

PRELIMINARY & FINAL SITE PLAN

FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

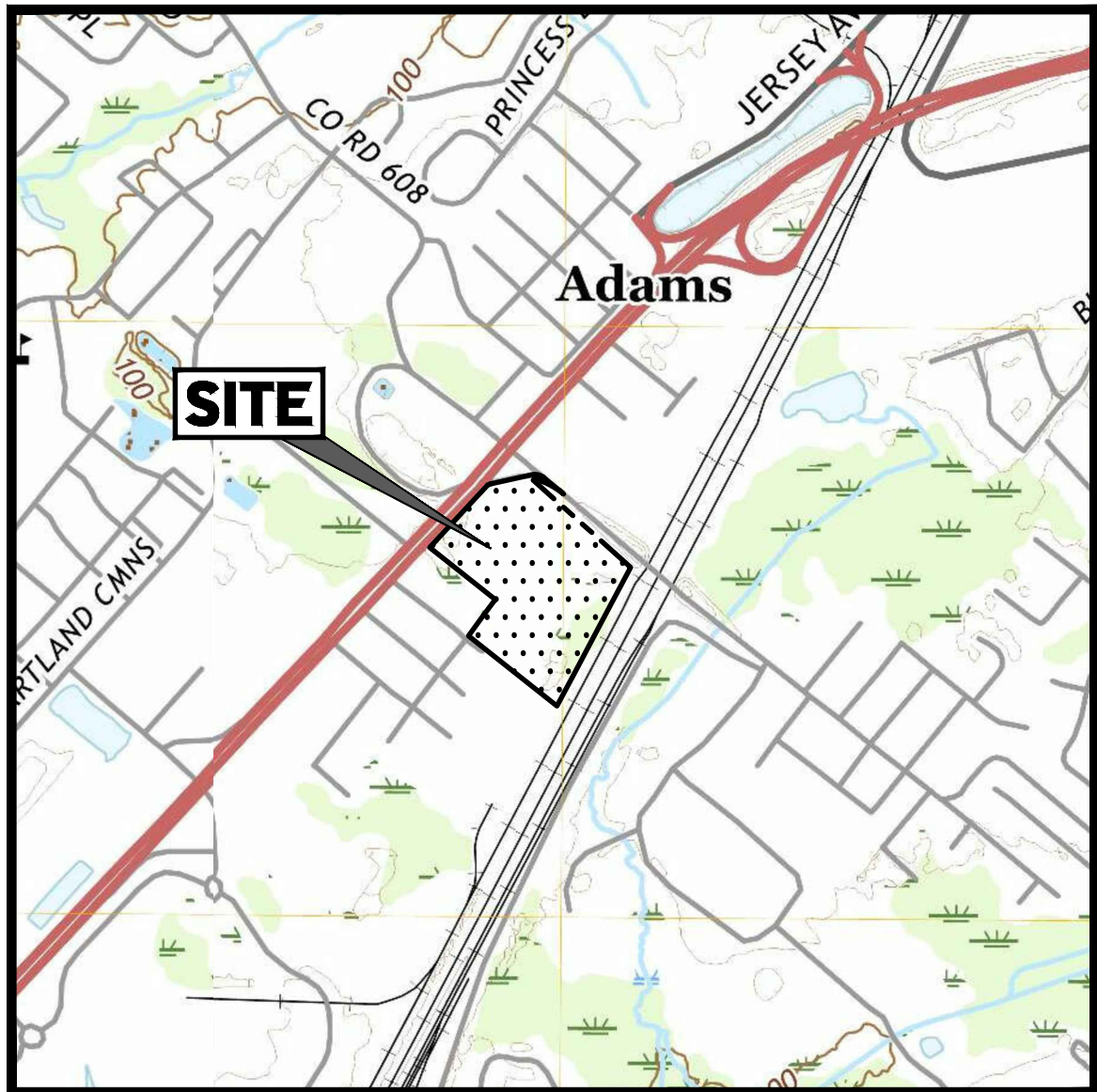
1980 US HIGHWAY ROUTE 1

BLOCK 148; LOTS 34, 35.01 & 36

TOWNSHIP OF NORTH BRUNSWICK

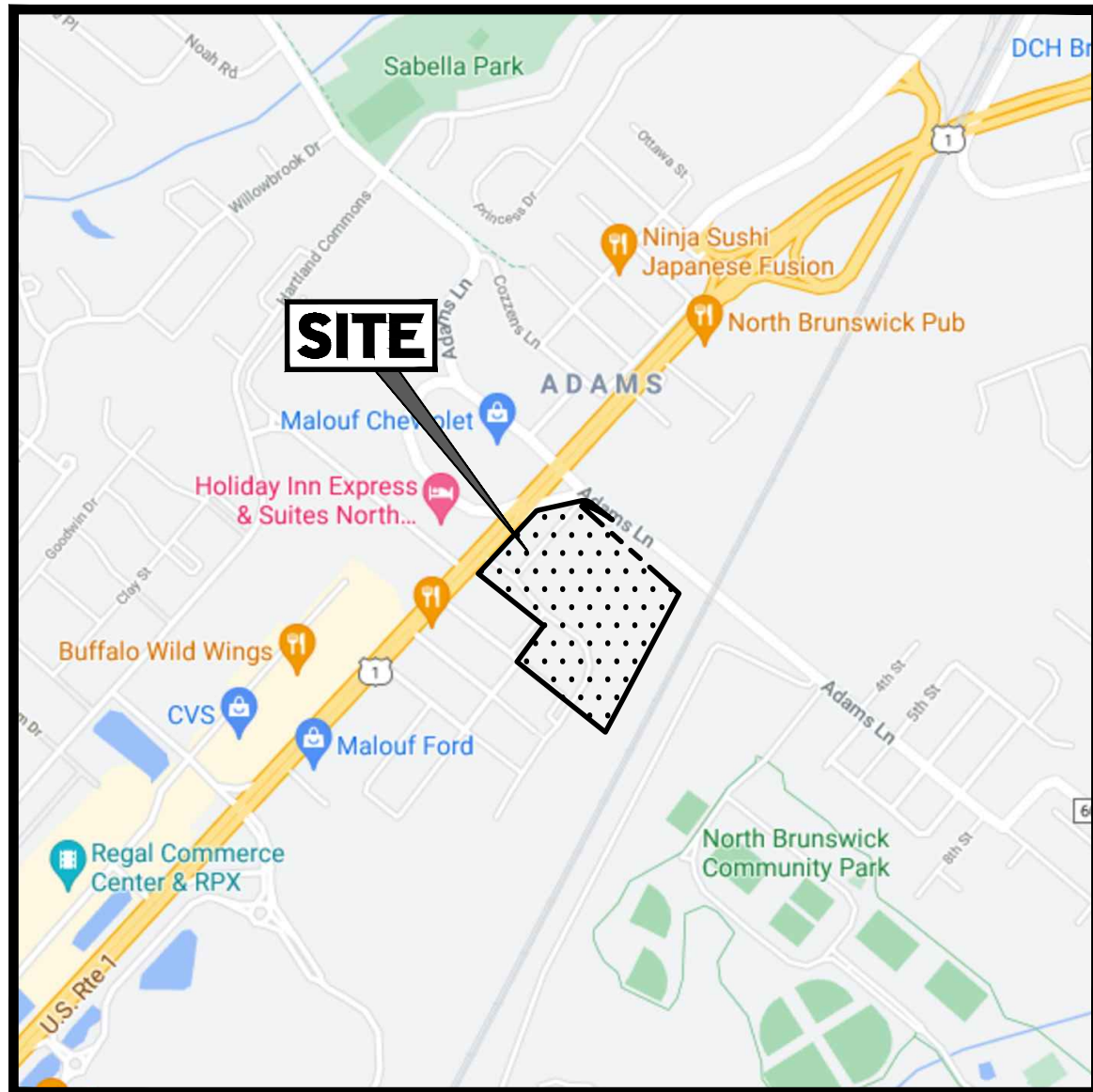
MIDDLESEX COUNTY; NEW JERSEY

I-2 ZONE; TAX MAP SHEET #32



USGS MAP

SCALE: 1" = 1,000'
SOURCE: U.S. GEOLOGICAL SURVEY MAPS



KEY MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

DRAWING SHEET INDEX

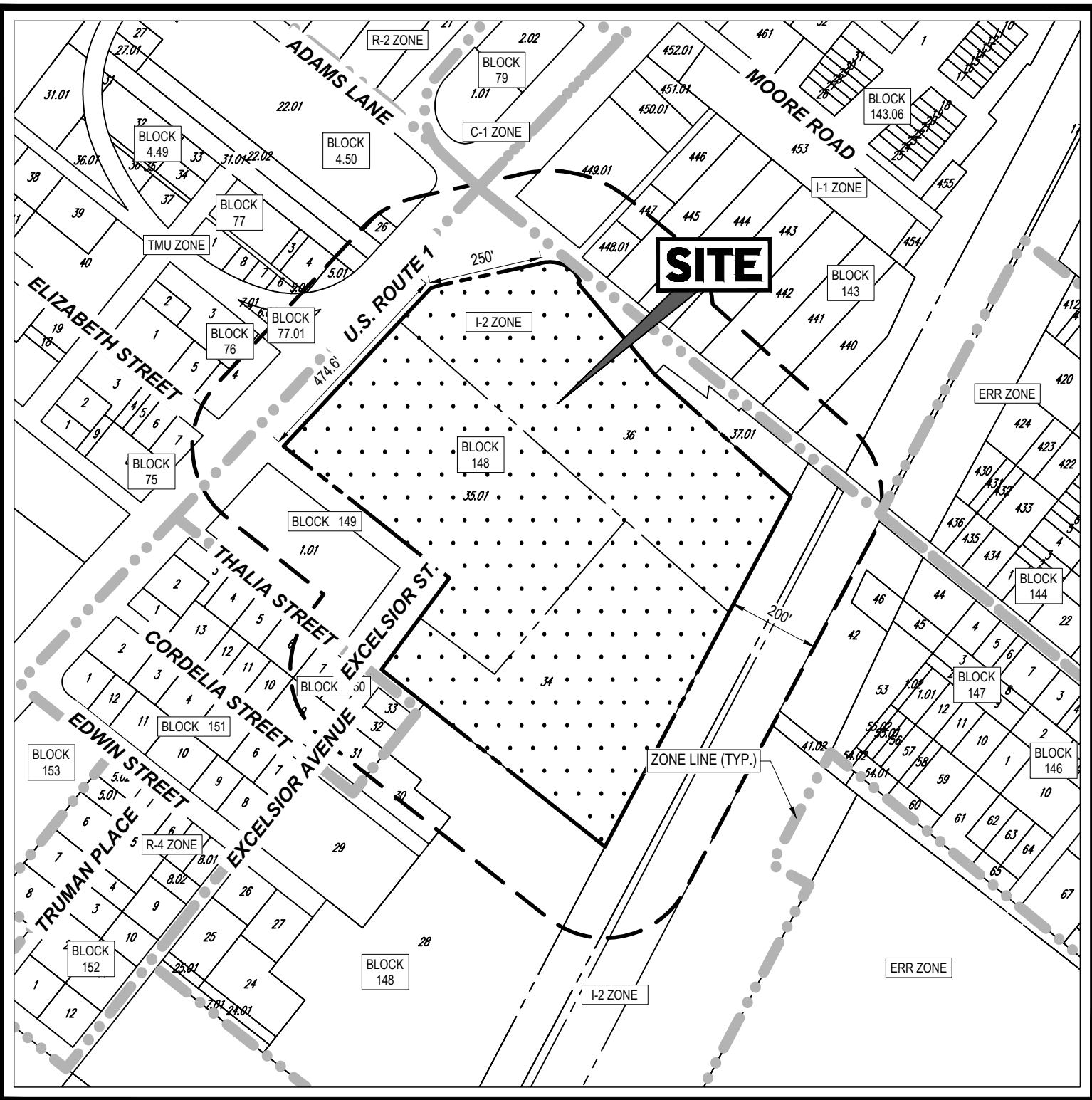
SHEET TITLE	NUMBER
COVER SHEET	C-101
NOTES AND REFERENCES SHEET	C-102
DEMOLITION PLAN 'A' & 'B'	C-201 & C-202
OVERALL SITE LAYOUT PLAN	C-300
SITE LAYOUT PLAN 'A' & 'B'	C-301 & C-302
ALTERNATE SITE LAYOUT PLAN	C-303
GRADING PLAN 'A' & 'B'	C-401 & C-402
DRAINAGE PLAN 'A' & 'B'	C-501 & C-502
UTILITY PLAN 'A' & 'B'	C-503 & C-504
SOIL EROSION & SEDIMENT CONTROL PLAN	C-601
SOIL EROSION NOTES & DETAIL SHEET	C-602
OVERALL LANDSCAPE PLAN	C-700
LANDSCAPE PLAN 'A' & 'B'	C-701 & C-702
LANDSCAPE NOTES & DETAILS	C-703
TREE REPLACEMENT PLAN	C-704
OVERALL LIGHTING PLAN	C-705
LIGHTING PLAN 'A' & 'B'	C-706 & C-707
DETAIL SHEET	C-901 THRU C-907
ALTAINSPS LAND TITLE SURVEY (BY OTHERS)	1 & 2 OF 2

APPROVAL BLOCK

TOWNSHIP OF NORTH BRUNSWICK BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY.	
CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

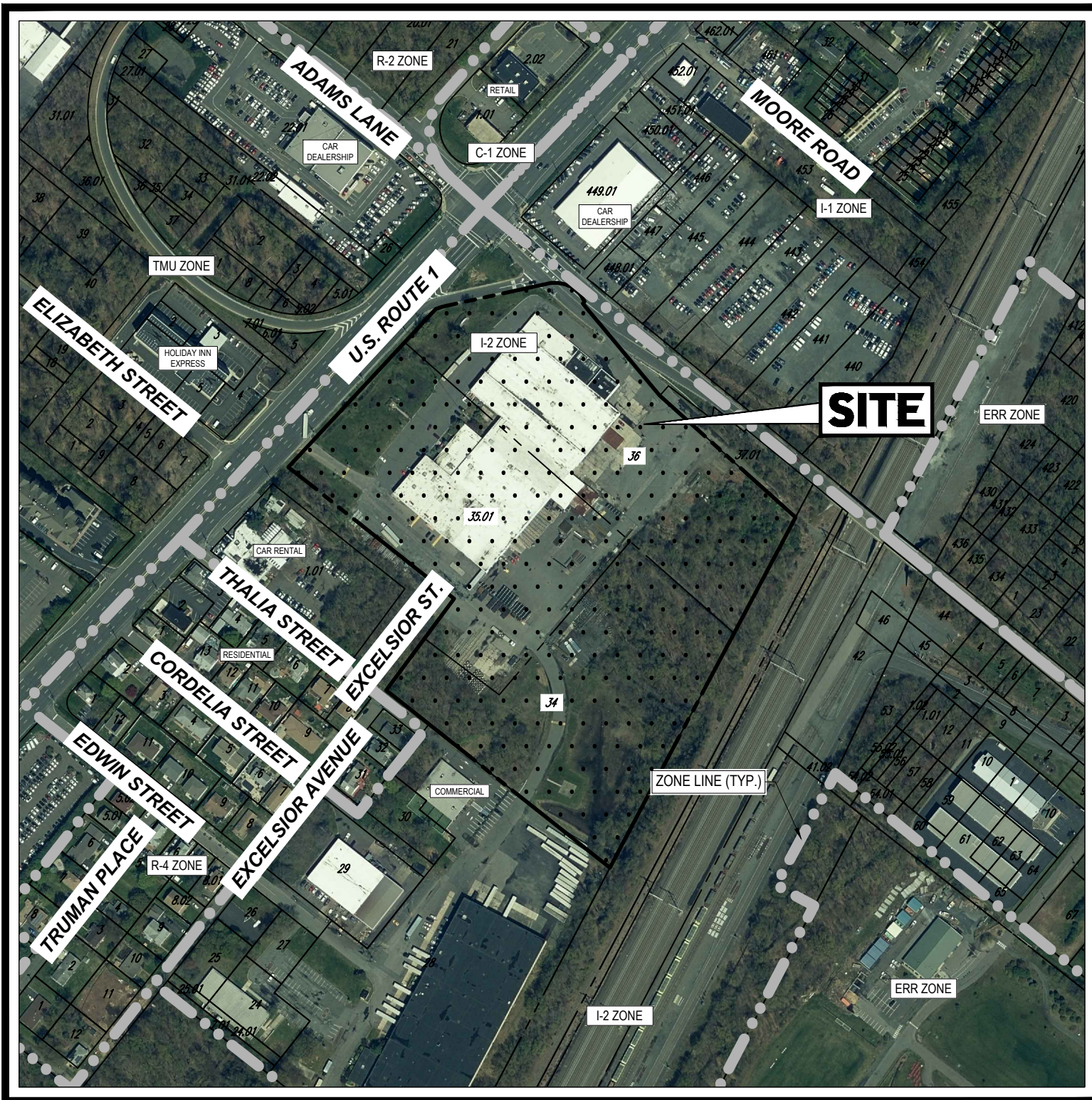
OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 148 LOTS 34, 35.01 & 36 AND CONSENT TO THE FILING OF THE APPLICATION.	
1980 US HWY 1 LLC	8/6/2021
DATE	



TAX MAP

SCALE: 1" = 300'
SOURCE: TAX MAP OF NORTH BRUNSWICK TAX MAPS



AERIAL MAP

SCALE: 1" = 300'
SOURCE: NGIN INFORMATION WAREHOUSE

PREPARED BY

BOHLER

NOTES:
THE NEW JERSEY DEPARTMENT OF TRANSPORTATION 2007 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SHALL GOVERN AS UPDATED AND AMENDED PER NJDOT BASELINE DOCUMENT CHANGES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM IF SUPPLEMENTARY SPECIFICATIONS ARE APPLICABLE.

STANDARD SPECIFICATIONS AND BASELINE DOCUMENT CHANGES AVAILABLE AT:
HTTP://WWW.STATE.NJ.US/TRANSPORTATION/ENG/SPCS/2007/DIVISION SH11M.

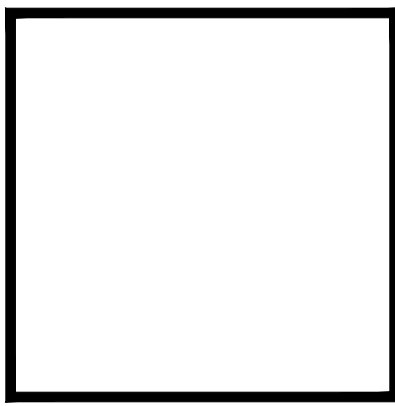
THE NEW JERSEY DEPARTMENT OF TRANSPORTATION 2016 STANDARD ROADWAY CONSTRUCTION - TRAFFIC CONTROL - BRIDGE CONSTRUCTION DETAILS AND THE 2007 STANDARD ELECTRICAL DETAILS SHALL GOVERN, WHERE THERE IS A DISCREPANCY BETWEEN THE STANDARD DETAILS AND ANY DETAILS SHOWN ON THESE PLANS, THE STANDARD DETAILS SHALL GOVERN AND THE ENGINEER SHALL BE NOTIFIED.

STANDARD DETAILS AVAILABLE AT:
HTTP://WWW.STATE.NJ.US/TRANSPORTATION/ENG/CADD/DB/

2007 Property List for Block 148, Lots 34, 35.01 and 36

Block	Lot	Owner Name	Mailing Address	City/State/Zip
4.00	37.01	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.01	37.02	MALOUF CHEVROLET	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.02	37.03	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.03	37.04	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.04	37.05	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.05	37.06	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.06	37.07	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.07	37.08	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.08	37.09	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.09	37.10	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.10	37.11	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.11	37.12	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.12	37.13	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.13	37.14	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.14	37.15	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.15	37.16	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.16	37.17	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.17	37.18	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.18	37.19	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.19	37.20	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.20	37.21	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.21	37.22	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.22	37.23	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.23	37.24	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.24	37.25	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.25	37.26	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.26	37.27	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.27	37.28	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.28	37.29	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.29	37.30	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.30	37.31	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.31	37.32	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.32	37.33	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.33	37.34	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.34	37.35	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.35	37.36	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.36	37.37	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.37	37.38	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.38	37.39	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.39	37.40	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.40	37.41	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.41	37.42	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.42	37.43	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.43	37.44	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.44	37.45	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.45	37.46	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.46	37.47	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.47	37.48	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.48	37.49	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.49	37.50	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.50	37.51	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.51	37.52	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.52	37.53	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.53	37.54	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.54	37.55	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.55	37.56	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.56	37.57	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.57	37.58	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.58	37.59	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.59	37.60	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.60	37.61	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.61	37.62	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.62	37.63	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.63	37.64	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.64	37.65	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
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4.67	37.68	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.68	37.69	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.69	37.70	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.70	37.71	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.71	37.72	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.72	37.73	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.73	37.74	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.74	37.75	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.75	37.76	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.76	37.77	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.77	37.78	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.78	37.79	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.79	37.80	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.80	37.81	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.81	37.82	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.82	37.83	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.83	37.84	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.84	37.85	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.85	37.86	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.86	37.87	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.87	37.88	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.88	37.89	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.89	37.90	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
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4.91	37.92	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.92	37.93	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.93	37.94	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.94	37.95	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.95	37.96	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.96	37.97	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.97	37.98	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.98	37.99	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002
4.99	38.00	NEW JERSEY STATE DOT	1000 PARKWAY AVENUE	THIRTON NJ 08002

NJDOT APPROVAL STAMP LOCATION



SUBMITTED BY: MAJOR ACCESS PERMITS DATE:
APPROVED BY: STATE TRANSPORTATION ENGINEER DATE:

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DESIGNED BY
1	08/25/2021	REV. PER TWP. COMPLETENESS	APR	AS



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WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
www.nj.gov/call.org

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT NO.: J200616
DRAWN BY: APR
CHECKED BY: AS/AB
DATE: 08/12/2021
CAD ID: J200616-CDS-1A

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

BOHLER
BOHLER ENGINEERING NJ, LLC

30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 665-5300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M4000122

B.A. BOHLER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47421
PENNSYLVANIA LICENSE NO. 080514
CONNECTICUT LICENSE NO. 26039
DELAWARE LICENSE NO. 17111
OKLAHOMA LICENSE NO. 72937

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 1 - 08/25/2021

[illegible][illegible][illegible][illegible][illegible]



ALL EXISTING ON-SITE FEATURES
WITHIN THE LIMIT OF DISTURBANCE
ARE TO BE REMOVED UNLESS
OTHERWISE NOTED.
ALL EXISTING FEATURES OUTSIDE
LIMIT OF DISTURBANCE ARE TO
REMAIN UNLESS OTHERWISE NOTED.

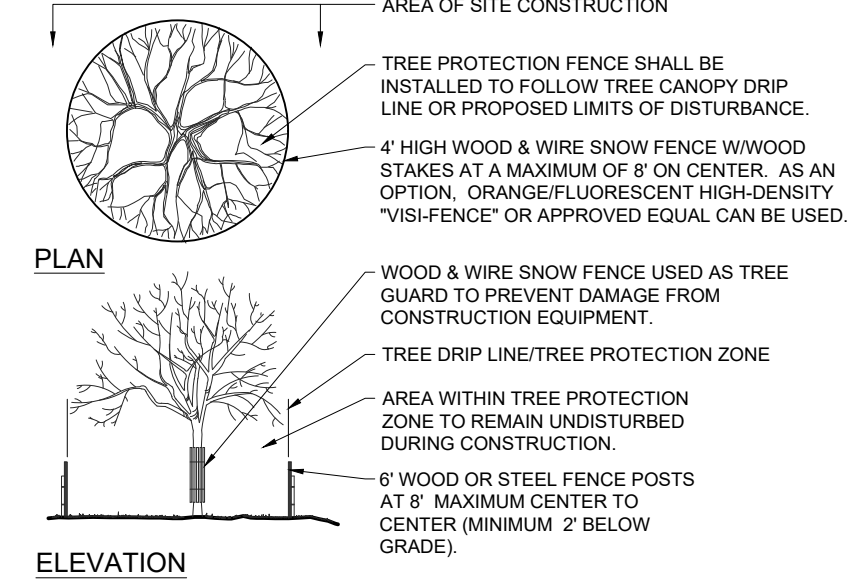
US ROUTE 1
(134.5' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

REFER TO SOIL EROSION AND
SEDIMENT CONTROL PLAN FOR SOIL
EROSION NOTES AND MEASURES.

ALL EXISTING FEATURES IN R.O.W. ARE
TO REMAIN UNLESS OTHERWISE NOTED
T.B.R. = FEATURE TO BE REMOVED

REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR
DEMOLITION PURPOSES ONLY



**1 TREE PROTECTION DURING
SITE CONSTRUCTION DETAIL**

NOT TO SCALE (0039909 - 4/2017)

REVISIONS

REV	DATE	COMMENT	REVIEW	DATE	COMPLETENESS
1	08/25/2021		APR	AS	



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PROJECT NO.: J200616
DRAWN BY: APR
CHECKED BY: AS/BAB
DATE: 08/11/2021
CAD ID: J200616-SP-1A

PROJECT:

**PRELIMINARY &
FINAL SITE PLAN**

FOR

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WAREHOUSE FACILITY

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BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
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I-2 ZONE; TAX MAP SHEET #32

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47421
NEW YORK LICENSE NO. 080514-2
PENNSYLVANIA LICENSE NO. 077266
CONNECTICUT LICENSE NO. 26039
DELAWARE LICENSE NO. 17111
OKLAHOMA LICENSE NO. 78297

SHEET TITLE:

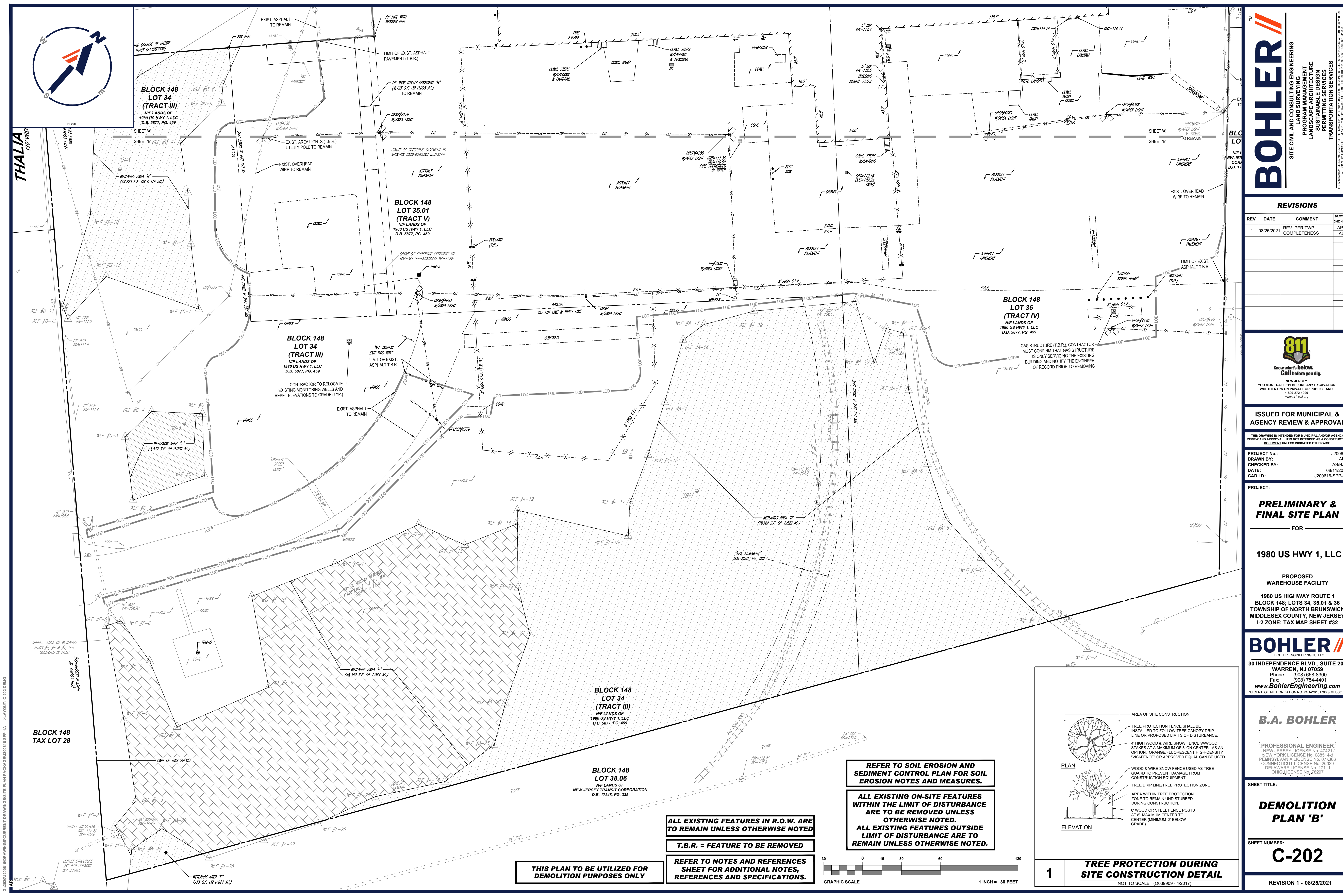
**DEMOLITION
PLAN 'A'**

SHEET NUMBER:

C-201

REVISION 1 - 08/25/2021

G:\2021\20210816\DRAWINGS\CURRENT\DRAWINGS\SITE PLAN PACKAGE\20210816\SP-1A.LAYOUT: C-201.DWG



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	REVIEWED BY	DRAWN BY
1	08/25/2021	REV. PER TWP. COMPLETENESS	APR	AS

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CHECKED BY: AS/BAB
DATE: 08/11/2021
CAD ID: J200616-SP-1A

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FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY
1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

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NEW YORK LICENSE NO. 088514-2
PENNSYLVANIA LICENSE NO. 077266
CONNECTICUT LICENSE NO. 26039
DELAWARE LICENSE NO. 17111
ORIG. LICENSE NO. 72837

SHEET TITLE:

DEMOLITION PLAN 'B'

SHEET NUMBER:

C-202

REVISION 1 - 08/25/2021

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

ALL EXISTING ON-SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

ALL EXISTING FEATURES OUTSIDE LIMIT OF DISTURBANCE ARE TO REMAIN UNLESS OTHERWISE NOTED.

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

T.B.R. = FEATURE TO BE REMOVED

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

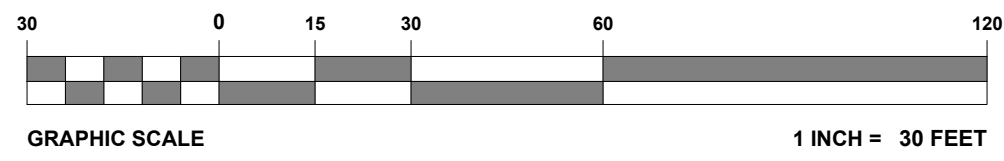
THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL
NOT TO SCALE (0039909 - 4/2017)

PLAN

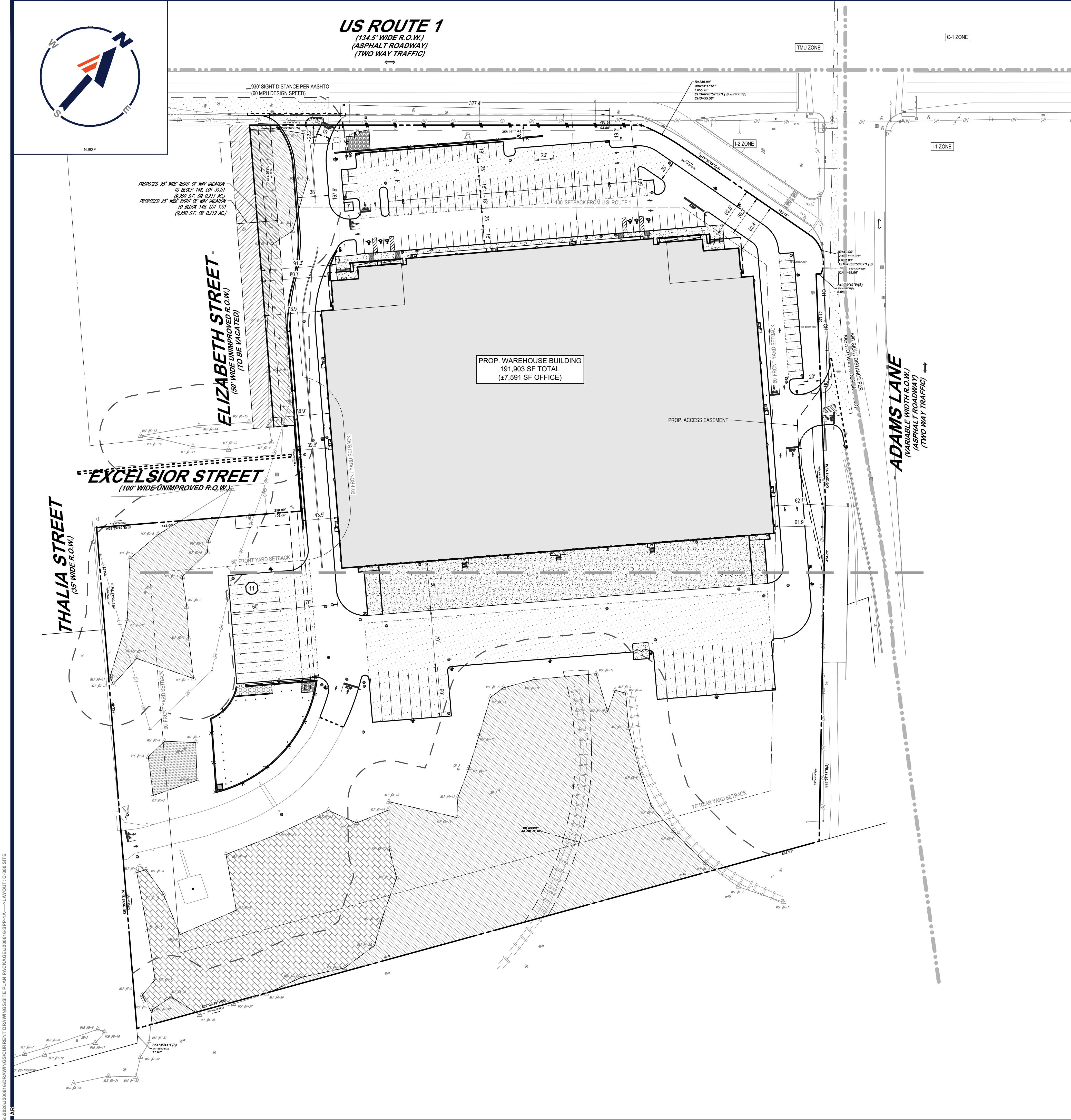
- AREA OF SITE CONSTRUCTION
- TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW TREE CANOPY DRIP LINE OR PROPOSED LIMITS OF DISTURBANCE.
- 4' HIGH WOOD & WIRE SNOW FENCE WITH WOOD STAKES AT A MAXIMUM OF 8' ON CENTER. AS AN OPTION, ORANGE-FLUORESCENT HIGH-DENSITY "VISIFENCE" OR APPROVED EQUAL CAN BE USED.
- WOOD & WIRE SNOW FENCE USED AS TREE GUARD TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT.
- TREE DRIP LINE/TREE PROTECTION ZONE
- AREA WITHIN TREE PROTECTION ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION.
- 6' WOOD OR STEEL FENCE POSTS AT 8' MAXIMUM CENTER TO CENTER MINIMUM 2' BELOW GRADE).

ELEVATION



G:\2021\20616\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\200616-SP-1A-LAYOUT.C-202.DWG

G:\2024\200616 DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\200616 SPP-1A...LAYOUT: C-300 SITE



ZONING TABLE				
ZONE: I-2 ZONE USE: WAREHOUSE (PERMITTED PRINCIPAL USE) OFF-STREET PARKING, LOADING, AND SIGNS PERMITTED ACCESSORY USES BLOCK: 148 LOT(S): 34, 35.01 & 36				
APPLICANT / OWNER INFORMATION				
APPLICANT:	1980 US HWY 1, LLC C/O: KEVIN STUBBS, AIA 801 GRAND AVENUE DES MOINES, IA 50302-1370 (515) 235-1727			
PROPERTY OWNER:	1980 US HWY 1, LLC C/O: KEVIN STUBBS, AIA 801 GRAND AVENUE DES MOINES, IA 50302-1370 (515) 235-1727			
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	§ SCHEDULE TABLE 2	3 AC (130,690 SF)	16,895 AC. (735,942 SF)	17.11 AC. (745,142 SF)
MIN. LOT WIDTH	§ SCHEDULE TABLE 2	350'	600.1'	625.2'
MIN. LOT DEPTH	§ SCHEDULE TABLE 2	350'	994.3'	994.3'
MIN. FRONT YARD (FROM ROUTE 1)	§ 205-75-A	100'	180.5'	139.0'
MIN. FRONT YARD (FROM ALL OTHER STREETS)	§ 205-75-A	60'	42.4' (E)	39.9' (EXCELSIOR ST.) (V)
MIN. SIDE YARD	§ SCHEDULE TABLE 2	40'	N/A	61.9'
MIN. TOTAL BOTH SIDE YARD	§ SCHEDULE TABLE 2	80'	N/A	N/A
MIN. REAR YARD	§ SCHEDULE TABLE 2	75'	379.5'	379.1'
MAX. LOT COVERAGE BY PRINCIPAL BUILDING	§ SCHEDULE TABLE 2	40%	18.17% (133,693 SF)	25.75% (191,903 SF)
MAX. BUILDING STORIES	§ SCHEDULE TABLE 2	3 STORIES	2 STORIES	1 STORY
MAX. BUILDING HEIGHT*	§ SCHEDULE TABLE 2	40'	27.5'	43.75' (V)
MAX. LOT COVERAGE BY ALL IMPERVIOUS SURFACES	§ SCHEDULE TABLE 2	80%	49.85% (366,901 SF)	53.56% (399,090 SF)
* AVERAGE GRADE AT THE FRONT OF THE BUILDING = (122.50 + 122.50) / 2 = 122.50 122.50 - 122.50 + 0.00 + 41.5' = 41.50'				
KEY = (E) = EXISTING NONCONFORMITY (V) = VARIANCE REQUIRED				
PARKING REQUIREMENTS				
ITEM	CODE	REQUIRED	PROPOSED	
MAX. NUMBER OF DRIVEWAYS	§ 205-97-B	2 DRIVEWAYS PER 300 FEET OF FRONTAGE US ROUTE 1: 398.07' = 2 DRIVEWAYS ADAMS LANE: 276.85' = 1 DRIVEWAY THALIA: 737.24' = 4 DRIVEWAYS	US ROUTE 1: 1 DRIVEWAY ADAMS LANE: 1 DRIVEWAY THALIA: 1 DRIVEWAY	
MIN. NUMBER OF LOADING SPACES	§ 205-97-H	1 MINIMUM *	29 SPACES	
MIN. LOADING SIZE	§ 205-97-H	12' W X 35' L X 14' H	12' W X 60' L X 14' H	
MIN. PARKING SIZE	§ 205-98-A	NON-PARALLEL SPACES: 9' X 18' PARALLEL SPACES: 9' X 23'	NON-PARALLEL SPACES: 9' X 18' PARALLEL SPACES: 9' X 23'	
MIN. DRIVEWAY SETBACK FROM NEAREST R.O.W. OF AN INTERSECTING STREET	§ 205-98-B(3)	100' (PER ZONING OFFICER)	138.9'	
MIN. PARKING FRONT YARD SETBACK (ROUTE 1)	§ 205-96-E	100'	19.2' (V)	
MIN. PARKING FRONT YARD SETBACK (ADAMS LANE)	§ 205-96-E	60'	20' (V)	
MIN. DRIVEWAY WIDTH	§ 205-98-B(4)	ONE WAY: 12' TWO-WAY: 25'	ONE-WAY: 16' TWO-WAY: 25'	
MIN. AISLE WIDTH	§ 205-98-B(5)	25'	25'	
MIN. PARKING STALLS	§ 205-100-A	105 SPACES **	166 SPACES **	
MIN. ADA PARKING	2010 ADA STANDARDS	6 ADA SPACES (1 VAN)	6 ADA SPACES (2 VAN)	
ELECTRIC VEHICLE CHARGING STATIONS	§ 205-32	5 EV SPACES & 7 BANKED EV SPACES	8 EV SPACES & 4 BANKED EV SPACES	
* 1 FOR EVERY BUILDING HAVING THEREOF OVER \$,000 SF OF GFA BUILDINGS THAT CONTAIN AN EXCESS OF 25,000 SF MUST BE REQUIRED TO PROVIDE ADDITIONAL OFF-STREET LOADING AS DETERMINED BY THE PLANNING BOARD ** REQUIRED PARKING CALCULATION: WAREHOUSE = 1 SPACE PER 2,500 SF OF GFA (184,312 SF) (1 SPACE/2,500 SF) = 73.72 OR 74 PARKING STALLS OFFICE = 1 SPACE PER 250 SF OF GFA (7,591 SF) * (1 SPACE/250 SF) = 30.36 OR 31 PARKING STALLS TOTAL REQUIRED PARKING = 74 SPACES (WAREHOUSE) + 31 SPACES (OFFICE) = 105 PARKING STALLS 156 SPACES + (5 EV SPACES x 2) = 166 SPACES 3% OF TOTAL PROPOSED SPACES ARE TO BE FOR EV RECHARGE (161.13% = 4.83 REQUIRED; 8 PROPOSED) PLUS AN ADDITIONAL 4% OF TOTAL PROPOSED SPACES ARE TO BE BANKED FOR EV RECHARGE (161.14% = 6.44 REQUIRED; 4 PROPOSED. ADDITIONAL SPACES ARE PROPOSED TO BE CONSTRUCTED RATHER THAN BANKED AT THIS TIME) FOR A TOTAL OF 7% EV RECHARGE PARKING. EACH EVCS SPACE SHALL COUNT AS TWO REQUIRED PARKING SPACES FOR PURPOSES OF ZONING COMPLIANCE.				
(V) VARIANCE REQUIRED				
SIGNAGE REQUIREMENTS				
ITEM	CODE	REQUIRED	PROPOSED	
MAX. NUMBER OF FACADE SIGN	§ 205-105-G	EACH INDUSTRY NOT EXCEEDING TWO STORIES IN HEIGHT MAY HAVE ONE OR MORE EXTERIOR SIGNS IDENTIFYING THE NAMES OF TENANTS OR USES OCCUPYING THE BUILDING.	2 FACADE SIGNS	
MAX. FACADE SIGN AREA	§ 205-105-G	2,261 SF TOTAL	600 SF TOTAL (2 x 300 SF SIGNS)	
MAX. FACADE SIGN PROJECTION FROM BUILDING FACE	§ 205-102-K	12"	<12"	
MAX. FACADE SIGN HEIGHT	§ 205-102-C	MUST NOT EXTEND ABOVE THE HEIGHT OF THE VERTICAL WALL OR CORNICE	SIGN DOES NOT EXTEND ABOVE THE VERTICAL WALL OR CORNICE	
MAX. NUMBER OF FREESTANDING SIGNS	§ 205-105-H	2 FREESTANDING SIGNS	2 FREESTANDING SIGNS	
MAX. FREESTANDING SIGN AREA**	§ 205-105-H	150 SF TOTAL (75 SF PER SIGN)	150 SF TOTAL (75 SF PER SIGN)	
MAX. FREESTAND SIGN SETBACK FROM ANY PROPERTY LINE	§ 205-102-C	20'	20'	
MAX. FREESTANDING SIGN HEIGHT***	§ 205-102-C	20'	20'	
* FACADE SIGNS MUST NOT EXCEED 10% OF THE FRONT FACADE AREA OF THE BUILDING. 22,618 SF FRONT FACADE AREA X 10% = 2,261.8 SF ALLOWABLE SIGN AREA ** SIGN AREA SHALL INCLUDE EVERY PART OF THE SIGN, INCLUDING MOLDINGS, FAMES, POST, PYLONS, OR OTHER SUPPORTING MEMBERS. WHERE THE FACE OF A SIGN HAS OPENINGS OR IS OF IRREGULAR SHAPE, THE AREA OF THE SIGN EXCLUSIVE OF SUPPORTING MEMBERS, SHALL BE CONSIDERED AS THE TOTAL AREA OF THE SMALLEST RECTANGLE THAT CAN ENCLOSE THE SIGN. *** NO SIGN IN EXCESS OF 3' IN HEIGHT IS PERMITTED WITHIN THE SIGHT TRIANGLE **** FACADE SIGNS & FREESTANDING SIGNS PERMITTED FOR INDUSTRIAL BUILDINGS MAY BE INTERNALLY ILLUMINATED.				
(V) VARIANCE REQUIRED				
ZONING NOTES				
§ 205-18 SOLID WASTE, IF STORED OUTDOORS, SHALL BE PLACED IN METAL OR PLASTIC RECEPTACLES WITH TIGHT-FITTING COVERS. SUCH RECEPTACLES SHALL NOT BE STORED OR PLACED WITHIN ANY FRONT YARD AREA. SUCH RECEPTACLES MAY BE STORED IN EITHER THE REAR OR THE SIDE YARD AREA. THEY SHALL BE COMPLETELY SCREENED FROM VIEW OF ADJOINING PROPERTY AND STREET AREAS WITH PLANTING OR FENCING. COMPLIES, TRASH ENCLOSURE WITHIN THE REAR YARD AND SCREENED WITH LANDSCAPE.				
§ 205-23 FOR THE PURPOSES OF CALCULATING THE AVERAGE SETBACK OF A BUILDING, OVERHANG EAVES AND CORNICES SHALL ALWAYS BE EXCLUDED, BUT PORTICOS AND CLOSED PORCHES SHALL BE INCLUDED AS PART OF THE BUILDING. BUT STEPS ON THE SIDE OF THE BUILDING SHALL ALWAYS BE INCLUDED AS PART OF THE BUILDING. STEPS ON THE SIDE OF THE BUILDING INCLUDED IN BUILDING SETBACK CALCULATIONS.				
§ 205-28 ALL UTILITY LINES AND ACCESSORY APPURTENANCES, INCLUDING BUT NOT LIMITED TO ELECTRIC DISTRIBUTION, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, SHALL BE INSTALLED UNDERGROUND WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHTS-OF-WAY. COMPLIES, ALL PROPOSED UTILITY LINES ARE UNDERGROUND AND WITHIN EASEMENTS.				

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600

0

30

60

120

240

GRAPHIC SCALE

1 INCH = 60 FEET

TM

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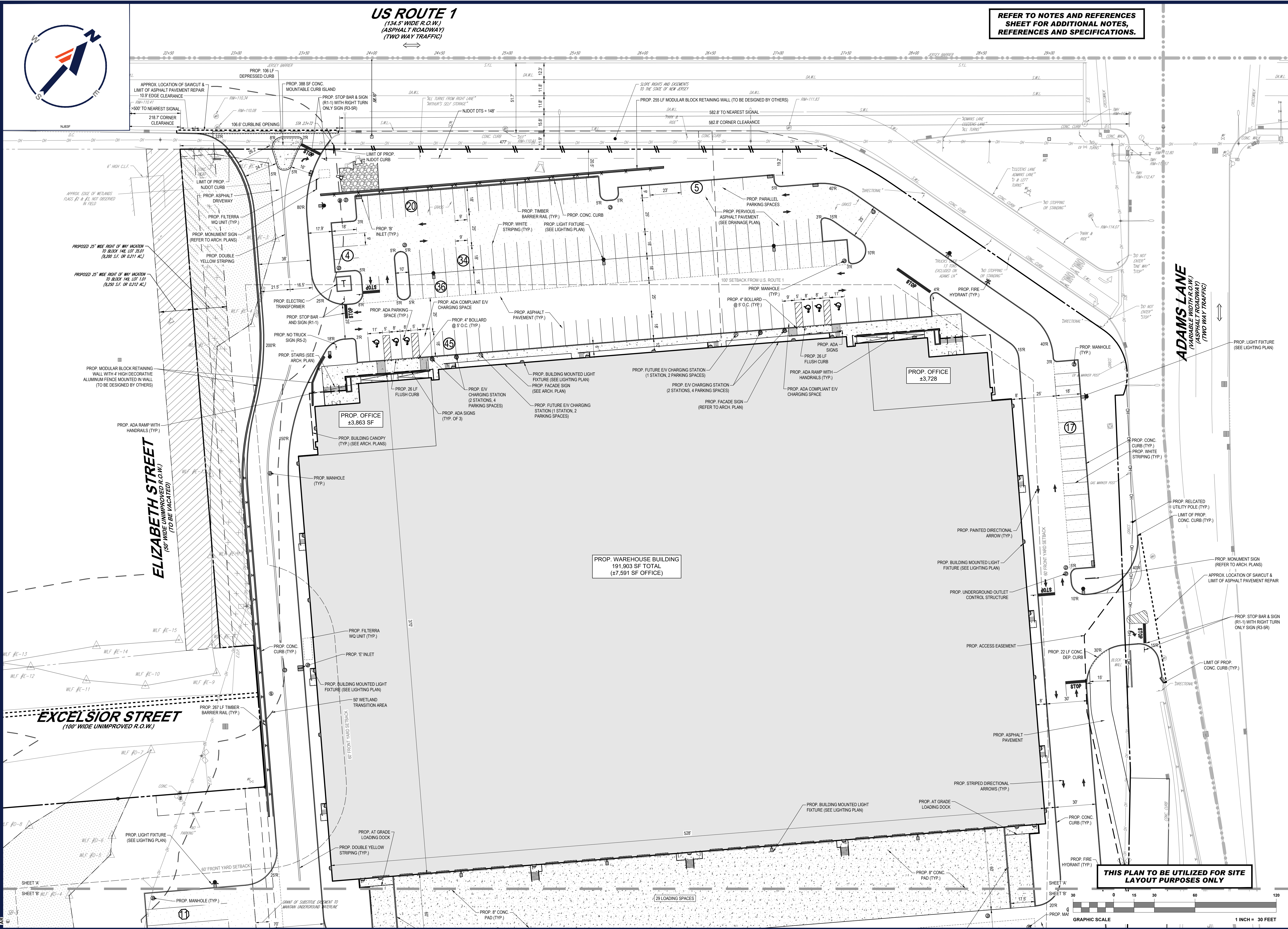
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CAD ID: J200616-SPP-1A

PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
1980 US HWY 1, LLC
PROPOSED WAREHOUSE FACILITY
1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

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PROJECT:
**PRELIMINARY &
FINAL SITE PLAN**
FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
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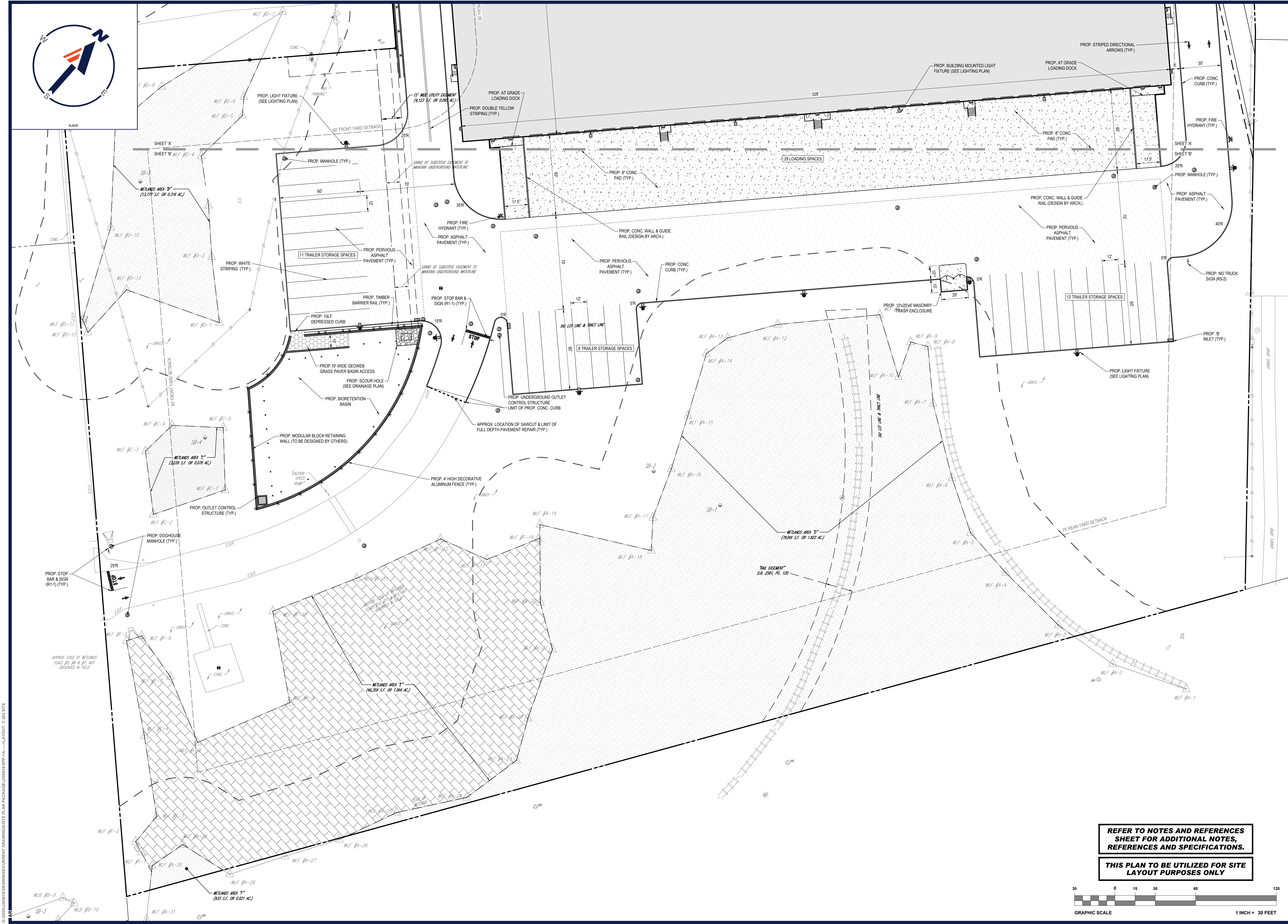
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PLAN 'A'**

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PRELIMINARY & FINAL SITE PLAN

FOR

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PROPOSED
 WAREHOUSE FACILITY
 1880 US HIGHWAY ROUTE 1
 BLOCK 148; LOTS 34, 35.01 & 36
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SITE LAYOUT PLAN 'B'

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R.

~~(100' WIDE UNIMPROVED R.O.W.)~~

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**PRELIMINARY &
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1980 US HWY 1, LLC

**PROPOSED
WAREHOUSE FACILITY**

**1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
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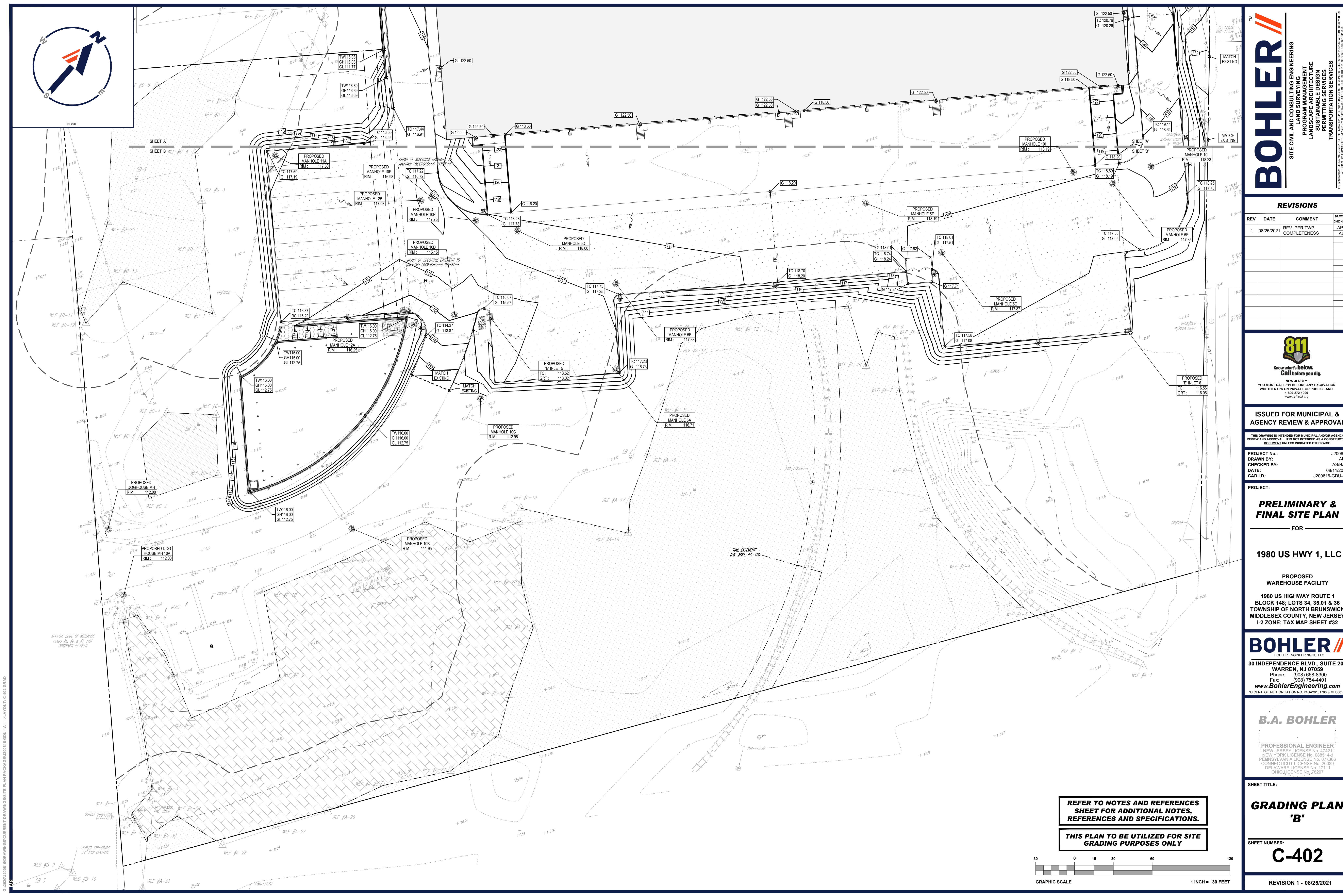
GRADING PLAN 'A'

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1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY
1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
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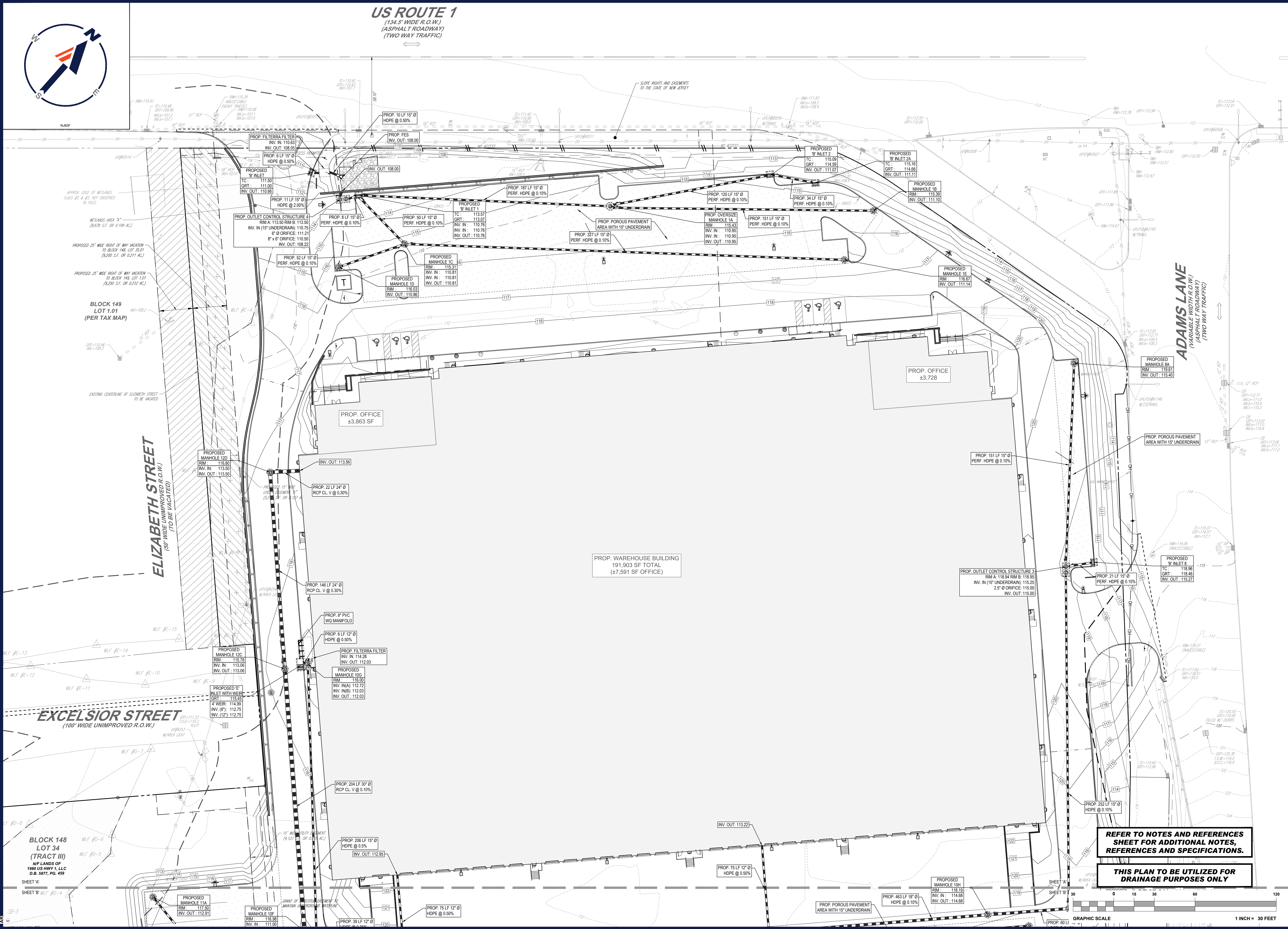
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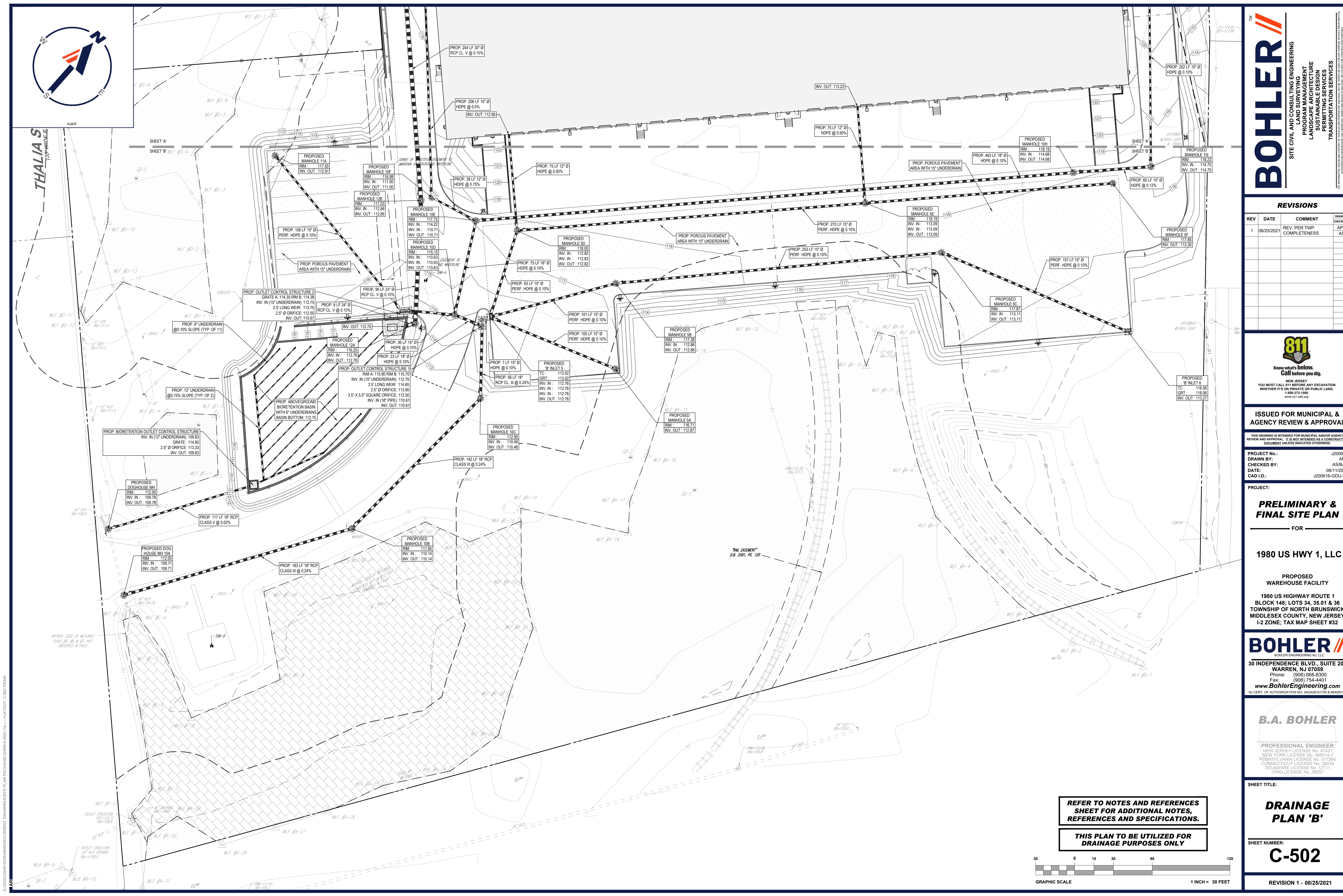
PRELIMINARY & FINAL SITE PLAN
FOR

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PROPOSED WAREHOUSE FACILITY
1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
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DRAINAGE PLAN 'A'
SHEET NUMBER:
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FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY
1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
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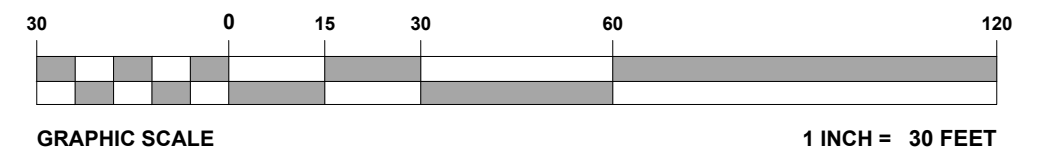
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DRAINAGE PLAN 'B'

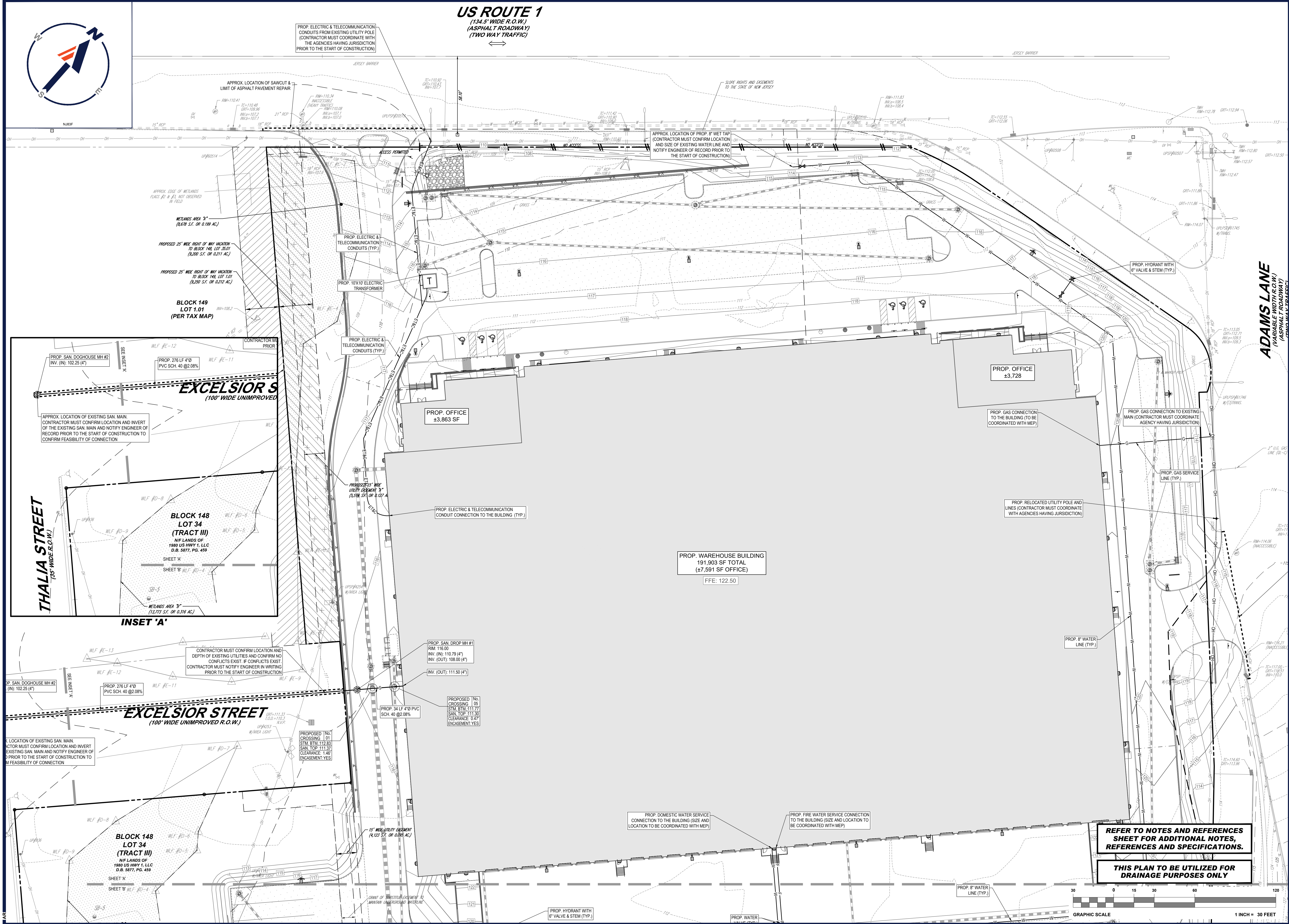
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SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

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PROJECT No.:	J200616
DRAWN BY:	APR
CHECKED BY:	AS/BAB
DATE:	08/12/2021
CAD ID:	J200616-GDU-1A

PRELIMINARY & FINAL SITE PLAN

FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

BOHLER ENGINEERING NJ, LLC

30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 665-5300
Fax: (908) 754-4401
www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M4000122

B.A. BOHLER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421
NEW YORK LICENSE No. 088514-1
PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 26039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:

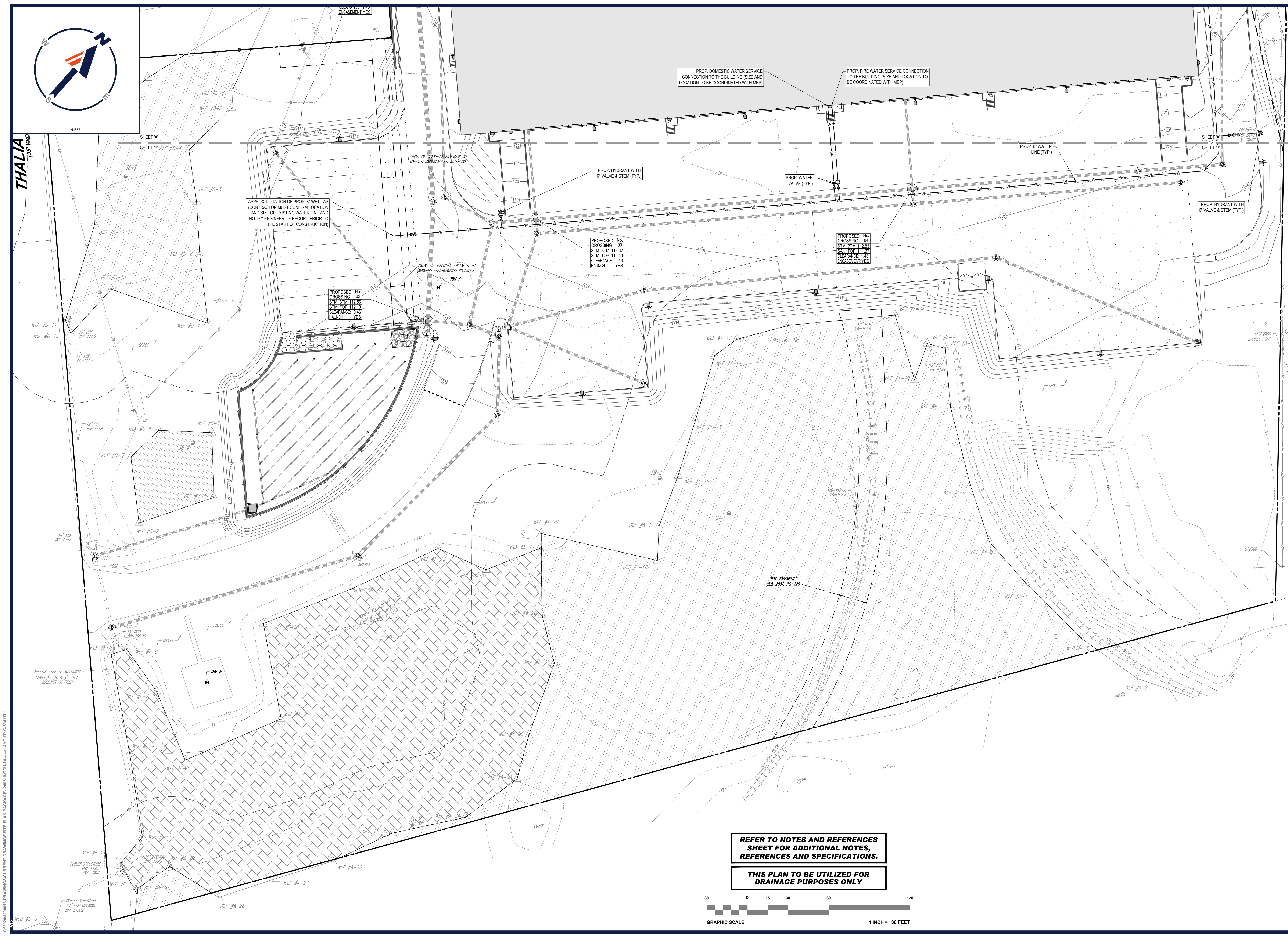
UTILITY PLAN
'A'

SHEET NUMBER:

C-503

REVISION 1 - 08/25/2021

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REVISIONS

REV	DATE	COMMENT	CHECKED BY
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PROJECT NO.: J200616
DRAWN BY: APR
CHECKED BY: AS/BAB
DATE: 08/11/2021
CAD ID: J200616-GDU-1A

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
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SHEET TITLE:

**UTILITY PLAN
'B'**

SHEET NUMBER:

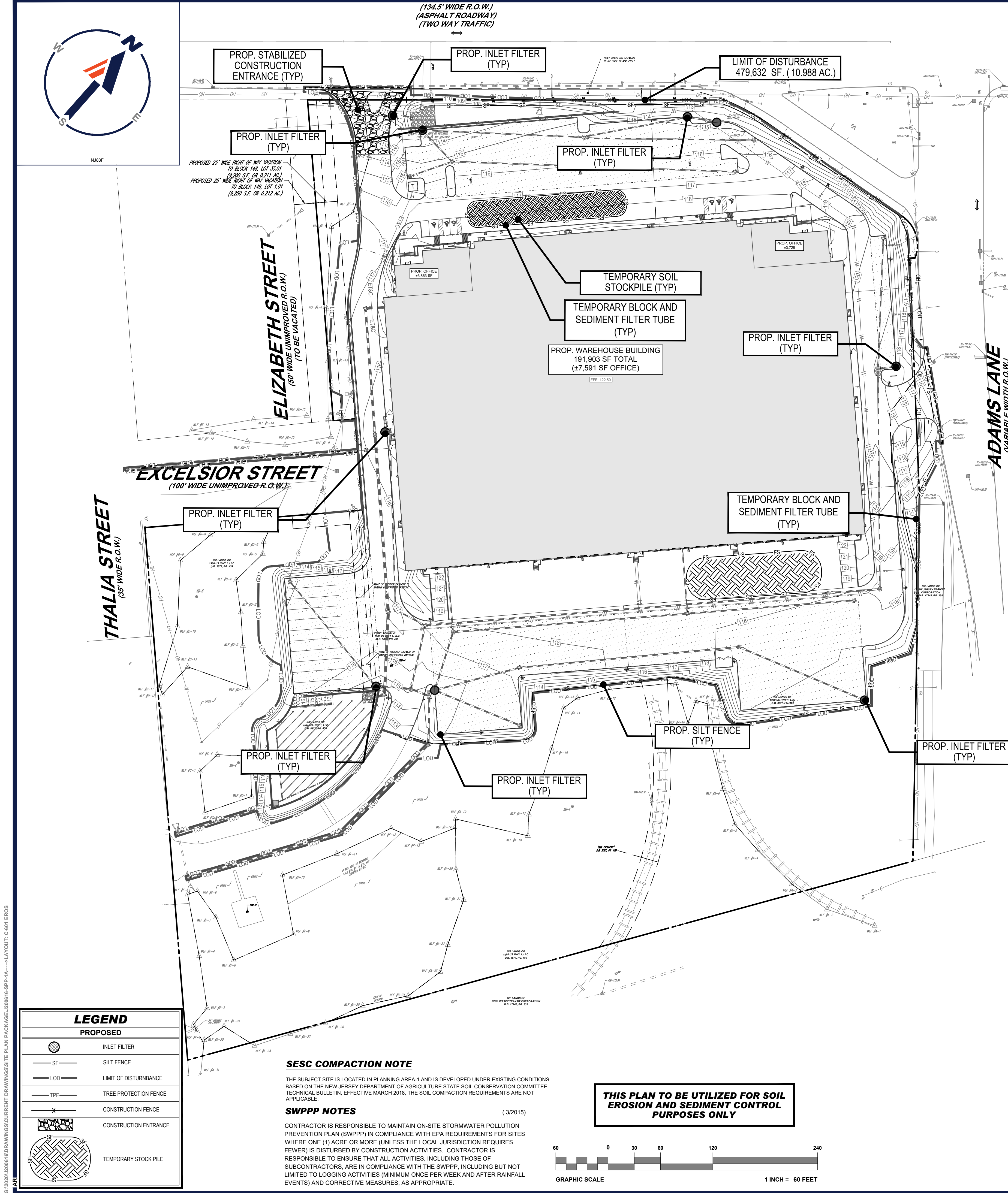
C-504

REVISION 1 - 08/25/2021

REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.

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REQUIREMENTS FOR LAND GRADING (C009902-01118)

THE CONTRACTOR MUST COMPLY WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (SSESCNJ) IN GENERAL, AND FOR LAND GRADING MORE SPECIFICALLY, CHAPTER 19. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING SUMMARY:

- SUBGRADE SOILS, PRIOR TO THE APPLICATION OF TOPSOIL, MUST BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- SOIL COMPACTION TESTING IS NOT REQUIRED WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION, AND PERFORMED JUST PRIOR TO PLACEMENT OF TOPSOIL AND SEEDING.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- COMPACTION TESTING LOCATION ARE DENOTED ON THE PLAN. A COPY OF THE PLAN, OR PORTION OF THE PLAN, MUST BE USED TO MARK LOCATIONS OF TESTS AND BE ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE AT THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT OR AGENCY HAVING JURISDICTION.
- SOIL COMPACTION REMEDIATION OR TESTING TO PROVE REMEDIATION IS NOT NECESSARY IN AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED THAT ARE NOT OTHERWISE EXEMPTED BY THE SSESCNJ. TESTING METHOD IS TO BE SELECTED, AND SOIL COMPACTION TESTING IS TO BE PERFORMED BY THE CONTRACTOR OR OTHER PROJECT OWNERS REPRESENTATIVE (E.G., ENGINEER).
- A MINIMUM OF TWO (2) TESTS ARE TO BE PERFORMED FOR PROJECTS WITH AN OVERALL LIMIT OF DISTURBANCE OF UP TO ONE (1) ACRE AND AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE FOR LARGER AREAS WHICH ARE TO BE EVENLY DISTRIBUTED OVER THE AREA OF DISTURBANCE SUBJECT TO TESTING.
- TESTS ARE TO BE PERFORMED IN AREAS REPRESENTATIVE OF THE CONSTRUCTION ACTIVITY PREVAILING IN THE AREA.
- IN THE EVENT THIS TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE TESTING METHOD, THE CONTRACTOR/OWNER WILL HAVE THE OPTION TO PERFORM COMPACTION MITIGATION OVER THE ENTIRE DISTURBED AREA (EXCLUDING EXEMPT AREAS) OR TO PERFORM ADDITIONAL TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION.
- SOIL TEST METHOD OPTIONS - THE OPTIONS THAT ARE PERMITTED ARE CONTAINED IN THE SSESCNJ, CHAPTER 19, WHICH PROVIDES SPECIFICATIONS FOR EACH OPTION THAT MUST BE FOLLOWED. THE OPTIONS INCLUDE THE FOLLOWING:
 - A. PROBING WIRE TEST METHOD
 - B. HANDHELD SOIL PENETROMETER TEST METHOD
 - C. TUBE BULK DENSITY TEST METHOD
 - D. NUCLEAR DENSITY TEST METHOD

MAXIMUM DRY BULK DENSITIES (GRAMS/CUBIC CENTIMETER) BY SOIL TYPE

SOIL TYPE/TEXTURE	BULK DENSITY G/CC
COARSE, MEDIUM AND FINE SANDS AND LOAMY SANDS	1.90
VERY FINE SAND AND LOAMY VERY FINE SAND	1.77
SANDY LOAM	1.75
LOAM, SANDY CLAY LOAM	1.70
CLAY LOAM	1.65
SANDY CLAY	1.60
SILT, SILT LOAM	1.55
SILTY CLAY LOAM	1.50
SILTY CLAY	1.45
CLAY	1.40

SOURCE: USDA NATURAL RESOURCE CONSERVATION SERVICE, SOIL QUALITY INFORMATION SHEET, SOIL QUANTITY RESOURCE CONCERNS: COMPACTION, APRIL 1996.

E. ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PROVIDE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED, SUBJECT TO DISTRICT PRE-APPROVAL.

10. PROCEDURES FOR SOIL COMPACTION MITIGATION

IF SUBGRADE SOILS ARE DETERMINED TO BE EXCESSIVELY COMPACTED BY TESTING OPTION INDICATED ABOVE, PROCEDURES MUST BE IMPLEMENTED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. RESTORATION OF COMPACTED SOILS IS TO BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) OR IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.

11. INSTALLATION REQUIREMENTS

A. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETATIVE MATTER WHICH CAN INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS MUST BE REMOVED AND DISPOSED OF ACCORDING TO THE PLAN.

B. TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISH GRADING OF ALL EXPOSED AREAS REQUIRING TOPSOIL. SSESCNJ STANDARD FOR TOPSOILING, PG. 8-1.

C. TOPSOIL MUST BE APPLIED UNIFORM TO AN AVERAGE DEPTH OF 6 INCHES, WITH A MINIMUM DEPTH OF 4 INCHES REQUIRED. IF SPECIAL REGULATIONS AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE, ALTERNATE TOPSOIL DEPTHS MAY BE CONSIDERED. SEE SSESCNJ STANDARD FOR TOPSOILING, PG. 8-2.

D. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT CAN BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.

E. ALL STRUCTURAL FILLS MUST BE CONSTRUCTED AS DETERMINED BY STRUCTURAL ENGINEERING REQUIREMENTS FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESSIVE SATURATION.

F. ALL DISTURBED AREAS MUST BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND MUST BE PROTECTED FROM EROSION. SEE SSESCNJ STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1.

G. TREES TO BE RETAINED MUST BE PROTECTED AS NECESSARY IN ACCORDANCE WITH SSESCNJ STANDARD FOR TREE PROTECTION DURING CONSTRUCTION, PG. 9-1.

12. UPON COMPLETION OF SOIL COMPACTION TESTING, A COMPLETED "SOIL COMPACTION MITIGATION VERIFICATION FORM", ALONG WITH TEST RESULTS, MUST BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT PRIOR TO A REQUEST FOR A

FREEHOLD COUNTY SCD NOTES (C000915 - 2014)

- THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- N.J.S.A. 24-29 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. IN NEW JERSEY, A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY ENHANCEMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STRUCTURES, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
- THE STANDARD FOR STABILIZATION CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRING A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE LOCKED OFF.
- ALL SOIL, WASHED, DROPPED, SPOILED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION TO BE SEEDER OR SOGGED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEASURES OF PERMANENT STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING RAIL SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE. APPLIED AT THE RATE OF 10 TO 15 TONS PER ACRE, OR 140 TO 180,000 LB OF SURFACE AREA AND COVERED WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- UNFILTERED DRAINAGE IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DRAINAGE OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DRAINAGE METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DRAINAGE.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL STONE ANTI - TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES, INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING. (1 WEEK)
- PHASE 2: DEMOLISH EXISTING AREA & CONCRETE STRUCTURES. (2 WEEKS)
- PHASE 3: CLEAR AND ROUGH GRADE FOR NEW PARKING EXPANSION AND OTHER AREA REQUIRING EXCAVATION. (2 WEEKS)
- PHASE 4: EXCAVATE FOR BASIN INSTALLATION & RETAINING WALL. (2 WEEKS)
- PHASE 5: CONSTRUCT BUILDING. (8 MONTHS)
- PHASE 6: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND UTILITIES, ETC. (3 WEEKS)
- PHASE 7: FINAL GRADING ON SITE. (1 WEEK)
- PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (3 WEEKS)
- PHASE 9: REMOVE SOIL EROSION SEDIMENT CONTROL MEASURES AFTER THE APPROVAL FROM FREEHOLD SCD (1 WEEK)

STABILIZATION SPECIFICATIONS TEMPORARY SEEDING AND MULCHING:

- LIME: 90 LBS/1,000 SF GROUND LIMESTONE, FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS: COOL SEASON: PERENNIAL RYE GRASS 100 LBS/ACRE OR OTHER APPROVED SEEDS. PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. WARM SEASON: PEARL MILLET AT 20 LBS/ACRE OR OTHER APPROVED SEEDS. PLANT BETWEEN MAY 15 AND AUGUST 15.
- MULCH: SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

STABILIZATION SPECIFICATIONS PERMANENT SEEDING: (SITE SPECIFIC)

- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
 - A. UNROTATED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS/ACRE IS SPREAD UNIFORM AT 90 TO 115 POUNDS/1,000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
 - B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS/ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
 - D. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSTIC, COTTON, OR PLASTIC, MAY BE USED.
 - E. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - (1) PEG AND TWINE
 - (2) MULCH NETTING
 - (3) LIQUID MULCH-BINDERS

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES (Rev. 1/2020)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE NEW JERSEY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 11.02 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - A. STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
 - C. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
 - D. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
 - E. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
 - F. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
 - G. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - H. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING FOR EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
 - I. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
 - J. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES AND/OR RE-INSTALL EROSION CONTROL COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
 - K. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - L. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
 - M. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
 - N. THE CONTRACTOR MUST EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
 - O. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
 - P. THE CONTRACTOR MUST IDENTIFY, ON OR OFF-SITE, FLARE, STORAGE TANKS, WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.
 - Q. THE CONTRACTOR MUST PERFORM DRAINAGE (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
 - R. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.

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PROJECT No.: J200616
DRAWN BY: APR
CHECKED BY: AS/BAW
DATE: 08/11/2021
CAD DATE: J200616-SP-1A

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

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SHEET TITLE:

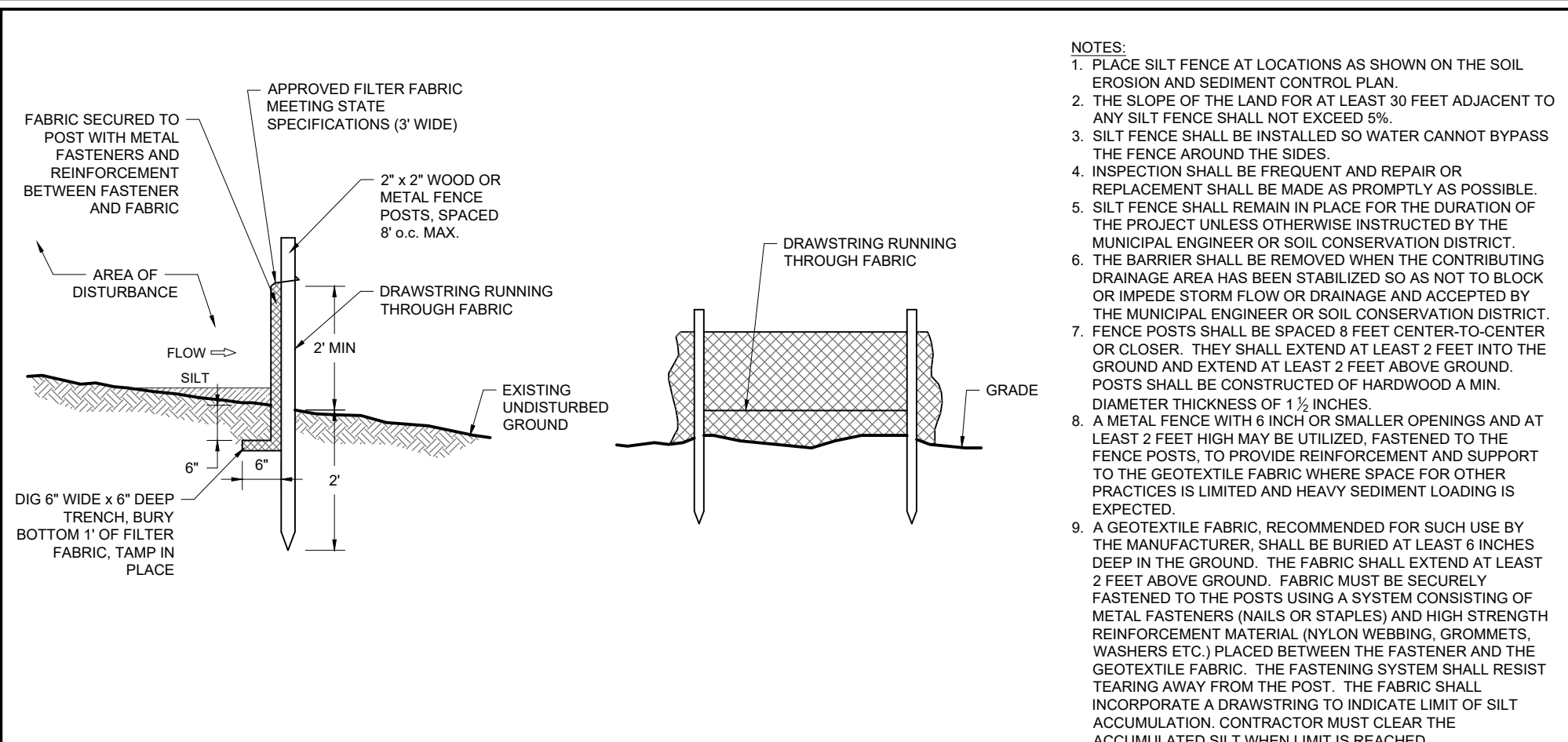
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601

REVISION 1 - 08/25/2021

G:\0324\J200616\DRAWINGS\CURRENT\DRAWINGS\SITE PLAN PACKAGE\J200616-SP-1A.dwg - LAYOUT: C-601 EROS



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

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DRAWN BY: AP
CHECKED BY: AS/BA
DATE: 08/11/2020
CAD I.D.: J200616-CDS-1

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_____ FOR _____

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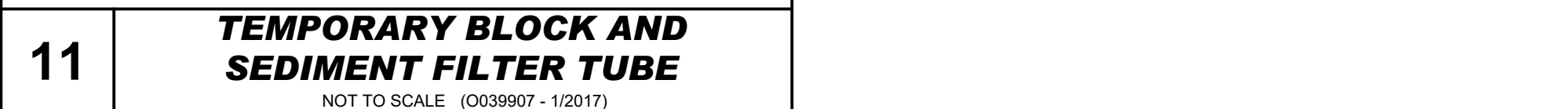
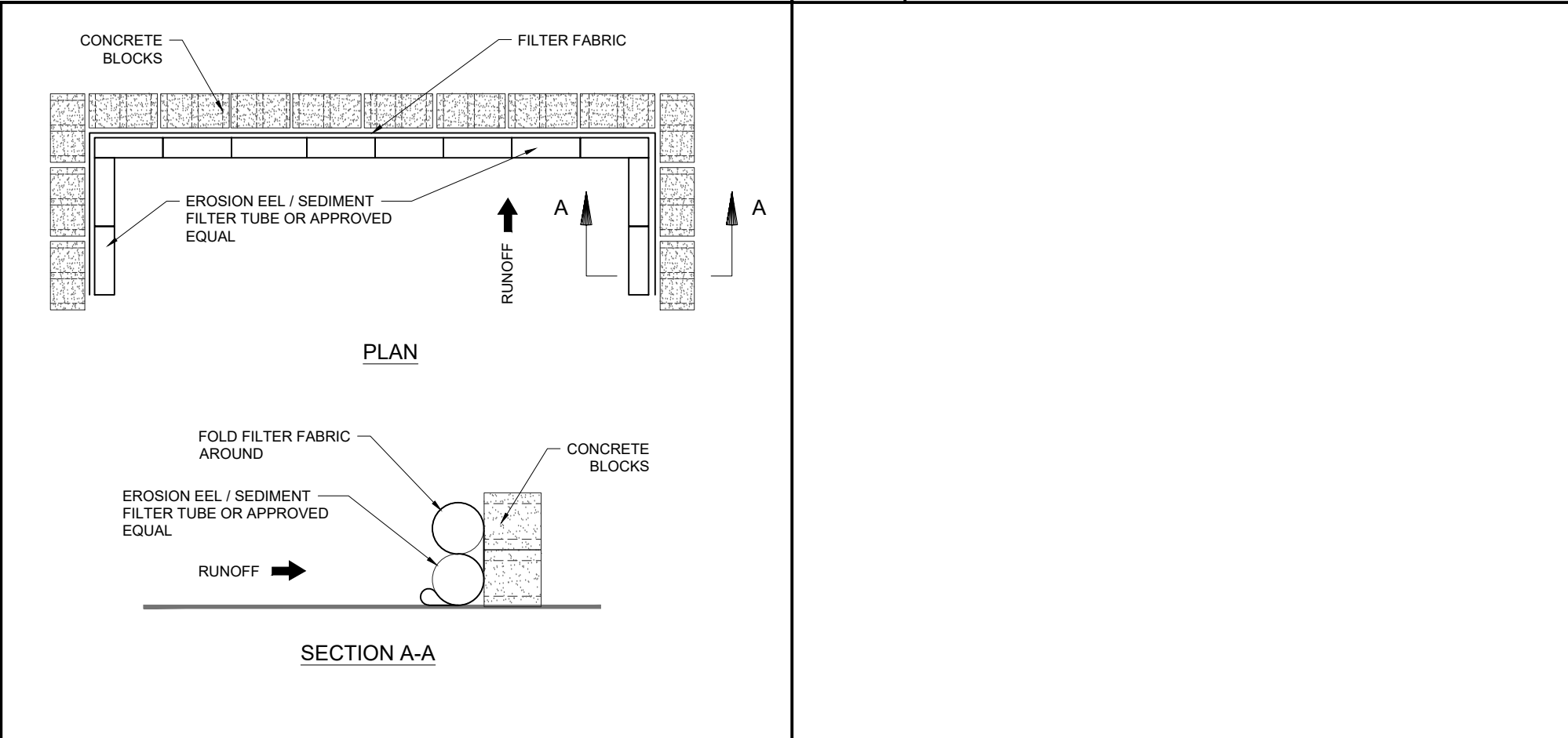
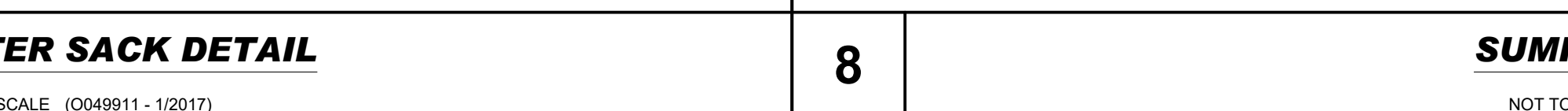
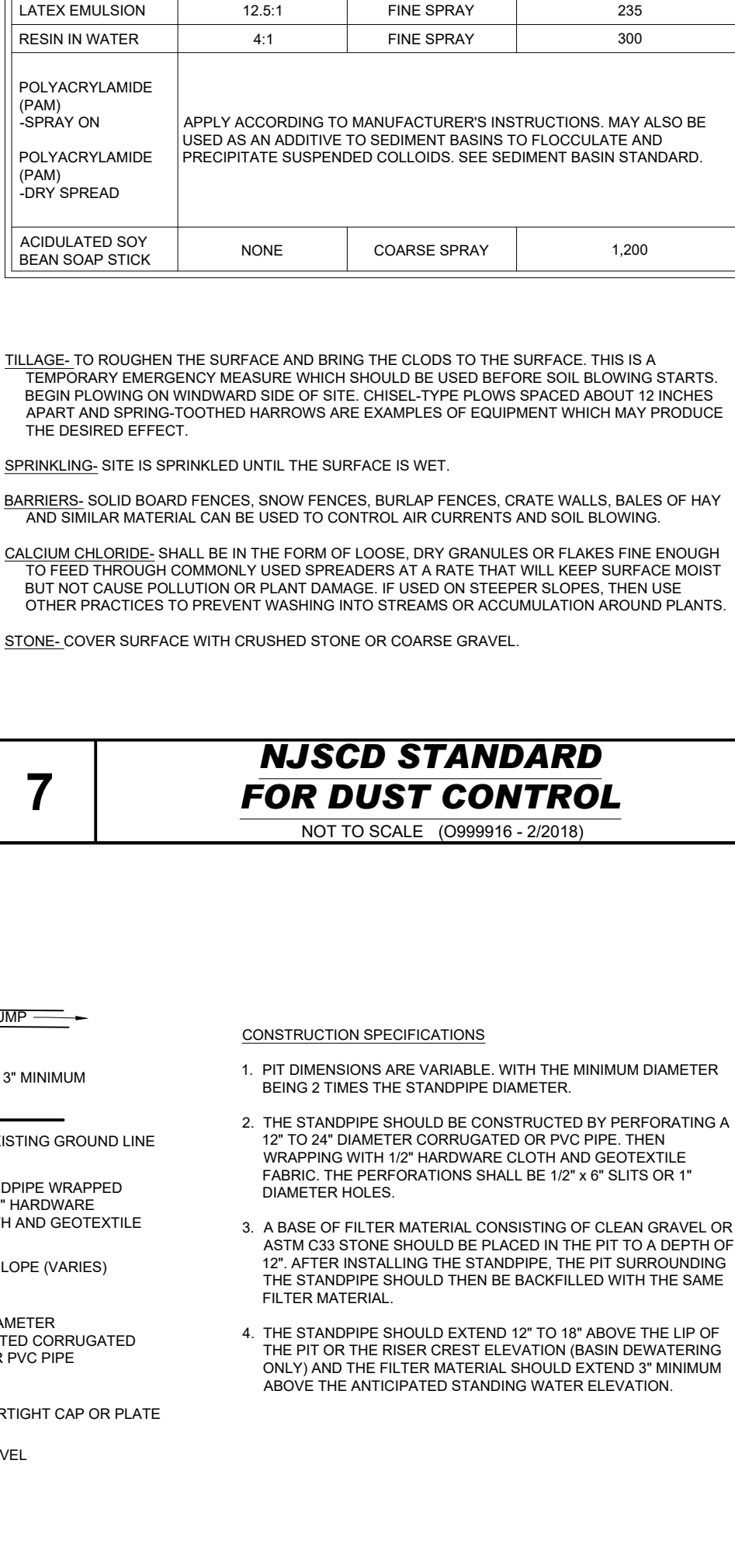
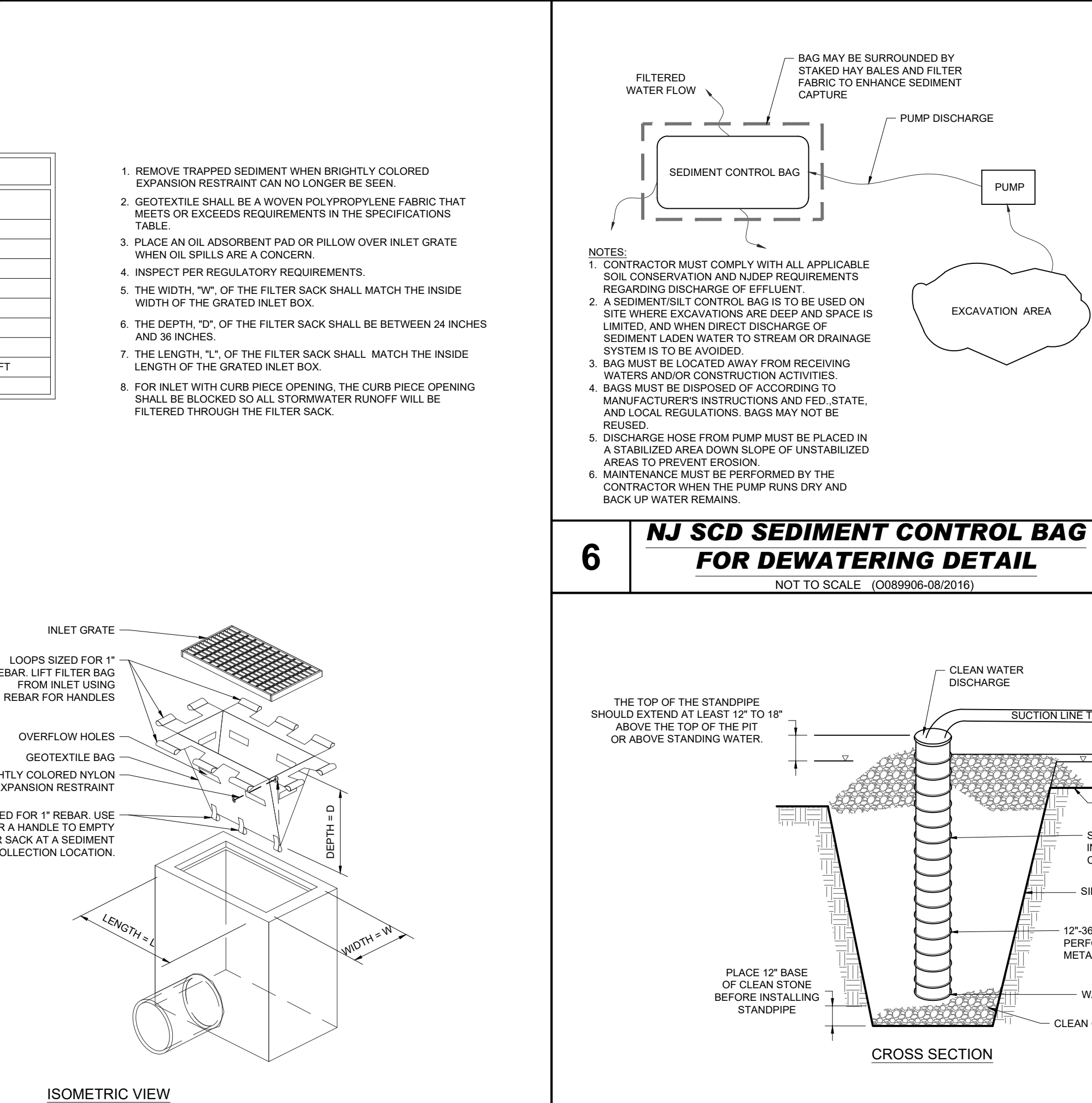
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**SOIL EROSION
NOTES &
DETAIL
SHEET**

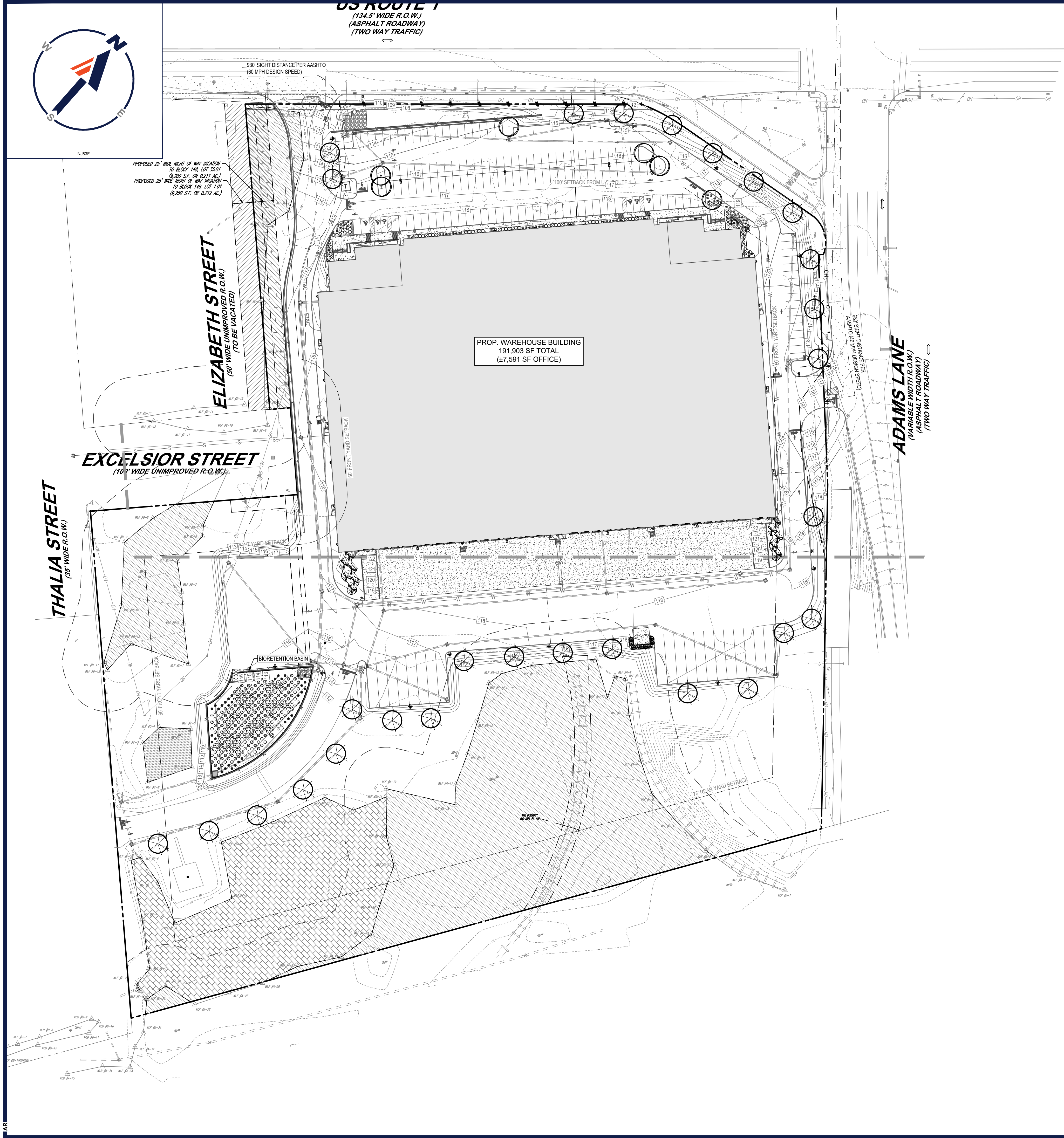
SHEET NUMBER:

C-602

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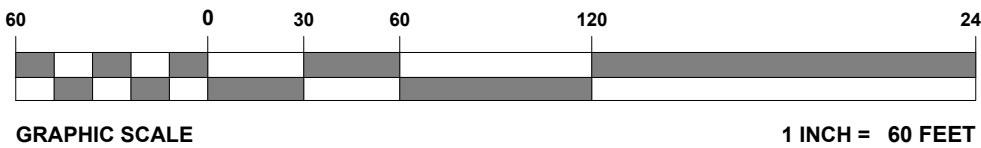
COMPLIANCE CHART			
SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
ARTICLE XVII: 206-79 I-2 INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS	B. WHERE A PROPOSED NONRESIDENTIAL DEVELOPMENT ADJUTS A RESIDENTIAL ZONE OR A LOT DEVELOPED FOR RESIDENTIAL USES, AND ADDITIONAL THIRTY-FOOT BUFFER STRIP, DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE XXVI, SHALL BE ADDED TO ANY REQUIRED REAR OR SIDE YARD WHICH ADJUTS SAID RESIDENTIAL USE.	EXISTING WOODED AREA ADJACENT TO THE RESIDENTIAL USES ALONG THALIA STREET IS TO REMAIN.	COMPLIES
ARTICLE XXVI: 205-40.6. REPLACEMENT TREE PLAN.	B. WHERE THE APPLICATION FOR A TREE REMOVAL PERMIT IS IN CONJUNCTION WITH AN APPLICATION FOR MAJOR SUBDIVISION OR SITE PLAN APPROVAL OR ANY MINOR SUBDIVISION OTHER THAN A SUBDIVISION TO CREATE HOMESTEAD LOTS AS SET FORTH IN CHAPTER 205 OF THE TOWNSHIP CODE, OR RELATES TO ANY OTHER PROPERTY NOT OTHERWISE EXEMPT, THE REPLACEMENT PLAN SHALL INCLUDE THE FOLLOWING:	A TREE REMOVAL PERMIT WILL BE SUBMITTED WITH THE APPLICATION. (REFER TO TREE REPLACEMENT CALCULATIONS ON THIS PLAN).	COMPLIES
ARTICLE IV: 205-18. GENERAL REGULATIONS. STORAGE OF SOLID WASTES.	SOLID WASTES, IF STORED OUTDOORS, SHALL BE PLACED IN METAL OR PLASTIC RECEPTACLES WITH TIGHT-FITTING COVERS. SUCH RECEPTACLES SHALL NOT BE STORED OR PLACED WITHIN ANY FRONT YARD AREA PRIOR TO THE TIME AT WHICH SOLID WASTES ARE PERMITTED TO BE PLACED AT THE CURB LINES FOR COLLECTION. SUCH RECEPTACLES MAY BE STORED IN EITHER THE REAR OR SIDE YARD AREA. THEY SHALL BE COMPLETELY SCREENED FROM VIEW OF ADJOINING PROPERTY AND STREET AREAS WITH PLANTING OR FENCING.	TRASH ENCLOSURE AREA HAS BEEN SCREENED FROM VIEW WITH EVERGREEN TREES.	COMPLIES
	A. WITHIN A BUFFER AREA, A SOLID AND CONTINUOUS LANDSCAPE SCREEN SHALL BE PLANTED AND MAINTAINED. SAID LANDSCAPING SHALL CONSIST OF LAWN, MASSED EVERGREEN AND DECIDUOUS TREES AND SHRUBS OF SUCH SPECIES AND DENSITY AS WILL PROVIDE, WITHIN TWO GROWING SEASONS, A SOLID AND CONTINUOUS SCREEN THROUGHOUT THE FULL COURSE OF THE YEAR. THE INTENSE DENSITY OF THE BUFFER SCREEN MAY BE REDUCED BY THE PLANNING BOARD IF IT IS FOUND THAT THE PROPOSED USE IS VISUALLY ATTRACTIVE AND NOT DETRIMENTAL TO THE APPEARANCE OF THE NEIGHBORING USES.	EXISTING WOODED AREA ADJACENT TO THE RESIDENTIAL USES ALONG THALIA STREET IS TO REMAIN.	COMPLIES
	B. THE ENTIRE BUFFER AREA AND ALL REQUIRED YARD AREAS NOT OCCUPIED BY PARKING AREAS SHALL BE GRADED AND PLANTED WITH GRASS SEED OR SOO AND SUCH SHRUBBERY OR TREES AS MAY BE DESIRED BY THE PLANNING BOARD. THE ENTIRE AREA SHALL BE ATTRACTIVELY MAINTAINED AND KEPT FREE OF ALL DEBRIS AND RUBBISH. IN THE EVENT THAT ANY OF THE PLANTINGS IN ACCORDANCE WITH THIS SECTION DO NOT LIVE WITHIN THE FIRST YEAR, THEY SHALL BE IMMEDIATELY REPLACED.	LANDSCAPING HAS BEEN PROVIDED IN AREAS NOT OCCUPIED BY BUILDINGS OR PARKING.	COMPLIES
ARTICLE XXVI: 205-106. GENERAL REGULATIONS.	D. ALL NONPAVED AREAS IN COMMERCIAL, INDUSTRIAL, PUBLIC AND SEMI-PUBLIC BUILDINGS AND USE AREAS SHALL BE SUITABLY LANDSCAPED WITH GRASS, TREES, SHRUBS AND OTHER LANDSCAPED MATERIALS.	LANDSCAPING HAS BEEN PROVIDED IN AREAS NOT OCCUPIED BY BUILDINGS OR PARKING.	COMPLIES
	E. WHEN A PARKING AREA OF FOUR OR MORE VEHICLES OR A LOADING AND UNLOADING AREA ADJOINS AN ADJACENT RESIDENTIAL PROPERTY AREA, A LANDSCAPED BUFFER SCREEN SHALL BE PROVIDED BETWEEN THE PARKING AREA AND THE ADJOINING PROPERTY. THE BUFFER SCREEN SHALL BE NO LESS THAN SIX FEET IN HEIGHT.	EXISTING WOODED AREA ADJACENT TO THE RESIDENTIAL USES ALONG THALIA STREET IS TO REMAIN.	COMPLIES
	J. UNLESS THE DELINEATED BUFFER AREA SHALL CONTAIN SUCH EXISTING TREES EITHER MAINTAINED AT PRESENT GRADE OR SUITABLY NIELLED SO AS TO QUALIFY TO MEET THE STANDARDS ABOVE, SUCH BUFFER AREA SHALL BE LANDSCAPED WITH TWO ROWS OF SPRUCE TREES OR APPROVED EQUAL, WITH 10 FEET BETWEEN EACH ROW. THE TREES IN EACH ROW SHALL BE 20 FEET ON CENTERS. EACH TREE IN ONE ROW SHALL BE 14 FEET FROM ANY OTHER TREE IN THE OTHER ROW SO AS TO BE STAGGERED IN APPEARANCE. EACH TREE SHALL BE A MINIMUM OF FIVE FEET IN HEIGHT.	EXISTING WOODED AREA ADJACENT TO THE RESIDENTIAL USES ALONG THALIA STREET IS TO REMAIN.	COMPLIES

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREE(S)					
AORG	28	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
CXD	6	CELTIS X OCCIDENTALIS	HACKBERRY	2 1/2-3" CAL.	B+B
SUBTOTAL:					
EVERGREEN TREE(S)					
JVES	9	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL EASTERN RED CEDAR	8-10'	B+B
SUBTOTAL:					
DECIDUOUS SHRUB(S)					
CA	44	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
FG	24	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24-30"	CONTAINER
SUBTOTAL:					
EVERGREEN SHRUB(S)					
IGS	15	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	24-30"	CONTAINER
JHY	50	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	CONTAINER
TPD	11	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7'	B+B
SUBTOTAL:					
PERENNIAL(S)					
EP	15	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
HSD	25	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GAL.	CONTAINER
LM	60	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURP	1 GAL.	CONTAINER
SUBTOTAL:					
ORNAMENTAL GRASS(ES)					
CAK	9	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
SUBTOTAL:					
NOTES: 1. IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE. 2. OVERALL LANDSCAPE SCHEDULE DOES NOT INCLUDE PLANT QUANTITIES FOR THE BIORETENTION BASIN. REFER TO THE LANDSCAPE PLAN SHEET C-703 FOR BIORETENTION BASIN LANDSCAPE SCHEDULE.					

REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.

REFER TO LANDSCAPE
NOTES & DETAILS SHEET

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DRAWN BY: APR
CHECKED BY: AS/BAB
DATE: 08/11/2021
CAD ID: J200616-LND-1A

PROJECT:

PRELIMINARY &
FINAL SITE PLAN

FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

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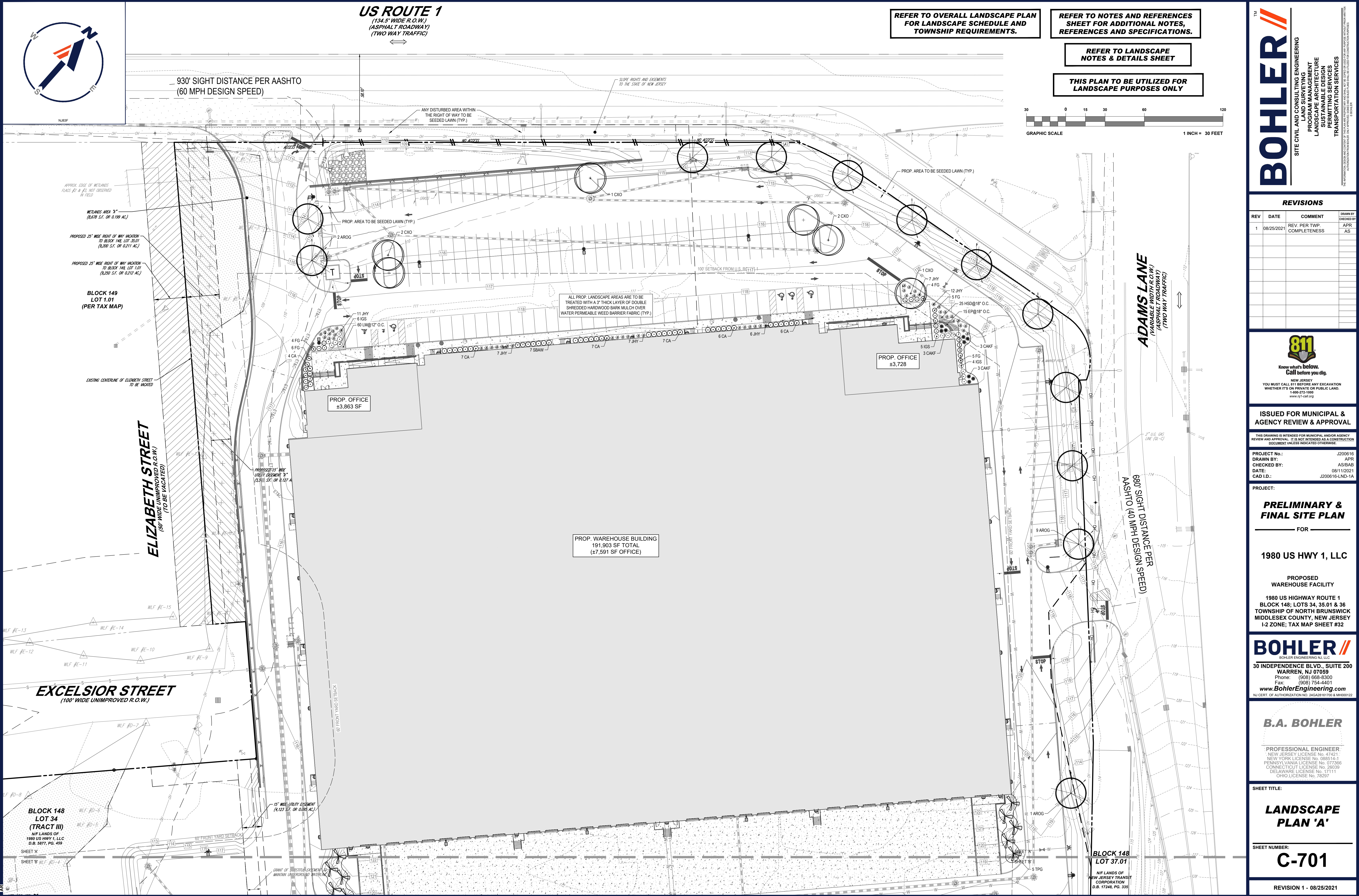
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OVERALL
LANDSCAPE
PLAN

SHEET NUMBER:

C-700

REVISION 1 - 08/25/2021

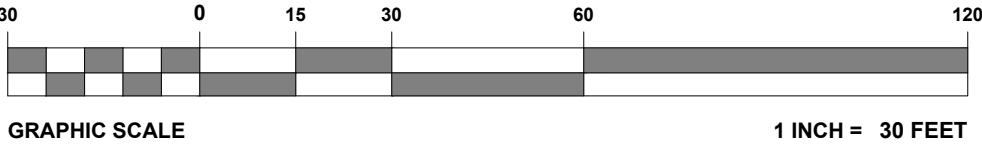


REFER TO OVERALL LANDSCAPE PLAN
FOR LANDSCAPE SCHEDULE AND
TOWNSHIP REQUIREMENTS.

REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.

REFER TO LANDSCAPE
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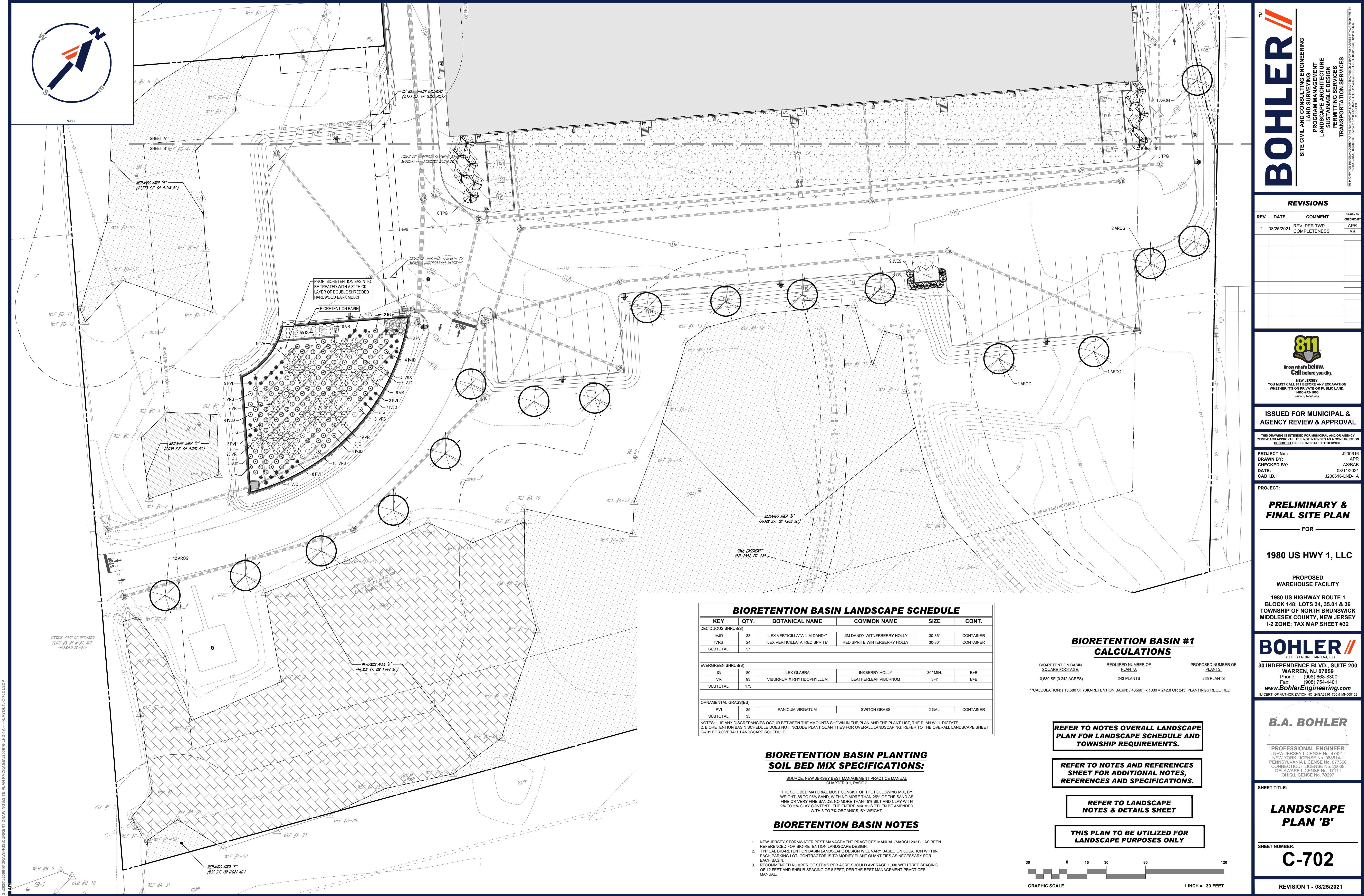
LANDSCAPE
PLAN 'A'

SHEET NUMBER:

C-701

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BIORETENTION BASIN LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS SHRUB(S)					
IVJD	33	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY HOLLY	30-36"	CONTAINER
IVRS	24	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	30-36"	CONTAINER
SUBTOTAL:	57				
EVERGREEN SHRUB(S)					
IG	80	ILEX GLABRA	INKBERRY HOLLY	30" MIN.	B+B
VR	93	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
SUBTOTAL:	173				
ORNAMENTAL GRASS(ES)					
PVI	35	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER
SUBTOTAL:	35				
NOTES: 1. IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE. 2. BIORETENTION BASIN SCHEDULE DOES NOT INCLUDE PLANT QUANTITIES FOR OVERALL LANDSCAPING. REFER TO THE OVERALL LANDSCAPE SHEET, C-701 FOR OVERALL LANDSCAPE SCHEDULE.					

BIORETENTION BASIN PLANTING
SOIL BED MIX SPECIFICATIONS:

SOURCE: NEW JERSEY BEST MANAGEMENT PRACTICE MANUAL
CHAPTER 9.1, PAGE 7

THE SOIL BED MATERIAL MUST CONSIST OF THE FOLLOWING MIX, BY WEIGHT: 85 TO 95% SAND, WITH NO MORE THAN 25% OF THE SAND AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX MUST THEN BE AMENDED WITH 3 TO 7% ORGANICS, BY WEIGHT.

BIORETENTION BASIN NOTES

- NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL (MARCH 2021) HAS BEEN REFERENCED FOR BIORETENTION LANDSCAPE DESIGN.
- TYPICAL BIORETENTION BASIN LANDSCAPE DESIGN WILL VARY BASED ON LOCATION WITHIN EACH PARKING LOT. CONTRACTOR IS TO MODIFY PLANT QUANTITIES AS NECESSARY FOR EACH BASIN.
- RECOMMENDED NUMBER OF STEMS PER ACRE SHOULD AVERAGE 1,000 WITH TREE SPACING OF 12 FEET AND SHRUB SPACING OF 8 FEET, PER THE BEST MANAGEMENT PRACTICES MANUAL.

BIORETENTION BASIN #1
CALCULATIONS

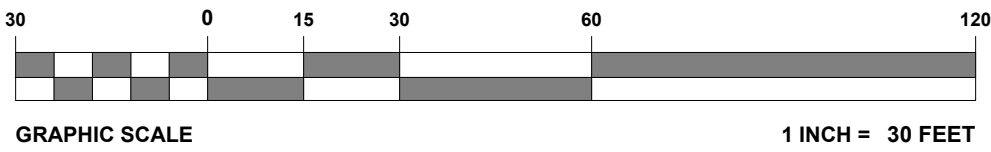
BIORETENTION BASIN SQUARE FOOTAGE:	REQUIRED NUMBER OF PLANTS:	PROPOSED NUMBER OF PLANTS:
10,580 SF (0.242 ACRES)	243 PLANTS	265 PLANTS
**CALCULATION: (10,580 SF (BIORETENTION BASIN) / 43560) x 1000 = 242.8 OR 243 PLANTINGS REQUIRED		

REFER TO NOTES OVERALL LANDSCAPE
PLAN FOR LANDSCAPE SCHEDULE AND
TOWNSHIP REQUIREMENTS.

REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
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SHEET TITLE:

LANDSCAPE
PLAN 'B'

SHEET NUMBER:

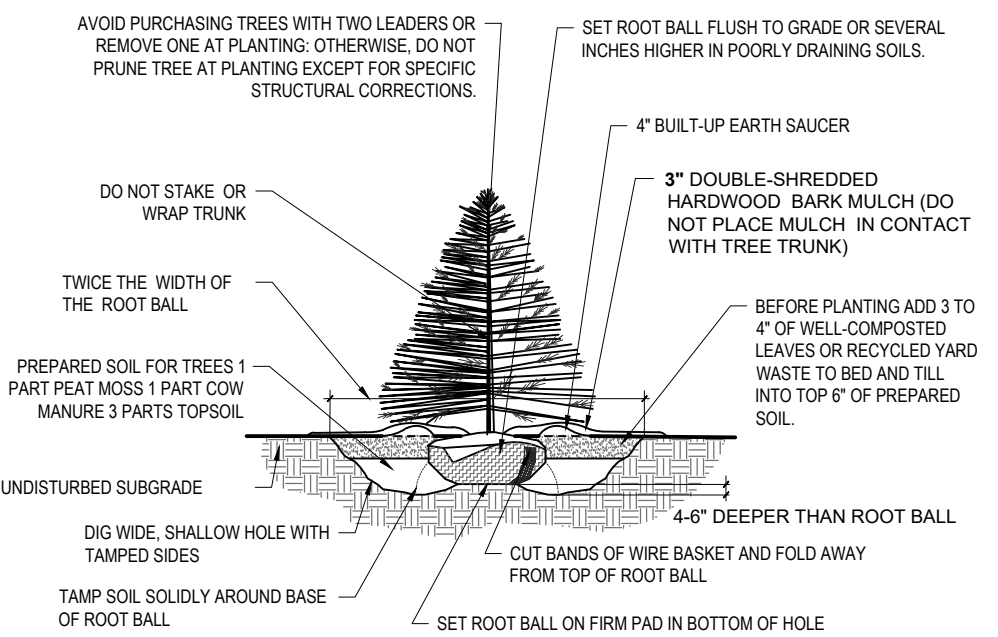
C-702

REVISION 1 - 08/25/2021

G:\2024\20240616\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\20240616-LND-1A-----LAYOUT C-703.LNTS

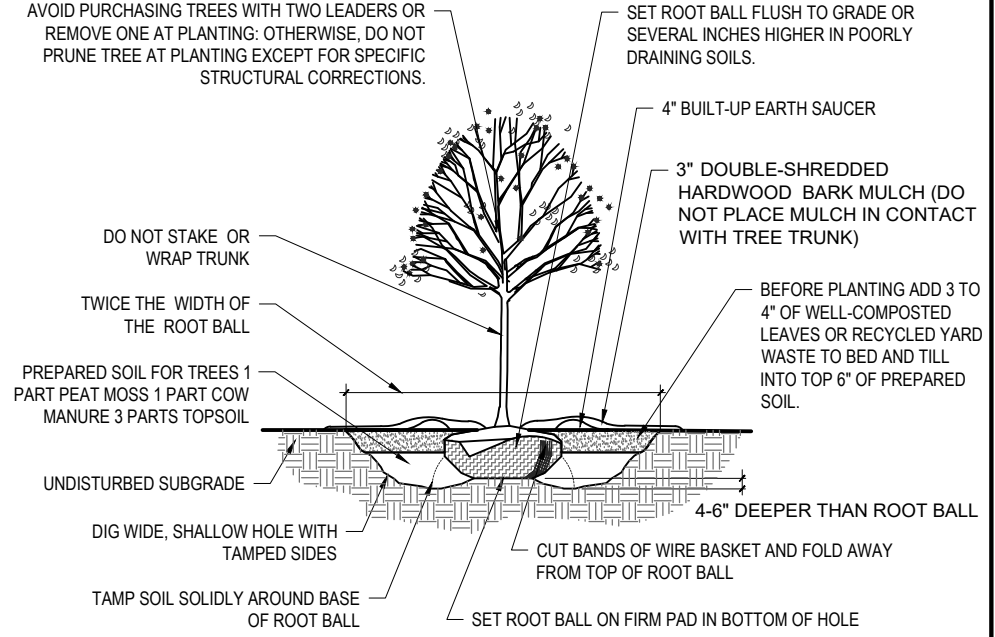
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- NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT BANDS OF WIRE BASKET AND FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
 3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

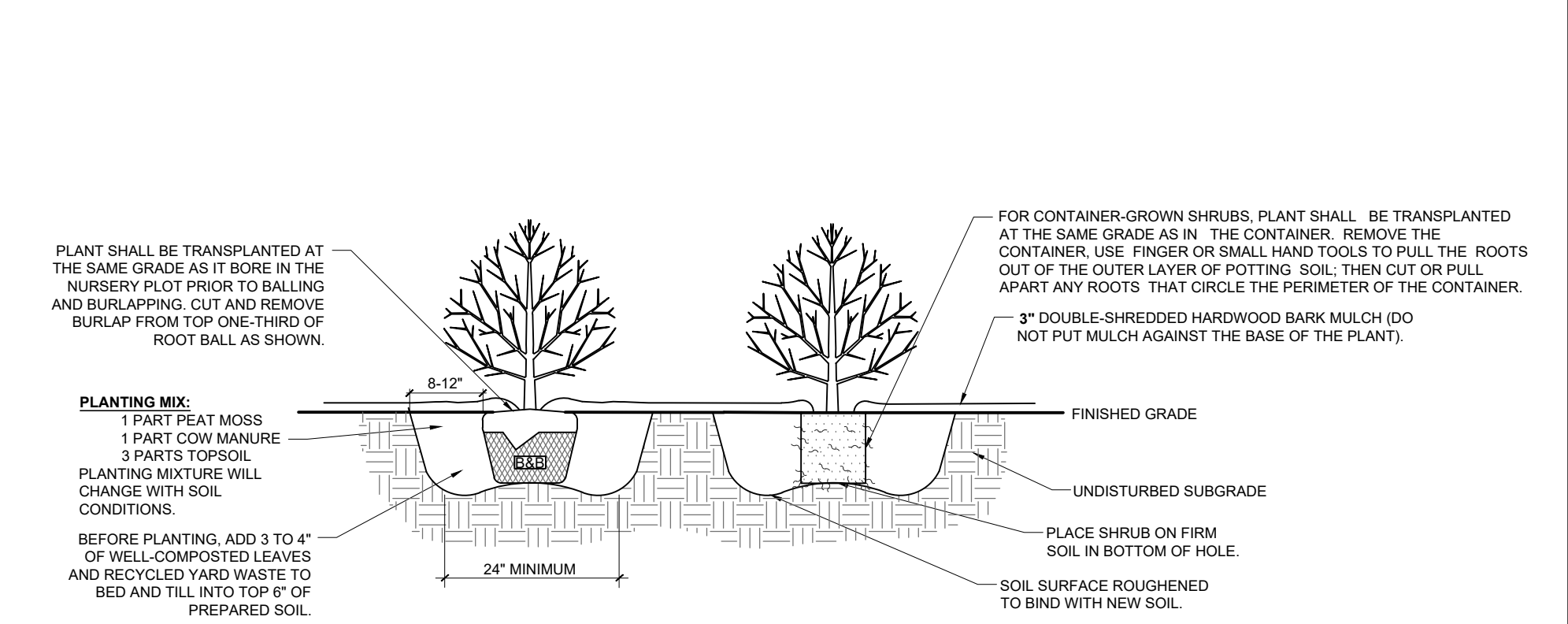


1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE (L101104-01/2013)

- NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT BANDS OF WIRE BASKET AND FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
 3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

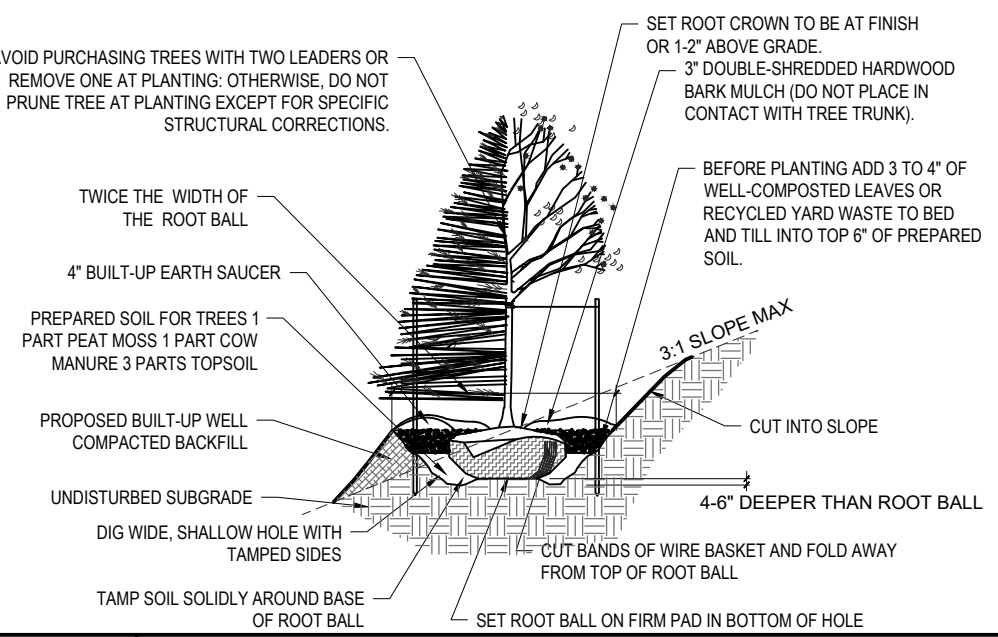


2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE (L101103-01/2013)



3 DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE (L101102-01/2013)

- NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT BANDS OF WIRE BASKET AND FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
 3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.
 6. WHEN TREES ARE TO BE PLANTED ON TOP OF, OR ON THE SIDE SLOPES OF A LANDSCAPE BERM, THE BERM MATERIAL, BELOW ONE FOOT OF THE SURFACE, MUST BE COMPACTED IN LIFTS NOT TO EXCEED 12 INCHES, TO AT LEAST 85% MAXIMUM MODIFIED PROCTOR DENSITY.



4 TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE (L101107 - 1/2017)

SEEDING SPECIFICATIONS: (L021101 - 06/2012)

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OFFALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20-10-10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS:
 - A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE MOST CURRENT VERSION OF THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 - B. TOPSOIL - NATURAL, FRABLE, LOAMY SILT SOIL, HAVING AN ORGANIC CONTENT OF NOT LESS THAN 5% BY WEIGHT AND A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF ALL DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 - C. LAWN - ALL DISTURBED AREAS ARE TO BE COVERED AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SEEDING SPECIFICATION ON THE APPROVED LANDSCAPE PLAN.

LAWN SEED MIXTURE SHALL BE FRESH, CLEAN CROP SEED.

 - a. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS OF AT LEAST 1/2". SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD THE SOD IN PLACE.
 - b. ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED OR DEPICTED ON THE LANDSCAPE PLAN.
 - D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED OR DEPICTED ON THE LANDSCAPE PLAN.
 - E. FERTILIZER
 - a. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - b. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE AS SPECIFIED OR AS A MINIMUM, 10% NITROGEN, 8% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE PURCHASED OR APPLIED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY AND THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.
 - F. PLANT MATERIAL
 - a. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
 - b. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
 - c. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER BOTANICAL NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 - d. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLOSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
 - e. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL EXHIBIT NORMAL GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
 - f. CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO 10" AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
 - g. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 - h. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES:
 - A. THE CONTRACTOR SHALL UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS:
 - A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH THE GENERAL WORK PROCEDURES OUTLINED HEREIN.
 - B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. THE CONTRACTOR SHALL INSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR THE DURATION OF THE PROJECT AND WARRANTY PERIOD FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. THE CONTRACTOR SHALL WATER EXISTING TREES THAT ARE AT RISK OF DRYING OUT PRIOR TO CONSTRUCTION.
 - C. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF N.J.S.A. 48:2-74, et seq., THE UNDERGROUND UTILITY PROTECTION ACT. IN PARTICULAR, THE CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL.
5. TREE PROTECTION:
 - A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
 - B. A FORTY-EIGHT (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISIFENCE, OR APPROVED EQUAL, MOUNTED ON WOOD-STEEL POSTS SHALL BE PLACED ALONG THE BOUNDED AREA OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
 - C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 - D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. SOIL MODIFICATIONS:
 - A. CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE AND SUBMIT THE SAME TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN OR DIRECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER, IN WRITINGS, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 - C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - D. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
 - E. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 80% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 - F. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. FINISHED GRADING:
 - A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
 - B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT A PROPER SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
 - C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOILING:
 - A. CONTRACTOR SHALL PROVIDE A 5" THICK MINIMUM LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTION THICKNESS.
 - B. ON-SITE TOPSOIL MAY, UPON THE PROVISION OF A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY AND THE SUBMISSION TO AND APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER, BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 - C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL, TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 - D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE FOOT FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
 - a. 20 POUNDS GROW POWER OR APPROVED EQUAL.
 - b. 20 POUNDS NITRO-FORM (COARSE) 38-0-0 BLUE CHIP.
 - E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING:
 - A. INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEADED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
 - B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
 - C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
 - D. ALL PLANTING CONTAINERS, BASKETS AND NON-BiodeGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
 - E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 - F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS:
 - a. PLANTS: MARCH 15 TO DECEMBER 15
 - b. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
 - G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE USUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS RECOMMENDED THAT THESE SPECIES NOT BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CAPRINUS VARIETIES	PRUNUS VARIETIES
CRAETAGUS VARIETIES	PYRUS VARIETIES
KOELERUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLIA	TILIA TOMENTOSA
LIRIODENDRON TULIPFERA	ZELKOVA VARIETIES
 - H. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
 - a. 1 PART PEAT MOSS
 - b. 1 PART COMPOSTED COW MANURE BY VOLUME
 - c. 3 PARTS TOPSOIL BY VOLUME
 - d. 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - 2 TABLETS PER 1 GALLON PLANT
 - 3 TABLETS PER 5 GALLON PLANT
 - 4 TABLETS PER 15 GALLON PLANT
 - LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
 - I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
 - J. IF PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT, NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
 - K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
 - L. GROUND COVER AREAS SHALL RECEIVE A 1" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
 - M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, PERENNIALS/ANNUALS SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
 - N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
 - O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
10. TRANSPLANTING (WHEN REQUIRED):
 - A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
 - B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEADED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
 - C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
 - D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
 - E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 - F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED AT THE OWNER'S REQUEST OR IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING:

NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT REQUIRED TO ENSURE THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE:

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE LANDSCAPE ARCHITECT AND/OR ENGINEER AND THE APPROVING AGENCY. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

LAWN SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF EROSION OR BARE AREAS.
13. CLEANUP:

UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

OWNER MAINTENANCE RESPONSIBILITIES

- UPON OWNERS' (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS, AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
 - TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
 - VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
 - FALLEN PLANTS, FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.
- THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

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PROJECT No.:	J200616
DRAWN BY:	APR
CHECKED BY:	AS/BAB
DATE:	08/11/2021
CAD ID:	J200616-LND-1A

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

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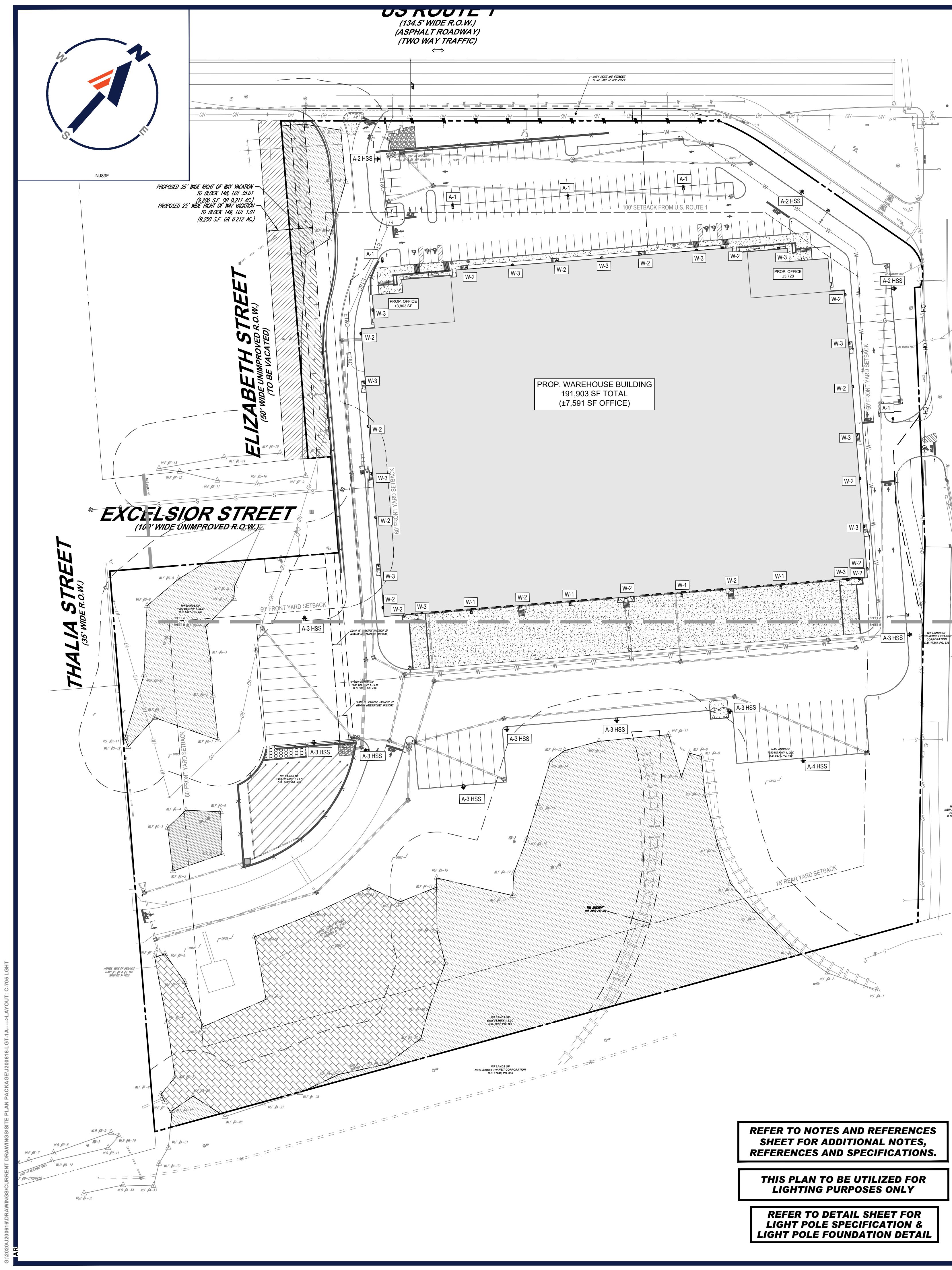
SHEET TITLE:

LANDSCAPE NOTES & DETAILS

SHEET NUMBER:

C-703

REVISION 1 - 08/25/2021



LIGHTING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- 2. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- 3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- 4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- 5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
- 6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECTS, MECHANICAL ENGINEERS AND/OR LIGHTING CONTRACTORS RESPONSIBILITY. AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- 7. THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORDS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- 9. THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
- 10. ILLUMINATION LEVELS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/AMBIENT LIGHTS WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
- 11. ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AGI32 BY LIGHTING ANALYST.



LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT & WALL MOUNTED AREA LIGHT (A-1, A-2 HSS, A-3 HSS, A-4 HSS & W-1) NOT TO SCALE



LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE (W-2 & W-3) NOT TO SCALE

CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
NORTH PROPERTY LINE	FC	0.28	1.6	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	FC	0.0	0.0	0.0	N.A.	N.A.
EAST PROPERTY LINE	FC	0.26	1.6	0.0	N.A.	N.A.
WEST PROPERTY LINE	FC	0.14	0.5	0.0	N.A.	N.A.
CAR PARKING AREA	FC	1.79	4.3	0.5	3.58	8.60
TRUCK LOADING SOUTH	FC	2.53	6.7	0.5	5.06	13.40

TOWNSHIP REQUIREMENTS

PER SECTION: 205-68.8 C. PARKING LOT LIGHTING		
LOCATION	REQUIRED	PROPOSED
MAXIMUM MOUNTING HEIGHT	30'	30' (COMPLIES)
PARKING LOT LIGHT SOURCE	LED	LED (COMPLIES)
PER SECTION: 205-108 K. LIGHTING AND ILLUMINATION		
MAXIMUM LIGHT SPILLAGE AT PROPERTY LINE	0.5 FC	1.6 FC (WAIVER)
MAXIMUM LIGHT SPILLAGE OCCURS AT THE ROUTE 1 AND ADAMS LANE INGRESS AND EGRESS DRIVEWAY.		

LUMINAIRE SCHEDULE

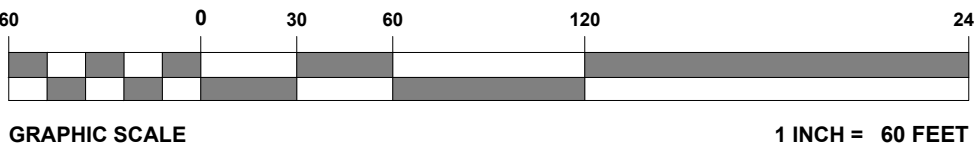
SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
	5	A-1	25'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT	SINGLE	23,989	0.900	4000K	MRM-LED-24L-SIL-SW-40-70CRI-IES	MRM-LED-24L-SIL-SW-XXX-XXX-DIM-40-70CRI-BLK
	3	A-2 HSS	25'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT	SINGLE	15,919	0.900	4000K	MRM-LED-24L-SIL-FT-40-70CRI-IES	MRM-LED-24L-SIL-FT-XXX-XXX-DIM-40-70CRI-BLK-IL
	8	A-3 HSS	30'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT	SINGLE	15,919	0.900	4000K	MRM-LED-24L-SIL-FT-40-70CRI-IES	MRM-LED-24L-SIL-FT-XXX-XXX-DIM-40-70CRI-BLK-IL
	1	A-4 HSS	30'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT	SINGLE	30,899	0.900	4000K	MRM-LED-48L-SIL-FT-40-70CRI-IES	MRM-LED-48L-SIL-FT-XXX-XXX-DIM-40-70CRI-BLK-IL
	4	W-1	30'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT	SINGLE	48,810	0.900	4000K	MRM-LED-48L-SIL-FT-40-70CRI-IES	MRM-LED-48L-SIL-FT-XXX-XXX-DIM-40-70CRI-BLK
	17	W-2	10'	LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE	SINGLE	3,105	0.900	4000K	XWM-FT-LED-03L-40-IES	XWM-FT-LED-03L-40-XXX-BLK-DIM-CWBB
	13	W-3	20'	LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE	SINGLE	6,057	0.900	4000K	XWM-FT-LED-06L-40-IES	XWM-FT-LED-06L-40-XXX-BLK-DIM-CWBB

NOTES: 1. ANY EXISTING STREET OR AREA LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE SPECIFICATION & LIGHT POLE FOUNDATION DETAIL



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PROJECT No.: J200616
DRAWN BY: APR
CHECKED BY: AS/BAB
DATE: 08/11/2021
CAD ID: J200616-LGT-1A

PROJECT:

PRELIMINARY & FINAL SITE PLAN
FOR

1980 US HWY 1, LLC

PROPOSED
WAREHOUSE FACILITY

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

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SHEET TITLE:

OVERALL
LIGHTING
PLAN

SHEET NUMBER:

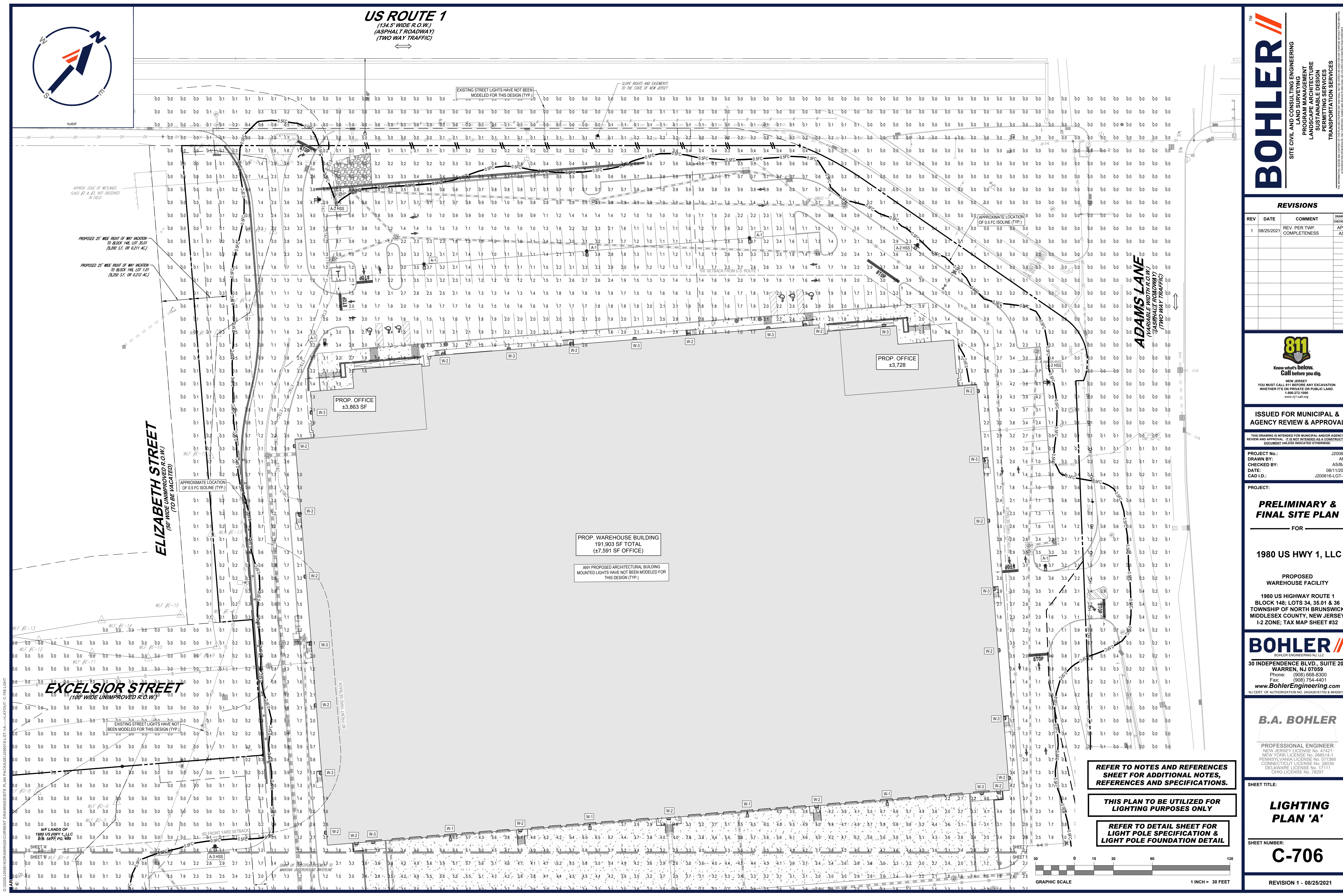
C-705

REVISION 1 - 08/25/2021

G:\0320\200616\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\000616.LGT+1A.....LAYOUT: C-705.LGT



US ROUTE 1
(134.5' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



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CAD ID: J200616-LGT-1A

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FOR

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MIDDLESEX COUNTY, NEW JERSEY
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SHEET TITLE:

LIGHTING PLAN 'A'

SHEET NUMBER:

C-706

REVISION 1 - 08/25/2021

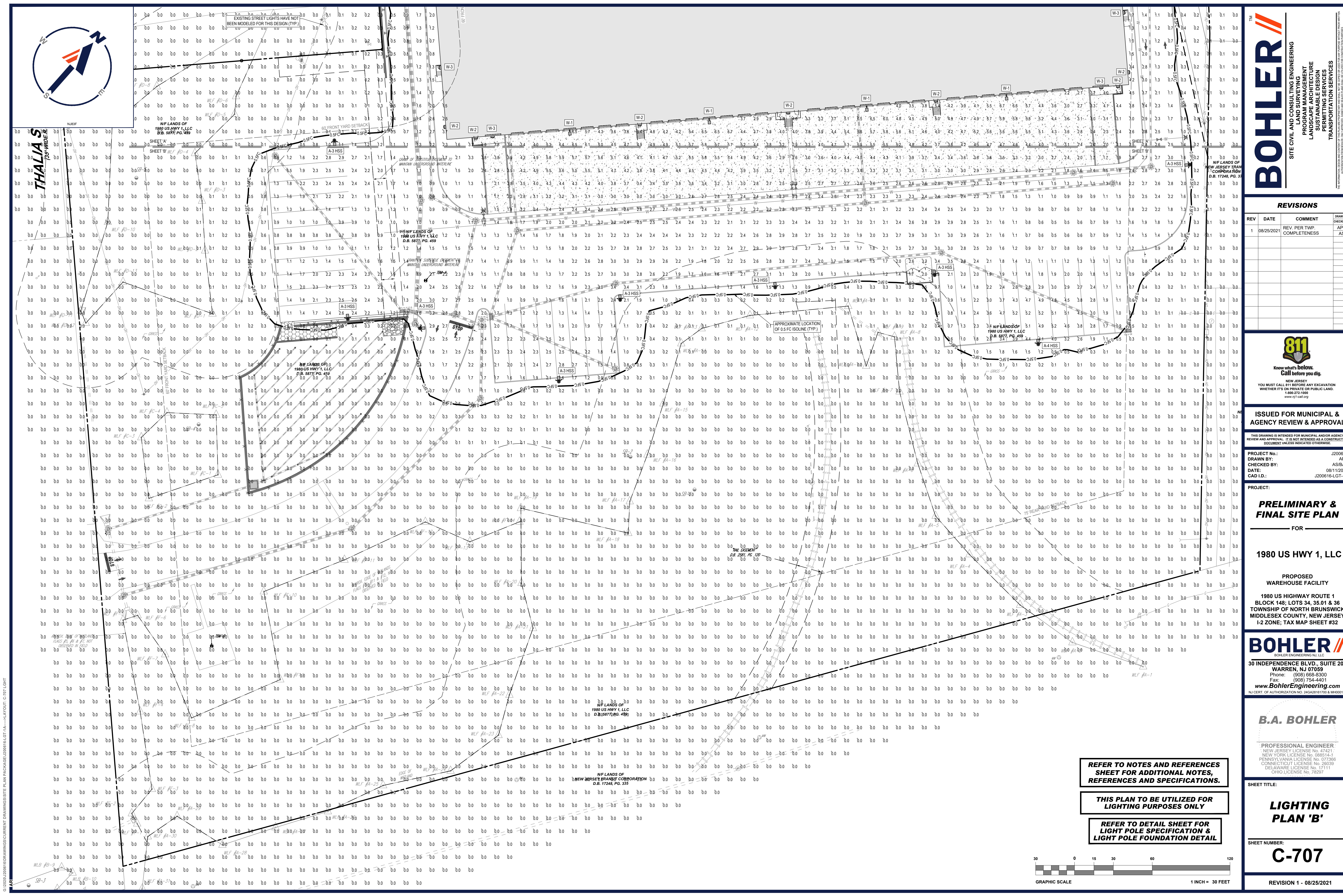
REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR
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REFER TO DETAIL SHEET FOR
LIGHT POLE SPECIFICATION &
LIGHT POLE FOUNDATION DETAIL



G:\2020\200616\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\200616-LGT-1A-...LAYOUT: C-706.LIGHT



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PROJECT:

— FOR

**PROPOSED
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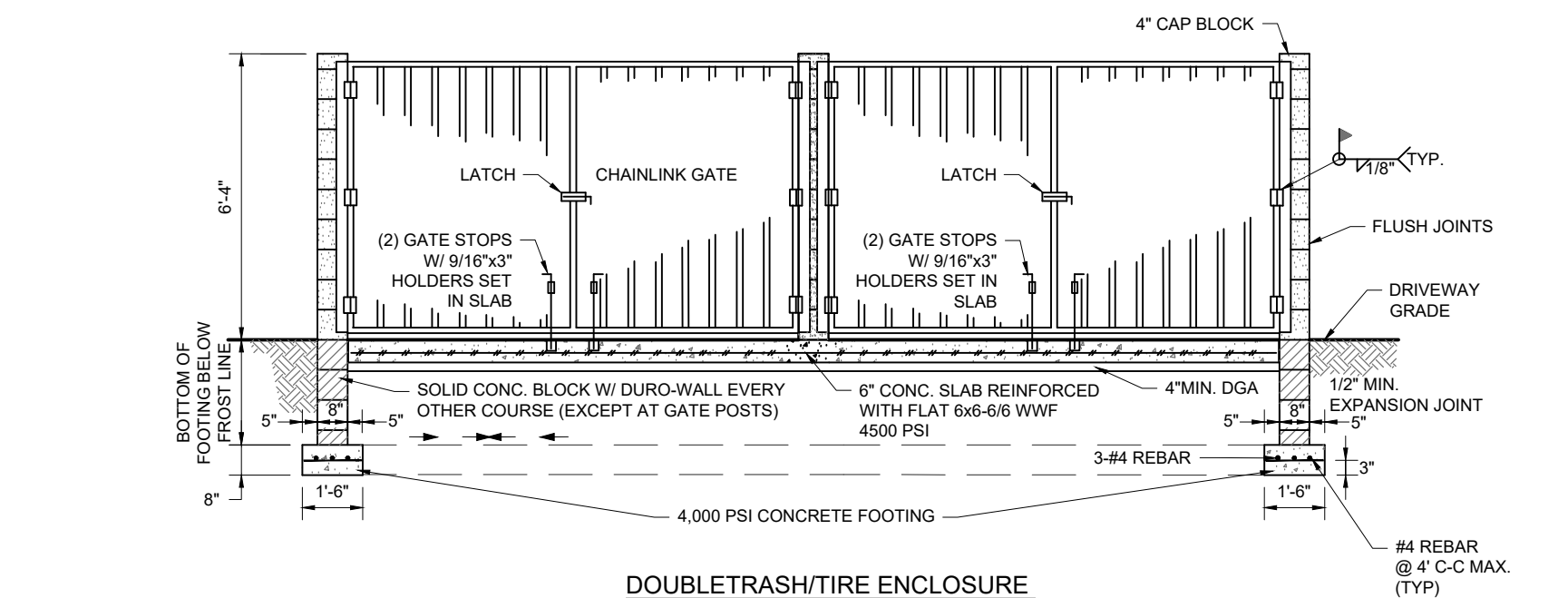
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**LIGHTING
PLAN 'B'**

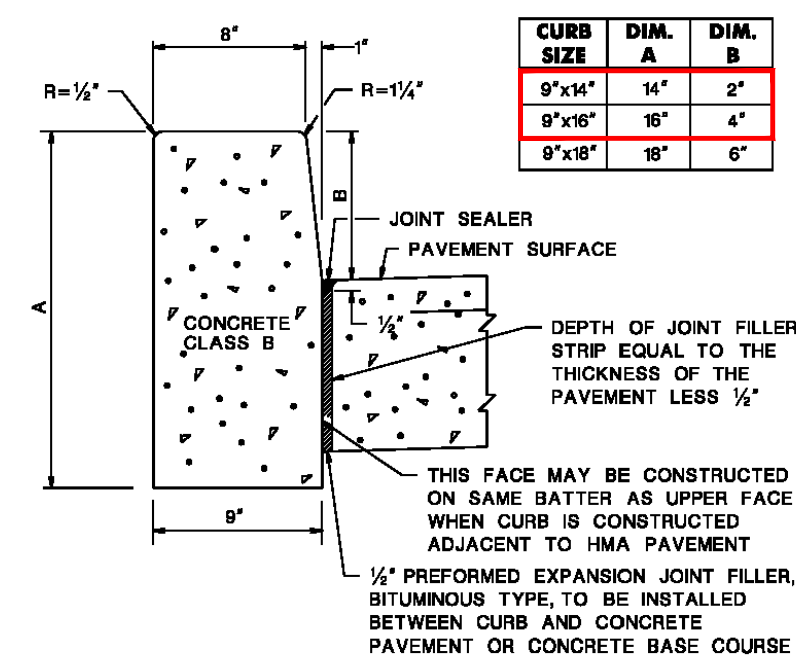
C-707

REVISION 1 - 08/25/2021

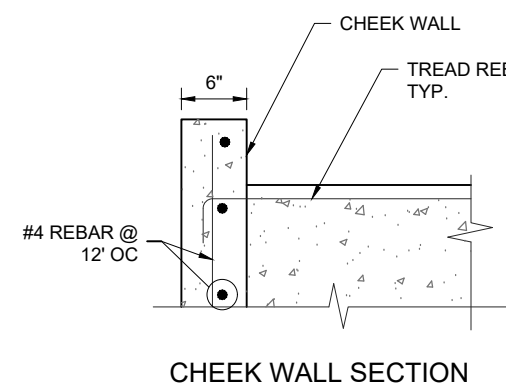




NOT TO SCALE (S120302-01/2013)

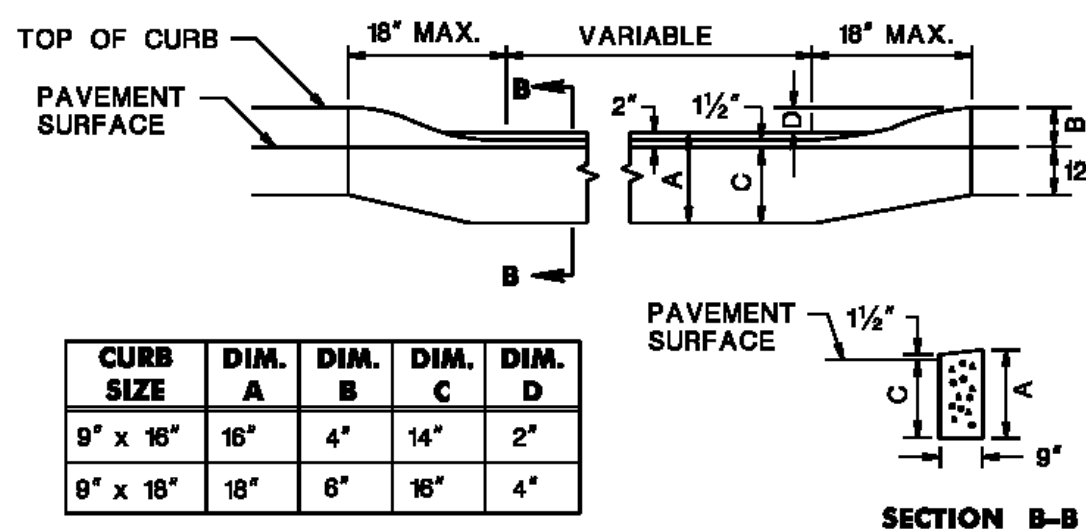


CONCRETE VERTICAL CURB CD-807-1.6



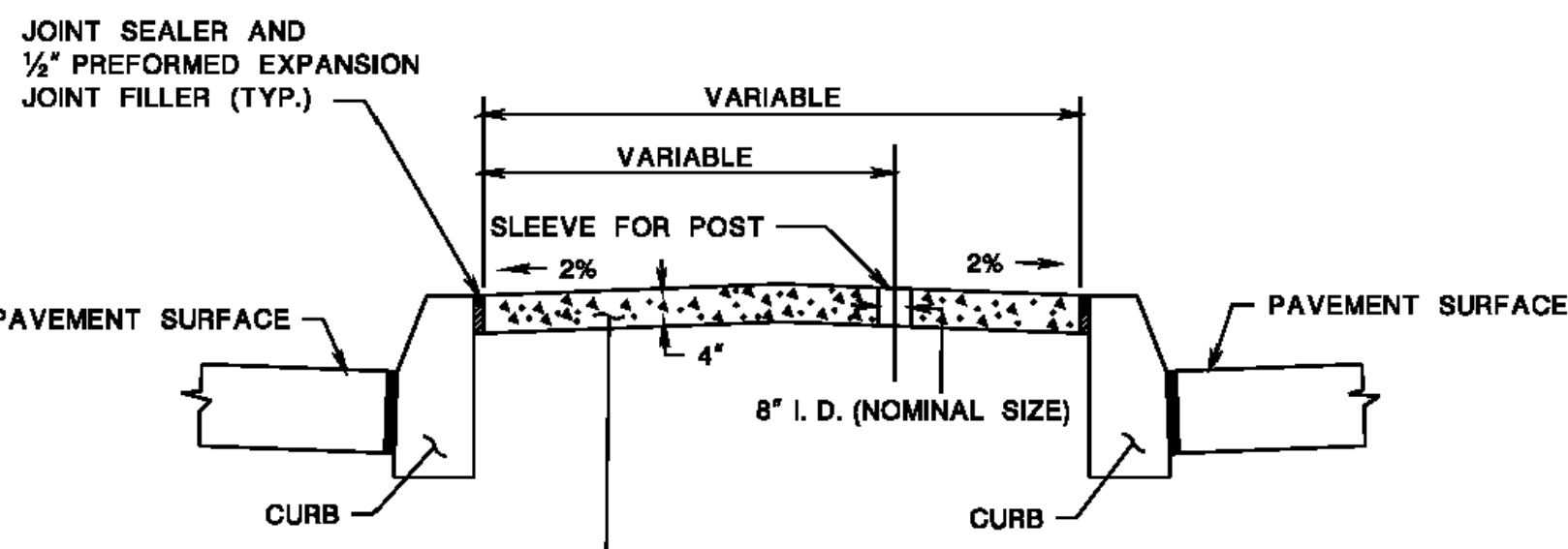
- NOTES:**
1. ALL STAIRS REQUIRE TWO HANDRAILS (ONE ON EACH SIDE) EXTENDING 1' FROM THE TOP RAIL TO 1' FROM THE LOWEST TREAD. TOTAL NUMBER OF STEPS WILL VARY.
 2. PROVIDE FULL PROTECTION WHERE REQUIRED BY BUILDING CODE.
 3. THE TOTAL NUMBER OF STEPS MAY VARY, RISER (4" MIN-7" MAX.), AND TREAD (11" MIN-12" MAX.) DIMENSIONS SHALL BE MAINTAINED. MINIMUM HANDRAIL HEIGHT SHALL BE 34". PROVIDE UNIFORM HEIGHT FROM BOTTOM STEP TO TOP STEP.
 4. COMPONENTS AND CONSTRUCTION TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND STANDARDS.
 5. CONTRACTOR TO PROVIDE SHOP DRAWING TO ENGINEER OF RECORD FOR RECORD AND APPROVAL PRIOR TO FABRICATION.
 6. CONTRACTOR IS TO PROVIDE ALL NECESSARY INFORMATION PROVIDED IN THIS SCHEMATIC DRAWING TO LAY OUT THE STAIRWAY COMPONENTS, AS REQUIRED TO INSTALL THE STEPS, GUARDS AND HANDRAIL TO FIT THE LOCATIONS SHOWN ON THE DRAWING.

NOT TO SCALE (S110102 - 11/2016)



METHOD OF DEPRESSING CURB AT DRIVEWAYS

NOT TO SCALE (SOURCE: NJDOT)



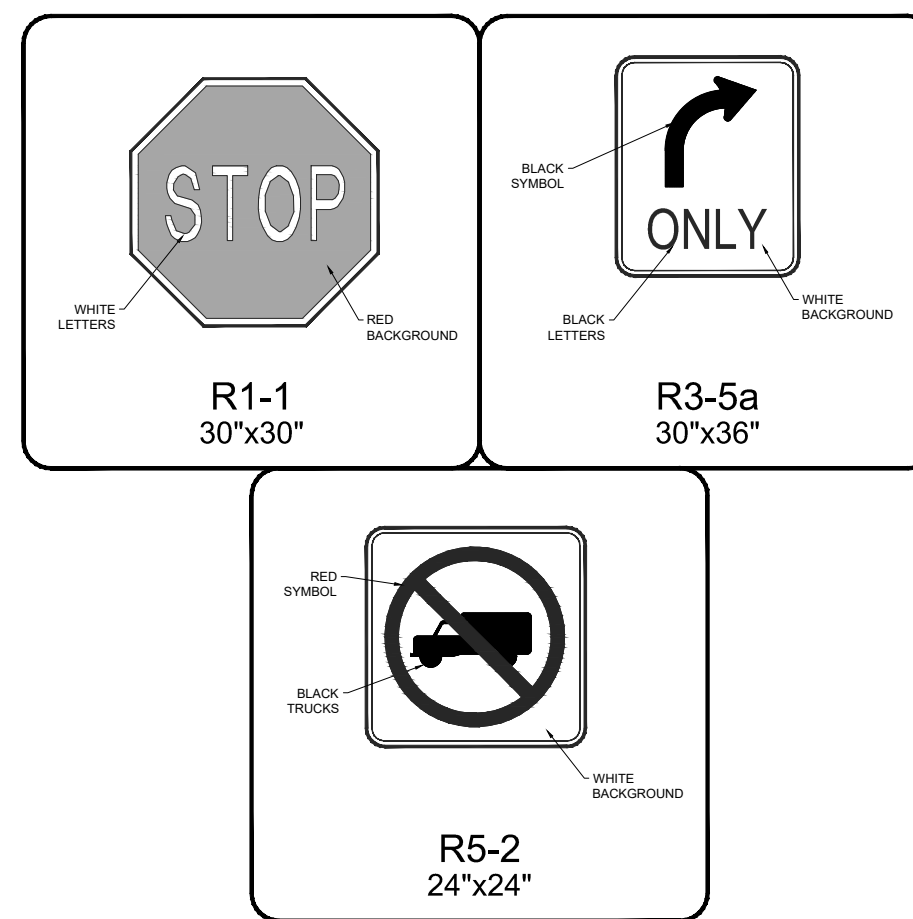
NOTE:
TRANSVERSE JOINTS TO BE AS CONSTRUCTED
FOR CONCRETE VERTICAL CURB.

CD-606-6.4

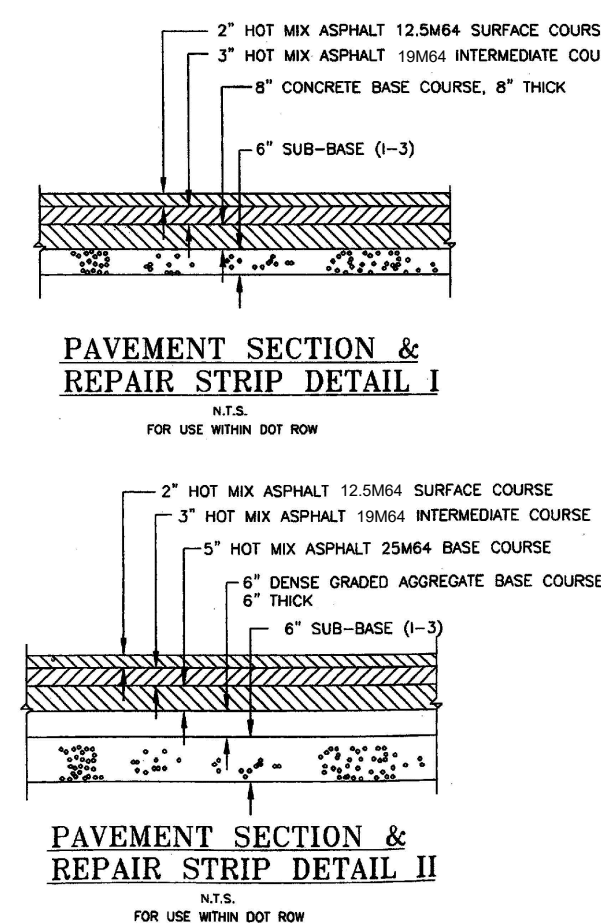
NOT TO SCALE (SOURCE: NJDOT)

NOT TO SCALE (SOURCE: NJDOT)

NOT TO SCALE (SOURCE: NJDOT)



NOT TO SCALE (S100201 - 09.25.08)



- PAVEMENT NOTES:

- FOR AREAS LESS THAN 5 FEET IN WIDTH WHEN PREPARED ASPHALT COMPACTION IS NOT POSSIBLE. USE PAYMENT SECTION 1.
2. REMOVE EXISTING ASPHALT AND SUB-BASE USING PAYMENT SECTION 2.
3. SANITARY AND SEALING ITEM TO BE IMPLEMENTED.
4. DITCH AND REPLACE ANY UNSTABLE MATERIAL WITH ZONE 3 OR SUB-BASE MATERIAL.
- THICKNESS PAY ITEM
- 2' HOT MIX ASPHALT 12.5MM SURFACE COURSE
- CONCRETE SHALL BE COURSE LAID ON A SUFFICIENT PAVEMENT IS NOT PREPARED DUE TO CONFLICTS WITH LONG-TERM MAINTENANCE AND UTILITY WORK. WHEN FEASIBLE, THE CONTRACTOR SHALL CONSIDER THE USE OF A 12.5MM SURFACE COURSE OF ASPHALT LAID ON A 5" MINIMUM WIDTH TO ALLOW FOR COMPACTION OF THE NEW ASPHALT PAVEMENT. THIS EXEMPTION SHALL BE LIMITED TO A MAXIMUM OF 10% OF THE TOTAL PAVEMENT AREA. (SEE LIFE 1)
- WHERE PAVEMENT CONSTRUCTION OCCURS IN DISTINGUISHED SHOULDER WIDTHS, IT SHALL FULLY-SURFACE THE ENTIRE SHOULDER WIDTH AND IS TO BE REPLACED MEETING SLOTTED SURFACE COURSE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ROAD TRAIL, LAINE PAVEMENT. A NOTICE TO BE ON THE PLANS AND DATES WHEN THIS CONSTRUCTION IS TO BE COMPLETED.
- THE MINIMUM LENGTH OF SHOULDER REPLACEMENT IS THE WIDTH OF THE DRIVEWAY OR SUBURST BEHIND THE ENDS OF THE CURBS RETURNING, INCLUDING THE 10-FOOT CURB RETURN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SHOULDER UPDATES ACROSS THE ENTIRE SITE FRONTAGE AS DETERMINED BY THE STATE.
5. SAW CUT SHOULDER PATCH TO EXISTING CURB.
6. SUBURST BEHIND THE ENDS OF THE CURBS RETURNING WITH ADDITIONAL SUB-BASE ON THE PAY ITEM 1-13.5 SLO AGGREGATE.
7. THE DISTANCE BETWEEN THE NEW AND EXISTING PAVEMENT SHALL BE SAVED AND SLOPED BACK TO THE EDGE OF EXISTING PAVEMENT TO FINISH.
8. EXISTING COORREKT PAVEMENT SHALL BE REPLACED IN KIND IF DAMAGED.

TYPICAL SECTIONS DETAIL:
[SOURCE: NJDOT MAJOR ACCESS PERMITS (RCL-9-06)]
(TO BE USED IN NJDOT R.O.W. ONLY)

NOT TO SCALE (MOD 02.08.2021)

REVISIONS

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PROJECT No.:	J200616
DRAWN BY:	APF
CHECKED BY:	AS/BA
DATE:	08/11/202
CAD I.D.:	J200616-CDS-1

PROJECT:

**PRELIMINARY &
FINAL SITE PLAN**

_____ FOR _____

1980 US HWY 1, LLC

**PROPOSED
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NEW YORK LICENSE No. 088514-1
PENNSYLVANIA LICENSE No. 077366
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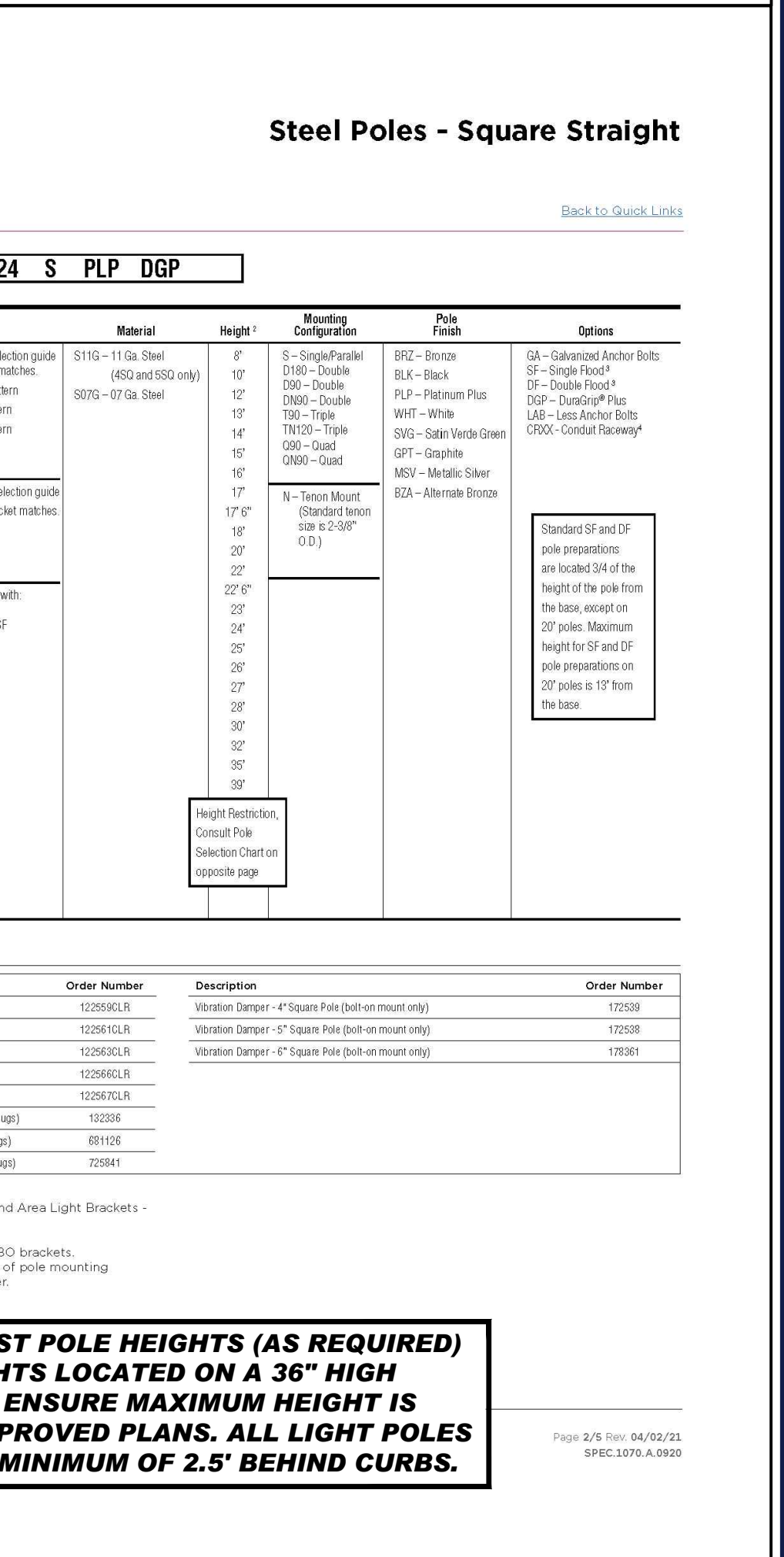
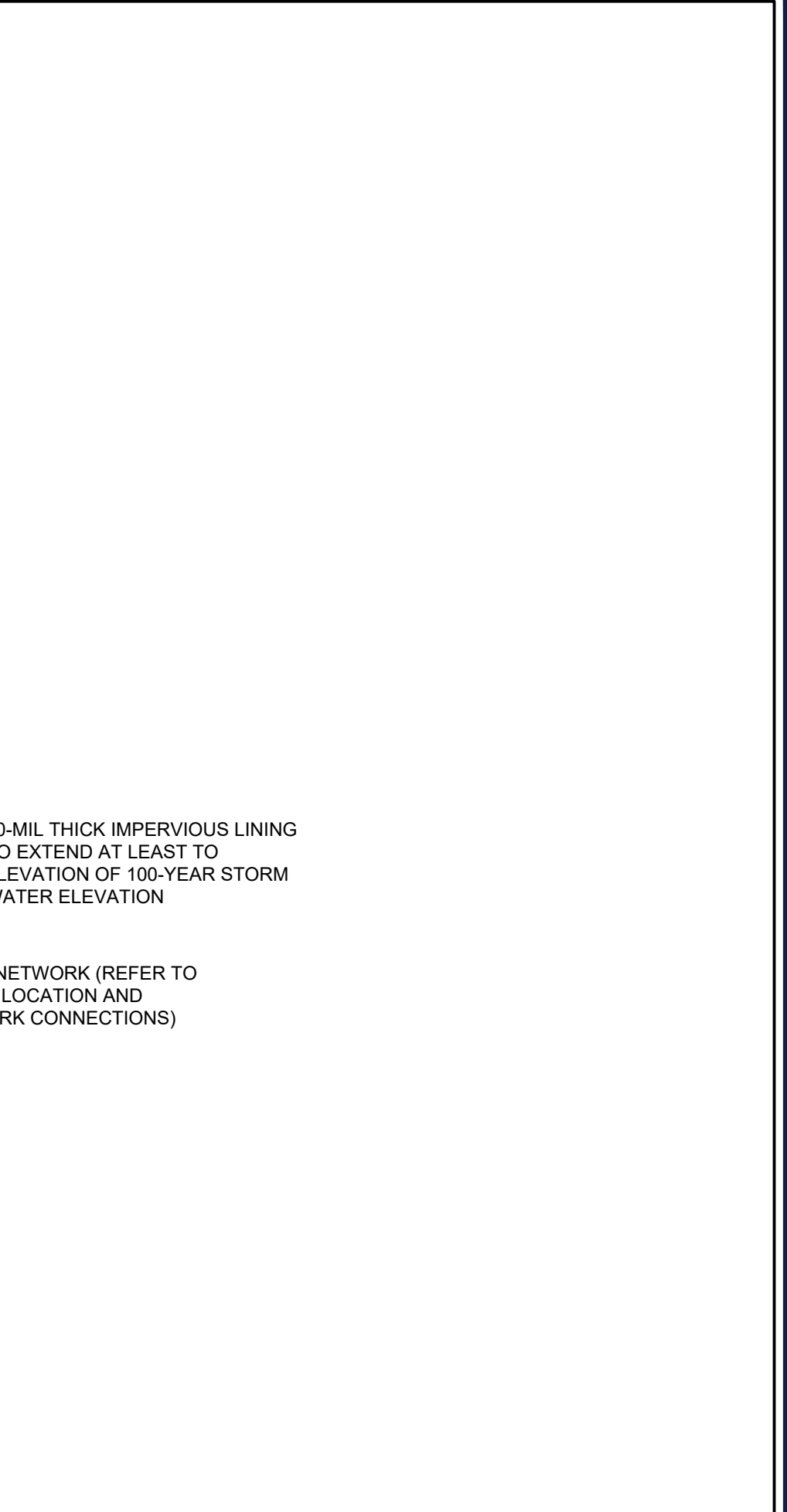
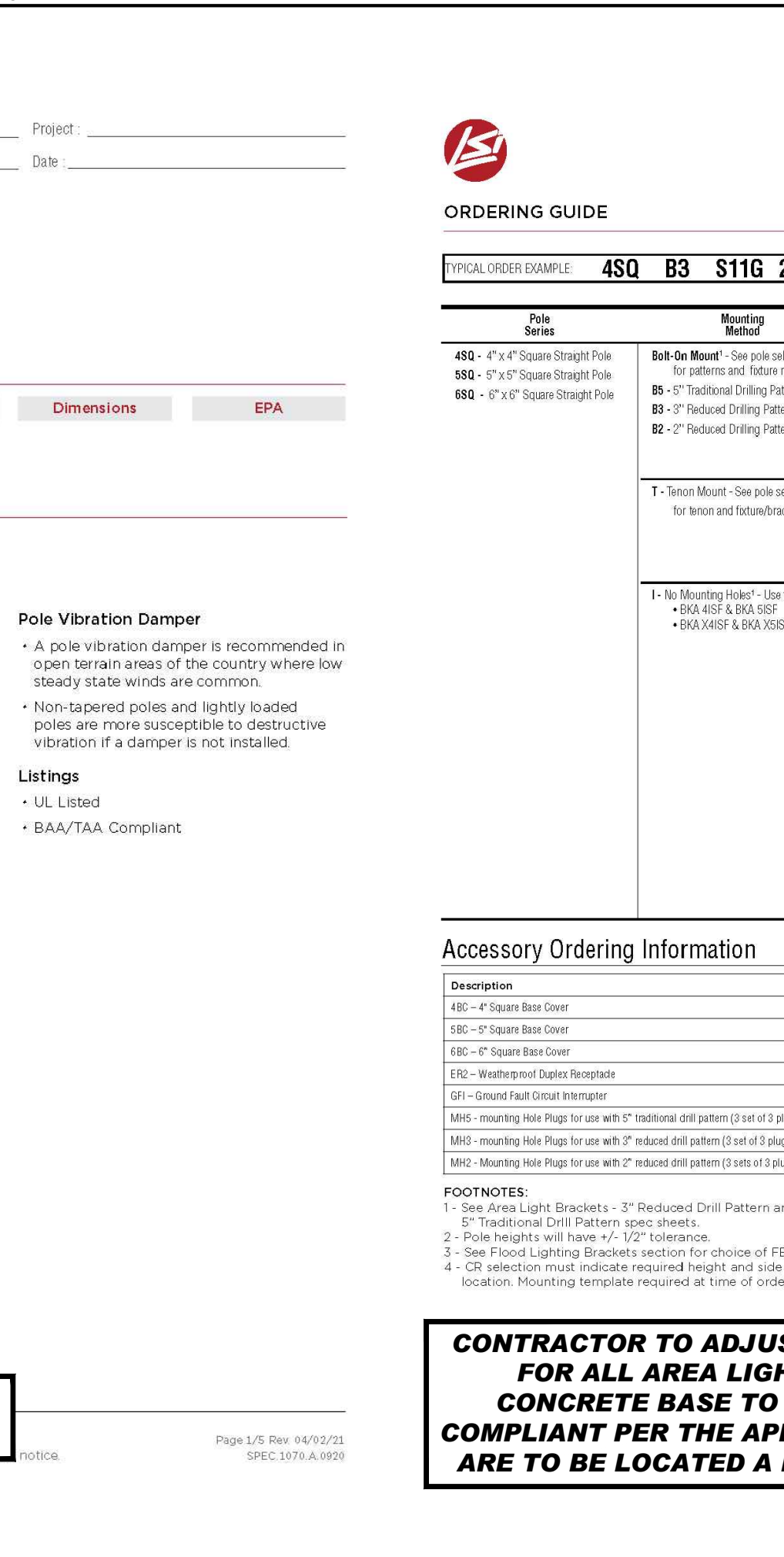
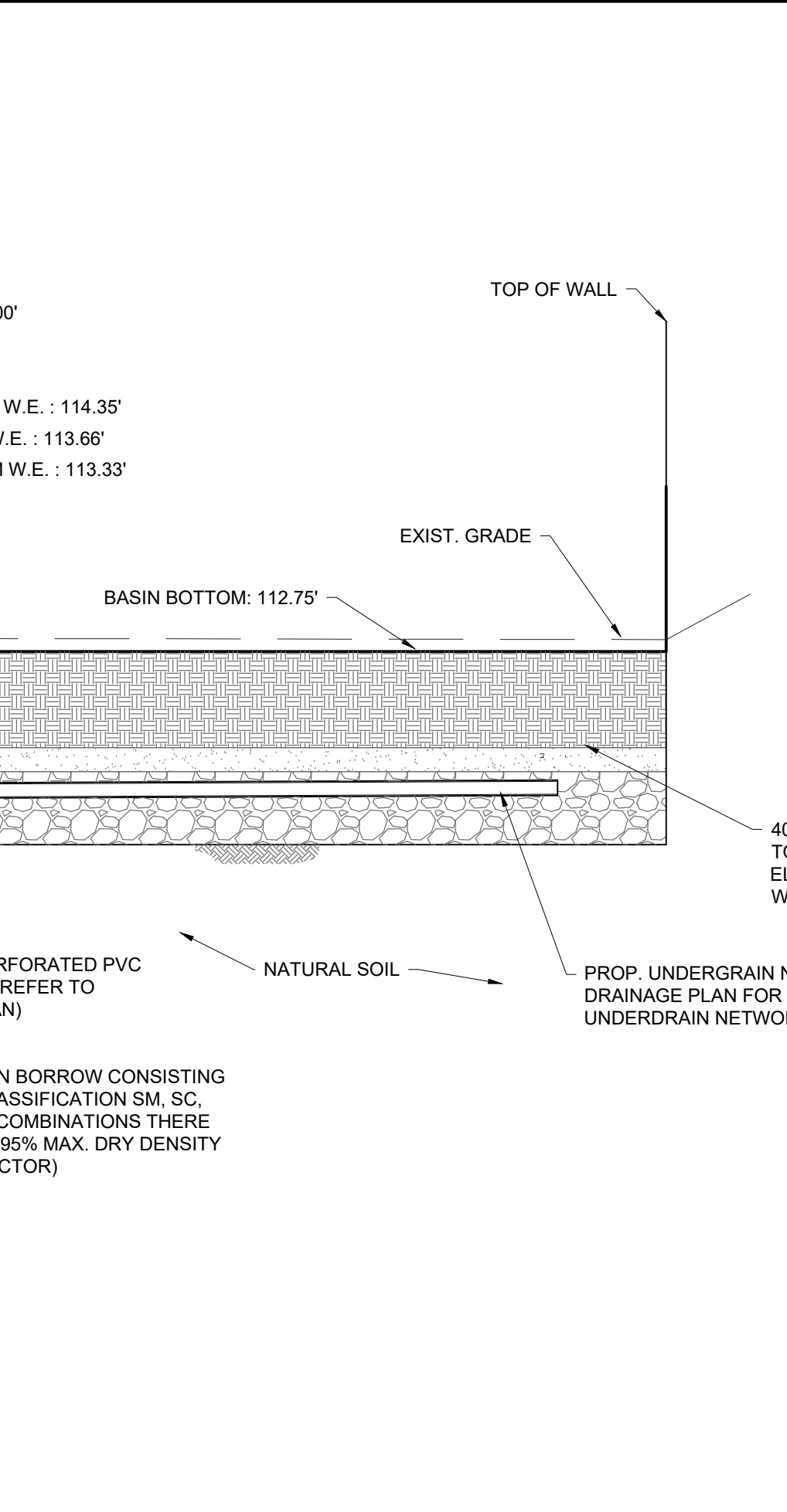
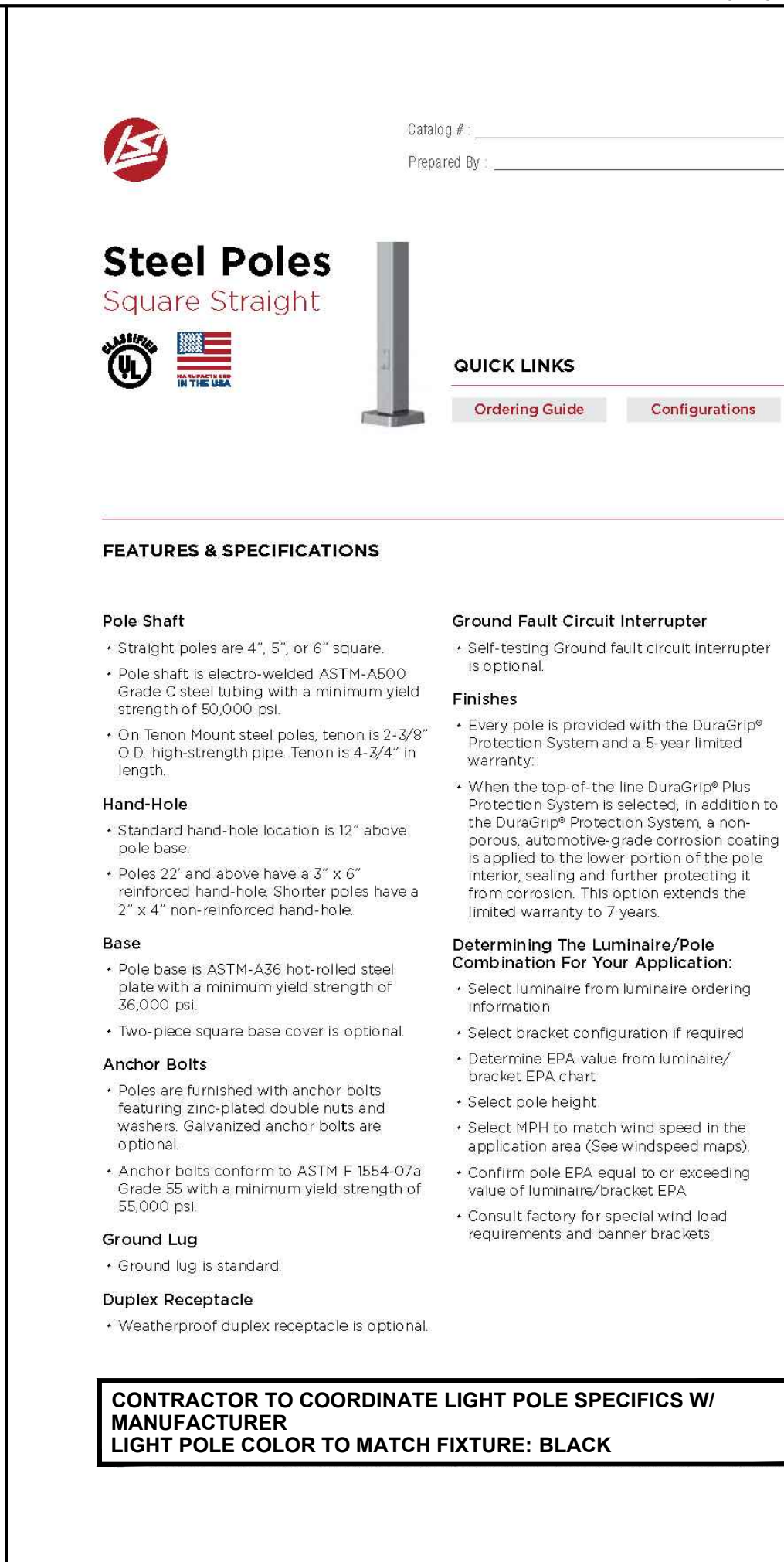
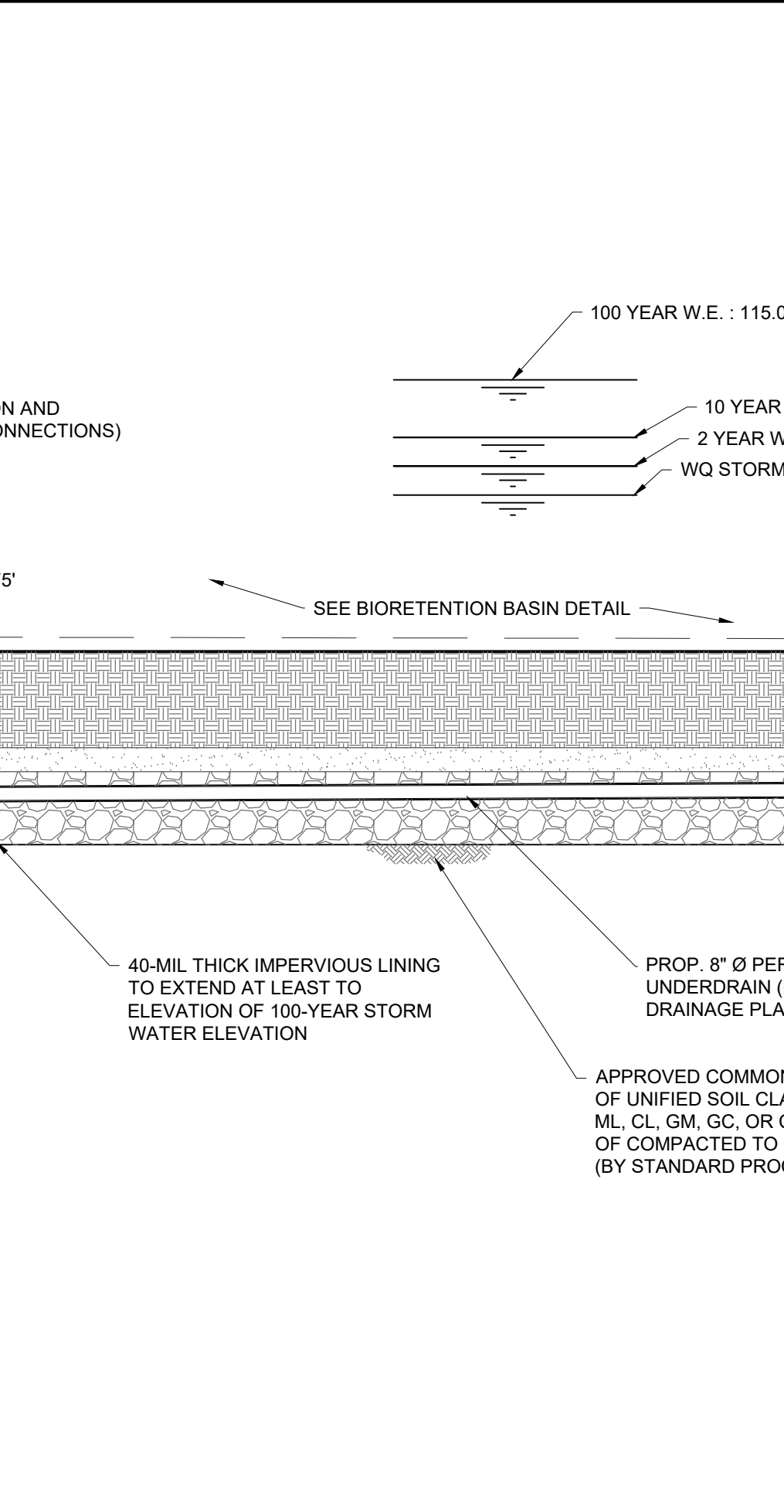
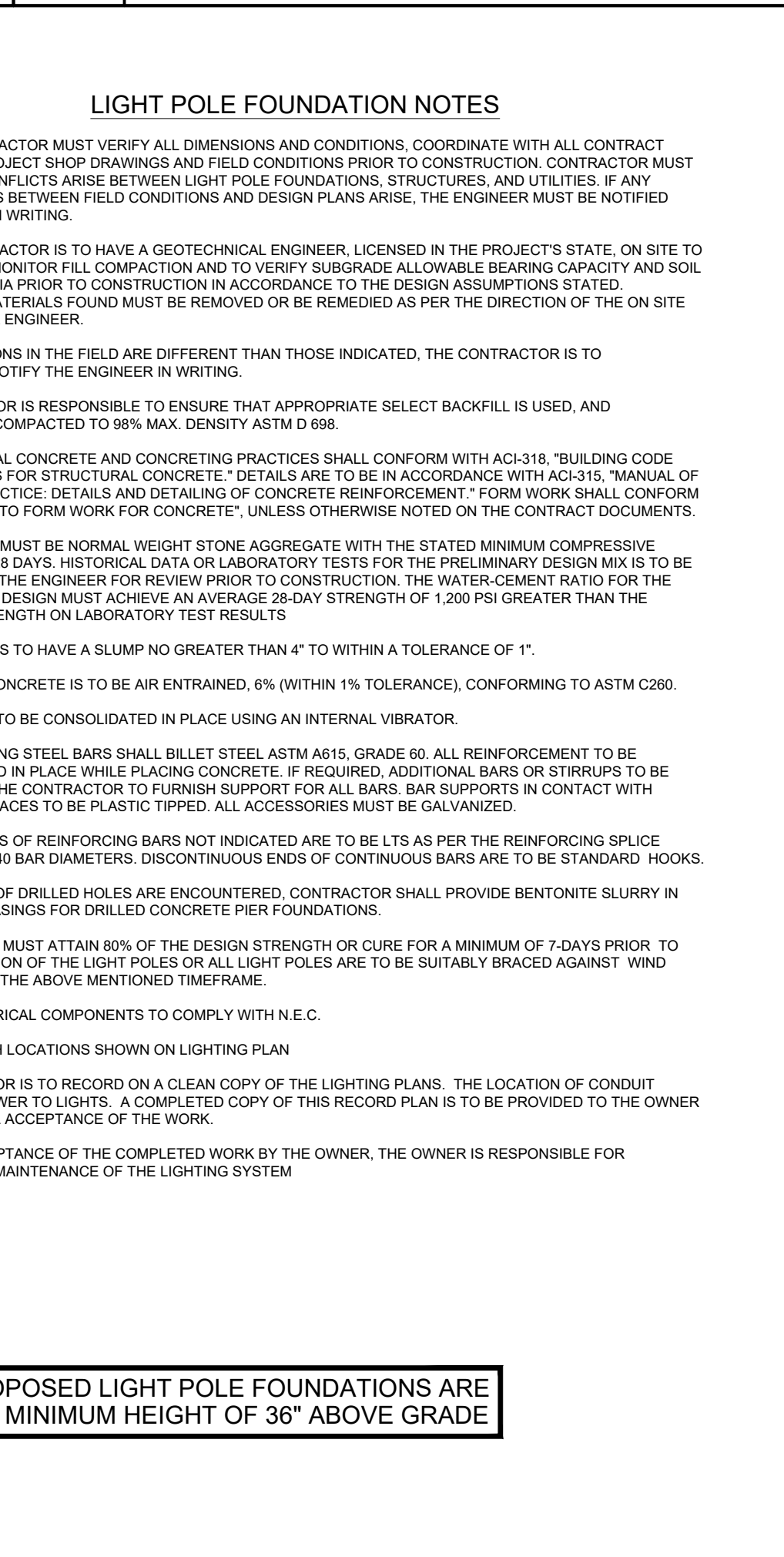
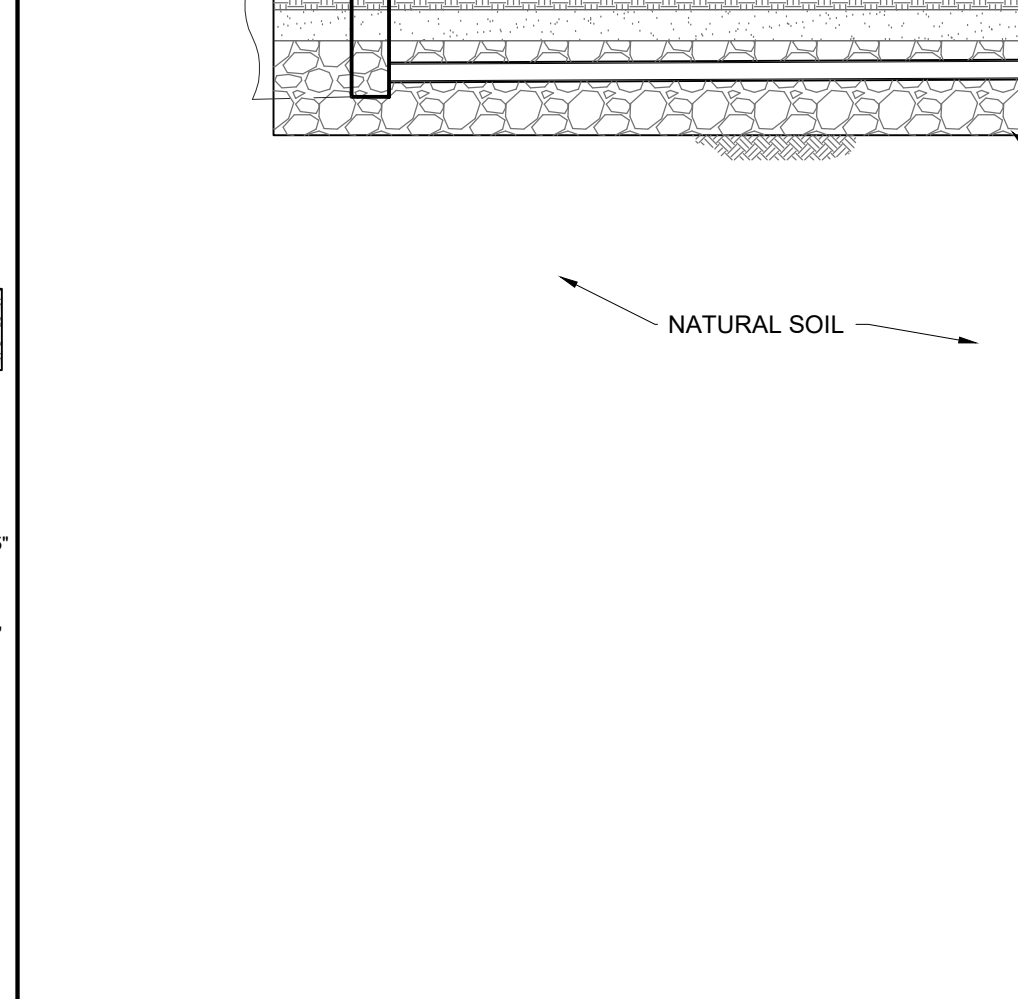
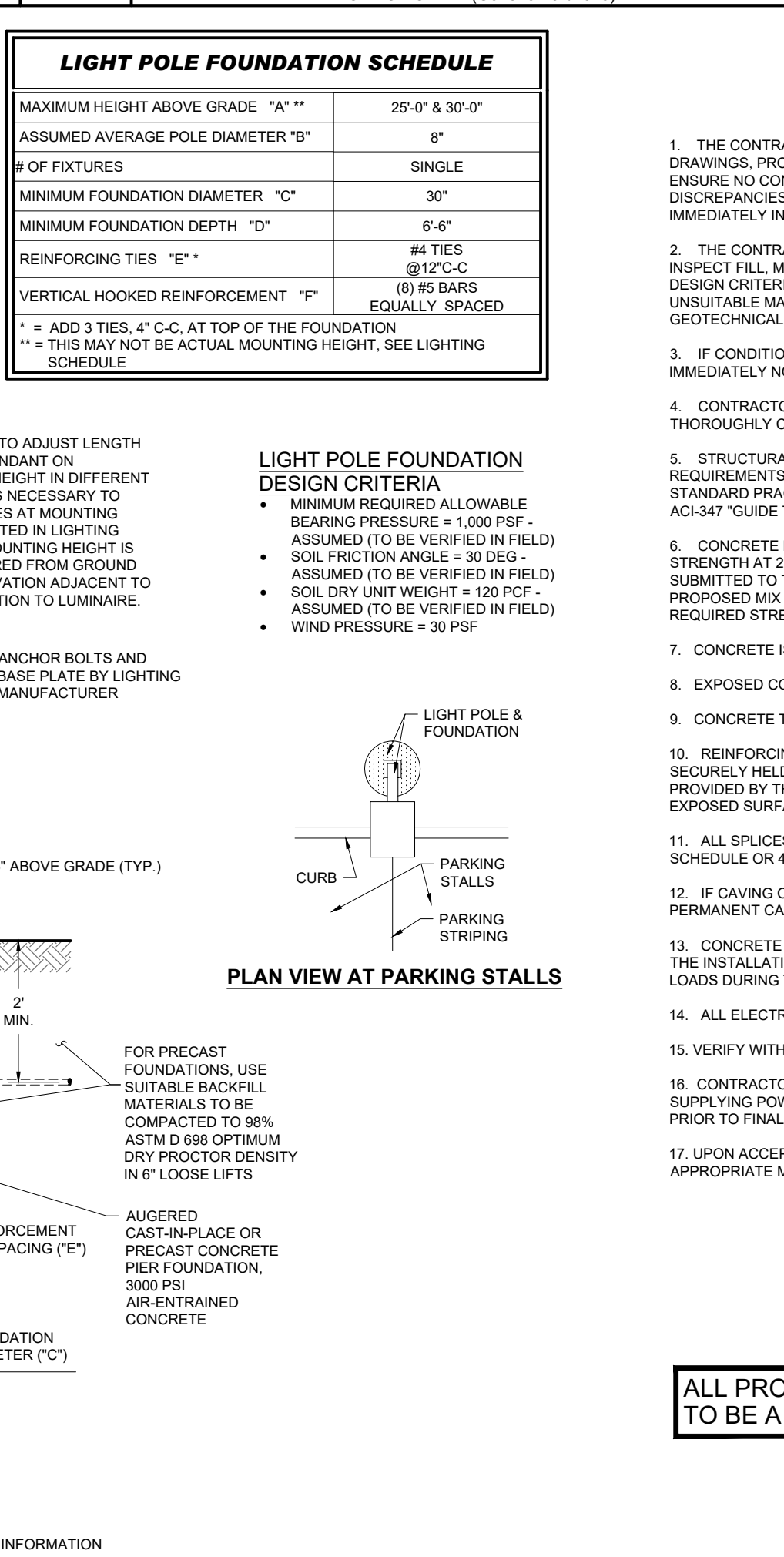
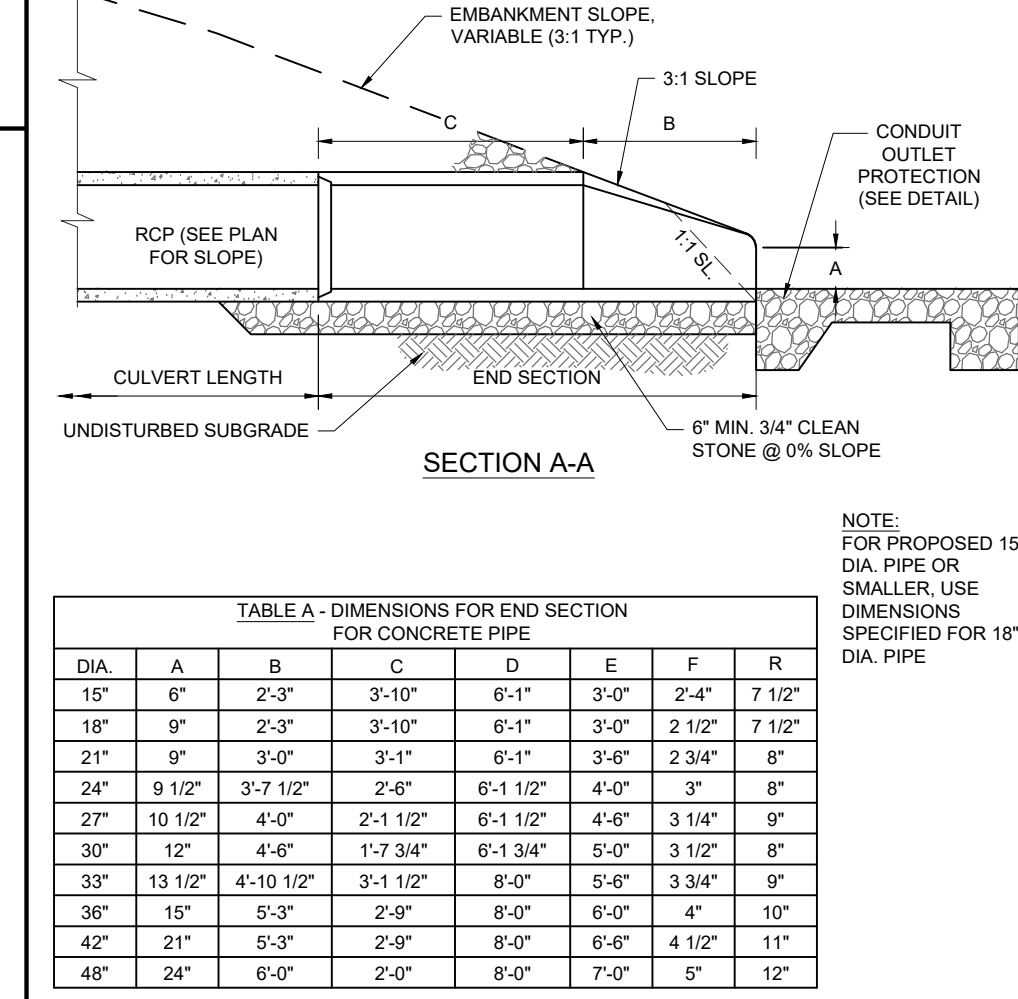
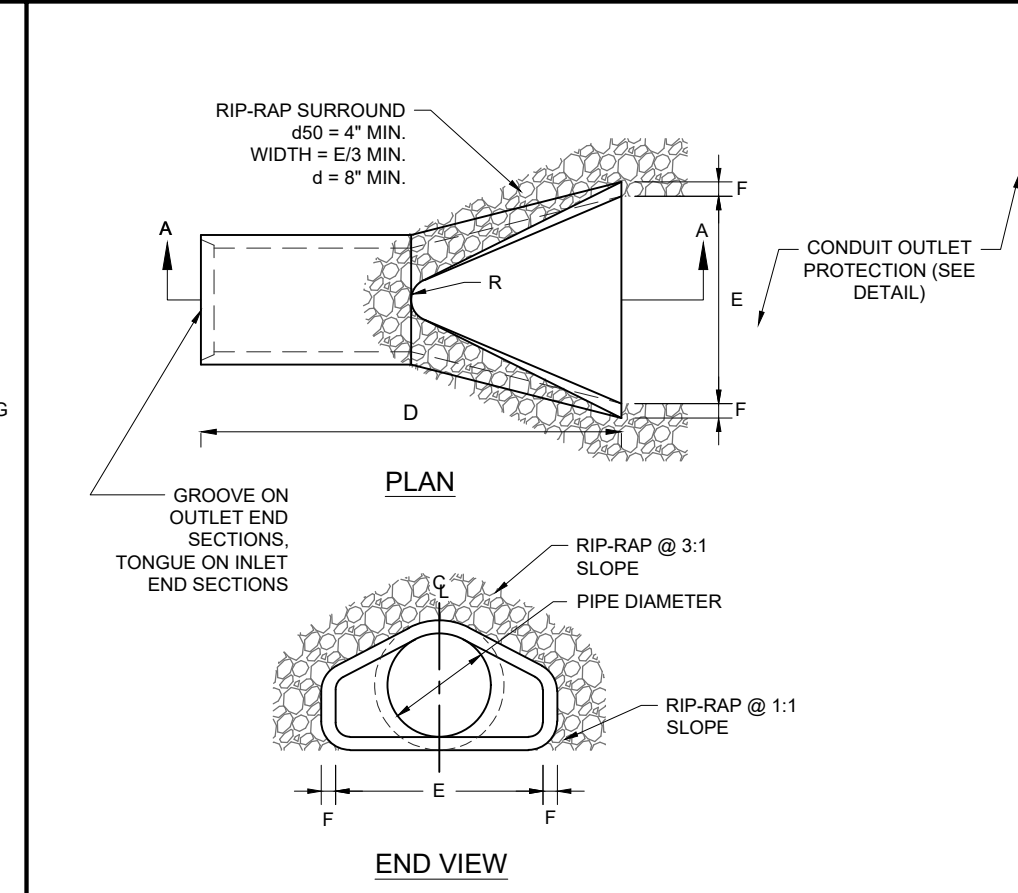
SHEET TITLE

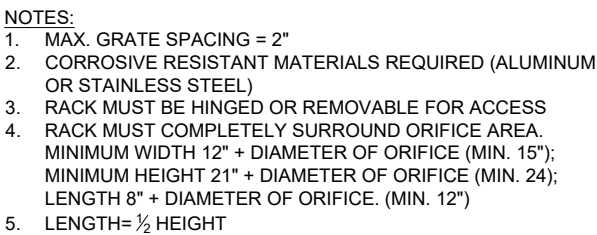
DETAIL SHEET

SHEET NUMBER

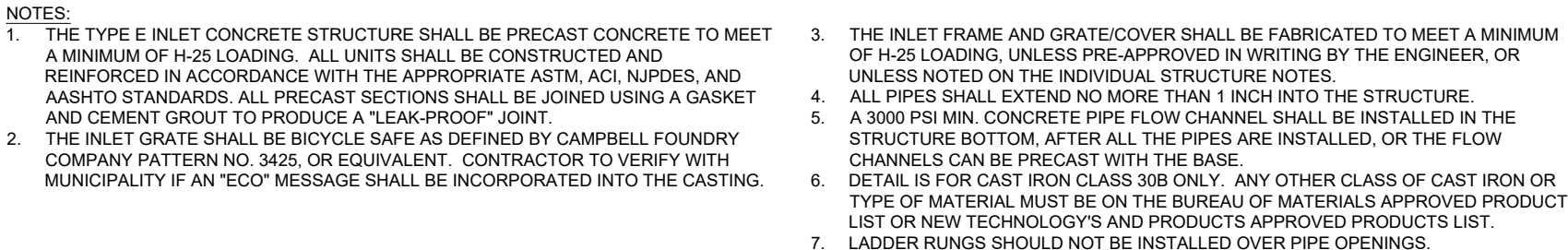
C-902

REVISION 1 - 08/25/2021





NOT TO SCALE (G020305-01/2013)



SCALE: 1"= 2'

PLAN VIEW

A ← FRONT ELEVATION

SECTION A-A

- NOTES:**
1. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW AND APPRAISAL PRIOR TO FABRICATION.
 2. CONCRETE TO BE MINIMUM 4000 PSI @ 28 DAYS.
 3. PROVIDE LADDER RUNGS FOR STRUCTURES GREATER THAN 3 FT DEEP FROM TOP TO OUTLET INVERT.
 4. IF COMPONENTS ARE PRECAST AND ATTACHED IN THE FIELD ALL JOINTS TO BE FILLED WITH NON-SHRINK GROUT. ANY BOLTS AND/OR STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

REVISIONS

[illegible]

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AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	J200616
DRAWN BY:	APR
CHECKED BY:	AS/BAB
DATE:	08/11/2021
CAD I.D.:	J200616-CDS-1A

PROJECT:

**PRELIMINARY &
FINAL SITE PLAN**

OR —

1980 US HWY 1, LLC

**PROPOSED
WAREHOUSE FACILITY**

1980 US HIGHWAY ROUTE 1
BLOCK 148; LOTS 34, 35.01 & 36
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
I-2 ZONE; TAX MAP SHEET #32

BOHLER //

BOHLER ENGINEERING NJ, LLC

40 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
 Phone: (908) 668-8300
 Fax: (908) 754-4401
www.BohlerEngineering.com
 J CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

B.A. BOHLER

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SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-907

REVISION 1 - 08/25/2021