

# PRELIMINARY & FINAL MAJOR SITE PLAN

## TAX MAP LOTS 36 & 37 BLOCK 203

### NORTH BRUNSWICK TOWNSHIP

### MIDDLESEX COUNTY, NEW JERSEY

**PROPERTY OWNERS WITHIN 200':**

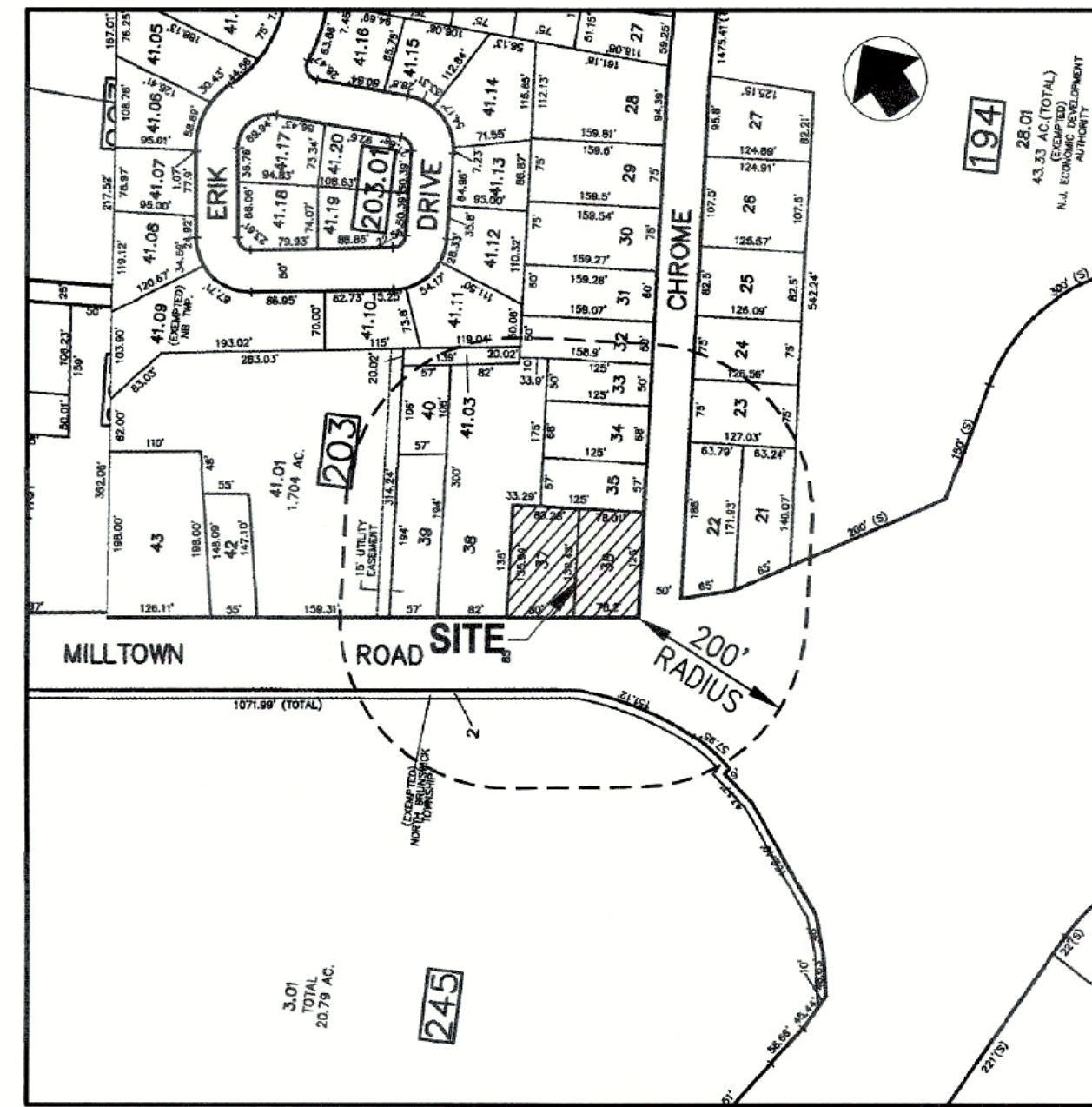
BLOCK	LOT	OWNER'S NAME & ADDRESS
203	35	Lapchuk, Gregory & Argyra 641 Chrome Street North Brunswick, NJ 08902
203	33	Kiss, Oza & Denise 633 Chrome Street North Brunswick, NJ 08902
203	40	Milltown Road Associates LLC 525 Milltown Road North Brunswick, NJ 08902
203	37	Bruswick Estates LLC 100 Menlo Park Dr Ste 302 Edison, NJ 08837
194	23	Saturio, Alejandro & Lillian 834 Chrome Street North Brunswick, NJ 08902
203	38	Milltown Road Associates LLC 525 Milltown Road North Brunswick, NJ 08902
203	41.11	Roncancio, 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 628 Chrome Street North Brunswick, NJ 08902
203	34	Conanick, William, & Maureen 637 Chrome Street North Brunswick, NJ 08902
194	28.01	NJ Economic Development Authority ATTN: NJDEA RE DIV POB 990 Trenton, NJ 08625
194	22	Millpond Realty LLC 505 Milltown Road North Brunswick, NJ 08902
203	36	Bruswick Estates LLC 100 Menlo Park Drive SIT 302 Edison, NJ 08837
245	3.01	Levin Properties LP P.O. Box 326 Piscataway, NJ 07061
194	21	Millpond Realty LLC 505 Milltown Road North Brunswick, NJ 08902
245	2	North Brunswick Township 710 Hermon Road North Brunswick, NJ 08902
203	41.01	Cal's Auto Service INC 10 Baldwin Street Pennington, NJ 08534

**UTILITY COMPANIES TO BE NOTIFIED:**

TOWNSHIP OF NORTH BRUNSWICK	TOWNSHIP OF NORTH BRUNSWICK
Middlesex County Planning Board County Administration Building 5th Floor 75 Bayard Street New Brunswick, NJ 08901	North Brunswick Township 710 Hermon Road North Brunswick, NJ 08902 Attn: Township Clerk
Public Service Electric and Gas Co. Manager - Corp Properties 80 Park Place, 19B Newark NJ 07102	Verizon N.J. Gen. Tax Administration Broad Street-Room 305 Newark, NJ 07101
Cablevision of Raritan Valley 275 Centennial Avenue CN 9805 Piscataway, NJ 08855-6805 Attn: Marguerite Prenderville	Department of Transportation State of New Jersey 1035 Parkway Trenton, NJ 08625
Construction Department Mr. Tim Allen Texas Eastern Transmission Corp. 501 Coolidge Street South Plainfield, NJ 07080	Sunoco Pipeline L.P. Right of Way Montello Complex Sinking Spring, PA 19608

**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:
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - UNIFORM CONSTRUCTION CODE AND BARRIER-FREE DESIGN REGULATIONS AS CURRENTLY AMENDED.
  - 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 THEREON.
- 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 SOIL, 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.



**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  
REQUIRED SETBACK FROM PROPERTY LINE = 20'  
PROPOSED SETBACK = 10.0' (VARIANCE REQUIRED) ②  
PERMITTED HEIGHT = 20'  
PROPOSED HEIGHT = 20' MAX.  
BUILDING SIGNS PERMITTED  
PERMITTED AREA = 10% OF FACADE  
PROPOSED AREA DD SIGN = 5.26% (42.75 SF/810 SF)(MILLTOWN RD FRONTAGE)  
PROPOSED AREA DD = 1.10% (8 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 = 12.5' BUFFER (VARIANCE REQUIRED) ②

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

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	51.6 FT.
MINIMUM FRONT YARD SETBACK (CHROME ST.)	35 FT. *	3.6 FT. V	NA	75.9 FT.
MINIMUM SIDE YARD SETBACK (one/both)	10 FT. / 20 FT.	30.9 FT. / 84.3 FT.	13.2 FT. / 51.6 FT.	31.5 FT. / 67.0 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.	10.34% 2,100 S.F.
MAXIMUM IMPERVIOUS COVER	80%	76.5% 7,619 S.F.	58.0% 6,204 S.F.	74.22% 15,070 S.F.

**ACCESSORY**

MINIMUM SIDE YARD SETBACK	5 FT.	3.6 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.205-68A

**VARIANCE / WAIVER LISTING**

- VARIANCE REQUESTED FOR RESTAURANT PARKING WHERE 17 SPACES ARE REQUIRED AND 14 SPACES ARE PROPOSED. [205-100 B.(7)]
- 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 RESIDENTIAL BUFFER, WHERE 30 FT IS REQUIRED AND 12.5 FT IS PROPOSED. [205-66B]
- VARIANCE REQUESTED FOR PARKING IN FRONT YARD, WHERE 10' IS REQUIRED AND IN 0.7 FT ON MILLTOWN ROAD IS PROPOSED [205-66D]
- VARIANCE REQUESTED FOR FENCE IN THE SIDE YARD, WHERE 6 FT SOLID FENCE IS PERMITTED AND 8 FT SOLID IS PROPOSED. [205-93B]

**PARKING ANALYSIS:**

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) ①  
\*\* Area Calculated in accordance with A.R.T. 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 = 21 SPACES (9X18) - 4 EVCS CREDIT = 17 SPACES REQUIRED  
TOTAL PARKING PROVIDED = 14 SPACES (12 SPACES-9X18)(2 SPACES-9X23)

**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

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

**ACCESSIBLE PARKING REQUIREMENTS**

In accordance with Section 4.12 of the A.D.A.A.G. the required number of accessible parking spaces is as follows:  
Total Number of Spaces Provided = 14 Spaces  
1 Accessible Spaces Required  
1 Accessible Spaces Provided  
1 Van Accessible Space is Required  
1 Spaces Provided is Van Accessible

**HOURS OF OPERATION:**

5 AM TO 11 PM

**ACCESSIBLE PARKING REQUIREMENTS**

In accordance with Section 4.12 of the A.D.A.A.G. the required number of accessible parking spaces is as follows:  
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5 AM TO 11 PM

**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:**

1) 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
1	PER PLANNING BOARD MEETING	2/25/2023	RP/SA
2	PER THE ENGINEER COMMENTS	6/23/2023	RP/SA
3	PER MIDDLESEX COUNTY MEETING 6/23/2023	6/23/2023	RP/SA
4	PER THE ENGINEER COMMENTS	6/23/2023	RP/SA

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

**AMERTECH ENGINEERING, INC.**  
ENGINEERS, SURVEYORS AND PLANNERS  
257 MIDDLESEX AVENUE, NORTH BRUNSWICK, N.J. 08902  
(732) 831-5500 • FAX (732) 246-0999 • www.amertechengineering.com  
PROFICIENT OF PROFESSIONAL REGISTERED ENGINEER

*SHARI 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

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7

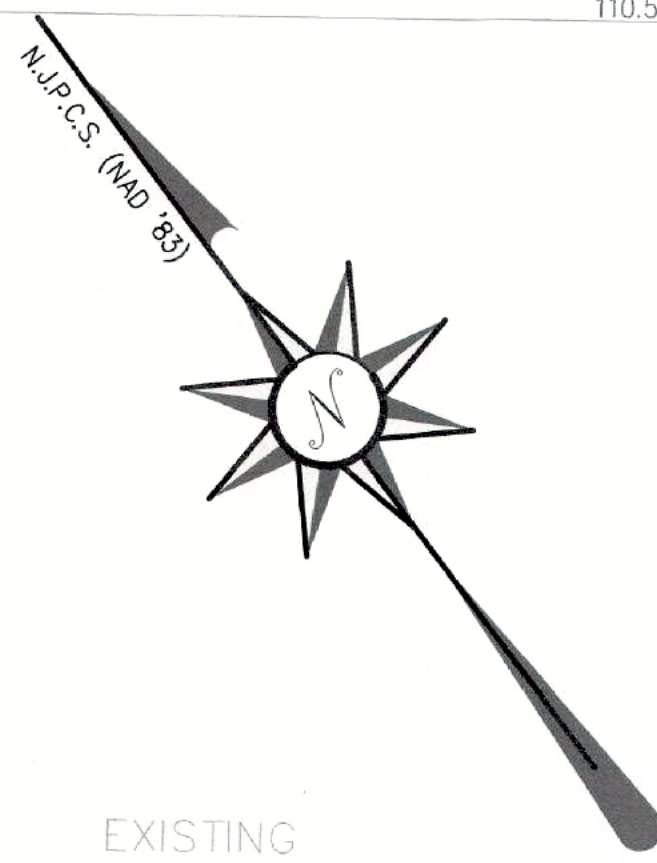




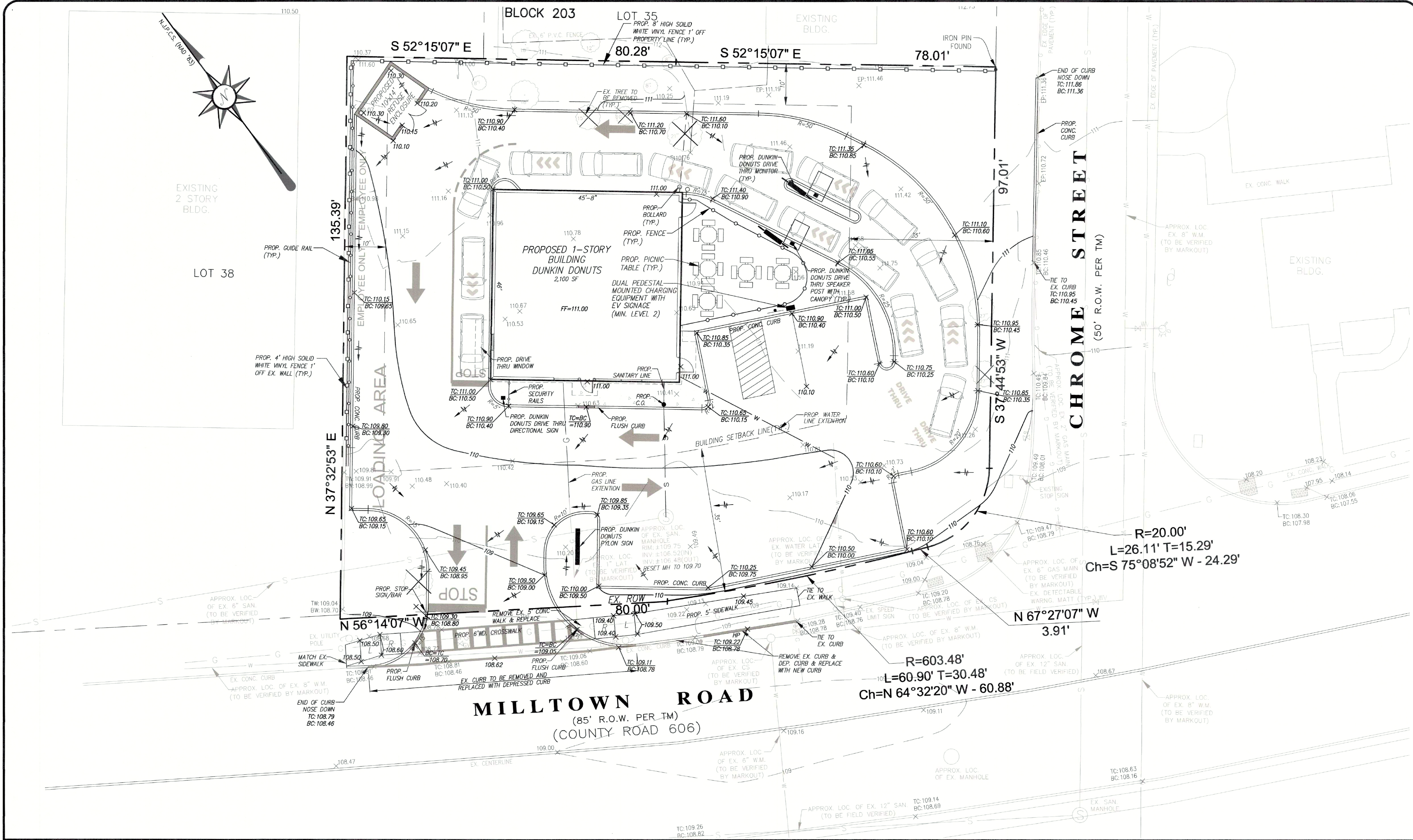








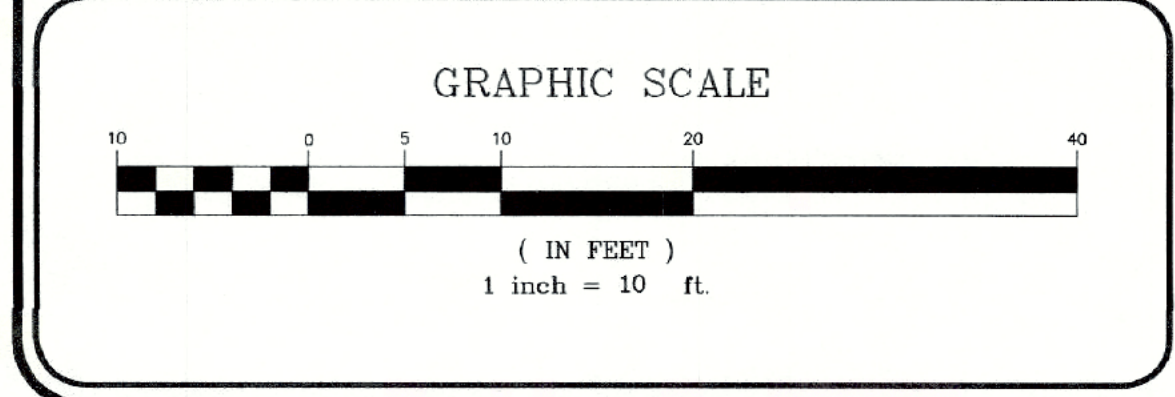
EXISTING 2 STORY BLDG.  
LOT 38



**MILLTOWN ROAD**  
(85' R.O.W. PER TM)  
(COUNTY ROAD 606)

**CHROME STREET**  
(50' R.O.W. PER TM)

**PROPOSED 1-STORY BUILDING DUNKIN' DONUTS**  
2,100 SF  
FF=111.00



NO.	REVISION	DATE	Dr/Ck
1	PER PLANNING BOARD MEETING	2/20/2023	SP/SA
2	PER TWP ENGINEER COMMENTS	3/7/2023	SP/SA
3	PER MIDDLESEX COUNTY MEETING 6/22/2023	6/29/2023	SP/SA
4	PER TWP REVIEW LETTER DATED 10/29/2023	11/29/2023	SP/SA

CAD#:	DESIGN BY:	DATE:
20-016-SHT4-GRAD&UTIL	SA	6/7/2021
PB#:	DRAWN BY:	SCALE:
PB-NUM	KP	1"=10'
BOOK#:	Checked by:	FILE NO.:
-	SA	20-016

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257 WOODSIDE AVENUE, NORTH BRUNSWICK, N.J. 08902  
(732) 238-3000 • FAX (732) 244-9900 • [www.amertech-engineering.com](http://www.amertech-engineering.com)  
STATE OF AUTHORIZATION NO. 242822000

*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

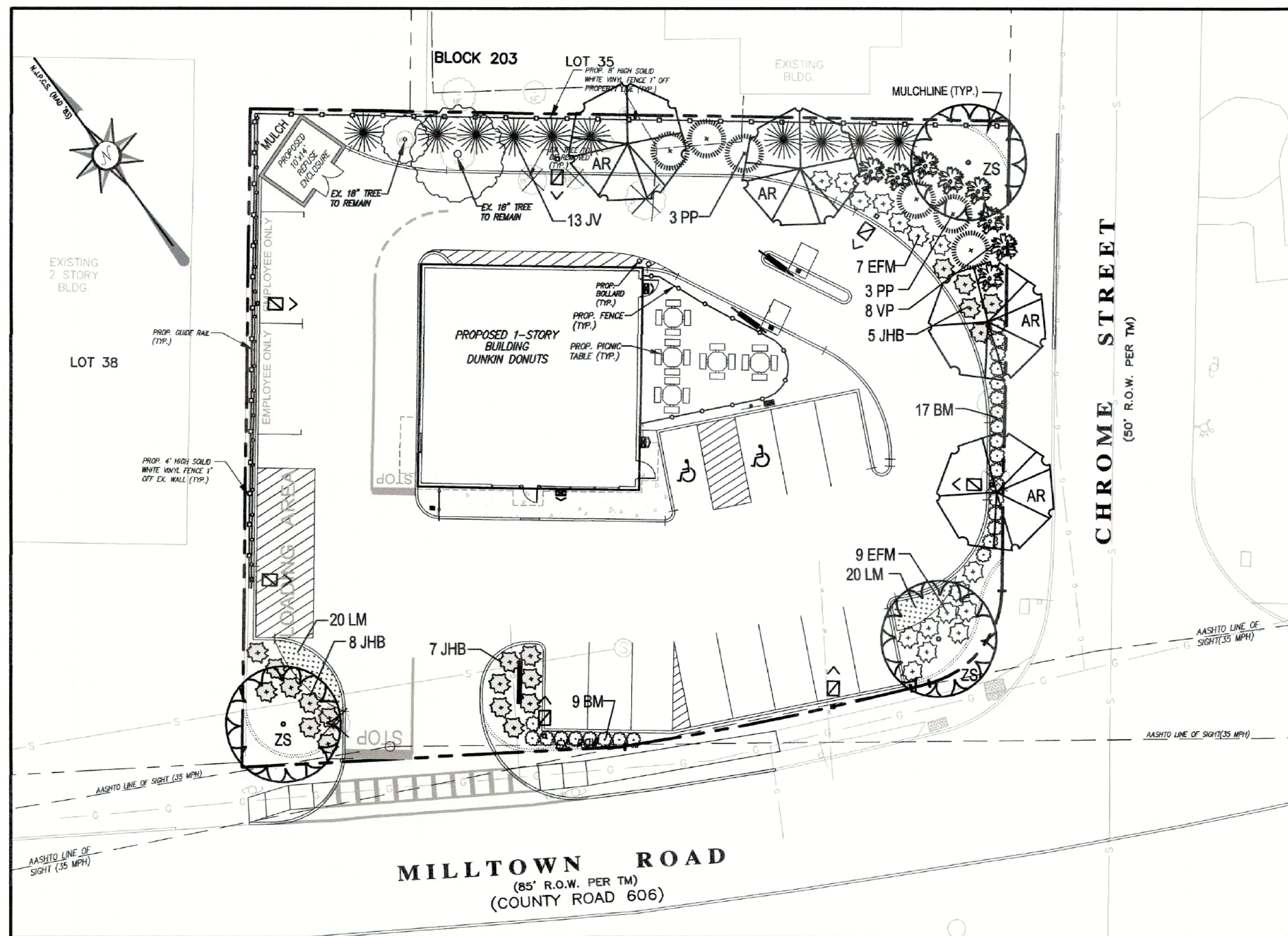
**511 & 517 MILLTOWN ROAD**  
**GRADING & UTILITY PLAN**

JOB #:  
20-016

**4**

**7**



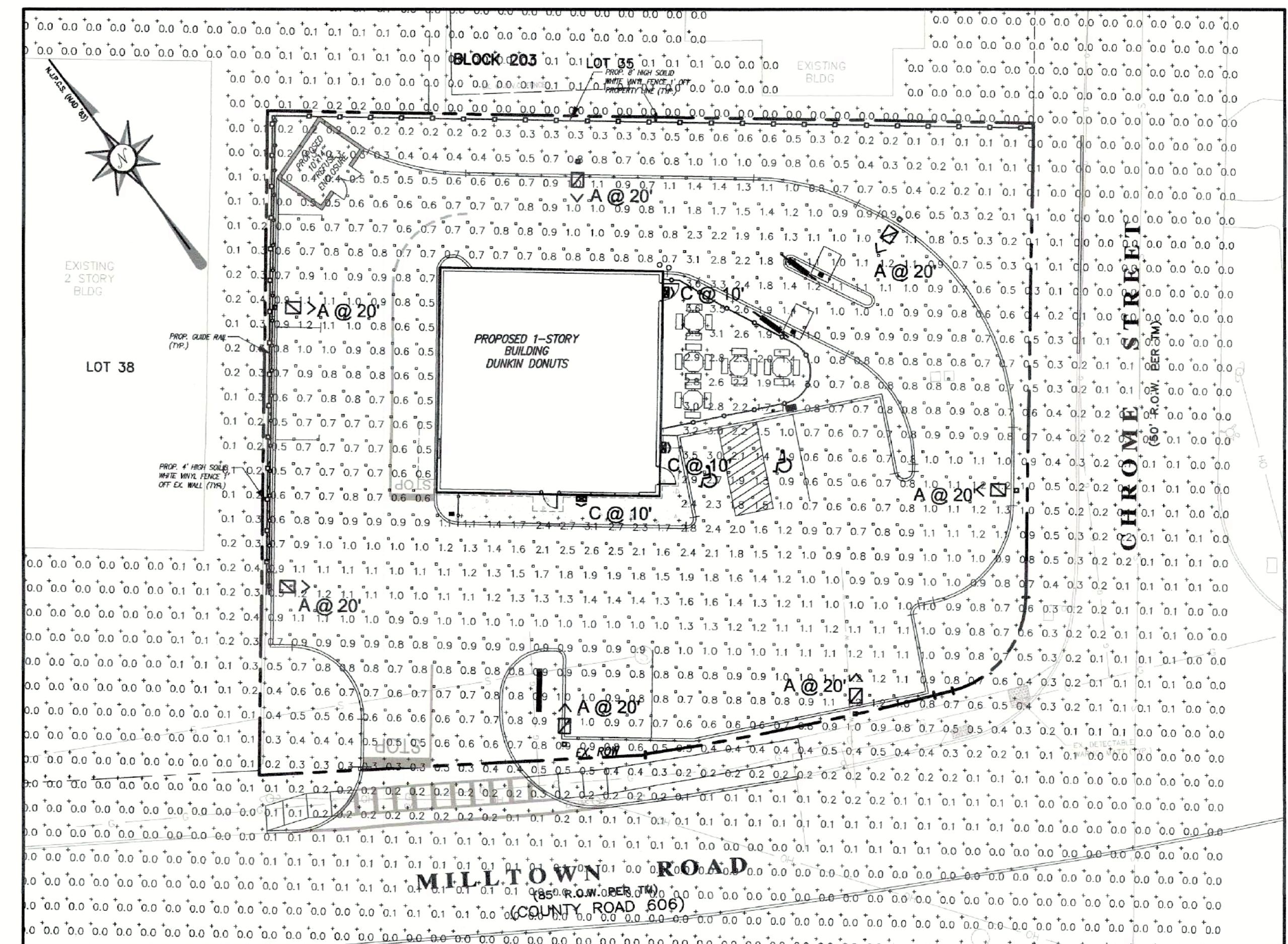
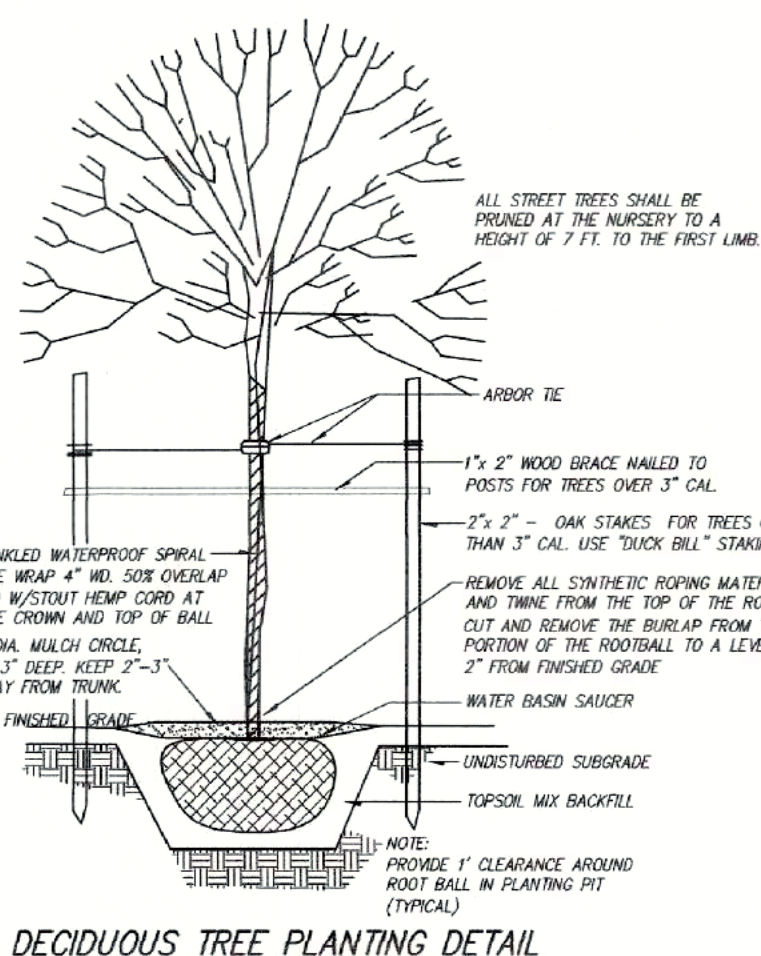
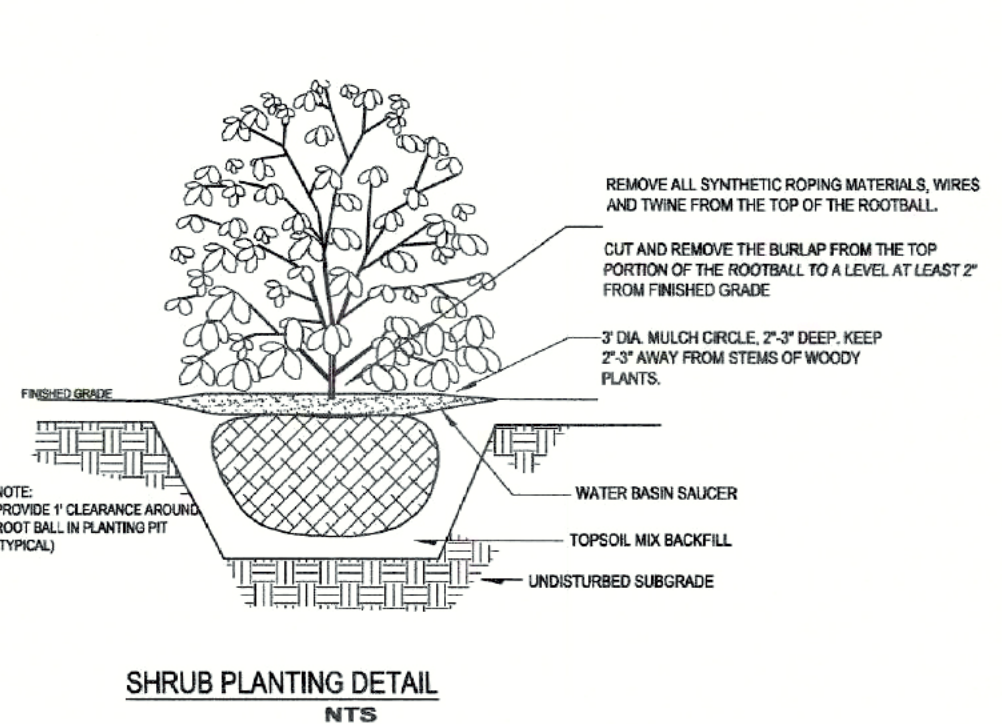
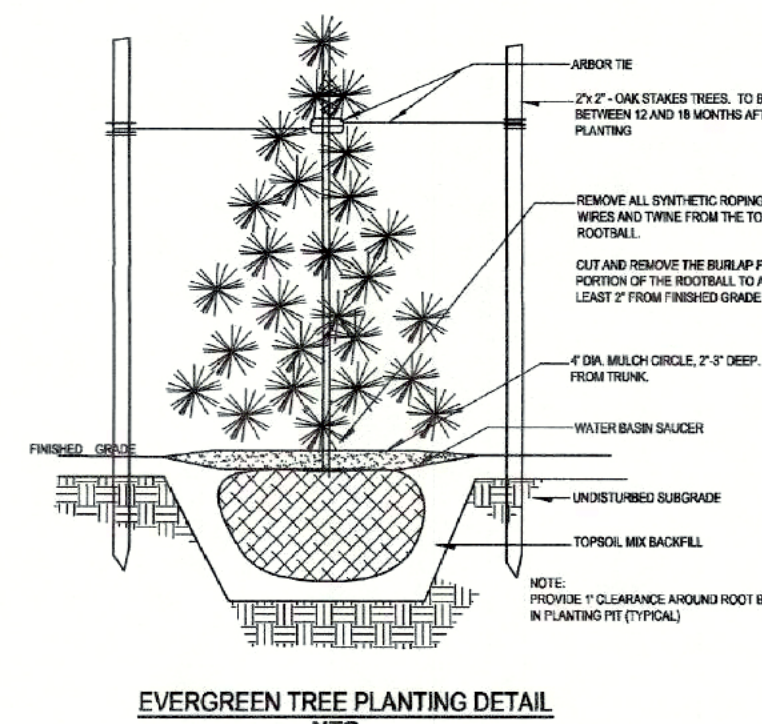


**LANDSCAPING PLAN**  
SCALE: 1" = 20'

- LANDSCAPING NOTES:**
- THIS PLAN IS TO BE USED FOR THE INSTALLATION OF LANDSCAPE MATERIALS ONLY. THIS PLAN SHALL NOT BE USED FOR THE PURPOSE OF CONSTRUCTION OR SURVEY INFORMATION.
  - 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.
  - ALL PLANT MATERIAL IS TO BE FIRST QUALITY NURSERY GROWN STOCK.
  - 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 USED IF SUPPLEMENTED BY A MINIMUM OF 50% BY VOLUME OF PEAT MOSS.
  - STEEDED LAWN SHALL BE IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS SHOWN ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
  - ALL TREES ARE TO BE PROPERLY PLANTED, STAKED AND WRAPPED, AS SHOWN ON THE PLANTING DETAILS. ALL EXCESS MULCH ABOVE 4" SHALL BE REMOVED FROM AROUND THE STEM OF THE TREES AND PLANTS.
  - IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE QUANTITIES DEPICTED ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL BE CONTROLLING.
  - ALL PLANTING MATERIALS AND PLANTING METHODS SHALL MEET OR EXCEED MUNICIPAL ORDINANCES AND THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - ALL STREET TREES SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF 2 YEARS, AND ALL OTHER PLANT MATERIAL FOR A PERIOD OF 1 YEAR, UPON FINAL ACCEPTANCE OF THE OWNER.
  - TREES SHALL BE LOCATED EIGHT FEET MINIMUM FROM A FIRE HYDRANT AND TWENTY FEET FROM LIGHT STANDARDS.
  - PARKING LOT ISLANDS SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 FEET FOR SHRUBBERY AND 4 FEET FOR TREES.
  - ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL.
  - EXISTING TREES TO REMAIN SHALL BE STAKED OUT AND PROTECTED WITH SNOW FENCE PRIOR TO THE START OF CLEARING OPERATIONS.
  - 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 PIPES, NATURAL OR SYNTHETIC, SHALL BE CUT AWAY FROM THE TRUNKS.
  - ALL PRUNING SHALL BE PERFORMED AT THE NURSERY. NO FIELD PRUNING IS PERMITTED.
  - PLANT LOCATIONS SHOWN ON THE PLAN ARE DIAGNOSTIC ONLY AND ARE SHOWN AT A SEMI-MATURE SIZE.
  - ALL SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS AREAS SHALL NOT BE BRANCHED LOWER THAN 7' ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL SHADE TREES PLANTED IN SIGHT TRIANGLES SHALL BE PRUNED AS INDICATED ABOVE.
  - IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPED AND LAWN AREAS. SYSTEM SHALL BE DESIGNED IN ZONES WITH TIMER CONTROLS TO MINIMIZE WATER USAGE. SYSTEM SHALL BE PROVIDED WITH A PRECIPITATION DETECTION TIMER BYPASS.

**LANDSCAPE SCHEDULE**

SYMBOL	KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE * SPACE * ROOT
ZS	3	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	3" CAL. * 35" O.C. MIN. * B & B	
AR	4	RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	3" CAL. * 35" O.C. MIN. * B & B	
PP	6	BABY BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE'	5'-6" HT. * 10" O.C. * B & B	
JV	10	BRODIE REDCEDAR	JUNIPERUS VIRGINIANA 'BRODIE'	5'-6" HT. * 8" O.C. * B & B	
VP	8	DOUBLEFILE VIBURNUM	VIBURNUM PLICATUM 'TOMENTOSUM'	3'-4" HT. * 5" O.C. * B & B	
BM	26	GREEN MOUNTAIN BOXWOOD	BUXUS JAPONICA 'GREEN MOUNTAIN'	18"-24" * 3" O.C. * 3 GAL.	
EFM	16	MOONSHADOW WINTERCREEPER	EUONYMUS FORTUNEI 'MOONSHADOW'	18"-24" * 5" O.C. * 3 GAL.	
JHB	20	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	18"-24" * 5" O.C. * 3 GAL.	
LM	40	SILVERLY SUNPROOF LILYTURF	LIRIOPE MUSCARI 'SILVERLY SUNPROOF'	#1 CONT. * 18" O.C.	

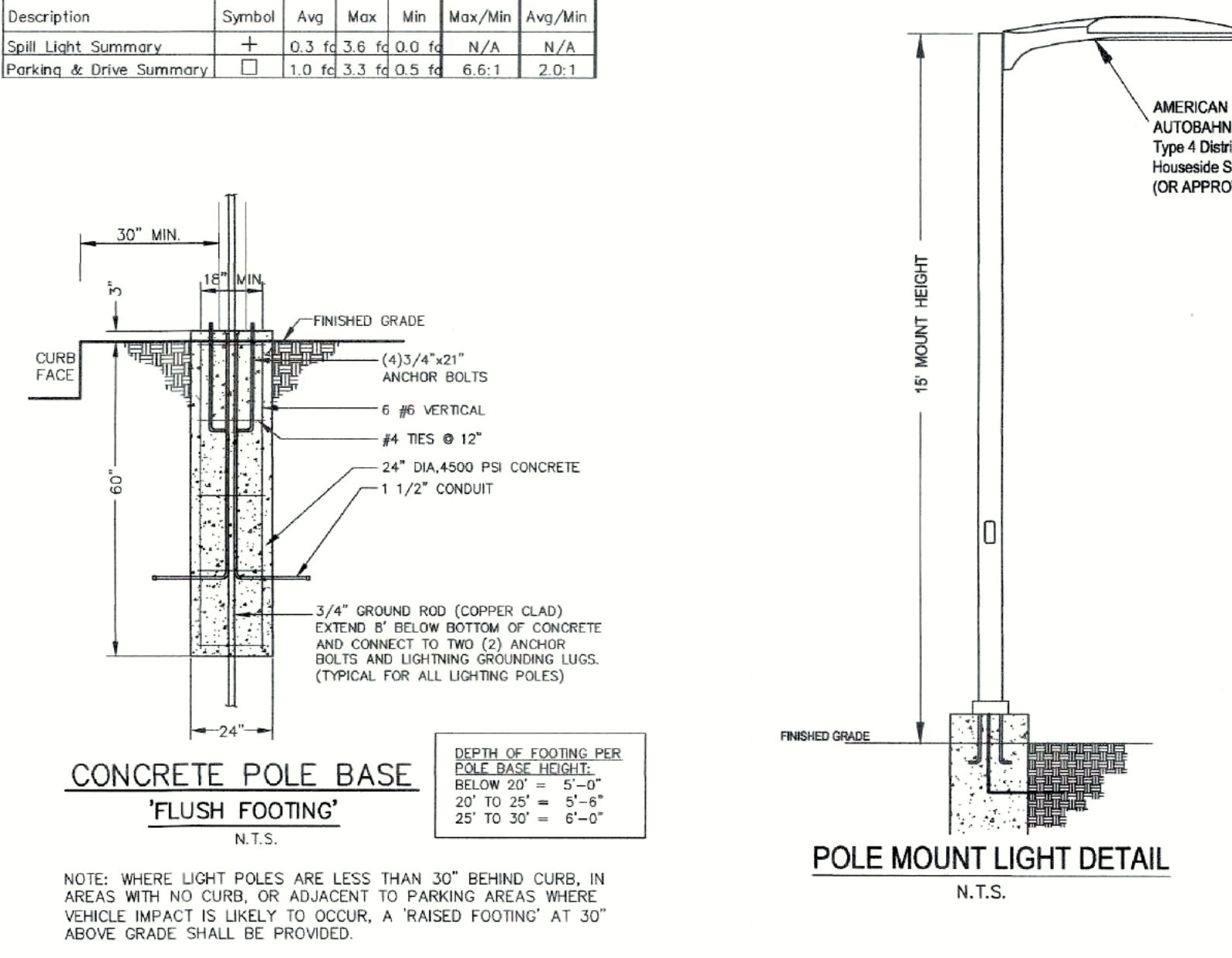


**LIGHTING PLAN**  
SCALE: 1" = 20'

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distribution
A	A	7	American Electric Lighting	ATB0 10BLED70 XXXXX R4 4K/5K HSS	ATB0 SERIES LED 700MA TYPE 4 4000K/5000K CCT HSS	1	2366	0.9	25	100%	TYPE III, SHORT, BUG RATING: BI - U0 - G1
C	C	3	Holophaen	HLWPC2 P10 40K XX 13M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium	1	3017	0.9	28	100%	TYPE IV, MEDIUM, BUG RATING: BI - U0 - G1

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Spill Light Summary	+	0.3	3.6	0.0	N/A	N/A
Parking & Drive Summary	□	1.0	4.3	0.5	8.4	6.6:1

- 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 style, 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 Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or other details.
  - All electrical plans for exterior lighting to service panel shall be designed by NJ Licensed Electrician or Mechanical Engineer.
  - Installation of all site lighting electrical work shall be in accordance with all applicable standards, codes, and regulations.



**Autobahn Series ATB0 Roadway Lighting**

**PRODUCT OVERVIEW**

**Features:**

- Optical: 100% beam spread, 100% beam spread, 100% beam spread.
- Electrical: 100% beam spread, 100% beam spread, 100% beam spread.
- Mechanical: 100% beam spread, 100% beam spread, 100% beam spread.
- Controls: 100% beam spread, 100% beam spread, 100% beam spread.

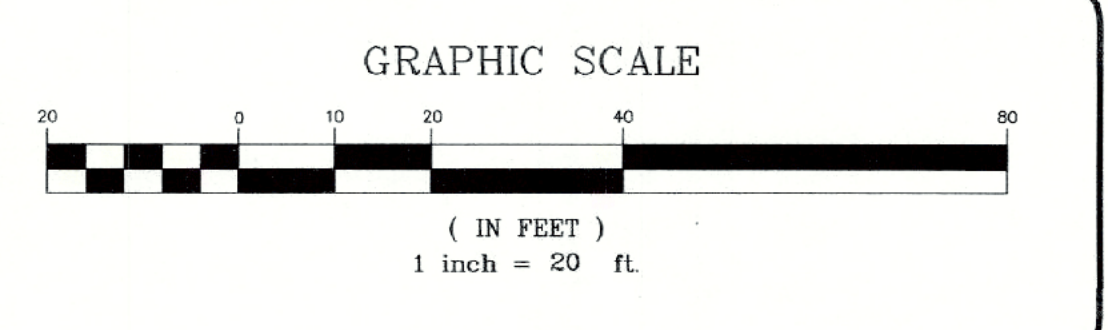
**Applications:**

- Highway
- Freeway
- Interchange
- Parking lot

**STANDARDS:**

Autobahn Series ATB0 Roadway Lighting is designed to meet the requirements of the following standards:

- ANSI C136-100 (Roadway Illuminance)
- ANSI C136-100 (Roadway Illuminance)
- ANSI C136-100 (Roadway Illuminance)



NO.	REVISION	DATE	Dr/Ck
4	PER PLANNING BOARD MEETING	2/25/2023	SA/PSA
3	PER TWP ENGINEER COMMENTS	3/23/2023	SA/PSA
2	PER MIDDLESEX COUNTY MEETING 6/22/2022	6/25/2022	SA/PSA
1	PER TWP REVIEW LETTER DATED 10/28/2021	4/18/2022	SA/PSA

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

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PROFICIENT OF AUTHORIZATION: NJ REG. 240000000

**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

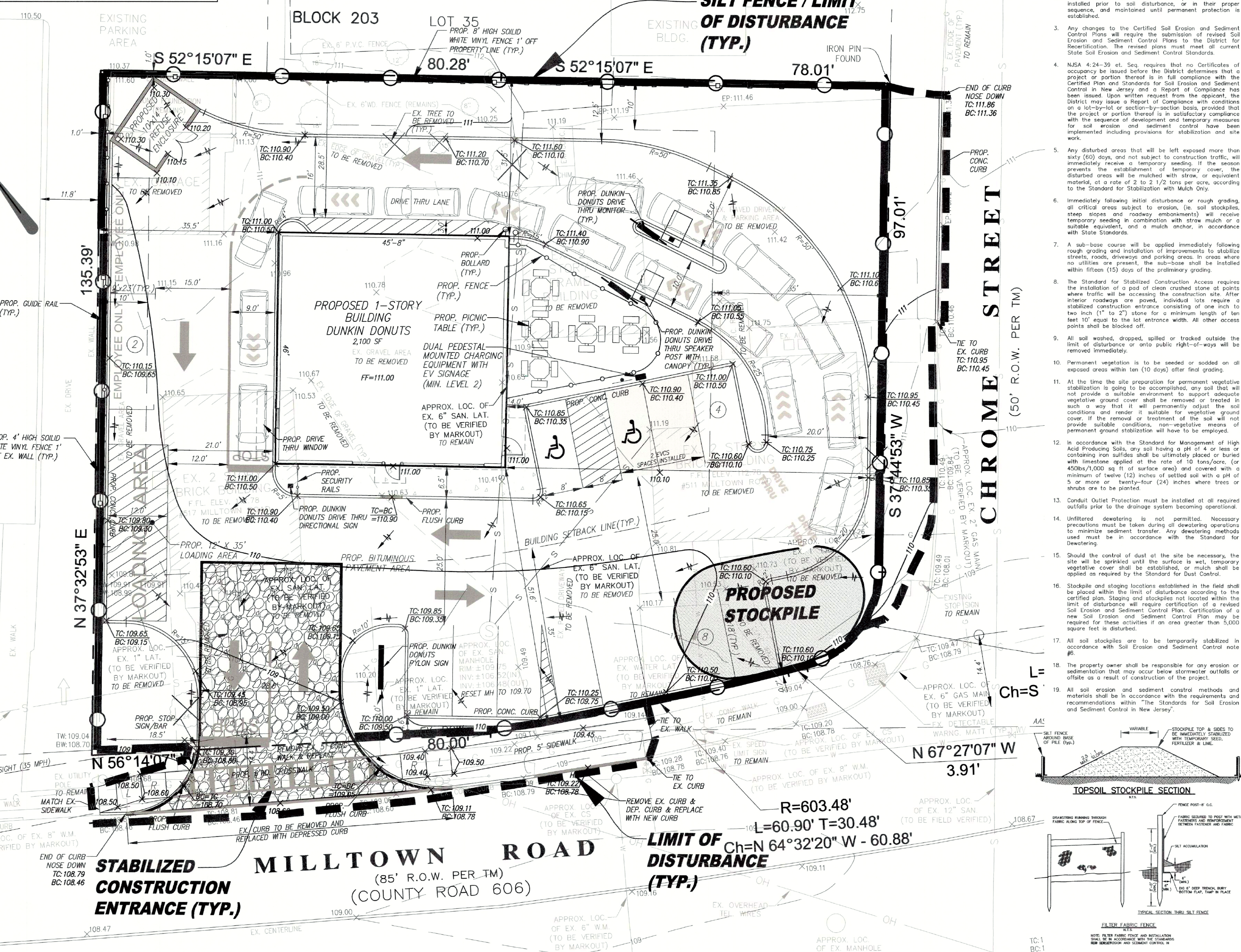
**511 & 517 MILLTOWN ROAD**  
**LANDSCAPING & LIGHTING PLAN**

JOB #:  
20-016

**5**  
**7**



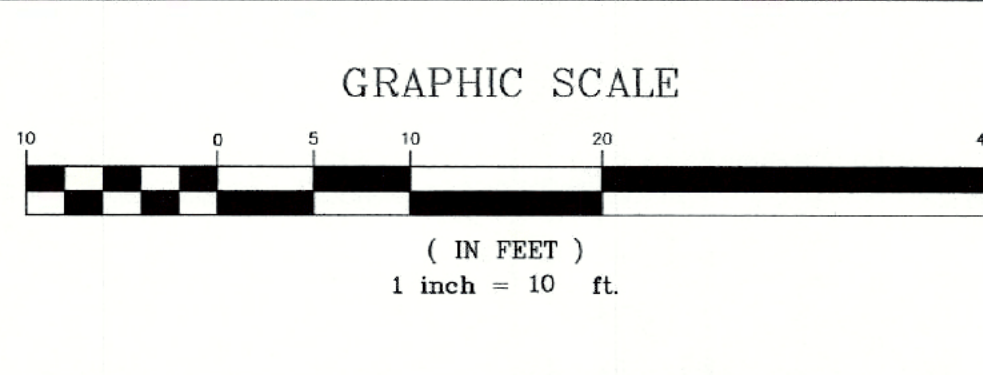
All soil erosion and sediment control methods and materials shall be in accordance with the requirements and recommendations within "The Standards for Soil Erosion and Sediment Control in New Jersey".



- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- Maintenance should occur on a regular basis, consistent with favorable plant growth, soil and climatic conditions. This involves regular seasonal work for mowing, fertilizing, liming, water, pruning, fire control, weed and pest control, reseeding and timely repairs.
  - Apply Limestone at a rate of approximately 2 tons/acre and fertilizer at approximately 500 pounds/acre (10-20-10 or equivalent).
  - 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.
  - Step slopes to be stabilized with lime matting or equivalent approved slope stabilization blanket (4:1 or steeper).
  - Basins steep slopes to be stabilized w/ lime matting or equivalent approved slope stabilization and a water tolerant seeding mix (SCD 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 2.0 lbs per 1,000sf (86lbs/Acre) or Perennial Ryegrass at a rate of 1.0 lbs per 1,000sf (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 1,000sf (0.5 lbs/1000sf) with the permanent seeding. Temporary seeding to be maintained until disturbed areas are permanently seeded. Mulch seeded areas with a mulch as indicated under Mulching & Tacking Specifications on this sheet.
  - Permanent Seeding shall consist of the following mixture or approved equal (Refer to Standards for Soil Erosion & Sediment Control in New Jersey for Optimum and Acceptable Seeding Dates):
    - Perennial Ryegrass @ 2.0 lbs/Ac. (0.5 lbs/1000sf)
    - Strong Creeping Red Fescue @ 5 lbs/Ac. (1.0 lbs/1000sf)
    - Kentucky Bluegrass @ 4.5 lbs/Ac. (0.1 lbs/1000sf)
    - Perennial Ryegrass @ 2.0 lbs/Ac. (0.5 lbs/1000sf)
    - White Clover @ 5 lbs/Ac. (0.1 lbs/1000sf)
    - (White Clover can be eliminated when used to establish lawns)
  - POORLY DRAINED LOTS & DETENTION BASINS (MIXTURE #16):
    - Rough Bluegrass @ 90lbs/Ac. (2.0lbs/1000sf)
    - Strong Creeping Red Fescue @ 130lbs/Ac. (3lbs/1000sf)
  - Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction.
  - Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or hydroseeder. For drilled or hydroseeded areas, 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.
  - 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. If a roller is not available, the surface should be rolled to minimize and water conservation on site will be maximized.
  - Mulching is required on all seeding. Stabilize all seeded areas with mulch as indicated in Mulching & Tacking Notes.
  - If season prevents the establishment of temporary or permanent seeding, exposed area to be stabilized with mulch as indicated in note 7.
  - Mulch used for exposed areas where season prevents the establishment of permanent temporary cover to consist of small grain straw or soft hay ground with a wood and fiber mulch binder or an approved equal. Mulch will spread at rates of 80 to 115 lbs/1000 sf and anchored with a mesh anchoring tool or liquid mulch binder. For mulch application with seeding see the Mulching and Tacking Specifications on this sheet.
  - For Permanent Seeding, Soil shall be tested for liming requirements at the time of seedbed preparation. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and rolled, according to soil test recommendations such as offered by Rutgers Co-op Extension offices. Fertilizer shall be applied at the rate of 500lbs per acre or 11lbs/1000sf at 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the soil to a depth of 4 inches with a disc, springtooth harrow or other suitable equipment. The final harrowing or discing operation shall be on the General contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.
  - Where sod is used for permanent vegetative stabilization all requirements and recommendations contained within the "Standards for Permanent Stabilization with Sod" in the current Soil Erosion and Sediment Control Standards in New Jersey.
  - The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once. Note this designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- The Freshford 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.
  - NUSA 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 that have been implemented including provisions for stabilization and site work.
  - Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding if the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the Standard for Stabilization with Mulch Only.
  - Immediately following initial disturbance or rough grading, all critical areas subject to erosion, (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with mulch, according to 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 one inch to two inch (1" to 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, an soil that will not provide a suitable environment to support adequate vegetative growth 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.
  - 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 450lbs/1,000 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 wet, 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 #8.
  - The property owner shall be responsible for any erosion or sedimentation that may occur before 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".

- VEGETATIVE COVER MAINTENANCE NOTES:**
- Maintenance should occur on a regular basis, consistent with favorable plant growth, soil and climatic conditions. This involves 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 should be applied as needed to maintain a dense stand of desirable species. Frequently mowed areas and those on sandy soils will require more fertilization.
  - Lime requirement should 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:
    - a) 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/1,000sf), except that where crimper is used instead of a liquid mulch binder (locking or adhesive agent), the rate of application is 3 tons per acre.
    - b) 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.
    - c) 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:
    - a) Peg & Twine.
    - b) Mulch Nettings.
    - c) Crimper (mulch anchoring tool).
    - d) Liquid Mulch Binders. (May be used to anchor hay or straw mulch).
- DUST CONTROL**
- The following methods should be considered for controlling dust: Mulch - See Standards for Stabilization with Mulch Only (p.5-1)\* Sprinkling - See Standards for Temporary Vegetative Cover (p. 7-1)\* Permanent Vegetative Cover (p. 4-1)\*, and Permanent Stabilization with Sod (p.8-1)\*
- SPRINKLING ADJUSTMENTS** - On mineral soils (not effective on muck soils). Keep traffic off these areas.
- | MATERIAL                    | Dilution | Type of Nozzle | Gal./Ac. |
|-----------------------------|----------|----------------|----------|
| Antic Acid Asphalt Emulsion | 7:1      | Coarse Spray   | 1,200    |
| Lutex 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 flocculate and precipitate suspended solids. See Sediment Basin standard, p. 26-1.
- Polyacrylamide (PAM) - dry spread. Also used as an additive to sediment basins flocculate and precipitate suspended solids. See Sediment Basin standard, p. 26-1.
- Articulated Soy Bean Soap Stick** None Coarse Spray 1200
- 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 plandamage. 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 gravel.
- \* Standards for Soil Erosion and Sediment Control in New Jersey, Jan, 2014.
- 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 within the Seeding Schedule hereon for Permanent or Temporary Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.
- SEEDING OPERATIONS**
- Silt fence and low protection fence to be installed immediately before seeding. Install stabilized construction entrances 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.
  - Construct curbs, sanitary sewer, water lines, storm lines and related structures.
  - Clear and grade building area and construct building. All disturbed areas will receive appropriate temporary and permanent stabilization as defined in soil erosion and sediment control notes 1 and 2.
  - Establish finished grades, place concrete sidewalks and establish permanent vegetative cover. STOP WORK.
  - Remove all fence and low protection fence after all disturbed areas have been stabilized. THREE DAYS.
  - Remove Sediment, establish final grade after all disturbed areas have been stabilized. THREE DAYS.



NO.	REVISION	DATE	Dr/Ck
4	FOR PLANNING BOARD MEETING	2/25/2021	RP/SA
3	FOR TWP ENGINEER COMMENTS	9/23/2020	RP/SA
2	FOR MIDDLESEX COUNTY MEETING 6/23/2020	6/25/2020	RP/SA
1	FOR TWP REVIEW LETTER DATED 10/28/2021	4/28/2021	RP/SA

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

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PRELIMINARY & FINAL MAJOR SITE PLAN  
TAX MAP LOTS 36 & 37 IN BLOCK 203  
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TAX MAP SHEET No. 203

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

JOB #  
20-016

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