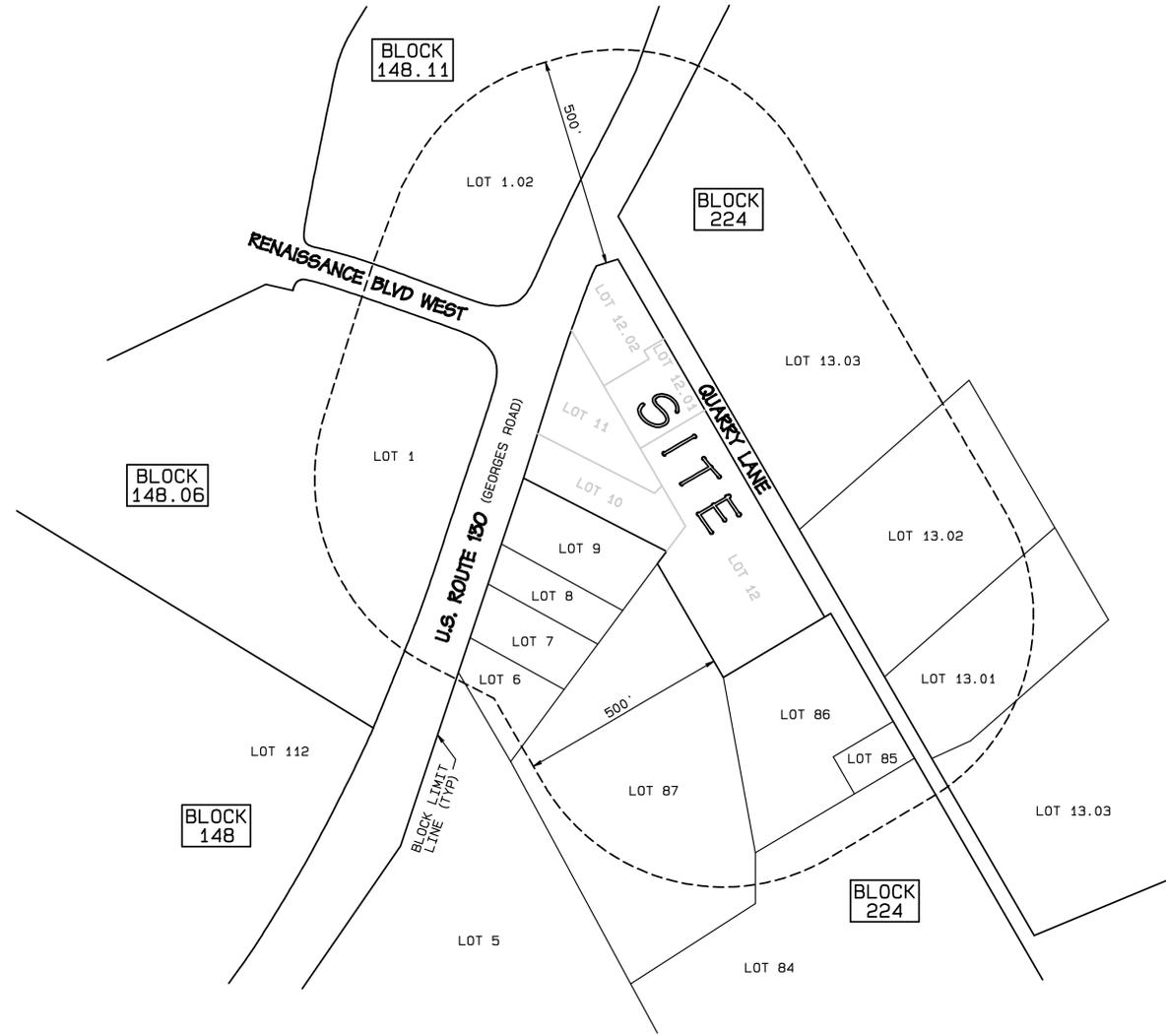


**ZONING MAP**

THE SITE IS LOCATED IN THE NORTH BRUNSWICK TOWNSHIP C-4 ZONE

**GENERAL NOTES:**

1. ALL UTILITIES SERVICING THE BUILDING SHALL BE INSTALLED UNDER GROUND IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS AND APPROVED BY THE TOWNSHIP ENGINEER
2. ANY SITE FILL SHALL BE BANKRUN SAND AND CLEAN STONE. FILL SHALL BE PLACED IN 8" LIFTS ROLLED INPLACE FILL SHALL BE APPROVED BY THE TOWNSHIP ENGINEER AND COMPACTED TO A 95% MODIFIED DENSITY
3. ALL PROPOSED SITE GRADING SHALL HAVE A MAXIMUM SLOPE OF 3' HORIZONTALLY TO 1' VERTICALLY. ALL PAVED AREAS SHALL HAVE A MINIMUM SLOPE OF 0.75%
4. ANY EASEMENTS FOR PUBLIC PURPOSES SHALL BE DEDICATED TO THE TOWNSHIP UNLESS OTHERWISE NOTED
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP, COUNTY AND STATE RULES, REGULATIONS AND SPECIFICATIONS
6. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH MUTCD
7. PRIOR TO INSTALLING THE ON SITE ASPHALT THE SUBBASE SHALL BE COMPACTED, INSPECTED AND APPROVED BY THE TOWNSHIP ENGINEER
8. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOP SOIL
9. PARKING TO BE IN DESIGNATED SPACES ONLY. ALL CURBS ADJOINING A FIRE LANE SHALL BE PAINTED YELLOW
10. THERE ARE NO KNOWN INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS LOCATED ON THE SITE
11. DURING CONSTRUCTION THE CONTRACTOR MUST COMPLY WITH THE TOWNSHIP'S NOISE, SOIL/D WASTE, AND PUBLIC HEALTH NUISANCE CODES
12. SHOP DRAWINGS FOR ALL STORMWATER AND SANITARY SEWER STRUCTURES SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEERING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ORDERING
13. THE APPLICANT SHALL OBTAIN A ROAD OPENING PERMIT PRIOR TO ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT OF WAY
14. ANY SANITARY SEWER CLEANOUT LOCATED IN ASPHALT SHALL BE INSTALLED WITH A HEAVY DUTY STREET VALVE RISER CAP, CLEANOUTS SHALL NOT BE LOCATED IN SIDEWALKS
15. ANY SANITARY CLEANOUT OR WATER SERVICE VALVE BOX LOCATED IN A GRASS AREA SHALL HAVE A 12" SQUARE BY 6" THICK CONCRETE PAD FOR THE PROTECTION FROM LAWN MAINTENANCE EQUIPMENT
16. ALL SANITARY SEWER LATERAL CLEANOUTS SHALL HAVE TWO WAY TEE WYES TO ALLOW FOR LINE CLEANING AND TV INSPECTION EQUIPMENT TO NAVIGATE IN BOTH DIRECTIONS
17. PROPOSED SANITARY SEWER LINES AND WATER LINES SHALL BE SEPARATED 10' HORIZONTALLY OR 18" VERTICALLY
18. ALL SANITARY SEWER LATERALS AND WATER SERVICE LINES SHALL HAVE 4' COVER (MIN)
19. THE SIZE OF THE PROPOSED SANITARY SEWER SERVICE LINE SHALL BE APPROVED BY THE TOWNSHIP'S SANITARY SEWER DEPARTMENT SUPERVISOR
20. THE PROPOSED SANITARY SEWER SERVICE LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE TOWNSHIP'S STANDARDS AND SPECIFICATIONS
21. WATER VALVE SERVICE BOXES SHALL NOT BE INSTALLED IN ANY SIDEWALK OR DRIVEWAY
22. BALL VALVES SHALL BE INSTALLED ON BOTH SIDES OF ANY WATER METER
23. THE OWNER OF THE SITE IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL WATER AND SANITARY SEWER MAIN AND SERVICE LINES LOCATED ON THE SITE
24. IF THE EXTENSION OF WATER MAINS ARE REQUIRED, THE SPACING AND LOCATION OF HYDRANTS WILL COMPLY WITH THE FIRE STANDARDS OF THE WATER PURVEYOR AND SHALL BE APPROVED BY THE TOWNSHIP ENGINEER AND FIRE OFFICIAL
25. THE WATER METER SHALL BE INSTALLED INSIDE THE BUILDING
26. ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING AND NO DISTURBANCE SHALL OCCUR PRIOR TO THE INSPECTION BY THE TOWNSHIP ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER
27. STRUCTURAL DESIGNS FOR THE PROPOSED RETAINING WALL SHALL BE PREPARED BY A LICENSED ENGINEER AND APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO A BUILDING PERMIT BEING ISSUED FOR THE WALLS
28. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE START OF CONSTRUCTION
29. AN "AS BUILT" PLAN PREPARED BY A LICENSED LAND SURVEYOR SHALL BE SUBMITTED TO THE TOWNSHIP PRIOR TO A CERTIFICATE OF OCCUPANCY INSPECTION OR THE RELEASE OF THE PERFORMANCE BONDS
30. THE PROPOSED AIR CONDITIONING CONDENSOR UNITS SHALL BE LOCATED ON THE ROOF OF THE BUILDING
31. THE SITE SHALL MEET THE BARRIER FREE AND ADA REQUIREMENTS
32. THE PROPOSED BUILDING SHALL BE SERVICED BY A FIRE SUPPRESSION SYSTEM
33. NO SOIL CAN BE REMOVED OR IMPORTED TO THE SITE WITHOUT A SOIL PERMIT ISSUED BY THE TOWNSHIP



**KEY MAP**

SCALE: 1" = 200'

AS SHOWN ON NORTH BRUNSWICK TOWNSHIP TAX MAPS SHEETS NO. 58, 59, 60, 61, & 62

**PROPERTIES ADJACENT TO THE SITE**

BLOCK	LOT	OWNER	ADDRESS
148.06	1	RENAISSANCE GLENN LLC	90 WOODBRIDGE CENTER DR SUITE 600 WOODBRIDGE NJ 07095
148.11	1.02	AMARANTH AT NORTH BRUNSWICK LLC	433 RIVER RD HIGHLAND PARK NJ 08904
224	9	ROSENBURGH CORPORATION	2460 RT 130 NORTH BRUNSWICK NJ 08902
	13.02	NORTH BRUNSWICK TOWNSHIP	710 HERMANN RD NORTH BRUNSWICK NJ 08902
	13.03	COUNTY OF MIDDLESEX	
	86	BERNANT REALTY LLC	4 OAKWOOD DR NORTH BRUNSWICK NJ 08902
	87	DM INVESTMENTS OF NORTH BRUNSWICK LLC	1315 STELTON RD PISCATAWAY NJ 08854

DWG. TITLE	SHEET #
COVER SHEET	1
SURVEY	2
MINOR SUBDIVISION	3
SITE PLAN	4
GRADING PLAN	5
UTILITY	6
STORMWATER	7
LANDSCAPING	8
SECC 1	9
SECC 2	10
SECC 3	11
DETAILS 1	12
DETAILS 2	13
LIGHTING (BY OTHERS)	



**AERIAL IMAGE OF SITE**

APPROVED BY THE NORTH BRUNSWICK TOWNSHIP PLANNING BOARD AS A PRELIMINARY AND FINAL MAJOR SITE PLAN ON

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

THIS PLAN HAS BEEN APPROVED BY THE MIDDLESEX COUNTY PLANNING BOARD

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_

REV "B" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS  
REV "A" 6-7-25 AS PER MEETING ON 5-28-25

PROJECT: BLOCK 224 LOTS 10, 11, 12, 12.01, & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY, NJ	DRAWING NO: <b>22040</b> (SHEET 1 / 13)
--	---

DRAWING TITLE: **COVER SHEET**

OWNER & APPLICANT:  
**ESH PROPERTIES, LLC**  
1 KIRKSTONE CIRCLE, WESTFIELD NJ 07090 732-620-3962

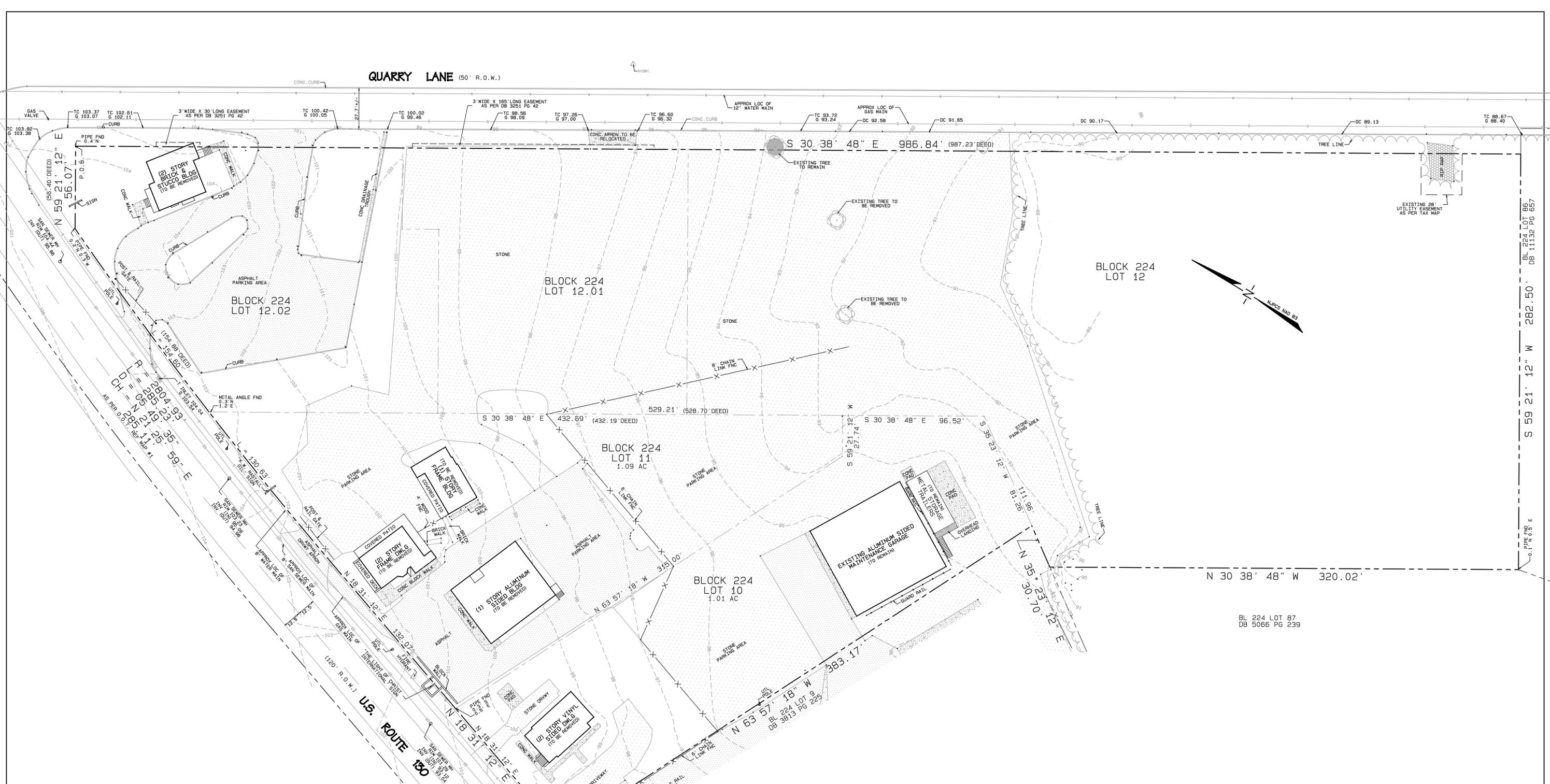
DRAWN BY: DWA	CHECK BY: DWA	SCALE: AS NOTED
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DATE: 2-7-25	FIELDBOOK:
-----------------	------------



**WILLIAM M. DORAN & SONS**  
939 RIDGE ROAD  
MONMOUTH JUNCTION, NJ 08852  
(609) 430-0077  
ddoran@williamdoranandsons.com





QUARRY LANE (50' R.O.W.)

BLOCK 224  
LOT 12

BLOCK 224  
LOT 12.01

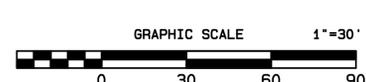
BLOCK 224  
LOT 12.02

BLOCK 224  
LOT 11  
1.09 AC

BLOCK 224  
LOT 10  
1.01 AC

U.S. ROUTE 180

- NOTES:
- BLOCK 224  
LOT 10 DB: 5197 PG: 654  
LOT 11 DB: 4109 PG: 134  
DB: 6160 PG: 430  
LOT 12.01 DB: 3251 PG: 42  
LOT 12.02
  - TAX MAP SHEET NO. 61
  - REFERENCE MAP #1, SAID MAP KNOWN AS "NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP ROUTE 26 SECTIONS 10A & 11A," FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MARCH 2, 1953 AS MAP #1792 FILE #843
  - EXCLUDING THE IMPROVEMENTS WHICH ARE SHOWN TO REMAIN ON LOT 10 ALL OTHER EXISTING IMPROVEMENTS ON SITE WILL BE REMOVED
  - 100- DENOTES EXISTING CONTOUR, NAVD 88  
100.00 DENOTES EXISTING SPOT ELEVATION, NAVD 88

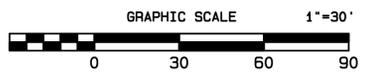
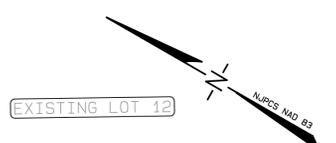
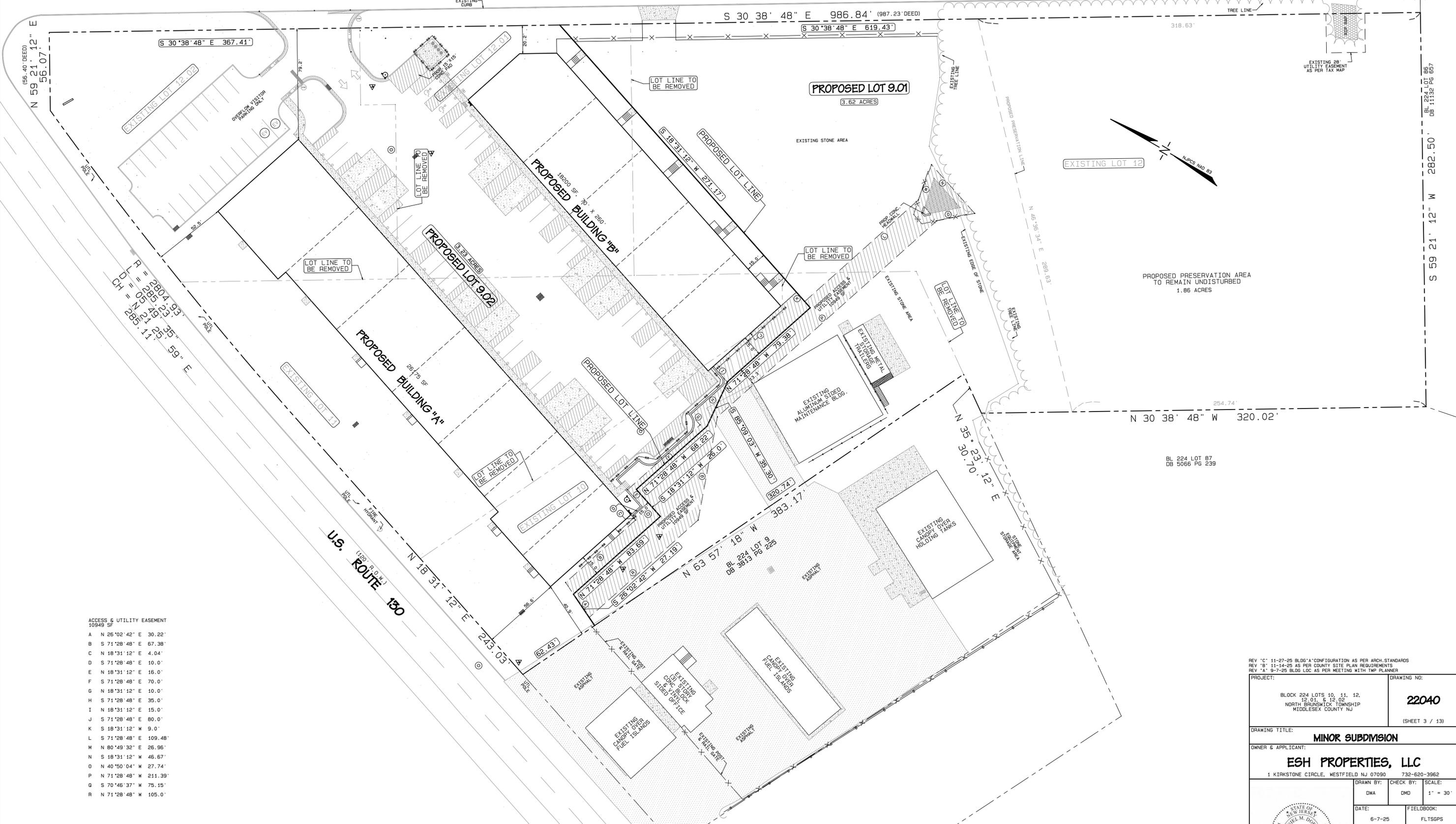


A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER (OR THE SURVEY), PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND NJAC 13:40-5.1(d).  
No responsibility or liability is assumed by the surveyor for the location of underground utilities or easements not visible on the surface of the land in question. This survey is certified to the named parties only for purchase and/or mortgage of the delineated property by the named purchaser. No responsibility or liability is assumed by the surveyor for the use of this survey for any other purpose including but not limited to, use of survey affidavits, resale of property, or to any other persons not listed in the certification, either directly or indirectly.

REV "A" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS

PROJECT: BLOCK 224 LOTS 10, 11, 12, 12.01 & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ	DRAWING NO: <b>22040</b> (SHEET 2 / 13)
DRAWING TITLE: <b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>	
OWNER & APPLICANT: <b>ESH PROPERTIES, LLC</b> 1 KIRKSTONE CIRCLE, WESTFIELD NJ 07090 732-620-3962	
DRAWN BY: DWA	CHECK BY: DMD
DATE: 2-7-25	SCALE: 1" = 30' FIELDBOOK: FLTS6PS
 <b>William M. Doran &amp; Sons</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 (609) 430-0077 ddoran@williamdoranandsons.com	

QUARRY LANE  
(50' R.O.W.)

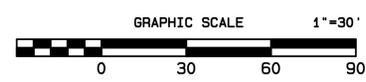
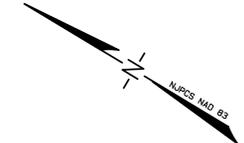
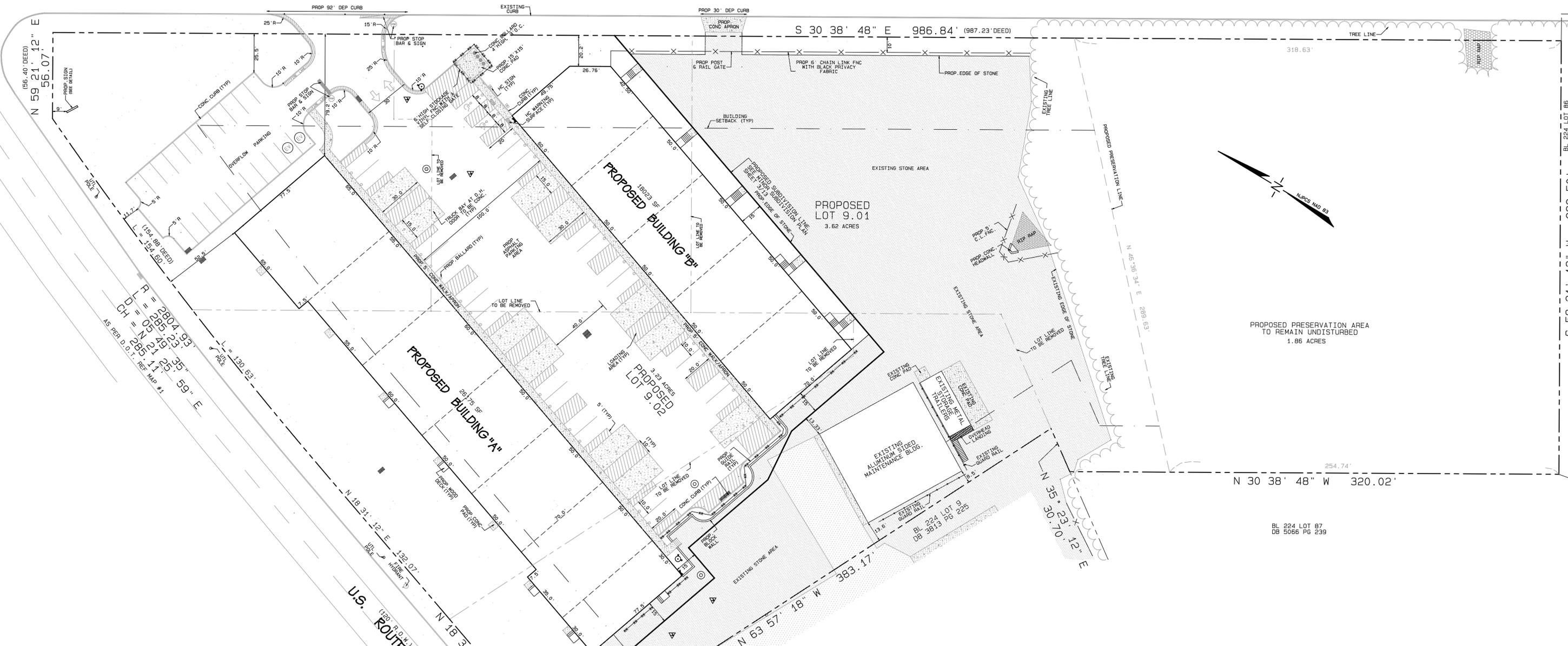


- ACCESS & UTILITY EASEMENT  
10949 SF
- A N 26°02'42" E 30.22'
  - B S 71°28'48" E 67.38'
  - C N 18°31'12" E 4.04'
  - D S 71°28'48" E 10.0'
  - E N 18°31'12" E 16.0'
  - F S 71°28'48" E 70.0'
  - G N 18°31'12" E 10.0'
  - H S 71°28'48" E 35.0'
  - I N 18°31'12" E 15.0'
  - J S 71°28'48" E 80.0'
  - K S 18°31'12" W 9.0'
  - L S 71°28'48" E 109.48'
  - M N 80°49'32" E 26.95'
  - N S 18°31'12" W 46.67'
  - O N 40°50'04" W 27.74'
  - P N 71°28'48" E 211.39'
  - Q S 70°46'37" W 75.15'
  - R N 71°28'48" W 105.0'

REV "C" 11-27-25 BLDG "A" CONFIGURATION AS PER ARCH STANDARDS  
 REV "B" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS  
 REV "A" 9-7-25 BLDG LOC AS PER MEETING WITH TMP PLANNER

PROJECT: BLOCK 224 LOTS 10, 11, 12, 12.01, & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ	DRAWING NO: <b>22040</b> (SHEET 3 / 13)
DRAWING TITLE: <b>MINOR SUBDIVISION</b>	
OWNER & APPLICANT: <b>ESH PROPERTIES, LLC</b> 1 KIRKSTONE CIRCLE, WESTFIELD NJ 07090 732-620-3962	
DRAWN BY: DWA	CHECK BY: DMD
DATE: 6-7-25	SCALE: 1" = 30' FIELDBOOK: FLTSGPS
 <b>William M. Doran &amp; Sons</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 (609) 430-0077 ddoran@williamdoranandsons.com	

QUARRY LANE  
(50' R.O.W.)



- BLOCK 224 LOTS 10, 11, 12, 12.01 & 12.02, TAX MAP SHEET 61
- SEE SHEET 3/13, THE MINOR SUBDIVISION PLAN WHICH PROPOSES TO CREATE TWO LOTS, PROPOSED LOTS 9.01 AND 9.02
- PROPOSED LOT 9.01 AND LOT 9 WILL HAVE THE SAME OWNERSHIP, KM RASTALL OIL
- THESE PLANS ARE BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WILLIAM M DORAN & SONS FOR THE APPLICANT, (SEE SHEET 2)
- SEE SHEET 2, THE SURVEY, WHERE IT IS STATED WHAT EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND WHICH IMPROVEMENTS ARE PROPOSED TO REMAIN
- THE APPLICANT IS PROPOSING TO DEVELOP THE SITE WITH TWO BUILDINGS, PROPOSED BUILDING "A" WILL HAVE SIX UNITS AND PROPOSED BUILDING "B" WILL HAVE FIVE UNITS. THE UNITS WILL BE OCCUPIED BY INDIVIDUAL CONTRACTORS FOR THEIR GENERAL BUSINESS AND THE STORAGE OF THEIR EQUIPMENT AND SUPPLIES.
- EACH UNIT WILL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER
- THE BUILDINGS WILL BE CONSTRUCTED ON A SLAB
- THE OCCUPANTS OF THE UNITS WILL BE PERMITTED TO OCCUPY THE SITE 24 HOURS A DAY 365 DAYS PER YEAR
- ALL A.C. CONDENSING UNITS WILL BE LOCATED ON THE ROOF OF THE BUILDING
- THE SITE IS LOCATED IN THE NONRESTRICTIVE COMMERCIAL DISTRICT, C-4 ZONE, OF NORTH BRUNSWICK TOWNSHIP
- PROPOSED BUILDING COVERAGE: LOT 9.01 3%, LOT 9.02 31%  
THE PROPOSED IMPERVIOUS COVERAGE: LOT 9.01 39%, LOT 9.02 66%
- THE SITE IS LOCATED IN THE C-4 ZONE AND BUILDINGS ARE REQUIRED TO BE LOCATED 75' FROM THE TRACT BOUNDARY AND 0' FROM INTERIOR BOUNDARIES. THE APPLICANT IS REQUESTING A VARIANCE FOR THE FOLLOWING:  
a. PROPOSED BUILDING "A" IS 52.5' FROM THE ROUTE 130 RIGHT OF WAY LINE  
b. PROPOSED BUILDING "A" IS 40.9' FROM THE SITE'S SOUTHERLY BOUNDARY  
c. PROPOSED BUILDING "B" IS 20.2' FROM THE QUARRY LANE RIGHT OF WAY LINE  
d. THE EXISTING MAINTENANCE BUILDING IS 8.5' FROM THE SITE'S SOUTHERLY BOUNDARY
- PARKING:  
IT IS ANTICIPATED THAT A PORTION OF EACH UNIT, (400 SF +/-) WILL BE UTILIZED FOR OFFICE SPACE, (11) UNITS, A TOTAL OF 4400 SF OF OFFICE SPACE, THE REMAINING 38623 SF WILL BE UTILIZED AS STORAGE BY THE OCCUPANTS  
REGD. OFFICE PARKING: 3.3 SPACES/1000 SF, (4400/1000) (3.3) = 14.52 SPACES  
REGD. WAREHOUSE PARKING: 1 SPACE/2500 SF, 38798/2500 = 15.52 SPACES  
REGD. PARKING = 30 SPACES  
A TOTAL OF 60 SPACES HAVE BEEN PROVIDED
- ALL EQUIPMENT AND SUPPLIES SHALL BE STORED INSIDE THE UNITS, THERE SHALL BE NO OUTSIDE STORAGE
- THE APPLICANT IS SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL FROM THE NORTH BRUNSWICK TOWNSHIP PLANNING BOARD
- THE APPLICANT WILL BE REQUIRED TO OBTAIN AN APPROVAL FROM NJDOT AND THE MIDDLESEX COUNTY PLANNING BOARD
- THE APPLICANT IS PROPOSING TO DESIGNATE THE EASTERLY UNDEVELOPED PORTION OF PROPOSED LOT 9.01 AS A PRESERVATION AREA. THIS AREA WILL REMAIN A WOODED UNDISTURBED PORTION OF PROPOSED LOT 9.01.
- THE EXISTING MAINTENANCE BUILDING CURRENTLY LOCATED ON LOT 10 AND THE EXISTING STONE AREA LOCATED ON THE EASTERLY SIDE OF PROPOSED BUILDING "B" HAS BEEN UTILIZED BY THE OWNER OF LOT 9, KM RASTALL OIL. PROPOSED LOT 9.01 WILL BE OWNED BY KM RASTALL OIL AND THE EXISTING USE SHALL REMAIN WITH NO EXPANSION OF ITS CURRENT USE.
- THERE ARE NO WATER BODIES LOCATED ON OR IMPACTING THE SITE, AS PER FEMA PANEL #34023C0136F, DATED 7-6-2010, THE SITE IS NOT LOCATED IN A FLOOD ZONE
- THE LARGEST VEHICLE THAT WILL BE PERMITTED TO OCCUPY THE PORTION OF THE SITE WHERE PROPOSED BUILDINGS "A" AND "B" ARE LOCATED IS AN SU 30 TRUCK.
- THE APPLICANT IS SEEKING A VARIANCE FOR THE PROPOSED 6' HIGH FENCE LOCATED IN THE FRONT YARD ALONG QUARRY LANE

REV "E" 11-27-25 BLDG "A" CONFIGURATION AS PER ARCH. STANDARDS  
REV "D" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS  
REV "C" 8-9-25 BLDG SETBACK FROM RT 130  
REV "B" 7-11-25 AS PER MEETING ON 7-11-25  
REV "A" 6-7-25 AS PER MEETING ON 5-28-25

PROJECT:	DRAWING NO:
BLOCK 224 LOTS 10, 11, 12, 12.01 & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ	<b>22040</b> (SHEET 4 / 13)

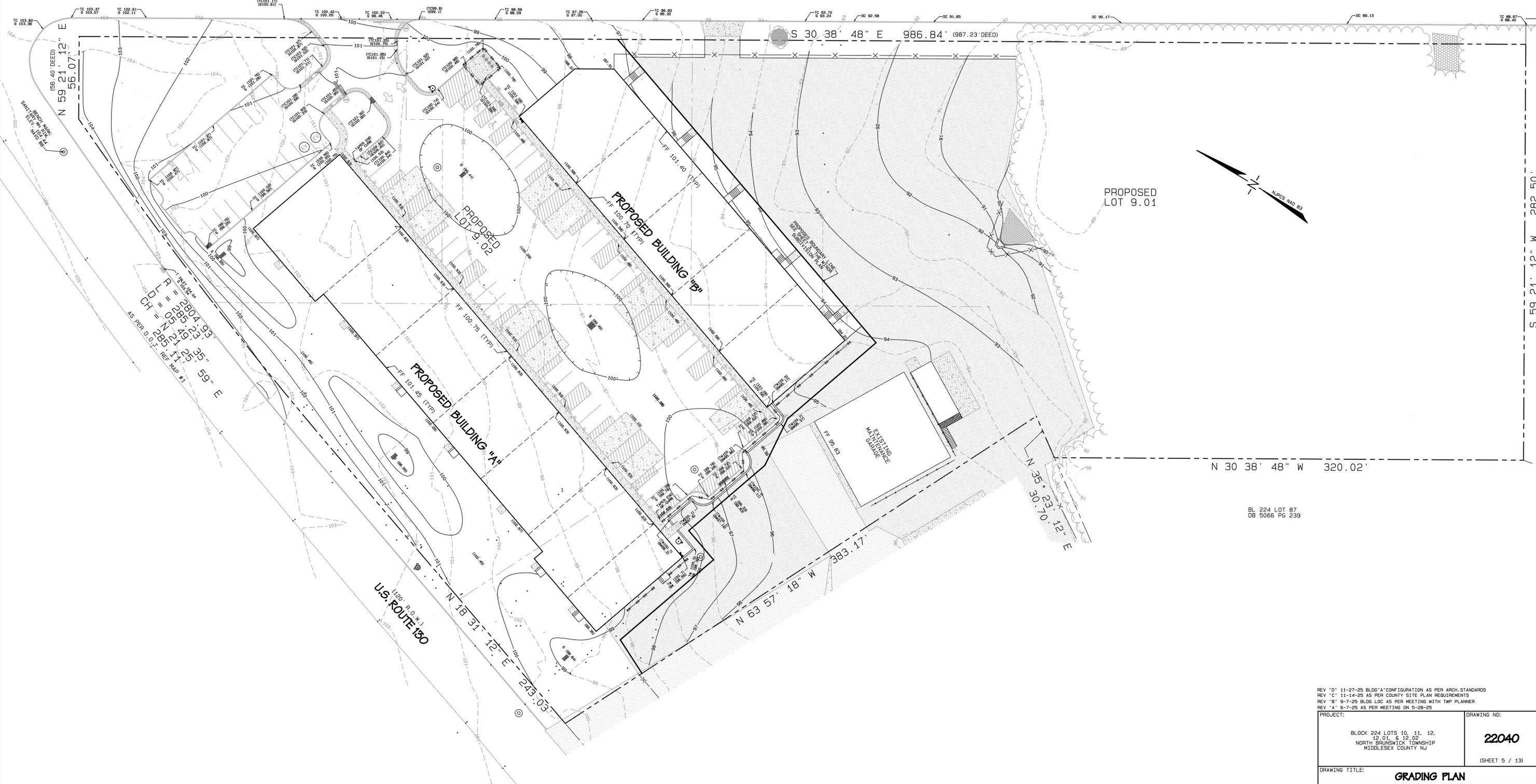
**SITE PLAN**

OWNER & APPLICANT:  
**ESH PROPERTIES, LLC**  
1 KIRKSTONE CIRCLE, WESTFIELD NJ 07090 732-620-3962

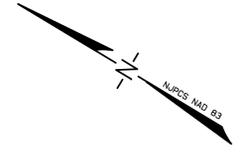
DRAWN BY:	CHECK BY:	SCALE:
DWA	DMD	1" = 30'
DATE:	FIELDBOOK:	
2-7-25	FLTSGPS	

**WILLIAM M. DORAN & SONS**  
939 RIDGE ROAD  
MONMOUTH JUNCTION, NJ 08852  
(609) 430-0077  
ddoran@williamdoranandsons.com

QUARRY LANE  
(50' R.O.W.)



PROPOSED LOT 9.01



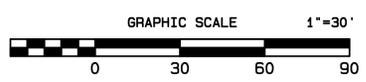
$CH = 85.17 \pm 0.35''$  E  
 $CH = 85.17 \pm 0.35''$  E  
 $CH = 85.17 \pm 0.35''$  E  
 AS PER D.O.T. REF. MAP # 1

U.S. ROUTE 130  
(200' R.O.W.)

N 30° 38' 48" W 320.02'

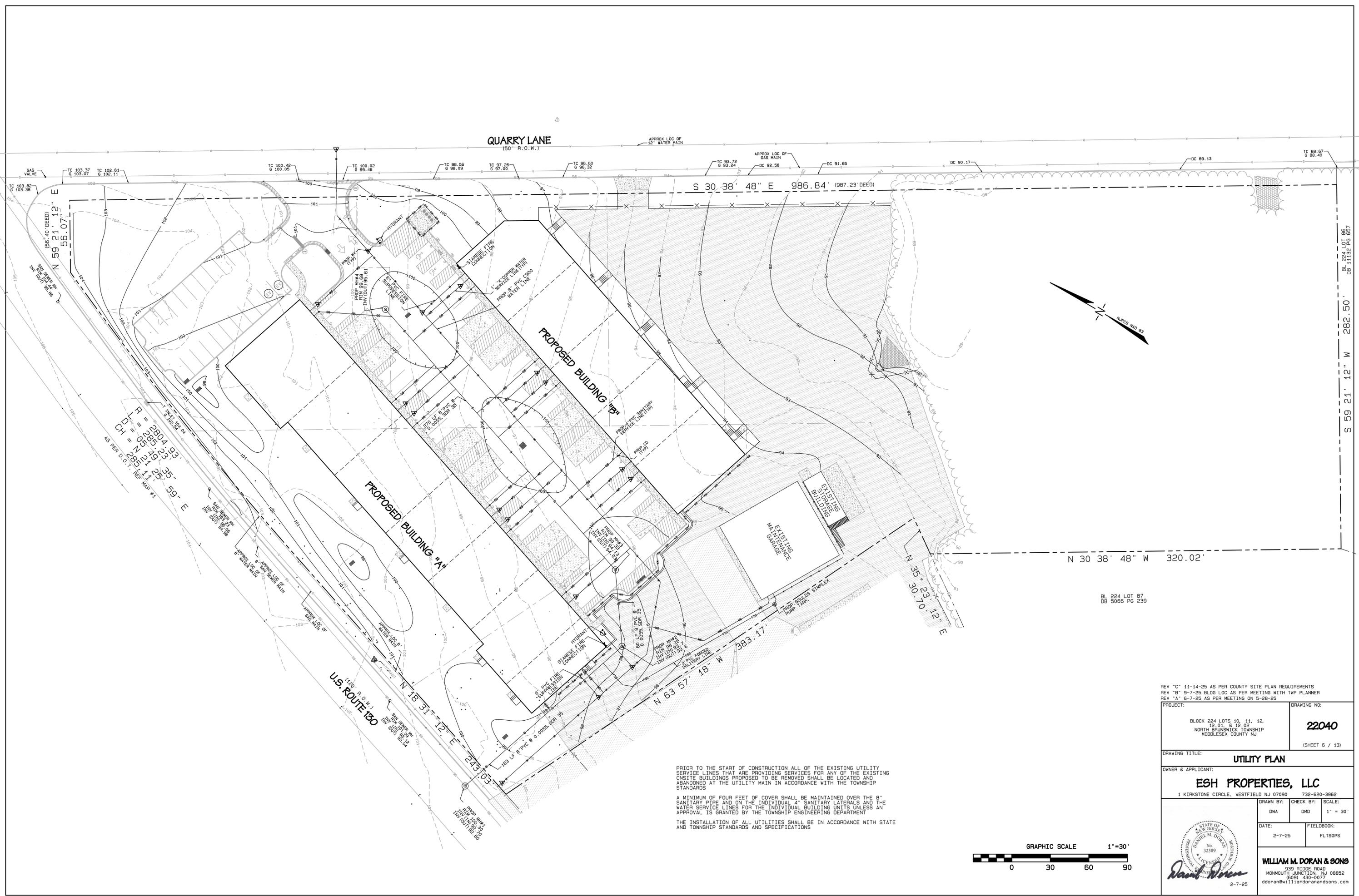
BL 224 LOT 87  
DB 5066 PG 239

DENOTES EXISTING ELEVATION 100.70  
 DENOTES PROPOSED ELEVATION (100.70)  
 DENOTES EXISTING CONTOUR  
 DENOTES PROPOSED CONTOUR  
 TOP OF CURB, TC  
 GUTTER/GRADE, G  
 TOP OF WALL, TW  
 BOTTOM OF WALL, BW  
 BENCH MARK: B/M OF EXISTING SANITARY SEWER MANHOLE  
 LOCATED IN THE SHOULDER OF NORTH BOUND ROUTE 130  
 AT THE NORTHWESTERLY CORNER OF THE SITE. ELEV. 104.44.  
 DATUM NAVD 83



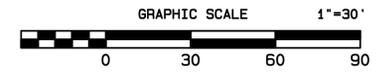
REV 'D' 11-27-25 BLDG 'A' CONFIGURATION AS PER ARCH. STANDARDS  
 REV 'C' 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS  
 REV 'B' 9-7-25 BLDG LOC AS PER MEETING WITH TWP PLANNER  
 REV 'A' 6-7-25 AS PER MEETING ON 5-28-25

PROJECT:		DRAWING NO:	
BLOCK 224 LOTS 10, 11, 12, 12.01, & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ		22040 (SHEET 5 / 13)	
DRAWING TITLE: <b>GRADING PLAN</b>			
OWNER & APPLICANT: <b>ESH PROPERTIES, LLC</b> 1 KIRKSTONE CIRCLE, WESTFIELD NJ 07090 732-620-3962			
DRAWN BY: DWA	CHECK BY: DMD	SCALE: 1" = 30'	
DATE: 2-7-25	FIELDBOOK: FLTSGPS		
			
<b>WILLIAM M. DORAN &amp; SONS</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 (609) 430-0077 ddoran@williamdoranandsons.com			



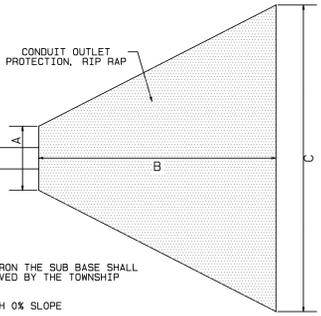
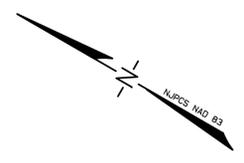
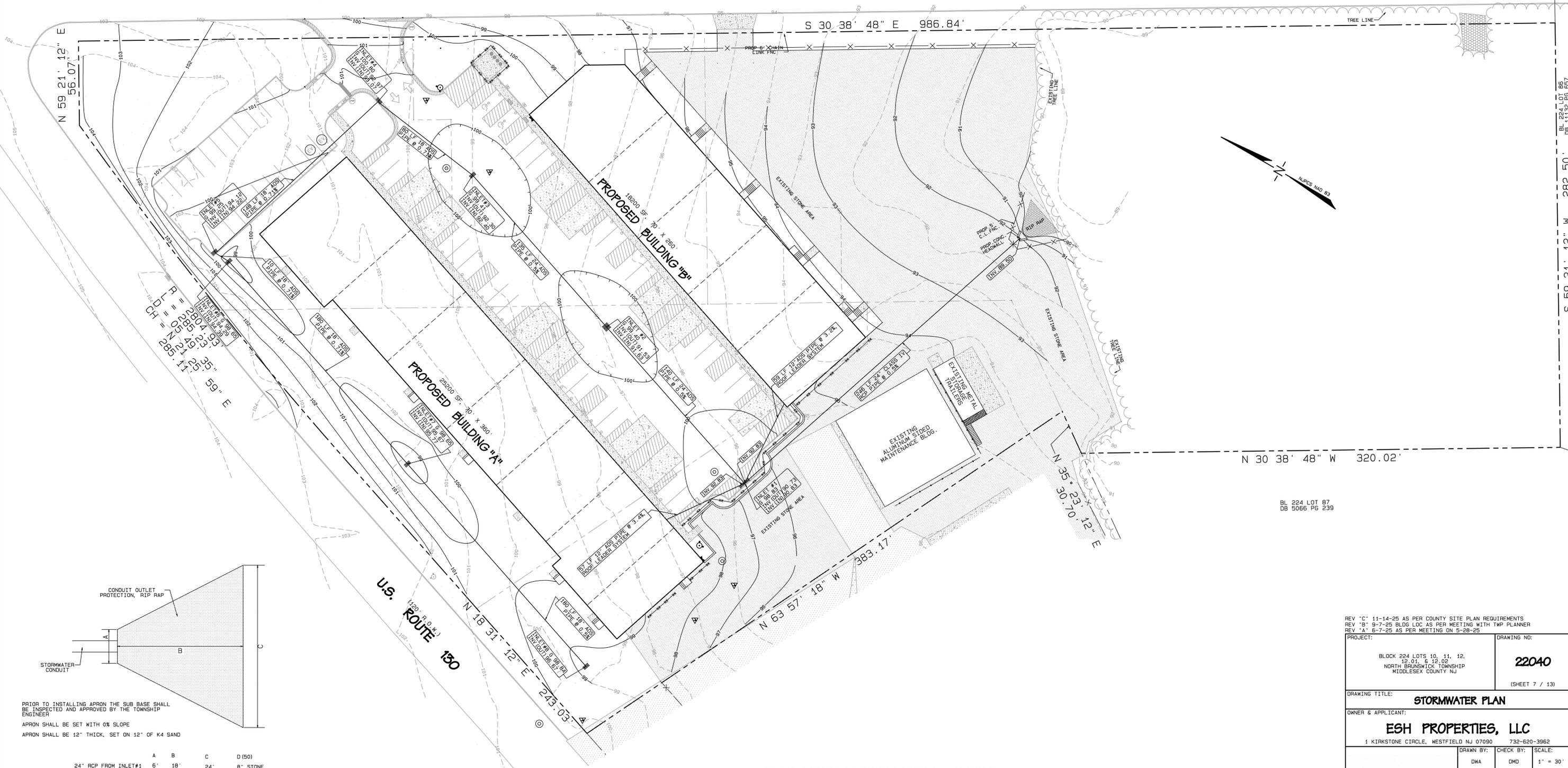
$R = 2804.93'$   
 $CH = 2854.41'$   
 $295.21' \times 213.35' \times 59" E$   
 AS PER D.O.T. REF. MAP #1

PRIOR TO THE START OF CONSTRUCTION ALL OF THE EXISTING UTILITY SERVICE LINES THAT ARE PROVIDING SERVICES FOR ANY OF THE EXISTING ONSITE BUILDINGS PROPOSED TO BE REMOVED SHALL BE LOCATED AND ABANDONED AT THE UTILITY MAIN IN ACCORDANCE WITH THE TOWNSHIP STANDARDS  
 A MINIMUM OF FOUR FEET OF COVER SHALL BE MAINTAINED OVER THE 8" SANITARY PIPE AND ON THE INDIVIDUAL 4" SANITARY LATERALS AND THE WATER SERVICE LINES FOR THE INDIVIDUAL BUILDING UNITS UNLESS AN APPROVAL IS GRANTED BY THE TOWNSHIP ENGINEERING DEPARTMENT  
 THE INSTALLATION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH STATE AND TOWNSHIP STANDARDS AND SPECIFICATIONS



REV "C" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS REV "B" 9-7-25 BLDG LOC AS PER MEETING WITH TWP PLANNER REV "A" 6-7-25 AS PER MEETING ON 5-28-25		
PROJECT:	DRAWING NO:	
BLOCK 224 LOTS 10, 11, 12, 12.01 & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ	22040	
(SHEET 6 / 13)		
DRAWING TITLE:		
UTILITY PLAN		
OWNER & APPLICANT:		
ESH PROPERTIES, LLC		
1 KIRKSTONE CIRCLE, WESTFIELD NJ 07090 732-620-3962		
DRAWN BY:	CHECK BY:	SCALE:
DWA	DMD	1" = 30'
DATE:	FIELDBOOK:	
2-7-25	FLTSGPS	
 <b>David Doran</b> 2-7-25		
<b>WILLIAM M. DORAN &amp; SONS</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 (609) 430-0077 ddoran@williamdoranandsons.com		

QUARRY LANE  
(50' R.O.W.)



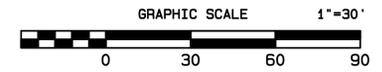
PRIOR TO INSTALLING APRON THE SUB BASE SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP ENGINEER  
APRON SHALL BE SET WITH 0% SLOPE  
APRON SHALL BE 12" THICK, SET ON 12" OF K4 SAND

	A	B	C	D (50)
24" RCP FROM INLET#1	6'	18'	24'	8" STONE

CONDUIT OUTLET PROTECTION

THE ROOF LEADERS FOR THE PROPOSED BUILDINGS SHALL BE DESIGNED TO BE AN INTERNAL COLLECTION SYSTEM, UPON EXITING THE BUILDINGS THE LINE SHALL BE CONNECTED TO INLET #1

SOIL EROSION & SEDIMENT CONTROL, 4/4

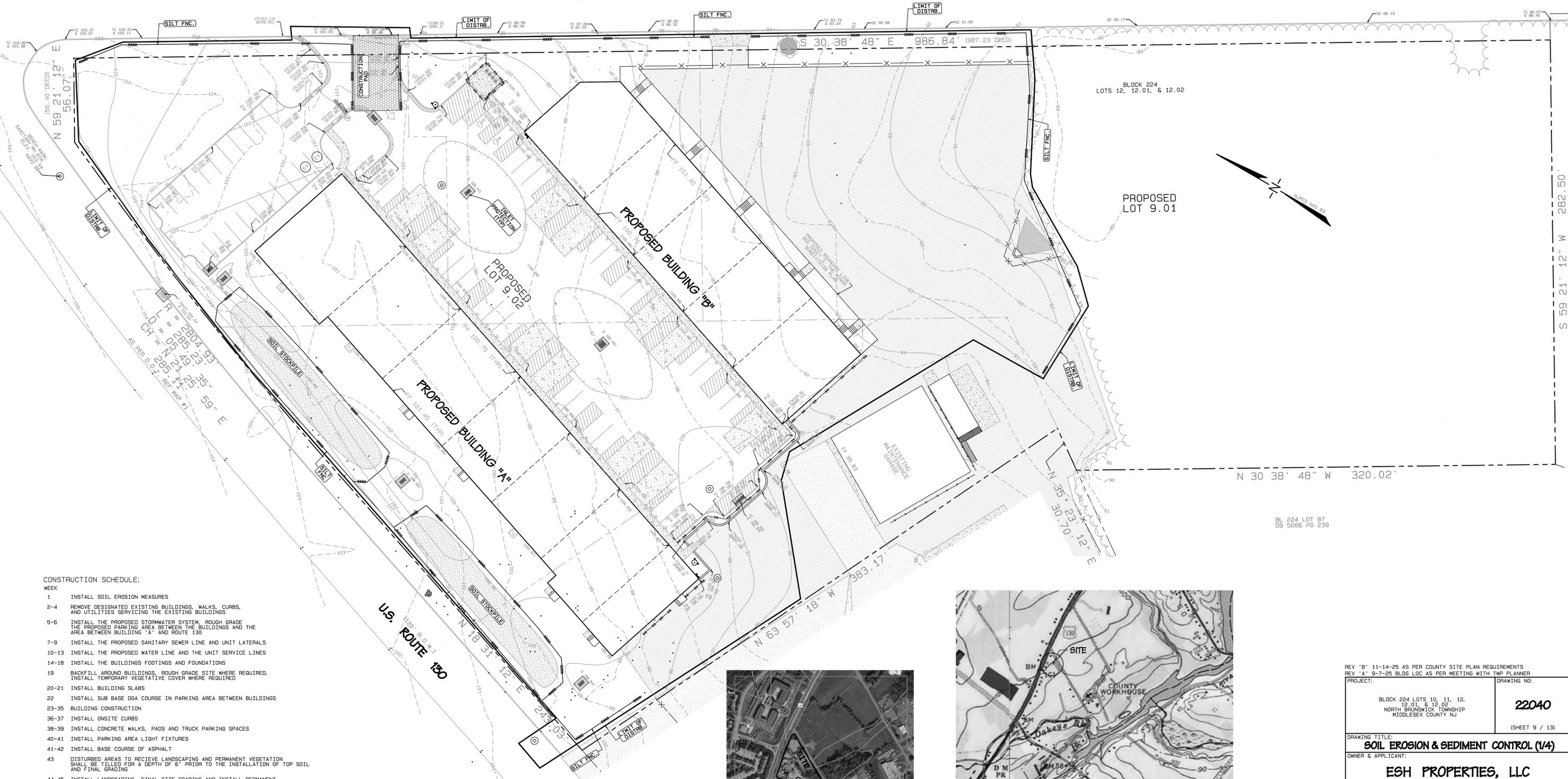


PROJECT: BLOCK 224 LOTS 10, 11, 12, 12.01 & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ		DRAWING NO: <b>22040</b> (SHEET 7 / 13)
DRAWING TITLE: <b>STORMWATER PLAN</b>		
OWNER & APPLICANT: <b>ESH PROPERTIES, LLC</b> 1 KIRKSTONE CIRCLE, WESTFIELD NJ 07090 732-620-3962		
DRAWN BY: DWA	CHECK BY: DMD	SCALE: 1" = 30'
DATE: 2-7-25	FIELDBOOK: FLTSGPS	
WILLIAM M. DORAN & SONS 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 (609) 430-0077 ddoran@williamdoranandsons.com		





QUARRY LANE  
(50' R.O.W.)

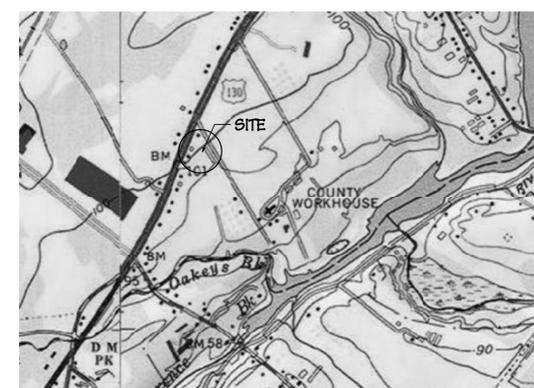


- CONSTRUCTION SCHEDULE:
- | WEEK  | MEASURES  |
|-------|---|
| 1     | INSTALL SOIL EROSION MEASURES   |
| 2-4   | REMOVE DESIGNATED EXISTING BUILDINGS, WALKS, CURBS, AND UTILITIES SERVICING THE EXISTING BUILDINGS  |
| 5-6   | INSTALL THE PROPOSED STORMWATER SYSTEM, ROUGH GRADE THE PROPOSED PARKING AREA BETWEEN THE BUILDINGS AND THE AREA BETWEEN BUILDING "A" AND ROUTE 130       |
| 7-9   | INSTALL THE PROPOSED SANITARY SEWER LINE AND UNIT LATERALS  |
| 10-13 | INSTALL THE PROPOSED WATER LINE AND THE UNIT SERVICE LINES  |
| 14-18 | INSTALL THE BUILDINGS FOOTINGS AND FOUNDATIONS  |
| 19    | BACKFILL AROUND BUILDINGS, ROUGH GRADE SITE WHERE REQUIRED, INSTALL TEMPORARY VEGETATIVE COVER WHERE REQUIRED   |
| 20-21 | INSTALL BUILDING SLABS  |
| 22    | INSTALL SUB BASE DGA COURSE IN PARKING AREA BETWEEN BUILDINGS   |
| 23-35 | BUILDING CONSTRUCTION   |
| 36-37 | INSTALL ONSITE CURBS  |
| 38-39 | INSTALL CONCRETE WALKS, PADS AND TRUCK PARKING SPACES   |
| 40-41 | INSTALL PARKING AREA LIGHT FIXTURES   |
| 41-42 | INSTALL BASE COURSE OF ASPHALT  |
| 43    | DISTURBED AREAS TO RECEIVE LANDSCAPING AND PERMANENT VEGETATION SHALL BE TILLED FOR A DEPTH OF 6" PRIOR TO THE INSTALLATION OF TOP SOIL AND FINAL GRADING |
| 44-45 | INSTALL LANDSCAPING, FINAL SITE GRADING AND INSTALL PERMANENT VEGETATIVE COVER  |
| 46    | INSTALL TOP COURSE OF ASPHALT   |

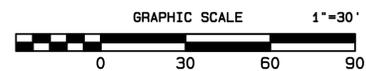


USDA SOIL SURVEY

PSA - PSAMMENTS  
NKNA - NIXON LOAM  
NKB - NIXON  
FavAr - FALLSINGTON



USGS MAP



REV "B" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS REV "A" 9-7-25 BLDG LOC AS PER MEETING WITH TWP PLANNER		DRAWING NO:	
PROJECT: BLOCK 224 LOTS 10, 11, 12, 12.01, & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ		22040 (SHEET 9 / 13)	
DRAWING TITLE: <b>SOIL EROSION &amp; SEDIMENT CONTROL (1/4)</b>			
OWNER & APPLICANT: <b>ESH PROPERTIES, LLC</b> 1 KIRKSTONE CIRCLE, WESTFIELD NJ 07090 732-620-3962			
DRAWN BY: DWA	CHECK BY: DMD	SCALE: 1" = 30'	
DATE: 2-7-25	FIELDBOOK: FLTSGPS		
		<b>WILLIAM M. DORAN &amp; SONS</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 (609) 430-0077 ddoran@williamdoranandsons.com	

**PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION**

- SITE PREPARATION**
  - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
  - IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
  - TOPSOIL SHOULD 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.
  - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
- SEEDBED PREPARATION**
  - UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://NAJES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
  - WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
  - HIGH ACID PRODUCING 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 SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
- SEEDING**
  - SELECT A MIXTURE FROM TABLE 4-3 OF THE STANDARDS OFR SOIL EROSION OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE 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.
    - 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 WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.
    - WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85°F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
    - COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85°F. MANY GRASSES BECOME ACTIVE AT 65°F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.
  - CONVENTIONAL SEEDING** IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CUT/PACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDER OR CUT/PACKER SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
  - AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
  - HYDROSEEDING** IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION 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-FIBERED 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 A REDUCED SEED GERMINATION AND GROWTH.

- MULCHING**

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

  - STRAW OR HAY. UNMOTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT SPRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEEED SEED.

APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 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 SIZE OF THE AREA, SLOPE OF SLOPES, 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 CRISS-CROSS AND A 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. CRIMPER (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 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.
  - 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.
  - USE ONE OF THE FOLLOWING:
    - 1) 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 PHYTO TOXIC 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.

- WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NOGROWTH 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.
- PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN 20-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS WHEN APPLIED TO A SEED 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 WEEED-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

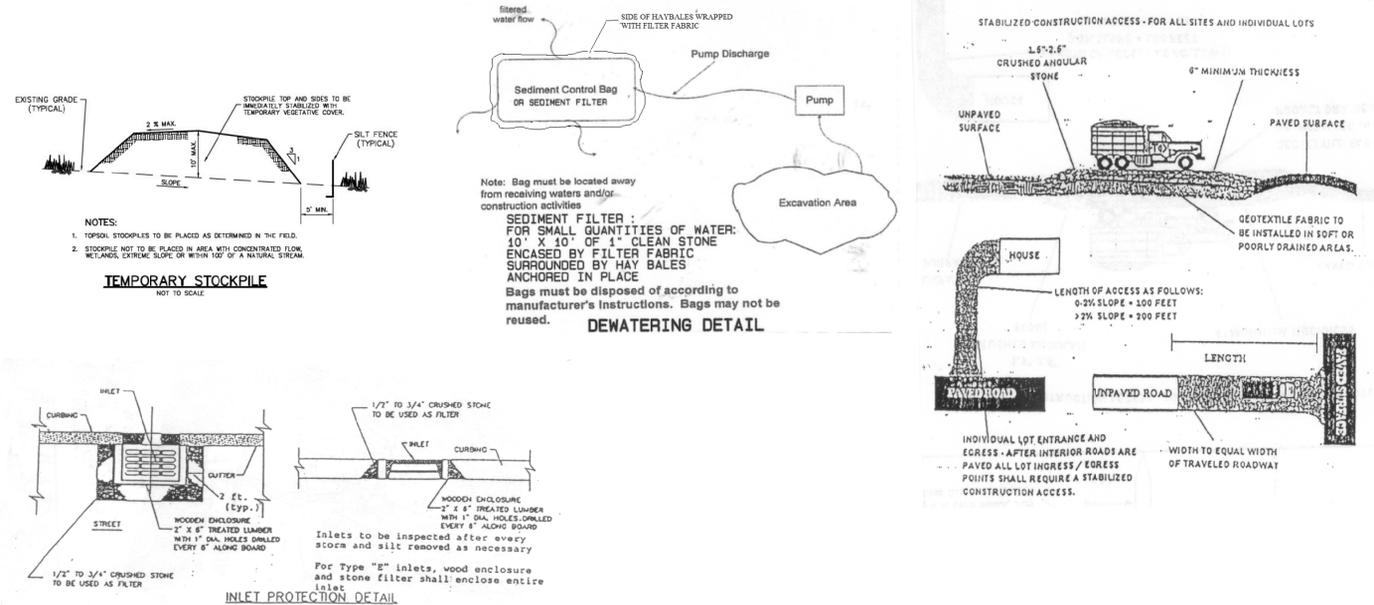
IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

- TOPDRESSING**

SINCE SOIL ORGANIC MATTER CONTENT AND SLOW-RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN SECTION 2A - SEEDBED 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, TOPDRESS 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.

- 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 MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 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. **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.



**TOPSOIL STANDARDS**

- Methods and Materials**
- Materials**
    - Topsoil should be friable<sup>1</sup>, loamy<sup>2</sup>, free of debris, objectionable weeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may indicate seedlings and adversely impact growth). Imported topsoil shall have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.
    - Topsoil substitute is a soil material which may have been amended with sand, silt, clay, organic matter, fertilizer or lime and has the appearance of topsoil. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.
  - Stripping and Stockpiling**
    - Field exploration should be made to determine whether quantity and/or quality of surface soil justifies stripping.
    - Stripping shall be confined to the immediate construction area.
    - Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5.
  - Site Preparation**
    - Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover in accordance with the specified seed mixture. Time is of the essence.
    - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. See the Standard for Land Grading, pg. 19-1.
    - As guidance for ideal conditions, subsoil should be tested for lime requirement. Limestone, if needed, should be applied to bring soil to a pH of approximately 6.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.
    - Prior to topsoiling, the subsoil shall be in compliance with the Standard for Land Grading, pg. 19-1.
    - Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways. See Standards 11 through 42.
  - Applying Topsoil**
    - Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity (see glossary).
    - A uniform application to an average depth of 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports fields, landfill capping, etc. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more, in accordance with the Standard for Management of High Acid Producing Soil (pg. 1-1).
    - Pursuant to the requirements in Section 7 of the Standard for Permanent Vegetative Stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of the following: supplemental seeding, re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing. Such additional measures shall be based on soil tests such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to test soil samples for agronomic properties.

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

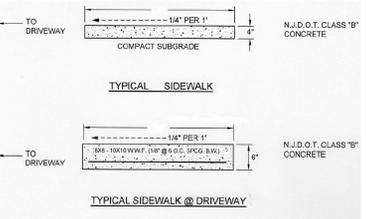
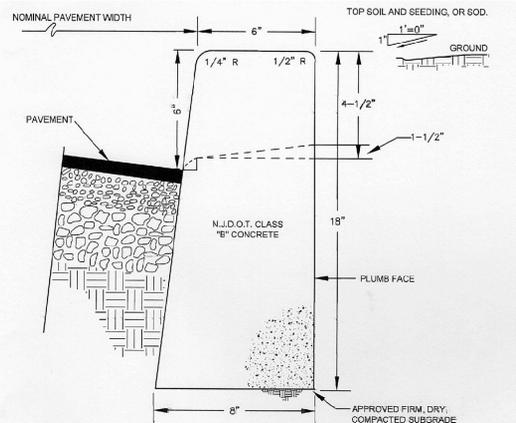
- The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
- All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
- Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
- 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.
- Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the Standard for Stabilization with Mulch Only.
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a mulch anchor, in accordance with State Standards.
- A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
- The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction 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.
- All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
- Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
- At the time 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.
- In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs/1,000 sq ft of surface area) and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where trees or shrubs are to be planted.
- Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
- Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.
- Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet. Temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
- Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
- All soil stockpiles are to be temporarily established in accordance with Soil Erosion and Sediment Control note #6.
- The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offshore as a result of construction of the project.

Freehold Soil Conservation District  
 4000 Kozlowski Road, Freehold, NJ 07728-5033, (732) 683-8500, fax (732) 683-9140, Email: info@freeholdscd.org.

REV "A" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS

PROJECT:	DRAWING NO:
BLOCK 224 LOTS 10, 11, 12, 12-01 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ	22040 (SHEET 10 / 13)
DRAWING TITLE: <b>SOIL EROSION &amp; SEDIMENT CONTROL (2/4)</b>	
OWNER & APPLICANT: <b>ESH PROPERTIES, LLC</b> 1 KIRKSTONE CIRCLE, WESTFIELD, NJ 07090 732-620-3962	
DRAWN BY: DKA	CHECK BY: DMO
DATE: 2-7-25	SCALE: AS SHOWN
<b>WILLIAM M. DORAN &amp; SONS</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 (609) 430-0077 ddoran@williamdorandsons.com	

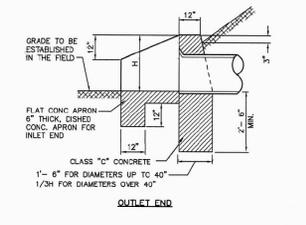
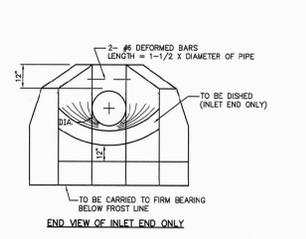
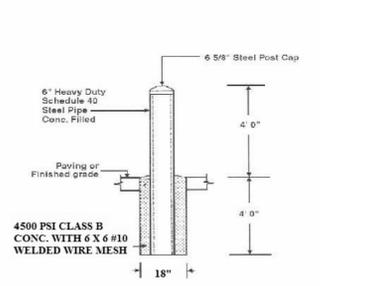




**GENERAL NOTES:**

- ALL CONCRETE PLACED BETWEEN NOVEMBER 15 AND APRIL 1 MUST CONFORM TO ARTICLES 101.11 AND 501.17 OF THE N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THIS EDITION, USING 2% CALCIUM CHLORIDE HOT WATER, COVERED WITH SALT HAY.
- WHERE SIDEWALK CROSSES DRIVEWAY, THE MINIMUM THICKNESS SHALL BE 5 INCHES AND REINFORCED WITH 4" X 6" #6 WIRE MESH.
- SLUMP TEST: 3" > 4"
- EXPANSION JOINTS EVERY 12', CONSTRUCTION JOINTS EVERY 4' AT A DEPTH OF 1/4" THICKNESS.

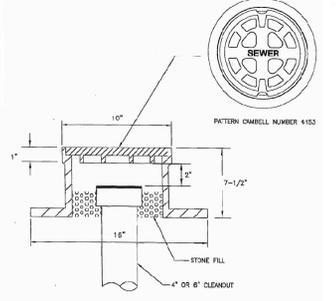
**PIPE BOLLARD DETAIL**  
6 5/8" O.D.



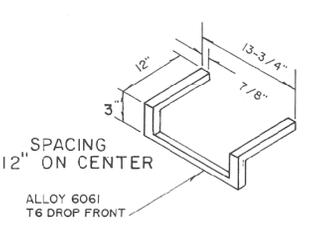
**NOTES:**

- ALL EDGES TO BE CHAMFERED 1"
- CONCRETE TO BE N.J.D.O.T. CLASS "C"
- APRONS TO BE 6" THICK CONC. FLAT AT OUTLET END, DISHED AT INLET END
- EXPOSED PORTIONS OF WALL TO BE RUBBED AND POLISHED
- FOR ARCH PIPE, THE SPAN SHALL BE SUBSTITUTED FOR D.

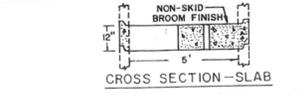
PIPE SIZE	CONCRETE REIN. CONC.	APRONS IN CUBIC YARDS
12"	1.2 C.Y.	1.2 C.Y.
15"	1.7 C.Y.	1.7 C.Y.
18"	2.2 C.Y.	2.2 C.Y.
21"	2.7 C.Y.	2.7 C.Y.
24"	3.2 C.Y.	3.2 C.Y.
27"	3.7 C.Y.	3.7 C.Y.
30"	4.2 C.Y.	4.2 C.Y.
33"	4.7 C.Y.	4.7 C.Y.
36"	5.2 C.Y.	5.2 C.Y.
39"	5.7 C.Y.	5.7 C.Y.
42"	6.2 C.Y.	6.2 C.Y.
45"	6.7 C.Y.	6.7 C.Y.
48"	7.2 C.Y.	7.2 C.Y.
51"	7.7 C.Y.	7.7 C.Y.
54"	8.2 C.Y.	8.2 C.Y.
57"	8.7 C.Y.	8.7 C.Y.
60"	9.2 C.Y.	9.2 C.Y.



**CLEANOUT BOX & COVER FOR 4" & 6" CLEANOUTS IN TRAFFIC AREAS**  
NOT TO SCALE

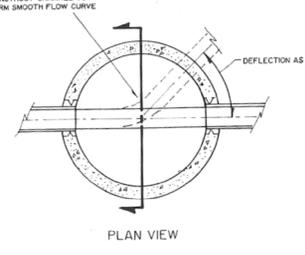


**ALUMINUM MANHOLE STEP**

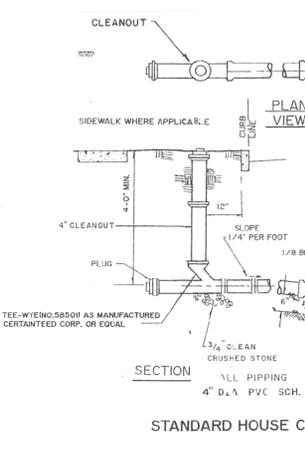


**Manhole Specifications**

- Concrete is designed to obtain a strength of 4,000 psi in 28 days.
- Reinforcing steel has a minimum yield strength of 60,000 psi.
- Slab is designed for a concentrated load of 10,000 lbs.



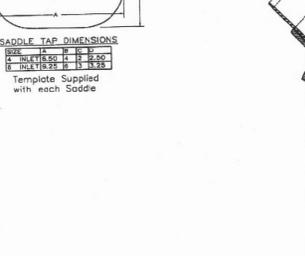
**STANDARD PRECAST MANHOLE**



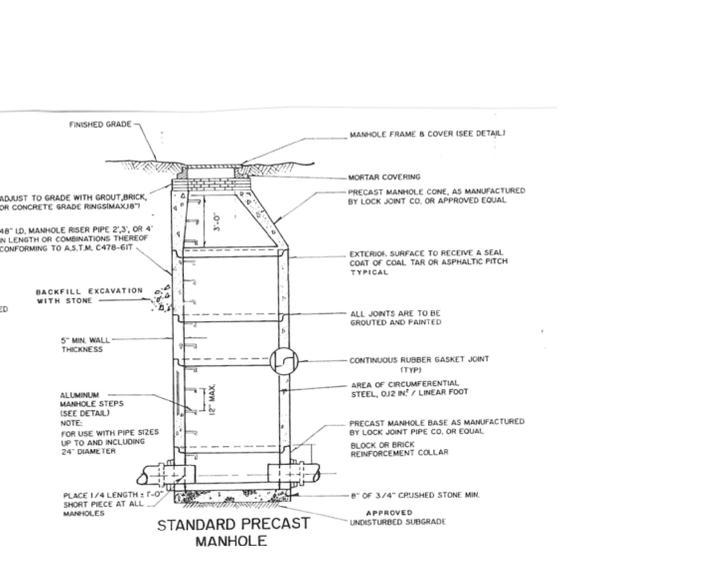
**STANDARD HOUSE CONNECTION**



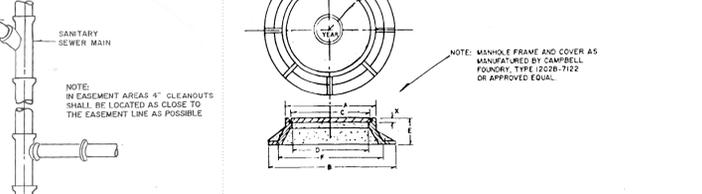
**INLET SPIGOT - SDR-35 PVC**



**Type "E" Model "A" SEALTITE WYE Gravity Sewer Saddle**



**MANHOLE FRAME & COVER**

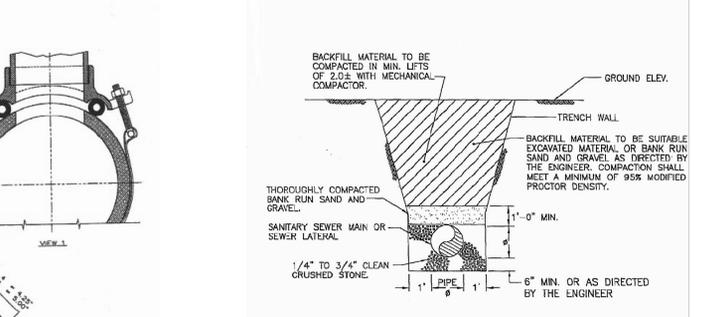


**MANHOLE FRAME & COVER**

PATTERN NO.	DIMENSIONS IN INCHES					
ROUND FLANG	A	B	C	D	E	F
1202 B-7122	27 3/4	39	25 1/2	23	8	31 2

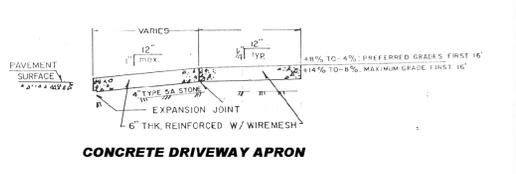
**NOTES:**

- ALL CRUSHED STONE BACKFILL MATERIAL SHALL BE WELL GRADED TO LIMIT THE SIZE OF VOIDS IN THE COMPACTED PIPE BEDDING.
- PRECAUTIONS SHALL BE TAKEN TO INSURE SUFFICIENT MATERIAL IS PLACED AND COMPACTED UNDER THE PIPE (EASEMENT AREA BETWEEN BOTTOM AND SPRINGLINE OF PIPE) TO PROVIDE ADEQUATE SIDE SUPPORT. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT MOVEMENT OF THE PIPE DURING THE PLACEMENT OF THE MATERIAL IN THIS AREA.

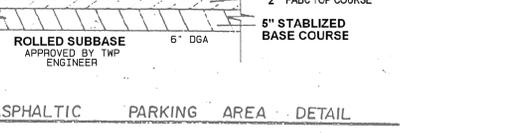


**PIPE LAYING DETAIL**  
NOT TO SCALE

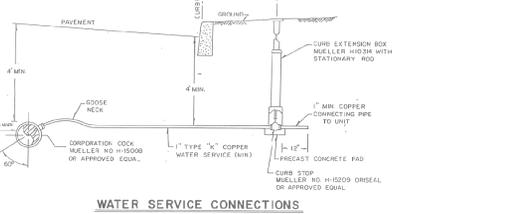
ALL CONCRETE IS TO BE 4500 PSI EXPANSION JOINTS EVERY 10 FT. HOLLOW SUBBASE IS TO BE APPROVED BY THE TOWNSHIP ENGINEER.



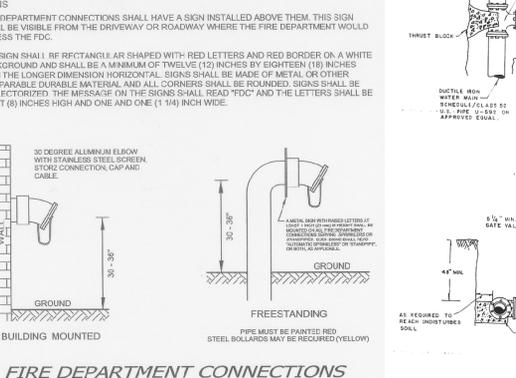
**CONCRETE DRIVEWAY APRON**



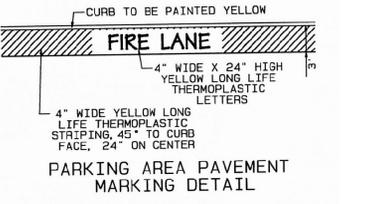
**ASPHALTIC PARKING AREA DETAIL**  
ON SITE



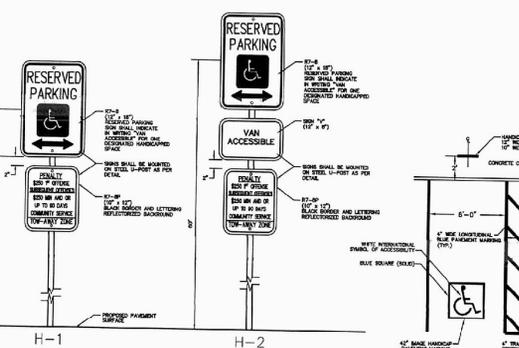
**WATER SERVICE CONNECTIONS**



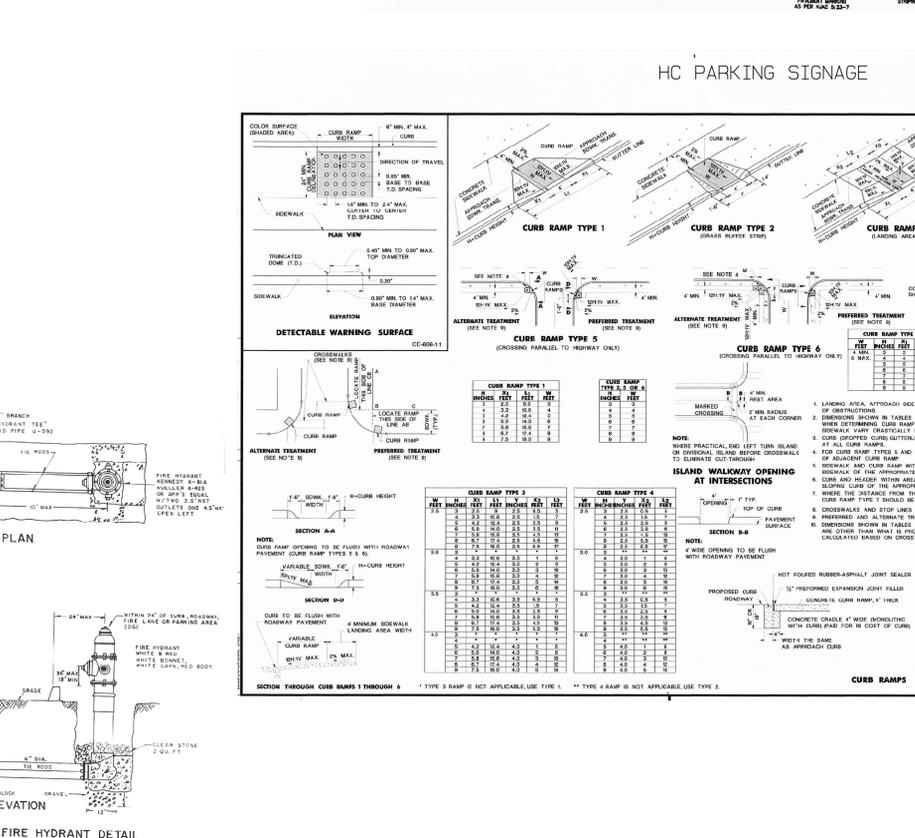
**FIRE DEPARTMENT CONNECTIONS**



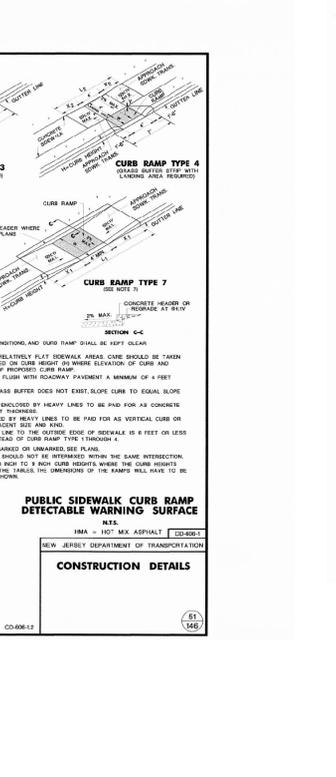
**PARKING AREA PAVEMENT MARKING DETAIL**



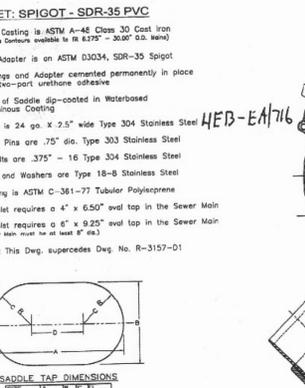
**HC PARKING SIGNAGE**



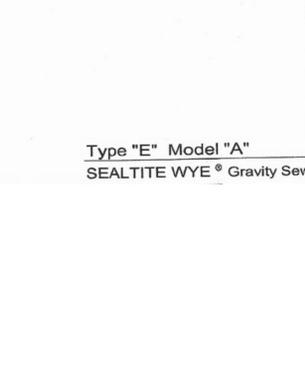
**CURB RAMP TYPES**



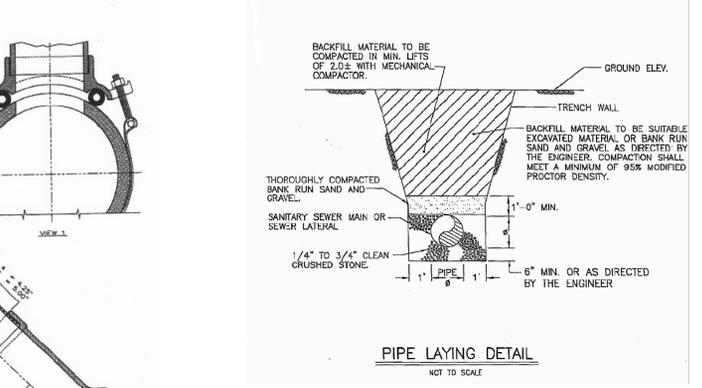
**PUBLIC SIDEWALK CURB RAMP DETECTABLE WARNING SURFACE**



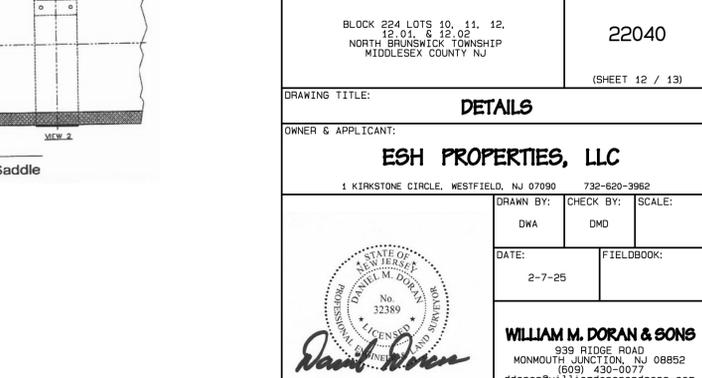
**SADDLE TAP DIMENSIONS**



**PIPE LAYING DETAIL**



**PIPE LAYING DETAIL**



**MANHOLE FRAME & COVER**

REV "A" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS

PROJECT: BLOCK 224 LOTS 10, 11, 12, 12.01, 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ

DRAWING NO: 22040 (SHEET 12 / 13)

DRAWING TITLE: DETAILS

OWNER & APPLICANT: ESH PROPERTIES, LLC

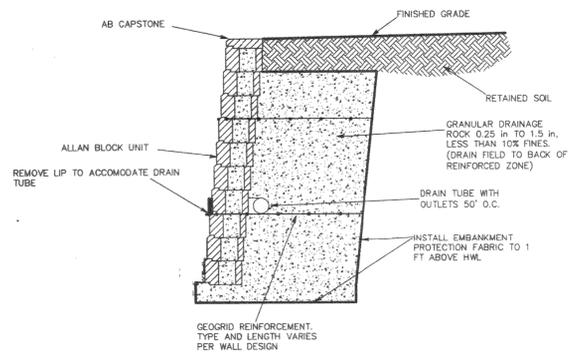
1 KIRKSTONE CIRCLE, WESTFIELD, NJ 07090 732-620-3962

DRAWN BY: DKA CHECK BY: DMD SCALE:

DATE: 2-7-25 FIELDBOOK:

STATE OF NEW JERSEY  
No. 32389  
DANIEL M. DORAN  
LICENSED PROFESSIONAL ENGINEER  
Civil Engineering

WILLIAM M. DORAN & SONS  
939 RIDGE ROAD  
MONMOUTH JUNCTION, NJ 08852  
(609) 430-7777  
ddoran@williamdorandsons.com



TYPICAL BLOCK WALL DETAIL

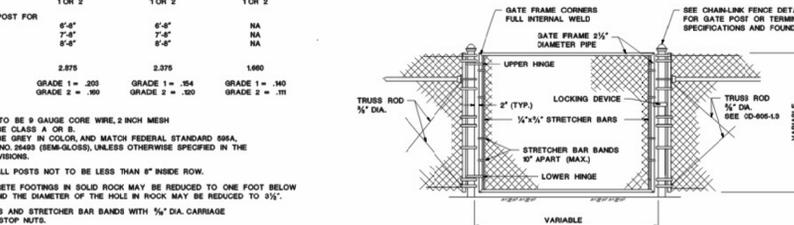
APPLICANT TO PROVIDE WALL DESIGN PLANS TO TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO A BUILDING PERMIT BEING ISSUED FOR THE WALL CONSTRUCTION

GENERAL NOTES

- CHAIN-LINK FENCE FABRIC, POSTS, RAILS, TIES, BARS, RODS, AND OTHER FITTINGS AND HARDWARE TO CONFORM TO AASHTO M88 FOR TYPES, GRADES, AND CLASSES AND AS NOTED BELOW.
- POSTS:
 

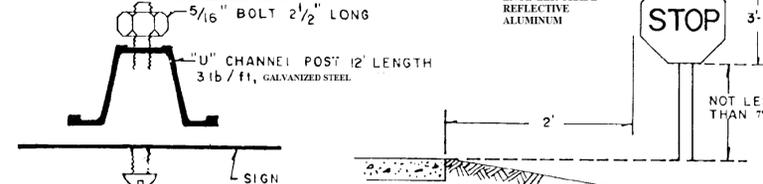
TERMINAL, CORNER, AND GATE POSTS	LINE POSTS	TOP OR BRACE RAIL
5" O.D. PIPE	2 1/2" O.D. PIPE	1 1/2" O.D. PIPE
AASHTO TYPE 1 OR 2	1 OR 2	1 OR 2
- FABRIC:
 

MINIMUM LENGTH OF POST FOR	4" FABRIC	6" FABRIC	8" FABRIC
2'-5"	2'-5"	NA	NA
7'-5"	7'-5"	NA	NA
8'-5"	8'-5"	NA	NA
- THE CENTERLINE OF ALL POSTS NOT TO BE LESS THAN 8" INSIDE ROW.
- THE DEPTH OF CONCRETE FOOTINGS IN SOLID ROCK MAY BE REDUCED TO ONE FOOT BELOW THE TOP OF ROCK AND THE DIAMETER OF THE HOLE IN ROCK MAY BE REDUCED TO 3/4".
- FURNISH BRACE BANDS AND STRETCHER BAR BANDS WITH 3/8" DIA. CARRIAGE BOLTS AND ELASTIC STOP NUTS.
- USE DRIVE ANCHOR SHOE ASSEMBLY ONLY IN WET AREAS AND WITH PRIOR APPROVAL OF THE BE.
- WHEN THE PLANS INDICATE A TERMINAL OR CORNER POST DESIGNATED TYPE NR, THE TOP RAIL IS TO BE ELIMINATED FROM THIS SECTION OF FENCE.



GATES, CHAIN-LINK FENCE, 1' WIDE

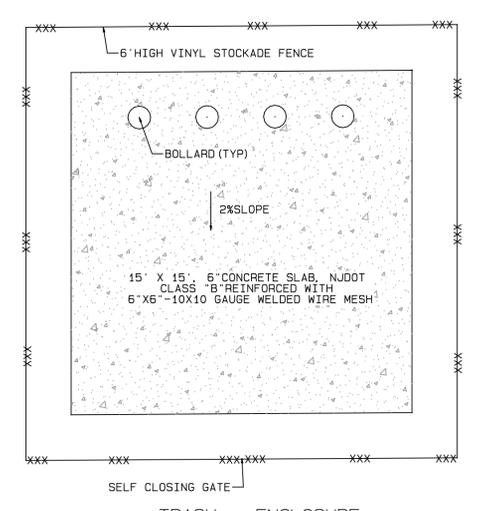
STREET SIGN DETAIL



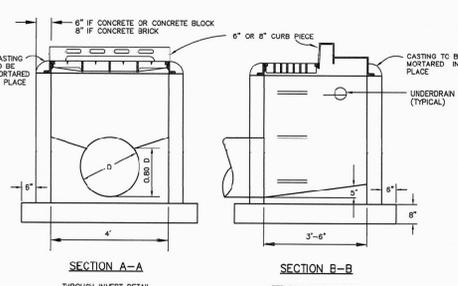
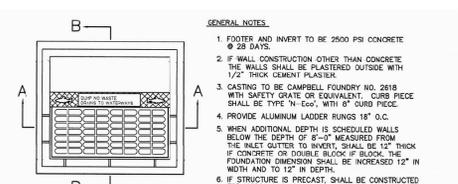
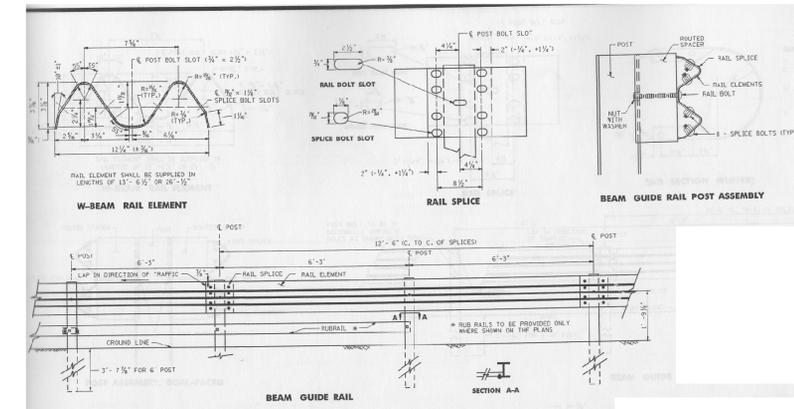
DO NOT SET SIGN CHANNEL POST IN CONCRETE.

NOTES:

- STOP SIGN SHEETING HIGH INTENSITY REFLECTIVE
- ALL OTHER SIGNS ENGINEER GRADE SHEETING UNLESS OTHERWISE NOTED.
- ALL SIGNS MOUNTED SHALL CONFORM TO STREET SIGN DETAIL.
- WHERE APPLICABLE ALL TRAFFIC SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"



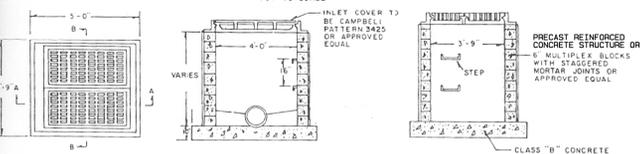
TRASH ENCLOSURE



SECTION A-A THROUGH INVERT DETAIL

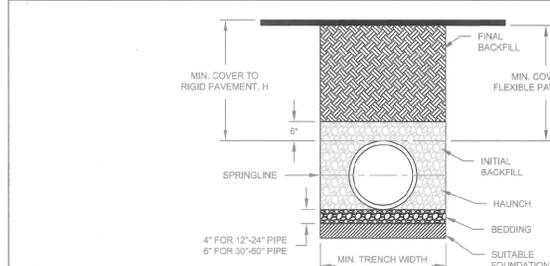
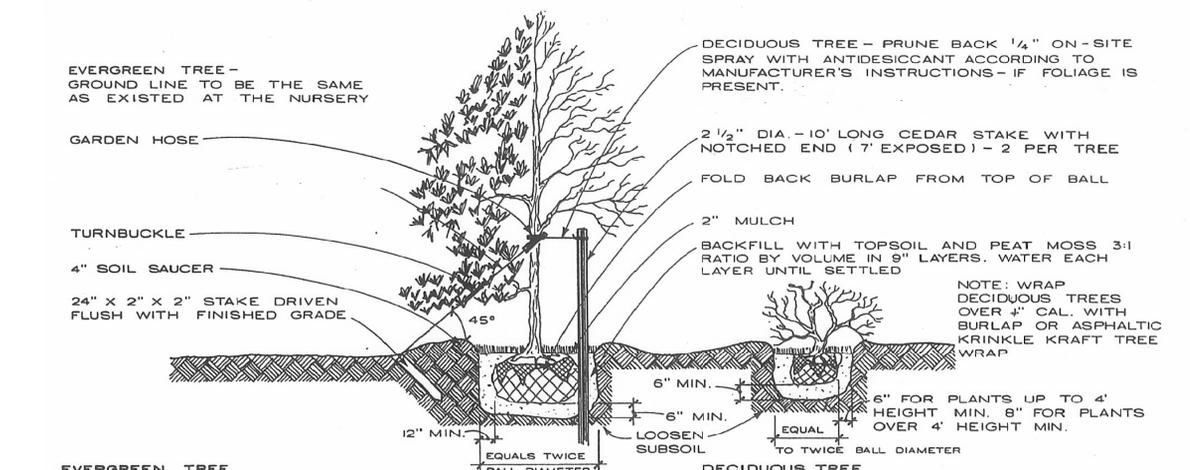
SECTION B-B TERMINAL INVERT DETAIL

TYPE "E" INLET DETAIL



NOTE: (1) 0'-8" USE 6" THICK WALLS  
8'-12" USE DOUBLE WALL CONSTRUCTION (12")  
(2) ONLY C.B. W/ TRAPS SHALL NOT BE CHANNLED. ALL OTHER BASINS SHALL BE CHANNLED  
W/ PIPES FLUSH W/ WALL OF BASIN

INLET DETAIL



NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

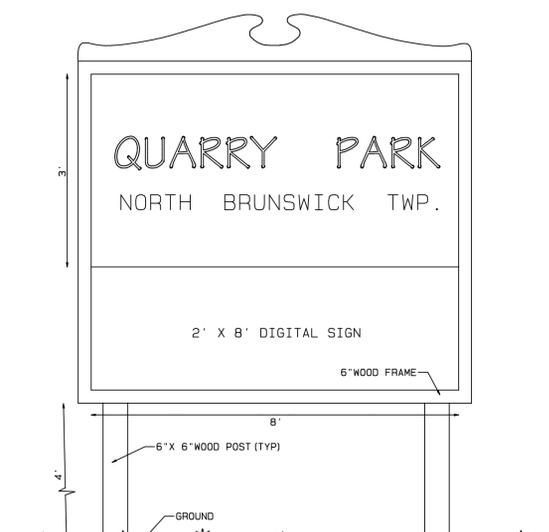
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)
12" - 48"	12"	48"
54" - 60"	24"	60"

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

\*\* COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE  
\*\*\* E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.



PROPOSED DEVELOPMENT SIGN

DOUBLE SIDED SIGN TO BE LIT WITH GROUND SPOT LIGHTS MEETING TOWNSHIP LIGHTING STANDARDS  
MESSAGE ON THE DIGITAL SIGN SHALL REMAIN STAGNANT FOR A MINIMUM TIME OF 3 MINUTES  
MESSAGES ON THE DIGITAL SIGN SHALL BE DISPLAYED FROM 5 AM TO 11 PM SEVEN DAYS A WEEK

REV "A" 11-14-25 AS PER COUNTY SITE PLAN REQUIREMENTS

PROJECT:	BLOCK 224 LOTS 10, 11, 12, 12.01, 6 & 12.02 NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY NJ	DRAWING NO:	22040
DRAWING TITLE:	DETAILS	(SHEET 13 / 13)	
OWNER & APPLICANT:	ESH PROPERTIES, LLC		
	1 KIRKSTONE CIRCLE, WESTFIELD, NJ 07090	732-620-3962	

DRAWN BY:	CHECK BY:	SCALE:
DWA	DMD	
DATE:	FIELDBOOK:	
2-7-25		

WILLIAM M. DORAN & SONS  
939 RIDGE ROAD  
MONMOUTH JUNCTION, NJ 08852  
(609) 430-0077  
ddoran@williamdorandsons.com

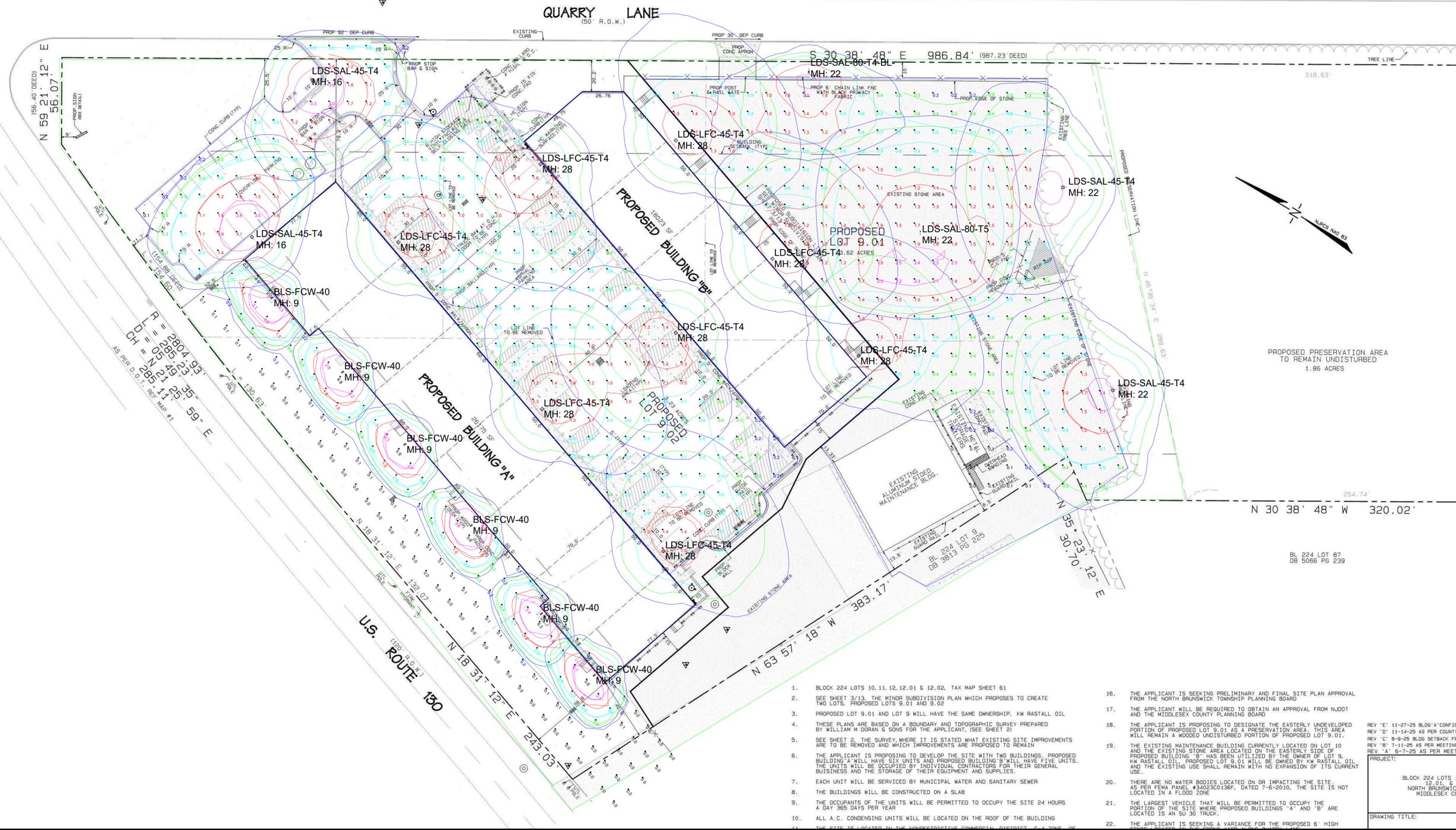
ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THE DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. ADS HAS ASSUMED RESPONSIBILITY FOR THE INFORMATION SUPPLIED. THE INFORMATION DETAIL PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THE PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

2 ADDED E-80 INFORMATION  
REV. DESCRIPTION BY MM/DD/YY CHD

TYPICAL TRENCH DETAIL  
DRAWING NUMBER: STD-101

ADS  
4866 TRUBMAN BLVD  
HILLIARD, OH 43026

DATE: 08/20/25  
BY: MM/DD/YY  
CHD



- BLOCK 224 LOTS 10, 11, 12, 12.01 & 12.02, TAX MAP SHEET 61
- SEE SHEET 3/13, THE MINOR SUBDIVISION PLAN WHICH PROPOSES TO CREATE TWO LOTS, PROPOSED LOTS 9.01 AND 9.02
- PROPOSED LOT 9.01 AND LOT 9 WILL HAVE THE SAME OWNERSHIP, KW RASTALL OIL
- THESE PLANS ARE BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WILLIAM M DORAN & SONS FOR THE APPLICANT, (SEE SHEET 2)
- SEE SHEET 2, THE SURVEY, WHERE IT IS STATED WHAT EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND WHICH IMPROVEMENTS ARE PROPOSED TO REMAIN
- THE APPLICANT IS PROPOSING TO DEVELOP THE SITE WITH TWO BUILDINGS, PROPOSED BUILDING 'A' WILL HAVE SIX UNITS AND PROPOSED BUILDING 'B' WILL HAVE FIVE UNITS. THE UNITS WILL BE OCCUPIED BY INDIVIDUAL CONTRACTORS FOR THEIR GENERAL BUSINESS AND THE STORAGE OF THEIR EQUIPMENT AND SUPPLIES.
- EACH UNIT WILL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER
- THE BUILDINGS WILL BE CONSTRUCTED ON A SLAB
- THE OCCUPANTS OF THE UNITS WILL BE PERMITTED TO OCCUPY THE SITE 24 HOURS A DAY 365 DAYS PER YEAR
- ALL A.C. CONDENSING UNITS WILL BE LOCATED ON THE ROOF OF THE BUILDING
- THE SITE IS LOCATED IN THE UNDESIGNATED COMMERCIAL DISTRICT, C-4 ZONE OF
- THE APPLICANT IS SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL FROM THE NORTH BRUNSWICK TOWNSHIP PLANNING BOARD
- THE APPLICANT WILL BE REQUIRED TO OBTAIN AN APPROVAL FROM NJDOT AND THE MIDDLESEX COUNTY PLANNING BOARD
- THE APPLICANT IS PROPOSING TO DESIGNATE THE EASTERLY UNDEVELOPED PORTION OF PROPOSED LOT 9.01 AS A PRESERVATION AREA. THIS AREA WILL REMAIN A WOODED UNDISTURBED PORTION OF PROPOSED LOT 9.01.
- THE EXISTING MAINTENANCE BUILDING CURRENTLY LOCATED ON LOT 10 AND THE EXISTING STONE AREA LOCATED ON THE EASTERLY SIDE OF PROPOSED BUILDING 'B' HAS BEEN UTILIZED BY THE OWNER OF LOT 9, KW RASTALL OIL. PROPOSED LOT 9.01 WILL BE OWNED BY KW RASTALL OIL AND THE EXISTING USE SHALL REMAIN WITH NO EXPANSION OF ITS CURRENT USE.
- THERE ARE NO WATER BODIES LOCATED ON OR IMPACTING THE SITE. AS PER FEMA PANEL #34023C0136P, DATED 7-6-2010, THE SITE IS NOT LOCATED IN A FLOOD ZONE
- THE LARGEST VEHICLE THAT WILL BE PERMITTED TO OCCUPY THE PORTION OF THE SITE WHERE PROPOSED BUILDINGS 'A' AND 'B' ARE LOCATED IS AN SU 30 TRUCK.
- THE APPLICANT IS SEEKING A VARIANCE FOR THE PROPOSED 6' HIGH

Symbol	Qty	Label	LLF	Description	Mounting Height	Luminaire Lumens	Luminaire Watts
☐	1	LDS-SAL-80-T4-BL-	0.890	LDS-SAL-80-DB-T4-1-40-MAS-BS	22	4284	80
☐	1	LDS-SAL-80-T5	0.890	LDS-SAL-80-DB-T5-1-40	22	10306	83.13
☐	4	LDS-SAL-45-T4	0.890	LDS-SAL-45-DB-T4-1-40-MAS-X-X	16, 22	6712	47.77
☐	6	BLS-FCW-40	0.338	BLS-FCW-40-1-40	9	6431	44.731
☐	8	LDS-LFC-45-T4	0.890	LDS-LFC-45-DB-T4-1-30	28	6252	47.77

**BLS-FCW run @ 17 watts**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AsphaltLOT_Planar	Illuminance	Fc	0.84	4.1	0.0	N.A.	N.A.
BuildingRear	Illuminance	Fc	0.64	6.8	0.0	N.A.	N.A.
ProposedLOT	Illuminance	Fc	0.90	2.5	0.0	N.A.	N.A.

**Illuminance Values**

- 0.2 - 0.29 fc
- 0.3 - 0.49 fc
- 0.5 - 0.99 fc
- 1.0 - 1.99 fc
- 2.0 - 5.0 fc

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

#	Date	Comments
Revisions		

Drawn By: M. Woznicki, LC  
Checked By:  
Date: 12/13/2025  
Scale: