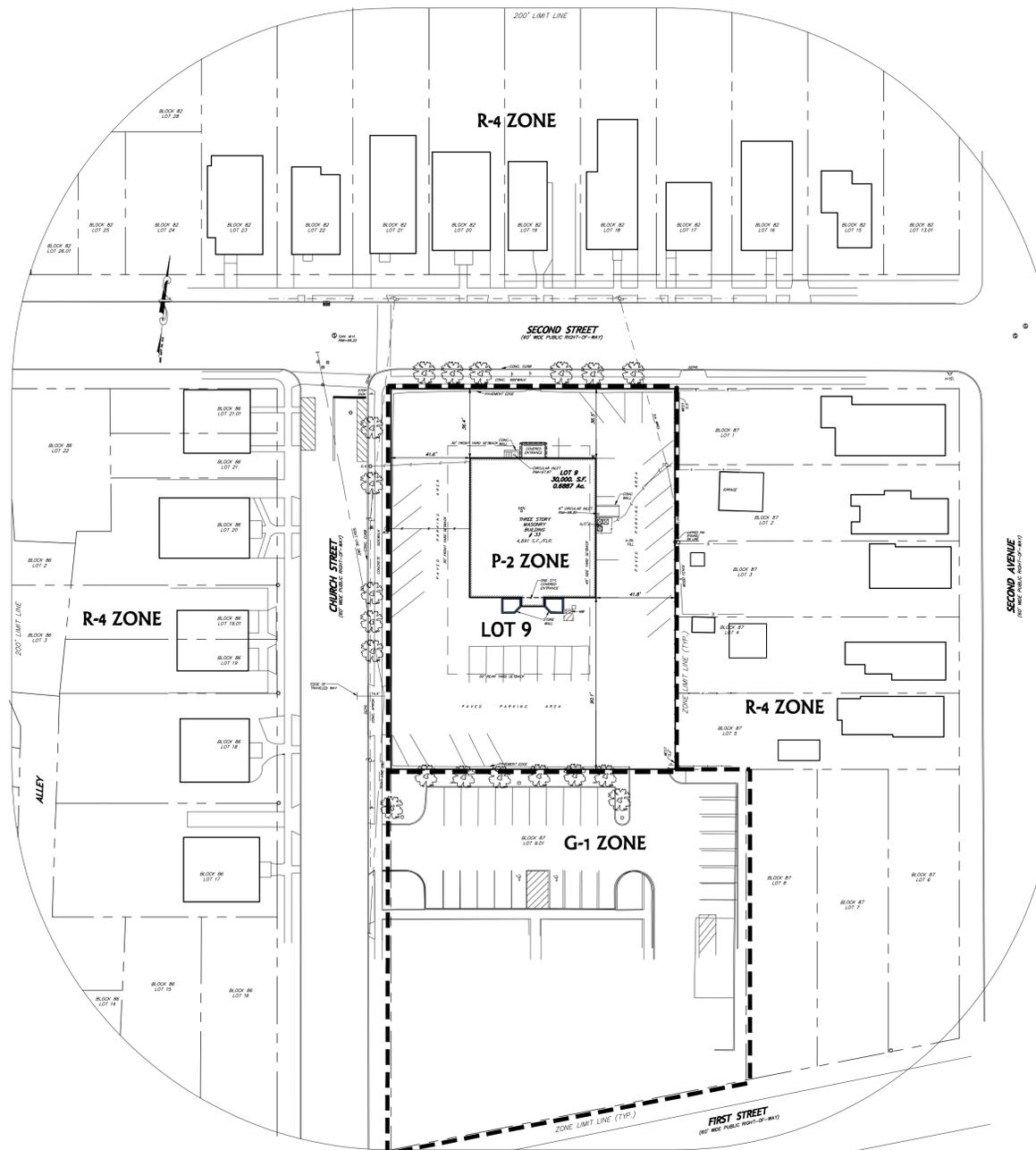


**PROPERTY OWNERS  
WITHIN 200 FEET OF SITE**

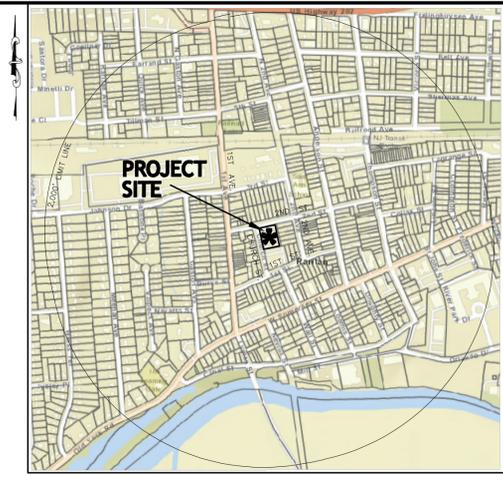
BLOCK/LOT	OWNERS NAME & ADDRESS
82/13.01	ST. ANNE CATHOLIC CHURCH SECOND AVE RARITAN, NJ 08869
82/15	PANKA, MICHELE & ELISA 16 OBERT DR RARITAN, NJ 08869
82/16	DERAS, EDWIN 24 SECOND STREET RARITAN, NJ 08869
82/17	PRZYBYLSKI, TERESA 36 2ND STREET RARITAN, NJ 08869
82/18	MANIUS, GIOVANNI A. P.O. BOX 275 SOMERVILLE, NJ 08876
82/19	PRICE, JOSHUA & WIKTORIA, CECYLIA 40 SECOND STREET RARITAN, NJ 08869
82/20	PAPCUN, ANGELA 42 SECOND STREET RARITAN, NJ 08869
82/21	HOLLAND, ROBERT M. 44 SECOND STREET RARITAN, NJ 08869
82/22	BAUTISTA, FRANCISCO & CLARA 48 SECOND STREET RARITAN, NJ 08869
82/23	BRYDON, ROGER & MYONG 23 DOUGHTY STREET RARITAN, NJ 08869
82/24	PURNER, DANIEL J. 50 SECOND STREET RARITAN, NJ 08869
82/25	PARTRIDGE, NICOLA 52 SECOND STREET RARITAN, NJ 08869
82/26	CHEM, JIN 39 OAK TAVERN CIRCLE BRIDGEWATER, NJ 08876
82/26.01	CHEM, JIN 39 OAK TAVERN CIRCLE BRIDGEWATER, NJ 08876
82/27	CAC RARITAN LLC 155 WARREN AVE BRIDGEWATER, NJ 08807
82/28	PARSEGHIAN, RICHARD 52-54 FIRST AVE RARITAN, NJ 08869
82/29	FIVE SIX FIRST AVENUE, LLC 1616 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807
86/1	STEELE, KETH R. 306 VAN NESTE ROAD FLEMINGTON, NJ 08858
86/1.01	STEELE, KETH R. 306 VAN NESTE ROAD FLEMINGTON, NJ 08858
86/2	TOP SEED REALTY 3 LLC 160 LIBERTY STREET, SU-38 METHUEN, NJ 08840
86/3	NATALIE, DOMINIC & EMILIA 708 PLANFIELD AVE RARITAN, NJ 08869
86/4	RENDA, ERNESTO & GABRIELA 80 SECOND AVE RARITAN, NJ 08869
86/5	LAMASTRA, OLGA & JOHN 32 FIRST AVE RARITAN, NJ 08869
86/6	GRASSO, RALPH G. & STEPHANIE L. 30 FIRST AVENUE RARITAN, NJ 08869
86/7	KAYE, DAVID & KRISTINE 38 FIRST AVE RARITAN, NJ 08869
86/14	SALAZAR, JONATHAN A. 40 FIRST STREET RARITAN, NJ 08869
86/15	RACK, TIMOTHY J. & LINDA D. 20 1ST STREET RARITAN, NJ 08869
86/16	LAURITO, BIAGO & MARIA 1 CHURCH ST RARITAN, NJ 08869
86/17	GATTONO, ANTHONY, PERRY, C. & NUALA B. 9 CHURCH ST RARITAN, NJ 08869
86/18	SCARFUTO, VINCENT J. 1049 DELWOOD RD MARTINEVILLE, NJ 08836
86/19	DMUCHOWSKI, JAMES 15-17 CHURCH STREET RARITAN, NJ 08869
86/20	DISTINCTIVE PROPERTY TRADERS LLC 59 OLD HWY 22 CLINTON, NJ 08809
86/21.01	MAZARZ, JANUSZ & JOLANTA 79 MOUNT HORSE ROAD WARREN, NJ 07059
86/22	GOETSCH, BRETT R. 72 WALNUT AVE BRIDGEWATER, NJ 08807
87/1	HONG, OLIVIA & CHEN, JERRY 309 BARRINGTON DRIVE BRIDGEWATER, NJ 08807
87/2	SEMPEWIVE, LORI M. 2 NICOLE LANE WARREN, NJ 07059
87/3	CUSATI, MARK J. & REGINA M. 9 SECOND AVE RARITAN, NJ 08869
87/4	O'SULLIVAN, TIMOTHY G. 7 SECOND AVE RARITAN, NJ 08869
87/5	RECNELLO, LINDA & LOUIS 43 BOSS ROAD RINGWOOD, NJ 08851
87/6	DEIN, ROGER & ANNE 2 HAVEN HILL RISE FLEMINGTON, NJ 08822
87/7	MILLER, PAUL 45 DAKOTA STREET MANVILLE, NJ 08835
87/8	LEWISZUK, TOMASZ, BOGDAN & DANUTA 18 FIRST STREET RARITAN, NJ 08869
87/9.01	RARITAN BOROUGH 22 FIRST STREET RARITAN, NJ 08869

**PRELIMINARY & FINAL SITE PLAN  
BLOCK 87 LOT 9  
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY**



**DRAWING LIST**

1. LOCATION MAP
2. LOCATION & TOPOGRAPHIC SURVEY
3. SITE PLAN
4. LANDSCAPE PLAN
5. LIGHTING PLAN
6. CONSTRUCTION DETAILS
7. CONSTRUCTION DETAILS



**TRACTS WITHIN 2000 FT.**  
SCALE: 1"=800'

**ZONE DATA**

P-2: OFFICE BUILDING DISTRICT  
BLOCK 87, LOT 9  
EXISTING USE: PREVIOUS OFFICE USE  
PROPOSED USE: RESIDENTIAL APARTMENTS  
TOTAL TRACT AREA = 30,000 S.F. or 0.6887 ACRES  
AS SHOWN ON THE BOROUGH OF RARITAN TAX MAP SHEET #21

**AREA AND YARD RESTRICTIONS**

DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	30,000 S.F.*	30,000 S.F.*
MIN. LOT WIDTH	150 FT.	150 FT.	150 FT.
MIN. FRONT YARD SETBACK	30 FT.	36.4 FT.	36.4 FT.
MIN. SIDE YARD SETBACK	45 FT. (ONE)/120 FT. (BOTH)	41.8 FT.* (ONE)/N/A (BOTH)	41.8 FT.* (ONE)/N/A (BOTH)
MIN. SIDE YARD SETBACK (EXT.)	120 FT.	41.8 FT.*	41.8 FT.*
MIN. REAR SETBACK	50 FT.	90.1 FT.	90.1 FT.
MAX. IMPERVIOUS LOT COVERAGE	60%	97.8%*	66.4%*
MAX. BLDG. HEIGHT	3 STORIES/50 FT.	3 STORIES/48'-1"	3 STORIES/46'-1"

\*EXISTING NON-CONFORMITY

**THE FOLLOWING APPROVALS ARE REQUIRED:**

1. RARITAN BOROUGH PLANNING BOARD
2. SOMERSET COUNTY PLANNING BOARD
3. RARITAN BOROUGH BUILDING DEPARTMENT (APPLICABLE PERMITS)

**PARKING SUMMARY:**

EXISTING PARKING SPACES = 26  
PROPOSED PARKING SPACES = 28  
REQUIRED PARKING SPACES:  
14 - 1 BEDROOM GARDEN APARTMENTS @ 1.8 SPACES/APT. = 25 SPACES\*\*

\*\*REQUIRED PARKING CALCULATION INCLUDES PROVISIONS FOR GUEST PARKING (0.5 SPACES PER DWELLING UNIT). GUEST SPACES ARE REQUIRED TO BE PROVIDED FOR ON STREET OR IN COMMON PARKING AREAS.

SOMERSET COUNTY  
ACCEPTANCE STAMP

**OWNER & APPLICANT**

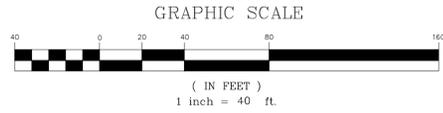
**FIRST GROWTH PLAZA, LLC  
33 SECOND STREET, SUITE G  
RARITAN, NJ 08869-1842  
ATTN: JACK NASER  
PH.: 732-214-1100**

JACK NASER 6/2/21  
DATE

**APPROVED BY THE RARITAN BOROUGH PLANNING BOARD**

PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

**GARY V. MARMO**  
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 37599  
*Gary Marmo*  
DATE 6/2/21



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

**UTILITY & OTHER AGENCY CONTACTS**

PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, 166 NEWARK, NJ 07102	SOMERSET COUNTY PLANNING BOARD P.O. BOX 3000 SOMERVILLE, NJ 08876
BELL ATLANTIC 540 BROAD ST NEWARK, NJ 07102	N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVE. P.O. BOX 600 TRENTON, NJ 08625-0600
SHERMAN ULEP, P.E./FACILITY ENGINEER RARITAN VALLEY SEWERAGE AUTHORITY P.O. BOX 6400 BRIDGEWATER, NJ 08807	BOROUGH OF RARITAN BOROUGH CLERK 22 FIRST ST. RARITAN, NJ 08869
NEW JERSEY AMERICAN WATER CO. 1025 LAUREL OAK RD. VODORHEES, NJ 08043	SOMERVILLE BOROUGH CLERK 25 WEST END AVENUE SOMERVILLE, NJ 08876
CABLEVISION 275 CENTENNIAL AVENUE PISCATAWAY, NJ 08855-6805 CN 6805	BRIDGEWATER TOWNSHIP CLERK 100 COMMONS WAY BRIDGEWATER, NJ 08807

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**DAS**  
**DAVID A. STIRES ASSOCIATES, LLC**  
ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTALISTS

**678 US HWY 202/206 N, SUITE 6  
BRIDGEWATER, N.J. 08807  
PHONE: (908)252-7000  
www.dastires.com**

**DAVID A. STIRES**  
PROFESSIONAL ENGINEER N.J. LICENSE No. 34814  
*David A. Stires*  
DATE 6/2/21

DESIGNED BY: DAS  
DRAWN BY: SMT  
CHECKED BY: DAS

**LOCATION MAP**  
33 SECOND STREET  
TAX BLOCK 87 LOT 9  
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

PROJECT No. 20032  
SHEET NUMBER 1 OF 7

1/14/22	REVISED PER BOROUGH COMMENTS	SMT
DATE	REVISION	BY

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**ADA COMPLIANT NOTES**

- H.C. RAMPS TO BE PROVIDED WITH ADA RAILINGS, AS APPROPRIATE.
- CONCRETE SIDEWALKS TO HAVE A MAXIMUM CROSS-SLOPE OF 2% MAXIMUM, 1:48.
- H.C. RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:12 OR 8.33%.
- CONTRACTOR CONSTRUCTING ANY ADA ACCESSIBLE IMPROVEMENT SHALL HAVE A PRE CONSTRUCTION MEETING WITH OWNER, ENGINEER, AND BOROUGH OFFICIAL RESPONSIBLE FOR IMPROVEMENT PRIOR TO CONSTRUCTION TO VERIFY SITE CONDITIONS AND PROPOSED IMPROVEMENT.

**GENERAL NOTES**

- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. DAVID A. STIRES ASSOCIATES, L.L.C. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK-OUT SERVICE BY CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.
- ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS, AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS OF THE BOROUGH OF RARITAN AND RSIS STANDARDS.
- IN INSTANCES WHERE THE BOROUGH SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF "THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, VERSION 2007.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- THE SITE DOES NOT CONTAIN ANY FRESHWATER WETLAND AREAS NOR IS IT SUBJECT TO ANY OFF TRACT TRANSITION AREAS.
- THE SITE IS NOT IN A FLOODPLAIN.
- SOILS ON SITE ARE: RrAr - RARITAN SILT LOAM.
- SITE IS CURRENTLY SERVICED BY SANITARY SEWER, WATER, GAS, ELECTRIC & TELEPHONE.
- A KNOX BOX SHALL BE INSTALLED AT THE PROPERTY SUBJECT TO THE REVIEW AND APPROVAL OF THE BOROUGH FIRE CODE OFFICIAL.
- TOTAL LAND DISTURBANCE = 30,000 S.F. OR 0.69 AC., NET REDUCTION IN IMPERVIOUS COVERAGE = 9,427 S.F. OR 0.22 AC.
- DETECTABLE WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ADA STANDARDS.
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE N.J.DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
- THE PROJECT VERTICAL DATUM IS 35.14' HIGHER THAN THE NAVD83 DATUM.
- THE PROPOSED APARTMENT BUILDING IS TO BE FULLY SPRINKLERED.

**DEMOLITION NOTES**

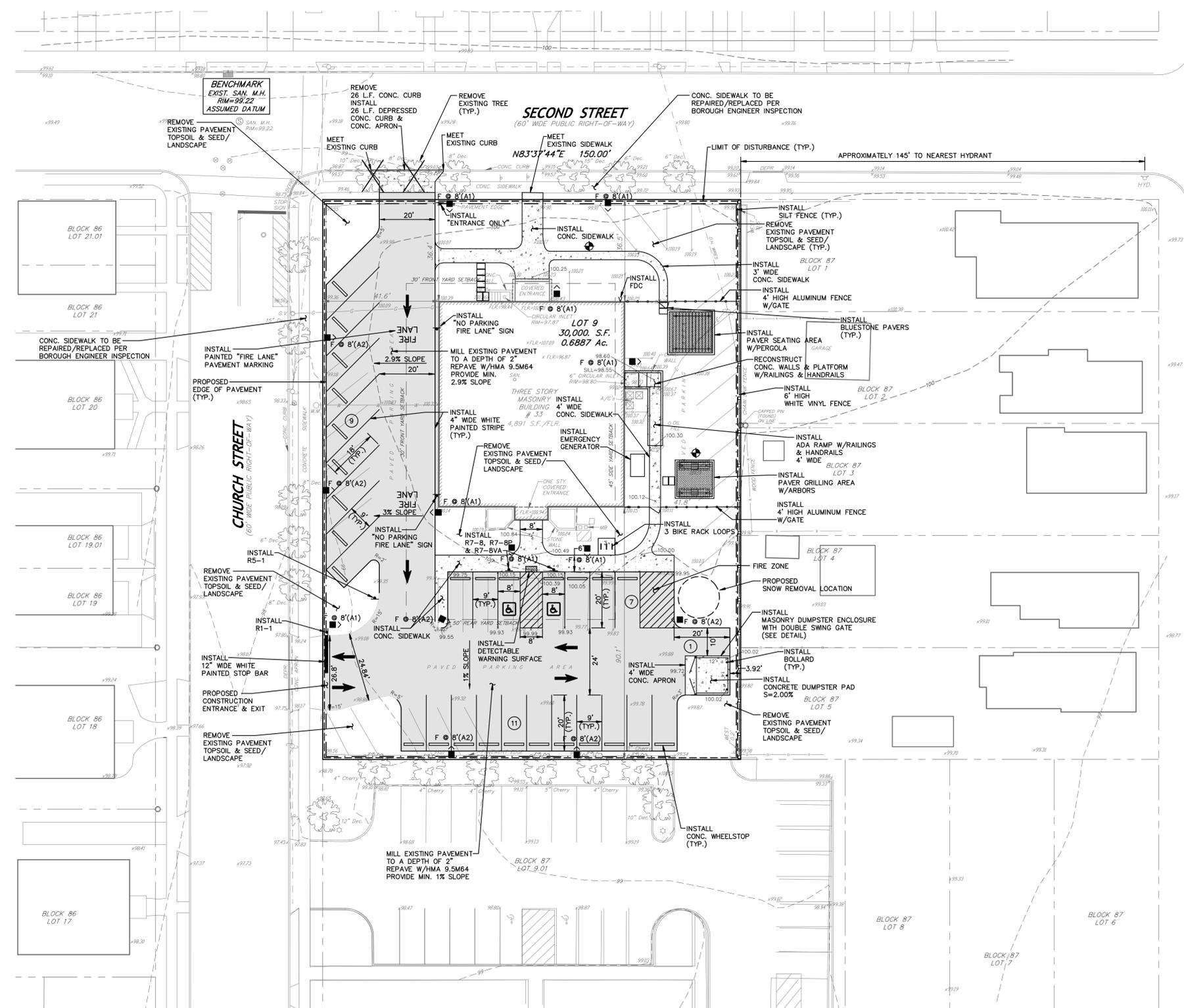
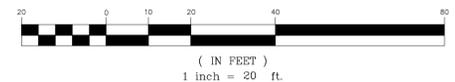
- EXISTING UTILITIES, PAVEMENT, CURB, LANDSCAPING, BUILDING, WATER SERVICES, GAS SERVICES, ELECTRIC SERVICES, CONCRETE SIDEWALK, LIGHTING FEATURES, ETC. SHALL BE REMOVED, CAPPED, RECONSTRUCTED, AND/OR RELOCATED AS NECESSARY IN THE AREAS OF CONSTRUCTION.
- SITE LIGHTING, UNDERGROUND CONDUIT, WATER, GAS, TELEPHONE, SANITARY SEWER LATERALS AND STORM DRAINAGE ALL SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL UTILITIES IN AREAS OF EXCAVATION.
- THE CONTRACTOR SHALL NOT REMOVE FROM SERVICE ANY UTILITY WITHOUT VERIFICATION THAT THE SERVICE HAS BEEN REMOVED, CAPPED OR TAKEN OUT OF SERVICE. ROOF LEADERS, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, WATER, SITE LIGHTING AND MISCELLANEOUS UTILITY SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BACKFILL ALL DEMOLITION TO SUBGRADE USING SUITABLE MATERIAL THAT SHALL BE APPROVED BY THE BOROUGH ENGINEER OR HIS FIELD REPRESENTATIVE AND SHALL PLACE AND COMPACT BACKFILL IN LIFTS TO ASSURE 95% PROCTOR.

**SYMBOL LEGEND:**

Sanitary Manhole	N.	North
Transformer	S.	South
Sign	E.	East
Telephone Box	W.	West
Sanitary Cleanout	Deg.	Degrees
Storm Manhole/Drywell	Feet or Minutes	
Type B Inlet	Inches or Decimals	
Type A Inlet	Sq.	Square
Type E Inlet	Fl.	Feet
Water Valve	Vol.	Volume
Light	Pg.	Page
Hydrant	O.R.	Official Record
Electric Meter	Calc.	Calculated
Gas Meter	Rec.	Record
Utility Pole	R/W	Right of Way
Ground Light	Q.	Centerline
SHD Box		
Electric Box		
Monitoring Well		
Gas Valve		
Circular Inlet		
	SOIL COMPACTION TEST LOCATION	
	SILT FENCE	
	LIMIT OF DISTURBANCE	

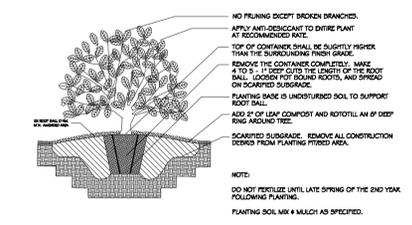
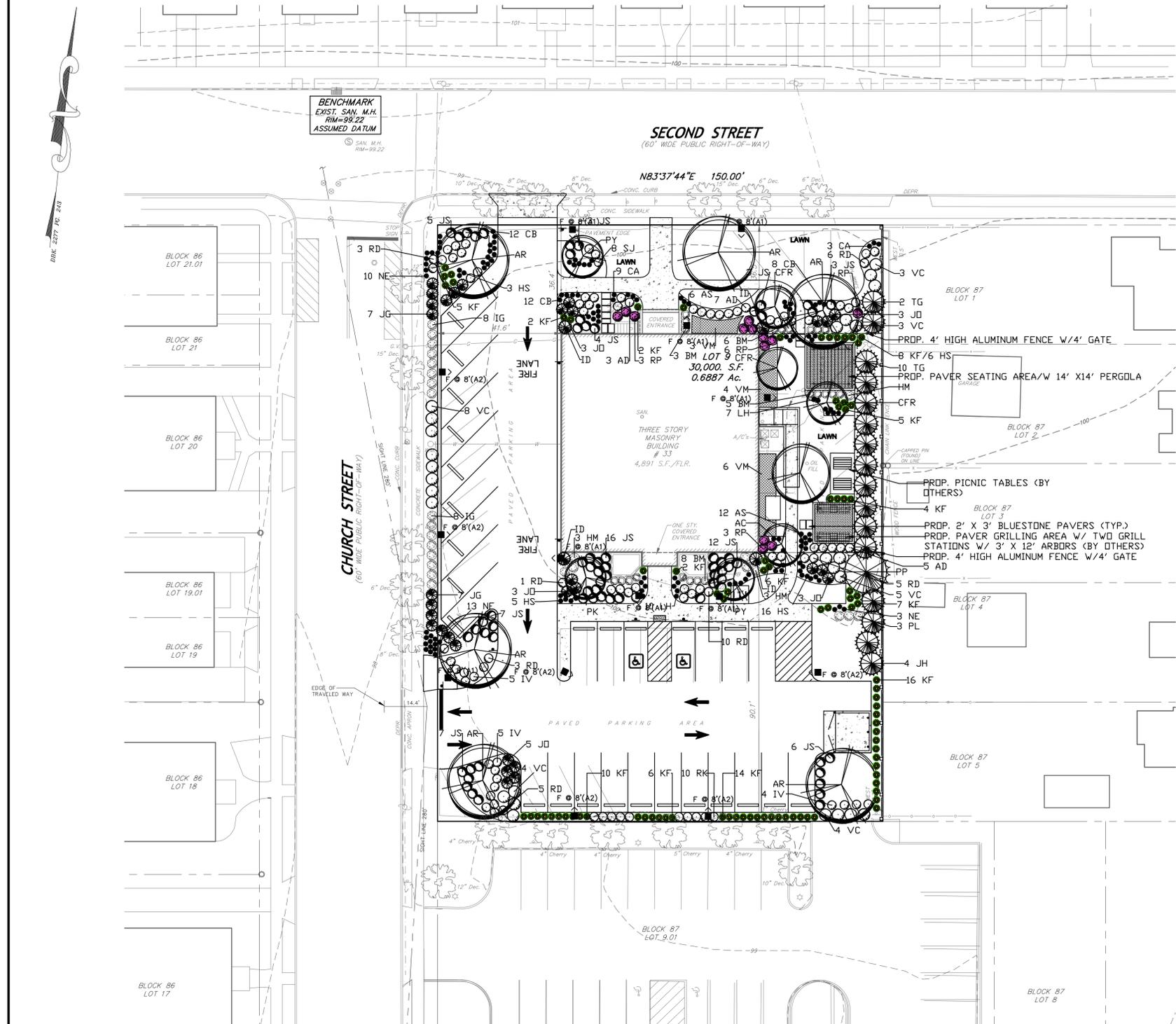


**GRAPHIC SCALE**

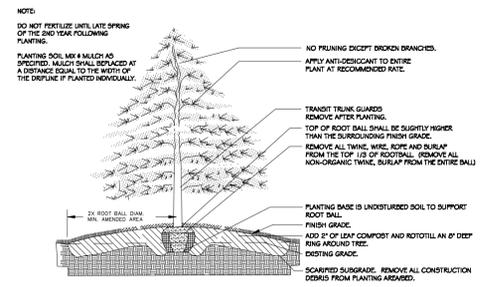


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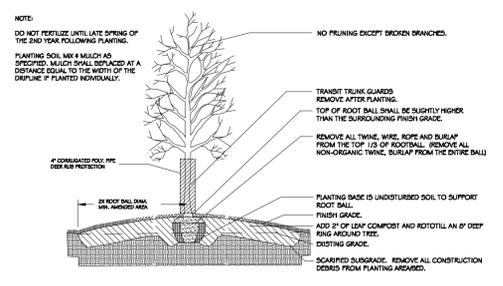
<p><b>NOTICE</b></p> <p>THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.</p> <p>THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISSEMINATED OR FILED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DAVID A. STIRES ASSOCIATES, L.L.C.</p> <p>COPYRIGHT 2022 DAVID A. STIRES ASSOCIATES, L.L.C. ALL RIGHTS RESERVED.</p>	<p><b>DAVID A. STIRES ASSOCIATES, LLC</b> ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTALISTS</p>	<p>678 US HWY 202/206 N, SUITE 6 BRIDGEWATER, N.J. 08807 PHONE: (908)252-7000 www.dastires.com</p>	<p>DAVID A. STIRES PROFESSIONAL ENGINEER N.J. LICENSE No. 34814</p> <p><i>D. Stires</i> DATE 6/2/21</p> <p><small>CAUTION: If this document does not contain the noted impression and of the professional, it is not an authorized original document and may have been altered.</small></p>	<p>DESIGNED BY: DAS DRAWN BY: SMT CHECKED BY: DAS</p> <p>SCALE: 1"=20'</p>	<p>PROJECT No. 20032</p> <p>SHEET NUMBER 3 OF 7</p>						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">1/14/22</td> <td style="width:33%;">REVISED PER BOROUGH COMMENTS</td> <td style="width:33%;">SMT</td> </tr> <tr> <td>DATE</td> <td>REVISION</td> <td>BY</td> </tr> </table>	1/14/22	REVISED PER BOROUGH COMMENTS	SMT	DATE	REVISION	BY	<p><b>SITE PLAN</b></p> <p>33 SECOND STREET TAX BLOCK 87 LOT 9</p> <p>BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY</p>				
1/14/22	REVISED PER BOROUGH COMMENTS	SMT									
DATE	REVISION	BY									



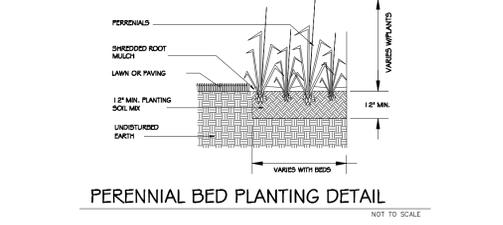
TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



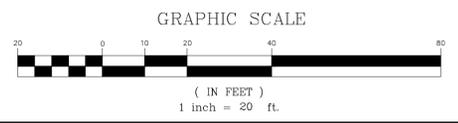
TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



PERENNIAL BED PLANTING DETAIL  
NOT TO SCALE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
AC	1	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6'-10" HT., B&B
AR	6	ACER RUBRUM RED SUNSET	RED SUNSET RED MAPLE	2 1/2" - 3" CAL., B&B
CFR	3	CORNUS RUTICOLA STELLAR PINK	STELLAR PINK FLOWERING DOGWOOD	6'-10" HT., B&B
PK	1	PRUNUS SERRULATA KWANZAN	KWANZAN CHERRY	2 1/2" - 3" CAL., B&B
PY	2	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2 1/2" - 3" CAL., B&B
ID	4	ILEX AQUIFOLIUM DRAGON LADY	DRAGON LADY HOLLY	5'-6" HT., B&B
JH	4	JUNIPERUS CHINENSIS HETZI COLUMNARIS	UPRIGHT HETZI JUNIPER	5'-6" HT., B&B
PP	1	PICEA PUNGENS	COLORADO SPRUCE	6'-8" HT., B&B
TG	12	THUJA STANDISH X PUCATA	GREEN GIANT ARBORVITAE	6'-7" HT., B&B
AD	15	AZALEA DELAWARE VALLEY WHITE	DELAWARE VALLEY WHITE AZALEA	18"-24" HT., #3 CAN
BM	22	BUXUS MICROPHYLLA JAPONICA WHITE GEM	WINTER GEM BOXWOOD	18"-24" HT., #3 CAN
HM	7	HYDRANGEA MACROPHYLLA SUMMERS END	SUMMERS END HYDRANGEA	24"-30", #5 CAN
IG	16	ILEX GLABRA COMPACTA	COMPACT INKBERRY HOLLY	18"-24" HT., #3 CAN
IV	14	ITEA VIRGINIANA LITTLE HENRY	LITTLE HENRY VIRGINIA SWEETSPICE	18"-24", #3 CAN
JV	14	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	24"-30", #5 CAN
JO	17	JUNIPERUS CHINENSIS OLD GOLD	OLD GOLD JUNIPER	18"-24", #3 CAN
JS	66	JUNIPERUS CHINENSIS SARGENTII	SARGENT JUNIPER	15"-18", #2 CAN
PL	3	PRUNUS LAUROCESTRASUS SCHPAKENSIS	SNIP LAUREL	24"-30", #5 CAN
RD	33	ROSA DRIFT	PINK DRIFT ROSE	15"-18", #2 CAN
RK	10	ROSA KNOCKOUT	KNOCKOUT ROSE	18"-24", #3 CAN
RJ	13	RHOODOENDRON P.J.M	P.J.M. RHOODOENDRON	24"-30" HT., #5 CAN
SP	15	SPIREA JAPONICA MAGIC CARPET	MAGIC CARPET SPIREA	18"-24", #3 CAN
VC	27	VIORNIUM CARLESII	KOREAN SPICE VIBURNUM	2'-3" HT., #5 CAN
AS	18	ASTILBE WISCONSIN IN PINK	VISIONS IN PINK ASTILBE	1 GAL., #1 CAN
CA	12	CAREX MORROWI ICE DANCE	ICE DANCE JAPANESE SEDGE	1 GAL., #1 CAN
CB	32	COREOPSIS X BALTUSONZ	UPTICK GOLD & BRONZE TICKSEED	1 GAL., #1 CAN
HS	30	HEMEROCALLIS STELLA DE ORO	STELLA DE ORO DAYLILY	1 GAL., #1 CAN
KF	87	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	'KARL FOERSTER' FEATHER REED GRASS	2 GAL., #2 CAN
LH	17	LAVENDULA HIDCOTE BLUE	HIDCOTE BLUE LAVENDER	1 GAL., #1 CAN
NE	26	NEPETA FAASSENI WALKER'S LOW	WALKER'S LOW CATMINT	1 GAL., #1 CAN
VM	13	VINCA MINOR	PERIWINKLE	FLATS - 100

- PLANTING NOTES:**
- THE FOLLOWING RECOMMENDED PLANTING PERIODS SHOULD BE ADHERED TO WHENEVER POSSIBLE: BROADLEAF AND CONIFEROUS EVERGREEN TREES, SHRUBS, VINES, AND GROUND COVERS SHALL BE PLANTED BETWEEN AUGUST 15<sup>TH</sup> AND SEPTEMBER 15<sup>TH</sup> AND BETWEEN APRIL 15<sup>TH</sup> AND MAY 15<sup>TH</sup>. DECIDUOUS TREES, SHRUBS, VINES, GROUND COVERS, AND PERENNIALS SHALL BE PLANTED BETWEEN DECEMBER 15<sup>TH</sup> AND NOVEMBER 15<sup>TH</sup> AND BETWEEN MARCH 15<sup>TH</sup> AND MAY 15<sup>TH</sup>. THESE PLANTING SEASONS MAY BE EXTENDED OR SHORTENED ACCORDING TO PREVAILING WEATHER CONDITIONS, SOIL CONDITIONS, AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
  - THE PLANTING OPERATION INCLUDES ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, SHIPPING, INCIDENTALS, AND CLEAN-UP BY THE CONTRACTOR FOR THE INSTALLATION OF THE ENTIRE LANDSCAPE PLAN.
  - IN THE EVENT THAT PLANT QUANTITIES DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLANT SHALL BE SUPPLIED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
  - THE CONTRACTOR WILL EXAMINE ALL FIELD CONDITIONS FOR EXACT LOCATION OF UTILITIES, DRAINAGE SYSTEMS, AND IRRIGATION SYSTEMS, AND ADJUST PLANTING ACCORDINGLY.
  - PLANTS SHALL BE TYPICAL OF THE SPECIES AND VARIETY HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DIRECTLY FOLIATED, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND DEFOLIATION. QUANTITY AND SIZE OF PLANTS, SPREAD OR ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE MOST RECENT ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
  - PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
  - GUARANTEE OF PLANT GROWTH: ALL PLANTS AND TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PREVIOUS SHALL BE MADE FOR A GROWTH GUARANTEE OR AT LEAST ONE (1) YEAR FOR TREES AND SHRUBS FROM THE DATE OF FINAL ACCEPTANCE OR AS REQUIRED BY THE TOWNSHIP.
  - INsofar as it is practical, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
  - IF PLANT AVAILABILITY IS RESTRICTED, SUBSTITUTION REQUESTS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - PLANT SELECTION REQUESTS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - ALL PLANTS SHALL BE SET PLUMS AND STRAINS SET AT SUCH LEVEL THAT AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED.
  - IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED. LONG SIDE BRANCHES, HOWEVER, SHALL BE SHORTEENED. TREES WITH THE CENTRAL LEADER PRUNED WILL BE REJECTED.
  - EACH TREE AND SHRUB SHALL BE PLANTED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
  - ALL WIRE BASKETS SHALL BE REMOVED FROM PLANTS PRIOR TO BACKFILLING THE PLANTING PIT.
  - ALL TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ARBOR TREES, OR APPROXIMATELY EQUAL AND STAKES SHALL BE INSTALLED AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TREE TIES ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
  - MULCH FOR PLANTING BEDS SHALL BE DOUBLE SHREDDED ROOT MULCH. THE TREES ROOT FLARE MUST BE EXPOSED.
  - WATERING RESPONSIBILITIES SHALL BE THAT OF THE PROJECT OWNER FROM THE DATE OF FINAL ACCEPTANCE. PRIOR TO THE DATE OF FINAL ACCEPTANCE, WATERING RESPONSIBILITIES SHALL BE THAT OF THE CONTRACTOR. WATER USED FOR PLANTS SHALL BE FILLED FROM IMPURITIES NAUSEOUS TO VIGORATION.
  - SEE DETAIL DRAWINGS FOR TYPICAL PLANTING DETAILS.



**SYMBOL LEGEND:**

- |                       |                   |                   |
|-----------------------|-------------------|-------------------|
| Sanitary Manhole      | N.                | North             |
| Transformer           | S.                | South             |
| Sign                  | E.                | East              |
| Telephone Box         | W.                | West              |
| Sanitary Cleanout     | Degrees           | Degrees           |
| Steam Manhole/Drywell | Feet or Minutes   | Feet or Minutes   |
| Type B Inlet          | Inches or Seconds | Inches or Seconds |
| Type A Inlet          | Sq.               | Square            |
| Type E Inlet          | Ft.               | Feet              |
| Water Valve           | Vol.              | Volume            |
| Light                 | Pg.               | Page              |
| Hydrant               | O.R.              | Official Record   |
| Electric Meter        | Calc.             | Calculated        |
| Gas Meter             | Rec.              | Record            |
| Utility Pole          | R/W               | Right of Way      |
| Ground Light          | Centerline        | Centerline        |
| SHD Box               |                   |                   |
| Electric Box          |                   |                   |
| Monitoring Well       |                   |                   |
| Gas Valve             |                   |                   |
| Circular Inlet        |                   |                   |

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6/2/21

**HENRY B. QUINTELLAN**  
NEW JERSEY LICENSED LANDSCAPE ARCHITECT  
LIC. NO. 00720

DATE	REVISION	BY
1/14/22	REVISED PER BOROUGH COMMENTS	SMT

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PROFESSIONAL ENGINEER  
N.J. LICENSE No. 34814  
DATE 6/2/21

DESIGNED BY: DAS  
DRAWN BY: SMT  
CHECKED BY: DAS  
SCALE: 1"=20'

**LANDSCAPE PLAN**  
33 SECOND STREET  
TAX BLOCK 87 LOT 9  
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

PROJECT No. 20032  
SHEET NUMBER 4 OF 7

**American Revolution Full Cutoff LED Series 247CL**

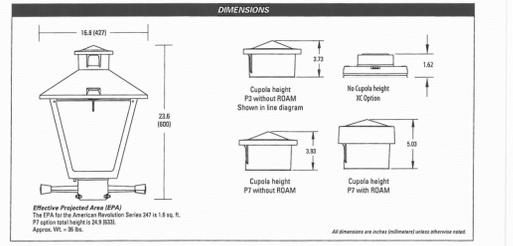
**PRODUCT OVERVIEW**



- Features:**
- Colonial LED lantern, replaces HID models up to 150W HPS for street and area lighting applications
  - Ten (10) LED performance packages deliver just the right amount of light for any given application up to 8600 lumens
  - Available in color temperature choices of 2700K, 3000K, 4000K, and 5000K
  - Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
  - Die-cast aluminum housing, engineered for sturdy lifelong performance
  - Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
  - Standard paint finish is smooth / glossy
  - Housing is terrain pole-mounted and designed for use with a 2" tall by 2-3/8" to 2" diameter terrain, and secured by three set screws
  - Rated L70, LED life greater than 100,000 hours at 25°C
  - Complies with all applicable ANSI C136 standards
  - CSA listed and suitable for up to 40° C ambient
  - Surge protection device (standard) exceeds ANSI/IEEE C82.41-2007 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/10kA)
  - 20kV Option exceeds ANSI/IEEE C82.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/10kA)
  - Equipped with LED electronic 0-10V dimmable driver

**Applications:**

- Streetscapes
- Pathways
- Parks



Note: Specifications subject to change without notice. American Revolution Series 247CL LED



**Statistics**

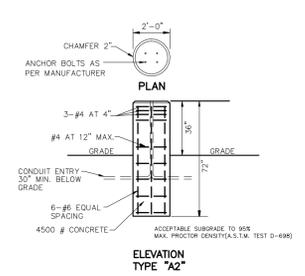
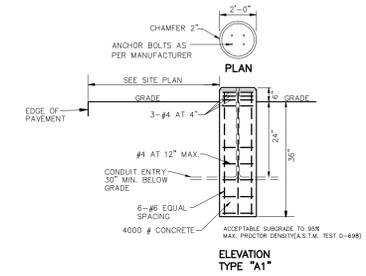
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LAWN AREA	X	1.9 fc	8.2 fc	0.0 fc	N/A	N/A
PARKING LDT	X	2.6 fc	7.0 fc	0.3 fc	23:3:1	8.7:1
SPILL SUMMARY	+	1.0 fc	8.2 fc	0.0 fc	N/A	N/A

**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
▲	F	14	American Electric Lighting	247CL P40 XXXX 40K R4	247CL American Revolution Deluxe LED Full cutoff with 20LED, 40K with R4 distribution	1	4538	0.93	39.3

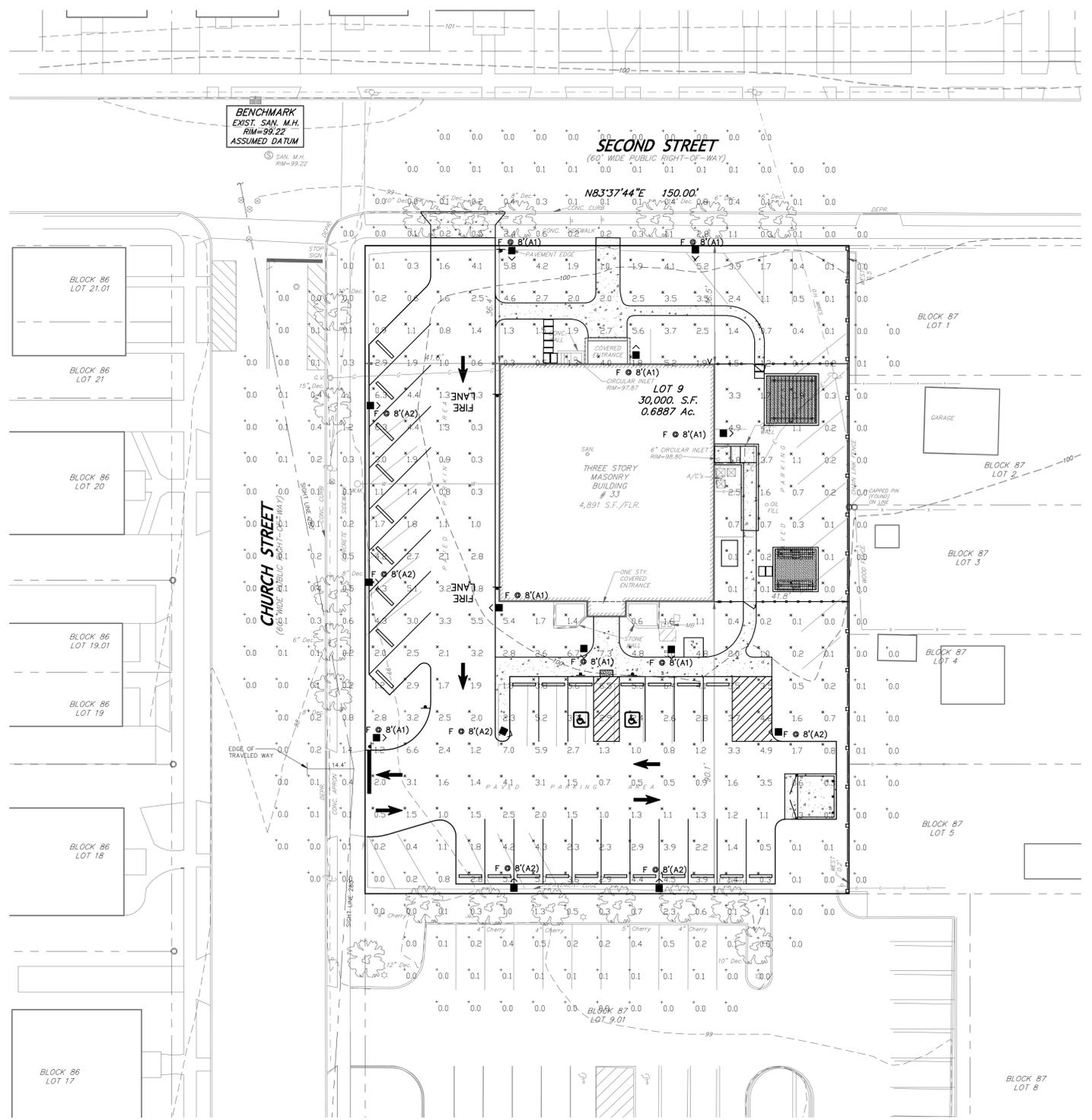
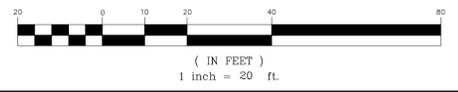
**Holophane - Exteriors**

1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per ICMA TM-02-11).
2. Product information can be obtained at [www.holophane.com](http://www.holophane.com) or through your local agency.



**LIGHT POLE FOOTING DETAILS**

**GRAPHIC SCALE**

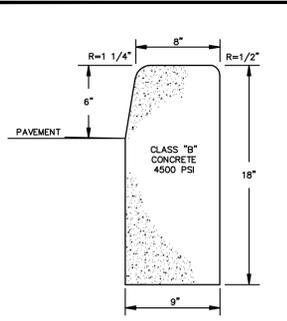


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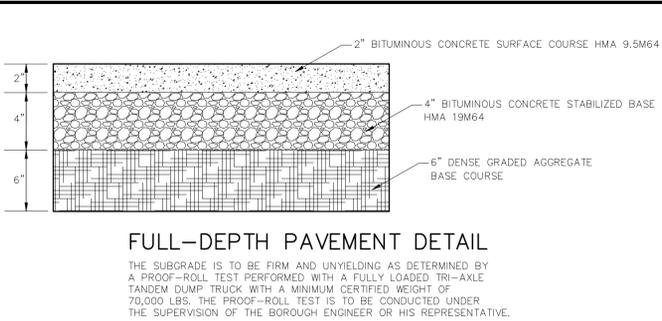
- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>○ Sanitary Manhole</li> <li>⊕ Transformer</li> <li>⊕ Sign</li> <li>⊕ Telephone Box</li> <li>⊕ Sanitary Cleanout</li> <li>⊕ Storm Manhole/Drywell</li> <li>⊕ Type B Inlet</li> <li>⊕ Type A Inlet</li> <li>⊕ Type E Inlet</li> <li>⊕ Water Valve</li> <li>⊕ Light</li> <li>⊕ Hydrant</li> <li>⊕ Electric Meter</li> <li>⊕ Gas Meter</li> <li>⊕ Utility Pole</li> <li>⊕ Ground Light</li> <li>⊕ SHD Box</li> <li>⊕ Electric Box</li> <li>⊕ Monitoring Well</li> <li>⊕ Gas Valve</li> <li>⊕ Circular Inlet</li> </ul> | <ul style="list-style-type: none"> <li>N. North</li> <li>S. South</li> <li>E. East</li> <li>W. West</li> <li>Degrees</li> <li>Feet or Minutes</li> <li>Inches or Seconds</li> <li>Sq. Feet</li> <li>Vol. Feet</li> <li>Page</li> <li>Official Record</li> <li>Calculated</li> <li>Record</li> <li>Right of Way</li> <li>Centerline</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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DATE	REVISION	BY										

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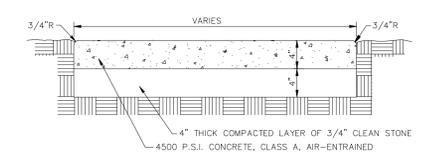


CONCRETE CURB DETAIL

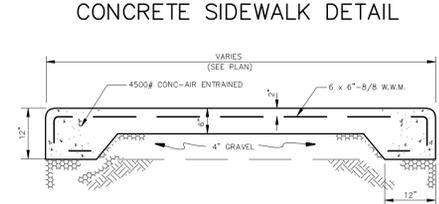


FULL-DEPTH PAVEMENT DETAIL

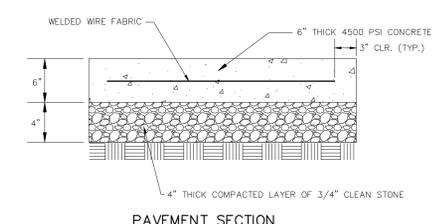
THE SUBGRADE IS TO BE FIRM AND UNYIELDING AS DETERMINED BY A PROOF-ROLL TEST PERFORMED WITH A FULLY LOADED TRI-AXLE TANDEM DUMP TRUCK WITH A MINIMUM CERTIFIED WEIGHT OF 70,000 LBS. THE PROOF-ROLL TEST IS TO BE CONDUCTED UNDER THE SUPERVISION OF THE BOROUGH ENGINEER OR HIS REPRESENTATIVE.



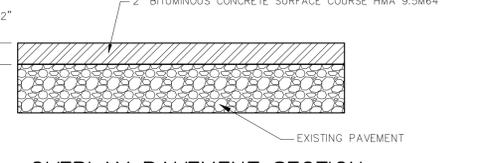
NOTES:  
1. 1/2\"/>



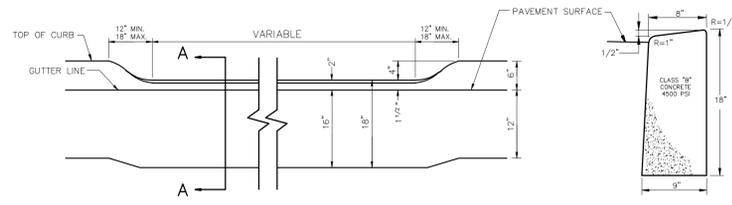
CONCRETE REFUSE AREA PAD



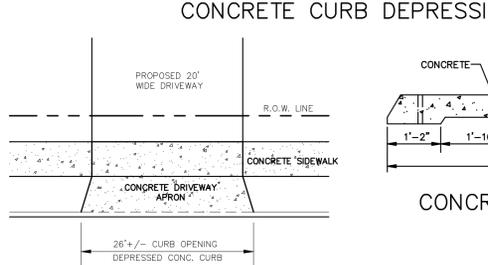
PAVEMENT SECTION



OVERLAY PAVEMENT SECTION



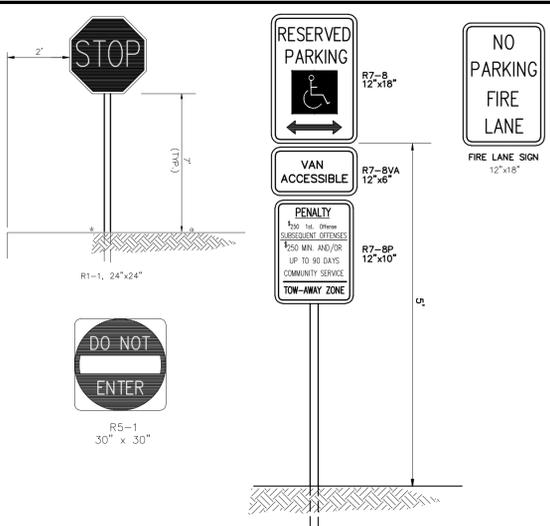
SECTION A-A



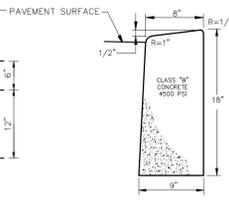
CONCRETE CURB DEPRESSION DETAIL



CONCRETE DRIVEWAY APRON DETAIL



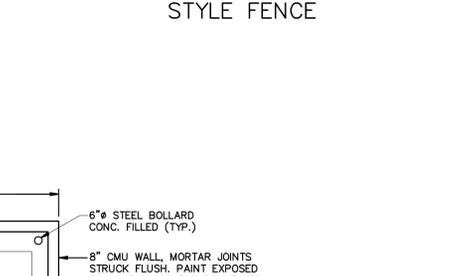
SIGN DETAILS



CONCRETE WHEEL STOP DETAIL

6' WHITE VINYL PRIVACY PLUS LATTICE STYLE FENCE

NOTES:  
1. FOOTING WIDTH TO BE (2X POST WIDTH). MINIMUM DEPTH 24\"/>

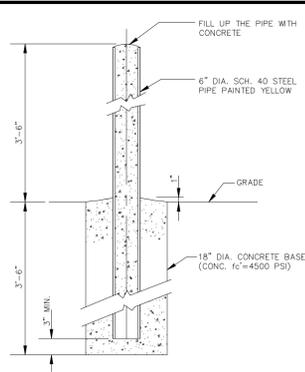


FENCE SECTION ELEVATION

SPECIFICATIONS	
COMMERCIAL	
POSTS	2 1/2\"/>
HORIZONTAL RAILS	1 3/8\"/>
SIZE WALLS	3\"/>
TOP WALLS	3\"/>
PIKETS	3/4\"/>
AVAILABLE HEIGHTS	3, 3 1/2, 4, 5 & 6 FT.
AVAILABLE WIDTHS	6 & 8 FT.

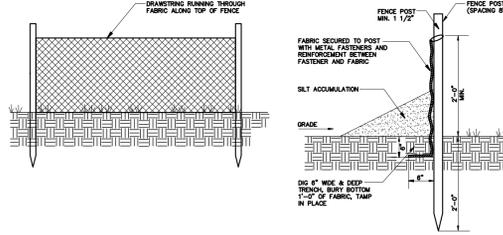
DIMENSIONS

MANUFACTURED BY:  
ALUMINUM INDUSTRIES, INC.  
214 GRAND COMMERCE DRIVE  
ROSELAND, NJ 08068  
OR APPROVED EQUAL



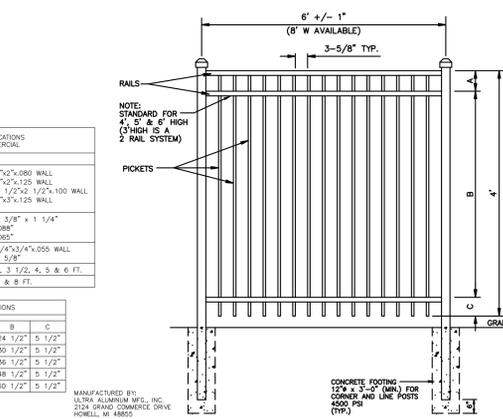
BOLLARD DETAIL

SEQUENCE OF CONSTRUCTION	
1. INSTALL TEMPORARY CONSTRUCTION FENCE AROUND SITE PERIMETER	2 DAYS
2. INSTALL CURBING & SIDEWALK, RECONSTRUCT PARKING LOT	2 WEEKS
3. STABILIZE AREAS NOT SUBJECT TO CONSTRUCTION TRAFFIC THAT WILL BE LEFT EXPOSED FOR MORE THAN 30 DAYS ON ALL SECTIONS	2 DAYS
4. CONSTRUCT BUILDING IMPROVEMENTS	ON-GOING
5. PRIOR TO TOPSOILING, MITIGATE ALL DISTURBED AREAS BY TILLAGE TO A DEPTH OF 6 INCHES OR DEEPER SOIL DECOMPACTION AND TESTING	1 DAY
6. APPLY 5 INCHES OF TOPSOIL TO AREAS TO BE STABILIZED WITH VEGETATION, UNLESS OTHERWISE NOTED ON THE PLANS	1/2 DAY
7. INSTALL LANDSCAPING, HARDSCAPING & AMENITIES	5 DAYS
8. FINISH FINE GRADING, SEED LAWN AREAS	1 WEEK
9. FINAL PAVE PARKING LOT & STRIPES	3 DAYS
10. REMOVE THE SEDIMENT AROUND STONE FILTERS, SILT FENCES AND HAY BALES AFTER SITE STABILIZATION	1 DAY
11. CLEAN REMAINING SOIL EROSION CONTROL MEASURES AFTER STABILIZATION	1 DAY
TOTAL DURATION OF CONSTRUCTION OF SITE IMPROVEMENTS - APPROXIMATELY	10 MONTHS



SILT FENCE DETAIL

REQUIREMENTS FOR SILT FENCE:  
1. FENCE POST SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2\"/>



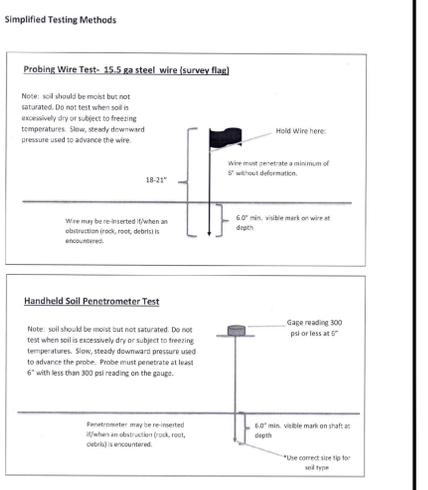
4' HIGH BLACK ORNAMENTAL ALUMINUM FENCE

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements  
1. Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetation cover.  
2. Areas of the site which are subject to compaction testing and/or mitigation are spatially denoted on the certified soil erosion control plan.  
3. Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.  
4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas) or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon the excessively compacted areas would require compaction or mitigation. Additional detailed testing shall be performed by a trained, licensed professional.  
Compaction Testing Methods  
A. Probing Wire Test (see detail)  
B. Hand-held Penetrometer Test (see detail)  
C. Tube Bulk Density Test (licensed professional engineer required)  
D. Nuclear Density Test (licensed professional engineer required)  
Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.  
Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6\"/>

SOIL EROSION & SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES OR, IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
- PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION LAST REVISED JANUARY 2014.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAN 3:1).
- TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30' PAD OF 1 1/2\"/>



NOTE: ALL CONSTRUCTION DETAILS SHALL CONFORM TO RARITAN BOROUGH, RSIS STANDARDS AND/OR ADA STANDARDS

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DATE	REVISION	BY
1/14/22	REVISED PER BOROUGH COMMENTS	SMT

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DAVID A. STIRES  
PROFESSIONAL ENGINEER  
N.J. LICENSE NO. 34814  
DATE 6/2/21

DESIGNED BY: DAS  
DRAWN BY: SMT  
CHECKED BY: DAS  
SCALE: NONE

CONSTRUCTION DETAILS  
33 SECOND STREET  
TAX BLOCK 87 LOT 9  
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

PROJECT NO. 20032  
SHEET NUMBER 6 OF 7

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