

SOURCE: USGS BOUND BROOK QUADRANGLE, NEW JERSEY, 7.5 MINUTE SERIES, DATED 2019

LOCATION MAP

SCALE: 1" = 1000'±



SOURCE: GOOGLE EARTH PRO, IMAGE OBTAINED ON FEBRUARY 22, 2020

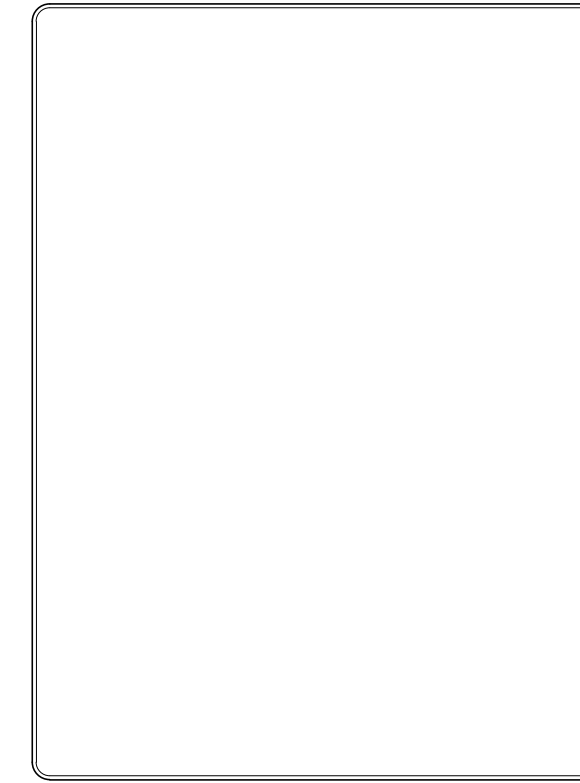
AERIAL MAP

SCALE: 1" = 200'±

**PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
CAMPUS 287 LOGISTICS CENTER
PROPOSED WAREHOUSE AND
OFFICE BUILDING**

BLOCK 530.04, LOTS 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

SOMERSET COUNTY
ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. BIDS FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY.

ACCEPTANCE OF THESE PLANS EXPIRE TWO (2) YEARS FROM THE STAMPED DATE.

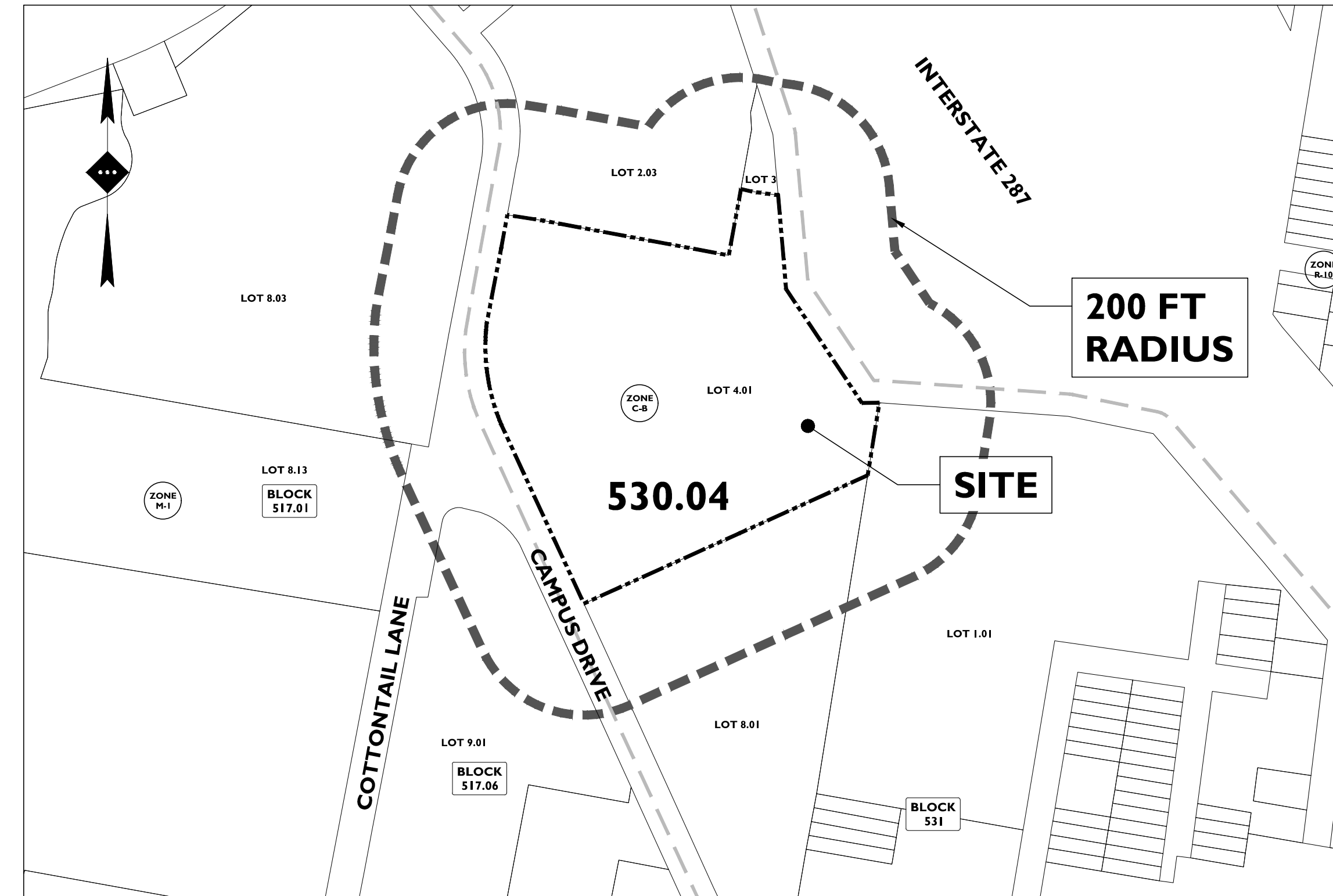
OWNER
SOMERSET REALTY HOLDINGS LLC
184 PARK AVENUE
BROOKLYN, NEW YORK 11205

APPLICANT
BSREP III LOGISTICS ACQUISITION LLC
1 MEADOWLANDS PLAZA, SUITE 301
EAST RUTHERFORD, NJ 07073

ATTORNEY
BORRUS, GOLDIN, FOLEY, VIGNUOLO,
HYMAN AND STAHL, P.C.
2875 US ROUTE ONE
NORTH BRUNSWICK, NJ 08902



Know what's below
Call before you dig.



SOURCE: TOWNSHIP OF FRANKLIN MAP 93, 94 & 94.02 DATED 2017; FRANKLIN TOWNSHIP ZONING MAP, DATED SEPTEMBER 2010

TAX & ZONING MAP

SCALE: 1" = 200'±

TOWNSHIP OF FRANKLIN 200' PROPERTY OWNERS LIST

| BLOCK | LOT(S) | OWNER | OWNER'S ADDRESS |
|--------|--------|---------------------------------------|---|
| 517.01 | 8.03 | ORTHO PHARMACEUTICAL, ATTN: TAX DEPT. | 1125 TRENTON-HARBOR TON ROAD TITUSVILLE, NJ 08560 |
| 517.01 | 8.13 | SOMERSET PROPERTIES REALTY, LP | 10 WEST 33RD ST-STE 216, NEW YORK, NY 10001 |
| 517.06 | 9.01 | VGS HOLDING, INC.%, ATTN: ARSHAD, K. | 400 CAMPUS DRIVE SOMERSET, NJ 08873 |
| 530.04 | 2.03 | SARONINO REALTY LLC | COTTONTAIL LANE 3RD FL SOMERSET NJ 08873 |
| 530.04 | 3 | TOWNSHIP OF FRANKLIN | 475 DEMOTT LANE, SOMERSET, NJ 08873 |
| 530.04 | 8.01 | ROBERT WOOD JOHNSON UNIVERSITY, INC. | ONE ROBERT WOOD JOHNSON UNIVERSITY, NEW BRUNSWICK, NJ 08903 |
| 531 | 1.01 | OTICON INC, ATT FINANCE DEPT | 380 HOWARD AVENUE, SOMERSET, NJ 08873 |

ZONING RELIEF TABLE

| CODE SECTION | REQUIRED | PROPOSED |
|--------------|---|--------------|
| SCHEDULE 2 | FRONT PARKING SETBACK: 50 FT (INTERSTATE 287) | 37.0 FT (V) |
| SCHEDULE 3 | MAXIMUM LOT COVERAGE: 60% | 69.8% (V) |
| § 112.90 | MAXIMUM DRIVEWAY WIDTH: 36 FT | 56 FT (V) |
| § 112.103 | TRUCK LOADING DIMENSIONS: THE DISTANCE FROM THE BUILDING TO THE LIMITING BOUNDARY OF THE LOADING AREA SHALL BE TWICE THE LENGTH OF THE LONGEST DELIVERY VEHICLE (75.5 FT)(2) = 147.0 FT | 130.0 FT (V) |

(V) VARIANCE

PLANS PREPARED BY:



Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA / NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED JUNE 14, 2020.
 - ARCHITECTURAL PLANS PREPARED BY KSS ARCHITECTS
 - GEOTECHNICAL REPORT PREPARED BY SESI CONSULTING ENGINEERS, DATED JUNE 17, 2021.
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, DATED 2020.
 - TRAFFIC IMPACT STUDY PREPARED BY STONEFIELD ENGINEERING.
 - TAX MAP OBTAINED FROM TOWNSHIP OF FRANKLIN TAX MAPS 93, 94 & 94.02 DATED 2017.
 - USGS GEOLOGICAL SURVEY MAP 7.5 MINUTE SERIES, BOUND BROOK, NJ QUADRANGLE, 2019.
 - ZONING MAP OBTAINED FROM TOWNSHIP OF FRANKLIN, DATED SEPTEMBER 2010
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

| DRAWING TITLE | SHEET # |
|---|--------------|
| COVER SHEET | C-1 |
| DEMOLITION AND TREE CONSERVATION PLAN | C-2 |
| OVERALL SITE PLAN | C-3 |
| SITE PLAN | C-4 |
| GRADING PLAN | C-5 |
| STORMWATER MANAGEMENT PLAN | C-6 |
| UTILITY PLAN | C-7 |
| LIGHTING PLAN | C-8 |
| SOIL EROSION & SEDIMENT CONTROL PLAN | C-9 |
| SOIL EROSION & SEDIMENT CONTROL DETAILS | C-10 |
| LANDSCAPING PLAN | C-11 |
| LANDSCAPING DETAILS | C-12 |
| CONSTRUCTION DETAILS | C-13 TO C-16 |
| TOWNSHIP OF FRANKLIN CONSTRUCTION DETAILS | C-17 & C-18 |
| UTILITY PROFILES | C-19 TO C-22 |
| ADA GRADING PLAN | C-23 |
| VEHICLE CIRCULATION PLAN | C-24 TO C-27 |
| ALTA/NSPS LAND TITLE SURVEY | 1 OF 2 |
| ALTA/NSPS LAND TITLE SURVEY | 2 OF 2 |

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287
LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING
BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: PRI-210118

TITLE:

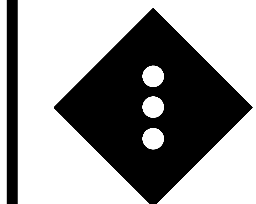
COVER SHEET

DRAWING:

C-1

NOT APPROVED FOR CONSTRUCTION

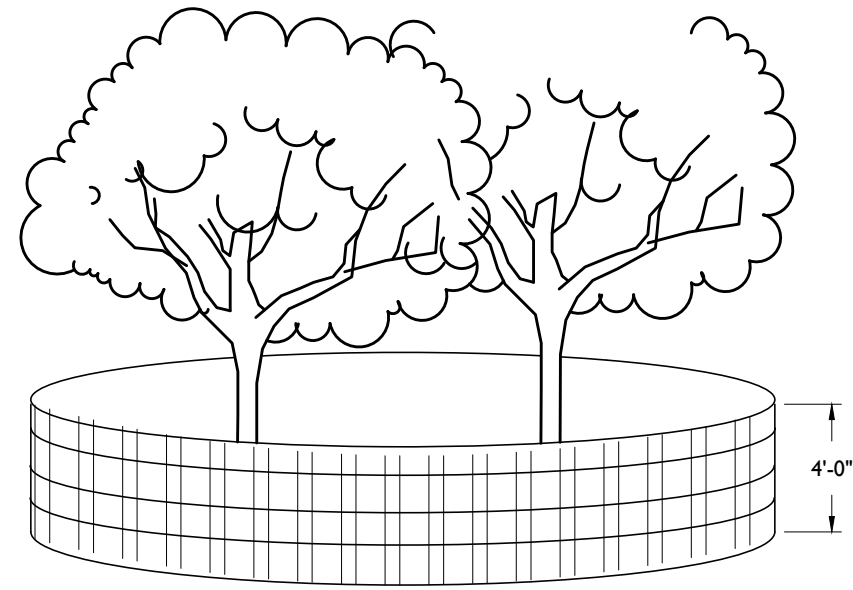
STONEFIELD
engineering & design



Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/21/2021 | TR | FOR CLIENT REVIEW |



NOTES:

1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
3. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6' FROM TREE TRUNK IF NECESSARY.
4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

TREE PROTECTION DETAIL

NOT TO SCALE

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
Call before you dig.

| TREE REMOVAL AND MITIGATION REQUIREMENTS | | |
|--|---|----------------------|
| CODE SECTION | REQUIRED | PROPOSED |
| § 222-5.1.A | TREES 4" - 16" DBH: 77 TOTAL TOTAL 4" - 16" TREES TO BE REMOVED: 58 TREES (58 TREES TBR) / (77) = 75.3% 60% - 79% PERCENT OF TREES TO BE REPLACED: 60% 58 TREES * 60% = 35 REPLACEMENT TREES REQUIRED REPLACEMENT CALIPER 2.5" | 35 TREES PROVIDED |
| § 222-5.1.B | TREES GREATER THAN 16" DBH TOTAL >16" TO 18": 4 TREES TO BE REMOVED (4 TREES) * (3 REPLACEMENT FACTOR) = 12 TREES >18" TO <21": 4 TREES TO BE REMOVED (4 TREES) * (4 REPLACEMENT FACTOR) = 16 TREES | 12 TREES 16 TREES |

| EXISTING TREES ON SITE | | | |
|--|----------------|-------------|---------------------|
| QUANTITY | BOTANICAL NAME | COMMON NAME | CALIPER SIZE AT DBH |
| 20 | ACER | MAPLE | 4" OR > |
| 69 | QUERCUS | OAK | 4" OR > |
| 7 | GLEDITISA | HONEYLOCUST | 4" OR > |
| 6 | PINUS | PINE | 4" OR > |
| 1 | THUJA | ARBORVITAE | 4" OR > |
| TOTAL EXISTING TREES ON SITE: 103 | | | |

| EXISTING TREES TO BE REMOVED | | | |
|--|----------------|-------------|---------------------|
| QUANTITY | BOTANICAL NAME | COMMON NAME | CALIPER SIZE AT DBH |
| 59 | QUERCUS | OAK | 4" OR > |
| 6 | GLEDITISA | HONEYLOCUST | 4" OR > |
| 1 | PINUS | PINE | 4" OR > |
| TOTAL TREES ON SITE TO BE REMOVED: 66 | | | |

SYMBOL DESCRIPTION

- FEATURE TO BE REMOVED / DEMOLISHED
- LOD --- LIMIT OF DISTURBANCE
- ACCESS DRIVE ASPHALT REMOVAL
- TPF --- PROPOSED TREE PROTECTION FENCE

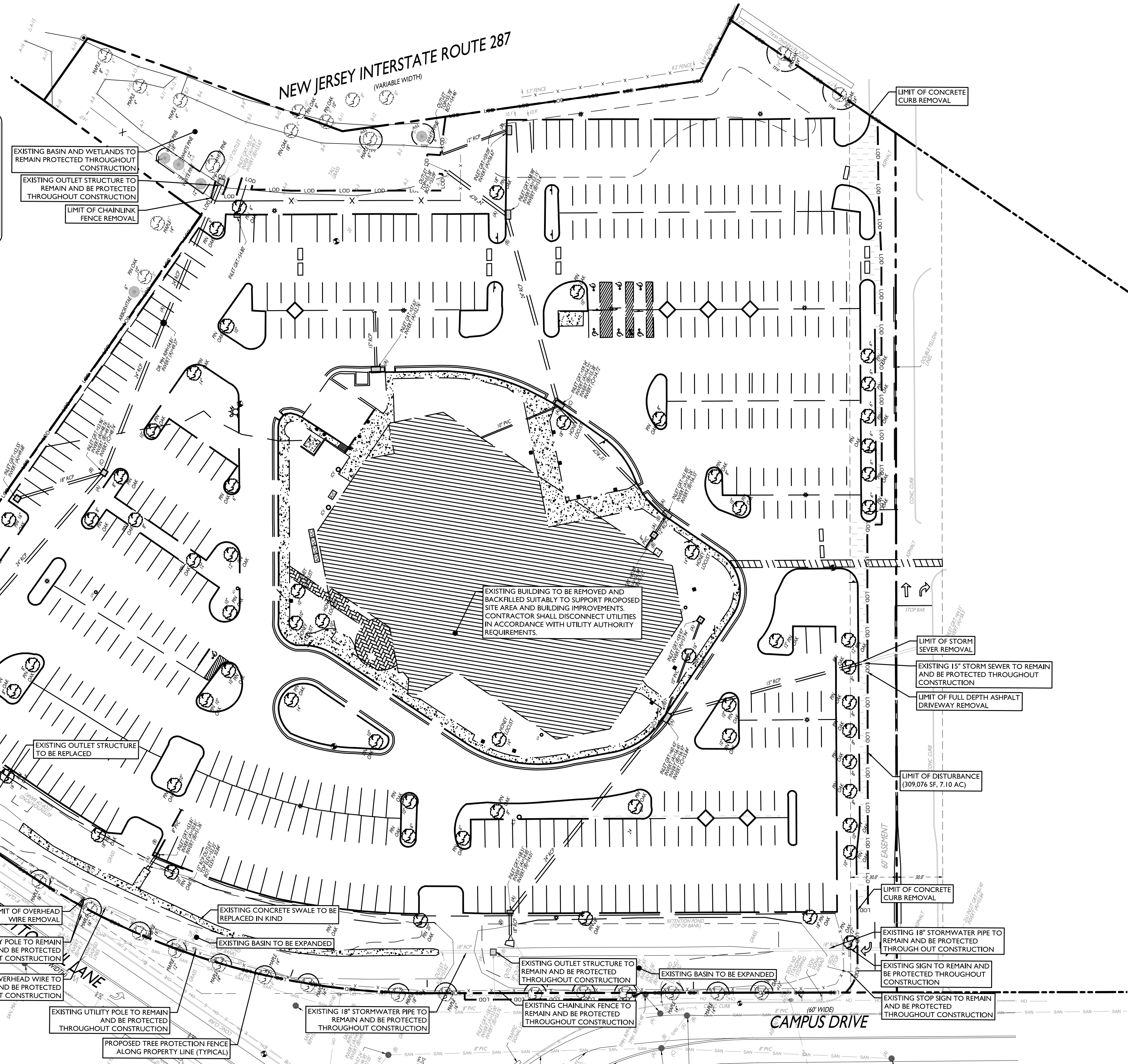
- TOTAL ACREAGE OF TRACT: 7.57 AC
- TOTAL ACREAGE OF WOODED AREA: 0.34 AC
- NO TREE REMOVAL PROPOSED ON SLOPES GREATER THAN 10%

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION ZONE FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE REGRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITIES' REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 09/16/2021 | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/21/2021 | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287
LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING
BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-210118

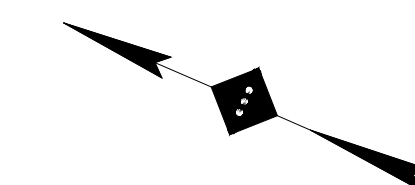
TITLE:
DEMOLITION AND TREE CONSERVATION PLAN

DRAWING:

C-2

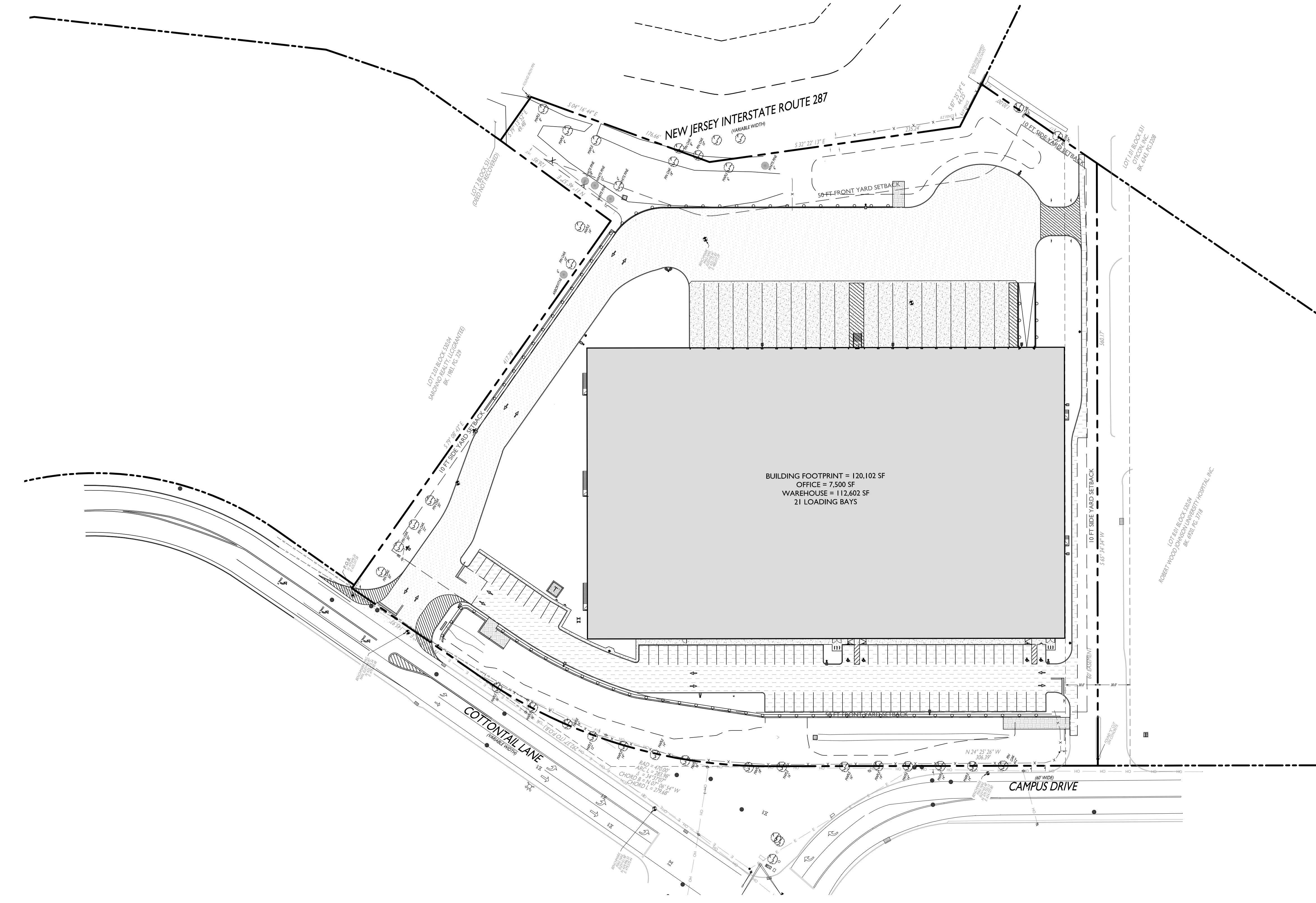
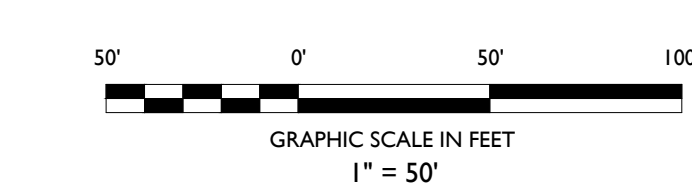
2:31 PM 10/26/2021 10:11:18 AM B:\PROJECTS\2021\10118\BROOKFIELD\PROPERTIES - 399 CAMPUS DRIVE\ERKIN\IN\10118\BROOKFIELD\DRAWING

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88



| SYMBOL | DESCRIPTION |
|--------|-----------------------------|
| | PROPERTY LINE |
| | SETBACK LINE |
| | SAWCUT LINE |
| | PROPOSED CURB |
| | PROPOSED FLUSH CURB |
| | PROPOSED LIGHT DUTY ASPHALT |
| | PROPOSED HEAVY DUTY ASPHALT |
| | PROPOSED SIGNS / BOLLARDS |
| | PROPOSED BUILDING |
| | PROPOSED CONCRETE |
| | PROPOSED AREA LIGHT |
| | PROPOSED RETAINING WALL |
| | PROPOSED GUIDERAIL |
| | PROPOSED BUILDING DOORS |

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



2: P:\PROJECTS\2021\210118\18\BROOKFIELD PROPERTIES - 399 CAMPUS DRIVE FRANKLIN, NJ\04\02\2021\210118\AS-BUILD.DWG

| NO. | DATE | ISSUE | BY | DESCRIPTION |
|-----|------------|-------|----|-------------------------------|
| 05 | 10/26/2021 | ERS | | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | | FOR CLIENT REVIEW |
| 01 | 05/21/2021 | TR | | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone: 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN
CAMPUS 287
LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING
 BLOCK 530.04, LOT 4.01
 399 CAMPUS DRIVE
 TOWNSHIP OF FRANKLIN
 SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
 NEW JERSEY LICENSE No. 51916
 LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 50' PROJECT ID: PRI-210118

TITLE:
OVERALL SITE PLAN

DRAWING:
C-3

| REQUIREMENT | REQUIRED | PROPOSED | COMPLIES |
|---------------------------------|--|-----------------|----------|
| SCHEDULE 4 | WAREHOUSE 1 SPACE PER 1,000 SF FOR FIRST 5,000 SF 1 SPACE PER 2,500 SF THEREAFTER (5,000 SF) (1 SPACE/1,000 SF) = 5 SPACES (115,102 SF) (1 SPACE/2,500 SF) = 46 SPACES TOTAL: 5 + 46 = 51 SPACES | 79 SPACES | YES |
| MINIMUM PARKING SPACE DIMENSION | 9 FT X 18 FT | 9 FT X 18 FT | YES |
| MINIMUM AISLE WIDTH | 26 FT | 26 FT | YES |
| MINIMUM LOADING SPACE DIMENSION | 12 FT X 48 FT | 13.5 FT X 60 FT | YES |
| MAXIMUM INGRESS WIDTH DIMENSION | 36 FT | 54 FT (V) | NO |
| MAXIMUM NUMBER OF DRIVEWAYS | 2 | 2 | YES |
| LOADING IN FRONT SETBACK | NOT PERMITTED | NONE PROPOSED | YES |
| § 112.103 | TRUCK LOADING DIMENSIONS: THE DISTANCE FROM THE BUILDING TO THE LIMITING BOUNDARY OF THE LOADING AREA SHALL BE TWICE THE LENGTH OF THE LONGEST DELIVERY VEHICLE (73.5 FT)(2) = 147.0 FT ELECTRIC VEHICLE PARKING SPACES: 3 MAKE-READY SPACES FOR LOTS BETWEEN 76 AND 100 SPACES | 130.0 FT (V) | NO |
| STATE CODE | | 3 SPACES | YES |

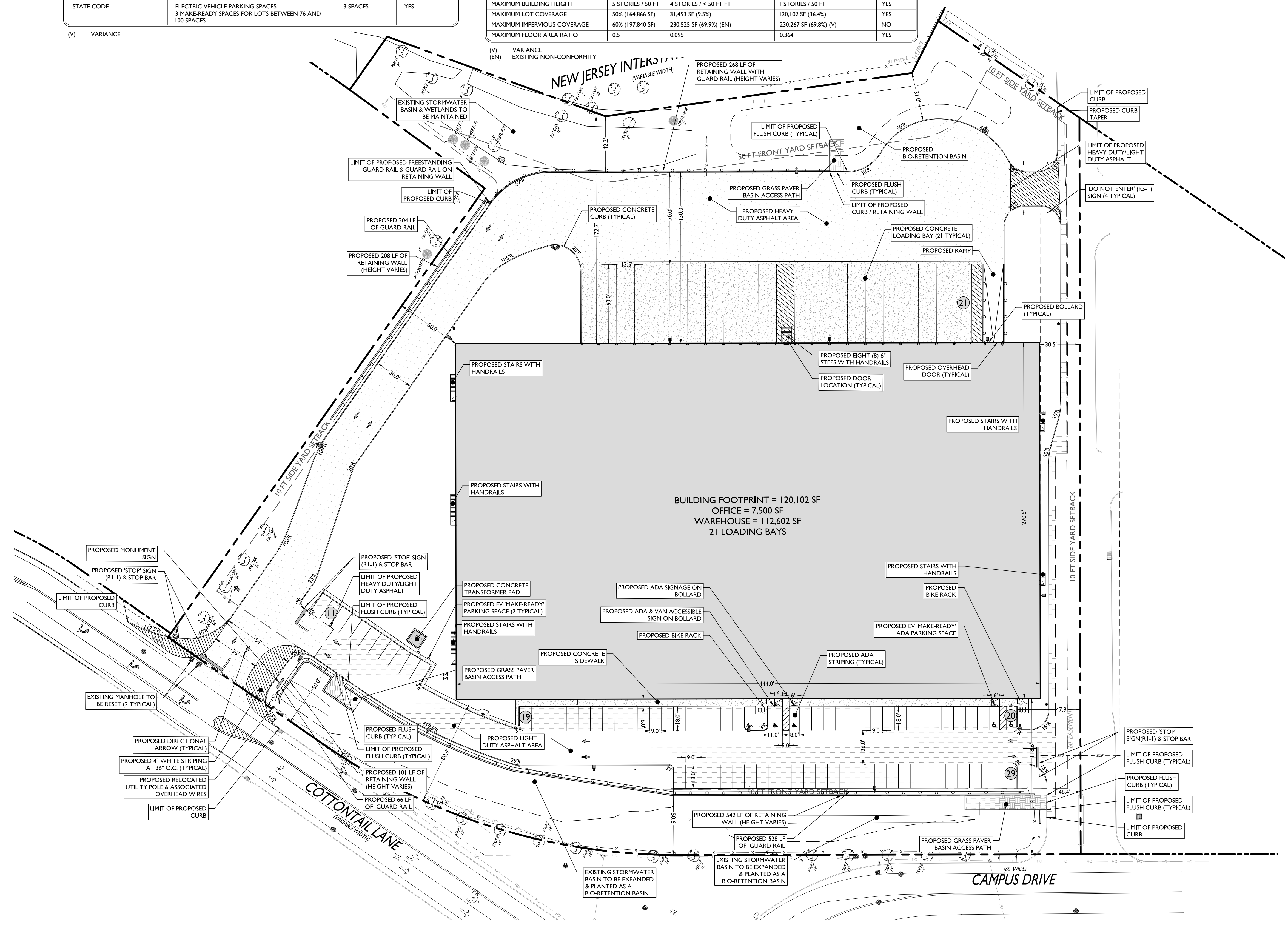
(V) VARIANCE

| LAND USE AND ZONING | | | | |
|--------------------------------------|-----------------------------------|---|--|----------|
| BLOCK 530.01, LOT 4.01 | | | | |
| BUSINESS AND INDUSTRY DISTRICT (B-I) | | | | |
| PROPOSED USE | PERMITTED USE | PERMITTED USE | | |
| WAREHOUSE AND DISTRIBUTION OFFICE | WAREHOUSE AND DISTRIBUTION OFFICE | WAREHOUSE AND DISTRIBUTION OFFICE | | |
| ZONING REQUIREMENT | REQUIRED | EXISTING | PROPOSED | COMPLIES |
| MINIMUM LOT AREA | 87,120 SF (2 AC) | 329,733 SF (7.57 AC) | 329,733 SF (7.57 AC) | YES |
| MINIMUM LOT FRONTAGE | 150 FT | 430 FT (COTTONTAIL DRIVE) 306 FT (CAMPUS DRIVE) 456 FT (INTERSTATE 287) | 430 FT (COTTONTAIL DRIVE) 306 FT (CAMPUS DRIVE) 456 FT (INTERSTATE 287) | YES |
| MINIMUM FRONT YARD SETBACK | 50 FT | 223.0 FT (COTTONTAIL DRIVE) 165.4 FT (CAMPUS DRIVE) 190.5 FT (INTERSTATE 287) | 80.4 FT (COTTONTAIL DRIVE) 118.6 FT (CAMPUS DRIVE) 172.7 FT (INTERSTATE 287) | YES |
| MINIMUM SIDE YARD SETBACK (ONE) | 10 FT | 139.1 FT | 30.5 FT | YES |
| MINIMUM SIDE YARD SETBACK (BOTH) | 50 FT | 318.2 FT | 80.5 FT | YES |
| MINIMUM REAR YARD SETBACK | 25 FT | N/A | N/A | YES |
| FRONT PARKING SETBACK | 50 FT | 49.4 FT (COTTONTAIL DRIVE (EN)) 51.6 FT (CAMPUS DRIVE) 7.4 FT (INTERSTATE 287) (EN) | 50.0 FT (COTTONTAIL DRIVE) 50.6 FT (CAMPUS DRIVE) 37.0 FT (INTERSTATE 287) (V) | YES |
| SIDE PARKING SETBACK | 5 FT | 3.7 FT (EN) | 47.9 FT | YES |
| REAR PARKING SETBACK | 5 FT | N/A | N/A | YES |
| MAXIMUM BUILDING HEIGHT | 5 STORIES / 50 FT | 4 STORIES / < 50 FT | 1 STORIES / 50 FT | YES |
| MAXIMUM LOT COVERAGE | 50% (164,866 SF) | 31,453 SF (9.5%) | 120,102 SF (36.4%) | YES |
| MAXIMUM IMPERVIOUS COVERAGE | 60% (197,840 SF) | 230,525 SF (69.9%) (EN) | 230,267 SF (69.8%) (V) | NO |
| MAXIMUM FLOOR AREA RATIO | 0.5 | 0.095 | 0.364 | YES |

(V) VARIANCE EXISTING NON-COMFORMITY

THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE N.J. DEPARTMENT OF TRANSPORTATION.

AN AS-BUILT PLAN PREPARED BY A LICENSED LAND SURVEYOR IS TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO ANY CERTIFICATE OF OCCUPANCY INSPECTION OR THE RELEASE OF PERFORMANCE BONDS.

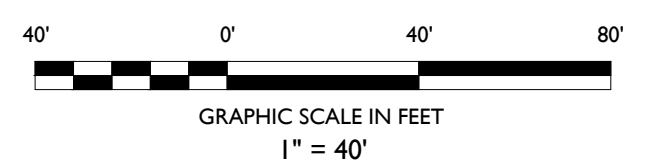


| SYMBOL | DESCRIPTION |
|---------|-----------------------------|
| --- | PROPERTY LINE |
| - - - - | SETBACK LINE |
| --- | SAWCUT LINE |
| --- | PROPOSED CURB |
| --- | PROPOSED FLUSH CURB |
| --- | PROPOSED LIGHT DUTY ASPHALT |
| --- | PROPOSED HEAVY DUTY ASPHALT |
| --- | PROPOSED SIGNS / BOLLARDS |
| --- | PROPOSED BUILDING |
| --- | PROPOSED CONCRETE |
| --- | PROPOSED AREA LIGHT |
| --- | PROPOSED RETAINING WALL |
| --- | PROPOSED GUIDERAIL |
| --- | PROPOSED BUILDING DOORS |

TRASH COLLECTION HAS BEEN PROVIDED INTERNALLY. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | FOR PRELIMINARY REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/21/2021 | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING

BLOCK 530.04, LOT 4.01
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

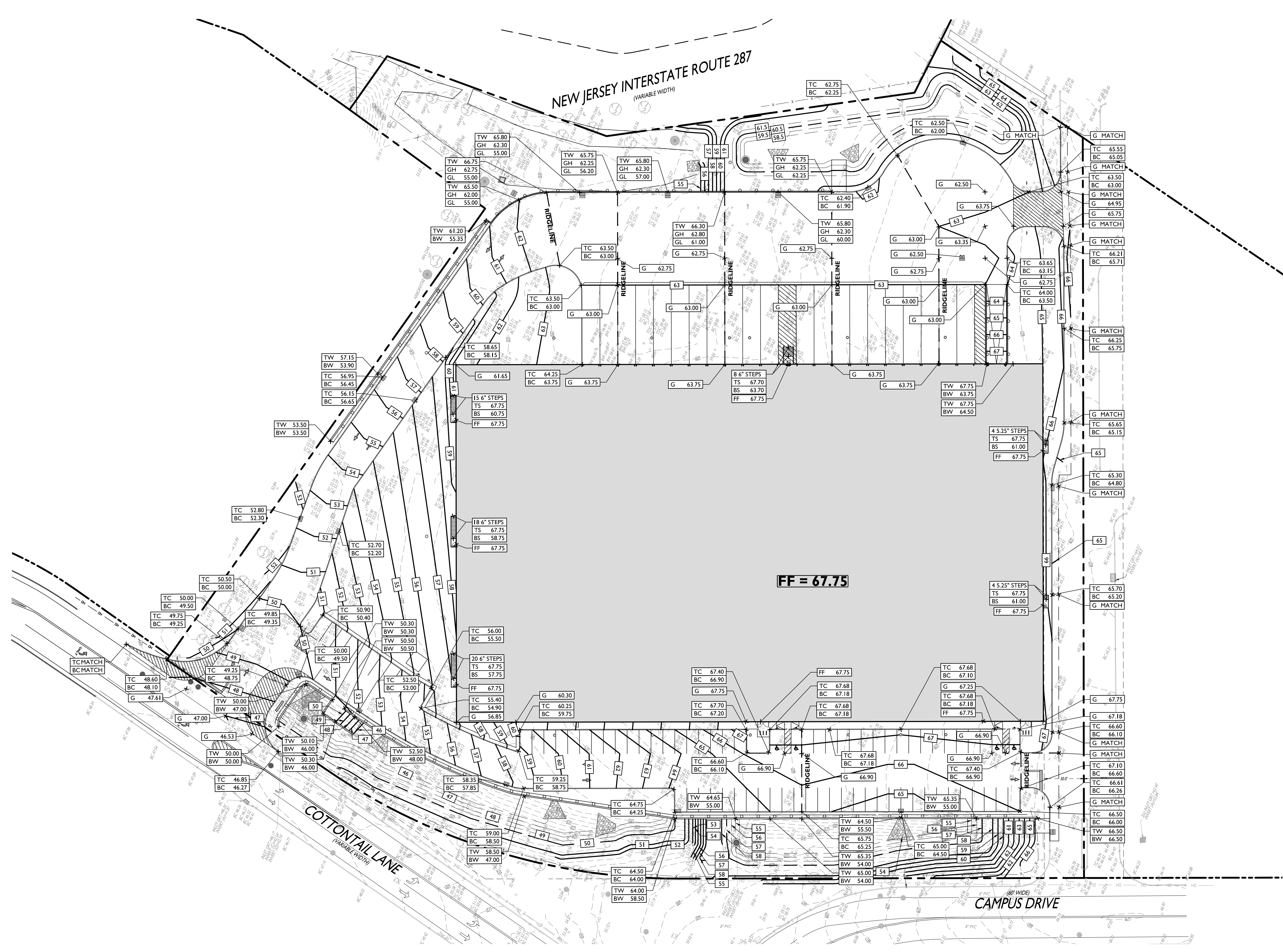
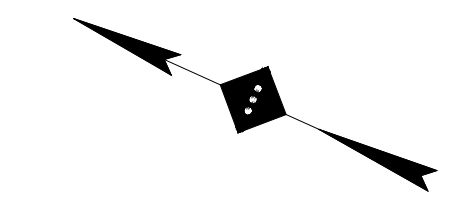
SCALE: 1" = 40' PROJECT ID: PRI-210118

TITLE: SITE PLAN

DRAWING: C-4

HORIZONTAL DATUM: NAD83

VERTICAL DATUM: NAVD88



| SYMBOL | DESCRIPTION |
|--------|--|
| | PROPERTY LINE |
| | PROPOSED GRADING CONTOUR |
| | PROPOSED GRADING RIDGELINE |
| | PROPOSED DIRECTION OF DRAINAGE FLOW |
| | PROPOSED GRADE SPOT SHOT |
| | PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT |
| | PROPOSED FLUSH CURB SPOT SHOT |
| | PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT |
| | PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT |

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/11/2021 | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING

BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

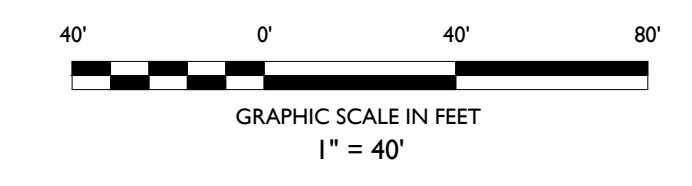
JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-210118

TITLE:
GRADING PLAN

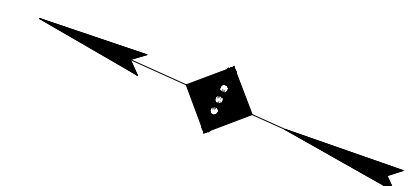
DRAWING:
C-5



Z:\PROJECTS\2021\210118\BROOKFIELD PROPERTIES - 399 CAMPUS DRIVE FRANKLIN, NJ\CD\210118\05.GRADING

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

| BASIN HIGH WATER ELEVATION | | | | |
|----------------------------|-------------------------------|------------------------|-------------------------|--------------------------|
| BASIN | WATER QUALITY STORM ELEVATION | 2-YEAR STORM ELEVATION | 10-YEAR STORM ELEVATION | 100-YEAR STORM ELEVATION |
| B-1 | 46.85 | 47.46 | 48.40 | 49.59 |
| B-2 | 54.90 | 55.44 | 56.37 | 56.96 |
| B-3 | 54.36 | 54.46 | 54.58 | 54.86 |
| B-4 | 58.85 | 59.11 | 59.60 | 60.23 |

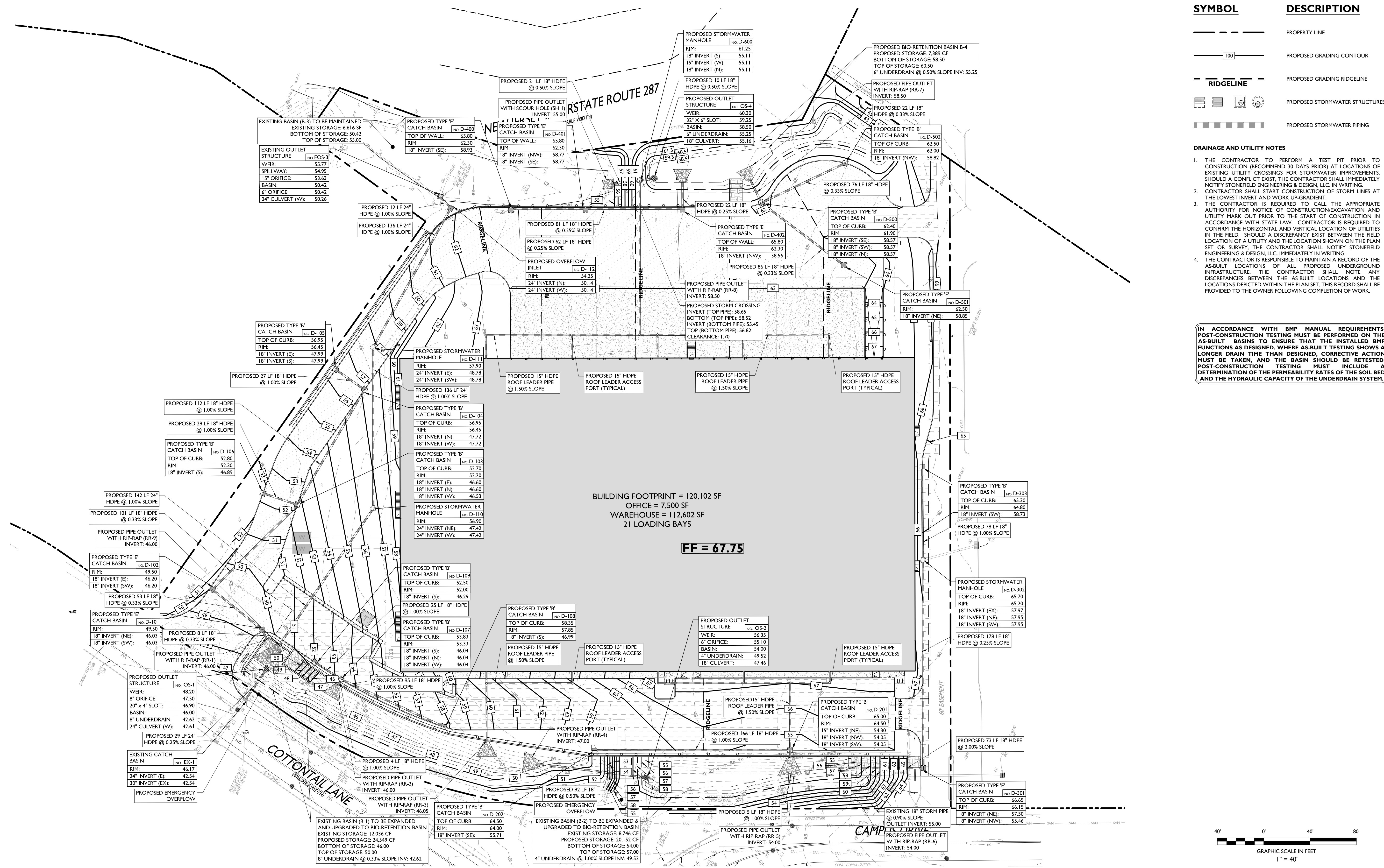


| SYMBOL | DESCRIPTION |
|--------|--------------------------------|
| --- | PROPERTY LINE |
| --- | PROPOSED GRADING CONTOUR |
| --- | PROPOSED GRADING RIDGELINE |
| --- | PROPOSED STORMWATER STRUCTURES |
| --- | PROPOSED STORMWATER PIPING |

DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
- CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADEMENT.
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

IN ACCORDANCE WITH BMP MANUAL REQUIREMENTS, POST-CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS-BUILT BASINS TO ENSURE THAT THE INSTALLED BMP FUNCTIONS AS DESIGNED. WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTION MUST BE TAKEN, AND THE BASIN SHOULD BE RETESTED. POST-CONSTRUCTION TESTING MUST INCLUDE A DETERMINATION OF THE PERMEABILITY RATES OF THE SOIL BED AND THE HYDRAULIC CAPACITY OF THE UNDERDRAIN SYSTEM.



| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/17/2021 | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

**LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING**

BLOCK 530.04, LOT 4.01
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

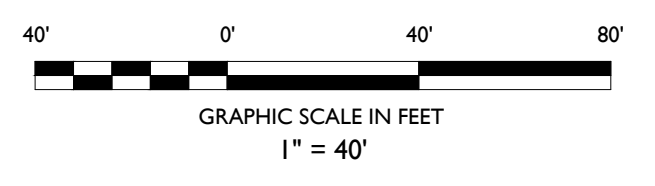
JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-210118

TITLE:
**STORMWATER
MANAGEMENT PLAN**

DRAWING:
C-6



2:19/2021/09/23/10:11:18 B:\PROJECTS\CAMPUS 287\DWG\STORMWATER\MANAGEMENT PLAN\STORMWATER.MXD

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

THE PROPOSED DEVELOPMENT HAS AN ESTIMATED SANITARY DEMAND OF 2,500 GALLONS PER DAY FOR A WAREHOUSE FACILITY PER N.J.A.C. TITLE 7, CHAPTER 14A, SUBCHAPTER 23.3. (25 GPD/EMPLOYEE)(100 EMPLOYEES) = 2,500 GPD

WATER MAINS CROSSING STORM SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN EIGHTEEN (18") INCHES. PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.

SANITARY SEWER LATERALS CROSSING STORM SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN EIGHTEEN (18") INCHES. PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.

THE MINIMUM CLEARANCES BETWEEN WATER MAINS AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE STATE STANDARDS. I.E. MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND SANITARY SEWER IN PARALLEL SHALL BE TEN FT. (10'). MINIMUM VERTICAL CLEARANCE BETWEEN PIPE CROSSING SHALL BE EIGHTEEN INCHES (18") WITH THE SANITARY SEWER BELOW THE WATER LINE. IF SUCH MINIMUM VERTICAL CLEARANCE CANNOT BE PROVIDED, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE TEN FT. (10') FROM EACH SIDE OF THE CROSSING FOR A TOTAL OF TWENTY FT. (20').

ALL DUCTILE IRON WATER MAIN PIPES SHALL BE CEMENT LINED.

ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS OR ORDINANCES OF FRANKLIN TOWNSHIP, N.J., A.W.M.A. AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.

THE PROPOSED DEVELOPMENT HAS AN ESTIMATED WATER DEMAND OF 2,500 GALLONS PER DAY FOR A WAREHOUSE FACILITY PER N.J.A.C. TITLE 7, CHAPTER 10A, SUBCHAPTER 12.6. (25 GPD/EMPLOYEE)(100 EMPLOYEES) = 2,500 GPD

| SYMBOL | DESCRIPTION |
|--------|--|
| --- | PROPERTY LINE |
| SAN | PROPOSED SANITARY LATERAL |
| W | PROPOSED DOMESTIC WATER SERVICE |
| F | PROPOSED HIGH PRESSURE FIRE LOOP |
| F | PROPOSED FIRE LINE |
| E/T/C | PROPOSED ELECTRICAL/DATA CONDUITS |
| G | PROPOSED GAS LINE |
| ⊙ | PROPOSED FIRE HYDRANT |
| + | PROPOSED FIRE DIRECT CONNECTION (FDC) |
| ⊙ | PROPOSED SANITARY MANHOLE / CLEANOUT |
| T | PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS |

| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/12/2021 | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

**LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING**

BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

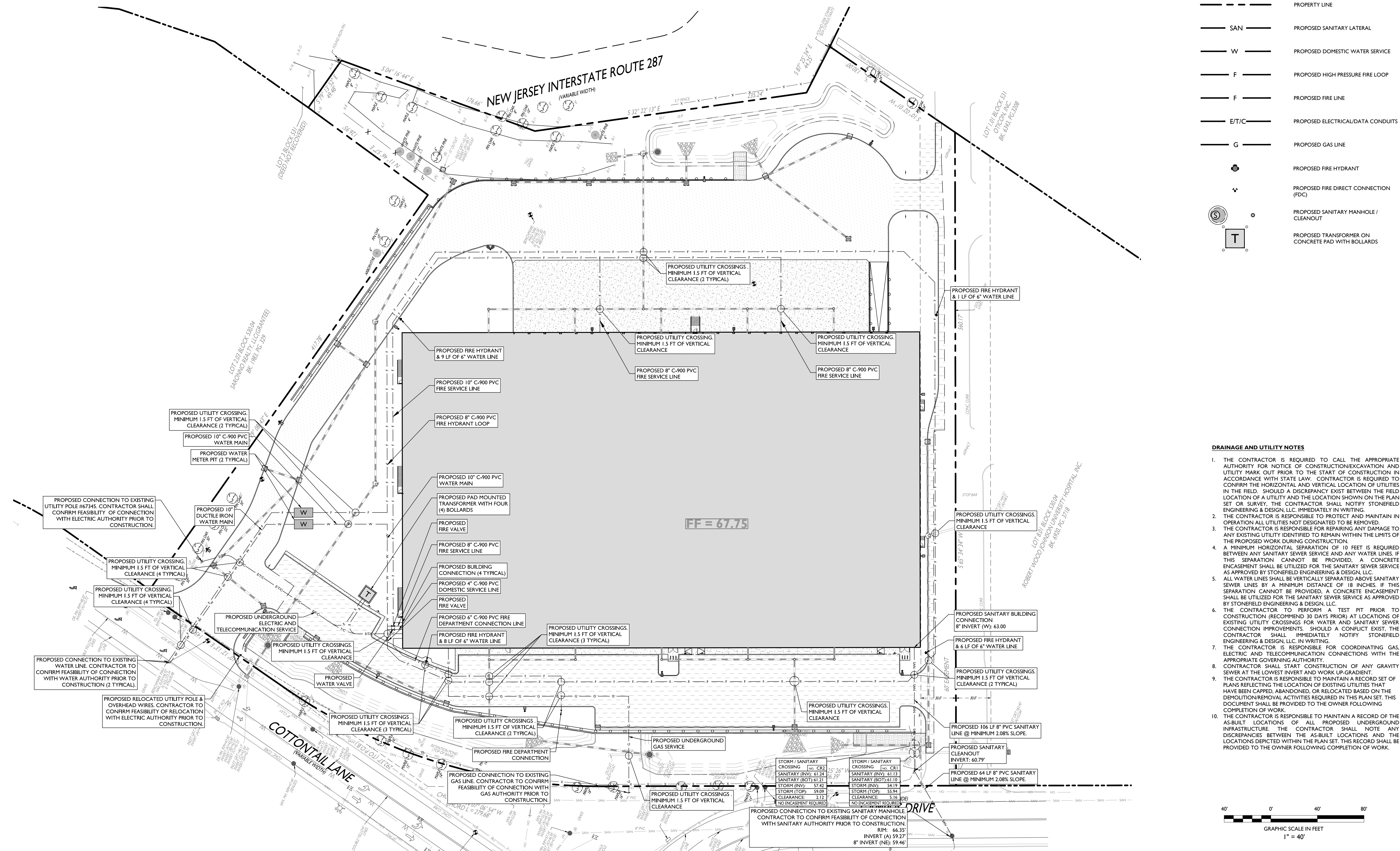
JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

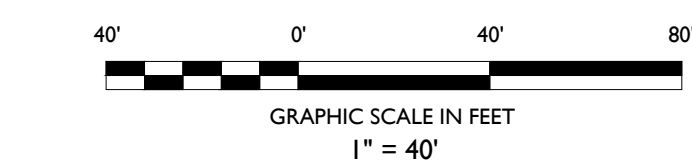
SCALE: 1" = 40' PROJECT ID: PRI-210118

TITLE:
UTILITY PLAN

DRAWING:
C-7



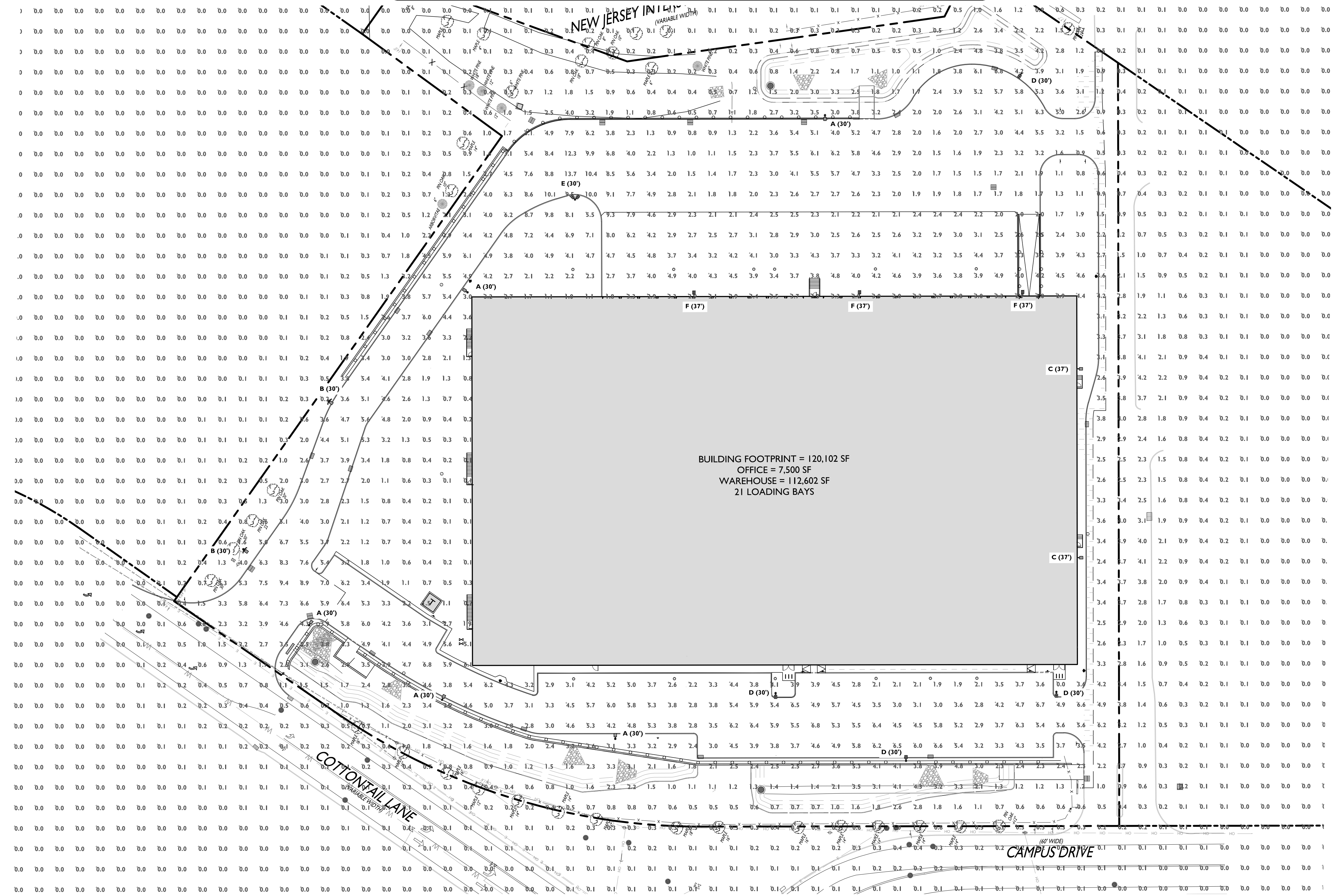
- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADE/END.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORDED SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



2:\P\PROJECTS\2021\0118 BLOCKED PROPERTIES - 399 CAMPUS DRIVE FRANKLIN, NJ\DRAWING\UTILITY PLAN

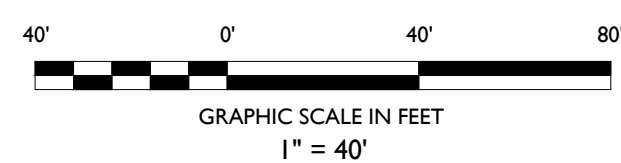
| LIGHTING REQUIREMENTS | | |
|-----------------------|---|----------|
| CODE SECTION | REQUIRED | PROPOSED |
| § 112-33.2.C(2) | MINIMUM ILLUMINATION WITHIN PARKING AREA: 0.2 FC | 0.8 FC |
| § 112-33.2.C(2) | MINIMUM AVERAGE ILLUMINATION WITHIN PARKING AREA: 1.00 FC | 3.99 FC |
| § 112-33.2.C(2) | MAXIMUM AVERAGE TO MINIMUM RATIO WITHIN PARKING AREA: 5:1 | 4.99:1 |
| § 112-33.2.C(2) | MAXIMUM MAXIMUM TO MINIMUM RATIO WITHIN PARKING AREA: 20:1 | 15.38:1 |
| § 112-33.2.C(2) | MINIMUM VERTICAL ILLUMINANCE MEASURED AT 5 FT ABOVE PARKING AREA: 0.1 FC | 0.2 FC |

| PROPOSED LUMINAIRE SCHEDULE | | | | | | | |
|-----------------------------|-------|----------|---|--------------|-----|---------------|---------------------------------|
| SYMBOL | LABEL | QUANTITY | SECURITY LIGHTING | DISTRIBUTION | LLF | MANUFACTURER | IES FILE |
| | A | 5 | CREE EDGE HIGH OUTPUT LED AREA LIGHT - 533 WATTS | III | 0.9 | CREE LIGHTING | ARE-EHO-3M-XX-24-E-700-40K.IES |
| | B | 2 | CREE EDGE HIGH OUTPUT LED AREA LIGHT WITH HOUSE SIDE SHIELD - 533 WATTS | III | 0.9 | CREE LIGHTING | ARE-EHO-3MB-XX-24-E-700-40K.IES |
| | C | 2 | CREE EDGE HIGH OUTPUT LED WALL MOUNTED AREA LIGHT - 533 WATTS | III | 0.9 | CREE LIGHTING | ARE-EHO-3M-XX-24-E-700-40K.IES |
| | D | 4 | CREE EDGE HIGH OUTPUT LED AREA LIGHT - 533 WATTS | IV | 0.9 | CREE LIGHTING | ARE-EHO-4M-XX-24-E-700-40K.IES |
| | E | 1 | CREE EDGE HIGH OUTPUT LED AREA LIGHT - 533 WATTS | IV | 0.9 | CREE LIGHTING | ARE-EHO-4M-XX-24-E-700-40K.IES |
| | F | 3 | CREE EDGE HIGH OUTPUT LED WALL MOUNTED AREA LIGHT - 533 WATTS | IV | 0.9 | CREE LIGHTING | ARE-EHO-4M-XX-24-E-700-40K.IES |



| SYMBOL | DESCRIPTION |
|---------|---|
| --- | PROPOSED CALCULATION AREA |
| --- | PROPOSED ISOMETRIC LINE |
| A (XX') | PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT) |
| +xx | PROPOSED LIGHTING INTENSITY (FOOTCANDLES) |
| | PROPOSED AREA LIGHT |
| | PROPOSED BUILDING MOUNTED LIGHT |

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



| DATE | ISSUE | BY | DESCRIPTION |
|------------|-------|-----|-------------------------------|
| 05/02/2021 | 01 | TR | FOR CLIENT REVIEW |
| 06/16/2021 | 02 | ERS | FOR CLIENT REVIEW |
| 07/23/2021 | 03 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 10/26/2021 | 05 | ERS | FOR COMPLETENESS REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING

BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

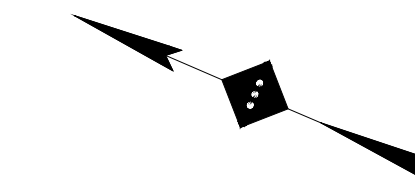
SCALE: 1" = 40' PROJECT ID: PRI-210118

TITLE:
LIGHTING PLAN

DRAWING:
C-8

Z:\PROJECTS\2021\210118 BLOCK 530.04 LOT 4.01 LOGISTICS CENTER\LIGHTING.DWG

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88



| SYMBOL | DESCRIPTION |
|----------|---|
| --- | PROPERTY BOUNDARY |
| --- | PROPOSED LIMIT OF DISTURBANCE |
| --- | PROPOSED SILT FENCE |
| --- | PROPOSED TREE PROTECTION FENCE |
| [Symbol] | PROPOSED STOCKPILE & EQUIPMENT STORAGE |
| [Symbol] | PROPOSED STABILIZED CONSTRUCTION ENTRANCE |
| [Symbol] | PROPOSED INLET PROTECTION FILTER |

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

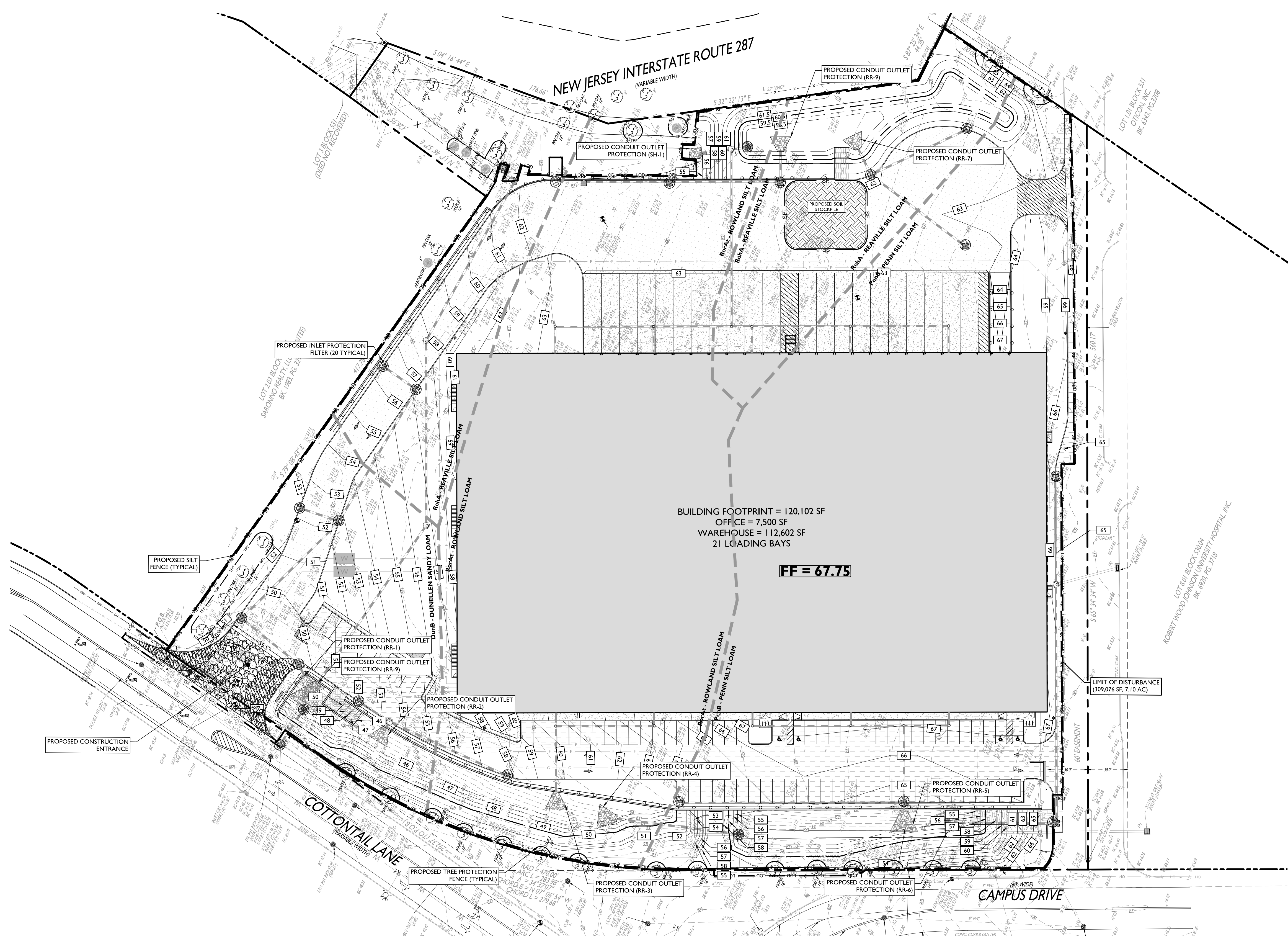
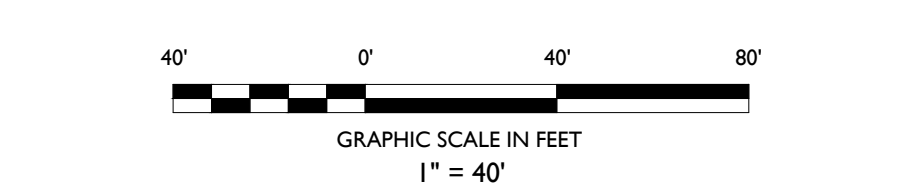
NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT HAS BEEN OBTAINED FROM THE TOWNSHIP AS REQUIRED BY THE ORDINANCE. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE ORDINANCE.

| SOIL CHARACTERISTICS CHART | |
|----------------------------|----------------------------|
| TYPE OF SOIL | DUNELLEN SANDY LOAM (DunB) |
| PERCENT OF SITE COVERAGE | 8.4% |
| HYDROLOGIC SOIL GROUP | A |
| DEPTH TO RESTRICTIVE LAYER | > 80 INCHES |
| SOIL PERMEABILITY | 1.98 TO 5.95 IN / HR |
| DEPTH TO WATER TABLE | > 80 INCHES |

| SOIL CHARACTERISTICS CHART | |
|----------------------------|-----------------------|
| TYPE OF SOIL | PENN SILT LOAM (PenB) |
| PERCENT OF SITE COVERAGE | 48.8% |
| HYDROLOGIC SOIL GROUP | C |
| DEPTH TO RESTRICTIVE LAYER | 20 TO 40 INCHES |
| SOIL PERMEABILITY | 0.00 TO 0.06 IN / HR |
| DEPTH TO WATER TABLE | > 80 INCHES |

| SOIL CHARACTERISTICS CHART | |
|----------------------------|---------------------------|
| TYPE OF SOIL | REAVILLE SILT LOAM (RehA) |
| PERCENT OF SITE COVERAGE | 14.6% |
| HYDROLOGIC SOIL GROUP | C |
| DEPTH TO RESTRICTIVE LAYER | 20 TO 39 INCHES |
| SOIL PERMEABILITY | 0.06 TO 0.20 IN / HR |
| DEPTH TO WATER TABLE | 12 TO 24 INCHES |

| SOIL CHARACTERISTICS CHART | |
|----------------------------|--|
| TYPE OF SOIL | ROWLAND SILT LOAM (RorA ₂) |
| PERCENT OF SITE COVERAGE | 28.3% |
| HYDROLOGIC SOIL GROUP | C |
| DEPTH TO RESTRICTIVE LAYER | > 80 INCHES |
| SOIL PERMEABILITY | 0.20 TO 2.00 IN / HR |
| DEPTH TO WATER TABLE | 12 TO 36 INCHES |



| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/21/2021 | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddeng.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

**LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING**

BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE NO. 51916
LICENSED PROFESSIONAL ENGINEER

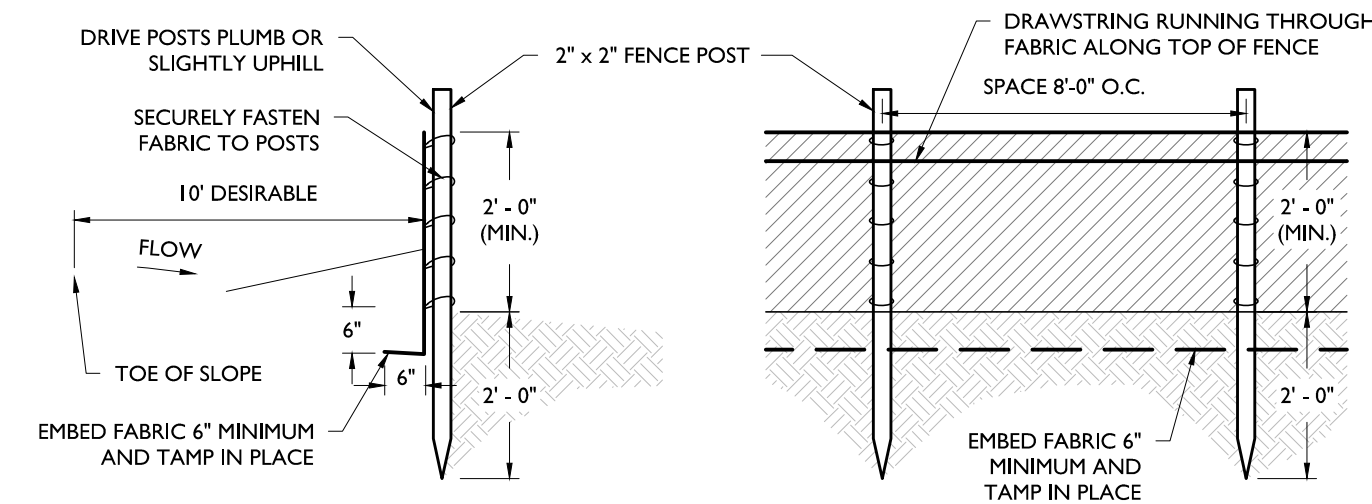
STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-210118

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:
C-9

Z:\PROJECTS\PRI-210118\BROOKFIELD PROPERTIES - 399 CAMPUS DRIVE FRANKLIN, NJ\02\DRAWINGS\03\SOIL EROSION

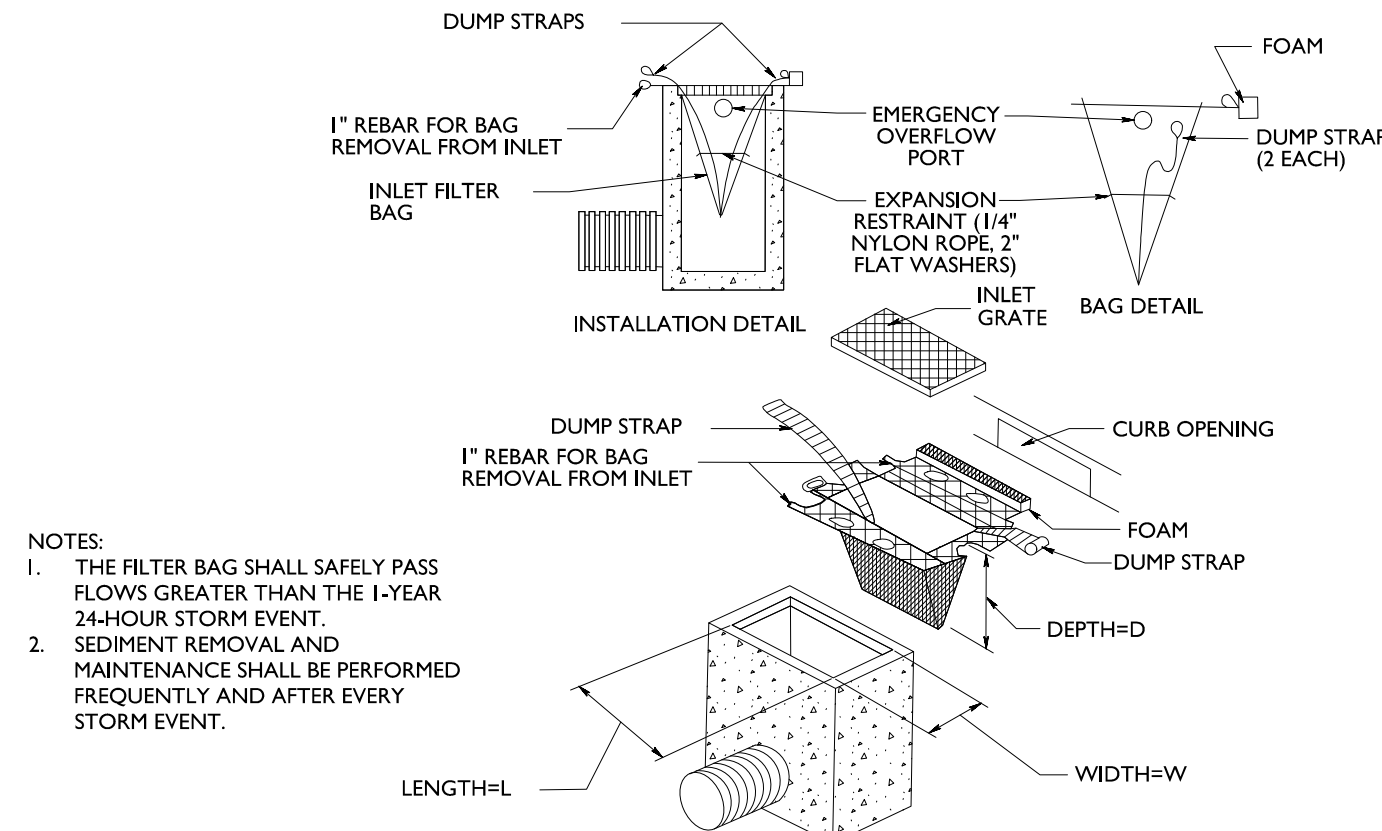


- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN) AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'± IS DESIRABLE.

SILT FENCE DETAIL

NOT TO SCALE

1

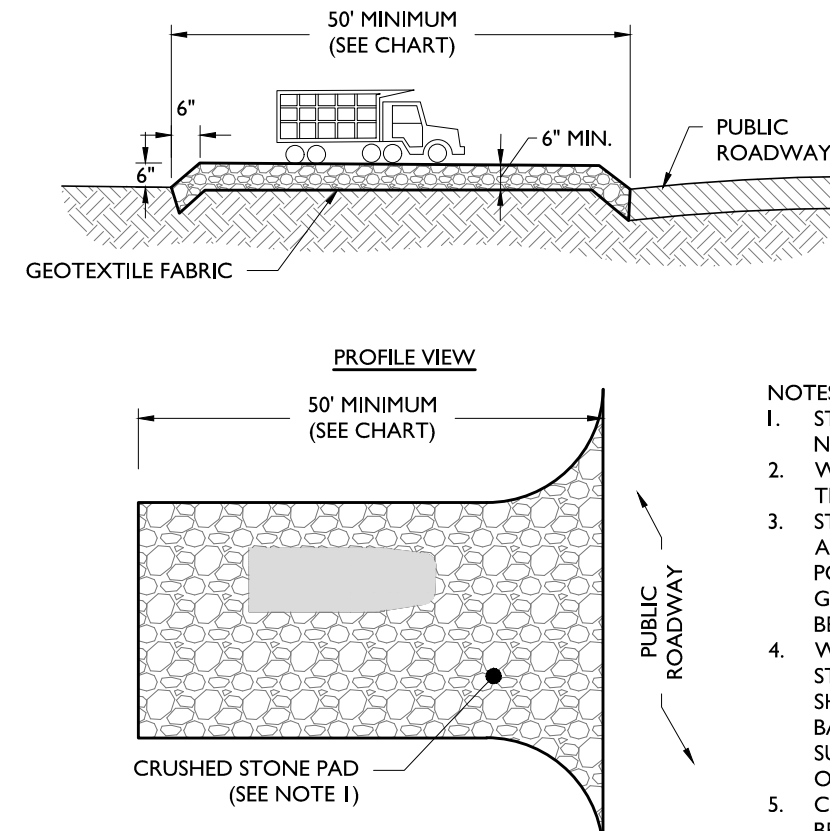


- NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
 2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

NOT TO SCALE

2

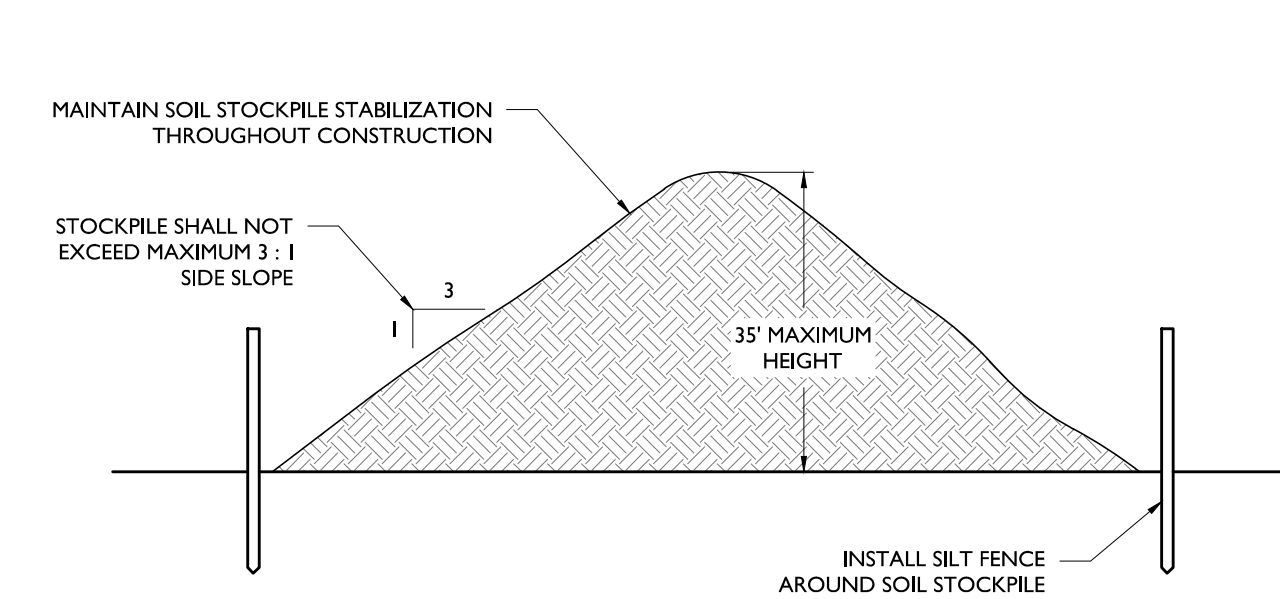


| SLOPE OF PUBLIC ROADWAY | LENGTH OF STONE REQ'D | |
|-------------------------|-----------------------|--------------------|
| | COARSE GRAINED SOILS | FINE GRAINED SOILS |
| 0% TO 2% | 50 FEET | 100 FEET |
| 2% TO 5% | 100 FEET | 200 FEET |
| > 5% | SEE NOTE 4 | |

- NOTES:
1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
 2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
 3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
 4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
 5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

STABILIZED CONSTRUCTION ACCESS DETAIL

3

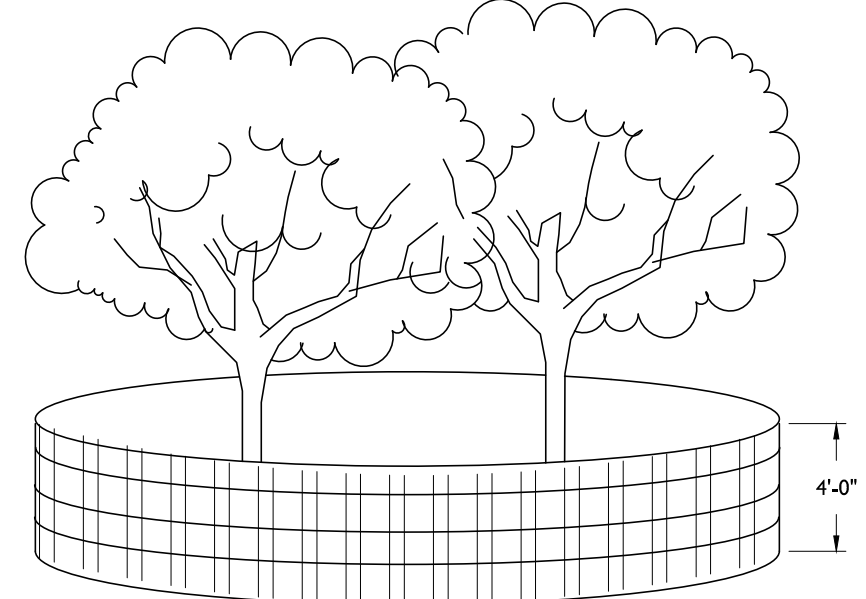


- NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
 2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE

4



- NOTES:
1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
 2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
 3. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6' FROM TREE TRUNK IF NECESSARY.
 4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRAIDING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

TREE PROTECTION DETAIL

NOT TO SCALE

5

STABILIZATION SPECIFICATIONS:

- 1.A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (23 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH - UNKNOTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- 1.B. PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
MULCH - UNKNOTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE (4 DAYS).
 2. DEMOLISH EXISTING STRUCTURES, PAVEMENT, AND GRAVEL (28 DAYS).
 3. CLEAR AND GRUB (2 DAYS).
 4. ROUGH GRADING AND TEMPORARY SEEDING, INCLUDING STORMWATER BASIN EXPANSION (28 DAYS).
 5. DRIVEWAY UTILITIES (14 DAYS)
 6. FOUNDATION CONSTRUCTION (7 DAYS).
 7. UTILITY INSTALLATION (28 DAYS).
 8. STORMWATER INSTALLATION (28 DAYS).
 9. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (240 DAYS).
 10. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (14 DAYS).
 11. CLEAR & GRUB DETENTION BASINS (2 DAYS).
 12. REMOVE SOIL EROSION MEASURES (2 DAY).
- NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

SOIL RESTORATION (COMPACTION MITIGATION) NOTE:

AS THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE NEW JERSEY METROPOLITAN PLANNING AREA (PA-1), THE PROPOSED DEVELOPMENT (DISTURBED AREAS) ARE EXEMPT FROM THE COMPACTION REMEDIATION REQUIREMENTS OUTLINED IN THE NEW JERSEY STANDARDS FOR SOIL EROSION AND PREPARATION.

DUST CONTROL NOTES

1. MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
2. VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOO, PG. 6-1
3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS); KEEP TRAFFIC OFF THESE AREAS.
4. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE FLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
7. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAKS OR ACCUMULATION AROUND PLANTS.
8. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT 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 THAN 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 N.J.A.C. 42A-9.9 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 RECERTIFICATION. 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, HYDROMULCH SHOULD BE APPLIED AT A RATE OF 1000 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDROMULCH, 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.

MULCH ANCHORING SPECIFICATIONS:

1. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
 - A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
 - C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

| NO. | DATE | ISSUE | BY | DESCRIPTION |
|-----|------------|-------|-----|-------------------------------|
| 05 | 10/26/2021 | | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | | ERS | FOR CLIENT REVIEW |
| 01 | 05/17/2021 | | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone: 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING

BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-210118

TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

DRAWING:
C-10



Know what's below
Call before you dig.

| LANDSCAPING AND BUFFER REQUIREMENTS | | |
|-------------------------------------|--|-------------------------|
| CODE SECTION | REQUIRED | PROPOSED |
| SCHEDULE 6 | BELT LANDSCAPING AT LEAST 5 FT WIDE WITH MASSED PLANTINGS | PROPOSED WITH PLANTINGS |
| B-1 DISTRICT | 1 TREE PER 2,000 SF OF PAVED AREA (90,888 SF COVERAGE) / (2,000 SF) = 46 TREES | 46 TREES |
| § 112-206.9(A)(1)(a) | PARKING LOT LANDSCAPING | |
| § 112-206.9(A)(1)(b) | PROVIDE SHADED AREAS AND MITIGATE NEGATIVE ACOUSTIC IMPACTS | SHADE TREES PROVIDED |
| § 112-206.9(A)(1)(c) | LANDSCAPE SCREENING TO SHIELD PARKING LOTS FROM ADJACENT LOTS | PROVIDED |
| § 112-206.9(A)(2)(b) | LANDSCAPING ISLANDS SHALL BE LANDSCAPED | PROVIDED |
| § 112-206.9(A)(2)(c) | PERIMETER PARKING AREA LANDSCAPING | |
| § 112-206.9(A)(2)(d) | A LOW CONTINUOUS LANDSCAPE HEDGE | PROPOSED |
| § 112-206.9(A)(4) | DECORATIVE MASONRY WALL IN COMBINATION WITH LANDSCAPING | LANDSCAPING PROVIDED |
| § 112-206.9(C)(1) | SPECIAL ATTENTION TO PRESERVATION OF NATURAL FEATURES AND VEGETATION | COMPLIES |
| § 112-206.9(C)(2) | LOADING DOCKS AND STORAGE IN AREAS OF LOW VISIBILITY | PROPOSED |
| § 112-206.9(C)(3) | NO TRASH COLLECTION OR LOADING WITHIN 20 FT OF ANY PUBLIC STREET OR SIDEWALK | COMPLIES |
| § 222-5.1.D | LANDSCAPE SCREENING AT LOADING DOCKS, TRASH COLLECTION, OR TRUCK PARKING | PROPOSED |
| § 222-5.1.C | ON PARCELS WHERE LESS THAN 10% OF SITE IS WOODED, 1 TREE FOR EVERY 1,000 SF OF IMPERVIOUS COVERAGE TOTAL PARCEL AREA: 329,733 SF PORTION OF PARCEL WOODED: 25,123 SF (7.62%) (230,487 SF COVERAGE) / (1,000 SF) = 231 TREES | 231 TREES |
| § 222-5.1.C | OFF-STREET PARKING WITH 10 OR MORE VEHICLES SHALL CONTAIN SHADE TREES AROUND THE PERIMETER | PROVIDED |

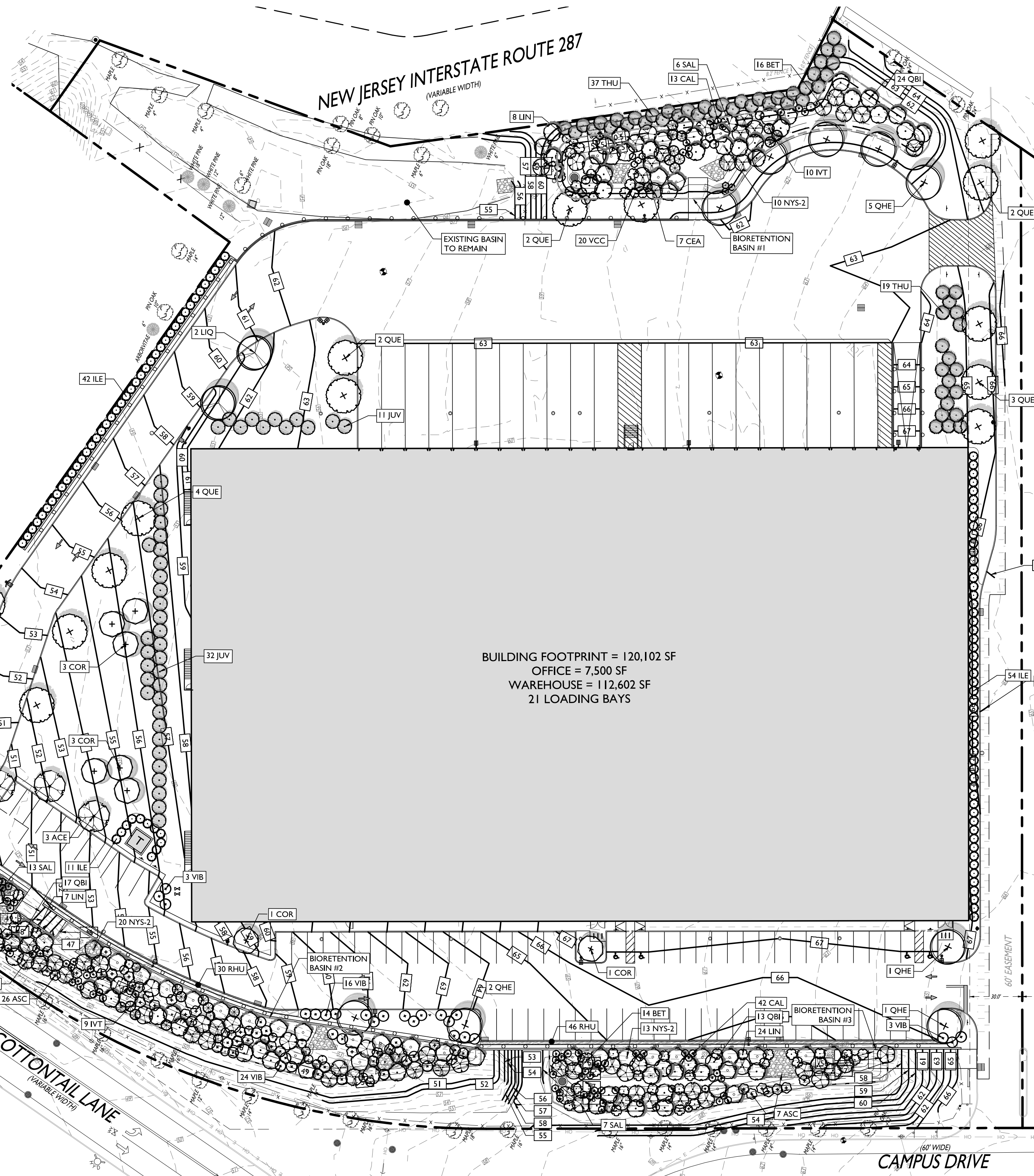
| BIORETENTION LANDSCAPE GUIDELINES | | |
|-----------------------------------|---|----------------------|
| CODE SECTION | REQUIRED | PROPOSED |
| NJMP MANUAL CHAPTER 9.7 | BIORETENTION SUGGESTED PLANTING RATE | |
| | TREES AND SHRUBS PER ACRE: 1,000 EA | |
| | BIORETENTION BASIN #1 (0.15 AC)(1,000 EA) = 150 TREES AND SHRUBS | 150 TREES AND SHRUBS |
| | BIORETENTION BASIN #2 (0.18 AC)(1,000 EA) = 180 TREES AND SHRUBS | 180 TREES AND SHRUBS |
| | BIORETENTION BASIN #3 (0.12 AC)(1,000 EA) = 120 TREES AND SHRUBS | 120 TREES AND SHRUBS |

BIORETENTION LANDSCAPE NOTES

- LANDSCAPE AREAS DESIGNED TO 90% TSS REMOVAL RATE
- MULCH LAYER
 - CARE SHOULD BE TAKEN TO ENSURE THAT THE MULCH LAYER DOES NOT REDUCE THE DESIGN PERMEABILITY RATE OF THE SURFACE
 - THE MULCH LAYER SHOULD CONSIST OF STANDARD 1 TO 2 INCH SHREDDED HARDWOOD OR CHIPS.
 - THE MULCH LAYER SHOULD BE 2 TO 4 INCHES IN DEPTH AND REPLENISHED AS NECESSARY.

BIORETENTION VEGETATED AREA MAINTENANCE

- BI-WEEKLY INSPECTIONS ARE REQUIRED WHEN ESTABLISHING/RESTORING VEGETATION.
- A MINIMUM OF ONE INSPECTION DURING THE GROWING SEASON AND ONE INSPECTION DURING THE NONGROWING SEASON IS REQUIRED TO ENSURE THE HEALTH, DENSITY AND DIVERSITY OF THE VEGETATION.
- MOWING/TRIMMING OF VEGETATION MUST BE PERFORMED ON A REGULAR SCHEDULE BASED ON SPECIFIC SITE
- CONDITIONS: PERIMETER GRASS SHOULD BE MOWED AT LEAST ONCE A MONTH DURING GROWING SEASON.
- GRASSES WITHIN THE SMALL-SCALE BIORETENTION SYSTEM MUST BE CAREFULLY MAINTAINED WITH LIGHTWEIGHT TRIMMER
- EQUIPMENT, SUCH AS A HAND-HELD LINE TRIMMER, IN ORDER TO MAINTAIN THE PERMEABILITY OF THE SYSTEM
- VEGETATIVE COVER MUST BE MAINTAINED AT 85%; DAMAGE MUST BE ADDRESSED THROUGH REPLANTING IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS.
- VEGETATED AREAS MUST BE INSPECTED AT LEAST ONCE ANNUALLY FOR EROSION, SCOUR AND UNWANTED GROWTH; ANY UNWANTED GROWTH SHOULD BE REMOVED WITH MINIMUM DISRUPTION TO THE REMAINING VEGETATION.
- ALL USE OF FERTILIZERS, PESTICIDES, MECHANICAL TREATMENTS AND OTHER MEANS TO ENSURE OPTIMUM VEGETATION HEALTH MUST NOT COMPROMISE THE INTENDED PURPOSE OF THE BIORETENTION SYSTEM.



| PLANT SCHEDULE | | | | | | | |
|--------------------|-------|-----|--------------------------|----------------------------|---------------|-----------|----------|
| BIORETENTION TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| | BET | 44 | BETULA NIGRA | RIVER BIRCH (SINGLE TRUNK) | 2.5" - 3" CAL | B&B | AS SHOWN |
| | NYS-2 | 43 | NYSSA SYLVATICA | TUPELO | 2.5" - 3" CAL | B&B | AS SHOWN |
| | QBI | 54 | QUERCUS BICOLOR | SWAMP WHITE OAK | 2.5" - 3" CAL | B&B | AS SHOWN |
| | SAL | 26 | SALIX NIGRA | BLACK WILLOW | 2.5" - 3" CAL | B&B | AS SHOWN |
| DECIDUOUS TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| | ACE | 3 | ACER RUBRUM | RED MAPLE | 2.5" - 3" CAL | B&B | AS SHOWN |
| | COR | 8 | CORNUS FLORIDA | FLOWERING DOGWOOD | 2.5" - 3" CAL | B&B | AS SHOWN |
| | LIQ | 2 | LIQUIDAMBAR STYRACIFLUA | SWEET GUM | 2.5" - 3" CAL | B&B | AS SHOWN |
| | QUE | 15 | QUERCUS PALUSTRIS | PIN OAK | 2.5" - 3" CAL | B&B | AS SHOWN |
| | QHE | 9 | QUERCUS PHELLOS | WILLOW OAK | 2.5" - 3" CAL | B&B | AS SHOWN |
| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| | JUV | 43 | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 6' - 7' HT | B&B | AS SHOWN |
| | THU | 56 | THUJA X 'GREEN GIANT' | GREEN GIANT ARBORVITAE | 6' - 7' HT | B&B | AS SHOWN |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| | ASC | 33 | ASCLEPIAS INCARNATA | SWAMP MILKWEED | 1 GAL | POT | AS SHOWN |
| | CEA | 7 | CEANOTHUS AMERICANUS | NEW JERSEY TEA | 1 GAL | POT | AS SHOWN |
| | CAL | 84 | CLETHRA ALNIFOLIA | SUMMERSWEET CLETHRA | 1 GAL | POT | AS SHOWN |
| | IVT | 19 | ILEX VERTICILLATA | WINTERBERRY | 1 GAL | POT | AS SHOWN |
| | LIN | 39 | LINDERA BENZOIN | SPICEBUSH | 1 GAL | POT | AS SHOWN |
| | VCC | 41 | VACCINIUM CORYMBOSUM | HIGHBUSH BLUEBERRY | 1 GAL | POT | AS SHOWN |
| | VIB | 46 | VIBURNUM DENTATUM | VIBURNUM | 1 GAL | POT | AS SHOWN |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| | ILE | 107 | ILEX GLABRA | INKBERRY HOLLY | 1 GAL | POT | AS SHOWN |
| SHRUB AREAS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| | RHU | 76 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 15" - 18" | POT | 36" o.c. |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

A MINIMUM OF SIX (6) INCHES OF TOPSOIL SHALL BE INSTALLED IN ALL DISTURBED AND PLANTING AREAS.

ALL PLANT RELOCATIONS / SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE-CALL AT 800-272-2000 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE SO THAT YOU CAN IDENTIFY UTILITIES ARE LOCATED SUCH AS WATER, GAS, ELECTRIC, PHONE, CABLE, ETC. ONCE "MARKED OUT", YOU CAN BEG THE SERVICES ARE INTERRUPTING SERVICE FROM DAMAGING PROPERTY OR WITHOUT THE RISK OF ONE OF THESE UTILITIES.

ONE CALL

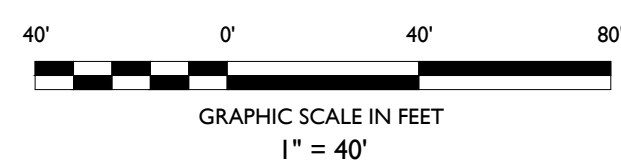
SUFFERING PERSONAL LIABILITY. IF YOU ARE HAVING A HOME FOR YOU, THEY ARE RESPONSIBLE TO CONTACT ONE-CALL. UTILITY OUT WITH PRINT OR MARK. THE FOLLOWING LIST WILL HELP YOU IDENTIFY WHAT UTILITY HAS PERFORMED A MARK OUT:

ELECTRIC-RED, GAS/OIL-YELLOW, COMMUNICATION-T/3-O-RANGE, WATER-BLUE, SEWER-GREEN, TEMPORARY QUARRY MARKING-ORANGE, PROPOSED EXCAVATION-WHITE.

IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON-SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



| DATE | ISSUE | BY | DESCRIPTION |
|------------|-------|----|-------------------------------|
| 05/02/2021 | ERS | | FOR COMPLETENESS REVIEW |
| 07/23/2021 | ERS | | FOR PRELIMINARY CLIENT REVIEW |
| 09/16/2021 | ERS | | FOR CLIENT REVIEW |
| 05/24/2021 | ERS | | FOR CLIENT REVIEW |
| 05/27/2021 | TR | | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING

BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE NO. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

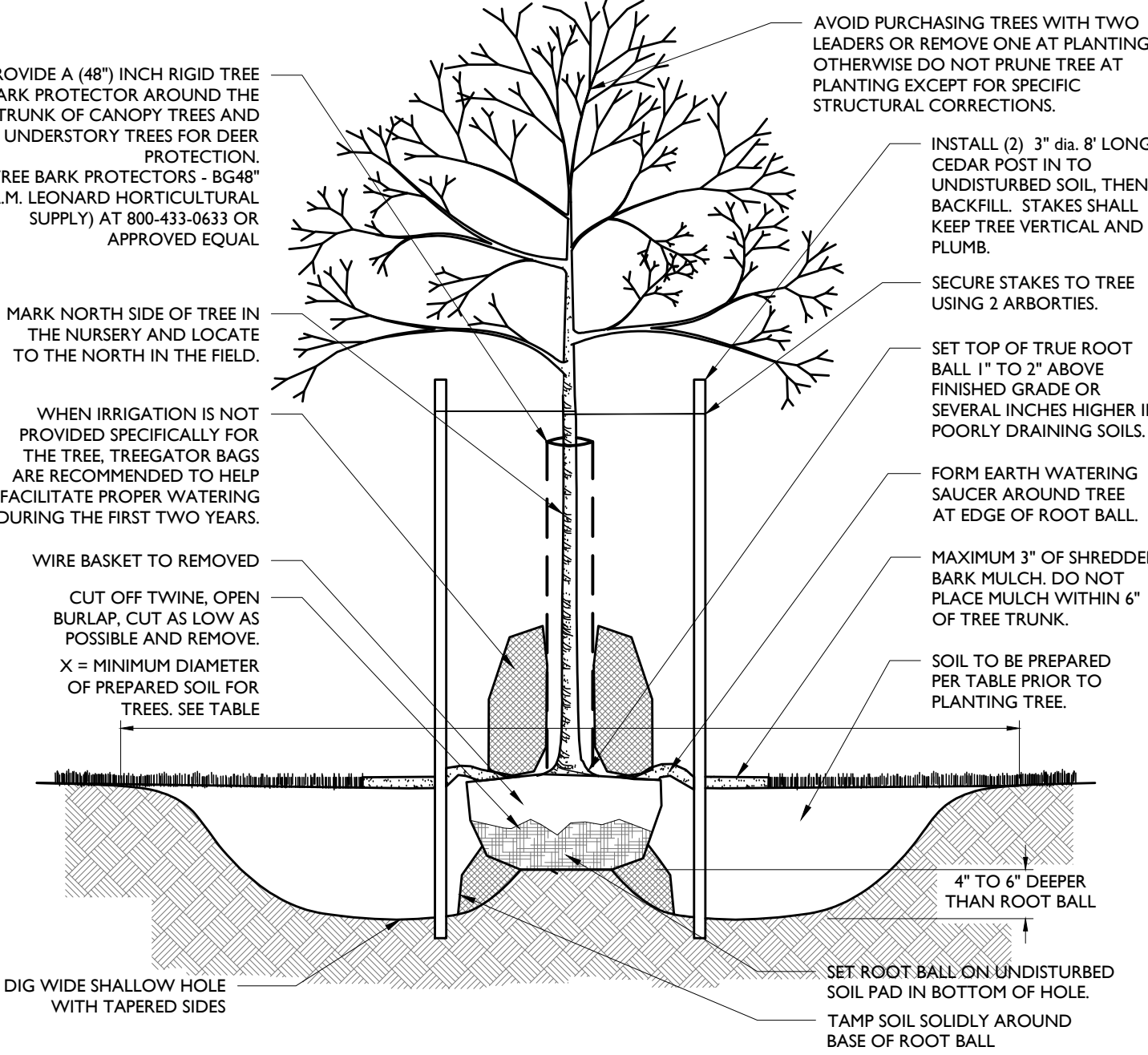
SCALE: 1" = 40' PROJECT ID: PRI-210118

TITLE:
LANDSCAPING PLAN

DRAWING:
C-11

NOTES:

- 1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...

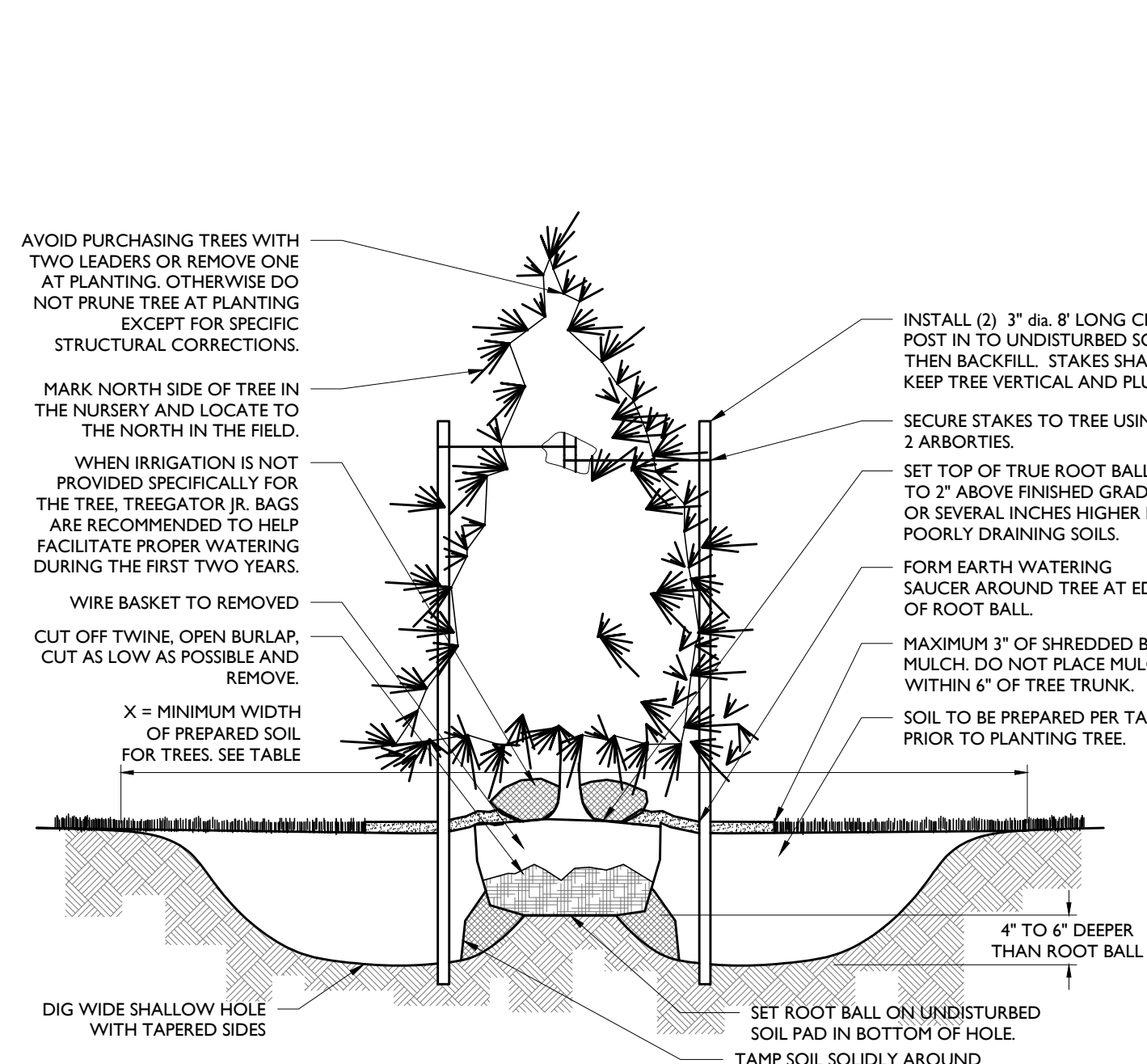


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

- 1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

GENERAL LANDSCAPING NOTES:

- 1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS...

PROTECTION OF EXISTING VEGETATION NOTES:

- 1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE...

SOIL PREPARATION AND MULCH NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING...

PLANT QUALITY AND HANDLING NOTES:

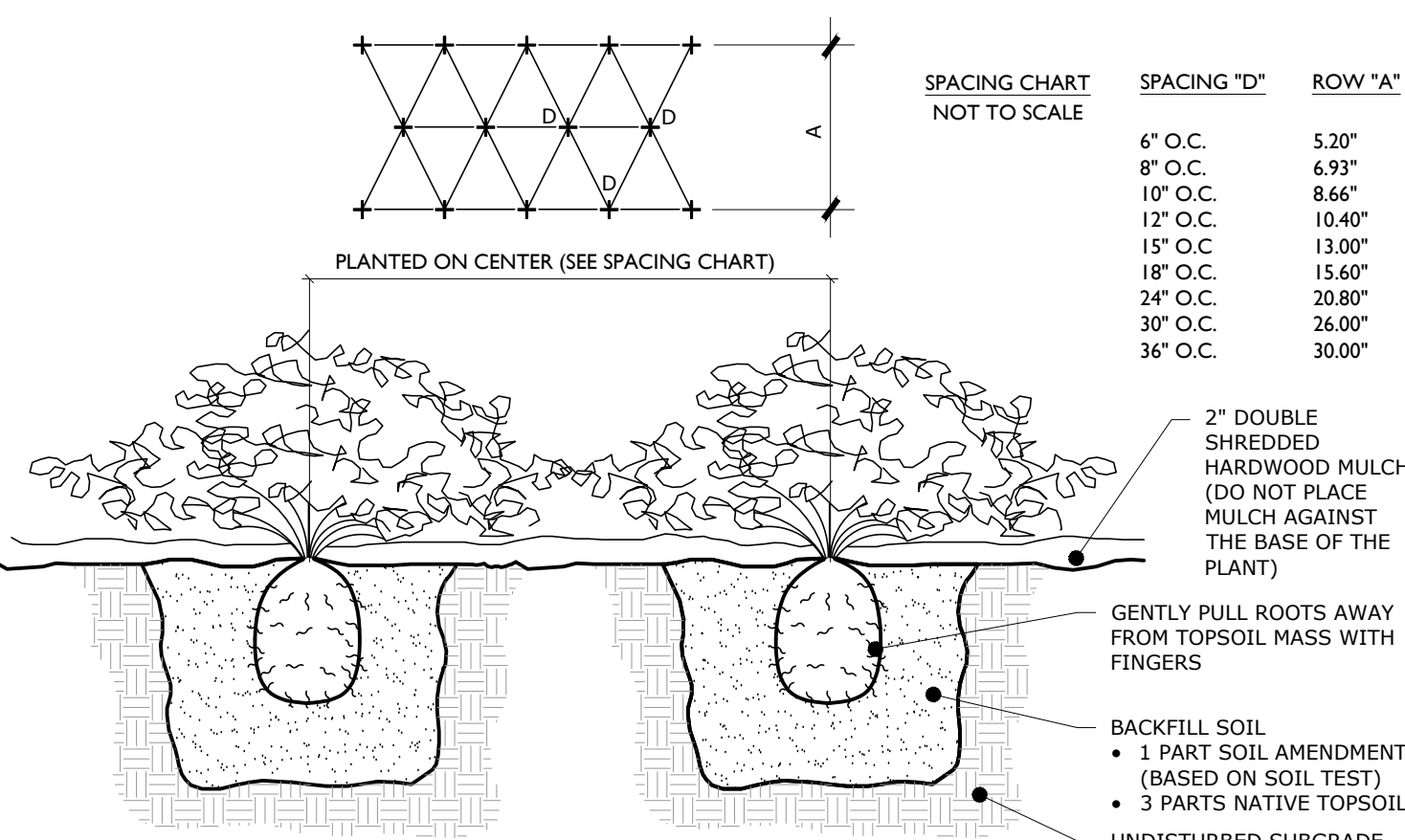
- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION...

Table listing plant varieties such as Abies concolor, Acer buergerianum, and Cornus varieties.

- 17. IF A PROPOSED PLANT IS UNAVAILABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION...

NOTES:

- 1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING...

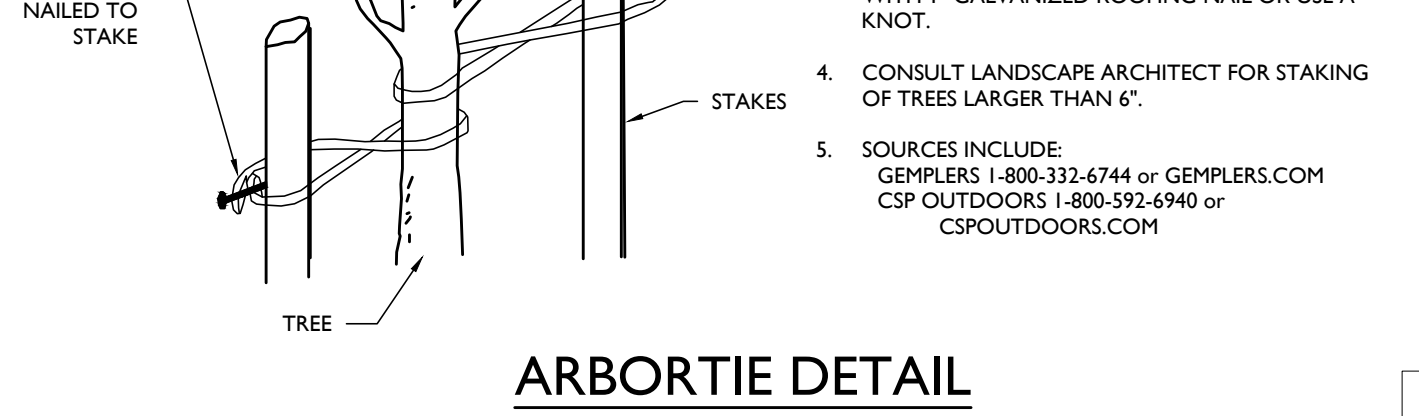


GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

NOTES:

- 1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...

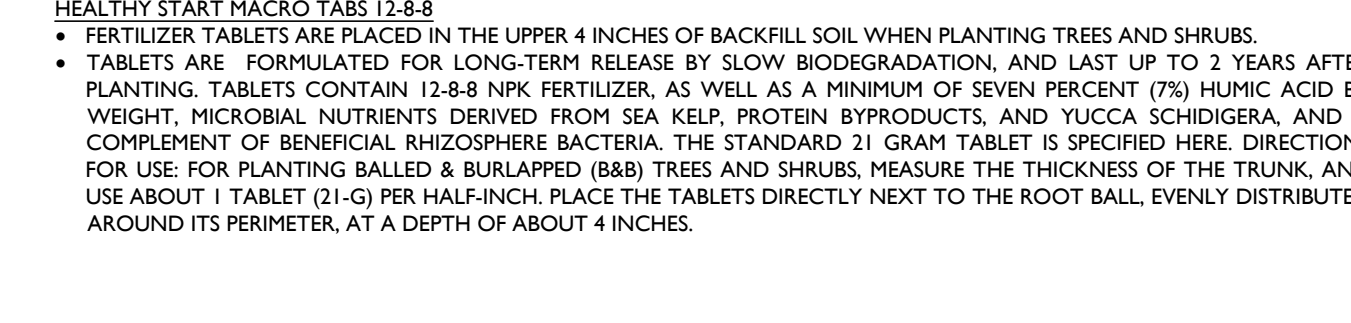


ARBOR TIE DETAIL

NOT TO SCALE

NOTES:

- 1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...



HEALTHY START MACRO TABS 12-8-8

- 1. FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS...

Revision table with columns for date, issue, and description.

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design logo and contact information.

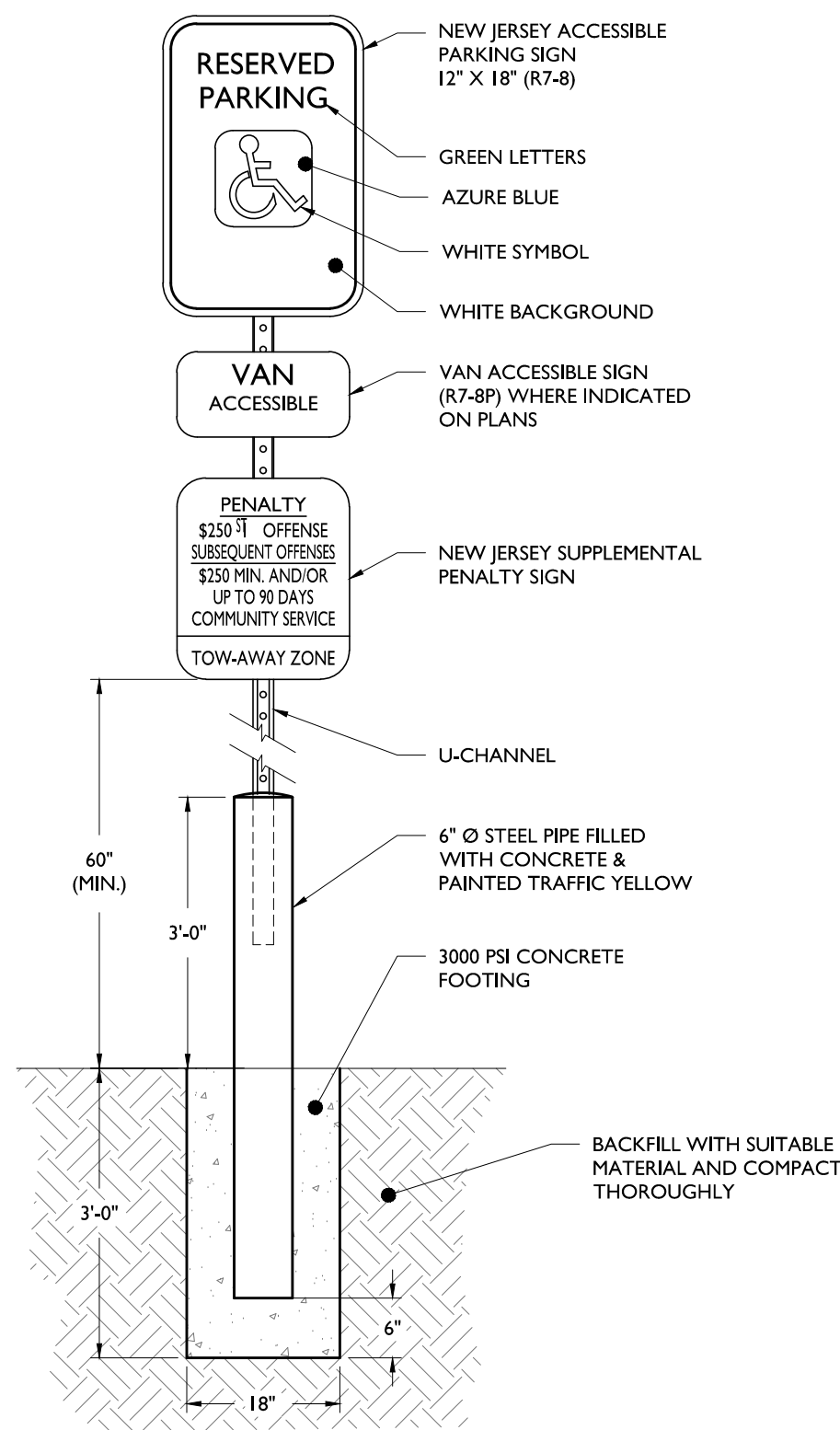
CAMPUS 287 LOGISTICS CENTER PROPOSED WAREHOUSE AND OFFICE BUILDING.

PRELIMINARY & FINAL MAJOR SITE PLAN logo and address information.

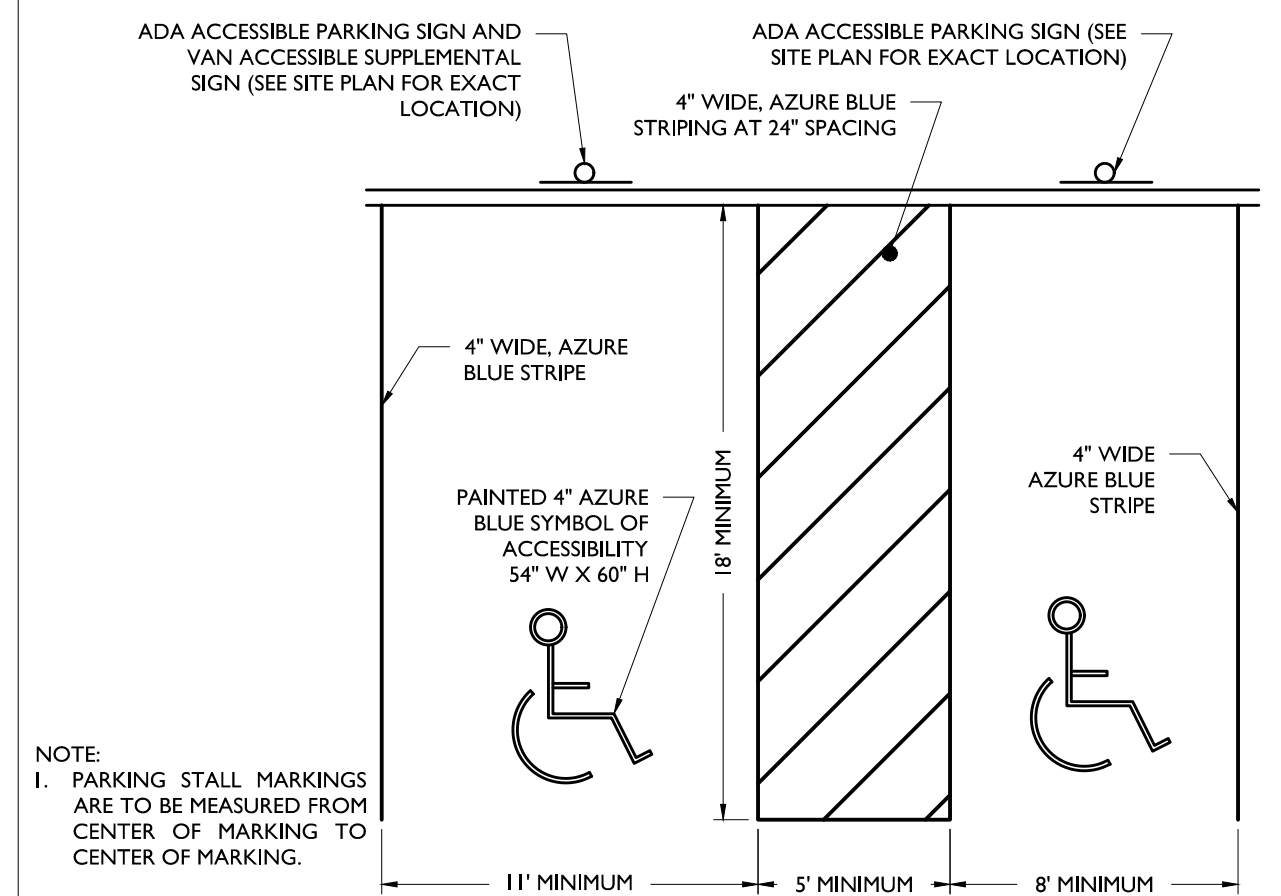
JAMES S. KINOSIAN, P.E. NEW JERSEY LICENSE No. 51916.

STONEFIELD engineering & design logo and project details.

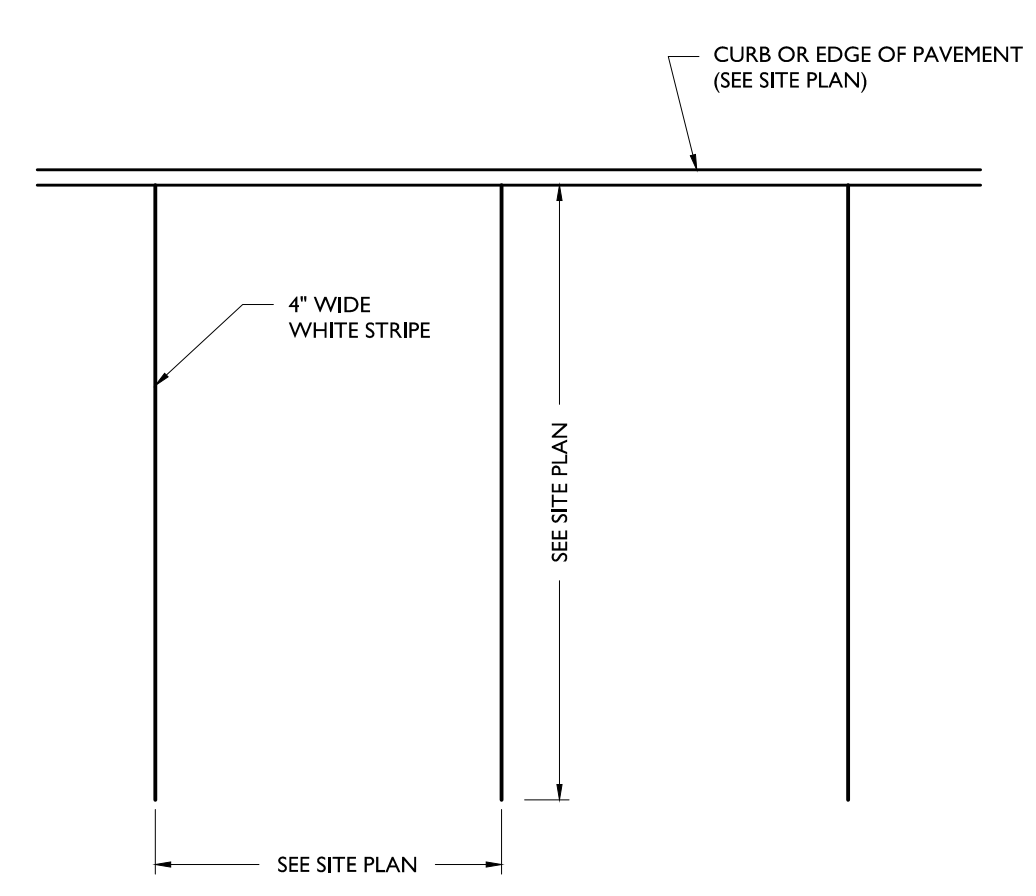
IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD



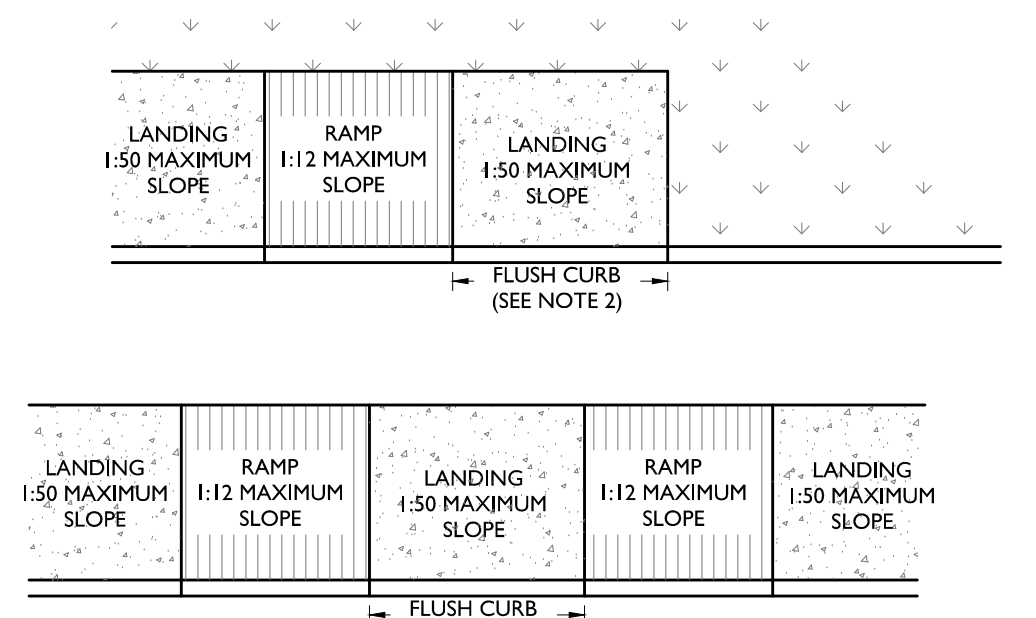
ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL
NOT TO SCALE



ACCESSIBLE PARKING STALL MARKINGS
NOT TO SCALE

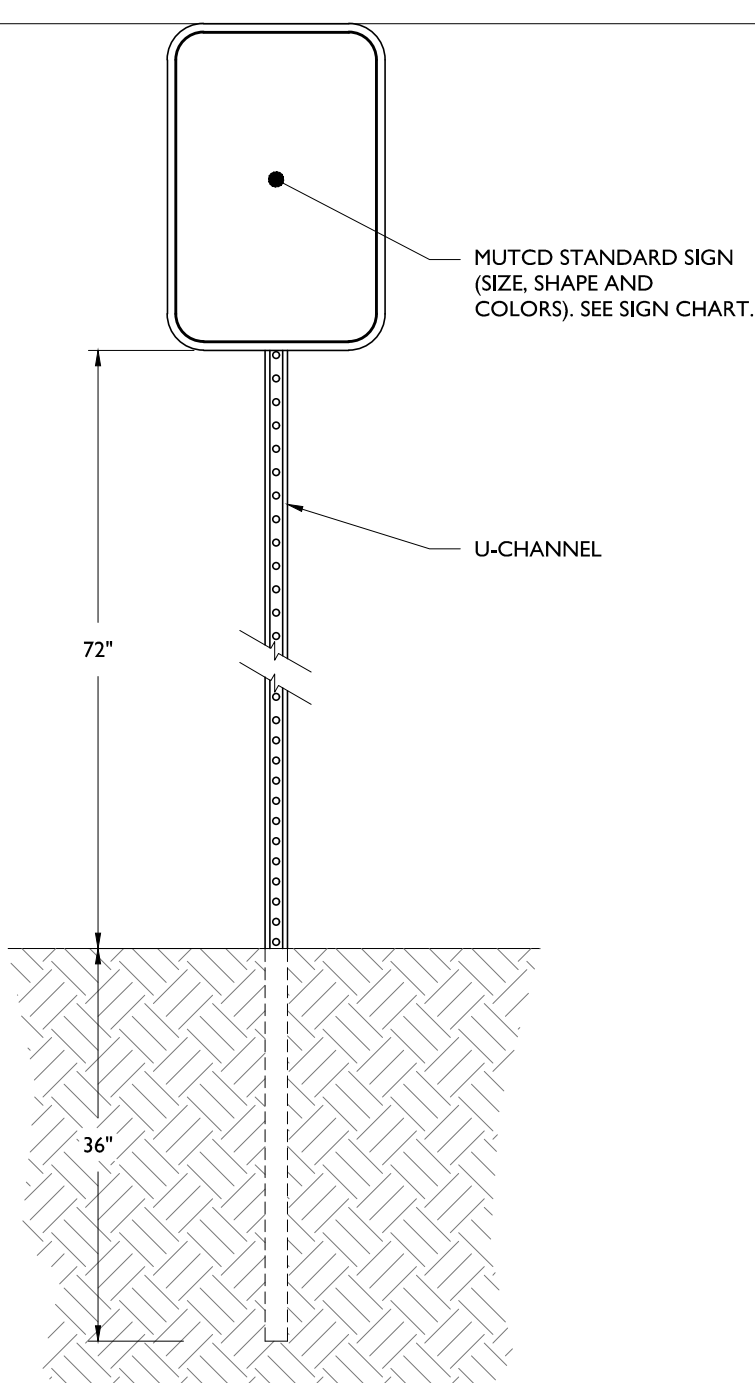


PARKING STALL MARKINGS
NOT TO SCALE



TRANSITION RAMP DETAIL
NOT TO SCALE

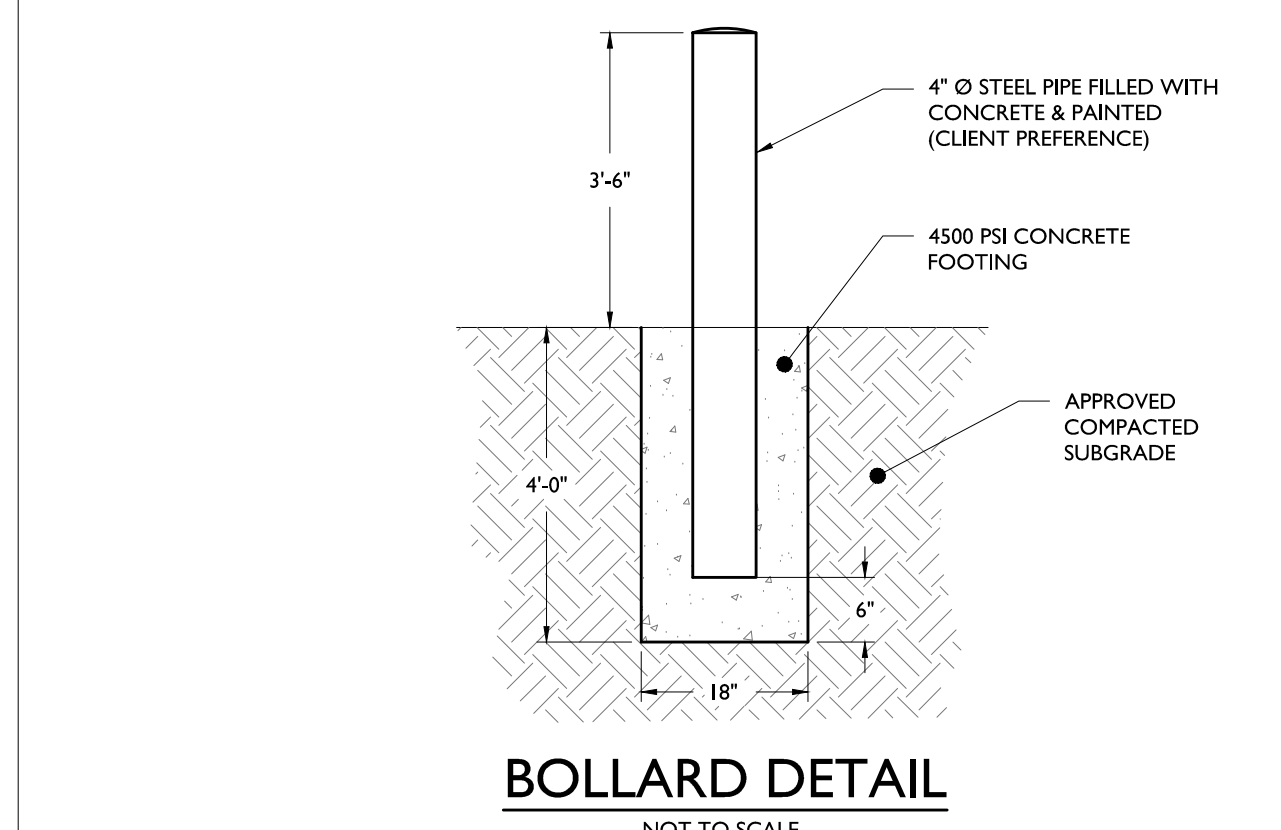
- NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL



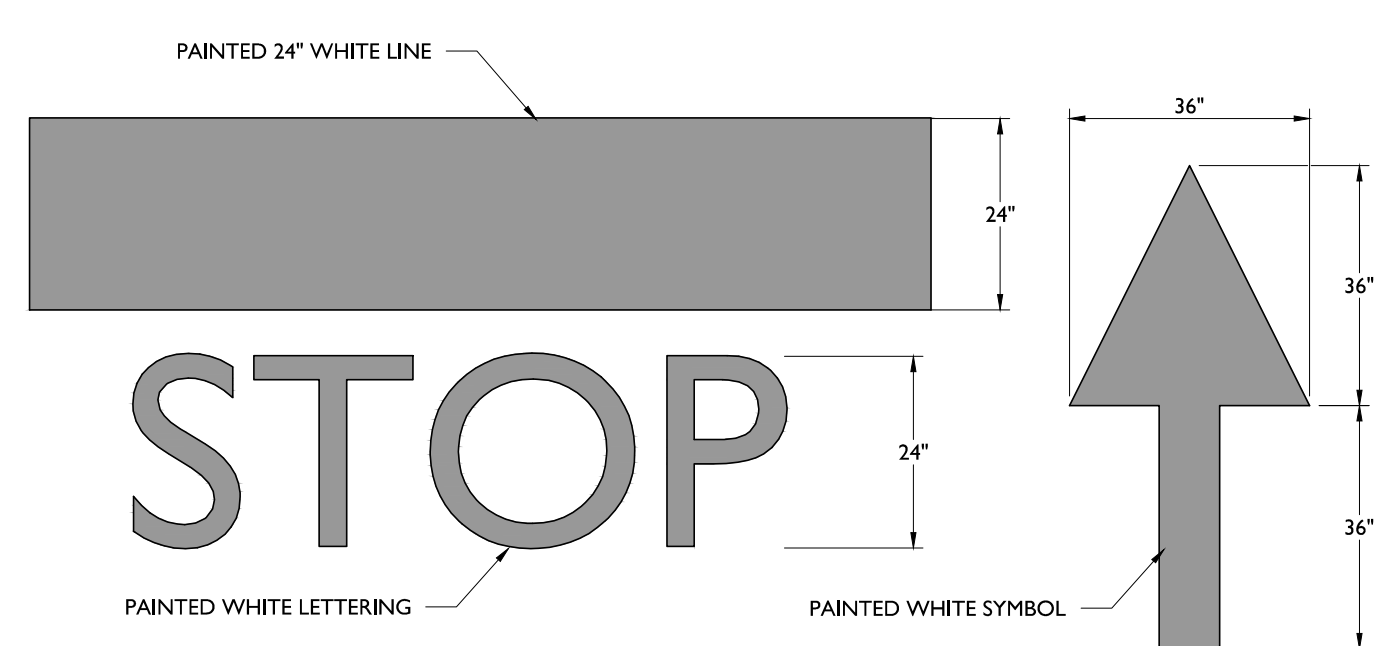
SIGN POST DETAIL
NOT TO SCALE

| MUTCD NUMBER | TEXT | COLOR | | SIZE OF SIGN (WIDTH X HEIGHT) | TYPE OF MOUNT |
|---------------------|--------------|--------|------------|-------------------------------|---------------|
| | | LEGEND | BACKGROUND | | |
| STOP SIGN (R1-1) | STOP | WHITE | RED | 36"x36" | GROUND |
| DO NOT ENTER (R5-1) | DO NOT ENTER | RED | WHITE | 30"x30" | GROUND |

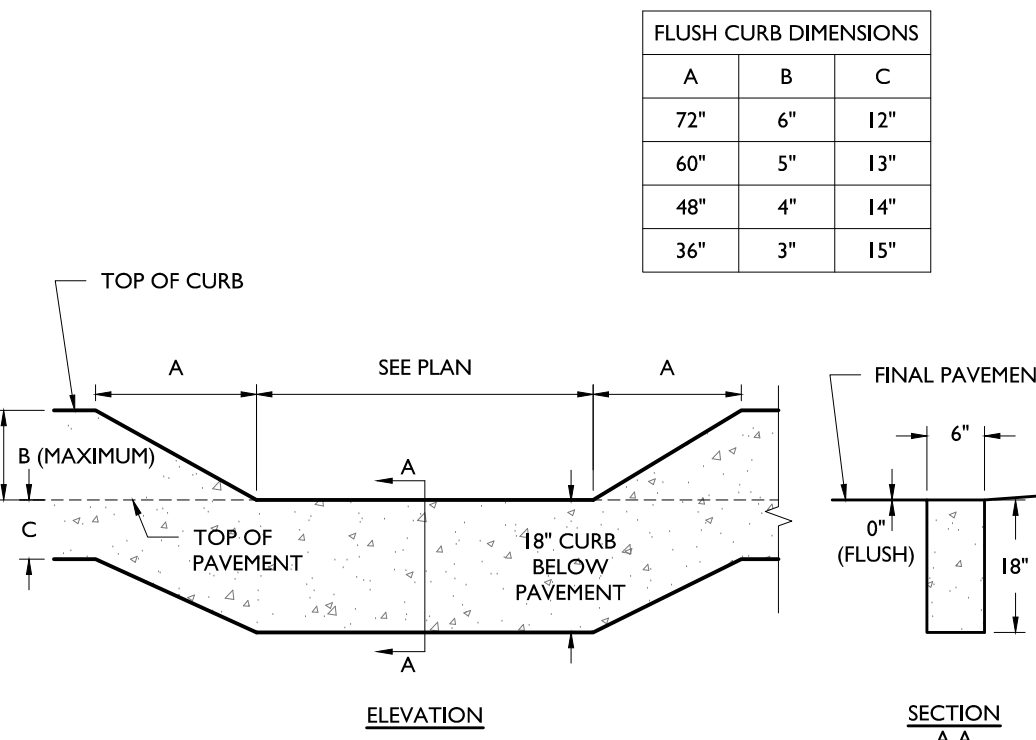
SIGN DATA TABLE
NOT TO SCALE



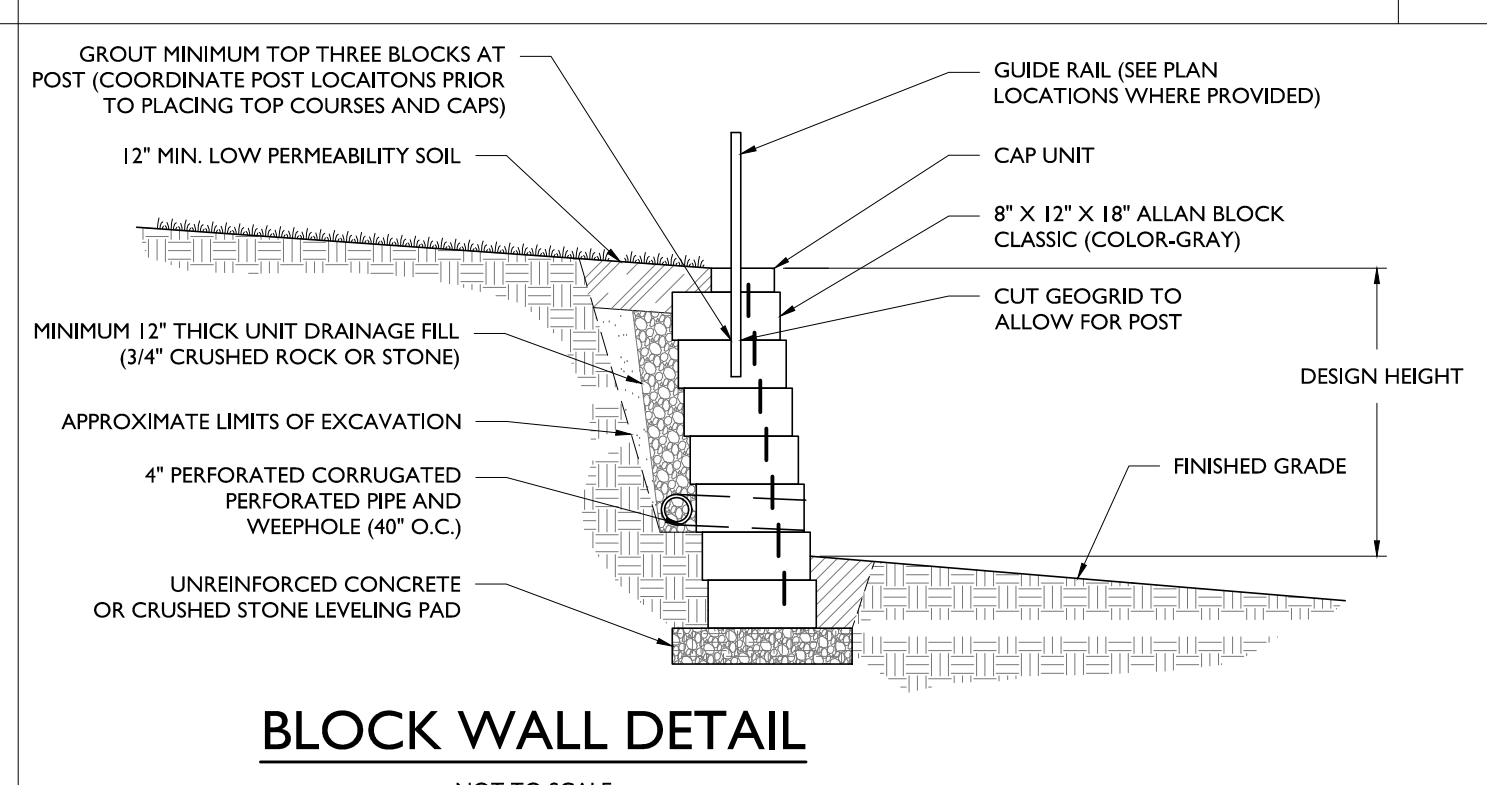
BOLLARD DETAIL
NOT TO SCALE



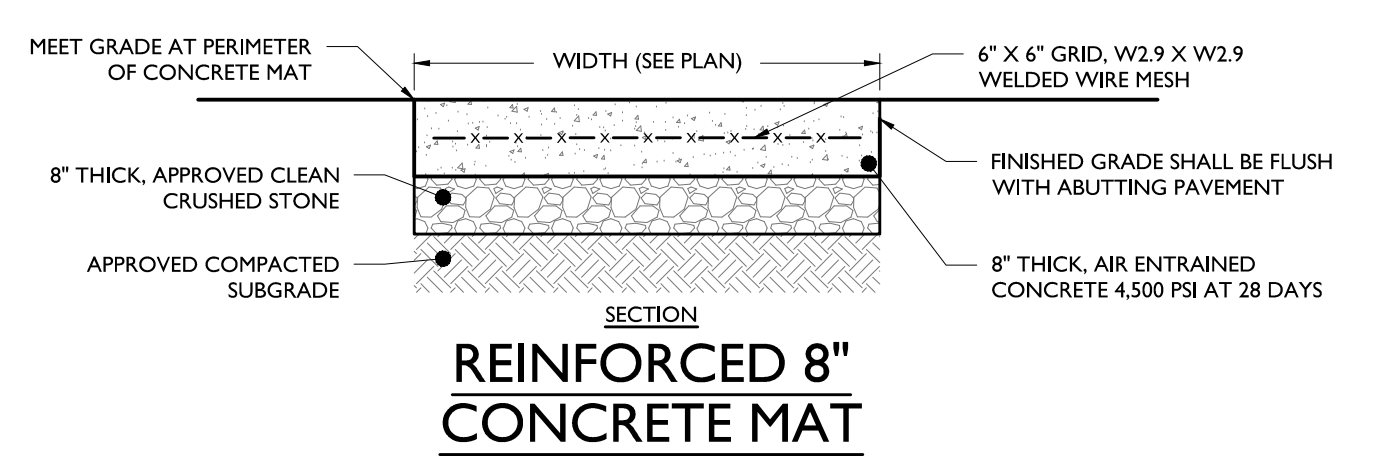
STOP BAR & ARROW DETAILS
NOT TO SCALE



FLUSH CURB DETAIL
NOT TO SCALE

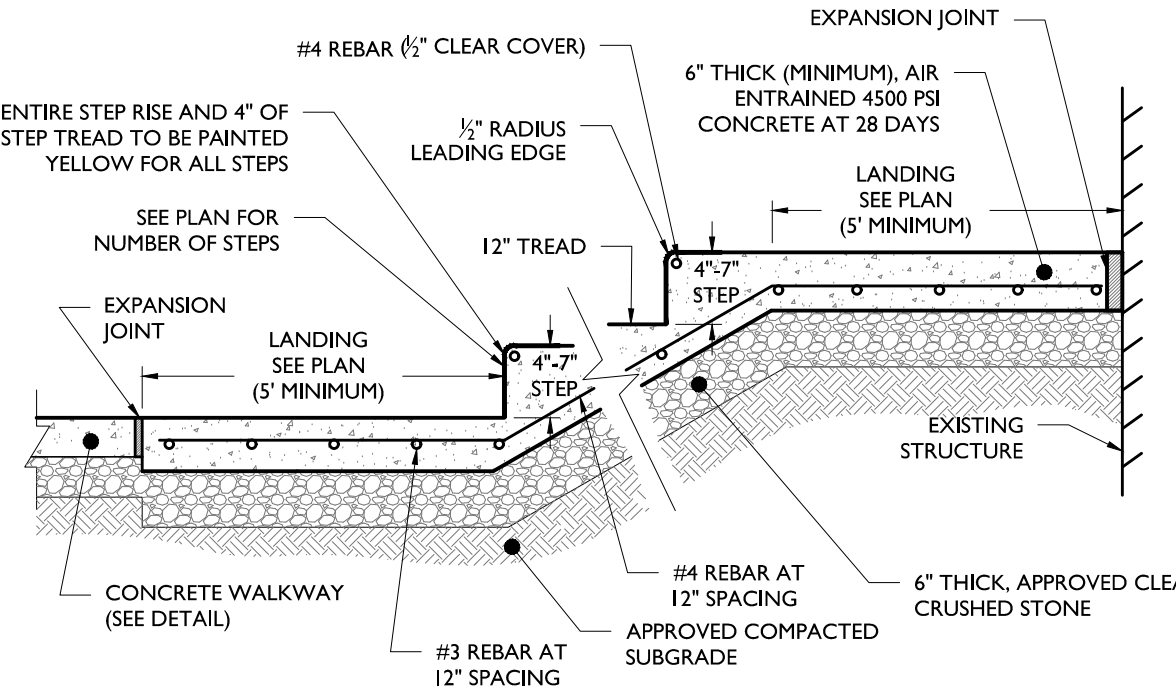


BLOCK WALL DETAIL
NOT TO SCALE



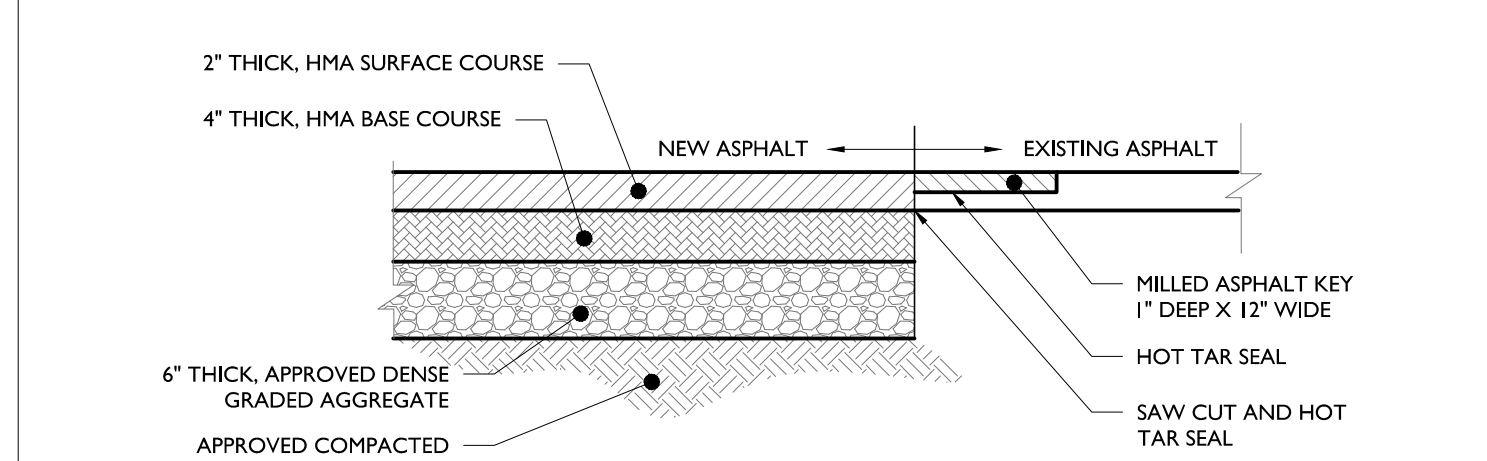
REINFORCED 8" CONCRETE MAT
NOT TO SCALE

- NOTES:
1. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BUTYLINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

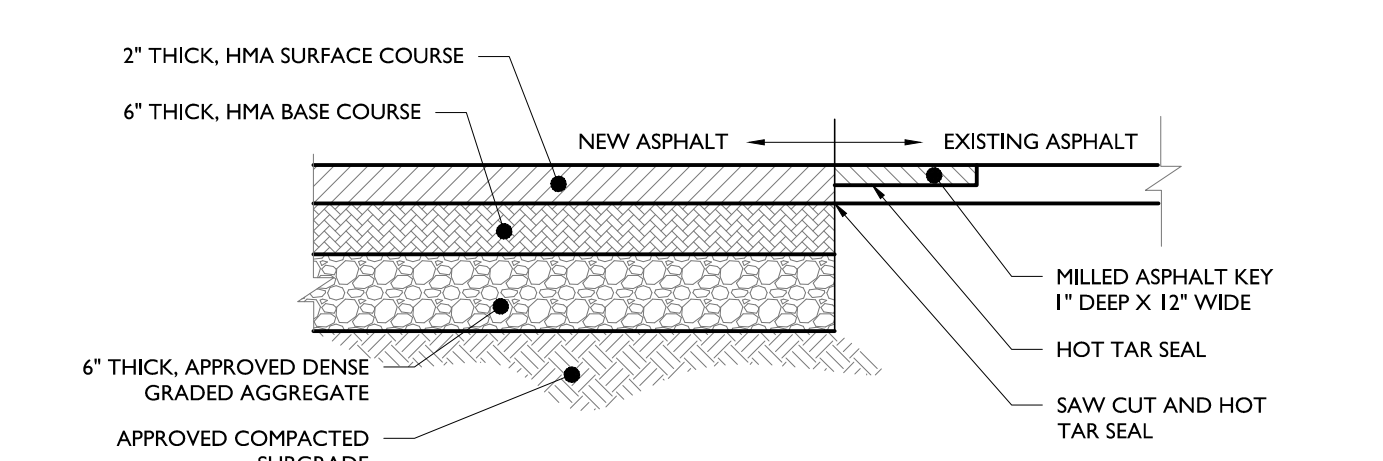


CONCRETE STEPS & ELEVATED LANDING DETAIL
NOT TO SCALE

- NOTES:
1. CONTRACTOR SHALL ENSURE 3" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO EARTH AND 2" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO WEATHER (SURFACE). NOSING REBAR TO BE EMBEDDED 1 1/2".
2. CONTRACTOR SHALL MAINTAIN A MAXIMUM 1:50 SLOPE IN ALL DIRECTIONS WITHIN PROPOSED CONCRETE LANDINGS.
3. STEPS IN SERIES SHALL HAVE UNIFORM RISER HEIGHT.

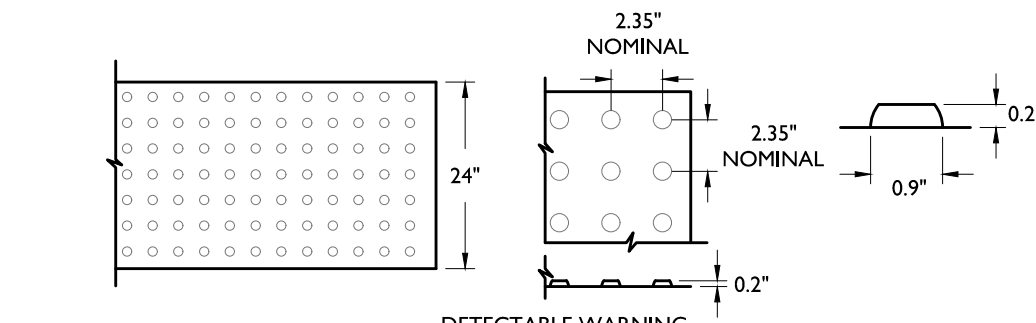


LIGHT DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE

- NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.



DETECTABLE WARNING STRIP DETAIL
NOT TO SCALE

- NOTES:
1. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
2. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
3. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.

| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/21/2021 | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287

LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING

BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

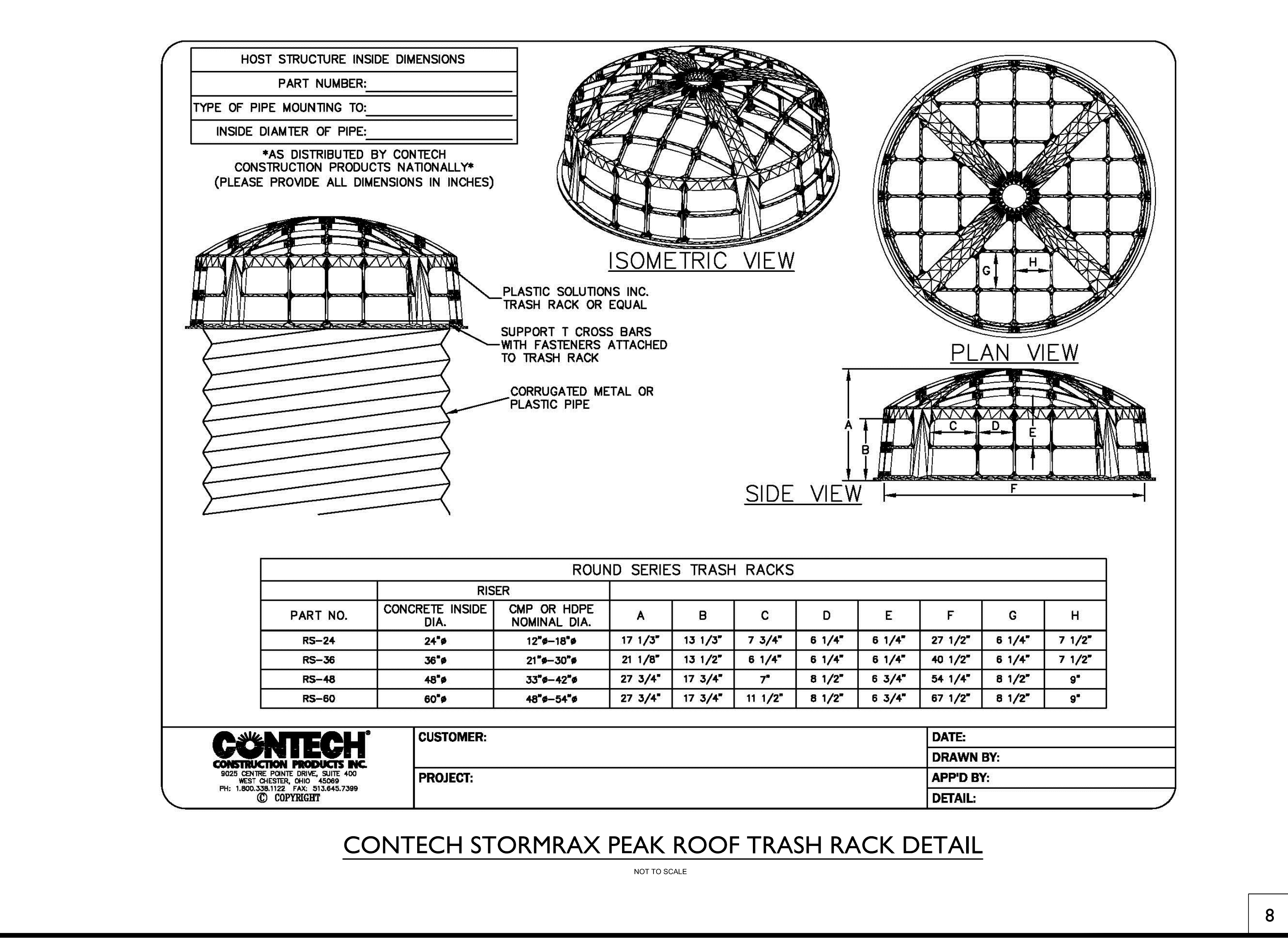
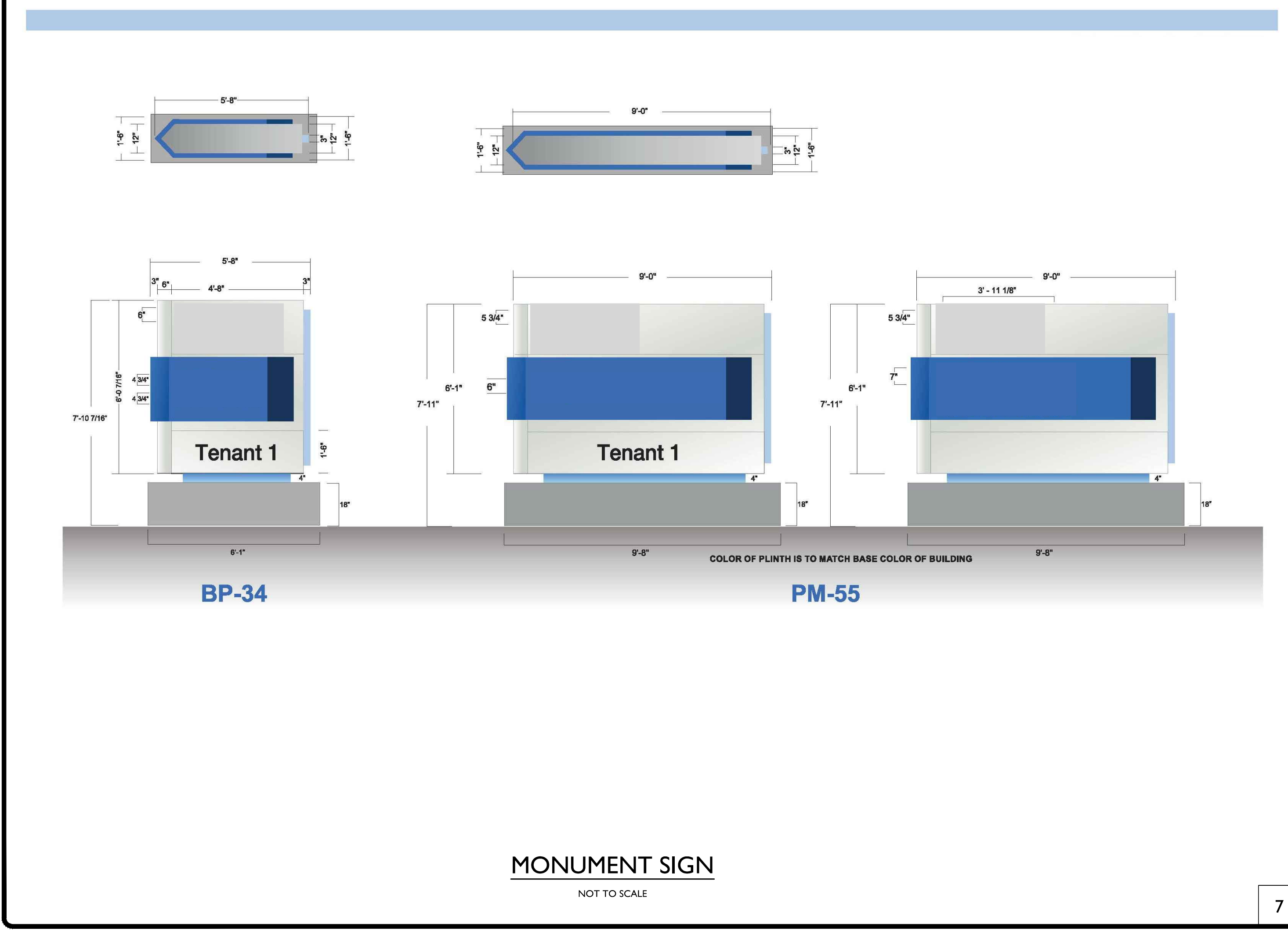
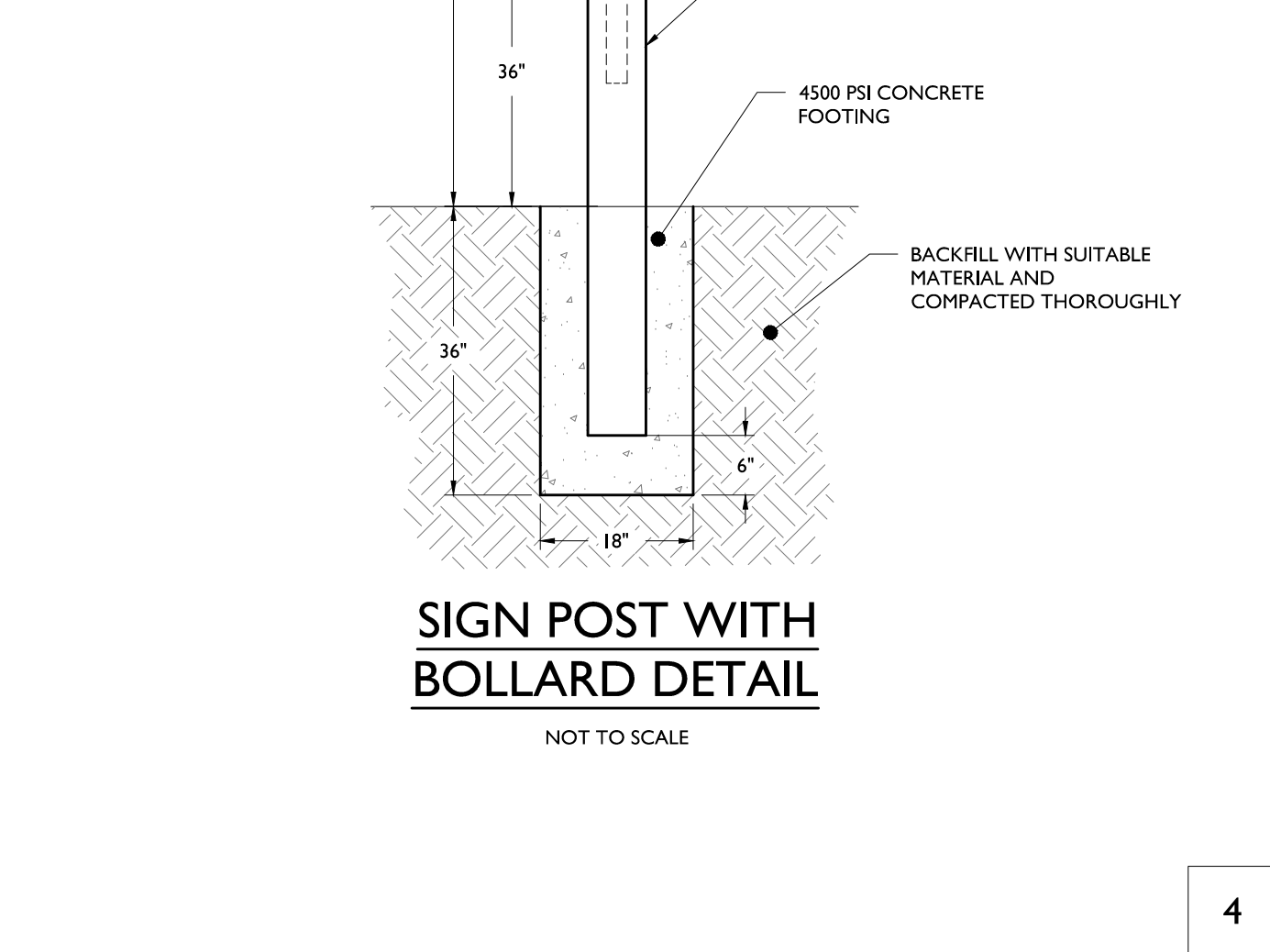
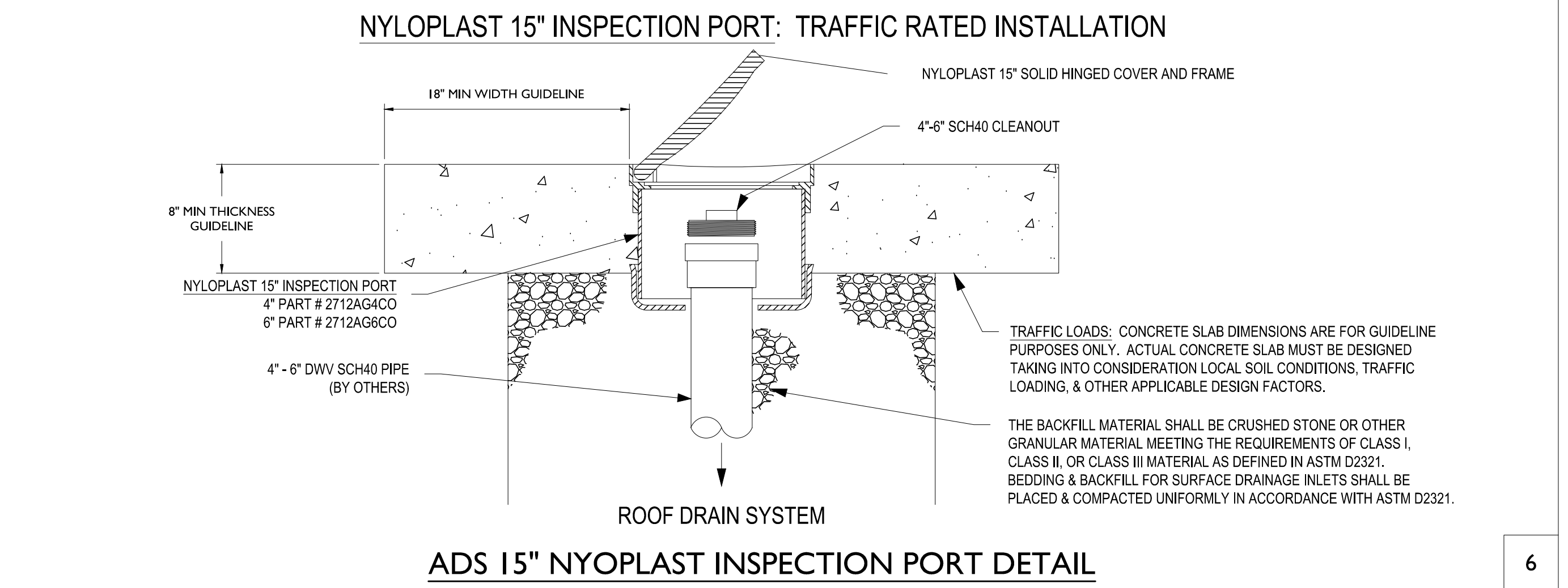
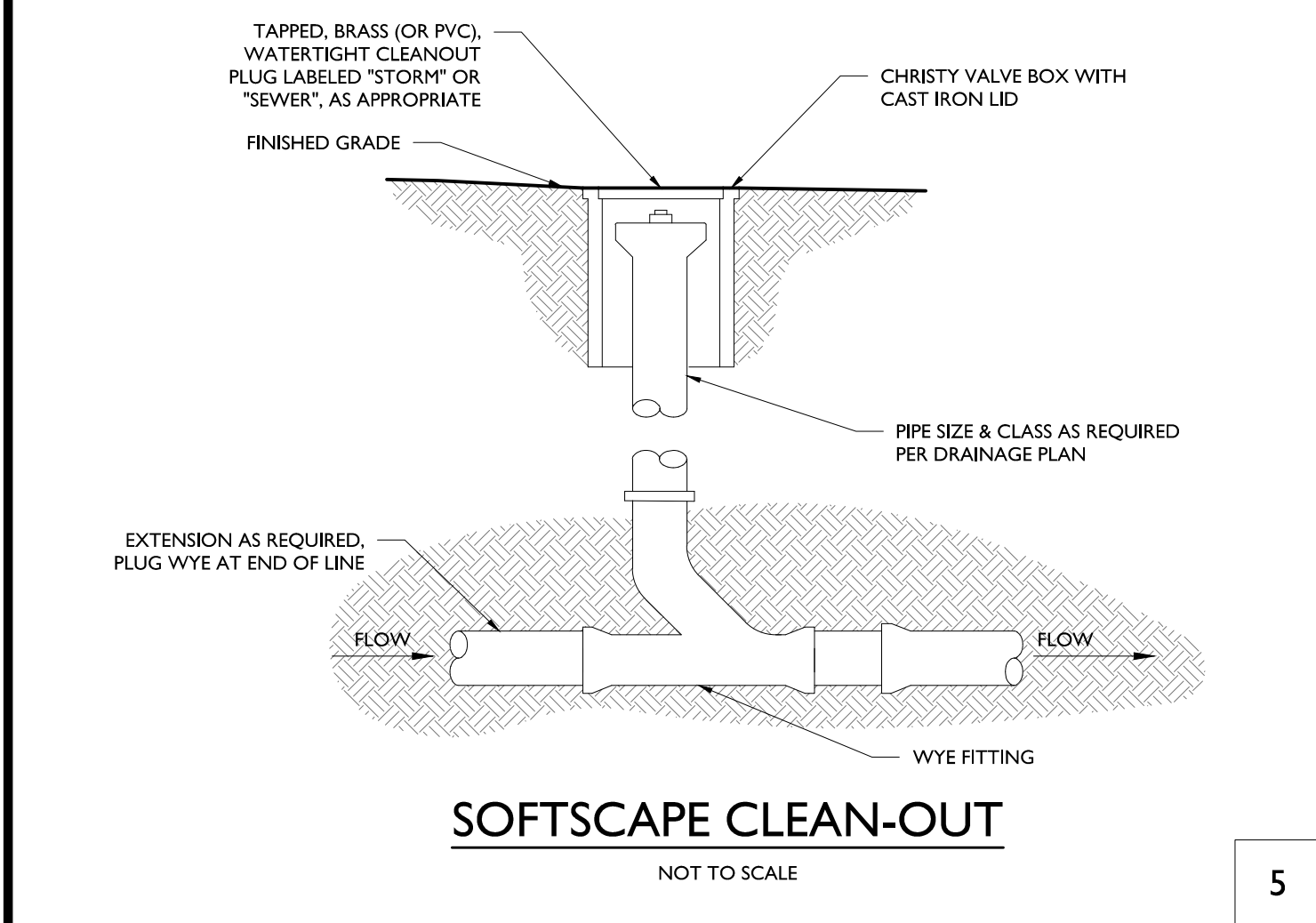
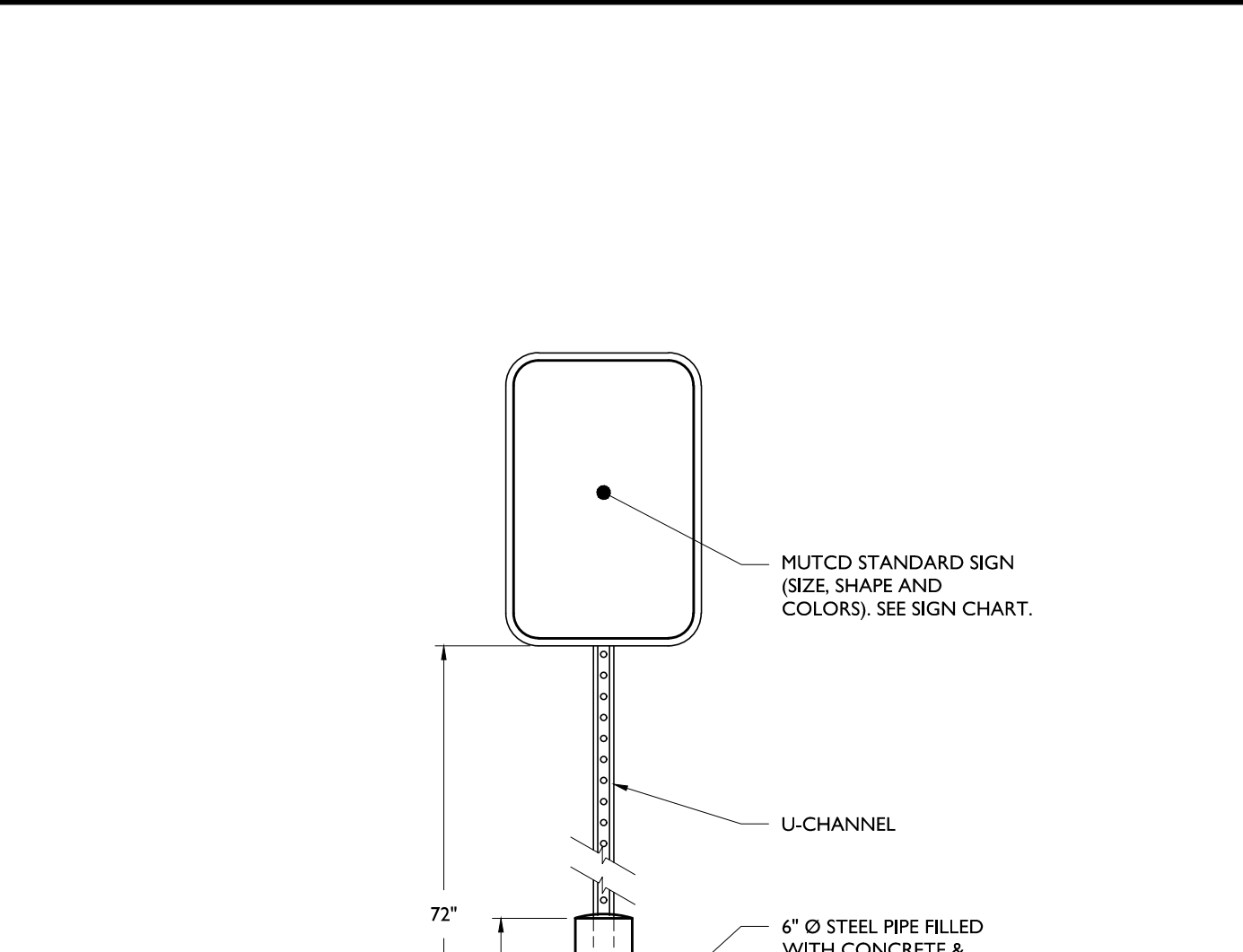
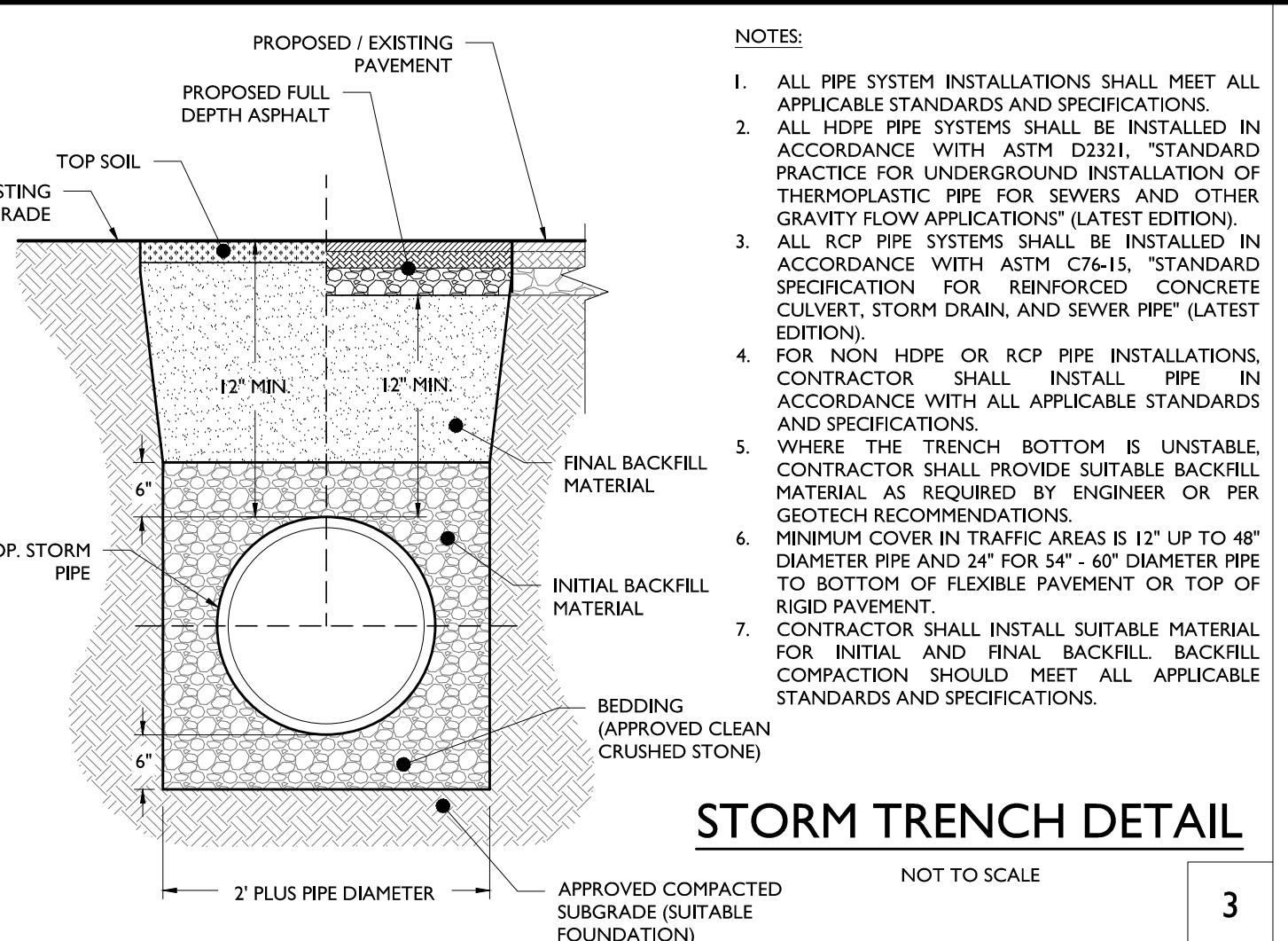
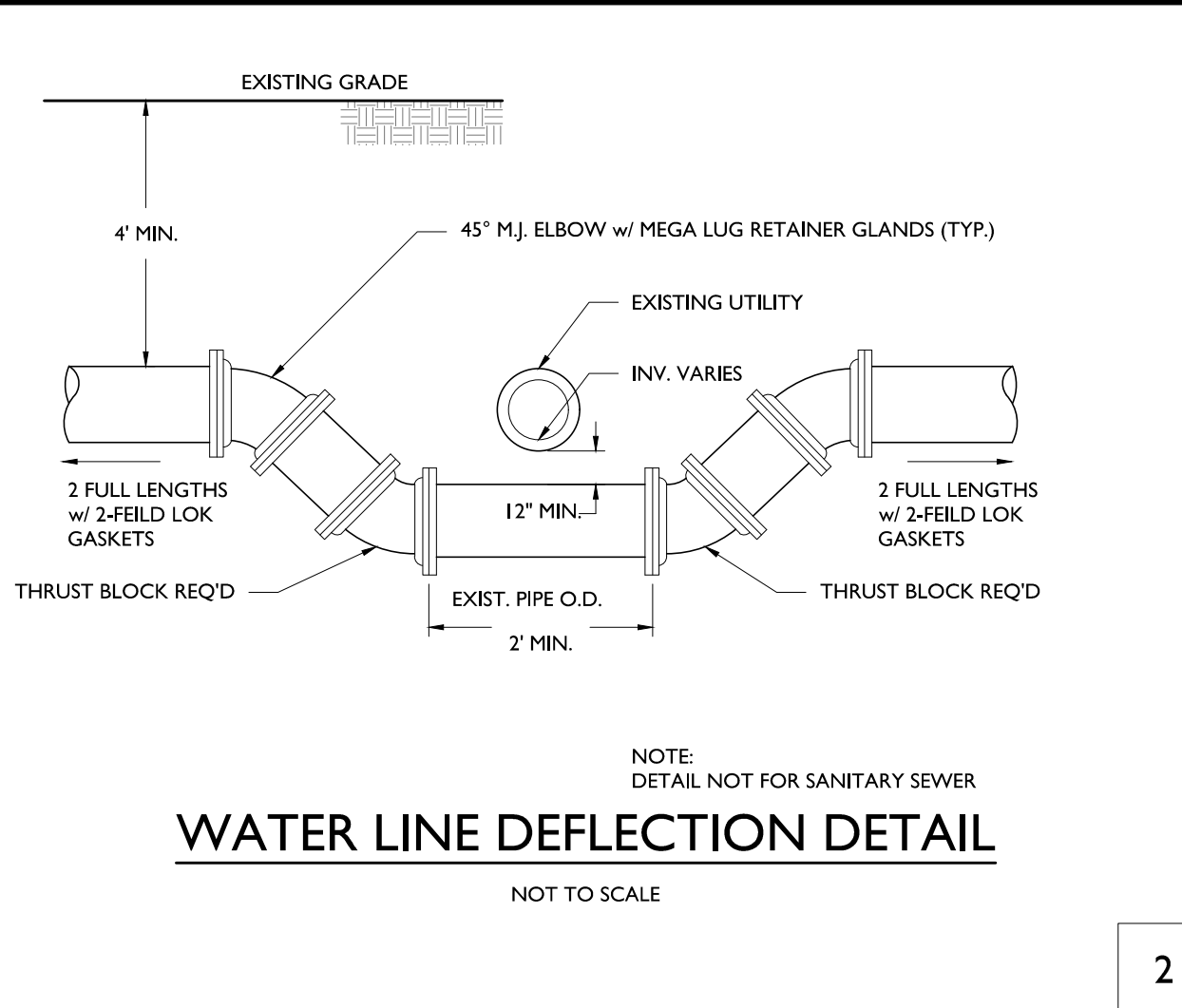
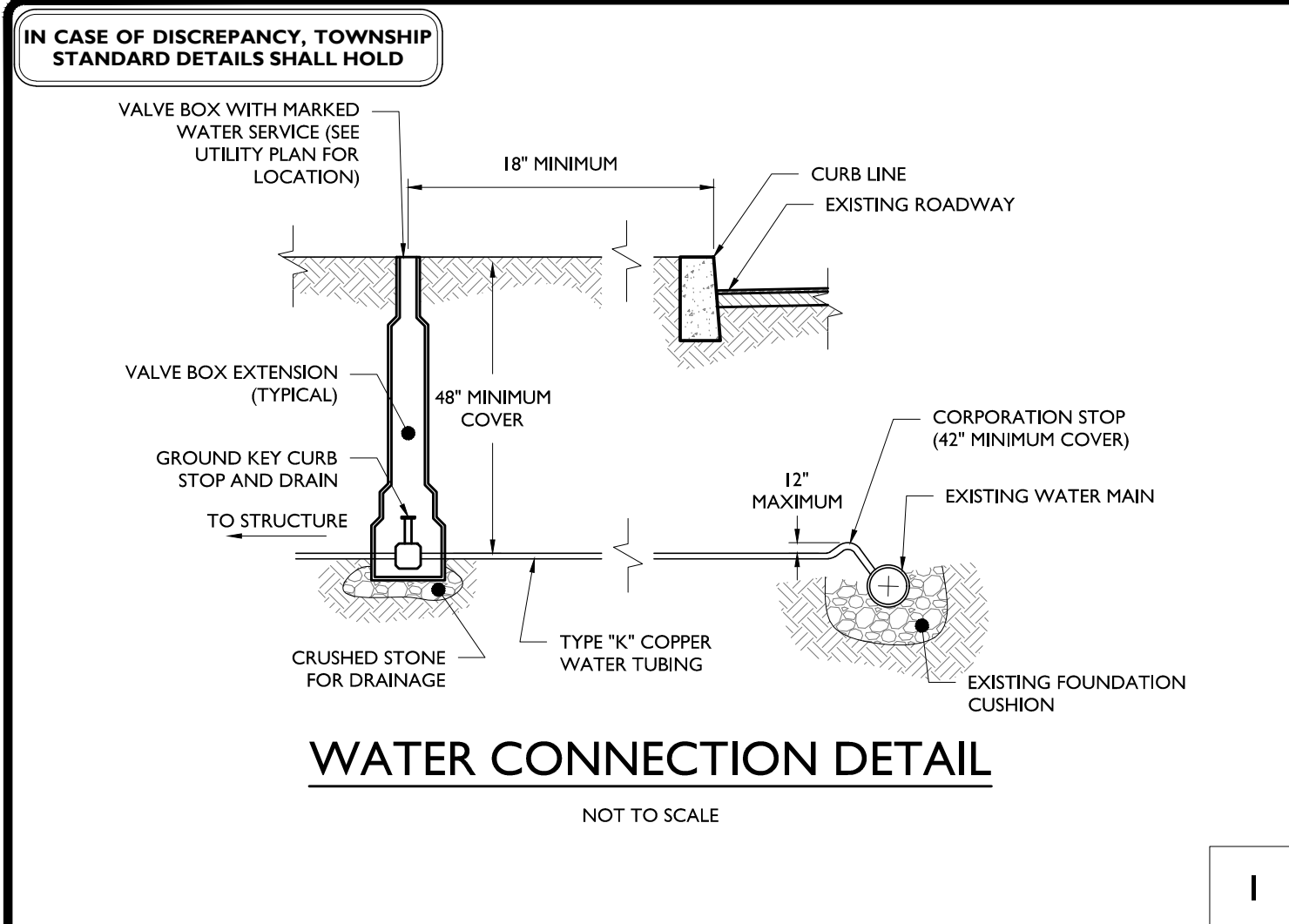
SCALE: AS SHOWN PROJECT ID: PRI-210118

TITLE:
CONSTRUCTION DETAILS

DRAWING:

C-13

Z:\PROJECTS\2021\210118 BLOCKFIELD PROPERTIES - 399 CAMPUS DRIVE FRANKLIN, NJ\04\02\04\21\13-115-16-17-18-19-20-21.DWG



| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|-------------------------------|
| 05 | 10/26/2021 | ERS | FOR COMPLETENESS REVIEW |
| 04 | 09/23/2021 | ERS | FOR PRELIMINARY CLIENT REVIEW |
| 03 | 06/16/2021 | ERS | FOR CLIENT REVIEW |
| 02 | 05/24/2021 | ERS | FOR CLIENT REVIEW |
| 01 | 05/21/2021 | TR | FOR CLIENT REVIEW |

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

CAMPUS 287
LOGISTICS CENTER
PROPOSED WAREHOUSE
AND OFFICE BUILDING
BLOCK 530.04, LOT 4.01
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

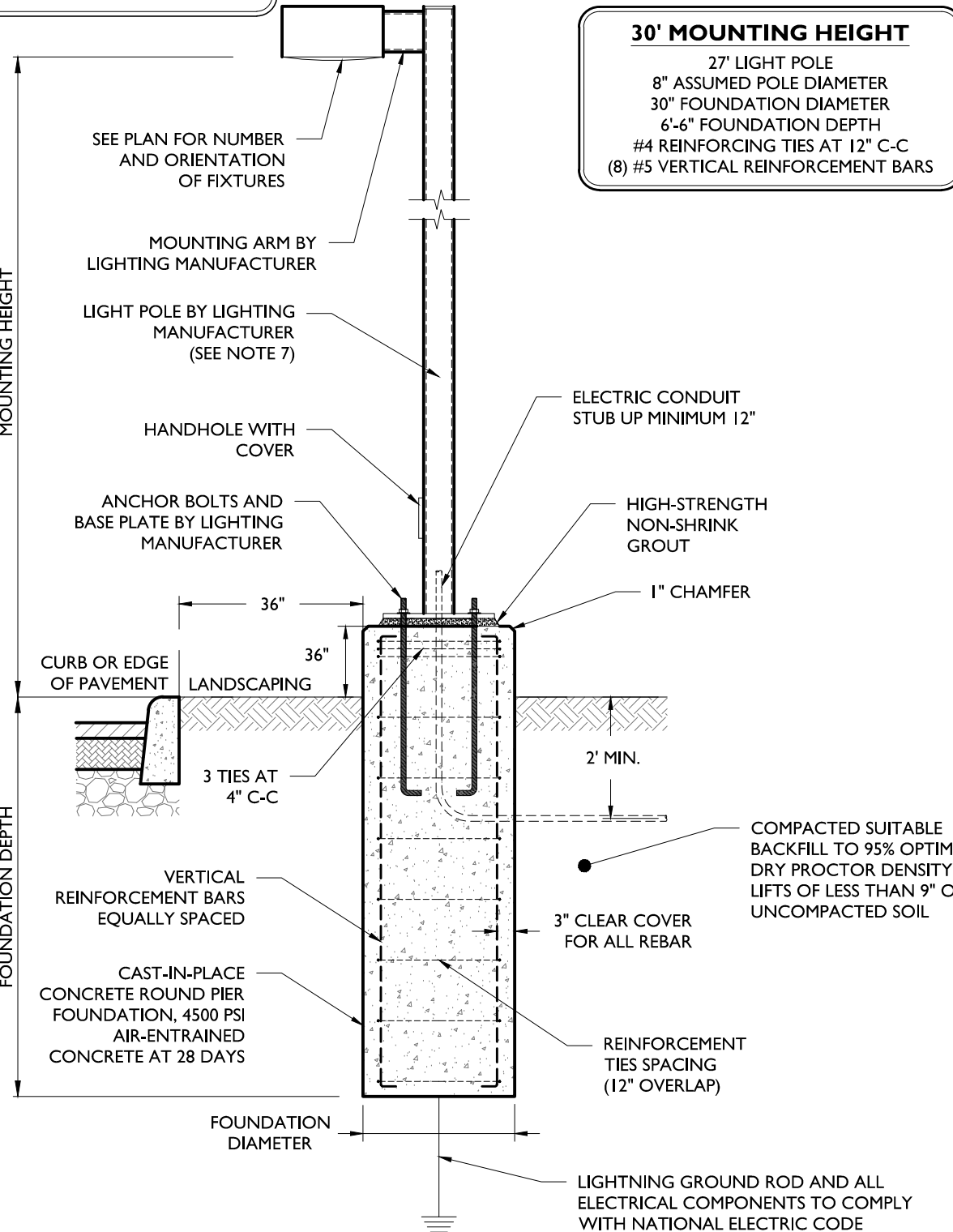
JAMES S. KINOSIAN, P.E.
NEW JERSEY LICENSE No. 51916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-210118
TITLE: CONSTRUCTION DETAILS
DRAWING: **C-14**

Z:\PROJECTS\PRI-210118\BIDDING\PROPERTIES - 399 CAMPUS DRIVE FRANKLIN, NJ\CDR\CDR13-115-14-17-18-21-22.DWG

IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD



LIGHT POLE INSTALLATION DETAIL

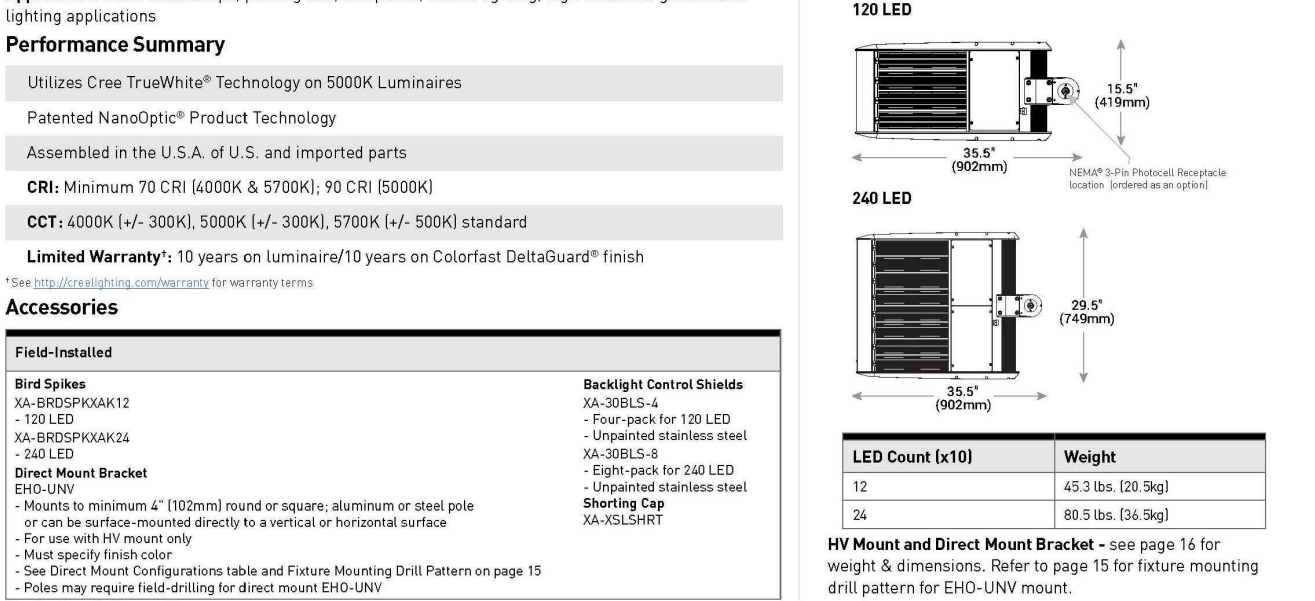
- NOTES:
- MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
 - CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
 - ALL REBAR TO BE NEW GRADE 60 STEEL.
 - PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
 - CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
 - CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
 - POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSIS/ICE 3-93.
 - POUR TO BE TERMINATED AT A FORM.
 - WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
 - CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

THE EDGE® Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

Product Description
 The EDGE® High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low-profile design that minimizes wind load and is available with two mounting options made with rugged die-cast aluminum. The HV mount tenon is an adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP 2375 x 202 (40-44mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. The AA mount is an adjustable arm that mounts to a vertical 2" (51mm) IP 2375 x 202 (40-44mm) O.D. minimum 3.75" (95mm) tall tenon. The adjustable arm mount is for use in applications which have a vertical tenon and require a NEMA® Photocell Receptacle. Available with Cree TrueWhite® Technology. THE EDGE® High Output helps to beautifully render true colors and deliver value beyond energy savings.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications.



Ordering Information
 Example: AEE-EDH-24K-30K-12-E-UL-SV-700

| Product | Optic | Mounting* | LED Count (x10) | Series | Voltage | Color Options | Drive Current | Options |
|---------|-------|-----------|-----------------|--------|---------|---------------|---------------|--|
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |

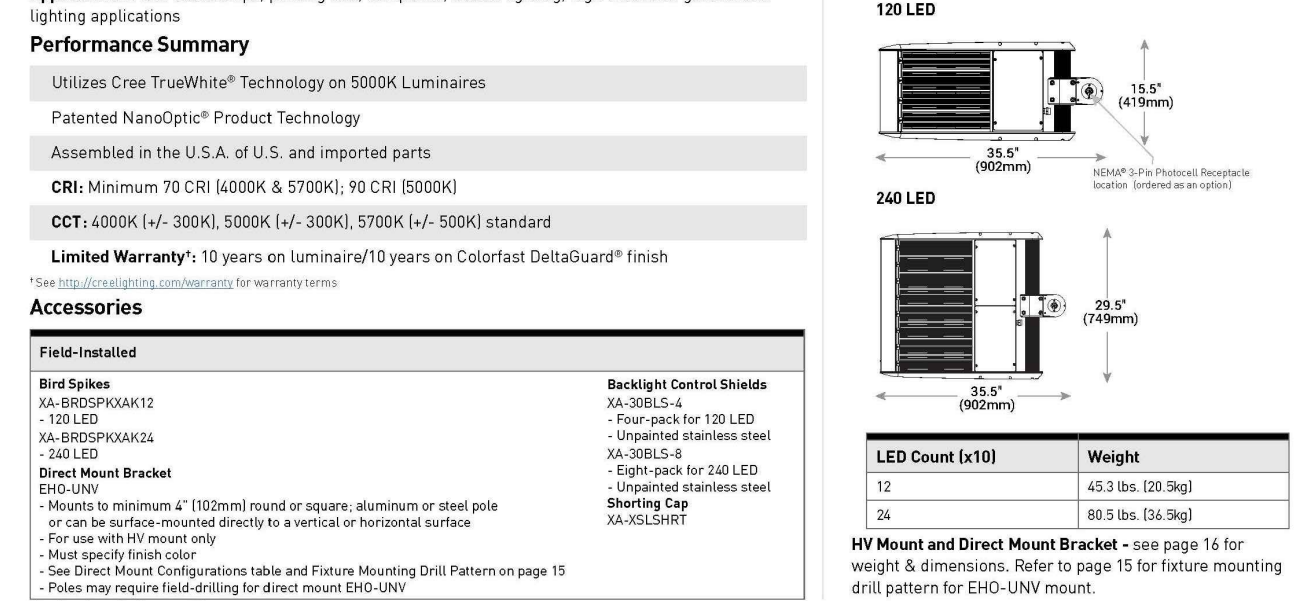
UL LISTED
 CREE LIGHTING
 www.creelighting.com 800.234-4800
 Canada: creelighting-canada.com 800.473-1234

THE EDGE® Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

Product Description
 The EDGE® High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low-profile design that minimizes wind load and is available with two mounting options made with rugged die-cast aluminum. The HV mount tenon is an adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP 2375 x 202 (40-44mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. The AA mount is an adjustable arm that mounts to a vertical 2" (51mm) IP 2375 x 202 (40-44mm) O.D. minimum 3.75" (95mm) tall tenon. The adjustable arm mount is for use in applications which have a vertical tenon and require a NEMA® Photocell Receptacle. Available with Cree TrueWhite® Technology. THE EDGE® High Output helps to beautifully render true colors and deliver value beyond energy savings.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications.



Ordering Information
 Example: AEE-EDH-24K-30K-12-E-UL-SV-700

| Product | Optic | Mounting* | LED Count (x10) | Series | Voltage | Color Options | Drive Current | Options |
|---------|-------|-----------|-----------------|--------|---------|---------------|---------------|--|
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |

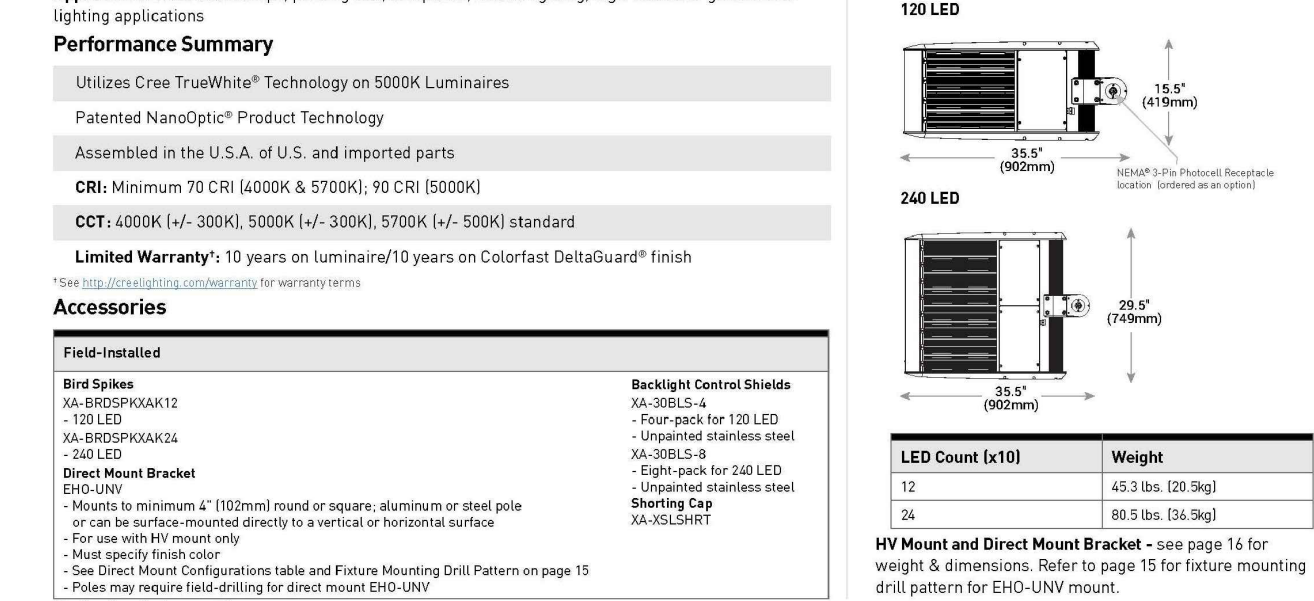
UL LISTED
 CREE LIGHTING
 www.creelighting.com 800.234-4800
 Canada: creelighting-canada.com 800.473-1234

THE EDGE® Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

Product Description
 The EDGE® High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low-profile design that minimizes wind load and is available with two mounting options made with rugged die-cast aluminum. The HV mount tenon is an adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP 2375 x 202 (40-44mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. The AA mount is an adjustable arm that mounts to a vertical 2" (51mm) IP 2375 x 202 (40-44mm) O.D. minimum 3.75" (95mm) tall tenon. The adjustable arm mount is for use in applications which have a vertical tenon and require a NEMA® Photocell Receptacle. Available with Cree TrueWhite® Technology. THE EDGE® High Output helps to beautifully render true colors and deliver value beyond energy savings.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications.

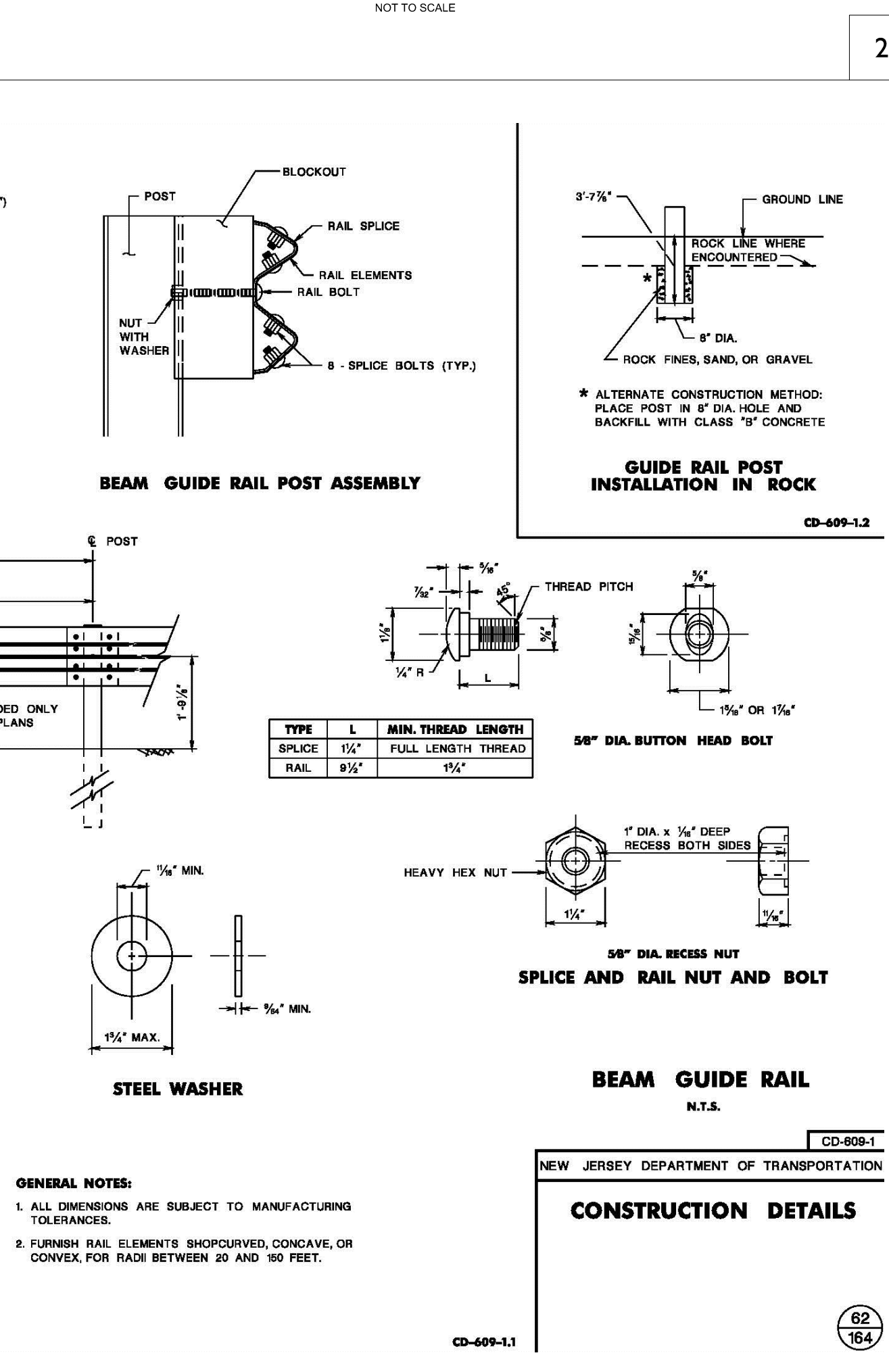


Ordering Information
 Example: AEE-EDH-24K-30K-12-E-UL-SV-700

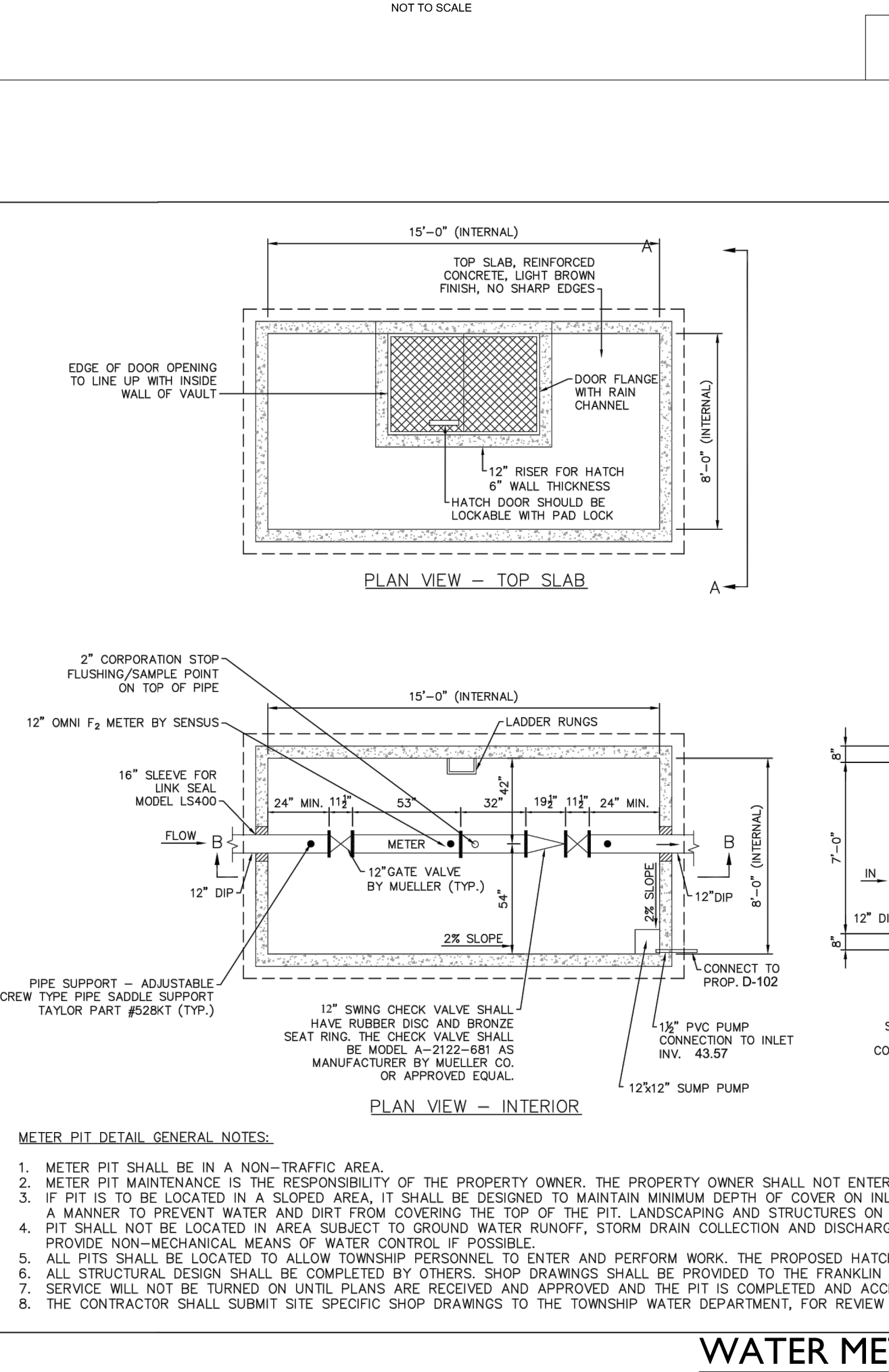
| Product | Optic | Mounting* | LED Count (x10) | Series | Voltage | Color Options | Drive Current | Options |
|---------|-------|-----------|-----------------|--------|---------|---------------|---------------|--|
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |
| AEE-EDH | 15 | 25B | 12 | E | UL | BL | 700 | 01M 0-10V Dimming Control by others Refer to Dimming spec sheet for details Can't exceed specified drive current Not available with PHL option |

UL LISTED
 CREE LIGHTING
 www.creelighting.com 800.234-4800
 Canada: creelighting-canada.com 800.473-1234

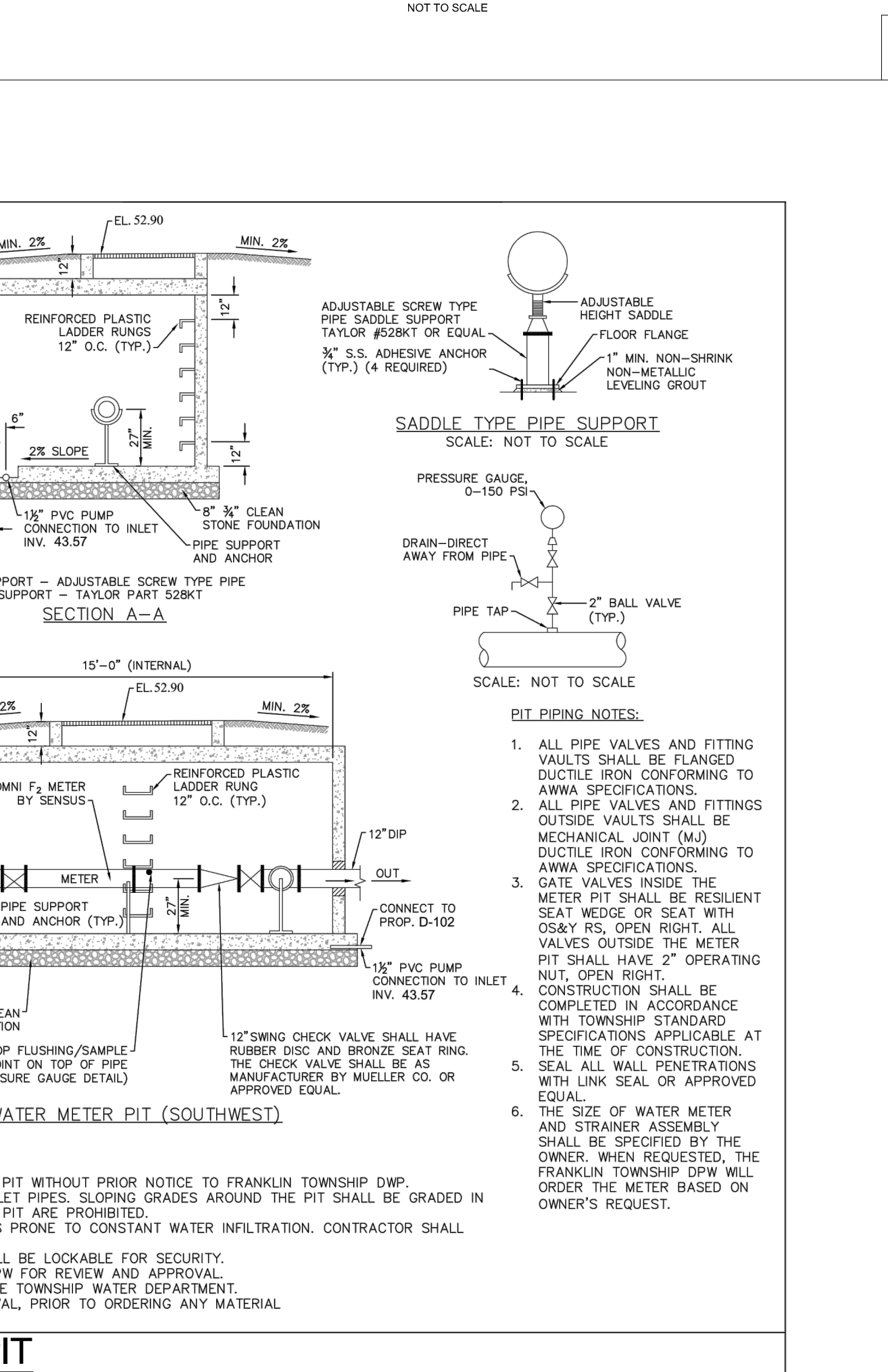
AREA LIGHT FIXTURE 'A' & 'C' SPECIFICATIONS



AREA LIGHT FIXTURE 'B' SPECIFICATIONS



AREA LIGHT FIXTURE 'D, E & F' SPECIFICATIONS



STONEFIELD engineering & design

Rutherford, NJ • New York, NY • Boston, MA
 Princeton, NJ • Tampa, FL • Detroit, MI
 www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542
 Phone 609.362.6900

CAMPUS 287

LOGISTICS CENTER

PROPOSED WAREHOUSE AND OFFICE BUILDING

BLOCK 530.04, LOT 4.01
 399 CAMPUS DRIVE
 SOMERSET COUNTY, NEW JERSEY

PRELIMINARY & FINAL MAJOR SITE PLAN

JAMES S. KINOSIAN, P.E.
 NEW JERSEY LICENSE NO. 51916
 LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-210118

TITLE: CONSTRUCTION DETAILS

DRAWING: C-15