

SYMBOL LEGEND	
○	ZONE
□	BLOCK

LEGEND	
R-40	RESIDENTIAL
CR	CLUSTER COMMERCIAL

**NOTE:**  
 LOT LINES DERIVED FROM A DRAWING ENTITLED "CEDAR HILL CLUB - EXISTING CONDITIONS SURVEY" BY VS LAND DATA DATED JUNE 05, 2015 AND LAST REVISED 02/06/2015 AND BLOCK LINES REFERENCED FROM TAX MAPS AND THE SURVEY MAPS (09/07/13, 02/07/13, 07/15/07), NEW SPED. SURVEYS (02/06/86), 175.04 (02/06/86), 175.05 (02/06/86), 175.04 (02/06/86), 175.05 (02/06/86) AND 187 (11/15/65)

LEGEND	
---	LOT LINE
---	RADIUS LINE
---	ZONE LINE

USE LEGEND	
Ⓢ	SCHOOL
Ⓡ	RESIDENCE

1 200' RADIUS MAP  
 1:1417 SCALE: 1" = 200'-0"  
 23x34 SCALE: 1" = 100'-0"  
 0 100' 200'

Shelburne at Hamden  
 53 Fountains Road, Suite 200  
 Hampton, NJ 08827  
 PH 908.323.2513 Fax 908.537.2525  
 www.sdorecordgroup.com

COLLECTOR/ENGINEER  
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED SURVEYOR AND SEAL AND SIGN IN THE PRESENCE OF THE APPLICANT.

**NEW YORK/SUSA LIMITED PARTNERSHIP**  
 d/b/a  
**verizon**  
 WIRELESS

283 KING GEORGE ROAD BUILDING D  
 WARREN, NJ 07089

**APPLICANT:**

NEW YORK/SUSA LIMITED PARTNERSHIP  
 d/b/a  
**verizon**  
 WIRELESS

7	ENGINEER COMMENTS	09/30/19	JG
6	RECEIVED	08.12.19	
6	TOWNSHIP COMMENTS	07/12/19	JG
5	RECEIVED	01.14.19	
5	ADDITIONAL TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	06/29/18	JG
3	ZONING RESOLUTION/DRAWINGS	02/12/18	HW
NO.	ISSUE OR REVISION	DATE	BY

**PROJECT TITLE:**  
 PRELIMINARY AND FINAL SITE PLAN

**SITE NAME:**  
 OJAIL BROOK

**SITE ADDRESS:**  
 156 CEDAR GROVE LANE  
 SOMERSET, NJ 08873  
 SOMERSET COUNTY

SDG PROJECT #: 15AN1015

SCALE AS NOTED DATE: 10/02/15

DRAWN BY: JIM CHECKED BY: PC

DRAWING TITLE:  
 200' RADIUS MAP

DRAWING NO.: Z2 PAGE NO.: 2 of 23



LEGEND	
BEARING	DISTANCE
1 S81°33'32"E	760.00'
2 N47°45'38"E	190.00'
3 S81°33'32"E	89.13'
4 N47°45'38"E	320.00'
5 S82°33'32"E	729.59'
6 S89°56'08"W	892.00'
7 N42°07'48"W	1543.15'
8 N41°36'08"E	200.00'

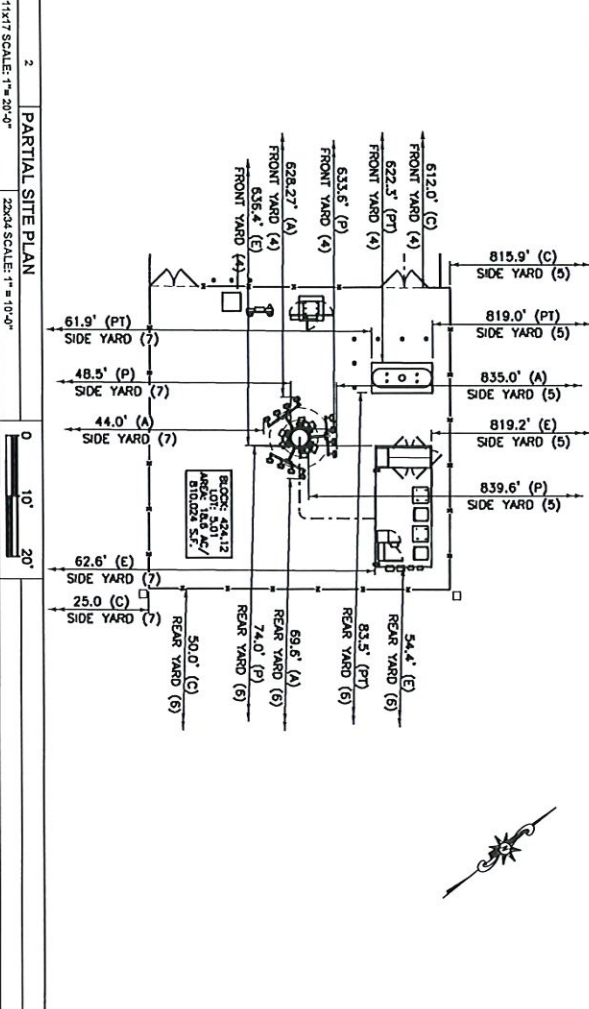
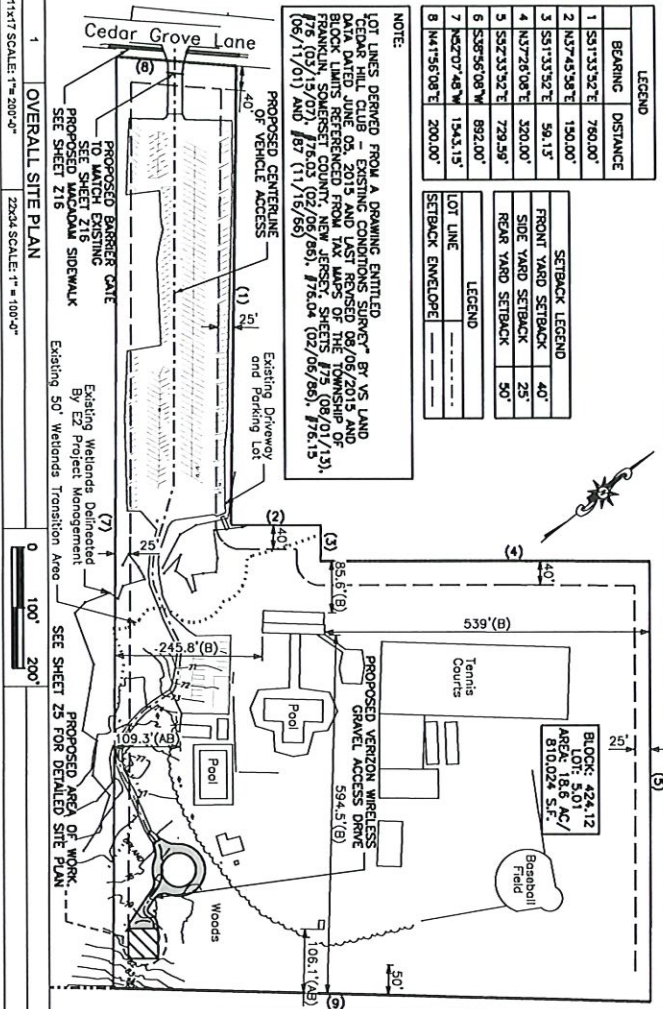
  

SETBACK LEGEND	
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	50'

LEGEND	
LOT LINE	---
SETBACK ENVELOPE	---

NOTE:  
 LOT LINES DERIVED FROM A DRAWING ENTITLED "CEDAR HILL CLUB - EXISTING CONDITIONS SURVEY" BY V.S. LAND DATA DATED JUNE 05, 2015 AND LAST REVISED 06/05/2015 AND BLOCK LINES REFERENCED FROM THE SURVEY SHEETS 176.08 (07/13/13), 176.09 (07/13/07), 176.03 (02/05/85), 176.04 (02/05/85), 176.13 (05/11/01) AND 187 (11/16/56).



DISTRICT ORDINANCE			
DISTRICT R-40	REQUIRED	EXISTING	PROPOSED
Min. Area	40,000 SF	810,024 SF	No Change
Min. Frontage	200'	200.0'	No Change
Min. Front Yard Setback	40'	89.6'	512.0' (C)
Min. Any One Side Yard Setback	25'	245.8' (B)	25.0' (C)
Min. Rear Yard Setback	75'	784.8'	840.9'
Min. Side Yard Setback	50'	106.1' (AB)	50.0' (C)
Accessory Side Yard Setback	25'	109.3' (AB)	62.6' (E)
Accessory Rear Yard Setback	25'	106.1' (AB)	54.4' (E)
Maximum Height	2 1/2 Stories	1 Story	1 Story
Maximum Lot Coverage	35%	18' (B)	9'-6" (E)
Maximum Impervious Coverage	10%	0.7%	No Change
	20%	9.2%	9.4%

WIRELESS ORDINANCE			
DISTRICT R-40	REQUIRED	EXISTING	PROPOSED
Min. Setback (All Lot Lines)	(200% Height) 252'-0"	N/A	48.5' (P) **
Tower Type	Monopole	N/A	Yes - Monopole
Carnouflage	Made to Look Like Tree	N/A	Yes - Made to Look Like Tree
Max. Height of Tower	150'-0"	N/A	118'-0" (P) (118' Monopole with Branches At Highest Point)
Max. Height of Equipment Building	20'-0"	N/A	9'-6" (E)
Lighting	At Equipment Only	N/A	Yes - At Equipment
Landscaping	2' - 8" High At Time Of Planting	N/A	2' - 8" High At Time Of Planting
Max Area Per Provider	300 SF	N/A	238 SF

- NOTES:
- SITE PLAN AND PROPERTY LINE DATA SHOWN WAS DERIVED FROM A DRAWING ENTITLED "CEDAR HILL CLUB - EXISTING CONDITIONS SURVEY" BY V.S. LAND DATA DATED JUNE 05, 2015 AND LAST REVISED 06/05/2015. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
  - WETLAND LIMITATIONS PROVIDED BY EPRI WERE DERIVED FROM A DRAWING ENTITLED "CEDAR HILL CLUB - EXISTING CONDITIONS SURVEY" DATED JUNE 05, 2015 AND LAST REVISED 06/05/2015.
  - THE PROPOSED USE OF THE DEVELOPMENT IS FOR AN UNMANNED WIRELESS COMMUNICATION FACILITY. THE FACILITY WILL NOT BE STAFFED FULL TIME. IT WILL BE VISITED FOR MAINTENANCE APPROXIMATELY ONCE PER MONTH, TECHNICIAN TO UTILIZE OFF STREET PARKING.
  - ACCESS TO THE SITE WILL BE VIA AN EXISTING DRIVEWAY. TRAFFIC IMPACTS WILL BE NEGLIGIBLE SINCE THE SITE IS UNMANNED.
  - SANITARY AND WATER FACILITIES ARE NOT REQUIRED. ELECTRIC AND TELEPHONE ARE THE ONLY UTILITIES THAT ARE REQUIRED. UTILITIES WILL BE PROVIDED FROM EXISTING SERVICES IN THE AREA. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND MEET ALL CURRENT UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
  - WATER COURSES OR FLOOD PLAINS WILL NOT BE AFFECTED BY THIS PROPOSAL.
  - EXISTING DRAINAGE PATTERNS WILL NOT BE AFFECTED BY THIS PROPOSAL.
  - PROPOSED FACILITY WILL BE MONITORED 24 HOURS A DAY, 7 DAYS A WEEK FROM A REMOTE LOCATION.
  - COMMERCIAL SIGNS WILL NOT BE DISPLAYED AT THE PROPOSED FACILITY.
  - TRASH DISPOSAL IS NOT REQUIRED IN CONNECTION WITH THE PROPOSED INSTALLATION.
  - THE CONTRACTOR SHALL ABIDE BY ALL CURRENT LOCAL, STATE, AND NATIONAL CODES THAT ARE APPLICABLE.
  - ALL THE BRANCHES MUST BE MAINTAINED CLEAR TO A HEIGHT OF 14' TO ENSURE FIRE DEPARTMENT VEHICLE ACCESS.

3 BULK REQUIREMENTS

(B) = EXISTING BUILDING	(A) = PROPOSED VERIZON WIRELESS ANTENNAS
(AB) = EXISTING ACCESSORY BUILDING	(E) = PROPOSED VERIZON
(C) = PROPOSED COMPOUND	(P) = WIRELESS EQUIPMENT AREA
(P) = PROPOSED VERIZON WIRELESS MONOPOLE	(P) = PROPOSED VERIZON WIRELESS PROPANE TANK

4 SITE NOTES



Shuburne at Huntington  
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REGISTERED PROFESSIONAL ENGINEER #2404211000  
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS AUTHORIZED UNDER THE REGULATION OF A PROFESSIONAL ENGINEER, TO SEAL AND SIGN ANY INSTRUMENT OR DRAWING AND SEAL AND SIGN ANY INSTRUMENT OR DRAWING.

APPLICANT:  
 NEW YORK SISA  
 LIMITED PARTNERSHIP  
 d/b/a



7	ENGINEER COMMENTS	09/30/19	JGS
6	RECEIVED	08/12/19	JGS
5	RECEIVED	07/12/19	JGS
4	TOWNSHIP COMMENTS	10/09/18	YBP
3	TOWNSHIP COMMENTS	08/29/18	JGS
2	ZONING RESOLUTION	02/12/18	HW
1	ISSUE OR REVISION		BY

PROJECT TITLE:  
 PRELIMINARY AND FINAL SITE PLAN

SITE NAME:  
 QVAL BROOK

SITE ADDRESS:  
 156 CEDAR GROVE LANE  
 SOMERSET, NJ 08873  
 SOMERSET #139A015

SCALE: AS NOTED DATE: 10/02/15

DRAWN BY: JIM CHECKED BY: PC

DRAWING TITLE:  
 PARTIAL SITE PLAN AND SITE NOTES

DRAWING NO.: 24 PAGE NO.: 4 of 23





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COLLECTOR/OWNER  
NJ PROFESSIONAL CONTRACT #A24213100  
THIS IS A REGULATION OF THE LAWYER AND NOT A CONTRACT. THE CONTRACT IS A SEPARATE DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL OBTAIN ALL NECESSARY APPROVALS.

APPLICANT:  
NEW YORK SUNSA  
LIMITED PARTNERSHIP  
d/b/a



283 KING GEORGE ROAD BUILDING D  
WARREN, NJ 07059

7	ENGINEER COMMENTS	09/30/19	JG
6	TOWNSHIP COMMENTS	07/12/19	JG
5	ADDITIONAL TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	06/29/18	JG
3	ZONING RESOLUTION	02/12/18	HW
2	ISSUE OR REVISION		
1			

PROJECT TITLE:  
PRELIMINARY AND FINAL SITE PLAN

SITE NAME:  
QUAIL BROOK

SITE ADDRESS:  
156 CEDAR GROVE LANE  
SOMERSET, NJ 08873  
SOMERSET COUNTY

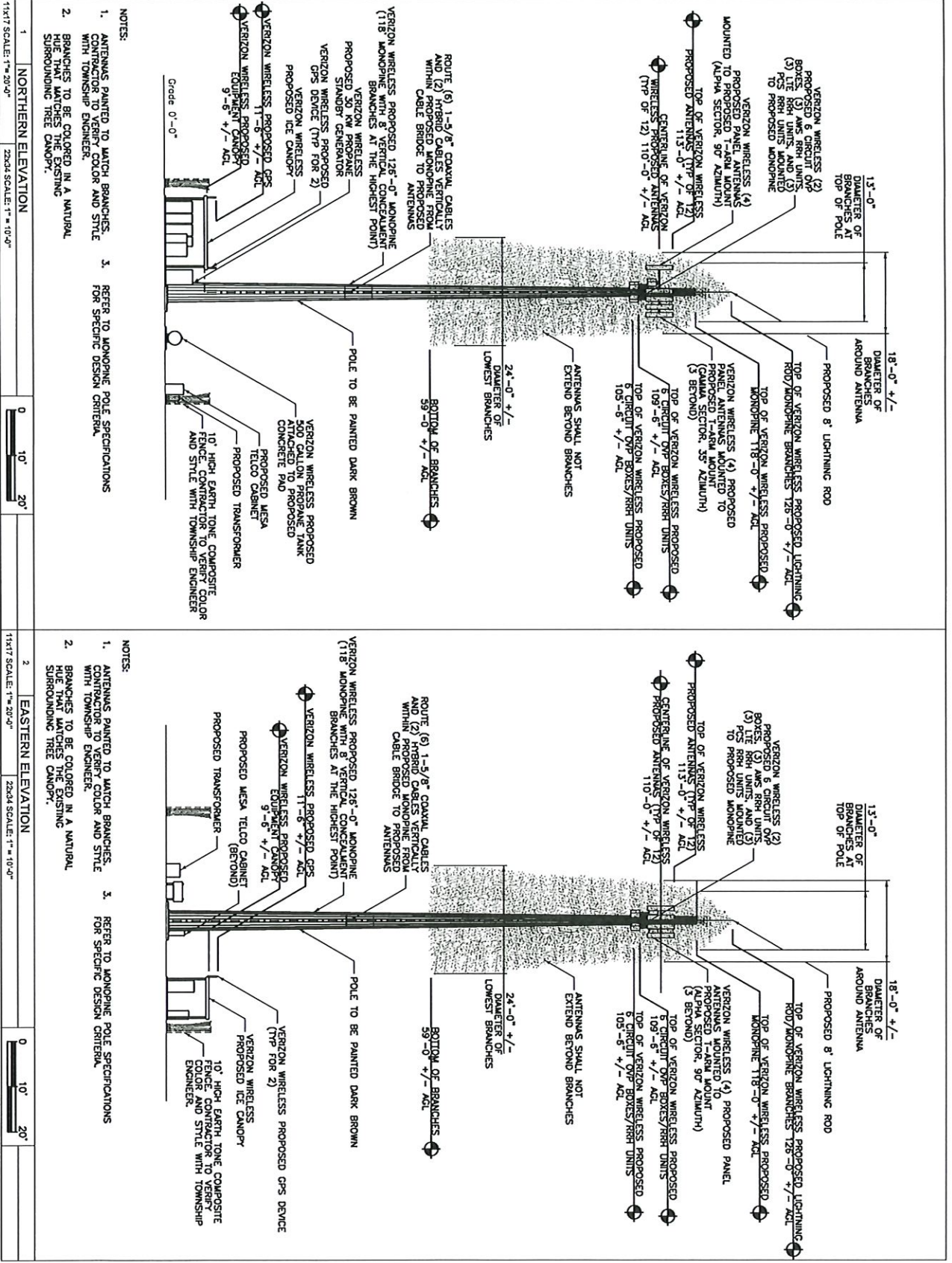
SDG PROJECT #: 15VJN1015

SCALE AS NOTED DATE: 10/02/15

DRAWN BY: JM CHECKED BY: PC

DRAWING TITLE:  
ELEVATIONS

DRAWING NO.: PAGE NO.:  
Z6 6 of 23



1 NORTHERN ELEVATION  
1:1417 SCALE: 1"=20'-0"  
2234 SCALE: 1"=10'-0"

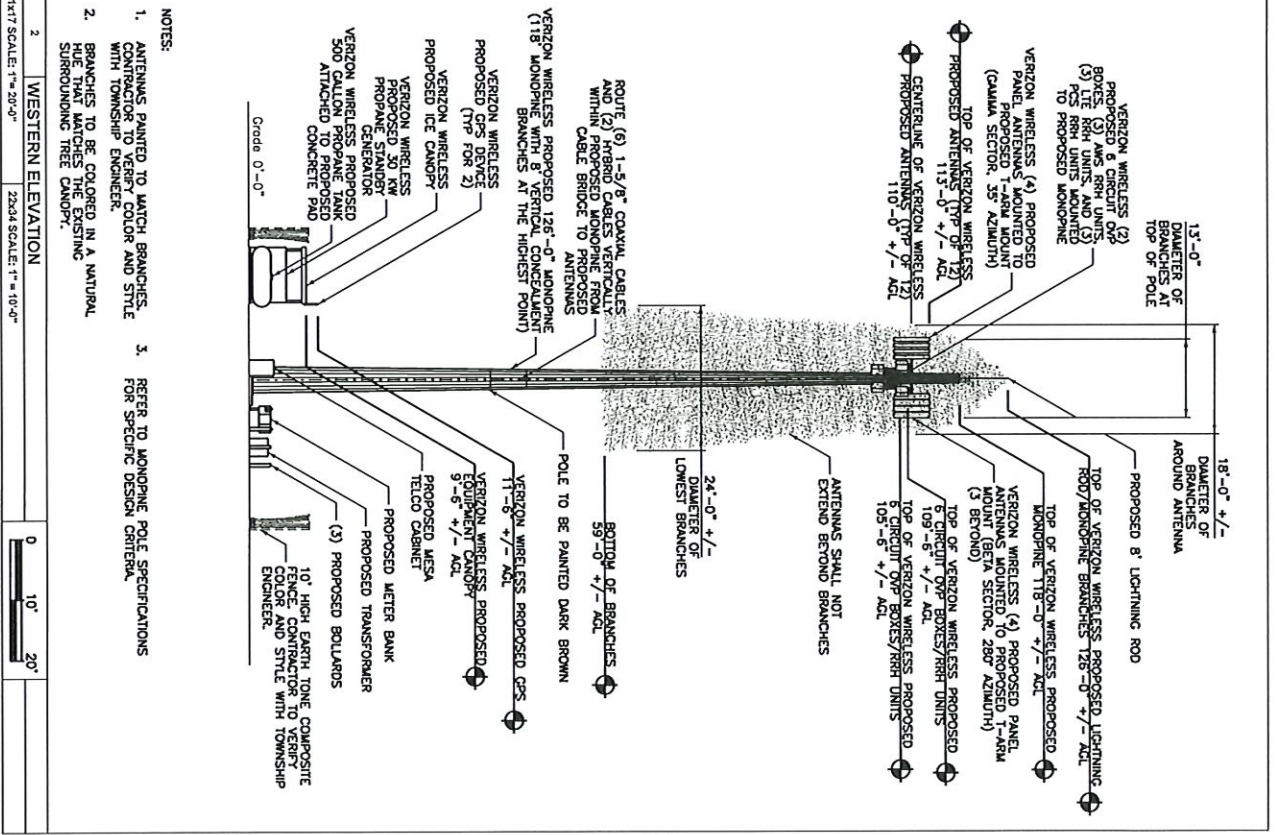
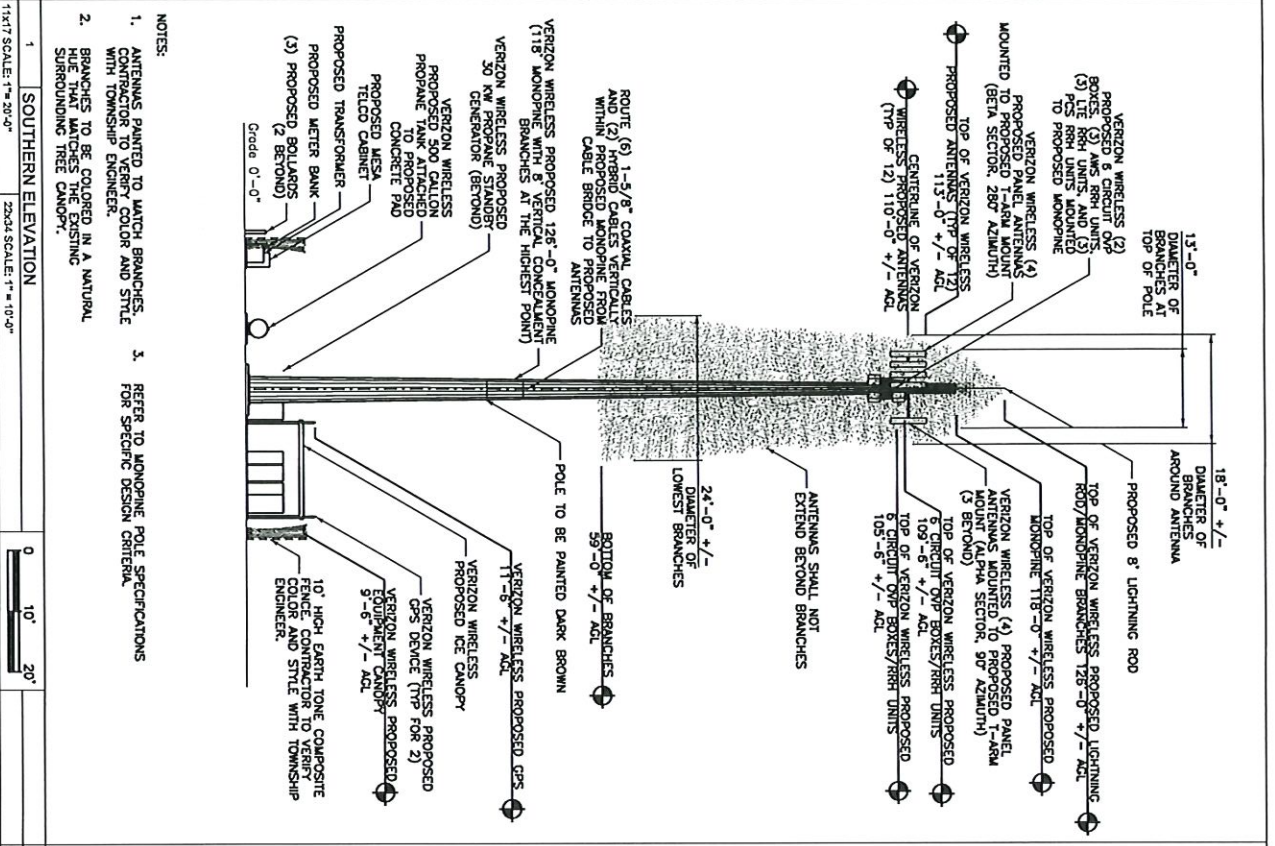
2 EASTERN ELEVATION  
1:1417 SCALE: 1"=20'-0"  
2234 SCALE: 1"=10'-0"

0 10' 20'

0 10' 20'

NOTES:  
1. ANTENNAS PAINTED TO MATCH BRANCHES. CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.  
2. BRANCHES TO BE COLORED IN A NATURAL HUE THAT MATCHES THE EXISTING SURROUNDING TREE CANOPY.  
3. REFER TO MONOPINE POLE SPECIFICATIONS FOR SPECIFIC DESIGN CRITERIA.

NOTES:  
1. ANTENNAS PAINTED TO MATCH BRANCHES. CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.  
2. BRANCHES TO BE COLORED IN A NATURAL HUE THAT MATCHES THE EXISTING SURROUNDING TREE CANOPY.  
3. REFER TO MONOPINE POLE SPECIFICATIONS FOR SPECIFIC DESIGN CRITERIA.



		233 KING GEORGE ROAD BUILDING D WARREN, NJ 07059 <b>verizon</b> WIRELESS	
NEW YORK MSA LIMITED PARTNERSHIP d/b/a		APPLICATION: COLLECTOR GENERAL NJ PROFESSIONAL ENGINEER #A24243100 THIS IS A VALIDATION OF THE LAWYER AND ARCHITECT'S UNDERSIGNED TO VERIFY THE ACCURACY OF ANY DIMENSIONS AND AREAS SHOWN ON THIS PLAN AND TO SIGNATURE AND SEAL MUST BE IN THE ORIGINAL.	
7	ENGINEER COMMENTS	09/30/19	JG
6	TOWNSHIP COMMENTS	07/12/19	JG
5	ADDITIONAL TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	08/29/18	JG
3	ZONING RESOLUTION	02/12/18	HW
2	ISSUE OR REVISION		
PROJECT TITLE: PRELIMINARY AND FINAL SITE PLAN			
SITE NAME: QUAIL BROOK			
SITE ADDRESS: 156 CEDAR GROVE/LANE SOMERSET, NJ 08873 SOMERSET COUNTY			
SDG PROJECT #: 15VNL015			
SCALE: AS NOTED DATE: 10/02/15			
DRAWN BY: JIM CHECKED BY: PC			
DRAWING TITLE: ELEVATIONS			
DRAWING NO.:		PAGE NO.:	
Z7		7 of 23	

- NOTES:
1. ANTENNAS PAINTED TO MATCH BRANCHES. CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.
  2. BRANCHES TO BE COLORED IN A NATURAL HUE THAT MATCHES THE EXISTING SURROUNDING TREE CANOPY.

1 SOUTHERN ELEVATION

11x17 SCALE: 1"=20'-0"

22x34 SCALE: 1"=10'-0"

0 10' 20'

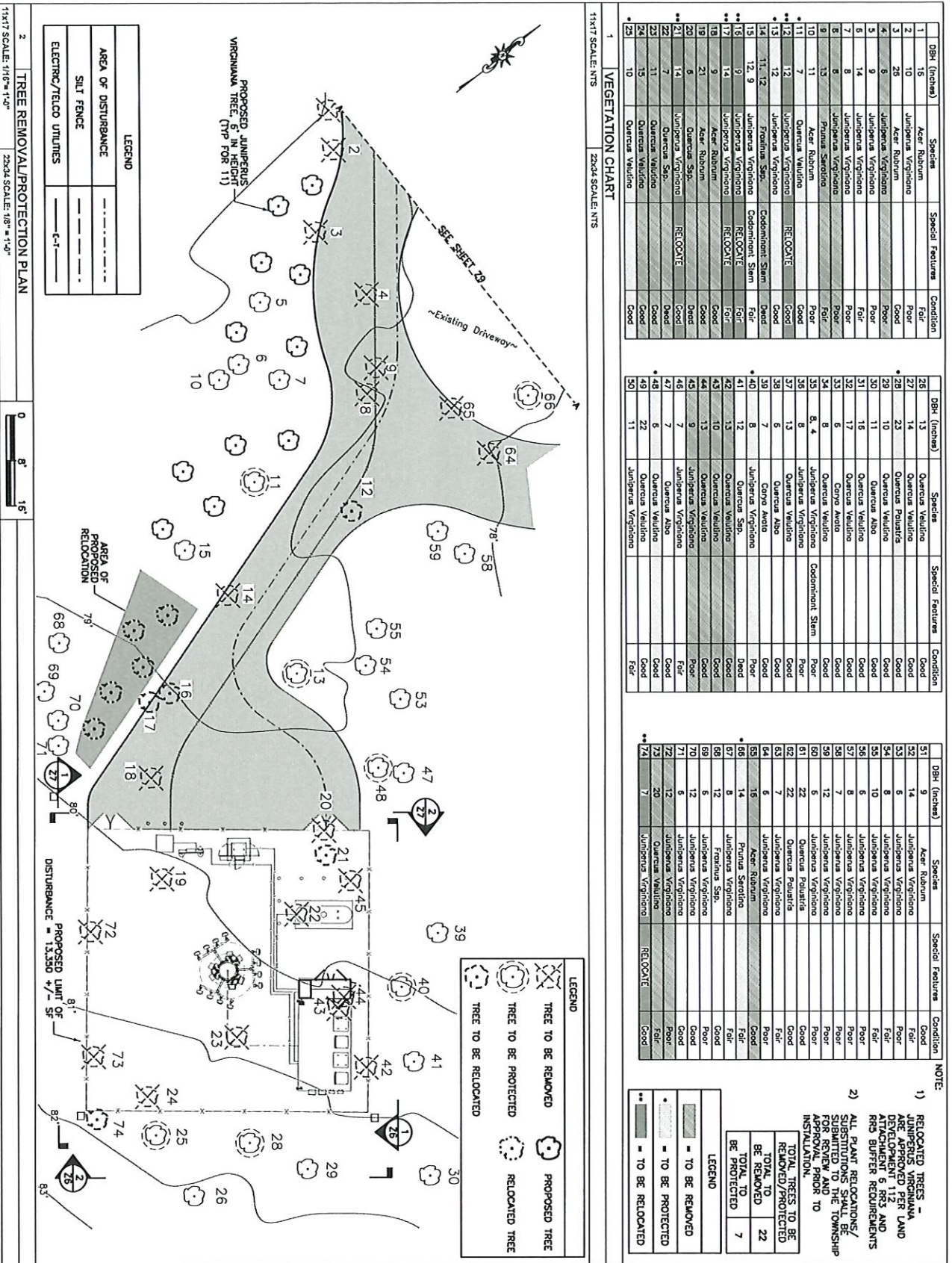
- NOTES:
1. ANTENNAS PAINTED TO MATCH BRANCHES. CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.
  2. BRANCHES TO BE COLORED IN A NATURAL HUE THAT MATCHES THE EXISTING SURROUNDING TREE CANOPY.

2 WESTERN ELEVATION

11x17 SCALE: 1"=20'-0"

22x34 SCALE: 1"=10'-0"

0 10' 20'



NO.	ISSUE OR REVISION	DATE	BY
1	PROJECT TITLE:		
2	PRELIMINARY AND FINAL SITE PLAN		
3	SITE NAME: OVAL BROOK		
4	SITE ADDRESS: 156 CEDAR GROVE LANE SCHENSET, NJ 08873 SCHENSET COUNTY		
5	SDG PROJECT #: 15VNU015		
6	SCALE: AS NOTED	DATE: 10/02/15	
7	DRAWN BY: JIM	CHECKED BY: PC	
8	DRAWING TITLE:		
9	TREE REMOVAL/PROTECTION PLAN		
10	DRAWING NO.:	PAGE NO.:	
11	28	8 of 23	

DBH (Inches)	Species	Special Features	Condition
1	Acer Rubrum		Fair
2	Juniperus Virginiana		Poor
3	Acer Rubrum		Good
4	Juniperus Virginiana		Poor
5	Juniperus Virginiana		Poor
6	Juniperus Virginiana		Poor
7	Juniperus Virginiana		Poor
8	Juniperus Virginiana		Poor
9	Prunus Spontanea		Fair
10	Acer Rubrum		Good
11	Quercus Velutina		Good
12	Juniperus Virginiana		Good
13	Juniperus Virginiana		Good
14	Juniperus Virginiana		Good
15	Juniperus Virginiana		Good
16	Juniperus Virginiana		Good
17	Juniperus Virginiana		Good
18	Acer Rubrum		Good
19	Quercus Ssp.		Good
20	Juniperus Virginiana		Good
21	Juniperus Virginiana		Good
22	Quercus Ssp.		Good
23	Quercus Velutina		Good
24	Quercus Velutina		Good
25	Quercus Velutina		Good

DBH (Inches)	Species	Special Features	Condition
26	Quercus Velutina		Good
27	Quercus Velutina		Good
28	Quercus Velutina		Good
29	Quercus Velutina		Good
30	Quercus Velutina		Good
31	Quercus Velutina		Good
32	Quercus Velutina		Good
33	Quercus Velutina		Good
34	Quercus Velutina		Good
35	Quercus Velutina		Good
36	Quercus Velutina		Good
37	Quercus Velutina		Good
38	Quercus Velutina		Good
39	Quercus Velutina		Good
40	Quercus Velutina		Good
41	Quercus Velutina		Good
42	Quercus Velutina		Good
43	Quercus Velutina		Good
44	Quercus Velutina		Good
45	Quercus Velutina		Good
46	Quercus Velutina		Good
47	Quercus Velutina		Good
48	Quercus Velutina		Good
49	Quercus Velutina		Good
50	Juniperus Virginiana		Fair

DBH (Inches)	Species	Special Features	Condition
51	Acer Rubrum		Good
52	Juniperus Virginiana		Fair
53	Juniperus Virginiana		Fair
54	Juniperus Virginiana		Fair
55	Juniperus Virginiana		Fair
56	Juniperus Virginiana		Poor
57	Juniperus Virginiana		Poor
58	Juniperus Virginiana		Poor
59	Juniperus Virginiana		Poor
60	Juniperus Virginiana		Poor
61	Quercus Velutina		Good
62	Quercus Velutina		Good
63	Quercus Velutina		Good
64	Juniperus Virginiana		Good
65	Acer Rubrum		Good
66	Prunus Spontanea		Fair
67	Juniperus Virginiana		Good
68	Juniperus Virginiana		Good
69	Juniperus Virginiana		Good
70	Juniperus Virginiana		Good
71	Juniperus Virginiana		Good
72	Juniperus Virginiana		Good
73	Quercus Velutina		Poor
74	Juniperus Virginiana		Fair

NOTE:

- RELOCATED TREES - JUNIPERUS VIRGINIANA DEVELOPMENT 112 ATTACHMENT 6 RRS AND RRS BUFFER REQUIREMENTS
- ALL PLANT RELOCATIONS/ SUBSTITUTIONS SHALL BE FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER.

LEGEND

- TO BE REMOVED
- TO BE PROTECTED
- TO BE RELOCATED

TOTAL TREES TO BE RELOCATED/PROTECTED: 22

TOTAL TO BE PROTECTED: 7

1 VEGETATION CHART 23x34 SCALE: NTS

SDG SCHENSET DESIGN GROUP

Shenstone at Hamilton  
53 Frontage Road, Suite 265  
Hampton, NJ 08827  
PH 908.323.2513 FAX 908.531.2325  
www.schensetdesigngroup.com

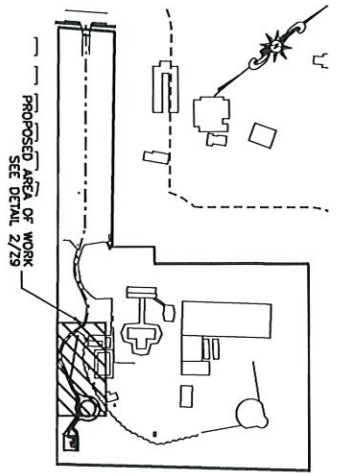
COLLEEN CONWAY  
NJ PROFESSIONAL ENGINEER #24043310  
IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT IN ANY MANNER OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL AUTHOR.

APPLICANT:  
NEW YORK SUNSA LIMITED PARTNERSHIP  
d/b/a

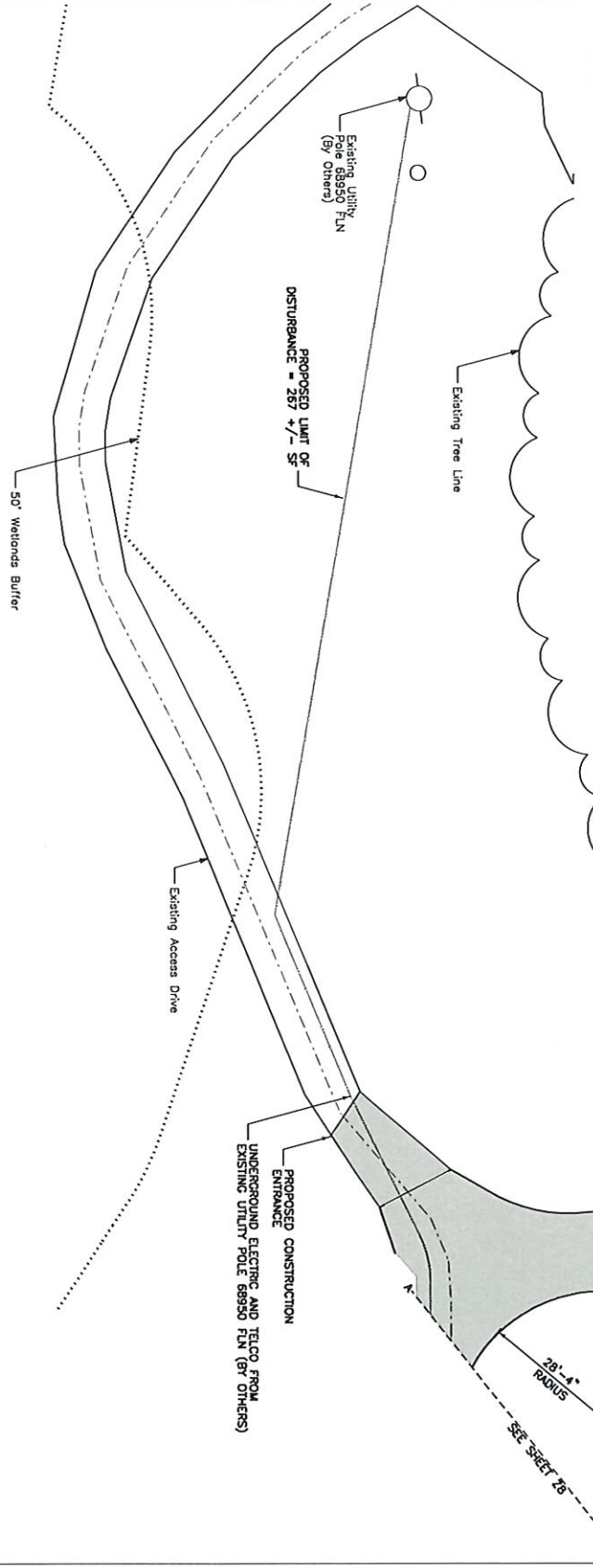
283 KING GEORGE ROAD BUILDING D  
WARREN, NJ 07059

verizon WIRELESS





1 KEY MAP  
 1/4"=1' SCALE: N.T.S. 250' SCALE: N.T.S.



LEGEND

AREA OF DISTURBANCE	---
SILT FENCE	---
ELECTRIC/TELCO UTILITIES	---

NOTE:  
 PROPOSED ROUTING SHOWN IS FOR REFERENCE ONLY. PROPOSED ROUTING IS NOT TO BE CONSIDERED A FINAL DESIGN AND NOT TO BE USED FOR CONSTRUCTION AND NOT TO BE USED TO DISTURB EXISTING TREES.

2 ROUTING AREA OF DISTURBANCE  
 1/4"=1' SCALE: 300' = 1'-0" 250' SCALE: 300' = 1'-0"



Shelburne at Haminton  
 53 Frontage Road, Suite 280  
 Hampton, NJ 08827  
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 www.sosavedesigngroup.com

COLLECTOR/CONSULTANT  
 NJ PROFESSIONAL ENGINEER #24620413170  
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON  
 UNLESS AUTHORIZED UNDER THE SIGNATURE OF A LICENSED  
 SURVEYOR AND SEAL AND VALUE IN THE ESS ORIGINAL

APPLICANT:  
 NEW YORK SUSSEX  
 LIMITED PARTNERSHIP  
 d/b/a



283 KING GEORGE ROAD BUILDING D  
 WARREN, NJ 07059

7	ENGINEER COMMENTS	09/30/19	JG
6	RECEIVED 08.12.19		
6	TOWNSHIP COMMENTS	07/12/19	JG
5	RECEIVED 01.14.19		
5	ADDITIONAL TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	06/29/18	JG
3	ZONING RESOLUTION/ DRAWINGS	02/12/18	HW
3	ISSUE OR REVISION		
NO.	DATE		BY

PROJECT TITLE:  
 PRELIMINARY AND FINAL SITE PLAN

SITE NAME:  
 AQUIL BROOK  
 SITE ADDRESS:  
 166 CEDAR GROVE LANE  
 SOMERSET, NJ 08873  
 SOMERSET COUNTY

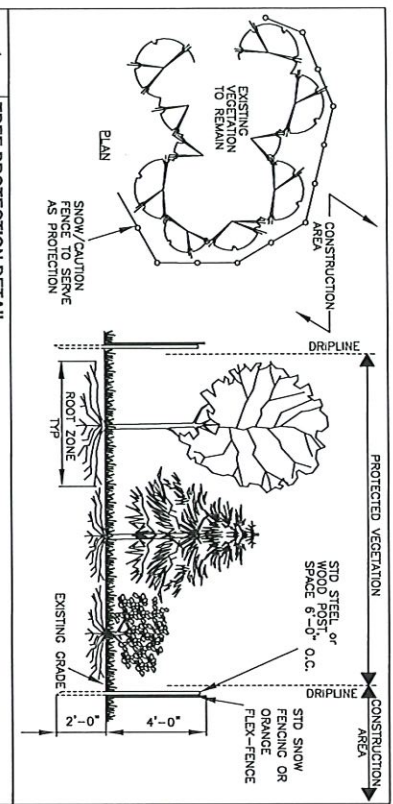
SDG PROJECT #: 15WJ015

SCALE AS NOTED DATE: 10/02/15  
 DRAWN BY: JM CHECKED BY: PC

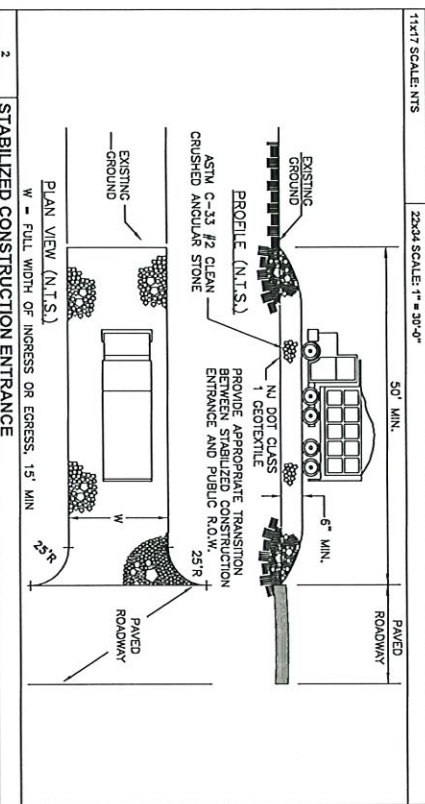
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ROUTING AREA OF DISTURBANCE

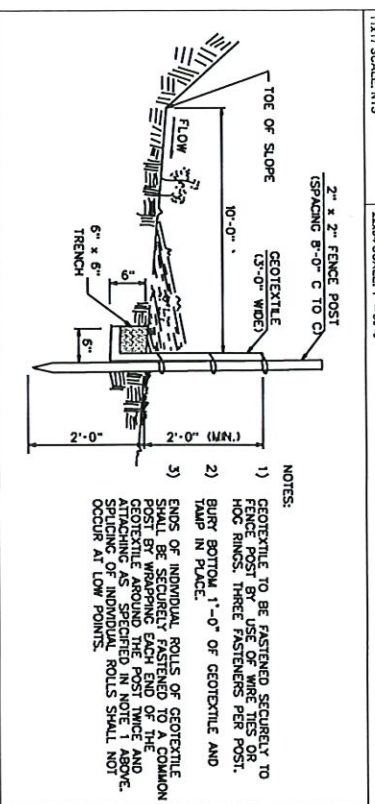
DRAWING NO.:	PAGE NO.:
Z9	9 of 23



1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. THE SEEDING SHALL BE ESTABLISHED WITHIN 14 DAYS OF DISTURBANCE, ACCORDING TO NJ STATE STANDARDS.
3. PERMANENT VEGETATION SHALL BE SEEDING OR SODDING ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, EROSION PRONE AREAS, ETC.) SHALL BE PROTECTED WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAN 3:1).
8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50"x30"x6" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. THE SOMERSET-JUNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT DESIRED VEGETATIVE GROUND COVER IT SHALL BE REVEGETATED OR GROUND COVER SHALL BE APPLIED TO THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS FOR NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN THAT NJSA 42A-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE NEW JERSEY SOIL CONSERVATION DISTRICT ACT ARE COMPLETED, THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A CERTIFICATE OF OCCUPANCY TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A CERTIFICATE OF OCCUPANCY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL CONSERVATION AND SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-JUNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-JUNION SOIL CONSERVATION DISTRICT.
18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY. GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE UPON COMPLETION OF THE SEEDING OPERATION. HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE. THE SEEDING OPERATION SHALL BE LIMITED TO OPTIMAL SEEDING DATES AS LISTED IN THE NJ STANDARDS. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMAL SEEDING DATES AS LISTED IN THE NJ STANDARDS.



1. TEMPORARY STABILIZATION WITH MULCH ONLY SHALL BE ACCOMPLISHED BY GRADING THE AREAS AS NEEDED, OR AS FEASIBLE AND APPLYING STRAW MULCH AT A RATE OF 90-115 POUNDS PER 1,000 SQUARE FEET. MULCHED AREAS MUST BE PROPERLY ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID BINDERS, OR NETTING THE DOWN.
2. PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION SHALL PROCEED AS FOLLOWS:
  - ALL SEEDBED AREAS WILL BE GRADED AS NEEDED TO FACILITATE STABILIZATION. ANY AREAS OF SOIL COMPACTION WILL BE SCARIFIED.
  - FERTILIZER 10-20-10 SHALL BE APPLIED AT A RATE OF 11 POUNDS PER 1,000 SQUARE FEET.
  - LIME 20-20-0 SHALL BE APPLIED AT A RATE OF 50 POUNDS PER 1,000 SQUARE FEET, OR BASED ON THE PH OF THE SOIL.
  - PERENNIAL RYE GRASS SEED SHALL BE APPLIED AT A RATE OF 1 POUND PER 1,000 SQUARE FEET. AN ALTERNATE SEED TYPE MAY BE UTILIZED AS APPROVED BY THE DISTRICT INSPECTOR.
  - MULCH IS REQUIRED ON ALL SEEDING. STRAW MULCH SHALL BE APPLIED AT A RATE OF 70-90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED IN PLACE.
3. TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION SHALL PROCEED AS FOLLOWS:
  - ALL SEEDBED AREAS WILL BE GRADED AS NEEDED TO FACILITATE STABILIZATION. ANY AREAS OF SOIL COMPACTION WILL BE SCARIFIED.
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  - MULCH IS REQUIRED ON ALL SEEDING. STRAW MULCH SHALL BE APPLIED AT A RATE OF 70-90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED IN PLACE.



1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USE OF RING PINS OR HOE RINGS. THREE FASTENERS PER POST.
2. BURY BOTTOM 1'-0" OF GEOTEXTILE AND TAMP IN PLACE.
3. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST BY WRAPPING EACH END OF GEOTEXTILE AROUND THE POST THREE AND SETTING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.

11417 SCALE: N.T.S. 22324 SCALE: 1" = 30'-0"

3 SILT FENCE DETAIL 22324 SCALE: N.T.S.

11417 SCALE: N.T.S. 22324 SCALE: N.T.S.

4 SOIL EROSION AND SEDIMENT CONTROL NOTES 11417 SCALE: N.T.S. 22324 SCALE: N.T.S.



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288 KING GEORGE ROAD BUILDING D  
WARRINGTON NJ 07093

7	ENGINEER COMMENTS	09/30/19	JG
6	REVISIONS	08/12/19	JG
5	ADDITIONAL COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	06/29/18	JG
3	ZONING RESOLUTION DRAWINGS	02/12/18	HV
2	ISSUE OR REVISION	DATE	BY

PROJECT TITLE:  
PRELIMINARY AND FINAL SITE PLAN

SITE NAME:  
QUAIL BROOK

SITE ADDRESS:  
156 CEDAR GROVE LANE  
SOMERSET, NJ 08873  
SOMERSET COUNTY

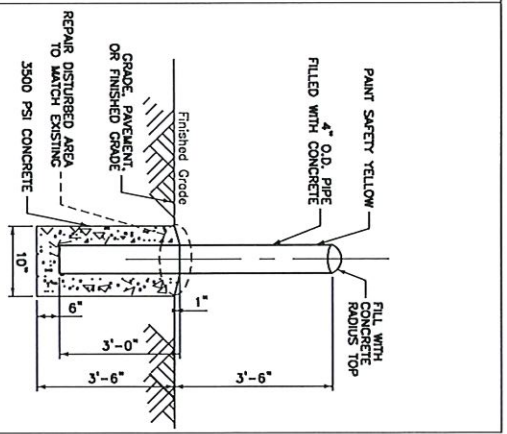
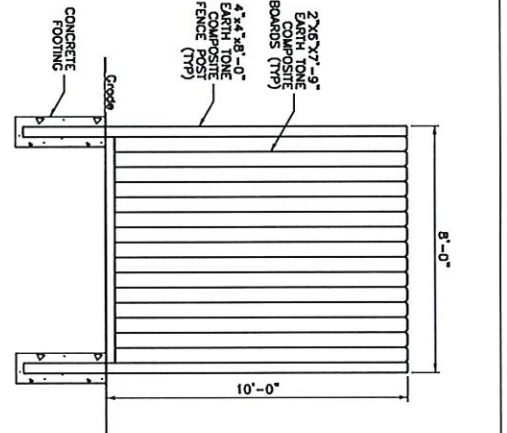
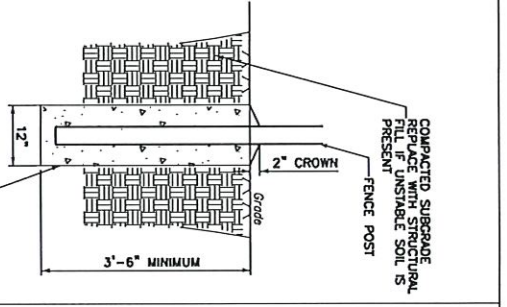
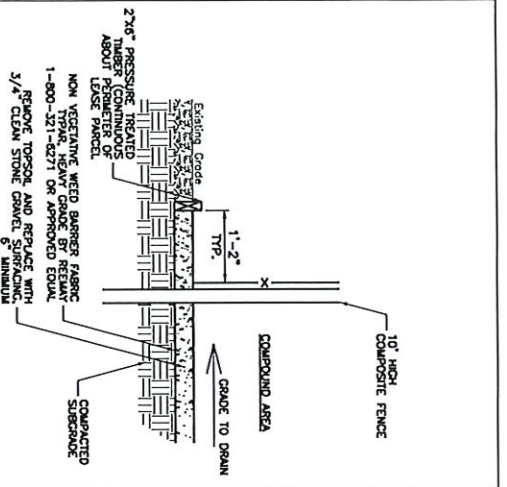
SDG PROJECT #: 15VNU015

SCALE: AS NOTED DATE: 10/02/15

DRAWN BY: JIM CHECKED BY: PC

DRAWING TITLE:  
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

DRAWING NO.: Z10 PAGE NO.: 10 of 23



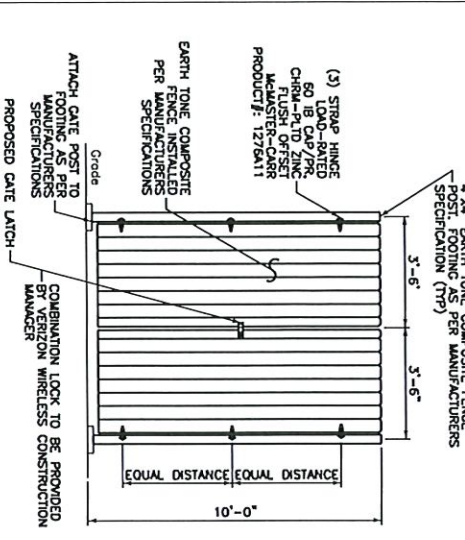
1 GRAVEL SURING DETAIL 11x17 SCALE: NTS 22x34 SCALE: NTS

2 CONCRETE FOOTING 11x17 SCALE: 1/2" = 1'-0" 22x34 SCALE: 1" = 1'-0"

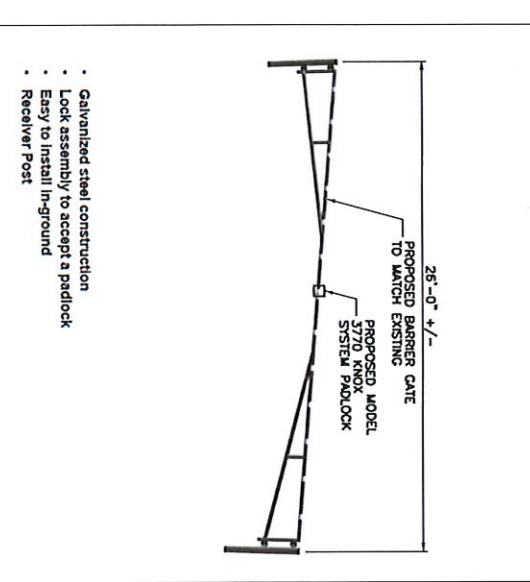
3 FENCING DETAIL 11x17 SCALE: NTS 22x34 SCALE: NTS

4 PROTECTIVE BOLLARD 11x17 SCALE: NTS 22x34 SCALE: NTS

NOTE:  
CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.




5 GATE DETAIL 11x17 SCALE: NTS 22x34 SCALE: NTS



6 BARRIER GATE DETAIL 11x17 SCALE: NTS 22x34 SCALE: NTS

NOTE:  
CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.

- Galvanized steel construction
- Lock assembly to accept a padlock
- Easy to install in-ground
- Receiver Post



**SDG**  
SCHEPERS DESIGN GROUP

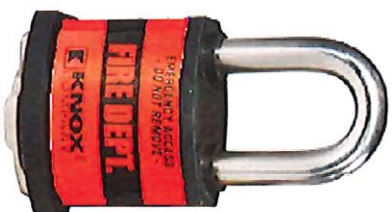
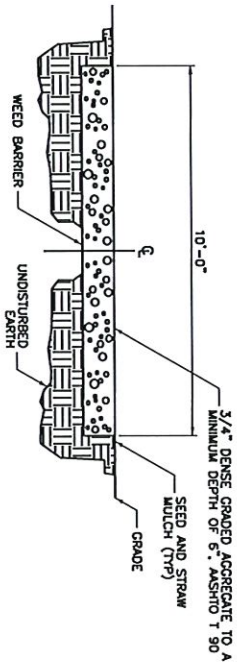
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WIRELESS

283 KING GEORGE ROAD BUILDING D  
WARREN, NJ 07059

7	ENGINEER COMMENTS	09/30/19	JG
8	RECEIVED	08/12/19	JG
9	RECEIVED	07/12/19	JG
10	RECEIVED	07/14/19	JG
11	ADDITIONAL COMMENTS	10/05/18	VBP
12	TOWNSHIP COMMENTS	08/29/18	JG
13	ZONING RESOLUTION DRAWINGS	02/12/18	HW
14	ISSUE OR REVISION	DATE	BY
PROJECT TITLE: PRELIMINARY AND FINAL SITE PLAN			
SITE NAME: QUAL BROOK			
SITE ADDRESS: 186 CEDAR GROVE LANE SOMERSET, NJ 08873 SOMERSET COUNTY			
SDG PROJECT #: 15VAL015			
SCALE: AS NOTED DATE: 10/02/15			
DRAWN BY: JM CHECKED BY: PC			
DRAWING TITLE: DETAILS			
DRAWING NO.:	PAGE NO.:		
Z11	11 of 23		



1 ACCESS DRIVE DETAIL 2 3770 KNOX PAD LOCK  
 1/4" SCALE: NTS 2/4" SCALE: NTS

1	ACCESS DRIVE DETAIL	2	3770 KNOX PAD LOCK
1/4" SCALE: NTS	2/4" SCALE: NTS	1/4" SCALE: NTS	2/4" SCALE: NTS



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283 KING GEORGE ROAD BUILDING D  
 WARREN, NJ 07059

7	ENGINEER COMMENTS	09/30/19	JIG
6	TOWNSHIP COMMENTS	07/12/19	JIG
5	TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	08/29/18	JIG
3	ZONING RESOLUTION DRAWINGS	02/12/18	HW
NO.	ISSUE OR REVISION	DATE	BY

PROJECT TITLE:  
 PRELIMINARY AND  
 FINAL SITE PLAN

SITE NAME:  
 QUAIL BROOK  
 SITE ADDRESS:  
 186 CEDAR GROVE LANE  
 SOMERSET, NJ 08873  
 SOMERSET COUNTY

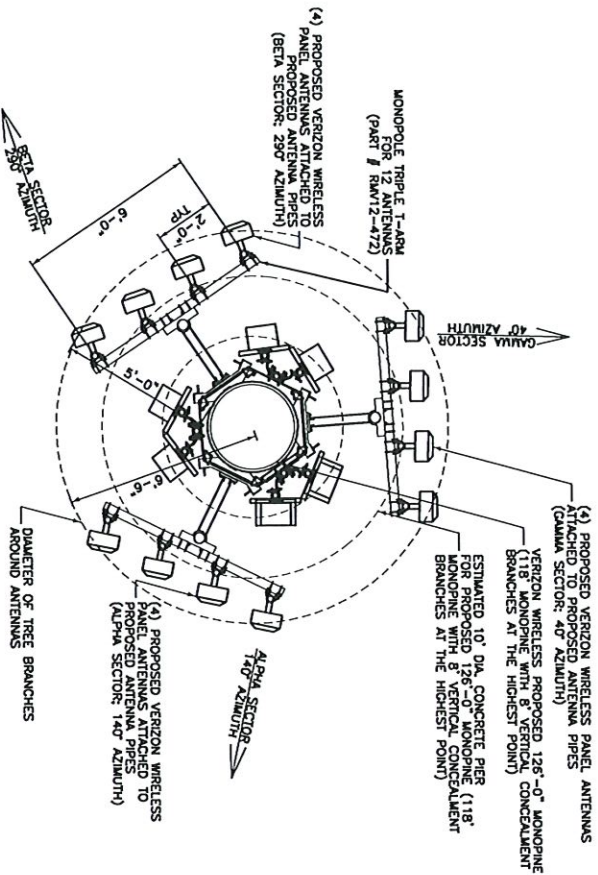
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SCALE: AS NOTED DATE: 10/02/15

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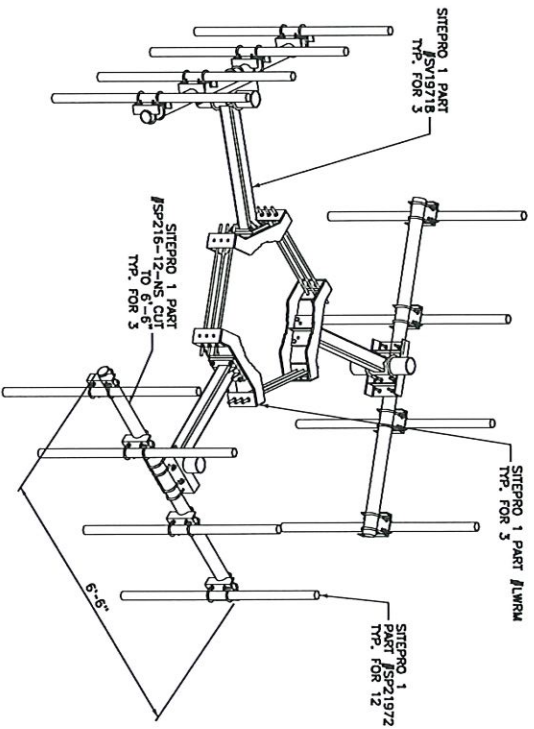
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 DETAILS

DRAWING NO.: Z12 PAGE NO.: 12 of 23



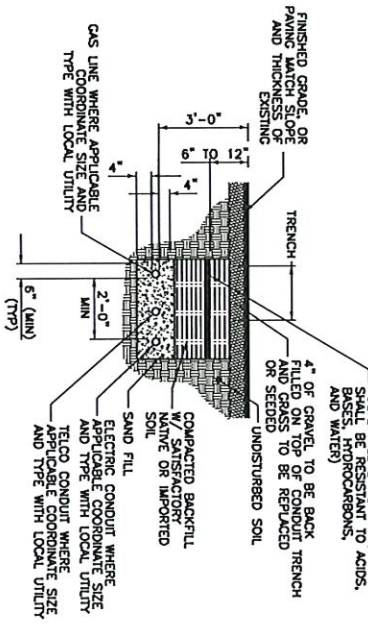
- NOTES:
- 1) A STRUCTURAL ANALYSIS OF THE PROPOSED MONOPOLE AND FOUNDATION TO BE PERFORMED BY OTHERS AND PROVIDED TO SDG PRIOR TO ISSUING FINAL CONSTRUCTION DOCUMENTS.
  - 2) TREE BRANCHES NOT SHOWN FOR CLARITY.
  - 3) ANTENNAS PAINTED TO MATCH BRANCHES. CONTRACTOR TO VERIFY COLOR AND STYLE WITH JOHNSHIP ENGINEER.

1 ANTENNA LAYOUT PLAN  
 1:1/8" SCALE: 1/4" = 1'-0"  
 2x24 SCALE: 1/2" = 1'-0"



2 ANTENNA MOUNTING DETAIL  
 1:1/8" SCALE: NTS  
 2x24 SCALE: NTS

NOTE: DIG ALL HAND UTILITY CROSSINGS



3 TRENCHING DETAIL  
 1:1/8" SCALE: NTS  
 2x24 SCALE: NTS

SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS



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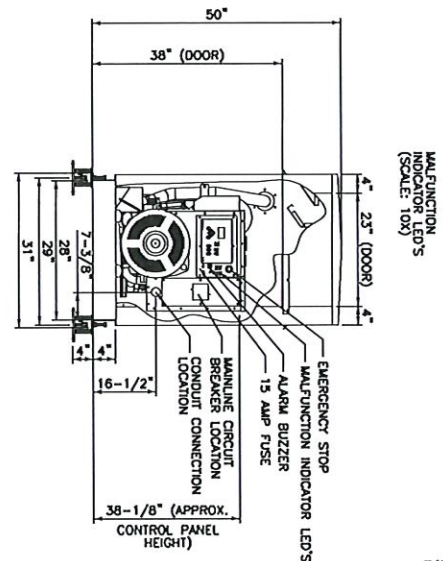
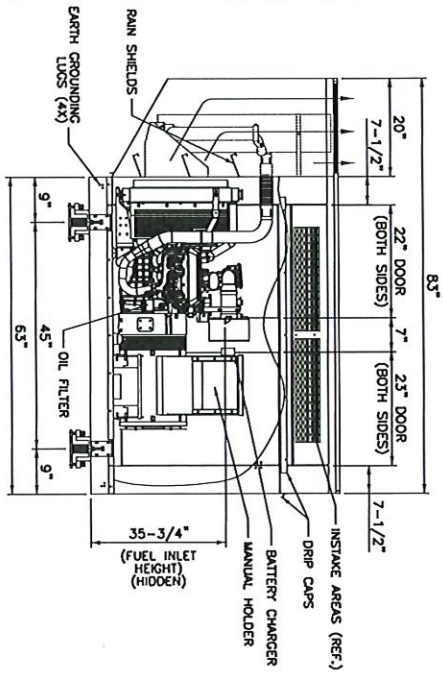
APPLICANT:  
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293 KING GEORGE ROAD, BUILDING D  
 WARREN, NJ 07059

7	ENGINEER COMMENTS	09/30/19	J.G
6	RECEIVED 08/12/19		
6	TOWNSHIP COMMENTS	07/12/19	J.G
5	RECEIVED 01/14/19		
5	ADDITIONAL COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	06/29/18	J.G
3	ZONING RESOLUTION	02/12/18	HW
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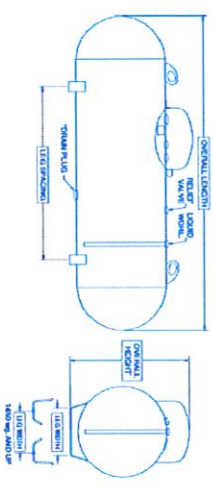
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SITE NAME: QUAIL BROOK	
SITE ADDRESS: 156 CEDAR GROVE LANE SOMERSET, NJ 08873 SOMERSET COUNTY	
SDG PROJECT #: 15XN015	
SCALE: AS NOTED	DATE: 10/02/15
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DRAWING TITLE: ANTENNA DETAILS	
DRAWING NO.: Z13	PAGE NO.: 13 of 23



GENERATOR	
MANUFACTURER:	MTU ONSITE ENERGY
GENERATOR MODEL NUMBER:	6R0075 GS30
CONTINUOUS (KW):	30
(KVA):	37.5
ENGINE	
MODEL:	4.3L
RATED RPM:	1800
MAX POWER @ RATED RPM (bhp):	33.2
FUEL	
TYPE:	LP GAS
PRESSURE (IN. OF H.O.):	7.0-11.0
FUEL CONSUMPTIONS (CFH)	
100%:	6.1
75%:	4.5
50%:	3.2
DIMENSIONS AND WEIGHTS	
SIZE (L*W*H)(IN.):	110x40x66
WEIGHT (LBS.):	1,425 (DRY)

- NOTES:
- 1) APPROX. WEIGHT (NET) 2700#
  - 2) REFERENCE BASE DRAWING: 105--5425
  - 3) REFERENCE ENCLOSURE DRAWING: 30602
  - 4) SOUND LEVEL: 63.3 DBA @ 23 FT.
  - 5) GEN-SET IS OFF-SET 1'-3/4" TO LEFT SIDE OF BASE/ENCL.
  - 6) FUEL CONNECTIONS 3/4" NPT

1 AR0075 GS30 30KW LP PROPANE GENERATOR  
1/16" SCALE: NTS



APPROXIMATE ABOVEGROUND VESSEL DIMENSIONS AND SPECIFICATIONS

WATER CAPACITY	DIAMETER (OD)	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT	LEG** SPACING	LEG** WIDTH	LEG** WEIGHT (lb.)	***QUANTITY PER STACK
120 W.G.	24"	Ellip.	5'-8"	2'-10"	1'-1 1/2" or 3'-1 1/2"	4'-1 1/2"	200	108   112   16   14
250 W.G.	30"	Weldn.	7'-10"	3'-0"	3'-5"	4'-1 1/2"	480	54
350 W.G.	30"	Weldn.	9'-2"	3'-0"	3'-5"	4'-1 1/2"	520	45
500 W.G.	37 1/2"	Weldn.	10'	4'-8"	4'-8"	5'	800	37   30
1000 W.G.	45"	Weldn.	13'-4"	4'-5"	3'-5"	10'-2"	1,800	17   15
1650 W.G.	48 1/2"	Ellip.	17'-4"	4'-5"	3'-5"	11'-7"	2,650	12
1900 W.G.	48 1/2"	Ellip.	21'-11"	4'-9"	3'-5"	16'	3,250	8

NOTE:  
TANK TO BE INSTALLED PER ASME AND MANUFACTURERS SPECIFICATIONS.

2 QUALITY STEEL 500 GALLON PROPANE TANK SPECIFICATIONS  
1/16" SCALE: NTS

Shoemake at Hurricane  
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283 KING GEORGE ROAD BUILDING D  
WARREN, NJ 07059

7	ENGINEER COMMENTS RECEIVED	09/30/19	JG
6	TOWNSHIP COMMENTS RECEIVED	07/12/19	JG
5	TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	08/29/18	JG
3	ZONING RESOLUTION DRAWINGS	02/12/18	HW
NO.	ISSUE OR REVISION	DATE	BY

PROJECT TITLE:  
PRELIMINARY AND FINAL SITE PLAN

SITE NAME:  
QUAL BROOK

SITE ADDRESS:  
156 CEDAR GROVE LANE  
SOMERSET, NJ 08873  
SOMERSET COUNTY

SPC PROJECT #: 15NVAL015

SCALE: AS NOTED DATE: 10/02/15

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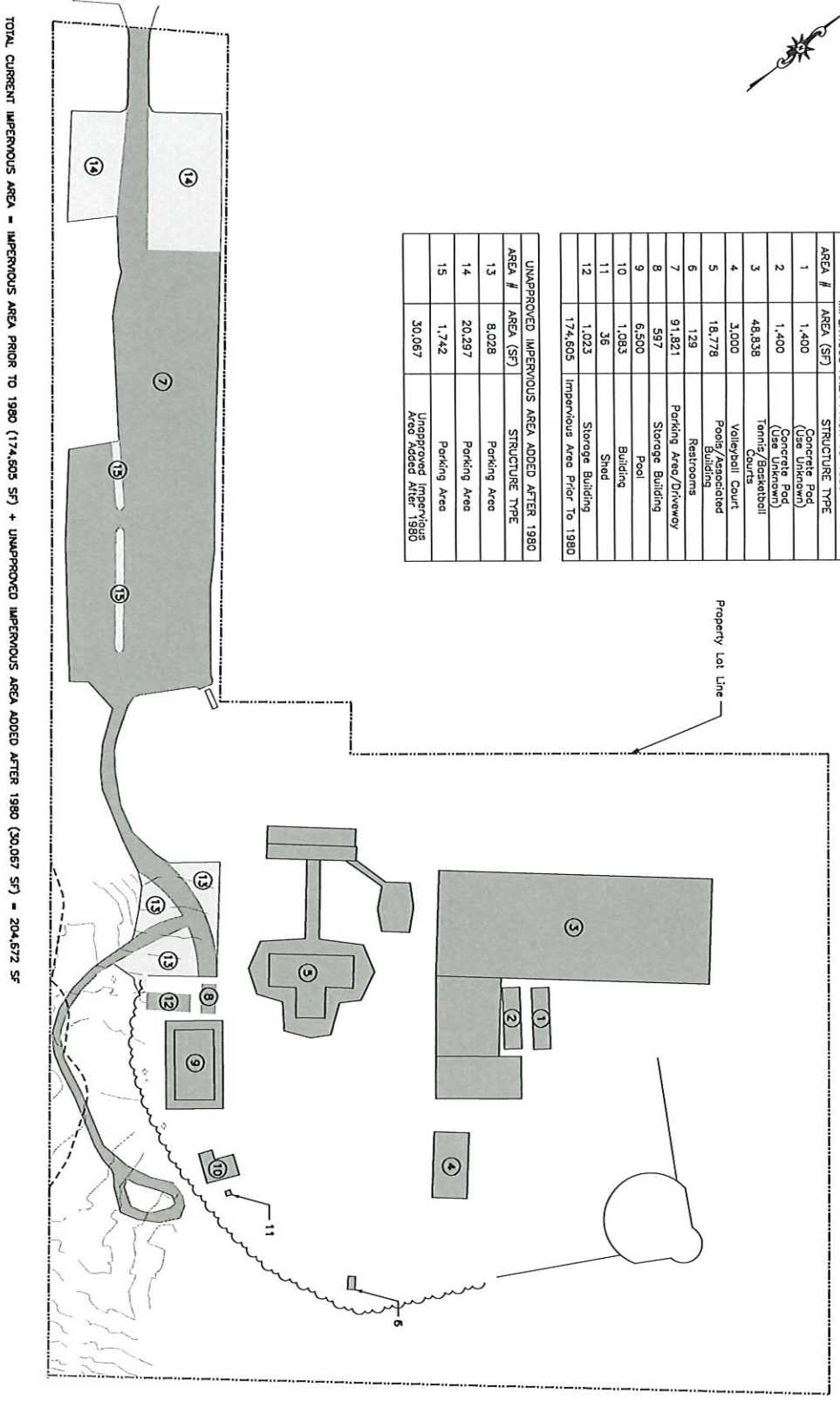
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GENERATOR SPECIFICATIONS

DRAWING NO.: Z/4 PAGE NO.: 14 of 23



AREA #	AREA (SF)	STRUCTURE TYPE
1	1,400	Concrete Pod (Use Unknown)
2	1,400	Concrete Pod (Use Unknown)
3	48,838	Tennis/Basketball Courts
4	3,000	Volleyball Court
5	18,778	Pools/Associated Building
6	129	Restrooms
7	91,821	Parking Area/Driveway
8	597	Storage Building
9	6,500	Pool
10	1,083	Building
11	36	Shed
12	1,023	Storage Building
174,505		Impervious Area Prior To 1980

AREA #	AREA (SF)	STRUCTURE TYPE
13	8,028	Parking Area
14	20,297	Parking Area
15	1,742	Parking Area
30,067		Unapproved Impervious Area Added After 1980



TOTAL CURRENT IMPERVIOUS AREA = IMPERVIOUS AREA PRIOR TO 1980 (174,505 SF) + UNAPPROVED IMPERVIOUS AREA ADDED AFTER 1980 (30,067 SF) = 204,572 SF

**NOTE:**  
 IMPERVIOUS COVERAGE AREA REPORTED TO EXIST PRIOR TO THIS STUDY IS BASED UPON A STUDY OF AERIAL PHOTOGRAPHY FROM HISTORICALSERIALS.COM. DUE TO A PRACTICAL LIMITATION IN THE ABILITY TO DETERMINE WHETHER A COVERAGE AREA IS/ WAS IMPERVIOUS, BASED SOLELY UPON AERIAL PHOTOGRAPHY, THIS ANALYSIS DOES NOT GUARANTEE THE ACCURACY OF THE IMPERVIOUS COVERAGE ESTIMATES. THE PROVIDED ESTIMATES ARE GIVEN IN GOOD FAITH AND HEREBY CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.

1 IMPERVIOUS AREA PRIOR TO 1980  
 1:11" SCALE: 1" = 100'-0"  
 220:4 SCALE: 1" = 60'-0"  
 0 60' 120'



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 WARREN, NJ 07059

7	ENGINEER COMMENTS RECEIVED	08/30/19	JUG
6	TOWNSHIP COMMENTS RECEIVED	07/12/19	JUG
5	ADDITIONAL TOWNSHIP COMMENTS	10/05/18	VBP
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NO.	ISSUE OR REVISION	DATE	BY

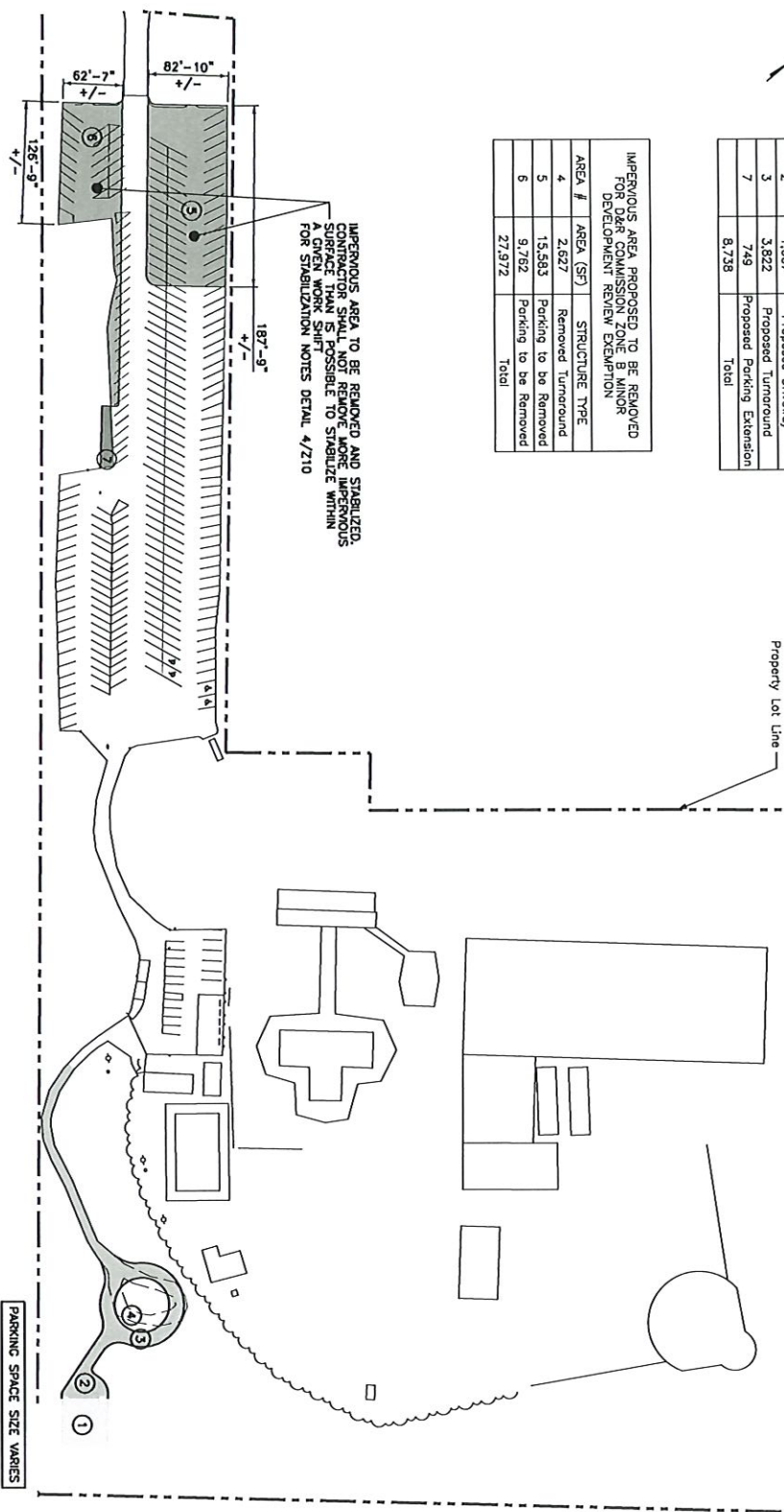
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SITE NAME: QUAIL BROOK	
SITE ADDRESS: 186 CEDAR GROVE LANE SOMERSET, NJ 08873 SOMERSET COUNTY	
SDG PROJECT #:	15NLU015
SCALE: AS NOTED	DATE: 10/02/15
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DRAWING NO.:	PAGE NO.:
Z15	15 of 23



TOTAL IMPERVIOUS AREA ASSOCIATED WITH VERIZON IMPROVEMENTS		
AREA #	AREA (SF)	STRUCTURE TYPE
1	2,500	Proposed Compound
2	1,667	Proposed Driveway
3	3,822	Proposed Turnaround
7	749	Proposed Parking Extension
	<b>8,738</b>	<b>Total</b>

IMPERVIOUS AREA PROPOSED TO BE REMOVED FOR D&R COMMISSION ZONE B MINOR DEVELOPMENT REVIEW EXEMPTION		
AREA #	AREA (SF)	STRUCTURE TYPE
4	2,627	Removed Turnaround
5	15,583	Parking to be Removed
6	9,782	Parking to be Removed
	<b>27,972</b>	<b>Total</b>

IMPERVIOUS AREA TO BE REMOVED AND STABILIZED. CONTRACTOR SHALL NOT REMOVE MORE IMPERVIOUS SURFACE THAN IS POSSIBLE TO STABILIZE WITHIN A GIVEN WORK SHIFT FOR STABILIZATION NOTES DETAIL 4/210



TOTAL IMPERVIOUS AREA PRIOR TO REMEDIATION = TOTAL CURRENT IMPERVIOUS AREA (204,672 SF) + IMPERVIOUS AREA OF PROPOSED VERIZON IMPROVEMENTS (8,738 SF) = 213,410 SF

ALLOWABLE IMPERVIOUS AREA FOR D&R CANAL COMMISSION ZONE B MINOR DEVELOPMENT REVIEW EXEMPTION = IMPERVIOUS AREA PRIOR TO 1990 (174,605 SF) + 1/4 ACRE (10,890 SF) = 185,495 SF

MINIMUM IMPERVIOUS AREA REQUIRED FOR D&R COMMISSION ZONE B MINOR DEVELOPMENT REVIEW EXEMPTION = TOTAL IMPERVIOUS AREA PRIOR TO REMEDIATION (213,410 SF) - ALLOWABLE IMPERVIOUS AREA FOR D&R COMMISSION ZONE B MINOR DEVELOPMENT REVIEW EXEMPTION (185,495 SF) = 27,915 SF

TOTAL DISTURBANCE AREA = TOTAL DISTURBANCE ASSOCIATED WITH VERIZON IMPROVEMENTS (INCLUDES PROPOSED IMPERVIOUS PLUS NON-IMPERVIOUS DISTURBANCE) (11,815 SF) + IMPERVIOUS AREA PROPOSED TO BE REMOVED FOR D&R COMMISSION ZONE B MINOR DEVELOPMENT REVIEW EXEMPTION (27,972 SF) = 39,787 SF

1 IMPERVIOUS AREA OF PROPOSED VERIZON IMPROVEMENTS/REMEDIATION

0 60' 120'

1/4"=1' SCALE: 1" = 60'-0"

200' SCALE: 1" = 60'-0"



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7	RECEIVED	08/12/19	
6	TOWNSHIP COMMENTS	07/12/19	JIG
6	RECEIVED	01/14/19	
5	ADDITIONAL TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	08/29/18	JIG
3	ZONING RESOLUTION DRAWINGS	02/12/18	HW
NO.	ISSUE OR REVISION	DATE	BY

PROJECT TITLE:  
PRELIMINARY AND FINAL SITE PLAN

SITE NAME:  
QUAIL BROOK  
SITE ADDRESS:  
186 CEDAR GROVE LANE  
SOMMERSET, NJ 08873  
SOMMERSET COUNTY

SDG PROJECT #: 19NUN015

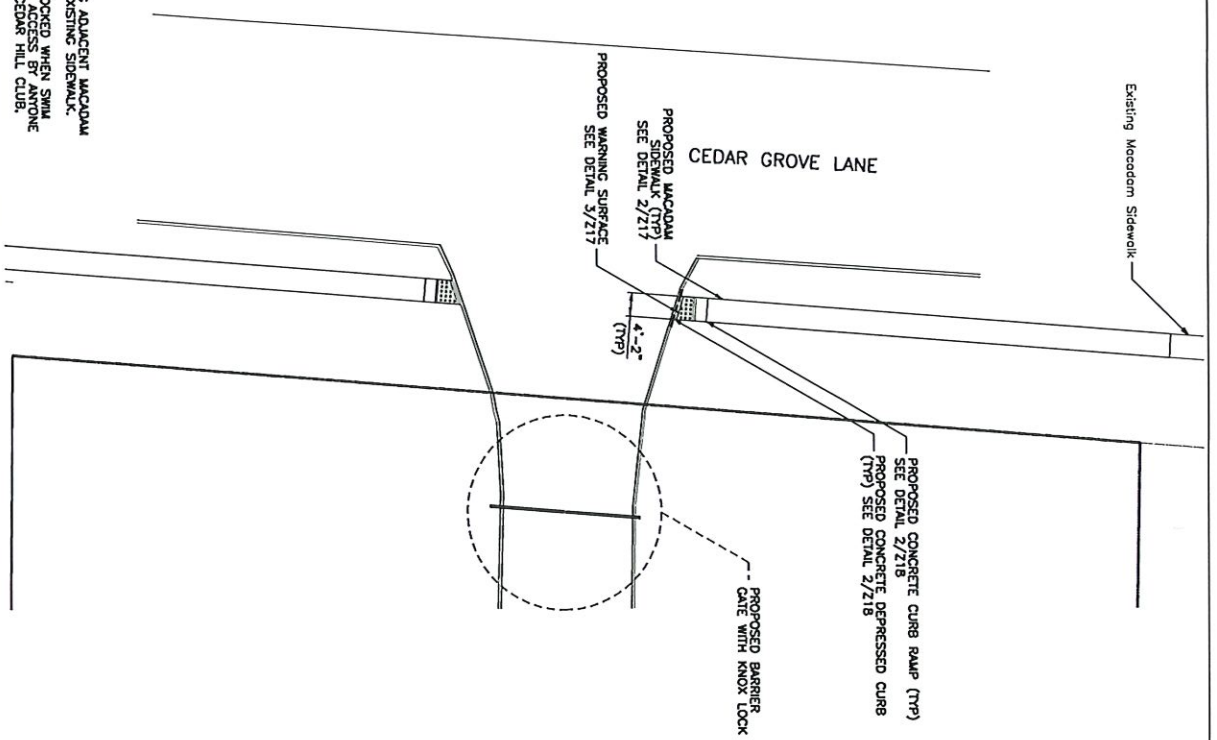
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IMPERVIOUS AREA OF PROPOSED VERIZON IMPROVEMENTS/REMEDIATION

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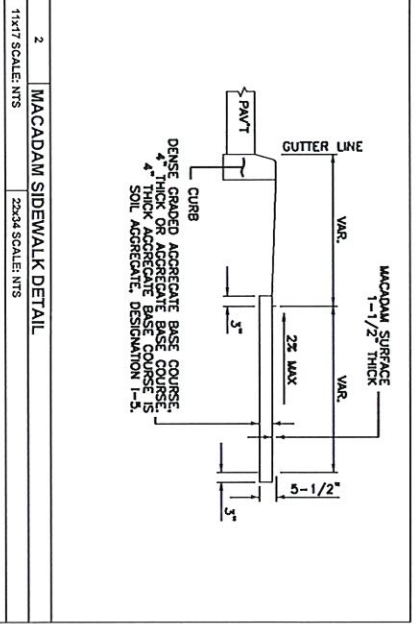




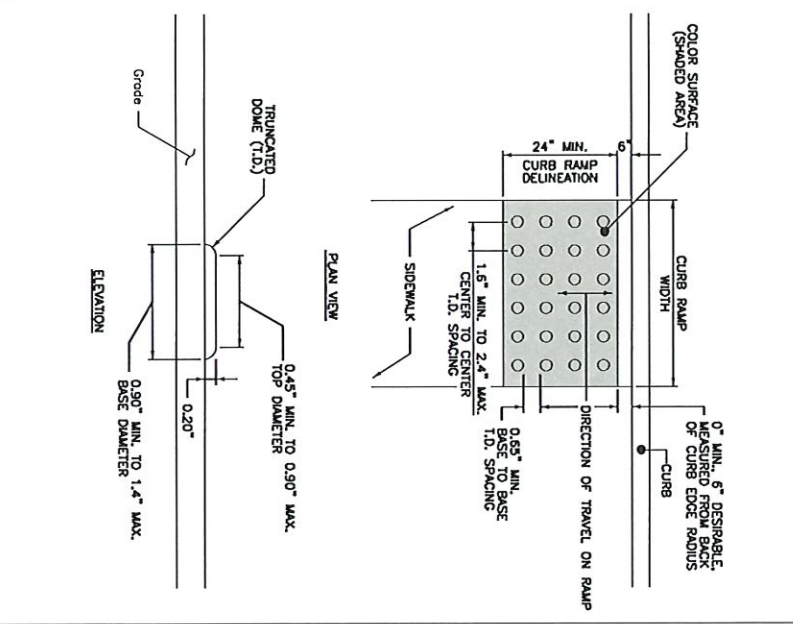
NOTES:

- 1) SIDEWALK WIDTH SHOULD MATCH EXISTING ADJACENT MACADAM SIDEWALK AND CONNECT SMOOTHLY TO EXISTING SIDEWALK.
- 2) PROPOSED BARRIER GATE TO BE KEPT LOCKED WHEN SWIM CLUB IS NOT IN OPERATION TO PREVENT ACCESS BY ANYONE OTHER THAN POLICE, FIRE PREVENTION, CEDAR HILL CLUB, AND VERZON.

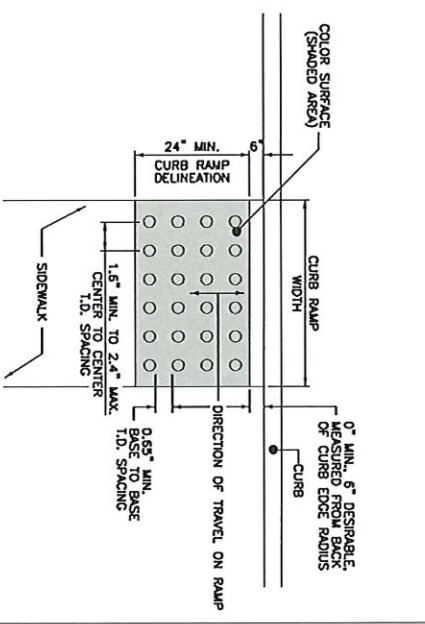
1 SIDEWALK PLAN  
11x17 SCALE: 3/16" = 1'-0"  
22x34 SCALE: 3/32" = 1'-0"



2 MACADAM SIDEWALK DETAIL  
11x17 SCALE: NTS  
22x34 SCALE: NTS



3 DETECTABLE WARNING SURFACE DETAIL  
11x17 SCALE: NTS  
22x34 SCALE: NTS



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PROJECT TITLE:  
PRELIMINARY AND  
FINAL SITE PLAN

SITE NAME:  
QUAL BROOK

SITE ADDRESS:  
156 CEDAR GROVE LANE  
SOMERSET, NJ 08873  
SOMERSET COUNTY

SDG PROJECT #: 15VAL015

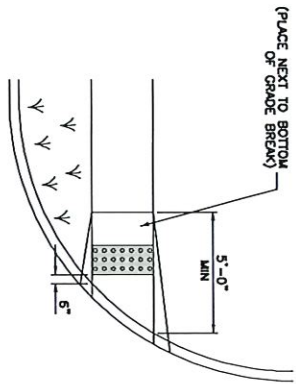
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DRAWING TITLE:  
SIDEWALK PLAN

DRAWING NO.: Z17 PAGE NO.: 17 of 23

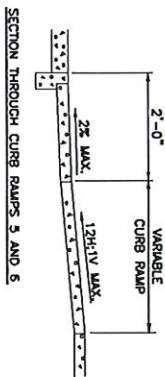
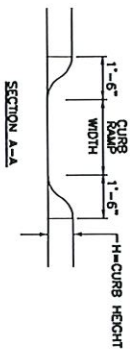
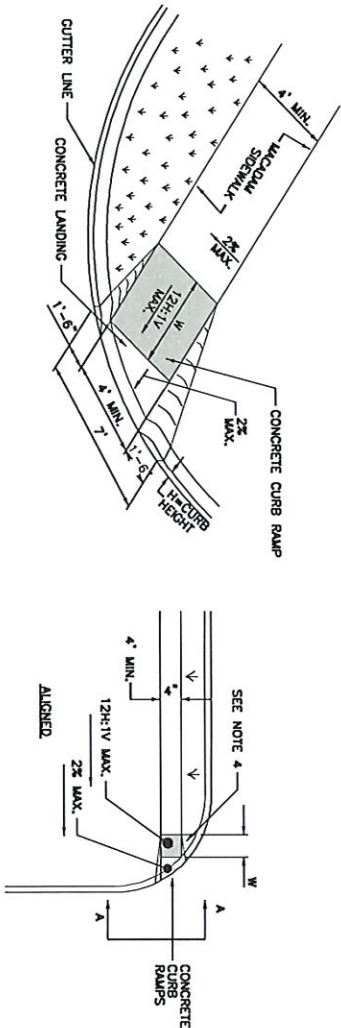
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6	RECEIVED 08.12.19		
6	TOWNSHIP COMMENTS	07/12/19	JG
6	RECEIVED 07.14.19		
5	ADDITIONAL	10/05/18	VBP
5	TOWNSHIP COMMENTS	08/29/18	JG
4	TOWNSHIP COMMENTS	10/05/18	VBP
3	ZONING RESOLUTION	02/12/18	HW
3	DRAWINGS		



- NOTES:
- KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
  - IF A CURB RAMP IS REQUIRED, THE LOCATION OF THE DETECTABLE WARNING SURFACE MUST BE AT THE BOTTOM OF THE RAMP AND WITHIN THE REQUIRED DISTANCE FROM THE CURB.

1. **PLACEMENT OF DETECTABLE WARNING SURFACE**

1/1X7 SCALE: NTS  
2/20x4 SCALE: NTS



NOTE:  
CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).

2. **CURB RAMP**

1/1X7 SCALE: NTS  
2/20x4 SCALE: NTS

- NOTES:
- KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
  - FOR DIMENSIONS SEE DETAILS 142/217
  - CURB (DROPPED CURB) CUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT THE ENTIRE WIDTH OF THE RAMP (4 FEET MIN.) AT ALL CURB RAMP.
  - FOR CURB RAMP TYPES 5, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL.
  - THE 12H:1V MAX. SLOPE IS THE RUNNING SLOPE FOR CURB RAMP. ENSURE THE RUNNING SLOPE OF CURB RAMP DOES NOT EXCEED 15 FEET. THE RUNNING SLOPE MAY EXCEED THE 12H:1V MAX. SLOPE SO AS NOT TO EXCEED THE 15 FEET MAXIMUM LENGTH.
  - CURB RAMP TO BE PLACED ON THE RADUS RETURN AT THE INTERSECTION AND ON A TRANSVERSE SECTION AS SHOWN.
  - ALL PROPOSED CURBS, CURB RAMP AND CURB FLARES ARE ALL TO BE 4500 PSI CONCRETE.



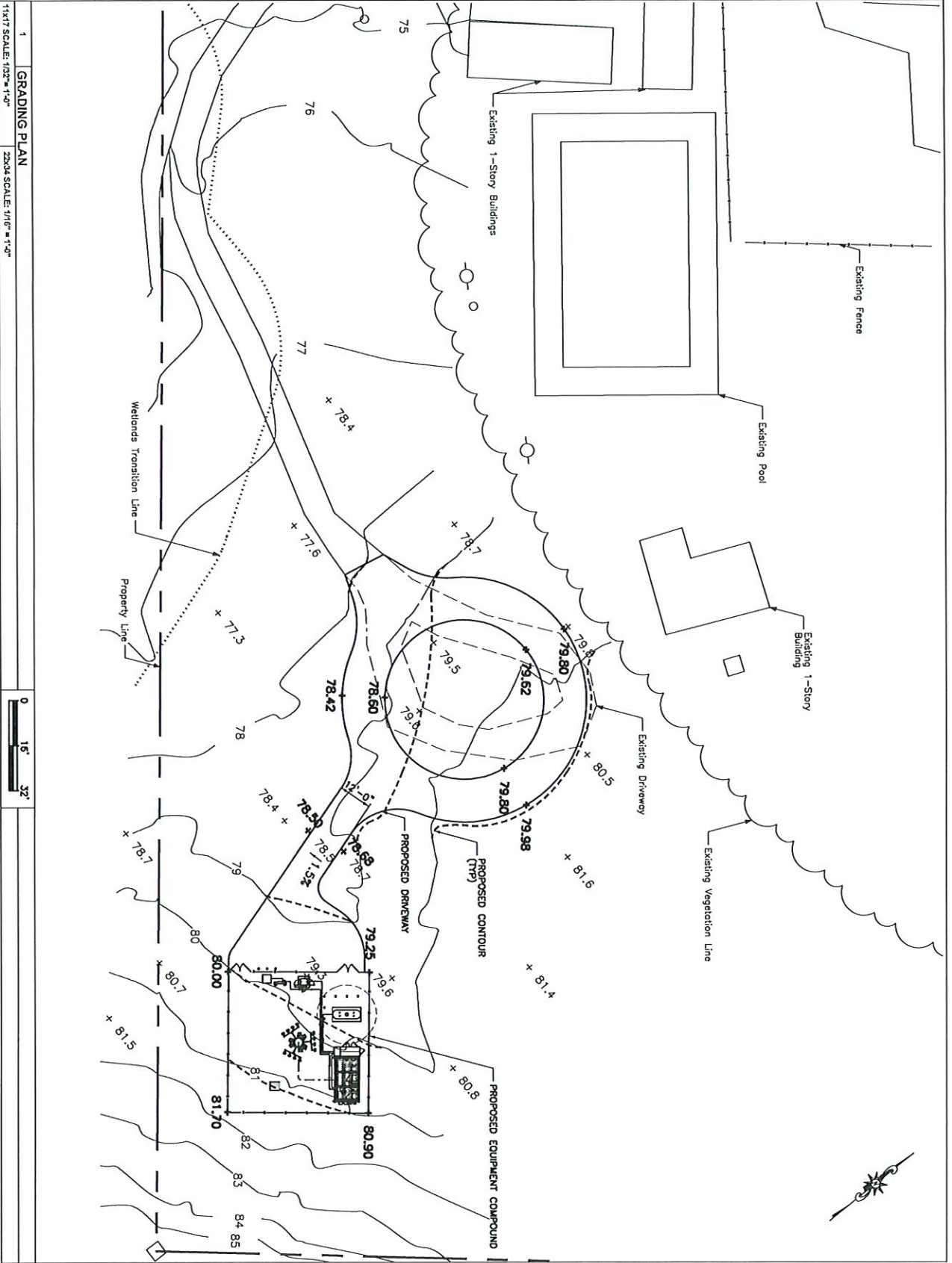
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7	ENGINEER COMMENTS	09/30/19	JGS
6	TOwnSHIP COMMENTS	07/12/19	JGS
5	TOwnSHIP COMMENTS	10/05/18	YBP
4	TOwnSHIP COMMENTS	08/29/18	JGS
3	ZONING RESOLUTION DRAWINGS	02/12/18	HW
NO.	ISSUE OR REVISION	DATE	BY

PROJECT TITLE: PRELIMINARY AND FINAL SITE PLAN	
SITE NAME: QUAIL BROOK	
SITE ADDRESS: 156 CEDAR GROVE LANE SOMERSET, NJ 08873 SOMERSET COUNTY	
SDG PROJECT #: 15VNU015	
SCALE: AS NOTED	DATE: 10/02/15
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DRAWING NO.: Z18	PAGE NO.: 18 of 23




1 GRADING PLAN  
 1/4" = 1'-0"  
 2/32" = 1'-0"





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3	ZONING RESOLUTION	02/12/18	HW
NO.	ISSUE OR REVISION	DATE	BY

PROJECT TITLE:  
 PRELIMINARY AND FINAL SITE PLAN

SITE NAME:  
 QUAL BROOK

SITE ADDRESS:  
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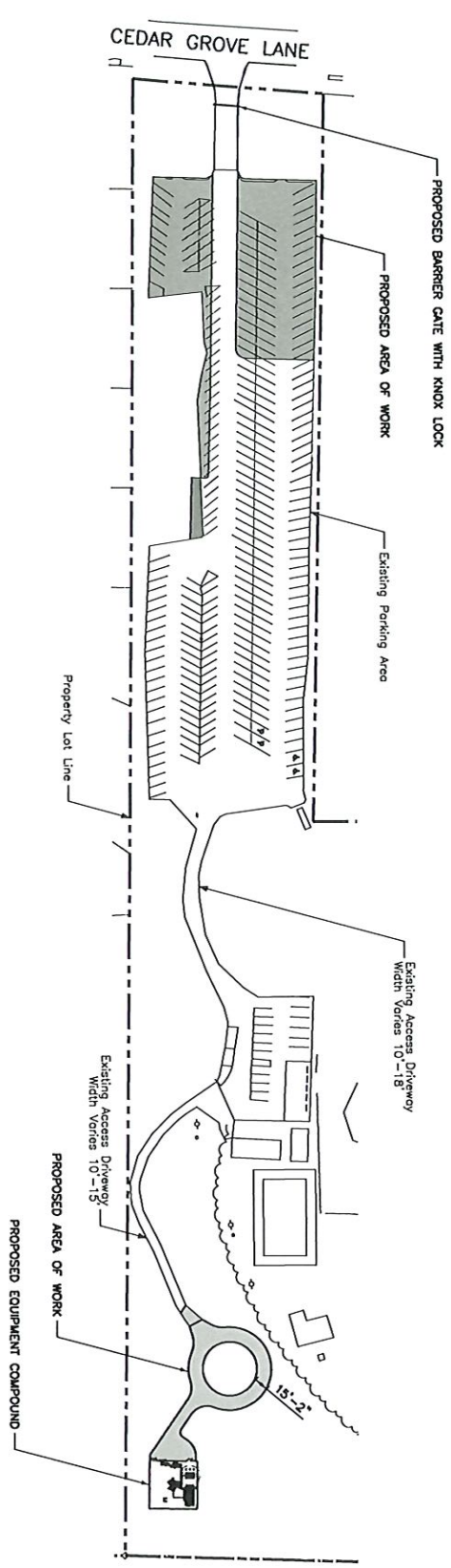
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DRAWING TITLE:  
 GRADING PLAN

DRAWING NO.: Z19 PAGE NO.: 19 of 23



- NOTES:
- 1) DRIVEWAY TO BE KEPT CLEAR OF BRANCHES TO A HEIGHT OF 14'-0" AND A WIDTH OF 15'-0" TO ENSURE FIRE DEPARTMENT VEHICLE ACCESS.
  - 2) A TRAVEL LANE MUST BE MAINTAINED AT ALL TIMES.
  - 3) SNOW REMOVAL MUST BE DONE WITHIN 24 HOURS.

1 FIRE PREVENTION PLAN  
 11x17 SCALE: 1" = 120'-0"  
 Z20x4 SCALE: 1" = 60'-0"



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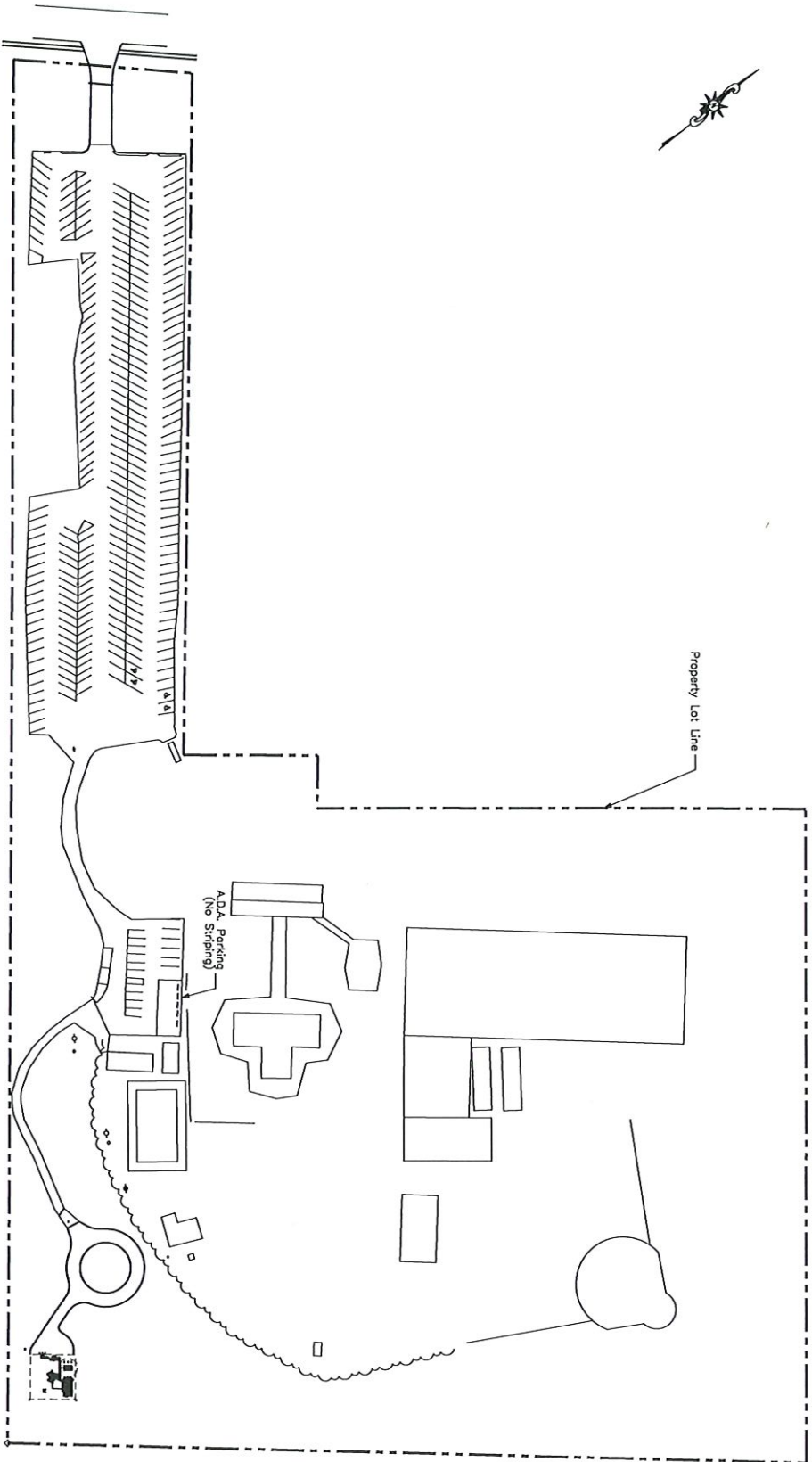
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SITE NAME: QUAL BROOK	
SITE ADDRESS: 156 CEDAR GROVE LANE SOMERSET, NJ 08873 SOMERSET COUNTY	
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DRAWING TITLE: FIRE PREVENTION PLAN	
DRAWING NO.:	Z20
PAGE NO.:	20 of 23



EXISTING AMOUNT OF PARKING SPACES = 236 PARKING SPACES  
 PARKING SPACES TO BE REMOVED = 78 PARKING SPACES  
 PROPOSED PARKING SPACES AFTER PAVING AND STRIPING = 218 PARKING SPACES

1 PARKING LOT PLAN (EXISTING CONDITIONS)

11x17 SCALE: 1" = 120'-0"

22x34 SCALE: 1" = 60'-0"

0 60' 120'



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6	TOWNSHIP COMMENTS RECEIVED 07/12/19	JG
5	TOWNSHIP COMMENTS RECEIVED 07/14/19	JG
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3	TOWNSHIP COMMENTS 06/29/18	JG
2	ZONING RESOLUTION DRAWINGS 02/12/18	HW
1	ISSUE OR REVISION	DATE BY

PROJECT TITLE:  
 PRELIMINARY AND FINAL SITE PLAN

SITE NAME:  
 QUAIL BROOK  
 SITE ADDRESS:  
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 SOMERSET, NJ 08873  
 SOMERSET COUNTY

SDG PROJECT #: 15VNL015

SCALE: AS NOTED DATE: 10/02/15

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 PARKING LOT PLAN (EXISTING CONDITIONS)

DRAWING NO.: Z21 PAGE NO.: 21 of 23



