

NEW YORK SMSA
LIMITED PARTNERSHIP
d/b/a
verizon
WIRELESS
QUAIL BROOK

156 CEDAR GROVE LANE
SOMERSET, NJ 08873
SOMERSET COUNTY



Shelbourne at Hunterdon
53 Frontage Road, Suite 260
Hampton, NJ 08827
Ph 908.323.2513 Fax 908.537.2525
www.schererdesigngroup.com

COLLEEN CONNOLLY
NJ PROFESSIONAL ENGINEER # 24GE04133700
IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF A LICENSED
ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY.
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APPLICANT:

NEW YORK SMSA
LIMITED PARTNERSHIP
d/b/a



283 KING GEORGE ROAD, BUILDING D
WARREN, NJ 07059

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

PROJECT TITLE:

PRELIMINARY AND
FINAL SITE PLAN

SITE NAME:
QUAIL BROOK

SITE ADDRESS:
156 CEDAR GROVE LANE
SOMERSET, NJ 08873
SOMERSET COUNTY
BLOCK: 424.12 LOT: 5.01
PROPERTY OWNER:
CEDAR HILL CLUB
P.O. BOX 5201
SOMERSET, NJ 08873

SDG PROJECT #: 15VNJ015

SCALE: AS NOTED DATE: 10/02/15

DRAWN BY: JM CHECKED BY: PC

DRAWING TITLE:

COVER PAGE

DRAWING NO.: PAGE NO.:

Z1 1 of 23

SCOPE OF WORK:

The Installation of an Unmanned Telecommunication Facility Including a Proposed Equipment Pad, a Proposed Propane Generator, (2) GPS Devices, and a Proposed Monopine with (12) Panel Antennas and Associated Appurtenances.

PROJECT DIRECTORY:

APPLICANT:
New York SMSA
Limited Partnership
D/B/A Verizon Wireless
283 King George Road, Building D
Warren, NJ 07059

VERIZON WIRELESS:
PROPERTY SPECIALIST:
Steve Bosque
(856) 505-0482

RF ENGINEER:
Stephanie Koles
(908) 625-3293

CONSTRUCTION MANAGER:
Chris Murray
(971) 277-1914

ENGINEER PROJECT MANAGER:
Lynn Manville
(908) 323-2513

APPLICANT ATTORNEY:
Hiering, Dupignac, Stanzione,
Dunn & Beck, P.C.
64 Washington Street
Toms River, NJ 08753
(732) 349-1212

PROPERTY OWNER:
Cedar Hill Club
P.O. Box 5201
Somerset, NJ 08873

OWNER CONTACT:
George Wade
(908) 812-4029

SITE COORDINATES

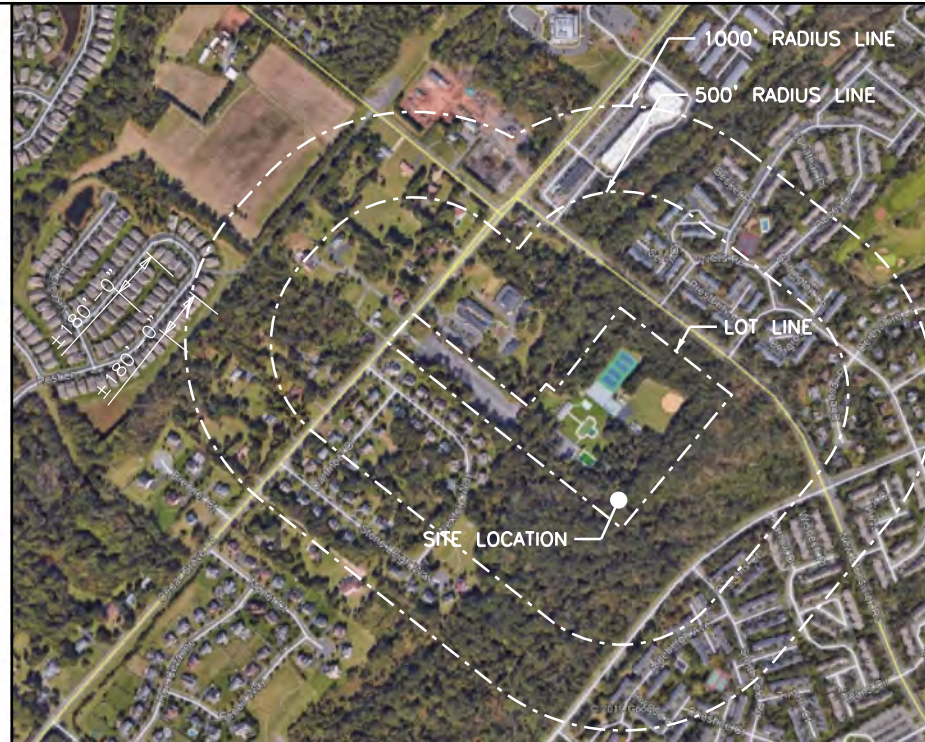
LATITUDE: N40°30'59.99" (NAD83)
LONGITUDE: W74°31'14.40" (NAD83)
GROUND ELEVATION: 85' +/- (NAVD88)

LEGAL DESCRIPTION:

TOWNSHIP: TOWNSHIP OF FRANKLIN
BLOCK: 424.12 ZONE: R-40 SINGLE FAMILY RESIDENTIAL
LOT: 5.01 MAP #: 76

APPROVALS

	DATE	APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
BOARD CHAIRMAN		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOARD SECRETARY		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CITY ENGINEER		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



KEY MAP

SCALE: 1" = 300'-0"

DWG.	DWG. TITLE	DWG.	DWG. TITLE
Z1	COVER PAGE	Z17	SIDEWALK PLAN
Z2	200' RADIUS MAP	Z18	SIDEWALK DETAILS
Z3	200' PROPERTY OWNERS LIST	Z19	GRADING PLAN
Z4	PARTIAL SITE PLAN AND SITE NOTES	Z20	FIRE PREVENTION PLAN
Z5	COMPOUND LAYOUT	Z21	PARKING LOT PLAN
Z6	ELEVATIONS		(EXISTING CONDITIONS)
Z7	ELEVATIONS	Z22	PARKING LOT RESTORATION & STRIPING PLAN (PROPOSED CONDITIONS)
Z8	TREE REMOVAL/PROTECTION PLAN	Z23	PARKING LOT DETAILS
Z9	ROUTING AREA OF DISTURBANCE		
Z10	SOIL EROSION AND SEDIMENT CONTROL NOTES		
	AND DETAILS		
Z11	DETAILS		
Z12	DETAILS		
Z13	ANTENNA DETAILS		
Z14	GENERATOR SPECS		
Z15	TOTAL IMPERVIOUS AREA		
Z16	IMPERVIOUS AREA OF PROPOSED VERIZON IMPROVEMENTS/REMEDIAION		

(TYPICAL DRAFTING STANDARDS FOR ALL SHEETS)

Existing	Light, Upper And Lower Case Lettering When Labeling Existing Features
PROPOSED	BOLD, UPPER CASE LETTERING WHEN LABELING PROPOSED FEATURES
---	Light Lines Represent Existing Features
---	DARK LINES REPRESENT PROPOSED FEATURES

LOCATION MAP

SCALE: 1" = 400'-0"



APPLICABLE CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
[INTERNATIONAL BUILDING CODE (IBC), 2015 AS ADOPTED BY NEW JERSEY]

ELECTRICAL CODE:
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 2014, NATIONAL ELECTRICAL CODE, AS ADOPTED BY NEW JERSEY]

LIGHTNING PROTECTION CODE:
[NFPA 780 - 2006, LIGHTNING PROTECTION CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST APPROVED OF THE FOLLOWING STANDARDS.

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION

ANSI/TIA 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

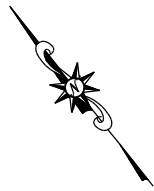
INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST VERSION

TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.



468.07

CR
424.10

127
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11.01
11.02

2
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4
5
6
7
8
9

Derbyshire Ln

New Brunswick Rd

49.02

New Brunswick Rd

64.01

Cedar Grove Lane (R.O.W.)

R-40
424.12

7.01

6.02

6.01

12.02

12.01

13

14

BLOCK: 424.12
LOT: 5.01
AREA: 18.6 AC/
810,024 S.F.

200' Radius Line

Willow Ave

424.04

4.22 4.21 4.20 4.19 4.18 4.17 4.16 4.15 4.14 4.13 4.12 4.11

Wexford Way

424.15

424.16

Dartmoor Dr

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 08/06/2015 AND BLOCK LIMITS REFERENCED FROM TAX MAPS OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, SHEETS #75 (08/01/13), #76 (03/15/07), #76.03 (02/06/86), #76.04 (02/06/86), #76.15 (06/11/01) AND #87 (11/16/66)

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

USE LEGEND	
(S)	SCHOOL
(R)	RESIDENCE

SYMBOL LEGEND	
ZONE	(O)
BLOCK	(□)

LEGEND	
ZONE	DESCRIPTION
R-40	RESIDENTIAL
CR	CLUSTER COMMERCIAL



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DRAWN BY: JM CHECKED BY: PC

DRAWING TITLE:

200' RADIUS MAP

DRAWING NO.: PAGE NO.:

Z2 2 of 23

1 200' RADIUS MAP

11x17 SCALE: 1" = 200'-0"

22x34 SCALE: 1" = 100'-0"

0 100' 200'



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
424.10 33	NEW BRUNSWICK RD	1	HERITAGE & COLONIAL HOMES 179 DAVIDSON AVE SOMERSET NJ 08873
424.10 66	66 BOXGROVE PL	2	AMUNDIATO, ELISSA J 66 BOXGROVE PLACE SOMERSET NJ 08873
424.10 67	67 BOXGROVE PL	2	KITCHEN, KORI 67 BOXGROVE PLACE SOMERSET NJ 08873
424.10 68	68 BOXGROVE PL	2	YOUNG, ANGELLA 68 BOXGROVE PLACE SOMERSET, NJ 08873
424.10 69	69 BOXGROVE PL	2	LAW, IRIS 69 BOXGROVE PL SOMERSET NJ 08873
424.10 70	70 BOXGROVE PL	2	LYONS, BENJAMIN O & VICTORIA O 70 BOX GROVE PLACE SOMERSET NJ 08873
424.10 71	71 BOXGROVE PL	2	O'CALLAGHAN, TIMOTHY & KELLY 71 BOXGROVE PLACE SOMERSET, NJ 08873
424.10 72	72 BOXGROVE PL	2	CLEOFATEA INC 28 JAKE DR. CREAM RIDGE, NJ 08514
424.10 73	73 BOXGROVE PL	2	EGAN, MARIAN 73 BOXGROVE PL SOMERSET NJ 08873
424.10 100	100 PRESTBURY LA	2	FENSTER, LYNN S. 100 PRESTBURY LA SOMERSET NJ 08873
424.10 101	101 PRESTBURY LA	2	GIRIJAPATHY, V & GAYATHRI 101 PRESTBURY LA SOMERSET NJ 08873
424.10 102	102 PRESTBURY LA	2	JONES, SHIRLEY 102 PRESTBURY LA SOMERSET NJ 08873
424.10 103	103 PRESTBURY LA	2	VAN DYKE, DAWN 103 PRESTBURY LN SOMERSET NJ 08873
424.10 104	104 PRESTBURY LA	2	CHIN, DANIEL K 104 PRESTBURY LA SOMERSET NJ 08873
424.10 105	105 PRESTBURY LA	2	FRITCHARD, JOAN 14 NORTHERN DR. BRIDGEMAN, NJ 08807.1832
424.10 106	106 PRESTBURY LA	2	DOCTOR, ADAM D 106 PRESTBURY LA SOMERSET NJ 08873
424.10 107	107 PRESTBURY LA	2	ARHMD, ABDULLAH AL S & BANIM, H 107 PRESTBURY LA SOMERSET, NJ 08873
424.10 108	108 PRESTBURY LA	2	FAINE, CHERYL P 108 PRESTBURY LN SOMERSET NJ 08873
424.10 109	109 PRESTBURY LA	2	BERGERON, TOM & WOLLACE 109 PRESTBURY LA SOMERSET NJ 08873
424.10 110	110 PRESTBURY LA	2	LAWSON, LYNN 110 PRESTBURY LA SOMERSET NJ 08873
424.10 111	111 PRESTBURY LA	2	CEVERA HOLDINGS INTERNATIONAL LTD 1075 EASTON AVE - #141 SOMERSET, NJ 08873
424.10 112	112 PRESTBURY LA	2	SPETE, ANN 112 PRESTBURY LA SOMERSET NJ 08873
424.10 113	113 PRESTBURY LA	2	DA SILVA, CRISTINA & DEMONE, MARK D 18 NO. RHODA ST. MORRIS TWP, NJ 08520
424.10 114	114 SELBY CT	2	KO, CRYSTAL 114 SELBY CT. SOMERSET NJ 08873
424.10 121	121 SELBY CT	2	KOCH, WILLIAM A. 121 SELBY COURT SOMERSET, NJ 08873
424.10 122	122 SELBY CT	2	BILLY, MARY ANNE S 122 SELBY CT. SOMERSET NJ 08873
424.10 123	123 SELBY CT	2	GRIFFIN, VALERIE A 754 MAPLE AVE BRICK NJ 08724
424.10 124	124 SELBY CT	2	WANG, YUAN & TRACY 15 KILPATRICK LANE BELLE MEAD, NJ 08502
424.10 125	125 SELBY CT	2	LAUREY, ADAM & PEGGY 42 EDGERS ST EAST BRUNSWICK, NJ 08816
424.10 126	126 SELBY CT	2	GARCIA, ANGEL JESUS 126 SELBY COURT SOMERSET NJ 08873
424.10 127	127 SELBY CT	2	LEVITSKIY, VITALIY & KAMINSKA, M 127 SELBY CT SOMERSET, NJ 08873
424.12 4.11	17 STONE LEIGH WAY	15C	TOWNSHIP OF FRANKLIN 475 DEMOTT LA SOMERSET, NJ 08873 <i>ATTN: TWP MANAGER</i>
424.12 4.14	17 WEXFORD WAY	2	DANCHAL, JIGNESH & SNEHAL 17 WEXFORD WAY SOMERSET NJ 08873
424.12 4.15	15 WEXFORD WAY	2	PALANIAPPAN, MANTHIGALAI & SATHISH 15 WEXFORD WAY SOMERSET NJ 08873
424.12 4.16	13 WEXFORD WAY	2	MURPHY, JOHN & BONACE, SHARL L. 13 WEXFORD WAY SOMERSET NJ 08873
424.12 4.17	11 WEXFORD WAY	2	CONHEENEY, BRENDAN 11 WEXFORD WAY SOMERSET NJ 08873

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
424.12 4.18	9 WEXFORD WAY	2	PAIVA, BRIAN & KIMBERLY 9 WEXFORD WAY SOMERSET NJ 08873
424.12 4.19	7 WEXFORD WAY	2	AQUINO, MILFREDO & HELEN 7 WEXFORD WAY SOMERSET NJ 08873
424.12 4.20	5 WEXFORD WAY	2	DAVIS-WALCOTT, CLAUDETTE 5 WEXFORD WAY SOMERSET NJ 08873
424.12 4.21	3 WEXFORD WAY	2	DAQUINO, THOMAS & BRIGIDA 3 WEXFORD WAY SOMERSET NJ 08873
424.12 4.22	1 WEXFORD WAY	2	SURUKKAL, RAJANI & SINGH, DALBIR 1 WEXFORD WAY SOMERSET NJ 08873
424.12 5.01	198 CEDAR GROVE LA	4A	CEDAR HILL CLUB 90 BOX 2201 SOMERSET NJ 08875
424.12 6.03	152 CEDAR GROVE LA	4B	CEDAR HILL HOLDINGS, LLC 106 ARMSTEAD COURT SOUTH PLAINFIELD NJ 07080
424.12 7.01	144 CEDAR GROVE LA	2	KUMAR, ANIL 144 CEDAR GROVE LA SOMERSET NJ 08873
424.12 8	142 CEDAR GROVE LA	2	GANIM, VIRGINIA S. & ANTHONY L. 142 CEDAR GROVE LA SOMERSET NJ 08873
424.12 84.01	KEN BRUNSWICK RD	15C	TOWNSHIP OF FRANKLIN 475 DEMOTT LA SOMERSET NJ 08873
424.15 9	11 DARTMOOR DR	2	SMITH, TASHENA 11 DARTMOOR DR SOMERSET NJ 08873
424.16 5	4 WEXFORD WAY	2	RILLO, RICHARDO & EOLITA 4 WEXFORD WAY SOMERSET NJ 08873
424.16 6	6 WEXFORD WAY	2	RAD, NARASIMHA & SHUKLA, RITA 6 WEXFORD WAY SOMERSET NJ 08873
424.16 7	8 WEXFORD WAY	2	FITZGERALD, MARK L & GRACE MARIE 8 WEXFORD WAY SOMERSET NJ 08873
424.16 8	10 WEXFORD WAY	2	DASARSA, PAUL R & LISA P 10 WEXFORD WAY SOMERSET NJ 08873
424.16 9	12 WEXFORD WAY	2	PARK, JOHN J & KATIE K 12 WEXFORD WAY SOMERSET NJ 08873
507.36 11.01	151 CEDAR GROVE LA	2	STCLARI, DENNIS & SONITA 151 CEDAR GROVE LANE SOMERSET, NJ 08873
507.36 12.03	153 CEDAR GROVE LA	2	LEACOCK, W & MARVALENE 153 CEDAR GROVE LANE SOMERSET NJ 08873
507.38 12.04	155 CEDAR GROVE LA	2	IQBAL, ISMAIL & ARVIND I ET AL 155 CEDAR GROVE LANE SOMERSET NJ 08873
507.38 12.05	157 CEDAR GROVE LA	2	COMBS, JOAQUIN H 157 CEDAR GROVE LA SOMERSET NJ 08873
507.38 12.06	159 CEDAR GROVE LA	2	CEKOCYA, POLAPURMI & ABHIR ADGAQVAY 159 CEDAR GROVE LANE SOMERSET NJ 08873
507.38 13	161 CEDAR GROVE LA	2	SLINKA, STEPHEN R & SPAR, LINDA 161 CEDAR GROVE LA SOMERSET NJ 08873



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SITE NAME:
QUAIL BROOK

SITE ADDRESS:
156 CEDAR GROVE LANE
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SOMERSET COUNTY
BLOCK: 424.12 LOT: 5.01

PROPERTY OWNER:
CEDAR HILL CLUB
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SOMERSET, NJ 08873

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SCALE: AS NOTED DATE: 10/02/15

DRAWN BY: JM CHECKED BY: PC

DRAWING TITLE:
200' PROPERTY OWNERS LIST

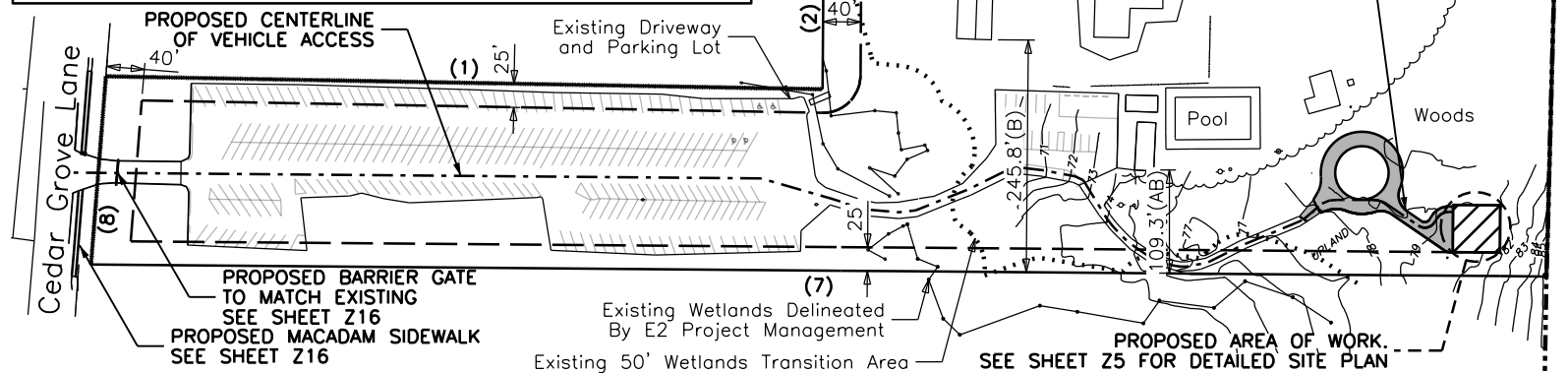
DRAWING NO.: Z3 PAGE NO.: 3 of 23

LEGEND		
	BEARING	DISTANCE
1	S51°33'52"E	760.00'
2	N37°45'58"E	150.00'
3	S51°33'52"E	59.13'
4	N37°26'08"E	320.00'
5	S52°33'52"E	729.59'
6	S38°56'08"W	892.00'
7	N52°07'48"W	1543.15'
8	N41°56'08"E	200.00'

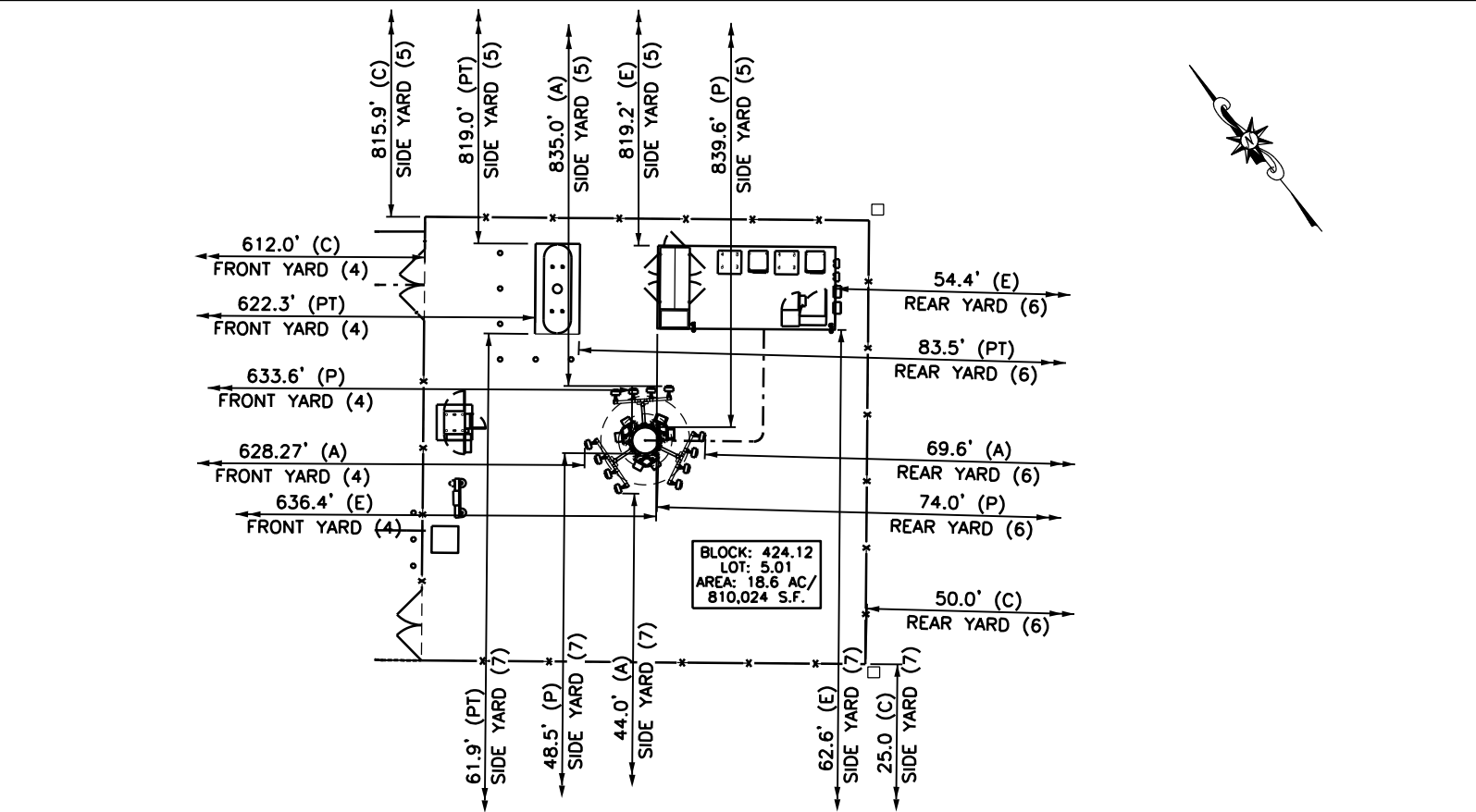
SETBACK LEGEND	
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	50'

LEGEND	
LOT LINE	----
SETBACK ENVELOPE	----

NOTE:
 LOT LINES DERIVED FROM A DRAWING ENTITLED "CEDAR HILL CLUB - EXISTING CONDITIONS SURVEY" BY VS LAND DATA DATED JUNE 05, 2015 AND LAST REVISED 08/06/2015 AND BLOCK LIMITS REFERENCED FROM TAX MAPS OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, SHEETS #75 (08/01/13), #76 (03/15/07), #76.03 (02/06/86), #76.04 (02/06/86), #76.15 (06/11/01) AND #87 (11/16/66)



1 OVERALL SITE PLAN
 11x17 SCALE: 1"= 200'-0" 22x34 SCALE: 1"= 100'-0"



2 PARTIAL SITE PLAN
 11x17 SCALE: 1"= 20'-0" 22x34 SCALE: 1"= 10'-0"

DISTRICT ORDINANCE			
	REQUIRED	EXISTING	PROPOSED
DISTRICT R-40			
Min. Area	40,000 SF	810,024 SF	No Change
Min. Frontage	200'	200.0'	No Change
Min. Front Yard Setback	40'	85.6'	612.0' (C)
Min. Any One Side Yard Setback	25'	245.8' (B)	25.0' (C)
Min. Total of Two Side Yard Setback	75'	784.8'	840.9
Min. Rear 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
	35'	18' (B)	9'-6" (E)
Maximum Lot Coverage	10%	0.7%	No Change
Maximum Impervious Coverage	20%	9.2%	9.4%

WIRELESS ORDINANCE			
	REQUIRED	EXISTING	PROPOSED
DISTRICT R-40			
Min. Setback (All Lot Lines)	(200% Height) 252'-0"	N/A	48.5' (P) **
Tower Type	Monopole	N/A	Yes - Monopole
Camouflage	Made to Look Like Tree	N/A	Yes - Made To Look Like Tree 126'-0" (P)
Max. Height of Tower	150'-0"	N/A	(118' Monopine With 8' Vertical Concealment 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	8' High 2" Coliper At Time Of Planting	N/A	(11) 8' High 2" Coliper At Time Of Planting
Max Area Per Provider	300 SF	N/A	238 SF

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

3 BULK REQUIREMENTS

- NOTES:**
- SITE PLAN AND PROPERTY LINE DATA SHOWN WAS DERIVED FROM A DRAWING ENTITLED "CEDAR HILL CLUB - EXISTING CONDITIONS SURVEY" BY VS LAND DATA DATED JUNE 05, 2015 AND LAST REVISED 08/06/2015. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - WETLAND LIMITATIONS PROVIDED BY E2PM WERE DERIVED FROM A DRAWING ENTITLED "CEDAR HILL CLUB - EXISTING CONDITIONS SURVEY" DATED JUNE 05, 2015 AND LAST REVISED 08/06/2015.
 - 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.

4 SITE NOTES



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COLLEEN CONNOLLY
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APPLICANT:
 NEW YORK SMSA
 LIMITED PARTNERSHIP
 d/b/a



283 KING GEORGE ROAD, BUILDING D
 WARREN, NJ 07059

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

PROJECT TITLE:

PRELIMINARY AND FINAL SITE PLAN

SITE NAME:
 QUAIL BROOK
SITE ADDRESS:
 156 CEDAR GROVE LANE
 SOMERSET, NJ 08873
 SOMERSET COUNTY
 BLOCK: 424.12 LOT: 5.01
PROPERTY OWNER:
 CEDAR HILL CLUB
 P.O. BOX 5201
 SOMERSET, NJ 08873

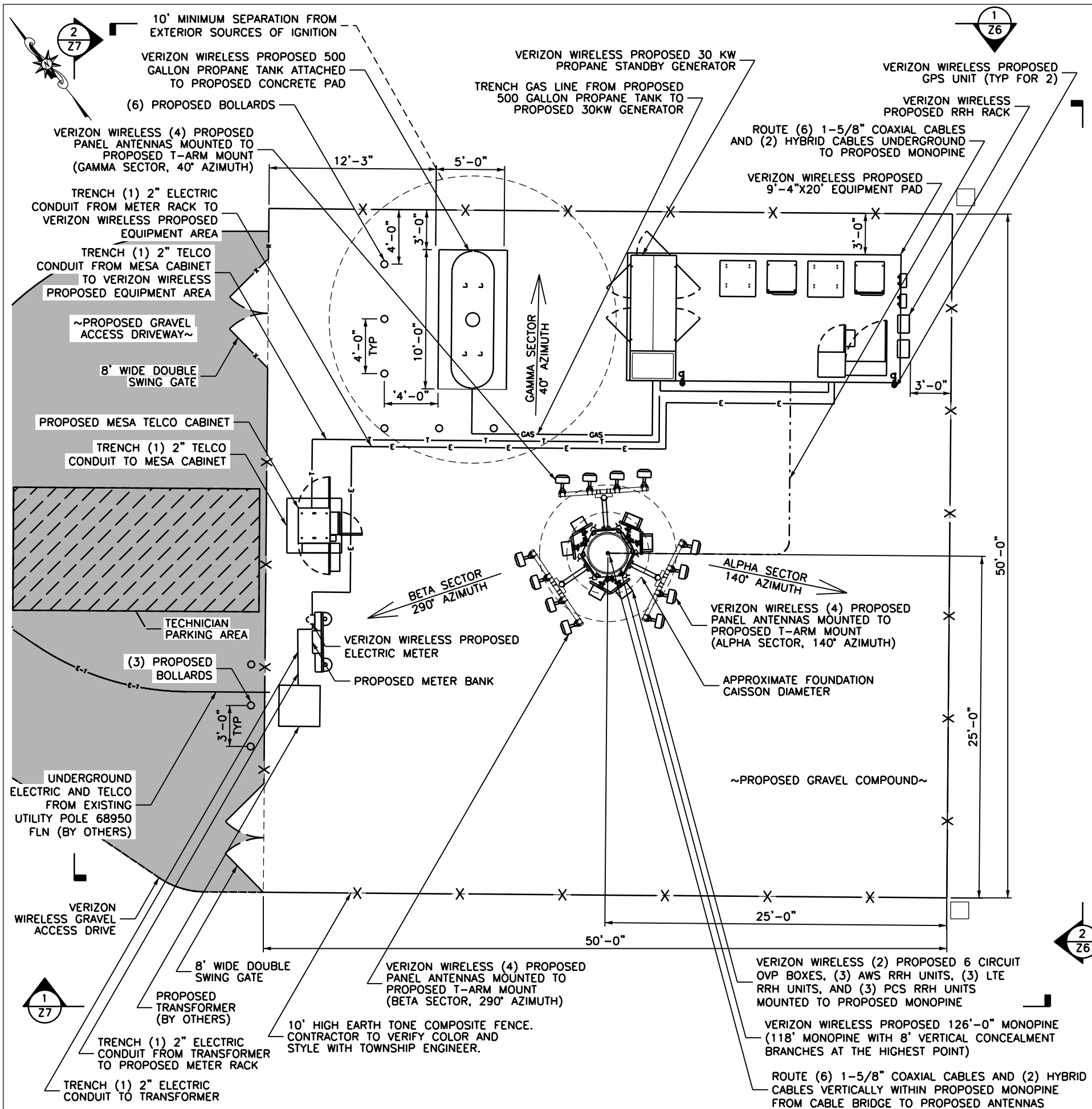
SDG PROJECT #: 15VNJ015

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

DRAWING TITLE:

PARTIAL SITE PLAN AND SITE NOTES

DRAWING NO.:	PAGE NO.:
Z4	4 of 23



- INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE
- CLEAR EXISTING TREES AND SHRUBS
- INSTALL PIER FOUNDATIONS
- INSTALL PROPOSED 126'-0" MONOPINE (118' MONOPINE WITH 8' VERTICAL CONCEALMENT BRANCHES AT THE HIGHEST POINT), VERIZON WIRELESS EQUIPMENT PAD, PROPANE TANK AND OTHER ASSOCIATED EQUIPMENT
- INSTALL PROPOSED UTILITIES
- INSTALL PROPOSED COMPOUND FENCING
- INSTALL GRAVELED COMPOUND AREA
- REMOVE SILT FENCE

2	CONSTRUCTION SCHEDULE
11x17 SCALE: NTS	22x34 SCALE: NTS

NOTE:
 A STRUCTURAL ANALYSIS OF THE PROPOSED MONOPIE AND FOUNDATION TO BE PERFORMED BY OTHERS AND PROVIDED TO SCHERER DESIGN GROUP PRIOR TO ISSUING FINAL CONSTRUCTION DOCUMENTS.

1 COMPOUND LAYOUT
 11x17 SCALE: 1/8" = 1'-0" 22x34 SCALE: 1/4" = 1'-0"

- NOTES:**
- 1) BRANCHES NOT SHOWN FOR CLARITY.
 - 2) ANTENNAS PAINTED TO MATCH BRANCHES. CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.
 - 3) MONOPIE WILL BE PAINTED DARK BROWN.



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3	ZONING RESOLUTION DRAWINGS	02/12/18	HW

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 SOMERSET COUNTY
 BLOCK: 424.12 LOT: 5.01
PROPERTY OWNER:
 CEDAR HILL CLUB
 P.O. BOX 5201
 SOMERSET, NJ 08873

SDG PROJECT #: 15VNJ015
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 DRAWN BY: JM CHECKED BY: PC

DRAWING TITLE:
 COMPOUND LAYOUT

DRAWING NO.: Z5 PAGE NO.: 5 of 23



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verizon
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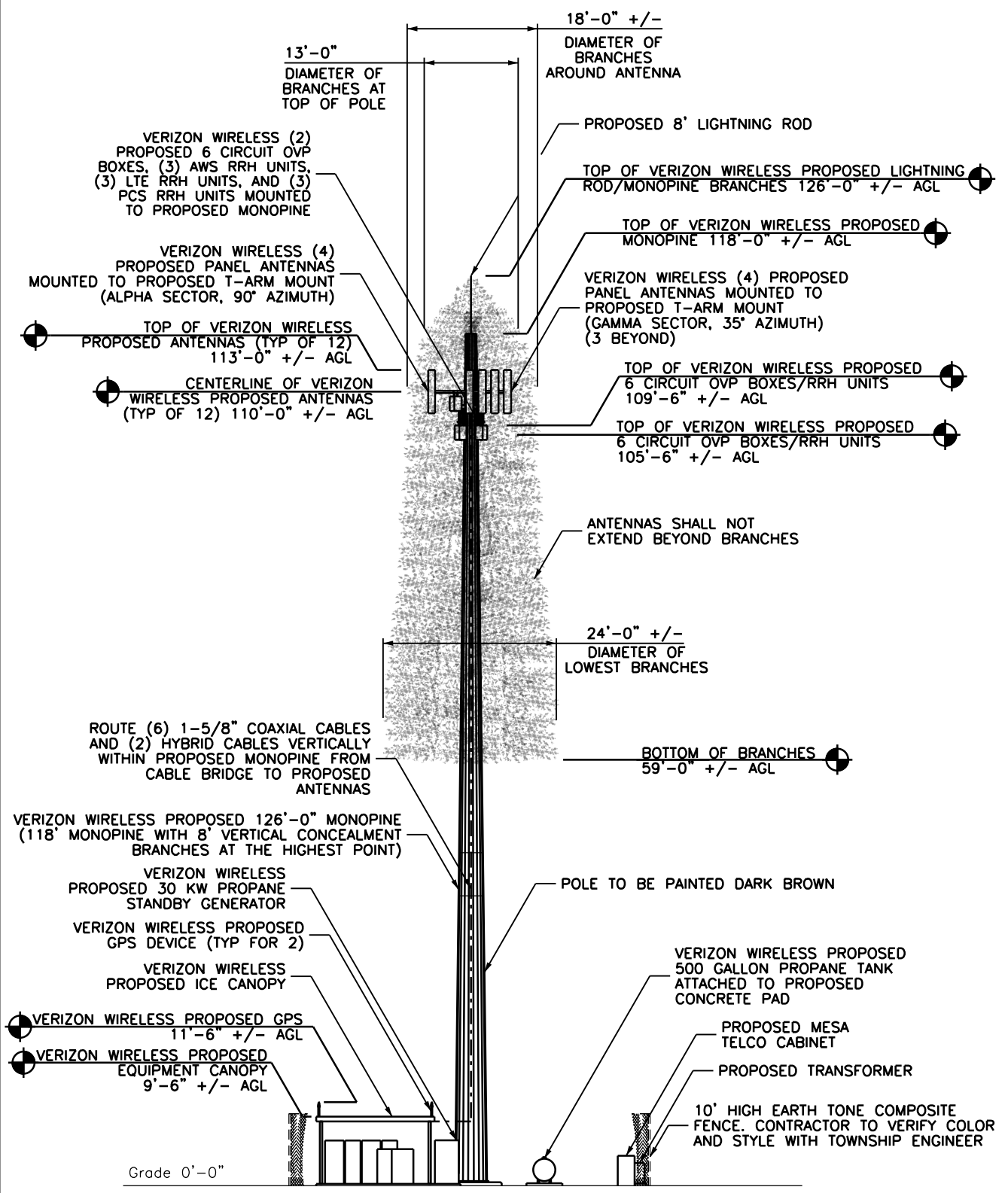
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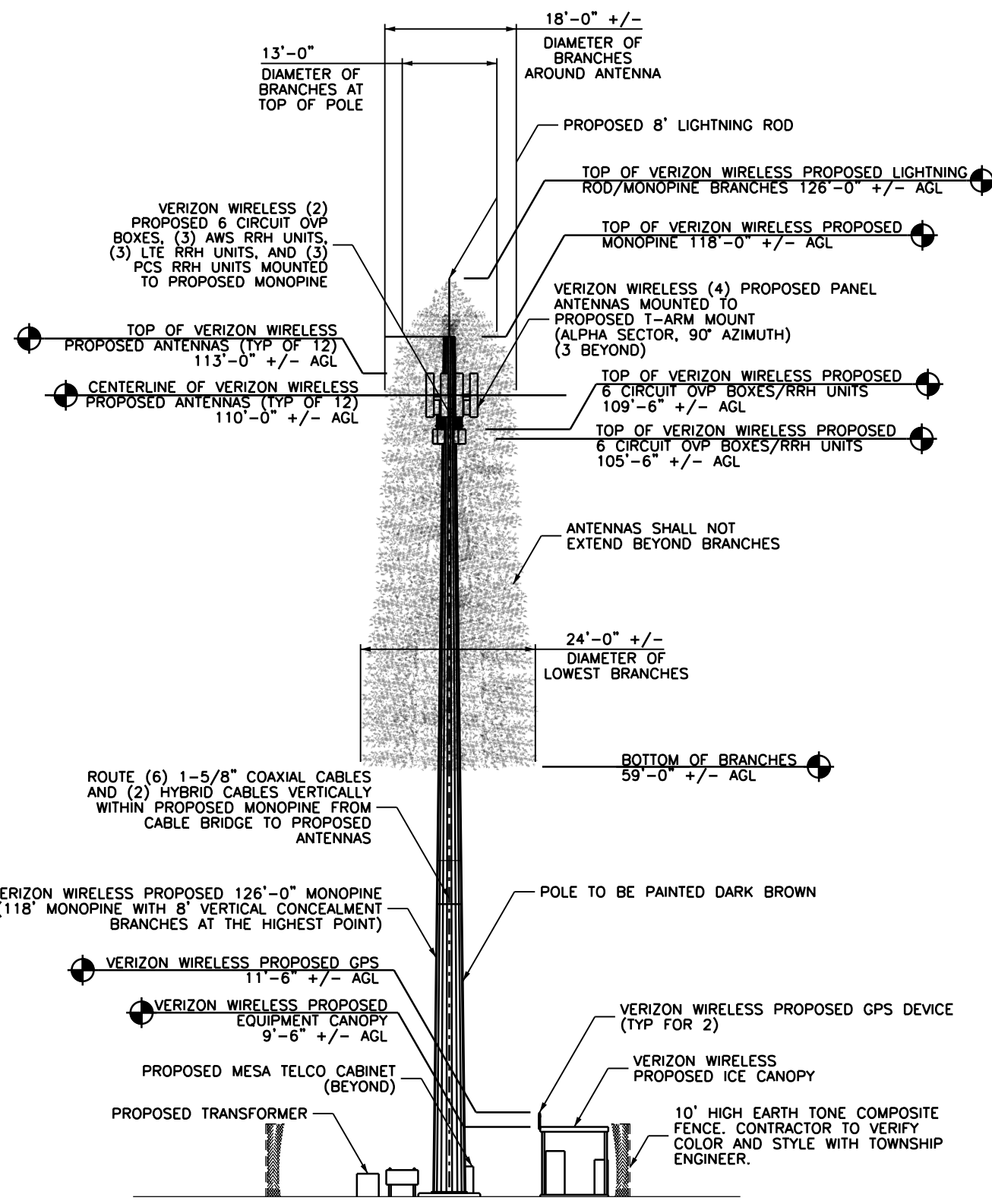
DRAWING TITLE:
ELEVATIONS

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



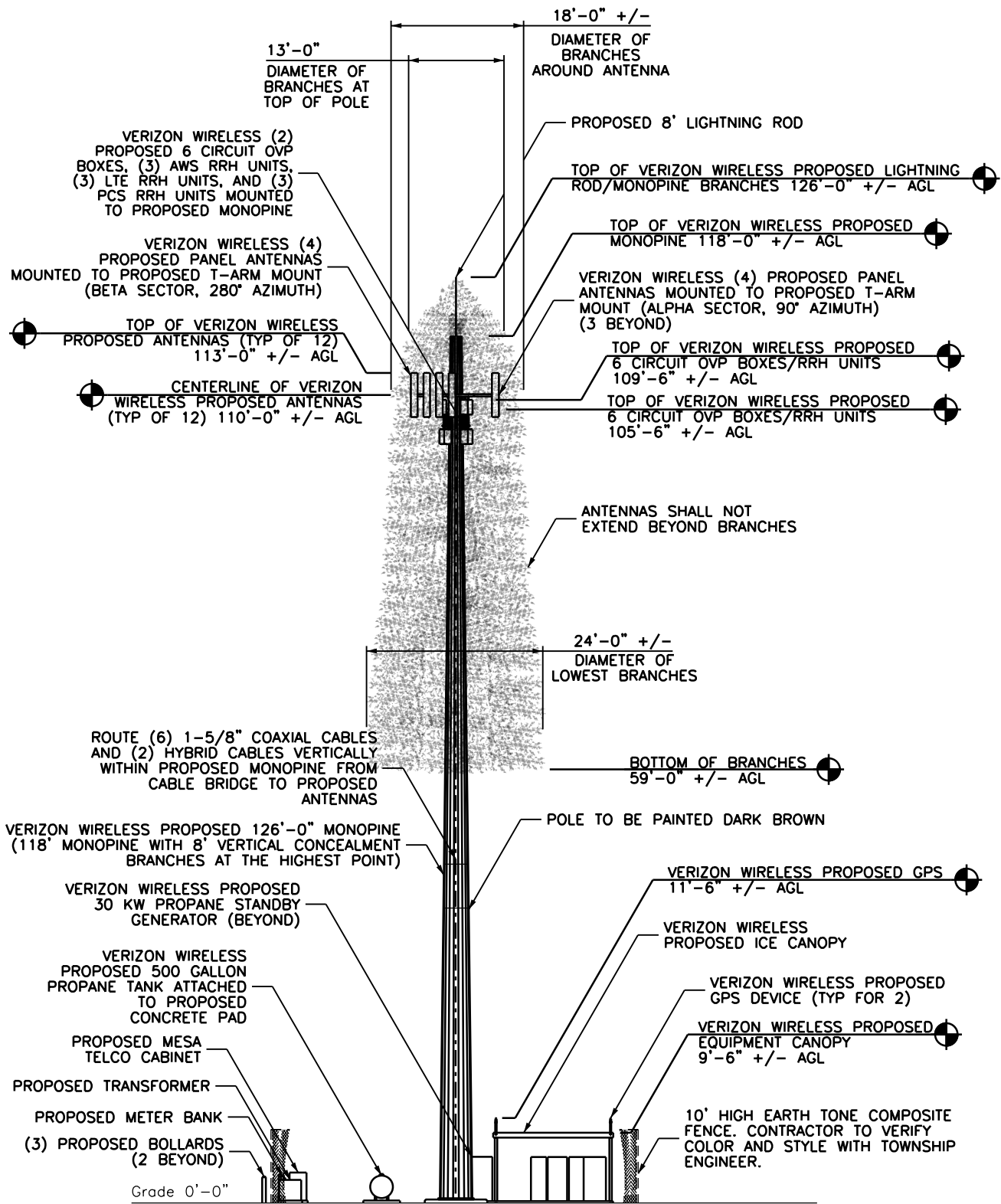
- NOTES:
- ANTENNAS PAINTED TO MATCH BRANCHES. CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.
 - BRANCHES TO BE COLORED IN A NATURAL HUE THAT MATCHES THE EXISTING SURROUNDING TREE CANOPY.
 - REFER TO MONOPINE POLE SPECIFICATIONS FOR SPECIFIC DESIGN CRITERIA.

1 NORTHERN ELEVATION
11x17 SCALE: 1"= 20'-0"
22x34 SCALE: 1"= 10'-0"
0 10' 20'

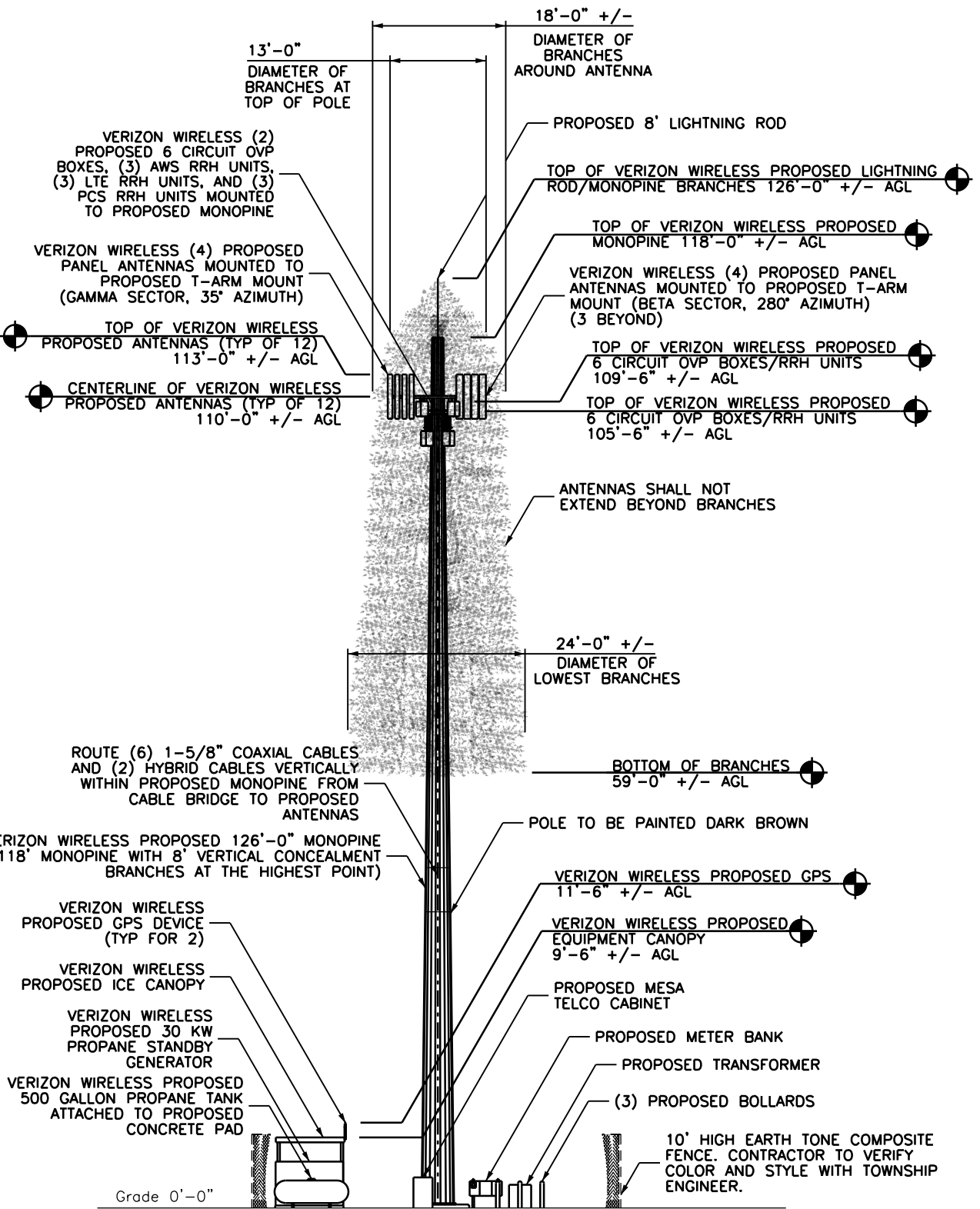


- NOTES:
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 - BRANCHES TO BE COLORED IN A NATURAL HUE THAT MATCHES THE EXISTING SURROUNDING TREE CANOPY.
 - REFER TO MONOPINE POLE SPECIFICATIONS FOR SPECIFIC DESIGN CRITERIA.

2 EASTERN 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.
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- NOTES:
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SOMERSET COUNTY
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PROPERTY OWNER:
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P.O. BOX 5201
SOMERSET, NJ 08873

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ELEVATIONS

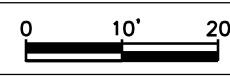
DRAWING NO.: PAGE NO.:

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1 SOUTHERN ELEVATION
11x17 SCALE: 1"= 20'-0"
22x34 SCALE: 1"= 10'-0"



2 WESTERN ELEVATION
11x17 SCALE: 1"= 20'-0"
22x34 SCALE: 1"= 10'-0"



	DBH (Inches)	Species	Special Features	Condition
1	16	Acer Rubrum		Fair
2	10	Juniperus Virginiana		Poor
3	26	Acer Rubrum		Good
4	6	Juniperus Virginiana		Poor
5	9	Juniperus Virginiana		Poor
6	14	Juniperus Virginiana		Fair
7	8	Juniperus Virginiana		Poor
8	8	Juniperus Virginiana		Poor
9	13	Prunus Serotina		Fair
10	11	Acer Rubrum		Poor
11	7	Quercus Velutina		Good
12	12	Juniperus Virginiana	RELOCATE	Good
13	12	Juniperus Virginiana		Good
14	11, 12	Fraxinus Ssp.	Codominant Stem	Dead
15	12, 9	Juniperus Virginiana	Codominant Stem	Fair
16	9	Juniperus Virginiana	RELOCATE	Fair
17	14	Juniperus Virginiana	RELOCATE	Fair
18	9	Acer Rubrum		Good
19	21	Acer Rubrum		Good
20	6	Quercus Ssp.		Dead
21	14	Juniperus Virginiana	RELOCATE	Good
22	7	Quercus Ssp.		Dead
23	11	Quercus Velutina		Good
24	15	Quercus Velutina		Good
25	10	Quercus Velutina		Good

	DBH (Inches)	Species	Special Features	Condition
26	13	Quercus Velutina		Good
27	14	Quercus Velutina		Good
28	23	Quercus Palustris		Good
29	10	Quercus Velutina		Good
30	11	Quercus Alba		Good
31	16	Quercus Velutina		Good
32	17	Quercus Velutina		Good
33	6	Carya Avata		Good
34	8	Quercus Velutina		Good
35	8, 4	Juniperus Virginiana	Codominant Stem	Poor
36	8	Juniperus Virginiana		Poor
37	13	Quercus Velutina		Good
38	6	Quercus Alba		Good
39	7	Carya Avata		Good
40	8	Juniperus Virginiana		Poor
41	12	Quercus Ssp.		Dead
42	13	Quercus Velutina		Good
43	10	Quercus Velutina		Good
44	13	Quercus Velutina		Good
45	9	Juniperus Virginiana		Poor
46	7	Juniperus Virginiana		Fair
47	7	Quercus Alba		Good
48	6	Quercus Velutina		Good
49	22	Quercus Velutina		Good
50	11	Juniperus Virginiana		Fair

	DBH (Inches)	Species	Special Features	Condition
51	9	Acer Rubrum		Good
52	14	Juniperus Virginiana		Fair
53	6	Juniperus Virginiana		Poor
54	8	Juniperus Virginiana		Fair
55	10	Juniperus Virginiana		Fair
56	6	Juniperus Virginiana		Poor
57	8	Juniperus Virginiana		Poor
58	7	Juniperus Virginiana		Poor
59	12	Juniperus Virginiana		Poor
60	6	Juniperus Virginiana		Poor
61	22	Quercus Palustris		Good
62	22	Quercus Palustris		Good
63	7	Juniperus Virginiana		Fair
64	6	Juniperus Virginiana		Poor
65	16	Acer Rubrum		Good
66	14	Prunus Serotina		Fair
67	8	Juniperus Virginiana		Fair
68	12	Fraxinus Ssp.		Good
69	6	Juniperus Virginiana		Poor
70	12	Juniperus Virginiana		Good
71	6	Juniperus Virginiana		Good
72	12	Juniperus Virginiana		Poor
73	20	Quercus Velutina		Fair
74	7	Juniperus Virginiana	RELOCATE	Good

NOTE:
 1) RELOCATED TREES - JUNIPERUS VIRGINIANA ARE APPROVED PER LAND DEVELOPMENT 112 ATTACHMENT 6 RR3 AND RR5 BUFFER REQUIREMENTS
 2) ALL PLANT RELOCATIONS/ SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TOTAL TREES TO BE REMOVED/PROTECTED	
TOTAL TO BE REMOVED	22
TOTAL TO BE PROTECTED	7

LEGEND	
	= TO BE REMOVED
	= TO BE PROTECTED
	= TO BE RELOCATED



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 SOMERSET COUNTY
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 PROPERTY OWNER:
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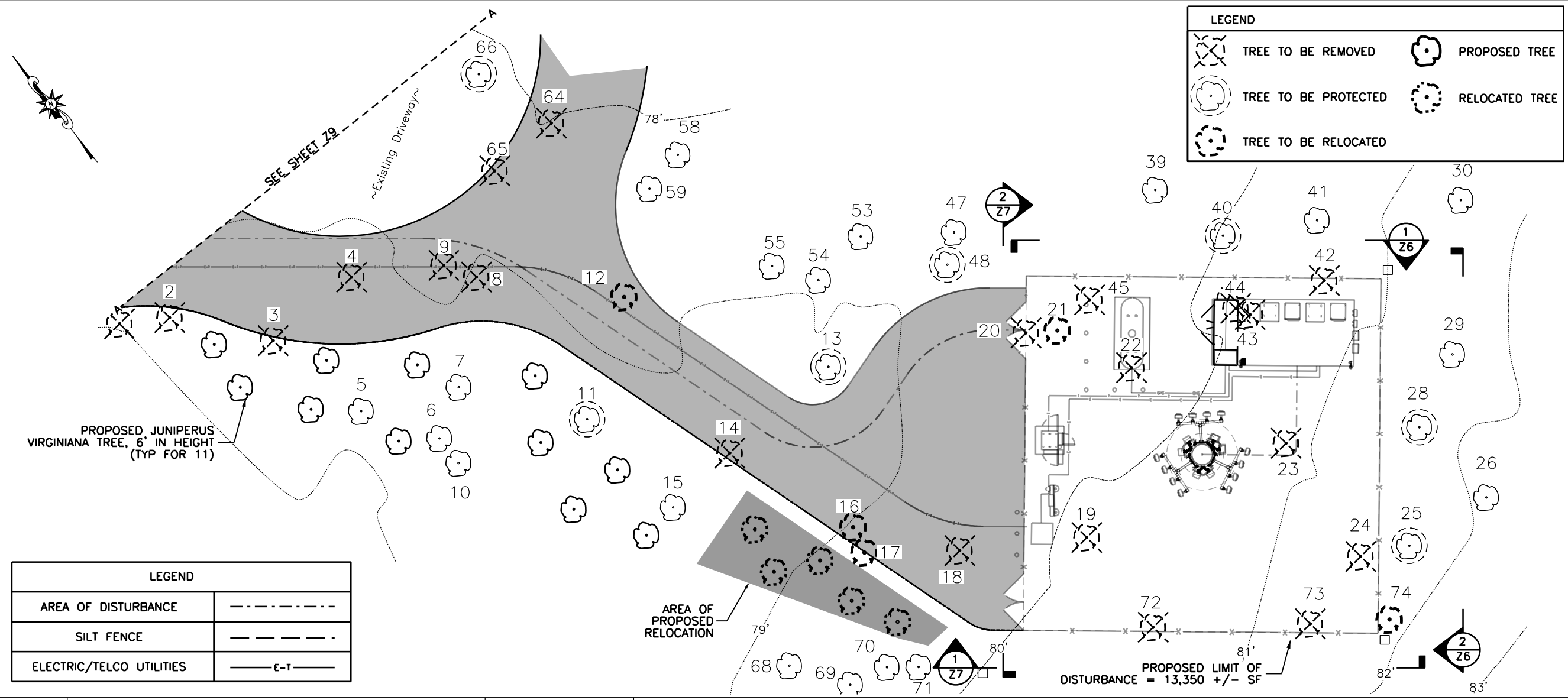
DRAWING TITLE:
 TREE REMOVAL/PROTECTION PLAN

DRAWING NO.: 28 PAGE NO.: 8 of 23

1 VEGETATION CHART

11x17 SCALE: NTS

22x34 SCALE: NTS



2 TREE REMOVAL/PROTECTION PLAN

11x17 SCALE: 1/16" = 1'-0"

22x34 SCALE: 1/8" = 1'-0"





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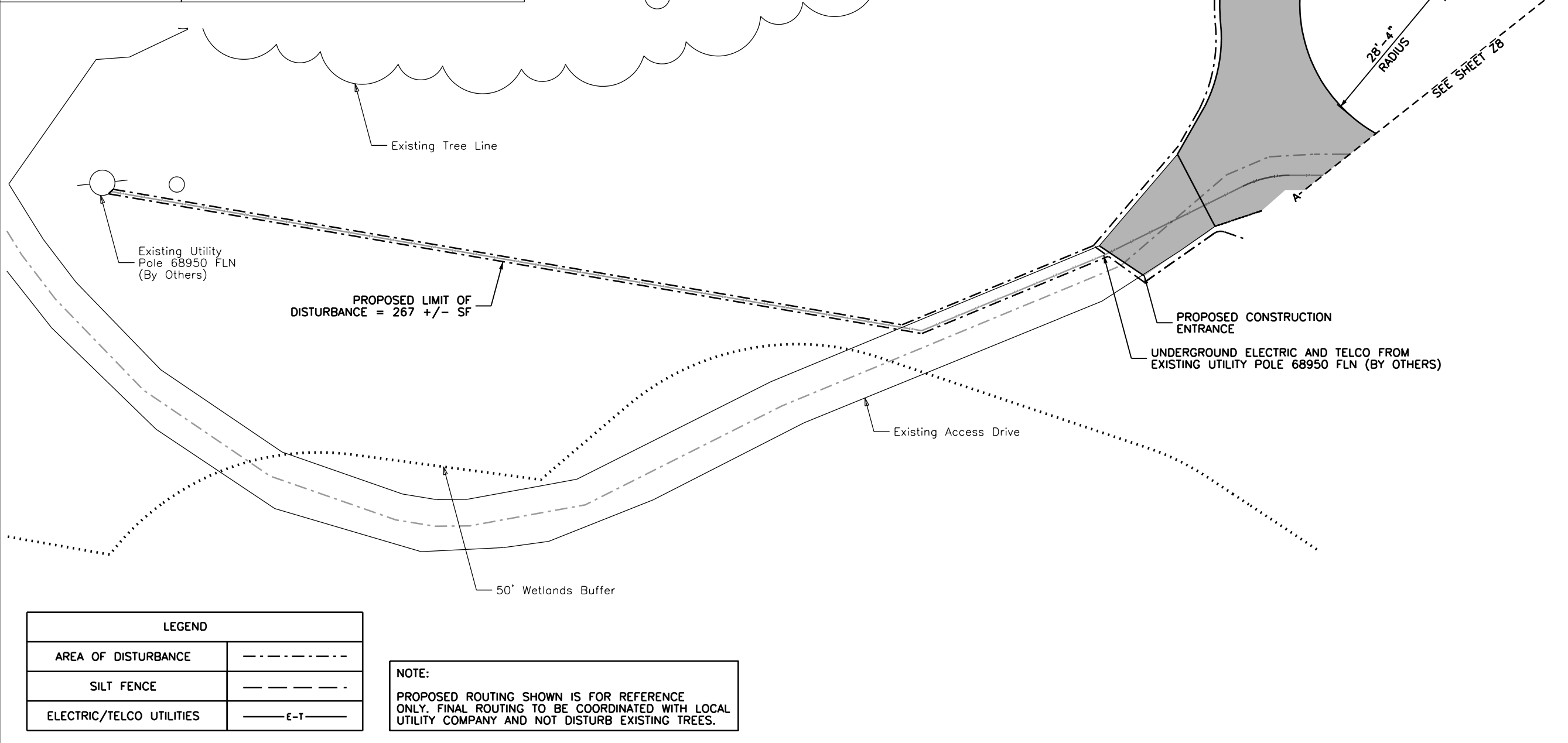
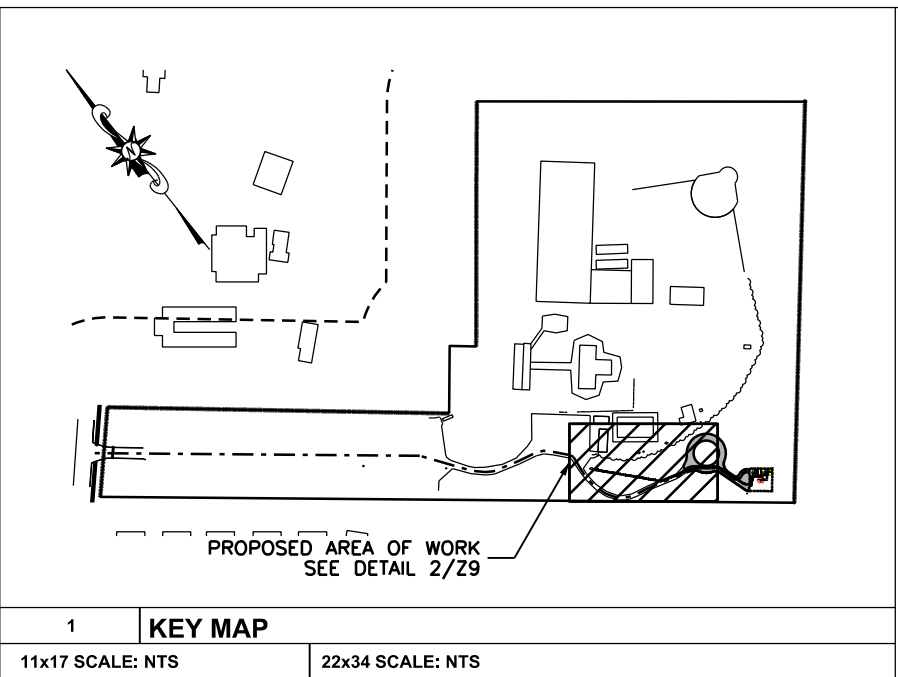
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 ROUTING AREA OF DISTURBANCE

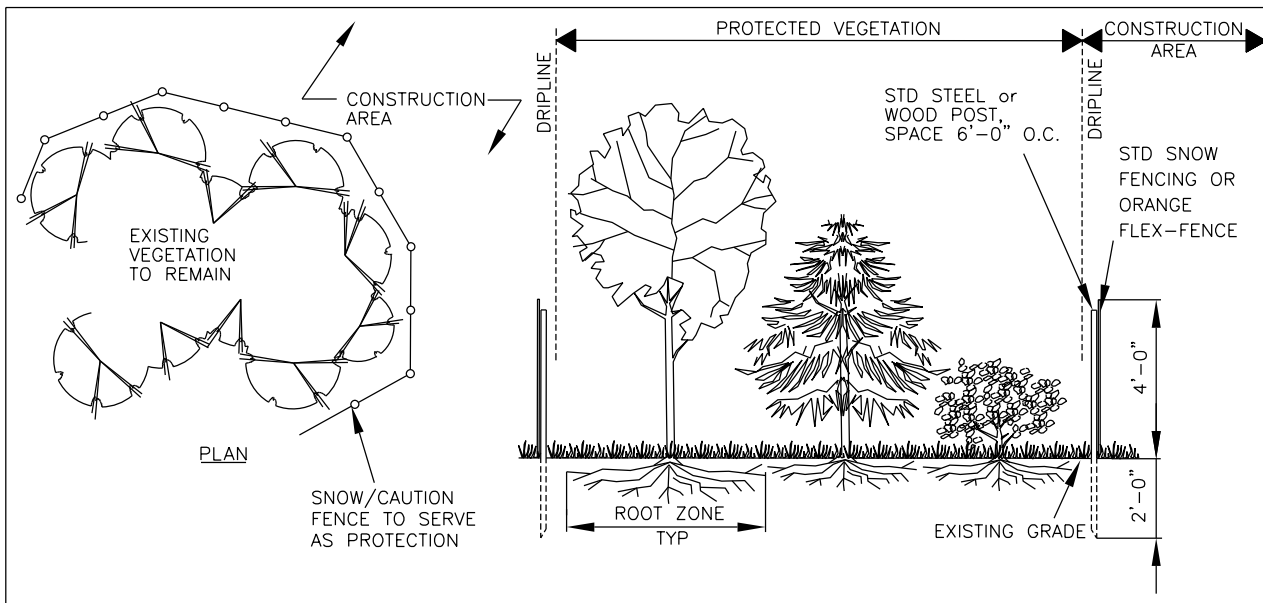
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LEGEND	
AREA OF DISTURBANCE	-----
SILT FENCE	-----
ELECTRIC/TELCO UTILITIES	—E-T—

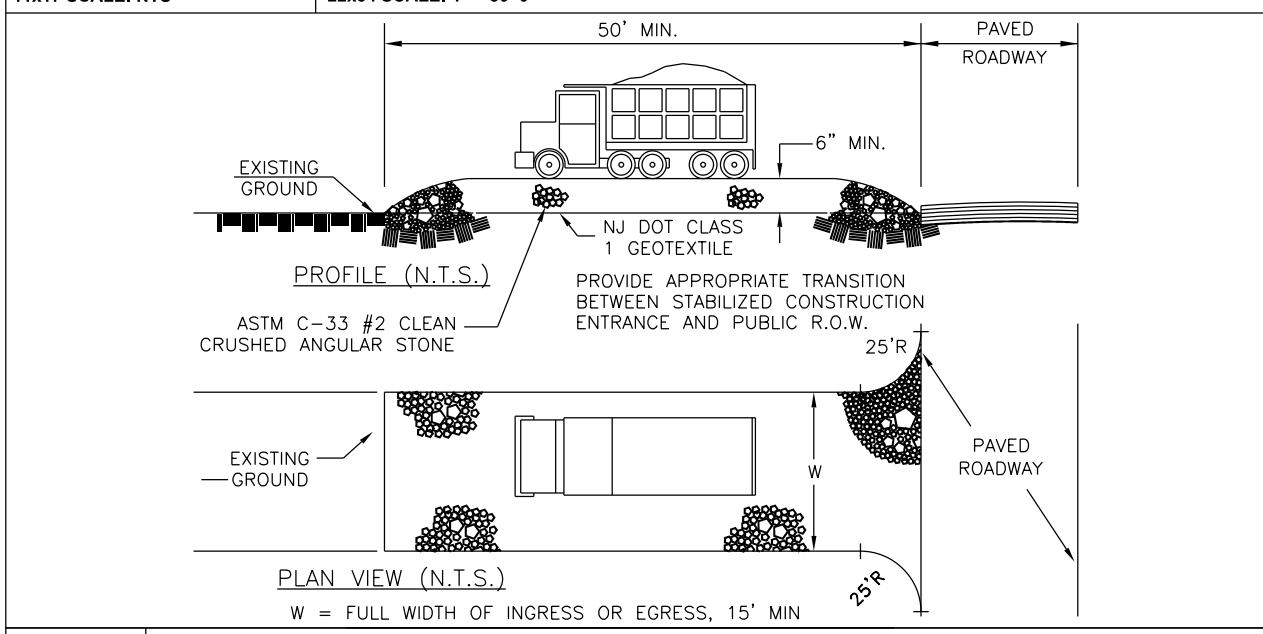
NOTE:
 PROPOSED ROUTING SHOWN IS FOR REFERENCE ONLY. FINAL ROUTING TO BE COORDINATED WITH LOCAL UTILITY COMPANY AND NOT DISTURB EXISTING TREES.

2 **ROUTING AREA OF DISTURBANCE**
 11x17 SCALE: 3/64"= 1'-0" 22x34 SCALE: 3/32" = 1'-0"



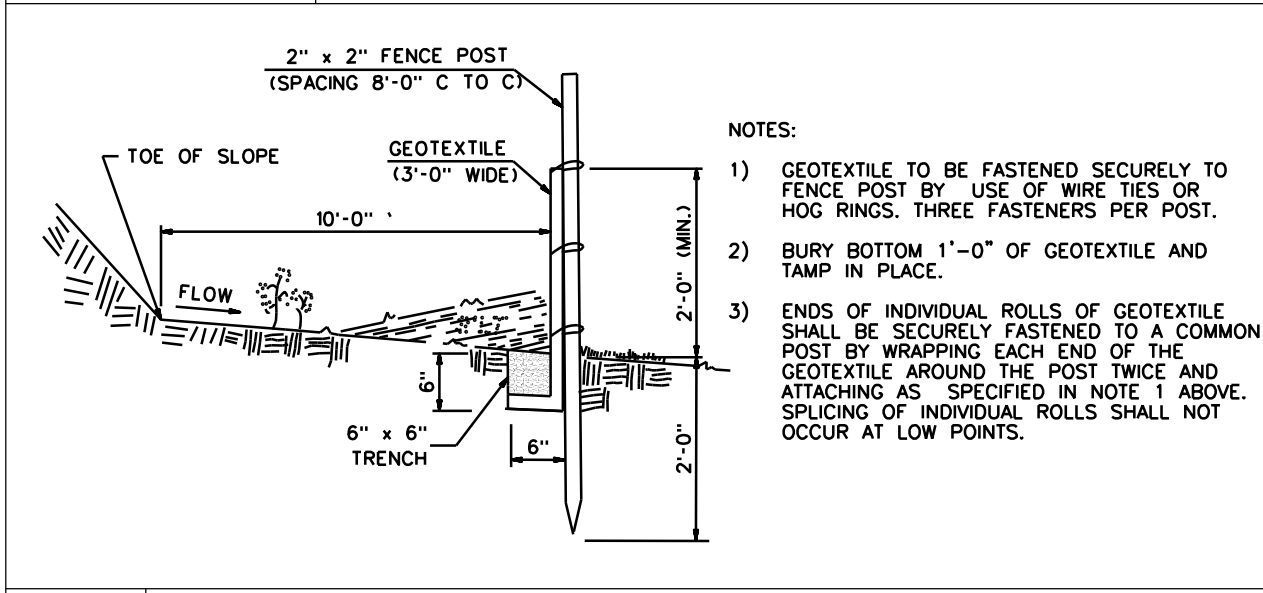
- SOMERSET-UNION SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES**
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 - ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
 - PERMANENT VEGETATION SHALL BE SEEDING OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
 - 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.
 - IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
 - ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAN 3:1).
 - 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.
 - THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
 - 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 ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
 - IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
 - CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
 - 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 EROSION AND SEDIMENT CONTROL STANDARDS.
 - THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
 - MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE CONSTRUCTION PROJECT.
 - 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-UNION SOIL CONSERVATION DISTRICT.
 - 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 IN THE SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

1 TREE PROTECTION DETAIL
11x17 SCALE: NTS 22x34 SCALE: 1" = 30'-0"



- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
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2 STABILIZED CONSTRUCTION ENTRANCE
11x17 SCALE: NTS 22x34 SCALE: 1" = 30'-0"



- STABILIZATION NOTES**
- 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 TIE DOWN.
 - 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 PRIOR TO TOPSOIL APPLICATION.
 - TOPSOIL SHALL BE APPLIED AT A UNIFORM DEPTH OF 5 INCHES (UNSETTLED).
 - FERTILIZER 10-10-10 SHALL BE APPLIED AT A RATE OF 11 POUNDS PER 1,000 SQUARE FEET.
 - LIME SHALL CONSIST OF DOLOMITIC LIMESTONE AND BE APPLIED AT A RATE OF 50 POUNDS PER 1,000 SQUARE FEET, OR BASED ON THE PH OF THE SOIL.
 - A PERMANENT SEEDING MIXTURE AS SPECIFIED BY THE CONTRACT DOCUMENTS AND APPROVED BY THE DISTRICT INSPECTOR SHALL BE APPLIED AT A RATE AS SPECIFIED IN THE CONTRACT DOCUMENTS AND 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.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONFIRMATION OF LIME, FERTILIZER, AND SEED APPLICATION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
 - 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.
 - FERTILIZER 10-20-10 SHALL BE APPLIED AT A RATE OF 11 POUNDS PER 1,000 SQUARE FEET.
 - LIME SHALL CONSIST OF DOLOMITIC LIMESTONE AND 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 MINIMUM RATE OF 1 POUND PER 1,00 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 SILT FENCE DETAIL
11x17 SCALE: NTS 22x34 SCALE: NTS

4 SOIL EROSION AND SEDIMENT CONTROL NOTES
11x17 SCALE: NTS 22x34 SCALE: NTS



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



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6	TOWNSHIP COMMENTS RECEIVED 01.14.19	07/12/19	JG
5	ADDITIONAL TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	06/29/18	JG
3	ZONING RESOLUTION DRAWINGS	02/12/18	HW

PROJECT TITLE:

PRELIMINARY AND FINAL SITE PLAN

SITE NAME:
QUAIL BROOK
SITE ADDRESS:
156 CEDAR GROVE LANE
SOMERSET, NJ 08873
SOMERSET COUNTY
BLOCK: 424.12 LOT: 5.01
PROPERTY OWNER:
CEDAR HILL CLUB
P.O. BOX 5201
SOMERSET, NJ 08873

SDG PROJECT #: 15VNJ015

SCALE: AS NOTED DATE: 10/02/15

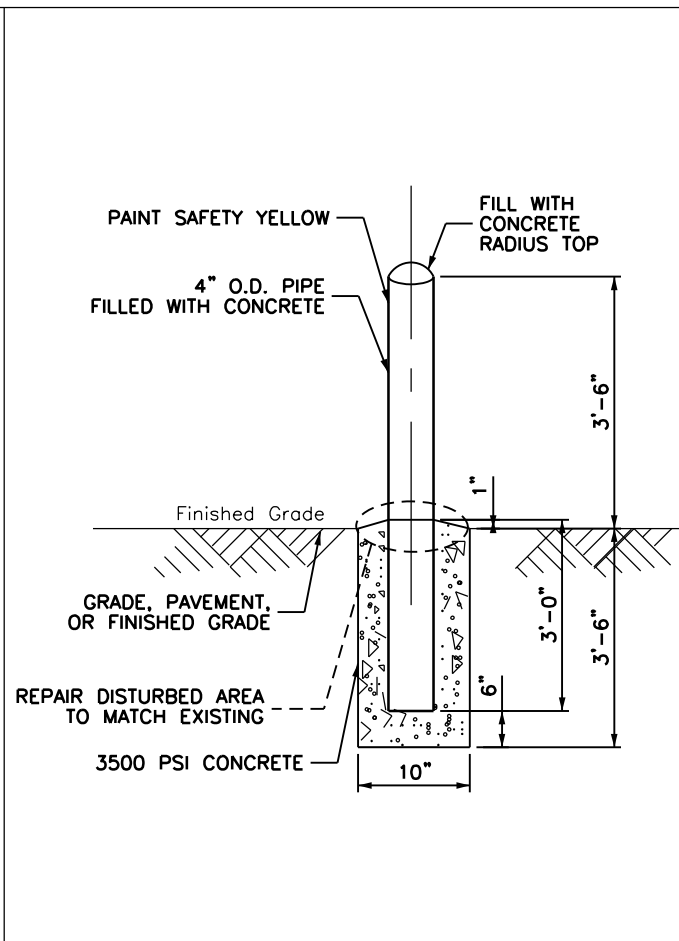
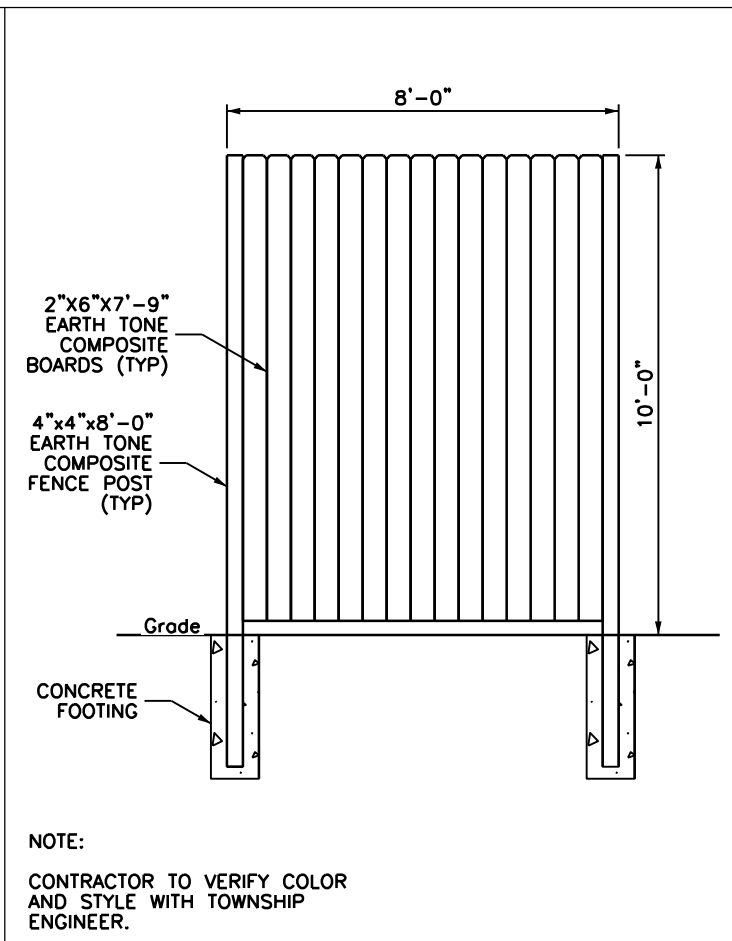
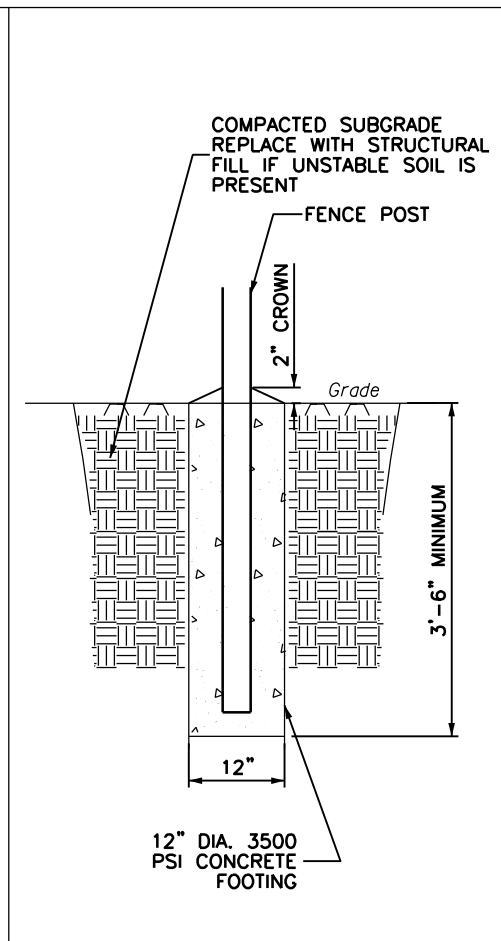
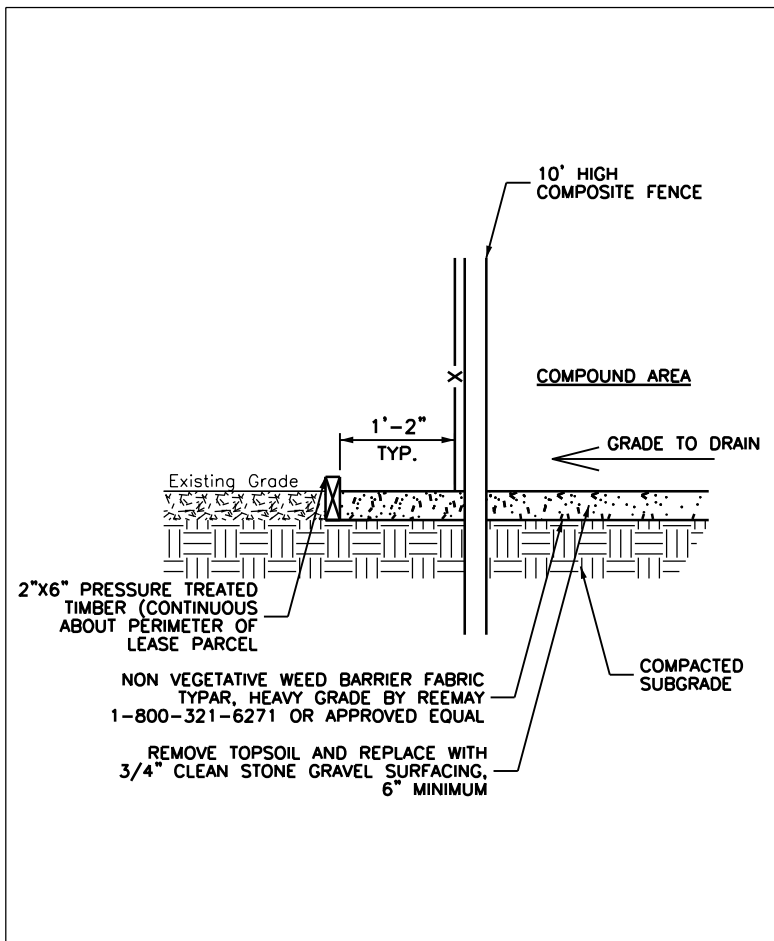
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SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

DRAWING NO.: PAGE NO.:

Z10 10 of 23

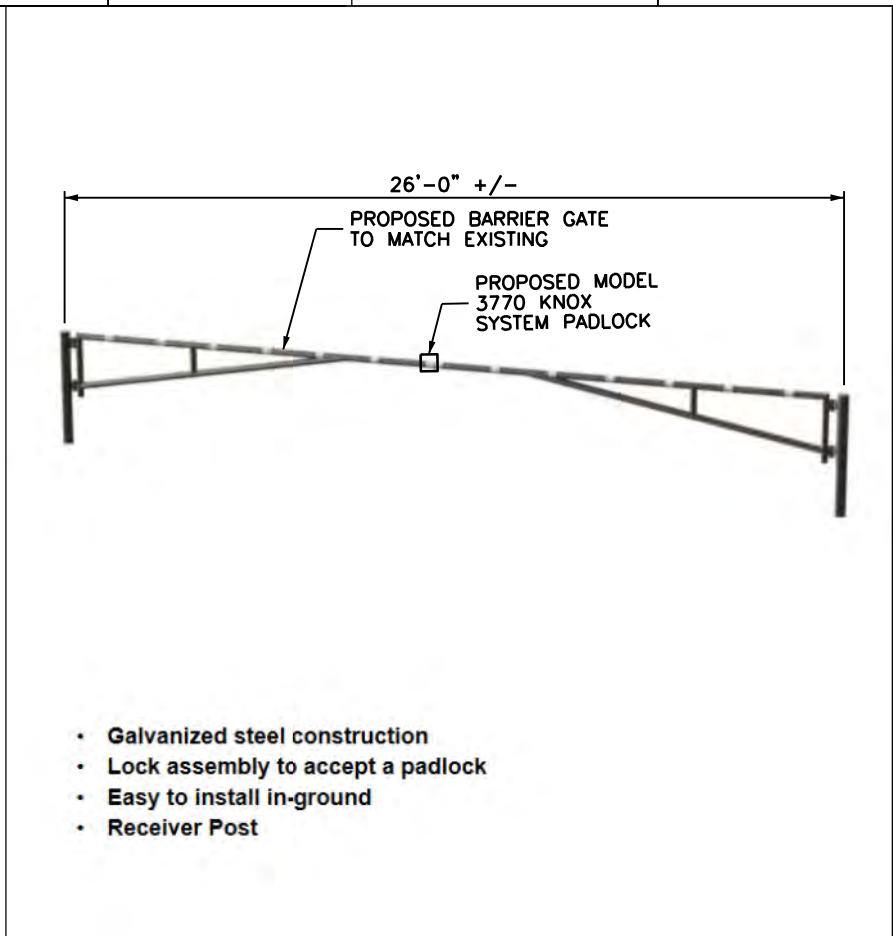
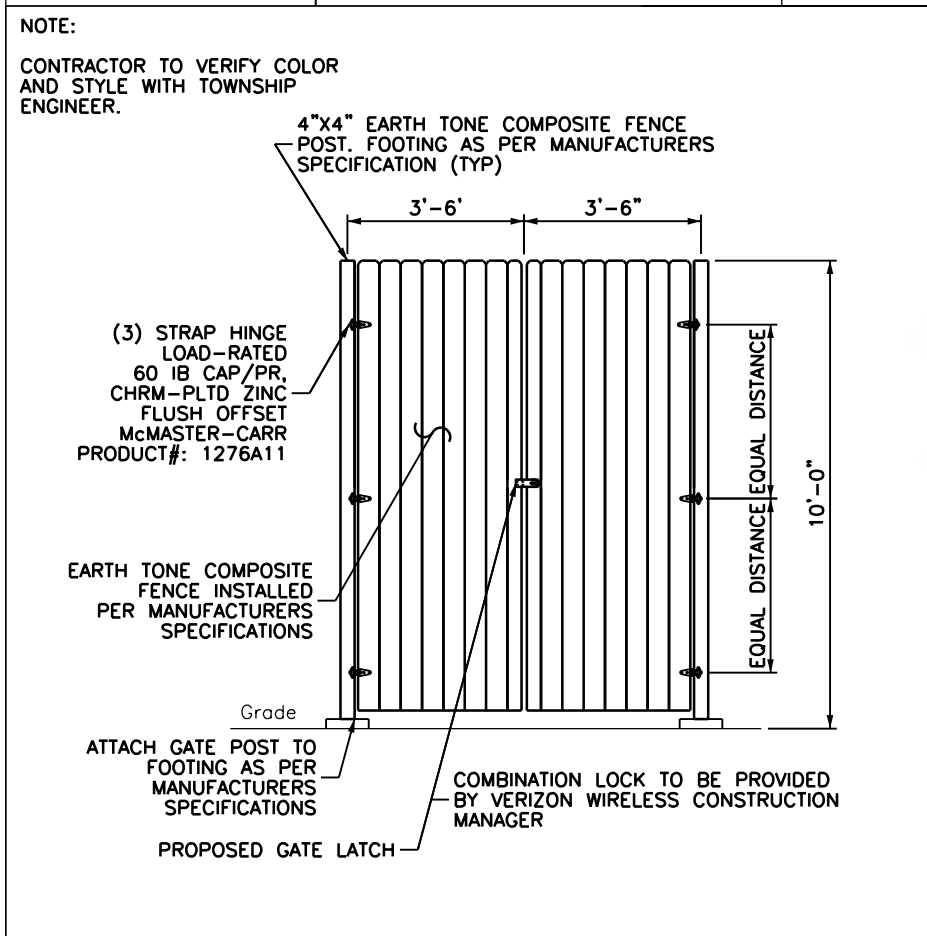


1 **GRAVEL SURFACING DETAIL**
11x17 SCALE: NTS 22x34 SCALE: NTS

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



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

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



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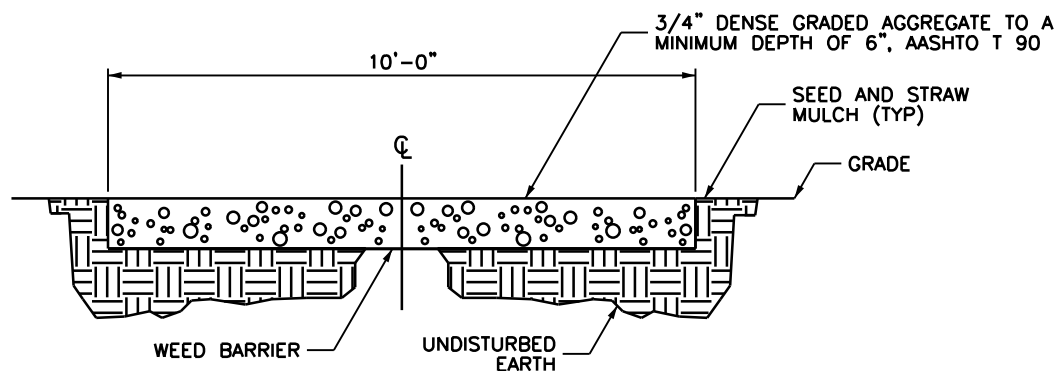
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SOMERSET COUNTY
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SOMERSET, NJ 08873
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DETAILS
DRAWING NO.: Z11 PAGE NO.: 11 of 23



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 WARREN, NJ 07059

1 ACCESS DRIVE DETAIL

11x17 SCALE: NTS

22x34 SCALE: NTS

2 3770 KNOX PAD LOCK

11x17 SCALE: NTS

22x34 SCALE: NTS

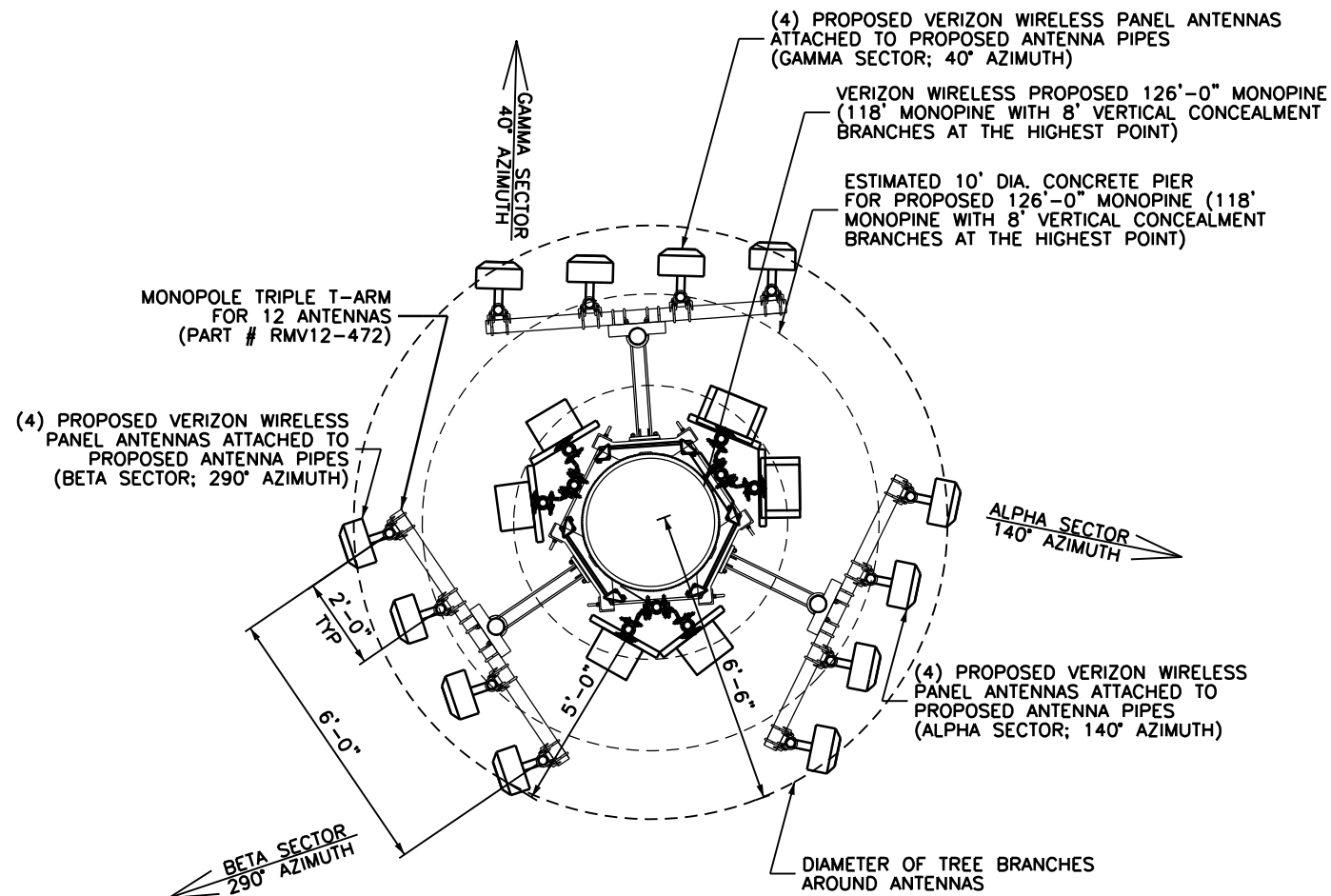
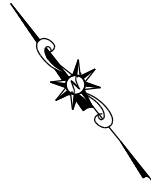
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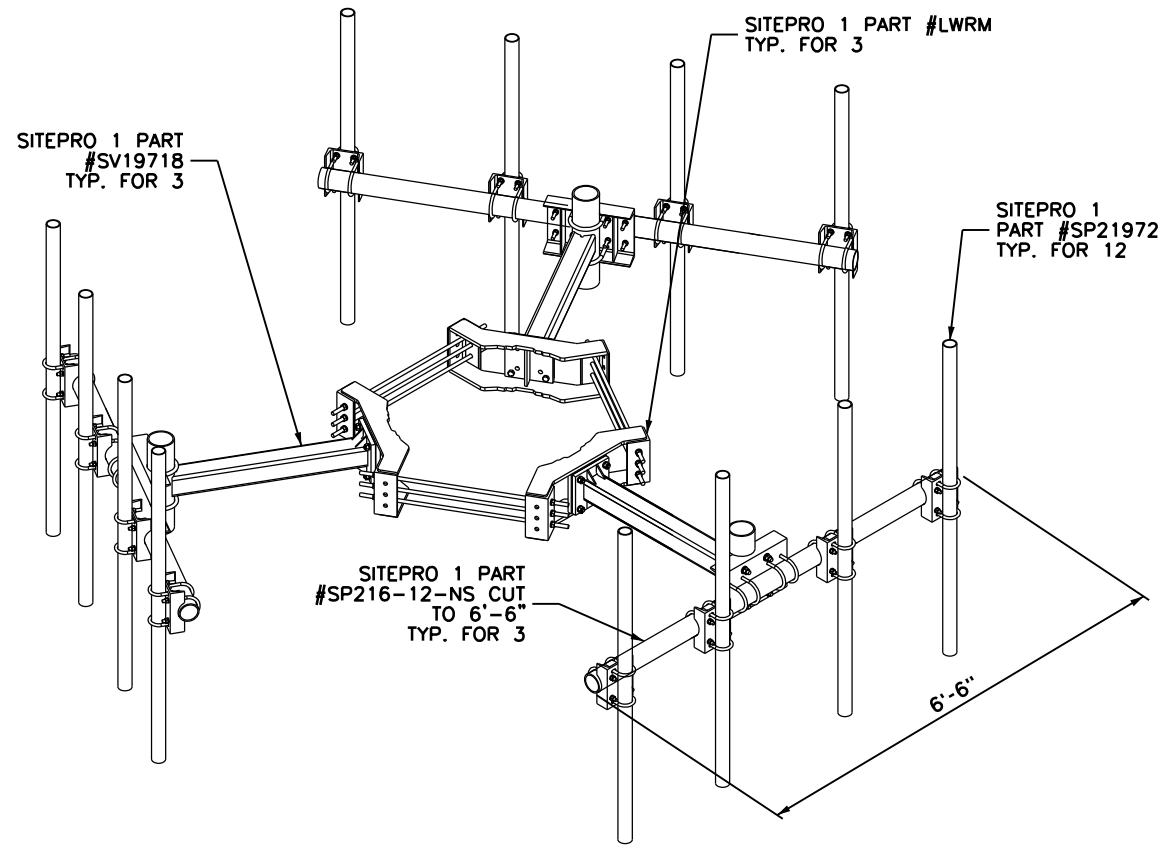
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 DETAILS

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Z12	12 of 23



NOTES:

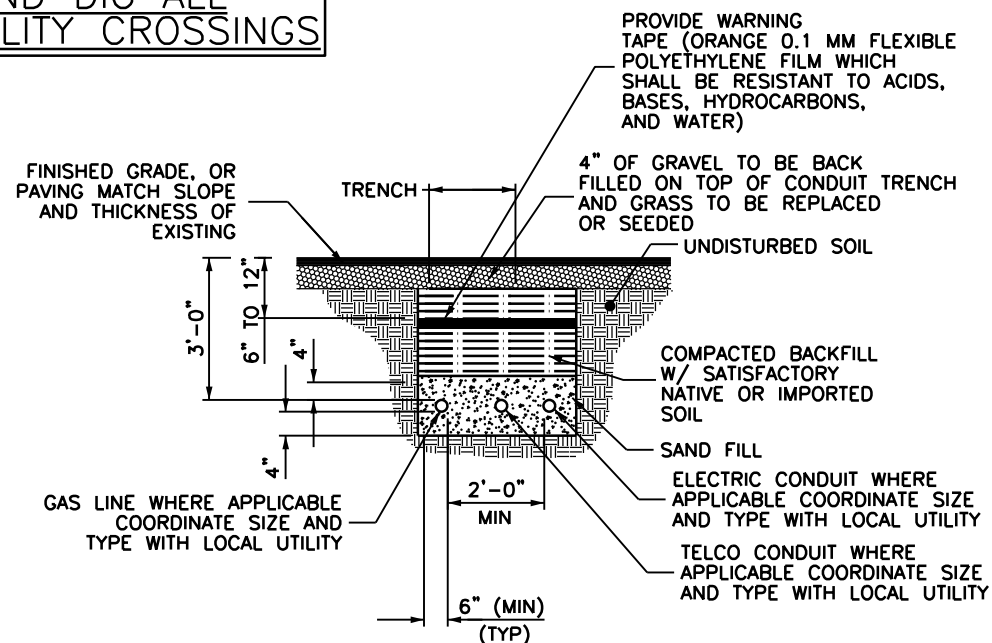
- 1) A STRUCTURAL ANALYSIS OF THE PROPOSED MONOPINE AND FOUNDATION TO BE PERFORMED BY OTHERS AND PROVIDED TO SDG PRIOR TO ISSUING FINAL CONSTRUCTION DOCUMENTS.
- 2) TREE BRANCHES NOT SHOWN FOR CLARITY.
- 3) ANTENNAS PAINTED TO MATCH BRANCHES. CONTRACTOR TO VERIFY COLOR AND STYLE WITH TOWNSHIP ENGINEER.



2 ANTENNA MOUNTING DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS

NOTE:
HAND DIG ALL
UTILITY CROSSINGS



*SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

3 TRENCHING DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS



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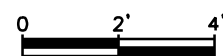
ANTENNA DETAILS

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1 ANTENNA LAYOUT PLAN

11x17 SCALE: 1/4" = 1'-0" 22x34 SCALE: 1/2" = 1'-0"



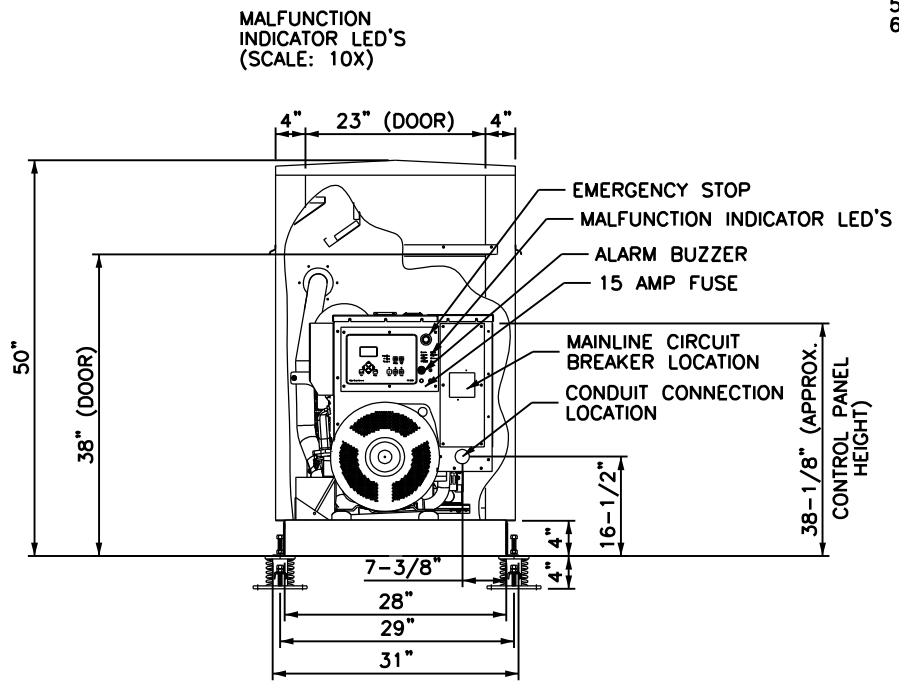
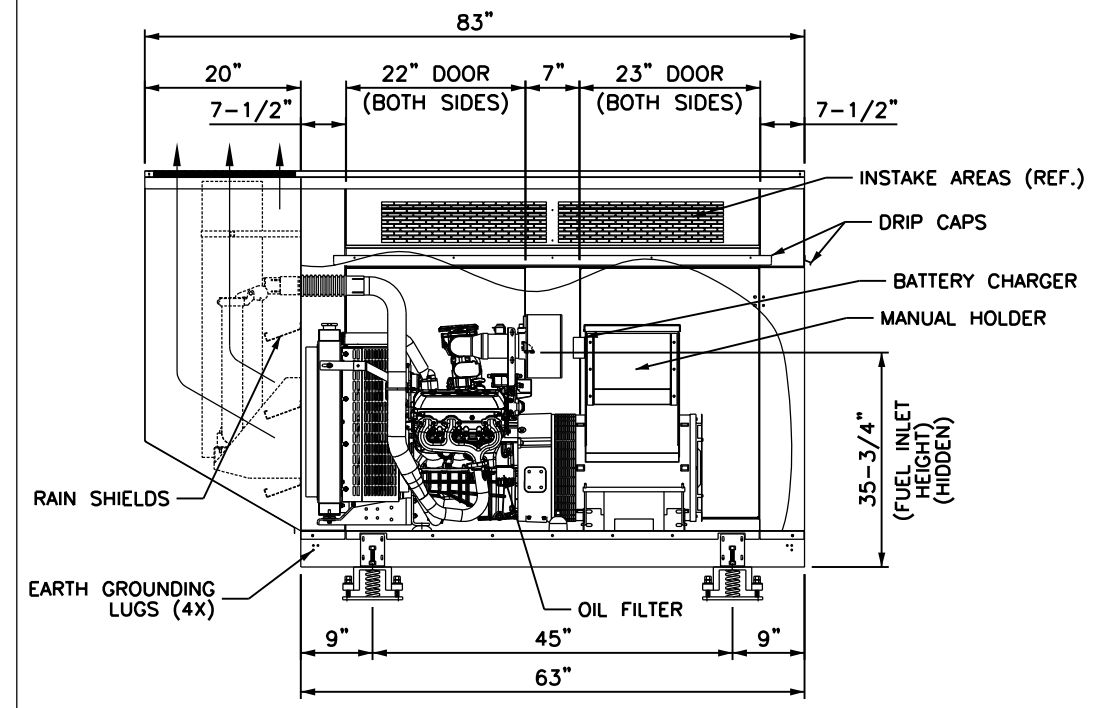


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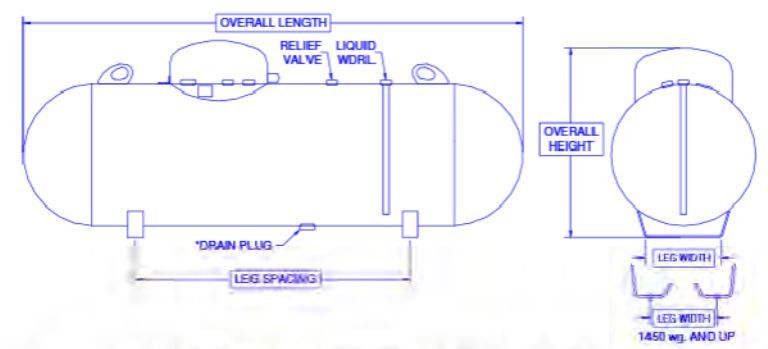
- NOTES:
1) APPROX. WEIGHT: (WET) 2700#
2) REFERENCE BASE DRAWING: 105-5425
3) REFERENCE ENCLOSURE DRAWING: 90802
4) SOUND LEVEL: 63.3 DBA @ 23 FT.
5) GEN-SET IS OFF-SET 1-3/4" TO LEFT SIDE OF BASE/ENCL.
6) FUEL CONNECTIONS 3/4" NPT



GENERATOR	
MANUFACTURER:	MTU ONSITE ENERGY
GENERATOR MODEL NUMBER:	6V0072 GS30
GENERATOR RATINGS	
CONTINUOUS: (kW):	30
(kVA):	37.5
ENGINE	
MODEL:	4.3L
RATED RPM:	1800
MAX POWER @ RATED RPM (bhp):	53.2
FUEL	
TYPE:	LP GAS
PRESSURE (IN. OF H ₂ O):	7.0-11.0
FUEL CONSUMPTIONS (CFH)	
100%:	6.1
75%:	4.6
50%:	3.2
DIMENSIONS AND WEIGHTS	
SIZE (LxWxH)(IN.):	110x40x66
WEIGHT (LBS.):	1,425 (DRY)

1 4R0075 GS30 30KW LP PROPANE GENERATOR

11x17 SCALE: NTS 22x34 SCALE: NTS



APPROXIMATE ABOVEGROUND VESSEL DIMENSIONS AND SPECIFICATIONS

WATER CAPACITY	DIAMETER (OD)	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT	LEG** WIDTH	LEG** SPACING	WEIGHT (lbs.)	***QUANTITY	
								FULL LOAD	PER STACK
*120 wg.	24"	Ellip.	5'-8"	2'-10"	1'-1 1/2"	2'-10 1/2" or 3'-11"	260	108 112	16 14
*250 wg.	30"	Hemi.	7'-10"	3'-6"	1'-5"	4'-11"	480	54	9
*320 wg.	30"	Hemi.	9'-7"	3'-6"	1'-5"	5'	620	45	9
500 wg.	37 1/2"	Hemi.	10'	4'	1'-8"	5'	950	37 30	8 6
1000 wg.	41"	Hemi.	16'	4'-3"	1'-8"	10'-1"	1,800	17 15	6 5
1450 wg.	46 1/2"	Ellip.	17'-4"	4'-9"	1'-9"	11'-7"	2,650	12	4
1990 wg.	46 1/2"	Ellip.	23'-11"	4'-9"	1'-9"	16'	3,520	8	4

Dimensions and specifications shown are approximate. Individual vessels may vary.

* Drain plug may not be available in this size. By special request only.
** Leg spacing +/- 2". Leg widths and spacing may vary based on mfg. location. Check with your salesperson for details. 120, 250, 320 wg. Standard tanks - no holes in legs (one center hole on request). 500 and 1000 wg. standard tanks - 2 - 3/4" holes, 16" on center each leg. 1450 wg. and up as shown above.
*** Full load and stack quantities vary by shipping location. Check with your salesperson for details.

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

2 QUALITY STEEL 500 GALLON PROPANE TANK SPECIFICATIONS

11x17 SCALE: NTS 24x36 SCALE: NTS

General Specifications
- Conforms to the latest edition of ASME Rules for Construction of Pressure Vessels, Section VIII, Division 1. Complies with NFPA 58.
- Rated at 250 psig from -20° F to 125° F. All vessels registered with National Board. All standard vessels UL listed (UL 644 - Container Assemblies for LP-Gas). Standard vessels available with CRN (Canadian Registration Number).
- Vessels are either powder coated with TGIC polyester or primed with liquid epoxy and coated with liquid urethane top coat.
- All vessels are shipped vacuum pre-purged to enable simplified first fill of the vessel.

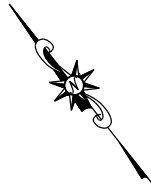
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GENERATOR SPECIFICATIONS

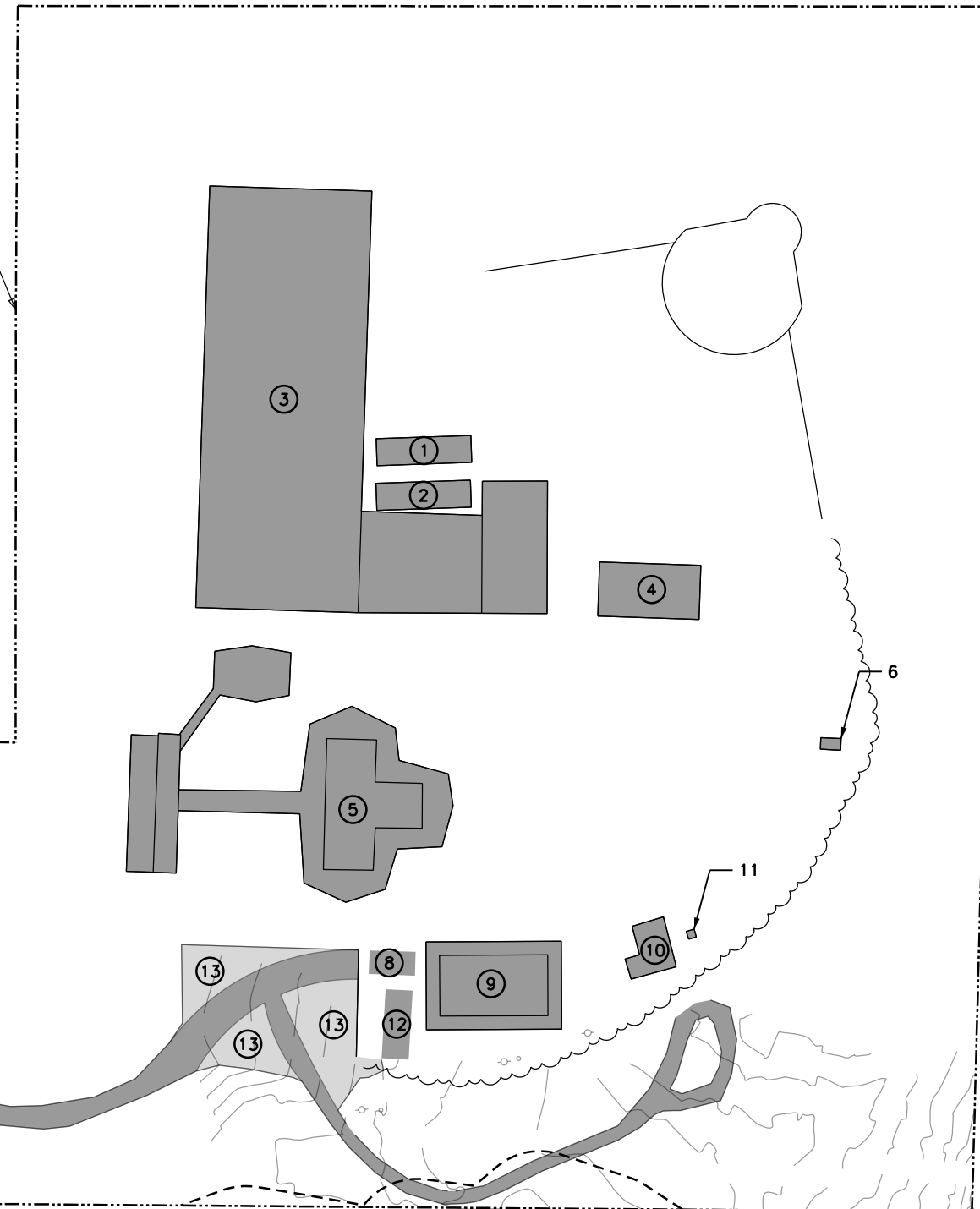
DRAWING NO.: Z14 PAGE NO.: 14 of 23



IMPERVIOUS AREA PRIOR TO 1980		
AREA #	AREA (SF)	STRUCTURE TYPE
1	1,400	Concrete Pad (Use Unknown)
2	1,400	Concrete Pad (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
	174,605	Impervious Area Prior To 1980

UNAPPROVED IMPERVIOUS AREA ADDED AFTER 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

Property Lot Line



TOTAL CURRENT IMPERVIOUS AREA = IMPERVIOUS AREA PRIOR TO 1980 (174,605 SF) + UNAPPROVED IMPERVIOUS AREA ADDED AFTER 1980 (30,067 SF) = 204,672 SF

NOTE:
 IMPERVIOUS COVERAGE AREA DEPICTED TO EXIST PRIOR TO 1980 IS BASED UPON A STUDY OF AERIAL PHOTOGRAPHY FROM HISTORICAERIALS.COM, DUE TO A PRACTICAL LIMITATION IN THE ABILITY TO DETERMINE WHETHER A COVERAGE AREA IS/WAS IMPERVIOUS, BASED SOLELY UPON AERIAL PHOTOGRAPHY, IT IS NOT POSSIBLE TO ESTABLISH WHETHER THE COVERAGE AREA CHANGED FROM PERVIOUS TO IMPERVIOUS WITH ABSOLUTE CERTAINTY. HOWEVER, THE PROVIDED ESTIMATES ARE GIVEN IN GOOD FAITH AND HEREBY CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.



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 WARREN, NJ 07059

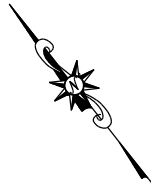
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6	TOWNSHIP COMMENTS RECEIVED 01.14.19	07/12/19	JG
5	ADDITIONAL TOWNSHIP COMMENTS	10/05/18	VBP
4	TOWNSHIP COMMENTS	06/29/18	JG
3	ZONING RESOLUTION DRAWINGS	02/12/18	HW

PROJECT TITLE:
 PRELIMINARY AND FINAL SITE PLAN
 SITE NAME:
 QUAIL BROOK
 SITE ADDRESS:
 156 CEDAR GROVE LANE
 SOMERSET, NJ 08873
 SOMERSET COUNTY
 BLOCK: 424.12 LOT: 5.01
 PROPERTY OWNER:
 CEDAR HILL CLUB
 P.O. BOX 5201
 SOMERSET, NJ 08873
 SDG PROJECT #: 15VNJ015

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

DRAWING TITLE:
 TOTAL IMPERVIOUS AREA

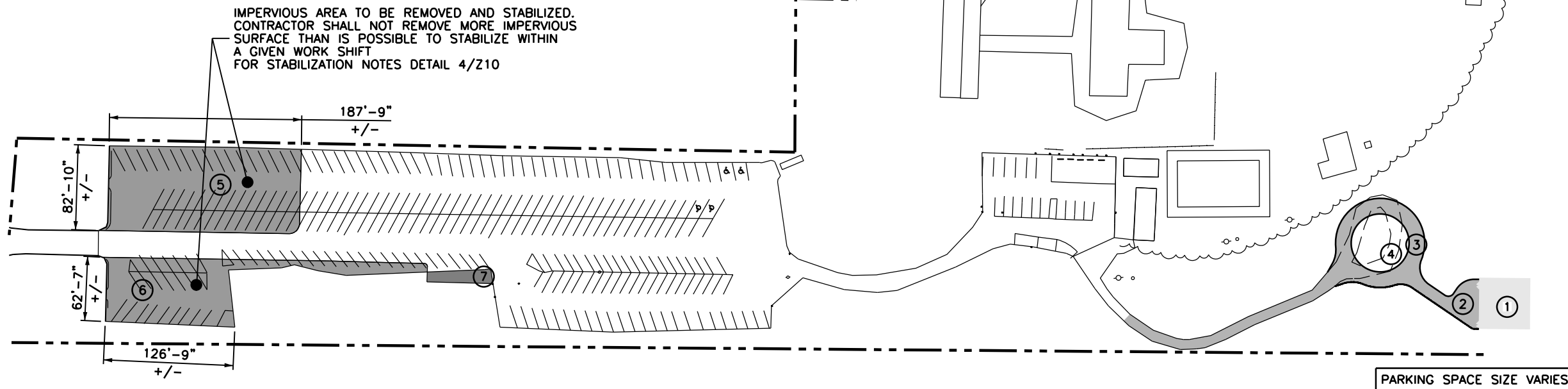
DRAWING NO.:	PAGE NO.:
Z15	15 of 23



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
	8,738	Total

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	9,762	Parking to be Removed
	27,972	Total

Property Lot Line



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 1980 (174,605 SF) + 1/4 ACRE (10,890 SF) = 185,495 SF

MINIMUM IMPERVIOUS AREA REQUIRED TO BE REMOVED 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



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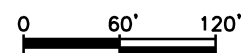
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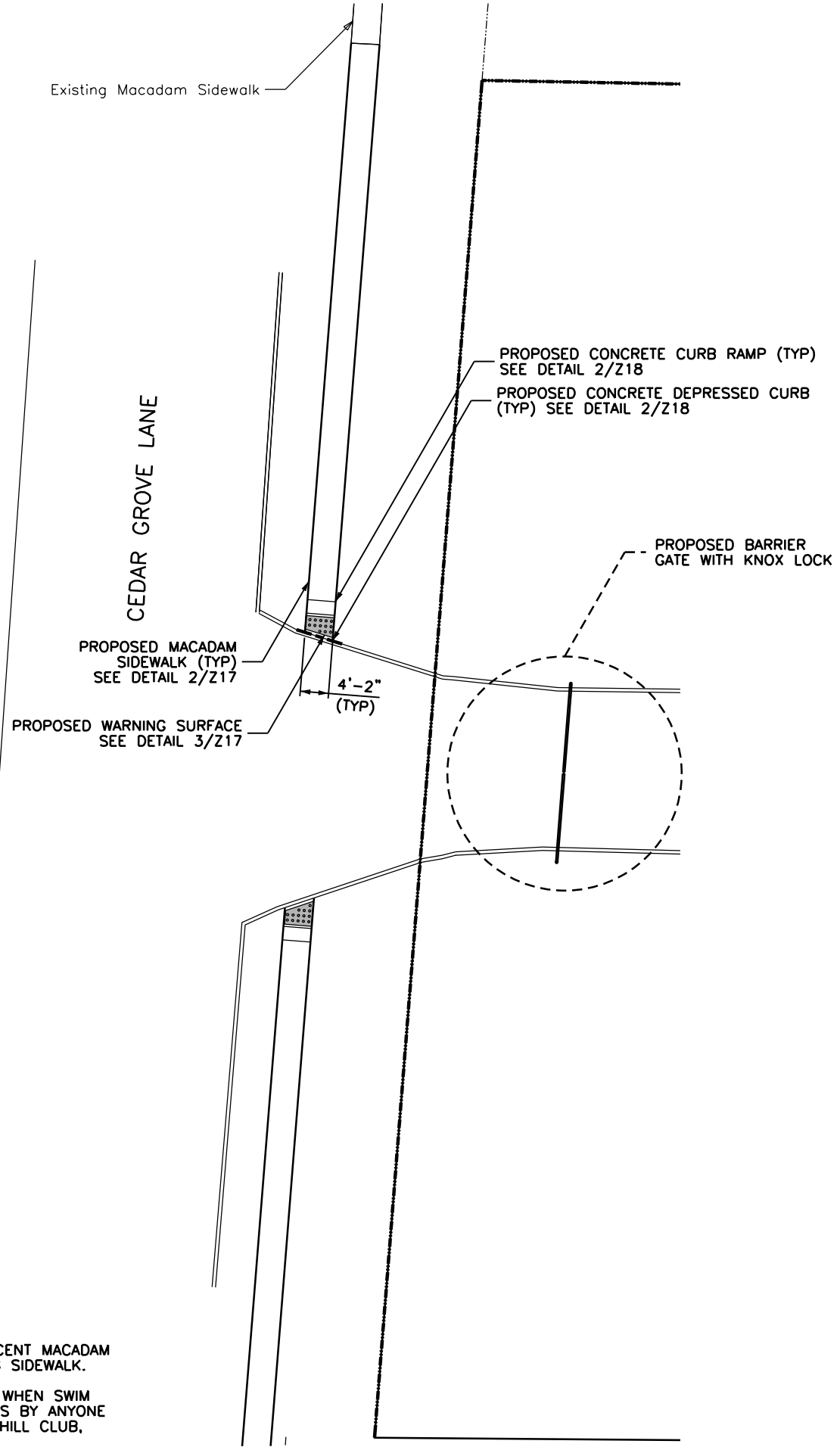
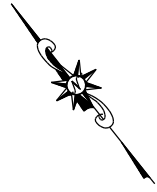
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1 IMPERVIOUS AREA OF PROPOSED VERIZON IMPROVEMENTS/REMEDICATION



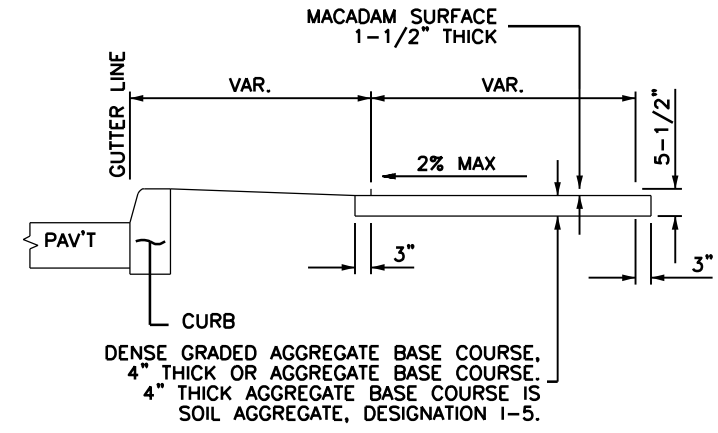
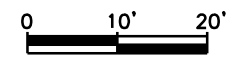
11x17 SCALE: 1" = 120'-0"

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



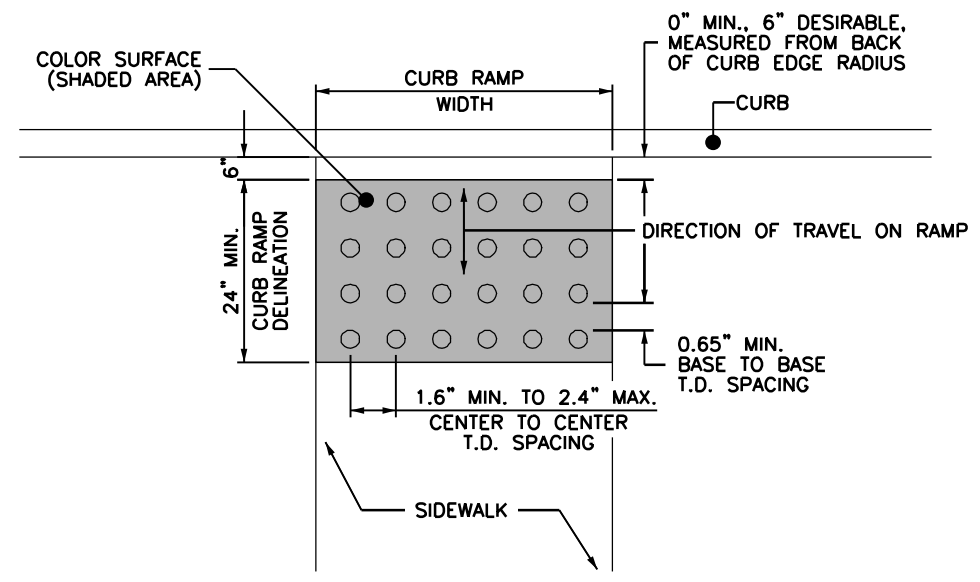
NOTES:

- 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 VERIZON.

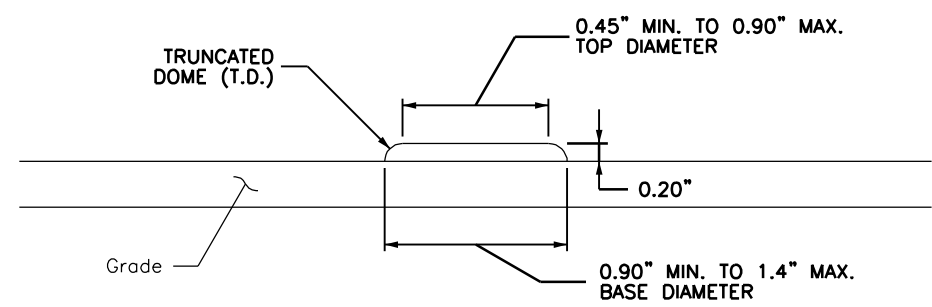


2 MACADAM SIDEWALK DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS



PLAN VIEW



ELEVATION

3 DETECTABLE WARNING SURFACE DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS



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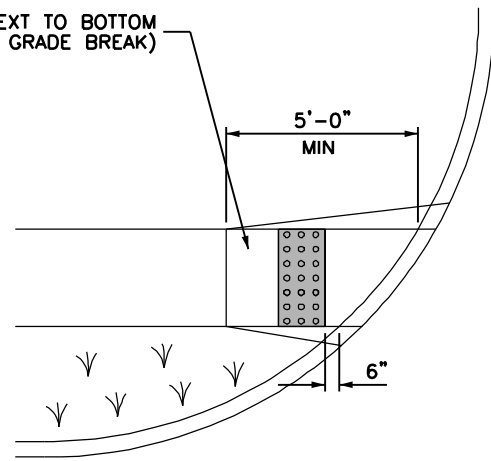
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SIDEWALK PLAN

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Z17 17 of 23

1 SIDEWALK PLAN

11x17 SCALE: 3/64" = 1'-0" 22x34 SCALE: 3/32" = 1'-0"

(PLACE NEXT TO BOTTOM OF GRADE BREAK)



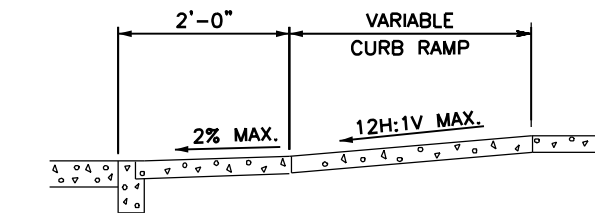
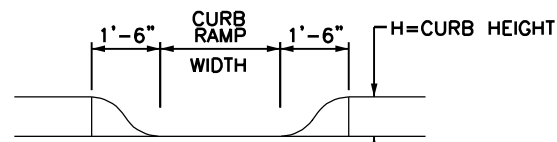
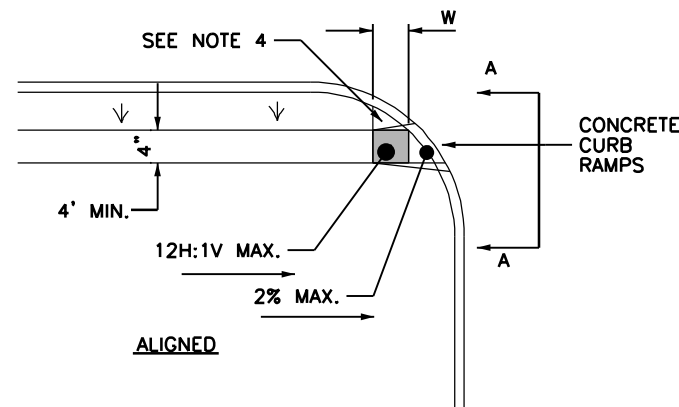
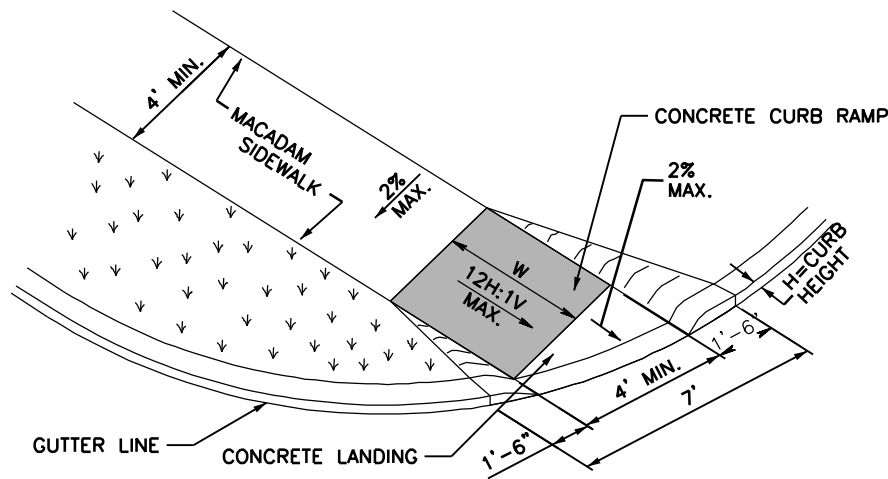
NOTES:

1. KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
2. 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

11x17 SCALE: NTS

22x34 SCALE: NTS



SECTION THROUGH CURB RAMPS 5 AND 6

NOTE:

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

NOTES:

1. KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
2. FOR DIMENSIONS SEE DETAILS 1&2/Z17
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT THE ENTIRE WIDTH OF THE RAMP (4 FEET MIN.) AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. THE 12H:1V MAX SLOPE IS THE RUNNING SLOPE FOR CURB RAMPS. ENSURE THE RUNNING SLOPE OF CURB RAMPS DOES NOT REQUIRE ITS LENGTH TO EXCEED 15 FEET. THE RUNNING SLOPE MAY EXCEED THE 12H:1V MAX SLOPE SO AS NOT TO EXCEED THE 15 FEET MAXIMUM LENGTH.
6. CURB RAMP TO BE PLACED ON THE RADIUS RETURN AT THE INTERSECTION AND ON A TANGENT SECTION AS DRAWN.
7. ALL PROPOSED CURBS, CURB RAMPS AND CURB FLARES ARE ALL TO BE 4500 PSI CONCRETE.

2 CURB RAMP

11x17 SCALE: NTS

22x34 SCALE: NTS



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SOMERSET, NJ 08873
SOMERSET COUNTY
BLOCK: 424.12 LOT: 5.01
PROPERTY OWNER:
CEDAR HILL CLUB
P.O. BOX 5201
SOMERSET, NJ 08873

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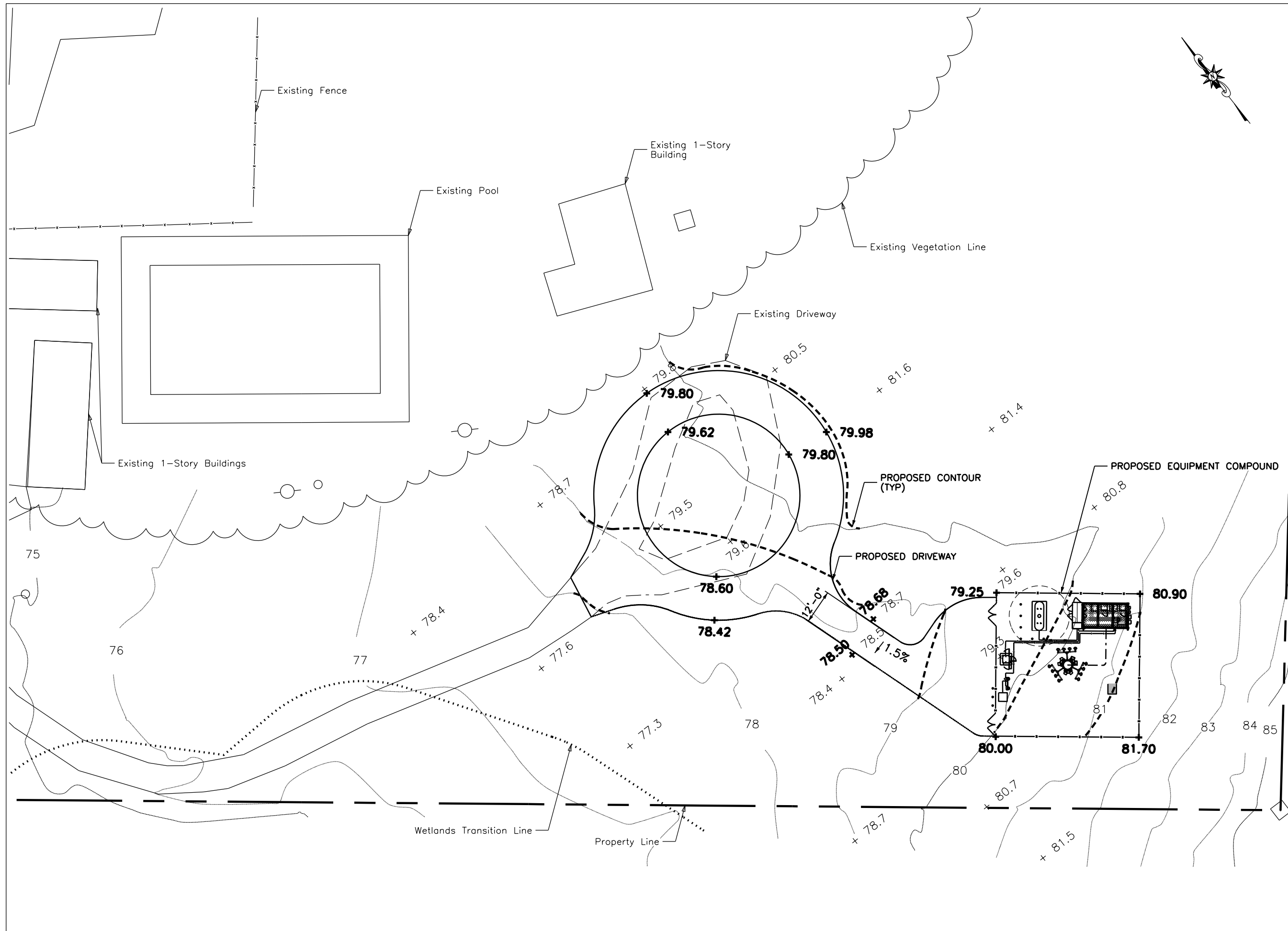
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SIDEWALK DETAILS

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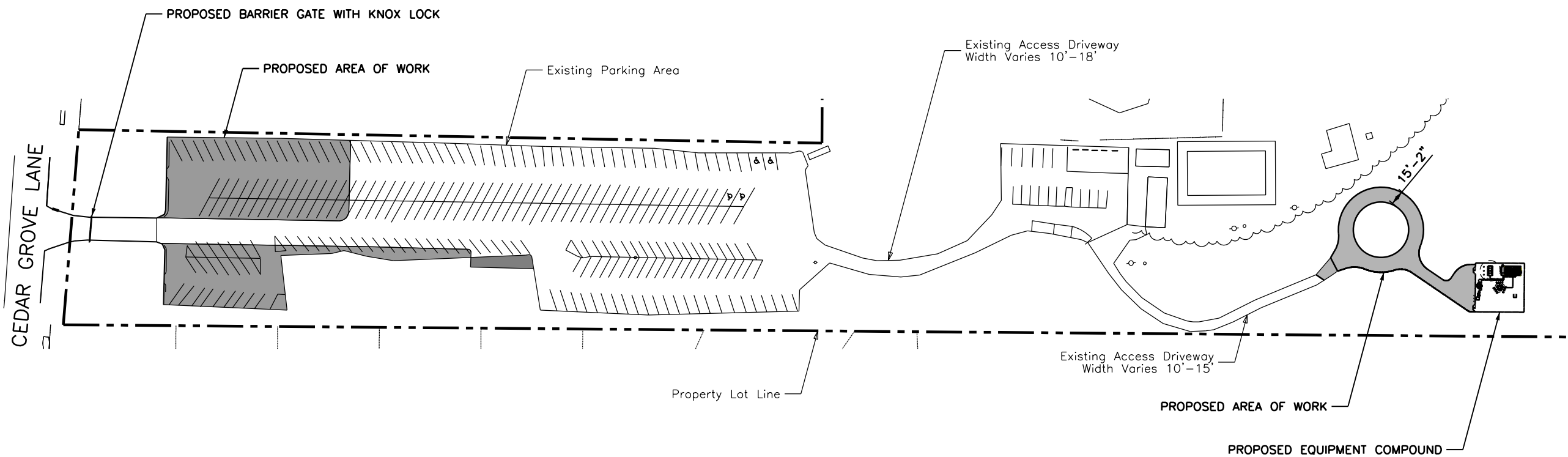
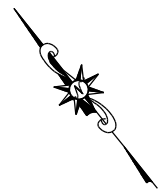
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GRADING PLAN

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.



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FIRE PREVENTION PLAN

DRAWING NO.: PAGE NO.:

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1 FIRE PREVENTION PLAN

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

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

0 60' 120'





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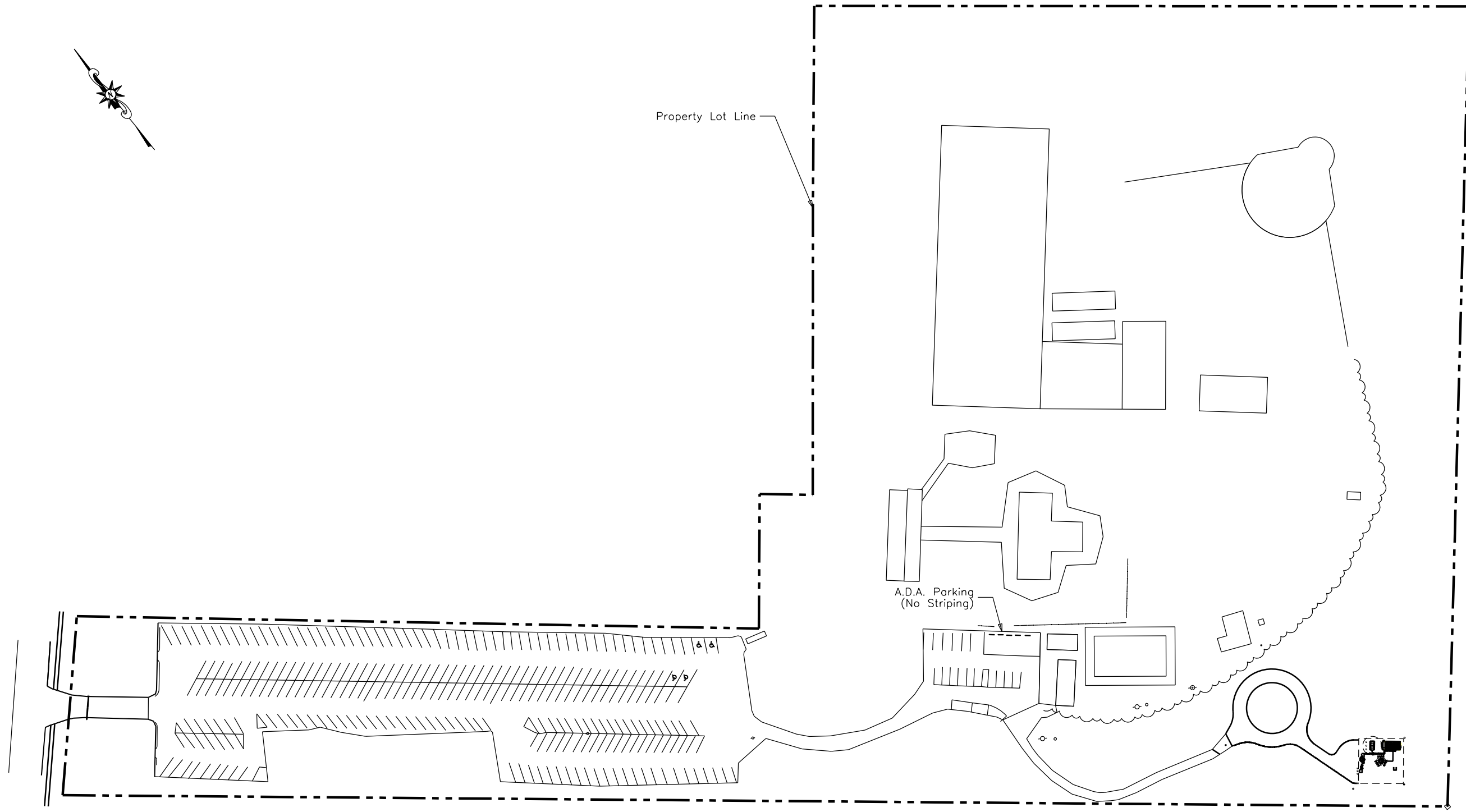
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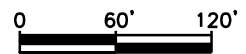
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DRAWING TITLE:
**PARKING LOT PLAN
 (EXISTING CONDITIONS)**

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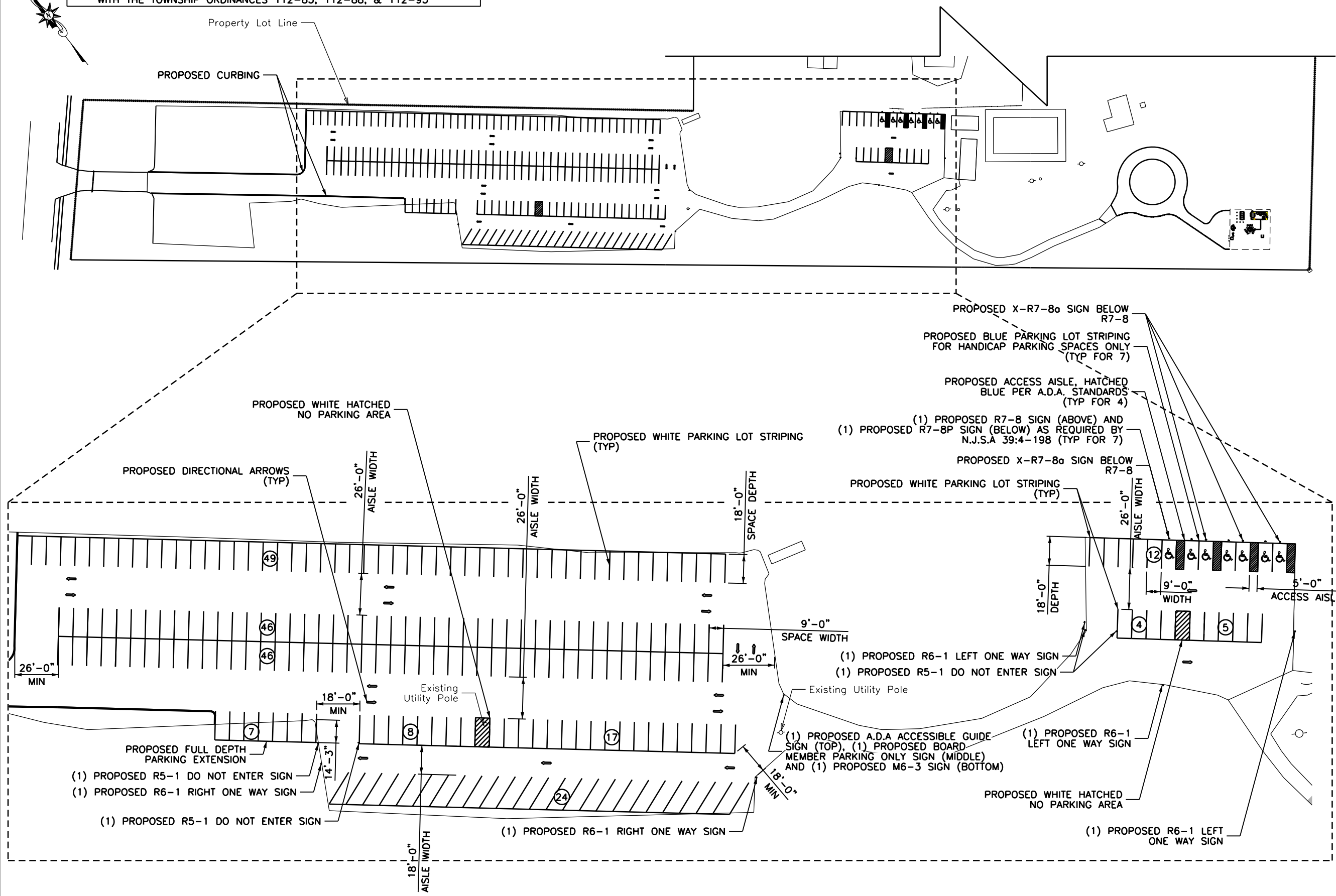


EXISTING AMOUNT OF PARKING SPACES = 296 PARKING SPACES
 PARKING SPACES TO BE REMOVED = 78 PARKING SPACES
 PROPOSED PARKING SPACES AFTER PAVING AND STRIPING = 218 PARKING SPACES



NOTE:
 PARKING AREAS OVERLAID WITH NEW HOT MIX ASPHALT 12.5 M64 SURFACE COURSE, 2" THICK. ALL STRIPING TO BE DONE IN ACCORDANCE WITH THE TOWNSHIP ORDINANCES 112-83, 112-88, & 112-93

EXISTING AMOUNT OF PARKING SPACES = 296 PARKING SPACES
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 PROPOSED PARKING SPACES AFTER PAVING AND STRIPING = 218 PARKING SPACES



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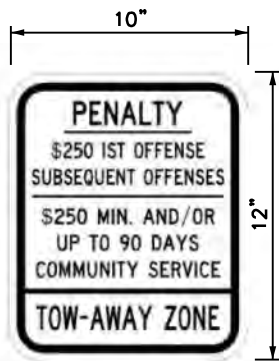
DRAWING TITLE:
 PARKING LOT RESTORATION AND STRIPING PLAN (PROPOSED CONDITIONS)

DRAWING NO.: 222 PAGE NO.: 22 of 23

R7-8 SIGN



R7-8P SIGN



X-R7-8a SIGN

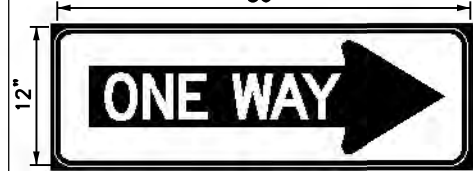
60" MIN

Parking Surface

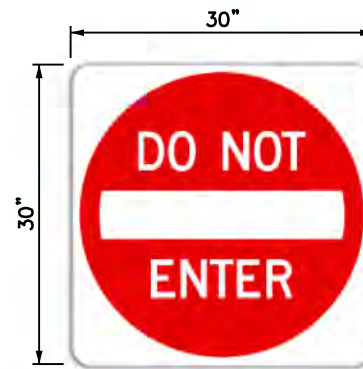
R6-1L SIGN
36"



R6-1R SIGN
36"



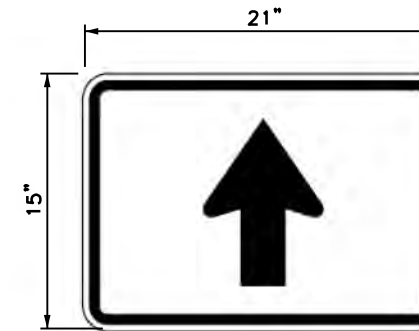
R5-1 SIGN



A.D.A. ACCESSIBLE GUIDE SIGN



M6-3 SIGN



1 ACCESSIBLE PARKING SIGNAGE

11x17 SCALE: NTS

22x34 SCALE: NTS

2 ONE WAY SIGNAGE

11x17 SCALE: NTS

22x34 SCALE: NTS

3 DO NOT ENTER SIGNAGE

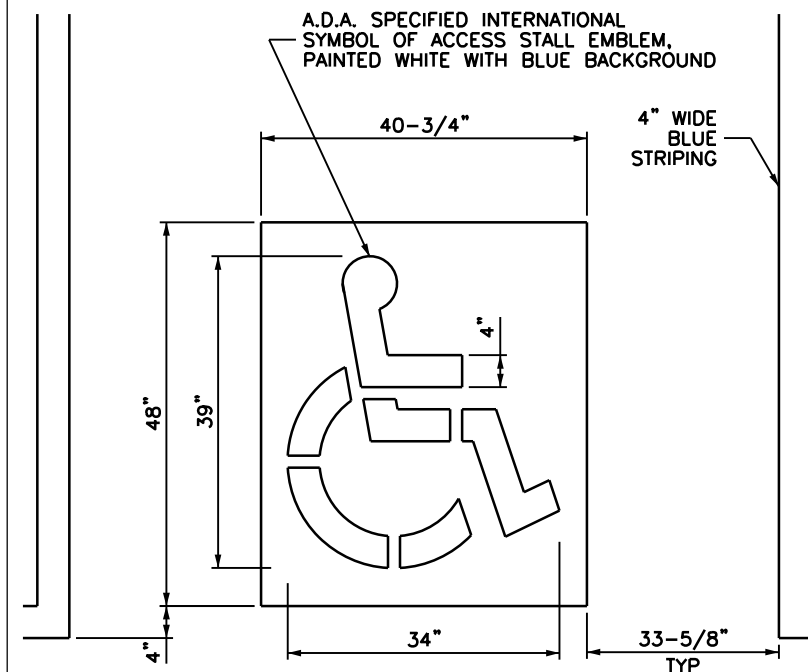
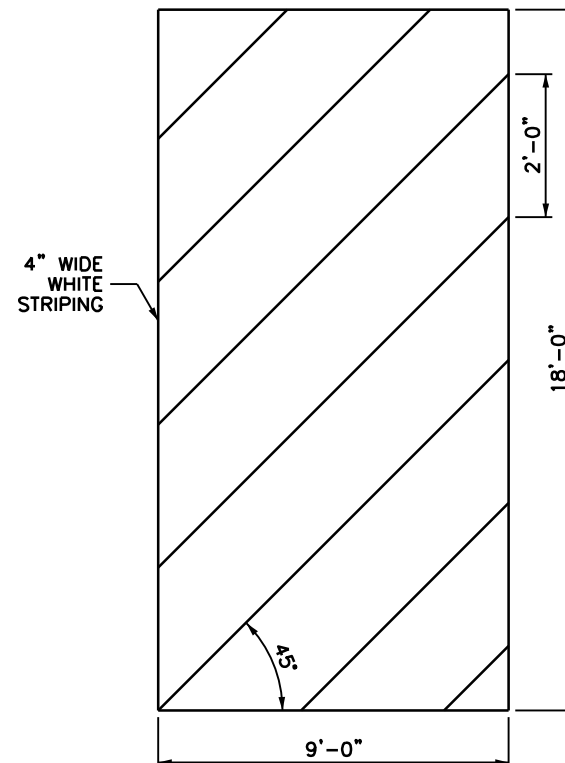
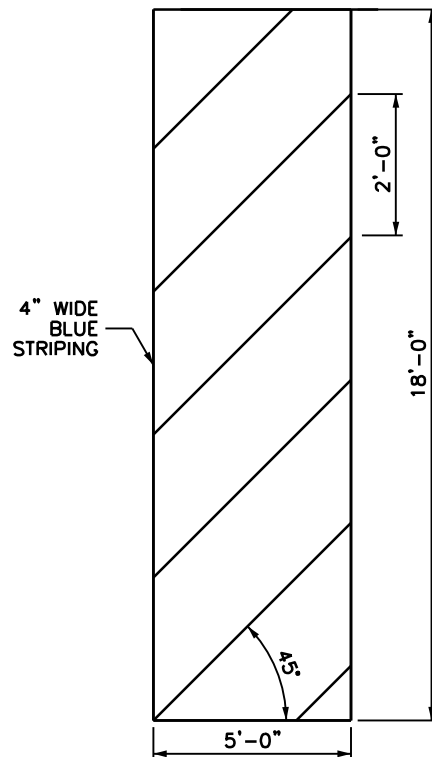
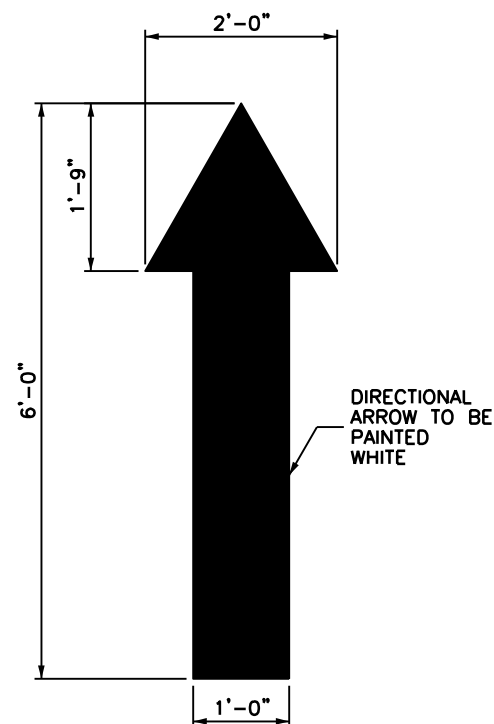
11x17 SCALE: NTS

22x34 SCALE: NTS

4 BOARD MEMBER PARKING ONLY SIGNAGE

11x17 SCALE: NTS

22x34 SCALE: NTS



5 PAVEMENT DIRECTIONAL ARROW DETAIL

11x17 SCALE: NTS

22x34 SCALE: NTS

6 A.D.A. ACCESS AISLE

11x17 SCALE: NTS

22x34 SCALE: NTS

7 HATCHED NO PARKING AREA DETAIL

11x17 SCALE: NTS

22x34 SCALE: NTS

8 A.D.A PAVEMENT MARKING

11x17 SCALE: NTS

22x34 SCALE: NTS



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APPLICANT:

NEW YORK SMSA
LIMITED PARTNERSHIP
d/b/a



283 KING GEORGE ROAD, BUILDING D
WARREN, NJ 07059

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

PROJECT TITLE:

PRELIMINARY AND FINAL SITE PLAN

SITE NAME:
QUAIL BROOK

SITE ADDRESS:
156 CEDAR GROVE LANE
SOMERSET, NJ 08873
SOMERSET COUNTY
BLOCK: 424.12 LOT: 5.01
PROPERTY OWNER:
CEDAR HILL CLUB
P.O. BOX 5201
SOMERSET, NJ 08873

SDG PROJECT #: 15VNJ015

SCALE: AS NOTED DATE: 10/02/15

DRAWN BY: JM CHECKED BY: PC

DRAWING TITLE:

PARKING LOT DETAILS

DRAWING NO.: PAGE NO.:

Z23 23 of 23