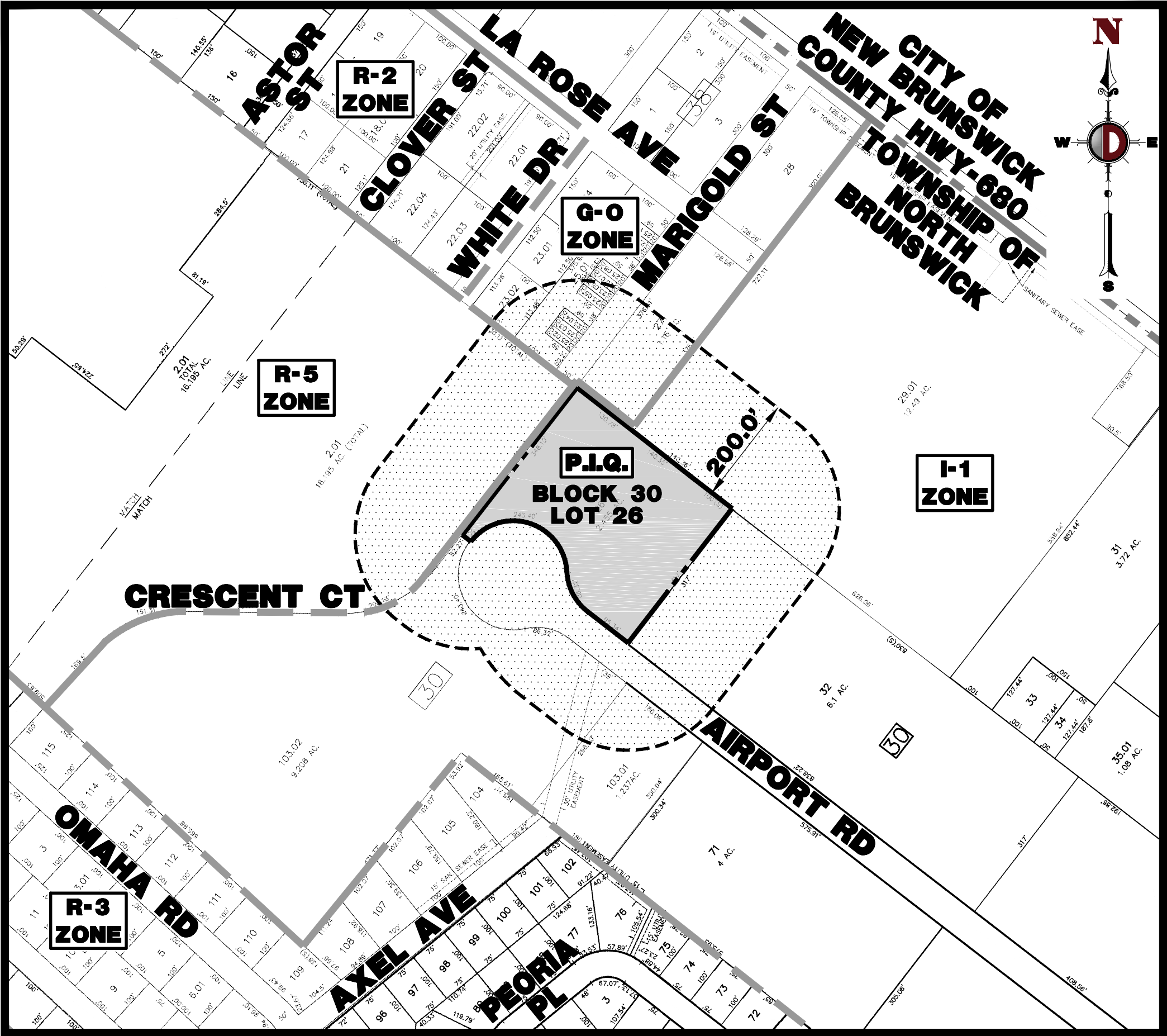


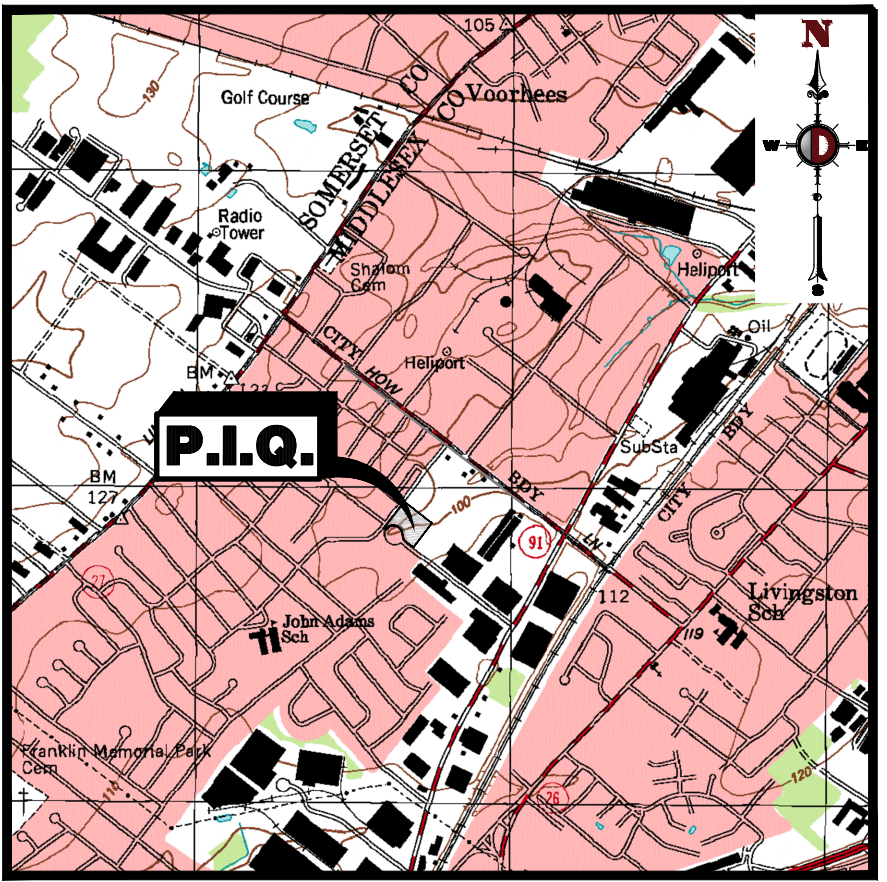
PRELIMINARY AND FINAL SITE PLAN
FOR
1202 AIRPORT ROAD, LTD
PROPOSED WAREHOUSE BUILDING
BLOCK 30, LOT 26; TAX MAP SHEET #7 - LATEST REV. DATED 06/1998
1202 AIRPORT ROAD
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

| PROPERTY OWNER | BLOCK | LOT | ALSO TO BE NOTIFIED: |
|--|-------|-----------|---|
| MB CRESCENT URBAN RENEWAL LLC 1970 BRUNSWICK AVENUE, SUITE 100 LIVINGSTONVILLE, NJ 08849 | 30 | 2.01 | MIDDLESEX COUNTY PLANNING BOARD COUNTY ADMINISTRATION BUILDING 5TH FLOOR 75 BAYARD STREET NEW BRUNSWICK, NJ 08901 |
| KINCIMA TEROTHA 1263 MARIGOLD STREET NORTH BRUNSWICK, NJ 08902 | 30 | 25.07 | PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER - CORPORATE PROPERTIES 80 PARK PLACE, 16B NEWARK, NJ 07102 |
| 1202 AIRPORT ROAD LP % BARRY ZANKEL 1202 AIRPORT ROAD NORTH BRUNSWICK, NJ 08902 | 30 | 26 | CABLEVISION OF RARITAN VALLEY 275 CENTENNIAL AVENUE ON 1605 PISCATAWAY, NJ 08855-6805 ATTN: MARGUERITE PRENDERVILLE |
| HALES GREGORY P & ROSA ROSA R 1271 MARIGOLD STREET NORTH BRUNSWICK, NJ 08902 | 30 | 25.04 | CONSTRUCTION DEPARTMENT MR. TIM ALLEN TEXAS EASTERN TRANSMISSION CORP. 501 COOLIDGE STREET SOUTH PLAINFIELD, NJ 07080 |
| NINO-VASQUEZ DIANA M & TORRES JUAN 1265 MARIGOLD STREET NORTH BRUNSWICK, NJ 08902 | 30 | 25.06 | NORTH BRUNSWICK TOWNSHIP 710 HERMANN ROAD NORTH BRUNSWICK, NJ 08902 ATTN: TOWNSHIP CLERK |
| WPEC 22 LLC 2727 NORTH CENTRAL AVENUE PHOENIX, AZ 85004 | 30 | 29.01 | VERIZON NJ GEN. TAX ADMINISTRATION BROAD STREET - ROOM 305 NEWARK, NJ 07101 |
| AIR BRUNCH REALTY LLC 1684 50TH STREET BROOKLYN, NY 11204 | 30 | 32 | DEPARTMENT OF TRANSPORTATION STATE OF NEW JERSEY 1035 PARKWAY TRENTON, NJ 08625 |
| MARIGOLD TH OWNER ASSN CO HASSAN S 1273 MARIGOLD STREET NORTH BRUNSWICK, NJ 08902 | 30 | 25.01, 27 | SUNOCO PIPELINE LP. RIGHT OF WAY MONTICELLO COMPLEX 525 FRITZTOWN ROAD SINKING SPRING, PA 19608 |
| DOMOLKI TIBOR & ANNA 1250 WHITE DRIVE NORTH BRUNSWICK, NJ 08902 | 30 | 23.01 | |
| MR. 1202 AIRPORT LLC % VENTURE ONE RE 250 PERLE AVENUE, SUITE 200 SADDLE BROOK, NJ 07663 | 30 | 103.01 | |
| WONG VICTORIA & BUCAN KRISTIAN S 1267 MARIGOLD STREET NORTH BRUNSWICK, NJ 08902 | 30 | 25.05 | |
| MOONEY KEVIN E & CATHERINE 1252 WHITE DRIVE NORTH BRUNSWICK, NJ 08902 | 30 | 23.02 | |
| 1300 AIRPORT ROAD LLC 1300 AIRPORT ROAD NORTH BRUNSWICK, NJ 08902 | 30 | 103.02 | |
| WALKER LINDSAY D 1275 MARIGOLD STREET NORTH BRUNSWICK, NJ 08902 | 30 | 25.02 | |
| SESAV HASSAN & JALLOH MARIAMA S 1273 MARIGOLD STREET NORTH BRUNSWICK, NJ 08902 | 30 | 25.03 | |



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX

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PLANNING BOARD APPROVAL

| | |
|--|------|
| APPROVED BY THE PLANNING BOARD OF NORTH BRUNSWICK, MIDDLESEX, NEW JERSEY | |
| CHAIRMAN | DATE |
| SECRETARY | DATE |
| BOARD ENGINEER | DATE |

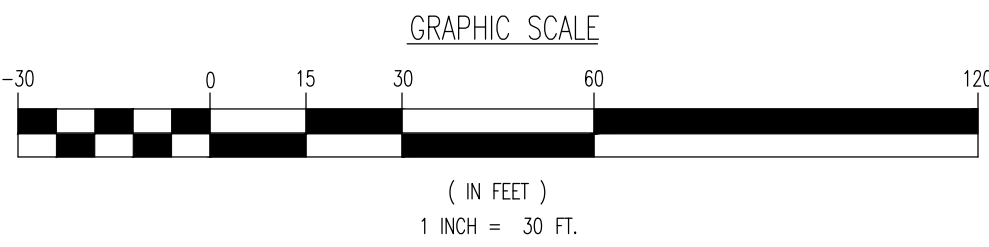
PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
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Newtown, Pennsylvania 1:267.465.0274 | Philadelphia, Pennsylvania 1:215.253.4888 | Sunny Beach, Florida 1:561.921.8570

| | |
|---|--|
| TITLE: COVER SHEET | |
| PROJECT: 1202 AIRPORT ROAD, LTD PROPOSED WAREHOUSE BUILDING BLOCK 30, LOT 26 1202 AIRPORT ROAD TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY | JOB No: 3537-99-001 DATE: 10/15/2021 DRAWN BY: KAJ DESIGNED BY: AF CHECKED BY: JG CHECKED BY: - |
| ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938 | JACQUELYN GIORDANO PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53558 |
| 811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF CONCRETE, PIPELINES, OR ANY OTHER PREPARING TO EXPOSE THE EARTH'S SURFACE. CALL 811. FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM | |
| SHEET No: 1 OF 18 Rev. # 0 | |





1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ACCORDANCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURE FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOSTS, DERIGKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT EXPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS, SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY OTHER STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS, SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT FLOOD OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE ORIGINAL CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERSIST THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE FOLLOWING: CONCENTRATED DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER, STONES AND OTHER MATERIALS, SHALL BE REMOVED AND USED TO FILL. FILL WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT GRADE IS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS, AND OTHER MATERIALS. PLACE IN PROPERLY DESIGNED AND CONSTRUCTED DRAINAGE SYSTEMS TO COLLECT AND COMPACT EACH LAYER AT PLACEMENT TO SOIL OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SAVABLE/SCRAPABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOIL OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED FUTURE BUILDING. PROVIDE PROTECTION AGAINST THE STRUCTURE(S) TO BE DEMOLISHED FROM THE COMMENCEMENT OF THE FUTURE BUILDING. THE CONTRACTOR SHALL ENSURE THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL ACTIVITIES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

1. TREES AS DEFINED HEREIN, REPLACEMENT SHALL BE BASED ON THE PERCENTAGE OF THE TREES REMOVED AS FOLLOWS: FOR 80% TO 79% PERCENT OF TREES REMOVED, 50% OF THE TREES REMOVED ARE TO BE REPLACED WITH REPLACEMENT TREES. (§205-40.6.0.1)

2. SPECIMEN TREES OF SIZES 24 INCHES TO 30 INCHES ARE TO BE REPLACED WITH 5 REPLACEMENT TREES. SPECIMEN TREES OF SIZES 31 INCHES TO 36 INCHES ARE TO BE REPLACED WITH 6 REPLACEMENT TREES. (§205-40.6.0.2)

3. IN DETERMINING THE SUM OF SPECIMEN TREES FOR PURPOSE OF THE ABOVE CALCULATION, HALF-INCH SHALL BE ROUNDED UP TO THE NEAREST WHOLE INCH AND LESS THAN HALF AN INCH WILL BE ROUNDED DOWN TO THE NEAREST WHOLE INCH. (§205-40.6.0.3) (COMPLIES)

4. ANY TREE THAT IS DETERMINED TO BE A SPECIMEN TREE SHALL BE PROTECTED. HOWEVER, WITH OTHER REQUIREMENTS OF THIS ARTICLE, SHALL BE CREDITED AGAINST THE TOTAL REPLACEMENT COUNT ON A ONE-FOR-ONE BASIS, PROVIDED, HOWEVER, THAT TREES REQUIRED TO BE REPLANTED BY THE BOARD WITHIN ANY YEAR SHALL BE REPLANTED WITHIN THE SAME YEAR. (§205-40.6.0.4)

5. WHEREVER REPLACEMENT TREES ARE BEING PLANTED PURSUANT TO THIS SECTION AND TABLES (B) AND (B2), THE SPECIES OR TYPE OF REPLACEMENT TREE SHALL, TO THE GREATEST DEGREE PRACTICAL, BE THE SAME AS THE SPECIES OR TYPE REMOVED FROM THE TRACT. (§205-40.6.0.5) (COMPLIES)

6. THE TOWN OF NORTH BRUNSWICK, NEW JERSEY, SHALL BE RESPONSIBLE FOR TREES THAT ARE DETERMINED TO BE REMOVED ON SITE. A REQUEST FOR A TREE REMOVAL PERMIT MAY BE REQUESTED OR REQUIRED TO CONTRIBUTE AN AMOUNT EQUAL TO THE COST OF THE REPLACEMENT TREE, INCLUDING INSTALLATION AND GUARANTY (TWICE THE CURRENT WHOLESALE VALUE OF EACH UNPLANTED TREE) TO A FUND ESTABLISHED BY THE TOWNSHIP FOR THE PURPOSE OF TREE MAINTENANCE, TREE REPLACEMENT, TREE PLANTING, AND TREE REMOVAL. (§205-40.6.0.6)

7. TREES OVER THREE INCHES IN DIAMETER MEASURED THREE FEET ABOVE GROUND WITHIN 100 FEET OF ANY STREAM SHALL BE REMOVED, NOR SHALL ANY AREA 15 FEET OR MORE WIDE BE REMOVED. TREES SHALL BE REMOVED FROM THE TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY, TREE GROWING IN A PUBLIC OR PRIVATE RIGHT-OF-WAY, PURSUANT TO THE PROVISIONS OF § 2-63.1-31(a)(1), STREAM MAINTENANCE. (§205-15.4.1) (COMPLIES)

8. REMOVAL OF UNPLANTED TREES MAY NOT BE PROHIBITED, EXCEPT THAT GROWING OR POSSESSING OF TREES IN ORDER TO AVOID COMPLIANCE WITH APPROVED PLANS SHALL CONSTITUTE A VIOLATION. (§205-15.8.1) (COMPLIES)

| TREE REMOVAL CALCULATIONS | | | | | |
|---------------------------|---------|-----------------------------|---------------|-------------------------------|----------------------------|
| | | WOODED AREA TO BE DISTURBED | TREES REMOVED | REQUIRED TREES TO BE REPLACED | REPLACEMENT TREES PROVIDED |
| NON SPECIMEN TREES | | 1.16 AC | 131 (73%) | 50% = 66 | - |
| | 24'-30" | | 4 | 5 PER TREE = 20 | - |
| SPECIMEN TREES | 31'-36" | | 1 | 7 PER TREE = 7 | - |
| | | | TOTAL | 90 | 60 (SEE NOTE 6) |

- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED TREE PROTECTION FENCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- TREES TO REMAIN
- TREES TO BE REMOVED
- TREES TO BE TRANSPLANTED/RELOCATED
- SLOPES >10%

[illegible]

D DYNAMIC ENGINEERING

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PROJECT: **1202 AIRPORT ROAD, LTD**
PROPOSED WAREHOUSE BUILDING
BLOCK 30, LOT 26
1202 AIRPORT ROAD
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JACQUELYN GIORDANO

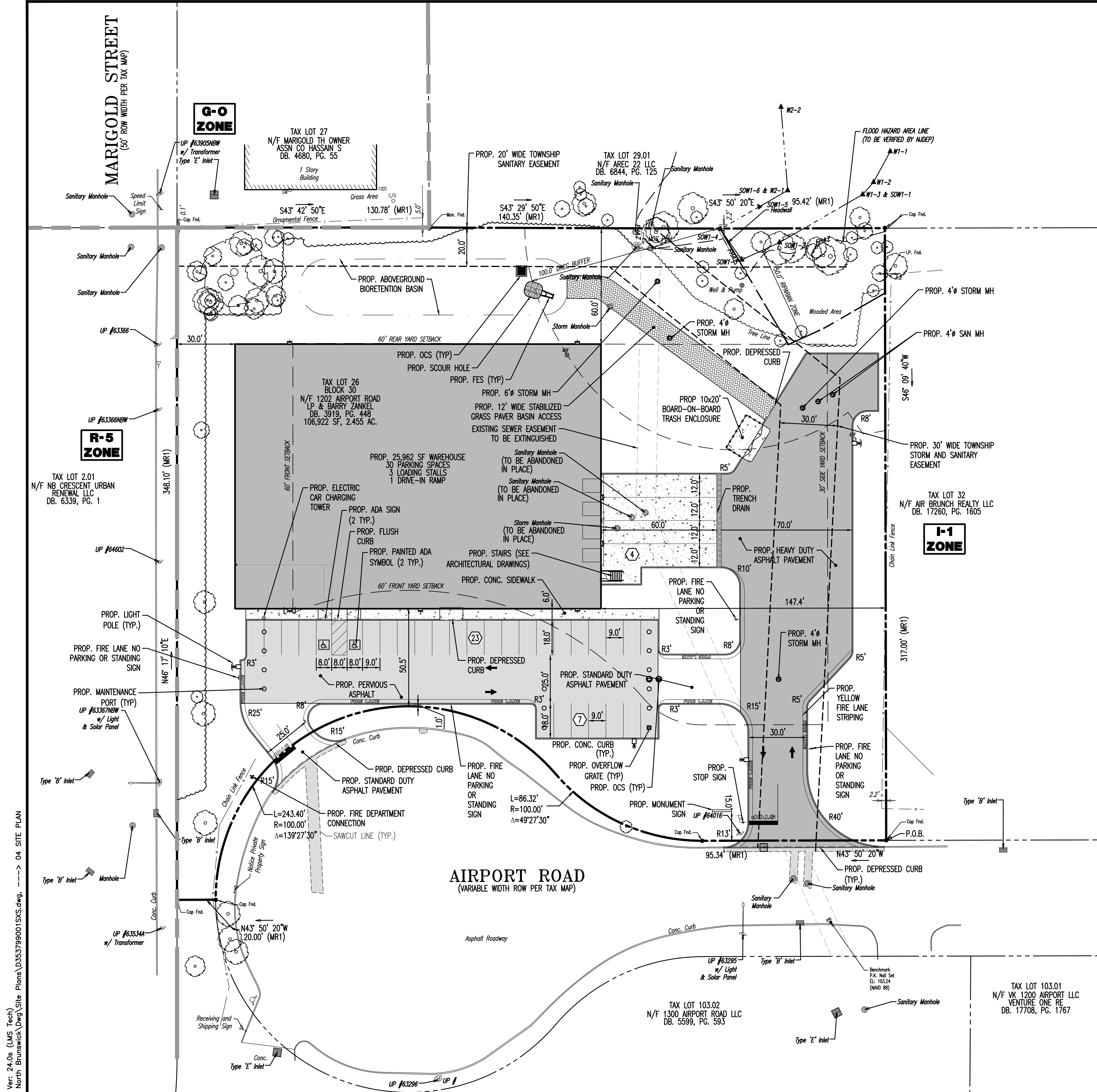
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3
OF 18



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY AND TOPOGRAPHIC SURVEY
 - DYNAMIC SURVEY, LLC
 - 1594 MAIN STREET
 - LAKE COMO, NJ 07719
 - DATE: 09/11/2020
 - LAST REVISED: 04/16/2021
- APPLICANT: 1202 AIRPORT ROAD LTD, PO BOX 6216, MIDDLESEX COUNTY, NJ 08902
- OWNER: BARRY ZANKEL, 1202 AIRPORT ROAD, NORTH BRUNSWICK, NJ 08902
- PARCEL DATA: BLOCK 30, LOT 26, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NJ
- ZONE: ZONE I-1 (INDUSTRIAL DISTRICT)
- EXISTING USE: UNDEVELOPED
- PROPOSED USE: WAREHOUSE (PERMITTED USE) (§ 205-71(A)(5))
- SCHEDULE OF ZONING REQUIREMENTS (§ 205-72)

| ZONE REQUIREMENT | ZONE I-1 | EXISTING | PROPOSED |
|---|-----------------|-----------------------|-----------------------|
| MINIMUM LOT AREA | 2 Ac | 106,922 SF (2.45 Ac) | 106,922 SF (2.45 Ac) |
| MINIMUM LOT WIDTH | 250' | 366' | 366' |
| MINIMUM LOT DEPTH [1] | 300' | 300' | 300' |
| MINIMUM FRONT YARD SETBACK (AIRPORT ROAD) | 60' | N/A | 50.5' (M) |
| MINIMUM FRONT YARD SETBACK (MARIGOLD STREET) | 60' | N/A | 30.0' (M) |
| MINIMUM REAR YARD SETBACK | 60' | N/A | 60.0' |
| MINIMUM SIDE YARD SETBACK | 30' | N/A | 147.4' |
| MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING) | 60' | N/A | 177.4' |
| MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING) | 20' | N/A | N/A |
| MAXIMUM BUILDING HEIGHT | 3 STORES OR 40' | N/A | < 3 STORES OR 40' |
| MAXIMUM LOT COVERAGE (BY PRINCIPAL BUILDING) | 40% | N/A | 24.3% (25,962 SF) |
| MAXIMUM IMPERVIOUS COVERAGE | 80% | N/A | 52.8% (56,464 SF) |

- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
- NOTES:
- [1] THE AVERAGE DISTANCE OF A LINE DRAWN FROM THE STREET LINE TO THE REAR LOT LINE AT RIGHT ANGLES TO THE FRONT PROPERTY LINE, WHEN THE FRONT PROPERTY LINE IS AN ARC OF A CIRCLE OR IRREGULAR IN SHAPE, THE DEPTH SHALL BE THE AVERAGE DISTANCE BETWEEN THE FRONT AND REAR LINES. THE GREATER FRONTAGE OF A CORNER LOT IS ITS WIDTH, AND ITS LESSER FRONTAGE IS ITS DEPTH.
9. PARKING REQUIREMENTS
- A. ALL OFFICE DEVELOPMENTS AND WAREHOUSE DEVELOPMENTS IN EXCESS OF 20,000 SQUARE FEET SHALL PROVIDE EITHER LEVEL 2 EVCS WITH AN ANNUAL OUTPUT RATE OF 7.2 KILOWATTS PER HOUR OR DC FAST CHARGING STATIONS IN THE COMMON PARKING AREAS IN AN AMOUNT EQUAL TO 3% OF THE REQUIRED NUMBER OF PARKING SPACES. SUBJECT TO A MINIMUM OF TWO EVCS. EVCS SHALL BE LOCATED CLOSER THAN 100 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET, HOWEVER, MAJOR USE, SUCH AS A SHOPPING CENTER OR INDUSTRIAL USE, WHICH, IN THE OPINION OF THE PLANNING BOARD, WILL GENERATE LARGE TRAFFIC VOLUMES SHALL NOT BE LOCATED CLOSER THAN 200 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET. (§ 205-98.B(1)) (COMPLIES)
- B. REQUIRED PARKING AREA SHALL BE PROVIDED WITHIN 150 FEET OF ALL USES. IT SHALL BE MEASURED FROM THE NEAREST POINT OF PUBLIC ENTRANCE TO THE BUILDING THAT SUCH FACILITY IS REQUIRED TO SERVE. ALL PARKING SPACES LOCATED AT THE REAR OF ANY COMMERCIAL USE SHALL HAVE PUBLIC ACCESS TO REAR OFF-STREET PARKING SPACES AS DETERMINED BY THE PLANNING BOARD DURING SITE PLAN REVIEW. (§205-97.1) (COMPLIES)
- C. EACH OFF-STREET PARKING SPACE SHALL MEASURE NOT LESS THAN NINE (9) FEET WIDE AND EIGHTEEN (18) DEEP, EXCLUSIVE OF ACCESS DRIVES AND AISLES, EXCEPT THAT PARALLEL CURB PARKING SPACES SHALL BE NINE (9) FEET WIDE AND TWENTY-THREE (23) FEET DEEP. (§205-98.A) (COMPLIES)
- D. OFF-STREET PARKING SPACES FOR NONRESIDENTIAL USES, STORAGE, WAREHOUSING, DISTRIBUTION AND SHIPPING ACTIVITIES, AT LEAST ONE SQUARE FOOT OF GROSS FLOOR AREA. (§ 205-100.A(1))
10. LOADING REQUIREMENTS
- A. FOR EVERY BUILDING, STRUCTURE OR PART THEREOF HAVING OVER 5,000 SQUARE FEET OF GROSS BUILDING AREA ERECTED AND OCCUPIED FOR INDUSTRY AND OTHER SIMILAR USES INVOLVED IN THE RECEIPT AND DISTRIBUTION BY VEHICLES OF MATERIALS OR MERCHANDISE, THERE SHALL BE PROVIDED AND PERMANENTLY MAINTAINED ACCESS SPACE FOR STANDING, LOADING AND UNLOADING SERVICES IN ORDER TO AVOID UNDESIRABLE INTERFERENCE WITH THE PUBLIC USE OF STREETS OR ALLEYS. EVERY BUILDING, STRUCTURE OR ADDITION HERETO HAVING A USE WHICH COMPLIES WITH THE ABOVE DEFINITIONS SHALL BE PROVIDED WITH AT LEAST ONE ADDITIONAL OFF-STREET LOADING SPACE AS DETERMINED BY THE PLANNING BOARD DURING SITE PLAN REVIEW. (§205-97.1) (COMPLIES)
- B. ACCESS TO TRUCK STANDING, LOADING AND UNLOADING SPACE SHALL BE PROVIDED DIRECTLY FROM A PUBLIC STREET OR ALLEY OR FROM ANY RIGHT-OF-WAY THAT WILL NOT INTERFERE WITH PUBLIC CONVENIENCE AND WILL PERMIT ORDERLY AND SAFE MOVEMENT OF TRUCK VEHICLES. (§205-97.1) (COMPLIES)
- C. WHENEVER AN OFF-STREET LOADING AND UNLOADING AREA SHALL BE LOCATED NEXT TO A RESIDENTIAL ZONE, SAID LOADING AND UNLOADING AREA SHALL BE SUITABLY SCREENED AND BUFFERED SUBJECT TO APPROVAL BY THE PLANNING BOARD AND IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE XXXI. (§205-97.1) (COMPLIES)
- D. NO OFF-STREET LOADING AND UNLOADING AREA SHALL BE PERMITTED IN ANY REQUIRED FRONT YARD AREA. (§ 205-97.1) (COMPLIES)
11. DRIVEWAY REQUIREMENTS
- A. NOT MORE THAN TWO DRIVEWAYS USED AS A MEANS OF INGRESS OR EGRESS FOR OFF-STREET PARKING AREAS SHALL BE PERMITTED FOR EACH 300 FEET OF FRONTAGE ON A PUBLIC STREET, NOR SHALL ANY DRIVEWAY BE LOCATED CLOSER THAN 100 FEET TO THE INTERSECTION OF TWO PUBLIC STREETS. (§ 205-97.1) (COMPLIES)
- B. NO ACCESS DRIVE, DRIVEWAY, PATHWAY OR ANY OTHER MEANS OF EGRESS OR INGRESS SHALL BE LOCATED IN ANY RESIDENTIAL ZONE TO PROVIDE ACCESS TO USES OTHER THAN THOSE PERMITTED IN ANY SUCH RESIDENTIAL ZONE. (§ 205-98.B(1)) (COMPLIES)
- C. NO DRIVEWAY TO OR FROM A PARKING LOT OR DRIVEWAY SHALL BE LOCATED CLOSER THAN 100 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET. (§ 205-98.B(3)) (COMPLIES)
- D. DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 12 FEET FOR ONE-WAY TRAFFIC AND 25 FEET FOR TWO-WAY TRAFFIC FOR ALL OTHER USES. (§ 205-98.B(4)) (COMPLIES)
- E. AISLES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN TWENTY-FIVE (25) FEET FOR PERPENDICULAR PARKING. (§205-98.B.5.A) (COMPLIES)
12. BUFFER REQUIREMENTS
- A. WHERE A PROPOSED NONRESIDENTIAL DEVELOPMENT ADJUTS A RESIDENTIAL ZONE OR A LOT DEVELOPED FOR RESIDENTIAL USES, AN ADDITIONAL THIRTY-FOOT BUFFER STRIP, DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE XXIV, SHALL BE ADDED TO ANY REQUIRED REAR OR SIDE YARD WHICH ADJUTS SAID RESIDENTIAL USE. (§205-72.B) (COMPLIES)
- B. ALL PARKING AREAS FOR 20 OR MORE VEHICLES SHALL BE LANDSCAPED WITH HEDGING AND/OR SHADE TREES OF A TYPE AND QUANTITY APPROVED BY THE PLANNING BOARD. (§ 205-97.C) (COMPLIES)
- C. WHEN A PARKING LOT FOR FOUR OR MORE VEHICLES OR A LOADING AND UNLOADING AREA ADJUTS AN ADJACENT RESIDENTIAL PROPERTY AREA, A LANDSCAPED BUFFER SCREEN SHALL BE PROVIDED BETWEEN THE PARKING AREA AND THE ADJUTING PROPERTY. THE BUFFER SCREEN SHALL BE NO LESS THAN SIX FEET IN HEIGHT. (§ 205-106.E) (COMPLIES)
- D. THE BUFFER SCREEN AROUND PARKING LOTS AND LOADING AND UNLOADING AREAS MAY BE CONSTRUCTED OF WOOD OR OTHER FENCE MATERIAL, PROVIDED THAT NOT MORE THAN 25% OF THE FENCE IS OPEN ON ITS VERTICAL SURFACE. IN SUCH CASES, EVERGREEN AND DECIDUOUS TREES AND SHRUBS SHALL BE PLANTED ALONG THE FENCE TO SCREEN THE FENCE. SUCH LANDSCAPING MAY BE LIMITED IF IT IS THE FINDING OF THE PLANNING BOARD THAT THE TYPE OF FENCE TO BE ERECTED IS VISUALLY ATTRACTIVE AND NOT DETRIMENTAL TO THE APPEARANCE OF SURROUNDING AREAS. (§ 205-106.F) (COMPLIES)
- E. PRIOR TO COMMENCING CONSTRUCTION OF ANY BUILDINGS, STRUCTURES, RAILROAD TRACKS, DRIVEWAYS OR PARKING AREAS, A PERMANENT FENCE SHALL BE CONSTRUCTED ALONG THE ENTIRE LENGTH OF ANY SIDE OR REAR LOT LINE THAT ADJUTS A RESIDENTIAL ZONE OR LOT UTILIZED FOR RESIDENTIAL PURPOSES IN A COMMERCIAL OR INDUSTRIAL ZONE. SUCH FENCE SHALL BE A SOLID FENCE SIX FEET IN HEIGHT OR AN OPEN FENCE EIGHT FEET IN HEIGHT AND SHALL BE OF A TYPE AND MATERIAL APPROVED BY THE PLANNING BOARD. (§ 205-106.I) (COMPLIES)
- F. UNLESS THE DESIGNATED BUFFER AREA SHALL CONTAIN SUCH EXISTING TREES EITHER MAINTAINED AT PRESENT GRADE OR SUITABLY WELLED SO AS TO QUALIFY TO MEET THE STANDARDS ABOVE, SUCH BUFFER AREA SHALL BE LANDSCAPED WITH TWO ROWS OF SPRUCE TREES OR APPROVED EQUIVAL, 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. (§ 205-106.J) (COMPLIES)
13. SIDEWALK REQUIREMENTS
- A. SIDEWALKS WITH A MINIMUM WIDTH OF FOUR FEET SHALL BE PROVIDED IN ALL PARKING AREAS FOR FIVE OR MORE VEHICLES, BETWEEN PARKING AREAS AND PRINCIPAL STRUCTURES, ALONG AISLES AND DRIVEWAYS AND WHEREVER PEDESTRIAN TRAFFIC SHALL OCCUR. (§ 205-98.C(1)) (COMPLIES)
- B. SIDEWALKS SHALL BE RAISED SIX INCHES ABOVE THE PARKING AREA, EXCEPT WHERE CROSSING STREETS OR DRIVEWAYS, AND CURBED AS A PROTECTION TO PEDESTRIANS USING THE WALKS. (§ 205-98.C(2)) (COMPLIES)
- C. SIDEWALKS AND PARKING AREAS MUST BE ARRANGED TO PREVENT CARS FROM EXTENDING OVER SIDEWALK AREAS. (§ 205-98.C(3)) (COMPLIES)
14. STEEP SLOPES
- A. ANY SLOPE EQUAL TO OR GREATER THAN 20% AS MEASURED OVER ANY MINIMUM RUN OF 10 FEET. STEEP SLOPES ARE DETERMINED BASED ON CONTOUR INTERVALS OF TWO FEET OR LESS.
- B. FOR STEEP SLOPES ANY DISTURBANCE SHALL BE PROHIBITED EXCEPT AS PROVIDED BELOW. (§ 205-140)
- C. NEW CONSTRUCTION NECESSARY TO PROTECT PUBLIC HEALTH, SAFETY OR WELFARE, SUCH AS REMEDIATION OF A CONTAMINATED SITE, OR TO PREVENT AN EXTRAORDINARY AND EXCEPTIONAL SITUATION UNIQUELY AFFECTING A SPECIFIC PROPERTY THAT WOULD CREATE A HARSHNESS AFFECTING THE PROPERTY, PREVENTING A MINIMUM ECONOMICALLY VIABLE USE OF THE AFFECTED PROPERTY BASED UPON REASONABLE INVESTMENT, PROVIDED THAT THE HARSHNESS WAS NOT CREATED BY THE PROPERTY OWNER, FOR EXAMPLE, REDEVELOPMENT, WITHIN THE FOOTPRINT OF EXISTING IMPROVISED COVER SHOULD BE ALLOWED TO SUPPORT EFFORTS TO REVEALIZE DEVELOPMENT THAT HAS FALLEN INTO DISREPAIR. (§ 205-140.B) (M)
15. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
16. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AGENCIES.
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THIS REPORT AND PLANS.
19. THE CLEANING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
20. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THIS REPORT AND PLANS.
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31. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
32. BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE TO THE OUTSIDE SURFACE OF THE BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THIS REPORT AND PLANS.
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37. APPROXIMATE FLOOD DEPTH ABOVE STREAMBED ELEVATION DETERMINED BY METHOD 5 AND MUST BE VERIFIED BY THE NJDEP.
38. WELLHEADS LOCATION VERIFIED PER NJDEP FILE NO. 1215-07-00062 PFW00001, DATED 02/09/2021.
39. APPROXIMATE LOCATION OF STORM SEWER PER THE GEOPHYSICAL INVESTIGATION, PREPARED BY DELTA GEOPHYSICS INC. DATED 10/16/20, AND ON SITE TEST PITS.

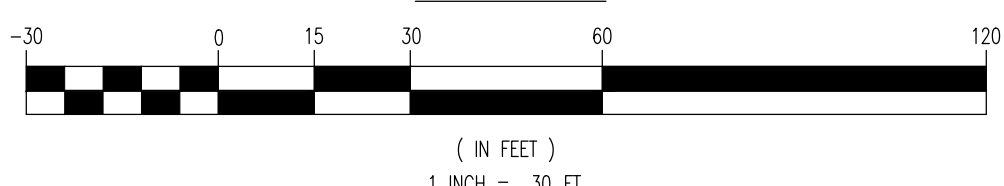
SIGNAGE TABLE

| SIGN | REQUIREMENTS (§205-105) | | PROPOSED | |
|---|-----------------------------|--|------------------|---------|
| | NUMBER OF SIGNS: | ONE (1) | NUMBER OF SIGNS: | ONE (1) |
| FREESTANDING | MAXIMUM SIGN AREA: | 75 SF | SIGN AREA: | 75 SF |
| | MAXIMUM SIGN HEIGHT: | N/S | SIGN HEIGHT: | 6' |
| | MINIMUM SIGN SETBACK: | N/S | SIGN SETBACK: | 15' |
| BUILDING MOUNTED | NUMBER OF FACADE SIGNS: | N/S | NUMBER OF SIGNS: | |
| | MAXIMUM FACADE SIGN AREA[2] | NOT TO EXCEED 10% OF FRONT FACADE AREA | SIGN AREA: | |
| N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE | | | | |
| [1] NONILLUMINATED DIRECTIONAL SIGNS IDENTIFYING PARKING AREAS, ENTRANCES, LOADING ZONES, EXITS AND SIMILAR LOCATIONS AND NOT EXCEEDING THREE SQUARE FEET IN AREA. (§205-105.A) | | | | |
| [2] EACH OFFICE, COMMERCIAL USE OR INDUSTRY NOT EXCEEDING TWO STORES IN HEIGHT MAY HAVE ONE OR MORE EXTERIOR SIGNS IDENTIFYING OR ADVERTISING THE NAMES OF TENANTS OR SIGNS OCCUPYING THE PREMISES, PROVIDED THAT SUCH SIGNS(S) SHALL NOT EXCEED 10% OF THE FRONT FACADE AREA OF THE BUILDING. (§205-105.G) | | | | |

PAVEMENT LEGEND

| | |
|--|--------------------------------------|
| | STANDARD DUTY ASPHALT PAVEMENT |
| | PROPOSED PERIOUS ASPHALT |
| | PROPOSED HEAVY DUTY ASPHALT PAVEMENT |

GRAPHIC SCALE



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TITLE: **SITE PLAN**

PROJECT: **1202 AIRPORT ROAD, LTD
PROPOSED WAREHOUSE BUILDING**

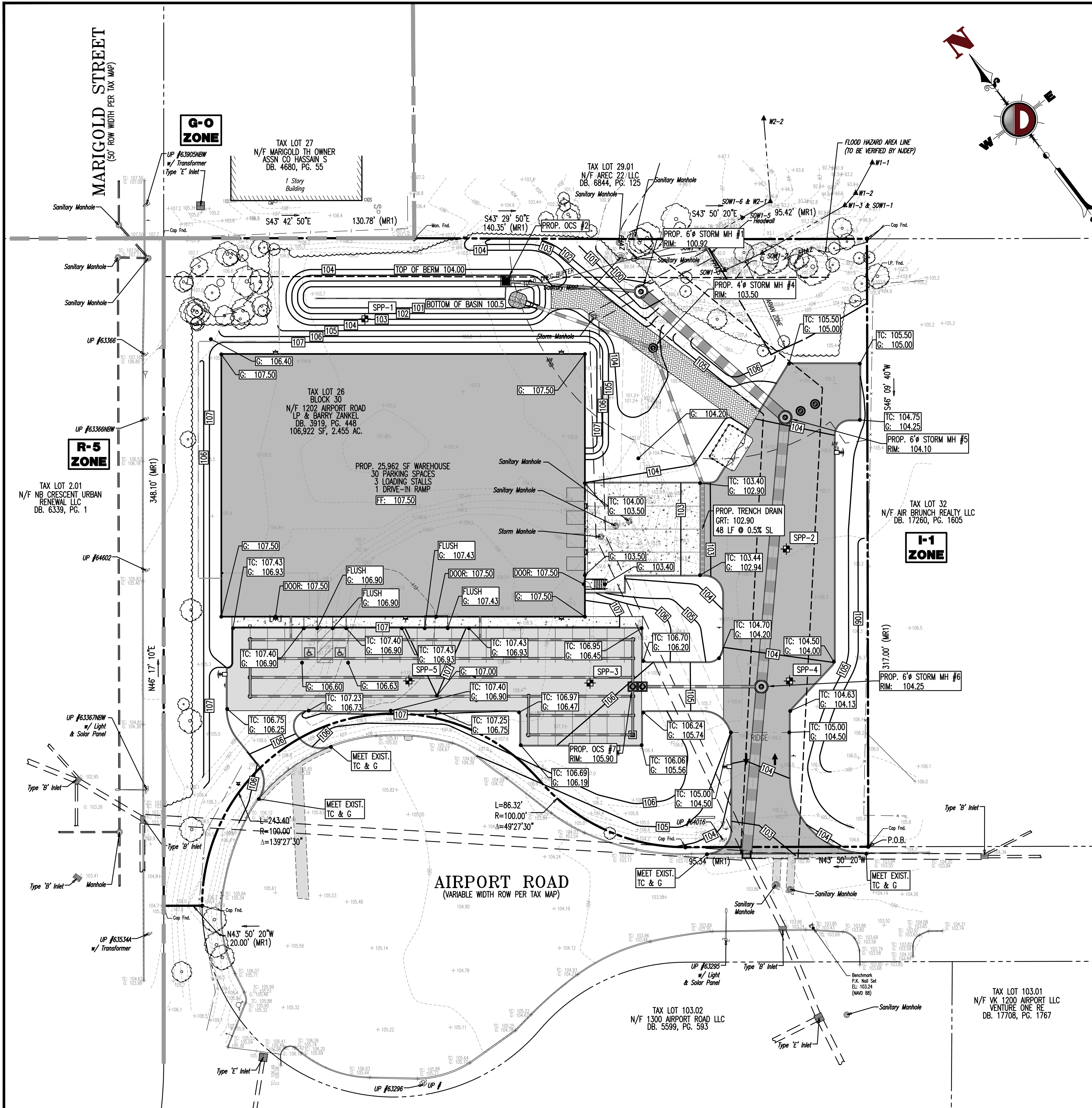
JOB No: 3537-99-001
DATE: 10/15/2021
DRAWN BY: RAU
DESIGNED BY: AF
CHECKED BY: JG
CHECKED BY: —

SHEET No: **4**

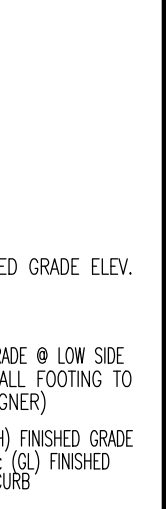
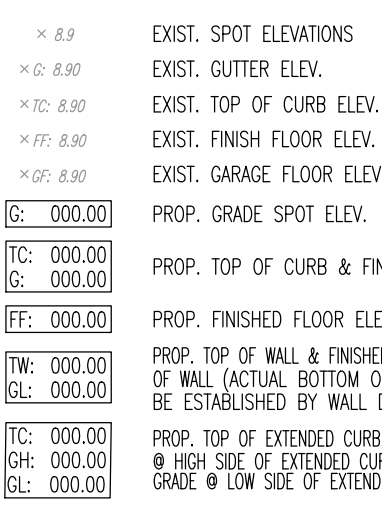
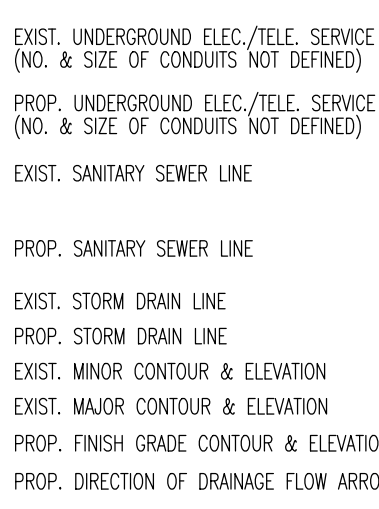
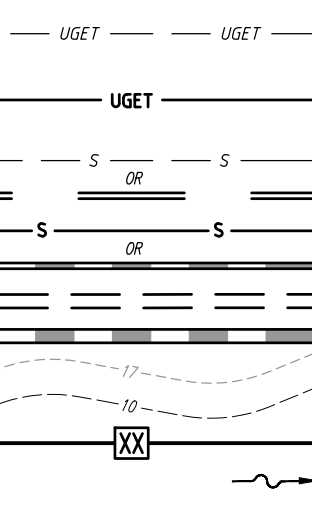
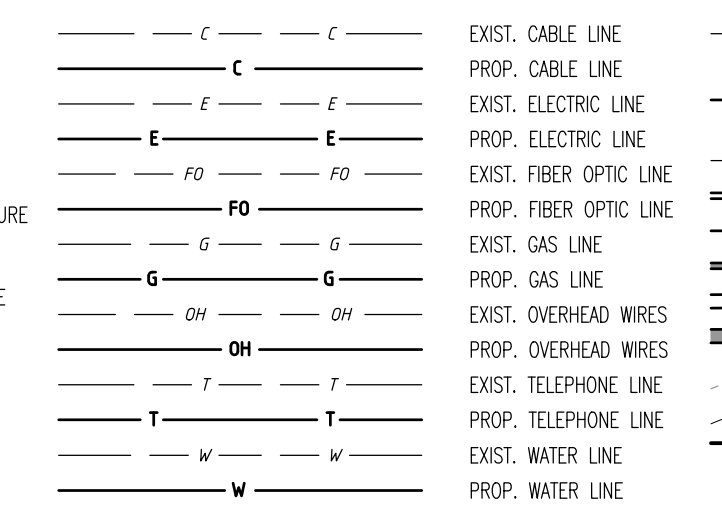
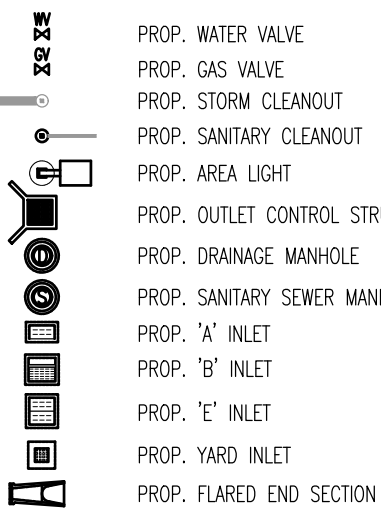
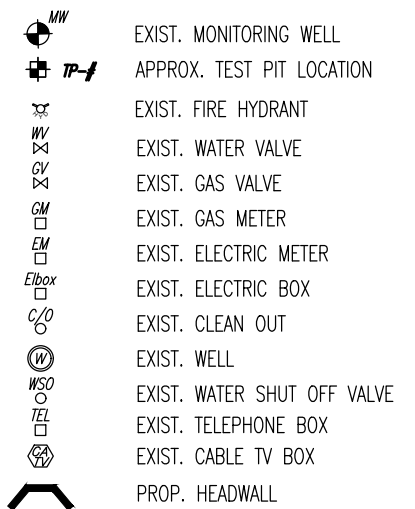
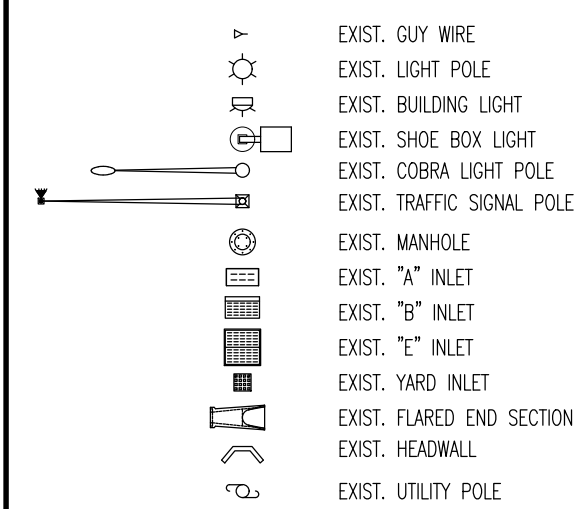
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GRADING/UTILITY GRAPHIC LEGEND



GRADING NOTES

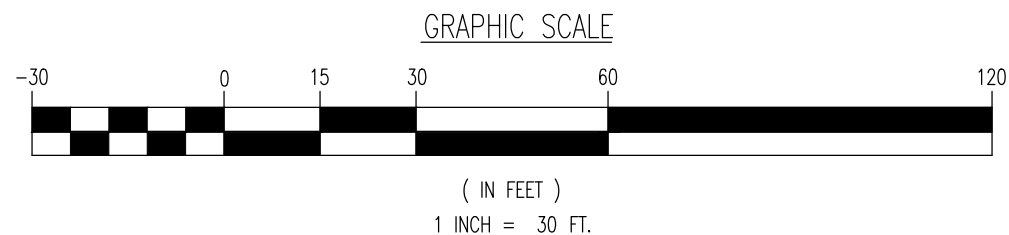
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 1% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND, GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT POOLING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY, PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 3% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

DETENTION/INFILTRATION BASIN MAINTENANCE NOTES

- STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO INSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STAGNANT WATER. THE PRIVATELY OWNED PORTION OF THE SYSTEM MUST BE PRIVATELY MAINTAINED.
- RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY, WITH PERMANENT ARRANGEMENTS THAT IS SHALL PASS TO ANY SUCCESSIVE OWNER, UNLESS ASSUMED BY A GOVERNMENTAL AGENCY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: VISUAL INSPECTION OF ALL SYSTEM COMPONENTS AT LEAST TWICE EACH YEAR; VACUUMING OF ALL STORM SEWER INLETS ONCE EVERY SIX MONTHS (FREQUENCY OF VACUUMING MAY BE ADJUSTED TO ONCE A YEAR IF FIRST YEAR MAINTENANCE RECORDS INDICATE THAT SEDIMENT AND DEBRIS ACCUMULATION IS INSIGNIFICANT); REVERSE FLUSHING AND VACUUMING IF SYSTEM INSPECTIONS INDICATE SIGNIFICANT ACCUMULATION OF SEDIMENT IN THE PIPES; AND PERIODIC REMOVAL AND DISPOSAL OF OTHER MATERIAL AND DEBRIS.
- IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS IN NEED OF MAINTENANCE, THE OWNER SHALL AFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE. IF THE OWNER FAILS OR REFUSES TO PERFORM SUCH MAINTENANCE AND REPAIR, THE MUNICIPALITY MAY IMMEDIATELY PROCEED TO DO SO AND SHALL BILL THE COST THEREOF TO THE OWNER.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
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- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

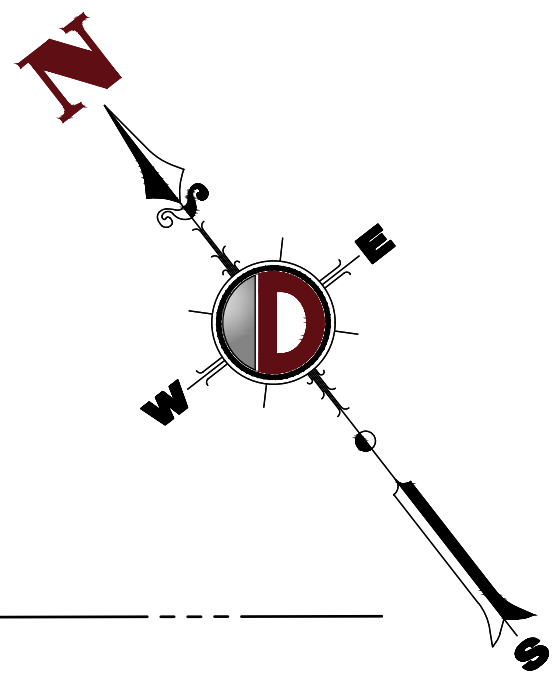
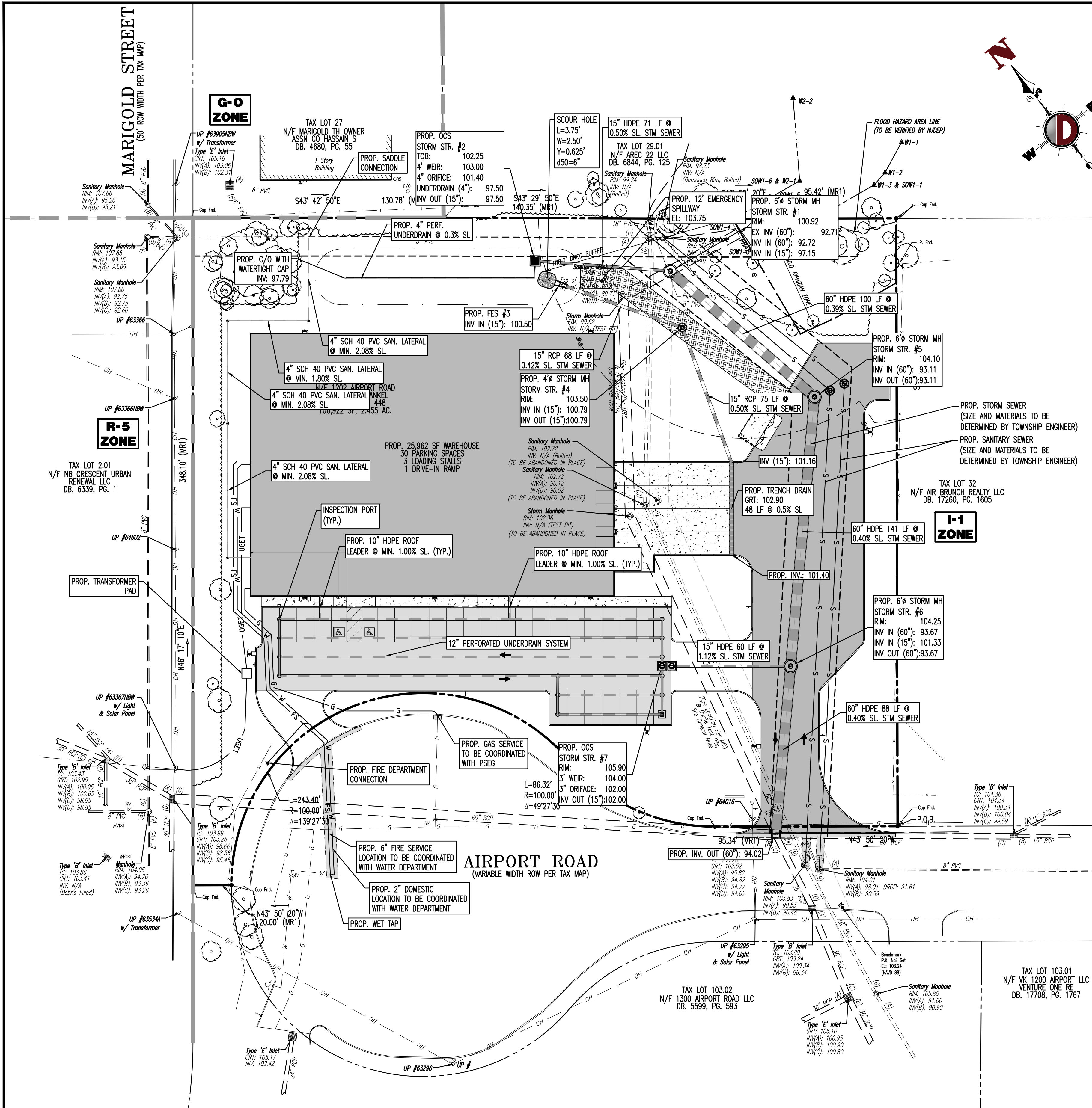
UNDERGROUND DETENTION/INFILTRATION BASIN MAINTENANCE NOTES

- OUTLET STRUCTURE IS TO BE INSPECTED ANNUALLY AND RESIDUAL SEDIMENTATION IS TO BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY, AND STATE REGULATIONS AS NECESSARY.
- INLETS ARE TO BE INSPECTED AND CLEANED TO REMOVE SEDIMENTATION, TRASH AND/OR DEBRIS EVERY SIX (6) MONTHS, OR AS NECESSARY, TO ENSURE PROPER FUNCTION.
- TOP OF BASIN FIELD IS TO BE INSPECTED FOR INDICATION OF SETTLEMENT. MUNICIPAL ENGINEER TO BE ADVISED IMMEDIATELY IF SETTLEMENT WITNESSED SO THAT PLAN FOR REPAIR, IF NECESSARY, CAN BE MADE.
- PIPES AND BEDDING TO BE INSPECTED AT THE REQUEST OF THE MUNICIPAL ENGINEER OR AS REQUIRED IF EXCESSIVE SEDIMENT BUILDUP IS WITNESSED. PIPE NETWORK SYSTEM TO BE CLEANED OF SEDIMENTATION AND DEBRIS PER THE DIRECTION OF THE MUNICIPAL ENGINEER AND/OR BASIN MAINTAINING REPORT. DEBRIS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH MUNICIPAL, COUNTY AND STATE REGULATIONS.



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|--|--|---|--------------------------|
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| TITLE: GRADING PLAN | | | |
| PROJECT: 1202 AIRPORT ROAD, LTD PROPOSED WAREHOUSE BUILDING | | JOB No: 3537-99-001 | DATE: 10/15/2021 |
| BLOCK 30, LOT 26 1202 AIRPORT ROAD TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY | | DRAWN BY: RAU | SCALE: (H) 1"=30' (V) |
| DESIGNED BY: AF | | CHECKED BY: JG | SHEET No: 5 |
| CHECKED BY: - | | OF 18 | |
| ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938 | | JACQUELYN GIORDANO PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 53558 | |
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UTILITY NOTES

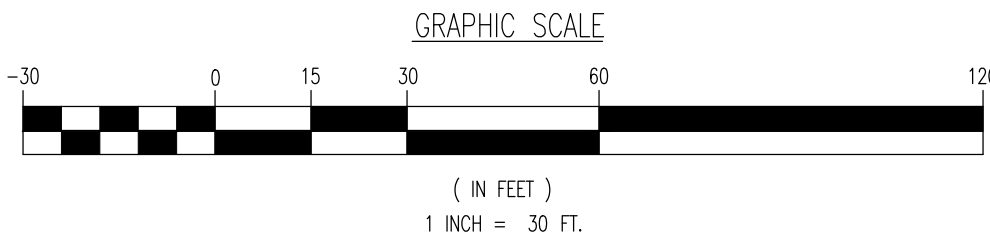
1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
13. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
14. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
15. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILENT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
16. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILENT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
17. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2497. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
18. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.



GRADING/UTILITY GRAPHIC LEGEND

| | | | | | |
|--|---------------------------------|--|-----------------------------|--|------------------------------------|
| | EXIST. GUY WIRE | | EXIST. MONITORING WELL | | PROPERTY LINE (PARCEL IN QUESTION) |
| | EXIST. LIGHT POLE | | APPROX. TEST PIT LOCATION | | OFF-SITE PROPERTY LINE |
| | EXIST. BUILDING LIGHT | | EXIST. FIRE HYDRANT | | UGET |
| | EXIST. COBRA BOX LIGHT | | EXIST. FIRE VALVE | | UGET |
| | EXIST. TRAFFIC SIGNAL POLE | | EXIST. GAS VALVE | | UGET |
| | EXIST. MANHOLE | | EXIST. GAS METER | | UGET |
| | EXIST. "A" INLET | | EXIST. ELECTRIC METER | | UGET |
| | EXIST. "B" INLET | | EXIST. ELECTRIC BOX | | UGET |
| | EXIST. "C" INLET | | EXIST. CLEAN OUT | | UGET |
| | EXIST. YARD INLET | | EXIST. WELL | | UGET |
| | EXIST. FLARED END SECTION | | EXIST. WATER SHUT OFF VALVE | | UGET |
| | EXIST. HEADWALL | | EXIST. CABLE TV BOX | | UGET |
| | EXIST. UTILITY POLE | | EXIST. HEADWALL | | UGET |
| | EXIST. WATER VALVE | | EXIST. WATER LINE | | UGET |
| | EXIST. STORM CLEANOUT | | EXIST. CABLE LINE | | UGET |
| | EXIST. SANITARY CLEANOUT | | EXIST. ELECTRIC LINE | | UGET |
| | EXIST. AREA LIGHT | | EXIST. FIBER OPTIC LINE | | UGET |
| | EXIST. OUTLET CONTROL STRUCTURE | | EXIST. GAS LINE | | UGET |
| | EXIST. DRAINAGE MANHOLE | | EXIST. OVERHEAD WIRES | | UGET |
| | EXIST. SANITARY SEWER MANHOLE | | EXIST. OVERHEAD WIRES | | UGET |
| | EXIST. "A" INLET | | EXIST. TELEPHONE LINE | | UGET |
| | EXIST. "B" INLET | | EXIST. WATER LINE | | UGET |
| | EXIST. "C" INLET | | EXIST. WATER LINE | | UGET |
| | EXIST. YARD INLET | | EXIST. WATER LINE | | UGET |
| | EXIST. FLARED END SECTION | | EXIST. WATER LINE | | UGET |

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Newtown, Pennsylvania 1-267-485-0274 | Philadelphia, Pennsylvania 1-215-253-4888 | Sunny Beach, Florida 1-561-921-8570

TITLE: **DRAINAGE & UTILITY PLAN**

PROJECT: **1202 AIRPORT ROAD, LTD
PROPOSED WAREHOUSE BUILDING**

1202 AIRPORT ROAD
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 3537-99-001

DRAWN BY: RAU

CHECKED BY: JG

CHECKED BY: JG

DATE: 10/15/2021

SCALE: (H) 1"=30'
(V)

SHEET No: 6

OF 18

ROBERT P. FREUD

JACQUELYN GIORDANO

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53558

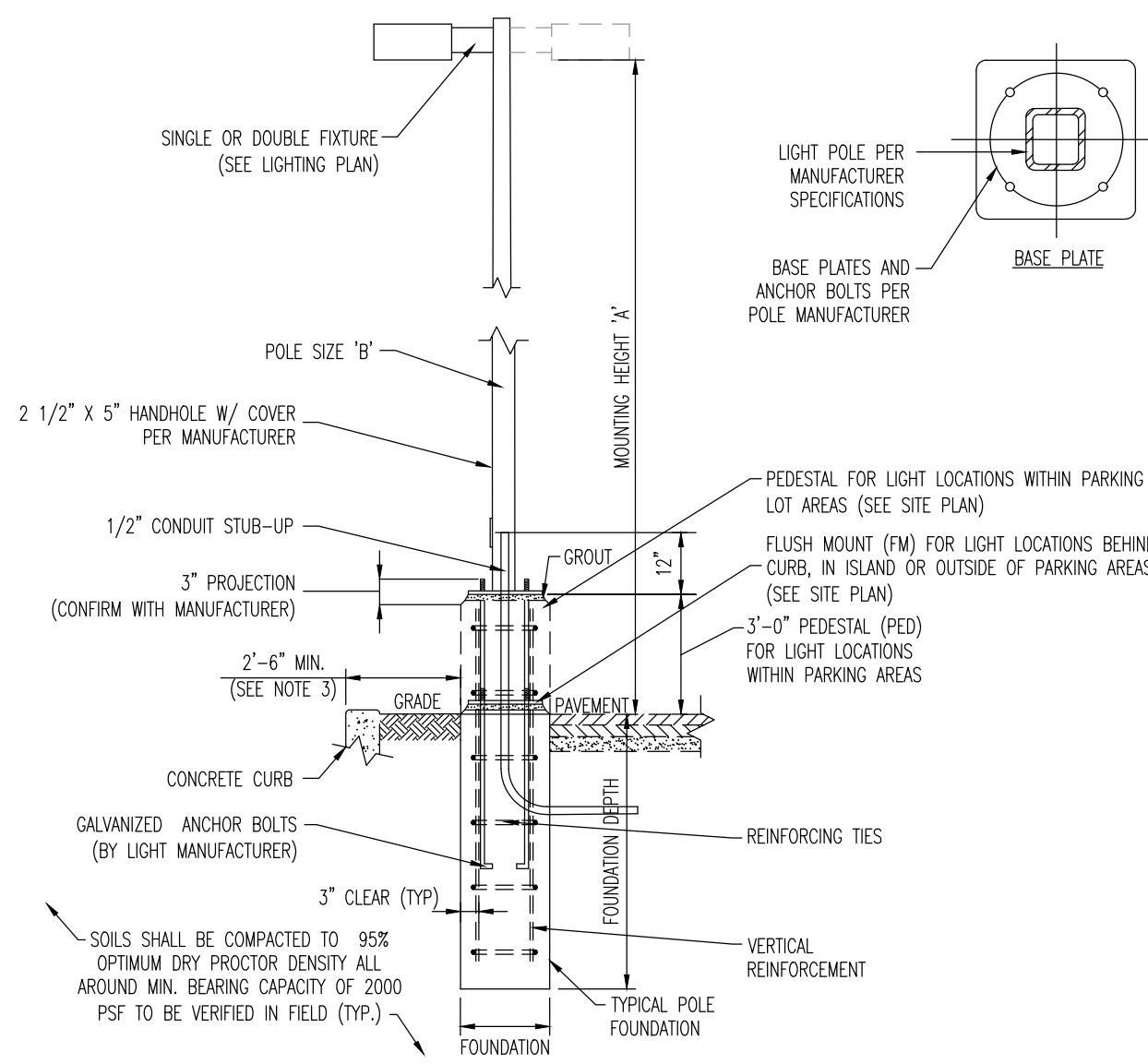
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LIGHTING NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUILLERIN POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.
6. LIGHTING REQUIREMENTS
 - A. ALL PARKING AREAS FOR 10 OR MORE VEHICLES SHALL HAVE ARTIFICIAL LIGHTING THAT WILL PROVIDE AN ADEQUATE LIGHTING LEVEL THROUGHOUT THE PARKING AREA. FREESTANDING LIGHT POLES SHALL BE NO HIGHER THAN THE HEIGHT OF THE HIGHEST PRINCIPAL BUILDING SERVED BY THE PARKING AREA PLUS FIVE FEET. (§ 205-97.0) (COMPLIES)
 - B. ALL PARKING AREAS AND APPROPRIATE PASSAGEWAYS AND DRIVEWAYS SHALL BE ILLUMINATED ADEQUATELY DURING THE HOURS BETWEEN SUNSET AND SUNRISE WHEN THE USE IS IN OPERATION. ADEQUATE SHIELDING SHALL BE PROVIDED TO PROTECT ADJACENT RESIDENTIAL ZONES FROM THE GLARE OF SUCH ILLUMINATION AND FROM THAT OF AUTOMOBILE HEADLIGHTS. (§ 205-97.4) (COMPLIES)
 - C. LIGHTING AND ILLUMINATION, ARTIFICIAL LIGHTING OR ILLUMINATION PROVIDED ON ANY PROPERTY OR BY ANY USE SHALL ADHERE TO THE FOLLOWING STANDARDS: THE ILLUMINATION PROVIDED BY ARTIFICIAL LIGHTING SHALL NOT EXCEED 0.5 FOOTCANDLE BEYOND ANY PROPERTY LINE. (§ 205-108.6(1)) (COMPLIES)

| STATISTICAL AREA SUMMARY | | | | |
|--------------------------|---------|---------|---------|--------------|
| LABEL | AVERAGE | MAXIMUM | MINIMUM | DESCRIPTION |
| CALCPTS_1 | 0.23 | 6.8 | 0.0 | OVERALL SITE |
| PAVEMENT | 1.52 | 6.8 | 0.5 | PAVEMENT |



- NOTE: 1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. PROPOSED POLE IN COMBINATION WITH CONCRETE PEDESTAL TO EQUAL MOUNTING HEIGHT 'A'. ACTUAL POLE HEIGHT TO BE ADJUSTED ACCORDINGLY.
3. PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
4. BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

SOIL NOTES

1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.

CONCRETE NOTES

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE ACI AND UNIFORM BUILDING CODES.

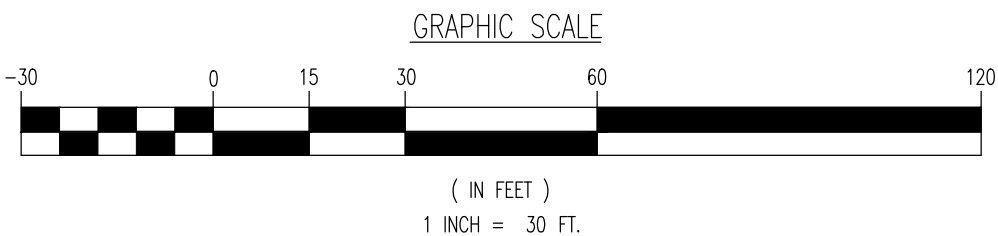
AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE

SEE SHEET 14 OF 18 FOR LIGHTING PLAN NOTES

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|---|--|---|-----------------------|
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| TITLE: LIGHTING PLAN | | | |
| PROJECT: 1202 AIRPORT ROAD, LTD PROPOSED WAREHOUSE BUILDING | | JOB No: 3537-99-001 | DATE: 10/15/2021 |
| BLOCK 30, LOT 216 1202 AIRPORT ROAD TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY | | DRAWN BY: RAU | SCALE: (H) 1"=30' (V) |
| DESIGNED BY: AF | | CHECKED BY: JG | SHEET No: 7 |
| CHECKED BY: - | | 7 | |
| ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938 | | JACQUELYN GIORDANO PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53558 | |
| ALL STATES REQUIRE REGISTRATION OF CONTRACTS, ORDERS, OR ANY OTHER PREPARING TO OBTAIN THE STATE'S OFFICIAL SEAL AND EXPIRATION DATE. | | FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM | |



| LIGHTING LUMINAIRE SCHEDULE | | | | | | | |
|-----------------------------|----------|-------|-----------------|-------------|-------------------|-------------------|------------------------------|
| SYMBOL | QUANTITY | LABEL | MOUNTING HEIGHT | ARRANGEMENT | LIGHT LOSS FACTOR | MANUFACTURER | DESCRIPTION |
| | 3 | W-1 | 20 FT | WALL MOUNT | 1.000 | LITHONIA LIGHTING | WALL MOUNT LED |
| | 1 | W-2 | 20 FT | WALL MOUNT | 1.000 | LITHONIA LIGHTING | WALL MOUNT LED |
| | 2 | W-3 | 20 FT | WALL MOUNT | 1.000 | LITHONIA LIGHTING | WALL MOUNT LED |
| | 1 | W-4 | 20 FT | WALL MOUNT | 1.000 | LITHONIA LIGHTING | WALL MOUNT LED |
| | 1 | A-1 | 30 FT | SINGLE | 1.000 | LITHONIA LIGHTING | TYPE 4 AREA LIGHT (SHIELDED) |
| | 2 | A-2 | 30 FT | SINGLE | 1.000 | LITHONIA LIGHTING | TYPE 4 AREA LIGHT |
| | 3 | A-3 | 30 FT | SINGLE | 1.000 | LITHONIA LIGHTING | TYPE 4 AREA LIGHT (SHIELDED) |

ISO CURVES ARE MAINTAINED AND SHOWN AT 1.0, 0.5 AND 0.1 FC.

(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

PLANTING NOTES

- [illegible]

| <u>TYPE</u> | <u>DATES</u> |
|-------------|---------------|
| PLANTS | 3/15 TO 12/15 |
| LAWN | 3/15 TO 6/15 |
| | 9/15 TO 12/1 |

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELREUTERIA
LIQUIDAMBAR STYRACIFLUA
LIRIODENDRON TUJIPIFERA
POPULUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
SALIX WEeping VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES

19. ALL PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

PLANTING SPECIFICATIONS

- A. SCOPE OF WORK SHALL CONSIST OF PERFORMING CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- B. MATERIALS
- (1) ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED CODE.
- (2) ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
- D. PLANTS
- (1) TOPSOIL - LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5% pH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- (2) MULCH - FOUR (4") INCHES DOUBLE SHREDED HARDWOOD BARK MULCH.
- F. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS
- A. ORGANIC FERTILIZER SHALL BE PROCESSED SENER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROMAX".
- B. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE "GRU"-POWER AND ORGANIC BASE MATERIALS COMPOSED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-1-1); NITROGEN .5%, PHOSPHATE .3%, POTASH 1%; .50% HUMUS AND 15% HUMIC ACIDS.
- C. LANDSCAPE WATER SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN PLEASANT STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE KEPT CLEAN AT ALL TIMES THROUGHOUT THE ENTIRE COURSE OF WORK.
- G. WEEDING
- (1) AFTER A DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DIG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- H. TOPSOILING
- (1) THE CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN ONE-SITE LAYER TO PRODUCE A 4" UNSETTLED THICKNESS.
- (2) TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
- I. SOIL CONDITIONING
- A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPRING EVENLY IN ALL PLANTING AREAS TO THE TOP OF EACH DISSECTION INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
- 20 POUNDS "GRU"-POWER
20 POUNDS AGROFORM, OXYPOX
20 POUNDS NITROGEN (LOOSE) 38-0-0 BLUE CHIP
- SOIL MODIFICATIONS
- A. THE CONTRACTOR SHALL ADD ORGANIC MATTER INTO THE TOP 6 TO 12 INCH OF MOST PLANTING SOLTS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSITED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. ADD MATERIAL WITH A pH HIGHER THAN 7.5.
- B. MODIFY HEAVY SAND OR SILT MORE THAN 40% CLAY OR SILT BY ADDING COMPOSTED PINE BARK/TOP SOIL TO BOX VOLUME AND/OR COYMIX. COYMIX, COARSE SAND MAY BE USED IF ENOUGH IS AVAILABLE TO BRING THE PLANTING MIXTURE TO THE TARGET TEXTURE. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND/OR SUBSURFACE DRAINAGE LINES.
- C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR TOP, SHREDED CLAY LOAM UP TO 20% OF THE TOTAL MIX.
- J. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS DIRECTED BY THE LANDSCAPE ARCHITECT.
- K. 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 BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIX THOROUGHLY:
- 1 PART FEAT MIXES BY VOLUME
1 PART COV MANURE BY VOLUME
1 PARTS TOPSOIL BY VOLUME
21 GRAM AGROFORM PLANTING TABLETS AS FOLLOWS:
LARGEST PLANTS (2) TWO TABLETS PER GAL. PLANT
MEDIUM PLANTS (2) TWO TABLETS PER GAL. PLANT
SMALLER PLANTS (2) TWO TABLETS PER GAL. PLANT
TABLETS PER 15 GAL. PLANT
- L. PREPARED SOIL SHALL BE TAMPAED FIRM AT BOTTOM OF PITS WITH 1/2" DIA. OF TRUNK CALIPER.
- M. PLANTING SHALL BE COMPLETED BY BOTTOM OF PITS WITH 1/2" DIA. PREPARED SOIL AROUND BALL OF PLANT 1/2" WAY AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
- N. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL REMOVE THE REMAINDER OF THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
- O. PREPARE REDDED EARTH BANKS AS WIDE AS PLANTING HOLES OF EACH TREE.
- P. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
- Q. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
- R. GROUND TIEOVER
- A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS BAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
- B. DRIVING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
- C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL BACK FILL THOROUGHLY WATER GROUND COVER.
- D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURERS' RECOMMENDATION.
10. FINISH GRADING
- A. FINISH GRAD shall BE RECEIVED BY THE CONTRACTOR AT SIMULTANEOUS PLUS/MINUS .1 FOOT OF FINISH GRADE.
- B. ALL LAIRS AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO abrupt CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
- C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
- A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
- A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- B. ALL STUMP, SNAGS, LIMBS, BRANCHES, CUTTINGS AND WEEDS AS REQUIRED PER CITY ORDINANCE, RESTORE PLANTING SODS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER LOCATIONS OR VERTICAL POSITIONS AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDES AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF WEEDS.
- C. MAINTAIN LAWNS BY WEEDING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRAIDDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF EROSION OR BANK FAILURE.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

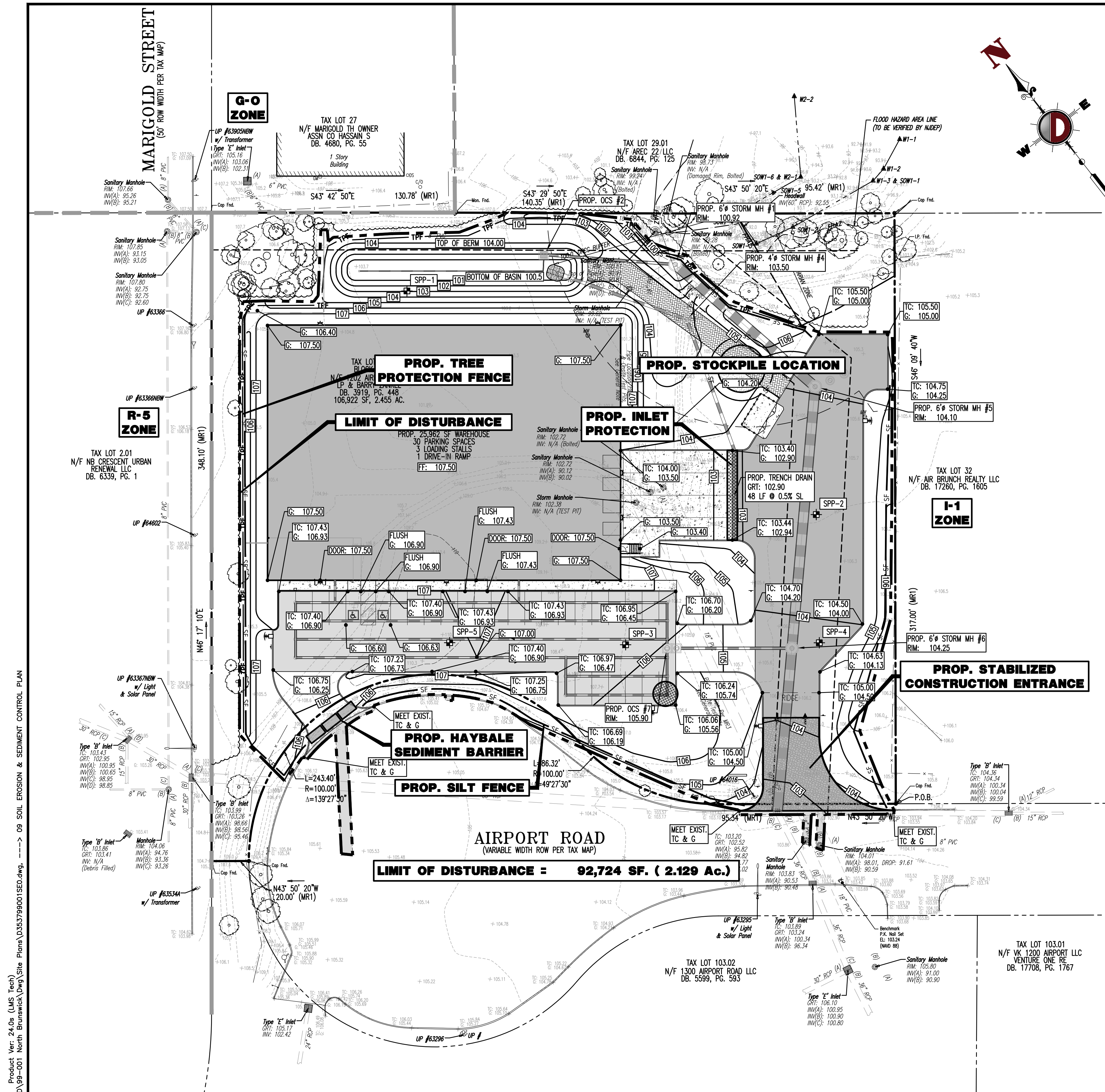
TREE REMOVAL SPECIFICATIONS

ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY REGULATIONS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALL, SHALL BE REMOVED FROM THE SITE, UNLESS THEY ARE WITHIN A WOODED AREA. IF TREES AND LIMBS ARE REDUCED TO CHIPS, THEY MAY BE SUBJECT TO APPROVAL BY THE APPROPRIATE TOWNSHIP OFFICIALS IN ORDER TO BE UTILIZED AS MULCH WITHIN LANDSCAPE AREAS. SHOULD TOWNSHIP APPROVAL NOT BE REQUIRED, THE CHIPS STILL MUST BE TREATED WITH A HIGH NITROGEN, LIQUID FERTILIZER AND/OR ALLOWED TO AGE PRIOR TO BEING USED WITHIN A PLANTING BED AREA.

| TREE REMOVAL CALCULATIONS | | | | |
|---------------------------|--------|-----------|-------------------------------|----------------------------|
| | | REMOVED | REQUIRED TREES TO BE REPLACED | REPLACEMENT TREES PROVIDED |
| NON SPECIMEN TREES | | 131 (73%) | 50% = 66 | - |
| SPECIMEN TREES | 24-30" | 4 | 5 PER TREE = 20 | - |
| | 31-36" | 1 | 7 PER TREE = 7 | - |
| | TOTAL | 90 | 90 | 60 |

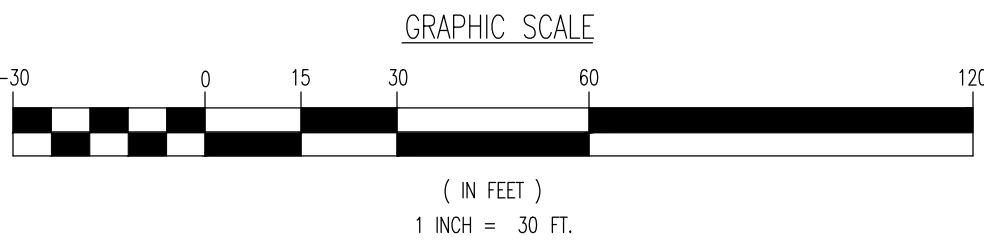
| LANDSCAPE SCHEDULE | | | | | |
|---------------------------|-----|--|----------------------------------|---------------|-----------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
| <u>SHADE TREE(S)</u> | | | | | |
| AS | 8 | ACER SACCHARUM | SUGAR MAPLE | 2 1/2-3" CAL. | B+B |
| CTIS | 2 | GLEDITSIA TRACANTOSUS VAR. INERMIS "SHADEMASTER" | SHADEMASTER HONEYLOCUST | 2 1/2-3" CAL. | B+B |
| QP | 5 | QUERCUS PALUSTRIS | PIN OAK | 2 1/2-3" CAL. | B+B |
| | TS | | | | |
| <u>ORNAMENTAL TREE(S)</u> | | | | | |
| ENC | 3 | BETULA NIGRA "CULLY" | HERITAGE RIVER BIRCH, MULTI-STEM | 8-10' | B+B |
| <u>EVERGREEN TREE(S)</u> | | | | | |
| JV | 32 | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 8-10' | B+B |
| TPG | 23 | THUJA PLICATA "GREEN GIANT" | GREEN GIANT ARBORVITAE | 7-8' | B+B |
| | 35 | | | | |
| <u>EVERGREEN SHRUB(S)</u> | | | | | |
| ICS | 11 | ILEX GLABRA "SHAMROCK" | SHAMROCK INKBERRY HOLLY | 24-30" | #5 CAN |
| <u>DECIDUOUS SHRUB(S)</u> | | | | | |
| CAR | 19 | CLETHRA ALNIFOLIA "ROSEA" | PINK SUMMERSWEET CLETHRA | 24-30" | #3 CAN |
| CAS | 30 | CORNUS ALBA "SIBIRICA" | SIBERIAN DOGWOOD | 2-3" | B+B |
| CO | 16 | CEPHALANTHUS OCCIDENTALIS | BUTTON BUSH | 5-12' | B+B |
| VDM | 3 | VIURNUM DENTATUM "MORTON" | NORTHERN BURGUNDY ARROWWOOD | 30-36" | #7 CAN |
| | 88 | | | | |
| <u>PERENNIAL(S)</u> | | | | | |
| SG | 11 | SALVIA GUARANTICA | SAGE (Giant) | 1 GAL. | CONTAINER |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



EROSION CONTROL LEGEND

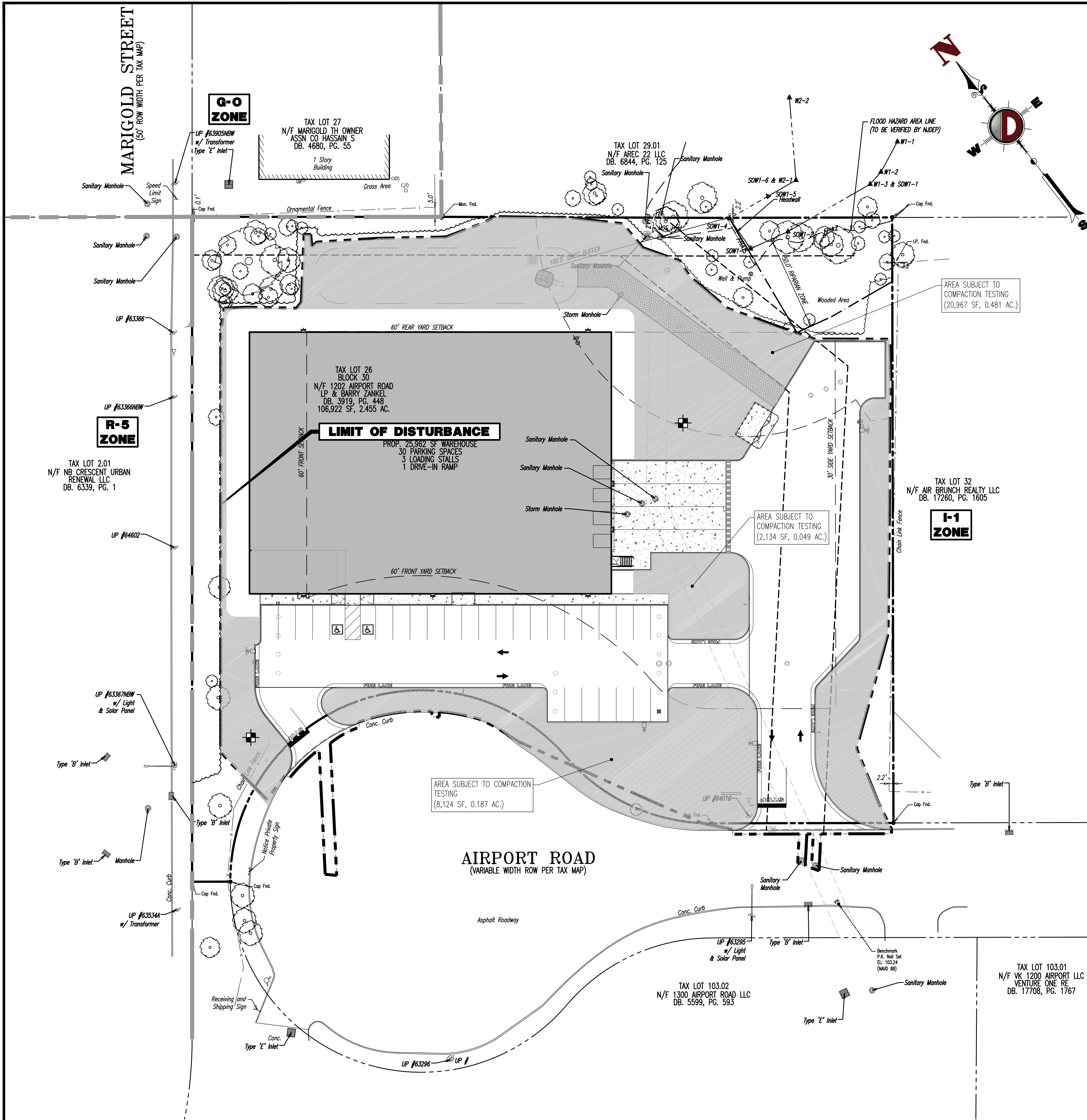
- PROF. LIMIT OF DISTURBANCE LINE
- PROF. SILT FENCE LINE
- PROF. TREE PROTECTION FENCE LINE
- PROF. INLET FILTER
- PROF. HAYBALE SEDIMENT BARRIER



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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| TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN | | |
| PROJECT: 1202 AIRPORT ROAD, LTD PROPOSED WAREHOUSE BUILDING BLOCK 30, LOT 26 1202 AIRPORT ROAD TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY | JOB No: 3537-99-001 DATE: 10/15/2021 DRAWN BY: RAU DESIGNED BY: AF CHECKED BY: JG CHECKED BY: - | |
| ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938 | JACQUELYN GIORDANO PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53558 | |
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SEE SHEET 11 OF 18 FOR SOIL EROSION NOTES



Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

- Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
- Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.
- Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Tube Bulk Density Test (licensed professional engineer required)
- Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

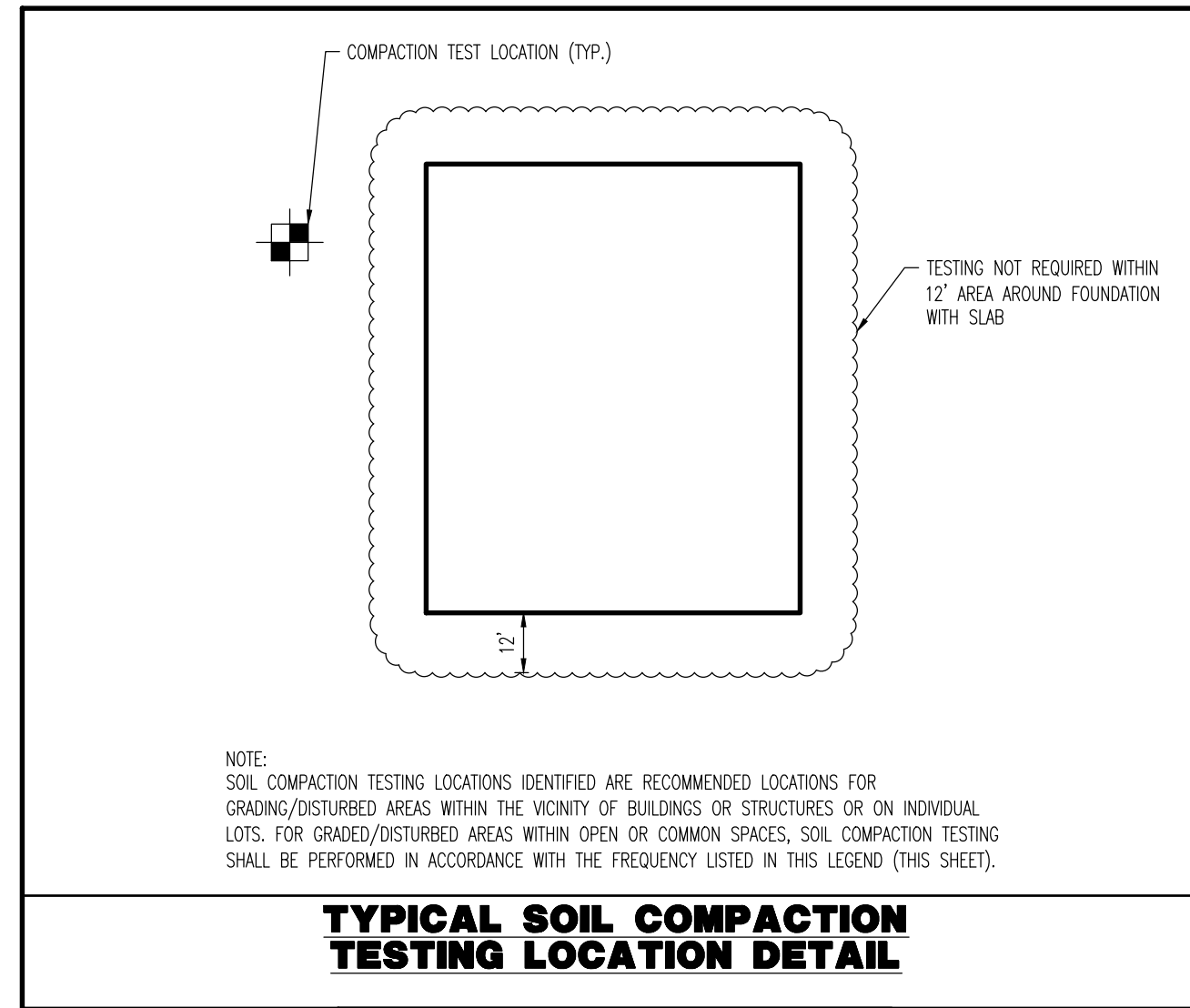
Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer may be substituted subject to District Approval.

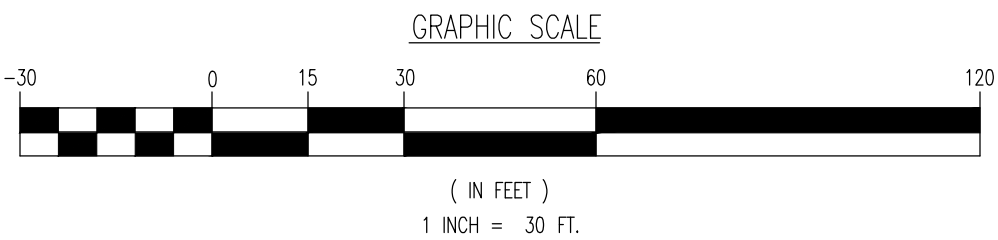
SOIL COMPACTION MITIGATION NOTES

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE 6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.



LEGEND

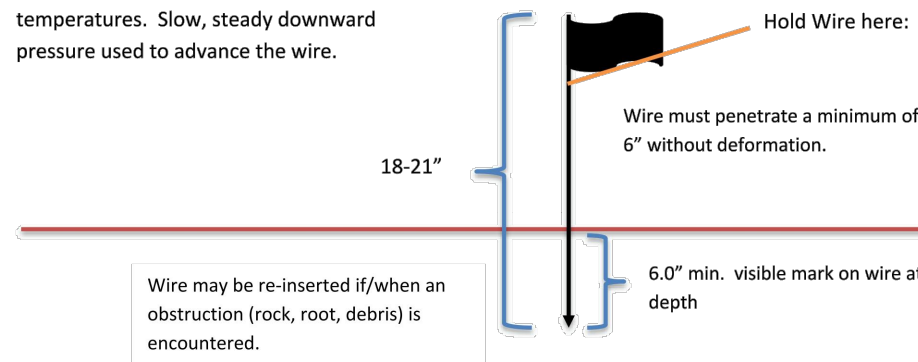
- SOIL COMPACTION TESTING AREAS
- RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1' / 5' ARE)



Simplified Testing Methods

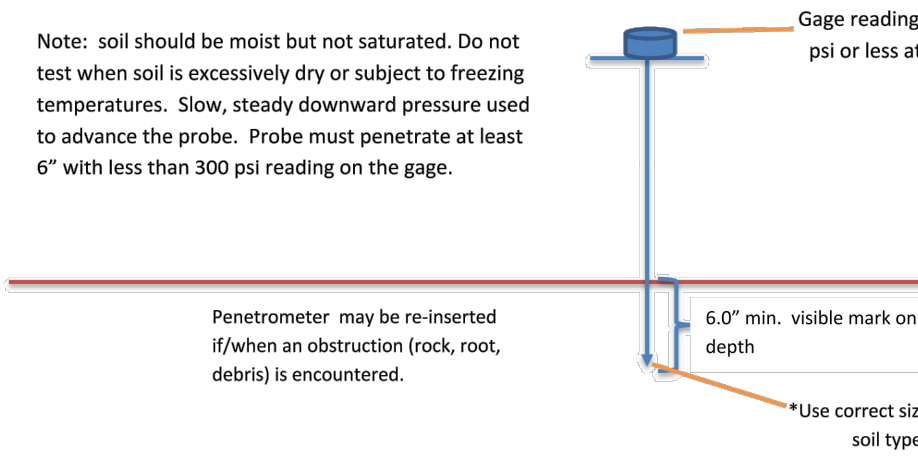
Probing Wire Test- 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.



Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6 inches with less than 300 psi reading on the gage.



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**FREEHOLD SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES**

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. 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.
3. 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.
4. N.J.S.A. §24-29 ET. SEQ. REQUIRES THAT NO CERTIFICATE 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 AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT WILL CONDUCT A VISUAL INSPECTION OF THE PROJECT, WITH OR WITHOUT A REPORT OF COMPLIANCE, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SUBSTANTIAL 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.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FIFTY (50) DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY REQUIRE 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 TEMPORARY COVER.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHORING WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, 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.
8. THE STANDARD FOR STABILIZED 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 REQUIRE 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 BLOCKED OFF.
9. ALL SOIL WASHES, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. 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 GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING ION SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ. FT. OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
14. 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.
15. 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 OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS WITHIN THE FIELD SHALL BE MAINTAINED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAKES 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.
17. ALL SOIL STOCKPILES STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL STANDARDS SHALL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR TEMPORARY COVER.
18. 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.

**STABILIZATION SPECIFICATIONS
TEMPORARY SEEDING AND MULCHING:**

- SITE PREPARATION**
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, P.C. 19-1.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
 - C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
 - D. LIMESTONE - LIME RATE SHALL BE DETERMINED BY TESTING, BUT IN NO CASE SHALL BE LESS THAN 2 TONS/ACRE.
 - E. FERTILIZER - 500 LBS/ ACRE OR 11 LBS/ 1000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
- SEEDS**
- COOL SEASON:**
- PERENNIAL RYE GRASS 100LBS/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/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
- MULCH** - UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, OR SALT HAY AT A RATE OF 1.5-2 TONS PER ACRE 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, LIQUID MULCH BINDER, OR CRIMPER

PERMANENT SEEDING:

- SITE PREPARATION**
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, P.C. 19-1.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

- SEEDING METHODS**
- SEEDING**
- A. SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY RUTGERS CO-OPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.
 - B. SEEDING RATES (SEEDS) ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS BOX VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONE.
 - C. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 850 F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 12. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
 - D. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85°F. MANY GRASSES BECOME ACTIVE AT 85°F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.
 - E. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDING PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
 - F. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
 - G. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL WHEN PLOW SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

- LIMESTONE** - LIME RATE SHALL BE DETERMINED BY TESTING, BUT IN NO CASE SHALL BE LESS THAN 2 TONS/ACRE.
- FERTILIZER** - 500 LBS/ ACRE OR 11 LBS/ 1000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.

| GENERAL SITE SEEDING MIX: | | |
|---------------------------|--------------|---------------------|
| TALL FESCUE | 265 LBS/ACRE | 6.0 LBS/1000 SQ.FT. |
| KY. BLUEGRASS | 20 LBS/ACRE | 0.5 LBS/1000 SQ.FT. |
| PERENNIAL RYEGRASS | 20 LBS/ACRE | 0.5 LBS/1000 SQ.FT. |

| BASIN SEEDING MIX: | | |
|---------------------|-------------|---------------------|
| CREeping BENTGRASS | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
| CREeping RED FESCUE | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
| ALKAJI SATGRASS | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |

- PERMANENT STABILIZATION SPECIFICATIONS:**
- A. MULCHING MULCH MATERIALS TO BE UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, OR SALT HAY AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT. EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER. THE RATE OF APPLICATION IS 3 TONS PER ACRE.
 - B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF SOIL SURFACE WILL BE COVERED.
 - C. 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
 - (4) CRIMPER (MULCH ANCHORING COULTER TOOL)

STABILIZATION - PERMANENT, EROSION RESISTANT GROUND COVER TO BE PROVIDED BETWEEN PANEL ROWS AND UNDER PANEL ROWS AS WELL AS OTHER DISTURBED AREAS. ESTABLISHING VEGETATION UNDER PANELS MAY BE DIFFICULT DUE TO LACK OF SUN AND LIMITED PRECIPITATION. THOUGH SHOULD BE GIVEN AS OTHER ESTABLISHING VEGETATIVE GROUND COVER PRIOR TO PANEL CONSTRUCTION. INSTALLATION MAY BE FACILITATED BY PHASING THE GRADING AND STABILIZATION SEQUENCE OF SUBSEQUENT PROJECT AREAS TO ALLOW SUFFICIENT TIME TO ALLOW VEGETATION TO BECOME ESTABLISHED PRIOR TO PANEL INSTALLATION.

STANDARD FOR STABILIZATION WITH MULCH ONLY

- A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND MULCHED WITH A LIQUID MULCH-BINDER, OR NETTING TO DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAYBE 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 PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
- D. MULCH NETTING, SUCH AS PAPER, FIBER, COTTON, OR PLASTIC, SHOULD BE USED IN AREAS OF FLOWING WATER.
- E. WOOD CHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES, MAY BE USED TO STABILIZE AREAS OF FLOWING WATER.
- F. GRAVEL, CRUSHED STONE, OR SLAG AT RATE OF 8 CUBIC YARDS PER 1000 SQ. FT. AT DEPTH OF 3 INCHES.
- G. 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
 - (4) CRIMPER (MULCH ANCHORING COULTER TOOL)

STANDARD FOR DUST CONTROL

DEFINITION - THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE - TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

WHERE APPLICABLE - THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY.

VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOO.

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

| | WATER DILUTION | TYPE OF NOZZLE | APPLY GALLONS/ACRE |
|-----------------|----------------|----------------|--------------------|
| ANIONIC ASPHALT | 7:1 | COARSE SPRAY | 1,200 |
| EMULSION | | | |
| LATEX EMULSION | 12.5:1 | FINE SPRAY | 235 |
| RESIN IN WATER | 4:1 | FINE SPRAY | 300 |

- TILLAGE** - TO ROUGHEN SURFACE AND BRING CLOS TO THE SURFACE THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SLOPE. CHISEL-TYPE PLOW SPACES ABOUT 12 INCHES APART, AND SPRING - TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- SPRINKLING** - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- BARRIERS** - SOLID BOARD FENCES, SNOW FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- VEGETATION** - SHALL BE IN THE FORM OF LOOSE, DRY GRASSES OR FLAMES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
- STONE** - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SILT FENCING AND TREE PROTECTION FENCING.
- PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
- PHASE 3: EXCAVATION, CONSTRUCTION, AND STABILIZATION OF DETENTION BASINS(, EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
- PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.
- PHASE 5: COMPLETE BUILDING CONSTRUCTION.
- PHASE 6: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND APPING, AND DRAINAGE STRUCTURES.
- PHASE 7: FINAL GRADING ON SITE.
- PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.
- PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SILT FENCING AND TREE PROTECTION FENCING.

**STANDARD FOR PERMANENT VEGETATIVE
COVER FOR SOIL STABILIZATION**

1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDBED PREPARATION
- A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MALERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NAMES.RUTGERS.EDU/COEXTN/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 15-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE. DIVERSIONS AND REPEAT ANCHORING AND REPEAT ANCHORING WITHIN 3 TO 5 WEEKS AFTER SEEDING.
 - B. WORK LINE AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - C. HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING ION SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING
- A. PERMANENT VEGETATIVE MIXTURES & PLANTING RATES
 - (1) HARD FESCUE - 175 LBS/ACRE 4 LBS/1000 SQ.FT.
 - (2) CHEWING FESCUE - 175 LBS/ACRE 4 LBS/1000 SQ.FT.
 - (3) STRONG CREEPING RED FESCUE - 175 LBS/ACRE 4 LBS/1000 SQ.FT.
 - (4) PERENNIAL RYEGRASS - 45 LBS/ACRE 1 LBS/1000 SQ.FT.
 - (5) KY. BLUEGRASS - 45 LBS/ACRE 1 LBS/1000 SQ.FT.
 - B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
 - C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
 - D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL WHEN PLOW SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY, UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MUST BE USED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
 - B. APPLICATION, SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
 - C. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST:
 1. PEG AND TWINE
 2. MULCH NETTINGS
 3. CRIMPER MULCH ANCHORING COULTER TOOL
 4. LIQUID MULCH-BINDERS
 - D. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 AS POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

5. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

6. CRIMPER MULCH ANCHORING COULTER TOOL
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST:
1. PEG AND TWINE
 2. MULCH NETTINGS
 3. CRIMPER MULCH ANCHORING COULTER TOOL
 4. LIQUID MULCH-BINDERS

- B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 AS POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

7. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

**STANDARD FOR TEMPORARY VEGETATIVE
COVER FOR SOIL STABILIZATION**

1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, P.C. 19-1.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. SEEDBED PREPARATION
- A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MALERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES.
 - B. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
 - C. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
 - D. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - E. CRIMPER SEEDING JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE.
 - F. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, P.C. 1-1.

3. SEEDING
- A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS
 - COOL SEASON GRASSES:
 - (1) PERENNIAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 0.5 INCHES.
 - (2) WINTER BARLEY - 96 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
 - (3) WINTER BARLEY - 96 LBS / ACRE; PLANT BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
 - (4) ANNUAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND JUNE 15 BETWEEN AUGUST 1 AND SEPTEMBER 15; AT A DEPTH OF 0.5 INCHES.
 - (5) WINTER CEREAL RYE - 112 LBS / ACRE; PLANT BETWEEN AUGUST 1 AND NOVEMBER 15; AT A DEPTH OF 1.0 INCHES.
 - WARM SEASON GRASSES:
 - (1) PEARL MILLET - 20 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
 - (2) MILLET (GERMAN OR HUNGARIAN) - 30 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
 - B. CONVENTIONAL SEEDING, APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
 - C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. FOUR SEED TO SOIL CONTACT OCCURS BECAUSE SEED, GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED IN AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
 - D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

- A. STRAW OR HAY, UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MUST BE USED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- B. APPLICATION, SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- C. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST:
 1. PEG AND TWINE
 2. MULCH NETTINGS
 3. CRIMPER MULCH ANCHORING COULTER TOOL
 4. LIQUID MULCH-BINDERS
- D. WOOD-FIBER OR PAPER-FIBER MULCH, SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

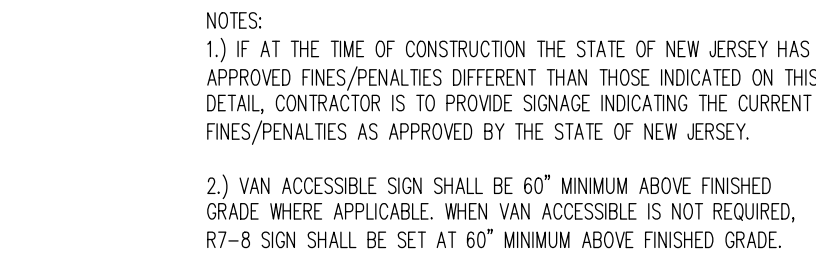
5. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/



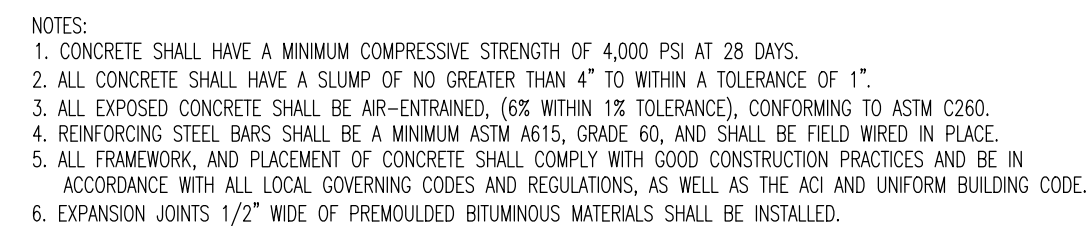
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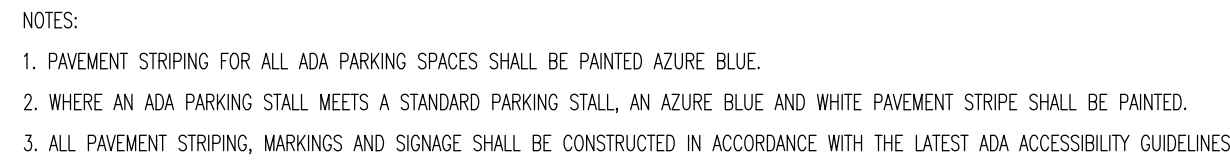
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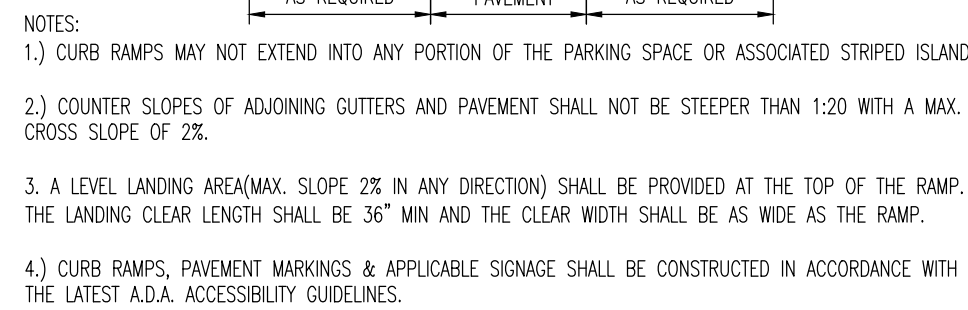
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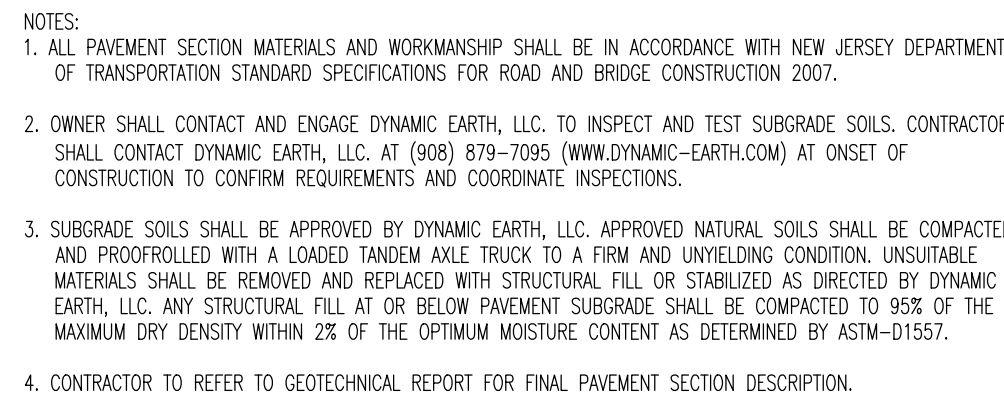
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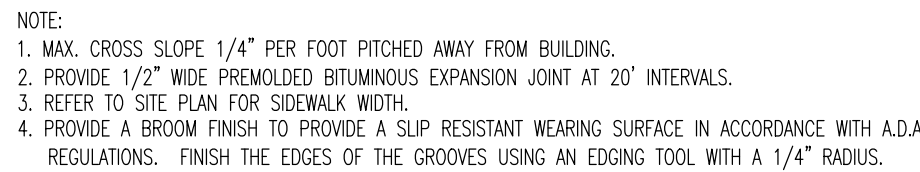
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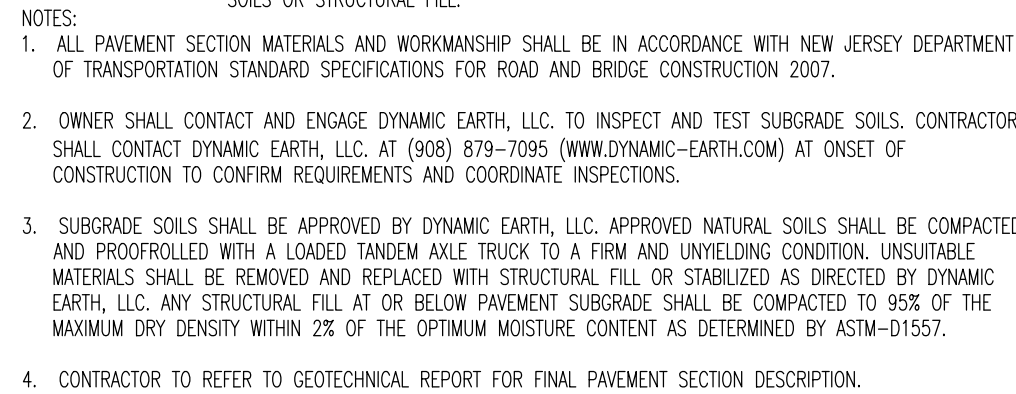
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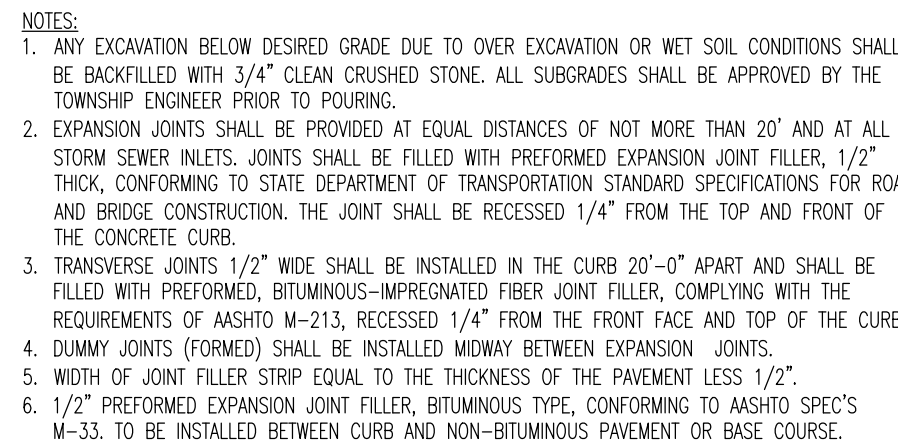
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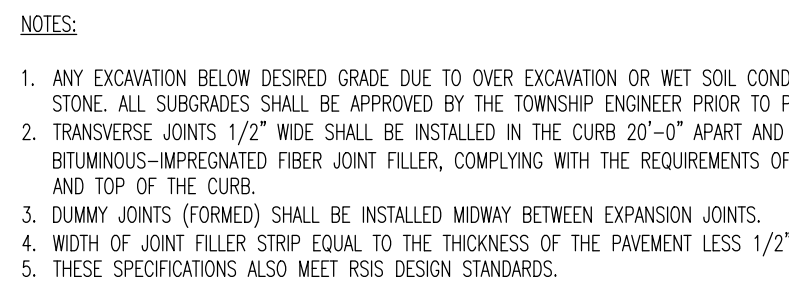
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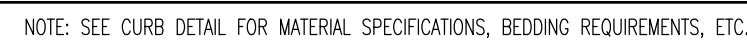
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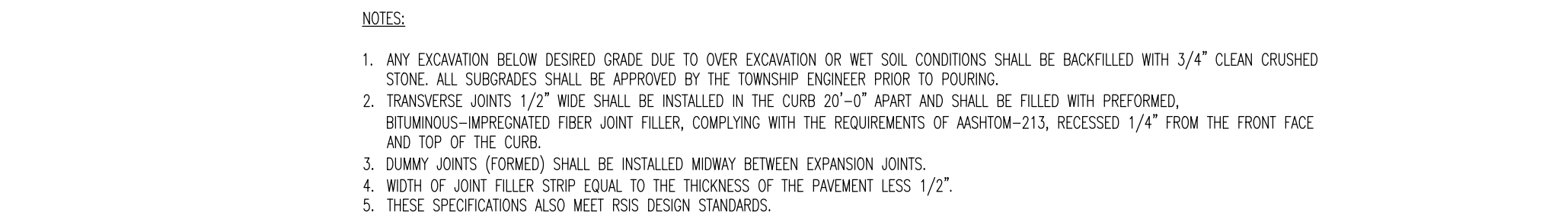
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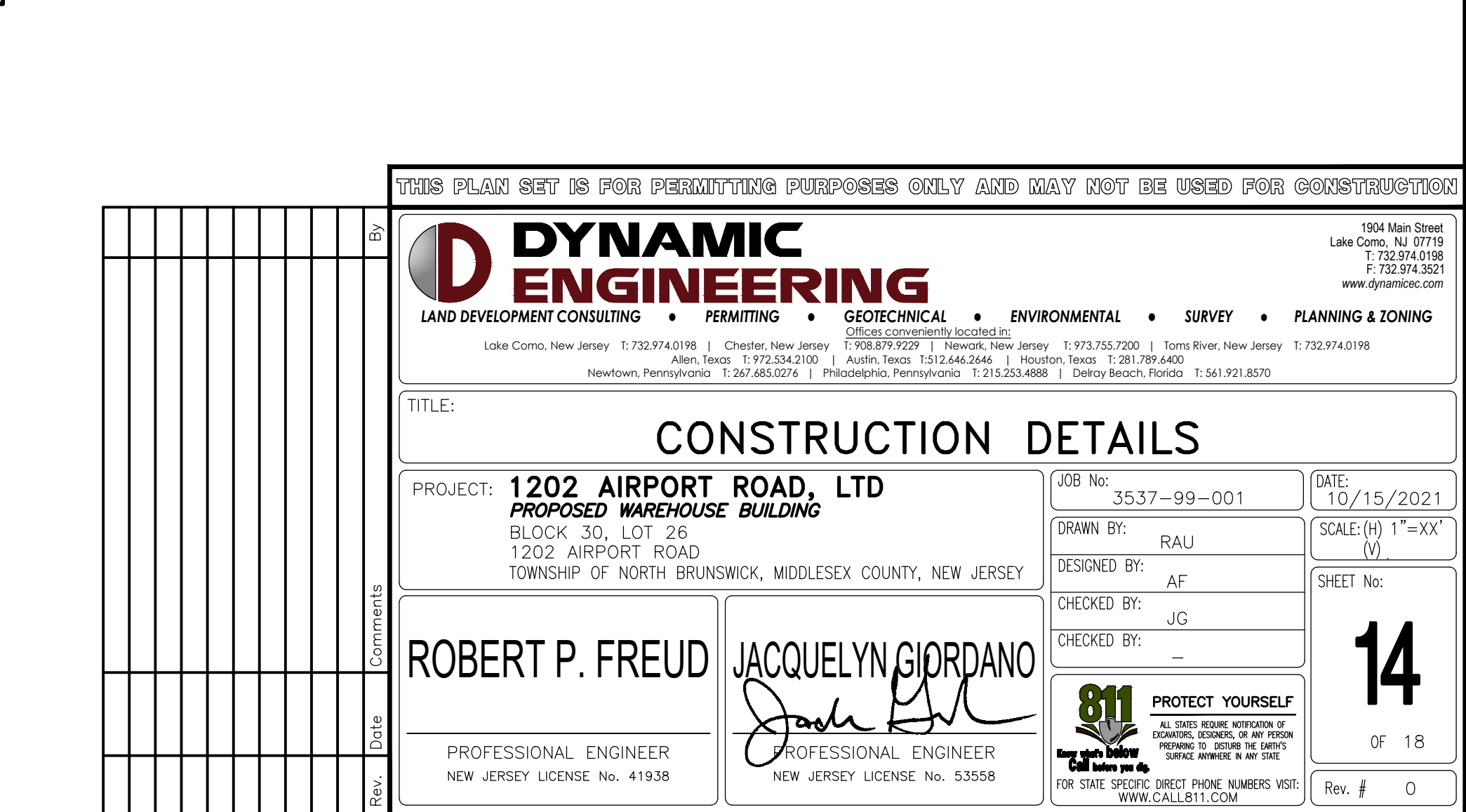
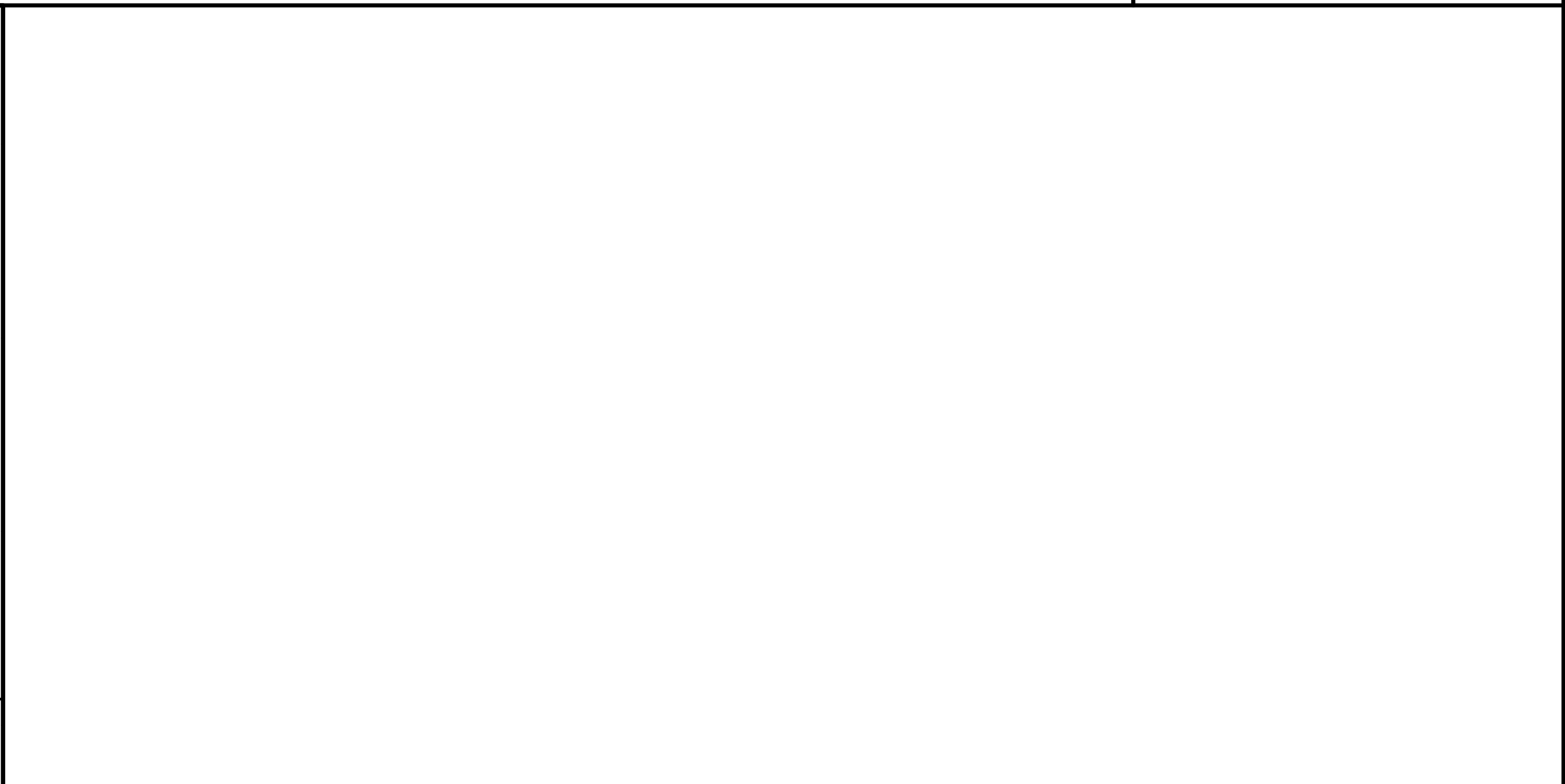
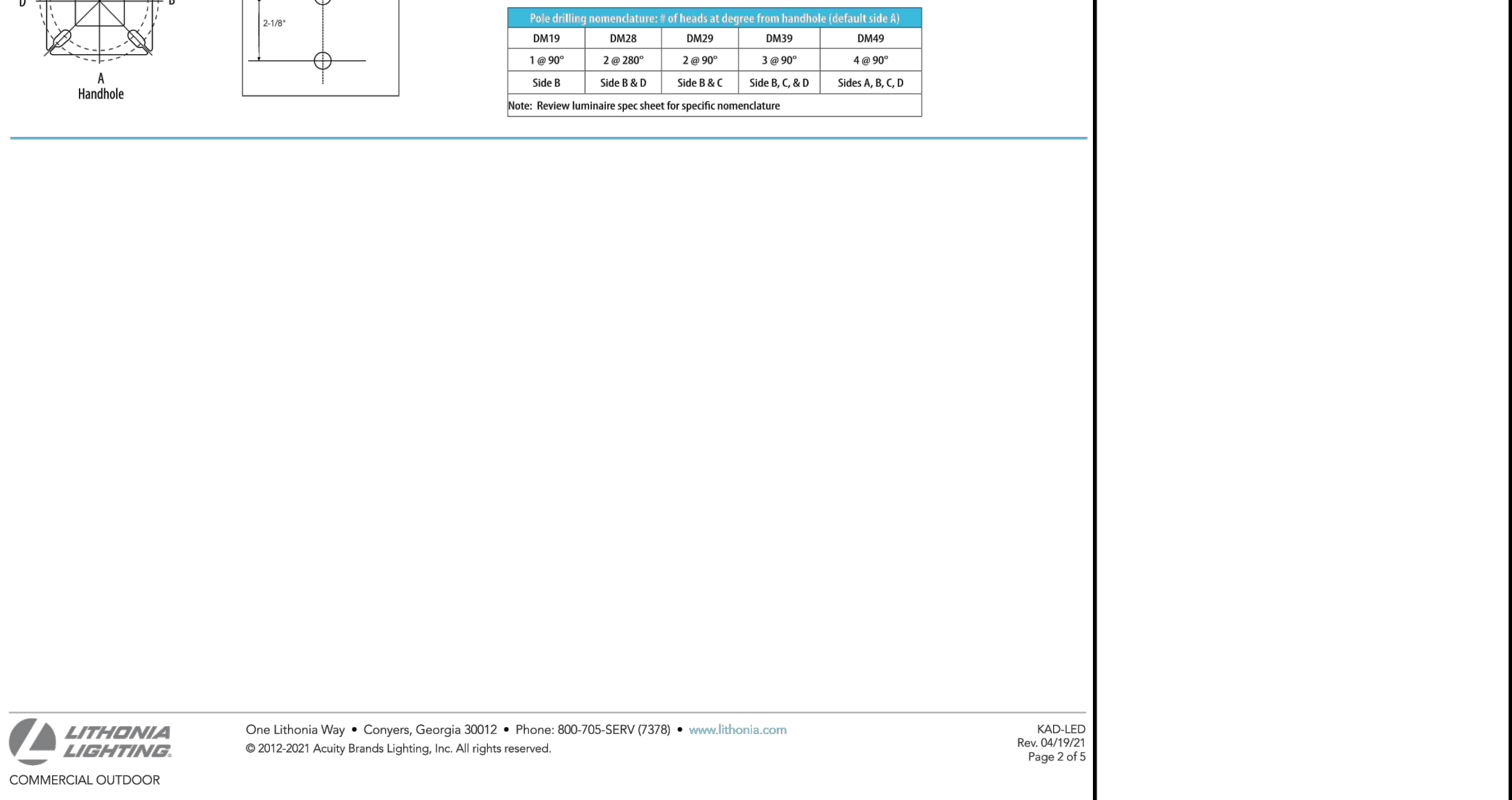
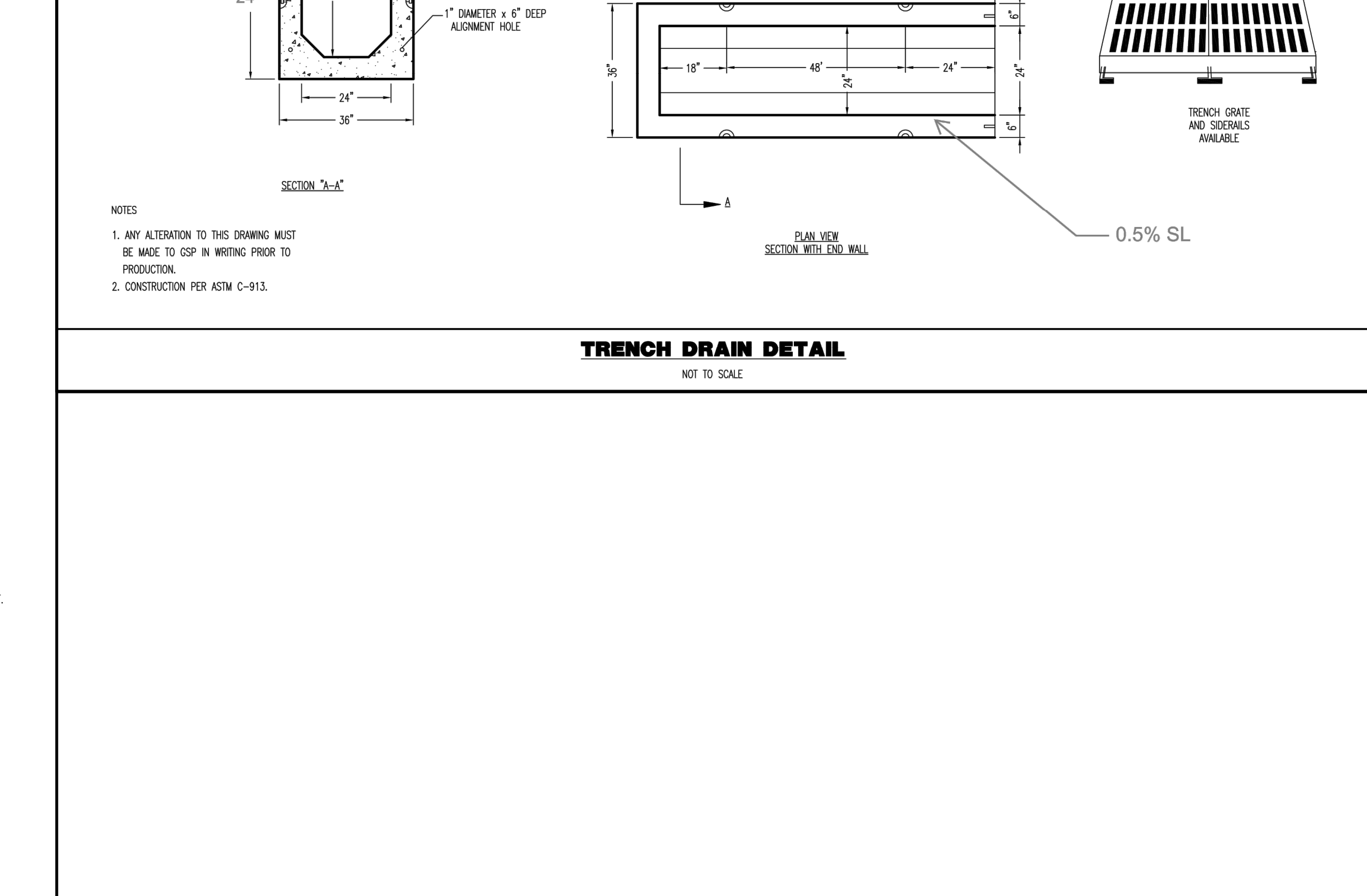
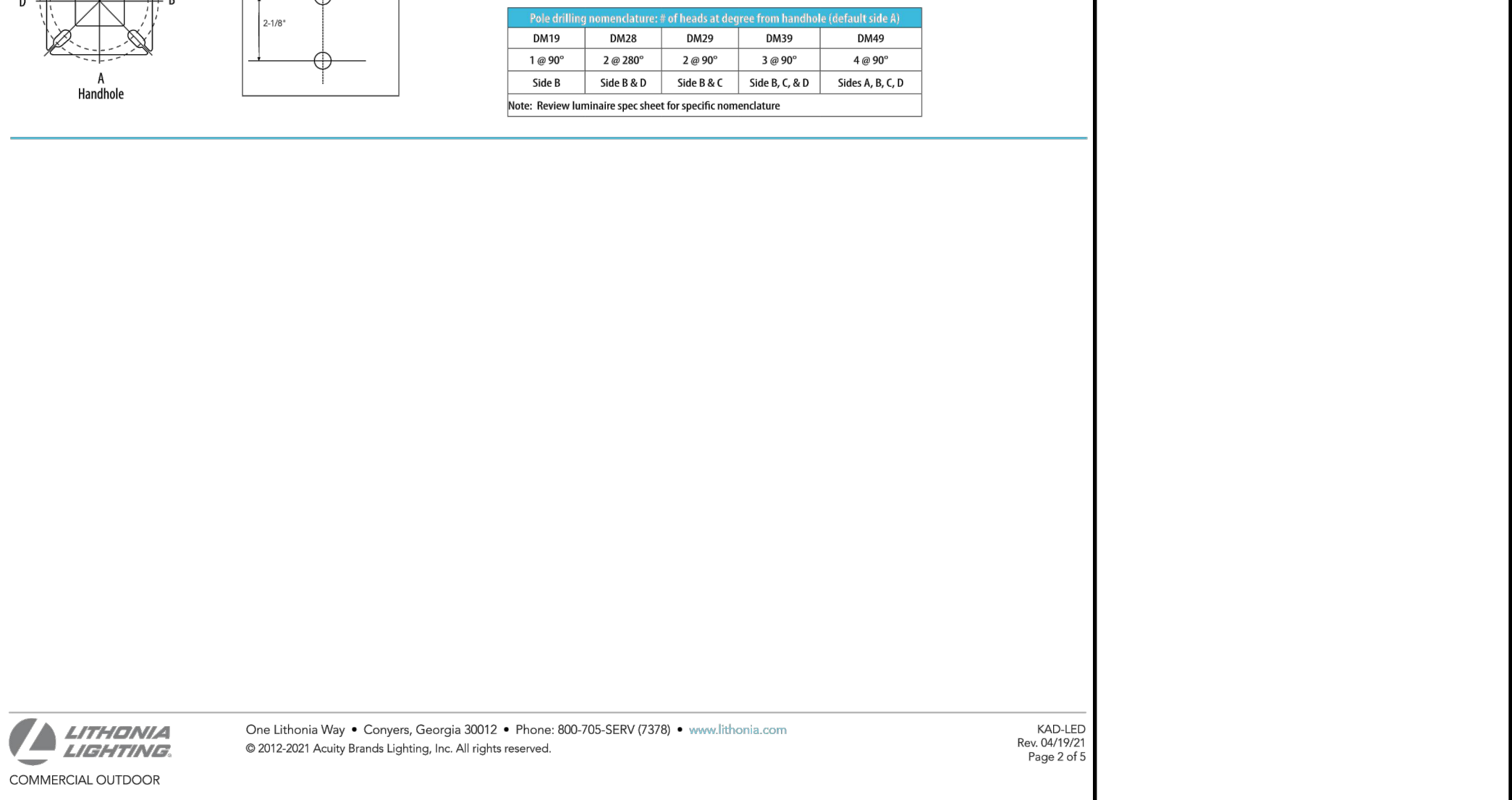
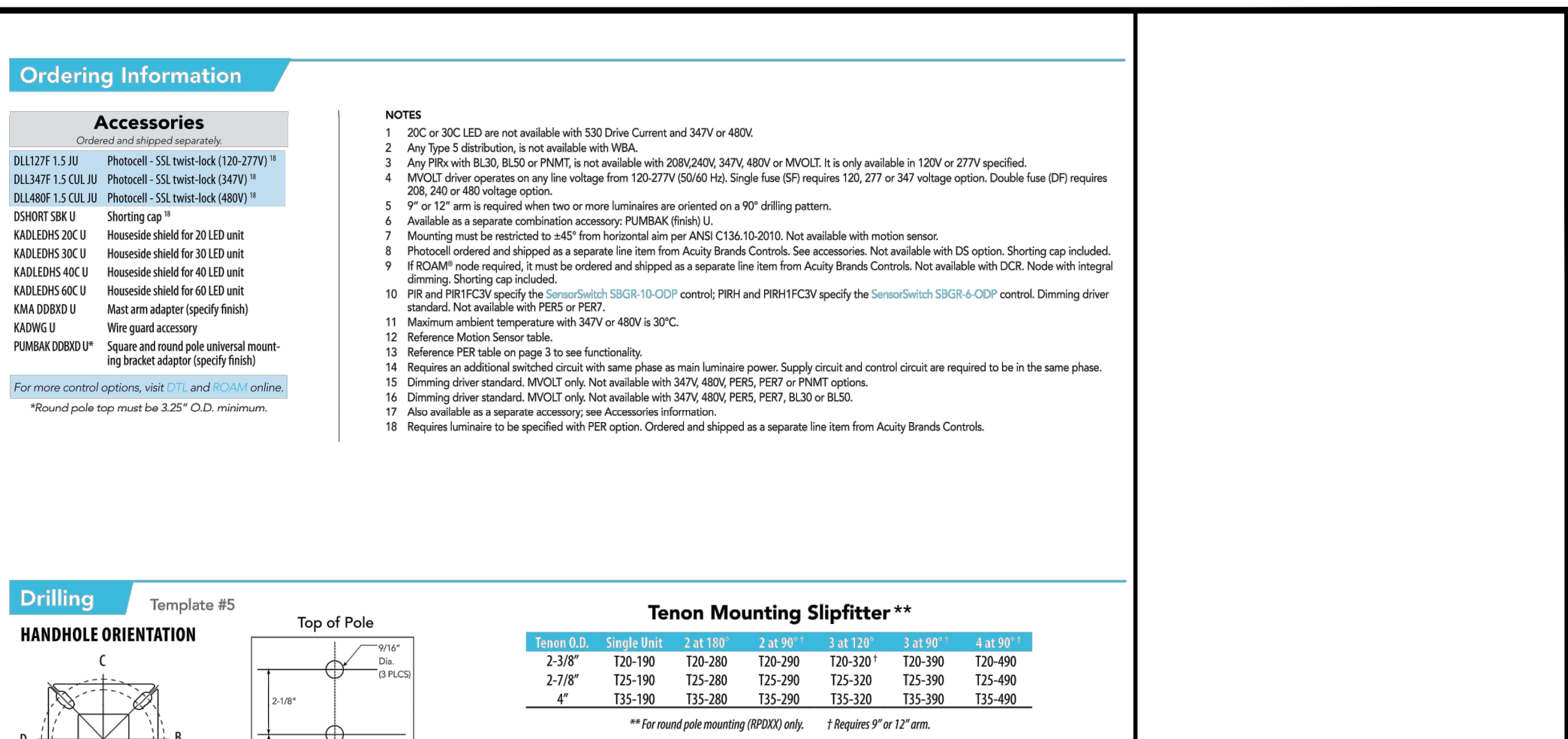
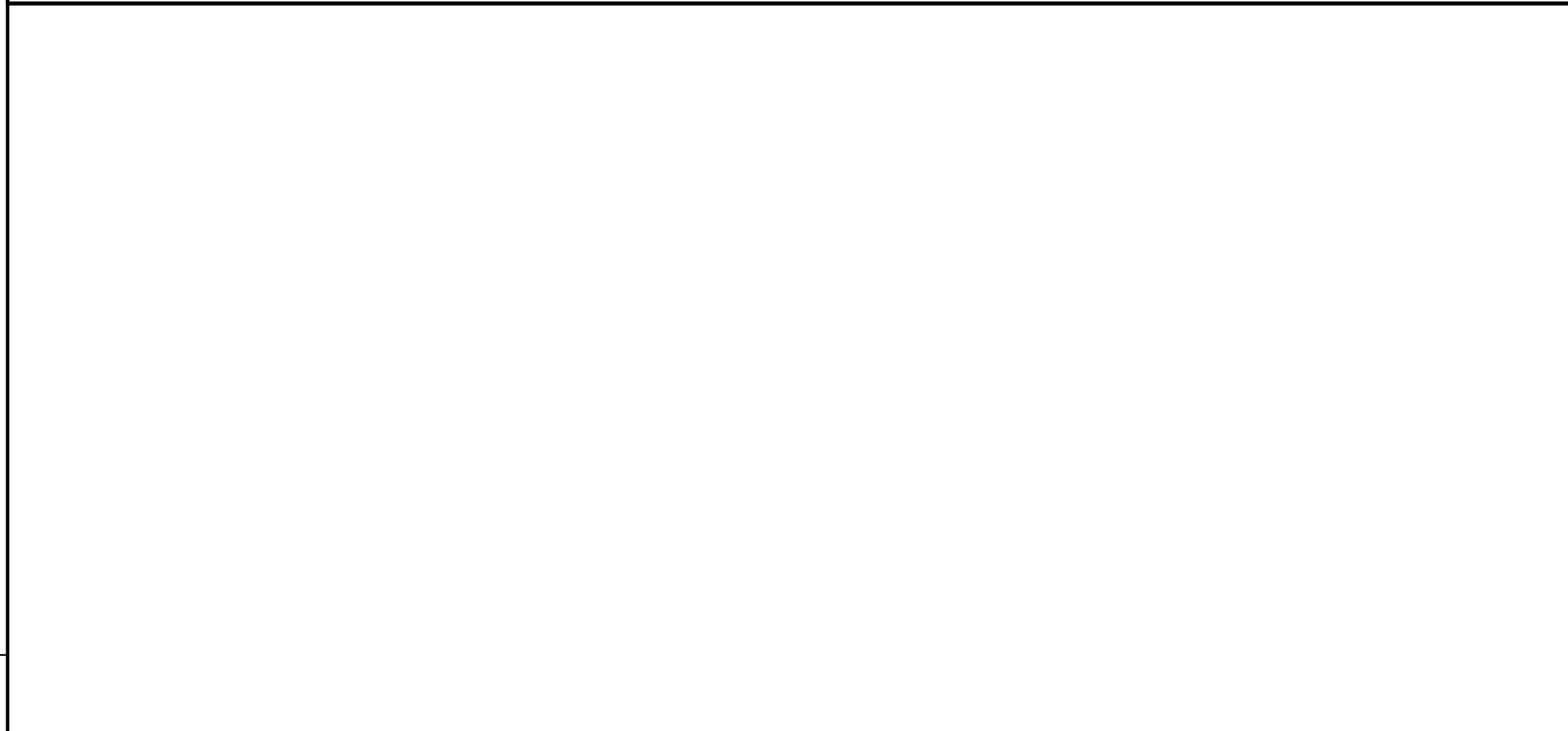
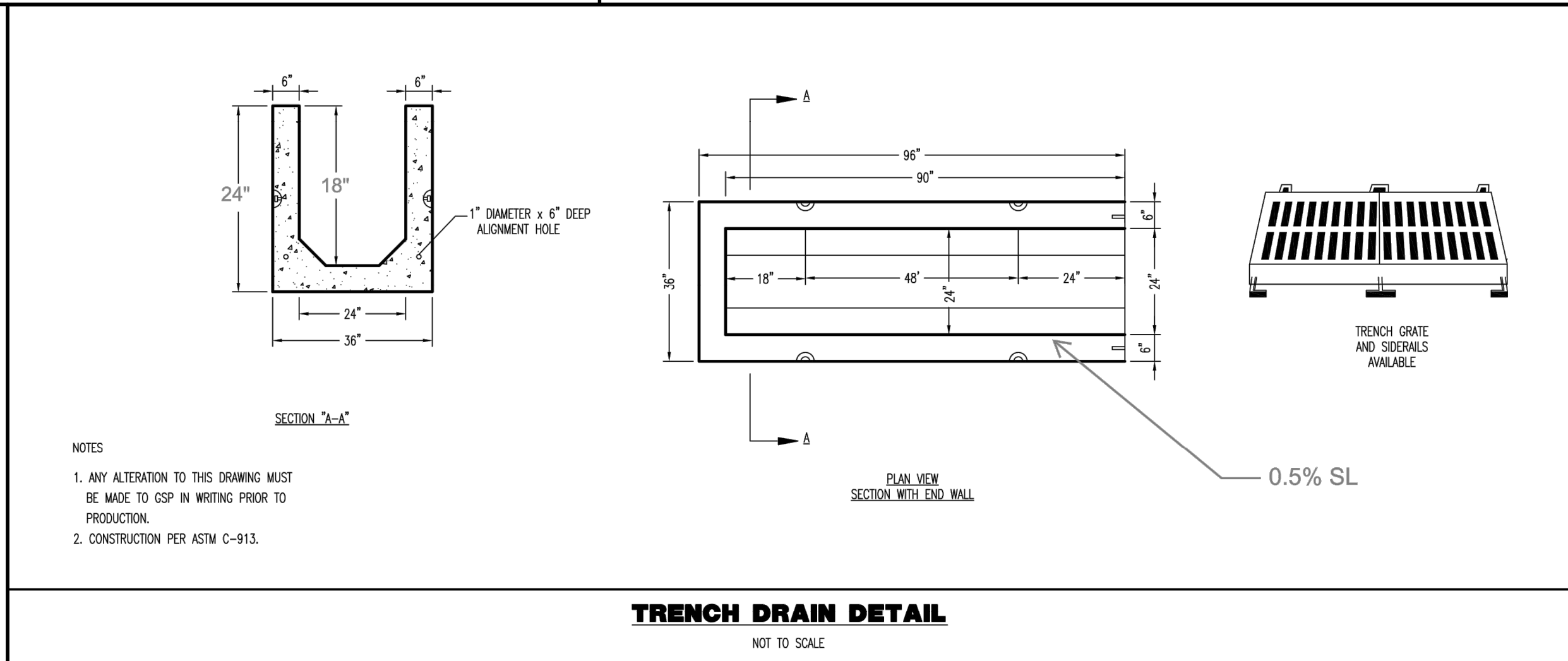
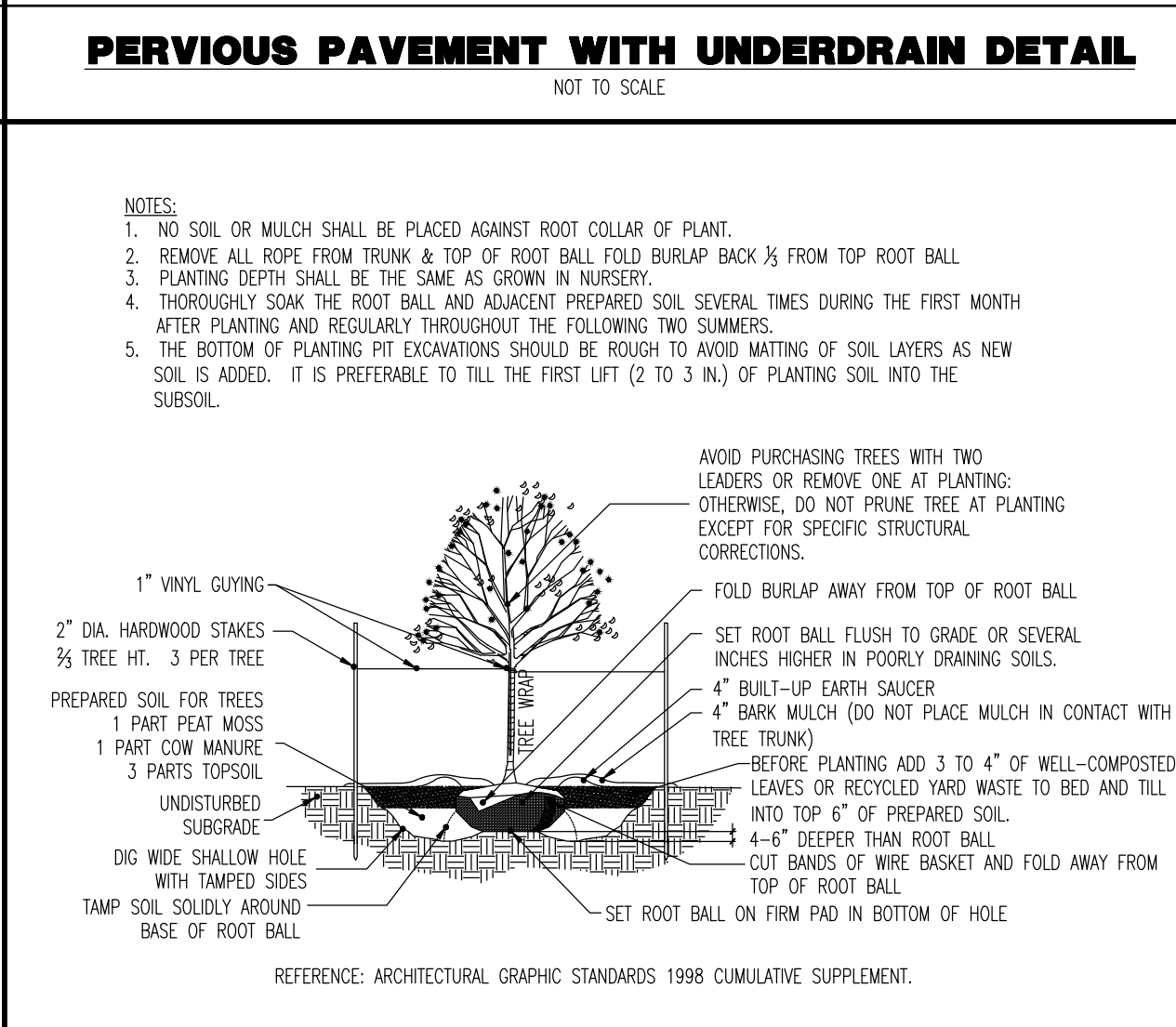
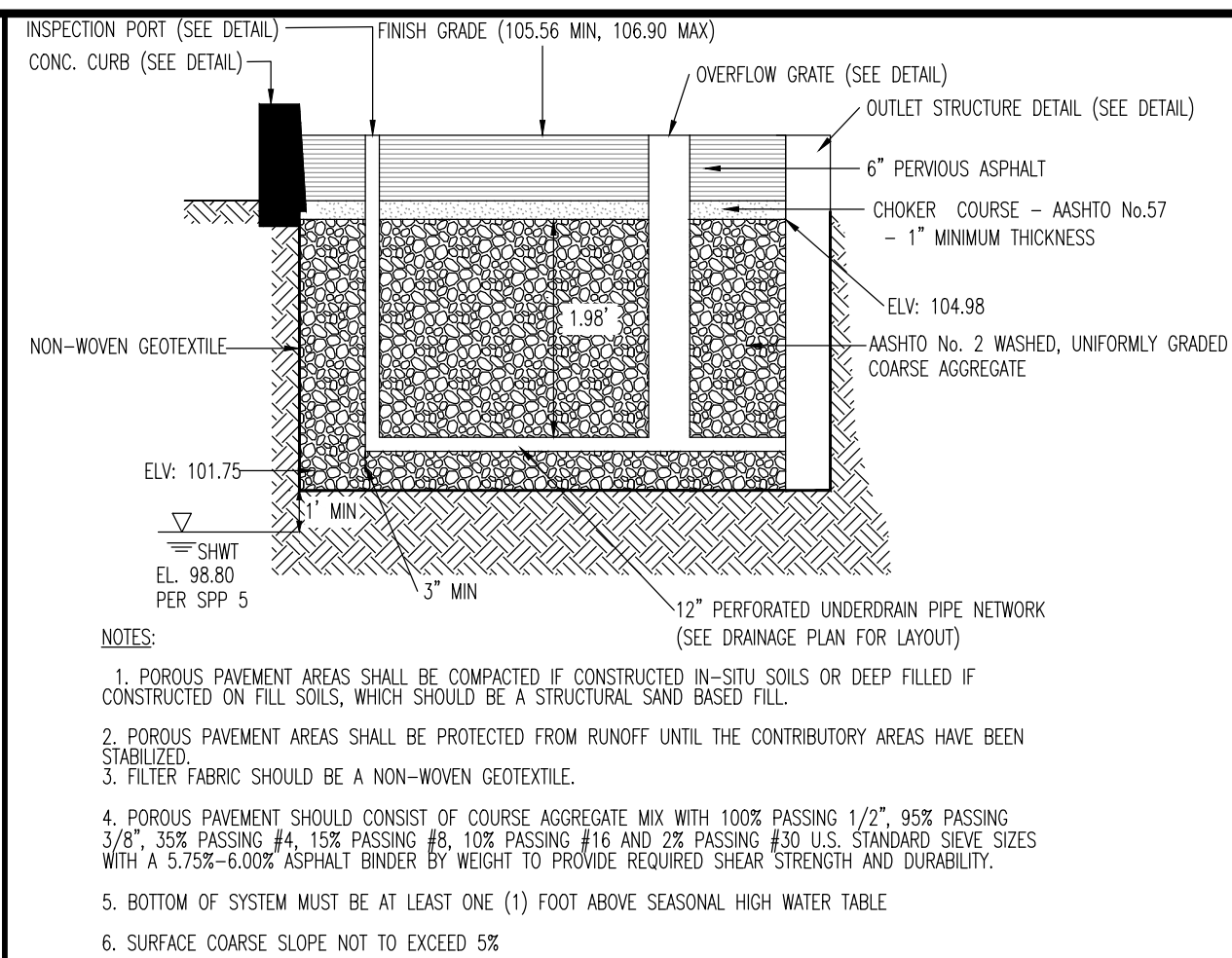


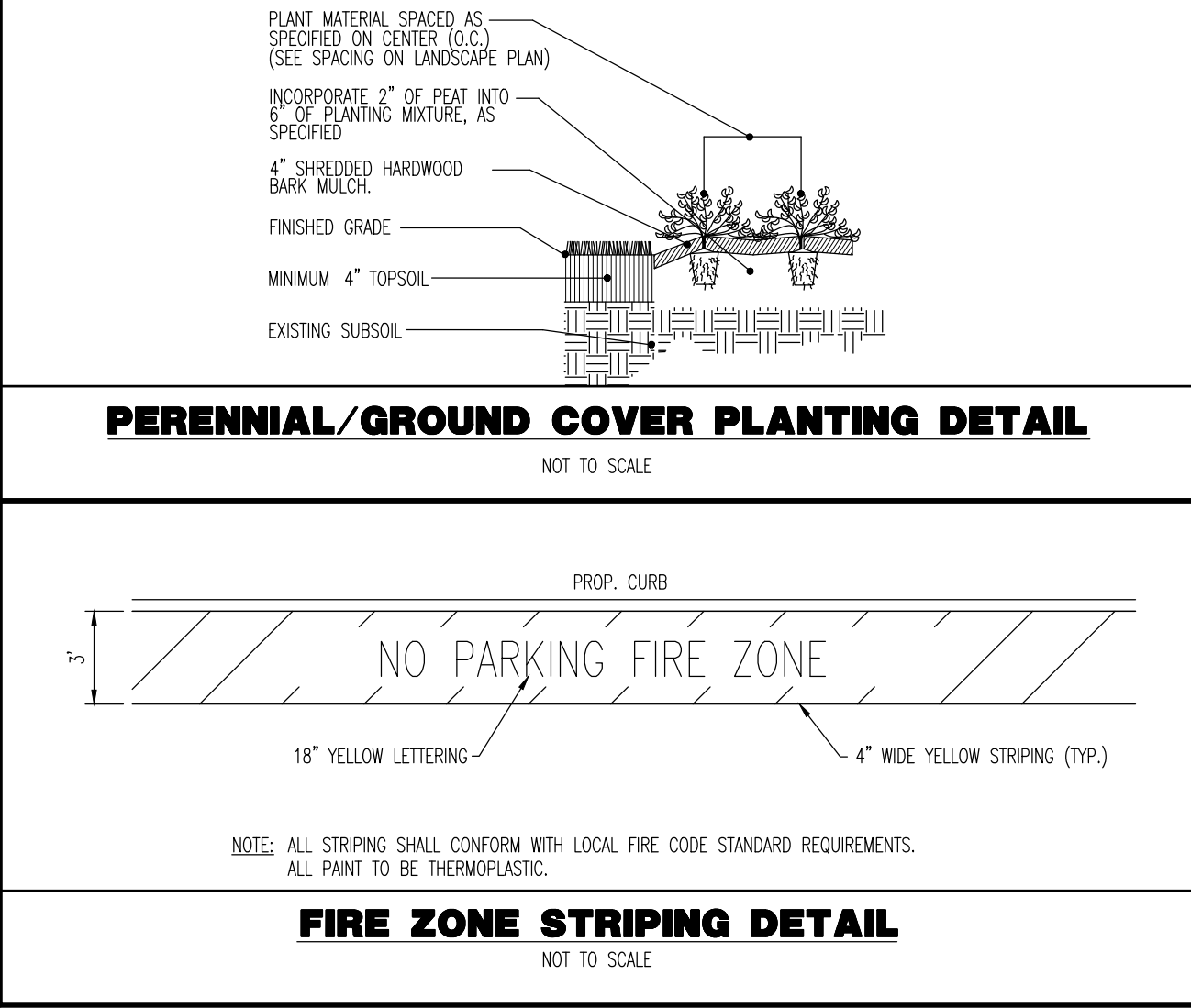
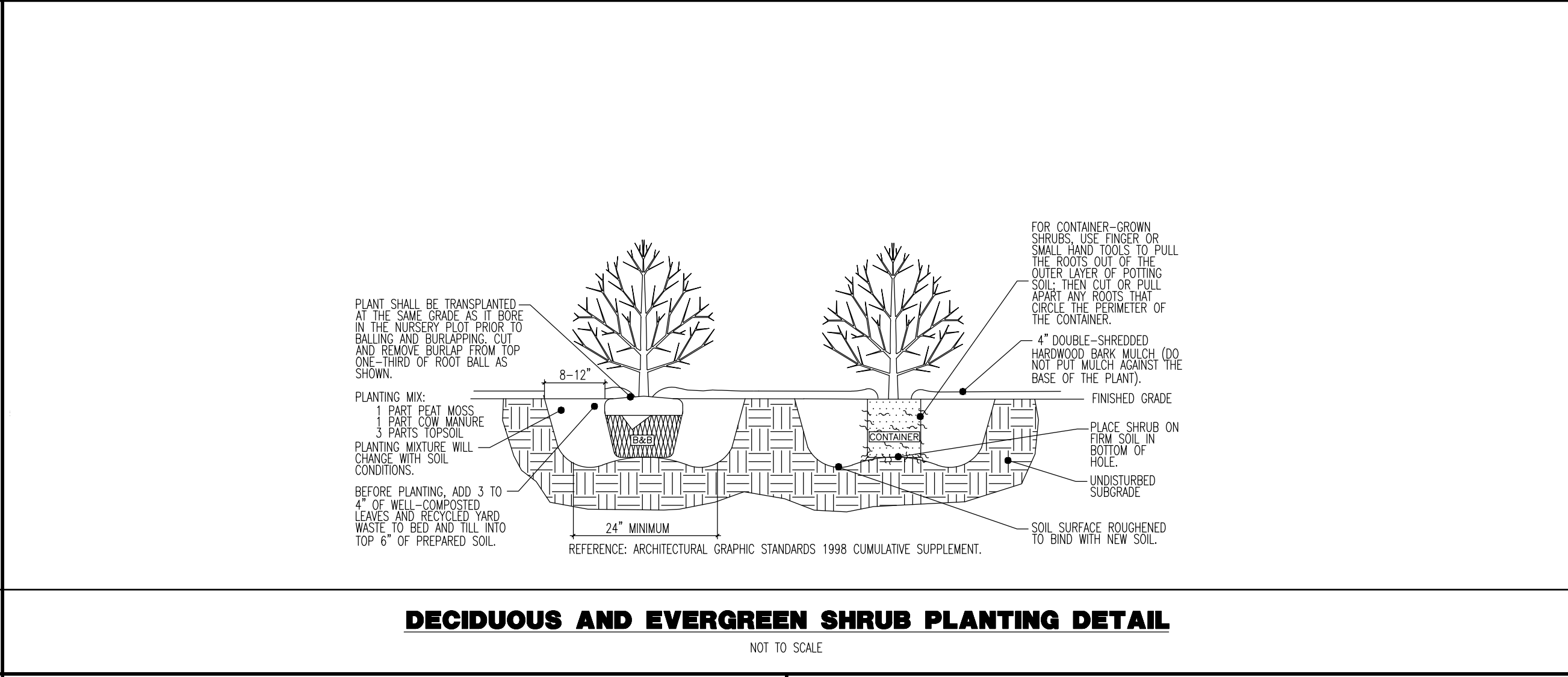
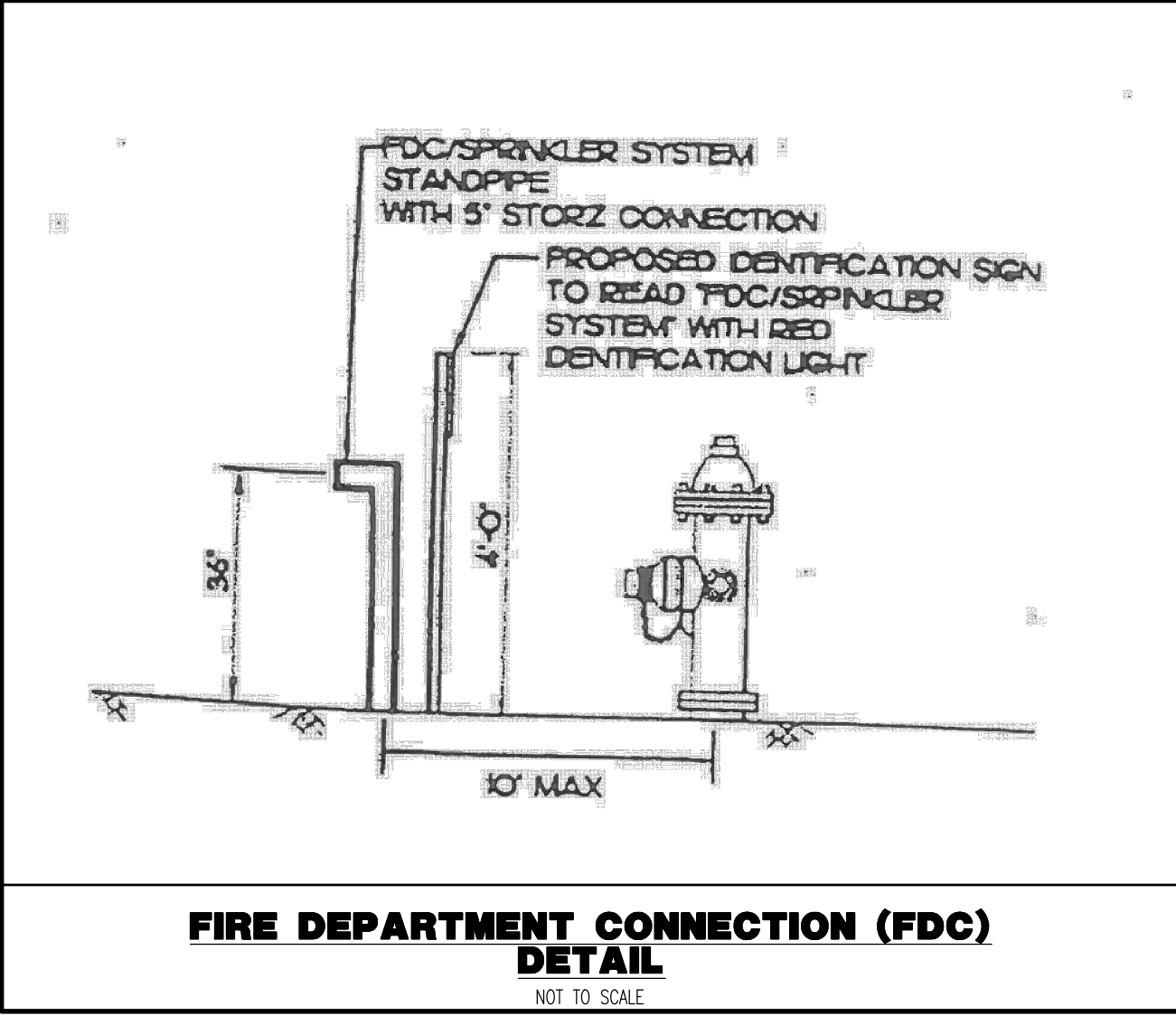
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| PROJECT: 1202 AIRPORT ROAD, LTD PROPOSED WAREHOUSE BUILDING | | JOB NO: 3537-99-001 | |
| BLOCK 30, LOT 26 1202 AIRPORT ROAD TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY | | DRAWN BY: RAU DESIGNED BY: AF CHECKED BY: JC CHECKED BY: JG | |
| ROBERT P. FREUD | | JACQUELYN GORDANO  | |
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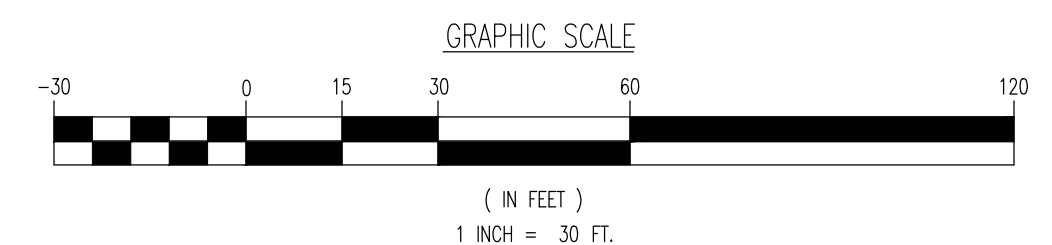



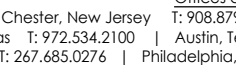
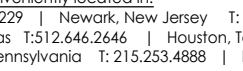



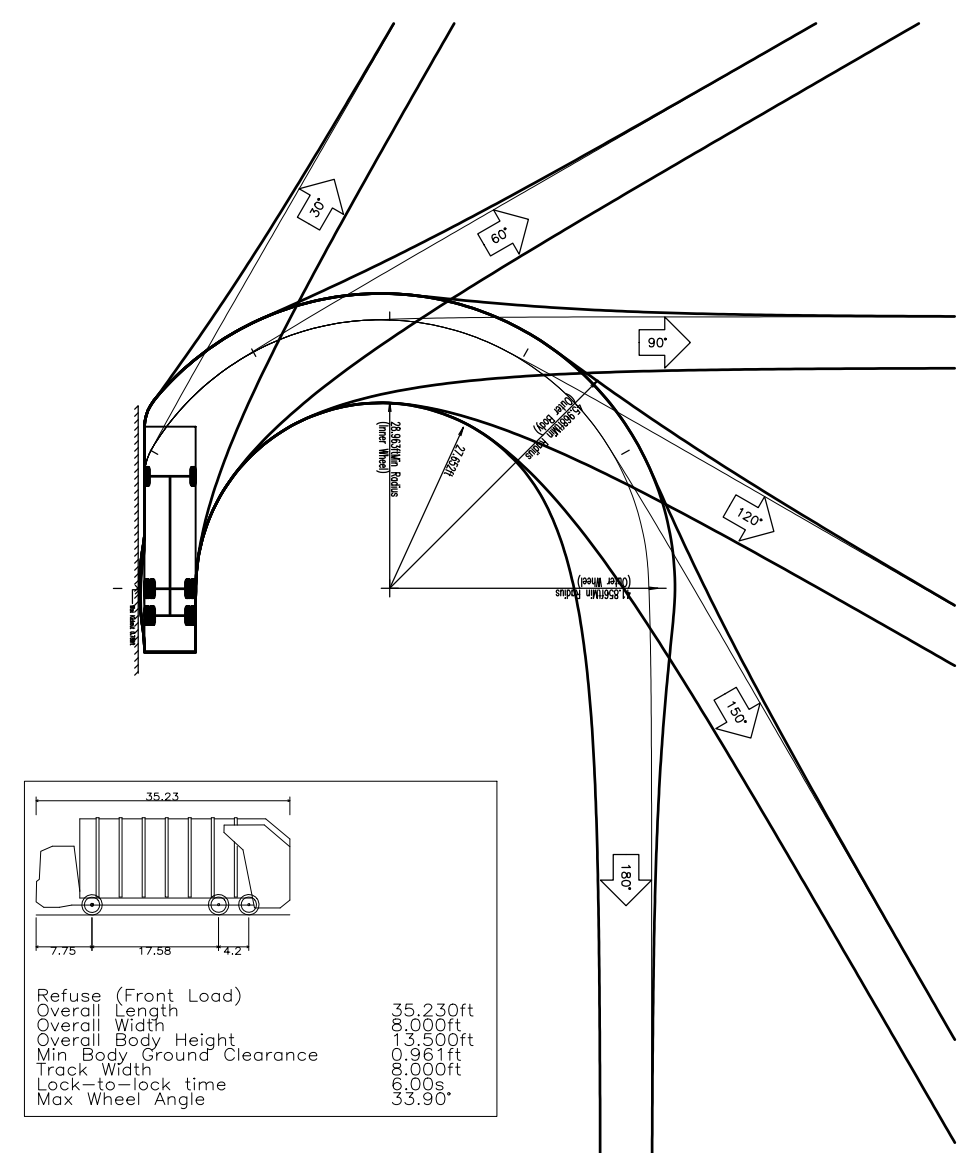
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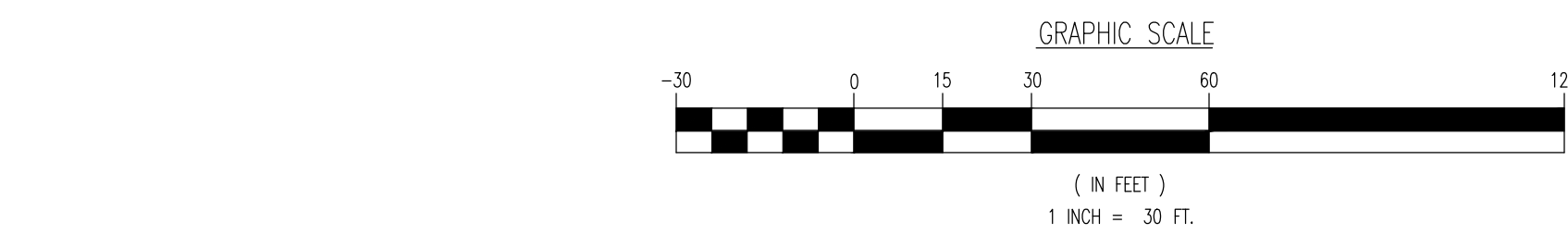


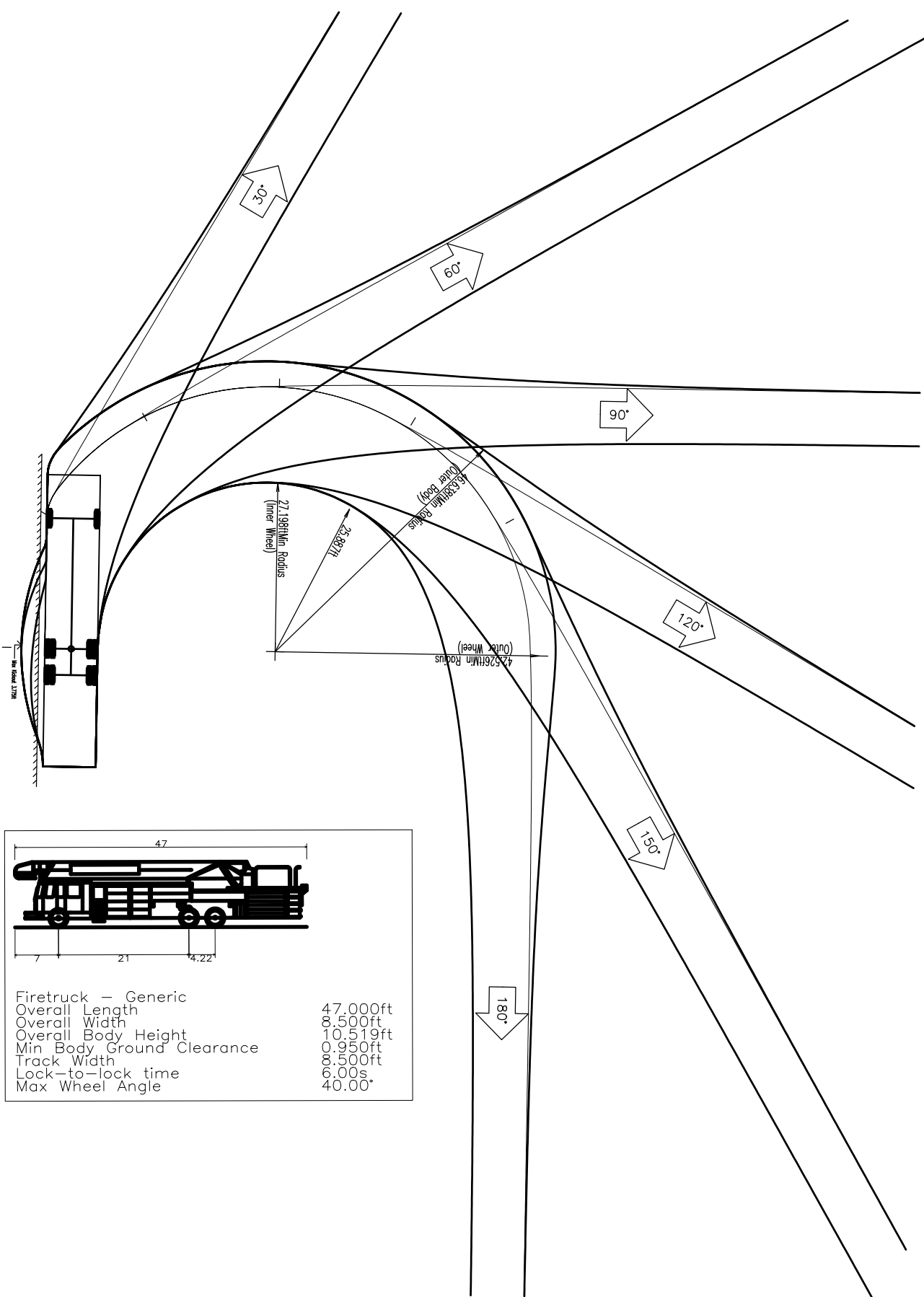
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| | | <h2 style="margin: 0;">TITLE: VEHICLE CIRCULATION PLAN (TRACTOR TRAILER)</h2> | | | | | | | | | |
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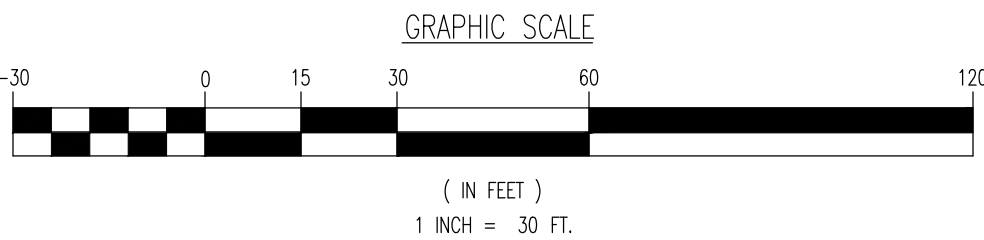
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