4/6/2018

Rt 202 and Brown PM Peak INTERSECTION: PEAK HOUR:

	AY FXCEEDED		Q	CN				oz i		ON N	NO	Q	C						ON ON
			0.8	8.0	α		0.1	/.nl	10.1	10.7	10.7	11.2	o e		0 0	3 5	- o	0,00	0 8 6 8 6
	CHANGE IN DE ALLOWED COMPLITED	5	12.6	12.6	17 R	2 4 C	0.2			ο. [-	11.6	11.9	17.4	17 4	17.3	16.0	7 V	0. <u>1</u>	14.6
ŀ	LOS AI	-	с U	0) (>			_	۵	۵						, (, 0
-			30.6	30.6	30.5	30.6	44 E	2 Y V		2 t	44.5	43.6	14.3	14.3	14.8	25.2	31.8	2 0 0	31.4
TACTITIA	KEEN DI	TIME	16	16	16		, , , , , , , , , , , , , , , , , , ,		+	+	7	61 2	61	61		6	-		
BLUED WATER MITTERNAL	VOLUME GREEN DELAY	-	 თ	- -		4	211		5		238	16	634	258	+	7	0		
			5			+	+		_	_		-	6 2		-		3	-	
$\left \right $	# G	LANES	ö	0.5	-		033	0.33	0.33		-	-	ő	0.5	~	-	ŏ	0.5	7
AY	EXCEEDED		N	N	N	Ñ	Q	N	ğ		2 Z	YES	N	N	2 N	N	N	о Х	Ñ
CHANGE IN DELAY	COMPUTED		0.0	0.0	0.0	0.0	7.6	7.6	7.6	U T	0.7	15.1	5.0	5.0	5.1	11.0	14.0	14.0	13.9
B	ALLOWED		12.6	12.6	12.6	12.6	11.6	11.6	11.6	1	o. -	11.9	17.4	17.4	17.3	16.0	14.5	14.5	14.6
F	LOS /		с	U	0	0		0	0	6	ŗ	۵	ш	•	•	0	U	0	v
SNC	DELAY	T	29.8	29.8	29.7	29.8	41.4	41.4	41.4	41 4		47.5	15.4	15.4	16.0	27.1	36.0	36.0	35.5
CONDITIONS	GREEN DELAY	TIME	17	17	17		17	17	17	T	T	60	09	8		8	8	8	
BUILD	VOLUME	T	o	~	4	4	211	e	24	238		16	634	258	892	71	1172	=	1183
		LANES	0.5	0.5	۰.	2	0.33	0.33	0.33	-		-	0.5	0.5	~	-	0.5	0.5	2
	SOT		υ	υ	U	U	U	U	υ	U		υ	ю	ß	ß	ß	v	υ	U
DITIONS	DELAY		29.8	29.8	29.7	29.8	33.8	33.8	33.8	33.8	T	32.4	10.4	10.4	10.9	16.1	22.0	22.0	21.6
NO BUILD CONDITIONS	GREEN	1	4	17	17		17	17	17		T	8	60	8		60	60	60	
NO BL		,	<u>م</u>	-	4	14	136	'n	24	163	Ť	16	515	170	685	71	1061	5	1072
11	# V		 C: 	0.5	-	2	0.33	0.33	0.33	-			0.5	0.5	2	1	0.5	0.5	5
				THRU	RIGHT	OVERALL	LEFT	THRU	RIGHT	OVERALL		LEF L	THRU	RIGHT	OVERALL	LEFT	THRU	RIGHT	OVERALL
	MOVEMENT			E	1			Ş	2			<u>L</u>	g				a	2	

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4/6/2018

INTERSECTION: Rt 202 and Brown PEAK HOUR: Saturday Peak

	ſ	NOB	BUILD CO.	NO BUILD CONDITIONS			BUILD	D CONDITIONS	SNO	┢	CHA	CHANGE IN DELAY	-		VANT LANT	1014101	ł			
T	# LANES	VOLUME GREEN DELAY	GREEN TIME	DELAY	SOL	# LANES	VOLUME	GREEN	¥	V SO1	ALLOWED C	ALLOWED COMPUTED EXCEEDED	-		OLUME GREEN DELAY	VOLUME GREEN DELAY	7 SO1	ALLOWED	CHANGE IN DELAY ALLOWED COMPUTED EXCEEDED	AY EXCEEDED
LEFT	0.5	43	17	30.7	υ	0.5	43	17	30.7	0	12.3	0.0	ON	LAINES			╏	10.3	202	Q
THRU	0.5	9	17	30.7	υ	0.5	9	17	30.7	0	12.3	0.0	ON	-				10.3	- 20.7	D. 2
RIGHT	-	135	17	32.8	U	-	135	17	32.8	0	11.8	0.0	ON					11 R 1	30.8	
OVERALL	2	184		32.2	U	7	184		32.2	0	12.0	0.0	N				1	10.1	0.20	
LEFT	0.33	90	17	32.5	υ	0.33	198	17	40.1		11.9	7.6	0N N					10	7.20-	2
THRU	0.33	7	17	32.5	υ	0.33	7	17	40.1		11.9	7.6	ON N						0.76- 2.76	
RIGHT	0.33	32	17	32.5	U	0.33	32	17	40.1		11.9	7.6	ON					0 0 0	0.76- 2.75	
OVERALL	1	129		32.5	U	-	237		40.1	0	11.9	7.6	ON					0	0.20-	
LEFT	٢	86	60	10.6	в	-	8	60	14.1	<u> </u>	17.4	3.5	Q					2.1.2	0.20-	
THRU	0.5	394	99	7.4	A	0.5	542	80	10.1		18.2	2.7	ON					r c		
RIGHT	0.5	48	9	7.4	A	0.5	148	80	10.1	8	18.2	2.7	ON		_			2 C Q	1 1	
OVERALL	2	442		8.0	A	2	069		10.6	m	18.0	2.6	ON	-				v c	t 0	
LEFT	۰ ۲	18	9	9.0	A	-	18	80	13.7	ω	17.8	4.7	ON							
THRU	0.5	420	60	7.6	A	0.5	584	60	9.1	×	18.1	1.5	ON		_				2	
RIGHT	0.5	45	60	7.6	۷	0.5	45	09	9.1	4	18.1	1.5	N					, a	32	
OVERALL	7	465		76		,	000	T									┤		7.7	DN1

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4/9/2018

INTERSECTION: Rt 202 and Muirfield PEAK HOUR: PM Peak

	AY	EXCEEDED	ON	Q	CN					2	ON	QN	CN	CN			CN		Ŋ
	ALLOWED CHANGE IN DELAY	COMPUTED.	6.4	6.4	4 3	2.6					0.0	3.2	0.8	80	80	1.4	-160.8	13.7	-158.7
		ALLOVED	13.9	13.9	14.1	13.9	141	141	141		14.1	15.4	16.6	16.6	16.6	14.9	-26.8	16.7	-26.3
ſ	v C	3	v	U	B	U				,	د	в		8	6	U	0	0	υ
A CLEA		ζ Ι	30.8	30.8	19.2	27.1	23.6	23.6	23.6	900	0.07	15.1	14.3	14.3	14.3	21.8	26.3	27.0	26.6
	GREEN DELAY	TIME	25	25	34	1	25	25	25			50	20	50		4	4	41	
			206	8	104	312	c,	~	ى م	ţ	4	. 92	722	6	731	=	1088	207	1295
	#	LANES	0.5	0.5	-	~	0.33	0.33	0.33	•		٣	0.5	0.5	2	-	1.5	0.5	8
	EXCEEDED		ON N	ON N	Q.	Ŋ	02	ON N	Q	Q		NO	N	Q	ON	N	YES	N	YES
CHANGE IN DELAY	ALLOWED COMPUTED EXCEEDED		7.8	7.8	3.2	6.1	0.1	0.1	0.1	0.1		0.7	3.5	3.5	3.7	5.2	54.3	2.5	18.5
G	ALLOWED (13.9	13.9	14.1	13.9	14.1	14.1	14.1	14.1		15.4	16.6	16.6	16.6	14.9	-26.8	16.7	-26.3
	LOS		ပ	υ	ပ	v	υ	U	v	U	T	в	ß	m	•	v	ш	m	ш
SNC	DELAY		32.2	32.2	26.7	30.5	23.7	23.7	23.7	23.7	T	19.0	17.0	17.0	17.2	25.6	241.4	15.8	203.8
D CONDITIONS	GREEN	TIME	25	25	25		25	25	25		T	50	50	50		41	41	41	
BUILD	VOLUME		206	2	104	312	ۍ ۲	N	ۍ	4	T	76	722	თ	731	11	1088	207	1295
		LANES	0.5	0.5	-	~	0.33	0.33	0.33	-	T	-	0.5	0.5	5	~	-	~	m
	ros		υ	υ	υ	v	υ	υ	υ	U		8	ß	в	æ	υ	ш	۵	ш
DITIONS	DELAY		24.4	24.4	23.5	24.4	23.6	23.6	23.6	23.6		18.3	13.5	13.5	13.5	20.4	187.1	13.3	185.3
NO BUILD CONDITIONS	GREEN	TIME	25	25	25		25	25	25			<u>с</u>	50	50		41	41	41	
NO BL	VOLUME GREEN DELAY		33	0	10	45	5	0	S	6		-	686	6	695	11	1108	+	1109
	_	LANES	0.5	0.5	-	2	0.33	0.33	0.33	-	Ţ,	-	0.5	0.5	2	-	-	-	ю
	OACH		LEFT	THRU	RIGHT	OVERALL	LEFT	THRU	RIGHT	OVERALL		LEF -	THRU	RIGHT	OVERALL	LEFT	THRU	RIGHT	OVERALL
	APPROACH			8	1			an MR	2				BN			E		;	

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4/9/2018

INTERSECTION: Rt 202 and Muirfield PEAK HOUR: Saturday

	CHANGE IN DELAY		2.6 ⁻ NO	2.6 ND	-		-2.0	5.7 NO	-5.7 NO	-5.7 NO	+	on کے ر	-	8. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.	_	3./ NO	3.7 NO	2.4 NO			9.4 NO
	CHANG ALLOWED COM		12.2	12.2	+-		•	12.1	12.1 - 5.7	12.1		1.21	18.2	186		10.0	18.6	17.2	1. P	, , , ,	
		+			+	+	╉	+			+				,0 0.	-		-		+	
	AY LOS	+	0 0	0			_		ບ 0	0			×	×	_	₹	×	а ∞	2	_	_
	TIGATION	-	34.0	34.0	210		P7	26.0	26.0	26.0	0 90	Ş	9.3	9.5	C	, , ,	9.5	13.8	16.5	4	20
	BUILD WITH MITIGATION VOLUME GREEN DELAY	TIME	52	22	8	!		8	52	8			53	53	ŝ	3		£	- 53	4	2
			203	7	116	321	3	0	2	7	14	:	103	573	a	,	581	ი	602	265	
	#	LANES	0.5	0.5	-	•	1 0	000	0.33	0.33	-		-	0.5	5	;	2	-	1.5	0.5	
2	EXCEEDED		YES	YES	Q	YES		2	ON	Q	N		QN	QN	CN		NO	ON	NO	Q	
	COMPUTED		19.5	19.5	9.7	16.0	5		0.1	0.1	0.1		2.2	0.5	0.5		0.T	0.0	2.5	2.6	
2	ALLOWED	, , ,	12.2	12.2	12.2	12.2	101	į	1,21	12.1	12.1		18.2	18.6	18.6	0.07	10.0	17.2	15.6	17.2	0 4
Γ	SOJ	6	-	۵	۵	۵	c		د	o	U	T	4	A	4	<	<	ß	υ	œ	٥
SNC	DELAY	50.0	<u></u>	50.9	41.0	47.3	31.8	2	0.10	31.8	31.8	T	9.5	6.3	6.3	0	0.0	11.4	20.1	13.9	ă
D CONDITIONS	GREEN	15	2	15	15		15	ļ	2	15			8	80	8			45	45	45	
BUILD	VOLUME GREEN DELAY	203	202	7	116	321	5	,	4	7	4		103	573	œ	581	į	თ	602	265	R67
	# #	0.5	;	0.5	~	2	0.33	0.33	3	0.33		ŀ	-	0.5	0.5	~	,		~	-	6
	SOJ	U		v	v	υ	υ	c	,	υ	U		A	A	۷	4		B	ß	ß	<u>ه</u>
DITIONS	DELAY	31.4		31.4	31.3	31.3	31.7	317		31.7	31.7	10	<u>;</u>	5.8	5.8	5.8	T	11.4	17.6	11.3	17.5
NO BUILD CONDITIONS	GREEN DELAY TIME	15	!	15	15		15	15	T	15		C S	8	8	60		T	45	45	45	
NO BU		~	,	-	-	4	ъ	-	T	2	13	,	v	526	60	534	T	<u>о</u>	593	7	595
	# V LANES	0.5	L	e'n	- -	2	0.33	0.33		0.33	1	•	-	0.5	0.5	2		-	-	-	e
		LEFT		DHRU	RIGHT	OVERALL	LEFT	THRU		RIGHT	OVERALL	I EFT	-	THRU	RIGHT	OVERALL			THRU	RIGHT	OVERALL
	APPROACH MOVEMENT		_[ـــــ 8				L		l.				 B					SB SB		

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4/10/2018

INTERSECTION: Rt 202 and 4th PEAK HOUR: PM Peak

APPROACH MOVEMENT LEFT THRU	# LANES 1	NON Y	NO BUILD CONDITIONS UME GREEN DELAY TIME 160.9	DELAY DELAY 160.9	LOS	# LANES 1	BUILD (VOLUME 111	D CONDITIONS GREEN DELAY TIME 5050.8	Δ <u>Υ</u>	LOS AL	CHA LLOWED C	CHANGE IN DELAY ALLOWED COMPUTED EXCEEDED -20.2 4889.9 YES	ry EXCEEDED YES	# T	BUILD WITH MITICATION VOLUME GREEN DELAY TIME 15 33.7	TIME TIME 15		c -2	CHANGE IN DELAY ALLOWED COMPUTED EX-20.2 -127.2	JGE IN I MPUTE -127.2
RIGHT	+	ß		33.0	٥	-	213		520.5	ш	11.8	487.5	YES	-	213	27	25.9	- ت	11.8 -7.1	-
OVERALL	7	108				7	324	-	2075.3					7	324		28.6	0		
LEFT																				
THRU																		_	_	
RIGHT														-						
OVERALL										1				-						
LEFT	٢	ω		11.9	ß	-	119		14.7	ß	17.0	2.8	Q	-	119	6	10.1		17.0 0 1.18	α
THRU	٢	620				-	999				20.0	0.0	N	-	999	61	7.4			
RIGHT																		+-	+	+
OVERALL	2	628				2	785							~	785		7.8			
LEFT														1						
THRU	0.5	1259				0.5	1285				20.0	0.0	Q	1.5	1285	49	18.5	л В	20.0	18.5
RIGHT	0.5	ъ				0.5	53				20.0	0.0	Q	0.5	53	49	18.7	л В	20.0 18	18.7
OVERALL	-	1264				+	1338							2	1338		18.6		-	

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INTERSECTION: Rt 202 and 4th PEAK HOUR: Sat Peak

** VOLUME GREIN DELAY LOS # VOLUME GREIN DELAY IANES TIME 1 73 2003 18.1 2003 IANES IANES 1 1 73 2003 18.1 IANES IANE 2 2 2 2 2 2 IANE IANE 2	C L Los	ALLOWED COMPUTED EXCEEDED 20.0 200.9 YES	XCEEDED							
73 163 236 236 152 152 653 653 805	ш о			101 # VOI	VOLUME GREEN	GREEN DELAY	AY LOS	-		EXCEEDED
163 152 152 152 152 152 152 152 152 152 152	U		YES		73 20	-	28.5 C		28 5	Ş
163 236 236 152 152 152 153 805 805	υ			-	+		_			
236 152 653 805 805	ιώ 	18.1	N	-	163 32		20.9 C		20.9	Q
152 653 805 805				5	236	+				2
805 805				+		3	_			
152 653 805 805							+	,	,	
152 653 805 805							+	3		
152 653 805 805								•		
	10.0 B 20.0	10.0	ON N	0.; 	152 56	+	<u>م</u> 29	0		Ş
	20.0	0.0	Q		_	+	-,			
-					_	+			ອ ອີ ອີ	
				2	805	40				
				╋	-	5	_			
0.5 652	20.0	0.0	N	1.5 6	652 44		16.0 B	0	160	Q
0.5 71	20.0	0.0	N	0.5	71 44			•	16.0	
1 723				2	723		_			2

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4/9/2018

INTERSECTION: Rt 202 and W Foothill PEAK HOUR: PM Peak

BUILD WITH MITIGATION	VOLUME GREEN DELAY LOS ALLOWED COMPUTED EXCEEDED																
BUILD W	# VOLUME																
LAY	ALLOWED COMPUTED EXCEEDED	Q		QN						ç	2						
CHANGE IN DELAY	COMPUTED	12		1.2													
		16.7		16.7						17.2							
- 1	LOS	•		6						m	<u> </u>						
LD CONDITIONS	TIME DELAY	14.3		14.3						12.3							
BUILD CC	VOLUME GF	0		2	2					ъ	866		871		1331	0	1331
ſ	# LANES	0.5		0.5	-					0.5	0.5		-		1.5	0.5	,
	LOS	в		В						в							
	UELAY	13.1		13.1						11.2							
I ME CEEN ONDITIONS	TIME																
		0		2	2					5	209		714		1155	0	1155
#	ŝ	0.5		0.5	٦					0.5	0.5		-		1.5	0.5	2
APPROACH	MOVEMENT	LEFT	THRU	RIGHT	OVERALL	LEFT	тнки	RIGHT	OVERALL	LEFT	THRU	RIGHT	OVERALL	LEFT	THRU	RIGHT	OVERALL
APPR	MOVE	I	f)			QV				an	2				3	.

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INTERSECTION: Rt 202 and Foothill PEAK HOUR: Saturday

	JELAY	ALLOWED COMPUTED EXCEEDED																	
	CHANGE IN DELAY	COMPUTE												<i>6</i> °		· ·			
		ALLOWED																	
		SOJ																	
	ATION	DELAY										Τ							
	H MITIG	SREEN TIME					1	1				T				1			╈
	BUILD WITH MITIGATION	VOLUME GREEN DELAY																	+
	ſ	# LANFS				\uparrow			+									1	
	AY	EXCEEDED	N		N							Ŷ				Ī			
	CHANGE IN DELAY		3.0		3.0							0.8							
l		ALLOWED	17.1		17.1							17.8							
	v C		υ		U		T					۷							T
SNC.			14.8		14.8							9.5							1
BLILD CONDITIONS	GREEN	TIME																	
BILLID	VOLUME GREEN DELAY		~		о	6						g	804		810		813	4	817
	#	S	0.5		0.5					T		0.5	0.5		~		1.5	0.5	~
	SOT		в		B						,	A							
NO BUILD CONDITIONS	DELAY		11.8		11.8							8.7							
	GREEN	TIME																	
NO BI	VOLUME GREEN DELAY		-		6	10						9	577		583		596	4	600
		S	0.5		0.5							0.5	0.5		-		1.5	0.5	5
_		T	LEFI	THRU	RIGHT	OVERALL	LEFT	THRU	RIGHT	OVERALI	CVERNEL	LEFT	THRU	RIGHT	OVERALL	LEFT	THRU	RIGHT	OVERALL
	APPROACH	MOVEMENT		<u> </u> 8		-		[g _M			1		2			<u> </u> ;	 %	<u> </u>

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4/11/2018

INTERSECTION: Rt 202 and Foothill PEAK HOUR: PM Peak

F -11.0 1387.0 YES 1 16 12 F -11.0 1387.0 YES 1 16 12 F -11.0 1387.0 YES 1 16 12 F -11.0 1387.0 YES 1 16 29 F -11.0 1387.0 YES 1 176 29 F -10 1387.0 YES 1 176 29 F 20.0 0.0 NO 0.5 666 46 F -1 1 726 30 46
F -11.0 1387.0 YES 1 16 12 34.2 F -11.0 1387.0 YES 1 16 12 34.2 F -11.0 1387.0 YES 1 176 29 23.5 F -10 0 0.0 NO 0.5 696 46 24.7 1 20.0 0.0 NO 0.5 30 46 24.7 1 20.0 0.0 NO 0.5 30 46 24.7
F -11.0 1387.0 YES 1 16 12 34.2 F -11.0 1387.0 YES 1 176 29 23.5 F -11.0 1387.0 YES 1 176 29 23.5 F -11.0 1387.0 YES 1 176 29 23.5 C -11.0 1387.0 YES 1 176 29 23.5 C -11.0 1387.0 YES 1 176 29 23.5 C -11.0 1387.0 YES 1 24.4 24.4 C -11.0 0.0 NO 0.5 696 46 24.7 C -11.0 1 726 30 46 24.7 C -11.0 1 726 30 24.7
F -11.0 1387.0 YES 1 176 29 23.5 P -11.0 1387.0 YES 1 176 29 23.5 P 20 1 2 192 29 23.5 P 20 0.0 NO 0.5 696 46 24.7 P 20.0 0.0 NO 0.5 696 46 24.7 P 20.0 0.0 NO 0.5 30 46 24.7 P 20.0 0.0 NO 0.5 30 46 24.7 P 1 726 1 726 24.7
F -11.0 1387.0 YES 1 176 29 23.5 N N 2 192 2 14.4 2 24.4 N N 0.0 NO 0.5 696 46 24.7 N 20.0 0.0 NO 0.5 696 46 24.7 N 20.0 0.0 NO 0.5 30 46 24.7 N 20.0 0.0 NO 0.5 30 46 24.7 N 1 726 1 726 24.7 24.7
2 192 24.4 2 0.0 0.0 0.5 696 46 24.7 20.0 0.0 0.0 0.5 696 46 24.7 20.0 0.0 0.0 0.5 30 46 24.7 20.0 0.0 0.0 0.5 30 46 24.7
20.0 0.0 NO 0.5 696 45 24.7 20.0 0.0 NO 0.5 30 46 24.7 1 726 1 726 24.7
20.0 0.0 NO 0.5 696 46 24.7 20.0 0.0 NO 0.5 696 46 24.7 20.1 0.0 NO 0.5 30 46 24.7 1 726 1 726 24.7
20.0 0.0 NO 0.5 30 46 24.7 1 726 1 726 24.7
1 726 24.7
14.2 B 17.1 2.6 NO 1 448 63 30.1 C
20.0 0.0 NO 1 884 63 8.8 A
2 1332 16.0 B

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4/11/2018

INTERSECTION: Rt 202 and Foothill PEAK HOUR: Sat Peak

I	Tc					-						r					Т			Τ
	LAY EXCEEDE							2 Z		oy V			2		P	Q		2 Z		
	CHANGE IN DELAY ALLOWED COMPUTED EXCFEDED							0.cl		13.1				2007 1	0.0-			0.)		
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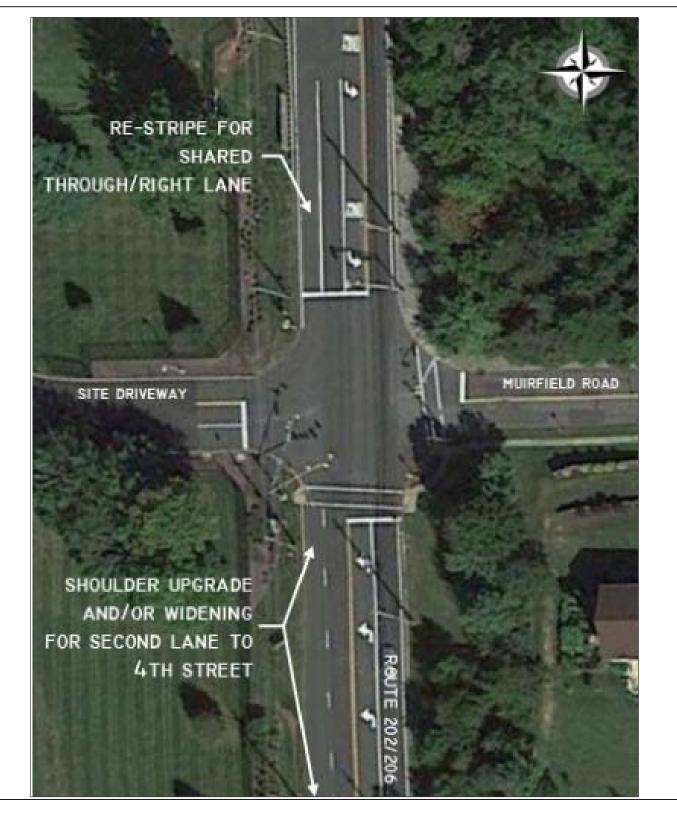
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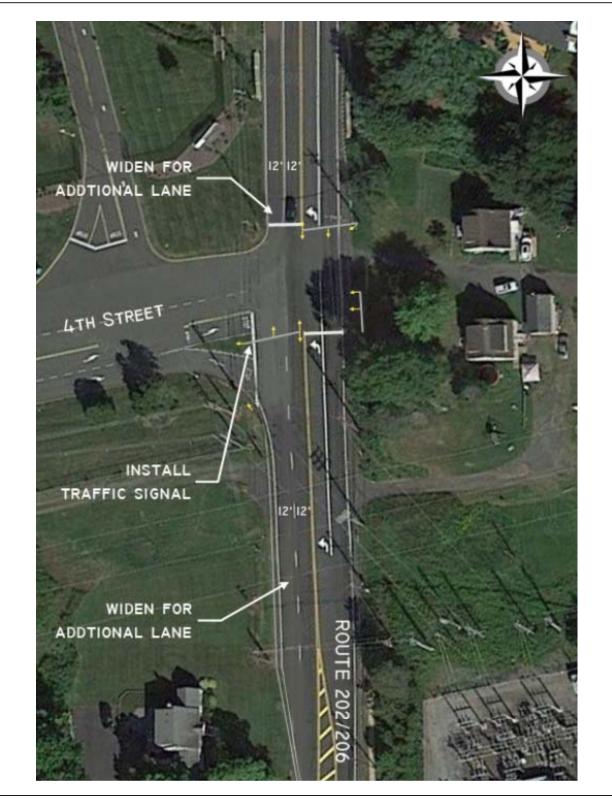
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APPENDIX D CONCEPTUAL HIGHWAY IMPROVEMENTS







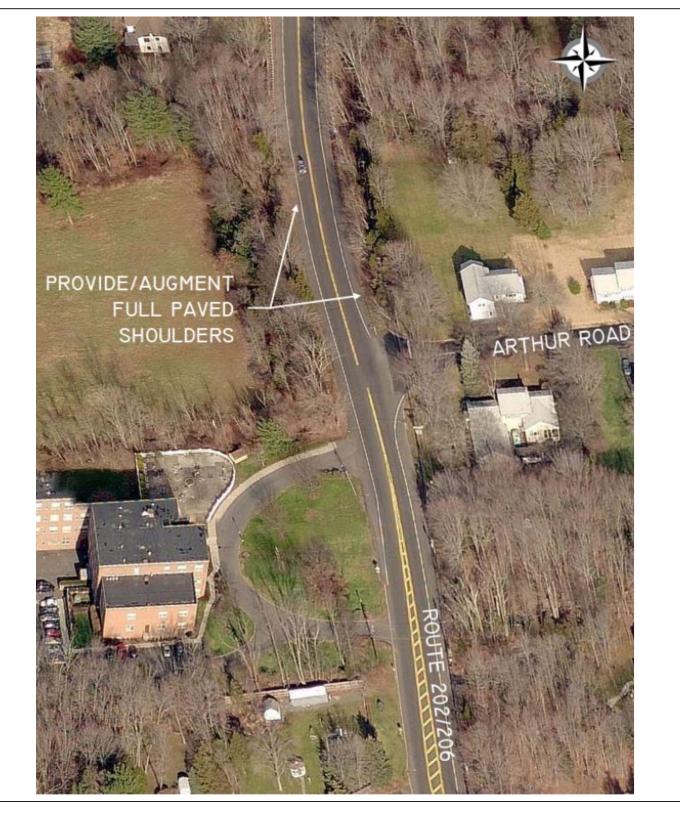




















181 WEST HIGH STREET SOMERVILLE, NJ 08876 908 927 0100 p 908 927 0181 f www.dolandean.com

August 29, 2019

Bridgewater Township Planning Board 100 Commons Way Bridgewater, NJ 08807

Re:

e: CIPII/AR Bridgewater Holdings, LLC OR/D Zone Parking Variance Request Block 483, Lots 17, 18, and 19 Bridgewater, Somerset County

Dear Planning Board Members:

As requested by the above-noted applicant, our office has completed a series of parking demand counts at the existing Center of Excellence located on Lots 17, 18 and 19 in Block 483 along US Routes 202/206 in Bridgewater Township. The purpose of this study is to offer support for a variance request for reduced off-street parking that is currently required at a ratio of 1 parking space for every 300 SF in the Zone. This parking study has focused on determining the peak parking utilization within the "rear" research and development campus in the OR/D Zone.

This correspondence relates to the rear, "westerly" portion of the site in the OR/D Zone. As part of this analysis, we have reviewed the Municipal Ordinance Section 126-169, specifically the miscellaneous requirements (3) of the parking standards. Based on our familiarity with the site and the completion of a detailed parking demand study, this correspondence is prepared to address the unique parking circumstances for the OR/D portion of the site and to demonstrate sufficiency of the current supply. The site is comprised of 654,730 square feet of building space.

The parking count in this area will be reduced by 22 spaces when changes to the OR/D entrance are implemented. Following the on-site modifications for the improved entrance to the OR/D portion of the site, the available parking will be comprised of 1,168 total parking spaces with 500 surface parking spaces and 668 garage parking spaces.

It is our understanding from the property owner, that the existing buildings are comprised of a variety of land uses including laboratories, materials testing, research and development space, and utility and storage areas. We further understand that there are specialized testing processes and equipment that occupy considerable space within the existing floor areas that otherwise preclude occupancy. Because the Township Land Use Ordinance does not specifically address these unique circumstances, we believe that the best measure of parking demands and sufficiency of the on-site supply is through a study of actual site conditions.

TRAFFIC ENGINEERING PARKING STUDIES HIGHWAY DESIGN DOT ACCESS PERMITS MUNICIPAL CONSULTING CIPII/AR Bridgewater Holdings, LLC OR/D ZONE BLOCK 483, LOTS 17, 18, AND 19 BRIDGEWATER, SOMERSET COUNTY

The site parking is comprised of different parking areas designated as follows:

>	Parking Garage
>	Lot 8A
>	Lot 9
>	Lot 9A
>	Lot 10A
>	Lot 13B
>	Lot 13A
>	Lot 13
>	Lot F
>	Lot K

The parking lot surveys were conducted using an unmanned aerial system (UAS, a.k.a. drone) to video capture each of the surface parking lots during peak mid-day demands; the structured parking garage was counted by engineering field staff. The parking demand surveys were first conducted in 2018 on:

- Tuesday, June 5
- Wednesday, June 6
- \rightarrow \rightarrow \rightarrow \rightarrow Thursday, June 7
- Friday, June 8 (AM only)
- Tuesday, June 12
- Wednesday, June 13

The parking demand surveys were conducted during what is typically peak demand periods at approximately 10:15 a.m. and 2:15 p.m. on the days noted. If desired, the actual UAS video footage (or still captures) can be provided for additional review and/or presentation.

Please find attached a graph depicting the Center of Excellence peak parking demands for the OR/D Campus that was collected on the dates noted. From the surveys, the day that experienced the single highest demand was the morning of Tuesday, June 12, 2018 at approximately 10:00 a.m. with 483 vehicles parked. At the same time, 707 spaces were vacant.

Afternoon findings on June 12, 2018 were very similar to the morning showing a generally consistent overall parking demand. Each of the other days showed less occupied parking with a greater surplus of available parking. Of particular note, the garage was lightly used at only approximately 1/3 of its total capacity.

Updated parking counts were also recently performed on Tuesday, July 9, 2019. This data is also included in the appended graph. The findings were similar with a maximum demand of 529 spaces



AUGUST 29, 2019

CIPII/AR Bridgewater Holdings, LLC OR/D ZONE BLOCK 483, LOTS 17, 18, AND 19 BRIDGEWATER, SOMERSET COUNTY

occupied with 661 vacant at approximately 10:00 a.m. The updated counts show no significant change in parking demand from June 2018.

At the time of the July 2019 parking lot surveys, the site was OR/D portion of the campus was 93% occupied (608,906 SF out of 654,738 SF). Therefore, based on the observed maximum parking demand of 529 spaces at full occupancy, the <u>estimated peak parking demand at full occupancy would</u> be 569 parking spaces.

With 1,168 parking spaces available, 599 vacant parking spaces would still remain even at full occupancy. In short, the existing supply is more than twice as large as is needed for the site.

Based on these findings and given the unique building usage, the current Township Ordinance overprescribes the required parking for the OR/D space by more than four times the supply that is actually needed. As 1,168 spaces would be available, the Ordinance requirement of 3.3 spaces/1,000 SF does not appear to be appropriate to the subject site and the building uses.

As such, this study has conclusively demonstrated that the on-site parking is more than sufficient to meet the needs of the OR/D campus and the parking relief can be granted without any detriment to the site, neighboring properties or the Zoning plan.

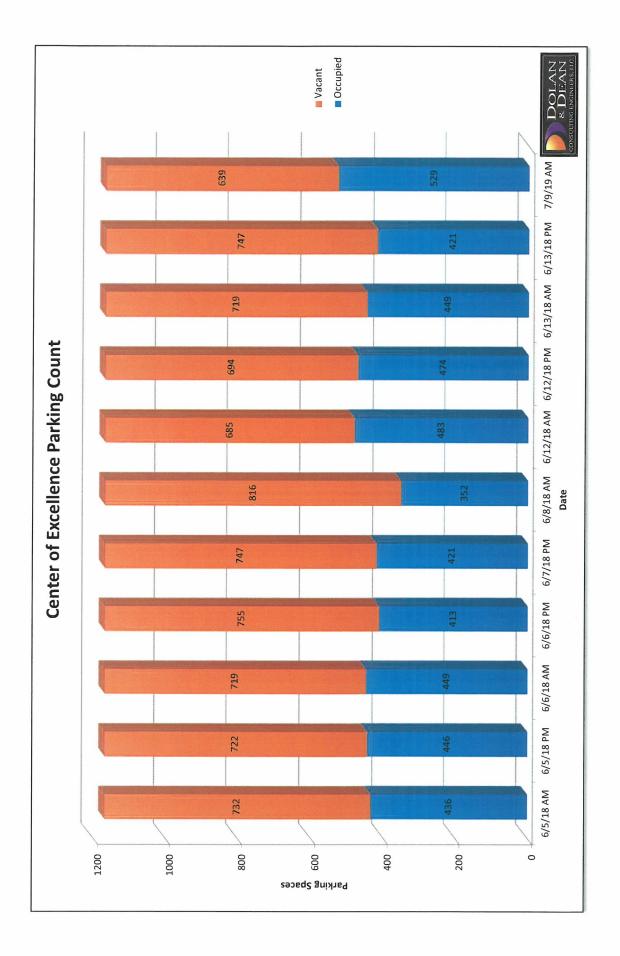
Please contact me should you have questions or comments with these findings.

Very truly yours,

DOLAN & DEAN CONSULTING ENGINEERS, LLC Dean, P.E., P.P.

GWD/Irc Attachments Somerser/Brdgewater/Advance/Documents/2019-08-29 Planning Board Parking Study





Total Spots	57	2	4	195	27	6	122	109	151		180		180		157	668		1190	
Date	Lot 13	Lot 13B	Lot 13A	Lot 9 and 9A	Lot 10A	Lot F	<u>Lot K</u>	Lot 8A	<u>Garage Floor 1</u>	Floor 1.5	5 <u>Floor 2</u>	Floor 2.5	Floor 3	<u>Floor 3.5</u>	Floor 4	Total Parked Garage	Total Parked Overall	Total Spots	Percent Used Overall
6/5/18 AM	0	5	2	81	10	2	76	61	114	36	43	1	5	0	0	199	436	1190	36.6%
6/5/18 PM	0	2	2	91	9	2	78	51	125	36	43	1	6	0	0	211	446	1190	37.5%
6/6/18 AM	0	2	1	89	10	2	78	61	121	27	53	1	4	0	0	206	449	1190	37.7%
6/6/18 PM	0	2	1	83	9	2	64	56	113	29	47	1	6	0	0	196	413	1190	34.7%
6/7/18 PM	0	3	3	86	9	2	70	54	118	32	41	0	3	0	0	194	421	1190	35.4%
6/8/18 AM	1	4	2	62	10	2	78	58	110	11	10	1	3	0	0	135	352	1190	29.6%
6/12/18 AM	0	3	2	101	10	2	80	62	122	35	61	0	5	0	0	223	483	1190	40.6%
6/12/18 PM	0	2	2	102	9	2	75	59	120	39	58	0	6	0	0	223	474	1190	39.8%
6/13/18 AM	0	7	2	86	10	2	78	64	119	25	51	0	5	0	0	200	449	1190	37.7%
6/13/18 PM	0	6	2	85	9	2	70	57	114	22	50	0	4	0	0	190	421	1190	35.4%
7/9/19 AM	43	2	1	27	20	1	107	70	123	41	84	0	10	0	0	258	529	1190	44.5%

FISCAL IMPACT STATEMENT FOR THE PROPOSED NEW JERSEY CENTER OF EXCELLENCE MIXED-USE CAMPUS REDEVELOPMENT Township of Bridgewater, Somerset County, New Jersey

Prepared for: CIP II/AR BRIDGEWATER HOLDINGS, LLC

Prepared by: PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC Planning & Real Estate Consultants 33-41 Newark Street, Third Floor Suite D Hoboken, New Jersey 07030

Submitted to: Bridgewater Township Planning Board

AS AMENDED AUGUST 2019

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Executive Summary

This Fiscal Impact Statement was prepared on behalf of CIP II/AR Bridgewater Holdings, LLC in support of its application for the New Jersey Center of Excellence mixed-use campus redevelopment project. The statement is submitted as per the requirements for approval for projects within the R-SEED District, set forth in Section 126-321.6G(2)(I) of the Land Use Ordinance of the Township of Bridgewater.

The project site consists of 61.95 acres located at 1041 N.J.S.H. Route 202/206 within the Township of Bridgewater. The proposed development program encompasses the following: 400 multifamily dwelling units (including 40 affordable units); 97,934 square feet of office space; 41,137 square feet of retail space; 24,763 square feet of restaurant/café space; an 80,000 square foot grocery store; and a 124 room (85,800 square feet) executive class hotel; as well as on-site parking and other associated amenities. The major findings of the fiscal impact analysis are as follows:

- 1. The project will add approximately \$163.9 million to the Township's current ratable base.
- The project is estimated to generate \$590,922 in annual revenue to the Township, including \$424,591 in property tax revenues and \$166,331 in the 3% hotel occupancy tax. The projected 752 new residents and 705 new employees would result in \$391,275 in annual municipal service costs, creating a net fiscal impact of \$199,647 for the Township.
- The project will generate nearly \$2.4 million in annual tax revenues to the Bridgewater-Raritan Regional School District. The projected number of new public school children ranges from 46 to 54, resulting in new costs ranging from \$756,562 to \$888,138. The net fiscal impact to the school district ranges from \$1.5 million to \$1.6 million.
- 4. The combined net fiscal impact of the proposed development to the Township and the school district ranges from \$1.7 million (54 new public school children) to \$1.8 million (46 new public school children).

In summary, the proposed New Jersey Center of Excellence redevelopment project will provide a significant positive net fiscal benefit for the Township of Bridgewater and the Bridgewater-Raritan Regional School District.

1. Introduction

The purpose of this report is to determine the fiscal impacts of a proposed mixed-use campus redevelopment on a 61.95-acre tract at 1041 N.J.S.H. Route 202/206 in the Township of Bridgewater. The site is commonly known as the New Jersey Center of Excellence, and is designated as a portion of Block 483, Lots 17, 18, and 19 on the official tax maps of Bridgewater. This report was prepared for CIP II/AR Bridgewater Holdings, LLC in support of its site plan application to redevelop the subject tract with a mixed-use campus totaling 400 multifamily dwelling units (including 40 affordable); 97,934 square feet of office space; 41,137 square feet of retail space; 24,763 square feet of restaurant/café space; an 80,000 square foot grocery store; and a 124 room executive class hotel (85,800 square feet); as well as on-site parking and other associated amenities.

This analysis compares the revenues and costs generated by the proposed development in terms of the anticipated impacts on the budgetary finances of the municipality. The following chapter provides a description of the project and breaks down the various components of development. Chapter 3 illustrates the fiscal impact of the project by analyzing the costs and revenues generated by each component. The overall conclusions of the analysis are set forth in Chapter 4.

2. Project Description

The proposed project contemplates a mixed-use campus with 11 buildings. Proposed Buildings 1-6 are for non-residential uses. Building 1 is a three-story structure containing 4,201 square feet of ground-floor retail space and a total of 60,866 square feet of office space. Building 2 is a two-story structure containing 13,160 square feet of ground-floor retail space and 15,291 square feet of office space. Building 3 is also a two-story structure, with 8,667 square feet of restaurant space and 10,294 square feet of retail space on the first floor and 21,777 square feet of office space. Building 4 includes retail on the ground and mezzanine levels, totaling 13,482 square feet, an 8,105 square feet restaurant, and a 1,349 square feet café. Building 5 consists of a 124 room executive class hotel (85,800 square feet) with an ancillary restaurant totaling 3,642 square feet. Building 6 is an 80,000 square feet grocery store. Buildings 7-10 are five-story apartments providing in total 374 dwelling units, including a set aside of 23 units for low- and moderate income households. Building 11 is a 3-story apartment building providing a total of 26 dwelling units, including a set aside of 17 units for low- and moderate-income households, as well as a 3,000 square foot café. Table 1 depicts the breakdown of the residential component by market rate versus affordable units as well as by bedroom distribution. Table 2 depicts the breakdown of the non-residential component by building.

Unit Type	Market Rate Units	Affordable Units	Total
1 BR	183	8	191
2 BR	177	24	201
3 BR	0	8	8
Total	360	40	400

Table 1: Summary of Proposed Residential Program

Source: CIP II/AR Bridgewater Holdings, LLC

	Office (sf)	Retail (sf)	Restaurant/Cafe (sf)	Grocery (sf)	Hotel (rooms)
Building 1	60,866	4,201	0	0	0
Building 2	15,291	13,160	0	0	0
Building 3	21,777	10,294	8,667	0	0
Building 4	0	13,482	9,454	0	0
Building 5	0	0	3,642	0	124
Building 6	0	0	0	80,000	0
Building 11	0	0	3,000	0	0
Total	97,934	41,137	24,763	80,000	124

Source: CIP II/AR Bridgewater Holdings, LLC

3. Fiscal Impact Analysis

3.1 Estimated Revenues

3.1.1 Estimated Assessed Value

Based on estimates provided by CIP II/AR Bridgewater Holdings, LLC, the overall development program will have a total market value of \$173 million, including \$83 million for the residential component and \$90 million for the commercial component. Applying the 2019 equalization ratio for Bridgewater Township at 94.76%, the total estimated assessed value of the development is approximately \$163,934,800 (see Table 3).

Туре	Estimated Market Value	Total Estimated Market Value		Equalization Ratio		Estimated Assessed Value
Residential	\$83,000,000	\$173,000,000	v	94.76%	=	\$163,934,800
Commercial	\$90,000,000	\$175,000,000	х	94.70%	-	\$105,954,600

Table 3: Estimated Assessed Value of Development

Source: CIP II/AR Bridgewater Holdings, LLC; NJ Division of Taxation, *Table of Equalized Valuations 2018 for use in tax year 2019 (as amended by Tax Court Appeals)*; Analysis by Phillips Preiss Grygiel Leheny Hughes LLC

3.1.2 Estimated Revenues Based on Property Tax Rates

The property taxes applicable to this project include the Township of Bridgewater municipal purpose tax and special fire district tax (District 3), the regional school district tax, and the County's general purpose property tax, library tax, and open space tax. As shown in Table 4, under the current 2019 property tax rates, the proposed development is anticipated to generate \$3.5 million in tax revenues, including \$424,591 to the municipality, \$2.4 million to the Bridgewater-Raritan Regional School District, and \$677,051 to Somerset County.

Table 4: Breakdown of Annual Property Tax Revenues, 2019

	Tax Rate (per \$100)		Assessed Value of Proposed Development		Annual Tax Revenues
Municipality (including Fire District #3)	0.259				\$424,591
Regional School District	1.443	Х	\$163,934,800	=	\$2,365,579
Somerset County	0.413				\$677,051
Total	2.115				\$3,467,221

Source: Somerset County Tax Board, Abstract of Ratables 2019; Analysis by Phillips Preiss Grygiel Leheny Hughes LLC

3.1.3 Hotel Tax Revenues

The hotel will generate additional revenue for the Township based on the hotel occupancy tax. Assuming an average daily rate of \$175/room and 70% occupancy, the 124 room hotel will produce gross annual occupancy revenues of approximately \$5,544,350. Based on the 3% hotel occupancy tax, this would produce an estimated \$166,331 in municipal revenue on an annual basis, bringing the total annual municipal revenue up to \$590,922.

3.2 Estimated Costs

3.2.1 Demographic Projection

Demographic multipliers developed by the Center for Urban Policy Research at Rutgers University in 2018 ("CUPR Multipliers") were utilized to estimate the total residential population that would reside in the proposed residential community. For market rate units, we utilized the set of multipliers for "Newer Housing Units, Built 2000-2016" to reflect the recent trends in housing characteristics. For affordable units, we utilized multipliers for "Low- and Moderate-Income Households (LMI) in New Jersey Living in NEWER (2000-2016) Multifamily (5+ Units) Rental Housing" from the report. As shown in Table 5, the proposed residential program is anticipated to generate 752 total residents.

Туре	Units	Total Re	sidents
		Multiplier	Population
Market Rate			
1BR	183	1.392	254.74
2BR	177	2.243	397.01
Affordable			
1BR	8	1.392	11.14
2BR	24	2.511	60.26
3BR	8	3.591	28.73
Total (Rounded)			752

Table 5: Estimated Total Residents in the Proposed Multifamily Development

Source: Center for Urban Policy Research at Rutgers University, Who Lives in New Jersey Housing? Updated New Jersey Demographic Multipliers, 2018; Analysis by Phillips Preiss Grygiel Leheny Hughes LLC

Based on the CUPR Multipliers and the proposed residential program, we additionally estimate that 46 public school children will be generated. It should be noted that prior to the release of the CUPR Multipliers in November 2018, the Rutgers Center for Real Estate published a white paper entitled *School-Age Children in Rental Units in New Jersey* in July 2018. This white paper provided estimates of school-age children broken out by development type based on a survey of multi-family residential buildings throughout the state. Based on discussions with the Township Planner, we have employed the multipliers for affordable and market rate units for the entire sample survey for those units built after 2000 as depicted in Table 3 of the white paper ("RCRE Multipliers"). Based on the RCRE Multipliers, we estimate that the proposed development would generate 61 school-age children. The white paper further indicated that 12% of school-age children in New Jersey attend private schools, meaning the estimated number of public school children for this development would be 54. A comparison of the estimated public school children generated in the proposed development based on the CUPR and RCRE Multipliers is provided in Table 6.

Type Un		CUPR Mu	ltipliers	RCRE Multipliers		
		Multiplier	Students	Multiplier	Students	
Market Rate						
1BR	183	0.018	3.29	0.098	17.93	
2BR	177	0.130	23.01	0.098	17.35	
Affordable						
1BR	8	0.088	0.70	0.640	5.12	
2BR	24	0.408	9.79	0.640	15.36	
3BR	8	1.087	8.70	0.640	5.12	
Subtotal (Rounded)	400		46		61*	
% attending public schools			N/A		88%	
Total (Rounded)			46		54	

 Table 6: Comparison of Estimated Public School Children Generated based on 2018 Rutgers Center for

 Urban Policy Research (CUPR) and 2018 Rutgers Center for Real Estate (RCRE) Multipliers

*Total number of school-aged children, inclusive of both public school and non-public school students Source: Center for Urban Policy Research at Rutgers University, *Who Lives in New Jersey Housing? Updated New Jersey Demographic Multipliers*, 2018; Analysis by Phillips Preiss Grygiel Leheny Hughes LLC

Employee projections are based on the jobs per 1,000 square feet multipliers developed by the New Jersey Council on Affordable Housing in the Third Round Substantive Rules at N.J.A.C. 5:97. As shown in Table 7, the proposed non-residential program is estimated to generate 705 new employees.

Туре	Total Floor Area (sf)	Multiplier (per 1,000 sf)	Total Employees
Office	97,934	2.8	274.22
Retail	41,137	1.7	69.93
Restaurant/Cafe	24,763	3.2	79.24
Grocery	80,000	1.7	136.00
Hotel	85,800	1.7	145.86
Total (Rounded)			705

Table 7: Estimated Total Employees in the Proposed Development

Source: NJ Council of Affordable Housing, *Third Round Substantive Rules (amended through April 2009) Appendix D*; Analysis by Phillips Preiss Grygiel Leheny Hughes LLC

3.2.2 Per Capita Costs

Cost assumptions are based on the "proportional valuation" method, which assumes that the allocation of municipal services is roughly proportional to the share of the total tax base represented by residential and non-residential uses in the community. An average cost analysis was used, which attributes costs of new development according to the average cost per unit of existing services, multiplied by the number of units the development is estimated to create, based on multipliers derived from the Census and similar sources. It assumes that current per capita service costs serve as a reasonable estimate of future costs.

Bridgewater Township has a total real property tax base of approximately \$8.97 billion (detailed below in Table 8). The tax base is largely attributable to residential development, which accounts for approximately 74.62% of the total valuation. Non-residential development (i.e., commercial and

industrial) comprises approximately 24.26%, and the balance of the tax base is attributable to vacant land and farm land. Since residential parcels represent approximately 93.98% of the total number of tax parcels in the Township and non-residential parcels account for just 2.9%, it is estimated that the residential tax base accounts for 84.3% of the total tax base while the non-residential tax base accounts for 13.58% of the total.

	No. of	% of	Total Assessed	% of Assessed	% of
	Parcels	Parcels	Value	Value	Appropriation
Residential	14,895	93.98%	\$6,692,397,100	74.62%	84.30%
Non-Residential	459	2.90%	\$2,175,671,900	24.26%	13.58%
Other	495	3.12%	\$100,563,800	1.12%	2.12%
Total	15,849		\$8,968,632,800		

Table 8: Breakdown of Tax Base in Bridgewater Township, 2019

Source: Somerset County Tax Board, Abstract of Ratables 2019; Analysis by Phillips Preiss Grygiel Leheny Hughes LLC

According to the Township's adopted 2019 municipal budget, the Township raised tax levies totaling \$21,585,641.74 for general municipal purposes and \$2,600,106 for the fire districts. As discussed above, the residential tax base represents approximately 84.3% of the total tax base. Thus, \$20,388,585.34 of the municipal tax levies are allocated to provide services to the Township's resident population. With the estimated total population of the Township at 45,336,¹ the per capita cost for the municipality is approximately \$450. Since non-residential uses constitute approximately 13.58% of the tax base, it is assumed that \$2,768,769.89 of the municipal tax levies are allocated to services which support the non-residential tax base. Based on the employee population of 36,727,² it is estimated that the municipality's expenditures are approximately \$75 per employee.

According to the NJ Taxpayer's Guide to Education Spending, the total spending per pupil in the Bridgewater-Raritan Regional School District was \$20,740 for the 2017-2018 school year (most recent available). Of this figure, 79.3% is funded by local property taxes, which translates to \$16,447 in local tax supported spending per pupil. It must be emphasized that "total spending per pupil" factors all students for which the district is financially responsible and includes all types of district spending, including transportation, pensions and social security costs, food services, special needs services, capital outlay budged in the general fund, debt service, etc. It is considered by the New Jersey Department of Education to be a "comprehensive representation of school district expenditures."³

3.2.3 Estimated Annual Service Costs

The estimated annual service costs based on these per capita cost assumptions and demographic projections are summarized in Table 9 below. The increase in 752 residents would result in \$338,400 in municipal expenditures and the increase in 705 employees would result in \$52,875 in municipal expenditures. Therefore, the proposed development would result in \$391,275 in total annual service costs for the municipality. The 46 public school children estimated based on CUPR Multipliers would

¹ 2013-2017 American Community Survey 5-Year Estimates

² 2015 Census Longitudinal Employer-Household Dynamics

³ NJ Department of Education, *Taxpayer's Guide to Education Spending 2019: Introduction and Description*.

result in \$756,562 in annual expenditures for the regional school district, while the 54 new public school children estimated based on RCRE Multipliers would result in \$888,138 in annual expenditures.

	Per Capita Cost		Population		Total Annual Costs
Municipality (including Fire District #3)					\$391,275
Residents	\$450	х	752	=	\$338,400
Employees	\$75	х	705	=	\$52,875
Regional School District					
Public School Children (CUPR Multipliers)	\$16,447	х	46	=	\$756,562
Public School Children (RCRE Multipliers)	\$16,447	х	54	=	\$888,138

Table 9: Estimated Annual Service Costs

Source: Analysis by Phillips Preiss Grygiel Leheny Hughes LLC

3.3 Net Fiscal Impacts

Table 10 summarizes the net fiscal impact of the New Jersey Center of Excellence redevelopment project. As the table illustrates, the proposed development will generate significant positive fiscal impacts. The Township will receive approximately \$590,922 in annual revenue payments, including \$424,591 in local property tax and \$166,331 in hotel occupancy tax. The new residents and employees generated in the proposed development would require \$391,275 in annual municipal service costs, resulting in \$199,647 in annual net fiscal impact. The Bridgewater-Raritan Regional School District will accrue nearly \$2.4 million in annual tax revenues. If 46 public school children are generated (based on CUPR Multipliers), the district will expend \$756,562 in annual service costs and achieve approximately \$1.6 million in net fiscal impact. If 54 public school children are generated (based on RCRE Multipliers), the district will expend \$888,138 in annual service costs and achieve approximately \$1.5 million in annual net positive fiscal impact.

Table 10: Net Fiscal Impact of the Proposed Development

	Annual Revenue Payments	Annual Costs for Services	Net Fiscal Impact
Municipality (including Fire District #3)	\$590,922	\$391,275	\$199,647
Bridgewater-Raritan Regional School District			
CUPR Multipliers (46 public school children)	\$2,365,579	\$756,562	\$1,609,017
RCRE Multipliers (54 public school children)	\$2,365,579	\$888,138	\$1,477,441

Source: Analysis by Phillips Preiss Grygiel Leheny Hughes LLC.

4. Conclusion

Table 11 below summarizes the fiscal impacts for the New Jersey Center of Excellence mixed-use campus redevelopment project, with comparison based on the two different projections of public school children generated.

	Net Fiscal Impact to Municipality	Net Fiscal Impact to School District	Combined Net Fiscal Impact
CUPR Multipliers (46 public school children)	\$199,647	\$1,609,017	\$1,808,664
RCRE Multipliers (54 public school children)	\$199,647	\$1,477,441	\$1,677,088

Source: Analysis by Phillips Preiss Grygiel Leheny Hughes LLC

In conclusion, the proposed New Jersey Center of Excellence redevelopment project will provide a significant positive net fiscal impact for the Township of Bridgewater and the Bridgewater-Raritan Regional School District.

VARIANCE AND DESIGN WAIVER REPORT

Applicant:

CIP II/AR Bridgewater Holdings, LLC c/o Advance Realty 1420 U.S. Hwy. 206, Suite 200 Bedminster, NJ 07921

Block 483, Lots 17, 18 & 19 (109.58 acres)

Current Zoning District: R-SEED (61.95 acres)¹

Ordinance Re	equirement	Proposed	Variance (Y or N)
Improved lot coverage (all improvements)	60%	56.4%	Ν
Floor area ratio (F.A.R.)	0.40	0.27	Ν
Lot area	50 acres	61.95 acres	Ν
Lot width	500 ft.	1,483 ft. (combined)	Ν
Side yard	50 ft. + 75 ft. Buffer = 125 ft. (10 ft.)*	192 ft. (proposed buildings)	N
Front yard	200 ft.	144 ft.	Y
Rear yard	100 ft. (10 ft.)**	1,106 ft.	Ν

* Minimum side yard for principal structures may be reduced to 10' for buildings fronting along Boulevard

** Minimum rear yard may be reduced to 10' where it abuts an interstate highway

Building height and number of stories:

	Required		Variance
	Ordinance	Proposed	<u>(Y or N)</u>
Office, retail, apartment	4 stories	\leq 4 stories	Ν

¹ Block 483, Lots 17, 18 & 19 is comprised of 109.58 acres in total of which 47.63 acres are located in the OR/D Zone and 61.95 acres are located in the R-SEED Zone

Hotel Other uses Residential at face of 202	6 stories/80 ft. 4 stories/55 ft. 3 stories/45 ft.		5 stories/77 ft. 2 stories/≤55 ft. 3 stories/≤45 ft.	N N N
<u>Parking:</u>	Required Ordinance	<u>NJ RSIS</u>	Proposed	Variance (Y or N)
Non-residential total	1,291	N/A	1,293	Ν
Residential total	800	764	764	Ν
Site total	2,091	2,055	2,057	Ν
Accessory Structures:		<u>Required</u> Ordinance	Proposed	Variance (Y or N)
Side yard		75 ft. + 10 ft. = 85 ft.	120 ft. (proposed parking)	Ν
Rear yard		10 ft.	1,006 ft. (proposed parking)	Ν

VARIANCES/DESIGN WAIVERS REQUESTED:

126-2 - Maximum building parapet height:

Required: 3 ft. Proposed: 6 ft.

126-168 - Parking stall size:

Required: 9.5' x 18' (general) Proposed: 9' x 18'

Required: 10' x 18' (supermarket) Proposed: 9' x 18'

126-177(B) - Minimum number of loading spaces

Required: 1 (for commercial uses)

Proposed: 0 (for commercial uses)

126-191(C)(2) - Landscape Trees 3/5000 sf disturbed; 50% must be deciduous:

Required: 975 landscape trees (Based on commercial area only)

Proposed: 445 Landscape Trees and 2,185 shrubs. Per discussion with the Board's planner, 1,800 3'-4'ft. height shrubs planted behind the basin, counted at a rate of 3 shrubs for 1 tree, shall account for an additional 728 trees 445+728 = 1,173

126-191(C)(3) – Shrubbery 10 shrubs per 5,000 sf impervious cover:

Required: 2,010 shrubs (Based on disturbance to commercial area only)

Proposed: 5,366 shrubs²

126-191(C)(5) - Foundation plantings 10 shrubs for each 20 feet of foundation:

Required: 3,082 shrubs

Proposed: 1,368 shrubs

126-321.6(6)(e)(11) – Minimum Number of Bicycle Racks 1 per 50 parking Stalls

Required: 26 racks (Based on commercial area only)

Proposed: Greater than 26 in commercial area

126-191(C)(6) – Maximum Parking spaces in row without an island

Required: 20 spaces Proposed: 34 spaces

126-321.6(C)(3) - Maximum fence height:

Required: 6 ft. Proposed: 16.5 ft.

126-321.6(F)(5)(b) – Perimeter Loop Pathway:

Required: 10' wide loop pathway around R-SEED and Office Research & Development District
Proposed: Provided along North, East, and Southeast property edges. Narrows to less than 6' at riparian crossing.

 $^{^{2}}$ This number does not include additional shrubbery used with a 3:1 shrub to tree swap to make up the deficit for the requirements for Foundation Plantings and Landscape Trees.

126-321.6(F)(7)(b) - Parking/driveway setback from district lines (to OR/D)

Required: 10 ft. Proposed: 0 ft.

126-321.6(E)(1)(b) - Minimum front yard setback for principal structures

Required: 200 feet from a public road

Proposed: 144 feet from a public road

Miscellaneous:

- 1. Request for Redevelopment Agreement as condition of approval/compliance
- 2. Submissions to the New Jersey Department of Transportation previously provided under separate cover and to be supplemented with future submissions

VARIANCE AND DESIGN WAIVER REPORT

Applicant:

CIP II/AR Bridgewater Holdings, LLC c/o Advance Realty 1420 U.S. Hwy. 206, Suite 200 Bedminster, NJ 07921

Block 483, Lots 17, 18 & 19 (109.58 acres)

Current Zoning District: R-SEED (61.95 acres) and OR/D (47.63 acres)

<u>R-SEED ZONE DISTRICT:</u>

Ordinance Re	equirement	Proposed	Variance <u>(Y or N)</u>
Improved lot coverage (all improvements)	60%	56.4%	Ν
Floor area ratio (F.A.R.)	0.40	0.27	Ν
Lot area	50 acres	61.95 acres	Ν
Lot width	500 ft.	1,483 ft. (combined)	Ν
Side yard	50 ft. + 75 ft. Buffer = 125 ft. (10 ft.)*	192 ft. (proposed buildings)	N
Front yard	200 ft.	144 ft.	Y
Rear yard	100 ft. (10 ft.)**	1,106 ft.	Ν

* Minimum side yard for principal structures may be reduced to 10' for buildings fronting along Boulevard

** Minimum rear yard may be reduced to 10' where it abuts an interstate highway

Building height and number of stories:

	Required Ordinance:		Proposed:	Variance (Y or N)
Office, retail, apartment Hotel Other uses Residential at face of 202	4 stories 6 stories/80 ft. 4 stories/55 ft. 3 stories/45 ft.		 ≤4 stories 5 stories/77 ft. 2 stories/≤55 ft. 3 stories/≤45 ft. 	N N N N
<u>Parking:</u>	Required Ordinance:	<u>NJ RSIS</u>	Proposed	Variance (Y or N)
Non-residential total	1,291	N/A	1,293	Ν
Residential total	800	764	764	Ν
Site total	2,091	2,055	2,057	Ν
<u>Accessory Structures:</u>		Required Ordinance:	Proposed	Variance (Y or N)
Side yard		75ft. + 10 ft. = 85 ft.	120 ft. (proposed parking)	Ν
Rear yard		10 ft.	1,006 (proposed parking)	N

VARIANCES/DESIGN WAIVERS REQUESTED:

126-2 - Maximum building parapet height:

Required: 3 ft. Proposed: 6 ft.

126-168 - Parking stall size:

Required: 9.5' x 18' (general) Proposed: 9' x 18'

Required: 10' x 18' (supermarket) Proposed: 9' x 18'

126-177(B) - minimum number of loading spaces

Required: 1 (for commercial uses)

Proposed: 0 (for commercial use)

126-191(C)(2) - Landscape Trees 3/5000 sf disturbed; 50% must be deciduous:

Required: 975 landscape trees (Based on commercial area only)

Proposed: 445 Landscape Trees and 2,185 shrubs. Per discussion with the Board's planner, 1,800 3'-4'ft. height shrubs planted behind the basin, counted at a rate of 3 shrubs for 1 tree, shall account for an additional 728 trees 445+728 = 1,173

126-191(C)(3) – Shrubbery 10 shrubs per 5,000 sf impervious cover:

Required: 2,010 shrubs (Based on disturbance to commercial area only)

Proposed: 5,366 shrubs³

126-191(C)(5) - Foundation plantings 10 shrubs for each 20 feet of foundation:

Required: 3,082 shrubs

Proposed: 1,368 shrubs

126-321.6.6)e.11 – Minimum Number of Bicycle Racks 1 per 50 parking Stalls

Required: 26 racks (Based on commercial area only)

Proposed: Greater than 26 in commercial area

126-191(C)(6) – Maximum Parking spaces in row without an island

Required: 20 spaces Proposed: 34 spaces

126-321.6(C)(3) - Maximum fence height:

Required: 6 ft. Proposed: 16.5 ft.

126-321.6(F)(5)(b) – Perimeter Loop Pathway:

Required: 10' wide loop pathway around R-SEED and Office Research & Development District

³ This number does not include additional shrubbery used with a 3:1 shrub to tree swap to make up the deficit for the requirements for Foundation Plantings and Landscape Trees.

Proposed: Provided along North, East, and Southeast property edges. Narrows to less than 6' at riparian crossing.

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126-321.6(F)(7)(b) - Parking/driveway setback from district lines (to OR/D)

Required: 10 ft. Proposed: 0 ft.

126-321.6(E)(1)(b) - Minimum front yard setback for principal structures

Required: 200 feet from a public road

Proposed: 144 feet from a public road

Miscellaneous:

- 1. Request for Redevelopment Agreement as condition of approval/compliance
- 2. Submissions to the New Jersey Department of Transportation previously provided under separate cover and to be supplemented with future submissions

OR/D ZONE DISTRICT:

	Required	Proposed ⁴	Variance (Y or N)
Principal Structures:	Permitted	N/A	Ν
Minimum tract size	45 acres	47.63 acres (2,074,610.94 sf)	Ν
Minimum front yard setback	N/A	N/A	Ν
Minimum setback from: Redevelopment Zone District Lines	25 ft.	1.18 ft.	Y (Pre-existing condition)
Minimum lot width	N/A	N/A	Ν
Minimum setback abutting residential uses	75 ft. + 75 ft. = 150 ft.	192 ft.	Ν
Minimum setback from an interstate highway	10 ft.	142 ft.	Ν

⁴ No improvements are proposed for the portion of the project located in the OR/D zone that is occupied. The requested variances and waivers in the OR/D zone are related to pre-existing conditions. As a result, the "proposed" column refers to existing conditions.

Minimum rear yard setback	75 ft.	142 ft.	N
Maximum percent improved lot coverage	60%	43.80%	N
Maximum stories	5 stories	3 stories	N
Maximum building height	60 ft.	55.13 ft.	N
Maximum floor area ratio	0.40	0.37	N
Maximum height of parking garages	60 ft.	42.43 ft.	N
Accessory uses:			
Minimum side yard setback	75 ft.	143 ft.	N
Minimum rear yard setback	10 ft.	59 ft.	N
Minimum distance from a single-family residential zoning district line	75 ft. + 10 ft. = 85 ft.	143 ft.	Ν
Minimum distance from Redevelopment zone district lines	25 ft.	213 ft.	N
Maximum height of parking deck structures	60 ft.	42.43 ft.	N
Minimum parking setback distance from residential zone	75 ft. + 10 ft. = 85 ft.	143 ft.	Ν
Minimum parking setback distance from interstate highway right-of-way	10 ft.	165 ft.	N

VARIANCES/WAIVERS REQUESTED:

Parking Variance (Ordinance 126-169):	Required <u>Ordinance</u>	Proposed ²	Variance <u>(Y or N)</u>
Office/Laboratory	2,183	1,168 (all uses)	Y
Site total (OR/D Zone)	2,183	1,168 (all uses)	Y

Parking stall size Waiver (Ordinance 126-168):

Required: 9.5' x 18' (employee only parking stalls can be 9' x 18' and up to 30% of the stalls can be 8' x 16' for small-car parking)

Proposed⁴: 9' x 18'

Minimum setback from R-SEED District Line Variance (Ordinance 126-318.1(B)(4)):

Required: 25 ft.

Proposed²: 1.18 ft.



Connell Foley LLP 85 Livingston Avenue Roseland, NJ 07068 P 973.535.0500 F 973.535.9217 Nicole B. Dory Partner NDORY@CONNELLFOLEY.COM

August 30, 2019

<u>Via Hand Delivery</u> Bridgewater Township Planning Board 100 Commons Way Bridgewater, NJ 08807 Attn: Jacqueline Pino

> Re: Application to the Bridgewater Planning Board Application: #18-012 PB ("Application") Related Case: Application #36-07-PB Resolution dated 1/8/2008 (attached) Applicant: CIP II/AR Bridgewater Holdings, LLC ("CIP") Owners: CIP and COE Bridgewater, LLC ("Thor") Property: New Jersey Center of Excellence ("NJCOE") Block 483, Lots 17, 18, & 19 Township of Bridgewater, Somerset County, New Jersey

Dear Ms. Pino,

As you know, this firm represents the applicant, CIP II Bridgewater Holdings, LLC ("CIP") ("Applicant"), regarding the preparation and filing of the above application. We make this submission to the Planning Board in advance of the scheduled hearing for this matter on September 23, 2019. The Applicant will conclude its presentation of the Application at that meeting.

I. <u>Summary:</u>

This submission provides certain updates on the Application to the Board and responds to certain comments from the Board's professionals. First, during the pendency of this Application, the ownership of the Property has changed and CIP and Thor are condominium unit owners of the OR/D portion of the Property. As you know, by Ordinances adopted by the Township Council in 2016 and 2017, NJCOE is split zoned so that 47.63 acres located in the northwest portion of the Property are designated in the OR/D Zone and the remaining 61.95 acres of the Property are located in the R-SEED Zone. Thor more recently became the owner of condominium units that comprise the majority of the Property located in the OR/D Zone and all of the condominium units in the R-SEED Zone.

Second, in this submission the Applicant responds to certain comments received from the Board's professionals in a combined review report regarding the R-SEED development issued on January 31, 2019, including a January 29, 2019 report from Van Cleef Engineering Associates, a January 24, 2019 report from Scarlett Doyle, PP and a January 15, 2019 report from Karl W. McAleer, Chief Fire Marshall (see comment response Section III below). Since that

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August 30, 2019 Page 2

time, the Applicant has worked diligently to secure the New Jersey Department of Transportation's ("NJDOT") approval of a waiver to allow the Applicant to proceed with the installation of a new traffic light at Murfield Lane and Discovery Drive (4th Street). By correspondence to the Board's planner dated May 20, 2019, the Applicant notified the Board of the waiver approval. This submission includes copies of that correspondence from the NJDOT.

The Applicant also withdraws its previous submission for the approval of variances for signage. If the Board approves the Application at the September 23, 2019 meeting, then the Applicant will submit a separate application for signage at a later date.

Finally, this submission identifies an additional variance for parking for the portion of the Property in the OR/D Zone. No modification of any structure in the OR/D zone is sought, but final site plan approval has been requested for that portion of the Property to identify variances for preexisting conditions resulting from the Township's split zoning of the Property in 2016 and 2017. The Applicant and the Board previously only identified a variance for setback in the OR/D portion of the Property. Based upon this understanding, by letters dated May 8, 2019 and May 14, 2019 (copies enclosed) the Board's planner found that the OR/D campus in the NJCOE conforms to the zone standards with the exception that the new zone line, between the OR/D and R-SEED zones, which creates a setback departure for an existing utility building. Because the letters did not address parking, the Application seeks to resolve that issue through the grant of a variance for the number of parking stalls required as well as a waiver, if necessary, for the size of parking stalls. This request is added to the pending Application and, if granted, would also amend a prior site plan approval with parking variance for the Property that was granted by Planning Board resolution dated January 8, 2008 (copy enclosed).

As demonstrated by the enclosed submission, the request for a parking variance for this portion of the Property is justified based upon the unique parking circumstances for the OR/D portion of the site. Specifically, while the Township's Parking Ordinance (§126-169) contains a general parking requirement of 1 space for every 300 square feet of floor area for office and research and development uses, applying this requirement results in an overabundance of parking in the OR/D zone. Further, the buildings in the OR/D Zone contain specialized testing processes and equipment that occupy considerable space that are not occupied and this use may not have been contemplated in the general office and research and development ratio for parking. Further, the enclosed parking study demonstrates that the parking supply in the OR/D Zone of 1,168 parking stalls is more than sufficient for the use of that portion of the Property. The parking study demonstrates that over 600 parking stalls in the OR/D Zone are regularly unoccupied. Therefore, the parking variance requests a determination that 1,168 parking stalls on the OR/D portion of the Property are adequate for the use.

Because the Applicant previously rested its case with respect to the Application, testimony at the hearing for the portion of the Property located in the R-SEED Zone will be limited to explaining changes to the plans in response to comments received from the Board's professionals. No other witnesses will be presented for that portion of the Application. For the portion of the Property located in the OR/D Zone, the Applicant will present testimony in support of the requested parking variance.

II. <u>Revised Submission:</u>

The number of sets and format of the sets of plans provided was confirmed with the Planning Board. I enclose herein the following for your review:

- Thirteen (13) half sized sets and three (3) full sized sets of the site plan set entitled "New Jersey Center of Excellence, Preliminary & Final Site Plan – Commercial Development, Preliminary Site Plan – Residential Development, Portion of Block 483, Lots 17, 18, & 19," prepared by PS&S, Streetsense, Minervini Vandermark Architecture, Melillo and Bauer Associates, and Gladstone Design, revised through August 27, 2019;
- 2. Sixteen (16) copies of the Revised Variance and Design Waiver Report;
- 3. Sixteen (16) copies of the OR/D Zone Parking Variance Request report prepared by Dolan & Dean, dated August 29, 2019;
- 4. Sixteen (16) copies of the report entitled "Fiscal Impact Statement for the Proposed New Jersey Center of Excellence Mixed-Use Redevelopment Campus," prepared by Phillips Preiss Grygiel Leheny Hughes LLC, amended as of August 2019;
- 5. Sixteen (16) copies of the Planning Board resolution dated January 8, 2008;
- 6. Sixteen (16) copies of the May 8, 2019 letter and May 14, 2019 letter from Scarlett Doyle, PP;
- Sixteen (16) copies of the May 20, 2019 e-mail correspondence from Kevin J. Coakley, Esq. to Scarlett Doyle, PP providing a copy of the NJDOT's waiver approval for a new traffic signal at Discovery Drive (4th Street);
- 8. Sixteen (16) copies of the October 11, 2018 Will Serve Letter from the Somerset Raritan Valley Sewerage Commission;
- 9. Two (2) copies of Disclosure Statement for Thor; and
- 10. Two (2) Copies of Consent of Ownership for Thor.

In addition to the 16 hard copies, the above listed items are provided in .pdf format on five (5) flash drives submitted as part of this package. A link with an electronic copy of the full submission is also being e-mailed to you. Additionally, for the Board's convenience, a copy of the May 9, 2018 Traffic Impact Assessment that was previously filed with the Board is included in the e-mailed link and on the flash drives.

III. <u>Response to January 2019 Review Reports:</u>

The following sections provide detailed responses to the outstanding items in the reports from Mr. Schrek, Ms. Doyle and Chief McAleer and identify revisions that were made to the plans to respond to professional comments. The headings, page numbers and paragraph numbering listed below correspond to those in the respective reports being responded to.

A. Response to January 29, 2019 report from Van Cleef Engineering Associates:

Construction Phasing and Timing of Improvements (page 2): The timing of the construction of utilities and stormwater infrastructure will be completed as needed for the work completed in the specific phase. The Applicant will agree to provide additional details concerning phasing to address comments from the Board's professionals as a condition of approval.

Submission of Plans – Route 202/206 Improvements (pages 2-3): Pursuant to the enclosed May 20, 2019 correspondence from the Applicant's attorney to the Board's planner, on May 15, 2019 the NJDOT approved the request for a waiver to install a new

traffic signal at the intersection of Murfield Lane and Discovery Drive (4th Street) in connection with the project. Prior committals for the submission of permit applications and final design drawings to NJDOT for the traffic improvements were based upon an anticipated approval of the Application by the Board at the January 28, 2019 meeting and NJDOT's prompt consideration of the waiver request. Because the Board did not hear the Application on January 28, 2019 and NJDOT approved the wavier request on May 15, 2019, the dates have been adjusted in the Phasing Plan. Specifically, the Applicant commits that it will accelerate submission of permit applications and final design drawings for the Phase 2 (second southbound lane between Murfield Lane and 4th Street) and Phase 3 (traffic signal at 4th Street) traffic improvements to NJDOT by no later than six (6) months from the date the Board adopts the resolution of approval. The Applicant will similarly also commit to submit permit applications and final design drawings for the Phase 4 (full shoulders each local street between Foothill Road and 4th Street) and Phase 5 (traffic light at Foothill Road and widening two approach lanes/acceleration lane at Foothill Road) traffic improvements to the Township and County, as appropriate, by no later than twelve (12) months from the date the Board adopts the resolution of approval. As previously stated, the Applicant shall diligently pursue NJDOT approval for these improvements. The Applicant will coordinate the submittal of all documents to NJDOT with the Township and County as appropriate and provide advanced copies of the any submissions to NJDOT to the Township and County for comment 30 days prior to submittal to NJDOT. These commitments are reflected in the enclosed August 30, 2019 letter from Kevin J. Coakley, Esg. to the Board's attorney concerning the Phasing Plan.

Site Plan – updated January 2019 (pages 3-5):

- 1. The Applicant will agree to provide the additional site distance information requested as a condition of approval at the time the final design drawings are prepared for Building 11 and the associated parking deck.
- 2. The Applicant will agree to provide additional information to the Board's engineer concerning the adequacy of the drainage system, as necessary, as a condition of approval.
- 3. The line type on sheet C-03 has been changed to clarify the line and address the comment.
- 4. As a condition of approval, the Applicant will agree to provide additional detailing for the temporary turnaround to the Township engineer if the temporary turnaround is implemented.
- 5. As a condition of approval, the Applicant will agree to provide the requested additional information for the alternate intersection site and grading plans.
- 6. As a condition of approval, the Applicant will agree to provide additional detail for ADA requirements for the loop path.
- 7. The Community Garden has been moved to the portion of the site for which only preliminary approval is requested. As a condition of final site plan approval for the portion of the Property that includes the Community Garden, the Applicant will agree to provide additional details for the Community Garden, including access, parking, fencing and storage of materials.
- 8. The Applicant will agree to provide the Construction Logistics Plan prior to the submission of building permit applications and in consultation with the Township Engineer.

- 9. As a condition of approval, the Applicant will agree to provide additional site triangles as required by the Township Engineer for intersections.
- 13. As a condition of approval, the Applicant will agree to provide additional detailing about the modular block walls, handrails and path and asphalt surfaces.
- 14. As a condition of approval, the Applicant will agree to provide to the Township engineer with structural inspection reports for all existing bridges proposed to remain. As a further condition of approval, if the structural reports for these bridges require additional data or calculations, such will be provided by the Applicant. If the reports indicate it is necessary to repair or replace any of the bridges, then the Applicant will agree to make sure repairs or replacements as a condition of approval.
- 15. As a condition of approval, the Applicant will agree to provide detailed construction plans and shop drawings for the proposed footbridge as well as NJDEP permit information.

Sanitary Sewer Requirements (pages 5-6): By letter dated October 11, 2018, the Somerset Raritan Valley Sewerage Commission issued a will serve letter for the project (copy enclosed). As a condition of approval, the Applicant agrees to provide any information in its possession concerning existing flows and undertake an evaluation of the sanitary sewer system to demonstrate capacity and structural adequacy.

B. Response to January 24, 2019 report from Scarlett Doyle, PP:

Hotel exterior architecture and floor plans (page 1): As a condition of approval, the Applicant will agree to provide additional detail in the floor plans and provide a physical materials board that will be subject to review by the Township Planner to make sure they are consistent with the digital material boards presented.

Grocery exterior architecture and floor plans (page 1): As a condition of approval, the Applicant will agree to provide additional detail in the floor plans and provide a physical materials board that will be subject to review by the Township Planner to make sure they are consistent with the digital material boards presented.

Shared Parking Exhibit (page 2): The Ordinance definition for Floor Area Ratio requires that it be calculated based upon net floor area. As a result, the parking requirements were calculated based upon net square footage because the parking Ordinance does not require a calculation based upon gross square footage. Compliance with parking requirements was previously provided and testified to for the portion of the property in the R-SEED zone. Sheet C-3.01 has been revised to demonstrate compliance with parking requirements for the portion of the property in the OR/D zone.

Traffic Improvements (pages 2-3): The Applicant has submitted the August 30, 2019 letter from Kevin J. Coakley, Esq. to the Board's attorney concerning the Phasing Plan to address the comments from the Board's Planner.

Hours of Operation (page 3): Testimony concerning hours of operation was provided at the November 27, 2018 meeting. In advance of the November 27, 2018 meeting, the Applicant also provided a November 9, 2018 memo from Marshall Everett to address comments about hours of operation.

August 30, 2019 Page 6

Zoning Chart (page 3): As noted, the Ordinance definition for Floor Area Ratio requires that it be calculated based upon net floor area and the parking Ordinance does not require a calculation based upon gross square footage.

Prior Comments (pages 4-6):

5. **Affordable Housing:** the Applicant has previously added a note to A1-7.0 to A1-7.3 to reflect that all residential units will be maintained uniformly with the same utilities. As previously noted, the Peter's Brook Village Condominium Association is the entity that will maintain the residential units.

6. **Architecture and Streetscape:** The Applicant's architect Brandon Diamond from Streetsense testified at meetings on October 22, 2018 and November 27, 2018 as to the architectural approach and consistency with the Ordinance requirements. Mr. Diamond also submitted a November 5, 2018 memo to the Board further addressing these issues. The Applicant believes these issues have been sufficiently addressed through testimony for the Board to conclude its position on these issues. Comments as to the square footage and floor plans for the grocer have been addressed above.

9. **Parking Lot Layout (pages 5-6):** see comments above regarding the calculation of parking requirements.

Minimum Number of Loading Spaces (page 10): The location of the loading area for the hotel is noted on plan sheet C-07.

Buffer + Building Setback (page 13): As noted, the Ordinance definition for Floor Area Ratio requires that it be calculated based upon net floor area and there is no requirement that setbacks be calculated based upon gross floor area.

Other Professional Comments (pages 13-18):

- 9. **Traffic:** Delivery trucks that access the campus before the traffic light is installed will access the site in the same manner they do now.
- 10. **Architecture:** As a condition of approval, the Applicant will agree to provide a physical materials board for the hotel that will be subject to review by the Township Planner to make sure they are consistent with the digital material boards presented.
- 13. **Architecture:** As a condition of approval, the Applicant will agree to provide a physical materials board for Building 11 that will be subject to review by the Township Planner to make sure they are consistent with the digital material boards presented.
- 27. **Open Space**: The maintenance of the lawn and landscaping associated with the loop path will be maintained in the same manner as landscaping for the rest of the campus and in accordance with the standards for Class A+ office complex.
- 29. **Signage (pages 18-21):** The Applicant withdraws its prior signage submission and request for approval of variances for signage. If the Board approves the Application at the September 23, 2019 meeting, then the Applicant will submit a separate application for signage at a later date.

42. Assessment (page 24): The Applicant concurs that issues concerning the assessment of the property and a PILOT are not Planning Board matters. Please see

enclosed revised Fiscal Impact Statement, which has been revised to reflect real estate tax payments for the property.

43. **Traffic (pages 24-25):** As noted NJDOT recently approved a waiver for the installation of the new traffic signal at Discovery Drive (4th Street).

C. Response to January 15, 2019 report from Karl W. McAleer, Chief Fire Marshall:

The Applicant requests that the additional comments by the Chief Fire Marshall be addressed as conditions of approval and in connection with the submission of final design plans.

Unless otherwise noted, the Applicant has no objections to the conditions proposed in the above reports by the Chief Fire Marshall and Van Cleef Engineering.

We trust that the submitted revised documents and the responses provided above address the remaining comments. We look forward to completing the presentation of the Application at the September 23, 2019 meeting. Please do not hesitate to contact the undersigned if you have any questions or require additional information.

Very truly yours,

must

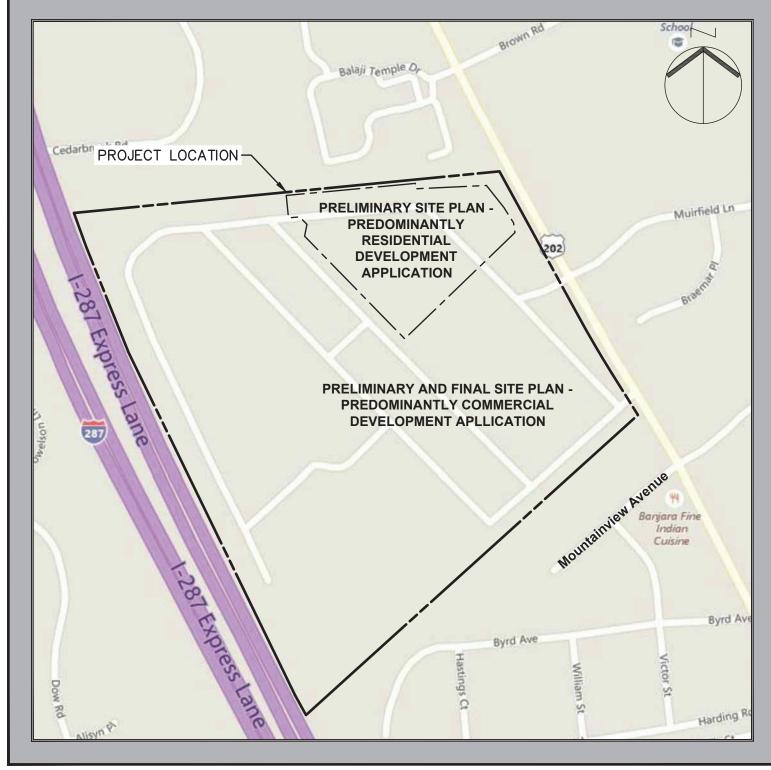
Nicole B. Dory

 cc: Scarlet Doyle (w/enclosure via Federal Express and e-mail) Van Cleef Engineering Associates, LLC (via Federal Express and e-mail) Thomas Collins (via e-mail) Somerset County Planning Board (CD via Federal Express) Somerset Borough (CD via Federal Express) Raritan Borough (CD via Federal Express) Kevin J. Coakley, Esq.
 CIP II Bridgewater Holdings, LLC COE Bridgewater, LLC

NEW JERSEY CENTER OF EXCELLENCE PRELIMINARY AND FINAL SITE PLAN - PREDOMINANTLY COMMERCIAL DEVELOPMENT **PRELIMINARY SITE PLAN - PREDOMINANTLY RESIDENTIAL DEVELOPMENT BLOCK No. 483** LOT Nos. 17, 18 AND 19 SOMERSET COUNTY **TOWNSHIP OF BRIDGEWATER NEW JERSEY**

	1041 N.J.S.H Route 202/206, Township			Variance
Ordinance #	Criteria	Required	Proposed	Required
26-321.6.2 26-321.6.5a	Use Bulk Standards for R-SEED District	Permited uses ¹	Proposed (Compliant) ²	No
20-52 1.0.3a	 Minimum Tract Size			No
	Entire Site R-SEED District	50 Acres	109.58 Acres (4,773,359 SF) 61.95 Acres (2,698,748 SF)	No
	OR/D District ¹⁰ Minimum Front Yard for Principal Structures	45 Acres 200 FT (From Public Road)	47.63 Acres (2,074,611 SF) 144 FT	No Yes (Variance)
	Minimum Lot Width Minimum Side Yard for Principal Structures	500 FT 50 FT + 75 FT Buffer	1,483 FT (Combined Lots)	No
	Minimum Side Yard	= 125 FT(10 FT ³) 10 FT ⁴	192 FT (Prop. Bldgs.) 1,106 FT (Prop. Bldgs.)	No
	Accessory Side Yard Accessory Rear Yard	75 FT+10 FT = 85 FT 10 FT	120 FT (Prop. Parking) 1,006 FT (Prop. Parking)	No No
26-321.6.5b	Bulk Standards for 61.95 Acre Redevelopment Area in R-SEED District Maximum Improved Lot Coverage	60%	56.4% ⁵	No
	Maximum Height of Office / Retail / Apartment Maximum Height of Excecutive Class Hotel	4 Stories	Proposed less than or equal to 4 Stories Proposed 5 Stories and 77 FT - Project not to exceed 6 Stories	No
	Maximum Building Height for other uses	4 Stories & 55 FT	80 FT 2 Stories and less than or equal to 55 FT	No
	Maximum Building Height Residential at Face of 202/206 North	3 Stories & 45 FT	Proposed 3 Stories and less than or equal to 45 FT	No
	Maximum Roof Pitch	5:12	Complies ⁶	No
26-2	Maximum Building Parapet Height Floor Area Ratio ¹¹	3' 0.40	6' 0.27 ⁸	Yes (Variance) No
26-321.6.6	Development Requirements for the R-SEED District			
26-321.6.6b	Non-residentail Use Maximum Non-residentail floor area	275,000 SF	243,834 SF	No
	Maximum Supermarket/Grocery floor area	80,000 SF ¹⁷	80,000 SF	No
	Minimum 1st floor street level retail /restaurants in multi-use/story buildings along Blvd (46,000 SF).	20%	24%	No
	Maximum Phamacy Size (unless located in supermarket)	3,000 SF	Complies ⁷	No
26-321.6.6c	Minimum Excecutive Class Hotel Size (SF / Rooms) Residential Use	70,000 SF / 100 rooms	Proposed 85,800 SF/124 rooms ¹²	No
20-321.0.00	Maximum apartment/Multi-family Units	400	400 8	No
	Minimum residential apartment units COAH Units (deed-restricted)	80% 10%	100% ⁸ 10% ⁸	No No
	Maximum two-bedroom units 50% of Market Rate Units Minimum one-bedroom units 50% of Market Rate Units	50% ⁸ 50% ⁸	49.2% ⁸ 50.8% ⁸	No No
	Minimum Market Rate one and two bedroom average unit size	1,000 SF	Greater than or equal to 1,000 SF	No
26-243.1	Construction Mitigation Measures	Required	Construction mitigation measure notes are provided on sheet C-02	No
26-321.6.6e	Site Design		Provided along North, East &	
26-321.6.F.(5).(b)	10' wide loop pathway around R-SEED and Office, Research and Development District Minimum active and passive designated open space	Required	Southeast property edges. Narrows to 6' at Riparian crossings.	Yes (Variance)
	(Tract Open Space)	20%	20% ¹³	No
26-321.6.F.(5).(k)	Minumum number of bicycle racks (1 Bicycle Storage Space / 50 Parking Stalls) Number of parking stalls required (Residential per RSIS/Non-Residential per Ordinance)	1265 / 50 = 26 Bicycle Storage Spaces 2055	Greater than 26 in Commercial Area ¹⁶ 2057	Yes (Variance) No
26-321.6.6	Other Requirements - f. Parking Parking - Minimum Distance to State Highway ROW	100 FT	107 FT	No
26-321.6.F.(7).(b)	Parking - Minimum Distance to Residential Zone Parking/driveway Setback from District Lines	100 FT 100 FT 10 FT	120 FT 0 FT	No Yes (Variance)
26-168	Parking Stall Size	9.5' x 18' General	9 ' x 18'	Yes (Variance) Yes (Variance)
	Loading	10' x 18' Supermarket 1 - Excecutive Class Hotel	9' x 18' 0 ¹⁴	No
	Sidewalk Width at Parking Overhang Areas	1 - Commercial 6.5 FT	0 7 FT	Yes (Variance No
	Driveway Aisle Width Roadway Intersection Offsets	24 FT >50' From Tangency of	24 FT 137.1 FT	No
	Accessory Structures - Minimum Distance to	Intersection		
	Residentail Use Trash Enclosure Construction Materials	75 FT Same as buildings	120 FT Same as buildings	No No
26-191 C (2)	Trash Enclosure-Source Separation 3/5000 sf disturbed; 50% must be deciduous	Source Separation Required 1,626,458 SF Disturbed/5000 = 325 x 3 = 975	Source Separation Provided 1173 Trees ¹⁶	No Yes (Variance
26-191 C (3)	Shrubbery is to be planted at a ratio of ten shrubs per	1,005,317 SF Impervious/5000 =	5366 Shrubs	No
(0)	5000 s.f. impervious area Parking Lot Landscaping	201 x 10 = 2010 Minimum 5%	Provided	No
26-191 B (13)	Street Trees - 50 ft Apart	28 Street Trees	30 (Includes 11 existing trees)	No
26-191 C (5)	Foundation Plantings - 10 Shrubs for 20 feet of foundation	6165/10 Shrubs per 20 LF = 3082 Shrubs	1368	Yes (Variance
26-191 C (6)	Parking Lot Trees - 1 tree per 10 parking spaces	1286/10 = 129 Trees ¹⁵	180	No
26-191 D (1)	Front yard buffers along Route 202/206: 8 shrubs/30 LF of frontage	1463 LF/30 LF x 8 = 390 Shrubs	2154	No
26-191.C.(6).(c) 26-160 B	Max parking spaces in row without island Limits of Lighting except security - A note is to be placed on the plans	20 spaces Must be reduced at close of business	34 Provided	Yes (Variance No
26-190 C	Bus Stop Constructed Lighting Apex	Required <150°	Provided ⁹ Provided	No
	Maximum Height of Lighting Max. Fence Height (Includes Retaining Walls and Solid	25 FT	25 FT at Grocery Store	No
26-321.6.C.(3) 26-190.K.(1)	Waste Storage Areas) Lighting in Parking Lots	6 FT 1.5 fc avg.	16.5 FT 1.5 fc avg.	Yes (Variance No
26-190.K.(2)	Lighting at Intersections at 202 / 206	3.0 fc avg.	3.0 fc avg.	No
26-190.K.(3) 26-190.K.(4)	Lighting Max at Property Line Lighting in Residential Areas	1.0 fc avg. 0.6 fc avg.	0.0 fc avg. N/A ⁸	No
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¹⁶ Based on Commercial Development Area Only. See Landscape Architecture plans. Total number of trees is equal to the number of trees to be planted plus an



SOURCE: BING.COM/MAPS SCALE: 1" = 500'

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a. br/a Li-3.1 Chalaber International (1997) Li-3.2 Control (1997) Li-3.2 Control (1997) Li-3.3 Control (1997) Li-3.4 Control (1997) Contro (1997) Control (1997) Co	31 OF 75	L-3	LANDSCAPE PLAN	5/9/2018	1/7/2019		4801 ROUTE 202/206	4A		(T6B)	<u> </u>
34 OP 75 L-3.1 COMPLETE STREETS PLAN 1005/2015 177/2019 36 OP 75 L-4 LightTinko PLAN 69/2016 177/2019 37 OP 75 L-6.1 RESIDENTIAL AREA LUMITIKO PLAN 69/2016 177/2019 38 OP 75 L-7 PLANTIKO DETAILS 69/2016 177/2019 40 OP 75 L-8 STIE DETAILS 69/2016 177/2019 40 OP 75 L-10 PLANCEL 1 WELLBESS COUNSELING OR SIMILAR FLOOR PLANS 122/12018 177/2019 42 OP 75 A1-10 PARCEL 1 WELLBESS COUNSELING OR SIMILAR FLOOR PLANS 122/12018 177/2019 44 OP 75 A1-4.0 PARCEL 3 INVEL DUSE RETAIL FLOOR PLANS 122/12018 177/2019 45 OP 75 A1-4.0 PARCEL 3 INVEL DUSE RETAIL FLOOR PLANS 122/12018 177/2019 45 OP 75 A1-4.0 PARCEL 3 INVEL DUSE RETAIL FLOOR PLANS 122/12018 177/2019 47 OF 76 A1-4.0 PARCEL 3 INVEL DUSE RETAIL FLOOR PLANS 122/12018 177/2019 47 OF 76 A1-4.0 PARCEL 3 INVEL DUSE RETAIL FLOOR PLANS 122/12018 177/2019 47 OF 76 A1-4.0 PARCEL 3 RINKED USE RETAIL FLOOR PLANS	32 OF 75	L-3.1	LANDSCAPE TREE REQUIREMENTS	5/9/2018	1/7/2019					02.4194	CI
35 0 P 75 L4 Lighthio PLAN 59/2018 17/2019 36 0 P 75 L4 Lighthio PLAN 59/2018 17/2019 36 0 P 75 L4 Commercial Real Lighthio PLAN 59/2018 17/2019 36 0 P 75 L4 Commercial Real Lighthio PLAN 59/2018 17/2019 40 0 P 75 L4 Strip DeTails 59/2018 17/2019 40 0 P 75 L4 Strip DeTails 59/2018 17/2019 40 0 P 75 L4 Strip DeTails 59/2018 17/2019 40 0 P 75 L4 Strip DeTails 59/2018 17/2019 40 0 P 75 A1.40 PAROEL 2 MIXED USE RETAIL FLOOR PLANS 12/21/2018 17/2019 40 0 P 75 A1.43 PAROEL 3 MIXED USE RETAIL FLOOR PLANS 12/21/2018 17/2019 41 0 P 75 A1.40 PAROEL 3 RECOUNT ELEVAND PLANS 12/21/2018 17/2019 42 10 P 75 A1.43 PAROEL 3 RECOUNT ELEVANDS 12/21/2018 17/2019 43 0 F 75 A2.40 TO A2.1 PAROEL 3 RECOUNT ELEVANDNS 12/21/2018	33 OF 75	L-3.2	OPEN SPACE PLAN	10/5/2018	1/7/2019						(C
38 0 F 75 L.3 LIGHTING PLAN 6492018 1172019 37 0 F 75 L.5.1 RESIDENTIAL AREA LIGHTING PLAN 5692018 1172019 38 0 F 75 L.4 COMMERCIAL BLARAGEMENTS 5692018 1172019 40 0 F 75 L-7 PLANTING DETAILS 5692018 1172019 41 0 F 75 L-9 SITE DETAILS 5692018 1172019 42 0 F 75 A1-10 PARCEL INFLUESS COUNSELING OR SIMILAR FLOOR PLANS 1221/2018 1172019 43 0 F 75 A1-20 PARCEL INKED USE RETAIL FLOOR PLANS 1221/2018 1172019 44 0 F 75 A1-40 PARCEL AINKED USE RETAIL FLOOR PLANS 1221/2018 1172019 45 0 F 75 A1-40 PARCEL AINKED USE RETAIL FLOOR PLANS 1221/2018 1172019 45 o F 75 A1-40 PARCEL AINKED USE RETAIL FLOOR PLANS 1221/2018 1172019 46 - 10 F 75 A1-10 A FLAS PARCEL AINKED USE RETAIL FLOOR PLANS 1221/2018 1172019 47 o F 75 A1-40 PARCEL AINKED USE RETAIL FLOOR PLANS 1221/2018 1172019 46 - 50 0 F 75 A2-10 TO A2-17 PARCEL AINKED USE RETAIL FLOOR PLANS 1221/	34 OF 75	L-3.3	COMPLETE STREETS PLAN	10/5/2018	1/7/2019						14
130 07 75 L-5.1 RESIDENTIAL AREAL LATERIAL LOTTINO PLAN 59/2018 1/17/2019 130 07 75 L-6 COMMERCIAL BRAARGENITS 59/2018 1/17/2019 130 07 75 L-7 PLANTING DETAILS 59/2018 1/17/2019 40 07 75 L-8 SITE DETAILS 59/2018 1/17/2019 41 07 75 L-10 PARCEL 1 WELLNESS COURSELING OR SIMILAR FLOOR PLANS 1/22/2018 1/17/2019 42 07 75 A1-1.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 1/22/2018 1/17/2019 43 07 75 A1-2.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 1/22/2018 1/17/2019 44 07 75 A1-4.0 PARCEL 3 KONCE USE RETAIL FLOOR PLANS 1/22/2018 1/17/2019 47 07 75 A1-4.0 PARCEL 3 KONCE USE RETAIL FLOOR PLANS 1/22/2018 1/17/2019 47 07 75 A1-4.0 PARCEL 4 SECULITVE CLOSS PLANS 1/22/2018 1/17/2019 40 07 75 A1-4.0 PARCEL 4 SECULITVE CLOSS PLANS 1/22/2018 1/17/2019 41 07 75 A1-4.0 PARCEL 4 RETAIL ELCOR PLANS 1/22/2018 1/17/2019 56 - 65 07 75 A2-2.0 17 A2-2.1 PARCEL 4 METAIL ELEVATIO	35 OF 75	L-4	LIGHTING PLAN	5/9/2018	1/7/2019	_				-	BE
arror 75 L-5.1 RESIDENTIAL AREAL LAREMANSEMENTS SP3/2018 1/7/2019 36 0 775 L-7 PLANTING DETAILS S99/2018 1/7/2019 40 0 775 L-3 SITE DETAILS S99/2018 1/7/2019 40 0 775 L-4 SITE DETAILS S99/2018 1/7/2019 41 0 775 A1-1.0 PARCEL 1 WELLISS COUNSELING OR SIMILAR FLOOR PLANS 122/10718 1/7/2019 44 0 775 A1-3.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 122/10718 1/7/2019 44 0 775 A1-4.0 PARCEL 4 TOWN REEX RETAIL FLOOR PLANS 122/10718 1/7/2019 44 0 775 A1-4.0 PARCEL 4 TOWN REEX RETAIL FLOOR PLANS 122/10718 1/7/2019 45 0 775 A1-4.0 PARCEL 4 TOWN REEX RETAIL FLOOR PLANS 122/10718 1/7/2019 45 - 50 75 A2-10 TO A2-1.1 PARCEL 4 TOWN REEX RETAIL FLOOR PLANS 122/10718 1/7/2019 54 - 50 75 A2-20 TO A2-1.1 PARCEL 4 TOWN REEX RETAIL FLOOR PLANS 122/10718 1/7/2019 55 - 58 0 75 A2-30 TO A2-1.2 PARCEL 4 ECVATIONS 122/10718 1/7/2019 56 - 58 0 775 A2-40 TO A2-3.1 PARCEL 4 RET	36 OF 75	L-5	LIGHTING PLAN	5/9/2018	1/7/2019	Α	NTICIPAT	ΈΙ	D PERMITS /	/	
3907 76 L-7 PLANING DETAILS 9392078 11/72019 40 07 75 L-8 SITE DETAILS 5992078 11/72019 41 0F 75 L-9 SITE DETAILS 5992078 11/72019 42 0F 75 A1-1.0 PARCEL 1 WELLNESS COUNSELING OR SIMILAR FLOOR PLANS 1221/2018 11/72019 43 0F 75 A1-2.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 1221/2018 11/72019 44 0F 75 A1-3.0 PARCEL 3 MIXED USE RETAIL FLOOR PLANS 1221/2018 11/72019 45 0F 75 A1-4.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 1221/2018 11/72019 46 - 57 A1-5.0 PARCEL 5 ROCERY FLOOR PLANS 1221/2018 11/72019 47 0F 75 A1-4.0 PARCEL 4 TOWN GREEN NETAIL FLOOR PLANS 1221/2018 11/72019 48 - 50 F 75 A2-10 TO A2-1 PARCEL 4 RESUBENTAL BLOOK FLOOR PLANS 1221/2018 11/72019 52 - 53 OF 75 A2-20 TO A2-21 PARCEL 4 RETAIL ELEVATIONS 1221/2018 11/72019 66 - 68 OF 75 A2-40 TO A2-21 PARCEL 4 RETAIL ELEVATIONS 1221/2018 11/72019 70 OF 75 A1-7 SCHEMATIC PLANS: 4TH ELEVATIONS <td>37 OF 75</td> <td>L-5.1</td> <td>RESIDENTIAL AREA LIGHTING PLAN</td> <td>5/9/2018</td> <td>1/7/2019</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>C</td>	37 OF 75	L-5.1	RESIDENTIAL AREA LIGHTING PLAN	5/9/2018	1/7/2019						C
3907 r5 L-7 PLANTING DETAILS 939/2018 117/2019 40 0F 75 L-8 STE DETAILS 59/2018 117/2019 41 0F 75 L-9 STE DETAILS 59/2018 117/2019 42 0F 75 A1-1.0 PARCEL 1 WELINESS COUNSELING OR SIMILAR FLOOR PLANS 122/1018 117/2019 43 0F 75 A1-2.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 122/12018 117/2019 43 0F 75 A1-4.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 122/12018 117/2019 44 0F 75 A1-4.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 122/12018 117/2019 46 0F 75 A1-4.0 PARCEL 5 GROCERY FLOOR PLANS 122/12018 117/2019 47 0F 75 A1-4.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 122/12018 117/2019 47 0F 75 A1-4.0 PARCEL 4 FROUGH RLANS 122/12018 117/2019 52 0F 75 A2-10 TO A2-21 PARCEL 4 RETAIL ELEVATIONS 122/12018 117/2019 66 -68 0F 75 A2-40 TO A2-21 PARCEL 4 RETAIL ELEVATIONS 122/12018 117/2019 69 0F 75 A2-20 TO A2-21 PARCEL 5 EXECUTIVE CLASS HOTEL ELEVATIONS <td< td=""><td>38 OF 75</td><td>L-6</td><td>COMMERCIAL ENLARGEMENTS</td><td>5/9/2018</td><td>1/7/2019</td><td>Δ</td><td>APPROVA</td><td>LS</td><td>REQUIRED</td><td></td><td></td></td<>	38 OF 75	L-6	COMMERCIAL ENLARGEMENTS	5/9/2018	1/7/2019	Δ	APPROVA	LS	REQUIRED		
41 0F 75 L-9 SITE DETAILS 5/9/2018 1/7/2019 42 0F 75 A1-1.0 PARCEL 1 WELLNESS COUNSELING OR SIMILAR FLOOR PLANS 12/21/2018 1/7/2019 43 0F 75 A1-2.0 PARCEL 2 MIKED USE RETAIL FLOOR PLANS 12/21/2018 1/7/2019 44 0F 75 A1-3.0 PARCEL 3 MIKED USE RETAIL FLOOR PLANS 12/21/2018 1/7/2019 45 0F 75 A1-4.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 12/21/2018 1/7/2019 46 0F 75 A1-6.0 PARCEL 6 SEXCOUTVE CLASS HOTE LETOOR PLANS 12/21/2018 1/7/2019 47 0F 75 A1-6.0 PARCEL 2 SEXCOUTVE CLASS HOTE LETOOR PLANS 12/21/2018 1/7/2019 47 0F 75 A1-6.0 PARCEL 2 RETAIL ELOOR PLANS 12/21/2018 1/7/2019 52 - 575 A2-3 0T 0 A2-3.1 PARCEL 2 RETAIL ELOVATIONS 12/21/2018 1/7/2019 56 - 56 0F 75 A2-3 0T 0 A2-3.2 PARCEL 2 RETAIL ELOVATIONS 12/21/2018 1/7/2019 56 - 56 75 A2-4 0T 0 A2-3.1 PARCEL 2 RETAIL ELOVATIONS 12/21/2018 1/7/2019 56 - 56 75 A2-3 0T 0 A2-3.2 PARCEL 6 GROCERY ELEVATIONS 12/21/2018 1/7/2019 57 6 A1-	39 OF 75	L-7	PLANTING DETAILS	5/9/2018	1/7/2019					_	CI
42 OF 75 A1-1.0 PARCEL 1 WELLNESS COUNSELING OR SIMILAR FLOOR PLANS 12/21/2018 1/7/2019 43 OF 75 A1-2.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 12/21/2018 1/7/2019 44 OF 75 A1-3.0 PARCEL 3 MIXED USE RETAIL FLOOR PLANS 12/21/2018 1/7/2019 45 OF 75 A1-3.0 PARCEL 3 MIXED USE RETAIL FLOOR PLANS 12/21/2018 1/7/2019 46 OF 75 A1-3.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 12/21/2018 1/7/2019 47 OF 75 A1-4.0 PARCEL 7 RESIDENTIAL BLOCK FLOOR PLANS 12/21/2018 1/7/2019 48 - 51 OF 75 A2-1.0 TO A2-1.1 PARCEL 1 WELLNESS COUNSELING OR SIMILAR FLEVATIONS 12/21/2018 1/7/2019 52 - 53 OF 75 A2-2.0 TO A2-2.1 PARCEL 2 RETAIL ELEVATIONS 12/21/2018 1/7/2019 56 - 63 OF 75 A2-3.0 TO A2-3.2 PARCEL 2 RETAIL ELEVATIONS 12/21/2018 1/7/2019 63 - 64 OF 75 A2-3.0 TO A2-3.2 PARCEL 2 RETAIL ELEVATIONS 12/21/2018 1/7/2019 64 - 60 F 75 A2-3.0 TO A2-3.2 PARCEL 2 RETAIL ELEVATIONS 12/21/2018 1/7/2019 65 - 6						1.	SITE PLAN APPROV	AL - BI	RIDGEWATER TOWNSHIP		(C
43 OF 75 A1-2.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 12/21/2018 17/2019 44 OF 75 A1-3.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 12/21/2018 17/2019 45 OF 75 A1-4.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 12/21/2018 17/2019 46 OF 75 A1-5.0 PARCEL 5 GROCERY FLOOR PLANS 12/21/2018 17/2019 47 OF 75 A1-6.0 PARCEL 7 RESIDENTIAL ELCOR PLANS 12/21/2018 17/2019 52 -55 OF 75 A2-1.0 TO A2-1.1 PARCEL 7 RESIDENTIAL ELEVATIONS 12/21/2018 17/2019 54 -55 OF 75 A2-2.0 TO A2-2.1 PARCEL 3 RETAIL ELEVATIONS 12/21/2018 17/2019 55 -57 A2-2.0 TO A2-3.1 PARCEL 4 RETAIL ELEVATIONS 12/21/2018 17/2019 56 -68 OF 75 A2-3.0 TO A2-3.2 PARCEL 3 EXECUTIVE CLASS HOTEL ELEVATIONS 12/21/2018 17/2019 64 OF 75 A2-0.0 PARCEL 4 EVATIONS 12/21/2018 17/2019 65 OF 75 A2-0.0 PARCEL 3 EXECUTIVE CLASS HOTEL ELEVATIONS 12/21/2018 17/2019 70 OF 75 A1-10 SCHEMATIC PLANS: ST FLOOR & LO	41 OF 75	L-9	SITE DETAILS	5/9/2018	1/7/2019	2.	SITE PLAN APPROV	AL - SO	DMERSET COUNTY		14
43 OF 75 A1-2.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 12/21/2018 1/17/2019 44 OF 75 A1-3.0 PARCEL 2 MIXED USE RETAIL FLOOR PLANS 12/21/2018 1/17/2019 45 OF 75 A1-4.0 PARCEL 4 TOWN ORDER NETAIL FLOOR PLANS 12/21/2018 1/17/2019 46 OF 75 A1-5.0 PARCEL 6 GROCERY FLOOR PLANS 12/21/2018 1/17/2019 47 OF 75 A1-4.0 PARCEL 7 RESIDENTIAL BLOCK FLOOR PLANS 12/21/2018 1/17/2019 82 -53 OF 75 A2-1.0 TO A1-7.3 PARCEL 7 RESIDENTIAL BLOCK FLOOR PLANS 12/21/2018 1/17/2019 56 -58 OF 75 A2-2.0 TO A2-3.2 PARCEL 2 RETAIL ELEVATIONS 12/21/2018 1/17/2019 63 -64 OF 75 A2-4.0 TO A2-3.2 PARCEL 4 RETAIL ELEVATIONS 12/21/2018 1/17/2019 63 -64 OF 75 A2-4.0 TO A2-3.2 PARCEL 6 GROCERY ELEVATIONS 12/21/2018 1/17/2019 64 -66 OF 75 A2-6.0 TO A2-7.2 PARCEL 5 EXECUTIVE CLASS HOTEL ELEVATIONS 12/21/2018 1/17/2019 70 OF 75 A1-4 SCHEMATIC PLANS: TST FLOOR & LOWER LEVEL PARKING 12/12/2018 1/17/2019 71 OF 75 A1-4 SCHEMATIC PLANS: ROF PLANS BOF FLOOR 12/18/2018	42 OF 75	A1-1.0	PARCEL 1 WELLNESS COUNSELING OR SIMILAR FLOOR PLANS	12/21/2018	1/7/2019	3			T CONTROL PLAN		BE
45 OF 75 A14.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 1221/2018 117/2019 46 OF 75 A1-5.0 PARCEL 4 SEXECUTIVE CLASS HOTEL FLOOR PLANS 1221/2018 117/2019 47 OF 75 A1-6.0 PARCEL 7 RESIDENTIAL BLOCK PLANS 1221/2018 117/2019 48 - 61 OF 75 A2-10 TO A2-11 PARCEL 7 RESIDENTIAL BLOCK PLANS 1221/2018 117/2019 54 - 65 OF 75 A2-2.0 TO A2-2.1 PARCEL 2 RETAIL ELEVATIONS 1221/2018 117/2019 56 - 68 OF 75 A2-2.0 TO A2-3.2 PARCEL 5 RESOLUTIVE CLASS HOTEL ELEVATIONS 1221/2018 117/2019 65 - 67 5 A2-4.0 TO A2-3.1 PARCEL 5 EXECUTIVE CLASS HOTEL ELEVATIONS 1221/2018 117/2019 65 - 0F 75 A2-6.0 PARCEL 5 EXECUTIVE CLASS HOTEL ELEVATIONS 1221/2018 117/2019 65 - 0F 75 A2-7.0 TO A2-7.2 PARCEL 5 RECUTIVE CLASS HOTEL ELEVATIONS 1221/2018 117/2019 70 OF 75 A1-7 SCHEMATIC PLANS: STA ELEVATIONS 1221/2018 117/2019 71 OF 75 A1-8 SCHEMATIC PLANS: STO & 2.10WER LEVEL PARKING 1214/2018 117/2019 71 OF 75 A1-10 SCHEMATIC PLANS: STO & 2.10WER LEVAL PLAN 1214/2018<	43 OF 75	A1-2.0	PARCEL 2 MIXED USE RETAIL FLOOR PLANS	12/21/2018	1/7/2019	5.					
45 OF 75 A1-4.0 PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS 12/21/2018 11/7/2019 46 OF 75 A1-6.0 PARCEL 5 EXECUTIVE CLASS HOTEL FLOOR PLANS 12/21/2018 11/7/2019 47 OF 75 A1-6.0 PARCEL 5 EXECUTIVE CLASS HOTEL FLOOR PLANS 12/21/2018 11/7/2019 48 - 61 OF 75 A1-7.0 TO A1-7.3 PARCEL 1 RESIDENTIAL BLOCK FLOOR PLANS 12/21/2018 11/7/2019 54 - 55 OF 75 A2-1.0 TO A2-1.1 PARCEL 3 RETAIL ELEVATIONS 12/21/2018 11/7/2019 54 - 55 OF 75 A2-3.0 TO A2-3.2 PARCEL 3 RETAIL ELEVATIONS 12/21/2018 11/7/2019 59 - 62 OF 75 A2-3.0 TO A2-3.1 PARCEL 3 EXECUTIVE CLASS HOTEL ELEVATIONS 12/21/2018 11/7/2019 65 - 67 75 A2-6.0 PARCEL 6 GROCERY ELEVATIONS 12/21/2018 11/7/2019 65 - 67 75 A2-6.0 PARCEL 6 GROCERY ELEVATIONS 12/21/2018 11/7/2019 66 - 68 OF 75 A2-7.0 TO A2-7.2 PARCEL 6 SOC 75 A1-6 SCHEMATIC PLANS: STFLOOR & LOWER LEVEL PARKING 12/18/2018 11/7/2019 71 OF 75 A1-8 SCHEMATIC PLANS: STH FLOOR 12/18/2018	44 OF 75	A1-3.0	PARCEL 3 MIXED USE RETAIL FLOOR PLANS	12/21/2018	1/7/2019	4.	NJDOT ACCESS PER	міт			01
46 OF 75 A1-5.0 PARCEL 5 EXECUTIVE CLASS HOTEL FLOOR PLANS 1221/2018 1/7/2019 47 OF 75 A1-6.0 PARCEL 6 GROCERY FLOOR PLANS 1221/2018 1/7/2019 48 - 51 OF 75 A1-7.0 TO A1-7.3 PARCEL 7 RESIDENTIAL BLOCK FLOOR PLANS 1221/2018 1/7/2019 52 - 53 OF 75 A2-10 TO A2-1.1 PARCEL 7 RESIDENTIAL BLOX FLOOR PLANS 1221/2018 1/7/2019 54 - 55 OF 75 A2-2.0 TO A2-2.1 PARCEL 3 RESULTIVE CLASS HOTEL ELEVATIONS 1221/2018 1/7/2019 56 - 67 75 A2-3.0 TO A2-3.2 PARCEL 4 RELEVATIONS 1221/2018 1/7/2019 63 - 64 OF 75 A2-5.0 PARCEL 6 GROCERY ELEVATIONS 1221/2018 1/7/2019 66 - 68 OF 75 A2-7.0 TO A2-7.2 PARCEL 7 RESIDENTIAL ELEVATIONS 1221/2018 1/7/2019 66 - 68 OF 75 A1-7 SCHEMATIC PLANS: ST FLOOR & LOWER LEVEL PARKING 1221/2018 1/7/2019 70 OF 75 A1-8 SCHEMATIC PLANS: ST FLOOR 12/18/2018 1/7/2019 71 OF 75 A1-10 SCHEMATIC PLANS: ST FLOOR 12/18/2018 1/7/2019 71 OF 75 A1-10 SCHEMATIC PLANS: ST FLOOR 12/18/2018 1/7/2019	45 OF 75	A1-4.0	PARCEL 4 TOWN GREEN RETAIL FLOOR PLANS	12/21/2018	1/7/2019	_					CC
A8-51 07 75 A1-7.0 TO A1-7.3 PARCEL 7 RESIDENTIAL BLOCK FLOOR PLANS 12/21/2018 11/7/2019 48-51 07 75 A1-7.0 TO A1-7.3 PARCEL 7 RESIDENTIAL BLOCK FLOOR PLANS 12/21/2018 11/7/2019 52-53 0F 75 A2-10 TO A2-1.1 PARCEL 2 RETAIL ELEVATIONS 12/21/2018 11/7/2019 54-55 0F 75 A2-2.0 TO A2-2.1 PARCEL 3 MIXED USE RETAIL ELEVATIONS 12/21/2018 11/7/2019 59-62 0F 75 A2-3.0 TO A2-3.2 PARCEL 4 RETAIL ELEVATIONS 12/21/2018 11/7/2019 63-64 0F 75 A2-5.0 PARCEL 5 EXECUTIVE CLASS HOTEL ELEVATIONS 12/21/2018 11/7/2019 66-68 0F 75 A2-5.0 PARCEL 6 GROCERY ELEVATIONS 12/21/2018 11/7/2019 66-68 0F 75 A2-7.0 TO A2-7.2 PARCEL 7 RESIDENTIAL ELEVATIONS 12/21/2018 11/7/2019 71 0F 75 A1-8 SCHEMATIC PLANS: 1ST FLOOR & LOWER LEVEL PARKING 12/18/2018 11/7/2019 71 0F 75 A1-10 SCHEMATIC PLANS: ROOF PLAN, BUILDING SECTION & DETAIL 12/18/2018 11/7/2019 72 0F 75 A1-10 SCHEMATIC PLANS: ROOF PLAN, BUILDING SECTION & DETAIL 12/18/2018 11/7/2019 73 0F 75 A1-10 SCHEMATIC PLANS: BUILD	46 OF 75	A1-5.0	PARCEL 5 EXECUTIVE CLASS HOTEL FLOOR PLANS	12/21/2018	1/7/2019	э.	NJDEP WEILAND LC	71			~
52 - 53 OF 75 A2-1.0 TO A2-1.1 PARCEL 1 WELLNESS COUNSELING OR SIMILAR ELEVATIONS 12/21/2018 1/7/2019 54 - 55 OF 75 A2-2.0 TO A2-2.1 PARCEL 2 RETAIL ELEVATIONS 12/21/2018 1/7/2019 56 - 56 OF 75 A2-3.0 TO A2-3.2 PARCEL 4 RETAIL ELEVATIONS 12/21/2018 1/7/2019 95 - 62 OF 75 A2-4.0 TO A2-4.3 PARCEL 4 RETAIL ELEVATIONS 12/21/2018 1/7/2019 96 - 64 OF 75 A2-6.0 PARCEL 4 RETAIL ELEVATIONS 12/21/2018 1/7/2019 96 - 66 OF 75 A2-7.0 PARCEL 7 RESIDENTIAL ELEVATIONS 12/21/2018 1/7/2019 96 - 66 OF 75 A1-7 SCHEMATIC PLANS: 1ST FLOOR & LOWER LEVEL PARKING 12/18/2018 1/7/2019 97 0 OF 75 A1-8 SCHEMATIC PLANS: 1ST FLOOR & LOWER LEVEL PARKING 12/18/2018 1/7/2019 97 10 F 75 A1-9 SCHEMATIC PLANS: MOF PLAN, BUILDING SECTION & DETAIL 12/18/2018 1/7/2019 97 2 OF 75 A1-10 SCHEMATIC PLANS: BUILDING ELEVATIONS 12/18/2018 1/7/2019 97 2 OF 75 A1-10 SCHEMATIC PLANS: BUILDING SECTION & DETAIL 12/18/2018 1/7/2019 97 2 OF 75 A1-10 SCHEMATIC PLANS: BUILDING ELEVATIONS	47 OF 75	A1-6.0	PARCEL 6 GROCERY FLOOR PLANS	12/21/2018	1/7/2019	6.	NJDEP TREATMENT	WORK	(S APPROVAL		CC
02-03-03 (1) 12-13 (03 (13) 12-13 (13) 111 (13) 03-03 (15) 12-13 (15) 111 (15) 111 (15) 111 (15) 03-03 (15) 12-23 (15) 12-23 (15) 111 (15) 111 (15) 03-04 (15) 12-23 (15) 12-23 (12) 111 (12) 111 (12) 03-04 (15) 12-23 (12) 12-21 (20) 111 (12) 111 (12) 03-04 (15) 12-23 (12) 12-21 (20) 111 (12) 111 (12) 111 (12) 03-04 (15) 12-23 (12) 12-21 (20) 111 (12	48 - 51 OF 75	A1-7.0 TO A1-7.3	PARCEL 7 RESIDENTIAL BLOCK FLOOR PLANS	12/21/2018	1/7/2019	7.		ITARY	SEWER UTILITY		(C
56 - 58 OF 75 A2.3.0 TO A2-3.2 PARCEL 3 MIXED USE RETAIL ELEVATIONS 12/21/2018 1/7/2019 59 - 62 OF 75 A2.4.0 TO A2-4.3 PARCEL 4 RETAIL ELEVATIONS 12/21/2018 1/7/2019 63 - 64 OF 75 A2-5.0 TO A2-5.1 PARCEL 5 EXECUTIVE CLASS HOTEL ELEVATIONS 12/21/2018 1/7/2019 65 OF 75 A2-6.0 PARCEL 6 GROCERY ELEVATIONS 12/21/2018 1/7/2019 66 - 68 OF 75 A2-7.0 TO A2-7.2 PARCEL 7 RESIDENTIAL ELEVATIONS 12/21/2018 1/7/2019 69 OF 75 A1-7 SCHEMATIC PLANS: 1ST FLOOR & LOWER LEVEL PARKING 12/18/2018 1/7/2019 70 OF 75 A1-8 SCHEMATIC PLANS: 2ND & 3RD FLOOR 12/18/2018 1/7/2019 71 OF 75 A1-10 SCHEMATIC PLANS: ROOF PLAN, BUILDING SECTION & DETAIL 12/18/2018 1/7/2019 73 OF 75 A1-10 SCHEMATIC PLANS: BUILDING ELEVATIONS 12/18/2018 1/7/2019 73 OF 75 A1-10 SCHEMATIC PLANS: BUILDING SECTION & DETAIL 12/18/2018 1/7/2019 73 OF 75 A1-11 SCHEMATIC PLANS: BUILDING SECTION & DETAIL 12/18/2018 1/7/2019 73 OF 75 A1-11 SCHEMATIC PLANS: BUILDING ELEVATIONS 12/18/2018<	52 - 53 OF 75	A2-1.0 TO A2-1.1	PARCEL 1 WELLNESS COUNSELING OR SIMILAR ELEVATIONS	12/21/2018	1/7/2019		APPROVAL				25
1 1	54 - 55 OF 75	A2-2.0 TO A2-2.1	PARCEL 2 RETAIL ELEVATIONS	12/21/2018	1/7/2019	8.	NEW JERSEY AMERI		VATER DWC APPROVAL		NE
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	74 OF 75			5/9/2018	1/7/2010	15	5. SOMERSET COUNTY	INTE	RSECTION PERMIT		
75 OF 75 S-2 TREE REMOVAL PLAN 5/9/2018 1/7/2019 T6. NJDEP WEILANDS/FHA PERMIT						16	6. NJDEP WETLANDS/F	HA PE	RMIT		
	IJ UF 10	3-2		5/3/2016	1/1/2019						

equivalent number of trees based on one (1) tree for every three (3) shrubs to be installed.

¹⁷ 80,000 square foot (including mezzanine if any) supermarket/grocery.

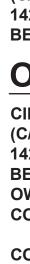
ROAD / APPLICATION MAP

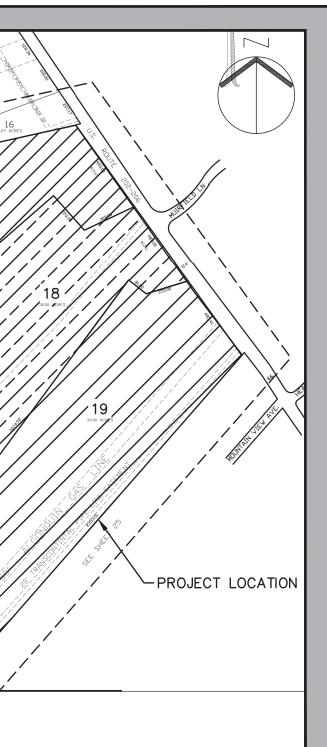
200' PROPERTY **OWNERS LIST**

SOURCE: TAX MAP BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NJ

KEY MAP

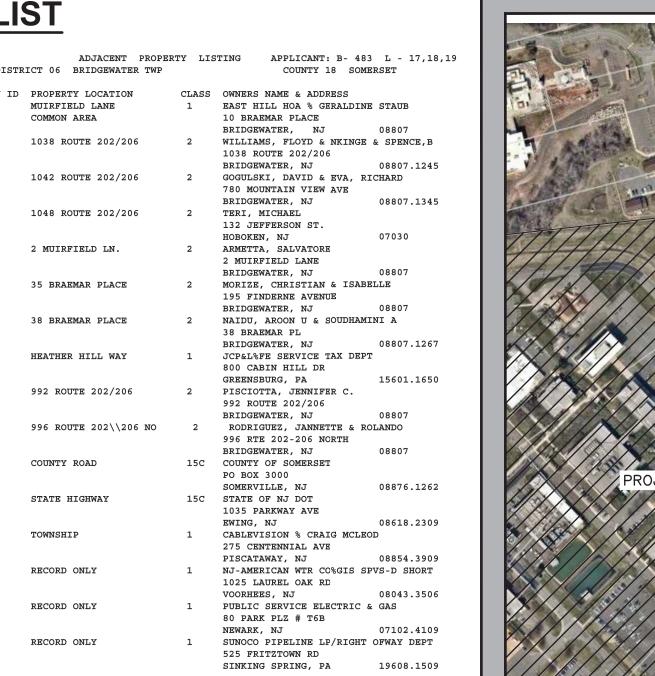
SCALE: 1" = 500'





R-50 ORID/R-SEED PROJECT LOCATION

ZONING MAP SOURCE: BRIDGEWATERNJ.GOV SCALE: 1" = 500'



APPLICANT:

CIPII/AR BRIDGEWATER HOLDINGS, LLC (C/O ADVANCE REALTY) 1420 U.S. HWY. 206, SUITE 200 **BEDMINSTER, NEW JERSEY 07921**

OWNER:

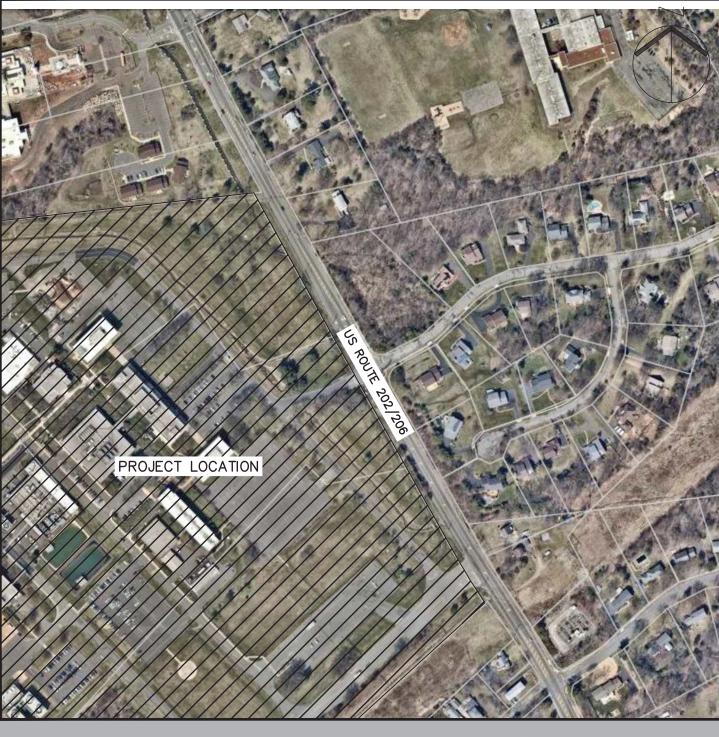
CIPII/AR BRIDGEWATER HOLDINGS, LLC (C/O ADVANCE REALTY) 1420 U.S. HWY. 206, SUITE 200 **BEDMINSTER, NEW JERSEY 07921** OWNER OF PROPERTY LOCATED IN THE R-SEED ZONE CO-OWNER OF PROPERTY IN THE OR/D ZONE

COE BRIDGEWATER, LLC
(C/O THOR EQUITIES, LLC)
25 WEST 39TH STREET

NEW YORK, NY 10018

CO-OWNER OF PROPERTY LOCATED IN THE OF	R/D ZON

	DATE
COUNTY PLANNER	DATE



AERIAL MAP SOURCE: MAPS.US.NEARMAP.COM SCALE: 1" = 300'

DAVID C. BATTAGLIA, P.E., C.M.E., C.F.M., BOARD ENGINEER

APPROVALS:

ELIMINARY SITE PLAN - PREDOMINANTLY RESIDENTIAL D	EVELOPMENT
AGENT FOR APPLICANT (CIPII/AR BRIDGEWATER HOLDINGS, LLC)	DATE
TRICIA CASAMENTO, PLANNING BOARD CHAIRWOMAN	DATE
SCARLETT DOYLE, P.P., SECRETARY OF PLANNING BOARD	DATE

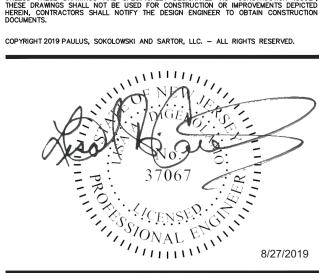
DATE

COVER SHEET		
JOB NO.:	00488.0041	
DATE:	05/09/2018	
DRAWN:	TB/CY	
CHECK:	CH/LAD	
SCALE:	N.T.S.	
SHEET NO.	1 OF 75	
	C-01	

NEW JERSEY CENTER OF EXCELLENCE 1041 N.J.S.H. ROUTE 202/206 BLOCK 483, LOTS 17, 18 & 19 TOWNSHIP OF BRIDGEWATER SOMERSET COUNTY, NEW JERSEY 08807 SHEET TITLE

CLIENT

PROJECT



CERTIFICATE OF AUTHORIZATION NO. 24GA28032700 ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSI NND SARTOR, LLC. OF ANY CONFLICTS, ERRORS, AMBIGUITES OR DISOREPANCIES IN TH JONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF MITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI AND SARTOR, LLC. IS UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE". THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR IMPROVEMENTS DEPICITED IEREIN, CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION OCILIENTS



SARTOR, LLC

PAULUS, SOKOLOWSKI AND

ORIENTATION / KEY PLAN

CONSULTANT

ISSUE DATE

DESCRIPTION

NEW RESIDENTIAL BUILI

R PB COMMENTS AND OR/D VARIA

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REFERENCE AND BASE INFORMATION NOTES

- ALL PROPOSED WORK SHOWN LIES WITHIN TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW [ADDED 11-18-1991 BY ORD. NO. 91-33; AMENDED 6-8-2006 BY ORD. NO. 06-32]
- BOUNDARY INFORMATION SHOWN IS BASED ON SURVEY ENTITLED "PLAN OF SURVEY, NEW JERSEY CENTER OF EXCELLENCE AT BRIDGEWATER LOTS 17, 18 & 19, BLOCK 483, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," PREPARED BY GLADSTONE DESIGN, INC., DATED JUNE 19, 2017, **REVISED THROUGH JANUARY 26, 2018.**
- HORIZONTAL CONTROL IS BASED ON NAD83. VERTICAL CONTROL IS BASED ON NGVD29.
- EXCELLENCE AT BRIDGEWATER, LOTS 17, 18, + 19 BLOCK 483, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY GLADSTONE DESIGN, INC. DATED JUNE 19, 2017, REVISED THROUGH OCTOBER 24, 2017.
- TOPOGRAPHIC INFORMATION BASED ON "BUILDING LOCATION PLAN NEW JERSEY CENTER OF EXCELLENCE AT BRIDGEWATER, LOTS 17, 18, + 19 BLOCK 483, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY GLADSTONE DESIGN, INC. DATED OCTOBER 19, 2017, REVISED THROUGH OCTOBER 24, 2017.
- WETLANDS EXIST ON THE PROJECT SITE BASED ON SURVEY ENTITLED "WETLANDS LOCATION MAP. NEW JERSEY CENTER OF EXCELLENCE AT BRIDGEWATER LOTS 17, 18 & 19, BLOCK 483, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," PREPARED BY GLADSTONE DESIGN, INC., DATED JUNE 19, 2017, REVISED THROUGH JANUARY 26, 2018.
- NJ FLOOD HAZARD AREA / FLOODWAY LIMIT BASED ON SURVEY ENTITLED "PLAN OF SURVEY, NEW JERSEY CENTER OF EXCELLENCE AT BRIDGEWATER LOTS 17, 18 & 19, BLOCK 483, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," PREPARED BY GLADSTONE DESIGN, INC., DATED JUNE 19. 2017. REVISED THROUGH JANUARY 26. 2018.
- SOIL TESTING RESULTS BASED ON:
- A. "REPORT SUBSURFACE INVESTIGATION, EXISTING STOCKPILE AREA, BRIDGEWATER, SOMERSET COUNTY CIP II/AR BRIDGEWATER HOLDINGS LLC", PREPARED BY MELICK-TULLY AND ASSOCIATES P.C., DATED JANUARY 19, 2018 UNREVISED. B. "SUBSURFACE INVESTIGATION, PROPOSED STORMWATER AREAS, CIP II/AR BRIDGEWATER
- HOLDINGS LLC, BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY." PREPARED BY MELICK-TULLY A DIVISION OF GZA, DATED APRIL 23, 2018 UNREVISED. EXCEPT WHERE SPECIFICALLY NOTED. EXISTING FEATURES ARE SHOWN IN HALF TONE AND
- PROPOSED FEATURES ARE SHOWN IN FULL TONE.
- GENERAL NOTES THE OFFICE OF THE MUNICIPAL ENGINEER SHALL BE NOTIFIED IN ADVANCE OF COMMENCEMENT OF
- CONSTRUCTION OF ANY IMPROVEMENTS UNDER ITS JURISDICTION.
- CONTRACTOR SHALL COORDINATE UTILITY MARK OUTS 72 HOURS PRIOR TO ANY DISTURBANCE. ALL SOIL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY
- CONSTRUCTION AND ARE SUBJECT TO INSPECTION BY THE LOCAL SOIL CONSERVATION DISTRICT. THE CONTRACTOR SHALL PROVIDE SUCH TEMPORARY DRAINAGE, SOIL EROSION, AND DUST CONTROL MEASURES AS MAY BE DIRECTED BY THE MUNICIPAL ENGINEER OR OTHER AGENCIES OR DEPARTMENTS WITH JURISDICTION TO SATISFY ENVIRONMENTAL CONCERNS.
- THE INSTALLATION OF UTILITIES MUST BE COORDINATED WITH BUILDING IMPROVEMENTS AND PORTIONS OF THE CAMPUS TO REMAIN IN OPERATION TO ASSURE THE WELL-BEING OF LIFE AND PROPERTY DURING CONSTRUCTION. WATER SERVICE IS A PRIMARY NEED AND MUST BE SCHEDULED ACCORDINGLY, WATER SUPPLY AND HYDRANT CONNECTIONS ARE TO BE ESTABLISHED AS A PRIORITY DURING INITIAL SITE DEVELOPMENT TO ASSURE ADEQUATE WATER FOR FIREFIGHTING FOR PORTION OF CAMPUS TO REMAIN IN OPERATION AND DURING ALL PHASES OF CONSTRUCTION.
- AS INDICATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SUFFICIENT CONSTRUCTION WARNING SIGNS ARE TO BE PROVIDED AND MAINTAINED BY CONTRACTORS PERFORMING CONSTRUCTION WORK. SAID SIGNS ARE TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND APPROVED BY THE APPROPRIATE MUNICIPAL INSPECTION PERSONNEL. NO CONSTRUCTION THAT IN ANY WAY INTERFERES WITH ROADWAY TRAFFIC SHALL COMMENCE UNTIL THE APPROPRIATE CONSTRUCTION WARNING SIGNS ARE INSTALLED AND INSPECTED BY THE MUNICIPAL ENGINEER. ALL SUCH SIGNAGE, STRIPING, PARKING AND TRAFFIC CIRCULATION SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS AMENDED, AS WELL AS THE REQUIREMENTS OF THE MUNICIPALITY AND NJDOT.
- CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPAL CONSTRUCTION GUIDELINES FOR STREET OPENINGS WITHIN THE PUBLIC RIGHT OF WAY.
- ALL ROADWAYS ARE TO BE PASSABLE FOR FIRE DEPARTMENT USE DURING CONSTRUCTION. ANY ROADWAY CLOSURE OR RELOCATION SHALL BE COORDINATED BY THE CONTRACTOR WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION FOR ALL AREAS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WARNING SIGNS, BARRICADES, AND ANY AND ALL SAFETY MEASURES AS MAY BE REQUIRED BY LOCAL CODES, OSHA AND/OR MUTCD.
- LOCATION OF EXISTING INLETS. CATCH BASINS AND MANHOLES MUST BE FIELD VERIFIED BEFORE WORK MAY COMMENCE. ANY CONFLICTING INFORMATION FROM THAT SHOWN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- 10. PRIOR TO ANY SITE DISTURBANCE, ALL WETLANDS AND OR WETLANDS TRANSITION AREA LIMITS SHALL BE CLEARLY IDENTIFIED IN THE FIELD WITH ORANGE SNOW FENCING BY MIRAFI OR APPROVED FOUAL LOCATE SILT FENCE LINE FIVE (5) FEET UPSTREAM OF ORANGE SNOW FENCING AND DOWNSTREAM OF CLEARING LIMITS AS SHOWN. THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AS MAY BE REQUIRED BY LOCAL. COUNTY, STATE, FEDERAL OR OTHER AGENCIES HAVING JURISDICTION ARE IN HAND AND VALID PRIOR TO COMMENCING WORK.
- . SUBSTITUTIONS OF PROPRIETARY MATERIAL AND/OR PRODUCT SPECIFICATIONS THAT NOTE "OR FOULAL " MUST BE APPROVED BY THE DESIGN ENGINEER IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE TO THE SATISFACTION OF THE DESIGN ENGINEER THAT THE SUBSTITUTION IS EQUAL
- 12. IT IS NOT THE INTENT OF THESE PLANS TO PROVIDE REINFORCING STEEL AND CONCRETE DESIGNS FOR ANY PRE-CAST OR POURED-IN-PLACE CONCRETE STRUCTURES OTHER THAN THE REINFORCING STEEL AND CONCRETE DESIGNS SPECIFICALLY NOTED ON THESE PLANS. ANY REINFORCING STEEL AND CONCRETE DESIGN MUST BE SUPPLIED, SIGNED & SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF NEW JERSEY REPRESENTING THE CONTRACTOR AND SHALL BE INCLUDED IN THE SHOP DRAWING SUBMITTAL SUBJECT TO REVIEW BY PS&S
- . THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS FOR ALL UNDERGROUND IMPROVEMENTS INSTALLED DURING CONSTRUCTION, ETC, AS-BUILT DRAWINGS MUST BE SIGNED & SEALED BY A NJ PROFESSIONAL LAND SURVEYOR. THE AS-BUILT SURVEY DRAWINGS MUST COMPLY WITH UTILITY OWNER STANDARDS/REQUIREMENTS. COPIES SHALL BE SUBMITTED TO UTILITY COMPANY AND/OR OWNER.
- 14. ALL CONSTRUCTION SHOWN HEREIN SHALL CONFORM TO RSIS, MUNICIPAL AND/OR COUNTY STANDARDS. CONSTRUCTION DETAILS. AND SPECIFICATIONS APPLICABLE AS WELL AS THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, UNLESS SPECIFICALLY NOTED OTHERWISE. IN CASE OF CONFLICT. THE MORE RESTRICTIVE SHALL GOVERN. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ALL CONFLICTS.
- 5. THE RECREATION AND MAINTENANCE REQUIREMENTS SET FORTH IN ORDINANCE SECTION 126-321.6(7)(K)(VI-VII) SHALL BE COMPLIED WITH AND SET FORTH AS A CONDITION OF APPROVAL IN THE REDEVELOPER AGREEMENT
- 6. CONSTRUCTION LOGISTICS PLAN TO BE SUBMITTED TO THE CONSTRUCTION OFFICIAL AND THE TOWNSHIP ENGINEER FOR REVIEW AND ADJUSTMENT PRIOR TO BUILDING PERMIT APPLICATIONS. 7. COMMERCIAL USES TO BE OPEN TO THE PUBLIC FROM 5:30 AM TO 12:00 MIDNIGHT, 7 DAYS A WEEK.
- 18. POST OFFICE BOX NUMBERS SHALL BE PROVIDED AS A CONDITION TO A TENANT'S PHYSICAL OCCUPANCY OF SPACE AND THE APPLICANT WILL COMPLY WITH REQUIREMENTS MADE BY THE POST MASTER.

NOTES ON THE USE OF PLANS

- UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE," THESE DRAWINGS OR THE IMPROVEMENTS DEPICTED HEREIN SHALL NOT BE USED FOR CONSTRUCTION. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- INFORMATION FOR DESIGN LAYOUT IS CONTAINED SOLELY IN THE WRITTEN DIMENSIONS, BEARINGS, AND ANGLES CONTAINED ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
- THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY OTHER PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI, AND SARTOR IS PROHIBITED.
- THIS DIMENSIONAL INFORMATION IS NOT WARRANTED NOR SHOULD IT BE CONSIDERED AS COMPLETE FOR EVERY ASPECT OF THE LAYOUT STANDARD PRACTICE REQUIRES THAT THE LAYOUT PERSON CHECK THE DIMENSIONAL DATA CONSISTENCY AND TO MAKE SURVEY CALCULATIONS WHICH ARE CUSTOMARY FOR CONSTRUCTION LAYOUT. IN THE EVENT A QUESTION OR INCONSISTENCY IS DISCOVERED, THE USER SHOULD IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
- THE GRAPHICAL INFORMATION CONTAINED IN ELECTRONIC FILES IS INTENDED AS DRAWING DATA ONLY, IT IS NOT INTENDED TO SERVE AS SURVEY LAYOUT DATA.
- ALL SITEWORK UTILITIES TO BE INSTALLED BY SITE CONTRACTOR TO A POINT (5) FIVE FEET FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH INDUSTRY STANDARDS UNLESS SPECIFICALLY
- SHOWN OTHERWISE. SITE CONTRACTOR TO COORDINATE WITH BUILDING TRADES CONTRACTOR TO ENSURE COORDINATION OF UTILITY CONNECTION LOCATIONS AND MATERIAL SPECIFICATIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD. ALL DIMENSIONAL INFORMATION SHOWN HEREON INDICATING BUILDINGS IS BASED UPON FACE OF
- BUILDING. ALL ROADWAY DIMENSIONS ARE TO INSIDE FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO OUTSIDE FACE OF CURB.
- DIMENSIONAL INFORMATION SHOWN ON THE PLAN SHALL GOVERN. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE ELECTRONIC FILES, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING.

ORDINANCE §126-243.1. CONSTRUCTION MITIGATION MEASURES

IT IS HEREBY MANDATED THAT THE REQUIREMENTS OF SUBSECTIONS A THROUGH O DELINEATED HEREINBELOW SHALL BE LISTED AND PLACED DIRECTLY ON ALL MAJOR SUBDIVISION AND SITE CONSTRUCTION PLANS.

- THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL REMAIN IN FULL FORCE AND EFFECT DURING THE COURSE OF CONSTRUCTION OF THE ENTIRE PROJECT. FAILURE TO COMPLY WITH THE SOIL EROSION AND SEDIMENT CONTROL PLANS SHALL RESULT IN A WORK STOPPAGE UNTIL THE CONDITIONS ARE CORRECTED AND THE PLAN REIMPLEMENTED.
- (1) ANTI-VANDALISM HORNS ON EQUIPMENT SHALL BE ELIMINATED.
- (2) PROHIBITED TIMES AND PRACTICES [AMENDED 8-16-1993 BY ORD. NO. 93-25]
- (a) THE EXCAVATION, GRADING, PAVING, ERECTION, DEMOLITION, ALTERATION OR REPAIR OF ANY PREMISES, STREET, BUILDING OR STRUCTURE IS PROHIBITED AT ANY TIME ON SUNDAYS NATIONAL HOLIDAYS OR OTHER THAN BETWEEN THE HOURS OF 8:00 AM AND 4:00 PM ON SATURDAYS OR BETWEEN THE HOURS OF 7:30 AM AND 6:00 PM ON ALL OTHER DAYS, EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH, WELFARE AND SAFETY, AND THEN ONLY IN ACCORDANCE WITH AN APPROVAL FIRST OBTAINED FROM THE TOWNSHIP ENGINEER, RELATED TO LAND CLEARING AND GRADING, DRAINAGE, SEWER AND WATER UTILITIES AND PUBLIC IMPROVEMENT WORK, OR FROM THE TOWNSHIP CODE ENFORCEMENT OFFICIAL AS THE OTHER WORK. SUCH APPROVAL MAY BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS OR LESS WHILE THE EMERGENCY CONTINUES. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO INTERIOR OR EXTERIOR REPAIRS OR TO INTERIOR ALTERATIONS. THE WORK FOR WHICH IS ACTUALLY PERFORMED BY A HOMEOWNER OR OCCUPANT. PERSONALLY. BETWEEN THE HOURS OF 8:00 AM AND 10:00 PM UPON RESIDENTIAL PREMISES. PROVIDED THAT THE WORK SHALL BE DONE WITHOUT UNDUE NOISE OR DISTURBANCE OF THE PEACE AND QUIET OF THE NEIGHBORHOOD
- (b) THE EXCAVATION, GRADING, PAVING, ERECTION, DEMOLITION, ALTERATION OR REPAIR OF ANY PREMISES, STREET, BUILDING OR STRUCTURE IS PROHIBITED IF THE EFFECT OF SUCH WORK OR ANY ACTIVITY CONNECTED WITH SUCH WORK IS TO CAUSE NOISE. FUMES. SMOKE. DUST, WHICH PRODUCES A DELETERIOUS EFFECT BEYOND THE BOUNDARIES AND PERIMETER OF THE SITE FROM WHICH IT IS EMANATING. [AMENDED 12-20-1993 BY ORD. NO. 93-34]
- (3) ANTI-LITTER REGULATIONS SHALL BE IMPOSED ON SITE.
- (4) THE APPLICANT SHALL ESTABLISH REGULATIONS FOR THE SAFE AND PROPER TRANSFER AND TRANSPORT OF FUEL ON SITE. (5) TRUCK MATS SHALL BE LOCATED BY THE SOIL EROSION CONTROL OFFICER IN CONJUNCTION
- WITH THE TOWNSHIP ENGINEER IN SUCH PLACES AS TO MINIMIZE THE TRACKING OF DIRT AND MUD ONTO THE TRAVELED ROADS. THE MATS SHALL BE MAINTAINED AND ALTERED AS NECESSARY TO ACHIEVE THE REQUIRED RESULTS.
- THE CONSTRUCTION SITE. THE DEVELOPER SHALL PROVIDE SUFFICIENT LABORERS AND EQUIPMENT TO CONTROL TRACKING AT ALL ACTIVE EXITS FROM THE SITE.
- THE CONTRACTOR AND SUBCONTRACTORS, SHALL BE REQUIRED ON SITE DURING CONSTRUCTION
- (8) VIOLATIONS OF ANY OF THESE CONSTRUCTION MITIGATION MEASURES SHALL RESULT IN A STOP-WORK ORDER, WHICH ORDER SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE CONDITION IS REMEDIED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER
- PRIOR TO CONSTRUCTION, INCLUDING SITE WORK ACTIVITY, A PRECONSTRUCTION MEETING SHALL BE REQUIRED TO INCLUDE THE TOWNSHIP REPRESENTATIVES. THE APPLICANT AND ITS ENGINEERS AND CONTRACTORS. THE PRECONSTRUCTION MEETING SHALL NOT BE HELD UNTIL A COPY OF THE COMPUTATION OF ENGINEERING INSPECTION FEES AND FOR A DETERMINATION OF PERFORMANCE BONDS AND SAID FEES AND BONDS HAVE BEEN SUBMITTED AND APPROVED BY THE TOWNSHIP ATTORNEY. NINE SETS OF PLANS CONTAINING ALL CORRECTIONS, ADDITIONS, AND DELETIONS REQUIRED BY THE APPROVING BOARD AND ALL OTHER PRIOR APPROVAL PERMITS SHALL BE PROVIDED AT LEAST 10 DAYS PRIOR TO THE PRECONSTRUCTION MEETING. COPIES OF ALL PERMITS FROM THE FEDERAL. STATE AND COUNTY AGENCIES SHALL BE PROVIDED TO THE TOWNSHIP AT THE MEETING.
- ALL NONDISTURBED AREAS ON SITE SHALL BE DEMARCATED BY SNOW FENCE DURING CONSTRUCTION. AND THE SNOW FENCE SHALL BE INSTALLED ON SITE PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING SITE WORK. A VIOLATION OF THE NONDISTURBED AREAS WILL RESULT IN A STOP-WORK ORDER FOR THAT AREA AFFECTED BY THE VIOLATION, AS DETERMINED BY THE TOWNSHIP ENGINEER. AND SAID STOP-WORK ORDER SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE VIOLATION IS CORRECTED AND AN DAMAGE CREATED BY THE VIOLATION IS RESTORED TO ITS ORIGINAL STATE.
- SHOULD BLASTING BE REQUIRED ON SITE, THE APPLICANT SHALL, IN ADDITION TO ANY STATE PERMITS THAT MAY BE REQUIRED. NOTIFY ALL OWNERS WITHIN 200 FEET OF THE PROPERTY LINE TWO WEEKS PRIOR TO THE DATE OF SAID BLASTING AND SHALL CONDUCT A MEETING WITH THE PROPERTY OWNERS AT LEAST ONE WEEK PRIOR TO THE BLASTING. THE PURPOSE OF THE MEETING SHALL BE TO INFORM THE RESIDENTS AND TO ADVISE THEM OF SUCH MITIGATION MEASURES AS MAY BE APPROPRIATE. THE BLASTING CONTRACTOR SHALL USE A SEISMOGRAPH AND SEND THE TEST RESULTS TO THE STATE AND TO THE TOWNSHIP.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR FOOTING AND FOUNDATION ONLY, THE ROADS SHALL BE IN PASSABLE CONDITION AND THE SANITARY SEWERS ACCEPTED PRIOR TO THE ISSUANCE OF THE FRAMING PERMIT THE ROADS MUST BE PAVED. THE FIRE HYDRANTS ACTIVE AND READY FOR USE, SANITARY SEWERS UNDER PAVED AREA WILL NOT BE APPROVED UNTIL THE BASE COURSE OF ASPHALT IS INSTALLED. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, ALL 5. WALL BACKFILL MATERIAL SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR UTILITIES, INCLUDING STREETLIGHTS, SHALL BE ACTIVATED AND ROAD SIGNS SHALL BE INSTALLED. CONSTRUCTION OF IMPROVEMENTS TO EXISTING PUBLIC ROADS SHALL BE GIVEN PRECEDENCE TO
- DEVELOPERS SHALL BE HELD RESPONSIBLE FOR DAMAGE TO PUBLIC ROADS, PRIVATE PROPERTY, VEHICLES AND PERSONNEL INJURIES CAUSED BY THEIR ACTIONS AS DETERMINED BY THE TOWNSHIP ENGINEER. NO PERMANENT CERTIFICATES OF OCCUPANCY WILL BE ISSUED TO DEVELOPERS WITH UNRESOLVED INSURANCE CLAIMS.

ON-SITE CONSTRUCTION.

- SANITARY FACILITIES MUST BE PROVIDED FOR CONSTRUCTION WORKERS. FACILITIES MUST ALSO BE PROVIDED FOR DISPOSAL OF FOOD AND DRINK CONTAINERS. NO GARBAGE IS TO BE DISPOSED OF ON THE SITE.
- IF A SITE IS TO BE LEFT UNWORKED FOR MORE THAN 30 DAYS, THAT SITE MUST BE GRADED AND SEEDED NO PIPE, CURB, CONTROL STRUCTURE, INLET, MANHOLE OR LOW FLOW CHANNEL SHALL BE CONSTRUCTED WITHOUT CUTSHEETS. THE CONTRACTOR SHALL ALLOW TWO WORKING DAYS FOR
- THE TOWNSHIP ENGINEERING DEPARTMENT TO CHECK THE PROPOSED ELEVATIONS AGAINST THOSE ON THE CUTSHEET. TWO WORKING DAYS' NOTICE SHALL BE GIVEN TO THE TOWNSHIP ENGINEER PRIOR TO STARTING OR RESTARTING CONSTRUCTION. FOUR-DAY NOTICE SHALL BE GIVEN FOR PAVING WORK.
- A SIGN SHALL BE POSTED AT EACH ENTRANCE TO A SUBDIVISION INDICATING THAT THE ROAD IS PRIVATE BEYOND THAT POINT AND THAT PEOPLE MAY PROCEED AT THEIR OWN RISK. THE SIGN SHALL ALSO SHOW THE DEVELOPER'S NAME AND EMERGENCY PHONE NUMBER. THE SIGNS SHALL REMAIN UNTIL THE ROAD IS ACCEPTED AS A PUBLIC ROAD. IF THE ROAD WILL REMAIN PRIVATE, THE TEMPORARY SIGN WILL BE REPLACED WITH A SMALL PERMANENT SIGN.
- ANY NEW SANITARY SEWERS WILL BE ISOLATED FROM THE EXISTING SEWERS WITH A PLUG TO BE LOCATED WHERE THE NEW SEWER CONNECT WITH THE OLD SEWER. THE PLUG IS NOT TO BE REMOVED UNTIL THE SEWERS ARE FINISHED AND READY FOR FINAL TESTING. IF THE PLUG IS REMOVED PRIOR TO FINAL TESTING, THEN THE TOWNSHIP WILL PLUG THE PIPE WITH MASONRY. THE
- COST OF PLUGGING THE LINE WILL BE PAID BY THE DEVELOPER. O. NO SANITARY SEWER IS TO BE USED FOR THE TRANSMISSION OF SANITARY SEWAGE UNTIL THE OPERATIONS PERMIT IS ISSUED.

DEMOLITION NOTES

1. PRIOR TO THE START OF GRADING AND CLEARING OPERATIONS, THE CONTRACTOR SHALL INSTALL 1. ORANGE COLORED FENCING ALONG THE LIMITS OF GRADING TO DELINEATE THE PROTECTED NATURAL AREAS FROM DAMAGE

2. ALL EXISTING STRUCTURES AND UTILITIES NOT INDICATED TO BE REMOVED SHALL BE LOCATED, IDENTIFIED AND PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PERIOD. ALL STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE OWNER. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO THE OWNER.

TOPOGRAPHIC INFORMATION BASED ON "PARTIAL UTILITY LOCATION PLAN, NEW JERSEY CENTER OF B. ADDITIONALLY, THE FOLLOWING CONSTRUCTION MITIGATION PRACTICES SHALL BE REQUIRED ON 3. ALL TEMPORARY STORAGE EQUIPMENT/DUMPSTERS PROVIDED BY THE CONTRACTOR SHALL BE MAINTAINED PROPERLY AND DISPOSED OF BY THE CONTRACTOR UPON COMPLETION OF THE WORK. LOCATIONS TO BE A MINIMUM OF 15 FEET FROM BUILDINGS AND AS APPROVED BY THE OWNER.

4. ANY UTILITIES NOT SHOWN ON THE PLANS BUT UNCOVERED IN THE FIELD SHALL BE VERIFIED FOR ITS STATUS (ACTIVE OR ABANDONED). THE UTILITIES CONFIRMED ABANDONED SHALL BE COMPLETELY REMOVED (WITHIN THE LIMITS OF THE WORK) AND DISPOSED OF OFF SITE AS PART OF THIS WORK. ANY DISRUPTION TO ACTIVE UTILITIES MUST BE REPAIRED BY THE CONTRACTOR WITHIN 24 HOURS OF THE DISRUPTION AT THE CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE OWNER.

ALL MATERIAL REMOVED SHALL BE SEGREGATED BY MATERIAL TYPE AND DISPOSED OF PER LOCAL NJDEP. USEPA AND OTHER APPLICABLE REGULATORY AUTHORITY REGULATIONS.

IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND REPORT SUCH FINDINGS TO THE OWNER'S REPRESENTATIVE WHO WILL ARRANGE FOR TESTING AND BE RESPONSIBLE FOR THE PERFORMANCE OF ANY SERVICES IN CONNECTION WITH IDENTIFYING OR THE REMOVAL OF SUCH MATERIALS.

DEWATERING: PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING MEANS AND METHODS NECESSARY TO DEWATER THE PROJECT SITE AND FACILITATE COMPACTION OF BACKFILL AS REQUIRED.

DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS REMOVE WATER TO PREVENT SOFTENING OF BOTTOMS AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADE. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. DEWATERING SYSTEMS SHALL BE INSTALLED AND OPERATED SUCH THAT UPWARD FLOW OF GROUNDWATER IS PREVENTED AND THE BEARING STRENGTH OF THE SUBGRADE SOILS IS NOT AFFECTED.

9. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY COVER (CRUSHED STONE, STEEL PLATES OR OTHER MEANS) OVER ALL ACTIVE UNDERGROUND UTILITY PIPING DURING CONSTRUCTION IN ORDER TO PROTECT PIPING WHICH MAY NOT HAVE ENOUGH COVER (BELOW FINISHED GRADE) TO WITHSTAND CONSTRUCTION EQUIPMENT LOAD.

10. BEGINNING OF DEMOLITION/CONSTRUCTION SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE EXISTING CONDITIONS. 11. TEMPORARY STAGING AREA FOR THE PROPOSED WORK SHALL BE AS DIRECTED BY THE OWNERS

REPRESENTATIVE. (6) CLEANUP AND WASHDOWN OF TRUCKS AND EQUIPMENT SHALL BE REQUIRED BEFORE LEAVING 12. TRENCH EXCAVATION, IF REQUIRED FOR UTILITIES IN PAVED AREAS, SHALL BE BACK FILLED WITH COMPACTED DENSE GRADED AGGREGATE CONFORMING TO NJDOT SPECIFICATION SECTION 901 UP

TO PAVEMENT SUBBASE. (7) ADEQUATE PROVISIONS FOR SAFE CONTROL OF EMPLOYEE PARKING, INCLUDING EMPLOYEES OF 13. BITUMINOUS PAVEMENT CONSTRUCTION/REPAIR SHALL BE IN ACCORDANCE WITH NJDOT AND

PROJECT SPECIFICATIONS/DETAILS. 14. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE, MUNICIPAL ENGINEER, AND "NEW

JERSEY ONE CALL" (1-800-272-1000) AT LEAST 72 HOURS PRIOR TO ANY SITE DISTURBANCE AND / OR AS REQUIRED BY MUNICIPAL ENGINEER OR NEW JERSEY ONE CALL. 15. CONTRACTOR SHALL VERIFY THAT ALL STORM SEWERS TO REMAIN LOCATED WITHIN THE PROJECT AREA ARE CLEAN AND FREE OF ANY DEBRIS OR BLOCKAGE. CONTRACTOR SHALL NOTIFY THE

OWNERS REPRESENTATIVE IF ANY STORM SEWER REQUIRES CLEANING OR RESTORATION. ENGINEER'S OPINION OF PROBABLE COST HAS BEEN SUBMITTED TO THE MUNICIPALITY FOR 16. THE IMPORTED FILL/BACKFILL SOIL SHALL BE SAMPLED IN ACCORDANCE WITH APPLICABLE NJDEP STANDARDS.

RETAINING WALL AND MODULAR BLOCK WALL NOTES

WALL CONSTRUCTION SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY FIELD CONDITIONS. IF THIS WORK IS NOT PERFORMED BY THE SITE GEOTECHNICAL ENGINEER, THE GEOTECHNICAL ENGINEER SHALL BE CONSULTED IN THOSE MATTERS PERTAINING TO SOIL CONDITIONS AND WALL PERFORMANCE.

- THE FOUNDATION SOILS AT EACH WALL LOCATION SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER AND ANY UNSUITABLE SOILS OR IMPROPERLY COMPACTED EMBANKMENT MATERIAL SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER PRIOR TO WALL CONSTRUCTION TO PROVIDE ADEQUATE BEARING CAPACITY AND MINIMIZE SETTLEMENT.
- THE FOUNDATION SOILS AT EACH MODULAR BLOCK WALL LOCATION SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER AND ANY UNSUITABLE SOILS OR IMPROPERLY COMPACTED EMBANKMENT MATERIAL REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER PRIOR TO WALL CONSTRUCTION TO PROVIDE ADEQUATE BEARING CAPACITY AND MINIMIZE SETTLEMENT. THE ALLOWABLE SOIL BEARING PRESSURE IN-SITU SOILS SHALL MEET THE REQUIREMENTS OF THE MODULAR BLOCK WALL MANUFACTURER
- ALL WALL EXCAVATION AND RETAINED SOILS SHALL BE INSPECTED FOR GROUNDWATER CONDITIONS AND ANY ADDITIONAL DRAINAGE PROVISIONS REQUIRED IN THE FIELD SHALL BE INCORPORATED INTO THE WALL CONSTRUCTION AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- USE IN THE REINFORCED SOIL ZONE TO MEET THE MINIMUM REQUIREMENTS OF THE APPROVED WALL DESIGN PLANS. 6. ALL SOIL BACKFILL SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER FOR MOISTURE, DENSITY,
- AND COMPACTION PERIODICALLY (EVERY 2' VERTICALLY, 100'-200' C/C) MEETING THE MINIMUM REQUIREMENTS OF THE APPROVED WALL DESIGN PLANS OR PROJECT SPECIFICATIONS. . ALL WALL ELEVATIONS, GRADES, AND BACKSLOPE CONDITIONS SHALL BE VERIFIED BY THE
- GEOTECHNICAL ENGINEER IN THE FIELD FOR CONFORMANCE WITH THE APPROVED WALL DESIGN PLANS, ANY REVISIONS TO THE STRUCTURE GEOMETRY OR DESIGN CRITERIA SHALL REQUIRE DESIGN MODIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 8. DETAILED SHOP DRAWINGS INCLUDING ENGINEERING CALCULATIONS FOR WALL STABILITY SHALL BE PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF NEW JERSEY FOR ALL WALLS FOUR FEET (4') IN HEIGHT OR HIGHER.
- A PROFESSIONAL ENGINEER IN THE STATE OF NEW JERSEY SHALL PREPARE SIGNED AND SEALED CALCULATIONS FOR ALL RETAINING WALLS FOUR FEET (4') IN HEIGHT AND HIGHER AND SHALL CERTIFY THAT ALL WALLS FOUR FEET (4') IN HEIGHT AND HIGHER WERE BUILT IN ACCORDANCE WITH THE SIGNED AND SEALED DESIGN PLANS.
- 10. WALL CONSTRUCTION SHALL BE PERIODICALLY INSPECTED BY THE GEOTECHNICAL ENGINEER TO INSURE THE GEOGRID REINFORCEMENT ELEVATIONS AND LENGTHS ARE INSTALLED IN ACCORDANCE WITH THE APPROVED WALL DESIGN PLANS.
- 11. ALL WALL ELEVATIONS, GRADES, AND BACKSLOPE CONDITIONS SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER IN THE FIELD FOR CONFORMANCE WITH THE APPROVED DESIGN PLANS. ANY REVISIONS TO THE STRUCTURE GEOMETRY OR DESIGN CRITERIA SHALL REQUIRE DESIGN MODIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

ADA ACCESSIBILITY NOTES

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF HANDICAP (ADA. BARRIER FREE. ETC.) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS (AS CONSTRUCTED) MUST COMPLY WITH THE CURRENT EDITION OF THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7 BARRIER FREE ACCESS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO:

• PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 ($\frac{1}{4}$ " PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

- CURB RAMPS SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS, POSITIVE DRAINAGE SHALL BE PROVIDED, AND CROSS SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%)
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/1" PER FOOT) IN THE DIRECTION OF TRAVEL. AND SHALL NOT EXCEED 1:48 (1/2" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED, THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (¹/₄" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. HIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK TO VERIFY COMPLIANCE FOR ALL ADA COMPONENTS.

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE LOCATION OF KNOWN UTILITY 1. ALL STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AS SHOWN ON THE PLANS IS APPROXIMATE THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY IN THE 2. ALL FIELD ALL THE FACTS CONCERNING THE UTILITY INFORMATION, LOCATIONS AND OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION, FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES WHICH MAY AFFECT PROJECT DESIGN AND/OR SCOPE. PS&S ASSUMES NO LIABILITY FOR ANY OF THE EXISTING UTILITY 3. BUIL

- INFORMATION SHOWN HEREIN, EXISTING UTILITY LINE LOCATIONS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY AND MAY NOT REPRESENT ALL EXISTING UTILITIES. ALL SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM OF TEN (10) FEET HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY WHENEVER A CROSSING MAY OCCUR. THE WATER MAIN SHOULD BE LOCATED ABOVE THE SANITARY SEWER BY EIGHTEEN (18) INCHES 5. ALL MINIMUM. WHERE 18 INCH VERTICAL CLEARANCE CANNOT BE OBTAINED THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM OF 10 FEET EACH WAY FROM CENTERLINE OF CASING. IN ADDITION THE LOWER OF THE TWO PIPES SHALL BE ENCASED IN A CONCRETE ENVELOPE FOR A MINIMUM OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING. SELECT BACKFILL 6. SHALL BE CLEAN SAND OR NJDOT SOIL AGGREGATE APPROVED BY THE DESIGN ENGINEER COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY ASTM D-1557 METHOD D. IT SHALL EXTEND A
- MINIMUM OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING. EXISTING STREET SURFACES AND OTHER SURFACES DISTURBED BY THE CONSTRUCTION OF
- FACILITIES FOR THIS PROJECT SHALL BE RESTORED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPAL ENGINEER, COUNTY ENGINEER OR NJDOT AS APPLICABLE.
- ADDITIONAL EASEMENTS NOT SHOWN ON THE PLANS MAY BE NECESSARY FOR THE PLACEMENT OF UTILITY STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ANY REQUIRED EASEMENTS PAULUS SOKOLOWSKI AND SARTOR ASSUMES NO LIABILITY FOR ANY OF THE EASEMENT INFORMATION SHOWN HEREIN. EASEMENTS SHOWN ON THESE PLANS ARE FOR SCHEMATIC PURPOSES AND MAY NOT REFLECT ALL EASEMENTS. ALL EASEMENT INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR AND ALL EASEMENT LOCATIONS INDICATED IN THE FIELD BY SURVEY
- ALL EXISTING UTILITY MANHOLE RIMS, VALVE BOXES, ETC. TO BE RESET IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AUTHORITY.
- TRENCH DETAILS ARE INTENDED TO PROVIDE INFORMATION REGARDING BACKFILLING MATERIALS AND GENERAL MATERIAL DEPTHS AND PAYMENT LIMITS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE APPROPRIATE SAFETY MEASURES, SHEETING, AND BRACING AS MAY BE REQUIRED DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA STANDARDS AND DETAILS FOR TRENCH EXCAVATION. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR FIELD CONDITIONS, TRENCHING OR BACKFILLING OPERATIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ALL PIPES WITHIN THE TRENCH IN
- ACCORDANCE WITH MANUFACTURER REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND PRECLUDING ANY PONDING OF WATER IN ALL AREAS, EXCEPT AS SPECIFIED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION (EG. SEDIMENT POND).
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE OTHERWISE NOTED. 9. UTILITIES LOCATED WITHIN ROADWAYS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION
- OF THE ROADWAYS. 10. THE CONTRACTOR SHALL REQUEST UTILITY MARKOUTS AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY SITE DISTURBANCE. CONTRACTOR MUST NOTIFY "NEW JERSEY ONE-CALL" (800-272-1000) PRIOR TO ANY EXCAVATION OR GRADING ACTIVITY.
- 11. ALL PROPOSED UTILITIES, PAVEMENT, AND STRUCTURES SHALL BE INSTALLED AFTER THE COMPLETION OF ALL REQUIRED GROUND IMPROVEMENTS DETERMINED TO BE ADEQUATE FOR THE INSTALLATION OF UTILITIES AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.
- 12. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SURFACE AND SUBSURFACE UTILITIES DURING CONSTRUCTION OPERATION ACTIVITIES. 13. GAS, ELECTRIC, TELEPHONE, WATER, AND CABLE TV LINES MAY BE DESIGNED AND INSTALLED BY THE RESPECTIVE UTILITY. THE EXACT LOCATION OF EACH MAIN SHALL BE COORDINATED BY THE
- OWNER/GENERAL CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO INSTALLATION. FINAL DESIGN OF TELEPHONE, ELECTRIC, CABLE AND GAS UTILITIES TO BE PROVIDED BY UTILITY COMPANIES. 14. CONTRACTOR SHALL BE AWARE THAT GAS MAINS ARE LOCATED IN THE 75' WIDE ALGONQUIN GAS
- TRANSMISSION COMPANY EASEMENT. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE EASEMENT WITH THE EASEMENT OWNER AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE EASEMENT OWNER REQUIREMENTS.
- 15. CONTRACTOR SHALL BE AWARE THAT THERE IS A GAS MAIN THAT RUNS BEHIND THE GROCERY STORE, BETWEEN THE GROCERY STORE AND THE HOTEL, AND IN FRONT OF THE HOTEL THAT SERVICES THE CENTRAL UTILITY PLANT WHICH IS TO REMAIN. THE CONTRACTOR SHALL 4. COORDINATE ALL WORK WITHIN PROXIMITY OF THE GAS MAIN WITH THE OWNER OF THE GAS MAIN.

STORMWATER POLLUTION PREVENTION PLAN (SPPP) WASTE CONTROL COMPONENT GENERAL NOTES

CONTRACTOR TO STORE ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM 8. TIE RODS AND THRUST BLOCKS SHALL BE INSTALLED AT ALL PIPE BENDS. PRODUCTS. ANTI-FREEZE. PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS IN SUITABLE SAFE CONTAINERS IN A DRY AND COVERED AREA. CONTRACTOR TO ADHERE TO PRODUCT MANUFACTURES' DIRECTION REGARDING APPLICATION USES AND METHODS OF APPLICATION..

CONTRACTOR SHALL CONFORM TO THE STATE SOLID WASTE MANAGEMENT ACT. N.J.S.A. 13:1E-1 ET SEO AND ITS IMPLEMENTING RULES AT N LAC 7:26 7:264 AND 7:266 THE NEW JERSEY PESTICIDE CONTROL CODE AT N.J.A.C. 7:30: THE STATE LITTER STATUTE (N.J.S.A. 13:1E-99.3): AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 FOR SITE BUILDING WASTE MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES. CONSTRUCTION SITES SHALL HAVE ONE OR MORE DESIGNATED WASTE COLLECTION AREAS ONSITE AND AN ADEQUATE NUMBER OF CONTAINERS FOR WASTE STAGED WASTE CONTAINERS SHALL BE MAINTAINED SO AS TO PREVENT WASTE MATERIALS FROM OVERFLOWING, LEAKING, OR BLOWING OUT OF THE CONTAINER. SPILLS, LEAKS, AND OVERFLOWS, WHICH DO OCCUR, SHALL BE CLEANED UP IMMEDIATELY.

- **RESPONSIBILITIES OF PERMITTEE OR OWNER REPRESENTATIVE:** THE PERMITTEE OR CLIENT REPRESENTED SHALL CONDUCT AND DOCUMENT WEEKLY INSPECTIONS REPORTS OF THE AREAS OF INDUSTRIAL ACTIVITY OR SMALL CONSTRUCTION ACTIVITIES TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THE NJDEP AUTHORIZATION TO DISCHARGE PERMIT AND EVALUATE WHETHER THE REGULATED ACTIVITIES, IDENTIFIED UNDER THE 5G3 CONSTRUCTION ACTIVITY STORMWATER NARRATIVE REQUIREMENTS E.1. IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. OR WHETHER ADDITIONAL MEASURES ARE NEEDED FOR THE REGULATED ACTIVITY.
- b. IN THE EVENT THAT THE INDUSTRIAL ACTIVITIES OR SMALL CONSTRUCTION ACTIVITIES ON-SITE ARE CEASED OR ARE ANTICIPATED TO CEASE FOR A PERIOD OF SIX (6) MONTHS OR GREATER THE PERMITTEE MAY SEEK A SUSPENSION OF THE ROUTINE INSPECTION REQUIREMENT OF THE PERMIT OR REDUCTION IN FREQUENCY TO MONTHLY WITH THE WRITTEN APPROVAL OF THE SOIL CONSERVATION DISTRICT OFFICE OVERSEEING THE PROJECT ON A FORM PROVIDED BY THE DEPARTMENT.
- 4. CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: a. "CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.J.A.C. 7:26-1.4 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS, PAVEMENTS AND OTHER STRUCTURES. THE FOLLOWING ARE EXAMPLES OF MATERIALS THAT MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP: TREE PARTS, TREE STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY: PLASTER AND WALLBOARD: ROOFING MATERIALS: CORRUGATED CARDBOARD AND MISCELLANEOUS PAPER: FERROUS AND NON-FERROUS METAL: NON-ASBESTOS BUILDING INSULATION; PLASTIC SCRAP; DIRT; CARPETS AND PADDING; GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS MATERIALS; BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES."
 - ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE RULES).
 - DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS. ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDBLASTING GRITS. CLEANING SOLVENTS. ACIDS FOR CLEANING MASONRY SURFACES. DETERGENTS. CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G., CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS.
 - OTHER "LITTER." AS DEFINED AT N.J.S.A. 13:1E-215.D AS FOLLOWS: "ANY USED OR UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM. GLASS. PLASTIC. RUBBER. PAPER. OR OTHER NATURAL OR SYNTHETIC MATERIAL, OR ANY COMBINATION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY BOTTLE. JAR OR CAN, OR ANY TOP, CAP OR DETACHABLE TAB OF ANY BOTTLE, JAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OR ANY FLAMING OR GLOWING MATERIAL OR ANY GARBAGE. TRASH. REFUSE. DEBRIS. RUBBISH. GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPERS, MAGAZINES, GLASS, METAL, PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINING OR OTHER EXTRACTION PROCESSES, LOGGING, SAWMILLING, FARMING OR MANUFACTURING."
 - SANITARY SEWAGE AND SEPTAGE.
- CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS SUBSTANCE. CONCRETE WASHOUT - CONCRETE WASHOUT ONSITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. WASHOUT ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, THE WASHING OF TRUCKS,
- CHUTES, HOSES, MIXERS, HOPPERS, AND TOOLS. • DESIGNATED WASHOUT AREAS SHALL BE LINED AND BERMED TO PREVENT DISCHARGES TO
- SURFACE AND GROUND WATER. HARDENED CONCRETE FROM THE CONCRETE WASHOUT SHALL BE REMOVED AND PROPERLY
- DISPOSED OF.
- THE CONCRETE WASHOUT AREA SHALL BE CLEARLY DESIGNATED WITH A SIGN INDICATING THE AREAS USES.
- c. SANITARY SEWAGE/SEPTAGE DISPOSAL DISCHARGES OF RAW SANITARY SEWAGE OR SEPTAGE ONSITE ARE STRICTLY PROHIBITED. ADEQUATE FACILITIES WITH PROPER DISPOSAL SHALL BE PROVIDED AND MAINTAINED ONSITE FOR ALL WORKERS AND OTHER SANITARY NEEDS.
- 5. SPILLS; DISCHARGES OF HAZARDOUS SUBSTANCES; FEDERALLY REPORTABLE RELEASES. a. SPILL KITS SHALL BE AVAILABLE ONSITE FOR ANY MATERIALS THAT ARE LISTED IN 2. ABOVE AND USED OR APPLIED ONSITE. ALL SPILLS OF SUCH MATERIAL SHALL BE CONTAINED AND CLEANED
- UP IMMEDIATELY. CLEANED UP MATERIALS SHALL BE PROPERLY DISPOSED OF. b. DISCHARGES OF HAZARDOUS SUBSTANCES (AS DEFINED IN N.J.A.C. 7:1E-1.6) IN CONSTRUCTION SITE WASTES ARE SUBJECT TO THE PROVISIONS OF THE SPILL COMPENSATION AND CONTROL ACT, N.J.S.A. 58:10-23.11 ET SEQ., AND OF DEPARTMENT RULES FOR DISCHARGES OF PETROLEUM AND OTHER HAZARDOUS SUBSTANCES AT N.J.A.C. 7:1E. NO DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ONSITE SPILL SHALL BE DEEMED TO BE "PURSUANT TO AND IN COMPLIANCE WITH [THIS] PERMIT" WITHIN THE MEANING OF THE SPILL COMPENSATION AND CONTROL ACT AT N.J.S.A. 58:10-23.11C.
- c. RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R. 110, 117, AND 302 THAT OCCUR WITHIN A 24-HR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800-424-8802).

1.	ALL ON-SITE STORM SEWER PIPING SHALL BE SOIL / WATER TIGHT ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
2.	ALL STORM SEWER CROSSINGS WITH 18 INCHES OR LESS OF CLEARANCE TO THE SANITARY SEWER SYSTEM SHALL HAVE A CONCRETE CRADLE ON THE UPPER PIPE AND CONCRETE ENCASEMENT ON THE LOWER PIPE AS PER THE PIPE CROSSING DETAIL.
3.	BUILDING ROOF DRAIN SYSTEMS SHALL CONNECT TO SITE STORM SEWER SYSTEM THAT IS NOT TREATED FOR TSS REMOVAL UNLESS NOTED OTHERWISE.
4.	PROVIDE BICYCLE SAFE GRATES ON ALL STORM SEWER INLETS AND ADA COMPLIANT GRATES ON ALL INLETS WITHIN PEDESTRIAN WALKS
5.	ALL ONSITE STORMWATER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH NJDEP STANDARD MAINTENANCE REQUIREMENTS. REFER TO THE STORMWATER MANAGEMENT FACILITIES OPERATIONS AND MAINTENANCE PLAN.
6.	THE MINIMUM DEPTH OF COVER SHALL BE 2'-0" FOR ALL STORM SEWER PIPES OR PER MANUFACTURERS MINIMUM RECOMMENDED DEPTHS FOR HS-20 LOADING.
7.	UNLESS OTHERWISE NOTED, ALL STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE WITH A MINIMUM H-25 LOAD RATING. ALL STORM SEWER FRAMES, INLET GRATES, AND MANHOLE COVERS SHALL BE UNPAINTED AND UNCOATED HEAVY DUTY H-20 LOADING CAST IRON BY CAMPBELL FOUNDRY OR APPROVED EQUAL.
8.	UNLESS OTHERWISE NOTED OR INFERRED BY INVERT ELEVATIONS, PIPE CROWN ELEVATIONS SHALL BE MATCHED IN ALL MANHOLES AND INLETS.
	SANITARY SEWER NOTES
1.	ALL SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF NJDEP AND SHALL CONFORM TO THE STANDARDS OF THE MUNICIPAL SEWER AUTHORITY.
2.	ALL GRAVITY SANITARY SEWER PIPING SHALL BE 8" PVC PIPE UNLESS OTHERWISE NOTED ON THE PLAN.
3.	TRENCH REINFORCEMENT SHALL BE INSTALLED AS REQUIRED BY THE MUNICIPAL ENGINEER AND O.S.H.A.
4.	ALL PROPOSED SANITARY SEWERS CONSTRUCTED AS PART OF THE PROJECT MUST BE TESTED IN ACCORDANCE WITH THE MUNICIPAL SEWER AUTHORITY STANDARDS. TESTING FORMS MUST BE SUBMITTED TO THE MUNICIPAL SEWER AUTHORITY. TESTING INCLUDES, BUT IS NOT LIMITED TO, CCTV INSPECTION, AIR PRESSURE TESTING, INFILTRATION/EXFILTRATION TESTING, VACUUM TESTING AND DEFLECTION TESTING.
5.	ALL SANITARY SEWER LATERALS FROM BUILDINGS TO STREET SHALL BE COORDINATED WITH THE PLUMBING PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN THE EVENT OF DISSIMILAR PIPE MATERIAL CONNECTIONS OR ANY OTHER DISCREPANCY.
6.	ALL SEWERS TO BE ABANDONED SHALL BE REMOVED FROM THE GROUND OR FILLED WITH BLUE FLOW CONCRETE (CONCRETE SLURRY). ALL PLUGS FOR CONNECTIONS TO BE ABANDONED AT EXISTING MANHOLES, SHALL BE SEALED WITH MORTAR AND BRICKS.
7.	THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL MANHOLES IN THE AREA OF THE PROPOSED IMPROVEMENTS, AND THIS INFORMATION IS TO BE USED TO CONFIRM THE ELEVATION OF THE SANITARY LATERALS LEAVING BUILDINGS.
8.	THE MUNICIPAL SEWER AUTHORITY HAVING JURISDICTION OVER THE SEWER SYSTEM SHALL BE NOTIFIED IN ADVANCE OF SEWER INSTALLATION. NO SEWERS SHALL BE INSTALLED WITHOUT INSPECTION BY THE MUNICIPAL SEWER AUTHORITY.
	WATER DISTRIBUTION NOTES

STORM SEWER NOTES

<u>legend</u>

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WATER DISTRIBUTION NOTES

AUTHORITY AND AWWA STANDARDS.

- ALL THRUST BLOCK DESIGN SHALL BE IN ACCORDANCE WITH THE WATER AUTHORITY STANDARDS
- ALL VALVE BOXES FOR HYDRANT ASSEMBLY MUST BE SET IN PAVEMENT WHERE POSSIBLE. ALL VALVE BOXES MUST BE SET TO FINISHED PAVEMENT SURFACE ELEVATION.
- WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, AS REQUIRED BY THE WATER COMPANY. ALL VALVE BOXES MUST BE CENTERED ON VALVE AND MUST BE SET TO FINISHED GRADE.
- 6. WATER MAIN CROSSING OVER SANITARY SEWER SHALL BE INSTALLED TO PROVIDE A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND TOP OF THE SEWER. MINIMUM DEPTH OF COVER SHALL BE 4'-0". WHERE MINIMUM DEPTH CANNOT BE MET, WATER MAINS
- SHALL BE PROPERLY INSULATED.
- WATER METER INSTALLATIONS SHALL CONFORM WITH THE MUNICIPAL WATER AUTHORITY STANDARDS.
- 10. ALL WATER SERVICE CONNECTIONS, LOCATIONS OF WATER MAINS, METERING, ETC., SHALL MEET THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY AND THE NATIONAL PLUMBING CODE.
- ALL WATER SERVICE CONNECTIONS MUST BE APPROVED BY THE MUNICIPAL WATER AUTHORITY PRIOR TO THE ISSUANCE OF A PERMIT FOR WATER METERS
- 12. ALL PROPOSED WATER MAINS, LOOPS, AND FIRE AND DOMESTIC WATER SERVICE SIZED SHOWN WILL BE ADJUSTED AND SIZED BASED UPON THE RESULTS OF FIRE FLOW TESTS AND SUBSEQUENT DESIGN CALCULATIONS TO BE PROVIDED BY THE MEP ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE FIRE HYDRANT LOCATIONS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION. A PLAN OF SAME SHALL BE SUBMITTED TO THE DESIGN ENGINEER. 14. ALL ABANDONED WATER MAINS SHALL BE CUT AND CAPPED IN ACCORDANCE WITH MUNICIPAL AND/OR WATER COMPANY REQUIREMENTS. ALL EXISTING WATER SERVICE LINES TO BE ABANDONED
- SHALL BE CUT AND CAPPED AT THE MAIN. IN ACCORDANCE WITH MUNICIPAL STANDARDS. AND INSPECTED WITHIN 24 HOURS AFTER INSTALLATION OF THE NEW TAP. THE MAXIMUM OF ONE (1) TAP SHALL BE MADE FOR BOTH DOMESTIC AND FIRE SERVICE PER FACILITY. THE TAP SHALL BE THE MAXIMUM OF ONE (1) SIZE SMALLER THAN THE MUNICIPAL WATER MAIN. NO TAPPING SHALL BE DONE BY ANYONE EXCEPT BY AS SPECIFICALLY APPROVED BY THE MUNICIPAL WATER AUTHORITY.
- 15. A SOLID DUCTILE IRON TAPPING SLEEVE SUCH AS MUELLER H-615 TAPPING SLEEVE OR APPROVED EQUAL SHALL BE UTILIZED FOR ALL TAPS 2 INCHES AND LARGER. THE TAPPING SLEEVE SHALL PASS PRESSURE TESTING BASED ON AWWA STANDARDS BEFORE TAP IS MADE.
- 16. FOR ALL SERVICES INCLUDED HEREIN, TWO (2) GATE VALVES ARE REQUIRED THAT ARE TO BE INSTALLED BY CONTRACTOR, A TAPPING VALVE LOCATED AT THE TAP AND CURB VALVE, LOCATED IN THE SIDEWALK, TAPPING GATES SHALL BE FURNISHED OPENED RIGHT, ALL TAPPING AND CURB VALVES SHALL BE DOUBLE DISC GATE VALVES AND MEET AWWA STANDARDS. WET TAPS SHALL BE PERFORMED AS APPROVED BY THE MUNICIPAL WATER UTILITY.
- 17. AFTER THE ENGINEER AND/OR CONTRACTOR HAS OBTAINED ALL THE REQUIRED PERMITS THE CONTRACTOR SHALL CONTACT THE MUNICIPAL WATER UTILITY TO SCHEDULE THE TAP. THE EXCAVATION SHALL BE COMPLETED AS REQUIRED BY THE MUNICIPAL WATER UTILITY PRIOR TO THE SCHEDULED TAP, AND VERIFIED BY THE MUNICIPAL WATER UTILITY OR IT'S AUTHORIZED AGENT BEFORE THE TAP WILL BE INSTALLED. EXCAVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS FOR SHEETING AND SAFETY.
- . UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL PERFORM TESTING AND SUBMIT "AS BUILT" PLANS TO THE MUNICIPAL WATER UTILITY IN ACCORDANCE WITH THE MUNICIPAL WATER UTILITY STANDARDS. THE MUNICIPAL WATER UTILITY WILL AUTHORIZE SUPPLY WATER UPON ACCEPTANCE OF THE "AS BUILT" DRAWINGS.
- 19. WATER SERVICE LATERALS SHALL BE TYPE K COPPER. MINIMUM WATER SERVICE LINE SHALL BE AS REQUIRED FOR THE USE AND/OR AS APPROVED BY THE MUNICIPAL WATER UTILITY.
- STANDARDS AND SPECIFICATIONS OF THE APPLICABLE WATER COMPANY AND NJDEP. CONNECTION OF PROPOSED WATER MAIN TO EXISTING WATER MAINS SHALL CONFORM TO THE MUNICIPAL WATER AUTHORITY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPAL WATER AUTHORITY PRIOR TO MAKING CONNECTION AND TO SET UP A **PRE-CONSTRUCTION MEETING.**

20. ALL MATERIALS. DISINFECTING. AND INSTALLATIONS SHALL CONFORM TO THE REQUIRED

22. ALL THRUST BLOCK DESIGN SHALL BE CALCULATED IN THE FIELD BASED ON DETAILS INCLUDED IN THIS SUBMISSION AND SHALL BE FOUNDED ON VIRGIN SOIL IN ACCORDANCE WITH THE WATER AUTHORITY STANDARDS.

SHOP DRAWING SUBMITTALS

- THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR ALL COMPONENTS OF A UNIT OF CONSTRUCTION (EG. PRECAST STRUCTURE WITH FRAME AND CASTING, PIPE MATERIAL, JOINT TYPE, LADDER RUNGS. ETC.) SUBSTITUTIONS OF PROPRIETARY MATERIAL AND/OR PRODUCT SPECIFICATIONS THAT NOTE "OR
- EQUAL" MUST BE APPROVED BY THE DESIGN ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE TO THE SATISFACTION OF THE DESIGN ENGINEER THAT THE SUBSTITUTION IS EQUAL AND ACCEPTABLE.
- 3. SHOP DRAWINGS AND OTHER SUBMITTALS SHALL BE PROVIDED A MINIMUM OF 12 CALENDAR DAYS IN ADVANCE OF CONTRACTOR'S NEED.
- 4. INVERT ELEVATIONS AS INDICATED ON SHOP DRAWINGS WILL BE VERIFIED. STRUCTURE OPENINGS WILL NOT BE REVIEWED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITY POLE EXISTING FIRE HYDRANT EXISTING LIGHT EXISTING TOP OF CURB EXISTING DEPRESSED CURB EXISTING BOTTOM OF CURB ------ T ----- T ----- EXISTING TELEPHONEEXISTING GAS EU EXISTING UNDERGROUND ELECTRIC ----- X ---- X ----- EXISTING CHAIN LINK FENCEEXISTING EDGE OF PAVEMENT EXISTING ELECTRIC BOX EXISTING IRON PIPE OR IRON PIN EXISTING CONCRETE MONUMENT EXISTING TREE EXISTING WATER VALVE EXISTING GAS VALVE EXISTING SANITARY MANHOLE EXISTING STORM MANHOLE EXISTING ELECTRIC MANHOLE EXISTING TELEPHONE MANHOLE EXISTING WATER MANHOLE PROPERTY LINE CONCRETE CURB DEPRESSED CONCRETE CURB CONCRETE SIDEWALK RETAINING WALL HANDICAPPED PARKING STALL SIGN - T ----- T ---- TELEPHONE SERVICE - E ----- E ---- ELECTRIC SERVICE - G - G - G - NATURAL GAS SERVICE - W - W - W - DOMESTIC WATER SERVICE - FW------ FW------ FIRE SUPPRESSION SERVICE ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT NJDEP, MUNICIPAL WATER _____ SS _____ SANITARY SEWER PIPE SANITARY SEWER CLEAN OUT STORM SEWER PIPE STORM SEWER MANHOLE OVERSIZED STORM SEWER MANHOLE STORM SEWER A INLET STORM SEWER B INLET STORM SEWER E INLET STORM SEWER TRENCH DRAIN CONSTRUCTION ENTRANCE SILT FENCE LIMIT OF SOIL TYPE LIMIT OF DISTURBANCE SOIL EROSION INLET FILTER SPECIAL FLOOD HAZARD AREA ZONE LIMITS LIMIT OF MODERATE WAVE ACTION (LIMWA TRAFFIC FLOW ARROW SIGN

EXISTING STORM INLET

EXISTING SIGN

STREET SIGN

REV. / ISSUE	DATE	DESCRIPTION
1	1/07/19	REVISED PER BOARD COMMENTS

CONSULTANT

ORIENTATION / KEY PLAN

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