Environmental Assessment

230 Belmont Drive
Franklin Township, New Jersey

May 29, 2020

Prepared for:

Bohler Engineering
30 Independence Blvd., Suite 200
Warren, NJ 07059

Prepared by:

Roux Associates, Inc.
402 Heron Drive
Logan Township, New Jersey 08085

2578.0017J000.1001

Table of Contents

Table of Contents (Continued)

Figures

Appendices

1. Introduction

This Environmental Assessment has been prepared for proposed construction of a warehouse on Block 517.05, Lot 35.12 in the Township of Franklin, Somerset County, New Jersey (Site). The objectives of this assessment include:

- Inventory key environmental resources on the Site;
- Evaluate potential impacts that may occur to the environment as a result of the proposed project; and
- Identify actions required to mitigate significant environmental impacts.

This Environmental Assessment has been prepared in accordance with the Township of Franklin ordinances, specifically, Chapter 12, Article XXV, §112-199.

2. Project Description

2.1 Site and Surrounding Area Description

The Site is located at 230 Belmont Drive in Franklin Township, Somerset County, New Jersey (Block 517.05 Lot 35.12). The Site spans approximately 22.1 acres of land and is currently undeveloped. There are small sections of wooded freshwater wetlands found throughout the property and there are three main unnamed drainage ditches that span from the northeast of the property to the southern boundary of the Site. The dominant mature tree species found within the Site are red maple (*Acer rubrum*), red oak (*Quercus rubra*), black cherry (*Prunus serotine*), callery pear (*Pyrus calleryana*) and black locust (*Robinia pseudoacacia*). A detailed description of Site environmental features is included in Section 3.

Surrounding land use is predominantly commercial land. There are multiple warehouse buildings to the west and north of the Site. Two schools, a parking lot, and retention pond lie to the south and southwest of the Site. The property abuts Belmont Drive to the east.

Appendix A includes a Site survey of existing conditions. Figure 1 is an aerial photograph-based figure depicting the Site and surrounding area. Figure 2 depicts the Site and surrounding area on a United States Geological Survey (U.S.G.S.) Topographic Map. Appendix B includes photographs of the Site and surrounding area.

2.2 Project Description

The proposed project includes construction of a warehouse on Block 517.05, Lot 35.12. The scope of this development comprises approximately 360,408 square feet of impervious coverage and includes the following key features:

- 152,175 square-foot building that is largely warehousing with some office space;
- 119 parking spaces including 5 Americans with Disabilities Act (ADA)-compliant spaces (including 3 van accessible spaces); and
- 28 loading bays and 57 trailer spaces.

There are two ingress/egress points both on Belmont Drive. Appendix C includes the Preliminary Site Plan drawings.

3. Site Inventory

3.1 Geology

Based on NJ-Geoweb, the surficial geology underlying the Site consists of Quaternary-aged Weathered Shale, Mudstone, and Sandstone throughout the majority of the Site. The remaining small portion of the Site is Quaternary-aged Alluvium. NJ-Geoweb reports the bedrock geology beneath the surficial formations is the Passaic Formation with a lithology of siltstone and shale.

3.2 Soils

The following table describes the soils found on the Site:

Name	Slopes	Hydraulic Group	Drainage	Runoff	Location
Croton silt loam	0% - 2%	D	Poorly Drained	Low	southwestern
Penn silt loam	2% - 6%	C	Well Drained	Very Low	northern and southeastern
Penn silt loam	6% - 12%	C	Well Drained	Low	northern and east Center
Reaville silt loam	0% - 2%	C	Somewhat Poorly Drained	Very High	west and southwest Center

There are no potential acid producing soils located on Site.

3.3 Topography

The topography of the Site is generally flat with the exception of depressed areas in the northern portion of the property, adjacent to the Raritan River tributary. The drainage pattern of the Site is characterized by overland sheet flow, shallow concentrated flow, and pipe channel flow to the Raritan River tributary.

3.4 Surface Waters

Based on NJ-Geoweb, the Site is located in the Lower Raritan watershed. A tributary of Raritan River runs through the west-central portion of the property from south to north. This tributary connects with a separate Raritan River tributary approximately one-mile northeast of the property. The joined tributaries connect with the Raritan River at a distance of 0.75 miles to the northeast of the confluence. Raritan River is classified as a perennial stream and is a Category 2 non-trout producing water. Designated uses of FW2 waterbodies are the following:

- Maintenance, migration and propagation of the natural and established biota;
- Primary contact recreation;
- Industrial and agricultural water supply;
- Public potable water supply after conventional filtration treatment and disinfection; and

- Any other reasonable uses.

The Site is located 1.6 miles south of the Raritan River.

3.5 Subsurface Waters

The Site is comprised of the Brunswick aquifer unit. The Brunswick aquifer is characterized by a sequence of sandstone, siltstone, and shale. Water is transmitted in fractures and is typically fresh, slightly alkaline, and hard. It is ranked as a Class C aquifer with a median yield of 100 to 250 gallons per minute (gpm).

3.6 Vegetation and Wildlife Habitat

According to NJ-Geoweb, the Site lies within the Piedmont Planes landscape region. The northern portion and eastern edge of the Site is listed as a mix of deciduous wooded wetlands and brush, coniferous brush, and shrub land. These landscapes are listed as Rank 1 riparian zone and Rank 2 foraging habitat for the great blue heron (*Ardea Herodias*).

Roux Associates, Inc. (Roux Associates) conducted a wetland delineation in March 2020. Roux Associates personnel identified the major vegetation community on the Site to consist of red maple, red oak, black cherry, callery pear, and black locust.

There are small sections of wooded freshwater wetlands throughout the property as identified on the Site survey in Appendix A. There are three main unnamed drainage ditches that span from the northeast of the property to the southern boundary of the Site. A tributary of Raritan River runs along most of the center of the site and extends north in the eastern side of the Site. Freshwater wetlands surround the portions of the tributary that are visible as open surface water. The remainder of the site is undeveloped.

3.7 Land Use

According to NJ-GeoWeb, the Site is identified as almost entirely historic wetland with the exception of the southwestern most edge of the Site which is part of a stormwater basin located on the adjoining property. This southwestern portion of the Site is identified as urban by NJ-Geoweb. Adjacent land use is predominantly industrial urban with the exception of identified deciduous wetlands to the north of the Site.

According to the Department of Planning & Zoning, the Site is located in the M-1 zoning district. This district is for “Light Manufacturing” and is permitted to be used for warehousing.

3.8 Access and Transportation Patterns

The Site is accessible from Belmont Drive to the east. Belmont Drive is a two-lane local road between Campus Drive to the north and House Road to the south. The roadway is approximately 40 feet wide and provides one lane to accommodate each direction of travel. The posted speed within the vicinity of the project is 45 miles per hour. Belmont Drive is primarily used for light industrial purposes similar to those of the proposed warehouse.

3.9 Master Plan Review

The proposed project was reviewed for consistency with applicable local and regional planning documents including the Franklin Township Master Plan. The Site is located in Sector Five according to the Franklin Township Master Plan. As discussed in Section 3.7, this area is in the M-1 zoning district and for “Light Manufacturing” and is permitted to be used for warehousing based on this designation.

3.10 Community Facilities

To the east of the Site is Belmont Drive, a two-lane road that is frequented by commercial freight vehicles. Sewer, water, and waste removal are all handled by municipal companies. According to the Township of Franklin Utilities Map, Belmont Drive has a water system running along it that connects with a sewer pump station to the north.

There are two schools adjacent to the Site. New Road School of Somerset is to the West of the Site and is located at 2200 Cottontail Lane, and. Elite Preparatory Academy is located South of the Site at 17 School House Road.

The nearest fire department to the Site is Elizabeth Avenue Fire Company which is located 0.3 miles east of the Site on 2 Wiley Drive. The nearest police station to the Site is the Franklin Township Police located 4 miles southeast of the Site on 495 Demott Lane.

3.11 Unique, Scenic and/or Historic Features

According to NJ-GeoWeb, the Site does not lie within any designated scenic or historic district, nor does it contain any scenic or historic features/properties.

3.12 Contaminated Site Remediation

According to NJDEP Dataminer, there are no contaminated areas, past or present, listed on the Site.

3.13 Air and Noise Quality

Potential noise sources in the surrounding area may include the multiple industrial/manufacturing buildings that surround the Site, the New Road School to the Southwest of the site, or traffic traveling along Belmont Drive. Potential sources of air quality impacts include traffic on the surrounding roads and the manufacturing/industrial buildings mentioned previously.

4. Construction Phase

4.1 Development Schedule

Once all permits and approvals are received for the warehouse, construction will be completed within approximately 12 months. There may be temporary impacts on traffic during construction activities with frequent worker and delivery traffic. These temporary impacts will be managed through the use of signage, flagmen, barriers, dedicated truck routes and police presence as appropriate.

4.2 Site Preparation

Construction of the proposed warehouse will include the following Site alterations:

- The limit of disturbance is approximately 10 acres. This will include the removal of trees and scrub shrub vegetation.
- No major excavation will need to occur.
- A stabilized, temporary gravel construction entrance/exit will be installed off of Belmont Drive. This area will be graded so that runoff water will be retained on-site.
- Silt fences and/or silt socks will be installed around all of the downslope perimeters of the Site.
- Filter fabric drop inlet protection will be installed around each drainage inlet as drainage structures are installed.
- Runoff patterns will be altered so that runoff is captured within the engineered stormwater and groundwater recharge systems. Currently, stormwater runoff occurs as sheet flow generally from South to North toward the Raritan River Tributary and wetlands on-site.

5. Required Approvals

A list of permits yet required follows:

- Planning Board approval from Franklin Township;
- Tree Removal Permit from Franklin Township;
- Air Conditioning and Refrigeration Equipment Permit from Franklin Township;
- Certificate of Smoke Detector Compliance from Franklin Township;
- Treatment Works Approval from NJDEP;
- “Will-serve” approvals from the various utilities;
- SESC approval from Somerset County Soil Conservation District (SCD);
- Planning Board approval from Somerset County;
- A N.J. Pollutant Discharge Elimination System (NJPDES) permit will be obtained from NJDEP;
- GP-6 Non-Tributary Wetlands General Permit from NJDEP Division of Land Use Regulation (DLUR);
- GP-7 Human-made Ditches/Swales General Permit in Headwaters from NJDEP DLUR;
- GP-10A Very Minor Road Crossings General Permit from NJDEP DLUR;
- Transition Area Waiver Averaging Plan from NJDEP DLUR; and
- Major Project approval from Delaware and Raritan Canal Commission.

Although not anticipated, if combustion units or an emergency generator are installed that meet the heat input thresholds, air permits will be obtained from NJDEP.

6. Environmental Impacts of Project

6.1 Geology

Site geology will not be significantly affected by the proposed project.

6.2 Soils

There are no acid producing soils on the Site. Soils will be disturbed as part of Site construction activities.

6.3 Topography

The Site grades will be raised for construction of the warehouse but overall drainage patterns will generally remain the same. There will be minimal disturbance of steep slopes associated with Raritan River Tributary.

6.4 Surface and Subsurface Waters

Development of the Site and the increase in impervious area will generate additional stormwater runoff that may carry pollutants associated with nonpoint sources such as roof top and parking areas.

The proposed warehouse construction will not impact water quality in the Brunswick aquifer.

6.5 Vegetation and Wildlife Habitat

Approximately 432,369 square feet of trees and scrub shrub vegetation will be removed to facilitate construction of the proposed warehouse.

According to NJ-Geoweb, the Site has potential great blue heron foraging habitat associated with wetlands found on site. It was noted on NJ-Geoweb that the last observation was in 2009. A small portion of this habitat will be removed due to construction of the proposed warehouse, but the majority of the habitat will remain unimpacted.

6.6 Land Use

As discussed previously, the Site is located in the M-1 zoning district according to the Franklin Township Department of Planning & Zoning. This district is for “Light Manufacturing” and is permitted to be used for warehousing. The Site’s historic wetlands will be minorly affected by the construction as the majority of the wetlands will remain largely intact. Adjacent land use will be unimpacted.

6.7 Access/Transportation Patterns

There may be temporary impacts on traffic during construction activities with frequent worker and delivery traffic. These temporary impacts will be managed through the use of signage, flagmen, barriers, dedicated truck routes and police presence as appropriate. Based on the *Traffic Impact Statement* being prepared by Dolan & Dean Consulting Engineers, LLC (D&D), Belmont Drive is classified as a local road and is under Franklin Township jurisdiction. The roadway provides one lane to accommodate each direction of travel and has a posted speed of 45 miles per hour in the vicinity of the project. Based on the traffic study the proposed warehouse will generate a maximum of 46 additional vehicle trips in any peak hour. This is considered insignificant based on N.J. Department of Transportation (NJDOT) State Highway Access Management Code N.J.A.C. 16:47 (a significant increase is classified as more than 100 additional vehicle trips in any peak hour).

6.8 Master Plans

The proposed warehouse will remain consistent with the M-1 ‘Light Manufacturing’ zoning district described in the Franklin Township Master Plan.

6.9 Community Facilities

Community facilities will not be added to nor removed as a result of the project.

6.10 Unique, Scenic and/or Historic Features

The Site is 22.1 acres, roughly half of which is wetland area. The Site does not reside in any historic district. Given the presence of surrounding industrial development no unique adverse impacts are anticipated.

6.11 Contaminated Site Remediation

The Site is not a contaminated area that requires remediation.

7. Adverse Impacts

7.1 Water Quality

Development of the Site and the increase in impervious area will generate additional stormwater runoff that may carry pollutants associated with nonpoint sources such as roof top drainage and parking areas sheetflow. The proposed warehouse construction will not impact water quality in the Brunswick aquifer.

7.2 Air Quality

The proposed warehouse construction may cause temporary air (dust) impacts during construction.

Warehouses generate less air pollution compared to manufacturing buildings. Given the amount of manufacturing buildings surrounding the Site, the permanent warehouse development would not significantly alter the air of the local area.

7.3 Noise

The proposed warehouse construction may cause temporary noise quality (construction equipment) impacts during construction.

Warehouses generate less noise pollution compared to manufacturing buildings. Given the amount of manufacturing buildings surrounding the Site, the permanent warehouse development would not significantly alter the noise levels of the local area.

7.4 Undesirable Land Use Patterns

Land use will change from undeveloped, historic wetlands to light manufacturing.

7.5 Damage or Destruction of Significant Plan or Wildlife Systems

Based on NJ-Geoweb, the Site has Rank 1 and 2 habitats. The riparian area is given a Rank 1 classification. Wetland areas conducive to great blue heron foraging are given a Rank 2 classification. The construction of the proposed warehouse would result in the removal of a small section of these areas. The north and west portions of the Site will remain largely undisturbed.

7.6 Aesthetic Values

Aesthetic values will become similar to the industrial and manufactural nature of the surrounding area.

7.7 Destruction of Natural Resources

Approximately 432,369 square feet of trees and scrub shrub vegetation will be removed to facilitate construction of the proposed warehouse.

According to NJ-Geoweb, the Site has potential great blue heron foraging habitat associated with wetlands found on site. The last observation was in 2009. This habitat may be disturbed as a result of construction activities.

7.8 Displacement of People and Business

No businesses or people will be displaced as a result of the project.

7.9 Displacement of Viable Farms

The Site is located in an area not viable for farm use.

7.10 Employment and Property Tax

Based off of the tax assessment for a similar square footage sized warehouse with a similar classification in Franklin Township from 2019, property tax for the Site is estimated to be $130,000. In addition, the current property use, historic wetlands, provides no employment source for Franklin Township. The addition of the warehouse will establish additional employment opportunities within the Township.

7.11 Destruction of Man-made Resources

No destruction of man-made resources will occur as a result of the project.

7.12 Disruption of Desirable Community and Regional Growth

No disruption of community and/or regional growth will occur as a result of the project.

7.13 Traffic Impacts

There may be temporary impacts on traffic during construction activities with frequent worker and delivery traffic. These temporary impacts will be managed through the use of signage, flagmen, barriers, dedicated truck routes and police presence as appropriate.

7.13 Health, Safety and Well-being of the Public

The health, safety, and well-being of the public will not be affected as a result of the project.

8. Project Alternatives

8.1 No Action

“No Action” would deprive the community of employment opportunities and tax revenue.

8.2 Description of alternative road alignments (if applicable).

This is not applicable.

8.3 Costs and Social Impact of Alternatives

Given the wetland nature of the Site, the only alternative is “No Action”. This would deprive the community of employment opportunities and tax revenue.

9. Mitigation Measures

9.1 Soil Erosion/Sediment Control

A Soil Erosion and Sediment Control (SESC) plan is being prepared by Bohler Engineering for the proposed warehouse construction. The SESC plans include measures such as minimizing vegetation disturbance, use of sediment barriers, stabilized construction entrance, land grading and other means appropriate to prevent erosion and offsite migration of sediment. The SESC plans meet the requirements of *The Standards for Soil Erosion and Sediment Control in New Jersey* and will be subject to Somerset County Soil Conservation District (SCD) approval. Site soils will be permanently stabilized with paved surfaces or landscaping. A copy of the SESC Site Map, which will accompany the SESC plan, is presented in Appendix E and depicts the SESC control measures at the Site.

9.2 Dust

Temporary air quality impacts that may occur due to potential construction dust, will be mitigated through appropriate dust controls and Site stabilization in accordance with the approved SESC plan.

9.3 Tree Preservation

The proposed warehouse construction will require the removal of 9.93 acres of trees. A tree removal permit application will be sent to the Franklin Township engineer for approval before construction activities begin. This permit will dictate mitigation measures to follow tree clearing activities.

9.4 Water Protection

The proposed warehouse construction will lead to the direct disturbance 3,283 square feet of wetland transition area. Due to this, compensations of 3,336 square feet of wetland transition area will be provided to the northern wetland (see Appendix E).

As the proposed warehouse construction qualifies as a Major Project, it will meet the Stormwater Management Rules as outlined in New Jersey Administrative Code (NJAC) 7:8 and Chapter 330 of the Franklin Township Code. The Site stormwater system design will mitigate for surface water impacts resulting from the development and increased impervious surface via the following:

- Meeting local Soil Conservation District standards for SESC;
- Control impacts resulting from increased runoff volume and velocity; and
- Reduce the post-construction load of total suspended solids (TSS) and nutrients in stormwater runoff.

Nonstructural stormwater management techniques to be employed at the Site include maintaining general pre-construction drainage patterns to the extent possible, planting of low-maintenance vegetation, source control through the placement of trash receptacles and eco curbs, and protection of the natural vegetation along the perimeter of the proposed construction area (wetlands and riparian zones associated with Raritan River Tributary). Onsite stormwater management improvements to collect and control stormwater runoff for the proposed warehouse development include inlets, piping, and roof drains.

The Site is located within the Metropolitan Planning Area (State Planning Area 1) and therefore, the proposed development is exempt from the groundwater recharge requirements outlined in the Stormwater

Management Rules found at N.J.A.C. 7:8. The warehouse construction will not have any adverse impacts on groundwater quality.

9.5 Air Protection

Temporary air quality impacts that may occur due to potential construction dust, will be mitigated through appropriate dust controls and Site stabilization in accordance with the approved SESC plan.

9.6 Noise Control

Temporary increases in noise levels may occur as a result of construction-related equipment and traffic. During construction activities, working hours will be limited pursuant to Franklin Township ordinances and NJAC 7:29 Noise Control.

10. Conclusion

Construction of the proposed warehouse development on Block 517.05, Lot 35.12 is consistent with the zoning designation (M-1 light manufacturing) and consistent with surrounding development. There will be little adverse environmental impacts resulting from development. The most significant impacts include removal of trees, removal of 3,283 square feet of wetlands transition area and an increase in stormwater runoff with the potential to convey nonpoint source pollutants. Tree removal will be mitigated as directed by the conditions of Franklin Township tree removal permit once approved. Wetland transitional area that is removed will be compensated for with a total of 3,336 square feet of wetland transitional area. Stormwater runoff quantity increase, and nonpoint source pollutants will be mitigated via a series of structural and non-structural techniques.

11. References and Documentation

New Jersey GeoWeb (NJ GeoWeb), last updated January 30, 2020.

New Jersey Department of Agriculture, *The Standards for Soil Erosion and Sediment Control in New Jersey*, July 2017.

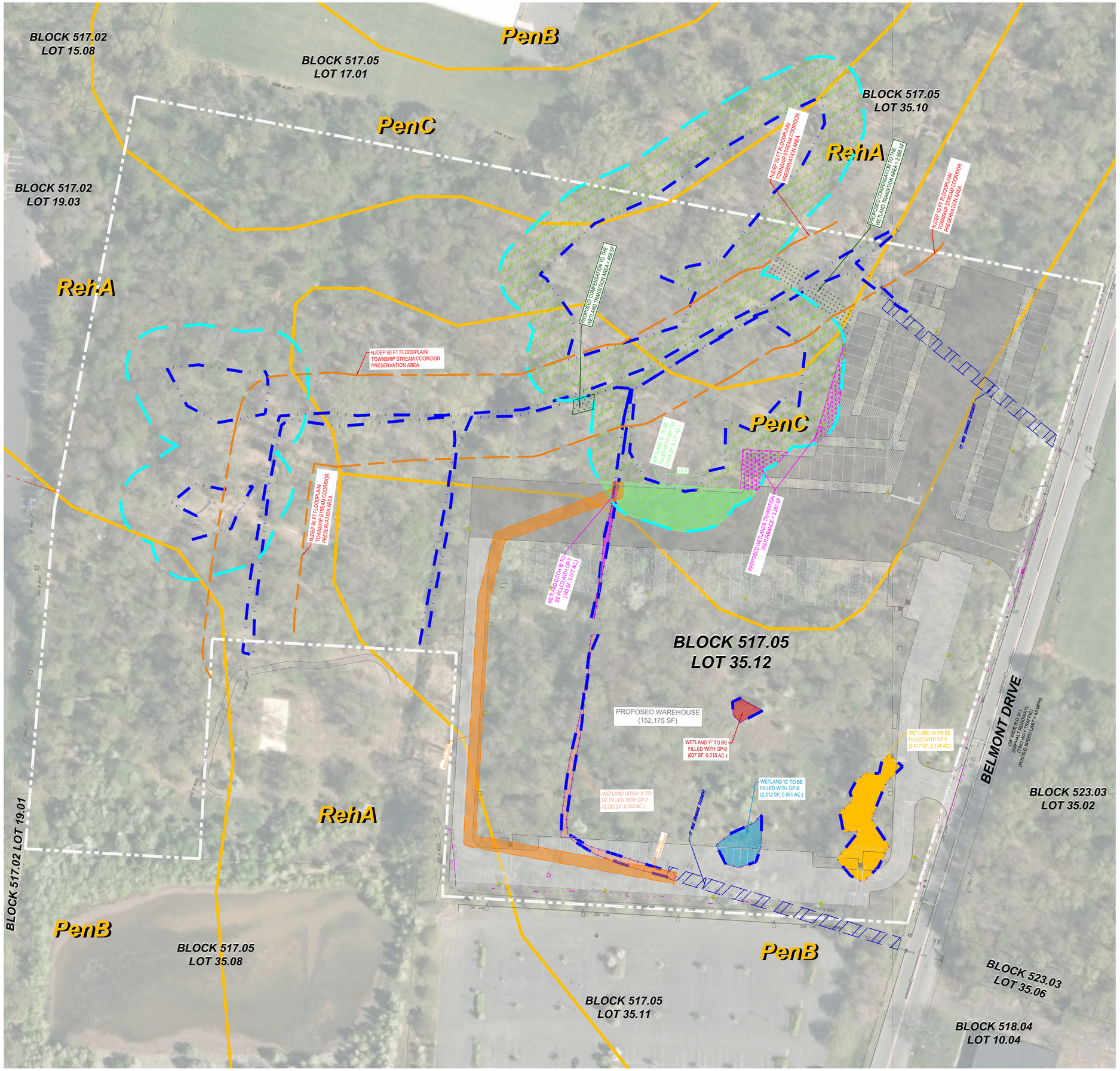
New Jersey Department of Environmental Protection, *DataMiner*, Accessed May 2020.

New Jersey Department of Transportation, *Access Code Regulations N.J.A.C. 16:47*, last updated October 22, 2019

Franklin Township Planning Board, *Township of Franklin 2006 Master Plan*, March 2016 revised.

FIGURES

1. Aerial Photograph-Based Site Plan
2. Topographical Site Location Map



LEGEND

- SITE BOUNDARY
- WETLAND LINE
- 50' TRANSITION AREA
- 50 FOOT RIPARIAN LINE
- SOIL UNIT BOUNDARY

RehA	Reaville silt loam, 0 to 2 percent slopes
PenB	Penn silt loam, 2 to 6 percent slopes
PenC	Penn silt loam, 6 to 12 percent slopes

SOURCE

1.) AERIAL PHOTOGRAPH FROM NJDEP 2015 FLYOVER.

2.) ROUX ASSOCIATE'S INC. 03/24/2020 INSPECTION.

3.) SOIL SURVEY, US DEPARTMENT OF AGRICULTURE, NRCS, NATIONAL RESOURCES CONSERVATION SERVICE.

4.) ROUX ASSOCIATES DELINEATED THE WETLANDS IN JUNE 2019 AND A NJDEP LOI IS PENDING.

N

80' 0 80'

Title:

SITE PLAN
TAX LOT 35.12, BLOCK 517.05

230 BELMONT DRIVE
FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

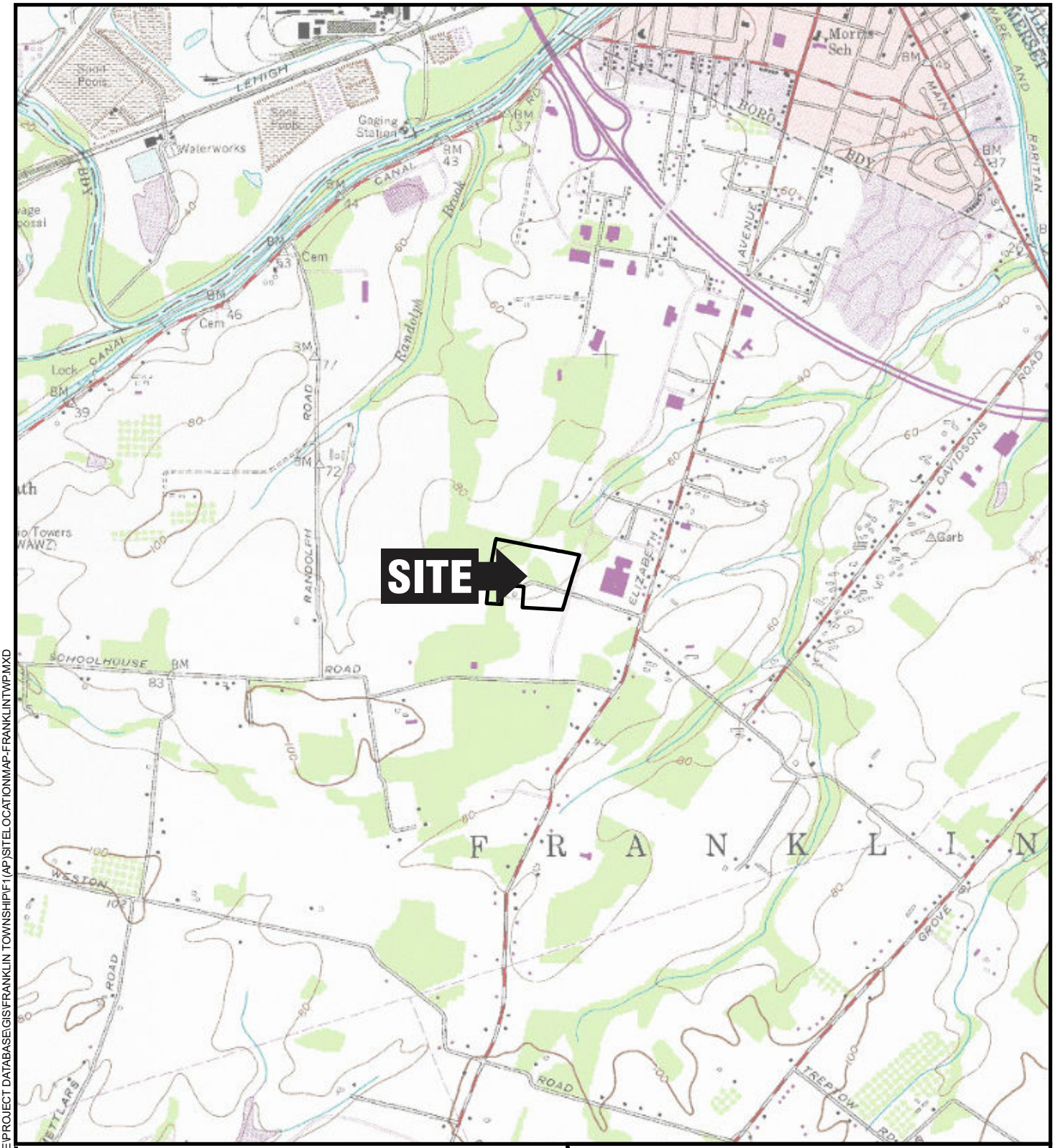
Prepared for:

BOHLER ENGINEERING

ROUX

Compiled by: MD	Date: 05/26/2020	FIGURE
Prepared by: JSG	Scale: AS SHOWN	1
Project Mgr: MMH	Project: 2578.0017J000.1001	
File: 2578.0017J017.1001.02 - SITE PLAN.DWG		

\\SRVLTNJFP1\LIMITEDPROJECTS-0\B2578 - BOHLER ENGINEERING - BOE\0017 - FRANKLIN TWP - NJ\J000 - WATER PERMITTING 2020\1000 - REPORTS\1001 - EIS REPORT\CAD\2578.0017J017.1001.02 - SITE PLAN.DWG



QUADRANGLE LOCATION

New Jersey •

NOTES
EASTING (X): 479568.63
NORTHING (Y): 619086.98

N

2,000 0 2,000'

Title:

SITE LOCATION MAP

230 BELMONT DRIVE
FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

Prepared for:

BOHLER ENGINEERING

ROUX

Compiled by: KAN	Date: 05/26/20	FIGURE
Prepared by: KAN	Scale: AS SHOWN	2
Project Mgr: KAN	Project: 2578.0017J000	
File: F2(AP)		

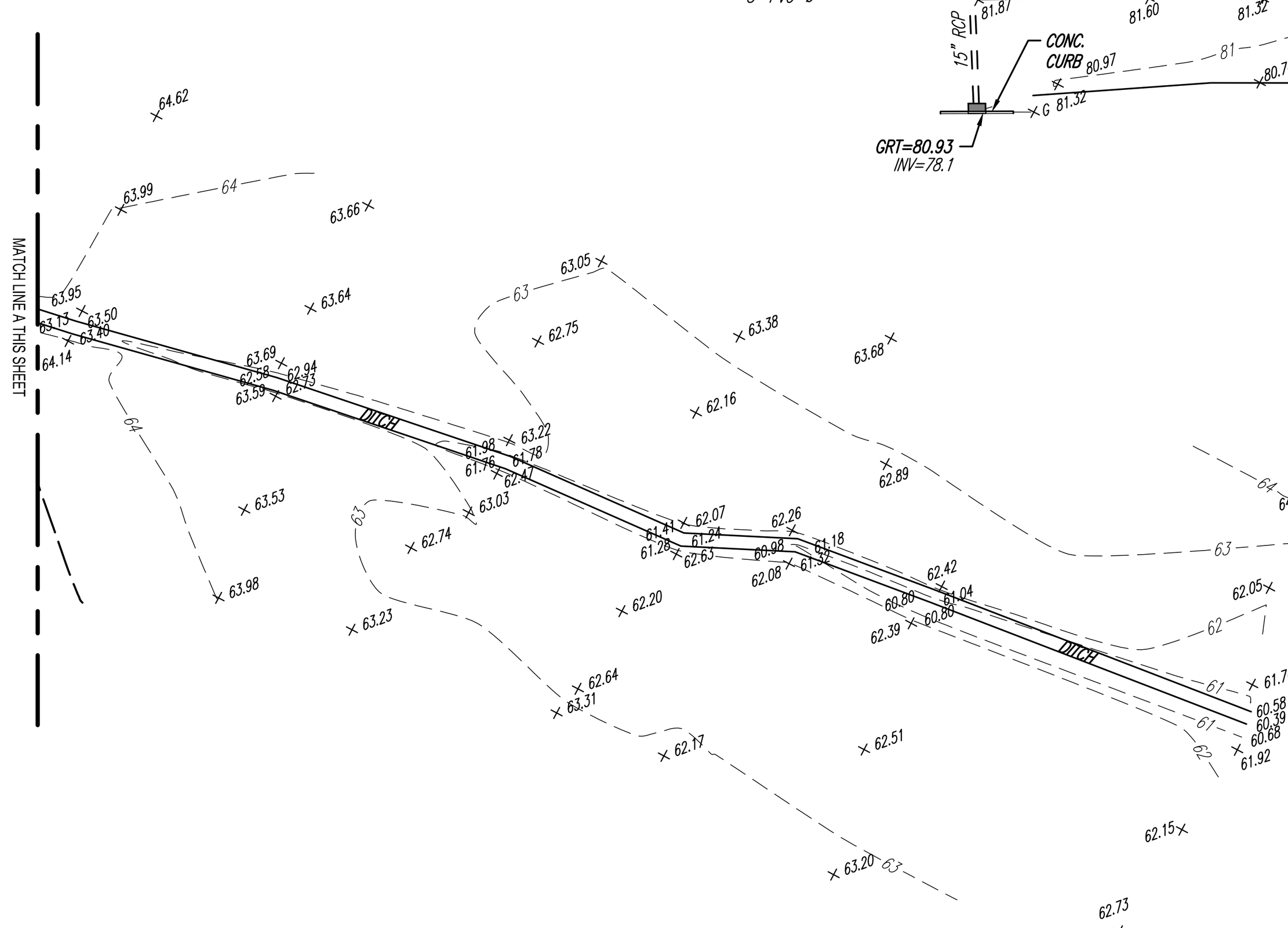
G:\PROJECTS-08\2578 - BOHLER ENGINEERING - BOE\PROJECT DATABASE\GIS\FRANKLIN TOWNSHIP\F1(AP)\SITELOCATIONMAP-FRANKLINTWP.MXD

APPENDICES

A. Site Survey
B. Photographs
C. Preliminary Site Plan Drawings
D. Traffic Impact Statement
E. Soil Erosion and Sediment Control Plan (SESC)

APPENDIX A

Site Survey



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SEE SHEET 2 OF 2 FOR NOTES AND REFERENCES

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 200912571

UTILITY COMPANY	PHONE NUMBER
AT& T	(800) 222-0300
COMCAST CABLE	(800) 266-2278
FRANKLIN TOWNSHIP SEWER	(732) 873-2121
CENTURYLINK	(888) 728-8010
ZAYO GROUP	(303) 381-4683
NEW JERSEY AMERICAN WATER COMPANY	(800) 652-6987
UNITED FIBER & DATA	(855) 255-5244
VERIZON	(800) 427-9977
CROWN CASTLE	(800) 482-8890
FRANKLIN TOWNSHIP DPW	(732) 873-2500
PSE&G	(800) 436-7734
CABLEVISION RARITAN VALLEY	(732) 548-2400

1.800.272.1000
STOP - CALL BEFORE YOU DIG!

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

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
2	ADDITIONAL STREAM TOPO	K.R.	M.W.	D.P.S.	05-05-2020
1	ADDITIONAL TOPO & TREE SAMPLE AREAS	K.R.	R.A.B.	D.P.S.	04-20-2020

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

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

04-20-2020
DATE

FIELD DATE: 04-03-2020
FIELD BOOK NO.: 19-56
FIELD BOOK PG.: 128
FIELD CREW: K.R./S.R.
DRAWN: P.R.V.

BOUNDARY & TOPOGRAPHIC SURVEY
BLOCK 517.05, LOT 35.12

230 BELMONT DRIVE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY,
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM

CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
BOSTON, MA 800.668.1819
ALBANY, NY 518.217.510

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
D.P.S.	J.D.S.	04-03-2020	1"=40'	01-200075-00	1 OF 2

NOTES:

1. PROPERTY KNOWN AS LOT 35.12, BLOCK 517.05, AS SHOWN ON THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
2. AREA = 961,777 S.F. OR 22.079 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

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

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

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

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

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
4. THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:
   TBM-A: MAG NAIL SET IN PAVEMENT
   ELEVATION= 76.72'
   TBM-B: DOCK SPIKE SET IN GRASS IN CLEARING
   ELEVATION= 78.24'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
   ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).
11. THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ROUX AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 04-03-2020. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY N.J.D.E.P.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET #90.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 166 OF 301", MAP NUMBER 34035CO166E, EFFECTIVE DATE: SEPTEMBER 28, 2007.
3. MAP ENTITLED "MAP OF SUBDIVISION OF WILLIAMS-FRANKLIN INDUSTRIAL PARK, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ." FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON APRIL 29, 1982 AS FILED MAP NUMBER 1959.
4. MAP ENTITLED "MINOR SUBDIVISION, LOT 19, BLOCK 517.02, TAX MAP SHEET 90, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, N.J." FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JULY 26, 1984 AS FILED MAP NUMBER 2118.
5. MAP ENTITLED "FINAL PLAT, FIRST SECTION, PIERCE STREET ASSOCIATES, LTD, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JANUARY 18, 1995 AS FILED MAP NUMBER 2180.
6. MAP ENTITLED "FINAL PLAT, LOTS 35.06, 35.07 & 35.08 BLOCK 517.05, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON MAY 12, 1986 AS FILED MAP NUMBER 2362.
7. MAP ENTITLED "FINAL PLAT, LOTS 35.11 & 35.12 BLOCK 517.05, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JANUARY 16, 1992 AS FILED MAP NUMBER 2847.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 200912571

UTILITY COMPANY	PHONE NUMBER
AT& T	(800) 222-0300
COMCAST CABLE	(800) 266-2278
FRANKLIN TOWNSHIP SEWER	(732) 873-2121
CENTURYLINK	(888) 728-8010
ZAYO GROUP	(303) 381-4683
NEW JERSEY AMERICAN WATER COMPANY	(800) 652-6987
UNITED FIBER & DATA	(855) 255-5244
VERIZON	(800) 427-9977
CROWN CASTLE	(800) 482-8890
FRANKLIN TOWNSHIP DPW	(732) 873-2500
PSE&G	(800) 436-7734
CABLEVISION RARITAN VALLEY	(732) 548-2400

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
2	ADDITIONAL STREAM TOPO	K.R.	M.W.	D.P.S.	05-06-2020
1	ADDITIONAL TOPO & TREE SAMPLE AREAS	K.R.	R.A.B.	D.P.S.	04-20-2020

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

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS — 04-10-2020 DATE
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE	04-03-2020
FIELD BOOK NO.	19-56
FIELD BOOK PG.	134
FIELD CREW	K.R./S.R.
DRAWN:	P.R.V.
REVIEWED:	D.P.S.

BOUNDARY & TOPOGRAPHIC SURVEY
BLOCK 517.05, LOT 35.12
230 BELMONT DRIVE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM
CHALFONT, PA 215.712.0800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0811
LONG ISLAND, NY 631.648.0116
SOUTHBOROUGH, MA 508.568.2000
BOSTON, MA 800.668.1819
ALBANY, NY 518.217.7100

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.D.S.	04-03-2020	1"=40'	01-200075-00	2 OF 2

APPENDIX B

Photographs

Photograph 1: Photo viewpoint from wetland B facing South.

Photograph 2: Photo viewpoint from wetland B facing North.

Photograph 3: Photo viewpoint facing West center of the Site.

Photograph 4: Photo viewpoint facing South just South of center of the Site.

Photograph 5: Photo viewpoint facing Southwest Northeast of the Site.

Photograph 6: Photo viewpoint North from North center of the Site.

Photograph 7: Photo viewpoint Southwest from North center of the Site.

Photograph 8: Photo viewpoint Southeast from Western center of the Site.

Photograph 9: Photo viewpoint North from West center of the Site.

Photograph 10: Photo viewpoint facing southwest from wetland A.

Photograph 11: Photo viewpoint South from Southeast of the Site.

LEGEND

Property Boundary

NOTES

1. Aerial Imagery sourced from NJGIN (2015).

N

125 0 125'

Title:

PHOTOGRAPH LOCATION MAP

230 BELMONT DRIVE
FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

Prepared for:

BOHLER ENGINEERING

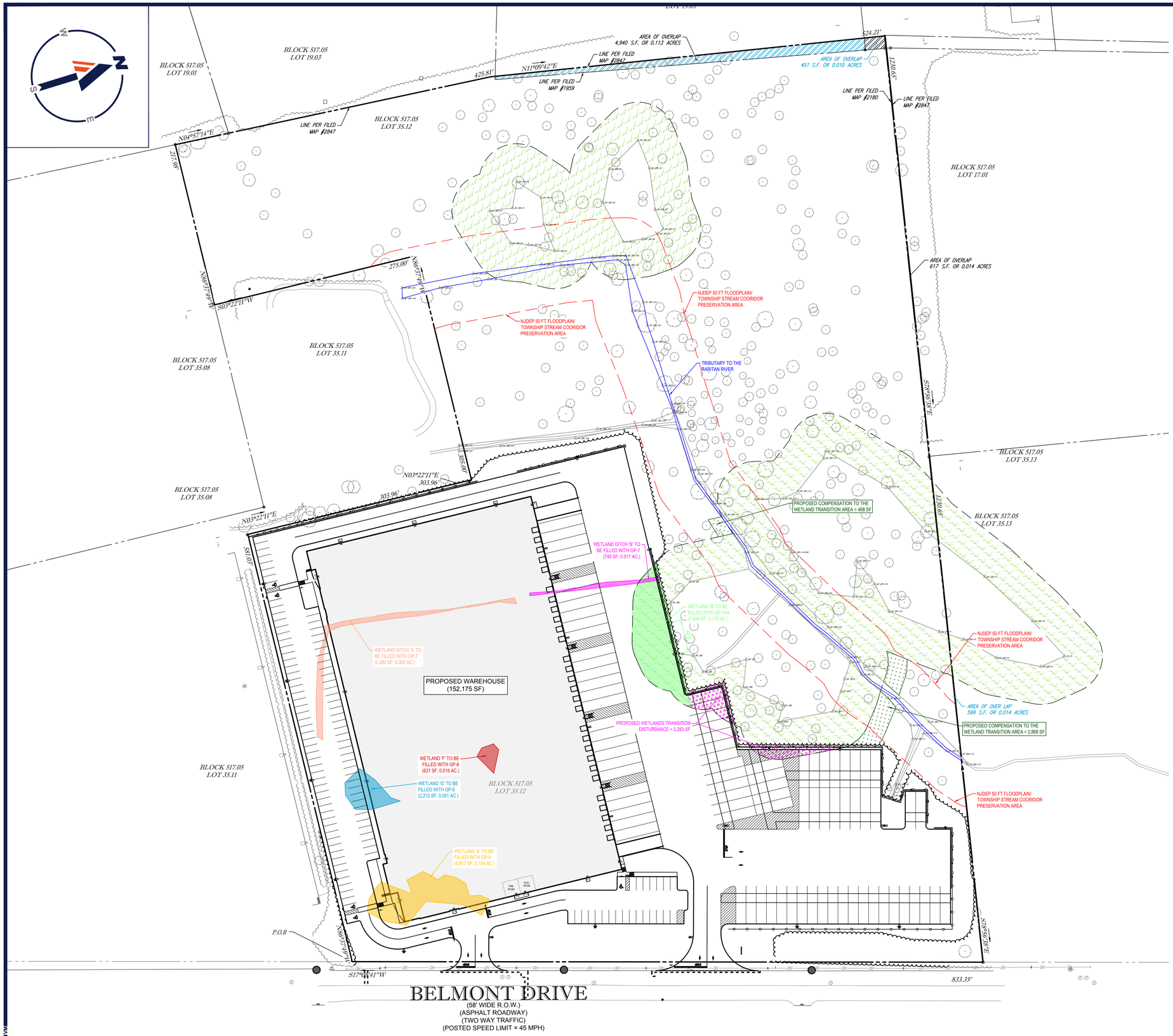
ROUX

Compiled by: MND	Date: 05/26/20	FIGURE
Prepared by: MND	Scale: AS SHOWN	B
Project Mgr: KAN	Project: 2578.0017J000	
File: AB(BL)		

\\SRVLTNJFP1\LIMITED\PROJECTS-0802578 - BOHLER ENGINEERING - BOE\PROJECT DATABASE\GIS\FRANKLIN TOWNSHIP\AB(BL)\PHOTOLOCATIONMAP-FRANKLINTWP EIS.MXD

APPENDIX C

Preliminary Site Plan Drawings



60 0 30 60 120 240

GRAPHIC SCALE 1 INCH = 60 FEET

VMI C:\2020\J200581\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J200581-ECE-0A-----LAYOUT C-304 ENV EX

BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.

NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
www.nj1-call.org

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

PROJECT No.:	J200581
DRAWN BY:	VLM
CHECKED BY:	TXL
DATE:	05/18/2020
CAD I.D.:	J200581-ECE-0A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

ACTIVE SP BELMONT, LLC

PROPOSED WAREHOUSE

MAP: 90 | BLK: 517.05 | LOT: 35.12
230 BELMONT DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY
ZONE: M-1

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

T. LAM
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

ENVIRONMENTAL CONSTRAINTS EXHIBIT

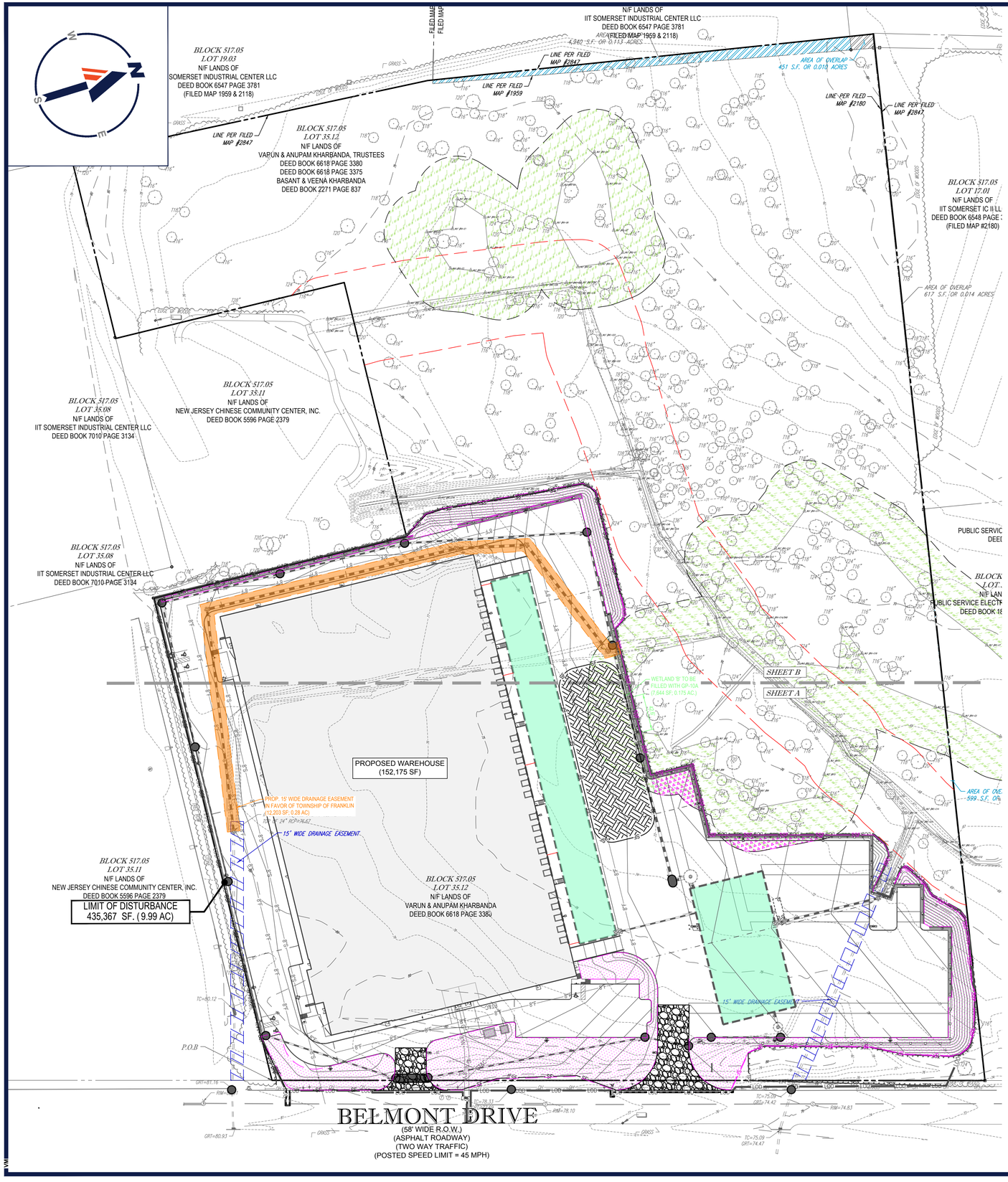
SHEET NUMBER:

C-304

ORG. DATE - 05/18/2020

APPENDIX E

Preliminary Soil Erosion and Sediment Control Plan (SESC)



New Jersey Natural Resources Conservation Program

SOMERSET - UNION SOIL CONSERVATION DISTRICT
Somerset County 4-H Center
308 Milltown Road • Bridgewater, NJ 08807
(908) 526-2701 ⁚ Fax (908) 575-3977

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.
2. All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection is established.
3. 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
4. Permanent Vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established
5. All work shall be done in accordance with the NJ State Standards for Soil Erosion and Sediment Control in New Jersey.
6. 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 or preliminary grading.
7. 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.
8. Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e.: slopes greater that 3:1)
9. 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.
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 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.
11. 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.
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 Erosion & Sediment Control Standards.
14. The Somerset-Union 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. Contractor is responsible for keeping all adjacent roads clean during life of 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-Union Soil Conservation District.
18. Hydro seeding 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 seeding operation, hydro-mulch should be applied at a rate of 1500 lbs. per acre in second step. The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the NJ Standards.
19. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize soil transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.

New Jersey Natural Resources Conservation Program

SOMERSET - UNION SOIL CONSERVATION DISTRICT
Somerset County 4-H Center
308 Milltown Road • Bridgewater, NJ 08807
(908) 526-2701 ⁚ Fax (908) 575-3977

BASIN COMPACTION NOTES

1. Immediately prior to seeding, the surface should be scarified 6" to 12" inches where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
2. Inspect site just before seeding. If traffic has left the soil compacted, the area must be retiled and firmed in accordance with above.
3. Immediately prior to topsoiling, the surface should be scarified 6" to 12" inches where there has been soil compaction. This will help insure a good bond between the topsoil and subsoil. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
4. Soil compaction resulting from land grading activities can impact the infiltration rate of the soil. Restoration of compacted soils through deep tillage (6" to 12") and the addition of organic matter may be required in planted pervious areas to enhance the infiltration rate of the disturbed soil. This practice is permissible only where there is no danger to underground utilities (cable, irrigation systems, etc.).
5. To prevent compaction of the subsoil which will reduce its infiltration capacity, basins should be excavated with light earth moving equipment, preferably with tracks or over-sized tires rather than the normal rubber tires,. Once the final construction phase is reached, the floor of the basin shall be deeply tilled with a rotary tiller or disc harrow and smoothed over with a leveling drag or equivalent grading equipment.
6. For basins, annual tilling operations maintain infiltration capacity. These tilled areas should be re-vegetated immediately to prevent erosion. Deep tilling can be used to breakup clogged surface layers followed by regarding and leveling. Sand or organic matter can be tilled into the basin floor to promote a restored infiltration capacity. Sediment removal procedures should not be undertaken until the basin is thoroughly dry. The top layer should be removed by light equipment to prevent compaction. The remaining soil can be retiled and disturbed vegetation replanted.

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE NEW JERSEY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED. OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 9.99 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
   A. STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
   B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
   C. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.
18. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.

GRAPHIC LEGEND

(U010102 - 03/12/12)

	PROPERTY LINE
600	EXIST. CONTOUR & ELEVATION
601	PROP. FINISH GRADE CONTOUR & ELEVATION
W W W	EXIST. WATER
W W	PROP. WATER
G G G	EXIST. GAS
G G	PROP. GAS
E&T E&T E&T	EXIST. ELECTRIC/TELEPHONE
E&T E&T	PROP. ELECTRIC/TELEPHONE
ET&C ET&C ET&C	EXIST. ELECTRIC/TELEPHONE/CABLE
ET&C ET&C	PROP. ELECTRIC/TELEPHONE/CABLE
OH OH OH	EXIST. OVERHEAD WIRES
OH OH	PROP. OVERHEAD WIRES
D D OR	EXIST. STORM PIPE
D D OR	PROP. STORM PIPE
S S OR	EXIST. SANITARY PIPE
S S OR	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
123.45 X	EXIST. ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GRADE ELEVATION
TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREA/YARD LIGHT
	PROP. AREA/YARD LIGHT
C/O	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL

LEGEND

- RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1 PER/0.5 ACRE)

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

60 0 30 60 120 240

GRAPHIC SCALE 1 INCH = 60 FEET

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
www.nj1-call.org

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

PROJECT NO.:	J200581
DRAWN BY:	VLM
CHECKED BY:	TXL
DATE:	05/18/2020
CAD I.D.:	J200581-SPP-0A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

ACTIVE SP BELMONT, LLC

PROPOSED WAREHOUSE

MAP: 90 | BLK: 517.05 | LOT: 35.12
230 BELMONT DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY
ZONE: M-1

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

T. LAM
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601

ORG. DATE - 05/18/2020