AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

UTILITIES

Middlesex County
Planning Board
40 Livingston Avenue
New Brunswick, NJ 08901

Public Service Electric
& Gas Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Cablevision of Raritan Valley
275 Centennial Avenue
Piscataway, NJ 08854
Attn: Margurite Prenderville

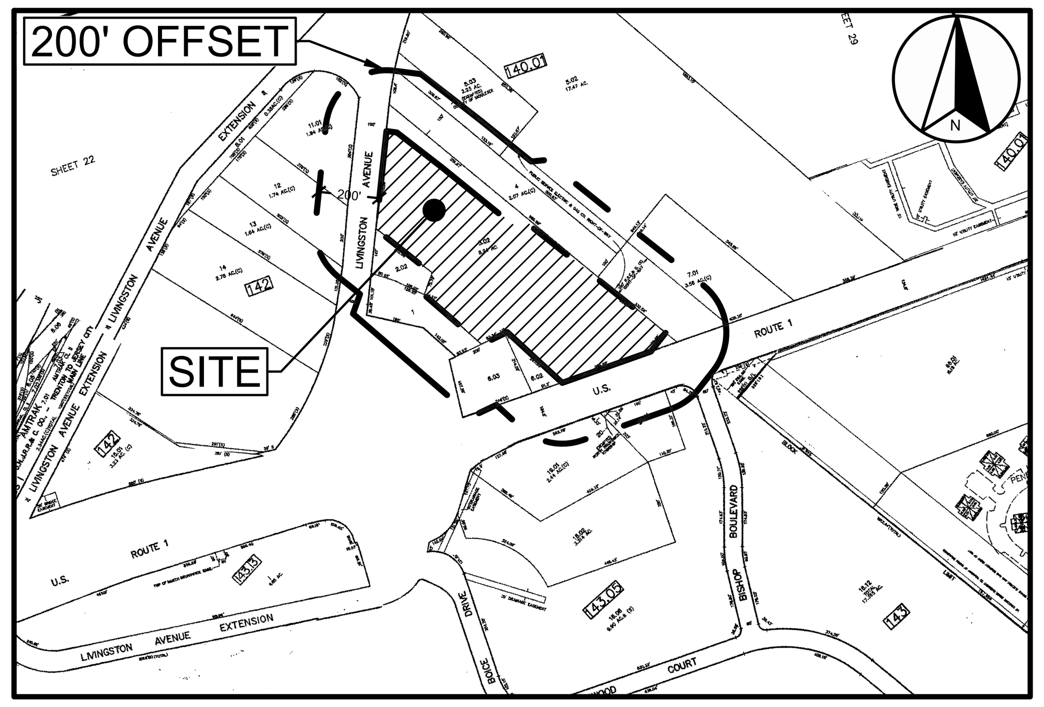
Construction Department-
Mr. Tim Allen
Texas Eastern Transmission Corp.
501 Coolidge Street
South Plainfield, NJ 07080

North Brunswick Township
710 Hermann Road
North Brunswick, NJ 08902
Attn. Township Clerk

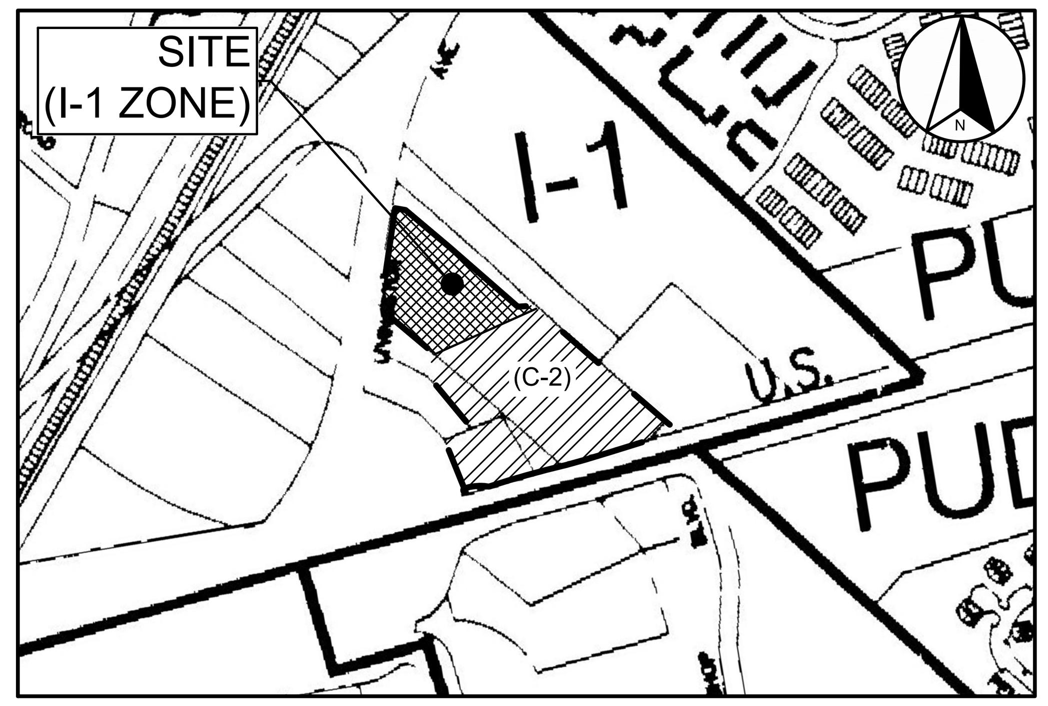
Verizon
N.J. Gen. Tax Administration
Broad Stree-Room 305
Newark, NJ 07101

New Jersey Department
of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

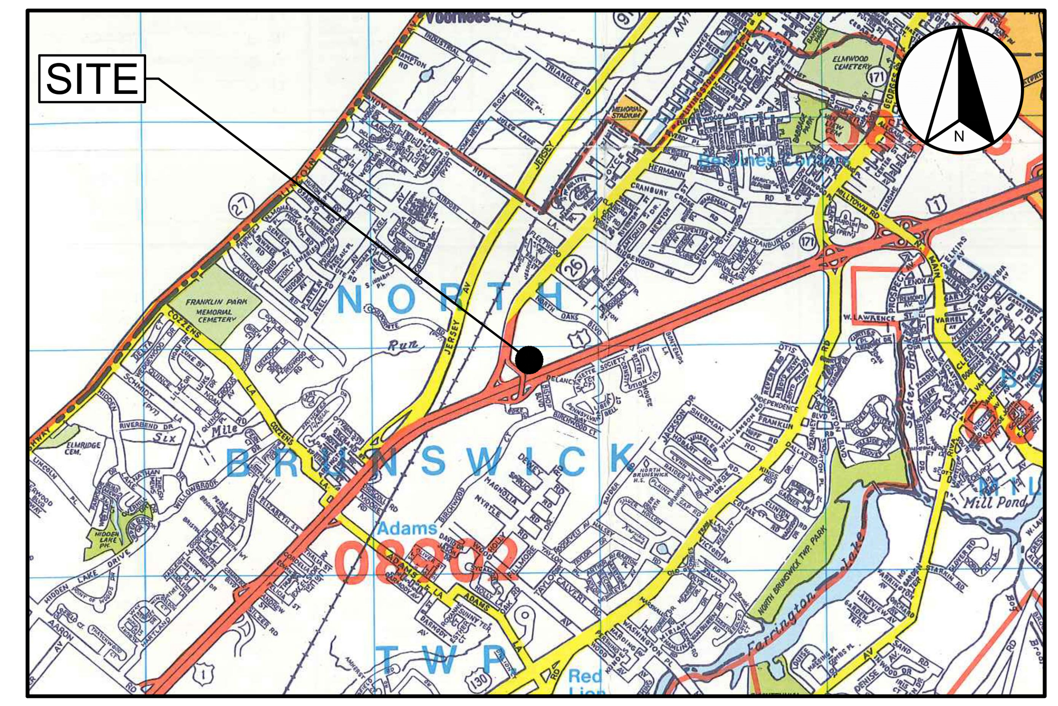
Sunoco Pipeline L.P.
Right-Of-Way
Montello Complex
525 Fritztown Road,
Sinking Spring, PA 19608



TAX MAP
1"= 500'



ZONING MAP
1"=500'



STREET MAP
1"=1,000'

PROPERTY OWNERS WITHIN 200'
(PROVIDED BY THE TWP OF NORTH BRUNSWICK)

BLOCK	LOT	NAME	BLOCK	LOT	NAME
140.01	1	ORSO, ORIN & MONICA 38 WILCOX ROAD NEW BRUNSWICK, NJ 08901	142	11.01	1501 LIVINGSTON LLC 153 FORT LEE ROAD TEANECK, NJ 07666
140.01	2.02	FIORELLO, CARMELLA 1524 LIVINGSTON AVENUE NORTH BRUNSWICK, NJ 08902	142	12	BUILDING 1527 LIVINGSTON AVE CORP 1527 LIVINGSTON AVE NORTH BRUNSWICK, NJ 08902
140.01	4	P.S.E. & G. 80 PARK PLAZA NEWARK, NJ 07101	142	13	BARBARITE, JOHN 1520 LIVINGSTON AVENUE NORTH BRUNSWICK, NJ 08902
140.01	5.02	1460 LIVINGSTON AVENUE ASSOCIATES P.O. BOX 636 LAKEWOOD, NJ 08701	143.05	18.02 19.01	DCH INVESTMENTS INC, (DELAWARE) 955 ROUTE 9 N, SOUTH AMBOY, NJ 08879
140.01	5.03	COUNTY OF MIDDLESEX JOHN F. KENNEDY SQUARE NEW BRUNSWICK, NJ 08901	143.05	18.06	NO BRUNS MANOR LLC % ATLANTIC REAL 90 WOODBRIDGE CTR DR 600 WOODBRIDGE, NJ 07095
140.01	6.04	M & M AT NORTH BRUNSWICK, L.L.C. 1260 STELTON ROAD PISCATAWAY, NJ 08854	143.05	20	TOWNSHIP OF NORTH BRUNSWICK 710 HERMANN ROAD NORTH BRUNSWICK, NJ 08902
140.01	7.01	1460 LIVINGSTON AVENUE INVESTMENT LP P.O. BOX 636 LAKEWOOD, NJ 08701	143.05	21.01	BAP, L.L.C. 1490 US HIGHWAY 1 NORTH BRUNSWICK, NJ 08902

SIGNAGE

		REQUIRED/PERMITTED	APPROVED (24 HR FITNESS)	PROPOSED (SELF-STORAGE)
FREE STANDING SIGNS:				
SET BACK FROM PROPERTY LINE		20 FT	N/A	N/A
NUMBER PERMITTED		1 PER 300 FT OF FRONTAGE	N/A	N/A
MAX AREA		45 SF PER SIDE	N/A	N/A
MAX HEIGHT		20 FT	N/A	N/A
FACADE SIGNS:				
FRONT FACADE	RT 1	10% (9,437 S.F.*10%=943.7 S.F.)	159.50 S.F.	630 S.F.
RT SIDE FACADE	NORTH	NONE	6 36.40 S.F.	B 572 S.F.
LT SIDE FACADE	SOUTH	NONE	6 110.83 S.F.	B 317 S.F.
REAR FACADE	LIVINGSTON AVE	10% (8,627 S.F.*10%=862.7 S.F.)	0 S.F.	572 S.F.

LIST OF APPROVED VARIANCES

1) SECTION 205-105(G): FACADE SIGNS-PERMITTED ON FRONT FACADE ONLY, WHEREAS SIGNS ARE PROPOSED ON ALL (3) SIDES OF THE FAST FOOD RESTAURANT.(FRONT, LEFT & RIGHT SIDE)
2) SECTION 205-102(B): PROHIBITED SIGNS-ANY SIGN NOT SPECIFICALLY PERMITTED IS PROHIBITED, WHEREAS SEVERAL SIGNS ARE PROPOSED
(MENU BOARDS, CLEARANCE BAR, DRIVE THRU DIRECTIONAL SIGN)
3) SECTION 205-117(M)1: SIGN AREA-PYLON SIGN NOT TO EXCEED 45 SF, WHEREAS A PYLON SIGN IS PROPOSED AT 100 SF
4) SECTION 205-117(M)3: PRODUCTS SIGN-A SIGN PERTAINING TO THE PRODUCTS NOT TO EXCEED 2 SF, WHEREAS THE QUICK CHEK REGULAR GAS PRICE SIGN IS PROPOSED AT 2.88 SF
5) SECTION 205-4.1(A) SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS-MAXIMUM BUILDING HEIGHT PERMITTED IS 40 FEET, WHEREAS 58.33 FEET WAS PROPOSED IN THE I-1 ZONE
6) SECTION 205-105(G): FACADE SIGNS-PERMITTED ON FRONT FACADE ONLY, WHEREAS SIGNS WERE PROPOSED ON (3) SIDES OF 24 HOUR FITNESS (FRONT, REAR & LEFT SIDE)

LIST OF PROPOSED VARIANCES

A. SECTION 205-4.1(A) SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS-MAXIMUM BUILDING HEIGHT PERMITTED IS 40 FEET, WHEREAS 55.33 FEET IS PROPOSED IN THE I-1 ZONE
B. SECTION 205-105(G): FACADE SIGNS-PERMITTED ON FRONT FACADE ONLY, WHEREAS SIGNS ARE PROPOSED ON (4) SIDES OF SELF STORAGE (FRONT, REAR, LEFT, RIGHT SIDES)

LIST OF WAIVERS

1) APPENDIX A-CHECKLIST ITEM No. 26 CROSS SECTIONS AND CONSTRUCTION DETAILS OF ALL STREETS, PAVEMENT, CURB, SIDEWALKS AND WALKWAYS.
2) APPENDIX A-CHECKLIST ITEM No. 50 NJDEP WETLANDS LETTER OF INTERPRETATION

GENERAL COMMERCIAL DISTRICT

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED (CONSOLIDATED)
MIN. LOT AREA	20,000 SF	8.848 ACRES (385,402 SF) (OVERALL)	NO CHANGE PROPOSED
MIN. LOT WIDTH	150 FEET	677.36 FEET	NO CHANGE PROPOSED
MIN. LOT DEPTH	100 FEET	516.73 FEET	NO CHANGE PROPOSED
SETBACKS:			
FRONT YARD	75 FEET (ROUTE 1)	107.15 FEET	NO CHANGE PROPOSED
ONE SIDE YARD	10 FEET	59.41 FEET	NO CHANGE PROPOSED
TOTAL SIDE YARD	20 FEET	163.6 FEET	NO CHANGE PROPOSED
REAR YARD	35 FEET	N/A	N/A
MAX. BUILDING COVERAGE	40%	9.66% (37,227 SF) (OVERALL)	NO CHANGE PROPOSED
MAX. BUILDING HEIGHT	3 ST/40 FEET	1 ST/30.5 FEET	NO CHANGE PROPOSED
MAX. IMPERVIOUS COVERAGE	80%	57.56% (221,854 SF) (OVERALL)	NO CHANGE PROPOSED

I-1 ZONE DATA
INDUSTRIAL DISTRICT

ITEM	REQUIRED/PERMITTED	EXISTING/PREVIOUSLY APPROVED	PROPOSED
MIN. LOT AREA	2 ACRES	8.848 ACRES (385,402 SF) (OVERALL)	8.848 ACRES (385,402 SF) (OVERALL)
MIN. LOT WIDTH	250 FEET	354.78 FEET	354.78 FEET
MIN. LOT DEPTH	300 FEET	514.41 FEET	514.41 FEET
SETBACKS:			
FRONT YARD	60 FEET (ROUTE 26)	68.13 FEET	69.3 FEET
ONE SIDE YARD	30 FEET	37.66 FEET	41.9 FEET
TOTAL SIDE YARD	60 FEET	165.83 FEET	99.7 FEET
REAR YARD	60 FEET	N/A	N/A
MAX. BUILDING COVERAGE	40%	8.34% (32,158 SF) (OVERALL)	8.20% (31,601 SF) (OVERALL)
MAX. BUILDING HEIGHT	3 ST/40 FEET	2 ST/58.33 FEET	A 4 ST / 55.33 FEET
MAX. IMPERVIOUS COVERAGE	80%	71.32% (274,868 SF) (OVERALL)	71.32% (274,868 SF) (OVERALL)

OFF STREET PARKING

	APPROVED		REQUIRED/PERMITTED		PROPOSED
24 HR FITNESS	(1 PER 250 SF) 38,000 SF /250 SF = 152 SP.	SELF STORAGE	(1 PER 1,000 SF) 126,400 SF /1,000 SF = 127 SP. REDUCED BY 9 FOR E.V. SPACES = 118 SP.	SELF STORAGE	217 SPACES PROPOSED 217 SP.> 118 SP.
RETAIL	(1 PER 200 SF) 5,200 SF / 200 SF = 26 SP.	RETAIL	(1 PER 200 SF) 5,200 SF / 200 SF = 26 SP. REDUCED BY 2 FOR E.V. SPACES = 24 SP.	RETAIL	24 SPACES PROPOSED MEETS REQUIREMENTS
QUICK-CHECK	(1 PER 200 SF) 5,496 SF / 200 SF = 28 SP.	QUICK-CHECK	(1 PER 200 SF) 5,496 SF / 200 SF = 28 SP.	QUICK-CHECK	49 SP. EXISTING 49 SP > 28 SP.
WENDYS	(1 PER 100 SF) 2,867 SF / 100 SF = 29 SP.	WENDYS	(1 PER 100 SF) 2,867 SF / 100 SF = 29 SP.	WENDYS	43 SP. EXISTING 43 SP. > 29 SP.
TOTAL	235 SPACES	TOTAL	199 SPACES	TOTAL	333 SPACES

WATER USAGE ESTIMATE

Existing

Store @ 0.125 gpd/sqft * 48,696 sqft =	6,087 gpd
Fast Food Restaurant @ 10 gpd/seat * 66 seats * 3 (12 hrs plus) =	1,980 gpd
Convenience Store @ 10 gpd/seat * 13 seats * 3 (12 hrs plus) =	390 gpd
Clubs @ 60 gpd/pool occupant * 300 max. pool occupancy =	18,000 gpd
	Total = 26,457 gpd

Proposed

Store @ 0.125 gpd/sqft * 48,696 sqft =	6,087 gpd
Fast Food Restaurant @ 10 gpd/seat * 66 seats * 3 (12 hrs plus) =	1,980 gpd
Convenience Store @ 10 gpd/seat * 13 seats * 3 (12 hrs plus) =	390 gpd
Warehouse @ 25 gpd/employee * 3 employees =	75 gpd
	Total = 8,532 gpd

Net Decrease
Potable Water 26,457 - 8,532 = 17,925 gpd

SANITARY SEWER USAGE ESTIMATE

Existing

Store, Office, Warehouse @ 0.10 gpd/sqft * 48,696 sqft =	4,870 gpd
Fast Food Restaurant @ 15 gpd/seat * 66 seats =	990 gpd
Convenience Store @ 15 gpd/seat * 13 seats =	195 gpd
Gas Stations @ 125 gpd/fueling station * 16 stations =	2,000 gpd
Bathhouse with shower @ 25 gpd/member * 300 members =	7,500 gpd
	Total = 15,555 gpd

Proposed

Warehouse @ 25 gpd/employee * 3 employees =	75 gpd
Fast Food Restaurant @ 15 gpd/seat * 66 seats =	990 gpd
Convenience Store @ 15 gpd/seat * 13 seats =	195 gpd
Gas Stations @ 125 gpd/fueling station * 16 stations =	2,000 gpd
	Total = 3,260 gpd

Net Decrease
Domestic Sewerage 15,555 - 3,260 = 12,295 gpd

CONDITIONAL USE REQUIRMENTS

205-117. MOTOR VEHICLE SERVICE STATIONS

ITEM	REQUIRED	PROPOSED
LOT AREA	60,000 SF	8.848 ACRES (385,402 SF)
LOT FRONTAGE	300 FEET	723.80 FEET
BUILDING SETBACK	100 FEET	107.15 FEET
PAVED AREA SETBACK	40 FEET	40 FEET
DRIVEWAY WIDTH	25-35 FEET	30 FEET
DRIVEWAY SIDE SETBACK	10 FEET	138 FEET
FUEL PUMP SETBACK	50 FEET	99.25 FEET
MAX. LOT COVERAGE	10%	9.8%
MIN. OPEN SPACE	30%	30.54%

205-122. DRIVE-IN RESTAURANTS

ITEM	REQUIRED	PROPOSED
LOT AREA	3 ACRES	9.040 ACRES (393,787 SF)
LOT FRONTAGE	300 FEET	731.89 FEET
LOT DEPTH	300 FEET	516.73 FEET
MAX. LOT COVERAGE	10%	9.8%
LANDSCAPE BUFFER	10 FEET	15.12 FEET
MIN. OPEN SPACE	30%	30.54%
DRIVEWAY WIDTH	25-35 FEET	30 FEET
DRIVEWAY SIDE SETBACK	10 FEET	138 FEET
PAVED AREA SETBACK	40 FEET	40 FEET

PRIOR APPROVALS

1) PLANNING BOARD - APP # 2529
PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
NOVEMBER 10, 2015
2) ZONING BOARD OF ADJUSTMENT - FILE # 2536
CONDITIONAL USE VARIANCE APPROVAL
MAY 17, 2016
3) PLANNING BOARD - APP # 2529
AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
JANUARY 9, 2018
4) SECOND BOARD OF ADJUSTMENT - FILE #2584
AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
DECEMBER 11, 2018

DRAWING INDEX

OWNER / APPLICANT

M & M AT NORTH BRUNSWICK PHASE 2, LLC
1260 STELTON ROAD
PISCATAWAY, NJ 08854

CHAIRPERSON DATE

SECRETARY DATE

ENGINEER DATE

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT ALL INFORMATION AND DIMENSIONS ARE CORRECT

PERICLES G. STAVRIDIS, P.E.
PROFESSIONAL ENGINEER N.J.
LICENSE NO. 24GE05767700

NO.	REVISIONS	DATE	BY

DRAWN BY: DNV	SCALE: N/A
CHECKED BY: PGS	ACAD NO.: 101-T
APPROVED BY: RCA	DATE: 8/29/2023

NOT APPROVED FOR CONSTRUCTION UNLESS INDICATED OTHERWISE

FINAL FOR SEWER DESIGN

EP DESIGN SERVICES
2901 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 755-3272
New Jersey Certificate of Authorization #: 24GA28126500

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
DATE:
NEW JERSEY LICENSE No. 24GE 05767700

TITLE: TITLE SHEET

DRAWING: T-1

SHEET: 1 OF 15 REVISION: --

GENERAL NOTES

1. PROPERTY UNDER APPLICATION KNOWN AS BLOCK 140.01 LOT 6.04 CONSISTING OF 393,769 SQFT OR 9.040 ACRES LOCATED ON NEW JERSEY STATE HIGHWAY ROUTE 1 IN THE TOWNSHIP OF NORTH BRUNSWICK, AS SHOWN ON TAX MAP SHEET #30.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "PARTIAL AS-BUILT SURVEY PART OF 6.04 BLOCK 140.01 SITUATED AT TAX LOTS 3.02, 6.02 & 6.03 IN BLOCK 140.01 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY" PREPARED BY BOWMAN CONSULTING, DATED JANUARY 18, 2019, LAST REVISED ON JUNE 25, 2019.
3. BM - DATUM
   ALL VERTICAL ELEVATIONS BASED ON NAVD 1988, HORIZONTAL CONTROL BASED ON NAD 1983
4. ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY & STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
5. THE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS.
6. DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES.
7. ALL DRAINAGE PIPING TO BE HIGH-DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
8. WATER LINE AND SANITARY SEWER LINES TO BE A MINIMUM OF 10' SEPARATION HORIZONTALLY OR 18" VERTICALLY UNLESS OTHERWISE NOTED.
9. CONSTRUCTION MATERIAL AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
10. FOR SPECIFIC BUILDING DETAILS AND ELEVATIONS, SEE ARCHITECTURAL DWGS.
11. SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
12. ALL EXISTING OR PROJECT GENERATED DEBRIS ARE TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
13. TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SPOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST 6 INCHES OF DEPTH ON THOSE AREAS.
14. COMPACTION OF FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL CODE REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
15. SANITARY SEWER CONNECTIONS TO BE MAINTAINED BY THE PROPERTY OWNER.
16. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR THE TOWNSHIP OF NORTH BRUNSWICK AND ALL OTHER APPLICABLE CODES.
17. SITE WILL BE MAINTAINED BY OWNER.
18. PREVIOUSLY EXISTING LOTS 3.02, 6.02 AND 6.03 HAVE BEEN CONSOLIDATED TO LOT 6.04 BY PLAT. LOT CONSOLIDATION PLAN PREPARED BY SOLSTICE SURVEYING, 2467 ROUTE 10 EAST, MORRIS PLAINS, NJ 07950, DATED NOVEMBER 25, 2015, LAST REVISED ON FEBRUARY 13, 2018.
19. ALL PLANTED AREAS AND LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION.
20. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
21. ALL CURBS SHALL BE DEPRESSED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME AND HANDICAP RAMPS INSTALLED.
22. SIDEWALKS SHALL BE CONSTRUCTED WITH FOUR-INCH THICK CLASS "A" CEMENT CONCRETE, 4,500 PSI (MINIMUM). CONCRETE SLAB THICKNESS SHALL BE CONSTRUCTED AS SPECIFIED ON PLANS AND DETAILS, 4,500 PSI (MINIMUM).

UTILITY NOTES:

1. ALL UTILITIES TO BE INSTALLED UNDERGROUND IN INDIVIDUAL TRENCHES UNLESS OTHERWISE NOTED.
2. ADEQUATE WATER SUPPLY, SEWAGE FACILITIES, AND OTHER UTILITIES TO BE PROVIDED IN ACCORDANCE WITH MUNICIPAL AND STATE REGULATIONS.
3. POTABLE WATER SUPPLY TO BE PROVIDED WITH PROTECTION FROM POLLUTION AND DEGRADATION OF WATER QUALITY IN ACCORDANCE WITH THE STANDARDS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
4. FIRE HYDRANTS, WATER, SEWAGE FACILITIES, AND OTHER NECESSARY IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP ORDINANCE AND COUNTY AND STATE REGULATIONS.
5. ALL SANITARY SEWER LINES TO CONNECT TO EXISTING SANITARY LINES BY GRAVITY AT THE LOCATIONS SHOWN. REFER TO INDIVIDUAL SITE PLANS FOR SPECIFIC ON-SITE SEWER DESIGN.
6. WATER SERVICE LINES TO BE CONNECTED TO THE EXISTING WATER MAINS AT THE LOCATIONS SHOWN ON THE PROPOSED UTILITY PLANS. REFER TO INDIVIDUAL SITE PLANS FOR SPECIFIC ON-SITE WATER SERVICE DESIGN.
7. WATER LINE AND SANITARY SEWER LINES TO BE A MINIMUM OF 10' SEPARATION HORIZONTALLY OR 18" VERTICALLY UNLESS OTHERWISE NOTED. IN ANY SEPARATION THAT IS LESS THAN 18" BETWEEN SANITARY SEWER AND STORM PIPES, A CONCRETE SADDLE SHALL BE USED.
8. WATERLINES TO HAVE A MINIMUM OF FOUR FEET COVER.
9. ALL EXTERNAL METERS AND EXTERIOR BUILDING MOUNTED UTILITIES TO BE CLEARLY AND PERMANENTLY MARKED.
10. KNOX SECURITY BOXES SHALL BE INSTALLED ON EACH BUILDING ON SITE FOR FIRE DEPARTMENT ACCESS.
11. ALL SANITARY SEWER LATERALS SHALL BE SLOPED AT A MINIMUM OF 1.0% FOR 6"Ø PIPES AND A MINIMUM OF 2.0% FOR 4"Ø PIPES, AND SHALL BE NO DEEPER THAN 8 FEET BELOW FINISHED FLOOR ELEVATIONS.
12. WATER COMPANY OR LOCAL MUA SHALL OWN WATER MAINS IN THE EXISTING AND DEDICATED PUBLIC STREETS. ALL OTHER WATER MAINS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
13. THE TOWNSHIP SHALL OWN SEWER MAINS IN THE EXISTING AND DEDICATED PUBLIC STREETS. ALL OTHER SEWER AND SANITARY SEWER CONNECTIONS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
14. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING UTILITY CONNECTION LOCATIONS.
15. ALL MECHANICAL JOINT FITTINGS SHALL BE RESTRAINED BY ROMAC GRIP RING OR APPROVED EQUAL.
16. SERVICE LINES SHALL BE EQUIPPED WITH A BACKFLOW DEVICE TO BE INSTALLED IN ACCORDANCE WITH N.J.A.C. SUBCHAPTER 7:10-10.4 AND IN ACCORDANCE WITH THE AUTHORITY'S CONTAINMENT SCHEME. THE BACKFLOW DEVICE SHALL BE AFTER THE METER, WITH A VALVE BEFORE AND AFTER THE DEVICE.
17. ALL STORM AND SANITARY SEWER STRUCTURES SHALL BE PRECAST CONCRETE.
18. ALL SANITARY PIPE TO BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE C900 PVC (JM EAGLE LOC900) UNLESS OTHERWISE NOTED. ALL FITTINGS SHALL BE C900 PVC FITTINGS WITH EBAA IRON 2500 RESTRAINT FITTINGS AND 316SS STAINLESS STEEL HARDWARE OR APPROVED EQUAL. PROPER PIPE COVERAGE IS TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNLESS OTHERWISE NOTED. .
19. ALL NEW GAS, ELECTRIC, TELEPHONE AND CABLE TV SERVICE IS TO BE INSTALLED UNDERGROUND THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL UTILITY COMPANIES AND TOWNSHIP. DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. ALL SUCH UTILITIES SHOWN ON ALL PLANS ARE APPROXIMATE.

DEMOLITION NOTES:

1. ALL DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE OR LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND WILL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO ABANDONMENT AND/OR DEMOLITION.
2. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
3. PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR IS RESPONSIBLE FOR:
   A. OBTAINING ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO BUILDING, SIDEWALK/STREET CLOSING, AND DEMOLITION, AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
   B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK AS WELL AS NOTIFYING ALL UTILITY COMPANIES THAT CONSTRUCTION OF THE WORK UNDER THIS PLAN WILL PASS THROUGH AREAS WHERE THEIR SERVICES EXIST 72 HOURS IN ADVANCE.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
   E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. ALL UTILITY SERVICES TO EXISTING RESIDENTIAL AND COMMERCIAL BUILDINGS THAT ARE TO REMAIN, WILL BE MAINTAINED DURING SITE CONSTRUCTION UNTIL THE REPLACEMENT UTILITIES ARE FULLY OPERATIONAL AND ACCEPTED BY THE APPROPRIATE AUTHORITY. THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO THE BUILDING OWNERS OF ANY TEMPORARY INTERRUPTIONS OF SERVICES. TEMPORARY INTERRUPTIONS MAY BE NEEDED TO CONNECT THE EXISTING SERVICES TO THE NEWLY CONSTRUCTED UTILITIES AND TO TEST THE NEW UTILITIES. ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE.
   F. ENSURING THAT SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC., OCCURS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT.
   G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   H. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
4. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
7. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
11. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
12. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
13. THE CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
14. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
16. ALL SUITABLE MATERIAL SHALL BE CRUSHED AND STOCKPILED ON SITE. MATERIAL SHALL BE SEPARATED FROM SITE BY STOCKPILING ON 3MM CLEAR PLASTIC. MATERIAL TO BE CRUSHED TO SPECIFICATION PROVIDED BY GEOTECHNICAL ENGINEER FOR STRUCTURAL FILL.
17. THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES.
18. ALL SITE FEATURES WITHIN THE LIMIT OF DEMOLITION (TREES, LANDSCAPING, UTILITY POLES, ETC.) ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
19. IF APPLICABLE, SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
20. TBR = TO BE REMOVED

SIGNAGE AND STRIPING NOTES:

1. FOR SPECIFIC BUILDING FACADE SIGNAGE DETAILS, SEE ARCHITECTURAL DRAWINGS.
2. ALL TRAFFIC SIGNAGE SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. STOP BAR, LETTERS, AND ARROWS TO BE THERMOPLASTIC, PER NJDOT STANDARD SPECIFICATIONS.
4. TRAFFIC STRIPPING LINES TO BE EPOXY PAINT, PER NJDOT STANDARD SPECIFICATIONS.

GRADING & DRAINAGE NOTES:

1. SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
2. ALL LAWN AREAS AND OPEN SPACE SHALL BE GRADED TO 2% MINIMUM GRADE AND TO A MAXIMUM GRADE OF 3 HORIZONTAL TO 1 VERTICAL (33%).
3. ALL ACCESSIBLE RAMPS TO CONFORM TO CURRENT A.D.A. AND APPLICABLE STANDARDS.
4. ALL PROPOSED LAWN AREAS SHALL BE GRADED WITH LIGHT WEIGHT CONSTRUCTION EQUIPMENT.
5. ALL STORM STRUCTURES SHALL BE PRECAST CONCRETE, UNLESS OTHERWISE NOTED.
6. ALL OF THE PROPOSED STORMWATER MANAGEMENT BASINS ARE TO BE MAINTAINED BY THE APPLICANT.

LEGEND

EXISTING	PROPOSED
124 — *EXIST. 1ft COUNTOUR LINE*	123 — PROP. 1ft COUNTOUR LINE
125 — *EXIST. 5ft CONTOUR LINE*	125 — PROP. 5ft CONTOUR LINE
W — *EXIST. POTABLE WATER LINE*	PROP. FENCE LINE
SS — *EXIST. SANITARY SEWER LINE*	PROP. CURB LINE
G — *EXIST. GAS LINE*	W — PROP. POTABLE WATER LINE
E — *EXIST. ELECTRIC LINE*	SS — PROP. SANITARY SEWER LINE
EXIST. WETLANDS	G — PROP. GAS LINE
WETLANDS TRANSITION LIMIT	ETC — PROP. ELECTRIC, TELEPHONE, CABLE
WETLANDS BUFFER	PROP. TREE LINE
FLOODPLAIN	PROP. STORM PIPE
EXIST. FENCE LINE	PROP. CONCRETE SIDEWALK
EXIST. TREE LINE	PROP. SILT FENCE
EXIST. CONC. SIDEWALK	LOD — LIMIT OF DISTURBANCE
BOUNDARY LINE	PROP. WALL
PRIMARY BUILDING SETBACK LINE	PROP. SIGN
EXIST. CURB LINE	PROP. PARKING COUNT
EXIST. STORM PIPE	## COMBINED AREA PARKING COUNT
TC 100.50 GD 100.00 *SPOT ELEVATION*	PROP. STONE PAD
EXIST. FIRE HYDRANT	TC 100.50 GD 100.00 PROP. SPOT ELEVATION
SIAMESE CONNECTION	PROP. FIRE HYDRANT
EXIST. LIGHT POLE	PROP. FIRE DEPARTMENT CONNECTION (F.D.C.)
EXIST. "B" INLET	PROP. LIGHT POLE
EXIST. UTILITY POLE	PROP. "B" INLET
EXIST. MANHOLE	PROP. MODIFIED "B" INLET
EXIST. "A" OR "E" INLET	PROP. "A" INLET
EXIST. HEADWALL	PROP. "E" INLET
	PROP. "YARD INLET"
	PROP. "STORM MANHOLE"
	PROP. "SANITARY SEWER MANHOLE"
	PROP. HEADWALL
	PROP. UTILITY POLE
	PROP. TRANSFORMER PAD
	PROP. EV CHARGING

NO.	REVISIONS	DATE	BY

DRAWN BY: DNV	SCALE: N/A
CHECKED BY: PGS	ACAD NO.: 102-N
APPROVED BY: RCA	DATE: 8/29/2023

NOT APPROVED FOR CONSTRUCTION UNLESS INDICATED OTHERWISE

FINAL FOR SEWER DESIGN

EP DESIGN SERVICES
2901 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 755-3272
New Jersey Certificate of Authorization #: 24GA28126500

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER

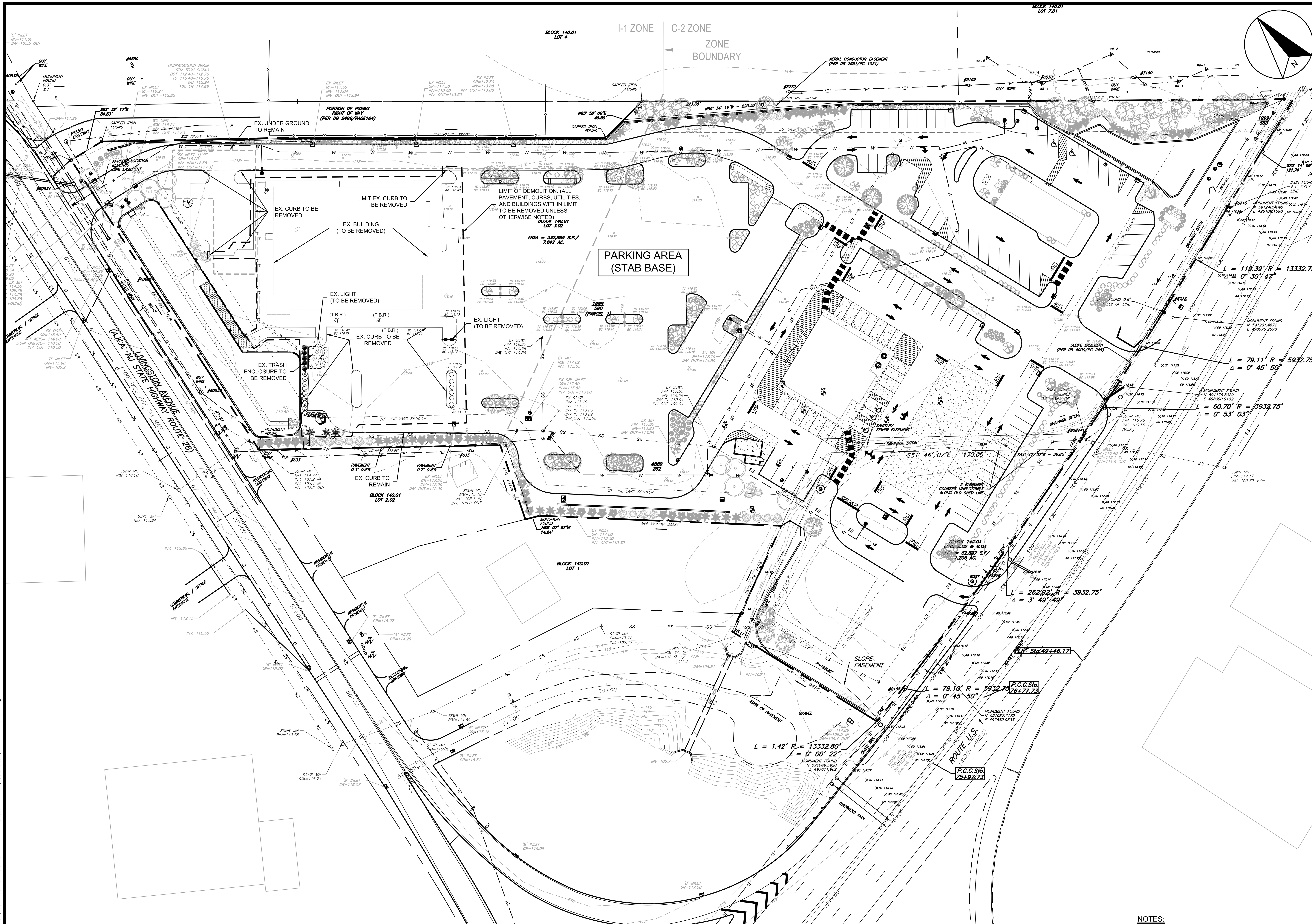
8/29/23
DATE:

NEW JERSEY LICENSE No. 24GE 05767700

TITLE:
GENERAL NOTES & LEGEND

DRAWING: N-1

SHEET: 2 OF 15 REVISION: --



NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.

NO.	REVISIONS	DATE	BY

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SCALE: 1" = 40'

DRAWN BY: DNV	SCALE: 1"=40'
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APPROVED BY: RCA	DATE: 8/29/2023

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY

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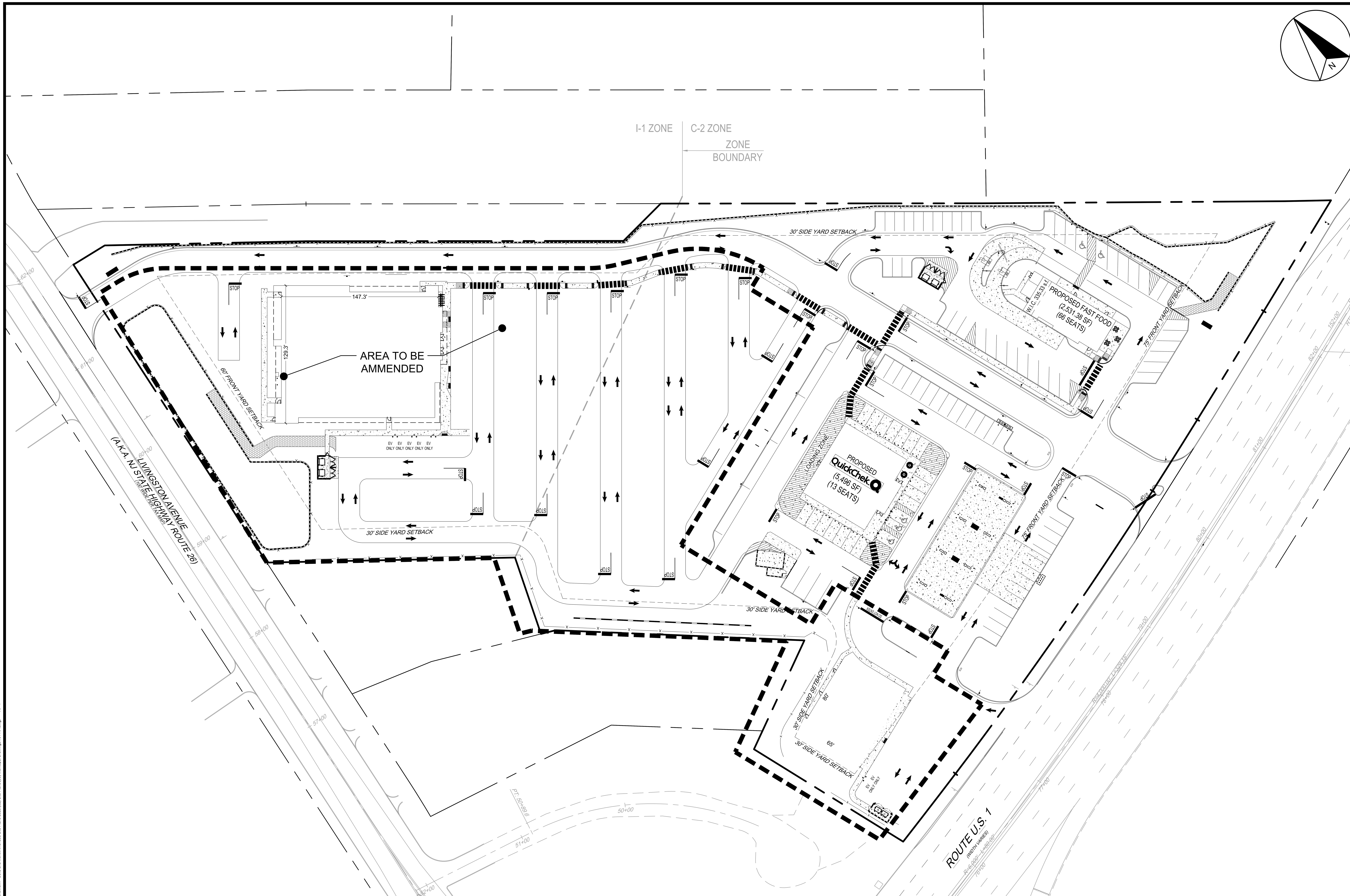
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
DATE:
NEW JERSEY LICENSE No. 24GE 05767700

TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

DRAWING: EX-1

REVISION: --



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CHECKED BY: PGS	CADD NO.: 104-AP
APPROVED BY: RCA	DATE: 8/29/2023

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER

8/29/23
DATE

NEW JERSEY LICENSE No. 24GE 05767700

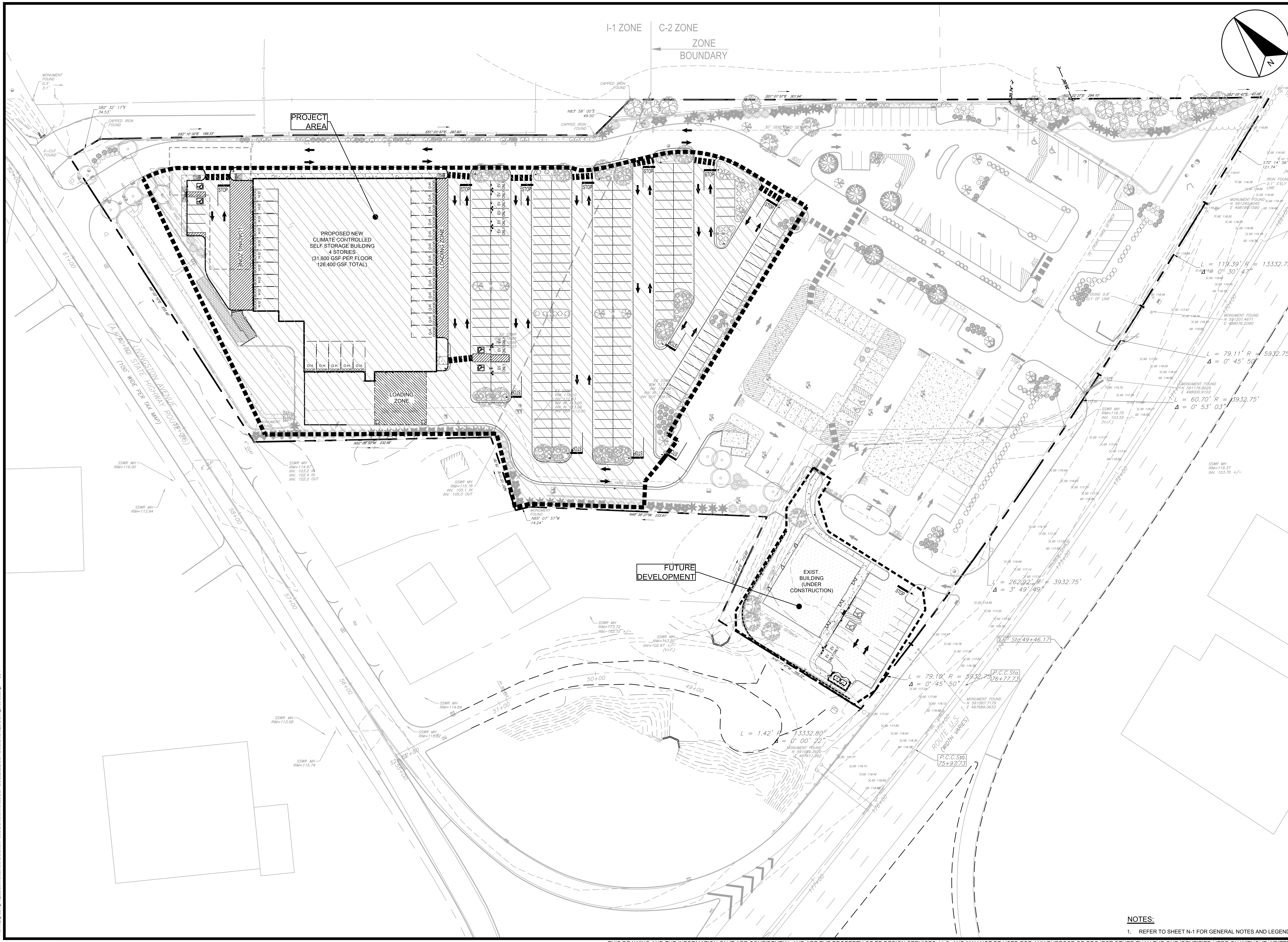
TITLE:
APPROVED SITE PLAN

DRAWING: AP-1

SHEET: 4 of 15 REVISION: --

NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.



NO.	REVISIONS	DATE	BY

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SCALE: 1" = 40'

DRAWN BY: DNV	SCALE: 1"=40'
CHECKED BY: PGS	ACAD NO: 105-OS
APPROVED BY: RCA	DATE: 8/29/2023

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New Jersey Certificate of Authorization #: 24GA28126500

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER

8/29/23
DATE
NEW JERSEY LICENSE No. 24GE 05767700

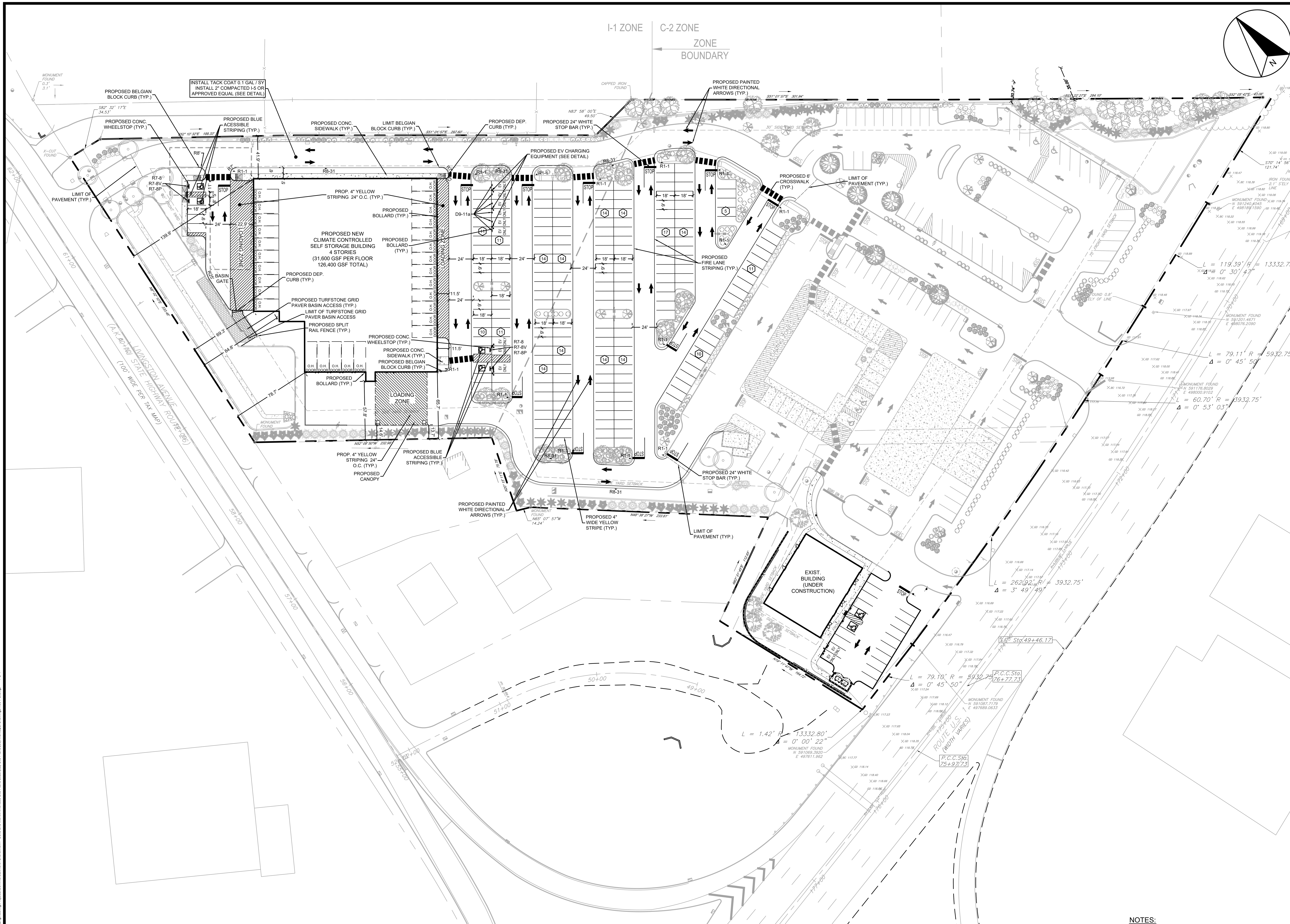
TITLE:
PROPOSED OVERALL SITE PLAN

DRAWING: OS-1

SHEET: 5 OF 15 REVISION: --

NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.



NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.

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SCALE: 1" = 40'

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APPROVED BY: RCA	DATE: 8/29/2023

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New Jersey Certificate of Authorization #: 24GA28126800

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION

PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER

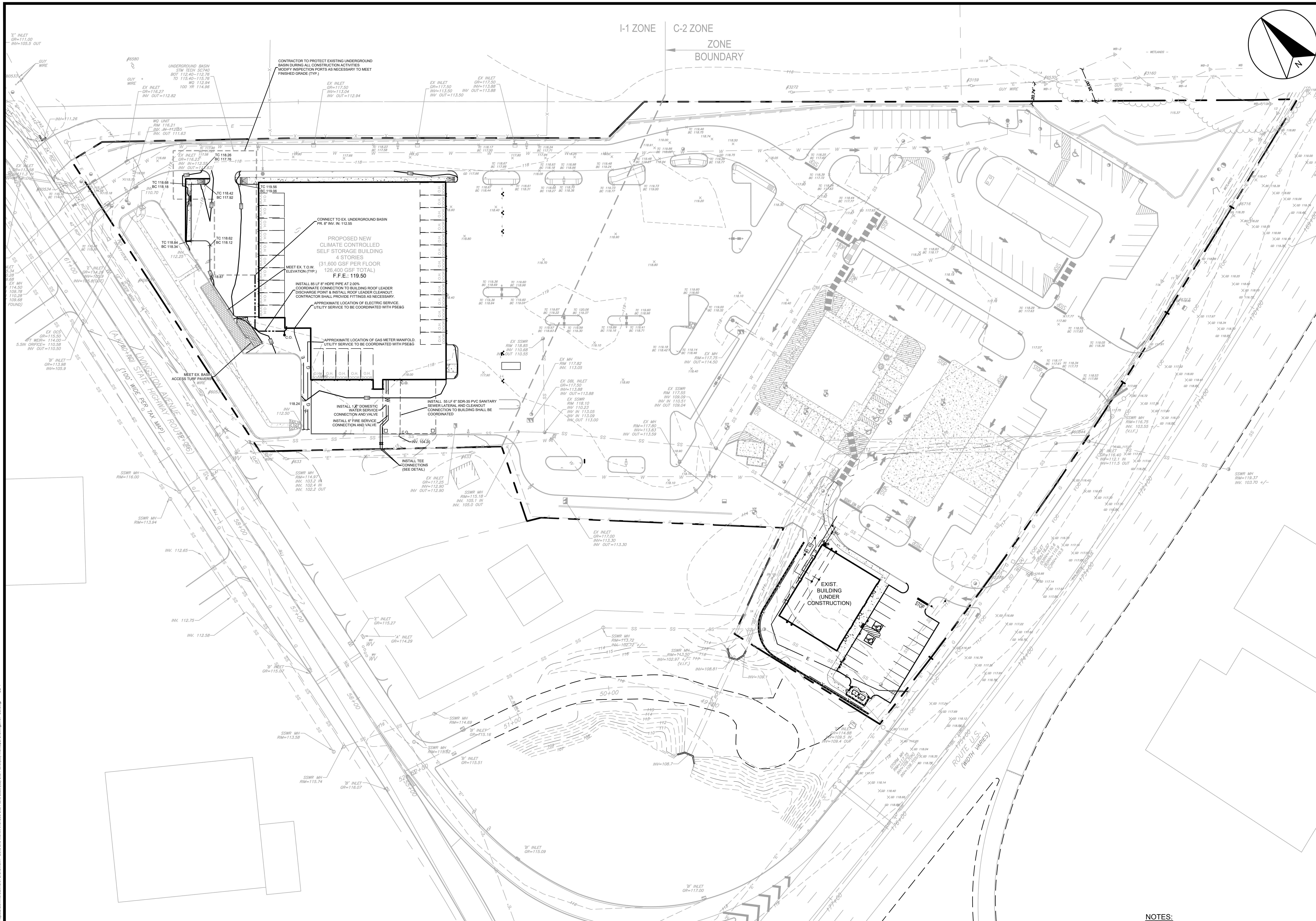
8/29/23

NEW JERSEY LICENSE No. 24GE 05767700

TITLE: PROPOSED SITE & GEOMETRY PLAN

DRAWING: PS-1

SHEET: 6 OF 15 REVISION: --



NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.

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MIDDLESEX COUNTY
NEW JERSEY

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PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER

8/29/23
DATE

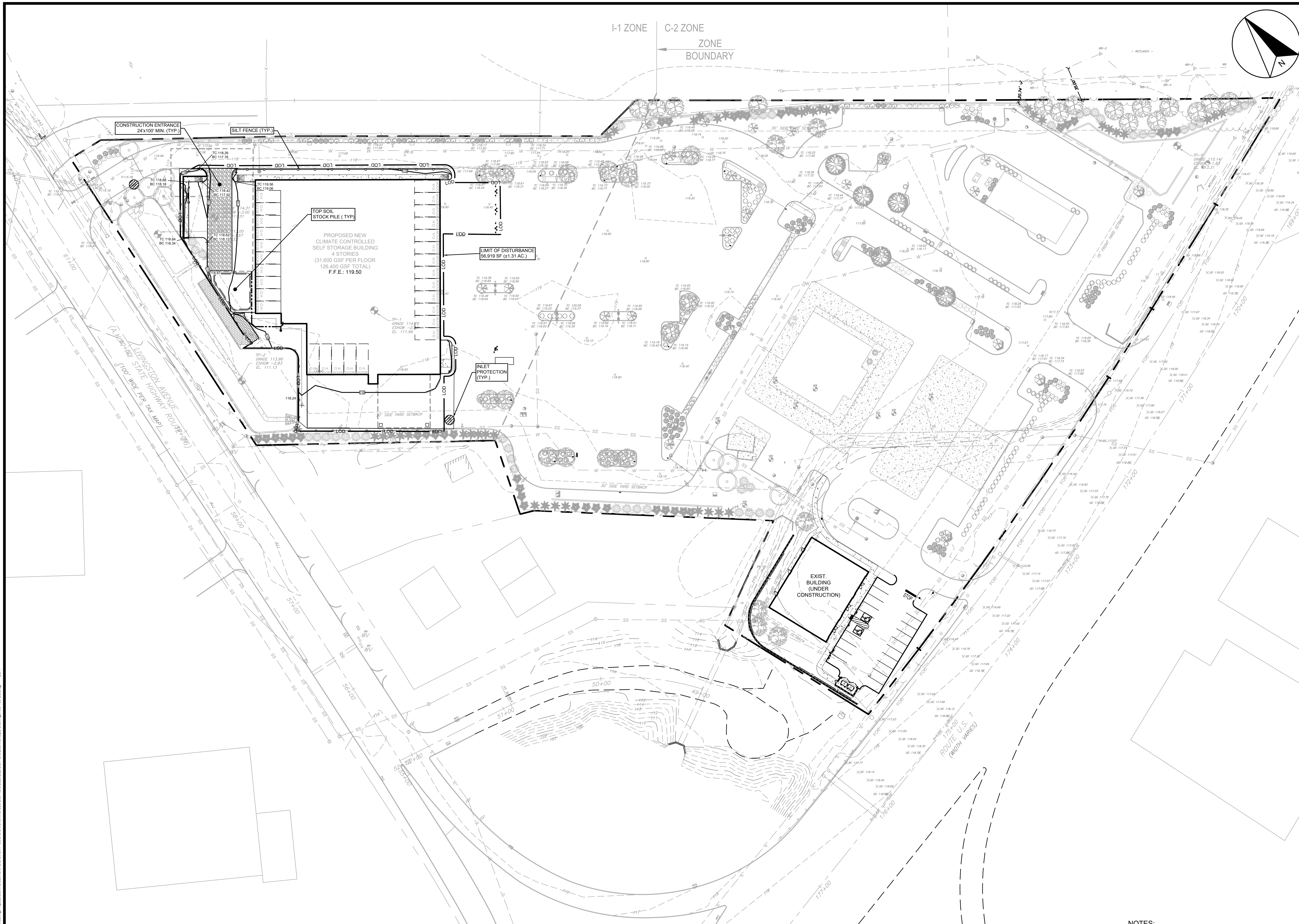
NEW JERSEY LICENSE No. 24GE 05767700

TITLE:

PROPOSED GRADING & UTILITY PLAN

DRAWING: GD-1

SHEET: 7 of 15 REVISION: --



NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.

NO.	REVISIONS	DATE	BY

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SCALE: 1" = 40'

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TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY

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PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER

8/29/23
DATE:
NEW JERSEY LICENSE No. 24GE 05767700

TITLE:
SOIL EROSION CONTROL PLAN

DRAWING: EC-1

SHEET: 8 OF 15 REVISION: --

EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL DISTRICT SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF ANY LAND 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 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 STOCKPILE , 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 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 (10) FEET 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 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 PRODUCTION 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 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 THE 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.

GENERAL NOTES

1. DISTURB AS LITTLE AREA AS POSSIBLE WHEN EXCAVATING FOR ANY FOUNDATIONS AND STORING TOPSOIL.
2. PLACE TOPSOIL AND EXCAVATION MATERIAL FROM FOUNDATIONS ON DOWNHILL SIDE OF LOT WHENEVER POSSIBLE TO TRAP RUNOFF FROM SCALPED AREAS.
3. ALL DISTURBED AREAS THAT ARE NOT BEING GRADED, UNDER ACTIVE CONSTRUCTION, OR TO BE PERMANENTLY SEEDED WITHIN 60 DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING OR MULCHING AS PER SPECIFICATIONS BELOW.
4. ALL EXPOSED AREAS WHICH ARE TO BE PERMANENTLY VEGETATED WILL BE SEEDED WITHIN 10 DAYS OF FINAL GRADING. COMPLETE PERMANENT SEEDING AS PER SPECIFICATIONS BELOW.
5. MULCH SHALL BE PROVIDED FOR TEMPORARY AND PERMANENT SEEDING. UNROTTED SMALL GRAIN STRAW OR SALT HAT WILL BE APPLIED AT THE RATE OF (1 - 1.5) TONS PER ACRE (70-90) POUNDS PER 1000 SQFT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED AS COMPLIANCE WITH THIS MULCHING REQUIREMENT.
6. MULCH ANCHORING WILL BE ACCOMPLISHED IMMEDIATELY AFTER MULCHING TO MINIMIZE LOSS BY WIND OR WATER. THIS WILL BE DONE BY APPLYING A LIQUID SYNTHETIC MULCH BINDER.
7. NO EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE.
8. NO STUMPS OR DEBRIS SHALL BE BURIED ON SITE. THIS MATERIAL SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE APPLICABLE REGULATIONS.
9. THE CONTRACTOR SHALL MINIMIZE THE TRACKING OF MUD ONTO PAVED AREAS. SOIL TRACKED ONTO PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR PROMPTLY SO AS TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS.
10. ANY IMPORTED FILL NEEDS TO BE CERTIFIED CLEAN.

SUGGESTED SEEDING MIXTURES

TEMPORARY SEEDING

SEED DATES: 3/15-5/31 OR 8/15-10/15
SEED MIXTURE:
PERENNIAL RYEGRASS 100LBS PER ACRE OR 1LB PER 1000 SQ. FT.
FERTILIZER: 500 LBS. PER ACRE 10-20-10 OR EQUAL.
LIME: 2 TONS PER ACRE GROUND LIMESTONE INCORPORATED 6" INTO THE SOIL.
OR APPROVED EQUAL ACCORDING TO THE STANDARDS OF SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (LATEST EDITION).

PERMANENT SEEDING (STEEP BANKS)

SEED DATES: 3/15-5/31 OR 8/15-10/15
SEED MIXTURE:
DEERTONGUE 20LBS PER ACRE OR 0.45LB PER 1000 SQ. FT.
REDTOP 2LBS PER ACRE OR 0.05LB PER 1000 SQ. FT.
WILD RYE 15LBS PER ACRE OR 0.35LB PER 1000 SQ. FT.
SWITCHGRASS 25LBS PER ACRE OR 0.60LB PER 1000 SQ. FT.
FERTILIZER: 600 LBS. PER ACRE 10-20-10 INCORPORATED 6" INTO THE SOIL OR EQUAL.
LIME: 3 TONS PER ACRE GROUND LIMESTONE INCORPORATED 6" INTO THE SOIL.
OR APPROVED EQUAL ACCORDING TO THE STANDARDS OF SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (LATEST EDITION).

PERMANENT SEEDING (ROAD R.O.W. AND NON-LAWN AREAS)

SEED DATES: 3/15-5/31 OR 8/15-10/15
SEED MIXTURE:
CREEPING RED FESCUE 130LBS PER ACRE OR 3LBS PER 1000 SQ. FT.
KENTUCKY BLUEGRASS 50LBS PER ACRE OR 1LB PER 1000 SQ. FT.
PERENNIAL RYEGRASS 20LBS PER ACRE OR 0.50LB PER 1000 SQ. FT.
WHITE CLOVER 5LBS PER ACRE OR 0.10LB PER 1000 SQ. FT.
FERTILIZER: 600 LBS. PER ACRE 10-20-10 INCORPORATED 6" INTO THE SOIL OR EQUAL.
LIME: 3 TONS PER ACRE GROUND LIMESTONE INCORPORATED 6" INTO THE SOIL.
OR APPROVED EQUAL ACCORDING TO THE STANDARDS OF SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (LATEST EDITION).

PERMANENT SEEDING (LAWN AREAS)

SEED DATES: 3/15-5/31 OR 8/15-10/15
SEED MIXTURE:
HARD FESCUE 175LBS PER ACRE OR 4LBS PER 1000 SQ. FT.
KENTUCKY BLUEGRASS 45LBS PER ACRE OR 1LB PER 1000 SQ. FT.
PERENNIAL RYEGRASS 45LBS PER ACRE OR 1LB PER 1000 SQ. FT.
(SHADE AREAS): INCREASE HARD FESCUE 20LBS PER ACRE AND DECREASE KENTUCKY BLUEGRASS 20 LBS PER ACRE.
FERTILIZER: 600 LBS. PER ACRE 10-20-10 INCORPORATED 6" INTO THE SOIL OR EQUAL.
LIME: 3 TONS PER ACRE GROUND LIMESTONE INCORPORATED 6" INTO THE SOIL.
OR APPROVED EQUAL ACCORDING TO THE STANDARDS OF SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (LATEST EDITION).

DETENTION/SEDIMENT BASIN SEEDING

SEED DATES: 3/15-5/31 OR 8/15-10/15
SEED MIXTURE:
DEERTONGUE 20LBS PER ACRE OR 0.45LB PER 1000 SQ. FT.
REDTOP 2LBS PER ACRE OR 0.05LB PER 1000 SQ. FT.
WILD RYE 15LBS PER ACRE OR 0.35LB PER 1000 SQ. FT.
SWITCHGRASS 25LBS PER ACRE OR 0.60LB PER 1000 SQ. FT.
FERTILIZER: 600 LBS. PER ACRE 10-20-10 INCORPORATED 6" INTO THE SOIL OR EQUAL.
LIME: 3 TONS PER ACRE GROUND LIMESTONE INCORPORATED 6" INTO THE SOIL.
OR APPROVED EQUAL ACCORDING TO THE STANDARDS OF SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (LATEST EDITION).

TEMPORARY STABILIZATION AND DUST CONTROL WITH MULCH ONLY

UNROTTED SMALL-GRAIN STRAW, 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 TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. MULCH IS TO BE USED ONLY FOR SHORT PERIODS OF TIME AND MAY REQUIRE MAINTENANCE AND RENEWAL.

SEQUENCE OF CONSTRUCTION

PRE-CONSTRUCTION

1. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE TOWN ENGINEER AND THE FREEHOLD SOIL CONSERVATION DISTRICT PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS.
2. THE CONTRACTOR SHALL NOTIFY THE FREEHOLD SOIL CONSERVATION DISTRICT, IN WRITING, 72 HOURS PRIOR TO ANY LAND DISTURBANCE.

CONSTRUCTION

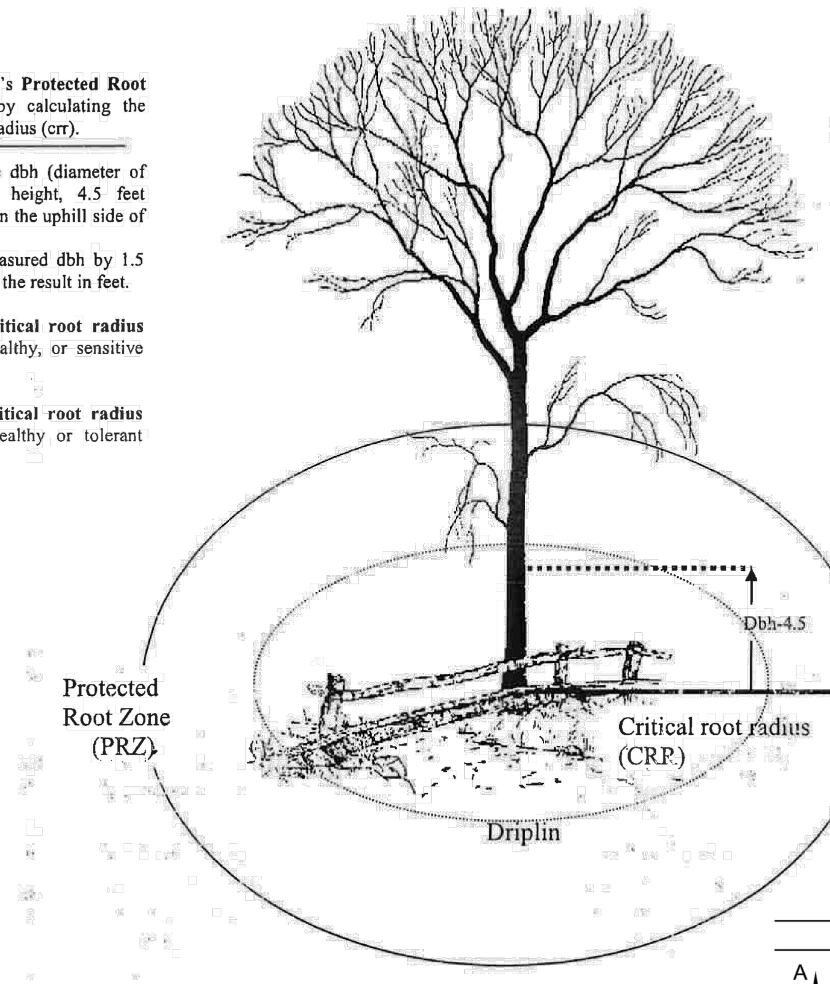
1. INSTALLATION OF ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO ANY MAJOR SILT DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTENANCE UNTIL PERMANENT PROTECTION IS ESTABLISHED. (1 WK)
2. DEMOLITION AND SITE CLEARING OF AREAS WHERE ROADWAYS OR IMPROVEMENTS ARE PROPOSED. ALL REMAINING AREAS TO BE PROPERLY INSPECTED AND ARE TO REMAIN IN ITS NATURAL STATE (6 WKS)
3. GENERAL AND ROUGH GRADING OF THE SITE. (4 WKS)
4. CONSTRUCTION OF UTILITIES AND STORMWATER COLLECTION SYSTEM (ON & OFF SITE). (12 WKS)
5. ESTABLISH STOCKPILE LOCATIONS AND MAINTAIN EROSION CONTROLS THROUGHOUT PROJECT DURATION. (DURATION)
6. GENERAL SITE CONSTRUCTION AND CURB INSTALLATION. (1 WKS)
7. FINE GRADING FOR PAVEMENT AND LAWN AREAS. (4 WKS)
8. INSTALLATION OF PAVEMENT BASE COURSE. (2 WKS)
9. INSTALLATION OF SOD AND PERMANENT SEEDING ON LAWN AND OPEN SPACE AREAS (DURATION WHEN APPLICABLE)
10. INSTALLATION OF LANDSCAPING AND PERMANENT STABILIZATION MEASURES INCLUDING GROUND COVERS. (4 WKS)
11. REMOVAL OF TEMPORARY STABILIZATION MEASURES AND CONTROL DEVICES. (1 WK)
12. FINAL CLEAN UP (1 WK)
13. DURATIONS ARE AN ESTIMATE ONLY AND WILL VARY BASED ON LABOR EQUIPMENT & WEATHER.

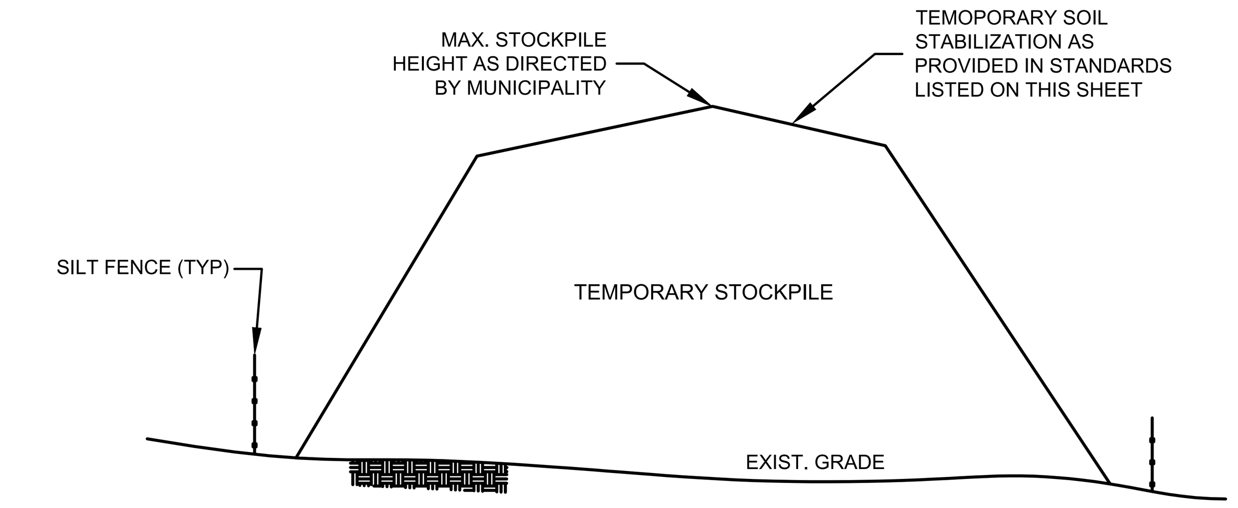
Estimate a tree's **Protected Root Zone (PRZ)** by calculating the Critical Root Radius (crr).

1. Measure the dbh (diameter of tree at breast height, 4.5 feet above ground on the uphill side of tree) in inches.
2. Multiply measured dbh by 1.5 or 1.0. Express the result in feet.

Dbh x 1.5: **Critical root radius** for older, unhealthy, or sensitive species.

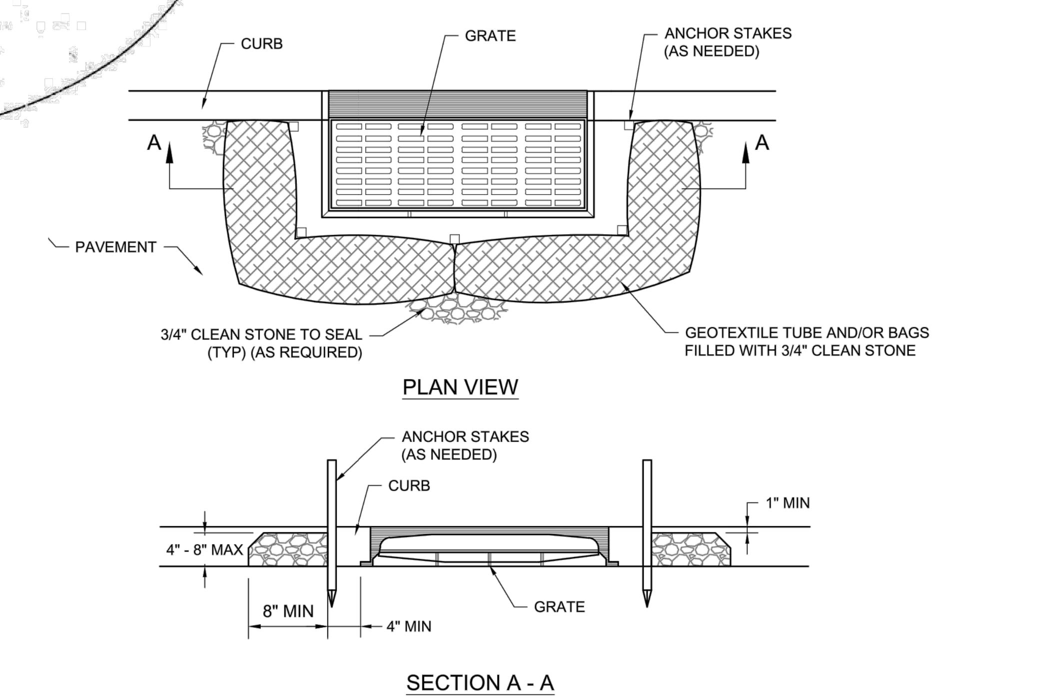
Dbh x 1.0: **Critical root radius** for younger, healthy or tolerant species.





TYPICAL SECTION AT STOCKPILE

N.T.S.



NOTES

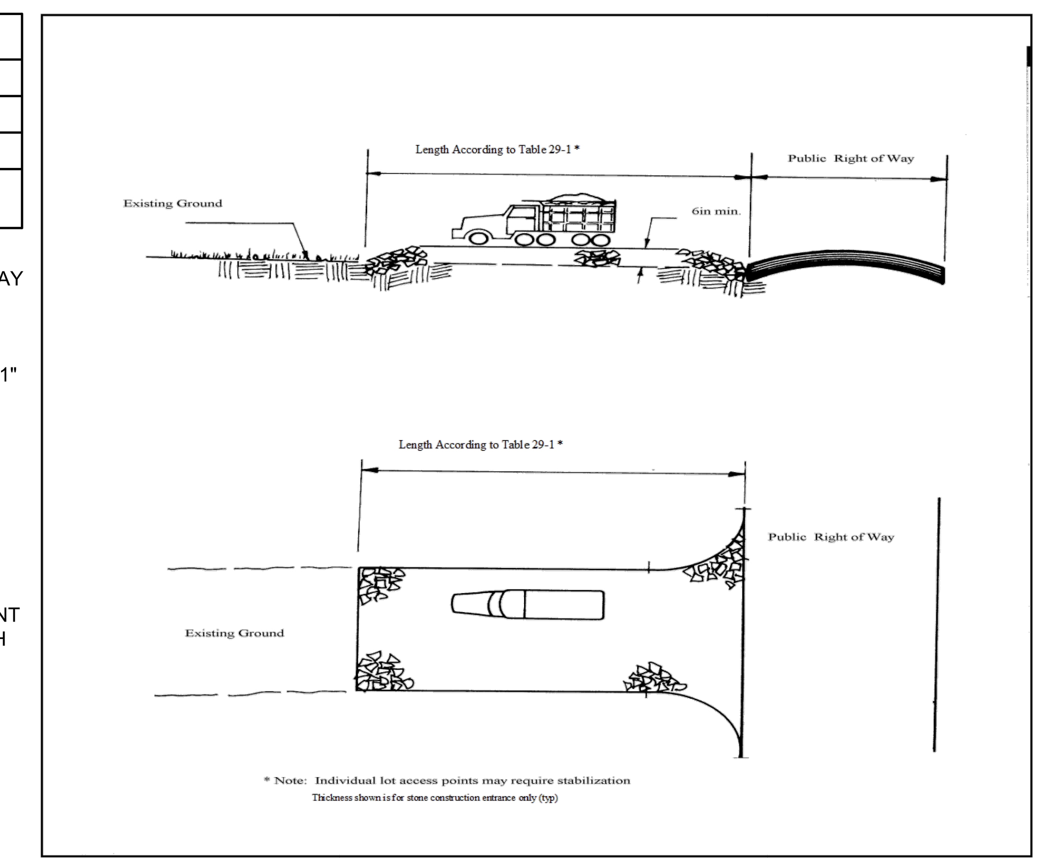
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUIVALENT.
2. ¾" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. ANCHOR STAKES OF WOOD OR METAL SHALL BE INSTALLED WHERE REQUIRED BY FIELD CONDITIONS TO PREVENT MOVEMENT OF BARRIER.
4. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
5. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
6. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. WHERE SLOPE REQUIRES, AN EARTHEN BERM SHALL BE INSTALLED TO DIRECT STORM FLOW INTO THE INLET, BUT NOT OVER THE CURB.
7. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
8. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED AND ACCEPTED BY THE MUNICIPAL ENGINEER AND/OR SOIL CONSERVATION DISTRICT.

INLET FILTER DETAIL

NTS

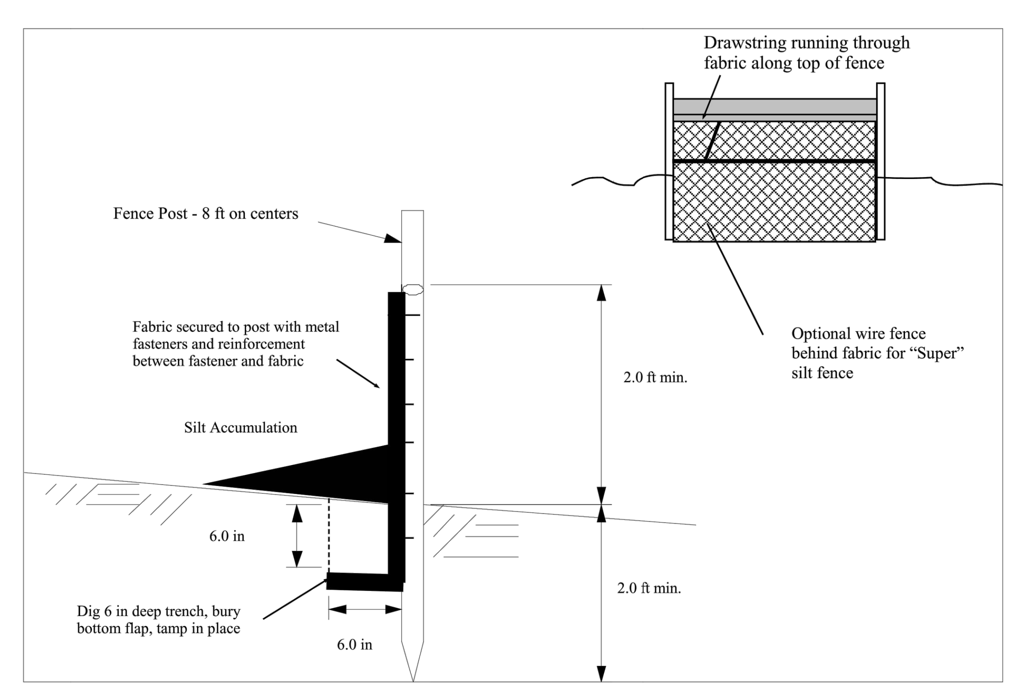
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIXASPHALT BASE COURSE, MIX I-2¹	

WHERE A STABILIZED CONSTRUCTION EXIT TRAVERSES BETWEEN TWO BUILDINGS, IT SHALL BE STONED THE ENTIRE LENGTH OF THE RIGHT OF-WAY. MOUNTABLE STONE BERMS PLACED ACROSS THE WIDTH OF THE EXIT MAY ALSO BE REQUIRED AT THE TRANSITION POINT BETWEEN PAVED AND NON-PAVED AREAS TO TRAP SEDIMENTS WHICH ARE CARRIED BY STORMWATER FLOWING ALONG THE CURBLINE.
INDIVIDUAL LOT ENTRANCE AND EGRESS- AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT INGRESS/EGRESS POINTS MAY REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF NO. 3 STONE (1" TO 2") TO PREVENT OR MINIMIZE TRACKING OF SEDIMENTS. WIDTH OF THE STONE INGRESS/EGRESS SHALL BE EQUAL TO LOT ENTRANCE WIDTH AND SHALL BE A MINIMUM OF TEN FEET IN LENGTH.
TIRE WASHING - IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH CLEAN WATER BEFORE ENTERING A PAVED AREA. A WASH STATION MUST BE LOCATED SUCH THAT WASH WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.
WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.
MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.
WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.



STABILIZED CONSTRUCTION ACCESS

NTS



TYPICAL SILT FENCE DETAIL

NTS

REQUIREMENTS FOR SILT FENCE:

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 23-2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 ½ INCHES.

2. "SUPER" SILT FENCE - A METAL FENCE WITH 6 INCH OR SMALLER MESH OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8 FEET ON CENTER AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED. "SUPER" SILT FENCE IS NOT TO BE USED IN PLACE OF PROPERLY DESIGNED DIVERSIONS (PG. 15-1) WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.

3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

REQUIREMENTS FOR STONE BARRIER:

1. THE STONE SHALL BE PILED TO A NATURAL ANGLE OF REPOSE WITH A HEIGHT OF AT LEAST 2 FEET.
1. THE STONE SHALL MEET ASTM C-33 SIZE NO. 2 (2.5 TO 1.5) OR 3 (2 TO 1 INCH).

MAINTENANCE

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF ½ THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

NO.	REVISIONS	DATE	BY

DRAWN BY: DNV
SCALE: AS-SHOWN
CHECKED BY: PGS
ACAD NO.: 109-EC
APPROVED BY: RCA
DATE: 8/29/2023

NOT APPROVED FOR CONSTRUCTION UNLESS INDICATED OTHERWISE

FINAL FOR SEWER DESIGN

EP DESIGN SERVICES
2901 Hamilton Boulevard
South Plainfield New Jersey 07080
(908) 205-0443 Fax: (908) 755-3272
New Jersey Certificate of Authorization #: 24GA28126500

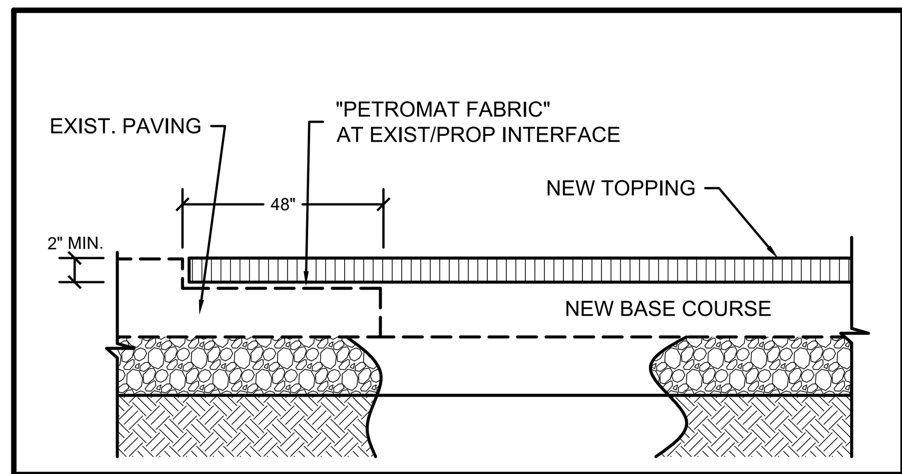
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
DATE
NEW JERSEY LICENSE No. 24GE 05767700

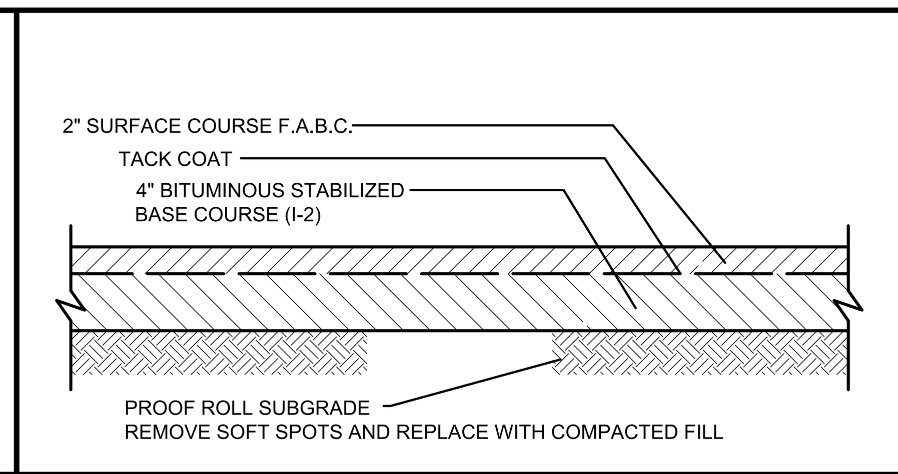
TITLE:
SOIL EROSION CONTROL NOTES & DETAILS I

DRAWING:
EC-2

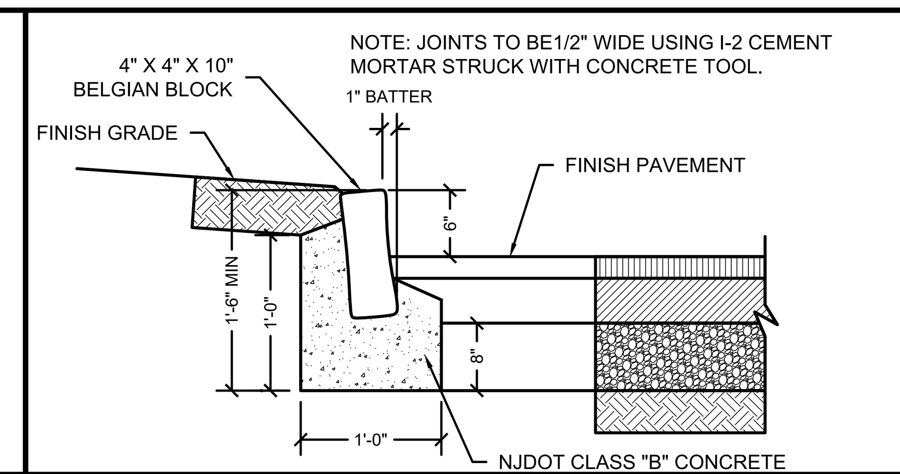
SHEET: 9 OF 15
REVISION: --



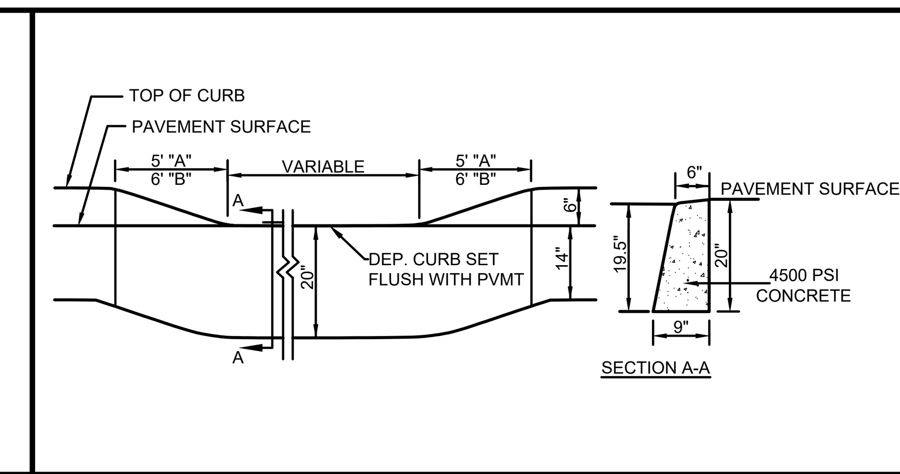
TYP. PAVING SECTION AT EXIST/PROPOSED PAVING JOINT
NTS



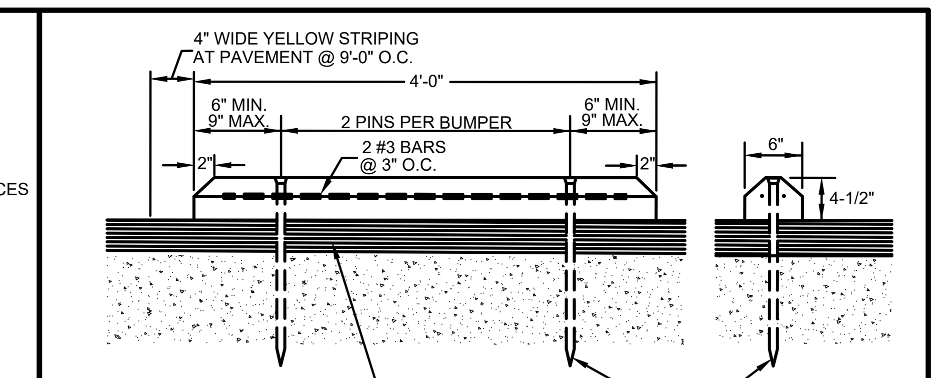
SITE BITUMINOUS PAVING DETAIL
NTS



TYPICAL BELGIAN BLOCK CURB DETAIL
NTS

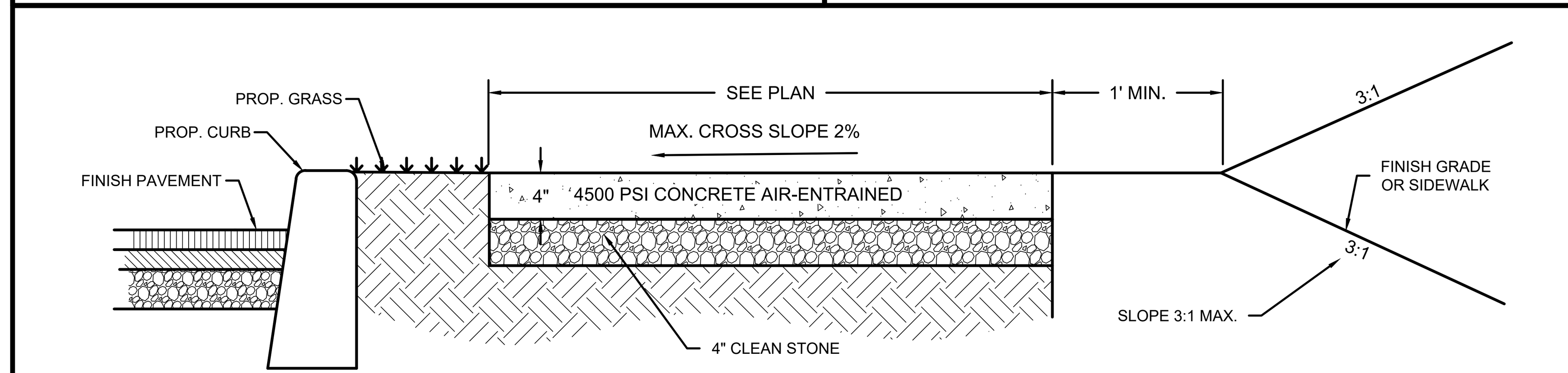


TYPICAL ACCESSIBLE DEPRESSED CONC. CURB DETAIL
NTS



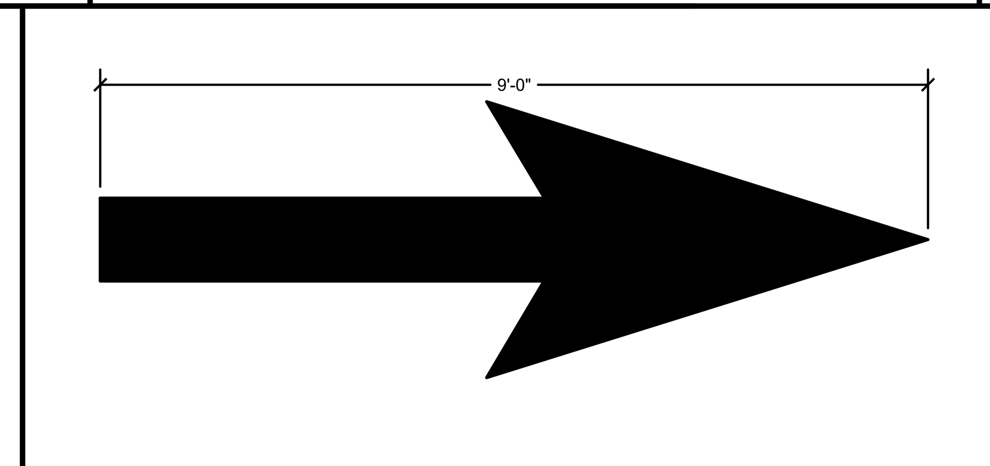
NOTES:
1. BUMPERS SHALL BE PRE-CAST CONCRETE, 4000 PSI, & SHALL BE AS SHOWN OR SIMILAR IN CONFIGURATION.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.

CONCRETE WHEEL STOP AT ACCESSIBLE STALL
NTS

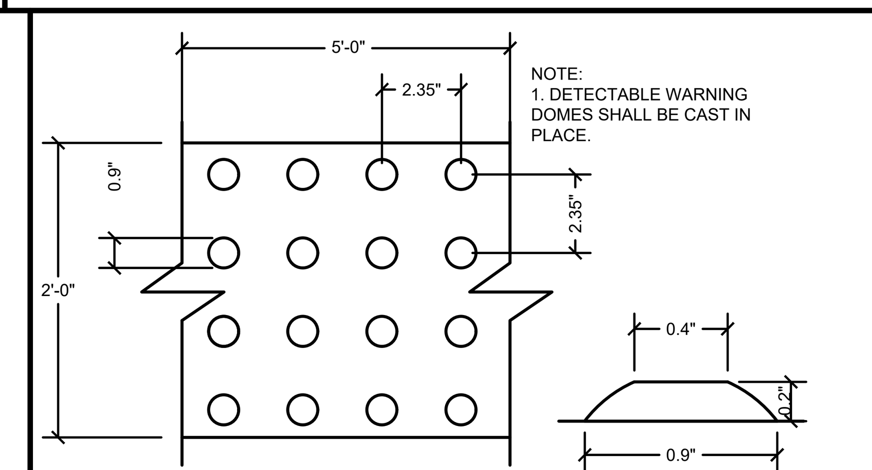


NOTES:
1. SIDEWALKS SHALL BE CONSTRUCTED WITH A MINIMUM STRENGTH OF 4,500 PSI AIR-ENTRAINED CONCRETE. THE CONCRETE PROPORTIONS SHALL CONSIST OF ONE PART PORTLAND CEMENT, TWO PARTS SAND AND FOUR PARTS CRUSHED STONE OR WASHED GRAVEL AND CONSTRUCTED TO A THICKNESS OF NOT LESS THAN FOUR (4) INCHES & CONFORM TO ALL LOCAL JURISDICTIONAL REQUIREMENTS.
2. ALIGNMENT AND GRADE ARE TO BE DETERMINED BY THE EXISTING ALIGNMENT AND GRADE IN THE AREA.
3. EXPANSION JOINTS 1/2" WIDE, SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 8 FEET AND FILLED WITH PREFABRICATED BITUMINOUS CELLULAR TYPE JOINT FILLER. PROVIDE SIMILAR JOINT WHERE SIDEWALK ABUTS WALL.
4. TRANSVERSE SURFACE GROOVES SHALL BE CUT IN SIDEWALK BETWEEN EXPANSION JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH. SCORING PATTERN MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL.
5. THE TOP OF ALL JOINT FILLER SHALL BE 1/2" BELOW THE TOP OF THE SIDEWALK AND FILLED WITH JOINT SEALER (SIKAFLEX-1A OR APPROVED EQUAL.
6. SIDEWALKS SHALL BE REINFORCED AT DRIVEWAY CROSSINGS.
7. ALL CONCRETE TO BE AIR ENTRAINED CLASS "B"

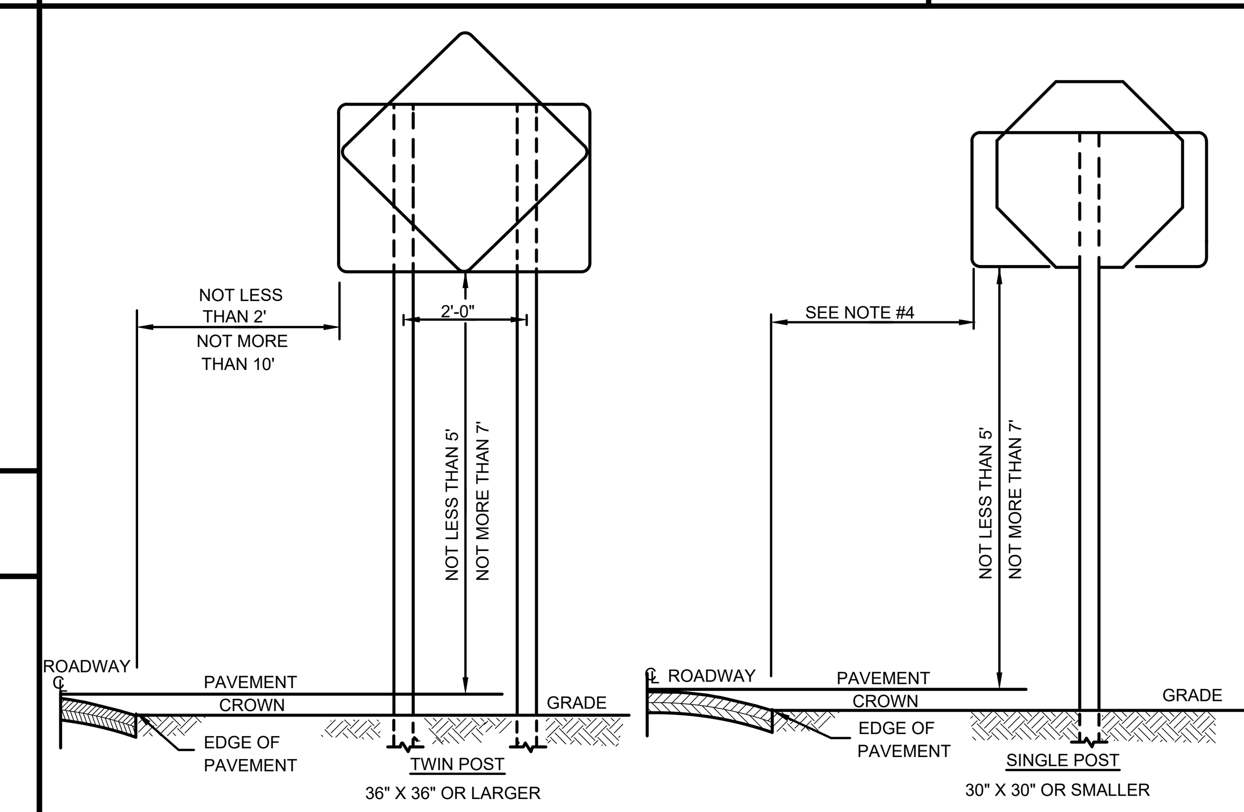
TYPICAL SITE SIDEWALK DETAIL
NTS



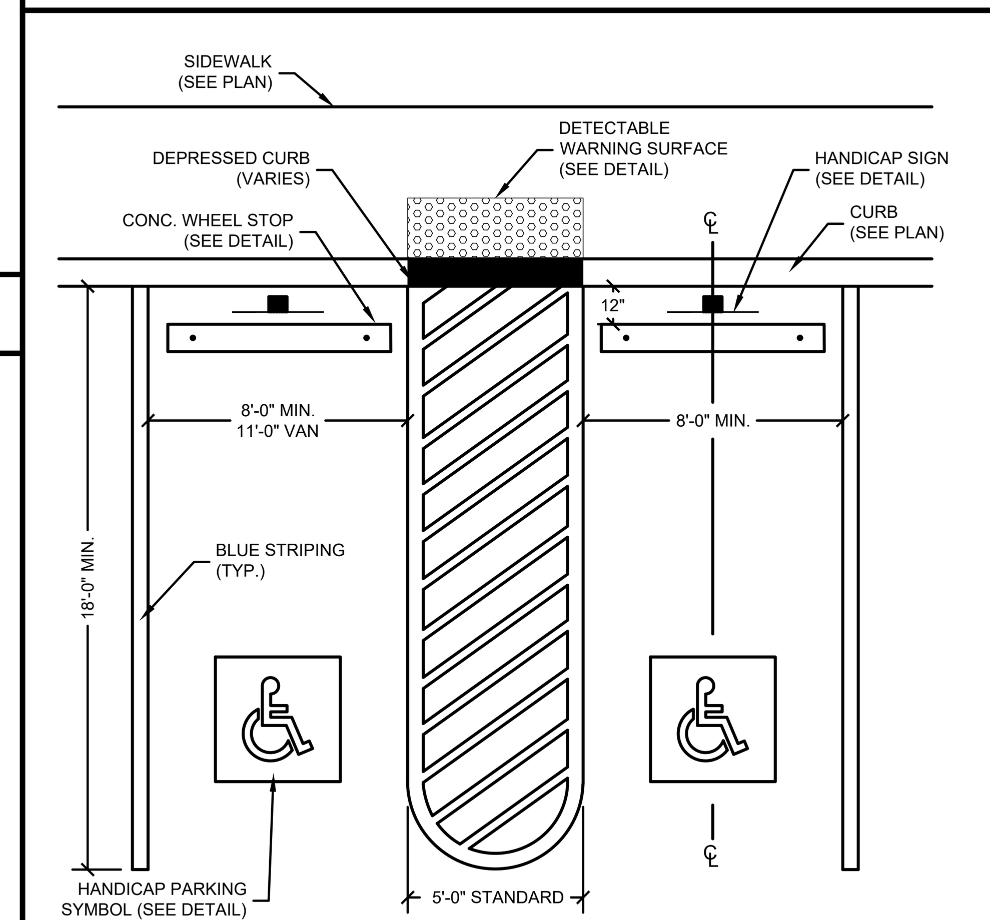
DIRECTIONAL ARROW DETAIL
NTS



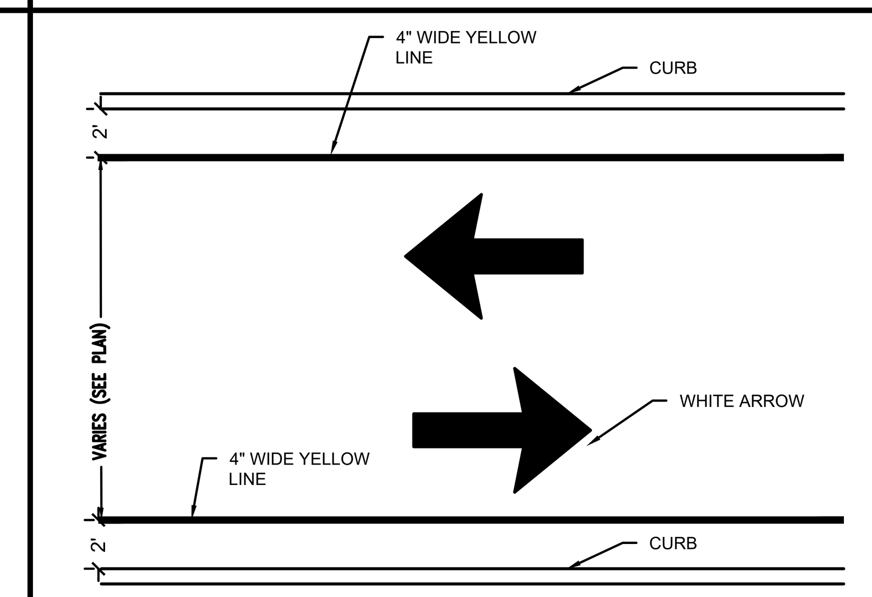
DETECTABLE WARNING SURFACE DETAIL
NTS



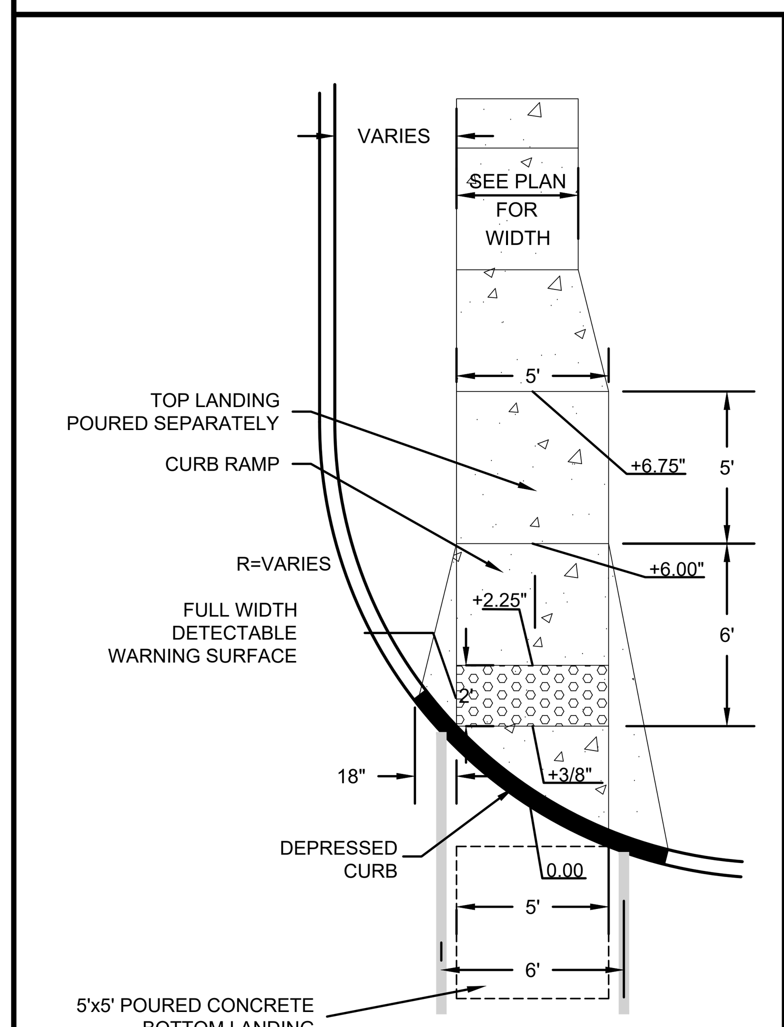
TYPICAL TRAFFIC SIGN POST DETAIL
NTS



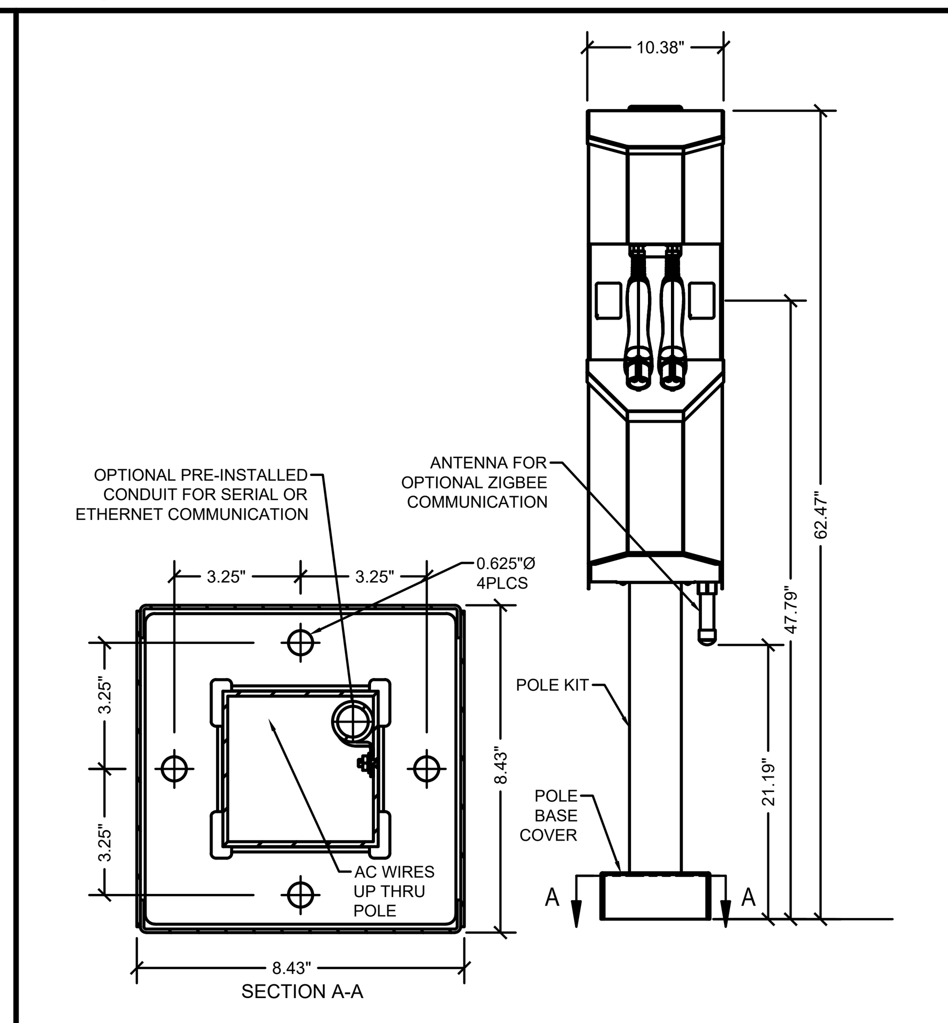
ACCESSIBLE PARKING DETAIL
NTS



NO PARKING FIRE LANE STRIPING
NTS



ACCESSIBLE LINEAR RAMPS FOR VARIABLE RADII
NTS



DUAL PORT CHARGING EQUIPMENT DETAIL
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PAINTED STOP BAR DETAIL
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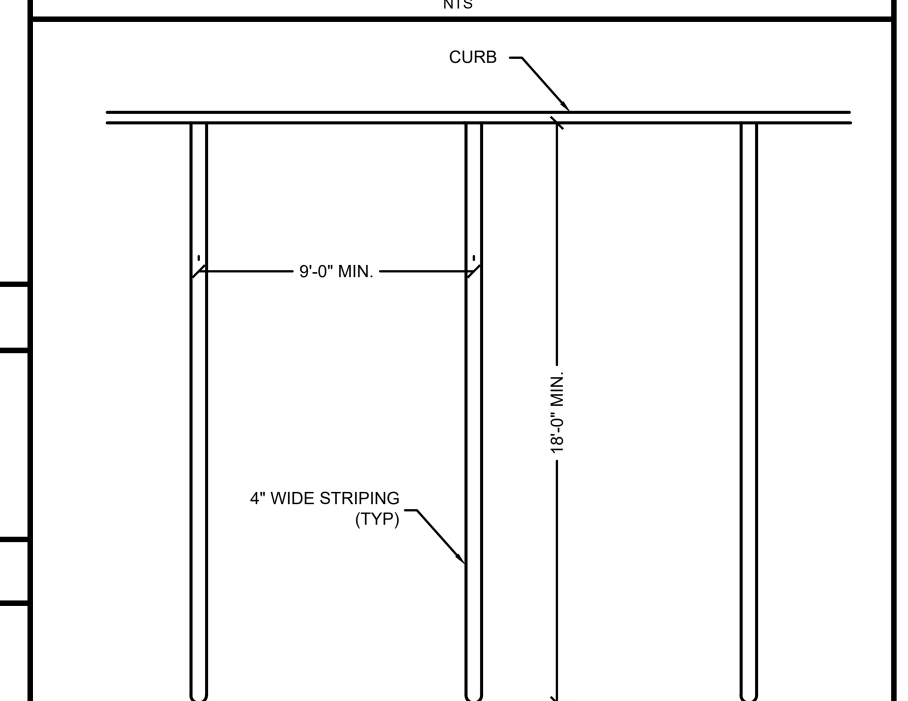
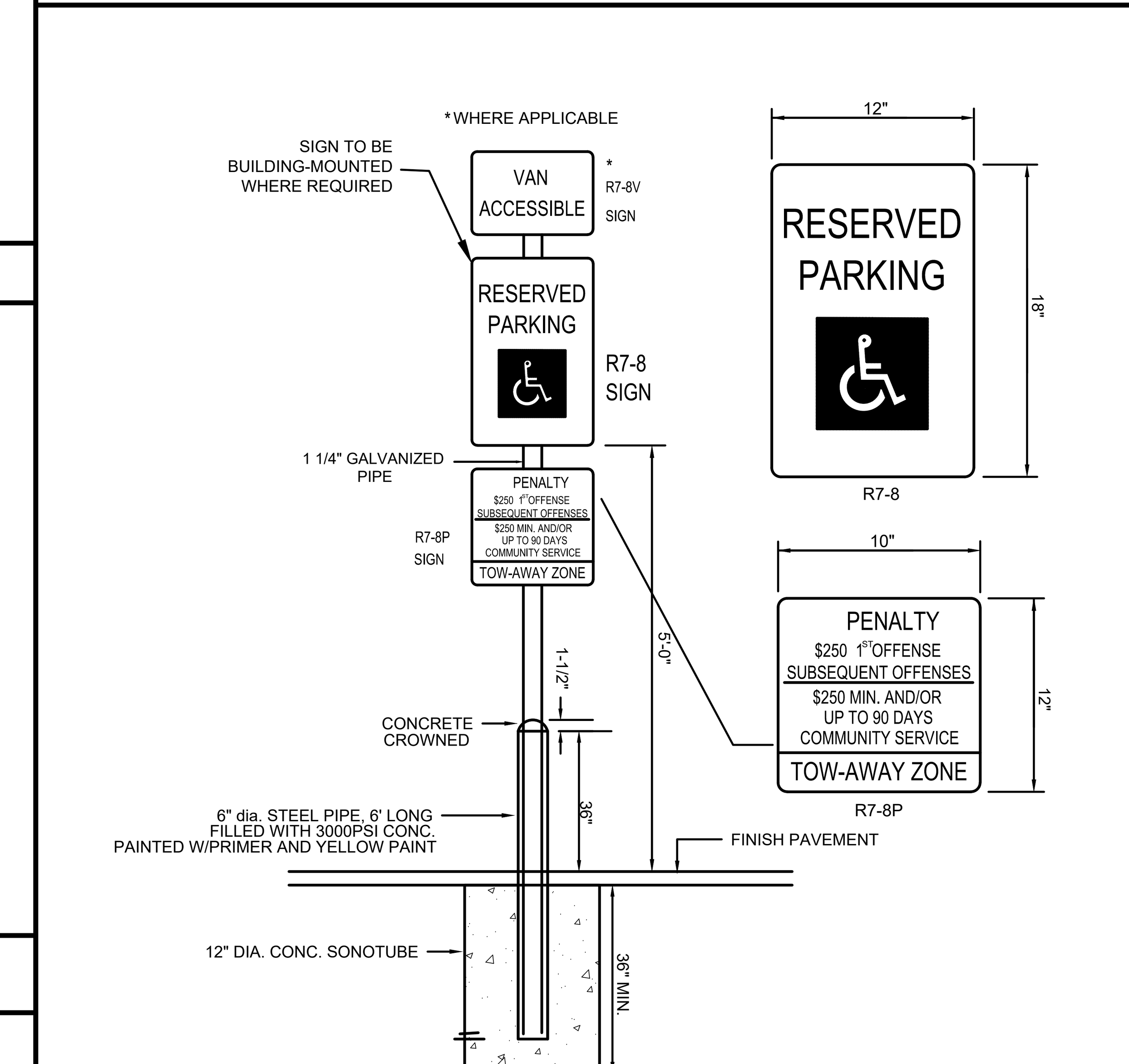
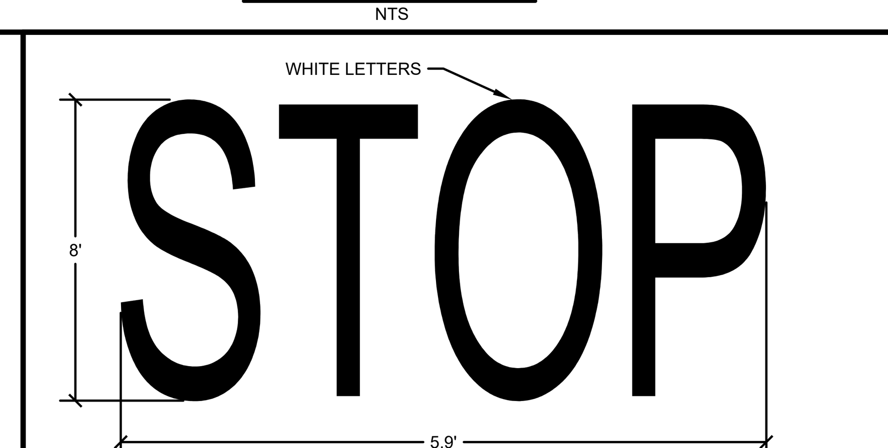


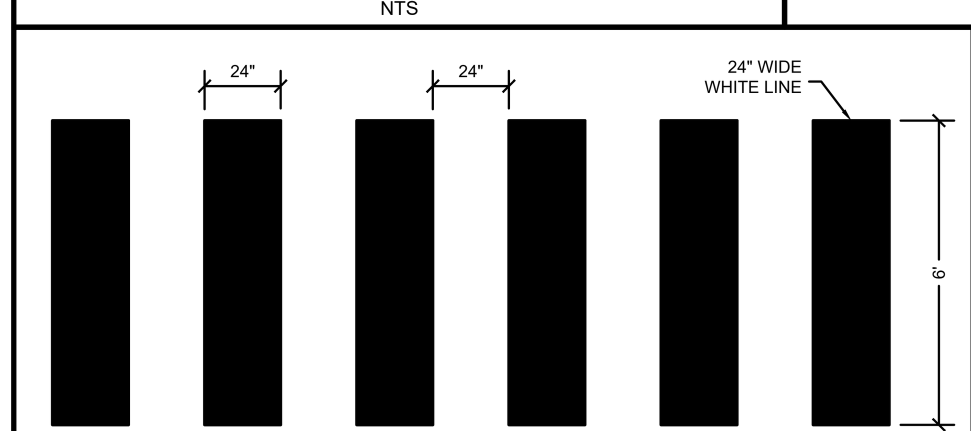
STANDARD PARKING STALL DETAIL
NTS



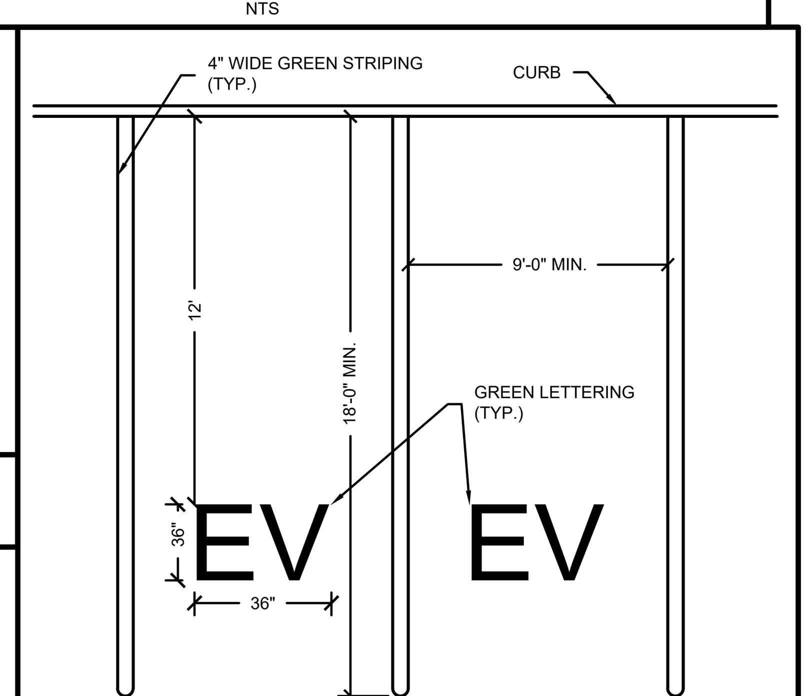
ACCESSIBLE STALL SIGN POST DETAIL
NTS



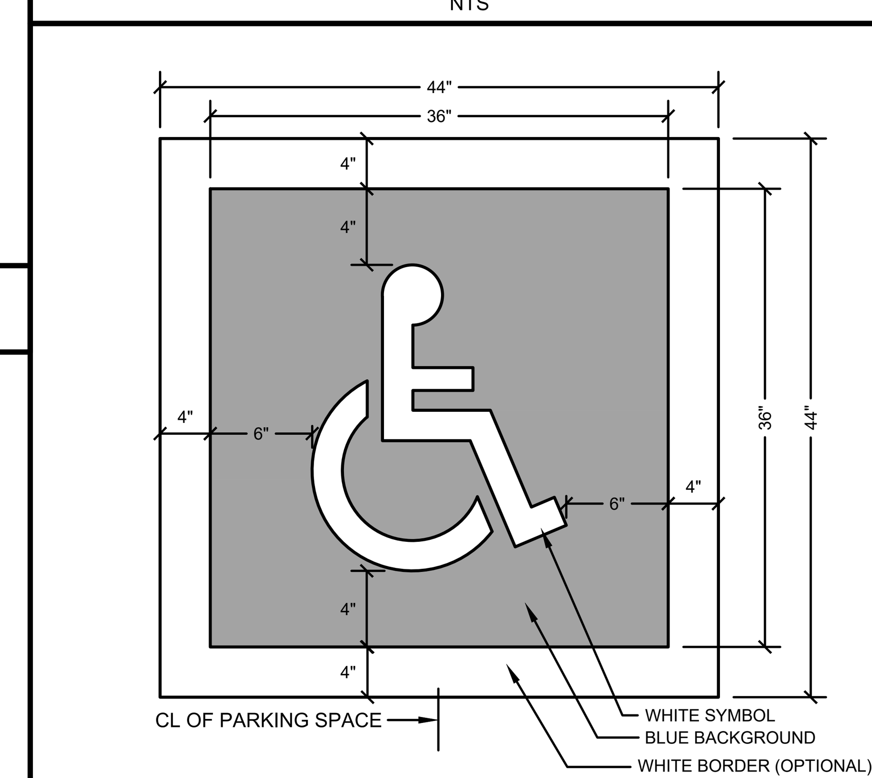
TYPICAL ELONGATED LETTERS DETAIL
N.T.S.



CROSSWALK STRIPING DETAIL
NTS

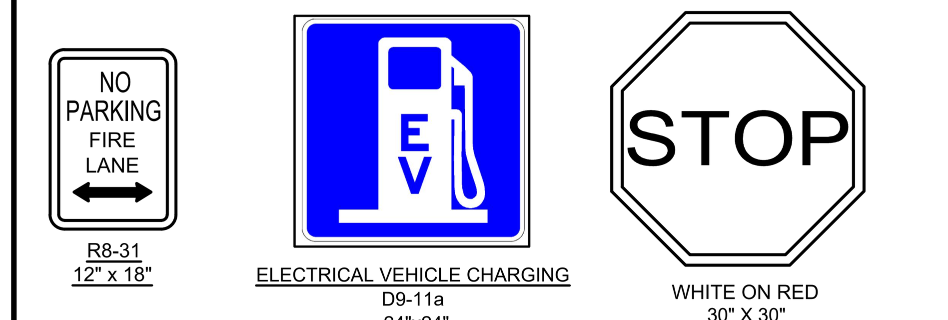


STANDARD EV STALL DETAIL
NTS



ACCESSIBLE PARKING SYMBOL
NTS

NOTE
ALL SIGNS SHALL CONFORM TO N.J.D.O.T. AND M.U.T.C.D. STANDARDS REGARDING SIZE, COLOR, SHAPE, EMBEDMENT IN GROUND, ETC.



SIGN DETAIL
NTS

NO.	REVISIONS	DATE	BY

DRAWN BY: DNV	SCALE: AS-SHOWN
CHECKED BY: PGS	ACAD NO.: 110-DT
APPROVED BY: RCA	DATE: 8/29/2023

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FINAL FOR SEWER DESIGN

EP DESIGN SERVICES
2901 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 755-3272
New Jersey Certificate of Authorization #: 24GA28126600

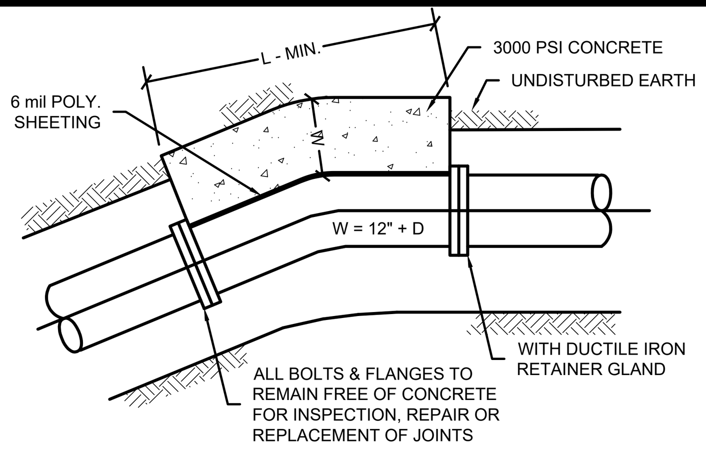
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
DATE
NEW JERSEY LICENSE No. 24GE 05767700

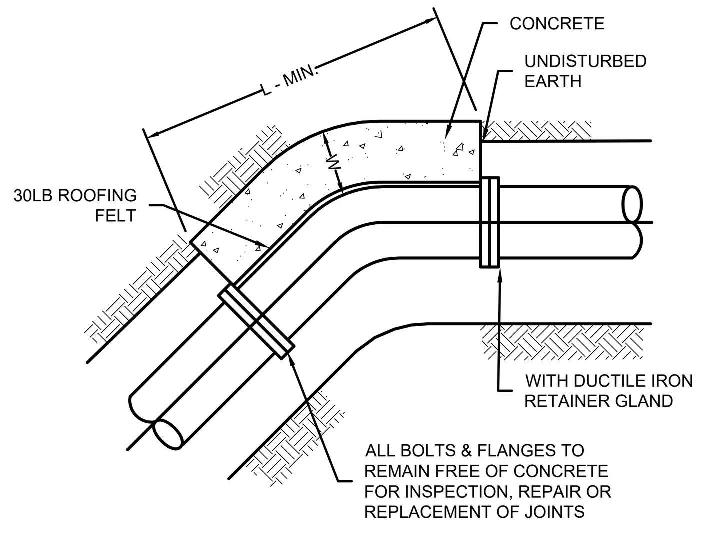
TITLE:
CONSTRUCTION DETAILS I

DRAWING:
DT-1

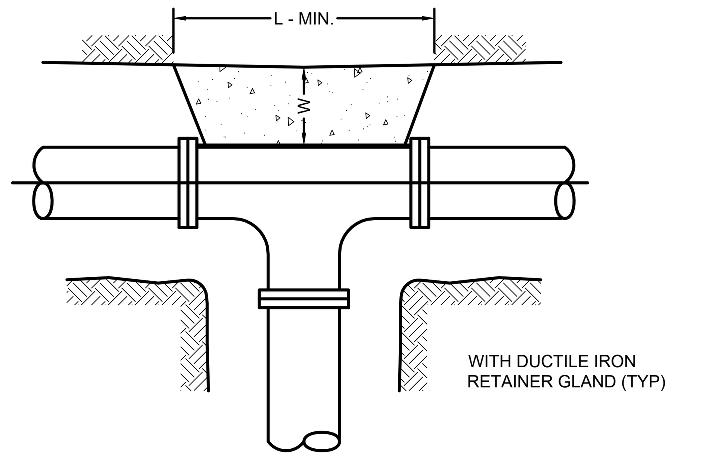
SHEET: 10 OF 15
REVISION: --



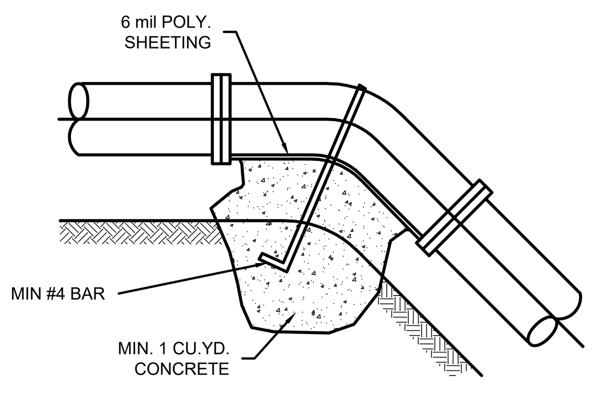
22 1/2° BEND AND 11 1/4° BEND DETAIL
NTS



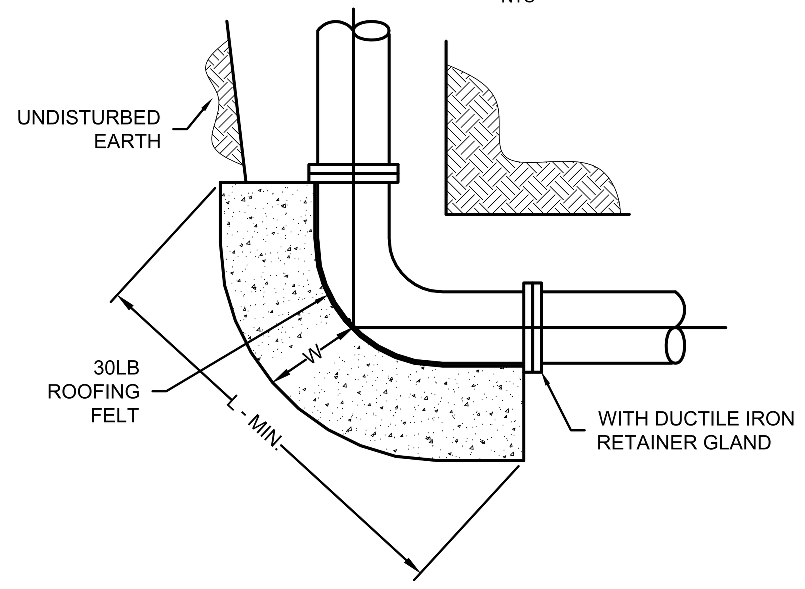
45° BEND DETAIL
NTS



PLAN - TEE
NTS



VERTICAL BEND
NTS



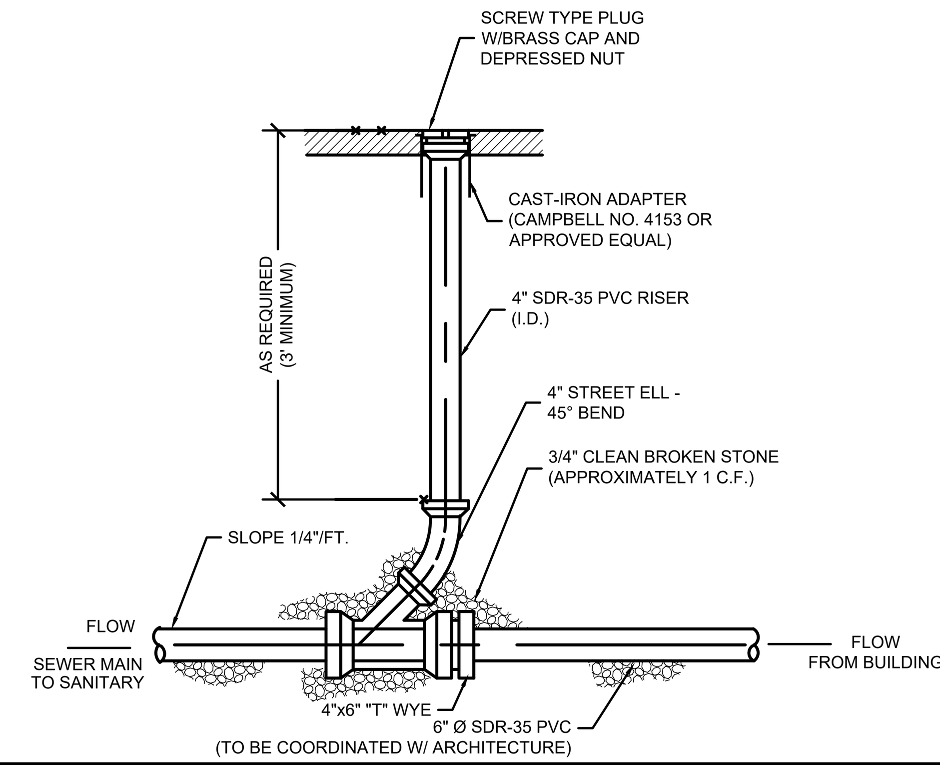
90° BEND
NTS

THRUST BLOCK SCHEDULE								
PIPE SIZE	TEE		22 1/2° 11 1/4° BEND		45° BEND		90° BEND	
	L	D	L	D	L	D	L	D
3" & 4"	24"	12"	24"	12"	24"	12"	24"	12"
6"	36"	12"	24"	12"	28"	12"	48"	12"
8"	42"	18"	24"	18"	48"	18"	56"	18"
10"	48"	24"	36"	24"	52"	24"	60"	24"
12"	52"	30"	36"	30"	58"	30"	74"	30"
16"	80"	36"	36"	36"	64"	36"	90"	42"

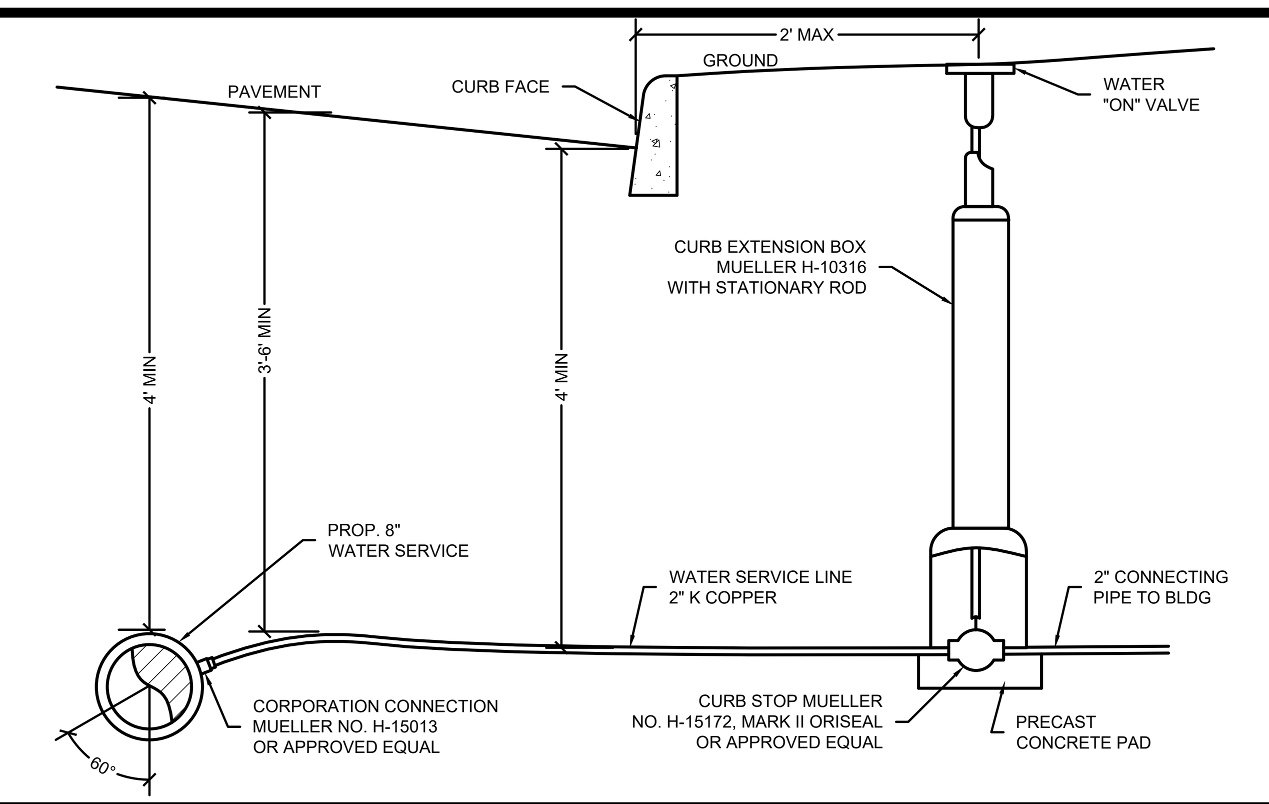
NOTES:
1. ALL TEES, WYES, PLUGS, AND BENDS OF MORE THAN 11-$\frac{1}{4}$° BEND SHALL BE BLOCKED AGAINST UNDISTURBED FIRM EARTH WITH CONCRETE. EARTH PRESSURE FIGURED AT 2000 PSF. IF EARTH ENCOUNTERED WILL NOT WITHSTAND THIS PRESSURE, THE AREA OF THE BLOCK MUST BE INCREASED PROPORTIONATELY. SEE SOILS REPORT.
2. THE TABLE IS BASED UPON 150 PSI WORKING PRESSURE PLUS 50% WATER HAMMER FOR SIZES 6" TO 12" INCLUSIVE.
3. ALL MAINS SHALL BE PRESSURE TESTED AT 150 PSI WORKING PRESSURE.
4. ALL TEE AND BEND DETAILS SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS.
5. 6MIL POLY. SHEETING MUST BE WIRED TO ALL FITTINGS, VALVES & HYDRANTS BEFORE POURING THRUST BLOCKS OR CONCRETE SUPPORTS NO CONCRETE POURED OVER JOINT.
6. BACKFILL INDICATED IS INITIAL BACKFILL. FINAL BACKFILL TO BE IN ACCORDANCE WITH TOWNSHIP STANDARDS.
7. CAREFULLY COMPACT BACKFILL OR GRANULAR MATERIAL TO MODIFIED 95% PROCTOR DENSITY.
8. APPROVED RESTRAINT ARE REQUIRED AT ALL VERTICAL BENDS.
9. CONCRETE AVERAGE 7 DAY STRENGTH 4,500 PSI.

THRUST BLOCK SCHEDULE DETAIL
NTS

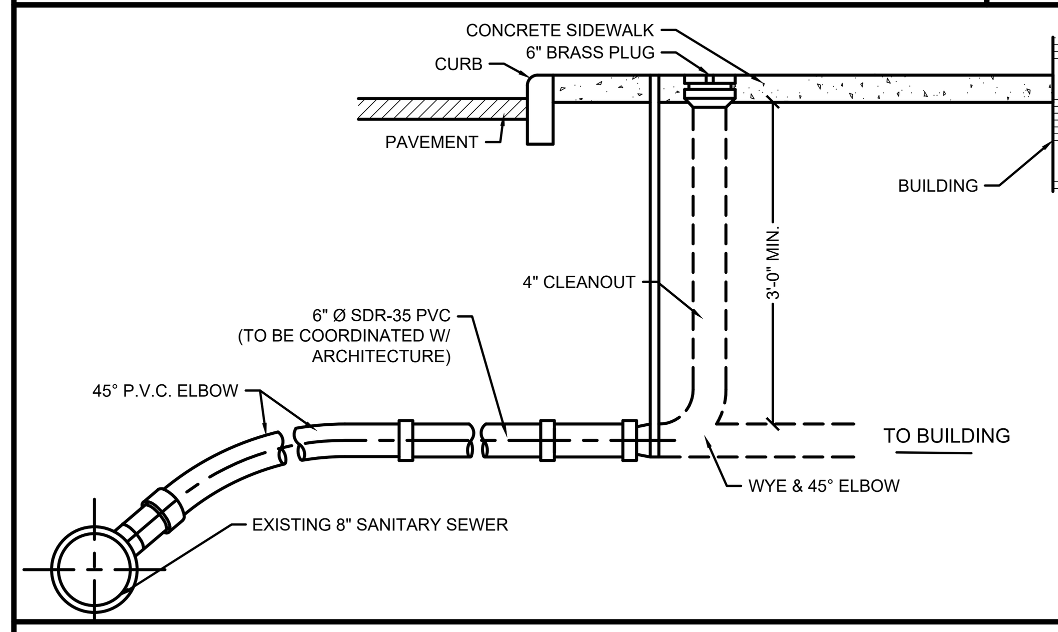
WATER FITTINGS DETAILS
NTS



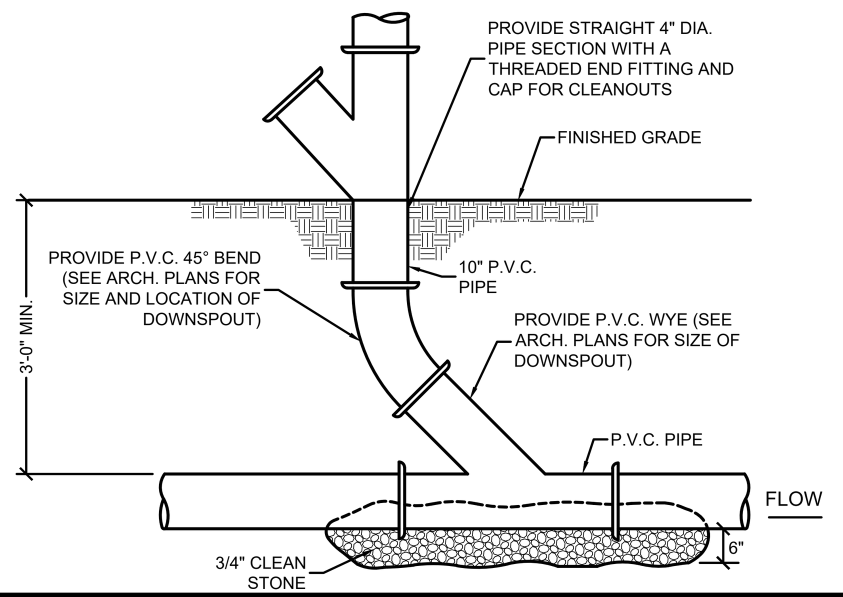
SANITARY CLEANOUT DETAIL
N.T.S.



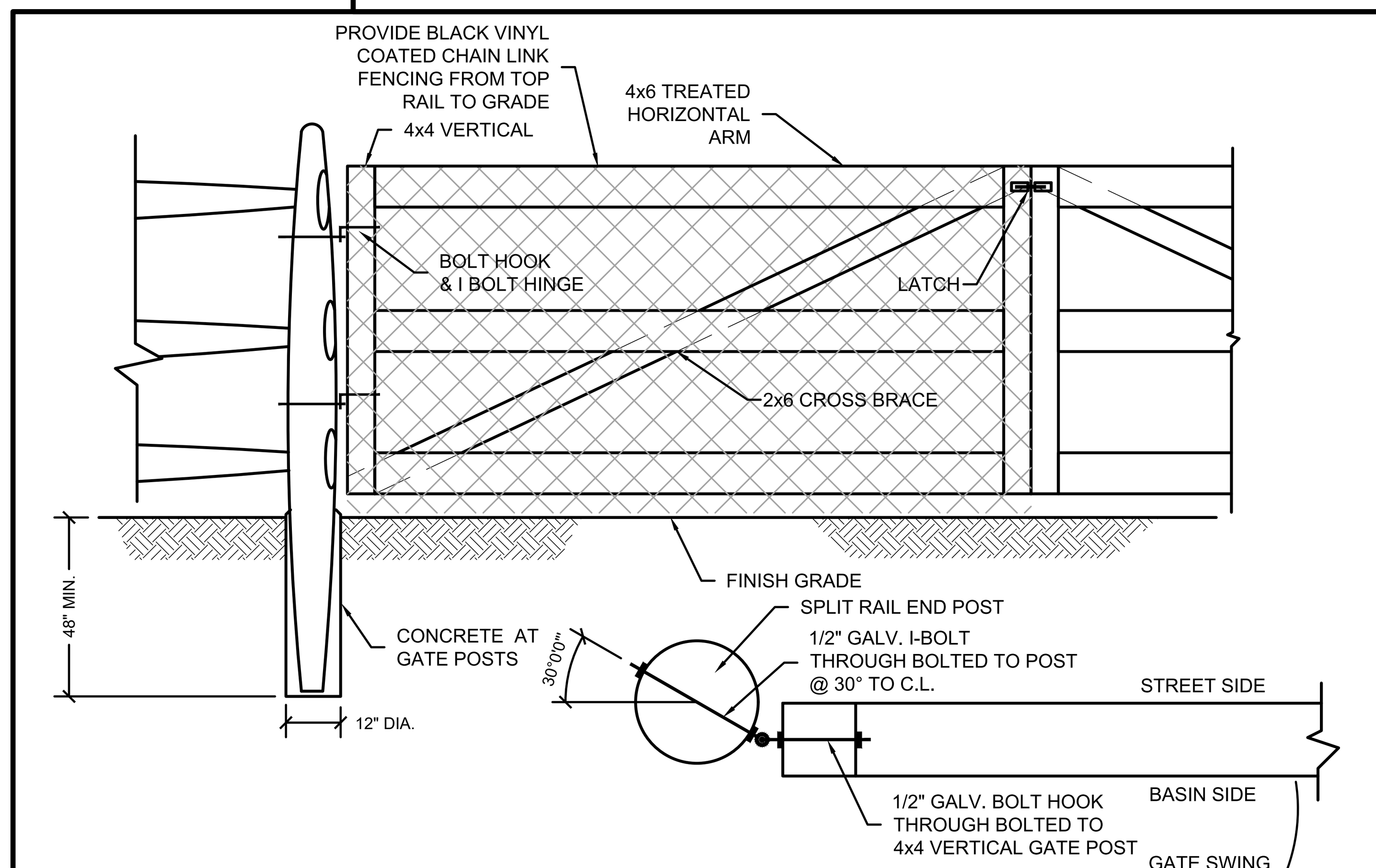
WATER SERVICE CONNECTION DETAIL
NTS



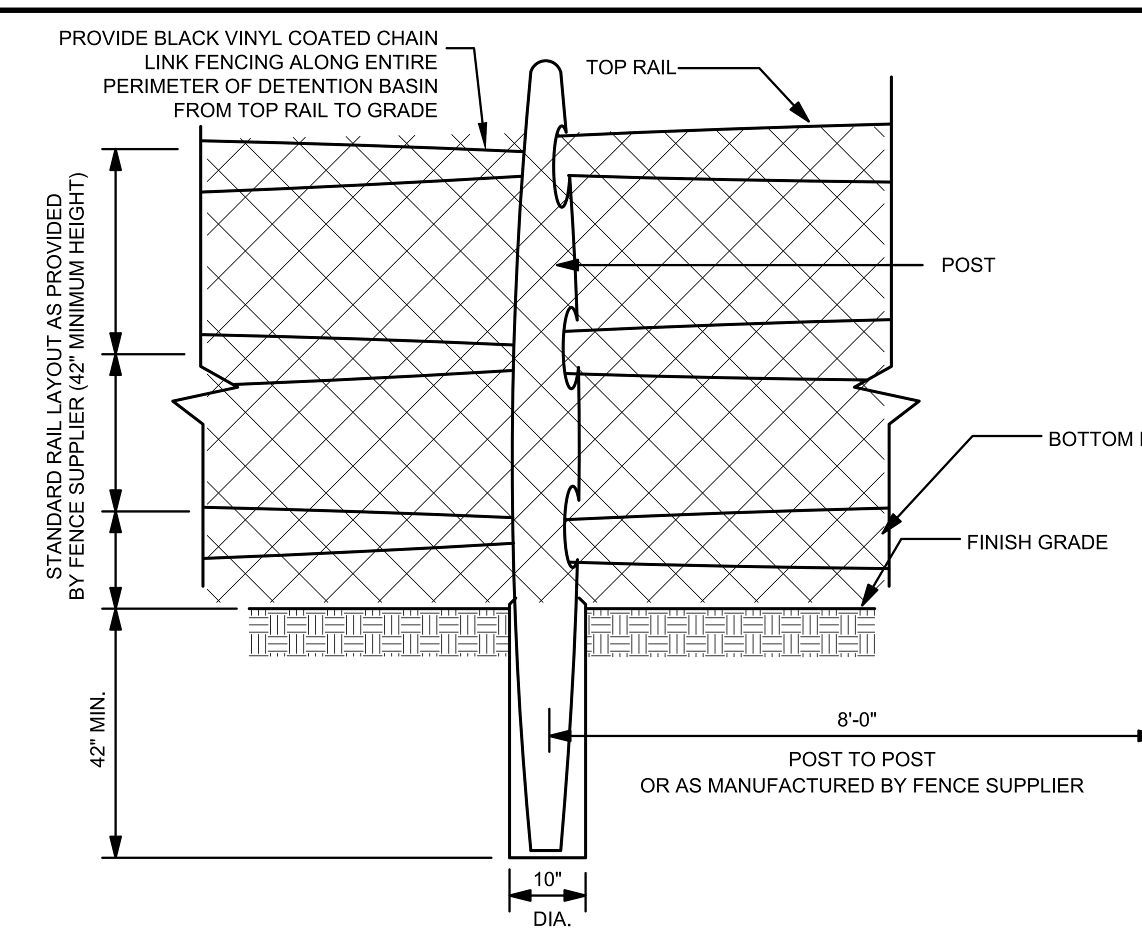
SANITARY SEWER LATERAL DETAIL
N.T.S.



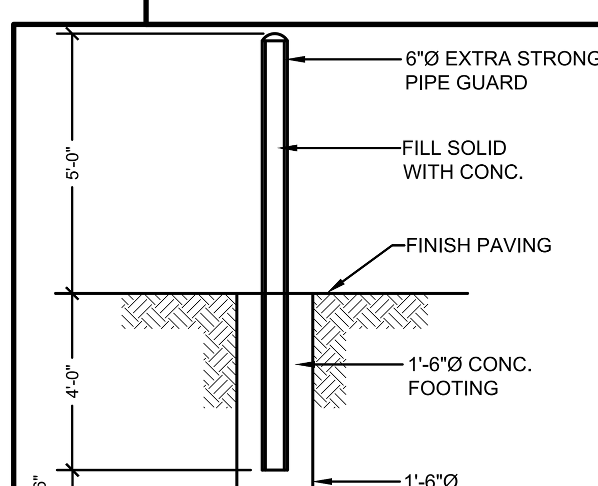
ROOF DRAIN/CLEANOUT DETAIL
NTS



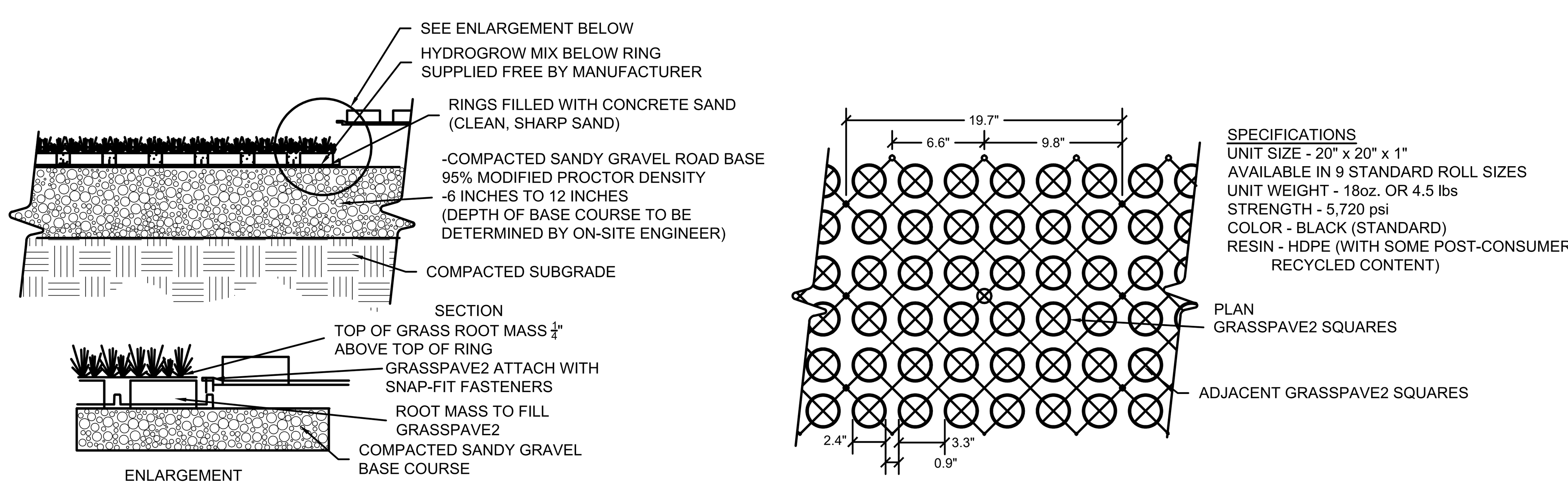
SPLIT RAIL FENCE GATE DETAIL
NTS



SPLIT RAIL FENCE DETAIL
NTS



BOLLARD DETAIL
NTS



SPECIFICATIONS
UNIT SIZE - 20" x 20" x 1"
AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT - 18oz. OR 4.5 lbs
STRENGTH - 5,720 psi
COLOR - BLACK (STANDARD)
RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

TURFSTONE GRID PAVER DETAIL
NTS

NO.	REVISIONS	DATE	BY

DRAWN BY: DNV	SCALE: AS-SHOWN
CHECKED BY: PGS	ACAD NO.: 111-DT
APPROVED BY: RCA	DATE: 8/29/2023

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FOR
MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

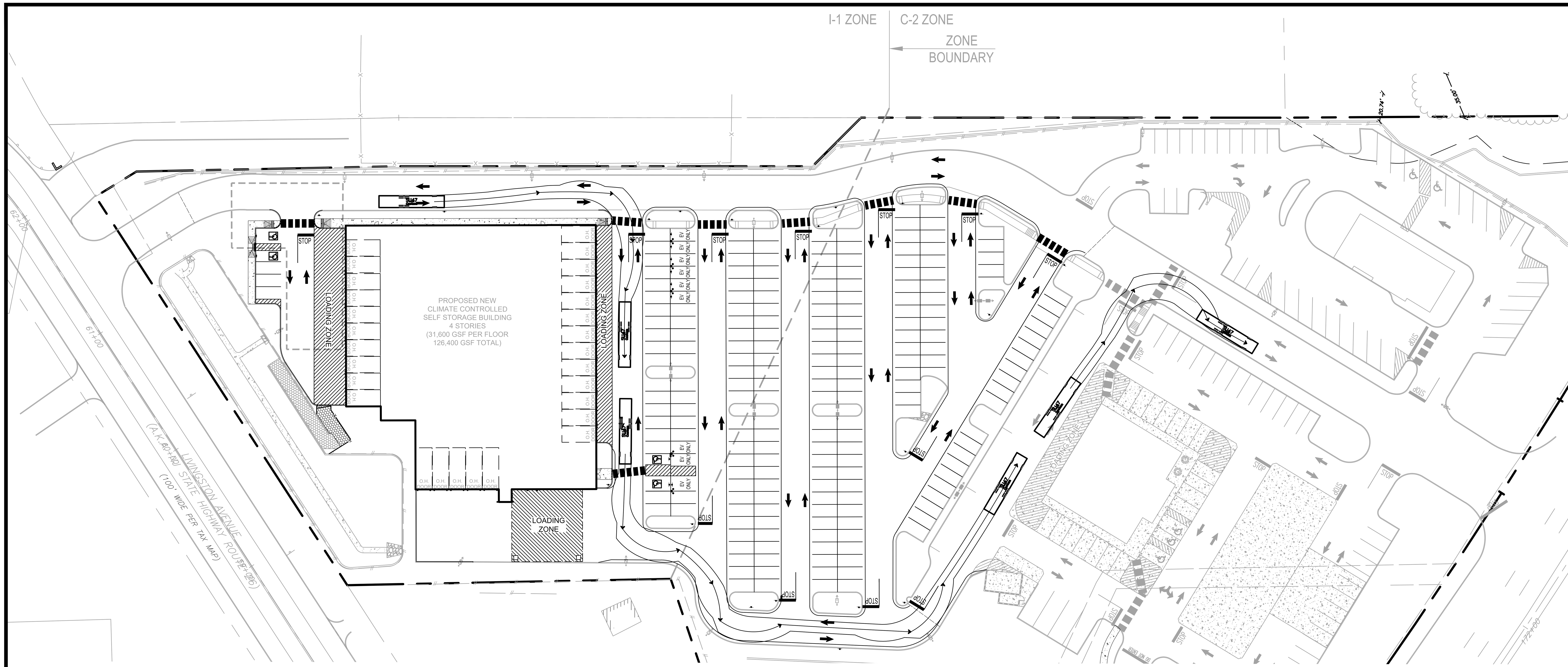
THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
DATE
NEW JERSEY LICENSE No. 24GE 05767700

TITLE:
CONSTRUCTION DETAILS II

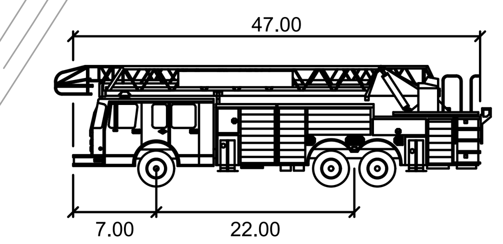
DRAWING:
DT-2

SHEET: 11 of 15
REVISION: --

Plotted:08/30/23 - 4:39 PM, By: dnguyenvan
File: H:\Engineering\Projects\Commercial\North-Brunswick\1- Coke and Monti\Amended Site Plans 2023\(02) Site Plans\(03) Municipal Drawings\110-111-DT.dwg, ---> DT-2

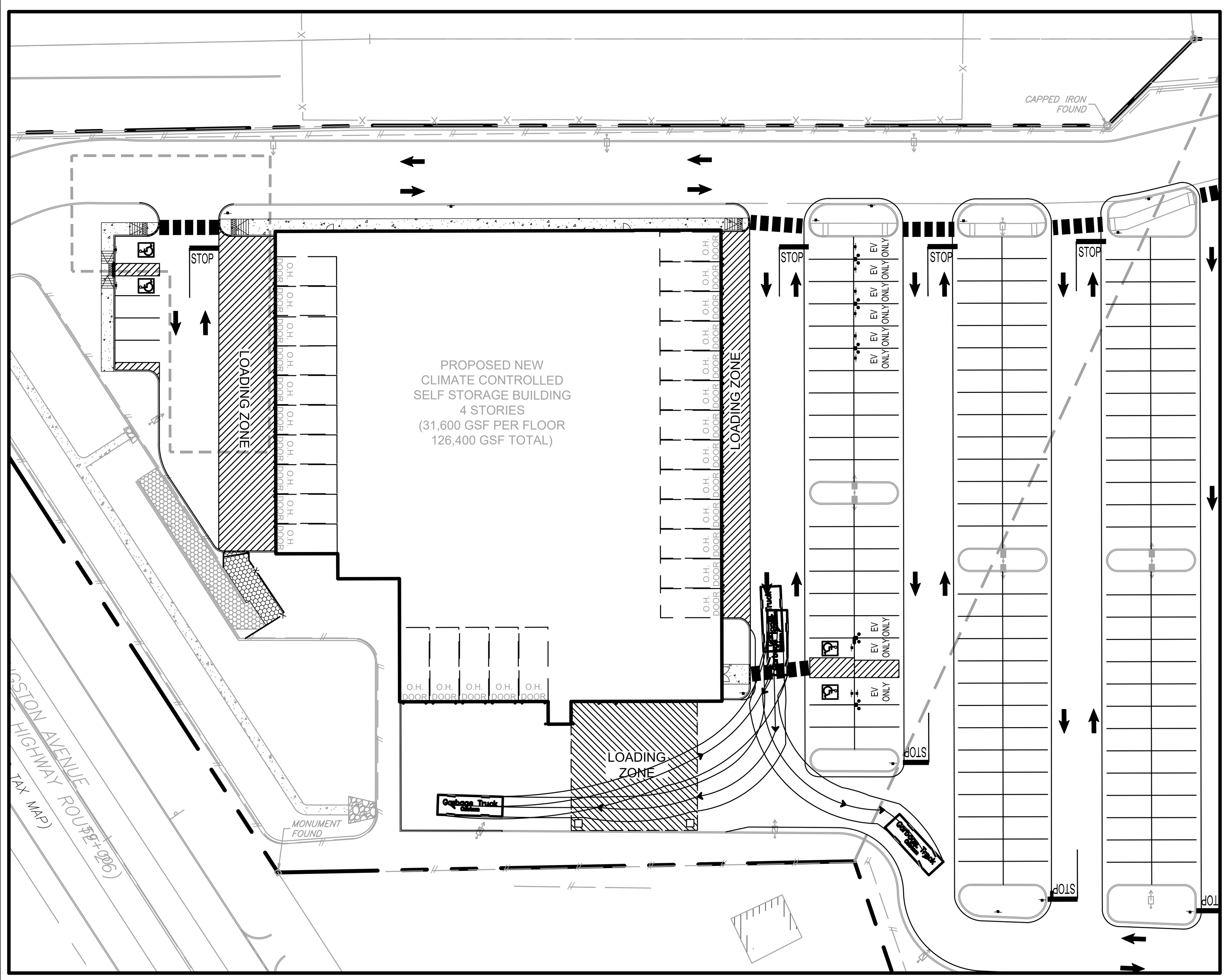


SU-47 FIRE TRUCK

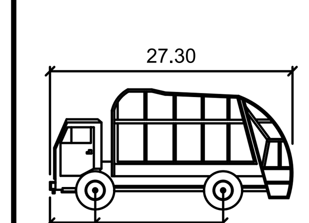


SU47 feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 45.00

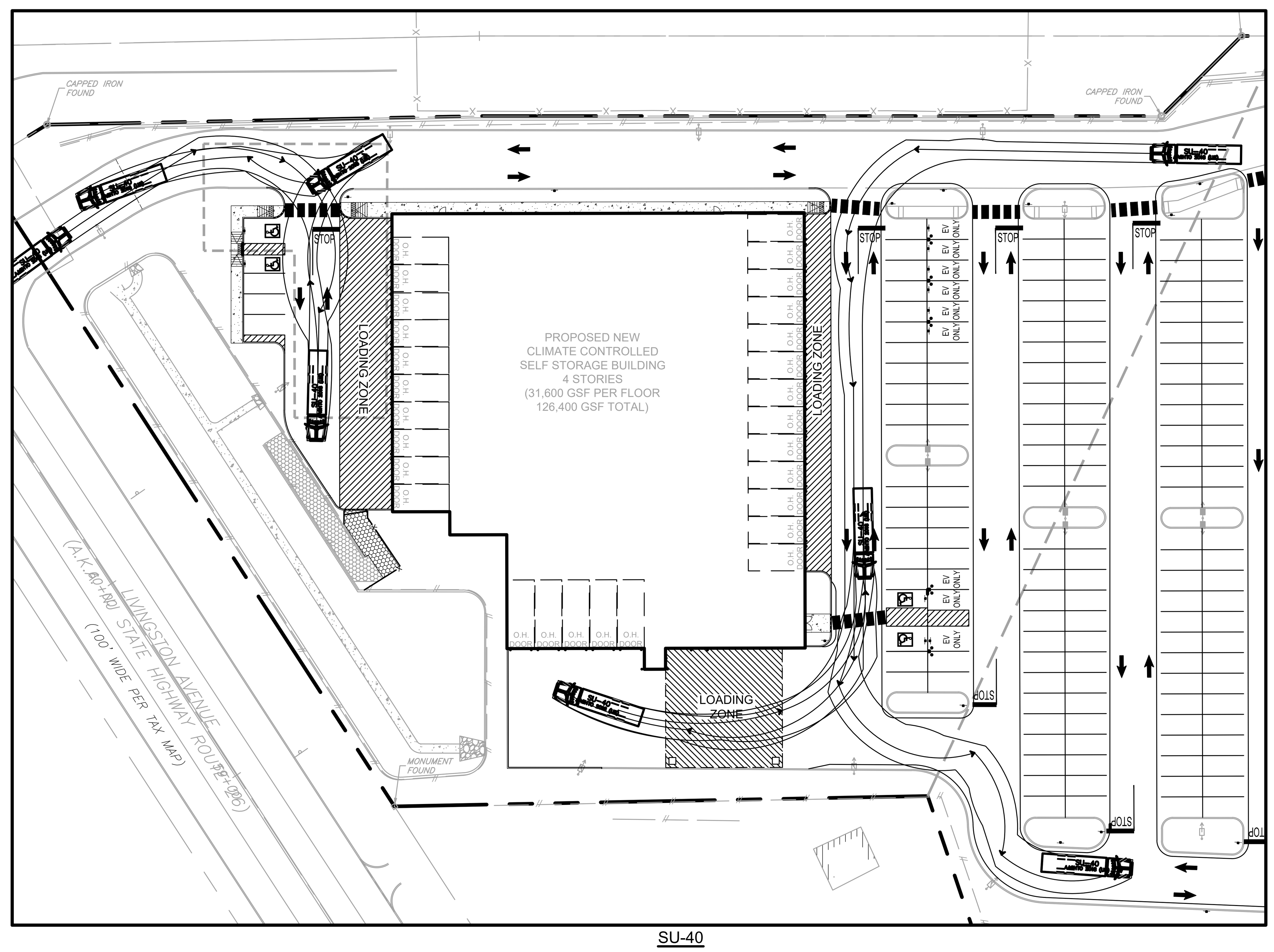


GARBAGE TRUCK

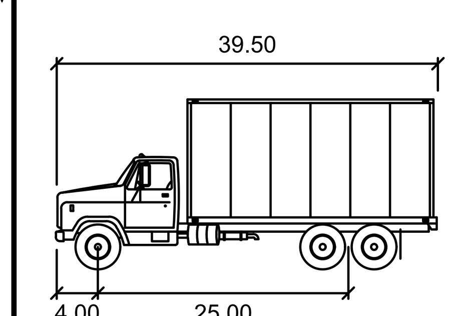


Garbage Truck 1 feet

Width	: 8.33
Track	: 7.95
Lock to Lock Time	: 6.0
Steering Angle	: 43.5



SU-40



SU-40 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.
2. VEHICLE DIMENSIONS BASED ON STANDARD SU-47 . ANY SPECIFIC CHANGES TO THE VEHICLE DIMENSIONS SHOULD BE PROVIDED TO THE DESIGNER FOR RE ANALYSIS OF VEHICLE PATHS.

NO.	REVISIONS	DATE	BY

0 20 40 80
SCALE: 1" = 40'

DRAWN BY: DNV	SCALE: 1"=40'
CHECKED BY: PGS	ACAD NO: 112-TT
APPROVED BY: RCA	DATE: 8/29/2023

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

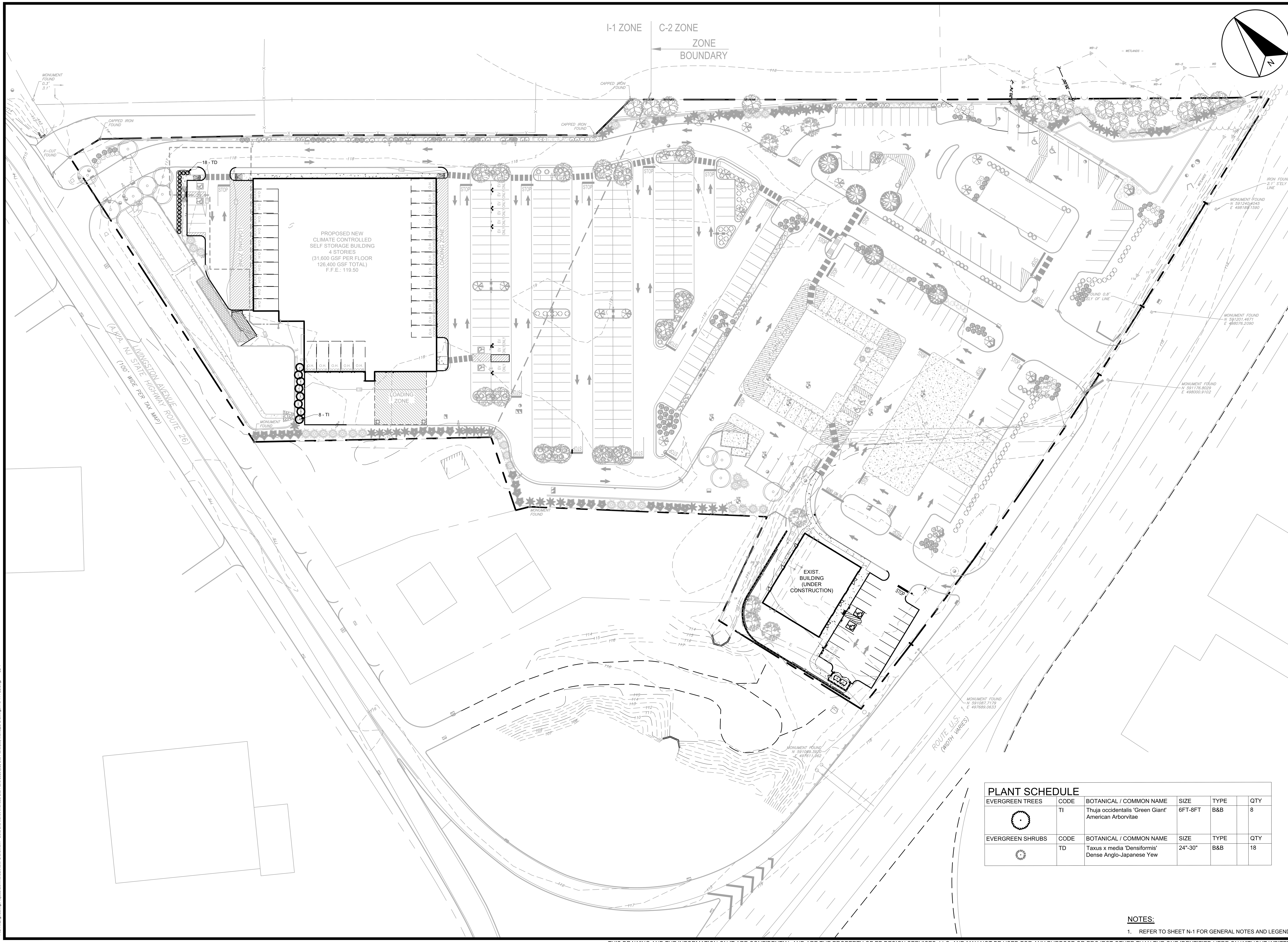
MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
NEW JERSEY LICENSE No. 24GE 05767700

TITLE: PROPOSED TRUCK TURNING PLAN

DRAWING: TT-1

SHEET: 12 OF 15 REVISION: --



PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	QTY
	TI	Thuja occidentalis 'Green Giant' American Arborvitae	6FT-8FT	B&B	8
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**TYPE**	**QTY**
	TD	Taxus x media 'Densiformis' Dense Anglo-Japanese Yew	24"-30"	B&B	18

NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.

NO.	REVISIONS	DATE	BY

0 20 40 80
SCALE: 1" = 40'

DRAWN BY: DNV	SCALE: 1"=40'
CHECKED BY: PGS	ACAD NO.: 113-LS
APPROVED BY: RCA	DATE: 8/29/2023

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PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
NEW JERSEY LICENSE No. 24GE 05767700

TITLE:
PROPOSED LANDSCAPE PLAN

DRAWING: LS-1

SHEET: 13 of 15
REVISION: --

GENERAL LANDSCAPE NOTES:

1. THE LOCATIONS OF ALL PLANTS SHOWN ON THE LANDSCAPE PLAN ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANTS AND BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
2. ALL SHRUB BEDS SHALL HAVE A MINIMUM DEPTH OF 3" OF SHREDDED HARDWOOD MULCH.
3. PLANTS SHALL BE WATERED ON THE SAME DAY OF INSTALLATION. THEREAFTER, REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.
4. ALL TREES, SHRUBS, GROUND COVERS AND LAWNS SHALL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS. ALL PLANTS, LAWNS AND GROUNDCOVER AREAS, NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTING OF LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON BY THE LANDSCAPE CONTRACTOR AT NO CHARGE TO THE LANDLORD OR TENANT. CONTRACTOR SHALL REMOVE STAKING, GUYING, AND WRAP AT END OF GUARANTEE PERIOD.
5. ALL DISTURBED AREAS, UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN OR EROSION CONTROL PLAN, SHALL BE PLANTED AS LAWN.
6. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.
8. ALL SUBSTITUTION SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER IN WRITING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
9. ALL PLANTS RELOCATIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
10. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS FOR ALL LANDSCAPED AREAS.
11. ALL TREE STUMPS AND OTHER TREE PARTS OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH THE LAW. NO TREE STUMPS, PORTIONS OF TREE TRUNK OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
12. NO TOPSOIL SHALL BE REMOVED THE SITE OR USED AS SOIL. TOPSOIL SHALL BE REDISTRIBUTED ON ALL REGARDED SURFACES WITH A MINIMUM OF FOUR (4) INCH THICKNESS AND STABILIZED BY SEEDING OR PLANTING.
13. THE DEVELOPER SHALL SELECTIVELY THIN OR REMOVE ALL DEAD OR DYING VEGETATION, EITHER STANDING OR FALLEN, AND SHALL REMOVE, INCLUDING GRUBBING OUT STUMPS, ALL UNDESIRABLE TREES AND OTHER GROWTH.
14. AN IDENTIFICATION TAG ATTACHED AT THE NURSERY INDICATING THE EXACT VARIETY WILL BE REQUIRED ON EACH PLANT INSTALLED.
15. AREAS TO BE SEEDED WITH NATIVE STEEP SLOPE AND RAIN GARDEN SEED MIXES DO NOT NEED TO BE MOWED AFTER THE ESTABLISHMENT YEAR. MOWING HEIGHT SHOULD BE NO LOWER THAN 8" TO CONTROL WEEDS AND PREVENT SUCCESSION OF WOODY SPECIES. MOWING SHOULD BE DONE EVERY ONE TO THREE YEARS IN LATE WINTER OR EARLY SPRING, SHORTLY BEFORE THE SPRING NESTING SEASON.

LAWN SOD SPECIFICATIONS:

1. THE SOD COMPOSITION SHALL BE AS FOLLOWS:
   90% TALL FESCUE
   10% KENTUCKY BLUEGRASS
2. THE SOD SHALL BE OF GOOD TEXTURE, FREE FROM OBNOXIOUS ROOTS, STONES, AND FOREIGN MATERIAL. SOD SHALL BE FRESH CULTIVATED SOD, WEED-, DISEASE- AND INSECT-FREE.
3. SOD SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS SIMILAR TO AREAS BEING COVERED. SOD SHALL HAVE A CLEAN GROWTH OF ACCEPTABLE GRASS AND SHALL BE MACHINE CUT WITH NOT LESS THAN 1" LOAMY SAND FIRMLY ADHERING TO THE ROOTS.
4. INDIVIDUAL PIECES OF SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTHS AND LENGTHS. BROKEN PADS OR TORN OR UNEVEN EDGES WILL NOT BE ACCEPTED.
5. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SHAPE WHEN SUSPENDED VERTICALLY FROM A FIRM GRASP ON THE UPPER 10% OF THE SECTION.
6. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED UNDER DROUGHT CONDITIONS. IF THE SOIL IS DRY, SOD SHALL BE WATERED SUFFICIENTLY TO MOISTEN THE SOIL TO A DEPTH AT WHICH THE SOD IS TO BE CUT.
7. DUMPING FROM TRANSPORT VEHICLE WILL NOT BE PERMITTED. DAMAGED SOD OR SOD THAT HAS TURNED YELLOW IN COLOR WILL BE REJECTED. SOD SHALL BE INSPECTED AT THE TIME OF DELIVERY BY THE LANDSCAPE ARCHITECT AND ANY SOD THAT DOES NOT MEET SPECIFIED STANDARDS WILL BE REJECTED AND REMOVED FROM THE JOB SITE AT THE CONTRACTOR'S EXPENSE.
8. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. HOWEVER, IF HIGH TEMPERATURE AND LOW MOISTURE EXTREMES OCCUR, INSTALLATIONS SHOULD OCCUR WITHIN 24 HOURS OF HARVEST. SOD NOT TRANSPLANTED WITHIN THESE TIME PERIODS SHALL BE REMOVED FROM THE JOB SITE AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE CHECKLIST

TREES, SHRUBS AND GROUNDCOVERS

PRUNING: PRUNE TREES TO REMOVE DEAD AND DISEASED WOOD AND TO IMPROVE OVERALL HABIT. PRUNE SHRUBS AS NEEDED, AFTER FLOWERING TO PREVENT THE LOSS OF NEXT SEASONS BLOSSOMS. PRUNE AT LEAST ONCE PER YEAR. PLANT MATERIAL SHOWN PLANTED IN A MASS OR TOUCHING EACH OTHER ARE TO BE ALLOWED TO GROW TOGETHER IN ORDER TO BE ABLE TO PERFORM AS A SCREEN OR HEDGE. ALL DEAD PERENNIAL/GRASS VEGETATION SHALL BE REMOVED AFTER FIRST FROST.

FERTILIZER: RATIO 2:1:1 AT 2-3 LBS. ACTUAL NITROGEN PER 1,000 SQ. FT. FERTILIZE IN SPRING ONLY.

PESTICIDES: APPLY PESTICIDES ONLY AS NEEDED FOR SPECIFIC DISEASES OR INSECT PESTS.

WEED CONTROL: WEED ALL BEDS AS NEEDED TO KEEP WELL WATER ALL NEW PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASON. IF RAIN IS INSUFFICIENT, WATER ALL WOODY PLANTS THOROUGHLY TWO TIMES PER WEEK. RENEW SHREDDED BARK MULCH TO 3" DEPTH. REMOVE LEAVES FROM ALL BEDS, TURF AREAS, PARKING AREAS, AND WALKS.

REPLACEMENTS: REPLACE ALL DEAD SHRUBS AND TREES WITHIN NEXT PLANTING SEASON.

TURF

RENEWAL PROCEDURES: OVER SEED THIN SPOTS IN SPRING AND FALL. THATCH AS NECESSARY.

FERTILIZER: RATIO 3:1:2 AT 1 LB. NITROGEN PER 1,000 SQ. FT. FERTIZE TWO TIMES PER YEAR.

PESTICIDES: INSPECT AND APPLY AS NEEDED FOR DISEASES AND INSECTS.

MOW: MAINTAIN A 2" HEIGHT. MOW AT LEAST ONCE PER WEEK. REMOVE CLIPPINGS FROM DETENTION BASIN.

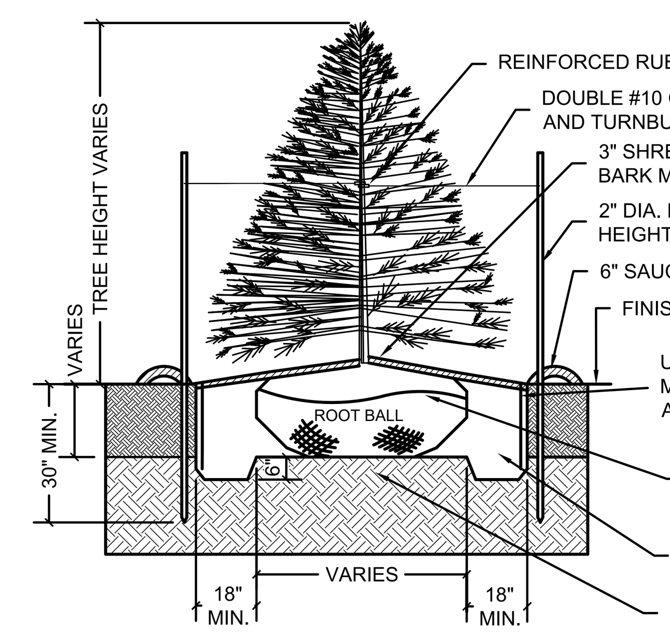
MANICURE: TRIM LAWN AND GROUND COVERS ALONG SIDEWALKS AND SHRUB BED EDGES. RAKE AS NEEDED. GENERAL MAINTENANCE

DETENTION BASIN: CLEAN OUT OUTLET STRUCTURES AFTER EVERY STORM EVENT.

PAVEMENT: REPLACE ALL BROKEN OR MISSING PAVERS REPAIR OR REPLACE ALL OTHER DAMAGE PAVING AS NECESSARY. REMOVE ALL STAINS.

PLANTING NOTES:

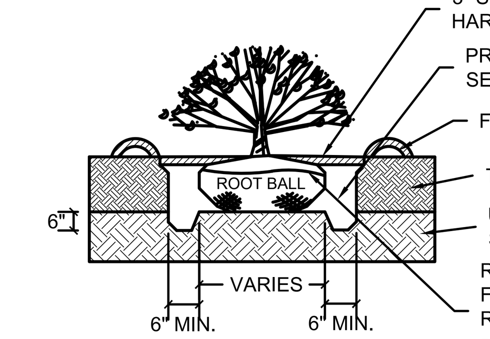
1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
2. STANDARDS: ALL PLANTS SHALL BE IN CONFORMANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. WITH REGARD TO SIZING AND DESCRIPTION.
3. QUALITY: ALL PLANTS SHALL BE NURSERY GROWN AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
4. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, AND MUST BE APPROVED BY THE TOWNSHIP ENGINEER.
5. SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
6. PRUNING: EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN, INC. ALL PRUNING MUST BE DONE AT THE NURSERY PRIOR TO PURCHASE, NO FIELD PRUNING IS ALLOWED. CARE MUST BE TAKEN TO AVOID ANY ADDITIONAL DAMAGE TO THE PLANT. CUTS OVER ONE INCH (1") IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
7. ROOT SYSTEMS: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR BALL.
8. PROTECTION: ROOTBALLS, TRUNKS, BRANCHES AND FOLIAGE OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED, IN KIND, PRIOR TO INSTALLATION.
9. MULCH: IMMEDIATELY FOLLOWING PLANT INSTALLATION ALL TREE AND SHRUB PLANTING PITS SHALL BE COVERED WITH A THREE INCH (3") LAYER OF HARDWOOD MULCH. THE LIMITS OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT; FOR EVERGREEN TREES CLUSTER OR SHRUB MASSES, A MULCHED BED SHALL BE CREATED. INCORPORATE SYNTHETIC WEED BARRIER FABRIC UNDER ALL MULCHED BEDS.
10. ANTI-DESICCANT SPRAY: SPRAY ALL BROADLEAF EVERGREEN TREES & SHRUBS WITH AN ANTI-DESICCANT SUCH AS "WILT PROOF".
11. PLANTING MIX BEFORE BACKFILLING: THE TOPSOIL BACKFILL MIXTURE SHALL BE PREPARED AND MIXED TO THE FOLLOWING PROPORTIONS: DECIDUOUS PLANTS - TWO PARTS BY VOLUME OF TOPSOIL, ONE PART ORGANIC COMPOST AND FIVE POUNDS BONE MEAL PER CUBIC YARD. EVERGREEN PLANTS - THREE PARTS BY VOLUME OF TOPSOIL AND ONE PART ORGANIC COMPOST. FERTILIZER - TO THE ABOVE MIXTURES, ADD THREE POUNDS OF SPECIFIED COMMERCIAL FERTILIZER (SLOW RELEASE 5-10-5) FOR TREES UP TO THREE INCHES (3") IN CALIPER AND ONE POUND PER INCH OF CALIPER FOR LARGER TREES. SHRUBS SHALL BE FERTILIZED WITH SIX (6) OUNCES OF FERTILIZER FOR SHRUBS FOUR FEET (4') AND OVER.
12. STAKING AND GUYING: ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO ACCEPTED INDUSTRY PRACTICE. ALL TREES 2" TO 3-1/2" CALIPER SHALL BE STAKED AND ALL TREES FOUR (4") CAL OR GREATER TO BE GUYED PER DETAIL ON THIS SHEET. ALL DECIDUOUS TREES SHALL HAVE RIGID, PLASTIC, OPEN MESH TRUNK GUARDS INSTALLED FOR DEER PROTECTION.
13. LAYOUT: THE CONTRACTOR SHALL LAY OUT THE LOCATION OF ALL PLANTS AND THE ARRANGEMENT AND OUTLINES OF PLANTING BEDS AS INDICATED ON THE DRAWINGS. THE LAYOUT OF PLANTING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANTING PITS OR PREPARATION OF PLANTING BEDS. ALL PLANTING SHALL BE AT THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT AND LAYOUT OF PLANTING BEDS. MINOR ADJUSTMENTS TO TREE LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF MAJOR ADJUSTMENTS ARE ANTICIPATED.
14. ADVERSE CONDITIONS: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO PLANT GROWTH. THE DOCUMENTED CONDITIONS SHALL INCLUDE A PROPOSAL FOR CORRECTING THE SITUATION, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
15. QUANTITY: THE QUANTITY OF PLANTS INDICATED IN THE PLANT SCHEDULE IS FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL OBTAIN QUANTITIES FOR PRICING BY COMPILING NUMBERS FROM THE PLANTS ILLUSTRATED ON THE DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE PLANT SCHEDULE, THE QUANTITIES ILLUSTRATED ON THE DRAWINGS SHALL TAKE PRECEDENCE.
16. GUARANTEE: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND NOTIFY THE OWNER IN WRITING IF PROBLEMS ARE OCCURRING OR SITUATIONS DEVELOP THAT APPEAR DETRIMENTAL TO THE PLANT MATERIAL.
17. PLANT MATERIAL RECEIVED IN WIRE BASKETS IS ACCEPTABLE, BUT MUST BE HANDLED IN THE FOLLOWING MANNER. THE PLANT MUST BE PARTIALLY PLANTED FOR SUPPORT, AND THE ENTIRE WIRE BASKET MUST BE CUT AND REMOVED.
18. PROVIDE ROOT BARRIER UB-24-2 OR APPROVED EQUAL BETWEEN STREET TREES AND ALL SIDEWALK OR CURBING.
19. PLANTING PITS SHALL PROVIDE AT LEAST ONE (1) FOOT OF CLEARANCE AROUND ROOT BALL AT ALL PLANTINGS.
20. ALL NON LAWN AREAS SHALL HAVE A TOP GRADE WEED BARRIER. HOLES SHALL BE CUT IN THE BARRIER TO PLANT THE PLANTING MATERIAL. THE TOTAL AREA SHALL BE COVERED IN GOOD MULCH. MULCH SHALL BE KEPT AWAY FROM THE TRUNKS OF TREES.
21. ALL LAWN AND LANDSCAPED AREAS SHALL BE IRRIGATED AREAS "AS SHOWN ON PLAN" BY LIMITS OF SOD & IRRIGATION.



EVERGREEN TREE PLANTING DETAIL

NTS

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.
4. WIRE BASKETS TO BE REMOVED PRIOR TO BACKFILLING PIT.



SHRUB PLANTING DETAIL

NTS

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

NO.	REVISIONS	DATE	BY

DRAWN BY: DNV	SCALE: AS-SHOWN
CHECKED BY: PGS	ACAD NO.: 114-LS
APPROVED BY: RCA	DATE: 8/29/2023

NOT APPROVED FOR CONSTRUCTION UNLESS INDICATED OTHERWISE

FINAL FOR SEWER DESIGN

EP DESIGN SERVICES
2901 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 755-3212
New Jersey Certificate of Authorization #: 24GA28126500

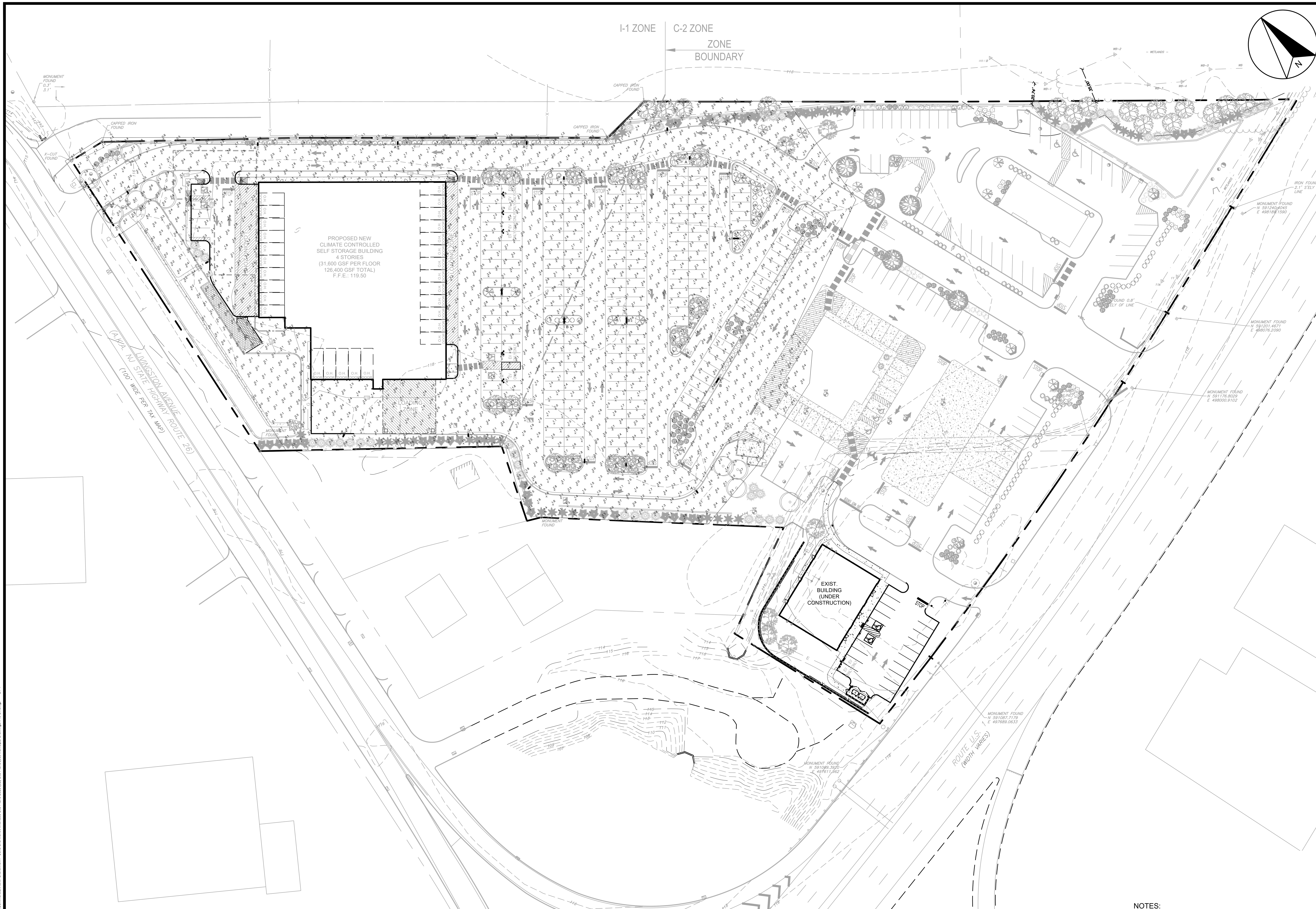
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
DATE
NEW JERSEY LICENSE No. 24GE 05767700

TITLE: LANDSCAPE DETAILS

DRAWING: LS-2

SHEET: 14 OF 15 REVISION: --



NOTES:

1. REFER TO SHEET N-1 FOR GENERAL NOTES AND LEGENDS.
2. ALL LIGHT LOCATIONS SHOWN ARE PREVIOUSLY APPROVED AND EXISTING ON SITE.

NO.	REVISIONS	DATE	BY

0 20 40 80
SCALE: 1" = 40'

DRAWN BY: DNV	SCALE: 1"=40'
CHECKED BY: PGS	CADD NO.: 115-LT
APPROVED BY: RCA	DATE: 8/29/2023

NOT APPROVED FOR CONSTRUCTION UNLESS INDICATED OTHERWISE

FINAL FOR SEWER DESIGN

EP DESIGN SERVICES
2901 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 755-3272
New Jersey Certificate of Authorization #: 24GA28126800

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

MARKET PLACE AT NORTH BRUNSWICK
BLOCK 140.01, LOT 6.04
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
PERICLES G. STAVRIDIS
PROFESSIONAL ENGINEER
8/29/23
NEW JERSEY LICENSE No. 24GE 05767700

TITLE: EXISTING LIGHTING PLAN

DRAWING: LT-1

SHEET: 15 OF 15 REVISION: --