PRELIMINARY & FINAL MAJOR SITE PLAN

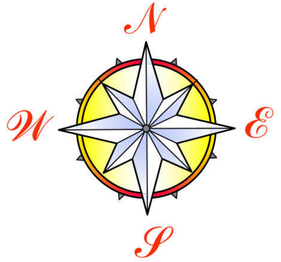
for

Riverview Apartments

Lot 1 in Block 2503

CITY OF TRENTON

MERCER COUNTY, NEW JERSEY



LIST OF OWNERS WITHIN 200'

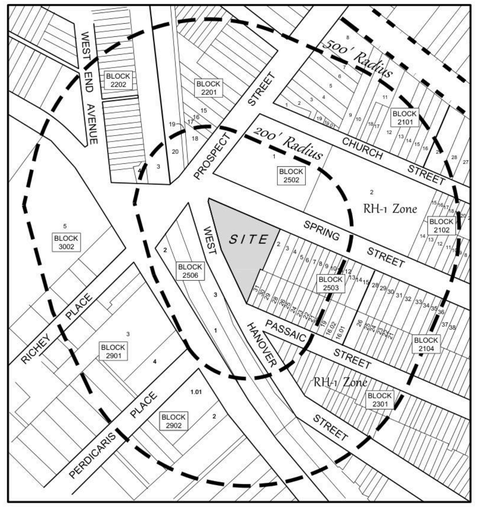
LOT 1 IN BLOCK 2503
CITY OF TRENTON
MERCER COUNTY, NEW JERSEY

BLOCK	LOT(S)	OWNER(S)
2201	15	CAROL R RAYMORE 21 PROSPECT ST TRENTON, NJ 08618
	17	W STATE REALTY LLC 3 NANCY LN #201 MONSEY, NY 10952
	18	REGINALD & BRYANT COUNCIL 15 PROSPECT ST TRENTON, NJ 08618
	19	CITY OF TRENTON 319 EAST STATE STREET TRENTON, NJ 08608
	20	STATE OF NJ - DEP 401 EAST STATE ST TRENTON, NJ 08625
2202	1	MINARET GROUP LLC 15 SEWARD AVE PISCATAWAY, NJ 08554
	2 & 4	CITY OF TRENTON 319 EAST STATE STREET TRENTON, NJ 08608
	3	STATE OF NJ - DEPT OF TRANS 1035 PARKWAY AVE TRENTON, NJ 08625
	5	GREATER TRENTON CMHC, INC 770 WOODLANE RD MOUNT HOLLY, NJ 08060
2503	2	JAMAILLE I CROMARTIE 10-A M MIRAVLAG MANOR ELIZABETH, NJ 07202
	3	SAMSON REALTY TRENTON LLC 29 GRANITE DR LAKEWOOD, NJ 08701
	4	STEPHANIE KELLEY 331 SPRING ST TRENTON, NJ 08618
	5	NAHDEE HACKLEY 329 SPRING CT TRENTON, NJ 08618
	6	JOAN B WILLIAMS 327 SPRING ST TRENTON, NJ 08618
	7	WESLEY W WALLACE 325 SPRING ST TRENTON, NJ 08618
	8, 9, 20, 21 & 29	CITY OF TRENTON 319 EAST STATE STREET TRENTON, NJ 08608
	10	SOOPER HOLDINGS LLC 320 ROEBLING ST STE 901 BROOKLYN, NY 11211
	11	ASNJ EQUITIES LLC 199 LEE AVE #580 BROOKLYN, NY 11211
	22 & 23	CITYSIDE I & II OWNER LLC 136 RECTOR CT BERGENFIELD, NJ 07621
	24	SATISFIED HOLDINGS LLC 320 ROEBLING ST #901 BROOKLYN, NY 11211
	25	RUTH CARR EST 218 PASSAIC ST TRENTON, NJ 08618
	26	CROWN INVESTMENTS ONE LLC 990 SPRUCE ST STE 101 LAWRENCE TOWNSHIP, NJ 08648
	28	ABRAHAM KAUFMAN 1 TEVERYA WAY UNIT 302 MONROE, NY 10950
	30	JAS INVESTMENT GROUP LLC 153 PARKINSON AVE HAMILTON, NJ 08610
	31	YS RESIDENTS LLC 240 PASSAIC ST TRENTON, NJ 08618
2504	1	SAY CONSULTING 18 LLC 895 S BROAD ST TRENTON, NJ 08611
	2	LANA PHILLIPS 180 BEACH 73RD ST #6 NEW YORK, NY 11962
	3	YOUNG AND WISE, LLC 320 ROEBLING ST STE #902 BROOKLYN, NY 11211
	4	CHARLES MATLOCK, JR, EST 227 EDPAS RD NEW BRUNSWICK, NJ 08901
	5	BHY REALTY MANAGEMENT LLC 8 1/2 BUTLER ST TRENTON, NJ 08611
2505	2	CITY OF TRENTON 319 EAST STATE STREET TRENTON, NJ 08608
	3	STATE NJ - DOT 1035 PARKWAY AVE TRENTON, NJ 08625
2506	1 & 2	STATE NJ - DOT 1035 PARKWAY AVE TRENTON, NJ 08625
2901	4	VMTK HOLDINGS LLC 10 POUNDVIEW LANE TITUSVILLE, NJ 08560

FACILITIES)

OTHERS: VERIZON
PSE&G
COMCAST
VEOLIA ENERGY
TRENTON WATER WORKS
CITY OF TRENTON (FIRE ALARM

CITY OF TRENTON (SANITARY SEWERS)



KEY MAP

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

GENERAL NOTES :

1. Property is known as lot 1 in block 2503 as shown on City of Trenton Tax map sheet sheet No. 25. Property contains 0.589 acres and is located at 347 Spring Street .

2. Owner/Applicant
Minaret Group,LLC
15 Seward Avenue
Piscataway, NJ 08854

3. The purpose of this plan is to obtain preliminary and final major site plan approval for 33 Apartments in one 4-story and one 3 story buildings and supporting infrastructure in accordance with the current zoning.

4. RH-1 Zone Standards (MF)

	Required	Existing	Provided
Minimum Lot Area	750 sf (0.017ac.)	25,682 sf (0.589 ac.)	25,682 sf (0.589 ac.)
Minimum Lot Width	50 ft	210.50 ft	210.50 ft
Maximum Bldg Coverage	65%	0%	42.4%
Maximum Impervious Surface Coverage	70%	93.7%	53.7%
Maximum Building Height	40 ft	N/A	40 ft
Minimum Front Setback	5 ft	N/A	10.1 ft
Minimum Interior Side Setback	12 ft	N/A	21.3 ft
Minimum Rear Setback	25 ft	N/A	N/A

5. Parking

a. Vehicle Parking -Per Article 10.4A No off street vehicle parking is required.
19 Spaces Provided including 1 ADA and 1 EV Space .

b. Minimum Bicycle parking spaces required is 1 per 2 DU = 17 spaces.
80% long term = 14 long term spaces

6. Plan of survey prepared by Bruce Benish, PLS Lic. No. 24GS03622700 , dated 2/23/2024.

7. Topography prepared by Crest Engineering Associates Inc. and signed by Daniel P. Hundley , Professional Land Surveyor Lic. No. 33174 , dated June 5,2024. Datum NAVD 88.

8. Property is served by public water and sewer, gas and electric utilities.

9. The site contains no wetlands or associated buffer and is not situated in a Flood hazard area. The site is located within the jurisdiction of the Delaware and Raritan Canal Commision.

10. Entire lot to be disturbed for construction of this project.

11. Solid waste and recycling containers are provided within an enclosure with access available for solid waste and recycling haulers on the south side of property.

SHEET INDEX

SHEET NUMBER	DESCRIPTION	REVISED DATE
1	COVER SHEET	7/8/26
2	EXISTING CONDITION PLAN	7/8/26
3	SITE PLAN	7/8/26
4	GRADING PLAN	7/8/26
5	LANDSCAPING PLAN	7/8/26
6	LIGHTING PLAN	7/8/26
7	SCD DETAILS	7/8/26
8	DETAILS	7/8/26

APPROVED BY THE CITY OF TRENTON
PLANNING BOARD ON _____
AS APPLICATION NO. _____

CHAIRMAN DATE

SECRETARY DATE

DIRECTOR DIVISION OF PLANNING DATE

NO	DESCRIPTION	DATE	BY
4.	REVISED PER NEW ARCHITECTURE	7/8/26	EA D
3.	REVISED FOR ADDITIONAL PARKING	11/19/25	EA D
2.	REVISED PER CITY COMMENTS	9/22/25	EA D
1.	REVISED FOR NEW 33 UNIT ARCHITECTURE	7/8/25	EA D

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners · Surveyors · Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH(609)448-5550
12 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, PH(732)244-0888

DRAFT
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE 11/15/24
SCALE 1"=200'
DRAWN EA D.
CHECKED
SHEET 1 OF 8
POCKET

Riverview Apartments

LOT 1
BLOCK 2503
(TAX MAP SHEET No. 25)
CITY OF TRENTON
MERCER COUNTY, NEW JERSEY

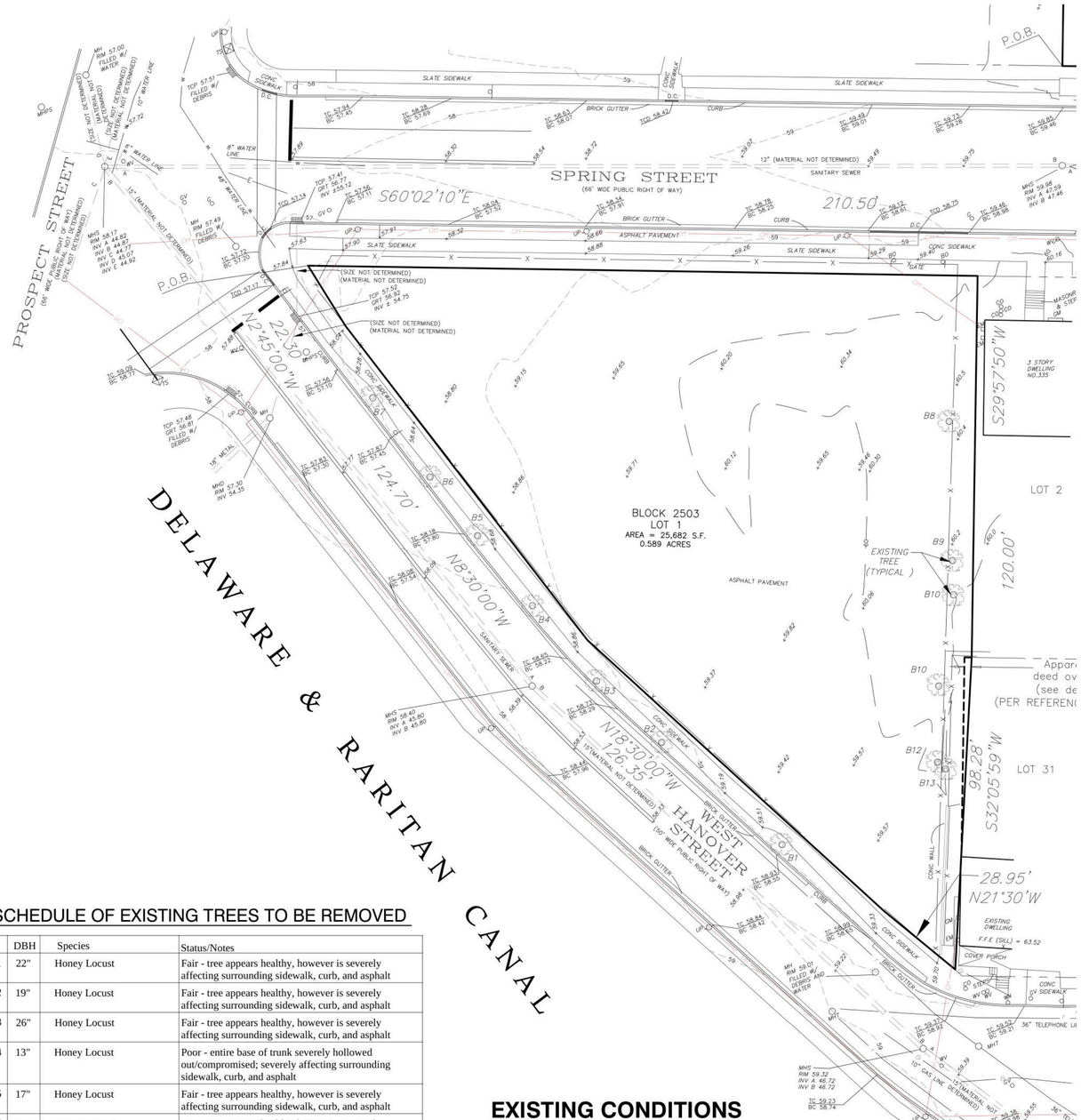
FILE NO. 15256

COVER SHEET
SOIL EROSION AND SEDIMENT CONTROL PLAN

DWG. NO. CAD FILE 15256-COV.dwg

K:\15001-15500\15256\DESIGN PLANS\15256-COV.DWG, 8/28/2026 11:58:48 AM, AutoCAD PDF (General Documentation).pc3

CTB: CRE_3D



SCHEDULE OF EXISTING TREES TO BE REMOVED

#	DBH	Species	Status/Notes
B1	22"	Honey Locust	Fair - tree appears healthy, however is severely affecting surrounding sidewalk, curb, and asphalt
B2	19"	Honey Locust	Fair - tree appears healthy, however is severely affecting surrounding sidewalk, curb, and asphalt
B3	26"	Honey Locust	Fair - tree appears healthy, however is severely affecting surrounding sidewalk, curb, and asphalt
B4	13"	Honey Locust	Poor - entire base of trunk severely hollowed out/compromised; severely affecting surrounding sidewalk, curb, and asphalt
B5	17"	Honey Locust	Fair - tree appears healthy, however is severely affecting surrounding sidewalk, curb, and asphalt
B6	24"	Honey Locust	Fair - tree appears healthy, however is severely affecting surrounding sidewalk, curb, and asphalt
B7	21"	Honey Locust	Fair - tree appears healthy, however is severely affecting surrounding sidewalk, curb, and asphalt
B8	12"	Tree of Heaven	Good
B9	8"	Honey Locust	Poor - one half of forked section broken off or otherwise removed, tree is growing into chain fence
B10	8"	American Elm	Poor - severely declined, potentially dead; heavy ivy/vine coverage
B11			
B12	10"	American Elm	Poor - signs of disease; very heavily covered in ivy/vines
B13	14"	American Elm	Poor - signs of disease; very heavily covered in ivy/vines

Good
Fair - Leaning, vines, light damage, etc.
Poor - Disease, pests, significant damage, etc.
Dead

EXISTING CONDITIONS (SITE)

SCALE : 1" = 20'

NOTE :

1.) Topographic survey prepared by Crest Engineering Associates Inc. and signed by Daniel P. Hundley , Professional Land Surveyor Lic. No. 33174 , dated October 4,2024. Datum NAD 83.

2.) All existing site and street trees TO BE REMOVED .

LEGEND

P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
COR	CORNER
CHIM	CHIMNEY
UP	UTILITY POLE
	LIGHT POLE
	FENCE
	CAPPED IRON PIN SET
	"X" CUT SET

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



EXISTING CONDITIONS (200' RADIUS)

SCALE : 1" = 50'

(NEARMAP IMAGERY JUNE 2024)

Riverview Apartments

NO	DESCRIPTION	DATE	BY
3.	REVISED PER NEW ARCHITECTURE	7/8/26	EA
2.	REVISED PER CITY COMMENTS	9/22/25	EA
1.	ADDED EXISTING SURFACE MATERIAL OF SITE.	7/17/25	JGN

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH(609)448-5550
12 ROBBINS PKWY.
49 WATER STREET
TOMS RIVER, N.J. 08753
PH(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

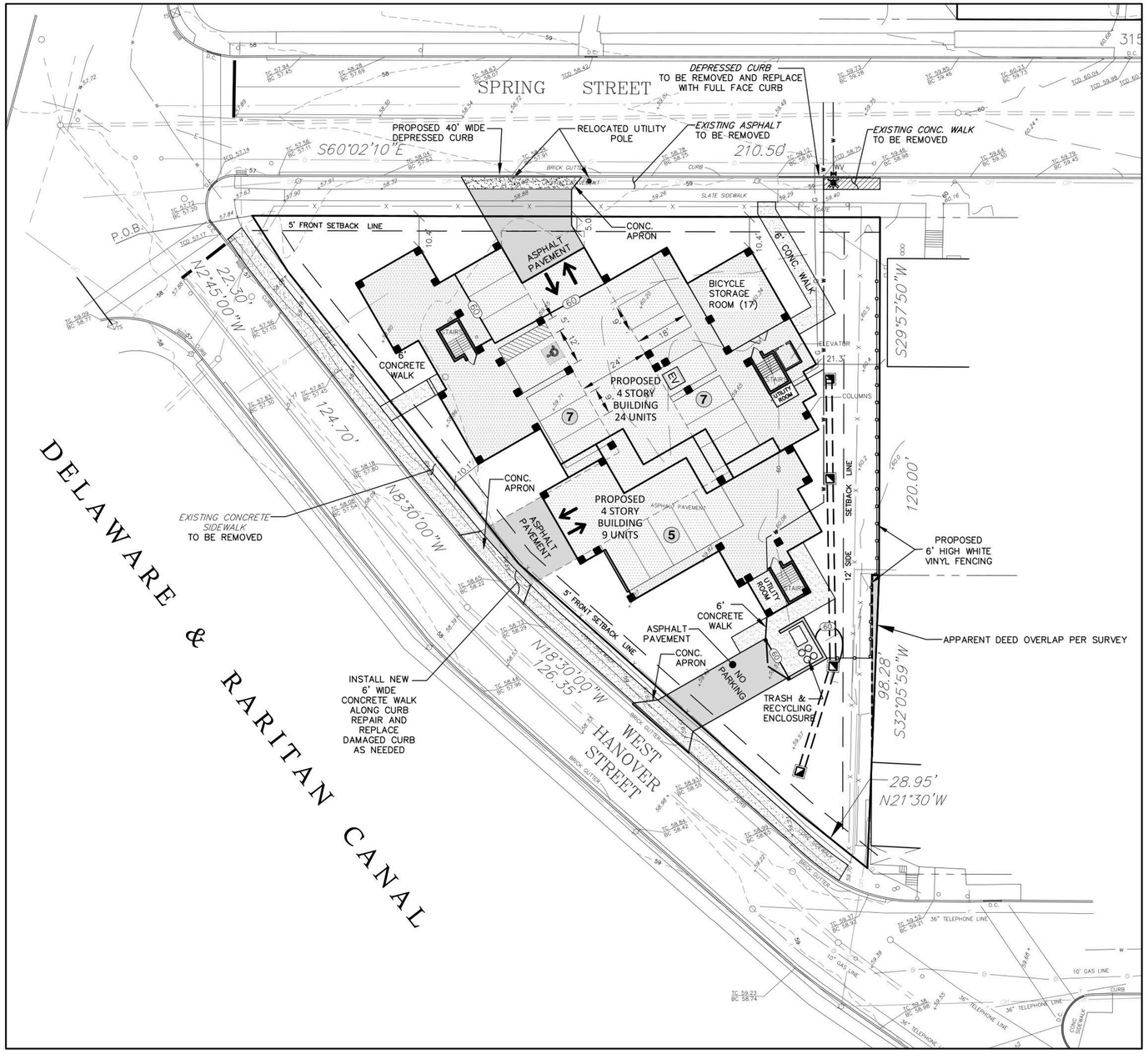
DATE 11/15/24
SCALE AS SHOWN
DRAWN EA-D.
CHECKED
SHEET 2 OF 8
POCKET

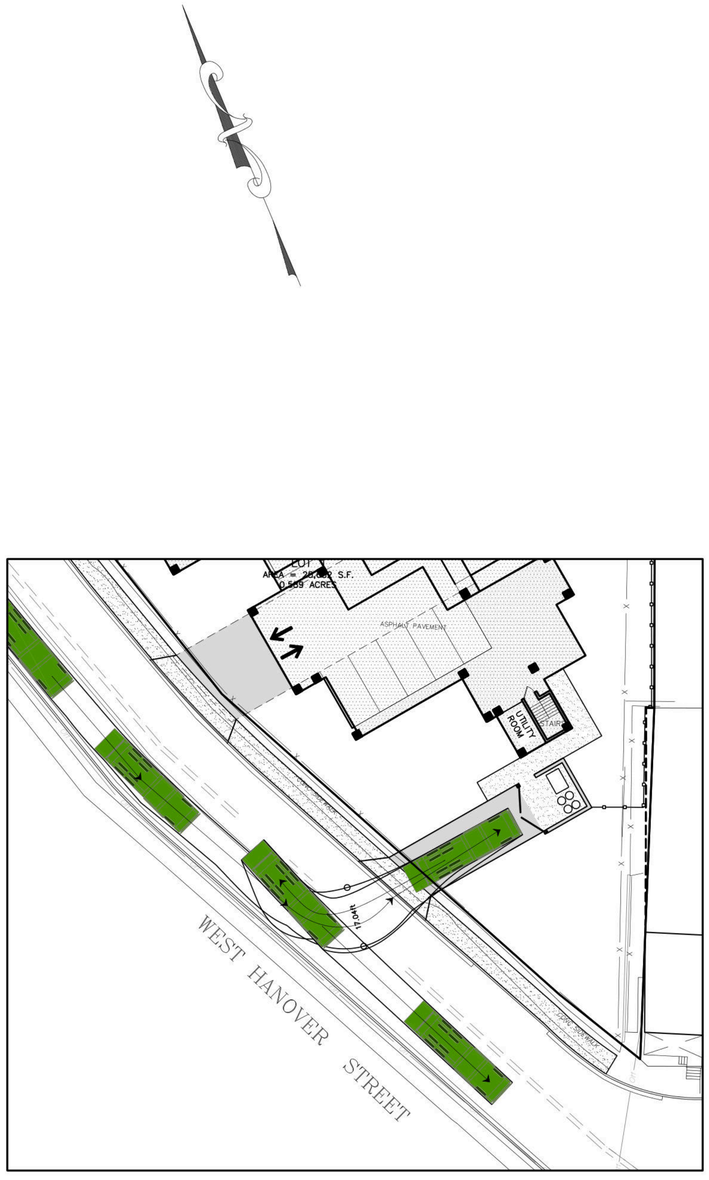
LOT 1
BLOCK 2503
(TAX MAP SHEET No. 25)
CITY OF TRENTON
MERCER COUNTY, NEW JERSEY
FILE N-15256

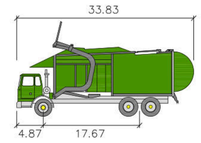
EXISTING CONDITIONS

DWG. NO.
CAD FILE: 15256-EXIST.dwg
XREF:

K:\15001-15500\15256\DESIGN PLANS\15256-EXIST.DWG, 7/23/2026 11:10:02 AM
CAD CIVIL 3D







Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
EXIST. UTILITY POLE	PROP. UTILITY POLE
EXIST. FENCE	PROP. FENCE
EXIST. CURB	PROP. CURB
EXIST. SIGN	PROP. ADA LANDING AREA – CURB RAMP
	ELECTRIC CHARGING STATION (EV)
	PROPOSED PARKING SPACES (4)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE CIRCULATION PLAN

SCALE : 1" = 20'

Riverview Apartments

NO	DESCRIPTION	DATE	
4.	REVISED PER NEW ARCHITECTURE	7/8/26	EA D
3.	REVISED FOR ADDITIONAL PARKING	11/19/25	EA D
2.	REVISED PER CITY COMMENTS	9/22/25	EA D
1.	REVISED FOR NEW 33 UNIT ARCHITECTURE	7/8/25	EA D

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners · Surveyors · Landscape Architects
· CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 ·
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, Ph(609)448-5550
12 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, Ph(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

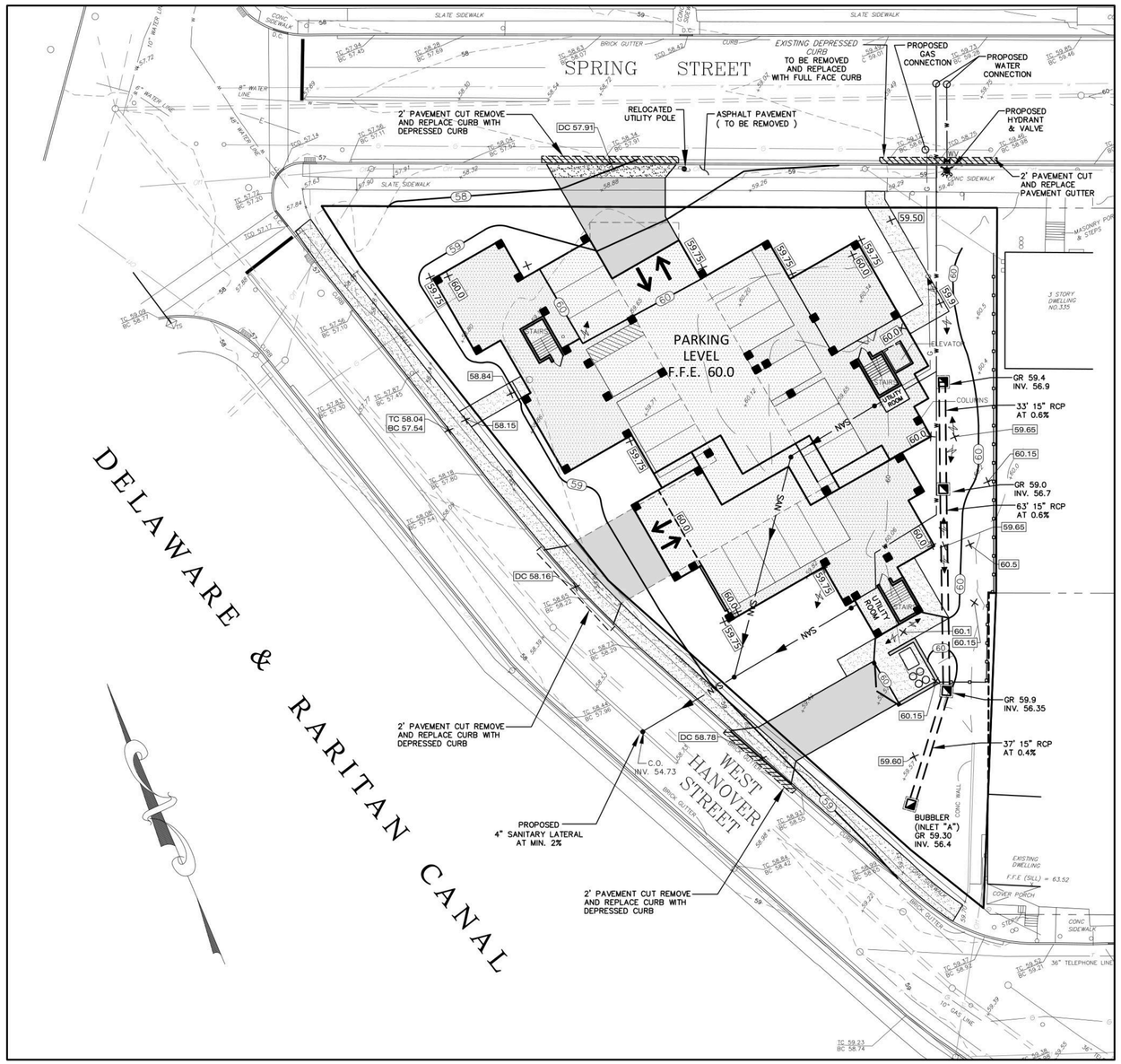
DATE 11/15/24
SCALE 1"=20'
DRAWN E.A.D.
CHECKED
SHEET 3 OF 8
POCKET

LOT 1
BLOCK 2503
(TAX MAP SHEET No. 25)
CITY OF TRENTON
MERCER COUNTY, NEW JERSEY

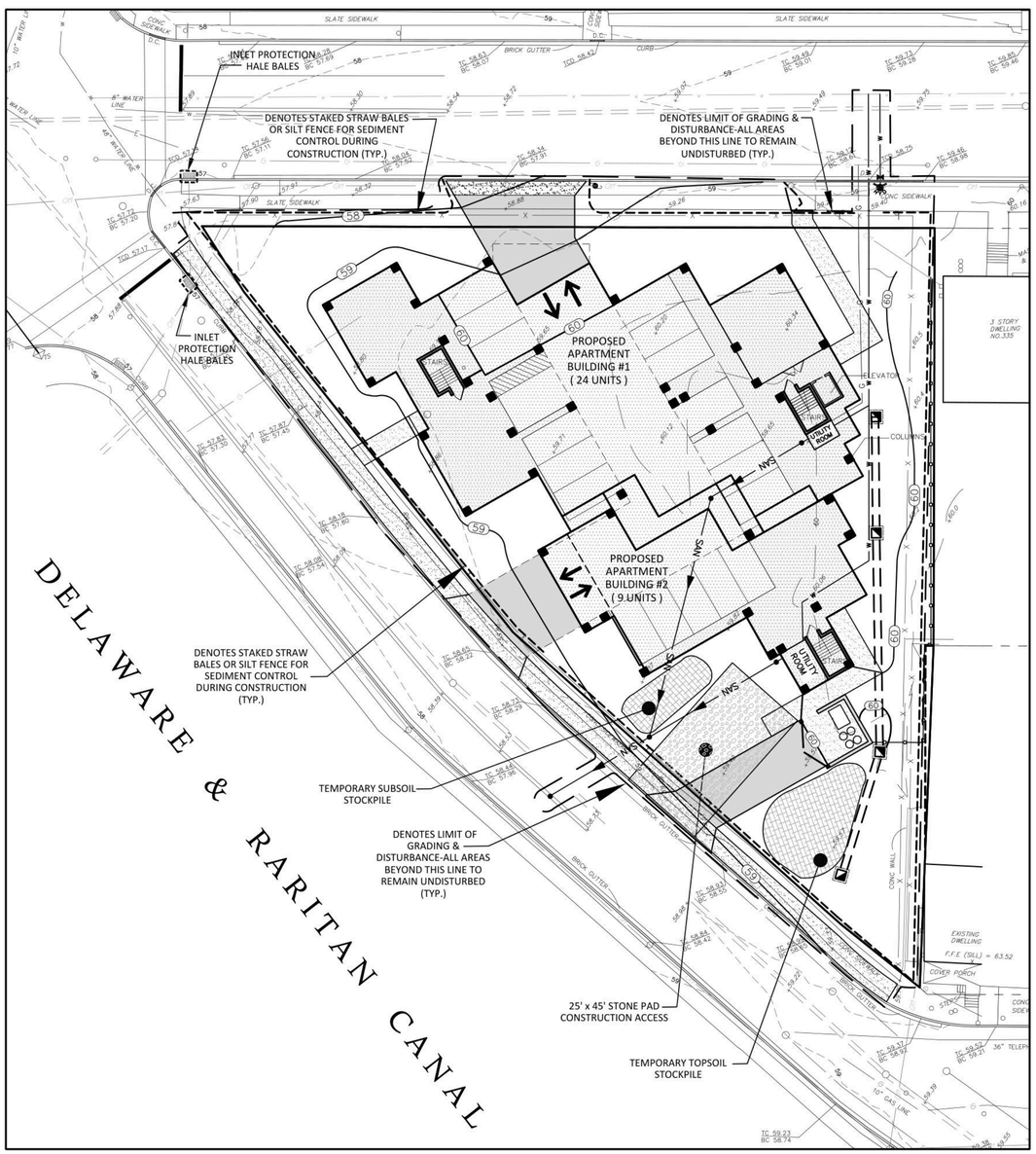
SITE PLAN

CAD FILE: 15256-MASP
DWG. NO.
FILE N 15256

K:\15001-15500\15256\DESIGN PLANS\15256-MASP.DWG, 7/23/2026 10:54:52 AM
C3D CIVIL 3D



GRADING and UTILITY PLAN



SOIL EROSION and SEDIMENT CONTROL PLAN

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
EXIST. TREE CANOPY LINE	PROP. TREE CANOPY LINE
EXIST. SANITARY MANHOLE	PROP. SURFACE FLOW DIRECTION
EXIST. INLET	PROP. LIMIT OF DISTURBANCE
EXIST. UTILITY POLE	PROP. INLET W/ SEDIMENT BARRIER
EXIST. FIRE HYDRANT	PROP. SILT FENCE
EXIST. SPOT ELEVATION 70X5	PROP. SPOT ELEVATION +70.5
EXIST. WATER LINE W	PROP. TOP CURB/GUTTER GRADE TC 100.50 BC 100.00
EXIST. SANITARY SEWER S	PROP. CONTOUR 70
EXIST. STORM SEWER	PROP. SANITARY SEWER MANHOLE
EXIST. CONTOUR 70	PROP. SANITARY SEWER
EXIST. FENCE	PROP. STORM SEWER MANHOLE
EX. TOP CURB/GUTTER GRADE TC 113.3 G 112.8	PROP. INLET
	PROP. STORM SEWER
	PROP. FLARED END SECTION
	PROP. WATER LINE W
	PROP. WATER VALVE
	PROP.HYDRANT
	PROP. UTILITY POLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Riverview Apartments

NO	DESCRIPTION	DATE	
5.	REVISED PER NEW ARCHITECTURE	7/8/26	EA D
4.	REVISED FOR ADDITIONAL PARKING	11/19/25	EA D
3.	REVISED PER CITY COMMENTS	9/22/25	EA D
2.	REVISED PER MCSCD LETTER DATED 02/25/2025	7/17/25	EA D
1.	REVISED FOR NEW 33 UNIT ARCHITECTURE	7/8/25	EA D

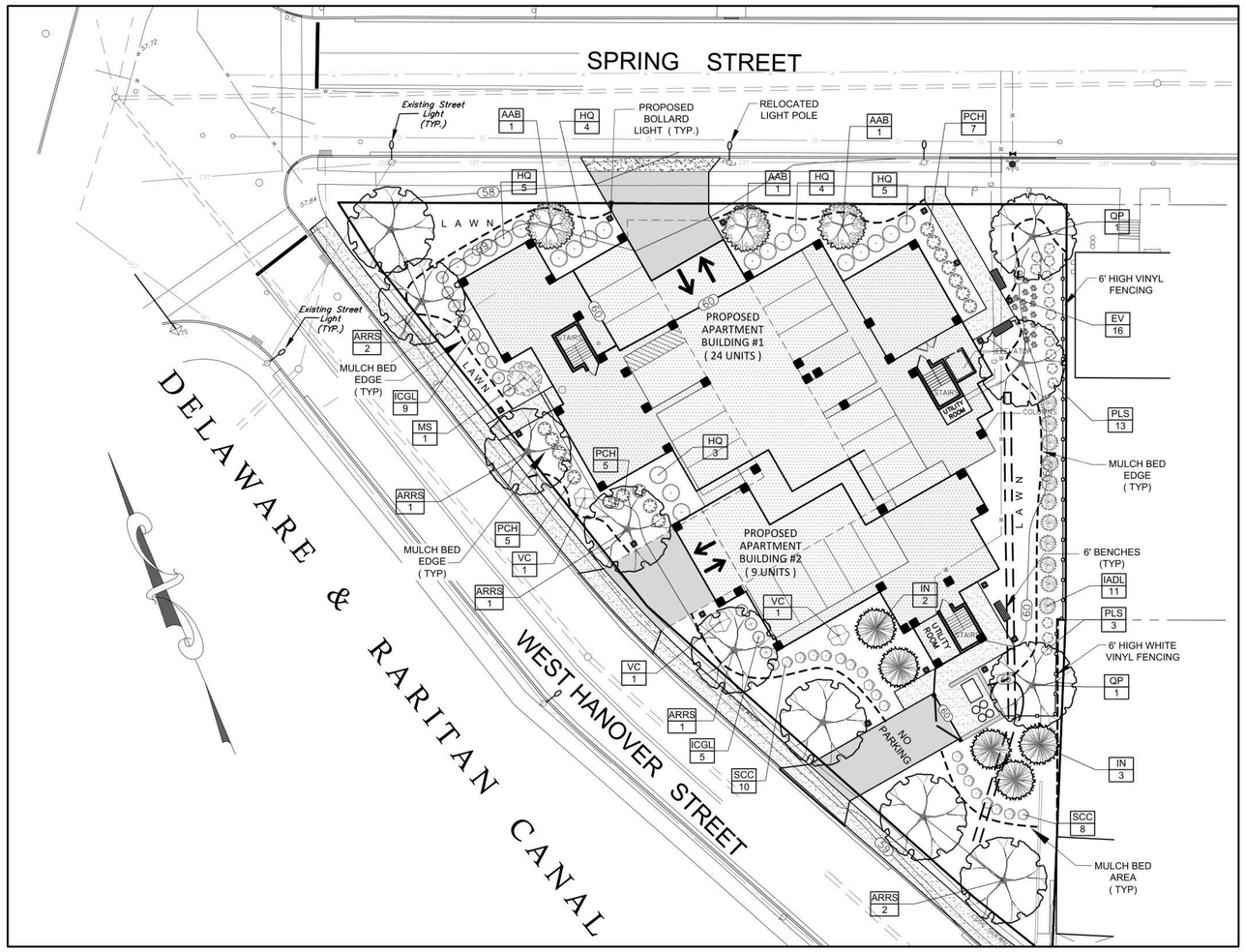
CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, Ph(609)448-5550
12 ROBBINS PKWY. AT WATER STREET, TOMS RIVER, N.J. 08753, Ph(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE 11/15/24
SCALE 1"=20'
DRAWN EA-D.
CHECKED
SHEET 4 OF 8
POCKET

LOT 1
BLOCK 2503
(TAX MAP SHEET No. 25)
CITY OF TRENTON
MERCER COUNTY, NEW JERSEY
FILE N 15256

GRADING and UTILITY PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN
DWG. NO.
CAD FILE: 15256-MASP

K:\15001-15500\15256\DESIGN PLANS\15256-MASP.DWG, 7/23/2026 11:13:39 AM



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL PLANTING NOTES

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. WEEDS AND GRASSES SHALL BE REMOVED FROM ROOTBALLS & CONTAINERS PRIOR TO DELIVERY TO THE SITE.
3. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES OR VARIETY WITHOUT WRITTEN PERMISSION OF TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
4. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 10' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN.
5. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 7'-0". ALL PRUNING TO BE PER NJCTE PRUNING GUIDELINES .
6. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
7. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUYS SHALL ONLY BE USED IN WINDY OR WET LOCATIONS OR IN AREAS OF STEEP SLOPES. IF GUYS ARE USED, THEY MUST BE REMOVED WITHIN ONE YEAR OF PLANTING. ARBOR TIES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. PROVIDE 2 TREE STAKES PER TREE UNLESS NOTED OTHERWISE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE.
8. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH WITH ONE PART EACH OF TOPSOIL PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
9. ALL PLANT MATERIAL SHALL BE INSTALLED AT OR SLIGHTLY ABOVE GRADE AS GROWN IN THE NURSERY .
10. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT OF GROWTH AND SURVIVAL OF ALL PLANTS.

OPTIMAL PLANTING INSTALLATION SCHEDULE :

FALL	SEPT. 15 – DEC. 30.	EVERGREEN PLANTS
	OCT. 15 – DEC. 30	DECIDUOUS PLANTS
SPRING	MARCH 1 – MAY 30	ALL PLANTS

11. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE BY THE TOWNSHIP OFFICIALS. ANY REPLACEMENT TREES AND SHRUBS SHALL ALSO REQUIRE A TWO YEAR GUARANTEE.
12. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING, INSTALLED PRIOR TO ANY SITE DISTURBANCE AND REMAINING THROUGHOUT ALL PHASES OF CONSTRUCTION. ALL FENCING SHALL BE PLACED A MINIMUM OF 10 FEET OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED OR DAMAGED BRANCHES PER NJCTE GUIDELINES.
13. NO SOIL OR CONSTRUCTION MATERIALS, PERMANENT OR TEMPORARY, SHALL BE PLACED AND NO GRADING OR SOIL REMOVAL SHALL OCCUR WITHIN 10 FEET OF THE DRIP LINE OF THE TREE CANOPY OF ANY TREE.
14. ALL TWINE AND WIRE BASKETS SHALL BE REMOVED FROM THE ROOTBALL PRIOR TO INSTALLATION
15. NO MULCH SHALL BE PLACED AGAINST THE TRUNK OR ROOT FLARE OF ANY WOODY PLANT AND NO MORE THAN 4 INCHES OF MULCH SHALL BE PLACED ON TOP OF ROOTBALL

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
SHADE TREES					
	ARRS	8	ACER RUBRUM 'RED SUNSET' / "RED SUNSET" RED MAPLE	B & B	2 1/2-3" CAL
	QP	3	QUERCUS PALUSTRIS / PIN OAK	B & B	2.5-3" CAL
EVERGREEN TREES					
	AAB	3	AMELANCHIER LAEVIS "AUTUMN BRILLANCE" / SERVICEBERRY	B & B	4-5'
	IN	5	ILEX 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	B & B	7'-8'
SHRUBS					
	HQ	21	HYDRANGEA QUERCIFOLA "SNOW QUEEN" / OAKLEAF HYDRANGEA	5 GAL.	24-30"
	IADL	11	ILEX ATTENUATA "DRAGON LADY" / DRAGON LADY HOLLY	B & B	4-5'
	ICGL	14	ILEX CRENATA 'GREEN LUSTER' / GREEN LUSTER HOLLY	3 GAL.	18-24"
	MS	1	MAGNOLIA STELLATA / STAR MAGNOLIA	B & B	4-5'
	PLS	16	PRUNUS LAUROCERASUS 'SCHIPKANENSIS' / SKIP LAUREL	5 GAL.	24-30"
	PCH	17	PRUNUS LAUROCERASUS 'CHESTNUT HILL' / CHESTNUT HILL CHERRY LAUREL	5 GAL.	24-30"
	SCC	18	SPIRAEA JAPONICA "COTTON CANDY" / :COTTON CANDY" SPIREA	3 GAL.	18"-24"
	VC	3	VIBURNUM CARLESII / FRAGRANT VIBURNUM	5 GAL.	24-30"
GROUNDCOVERS AND PERENNIALS					
	EV	16	ECHINACEA VARITIES / CONEFLOWER	1 GAL.	

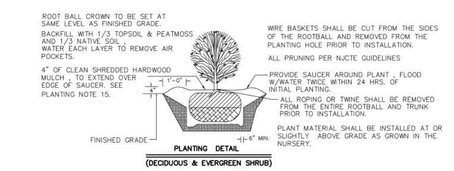
CCR CALCULATION:

1. MEASURE THE DIAMETER OF THE TREE 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE (DBH) IN INCHES.
2. FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES: DBH x 1.5 = CCR (IN FEET)
3. FOR YOUNGER, HEALTHY OR TOLERANT SPECIES: DBH x 1.0 = CCR (IN FEET)

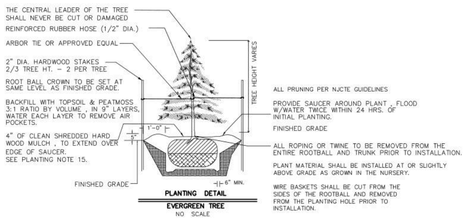
TREE PROTECTION DETAIL
NO SCALE

TREE PROTECTION NOTES:

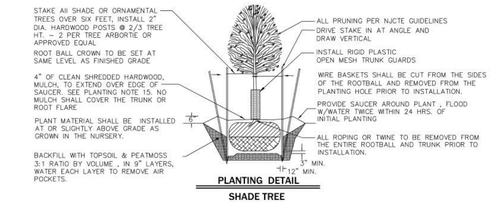
1. TREE PROTECTION SHALL BE PROVIDED AROUND AROUND EXISTING TREES TO BE SAVED PRIOR TO ANY SITE DISTURBANCE. FENCE SHOULD BE INSTALLED BEYOND THE CRITICAL ROOT RADIUS (CCR) AS SHOWN ABOVE.
2. BOARDS SHALL NOT BE NAILED TO TREES DURING CONSTRUCTION.
3. FEEDER ROOTS SHALL NOT BE CUT IN AN AREA WITHIN CCR (ALSO KNOWN AS THE PROJECTED ROOT ZONE).
4. DAMAGED TRUNKS OR EXPOSED ROOTS SHALL HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHALL BE PRUNED AND COVERED WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. ADDITIONALLY, ROOTS SHALL BE IRRIGATED IF EXPOSED DURING HOT WEATHER.
5. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE AS NATURALLY TARGET PRUNING TO REMOVE THE DESIRED BRANCH AS CLOSE AS POSSIBLE TO THE BRANCH COLLAR (NO FLUSH CUTS) AND TREE PAINT SHALL NOT BE APPLIED.



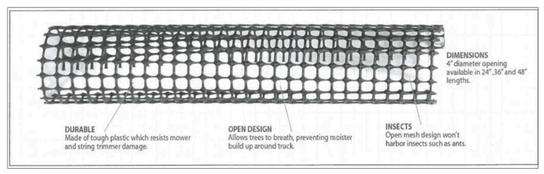
PLANTING DETAIL
(DECIDUOUS & EVERGREEN SHRUB)



PLANTING DETAIL
EVERGREEN TREE
NO SCALE



PLANTING DETAIL
SHADE TREE
NO SCALE



DEER GUARD-RIGID PLASTIC MESH
NOT TO SCALE

Riverview Apartments

NO	DESCRIPTION	DATE	BY	CK
4.	REVISED PER NEW ARCHITECTURE	7/8/26	EA	D
3.	REVISED FOR ADDITIONAL PARKING	11/19/25	EA	D
2.	REVISED PER CITY COMMENTS	9/22/25	EA	D
1.	REVISED FOR NEW 33 UNIT ARCHITECTURE	7/8/25	EA	D

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, Ph(609)448-5550
12 ROBBINS PKWY, 41 WATER STREET, TOMS RIVER, N.J. 08753, Ph(732)244-0888
RICHARD P. WIENER
L.L.A. NJ LIC. NO. 21AS00046400

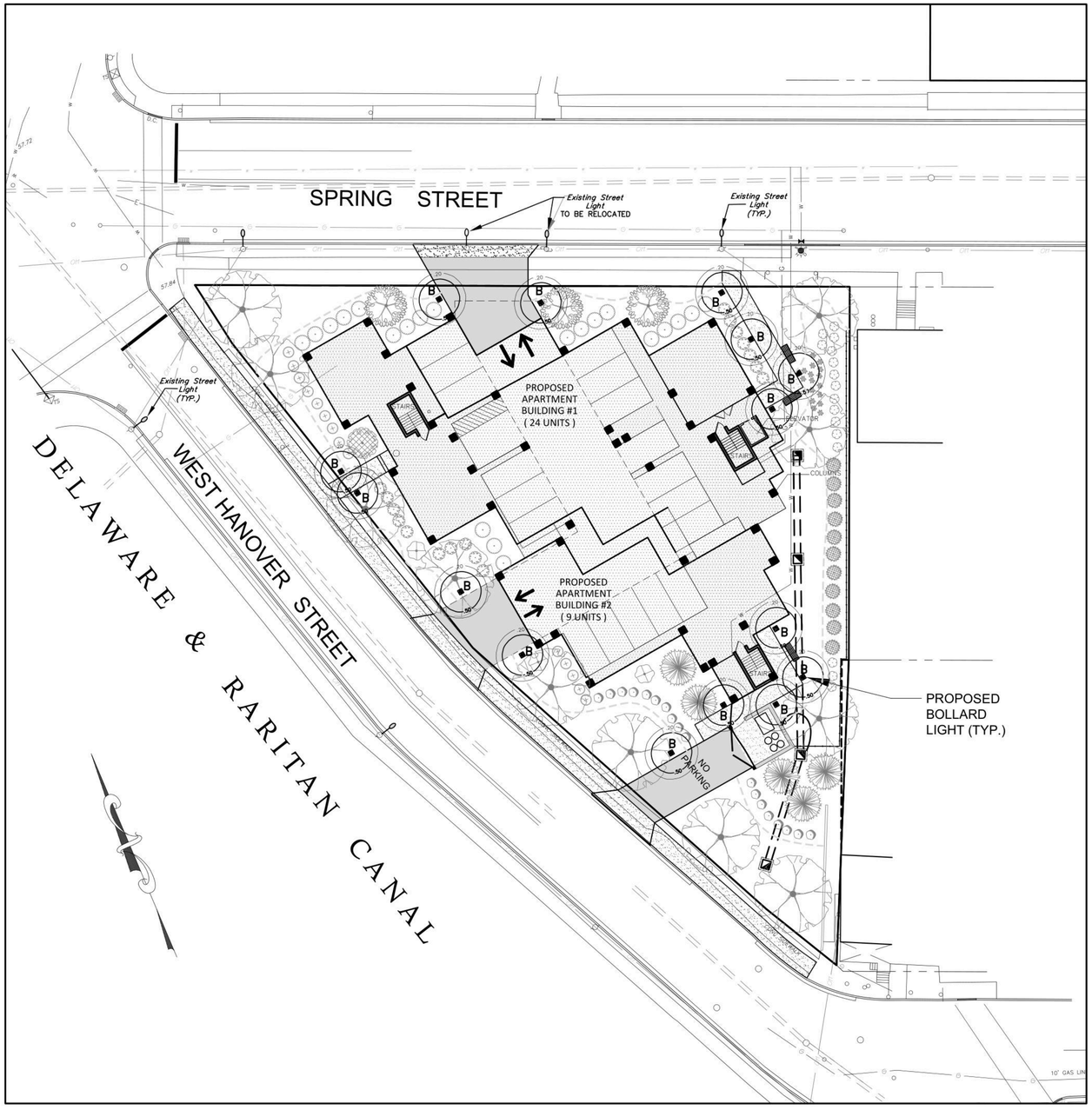
DATE 11/15/24
SCALE 1" = 20'
DRAWN E.A.-D.
CHECKED
SHEET 5 OF 8
POCKET

LOT 1
BLOCK 2503
(TAX MAP SHEET No. 25)
CITY OF TRENTON
MERCER COUNTY, NEW JERSEY
FILE N-15256

LANDSCAPE PLAN

DWG. NO.
CAD FILE: 15256-LAND.dwg

K:\15001-15500\15256\DESIGN PLANS\15256-LAND.DWG, 7/23/2026 10:41:31 AM
CAD DWG. 3D



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

B DENOTES BOLLARD LIGHT PATTERN

BUILDING A PART NUMBER **PART NUMBER SELECTIONS**

BOLLARD MODEL	OPTIONAL CHAIN LOOP	LIGHT SOURCE	DRIVER	OPTIONS	FINISH
4201LED	CL2	3S45TLCA	ML	FHD	RK

MODELS
- 4201LED
- 4201LED-QR

LIGHT SOURCES
- 3S 60TLCA 23W 6000K Type V
- 3S 45TLCA 23W 4500K Type V

DRIVERS
- ML-120-277V
- MDL - Dimming 120-277V

3S 35TLCA 23W 3200K TYPE V

OPTIONAL CHAIN LOOP
- CL1 Chain Loop
- CL2 Chain Loops 180°

TO ORDER CHAIN: Specify total length of chain required for project.

* NOTES
'U.L. listed components only. Bollard is not U.L. or E.T.L. listed with a photocell.

STANDARD FINISHES*
- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Smooth Finishes are available upon request

CUSTOM FINISHES
- OI Old Iron

OPTIONS
- PEC1[1] Photocell-Bimetal 120 Volt
- PEC2[1] Photocell-Bimetal 208-277 Volt
- PEC1-E[1] Photocell-Electronic 120 Volt
- PEC2-E[1] Photocell-Electronic 208-277 Volt
- LP Low Power / Reduced Output 11W
- FHD Dual Fuses and Holder
- GFI Ground Fault Interrupter Duplex Outlet[1]

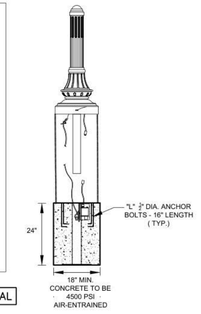
[1]GFI not available with QR option

STERNBERG SELECT FINISHES
- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

555 Lawrence Ave. Roselle, IL 60172 • 847-588-3400 • Fax 847-588-3440
www.sternberglighting.com Email: info@sternberglighting.com 7-15





B • STERNBERG VINTAGE LIGHTING – NILES,IL 4201 LED 23W 3200 K TYPE V 42" HIGH OR EQUAL

42" BOLLARD LIGHT

Riverview Apartments

NO	DESCRIPTION	DATE	BY
4.	REVISED PER NEW ARCHITECTURE	7/8/26	EA D
3.	REVISED FOR ADDITIONAL PARKING	11/19/25	EA D
2.	REVISED PER CITY COMMENTS	9/22/25	EA D
1.	REVISED FOR NEW 33 UNIT ARCHITECTURE	7/8/25	EA D

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners · Surveyors · Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE MILLSTONE TOWNSHIP, N.J. 08535 Ph:(609)448-5550
12 ROBBINS PKWY. AT WATER STREET TOMS RIVER, N.J. 08753 Ph:(732)244-0888
RICHARD P. WIENER
L.L.A. NJ LIC. NO. 21AS00046400

DATE 11/15/24
SCALE 1" = 20'
DRAWN E.A.D.
CHECKED
SHEET 6 OF 8
POCKET

LOT 1
BLOCK 2503
(TAX MAP SHEET No. 25)
CITY OF TRENTON
MERCER COUNTY, NEW JERSEY
FILE N-15256

LIGHTING PLAN

DWG. NO.
CAD FILE: 15256-LIGHT.dwg

C:\3D CIVIL 3D\K\15001-15500\15256\DESIGN PLANS\15256-LIGHT.dwg, 7/23/2026 10:39:15 AM

MERCER COUNTY SOIL CONSERVATION DISTRICT
NOTES FOR SOIL EROSION AND SEDIMENT CONTROL
UPDATED AUGUST 2014

1. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE ACTIVITY. NOTICE MAY BE MAILED, FAXED OR EMAILED TO: MCSCD, 590 HUGHES DRIVE, HAMILTON SQUARE, NJ 08690 PHONE: 609-586-9603 FAX: 609-586-1117 EMAIL: PAULSTMERCER@AOL.COM

2. IF APPLICABLE TO THIS PROJECT, THE OWNER SHOULD BE AWARE OF HIS OR HER OBLIGATION TO FILE FOR A NJPDES CONSTRUCTION ACTIVITY STORMWATER SCG PERMIT (NJ0088323) VIA THE NJDEP ONLINE PERMITTING SYSTEM (WWW.NJ.GOV/DEP/ONLINE) AND TO MAINTAIN THE ASSOCIATED BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN SELF-INSPECTION LOGBOOK ONSITE AT ALL TIMES. THIS PERMIT MUST BE FILED PRIOR TO THE START OF SOIL DISTURBANCE. THE ONLINE APPLICATION PROCESS WILL REQUIRE ENTRY OF AN SCD CERTIFICATION CODE, WHICH IS PROVIDED BY THE SOIL CONSERVATION DISTRICT UPON CERTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

3. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.

4. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INCLUDING AN INCREASE IN THE LIMIT OF DISTURBANCE, WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.

5. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.

6. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AS OUTLINED WITHIN THE SEQUENCE OF CONSTRUCTION ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ. IF LANGUAGE CONTAINED WITHIN ANY OTHER PERMIT FOR THIS PROJECT IS MORE RESTRICTIVE THAN (BUT NOT CONTRADICTORY TO) WHAT IS CONTAINED WITHIN THESE NOTES OR ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, THEN THE MORE RESTRICTIVE PERMIT REQUIREMENTS SHALL BE FOLLOWED.

8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A 1½" TO 2½" CLEAN STONE TRACKING PAD AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE, WHETHER IDENTIFIED ON THE CERTIFIED PLAN OR NOT. THE WIDTH SHALL SPAN THE FULL WIDTH OF EGRESS, AND LENGTH SHALL BE 50 FT. OR MORE, DEPENDING ON SITE CONDITIONS AND AS REQUIRED BY THE STANDARD. THIS SHALL INCLUDE INDIVIDUAL LOT ACCESS POINTS WITHIN RESIDENTIAL SUBDIVISIONS. IF THE EGRESS IS TO A COUNTY ROAD, THEN A 20 FT. LONG PAVED TRANSITION SHALL BE PROVIDED BETWEEN THE EDGE OF PAVEMENT AND THE STONE ACCESS PAD.

9. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING, PROVIDED THAT ALL OTHER REQUIREMENTS RELATED TO DETENTION BASINS, SWALES AND THE SEQUENCE OF CONSTRUCTION HAVE BEEN MET.

10. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION ACTIVITY WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION. IF THE SEASON PREVENTS ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS. SLOPED AREAS IN EXCESS OF 3H:1V SHALL BE PROVIDED WITH EROSION CONTROL BLANKETS. CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS, ENVIRONMENTALLY SENSITIVE AREAS) WILL RECEIVE TEMPORARY STABILIZATION IMMEDIATELY AFTER INITIAL DISTURBANCE OR ROUGH GRADING.

11. ANY STEEP SLOPES (I.E. SLOPES GREATER THAN 3:1) RECEIVING PIPELINE OR UTILITY INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS.

12. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING AND TOPSOILING. ALL AGRONOMIC REQUIREMENTS CONTAINED WITHIN THE STANDARDS AND ON THE CERTIFIED PLAN SHALL BE EMPLOYED. MULCH WITH BINDER, IN ACCORDANCE WITH THE STANDARDS, SHALL BE USED ON ALL SEEDED AREAS. SAVE ALL TAGS AND/OR BAGS USED FOR SEED, LIME AND FERTILIZER, AND PROVIDE THEM TO THE DISTRICT INSPECTOR TO VERIFY THAT MIXTURES AND RATES MEET THE STANDARDS.

13. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, THEN NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

14. DURING THE COURSE OF CONSTRUCTION, SOIL COMPACTION MAY OCCUR WITHIN HAUL ROUTES, STAGING AREAS AND OTHER PROJECT AREAS. IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING, COMPACTED SURFACES SHOULD BE SCARIFIED 6" TO 12" IMMEDIATELY PRIOR TO TOPSOIL APPLICATION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

15. PRIOR TO SEEDING, TOPSOIL SHALL BE WORKED TO PREPARE A PROPER SEEDBED. THIS SHALL INCLUDE RAKING OF THE TOPSOIL AND REMOVAL OF DEBRIS AND STONES, ALONG WITH OTHER REQUIREMENTS OF THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION.

16. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE BURIED WITH LIMESTONE IN ACCORDANCE WITH THE STANDARD AND BE COVERED WITH A MINIMUM OF 12"OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO TOPSOIL APPLICATION AND SEEDBED PREPARATION. IF THE AREA IS TO RECEIVE TREE OR SHRUB PLANTINGS, OR IS LOCATED ON A SLOPE, THEN THE AREA SHALL BE COVERED WITH A MINIMUM OF 24" OF SOIL HAVING A PH OF 5 OR MORE.

17. MULCHING TO THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONAL ROC'S ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING SEASON IMMEDIATELY FOLLOWING THE CONDITIONAL ROC, OR THE COMPLETION OF WORK IN A GIVEN AREA.

18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED-TO-SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDROMULCH SHOULD BE APPLIED AT A MINIMUM RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS. THE USE OF HYDROMULCH ON SLOPED AREAS IS DISCOURAGED.

19. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF THE CONSTRUCTION PROJECT. ALL SEDIMENT WASHED, DROPPED, TRACKED OR SPILLED ONTO PAVED SURFACES SHALL BE IMMEDIATELY REMOVED.

20. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION, AND FOR EMPLOYING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THE REQUEST OF THE MERCER COUNTY SOIL CONSERVATION DISTRICT.

21. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

22. ALL DETENTION / RETENTION BASINS MUST BE FULLY CONSTRUCTED (INCLUSIVE OF ALL STRUCTURAL COMPONENTS AND LINERS) AND PERMANENTLY STABILIZED PRIOR TO PAVING OR PRIOR TO THE ADDITION OF ANY IMPERVIOUS SURFACES. PERMANENT STABILIZATION INCLUDES, BUT MAY NOT BE LIMITED TO: TOPSOIL, SEED, STRAW MULCH AND BINDERS OR EROSION CONTROL BLANKETS ON ALL SEEDING. ALL AGRONOMIC REQUIREMENTS AS SPECIFIED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INSTALLATION OF THE OUTFLOW CONTROL STRUCTURES AND DISCHARGE STORM DRAINAGE PIPING, LOW FLOW CHANNELS, CONDUIT OUTLET PROTECTION, EMERGENCY SPILLWAYS, AND LAP RING PROTECTION.

23. THE RIDING SURFACE OF ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE 3/4" CLEAN STONE OR BASE PAVEMENT UNTIL SUCH TIME AS FINAL PAVEMENT HAS BEEN INSTALLED. TEMPORARY SOIL RIDING SURFACES ARE PROHIBITED.

24. ALL CONSTRUCTION DEWATERING (TRENCHES, EXCAVATIONS, ETC.) MUST BE DONE THROUGH AN INLET OR OUTLET FILTER IN ACCORDANCE WITH THE STANDARD FOR DEWATERING OR AS SPECIFIED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN. DISCHARGE LOCATIONS FOR THE DEWATERING OPERATION MUST CONTAIN PERENNIAL VEGETATION OR SIMILAR STABLE SURFACE.

25. ALL SWALES OR CHANNELS THAT WILL RECEIVE RUNOFF FROM PAVED SURFACES MUST BE PERMANENTLY STABILIZED PRIOR TO THE INSTALLATION OF PAVEMENT. IF THE SEASON PROHIBITS THE ESTABLISHMENT OF PERMANENT STABILIZATION, THE SWALES OR CHANNELS MAY BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE STANDARDS.

26. NJSA 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED BY THE MUNICIPALITY BEFORE THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN SATISFIED. THEREFORE, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS MUST BE COMPLETED BEFORE THE DISTRICT ISSUES A REPORT OF COMPLIANCE OR CONDITIONAL REPORT OF COMPLIANCE, WHICH MUST BE FORWARDED TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY, RESPECTIVELY.

MERCER COUNTY SCD'S REQUIREMENTS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. TOPSOIL STRIPPING AND STOCKPILING.

A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.

B. A 6 INCH STRIPPING DEPTH IS TYPICAL, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL STRUCTURE OR PRE-EXISTING USE.

C. STOCKPILES SHOULD BE LOCATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE, AND SHALL BE DELINEATED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN AND BE CONSTRUCTED IN ACCORDANCE WITH THE TOPSOIL STOCKPILE DETAIL.

D. STOCKPILES SHOULD BE TEMPORARILY STABILIZED ACCORDING TO THE STANDARDS.

2. SITE PREPARATION

A. INSTALL EROSION CONTROL MEASURES AND FACILITIES SUCH AS SILT FENCE, DIVERSIONS, SEDIMENT BASINS, AND CHANNEL STABILIZATION.

B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND TACKING, AND MAINTENANCE. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING, 19-1.

3. SEEDBED PREPARATION

A. TOPSOIL REQUIRED

MIN. DEPTH:	5" (UNSETTLED)
pH:	6.0 TO 8.0
ORGANIC MATTER CONTENT:	2.75 %
NITRATE N2:	50 LBS/ACRE (50% WATER INSOLUBLE)
PHOSPHOROUS:	100 LBS/ACRE
POTASSIUM:	50 LBS/ACRE

B. THE CONTRACTOR SHOULD BE AWARE OF THE POSSIBILITY, DEPENDING UPON THE SITE CONDITIONS, THAT ALL TOPSOIL MAY HAVE TO BE PROVIDED FROM AN OFF-SITE SOURCE.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.

D. APPLY A UNIFORM 5 INCHES (UNSETTLED) OF TOPSOIL OVER ALL DISTURBED AREAS. SOILS WITH A pH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A pH OF 5.0 OR MORE AND THE TOP 5 INCHES SHALL CONFORM TO THE TOPSOIL STANDARD AND SHALL BE LIMED ACCORDING TO THE SPECIFICATIONS.

E. IF THE TOPSOIL BECOMES COMPACTED, THE SURFACE MUST BE SCARIFIED 6" TO 12" TO PROVIDE A GOOD SEED-TO-SOIL BOND.

F. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY COOPERATIVE EXTENSION. IF SOIL TESTING IS NOT FEASIBLE, FERTILIZER (10-20-10) WITH 50% WATER INSOLUBLE NITROGEN SHOULD BE APPLIED AT THE TYPICAL RATE OF 500 LBS/ACRE OR 11 LBS/1,000 SQUARE FEET.

G. APPLY LIMESTONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES (PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK - TRENTON FALL LINE) AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS/1,000 SQ. FT.
CLAY, CLAY LOAM, HIGH ORGANIC	3	135
SANDY LOAM, LOAM, SILT	2	90
LOAMY SAND, SAND	1	45

H. WORK LIME AND FERTILIZER INTO THE SOIL A DEPTH OF 4 INCHES. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A UNIFORM, FINE SEEDBED IS PREPARED.

I. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION, AND OTHER OBJECTIONABLE STONES OR DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

4. SEEDING

A. SELECT AN APPROVED MIXTURE BY THE MERCER COUNTY SCD.

B. APPLY SEE UNIFORMLY BY HAND, CYCLONES, DROP SEEDER, DRILL CULTIPACKER OR HYDROSEEDER*. THE LATTER MAY BE JUSTIFIABLE FOR LARGE, STEEP AREAS WHERE CONVENTIONAL APPLICATIONS ARE NOT FEASIBLE. HYDROSEEDING SHALL BE IN A TWO-STEP PROCESS. MULCH SHALL NOT BE MIXED WITH THE SEED; THE SEED MUST BE APPLIED FIRST TO ASSURE PROPER SEED TO SOIL CONTACT, THE HYDROMULCH IS THEN SPRAYED OVER THE SEEDING. FOR OPTIMUM RESULTS, THE SEED SHOULD BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH DEPENDING UPON SPECIES.

* THE USE OF HYDRO-MULCH, AS OPPOSED TOSTRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS.

C. AFTER SEEDING, THE SOIL SHOULD BE PACKED WITH A CORRUGATED ROLLER. WHEN PERFORMED ON THE CONTOUR, ROLLING WILL MINIMIZE SHEET EROSION AND MAXIMIZE WATER CONSERVATION.

5. MULCHING

A. UNROTTED STRAW, HAY FREE OF SEEDS, OR SALT HAY IS REQUIRED ON ALL SEEDING AT A RATE OF 1.5 TO 2 TONS/ACRE, (70 TO 90 LBS./1,000 SQUARE FEET), EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER, THEN THE RATE OF APPLICATION IS 3 TONS PER ACRE.

B. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS DUE TO WIND OR WATER.
THIS MAY BE DONE ACCORDING TO THE FOLLOWING METHODS:
1. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 LBS/ACRE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO ONLY THE OPTIMUM SEEDING SEASON.
2. SYNTHETIC OR ORGANIC BINDERS
3. PEG & TWINE, MULCH NETTING, AND MECHANICAL CRIMPING.
4. CRIMPING REQUIRES A HIGHER MULCH RATE (3 TONS/ACRE).

NOTE: 1) ONE BALE OF HAY WEIGHTS 40-60 BLS DEPENDING ON HOW IT WAS BALED.
2) 1,500 GALLON TANK OF HYDROMULCH COVERS .5 ACRES.

6. TEMPORARY SEEDING MIXES - RATE: 100 LBS/ACRE

MIX: EARLY SPRING LATE SUMMER TO EARLY FALL	MIX: LATE FALL	MIX: MID-SUMMER
100% PERENNIAL RYEGRASS RATE: 100 LB/AC	100% CEREAL RYE RATE: 112 LB/AC	40% PEARL MILLET 40% MILLET (GERMAN OR HUNGARIAN) 20% WEEPING LOVEGRASS RATE: 100 LB/AC

7. REINFORCED PERMANENT SEEDING MIXES

OPTIMUM SEEDING DATES: MARCH 1 TO MAY 15 AND AUGUST 15 TO OCTOBER 15
LAWNS - RATE 200 LBS/ACRE

MERCER CO. SCD PREFERRED MISX FOR LAWNS AND DETENTION BASINS
70% TURF TYPE TALL FESCUE 10% KENTUCKY BLUEGRASS
20% PERENNIAL RYEGRASS

MIX: LAWNS-LOW MAINTENANCE DROUGHTY & HEAVY TRAFFIC	MIX: SHADE
80% TALL FESCUE TURF TYPE (LOW GROWING VARIETIES) *#	65% HARD, CHEWINGS OR CREEPING RED FESCUE *
10% PERENNIAL RYEGRASS (LOW GROWING VARIETIES)	20% KENTUCKY BLUEGRASS 15% PERENNIAL RYEGRASS
MIX: LAWNS-QUALITY SUN/SHADE	MIX: MOIST DETENTION BASIN BOTTOMS
20% PERENNIAL RYEGRASS	40% FLAT PEA (WITH PROPER INOCULANT)
30% CHEWINGS FESCUE	25% PERENNIAL RYEGRASS
35% CREEPING RED FESCUE	25% TALL TALL FESCUE OR STRONG CREEPING RED FESCUE
15% KENTUCKY BLUEGRASS	

* INCLUDE AT LEAST THREE DIFFERENT VARIETIES IN THE MIX
# EXCLUDES K-31

* SHOULD NOT BE MOWED LESS THAN 6 INCHES

SEEDING

A. SEED MIXTURE #15 USE: RESIDENTIAL LOTS
LOW MAINTANCE LAWN MIX

HARD FESCUE	PLANTING RATES LBS./AC.	LBS/1000 S.F.	PLANTING DATES
	130	3	OPTIMAL: 8/15 - 10/15
CHEWINGS FESCUE	45	1	ACCEPTABLE: 3/1 - 4/30
STRONG CREEPING RED FESCUE	45	1	
PERENNIAL RYEGRASS	10	.25	

CONSTRUCTION SEQUENCE

OPERATION	BEGIN DATE	END DATE
1. CONSTRUCTION STABILIZED CONSTRUCTION ENTRANCES AS SHOWN.	WEEK 1	WEEK 1
2. INSTALL STAKED STRAW BALES OR SEDIMENT BARRIER AS SHOWN.	WEEK 1	WEEK 1
3. PERFORM INITIAL LOT GRADING, TOPSOIL STRIPING & TEMPORARY STABILIZATION OF TOPSOIL STOCKPILE.	WEEK 2	WEEK 5
4. CONSTRUCT BUILDING	WEEK 5	WEEK 50
5. INSTALL UTILITIES AS SHOWN	WEEK 50	WEEK 70
6. INSTALL PAVEMENT AND SIDEWALKS	WEEK 60	WEEK 90
7. FINAL SITE GRADE TO BOTTOM OF SEED BED, LANDSCAPE BED OR SOD BED.	WEEK 90	WEEK 92
8. INSTALL TOPSOIL, MULCH, FERTILIZE AND SEED IN ACCORDANCE WITH SCS SPROFICATIONS, INSTALL LANDSCAPING AS SHOWN. (MIN. 5" DEPTH OF TOPSOIL)	WEEK 92	WEEK 95

NOTES:
1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES DURING CONSTRUCTION.
2. THE TOWNSHIP SHALL HAVE RESPONSIBILITY FOR MAINTENANCE OF PERMANENT EROSION CONTROL MEASURES RELATED TO DRAINAGE FACILITIES UNDER ITS CONTROL.
3. ROADSIDE EMBANKMENTS ARE TO BE MAINTAINED IN A ROUGH GRADE AND TEMPORARILY STABILIZED UNTIL SUCH TIME AS PERMANENT VEGETATIVE COVER CAN BE ESTABLISHED.

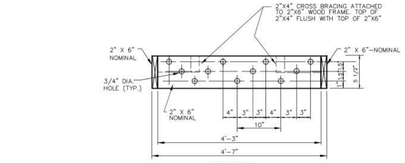


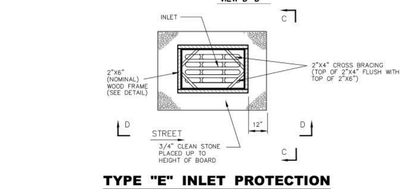
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

TABLE 27-1: LENGTH OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

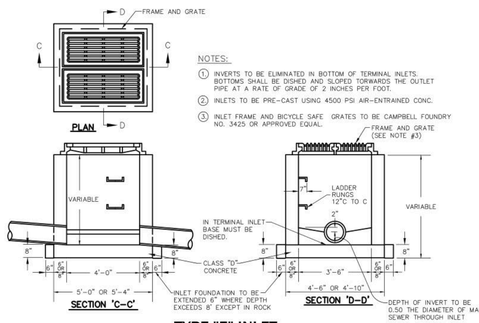
Percent Slope of Roadway	Length of Stone Required: Coarse Grained Soils	Fine Grained Soils
0 to 2 %	50 ft.	100 ft.
2 to 5 %	100 ft.	200 ft.
> 5 %	Entire Surface Stabilized with Hot Mix Asphalt Base Course, Mix I-2 *	

As prescribed by local ordinance or other governing authority.





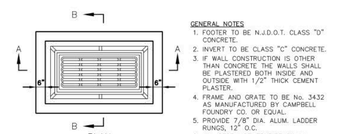
TYPE "E" INLET PROTECTION
(USING WOOD FRAME)
NOT TO SCALE



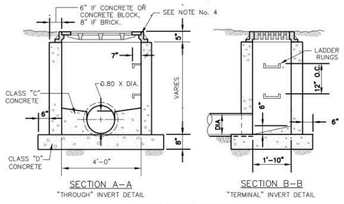
NOTES:
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
2. INLETS TO BE PRE-CAST USING 4500 PSI AIR-ENTRAINED CONC.
3. INLET FRAME AND BICYCLE SAFE GRATES TO BE CAMPBELL FOUNDRY NO. 3425 OR APPROVED EQUAL.

FRAME AND GRATE (SEE NOTE #3)

TYPE "E" INLET
NOT TO SCALE

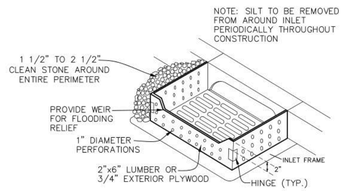


GENERAL NOTES
1. FOOTER TO BE N.J.D.O.T. CLASS "D" CONCRETE.
2. INVERT TO BE CLASS "C" CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE No. 3432 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
5. PROVIDE 7/8" DIA. ALUM. LADDER RUNGS, 12" O.C.
6. ALL STORM SEWER PIPE SHALL HAVE 6" STONE BEDDING PLUS 1/2" PIPE.

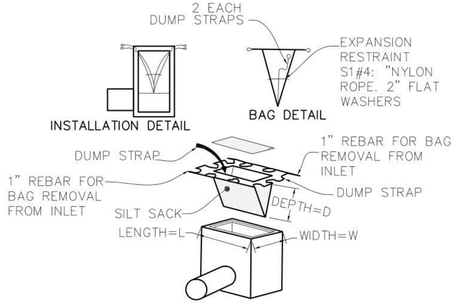


TYPE "A" INLET
(ALSO BUBBLER INLET)
NOT TO SCALE

NOTE: SILT TO BE REMOVED FROM AROUND INLET PERIODICALLY THROUGHOUT CONSTRUCTION

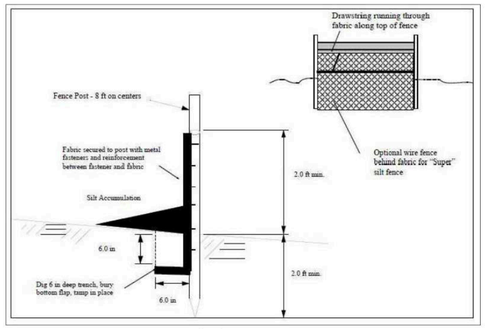


MERCER COUNTY SCD INLET PROTECTION DETAIL
(AFTER PAVING) N.T.S.

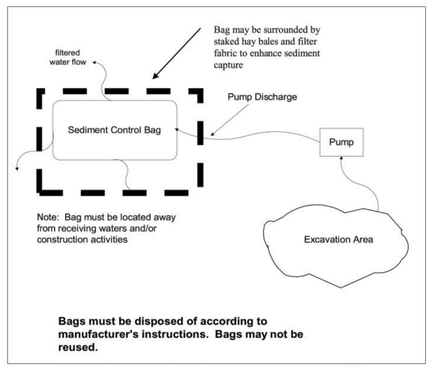


SILT SAC OR APPROVED EQUAL
NOT TO SCALE

MERCER CO. SILT SACK DETAIL
NOT TO SCALE



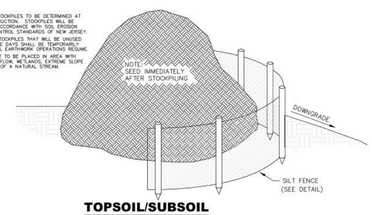
MERCER CO. SILT FENCE DETAIL
NOT TO SCALE



Bags must be disposed of according to manufacturer's instructions. Bags may not be reused.

SEDIMENT CONTROL BAG FOR DEWATERING

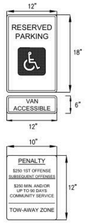
NOTE:
1. LOCATION OF STOCKPILES TO BE DETERMINED AT TIME OF CONSTRUCTION. STOCKPILES TO BE STABILIZED IN ACCORDANCE WITH SOIL EROSION & SEDIMENT CONTROL STANDARDS FOR TEMPORARY SEEDING.
2. ALL INACTIVE STOCKPILES SHALL BE SEEDED IMMEDIATELY IN ON MORE DAYS SHALL REMAIN INACTIVE OR STABILIZED UNTIL EARTHWORK OPERATIONS RESUME.
3. STOCKPILES NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE OR WITHIN 100' OF A NATURAL STREAM.

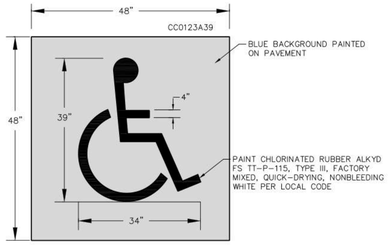


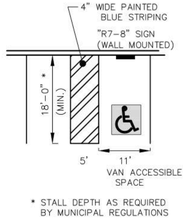
TOPSOIL/SUBSOIL STOCKPILE
NOT TO SCALE

Riverview Apartments

NO	DESCRIPTION	DATE	BY
4.	REVISED PER NEW ARCHITECTURE	7/8/26	EA
3.			
2.	REVISED PER MCSCD LETTER DATED 02/25/2025	7/17/25	DGN
1.	REVISED FOR NEW 33 UNIT ARCHITECTURE







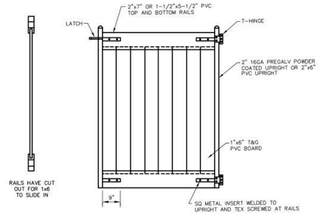
HANDICAP PARKING SIGN DETAIL

NOT TO SCALE "R7-8"

TYPICAL HANDICAP PARKING STRIPING DETAIL

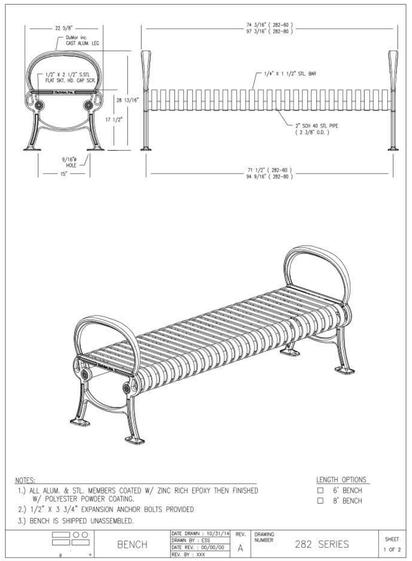
NOT TO SCALE

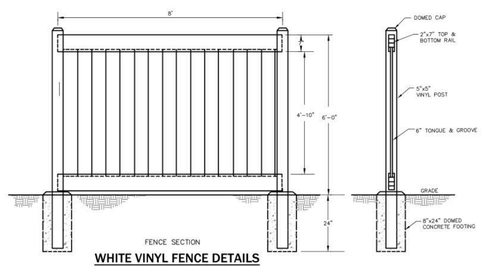






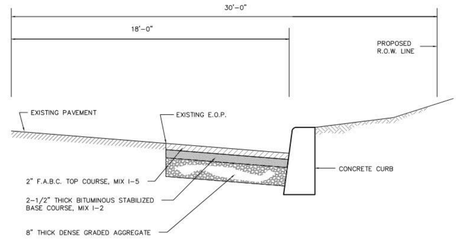
STEEL BENCH 282 SERIES





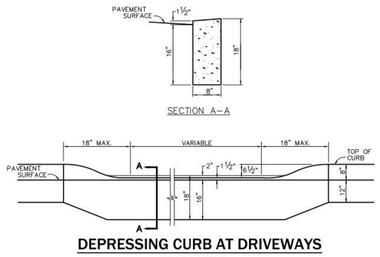
WHITE VINYL FENCE DETAILS

NOT TO SCALE



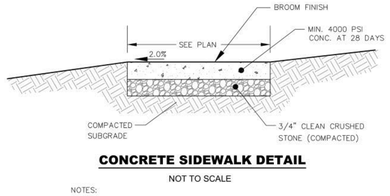
TYPICAL PAVEMENT REPAIR SECTION

NOT TO SCALE



DEPRESSING CURB AT DRIVEWAYS

NOT TO SCALE

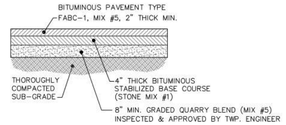


CONCRETE SIDEWALK DETAIL

NOT TO SCALE

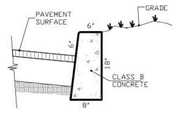
NOTES:

1. THE CITY ENGINEER SHALL APPROVE ALL SUBGRADES PRIOR TO THE POURING OF ANY CONCRETE.
2. EXPANSION JOINTS SHALL BE PROVIDED AT 20' (MAX.) INTERVALS JOINTS SHALL BE FILLED WITH 1/2"BIT. EXPANSION JOINT FILLER



TYPICAL PAVEMENT SECTION

NOT TO SCALE



CONCRETE CURB

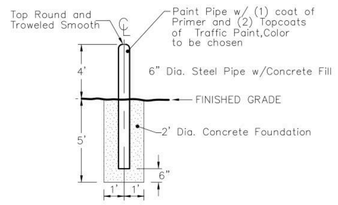
NOT TO SCALE

NOTES:

1. CONCRETE TO BE N.J.S.H.D. CLASS "B"
2. PROVIDED PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'.0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS

FIRE HYDRANT

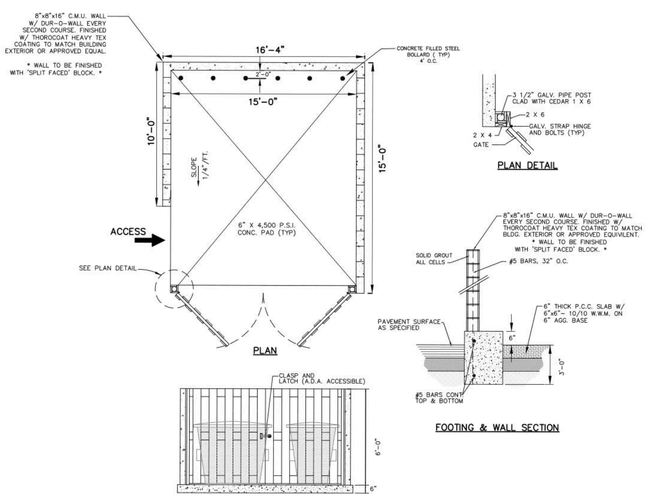
NOT TO SCALE



PIPE BOLLARD DETAIL

(FOR ALL OTHER LOCATIONS)

NOT TO SCALE



15' x 10' REFUSE ENCLOSURE DETAIL

NOT TO SCALE

Riverview Apartments

NO	DESCRIPTION	DATE	BY
2.	REVISED PER NEW ARCHITECTURE	7/8/26	EA D
1.	REVISED PER ADDITION PARKING	11/19/25	EA D

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE MILLSTONE TOWNSHIP, N.J. 08535 PH(609)448-5550
12 ROBBINS PKWY. AT WATER STREET TOMS RIVER, N.J. 08753 PH(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE 11/15/24
SCALE AS SHOWN
DRAWN E.A.-D.
CHECKED
SHEET 8 OF 8
POCKET

LOT 1
BLOCK 2503
(TAX MAP SHEET No. 25)
CITY OF TRENTON
MERCER COUNTY, NEW JERSEY
FILE NO. 15256

DETAILS
DWG. NO.
CAD FILE: 15256-DET.dwg

K:\15001-15500\15256\DESIGN PLANS\15256-DET.dwg, 7/23/2026 10:23:02 AM
CED, CIVIL 3D