PRELIMINARY AND FINAL SITE PLAN

FOR

BEN-HUR OF BRUNSWICK, LLC
PROPOSED WAREHOUSE EXPANSION

BLOCK 148, LOT 5.03; TAX MAP SHEET #34 - LATEST REV. DATED 05-04-2000
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
SHEIN SENOFF LTD PARTNERSHIP 14 WIDE HORIZONS DRIVE COLTS NECK NJ 07722	72	3
COUNTY OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08903	154	15.01
BEN HUR ROUTE 1 LLC 2400 ROUTE 1 NORTH BRUNSWICK NJ 08902	154	15.02
BEN HUR ROUTE 1 LLC 2400 ROUTE 1 NORTH BRUNSWICK NJ 08902	154	13.03
COUNTY OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08903	154	37
BEN HUR ROUTE 1 LLC 2400 ROUTE 1 NORTH BRUNSWICK NJ 08902	154	14.02
COUNTY OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08903	154	13.01
FINNEGANS INC. 90 WOODBRIDGE CTR DR 600 WOODBRIDGE NJ 07095	73	3.02
GREENE ROBERT E 922 SOUTH WEKER ROAD SEVERN MD 21144	154	9
COUNTY OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08903	154	7
COUNTY OF MIDDLESEX POB 871-1 JFK SQUARE NEW BRUNSWICK NJ 08903	154	32
COUNTY OF MIDDLESEX POB 871- 1 JFK SQUARE NEW BRUNSWICK NJ 08903	154	33
COUNTY OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08903	154	35
COUNTY OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08903	154	34
BEN HUR ROUTE 1 LLC 2400 ROUTE 1 NORTH BRUNSWICK NJ 08902	154	21
BEN HUR ROUTE 1 LLC 2400 ROUTE 1 NORTH BRUNSWICK NJ 08902	154	16
SHEIN SENOFF LTD PARTNERSHIP 14 WIDE HORIZONS DRIVE COLTS NECK NJ 07722	72	2
BEN HUR ROUTE 1 LLC 2400 ROUTE 1 NORTH BRUNSWICK NJ 08902	154	24.01
BEN HUR ROUTE 1 LLC 2400 ROUTE 1 NORTH BRUNSWICK NJ 08902	154	21.01

PROPERTY OWNER	BLOCK	LOT
SHEIN SENOFF LIMITED PARTNERSHIP 14 WIDE HORIZONS DRIVE COLTS NECK NJ 07722	73	3.01
BEN HUR ROUTE 1 LLC 2400 ROUTE 1 NORTH BRUNSWICK NJ 08902	154	13.02
COUNTY OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08903	154	8
FINNEGANS INC. 90 WOODBRIDGE CRT DR 600 WOODBRIDGE NJ 07095	73	2
COUNT OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08901	148	5.02
COUNTY OF MIDDLESEX 1 JFK SQUARE PO BOX 871 NEW BRUNSWICK NJ 08903	148	14.01
BEN HUR ROUTE 1 LLC 2400 US ROUTE 1 NORTH BRUNSWICK NJ 08902	154	29
BEN HUR ROUTE 1 LLC 2400 US ROUTE 1 NORTH BRUNSWICK NJ 08902	154	27
BEN HUR ROUTE 1 LLC 2400 US ROUTE 1 NORTH BRUNSWICK NJ 08902	154	24
BEN HUR ROUTE 1 LLC 2400 US ROUTE 1 NORTH BRUNSWICK NJ 08902	154	21.01
CP BUILDING GROUP INC 192 ROUTE 22 WEST GREEN BROOK NJ 08812	74	30
NORTH BRUNSWICK TOD ASSOCIATES LLC 820 MORRIS TURNPIKE SHORT HILLS NJ 07078	141	3
NORTH BRUNSWICK TOD ASSOCIATES LLC 820 MORRIS TURNPIKE SHORT HILLS NJ 07078	141	1

ALSO TO BE NOTIFIED:

MIDDLESEX COUNTY PLANNING BOARD
COUNTY ADMINISTRATION BUILDING
4TH FLOOR
75 BAYARD STREET
NEW BRUNSWICK, NJ 08901

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLACE, T6B
NEWARK, NJ 07102

CABLEVISION OF RARITAN VALLEY
275 CENTENNIAL AVENUE
CN 6805
PISCATAWAY, NJ 08855
ATTN: MARGUERITE PRENDIVILLE

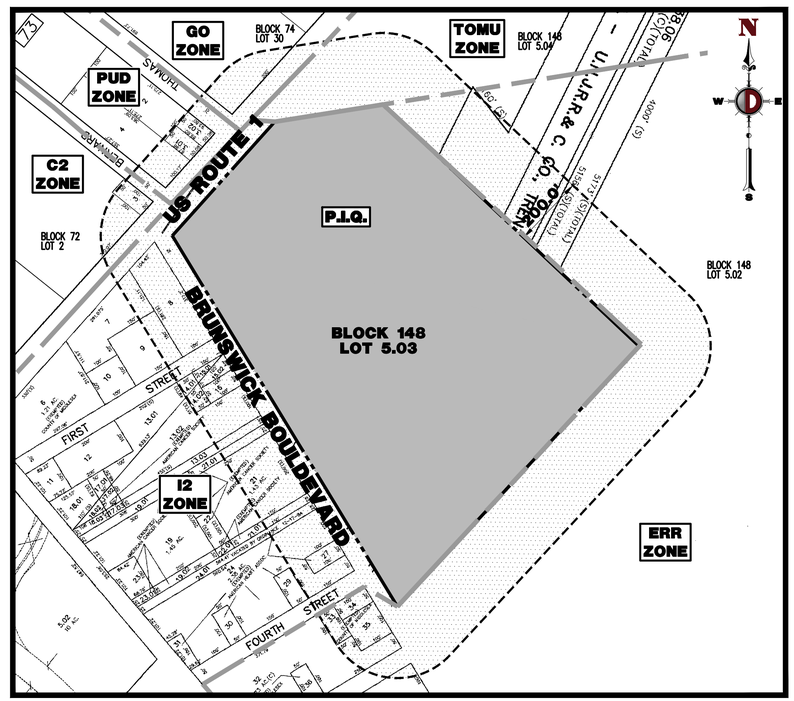
CONSTRUCTION DEPARTMENT MR. TIM ALLEN
TEXAS EASTERN TRANSMISSION CORP.
501 COOLIDGE STREET
SOUTH PLAINFIELD, NJ 07080

NORTH BRUNSWICK TOWNSHIP
710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902
ATTN: TOWNSHIP CLERK

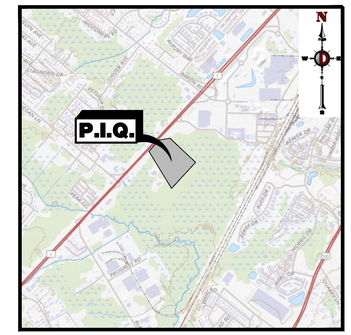
VERIZON
N.J. GEN. TAX ADMINISTRATION
BROAD STREET-ROOM 305
NEWARK, NJ 07101

DEPARTMENT OF TRANSPORTATION
STATE OF NEW JERSEY
1035 PARKWAY
TRENTON, NJ 08625

SUNOCO PIPELINE L.P.
RIGHT OF WAY
MONTELLO COMPLEX
525 FRITZTOWN ROAD
SINKING SPRING, PA 19608



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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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
WWW.DYNAMICEC.COM

Rev.	Date	Comments	By
2	09/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	NSR
1	03/14/22	REV. PER SCD & TOWNSHIP COMMENTS	KNG

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

DYNAMIC ENGINEERING
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www.dynamicec.com
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Allen, Texas T: 972.534.2100 | Austin, Texas T:512.646.2646 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 561.921.8570
Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: COVER SHEET

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 2246-99-001	DATE: 01/13/2022
DRAWN BY: NSR	SCALE: (H) AS (V) SHOWN
DESIGNED BY: ACC	SHEET No: 1 OF 17
CHECKED BY: JAP	
CHECKED BY: _	

RYAN MCDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56559

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DEMOLITION, OR ANY OPERATION TEMPORARY TO DISTURB THE DIRECT SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
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Rev. # 2

Plotted: 09/01/22 – 11:42 AM, By: kgray, – Product Ver: 24.1s (LMS Tech)
File: P:\decpc projects\2246 ben hur group\99-001 north brunswick\Dwg\Site Plans\D22469900159K2.dwg, ---> 01 COVER SHEET

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GRAPHIC SCALE

-100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 09/05/2021. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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

Rev.	Date	Comments	By
2	08/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	NSR
1	05/14/22	REV. PER SSD & TOWNSHIP COMMENTS	ANC

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.398.4400
1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicec.com

TITLE:

AERIAL MAP

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No:	2246-99-001
DRAWN BY:	NSR
DESIGNED BY:	ACC
CHECKED BY:	JAP
CHECKED BY:	—
DATE:	01/13/2022
SCALE:	(H) 1"=100' (V)
SHEET No:	2 OF 17
Rev. #	2

RYAN MCDERMOTT
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NEW JERSEY LICENSE No. 56559

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Plotted: 09/01/22 – 11:42 AM, By: kgray, – Product Ver: 24.1s (LMS Tech)
File: P:\decpc projects\2246 ben hur group\99-001 north brunswick\Dwg\Site Plans\D22469900152A2.dwg, ---> 02 AERIAL MAP

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GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   BOUNDARY AND TOPOGRAPHIC SURVEY
   PREPARED BY DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   SURVEY FILE NO: 2246–99–001S
   DATED 03/31/2020, LAST REVISED 11/03/2020

2. OWNER/APPLICANT: BEN–HUR OF BRUNSWICK, LLC
   463 7TH AVENUE
   21ST FLOOR
   NEW YORK, NY 10018

3. PARCEL DATA: BLOCK 148, LOT 5.03
   2400 ROUTE 1
   TOWNSHIP OF NORTH BRUNSWICK
   MIDDLESEX COUNTY, NJ

4. ZONE: I–2 (INDUSTRIAL DISTRICT) ZONE

5. EXISTING USE: MULTIPURPOSE WAREHOUSE DISTRIBUTION FACILITY **(PERMITTED USE)**

6. PROPOSED USE: EXPANSION TO MULTIPURPOSE WAREHOUSE DISTRIBUTION FACILITY **(PERMITTED USE)**

7. SCHEDULE OF ZONING REQUIREMENTS (§ 205 ATTACHMENT 6)

ZONE REQUIREMENT	I–2 ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	3 Ac	955,601 SF (21.94 Ac.)	955,601 SF (21.94 AC.)
MINIMUM LOT WIDTH	350 FT	721.6 FT	721.6 FT
MINIMUM LOT FRONTAGE	N/S	428.1 FT	428.1 FT
MINIMUM LOT DEPTH	100 FT	973.3 FT	973.3 FT
MINIMUM FRONT YARD SETBACK [1]	100 FT	270.0 FT	244.9 FT
MINIMUM REAR YARD SETBACK	75 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	40 FT	61.0 FT	61.0 FT
MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING)	80 FT	156.0 FT	156.0 FT
MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FT	± 36 FT	± 36 FT (EXPANSION AREA= 40 FT)
MAXIMUM LOT COVERAGE (BY PRINCIPAL BUILDINGS)	40%	25.7% (246,049 SF)	29.4% (280,650 SF)
MAXIMUM IMPERVIOUS COVERAGE	80%	43.0% (411,243 SF)	43.0% (411,158 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON–CONFORMANCE (V): VARIANCE

[1] MINIMUM FRONT YARD SETBACK: 100 FT FROM U.S. ROUTE 1 AND U.S. ROUTE 130, AND 60 FT FROM ALL OTHER STREETS. (§205–75.A)

8. PARKING REQUIREMENTS
   A. ALL OFFICE DEVELOPMENTS AND WAREHOUSE DEVELOPMENTS IN EXCESS OF 20,000 SQUARE FEET SHALL PROVIDE EITHER LEVEL 2 EVCE WITH A MINIMUM 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 EVCE PER LOCATION. IN ADDITION, APPROPRIATELY SIZED ELECTRICAL CONDUIT SHALL BE INSTALLED TO ADDITIONAL SPACES IN ORDER TO ALLOW FOR FUTURE EXPANSION OF THE NUMBER OF EVCS TO 7% OF THE REQUIRED NUMBER OF PARKING SPACES. THESE ADDITIONAL EVCS SHALL BE INSTALLED WITHIN SIX MONTHS OF NOTIFICATION BY THE TOWNSHIP THAT THE NUMBER OF PLUG–IN ELECTRIC VEHICLES SOLD IN THE STATE ANNUALLY EXCEEDS 100,000 VEHICLES BASED UPON FIGURES PROVIDED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF MOBILE SOURCES. (§205–33.B)
   B. NONE OF THE OFF–STREET PARKING FACILITIES THAT ARE REQUIRED IN THIS CHAPTER SHALL BE REQUIRED FOR ANY EXISTING BUILDING OR USE, UNLESS SAID BUILDING OR USE SHALL BE ENLARGED, IN WHICH CASE THE PROVISIONS OF THIS CHAPTER SHALL APPLY ONLY TO THE ENLARGED PORTIONS OF THE BUILDING OR USE. IF THE USE IS TO BE CHANGED, THE PROVISIONS OF THIS CHAPTER SHALL APPLY TO THE NEW USE. (§ 205–96.B)
   C. PARKING AREAS MAY BE LOCATED IN ANY REAR OR SIDE YARD, BUT MAY NOT BE LOCATED IN ANY REQUIRED FRONT YARD AREA. (§ 205–96.E) **(V)**
   D. PARKING SPACES, DRIVEWAYS AND AISLES SHALL BE CLEARLY MARKED AND DELINEATED. FOR SAFETY AND FIRE–FIGHTING PURPOSES, FREE ACCESS BETWEEN ADJACENT PARKING AREAS SHALL BE PROVIDED. (§ 205–96.F)
   E. 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 ENTRANCES AND EXITS. (§ 205–97.E)
   F. EACH OFF–STREET PARKING SPACE SHALL MEASURE NOT LESS THAN 9 FT WIDE AND NOT LESS THAN 18 FT DEEP. (§ 205–98.A)
   G. STORAGE, WAREHOUSING, DISTRIBUTION AND SHIPPING ACTIVITIES SHALL PROVIDE AT LEAST 1 PARKING SPACE PER 2,500 SF OF GROSS FLOOR AREA. (§ 205–100.A(1))
   H. BANKS, FINANCIAL AND BUSINESS OFFICES AND PROFESSIONAL OFFICES SHALL PROVIDE ONE PARKING SPACE FOR EACH 250 SF OF GROSS FLOOR AREA. (§ 205–100.B(4))
   I. PARKING CALCULATION:

   (6,316 SF OFFICE SPACE)X(1 SPACE/250 SF OFFICE SPACE) = 26 SPACES
   (274,334 SF WAREHOUSE SPACE)X(1 SPACE/2,500 SF WAREHOUSE SPACE) = 110 SPACES
   (5 EXECUTIVES)X(1 VISITOR SPACE/5 EXECUTIVES) = 1 SPACE

   TOTAL = 137 SPACES REQUIRED

   134 SPACES+4 EV CHARGING STATION CREDITS = 138 SPACES PROVIDED

9. LOADING REQUIREMENTS
   A. TRUCK LOADING AND UNLOADING AREAS SHALL BE PROVIDED IN SUFFICIENT AMOUNT TO PERMIT THE TRANSFER OF GOODS AND PRODUCTS ON OTHER THAN A PUBLIC STREET OR PUBLIC PARKING AREA. (§ 205–97.c)
   B. FOR EVERY BUILDING, STRUCTURE OR PART THEREOF HAVING OVER 5,000 SF OF GFA FOR COMMERCE, HOSPITAL, LAUNDRY, DRY CLEANING, PLACES OF PUBLIC AND QUASI–PUBLIC ASSEMBLY, INDUSTRY AND OTHER SIMILAR USES INVOLVED IN THE RECEIPT AND DISTRIBUTION BY VEHICLES OF MATERIALS OR MERCHANDISE, THERE SHALL BE PROVIDED AND PERMANENTLY MAINTAINED ADEQUATE SPACE FOR STANDING, LOADING AND UNLOADING SERVICES. EVERY BUILDING WITH THE ABOVE DEFINITIONS SHALL BE PROVIDED WITH AT LEAST ONE TRUCK STANDING, LOADING AND UNLOADING SPACE ON THE PREMISES, NOT LESS THAN 12 FT IN WIDTH, 35 FT IN LENGTH AND 14 FT IN HEIGHT. SUCH BUILDINGS THAT CONTAIN IN EXCESS OF 25,000 SF OF GFA WILL BE REQUIRED TO PROVIDE ADDITIONAL OFF–STREET LOADING SPACES AS DETERMINED BY THE PLANNING BOARD. (§ 205–97.D)
   C. ACCESS TO TRUCK STANDING, LOADING AND UNLOADING SPACE SHALL BE PROVIDED DIRECTLY FROM A 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.I)
   D. NO OFF–STREET LOADING AND UNLOADING AREA SHALL BE PERMITTED IN ANY REQUIRED FRONT YARD AREA. (§ 205–97.L)

10. 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.B)
    B. NO DRIVEWAY TO OR FROM A PARKING AREA SHALL BE LOCATED CLOSER THAN 100 FEET TO THE NEAREST RIGHT–OF–WAY LINE OF AN INTERSECTING STREET, HOWEVER, ANY 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(3))
    C. 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))
    D. AISLES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN TWENTY–FIVE FEET WIDE FOR PERPENDICULAR PARKING. (§ 205–98.B(5)(A))
    E. AISLES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN TWENTY–TWO FEET WIDE FOR SIXTY–FIVE DEGREE ANGLE PARKING. (§ 205–98.B(5)(B))

11. BUFFER REQUIREMENTS
    A. 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)
    B. ALL NONPAVED AREAS IN COMMERCIAL, INDUSTRIAL, PUBLIC AND SEMI–PUBLIC BUILDINGS AND USE AREAS SHALL BE SUITABLY LANDSCAPED WITH GRASS, TREES, SHRUBS AND OTHER LANDSCAPED MATERIALS. (§ 205–106.D)
    C. 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 BREAK UP THE MONOTONY OF THE FENCE. SUCH PLANTING MAY BE OMITTED 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)
    D. UNLESS THE DELINEATED 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 EQUAL, WITH 10 FEET BETWEEN EACH ROW. THE TREES IN EACH ROW SHALL BE 20 FEET ON CENTERS. EACH TREE IN ONE ROW SHALL BE 14 FEET FROM ANY OTHER TREE IN THE OTHER ROW SO AS TO BE STAGGERED IN APPEARANCE. EACH TREE SHALL BE A MINIMUM OF FIVE FEET IN HEIGHT. (§ 205–106.J)

12. 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))
    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))
    C. SIDEWALKS AND PARKING AREAS MUST BE ARRANGED TO PREVENT CARS FROM EXTENDING OVER SIDEWALK AREAS. (§ 205–98.C(3))

13. 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.

14. 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 AUTHORITIES.

15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

16. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE OVER SPECIFICALLY NOTED OPINIONS ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

17. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

18. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

19. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE redone DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

20. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

21. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

22. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

23. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

24. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

25. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

26. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

27. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

28. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

29. 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.

30. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

31. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

32. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23–7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

33. THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", PUBLISHED BY THE US DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE NJ DEPARTMENT OF TRANSPORTATION.

DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE 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 TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.

4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.

5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS 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 IMPOSE 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 BASEMENTS WITH A TEMPORARY WATERTIGHT CONCRETE SLAB. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB–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 CLOSE 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 WAYS, 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 IMPROVED BY OPERATION OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

14. ACCOMPLISH AND PERFORM 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 GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED 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 AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% 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, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURIED 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 DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE DISCONTINUATION 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 PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

NOTES

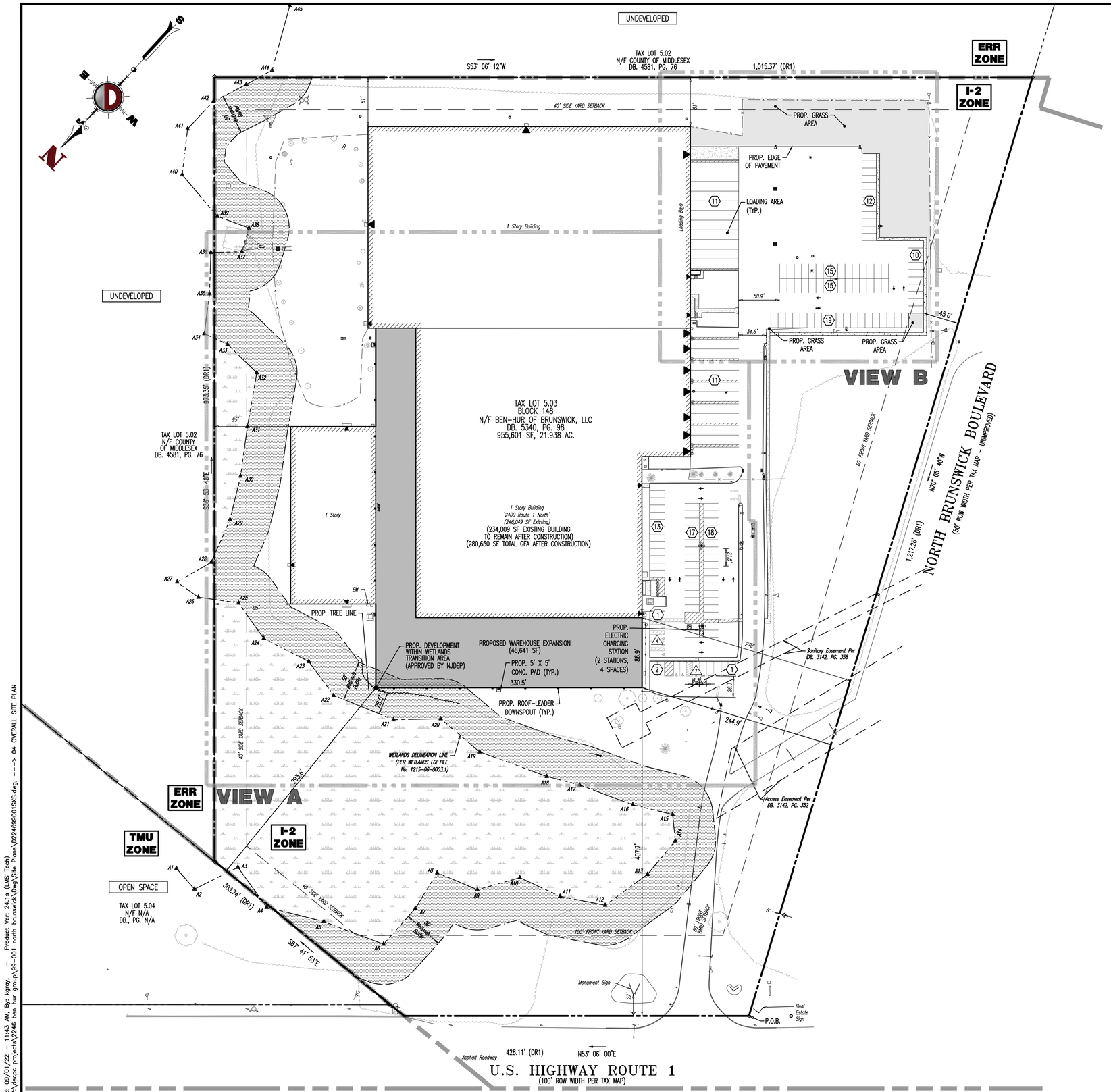
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES 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.

DRAINAGE NOTES

1. 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.

2. 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.

3. 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, CL



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   BOUNDARY AND TOPOGRAPHIC SURVEY
   PREPARED BY DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   SURVEY FILE NO: 2246-99-001S
   DATED 03/31/2020, LAST REVISED 11/03/2020
2. OWNER/APPLICANT: BEN-HUR OF BRUNSWICK, LLC
   463 7TH AVENUE
   21ST FLOOR
   NEW YORK, NY 10018
3. PARCEL DATA: BLOCK 148, LOT 5.03
   2400 ROUTE 1
   TOWNSHIP OF NORTH BRUNSWICK
   MIDDLESEX COUNTY, NJ
4. ZONE: I-2 (INDUSTRIAL DISTRICT) ZONE
5. EXISTING USE: MULTIPURPOSE WAREHOUSE DISTRIBUTION FACILITY **(PERMITTED USE)**
6. PROPOSED USE: EXPANSION TO MULTIPURPOSE WAREHOUSE DISTRIBUTION FACILITY **(PERMITTED USE)**
7. SCHEDULE OF ZONING REQUIREMENTS (§ 205 ATTACHMENT 6)

ZONE REQUIREMENT	I-2 ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	3 Ac	955,601 SF (21.94 AC.)	955,601 SF (21.94 AC.)
MINIMUM LOT WIDTH	350 FT	721.6 FT	721.6 FT
MINIMUM LOT FRONTAGE	N/S	428.1 FT	428.1 FT
MINIMUM LOT DEPTH	100 FT	973.3 FT	973.3 FT
MINIMUM FRONT YARD SETBACK [1]	100 FT	270.0 FT	244.9 FT
MINIMUM REAR YARD SETBACK	75 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	40 FT	61.0 FT	61.0 FT
MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING)	80 FT	156.0 FT	156.0 FT
MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FT	± 36 FT	± 36 FT (EXPANSION AREA= 40 FT)
MAXIMUM LOT COVERAGE (BY PRINCIPAL BUILDINGS)	40%	25.7% (246,049 SF)	29.4% (280,650 SF)
MAXIMUM IMPERVIOUS COVERAGE	80%	43.0% (411,243 SF)	43.0% (411,158 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

[1] MINIMUM FRONT YARD SETBACK: 100 FT FROM U.S. ROUTE 1 AND U.S. ROUTE 130, AND 60 FT FROM ALL OTHER STREETS. (§205-75.A)

SEE SHEET 3 OF 17 FOR SITE PLAN NOTES

GRAPHIC SCALE
-60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

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Rev.	Date	Comments	By
2	06/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	KSR
1	03/14/22	REV. PER SCD & TOWNSHIP COMMENTS	KNG

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1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicec.com

TITLE:
OVERALL SITE PLAN

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 2246-99-001	DATE: 01/13/2022
DRAWN BY: KNG	SCALE: (H) 1"=60' (V)
DESIGNED BY: ACC	SHEET No:
CHECKED BY: JAP	4 OF 17
CHECKED BY: _	Rev. # 2

RYAN MCDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56559

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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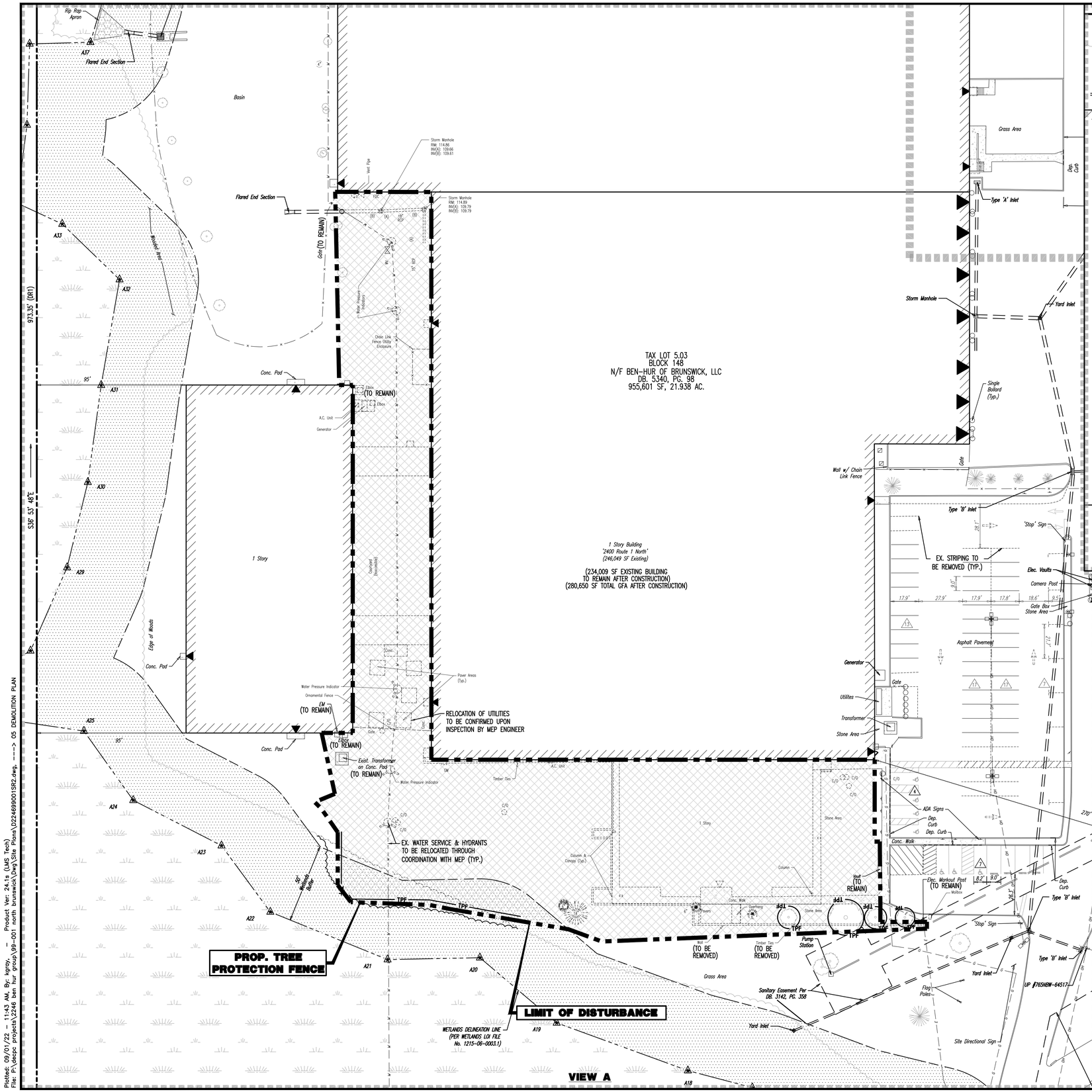

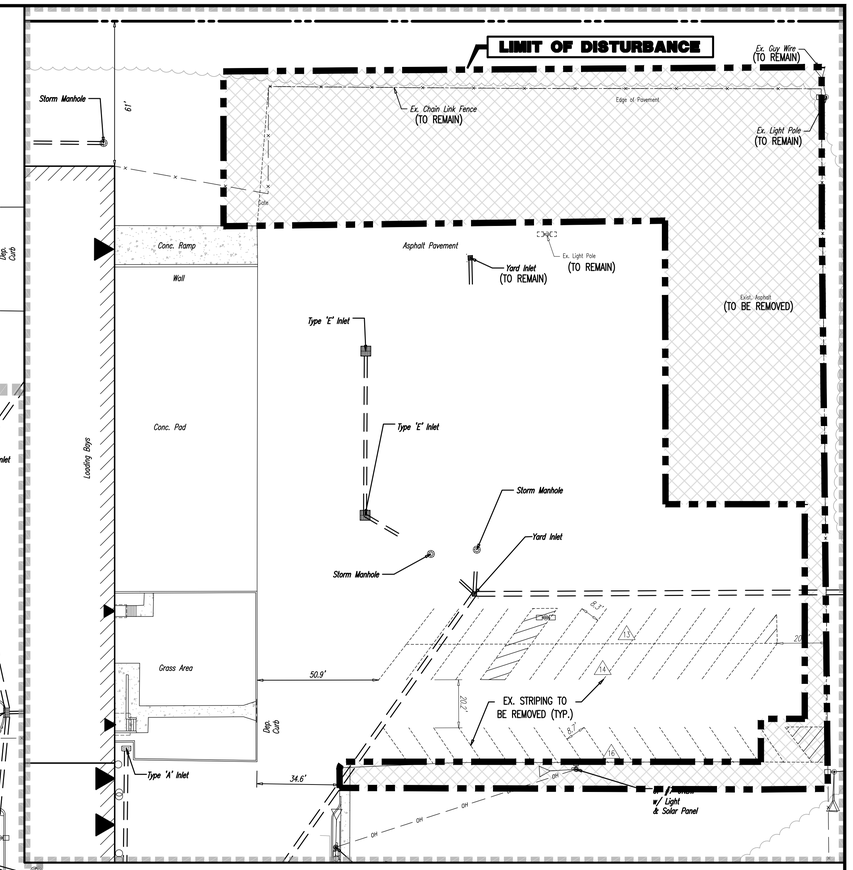

DEMOLITION PLAN LEGEND

	– PROPOSED LIMIT OF DISTURBANCE LINE
TPF TPF	– PROPOSED TREE PROTECTION FENCE LINE
	– EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
	– TREES TO REMAIN

SEE SHEET 3 OF 17 FOR DEMOLITION PLAN NOTES

GRAPHIC SCALE

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(IN FEET)
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Rev.	Date	Comments	By
2	08/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	NSR
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JOB No: 2246-99-001	DATE: 01/13/2022
DRAWN BY: KNG	SCALE: (H) 1"=30' (V)
DESIGNED BY: ACC	SHEET No: 5 OF 17
CHECKED BY: JAP	
CHECKED BY: –	Rev. # 2

RYAN MCDERMOTT
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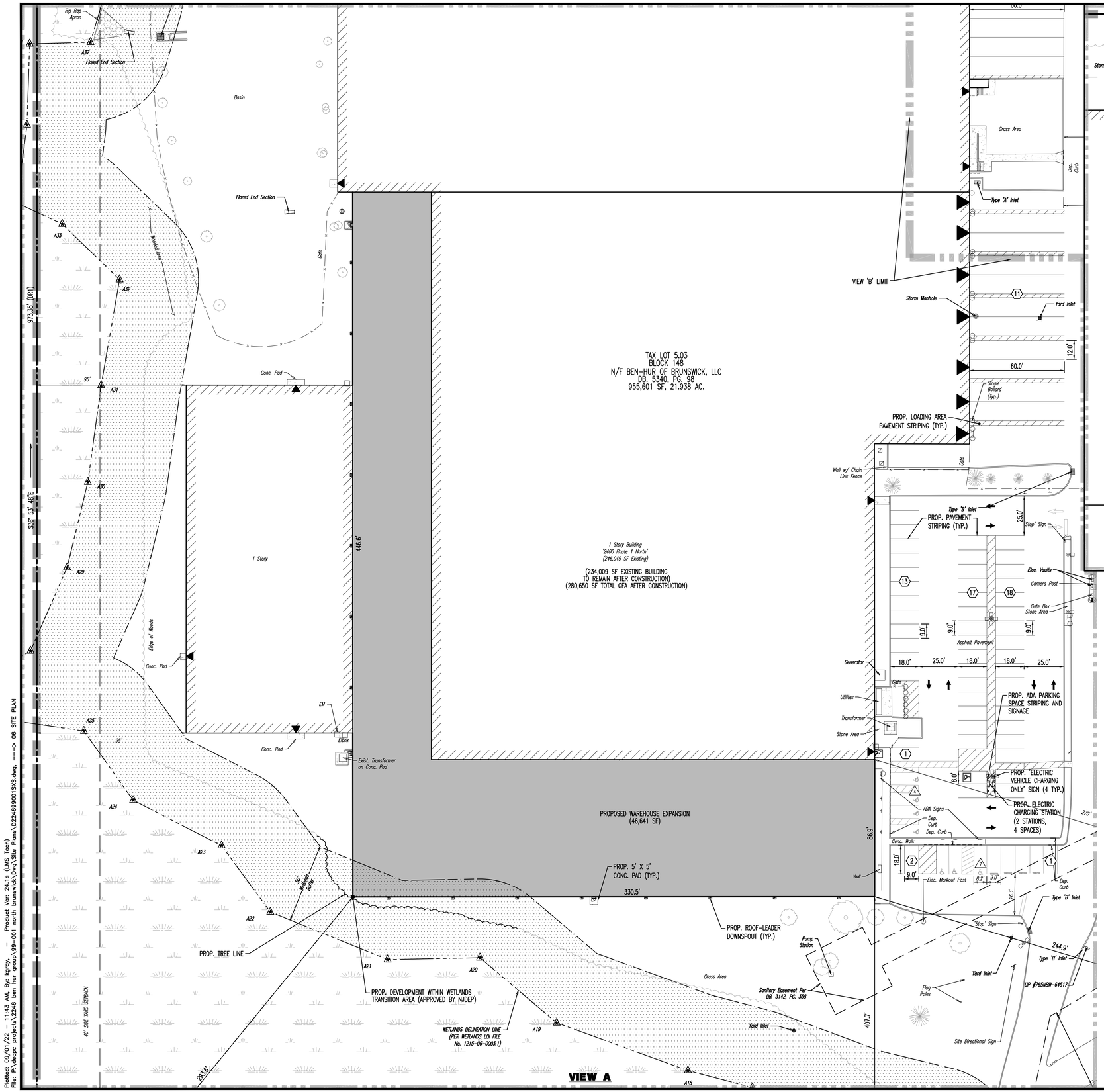
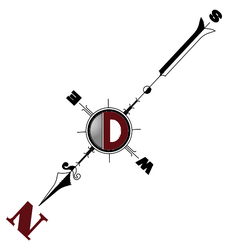


VIEW A

VIEW B



SEE SHEET 3 OF 17 FOR SITE PLAN NOTES

GRAPHIC SCALE

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(IN FEET)
1 INCH = 30 FT.

Plotted: 09/01/22 - 11:43 AM, By: kgroy, - Product Ver: 24.1s (LMS Tech)
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TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 2246-99-001	DATE: 01/13/2022
DRAWN BY: KNG	SCALE: (H) 1"=30' (V)
DESIGNED BY: ACC	SHEET No: 6
CHECKED BY: JAP	
CHECKED BY: -	OF 17
	Rev. # 2

RYAN MCDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56559

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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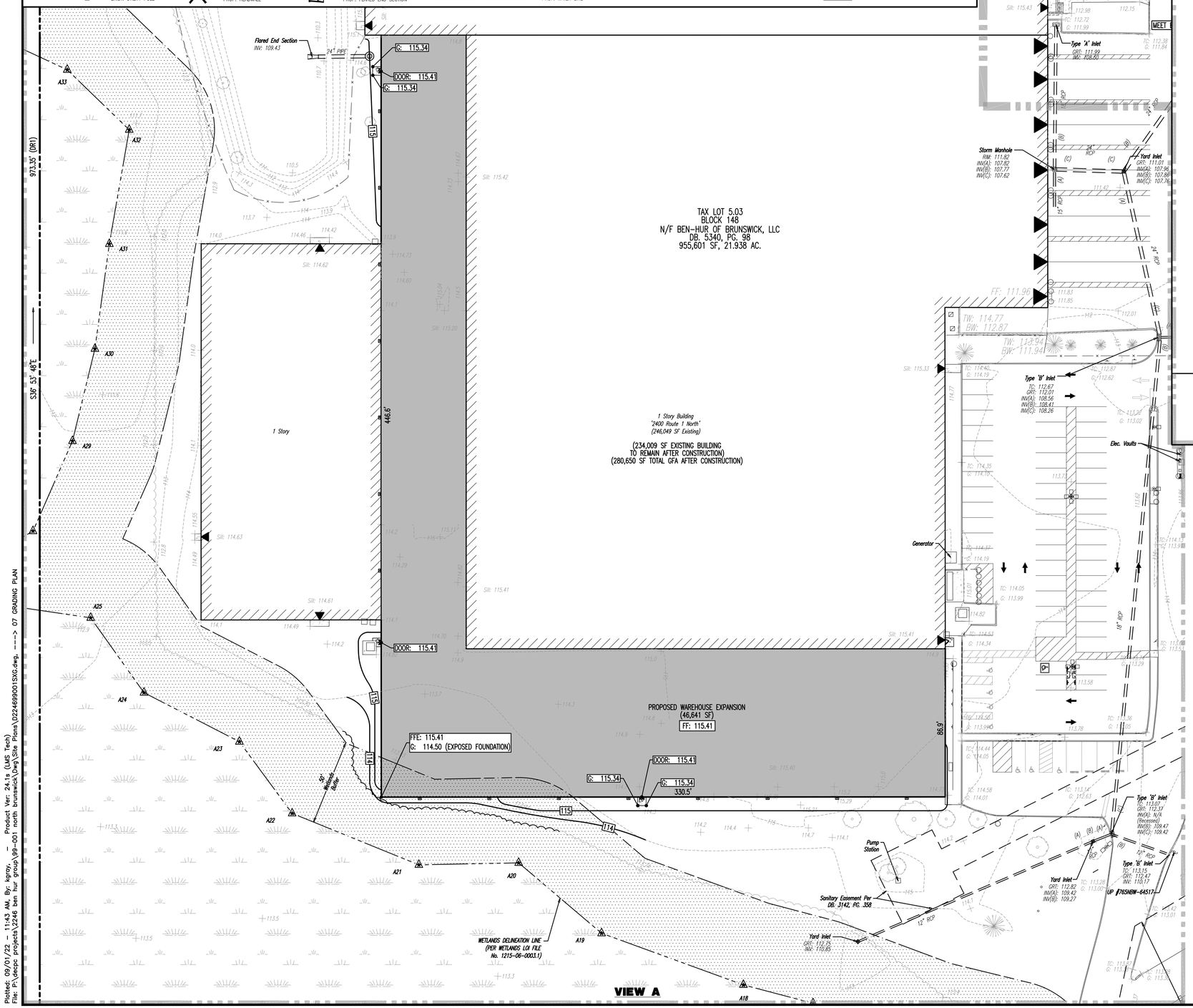
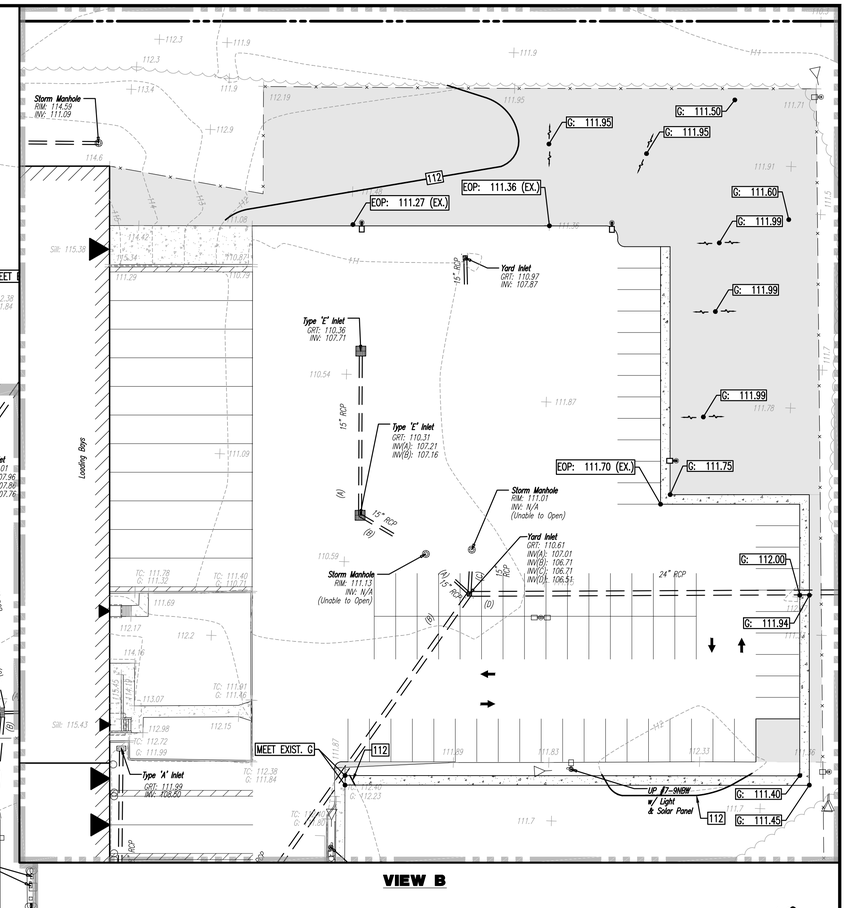
GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. COBRA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "E" INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL
EXIST. UTILITY POLE
EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
PROP. HEADWALL
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. "A" INLET
PROP. "B" INLET
PROP. "E" INLET
PROP. YARD INLET
PROP. FLARED END SECTION
EXIST. CABLE LINE
PROP. CABLE VALVE
EXIST. ELECTRIC LINE
PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
PROP. FIBER OPTIC LINE
EXIST. GAS LINE
PROP. GAS LINE
EXIST. OVERHEAD WIRES
PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE
PROP. TELEPHONE LINE
EXIST. WATER LINE
PROP. WATER LINE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. SANITARY SEWER LINE
PROP. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
EXIST. MINOR CONTOUR & ELEVATION
EXIST. MAJOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
PROP. DIRECTION OF DRAINAGE FLOW ARROW
EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
PROP. GRADE SPOT ELEV.
PROP. TOP OF CURB & FINISHED GRADE ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
PROP. TOP OF EXTENDED CURB. (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB



VIEW A



VIEW B

NOTE: ANY IMPORTED FILL SHALL MEET THE DEFINITION OF CLEAN FILL, PURSUANT TO THE TECHNICAL REQUIREMENTS FOR SITE REMEDIATION (NJAC 7:26-1.8.)

SEE SHEET 3 OF 17 FOR GRADING PLAN NOTES

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

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

Rev.	Date	Comments	By
2	06/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	NSR
1	03/14/22	REV. PER SCD & TOWNSHIP COMMENTS	KNG

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: GRADING PLAN

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 2246-99-001	DATE: 01/13/2022
DRAWN BY: KNG	SCALE: (H) 1"=30' (V)
DESIGNED BY: ACC	SHEET No: 7 OF 17
CHECKED BY: JAP	
CHECKED BY: _	

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GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

EXIST. GUY WIRE	EXIST. MONITORING WELL	PROP. WATER VALVE	EXIST. CABLE LINE	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. SPOT ELEVATIONS
EXIST. LIGHT POLE	APPROX. TEST PIT LOCATION	PROP. GAS VALVE	PROP. CABLE LINE	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. GUTTER ELEV.
EXIST. BUILDING LIGHT	EXIST. FIRE HYDRANT	PROP. STORM CLEANOUT	EXIST. ELECTRIC LINE	EXIST. SANITARY SEWER LINE	EXIST. TOP OF CURB ELEV.
EXIST. SHOE BOX LIGHT	EXIST. WATER VALVE	PROP. SANITARY CLEANOUT	PROP. ELECTRIC LINE	PROP. SANITARY SEWER LINE	EXIST. FINISH FLOOR ELEV.
EXIST. COBRA LIGHT POLE	EXIST. GAS VALVE	PROP. AREA LIGHT	EXIST. FIBER OPTIC LINE	EXIST. STORM DRAIN LINE	EXIST. GARAGE FLOOR ELEV.
EXIST. TRAFFIC SIGNAL POLE	EXIST. GAS METER	PROP. OUTLET CONTROL STRUCTURE	PROP. FIBER OPTIC LINE	PROP. STORM DRAIN LINE	PROP. GRADE SPOT ELEV.
EXIST. MANHOLE	EXIST. ELECTRIC METER	PROP. DRAINAGE MANHOLE	EXIST. GAS LINE	EXIST. MINOR CONTOUR & ELEVATION	PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. "A" INLET	EXIST. ELECTRIC BOX	PROP. SANITARY SEWER MANHOLE	PROP. GAS LINE	EXIST. MAJOR CONTOUR & ELEVATION	PROP. FINISHED FLOOR ELEV.
EXIST. "B" INLET	EXIST. CLEAN OUT	PROP. "A" INLET	EXIST. OVERHEAD WIRES	PROP. FINISH GRADE CONTOUR & ELEVATION	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
EXIST. "E" INLET	EXIST. WELL	PROP. "B" INLET	PROP. OVERHEAD WIRES	PROP. DIRECTION OF DRAINAGE FLOW ARROW	PROP. TOP OF EXTENDED CURB. (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
EXIST. YARD INLET	EXIST. WATER SHUT OFF VALVE	PROP. "E" INLET	EXIST. TELEPHONE LINE		
EXIST. FLARED END SECTION	EXIST. TELEPHONE BOX	PROP. YARD INLET	PROP. TELEPHONE LINE		
EXIST. HEADWALL	EXIST. CABLE TV BOX	PROP. FLARED END SECTION	EXIST. WATER LINE		
EXIST. UTILITY POLE	PROP. HEADWALL		PROP. WATER LINE		

G: 000.00
TC: 000.00
GL: 000.00
FF: 000.00
TW: 000.00
GL: 000.00
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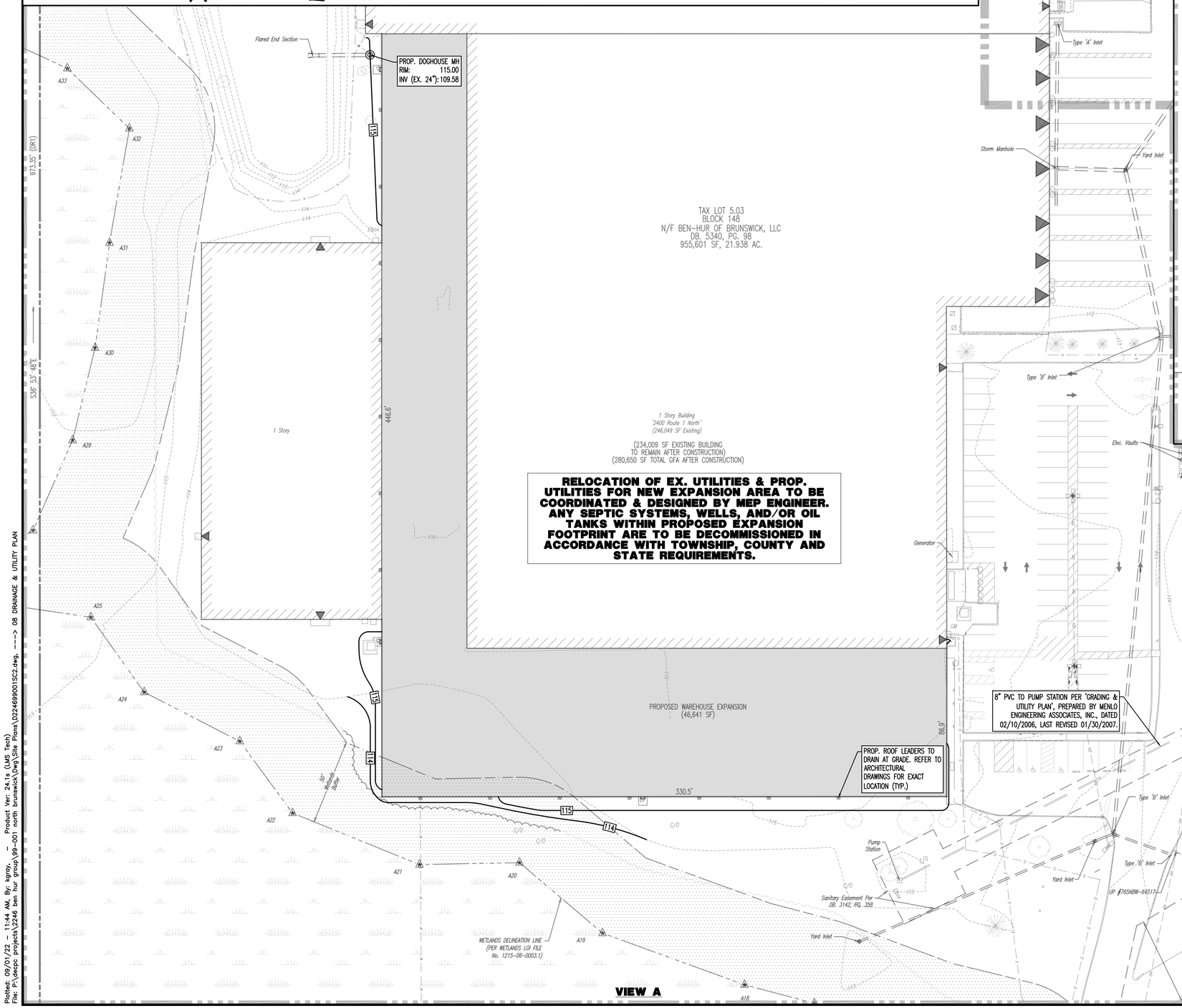
GL: 000.00



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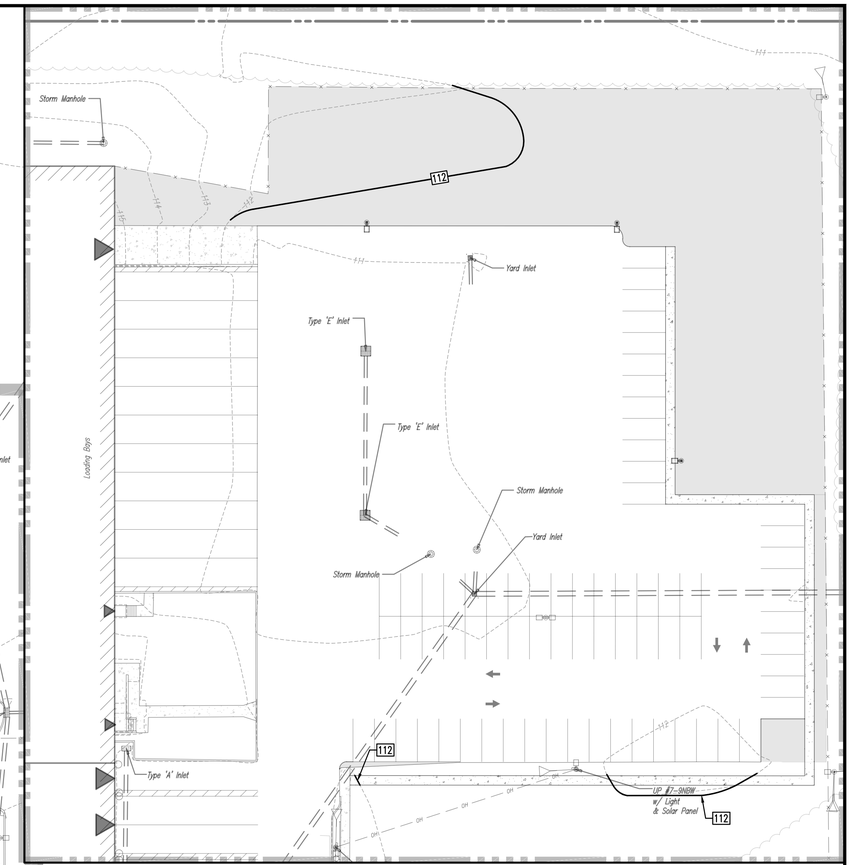

VIEW B

A STORMWATER MAINTENANCE AGREEMENT WILL BE FILED WHICH SETS FORTH DOCUMENTATION THAT ANY PROPOSED DRAINAGE SYSTEM, IF APPLICABLE, AND ANY AND ALL STORMWATER (DRAINAGE SWALES/DETENTION/RETENTION/RECHARGE FACILITIES) WILL BE ADEQUATELY MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF MIDDLESEX COUNTY. REFER TO THE PARAGRAPH IN THE STORMWATER MAINTENANCE AGREEMENT ENTITLED 'RIGHT OF COUNTY OF MIDDLESEX TO MAINTAIN DRAINAGE BASINS'.

SEE SHEET 3 OF 17 FOR DRAINAGE & UTILITY PLAN NOTES

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

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Rev.	Date	Comments	By
2	06/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	NSR
1	03/14/22	REV. PER SCD & TOWNSHIP COMMENTS	KNG

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Lake Como, NJ 07719
T: 732.974.0198
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www.dynamicec.com

TITLE: DRAINAGE & UTILITY PLAN

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 2246-99-001	DATE: 01/13/2022
DRAWN BY: KNG	SCALE: (H) 1"=30' (V)
DESIGNED BY: ACC	SHEET No: 8 OF 17
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CHECKED BY: _	Rev. # 2

RYAN MCDERMOTT
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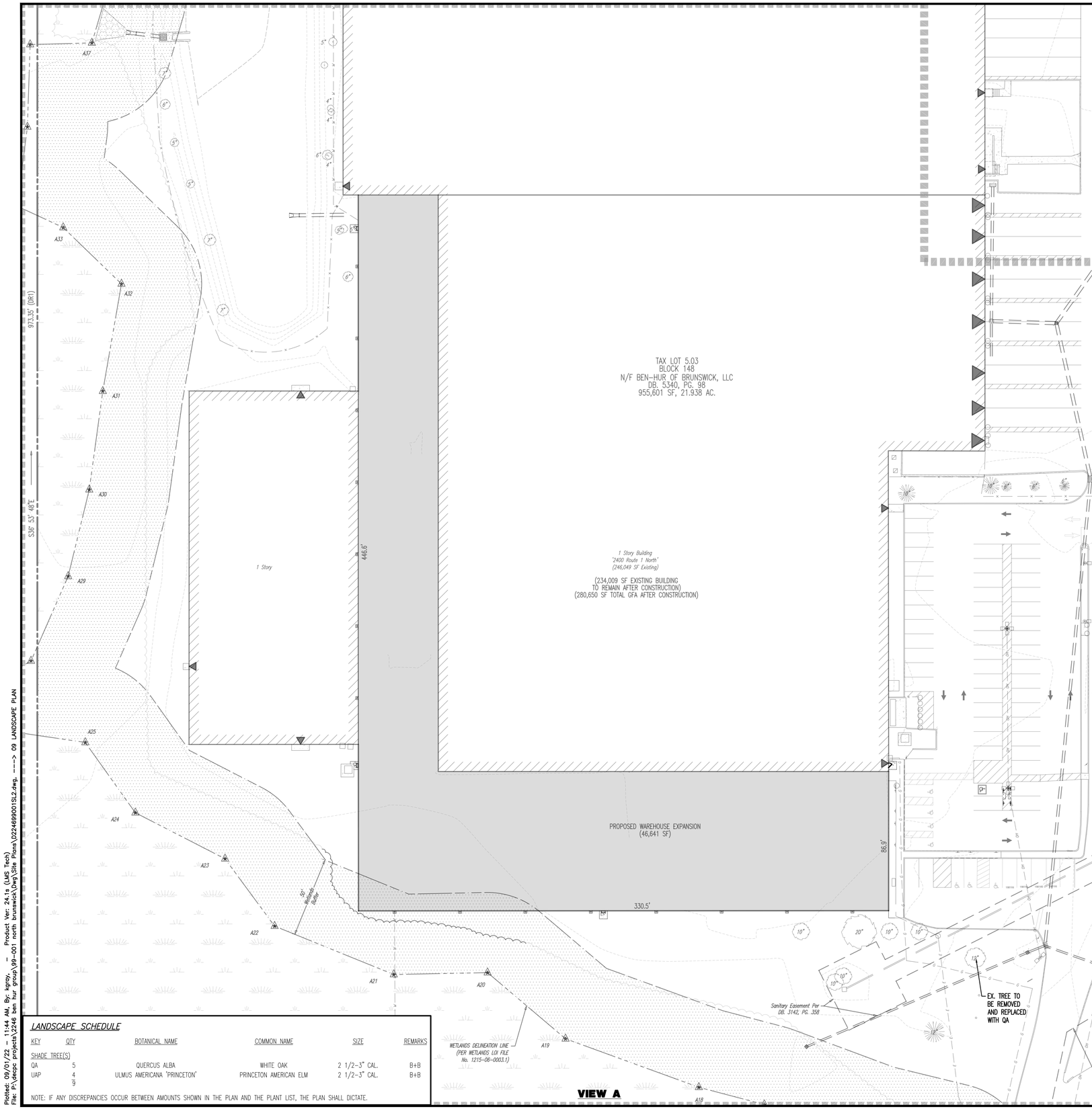
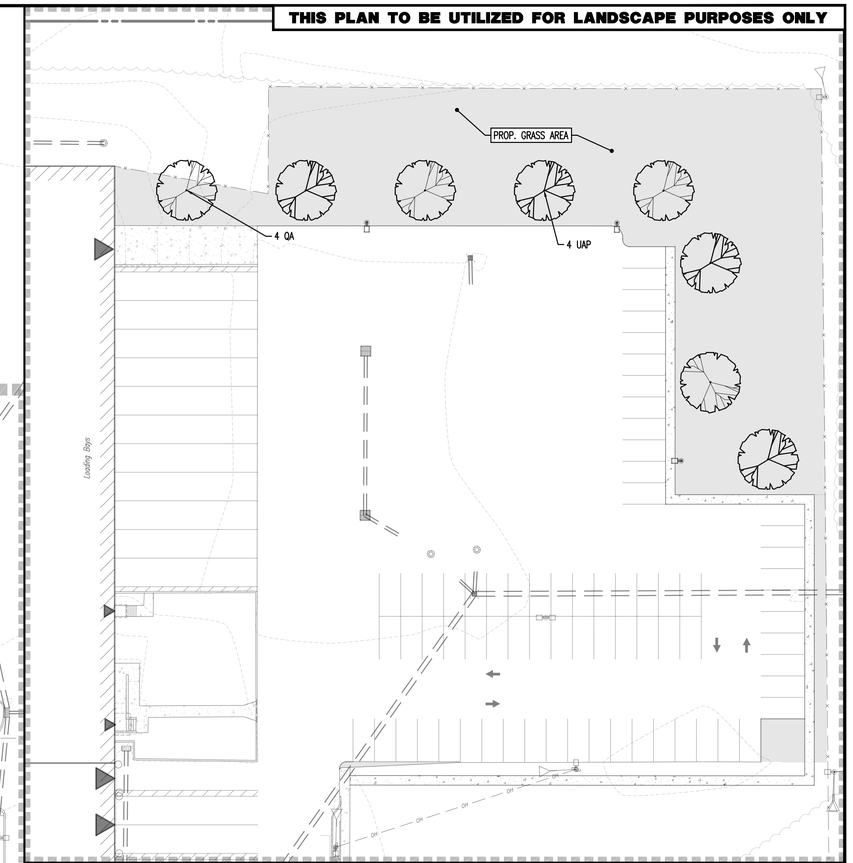


VIEW A

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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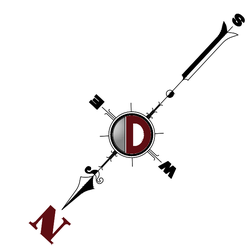

SEE SHEET 3 OF 17 FOR LANDSCAPE PLAN NOTES

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
QA	5	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
UAP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2-3" CAL.	B+B
	9				

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

Rev.	Date	Comments	By
2	08/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	NSR
1	03/14/22	REV. PER SCD & TOWNSHIP COMMENTS	KNG

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TITLE:

LANDSCAPE PLAN

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 2246-99-001	DATE: 01/13/2022
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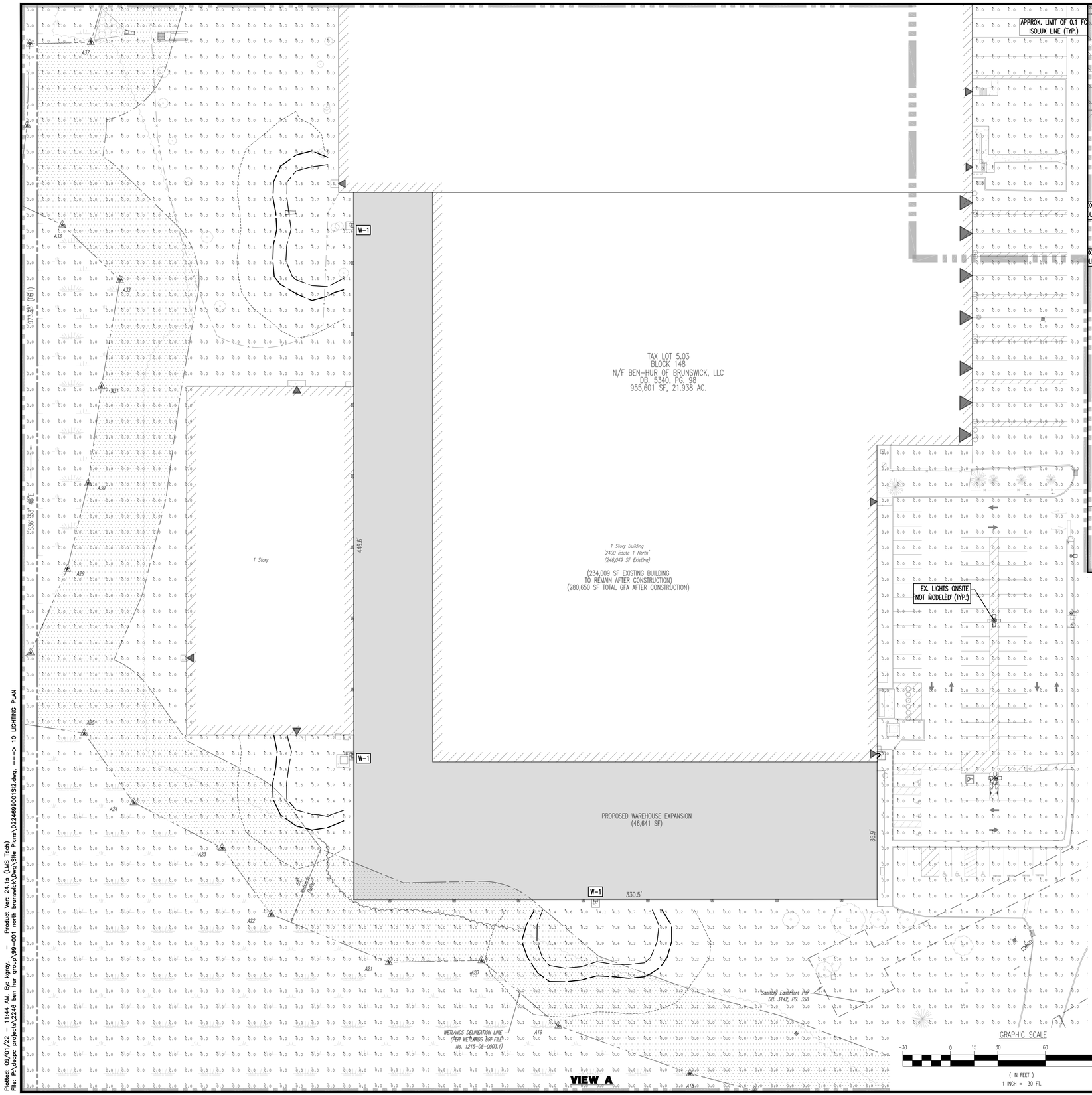
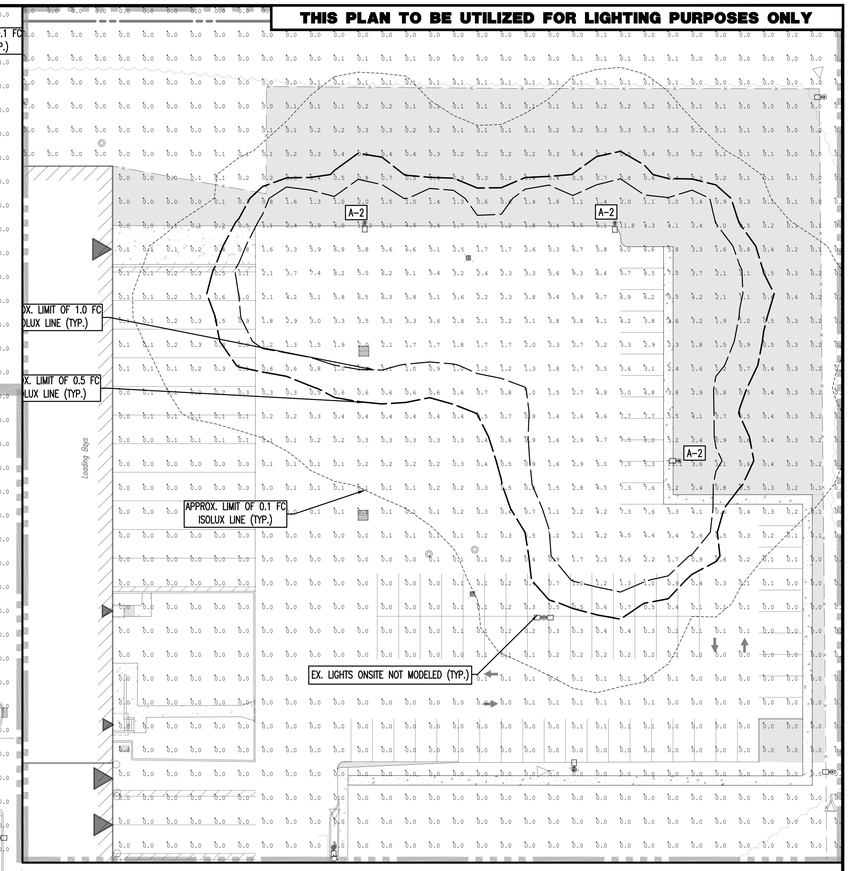


VIEW A



VIEW B

NOTE: NO MODIFICATIONS TO LIGHTING IN DRIVEWAY, EXISTING PARKING OR LOADING AREAS ARE PROPOSED. PROPOSED FIXTURES WILL UTILIZE PHOTO CELL TIMERS TO GO ON AT SUNSET AND OFF AT SUNRISE. PROPOSED POLES/FIXTURES SHALL BE SILVER MATTE TO MATCH EXISTING LIGHT POLES/FIXTURES.

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	IES FILE
	3	W-1	15 FT	SINGLE	1.000	HUBBELL OUTDOOR LIGHTING	LNC4-44L-4K-105-4-U.ies
	3	A-2	20 FT	SINGLE	1.000	HUBBELL OUTDOOR LIGHTING	CL1-90L-4K-4-105.ies

ISO CURVES ARE MAINTAINED AND SHOWN AT 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).

SEE SHEET 3 OF 17 FOR LIGHTING PLAN NOTES

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TITLE: LIGHTING PLAN

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BLOCK 148, LOT 5.03
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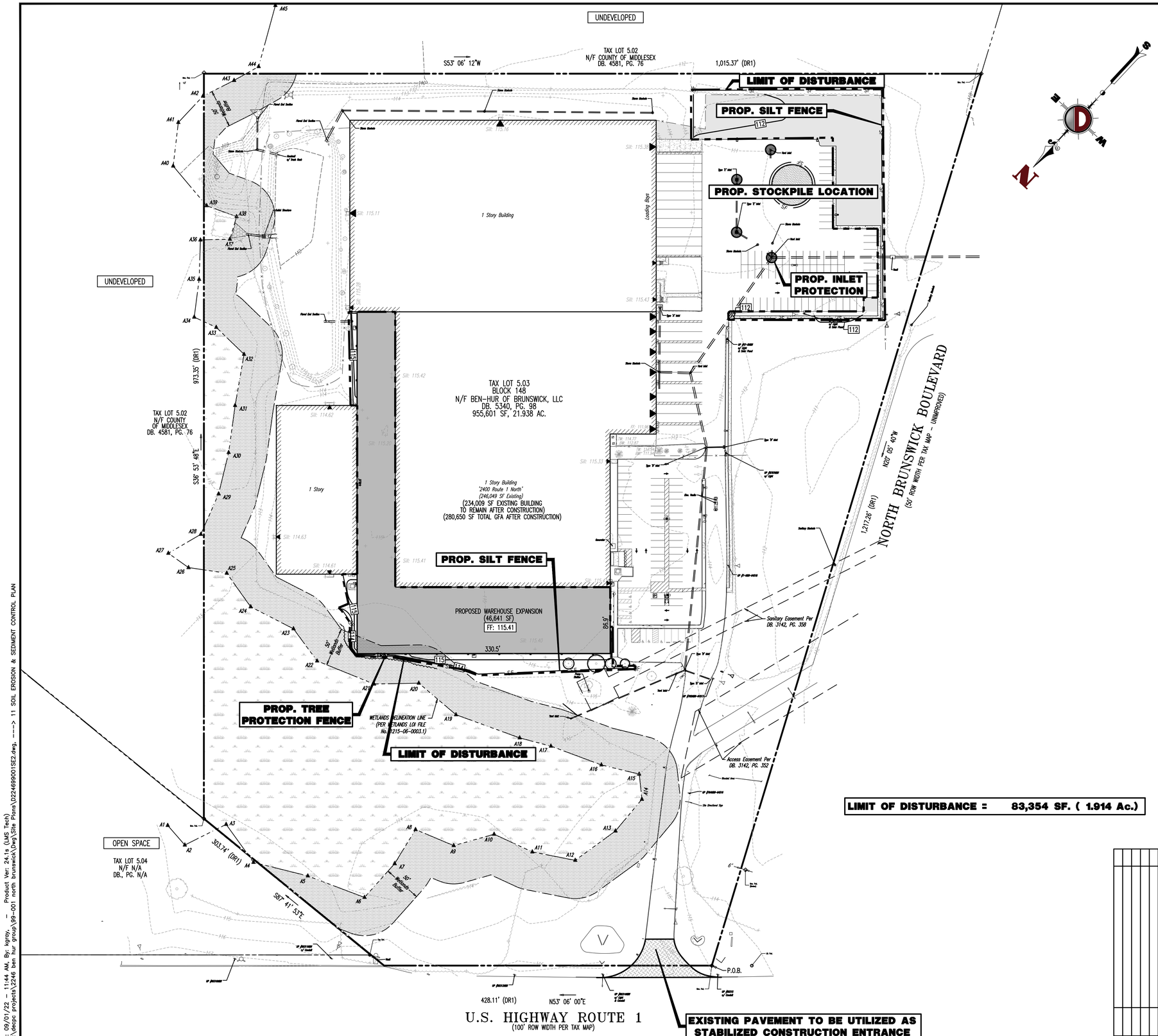

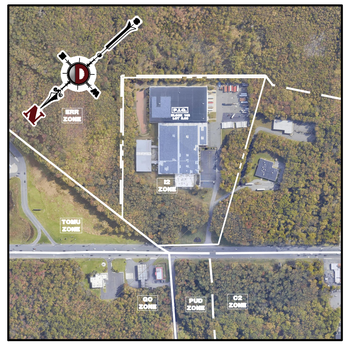

KEY MAP

SCALE: 1"=500'

EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. HAYBALE SEDIMENT BARRIER

LIMIT OF DISTURBANCE = 83,354 SF. (1.914 Ac.)

SEE SHEET 12 OF 17 FOR SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS

GRAPHIC SCALE

-60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.

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1	05/14/22	REV. PER SCD & TOWNSHIP COMMENTS	KNG

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TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No:	2246-99-001
DATE:	01/13/2022
DRAWN BY:	KNG
SCALE: (H) 1"=60' (V)	
DESIGNED BY:	ACC
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SHEET No:	11 OF 17
Rev. #	2

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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 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
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 ANCHOR, IN ACCORDANCE 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 WASHED, 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 SODDED 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 MEANS 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 IRON 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 SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
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 ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
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, PG. 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.).

- LIMESTONE - LIMING 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 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUABLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
- SEEDS:
  - COOL SEASON:
    - PERENNAL 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 GRAIN 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 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.

SEEDING METHODS
SEEDING
- A. SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE 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.
  - 1. SEEDING RATES SPECIFIED 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 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.
  - 2. 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 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
  - 3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 850F. MANY GRASSES BECOME ACTIVE AT 650F. 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.
- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED 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, FIRMING 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 SEED BEDBED. 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 POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

- LIMESTONE - LIMING 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 10-10-10 OR EQUIVILANT WITH 50% WATER INSOLUABLE 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.
ALKALI SALTGRASS -	45 LBS./ACRE	1.0 LBS/1000 SQ.FT

- PERMANENT STABILIZATION SPECIFICATIONS:
  - A. MULCHING MULCH MATERIALS TO BE UNROTTED SMALL GRAIN 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 THAT 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
  - D. 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. THOUGHT SHOULD BE GIVEN TO 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 ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE 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 JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAYBE USED.
E. WOOD CHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED EXCEPT IN AREAS OF FLOWING WATER.
F. GRAVEL, CRUSHED STONE, OR SLAG AT RATE OF 9 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 SOD.
SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE
ANIONIC ASPHALT	7:1	COARSE SPRAY
LATEX EMULSION	12.5:1	FINE SPRAY
RESIN IN WATER	4:1	FINE SPRAY

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED 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, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES 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: 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 MEMBERS
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 MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).
     - FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 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 DURING SEEDBED PREPARATION AND APPLY ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   - B. WORK LIME AND FERTILIZER INTO THE TOPSOIL 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.
   - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE.
   - D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
3. SEEDING
   - A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS
     - COOL SEASON GRASSES:
       - (1) PERENNAL 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) SPRING OATS - 86 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 CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED 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. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
   - D. AFTER SEEDING, FIRMING 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 GRAIN 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 MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
     - APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% 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.
     - 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 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) 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.
   - C. PELLETIZED 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 SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED 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, SEEDED AREAS WHERE WEEDSEED 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 PELLETIZED 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, PG. 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 TH

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.

2. Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.

3. **Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.

4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

A. Probing Wire Test (see detail)
B. Hand-held Penetrometer Test (see detail)
C. Tube Bulk Density Test (licensed professional engineer required
D. Nuclear Density Test (licensed professional engineer required)

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

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" 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 maybe substituted subject to District Approval.

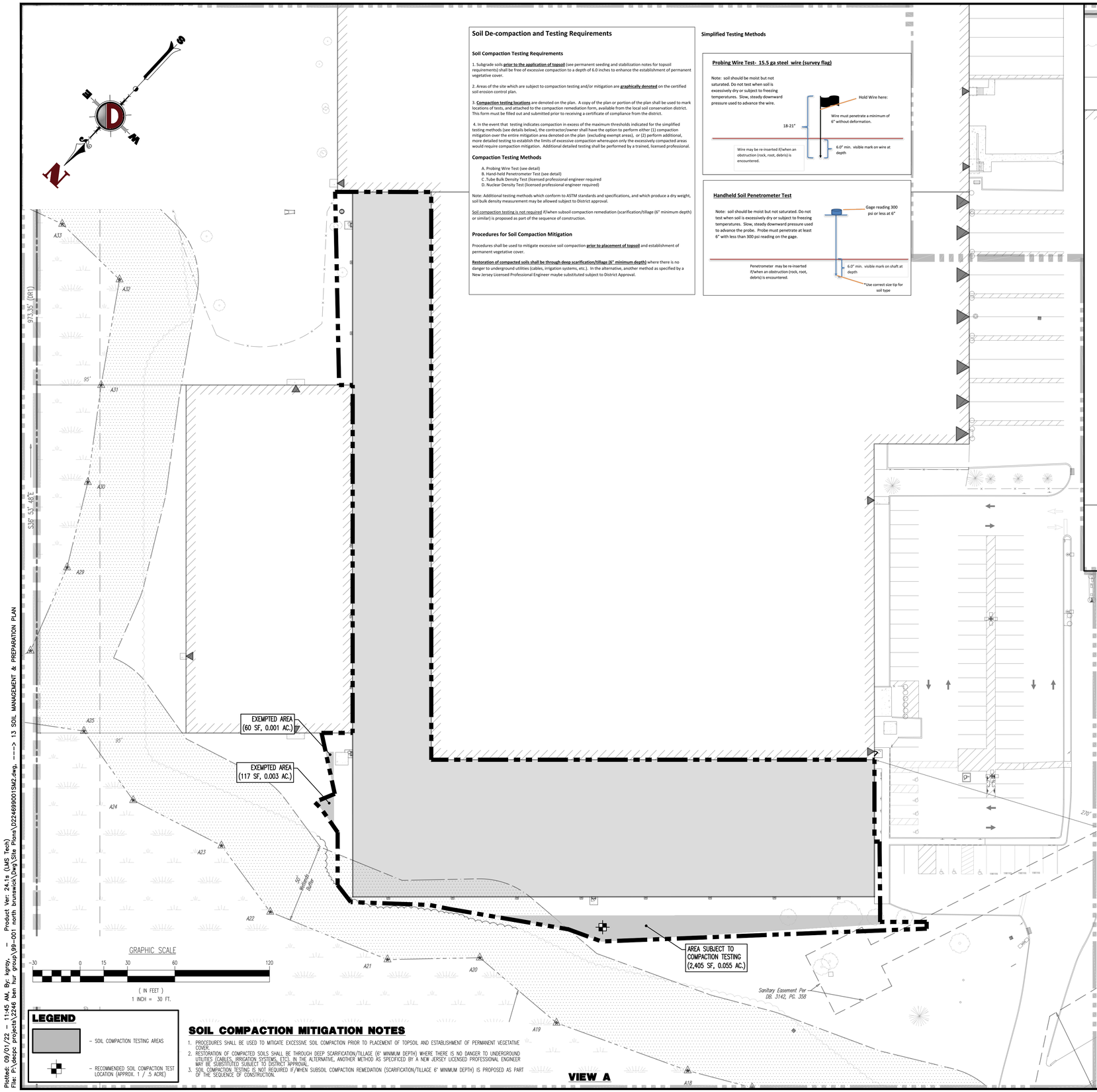
Simplified Testing Methods

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

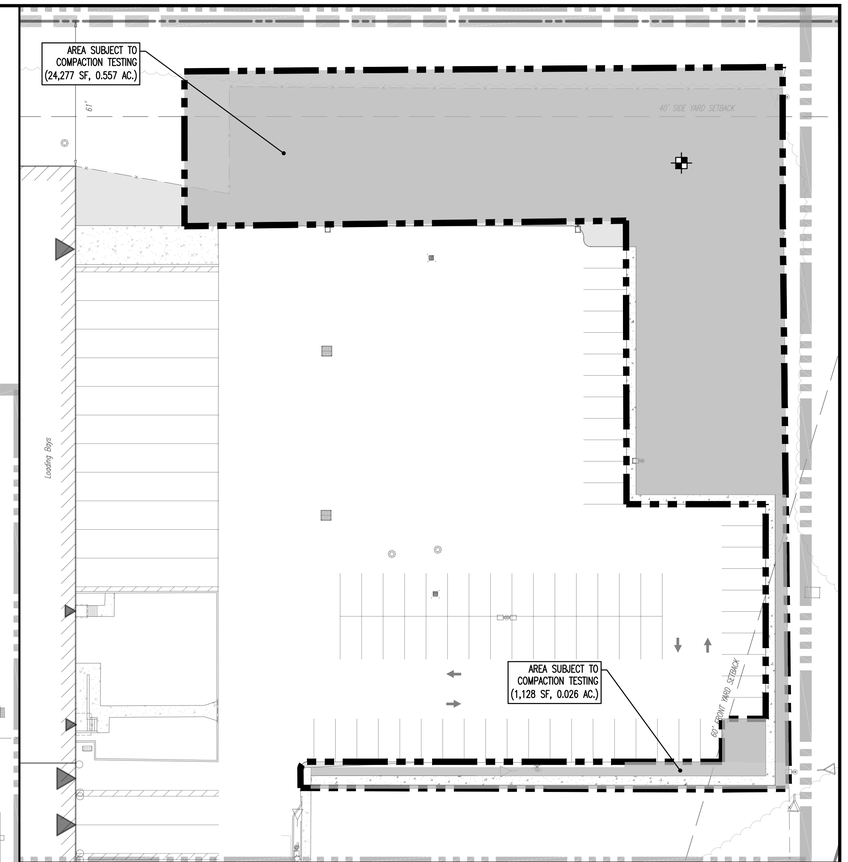
Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.

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" with less than 300 psi reading on the gage.



VIEW A



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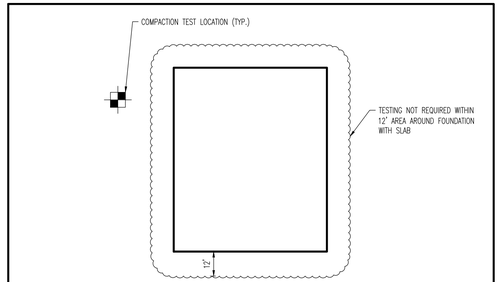

NOTE:
SOIL COMPACTION TESTING LOCATIONS IDENTIFIED ARE RECOMMENDED LOCATIONS FOR GRADING/DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS OR STRUCTURES OR ON INDIVIDUAL LOTS. FOR GRADED/DISTURBED AREAS WITHIN OPEN OR COMMON SPACES, SOIL COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FREQUENCY LISTED IN THIS LEGEND (THIS SHEET).

TYPICAL SOIL COMPACTION TESTING LOCATION DETAIL

LEGEND

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

SOIL COMPACTION MITIGATION NOTES

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. 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 SPECIFICED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
3. 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.

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

Rev.	Date	Comments	By
2	06/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	NSR
1	03/14/22	REV. PER SCD & TOWNSHIP COMMENTS	KNG

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1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicec.com

TITLE:
SOIL MANAGEMENT & PREPARATION PLAN

PROJECT: **BEN–HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No:	2246–99–001
DATE:	01/13/2022
DRAWN BY:	KNG
SCALE:	(H) 1"=30' (V)
DESIGNED BY:	ACC
CHECKED BY:	JAP
CHECKED BY:	–
SHEET No:	13 OF 17
Rev. #	2

RYAN MCDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56559

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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Plotted: 09/01/22 – 11:45 AM, By: kgroy, – Product Ver: 24.1s (LMS Tech)
File: P:\decpc projects\2246 ben hur group\99-001 north brunswick\Dwg\Site Plans\D22469900ISM2.dwg, ---> 13 SOIL MANAGEMENT & PREPARATION PLAN

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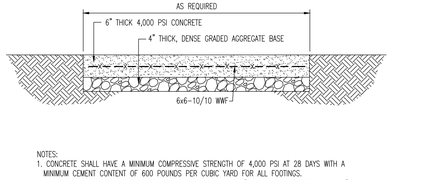
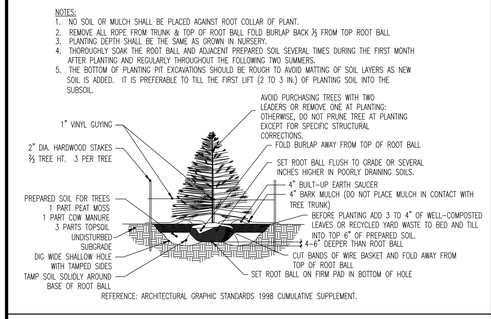


NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED, (6% WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING STEEL BARS SHALL BE A MINIMUM ASTM A615, GRADE 60, AND SHALL BE FIELD WIRED IN PLACE.
5. ALL 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 CODE.
6. EXPANSION JOINTS 1/2" WIDE OF PREMOULDED BITUMINOUS MATERIALS SHALL BE INSTALLED.

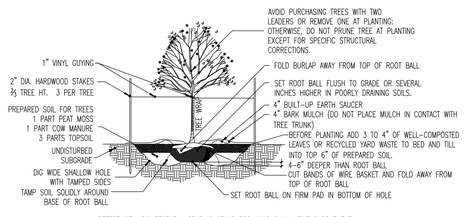
CONCRETE PAD DETAIL
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

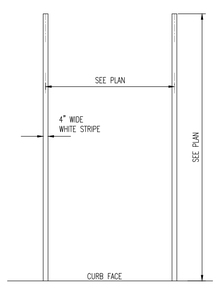
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ⅓ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



PARKING STALL STRIPING DETAIL
NOT TO SCALE

LITEPAK SERIES LNC4

Cat.#
Job
Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:
Largest in the Litepak product family, the LNC4 is designed for perimeter illumination for safety, security and identity. Replaces up to 400w HID luminaires one-for-one replacement covering existing installation footprint. Ne uplight and lower glare lenses offer weighter friendly lighting at typical mounting heights of 15-20'. Unlike have protective polyester powder coat finish. Ideal lighting applications ideal for schools, factories, loading docks, warehouses, parking facilities. Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources. Battery backup option for meeting path of egress requirements.

Construction:
Die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments. Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit.

Electrical:
- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers.
- Electronic driver. 10 kA surge protection.
- Ambient operating temperature -40°C to 40°C.

Lenses:
- Zero uplight distributions using individual acrylic LED optics (provide IES type 3, 4 and V distributions
- CS - Frosted acrylic diffuser option for reduced glare
- CSU - Frosted acrylic diffuser for inverted "up" mounting applications (lens required

LED(s) CCT:
- 3000K, 4000K and 5000K CCT nominal
- 70 CRI, 36 and 44 LED configurations available, see page 2 for electrical and photometric data

Lumen Maintenance:
L86 at 25,000 hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:
Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance. Designed for direct J-box mount or conduit feed on all four sides in single SKU.

Options/Controls
- Batter pre/wired for dusk to dawn energy savings
- 7-pin photo receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- Integral Battery Backup provides emergency path of egress lighting for the required 90 minutes
- SiteSync pre-commissioned wireless controls (see ordering information)
- In addition, the LNC4 can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/siteasyc/ for more details.

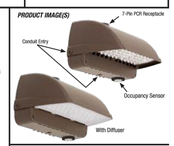
Listings
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA22.2#250.0-14 for wet locations. IP65 Assembly: IEA Approved (3000K configurations)

Warranty:
Five year limited warranty (for more information visit: http://www.hubbellbrightling.com/resources/warranty/

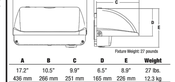
CERTIFICATIONS/LISTINGS

UL Listed, CSA Certified, IP65 Rated, DLC Qualified
*3000K and warmer CCTs only

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	Weight
17.2"	10.5"	9.9"	6.5"	8.9"	27 lbs.
436 mm	266 mm	251 mm	165 mm	226 mm	12.3 kg

SHIPPING INFORMATION

Catalog Number	G.Weight CTN	Carton Dimensions Length inch (mm)	Width inch (mm)	Height inch (mm)	Carton Qty. per Master Pack
LNC4-36L LNC4-44L	27.0 (12.3)	19.7 (50)	13 (33)	13 (33)	1

ORDERING INFORMATION – CONFIGURABLE (ORDERING EXAMPLE: LNC4-36L3K-105-3-U-BL-PCU-CS)

LNC4 - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

FAMILY	NUMBER OF LEDS	CCT	DRIVE CURRENT	IES DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
LNC4 Large Litepak Wallpack	36L 36LED 44L 44LED	3K 3000K 4K 4000K 5K 5000K	105 350mA 065 650mA 105 1150mA	2 Type II 3 Type III 4 Type IV	U 120V-277V 1 120V 2 208V 3 240V 4 277V 5 480V F 347V	DB Bronze BL Black WH White GR Gray PS Platinum CC Custom Color	PCU Universal Button PC 7PR 7-pin photocell receptacle SCP* Programmable occupancy sensor SWP* SiteSync pre-commissioned SWPM*,** SiteSync commissioned w/ occupancy sensor	P* Floating pivoting supply voltage per footnote) CS Frosted acrylic diffuser CSU* Frosted acrylic diffuser required for inverted fixture installations (Factory Install only see page 3) E* Integral battery backup rated for 0°C. EH* Integral battery backup with heater rated for -30°C

* Must specify voltage (battery backup 120 or 277V only, SiteSync 120, 277 or 347V only)
** Must specify voltage (120, 277 or 347V only) and CCT (3000K or 4000K only)
* Must order minimum of one remote control to program dimming settings. 0-10V fully adjustable dimming with automatic daylight harvesting and occupancy sensing. Requires SiteSync Gateway and minimum of one SCP-REMOTE control to program dimming settings (see accessories)
6 - Available in 350mA drive current only (type III, IV)
7 - Not available with MSK or MVOC
8 - Not available with SCU, SCL, or CP
9 - Not available with SCU, SCL, or CP
10 - Specify group and zone. See SiteSync product page for more information on wireless control options and details

ORDERING INFORMATION – STOCKED VERSIONS (ORDERING EXAMPLE: LNC4-44L-4K)

Catalog Number	Wattage	No. of LEDs	Voltage	Dist. Type	Lumens	LPW	CCT	Wgt. lbs. (Kg)	No. of Drivers	Current
LNC4-36L-4K	124.6	36	120-277	IV	10,754	86.3	4K	27.0 (12.2)	2	1050mA
LNC4-44L-4K-7PR	152.6	44			13,477	88.3				
LNC4-44L-4K-SCP	152.6	44			13,477	88.3				

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Accessories and Services (Ordered Separately)

Catalog Number	Description
LNC4-CS	Frosted acrylic diffuser reduces surface brightness and glare with a roughly 20% lumen reduction
SCP-REMOTE	Remote Control for SCP/ P option. Order at least one per project to program and control the occupancy sensor
SWRDB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SWTPR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

*When ordering fixtures at least one of these wireless options must be entered per project. + Available as a SiteSync retrofit solution for fixtures with an existing 7 pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NX0PM-1R10-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NuLINK® Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE® Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbelldistributedintelligence.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module

- SiteSync Features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Available on all products that have a 7-Pin receptacle
- Does not interfere with occupancy sensors

PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI) LUMENS	LPW	B	U	G	4K (4000K nominal, 70 CRI) LUMENS	LPW	B	U	G	3K (3000K nominal, 70 CRI) LUMENS	LPW	B	U	G
4	N/A	N/A	E	671	N/A				697	N/A				581	N/A			
44	350mA	40.3	2	4,929	112	1	0	1	4,980	114	1	0	1	4,289	106	1	0	1
			3	4,719	117	1	0	1	4,831	115	1	0	1	4,305	107	1	0	1
			4	4,441	110	1	0	2	4,503	112	1	0	2	4,186	104	1	0	2
			V	5,306	112	1	0	2	5,813	114	1	0	2	5,218	106	1	0	2
44	650mA	49.3	2	6,907	95.3	2	0	2	7,040	97.1	2	0	2	5,980	82.5	2	0	2
			3	6,457	110	1	0	2	6,580	112	1	0	2	5,716	106	1	0	2
36	650mA	80	2	7,607	95.3	2	0	2	7,640	95.0	2	0	2	6,756	84.4	2	0	2
			3	7,366	94.9	2	0	2	7,404	92.3	2	0	2	6,723	84.0	2	0	2
			4	7,011	95.1	1	0	3	7,424	92.8	1	0	3	6,742	84.3	1	0	3
			V	8,094	94.7	2	0	2	9,201	96.0	2	0	2	8,121	89.3	2	0	2
44	1150mA	96	3	8,472	96.7	2	0	2	9,298	96.8	1	0	2	8,644	90.0	1	0	2
			4	8,016	92.8	1	0	3	9,040	94.2	1	0	3	8,405	87.6	1	0	3
36	1150mA	140	2	11,911	86.6	2	0	2	11,619	84.5	2	0	2	10,551	76.7	2	0	2
			3	11,853	86.2	2	0	2	11,563	84.0	2	0	2	10,508	76.4	2	0	2
44	1150mA	170	4	11,986	84.9	1	0	3	11,095	82.8	1	0	3	10,529	75.2	1	0	3
			2	14,202	83.6	2	0	3	14,400	84.7	3	0	3	13,047	76.7	2	0	2
			3	14,793	87.0	2	0	3	14,521	85.2	2	0	3	13,499	80.0	2	0	3
			4	13,804	81.9	2	0	3	14,118	83.9	2	0	3	13,127	77.2	2	0	3

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

Configurable Versions

# of LEDS	Drive Current (mA)	Input Voltage	Current (Amps)	System Power
36	350mA	120	0.44	40
		277	0.15	40
		347	0.12	40
		480	0.08	40
44		120	0.54	49
		277	0.18	49
		347	0.14	49
		480	0.10	49
36	650mA	120	0.86	80
		277	0.29	80
		347	0.25	80
		480	0.17	80
44		120	0.80	96
		277	0.35	96
		347	0.28	96
		480	0.20	96
36	1150mA	120	1.17	140
		277	0.51	140
		347	0.40	140
		480	0.29	140
44		120	1.42	170
		277	0.61	170
		347	0.49	170
		480	0.36	170

Stocked Versions

# of LEDS	Drive Current (mA)	Input Voltage	Current (Amps)	System Power
36	STD. (1050)mA	120	1.03	124
		277	0.45	124
44		120	1.26	152
		277	0.55	152

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WALL PACK LIGHTING DETAIL
NOT TO SCALE

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS 0	25,000	50,000	TM-21-11[1] L86 50,000	L86 100,000	L70 (hours)
25°C/ 77°F	1.00	0.96	0.92	0.91	0.85	223,000
40°C / 104°F	1.00	0.94	0.89	0.87	0.80	159,000

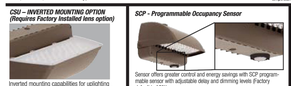
1. Projected per IESNA TM-21-11 (Alpha 2108), TM04, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the LNC 135.0 W base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C	92 F	1.02
10° C	50 F	1.01
20° C	68 F	1.00
25° C	77 F	1.00
30° C	86 F	1.00
40° C	104 F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

CSU – INVERTED MOUNTING OPTION (Requires Factory Installed lens option)



Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

SCP - Programmable Occupancy Sensor

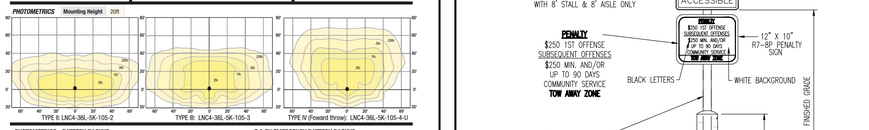
Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (factory defaults to 10%).

Visit: **http://www.hubbelllighting.com/solutions/controls/** for control application information

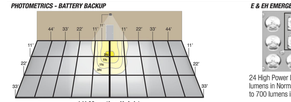
7PR-7-PIN RECEPTACLE (Photocontrol and Wireless Controls by Others)

Standard NEMA 7-Pin receptacle for twist lock photocell or wireless controls (by others).

PHOTOMETRICS Mounting Height 20ft



PHOTOMETRICS - BATTERY BACKUP



11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions.
Diagrams for illustration purposes only, please consult factory for application layout.

E & EH EMERGENCY BATTERY BACKUP

24 High Power LEDs generate up to 7,600 lumens in Normal Mode and use 4 LEDs for up to 700 lumens in emergency mode.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. (It units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

SWP & SWPM - SiteSync™

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Precommissioned SiteSync Ordering Information:
When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must accompany the order. Please consult your Hubbell Lighting Group representative, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/siteasync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture selection of the lens.

Examples: LNC4-36L4k-105-3-U-DB-SWP SiteSync only
LNC4-36L4k-105-3-U-DB-SWPM-20F SiteSync with Motion Control

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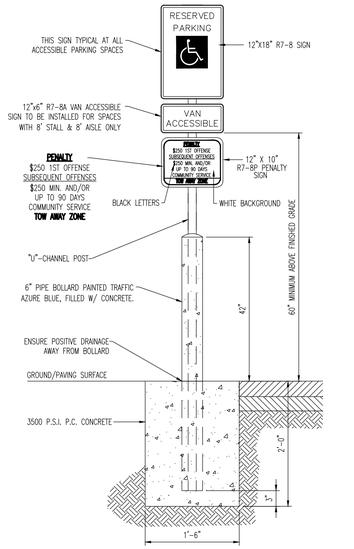
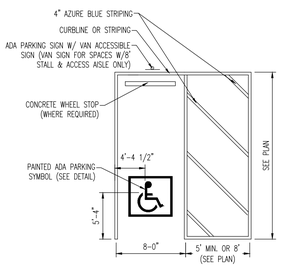


NOTES:
1.) IF AT THE TIME OF CONSTRUCTION THE STATE OF NEW JERSEY HAS APPROVED FINES/PENALTIES DIFFERENT THAN THOSE INDICATED ON THIS DETAIL, CONTRACTOR IS TO PROVIDE SIGNAGE INDICATING THE CURRENT FINES/PENALTIES AS APPROVED BY THE STATE OF NEW JERSEY.

2.) VAN ACCESSIBLE SIGN SHALL BE 60" MINIMUM ABOVE FINISHED GRADE WHERE APPLICABLE. WHEN VAN ACCESSIBLE IS NOT REQUIRED, R7-8 SIGN SHALL BE SET AT 60" MINIMUM ABOVE FINISHED GRADE.

A.D.A. PARKING SIGN ON BOLLARD DETAIL
NOT TO SCALE



NOTES:
1. PAVEMENT STRIPING FOR ALL ADA PARKING SPACES SHALL BE PAINTED AZURE BLUE.
2. WHERE AN ADA PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES.

ADA STALL MARKINGS DETAIL
NOT TO SCALE

Cimarron CL1
Area/Site Lighting

AREA/SITE

Stylish vertically finned die-cast solid top housing and lower heat sink optimize heat dissipation.
- Isolated electrical compartment with integral heat sinking for cooler operation and longer driver life
- Drivers have greater than 90% power factor and less than 20% THD
- 0-10V dimming driver standard, order CD option to have dimming leads extended
- Automatic thermal self protection
- 20KA surge protection with an end of life LED indicator
- 60,000 hours life (L90 @ 40 °C)*
- Shipped with upswept or straight arm for uniform look and ease of installation
- -40 deg C to 40 deg C ambient operation
- Lektrocote TGIC polyester powder coat finish
- 3000K, 80 CRI; 4000K, 70 CRI; 5000K, 67 CRI
- Stainless steel bezel(s)
- Choice of 72 high brightness LED configurations with individual acrylic lenses aimed to produce IES type II, III, IV and V distributions and auto optics
- Backlight control option reduces spill light behind pole by 85%, doesn't change fixture appearance or EPA
- IP65
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Increased lumen output with use of 1050mA driver (90L only)
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Turtle friendly Amber available

MADE-TO-ORDER ORDERING INFORMATION

CL1 - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

SERIES
CL1 Cimarron LED

MOUNTING
A Arm mount construction (45° straight right arm included & acceptable for 90° configurations)
AD Decorative arm mount (Decorative upswept arm incl., & acceptable for 90° configurations)
WAF Wall arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight right arm

NO. OF LEDS
90L 90 High brightness LEDs
60L 60 High brightness LEDs
30L 30 High brightness LEDs

VOLTAGE
U* Universal 120V-277V, 50/60 Hz
1 120V
2 208V
3 240V
4 277V
5 480V 60 Hz
6 347V, 60 Hz
8* 220V, 50 Hz

CCT
3K 3000K, 80CRI
4K 4000K, 70CRI
5K 5000K, 67CRI
AMY Amber (590 nm available for "Turtle friendly" applications (consult factory)

DRIVE CURRENT
Leave blank for 700mA (standard)
035 350mA Amber CCT only
105 1050mA (not for use with 30L)

DISTRIBUTION
2 Type II
3 Type III
4 Type IV
5S Type V Short
5M Type V Medium
5W Type V Wide
2L Type II Rotated 90° left
3L Type III Rotated 90° left
4L Type IV Rotated 90° left
2R Type II Rotated 90° right
3R Type III Rotated 90° right
4R Type IV Rotated 90° right
1A Auto Front Row Type I
1AR Auto Front Row Type I Rotated 90° right
1AL Auto Front Row Type I Rotated 90° left
2A Auto Front Row Type II
2AR Auto Front Row Type II Rotated 90° right
2AL Auto Front Row Type II Rotated 90° left

COLOR
DB Dark Bronze
BL Black
WH White
GR Gray
PS Platinum Silver
CC Custom Color

OPTIONS
BC* Backlight control
CD Continuous dimming
WB* Wall bracket
RPA3* 3" Round pole adapter
RPA4* 4" Round pole adapter
RPA5* 5" Round pole adapter
RPA6* 6" Round pole adapter
FUS1 Fusing (replace X with voltage: 1=120V, 2=208V, 3=240V, 4=277V, 5=480V, F=347V)
VG Vandal guard
7PR Photocell receptacle (7-pin ANSI C136.41—2013 receptacle for use with standard Twist-Lock photocell or wireless controls that meet C136.41 external wireless control devices. Select SCL option to add occupancy sensing capability when using with compatible external wireless devices.

PIR MOTION/OCCUPANCY CONTROL OPTIONS
SCD_P1,7,9 On/Off control (line voltage device not for use with 7PR receptacle option and external wireless control devices)
SCL_P1,7,9 Add-on occupancy sensor for use with ext. wireless control device connected thru 7PR receptacle (Dusk/dawn control menufacturer for compatibility)
SCP_P1,7,9 Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices). A minimum of one SCP-REMOTE accessory remote control required for configuration. (Standard lens with greater sensitivity motion detection radius equal to .75 X luminaire mounting height (approx. distance)
SWP10 SiteSync Pre-Commission
SWPM10 SiteSync Pre-Commission w/ Sensor

WIRELESS CONTROL OPTIONS
WSP wiSCAPE Fixture Module, In-fixture relay for wireless lighting control
WSPCM,** wiSCAPE Fixture Module, In-fixture relay for wireless lighting control and motion/ occupancy sensing

*See specification page for complete fixture data

ADDITIONAL ACCESSORIES ON PG. 237

Notes: 1 - Fuse option not available with universal voltage
2 - Select T3 fusing option for 220V
3 - Not available with 30L, 60L or 90L CRI distributions only
4 - Available in 350mA drive current only (type III, IV)
5 - Or UPR fully adjustable dimming with automatic daylight harvesting and occupancy sensing. Requires SiteSync Gateway and minimum of one SCP-REMOTE control to program dimming settings (see accessories)
6 - Available with 90L or 60L only
7 - Not available with MSK or MVOC
8 - Not available with SCU, SCL, or CP
9 - Not available with SCU, SCL, or CP
10 - Specify group and zone. See SiteSync product page for more information on wireless control options and details

Visit www.hubbelloutdoor.com/products for up-to-date availability information

Cimarron CL1
Area/Site Lighting

AREA/SITE

PERFORMANCE INFORMATION

Series Number	Equivalency MH	HPS	Energy Savings	Delivered Lumens Type 2	Type 3	Type 4	Type 5M	Type 5S	Type 5W	System Watts 120V-277V	347V-480V	Lumens Per Watt	CCT
CL1-30L-4K	175w	150w	67%	7,639	7,635	7,726	7,862	8,291	7,591	70	80	117	4000K
CL1-60L-4K	320w	250w	62%	14,984	14,977	15,154	15,421	16,263	14,891	135	150	119	4000K
CL1-90L-4K	400w	400w	52%	22,035	22,026	22,286	22,678	23,916	21,899	205	225	115	4000K
CL1-90L-4K-105	750w	750w	60%	29,380	29

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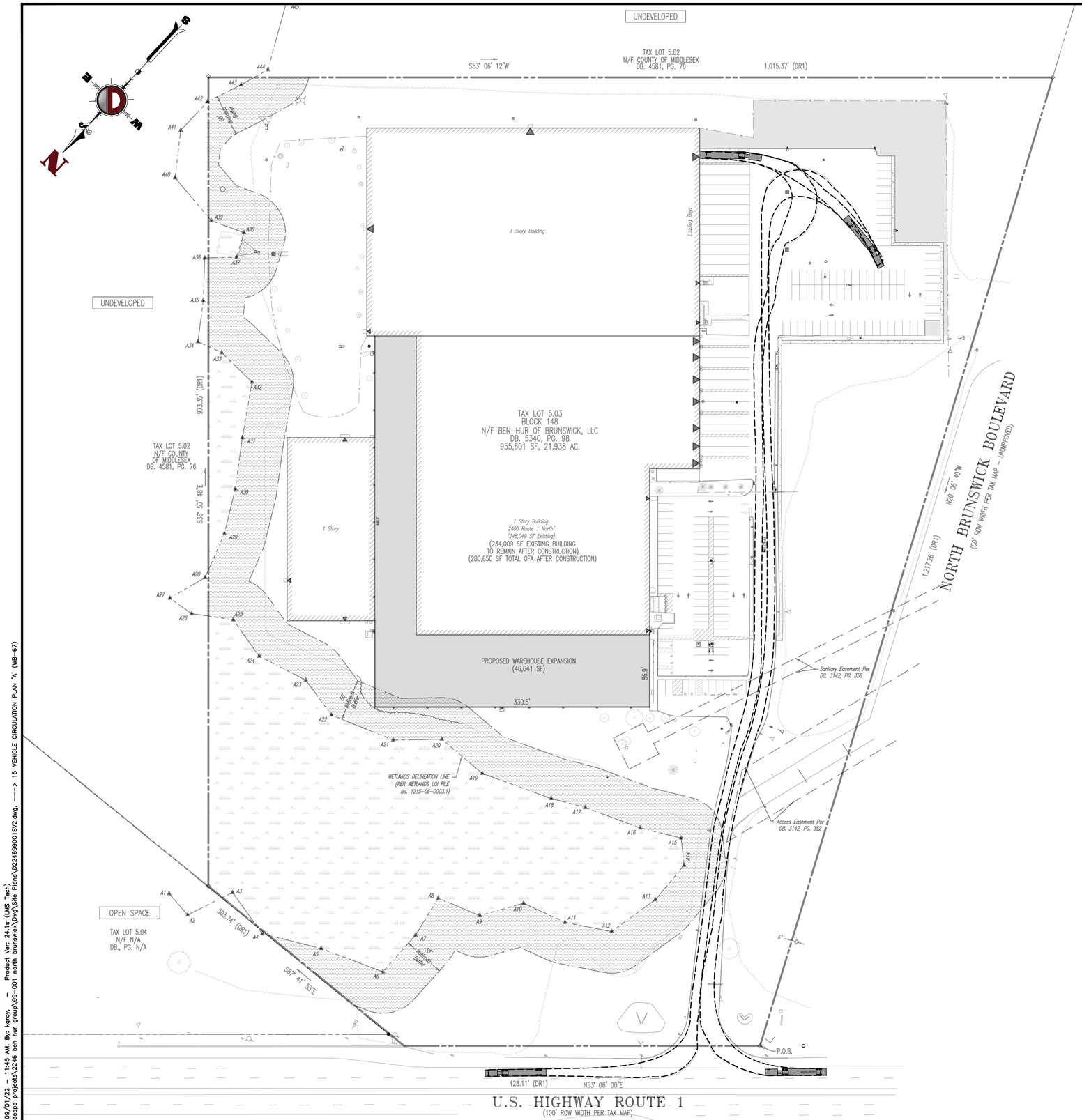

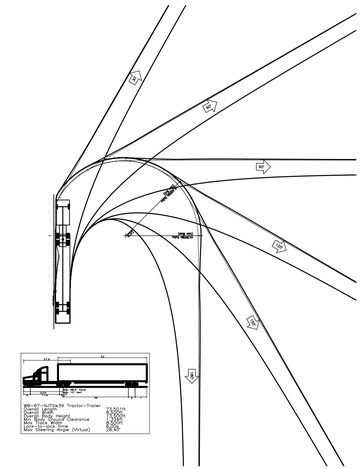

GRAPHIC SCALE

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(IN FEET)
1 INCH = 60 FT.

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Rev.	Date	Comments	By
2	08/23/22	REV. PER TOWNSHIP & COUNTY COMMENTS	NSR
1	03/14/22	REV. PER SCD & TOWNSHIP COMMENTS	KNG

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F: 732.974.3521
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TITLE:
VEHICLE CIRCULATION PLAN 'A' (WB-67)

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 2246-99-001	DATE: 01/13/2022
DRAWN BY: KNG	SCALE: (H) 1"=60' (V)
DESIGNED BY: ACC	SHEET No: 15
CHECKED BY: JAP	
CHECKED BY: _	OF 17
	Rev. # 2

RYAN MCDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56559

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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File: P:\decpc projects\2246 ben hur group\99-001 north brunswick\Dwg\Site Plans\D22469900151V2.dwg, ----> 15 VEHICLE CIRCULATION PLAN 'A' (WB-67)

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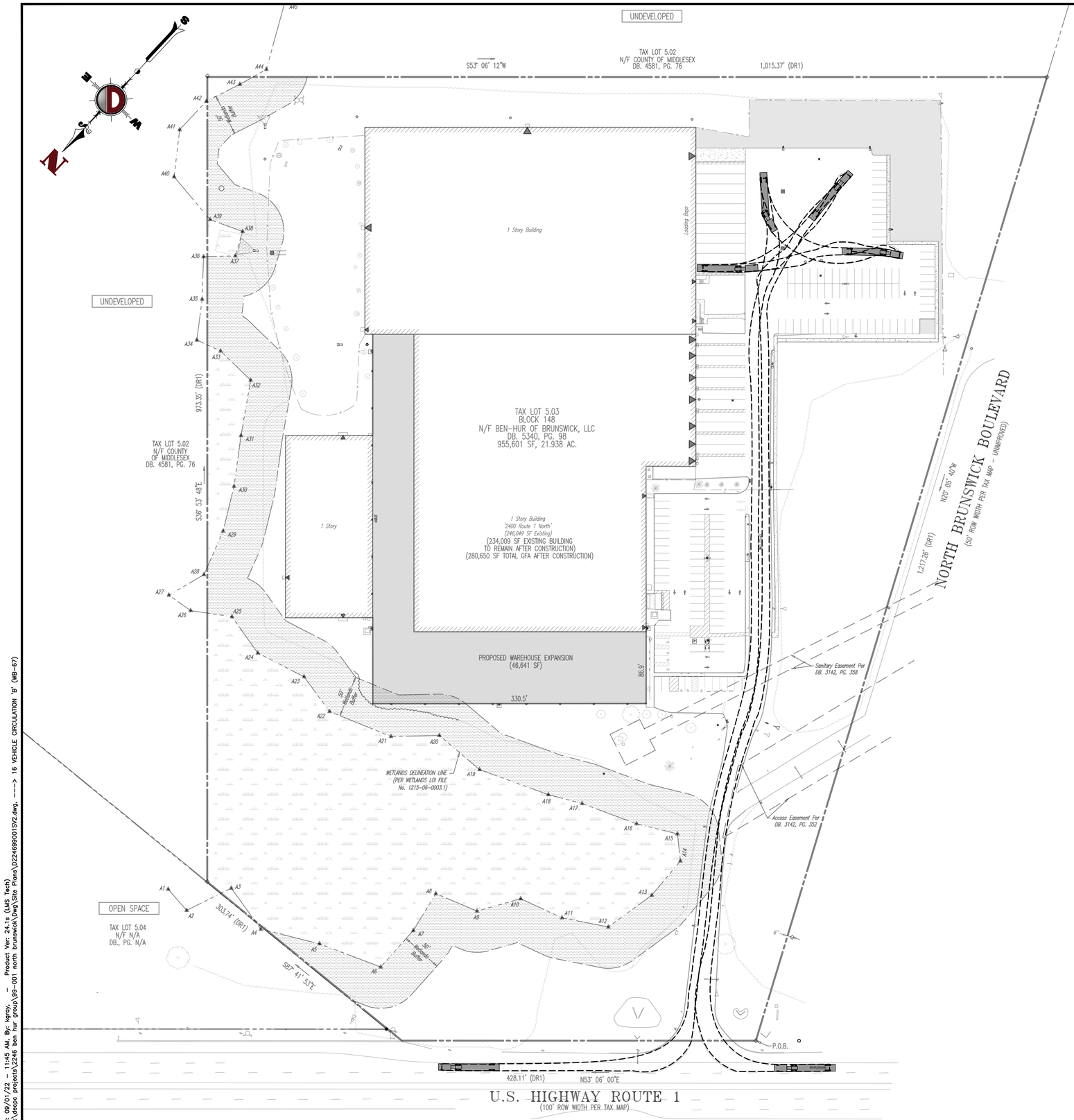

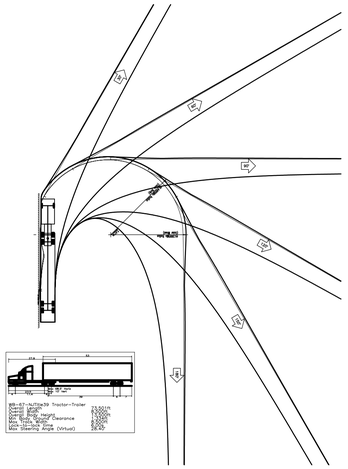

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F: 732.974.3521
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TITLE:
VEHICLE CIRCULATION PLAN 'B' (WB-67)

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No:	2246-99-001
DATE:	01/13/2022
DRAWN BY:	KNG
SCALE: (H) 1"=60' (V)	
DESIGNED BY:	ACC
CHECKED BY:	JAP
CHECKED BY:	_
SHEET No:	16 OF 17
Rev. #	2

RYAN MCDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56559

JOHN A. PALUS
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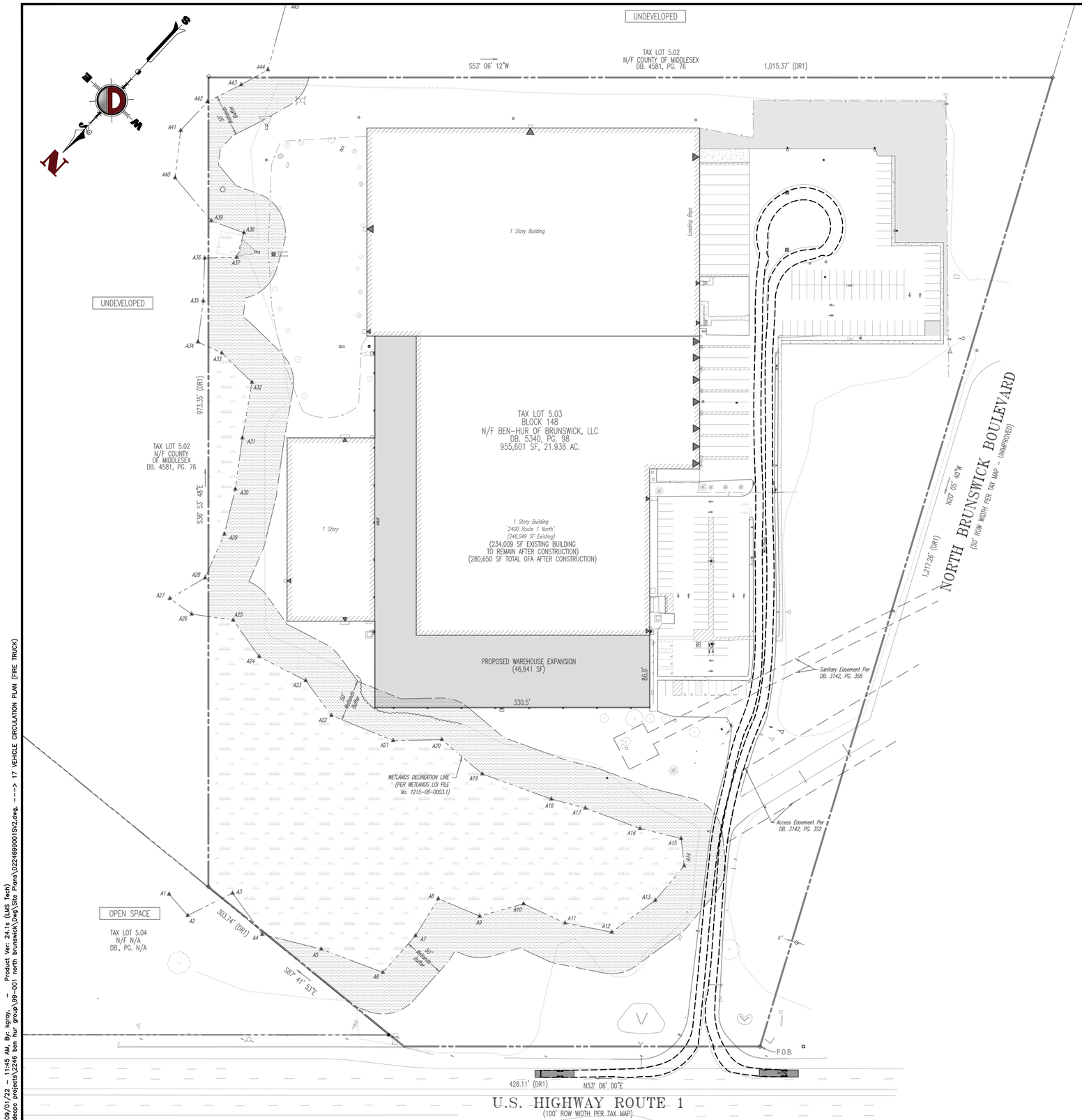

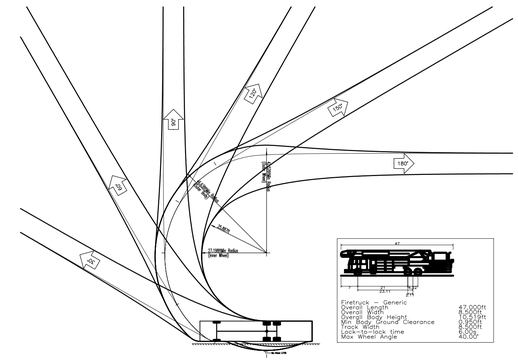

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T: 732.974.0198
F: 732.974.3521
www.dynamicec.com

TITLE:
VEHICLE CIRCULATION PLAN (FIRE TRUCK)

PROJECT: **BEN-HUR OF BRUNSWICK, LLC**
PROPOSED WAREHOUSE EXPANSION
BLOCK 148, LOT 5.03
2400 U.S. ROUTE 1
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 2246-99-001	DATE: 01/13/2022
DRAWN BY: KNG	SCALE: (H) 1"=60' (V)
DESIGNED BY: ACC	SHEET No: 17
CHECKED BY: JAP	
CHECKED BY: _	OF 17
	Rev. # 2

RYAN MCDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56559

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

811 Know what's below. Call before you dig.
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Plotted: 09/01/22 - 11:45 AM, By: kgray, - Product Ver: 24.1s (LMS Tech)
File: P:\decpc projects\2246 ben hur group\99-001 north brunswick\Dwg\Site Plans\D22469900TSV2.dwg, ---> 17 VEHICLE CIRCULATION PLAN (FIRE TRUCK)

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