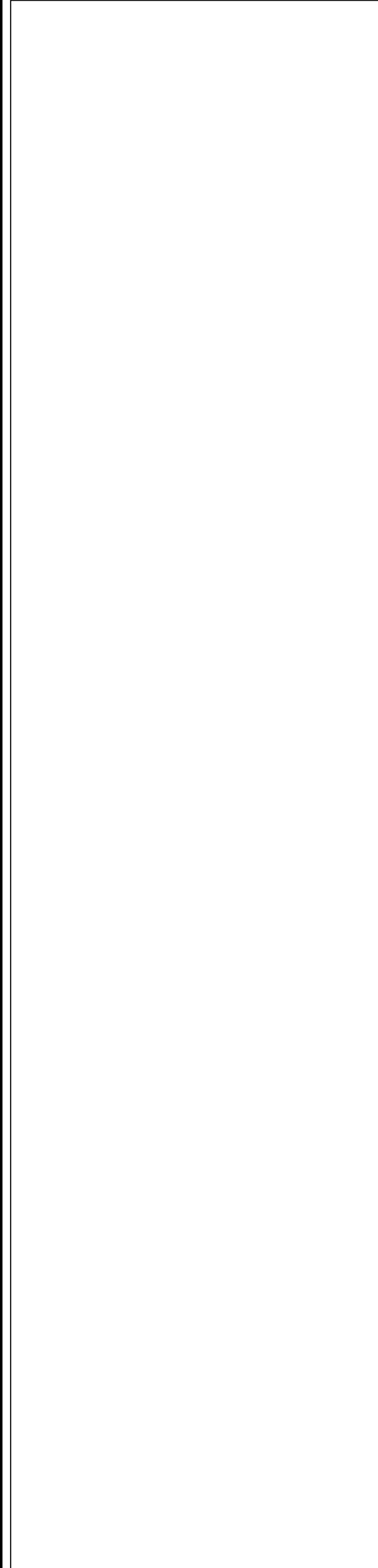
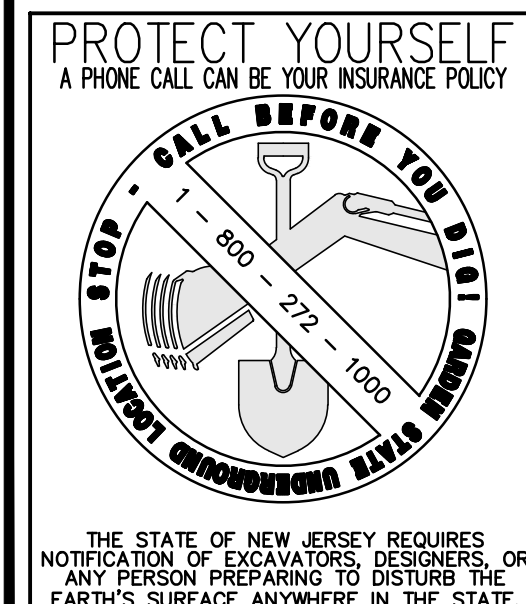
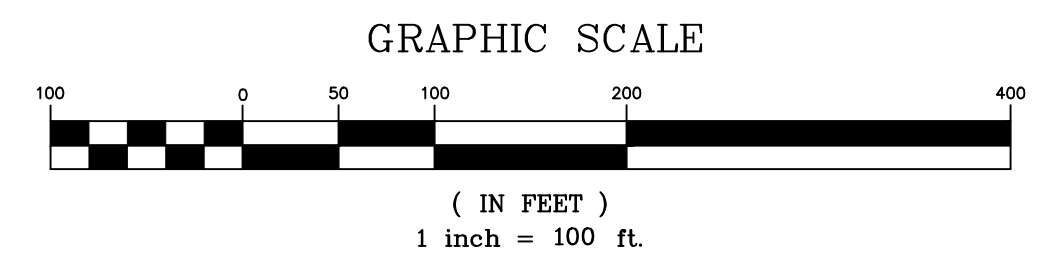


revisions		
no.	date	description



- NOTES:
- BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED UPON A SURVEY OF PROPERTY BY CREST ENGINEERING ASSOCIATES DATED 4/11/11.
 - OWNER: NORTH BRUNSWICK T.O.D. ASSOCIATES, LLC.
 - TOPOGRAPHIC SURVEY BASED ON AERIAL TOPOGRAPHIC MAPPING PREPARED BY GUMORE & ASSOC. DATED 4/20/03, AND UPDATED BY CREST ENGINEERING ASSOC. IN JANUARY, 2011. VERTICAL DATUM: NAVD83.
 - ASBUILT INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ASBUILT PREPARED BY CREST ENGINEERING ASSOCIATES INC., DATED 9/18/13, LAST REVISED 8/20/14.
 - WETLANDS DELINEATION AND BUFFERS PER N.J.D.E.P. FILE #215-08-0003.2 FWW00001, DATED NOV. 16, 2010.
 - TOTAL WETLANDS AREA = 28.55 ACRES, TOTAL BUFFER AREA = 12.97 ACRES.
 - THE 100 YEAR FLOOD LIMIT DOES NOT FALL WITHIN THE PROJECT BOUNDARIES (PER LETTER OF MAP REVISION NO. 11-02-1340P, DATED 8-16-11).

LEGEND	
EXISTING FEATURES	
EXIST. TREE LINE	
EXIST. SANITARY MANHOLE	
EXIST. INLET	
EXIST. UTILITY POLE	
EXIST. FIRE HYDRANT	
EXIST. SPOT ELEVATION	
EXIST. WATER LINE	
EXIST. SANITARY SEWER	
EXIST. STORM SEWER	
EXIST. CONTOUR	
EXIST. FENCE	
EX. TOP CURB/GUTTER GRADE	

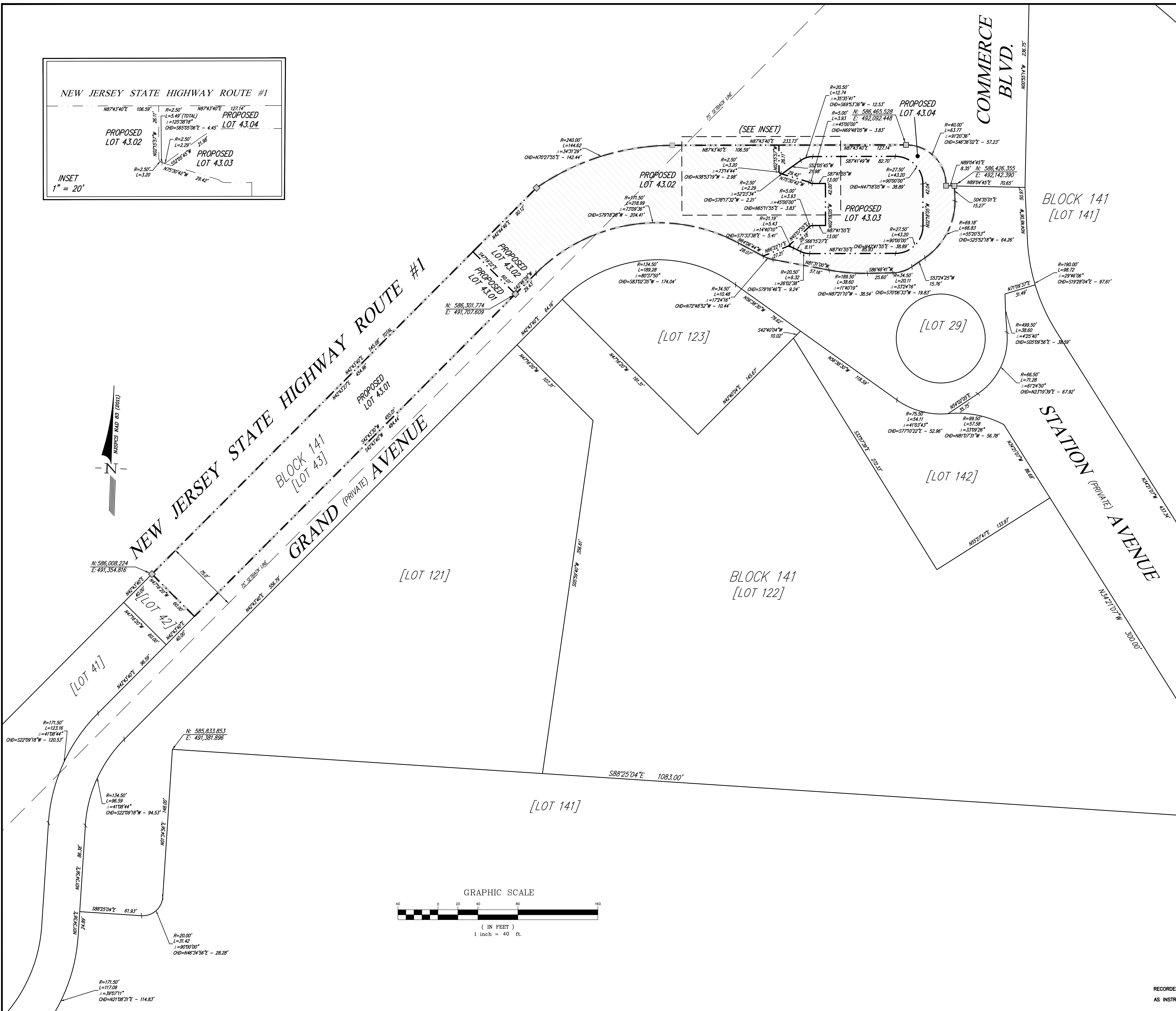
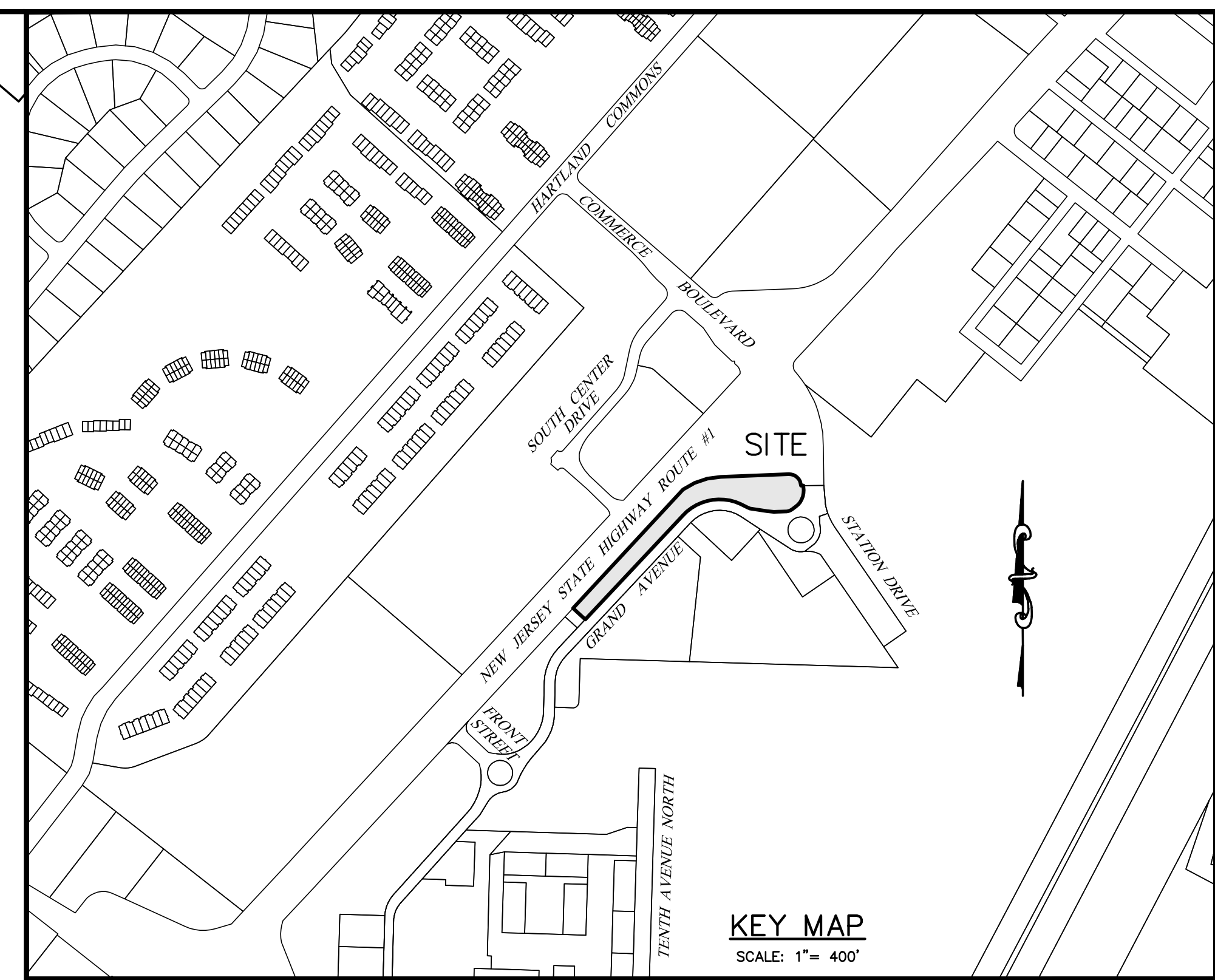
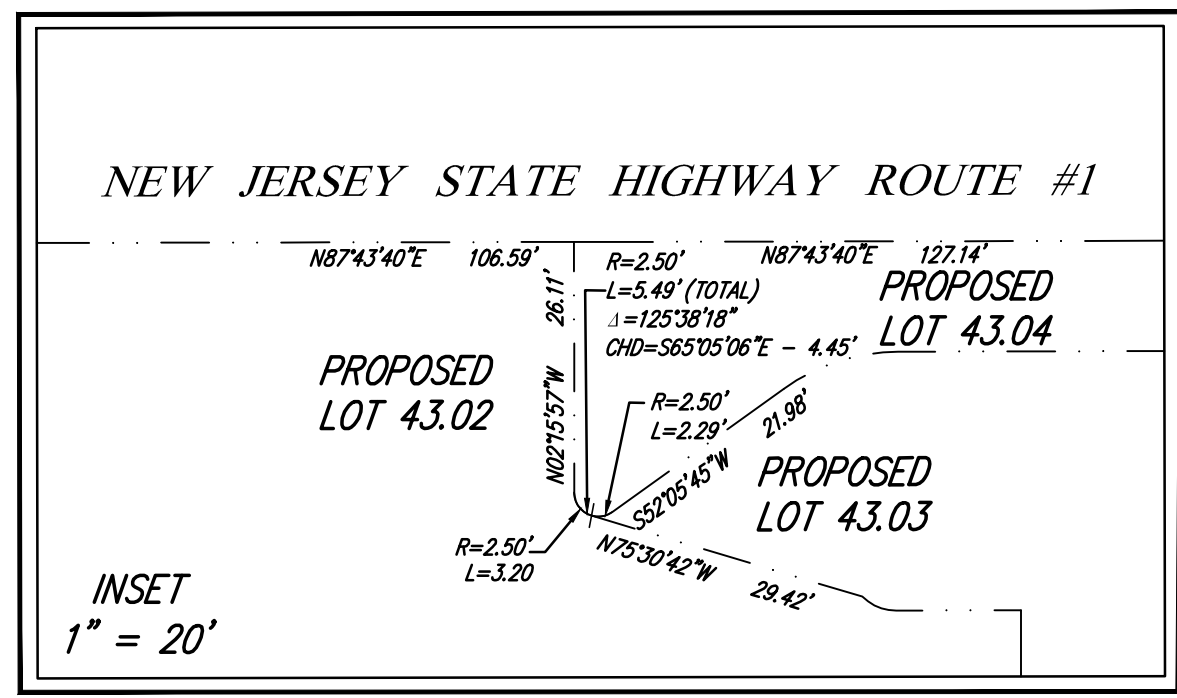


The Reynolds Group Inc.
 State of New Jersey
 Certificate of Authorization
 Number: 240427989200
 21MH00004300
 F. Mitchell Ardman, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

F. MITCHEL ARDMAN
 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G
 BLOCK 141, LOT 43
 NORTH BRUNSWICK TOWNSHIP
 MIDDLESEX COUNTY, NEW JERSEY

EXISTING CONDITIONS PLAN 'A'	
job number	21-042-1
scale	1"=100'
checked by	FMA/AEC
drawn by	A.A.
date	08/28/24
drawing number	2
sheet	2 of 18



ACREAGE SUMMARY

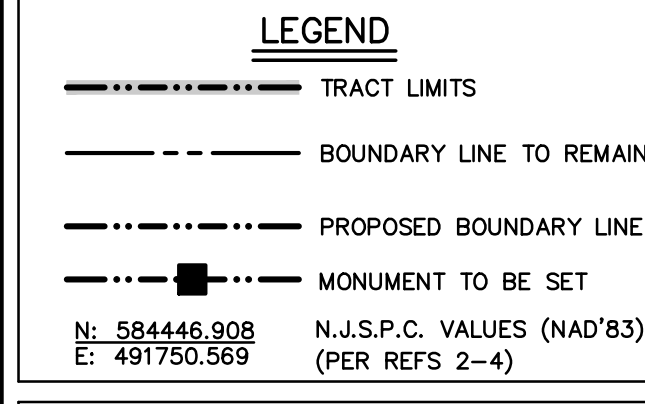
EXISTING		
BLOCK 141:	OWNER	EXISTING AREA
LOT 43	NORTH BRUNSWICK TOD ASSOCIATES LLC	71,764 SF± OR 1.648 ACRES±
		TOTAL EXISTING = 71,764 SF± OR 1.648 ACRES±
PROPOSED		
BLOCK 141:		
LOT 43.01		27,301 SF± OR 0.627 ACRES±
LOT 43.02		26,661 SF± OR 0.612 ACRES±
LOT 43.03		10,692 SF± OR 0.246 ACRES±
LOT 43.04		7,110 SF± OR 0.163 ACRES±
		TOTAL = 71,764 SF± OR 1.648 ACRES±

- NOTES**
- THE REYNOLDS GROUP, INC. AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS WITHIN, AND/OR OMISSIONS FROM ANY DOCUMENTS PROVIDED BY OTHERS.
 - DATUM & BOUNDARY INFORMATION BASED ON REFERENCES #2 & #3.
 - HORIZONTAL DATUM REPUTED TO BE NAD 1983 (PER REFERENCES).

- REFERENCES**
- OFFICIAL TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, SHEET NO. 33.01
 - MAP ENTITLED, "PROPOSED LOTS: 20.02, 21.02 & 31.02 BLOCK 141, NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY CREST ENGINEERING ASSOCIATES INC, REVISED TO MARCH 15, 2016 AND RECORDED IN THE OFFICE OF THE MIDDLESEX COUNTY CLERK ON JUNE 8, 2016 AS FILED MAP NO. 6745 FILE NO. 985.
 - MAP ENTITLED, "FINAL SUBDIVISION PLAT LOTS: 19.01, 20.01, 21.01, 23.01, 23.02, 23.03, 31.01, 38.01, 44.01, 45.01, 48.01, 50.01, 50.02, 50.03, 57.01, 63.01 & 141.02 BLOCK 141, NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY CREST ENGINEERING ASSOCIATES INC, REVISED TO NOVEMBER 3, 2015 AND RECORDED IN THE OFFICE OF THE MIDDLESEX COUNTY CLERK ON NOVEMBER 17, 2015 AS FILED MAP NO. 6727 FILE NO. 985.
 - MAP ENTITLED, "MAIN STREET N.B. LOTS: 5.04, 7.01, 7.03 & 23 BLOCK 148, NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY", PHASE 1A FINAL SUBDIVISION PLAT, PREPARED BY CREST ENGINEERING ASSOCIATES INC, REVISED TO AUGUST 30, 2013 AND RECORDED IN THE OFFICE OF THE MIDDLESEX COUNTY CLERK ON SEPTEMBER 12, 2013 AS FILED MAP NO. 6656 FILE NO. 989.
 - MAP ENTITLED, "MAIN STREET N.B. PHASE 1F FINAL MAJOR SUBDIVISION MAP BLOCK 141 LOTS 31.02, 33, 33.02, 36.01, 38-40, 44.0, 45.01, 47-48, 48.01, 49, 50.01, 50.02, 50.03, 51-56, 57.01, 58-60 & 63.01 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY THE REYNOLDS GROUP INC., DATED MARCH 9, 2022, LAST REVISED DECEMBER 2, 2022 AND RECORDED IN THE OFFICE OF THE MIDDLESEX COUNTY CLERK ON OCTOBER 27, 2023 AS FILED MAP NO. 6922 FILE NO. 989.

revisions

no.	date	description	by



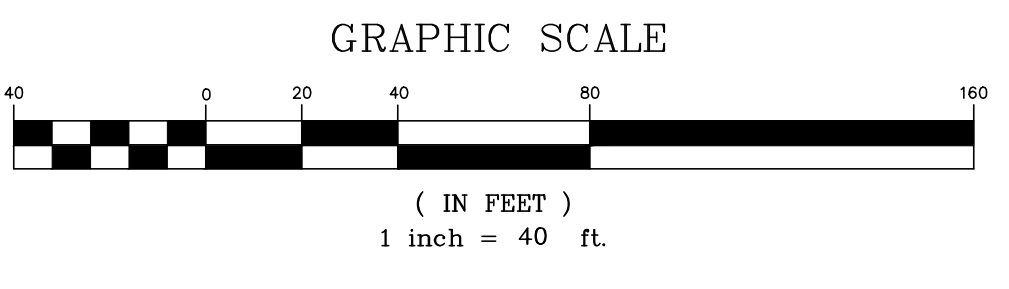
The Reynolds Group Inc.

Engineers
Landscape Architects
Land Surveyors
Planners

575 Route 28, Suite 110
Raritan, N.J. 08869
908-722-1500
Fax: 908-722-7036
www.REYNOLDSGROUP.com

State of New Jersey
Certificate of Authorization
Number: 24G427969200
Number: 21M40004300

F. Mitchell Ardmon, P.E., P.P.
Jeffrey D. Reynolds, P.L.L.C.



RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON _____
AS INSTRUMENT NO. _____ IN BOOK NO. _____ PAGE _____
COMPLIES WITH THE RECORDATION ACT TITLE 46 PROPERTY NJSA 46:26A-1 THROUGH 46:26C-3

PLANNING BOARD

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF NORTH BRUNSWICK IS THE "PROPER AUTHORITY" AND HAVING REVIEWED THIS MAP, FINDS IT TO BE IN COMPLIANCE WITH THE "MAP FILING LAW" AND HAS APPROVED THIS MAP FOR FILING IN THE OFFICE OF THE CLERK OF MIDDLESEX COUNTY ON OR BEFORE THE DATE OF _____ 2024. AFTER THIS DATE MUNICIPAL APPROVAL SHALL EXPIRE.

RICHARD ZANAGARA - CHAIRMAN DATE _____
PLANNING BOARD SECRETARY DATE _____

MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE LAYOUT OF ALL STREETS, AVENUES, ROADS, LANES OR ALLEYS SHOWN HEREON HAVE BEEN APPROVED BY THE TOWNSHIP OF NORTH BRUNSWICK, HOWEVER THIS IS NOT TO BE CONSTRUED AS AN ACCEPTANCE OF THE COMPLETED STREETS, AVENUES, ROADS, LANES OR ALLEYS AND DOES NOT OBLIGATE THE MUNICIPALITY FOR SAID IMPROVEMENTS OR MAINTENANCE OF SAME.

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW" P.L.1975, C.291 (C-40550-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE _____

MIDDLESEX COUNTY PLANNING BOARD

THIS PLAT COMPLIES WITH REVISED NEW JERSEY STATUTES 40:27-1 THROUGH 40:27-6.13.

MIDDLESEX COUNTY PLANNING BOARD DATE _____

PLANNING BOARD ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS.

PLANNING BOARD ENGINEER DATE _____

OWNER / APPLICANT

I HEREBY CERTIFY THAT THE ENTITIES SHOWN BELOW ARE THE OWNERS OF THE PROPERTIES SHOWN HEREON, AND AS A MANAGING MEMBER, I HEREBY APPROVE OF THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

OWNER & APPLICANT
NORTH BRUNSWICK TOD ASSOCIATES LLC
2300 US ROUTE 1
NORTH BRUNSWICK, NJ 08902

MANAGING MEMBER - DATE _____

CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED JANUARY 17, 2022 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW" AND THAT OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

HOWARD C. LOPSHIRE
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 24650260300

DATE: _____

MAIN STREET N.B. PHASE 1G

PRELIMINARY/FINAL MAJOR SUBDIVISION MAP

BLOCK 141 LOT 43
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY

job number: 21-042-1
drawing number: 4

scale: 1"=40'

checked by: HCL
drawn by: TW
date: 8/15/2024
sheet 4 of 18

AFFORDABLE HOUSING NOTES:

12.2% OF THE RESIDENTIAL UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT SHALL BE "AFFORDABLE HOUSING UNITS," AS DEFINED IN §205-76.1.C OF CHAPTER 205 OF THE CODE OF THE TOWNSHIP OF NORTH BRUNSWICK ("ORDINANCE"). IF ALL OF THE 1,875 RESIDENTIAL UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT ARE APPROVED AND CONSTRUCTED AS PART OF THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT, THEN 229 OR 12.2% OF THESE RESIDENTIAL UNITS WILL BE AFFORDABLE HOUSING UNITS. THIS TOTAL OF 229 AFFORDABLE HOUSING UNITS SHALL SATISFY ANY AND ALL CURRENT AND FUTURE AFFORDABLE HOUSING OBLIGATIONS OF ANY KIND FOR THE ENTIRE FULL BUILD OUT OF THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT, PROVIDED THAT THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT DOES NOT CONTAIN MORE THAN 1,875 RESIDENTIAL UNITS. UNDER NO CIRCUMSTANCES WILL MORE THAN 229 RESIDENTIAL UNITS OF THE 1,875 TOTAL RESIDENTIAL UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT BE AFFORDABLE HOUSING UNITS.

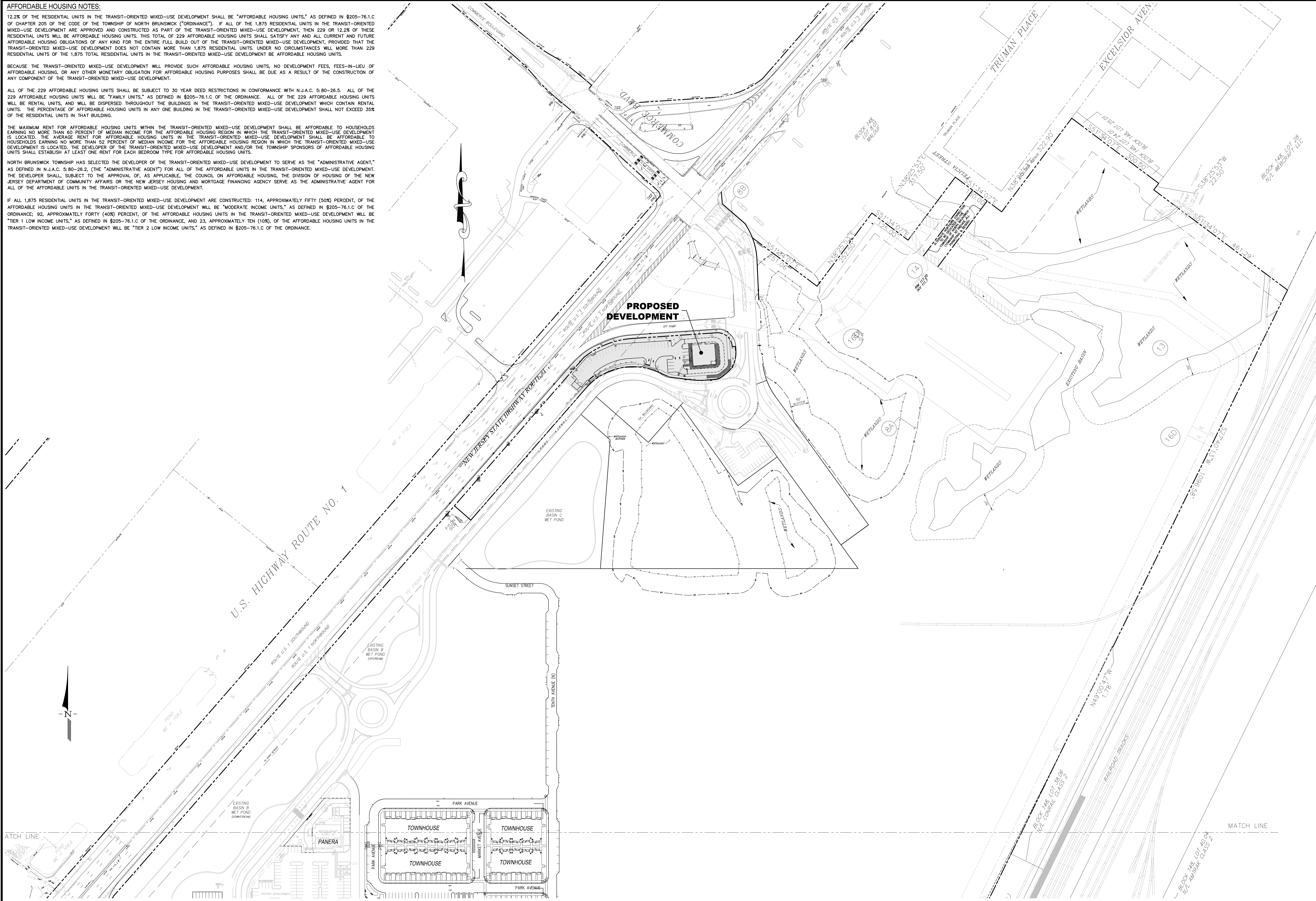
BECAUSE THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT WILL PROVIDE SUCH AFFORDABLE HOUSING UNITS, NO DEVELOPMENT FEES, FEES-IN-LIEU OF AFFORDABLE HOUSING, OR ANY OTHER MONETARY OBLIGATION FOR AFFORDABLE HOUSING PURPOSES SHALL BE DUE AS A RESULT OF THE CONSTRUCTION OF ANY COMPONENT OF THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT.

ALL OF THE 229 AFFORDABLE HOUSING UNITS SHALL BE SUBJECT TO 30 YEAR DEED RESTRICTIONS IN CONFORMANCE WITH N.J.A.C. 5:80-26.5. ALL OF THE 229 AFFORDABLE HOUSING UNITS WILL BE "FAMILY UNITS," AS DEFINED IN §205-76.1.C OF THE ORDINANCE. ALL OF THE 229 AFFORDABLE HOUSING UNITS WILL BE RENTAL UNITS, AND WILL BE DISPERSED THROUGHOUT THE BUILDINGS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT WHICH CONTAIN RENTAL UNITS. THE PERCENTAGE OF AFFORDABLE HOUSING UNITS IN ANY ONE BUILDING IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT SHALL NOT EXCEED 35% OF THE RESIDENTIAL UNITS IN THAT BUILDING.

THE MAXIMUM RENT FOR AFFORDABLE HOUSING UNITS WITHIN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT SHALL BE AFFORDABLE TO HOUSEHOLDS EARNING NO MORE THAN 60 PERCENT OF MEDIAN INCOME FOR THE AFFORDABLE HOUSING REGION IN WHICH THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT IS LOCATED. THE AVERAGE RENT FOR AFFORDABLE HOUSING UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT SHALL BE AFFORDABLE TO HOUSEHOLDS EARNING NO MORE THAN 52 PERCENT OF MEDIAN INCOME FOR THE AFFORDABLE HOUSING REGION IN WHICH THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT IS LOCATED. THE DEVELOPER OF THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT AND/OR THE TOWNSHIP SPONSORS OF AFFORDABLE HOUSING UNITS SHALL ESTABLISH AT LEAST ONE RENT FOR EACH BEDROOM TYPE FOR AFFORDABLE HOUSING UNITS.

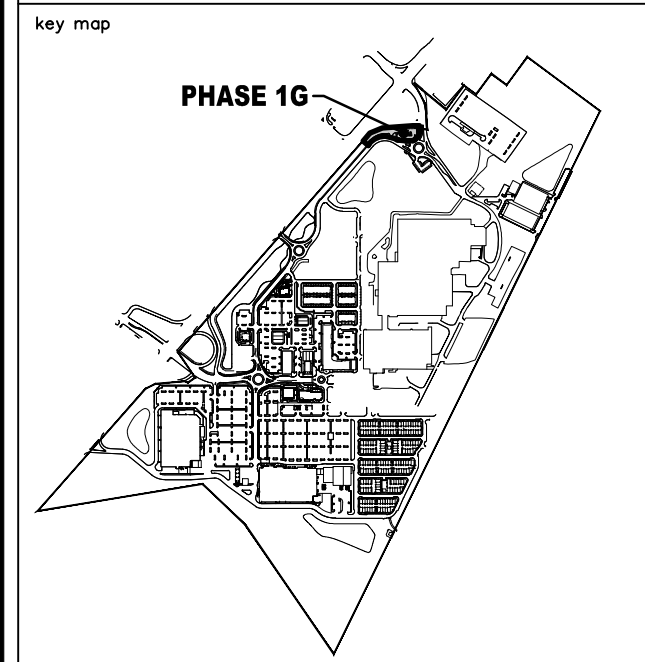
NORTH BRUNSWICK TOWNSHIP HAS SELECTED THE DEVELOPER OF THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT TO SERVE AS THE "ADMINISTRATIVE AGENT," AS DEFINED IN N.J.A.C. 5:80-26.2, (THE "ADMINISTRATIVE AGENT") FOR ALL OF THE AFFORDABLE UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT. THE DEVELOPER SHALL, SUBJECT TO THE APPROVAL OF, AS APPLICABLE, THE COUNCIL ON AFFORDABLE HOUSING, THE DIVISION OF HOUSING OF THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS OR THE NEW JERSEY HOUSING AND MORTGAGE FINANCING AGENCY SERVE AS THE ADMINISTRATIVE AGENT FOR ALL OF THE AFFORDABLE UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT.

IF ALL 1,875 RESIDENTIAL UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT ARE CONSTRUCTED: 114, APPROXIMATELY FIFTY (50%) PERCENT, OF THE AFFORDABLE HOUSING UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT WILL BE "MODERATE INCOME UNITS," AS DEFINED IN §205-76.1.C OF THE ORDINANCE; 92, APPROXIMATELY FORTY (40%) PERCENT, OF THE AFFORDABLE HOUSING UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT WILL BE "TIER 1 LOW INCOME UNITS," AS DEFINED IN §205-76.1.C OF THE ORDINANCE; AND 23, APPROXIMATELY TEN (10%), OF THE AFFORDABLE HOUSING UNITS IN THE TRANSIT-ORIENTED MIXED-USE DEVELOPMENT WILL BE "TIER 2 LOW INCOME UNITS," AS DEFINED IN §205-76.1.C OF THE ORDINANCE.



revisions		
no.	date	description

- LEGEND**
- ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER METER
 - ⊕ CURB STOP
 - ⊕ FIRE DEPT. CONNECTION
 - ⊕ DRAINAGE MH
 - ⊕ CURB INLET
 - ⊕ LAWN INLET
 - ⊕ SANITARY MH
 - ⊕ CLEANOUT
 - ⊕ BOLLARD
 - ⊕ SIGN
 - ⊕ LIGHT
 - ⊕ MAIL BOX
 - ⊕ GUY WIRE
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC MH
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE
 - X — FENCE
 - RAILING
 - WALL
 - ⊕ GATE POST
 - W — WATER LINE
 - G — GAS LINE
 - E — ELECTRIC LINE
 - S — SANITARY LINE
 - OH — OVERHEAD WIRES



The Reynolds Group Inc.
 Engineers
 Landscape Architects
 Land Surveyors
 Planners
 575 Route 28, Suite 110
 Raritan, N.J. 08869
 908-722-1500
 Fax 908-722-7035
 www.reynoldsgroup.com

F. MITCHEL ARDMAN
 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

State of New Jersey
 Certificate of Authorization
 Number: 240A27989200
 21MH00004300
 F. Mitchel Ardman, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

project
AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G
 BLOCK 141, LOT 43
 NORTH BRUNSWICK TOWNSHIP
 MIDDLESEX COUNTY, NEW JERSEY

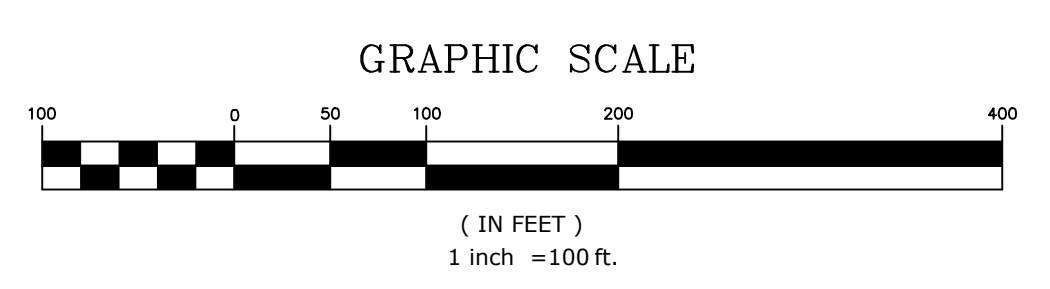
drawing title
OVERALL PLAN 'B'

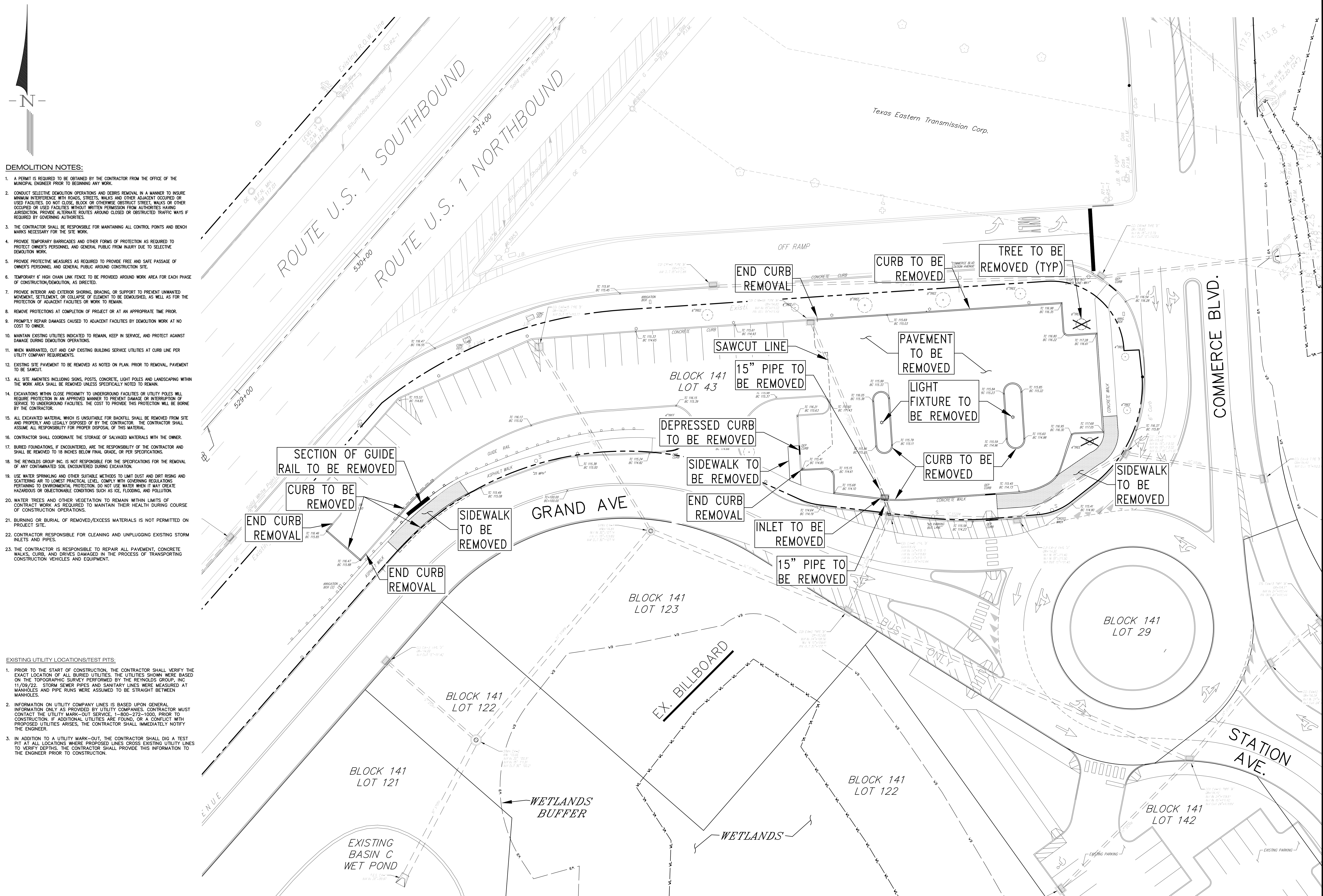
job number 21-042-1	drawing number 6
scale 1"=100'	
checked by FMA/AEC	
drawn by A.A.	
date 08/28/24	sheet 6 of 18

PROTECT YOURSELF
 A PHONE CALL CAN BE YOUR INSURANCE POLICY

CALL BEFORE YOU BUY
 1-800-372-1000
 NATIONAL CONSUMER ACTION CENTER

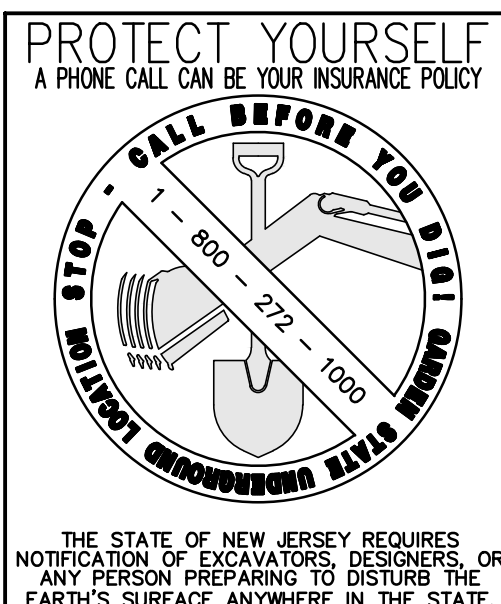
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF VIOLATIONS OF ANY FEDERAL OR STATE LAW OR ANY FEDERAL OR STATE REGULATION OR EARTH'S SURFACE ANYWHERE IN THE STATE.





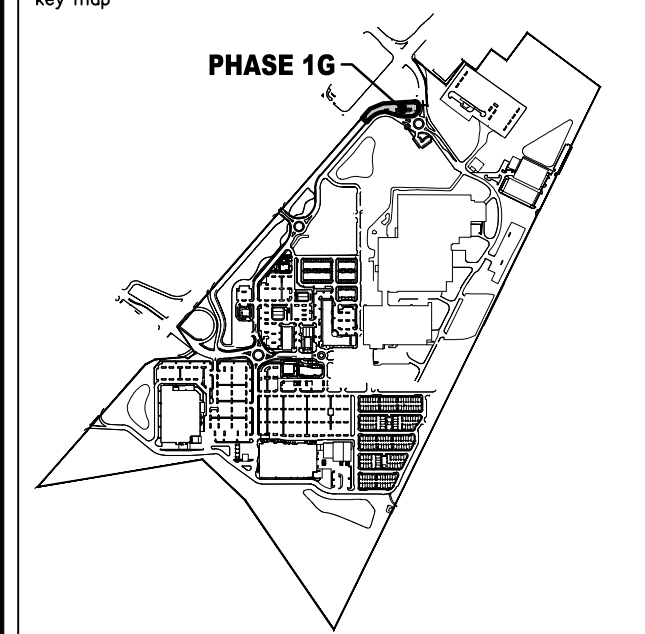
- DEMOLITION NOTES:**
1. A PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR FROM THE OFFICE OF THE MUNICIPAL ENGINEER PRIOR TO BEGINNING ANY WORK.
 2. CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE SITE WORK.
 4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
 5. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC AROUND CONSTRUCTION SITE.
 6. TEMPORARY 6' HIGH CHAIN LINK FENCE TO BE PROVIDED AROUND WORK AREA FOR EACH PHASE OF CONSTRUCTION/DEMOLITION, AS DIRECTED.
 7. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT UNWANTED MOVEMENT, SETTLEMENT, OR COLLAPSE OF ELEMENT TO BE DEMOLISHED, AS WELL AS FOR THE PROTECTION OF ADJACENT FACILITIES OR WORK TO REMAIN.
 8. REMOVE PROTECTIONS AT COMPLETION OF PROJECT OR AT AN APPROPRIATE TIME PRIOR.
 9. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.
 10. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS, AS DIRECTED.
 11. WHEN WARRANTED, CUT AND CAP EXISTING BUILDING SERVICE UTILITIES AT CURB LINE PER UTILITY COMPANY REQUIREMENTS.
 12. EXISTING SITE PAVEMENT TO BE REMOVED AS NOTED ON PLAN. PRIOR TO REMOVAL, PAVEMENT TO BE SAWCUT.
 13. ALL SITE AMENITIES INCLUDING SIGNS, POSTS, CONCRETE, LIGHT POLES AND LANDSCAPING WITHIN THE WORK AREA SHALL BE REMOVED UNLESS SPECIFICALLY NOTED TO REMAIN.
 14. EXCAVATIONS WITHIN CLOSE PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION IN AN APPROVED MANNER TO PREVENT DAMAGE OR INTERRUPTION OF SERVICE TO UNDERGROUND FACILITIES. THE COST TO PROVIDE THIS PROTECTION WILL BE BORNE BY THE CONTRACTOR.
 15. ALL EXCAVATED MATERIAL WHICH IS UNSUITABLE FOR BACKFILL SHALL BE REMOVED FROM SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROPER DISPOSAL OF THIS MATERIAL.
 16. CONTRACTOR SHALL COORDINATE THE STORAGE OF SALVAGED MATERIALS WITH THE OWNER.
 17. BURIED FOUNDATIONS, IF ENCOUNTERED, ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED TO 18 INCHES BELOW FINAL GRADE, OR PER SPECIFICATIONS.
 18. THE REYNOLDS GROUP INC. IS NOT RESPONSIBLE FOR THE REMOVAL OF ANY CONTAMINATED SOIL ENCOUNTERED DURING EXCAVATION.
 19. USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING AIR TO LOWEST PRACTICAL LEVEL, COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION.
 20. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.
 21. BURNING OR BURIAL OF REMOVED/EXCESS MATERIALS IS NOT PERMITTED ON PROJECT SITE.
 22. CONTRACTOR RESPONSIBLE FOR CLEANING AND UNPLUGGING EXISTING STORM INLETS AND PIPES.
 23. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL PAVEMENT, CONCRETE WALKS, CURBS, AND DRIVEWAYS DAMAGED IN THE PROCESS OF TRANSPORTING CONSTRUCTION VEHICLES AND EQUIPMENT.

- EXISTING UTILITY LOCATIONS/TEST PITS:**
1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL BURIED UTILITIES. THE UTILITIES SHOWN WERE BASED ON THE TOPOGRAPHIC SURVEY PERFORMED BY THE REYNOLDS GROUP, INC. 11/09/22. STORM SEWER PIPES AND SANITARY LINES WERE MEASURED AT MANHOLES AND PIPE RUNS WERE ASSUMED TO BE STRAIGHT BETWEEN MANHOLES.
 2. INFORMATION ON UTILITY COMPANY LINES IS BASED UPON GENERAL INFORMATION ONLY AS PROVIDED BY UTILITY COMPANIES. CONTRACTOR MUST CONTACT THE UTILITY MARK-OUT SERVICE, 1-800-272-1000, PRIOR TO CONSTRUCTION. IF ADDITIONAL UTILITIES ARE FOUND, OR A CONFLICT WITH PROPOSED UTILITIES ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
 3. IN ADDITION TO A UTILITY MARK-OUT, THE CONTRACTOR SHALL DIG A TEST PIT AT ALL LOCATIONS WHERE PROPOSED LINES CROSS EXISTING UTILITY LINES TO VERIFY DEPTHS. THE CONTRACTOR SHALL PROVIDE THIS INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



revisions		
no.	date	description

- EXISTING LEGEND**
- ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER METER
 - ⊕ CURB STOP
 - ⊕ FIRE DEPT. CONNECTION
 - ⊕ DRAINAGE MH
 - ⊕ CURB INLET
 - ⊕ SANITARY MH
 - ⊕ SANITARY MH
 - ⊕ GLEANDOUT
 - ⊕ BOLLARD
 - ⊕ SIGN
 - ⊕ LIGHT
 - ⊕ MAIL BOX
 - ⊕ GUY WIRE
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC MH
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE
 - ⊕ FENCE
 - ⊕ RAILING
 - ⊕ WALL
 - ⊕ GATE POST
 - ⊕ WATER LINE
 - ⊕ GAS LINE
 - ⊕ ELECTRIC LINE
 - ⊕ SANITARY LINE
 - ⊕ OVERHEAD WIRES
- PROPOSED LEGEND**
- PHASE LINE
 - ⊕ STORM MANHOLE
 - ⊕ STORM "B" INLET
 - ⊕ STORM "E" INLET
 - ⊕ STORM LAWN INLET
 - STORM PIPE
 - ⊕ SANITARY MANHOLE
 - SANITARY PIPE
 - WATER LINE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ F.D.C.
 - ⊕ STREET SIGN



Engineers
Landscape Architects
Land Surveyors
Planners
575 Route 28, Suite 110
Raritan, N.J. 08869
908-722-1500
Fax 908-722-7035
www.reynoldsgroup.com

The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
Number: 240A27982020
21MH00004300
F. Mitchell Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

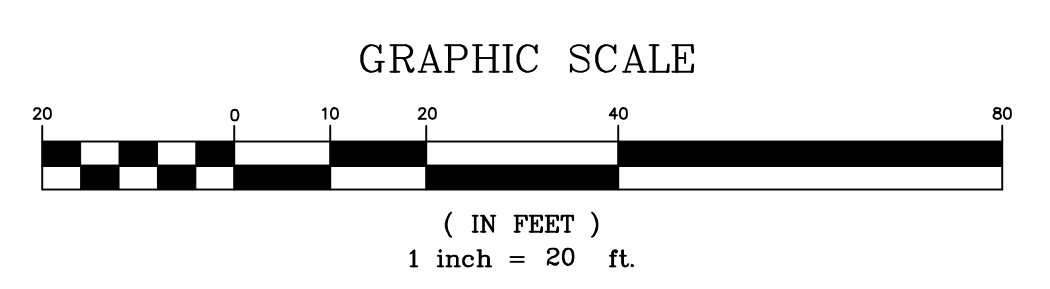
F. Mitchell Ardman
F. MITCHEL ARDMAN
N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

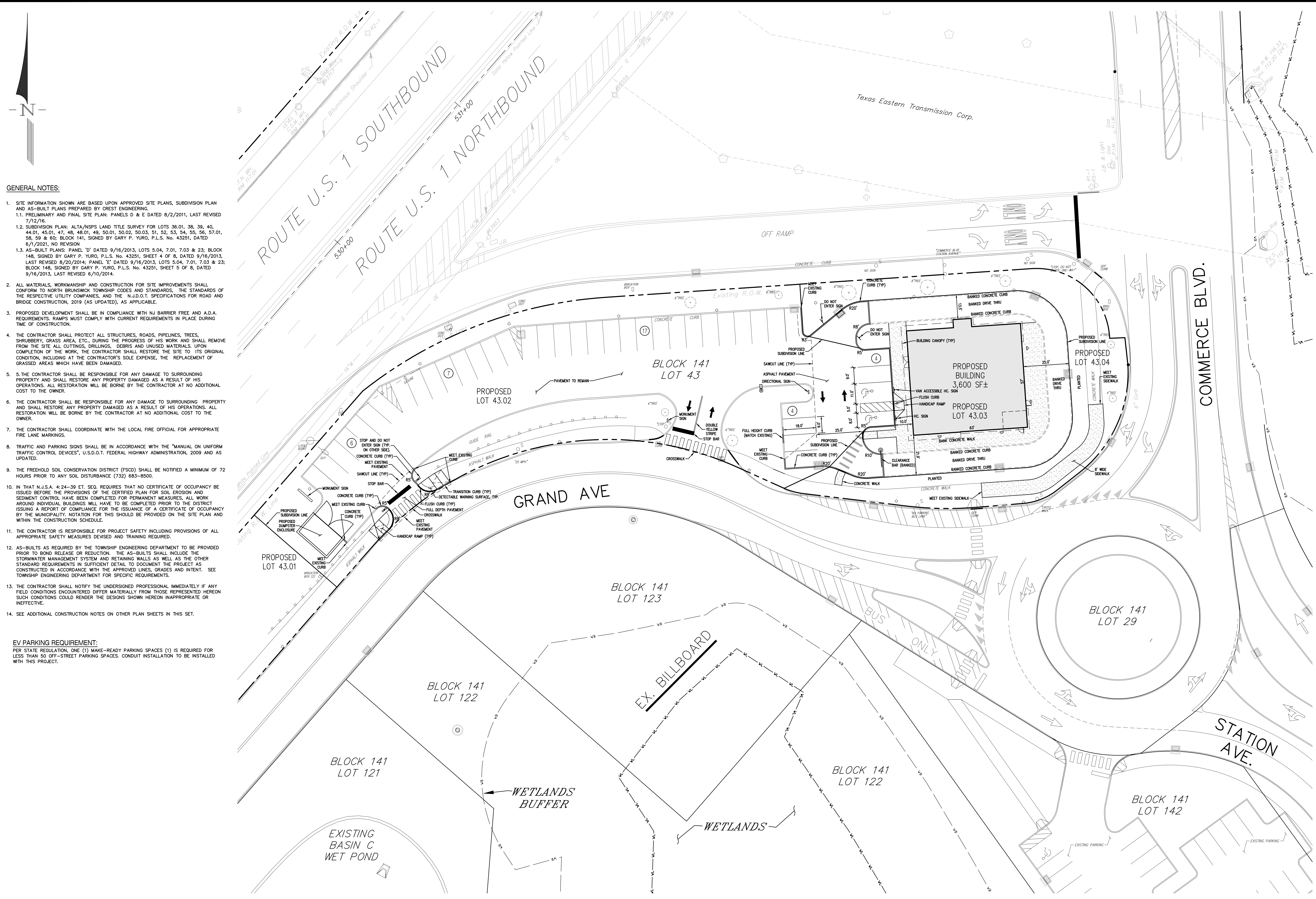
project
AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G

**BLOCK 141, LOT 43
NORTH BRUNSWICK TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY**

drawing title
DEMOLITION PLAN

job number 21-042-1	drawing number 7
scale 1"=20'	
checked by FMA/AEC	
drawn by A.A.	
date 08/28/24	sheet 7 of 18



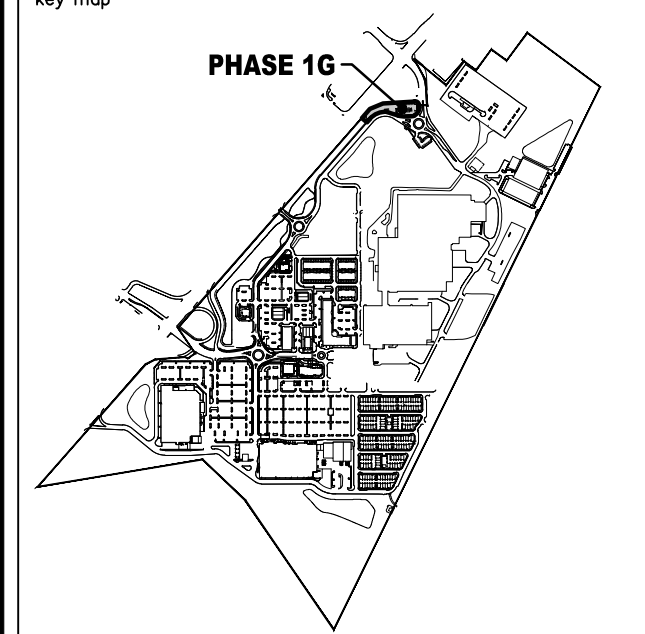


- GENERAL NOTES:**
- SITE INFORMATION SHOWN ARE BASED UPON APPROVED SITE PLANS, SUBDIVISION PLAN AND AS-BUILT PLANS PREPARED BY CREST ENGINEERING.
 - PRELIMINARY AND FINAL SITE PLAN: PANELS D & E DATED 8/2/2011, LAST REVISED 7/12/16.
 - SUBDIVISION PLAN: ALTA/NSPS LAND TITLE SURVEY FOR LOTS 36.01, 38, 39, 40, 44.01, 45.01, 47, 48, 48.01, 49, 50.01, 50.02, 50.03, 51, 52, 53, 54, 55, 56, 57.01, 58, 59 & 60; BLOCK 141, SIGNED BY GARY P. YURO, P.L.S. No. 43251, DATED 6/1/2021, NO REVISION.
 - AS-BUILT PLANS: PANEL "D" DATED 9/16/2013, LOTS 5.04, 7.01, 7.03 & 23; BLOCK 148, SIGNED BY GARY P. YURO, P.L.S. No. 43251, SHEET 4 OF 8, DATED 9/16/2013, LAST REVISED 8/20/2014; PANEL "E" DATED 9/16/2013, LOTS 5.04, 7.01, 7.03 & 23; BLOCK 148, SIGNED BY GARY P. YURO, P.L.S. No. 43251, SHEET 5 OF 8, DATED 9/16/2013, LAST REVISED 6/10/2014.
 - ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHALL CONFORM TO NORTH BRUNSWICK TOWNSHIP CODES AND STANDARDS, THE STANDARDS OF THE RESPECTIVE UTILITY COMPANIES, AND THE N.J.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019 (AS UPDATED), AS APPLICABLE.
 - PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH NJ BARRIER FREE AND A.D.A. REQUIREMENTS. RAMPS MUST COMPLY WITH CURRENT REQUIREMENTS IN PLACE DURING TIME OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PROTECT ALL STRUCTURES, ROADS, PIPELINES, TREES, SHRUBBERY, GRASS AREA, ETC., DURING THE PROGRESS OF HIS WORK AND SHALL REMOVE FROM THE SITE ALL CUTTINGS, DRILLINGS, DEBRIS AND UNUSED MATERIALS UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL RESTORE THE SITE TO ITS ORIGINAL CONDITION, INCLUDING AT THE CONTRACTOR'S SOLE EXPENSE, THE REPLACEMENT OF GRASSED AREAS WHICH HAVE BEEN DAMAGED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SURROUNDING PROPERTY AND SHALL RESTORE ANY PROPERTY DAMAGED AS A RESULT OF HIS OPERATIONS. ALL RESTORATION WILL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SURROUNDING PROPERTY AND SHALL RESTORE ANY PROPERTY DAMAGED AS A RESULT OF HIS OPERATIONS. ALL RESTORATION WILL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL FIRE OFFICIAL FOR APPROPRIATE FIRE LANE MARKINGS.
 - TRAFFIC AND PARKING SIGNS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", U.S.D.O.T. FEDERAL HIGHWAY ADMINISTRATION, 2009 AND AS UPDATED.
 - THE FREEHOLD SOIL CONSERVATION DISTRICT (FSCD) SHALL BE NOTIFIED A MINIMUM OF 72 HOURS PRIOR TO ANY SOIL DISTURBANCE (732) 683-8500.
 - IN THAT N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLETED FOR PERMANENT MEASURES, ALL WORK AROUND INDIVIDUAL BUILDINGS WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY. NOTATION FOR THIS SHOULD BE PROVIDED ON THE SITE PLAN AND WITHIN THE CONSTRUCTION SCHEDULE.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY INCLUDING PROVISIONS OF ALL APPROPRIATE SAFETY MEASURES DEVISED AND TRAINING REQUIRED.
 - AS-BUILTS AS REQUIRED BY THE TOWNSHIP ENGINEERING DEPARTMENT TO BE PROVIDED PRIOR TO BOND RELEASE OR REDUCTION. THE AS-BUILTS SHALL INCLUDE THE STORMWATER MANAGEMENT SYSTEM AND RETAINING WALLS AS WELL AS THE OTHER STANDARD REQUIREMENTS IN SUFFICIENT DETAIL TO DOCUMENT THE PROJECT AS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED LINES, GRADES AND INTENT. SEE TOWNSHIP ENGINEERING DEPARTMENT FOR SPECIFIC REQUIREMENTS.
 - THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
 - SEE ADDITIONAL CONSTRUCTION NOTES ON OTHER PLAN SHEETS IN THIS SET.

EV PARKING REQUIREMENT:
 PER STATE REGULATION, ONE (1) MAKE-READY PARKING SPACES (1) IS REQUIRED FOR LESS THAN 50 OFF-STREET PARKING SPACES. CONDUIT INSTALLATION TO BE INSTALLED WITH THIS PROJECT.

revisions		
no.	date	description

- EXISTING LEGEND**
- ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER METER
 - ⊕ CURB STOP
 - ⊕ FIRE DEPT. CONNECTION
 - ⊕ DRAINAGE MH
 - ⊕ CURB INLET
 - ⊕ LAWN INLET
 - ⊕ SANITARY MH
 - ⊕ CLEANOUT
 - ⊕ BOLLARD
 - ⊕ SIGN
 - ⊕ LIGHT
 - ⊕ MAIL BOX
 - ⊕ GUY WIRE
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC MH
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE
 - ⊕ FENCE
 - ⊕ RAILING
 - ⊕ WALL
 - ⊕ GATE POST
 - ⊕ WATER LINE
 - ⊕ GAS LINE
 - ⊕ ELECTRIC LINE
 - ⊕ SANITARY LINE
 - ⊕ OVERHEAD WIRES
- PROPOSED LEGEND**
- ⊕ PHASE LINE
 - ⊕ STORM MANHOLE
 - ⊕ STORM "B" INLET
 - ⊕ STORM "E" INLET
 - ⊕ STORM LAWN INLET
 - ⊕ STORM PIPE
 - ⊕ SANITARY MANHOLE
 - ⊕ SANITARY PIPE
 - ⊕ WATER LINE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ F.D.C.
 - ⊕ STREET SIGN



The Reynolds Group Inc.
 Engineers
 Landscape Architects
 Land Surveyors
 Planners
 575 Route 28, Suite 110
 Marlton, N.J. 08059
 908-722-1500
 Fax 908-722-7035
 www.reynoldsgroup.com

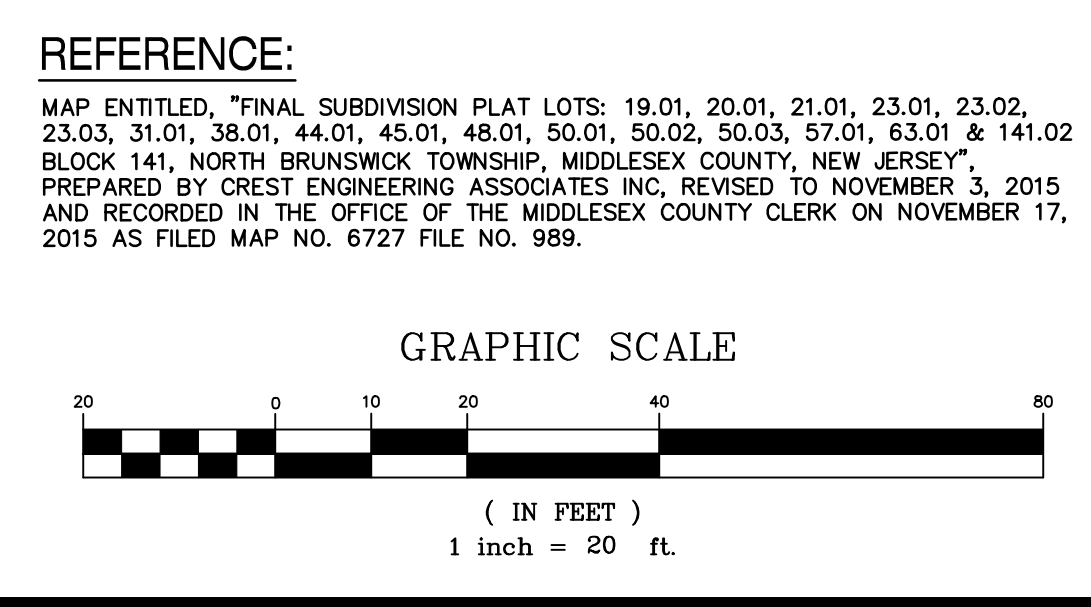
F. MITCHEL ARDMAN
F. MITCHEL ARDMAN
 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G

BLOCK 141, LOT 43 NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

DIMENSION PLAN

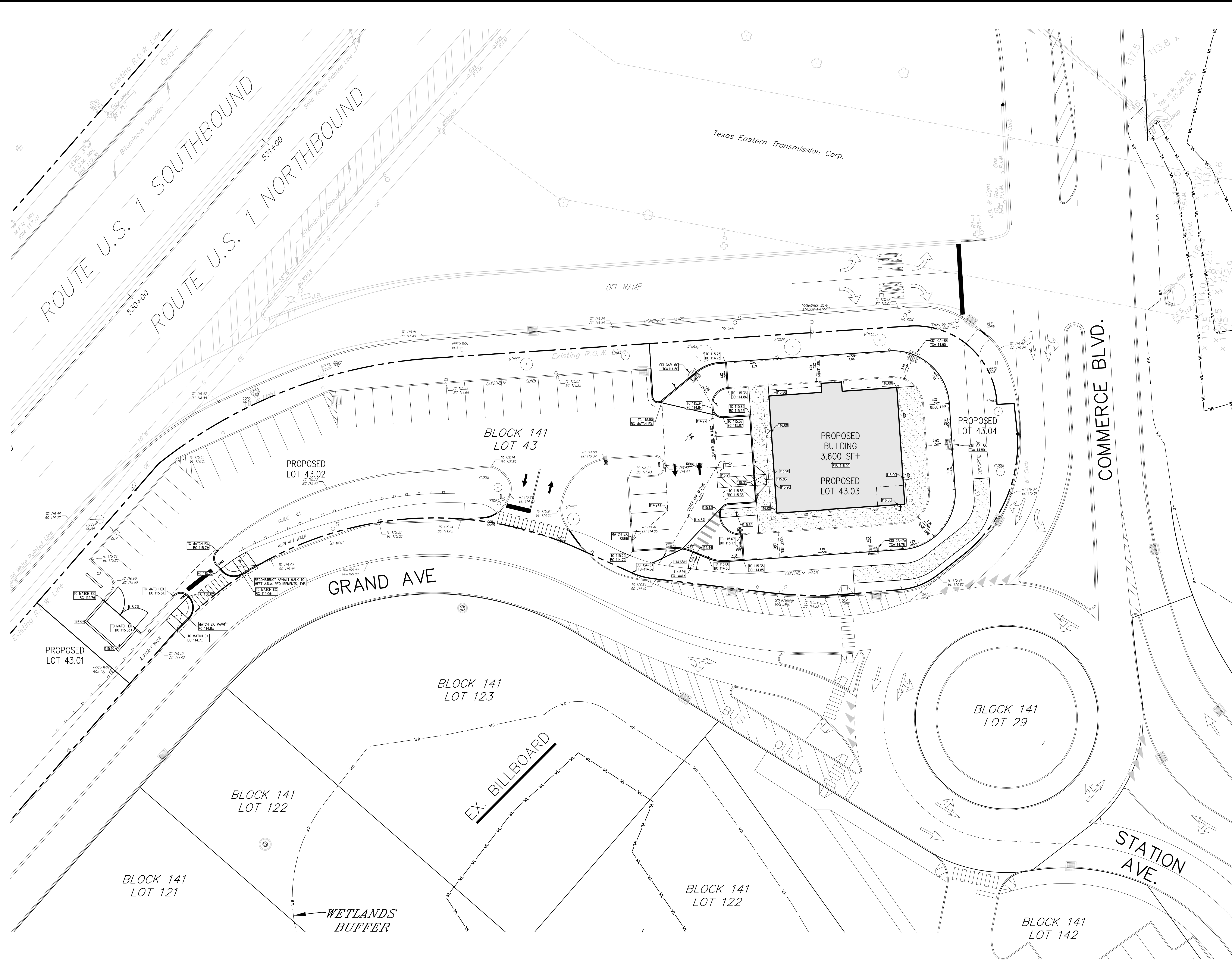
job number	21-042-1	drawing number	8
scale	1"=20'	checked by	FMA/AEC
drawn by	A.A.	date	08/28/24
sheet	8 of 18		



PROTECT YOURSELF
 A PHONE CALL CAN BE YOUR INSURANCE POLICY

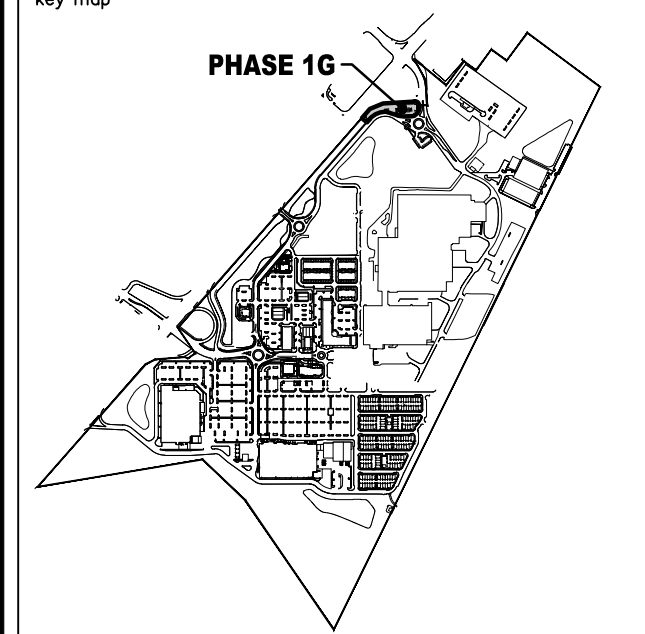
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF ANY PERSONS DESTROYING OR ANY PERSON PREPARING TO DESTROY THE EARTH'S SURFACE ANYWHERE IN THE STATE.

- GRADING NOTES:**
- THE LIMIT OF GRADING AND DISTURBANCE SHALL BE AS SHOWN ON THE DEVELOPMENT PLANS. ALL AREAS BEYOND SHALL REMAIN UNDISTURBED AND IN THE NATURAL STATE.
 - THE CONTRACTOR SHALL GRADE ALL AREAS TO PROVIDE POSITIVE SLOPE TO CATCH BASINS. LAWN AREAS SHALL BE GRADED AT A MINIMUM OF 1.50% AND A MAXIMUM OF 3%:1V (33.33%) ACROSS LAWN AREAS PERPENDICULAR TO THE PROPOSED RESIDENTIAL AND COMMERCIAL BUILDINGS.
 - FOR SMOOTH HARD-FINISHED SURFACES OTHER THAN ROADWAYS, MINIMUM SLOPE SHALL BE 0.75%.
 - ALL GRADING, EXCAVATION OR EMBANKMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN AND SHALL PROVIDE FOR THE DISPOSAL OF ALL STORMWATER RUNOFF AND SUCH GROUNDWATER SEEPAGE AS MAY BE ENCOUNTERED. ALL CLEARING, EXCAVATION AND EMBANKMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. NO EXCAVATED MATERIAL MAY BE REMOVED FROM THE SITE EXCEPT IN ACCORDANCE WITH AN APPROVED PLAN NOR WITHOUT PRIOR APPROVAL OF THE TOWNSHIP ENGINEER. WHERE BORROW EXCAVATION MATERIALS FROM OFFSITE SOURCES ARE REQUIRED TO COMPLETE THE NECESSARY GRADING, SUCH MATERIAL SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR BORROW EXCAVATION ZONE 3, AND SHALL BE SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER.
 - MATERIAL SHALL BE PLACED IN 12" OR LESS LIFTS AND COMPACTED TO A DRY DENSITY OF NOT LESS THAN 95% OF THE LABORATORY STANDARD MAXIMUM SOIL DENSITY (DRY AS DETERMINED BY THE PROCTOR COMPACTION TEST FOR THE MATERIAL BEING COMPACTED).
 - BACKFILL TO BE FREE OF ORGANIC MATTER, ROCKS & COBBLES GREATER THAN 5" AND FROZEN MATERIALS.
 - MATERIAL WHICH THE TOWNSHIP ENGINEER JUDGES IS UNSUITABLE FOR USE IN ROADWAY SUBSURFACE MAY BE USED FOR GRADING OUTSIDE THE ROADWAY RIGHT-OF-WAY OF BUILDING AREAS WITH THE PERMISSION OF THE TOWNSHIP ENGINEER. ANY UNSUITABLE MATERIAL WHICH CANNOT BE SATISFACTORILY UTILIZED ON THE SITE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT PLACES TO BE PROVIDED BY THE SUBDIVIDER.
 - ALL CONSTRUCTION LAYOUT AND GRADING STAKES SHALL BE SET BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE SUBDIVIDER OR HIS CONTRACTOR.
 - ALL ROUGH GRADING MUST BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE ROADWAY SUBGRADE. ALL SIDEWALK AREAS AND SLOPE AREAS MUST BE FULLY GRADED PRIOR TO THE CONSTRUCTION OF FINISHED PAVEMENTS OR PAVEMENT BASE COURSES.
 - ROADWAYS AND ALL APPURTENANCES, INCLUDING SUBGRADE, SUBBASE, BASE COURSES AND PAVEMENTS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AS MODIFIED HEREIN. ALL SUBSURFACE UTILITIES INCLUDING SERVICE CONNECTIONS (TERMINATING AT LEAST TWO FEET BEHIND (BEYOND) THE SIDEWALK, OR IF NO SIDEWALKS ARE TO BE INSTALLED, TERMINATING AT LEAST SEVEN FEET BEHIND THE CURB), AND ALL STORM DRAINS SHALL BE INSTALLED IN ALL ROADWAY AREAS PRIOR TO THE CONSTRUCTION OF FINAL PAVEMENT SURFACES.
 - ANY WASTE, DEBRIS OR ANY OTHER SIMILAR MATERIAL FOUND ON THE SITE OR GENERATED BY OPERATIONS DURING THE CONSTRUCTION SEQUENCE, SHALL BE PROPERLY REMOVED AND PROPERLY DISPOSED OF BY THE DEVELOPER.
 - SEE ADDITIONAL NOTES CONSTRUCTION ON OTHER PLAN SHEETS.



revisions		
no.	date	description

- EXISTING LEGEND**
- ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER METER
 - ⊕ CURB STOP
 - ⊕ FIRE DEPT. CONNECTION
 - ⊕ DRAINAGE MH
 - ⊕ CURB INLET
 - ⊕ LAWN INLET
 - ⊕ SANITARY MH
 - ⊕ CLEANOUT
 - ⊕ BOLLARD
 - ⊕ SIGN
 - ⊕ LIGHT
 - ⊕ MAIL BOX
 - ⊕ GUY WIRE
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC MH
 - ⊕ CONFERIOUS TREE
 - ⊕ DECIDUOUS TREE
 - ⊕ FENCE
 - ⊕ RAILING
 - ⊕ WALL
 - ⊕ GATE POST
 - ⊕ WATER LINE
 - ⊕ GAS LINE
 - ⊕ ELECTRIC LINE
 - ⊕ SANITARY LINE
 - ⊕ OVERHEAD WIRES
- PROPOSED LEGEND**
- ⊕ PHASE LINE
 - ⊕ STORM MANHOLE
 - ⊕ STORM 'B' INLET
 - ⊕ STORM 'E' INLET
 - ⊕ STORM LAWN INLET
 - ⊕ STORM PIPE
 - ⊕ SANITARY MANHOLE
 - ⊕ SANITARY PIPE
 - ⊕ WATER LINE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ F.D.C.
 - ⊕ STREET SIGN



The Reynolds Group Inc.
 Engineers
 Landscape Architects
 Land Surveyors
 Planners
 575 Route 28, Suite 110
 Raritan, N.J. 08869
 908-722-1500
 Fax 908-722-7035
 www.reynoldsgroup.com

The Reynolds Group Inc.
 State of New Jersey
 Certificate of Authorization
 Number: 240A27989200
 21MH00004300
 F. Mitchell Ardman, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

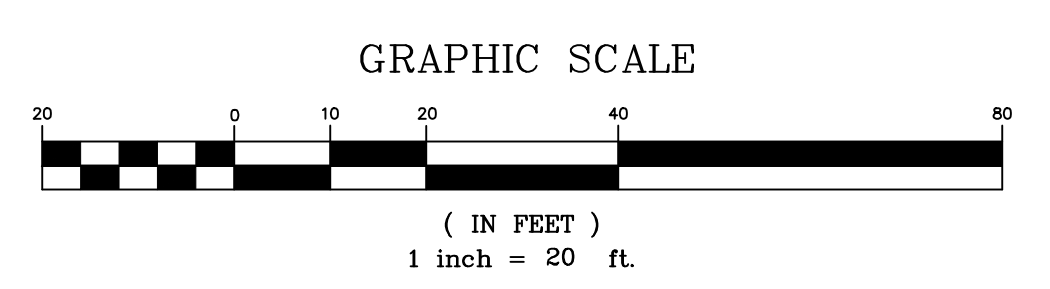
F. Mitchell Ardman
F. MITCHEL ARDMAN
 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G

drawing title
BLOCK 141, LOT 43 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY

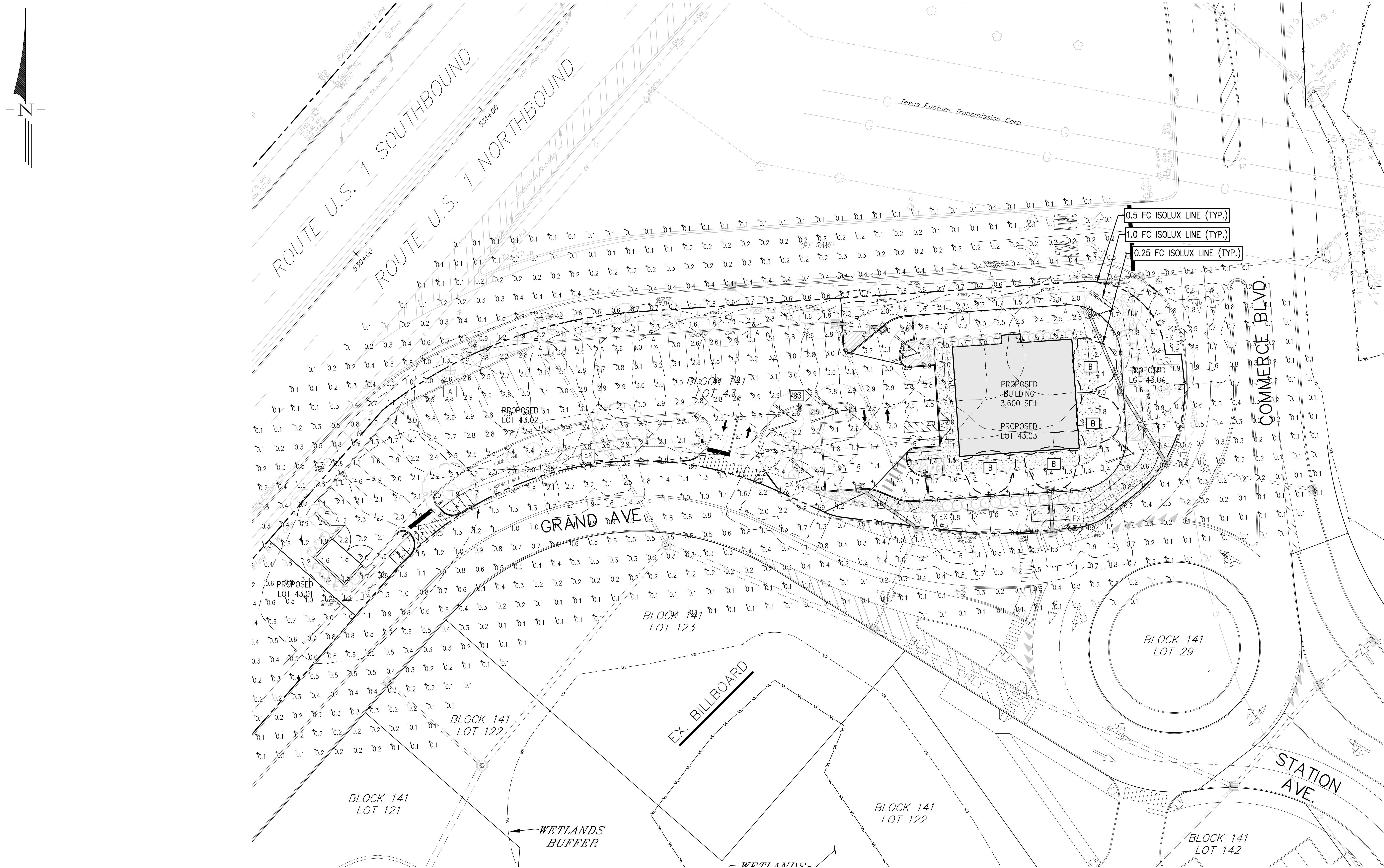
drawing title
GRADING PLAN

job number 21-042-1	drawing number 9
scale 1"=20'	
checked by FMA/AEC	
drawn by A.A.	
date 08/28/24	sheet 9 of 18



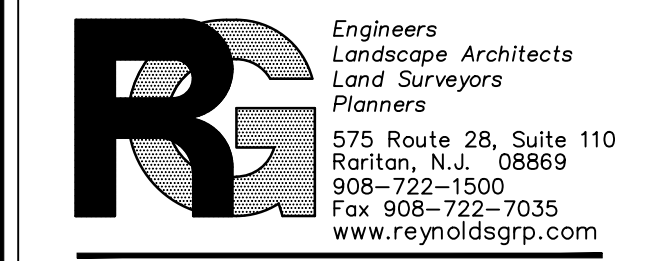
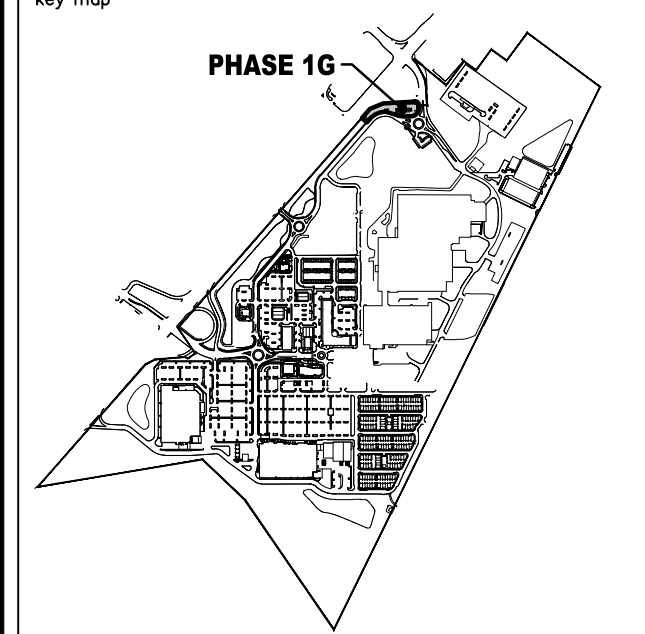
PROTECT YOURSELF
 A PHONE CALL CAN BE YOUR INSURANCE POLICY

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF GEOTECHNICAL DECISIONS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE



revisions		
no.	date	description

- EXISTING LEGEND**
- ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER METER
 - ⊕ CURB STOP
 - ⊕ FIRE DEPT. CONNECTION
 - ⊕ DRAINAGE MH
 - ⊕ CURB INLET
 - ⊕ LAWN INLET
 - ⊕ SANITARY MH
 - ⊕ CLEANOUT
 - ⊕ BOLLARD
 - ⊕ SIGN
 - ⊕ LIGHT
 - ⊕ MAIL BOX
 - ⊕ GUY WIRE
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC MH
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE
 - X — FENCE
 - RAILING
 - WALL
 - ⊕ GATE POST
 - W — WATER LINE
 - G — GAS LINE
 - E — ELECTRIC LINE
 - S — SANITARY LINE
 - OH — OVERHEAD WIRES
- PROPOSED LEGEND**
- PHASE LINE
 - ⊕ STORM MANHOLE
 - ⊕ STORM "B" INLET
 - ⊕ STORM "E" INLET
 - ⊕ STORM LAWN INLET
 - STORM PIPE
 - ⊕ SANITARY MANHOLE
 - SANITARY PIPE
 - W — WATER LINE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ F.D.C.
 - ⊕ STREET SIGN



575 Route 28, Suite 110
 Raritan, N.J. 08869
 908-722-1500
 Fax 908-722-7035
 www.reynoldsgroup.com

F. MITCHEL ARDMAN
 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G

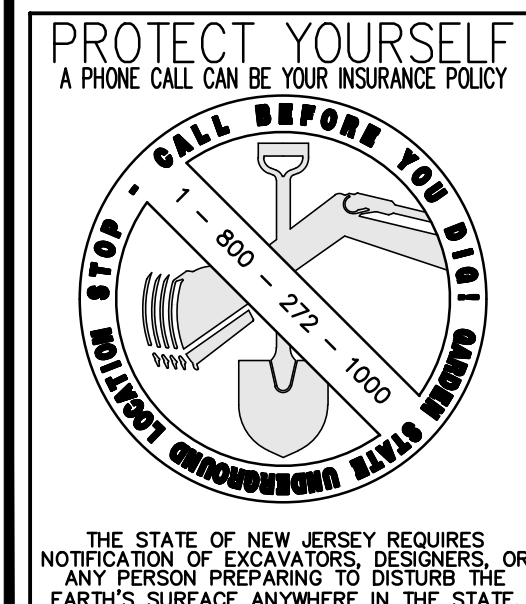
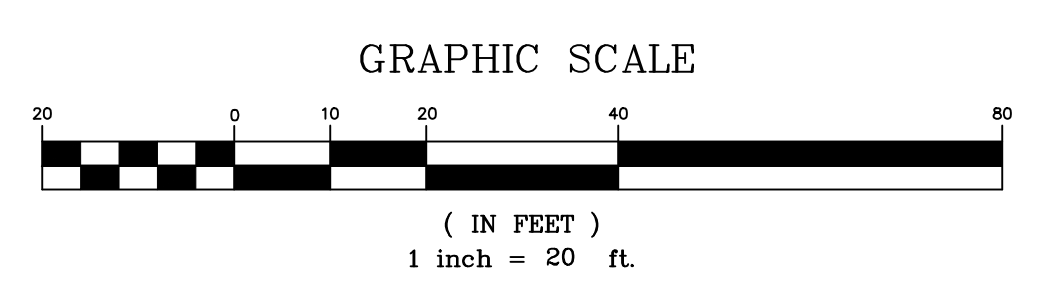
BLOCK 141, LOT 43 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY

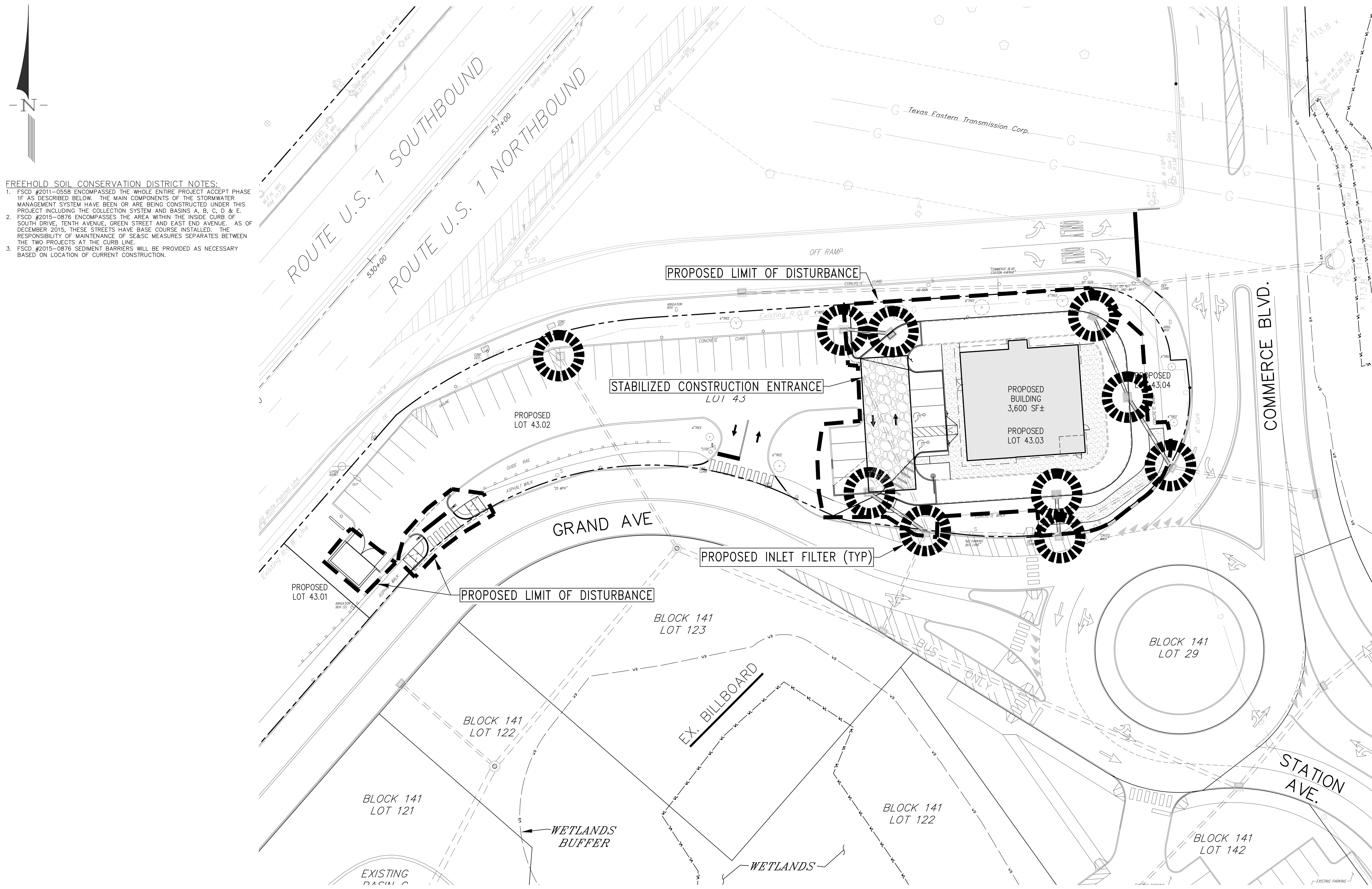
LIGHTING PLAN

job number: 21-042-1
 drawing number: 12
 scale: 1"=20'
 checked by: FMA/AEC
 drawn by: A.A.
 date: 08/28/24
 sheet 12 of 18

THIS PLAN TO BE USED FOR LIGHTING PURPOSES ONLY

SEE LIGHT FIXTURE DETAIL ON SHEET 18



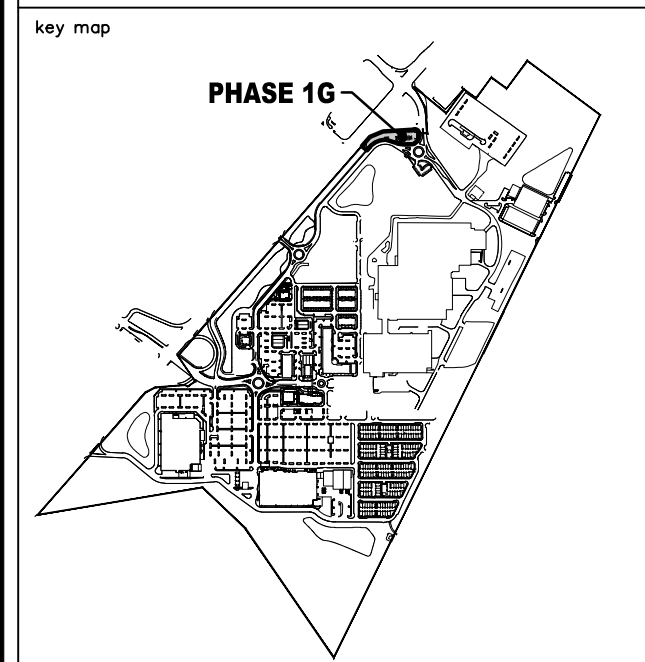


FREEHOLD SOIL CONSERVATION DISTRICT NOTES:

- FSCD #2011-0558 ENCOMPASSED THE WHOLE ENTIRE PROJECT ACCEPT PHASE 1F AS DESCRIBED BELOW. THE MAIN COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM HAVE BEEN OR ARE BEING CONSTRUCTED UNDER THIS PROJECT INCLUDING THE COLLECTION SYSTEM AND BASINS A, B, C, D & E.
- FSCD #2015-0876 ENCOMPASSED THE AREA WITHIN THE INSIDE CURB OF SOUTH DRIVE, TENTH AVENUE, GREEN STREET AND EAST END AVENUE. AS OF DECEMBER 2015, THESE STREETS HAVE BASE COURSE INSTALLED. THE RESPONSIBILITY OF MAINTENANCE OF SE&SC MEASURES SEPARATES BETWEEN THE TWO PROJECTS AT THE CURB LINE.
- FSCD #2015-0876 SEDIMENT BARRIERS WILL BE PROVIDED AS NECESSARY BASED ON LOCATION OF CURRENT CONSTRUCTION.

revisions		
no.	date	description

- EXISTING LEGEND**
- ⊕ GAS VALVE
 - ⊙ GAS METER
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER METER
 - ⊕ CURB STOP
 - ⊕ CURB DEPT. CONNECTION
 - ⊕ DRAINAGE MH
 - ⊕ CURB INLET
 - ⊕ SANITARY MH
 - ⊕ SANITARY MH
 - ⊕ CLEANTOUT
 - ⊕ BOLLARD
 - ⊕ SIGN
 - ⊕ LIGHT
 - ⊕ MAIL BOX
 - ⊕ GUY WIRE
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC MH
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE
 - X- FENCE
 - ⊕ RAILING
 - ⊕ WALL
 - ⊕ GATE POST
 - W- WATER LINE
 - G- GAS LINE
 - E- ELECTRIC LINE
 - S- SANITARY LINE
 - OH- OVERHEAD WIRES
- PROPOSED LEGEND**
- ⊕ PHASE LINE
 - ⊕ STORM MANHOLE
 - ⊕ STORM 'B' INLET
 - ⊕ STORM 'E' INLET
 - ⊕ STORM LAWN INLET
 - ⊕ STORM PIPE
 - ⊕ SANITARY MANHOLE
 - ⊕ SANITARY PIPE
 - W- WATER LINE
 - G- GAS LINE
 - E- ELECTRIC LINE
 - S- SANITARY LINE
 - ⊕ FIRE HYDRANT
 - ⊕ F.D.C.
 - ⊕ STREET SIGN



The Reynolds Group Inc.
 Engineers
 Landscape Architects
 Land Surveyors
 Planners
 575 Route 28, Suite 110
 Raritan, N.J. 08869
 908-722-1500
 Fax 908-722-7035
 www.reynoldsgroup.com

F. MITCHEL ARDMAN
 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G

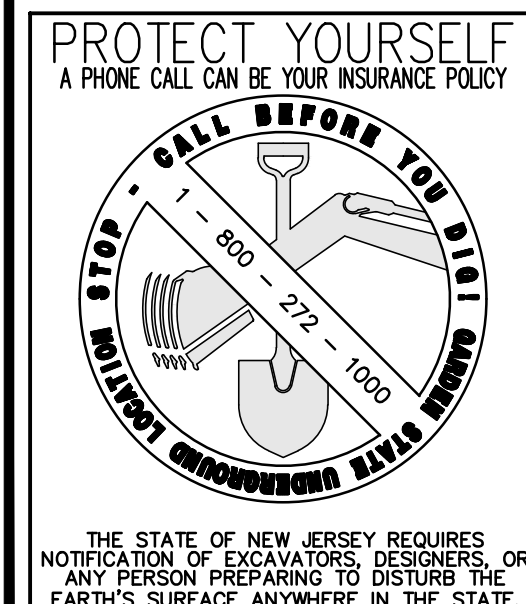
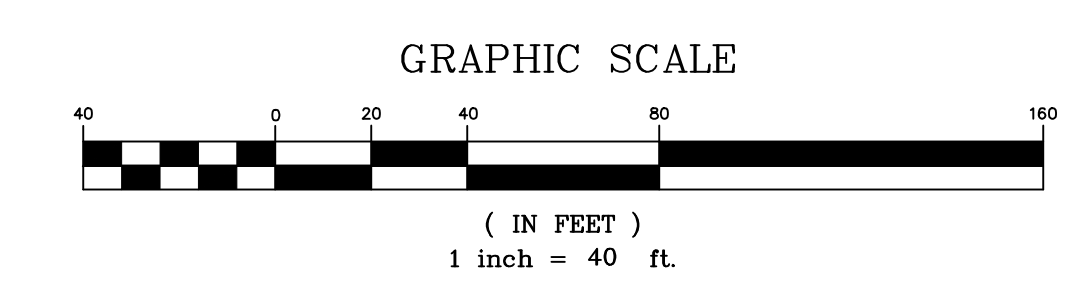
BLOCK 141, LOT 43
 NORTH BRUNSWICK TOWNSHIP
 MIDDLESEX COUNTY, NEW JERSEY

SOIL EROSION AND SEDIMENT CONTROL PLAN

job number	21-042-1	drawing number	13
scale	1"=40'		
checked by	FMA/AEC		
drawn by	A.A.		
date	08/28/24	sheet	13 of 18

THIS PLAN TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY. SEE SHEET 14 FOR DETAILS

LIMIT OF DISTURBANCE 20,954 SF (0.48 Ac.)



**FREEHOLD SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES**

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING FROM SULFIDES SHALL BE ULTIMATELY PLEED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES, IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

AREAS TO BE SCARIFIED/TILLED:

PURSUANT TO NJ SOIL EROSION AND SEDIMENT CONTROL STANDARD FOR LANDING GRADING (CHAPTER 19), THE FOLLOWING ON-SITE AREAS SHALL BE SCARIFIED/TILLED TO A MINIMUM DEPTH OF 6":

- DISTURBED AREAS OF SITE WITH CONTIGUOUS AREA > 500 SF.
- AREAS THAT WILL NOT BE IMPERVIOUS
- PEROUS AREA 20' OUTSIDE BUILDING WITH BASEMENT OR 12' OUTSIDE BUILDING ON SLAB.

NOTE: SCARIFICATION/TILLAGE IS NOT REQUIRED IN AREAS WITH SHALLOW BEDROCK CONDITIONS OR WHERE THERE IS A DANGER TO UNDERGROUND UTILITIES.

FOR ADDITIONAL REQUIREMENTS REGARDING SOIL COMPACTION AND TESTING, SEE SOIL COMPACTION NOTES AND SOIL DE-COMPACTION AND TESTING REQUIREMENTS.

SOIL COMPACTION NOTES:

1. TO ENSURE SUBGRADE SOILS ARE FREE OF EXCESSIVE COMPACTION, DEEP SCARIFICATION/TILLAGE (MINIMUM DEPTH 6", MAXIMUM 12") SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO THE APPLICATION OF TOPSOIL AND PERMANENT SEEDING. THE AREAS OF THIS SITE SUBJECT TO THIS SCARIFICATION ARE NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. NOTE THAT SCARIFICATION IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. IF THE CONTRACTOR, WITH CONSENT OF THE OWNER, ELECTS TO PERFORM SCARIFICATION OF THE SITE, THEN THE CONTRACTOR SHALL, AT HIS EXPENSE, PERFORM SOIL COMPACTION TESTING IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. SEE CHAPTER 19 STANDARD OF LAND GRADING, IN THE ABOVE-REFERENCED MANUAL, FOR ACCEPTABLE METHODS OF TESTING AND THEIR SPECIFIC REQUIREMENTS. TWO TESTS PER ACRE MUST BE PERFORMED ON-SITE, WITH A MINIMUM OF TWO TESTS MUST BE PERFORMED FOR EVERY PROJECT.
3. IF TESTING INDICATES EXCESSIVE COMPACTION, THEN THE CONTRACTOR/OWNER SHALL EITHER PERFORM COMPACTION MITIGATION, IN ACCORDANCE WITH NJ SSCS STANDARDS, OVER THE ENTIRE DISTURBED AREA (EXCLUDING EXEMPT AREAS), OR TO PERFORM ADDITIONAL TESTING TO ESTABLISH THE LIMITS OF THE EXCESSIVELY COMPACTED AREAS WHICH WOULD REQUIRE THE MITIGATION.
4. THE CONTRACTOR SHALL SUBMIT A SOIL COMPACTION MITIGATION VERIFICATION FORM TO THE DISTRICT AND COMPLY WITH ALL DISTRICT REQUIREMENTS REGARDING AND TESTING.
5. FOR COMPACTION IN STORMWATER MANAGEMENT FACILITIES, SEE BASIN COMPACTION NOTES.

STANDARD FOR STABILIZATION WITH MULCH ONLY

- METHODS AND MATERIALS**
1. SITE PREPARATION: FOLLOW REQUIREMENTS FOR PERMANENT VEGETATIVE COVER.
 2. PROTECTIVE MATERIALS:
 - A. UNROTTED SMALL-GRAIN STRAW AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORM AT 90 TO 115 POUNDS PER 1,000 SQ. FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDERS, OR NETTING BE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN TESTED UNDER THE MULCH COVER TEST.
 - B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
 - D. MULCH NETTING, SUCH AS PAPER, JUTE, EXCELORON, COTTON, OR PLASTIC MAY BE USED.
 - E. WOODCHIPS APPLIED UNIFORM TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
 - F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CU. YDS. PER 1,000 SQ. FT. APPLIED UNIFORM TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
 3. MULCH ANCHORING SHALL BE ACCOMPLISHED AS DIRECTED FOR PERMANENT STABILIZATION.

Permanent Seeding Table

SEED MIXTURE	PLANTING RATE	PLANTING DATES												REMARKS	
		Zone 5a/6			Zone 6b			Zone 7a/7b			Zone 8				
		1	2	3	1	2	3	1	2	3	1	2	3		
1. Turf-type Tall Fescue (Seed of 3 seed cultures)	350	A	A	A	A	A	A	A	A	A	A	A	A	C-0	Use in a managed tiller strip for wetland upland.
2. Dextropage	20	A	A	A	A	A	A	A	A	A	A	A	A	C-0	Native wet mix.
3. Wild Rye (Dymus)	25	A	A	A	A	A	A	A	A	A	A	A	A	C-0	

1. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage of the seeded area and mowed once. Grass seed mixtures checked by the State Seed Analyst, New Jersey Department of Agriculture, Trenton, New Jersey, will assure the purchaser that the mixture obtained is the mixture ordered, pursuant to the N.J. State Seed Law, N.J.S.A. 4:4-11.13 et. seq.
2. Maintenance Level:
 - A. Intensive mowing (2-4 days), fertilization, lime, pest control and irrigation (Examples-high maintenance towns, commercial and recreation areas, public facilities).
 - B. Frequent mowing (4-7 days), occasional fertilization, lime and weed control (Examples-home lawns, commercial sites, school sites).
 - C. Periodic mowing (7-14 days), occasional fertilization and lime (Examples-home lawns, parks).
 - D. Infrequent or no mowing, fertilization and lime the first year of establishment (Examples-roadsides, recreation areas, public open spaces).
3. Project is in Plant Hardness Zone 6b.

STANDARD FOR PERMANENT AND TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION:
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION. SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 - C. TOPSOIL SHALL BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALL NEEDED EROSION CONTROL PRACTICES FOR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS IN ACCORDANCE WITH STATE STANDARDS.
2. SEEDING PREPARATION:
 - A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND PRIMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION OFFICE. SOIL SAMPLE ANALYSES ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 (PERMANENT) AND 10-20-10 (TEMPORARY) OR EQUIVALENT WITH SOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDING PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
 - B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDING IS PREPARED. HIGH ACID PRODUCING SOIL.
 - C. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDING PREPARATION. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.
3. SEEDING:
 - A. PERMANENT SEEDING: USE MIXTURE SHOWN IN THE PERMANENT SEEDING TABLE OR USE MIXTURE RECOMMENDED BY RUTGERS CO-OPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.
 1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDING AREA AND MOWED ONCE.
 2. WARM SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85°F AND ABOVE. SEE PERMANENT SEEDING TABLE. PLANTING RATES FOR WARM SEASON GRASSES SHALL BE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATING TESTING RESULTS.
 3. COOL SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85°F. MANY GRASSES BECOME ACTIVE AT 65°F. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PURE LIVE SEED IS NOT REQUIRED FOR COOL SEASON GRASSES.
 - B. CONVENTIONAL SEEDING: TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON SOILS EXPOSED FOR PERIODS OF 2 TO 6 MONTHS WHICH ARE NOT BEING GRADED, NOT UNDER ACTIVE CONSTRUCTION, OR NOT SCHEDULED FOR PERMANENT SEEDING WITHIN 90 DAYS. SELECT A SEED FROM THE TEMPORARY VEGETATIVE SEEDING TABLE.
 1. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORM BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDING OR CULTIPACKER SEEDING, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDING PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
 2. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARY AND IMPROVE SEEDING EFFICIENCY. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
 3. HYDROSEEDING IS A BROADCAST SEEDING METHOD INVOLVING A TRUCK OR TRAILER MOUNTED TANK WITH AN APPLICATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBRED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4 MULCHING BELOW) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING:
 - A. STRAW OR HAY, UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (90 TO 90 POUNDS PER 1,000 SQUARE FEET) EXCEPT THAT WHERE A CRAMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CRAMPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWN DUE TO THE PRESENCE OF WEED SEED.
 - B. APPLICATION: SPREAD MULCH UNIFORM BY HAND OR MECHANICALLY SO THAT AT LEAST 80% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE TO 10-30 POUNDS WITHIN EACH SECTION. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE TYPE OF THE AREA, STEEPNESS OF SLOPE, AND COSTS.
 1. PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CROSSCROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 2. MULCH NETTINGS: STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
 3. CRAMPER (MULCH ANCHORING COULTER TOOL): A TRACTOR-DRAWN IMPLEMENT, 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 MULCH.
 - C. 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.
 - D. USE ONE OF THE FOLLOWING:
 - (1) ORGANIC AND VEGETABLE BASED BINDERS: NATURALLY OCCURRING, POWDER BASED HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORM A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETATIVE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR OTHER ADVERSE EFFECTS ON PLANTS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE. IF 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 TO 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.

5. IRRIGATION (WHERE FEASIBLE):
 - A. 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 MOVED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
 - B. PELLETED MULCH, COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COPOLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS, THE DRY PELLETS, WHEN APPLIED TO A SEEDING AREA AND WATERED, FORM A MULCH MAT. PELLETED 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 SQ. FT. AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN 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 PELLETED MULCH ON THE SEEDING IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

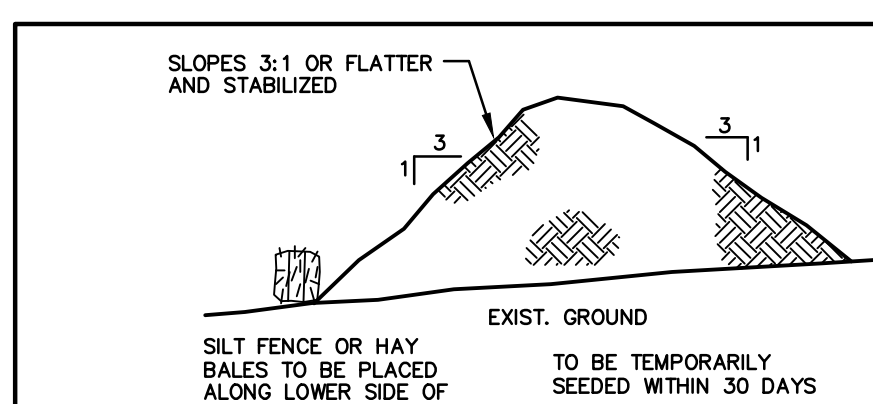
IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO THREE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON GROUDED SITES.

TOP DRESSING:

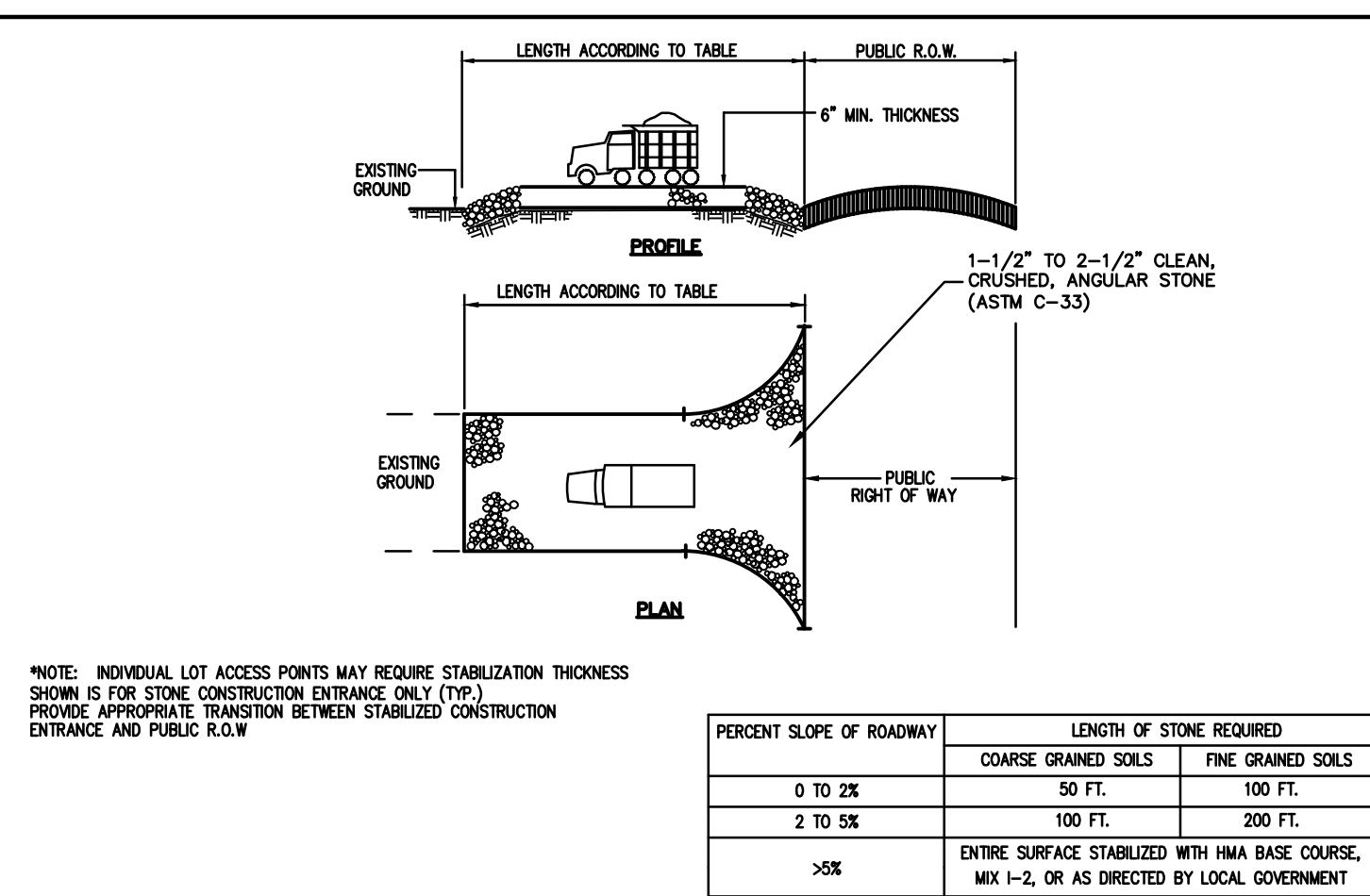
SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN SECTION 2A - SEEDING PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESSES WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION:

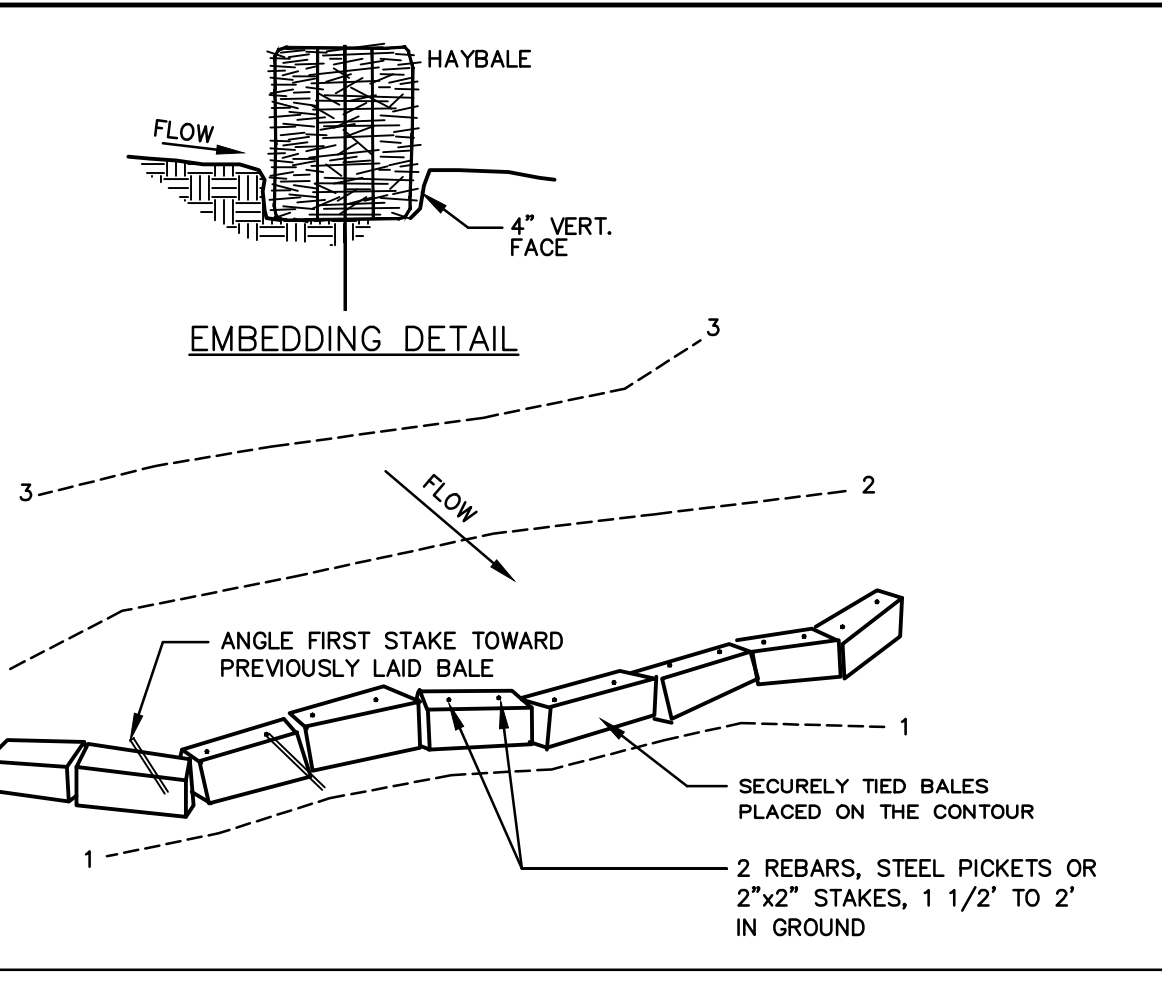
THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MATERIALS ARE ESSENTIAL TO THE SEEDING OPERATION. RATES IN THE PERMANENT SEEDING TABLE ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL 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 BOMK VEGETATIVE COVER (OR THE SEEDING 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.



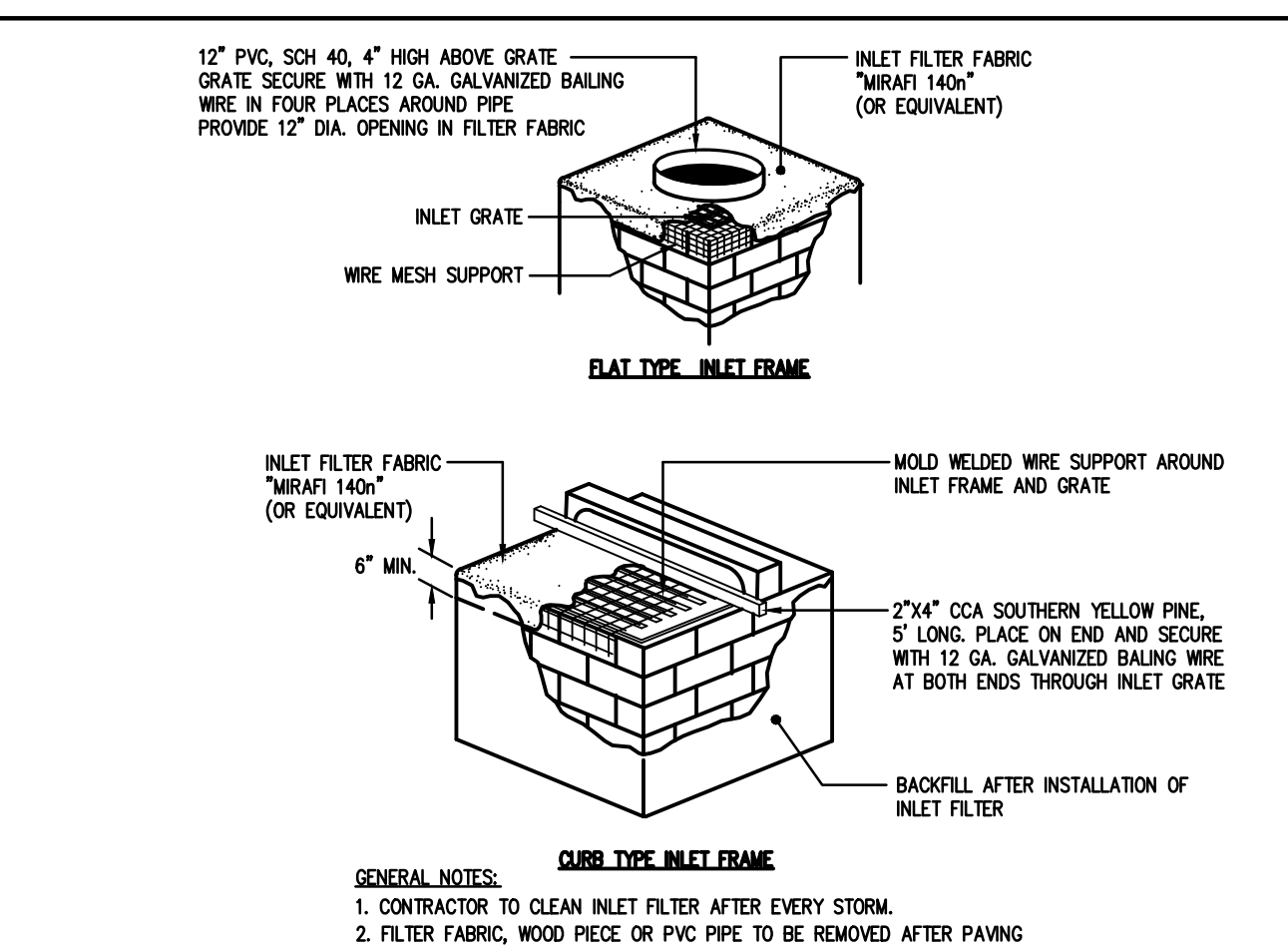
TOPSOIL STOCKPILE



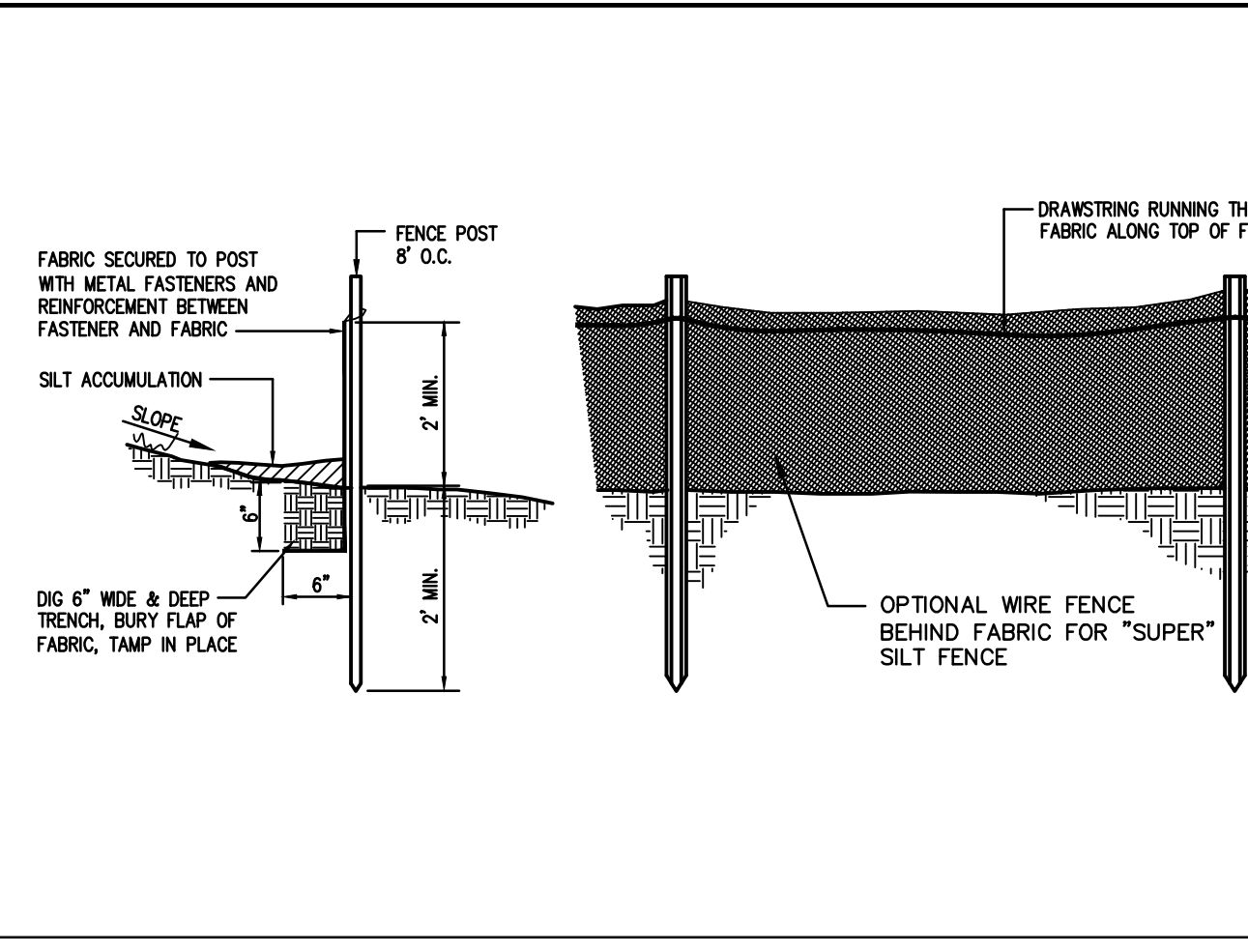
STABILIZED CONSTRUCTION ACCESS



HAYBALE SEDIMENT BARRIER



INLET FILTERS



SILT FENCE SEDIMENT BARRIER

revisions		
no.	date	description

The Reynolds Group Inc.
 Engineers
 Landscape Architects
 Land Surveyors
 Planners
 575 Route 28, Suite 110
 Trenton, N.J. 08619
 908-722-1500
 Fax 908-722-7035
 www.reynoldsgroup.com

F. MITCHEL ARDMAN
 State of New Jersey
 Certificate of Authorization
 Number: 240427989200
 21MH00004300
 F. Mitchell Ardman, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

project
AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G
 BLOCK 141, LOT 43
 NORTH BRUNSWICK TOWNSHIP
 MIDDLESEX COUNTY, NEW JERSEY

drawing title
SOIL EROSION AND SEDIMENT CONTROL DETAILS

job number
 21-042-4

scale
 AS SHOWN

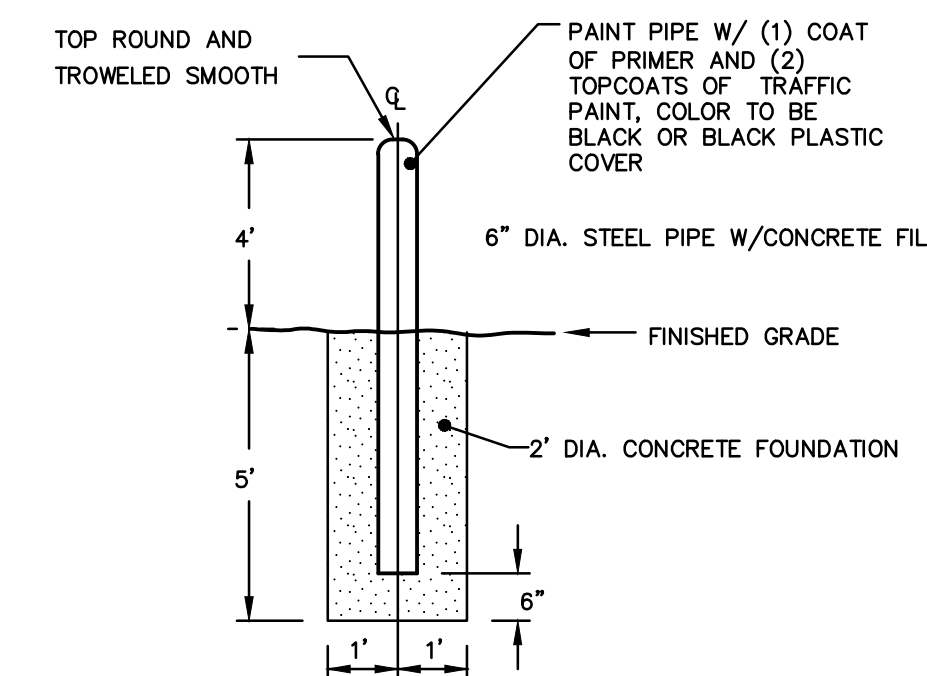
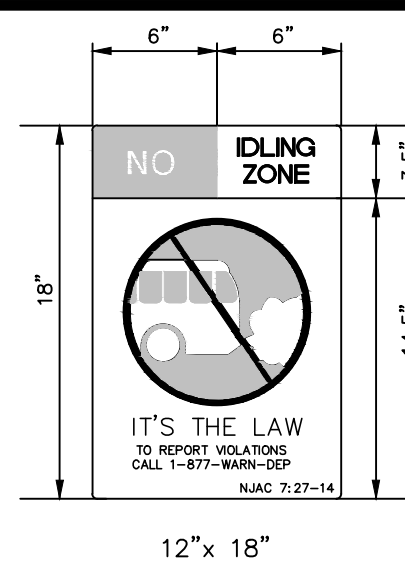
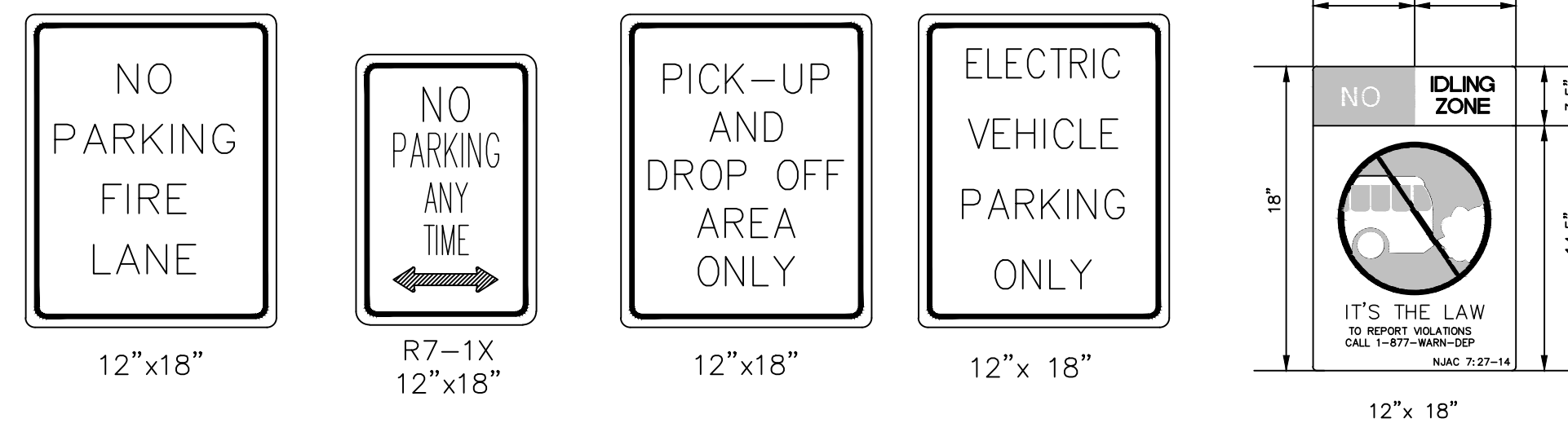
checked by
 FMA/AC

drawing number
14

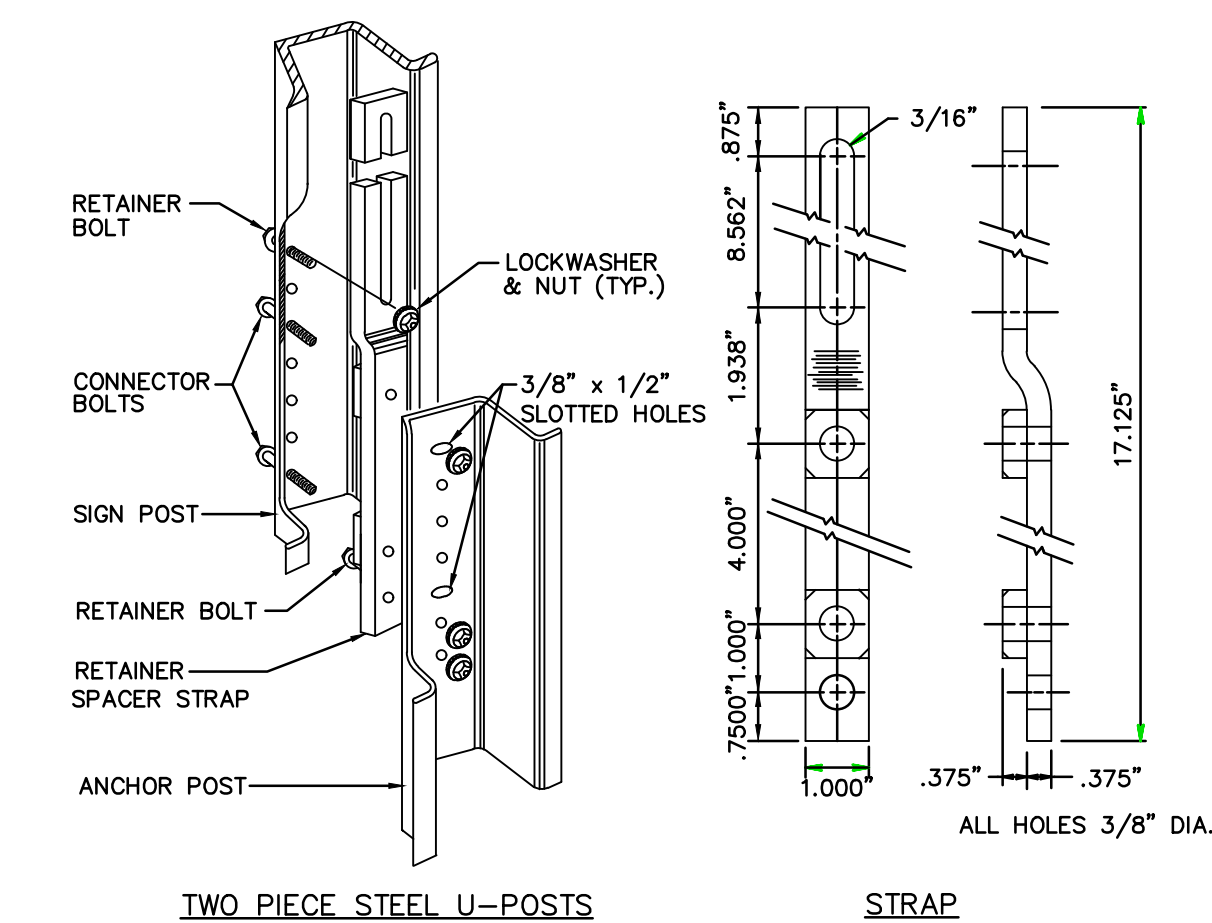
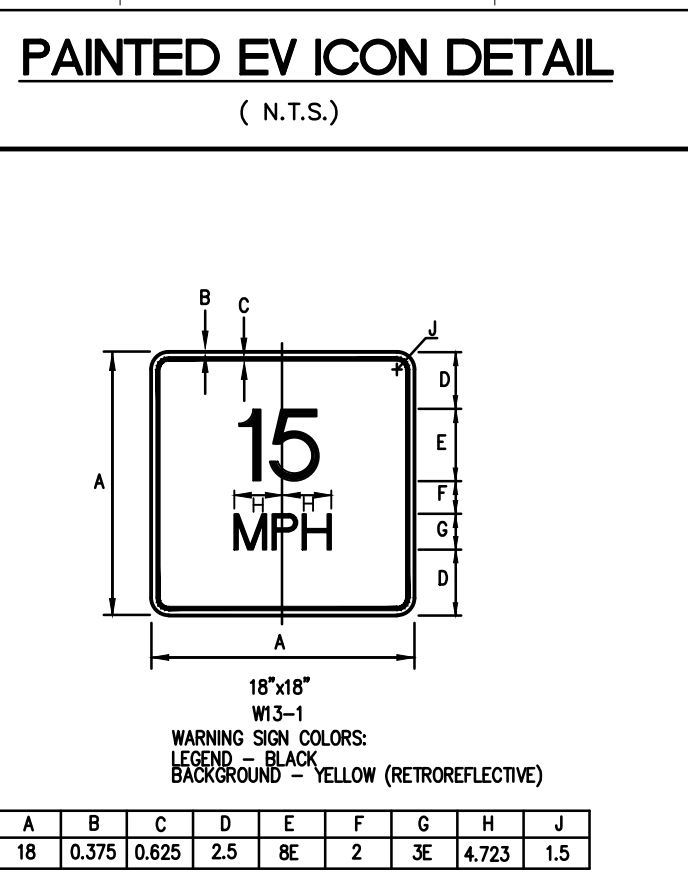
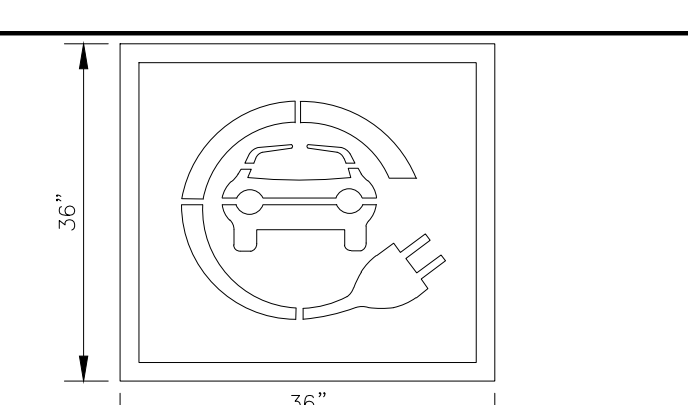
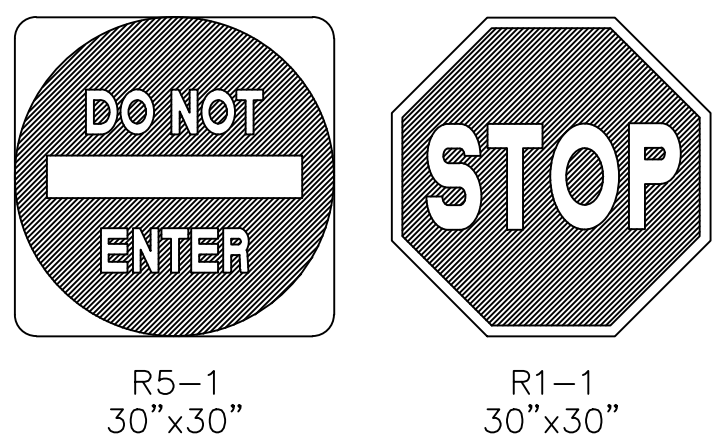
drawn by
 AR

date
 08/28/24

sheet 14 of 18

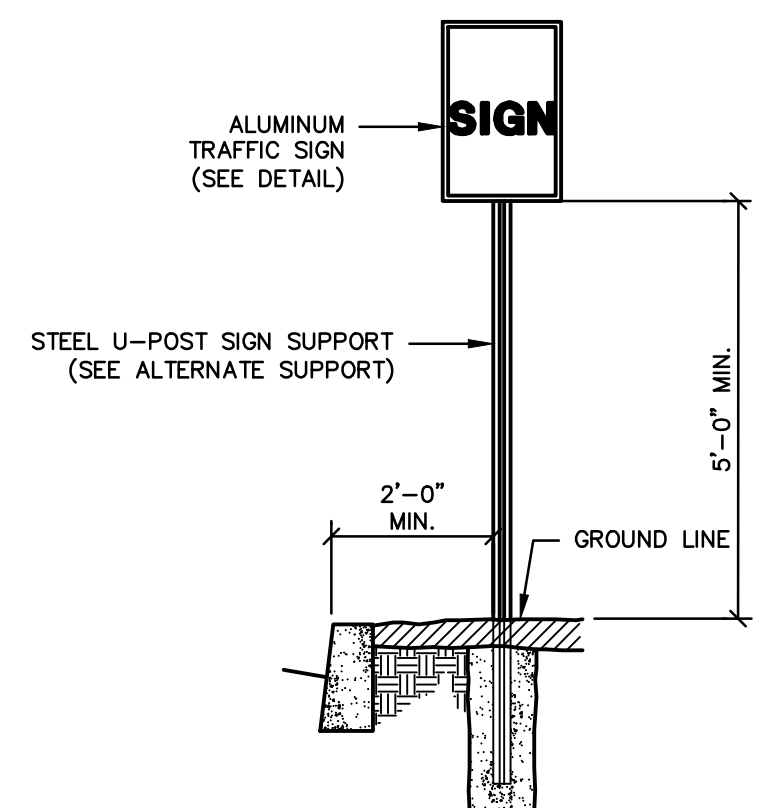


PIPE BOLLARD DETAIL
N.T.S.



GENERAL NOTES:

1. DRIVE THE ANCHOR POST INTO THE GROUND (UTILIZING A DRIVE CAP) UNTIL 10-12" OF ANCHOR POST IS REMAINING ABOVE GROUND LEVEL.
2. ALIGN THE CONNECTION HOLE CLOSEST TO THE LONG SLOT IN THE RETAINER SPACER STRAP WITH THE TOP HOLE IN THE ANCHOR POST. THE STRAP IS THEN ATTACHED BY MAKING A BOLTED CONNECTION THROUGH THE BOTTOM HOLE IN THE STRAP AND THE HOLE IT ALIGNS WITH IN THE ANCHOR POST.
3. ROTATE THE STRAP 90 DEGREES TO THE LEFT AND DRIVE THE ANCHOR POST INTO THE GROUND UNTIL ONLY 4" REMAINS ABOVE GROUND LEVEL. THIS 4" MUST BE ADHERED TO FOR SAFETY REASONS TO ENHANCE THE BREAKAWAY FEATURES OF THE SIGN IN ACCORDANCE WITH CURRENT FEDERAL AND STATE SAFETY STANDARDS. EXCAVATE AS REQUIRED TO TIGHTEN BOLTS.
4. ROTATE THE STRAP BACK TO VERTICAL POSITION.
5. PLACE THE SIGN POST AGAINST THE ANCHOR POST AND THE STRAP. ALIGN THE BOTTOM HOLE IN THE SIGN POST WITH THE CONNECTION HOLE IN THE LOWER END OF THE STRAP. INSERT TWO (2) CONNECTOR BOLTS THROUGH THE COMMON HOLES IN THE SIGN POST, STRAP AND ANCHOR POST.
6. COMPLETE THE CONSTRUCTION BY ATTACHING THE STRAP TO THE SIGN POST WITH A BOLT AND NUT. THIS CONNECTION SHALL BE MADE AT THE BOTTOM OF THE LONG SLOT IN THE STRAP.
7. TWO PIECE STEEL U-POST IS A PATENTED DEVICE. THE PATENT NO. IS 4126403.

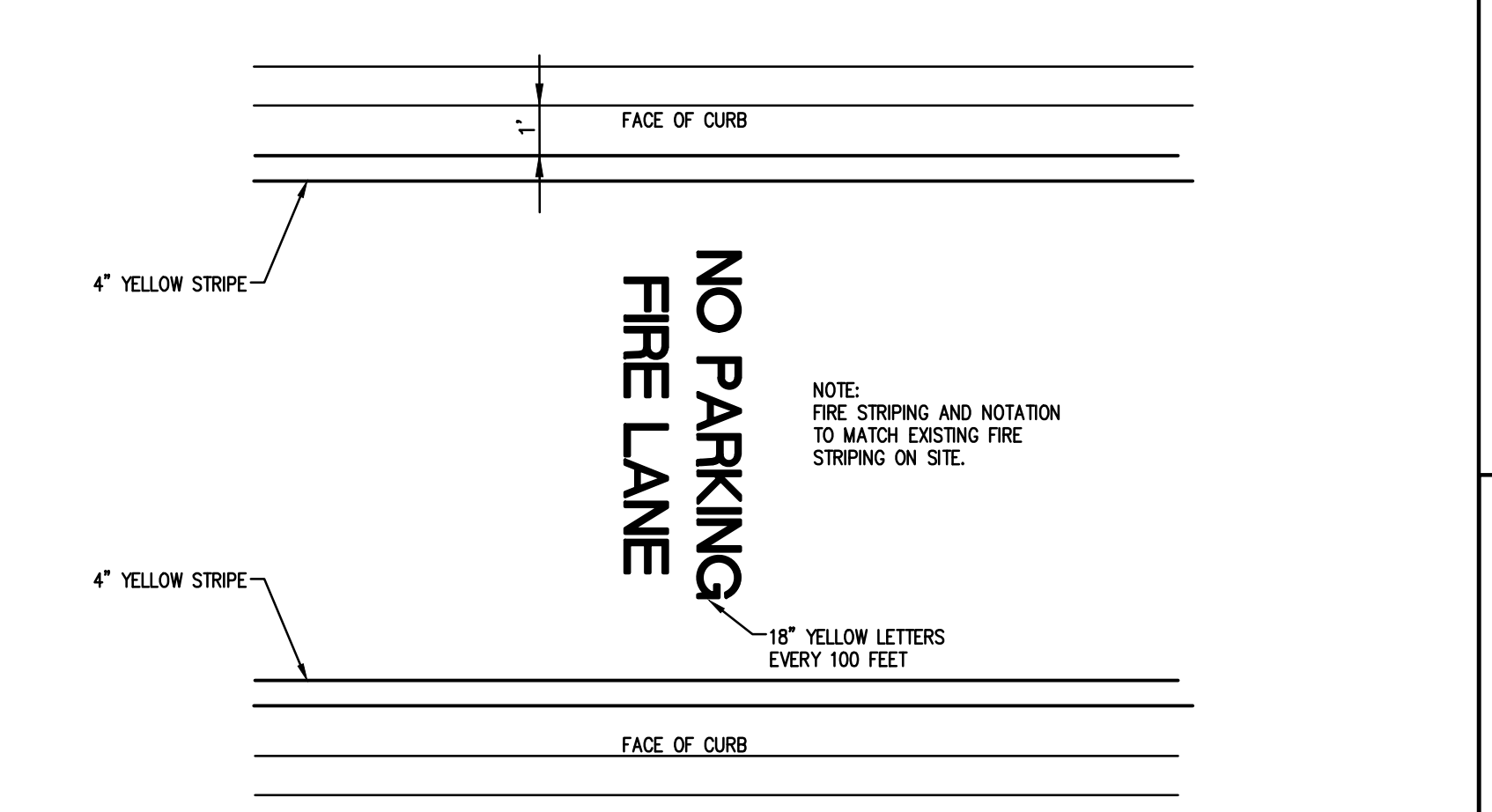


SIGN SUPPORT NOTES:

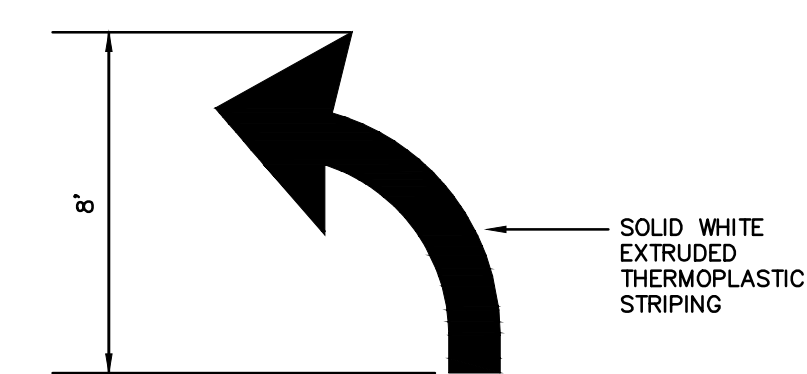
1. U-POST SIGN SUPPORT SHALL CONFORM TO ASTM A499, GRADE 50 OR 80. USE EZE ERECT POST OR APPROVED EQUAL. TWO PIECE STEEL U-POST IS A PATENTED DEVICE.
2. POST SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DRIVE THE ANCHOR POST INTO THE GROUND UNTIL 12" OF ANCHOR POST IS REMAINING ABOVE GROUND LEVEL.
3. SIGN SHALL BE SECURED TO POST WITH 1/2-8 STAINLESS STEEL BOLTS AND NUTS CONFORMING TO ASTM A320.

ALTERNATE SUPPORT:
2" DIA. ALUMINUM POST, PAINTED BLACK MAY BE USED AS AN ALTERNATE TO THE STEEL U-POST TO MATCH INSTALLED SIGN POSTS WITHIN THE DEVELOPMENT.

TRAFFIC SIGN SUPPORT



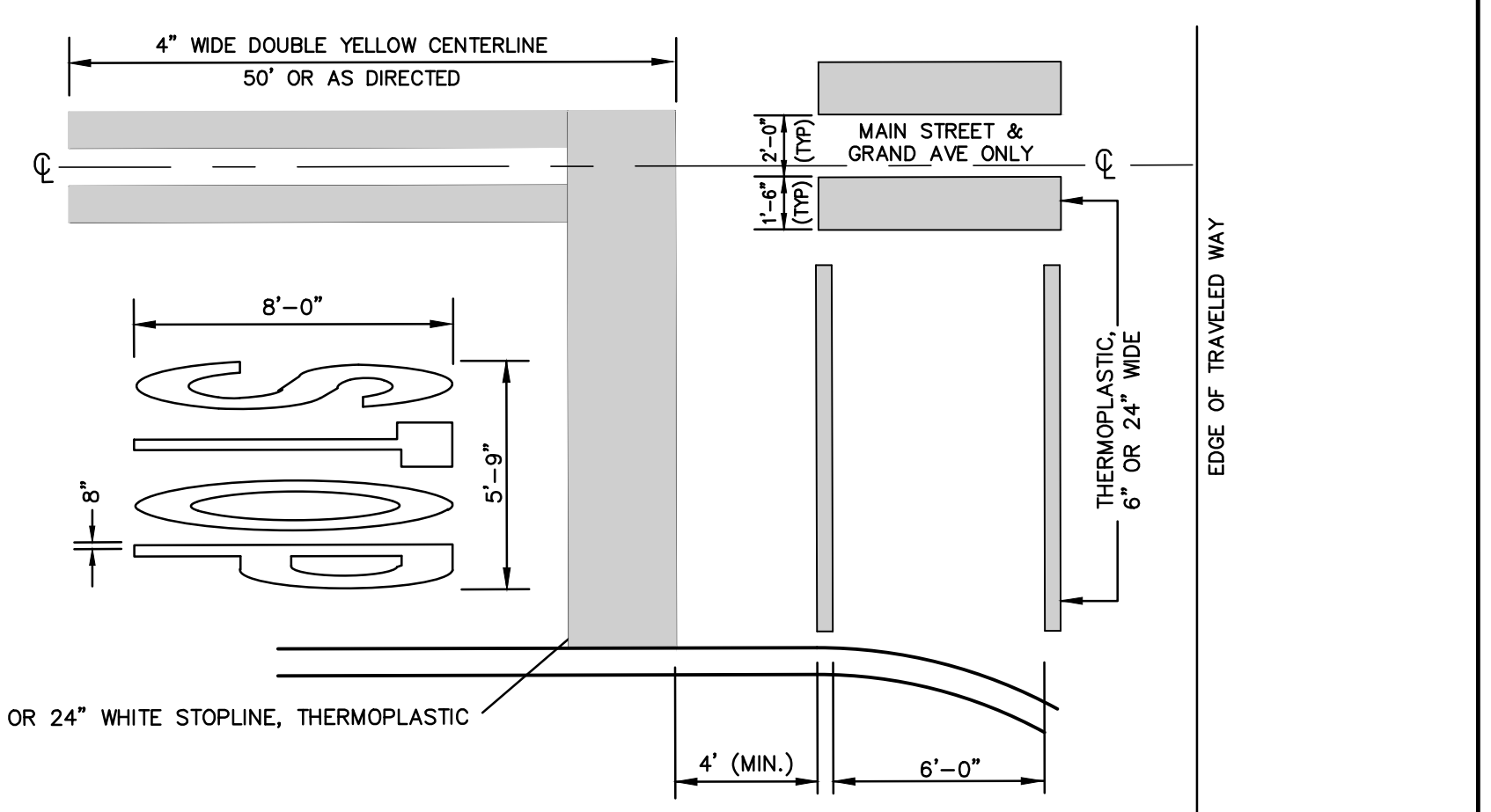
FIRE LANE STRIPING DETAIL



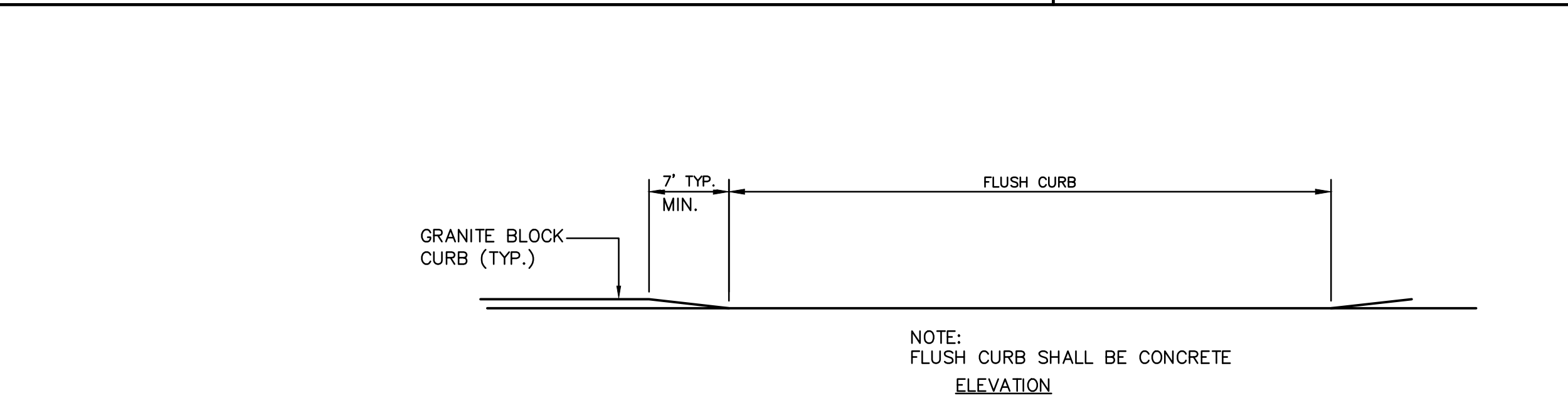
TRAFFIC ARROW STRIPING DETAIL
(N.T.S.)



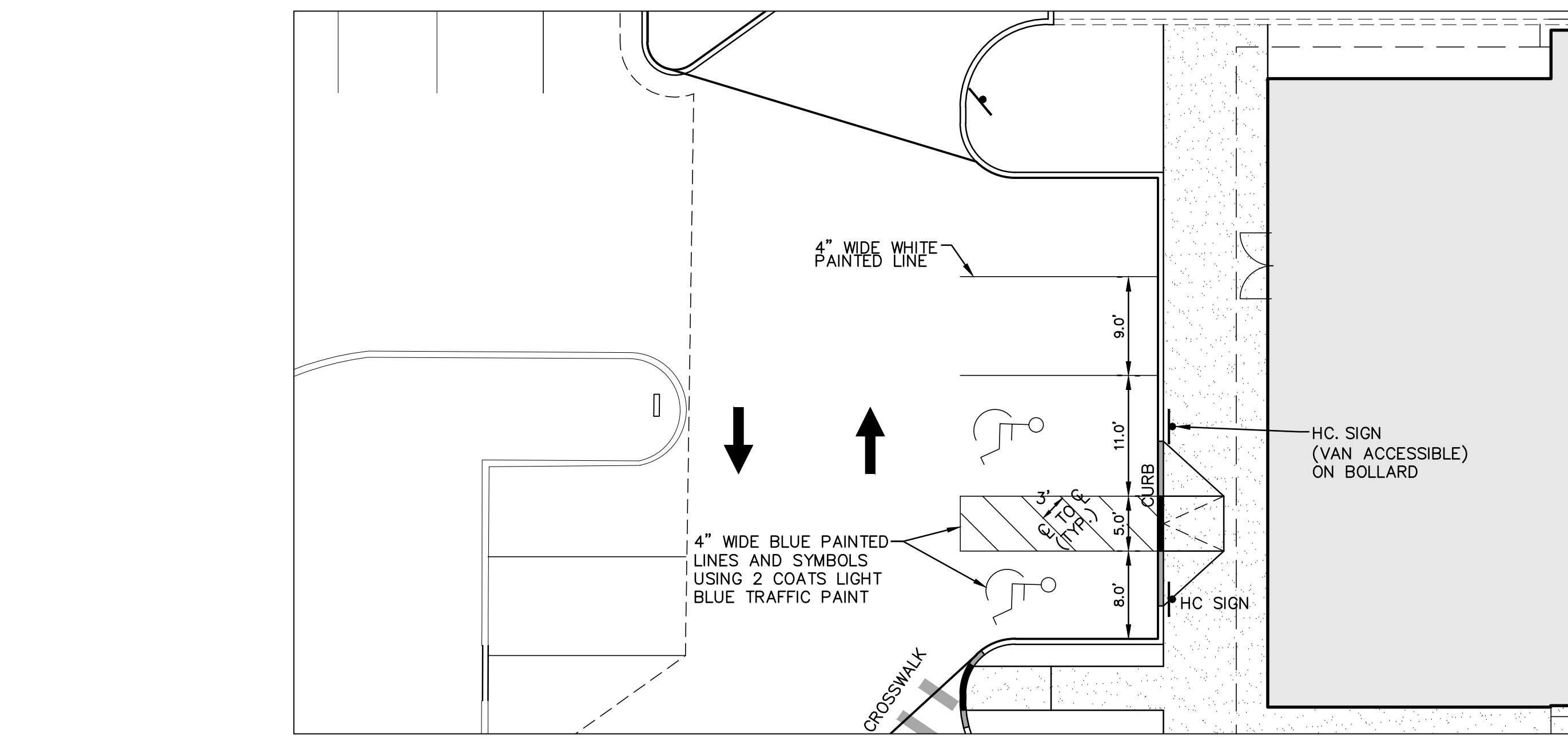
LITTER RECEPTACLE



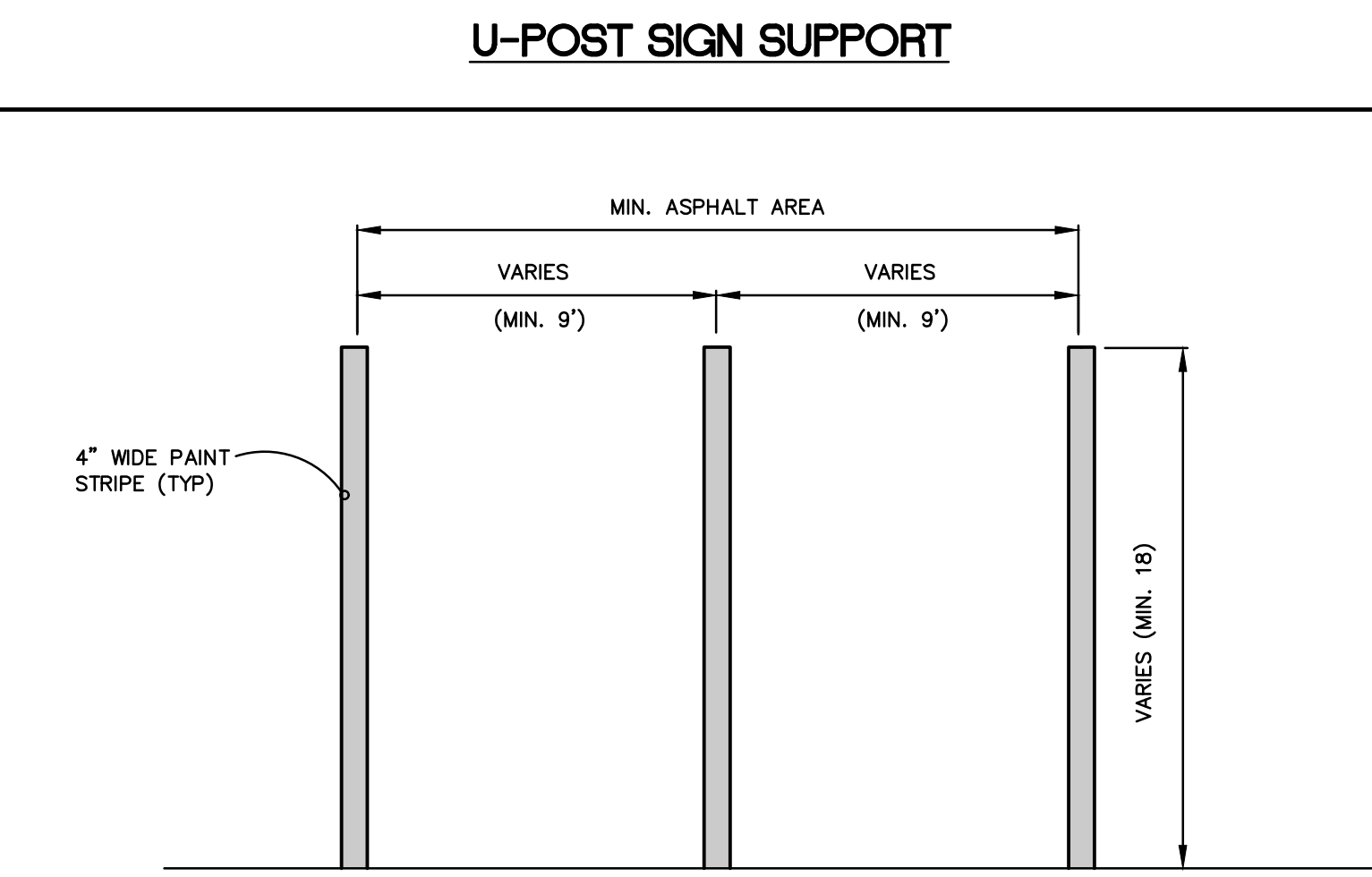
STRIPING SPACING



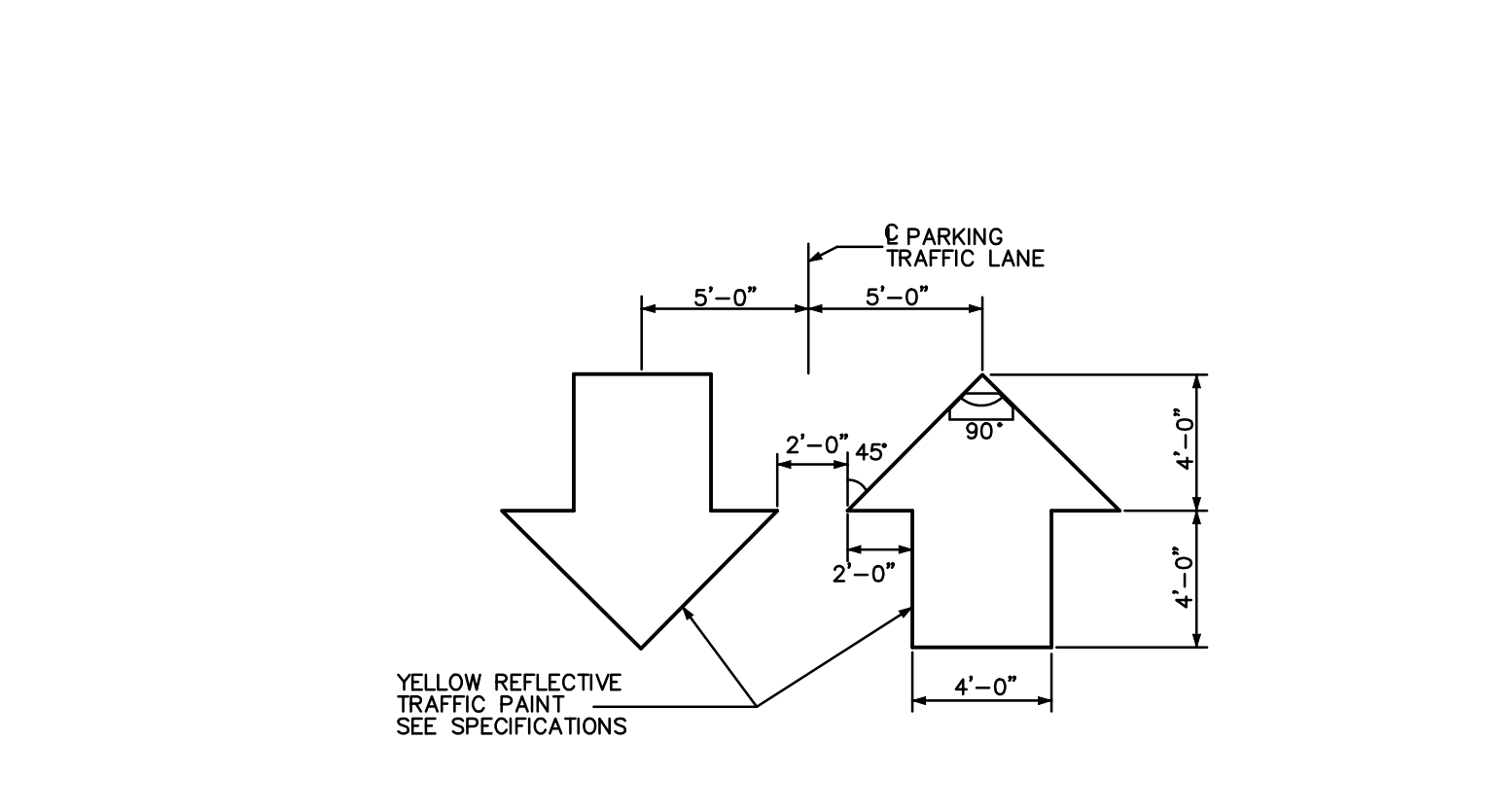
NOTE:
FLUSH CURB SHALL BE CONCRETE ELEVATION



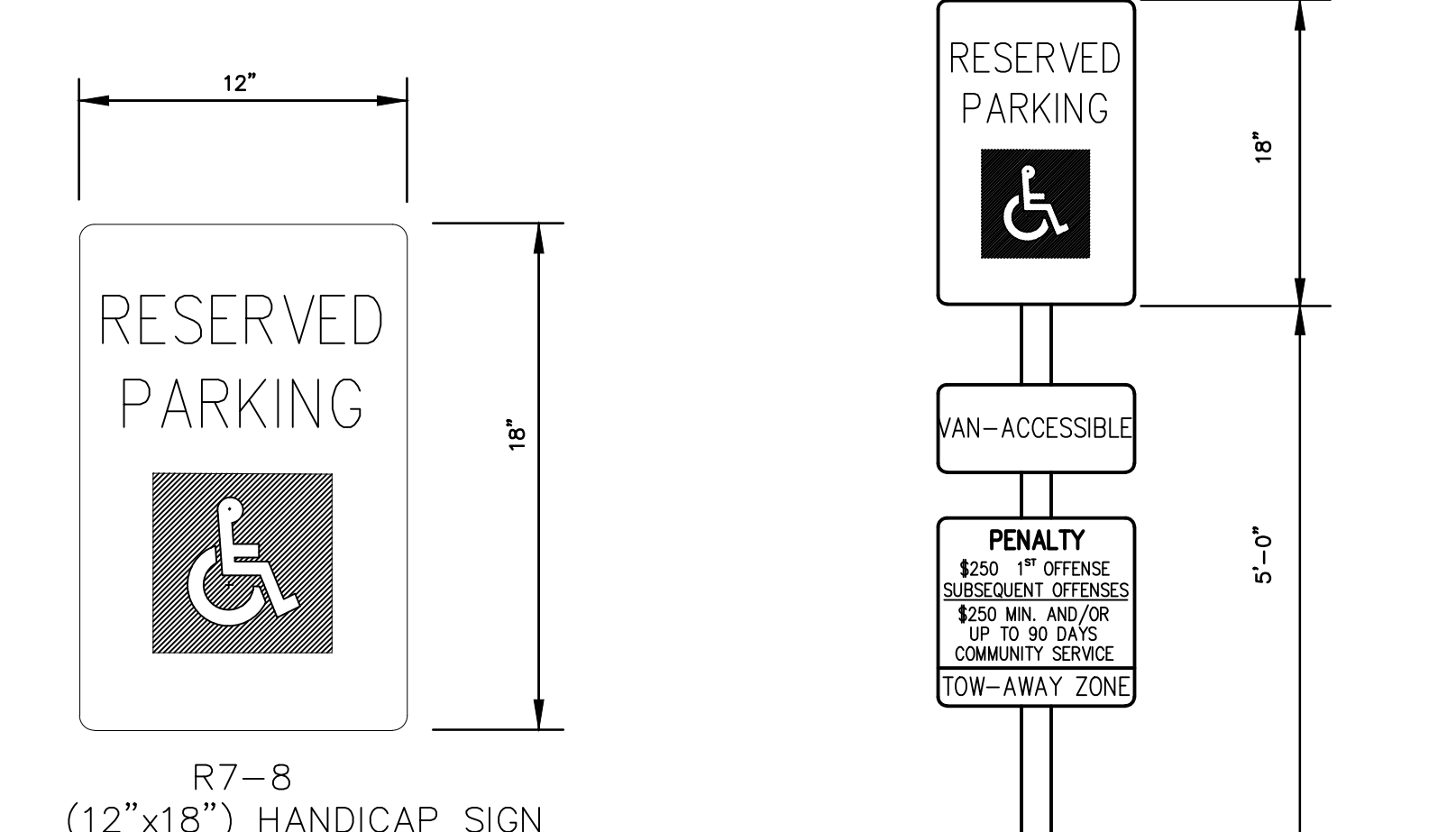
HANDICAPPED PARKING SPACES DETAIL



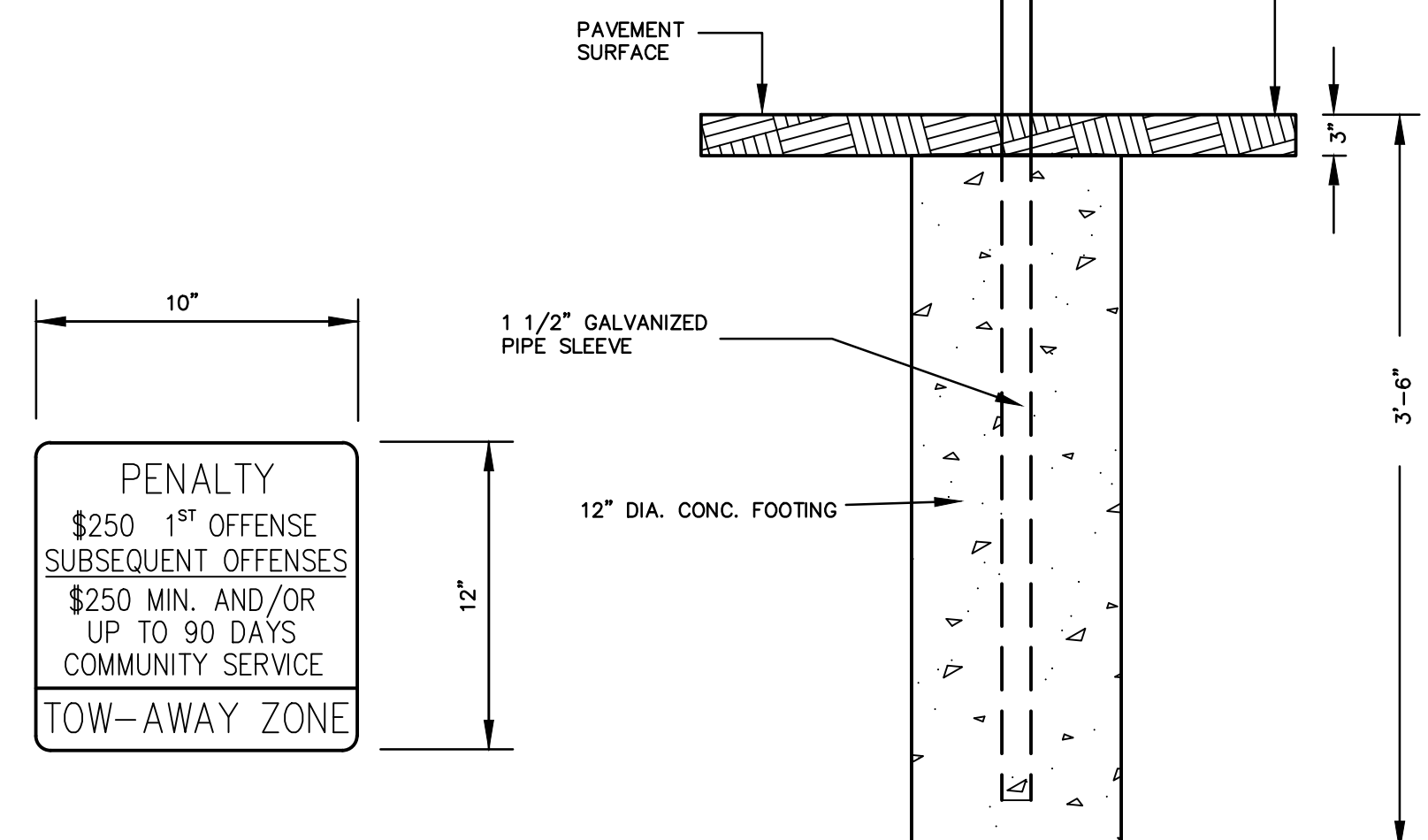
90° PARKING SPACE DETAIL



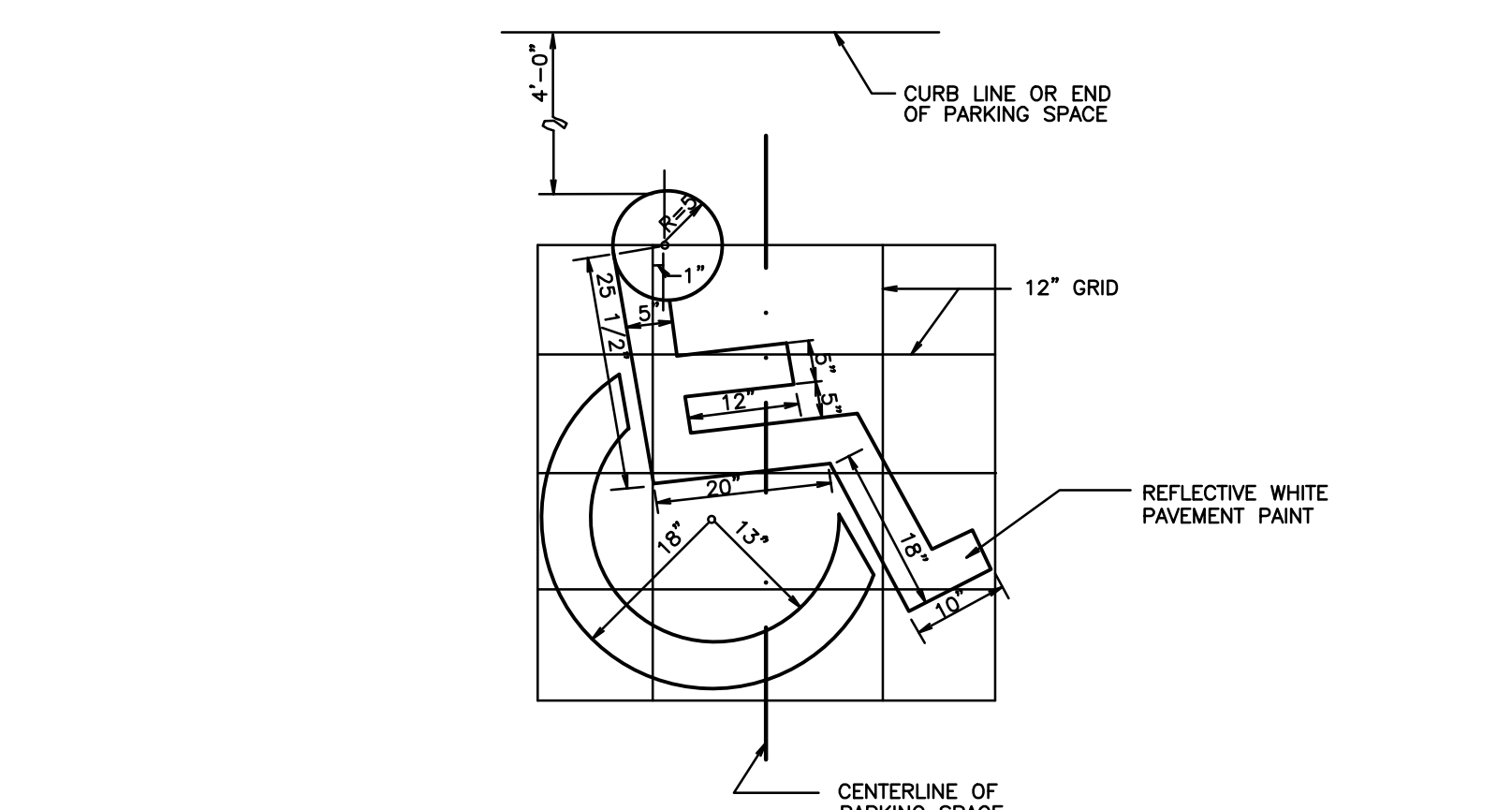
TRAFFIC ARROW STRIPING DETAIL FOR PARKING LOT
N.T.S.



R7-8
(12"x18") HANDICAP SIGN

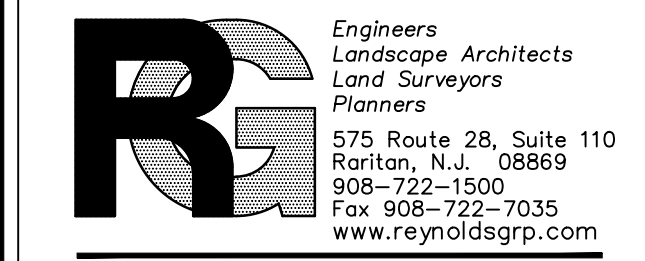


HANDICAPPED PARKING SIGN
N.T.S.



HANDICAP PARKING SYMBOL
N.T.S.

revisions		
no.	date	description



The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
Number: 240427989200
21MH00004300
F. Mitchell Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

F. MITCHEL ARDMAN
N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
AMENDED PRELIMINARY & FINAL SITE PLAN & MAJOR SUBDIVISION PHASE 1G

drawing title
BLOCK 141, LOT 43 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY

CONSTRUCTION DETAILS

job number	21-042-4	drawing number	15
scale	AS SHOWN		
checked by	FMA/AC		
drawn by	AR		
date	08/28/24	sheet 15 of 18	

GENERAL NOTES FOR CURB RAMP DETAIL:

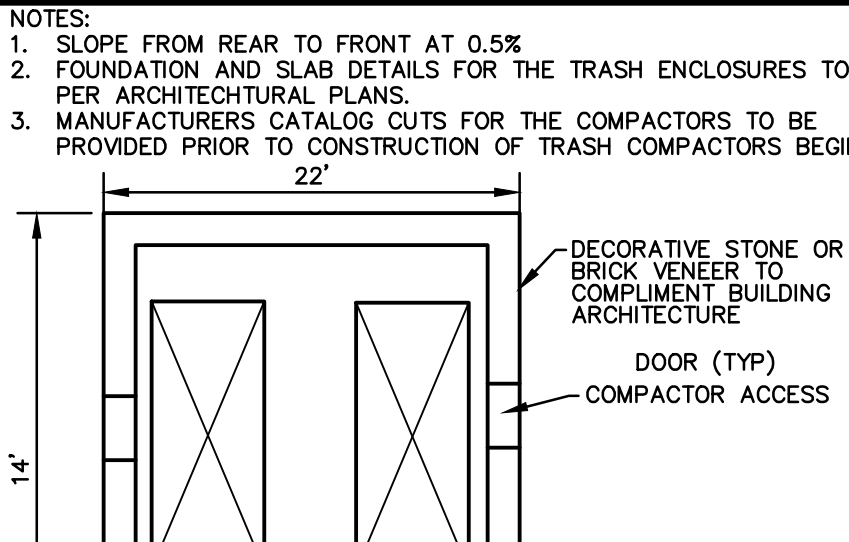
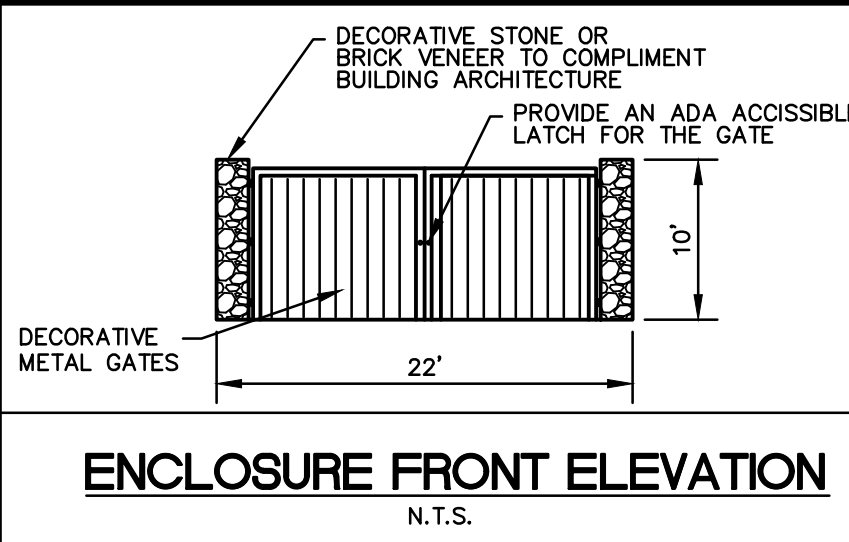
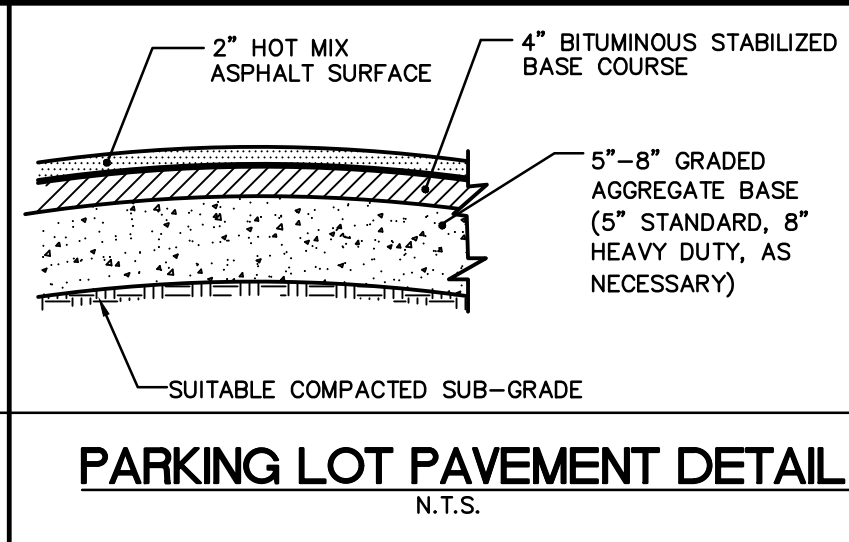
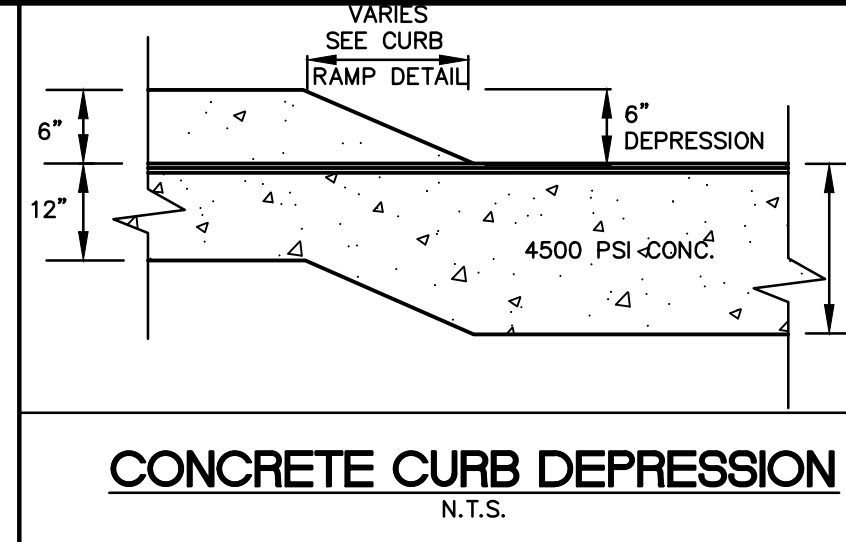
- THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGNS. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. THERE SHALL BE A LANDING AT THE TOP OF EACH CURB RAMP.
- THERE SHALL BE A LANDING AT THE TOP AND AT THE BOTTOM OF EACH PARALLEL AND PARALLEL/PERPENDICULAR RAMP.
- LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 4' BY 4' SQUARE. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS OR PARALLEL OR PARALLEL/PERPENDICULAR RAMPS. LANDINGS MAY OVERLAP WITH THE CLEAR GRADING SURFACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.
- CROSS SLOPES: THE MAXIMUM CROSS SLOPE OF CURB RAMPS SHALL BE 2 PERCENT. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION. SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH A MINIMUM OF SURFACE WARP.
- THE RUNNING GRADE OF CURB RAMPS SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY CURB RAMP SHALL BE 1:12 (8.3%). CURB RAMPS ARE NOT REQUIRED TO BE LONGER THAN 15'.
- CURB RAMPS LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF THE FLARES SHALL BE AT LEAST TEN (10) TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFEASIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 4' WIDE (MEASURED FROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF THE FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE.
- THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
- RAMP TRANSITIONS BETWEEN WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES 0.2" MAX.
- COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOT ALLOWED IN RAMP WALKING SURFACES OR LANDINGS.
- WHERE FEASIBLE, E.G. WHERE R.O.W. WIDTH PROVIDES SUFFICIENT SPACE TO INSTALL SIDEWALKS SET BACK FROM THE CURBS, RAMP TYPES 2A AND 3A SHOULD BE INSTALLED AS THE SEPARATION PROVIDED BETWEEN SIDEWALK AND CURB OR TRAVELWAY MAKE FOR GREATER PEDESTRIAN SAFETY AND COMFORT.
- AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMPS (THE FLARES) SHOULD NOT BE WITHIN THE WIDTH OF THE MARKINGS.
- DETAILS ILLUSTRATE THAT DETECTABLE WARNINGS ARE REQUIRED. SEE SPECIFICATION FOR SPECIFIC DETECTABLE WARNING REQUIREMENTS. DETAILS DO NOT SHOW DROPPED CURBS AT BOTTOMS OF CURB RAMPS. DROPPED CURBS MAY BE SPECIFIED.

N.DOT CURB RAMP NOTES:

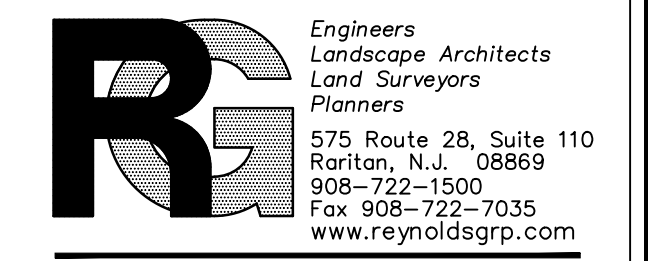
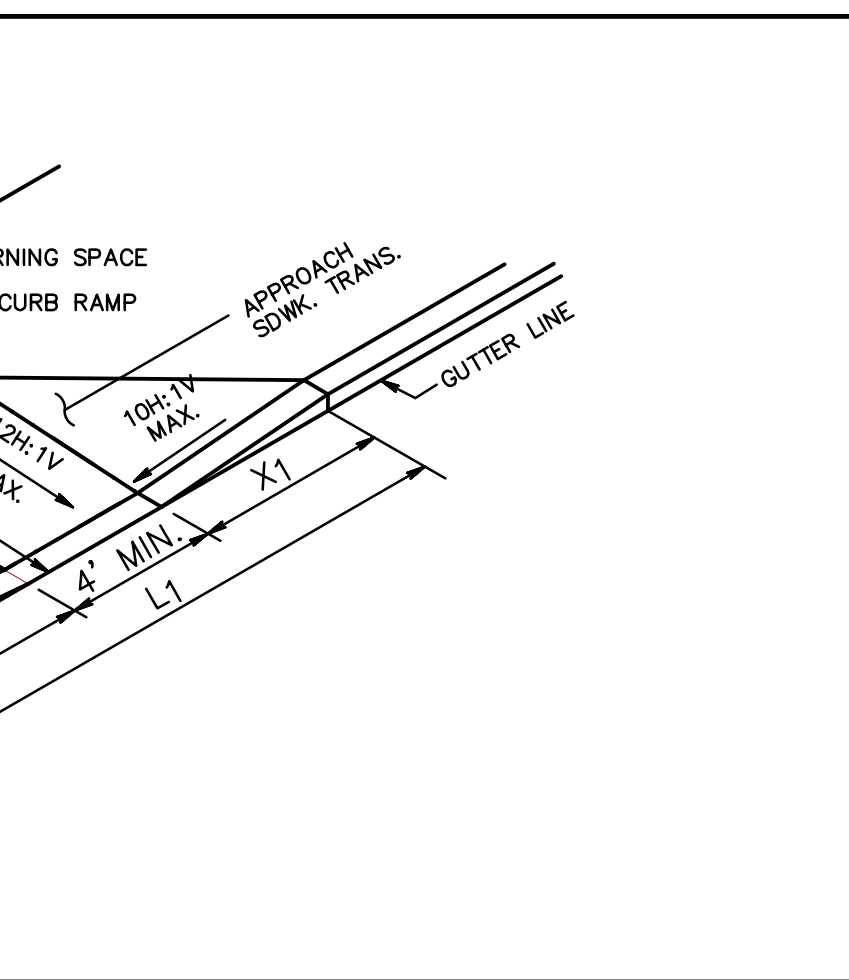
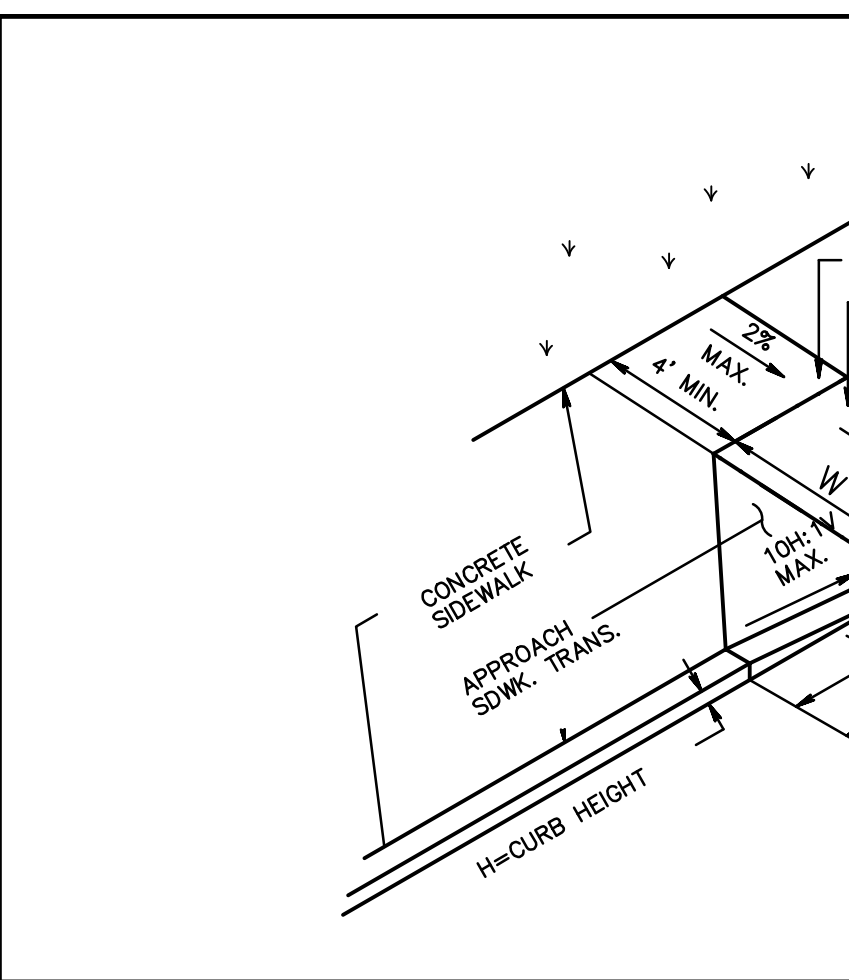
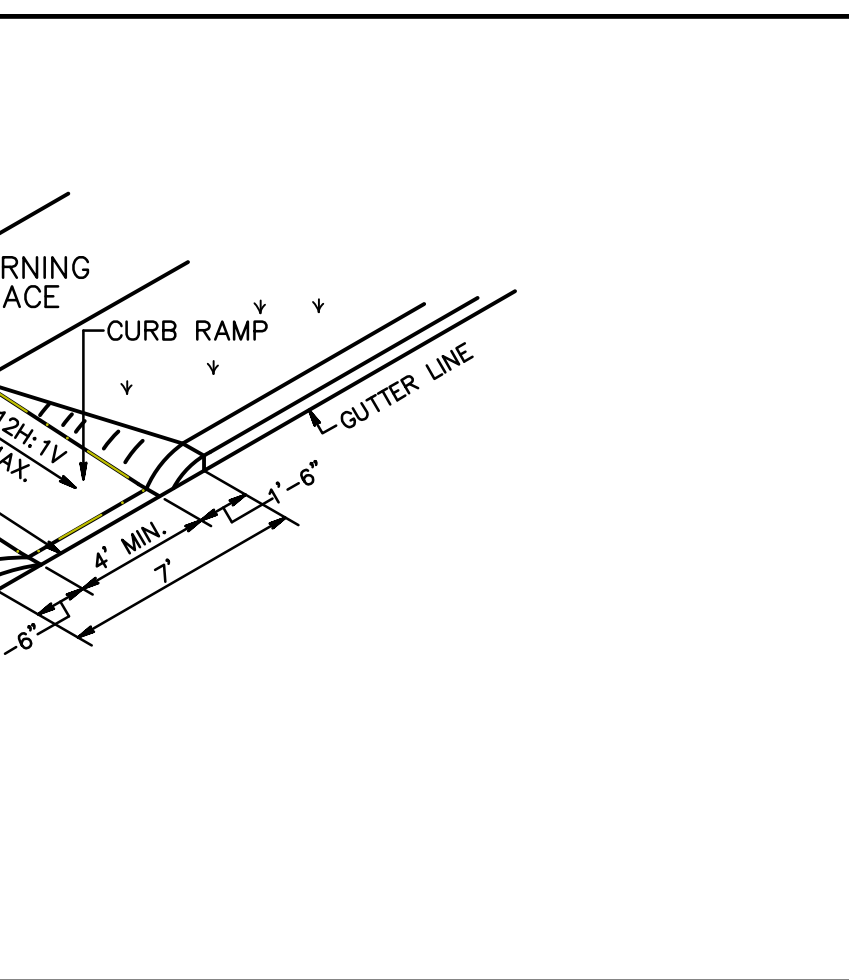
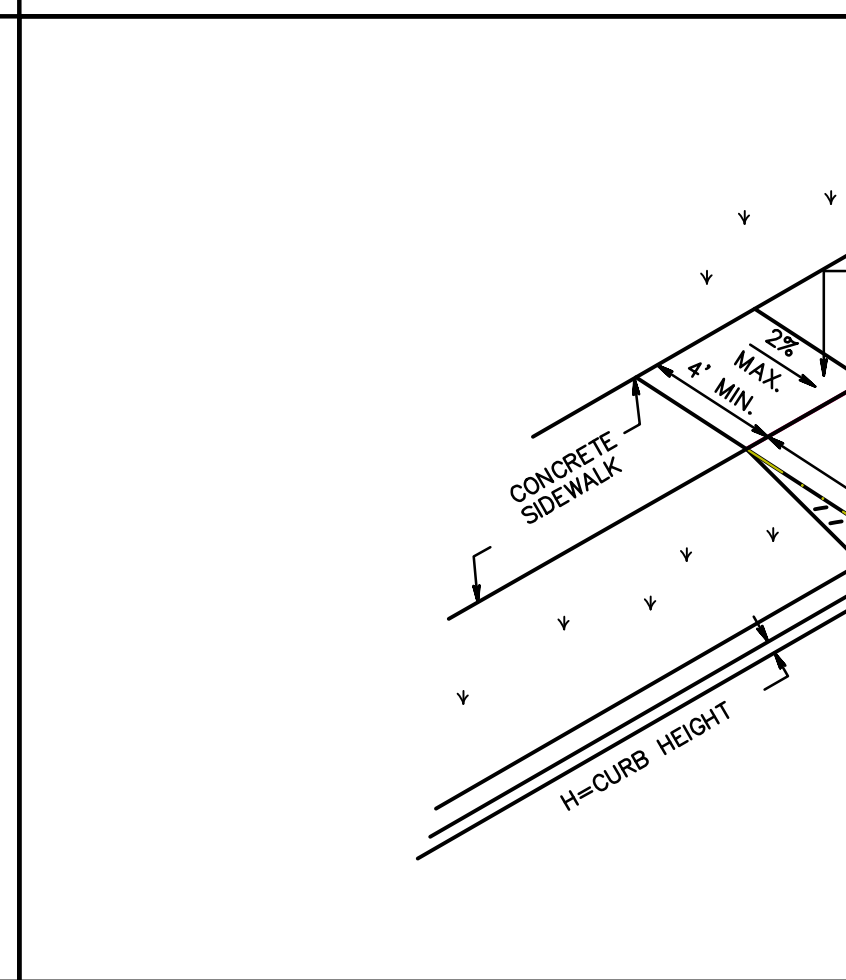
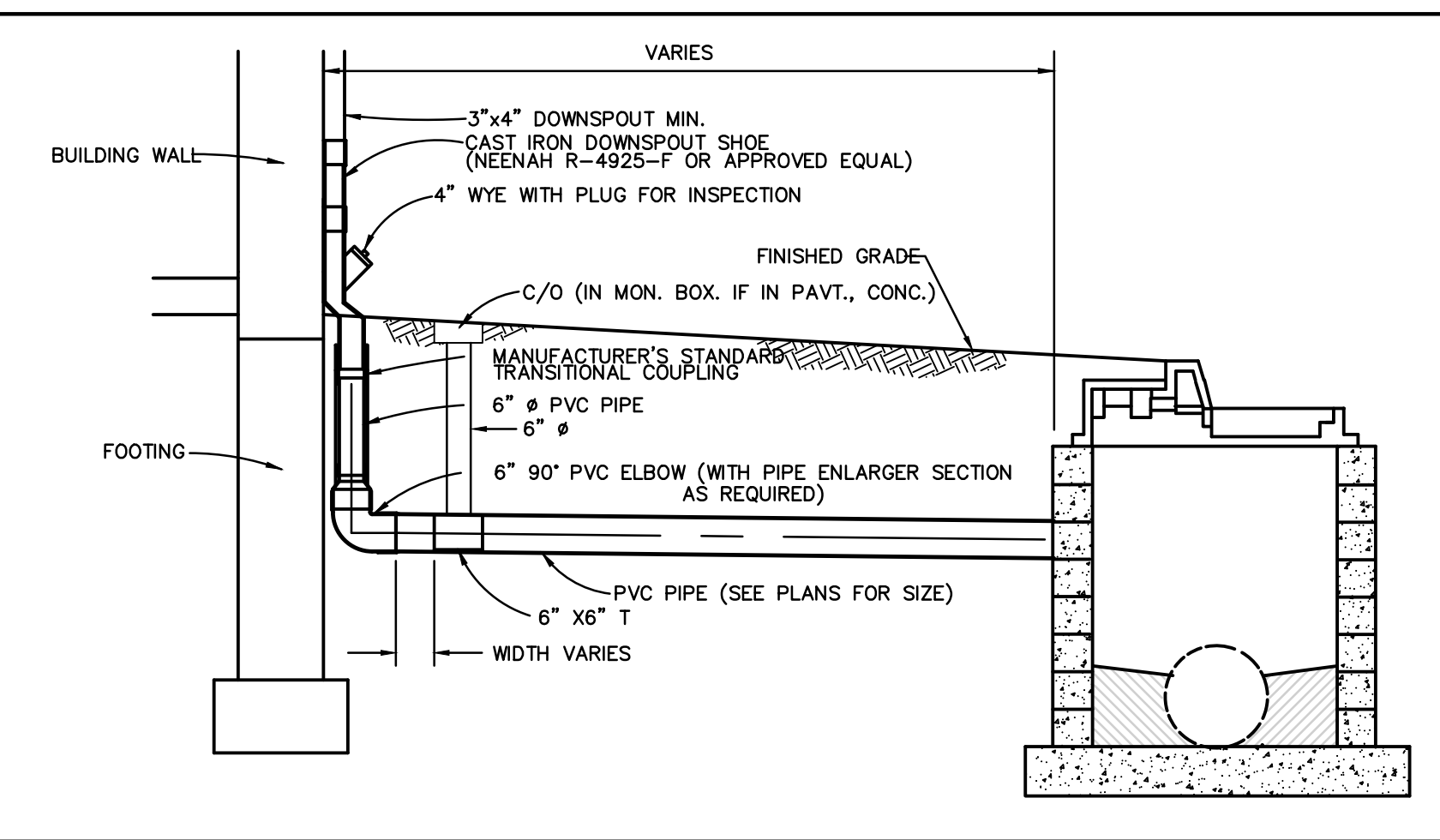
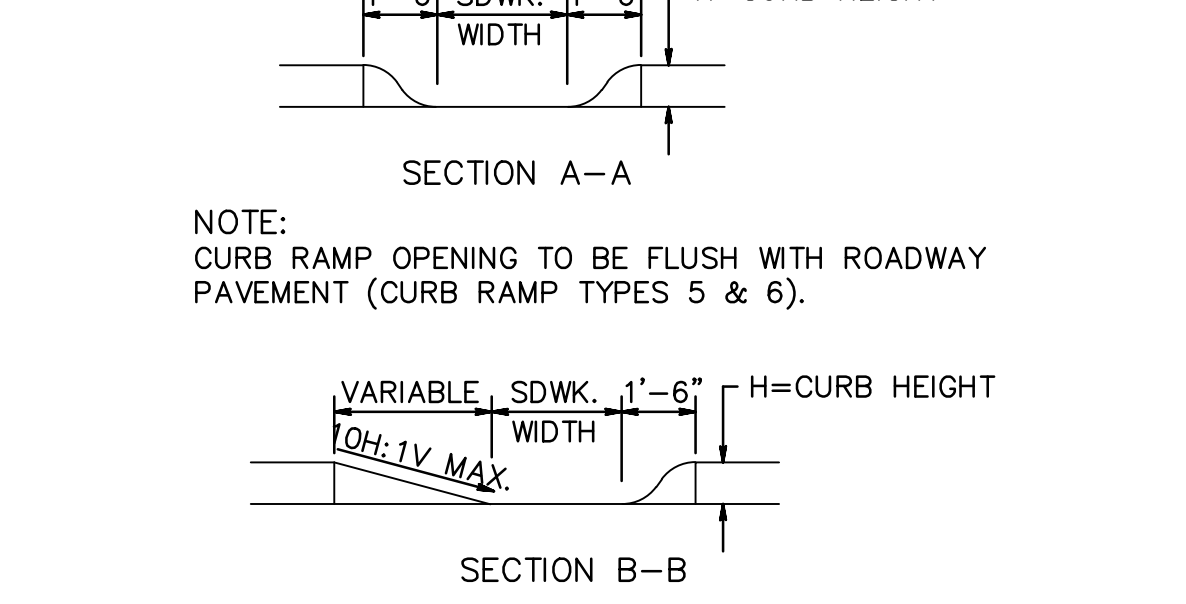
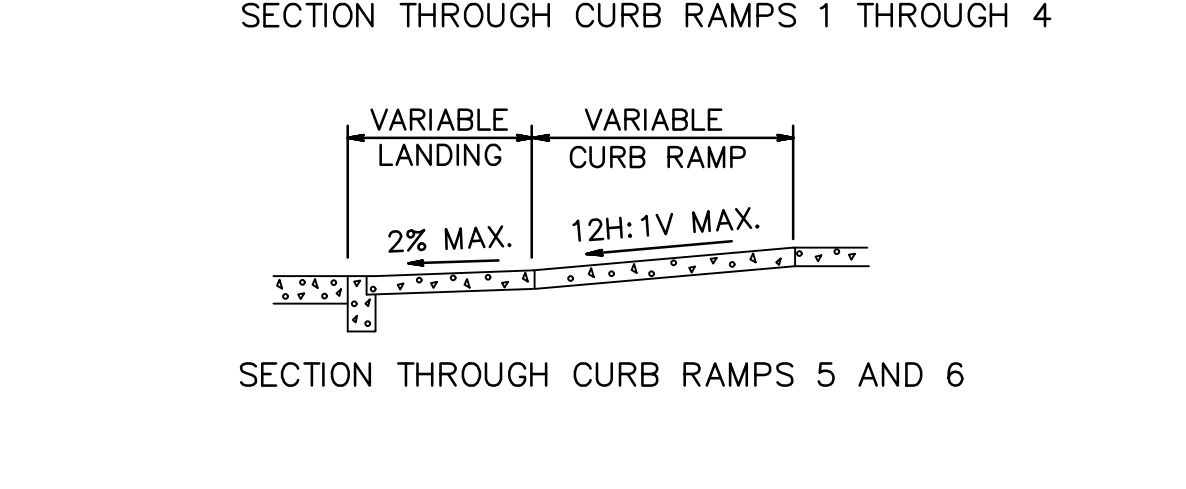
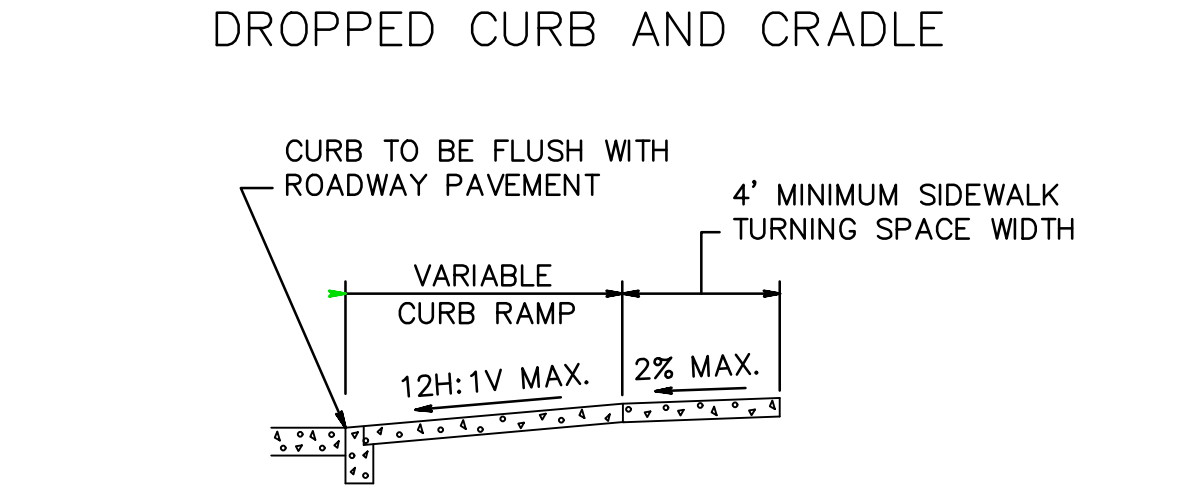
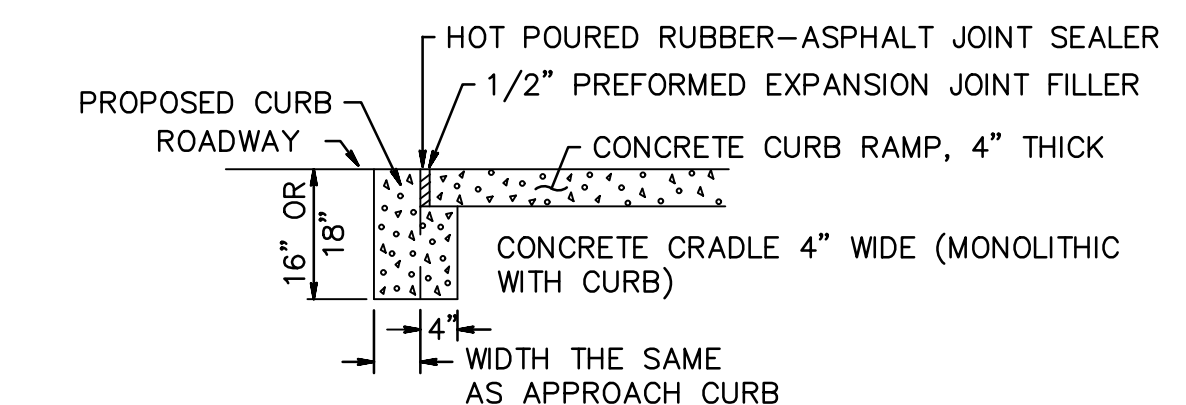
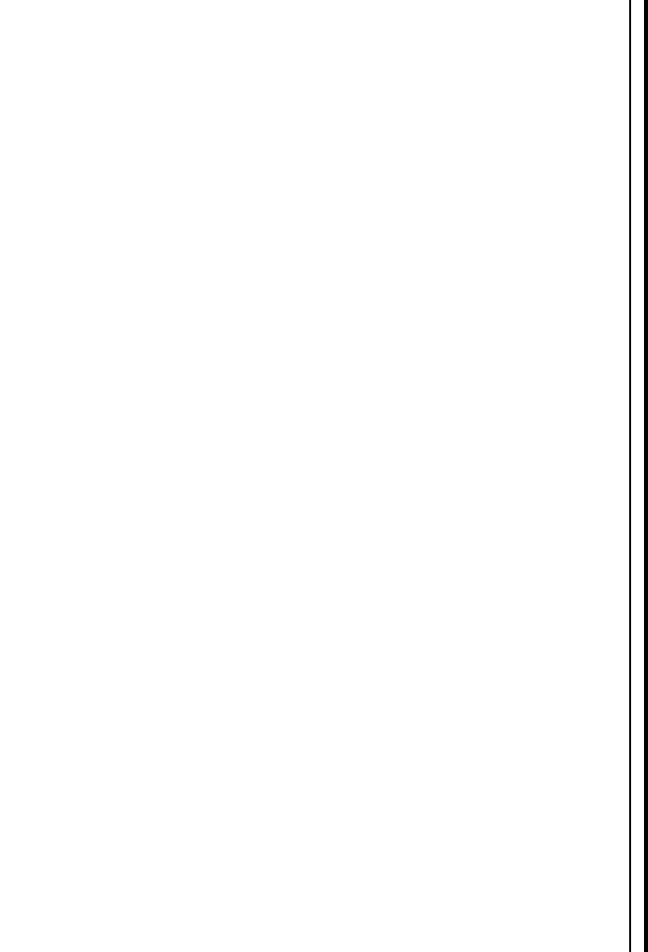
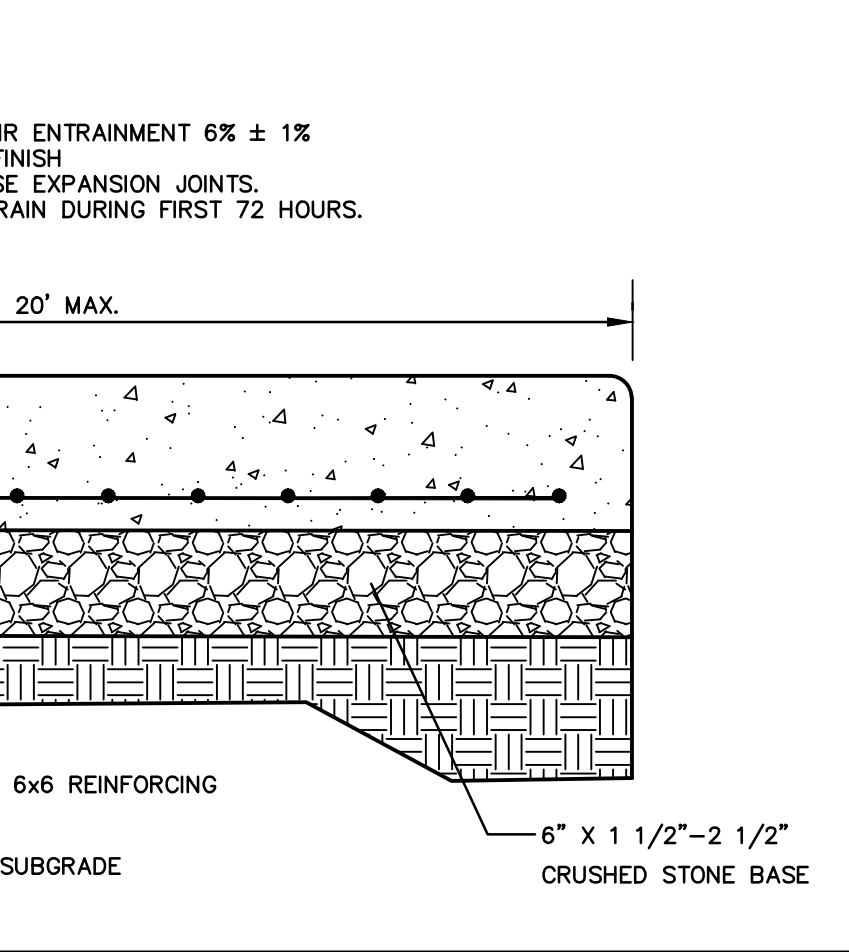
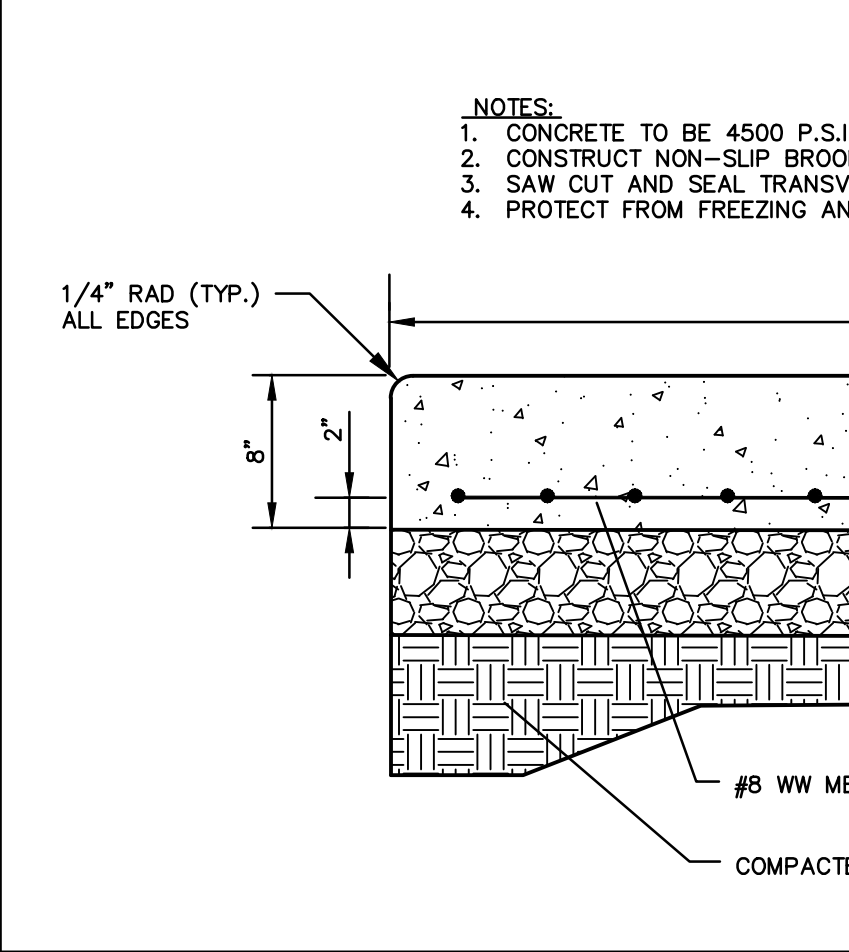
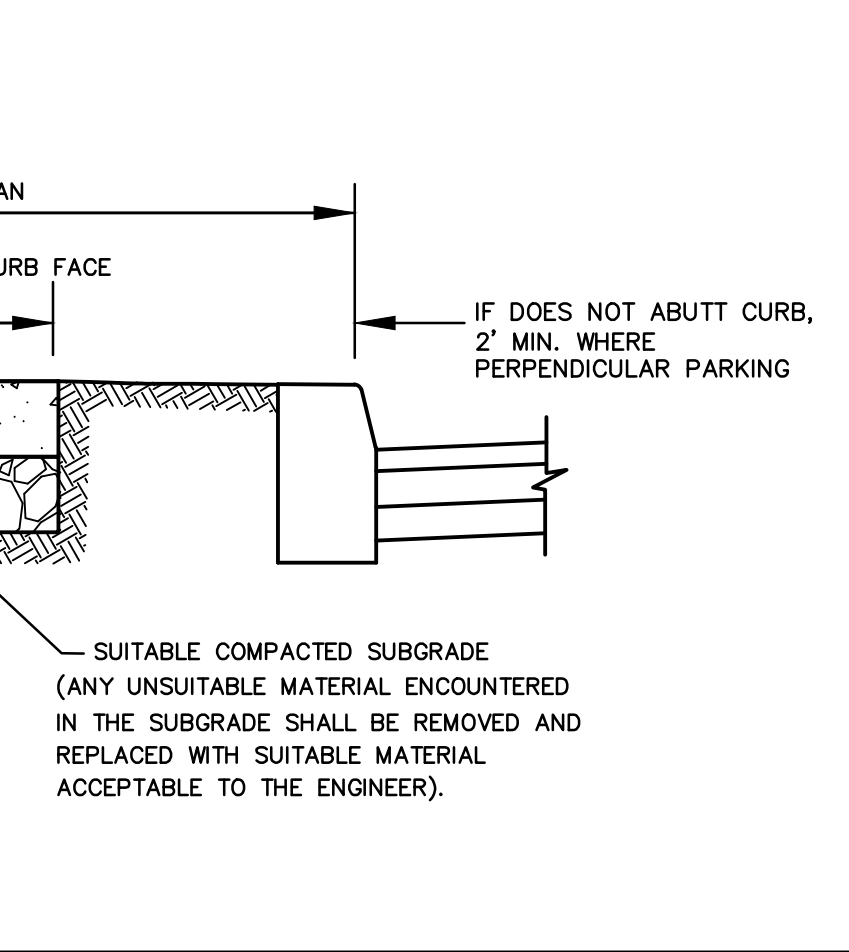
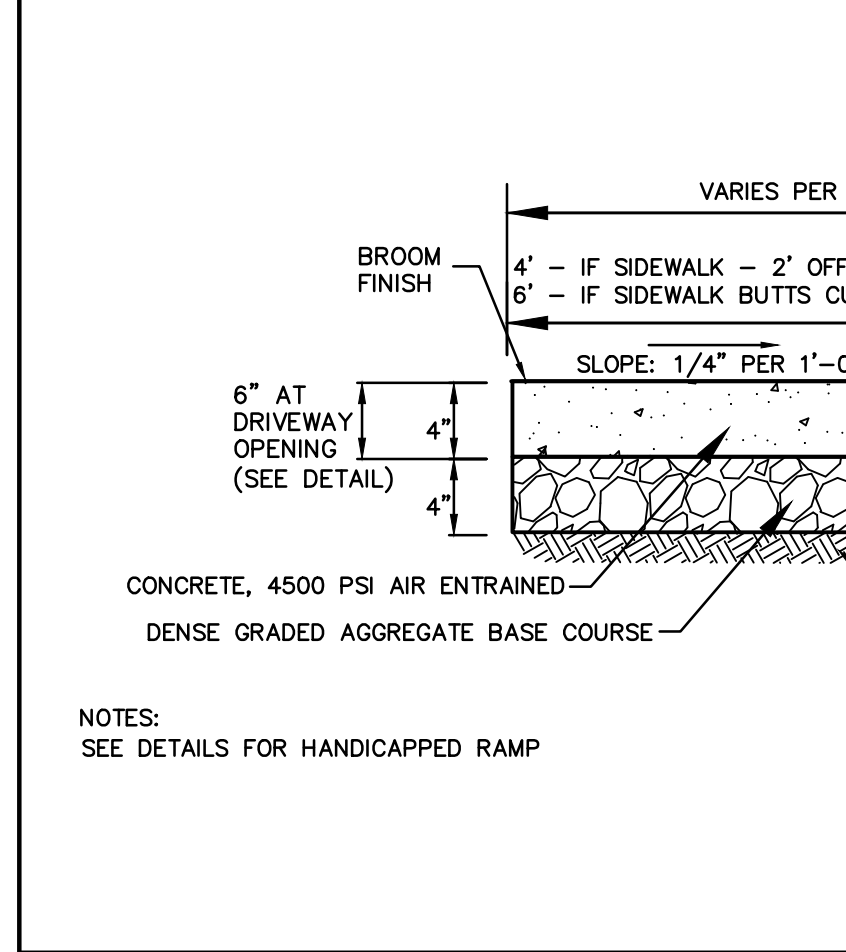
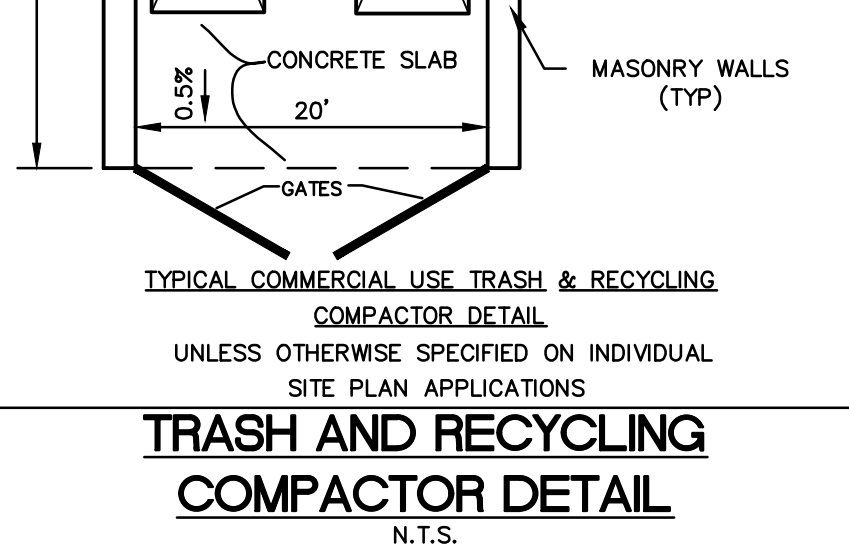
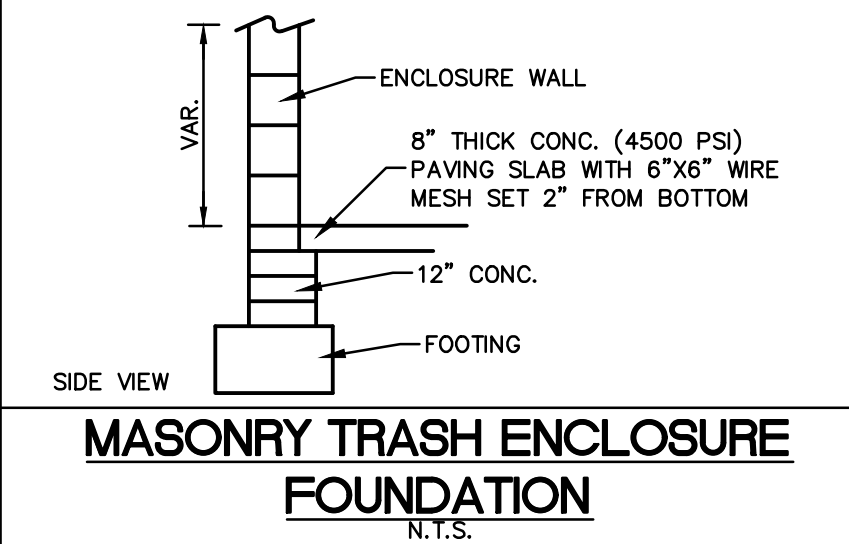
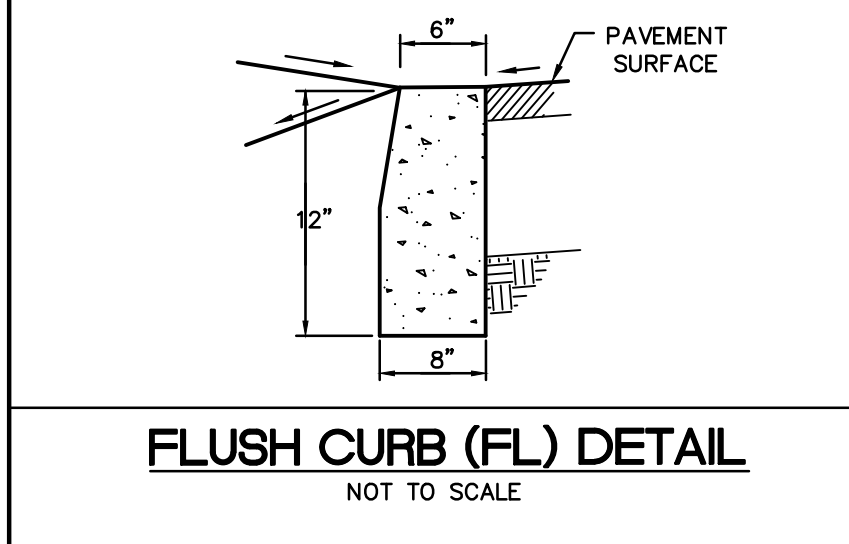
- KEEP TURNING SPACE APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
- FOR DIMENSION SEE 2016 CD-606-3 AND CD-606-4 PER N.DOT STANDARD CONSTRUCTION DETAILS AND AS AMENDED.
- CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT TO ENTIRE WIDTH OF THE RAMP (4 FEET MIN.) AT ALL CURB RAMPS.
- FOR CURB RAMP TYPE 5 IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
- WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, USE CURB RAMP TYPE 7. INSTEAD OF CURB RAMP TYPE 1 THROUGH 3.
- CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.
- THE 12H:1V MAX SLOPE IS THE RUNNING SLOPE FOR CURB RAMPS, BUT ONLY THE 12H:1V SLOPE MEASURED AS X2 IS THE RUNNING SLOPE FOR TYPE 3 AND TYPE 4 CURB RAMPS. ENSURE THE RUNNING SLOPE OF CURB RAMPS DOES NOT REQUIRE ITS LENGTH TO EXCEED 15 FEET. THE RUNNING SLOPE MAY EXCEED THE 12H:1V MAX SLOPE SO AS NOT TO EXCEED THE 15 FEET MAXIMUM LENGTH.
- CURB RAMP TYPE THROUGH 7 ARE NORMALLY PLACED ON THE RADIUS RETURN AT THE INTERSECTION AND ON A TANGENT SECTION AS DRAWN.

NOTES FOR PAVEMENT DETAILS:

- SUBGRADES: ALL SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR BITUMINOUS CONCRETE AND REINFORCED CONCRETE PAVEMENTS. PRIOR TO THE CONSTRUCTION OF ANY SUBBASE BASE OF PAVEMENT COURSE ALL SALT OR UNYIELDING PORTIONS OF THE SUBGRADE WHICH DO NOT ATTAIN THE REQUIRED STABILITY WILL BE REMOVED AND REPLACED WITH THE SUITABLE MATERIAL, AND THE WHOLE SURFACE OF THE SUBGRADE SHALL BE COMPACTED.
- SUBBASE AND/OR AGGREGATE BASE COURSES: WHERE GRANULAR SUBBASE COURSES ARE INCLUDED IN THE PAVEMENT DESIGN SECTION, THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. DENSE GRADED AGGREGATE BASE COURSES SHALL COMPLY WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR SOIL AGGREGATE TYPE 5, CLASS A, OR TYPE 2, CLASS A OR B.
- BITUMINOUS BASE COURSES:
 - BITUMINOUS BASE COURSES FOR USE WITH BITUMINOUS CONCRETE PAVEMENTS SHALL CONSIST OF A PLANT-MIXED BITUMINOUS STABILIZED BASE COURSE (STONE MIX OR GRAVEL MIX) IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS, EXCEPT THAT THE REQUIREMENTS FOR THE CONSTRUCTION OF BASE COURSE SHALL BE AMENDED TO ALLOW THE LAYING OF THE BASE COURSE WITH A SINGLE LIFT MAXIMUM THICKNESS NOT EXCEEDING FOUR INCHES.
 - PRIOR TO PLACEMENT OF ANY BITUMINOUS STABILIZED BASE COAT, THE FINISHED SURFACE OF ANY UNDERLYING SUBBASE OR AGGREGATE BASE SHALL RECEIVE A PRIME COAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
 - SUITABLE STABILIZED BASE COURSE MAY INCLUDE RECYCLED CONCRETE, RECYCLED BITUMINOUS CONCRETE PAVEMENT, BITUMINOUS PAVEMENT MILLINGS AND DENSE GRADED AGGREGATES.
 - BITUMINOUS PAVEMENTS: BITUMINOUS PAVEMENTS SHALL CONSIST OF A BITUMINOUS CONCRETE SURFACE COURSE TYPE FABC 1 IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. THE BITUMINOUS PAVEMENT WEARING SURFACE SHOULD GENERALLY NOT BE INSTALLED UNTIL JUST PRIOR TO THE TIME THE STREETS ARE PREPARED FOR FINAL ACCEPTANCE. PRIOR TO THE INSTALLATION OF A BITUMINOUS CONCRETE SURFACE, THE BITUMINOUS BASE COURSE SHALL BE INSPECTED BY THE TOWNSHIP ENGINEER. ANY AREAS OF THE BASE COURSE IN NEED OF REPAIR SHALL BE REMOVED AND REPLACED AT THE DIRECTION OF THE TOWNSHIP ENGINEER. IF THE TOWNSHIP ENGINEER DIRECTS, A LEVELING COURSE OF FABC MATERIAL SHALL BE PLACED ON ANY UNLINED OR BELOW-GRADE BASE COURSES PRIOR TO THE PLACEMENT OF FINISHED PAVEMENT. NO PAVING SHALL BE DONE UNTIL ALL ROAD STRUCTURES, SUCH AS MANHOLES, CATCH BASINS AND OTHER UNDERGROUND UTILITY ACCESS CHAMBERS, ARE BROUGHT TO GRADE LEVEL.
- ASPHALTIC BINDER SHALL BE PG 64-22.



revisions		
no.	date	description



The Reynolds Group Inc.

State of New Jersey
 Certificate of Authorization
 Number: 240427989200
 21MH00004300
 F. Mitchell Ardman, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

F. Mitchell Ardman
 F. MITCHEL ARDMAN
 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
 AMENDED PRELIMINARY &
 FINAL SITE PLAN & MAJOR SUBDIVISION
 PHASE 1G

BLOCK 141, LOT 43
 NORTH BRUNSWICK TOWNSHIP
 MIDDLESEX COUNTY, NEW JERSEY

drawing title
 CONSTRUCTION DETAILS

job number	21-042-4	drawing number	16
scale	AS SHOWN		
checked by	FMA/AC		
drawn by	AR		
date	08/28/24	sheet	16 of 18

