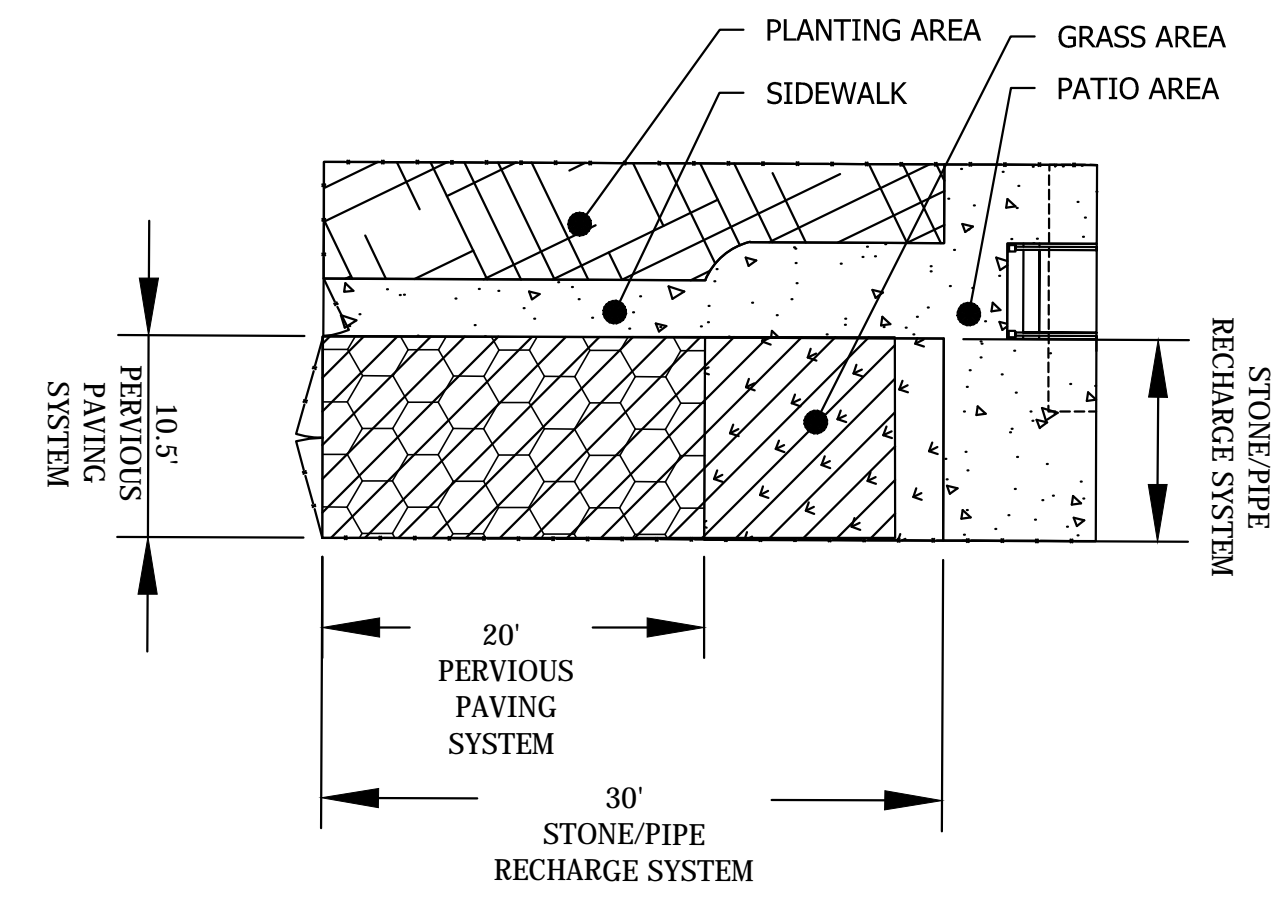
+ MINIMUM SPACING ("S") MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER

MINIMUM RECOMMENDED COVER BASED ON LOADING CONDITIONS

PIPE DIAM.	H-25 SURFACE LIVE LOADING CONDITION	HEAVY CONSTRUCTION (75T AXLE LOAD)
12"-48"	12"	48"
54"-60"	24"	60"

*VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

8 ADS (HDPE) PIPE INSTALLATION DETAIL
NOT TO SCALE



9 RECHARGE SYSTEM LAYOUT IN REAR YARD
NOT TO SCALE

DATE	ISSUE	DESCRIPTION
6/28/2024	1	PLANNING BD. SUBMISSION

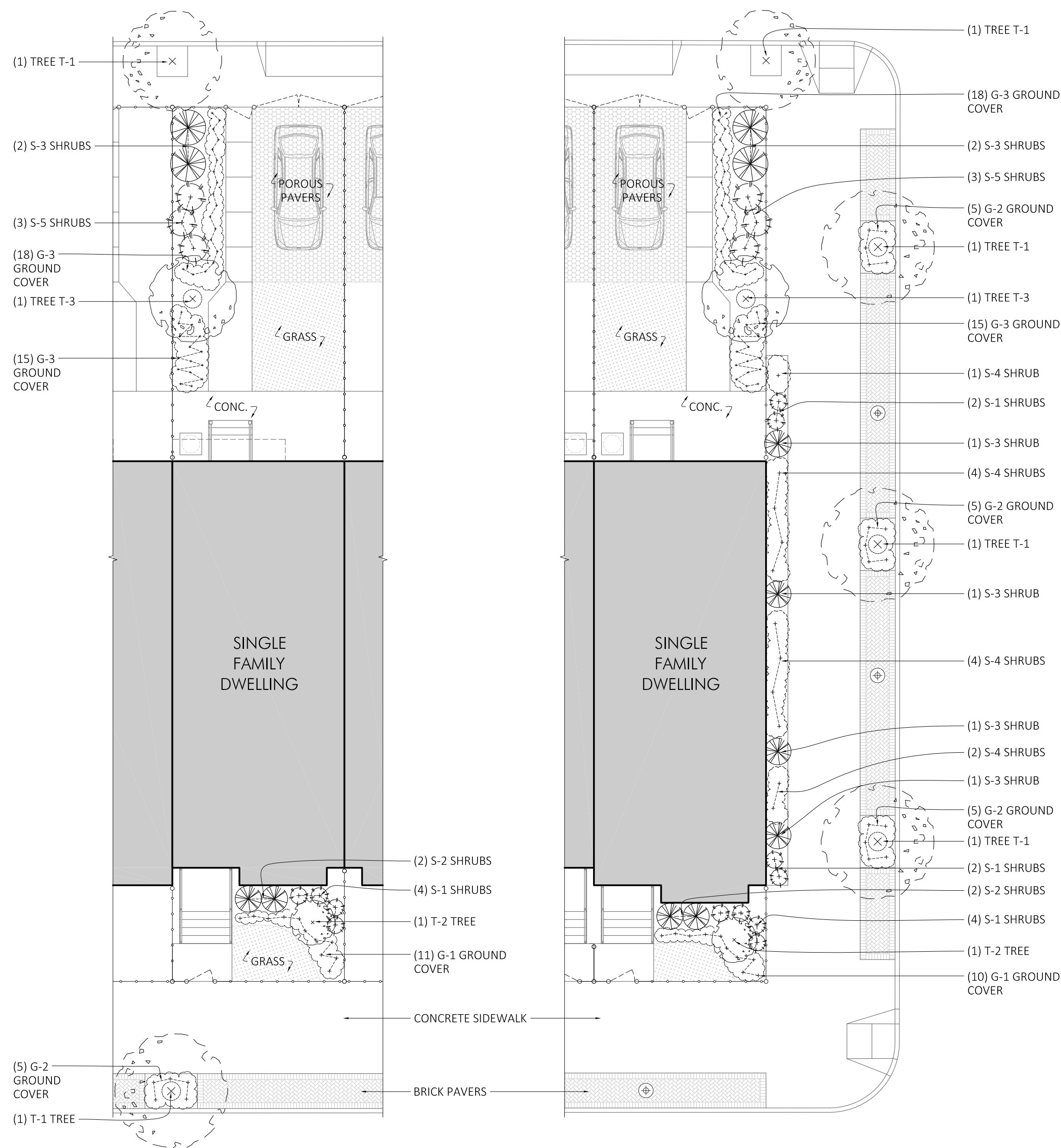
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Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
UTILITY DETAILS

Drawing No.
C-303

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by CAJ/CJ
NJ LIC. No. 22414	



TYPICAL LANDSCAPE PLAN AT PROPOSED LOTS #2 THRU 13, BLOCKS 804 & 805.

TYPICAL LANDSCAPE PLAN AT PROPOSED LOT #1, BLOCKS 804 & 805.

1 LANDSCAPING PLAN - TYPICAL
SCALE: 1" = 10'

2 LANDSCAPING PLAN - END UNITS
SCALE: 1" = 10'

LANDSCAPING SCHEDULE

TAG	TOTAL QTY. (INC. BLOCK #804 & 805)	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
TREES					
T-1	35	WIRELESS ZELKOVA	ZELKOVA SERRATA 'SCHMIDTLOW'	6FT - 8FT	B+B
T-2	26	HYDRANGEA VANILLA STRAWBERRY	HYDRANGEA PANICULATA 'RENHY'	4FT - 5FT	TREE FORM
T-3	16	EMPEROR JAPANESE MAPLE	ACER PALMATUM 'WOLFF'	5FT - 6FT	B+B
SHRUBS					
S-1	112	EARLY SUNRISE TICKSEED	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	3 GAL	
S-2	52	BUSH MONKEY FLOWER	MIMULUS AURANTIACUS	2 GAL	
S-3	60	WHITE RHODODENDRON	RHODODENDRON CATAWBIENSE ALBUM	2 GAL	
S-4	22	BABY GEM BOXWOOD	BUXUS MICROPHYLLA VAR. JANOPICA 'GREGEM'	2 GAL	
S-5	78	GREEN MOUNTAIN BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	3 GAL	
GROUND COVER					
G-1	284	EMERALD BLUE CREEPING PHLOX	PHLOX SUBULATA 'EMERALD BLUE'	2-1/2 PEAT POT	
G-2	95	CREEPING PHLOX	PHLOX SUBULATA 'CREEPING PHLOX'	2-1/2 PEAT POT	
G-3	858	GREEN CARPET JAPANESE SPURGE	PACHYSANDRA TERMINALIS 'GREEN CARPET'	2-1/2 PEAT POT	

3 TYPICAL PLANTING DETAILS
SCALE: NTS

GENERAL LANDSCAPING REQUIREMENTS

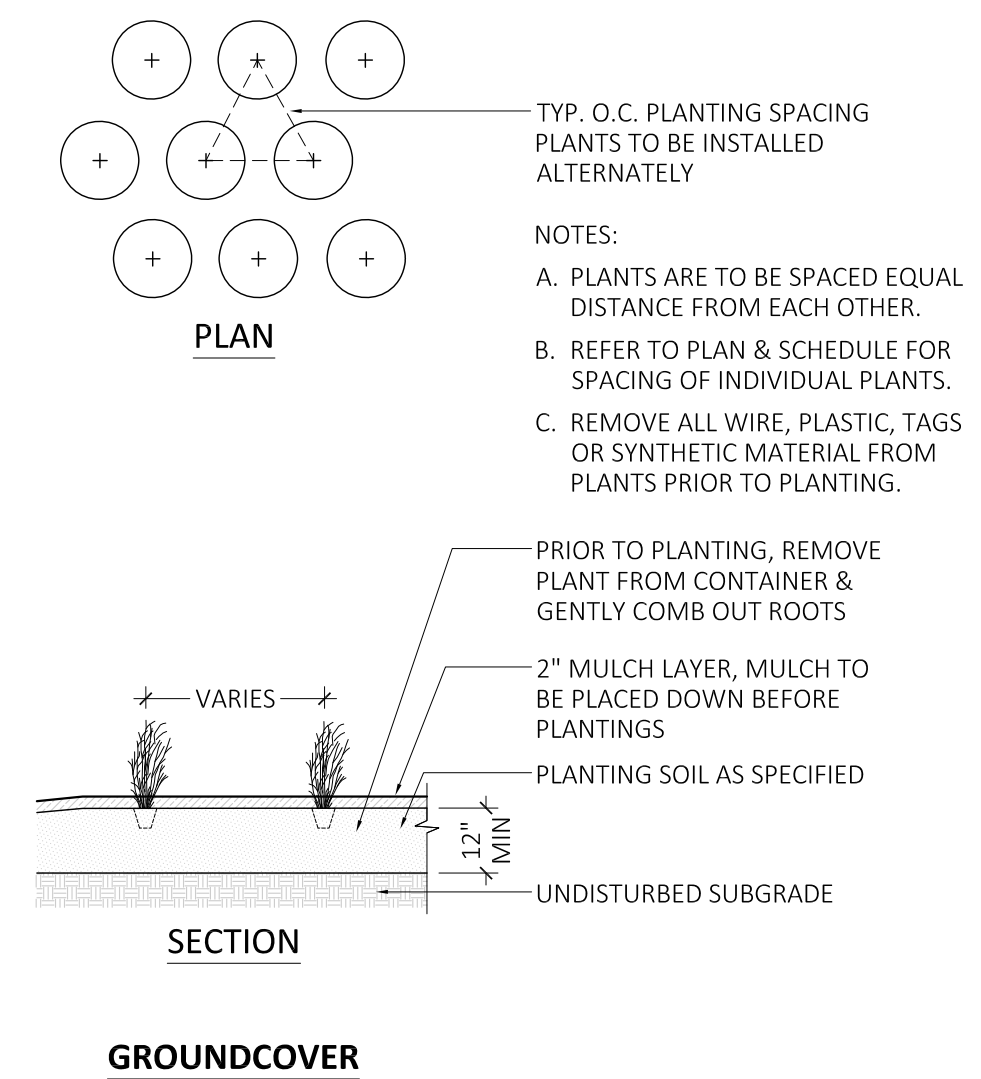
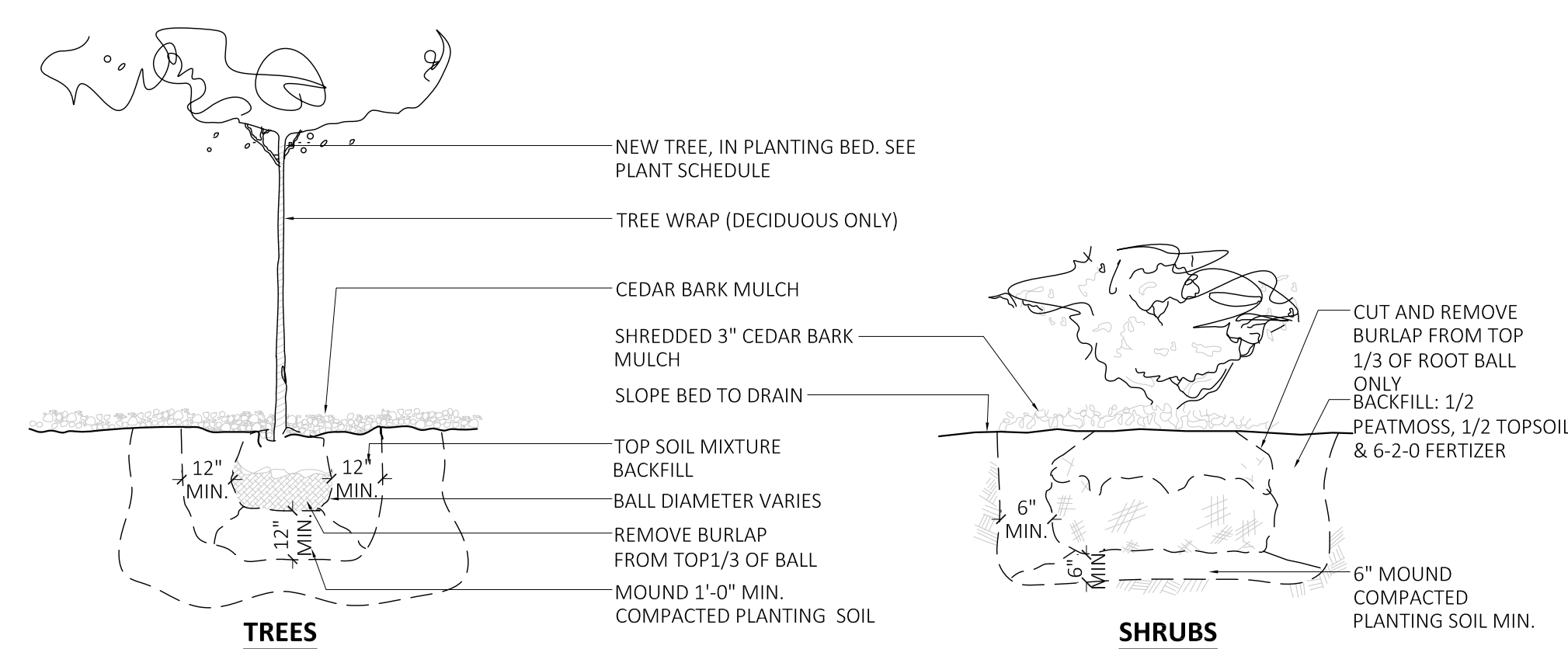
- TREE LOCATIONS SHOWN ON PLAN TO BE VERIFIED WITH ARCHITECT IN THE FIELD, PRIOR TO PLANTING- BASED ON SCHEDULE ABOVE AND DETAILS. PROVIDE 3" PINE BARK MULCH AT ALL TREE LOCATIONS.
- ALL PLANTING BEDS SHALL RECEIVE 3" PINE BARK MULCH.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 6" OF TOPSOIL/PLANTING MIX OVER 12" APPROVED CLEANFILL. TOPSOIL SHALL BE NATURAL LOAM-FREE FROM SUB SOILS. TOP SOIL SHALL BE OF UNIFORM QUALITY FREE FROM CLAY, HARD PAN, SODS, STONE ASHES OR CEMENT. TOP SOIL SHALL CONTAIN AT LEAST 5% ORGANIC WATER DETERMINED BY LOSS, ON IGNITION OF MOISTURE FREE SAMPLES.
- AFTER PLANTING SOAK WITH APPROVED LIQUID FERTILIZER 1/4 STRENGTH AS PER MANUFACTURER RECOMMENDATIONS. PROTECT FROM HOT SUN & STAKE W/WOOD STAKES PAINTED GREEN; 3 STAKES REQUIRED PER TREE AT 120 DEGREE SPACING, INSERT IN GROUND MIN. 12" BEFORE TYING GUYS. FERTILIZE EVERY FOUR WEEKS THROUGH GUARANTEE PERIOD. TREES SHOULD BE PLANTED SPRING THROUGH SUMMER ONLY. FOLLOW ALL RECOMMENDATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- USE PLANTING MIX OF 1/2 CLEAN TOPSOIL AND 1/2 CLEAN PEAT MOSS W/620 FERTILIZER ABOVE FOR NEW STREET TREE PLANTING. AFTER PLANTING, SOAK W/LIQUID FERTILIZER AT 1/4 STRENGTH THE MFG. RECOMMENDATION. PROTECT FROM HOT SUN & STAKE W/WOOD STAKES PAINTED GREEN (3 REQ'D/TREE @ 120 SPACING & FORCE VERTICAL BEFORE TYING GUYS.) FERTILIZE EVERY FOUR WEEKS THROUGH FIRST SIX MONTHS OR THROUGH GUARANTEE PERIOD WHERE APPLICABLE.
- PLANTING QUANTITIES AND LOCATIONS ON THIS SHEET ARE APPROXIMATE, FOR GENERAL DESCRIPTIVE PURPOSES, AND SHALL BE CONSIDERED THE MINIMUM REQUIRED. THE SCHEDULE SHALL PREVAIL.
- MAINTENANCE PLAN SHALL INCLUDE: - ADULT GROWTH SHALL BE MAINTAINED AT A 4' HEIGHT MINIMUM.

GRASS MIX NOTES

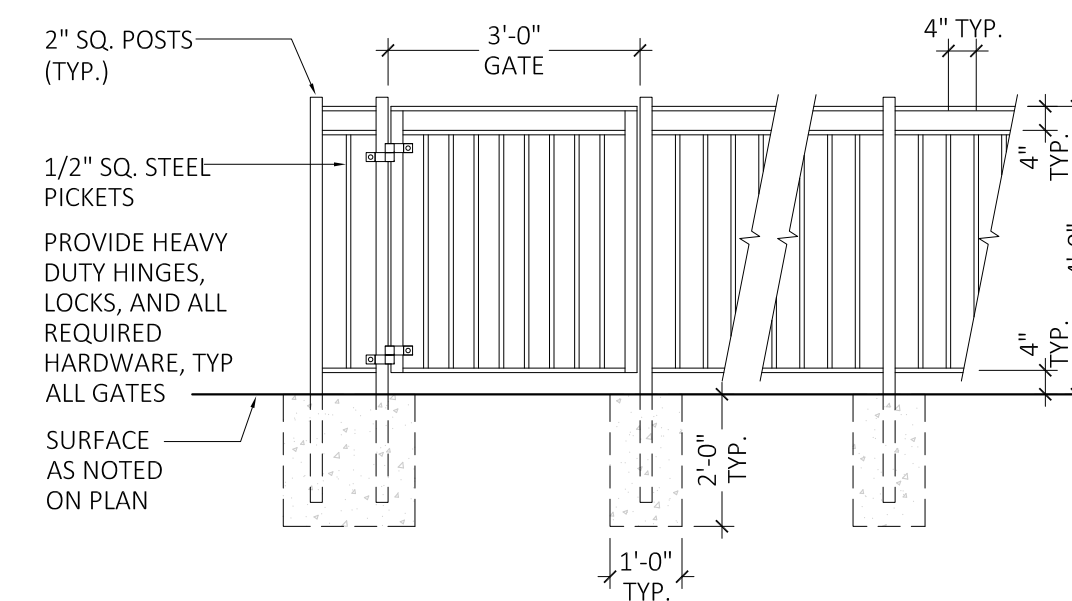
- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS SPECIFIED:

RED FESCUE	1 1/2 LBS / 1,000 SF
PERENNIAL RYEGRASS	1 LB / 1,000 SF
KENTUCKY BLUEGRASS	1 1/2 LBS / 1,000 SF
SPREADING FESCUE	1 LB / 1,000 SF
- SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER.
- SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:

SPRING	APRIL 1 - MAY 31
FALL	AUGUST 16 - OCTOBER 31
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR SHALL IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.



NOTE: FENCING & GATES SHALL BE WELDED METAL PAINTED BLACK. A 4" Ø SPHERE SHALL NOT PASS THRU PICKETS @ ANY POINT



4 TYPICAL FENCING/GATE DETAIL
SCALE: 3/8" = 1'-0"

DATE	ISSUE	DESCRIPTION
06/28/24	1	PLANNING BD. SUBMISSION

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Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
LANDSCAPE PLAN, NOTES & DETAILS

Drawing No.
C-401

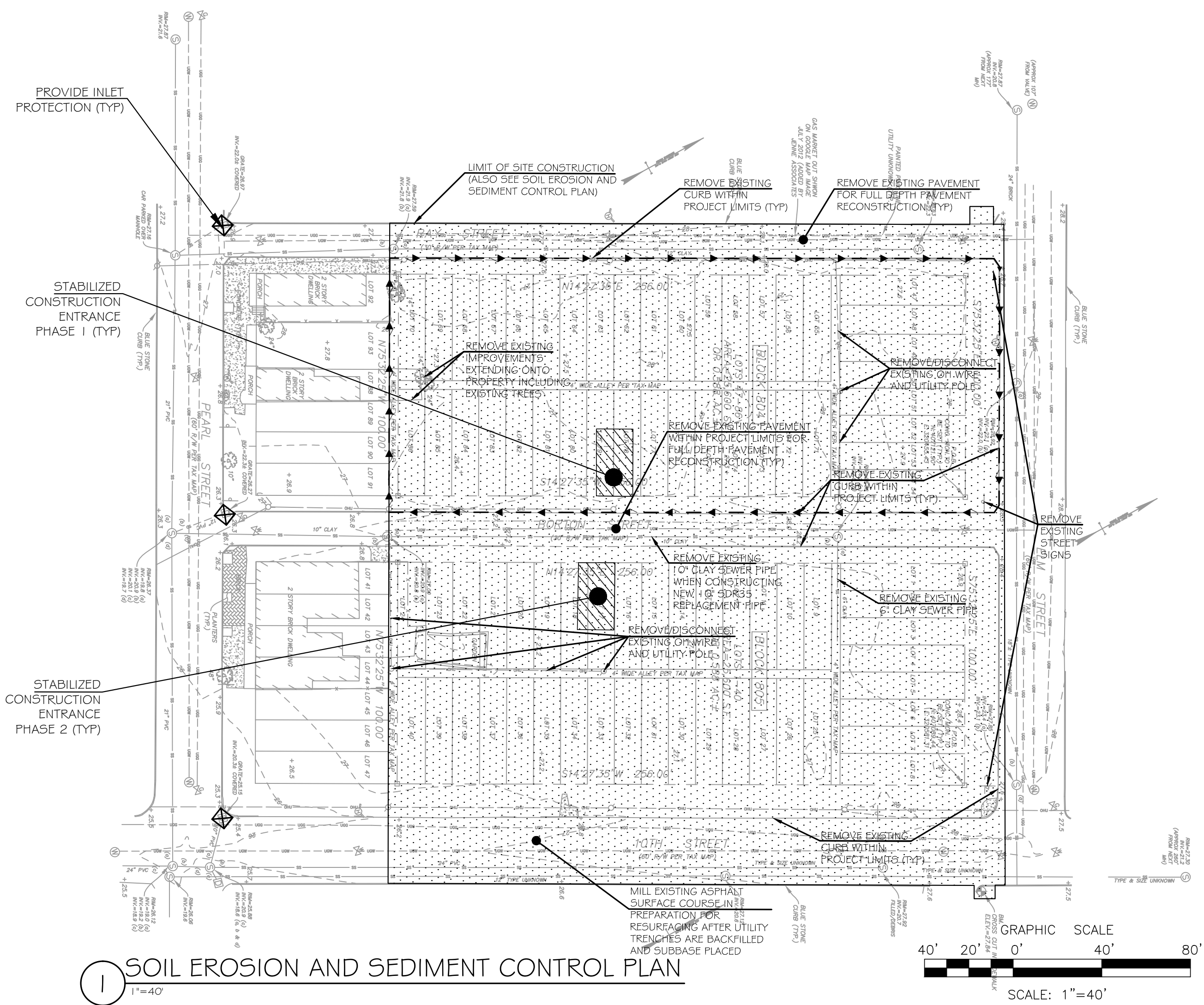
MICHAEL I. MILLA Project No. 23-014

Scale AS NOTED

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NJ LIC. No. 22414

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SOIL EROSION AND SEDIMENT CONTROL PLAN
1"=40'

STABILIZATION SPECIFICATIONS

- TEMPORARY STABILIZATION SPECIFICATIONS**
 - 1) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - 2) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - 3) APPLY PERENNIAL RYE GRASS SEED AT 1 LBS. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LBS. PER 1000 SQ. FT.
 - 4) MULCH WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - 5) ACCEPTABLE MULCH ANCHORING: 1) LIQUID MULCH BINDER, 2) PEG AND TWINE, AND 3) MULCH NETTING.
- PERMANENT STABILIZATION SPECIFICATIONS**
 - 1) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
 - 2) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK 4 INCHES INTO SOIL.
 - 3) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - 4) 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. (OPTIMAL SEEDING DATES ARE 2/15-4/30 AND 8/15-10/30).
 - 5) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - 6) MULCH WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - 7) ACCEPTABLE MULCH ANCHORING: 1) LIQUID MULCH BINDER, 2) PEG AND TWINE, AND 3) MULCH NETTING.

DUST CONTROL NOTES

AS PER THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, JULY 1999. THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1)

VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION WITH SOD (PG. 6-1)

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

TABLE 1.6-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY (GAL/ACRE)
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON	MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARDS (PG. 26-1) APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS		
POLYACRYLAMIDE (PAM) - DRY SPRAY			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF THE SITE. CHISEL-TYPE PLOWS SPACE 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, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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

SEQUENCE OF CONSTRUCTION

THE CAMDEN SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

PHASE 1 - CONSTRUCTION (BLOCK 804)

1. INSTALL SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION WHERE REQUIRED - 1 WEEK
2. UNDERTAKE SITE DEMOLITION - 2 WEEKS
3. STAKEOUT CURBS/SIDEWALK AND CONSTRUCT NEW CURBS - 4 WEEKS
4. INSTALL UNDERGROUND UTILITY SERVICES FROM THE STREET TO THE PROPERTY LINES - 6 WEEKS
5. REPAIR/RECONSTRUCT RAY AND ELM STREET ROADWAYS (TO BASE COURSE) - 3 WEEKS
6. CONSTRUCT INDIVIDUAL HOUSES WITH SITE IMPROVEMENTS AND UTILITY CONNECTIONS - 12 MONTHS
7. INSTALL SIDEWALKS, STREET TREES AND LIGHTING - 8 WEEKS
8. COMPLETE SITE LANDSCAPING AND HOUSE FINISH WORK - 6 WEEKS
9. COMPLETE FINISH PAVEMENT COURSE ON RAY AND ELM STREETS - 2 WEEKS
10. CALL CAMDEN SCD FOR FINAL INSPECTION. REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY AFTER FINAL CAMDEN SCD APPROVAL.
11. TOTAL CONTINUOUS TIME ESTIMATE FOR PHASE 1 - 18 MONTHS

PHASE 2 - CONSTRUCTION (BLOCK 805)

1. INSTALL SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION WHERE REQUIRED - 1 WEEK
2. UNDERTAKE SITE DEMOLITION - 2 WEEKS
3. STAKEOUT CURBS/SIDEWALK AND CONSTRUCT NEW CURBS - 4 WEEKS
4. INSTALL UNDERGROUND UTILITY SERVICES FROM THE STREET TO THE PROPERTY LINES - 6 WEEKS
5. REPAIR/RECONSTRUCT BORTON, NORTH 10TH AND ELM STREET ROADWAYS (TO BASE COURSE) - 5 WEEKS
6. CONSTRUCT INDIVIDUAL HOUSES WITH SITE IMPROVEMENTS AND UTILITY CONNECTIONS - 12 MONTHS
7. INSTALL SIDEWALKS, STREET TREES AND LIGHTING - 8 WEEKS
8. COMPLETE SITE LANDSCAPING AND HOUSE FINISH WORK - 6 WEEKS
9. COMPLETE FINISH PAVEMENT COURSE ON BORTON, NORTH 10TH AND ELM STREET - 2 WEEKS
10. CALL CAMDEN SCD FOR FINAL INSPECTION. REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY AFTER FINAL CAMDEN SCD APPROVAL.
11. TOTAL CONTINUOUS TIME ESTIMATE FOR PHASE 2 - 18 MONTHS

CAMDEN COUNTY SCD NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT.
7. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL) THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
16. NISA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
17. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
18. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
20. THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
21. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
22. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL PILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
23. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
24. METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A pH OF 4 OR LESS.
25. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
26. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
27. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
28. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
29. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
30. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMEN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
31. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPE PLAN.
32. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

AREA OF DISTURBANCE = 82,955 SF

SOIL COMPACTION NOTES

1. THIS PROJECT IS EXEMPT FROM THE SOIL COMPACTION MITIGATION REQUIREMENT OF THE LAND GRADING STANDARD FOR THE FOLLOWING REASONS:
 - A. THE PROJECT IS LOCATED IN AN URBAN REDEVELOPMENT AREA (

APPLICANT

CASAS DEL RIO
CAMDEN LUTHERAN HOUSING, INC.
800 GALINDEZ COURT
CAMDEN, NJ 08102



CASAS DEL RIO
CITY OF CAMDEN, NJ
CAMDEN LUTHERAN HOUSING INC.

Architect



Civil Engineer

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35 Gates Avenue, Warren, NJ 07059
Tel: (908) 698-2890 Fax: (908) 926-2359
NJ Certificate of Authorization for Engineering
24GA28135000



Carl A. Jenne, P.E.
NJ Professional Engineer
No. 24GE02628700

DATE	ISSUE	DESCRIPTION
6/28/2024	1	PLANNING BD. SUBMISSION

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Project

CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title

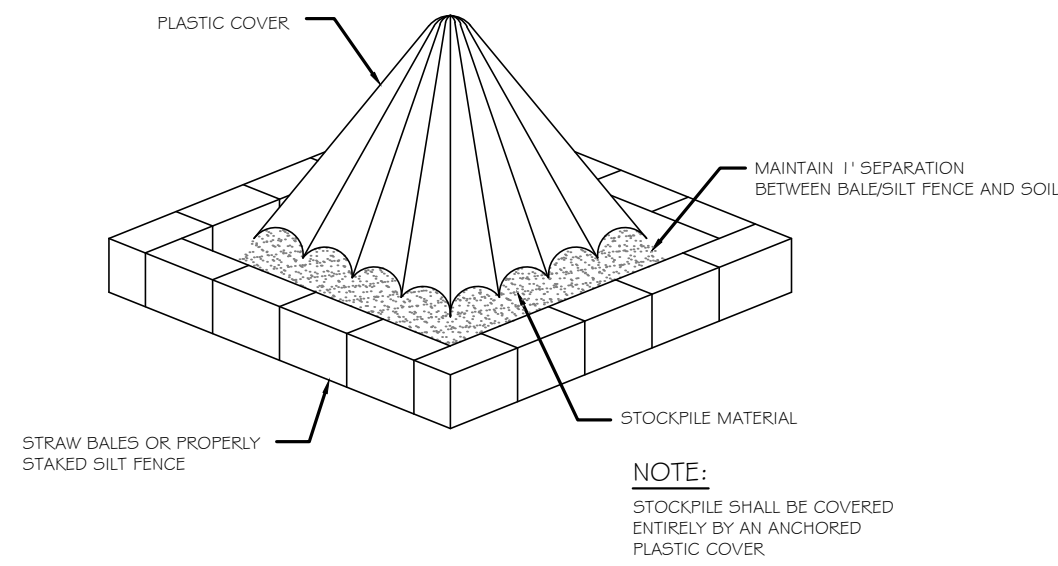
SOIL EROSION AND SEDIMENT CONTROL PLAN

Drawing No.

SESC-101

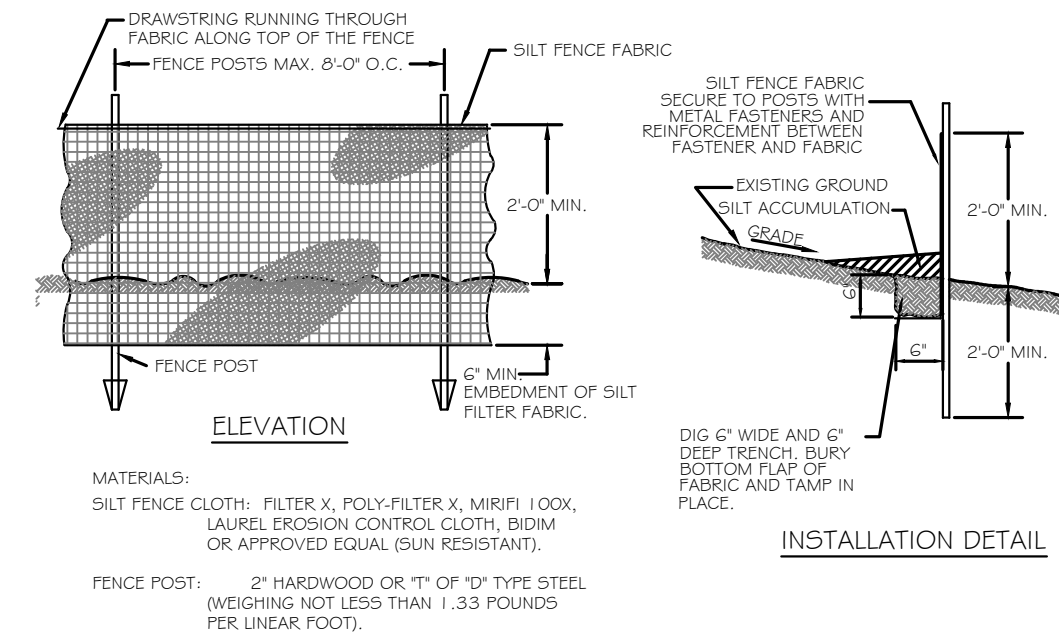
MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
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NJ LIC. No. 22414	

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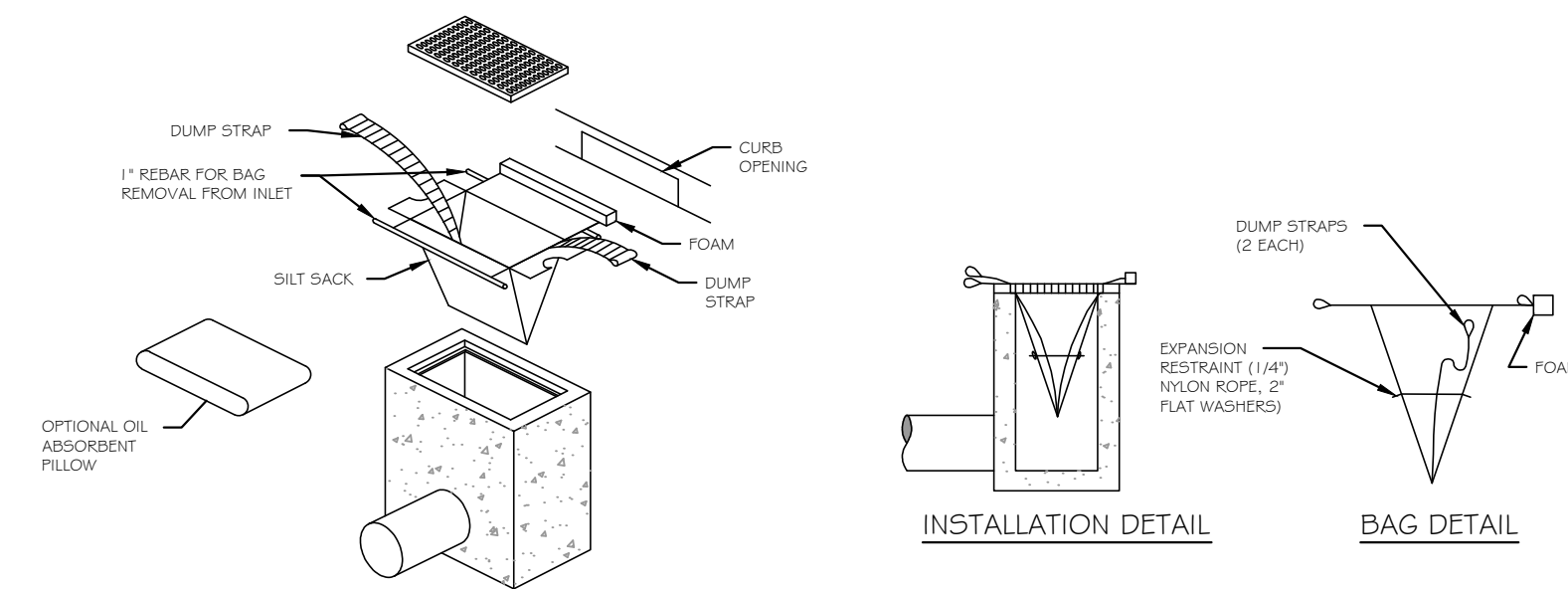
SOIL STOCKPILE PROTECTION DETAIL

NOT TO SCALE



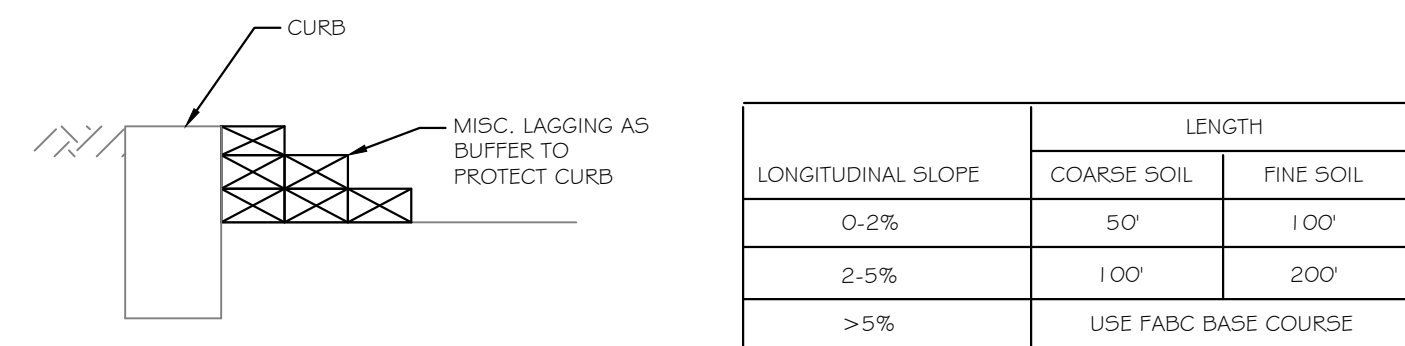
SILT FENCE DETAIL

NOT TO SCALE

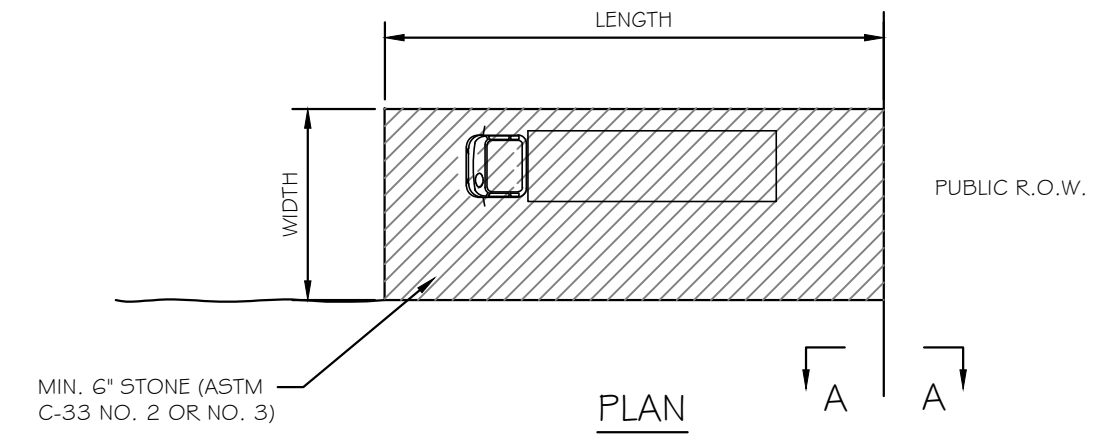


INLET PROTECTION DETAIL

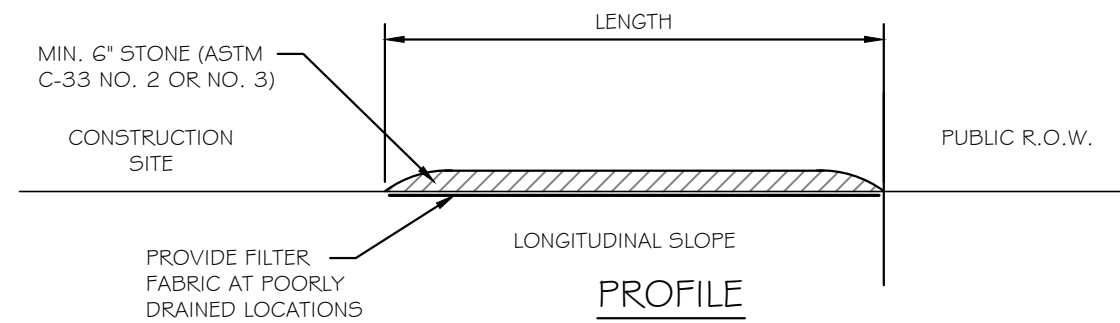
NOT TO SCALE



SECTION A-A



PLAN



PROFILE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

APPLICANT

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CLHI
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Project
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CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS

Drawing No.
SESC-102

MICHAEL I. MILLA	Project No. 23-014
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1 ARCHITECTURAL RENDERING - N. 10th STREET
SCALE: NTS



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Project

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CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title

**ARCHITECTURAL
RENDERING
VIEW ALONG
N. 10th
STREET**

Drawing No.

A-010

MICHAEL I. MILLA

Project No.
23-014

Scale
AS NOTED

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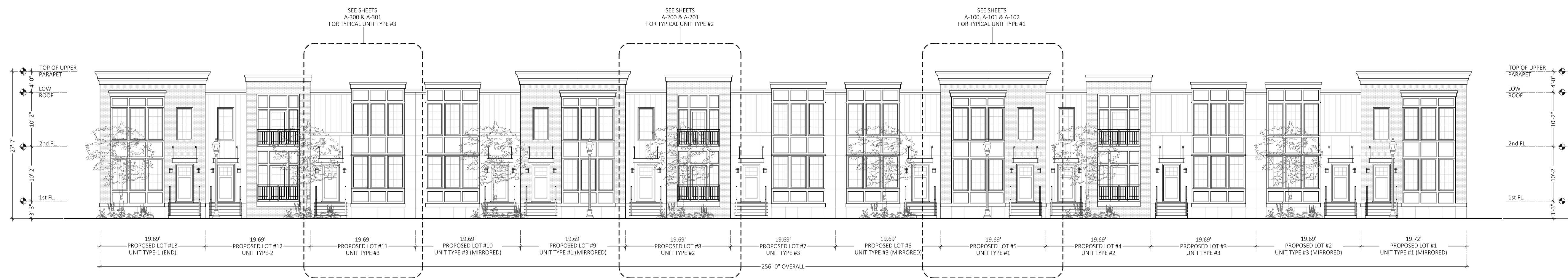
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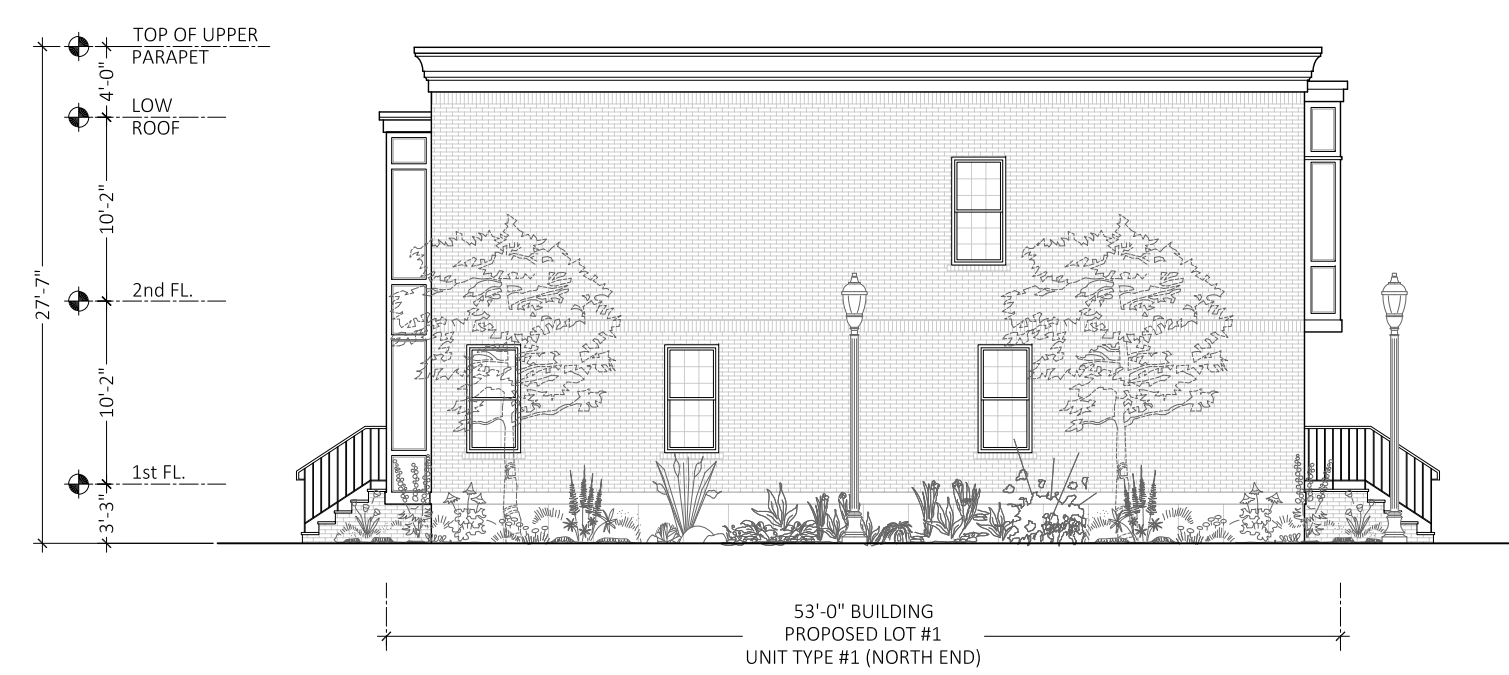
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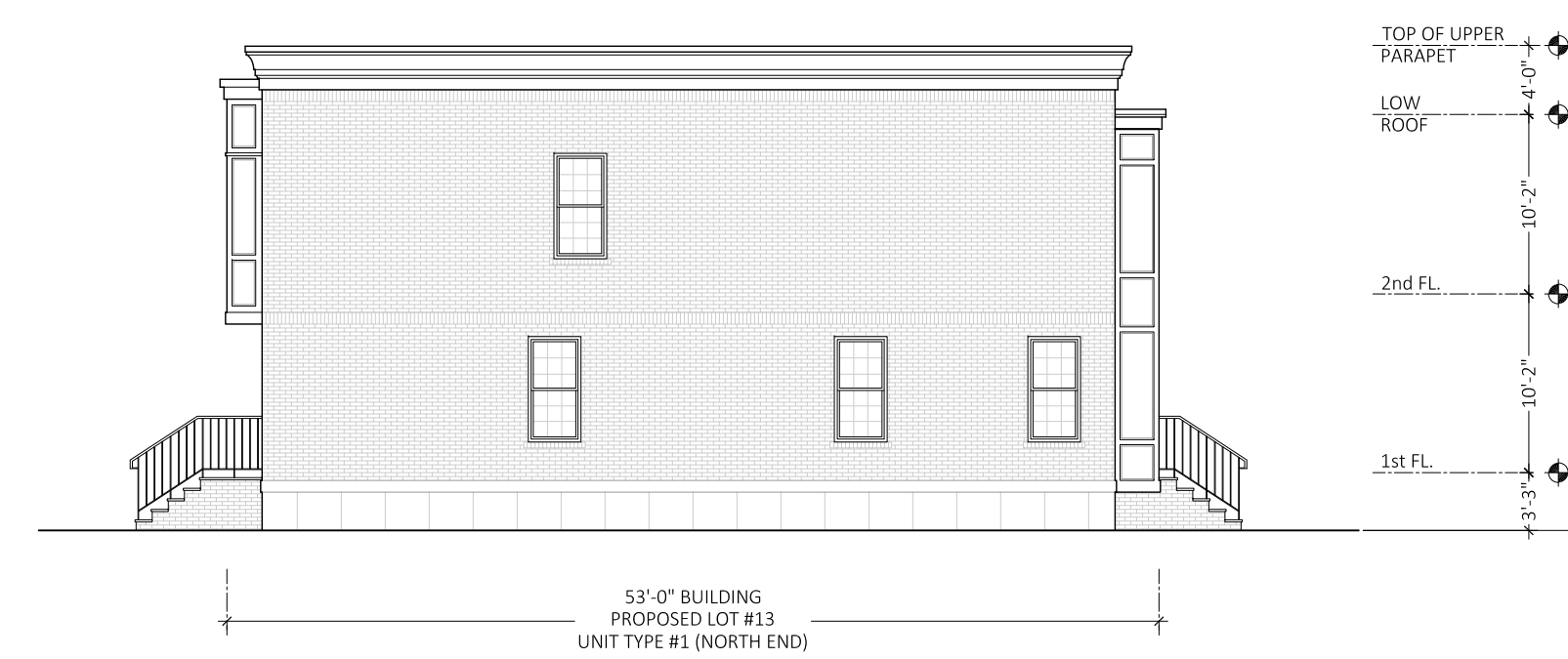
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1 FRONT STREET ELEVATION AT 10th STREET & RAY STREET
SCALE: 3/32" = 1'-0"



2 NORTH STREET ELEVATION AT ELM STREET
SCALE: 3/32" = 1'-0"



3 SOUTH STREET ELEVATION AT ALLEY
SCALE: 3/32" = 1'-0"



4 REAR STREET ELEVATION AT BORTON STREET
SCALE: 3/32" = 1'-0"

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Project
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CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
**BUILDING/
STREET
ELEVATIONS**

Drawing No.

A-020

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
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Project

CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title

UNIT TYPE #1
PROPOSED
FLOOR PLANS

Drawing No.

A-100

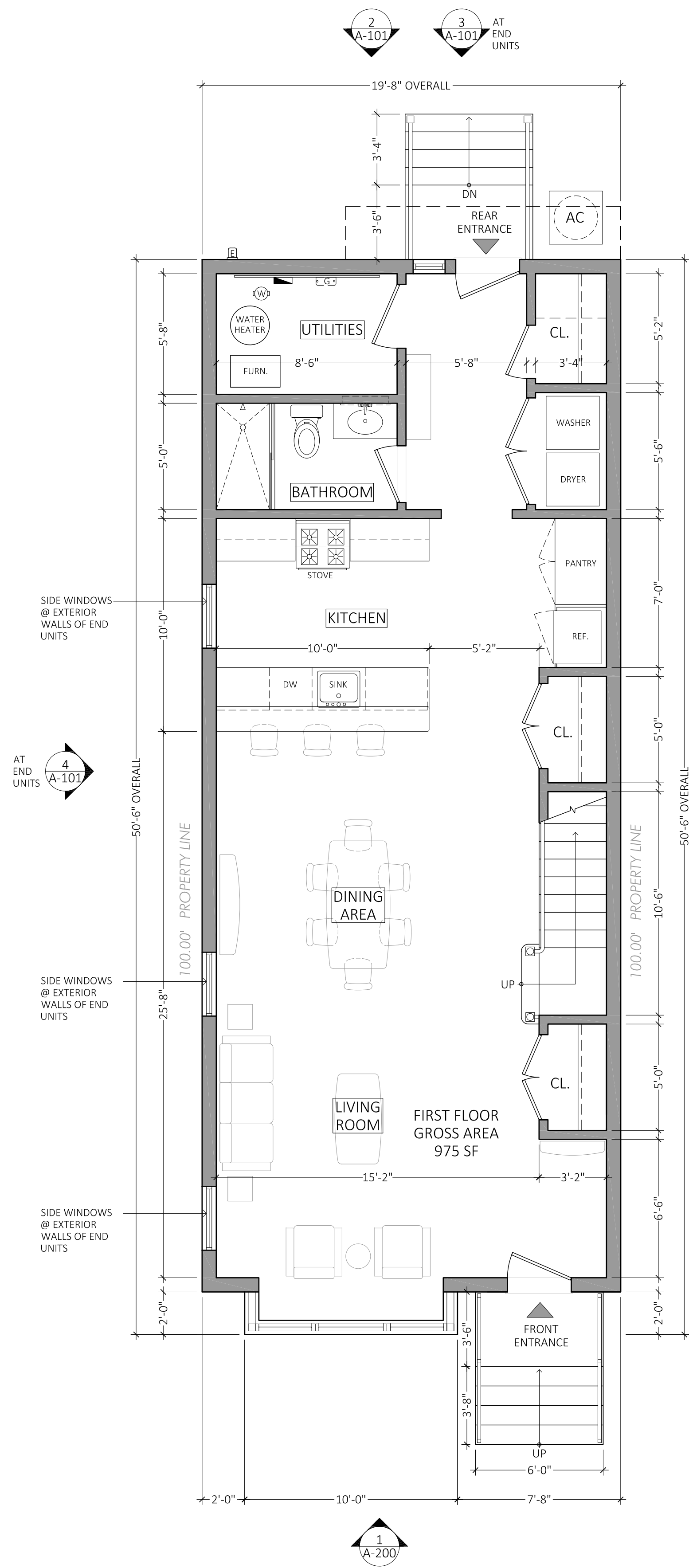
MICHAEL I. MILLA Project No. 23-014

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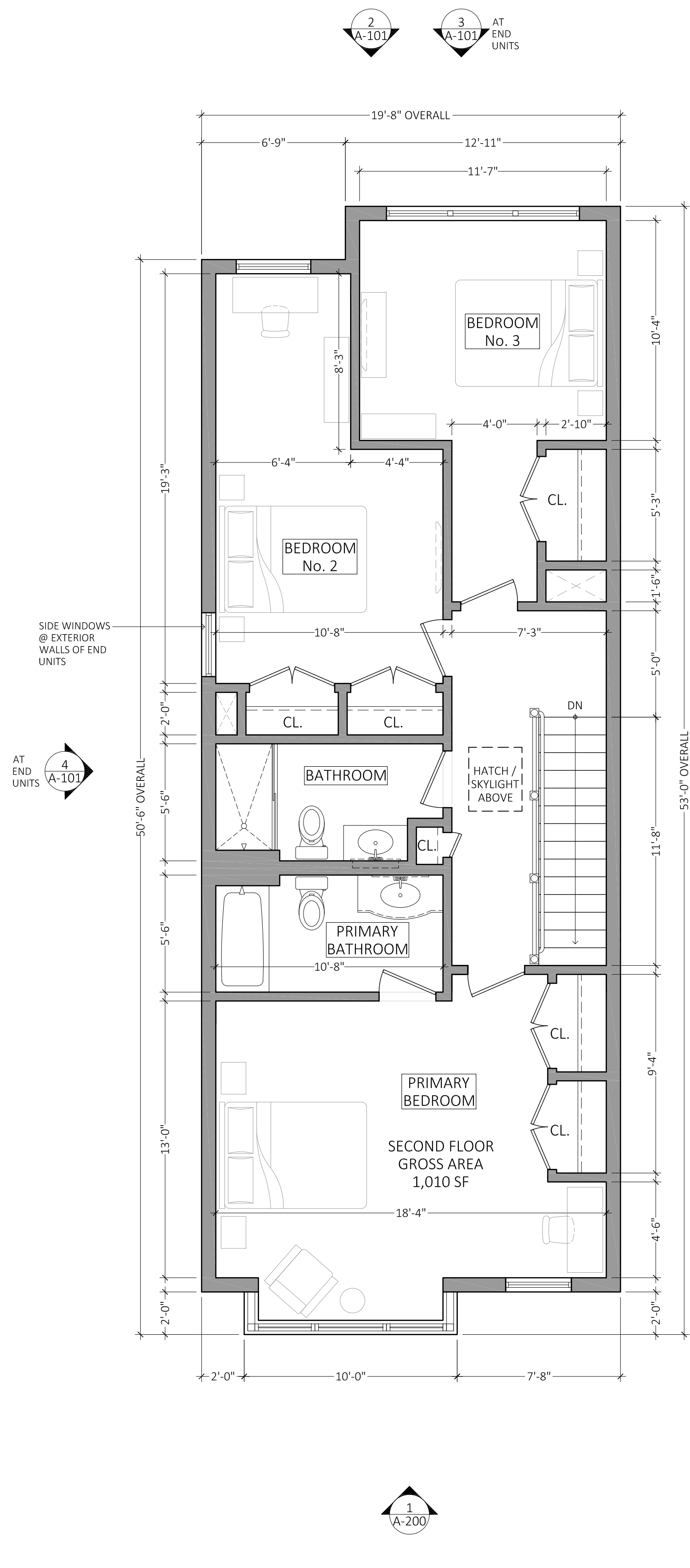
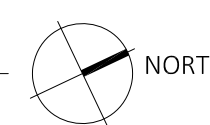
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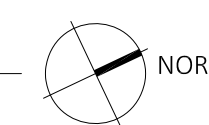
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1 PROPOSED FIRST FLOOR PLAN - UNIT TYPE-1
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN - UNIT TYPE-1
SCALE: 1/4" = 1'-0"

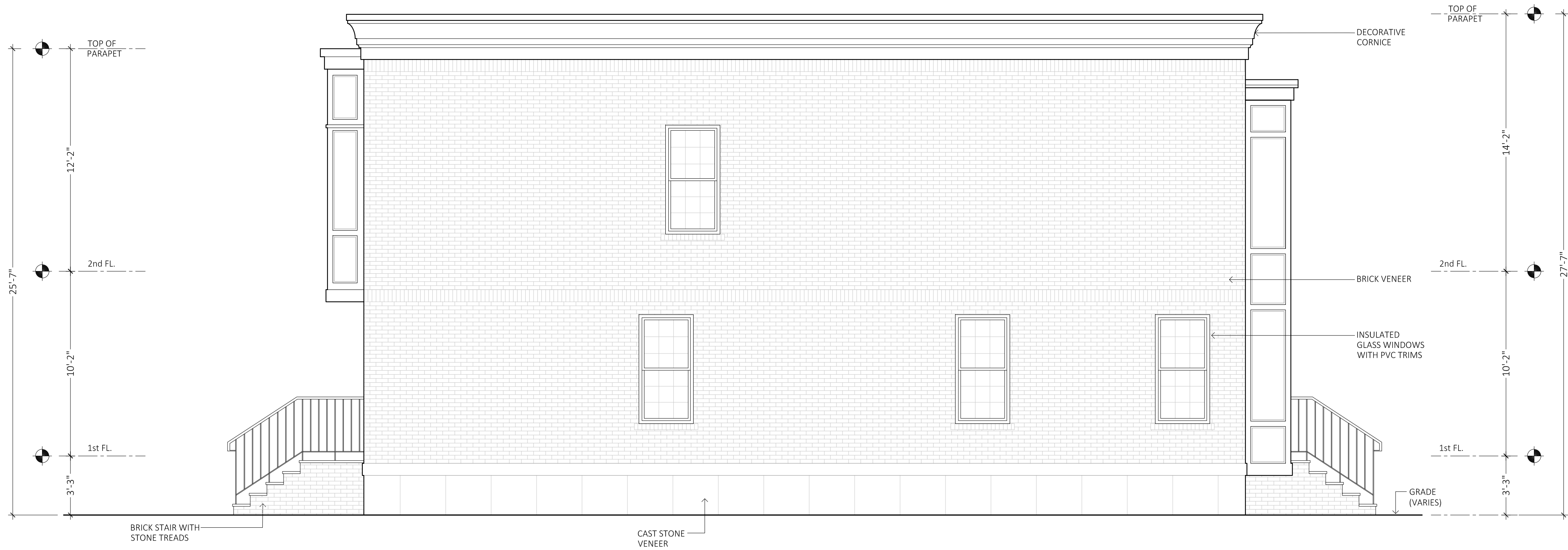




1 TYPICAL FRONT ELEVATION - UNIT TYPE-1
SCALE: 1/4" = 1'-0"

2 TYPICAL REAR ELEVATION - UNIT TYPE-1
SCALE: 1/4" = 1'-0"

3 REAR ELEVATION AT END UNITS - UNIT TYPE-1
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION AT NORTH & SOUTH - UNIT TYPE-1
SCALE: 1/4" = 1'-0"

DATE	ISSUE	DESCRIPTION
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Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
UNIT TYPE #1
PROPOSED
BUILDING
ELEVATIONS

Drawing No.
A-101

MICHAEL I. MILLA Project No. 23-014

Scale AS NOTED

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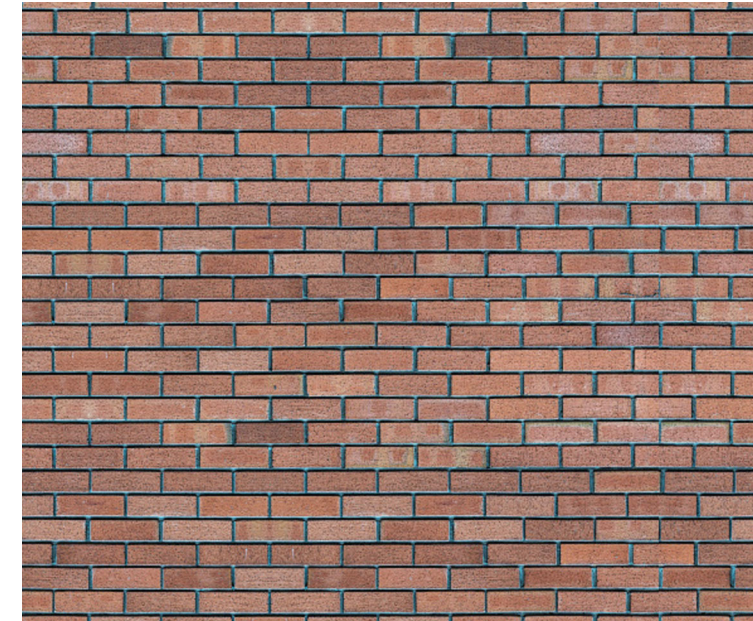
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BRICK VENEER



AZEK PANELS



CAST STONE VENEER



1 UNIT #1 - FRONT ELEVATION
SCALE : 3/8" = 1'-0"



2 UNIT #1 - REAR ELEVATION
SCALE : 3/8" = 1'-0"



AZEK PANELS



VINYL SIDING

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Project
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CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
UNIT TYPE #1
PROPOSED
BUILDING
MATERIALS

Drawing No.

A-102

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by NS/MM

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Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
UNIT TYPE #2
PROPOSED FLOOR PLANS, & ELEVATIONS

Drawing No.

A-200

MICHAEL I. MILLA Project No. 23-014

Scale AS NOTED

Drawn/Checked by NS/MM

NJ LIC. No. 22414

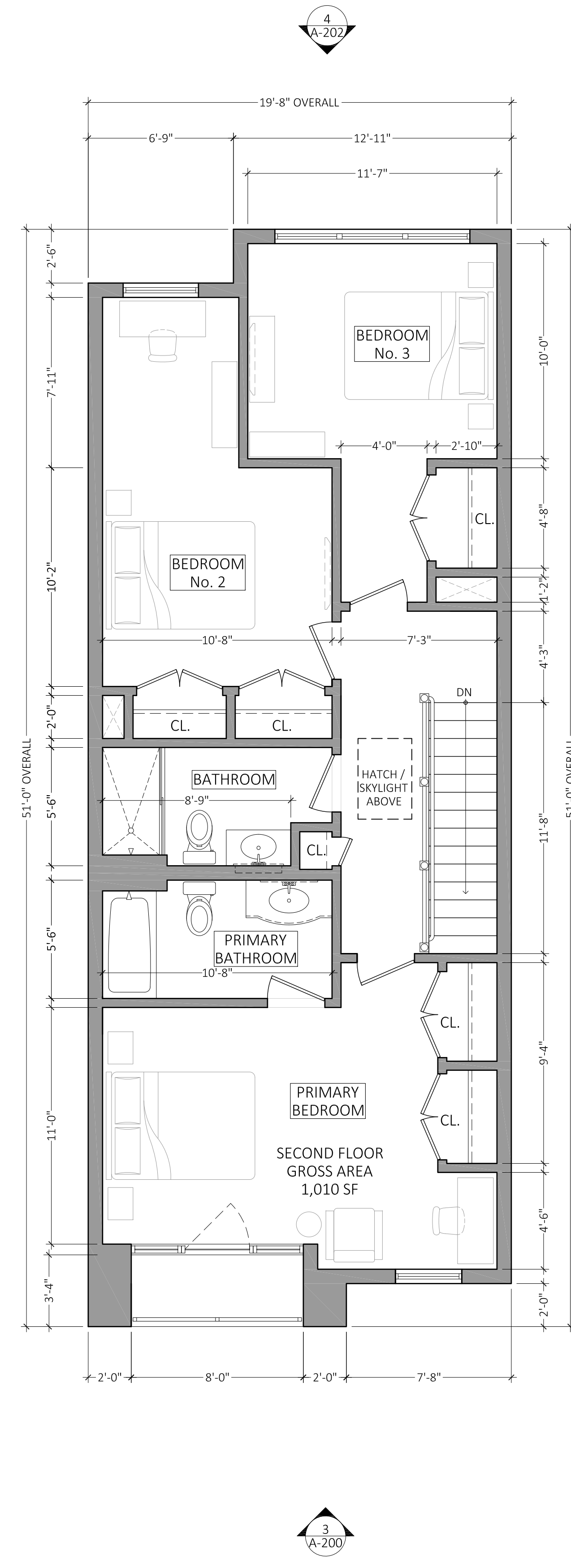
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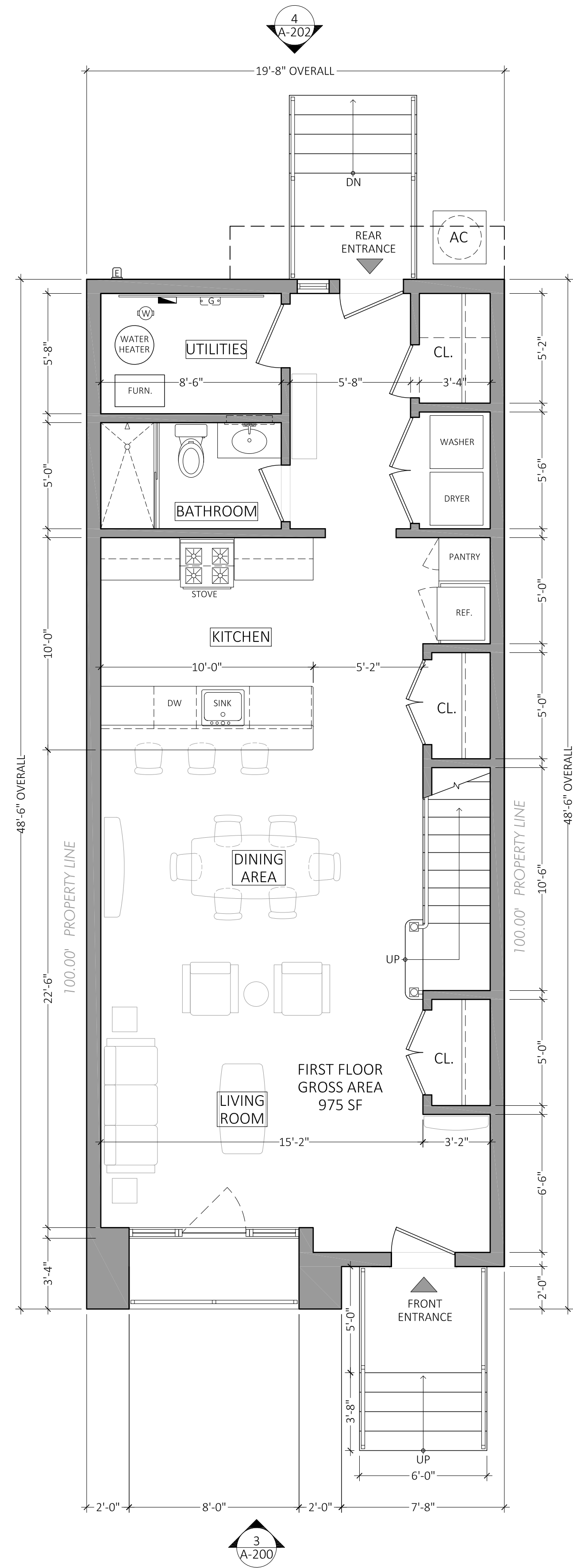
3 TYPICAL FRONT ELEVATION - UNIT TYPE-2
SCALE: 1/4" = 1'-0"



4 TYPICAL REAR ELEVATION - UNIT TYPE-2
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN - UNIT TYPE-2
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - UNIT TYPE-2
SCALE: 1/4" = 1'-0"



Architect

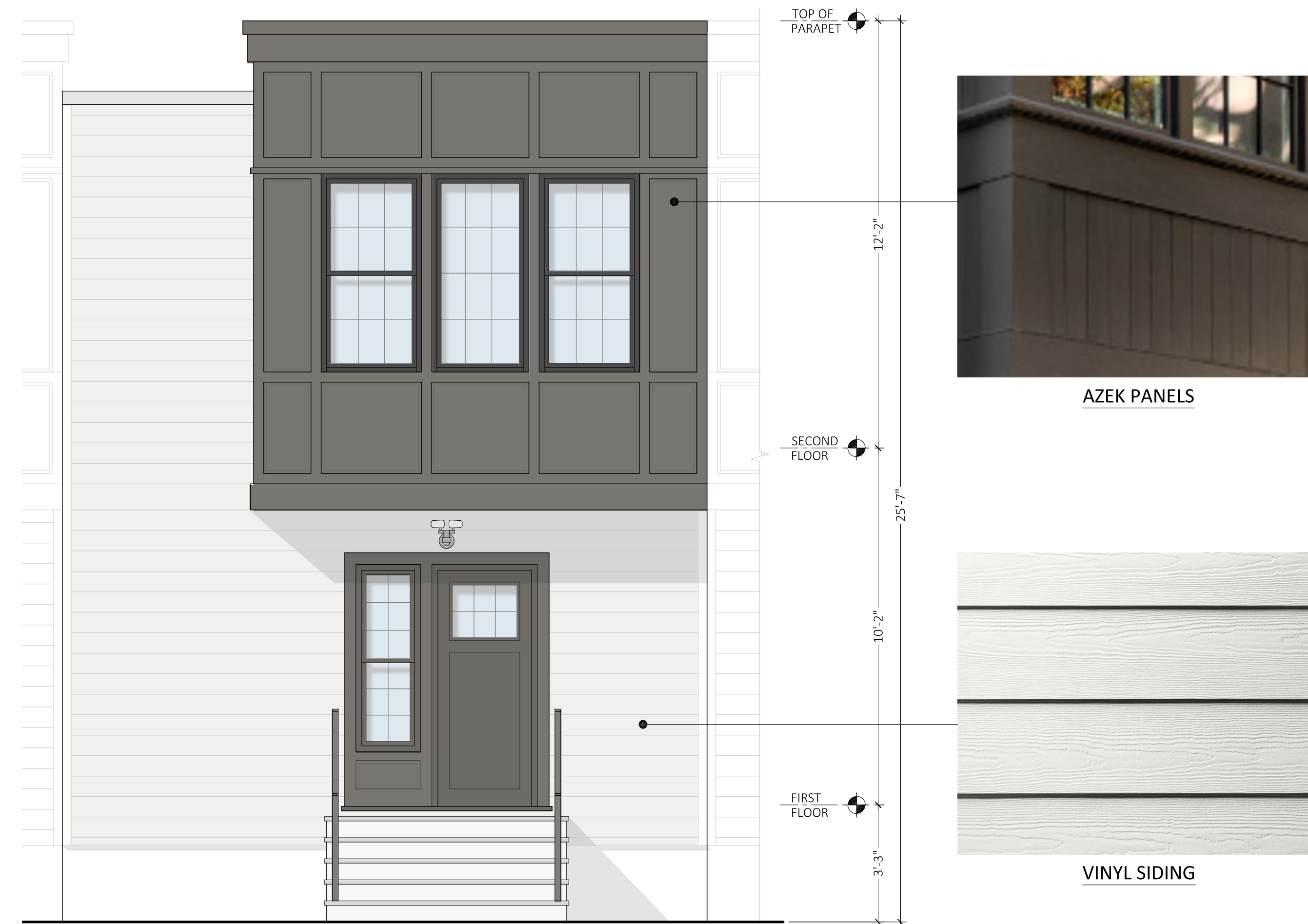
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35 Gates Avenue
Warren, NJ 07059



① **UNIT #2 - FRONT ELEVATION**
SCALE : 3/8" = 1'-0"



② **UNIT #1 - REAR ELEVATION**
SCALE : 3/8" = 1'-0"

DATE	ISSUE	DESCRIPTION
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Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
UNIT TYPE #2
PROPOSED
BUILDING
MATERIALS

Drawing No.
A-201

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
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NJ LIC. No. 22414	

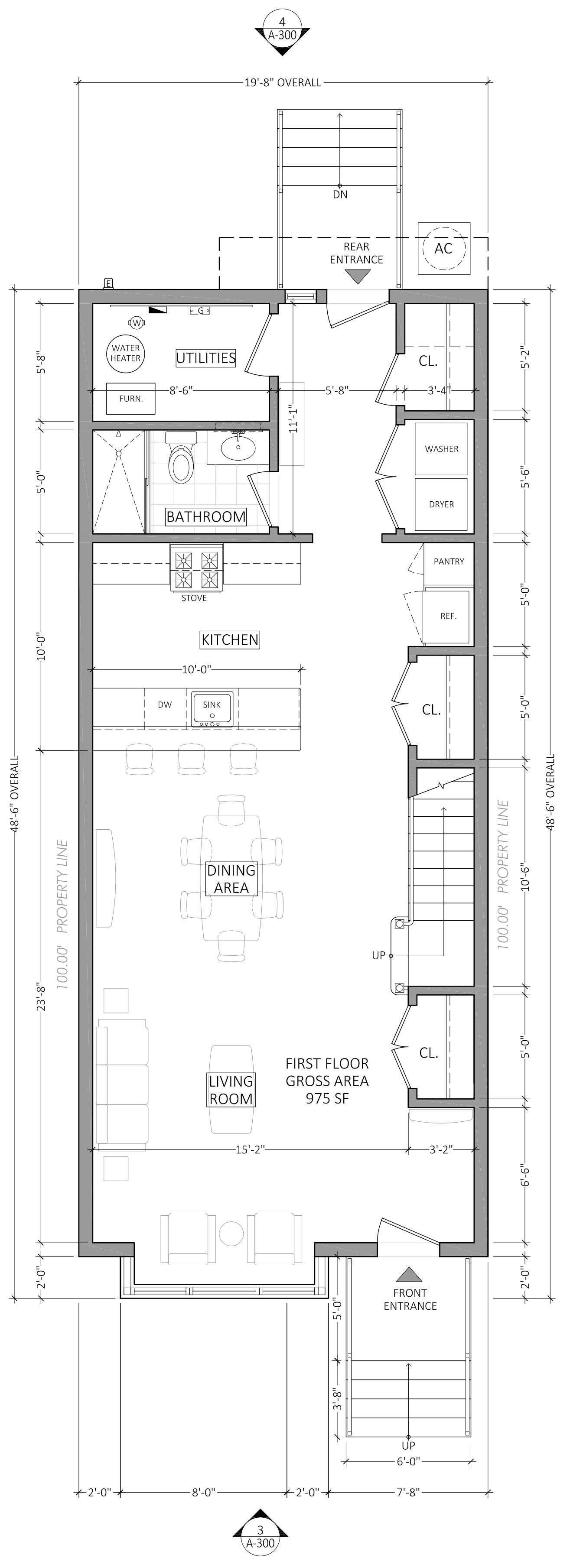
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06/28/24	1	PLANNING BD. SUBMISSION

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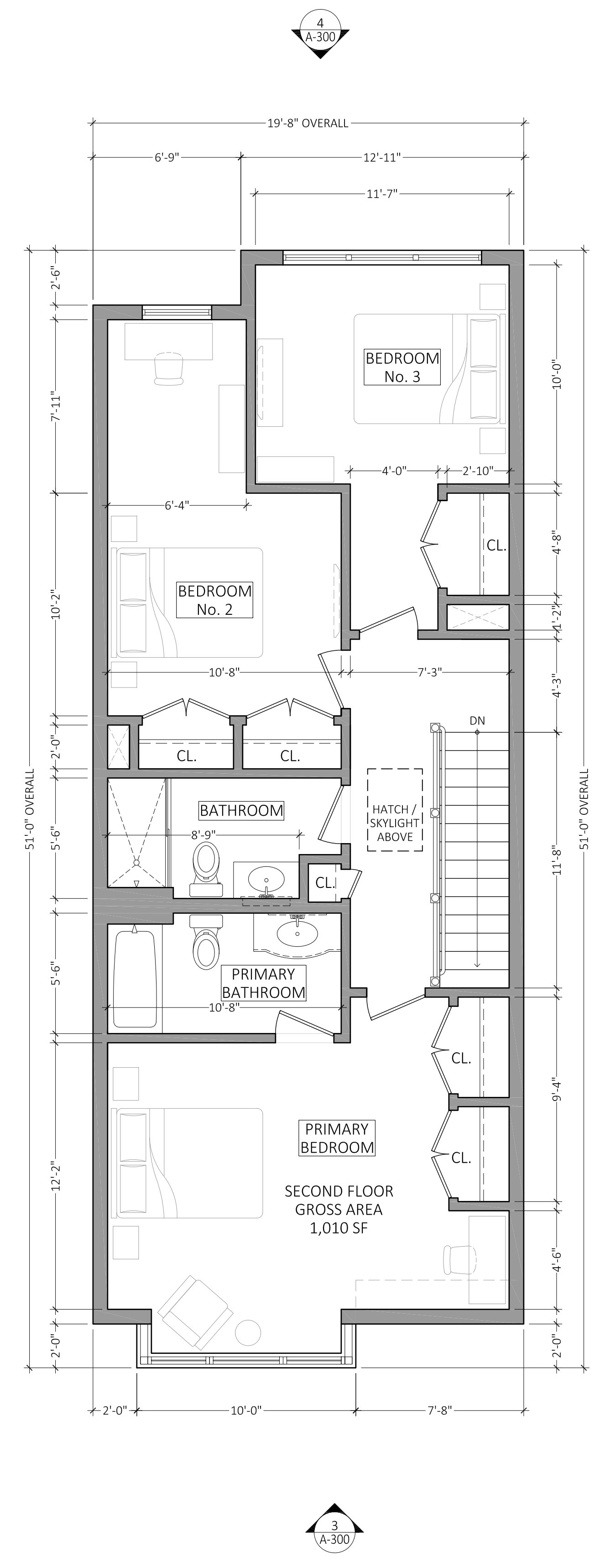
Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
UNIT TYPE #3
PROPOSED
FLOOR PLANS,
& ELEVATIONS

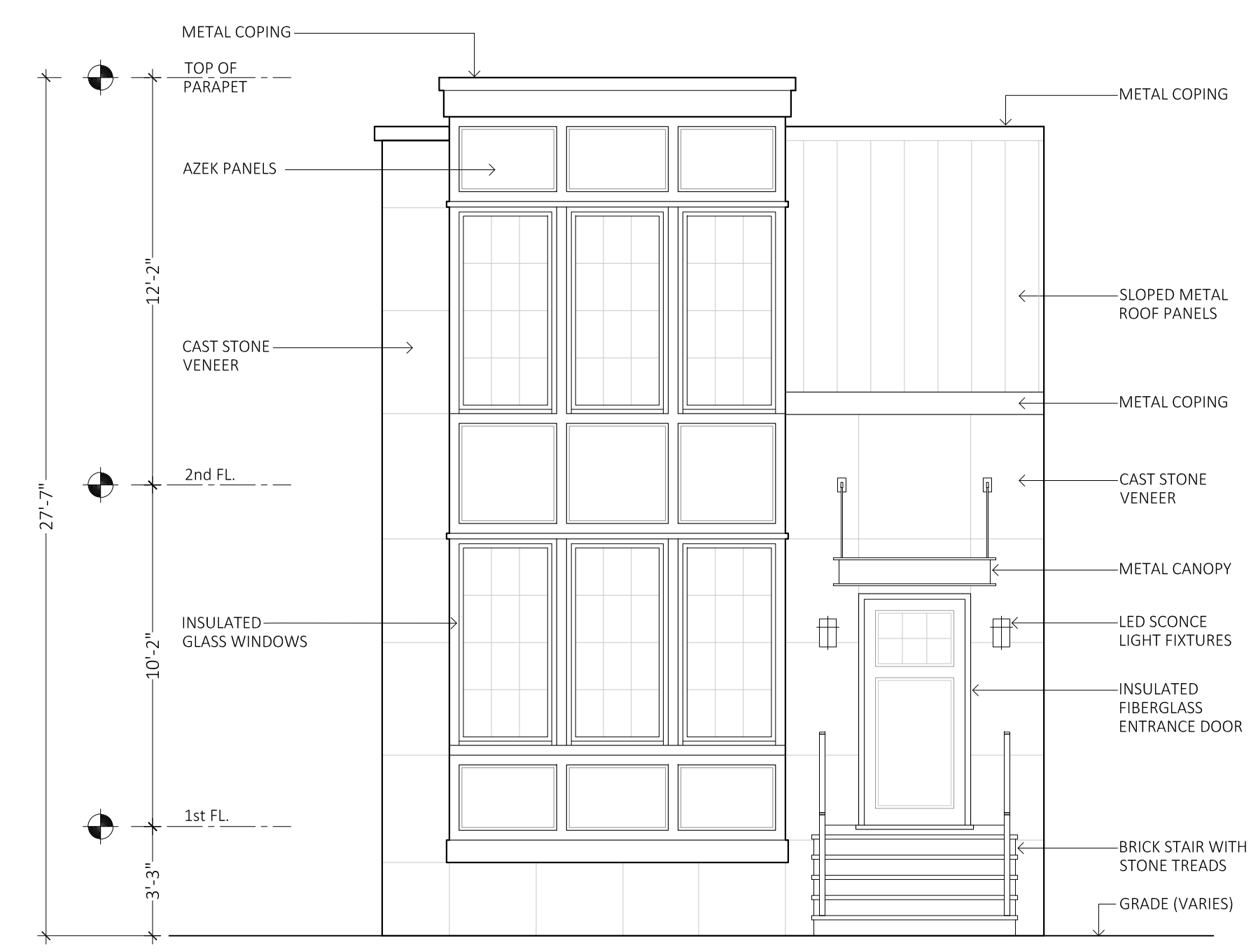
Drawing No.
A-300
MICHAEL I. MILLA Project No. 23-014
Scale AS NOTED
Drawn/Checked by NS/MM
NJ LIC. No. 22414



1 PROPOSED FIRST FLOOR PLAN - UNIT TYPE-3
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN - UNIT TYPE-3
SCALE: 1/4" = 1'-0"



3 TYPICAL FRONT ELEVATION - UNIT TYPE-3
SCALE: 1/4" = 1'-0"



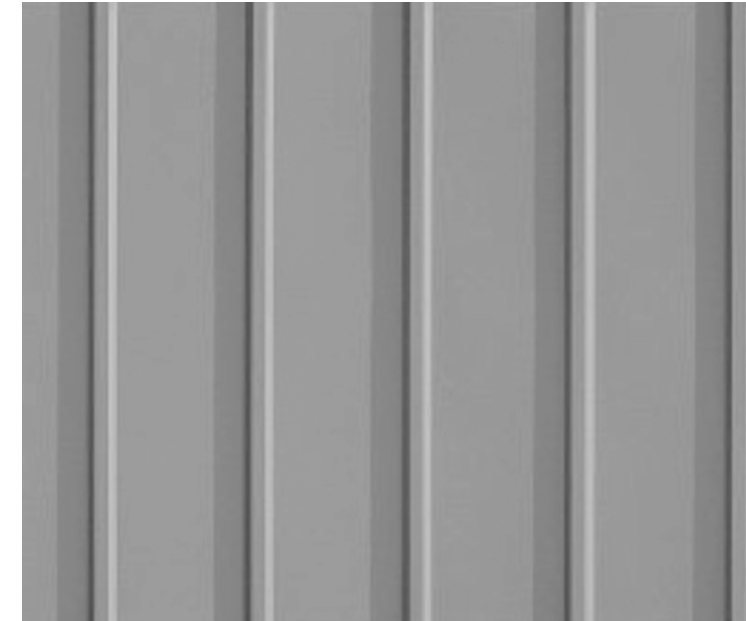
4 TYPICAL REAR ELEVATION - UNIT TYPE-3
SCALE: 1/4" = 1'-0"

Architect

MAS
Milla Architecture Studio
137 Lake Road
Valley Cottage, NY 10989

Civil Engineer

JENNE ASSOCIATES, LLC.
Consulting Engineers
35 Gates Avenue
Warren, NJ 07059



METAL ROOF PANELS



CAST STONE VENEER



AZEK PANELS



1 UNIT #3 - FRONT ELEVATION
SCALE : 3/8" = 1'-0"



2 UNIT #3 - REAR ELEVATION
SCALE : 3/8" = 1'-0"



AZEK PANELS



VINYL SIDING

DATE	ISSUE	DESCRIPTION
06/28/24	1	PLANNING BD. SUBMISSION

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Project
CASAS DEL RIO
CAMDEN LUTHERAN HOUSING INC.
NORTH CAMDEN, NJ

Drawing Title
UNIT TYPE #3
PROPOSED
BUILDING
MATERIALS

Drawing No.
A-301

MICHAEL I. MILLA	Project No. 23-014
	Scale AS NOTED
	Drawn/Checked by NS/MM
NJ LIC. No. 22414	