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COLLIER'S ENGINEERING AND DESIGN, INC.

N.J. C.O.A. #: 24GA27986500

PRELIMINARY AND FINAL MAJOR SITE PLAN

1875 HIGHWAY 34 PROPOSED WAREHOUSE AND NON-STORE RETAILER DEVELOPMENT BLOCK 922 LOT 5

TOWNSHIP OF WALL MONMOUTH COUNTY NEW **JERSEY** 

RED BANK (Headquarters 331 Newman Springs Road, Colliers Suite 203 Red Bank, NJ 07701 Engineering Phone: 732.383.1950 COLLIERS ENGINEERING & DESIGN, INC DOING BUSINESS AS MASER CONSULTIN & Design

3/9/2021 CC / PC AJC / PBL 20004536A C-OVAL-LAYT

OVERALL DIMENSION AND PHASING PLAN

**C-5** of C-128

		ZONI	NG SCHEDU	ULES						ZONI	NG COM	IPLIANCE	CHECKL	IST
ZONE : EXISTING USE : PROPOSED USE :	SAND, GRAVEL, CLAY GI-10: WAREHOUSING	GI-10 GENERAL INDUSTRIAL & OR-10 OFFICE RESEARCH SAND, GRAVEL, CLAY, AND CERAMIC AND REFRACTORY MINERALS MINING AND QUARRYING (NAICS 21232) GI-10: WAREHOUSING (NAICS 49311 - EXCEPT 53113) OR-10: NON-STORE RETAILERS (NAICS 454 - EXCEPT 45421)							THE	1-112. ONE PRINCIPAL B PROPOSED USE IS NON	JILDING PER LOT; RESIDENTIAL, WH	EXCEPTIONS. IICH IS LISTED AS AI	NCE CHECKLIST	Г
SE EDMITTED LISE	GI-10 ZONE	CONDITIONAL USE (WA	ABEHOLIGINO)	OR-10 ZONE	DEDMITTED LIGE (*)	ION-STORE RETAILERS)	<b>╡</b> ┃		THE	I <u>-116. PROTECTION OF I</u> NATURAL FEATURES AF ABLE FOR THE PROPOS	E ALTERED ONLY	TO THE EXTENT NE	CESSARY TO RENDER	R THE PREMISES
ERMITTED USE ULK DESCRIPTION	REQUIRED	EXISTING LOT	PROPOSED LOT	REQUIRED	EXISTING LOT	PROPOSED LOT	<b>┤                                    </b>		1 ON	1-117. TOPSOIL, SAND, A TORE THAN 500 CY OF T SITE IN ASSOCIATION V	OPSOIL, SUBSOIL			BE REMOVED FROM
DT   LOT AREA	GI-10 ZONE 10 Acres	294.606 Acres	292.720 Acres	OR-10 ZONE	294.606 Acres	292.720 Acres			<u>§ 14</u> PAR	- <u>-118.C. STORAGE OR P.</u> KING OF TRUCKS AND T	A <i>RKING OF CERTA</i> RACTOR TRAILER	AIN VEHICLES. S IS PROPOSED IN A		THE PERMITTED
IN. LOT DEPTH IN. LOT WIDTH	500 FT 500 FT	5,460 FT 1,543 FT	5,460 FT 1,543 FT	500 FT 500 FT	5,460 FT 1,543 FT	5,460 FT 1,543 FT			§ 14	IN THE BUSINESS AND I	IESS OR INDUSTR	RIAL ZONES THROUG		
OVERAGES PER ZONE LOT	350 FT	5,272 FT	5,272 FT	500 FT	4,329 FT	4,329 FT			§ 14	ESS TO THE PROPOSED 1-120. EXTERIOR FINISH	OF COMMERCIAL	BUILDINGS		
N. ZONE LOT AREA	10 Acres	202.137 Acres	200.251 Acres	10 Acres	92.469 Acres	92.469 Acres			§ 14	H BUILDING USE CONTA	DIVERSITY.	MILAR DESIGN, MATE	ERIALS, AND ROOFLII	INE TO THE FRONT.
AX. BLDG. COVERAGE AX. LOT COVERAGE	25.0% 55% (40% <sup>1</sup> )	N/A N/A	18.3% 40.0%	20.0% 55.0%	N/A N/A	15.1% 32.3%			<u>§ 14</u>	APPLICABLE TO THIS P	ES.	THE PROPOSED DEV	EL ODMENT, AC INDIC	CATED IN ITEM 40
RINCIPAL BUILDING <u>DESCRIPTION</u>	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED			(PAC	EE REMOVAL PERMIT IS E 2 OF 4) OF THE DEVEL OVAL AS PART OF THIS IS IN ACCORDNACE WIT	OPMENT APPLIC DEVELOPMENT A	ATION, THE APPLICA PPLICATION (AS PE	ANT SEEKS APPROV <i>A</i> R §140-122.A.). TREE I	AL FOR TREE REMOVAL
IN. FRONT YARD SETBACK	<u>GI-10 ZONE</u> 100 FT	<u>GI-10 ZONE</u> N/A	<u>GI-10 ZONE</u> 163.8 FT (BLDG. A)	OR-10 ZONE 150 FT (500 FT <sup>2</sup> )	OR-10 ZONE N/A	<u>OR-10 ZONE</u> 500.4 FT (BLDG. J/K)			ACC	DRDANCE WITH THE TO DVAL APPLICATION FEE	WNSHIP DEVELOF	MENT APPLICATION	I FEE SCHEDULE, A S	SEPARATE TREE
IN. SIDE YARD SETBACK	50 FT (100 FT <sup>3</sup> )	N/A	215.4 FT (BLDG. A)	50 FT (100 FT <sup>2</sup> )	N/A	187.8 FT (BLDG. J)			EME	1-123. POSTING OF NUM RGENCY STREET ADDRE DINGS.			LL BE PROVIDED FOI	R THE PROPOSED
IN. REAR YARD SETBACK IN. RESIDENTIAL ZONE SETBACK	75 FT (100 FT <sup>3</sup> ) 100 FT <sup>3</sup>	N/A N/A	N/A 215.4 FT (BLDG. A)	50 FT (100 FT <sup>2</sup> ) N/A	N/A N/A	N/A N/A			§ 14	1-139. PERMITTED USES EGI-10 "GENERAL INDUS	_ STRIAL" SHALL CO	ONFORM TO PERMIT	TED CONDITIONAL US	SE OF
AX. BUILDING HEIGHT AX. BUILDING STORIES	40 FT 3	N/A N/A	40 FT 1	40 FT (80 FT <sup>4</sup> ) 3 (4 <sup>4</sup> )	N/A N/A	80 FT 1			"WA	REHOUSING" (NAICS 493 POSED. ZONE OR-10 "OF NILERS" (NAICS 454); WH	11); WHERE NO M FICE RESEARCH"	INI WAREHOUSES A SHALL CONFORM T	ND SELF-STORAGE (I O THE PERMITTED US	NAICS 53113) IS SE OF "NONSTORE
CCESSORY STRUCTURES <u>DESCRIPTION</u>	REQUIRED GI-10 ZONE	EXISTING GI-10 ZONE	PROPOSED GI-10 ZONE	REQUIRED OR-10 ZONE	<u>EXISTING</u> OR-10 ZONE	PROPOSED OR-10 ZONE				1-141. CONDITIONAL USE PROPOSED CONDITIONA			IE COMPLIES WITH A	ALL CONDITIONAL
AX. FENCE HEIGHT IN. RESIDENTIAL ZONE	6 FT (8 FT <sup>5</sup> ) 100 FT <sup>3</sup>	N/A N/A	6 FT 152.3 FT	6 FT (8 FT <sup>5</sup> ) N/A	N/A N/A	6 FT N/A			<u>§ 14</u>	REQUIREMENTS. 1-163. USES, STRUCTUR				
SETBACK  UTDOOR STORAGE (LOADING)			(PARKING NW OF BLDG. A)						LOC	PROJECT IS PARTIALLY ATED WITHIN THE AIRPO JLATIONS.				
DESCRIPTION	REQUIRED GI-10 ZONE	EXISTING GI-10 ZONE	PROPOSED GI-10 ZONE 226.1 FT	REQUIRED OR-10 ZONE	EXISTING OR-10 ZONE	PROPOSED OR-10 ZONE				1-164. ACCESSORY USE POSED LOADING AREAS		AILER PARKING ARE	EAS COMPLY WITH §	140-164.A.(2)
IN. SETBACK (STREET LINE) IN. SETBACK (SIDE)	100 FT <sup>6</sup>	N/A N/A	226.1 FT (BLDG. A) 417.0 FT	100 FT <sup>6</sup>	N/A	570.7 FT (BLDG. J/K) 438.8 FT				9-166. EVIDENCE OF COI PROPOSED PROJECT W				STANDARDS.
IN SETBACK (REAR)	75 FT <sup>6</sup>	N/A	(BLDG. E) N/A	75 FT <sup>6</sup>	N/A	(BLDG. J/K) N/A			<del></del>	1-181. RESIDENTIAL DEN APPLICABLE TO THIS P	-			
IN. SETBACK (RESIDENTIAL) IN. BUFFER (PUBLIC ROAD)	100 FT <sup>6</sup>	N/A N/A	449.9 FT (BLDG. A) 66.5 FT	100 FT <sup>6</sup>	N/A N/A	N/A 99.1 FT				<u>1-182. LOT AREA.</u> PROPOSED LOT AREAS	CONFORM TO OR	DINANCE § 140-182.		
N. BUFFER (ADJACENT LOT)	30 FT <sup>7</sup>	N/A	(BLDG. C/D) 246.5 FT	N/A	N/A	(BLDG. J/K) N/A				<u>-183. LOT WIDTH.</u> PROPOSED LOT WIDTH	S CONFORM TO O	RDINANCE § 140-183		
(E 0% MAXIMUM LOT COVERAGE FOR GI-1	E) EXISTING NON-CONFORMAI 10 ZONE CONDITIONAL USE PE	` '	(BLDG. E) 'ARIANCE REQUESTED	l (W	) WAIVER REQUESTED		<b>-  </b>		THE	-184. LOT FRONTAGE PROPOSED LOT FRONT	AGE CONFORM TO	O ORDINANCE § 140-	184.	
ETBA CKS REQUIRED IN OR-10 ZONE TO 00 FT RESIDENTIA L ZONE SETBA CK AND	O PERMIT INCREASE IN PERMITT ND 100 FT SETBACK TO ANY PA	TED BUILDING HEIGHT PER §140-197 PARCEL OF LAND FOR GI-10 ZONE C		142.D.(3).					THE	1-185. LOT DEPTH. PROPOSED LOT DEPTH	CONFORM TO OR	DINANCE § 140-185.		
80 FT BUILDING HEIGHT AND 4 STORIES F DPEN WIRE FENCE CAN BE MAXIMUM 8 F1 FOR ALL OUTDOOR STORAGE AREAS PE	FT HIGH PER §140-206.F.	№ §140-197.l.							NO F	1-186. FLAG LOTS. LAG LOTS ARE PROPOS				
FOR GI-10 ZONE CONDITIONAL USE PER §	§140-142.D.(4) & (5)	NDITIONAL USE REQUIRE	MENTS - WAREHOUS	ING (NAICS 49311) - §140	)-142				THE	1-188. GENERAL SETBAC LOCATION OF PROPOSI	ED BUILDINGS AN	D STRUCTURES COM	•	
=		oned purposes shall not be erected to any rear yard line and at least 10	=			COMPLIES Yes			THE FOR	I-189. SETBACKS TO CO PROPOSED BUILDING S GI-10 ZONE CONDITIONA DEDITY LINE OF ANY ARI	ETBACKS CONFO	RM TO ORDINANCE § S AND STRUCTURES	140-189, AND COMP	-
"structure" herein s rear and side yards	shall include accessory buildings in accordance with this chap	ngs and parking areas. Adequate of	ff-street parking with respect	to the premises shall be provide	ed and be limited to the	V			<u>§ 14</u>	PERTY LINE OF ANY ABI 1-193. LOT COVERAGE F PROPOSED LOT COVER	OR BUILDINGS.		THE SCHEDULE OF 7	ONE
neighboring propert	erties. In the event any of the af	foresaid trees do not live, they shall			-	Yes						(11 × 100 ×	JUI LUULE UF Z	-·· <del>-</del>
•	1 1	-		operty, public street or dwelling v	windows.	Yes			REQ	JIREMENTS.				
1) Minimum lot are 2) Minimum lot fror	rea shall be three acres ontage shall be 250 feet	ed so that no glare or beam is direct development shall be subject to the		operty, public street or dwelling v	windows.				REQ <u>§ 14</u> THE	JIREMENTS. 1-194. LOT COVERAGE F PROPOSED LOT COVER	OR IMPERVIOUS S	SURFACES.	DF ZONE REQUIREMEN	NTS.
1) Minimum lot are 2) Minimum lot fror 3) Maximum lot co 4) All outdoor stora 5) All outdoor stora	rea shall be three acres ontage shall be 250 feet overage shall be 40% rage areas shall be screened fr rage area shall be screened fro	development shall be subject to the rom view from any public road by a some adjacent properties by a landsca	following zoning regulations: landscaped buffer with a min aped buffer with a minimum w	operty, public street or dwelling with the street or dwelling with the street or dwelling with the street of the s		Yes			\$ 14 THE	JIREMENTS. 1-194. LOT COVERAGE F	OR IMPERVIOUS S AGE CONFORMS T ECTIONS CONFOR	S <u>URFACES.</u> TO THE SCHEDULE C		NTS.
1) Minimum lot are 2) Minimum lot fror 3) Maximum lot co 4) All outdoor stora 5) All outdoor stora	rea shall be three acres ontage shall be 250 feet overage shall be 40% rage areas shall be screened fr rage area shall be screened fro	development shall be subject to the	following zoning regulations: landscaped buffer with a min aped buffer with a minimum w shall be fenced with a minum	operty, public street or dwelling with the street or dwelling with the street or dwelling with the street of the street width of 20 feet the street of the s		Yes			\$ 14 THE \$ 14 THE \$ 14 SIGI	JIREMENTS. 1-194. LOT COVERAGE F PROPOSED LOT COVER 1-195. YARDS. PROPOSED YARD PROJ	OR IMPERVIOUS S AGE CONFORMS T ECTIONS CONFOR  VIDED ON THE SIT	SURFACES. TO THE SCHEDULE C		NTS.
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NOTE: REFER TO THE LANDSCAPE AND LIGHTING PLANS FOR COMPLIANCE SUMMARIES FOR THE SAME.

I. THE SUBJECT PROPERTY IS KNOWN AS LOT 5 IN BLOCK 922 AS SHOWN ON SHEET 40 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY, DATED DECEMBER 31, 1978 AND REVISED THROUGH DECEMBER 31, 1986. THE STREET ADDRESS IS 1875 HIGHWAY 34.

2. THE PROPERTY IS LOCATED IN THE GI-10 GENERAL INDUSTRIAL ZONE AND OR-10 OFFICE PARK ZONE DISTRICTS AND CONTAINS A TOTAL TRACT AREA OF 12,833,023 SF, 294.606 ACRES.

GENERAL NOTES

3. THE SUBJECT PROPERTY CONTAINS A MINE. THE APPLICANT PROPOSES TO CONSTRUCT EIGHT (8) WAREHOUSE BUILDINGS TOTALING 1,588,616 SF AND TWO (2) NON-STORE RETAILER BUILDINGS TOTALING 604,289 SF AND ASSOCIATED SITE IMPROVEMENTS.

4. BOUNDARY SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR ACTIVE ACQUISITIONS, WALL BLOCK 922 LOT 5 #1875 HIGHWAY 34 TOWNSHIP OF WALL MONMOUTH COUNTY NEW JERSEY", 10 SHEETS, DATED 11/02/20, REVISED THROUGH 2/26/21, PREPARED BY ERIC V. WILDE, P.L.S. LIC. NO. GS43279

OF NEW JERSEY, OF COLLIERS ENGINEERING & DESIGN, INC. 5. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

BENCHMARK REFERENCE: NGS MONUMENT 13 S 8 (PID DN 8251) ELEVATION: 131.82' FEET AND NGS MONUMENT 13 T 1 (PID KV 6276) 99.89' FEET. 6. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY MASER CONSULTING DURING OCTOBER 2020 AND AN APPLICATION TO THE NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR A LETTER OF INTERPRETATION TO VERIFY SAME IS PENDING.

7. A PORTION OF THE SITE IS LOCATED WITHIN ZONE X - (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDES THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MONMOUTH COUNTY, NJ, PANELS 320 AND 340 OF 457, MAP NUMBERS 34025C0320F AND 34025C0340F, EFFECTIVE DATE SEPTEMBER 25, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

8. GEOTECHNICAL INFORMATION AND SOIL TEST PIT LOCATIONS SHOWN HEREON ARE AS PRESENTED IN A REPORT ENTITLED "PRELIMINARY REPORT OF INFILTRATION EVALUATION", DATED: FEBRUARY 17, 2021 PREPARED BY MASER CONSULTING AND DATED APRIL 4, 2022 PREPARED BY COLLIERS ENGINEERING & DESIGN.

9. REFER TO ENVIRONMENTAL ASSESSMENT REPORTS ENTITLED "PRELIMINARY ASSESSMENT & PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT", PREPARED BY MASER CONSULTING, DATED

NOVEMBER 2020 AND "PHASE II ENVIRONMENTAL SITE ASSESSMENT", PREPARED BY MASER CONSULTING, DATED DECEMBER 2020. 10. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.

II. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE

12. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL

FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES

13. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.

14. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.

15. THE APPLICANT PROPOSES TO ALTER EXISTING ELEVATIONS BY MORE THAN TWO FEET AS PART OF THIS DEVELOPMENT APPLICATION IN ACCORDANCE WITH §140-116.B.(2)

I. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE, COMPACTOR ENCLOSURES SHOWN HEREON ARE ATTACHED AND INTEGRAL TO THE BUILDINGS. FINAL BUILDING

SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS. 2. CURB RAMPS ARE TO BE CONSTRUCTED FLUSH WITH THE FINISHED PAVEMENT SURFACE. ACCESSIBLE CURB RAMPS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY ARE TO HAVE

3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN EACH BUILDING AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.

DETECTABLE WARNING SURFACES COMPLIANT WITH FEDERAL ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.

6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS. 7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

A. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2019; AS SUPPLEMENTED.

B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.

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

8. RETAINING WALL DESIGN PLANS AND ASSOCIATED STRUCTURAL DESIGN CALCULATIONS FOR EACH RETAINING WALL SHALL BE PREPARED BY A STATE LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE BUILDING DEPARTMENT AS A CONDITION OF SITE PLAN APPROVAL.

9. NO TRUCK OR TRAILER PARKING IS PERMITTED ANYWHERE ON THE SITE EXCEPT IN DESIGNATED LOADING DOCK OR TRAILER PARKING.

## UTILITY NOTES

I. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.

2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.

3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

4. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON WEST HURLEY POND ROAD AND WITHIN AN EXISTING ONSITE WATER MAIN EASEMENT NEAR THE INTERSECTION OF ROUTE 34 AND INTERSTATE 195, OWNED AND OPERATED BY THE WALL TOWNSHIP WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AND AMERICAN WATERWORKS ASSOCIATION STANDARDS, PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING OR HIGH DENSITY POLYETHYLENE (HDPE) SDR-11 PIPE AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED

6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY FORCE MAIN CONNECTION TO EXISTING SEWER MAIN ON WEST HURLEY POND ROAD (OWNED AND OPERATED BY THE WALL TOWNSHIP SEWER DEPARTMENT) AND RY FORCE MAIN CONNECTION TO EXISTING SEWER MAIN AT THE INTERSECTION OF WEST HI IRI EY POND ROAD AND COLINTY ROLLTE \$47 (OWNED) AND OPERATED BY THE MANASOUAN RIVER REGIONAL SEWERAGE AUTHORITY). PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 3 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE. ON SITE SEWER LINES, PUMP STATIONS AND FORCE MAINS WILL BE PRIVATELY OWNED. EMERGENCY CONTACT INFORMATION WILL BE PROVIDED TO THE TOWNSHIP POLICE DEPARTMENT.

7. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

8. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (THAT IS DUCTILE IRON PIPE WITH MECHANICAL RESTRAINT JOINTS), WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWER SEAL MODEL #3501-OR EQUIVALENT AT DIP/PVC JOINTS.

9. AN ELECTRONIC COPY OF THE AS-BUILT WATER AND SEWER PLAN SHALL BE PROVIDED TO THE WALL TOWNSHIP WATER AND SEWER DEPARTMENT FOREMAN.

10. THE CONTRACTOR SHALL OBTAIN WALL TOWNSHIP WATER DEPARTMENT APPROVAL PRIOR TO THE PROPOSED WET TAPS TO THE EXISTING WATER MAINS AND PROVIDE 72 HOURS

NOTICE PRIOR TO PERFORMING THIS WORK. 11. WATER METER SHALL BE SENSUS OMNI C2 COMMERCIAL METER INSTALLED INSIDE THE BUILDING WITH TRANSMITTER BOX MOUNTED OUTSIDE THE BUILDING.

12. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.

13. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE

14. ACCESS ROADS SHALL BE PROVIDED TO FIRE HYDRANTS DURING CONSTRUCTION.

15. CONTRACTOR TO INSTALL PROPOSED ROOF DRAINAGE SYSTEMS TO DIVERT BUILDING ROOF AREAS ACCORDING TO DRAINAGE AREA MAPS PROVIDED WITHIN THE STORMWATER MANAGEMENT REPORT. ROOF LEADER LOCATIONS TO BE COORDINATED WITH ARCHITECTURAL CONSTRUCTION DOCUMENTS. ANY CHANGES TO PROPOSED ROOF DRAINAGE SYSTEMS

AND/OR ROOF AREAS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

I. CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE/PROJECT, THESE COMPONENTS. AS CONSTRUCTED, MUST COMPLY WITH THE LATEST FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN, AND CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE LATEST FEDERAL PROPOSED "ASSESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).

2. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS AND ANY SUPPLEMENTAL STATE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE

(NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (L/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION.

B. CURB RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%).

C. LANDINGS

i. LANDINGS AT CURB RAMPS - MUST BE 4 FT. MIN., X 4 FT. MIN. AND ARE TO BE INCREASED TO 5 FEET WHERE THE LANDING SPACE (TURNING SPACE) IS CONSTRAINED AT THE BACK OF ii. LANDINGS AT RAMPS - MUST BE 5 FT MIN. IN THE DIRECTION OF TRAVEL AND BE PROVIDED AT EACH END OF THE RAMP, MUST PROVIDE POSITIVE DRAINAGE (I % MIN.), AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION. WHEN LANDING IS ALSO A TURNING SPACE, IT MUST BE A MINIMUM 5 FT X 5 FT. iii. LANDINGS AT DOORWAYS - SEE NOTE F BELOW.

D. PATH OF TRAVEL ALONG ON-SITE ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH (EXCLUDING THE CURB) OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS MUST NOT REDUCE THIS MINIMUM WIDTH). IN A PUBLIC RIGHT-OF-WAY, THE MINIMUM WIDTH EXCLUDING THE CURB IS 4 FT. THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE.

E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP, WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 30 INCHES, MUST BE PROVIDED. THE RAMP MUST HAVE A MINIMUM. CLEAR WIDTH OF 36 INCHES, HAVE ADA HAND RAILS AND LANDINGS (MIN. 5 FT. LONG IN THE DIRECTION OF TRAVEL) ON EACH END THAT ARE SLOPED A MIN. I % AND NO MORE THAN 1:48 (L/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

F. EXTERIOR DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA IS GENERALLY 5 FT X 5 FT, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS. (SEE APPLICABLE CODE SECTIONS).

3. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, INCLUDING WHETHER OR NOT FALL PROTECTION IS

4. IT IS RECOMMENDED THAT THE CONTRACTOR CHECK THE SLOPE OF FORMWORK FOR COMPLIANCE WITH ADA STANDARDS PRIOR TO POURING CONCRETE.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

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PRELIMINARY AND FINAL MAJOR SITE PLAN

1875 HIGHWAY 34 PROPOSED WAREHOUSE AND NON-STORE RETAILER DEVELOPMENT BLOCK 922

TOWNSHIP OF WALL MONMOUTH COUNTY NEW **JERSEY** 

LOT 5

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GENERAL INFORMATION

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION