

SITE STATISTICS

OWNER
RUSSO CORP.
P.O. BOX 188
SWEDESBO, NJ 08085

APPLICANT
RUSSO HOMES, LLC.
P.O. BOX 188
SWEDESBO, NJ 08085

TRACT IDENTIFICATION
PLATE 5, BLOCK 39, LOT 14
BOROUGH SWEDESBO, GLOUCESTER COUNTY, NJ

TRACT ZONING
R-1 & R-2 (RESIDENTIAL DISTRICTS)

TRACT AREA
1.42 ACRES (61,855 S.F.) - BLOCK 39, LOT 14

ZONING REQUIREMENTS

R-1 RESIDENTIAL ZONE REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT SIZE	7,200 SF	±9,654 SF
MIN. LOT FRONTAGE	60'	60'
MAX. BUILDING COV.	30%	TO COMPLY (±2,196 SF)
MIN. FRONT YARD	30 FEET	30 FEET
MIN. SIDE YARD	8' MIN., 20' AGG	10 FEET
MIN. REAR YARD	25 FEET	25 FEET

R-2 RESIDENTIAL ZONE	REQUIRED	PROPOSED
MIN. LOT SIZE	3,000 SF	±12,441 SF
MIN. LOT WIDTH	50' SETBACK	60'
MAX. BUILDING COV.	40%	TO COMPLY
MIN. FRONT YARD	25 FEET	±25 FEET
MIN. SIDE YARD	6' MIN., 12' AGG	±20 FEET
MIN. REAR YARD	25 FEET	25 FEET

* VARIANCE REQUIRED FOR MIN. FRONT YARD FOR LOT 1, PRE-EXISTING HOME (EXISTING NON-CONFORMING)

PARKING REQUIREMENTS
IN ACCORDANCE WITH RESIDENTIAL SITE IMPROVEMENT STANDARDS, SECTION 5:21 4:14, TABLE 4.4, THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A FOUR (4) BEDROOM SINGLE FAMILY DWELLING IS 2.5. THE TOTAL NUMBER OF PARKING SPACES PROVIDED PER DWELLING IS 3.5, BASED ON A TWO (2) CAR GARAGE AND DRIVEWAY COMBINATION.

GENERAL PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEANUP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FOR TREES AND A MINIMUM OF TWO (2) YEARS FOR SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INsofar AS IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS, SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1986 (OR CURRENT EDITION) "AMERICAN STANDARD FOR NURSERY STOCK", LAST REVISION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMAN, INC.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK AND BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES MUST NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING ONLY WHEN CONDITIONS MERIT. ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED.
- SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- AREAS TO BE LANDSCAPED SHALL RECEIVE STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF FOUR (4) TO SIX (6) INCHES. ORGANIC MATTER CONTENT OF TOPSOIL SHALL BE A MINIMUM OF 4 PERCENT. IN THE EVENT THAT ORGANIC MATTER CONTENT IS DEFICIENT, SOIL AMENDMENTS SHALL BE ADDED AS NECESSARY TO ACHIEVE THE REQUIRED PERCENTAGE.
- PLANTING OPERATIONS SHALL INCLUDE THE COMPLETE REMOVAL OF ALL SYNTHETIC MATERIAL (IF USED) FROM THE ROOTBALL PRIOR TO PLANTING.
- ALL DISTURBED AREAS NOT PAVED OR MULCHED SHALL BE SEEDED.
- WHEN TREE GROWTH BEGINS, ALL STAKES AND/OR GUYING SHALL BE REMOVED.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

TEMPORARY SEED MIX

- 33% PALMER
- 33% PRELUDE
- 33% COWBOY PERENNIAL RYEGRASS
- APPLICATION RATE : 5 lbs. / 1000 sf

PERMANENT SEED MIX

- 80% REBEL II or TRIBUTE TALL FESCUE
- 10% NASSAU or BARON KENTUCKY BLUE GRASS
- 10% PALMER PERENNIAL RYEGRASS
- APPLICATION RATE : 6 lbs. / 1000 sf
- RECOMMENDED SEEDING DATES : 4/1 - 5/31 or 8/16 - 12/30

FINAL IMPROVEMENT PLAN
SUBDIVISION FOR RUSSO HOMES, LLC.
BLOCK 39, LOT 14

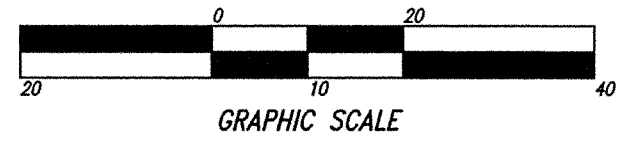
SITUATE
 BOROUGH OF SWEDESBO
 GLOUCESTER COUNTY, NEW JERSEY
 DATE: SEPTEMBER 2007 SCALE: 1"=20'
 PREPARED BY:
LAND DIMENSIONS ENGINEERING
 PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
 STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. GA 276703
 6 EAST HIGH STREET
 GLASSBORO, NEW JERSEY 08028
 (856) 307-7800
 FAX (856) 307-7805

LANDSCAPE SCHEDULE

PLANT SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	2	10'-12' 2.5"-3" CAL.	B&B
TCG	Tilia cordata 'Greenspire'	Greenspire Linden	5	10'-12' 2.5"-3" CAL.	B&B

THE OWNER, OR THEIR REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (a) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).

APPROXIMATE LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN ON THE PLANS. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH AND VERIFY CONDITIONS AT THE SITE. THE CONTRACTOR SHALL MAKE DILIGENT INQUIRY AT THE OFFICE OF UTILITY COMPANIES, MUNICIPAL AUTHORITIES AND OTHER OPERATORS OF UNDERGROUND SYSTEMS TO DETERMINE THE EXACT LOCATION OF UTILITY STRUCTURES. PURSUANT TO P.L. 1994 CHAPTER 118 "UNDERGROUND FACILITY PROTECTION ACT", THE CONTRACTOR SHALL, AS A MINIMUM, CONTACT THE NEW JERSEY ONE - CALL SYSTEM AT 1-800-272-1000 AT LEAST 3 DAYS PRIOR TO COMMENCING WORK, TO NOTIFY THIS AGENCY OF THIS PROJECT AND TO COORDINATE LOCATION OF UNDERGROUND FACILITIES IN THE VICINITY OF THIS PROJECT.



A.H.	REVISED FOR FINAL APPROVAL	07/28/10
Y.L.	REVISED PER NEW SAN. SEWER SYSTEM LAYOUT	4/6/09
A.H.	REVISED PER PLANNING BOARD ENGINEER'S REVIEW	11/20/08

LAWRENCE M. DIVIETRO JR. DATE
 PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 24198
 PROFESSIONAL PLANNER, NEW JERSEY LIC. NO. 1922

Andrew Hogg 8-26-10 DATE
ANDREW HOGG
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. GE 43596