ENTERED

SALAMONE

SALAMONE GROUP CORP. 2930 FELTON ROAD, EAST NORRITON, PA 19401

Transn

Date: May 8, 2025

From:

Phone:

Email:

Company Name:

To:

Phone:

Description:

RBF

SALAMONE GROUP CORP.
146 STABLE ROAD
NORRISTOWN, PA 19403

PAY TO THE ORDER OF City of Camden

DATE May 8, 2025

$ 1844.27

One thousand eight hundred forty four 27/xx DOLLARS

WSFS bank
We Stand For Service

FOR Planning Application - CMC Property
1484 Ferry Ave c/o EMR Eastern

14564

62-10/311

⑈014564⑈ ⑆031100102⑆ 2113427561⑈

Security Features Details on back

HOLD TO LIGHT TO VIEW THE WATERMARK IN PAPER. HEAT SENSITIVE INK BEGINS TO DISAPPEAR WHEN HEATED

s Group)

n, Division of Planning

es – CMC Property

of Camden, NJ

J 08104

Comments:

Please find attached omplete the Planning Application for the referenced property by Salamone Group Corp. on behalf of EMR Eastern.

Included in this subı

1. Tax Assess d by the City of Camden Tax Office. Salamone h reviously submitted Planning Form.
2. Permit fee ı . This fee is based on the Planning and Zoning Boa ing Fee, Engineer Review Fee and the Zoning Offi

Thank you for your t e do not hesitate to contact me if you have any questions.

Sincerely,
Salamone Group C

Joanne

Joanne Van Renssel
Environmental Man
(M) 215.850.8444

SALAMONE

SALAMONE GROUP CORP. 2930 FELTON ROAD, EAST NORRITON, PA 19401

Transmittal Coversheet

Date: May 8, 2025

From:	Joanne Van Rensselaer
Phone:	215.850.8444
Email:	jvanrensselaer@salamonecontractors.com
Company Name:	Salamone Group Corp (aka Salamone Contractors Group)
To:	Dr. Edward Williams, Director of City of Camden, Division of Planning
Phone:	856.757.7000
Description:	Submittal of Missing Application Document & Fees – CMC Property EMR Eastern Division, 201 N. Front Street, City of Camden, NJ CMC Building CMC Property @ 1484 Ferry Avenue, Camden NJ 08104

Comments:

Please find attached the following additional documents and payment to complete the Planning Application for the referenced property that was submitted via hand delivery on May 1, 2025 by Salamone Group Corp. on behalf of EMR Eastern.

Included in this submittal is the following:

1. Tax Assessment Certification Document with the records provided by the City of Camden Tax Office. Salamone has transmitted this tax information via a copy of the previously submitted Planning Form.
2. Permit fee provided on Check #14564 in the amount of $1,844.27. This fee is based on the Planning and Zoning Board Fee Schedule that includes the Preapplication Meeting Fee, Engineer Review Fee and the Zoning Office Application Fee.

Thank you for your time in assisting Salamone with this application. Please do not hesitate to contact me if you have any questions.

Sincerely,
Salamone Group Corp.

Joanne Van Rensselaer

Joanne Van Rensselaer
Environmental Manager
(M) 215.850.8444

CITY OF CAMDEN
DEPARTMENT OF PLANNING & DEVELOPMENT

DIVISION OF PLANNING
&
ZONING

PROJECT NAME: CMC PROPERTY @ 1484 FERRY STREET, CITY OF CAMDEN NJ

SITE PLAN APPLICATION AND
SUBMISSION ITEMS PACKAGE

Any question please contact:
Angela Miller, Planning Board Secretary
(856) 757-7214

ENTERED

SALAMONE

SALAMONE GROUP CORP. 2930 FELTON ROAD, EAST NORRITON, PA 19401

Transn

Date: May 8, 2025

From:

Phone:

Email:

Company Name:

To:

Phone:

Description:

Comments:

Please find attached

referenced property

EMR Eastern.

Included in this subı

1. Tax Assess
   Salamone h
2. Permit fee ı
   Zoning Boa
   Zoning Offi

Thank you for your t

any questions.

Sincerely,

Salamone Group C

Joanne

Joanne Van Renssel

Environmental Man

(M) 215.850.8444

RBF

SALAMONE GROUP CORP.
146 STABLE ROAD
NORRISTOWN, PA 19403

PAY TO THE ORDER OF City of Camden

DATE May 8, 2025

$ 1844.27

One thousand eight hundred forty four 27/xx DOLLARS

WSFS bank
We Stand For Service

FOR Planning Application - CMC Property
1484 Ferry Ave c/o EMR Eastern

⑈014564⑈ ⑆031100102⑆ 2113427561⑈

14564

62-10/311

Security Features Details on back

s Group)

n, Division of Planning

ees – CMC Property

of Camden, NJ

J 08104

omplete the Planning Application for the

by Salamone Group Corp. on behalf of

d by the City of Camden Tax Office.

reviously submitted Planning Form.

. This fee is based on the Planning and

ing Fee, Engineer Review Fee and the

e do not hesitate to contact me if you have

SALAMONE

SALAMONE GROUP CORP. 2930 FELTON ROAD, EAST NORRITON, PA 19401

Transmittal Coversheet

Date: May 8, 2025

From:	Joanne Van Rensselaer
Phone:	215.850.8444
Email:	jvanrensselaer@salamonecontractors.com
Company Name:	Salamone Group Corp (aka Salamone Contractors Group)
To:	Dr. Edward Williams, Director of City of Camden, Division of Planning
Phone:	856.757.7000
Description:	Submittal of Missing Application Document & Fees – CMC Property EMR Eastern Division, 201 N. Front Street, City of Camden, NJ CMC Building CMC Property @ 1484 Ferry Avenue, Camden NJ 08104

Comments:

Please find attached the following additional documents and payment to complete the Planning Application for the referenced property that was submitted via hand delivery on May 1, 2025 by Salamone Group Corp. on behalf of EMR Eastern.

Included in this submittal is the following:

1. Tax Assessment Certification Document with the records provided by the City of Camden Tax Office. Salamone has transmitted this tax information via a copy of the previously submitted Planning Form.
2. Permit fee provided on Check #14564 in the amount of $1,844.27. This fee is based on the Planning and Zoning Board Fee Schedule that includes the Preapplication Meeting Fee, Engineer Review Fee and the Zoning Office Application Fee.

Thank you for your time in assisting Salamone with this application. Please do not hesitate to contact me if you have any questions.

Sincerely,
Salamone Group Corp.

Joanne Van Rensselaer

Joanne Van Rensselaer
Environmental Manager
(M) 215.850.8444

TABLE OF CONTENTS

SITE PLAN CHECKLIST…….Page 2

PLOT PLAN CHECKLIST……...Page 3

PLANNING & ZONING FEES…….Page 5

SITE PLAN APPLICATION…….Page 6

ESCROW AGREEMENT……..Page 10

COUNTY PLANNING BOARD APPLICATION……Page 11

REVISED 8/27/2020

SITE PLAN APPLICATION
CHECKLIST

CHECK IF COMPLETED	**FOR OFFICE USE ONLY**
_____1. Zoning Application	**_____**
_____2. Site Plan Applications & Site Plans (15 copies of both)	**_____**
_____3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease)	**_____**
_____4. Signed Escrow Fee Agreement	**_____**

PRIOR TO SUBMISSION OF ANY SITE PLAN APPLICATIONS EVERY APPLICANT MUST CALL FOR A PRE-APPLICATION CONFERENCE.

IT IS STRONGLY ADVISED THAT THE APPROPRIATE PROFESSIONALS BE PRESENT AT SAID MEETING.

PRE-APPLICATION CONFERENCE FEE: $500.00

(ACCORDING TO SECTION 577-270 OF THE CITY'S ZONING CODE)

***NOTE:**

A. **Incomplete applications will not be processed.**

B. **Submission hours are 8:30am to 4:30pm, Monday through Friday. All applications must be stamped "received" by the Division of Planning. No outside drop-offs will be processed.**

C. **All plans must be folded with *Title Block* facing upward.**

D. **Whenever public notice is required, the Division of Planning shall prepare procedures for said notification and advise applicant of its readiness.**

Revised 8/27/2020

The following checklist pertains to PLOT PLANS:

Check if Completed	For Office Use Only
____ 1. Name and Address of owner and applicant	____
____ 2. Name, signature, licenses #, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable).	____
____ 3. Title block denoting type of application, tax map sheet, county municipality, block and lot, and street address.	____
____ 4. Key map not less the 1" – 1000" showing location of tract to surrounding street, municipal boundaries, etc. within 500'.	____
____ 5. Schedule for required and proposed zone requirements for Lot area, frontage, setbacks, imperious coverage, parking, etc.	____
____ 6. North arrow to top of sheet, scale and graphic scale.	____
____ 7. Signature block for board chair, secretary, zoning officer/ administrative officer and engineer.	____
____ 8. Date of property survey	____
____ 9. Acreage of tract to nearest tenth	____
____10. Date or original and all revisions	____
____11. Size and location of existing or proposed structures and their dimension of setbacks	____
____12. Location and dimensions of any existing or proposed streets	____
____13. All proposed lot lines and area of lots in square feet	____
____14. Copy of and plan delineation of any existing or proposed deed restriction	____
____15. Any existing or proposed easement or land reserved or dedicated for public use	____
____16. Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally Sensitive area within 200' of tract	____
____17. Topographical features of subject property from USGS 7.5 minute maps	____

CHECK IF COMPLETED **FOR OFFICE USE ONLY**

____18. Boundary, limits, nature and extent of wooded areas, Specimen trees and other significant physical features ____

____19. Drainage calculations ____

____20. Proposed utilities: sanitary sewer, water, storm water management, telephone, cable TV and electric ____

____21. Soil erosion and sediment control plan if more than 5000 sq. ft. ____

____22. Spot and finished elevations at all property corners, corners of Structures, existing or proposed first floor elevations ____

____23. Construction details road and paving cross-sections and profiles if no profiles needed ____

____24. Lighting plan and details ____

____25. Landscape plan and details ____

____26. Site identification signs, traffic control signs, and directional signs ____

____27. Sight triangles ____

____28. Vehicular and pedestrian circulation patterns ____

____29. Parking plan indicating spaces, size and type aisle width internal Collectors, curb cuts, drives and driveways and all ingress and Egress areas with dimensions ____

____30. Preliminary architectural plan and elevations ____

____31. Environmental impact report, parcels 2 acres or larger ____

____32. Plan paper size should be 24 by 36 ____

PURSUANT TO THE CODE OF THE CITY OF CAMDEN
(ARTICLE I, SECTION 233-4)

SITE PLAN APPLICATION

(Please Answer ALL Questions)

APPLICANT EMR Eastern Division

ADDRESS 201 North Front Street Camden, NJ 08102

TELEPHONE# (856) 583-1830 **FAX#**_____

OWNER OF PROPERTY_____
(if other than applicant)

ADDRESS_____

TELEPHONE_____

IF APPLICANT IS INCORPORATE OR A PARTNERSHIP, LEGAL REPRESENTATION IS REQUIRED. PLEASE PROVIDE THE FOLLOWING:

ATTORNEY'S NAME_____

ADDRESS_____

TELEPHONE#_____ **FAX#**_____

EMAIL ADDRESS_____

PLEASE PROVIDE THE FOLLOWING INFORMATION BELOW:

ENGINEER AND/OR ARCHITECT NAME_____

ADDRESS_____

TELEPHONE#_____ **FAX#**_____

ADDRESS OF DEVELOPMENT 1484 Ferry Ave, Camden, NJ 08104

BLOCK NO.(S) 280 and 281 LOT NO.(S) 8, 16, 20, 21, 22, 23, 25, 28,31, 35, 35.01, 36, 36.01 ZONE PR1

PRESENT USE(S) Processing facility of Recycled Metal and Scrap

DESCRIBE PROPOSED USES (S):
(attach separate sheet if needed) No change

SQUARE FOOTAGE OF PROPOSED USE 484,469 SF

LOT AREA (Measured in Square Footage) 316,804 SF

BUILDING AREA OF GROUND FLOOR 18,828 SF (existing processing building) 37,617 SF (additional proposed processing building)

BUILDING AREA (Total Sq. Ft. – all floors) 56,445 SF (combined processing buildings)

NO. OF PROPOSED PARKING SPACES 11

NO. OF EXISTING PARKING SPACES None marked

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT None

DOES THIS APPLICANT CONSTITUTE:
(Please check appropriate box)

X New Application

____ Preliminary ____ Preliminary and Final

____ Revision or Resubmission of a prior application

*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTI-DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? (Please check) YES _____ NO X

*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSE(S)?
(Please check) YES _____ NO X

IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:

1. Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).

NAME ADDRESS

DOES THIS APPLICATION INCLUDE:

1. AN ADDITION OF 1,000 SQ. FT. OR MORE TO AN EXISTING STRUCTURE?
   (Please circle) YES NO
2. AN ADDITION OF 1,000 SQ. FT. OR MORE OF PAVING AREA FOR OFF-STREET PARKING?
   (Please circle) YES NO

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

5/1/25
DATE

Joseph Bolzano
APPLICANT'S NAME (PLEASE PRINT)

APPLICANT'S SIGNATURE

ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

DEPOSITOR EMR Eastern Division

Address 201 North Front Street Camden, NJ 08102

Telephone No. (856) 583-1830 Check No.

Depositor herewith deposits the sum of Four Thousand Eight Hundred Ninety Dollars and Sixty Eight Cents. dollars ($ 4890.68) with the City of Camden in accordance with an subject to the provisions of the City of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees to the following:

1. Depositor's payment of said deposit is made in connection with an application for: Site Plan Review (preliminary, final, and engineer reviews) and Zoning Permit Review.

   At (provide address with block and lot number): 1484 Ferry Ave, Camden, NJ 08104 Block 281, Lot 28

2. The Treasure of the City of Camden shall be authorized to disburse to the City Engineer from the funds deposited, those fees required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.

3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance MC-2304.

4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attribute to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.

5. Depositor understands that if he/she fails to make any additional deposit required, depositor's application shall be denied.

6. Any additional deposits shall be made to the Treasure, City of Camden, by way of the Division of Planning, in accordance with the terms set forth herein unless otherwise agreed to by the depositor and the approving agency.

7. The City of Camden shall not be required to pay interest on any sums held pursuant to this agreement.

IN WITNESS WHEREOF the undersigned hereby accepts the terms and conditions of this agreement.

5/1/25

DATE:

Applicant or Authorized Signature

CITY OF CAMDEN
DIVISION OF PLANNING
CITY HALL – ROOM 224
PO BOX 95120
CAMDEN, NEW JERSEY 08101-5120
(856) 757-7214

INSTRUCTIONS FOR ZONING/SIGN PERMIT APPLICATION

ALL APPLICANTS WHO NEED A ZONING/SIGN PERMIT MUST SUBMIT THE FOLLOWING:

1. Completed Zoning AND/OR Sign Application

2. Proof of ownership (deed, tax bill, or lease) (Leases must be notarized) (Contract of Sale)

3. A detail floor plan of proposed use, conversion of single family dwelling shall have measurement of all habitable space. Accurate drawing of a proposed sign including dimensions and illustration signed by sign supplier. **Any addition or accessory uses or fences must have a Plot Plan and/or Survey. Additions/Fences must be presented on a Plot Plan/Survey with rear and side set back. You can obtain a Plot Plan from the Engineering Dept. located in City Hall, Room 325.** *(copy of all/any plans must accompany application.

4. Completed attached Tax Certification (**City of Camden Tax Office Room 117 1st floor and Water/Sewer is located in the Room 117, 1st floor)**

5. Application fee:
(**non-refundable)**

Single Family Dwelling	$ 69.56
Two-Family Dwelling	$ 139.13
Three-Family Dwelling Or More	$ 215.51
Rooming House	$ 259.16
Boarding House	$ 259.16
Commercial Use	$ 87.30
Industrial Warehousing & Manufacturing Use	$ 139.87
Institutional Use	$ 69.56
Advertising Billboards	$ 395.56
Sign Application	$ 79.11
Rezoning Application	$ 345.09

Money Order or Check payable to the City of Camden

PLEASE RETURN COMPLETED APPLICATIONS TO THE ABOVE ADDRESS. **INCOMPLETE APPLICATIONS SHALL NOT BE PROCESS.** ANY APPLICATION WHICH REMAINS INCOMPLETE FOR MORE THAN 10 BUSINESS DAYS WILL BE DISCARDED. FALSIFICATION IN ANY FORM SHALL SUBJECT APPLICANT TO A FINE OR MUNICIPAL COURT.

No construction, erection, alteration, repair, remodeling, conversion, renovation or demolition of any building or structure shall begin prior to Zoning approval. Other municipal agency approvals maybe required.

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

I. GENERAL

Today's Date: 3/18/2025

Applicant: EMR Easter Division **Telephone:** (856) 583-1830

Applicant's Address: 201 North Front Street Camden, NJ 08102

Applicant Interest: (please check one) **(X) owner** **( ) tenant** **( ) agent/owner**

SUBMITTING FOR: **(X) Zoning Permit** **( ) Sign Permit**

---

1. Name and Address of property OWNER if different from that of applicant:

_____

_____

2. **Address and Block and Lot number** for which zoning/sign permit is desired:

1531 Ferry Ave, Camden, NJ 08104 **Block:** 216 **Lot:** 10

3.

Zone District:	**R1**	**R2**	**R3**	**C1**	**C2**	**C3**	**C4**	**LII**	**LI2**	**GI1**	**GI2**
(please circle)	**US**	**PR1**	**OL1**	**TOD**	**MW1**	**MW2**	**MS**	**CV2**	**CC**		

4. Historic District: _____

5. What is the property/land **PRESENTLY** being used *entirely as:*

Peddler Yard

6. Is the structure presently vacant? No If so how long? _____

7. How many stories/floors does the building have? 1 Is there a basement/cellar? No

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

II. ZONING

1. What is being proposed?

   New Construction__X__ Addition____ Fence____ (ht____) Installation____

   New Business____ Conversion____ Other (explain: _____)

2. Describe in detail the use & activities **PROPOSED** (attached separate sheet if necessary):

   Proposed use for process and storage of recycled metal and scrap materials.

3. Are there other activities existing within the same property? No_____(please describe)

4. Dimensions of Principal Building and/or structure Processing Building 120x160 ft.

   Processing Building Addition 375x100 ft

5. Dimensions of All Accessory Building and/or structure Scrap Building 40x65 ft

   Scale House 40x12

6. Are any of the activities conducted in the principal building existing as a nonconforming use?

   No__X__ Yes____ (please explain) _____

7. To the applicant's knowledge, has there been any prior applications made to the Zoning Board of Adjustment or the Planning Board?

   No__?__ Yes__?__ (please explain) _____

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

5/1/25
(Date)

(Signature of Applicant)

EMR
(Name of Corporation or Association)

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

III. SIGN

1. Type Sign: Awning / Billboard / Freestanding / Hanging / Mounted / Off Site / Window
   (please circle)
   Other (describe): None _____ Alteration of an existing sign _____
   (attach photo & describe) _____

2. Are there any existing signs? No (if yes, please attach photos)

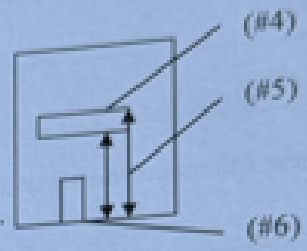
3. How many signs are proposed? 0

4. Will signs(s) be illuminated? Yes_____ No_____

5. Dimension: _____X_____=_____sq ft.

6. Distance between ground and the lowest part of sign _____ft.

7. Distance between ground and highest part of the sign _____ft.



8. Material of Sign:_____

9. Color(s) on sign(s):_____

10. Illustration/Wording:_____

_____

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE AND FURTHER UNDERSTANDS THAT IF THE SIGN EXCEEDS THE MAXIMUM REQUIREMENT A VARIANCE THROUGH THE PLANNING BOARD OF THE CITY OF CAMDEN MUST BE REQUESTED.

5/1/25
(Date)

(Signature of Applicant)

EMR
(Name of Corporation or Association)

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

PLEASE READ

ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A **OWNER**

Name of OWNER of Property EMR Eastern Division

Address: 201 North Front Street Camden, NJ 08102

SEARCH Address: 201 North Front Street Camden, NJ 08102

Block: 63 Lot: 70 Account: _____

Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1st floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water/sewer is paid up to date.
Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED –if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

Section C: **TAX OFFICE & PNC BANK**
An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

Account Type	**Qtr.**	**Due date**	**Amount Owed**	**Other**
(Taxes/W&S/Other	_____	_____	_____	_____
(Taxes/W&S/Other	_____	_____	_____	_____
(Taxes/W&S/Other	_____	_____	_____	_____
(Taxes/W&S/Other	_____	_____	_____	_____

COMMENTS: _____

_____

_____

DATED: _____ PREPARED BY: See attached document prepared by the City of Camden Tax Assessment office in zoning section of application below; JVR 05.08.2025

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 216

Lot: 10

Qualifier:

Owner: EMR EASTERN, LLC

Prop Loc: 1531 FERRY AVE Account Id: 00003375 Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		4,624.50	4,624.50	.00	4,624.50
2025	1		4,624.50	.00	.00	.00
2025		Total	9,249.00	4,624.50	.00	4,624.50
2024	4		4,778.51	.00	.00	.00
2024	3		4,778.52	.00	.00	.00
2024	2		4,470.48	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280

Lot: 8

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 1432 FERRY AVE

Account Id: 00004690

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		1,581.95	1,581.95	.00	1,581.95
2025	1		1,581.95	.00	.00	.00
2025		Total	3,163.90	1,581.95	.00	1,581.95
2024	4		1,634.63	.00	.00	.00
2024	3		1,634.64	.00	.00	.00
2024	2		1,528.26	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280

Lot: 16

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 212 ATLANTIC AVE

Account Id: 00004691

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		85.92	85.92	.00	85.92
2025	1		85.92	.00	.00	.00
2025		Total	171.84	85.92	.00	85.92
2024	4		88.77	.00	.00	.00
2024	3		88.78	.00	.00	.00
2024	2		83.06	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing In a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280

Lot: 20

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: NS LANSDOWN 102 E FERRY

Account Id: 00004692

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		54.92	54.92	.00	54.92
2025	1		54.92	.00	.00	.00
2025		Total	109.84	54.92	.00	54.92
2024	4		56.74	.00	.00	.00
2024	3		56.75	.00	.00	.00
2024	2		53.00	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280

Lot: 22

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 250 ATLANTIC AVE

Account Id: 00004694

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		577.51	577.51	.00	577.51
2025	1		577.51	.00	.00	.00
2025		Total	1,155.02	577.51	.00	577.51
2024	4		596.74	.00	.00	.00
2024	3		596.75	.00	.00	.00
2024	2		558.27	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

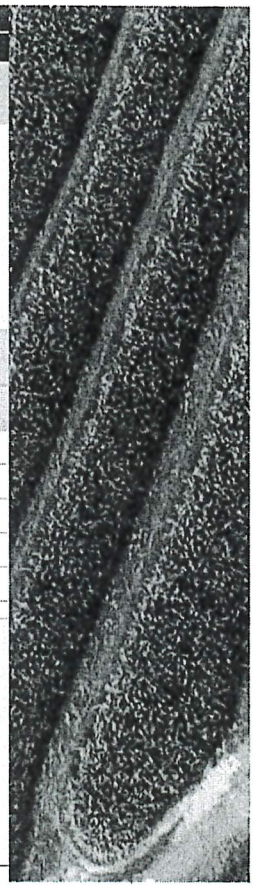
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter



Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280
Lot: 23
Qualifier:
Owner: EASTERN METAL RECYCLING TERMINALS
Prop Loc: WS LANSDOWN 367 N FERRY Account Id: 00033172 Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		523.48	523.48	.00	523.48
2025	1		523.48	.00	.00	.00
2025		Total	1,046.96	523.48	.00	523.48
2024	4		540.91	.00	.00	.00
2024	3		540.91	.00	.00	.00
2024	2		505.04	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00
Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281 Municipal Lien

Lot: 25

Qualifier:

Owner: FRANCHI PROPERTIES, LLC

Prop Loc: REAR 1484 FERRY S CL Account Id: 00004696

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		158.55	158.55	.00	158.55
2025	1		158.55	.00	.00	.00
2025		Total	317.10	158.55	.00	158.55
2024	4		163.83	.00	.00	.00
2024	3		163.83	.00	.00	.00
2024	2		153.27	.00	.00	.00

Other Delinquent Balances: 1,507.65 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: 1,507.65 Per Diem: .0000 Last Payment Date: 08/19/2022

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 28

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 1484 FERRY AVE

Account Id: 00004697

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		5,246.30	*	5,246.30	.00	5,246.30
2025	1		5,246.30	*	3.09	.01	3.10
2025		Total	10,492.60		5,249.39	.01	5,249.40
2024	4		6,168.53	*	.00	.00	.00
2024	3		4,622.01		.00	.00	.00
2024	2		4,324.05		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 | Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0007 Last Payment Date: 04/02/2025

TOTAL TAX BALANCE DUE

Principal: 3.09 Penalty: .00

Misc. Charges: .00 Interest: .01 Total: 3.10

* Indicates Adjusted Billing in a Tax Question

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 31

Qualifier:

Owner: R FANELLE & SONS, INC

Prop Loc: 1466 FERRY AVE

Account Id: 00004698

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		3,482.77	3,482.77	.00	3,482.77
2025	1		3,482.77	.00	.00	.00
2025		Total	6,965.54	3,482.77	.00	3,482.77
2024	4		3,598.76	.00	.00	.00
2024	3		3,598.77	.00	.00	.00
2024	2		3,266.77	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing for a Tax Question

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 35

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: WS S 3RD 246 NO FERRY AVE

Account Id: 00033173

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		177.15	177.15	.00	177.15
2025	1		177.15	.00	.00	.00
2025		Total	354.30	177.15	.00	177.15
2024	4		183.05	.00	.00	.00
2024	3		183.05	.00	.00	.00
2024	2		171.25	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 35.01

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: SW 3RD & FERRY AVE Account Id: 00004699 Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		815.77	815.77	.00	815.77
2025	1		815.78	.00	.00	.00
2025		Total	1,631.55	815.77	.00	815.77
2024	4		842.94	.00	.00	.00
2024	3		842.94	.00	.00	.00
2024	2		788.61	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 36

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 97 W 3RD & 174 E RR FERRY Account Id: 00033174 Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		217.01	217.01	.00	217.01
2025	1		217.01	.00	.00	.00
2025		Total	434.02	217.01	.00	217.01
2024	4		224.23	.00	.00	.00
2024	3		224.24	.00	.00	.00
2024	2		200.78	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 36.01

Qualifier:

Owner: CONSOLIDATED RAIL CORP; %TAX DEPT

Prop Loc: SS LANSDOWN 215 E FERRY

Account Id: 00033175

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
		Total	.00		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date:

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 216

Lot: 10

Qualifier:

Owner: EMR EASTERN, LLC

Prop Loc: 1531 FERRY AVE Account Id: 00003375

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		4,624.50	4,624.50	.00	4,624.50
2025	1		4,624.50	.00	.00	.00
2025		Total	9,249.00	4,624.50	.00	4,624.50
2024	4		4,778.51	.00	.00	.00
2024	3		4,778.52	.00	.00	.00
2024	2		4,470.48	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing for a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280

Lot: 8

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 1432 FERRY AVE

Account Id: 00004690

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		1,581.95	1,581.95	.00	1,581.95
2025	1		1,581.95	.00	.00	.00
2025		Total	3,163.90	1,581.95	.00	1,581.95
2024	4		1,634.63	.00	.00	.00
2024	3		1,634.64	.00	.00	.00
2024	2		1,528.26	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280

Lot: 16

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 212 ATLANTIC AVE

Account Id: 00004691

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		85.92		85.92	.00	85.92
2025	1		85.92		.00	.00	.00
2025		Total	171.84		85.92	.00	85.92
2024	4		88.77		.00	.00	.00
2024	3		88.78		.00	.00	.00
2024	2		83.06		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing for a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280

Lot: 20

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: NS LANSDOWN 102 E FERRY

Account Id: 00004692

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		54.92		54.92	.00	54.92
2025	1		54.92		.00	.00	.00
2025		Total	109.84		54.92	.00	54.92
2024	4		56.74		.00	.00	.00
2024	3		56.75		.00	.00	.00
2024	2		53.00		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280

Lot: 22

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 250 ATLANTIC AVE

Account Id: 00004694

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		577.51		577.51	.00	577.51
2025	1		577.51		.00	.00	.00
2025		Total	1,155.02		577.51	.00	577.51
2024	4		596.74		.00	.00	.00
2024	3		596.75		.00	.00	.00
2024	2		558.27		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 280
Lot: 23
Qualifier:
Owner: EASTERN METAL RECYCLING TERMINALS
Prop Loc: WS LANSDOWN 367 N FERRY
Account Id: 00033172

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		523.48	523.48	.00	523.48
2025	1		523.48	.00	.00	.00
2025		Total	1,046.96	523.48	.00	523.48
2024	4		540.91	.00	.00	.00
2024	3		540.91	.00	.00	.00
2024	2		506.04	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00
Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281 Municipal Lien

Lot: 25

Qualifier:

Owner: FRANCHI PROPERTIES, LLC

Prop Loc: REAR 1484 FERRY S CL Account Id: 00004696

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		158.55		158.55	.00	158.55
2025	1		158.55		.00	.00	.00
2025		Total	317.10		158.55	.00	158.55
2024	4		163.83		.00	.00	.00
2024	3		163.83		.00	.00	.00
2024	2		153.27		.00	.00	.00

Other Delinquent Balances: 1,507.65 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: 1,507.65 Per Diem: .0000 Last Payment Date: 08/19/2022

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 28

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 1484 FERRY AVE

Account Id: 00004697

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		5,246.30	*	5,246.30	.00	5,246.30
2025	1		5,246.30	*	3.09	.01	3.10
2025		Total	10,492.60		5,249.39	.01	5,249.40
2024	4		6,168.53	*	.00	.00	.00
2024	3		4,622.01		.00	.00	.00
2024	2		4,324.06		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0007 Last Payment Date: 04/02/2025

TOTAL TAX BALANCE DUE

Principal: 3.09 Penalty: .00

Misc. Charges: .00 Interest: .01 Total: 3.10

* Indicates Adjusted Billing for a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 31

Qualifier:

Owner: R FANELLE & SONS, INC

Prop Loc: 1466 FERRY AVE

Account Id: 00004698

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		3,482.77		3,482.77	.00	3,482.77
2025	1		3,482.77		.00	.00	.00
2025		Total	6,965.54		3,482.77	.00	3,482.77
2024	4		3,598.76		.00	.00	.00
2024	3		3,598.77		.00	.00	.00
2024	2		3,265.77		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing for a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 35

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: WS S 3RD 246 NO FERRY AVE

Account Id: 00033173

Notes Exist

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		177.15		177.15	.00	177.15
2025	1		177.15		.00	.00	.00
2025		Total	354.30		177.15	.00	177.15
2024	4		183.05		.00	.00	.00
2024	3		183.05		.00	.00	.00
2024	2		171.25		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing for a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 35.01

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: SW 3RD & FERRY AVE Account Id: 00004699 Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		815.77	815.77	.00	815.77
2025	1		815.78	.00	.00	.00
2025		Total	1,631.55	815.77	.00	815.77
2024	4		842.94	.00	.00	.00
2024	3		842.94	.00	.00	.00
2024	2		788.61	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 36

Qualifier:

Owner: EASTERN METAL RECYCLING TERMINALS

Prop Loc: 97 W 3RD & 174 E RR FERRY Account Id: 00033174

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
2025	2		217.01		217.01	.00	217.01
2025	1		217.01		.00	.00	.00
2025		Total	434.02		217.01	.00	217.01
2024	4		224.23		.00	.00	.00
2024	3		224.24		.00	.00	.00
2024	2		209.78		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/21/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter | Help

Block: 281

Lot: 36.01

Qualifier:

Owner: CONSOLIDATED RAIL CORP; %TAX DEPT

Prop Loc: SS LANSDOWN 215 E FERRY

Account Id: 00033175

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance
		Total	.00		.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/11/25 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: / /

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing for a Tax Quarter

Atlantic Avenue CMC Yard
Atlantic Avenue & Ferry Avenue
Camden, NJ

PROJECT NOTE:
1. ALL SITE WORK CONSTRUCTION AND DETAILS MUST CONFORM TO THE STANDARDS OF THE CITY OF CAMDEN.
2. THE APPLICANT WILL COMPLY WITH THE CITY'S "ORDINACE ESTABLISHING STANDARDS FOR THE SUBMISSION OF MAPS AND OTHER DOCUMENTS IN A DIGITAL FORMAT".
3. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AND INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO J.J.A.C. 3:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).

INDEX OF DRAWINGS

SHT.	TITLE
	CIVIL DRAWINGS
C000	COVER SHEET
C001	NOTES & LEGEND
D101	SITE DEMOLITION PLAN
C101	OVERALL SITE PLAN
C201202	ENLARGED SITE PLAN
C203-205	ENLARGED LIVING WALL PLAN
C301-302	ENLARGED GRADING PLAN
C303	EROSION CONTROL PLAN
C304	STORMWATER POLLUTION PREVENTION PLAN & NOTES A, B & C
C401-402	SITE UTILITY PLAN
C501-503	SECTIONS AND DETAILS
L101-102	LANDSCAPE PLAN

PROPERTIES OWNER LIST WITHIN 200 FT OF SUBJECT PROPERTY AS OF 09/21/2018
CITY OF CAMDEN, CAMDEN COUNTY, NJ

BLOCK	LOT	OWNER	OWNER ADDRESS	CITY, STATE, ZIP CODE
217	8	SOUTH JERSEY PORT CORPORATION	101 JOSEPH A BALZANO BLVD	CAMDEN, NJ, 08103
217	9.01	CAMDEN IRON & METAL, INC.	143 HARDING AVENUE	BELLMAWR, NJ, 08031
217	10	CAMDEN IRON & METAL, INC.	143 HARDING AVENUE	BELLMAWR, NJ, 08031
217	12	SOUTH JERSEY PORT CORPORATION	101 JOSEPH A BALZANO BLVD	CAMDEN, NJ 08103
217	15	READING RR CO; %TAX DEPT.	THREE COMMERCIAL PL, #209	NORFOLK, VA, 23510

LOCAL UTILITIES

COMPANY	ADDRESS	CITY, STATE, ZIP CODE
CAMDEN COUNTY MUA	1645 FERRY AVENUE	CAMDEN, NJ, 08104
PUBLIC SERVICE ELECTRIC & GAS	PO BOX 790	CRANFORD, NJ, 07016-0790
VERIZON	540 BROAD STREET	NEWARK, NJ, 07101
AMERICAN WATER	PO BOX 52747	PHOENIX, AZ, 85072
NEW JERSEY AMERICAN WATER	PO BOX 578	ALTON, IL 62002
COMCAST CABLEVISION	1250 HADDONFIELD-BERLIN ROAD	CHERRY HILL, NJ, 08034-0404

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

SUBJECT SITE:

SITE LOCATED IN CAMDEN TOWNSHIP
CAMDEN COUNTY, NEW JERSEY
39° 55' 39"N, 75° 7' 30"W

Owner:

EMR Eastern Region
201 North Front Street
Camden, NJ 08102
Phone: (856) 969-7035
Fax: (856) 219-3877

Civil Engineer:

Moench Engineering, P.C.
4000 Clarks Creek Road
Plainfield, Indiana 46168
Phone: (317) 837-2767
Fax: (317) 837-7266

Jurisdictional Contact:

City of Camden
Department of Administration
Division of Planning
520 Market St.
City Hall, Suite 224
PO Box 95120
Camden, NJ 08101-5120
Phone: (856) 757-7600
Fax: (856) 964-2262

Approvals:

PLANNING BOARD CHAIRMAN DATE

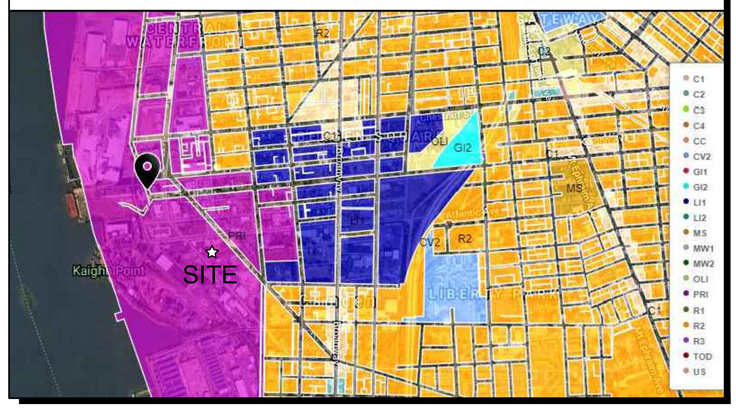
PLANNING BOARD SECRETARY DATE

I HAVE CAREFULLY EXAMINED THIS PLAN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS TO THE APPLICABLE CONDITIONS OF THE PLANNING BOARD APPROVAL AND THE TOWNSHIP ORDINANCES AND REQUIREMENTS THERETO. THIS PLAN IS HEREBY APPROVED BY THE OFFICE OF THE CITY OF CAMDEN PLANNING BOARD ENGINEER:

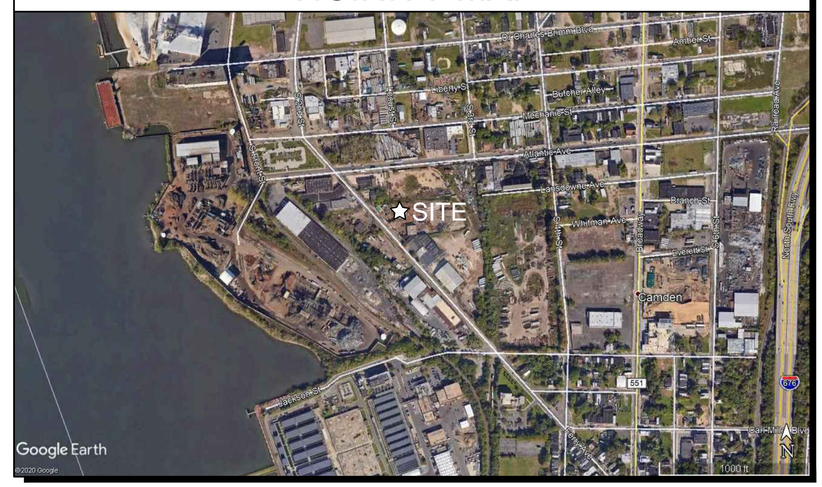
CITY OF CAMDEN PLANNING BOARD ENGINEER DATE

ZONING OFFICER / ADMINISTRATIVE OFFICER DATE

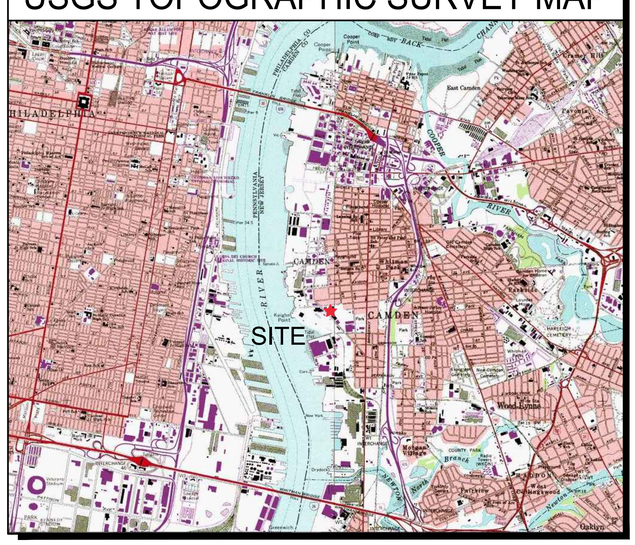
ZONING MAP



VICINITY MAP



USGS TOPOGRAPHIC SURVEY MAP



AREA MAP

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

COVER SHEET

STATE OF NEW JERSEY
BRIAN W. MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C000

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:14:13 PM, AutoCAD PDF (General Documentation).pc3

LINETYPE LEGEND:

(SF)	= SILT FENCE
X	= BARB WIRE FENCE
	= CHAIN-LINK FENCE
H	= WOOD FENCE
W	= WATER LINE
STRM	= STORM SEWER LINE
SAN	= SANITARY SEWER LINE
GAS	= GAS LINE
UGE	= UNDERGROUND ELECTRIC LINE
OHE	= OVERHEAD ELECTRIC LINE
COMM	= COMMUNICATION LINE
T	= TELEPHONE LINE
UTELE	= UNDERGROUND TELEPHONE LINE
FO	= FIBER OPTIC LINE
FW	= FIRE DEPARTMENT WATER SUPPLY
35' ESMT	= 35' EASEMENT LINE
30' ESMT	= 30' EASEMENT LINE
25' ESMT	= 25' EASEMENT LINE
20' ESMT	= 20' EASEMENT LINE
15' ESMT	= 15' EASEMENT LINE
10' ESMT	= 10' EASEMENT LINE
5' ESMT	= 5' EASEMENT LINE
ESMT	= EASEMENT LINE
	= SWALE LINE
	= EDGE OF WATER
35' SETBK	= 35' SETBACK LINE
30' SETBK	= 30' SETBACK LINE
25' SETBK	= 25' SETBACK LINE
20' SETBK	= 20' SETBACK LINE
15' SETBK	= 15' SETBACK LINE
10' SETBK	= 10' SETBACK LINE
5' SETBK	= 5' SETBACK LINE
SETBACK	= SETBACK LINE
ROW	= RIGHT-OF-WAY LINE
	= PROPERTY BOUNDARY
UD	= SWALE UNDERDRAIN
CABLE	= CABLE TV LINE
FL>	= FLOW LINE

SYMBOL LEGEND:

	= STORM SEWER END SECTION
	= SANITARY SEWER CLEANOUT
C.O.	= CLEANOUT
	= MANHOLE
	= CATCH BASIN
	= CATCH BASIN
	= CURB INLET
	= FIRE HYDRANT
	= PRESSURE RELIEF VALVE
WV	= WATER VALVE
W	= WATER WELL
GV	= GAS VALVE
	= LIGHT POLE
	= UTILITY POLE
IRF / RBF	= PROPERTY CORNER IRF = IRON ROD FOUND RBF = REBAR FOUND
	= SURVEY POINT (SECTION CORNER)
BM	= BENCHMARK
	= SOIL BORING
741.25	= NEW GRADE ELEVATION
+741.25	= EXISTING GRADE ELEVATION
	= STRAW BALE DAM
	= ROCK DAM
	= SIGN
STOP	= STOP SIGN
	= HANDICAP SIGN
ENTER ONLY	= ENTER ONLY SIGN
EXIT ONLY	= EXIT ONLY SIGN
DO NOT ENTER ONLY	= DO NOT ENTER SIGN
	= EVERGREEN TREE
	= DECIDUOUS TREE
	= BUSH
	= TEMPORARY CONSTRUCTION ENTRNACE
	= GRASS PERMANENT SEEDING
	= EROSION CONTROL BLANKET ON ALL SLOPES 3:1 OR GREATER

HATCH AREAS ID:

PROPOSED BUILDING (Conceptual Design)	TEMPORARY SEEDING
EROSION CONTROL BLANKET	TEMPORARY CONSTRUCTION ENTRANCE
HEAVY DUTY ASPHALT	RIP-RAP or GRAVEL AREA
STANDARD DUTY ASPHALT	CONCRETE
RIGHT-OF-WAY ASPHALT	

PROTECTION AND DEMOLITION NOTES:

TREE REMOVAL AND PROTECTION:

1. TREES SHALL BE REMOVED FROM THE PROJECT SITE WHERE THEY INTERFERE DIRECTLY WITH THE PLACEMENT OF STORM OR SANITARY SEWERS AND THAT SUCH EXCAVATION WILL BE FATAL TO TREES.

2. THE CONTRACTOR SHALL ENDEAVOR TO SAVE AND PROTECT TREES OF VALUE AND WORTH WHICH DO NOT IMPAIR CONSTRUCTION OF IMPROVEMENTS AS DESIGNATED. IN THE EVENT CUT OR FILL EXCEEDS 0.5 FEET OVER THE ROOT AREA, THE DEVELOPER SHALL BE CONSULTED WITH RESPECT TO PROTECTIVE MEASURES TO BE TAKEN, IF ANY, TO PRESERVE SUCH TREES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE METHOD FOR PROTECTION OF TOPS, TRUNKS AND ROOTS OF EXISTING TREES ON THE PROJECT SITE THAT ARE TO REMAIN. EXISTING TREES SUBJECT TO CONSTRUCTION DAMAGE SHALL BE BOXED, FENCED OR OTHER MATERIAL AND EQUIPMENT SHALL NOT BE STOCKPILED OR STORED WITHIN THE SPREAD OF BRANCHES. BRANCHES WHICH NEED TO BE REMOVED OR ARE BROKEN SHALL BE NEATLY TRIMMED AND SCARS SHALL BE COVERED WITH TREE PAINT.

CLEARING AND GRUBBING:

1. CLEARING AND GRUBBING SHALL CONSIST OF CUTTING, REMOVING AND SATISFACTORY DISPOSING OF ALL TREES, BRUSH, PROJECTING ROOTS, STUMPS, RUBBISH, BROKEN PAVEMENT, BROKEN CONCRETE, FENCING (AS DESIGNATED) AND OTHER MATERIALS ON THE PROJECT SITE AND WITHIN THE BOUNDARY AS SHOWN ON THE CONSTRUCTION DOCUMENTS AND / OR DESIGNATED BY THE CONSTRUCTION LIMITS.

2. ALL "UNSUITABLE MATERIAL" FROM CLEARING OPERATIONS SHALL BE REMOVED TO DISPOSAL AREAS AS DIRECTED BY GENERAL CONTRACTOR.

STRIPPING OF TOPSOIL:

1. THE CONTRACTOR SHALL VERIFY THAT ALL TOPSOIL HAS BEEN REMOVED IN THE AREAS TO BE OCCUPIED BY ROADS, WALKS AND DESIGNATED BUILDING AREAS. TOPSOIL SHALL BE REMOVED TO A DEPTH OF SIX (6) INCHES OR DEEPER, IF NECESSARY, TO REMOVE ORGANIC MATTER WHERE REQUIRED.

2. TOPSOIL SHALL BE KEPT SEPARATED FROM SUITABLE FILL MATERIALS AND SHALL NOT BE USED AS FILL UNDER PAVEMENT, BUILDING AREAS AND / OR FUTURE STRUCTURAL AREAS.

3. TOPSOIL SHALL BE STORED AT A LOCATION WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OPERATIONS AS DIRECTED BY THE GENERAL CONTRACTOR.

4. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL DEBRIS AND STONES.

DEMOLITION:

1. ALL MATERIAL AS A RESULT OF THE GENERAL DEMOLITION SHALL BE THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR'S LUMP SUM BID PRICE FOR THE DEMOLITION SHALL TAKE INTO ACCOUNT THE SALVAGEABLE VALUE OF MATERIALS AND SAID BID PRICE SHALL REFLECT SAID DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN FROM ALL APPLICABLE GOVERNMENT AUTHORITIES NECESSARY PERMITS REQUIRED. A COPY OF SUCH PERMITS TO BE FURNISHED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK HEREIN.

UTILITY NOTES:

SEPTIC:

- CONSTRUCTION OF SEPTIC SYSTEM WILL BE DONE WHEN SOILS ARE DRY.
- SYSTEM AS DESIGNED AND WHEN SHOWN IS DONE WITH THE INTENTION OF THE SYSTEM BEING INSTALLED AT MINIMUM DEPTHS.
- NO CLAY FILL MATERIALS WILL BE PLACED OVER ABSORPTION FIELD.
- FINISH GRADING OVER ABSORPTION FIELD WILL BE DONE TO OBTAIN POSITIVE SURFACE DRAINAGE AWAY FROM FIELD. ANY FINISH GRADING DONE IN AREA OF ABSORPTION FIELD WILL BE DONE WITH LIGHT EQUIPMENT.
- NO COMPACTING FROM CONSTRUCTION TRAFFIC TO BE ALLOWED IN ABSORPTION AREA. IT IS SUGGESTED THE AREA BE ISOLATED BY STEEL FENCE POSTS AND VISIBLE FENCING MATERIAL OR OTHER MEANS.
- EXISTING ELEVATIONS SHOWN SHOULD BE VERIFIED BEFORE CONSTRUCTION BEGINS. DESIGN SHOWN IS BASED ON ELEVATIONS SHOWN.
- PERIMETER DRAIN MUST BE INSTALLED AT A MINIMUM OF 36 INCHES BELOW THE PLOW LAYER OF THE SAND MOUND.
- SURFACES, CONNECTIONS AND ACCESSES TO ALL TANKS ARE TO BE SEALED WATERTIGHT TO PREVENT GROUNDWATER AND SURFACE WATER LEAKAGE INTO THE SYSTEM.
- ALL LATERALS AND BED BOTTOMS SHALL BE LEVEL ALONG THEIR LENGTH AND WIDTH,
- ONLY 1/2" TO 2 1/2" WASHED STONE OR GRAVEL WILL BE ACCEPTED AS BED AGGREGATE.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
- SILT FENCE SHOULD BE INSTALLED AT PROPERTY PERIMETER TO PREVENT SOIL FROM LEAVING THE SITE.
- TEMPORARY SEEDING SHOULD BE APPLIED TO AREAS IDLE FOR 6 MONTHS.
- THIS IS NOT A BOUNDARY SURVEY, ALL PROPERTY LINES AND DIMENSIONS ARE APPROXIMATE.
- CONTRACTOR TO VERIFY FINISHED FLOOR ELEVATION PRIOR TO INSTALLATION; IF DISCREPANCY OCCURS CONTACT ENGINEER FOR PROPER DEPTHS.
- PRE-CONSTRUCTION CONFERENCE WITH CONTRACTOR AND ED MILLER (INDIANA STATE DEPARTMENT OF HEALTH, 317-233-7186) SHALL BE CONDUCTED 15 DAYS PRIOR TO BEGINNING OF MOUND CONSTRUCTION.
- SURFACES, CONNECTIONS AND ACCESSES TO ALL TANKS MUST BE SEALED WATERTIGHT TO PREVENT BOTH GROUND WATER AND SURFACE WATER LEAKAGE INTO THE SYSTEM. THIS IS EXTREMELY IMPORTANT AS INFILTRATION COULD RESULT IN OVERLOADING THE SYSTEM.
- FOR A MULTIPLE PUMP SYSTEM, THE PUMPS MUST AUTOMATICALLY ALTERNATE BETWEEN DOSES AND THE CONTROLS LOCATED IN A WATERTIGHT CONTROL PANEL. THE AUDIOVISUAL ALARM MUST BE ON A SEPARATE CIRCUIT AND THE ALARM CIRCUIT WILL LOCK ON WITH ANY PUMP FAILURE, REQUIRING MANUAL RESET.
- TO PROTECT THE SITE OF THE PROPOSED MOUND FROM COMPACTING, GRADING OR FILLING PRIOR TO INSTALLATION, THE AREA MUST BE TEMPORARILY ISOLATED BY FENCING OR OTHER MEANS. OTHERWISE, DISTURBANCE OF THE SITE MAY RENDER THE AREA USELESS AND POSSIBLY RESULT IN REVOCATION OF THE CONSTRUCTION PERMIT.
- ANY SEPTIC TANK, DOSING TANK, SECONDARY TREATMENT DEVICE OR ABSORPTION FILED MUST BE LOCATED AT LEAST 100 FEET FROM WATER WELLS.
- SEWERS UNDER BUILDINGS OR OUTSIDE OF BUILDING FOUNDATIONS MUST BE LOCATED AT LEAST 50 FEET FROM WATER WELLS, FOR SEWERS AT DISTANCES OF 50 TO 100 FEET FROM WELLS, REFER TO THE "LIST OF ACCEPTABLE PIPE."
- IF A PERIMETER DRAIN IS PROVIDED, THE DRAIN SHALL ENCIRCLE EACH ABSORPTION AREA.

SITE NOTES:

GENERAL NOTES:

1. ALL RADII SHELL BE 5 FOOT UNLESS NOTED OTHERWISE ON PLANS.

2. CONTRACTOR TO VERIFY EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

3. STORM SEWER PIPE OF OTHER MATERIAL OR MATERIAL NOT MEETING THESE SPECIFICATIONS SHALL REQUIRE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.

4. THE CONTRACTOR SHALL SUBMIT INFORMATION TO THE APPROPRIATE JURISDICTIONAL CONTACT SHOWING CONFORMANCE WITH THESE SPECIFICATIONS UPON REQUEST.

PAVEMENT CONSTRUCTION:

1. THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, SHALL APPLY TO WORKMANSHIP AND MATERIALS IN CONSTRUCTION OF SUBGRADE, PAVEMENT, CURBS AND WALKS.

A) PREPARE THE SUBGRADE IN ACCORDANCE WITH INDOT SECTION 207. NO TRAFFIC WILL BE PERMITTED ON THE PREPARED SUBGRADE PRIOR TO PAVING.

B) BITUMINOUS PAVEMENT IN ACCORDANCE WITH DOT SECTION 403.

CONCRETE PAVEMENT AND WALKS:

1. SEE DETAIL FOR TYPE AND DETAILS.

2. CONCRETE SHALL BE READY MIXED PORTLAND CEMENT AND WATER CONFORMING TO ASTM C-150. AGGREGATES SHALL CONFORM TO ASTM C-33. COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 4500 P.S.I. WHERE REQUIRED, REINFORCEMENT SHALL BE WELDED STEEL WIRE FABRIC CONFORMING TO ASTM A-185.

3. ALL EXTERIOR CONCRETE SHALL CONTAIN 6% ± 1% AIR ENTRAINMENT.

APPLICATION:

A) PLACE CONCRETE ONLY ON A MOIST, COMPACT SUBGRADE OR BASE FREE FROM LOOSE MATERIAL. PLACE NO CONCRETE ON MUDDY OR FROZEN SUBGRADE IN ACCORDANCE WITH DOT SECTION 604 AND 605.

B) CONCRETE SHALL BE DEPOSITED SO AS TO REQUIRE AS LITTLE RE-HANDLING AS PRACTICAL. WHEN CONCRETE IS TO BE PLACED AT AN ATMOSPHERIC TEMPERATURE OF 35 DEGREES OR LESS, PARAGRAPH 702.10 OF THE DOT SPECIFICATIONS SHALL APPLY.

C) EXCEPT AS OTHERWISE SPECIFIED, CURE ALL CONCRETE BY ONE OF THE METHODS ACCEPTABLE IN THE INDUSTRY.

HANDICAP RAMP CONSTRUCTION NOTES:

1. ALL HANDICAP RAMPS SHALL MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT, THE MOST RECENT INDOT STANDARD SPECIFICATIONS AND THE GOVERNING JURISDICTIONS MOST RECENT STANDARDS. CURB SWIPES REQUIRED FOR HANDICAP RAMPS SHALL BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.

2. MINIMUM WIDTH OF CURB RAMP SHALL BE 4 FEET NOT INCLUDING FLARES, MAXIMUM SLOPE OF RAMPS SHALL BE 12:1

3. HANDICAP RAMPS ARE TO BE LOCATED AS SHOWN ON PLANS.

4. TYPE 'E' RAMPS SHALL BE PROVIDED AT THE CENTERLINE OF RADIUS AT ALL CORNERS OF EVERY STREET INTERSECTION WHERE THERE IS AN EXISTING OR PROPOSED SIDEWALK AND CURB. IN CASE OF "T"-INTERSECTION, A TYPE 'C' RAMP SHALL BE PROVIDED ADJACENT TO EACH CORNER RAMP, TYPE 'C' RAMPS ALSO SHALL BE PROVIDED AT WALK LOCATIONS AT MID-BLOCK IN VICINITY OF HOSPITALS, MEDICAL CENTERS OR ATHLETIC STADIUMS. THE USE OF DETAILS CONTRARY TO THOSE SHOWN HEREIN SHALL REQUIRE THE PRIOR WRITTEN APPROVAL OF THE GOVERNING JURISDICTION.

5. SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

6. RAMPS SHALL BE PROVIDED WHERE THE DRIVEWAY CURB EXTENDS ACROSS THE SIDEWALK.

7. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON ALL RAMPS WITH NO BREAKS IN GRADE.

8. DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH THE RAMPS EXCEPT WHERE EXISTING DRAINAGE STRUCTURES ARE BEING UTILIZED IN THE NEW CONSTRUCTION. LOCATION OF THE RAMPS SHALL TAKE PRECEDENCE OVER LOCATION OF DRAINAGE STRUCTURES.

9. THE NORMAL GUTTER LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.

10. EXPANSION JOINTS FOR THE RAMP SHALL BE A MAXIMUM 1/2" WIDE. THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

11. CROSSWALK AND STOP LINE MARKING, IF USED, SHALL BE LOCATED TO STOP TRAFFIC SHORT OF ALL RAMP CROSSINGS.

12. SLOPE OF RAMP MAY BE WARPED WHEN FILED CONDITIONS WARRANT AND WHEN APPROVED BY THE GOVERNING JURISDICTION.

GRADING NOTES:

GENERAL GRADE NOTES:
1. REFER TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTION BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT.

2. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTING TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE ACHIEVED

3. MAXIMUM LAWN SLOPE IS 3:1.

4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.

5. ALL SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.

6. ALL EXISTING MANHOLE CASTINGS TO BE ADJUSTED TO FINISH GRADE.

7. COMPACT "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.

CITY OF CAMDEN STANDARD NOTES:

A. SELECT FILL FOR WATER / SEWER TRENCH INSTALLATION SHALL BE DENSE GRADED AGGREGATE I-5, IN ACCORDANCE WITH THE SPECIFICATION SUBSECTION 901.08 OF THE NEW JERSEY DEPARTMENT OF TRANSPORATATION STANDARD SPECIFICATION AND CONFORM TO THE TABLE IN SECTION 577-299.H OF THE ORDINANCE.

B. AIR RELEASE CALVE SHALL BE INSTALLED AT HIGH POINTS OF THE WATER MAIN.

C. THRUST BLOCKS AND RESTRAINTS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS. THRUST BLOCKS SHALL HAVE TWENTY-EIGHT (28) DAY STRENGTH OF 4,000 p.s.i.

D. STORM INLETS WHICH ARE CONNECTED DIRECTLY TO CITY COMBINED SEWERS MUST BE FURNISHED WITH A SUMP AND TRAP PER CITY STANDARD DETAILS.

E. A CROP MANHOLE CONNECTION SHALL BE USED WHERE THERE IS A DIFFERENCE IN ELEVATION OF TWO (2) FEET OR GREATER. REFER TO CITY DETAILS.

F. ALL RCP SHALL BE LINED ON THE INTERIOR WITH A COAT TAR EPOXY SEAL COAT WITH A MINIMUM OF FOUR (4) mils IN THICKNESS (DFT).

G. AN AS-BUILT PLAN SHALL BE REQUIRED ON ALL COMPLETED WATER AND SEWER MAINS. THE AS-BUILT SHALL BE BASED ON A SURVEY BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR. AN ELECTRONIC FORMAT OF THE SAME IN COMPLIANCE WITH THE CITY ORDINANCE SHALL ALSO BE SUBMITTED.

H. ALL PIPE SHALL BE MANUFACTURED AND SUPPLIED WITHOUT LIFTING HOLES.

WATER / SEWER MAIN, SERVICES & STORMWATER NOTES:

1. PROCEDURE FOR ABANDONMENT OF SEWER AND WATER SERVICE SHALL COMPLY WITH THE CITY ORDINANCE.

2. ALL NEW MANHOLES AND CATCH BASINS SHALL HAVE AN EXTERIOR COATING OF CARBOLINE COAL TAR EPOXY 300m, OR EQUAL, TWO COATS. EACH MANHOLE BASE SHALL PROVIDE CIRCULAR OPENINGS AT THE REQUIRED LOCATIONS AND ELEVATIONS FOR THE PROPER CONNECTIONS OF ALL PIPES. THE FLEXIBLE CONNECTIONS SHALL BE A-LOK FLEXIBLE CONNEXTOR BY A-LOK PRODUCTS, OR EQUAL.

3. MANHOLE FRAMES AND COVERS ARE TO PROVIDE FOR A THIRTY INCH CLEAR OPENING AT THE COVER IN ORDER TO ALLOW EASY ACCESS UNDER CONFINED SPACE ENTRY REQUIREMENTS. CAMPBELL FOUNDRY PATTERN NUMBER 1012B OR NJDOT APPROVED EQUAL.

4. VIDEO SEWER INSPECTION, INFILTRATION / EXFILTRATION TESTING AND PIPE ALIGNMENT TESTING SHALL BE PERFORMED ON ALL NEW SEWERS PRIOR TO ACCEPTANCE AND / OR DEDICATION.

5. ALL RCP SHALL BE LINED ON THE INTERIOR WITH A COAT OF EPOXY SEAL COAT WITH A MINIMUM OF 4 mils IN THICKNESS (DFT).

6. ALL RCP FROM 24 INCHES UP TO AND INCLUDING 72 INCHES DIAMETER SHALL CONFORM TO ASTM C76, MINIMUM PIPE CLASS IV, WALL B.

7. THE STRENGTH OF PRECAST CONCRETE FOR ALL INLETS AND MANHOLES SHALL BE EQUAL TO OR EXCEED 4000 psi.

8. WATER SERVICE PIPES 2" DIAMETER SHALL BE COPPER TUBING AND SHALL COMPLY WITH THE LATEST STANDARD SPECIFICATIONS FOR SEAMLESS COPPER TUBE, ASTM DESIGNATION: 88 SOFT TEMPER, TYPE K. PIPES LARGER THAN 2" DIAMETER SHALL BE DUCTILE IRON PIPE AND SHALL COMPLY WITH STANDARDS FOR DUCTILE IRON PIPE.

CITY OF CAMDEN STANDARD NOTES: (CONTINUED)

CAMDEN COUNTY SOIL EROSION AND SEDIMENT CONTROL 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 ½" 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. NJSA 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.

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

NOTES AND LEGENDS

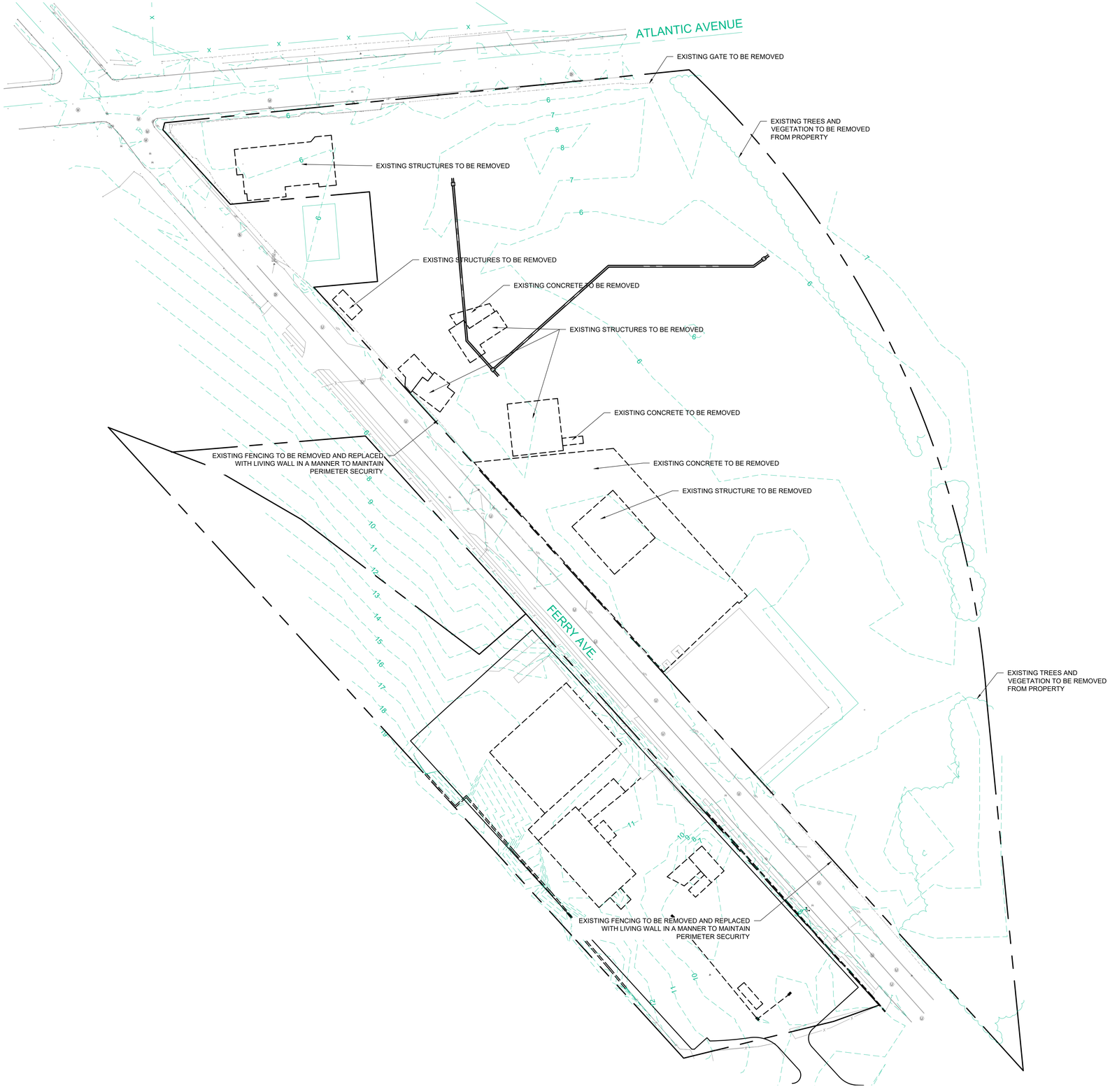
STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C001

C:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:14:18 PM, AutoCAD PDF (General Documentation).pc3



AREA DEMOLITION PLAN

SCALE: 1" = 60'

N

60 0 60 120

GRAPHIC SCALE: 1" = 60'

PROTECTION AND DEMOLITION NOTES:

TREE REMOVAL AND PROTECTION:

1. TREES SHALL BE REMOVED FROM THE PROJECT SITE WHERE THEY INTERFERE DIRECTLY WITH THE PLACEMENT OF STORM OR SANITARY SEWERS AND THAT SUCH EXCAVATION WILL BE FATAL TO TREES.

2. THE CONTRACTOR SHALL ENDEAVOR TO SAVE AND PROTECT TREES OF VALUE AND WORTH WHICH DO NOT IMPAIR CONSTRUCTION OF IMPROVEMENTS AS DESIGNATED. IN THE EVENT CUT OR FILL EXCEEDS 0.5 FEET OVER THE ROOT AREA, THE DEVELOPER SHALL BE CONSULTED WITH RESPECT TO PROTECTIVE MEASURES TO BE TAKEN, IF ANY, TO PRESERVE SUCH TREES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE METHOD FOR PROTECTION OF TOPS, TRUNKS AND ROOTS OF EXISTING TREES ON THE PROJECT SITE THAT ARE TO REMAIN. EXISTING TREES SUBJECT TO CONSTRUCTION DAMAGE SHALL BE BOXED, FENCED OR OTHER MATERIAL AND EQUIPMENT SHALL NOT BE STOCKPILED OR STORED WITHIN THE SPREAD OF BRANCHES. BRANCHES WHICH NEED TO BE REMOVED OR ARE BROKEN SHALL BE NEATLY TRIMMED AND SCARS SHALL BE COVERED WITH TREE PAINT.

CLEARING AND GRUBBING:

1. CLEARING AND GRUBBING SHALL CONSIST OF CUTTING, REMOVING AND SATISFACTORY DISPOSING OF ALL TREES, BRUSH, PROJECTING ROOTS, STUMPS, RUBBISH, BROKEN PAVEMENT, BROKEN CONCRETE, FENCING (AS DESIGNATED) AND OTHER MATERIALS ON THE PROJECT SITE AND WITHIN THE BOUNDARY AS SHOWN ON THE CONSTRUCTION DOCUMENTS AND / OR DESIGNATED BY THE CONSTRUCTION LIMITS.

2. ALL "UNSUITABLE MATERIAL" FROM CLEARING OPERATIONS SHALL BE REMOVED TO DISPOSAL AREAS AS DIRECTED BY GENERAL CONTRACTOR.

STRIPPING OF TOPSOIL:

1. THE CONTRACTOR SHALL VERIFY THAT ALL TOPSOIL HAS BEEN REMOVED IN THE AREAS TO BE OCCUPIED BY ROADS, WALKS AND DESIGNATED BUILDING AREAS. TOPSOIL SHALL BE REMOVED TO A DEPTH OF SIX (6) INCHES OR DEEPER, IF NECESSARY, TO REMOVE ORGANIC MATTER WHERE REQUIRED.

2. TOPSOIL SHALL BE KEPT SEPARATED FROM SUITABLE FILL MATERIALS AND SHALL NOT BE USED AS FILL UNDER PAVEMENT, BUILDING AREAS AND / OR FUTURE STRUCTURAL AREAS.

3. TOPSOIL SHALL BE STORED AT A LOCATION WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OPERATIONS AS DIRECTED BY THE GENERAL CONTRACTOR.

4. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL DEBRIS AND STONES.

DEMOLITION:

1. ALL MATERIAL AS A RESULT OF THE GENERAL DEMOLITION SHALL BE THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR'S LUMP SUM BID PRICE FOR THE DEMOLITION SHALL TAKE INTO ACCOUNT THE SALVAGEABLE VALUE OF MATERIALS AND SAID BID PRICE SHALL REFLECT SAID DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN FROM ALL APPLICABLE GOVERNMENT AUTHORITIES NECESSARY PERMITS REQUIRED. A COPY OF SUCH PERMITS TO BE FURNISHED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK HEREIN.

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

AREA DEMOLITION PLAN / EXISTING CONDITIONS

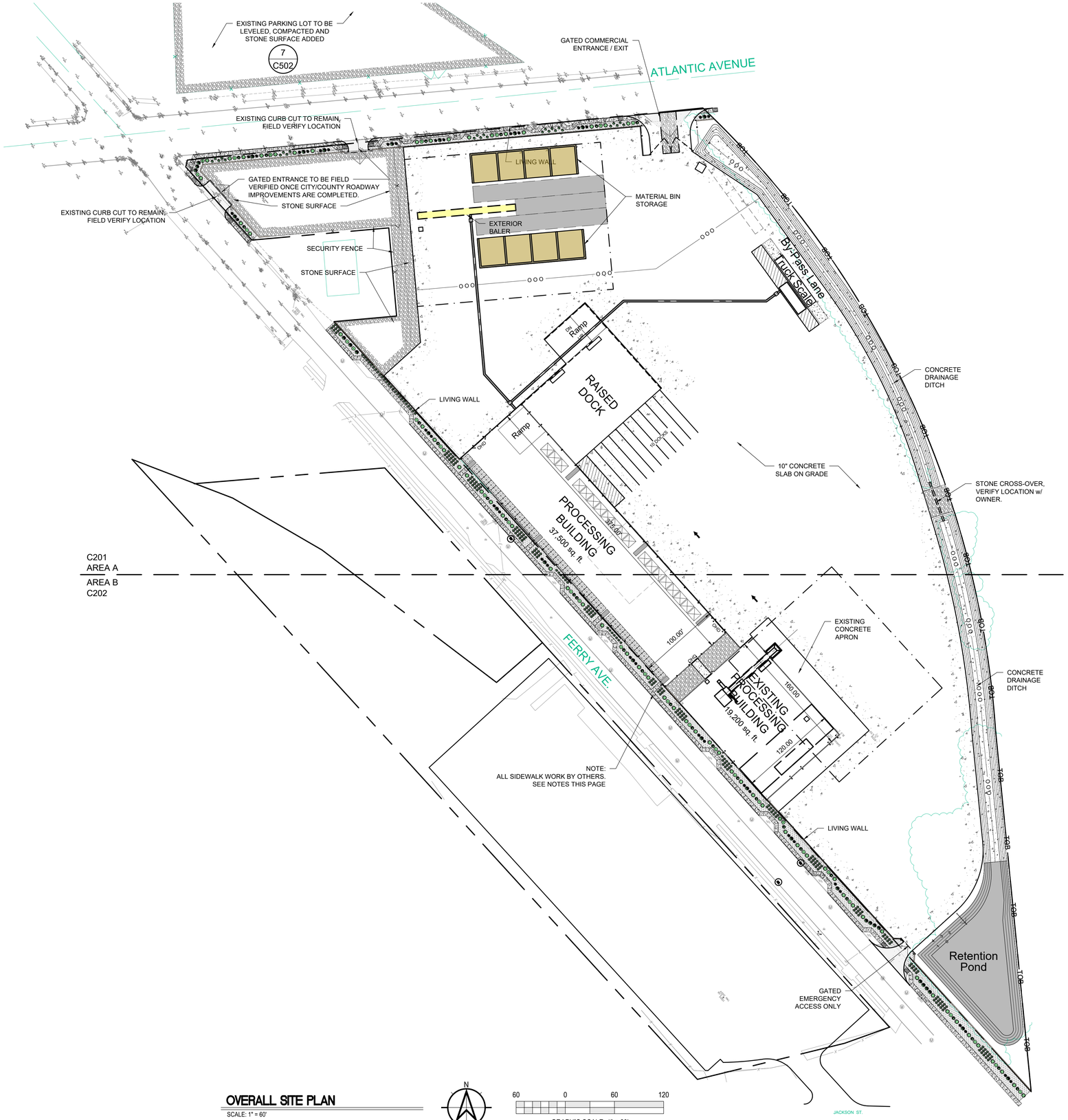
STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	D101

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:14:24 PM, AutoCAD PDF (General Documentation).pc3



OVERALL SITE PLAN

SCALE: 1" = 60'

LINETYPE LEGEND:

(SF)	= SILT FENCE
X	= BARB WIRE FENCE
O	= CHAIN-LINK FENCE
H	= WOOD FENCE
W	= WATER LINE
STRM	= STORM SEWER LINE
SAN	= SANITARY SEWER LINE
GAS	= GAS LINE
UGE	= UNDERGROUND ELECTRIC LINE
OHE	= OVERHEAD ELECTRIC LINE
COMM	= COMMUNICATION LINE
T	= TELEPHONE LINE
UTELE	= UNDERGROUND TELEPHONE LINE
FO	= FIBER OPTIC LINE
W	= FIRE DEPARTMENT WATER SUPPLY
35' ESMT	= 35' EASEMENT LINE
30' ESMT	= 30' EASEMENT LINE
25' ESMT	= 25' EASEMENT LINE
20' ESMT	= 20' EASEMENT LINE
15' ESMT	= 15' EASEMENT LINE
10' ESMT	= 10' EASEMENT LINE
5' ESMT	= 5' EASEMENT LINE
ESMT	= EASEMENT LINE
	= SWALE LINE
	= EDGE OF WATER
35' SETBK	= 35' SETBACK LINE
30' SETBK	= 30' SETBACK LINE
25' SETBK	= 25' SETBACK LINE
20' SETBK	= 20' SETBACK LINE
15' SETBK	= 15' SETBACK LINE
10' SETBK	= 10' SETBACK LINE
5' SETBK	= 5' SETBACK LINE
SETBACK	= SETBACK LINE
ROW	= RIGHT-OF-WAY LINE
	= PROPERTY BOUNDARY
UD	= SWALE UNDERDRAIN
CABLE	= CABLE TV LINE
FL>	= FLOW LINE

SYMBOL LEGEND:

	= STORM SEWER END SECTION
	= SANITARY SEWER CLEANOUT
C.O.	= CLEANOUT
	= MANHOLE
	= CATCH BASIN
	= CATCH BASIN
	= CURB INLET
	= FIRE HYDRANT
	= PRESSURE RELIEF VALVE
WV	= WATER VALVE
W	= WATER WELL
GV	= GAS VALVE
	= LIGHT POLE
	= UTILITY POLE
IRF / RBF	= PROPERTY CORNER IRF = IRON ROD FOUND RBF = REBAR FOUND
	= SURVEY POINT (SECTION CORNER)
BM	= BENCHMARK
	= SOIL BORING
741.25	= NEW GRADE ELEVATION
+741.25	= EXISTING GRADE ELEVATION
	= STRAW BALE DAM
	= ROCK DAM
	= SIGN
STOP	= STOP SIGN
	= HANDICAP SIGN
ENTER ONLY	= ENTER ONLY SIGN
EXIT ONLY	= EXIT ONLY SIGN
DO NOT ENTER	= DO NOT ENTER SIGN
	= EVERGREEN TREE
	= DECIDUOUS TREE
	= BUSH
	= TEMPORARY CONSTRUCTION ENTRNACE

PROJECT NOTES:

1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

REFERENCE and BASE INFORMATION NOTES:

1. HORIZONTAL DATUM IS BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD-83. VERTICAL DATUM IS BASED ON NORTH AMERICAN DATUM, NAVD88. CONVERSION FROM NAVD88 TO NGVD29 IS +1.14'

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

OVERALL SITE PLAN

STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C101

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:14:29 PM, AutoCAD PDF (General Documentation).pc3

LEGAL DESCRIPTION

BLOCKS: 280 and 281
LOTS: 8, 16, 20, 21, 22, 23, 25, 28, 31, 35, 35.01, 36, 36.01
FERRY AVENUE and ATLANTIC AVENUE
CAMDEN COUNTY, CITY of CAMDEN, NEW JERSEY

OWNER: EMR
201 NORTH FRONT STREET
CAMDEN, NJ 08102

BENCH MARK DATA (DI3233):

DESCRIBED BY NEW JERSEY GEODETIC SURVEY 2003 (RJK)
THE STATION IS LOCATED IN THE CITY OF CAMDEN ON THE NORTHEAST CORNER OF WHITMAN AVENUE AND NJ ROUTE 168 AT THE KYLE WEST WILL FAMILY HEALTH CENTER.

TO REACH THE STATION FROM THE INTERSECTION OF U.S HIGHWAYS 30, 130 AND WOODLYNNE AVENUE, GO NORTH ON WOODLYNNE AVENUE FOR 0.7 MI (1.13 KM) TO THE INTERSECTION WITH MT. EPHRAIM AVENUE, ALSO KNOWN AS STATE ROUTE 168. TURN RIGHT AND GO NORTH ON STATE ROUTE 168 FOR 0.8 MI (1.29 KM) TO THE STATION ON THE LEFT, SET FLUSH IN A DRILL HOLE IN THE SIDEWALK ON THE NORTH SIDE OF THE ENTRANCE DRIVE LEADING TO THE KYLE WEST WILL FAMILY HEALTH CENTER.

THE STATION IS 10.2 M (33.5 FT) WEST FROM THE CENTERLINE OF STATE ROUTE 168, 4.6 M (15.1 FT) NORTH FROM THE CENTERLINE OF THE DRIVEWAY LEADING TO THE KYLE WEST WILL FAMILY HEALTH CENTER, 0.4 M (1.3 FT) EAST FROM THE WEST POST OF A SIGN FOR THE KYLE WEST WILL FAMILY HEALTH CENTER AND 20.0 M (65.6 FT) NORTH FROM THE EXTENDED CENTERLINE OF WHITMAN AVENUE.

NAVD 88 ELEVATION = 36.37'

SITE ANALYSIS TABLE

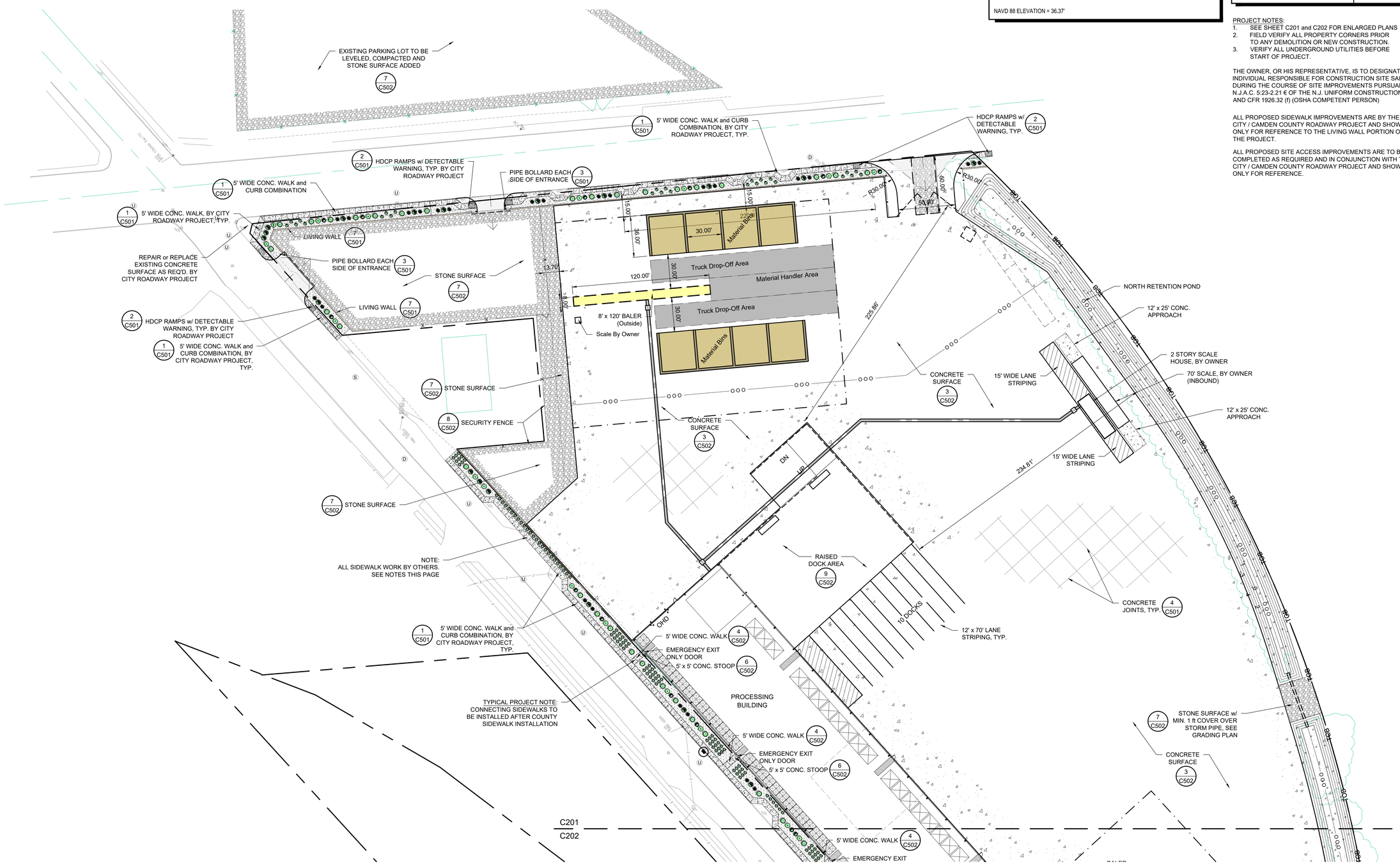
ZONING	PRI
TOTAL PARCEL	11.12 ACRES
TOTAL PARKING REQUIRED	N/A
PARKING RATIO	N/A
STANDARD PARKING SPACES (10'x20')	N/A
HANDICAPPED SPACES	N/A
TOTAL SPACES PROVIDED	N/A
BUILDING SQUARE FOOTAGE	
EXISTING BLDG.	19,200 S.F.
PROCESSING BLDG.	37,500 S.F.
TOTAL	56,700 S.F.

PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.



ENLARGED SITE PLAN - NORTH

SCALE: 1" = 40'

N

40 0 40 80

GRAPHIC SCALE: 1" = 40'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

ENLARGED SITE PLAN - NORTH

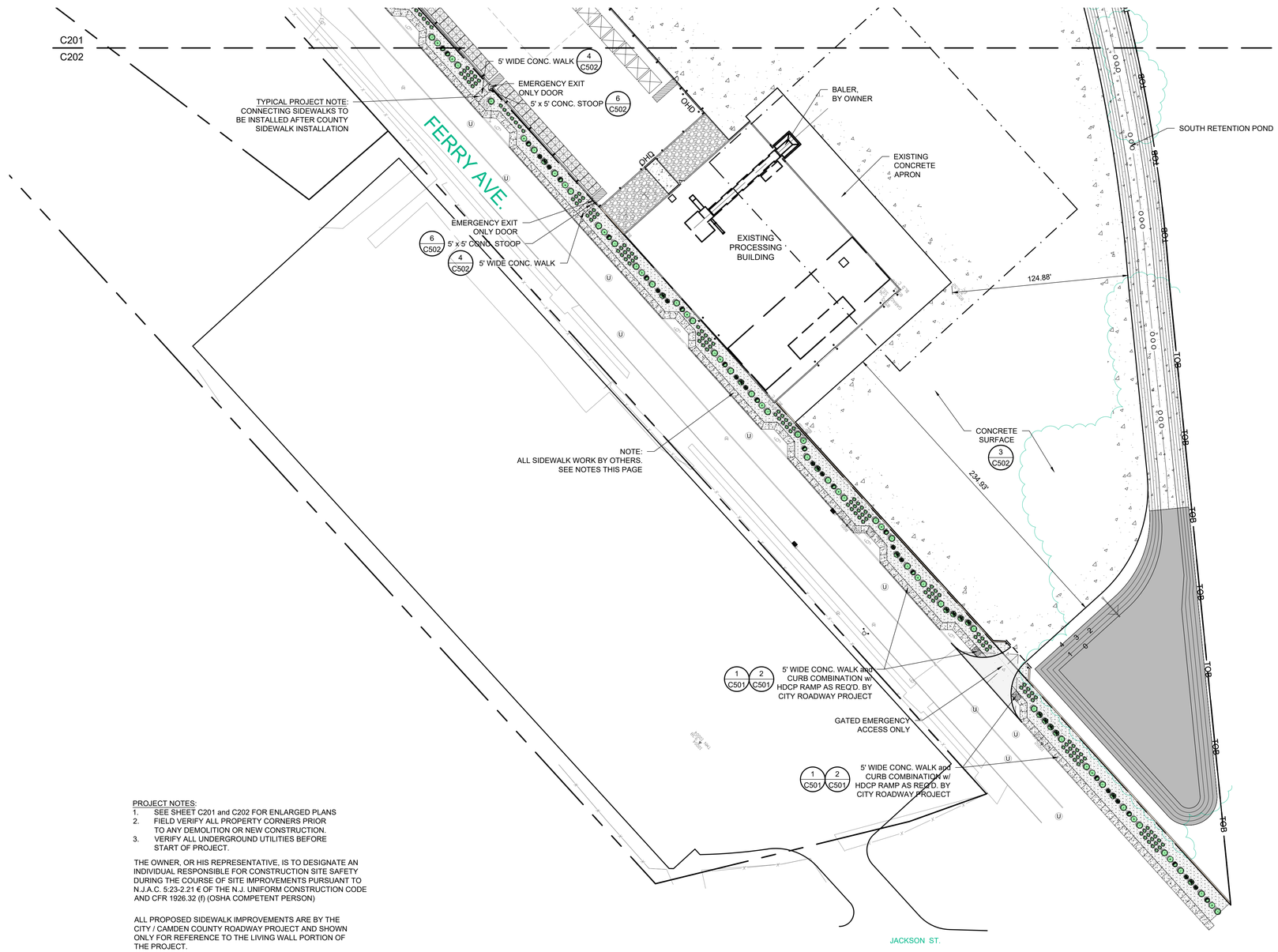
STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	sfj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C201

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:14:34 PM, AutoCAD PDF (General Documentation).pc3



PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

ENLARGED SITE PLAN - SOUTH

SCALE: 1" = 40'

N

40 0 40 80

GRAPHIC SCALE: 1" = 40'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

ENLARGED SITE PLAN - SOUTH

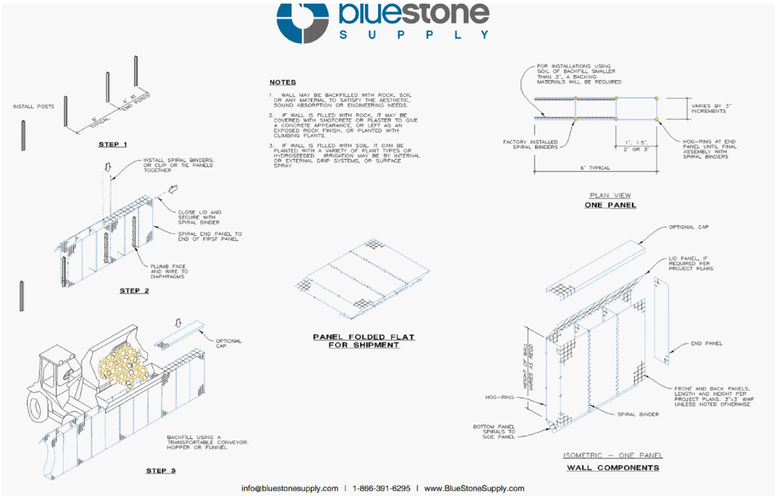
STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

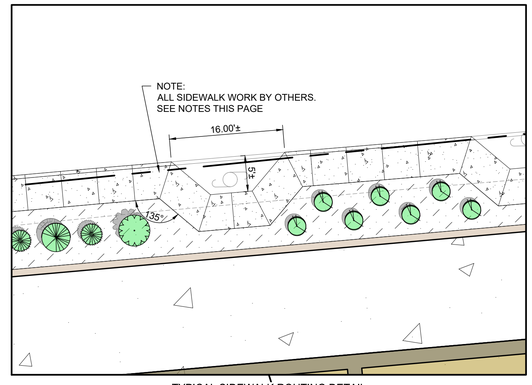
a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C202

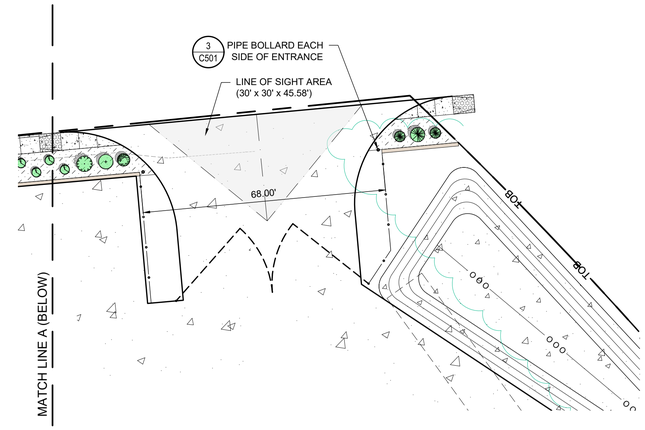
Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:14:39 PM, AutoCAD PDF (General Documentation).pc3



LIVING WALL DETAIL (BLUESTONE SUPPLY LLC)
NOT TO SCALE



TYPICAL SIDEWALK ROUTING DETAIL
(AROUND EXIST. POWER POLES ALONG ATLANTIC AVENUE)
SCALE: 1" = 10'



PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

ENLARGED LIVING WALL PLAN

SCALE: 1" = 20'

N

20 0 20 40

GRAPHIC SCALE: 1" = 20'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

ENLARGED LIVING WALL PLAN

STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C203

Z:\24331 – EMR (Camden) – Atlantic Avenue Peddler Yard Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:14:44 PM, AutoCAD PDF (General Documentation).pc3

C203
C204

NEW CONCRETE SCREEN WALL
SEE DETAILS ON C501
7 C501 / 8 C501

NOTE:
ALL SIDEWALK WORK BY OTHERS.
SEE NOTES THIS PAGE

NEW CONCRETE SCREEN WALL
SEE DETAILS ON C501
7 C501 / 8 C501

DN
UP

OHD

10 DOCKS

5' WIDE CONC. WALK 4 C502
EMERGENCY EXIT ONLY DOOR
5' x 5' CONC. STOOP 6 C502

TYPICAL PROJECT NOTE:
CONNECTING SIDEWALKS TO
BE INSTALLED AFTER COUNTY
SIDEWALK INSTALLATION

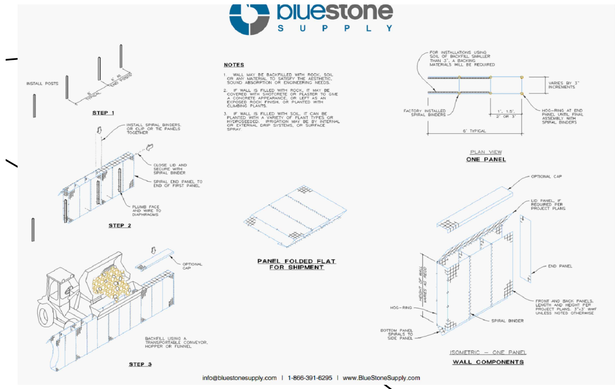
5' WIDE CONC. WALK 4 C502
Emergency Exit Only Door
5' x 5' CONC. STOOP 6 C502

5' WIDE CONC. WALK 4 C502
Emergency Exit Only Door
5' x 5' CONC. STOOP 6 C502

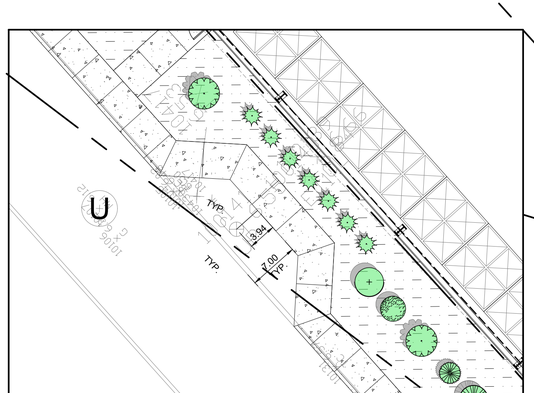
OHD

Emergency Exit Only Door

C204
C205



LIVING WALL DETAIL (BLUESTONE SUPPLY LLC)
NOT TO SCALE



SIDEWALK ROUTING DETAIL
(AROUND EXIST. POWER POLES ALONG FERRY AVENUE)
SCALE: 1" = 10'

PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

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

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

ENLARGED LIVING WALL PLAN

SCALE: 1" = 20'

N

20 0 20 40
GRAPHIC SCALE: 1" = 20'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

ENLARGED LIVING WALL PLAN

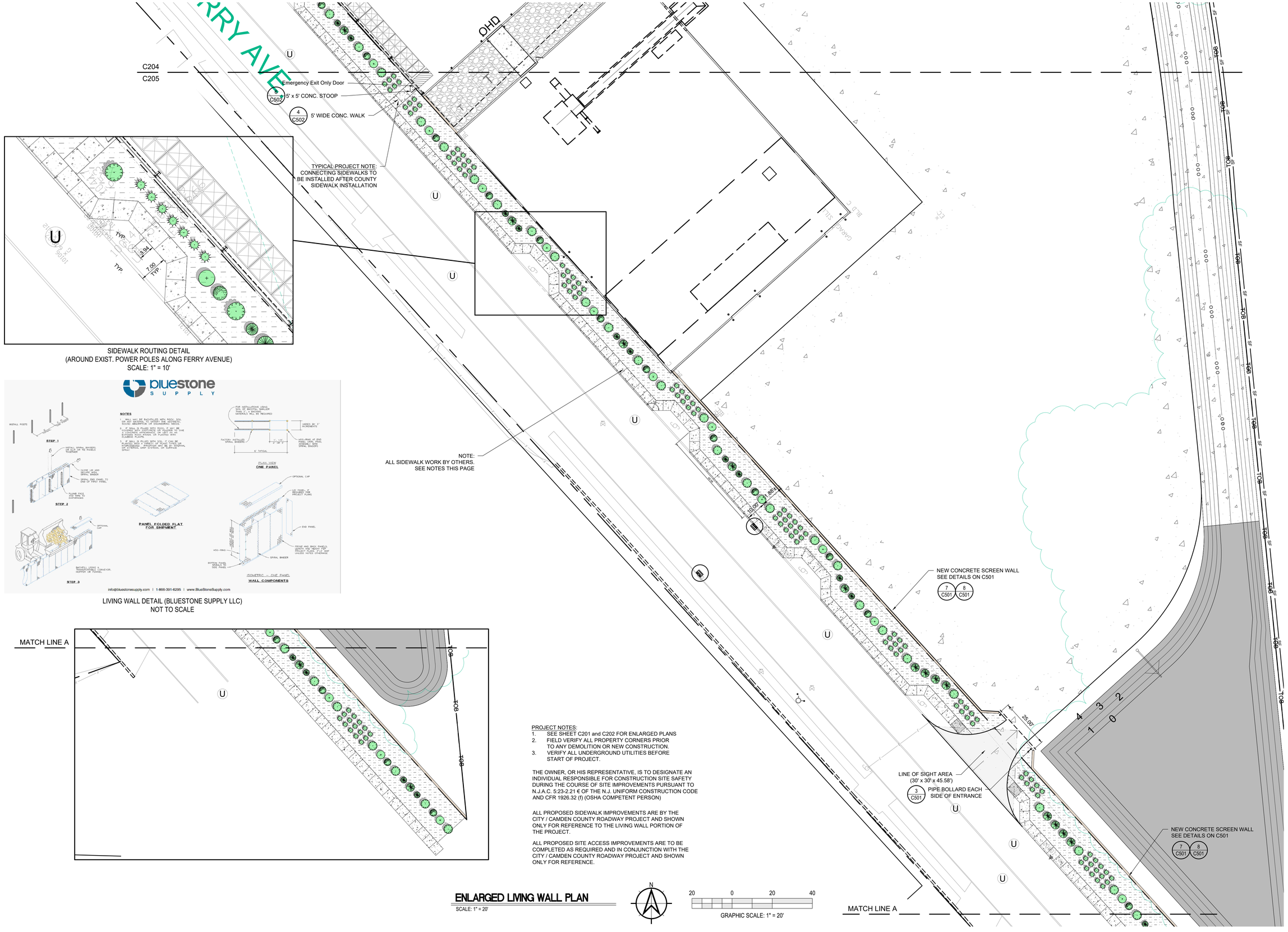
STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C204

Z:\24331 – EMR (Camden) – Atlantic Avenue Peddler Yard Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:14:59 PM, AutoCAD PDF (General Documentation).pc3



SIDEWALK ROUTING DETAIL
(AROUND EXIST. POWER POLES ALONG FERRY AVENUE)
SCALE: 1" = 10'

LIVING WALL DETAIL (BLUESTONE SUPPLY LLC)
NOT TO SCALE

PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

ENLARGED LIVING WALL PLAN

SCALE: 1" = 20'

N

20 0 20 40
GRAPHIC SCALE: 1" = 20'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

ENLARGED LIVING WALL PLAN

STATE OF NEW JERSEY
BRIAN E. MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

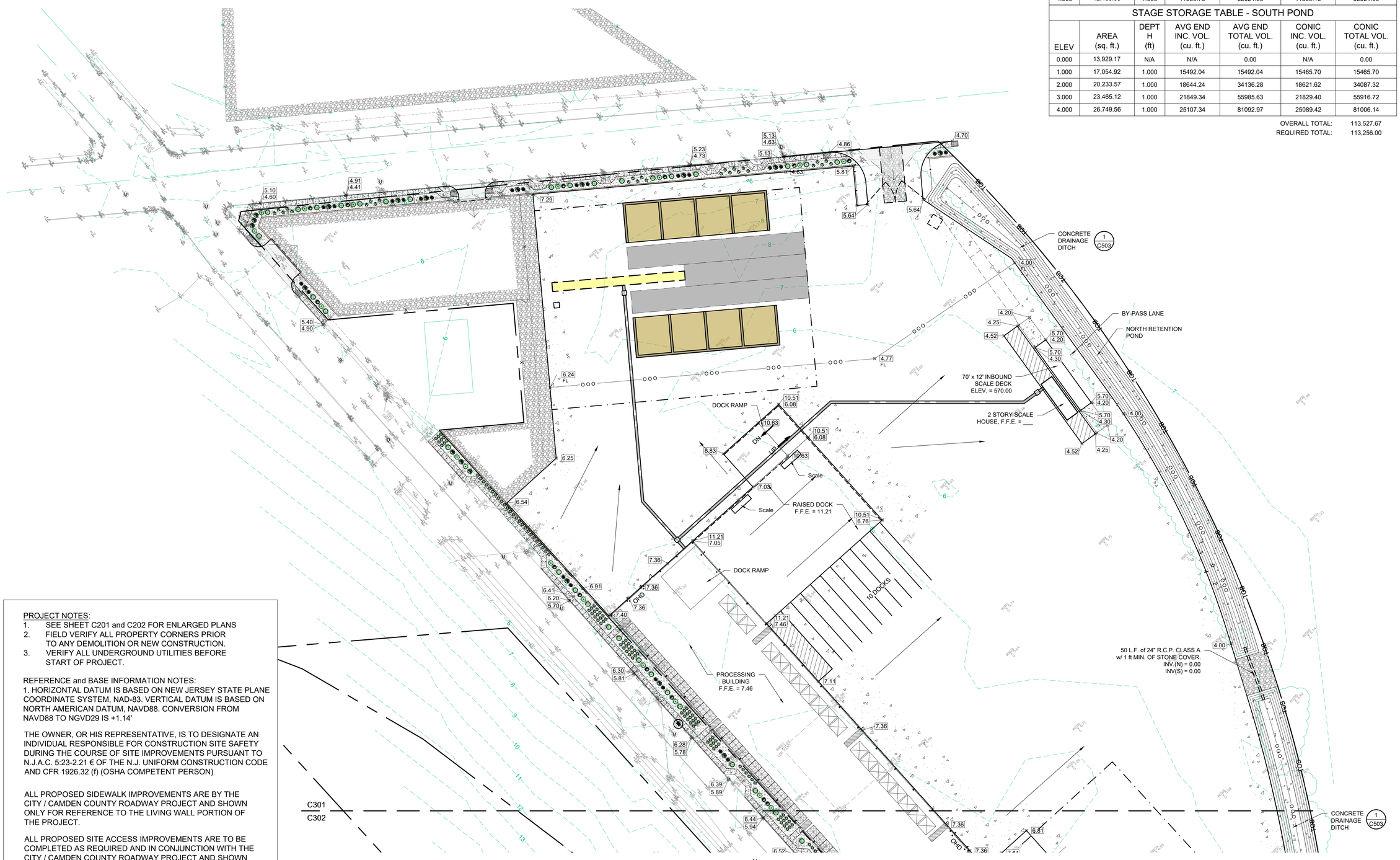
DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C205

Z:\24331 – EMR (Camden) – Atlantic Avenue Peddler Yard Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:15:09 PM, AutoCAD PDF (General Documentation).pc3

STAGE STORAGE TABLE - NORTH POND						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
0.000	3,912.13	N/A	N/A	0.00	N/A	0.00
1.000	6,005.06	1.000	4958.59	4958.59	4921.37	4921.37
2.000	8,131.19	1.000	7068.13	12026.72	7041.32	11962.69
3.000	10,290.52	1.000	9210.86	21237.57	9189.69	21152.38
4.000	12,483.05	1.000	11386.78	32624.36	11369.15	32521.53

STAGE STORAGE TABLE - SOUTH POND						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
0.000	13,929.17	N/A	N/A	0.00	N/A	0.00
1.000	17,054.92	1.000	15492.04	15492.04	15465.70	15465.70
2.000	20,233.57	1.000	18644.24	34136.28	18621.62	34087.32
3.000	23,465.12	1.000	21849.34	55985.63	21829.40	55916.72
4.000	26,749.56	1.000	25107.34	81092.97	25089.42	81006.14

OVERALL TOTAL: 113,527.67
REQUIRED TOTAL: 113,256.00



PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

REFERENCE and BASE INFORMATION NOTES:
1. HORIZONTAL DATUM IS BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD-83. VERTICAL DATUM IS BASED ON NORTH AMERICAN DATUM, NAVD88. CONVERSION FROM NAVD88 TO NGVD29 IS +1.14'

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

→ DENOTES DRAINAGE FLOW DIRECTION

GRADING PLAN - NORTH

SCALE: 1" = 40'

N

40 0 40 80
GRAPHIC SCALE: 1" = 40'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

GRADING PLAN - NORTH

STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

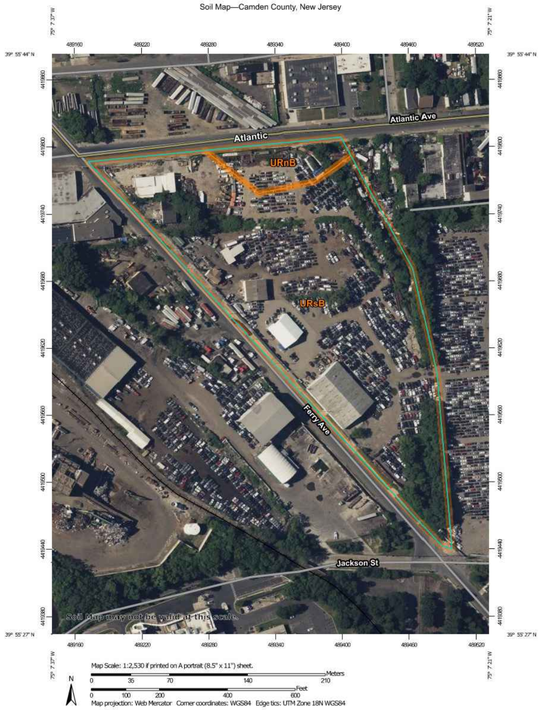
REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C301

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:15:25 PM, AutoCAD PDF (General Documentation).pc3

Soil Map—Camden County, New Jersey

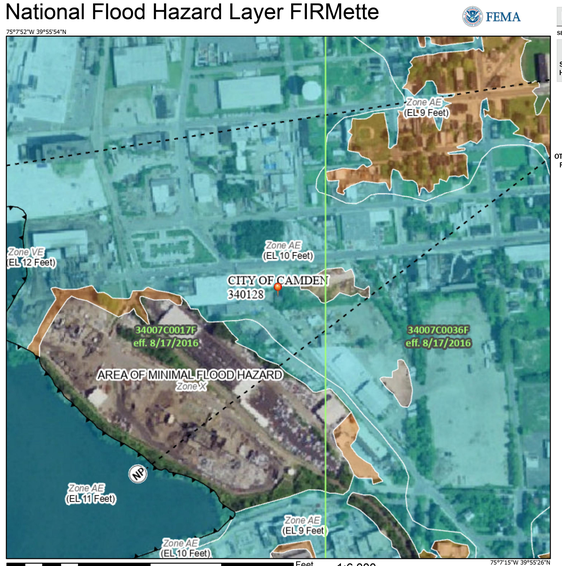


Natural Resources Conservation Service — Web Soil Survey, National Cooperative Soil Survey — 3/28/2025 Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
URnB	Urban land-Northmont complex, 0 to 5 percent slopes	1.0	7.5%
URsB	Urban land-Sauken complex, 0 to 5 percent slopes	11.7	92.5%
Totals for Area of Interest		**12.7**	**100.0%**

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE) Zone A, V, A99; With BFE or Depth Zone AE, AO, AH, VE, AR; Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X; Future Conditions 1% Annual Chance Flood Hazard Zone X; Area with Reduced Flood Risk due to Levee. See Notes. Zone X; Area with Flood Risk due to Levee Zone D
- OTHER AREAS: NO SCREEN Area of Minimal Flood Hazard Zone X; Effective LOMRs; Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall
- OTHER FEATURES: 20.5 Cross Sections with 1% Annual Chance; 17.5 Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature
- MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/28/2025 at 6:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FLOOD ZONE DESIGNATION:

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALES FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR:

CAMDEN COUNTY, NEW JERSEY

COMMUNITY NAME:	CITY OF CAMDEN
COMMUNITY NUMBER:	340128
PANEL NUMBER:	C0017F & C0036F
DATED:	AUGUST 17, 2016

PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

DRAINAGE FLOW

GRADING PLAN - SOUTH

SCALE: 1" = 40'

N

40 0 40 80

GRAPHIC SCALE: 1" = 40'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

GRADING PLAN - SOUTH

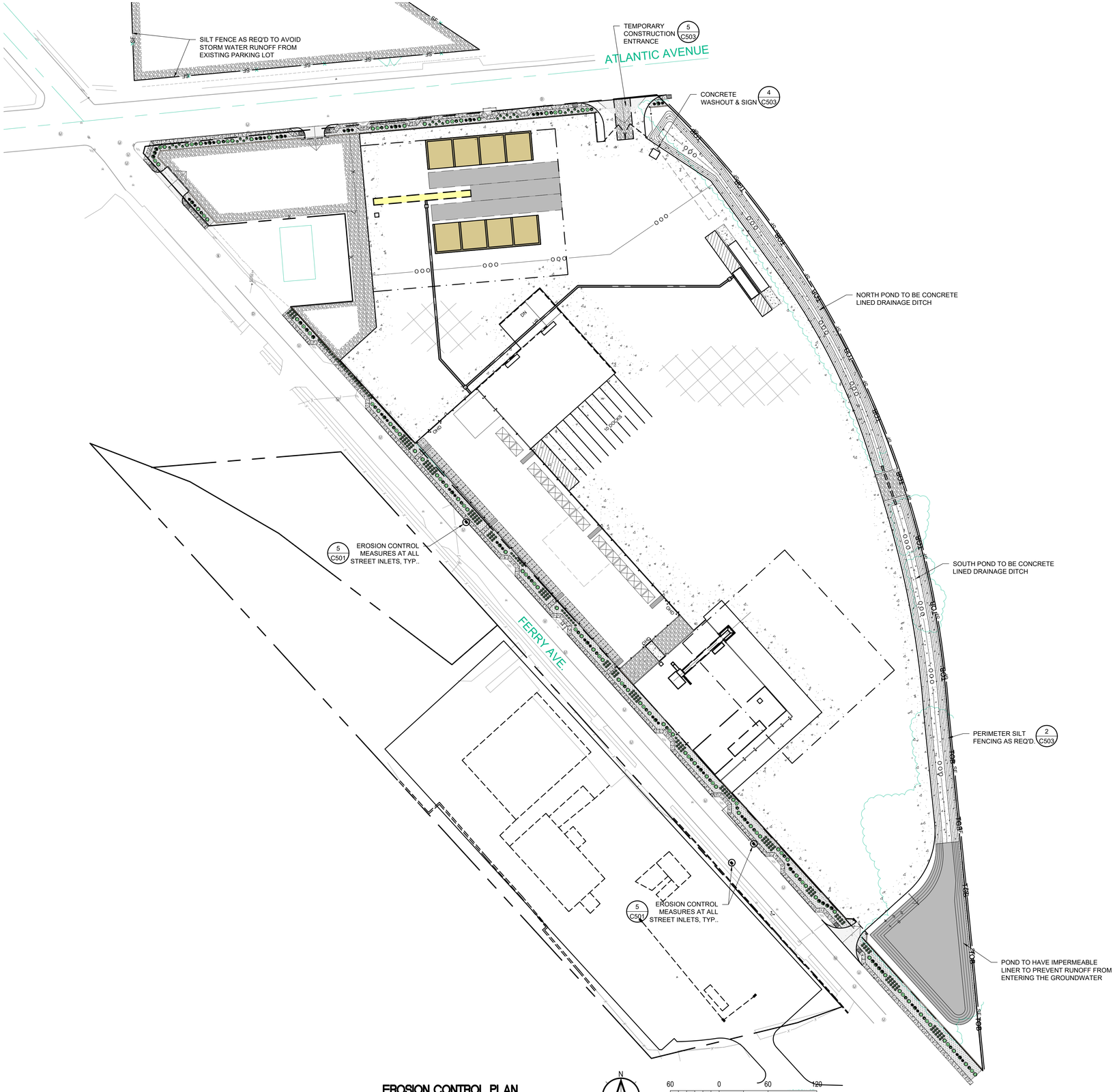
STATE OF NEW JERSEY — BRIAN M. MOENCH — No. 24GE05019700 — LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C302

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:13:35 PM, AutoCAD PDF (General Documentation).pc3



EROSION CONTROL PLAN

SCALE: 1" = 60'

SEASONAL SOIL PROTECTION CHART

STABILIZATION PRACTICE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING		A			*	///	///	*	* ///			
DORMANT SEEDING	B									B		
TEMPORARY SEEDING		C	E		*	///	///	* D				
SODDING		F**			*	///	///	///	*			
MULCHING	G											

* / // / * = IRRIGATION NEEDED DURING JUNE, JULY, AUGUST AND/OR SEPTEMBER
** = IRRIGATION NEEDED FOR 2 WEEKS AFTER SUPPLYING SOD

A = Kentucky Bluegrass 100 lbs / acre; Creeping Red Fescue 100 lbs / acre; plus 2 tons straw mulch / acre, or add Annual Ryegrass 10 lbs / acre. Fertilize as recommended by soil test. If testing is not done, apply 400-600 lbs / acre of 12-12-12 analysis, or equal, fertilizer.

B = Kentucky Bluegrass 120 lbs / acre; Creeping Red Fescue 120 lbs / acre; plus 2 tons straw mulch / acre, or add Annual Ryegrass 30 lbs / acre. Fertilize as recommended by soil test. If testing is not done, apply 400-600 lbs / acre of 12-12-12 analysis, or equal, fertilizer.

C = Spring Oats at 3 bushels / acre. Fertilize as recommended by soil test. If testing is not done, apply 400-600 lbs / acre of 12-12-12 analysis, or equal, fertilizer.

D = Wheat or Rye at 2 bushels / acre. Fertilize as recommended by soil test. If testing is not done, apply 400-600 lbs / acre of 12-12-12 analysis, or equal, fertilizer.

E = Annual Ryegrass 40 lbs / acre (1 lb / 1000 sq. ft.). Fertilize as recommended by soil test. If testing is not done, apply 400-600 lbs / acre of 12-12-12 analysis, or equal, fertilizer.

F = Sod

G = Straw, Mulch 2 tons / acre.

INSTALLATION SCHEDULE:

CONSTRUCTION PHASE:	CONSTRUCTION SCHEDULE:
PRE-CONSTRUCTION ACTIONS (EVALUATION/PROTECTION OF IMPORTANT SITE CHARACTERISTICS)	BEFORE CONSTRUCTION, EVALUATE, MARK AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, UNIQUE AREAS (e.g., WETLANDS) TO BE PRESERVED, ON SITE SEPTIC SYSTEM ABSORPTION FIELDS IF APPLICABLE, AND VEGETATION SUITABLE FOR FILTER STRIPS, ESPECIALLY IN PERIMETER AREAS.
CONSTRUCTION ACCESS (CONSTRUCTION ENTRANCES, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS)	STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS WORK TAKES PLACE.
SEDIMENT BARRIERS AND TRAPS (BASIN TRAPS, SILT FENCES, OUTLET PROTECTION)	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ASSESSED. INSTALL ADDITIONAL RUNOFF CONTROL MEASURES DURING GRADING AS NEEDED.
RUNOFF CONVEYANCE SYSTEM (STABILIZED STREAM-BANKS, STORM DRAINS, INLET AND OUTLET PROTECTIONS, WATER QUALITY STRUCTURES)	WHERE NECESSARY, STABILIZE STREAMBANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPLE CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
LAND CLEARING AND GRADING (CUTTING/FILLING/GRADING, DRAINS, SEDIMENT TRAPS, BARRIERS, DIVERSIONS, SURFACE ROUGHENING)	BEGIN MAJOR CLEARING AND GRADING AFTER INSTALLING THE KEY SEDIMENT AND RUNOFF MEASURES. CLEAR BORROW AND DISPOSAL AREAS AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
SURFACE STABILIZATION (TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP)	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED.
BUILDING CONSTRUCTION (BUILDINGS, UTILITIES, PAVING)	INSTALL NECESSARY EROSION AND SEDIMENT CONTROL PRACTICES AS WORK TAKES PLACE.
LANDSCAPING & FINAL STABILIZATION (TOP SOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIPRAP)	STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE TEMPORARY CONTROL MEASURES AND STABILIZE.

PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 E OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

CONSTRUCTION AREA INFORMATION for STORM WATER:

PROPOSED DESIGN:	484,469 sq. ft.	11.122 acre
PERVIOUS AREA:	31,272 sq. ft.	0.72 acre
IMPERVIOUS AREA:	453,197 sq. ft.	10.40 acre

EXISTING CONDITIONS:

PERVIOUS AREA:	402,295 sq. ft.	9.235 acre
IMPERVIOUS AREA:	82,197 sq. ft.	1.187 acre

RESPONSIBLE PARTY FOR EROSION CONTROL

NAME: ED SCIABA
COMPANY: EMR EASTERN DIVISION
ADDRESS: 201 N. FRONT STREET
CAMDEN, NJ 08102
PHONE: 856-582-1830

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

EROSION CONTROL PLAN

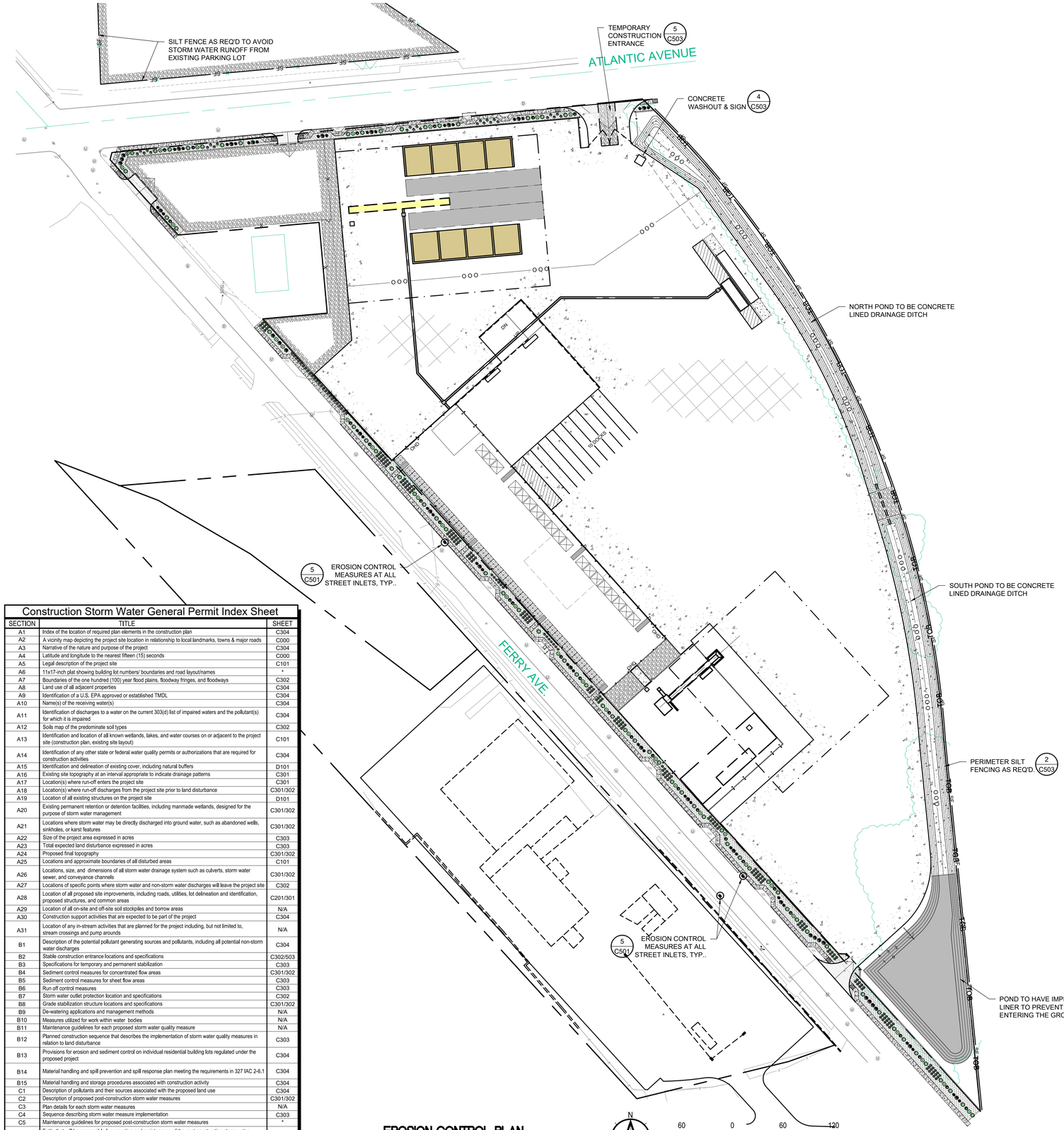
STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C303

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:15:44 PM, AutoCAD PDF (General Documentation).pc3



EROSION CONTROL PLAN

SCALE: 1" = 60'

Construction Storm Water General Permit Index Sheet

SECTION	TITLE	SHEET
A1	Index of the location of required plan elements in the construction plan	C304
A2	A vicinity map depicting the project site location in relationship to local landmarks, towns & major roads	C000
A3	Narrative of the nature and purpose of the project	C304
A4	Latitude and longitude to the nearest fifteen (15) seconds	C000
A5	Legal description of the project site	C101
A6	11x17-inch plat showing building lot numbers/ boundaries and road layout/names	*
A7	Boundaries of the one hundred (100) year flood plains, floodway fringes, and floodways	C302
A8	Land use of all adjacent properties	C304
A9	Identification of a U.S. EPA approved or established TMDL	C304
A10	Name(s) of the receiving water(s)	C304
A11	Identification of discharges to a water on the current 303(d) list of impaired waters and the pollutant(s) for which it is impaired	C304
A12	Soils map of the predominate soil types	C302
A13	Identification and location of all known wetlands, lakes, and water courses on or adjacent to the project site (construction plan, existing site layout)	C101
A14	Identification of any other state or federal water quality permits or authorizations that are required for construction activities	C304
A15	Identification and delineation of existing cover, including natural buffers	D101
A16	Existing site topography at an interval appropriate to indicate drainage patterns	C301
A17	Location(s) where run-off enters the project site	C301
A18	Location(s) where run-off discharges from the project site prior to land disturbance	C301/302
A19	Location of all existing structures on the project site	D101
A20	Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of storm water management	C301/302
A21	Locations where storm water may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features	C301/302
A22	Size of the project area expressed in acres	C303
A23	Total expected land disturbance expressed in acres	C303
A24	Proposed final topography	C301/302
A25	Locations and approximate boundaries of all disturbed areas	C101
A26	Locations, size, and dimensions of all storm water drainage system such as culverts, storm water sewer, and conveyance channels	C301/302
A27	Locations of specific points where storm water and non-storm water discharges will leave the project site	C302
A28	Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas	C201/301
A29	Location of all on-site and off-site soil stockpiles and borrow areas	N/A
A30	Construction support activities that are expected to be part of the project	C304
A31	Location of any in-stream activities that are planned for the project including, but not limited to, stream crossings and pump arounds	N/A
B1	Description of the potential pollutant generating sources and pollutants, including all potential non-storm water discharges	C304
B2	Stable construction entrance locations and specifications	C302/503
B3	Specifications for temporary and permanent stabilization	C303
B4	Sediment control measures for concentrated flow areas	C301/302
B5	Sediment control measures for sheet flow areas	C303
B6	Run off control measures	C303
B7	Storm water outlet protection location and specifications	C302
B8	Grade stabilization structure locations and specifications	C301/302
B9	De-watering applications and management methods	N/A
B10	Measures utilized for work within water bodies	N/A
B11	Maintenance guidelines for each proposed storm water quality measure	N/A
B12	Planned construction sequence that describes the implementation of storm water quality measures in relation to land disturbance	C303
B13	Provisions for erosion and sediment control on individual residential building lots regulated under the proposed project	C304
B14	Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1	C304
B15	Material handling and storage procedures associated with construction activity	C304
C1	Description of pollutants and their sources associated with the proposed land use	C304
C2	Description of proposed post-construction storm water measures	C301/302
C3	Plan details for each storm water measures	N/A
C4	Sequence describing storm water measure implementation	C303
C5	Maintenance guidelines for proposed post-construction storm water measures	*
C6	Entity that will be responsible for operation and maintenance of the post-construction storm water measures	C303

NOTES:
"NA" - NON APPLICABLE
* UNDER SEPARATE DOCUMENTATION

Construction Storm Water General Permit Notes Section A

A1 - Index of the location of required plan elements in the construction plan:

An index addressing the required elements within the drawing set is on C304 - Stormwater Pollution Prevention Plan.

A2 - A vicinity map depicting the project site location in relationship to recognizable local landmarks, towns, and major roads:

A vicinity map showing the project in relationship to other areas of the county is on C000 - Cover Sheet.

A3 - Narrative of the nature and purpose of the project:

The project consists of an 48,000 sf addition to an existing processing building and resurfacing of the entire lot. The existing site use is for handling and recycling of metal and scrap. The existing site has four structures that are to be removed along with all of the existing impervious surfaces. The proposed site use will be the same as the existing site, along with addition to the processing building and resurfacing of the site. A proposed 40 stall parking North of Atlantic Avenue is to be used as an employee parking lot.

A4 - Latitude and Longitude:

The latitude is 39°55'39" North and longitude is 75° 7' 30" West. (Shown on C000 - Cover Sheet)

A5 - Legal description of the project site:

A legal description of the overall parcel is on D101 - Demolition Plan

A6 - 11 x 17-inch plat showing building lot numbers/boundaries and road layout/names:

An 11x17 in. plan showing the overall property and new improvements is attached to this narrative.

A7 - Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways:

The 100 year floodway and floodway fringe is on C302 - Grading Plan and is based on best available information from FEMA.

A8 - Land use of all adjacent properties:

North - Port Related Industrial
South - Port Related Industrial
East - Port Related Industrial
West - Port Related Industrial
(Shown on C304 - Stormwater Pollution Prevention Plan)

A9 - Identification of a U.S. EPA approved or established TMDL:

The receiving water from this project site is Newton Creek which is part of the Petty Island - Delaware River Watershed. The TDML listed for Newton Creek is for Mercury and is based on concentration in fish tissue caused mainly by air deposition to address 122 Huc 14s statewide. (Shown on C304 - Stormwater Pollution Prevention Plan)

A10 - Name(s) of the receiving water(s):

The receiving water from this project site is Newton Creek which is part of the Petty Island - Delaware River Watershed. (Shown on C303 - Stormwater Pollution Prevention Plan)

A11 - Identification of discharges to a water on the current 303(d) list of impaired waters and the pollutant(s) for which is it impaired:

From the EPA list, the condition of the Newton Creek is listed as impaired (Mercury) as noted on C303 - Stormwater Pollution Prevention Plan.

A12 - Soils map of the predominate soil types:

The soils on this property are predominantly Urban land-Sauken and Urban land-Northmont. The soils map is on C302 - Grading Plan.

A13 - Identification and location of all known wetlands, lakes, and water courses on or adjacent to the project site (construction plan, existing site layout)

The receiving water for the project site runoff is Newton Creek, but there are no wetlands or watercourses on the site. The discharge from this project site will not impact these natural areas.

A14 - Identification on any other state or federal water quality permits or authorizations that are required for construction activities:

This phase of the project scope will not require any additional federal or state water permits as noted on C304 - Stormwater Pollution Prevention Plan.

A15 - Identification and delineation of existing cover, including natural buffers:

The site has a combination of surface covers including bare soil, concrete/broken concrete, stone, and some vegetative cover consisting mostly of encroaching trees and weedy overgrowth. There are no items on site such as streams (intermittent, perennial, ephemeral) or other bodies of water that require protection from disturbance. The delineation of the various surface coverage are on D101 - Demolition Plan.

A16 - Existing site topography at intervals appropriate to indicate drainage patterns:

The existing site topography has relief across the site, flowing primarily from west to east to a ditch along the eastern property line. The existing and proposed contours are on C301 - Grading Plan.

A17 - Location(s) where run-off enters the project site:

There is a potential run-off entering the site from the northwest due to slightly higher elevations to west along the northern half of the site. Otherwise, there are no discernable areas of stormwater entrance onto the site. The existing contours are on C301 & C302 - Grading Plan.

A18 - Location(s) where run-off discharges from the project site prior to land disturbances:

The site is more or less self-contained via a drainage/holding ditch along the east side of property. The existing contours are on C301/302 - Grading Plan.

A19 - Location(s) of all existing structures on the project site:

The site has several existing buildings/structures and concrete slabs, some to remain and some are to be removed. They are shown on D101 Demolition Plan.

A20 - Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management:

There are no existing permanent retention/detention facilities on site - The proposed retention basin is on C301 & 302 - Grading Plan.

A21 - Locations where storm water may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features:

There are no known locations on property where storm water may directly discharge into the groundwater as illustrated on C301 & 302 - Grading Plan.

A22 - Size of the project expressed in acres:

The total project area is 14.57 acres as noted on C303 - Erosion Control Plan

A23 - Total expected land disturbance expressed in acres:

The total project area is 10.89 acres as noted on C303 - Erosion Control Plan

A24 - Proposed final topography:

The final topography is illustrated as spot elevations and contours on C301 & 302 - Grading Plan.

A25 - Locations and approximate boundaries of all disturbed areas:

The total disturbed area is 10.89 acres which is virtually the entire site minus the existing buildings that are to remain as noted on C101 - Overall Site Plan.

A26 - Locations, size and dimensions of all stormwater drainage systems such as culverts, stormwater sewer, and conveyance channels:

The stormwater is conveyed by overland flow, conveyance swales into the retention plan. These are on C301 & 302 - Grading Plan.

A27 - Locations of specific points where stormwater and non-stormwater discharges will leave the project site:

The stormwater will be retained in the proposed basin at the south end of the site as shown on C302 - Grading Plan.

A28 - Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas:

All the site improvements including buildings, impervious areas, new surface finishes, etc. are on C201 - Site Plan for horizontal notations and C301 & 302 - Grading Plan for elevations.

A29 - Location of all on-site and off-site soil stockpiles and borrow areas:

There is no soil storage planned for this project. All soil will be placed in the final location as dictated by the grading plan on C301 - Grading Plan.

A30- Construction support activities that are expected to be part of the project

Any construction support area will be within the limits of disturbance and used as directed by the contractor. Since they are within the limits of disturbance, there will be no impact to sensitive areas.

A31- Location of any on-stream activities that are planned for the project including, but not limited to, stream crossings and pump arounds:

There are no in stream activities associated with this project.

Construction Storm Water General Permit Notes Section B

B1- Description of the potential pollutant generating sources and pollutants, including all potential non-storm water discharges:

1. Concrete Washout Area: Specific concrete washout area shall be established and labeled.
   a) The specific concrete wash out will be in a provided lined roll off box at a specific location near the entrance to the job site.
   b) The lined roll off box will be placed on stable soil with a stone approach.
   c) Once the lined roll off box is full, it will be removed from the site and discarded as clean fill once solid. A new lined roll off box will replace the one removed.
2. Construction Mobile Equipment Fluid
   a) All fueling of equipment will be managed and completed on a stone surface.
   b) Daily observation of all equipment for inspection of leaks or potential leaks of any fluids.
   c) Any observed fluid leaks are to be handled immediately with the equipment being moved to a stable stone surface and placed out of operation until maintenance is completed.
   d) Spill kits are to be utilized once the equipment is moved to the stable stone surface to prevent leakage from penetrating the ground or impacting storm water runoff.
3. Construction Material Waste
   a) All material waste is to be placed in provided roll off boxes as it is generated.
   b) Full roll off boxes are to be removed and properly disposed of in a licensed facility.
   c) No debris is to be stored on the ground surface at any time.

These items are noted on C304 - Stormwater Pollution Prevention Plan.

B2- Stable construction entrance locations and specifications:

A stable construction entrance consisting of compacted subgrade, filter fabric and #2 stone is to be used for all construction traffic entering/exiting the site. The stone surface is to be maintained with new stone as necessary to maintain a solid drive surface. The temporary construction entrance is shown on Sheet C302 for plan view and Sheet C503 for detail.

B3- Specifications for temporary and permanent stabilization:

The provisions for temporary stabilization during construction as well as permanent stabilization are included in the drawing set. The information contains specific stabilization techniques for the conditions of the site as well as timing of installation.

For temporary construction stabilization, it is the Contractor responsibility to maintain the stabilization during the construction duration and until permanent stabilization is installed.

For permanent stabilization, it is expected installation to occur immediately after final grading of the soil surface. Permanent stabilization is to be maintained by the Owner until 75% effective cover is established on the soil surface. The stabilization is noted on C303 - Erosion Control Plan.

B4- Sediment control measures for concentrated flow areas:

The concentrated flow is protected using a concrete ditch along the flowline which feeds into the retention basin on C301 & 302 - Grading Plan.

B5- Sediment control measures for sheet flow areas:

Sediment control for sheet flow is handled at the project perimeter with silt fence as referenced on C303 - Erosion Control Plan.

B6- Run-off control measures:

Sediment control for sheet flow is handled at the project perimeter with silt fence as referenced on C303 - Erosion Control Plan.

B7- Stormwater outlet protection location and specifications:

There is no stormwater outlet as it is to be retained in the proposed basin at the south end of the site as illustrated on C302 - Grading Plan.

B8- Grade stabilization structure locations and specifications:

There are no grade stabilization structures planned for this site as it is relatively flat as illustrated on C301/302 - Grading Plan.

B9- Dewatering applications and management methods:

There are no dewatering applications required for this project. (Noted C304 - Stormwater Pollution Prevention Plan)

B10- Measures utilized for work within waterbodies:

This is not applicable to this project. (Noted C304 - Stormwater Pollution Prevention Plan)

B11- Maintenance guidelines for each proposed stormwater quality measure:

Not applicable as the stormwater is contained on site. (C301 - Grading Plan)

B12- Planned construction sequence that describes the implementation of stormwater quality measures in relation to land disturbance:

The construction sequence for installation of the erosion control measures and stormwater pollution prevention devices are detailed on C303 - Erosion Control Plan.

B13- Provisions for erosion and sediment control on individual residential building lots regulated under the proposed project:

Not applicable to this project. (Noted C304 - Stormwater Pollution Prevention Plan)

B14- Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1:

The potential materials on site that could cause a spill response include fuels, petroleum fluids or other liquids as part of the construction equipment on site. If a spill occurs, immediate determination of the extent and emergency response requirements should be determined. Immediate containment of the spill with onsite spill kits should be completed. Once the spill is contained, contact is to be made to the Indiana Department of Environmental Management, Office of Land Quality, Emergency Response Section: Area Code 1-888-233-7745 for in-state calls (toll free) within two hours of the spill. The contact should include the likelihood of damage to the waterways of the State of Indiana. Noted on C304 - Stormwater Pollution Prevention Plan.

B15- Material handling and storage procedures associated with construction activity:

All construction debris and wastes are to be loaded directly into provided roll off boxes for proper disposal off site. In not terms is debris or waste to be stored on site awaiting disposal or burned on property. Liquid wastes such as concrete wash out is to be disposed in the appropriate concrete wash out lined roll off boxes as provided. This includes any mortar/masonry/concrete grout material. Once these containers are full, they are to be removed from the site and disposed of in a licensed facility. Roll off boxes are to be rotated empty for full boxes for the entire project duration.

Construction Storm Water General Permit Notes Section C

C1- Description of pollutants and their sources associated with the proposed land use:

The post construction land use will have potential contaminants such as fuels, oils, grease, tires and other mobile equipment fluids. Also, potential contaminants could be contained in the returning scrap trucks or roll off boxes on site. All materials, including mobile equipment will be stored on impervious surfaces during non-use or operation. (Noted C304 - Stormwater Pollution Prevention Plan)

C2- Description of proposed post-construction stormwater measures:

The post construction contaminants are to be maintained on property within a lined retention pond. (Shown on C301 & 302 - Grading Plan)

C3- Plan details for each stormwater measure:

Not applicable, see Note C2 above.

C4- Sequence describing stormwater measure implementation:

The sequence of installation for the post construction stormwater measure is part of construction sequencing shown on C303 - Erosion Control Plan.

C5- Maintenance guidelines for proposed post-construction stormwater measures:

An operations and maintenance manual are part of the submittal information under separate documentation.

C6- Entity that will be responsible for operation and maintenance of the post-construction stormwater measures:

The responsible person for the post construction stormwater measures is the property owner as noted C303 - Erosion Control Plan.

PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 6 OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

STORMWATER POLLUTION PREVENTION PLAN

STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GB05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C304

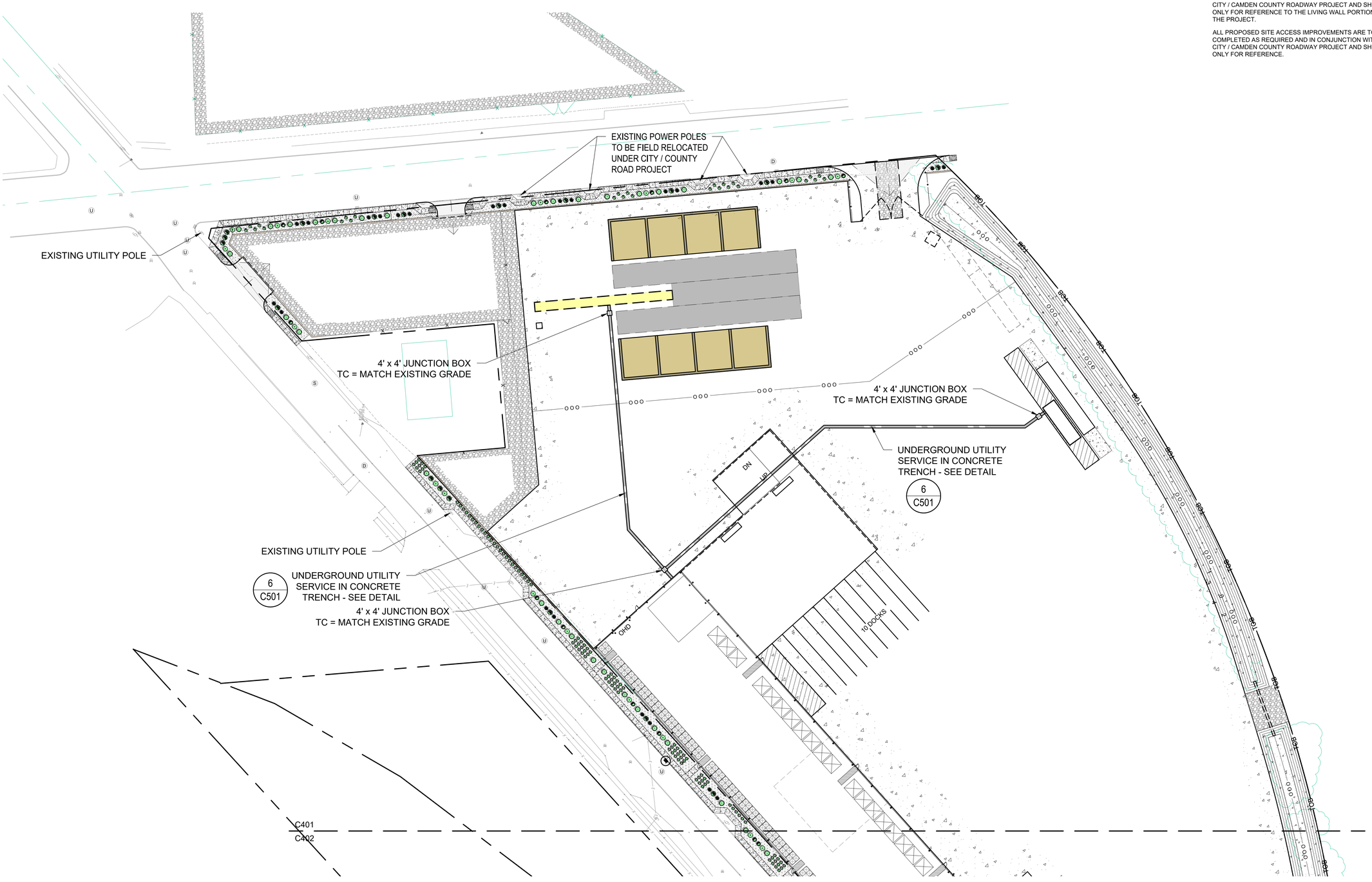
Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard Design\Civil\24331_C-Plan_CMC_Yard.dwg, 4/10/2025 3:15:49 PM, AutoCAD PDF (General Documentation).pc3

PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.



UTILITY PLAN - NORTH

SCALE: 1" = 40'

N

40 0 40 80

GRAPHIC SCALE: 1" = 40'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

UTILITY PLAN - NORTH

STATE OF NEW JERSEY
BRIAN M. MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C401

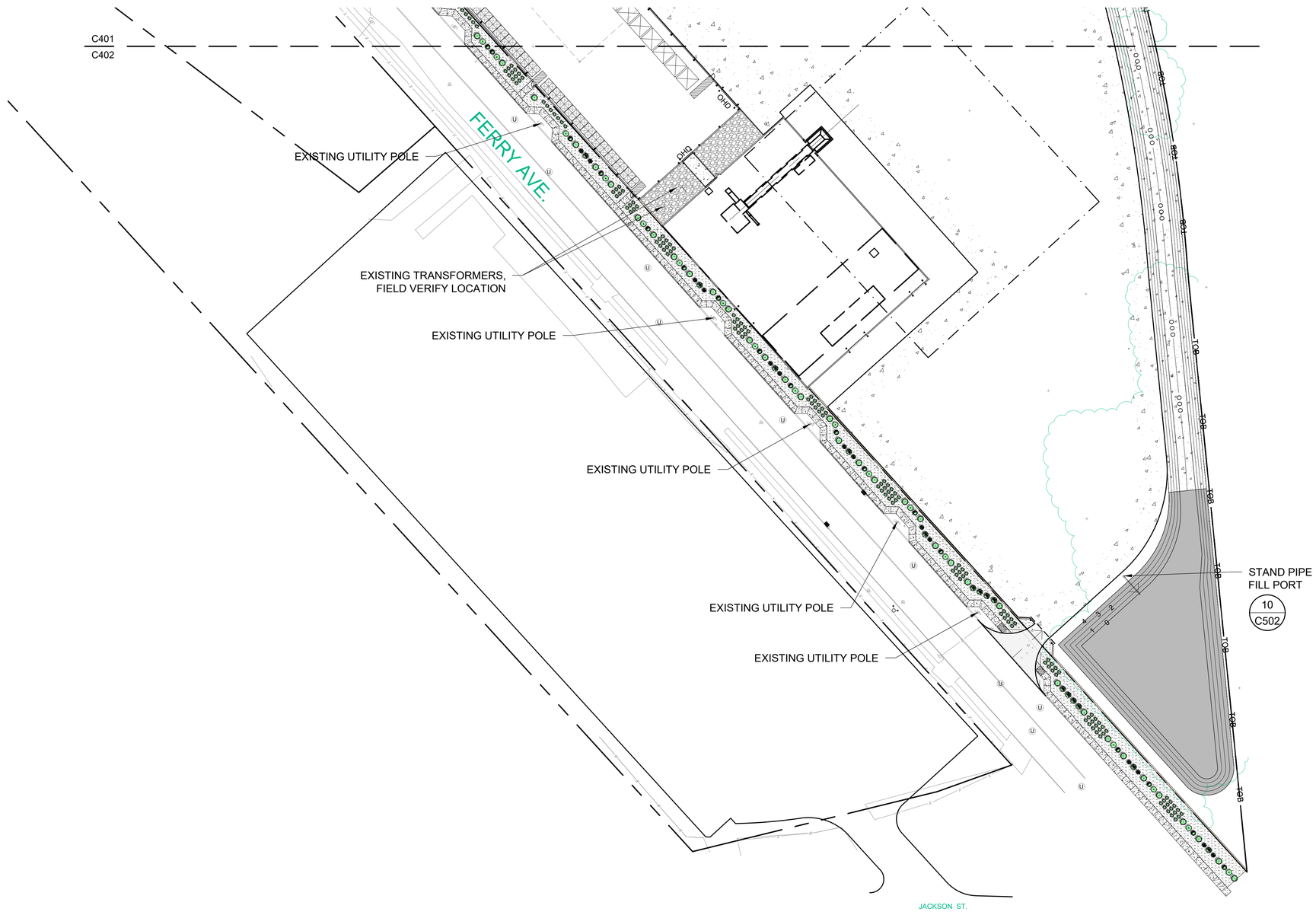
C:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:15:59 PM, AutoCAD PDF (General Documentation).pc3

PROJECT NOTES:
1. SEE SHEET C201 and C202 FOR ENLARGED PLANS
2. FIELD VERIFY ALL PROPERTY CORNERS PRIOR TO ANY DEMOLITION OR NEW CONSTRUCTION.
3. VERIFY ALL UNDERGROUND UTILITIES BEFORE START OF PROJECT.

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.



UTILTIY PLAN - SOUTH

SCALE: 1" = 40'

N

40 0 40 80

GRAPHIC SCALE: 1" = 40'

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

UTILITY PLAN - SOUTH

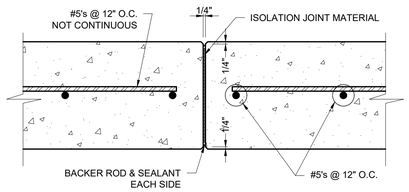
STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

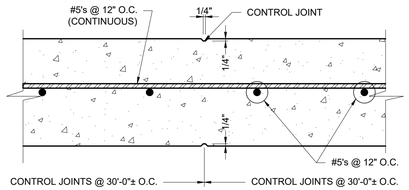
a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C402

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:16:04 PM, AutoCAD PDF (General Documentation).pc3



ISOLATION JOINT @ EACH POUR STOP
SECTION 'A'

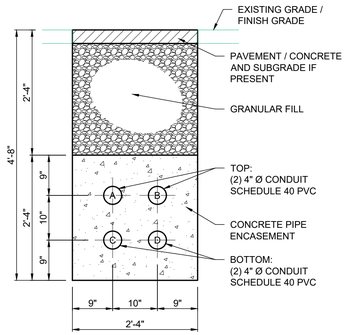


SCREEN WALL CONTROL JOINT
SECTION 'B'

CONCRETE SCREEN WALL

1 1/2" = 1'-0"

8 / C501



TRENCH 'A'

CONCRETE UTILITY TRENCH

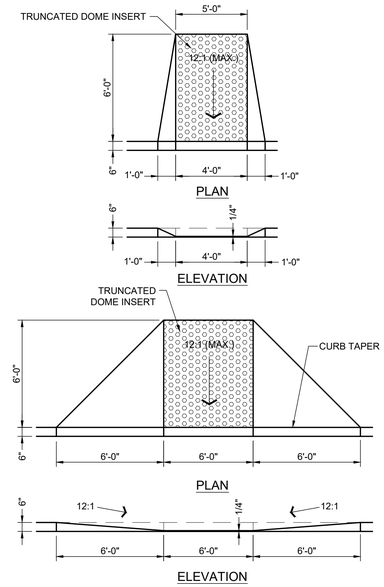
3/4" = 1'-0"

6 / C501

PROJECT NOTES:
THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

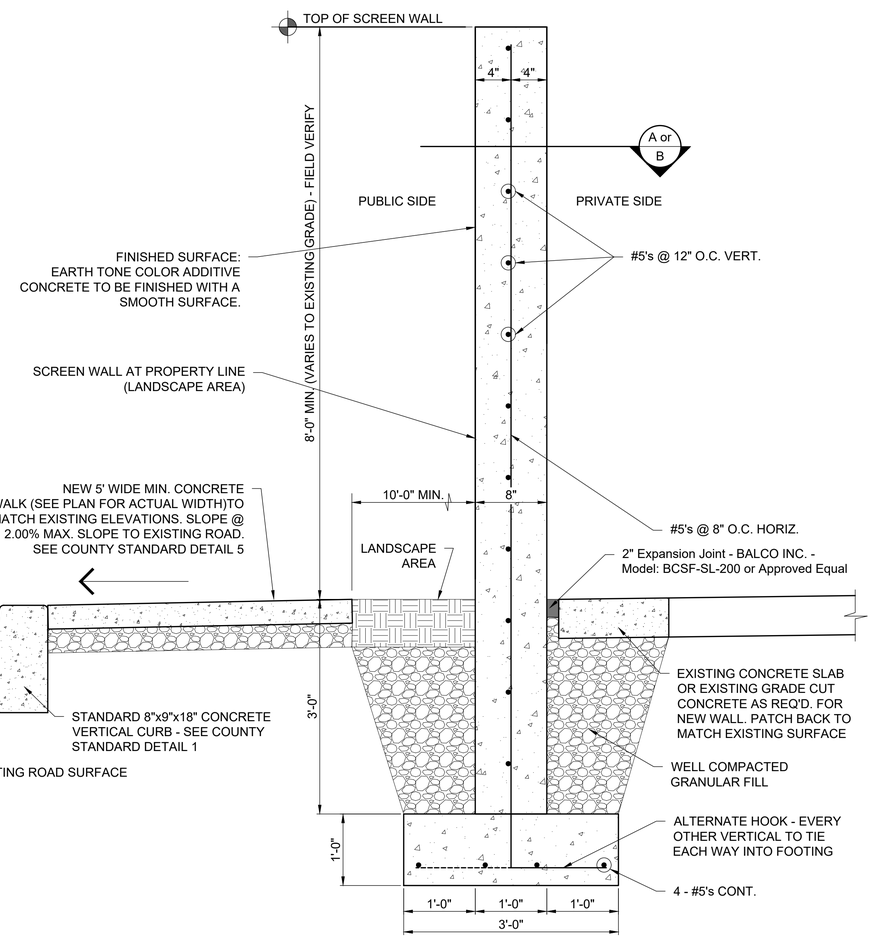
ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.



HANDICAP RAMPS

1/4" = 1'-0"

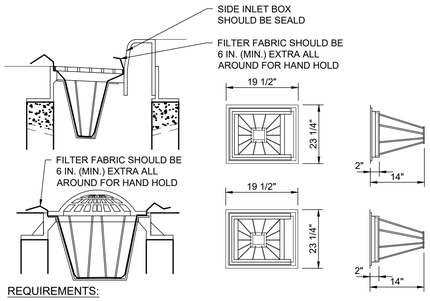
2 / C501



CONCRETE SCREEN WALL

1" = 1'-0"

7 / C501



REQUIREMENTS:

LOCATION: AT CURB INLETS WHERE BARRIERS SURROUNDING THEM WOULD BE IMPREACTICAL OR UNSAFE.
CONTRIBUTING DRAINAGE AREA: 1/4 ACRE MAXIMUM
CAPACITY: RUNOFF FROM A 2 YEAR FREQUENCY, 24 HOUR DURATION STORM EVENT ENTERING THE STORM
DRAIN WITHOUT BYPASS FLOW.
BASKET: FABRICATED METAL WITH TOP WIDTH-LENGTH DIMENSIONS SUCH THAT THE BASKET FITS INTO THE
INLET WITHOUT GAPS.
GEOTEXTILE FABRIC: FOR FILTRATION.

INSTALLATION:

1. INSTALL BASKET INLET PROTECTIONS AS SOON AS INLET BOXES ARE INSTALLED IN A NEW DEVELOPMENT
OR BEFORE LAND-DISTURBING ACTIVITIES BEGIN IN A STABILIZED AREA.

2. IF NECESSARY, ADAPT BASKET DIMENSIONS TO FIT INLET BOX DIMENSIONS, WHICH VARY ACCORDING TO
THE MANUFACTURER AND, OR MODEL.

3. SEAL THE SIDE INLETS ON THOSE TYPES OF INLET BOXES THAT HAVE THEM.

4. REMOVE THE GRATE AND PLACE THE BASKET IN THE INLET.

5. CUT AND INSTALL A PIECE OF FILTER FABRIC LARGER ENOUGH TO LINE THE INSIDE OF THE BASKET AND
EXTEND AT LEAST 6 INCHES BEYOND THE FRAME.

6. REPLACE THE INLET GRATE, WHICH AL;SO SERVES TO ANCHOR THE FABRIC.

MAINTENANCE:

* INSPECT AFTER EACH STORM EVENT.
* REMOVE BUILT-UP SEDIMENT AND REPLACE THE GEOTEXTILE FABRIC AFTER EACH STORM EVENT.
* PERIODICALLY REMOVE SEDIMENT AND TRACKED-ON SOIL FROM THE STREET (BUT NOT BY FLUSHING WITH
WATER) TO REDUCE THE SEDIMENT LOAD ON THIS INLET PRACTICE.

COMMON CONCERNS:

- SEDIMENT NOT REMOVED AND GEOTEXTILE FABRIC NOT REPLACED FOLLOWING A STORM EVENT: RESULTS
IN INCREASED SEDIMENT, TRACKING, TRAFFICE HAZARD AND EXCESSICE PONDING.

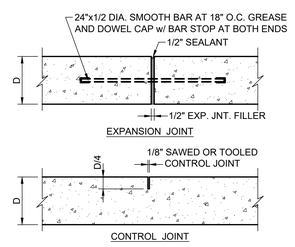
- GEOTEXTILE FABRIC PERMITTIVITY TOO LOW: RESULTS IN REPID CLOGGING, THUS SEVERE PONDING;
SEDIMENT ENTERS THE DRAIN IF THE FABRIC BREAKS.

- DRAINAGE AREA TOO LARGE: RESULTS IN SEDIMENT OVERLOAD AND SEVERE PONDING; SEDIMENT ENTERS
THE DRAIN IF THE FABRIC BREAKS.

INLET PROTECTION DETAIL

NOT TO SCALE

5 / C501

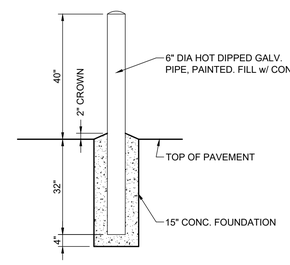


NOTE:
CONSTRUCT EXPANSION JOINTS AT 40' MAX. AND
CONTROL JOINTS AT 6' MAX. UNLESS OTHERWISE NOTED.

CONCRETE JOINT DETAILS

1" = 1'-0"

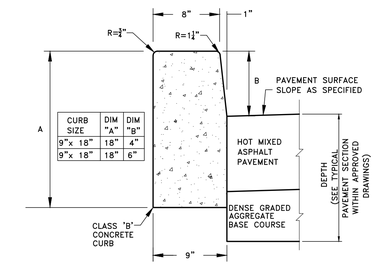
4 / C501



PIPE BOLLARD

1/2" = 1'-0"

3 / C501



NOTES:

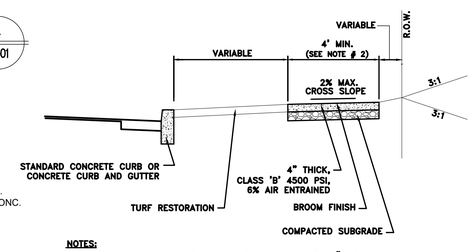
1. EXPANSION JOINTS ¾" WIDE IN THE CURB SHALL BE PROVIDED AT APPROXIMATELY EQUAL DISTANCES OF NOT MORE THAN 20' BETWEEN THE JOINTS.

2. THE COST OF EXPANSION JOINTS IN THE CURB AND DENSE GRADED AGGREGATE BEDDING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE CURB.

3. CONCRETE SHALL BE CLASS B WITH 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI, AND 6% ±1.5 AIR ENTRAINMENT.

DETAIL 1 STANDARD 8"X9"X18" CONCRETE VERTICAL CURB DETAIL
N.T.S.

CITY of CAMDEN STANDARD DETAILS



NOTES:

1. TURF RESTORATION TO CONSIST OF A MINIMUM OF 4" OF SELECT TOPSOIL, FERTILIZER AND SEED AS PER SPECIFICATIONS.
2. IF SUBGRADE MATERIAL IS UNSUITABLE, CONTRACTOR TO REMOVE PER COUNTY ENGINEER'S DISCRETION AND REPLACE WITH SELECT FILL AT NO EXTRA COST TO THE COUNTY.
3. SIDEWALK WIDTH SHALL BE 4'-0" MINIMUM UNLESS OTHERWISE NOTED ON THE APPROVED PLANS.
4. CONCRETE SHALL BE CLASS B WITH 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI AND 6% ±1.5% AIR ENTRAINMENT.

DETAIL 5 STANDARD CONCRETE SIDEWALK
N.T.S.

CITY of CAMDEN STANDARD DETAILS

CURB AND WALK DETAIL

NOT TO SCALE

1 / C501

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

SECTIONS AND DETAILS

STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GE05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

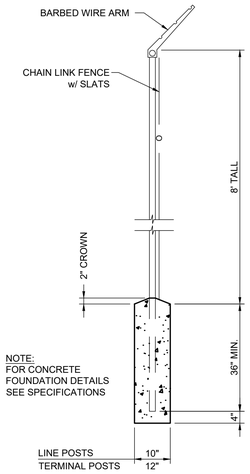
DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C501

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard Design\Civil\24331_C-Plat_CMC_Yard.dwg, 4/10/2025 3:16:11 PM, AutoCAD PDF (General Documentation).pc3

PROJECT NOTES:
THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

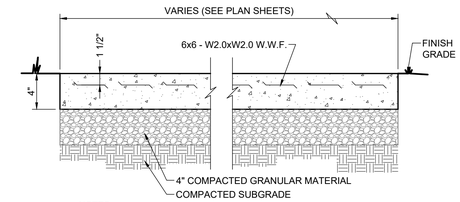
ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.



NOTE:
FOR CONCRETE FOUNDATION DETAILS SEE SPECIFICATIONS

SECURITY FENCE DETAIL
NOT TO SCALE — 8 / C502



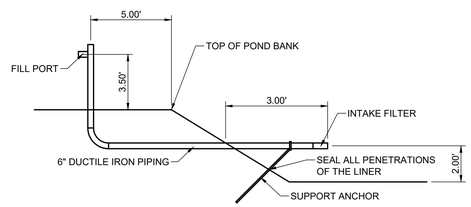
NOTES:

1. CONTROLL JOINTS, EXPANSION JOINTS AND EDGES OF SIDEWALKS SHOULD BE HAND-TOOLED AFTER EACH FINISHING OPERATION.

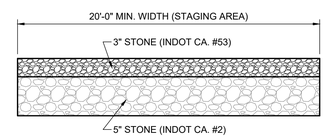
2. PROVIDE A EXPANSION JOINT AT INTERSECTION WITH ANOTHER SIDEWALK, BETWEEN WALKS AND BUILDINGS AND AT SUCH OTHER POINTS AS INDICATED ON THE DRAWINGS.

3. SIDEWALKS SHALL HAVE 1/2" EXP. JOINTS AT 40'-0" MAX. AND CONTROL JOINTS AT 6'-0" MAX.

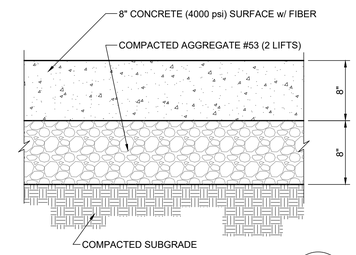
CONCRETE SIDEWALK
1 1/2" = 1'-0" — 4 / C502



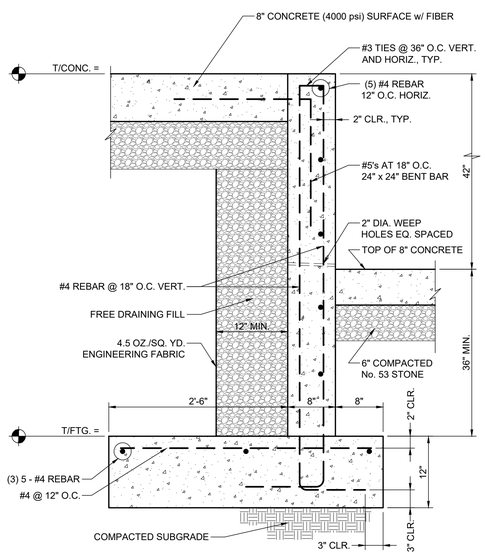
STAND PIPE FILL PORT
NOT TO SCALE — 10 / C502



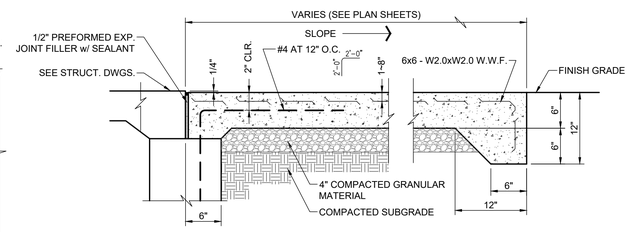
STONE SURFACE and STAGING AREA SURFACE DETAIL
NOT TO SCALE — 7 / C502



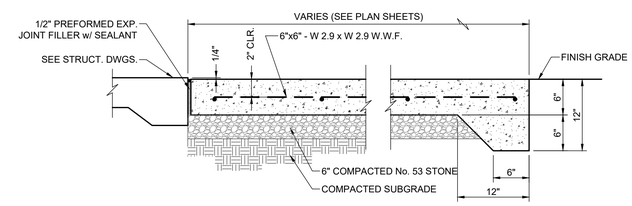
CONCRETE SECTION
NOT TO SCALE — 3 / C502



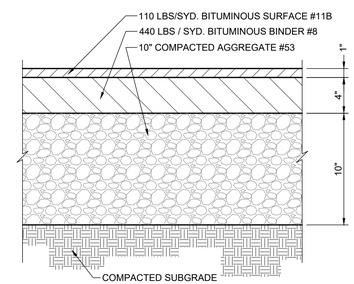
RAISED DOCK WALL
1" = 1'-0" — 9 / C502



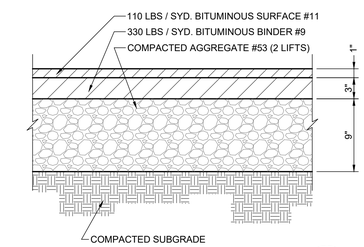
CONCRETE STOOP
1" = 1'-0" — 6 / C502



CONCRETE APRON
1" = 1'-0" — 5 / C502



HEAVY DUTY ASPHALT
1 1/2" = 1'-0" — 2 / C502



ASPHALT SECTION
NOT TO SCALE — 1 / C502

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

WALL SECTIONS

STATE OF NEW JERSEY — BRIAN MOENCH — No. 24GE05019700 — LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

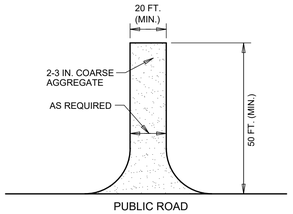
DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C502

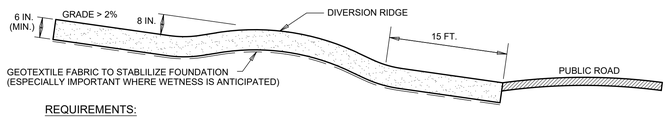
Z:\24331 – EMR (Camden) – Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Phd_CMC_Yard.dwg, 4/10/2025 3:16:29 PM, AutoCAD PDF (General Documentation).pc3

PROJECT NOTES:
THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.





REQUIREMENTS:

Material: 2-3 in. washed stone (INDOT CA No.2) over a stable foundation.

Thickness: 6 in. minimum

Width: 12 ft. minimum or full width of entrance/exit roadway, whichever is greater.

Length: 50 ft. minimum. The length can be shorter for small sites such as for an individual home.

Washing facility (optional): Level area with 3 in washed stone minimum or a commercial rack, and waste water diverted to a sediment trap or basin.

Geotextile fabric underliner: May be used under wet conditions or for soils within a high seasonal water table to provide greater bearing strength.

INSTALLATION:

1. Avoid locating on steep slopes or at curves in public roads.

2. Remove all vegetation and other objectionable material from the foundation area, and grade and crown for positive drainage.

3. If slope towards the road exceeds 2%, construct a 6-8 in.-high water bar (ridge) with 3:1 side slopes across the foundation area about 15 ft. from the entrance to divert runoff away from the road.

4. Install pipe under the pad if needed to maintain proper public road drainage.

5. If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.

6. Place stone to dimensions and grade shown in the erosion control plan, leaving the surface smooth and sloped for drainage.

7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.

MAINTENANCE:

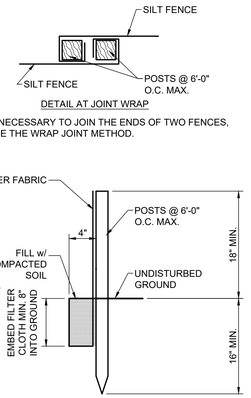
* Inspect entrance drive and sediment disposal area weekly and after storm events or heavy use.
* Reshape pad as needed for drainage and runoff control.
* Topdress with clean stone as needed.
* Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
* Repair any broken road pavement immediately.

COMMON CONCERNS:

Inadequate runoff control--results in sediment washing onto road.
Stone too small, pad too thin, or geotextile fabric absent--results in ruts and a muddy condition as stone is pressed into the soil: add more stone.
Pad too short for heavy construction traffic--extend the pad beyond the 50-ft. length as needed.
Pad not flared sufficiently at road entrance--results in mud being tracked onto the road and possible damage to the road edge: widen stone entrance and repair road damage.
Unstable foundation--use geotextile fabric under th pad and/or improve foundation drainage.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE — 5 / C503



DETAIL AT JOINT WRAP

IF NECESSARY TO JOIN THE ENDS OF TWO FENCES, USE THE WRAP JOINT METHOD.

NOTE:
PREFABRICATED SILT FENCE WILL BE ACCEPTABLE, AS LONG AS THE STAKES ARE DRIVEN A MINIMUM OF 16" INTO GROUND.

INSTALLATION OF SILT FENCE:

SITE PREPERATION:

1. PLAN FOR THE FENCE TO BE AT LEAST 10 FEET FROM THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA.

2. PROVIDE ACCESS TO THE AREA IF SEDIMENT CLEANOUT WILL BE NEEDED.

MAINTENANCE:

1. INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.

2. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.

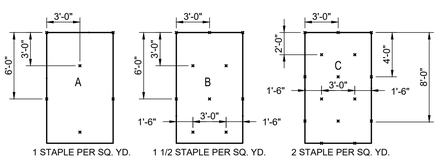
3. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE SILT FENCE AS ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.

4. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.

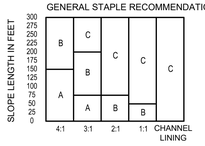
5. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE AND STABILIZE.

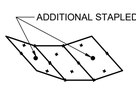
SILT FENCE DETAIL

NOT TO SCALE — 2 / C503



GENERAL STAPLE RECOMMENDATIONS





CHANNEL LININGS UTILIZE STAPLE PATTERN "C" WITH ADDITIONAL STAPLES ON SIDE SLOPES.

NOTES:
1. STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION BLANKETS.

2. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE ANNUAL RAINFALL.

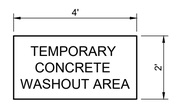
3. AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO BLANKETS, STAPLE PATTERN "C" SHOULD BE UTILIZED.

4. CHANNEL LININGS REQUIRE A 2' (MIN.) OVERLAP AT LONGITUDINAL JOINTS AND SIDE SLOPES REQUIRE A 6" (MIN.) OVERLAP. WHERE OVERLAPS OCCUR, THE UPSTREAM BLANKET SHALL OVERLAP THE DOWNSTREAM.

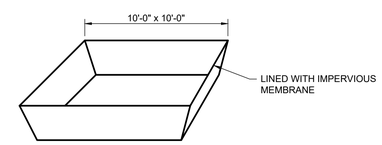
5. NORTH AMERICAN GREEN S150BN TO BE USED FOR EROSION CONTROL BLANKETS.

EROSION CONTROL BLANKET STAPLE PATTERN

NOT TO SCALE — 6 / C503



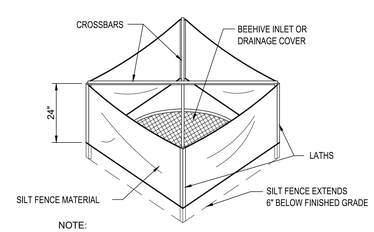
NOTES:
1. SIGN TO BE POSTED THROUGHOUT CONSTRUCTION ACTIVITY.
2. SIGN TO BE MADE OF SEMI-PERMANENT MATERIAL, i.e. WOOD.



NOTE:
1. A LINED ROLLOFF DUMPSTER OR CONTAINER TO BE USED IN LIEU OF A CONSTRUCTED WASHOUT BASIN.

CONCRETE WASHOUT BASIN and CONCRETE WASHOUT SIGN

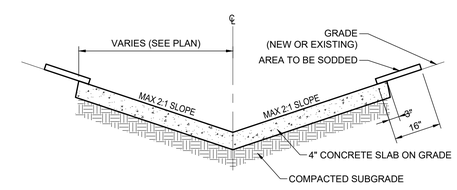
NOT TO SCALE — 4 / C503



NOTE:
1. SEE SILT FENCE DETAIL FOR MATERIAL SPECIFICATIONS.
2. SILT FENCE SHALL BE PREASSEMBLED BY SUPPLIER.

SILT FENCE INLET PROTECTION DETAIL

NOT TO SCALE — 3 / C504



CONCRETE DITCH DETAIL

NOT TO SCALE — 1 / C503

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

TRENCH SECTIONS

STATE OF NEW JERSEY
BRIAN MOENCH
No. 24GB05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	C503

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:16:39 PM, AutoCAD PDF (General Documentation).pc3

PROJECT NOTES:
ALL LIVING WALL LANDSCAPING TO BE INSTALLED AFTER CITY / CAMDEN COUNTY ROAD PROJECT

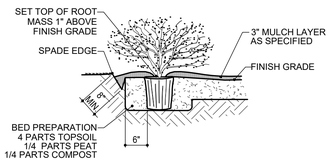
THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

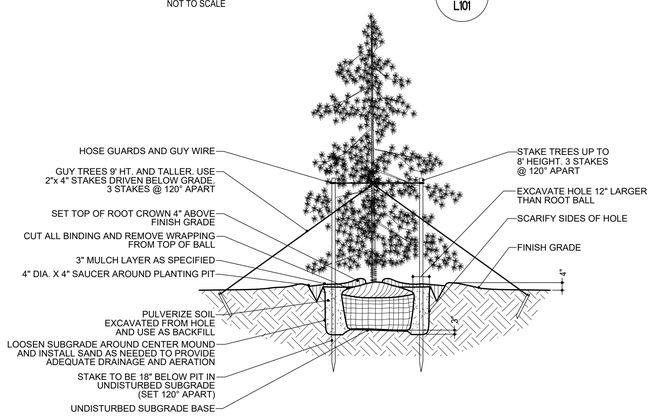
THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.



SHRUB AND SMALL TREE PLANTING DETAIL

NOT TO SCALE

2
L101



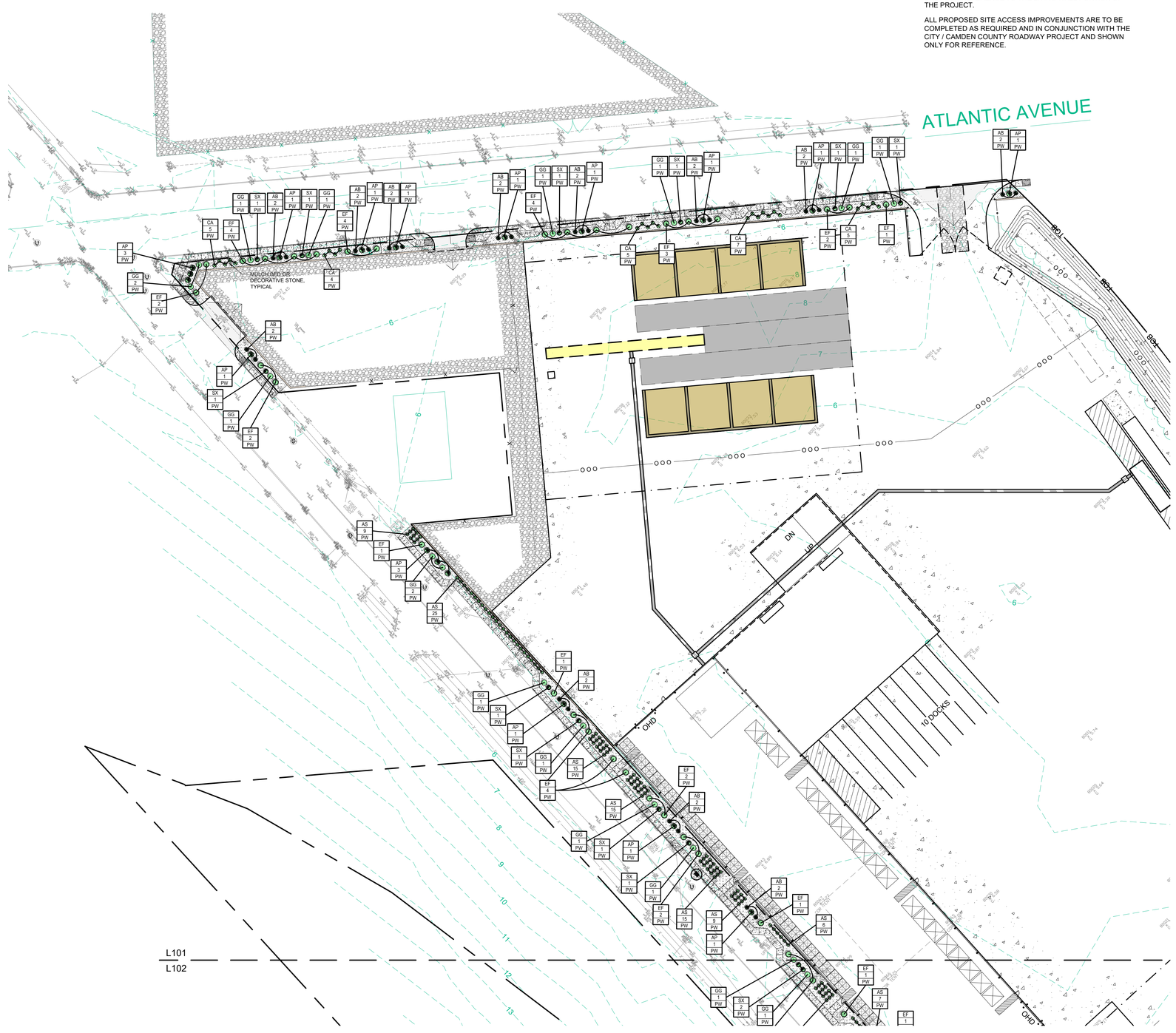
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

1
L101

PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT / SPREAD
	EF	69	Euonymus fortunei "Ivory Jade"	Wintercreeper 'Ivory Jade'	#1 Container / ---	EVERGREEN SHRUB	2-3 ft / 3-6 ft
	AB	14	Thuja occidentalis 'Art Boe'	North Pole Arborvitae	#3 Container / ---	EVERGREEN SHRUB	10-15 ft / 3-5 ft
	AP	32	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	#3 Container / ---	EVERGREEN SHRUB	25-30 ft / 4-5 ft
	CA	26	Camellia 'Cinnamon Cindy' Camellia x williamsii Camellia japonica	'Cindy's Cinnamon' 'Les Jury' 'Pink Perfection	#2 container / ---	EVERGREEN SHRUB	4-10 ft / 3-8 ft
			NOTE: Assorted mix of Camellia Plants in each grouping.				
	GG	32	Thuja occidentalis "Golden Globe"	Golden Globe Arborvitae	#1 Container / ---	EVERGREEN SHRUB	2-4 ft / 2-4 ft
	AS	229	Rosa Sunorita Rosa Ringo Double Pink Rosa Ringo Rosa Carefree Spirit Rosa Carefree Wonder	Rosa 'Chewgewest' Rosa 'ChewDelight' Rosa 'ChewBullseye' Rosa Red Carefree Rosa Dynastie	#2 Container / ---	DECIDUOUS SHRUB	2-4 ft / 2-4 ft
			NOTE: Assorted mix of Shrub Rosa Plants in each grouping.				
	SX	28	Spiraea japonica 'Goldflame'	Goldflame Spirea	#1 Container / ---	DECIDUOUS SHRUB	3-4 ft / 3-4 ft



LANDSCAPE PLAN NORTH

SCALE: 1" = 40'

N

40 0 40 80

GRAPHIC SCALE: 1" = 40'

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

LANDSCAPE PLAN

STATE OF NEW JERSEY BRIAN MOENCH No. 24GE05019700 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	L101

24331 – EMR (Camden) – Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:16:49 PM, AutoCAD PDF (General Documentation).pc3

PROJECT NOTES:
ALL LIVING WALL LANDSCAPING TO BE INSTALLED AFTER CITY / CAMDEN COUNTY ROAD PROJECT

THE OWNER, OR HIS 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 € OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON)

ALL PROPOSED SIDEWALK IMPROVEMENTS ARE BY THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE TO THE LIVING WALL PORTION OF THE PROJECT.

ALL PROPOSED SITE ACCESS IMPROVEMENTS ARE TO BE COMPLETED AS REQUIRED AND IN CONJUNCTION WITH THE CITY / CAMDEN COUNTY ROADWAY PROJECT AND SHOWN ONLY FOR REFERENCE.

Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
MOENCH ENGINEERING, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
MOENCH ENGINEERING, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

LANDSCAPING NOTES: (to conform with Section 870-245 of the City of Camden Design Standards)

A. All plant materials shall conform to the American Association of Nurserymen standards and shall be first quality nursery grown stock, free from disease or objectionable disfigurements and planted in conformance with sound nursery practice and applicable City standards.
B. All trees (except as noted) shall be balled and burlapped nursery-grown stock.
C. All plant materials and lawns shall be planted within the recommended seasonable time periods as prescribed by accepted horticultural practice. Plant material with fall planting hazards shall be handled accordingly.
D. A temporary fence, such as a snow fence, shall be erected at the perimeter of the drip-line of all existing vegetation indicated to remain prior to any excavation, construction or site work. This fence may be removed only at the time of completion of all construction and final grading.
E. Existing trees to be relocated shall be handled according to acceptable horticultural practice.
F. All disturbed areas not shown as planted or lawn are to be topsoiled and seeded or returned to their original state before disturbance as directed by the City Engineer.
G. All areas not related to the development shall remain in their natural state.
H. Additional landscaping approved by the City Engineer shall be provided by the applicant to replace any vegetation inadvertently removed from outside the limit of disturbance line as shown on the approved grading plan during construction.
I. Proposed trees shall not be planted within easements, driveways and sight triangles. Therefore, the tree locations shown are approximate and shall be adjusted in the field.
J. All shade trees in pedestrian walk areas shall have initial limbs starting at a minimum of seven feet above finished grade.
K. All plantings are to be mulched with a three-inch minimum depth of shredded hardwood bark.
L. Plants arranged in continuous groupings shall be set in mulched beds.
M. If a discrepancy exists between the quantity of plants shown on the plan and the quantity indicated on the landscape schedule, the developer shall be responsible for the quantities shown on the landscape plan.
N. Proposals for plant substitutions (necessitated by the lack of availability of certain species) may be considered if specifically brought to the attention of the City Engineer. Any plant substitutions shall be subject to the timely review and approval of the City Engineer.
O. Planting debris shall be removed from the property.
P. Plant materials are to be guaranteed for two years by the developer to be in healthy and vigorous condition from the date of acceptance. It is understood that the owner will provide adequate and timely care during the guarantee period to the highest horticultural standards. The owner may be responsible for the maintenance of all proposed plantings by providing the correct methods of weeding, spraying, watering, pruning, and fertilizing.
Q. Any live tree which is substantially damaged as a result of grading or general construction must be removed and replaced with another tree or trees as approved by the City Engineer.
R. Tree removal from any slope or environmentally sensitive area is prohibited if it will contribute, in the opinion of the City Engineer, to extra runoff of surface water onto adjoining property and erosion and silting, unless other means approved by the City Engineer are provided to prevent runoff and erosion.
S. No healthy tree that is special by virtue of history, unusual size, or age, or of a rare species, shall be removed except as may be required for the protection of public health, safety or welfare.
T. Selected existing healthy trees six inches in caliper or less measured four feet above the ground shall be relocated on-site under the direction and approval of the City Engineer.
U. Newly installed plant material shall be watered at the time of planting. Regular watering shall be provided to ensure the establishment and regular growth of all plants.
V. All plants shall include a two-year planting guarantee in the event a plant should fail, it will be replaced with appropriate species and type or approved equal.

PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT / SPREAD
	EF	69	Euonymus fortunei 'Ivory Jade"	Wintercreeper 'Ivory Jade'	#1 Container / ---	EVERGREEN SHRUB	2-3 ft / 3-6 ft
	AB	14	Thuja occidentalis 'Art Boe'	North Pole Arborvitae	#3 Container / ---	EVERGREEN SHRUB	10-15 ft / 3-5 ft
	AP	32	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	#3 Container / ---	EVERGREEN SHRUB	25-30 ft / 4-5 ft
	CA	26	Camellia 'Cinnamon Cindy' Camellia x williamsii Camellia japonica	'Cindy's Cinnamon' 'Les Jury' 'Pink Perfection	#2 container / ---	EVERGREEN SHRUB	4-10 ft / 3-8 ft
	NOTE: Assorted mix of Camellia Plants in each grouping.						
	GG	32	Thuja occidentalis "Golden Globe"	Golden Globe Arborvitae	#1 Container / ---	EVERGREEN SHRUB	2-4 ft / 2-4 ft
	AS	229	Rosa Sunorita Rosa Ringo Double Pink Rosa Ringo Rosa Carefree Spirit Rosa Carefree Wonder	Rosa 'Chewgewest' Rosa 'ChewDelight' Rosa 'ChewBullseye' Rosa Red Carefree Rosa Dynastie	#2 Container / ---	DECIDUOUS SHRUB	2-4 ft / 2-4 ft
	NOTE: Assorted mix of Shrub Rosa Plants in each grouping.						
	SX	28	Spiraea japonica 'Goldflame'	Goldflame Spirea	#1 Container / ---	DECIDUOUS SHRUB	3-4 ft / 3-4 ft

LANDSCAPE PLAN SOUTH

SCALE: 1" = 40'

N

40 0 40 80

GRAPHIC SCALE: 1" = 40'

EMR CMC Yard
ATLANTIC AVENUE and FERRY AVENUE
Camden, New Jersey

LANDSCAPE PLAN SOUTH

STATE OF NEW JERSEY
BRIAN MONCEE
No. 24GB05019700
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

a	Interim Set for Review	03/28/2025
0	ISSUED FOR PERMIT	04/11/2025

DRAWN BY:	srj
CHECKED BY:	BEM
PROJECT #:	24331
DATE:	03/28/2025
SHEET NUMBER:	L102

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Plot_CMC_Yard.dwg, 4/10/2025 3:16:59 PM, AutoCAD PDF (General Documentation).pc3

MOENCH ENGINEERING, P.C.

A Professional Corporation

4000 Clarks Creek Road, Plainfield, IN 46168, Telephone: 317-837-2767, Fax: 317-837-7266

Atlantic Avenue CMC Yard
Atlantic Avenue & Ferry Avenue
Camden, NJ

Drainage Narrative and Calculations

April 9, 2025

Revision 0

STATE OF NEW JERSEY
BRIAN MOENCH
No.
24GE05019700
LICENSED
PROFESSIONAL ENGINEER

Moench Engineering, P.C.

4000 Clarks Creek Road

Plainfield, Indiana 46168

Table of Contents

Drainage Narrative Summary. 3

Hydrographs Peak Flow – Rational Method 5

Required Storage Calculations 19

Pond Report – Proposed Stage / Storage 23

Existing Watershed Map 24

Proposed Watershed Map 25

Drainage Narrative

Project Scope

The project consists of relocating the commercial metal recycling operations for EMR Eastern LLC from 6th Street to the corner of Atlantic Avenue and Ferry Avenue. The operation relocation will consist exterior metal receipt/storage, exterior baling of loose metal materials and interior higher value metal handling. The site improvements include new concrete pavement, elevated truck scale with scale house, new pre-engineered metal building, lined concrete conveyance ditch and surface retention basin. The parcels to be developed is Block 280 and 281, Lots 8 / 16 / 20 / 22 / 23 / 25 / 28 / 31 / 35 / 35.01 / 36 / 36.01.

Existing Conditions

The existing site consists of a combination of dirt, stone, concrete open yard areas used for storage with minimal vegetation. There is one defined watershed on this parcel. The defined watershed for this project is 11.12 acres. Of the 11.12-acre watershed, 1.15 acres are vegetated with a runoff coefficient of 0.45, 0.90 acres of roof with a runoff coefficient of 0.99, and 9.07 acres of soil with a runoff coefficient of 0.65. Using the Rational Method and a 24-hour storm event, the time of concentration for the defined watershed was 15.0 minutes. The resultant existing condition peak runoffs were calculated.

Watershed:

2 Year – 24.67 cfs 10 Year – 33.06 cfs 100 Year – 43.02 cfs

The runoff from the defined watershed flows to the east via the stormwater collection system. The stormwater is discharged to the east on a separate parcel, where it continues to flow east towards an existing storage basin.

Proposed Conditions

The proposed conditions include adding new concrete pavement, a concrete channel, lined retention pond, gated emergency access, vegetation, concrete sidewalks, and proposed building. The defined 11.12-acre watershed is composed of 0.47 acres of vegetation with a runoff coefficient of 0.45, 0.90 acres of roof with a runoff coefficient of 0.99, and 9.75 acres of concrete with a runoff coefficient of 0.99. Using the Rational Method and a 24-hour storm event, the time of concentration for the defined watershed was 7.0 minutes. The resultant existing condition peak runoffs were calculated as.

Watershed:

2 Year – 48.84 cfs 10 Year – 64.12 cfs 100 Year – 82.28 cfs

Retention Basin

The New Jersey Stormwater Manual requires, “Design stormwater management measures so that the post-construction peak runoff rates for the two-, 10- and 100-year storm events are 50, 75 and 80 percent, respectively, of the preconstruction peak runoff rates”. These rates are:

2 Year – 12.335 cfs 10 Year – 24.795 cfs 100 Year – 34.416 cfs

The maximum required storage based on these allowable release rates are:

2 Year Stortm – 23,198.63 cubic feet (0.53 acre-feet)
10 Year Storm – 21,596.04 cubic feet (0.50 acre-feet)
100 Year Storm – 26,081.28 cubic feet (0.60 acre-feet)

Using the modified rational method to determine the required storage, the peak required storage is 26,081.28 cubic feet and occurs at the 15-minute, 100 year storm event.

The proposed lined retention pond has a total storage capacity of 113,058 cubic feet. The pond has an impermeable liner and the conveyance to the basin is by paved concrete ditch to prevent runoff from entering the groundwater. The water in the retention pond will be used for operation needs as well as provide a source of water for emergency situations. The storage provided is 4x the required calculated storage needs.

Hydraflow Table of Contents

CMC Yard Hydrographs.gpw

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Wednesday, 04 / 9 / 2025

Hydrograph Return Period Recap..... 1

2 - Year

Summary Report..... 2

Hydrograph Reports..... 3

Hydrograph No. 1, Rational, Existing Conditions..... 3

TR-55 Tc Worksheet..... 4

Hydrograph No. 2, Rational, Proposed Conditions..... 5

TR-55 Tc Worksheet..... 6

10 - Year

Summary Report..... 7

Hydrograph Reports..... 8

Hydrograph No. 1, Rational, Existing Conditions..... 8

Hydrograph No. 2, Rational, Proposed Conditions..... 9

100 - Year

Summary Report..... 10

Hydrograph Reports..... 11

Hydrograph No. 1, Rational, Existing Conditions..... 11

Hydrograph No. 2, Rational, Proposed Conditions..... 12

IDF Report..... 13

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Rational	------	-------	24.67	-------	-------	33.06	-------	-------	43.02	Existing Conditions
2	Rational	------	-------	48.84	-------	-------	64.12	-------	-------	82.28	Proposed Conditions

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	24.67	1	15	22,205	------	------	------	Existing Conditions
2	Rational	48.84	1	7	20,511	------	------	------	Proposed Conditions

Hydrograph Report

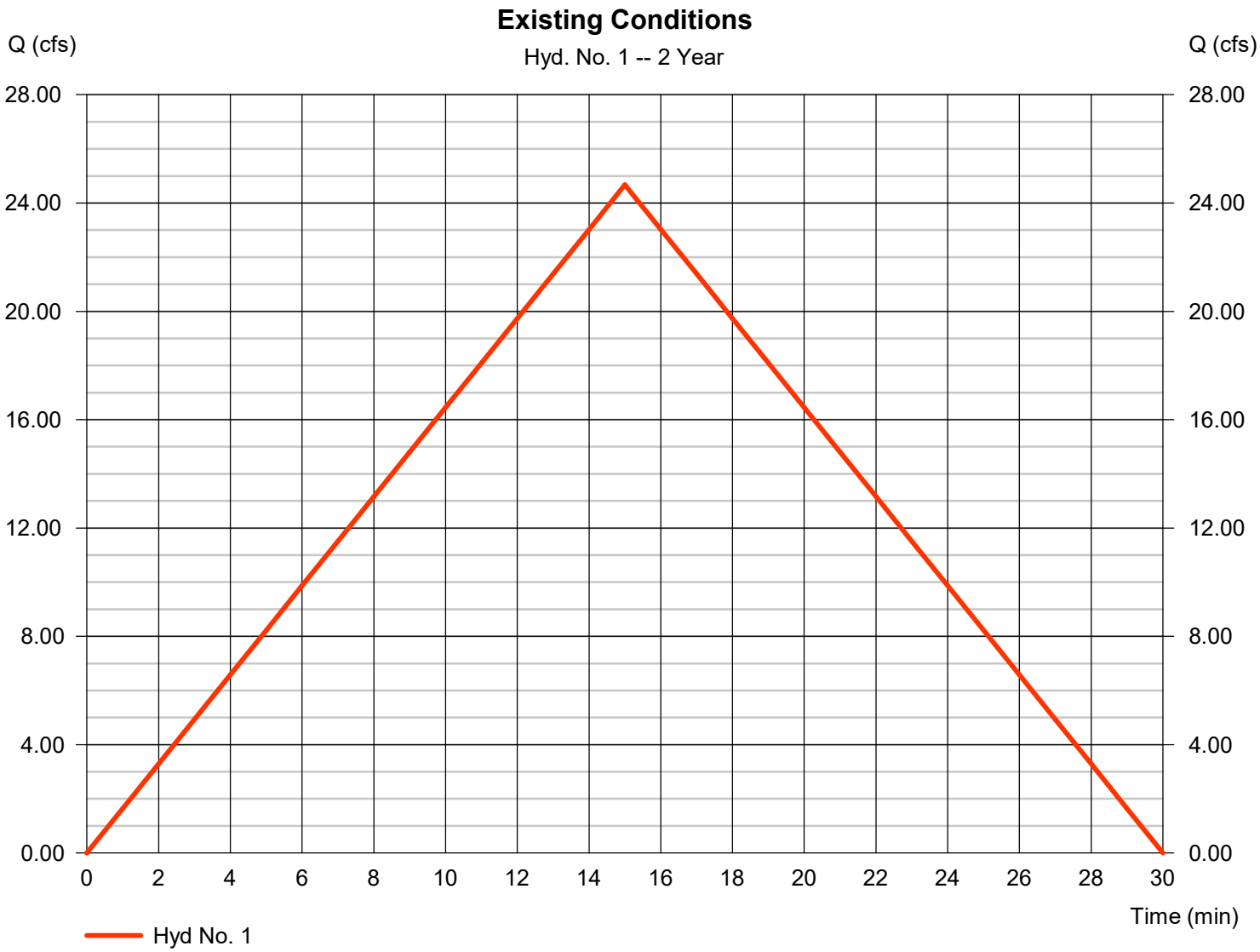
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 9 / 2025

Hyd. No. 1

Existing Conditions

Hydrograph type	=	Rational	Peak discharge	=	24.67 cfs
Storm frequency	=	2 yrs	Time to peak	=	15 min
Time interval	=	1 min	Hyd. volume	=	22,205 cuft
Drainage area	=	11.120 ac	Runoff coeff.	=	0.66*
Intensity	=	3.362 in/hr	Tc by TR55	=	15.00 min
IDF Curve	=	Rainfall NJ NOAA Data RCJ.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.900 x 0.99) + (1.150 x 0.45) + (9.070 x 0.65)] / 11.120



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No. 1

Existing Conditions

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.011		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.31		0.00		0.00		
Land slope (%)	= 0.43		0.00		0.00		
Travel Time (min)	**= 5.31**	**+**	**0.00**	**+**	**0.00**	**=**	**5.31**
Shallow Concentrated Flow							
Flow length (ft)	= 745.00		0.00		0.00		
Watercourse slope (%)	= 0.43		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	=1.33		0.00		0.00		
Travel Time (min)	**= 9.31**	**+**	**0.00**	**+**	**0.00**	**=**	**9.31**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 15.00 min

Hydrograph Report

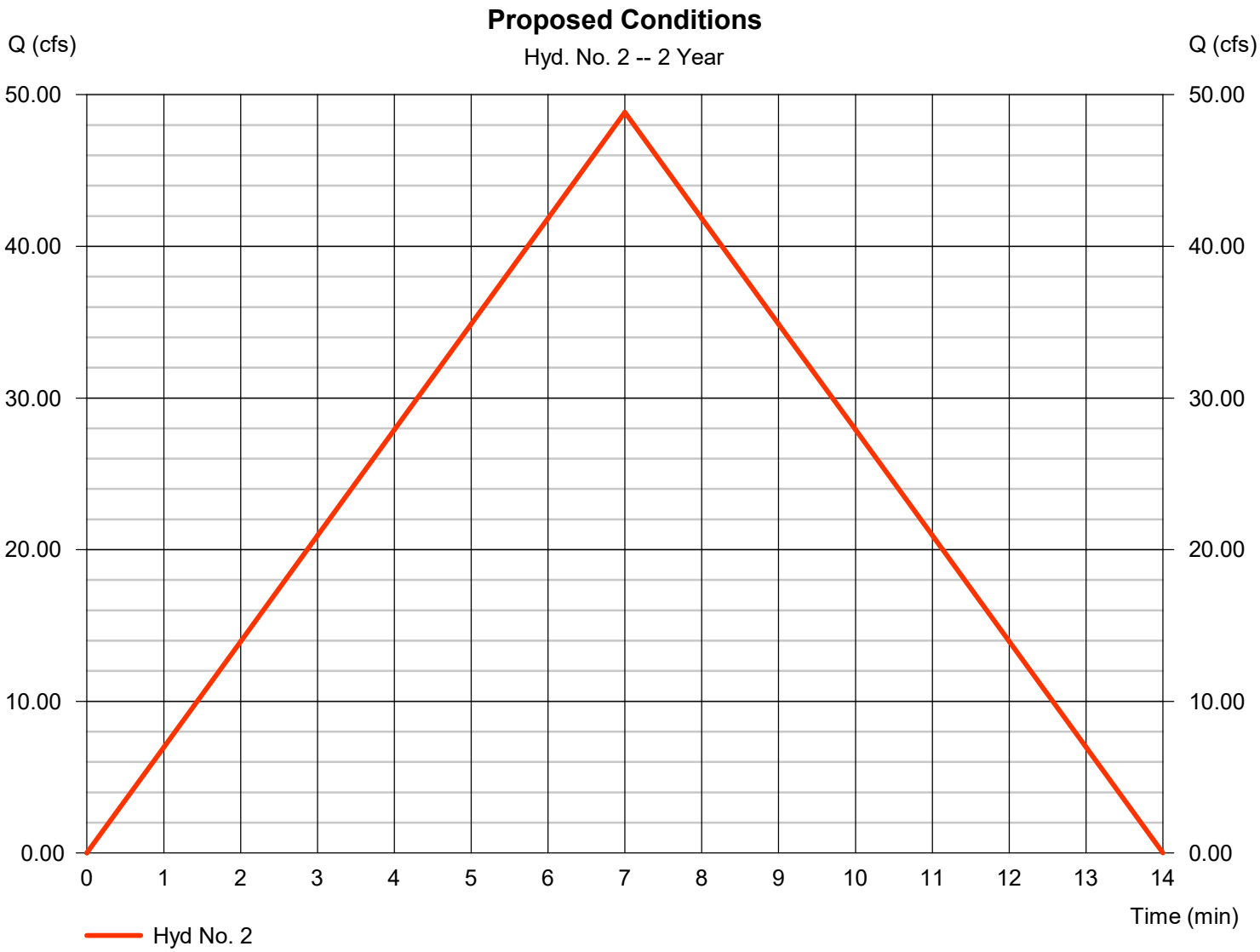
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 9 / 2025

Hyd. No. 2

Proposed Conditions

Hydrograph type	=	Rational	Peak discharge	=	48.84 cfs
Storm frequency	=	2 yrs	Time to peak	=	7 min
Time interval	=	1 min	Hyd. volume	=	20,511 cuft
Drainage area	=	11.120 ac	Runoff coeff.	=	0.97*
Intensity	=	4.527 in/hr	Tc by TR55	=	7.00 min
IDF Curve	=	Rainfall NJ NOAA Data RCJ.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.900 x 0.99) + (0.470 x 0.45) + (9.750 x 0.99)] / 11.120



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No. 2

Proposed Conditions

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.011		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.31		0.00		0.00		
Land slope (%)	= 0.50		0.00		0.00		
Travel Time (min)	**= 5.00**	**+**	**0.00**	**+**	**0.00**	**=**	**5.00**
Shallow Concentrated Flow							
Flow length (ft)	= 147.00		0.00		0.00		
Watercourse slope (%)	= 0.50		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	=1.44		0.00		0.00		
Travel Time (min)	**= 1.70**	**+**	**0.00**	**+**	**0.00**	**=**	**1.70**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 7.00 min

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	33.06	1	15	29,753	------	------	------	Existing Conditions
2	Rational	64.12	1	7	26,931	------	------	------	Proposed Conditions

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 9 / 2025

Hyd. No. 1

Existing Conditions

Hydrograph type	=	Rational	Peak discharge	=	33.06 cfs
Storm frequency	=	10 yrs	Time to peak	=	15 min
Time interval	=	1 min	Hyd. volume	=	29,753 cuft
Drainage area	=	11.120 ac	Runoff coeff.	=	0.66*
Intensity	=	4.504 in/hr	Tc by TR55	=	15.00 min
IDF Curve	=	Rainfall NJ NOAA Data RCJ.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.900 x 0.99) + (1.150 x 0.45) + (9.070 x 0.65)] / 11.120

Hydrograph Report

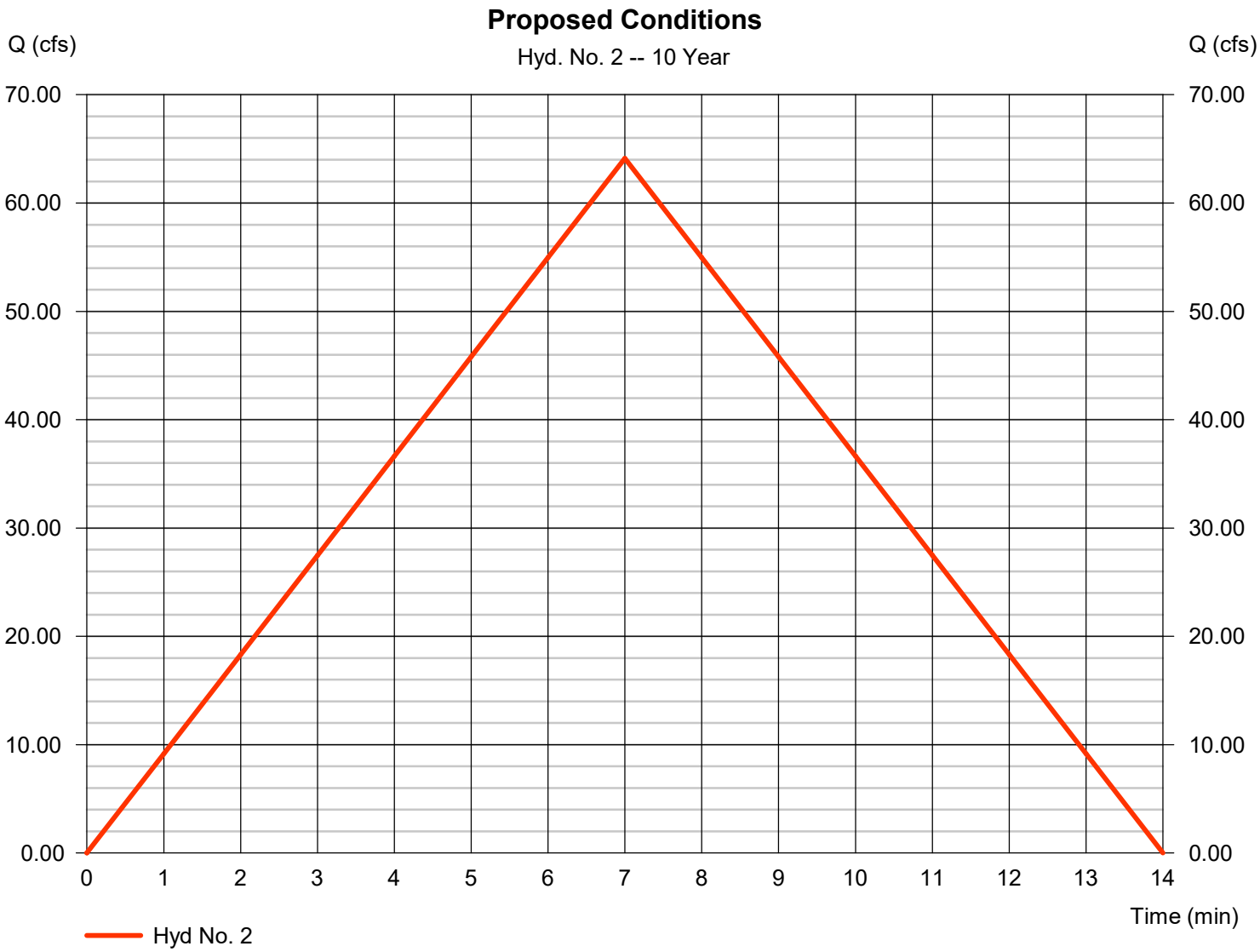
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 9 / 2025

Hyd. No. 2

Proposed Conditions

Hydrograph type	=	Rational	Peak discharge	=	64.12 cfs
Storm frequency	=	10 yrs	Time to peak	=	7 min
Time interval	=	1 min	Hyd. volume	=	26,931 cuft
Drainage area	=	11.120 ac	Runoff coeff.	=	0.97*
Intensity	=	5.945 in/hr	Tc by TR55	=	7.00 min
IDF Curve	=	Rainfall NJ NOAA Data RCJ.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.900 x 0.99) + (0.470 x 0.45) + (9.750 x 0.99)] / 11.120



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	43.02	1	15	38,714	------	------	------	Existing Conditions
2	Rational	82.28	1	7	34,559	------	------	------	Proposed Conditions

Hydrograph Report

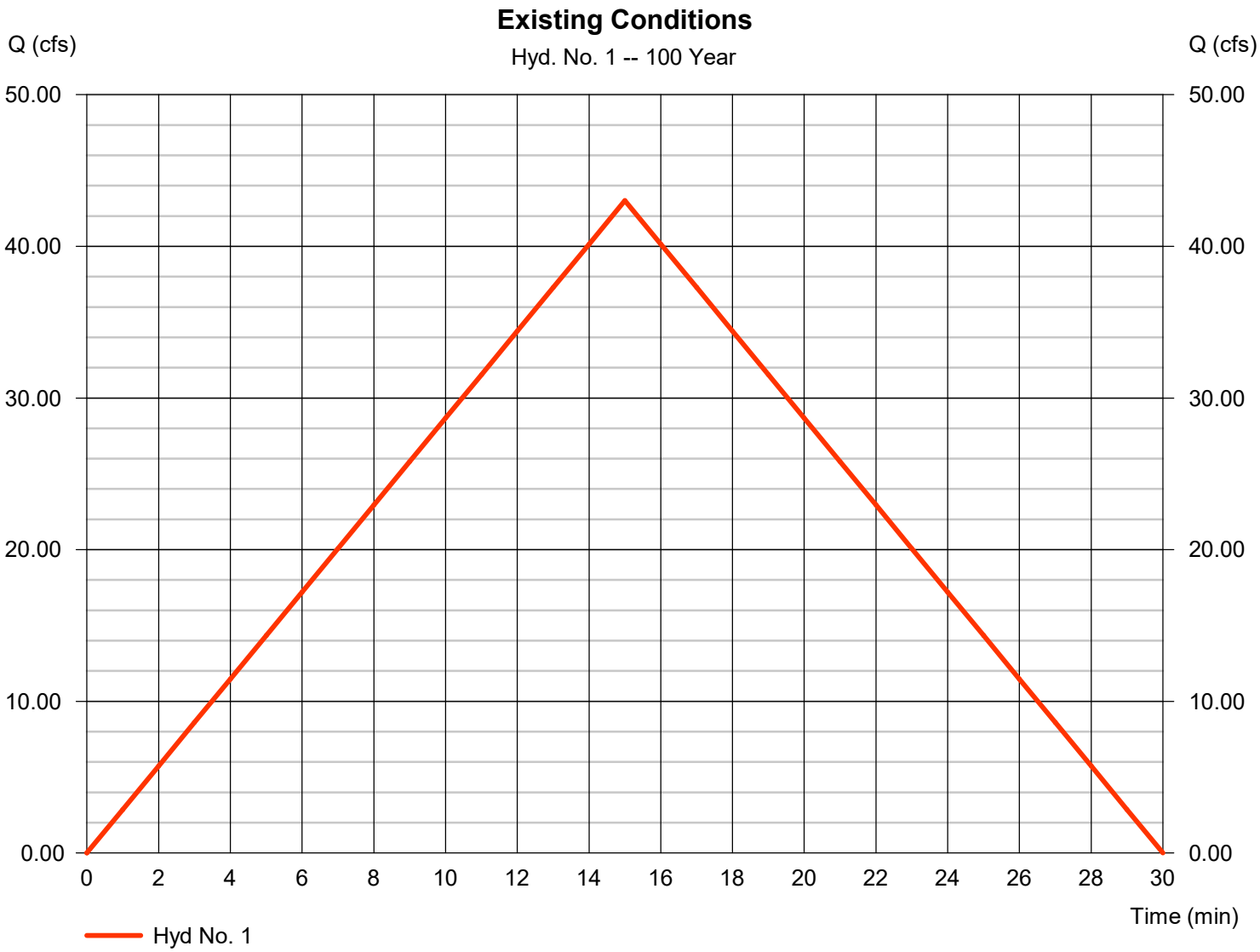
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 9 / 2025

Hyd. No. 1

Existing Conditions

Hydrograph type	=	Rational	Peak discharge	=	43.02 cfs
Storm frequency	=	100 yrs	Time to peak	=	15 min
Time interval	=	1 min	Hyd. volume	=	38,714 cuft
Drainage area	=	11.120 ac	Runoff coeff.	=	0.66*
Intensity	=	5.861 in/hr	Tc by TR55	=	15.00 min
IDF Curve	=	Rainfall NJ NOAA Data RCJ.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.900 x 0.99) + (1.150 x 0.45) + (9.070 x 0.65)] / 11.120



Hydrograph Report

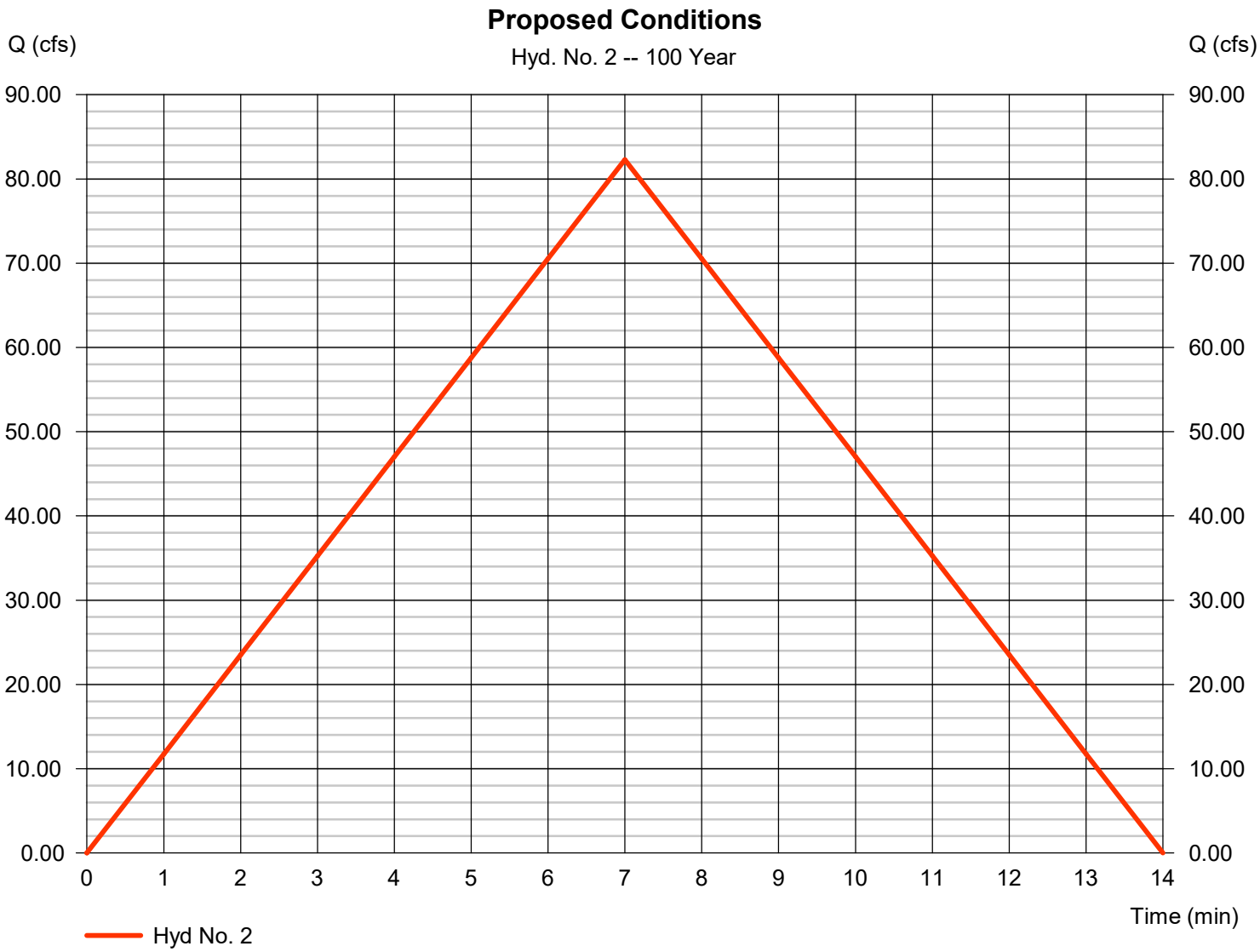
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 9 / 2025

Hyd. No. 2

Proposed Conditions

Hydrograph type	=	Rational	Peak discharge	=	82.28 cfs
Storm frequency	=	100 yrs	Time to peak	=	7 min
Time interval	=	1 min	Hyd. volume	=	34,559 cuft
Drainage area	=	11.120 ac	Runoff coeff.	=	0.97*
Intensity	=	7.629 in/hr	Tc by TR55	=	7.00 min
IDF Curve	=	Rainfall NJ NOAA Data RCJ.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.900 x 0.99) + (0.470 x 0.45) + (9.750 x 0.99)] / 11.120



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	64.1137	13.0000	0.8848	--------
3	0.0000	0.0000	0.0000	--------
5	0.0000	0.0000	0.0000	--------
10	65.3481	12.5000	0.8070	--------
25	0.0000	0.0000	0.0000	--------
50	0.0000	0.0000	0.0000	--------
100	47.5005	9.2000	0.6567	--------

File name: Rainfall NJ NOAA Data RCJ.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	4.97	4.00	3.36	2.91	2.57	2.30	2.09	1.91	1.77	1.64	1.53	1.44
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	6.49	5.30	4.50	3.94	3.51	3.17	2.90	2.67	2.48	2.32	2.18	2.06
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	8.32	6.82	5.86	5.18	4.67	4.27	3.95	3.68	3.45	3.26	3.09	2.94

Tc = time in minutes. Values may exceed 60.

p. file name: Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Drainage\Precipitation, Camden NJ.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	3.30	0.00	5.77	6.80	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	2.75	0.00	5.38	6.50	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	3.31	0.00	2.80	5.06	5.25	6.00	8.52

$Q_{2p} = 0.5\ Q_{2e}$

Storm Duration	Rainfall Intensity	Inflow Rate	Outflow Rate	Storage Rate	Required Storage	ft^3	ac-ft
0.083	4.966	53.569	12.335	41.234	0.29	12,473.27	
0.167	3.998	43.122	12.335	30.787	0.43	18,626.22	
0.250	3.359	36.232	12.335	23.897	0.50	21,686.70	
0.400	2.625	28.312	12.335	15.977	0.53	23,198.63	0.53
0.417	2.564	27.652	12.335	15.317	0.53	23,166.42	
0.500	2.298	24.786	12.335	12.451	0.52	22,598.91	
0.583	2.085	22.487	12.335	10.152	0.49	21,496.79	
0.667	1.910	20.599	12.335	8.264	0.46	19,998.78	
0.750	1.763	19.019	12.335	6.684	0.42	18,198.14	
0.833	1.639	17.677	12.335	5.342	0.37	16,160.10	
0.917	1.532	16.522	12.335	4.187	0.32	13,931.79	
1.000	1.439	15.516	12.335	3.181	0.27	11,548.18	
2.000	0.846	9.125	12.335	-3.210	-0.54	-23,306.46	
3.000	0.608	6.563	12.335	-5.772	-1.44	-62,855.64	
4.000	0.479	5.165	12.335	-7.170	-2.39	-104,108.85	
5.000	0.397	4.278	12.335	-8.057	-3.36	-146,228.85	
6.000	0.340	3.663	12.335	-8.672	-4.34	-188,870.62	
7.000	0.298	3.210	12.335	-9.125	-5.32	-231,860.13	
8.000	0.265	2.862	12.335	-9.473	-6.32	-275,097.79	
9.000	0.240	2.585	12.335	-9.750	-7.31	-318,521.39	
10.000	0.219	2.360	12.335	-9.975	-8.31	-362,089.57	
11.000	0.201	2.173	12.335	-10.162	-9.32	-405,773.39	
12.000	0.187	2.015	12.335	-10.320	-10.32	-449,551.87	
13.000	0.174	1.879	12.335	-10.456	-11.33	-493,409.28	
14.000	0.163	1.762	12.335	-10.573	-12.34	-537,333.55	
15.000	0.154	1.659	12.335	-10.676	-13.35	-581,315.19	
16.000	0.145	1.568	12.335	-10.767	-14.36	-625,346.63	
17.000	0.138	1.487	12.335	-10.848	-15.37	-669,421.70	
18.000	0.131	1.415	12.335	-10.920	-16.38	-713,535.34	
19.000	0.125	1.349	12.335	-10.986	-17.39	-757,683.31	
20.000	0.120	1.290	12.335	-11.045	-18.41	-801,862.07	
21.000	0.115	1.236	12.335	-11.099	-19.42	-846,068.57	
22.000	0.110	1.187	12.335	-11.148	-20.44	-890,300.23	
23.000	0.106	1.141	12.335	-11.194	-21.45	-934,554.81	
24.000	0.102	1.100	12.335	-11.235	-22.47	-978,830.34	
25.000	0.098	1.061	12.335	-11.274	-23.49	-1,023,125.13	
26.000	0.095	1.025	12.335	-11.310	-24.50	-1,067,437.66	
27.000	0.092	0.992	12.335	-11.343	-25.52	-1,111,766.61	
28.000	0.089	0.960	12.335	-11.375	-26.54	-1,156,110.78	
29.000	0.086	0.931	12.335	-11.404	-27.56	-1,200,469.13	
30.000	0.084	0.904	12.335	-11.431	-28.58	-1,244,840.68	
31.000	0.081	0.878	12.335	-11.457	-29.60	-1,289,224.60	
32.000	0.079	0.854	12.335	-11.481	-30.62	-1,333,620.09	
33.000	0.077	0.831	12.335	-11.504	-31.64	-1,378,026.47	
34.000	0.075	0.810	12.335	-11.525	-32.65	-1,422,443.08	
35.000	0.073	0.789	12.335	-11.546	-33.67	-1,466,869.35	
36.000	0.071	0.770	12.335	-11.565	-34.69	-1,511,304.74	
37.000	0.070	0.752	12.335	-11.583	-35.72	-1,555,748.76	
38.000	0.068	0.734	12.335	-11.601	-36.74	-1,600,200.96	
39.000	0.067	0.718	12.335	-11.617	-37.76	-1,644,660.92	
40.000	0.065	0.702	12.335	-11.633	-38.78	-1,689,128.25	
41.000	0.064	0.687	12.335	-11.648	-39.80	-1,733,602.60	
42.000	0.062	0.672	12.335	-11.663	-40.82	-1,778,083.64	
43.000	0.061	0.659	12.335	-11.676	-41.84	-1,822,571.07	
44.000	0.060	0.645	12.335	-11.690	-42.86	-1,867,064.58	
45.000	0.059	0.633	12.335	-11.702	-43.88	-1,911,563.92	
46.000	0.058	0.621	12.335	-11.714	-44.91	-1,956,068.84	
47.000	0.056	0.609	12.335	-11.726	-45.93	-2,000,579.11	
48.000	0.055	0.598	12.335	-11.737	-46.95	-2,045,094.50	
49.000	0.054	0.587	12.335	-11.748	-47.97	-2,089,614.80	
50.000	0.053	0.577	12.335	-11.758	-48.99	-2,134,139.83	
51.000	0.053	0.567	12.335	-11.768	-50.02	-2,178,669.41	
52.000	0.052	0.557	12.335	-11.778	-51.04	-2,223,203.36	
53.000	0.051	0.548	12.335	-11.787	-52.06	-2,267,741.51	
54.000	0.050	0.539	12.335	-11.796	-53.08	-2,312,283.73	
55.000	0.049	0.530	12.335	-11.805	-54.11	-2,356,829.86	
56.000	0.048	0.522	12.335	-11.813	-55.13	-2,401,379.76	
57.000	0.048	0.514	12.335	-11.821	-56.15	-2,445,933.31	

$Q_{10p} = 0.75\ Q_{10e}$

Storm Duration	Rainfall Intensity	Inflow Rate	Outflow Rate	Storage Rate	Required Storage	ft^3	ac-ft
0.083	6.488	69.981	24.795	45.186	0.31	13,668.62	
0.167	5.297	57.134	24.795	32.339	0.45	19,565.33	
0.250	4.505	48.592	24.795	23.797	0.50	21,596.04	0.50
0.400	3.585	38.667	24.795	13.872	0.46	20,141.89	
0.417	3.507	37.833	24.795	13.038	0.45	19,719.29	
0.500	3.170	34.198	24.795	9.403	0.39	17,066.19	
0.583	2.898	31.262	24.795	6.467	0.31	13,693.92	
0.667	2.673	28.836	24.795	4.041	0.22	9,780.06	
0.750	2.484	26.795	24.795	2.000	0.13	5,445.52	
0.833	2.323	25.051	24.795	0.256	0.02	775.90	
0.917	2.183	23.543	24.795	-1.252	-0.10	-4,166.23	
1.000	2.060	22.224	24.795	-2.571	-0.21	-9,333.88	
2.000	1.266	13.661	24.795	-11.134	-1.86	-80,833.27	
3.000	0.937	10.106	24.795	-14.689	-3.67	-159,964.75	
4.000	0.753	8.119	24.795	-16.676	-5.56	-242,140.58	
5.000	0.634	6.835	24.795	-17.960	-7.48	-325,966.48	
6.000	0.550	5.932	24.795	-18.863	-9.43	-410,833.53	
7.000	0.488	5.259	24.795	-19.536	-11.40	-496,420.57	
8.000	0.439	4.735	24.795	-20.060	-13.37	-582,537.02	
9.000	0.400	4.316	24.795	-20.479	-15.36	-669,060.22	
10.000	0.368	3.971	24.795	-20.824	-17.35	-755,906.45	
11.000	0.341	3.683	24.795	-21.112	-19.35	-843,015.90	
12.000	0.319	3.437	24.795	-21.358	-21.36	-930,344.30	
13.000	0.299	3.226	24.795	-21.569	-23.37	-1,017,857.92	
14.000	0.282	3.041	24.795	-21.754	-25.38	-1,105,530.44	
15.000	0.267	2.879	24.795	-21.916	-27.40	-1,193,340.92	
16.000	0.254	2.735	24.795	-22.060	-29.41	-1,281,272.38	
17.000	0.242	2.606	24.795	-22.189	-31.44	-1,369,310.91	
18.000	0.231	2.489	24.795	-22.306	-33.46	-1,457,444.90	
19.000	0.221	2.384	24.795	-22.411	-35.48	-1,545,664.58	
20.000	0.212	2.289	24.795	-22.506	-37.51	-1,633,961.67	
21.000	0.204	2.201	24.795	-22.594	-39.54	-1,722,329.05	
22.000	0.197	2.121	24.795	-22.674	-41.57	-1,810,760.57	
23.000	0.190	2.047	24.795	-22.748	-43.60	-1,899,250.88	
24.000	0.183	1.978	24.795	-22.817	-45.63	-1,987,795.29	
25.000	0.178	1.915	24.795	-22.880	-47.67	-2,076,389.66	
26.000	0.172	1.855	24.795	-22.940	-49.70	-2,165,030.33	
27.000	0.167	1.800	24.795	-22.995	-51.74	-2,253,714.03	
28.000	0.162	1.749	24.795	-23.046	-53.77	-2,342,437.85	
29.000	0.158	1.700	24.795	-23.095	-55.81	-2,431,199.16	
30.000	0.153	1.655	24.795	-23.140	-57.85	-2,519,995.60	
31.000	0.149	1.612	24.795	-23.183	-59.89	-2,608,825.02	
32.000	0.146	1.571	24.795	-23.224	-61.93	-2,697,685.47	
33.000	0.142	1.533	24.795	-23.262	-63.97	-2,786,575.18	
34.000	0.139	1.497	24.795	-23.298	-66.01	-2,875,492.54	
35.000	0.136	1.462	24.795	-23.333	-68.05	-2,964,436.05	
36.000	0.133	1.429	24.795	-23.366	-70.10	-3,053,404.35	
37.000	0.130	1.398	24.795	-23.397	-72.14	-3,142,396.18	
38.000	0.127	1.369	24.795	-23.426	-74.18	-3,231,410.38	
39.000	0.124	1.341	24.795	-23.454	-76.23	-3,320,445.88	
40.000	0.122	1.314	24.795	-23.481	-78.27	-3,409,501.67	
41.000	0.119	1.288	24.795	-23.507	-80.32	-3,498,576.84	
42.000	0.117	1.263	24.795	-23.532	-82.36	-3,587,670.51	
43.000	0.115	1.239	24.795	-23.556	-84.41	-3,676,781.89	
44.000	0.113	1.217	24.795	-23.578	-86.45	-3,765,910.23	
45.000	0.111	1.195	24.795	-23.600	-88.50	-3,855,054.82	
46.000	0.109	1.174	24.795	-23.621	-90.55	-3,944,215.00	
47.000	0.107	1.154	24.795	-23.641	-92.59	-4,033,390.15	
48.000	0.105	1.135	24.795	-23.660	-94.64	-4,122,579.70	
49.000	0.103	1.116	24.795	-23.679	-96.69	-4,211,783.10	
50.000	0.102	1.098	24.795	-23.697	-98.74	-4,300,999.83	
51.000	0.100	1.081	24.795	-23.714	-100.79	-4,390,229.41	
52.000	0.099	1.064	24.795	-23.731	-102.83	-4,479,471.38	
53.000	0.097	1.048	24.795	-23.747	-104.88	-4,568,725.30	
54.000	0.096	1.032	24.795	-23.763	-106.93	-4,657,990.76	
55.000	0.094	1.017	24.795	-23.778	-108.98	-4,747,267.38	
56.000	0.093	1.002	24.795	-23.793	-111.03	-4,836,554.79	
57.000	0.092	0.988	24.795	-23.807	-113.08	-4,925,852.62	

$Q_{100p} = 0.8\ Q_{100e}$

Storm Duration	Rainfall Intensity	Inflow Rate	Outflow Rate	Storage Rate	Required Storage	ft^3	ac-ft
0.083	8.311	89.645	34.416	55.229	0.38	16,706.76	
0.167	6.817	73.528	34.416	39.112	0.54	23,662.52	
0.250	5.855	63.156	34.416	28.740	0.60	26,081.28	0.60
0.400	4.757	51.309	34.416	16.893	0.56	24,528.29	
0.417	4.665	50.318	34.416	15.902	0.55	24,051.91	
0.500	4.265	46.003	34.416	11.587	0.48	21,031.21	
0.583	3.941	42.514	34.416	8.098	0.39	17,148.53	
0.667	3.674	39.624	34.416	5.208	0.29	12,603.33	
0.750	3.447	37.183	34.416	2.767	0.17	7,532.53	
0.833	3.253	35.088	34.416	0.672	0.05	2,034.09	
0.917	3.084	33.268	34.416	-1.148	-0.09	-3,819.44	
1.000	2.936	31.669	34.416	-2.747	-0.23	-9,972.88	
2.000	1.948	21.013	34.416	-13.403	-2.23	-97,308.68	
3.000	1.516	16.355	34.416	-18.061	-4.52	-196,687.76	
4.000	1.265	13.647	34.416	-20.769	-6.92	-301,561.31	
5.000	1.098	11.844	34.416	-22.572	-9.41	-409,685.00	
6.000	0.977	10.541	34.416	-23.875	-11.94	-519,994.05	
7.000	0.885	9.548	34.416	-24.868	-14.51	-631,890.61	
8.000	0.812	8.762	34.416	-25.654	-17.10	-745,001.87	
9.000	0.753	8.120	34.416	-26.296	-19.72	-859,077.93	
10.000	0.703	7.586	34.416	-26.830	-22.36	-973,942.20	
11.000	0.661	7.132	34.416	-27.284	-25.01	-1,089,464.75	
12.000	0.625	6.740	34.416	-27.676	-27.68	-1,205,546.87	
13.000	0.593	6.399	34.416	-28.017	-30.35	-1,322,111.62	
14.000	0.565	6.098	34.416	-28.318	-33.04	-1,439,097.72	
15.000	0.541	5.831	34.416	-28.585	-35.73	-1,556,455.45	
16.000	0.518	5.591	34.416	-28.825	-38.43	-1,674,143.91	
17.000	0.498	5.375	34.416	-29.041	-41.14	-1,792,128.93	
18.000	0.480	5.178	34.416	-29.238	-43.86	-1,910,381.69	
19.000	0.463	4.999	34.416	-29.417	-46.58	-2,028,877.62	
20.000	0.448	4.835	34.416	-29.581	-49.30	-2,147,595.54	
21.000	0.434	4.683	34.416	-29.733	-52.03	-2,266,517.11	
22.000	0.421	4.543	34.416	-29.873	-54.77	-2,385,626.29	
23.000	0.409	4.413	34.416	-30.003	-57.50	-2,504,908.99	
24.000	0.398	4.293	34.416	-30.123	-60.25	-2,624,352.72	
25.000	0.387	4.180	34.416	-30.236	-62.99	-2,743,946.39	
26.000	0.378	4.074	34.416	-30.342	-65.74	-2,863,680.08	
27.000	0.368	3.975	34.416	-30.441	-68.49	-2,983,544.87	
28.000	0.360	3.881	34.416	-30.535	-71.25	-3,103,532.74	
29.000	0.352	3.793	34.416	-30.623	-74.00	-3,223,636.41	
30.000	0.344	3.710	34.416	-30.706	-76.76	-3,343,849.27	
31.000	0.337	3.632	34.416	-30.784	-79.53	-3,464,165.31	
32.000	0.330	3.557	34.416	-30.859	-82.29	-3,584,579.01	
33.000	0.323	3.486	34.416	-30.930	-85.06	-3,705,085.33	
34.000	0.317	3.419	34.416	-30.997	-87.83	-3,825,679.61	
35.000	0.311	3.355	34.416	-31.061	-90.60	-3,946,357.58	
36.000	0.305	3.293	34.416	-31.123	-93.37	-4,067,115.28	
37.000	0.300	3.235	34.416	-31.181	-96.14	-4,187,949.05	
38.000	0.295	3.179	34.416	-31.237	-98.92	-4,308,855.48	
39.000	0.290	3.125	34.416	-31.291	-101.69	-4,429,831.40	
40.000	0.285	3.074	34.416	-31.342	-104.47	-4,550,873.87	
41.000	0.280	3.025	34.416	-31.391	-107.25	-4,671,980.14	
42.000	0.276	2.977	34.416	-31.439	-110.04	-4,793,147.62	
43.000	0.272	2.932	34.416	-31.484	-112.82	-4,914,373.90	
44.000	0.268	2.888	34.416	-31.528	-115.60	-5,035,656.73	
45.000	0.264	2.846	34.416	-31.570	-118.39	-5,156,993.97	
46.000	0.260	2.805	34.416	-31.611	-121.18	-5,278,383.62	
47.000	0.256	2.766	34.416	-31.650	-123.96	-5,399,823.80	
48.000	0.253	2.728	34.416	-31.688	-126.75	-5,521,312.72	
49.000	0.250	2.691	34.416	-31.725	-129.54	-5,642,848.70	
50.000	0.246	2.656	34.416	-31.760	-132.33	-5,764,430.16	
51.000	0.243	2.622	34.416	-31.794	-135.13	-5,886,055.59	
52.000	0.240	2.589	34.416	-31.827	-137.92	-6,007,723.56	
53.000	0.237	2.557	34.416	-31.859	-140.71	-6,129,432.71	
54.000	0.234	2.525	34.416	-31.891	-143.51	-6,251,181.76	
55.000	0.231	2.495	34.416	-31.921	-146.30	-6,372,969.49	
56.000	0.229	2.466	34.416	-31.950	-149.10	-6,494,794.73	
57.000	0.226	2.438	34.416	-31.978	-151.90	-6,616,656.37	

Stage (ft)	Elevation (f	Contour Ar	Incrementa	Total Storage (cuft)
0	0	16940	0	0
1	1	23060	19920	19920
2	2	28364	25664	45583
3	3	33756	31018	76601
4	4	39233	36457	113058

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 9 / 2025

Pond No. 1 - <New Pond>

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 0.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	0.00	16,940	0	0
1.00	1.00	23,060	19,920	19,920
2.00	2.00	28,364	25,664	45,583
3.00	3.00	33,756	31,018	76,601
4.00	4.00	39,233	36,457	113,058

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .000	.000	.000	n/a
Orifice Coeff.	= 0.00	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

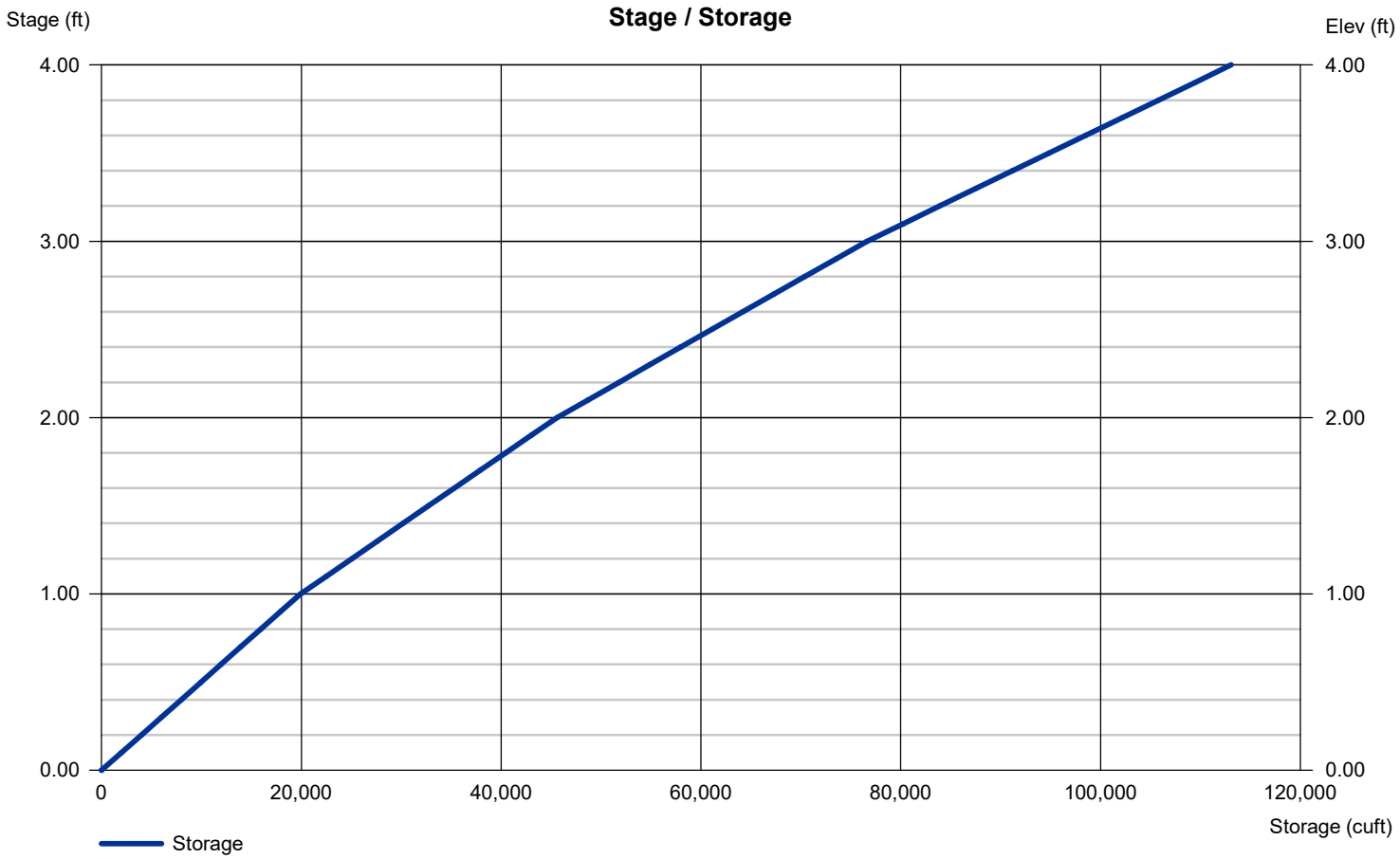
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 0.00	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

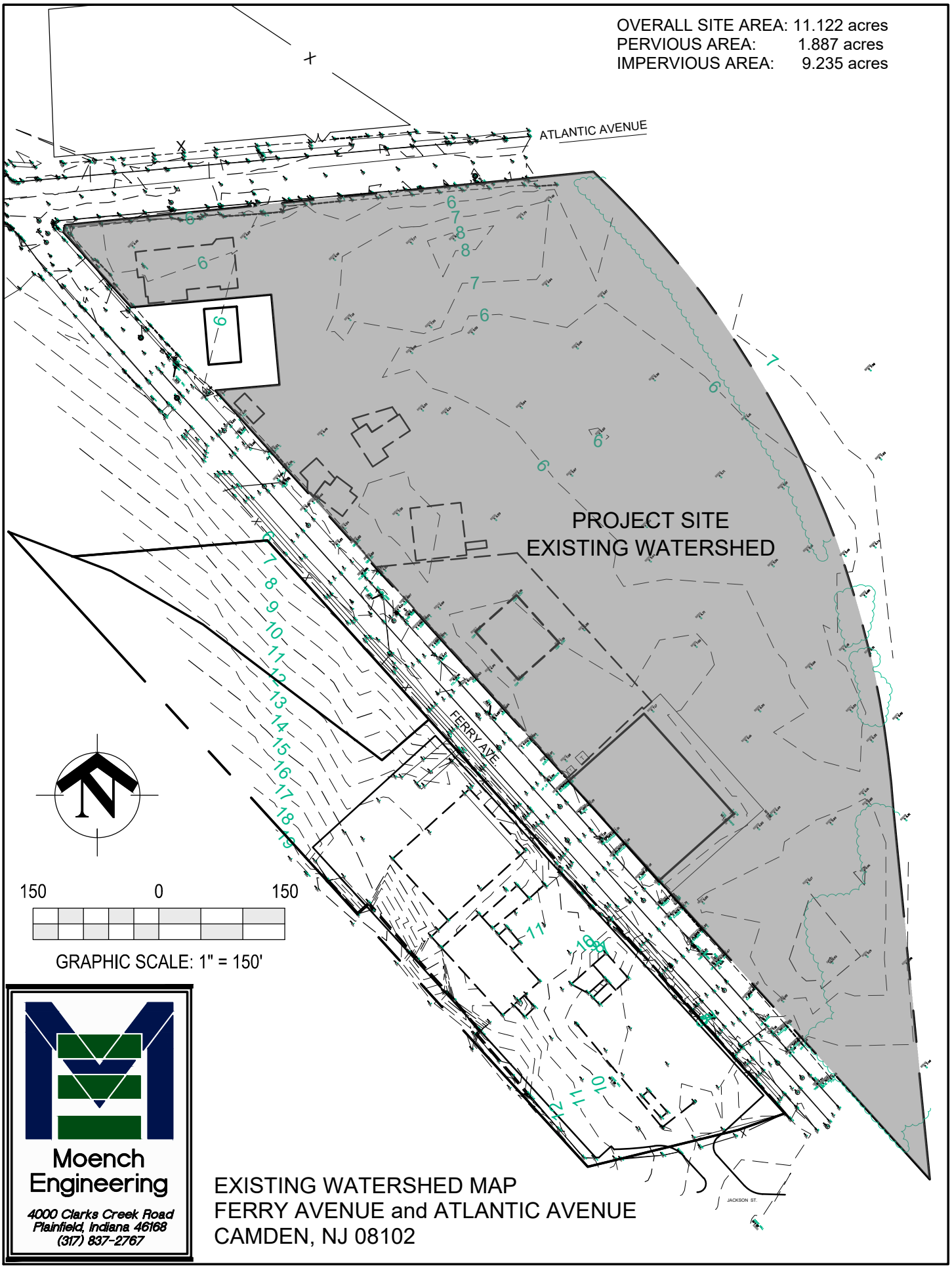
Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



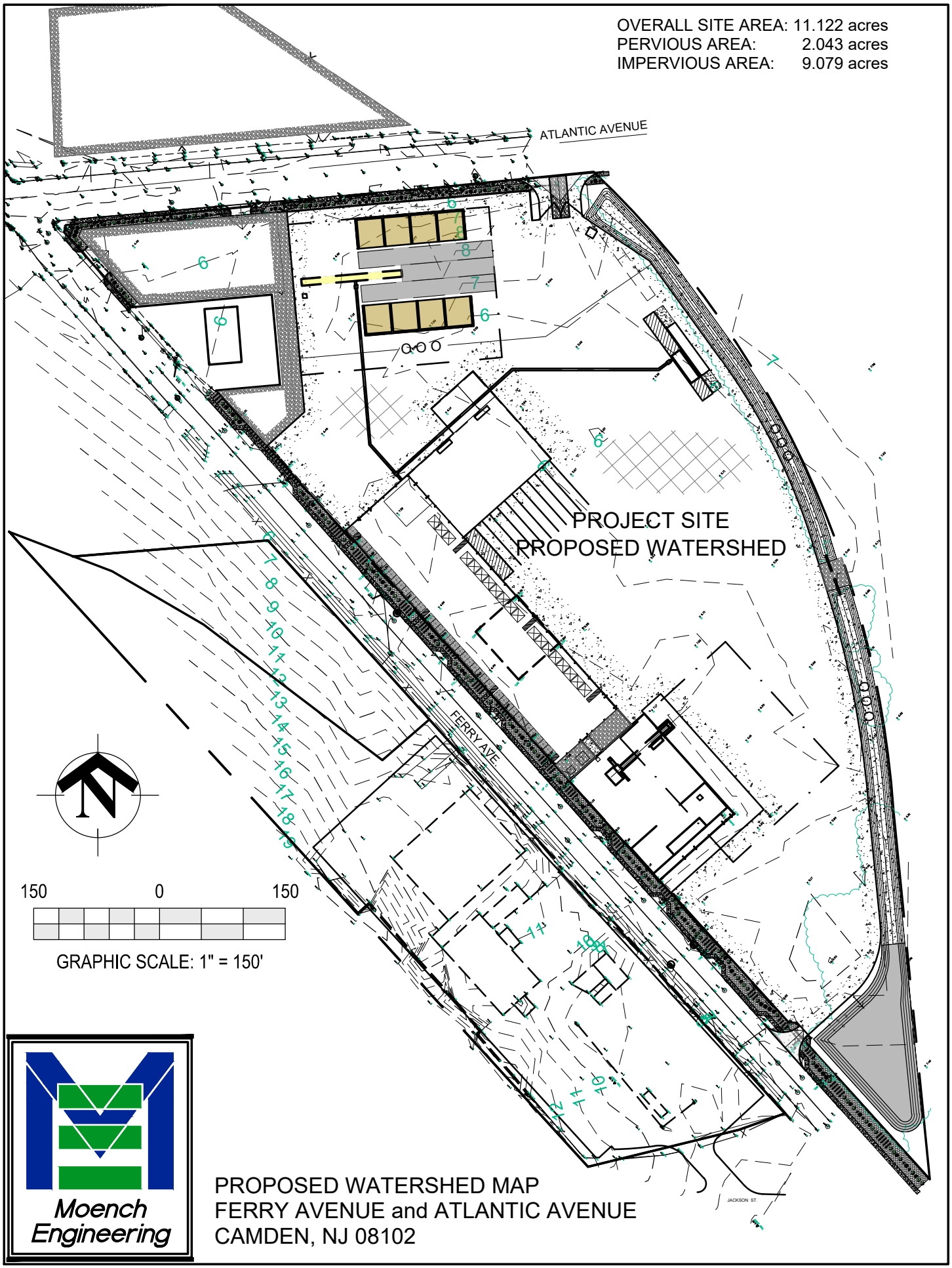
OVERALL SITE AREA: 11.122 acres
PERVIOUS AREA: 1.887 acres
IMPERVIOUS AREA: 9.235 acres



Moench Engineering
4000 Clarks Creek Road
Plainfield, Indiana 46168
(317) 837-2767

EXISTING WATERSHED MAP
FERRY AVENUE and ATLANTIC AVENUE
CAMDEN, NJ 08102

Z:\24331 - EMR (Camden) - Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Site_Exst.dwg, 4/10/2025 5:37:32 PM, DWG To PDF.pc3



Moench Engineering

PROPOSED WATERSHED MAP
FERRY AVENUE and ATLANTIC AVENUE
CAMDEN, NJ 08102

Z:\24331 – EMR (Camden) – Atlantic Avenue Peddler Yard\Design\Civil\24331_C-Site_CMC Yard.dwg, 4/10/2025 5:36:57 PM, DWG To PDF.pc3