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		/2 Bayard Street Attn: New Brunswick, NJ 08901 Public Service Electric & Gas Co., Verize Public Service Electric & Gas Co., Manager – Corporate Properties NJ G 80 Park Place, T6B Broad Neward Newark, NJ 07102 Neward Cablevision of Raritan Valley Depart 275 Centennial Avenue State c CN 6805 1035 I Piscataway, NJ 08855-6805 Trento Attn: Margurite Prenderville Sunoc Construction Department Mr. Tim Allen Sunoc Texas Eastern Transmission Corp. Right South Plainfield, NJ 07080 525 Fr	n n Tax Administration Street – Room 305 [°] k, NJ 07101 ment of Transportation of New Jersey Parkway n, NJ 08625 o Pipeline L.P. of Way llo Complex itztown Road g Spring, PA 19608				
		INDEX OF SH	IEETS				
SHT. No I	D. COVER SHEET DEMOLITION P	DESCRIPTION		LATEST REVISION 11/17/2023	1		
3 4 5	DIMENSION PL						
6 7 - 8 9 10	SOIL EROSION SOIL EROSION LANDSCAPE PL	& SEDIMENT CONTROL PLAN & SEDIMENT CONTROL DETA AN ETAILS	ILS	II/17/2023 II/17/2023 II/17/2023 II/17/2023			
 2 - 4	LIGHTING PLAN	N DN DETAILS	DETAILS				

FOR BLOCK 4.46, LOTS 1.04, 1.07 **TOWNSHIP OF NORTH BRUNSWICK** MIDDLESEX COUNTY, NEW JERSEY

PRELIMINARY/FINAL MAJOR SITE PLAN PRESTIGE COMMERCE CENTER



I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

OWNER	DATE
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF N REGULAR MEETING OF DATE	ORTH BRUNSWICK AT THE
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

The Greene Turtle Sports Bar & Grille Main St LOCATION MAP SOURCE: GOOGLE EARTH SCALE: I" = 1,000'

MINIMUM REAR YARD MINIMUM SIDE YARD TOTAL TWO SIDE YARDS MAXIMUM BUILDING HEIGHT (STORIES) MAXIMUM BUILDING HEIGHT MAXIMUM PRINCIPAL BUILDING COVERAGE MAXIMUM IMPERVIOUS COVERAG PARKING (PAD C) RESTAURANT USE: I SPA / 100 SF OF GFA (PAD C) RESTAURANT USE: I SPAC / 100 SF OF GFA (PAD B) FREDDY'S: I SPACE / 100 OF GFA REGAL (EXISTING): 0.2 SPACE / SI + EMPLOYEES BJ's (EXISTING): I SPACE / 250 SF CHICK-FIL-A (EXISTING): I SPACE VACANT RESTAURANT (EXISTIN I SPACE / 100 SF TOTAL PARKING (ON SITE PARKING SETBACK (STREETLINE) LOADING: I SPACE/5,000 SF EV CHARGING STATIONS ADA SPACES (PAD B & C): GNAGE FREDDY'S RESTAURANT MINIMUM SIGN SETBACK MAXIMUM PROJECTION MAXIMUM FACADE SIGN HEIGHT MAXIMUM NUMBER OF FACADE SIGNS MAXIMUM FACADE SIGN AREA (ALL SIDES) PAD C MINIMUM SIGN SETBACK MAXIMUM PROJECTION MAXIMUM FACADE SIGN HEIGHT MAXIMUM NUMBER OF FACADE MAXIMUM FACADE SIGN AREA (ALL SIDES) (COMMERCIAL/OFFICE USE) = PRE-EXISTING NON-CON (V) = VARIANCE REQUIRED * NON-RESIDENTIAL USES WITHIN DEVELOPMENT STANDARDS AND REQUIREMENTS APPLICABLE TO TI ** TWO (2) ELECTRIC VEHICLE (EV) PARKING SPACES PER CODE. 5. BOUNDARY SURVEY & TOPOGRAF A PLAN ENTITLED "BOUNDARY A AND DEVELOPMENT CO., INC.", SI PANKOK, N.J. C.O.A. #:24GA279865 6. THE HORIZONTAL DATUM IS RELA SYSTEM AND ADJUSTED TO NADI . BENCHMARK REFERENCE: REFEREN NAVD 1988. 8. NO FRESHWATER WETLANDS ARE 9. NO 100 YEAR FLOOD PLAINS ARE INSURANCE RATE MAP (FIRM 3402

- EMERGENCY MANAGEMENT AGEN 10. THIS SET OF PLANS IS NOT DEPIC CERTIFICATION/WARRANTY REC ENVIRONMENTALLY IMPACTED SI NO EXPLORATORY OR TESTING S SITE ENVIRONMENTAL SERVICES R FOR CHEMICAL, TOXIC, RADIOAC THE PROPERTY AND THE UNDERS DETERMINE THE EXISTENCE OF SA WASTE BE DISCOVERED, THE OW COMPLYING WITH ALL APPLICABL
- 11. THIS IS A SITE DEVELOPMENT PLAN HEREON, IS NOT A SURVEY. 12. DO NOT SCALE DRAWINGS AS TH PHYSICAL CONDITIONS, BUILDING EXCEPT WHERE DIMENSIONS ARE
- 13. THIS SET OF PLANS HAS BEEN PREI AGENCY REVIEW AND APPROVAL CONSTRUCTION DOCUMENTS UN ALL CONDITIONS OF APPROVAL STAMPED "ISSUED FOR CONSTRUC CATALOG CUTS, SHOP DRAWING THE PROJECT OWNER AND/OR MU
- 14. THE CONTRACTOR IS RESPONSIBI ALL APPROPRIATE SAFETY DEVICES 15. PRIOR TO ANY EXCAVATION, THE
- UTILITY MARKOUT. SITE NOTES
- . BUILDING FOOTPRINT DIMENSION BUILDING FOOTPRINT DIMENSION INDIVIDUAL ARCHITECTURAL PLAI PERMIT. ALL STRUCTURES SHALL C REQUIREMENTS.
- 2. CURB RAMPS ARE TO BE CONSTRU ACCESSIBLE CURB RAMPS INSTAL DETECTABLE WARNING SURFACE GUIDELINES FOR PEDESTRIAN FAC
- 3. TRAFFIC SIGNAGE AND STRIPING TRAFFIC CONTROL DEVICES. 4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL

HAULER.

- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE
- STUMPS, OR OTHER DELETERIOUS MATERIALS.
- 7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

Costco Wholesa

THE SUBJECT PROPERTY IS VALONAL		GEN	ERAL IN	FORMATION				
THE SUBJECT PROPERTY IS KNOWN SHEET(S) 19 OF THE OFFICIAL TAX MIDDLESEX COUNTY, NEW JERSEY, DA I. THE PROPERTY IS LOCATED IN THE	AS LOT(S) 1.07 MAP OF THE TO ATED JUNE, 1998. TRANSITIONAL MI	IN BLOCK(S) 4.46 WNSHIP OF NOP	AS SHOWN ON RTH BRUNSWICK, T ZONE DISTRICT	AND REQUIREMENTS. D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS. UTILITY NOTES	Colliers			
AND CONTAINS A TOTAL TRACT A OWNER/ APPLICANT: PRESTIGE P 546 FIFTH / NEW YORI	REA OF 647,205 SF, ROPERTIES & DEVE AVENUE, 15TH FLC K, NEW YORK 1003	14.9 ACRES. ELOPMENT CO., IN OOR 36	JC.	1. 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 INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED	Engineering			
3. THE SUBJECT PROPERTY IS PRESENTL THE REGAL MOVIE THEATRE. THE AF QUICK SERVICE RESTAURANT AND A	Y AN OVERFLOW PLICANT PROPOS AN OFFICE/RETAIL	PARKING LOT AS ES TO CONSTRUC /RESTAURANT BU	SOCIATED WITH CT A FREDDY'S ILDING.	CONSTRUCTIONS, TEST MILE STALL BE DOG BT THE CONTRACTOR FROM TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTEED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH	& Design www.colliersengineering.com			
			PROPOSED	CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.	Copyright © 2023. Colliers Engineering & Design All Rights Reserved. This drawing			
MINIMUM LOT AREA MINIMUM LOT WIDTH MINIMUM LOT DEPTH	2 AC 150 FT* 100 FT*	14.9 AC 248.4 FT 269 FT	14.9 AC 248.4 FT 269 FT	2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.	whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.			
PRINCIPAL BUILDING MINIMUM FRONT YARD	100 FT	N/A	100 FT	 STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX 	Doing Business as			
	35 FT OR 35% OF TOTAL LOT DEPTH (187 FT)*	N/A	356+/- FT	SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.	PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S			
TOTAL TWO SIDE YARDS MAXIMUM BUILDING HEIGHT (STORIES)	20 FT 3*	N/A N/A N/A	504+/- FT	4. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.	SURFACE ANYWHERE IN ANY STATE Know what's below. Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS			
MAXIMUM BUILDING HEIGHT MAXIMUM PRINCIPAL BUILDING COVERAGE	40 FT* 40 %*	N/A 12 %	<40 FT 13.3 %	5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON SOUTH CENTER DRIVE, OWNED AND OPERATED BY THE TOWN WATER DEPARTMENT.	VISIT: WWW.CALL811.COM			
MAXIMUM IMPERVIOUS COVERAGE	80 %*	70 %	60.9 %	PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, AMERICAN WATERWORKS				
PARKING (PAD C) RESTAURANT USE: I SPACE	3,000/100 = 30			ASSOCIATION STANDARDS, AND IN THE PINELANDS AREA, THE STANDARDS OF THE PINELANDS COMPREHENSIVE MANAGEMENT PLAN. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING OR HIGH				
/ 100 SF OF GFA (PAD C) RESTAURANT USE: 1 SPACE / 100 SF OF GFA (PAD B) FREDDY'S: 1 SPACE / 100 SF OF GFA	SPACES 2,336/100 =24 SPACES 2,799/100 =28 SPACES	952	856	DENSITY POLYETHYLENE (HDPE) SDR-11 PIPE AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.				
REGAL (EXISTING): 0.2 SPACE / SEAT + EMPLOYEES BJ's (EXISTING): 1 SPACE / 250 SF	467 161,785/250 = 648 SPACES	524	524	EXISTING SEWER MAIN LOCATED WITHIN THE SHOPPING CENTER ON LOT 1.07. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OT LIEDWISE ON THE DIANS EXCEPT WHERE SHALL OWER DEPTUS				
CHICK-FIL-A (EXISTING): I SPACE / 100 SF VACANT RESTAURANT (EXISTING): I SPACE / 100 SF	5,500/100 = 55 SPACES 6,044/100 = 61 SPACES	77	77	EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 3 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.				
TOTAL PARKING (ON SITE) SIZE	1,299 9 X 18	1,553 9 X 18	1,459** 9 × 18	7. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE THE WATER AND STATE UNITS CHARLER IN				
PARKING SETBACK (STREETLINE) LOADING: I SPACE/5,000 SF EV CHARGING STATIONS ADA SPACES (PAD B & C):	10 FT 1* 1 3	50.3 FT N/A N/A N/A	57.2 FT 0 (V) 2 4	SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.	ENTS			
SIGNAGE				8. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER	COMM			
FREDDY'S RESTAURANT MINIMUM SIGN SETBACK	20 FT	2.5 F	 T (V)	SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (THAT IS DUCTILE IRON PIPE WITH MECHANICAL RESTRAINT QJOINTS),	AIN NA			
	I 2 IN <height of<="" td=""><td>< 12</td><td>l IN</td><td>WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWER SEAL MODEL #3501-OR EQUIVALENT AT DIP/PVC JOINTS.</td><td>ER TOV</td></height>	< 12	l IN	WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWER SEAL MODEL #3501-OR EQUIVALENT AT DIP/PVC JOINTS.	ER TOV			
MAXIMUM NUMBER OF FACADE	BUILDING NOT SPECIFIED	5		9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF	ESCRIP VISED P			
MAXIMUM FACADE SIGN AREA (ALL SIDES)	NOT SPECIFIED	248.	8 SF	REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.	NA NA			
PAD C MINIMUM SIGN SETBACK	20 FT	100.3	3 FT	OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.	DRAV			
MAXIMUM PROJECTION MAXIMUM FACADE SIGN HEIGHT	12 IN <height of<br="">BUILDING</height>	< 12 COM	PLIES	THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.	0ATE 117/23 117/25 117/			
MAXIMUM NUMBER OF FACADE SIGNS	NOT SPECIFIED	4	ł	ADA INSTRUCTIONS TO CONTRACTOR:	>			
MAXIMUM FACADE SIGN AREA (ALL SIDES) (COMMERCIAL/OFFICE USE)	10% OF FACADE AREA 6430/100 = 643 SF	134	SF	OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE/PROJECT. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN, AND CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE LATEST FEDERAL PROPOSED "ASSESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).				
(E) = PRE-EXISTING NON-CONFG (V) = VARIANCE REQUIRED * NON-RESIDENTIAL USES WITHIN 55 DEVELOPMENT STANDARDS AND TH	DRMING CONDITI	ON ITE I SHALL COMF		2. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS AND ANY SUPPLEMENTAL STATE REQUIREMENTS. THESE INCLUDE, BUT				
REQUIREMENTS APPLICABLE TO THE ** TWO (2) ELECTRIC VEHICLE (EV) U PARKING SPACES PER CODE.	C-2 GENERAL CO	MERCIAL DISTRI-	CT. NT AS TWO (2)	ARE NOT LIMITED TO THE FOLLOWING: (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):				
A PLAN ENTITLED "BOUNDARY AND A PLAN ENTITLED "BOUNDARY AND AND DEVELOPMENT CO., INC.", SHE PANKOK, N.J. C.O.A. #:24GA27986500	O TOPOGRAPHIC S TOPOGRAPHIC S ET I OF I, DATED OF COLLIERS ENG	SHOWN HEREON SURVEY FOR PREST 3/13/2023, PREPAR GINEERING & DESI	IS TAKEN FROM FIGE PROPERTIES ED BY JOHN J. GN.	 A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION. B. CURB RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%). 	11-1			
 THE HORIZONTAL DATUM IS RELAT SYSTEM AND ADJUSTED TO NAD198 ADDITION OF A DESCRIPTION 	3. THE VERTICAL D	ERSEY STATE PLAN	YE COORDINATE	C. LANDINGS	1/ unt lan			
 BENCHMARK REFERENCE: REFERENC NAVD 1988. 	e, elevation: ele	VATION FEET NG	1929 OR	i. LANDINGS AT CURB RAMPS - MUST BE 4 FT. MIN., X 4 FT. MIN. AND ARE TO BE INCREASED TO 5 FEET WHERE THE LANDING SPACE (TURNING SPACE) IS CONSTRAINED AT THE BACK OF THE SIDEWALK.	Vincent D Kall			
 NO FRESHWATER WETLANDS ARE KN INSURANCE RATE MAP (FIRM 34023C COUNTY OF MIDDLESEX, NEW JERSE EMERGENCY MANAGEMENT AGENC 	NOWN TO EXIST IOWN TO EXIST C 0109F) FOR THE TO Y, DATED 7/6/2010 Y.	ON THE SITE PER DN THE SITE PER T DWNSHIP OF NOI) PREPARED BY TH	NJ-GEOWEB. THE FLOOD RTH BRUNSWICK, IE FEDERAL	 ii. LANDINGS AT RAMPS - MUST BE 5 FT MIN. IN THE DIRECTION OF TRAVEL AND BE PROVIDED AT EACH END OF THE RAMP, MUST PROVIDE POSITIVE DRAINAGE (1 % MIN.), AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION. WHEN LANDING IS ALSO A TURNING SPACE, IT MUST BE A MINIMUM 5 FT X 5 FT. iii. LANDINGS AT DOORWAYS - SEE NOTE F BELOW. 	NEW JERSEY LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: GE55812 COLLIERS ENGINEERING & DESIGN, INC. N.J. C.O.A. #: 24GA27986500			
10. THIS SET OF PLANS IS NOT DEPICTIN CERTIFICATION/WARRANTY REGAR ENVIRONMENTALLY IMPACTED SITE NO EXPLORATORY OR TESTING SER SITE ENVIRONMENTAL SERVICES RFI	IG ENVIRONMENT DING THE PRESEN CONDITIONS. MA VICES, INTERPRET/ ATED TO THE DET	AL CONDITIONS CE OR ABSENCE (SER CONSULTINC ATIONS, CONCLL FERMINATION OF	OR A DF HAS PERFORMED ISIONS OR OTHER THE POTENTIAL	D. PATH OF TRAVEL ALONG ON-SITE ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH (EXCLUDING THE CURB) OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS MUST NOT REDUCE THIS MINIMUM WIDTH). IN A PUBLIC RIGHT-OF-WAY. THE MINIMUM WIDTH EXCLUDING THE CURPS IS 4 ET THE SLOPE	PRELIMINARY/FINAL			
FOR CHEMICAL, TOXIC, RADIOACTI THE PROPERTY AND THE UNDERSIG DETERMINE THE EXISTENCE OF SAM WASTE BE DISCOVERED, THE OWNE COMPLYING WITH ALL APPLICABLE	VE OR OTHER TYP NED PROFESSION/ E. SHOULD ENVIRO R AND CONTRAC LAWS AND REGUL	E OF CONTAMINA AL IS NOT QUALIF ONMENTAL CONT CTOR SHALL BE RE LATIONS.	ANTS AFFECTING IED TO FAMINATION OR SPONSIBLE FOR	MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE. E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP, WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 30 INCHES MUST BE	FOR			
 THIS IS A SITE DEVELOPMENT PLAN A HEREON, IS NOT A SURVEY. DO NOT SCALE DRAWINGS AS THEY 	AND UNLESS SPECI	FICALLY NOTED F	ELSEWHERE	PROVIDED. THE RAMP MUST HAVE A MINIMUM. CLEAR WIDTH OF 36 INCHES, HAVE ADA HAND RAILS AND LANDINGS (MIN. 5 FT. LONG IN THE DIRECTION OF TRAVEL) ON EACH END THAT ARE SLOPED A MIN. 1 % AND NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.	PRESTIGE COMMERCE CENTER			
PHYSICAL CONDITIONS, BUILDINGS, EXCEPT WHERE DIMENSIONS ARE SH	STRUCTURES, ETC IOWN THERETO.			F. EXTERIOR DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE THIS LANDING AREA IS GENIEDALLY S ET				
AGENCY REVIEW AND APPROVAL. T CONSTRUCTION DOCUMENTS UNT ALL CONDITIONS OF APPROVAL HA STAMPED "ISSUED FOR CONSTRUCT CATALOG CUTS, SHOP DRAWINGS / THE PROJECT OWNER AND/OP MI	HIS SET OF PLANS IL ALL APPROVALS VE BEEN SATISFIED ION". THIS SHALL AND/OR DESIGN C	SHALL NOT BE UT SREQUIRED HAVE AND THE DRAW INCLUDE APPROV CALCULATIONS A	FILIZED AS BEEN OBTAINED, /INGS HAVE BEEN /AL OF ALL S REQUIRED BY	 X 5 FT, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS. (SEE APPLICABLE CODE SECTIONS). 3. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, INCLUDING WHETHER OR NOT FALL PROTECTION IS REQUIRED. 	BLOCK 4.46, LOTS 1.04 & 1.07			
THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER. 14. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.				 IT IS RECOMMENDED THAT THE CONTRACTOR CHECK THE SLOPE OF FORMWORK FOR COMPLIANCE WITH ADA STANDARDS PRIOR TO POURING CONCRETE. 	TOWNSHIP OF NORTH			
15. PRIOR TO ANY EXCAVATION, THE C UTILITY MARKOUT.	ONTRACTOR SHA	ALL CALL 811 TO F	REQUEST A		BRUNSWICK			
SITE NOTES I. BUILDING FOOTPRINT DIMENSIONS BUILDING FOOTPRINT DIMENSIONS INDIVIDUAL ARCHITECTURAL PLANS	SHOWN HEREON FOR EACH BUILDI S AT THE TIME OF	ARE APPROXIMA ING SHALL BE FUR APPLICATION FO	TE. FINAL .NISHED ON THE R A BUILDING		NEW JERSEY			
PERMIT. ALL STRUCTURES SHALL CO REQUIREMENTS. 2. CURB RAMPS ARE TO BE CONSTRUC ACCESSIBLE CURB RAMPS INSTALLEE	NFORM TO THE A	PPROVED BULK Z	ONING VEMENT SURFACE. AY ARE TO HAVE		Colliers HOLMDEL (Headquarters) 101 Crawfords Corner Road, Suite 3400 Holmdel, NJ 07733 NJ 07733			
DETECTABLE WARNING SURFACES C GUIDELINES FOR PEDESTRIAN FACILI 3. TRAFFIC SIGNAGE AND STRIPING SH TRAFFIC CONTROL DEVICES.	COMPLIANT WITH TIES IN THE PUBLI ALL CORRESPONE	FEDERAL ACCESS C RIGHT OF WAY D TO THE MANUA	IBILITY · ·L ON UNIFORM		Engineering Phone: 732.383.1950 & Design Colliers Engineering & Design, INC. DOING BUSINESS AS MASER CONSULTING			

MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.

6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES,

A. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2019; AS SUPPLEMENTED. B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY

SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS. C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS,

14 of

04/27/2023

WER

COVER SHEET

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FCT NUMBER

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





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	FREEHOLD SOIL CONSERVATION		STANDARD FOR VEGETATIVE COVER
	MCNJ-SOIL-NOTE-1005 05/01/17		MCNJ-SOIL-NOTE-1100
I.	THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.	SITE PREPARATION A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPME SOLUTION AND A STEDING	HARD FESCUE 130 LBS/ACRE
2.	ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL	FOR SEEDBED PREPARATION, SEEDING, MOLCH APPLICATION, AND MOL ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDA FOR LAND GRADING.	CH STRONG CREEPING RED FESCUE 45 LBS/ACRE RD PERENNIAL RYEGRASS 10 LBS/ACRE
3.	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 RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT	B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LA GRADING.	BE MIX #16 (POORLY DRAINED SOIL) ND ROUGH BLUEGRASS 90 LBS/ACRE STRONG CREEPING RED FESCUE I30 LBS/ACRE
4	STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.	C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHO DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO AN AVERAGE DEF OF 5 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNAT	UT OPTIMUM SEEDING DATES: TH 8/1 - 10/1 (ZONE 5b, 6a); 8/15 - 10/15 (ZONE 6b); 8/15 - 10/30 (ZONE 7a, 7b) VE
	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	DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUST DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIEL LANDFILL CAPPING ETC. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER,	RY ACCEPTABLE SEEDING DATES: DS, 3/15 - 5/31 (ZONE 5b, 6a); 3/1 - 4/30 ZONE 6b); 2/1 - 4/30 (ZONE 7a, 7b) AS
	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	NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING. D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIO	SUMMER SEEDING DATES * : 6/I - 7/31 (ZONE 5b, 6a); 5/I - 8/14 (ZONE 6b, 7a, 7b)
	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.	GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIME BASINS, AND WATERWAYS.	NT * NOTE: SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST S
5.	ANY STOCKPILE OR DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN	2. <u>Seedbed Preparation</u> A. Uniformly Apply ground limestone and fertilizer to topsoil which f been spread and firmed. According to site specific soil t	ESTABLISHMENT BEFORE FREEZING CONDITIONS. AS
	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 ½ TONS PER ACRE,	RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. S SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSI OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).	DIL 2. DETENTION BASINS: DN MIX #9: DEERTONGUE 20 LBS/ACRE
6	ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.	a. FOR TEMPORARY SEEDING: FERTILIZER SHALL BE APPLIED AT THE RATE OF	REDTOP 2 LBS/ACRE 500 WILD RYE (ELYMUS) 15 LBS/ACRE DR SWITCHGRASS 25 LBS/ACRE
0.	AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE FOUVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH	EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL T INDICATES OTHERWISE. LIMING RATE SHALL BE ESTABLISHED PER SOIL TESTING.	OPTIMUM SEEDING DATES:
7	STATE STANDARDS.	b. FOR PERMANENT SEEDING: FERTILIZER SHALL BE APPLIED AT THE RATE OF POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10	3/15 - 5/31 (Zone 5b, 6a); 3/1 - 4/30 (Zone 6b); 2/1 - 4/30 (Zone 7a, 7b) 500 DR A. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAN
7.	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.	EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL T INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABC DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RA	IF CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDI IF EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL VE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO TE DEPTH OF 1/4 TO 1/2 INCH BY BAKING OR DRAGGING DEPTH OF SEED PLACEMEN
8.	THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION	APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.	MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL. B.
	THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.	OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITA EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON T GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBEL PREPARED.	C. AFTER SEEDING, FIRMING THE SOIL WITH A CORROGATED ROLLER WILL ASSURE GOC SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENC HE THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHE IS EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL MAXIMIZED.
9.	ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.	C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IR SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH	D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUC OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUI FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO T
10.	PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.	5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD F MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.	DR PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEE SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDIN (ALSO SEE SECTION 4 - MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRI
11.	AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE	D. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOU BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTIC PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILIT	LD SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AN IS NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCU IES THERE IS A REDUCED SEED GERMINATION AND GROWTH.
	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	(CABLES, IRRIGATION SYSTEMS, ETC.). SEE "SOIL DECOMPACTION AND TESTI REQUIREMENTS".	NG 4. <u>MULCHING</u> MULCHING IS REQUIRED ON ALL SEEDING, MULCH WILL PROTECT AGAINST EROSIC
	REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.	E. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSI AND OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUI OR OTHER UNSUITABLE MATERIAL.	DN BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMEN THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
12.	IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON	3. <u>SEEDING</u> A TEMPORARY SEEDING SPECIFICATIONS - TEMPORARY VEGETATIVE COVER SH	A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLI
	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	CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS 1 1,000 SQ.FT. (100 LBS/ACRE), OR A MIXTURE FROM TABLE 7-2 OF THE STANDAR APPROVED BY THE SOIL CONSERVATION DISTRICT.	ER EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BIND DS (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACI
13.	TREES OR SHRUBS ARE TO BE PLANTED.	B. PERMANENT SEEDING SPECIFICATIONS - SELECT AN APPROVED MIXTURE FROM THE LISTED BELOW, AN APPROVED MIXTURE FROM TABLE 4-3 OF THE STANDARDS, OR I A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL	RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE (USE WEED SEED.
14	PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.	RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A	APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT A LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF
	TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.	GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED. SEED SHALL BE APPLIED AS NOTED BELOW WITHIN THE DATES SPECIFIED IN THE STANDARDS:	SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
15.	SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE	I. LAWN AREAS: MIX #I3 (WELL TO MODERATELY DRAINED SOIL):	ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMI LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHOE DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
	ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.	HARD FESCUE AND/OR CHEWING FESCUE AND/OR	I. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCH OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVI
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	PERENNIAL RYEGRASS 45 LBS/ACRE KENTUCKY BLUE GRASS (BLEND) 45 LBS/ACRE	BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTER SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
	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	MIX #14 (EXCESSIVELY TO MODERATELY DRAINED SOIL): TALL FESCUE 265 LBS/ACRE	 MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO TI SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
17.	DISTURBED. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL	KENTUCKY BLUE GRASS (BLEND) 20 LBS/ACRE PERENNIAL RYE GRASS (BLEND) 20 LBS/ACRE MIX #15 (WELL TO MODERATELY DRAINED SOIL):	3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMEN
18.	EROSION AND SEDIMENT CONTROL NOTE #6.		
	THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.	DUST CONTROL	
	FREEHOLD SOIL CONSERVATION DISTRICT 4000 KOZLOSKI ROAD, FREEHOLD, NJ 07728-5033,	04/24 MCNJ-SOIL-NOTE-1400 05/01	 CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE: /23 /17
	PHONE (732) 683-8500, FAX (732) 683-9140, EMAIL: INFO@FREEHOLDSCD.ORG.	DUST CONTROL METHODS:	2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
		2 THE AND ROUGHEN SURFACE AND RPING CLODE TO THE SUPERIOR THIS IS	3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 YARDS AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
		2. THELAND ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SO BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYP PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS AR	4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
	SEQUENCE OF COMMERCIAL	 SPRINKLE THE SITE UNTIL THE SURFACE IS WET 	 THE INUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
		 4. ERECT BARRIERS SUCH AS SOLID BOARD FENCES, SNOW FENCES, BURLA FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL TO CONTROL AL 	6. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
١.	CLEARING OF ENTRANCE AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION ENTRANCE PAD (I WEEK).	5. APPLY CALCIUM CHLORIDE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKE	7. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
2.	04/24/23 04/24/23 CLEARING AND ROUGH GRADING (4 WEEKS) 05/01/08	FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THA WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. NO SUITABLE ON STEEPER SLOPES NEAR THE STREAMS OR POTENTIALL	 8. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
3. 4	OTHER UTILITIES. INSTALL INLET PROTECTION (6 WEEKS)	ACCUMULATE AROUND PLANTS.6. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.	9. PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
5.	CLEAR AND GRADE BUILDING AREAS AND CONSTRUCT BUILDINGS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL	7. USE SPRAY-ON ADHESIVE ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS KEEP TRAFFIC OFF THESE AREAS. MATERIALS AS FOLLOWS:	10. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED
6.	NOTES. (ONGOING FROM COMMENCEMENT OF PROJECT). ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED	MATERIAL WATER TYPE OF NOZZLE APPLY	II. PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
7	DE LOPSOIL, FIRM IN PLACE, PRIOR TO SEEDING, SODDING OR PLANTING. PLACE PERMANENT VEGETATION COVER. (I WEEK) PAVE ROADS AND COMPLETE FINIAL LANDSCAPING (I MONITH)	ANIONIC ASPHALT EMULSION 7:1 COARSE SPRAY 1200	12. OPTIONS FOR ONSITE CONCRETE WASHOUTS:
7. 8.	REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED.	LATEX EMULSION 12.5:1 FINE SPRAY 235	A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
		RESIN IN WATER 4:1 FINE SPRAY 300	B. CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS, WITH 10 MIL PLASTIC LINING.
		POLTACKTLAMIDE (PAM) - APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS SPRAY ON MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS POLYACRYLAMIDE (PAM) - TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS DRY SPREAD SEE SEDIMENT BASINI STANDARD P 24 1	
		ACIDULATED SOY BEAN SOAP STICK NONE COARSE SPRAY 1200	
			Odition Odition 04/24 MCNI-SOIL-EROS-2300 05/01

DARD FOR VEGETATIVE COVER

MCNJ-SOIL-NOTE-1100							
RD FESCUE	130 LBS/ACRE						
IEWING FESCUE	45 LBS/ACRE						
RONG CREEPING RED FESCUE	45 LBS/ACRE						
RENNIAL RYEGRASS	10 LBS/ACRE						
X #16 (POORLY DRAINED SOIL)							

ON BASINS:	
X #9:	
ERTONGUE	20 LBS/ACI
DTOP	2 LBS/ACR
ILD RYE (ELYMUS)	15 LBS/ACF
/ITCHGRASS	25 LBS/AC

REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. CE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE LIANCE WITH THIS MULCHING REQUIREMENT.

IN - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT 7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION: OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET ND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

04/24/

CONCRETE WASHOUT NOTES

MOD: 04/05/23 12/01/1

SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

- b. USE ONE OF THE FOLLOWING:
- I) ORGANIC AND VEGETABLE BASED BINDERS NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
- 2) SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

- B. WOOD-FIBER OR PAPER-FIBER MULCH SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1.500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- C. PELLETIZED MULCH COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED- SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.
- 5. IRRIGATION (WHERE FEASIBLE):

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

6. TOPDRESSING: NO FOLLOW-UP TOPDRESSING IS MANDATORY UNLESS WHERE GROSS NITROGEN DIFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURE FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 300 LB PER ACRE OR 7 LB PER 1,000 SF EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED

OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTH MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-2 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.

CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) MCNJ-SOIL-NOTE-1200 07/01/1

- THE CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE SPPP CONSISTS OF THE REQUIREMENTS IN 2., 3., AND 4. BELOW, THESE REQUIREMENTS BECAME OPERATIVE ON MARCH 3, 2004 AND APPLY TO CONSTRUCTION ACTIVITIES THAT COMMENCE ON **PUBLICLY ACCESSI** OR AFTER MARCH 3, 2004. ANY NEW CONSTRUCTION ACTIVITY FOR WHICH AN RFA IS SUBMITTED ON OR AFTER MARCH 3, 2004 OR WHICH RECEIVE AUTOMATIC RENEWAL OF AUTHORIZATION UNDER THIS PERMIT AFTER MARCH 3, 2004 ALSO SHALL COMPLY WITH THESE REQUIREMENTS.
- MATERIAL MANAGEMENT TO PREVENT OR REDUCE WASTE ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS SHALL BE STORED IN CONTAINERS IN A DRY COVERED AREA. MANUFACTURERS' RECOMMENDED APPLICATION RATES, USES, AND METHODS SHALL BE STRICTLY FOLLOWED TO THE EXTENT NECESSARY TO PREVENT OR MINIMIZE THE PRESENCE OF WASTE FROM SUCH MATERIALS IN THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. (THE PRECEDING SENTENCE DOES NOT APPLY TO ANY MANUFACTURERS' RECOMMENDATIONS ABOUT FERTILIZER OR OTHER MATERIAL THAT CONFLICT WITH THE EROSION AND SEDIMENT CONTROL COMPONENT OF THE FACILITY'S SPPP.)
- WASTE HANDLING THE FOLLOWING REQUIREMENTS APPLY ONLY TO CONSTRUCTION SITE WASTE THAT HAS THE POTENTIAL TO BE TRANSPORTED BY THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. THE HANDLING AT THE CONSTRUCTION SITE OF WASTE BUILDING MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES, SHALL CONFORM WITH THE STATE SOLID WASTE MANAGEMENT ACT. N.I.S.A. 13:1E-1 ET SEO. AND ITS IMPLEMENTING RULES AT N.J.A.C. 7:26, 7:26A, AND 7:26G; THE NEW JERSEY PESTICIDE CONTROL CODE AT N.J.A.C. 7:30; THE STATE LITTER STATUTE (N.J.S.A. 13:1E-99.3); AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 (EXCEPT WHERE SUCH CONFORMANCE IS NOT RELEVANT TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT). CONSTRUCTION SITES SHALL HAVE ONE OR MORE DESIGNATED WASTE COLLECTION AREAS ONSITE OR ADJACENT TO THE SITE, AND AN ADEQUATE NUMBER OF CONTAINERS (WITH LIDS OR COVERS) FOR WASTE. WASTE SHALL BE COLLECTED FROM SUCH CONTAINERS BEFORE THEY OVERFLOW, AND SPILLS AT SUCH CONTAINERS SHALL BE CLEANED UP IMMEDIATELY.
- A. CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO:
- "CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.J.A.C. 7:26-1.4 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS, PAVEMENTS AND OTHER STRUCTURES. THE FOLLOWING MATERIALS MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP: TREE PARTS, TREE STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY; PLASTER AND WALLBOARD; ROOFING MATERIALS; CORRUGATED CARDBOARD AND MISCELLANEOUS PAPER; FERROUS AND NON-FERROUS METAL; NON-ASBESTOS BUILDING INSULATION; PLASTIC SCRAP; DIRT; CARPETS AND PADDING; GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS MATERIALS; BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES."
- . ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE RULES).
- ii. DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDBLASTING GRITS, CLEANING SOLVENTS, ACIDS FOR CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G., CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS.
- iv. OTHER "LITTER," AS DEFINED AT N.J.S.A. 13:1E-215.D AS FOLLOWS: "ANY USED OR UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM, GLASS, PLASTIC, RUBBER, PAPER, OR OTHER NATURAL OR SYNTHETIC MATERIAL, OR ANY COMBINATION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY BOTTLE, JAR OR CAN, OR ANY TOP, CAP OR DETACHABLE TAB OF ANY BOTTLE, JAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OR ANY FLAMING OR GLOWING MATERIAL OR ANY GARBAGE, TRASH, REFUSE, DEBRIS, RUBBISH, GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPERS, MAGAZINES, GLASS, METAL, PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINING OR OTHER EXTRACTION PROCESSES, LOGGING, SAWMILLING, FARMING OR MANUFACTURING."
- v. SANITARY SEWAGE AND SEPTAGE.
- vi. CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS SUBSTANCE.
- B. CONCRETE WASHOUT CONCRETE WASHOUT ONSITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. WASHOUT ACTIVITIES INCLUDE, BUT NOT LIMITED TO, THE WASHING OF TRUCKS, CHUTES, HOSES, MIXERS, HOPPERS, AND TOOLS.
- DESIGNATED WASHOUT AREAS SHALL BE LINED AND BERMED TO PREVENT DISCHARGES TO SURFACE AND GROUNDWATER.
- . HARDENED CONCRETE FROM THE CONCRETE WASHOUT WASHOUT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
- iii. THE CONCRETE WASHOUT AREA SHALL BE CLEARLY DESIGNATED WITH A SIGN INDICATING THE AREAS USES.

C. SANITARY SEWAGE/SEPTAGE DISPOSAL - DISCHARGES OF RAW SANITARY SEWAGE OR SEPTAGE ONSITE ARE STRICTLY PROHIBITED, ADEQUATE FACILITIES WITH PROPER DISPOSAL SHALL BE PROVIDED AND MAINTAINED ONSITE OR ADJACENT TO THE SITE FOR ALL WORKERS AND OTHER SANITARY NEEDS.

- A. SPILL KITS SHALL BE AVAILABLE ONSITE OR ADJACENT TO THE SITE FOR ANY MATERIALS THAT ARE LISTED IN 2. ABOVE AND USED OR APPLIED ONSITE. ALL SPILLS OF SUCH MATERIAL SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY. CLEANED UP MATERIALS SHALL BE PROPERLY DISPOSED OF.
- B. DISCHARGES OF HAZARDOUS SUBSTANCES (AS DEFINED IN N.I.A.C. 7:1E-1.6) IN CONSTRUCTION SITE WASTES ARE SUBJECT TO THE PROVISIONS OF THE SPILL COMPENSATION AND CONTROL ACT, N.I.S.A. 58:10-23.11 ET SEQ., AND OF DEPARTMENT RULES FOR DISCHARGES OF PETROLEUM AND OTHER HAZARDOUS SUBSTANCES AT N.J.A.C. 7:1E. NO DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ONSITE SPILL SHALL BE DEEMED TO BE "PURSUANT TO AND IN COMPLIANCE WITH [THIS] PERMIT" WITHIN THE MEANING OF THE SPILL COMPENSATION AND CONTROL ACT AT N.J.S.A. 58:10-23.11C.
- C. RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R. 110, 117, AND 302 THAT OCCUR WITHIN A 24-HR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800 424-8802).

SPILLS; DISCHARGES OF HAZARDOUS SUBSTANCES; FEDERALLY REPORTABLE RELEASES.

SPP

SPPP REQUIRED INSPECTIONS AND REPORTS	Colliers						
MCNJ-SOIL-NOTE-1201 09/01/17							
A COPY OF THE AUTHORIZATION SHALL BE POSTED ONSITE AT A SAFE, PUBLICLY ACCESSIBLE LOCATION IN CLOSE PROXIMITY OF THE CONSTRUCTION SITE AT ALL TIMES UNTIL A NOTICE OF COMPLETION HAS BEEN ISSUED. THE PERMITTEE SHALL POST THE NJDEP HOTLINE NUMBER (1-877-WARN-DEP) WITH THE COPY OF THE AUTHORIZATION.	FE, HE AS SER & Design www.colliersengineering.com						
A. THE PERMITTEE SHALL CONDUCT AND DOCUMENT WEEKLY (MINIMUM) INSPECTIONS OF THE FACILITY TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHER THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) IDENTIFIED UNDER E.I OF THE CONSTRUCTION ACTIVITY STORMWATER (GP) PART I NARRATIVE REQUIREMENTS, INCLUDING THIS SOIL EROSION AND SEDIMENT CONTROL PLAN IS BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONAL MEASURES ARE NEEDED TO IMPLEMENT THE SPPP.	www.colliersengineering.com Copyright © 2023. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.						
B. ONCE INSTALLATION OF ANY REQUIRED OR OPTIONAL EROSION CONTROL DEVICE OR MEASURE HAS BEEN IMPLEMENTED, ROUTINE INSPECTIONS, MINIMUM WEEKLY, OF EACH MEASURE SHALL BE PERFORMED BY THE CONTRACTOR'S INSPECTION PERSONNEL AND THE RESULTS RECORDED TO INVENTORY AND REPORT THE CONDITION OF EACH MEASURE TO ASSIST IN MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER.	PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE						
C. THESE REPORT FORMS SHALL BECOME AN INTEGRAL PART OF THE SPPP AND SHALL BE MADE READILY ACCESSIBLE TO GOVERNMENTAL INSPECTION OFFICIALS, THE OPERATOR'S ENGINEER, AND THE OPERATOR FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE. IN ADDITION, COPIES OF THE REPORTS SHALL BE PROVIDED TO ANY OF THESE PERSONS, UPON REQUEST, VIA MAIL OR FACSIMILE TRANSMISSION.	Know what's DEIOW. Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM						
 D. OTHER RECORD-KEEPING REQUIREMENTS THE CONTRACTOR SHALL KEEP THE FOLLOWING RECORDS RELATED TO CONSTRUCTION ACTIVITIES AT THE SITE: DATES WHEN MAJOR GRADING ACTIVITIES OCCUR AND THE AREAS WHICH WERE 							
 GRADED DATES AND DETAILS CONCERNING THE INSTALLATION OF STRUCTURAL CONTROLS DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA DATES WHEN AN AREAS IS STABILIZED, EITHER TEMPORARILY OR PERMANENTLY DATES OF RAINFALL AND THE AMOUNT OF RAINFALL DATES AND DESCRIPTIONS OF THE CHARACTER AND AMOUNT OF AN SPILLS OF HAZARDOUS MATERIALS RECORDS OF REPORTS FILED WITH REGULATORY AGENCIES IF REPORTABLE QUANTITIES OF HAZARDOUS MATERIALS SPILLED 							
 2. STORMWATER POLLUTION PREVENTION PLAN (SPPP) A. CONSTRUCTION ACTIVITY THAT MAY RESULT IN A STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT SHALL BE EXECUTED ONLY IN ACCORDANCE WITH A SPPP THAT CONSISTS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, AND (WHERE APPLICABLE) THE CONSTRUCTION SITE WASTE CONTROL COMPONENT SET FORTH IN ATTACHMENT B TO THE GENERAL PERMIT. A COPY OF THIS SPPP SHALL BE RETAINED BY THE PERMITTEE FOR A PERIOD OF AT LEAST FIVE (5) YEARS AFTER THE COMPLETION OF CONSTRUCTION. THIS PERIOD MAY BE EXTENDED BY WRITTEN REQUEST OF THE DEPARTMENT AT ANY TIME (SEE N.J.A.C. 7:14A-6.6): 	/NSHIP COMMENTS						
 REPORTS OF NONCOMPLIANCE A. ALL INSTANCES OF NONCOMPLIANCE NOT REPORTED UNDER N.J.A.C. 7:14A-6.10 SHALL BE REPORTED TO THE DEPARTMENT ANNUALLY. NOTIFICATION OF COMPLETION 	DESCRIPTION REVISED PER TOW						
A. THE SOIL CONSERVATION DISTRICT WILL PROVIDE THE DEPARTMENT A COPY OF THE REPORT OF COMPLIANCE ISSUED UNDER N.J.A.C. 2:90-1 FOR COMPLETED CONSTRUCTION ACTIVITIES, EXCEPT SINGLE FAMILY HOME CONSTRUCTION UNDER B. BELOW. THE REPORT OF COMPLIANCE SHALL SERVE AS THE NOTIFICATION OF COMPLETION	PJC BY BY PJC · · · · · · · · · · · · · · · · · · ·						
B. THE BUILDER OF A SINGLE FAMILY HOME THAT IS AUTHORIZED UNDER THIS PERMIT, BUT NOT WITHIN THE DEFINITION OF "PROJECT AT N.J.S.A. 4:24-41G, SHALL SEND A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE SOIL CONSERVATION DISTRICT. THE SOIL CONSERVATION DISTRICT WILL PROVIDE A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE DEPARTMENT, WHICH WILL SERVE AS NOTIFICATION OF COMPLETION.	REV DATE 1 11/17/23 · · · · · · · · · · · · · · · · · · · ·						
DOT CERTIFIED PROJECTS ARE COMPLETED. 5. COPIES OF ALL OF THE ABOVE, INCLUDING THE SPPP (WITH THE CERTIFIED PLAN), THE CERTIFICATION, AUTHORIZATION UNDER NJPDES CONSTRUCTION ACTIVITY STORMWATER GENERAL PERMIT, ALL CORRESPONDENCE AND NOTES TO AND FROM THE NJDEP AND SOIL CONSERVATION DISTRICT (OR DESIGNATED MUNICIPALITY) SHALL BE MAINTAINED ON-SITE.	Vincent D Kelly						
MITIGATION NOTES FOR ACIDIC SOIL	NEW JERSEY LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: GE55812 COLLIERS ENGINEERING & DESIGN, INC. N.J. C.O.A. #: 24GA27986500						
MCNJ-SOIL-NOTE-1700 05/01/17 I. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH-ACID PRODUCING	PRELIMINARY/FINAL						
SOILS ARE ENCOUNTERED. 2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOILS. 2. STOCKPILES OF LIGHTACID PRODUCING SOILS.	FOR						
3. STOCKFILES OF HIGH ACID-FRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.	COMMERCE CENTER						
4. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID-PRODUCING SOIL.	BLOCK 4.46, LOTS 1.04 & 1.07						
5. HIGH ACID PRODUCING SOILS WITH A pH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE (INCLUDING BORROW FROM CUTS <u>OR DREDGED SEDIMENT</u>) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5.0 OR MORE EXCEPT AS FOLLOWS:	TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW IERSEY						
A. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A $_{\rm P}{\rm H}$ OF 5 or more.	HOLMDEI (Headquarters)						
 B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES. 6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE FOLD OF FACILY DAY. TO PREVENT SPREADING OF HIGH 	Colliers 101 Crawfords Corner Road, Suite 3400 Holmdel, NJ 07733 Engineering & Design Phone: 732.383.1950 Colliers Engineering & Design, INC. Doing Bitistes as Mester Constant This						
 ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS 	SCALE: DATE: DRAWN BY: CHECKED BY: AS SHOWN 04/27/2023 MB & PC VDK						
 STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE. 8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND 	C-SESC						
SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.	CONTROL DETAILS						

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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	PRZ PRZ BRANCH BRANCH FIRST CUT BRANCH BRANCH BRANCH FIRST CUT BRANCH BRANCH BRANCH FUNING SINGLE TREE MULTIPLE TREES 4' HIGH SNOW FENCE WITH	EXISTING GROUND
<u>NO1</u> I.	<u>FES:</u> PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, SOIL CONSERVATION DISTRICT AND/OR MUNICIPAL ENGINEER	
2.	NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE FENCING.	
3.	AS CONSTRUCTION NEARS COMPLETION THE FENCING WILL BE REMOVED AS DIRECTED.	
4.	AT THE COMPLETION OF CONSTRUCTION, ALL TREES WILL BE PRUNED AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY.	
5.	GENERAL MECHANICAL DAMAGE - SEE CRITICAL ROOT ZONE CALCULATION (CRZ) FOR CORRECT PLACEMENT OF TREE PROTECTION.	
6.	BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED BEYOND THE CRITICAL ROOT ZONE.	
7.	BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.	NOT TO SCALE
8.	FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE PROTECTED ROOT ZONE (PRZ) OR CRITICAL ROOT ZONE (CRZ). TREE ROOT SYSTEM COMMONLY EXTEND BEYOND THE DRIP LINE.	
9.	DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT.	
10.	TREE LIMB REMOVAL WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.	
11.	CRITICAL ROOT ZONE (CRZ) OR PROTECTED ROOT ZONE (PRZ) CALCULATION: MEASURE DHB OF THE TREE (DIAMETER OF TREE IN BREAST HEIGHT OR 4.5' ABOVE GROUND ON THE UPHILL SIDE) IN INCHES. CRZ OR PRZ = DHB TIMES 1.5 (FOR OLD/UNHEALTHY/SENSITIVE TREES) OR DHB X 1.0 (FOR YOUNG/HEALTH/TOLERANT TREES), EXPRESS IN FEET.	2' - 6"
	TEMPORARY TREE PROTECTION DETAIL	
NOT	TO SCALE MCNJ-SOIL-EROS-2100 05/01/17	-
		NOTES:
		I. GEOTEXTILE
		2. SPLICING OF
		3. ALL SILT FENC
1		4. FOR EVERY 10 FRONT OF TH
		5. IF SPACE PERM
1		

NOT TO SCALE



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.







GENERAL PLANTING NOTES

LAND-GENL-PLNT-NOTE

Δ	GENERAL		
1		<u>D. PLA</u>	NTING P
1.	CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.	I. <u>Pl</u>	
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.	1.1.	SECTION
3.	OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.	١.2.	PLANT
<u>B.</u> F	PLANT MATERIAL		CIRCU
١.	PLANT MATERIAL:	1.3.	SHRUE
١.	I. PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2014 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN.	2. <u>Pl</u> Fl IN	LANT LOO NAL LOO ISTALLAT
1.1	 PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT. 	3. <u>PI</u> V	LANTING VEATHER
1.1	3. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.	T V	HE WINT
1.4	4. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.	4. <u>Pl</u> 4.1.	LANTING TREES
1.	5. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.	4.1	PLANT .I. ST
2.	<u>PLANT</u> <u>QUANTITIES:</u> THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR.		D
3.	<u>PLANT SIZE:</u> THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.	4.1.	.2. TI VI
4.	SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL	4.1.	.3. TI RI
F			SET PL TO TH
5.	PLANT MATERIAL THAT IS DEAD WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN ONE YEAR OR ONE GROWING SEASON. TREE STAKES AND ARBOR TIES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.	4.3.	AT TIN SHALL
<u>C.</u>	TOPSOIL REQUIREMENTS:	4.4.	B&B P
١.	TOPSOIL REQUIREMENTS: SEE NJDOT SECTION 917 FOR REFERENCE AND SOIL ADDITIVES.		
١.	I. UNACCEPTABLE TOPSOIL SOURCES: DO NOT OBTAIN TOPSOIL FROM THE FOLLOWING SOURCES: AREAS CONTAINING	4.5.	CORD ROOT
	SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS, LANDFILLS. NO TOPSOIL FROM WET EXCAVATION OR ACID PRODUCING SOILS.	<u>E. MAII</u>	<u>NTENAN(</u> RUNING:
1.3	2. TOPSOIL SHALL BE UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, LARGE STONE, CEMENT, ASH, SLAG, CONCRETE, TAR, BOARDS, CHIPS, MULCH, OR ANY OTHER UNDESIRABLE MATERIALS. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.	1.1.	EACH PRESEF BRANG
1.:	3. TOPSOIL PH REQUIREMENTS ARE AS FOLLOWS: PH < 4.1 TOPSOIL IS UNACCEPTABLE. 4.1 ≤ PH < 5.8 ADD PULVERIZED LIME TO INCREASE THE PH TO 6.5 BEFORE USE. 5.8 ≤ PH < 7.0 TOPSOIL IS ACCEPTABLE. NO REMEDIATION NEEDED. 7.0 ≤ PH < 7.2 DECREASE PH TO AT LEAST 6.8 BEFORE USE. PH ≥ 7.2 TOPSOIL IS UNACCEPTABLE.	1.2.	shade Grad Abovi
1.4	4. ORGANIC CONTENT. ENSURE THAT TOPSOIL HAS A MINIMUM ORGANIC CONTENT OF 2.75% BY WEIGHT. IF THE ORGANIC CONTENT IS LESS THAN 2.75%, INCREASE THE ORGANIC CONTENT BY ADDING SOIL ADDITIVES AT A RATE NECESSARY TO ATTAIN THE MINIMUM ORGANIC CONTENT. THE ORGANIC CONTENT SHALL NOT EXCEED 8% BY WEIGHT AND SHALL BE SAMPLED IN ACCORDANCE WITH THE ASSOCIATION OF ACPLICITIENT OF ACTION OF ACPLICITIENT.	1.3.	PRUNE THE C
		2. <u>L</u> /	AWN ARE
1	AND THAT HAS NO MORE THAN 20 PERCENT RETAINED ON A NO. 10 SIEVE WHEN MECHANICALLY GRADED. THE DEPARTMENT WILL DETERMINE THE PARTICLE SIZE DISTRIBUTION FOR THE PORTION OF THE TOPSOIL PASSING THE NO. 10 SIEVE USING HYDROMETER ANALYSIS ACCORDING TO AASHTO T 88. SAND (2.0 MM TO 0.05 MM) 40 - 80% COMPOSITION.	2.1.	THE L SUPPLI ALL D
2			SHALL DISTRI
<u>د</u> . م		2.3	SOD. I
Ζ.	DESCRIBED HEREON: SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.		SHALL
2.	 LOOSEN SUBSOIL BY SCARIFYING, RIPPING OR TILLING USING DISKS, HARROWS OR OTHER SUITABLE EQUIPMENT TO A DEPTH OF 4"-6" IMMEDIATELY BEFORE PLACING ANY TOPSOIL. REPEAT IN AREAS WHERE SEED OR PLANTINGS ARE PROPOSED AND THERE HAS BEEN COMPACTED SOIL. 	3. <u>E)</u> C RI SI	<u>xis fing</u> Onstru(Emain sh Hall be ii

- 3. TESTING AND APPROVAL OF SOILS:
- THE CONTRACTOR SHALL SUBMIT A CERTIFIED REPORT SHOWING THE ANALYSIS OF REPRESENTATIVE SAMPLES OF 3.1. TOPSOIL. TESTING SHALL BE PERFORMED BY RUTGERS COOPERATIVE RESEARCH & EXTENSION TESTING LABORATORIES OR EQUIVALENT AS APPROVED BY STATE AND LOCAL REGULATIONS. PRICE BID SHALL INCLUDE ALL INSPECTION AND LABORATORY FEES.

PLANT SCHEDULE PLANTING AREA

—	_	—				
EVERGREEN TREES Jh	<u>QTY</u> 4	<u>BOTANICAL NAME</u> Juniperus chinensis 'Hetzii Columnaris'	<u>COMMON NAME</u> Hetzi Column Juniper	CONT B & B	<u>SIZE</u> 6` - 7` Ht.	<u>HEIGHT</u>
FLOWERING TREES Aa	<u>QTY</u> 2	BOTANICAL NAME Amelanchier arborea	COMMON NAME Downy Serviceberry	CONT B & B	<u>SIZE</u> 2 - 2 1/2" Cal.	<u>HEIGHT</u> 12`-15`
DECIDUOUS SHRUBS Cb	<u>QTY</u> 19	BOTANICAL NAME Cornus sericea 'Budd's Yellow'	<u>COMMON NAME</u> Budd's Yellow Twig Dogwood	<u>CONT</u> 5 gal	<u>SIZE</u> 24-30" Spread	
EVERGREEN SHRUBS	<u>QTY</u> 9	BOTANICAL NAME Ilex crenata 'Hetzi	<u>COMMON NAME</u> Hetzii Japanese Holly	<u>CONT</u> 5 gal	<u>SIZE</u> 18" - 24"	
Po	8	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal	24"-30"	
ORNAMENTAL GRASSES SI	<u>QTY</u> 11	BOTANICAL NAME Schizachyrium scoparium	COMMON NAME Little Bluestem	<u>CONT</u> 2 gal	SIZE	

PLANTING PROCEDURES

- PLANTING BEDS:
- MATERIAL.
- CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.
- SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- LOCATION SHOWN.

PLANTING METHODS:

- PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER
- 4.1.2. VERTICALLY INTO THE GROUND $2\frac{1}{2}$ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.
- 4.1.3. RECOMMENDED FOR TREES UP TO $2\frac{1}{2}$ INCHES IN CALIPER).

- DAMAGED ROOTBALLS SHALL BE REJECTED.
- ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

1AINTENANCE

- BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".
- THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED. LAWN AREAS:
- SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.

- DAMAGED, OR DISEASED BRANCHES.
- PLANTING PRACTICES.



10 of

14



Schedule				_					-	-		-	
Symbol	Label	Mounting Height	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplie r	LLF	Wattage	Efficiency
0	A	9' AT OMD 9'-8" AT OP	3	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A60-D-UNV-T4-BZ- HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDS, HIGH OUTPUT AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	2	PRV-A60-D- UNV-T4-BZ- HSS.ies	8629	1	0.95	163	100%
8	В	25'	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A60-D-UNV-T4-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDS, HIGH OUTPUT AND TYPE IV OPTICS, BRONZE PAINTED FINISH	2	PRV-A60-D- UNV-T4-BZ.ies	9469	1	0.95	163	100%
	С	25'	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A60-D-UNV-T4-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDS, HIGH OUTPUT AND TYPE IV OPTICS, BRONZE PAINTED FINISH	2	PRV-A60-D- UNV-T4-BZ.ies	9469	1	0.95	326	100%

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg
Calc Zone #1	+	0.8 fc	6.0 fc	0.0 fc	N/A	١

g/Min N/A

GENERAL NOTES

- THIS SHEET IS TO BE USED FOR LIGHTING PURPOSES ONLY.
 REFER TO SHEET I FOR GENERAL NOTES.
 - LIGHTING PLAN NOTES
- I. REFER TO THIS SHEET FOR LIGHTING DETAILS AND ORDERING INFORMATION.
- 2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
- 3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
- POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
 UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE
- PROPOSED TREE LOCATIONS.6. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS.
- FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
- 7. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
- SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
- 9. LUMINAIRES TO BE MANUFACTURED BY EATON OR APPROVED EQUAL.
- 10. LUMINAIRES AND POLE FINISHES TO BE BLACK.
- 11. PROPOSED LIGHTS SHALL BE EQUIPPED WITH SENSORS, TIMERS, OR THE MANUFACTURER CONTROL SYSTEM SO THE PROPOSED LIGHTS CAN BE DIMMED OR TURNED OFF AFTER OCCUPATION HOURS. ONLY SPECIFIC LIGHTING FOR SECURITY PURPOSES SHALL REMAIN ON AFTER OCCUPATION HOURS. SECURITY LIGHTING SHALL BE DETERMINED BY THE OWNER AND CONTRACTOR.



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Know Ci	PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE Know what's DELOW. Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM										
V DATE DRAWN BY DESCRIPTION	11/17/23 PJC REVISED PER TOWNSHIP COMMENTS										
	Vincent D Kells NEW JERSEY LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: GESSB12 COLLIERS ENGINEERING & DESIGN, INC. N.J. C.O.A. #: 24GA27986500										
C	PRELIMINARY/FINAL MAJOR SITE PLAN FOR PRESTIGE COMMERCE CENTER										
BL	BLOCK 4.46, LOTS 1.04 & 1.07 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY										
E SCALE AS S	Colliers HOLMDEL (Headquarters) 101 Crawfords Corner Road, Suite 3400 Holmdel, NJ 07733 Hone: 732.383.1950 Colliers & Design Colliers Engineering & Design, INC. SCALE: DATE: AS SHOWN 04/27/2023										
SHEE	PROJECT NUMBER: 21000124A C-LGHT SHEET TITLE: LIGHTING PLAN SHEET NUMBER:										
SHEF		JEN.									





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