

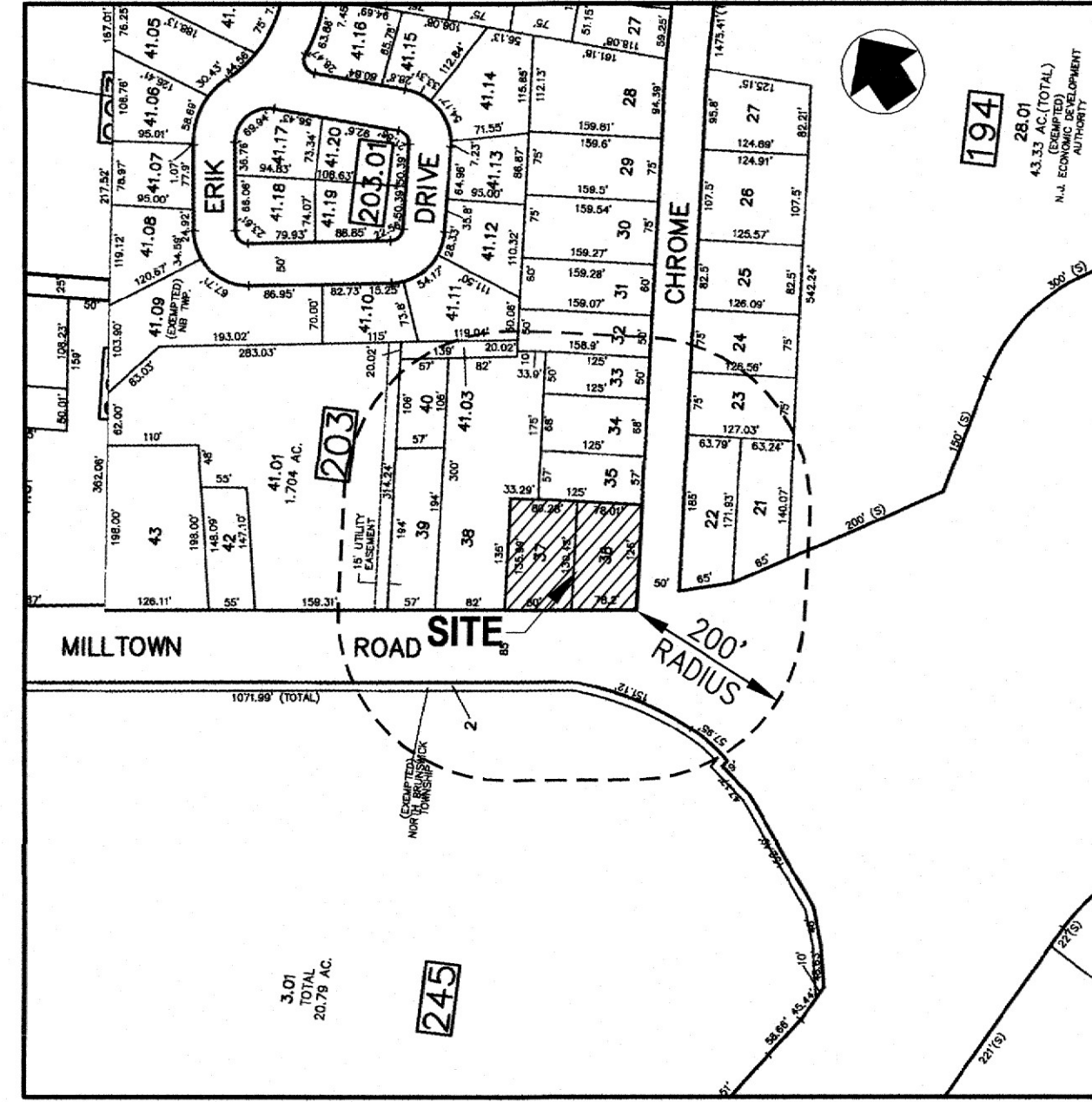
PRELIMINARY & FINAL MAJOR SITE PLAN TAX MAP LOTS 36 & 37 BLOCK 203 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200':

BLOCK	LOT	TOWNSHIP OF NORTH BRUNSWICK OWNER'S NAME & ADDRESS
203	35	Lapchuk, Gregory & Argyra 641 Chrome Street North Brunswick, NJ 08902
203	33	Kiss, Gezo & Denise 633 Chrome Street North Brunswick, NJ 08902
203	40	Milltown Road Associates LLC 525 Milltown Road North Brunswick, NJ 08902
203	37	Brunswick Estates LLC 100 Menlo Park Dr Ste 302 Edison NJ, 08837
194	23	Saturria, Alejandro & Lillian 634 Chrome Street North Brunswick, NJ 08902
203	38	Milltown Road Associates LLC 525 Milltown Road North Brunswick, NJ 08902
203	41.11	Romancano, Oscar E., & Huertas Lina M. 12 Erik Drive North Brunswick, NJ 08902
203	39	Milltown Road Associates LLC 525 Milltown Road North Brunswick, NJ 08902
203	32	Velez Jose 629 Chrome Street North Brunswick, NJ 08902
203	41.03	Milltown Road Associates LLC 525 Milltown Road North Brunswick, NJ 08902
194	24	Bou-Mansour George 626 Chrome Street North Brunswick, NJ 08902
203	34	Canonico, William, & Maureen 637 Chrome Street North Brunswick, NJ 08902
194	28.01	NJ Economic Development Authority ATTN: N.J.E.A. RE. DIV. P.O. 990 Trenton, NJ 08625
194	22	Millpond Realty LLC 505 Milltown Road North Brunswick, NJ 08902
203	36	Brunswick Estates LLC 100 Menlo Park Drive SIT 302 Edison, NJ 08837
245	3.01	Levin Properties LP PO Box 326 Plainfield, NJ 07061
194	21	Millpond Realty LLC 505 Milltown Road North Brunswick, NJ 08902
245	2	North Brunswick Township 710 Hermann Road North Brunswick, NJ 08902
203	41.01	Col's Auto Service INC 10 Baldwin Street Pennington, NJ 08534

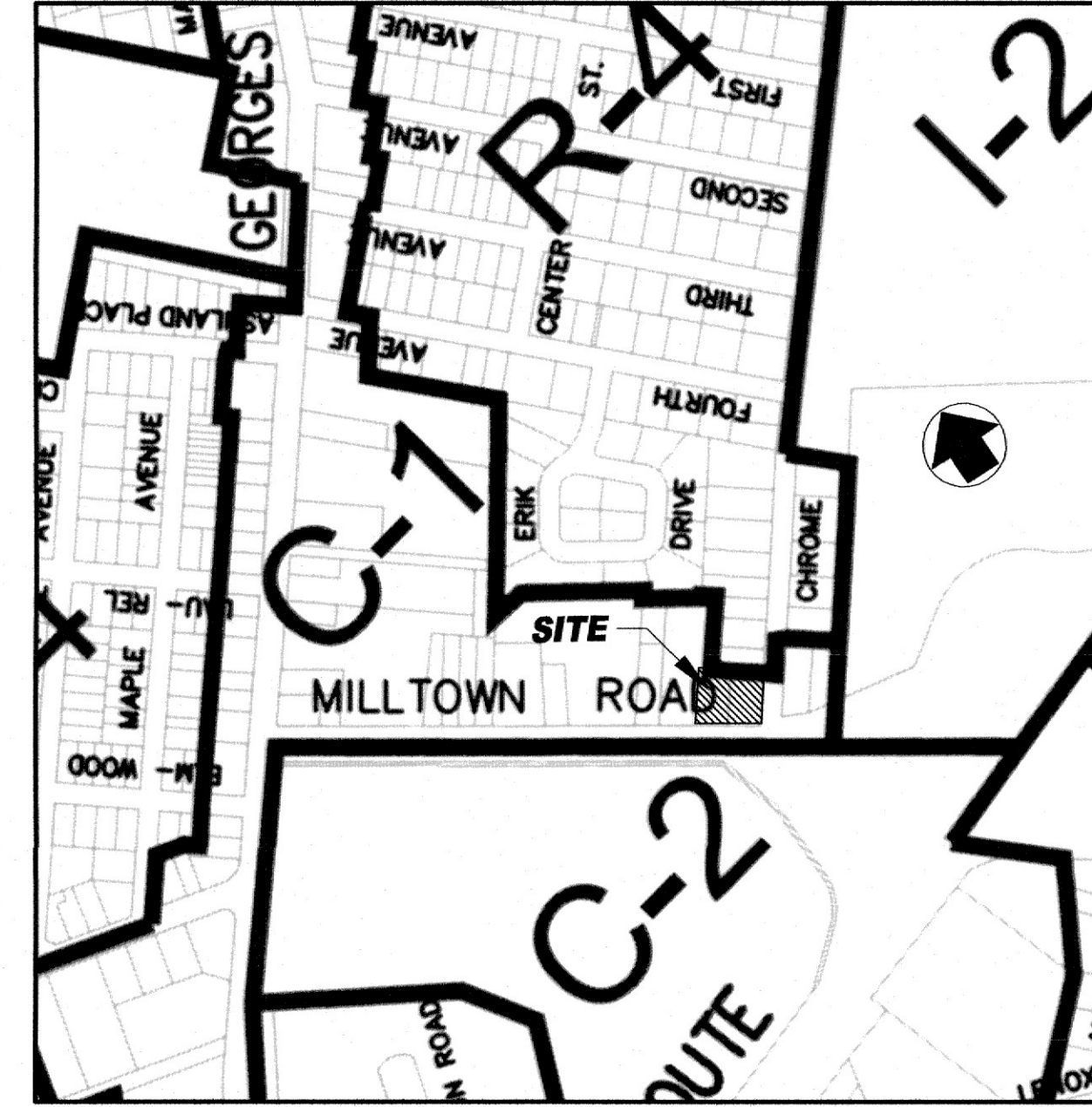
UTILITY COMPANIES TO BE NOTIFIED:

TOWNSHIP OF NORTH BRUNSWICK	UTILITY COMPANY	CONTACT INFORMATION
	Middlesex County Planning Board	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
	Public Service Electric and Gas Co.	Manager - Corp Properties 80 Park Place, 166 Newark NJ 07102
	Cablevision of Raritan Valley	275 Centennial Avenue 1035 Parkway Trenton, NJ 08625
	Department of Transportation State of New Jersey	501 Coolidge Street Piscataway, NJ 08855-6805 Attn: Marguerite Prenderville
	Sunoco Pipeline L.P.	Right of Way Montello Complex Sinking Spring, PA 19608



TAX MAP - KEY MAP

SCALE: 1"=200'



ZONING MAP

N.T.S.

SIGNAGE REQUIREMENTS:

ONE FREESTANDING SIGN PERMITTED.
ONE FREESTANDING PYLON SIGN PROPOSED.
DUNKIN' DONUT PYLON SIGN PERMITTED AREA = 40SF
PROPOSED AREA = 37.45SF (VARIANCE REQUIRED) (3)
REQUIRED SETBACK FROM PROPERTY LINE = 20'
PROPOSED SETBACK = 13.0' (VARIANCE REQUIRED) (4)
PERMITTED HEIGHT = 20'
PROPOSED HEIGHT = 20' MAX.
BUILDING SIGNS PERMITTED
PERMITTED AREA = 10% OF FACADE
PROPOSED AREA DD SIGN = 5.28% (42.75 SF/810 SF)(MILLTOWN RD FRONTAGE)
PROPOSED AREA RETAIL SIGN = 2.95% (10.67 SF/360 SF)(MILLTOWN RD FRONTAGE)
PROPOSED AREA DD & RETAIL SIGN = 2.58% (18.67 SF/724.5 SF)(CHROME ST FRONTAGE)

BUFFER REQUIREMENTS:

1) ADDITIONAL 30' BUFFER STRIP TO REAR OR SIDE YARD REQUIRED WHERE SIDE OR REAR YARD ADJUTS A RESIDENTIAL ZONE/USE.
PROPOSED = 32.5' BUFFER

APPROVED BY THE PLANNING BOARD OF NORTH BRUNSWICK ON _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

APPROVED BY THE MIDDLESEX COUNTY PLANNING BOARD ON _____

PLANNING DIRECTOR _____ DATE _____

SECRETARY _____ DATE _____

ZONING DATA - C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)

EXISTING USE = Lot 36 = PERSONAL SERVICE USE (1 PRIMARY BUILDING / 1 ACCESSORY BUILDING)
Lot 37 = RESIDENTIAL USE W/ACCESSORY GARAGE
PROPOSED USE = DUNKIN' WITH DRIVE THRU and RETAIL TENANT

NOTE: (FUTURE LOT 36.01 REPRESENTS THE FUTURE CONSOLIDATION OF LOTS 36 & 37)

SITE DATA	REQUIRED	EXISTING LOT 36	EXISTING LOT 37	PROPOSED (FUTURE LOT 36.01)
MINIMUM LOT AREA (INTERIOR/CORNER)	15,000 S.F. / 20,000 S.F.	NA / 9,963 S.F. V	10,697 S.F. / NA V	NA / 20,305 S.F.
MINIMUM LOT WIDTH (INTERIOR/CORNER)	100 FT. / 125 FT.	NA / 127.4 FT.	80.1 FT. / NA V	NA / 158.3 FT.
MINIMUM LOT DEPTH	100 FT.	78.1 FT. V	133.2 FT.	130.5 FT.
MINIMUM FRONT YARD SETBACK (MILLTOWN RD.)	35 FT. *	36.0 FT.	31.3 FT. V	50.4 FT.
MINIMUM FRONT YARD SETBACK (CHROME ST.)	35 FT. *	3.6 FT. V	NA	57.3 FT.
MINIMUM SIDE YARD SETBACK (one/both)	10 FT. / 20 FT.	30.9 FT. / 84.3 FT.	13.2 FT. / 51.6 FT.	32.5 FT. / 65.5 FT.
MINIMUM REAR YARD SETBACK	20 FT.	NA	62.85	NA
MAXIMUM BUILDING HEIGHT	30 FT. or 2 1/2 STORIES	2 STORIES	2 STORIES	21.83 FT. / 1 STORY
MAXIMUM LOT COVER (BY PRINCIPAL BUILDING)	40%	21.1% 2,107 S.F.	12.6% 1,350 S.F.	15.1% 3,112 S.F.
MAXIMUM IMPERVIOUS COVER	80%	76.5% 7,619 S.F.	58.0% 6,204 S.F.	82.92% 16,836 S.F.

ACCESSORY

MINIMUM SIDE YARD SETBACK	5 FT.	3.8 FT. V	1.8 FT. V	NA
MINIMUM REAR YARD SETBACK	5 FT.	20 FT.	12.1 FT.	NA

V = EXISTING CONDITION VARIANCE
* AS SPECIFIED IN SECT.205-66A

VARIANCE / WAIVER LISTING

- VARIANCE REQUESTED FOR MAXIMUM IMPERVIOUS COVERAGE WHERE 80% IS REQUIRED AND 82.92% IS PROPOSED. [205 ATTACHMENT 6]
- VARIANCE REQUESTED FOR RESTAURANT PARKING WHERE 17 SPACES ARE REQUIRED AND 14 SPACES ARE PROPOSED. [205-100 B.(7)]
- VARIANCE REQUESTED FOR MAXIMUM FREESTANDING SIGN AREA WHERE 40 SF IS REQUIRED AND 50.54 SF IS PROPOSED. [205-105 H]
- VARIANCE REQUESTED FOR MINIMUM FREESTANDING SIGN SETBACK FROM PROPERTY LINE WHERE 20 FT IS REQUIRED AND 10.0 FT IS PROPOSED. [205-102 C]
- VARIANCE REQUESTED FOR PARALLEL CURB PARKING WHERE 23 FT X 8 FT IS REQUIRED AND 22 FT X 9 FT IS PROPOSED. [205-98 A]
- VARIANCE REQUESTED FOR PARKING IN FRONT YARD, WHERE 10' IS REQUIRED AND IN 3.3 FT ON CHROME STREET AND 0.8 FT ON MILLTOWN ROAD IS PROPOSED [205-66D]
- VARIANCE REQUESTED FOR PARKING IN FRONT YARD, WHERE NONE IS PERMITTED AND 10 SPACES ARE PROPOSED IN THE FRONT YARD [205-96E]
- VARIANCE REQUESTED FOR FENCE IN THE SIDE YARD, WHERE OPEN IS PERMITTED AND SOLID IS PROPOSED. [205-93B]

PARKING ANALYSIS:

PROPOSED RETAIL (1,012sf **)
REQUIRED = 1 SPACE FOR EACH 200 SF (1,012SF/200SF) = 6 SPACES
PROVIDED = 6 SPACES

PROPOSED RESTAURANT (DUNKIN') (2,100sf **)
REQUIRED = 1 SPACE FOR EACH 100 SF (2,100SF/100SF) = 21 SPACES
AFTER CREDIT = 21 SPACES - 4 EVCS CREDIT = 17 SPACES
PROVIDED = 14 SPACES
(VARIANCE REQUIRED FOR RESTAURANT PARKING) (2)

** Area Calculated in accordance with Art.8, Section 205-6; Gross Floor Area "The area of all floors of a building, measured from the interior walls of each story of a building."
TOTAL PARKING REQUIRED = 27 SPACES (9X18) - 4 EVCS CREDIT = 23 SPACES REQUIRED
TOTAL PARKING PROVIDED = 20 SPACES (18 SPACES-9X18)(2 SPACES-9X22)

ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS (PL 2021-CH.171)

IN ACCORDANCE WITH STATE STATUTE 171:

RESTAURANT

3.B.(1) (A) - PARKING LOT WITH 50 OR FEWER OFF-STREET PARKING SPACES
REQUIRED = AT LEAST ONE MAKE-READY PARKING SPACE IS REQUIRED

RETAIL

3.C.: - A RETAILER PROVIDING 25 OR FEWER OFF-STREET PARKING SPACES SHALL NOT BE REQUIRED TO PROVIDE OR INSTALL ANY EVSE OR MAKE-READY SPACE.

IN ACCORDANCE WITH NORTH BRUNSWICK CH.205-32 B (5):

RESTAURANTS IN EXCESS OF 2,000 SQUARE FEET
REQUIRED = EITHER LEVEL 2 EVCS WITH A MINIMUM OUTPUT RATE OF 7.2 KW/HR OR DC FAST CHARGING STATIONS IN THE COMMON PARKING AREA IN AN AMOUNT EQUAL TO 3% OF THE REQUIRED NUMBER OF PARKING SPACES, SUBJECT TO A MINIMUM OF TWO EVCS.

PROVIDED = 14 SPACES X 3% = 0.42 SPACES = 2 EVCS MINIMUM REQUIRED TO BE INSTALLED
PROVIDED = 2 EVCS INSTALLED (CREDIT = 4 REQUIRED PARKING SPACES)

NOTE:

- ALL REQUIRED ELECTRIC VEHICLE CHARGING SPACES SHALL HAVE APPROPRIATE IDENTIFICATION SIGNAGE AND/OR PAVEMENT MARKINGS
- MAKE READY SPACES SHALL BE PRE-WIRED FOR FAST, AND EASY FUTURE INSTALLATION OF LEVEL 2 OR DC FAST CHARGING EQUIPMENT IN ACCORDANCE WITH P.L. 2021 C. 171 (7/9/2021)
- APPLICANT SHALL FULLY INSTALL MAKE READY CHARGING SPACES IN ACCORDANCE WITH THE TIMING SCHEDULE UNDER P.L. 2021 C. 171 (7/9/2021)
- SPACES SHOWN ON THE PLAN MAY BE RELOCATED WITHIN THE PARKING AREA UPON REVIEW AND APPROVAL OF, AND AT THE DISCRETION OF THE BOROUGHS ENGINEER.

ACCESSIBLE PARKING REQUIREMENTS

In accordance with Section 4.1.2 of the A.D.A.A.G. the required number of accessible parking spaces is as follows:

Total Number of Spaces Provided = 20 Spaces
1 Accessible Spaces Required
1 Accessible Spaces Provided
1 Van Accessible Space is Required
1 Spaces Provided is Van Accessible

GENERAL NOTES:

- PROPERTY KNOWN AS LOTS 36 & 37 IN BLOCK 203, TAX MAP SHT. 69, TOWNSHIP OF NORTH BRUNSWICK, CONTAINING A TOTAL OF 0.47 ACRES MORE OR LESS.
- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING MUNICIPAL AND OTHER AGENCY REVIEW AND APPROVAL. THEY SHALL NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX MAP LOTS 36 & 37, BLOCK 203, PREPARED BY AMERTECH ENGINEERING INC., DATED APRIL 11, 2020 (JOB #20-016).
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAD83 DATUM.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
- UTILITY SERVICE CONNECTIONS FOR THE PROPOSED BUILDINGS WILL BE MADE USING EXISTING UTILITY LINES ON SITE. ANY EXISTING UTILITY SERVICE IN NEED OF REPAIR SHALL BE REMOVED AND REPLACED AS NEEDED. SERVICE CONNECTIONS HAVE BEEN SHOWN BASED ON INFORMATION PROVIDED BY THE FIELD VISITS, ARCHITECT, AND/OR MECHANICAL CONSULTANT. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, MATERIAL AND LOCATION SHOWN WITH MOST CURRENT AND APPROVED ARCHITECTURAL AND/OR MECHANICAL PLANS. IF A DISCREPANCY IS FOUND, CONTRACTOR SHALL NOTIFY THE UNDERSIGNED ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
B. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
C. UNIFORM CONSTRUCTION CODE AND BARRIER-FREE DESIGN REGULATIONS AS CURRENTLY AMENDED.
D. ANY OTHER FEDERAL OR STATE OR MUNICIPAL REGULATIONS AS APPLICABLE.
- BARRIER-FREE FACILITIES, INCLUDING PARKING SPACES AND RAMPS, SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT OF 1991, AS CURRENTLY AMENDED OR REVISED.
- THE PROPOSED BUILDING WILL BE SERVICED BY THE PUBLIC SEWER AND WATER SYSTEMS AVAILABLE WHICH WILL BE OWNED AND OPERATED BY THE TOWNSHIP.
- DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THE BUILDING FOOTPRINT SHOWN ON THIS PLAN INDICATE FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ADDITIONS ETC. ABOVE. (SEE ARCHITECTURAL PLANS)
- THE GREASE TRAP IS PROVIDED INSIDE THE PROPOSED BUILDING. (SEE ARCHITECTURAL PLANS)
- ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE NJDOT "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AS CURRENTLY AMENDED OR REVISED.
- ALL EXISTING STRUCTURES WITHIN THE DISTURBED AREA ON THE PROPERTY AND UNDER/ABOVE GROUND UTILITIES LOCATED ON THE TRACT ARE PROPOSED TO BE REMOVED IN THEIR ENTIRETY. ALL ACTIVITIES ARE TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, AND STATE AND/OR ANY OTHER APPLICABLE GOVERNING BODIES STANDARDS.
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITIES COMPANIES. ALL PROPOSED UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.
- RECYCLING AND REFUSE DISPOSAL SHALL BE CONTRACTED BY OWNER THROUGH PRIVATE HAULER.
- ALL WATER SERVICES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP AND THE WATER PURVEYOR, IF APPLICABLE.
- REQUIRED CURB SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE BITUMINOUS BASE COURSES. ANY REQUIRED REPAIRS TO CURBS WHICH ARE NOT SUITABLE FOR ACCEPTANCE SHALL BE MADE PRIOR TO CONSTRUCTION OF FINAL PAVEMENT WEARING COURSE.
- ALL SANITARY SEWER PIPING AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH BRUNSWICK TOWNSHIP SEWER DEPARTMENT.
- TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED WITHIN THE SITE SO AS TO PROVIDE A MINIMUM OF FOUR (4) INCHES OF COVER TO ALL DISTURBED AREAS AND SHALL BE STABILIZED BY SO2, SEEDING OR PLANTINGS.
- ALL CLEARING & GRADING TO BE PERFORMED IN STRICT CONFORMANCE WITH NORTH BRUNSWICK ORDINANCES, & WITH THE SECTION OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION, ENTITLED "EARTHWORK".
- NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL OF THE TOWNSHIP ENGINEER. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED & PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
- SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION & TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL & UNDISTURBED.
- THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	LAYOUT & DIMENSION PLAN
4	GRADING & UTILITY PLAN
5	LANDSCAPING & LIGHTING PLAN
6	SOIL EROSION & SEDIMENT CONTROL PLAN & DETAILS
7	STANDARD CONSTRUCTION DETAILS

UNDER SEPARATE COVER:

- BOUNDARY LINE TOPOGRAPHIC SURVEY PLAN SHT 1 OF 1

The undersigned Engineer certifies that the plan complies with the New Jersey Barrier Free Subcode and the Americans with Disabilities Act Accessibility Guidelines.

OWNER/APPLICANT:

BRUNSWICK ESTATES, LLC
C/O MANOJ PRASAD
100 MENLO PARK DR.
SUITE 302
EDISON, NJ 08837

NO.	REVISION	DATE	Dr/Ck
3	PER TWP ENGINEER COMMENTS	8/12/2022	MP/SA
2	PER MIDDLESEX COUNTY MEETING 8/25/2022	8/25/2022	MP/SA
1	PER TWP REVIEW LETTER DATED 10/29/2021	4/18/2022	MP/SA

CAD#:	DESIGN BY:	DATE:
20-016-SHT1-COVER	SA	6/7/2021
PB#:	DRAWN BY:	SCALE:
PB-NUM	KP	AS NOTED
BOOK#:	Checked by:	FILE NO.:
-	SA	20-016

AMERITECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS
757 REDWOOD AVENUE, NORTH BRUNSWICK, N.J. 08902
(732) 838-3338 • FAX (732) 846-9999 • www.ameritechengineering.com
STATE OF AUTHORIZATION NO. CA243003020

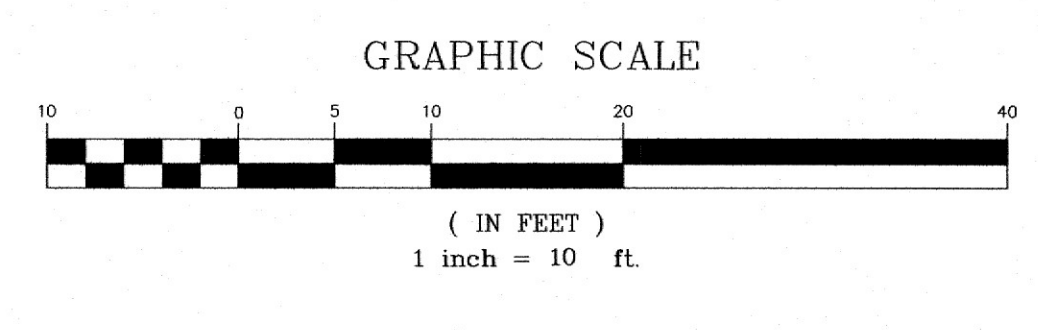
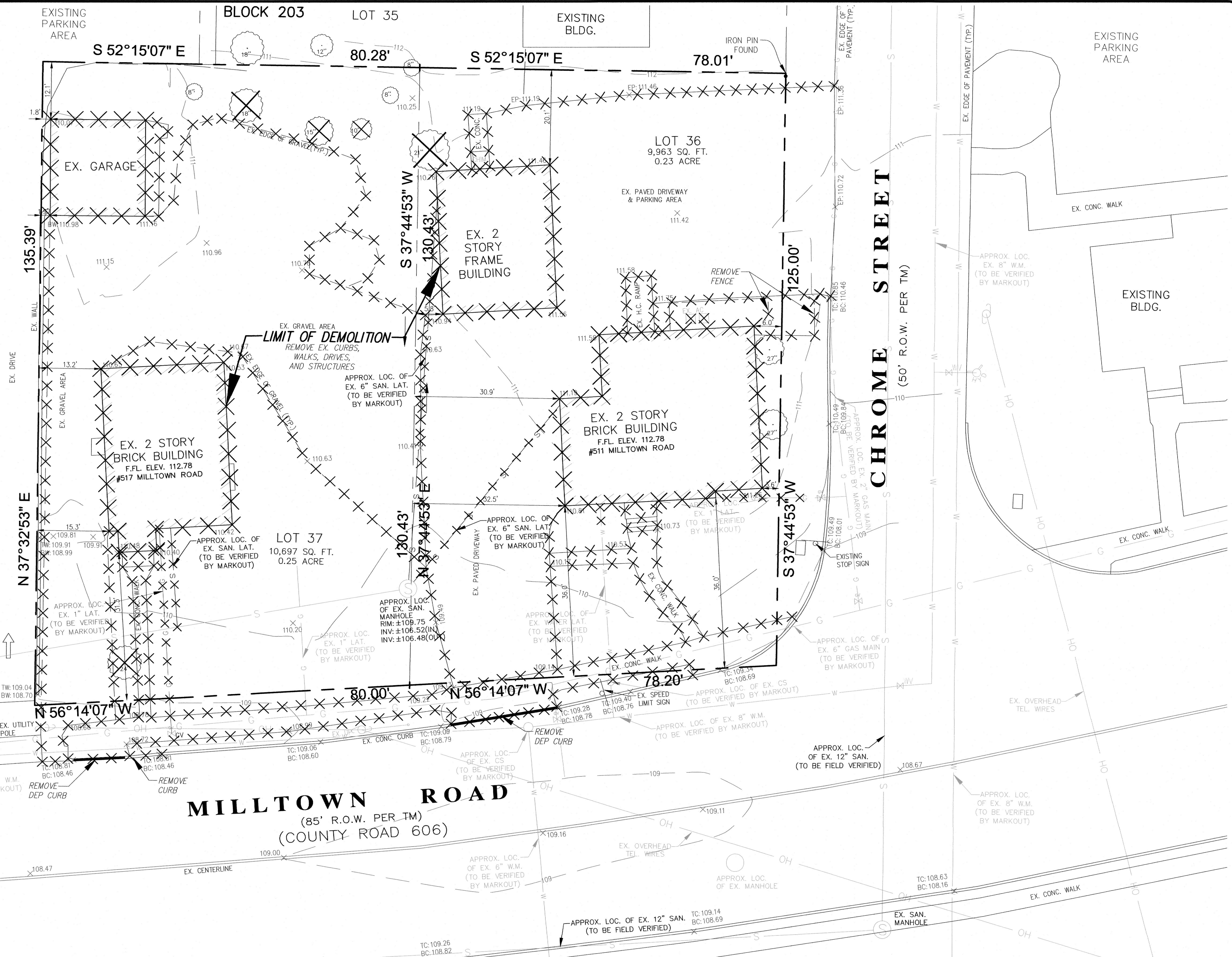
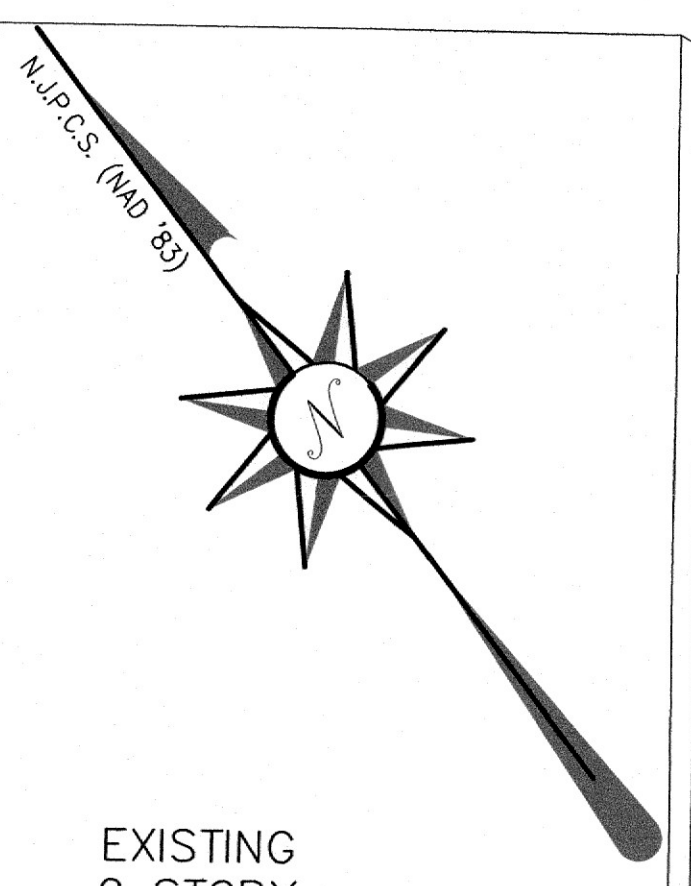
SHARIF H. ALY
New Jersey Professional Engineer Lic. No. 34669

PRELIMINARY & FINAL MAJOR SITE PLAN
TAX MAP LOTS 36 & 37 IN BLOCK 203
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
TAX MAP SHEET No. 69

511 & 517 MILLTOWN ROAD
COVER SHEET

JOB #:
20-016

1
7



OWNER/APPLICANT:
 BRUNSWICK ESTATES, LLC
 C/O MANOJ PRASAD
 100 MENLO PARK DR.
 SUITE 302
 EDISON, NJ 08837

NO.	REVISION	DATE	Dr/Ck
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CAD#:	DESIGN BY:	DATE:
20-016-SHT2-EX.CON	SA	6/7/2021
PB#:	DRAWN BY:	SCALE:
PB-NUM	KP	1"=10'
BOOK#:	Checked by:	FILE NO.:
	SA	20-016

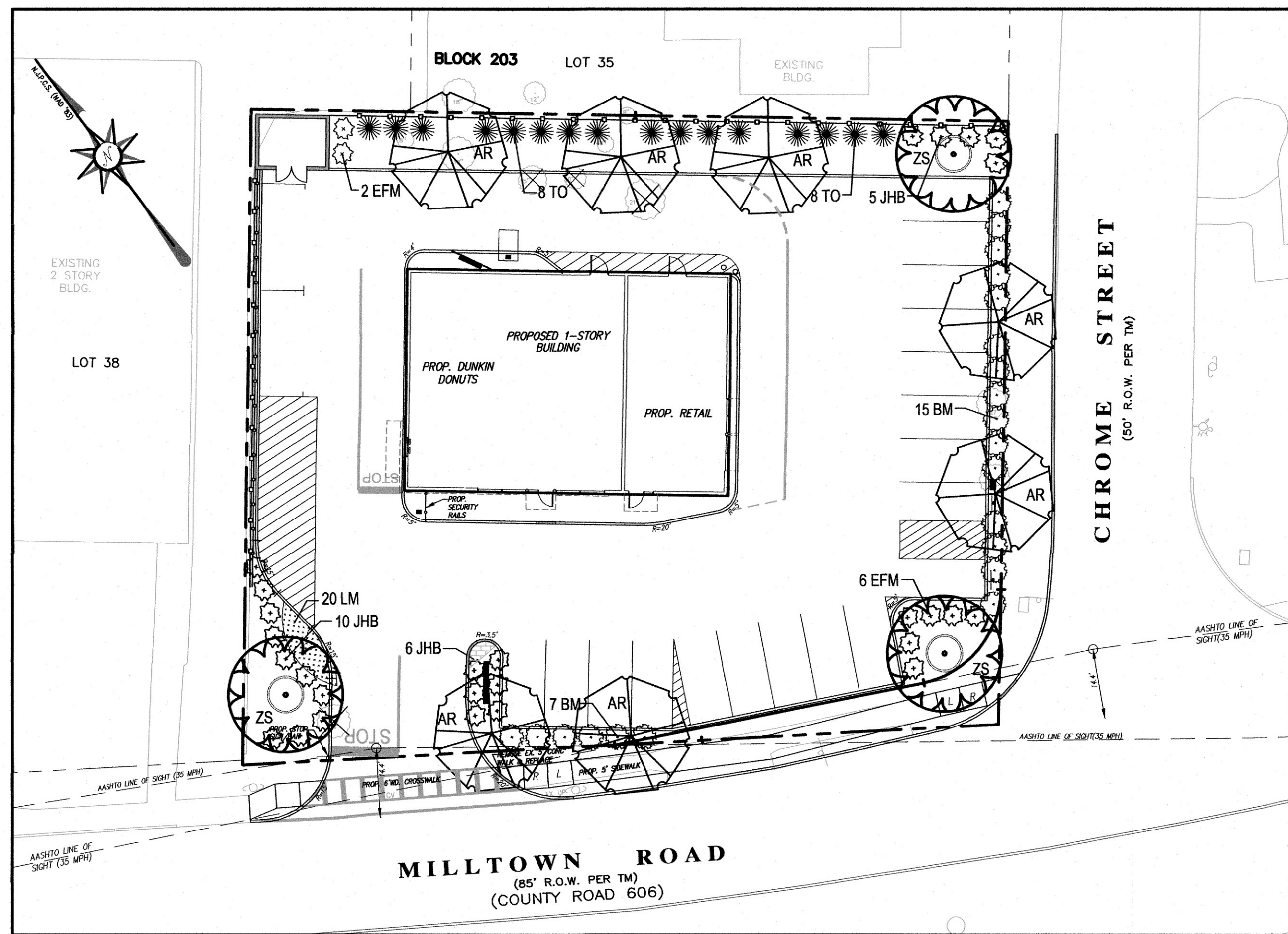
AMERITECH ENGINEERING, INC.
 ENGINEERS, SURVEYORS AND PLANNERS
 757 RIDGEWOOD AVENUE, NORTH BRUNSWICK, N.J. 08902
 (732) 636-2000 • FAX (732) 636-2001 • www.ameritechengineering.com
 LICENSE OF PROFESSIONAL ENGINEER NO. 242300000

Sharif H. Aly
 SHARIF H. ALY
 New Jersey Professional Engineer Lic. No. 34669

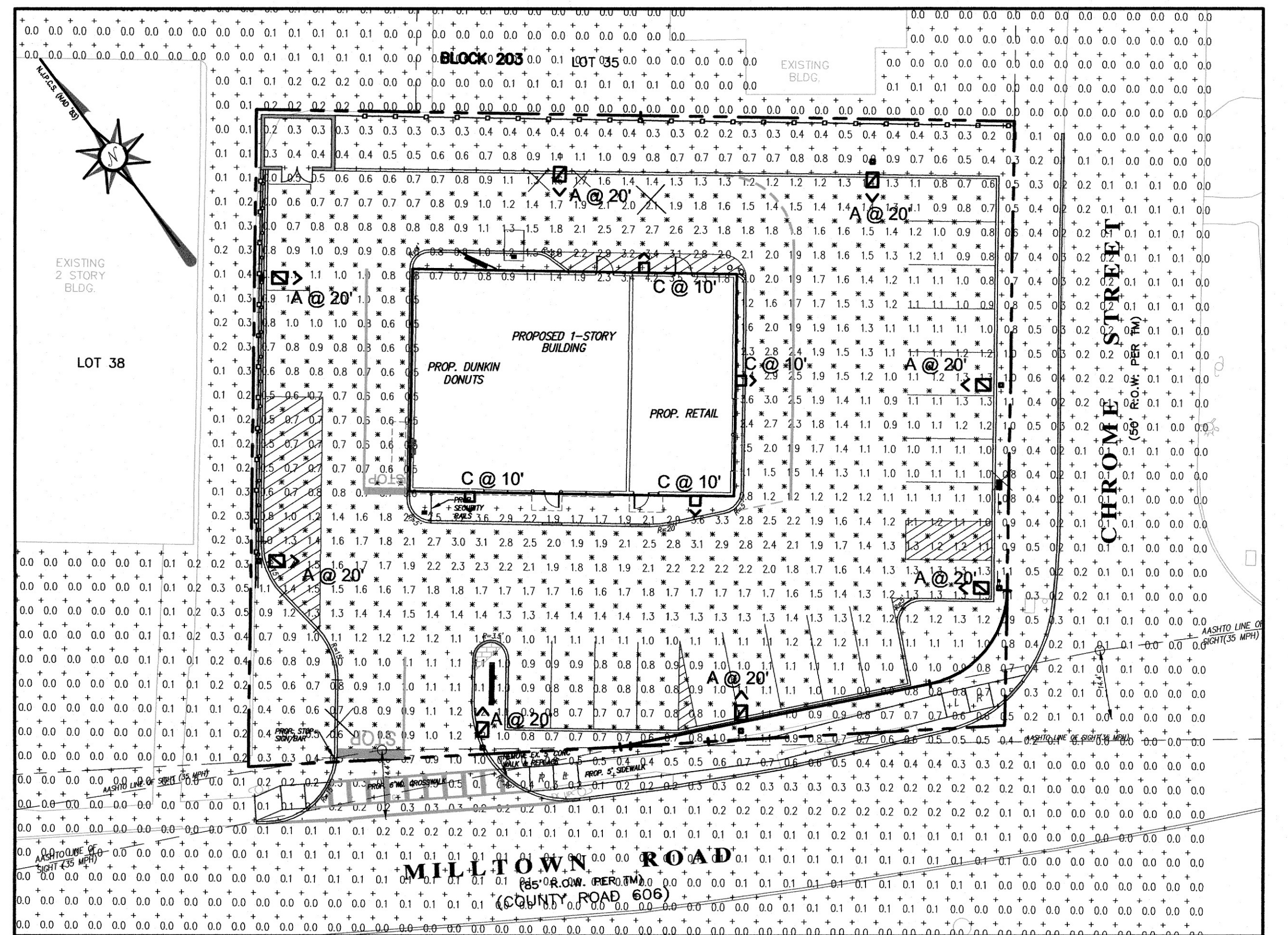
PRELIMINARY & FINAL MAJOR SITE PLAN
 TAX MAP LOTS 36 & 37 IN BLOCK 203
 TOWNSHIP OF NORTH BRUNSWICK
 MIDDLESEX COUNTY, NEW JERSEY
 TAX MAP SHEET No. 203

511 & 517 MILLTOWN ROAD
EXISTING CONDITIONS
AND DEMOLITION PLAN

JOB #:	20-016
2	7



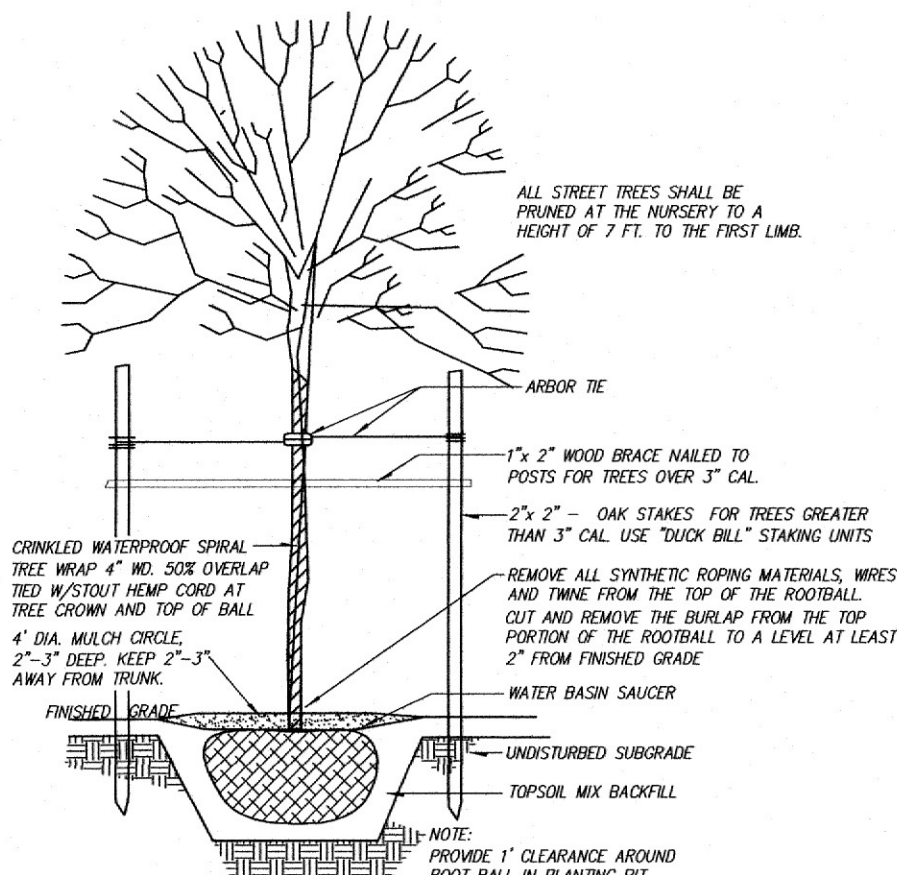
LANDSCAPE PLAN
SCALE: 1" = 20'



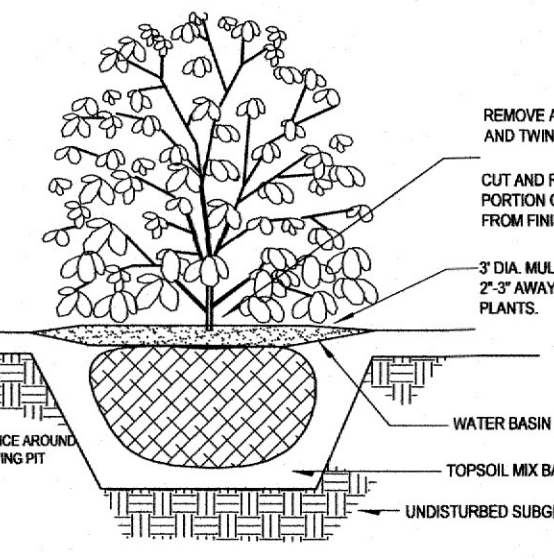
LIGHTING PLAN
SCALE: 1" = 20'

LANDSCAPE SCHEDULE

SYMBOL	KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE * SPACE * ROOT
ZS	3	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	3" CAL. * 40' O.C. MIN. * B & B	
AR	7	RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	3" CAL. * 40' O.C. MIN. * B & B	
TO	16	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	5'-6" HT. * 6' O.C. * B & B	
BM	22	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	18"-24" * 3 GAL. * 5' O.C.	
EFM	8	MOONSHADOW WINTERCREEPER	EUONYMUS FORTUNEI 'MOONSHADOW'	18"-24" * 3 GAL. * 5' O.C.	
JHB	21	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	18"-24" * 3 GAL. * 5' O.C.	
LM	20	SILVER SUNPROOF LILYTURF	LIRIOPE MUSCARI 'SILVER SUNPROOF'	#1 CONT. * 18" O.C.	



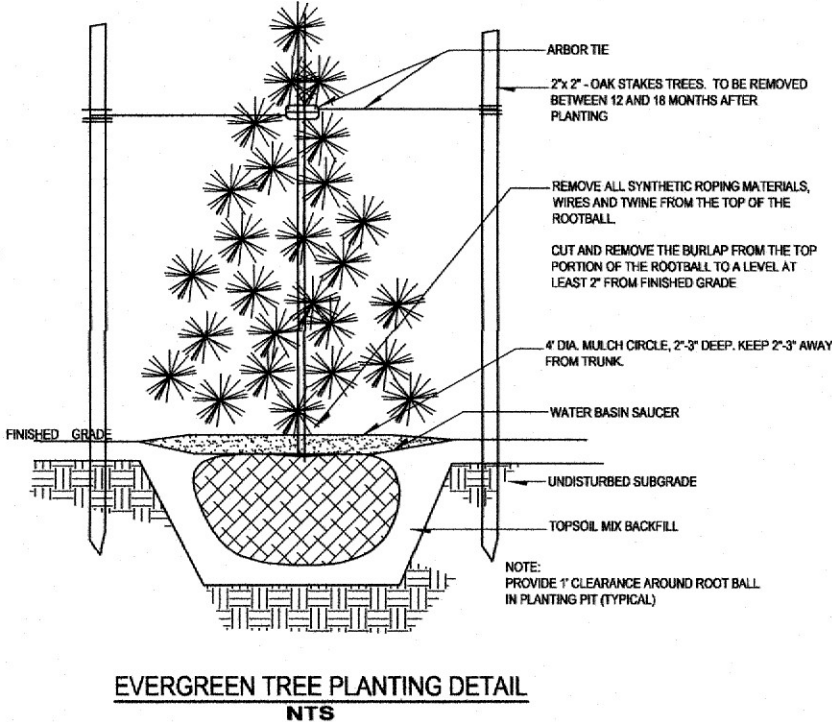
DECIDUOUS TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

LANDSCAPING NOTES:

- PRIOR TO THE START OF WORK, ALL NECESSARY PERMITS ARE TO BE OBTAINED.
- ALL PLANT MATERIAL IS TO BE FIRST QUALITY NURSERY GROWN STOCK.
- ALL PLANTING MATERIALS AND PLANTING METHODS SHALL MEET OR EXCEED MUNICIPAL ORDINANCES AND THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- WOODED AREAS THAT ARE PROPOSED TO REMAIN SHALL BE STAKED OUT AND PROTECTED WITH SNOW FENCE PRIOR TO THE START OF CLEARING OPERATIONS. THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED WHEN THESE AREAS HAVE BEEN MARKED AND WILL INSPECT FOR CONFORMANCE WITH THE PLAN.
- ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL.
- SEEDED LAWN SHALL BE IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS SHOWN ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- TOPSOIL USED IN PLANTING PITS AND FOR BACKFILLING FOR TREES AND SHRUBS SHALL BE FERTILE AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND SHALL HAVE A PH OF 5.5 TO 6.5. IT SHALL HAVE UNIFORM COMPOSITION, BE FREE FROM LARGE STONES, WOOD AND OTHER FOREIGN OBJECTS AND SHALL NOT CONTAIN SUBSTANCES TOXIC TO PLANT GROWTH. POOR OR SANDY SOILS MAY BE SUPPLEMENTED BY A MINIMUM OF SOIL BY VOLUME OF PEAT MOSS.
- ALL TREES ARE TO BE PROPERLY PLANTED, MULCHED, STAKED AND WEAPOURED, AS SHOWN ON THE PLANTING DETAILS. ALL EXCESS MULCH ABOVE 4" SHALL BE REMOVED FROM AROUND THE STEM OF THE TREES AND PLANTS.
- TREES SHALL BE LOCATED EIGHT FEET MINIMUM FROM A FIRE HYDRANT AND 8 FEET MINIMUM FROM DRIVEWAYS.
- ANY PLANT MATERIAL RECEIVED IN WIRE BASKETS SHALL BE PLANTED FIRST, AND THE TOP 1/3 OF THE BASKET SHALL BE CUT AWAY AND REMOVED. ALL SUPPORT ROPES, NATURAL OR SYNTHETIC, SHALL BE CUT AWAY FROM THE TRUNKS.
- ALL PRUNING SHALL BE PERFORMED AT THE NURSERY. NO FIELD PRUNING IS PERMITTED.
- PLANT SPECIES, SIZE & SPACING OF LANDSCAPING SHOWN ON THIS PLAN MAY BE ALTERED ONLY AT THE DISCRETION OF THE TOWNSHIP PLANNING OFFICE, SHADE TREE COMMISSION OR OTHER AUTHORIZED AGENT OF THE TOWNSHIP AS FIELD CONDITIONS AND/OR AVAILABILITY WARRANTS.



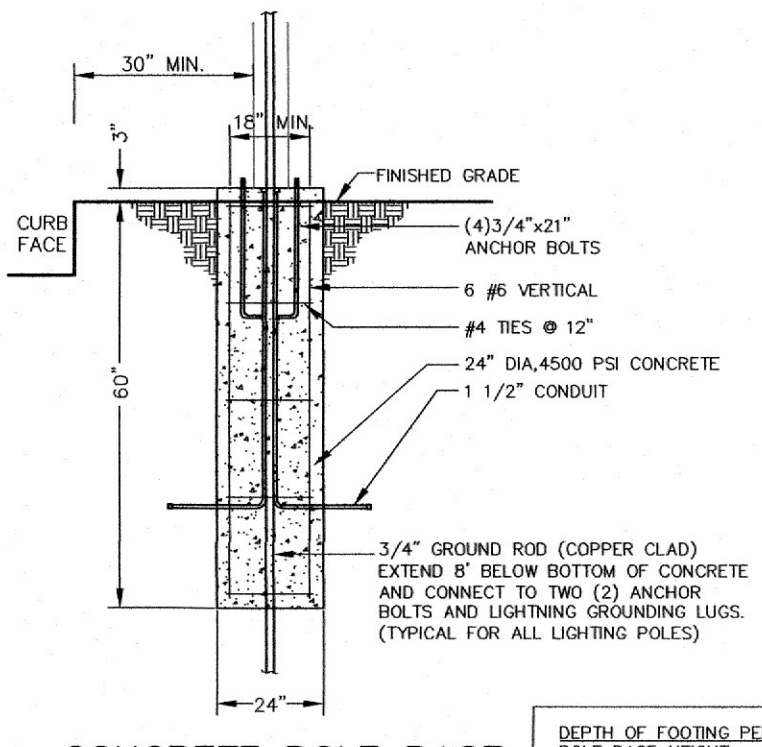
EVERGREEN TREE PLANTING DETAIL
NTS

Light Schedule

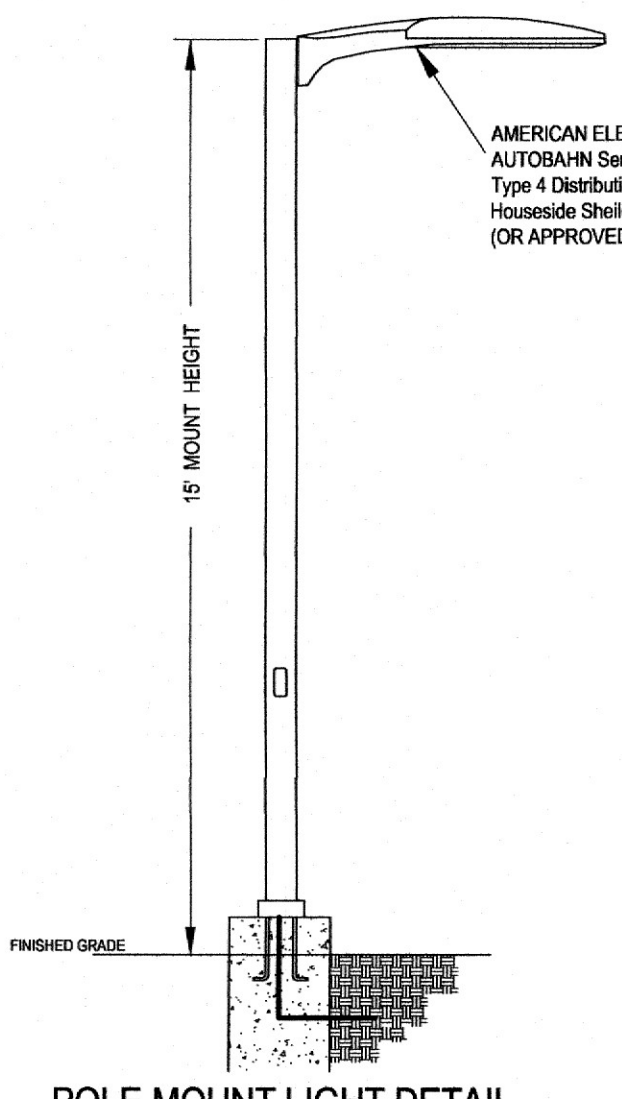
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage	Efficiency	Distribution
A	8	American Electric Lighting	ATBD 10BLDE70 XXXXX R4 4K/5K HSS	ATBD SERIES LED 700MA TYPE 4 4000K/5000K CCT HSS		1	2366	25	100%	TYPE III, SHORT, BUG RATING: B1 - UO - G1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	0.7 fc	1.2 fc	0.2 fc	6.0:1	3.5:1
SITE CALCULATIONS	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A



CONCRETE POLE BASE 'FLUSH FOOTING'
N.T.S.



POLE MOUNT LIGHT DETAIL
N.T.S.

- LIGHTING NOTES:**
- This lighting submittal is provided for informational purposes only and to provide the applicant and reviewing agency with information regarding the lighting distribution on the ground provided by the site, type and distribution pattern of lights shown on this plan.
 - This lighting submittal is strictly based on the information provided to Ameritech Engineering, Inc. from Ameritech Electric Lighting, Inc. and is provided without warranty as to accuracy, completeness, reliability or otherwise.
 - All electrical plans for exterior lighting to service panel shall be designed by a Licensed Electrician or Mechanical Engineer.
 - Installation of all site lighting shall be in accordance with all applicable standards, codes, and regulations.

Autobahn Series ATBD Roadway Lighting

PRODUCT OVERVIEW

Features:

- Optical: Lenses meet or exceed requirements for 2000' spacing. Lenses meet or exceed requirements for 2000' spacing.
- Electrical: Operates at 120V AC, 60 Hz, 1000 Watts. Lenses meet or exceed requirements for 2000' spacing.
- Mechanical: Made of die-cast aluminum. Lenses meet or exceed requirements for 2000' spacing.

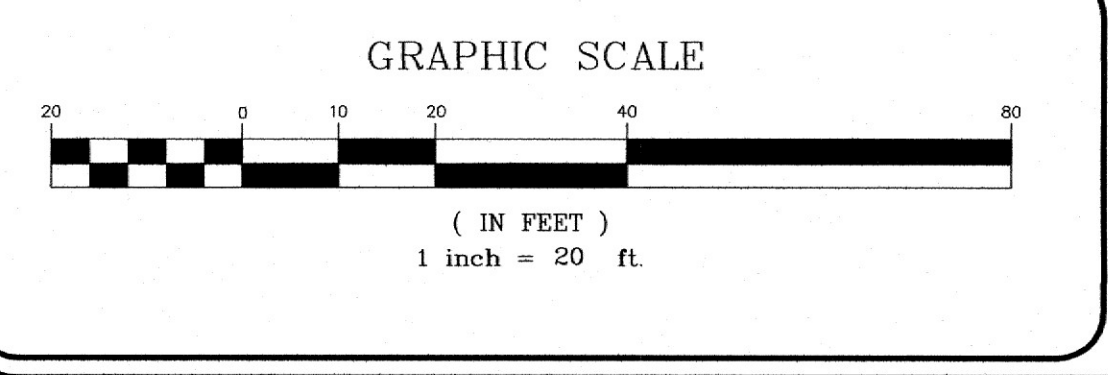
Applications:

- Highway
- Off-highway
- Industrial
- Parking lot

COMPARISONS

STANDARDS

CONTRIBUTORS



NO.	REVISION	DATE	Dr/Ck
3	PER TWP ENGINEER COMMENTS	6/12/2022	MP/SA
2	PER MIDDLESEX COUNTY MEETING	6/23/2022	KP/SA
1	PER TWP REVIEW LETTER DATED	4/28/2022	KP/SA

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS

707 HICKWOOD AVENUE, NORTH BRUNSWICK, N.J. 08902
(732) 839-3338 * FAX (732) 839-3339 * www.ameritechengineering.com
STATE OF AUTHORIZATION NO. 12A2000000

SHARIF H. ALY
New Jersey Professional Engineer Lic. No. 34669

PRELIMINARY & FINAL MAJOR SITE PLAN
TAX MAP LOTS 36 & 37 IN BLOCK 203
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
TAX MAP SHEET No. 203

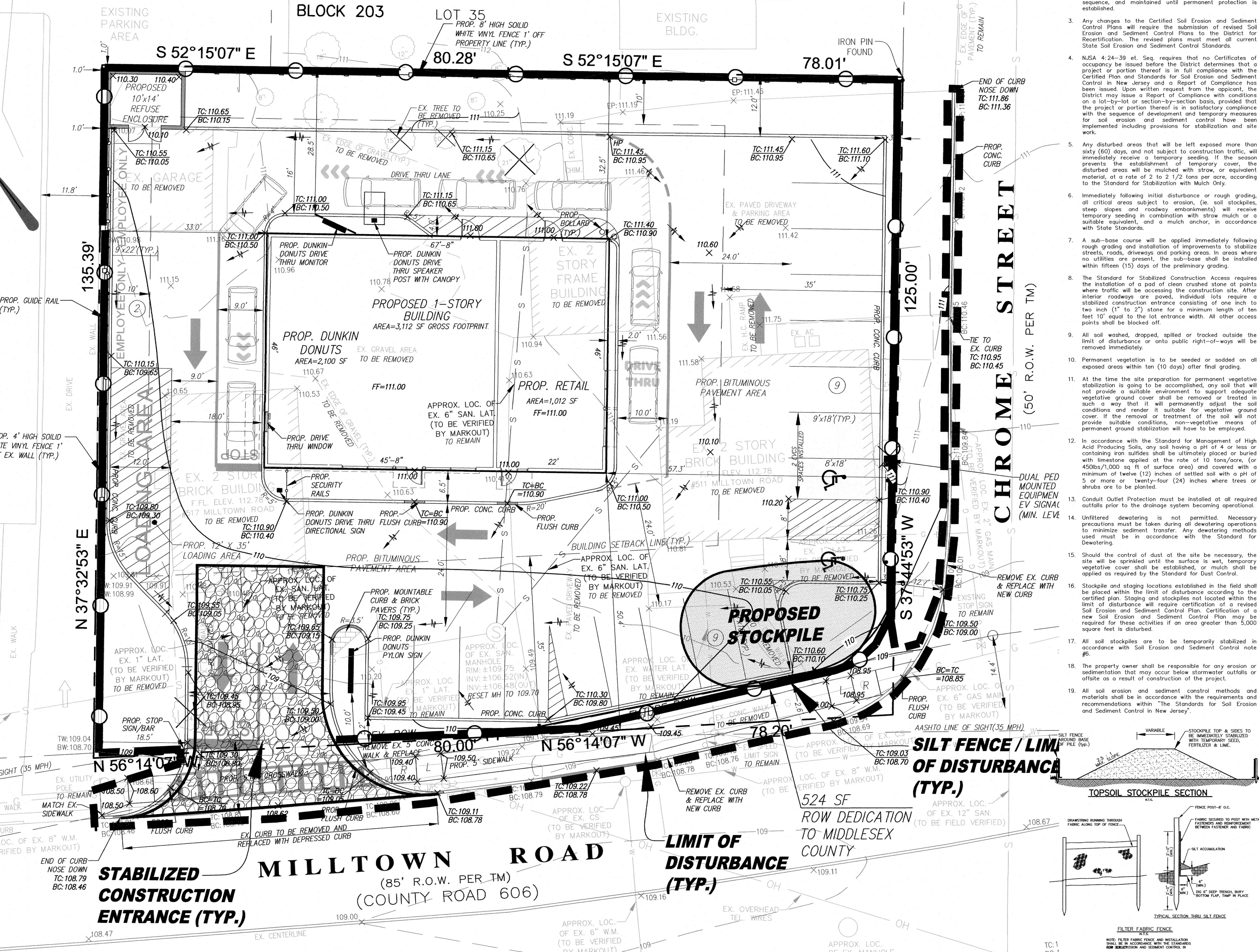
511 & 517 MILLTOWN ROAD
LANDSCAPING & LIGHTING PLAN

JOB #:
20-016

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All soil erosion and sediment control methods and materials shall be in accordance with the requirements and recommendations within "The Standards for Soil Erosion and Sediment Control in New Jersey".



SOIL EROSION AND SEDIMENT CONTROL NOTES

- The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any land disturbance activity.
- All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
- Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for Recertification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
- NJSA 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.
- Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre according to the Standard for Stabilization with Mulch Only.
- Immediately following initial disturbance and 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.
- 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.
- 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 entrance consisting of a minimum of two inch (2") stone for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
- All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
- Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
- At the time the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative growth shall be removed and replaced 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.
- In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4.0 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 4500lbs/1000 sq ft of surface area) and covered with a minimum of twelve (12) inches of settled soil with a pH of 5.0 or more or twenty-four (24) inches where trees or shrubs are to be planted.
- Control Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
- 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.
- Should the control of dust at the site be necessary, the site will be sprinkled until the surface is uniformly moist. Temporary vegetative cover shall be established, or mulch shall be applied as required by the Standard for Dust Control.
- Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
- All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.
- The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.
- All soil erosion and sediment control methods and materials shall be in accordance with the requirements and recommendations within "The Standards for Soil Erosion and Sediment Control in New Jersey".

SLOPE STABILIZATION STANDARDS

- Grade slopes as per plan.
- Apply Limestone at a rate of approximately 2 tons/acre and fertilizer at approximately 500 pounds/acre (10-20-10 or equal).
- Work lime and fertilizer into soil to a depth of 4 inches.
- Apply seed 40 lb/acre by hand, cyclone seeder or hydroseeder.
- Roll seed bed to a uniform compaction.
- Mulch and stabilize as per mulching and tacking specifications on this sheet.
- Steep slopes to be stabilized with jute matting or equivalent approved slope stabilization blanket (4:1 or steeper).
- Basins steep slopes to be stabilized w/jute matting or equivalent approved slope stabilization and a water tolerant seeding mix (SCM MIX #18) consisting of Rough Bluegrass @ 2.0 lbs/1000sf and Strong Creeping Red Fescue @ 1.2 lbs/1000sf.

SEEDING SCHEDULE

- Temporary seeding shall consist of Spring Oats applied at a rate of 2.0lbs per 1,000sf (86lbs/Acre) or Perennial Ryegrass at a rate of 1.0lbs per 1,000 sf (43lbs/Acre). Apply ground limestone and fertilizer according to soil test recommendations. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Temporary seeding to be maintained until disturbed areas are permanently stabilized with permanent seedings. Mulch seeded area with a mulch as indicated under Mulching & Tacking Specifications this sheet.
- Permanent Seeding shall consist of the following mixture or approved equal (Refer to Standards for Soil Erosion and Sediment Control in New Jersey for Optimum and Acceptable Seeding Dates):

Tall Fescue (turf-type)	265lbs/Ac. (6lbs/1000 sf)
Perennial Ryegrass	200lbs/Ac. (5lbs/1000 sf)
- WELL TO MODERATELY WELL DRAINED LOTS (MIXTURE #6):

Fine Fescue (Blended)	45 lbs/Ac. (0.1lbs/1000sf)
Hard Fescue	20 lbs/Ac. (0.5lbs/1000sf)
Chewings Fescue	5 lbs/Ac. (0.10lbs/1000sf)
Strong Creeping Red Fescue	5 lbs/Ac. (0.10lbs/1000sf)
Kentucky Bluegrass	45lbs/Ac. (0.1lbs/1000sf)
Perennial Ryegrass	20 lbs/Ac. (0.5lbs/1000sf)
White Clover	5lbs/Ac. (0.10lbs/1000sf)
White Clover	can be eliminated when used to establish lawns
- POORLY DRAINED LOTS & DETENTION BASINS (MIXTURE #16):

Rough Bluegrass	900lbs/Ac. (2.0lbs/1000sf)
Strong Creeping Red Fescue	1300lbs/Ac. (3lbs/1000sf)

VEGETATIVE COVER MAINTENANCE NOTES:

- Maintenance shall occur on a regular basis, consistent with favorable plant growth, soil and climatic conditions. This includes regular seasonal work for mowing, fertilizing, liming, water, pruning, fire control, weed and pest control, reseeding and timely repairs.
- Mowing on improved areas, such as lawns, certain recreation fields and picnic areas shall be frequent. On semi-improved areas, mowing will be infrequent. Unimproved areas may be left unmowed to permit natural succession.
- Fertilizer shall be applied as needed to maintain a dense stand of desirable species. Frequently mowed areas and those on sandy soils will require more fertilization.
- Liming requirement shall be determined by soil testing to be done every 2 or 3 years. Fertilization will increase the need for liming.
- Weed invasion may result from abusive mowing and inadequate fertilization and liming. Brush invasion is a common consequence of lack of mowing. Control of weeds or brush shall be accomplished by using herbicides or mechanical methods.
- The Property Owner (or tenant by contract) shall be responsible for maintenance during and after construction.

MULCHING & TACKING SPECIFICATIONS:

- Mulching shall be applied to all disturbed areas immediately after construction and following the application of temporary and/or permanent seeding in accordance with the "Standards for Soil Erosion and Sediment Control in New Jersey". Mulching to consist of the following:
 - Straw or Hay: Unrotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90lbs/1000sf), 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.
 - Wood-fiber or paper fiber mulch applied at a rate of 1,500lbs per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder.
 - Palletized mulch applied at a rate of 60-75lbs/1,000sf and activated with 0.2 to 0.4 inches of water.
- Mulching shall be anchored in accordance with the "Standards for Soil Erosion and Sediment Control in New Jersey". Anchoring for proposed Mulch shall be accomplished using one of the following methods:
 - Peg & Twine.
 - Mulch Nettings.
 - Crimper (mulch anchoring tool).
 - Liquid Mulch Binders. (May be used to anchor hay or straw mulch)
- The following methods should be considered for controlling dust:
 - Mulches - See Standards for Stabilization with Mulches Only (p.5-11).
 - Vegetative Cover - See Standards for Temporary Vegetative Cover (p. 7-11).
 - Permanent Vegetative Cover (p. 4-11).
 - Permanent Stabilization with Sod (p.6-11).
 - Soil-on-Substrate - On mineral soils (not effective on muck soils). Keep traffic off these areas.

MATERIAL

Material	Water Dilution	Type of Nozzle	Gal/Ac.
Antonic Asphalt Emulsion		Coarse Spray	1,200
Latex Emulsion	12:5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on		Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended solids. See Sediment Basin standard, p. 26-1	
Polyacrylamide (PAM) - dry spread			
Articulated Soy Bean Slick	None	Coarse Spray	1200

Articulated Soy Bean Slick

To roughen surface and bring clods to the surface. This is a temporary erosion 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.

Calcium Chloride

Should 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.

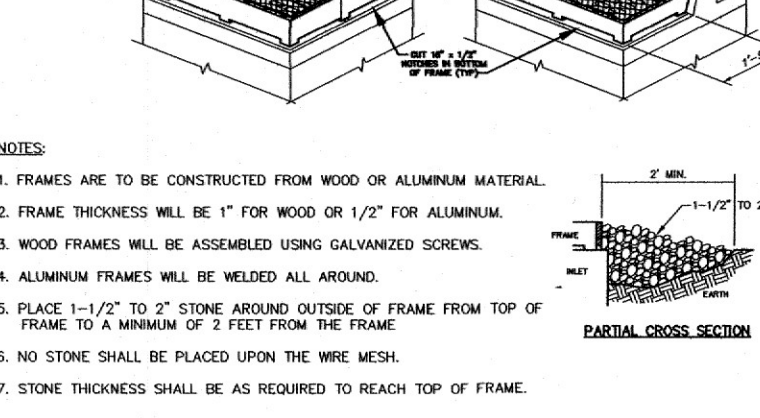
STOCKPILE NOTES:

- Stockpiles should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
- Stockpiles should be vegetated in accordance with standards described with the Seeding Schedule hereon for Permanent or Temporary Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.

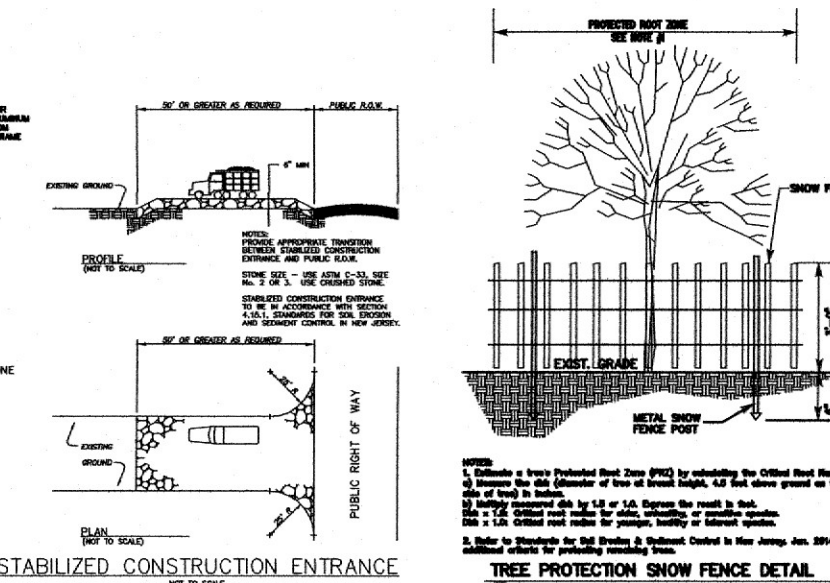
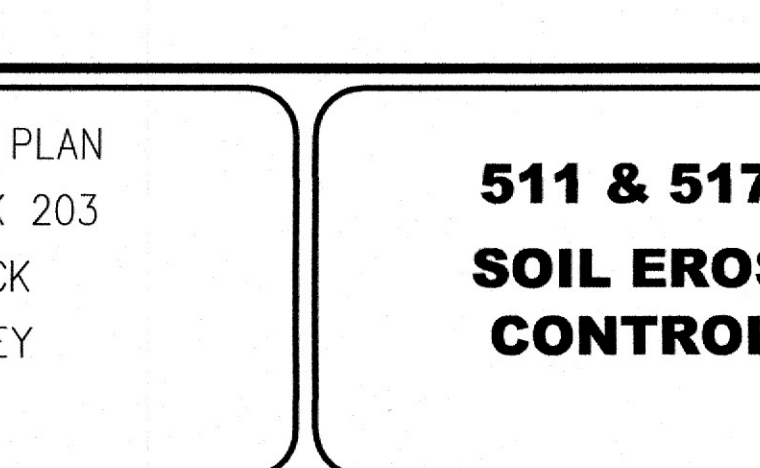
SEEDING OPERATIONS

- Site fence and that protection fence to be installed immediately before seeding. Install stabilized construction entrance(s) as noted.
- Clear and establish rough grades. All exposed surfaces will be stabilized as defined in Soil Erosion and Sediment Control notes 1 and 2.
- Two (2) days.
- One and one-half (1 1/2) days.
- Establish seeded grades, place concrete sidewalks and establish permanent vegetative cover.
- Remove site fence and tree protection fence after all disturbed areas have been stabilized.
- Remove Sediment, establish final grade after all disturbed areas have been stabilized.
- THREE (3) DAYS.

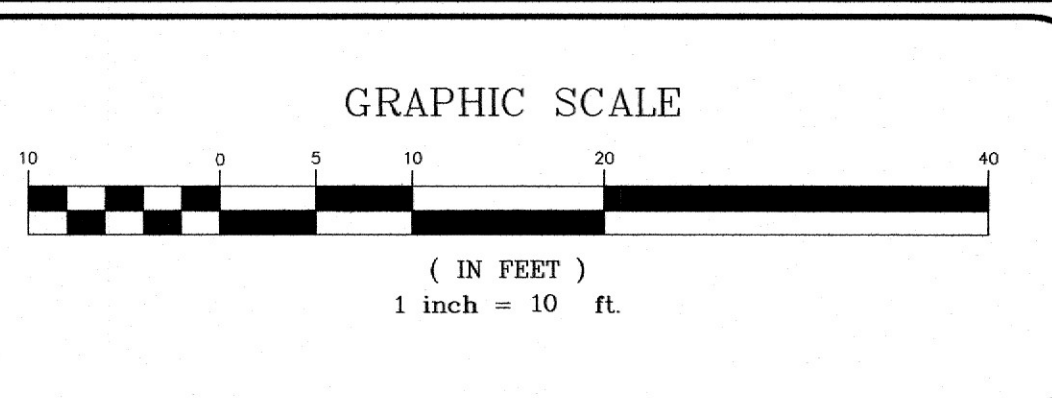
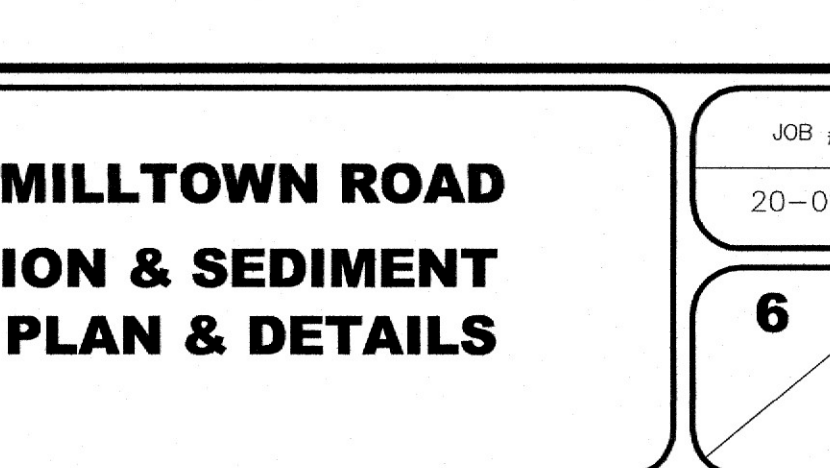
TOPSOIL STOCKPILE SECTION



INLET PROTECTION DETAIL



STABILIZED CONSTRUCTION ENTRANCE



NO.	REVISION	DATE	Dr/Ck
3	PER TWP ENGINEER COMMENTS	8/12/2022	MP/SA
2	PER MIDDLESEX COUNTY MEETING 6/22/2022	6/29/2022	MP/SA
1	PER TWP REVIEW LETTER DATED 10/29/2021	4/26/2022	MP/SA

CAD#:	DESIGN BY:	DATE:
20-016-SHT6-S00	SA	6/7/2021
PB#:	DRAWN BY:	SCALE:
	KP	1"=10'
BOOK#:	Checked by:	FILE NO.:
	SA	20-016

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS
757 REDWOOD AVENUE, NORTH BRUNSWICK, NJ 08902
(732) 838-3338 • FAX (732) 838-3339 • www.amertechengineering.com
PROFESSIONAL CORPORATION NEW JERSEY 0000000000

SHARIF H. ALY
New Jersey Professional Engineer Lic. No. 34669

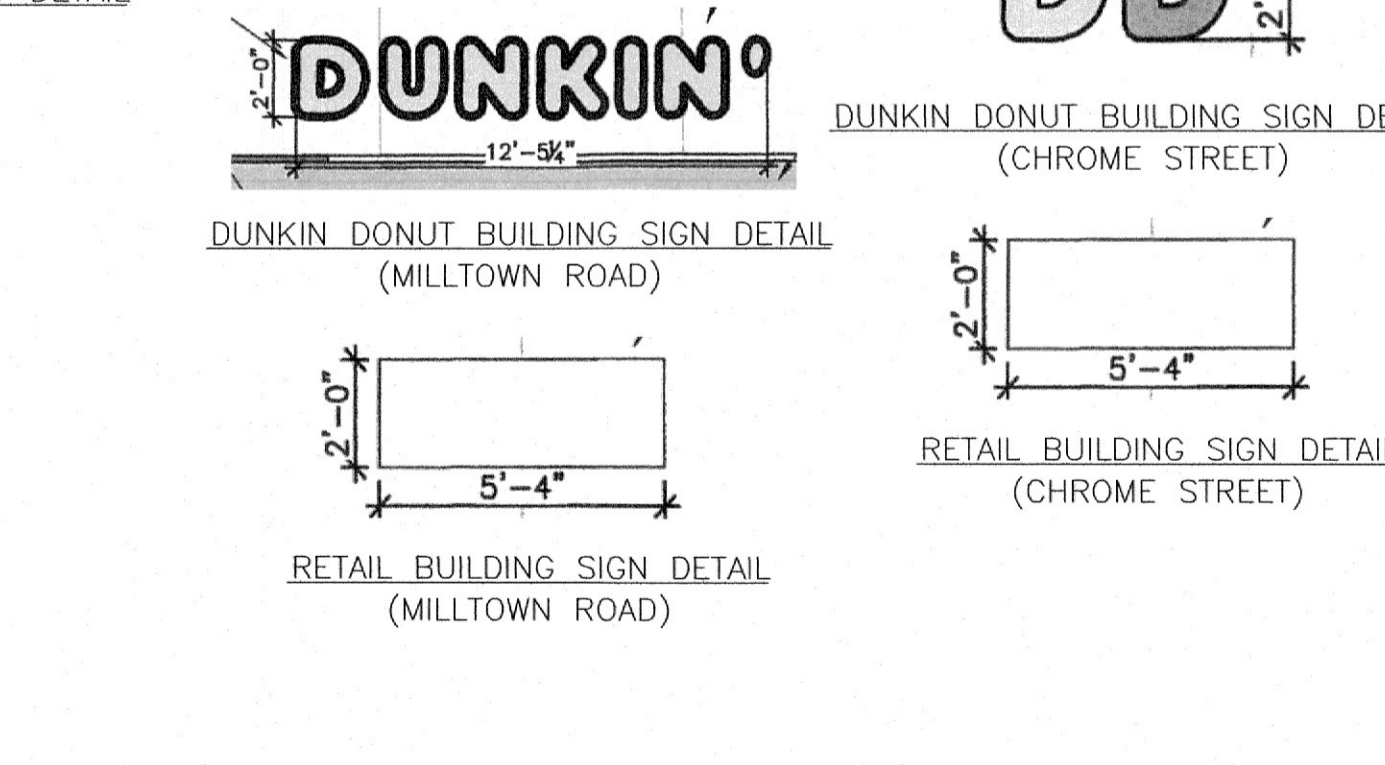
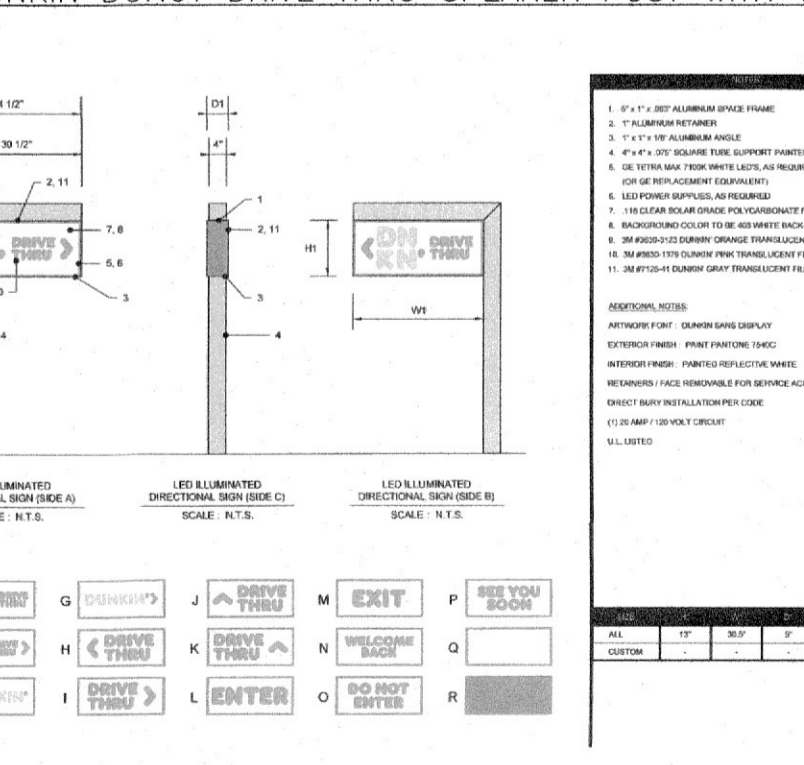
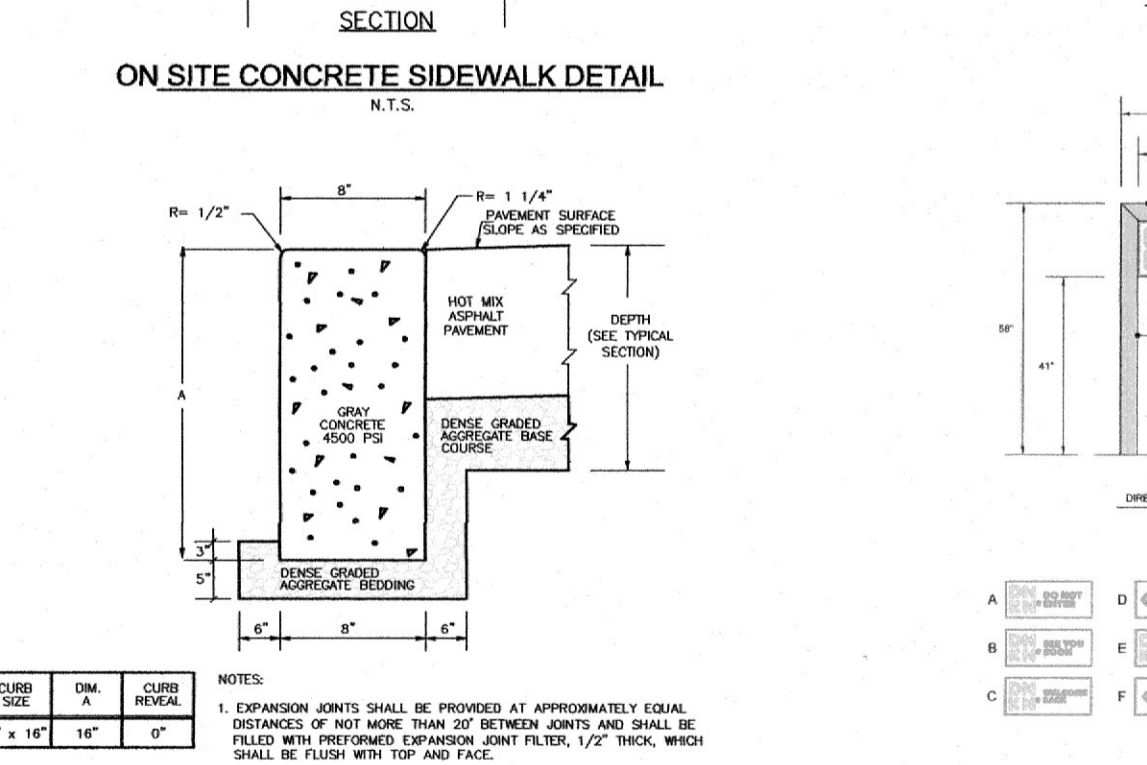
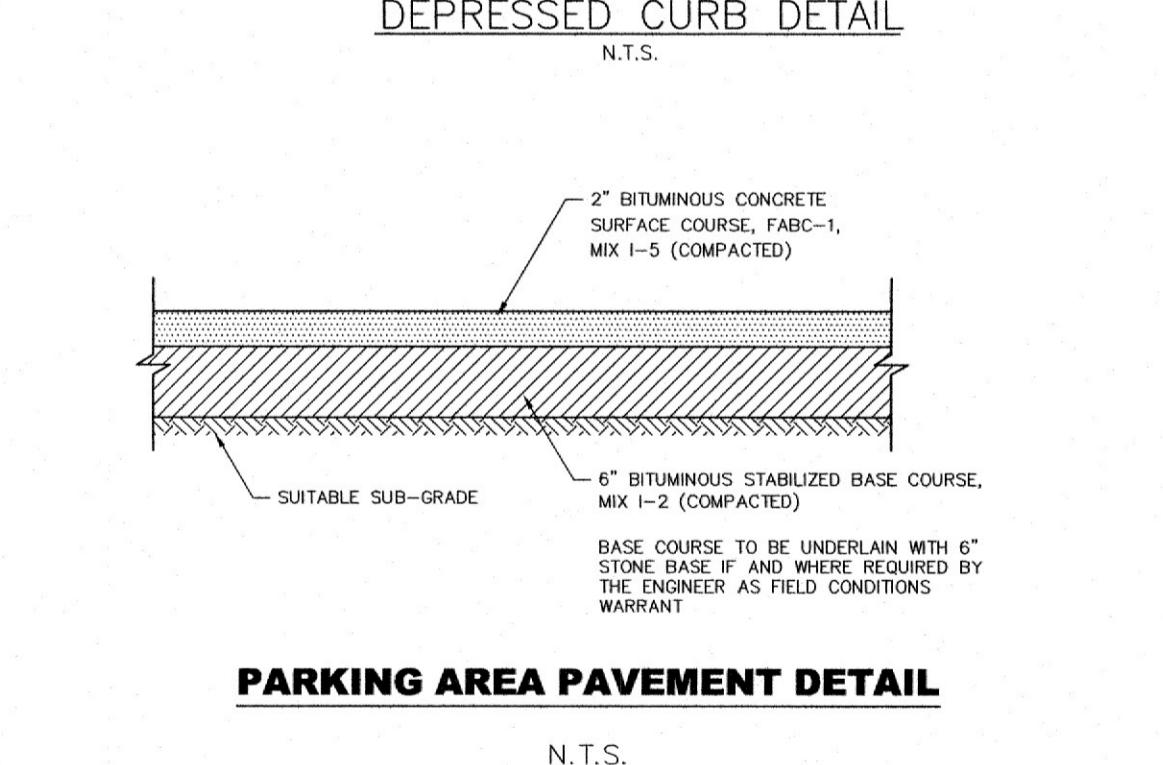
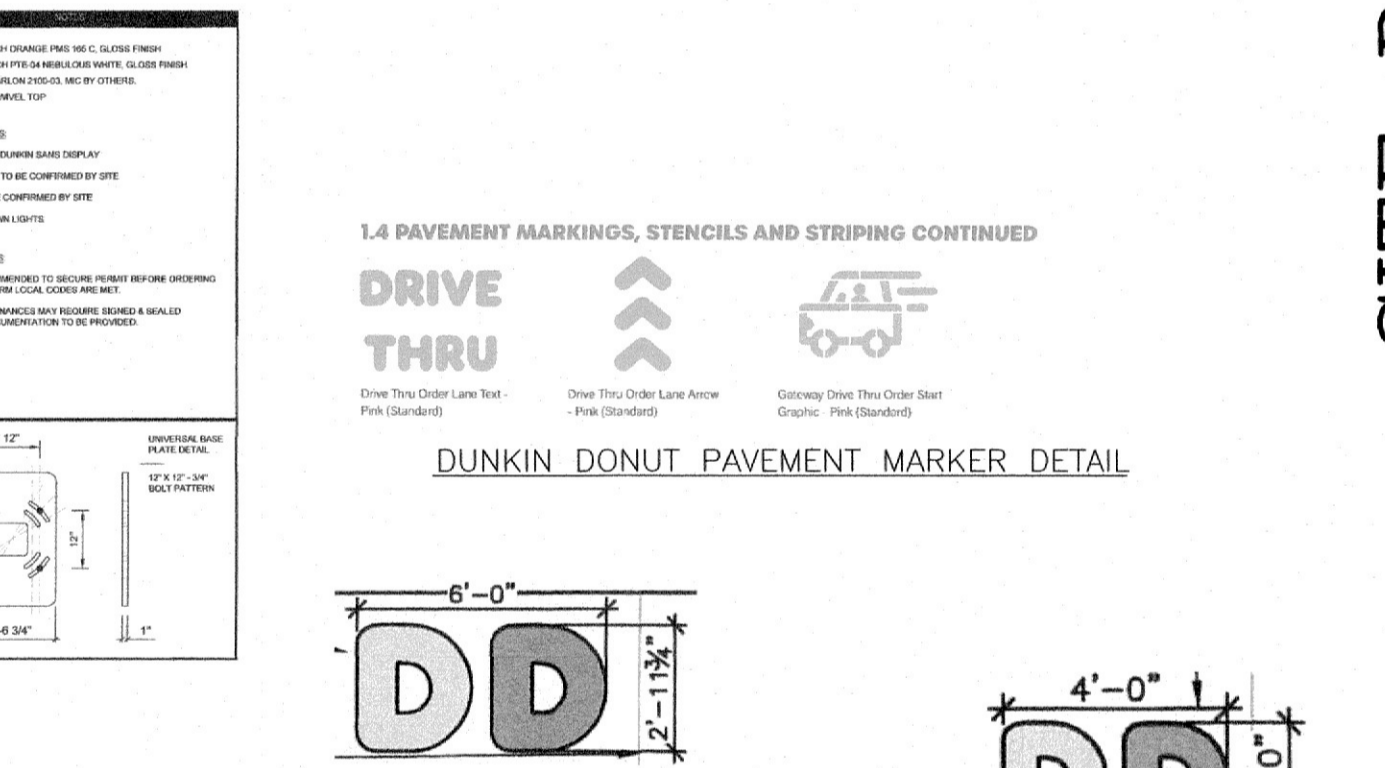
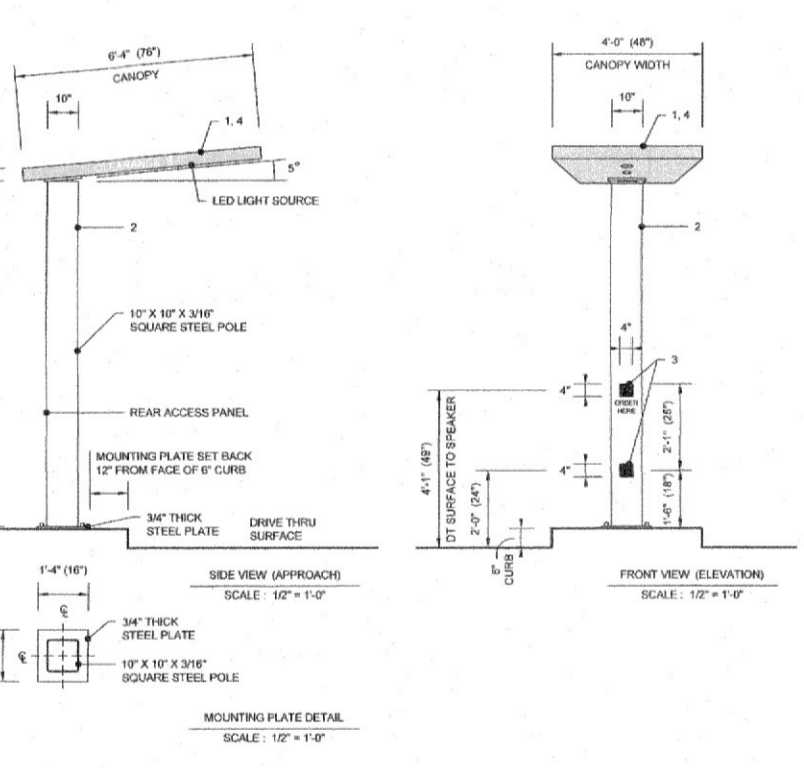
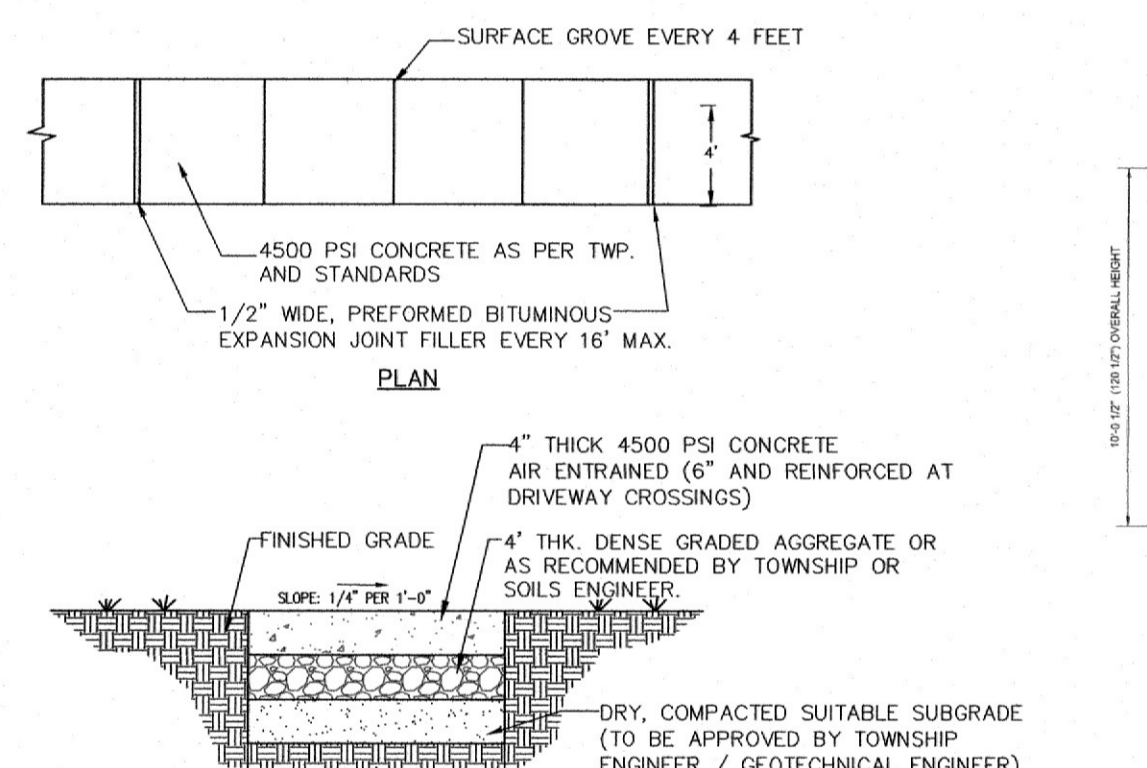
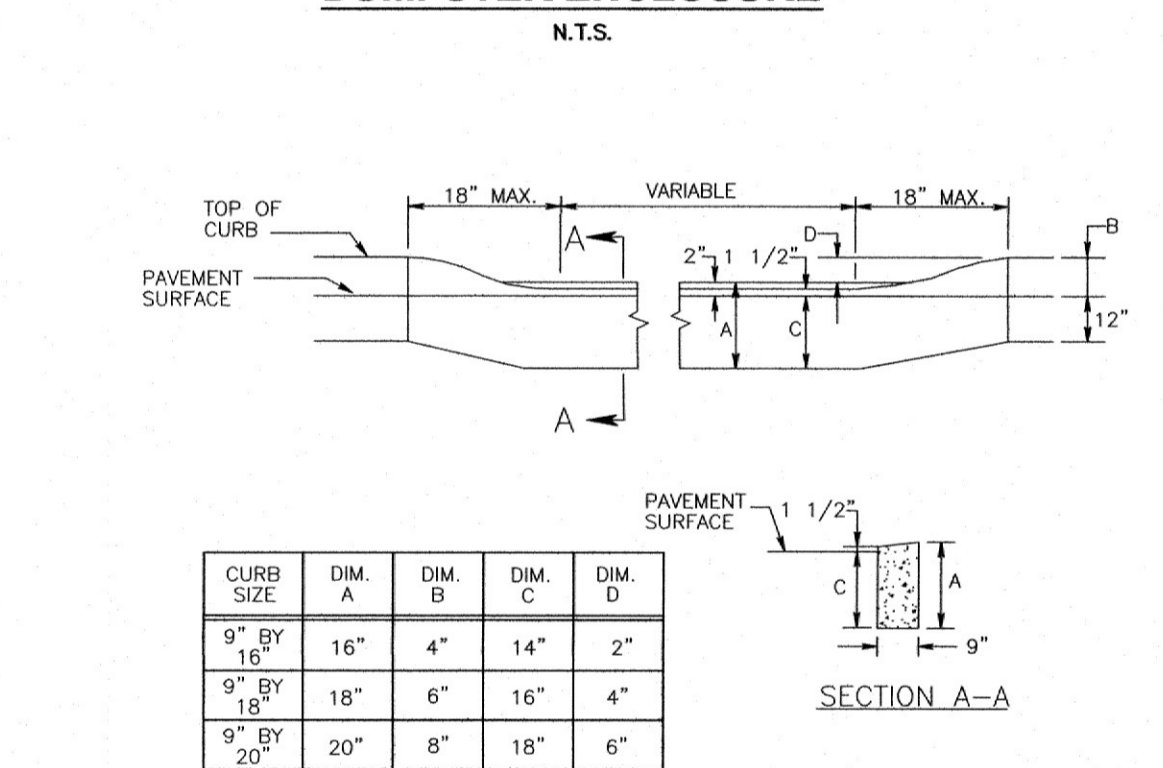
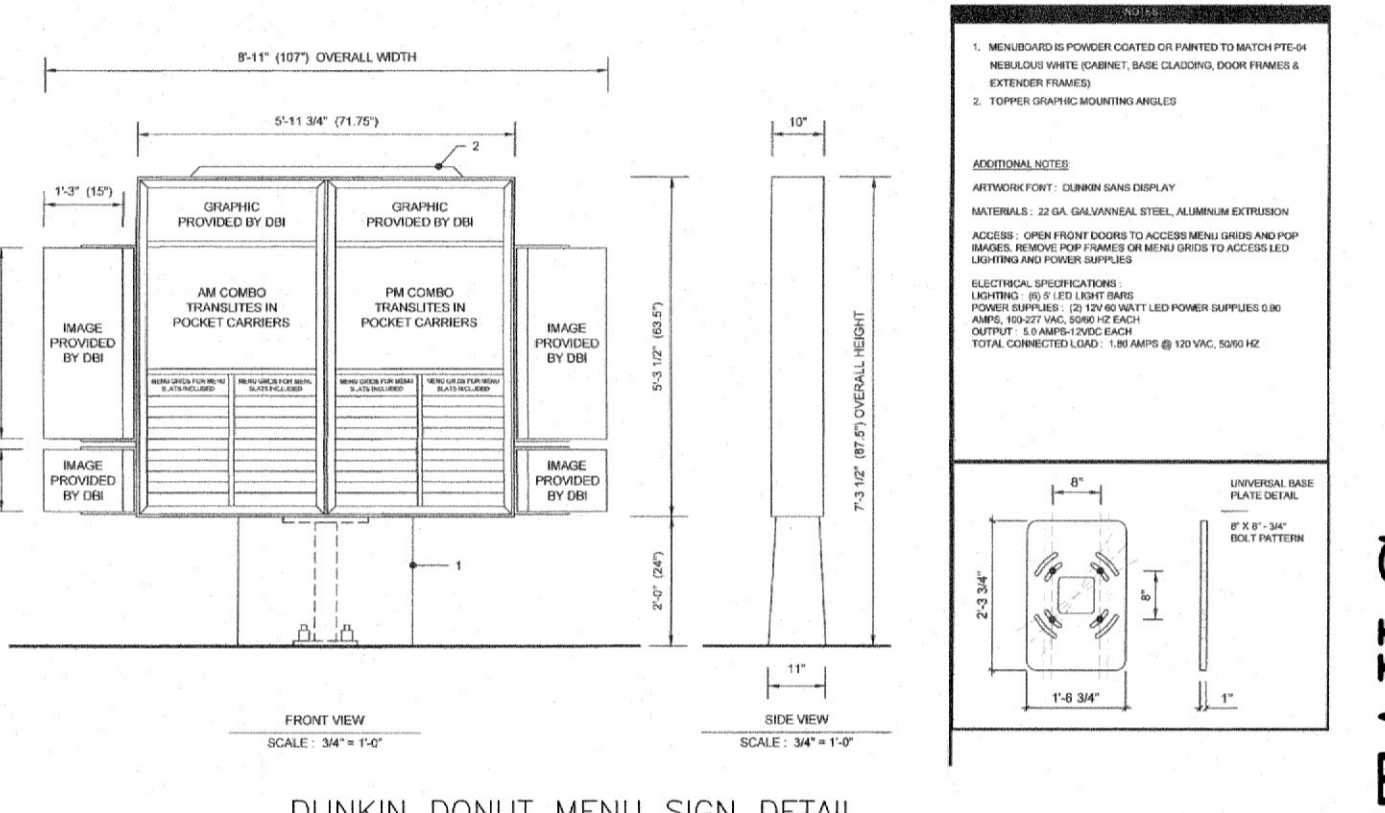
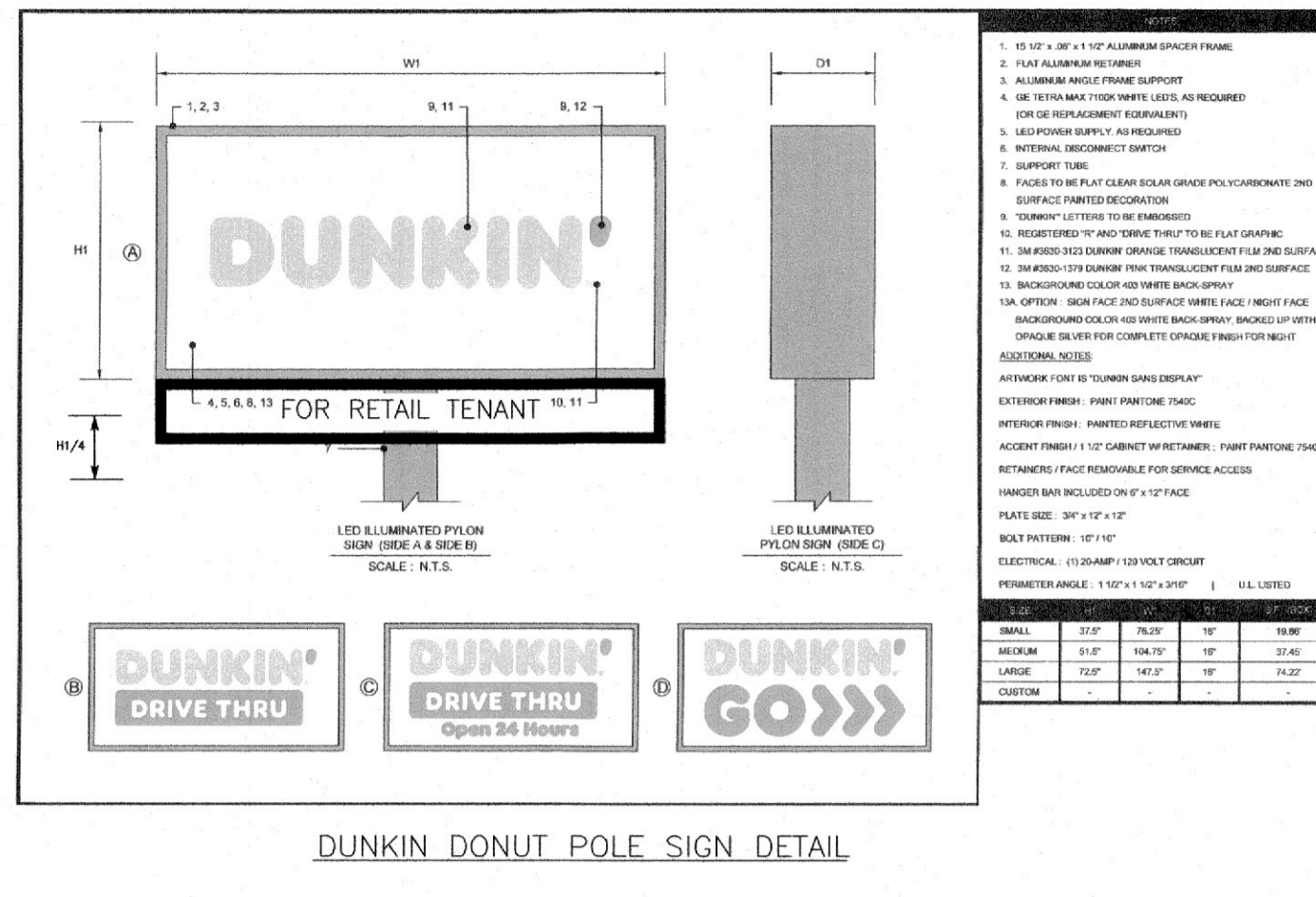
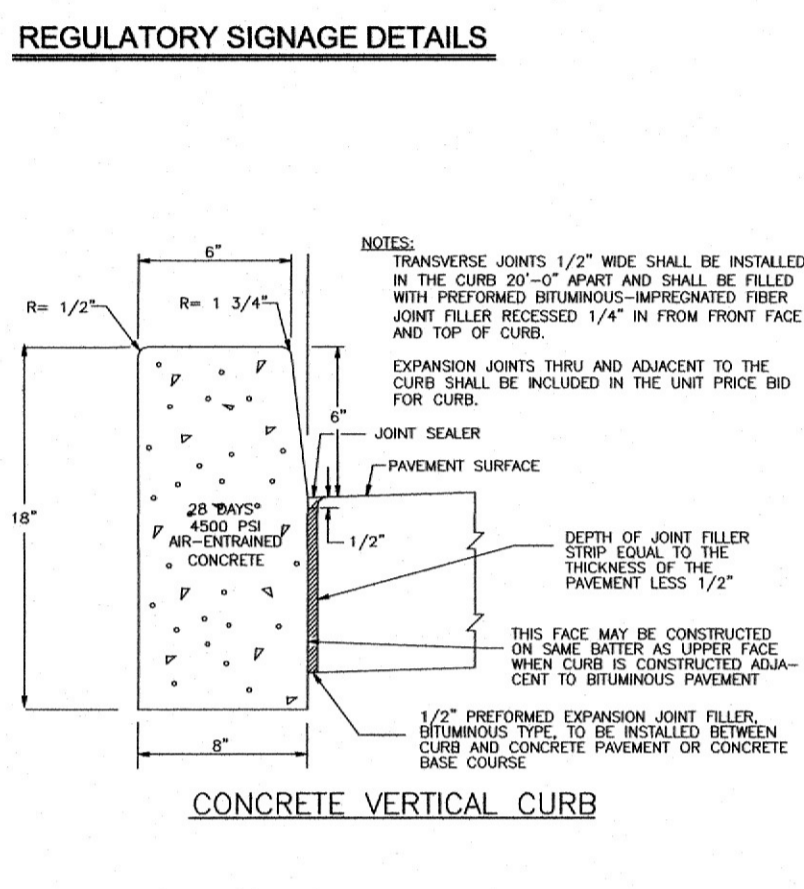
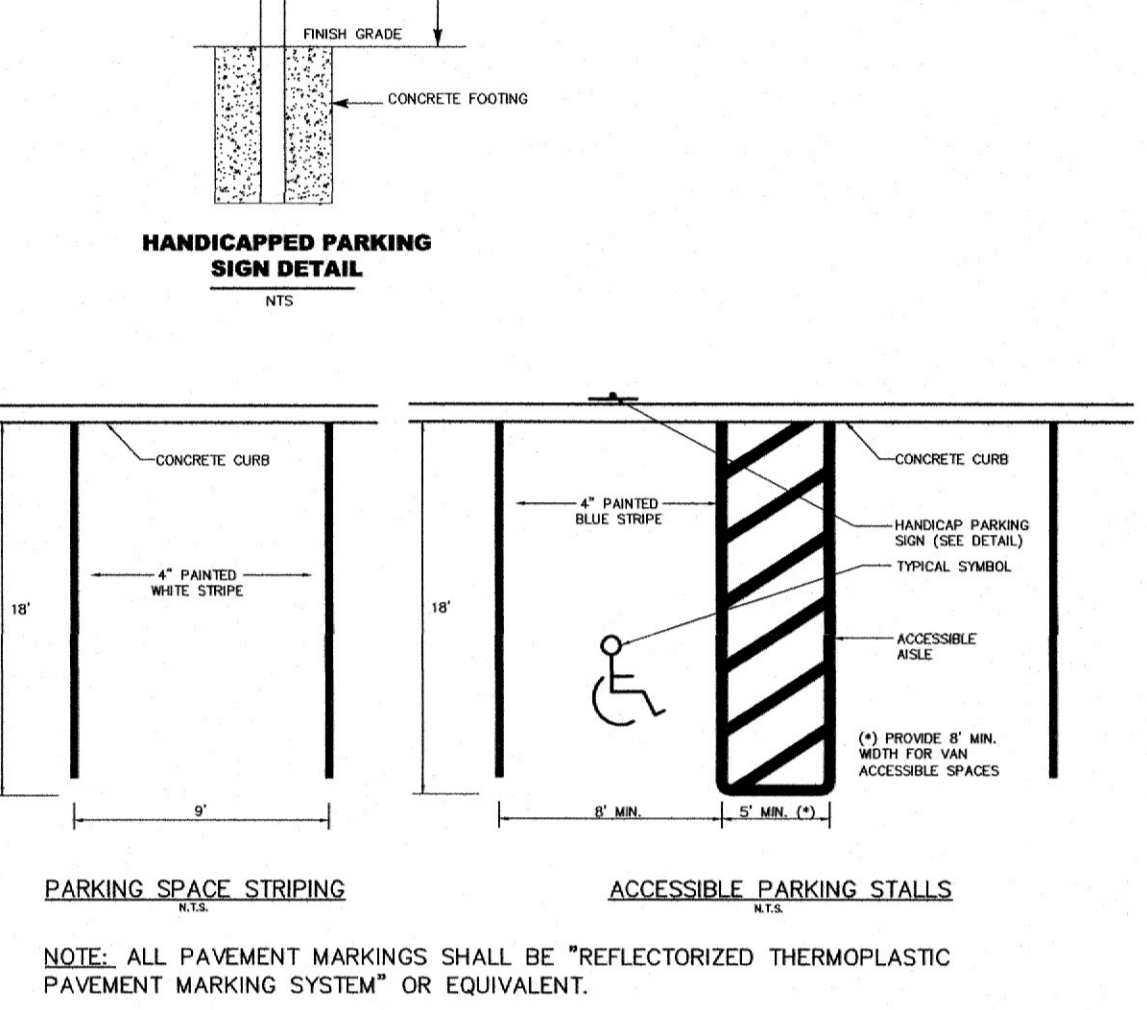
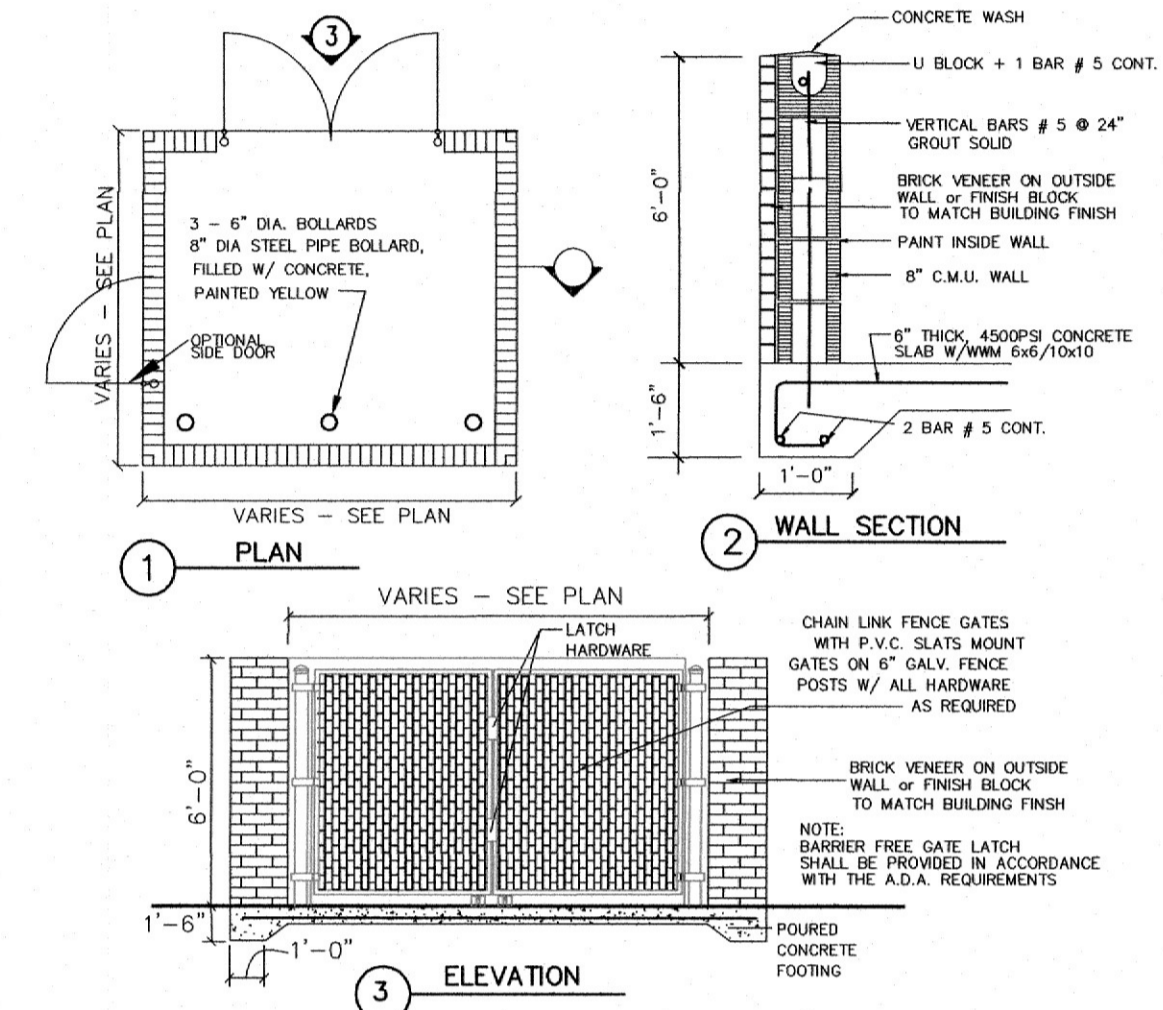
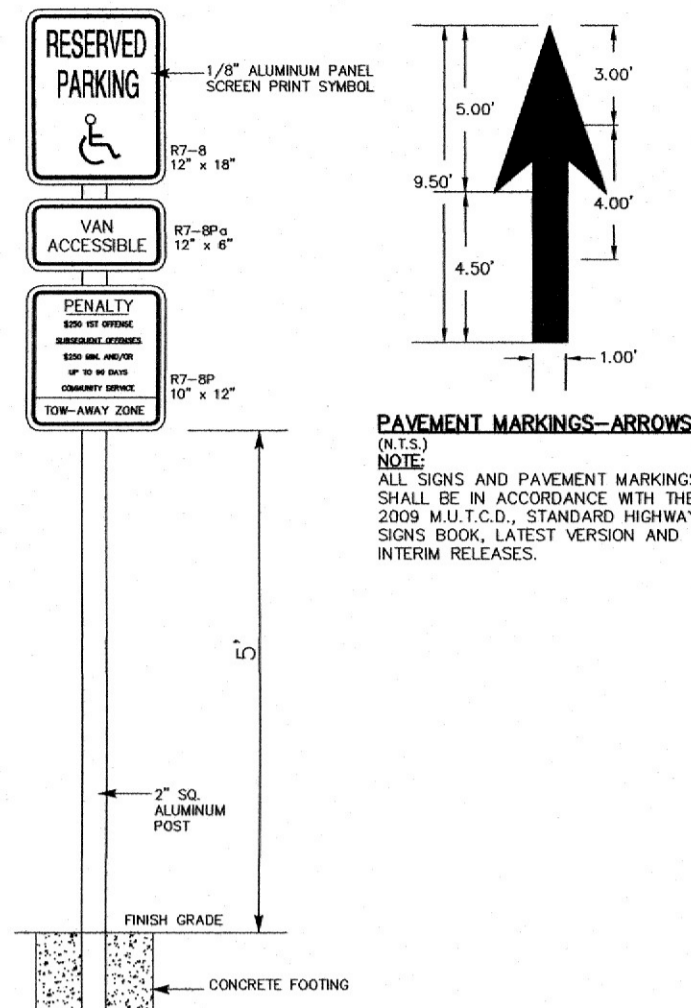
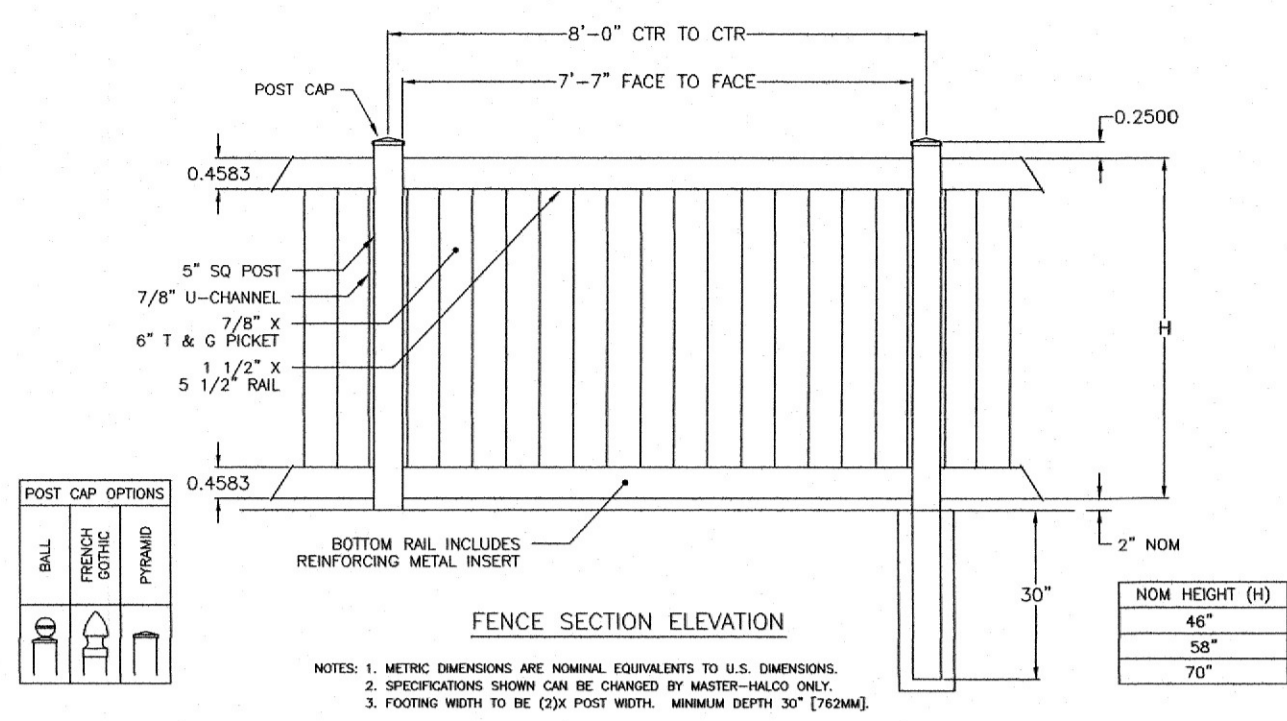
PRELIMINARY & FINAL MAJOR SITE PLAN
TAX MAP LOTS 36 & 37 IN BLOCK 203
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
TAX MAP SHEET No. 203

511 & 517 MILLTOWN ROAD
SOIL EROSION & SEDIMENT CONTROL PLAN & DETAILS

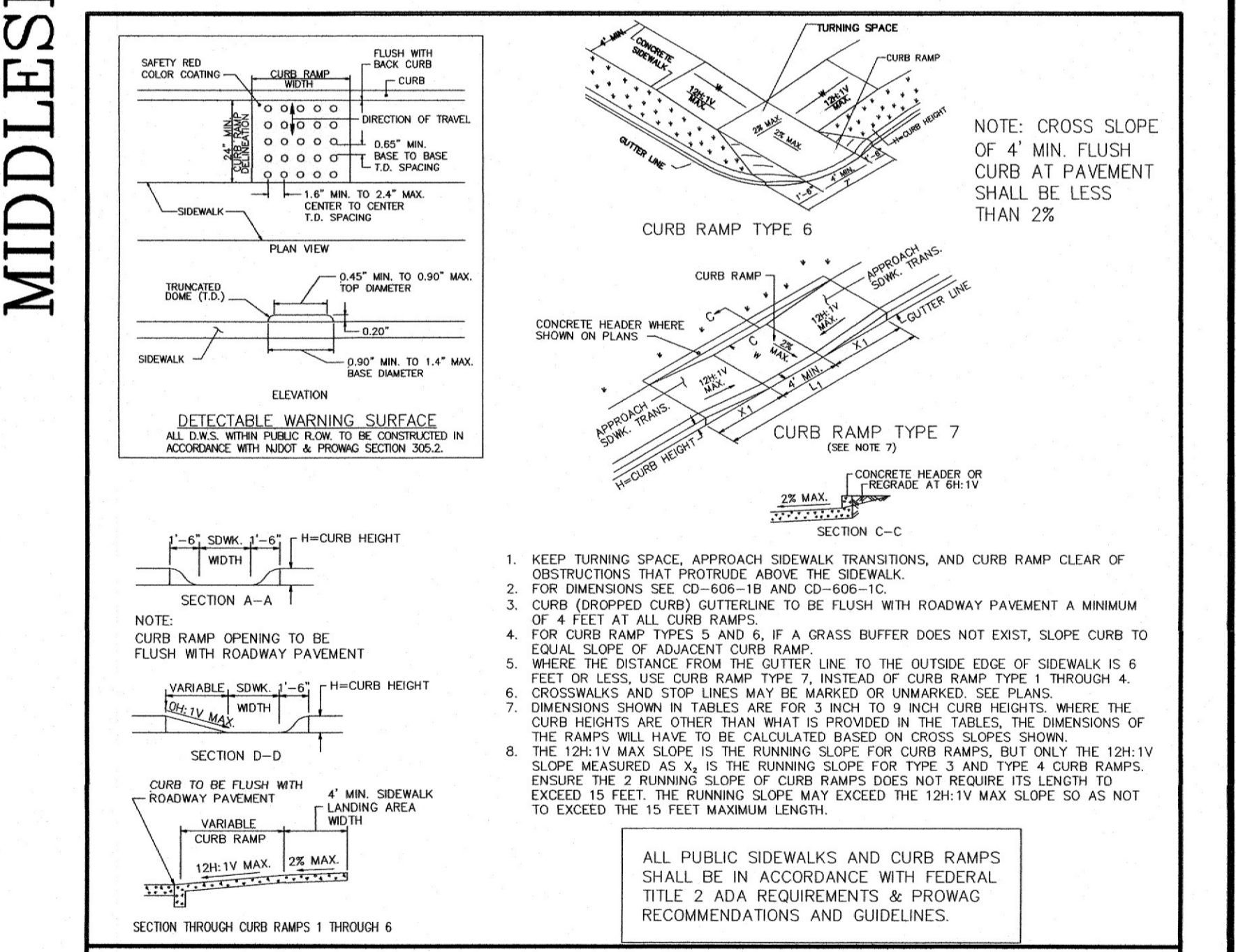
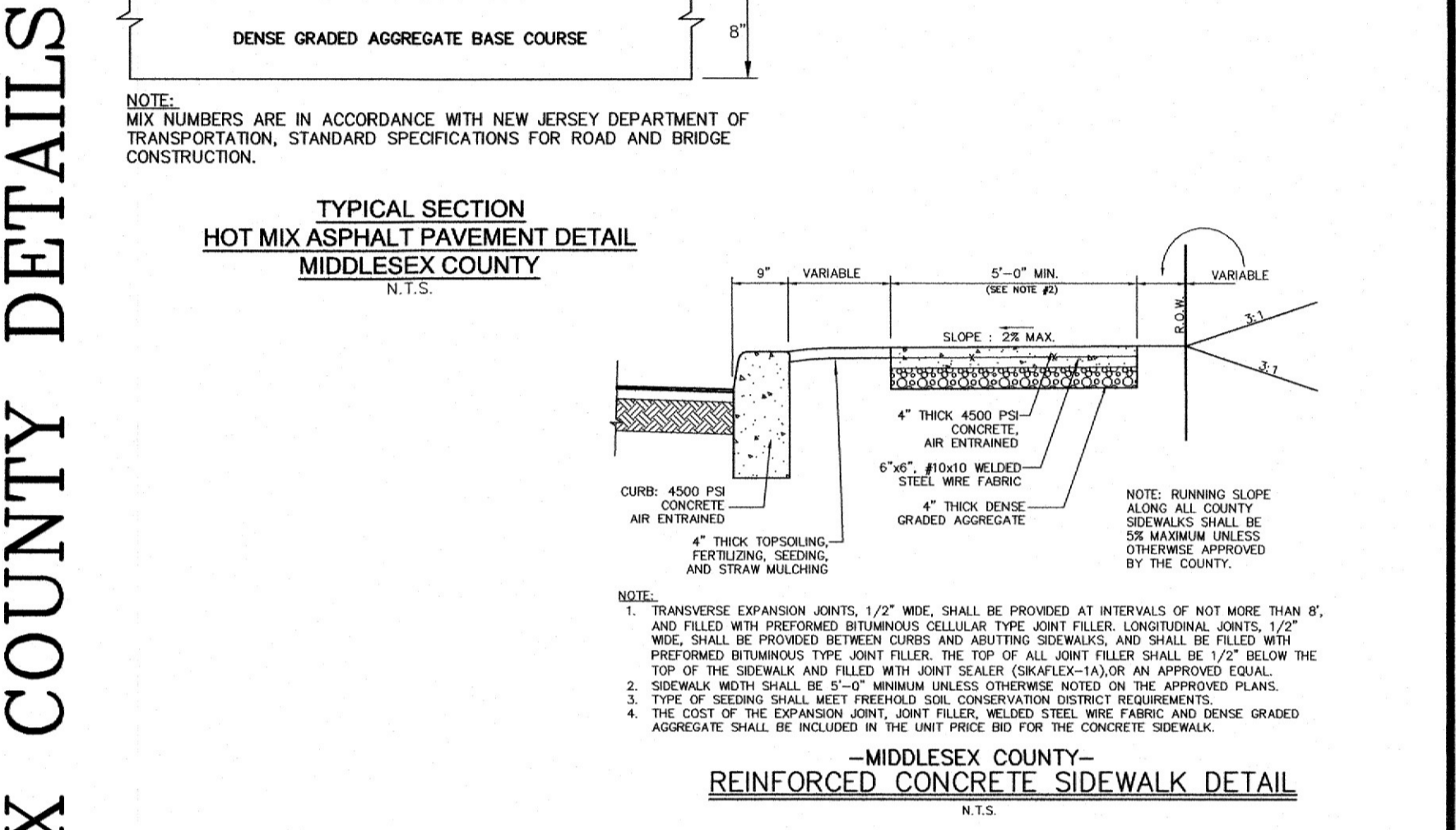
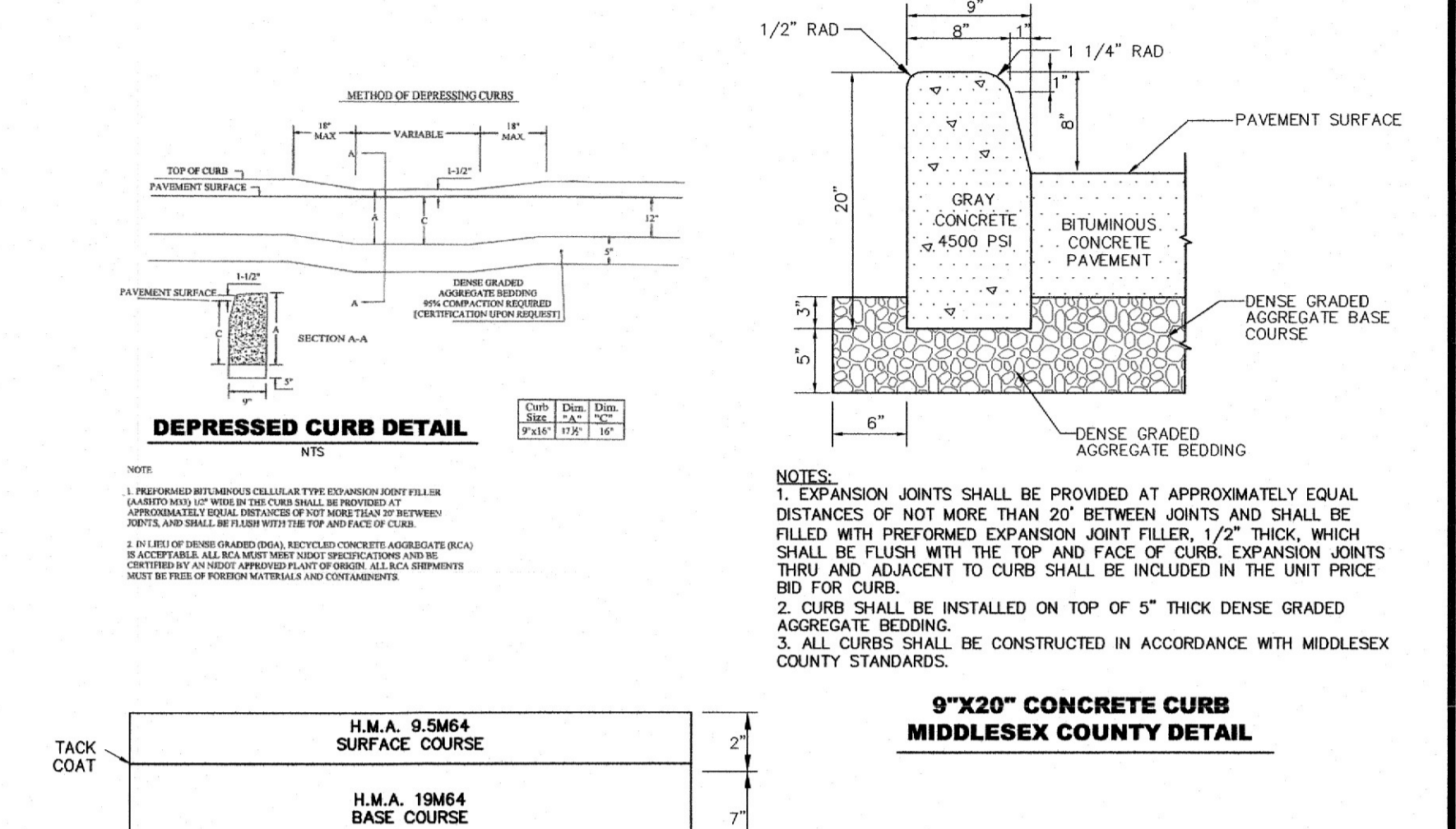
JOB #:
20-016

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NOTE:
ALL DRAINAGE INLETS AND MANHOLES USED WITHIN THE MIDDLESEX COUNTY R.O.W. OR WITHIN SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH N.J.D.O.T. SPECIFICATIONS AND DETAILS.



NO.	REVISION	DATE	Dr/Ck
3	PER TWP ENGINEER COMMENTS	8/15/2022	MP/SA
2	PER MIDDLESEX COUNTY MEETING 8/23/2022	8/23/2022	MP/SA
1	PER THE REVIEW LETTER DATED 10/26/2021	4/28/2022	MP/SA

CAD#:	DESIGN BY:	DATE:
20-016-SHT-DETAILS	SA	6/7/2021
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	SA	20-016

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS

757 RIDGEWOOD AVENUE, NORTH BRUNSWICK, N.J. 08902
(732) 661-3333 • FAX (732) 246-5898 • info@amertechengineering.com
PROFESSIONAL ENGINEERING CERTIFICATE OF AUTHORIZATION NO. EA23692-00

SHARIF H. ALY
New Jersey Professional Engineer Lic. No. 34669

PRELIMINARY & FINAL MAJOR SITE PLAN
TAX MAP LOTS 36 & 37 IN BLOCK 203
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
TAX MAP SHEET No. 203

511 & 517 MILLTOWN ROAD
STANDARD CONSTRUCTION DETAILS

JOB #:
20-016

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