

APPENDIX A
SITE LOCATION MAPS
(Site mapping outlines Lot 2 only,
which is where all the site work takes place)

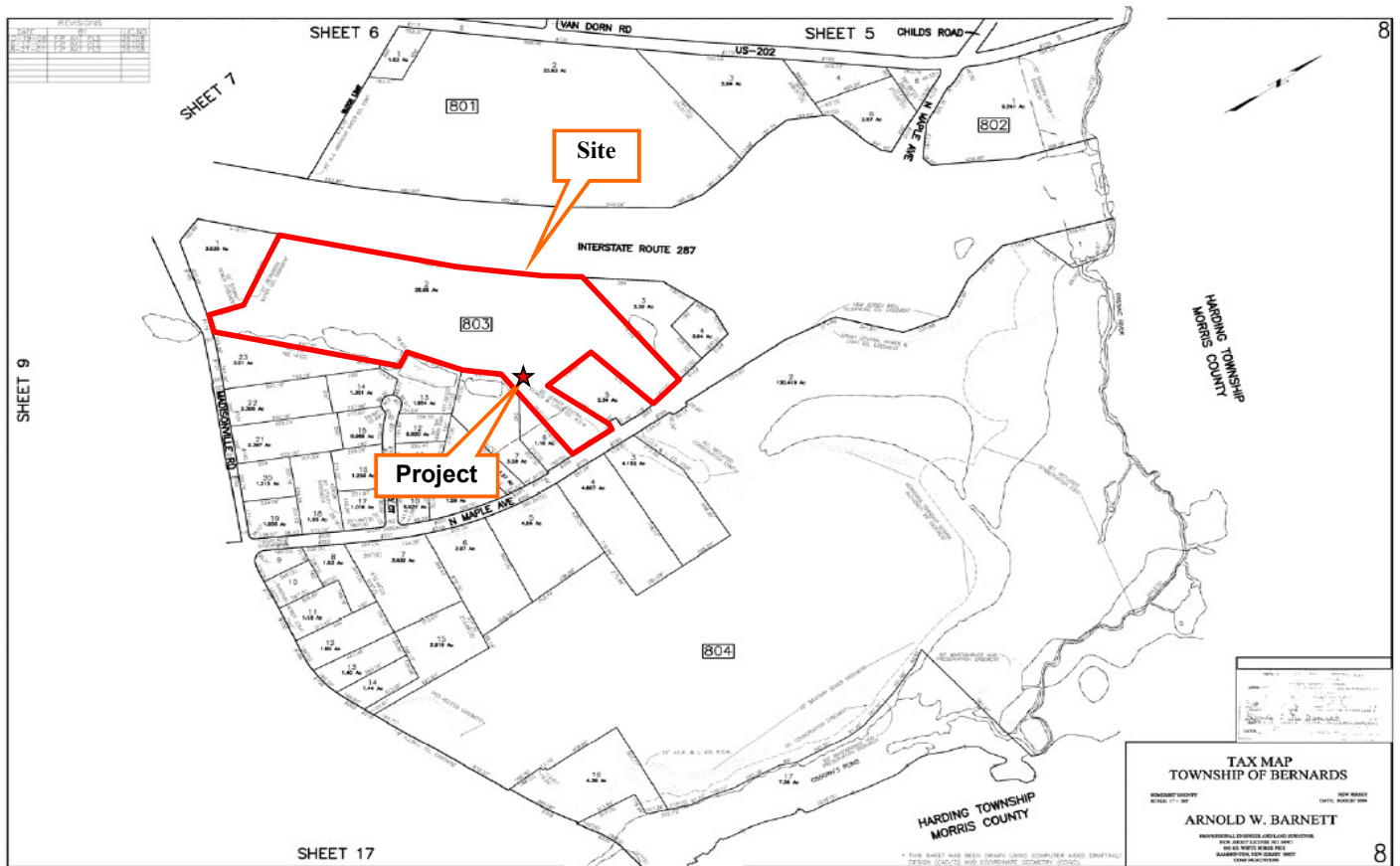


Figure 1
Tax Map

Source: Bernards Township Tax Map, Sheet #8

Date Access: 12/12/2021

Verizon Global Real Estate

300 North Maple Avenue
Block 803; Lot 2

Township of Bernards, Somerset County, NJ

BENJ #210758

Prepared by: GS

Date: 12/22/2021

Checked by: JAM

Scale: nts

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Figure 2
Aerial Map

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

Verizon Global Real Estate

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Figure 3
Roads Map

Source: NJ GeoWeb 2021

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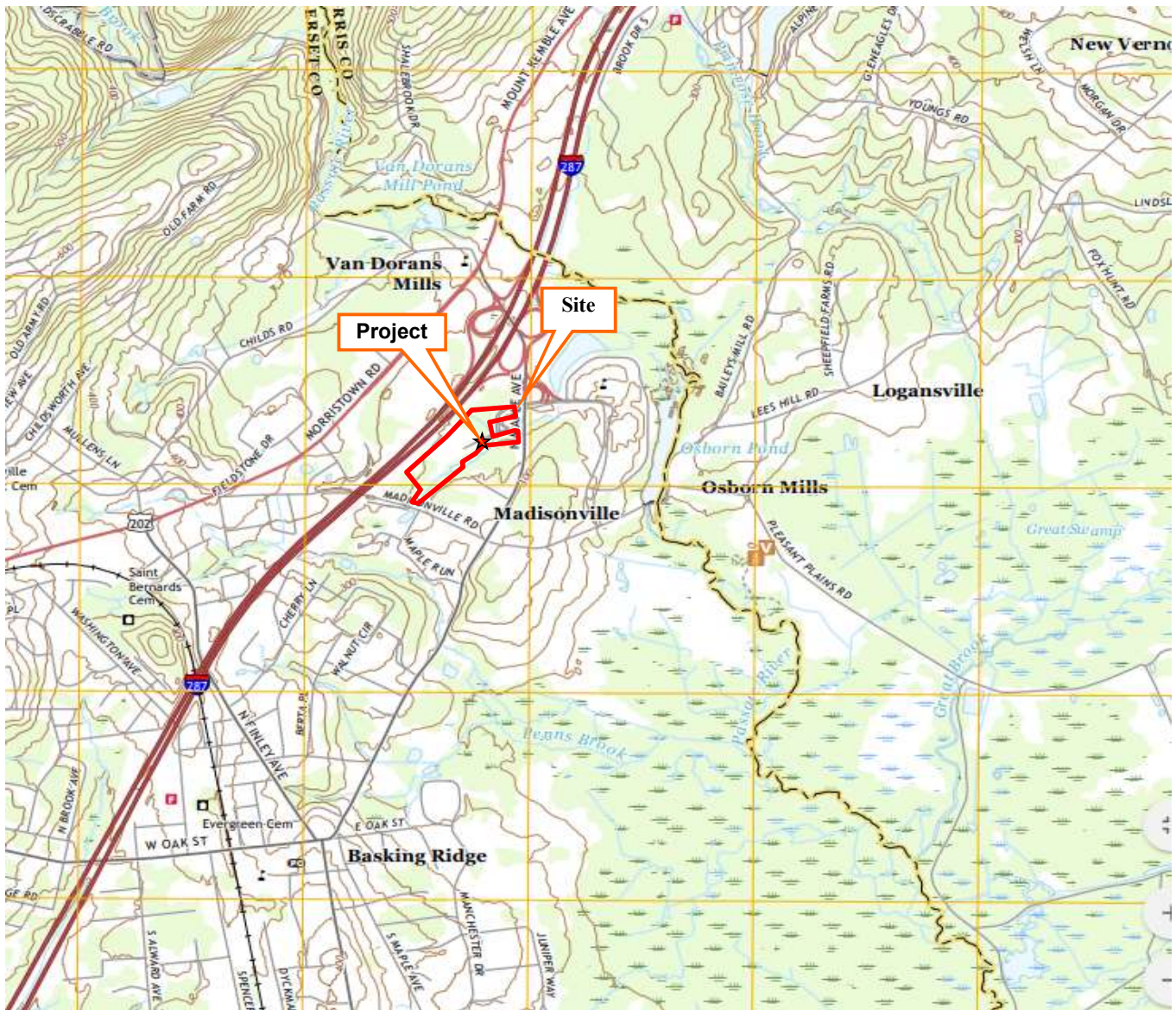


Figure 4
USGS Map
Bernardsville Quadrangle

Source: USGS, 2019

Date Access: 12/12/2021

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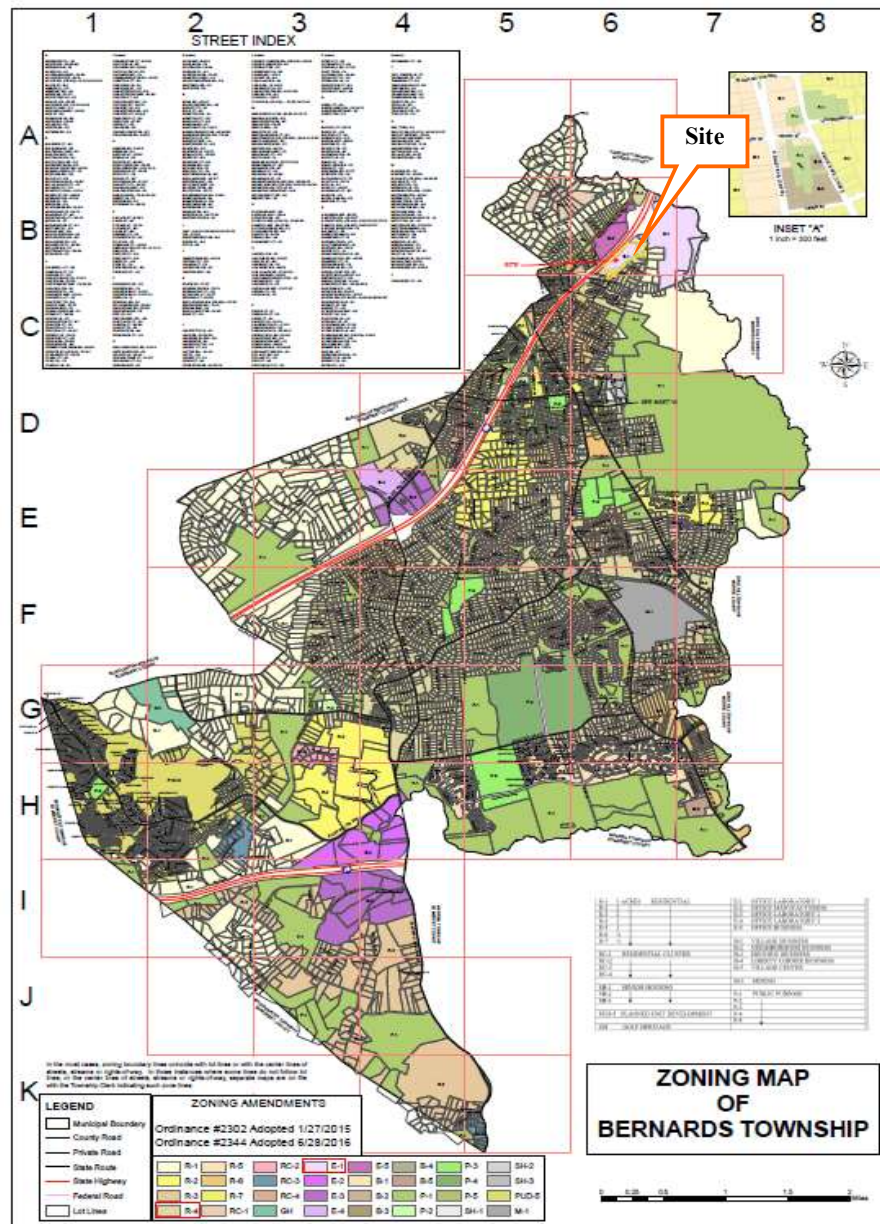


Figure 5
Zoning Map

Source: Bernards Township Zone Map

Date Access: 12/12/2021

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Township of Bernards, Somerset County, NJ

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Figure 6
State Planning Area Map

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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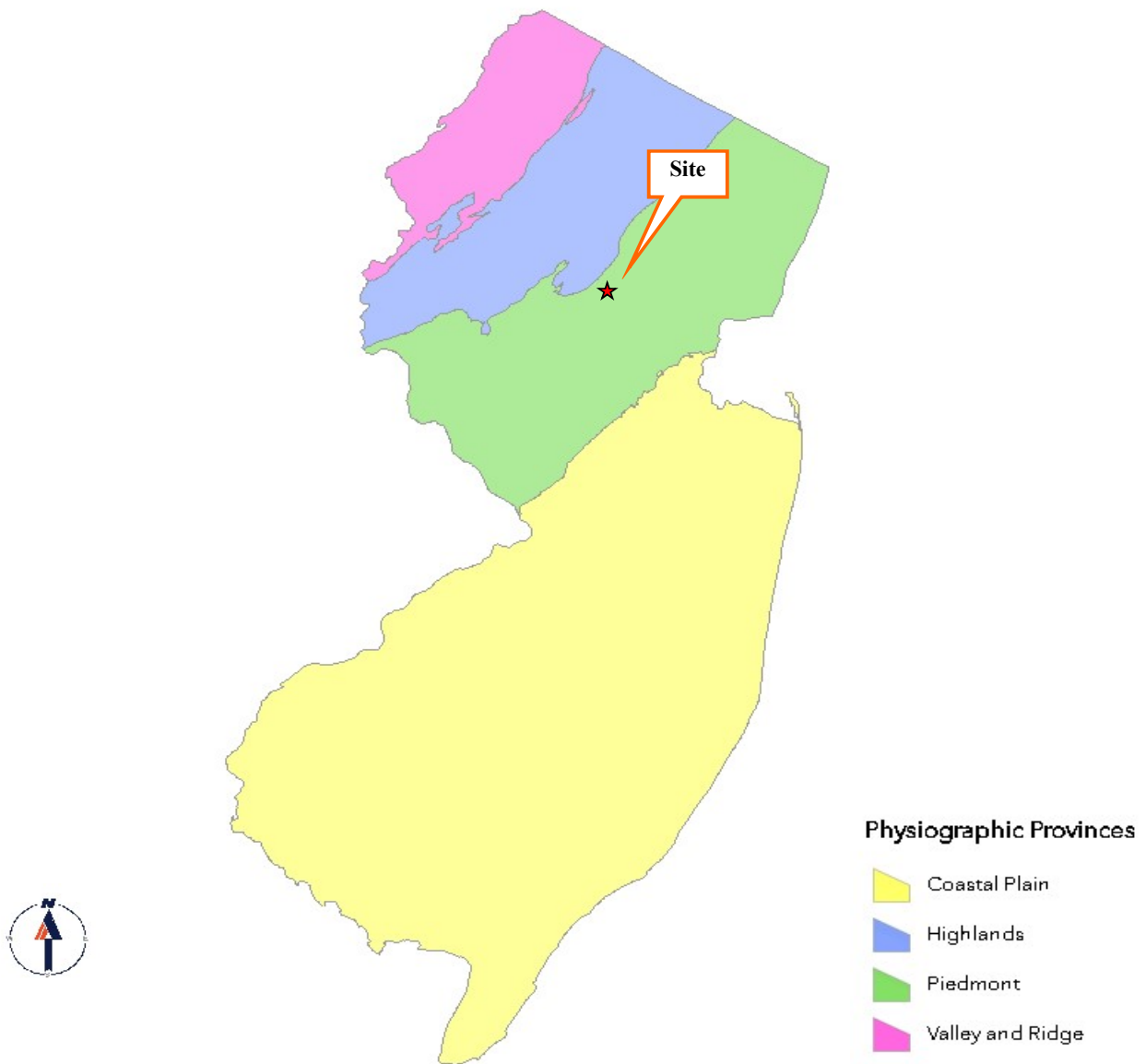


Figure 7
Physiographic Province

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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Figure 8
Bedrock Geology Map

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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Figure 9
Surficial Geology Map

Source: NJ GeoWeb 2021

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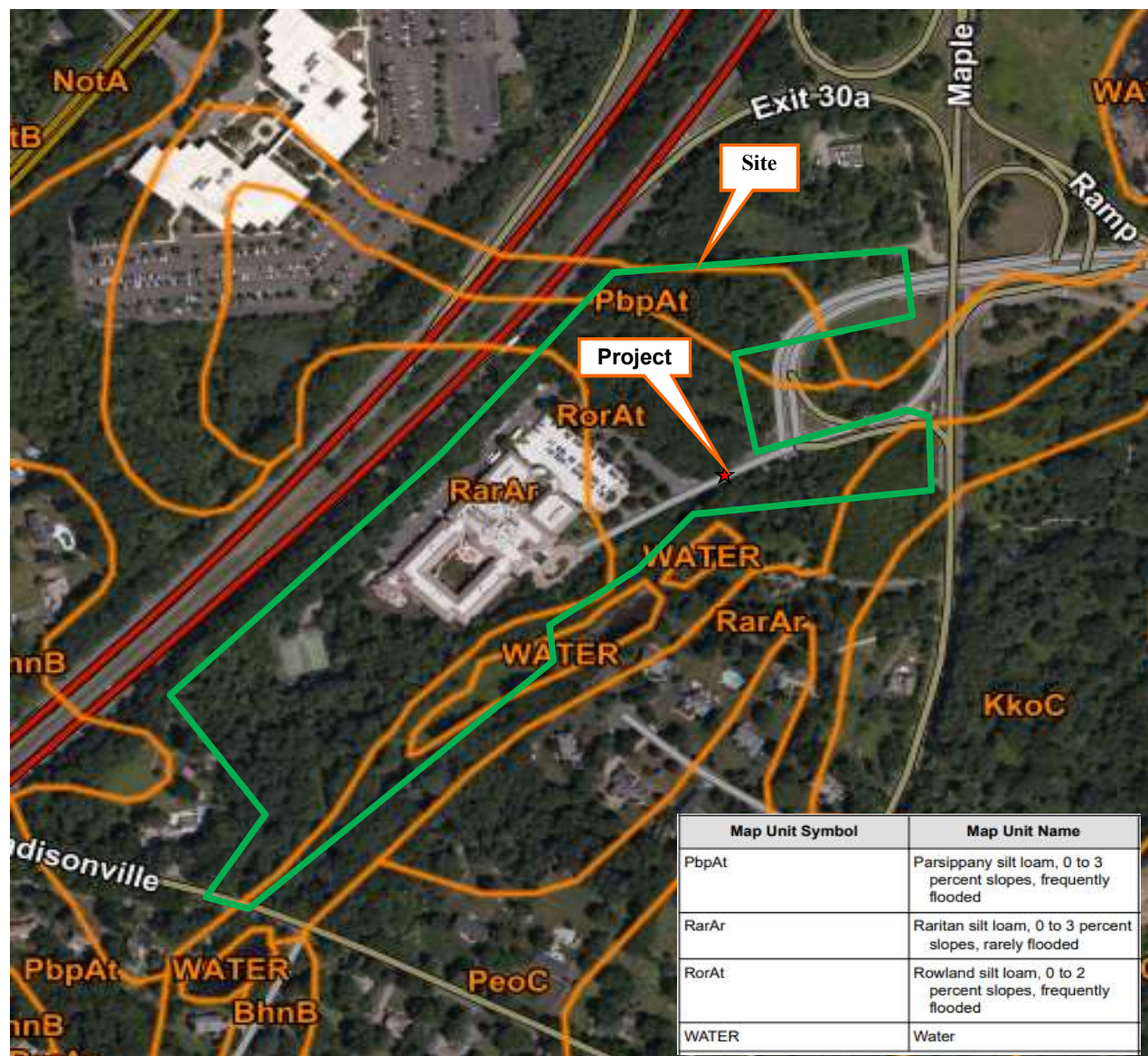


Figure 10
Soils Map

Source: NRCS Web Soil Survey, 2012

Date Access: 12/12/2021

Verizon Global Real Estate

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Township of Bernards, Somerset County, NJ

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Prepared by: GS

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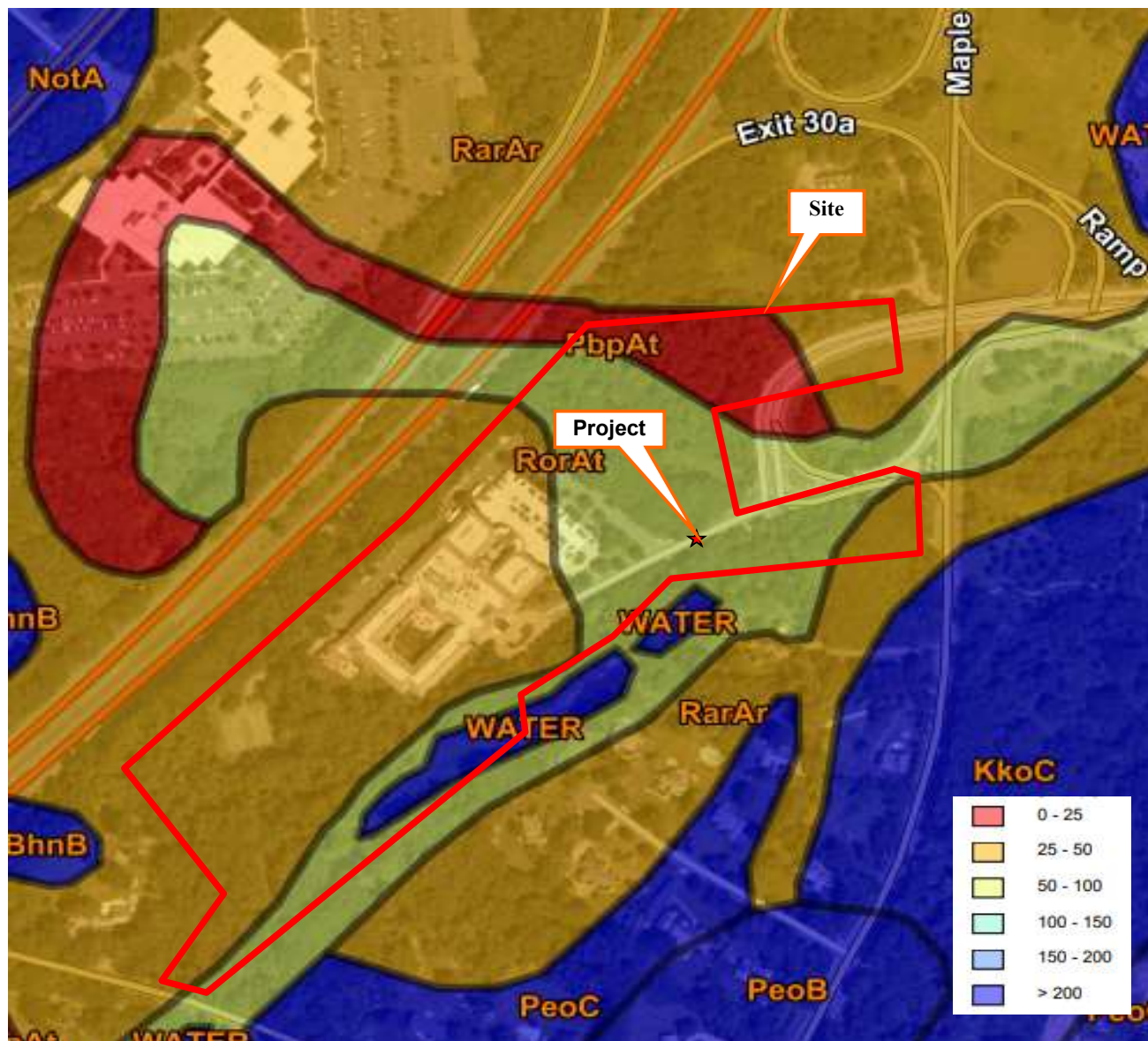


Figure 11
Depth to Seasonal High Water Table

Source: NRCS Web Soil Survey, 2012

Date Access: 12/12/2021

Verizon Global Real Estate

300 North Main Maple Avenue
Block 803; Lot 2

Township of Bernards, Somerset County, NJ

BENJ #210758

Prepared by: GS

Date: 12/22/2021

Checked by: JAM

Scale: nts

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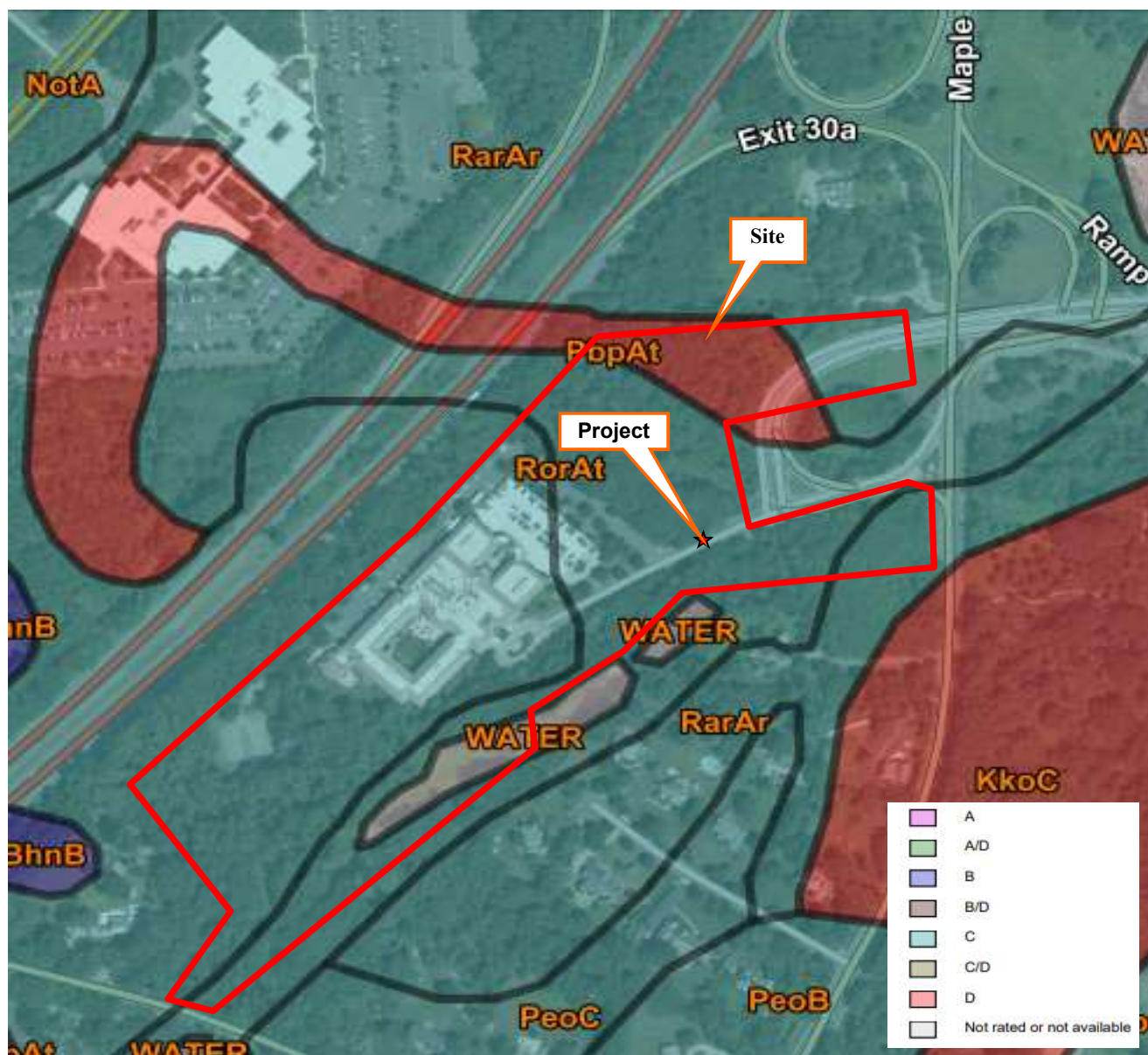


Figure 12
Hydrologic Soils Group

Source: NRCS Web Soil Survey, 2012

Date Access: 12/12/2021

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Figure 13

Bedrock Aquifer Map

Source: NJ GeoWeb 2021

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Figure 14
Groundwater Recharge Map

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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Figure 15
Wellhead Protection Area Map

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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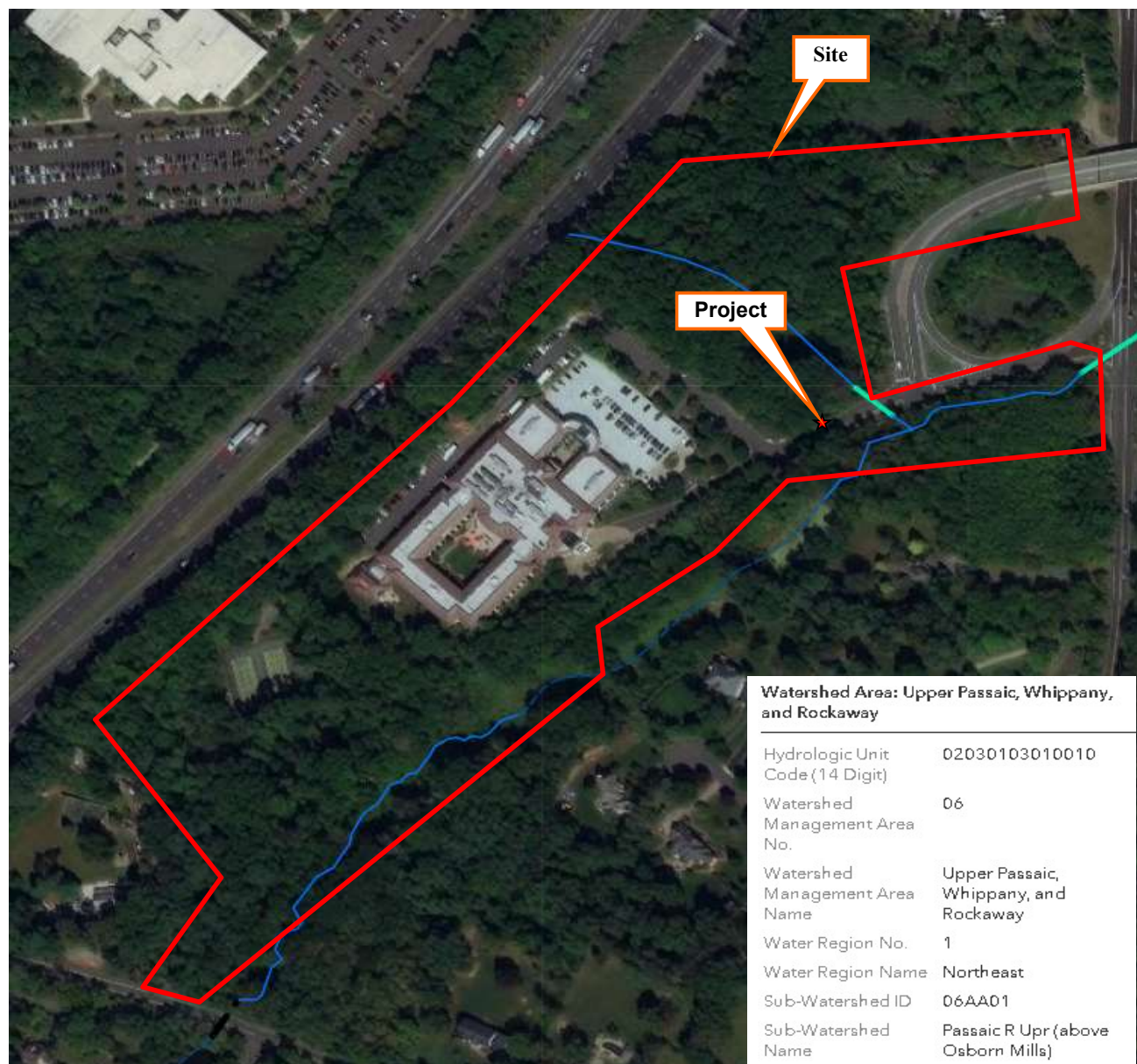


Figure 16
HUC-14 Sub-Watershed Map

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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Block 803; Lot 2

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Figure 17
NJDEP Stream Map

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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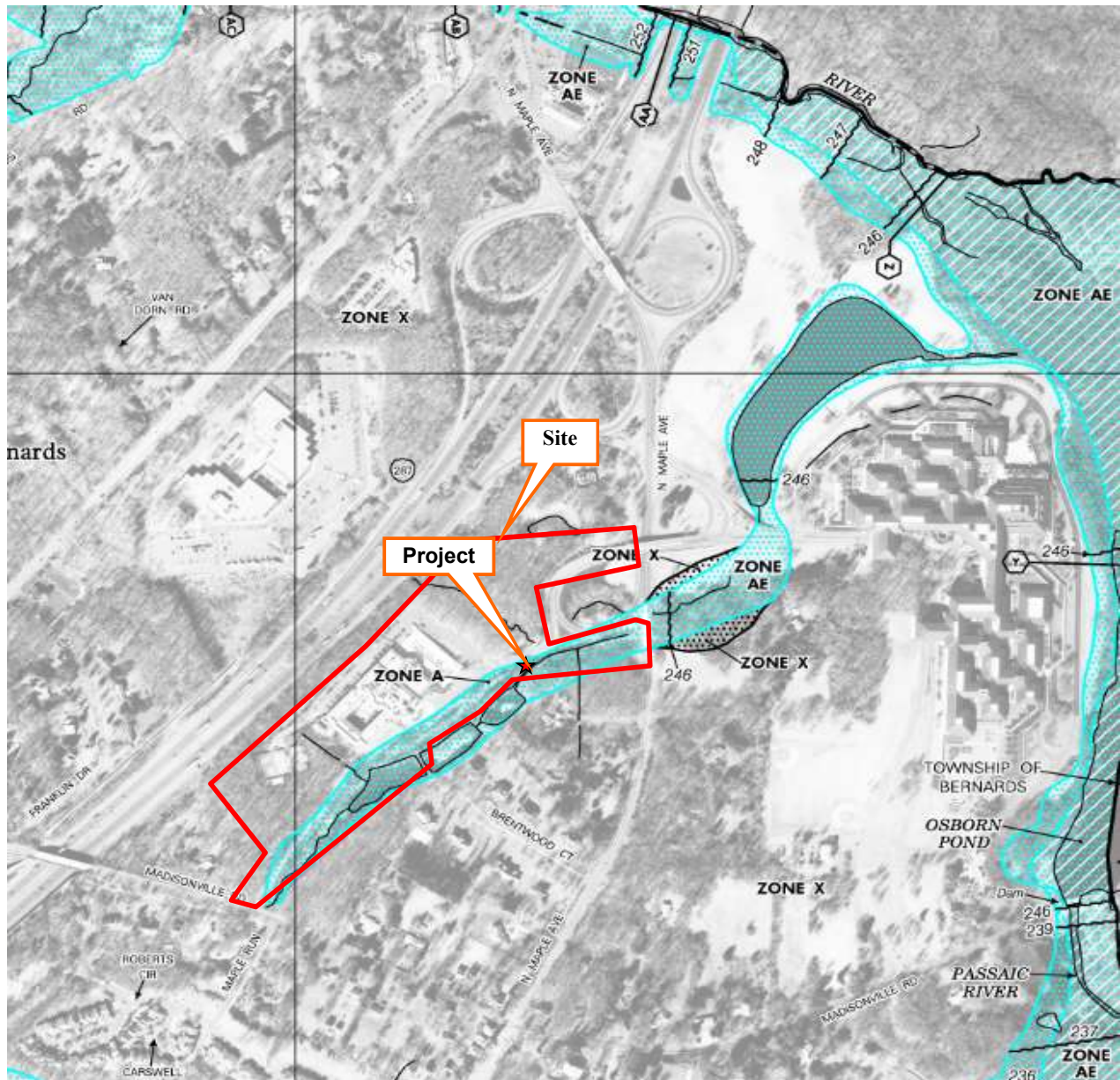


Figure 18
FEMA Flood Map

Source: FEMA FIRM Map #34035C0056E, Date 9/28/2007

Date Access: 12/12/2021

Verizon Global Real Estate

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Township of Bernards, Somerset County, NJ

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Prepared by: GS

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Figure 19
NJDEP Potential Freshwater Wetlands Map

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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300 North Maple Avenue
 Block 803; Lot 2

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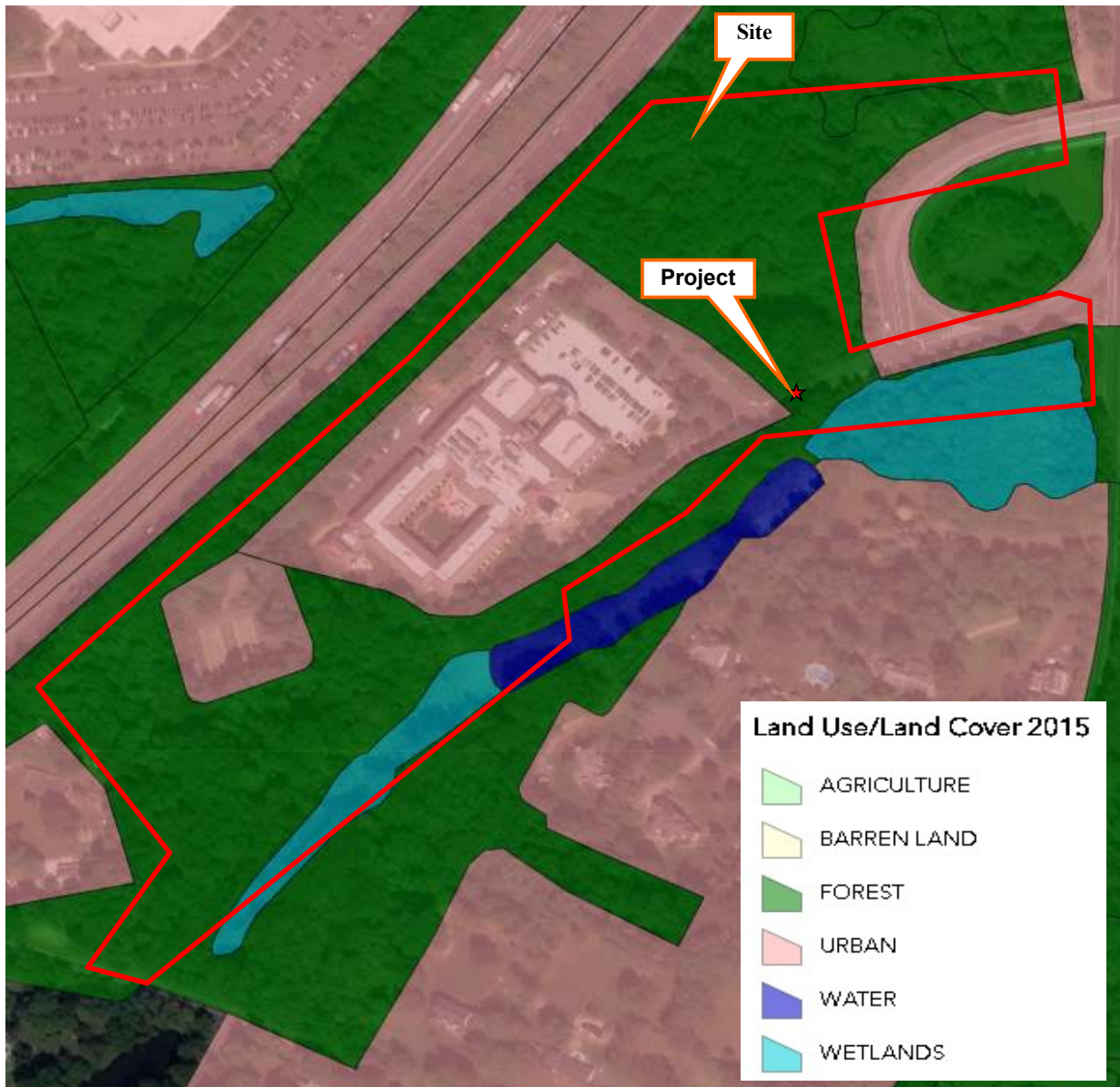


Figure 20
Land Use/Land Cover 2015

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

Verizon Global Real Estate

300 North Maple Avenue
Block 803; Lot 2

Township of Bernards, Somerset County, NJ

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Figure 21
NJDEP Potential
Threatened/Endangered Species Habitat

Source: NJ GeoWeb 2021

Date Access: 12/12/2021

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APPENDIX B
New Jersey and National Registers of Historic Places



SOMERSET County

Bedminster Township

Bedminster Reformed Church (Grace Fellowship Church) (ID#3531)

375 Main Street
SHPO Opinion: 2/25/1985
COE: 6/23/2005

Greater Cross Roads Historic District (ID#3441)

Lamington Road
SHPO Opinion: 6/13/1997

Hamilton Farm Stable Complex (ID#5101)

1040 Pottersville Road
NR: 5/18/2018 (NR Reference #: RS100001243)
SR: 4/6/2017
COE: 8/3/2011
(a.k.a. James Cox Brady Stable, U.S. Equestrian Team Headquarters, COE is for individual property)

A. Herzog Farmstead (ID#2459)

190 Pottersville Road
SHPO Opinion: 12/29/1993

Lamington Historic District (ID#2461)

Portions of Lamington, Black River, Rattlesnake Bridge and Cowperthwaite roads
NR: 6/21/1984 (NR Reference #: 84002802)
SR: 5/7/1984

Lesser Crossroads / Bedminster Village Historic District (ID#2462)

Peapack and Lamington roads
SHPO Opinion: 7/21/1992

James Martin House (ID#2463)

120 Pottersville Road
SHPO Opinion: 12/29/1993

McDonald's-Kline's Mill (ID#2464)

Kline's Mill Road
NR: 3/9/1987 (NR Reference #: 87000410)
SR: 11/20/1986

Natirar Estate [Historic District] (ID#4089)

County Route 512
COE: 10/25/2002

See Main Entry / Filed Location:

SOMERSET County, Peapack and Gladstone Borough

Peapack Brook Rural Industrial Historic District (ID#3452)

Old Dutch and Peapack roads
SHPO Opinion: 5/2/1997

Also located in:

SOMERSET County, Far Hills Borough
SOMERSET County, Peapack and Gladstone Borough

Pluckemin Continental Artillery Cantonment Site (28-So-27) (ID#4769)

NR: 3/14/2008 (NR Reference #: 08000180)
SR: 1/17/2008

Pluckemin Village Historic District (ID#2465)

District is concentrated along US Route 206 and Burnt Mills Road
NR: 7/26/1982 (NR Reference #: 82003303)
SR: 2/22/1982

Pottersville Village Historic District (ID#1633)

County Route 512, Hill Street, and McCann Mill Road, Black River and Hacklebarney roads
NR: 9/18/1990 (NR Reference #: 90001475)
SR: 8/9/1990

See Main Entry / Filed Location:

HUNTERDON County, Tewksbury Township

Jacobus Vanderveer House (ID#2808)

US Routes 202 and 206, north of River Road
NR: 9/29/1995 (NR Reference #: 95001137)
SR: 7/13/1995

Vanderveer Archaeological Site (28-So-97) (ID#2466)

SHPO Opinion: 11/1/1988

Bernards Township

The Academy (ID#2467)

15 West Oak Street
NR: 7/21/1976 (NR Reference #: 76001185)
SR: 11/25/1975

Alward House (ID#2468)

40 Mount Airy Road
NR: 3/13/1986 (NR Reference #: 86000388)
SR: 2/5/1986

Basking Ridge Historic District (ID#2469)

North & South Finley and North & South Maple avenues; Lewis, West Craig & Oak streets
DOE: 8/18/1994
(DOE/Owner Objection)

Basking Ridge Presbyterian Church (ID#2470)

6 East Oak Street
NR: 12/31/1974 (NR Reference #: 74001190)
SR: 10/24/1974

Boudinot / Southard Farmstead (ID#4955)

135 North Maple Avenue
NR: 12/18/2009 (NR Reference #: 09001101)
SR: 9/11/2009

"The Buildings" (Lord Stirling Manor Complex) (ID#2475)

NR: 5/22/1978 (NR Reference #: 78001795)
SR: 12/1/1976



Coffee House (ID#2471)

214 North Maple Avenue
NR: 11/7/1977 (NR Reference #: 77000906)
SR: 3/28/1977

Franklin Corners Historic District (ID#2472)

Hardscrabble and Childs roads
NR: 5/12/1975 (NR Reference #: 75001159)
SR: 12/12/1974

Gladstone Branch of the Delaware, Lackawanna and Western (DL&W) Railroad Historic District (ID#5030)

NJ Transit Gladstone Line between Peapack and Gladstone Borough and Summit City

SHPO Opinion: 10/20/2010

See Main Entry / Filed Location:

SOMERSET County, Peapack and Gladstone Borough

Kennedy-Martin-Stelle Farmstead (ID#4200)

450 King George Road
NR: 5/5/2004 (NR Reference #: 03000868)
SR: 6/9/2003
COE: 5/14/2001
(Referred to in COE as "Reverend Samuel Kennedy Parsonage Farmstead")

Liberty Corner Historic District (ID#2473)

Church Street, Lyons Road, and Valley Road
NR: 10/11/1991 (NR Reference #: 91001477)
SR: 8/16/1991

Lyons Railroad Station (ID#2474)

Lyons Road
NR: 6/22/1984 (NR Reference #: 84002805)
SR: 3/17/1984
(Thematic Nomination of Operating Passenger Railroad Stations [ID#5080])

Lyons Veterans Administration Hospital Historic District (ID#2476)

151 Knollcroft Road
NR: 7/3/2013 (NR Reference #: 13000461)
SR: 4/29/2013
DOE: 11/26/1980
SHPO Opinion: 6/12/1980
(United States Second Generation Veterans Hospitals MPDF)

PSE&G Roseland to Branchburg Segment of the Roseland to Pleasant Valley Transmission Line (NHL, ID#5786)

SHPO Opinion: 8/14/2020
(Extends from Livingston Township in Essex County to Branchburg Township in Somerset County)

Bernardsville Borough

Bernardsville Railroad Station (ID#2477)

US Route 202, Mine Brook Road
NR: 6/22/1984 (NR Reference #: 84002786)
SR: 3/17/1984
SHPO Opinion: 9/1/1978
(Thematic Nomination of Operating Passenger Railroad Stations [ID#5080])

Bernardsville Municipal Building (ID#2901)

Mine Brook Road
SHPO Opinion: 2/27/1995

Country Place-Era Resources of the NJ Somerset Hills, 1872 - ca.1940 MPDF (ID#5240)

NR: 11/23/2020 (NR Reference #: MC100005810)
SR: 2/21/2013

Dunster-Squibb House (ID#4997)

189 Mine Brook Road (Route 202)
SR: 10/16/2013
COE: 8/6/2010
(The Dunster Farmstead, The Orchard)

Gill-Saint Bernards Lower School (ID#2478)

Claremont Road
SHPO Opinion: 6/11/1993

Gladstone Branch of the Delaware, Lackawanna and Western (DL&W) Railroad Historic District (ID#5030)

NJ Transit Gladstone Line between Peapack and Gladstone Borough and Summit City

SHPO Opinion: 10/20/2010

See Main Entry / Filed Location:

SOMERSET County, Peapack and Gladstone Borough

Morristown National Historical Park (ID#3381)

NR: 10/15/1966 (NR Reference #: 66000053)
SR: 5/27/1971
(National Historic Site; Four discontinuous units: Washington's Headquarters, Fort Nonsense, Jockey Hollow, and New Jersey Brigade Encampment. Additional documentation accepted by the Keeper of the National Register 2/27/80.)

See Main Entry / Filed Location:

MORRIS County, Morristown Town

Olcott Avenue Historic District (ID#4896)

Portions of Olcott, Childsworth, & Highview Avenues and Church Street
NR: 11/20/2009 (NR Reference #: 09000940)
SR: 5/20/2009

John Parker Tavern (ID#2479)

2 Morristown Road
NR: 12/14/1978 (NR Reference #: 78001796)
SR: 4/15/1978

STORMWATER MANAGEMENT REPORT

Prepared for:

VERIZON CORPORATE SERVICES GROUP, INC.

Block 803, Lots 2, 3, 5, 6, & 23

300 North Maple Avenue

Bernards Township

Somerset County, New Jersey

Prepared by:

BOHLER //

N.J. Certificate of Authorization 24GA28161700

30 Independence Boulevard, Suite 200

Warren, NJ 07059

908-668-8300

BENJ File No. J210758

Robert L. Streker, P.E.

New Jersey Professional Engineer License No. 45344

December 2021

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Appendices

A. Design Calculations

- ♦ Pipe Sizing

B. Maps

- ♦ Soil Map
- ♦ Drainage Area Maps
 - Existing Drainage Area Map
 - Proposed Drainage Area Map

1. Introduction

The subject property is located at 300 North Maple Avenue in Bernard Township, Somerset County, New Jersey. The property is identified as Block 803, Lots 2, 3, 5, 6 and 23 on the Bernard Township tax maps and is a total of 34.9911 acres in size and will hereafter be referred to as “the site”. The site is bordered to the north by North Maple Avenue and the Verizon Corporate Office beyond; to the west by N.J.S.H. 287 and offices beyond located on Morristown Road beyond; to the east by residential properties and North Maple Avenue beyond; and to the south by residential properties and Madisonville Road beyond.

The scope of this study includes analysis of the existing drainage characteristics of the site area compared with post development drainage conditions. The remainder of the subject property outside of the site, shall remain mostly undisturbed and any proposed improvements will not affect the drainage characteristics on the remainder of the subject property.

The proposed site improvements include a guardhouse, gate and pull-off area. The proposed improvements will result in a net increase in impervious area of the site by approximately 1,166 square feet and will disturb approx. 0.238 acres. The NJDEP defines “Major Development” as any “development” that disturbs one or more acres of land or increasing impervious surface by one-quarter acre or more. Therefore, this development does not qualify as a major development by the NJDEP.

2. Pre-Development Site Conditions

The site, and studied watershed area, contains a total area of 25.045 acres and consists of two unique drainage areas: Existing Drainage Area A and Existing Drainage Area B, which are described in more detail below. In the pre-development condition, the site contains a conference inn with associates parking, sidewalks, and driveways as well as naturalized wooded areas. Currently, the runoff generated on site outfalls to a set of low lying areas located along the eastern property line of the site. The Existing Drainage Area Map in Appendix B illustrates the limits of each existing drainage area and how they relate to the existing site conditions.

2.1 Point of Analysis

Both existing drainage areas flow to one point of analysis located adjacent the eastern property line. The Existing Drainage Area Map in Appendix B illustrates the identified point of analysis and how it relates to the existing topography on the site.

2.1.1 Existing Drainage Area A

Located to the south of the site, Existing Drainage Area A contains 8.970 acres of land, of which 0.568 acres are impervious surface, and includes the existing tennis court, elevated deck, and naturalized wooded areas. The topography of the area generally slopes from west to east from a maximum elevation of approximately 290 to a minimum elevation of approximately 259. A CN value of

98 and 70 were used for impervious and pervious areas, respectively, with a calculated time of concentration of 62.1 for the pervious areas and 13.8 min for impervious areas. The runoff from Existing Drainage Area A flows through the site to the low lying areas located adjacent the eastern property line in both existing and proposed conditions and will be accounted for in the proposed stormwater management design. Existing Drainage Area A discharges to the Point of Analysis, as depicted on the Existing Drainage Areas Map.

2.1.2 Existing Drainage Area B

Located to the north of the site, Existing Drainage Area B contains 16.075 acres of land, of which 5.619 acres are impervious surface, and includes the conference inn with parking sidewalks and driveways. The topography of the area generally slopes from west to east from a maximum elevation of approximately 284 to a minimum elevation of approximately 259. A CN value of 98 and 70 were used for impervious and pervious areas, respectively, with a calculated time of concentration of 44.4 minutes for the pervious areas and 6 min for impervious areas. The runoff from Existing Drainage Area B flows through the site into the existing on-site conveyance system to the ponds located adjacent the eastern property line in both the existing and proposed conditions. Existing Drainage Area B discharges to the Point of Analysis, as depicted on the Existing Drainage Areas Map.

3. Post-Development Site Conditions

The post-development condition for the site includes a new guardhouse, gate, curbs and an asphalt pull-off area. **The post-development increases the impervious area on-site by 1,166 square feet. The proposed improvements are located within a wetlands transition area.** The proposed site is designed in a manner that maintains the existing drainage patterns. The studied watershed area in the post-development condition contains the same 25.045-acre area that was studied in the pre-development condition and consists of the same two unique drainage areas: Proposed Drainage Area A and Proposed Drainage Area B, which are described in more detail below. The Proposed Drainage Area Map in Appendix B illustrates the limits of each proposed drainage area and how they relate to the proposed site conditions

3.1 Point of Analysis

The two drainage areas in the post development condition flow to the same point of analysis identified in the existing condition, located at the ponds adjacent the western property line. As noted above, the Proposed Drainage Area Map in Appendix B illustrates the identified point of analysis and how it relates to the proposed topography on the site.

3.1.1 Proposed Drainage Area A

This area will remain untouched and the same as the existing area which is located southwest of the proposed improvements. Proposed Drainage Area A contains 8.970 acres of land, of which 0.568 acres are impervious surface, and includes the existing tennis court, elevated deck, and naturalized wooded areas. A CN value of 98 and 70 were used for impervious and pervious areas, respectively, with a calculated time of concentration of 62.1 for the pervious areas and 13.8 min for impervious areas. The runoff from Proposed Drainage Area A flows from west to east overland to the Point of Analysis. The routing of the runoff from Proposed Drainage Area A is depicted on the Inlet Area Map in Appendix C.

3.1.2 Proposed Drainage Area B

The remainder of the area of study in the post-development condition falls within Proposed Drainage Area B, which contains approximately 15.543 acres of land, of which 5.646 acres are impervious surface, and includes the conference inn with parking sidewalks, driveways and the proposed guardhouse. A CN value of 98 and 70 were used for impervious and pervious areas, respectively, with a calculated time of concentration of 44.4 minutes for the pervious areas and 6 min for impervious areas. The runoff from Proposed Drainage Area B flows through the site into the existing on-site conveyance system to the ponds located adjacent the eastern property line in both the existing and proposed conditions. Proposed Drainage Area B discharges to the Point of Analysis, as depicted on the Proposed Drainage Areas Map.

4. Stormwater Management Design Methodology

In accordance with Bernards Township requirements, the proposed development must meet the minor development requirements for stormwater quantity reductions, water quality, groundwater recharge, soil erosion and sediment control, and low impact development. The following sections describe how each of the above items are addressed on site in the post-development condition.

4.1 Stormwater Quantity Controls

The NJDEP Stormwater Management Rules dictate that the runoff quantity reduction standards (N.J.A.C. 7:8-5.4(a)3) apply only if there is a net increase of 10,890 sf (0.25 Ac.) or more of impervious surface coverage or if there is a disturbance of 43,560 sf (1.00 Ac.) or more of land area.

The project as designed will involve the disturbance of 0.238 Ac. and a net increase of 1,166 SF of impervious area therefore does not qualify as a major development per N.J.A.C. 7:8-5(a)3 will not apply.

4.2 Water Quality Controls

The NJDEP Stormwater Management Rules dictate that the water quality standards (N.J.A.C. 7:8-5.5) apply only if there is a net increase of 10,890 SF (0.25 Ac.) or more of impervious surface coverage.

The project as designed will involve a net increase of 1,166 SF of impervious area, therefore the project will comply with the water quality standards for the proposed development.

4.3 Groundwater Recharge

The NJDEP Stormwater Management Rules dictate that the groundwater recharge standards (N.J.A.C. 7:8-5.4(a)2) apply only if there is a net increase 10,890 sf (0.25 Ac.) or more of impervious surface coverage or there is a disturbance of 43,560 sf (1.00 Ac.) or more of land area.

The project as designed will involve the disturbance of approx. 0.238 Ac. and a net increase of 1,166 SF of impervious area, therefore the project will comply with the groundwater recharge standards for the proposed development.

4.4 Soil Erosion and Sediment Control

The Soil Erosion and Sediment Control plans and details are included within the Site Plan documents prepared by Bohler Engineering and must be followed throughout construction. Silt fences, stabilized construction entrances, a temporary stockpile and inlet filters are proposed during construction. This report and the Site Plan documents prepared by Bohler Engineering are being submitted to the Somerset-Union Soil Conservation District for approval.

4.5 Non-Structural Stormwater Management Facilities

In accordance with the NJDEP regulations and the latest *New Jersey Stormwater Best Management Practices Manual*, several non-structural stormwater management strategies have been incorporated into the design of the site and are listed below:

4.5.1 Vegetation and Landscaping

A comprehensive Landscape Plan has been incorporated into the design of the proposed improvements on the site that provides low maintenance landscaping. The use of lawn areas has been minimized where applicable and fertilizers and pesticides are to be used sparingly.

4.5.1.1 Preservation of Natural Areas

The design of the improvements proposed on the site has preserved critical natural areas as part of the development. Areas that are forested, and within riparian corridors have been identified on site and are specifically left outside the limits of disturbance of the proposed development. The natural areas will be protected during construction and will have easements and/or deed restrictions established as required by Bernards Township to ensure these areas remain preserved in the future.

4.5.1.2 Native Ground Cover

Native plants including ground cover, shrubs and trees instead of turf grass have been proposed as part of the landscape design for the site. The native plantings will also require little or no irrigation once they are established.

4.5.2 Minimize Land Disturbance

The proposed design of the site incorporates the preservation of existing vegetative areas that will remain undisturbed.

4.5.3 Impervious Area Management

Impervious areas are the primary source of additional runoff in the post-development site condition. The sections below describe the measures that have been taken in the proposed site design to minimize the amount of impervious proposed on site

4.5.3.1 Streets, Sidewalks, and Parking, Driveway Areas

As part of the proposed site design, the minimum allowable drive aisle sizes, in accordance with local ordinances, are used in lieu of larger stalls and aisles to reduce the amount of impervious surface in the post-development condition.

5. Conclusions

In summary, the proposed site improvements illustrated on the drawings prepared by Bohler Engineering NJ, LLC meet the requirements set forth by all reviewing jurisdictional agencies and the NJDEP Stormwater Regulations. The existing drainage patterns are being maintained to the best of the ability, groundwater recharge is being maintained, and water quality measures are not required for the property in question. Our office anticipates no negative impacts to the surrounding areas.

\\bohlereng.net\shares\NJ-Projects\2021\J210758\Admin\Reports\Stormwater\2021.12 - Stormwater Management Report.docx

A. DESIGN CALCULATIONS

◆ Pipe Sizing

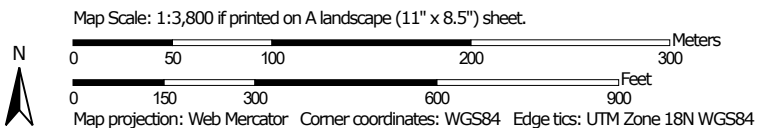
B. MAPS

- ◆ **Soil Map**
- ◆ **Drainage Area Maps**
 - **Existing Drainage Area Map**
 - **Proposed Drainage Area Map**
 - **Inlet Area Map**

B. MAPS

- ◆ **Soil Map**
- ◆ **Drainage Area Maps**
 - **Existing Drainage Area Map**
 - **Proposed Drainage Area Map**
 - **Inlet Area Map**

Soil Map—Somerset County, New Jersey




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/23/2021
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Somerset County, New Jersey

Survey Area Data: Version 19, Aug 31, 2021

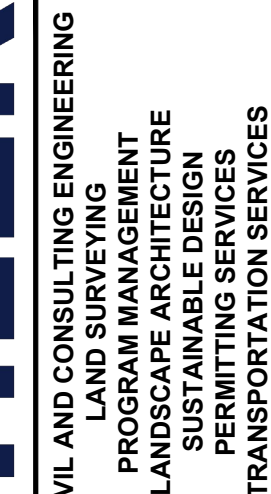
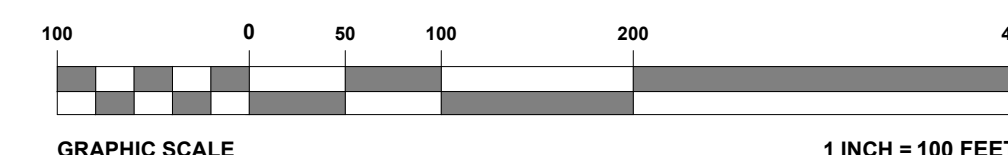
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 26, 2019—Jul 31, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PbpAt	Parsippany silt loam, 0 to 3 percent slopes, frequently flooded	2.7	8.8%
RarAr	Raritan silt loam, 0 to 3 percent slopes, rarely flooded	17.9	59.3%
RorAt	Rowland silt loam, 0 to 2 percent slopes, frequently flooded	9.4	31.2%
WATER	Water	0.2	0.7%
Totals for Area of Interest		30.2	100.0%



REVISIONS

[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: J210758-EDA-
DRAWN BY: I
CHECKED BY: I
DATE: 12/22/20
CAD I.D.: J210758-EDA-

PROJECT:

PROJECT: **PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

**FOR
VERIZON
CORPORATE
SERVICES GROUP
INC.**

**PROPOSED
DEVELOPMENT**

BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 070920



BOHLER //

BOHLER ENGINEERING, LLC

**30 INDEPENDENCE BLVD., SUITE 20
WARREN, NJ 07059**
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH0001

R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 45344
NEW YORK LICENSE No. 079512

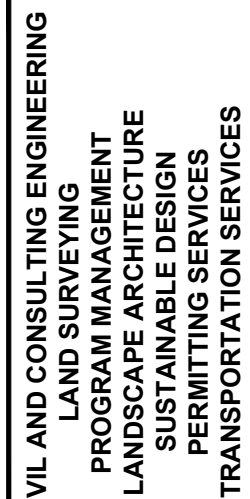
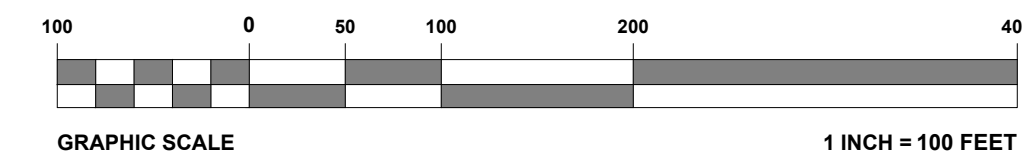
SHEET TITLE:

EXISTING DRAINAGE AREAS MAP

SHEET NUMBER:

—

ORG. DATE - 12/22/2021



REVISIONS

[illegible]

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PROJECT No.: J210758
DRAWN BY: RK
CHECKED BY: BE
DATE: 12/22/2021
CAD I.D.: J210758-PDA-1A

PROJECT: **PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

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BOHLER //

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

R.L. STREKER

PROFESSIONAL ENGINEER
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NEW YORK LICENSE No. 079512

SHEET TITLE:

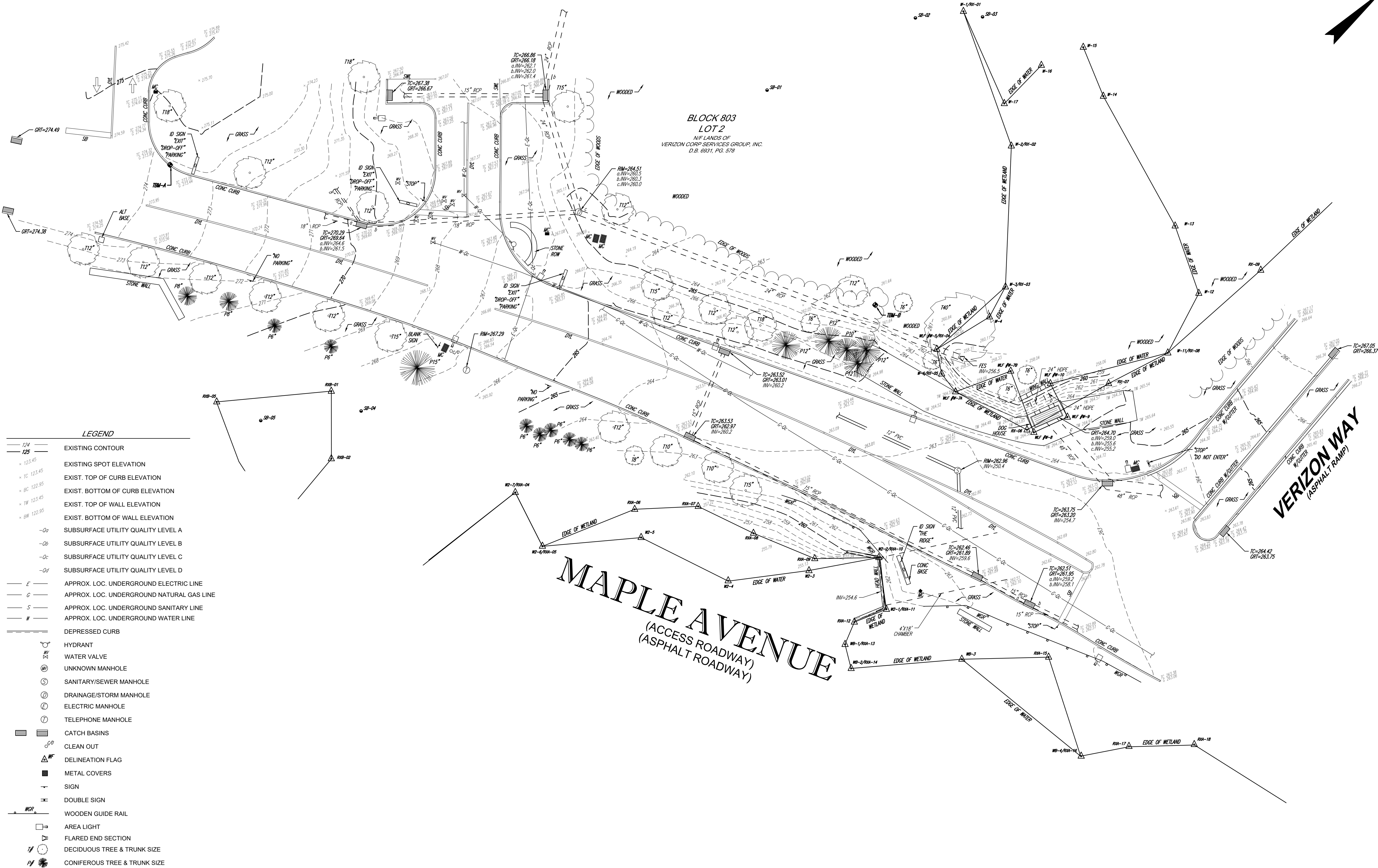
PROPOSED DRAINAGE AREAS MAP

SHEET NUMBER:

1

ORG. DATE - 12/22/2021

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



NOTES:

- PROPERTY KNOWN AS LOT 2, BLOCK 803, AS SHOWN ON THE OFFICIAL TAX MAP OF CITY, COUNTY, NEW JERSEY.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

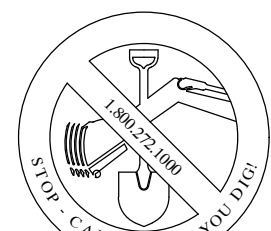
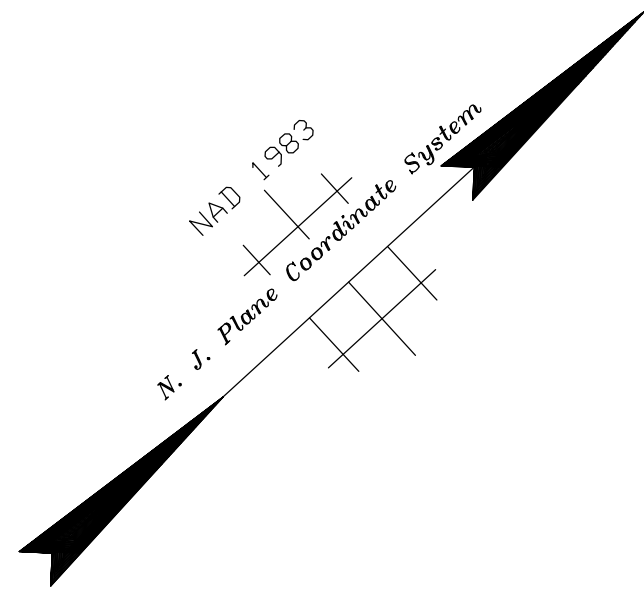
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:
TBM-A: X-CUT SET IN CURB ON THE NORTHERLY SIDE OF MAPLE AVENUE, ELEVATION= 274.15'
TBM-B: DOCK SPIKE SET IN GRASS NEAR THE EDGE OF WOODS, ELEVATION= 261.59'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ROUX INC. ON JULY 14, 2021, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON JULY 15, 2021. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY N.J.D.E.P.

REFERENCES:

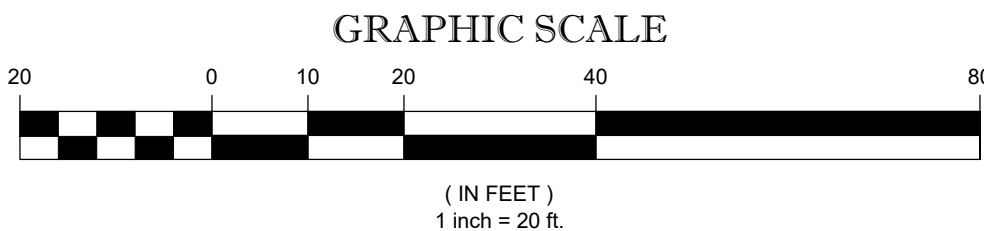
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY, SHEET #8.
- MAP ENTITLED "BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY, BLOCK 803, LOT 2, 300 NORTH MAPLE AVENUE, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, STATE OF NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 05-05-2020.



VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS

NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

08-02-2021
DATE

1	ADDRESS/REVIS WETLANDS LOCATIONS FROM CLIENT	-	TK	JDS	08-02-2021
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	07-19-2021	TOPOGRAPHIC & UTILITY SURVEY			
FIELD BOOK NO.	21-38	BLOCK 803, LOT 2			
FIELD BOOK PG.	26	300 NORTH MAPLE AVENUE			
FIELD CREW	K.R.	TOWNSHIP OF BERNARDS, SOMERSET COUNTY			
DRAWN:	P.R.V.	STATE OF NEW JERSEY			
REVIEWED:	K.V.G.	CONTROL POINT ASSOCIATES, INC.			
APPROVED:	J.D.S.	DATE	SCALE	FILE NO.	DWG. NO.
		07-23-2021	1"=20'	01-200089-00	1 OF 1



Wetlands Conservation Area

NO

Motored Vehicles
Soil Disturbance
Walking or Fishing
Vegetation Removal



Approved
EPA/600

Wetlands Conservation Area

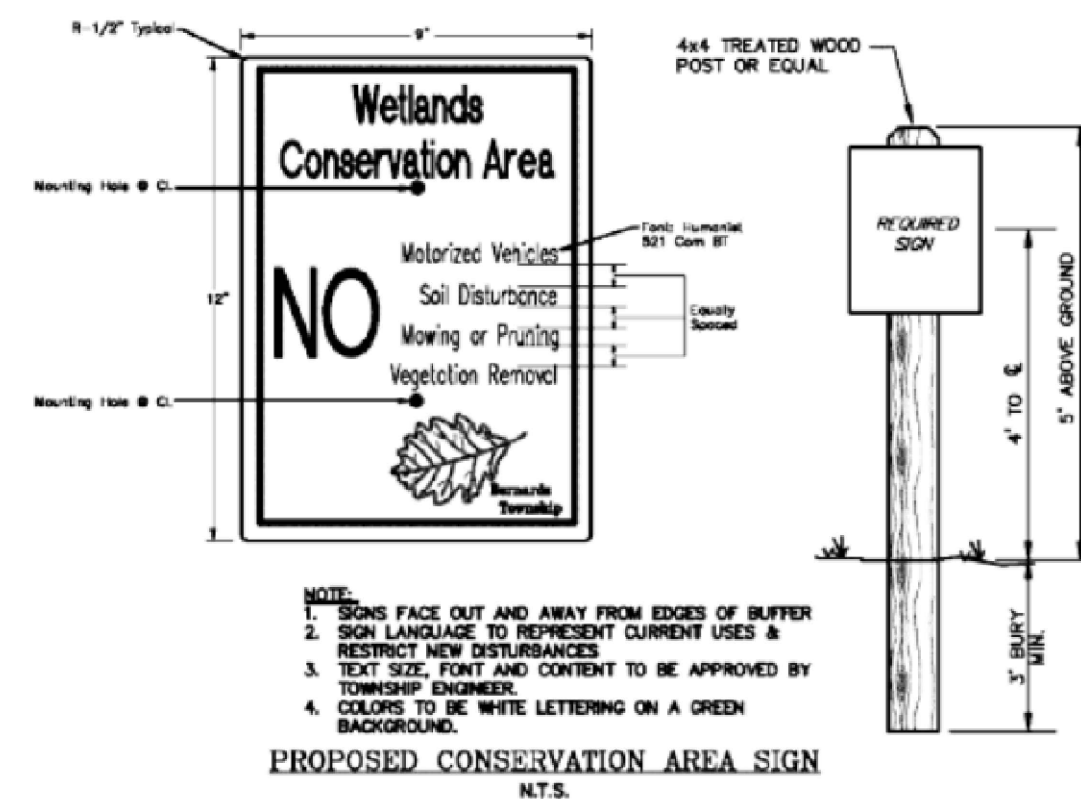
For Protection of Special Natural Resources

NO DUMPING
NO DISTURBANCE OF WILDLIFE
NO MOVING OR DESTRUCTION OF VEGETATION





NO

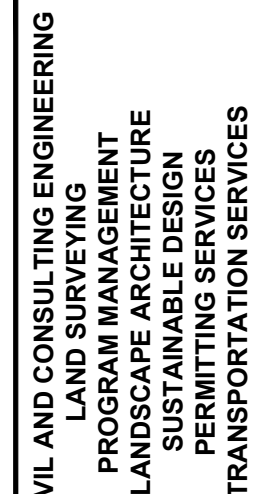
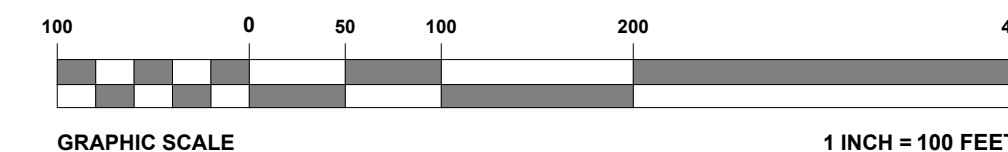
CONSERVATION EASEMENT SIGN DETAIL
NTS



AREA KEY:

- | | | |
|---|--------------------------|--|
|  | 865,880 SF
(19.88 AC) | EXISTING WETLAND EASEMENT
CONSERVATION AREA |
|  | 866,214 SF
(19.88 AC) | PROPOSED WETLAND EASEMENT
CONSERVATION AREA |

NOTE: EXISTING CONSERVATION EASEMENT IS PER
"CONSERVATION EASEMENT MAP" PREPARED BY
GLADSTONE DESIGN, INC. DATED JULY 20, 2018.



REVISIONS

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PRELIMINARY

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PROJECT No.: J210758-EASE-
DRAWN BY: J210758-EASE-
CHECKED BY: J210758-EASE-
DATE: 12/22/20
CAD I.D.: J210758-EASE-

PROJECT: **PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

FOR
**VERIZON
CORPORATE
SERVICES GROUP
INC.**

PROPOSED
DEVELOPMENT

**BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 070920**

BOHLER //

30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
 Phone: (908) 668-8300
 Fax: (908) 754-4401
www.BohlerEngineering.com
 NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH0001

R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 45344
NEW YORK LICENSE No. 079512

SHEET TITLE:
**WETLAND
CONSERVATION
EASEMENT
EXHIBIT**

SHEET NUMBER

1

ORG. DATE - 12/22/2021

NOTES CORRESPONDING TO SCHEDULE B

- FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 2016-80543, COMMITMENT DATE NOVEMBER 16, 2016.
12. Easement to Bernards Water Company as set forth in Deed Book 1085 page 3. — PLOTTED ON SURVEY.
13. Slope and Drainage rights, and right to maintain headwall to the State of New Jersey, along with the conveyance of Rights of Direct access as set forth in Deed Book 1123 page 19. — NOT PLOTTED ON SURVEY. (REFERENCED MAP IN DOCUMENT NOT PROVIDED).
14. Easement to Jersey Central Power and Light Company as set forth in Deed Book 1375 page 313 — PLOTTED ON SURVEY and Deed Book 1745 page 449. — PLOTTED ON SURVEY.
15. Easement to Bernards Township Sewerage Authority as set forth in Deed Book 1480 page 739. — NOT PLOTTED ON SURVEY (IT IS A BLANKET SANITARY SEWER EASEMENT).
16. Easement to Jersey Central Power and Light Company and New Jersey Bell Telephone Company as set forth in Deed Book 1908 page 347. — NOT PLOTTED ON SURVEY (IT IS A BLANKET ELECTRIC & PHONE EASEMENT).
17. Easement to Jersey Central Power and Light Company as set forth in and Deed Book 1375 page 313. — PLOTTED ON SURVEY.
18. Easement to Jersey Central Power and Light Company as set forth in Deed book 1345 page 563. — PLOTTED ON SURVEY.
19. Release of Claims between Pharmacia & Upjohn Company and AT&T Resource Management Corporation dated July 1, 2002 and recorded July 1, 2002 in Deed Book 5169 page 795. Release of Claims between Pharmacia Learning Center Corporation and AT&T Corp. as successor by merger to AT&T Resource Management Corporation dated July 1, 2002 and recorded July 1, 2002 in Deed Book 5169 page 806. — NOT PLOTTED ON SURVEY (NOT SURVEY RELATED).
20. Reciprocal Easement Agreement between Pharmacia Learning Center Corporation and Verizon Corporate Services Group, Inc. dated May 5, 2005 and recorded May 10, 2005 in Deed Book 5740 page 1881. — PLOTTED ON SURVEY.
21. Easement Agreement between Pharmacia Learning Center Corporation and Verizon Corporate Services Group, Inc. and State of New Jersey, by the Commissioner of Transportation dated September 14, 2006 and recorded March 8, 2007 in Deed Book 6002 page 50. — NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
22. Grant of Sanitary Sewer Easement between Pharmacia Learning Center Corporation and Pharmacia & Upjohn Company, LLC dated May 25, 2007 and recorded June 8, 2007 in Deed Book 6033 page 3425. — NOT PLOTTED ON SURVEY (IT IS A BLANKET SANITARY SEWER EASEMENT).
23. Quit Claim Deed between Pharmacia Learning Center Corporation and BRCP NJ Properties, LLC dated May 31, 2007 and recorded June 8, 2007 in DeedBook 6033 page 3452. — NOT PLOTTED ON SURVEY (NOT SURVEY RELATED).
24. Terms and conditions of Lease, as evidenced by Memorandum of Lease between BRCP NJ PROPERTIES, LLC and BRCP NJ OPERATING, LLC dated June 7, 2007 and recorded June 8, 2007 in Deed Book 6033 page 3460. — NOT PLOTTED ON SURVEY (NOT SURVEY RELATED).

SITE DATA

1. PARKING PROVIDED — PARKING GARAGE —REGULAR = 130 SPACES —HANDICAP = 3 SPACES TOTAL SPACES PROVIDED = 133
- PARKING GARAGE —REGULAR = 237 SPACES —HANDICAP = 9 SPACES TOTAL SPACES PROVIDED = 246
2. PROPERTY IS KNOWN AS BLOCK 803 LOTS 2, 3, 5, 6, AND 23 IN THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY.
3. LOT AREA:
LOT 2 = 1,090.465 S.F. OR 25.0336 AC.
LOT 3 = 158,447 S.F. OR 3.6374 AC.
LOT 5 = 96,959 S.F. OR 2.2718 AC.
LOT 6 = 44,496 S.F. OR 1.0215 AC.
LOT 23 = 131,848 S.F. OR 3.0268 AC.
- ZONE E-1 = 1,169,766 S.F. OR 27,3132 AC.
ZONE R-4 = 334,449 S.F. OR 7.6779 AC.
4. VERTICAL DATUM = NAVD 1988
5. BENCHMARK — MAG NAIL 277.15
6. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
7. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
8. THE PROPERTY HAS DIRECT ACCESS TO TILGHMAN STREET. A PUBLIC RIGHT OF WAY.

ZONING

The subject property is zoned "E-1" Office Laboratory District & "R-4" Residential District

E-1 District:
Front Setback: 150 ft.
Side Setback: 100 ft.
Rear Setback: 150 ft.
Residential Setback: 150 ft.

Minimum Lot Area: 15 acres
Minimum Lot Width: 400 ft.
Minimum Frontage: 100 ft.

R-4 District:
Front Setback: 75 ft.
Side Setback: 20 ft.
Rear Setback: 75 ft.

Minimum Lot Area: 1 acre
Minimum Lot Width: 200 ft.
Minimum Frontage: 100 ft.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

Tract 1: (Block 803 Lot 2 formerly Block 15 Lot 2)

Beginning at a point in the westerly right-of-way line of North Maple Avenue, said point being the common corner between lots 2 and 15, Block 15, thence;

1. Running along the southerly line of Lot 15, South 86° 29' 22" West, 731.17 feet to a point in the southeasterly right-of-way line of N.J.S.H. Route 287, thence the following four courses running along said right-of-way line of Route 287;

2. South 38° 09' 28" West, 154.74 feet to a point, thence;

3. South 42° 21' 20" East, 507.78 feet to a point, thence;

4. South 45° 26' 29" West, 505.89 feet to a point, thence;

5. South 46° 44' 16" West, 288.44 feet to a point on a concrete monument, thence leaving Route 287, the following three courses running along Lot 1, Block 15;

6. South 26° 17' 16" East, 416.98 feet to a point on a concrete monument, thence;

7. On a curve to the left having a radius of 250.00 feet, an arc length of 35.03 feet, a delta of 8° 00' 06", and a chord of South 16° 46' 52" West, 35.03 feet to a point of tangency on a concrete monument, thence;

8. South 14° 45' 48" West, 146.51 feet to a point on a concrete monument in the northerly right-of-way line of Madisonville Road, thence;

9. Running along the northerly right-of-way line of Madisonville Road, on a curve to the right having a radius of 2025.00 feet, an arc length of 97.90 feet, a delta of 2° 46' 12", and a chord of South 70° 24' 04" East, 97.89 feet to a point, thence;

10. Leaving Madisonville Road and running along Lot 3 and 9.04, Block 15, North 44° 58' 11" East, 925.82 feet to a point, thence;

11. Running along Lot 9.04, North 30° 05' 44" West, 60.49 feet to a point, thence;

12. North 8° 26' 46" East, 15.01 feet to a point, thence;

13. Running along Lots 9.04 and 12, Block 15, North 56° 29' 40" East, 292.19 feet to a point, thence;

14. Running along Lot 12, North 43° 42' 33" East, 193.63 feet to a point on a concrete monument, thence;

15. Running along Lots 12 and 13, Block 15, North 83° 14' 12" East, 541.42 feet to a point in the westerly right-of-way line of North Maple Avenue, thence the following two courses running along the westerly right-of-way line of North Maple Avenue;

16. North 1° 06' 34" East, 233.26 feet to a point, thence;

17. North 88° 53' 28" West, 222.77 feet to a point, thence leaving North Maple Avenue the following three courses running along Lot 14, Block 15;

18. South 68° 05' 35" West, 380.29 feet to a point in the entrance road pavement, thence;

19. North 9° 11' 25" West, 278.52 feet to a point, thence;

20. North 76° 00' 35" East, 418.06 feet to a point in the westerly right-of-way line of North Maple Avenue, thence;

21. Running along the westerly right-of-way line of North Maple Avenue, North 10° 08' 58" West, 122.77 feet to the point of beginning.

EXCEPTING THEREOUT AND THEREFROM those premises conveyed to Verizon Corporate Services Group, Inc. by Deed Book 5740 page 1781.

Tract 2: (Block 803 Lot 3 formerly Block 15 Lot 15)

Beginning at a point in the westerly right-of-way line of North Maple Avenue, said point being the common corner between Lots 2 and 15, Block 15, thence;

1. Running along said westerly right-of-way line of North Maple Avenue, North 10° 08' 58" West, 200.00 feet to a corner of Lot 16, Block 15, thence leaving North Maple Avenue the following two courses running along Lot 16;

2. South 86° 29' 22" West, 224.83 feet to a point on a concrete monument, thence;

3. North 10° 08' 58" West, 170.97 feet to a point on a concrete monument in the southeasterly right-of-way line of N.J.S.H. Route 287, thence the following two courses running along the southeasterly right-of-way line of Route 287;

4. South 67° 43' 32" West, 205.14 feet to a point, thence;

5. South 38° 09' 28" West, 404.94 feet to a corner of Lot 2, Block 15, thence;

6. Leaving Route 287 and running along Lot 2, North 86° 29' 22" East, 731.17 feet to the point of beginning.

Tract 3: (Block 803 Lot 5 formerly Block 15 Lot 14)

Beginning at a point in the westerly right-of-way line of North Maple Avenue, said point being the common corner between Lots 2 and 14, Block 15, and being the most northeasterly corner of Lot 14, thence leaving North Maple Avenue, the following three courses running along Lot 2;

1. South 76° 00' 35" West, 418.06 feet to a point, thence;

2. South 8° 11' 25" East, 278.52 feet to a point in the entrance road pavement, thence;

3. North 68° 05' 35" East, 380.29 feet to a point in the westerly right-of-way line of North Maple Avenue, thence the following six courses running along the westerly right-of-way line of North Maple Avenue;

4. North 88° 53' 28" West, 52.23 feet to a point, thence;

5. North 1° 06' 34" East, 50.00 feet to a point, thence;

6. South 88° 53' 28" East, 75.00 feet to a point, thence;

7. North 1° 06' 34" East, 87.91 feet to a point, thence;

8. On a curve to the left having a radius of 975.00 feet, an arc length of 20.35 feet, a delta of 1° 11' 44", and a chord of North 9° 33' 06" West, 20.35 feet to a point of tangency, thence;

9. North 10° 08' 58" West, 77.84 feet to the point of beginning.

Tract 4: (Block 803 Lot 6 formerly Block 15 Lot 13)

Beginning at a point in the westerly right-of-way line of North Maple Avenue, said point being the common corner between Lots 2 and 13, Block 15, thence;

1. Leaving North Maple Avenue and running along the southerly line of Lot 2, South 83° 14' 12" West, 403.87 fet to a point on a concrete monument, thence the following two courses running along Lot 12, Block 15;

2. South 58° 29' 58" East, 240.00 feet to a point on a concrete monument, thence;

3. North 83° 14' 12" East, 194.88 feet to a point in the westerly right-of-way line of North Maple Avenue, thence;

4. Running along the westerly right-of-way line of North Maple Avenue, North 10° 06' 34" East, 150.04 feet to the point of beginning.

Tract 5: (Block 803 Lot 23 formerly Block 15 Lot 3)

Beginning at a point in the northerly right-of-way line of Madisonville Road, said point being the common corner between Lots 2 and 3, Block 15, thence the following three courses running along the northerly right-of-way line of Madisonville Road;

1. On a curve to the right having a radius of 2025.00 feet, an arc length of 77.25 feet, a delta of 2° 11' 09", and a chord of South 67° 55' 23" East, 77.25 feet to a point of curvature, thence;

2. On a curve to the right having a radius of 711.63 feet, an arc length of 68.28 feet, a delta of 5° 29' 50", and a chord of South 66° 57' 10" East, 68.25 feet to a point of tangency on a broken concrete monument, thence;

3. South 64° 12' 14" East, 162.36 feet to a point, thence;

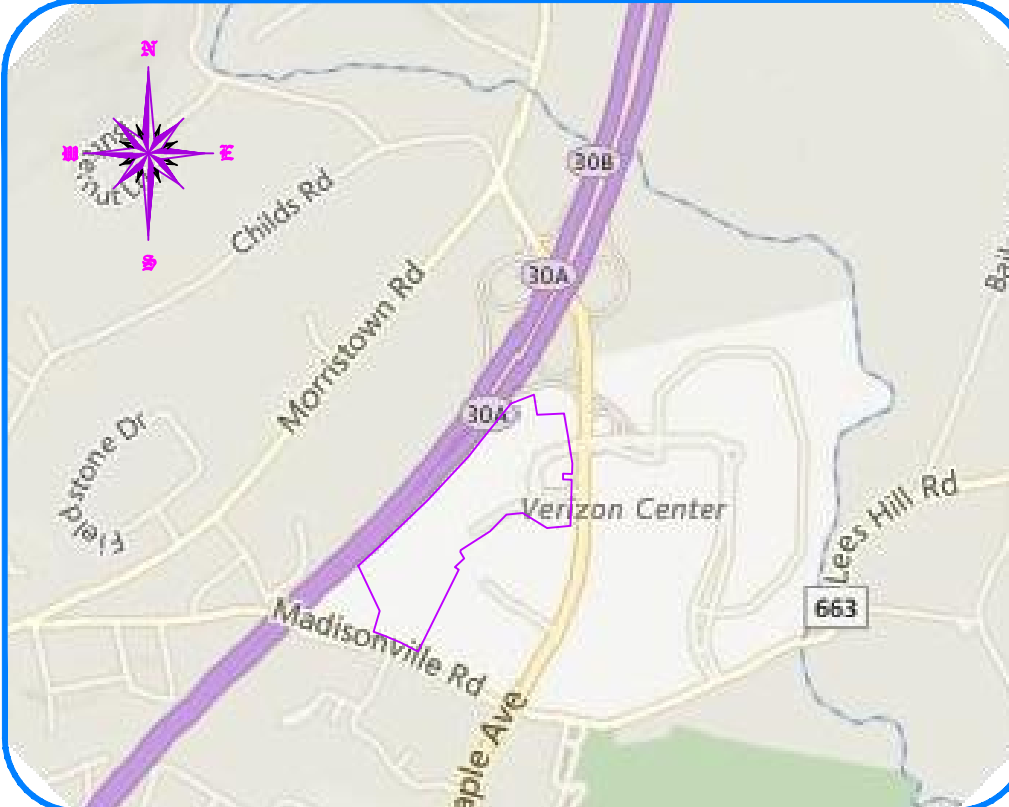
4. Leaving Madisonville Road and running along Lots 4.01 and 4.02, Block 15, North 25° 47' 46" East, 762.19 feet to a point on a concrete monument, thence;

5. Running along Lot 9.04, Block 15, North 57° 05' 14" West, 38.35 feet to a point in line of Lot 2, Block 15, thence;

6. Running along Lot 2, South 44° 58' 11" West, 820.75 feet to the point of beginning.

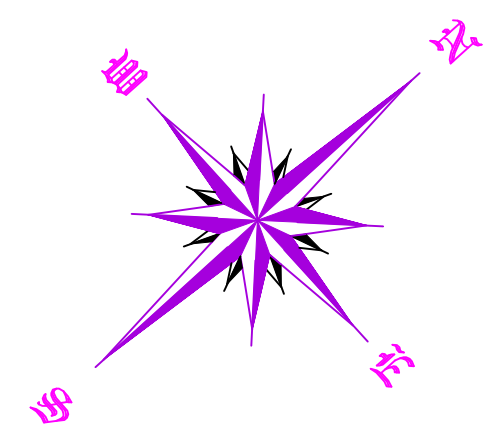
STANDARD LEGEND

- | | | |
|--------------------------|-------------------------|--------------------------------|
| ● MONUMENT FOUND | ⚡ POWERPOLE | —SS— SAN/SEWER LINE |
| ○ MONUMENT SET | —GUY WIRE | ○ SEWER MANHOLE |
| ■ P.K. NAIL FOUND | ⚡ LIGHT POLE | ○ CLEAN OUT |
| □ P.K. NAIL SET | ⚡ STREET LIGHT POLE | —SD— STORM DRAIN LINE |
| × SET X MARK | ⚡ ELEC. TRANSFORMER | ⊕ STORM DRAIN MANHOLE |
| ▲ R.R. SPIKE FOUND | ⚡ AIR CONDITIONER | ⊕ STORM INLET |
| ⚡ R.R. SPIKE SET | —E— BURIED ELECTRIC | ⊕ CURB INLET |
| ▲ BENCHMARK | ⚡ ELEC. MANHOLE | ⊕ PAY PHONE |
| ⚡ CONC. R/W MARKER | ⚡ ELECTRIC METER | ⊕ TELEPHONE BOX |
| (R) RECORD DATA | —W— WATER LINE | ⊕ TELEPHONE MANHOLE |
| (M) MEASURED DATA | ⊕ WATER MANHOLE | ⊕ TELEPHONE POLE |
| (S) SURVEYED DATA | ⊕ WATER VALVE | —T— TELEPHONE LINE |
| R/W RIGHT OF WAY | ⊕ HYDRANT | ○/H/ OVERHEAD TELEPHONE |
| ⊕ BACK FLOW PREVENTOR | ⊕ GAS VALVE | ⊕ UNDERGROUND TELEPHONE MARKER |
| ⊕ GAS METER | ⊕ GAS METER | —C— CABLE TELEVISION |
| ⊕ UNDERGROUND GAS MARKER | ⊕ UNDERGROUND GAS VALVE | ⊕ OVERHEAD CABLE |
| ⊕ GAS MANHOLE | ⊕ GAS VALVE | ⊕ CABLE BOX |
| ⊕ GAS LINE | ⊕ GAS VALVE | ⊕ UNDERGROUND CABLE MARKER |
| ● BOLLARD | ⊕ GAS VALVE | ⊕ CABLE POLE |
| ⊕ BORE HOLE | ⊕ GAS VALVE | ⊕ TRAFFIC SIGNAL |
| ⊕ MONITORING WELL | ⊕ GAS VALVE | ⊕ TRAFFIC SIGNAL BOX |
| ⊕ MAIL BOX | ⊕ GAS VALVE | ⊕ STOP SIGN |
| ⊕ UNKNOWN MANHOLE | ⊕ GAS VALVE | ⊕ SIGN |
| ⊕ SQUARE METAL LID | ⊕ GAS VALVE | |
| ⊕ FLAG POLE | ⊕ GAS VALVE | |



VICINITY MAP

NOT TO SCALE



ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: VERIZON CORPORATE SERVICES GROUP INC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7c, 8, 9, 11, 13, 17, & 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2016.

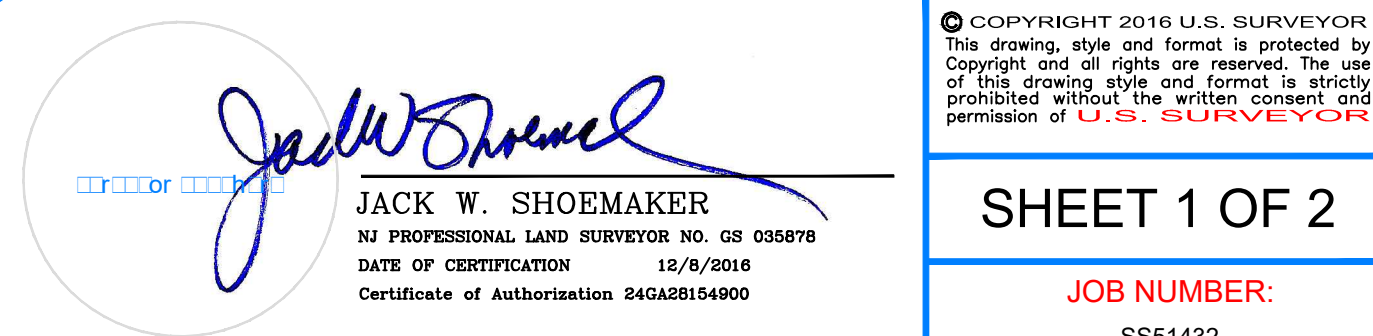
DATE OF PLAT OR MAP: DECEMBER 8, 2016

JACK W. SHOEMAKER
NEW JERSEY PROFESSIONAL LAND SURVEYOR GS 035878

For inquiries, questions or concerns about this survey contact Inquiries@ussurveyor or call 1-800-867-8783 ext. 221.

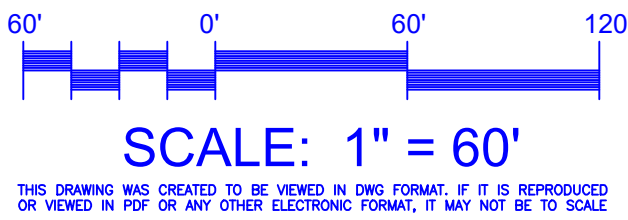


PREPARED FOR:		PROJECT LOCATION:	
VERIZON CORPORATE SERVICES GROUP INC		TOWNSHIP OF BERNARDS SOMERSET COUNTY, STATE OF NJ	
PROJECT ADDRESS:		PROJECT TYPE:	
300 NORTH MAPLE AVE. BASKING RIDGE, NJ 07920		ALTA/NSPS LAND TITLE SURVEY	



SHEET 1 OF 2

JOB NUMBER:
SS51432



IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEY DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

PREPARED BY:
FIRST ORDER, LLC
Certificate of Authorization 24GA28154900
4383 HECKTOWN ROAD, SUITE B
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2956

FLOOD DATA This property is in Zone AE & X (UNSHADED) of the Flood Insurance Rate Map, Community Panel No. 340428-0056, which has an effective date of Sept. 28, 2007, and is PARTIALLY in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

DATE OF ORIGINAL: DECEMBER 8, 2016
REVISION: PER CLIENT COMMENTS DATE: DECEMBER 9, 2016
REVISION: PER CLIENT COMMENTS DATE: DECEMBER 13, 2016
REVISION: PER CLIENT COMMENTS DATE: DECEMBER 15, 2016

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

NONE OBSERVED.

SURVEYOR NOTES

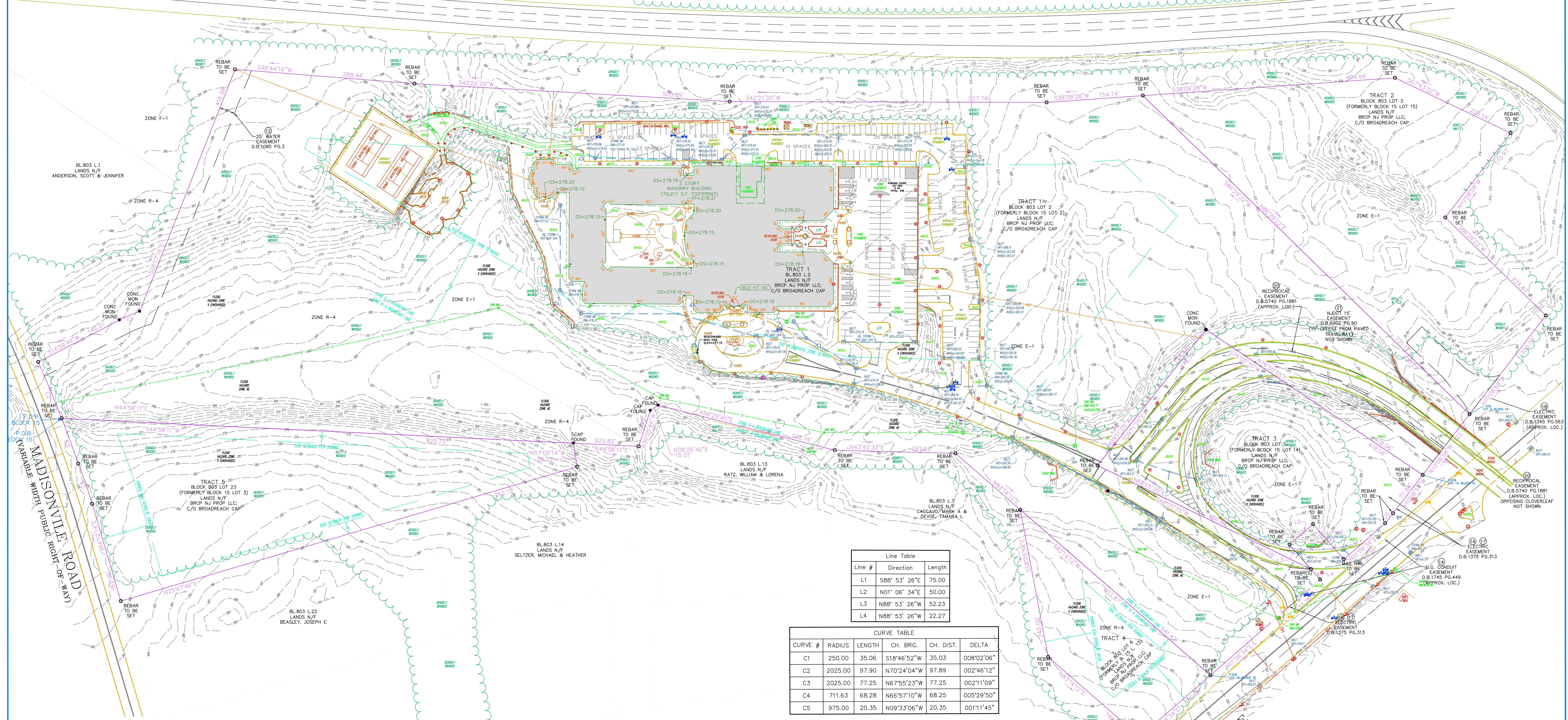
THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS.

NONE OBSERVED.

ALTA/NSPS LAND TITLE SURVEY

INTERSTATE ROUTE 287
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



Line Table			
Line #	Direction	Length	
L1	S88° 53' 26"E	75.00	
L2	N01° 06' 34"E	50.00	
L3	N88° 53' 26"W	52.23	
L4	N88° 53' 26"W	22.27	

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1	250.00	35.06	S18°46'52"W	35.03	008°02'06"
C2	2025.00	97.90	N70°24'04"W	97.89	002°46'12"
C3	2025.00	77.25	N67°55'23"W	77.25	002°11'09"
C4	711.63	68.28	N66°57'10"W	68.25	005°29'50"
C5	975.00	20.35	N09°33'06"W	20.35	001°11'45"

STANDARD LEGEND

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL SET
- P.K. NAIL SET
- FIN X MARK
- SET X MARK
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- MEASURED DATA
- SURVEYED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AJL ABOVE GROUND LEVEL
- F.P. FOOTPRINT
- L/S LANDSCAPING
- TREE
- WCO METAL TANK COVER
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MANHOLE
- GAS MANHOLE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- SQUARE METAL LID
- FUEL TANK LID
- FLAC POLE
- SAN/SEWER LINE
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- OVERHEAD CABLE
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN

For inquiries, questions or concerns about this survey contact Inquiries@ussurveyor.com or call 1-800-867-8783 ext. 221.

U.S. SURVEYOR®
1929 Riverview Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
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PREPARED FOR:

VERIZON CORPORATE
SERVICES GROUP INC

PROJECT LOCATION:

TOWNSHIP OF BERNARDS
SOMERSET COUNTY, STATE OF NJ

PROJECT ADDRESS:

300 NORTH MAPLE AVE.
BASKING RIDGE, NJ 07920

PROJECT TYPE:

ALTA/NSPS LAND
TITLE SURVEY

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES,
WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT
OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE
UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY
BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

PREPARED BY:
FIRST ORDER, LLC

Certificate of Authorization 24GA28154900

4383 HECKTOWN ROAD, SUITE B
BETHLEHEM, PA 18020

Phone (610) 365-2907 Fax (610) 365-2958

FLOOD DATA This property is in Zone AE & X (UNSHADED) of
the Flood Insurance Rate Map, Community Panel No. 340428 0056
E, which has an effective date of Sept 28, 2002 and is
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from the Federal Emergency Management Agency.

SHEET 2 OF 2

JOB NUMBER:
SS51432

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Certificate of Authorization, is the property of U.S. Surveyor
and all rights are reserved.

JACK W. SHOEMAKER
NJ PROFESSIONAL LAND SURVEYOR NO. 08 00876
DATE OF CERTIFICATION 12/6/2018
Certificate of Authorization 24GA28154900

DATE OF ORIGINAL: DECEMBER 8, 2016
REVISION: PER CLIENT COMMENTS DATE: DECEMBER 9, 2016
REVISION: PER CLIENT COMMENTS DATE: DECEMBER 13, 2016
REVISION: PER CLIENT COMMENTS DATE: DECEMBER 15, 2016

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

VERIZON CORPORATE SERVICES GROUP INC.

PROPOSED

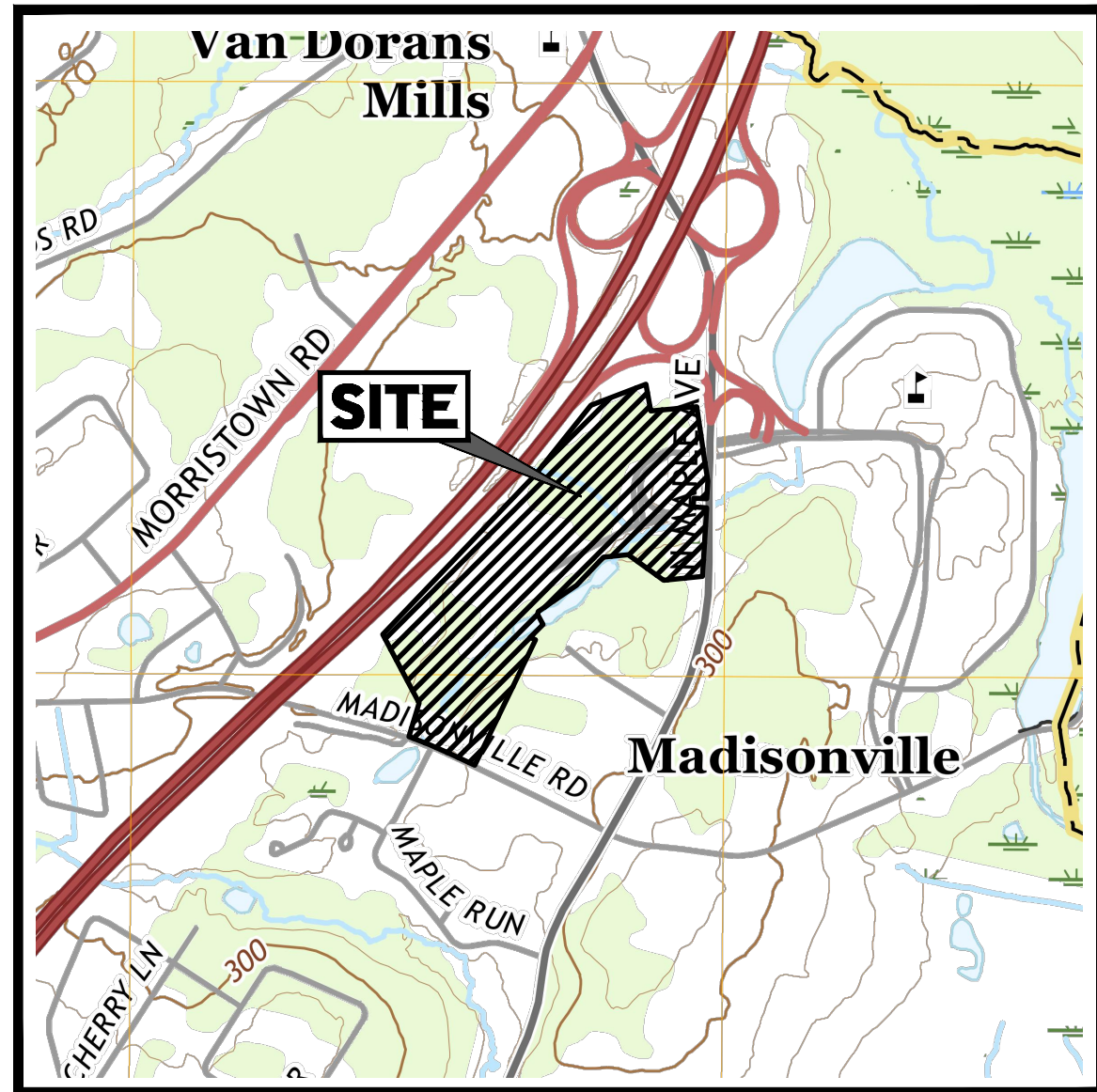
PROPOSED GUARDHOUSE

BLOCK 803 LOT 2, 3, 5, 6, 23

300 NORTH MAPLE AVE

BERNARDS TOWNSHIP,

SOMERSET COUNTY, NEW JERSEY 07920



USGS MAP



SCALE: 1" = 1,000'

SOURCE: UNITED STATES GEOLOGICAL SURVEY MAPS

REFERENCES

REFERENCES

♦ BOUNDARY & TOPOGRAPHIC SURVEY:

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: 08/02/21 (REV. 1)
01-200889-00
ELEVATIONS: NAD 1983

♦ ALTA/NSPS LAND TITLE SURVEY:

U.S. SURVEYOR
4022 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
DATED: DECEMBER 8, 2016
LAST REVISED: DECEMBER 15, 2016

♦ SIGNAGE LOCATION PLAN:

GLADSTONE DESIGN INC.
265 MAIN STREET, P.O. BOX 400
GLADSTONE, NEW JERSEY 07934
DATED: MARCH 2, 2018
LAST REVISED: AUGUST 8, 2018

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

PROPERTY OWNERS LIST

WITHIN 200' RADIUS - CERTIFIED BY DAVID CENTRILLI, BERNARDS TOWNSHIP TAX ASSESSOR, DATED JANUARY 31, 2022

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
803	1	ANDERSON, SCOTT & FINNER 105 MADISONVILLE RD. BASKING RIDGE, NJ 07920	804	3,01	295 NORTH MAPLE LLC % VERIZON CORP. PO BOX 2749 ADDISON, TX 75001
803	4	JCP & L/CPU SERVICE TAX DEPT PO BOX 4747 OAKBROOK, IL 60522	804	4,01	295 NORTH MAPLE LLC % VERIZON CORP. PO BOX 2749 ADDISON, TX 75001
803	7	CACCIARO, MARK A & DEVOE, 295 N MAPLE AVE BASKING RIDGE, NJ 07920	804	5	VERIZON CORPORATE SVCS GROUP INC. PO BOX 152306 IRVING, TX 75033
803	8	SWANSON, AARON T & CARYN M 36 N MAPLE AVE BASKING RIDGE, NJ 07920	901	4	LYGA, JOHN W & MARILYN T 105 MADISONVILLE RD BASKING RIDGE, NJ 07920
803	13	RATZ, WILLIAM & LORENA 27 BRENTWOOD CT BASKING RIDGE, NJ 07920	901	5	IVES, MARTIN G & DABROWSKA, JUDITH A 11 MAPLE RUN BASKING RIDGE, NJ 07920
803	14	BERGER, DAVID ADAM & VANESSA MARIE 28 BRENTWOOD CT BASKING RIDGE, NJ 07920	901	6	CARROLL, ANGEO 127 MADISONVILLE RD BASKING RIDGE, NJ 07920
803	21	BOVILL, BRIET & MEGHAN 108 MADISONVILLE RD BASKING RIDGE, NJ 07920	901	8	JOHNSON, STEPHEN & JOANNE 138 MADISONVILLE RD BASKING RIDGE, NJ 07920
803	22	BEASLEY, JOSEPH E 138 MADISONVILLE RD BASKING RIDGE, NJ 07920	901	9	HOWANESKI, MARK S & HRYMAN, MARIL 138 MADISONVILLE RD BASKING RIDGE, NJ 07920
804	2,01	295 NORTH MAPLE LLC % VERIZON CORP. PO BOX 2749 ADDISON, TX 75001	901	23	MARK BURN ASSOC C/O DEE PROP MGMT 408 TOWNE CENTER DR NORTH BRUNSWICK, NJ 08902

ALSO TO BE NOTIFIED: ALLEGHENY GAS TRANSMISSION CO 1 UNDERBUSH RD STONY POINT, NY 10980 BELL ATLANTIC CORPORATION SECRETARY, 46 TH FLOOR 257 ARCH PHILADELPHIA, PA 19102 JCP & L/CPU SERVICE TAX DEPT PO BOX 1911 MORRISTOWN, NJ 07960-1911 PUBLIC SERVICE ELECTRIC & GAS MANAGER, CORPORATE PROPERTIES 90 PARK PLAZA, 10 TH FLOOR NEWARK, NJ 07102 VERIZON COMMUNICATIONS ENGINEERING 200 W WET PLAZANT AVE, STE 1400 LIVINGSTON, NJ 07039-2763 NEW JERSEY AMERICAN WATER CO 200A NORTH 60 TH ST, SUITE 200 NEW JERSEY AMERICAN WATER COMPANY, INC. 100 LAUREL CREEK RD ROCKAWAY, NJ 07866 NEW JERSEY DEPT OF TRANSPORTATION 1035 PARKWAY AVE, CHGO TRENTON, NJ 08620	ALSO TO BE NOTIFIED: CARETAKER OF KANTAN VALLEY 175 CENTRAL AVE, CHAIRMAN PISCATAWAY, NJ 08854 KTHA - MANAGER PRETENDRILLE CONSTRUCTION DEPT BERNARDS TWP SEWERAGE AUTH 1 COLLETER LN BASKING RIDGE, NJ 07920 ENVIRONMENTAL DISPOSAL CORP WILLIAM HALEY, PRESIDENT 603 STATE HWY 202/208 BIRMINGHAM, NJ 07921 NEW JERSEY BELL TELEPHONE CO EDWARD J. YOUNG JR, SECRETARY VERIZON LEGAL DEPT. 1400 BROAD ST, ROOM 2001 NEWARK, NJ 07102 TRANSCONTINENTAL GAS PIPELINE DIVISION OFFICE 3300 S WOOD AVE LINDEN, NJ 07036 VERIZON BUSINESS/MKT RIGHT OF WAY DEPT. 200 N GLENVILLE DR ROCKAWAY, NJ 07866 SOMERSET COUNTY PLANNING BOARD PO BOX 3000 SOMERVILLE, NJ 08876
--	---

OWNER / APPLICANT INFORMATION
VERIZON CORPORATE SERVICES GROUP
ONE VERIZON WAY
BASKING RIDGE, NJ 07920



TAX MAP

SCALE: 1" = 500'
SOURCE: GIS PARCEL DATA MAP

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 803 LOTS 2, 3, 5, 6, 23 AND CONSENT TO THE FILING OF THE APPLICATION.

VERIZON CORPORATE SERVICES GROUP DATE

PREPARED BY

BOHLER //



AERIAL MAP

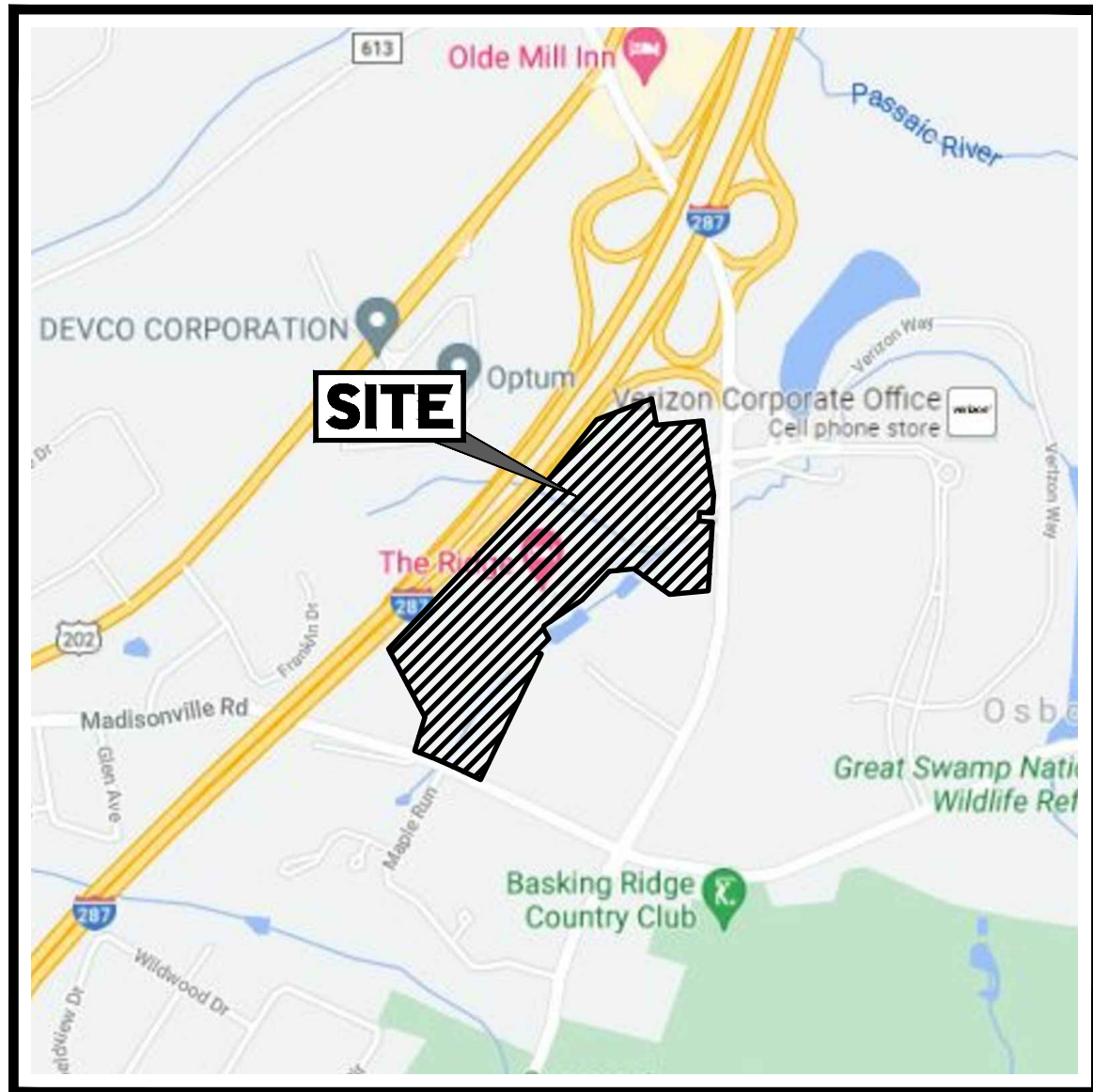
SCALE: 1" = 500'
SOURCE: NJGIN INFORMATION WAREHOUSE

APPROVAL BLOCK

BERNARDS TOWNSHIP ZONING BOARD APPROVAL
APPROVED BY THE ZONING BOARD OF BERNARDS TOWNSHIP, NJ.

BOARD CHAIRMAN DATE

BOARD SECRETARY DATE



KEY MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

DRAWING SHEET INDEX

SHEET TITLE	NUMBER
COVER SHEET	C-101
DEMOLITION PLAN	C-201
OVERALL SITE LAYOUT PLAN	C-301
SITE LAYOUT PLAN	C-302
GRADING, DRAINAGE & UTILITIES PLAN	C-401
SOIL EROSION & SEDIMENT CONTROL PLAN	C-601
SOIL EROSION & SEDIMENT CONTROL PLAN NOTES	C-602
LANDSCAPE PLAN	C-701
LIGHTING PLAN	C-702
TREE IDENTIFICATION PLAN	C-703
VEHICLE TURNING PLAN	C-801
DETAIL SHEET	C-901
200' OVERLAP MAP	C-902
STEEP SLOPES MAP	C-903
STREAM BUFFER CONSERVATION EASEMENT EXHIBIT	1 OF 1
BOUNDARY, TOPOGRAPHY, & UTILITY SURVEY (BY CONTROL POINT ASSOCIATES)	1-2 OF 2
ALTA/NSPS LAND TITLE SURVEY (BY U.S. SURVEYOR)	1-2 OF 2

APPLICANT CERTIFICATION

I CERTIFY THAT I AM THE APPLICANT FOR THE APPLICATION FOR THE PROPOSED IMPROVEMENTS OF BLOCK 803 LOTS 2, 3, 5, 6, 23 AND CONSENT TO THE FILING OF THE APPLICATION.

OWNER DATE

COUNTY APPROVAL BLOCK

BOHLER //

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	01/24/2022	PER SCD AND COUNTY SUBMISSION	JM
2	01/26/2022	REV. PER SCD COMMENTS	RK
3	01/28/2022	REV. PER COMPLETENESS	JM



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: J210758
DRAWN BY: RK
CHECKED BY: BE
DATE: 12/22/2021
CAD ID: J210758-CNDS-3A

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR
VERIZON
CORPORATE
SERVICES GROUP
INC.

PROPOSED DEVELOPMENT

BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 07920

BOHLER //

BOHLER ENGINEERING NJ, LLC

30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059

Phone: (908) 685-8300

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M4000122

R.L. STREKER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 45344

NEW YORK LICENSE No. 079512

SHEET TITLE:

COVER
SHEET

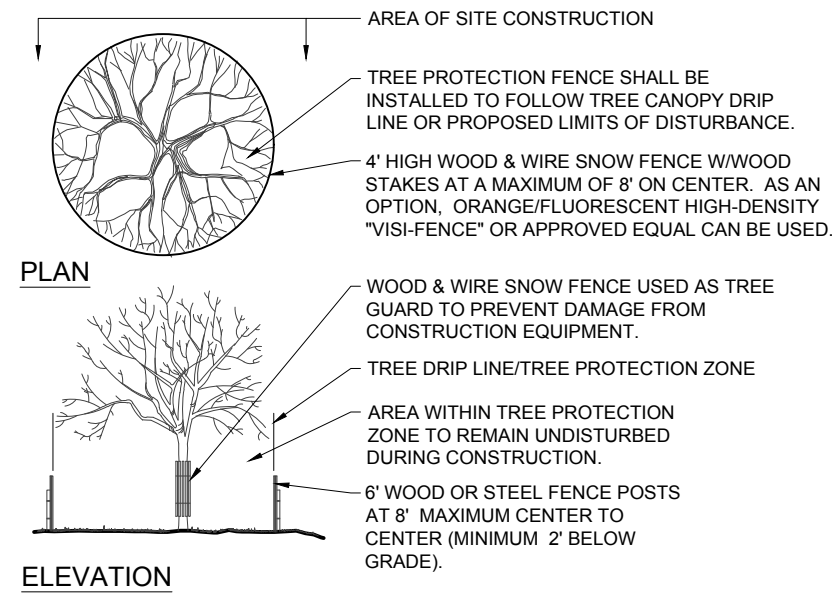
SHEET NUMBER:

C-101

REVISION 3 - 01/28/2022



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1

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE (0039909 - 4/2017)

DEMOLITION NOTES

(Rev. 2/2021)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
 - THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
 - THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
- THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
- PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS. ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BY BOHLER. IN WRITING, ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
 - OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
 - NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
 - INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED.
 - IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
 - LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
 - PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
 - ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
 - ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE, OF WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER. THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
- THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
- THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
- IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR AFTER THE DEMOLITION IS COMPLETE. THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
- PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
- THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

TREE REMOVAL AND PROTECTION NOTES:
1. ALL CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE TREE REMOVAL AND PROTECTION STANDARDS OF SECTION 21-45. CONTRACTOR TO REVIEW TOWNSHIP STANDARDS PRIOR TO CONSTRUCTION.

2. IF DURING CONSTRUCTION, IT IS DETERMINED BY THE APPLICANT AND THE TOWNSHIP ENGINEER THAT A TREE DESIGNATED FOR REMOVAL CAN BE PRESERVED, SAID TREE SHALL BE PROTECTED IN ACCORDANCE WITH TOWNSHIP STANDARDS. APPROPRIATE CREDIT SHALL BE GIVEN TOWARD THE TREE REPLACEMENT REQUIREMENTS IF THE TREE IS PRESERVED.

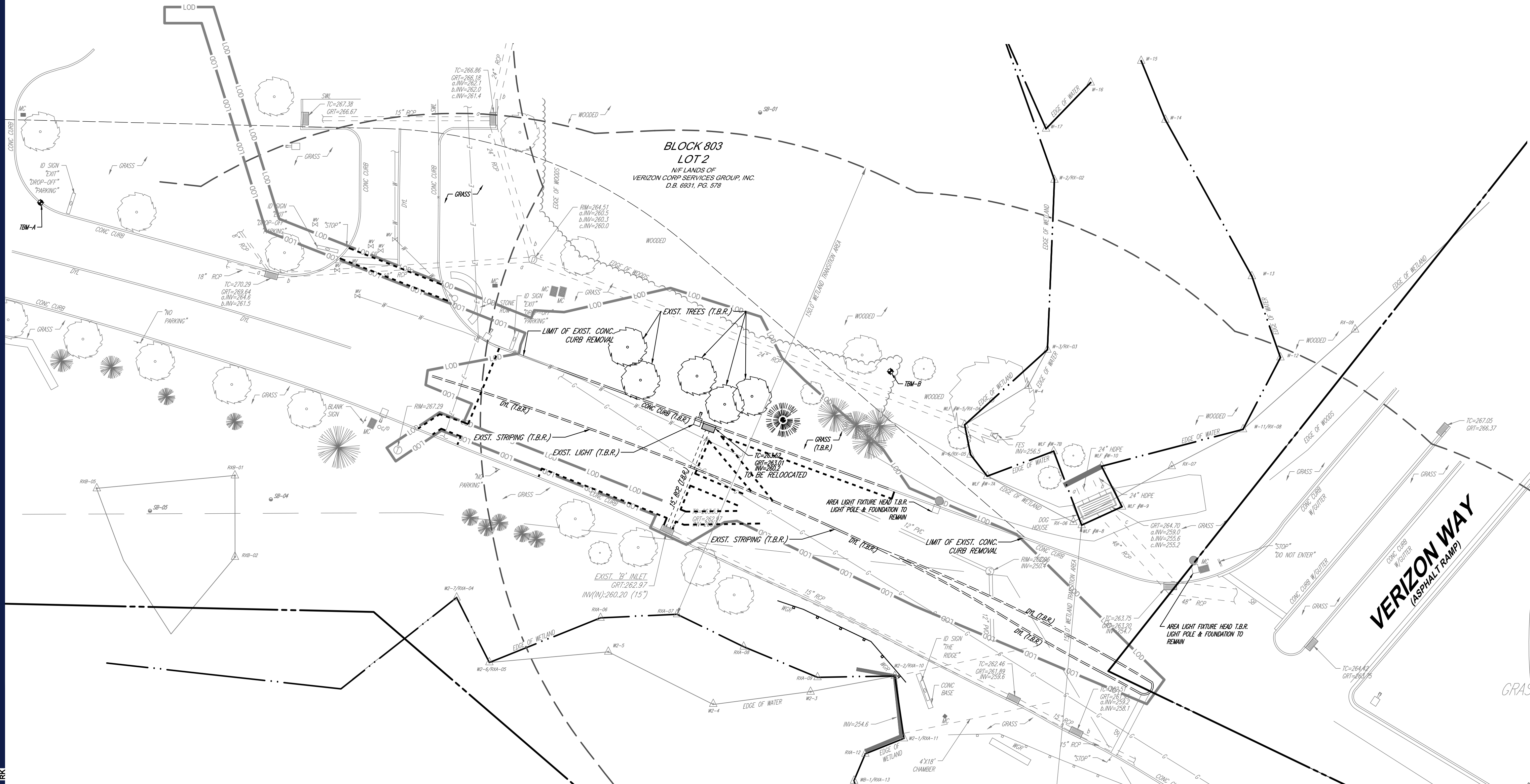
3. IF DURING CONSTRUCTION, IT IS DETERMINED BY THE TOWNSHIP ENGINEER THAT A TREE DESIGNATED FOR PRESERVATION CANNOT BE PROTECTED IN ACCORDANCE WITH TOWNSHIP STANDARDS, THE TREE SHALL BE REMOVED AND REPLACEMENT TREES SHALL BE REQUIRED.

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

T.B.R. = FEATURE TO BE REMOVED

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

THIS PLAN TO BE UTILIZED FOR DEMOLITION, TREE PRESERVATION, REMOVAL & REPLACEMENT ONLY.



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	01/24/2022	PER SCD AND COUNTY SUBMISSION	YG
2	01/26/2022	REV. PER SCD COMMENTS	RK
3	01/28/2022	REV. PER COMPLETENESS	JM



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PROJECT No.: J210758
DRAWN BY: RK
CHECKED BY: BE
DATE: 12/22/2021
CAD ID: J210758-SFPD-3A

PROJECT:
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
FOR
VERIZON CORPORATE SERVICES GROUP INC.
PROPOSED DEVELOPMENT

BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 07920



30 INDEPENDENCE BLVD., SUITE 200
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M4000122

R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-201

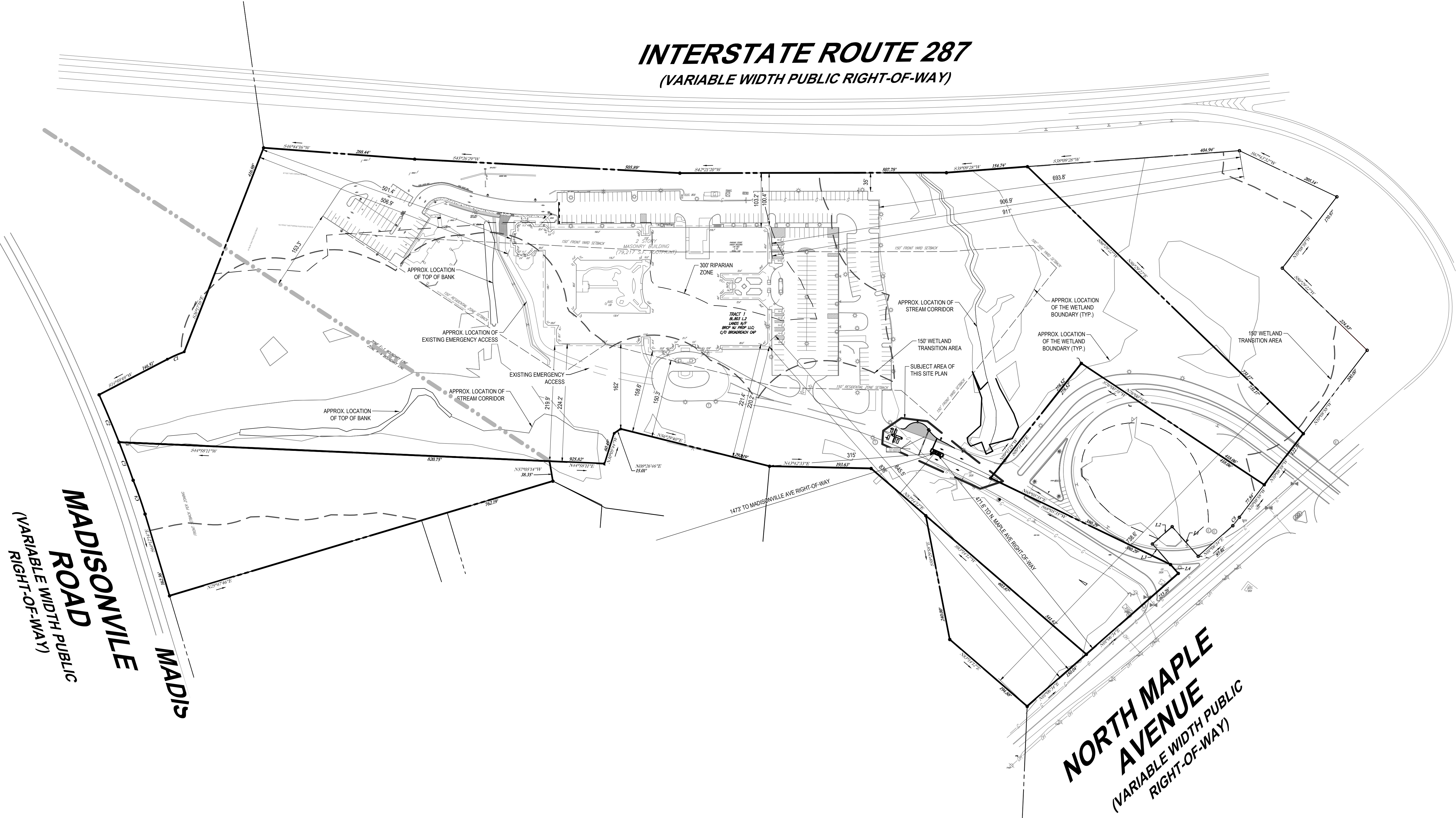
REVISION 3 - 01/28/2022

\\BOHLER\ENGIN\NETSHARES\NJ\PROJECTS\2021\J210758\CADD\DRAWINGS\PLAN SET\301 CIVIL SITE PLANS\J210758-SFPD-3A-1-1-LAYOUT-C-201 DEMO



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INTERSTATE ROUTE 287 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/24/2022	PER SCD AND COUNTY SUBMISSION	YG	JM
2	01/26/2022	REV. PER SCD COMMENTS	RK	JM
3	01/28/2022	REV. PER COMPLETENESS	RK	JM

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PROJECT No.: J210758
DRAWN BY: RK
CHECKED BY: BE
DATE: 12/22/2021
CAD ID: J210758-OVRL-3A

PROJECT:
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
FOR
VERIZON CORPORATE SERVICES GROUP INC.
PROPOSED DEVELOPMENT
BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 07920

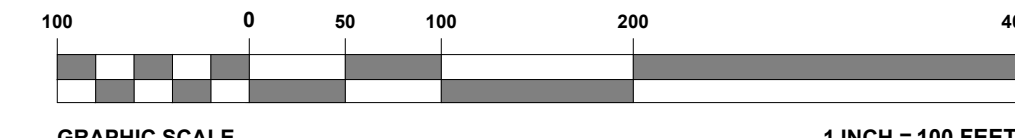
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M4000122

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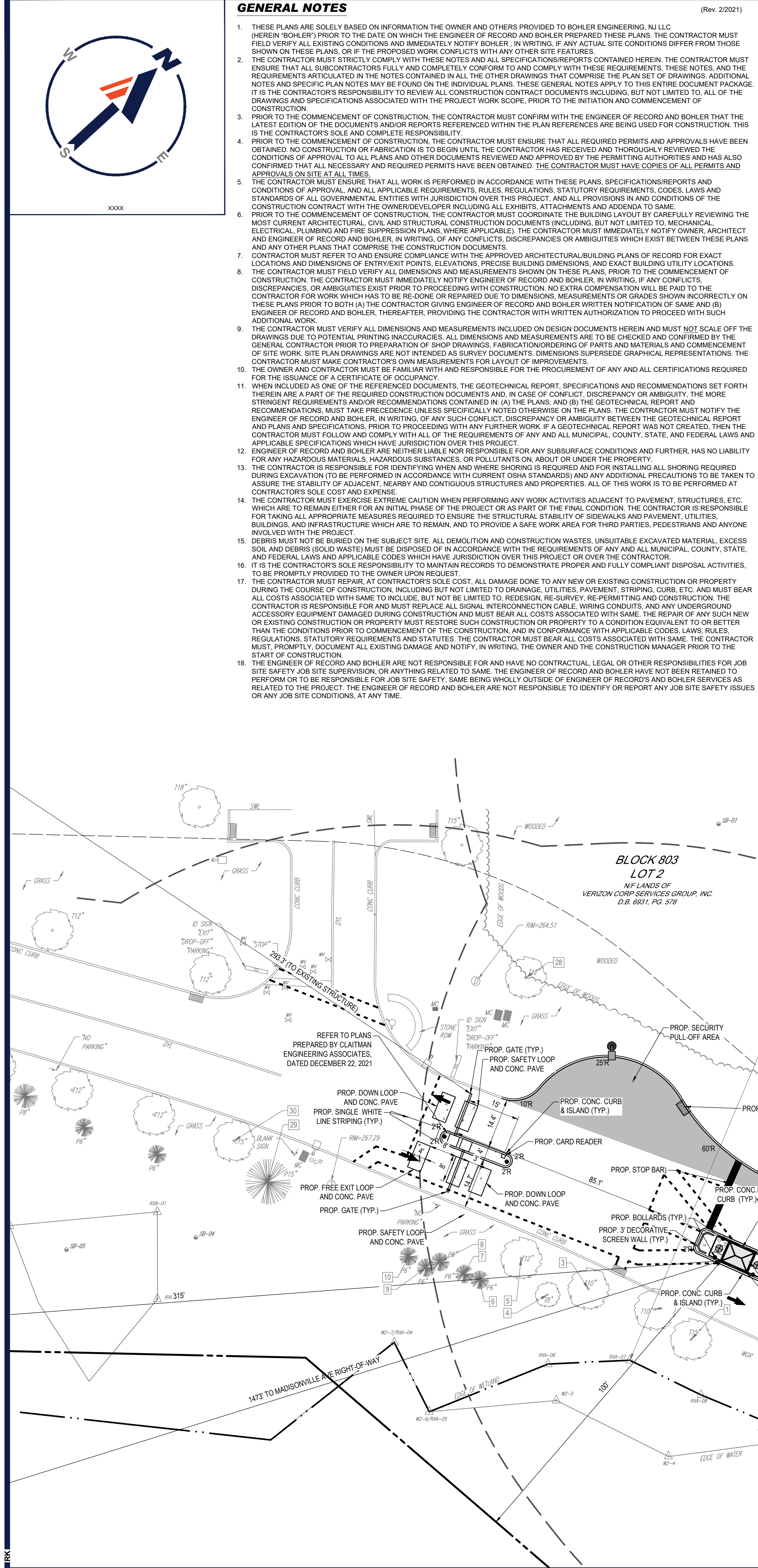
SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 3 - 01/28/2022



G:\032\1078\CAUDRAWINGS\PLAN SETS\CIVIL SITE PLANS\J21078S-SPFD-3A.dwg -LA YOUT: C-302 SITE



- (Rev. 2/2021)
1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, NJ LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REQUIREMENTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE PERMITS AND CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE, THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS, AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL, AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR AT CONTRACTOR'S SOLE COST, ALL DAMAGE DUE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CUNDOS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST PROMPTLY DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY. JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME, THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RETAINED FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORDS AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REQUIREMENTS CONTAINED HEREIN. THE CONTRACTOR MUST CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND SHALL JOINTLY, INDEPENDENTLY AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER. THE CONTRACTOR MUST FURNISH BUILDER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE ENGINEER OF RECORD AND BOHLER NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTORS OF THEIR OBLIGATION, METHODS OR PROCEDURES NECESSARY FOR PERFORMING, MAINTAINING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE OR INTERFERE WITH ANY CONSTRUCTION OF THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FROM AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTORS WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET, AND FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS, CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS. ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL, EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
29. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
30. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS FOR CONSTRUCTION SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONE PER WEEK AND AFTER RAINFALL EVENTS), AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
31. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

- (Rev. 1/2020)
1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
6. WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR RPOES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION, LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL. TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NJDEP REQUIREMENTS), THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
7. ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED, AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

SIGN REQUIREMENTS			
SIGN	PREVIOUSLY APPROVED SIGN SQUARE FOOTAGE*	PERMITTED SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE
SIGN NO. 1 * (FREESTANDING SIGN)	57.5 SF	30 SF	NO CHANGE
SIGN NO. 2 * (FREESTANDING SIGN)	34.5 SF	24 SF	NO CHANGE
SIGN NO. 3 (WALL MOUNTED SIGN)	N/A	24 SF **	5 SF

* SIGNS AND AREAS THAT WERE PREVIOUSLY APPROVED ARE REFERENCED IN THE SIGNAGE LOCATION PLAN PREPARED BY GLADSTONE DESIGN INC. DATED MARCH 2, 2018, LAST REVISED AUGUST 8, 2018

** UNDER 21-17.4a1 ONE 24 SF WALL MOUNTED SIGN IS PERMITTED PER TENANT. THERE CURRENTLY ONLY EXISTS ONE TENANT WITHIN THE PROPERTY. 24 SF IS TO BE CONSIDERED ALLOWABLE AND TO BE FIELD VERIFIED IN ORDER TO ENSURE THAT THERE ARE NOT ANY OTHER EXISTING WALL MOUNTED SIGNS ON THE BUILDING.

- LIST OF REQUESTED VARIANCES:
1. MINIMUM LOT AREA FOR A PROPOSED GUARDHOUSE - ACCORDING TO 21-16.1 THE MINIMUM LOT AREA IS 130 ACRES WHICH WE DO NOT MEET
2. ACCORDING TO 21-17.2 g A VARIANCE IS REQUIRED TO PROPOSED AN INTERNALLY ILLUMINATED SIGN.
3. TO PERMIT THE PROPOSED DECORATIVE SCREEN WALL, ACCORDING TO 21-16.2 a VARIANCE IS REQUIRED TO PERMIT A WALL WHICH IS NOT AT LEAST 505 OPEN IN A FRONT YARD.
- LIST OF REQUESTED WAIVERS:
1. 21-14 - MAXIMUM AVERAGE MAINTAINED HORIZONTAL ILLUMINATION FOR VEHICULAR ROADWAYS IS REQUIRED TO BE 0.9 FC AND WE ARE PROPOSING 10.05 FC
2. 21-42.11.b.1 A WAIVER FOR COMPLIANCE WITH THE STORMWATER MANAGEMENT VOLUME CONTROL. FOR A MINOR DEVELOPMENT IT IS REQUESTED THE ADDITIONAL IMPERVIOUS IS DE MINIMUS AND WILL RESULT IN A NEGLIGIBLE INCREASE IN SURFACE RUNOFF/VOLUME.

ZONING TABLE				
ZONE: OFFICE LABORATORY I (E1) & ONE ACRE RESIDENTIAL(R-4) USE: CONFERENCE INN (CONDITIONAL USE) ACCESSORY STRUCTURE (GUARDHOUSE) BLOCK 803 LOT(S) 2, 3, 5, 6, 23				
APPLICANT/ OWNER INFORMATION				
APPLICANT:		VERIZON CORPORATE SERVICES GROUP INC. ONE VERIZON WAY BASKING RIDGE, NJ 07920		
PROPERTY OWNER:		VERIZON CORPORATE SERVICES GROUP INC. ONE VERIZON WAY BASKING RIDGE, NJ 07920		
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA*	§ 21-12.3.(1)	20 ACRES ¹	34,991.1 AC (1,524,215 SF)	NO CHANGE
MIN. LOT WIDTH	§ 21 ATTACHMENT 12	400'	738.9' ²	NO CHANGE
MIN. LOT FRONTAGE	§ 21 ATTACHMENT 12	100'	721.72' ²	NO CHANGE
MIN. FRONT YARD	§ 21 ATTACHMENT 12		100.4' (TO EAVE ALONG ROUTE 287) (E) 838.0' (TO EAVE) ¹ 845.5' (TO BUILDING) ⁷	NO CHANGE
MIN. SIDE YARD	§ 21 ATTACHMENT 12	100'	906.9' (TO EAVE) ¹ 911.0' (TO BUILDING) ⁷	NO CHANGE
MIN. REAR YARD	§ 21 ATTACHMENT 12	150'	501.4' (TO EAVE) ¹ 506.9' (TO BUILDING) ⁷	NO CHANGE
MAX. FAR*	§ 21-12.3.(2)	13.5% (205,769 SF) ³	10.5%(160,764 SF) ¹	NO CHANGE
MAX. IMPERVIOUS COVERAGE*	§ 21-12.3.(5)	28% (9,796 AC.) ³	17.73% (6,206 AC.)	17.81% (6,232 AC.)
BUILDING SETBACK FROM RESIDENTIAL	§ 21 ATTACHMENT 12	150'	495.5' (TO REAR PROPERTY LINE SHARED WITH RESIDENTIAL PROPERTY) 188.4' (TO RESIDENTIAL ZONE LINE)	NO CHANGE
MAX. FAR FOR GUEST AREAS*	§ 21-12.3.(3)	6.75% (102,885 SF) ⁴	5.2% (78,956 SF) ¹	NO CHANGE
MAX. BUILDING HEIGHT*	§ 21-12.3.(6)	35'	445' (E)	NO CHANGE
MIN. UNDISTURBED OPEN SPACE*	§ 21-12.3.(7)	25% (381,053 SF) ⁶	56.8% (865,880 SF) ⁷	56.73% (864,714.2 SF)
MIN. NET FLOOR AREA FOR CONFERENCE AREAS*	§ 21-12.3.(16)	11,087.85 SF ⁸	5.4% (81,808 SF) ⁹	NO CHANGE
MAX. RESTAURANT SEATING CAPACITY*	§ 21-12.3.(18)	186 SEATS ¹⁰	186 SEATS (E)	NO CHANGE
ACCESSORY STRUCTURE (GUARDHOUSE) REQUIREMENTS				
MIN. LOT AREA TO PROPOSE GUARDHOUSE IN FRONT YARD ¹²	§ 21-16.1	130 ACRES	34,991.1 AC (1,524,215 SF)	34,991.1 AC (1,524,215 SF)
MAX. STRUCTURE HEIGHT	§ 21-16.1	20'	N/A	12'
MAX. GUARDHOUSE AREA	§ 21-16.1	700 SF	N/A	48 SF
MIN. GUARDHOUSE SETBACK TO N. MAPLE AVE	§ 21-16.1	400'	N/A	471.6'
MIN. GUARDHOUSE SETBACK TO MADISONVILLE ROAD	§ 21-16.1	200'	N/A	1,473'
MIN. GUARDHOUSE SETBACK TO ANY PROPERTY LINE THAT DOES NOT COINCIDE WITH A STREET RIGHT-OF-WAY	§ 21-16.1	100'	N/A	100'
KEY =		* CONDITIONAL USE REQUIREMENT	VARIANCE REQUIRED	
¹ MIN. LOT AREA FOR E-1 ZONE IS 16 ACRES. CONDITIONAL USE CRITERIA INCREASES MIN. LOT AREA TO 20 ACRES. ² MAX. FLOOR AREA RATIO FOR E-1 ZONE 15.0%. CONDITIONAL USE CRITERIA REDUCES MAX. FAR TO BE 90% OF THE FAR ALLOWED FOR THE ZONE. MAX. FAR FOR CONDITIONAL USE = 90% x 15% = 13.5% PERMITTED ³ MAX. LOT COVERAGE FOR E-1 ZONE 40.0%. CONDITIONAL USE CRITERIA REDUCES MAX. IMPERVIOUS SURFACE COVERAGE TO BE 70% OF THE MAX. IMPERVIOUS COVERAGE FOR THE ZONE. MAX. IMPERVIOUS COVERAGE FOR CONDITIONAL USE = 70% x 40% = 28% PERMITTED. ⁴ MAX. FAR FOR GUEST AREA IS 45% OF THE MAX. FAR ALLOWED FOR E-1 ZONE. MAX. FAR FOR GUEST AREAS = 45% x 15% = 6.75% ⁵ 25% OF THE ENTIRE TRACT SHALL BE MAINTAINED AS UNDISTURBED OPEN SPACE AND PROTECTED BY A CONSERVATION EASEMENT WITH THE TOWNSHIP ⁶ DIMENSIONS AND AREAS BASED ON "ALTATNSPS LAND TITLE SURVEY PREPARED BY U.S. SURVEYOR DATED DECEMBER 8, 2016, LAST REVISED DECEMBER 15, 2016 ⁷ MIN. NET FLOOR AREA FOR CONFERENCE AREA SHALL BE 5% OF THE BUILDING OR 40 SF PER GUEST ROOM. 5% x 221,757 SF = 11,087.85 SF > 40 SF = 173 ROOMS = 6,920 SF. MIN. CONFERENCE FLOOR AREA = 11,087.85 SF ⁸ MAX. NET FLOOR AREA FOR INDOOR RECREATION AREAS SHALL BE 4% OF THE GFA OF THE BUILDING = 4% x 221,757 SF = 8,870.5 SF ALLOWED ⁹ MAX. RESTAURANT SEATING CAPACITY SHALL BE 1 SEAT PER GUEST ROOM. 186 GUEST ROOMS x (1 SEAT / GUEST ROOM) = 186 SEATS ¹⁰ DIMENSIONS AND AREAS ARE BASED ON "PRELIMINARY & FINAL SITE PLAN FOR THE LEARNING CENTER AT&T CORP." PREPARED BY GARMEN ASSOCIATES, DATED FEBRUARY 1997 ¹¹ § 21-16.1 b ACCESSORY BUILDING(S) SHALL NOT BE LOCATED IN A FRONT YARD. IN THE E-1 ZONE ONLY, AN ACCESSORY GUARDHOUSE OR GUARDHOUSES MAY BE LOCATED IN A FRONT YARD, PROVIDED THAT THE LOT CONTAINS A MINIMUM OF 130 ACRES WITHIN THE E-1 ZONE. EACH GUARDHOUSE DOES NOT EXCEED A FLOOR AREA OF 700 SQUARE FEET. EACH GUARDHOUSE IS NO CLOSER THAN 400 FEET TO THE NORTH MAPLE AVENUE RIGHT-OF-WAY. EACH GUARDHOUSE IS NO CLOSER THAN 100 FEET TO THE MADISONVILLE ROAD RIGHT OF WAY. EACH GUARDHOUSE IS NO CLOSER THAN 100 FEET TO ANY PROPERTY LINE THAT DOES NOT COINCIDE WITH A STREET RIGHT-OF-WAY. EACH GUARDHOUSE IS DESIGNED TO BE CONSISTENT WITH THE ARCHITECTURAL STYLE AND GENERAL APPEARANCE OF THE PRINCIPAL BUILDING. THE NUMBER OF GUARDHOUSE LOCATED IN A FRONT YARD ON THE LOT DOES NOT EXCEED ONE ALONG NORTH MAPLE AVENUE AND ONE ALONG MADISONVILLE ROAD AND EACH GUARDHOUSE OTHERWISE COMPLIES WITH THE REQUIREMENTS OF THIS SUBSECTION				
PARKING TABLE				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
PARKING SPACE DIMENSIONS	§ 21-39.1.b.3	9'x20' (8' X 18' WHEN 2' OVERHANG PROVIDED) ¹	9'x18' (E) (APPROVED UNDER PRIOR RESOLUTION)	NO CHANGE
MIN. NUMBER OF PARKING SPACES	§ 21-22.1.a	340 SPACES ²	368 SPACES	NO CHANGE
MIN. NUMBER OF ADA SPACES	2010 ADA STANDARDS	9 SPACES INCLUDING 2 VANS ACCESSIBLE ⁴	9 SPACES INCLUDING 3 VANS ACCESSIBLE	NO CHANGE
MIN. LOADING SPACE DIMENSIONS	§ 21-39.2.b	12' WIDE, 25' LONG, 12.5' CLEAR SPACE	13' WIDE, 25' LONG, 12.5' CLEAR SPACE	NO CHANGE
MIN. NUMBER OF LOADING SPACES	§ 21-39.2.a	3 LOADING SPACES	2 LOADING SPACES (E)	NO CHANGE
MIN. TWO-WAY DRIVE AISLE WIDTH	§ 21-39.3.a.5	24'	24'	24'
MIN. PARKING SETBACK FROM FRONT PROPERTY	§ 21-22.1.b.3	150'	33.8' TO N.J.S.H. 287 (E)	NO CHANGE
MIN. PARKING SETBACK FROM ZONE LINE	§ 21-22.1.b.3	100'	149.3' TO N.J.S.H. 287 (E)	NO CHANGE
MIN. PARKING SETBACK FROM SIDE YARD	§ 21-22.1.b.3	50'	693.8'	NO CHANGE
MIN. PARKING SETBACK FROM REAR YARD	§ 21-22.1.b.3	50'	565.3'	NO CHANGE
MIN. PARKING SETBACK FROM RESIDENTIAL ZONE LINE	§ 21-22.1.b.3	150'	149.3' (E)	NO CHANGE
			(E) = EXISTING NONCONFORMITY	(V) = VARIANCE REQUIRED

IMPERVIOUS INCREASE NOTE

IMPERVIOUS AREA TO BE INCREASED BY 1,165.80 SQUARE FEET (SHOWN IN LIGHT GREY HATCH ON PLAN)

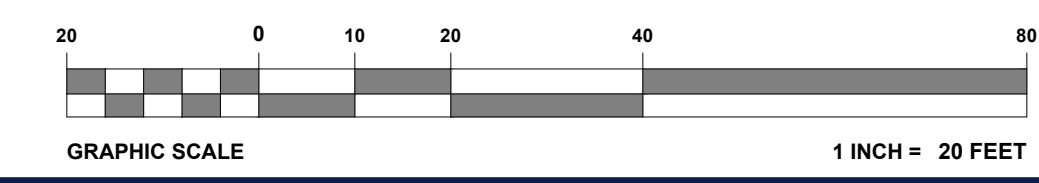
TEMPORARY ROOFED ENCLOSURE (4'X4') TO BE PROVIDED DURING CONSTRUCTION FOR SECURITY GUARD

TRENCHING FOR ELECTRICAL CONDUIT TO BE PERFORMED BY SITE CONTRACTOR

TEMPORARY TRAFFIC CONTROL AND SECURITY CAMERAS TO BE COORDINATE WITH VERIZON

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SITE LAYOUT PLAN

SHEET TITLE:

SHEET NUMBER:

C-302

REVISION 3 - 01/28/2022

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

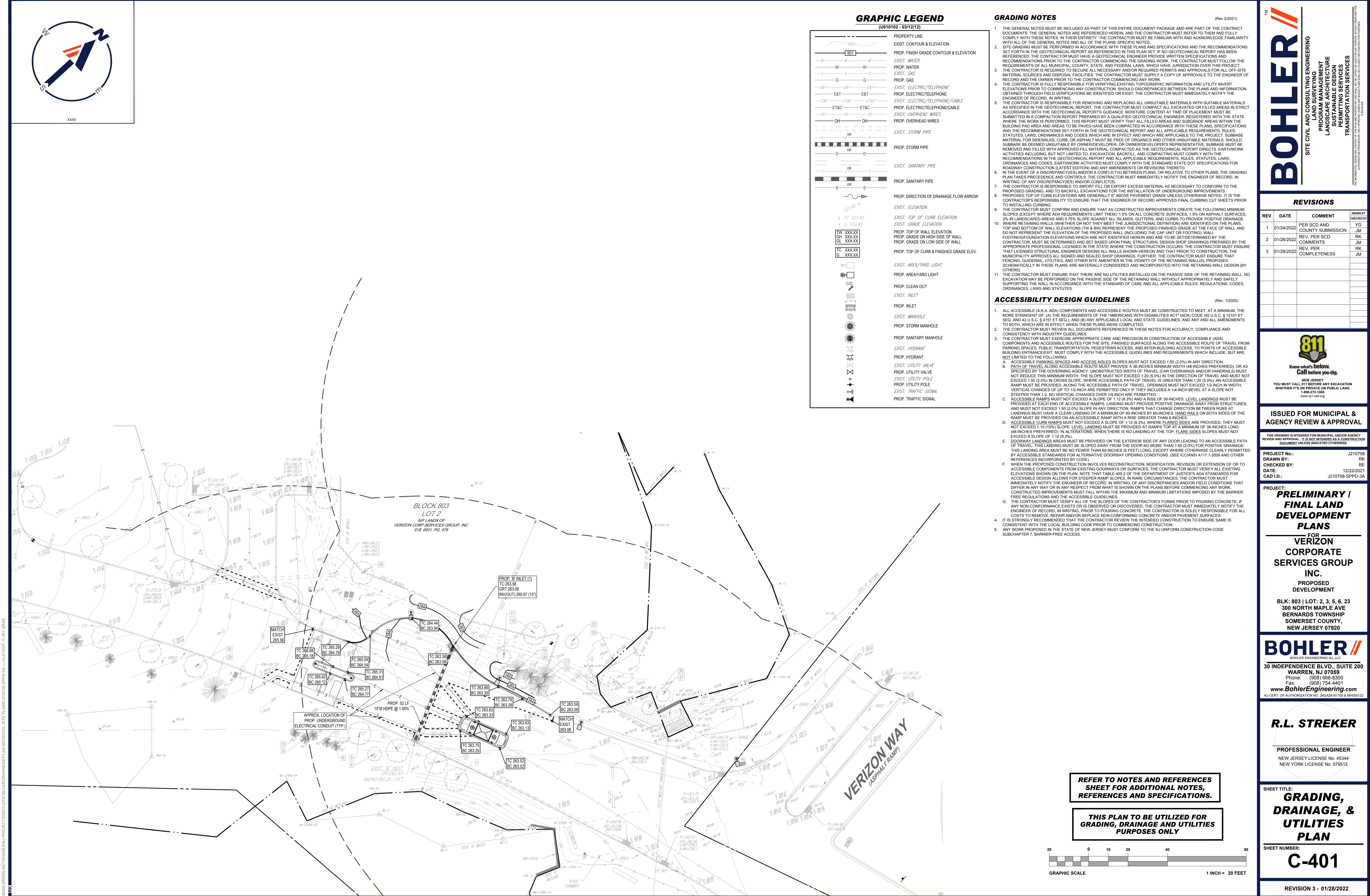
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PROJECT: PRELIMINARY / FINAL LAND DEVELOPMENT PLANS FOR VERIZON CORPORATE SERVICES GROUP INC. PROPOSED DEVELOPMENT

BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 07920

PROJECT No.: J210758
DRAWN BY: RK
CHECKED BY: BE
DATE: 12

\\BOHLENG\NET\SHARES\N\PROJECTS\2021\121078\CADD\DRAWINGS\PLAN SET\301V SITE PLANS\121078-SPFD-3A---LAYOUT C-401 GRAD



REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR
GRADING, DRAINAGE AND UTILITIES
PURPOSES ONLY

GRAPHIC SCALE
1 INCH = 20 FEET

TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	01/24/2022	PER SCD AND COUNTY SUBMISSION	JM
2	01/26/2022	REV. PER SCD COMMENTS	JM
3	01/28/2022	REV. PER COMPLETENESS	JM

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PROJECT No.: J210758

DRAWN BY: RK

CHECKED BY: BE

DATE: 12/22/2021

CAD LID: J210758-SPFD-3A

PROJECT:
**PRELIMINARY I
FINAL LAND
DEVELOPMENT
PLANS**
FOR
**VERIZON
CORPORATE
SERVICES GROUP
INC.**
PROPOSED
DEVELOPMENT

BLK: 803 | LOT: 2, 3, 5, 6, 23

300 NORTH MAPLE AVE

BERNARDS TOWNSHIP

SOMERSET COUNTY,

NEW JERSEY 07920

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M4000122

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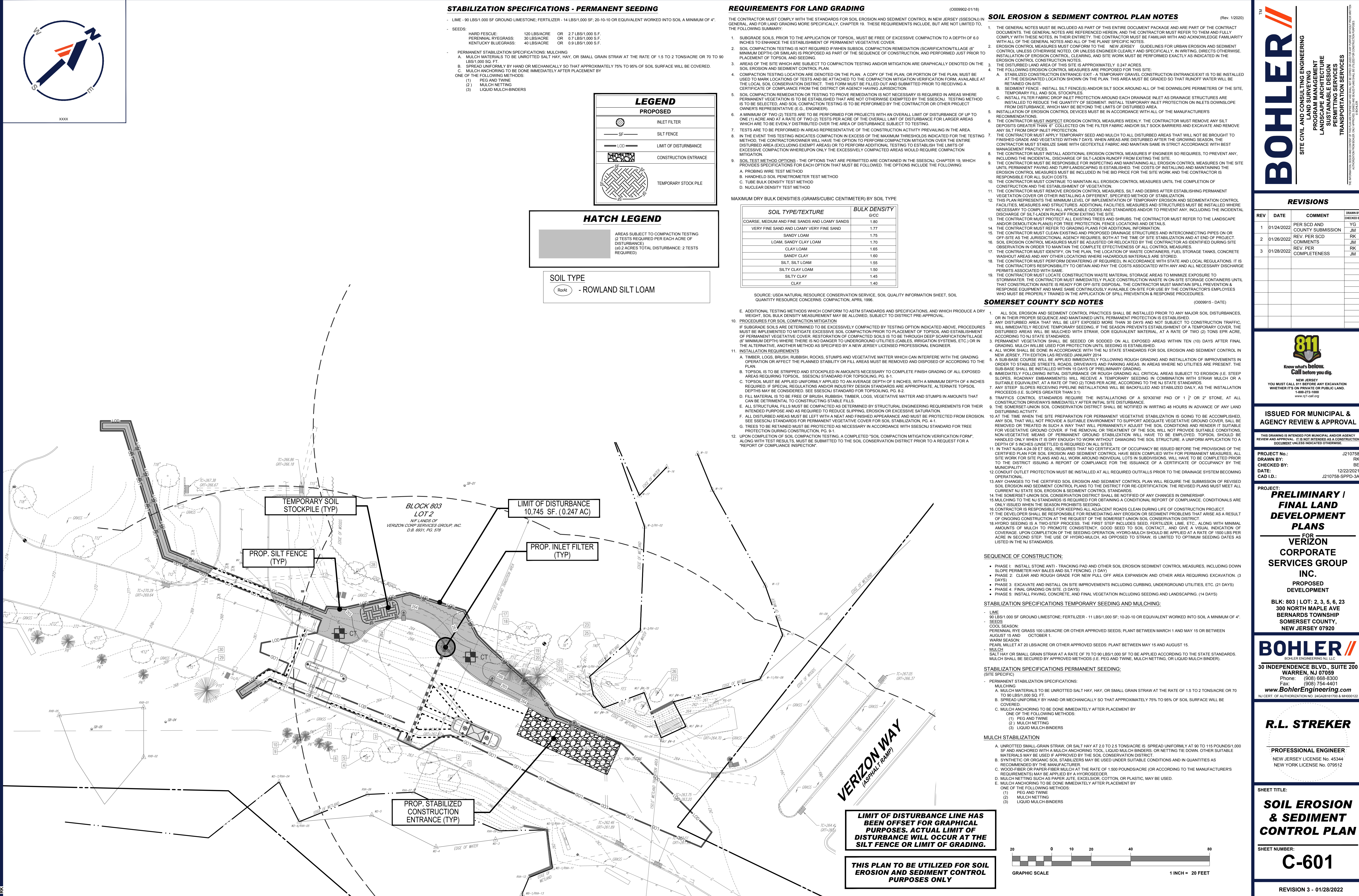
NEW JERSEY LICENSE NO. 45344

NEW YORK LICENSE NO. 079512

SHEET TITLE:
**GRADING,
DRAINAGE, &
UTILITIES
PLAN**

SHEET NUMBER:
C-401

REVISION 3 - 01/28/2022





UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A MINIMUM CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SUCH THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR REQUIRED TO PROVIDE.

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.

2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:
- | | |
|-------------------------|----------------------|
| PERENNIAL RYEGRASS | 1/2 LB/1,000 SQ FT |
| KENTUCKY BLUEGRASS | 1 LB/1,000 SQ FT |
| RED FESCUE | 1 1/2 LB/1,000 SQ FT |
| SPREADING FESCUE | 1 1/2 LB/1,000 SQ FT |
| TO FERTILIZE (20:10:10) | 14 LBS/1,000 SQ FT |
| MULCH | 90 LBS/1,000 SQ FT |
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO FERTILIZE SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

(L010002 - 01/2020)

1. TOPSOIL MUST BE APPLIED UNIFORMLY TO AN AVERAGE DEPTH OF 5 INCHES WITH A MINIMUM DEPTH OF 4 INCHES REQUIRED. IF SPECIAL REGULATIONS AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE, ALTERNATE TOPSOIL DEPTHS MAY BE CONSIDERED. SEE SSECNJ STANDARD FOR TOPSOILING, PG. 8-2.

TOPSOIL MUST BE NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT MUST BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

2. ALL LANDSCAPE BEDS ARE TO BE TREATED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. ALL PLANTS ARE TO IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).

PLANTING OPERATIONS MUST BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS ARE NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

4. PLANTING PITS ARE TO BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL IS TO REST ON UNDISTURBED GRADE. EACH PLANT PIT MUST BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

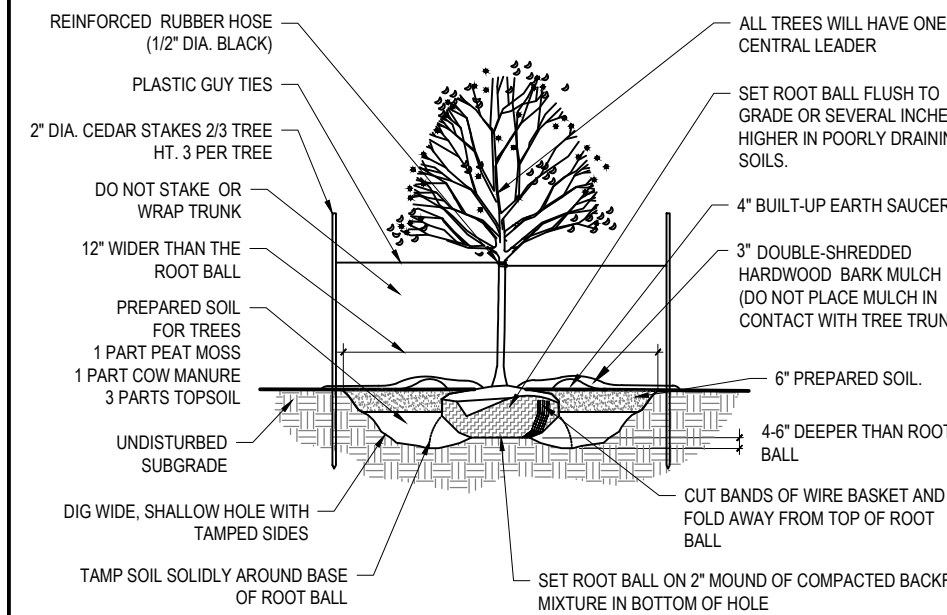
- I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME

5. NEW PLANTINGS ARE TO BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER IS TO BE APPLIED TO EACH SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING IS TO CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

6. LANDSCAPE CONTRACTOR MUST GUARANTEE PLANTS FOR A PERIOD OF (1) ONE YEAR FROM INSTALLATION.

NOTES

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT AND REMOVE BANDS OF WIRE BASKET BURLAP AND ALL STRINGS OR TWINE FROM TOP 1/3 OF ROOT BALL. CUT WIRE BANDS AND REMAINING STRINGS OR TWINE ON THE REMAINING 2/3 OF ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SMOOTH TO AVOID MATING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERRED TO TILL THE SOIL IN THE PLANTING SLOT INTO THE SUBSOIL.
6. TREES SHALL BE LEAFLESS AND NOT ROOTED, EXCEPT FOR SPECIFIC APPROVAL OF THE D.P.N.E.R.

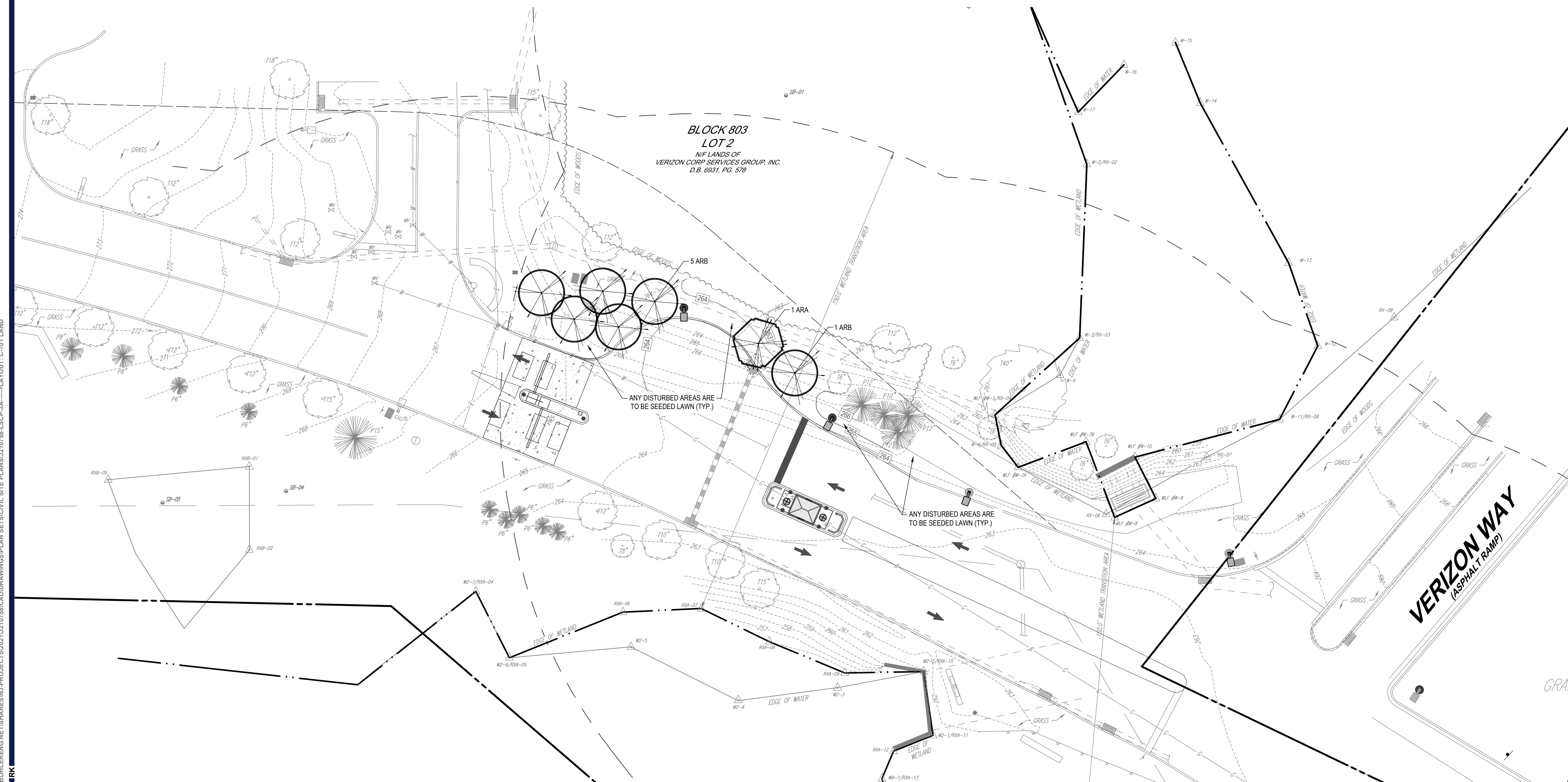


NOT TO SCALE (L101106 - 06/2012)

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREE(S)					
ARA	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONGS COLUMBAR RED MAPLE	3-4" CAL.	B+B
ARB	6	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2 1/2-3" CAL.	B+B
SUBTOTAL:					
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.					

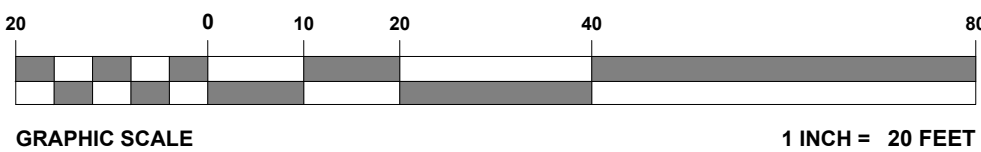
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**



REQUIREMENT	CALCULATION
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SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
CHAPTER 16 SHADE TREE PROTECTION 16-3.1 WHEN REQUIRED	NO PERSON SHALL CUT DOWN OR REMOVE ANY LIVING TREE WITH A DIAMETER IN EXCESS OF FOUR INCHES MEASURED ON SUCH A TREE AT A HEIGHT OF A 1/2 FEET ABOVE THE LEVEL OF THE GROUND UPON ANY LANDS WITHIN THE TOWNSHIP UNLESS THE PERSON SHALL HAVE FIRST OBTAINED A PERMIT THEREFOR IN ACCORDANCE WITH THE RULES AND REGULATIONS HEREINAFTER SET FORTH. EXCEPTED FROM THE PROHIBITIONS OF THIS SUBSECTION SHALL BE TREES LOCATED ON A TRACT OF LAND HAVING A TOTAL AREA OF LESS THAN THREE ACRES WITH A BUILDING LOCATED THEREON, ANY TREES CUT OR REMOVED IN ACCORDANCE WITH AN APPROVED MANAGEMENT PLAN OF A PROPER STATE OR FEDERAL AUTHORITY, ANY TREES LOCATED ON PUBLICLY OWNED LANDS, ANY TREES REQUIRED TO BE CUT IN CONNECTION WITH THE INSTALLATION OF PUBLIC UTILITIES OR ANY TREES LOCATED IN COMMERCIAL ORCHARDS OR NURSERIES	A TREE REMOVAL PERMIT WILL BE FILED WITH THE TOWNSHIP. (REFER TO THE TREE PRESERVATION, AND TREE REMOVAL & REPLACEMENT CALCULATIONS ON THE DEMOLITION PLAN.)	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE IV ZONING 21-12.3 SPECIFIC REQUIREMENTS	(110). ALL RECREATION AND PARKING AREAS SHALL BE SCREENED FROM VIEW FROM ALL PROPERTY LINES.	THE PROPOSED PARKING SPACES ARE SCREEN BY THE EXISTING WOODED AREA TO REMAIN	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE IV ZONING 21-21.4 CLEAR SIGHT TRIANGLE	(113). ALL SOLID WASTE STORAGE AND LOADING AREAS SHALL BE SCREENED FROM VIEW FROM ALL PROPERTY LINES AND FROM PUBLIC AREAS WITHIN THE SITE THROUGH THE USE OF LANDSCAPING AND/OR ARCHITECTURAL TREATMENT. NO SOLID WASTE STORAGE OR LOADING AREAS SHALL BE LOCATED IN THE FRONT YARD.	TRASH ENCLOSURES AND LOADING AREAS HAVE NOT BEEN PROPOSED AS PART OF THIS APPLICATION	NOT APPLICABLE
CHAPTER 21 LAND DEVELOPMENT ARTICLE IV ZONING 21-22.3 REQUIREMENTS FOR NONRESIDENTIAL PARKING AND LOADING AREAS	CLEAR-SIGHT TRIANGLES SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WITHIN SUCH TRIANGLES, NO VISION-OBSTRUCTING OBJECTS SHALL BE PERMITTED WHICH EXCEEDS IN HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE INTERSECTING STREET.	LANDSCAPING HAS NOT BEEN PROPOSED WITHIN SIGHT TRIANGLES.	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE IV ZONING 21-22.3 REQUIREMENTS FOR NONRESIDENTIAL PARKING AND LOADING AREAS	A. IF A PARKING OR LOADING AREA ABUTS A RESIDENTIAL USE, THE PARKING OR LOADING AREA SHALL BE SCREENED FROM VIEW FROM THE ADJOINING PROPERTY IN ACCORDANCE WITH SECTION 21-28.	THE EXISTING WOODED AREAS ARE TO REMAIN WHERE ALLOWABLE ALONG THE WESTERN AND SOUTHERN PROPERTY LINES WHERE THE SITE ABUTS N.J.S.H. ROUTE 287	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE IV ZONING 21-28.1 SCREENING	WHERE REQUIRED ELSEWHERE IN THIS CHAPTER, VISUAL SCREENS SHALL BE PROVIDED THROUGH LANDSCAPING OR OTHER MEANS AS APPROVED BY THE BOARD. SUCH SCREENS SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER AS TO PROVIDE A VISUAL BARRIER BEHIND THE VIEW OF THE AREA TO BE SCREENED ON A YEAR ROUND BASIS. ALL SCREENS SHALL BE SHOWN ON THE LANDSCAPE PLAN.	THE EXISTING WOODED AREA IS TO REMAIN WHERE ALLOWABLE ALONG THE WESTERN PROPERTY LINE WHERE THE SITE ABUTS N.J.S.H. ROUTE 287. THE EXISTING WOODED AREAS ARE TO REMAIN ALONG THE SOUTHERN PROPERTY LINES WHERE THE SITE ABUTS A RESIDENTIAL ZONE.	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE IV ZONING 21-28.2 BUFFERS	BUFFERS SHALL BE REQUIRED ON ALL LOTS ZONED OTHER THAN RESIDENTIAL OR USED FOR NONRESIDENTIAL PURPOSES, WHERE THE LOT OR LOTS ABUT A RESIDENTIALLY ZONED LOT OR LOT'S (EXCEPT IN THE CASE OF OPEN SPACE). ADDITIONALLY, ANY DEVELOPMENT UNDER THE PRO FORMS OF DEVELOPMENT WHICH ABUT EXISTING RESIDENTIAL USES SHALL REQUIRE BUFFERS. ALL BUFFERS SHALL BE SHOWN ON THE LANDSCAPE PLAN (SEE SECTION 21-43). UNLESS OTHERWISE PROVIDED FOR IN THIS CHAPTER, ALL BUFFERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING: A. ALL BUFFERS SHALL BE MINIMUM OF 50 FEET IN WIDTH.	A MINIMUM 50 FOOT BUFFER HAS BEEN PROPOSED ALONG THE EASTERN AND SOUTHERN PROPERTY LINES WHERE THE SITE ABUTS A RESIDENTIAL ZONE.	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE IV ZONING 21-28.2 BUFFERS	B. NO CONSTRUCTION SHALL OCCUR WITHIN ANY BUFFER AREA EXCEPT FOR THE FOLLOWING, IF SPECIFICALLY APPROVED BY THE BOARD: 1. DRAINAGE IMPROVEMENTS. 2. UNDERGROUND UTILITIES 3. PEDESTRIAN AND BICYCLE PATHS. 4. CROSSINGS OF ACCESS ROADS. C. NO REMOVAL OF EXISTING VEGETATION SHALL OCCUR IN ANY BUFFER UNLESS SUCH REMOVAL IS IN CONJUNCTION WITH CONSTRUCTION OR SELECTIVE THINNING OF TREES AS APPROVED BY THE BOARD. D. WHERE NONRESIDENTIAL USES ABUT RESIDENTIALLY ZONED LOTS, AND WHERE EXISTING VEGETATION WITHIN THE BUFFER DOES NOT PROVIDE ADEQUATE SCREENING, SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SUBSECTION 21-28.1 ABOVE, UNLESS THE BOARD SHALL DETERMINE THAT BECAUSE OF THE DESIGN OF THE SITE, SCREENING IS NOT NECESSARY.	CURBING IS NOT PROPOSED WITHIN THE BUFFER AREA WHERE THE SITE ABUTS A RESIDENTIAL ZONE. EXISTING CURBING IS TO REMAIN WHERE ALLOWABLE. EXISTING TREES HAVE BEEN PRESERVED WHERE ALLOWABLE.	NOT APPLICABLE COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE IV ZONING 21-28.2 BUFFERS		THE EXISTING WOODED AREAS ARE TO REMAIN ALONG THE EASTERN AND SOUTHERN PROPERTY LINES WHERE THE SITE ABUTS A RESIDENTIAL ZONE.	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE V DEVELOPMENT REGULATIONS 21-39.3 STANDARDS FOR PARKING, LOADING AND ACCESS	A(6). IF A PARKING LOT HAS AN AREA OF LESS THAN 8,000 SQUARE FEET, AN AREA EQUAL TO 5% OF THE LOT SHALL BE MAINTAINED AS OPEN SPACE. IF A PARKING LOT HAS AN AREA OF GREATER THAN 8,000 SQUARE FEET, AN AREA EQUAL TO 10% OF THE LOT SHALL BE MAINTAINED AS OPEN SPACE. THE OPEN SPACE SHALL BE WITHIN THE PERIMETER OF THE LOT AND SHALL BE APPROPRIATELY PLANTED OR DESIGNED FOR THE RETENTION OF EXISTING TREES. ALL PLANTINGS SHALL BE PROTECTED BY CURBING, BUMPERS OR BOLLARDS. WITHIN ANY PARKING AREA THERE SHALL BE AT LEAST ONE THREE-INCH TO FOUR-INCH CALIPER OR LARGER SHADE TREE FOR EACH 10 SPACES.	TOTAL PROPOSED PARKING AREA: 990 SF REQUIRED: 990 SF X 10% = 99 SF PROPOSED: 517 SF OF OPEN SPACE (12%) ALL EXISTING PLANTINGS WITHIN THE PROPOSED PARKING AREA HAVE BEEN PROTECTED BY CURBING.	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE V DEVELOPMENT REGULATIONS 21-39.3 STANDARDS FOR PARKING, LOADING AND ACCESS	A(7). ALL PORTIONS OF THE PROPERTY NOT USED FOR OFF-STREET PARKING, LOADING OR ACCESS SHALL BE ATTRACTIVELY LANDSCAPED WITH LAWNS, TREES AND SHRUBS AS APPROVED BY THE BOARD. PARKING AREAS VISIBLE FROM A STREET SHALL, THROUGH THE USE OF LANDSCAPING, BE INTERMITTENTLY SCREENED.	TOTAL PROPOSED PARKING SPACES: 2 REQUIRED: 2 + 10 = 2 OR 1 TREE PROPOSED: 1 TREE (1 ARA) PARKING LOT SHADE TREES HAVE BEEN PROPOSED AT A MINIMUM 3 TO 4 INCHES IN CALIPER.	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE V DEVELOPMENT REGULATIONS 21-43.3 STANDARDS	A(7). ALL PORTIONS OF THE PROPERTY NOT USED FOR OFF-STREET PARKING, LOADING OR ACCESS SHALL BE ATTRACTIVELY LANDSCAPED WITH LAWNS, TREES AND SHRUBS AS APPROVED BY THE BOARD. PARKING AREAS VISIBLE FROM A STREET SHALL, THROUGH THE USE OF LANDSCAPING, BE INTERMITTENTLY SCREENED.	THE PROPOSED PARKING SPACES ARE SCREENED BY THE EXISTING WOODED AREA TO REMAIN ALONG THE WESTERN PROPERTY LINE WHERE THE SITE ABUTS N.J.S.H. ROUTE 287, AND THE EXISTING WOODED AREAS ARE TO REMAIN ALONG THE EASTERN AND SOUTHERN PROPERTY LINES WHERE THE SITE ABUTS A RESIDENTIAL ZONE.	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE V DEVELOPMENT REGULATIONS 21-43.3 STANDARDS	A. PLANT MATERIAL. AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION.	(REFER TO NOTE 2(F) IN THE LANDSCAPE SPECIFICATIONS ON THE LANDSCAPE NOTES & DETAILS SHEET.)	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE V DEVELOPMENT REGULATIONS 21-43.3 STANDARDS	B. GRASSING. NEW JERSEY STATE SOIL CONSERVATION COMMITTEE'S STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN NEW JERSEY, CURRENT EDITION.	SEEDING WILL BE IN ACCORDANCE WITH THE NEW JERSEY STATE SOIL CONSERVATION COMMITTEE'S STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN NEW JERSEY.	COMPLIES
CHAPTER 21 LAND DEVELOPMENT ARTICLE V DEVELOPMENT REGULATIONS 21-43.3 STANDARDS	EACH DEVELOPMENT PLAN SHALL PROVIDE FOR SHADE TREES HAVING A MAXIMUM SPACING OF 50 FEET ALONG EACH SIDE OF ALL STREETS, PUBLIC OR PRIVATE, EXISTING OR NEW, IN DETERMINING THE SPACING FOR NEW SHADE TREES, THE LOCATION OF EXISTING SHADE TREES SHALL BE CONSIDERED. IF EXISTING SHADE TREES WILL REMAIN, THE TREE PROTECTION COMMITTEE AND/OR THE CHIEF ENGINEERING INSPECTOR SHALL DETERMINE IF NEW SHADE TREES WILL BE REQUIRED. ADDITIONALLY, SHADE TREES SHALL BE PROVIDED WITHIN PARKING AREAS AND SHALL BE PLANTED AT A MINIMUM RATIO OF ONE SHADE TREE FOR EVERY 10 PARKING SPACES. SHADE TREES SHALL BE A MINIMUM CALIPER OF THREE TO FOUR INCHES MEASURED SIX INCHES ABOVE GRADE. THE BOARD MAY CONSULT WITH THE SHADE TREE COMMISSION CONCERNING THE ADEQUACY AND APPROPRIATENESS OF THE PROPOSED SHADE TREES.	ALL PROPOSED IMPROVEMENTS ARE INTERNAL TO THE SITE. ALL EXISTING TREES ALONG ANY ACCESS DRIVEWAY ARE TO REMAIN WHERE ALLOWABLE.	NOT APPLICABLE
CHAPTER 21 LAND DEVELOPMENT ARTICLE V DEVELOPMENT REGULATIONS 21-43.4 BUFFER AREAS	LANDSCAPING OF REQUIRED BUFFERS AND SCREENING SHALL TAKE INTO ACCOUNT THE OPPORTUNITIES PRESENTED BY EXISTING SITE FEATURES. SCREENING, WHERE REQUIRED, SHALL BE ACHIEVED BY FENCING, EARTH FORMS AND PLANTINGS APPLIED SINGLE OR IN COMBINATION, AS NECESSARY. LANDSCAPING USED FOR BUFFERING PURPOSES SHALL BE COMPATIBLE IN SCALE AND CHARACTER WITH THE SURROUNDING PREVAILING LANDSCAPE AND PROJECT FEATURES AND SHALL BE DESIGNED AS PART OF THE OVERALL LANDSCAPING PLAN.	THE EXISTING WOODED AREA IS TO REMAIN WHERE ALLOWABLE ALONG THE WESTERN PROPERTY LINE WHERE THE SITE ABUTS N.J.S.H. ROUTE 287. THE EXISTING WOODED AREAS ARE TO REMAIN ALONG THE EASTERN AND SOUTHERN PROPERTY LINES WHERE THE SITE ABUTS A RESIDENTIAL ZONE.	COMPLIES



W.

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PROJECT No.:	J210758
DRAWN BY:	RK
CHECKED BY:	BE
DATE:	12/22/2021
CAD I.D.:	J210758-LSCP-3A

PROJECT:

FOR
VERIZON

**VERIZON
CORPORATE
SERVICES GROUP
INC.
PROPOSED
DEVELOPMENT**

**BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
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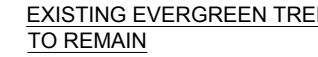
SHEET TITLE:

C-701

SHEET NUMBER:

C-701

REVISION 3 - 01/28/2022



PER SECTION: 21-45.3(A) TREE REMOVAL REQUIREMENTS
FOR SUBDIVISIONS AND SITE PLANS

TREE REMOVAL SPECIFICATIONS

ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY REGULATIONS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE LEFT ON THE SITE. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE, UNLESS THEY ARE WITHIN A WOODED AREA. IF TREES AND LIMBS ARE REDUCED TO CHIPS, THEY MAY BE SUBJECT TO APPROVAL BY THE APPROPRIATE TOWNSHIP OFFICIALS IN ORDER TO BE UTILIZED AS MULCH WITHIN LANDSCAPE AREAS. SHOULD TOWNSHIP APPROVAL BE REQUIRED, THE MULCH SHALL BE APPLIED TO AREAS WITH A HIGH NITROGEN, LIQUID FERTILIZER AND/OR ALLOWED TO AGE PRIOR TO BEING USED WITHIN A PLANTING BED AREA.

PER SECTION: 21-45.3(A) TREE REMOVAL REQUIREMENTS
FOR SUBDIVISIONS AND SITE PLANS

TREE SPECIES REMOVAL CALCULATION

PER SECTION: 21-45.3 TREE REMOVAL REQUIREMENTS
FOR SUBDIVISIONS AND SITE PLANS

PER SECTION: 21-45.1 REMOVAL OF TREES

NOTE: REFER TO THE LANDSCAPE PLAN FOR PROPOSED REPLACEMENT TREE LOCATIONS

PER SECTION 1-45.4: IN LIEU OF PLANTING REPLACEMENT TREES, THE BOARD MAY PERMIT THE APPLICANT TO MAKE A CONTRIBUTION TO BE DEPOSITED IN THE TOWNSHIP TREE FUND AS ESTABLISHED BY THIS CHAPTER. THE CONTRIBUTION, IN LIEU OF PLANTING TREES, SHALL BE \$300 FOR EACH TREE AND SHALL BE DEPOSITED IN THE TOWNSHIP TREE FUND PRIOR TO THE TOWNSHIP ISSUING ANY BUILDING PERMITS FOR THE DEVELOPMENT.

TOTAL REPLACEMENT TREES PROPOSED: 6 TREES (6 ARB)
TOTAL TREE DEFICIT: 8 (14 REPLACEMENT TREES - 6 PROPOSED TREES)
8 TREES X \$300 = \$2,400 TO BE PAID IN LIEU OF PLANTING



TREE REMOVAL AND PROTECTION
NOTES:

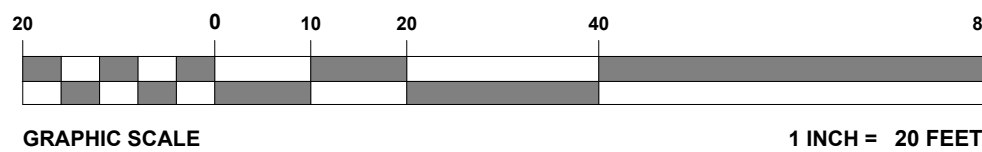
1. ALL CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE TREE REMOVAL AND PROTECTION STANDARDS OF SECTION 21-45. CONTRACTOR TO REVIEW TOWNSHIP STANDARDS PRIOR TO CONSTRUCTION.

2. IF DURING CONSTRUCTION, IT IS DETERMINED BY THE APPLICANT AND THE TOWNSHIP ENGINEER THAT A TREE DESIGNATED FOR REMOVAL CAN BE PRESERVED, SAID TREE SHALL BE PROTECTED IN ACCORDANCE WITH TOWNSHIP STANDARDS. APPROPRIATE CREDIT SHALL BE GIVEN TOWARD THE TREE REPLACEMENT REQUIREMENTS IF THE TREE IS PRESERVED.

3. IF DURING CONSTRUCTION, IT IS DETERMINED BY THE TOWNSHIP ENGINEER THAT A TREE DESIGNATED FOR PRESERVATION CANNOT BE PROTECTED IN ACCORDANCE WITH TOWNSHIP STANDARDS, THE TREE SHALL BE REMOVED AND REPLACEMENT TREES SHALL BE REQUIRED.

**THIS PLAN TO BE UTILIZED FOR TREE
PRESERVATION, REMOVAL &
REPLACEMENT ONLY.**

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



REVISIONS

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PROJECT No.:	J210758
DRAWN BY:	RK
CHECKED BY:	BE
DATE:	12/22/2021
CAD I.D.:	J210758-TREM-3A

PROJECT:

**PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

**FOR
VERIZON
CORPORATE
SERVICES GROUP
INC.**

PROPOSED DEVELOPMENT

BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 07920

BOHLER 
BOHLER ENGINEERING NJ, LLC

30 INDEPENDENCE BLVD., SUITE 200
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R.L. STREKER

PROFESSIONAL ENGINEER
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SHEET TITLE:

TREE IDENTIFICATION PLAN

SHEET NUMBER

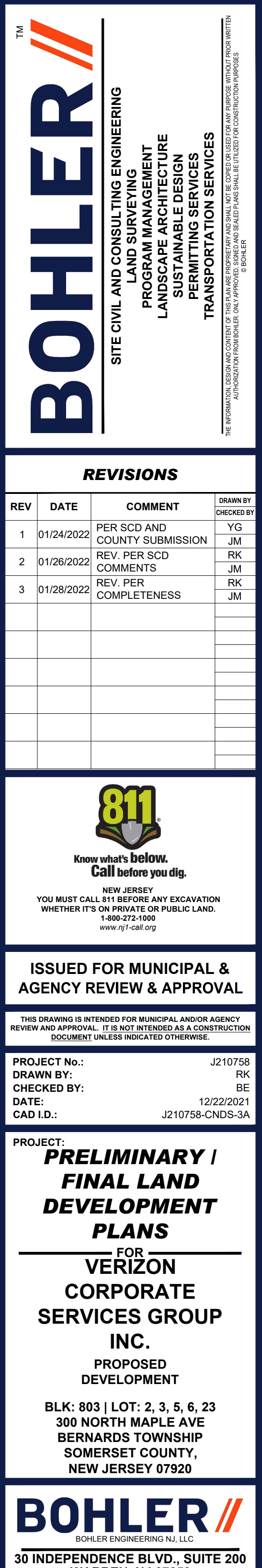
C-703

REVISION 3 - 01/28/2022

BOHLERENG.NET\SHARES\PROJECTS\2021\J210758\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210758-TREM-3A.....>LAYOUT: C-703 TIDP



REVISION 3 - 01/28/2022





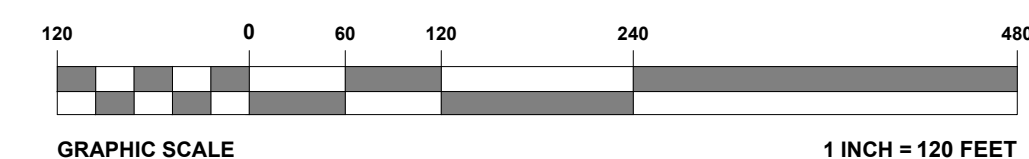
LIMIT OF 200' OVERLAP

APPROXIMATE
LOCATION OF
DEVELOPMENT

PROPERTY LINE

An aerial photograph showing a road intersection. A yellow dashed line indicates the boundary of the 'VARIABLE WIDTH PUBLIC RIGHT-OF-WAY'. The road is labeled 'MADISONVILLE ROAD' in large, bold, black letters. The surrounding area is green and appears to be a park or undeveloped land.

**AERIAL IMAGERY BASED ON
NJGIN INFORMATION DATED
2015. TOPOGRAPHIC
INFORMATION PROVIDED BY
TOWNSHIP OF BERNARDS.**



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REVISIONS

[illegible]

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PROJECT No.:	J210758
DRAWN BY:	RK
CHECKED BY:	BE
DATE:	12/22/2021
CAD I.D.:	J210758-OVRL-3A

PROJECT: **PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

FOR
**VERIZON
CORPORATE
SERVICES GROUP
INC.**

PROPOSED
DEVELOPMENT

BLK: 803 | LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 07920

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R.L. STREKER

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NEW YORK LICENSE No. 079512

SHEET TITLE:

200' OVERLAP MAP

SHEET NUMBER:

C-902

REVISION 3 - 01/28/2022



CONSISTENT WITH § 21-14.2.b THE STEEP SLOPES MAPS IS PREPARED UTILIZING THE '10' MAJOR CONTOURS OF THE SURVEY.

THE CODE STATES:

a. THE PURPOSE OF THIS SUBSECTION IS TO REGULATE THE INTENSITY OF USE IN AREAS OF STEEPLY SLOPING TERRAIN IN ORDER TO LIMIT SOIL LOSS AND EROSION AND THE DEGRADATION OF SURFACE WATER.

b. THE APPLICANT SHALL PREPARE A STEEP SLOPES MAP BASED ON TEN-FOOT CONTOUR INTERVALS SHOWING SLOPE CLASSES OF 0% TO 9%, 10% TO 19.9%, 20% TO 29.9% AND GREATER THAN 25%. THE MAP SHALL ALSO INCLUDE A CALCULATION OF THE AREA OF PROPOSED DISTURBANCE OF EACH SLOPE CLASS ON EACH EXISTING AND PROPOSED LOT, AS WELL AS WITHIN ANY PROPOSED ROAD RIGHT-OF-WAY

[illegible]

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PROJECT No.:	J210758
DRAWN BY:	RK
CHECKED BY:	BE
DATE:	12/22/2021
CAD I.D.:	J210758-SSMP-3A

PROJECT: **PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

FOR
**VERIZON
CORPORATE
SERVICES GROUP
INC.**

PROPOSED
DEVELOPMENT

BLK: 8031 LOT: 2, 3, 5, 6, 23
300 NORTH MAPLE AVE
BERNARDS TOWNSHIP
SOMERSET COUNTY,
NEW JERSEY 07920

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SHEET NUMBER:
C-903

REVISION 3 - 01/28/2022

