

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR B9 COTTONTAIL OWNER, LLC PROPOSED INDUSTRIAL DEVELOPMENT

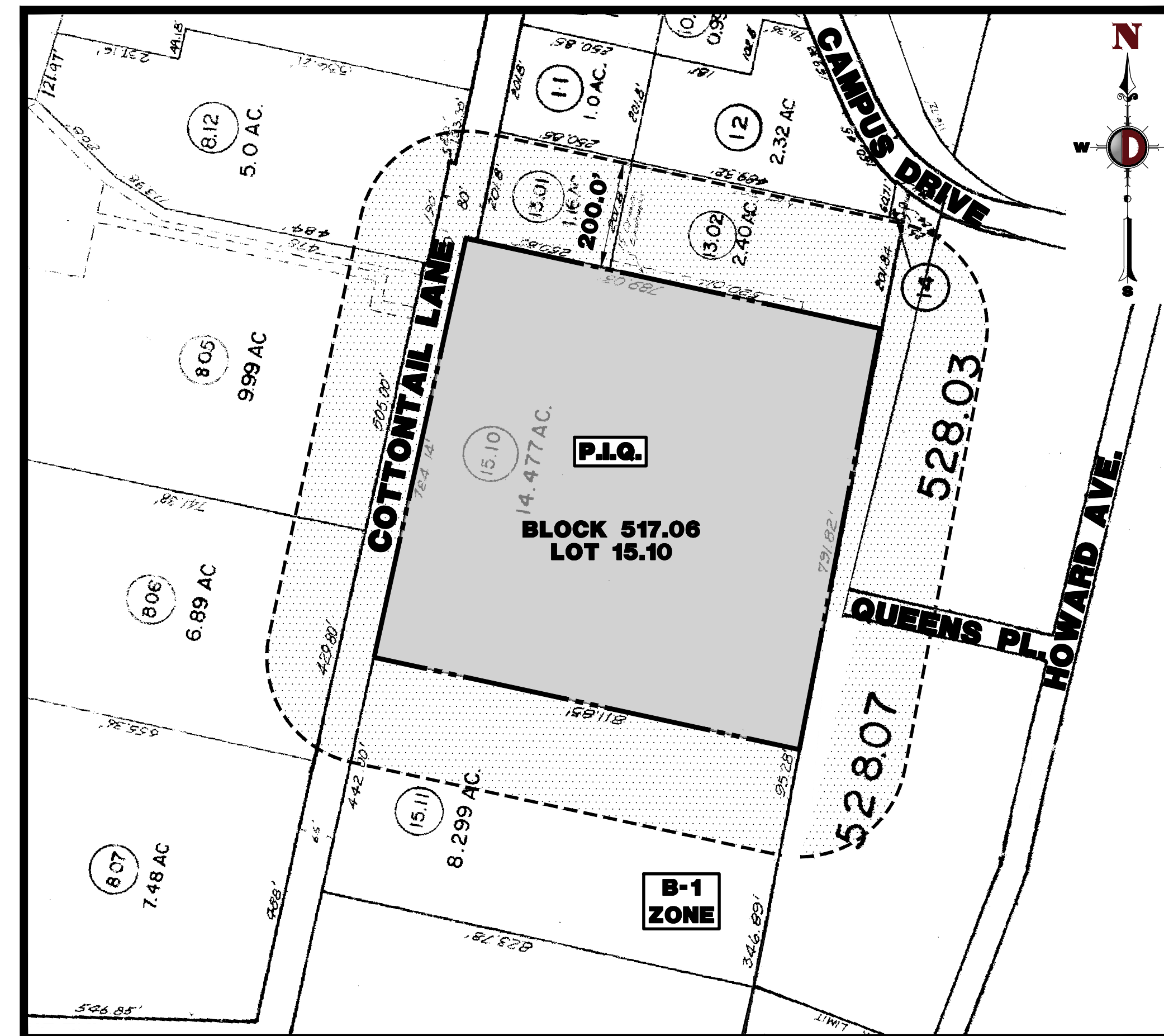
BLOCK 517.06, LOT 15.10; TAX MAP SHEET #93 - LATEST REV. DATED 12-27-01
200 COTTONTAIL LANE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

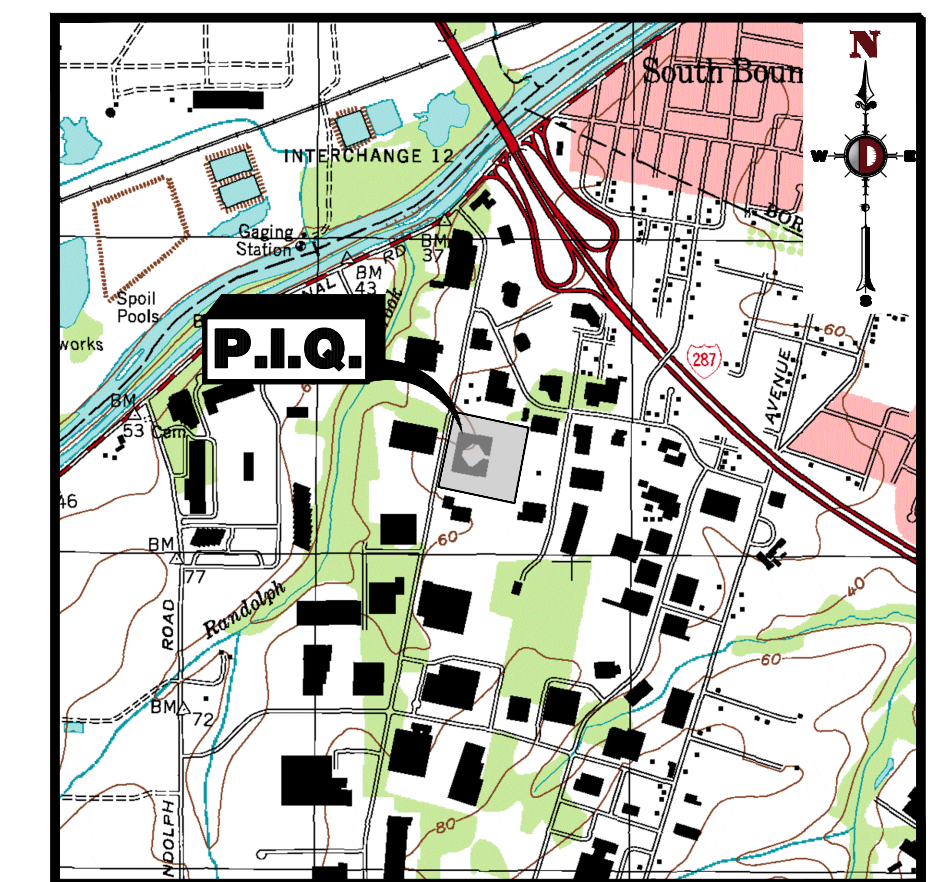
PROPERTY OWNER	BLOCK	LOT
LRF - 1 CAMPUS DR LLC C/O LONGPOINT PROP. 13218 WEST BROWARD BLVD. PLANTATION, FL 33329	517.06	13.02
IRON MOUNTAIN INFO MGMT LLC C/O RE DEPT ONE FEDERAL STREET BOSTON, MA 02110	528.07	164
NIBW GROUP LLC 214 W. MOUNT PLEASANT AVE LYONSSTON, NJ 07033	528.03	169.03, 169.02
HSU PROPERTY HOLDINGS, LLC 400 COTTONTAIL LA SOMERSET, NJ 08873	517.06	15.11
CSEPLI, JULIUS, JR. & MELISSA A KOS QUEENS PL SOMERSET, NJ 08873	528.03	188
M-AFFILIATES & ELKINS ENTERPRISES ONE BRIDGE PLAZA - SITE 660 FORT LEE, NJ 07024 8.12	517.01	8.05, 8.07,
VSS HOLDINGS, INC. C/O ATTN: ARSHAD, K 400 CAMPUS DR SOMERSET, NJ 08873	517.06	9.01
ACTR PROPERTY LLC 5 TENNELY RD - SITE 416 ENGLEWOOD, NJ 07631	517.01	8.06

ALSO TO BE NOTICED:

RIGHT-OF-WAY DEPARTMENT
BUCKNER PIPE LINE COMPANY
PO BOX 368
EMMAUS, PA 18049-0368
BUSINESS MANAGER
COMCAST CABLE
279 AMWELL ROAD
HILLSBOROUGH, NJ 08844
SUNOCO PIPELINE LP
RIGHT OF WAY DEPT
MONTELLO COMPLEX
525 FRETZTOWN ROAD
SINKING SPRING, PA 19608



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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Newport News, Pennsylvania 1-570-685-0276 | Philadelphia, Pennsylvania 1-215-253-4888 | Bethlehem, Pennsylvania 1-610-998-4400

40 Main Street - 3rd Floor
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F: 732.974.3521
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TITLE: **COVER SHEET**

PROJECT: **B9 COTTONTAIL OWNER, LLC
PROPOSED INDUSTRIAL DEVELOPMENT**

JOB No: 3566-99-004 DATE: 02/09/2022

DRAWN BY: KJH SCALE: (HAS V) SHOWN

DESIGNED BY: DT SHEET No: 1

CHECKED BY: KCK

CHECKED BY: -

JOSHUA M. SEWALD

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52908

KYLE C. KAVINSKI

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52985

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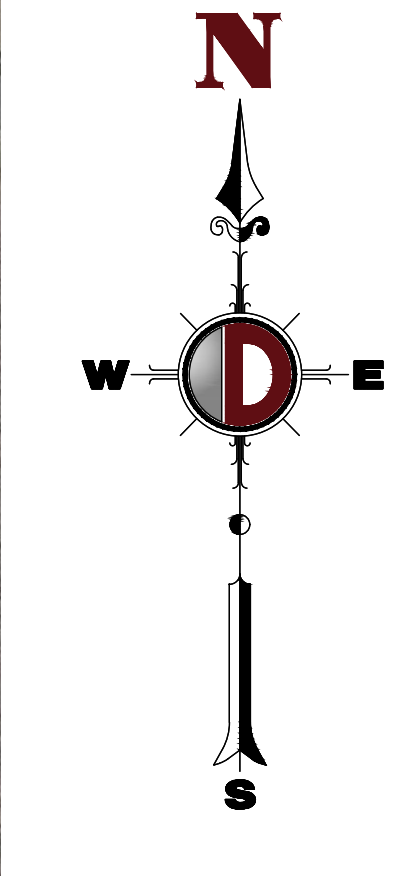
PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

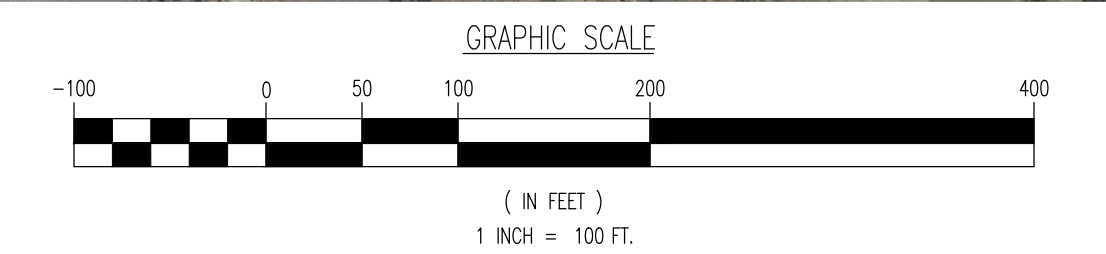
CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
40 MAIN STREET, 3RD FLOOR
TOMS RIVER, NJ 08753
WWW.DYNAMICCEC.COM

Plotted: 03/15/22 - 10:33 AM, By: Kihnen, Product: Ver. 24.0s (LMS Tech), File: P:\BCEPC PROJECTS\3566 Link Industrial Management LLC\99-004 Franklin - Cottontail\Dwg\Site Plans\356699004SK1.dwg, ---> 01 COVER SHEET



Plotted: 03/15/22 - 10:33 AM, By: Kihnen, Product: Ver. 24.0s (LMS Tech)
 File: P:\BECPC PROJECTS\3566 Link Industrial Management LLC\99-004 Franklin - Cottontail\DWG Site Plans\356699004SA1.dwg, ---> 02_AERIAL_MAP



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 01/28/2022. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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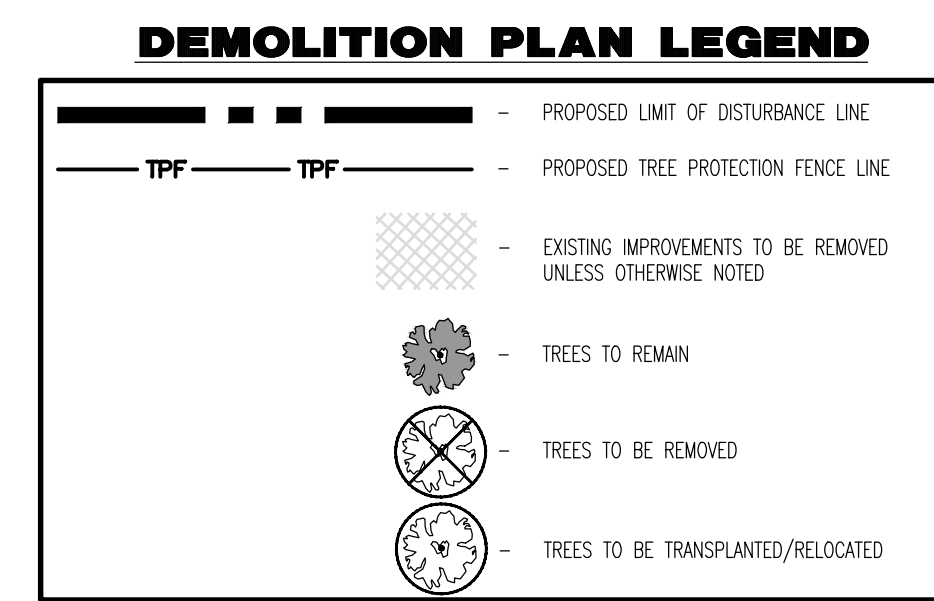
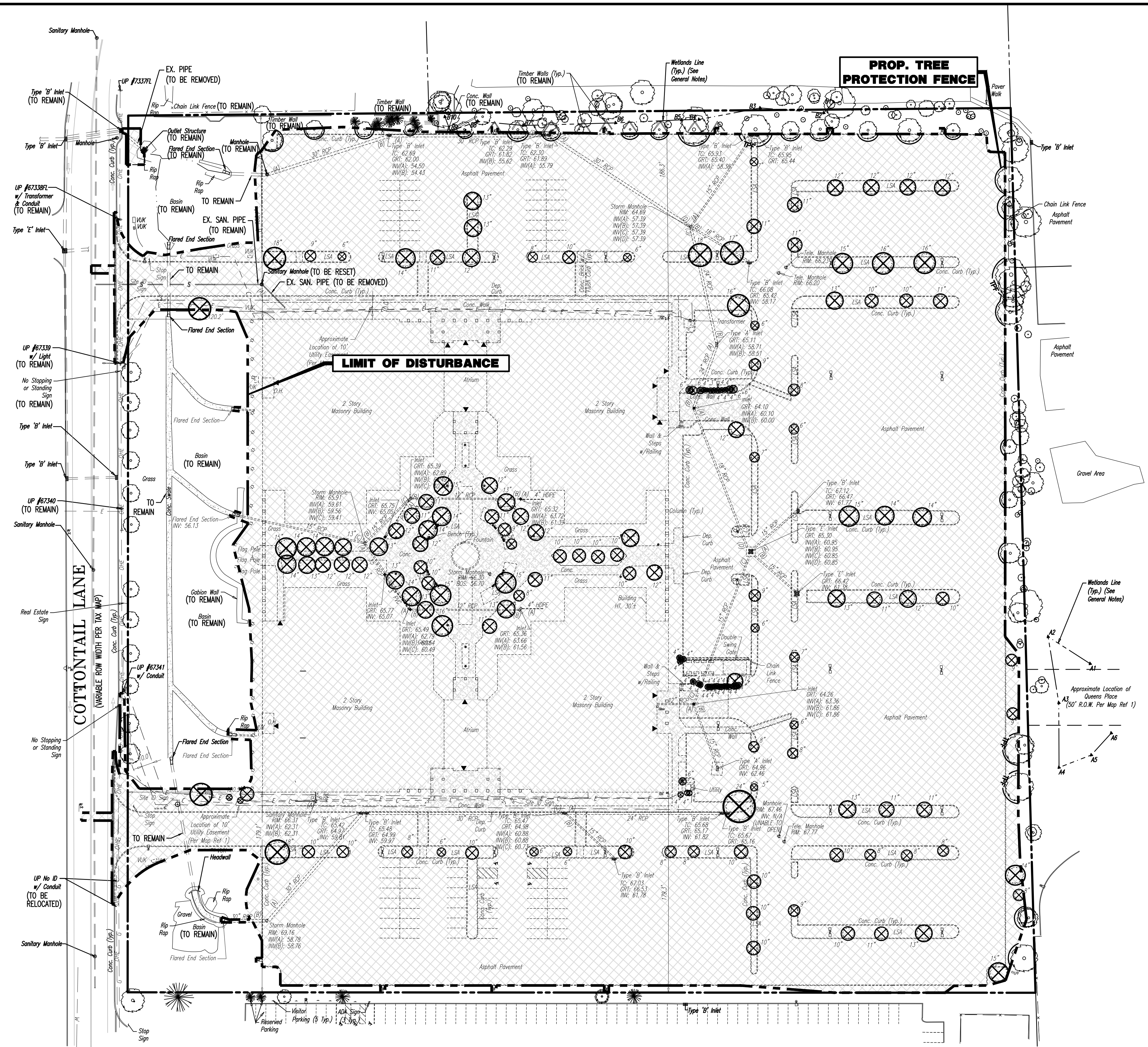
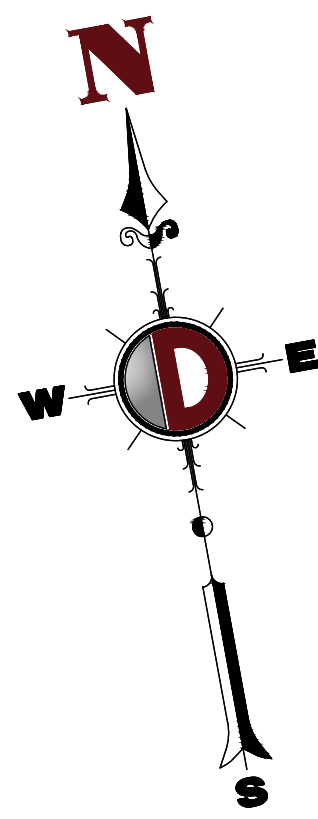
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 New Haven, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4868 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: AERIAL MAP	
PROJECT: B9 COTTONTAIL OWNER, LLC PROPOSED INDUSTRIAL DEVELOPMENT	JOB No: 3566-99-004
BLOCK - 517.06, LOT 15.10 200 COTTONTAIL LANE, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY	DATE: 02/09/2022
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985	DRAWN BY: KJH DESIGNED BY: DT CHECKED BY: KCK
	KYLE C. KAVINSKI <i>Kyle Kavinski</i> PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985
811 PROTECT YOURSELF ALL UTILITIES REQUIRE NOTIFICATION BY HOMEOWNERS PRIOR TO ANY WORK BEING PERFORMED TO AVOID THE SERVICE OF PUBLIC UTILITIES. CALL 811. FOR STATE SERVICE DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM	

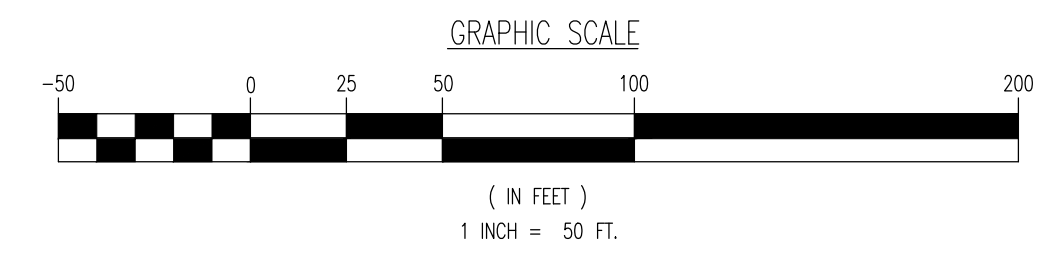
Rev.	Date	Comments	By
1	02/15/22	REV PER SCD COMMENTS	



DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SUBS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DEBRIS BEING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN THICKNESS AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

- NOTES**
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
 3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
 4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.



UTILITIES SHOULD BE FIELD LOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION. SHOULD ANY PIPE CROSSING/UTILITY CONFLICTS ARISE, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY.

TREE REPLACEMENT REQUIREMENTS (§222-5.1)

Existing Trees to be Removed (N DBH)	# Existing Trees	Replacement Requirement	# of Replacement Trees (2.5" Caliper Deciduous or 6" Evergreen)
4"-15"	144	0.8	115
Less Than 18"	5	3	15
Less Than 21"	4	4	16
Less Than 24"	0	5	0
Less Than 27"	1	6	6
Less Than 29"	0	7	0
Less Than 31"	0	8	0
Less Than 33"	0	9	0
Less Than 35"	0	10	0
Less Than 37"	0	11	0
Less Than 39"	0	12	0
Less Than 40"	0	13	0
Less Than 41"	0	14	0
41" or Greater	0	15	0
TOTAL	154		152

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Newtown, Pennsylvania T: 287.685.0276 | Philadelphia, Pennsylvania T: 215.253.4868 | Bala Cynwyd, Pennsylvania T: 412.998.4400

TITLE: **DEMOLITION & TREE MANAGEMENT PLAN**

PROJECT: **B9 COTTONTAIL OWNER, LLC**
PROPOSED INDUSTRIAL DEVELOPMENT
BLOCK 517.06, LOT 15.10
200 COTTONTAIL LANE,
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3566-99-004
DATE: 02/09/2022

DRAWN BY: KJH
DESIGNED BY: DT
CHECKED BY: KCK

SCALE: (H) 1"=50'
(V)

SHEET No: **3**

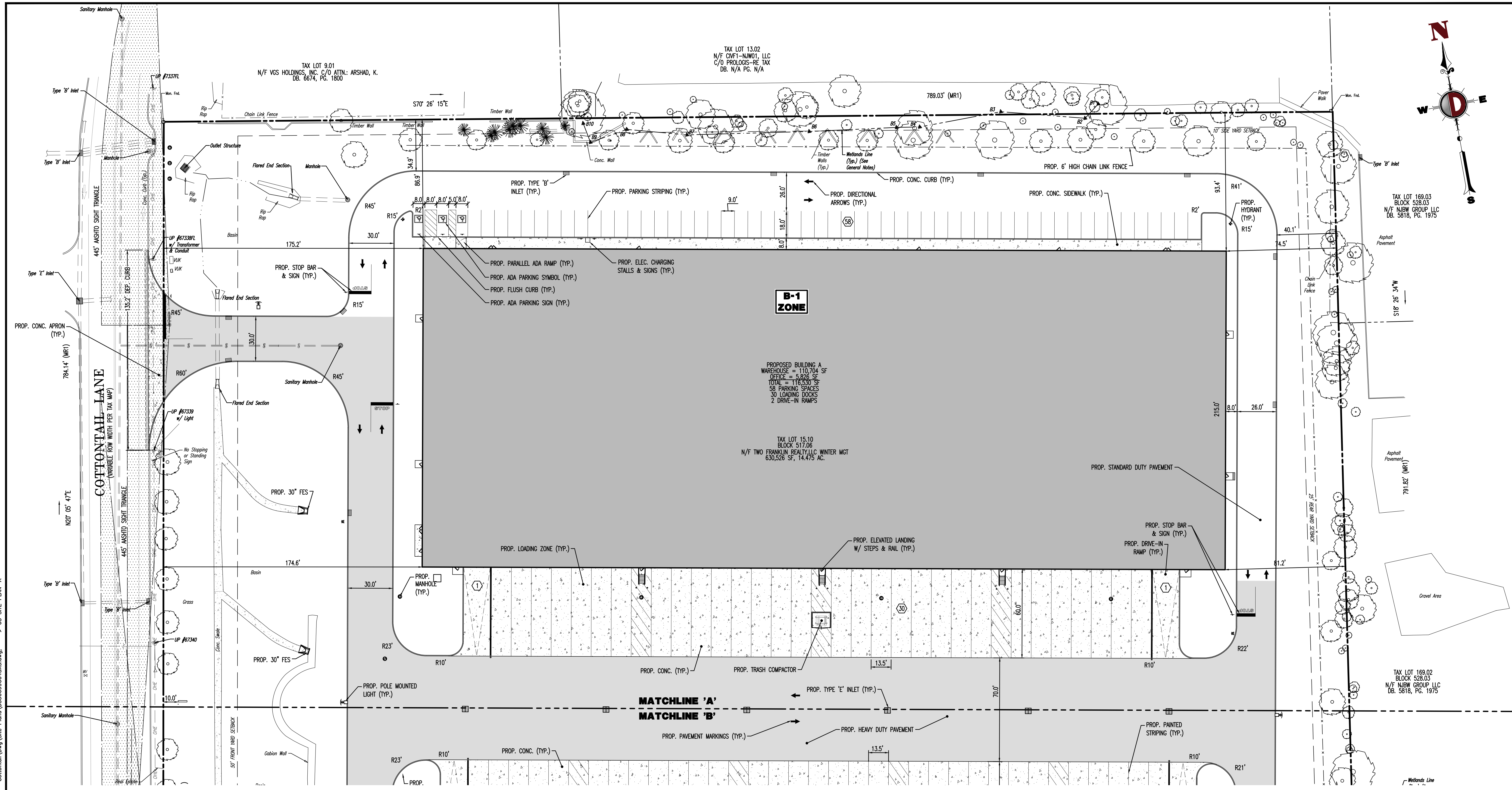
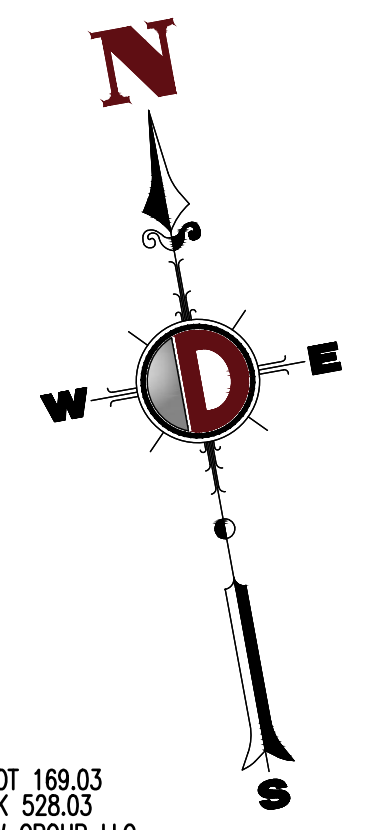
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52908

KYLE C. KAVINSKI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52985

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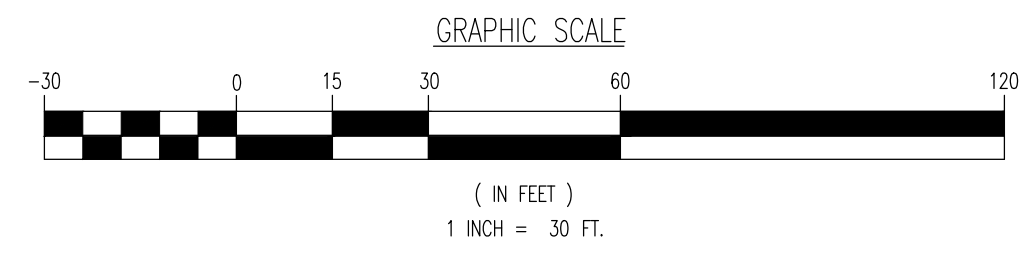
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 1 Management LLC\99-004 Franklin - Cottontail\Dwg Site Plans\35669904SR1.dwg, ---> 03 DEMOLITION & TREE MANAGEMENT PLAN



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 File: P:\BECPC PROJECTS\3566 Link Industrial Management LLC\99-004 Franklin - Cottontail\DWG Site Plans\35669004SXS.dwg, ---> 05 SITE PLAN 'A'
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PAVEMENT LEGEND	
	PROPOSED CONCRETE
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT

SEE SHEET 04 OF 27 FOR GENERAL NOTES



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 Allentown, Pennsylvania | Austin, Texas | Houston, Texas | Lincoln, Nebraska | Philadelphia, Pennsylvania | Philadelphia, Pennsylvania | Philadelphia, Pennsylvania | Philadelphia, Pennsylvania

TITLE: **SITE PLAN 'A'**

PROJECT: **B9 COTTONTAIL OWNER, LLC
 PROPOSED INDUSTRIAL DEVELOPMENT**

JOB No: 3566-99-004 DATE: 02/09/2022

DRAWN BY: KJH SCALE: (H) 1"=30'
(V)

DESIGNED BY: DT SHEET No:

CHECKED BY: KCK

JOSHUA M. SEWALD **KYLE C. KAVINSKI**

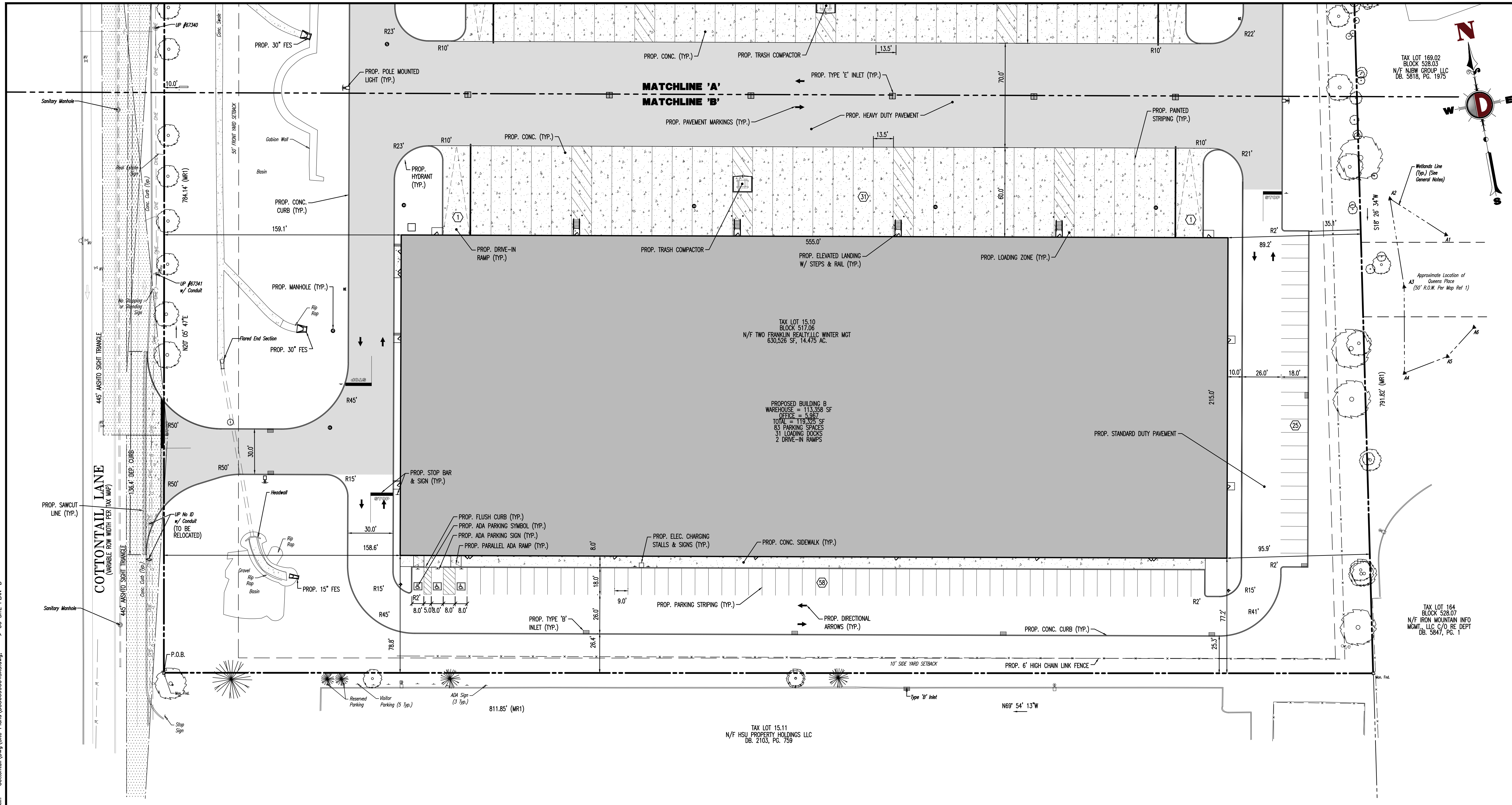
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NEW JERSEY LICENSE No. 52985 NEW JERSEY LICENSE No. 52985

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Rev. # 1

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TAX LOT 15.10
 BLOCK 517.06
 N/F TWO FRANKLIN REALTY LLC WINTER MGT
 630,526 SF, 14.475 AC.

PROPOSED BUILDING B
 WAREHOUSE = 113,358 SF
 OFFICE = 5,967 SF
 TOTAL = 119,325 SF
 83 PARKING SPACES
 31 LOADING DOCKS
 2 DRIVE-IN RAMPS

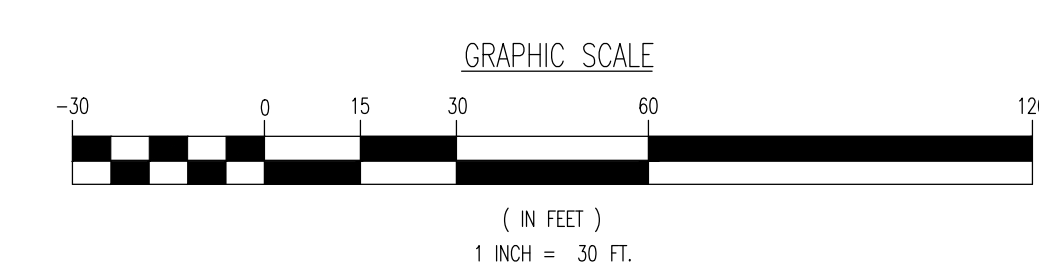
TAX LOT 15.11
 N/F HSU PROPERTY HOLDINGS LLC
 DB. 2103, PG. 759

TAX LOT 169.02
 BLOCK 528.03
 N/F NEW GROUP LLC
 DB. 5818, PG. 1975

TAX LOT 164
 N/F IRON MOUNTAIN INFO
 MGMT, LLC C/O RE DEPT
 DB. 5847, PG. 1

PAVEMENT LEGEND	
	PROPOSED CONCRETE
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT

SEE SHEET 04 OF 27 FOR GENERAL NOTES



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 BLOCK 517.06, LOT 15.10
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 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

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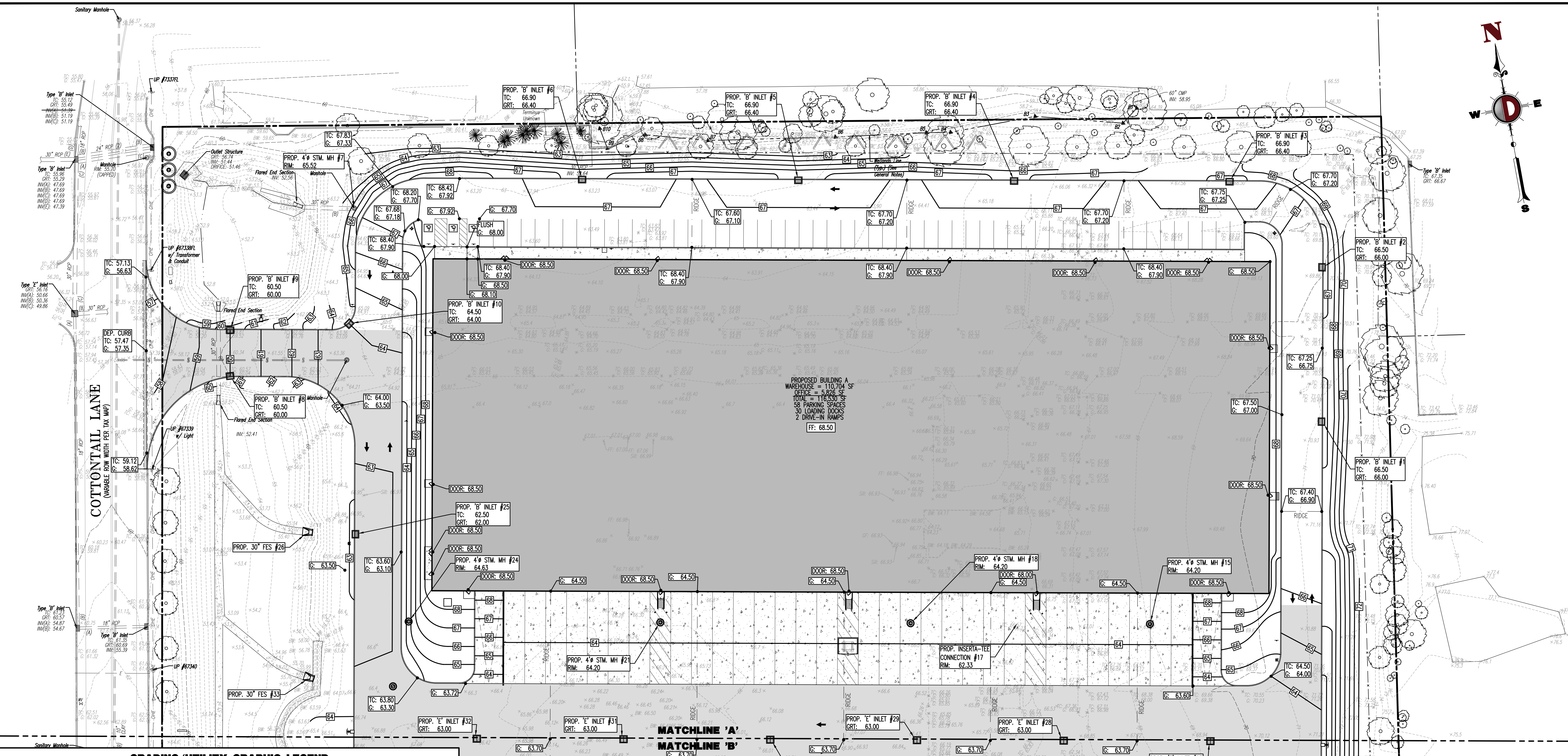
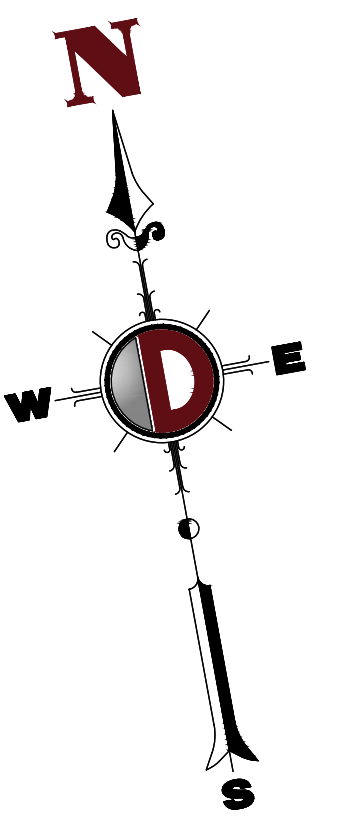
KYLE C. KAVINSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 52985

SCALE: (H) 1"=30'
 (V)

SHEET No:
6
 OF 27

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 PREPARE TO ACCESS THE USER'S
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PROPOSED BUILDING A
 WAREHOUSE = 110,704 SF
 OFFICE = 5,828 SF
 TOTAL = 116,532 SF
 58 PARKING SPACES
 30 LOADING DOCKS
 2 DRIVE-IN RAMPS
 FF: 68.50

GRADING/UTILITY GRAPHIC LEGEND

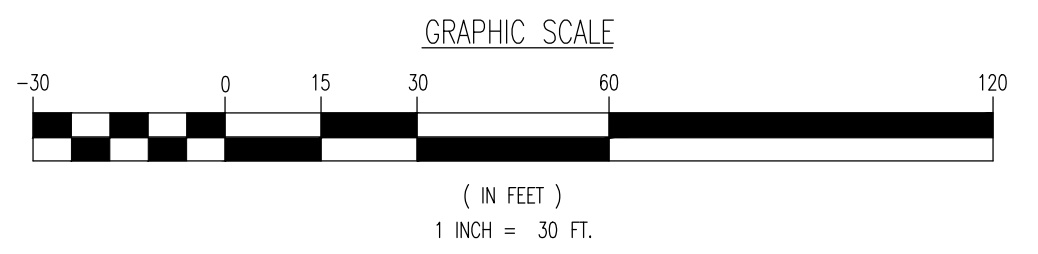
---	PROPERTY LINE (PARCEL IN QUESTION)	---	EXIST. SPOT ELEVATIONS	○	PROP. GRADE SPOT ELEV.
---	OFF-SITE PROPERTY LINES	---	EXIST. GUTTER ELEV.	○	PROP. TOP OF CURB & FINISH GRADE ELEV.
---		---	EXIST. TOP OF CURB ELEV.	○	PROP. FINISHED FLOOR ELEV.
---		---	EXIST. FINISH FLOOR ELEV.	○	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTORY BOTTOM OF WALL TOOTING TO BE ENCASED BY WALL DESIGNER)
---		---	EXIST. GARAGE FLOOR ELEV.	○	PROP. TOP OF EXTENDED CURB (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
---		---	EXIST. FIRE HYDRANT	○	PROP. DIRECTION OF DRAINAGE FLOW ARROW
---		---	EXIST. WATER VALVE	○	PROP. GAS VALVE
---		---	EXIST. GAS VALVE	○	PROP. STORM CLEANOUT
---		---	EXIST. GAS METER	○	PROP. SANITARY CLEANOUT
---		---	EXIST. ELECTRIC METER	○	PROP. AREA LIGHT
---		---	EXIST. ELECTRIC BOX	○	PROP. OUTLET CONTROL STRUCTURE
---		---	EXIST. CLEAN OUT	○	PROP. DRAINAGE MANHOLE
---		---	EXIST. WELL	○	PROP. SANITARY SEWER MANHOLE
---		---	EXIST. WATER SHUT OFF VALVE	○	PROP. 'A' INLET
---		---	EXIST. TELEPHONE BOX	○	PROP. 'B' INLET
---		---	EXIST. CABLE TV BOX	○	PROP. 'C' INLET
---		---	EXIST. UTILITY POLE	○	PROP. YARD INLET
---		---	EXIST. GUY WIRE	○	PROP. FLARED END SECTION
---		---	EXIST. LIGHT POLE	○	PROP. HEADWALL
---		---	EXIST. SHED LIGHT	○	
---		---	EXIST. BUILDING LIGHT	○	
---		---	EXIST. SHOE BOX LIGHT	○	
---		---	EXIST. COBRA LIGHT POLE	○	
---		---	EXIST. TRAFFIC SIGNAL POLE	○	
---		---	EXIST. 'A' INLET	○	
---		---	EXIST. 'B' INLET	○	
---		---	EXIST. 'C' INLET	○	
---		---	EXIST. YARD INLET	○	
---		---	EXIST. FLARED END SECTION	○	
---		---	EXIST. HEADWALL	○	
---		---	APPROX. TEST PIT LOCATION	○	

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MOISTURE PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND CURBS, CURBS AND 1.0% ON ALL CONCRETE SURFACES AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COSTS, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING, IMMEDIATELY, PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBGRADE MATERIAL FOR SIDEWALKS, CURBS OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DETERMINED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESSIBLE CURBS TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTES. WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH LLC (908-879-7295) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ADA NOTES

- ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (N.J.C 5-23-7) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:
- SIDEWALKS/ ACCESSIBLE ROUTES**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.0% MAX. FOR NEW CONSTRUCTION)
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 3/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- CURB RAMPS**
- SLOPE: 1:12 (8.33%) MAX. (7.45% MAX. FOR NEW CONSTRUCTION)
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE FEEDS CROSS RAMP)
 - BOTTOM LANDING: 48" MIN. LENGTH, WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)
- ACCESSIBLE PARKING STALLS**
- SPACE AND ACCESS ASLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CROSSSLOPES**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 3/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- RAMPS**
- SLOPE: 1:12 (8.33%) MAX. (7.45% MAX. FOR NEW CONSTRUCTION)
 - EXISTING RAMPS; SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
 - MIN. CLEAR WIDTH: 36"
 - MIN. CLEAR HEIGHT: 36"
 - MAX. CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)



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 Toms River, NJ 08753
 T: 732.974.3521
 F: 732.974.3521
 www.dynamicco.com

PROJECT: **B9 COTTONTAIL OWNER, LLC**
PROPOSED INDUSTRIAL DEVELOPMENT
 BLOCK 517.06, LOT 15.10
 200 COTTONTAIL LANE,
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

GRADING PLAN 'A'

TITLE: _____

PROJECT: **B9 COTTONTAIL OWNER, LLC**

PROPOSED INDUSTRIAL DEVELOPMENT

BLOCK 517.06, LOT 15.10

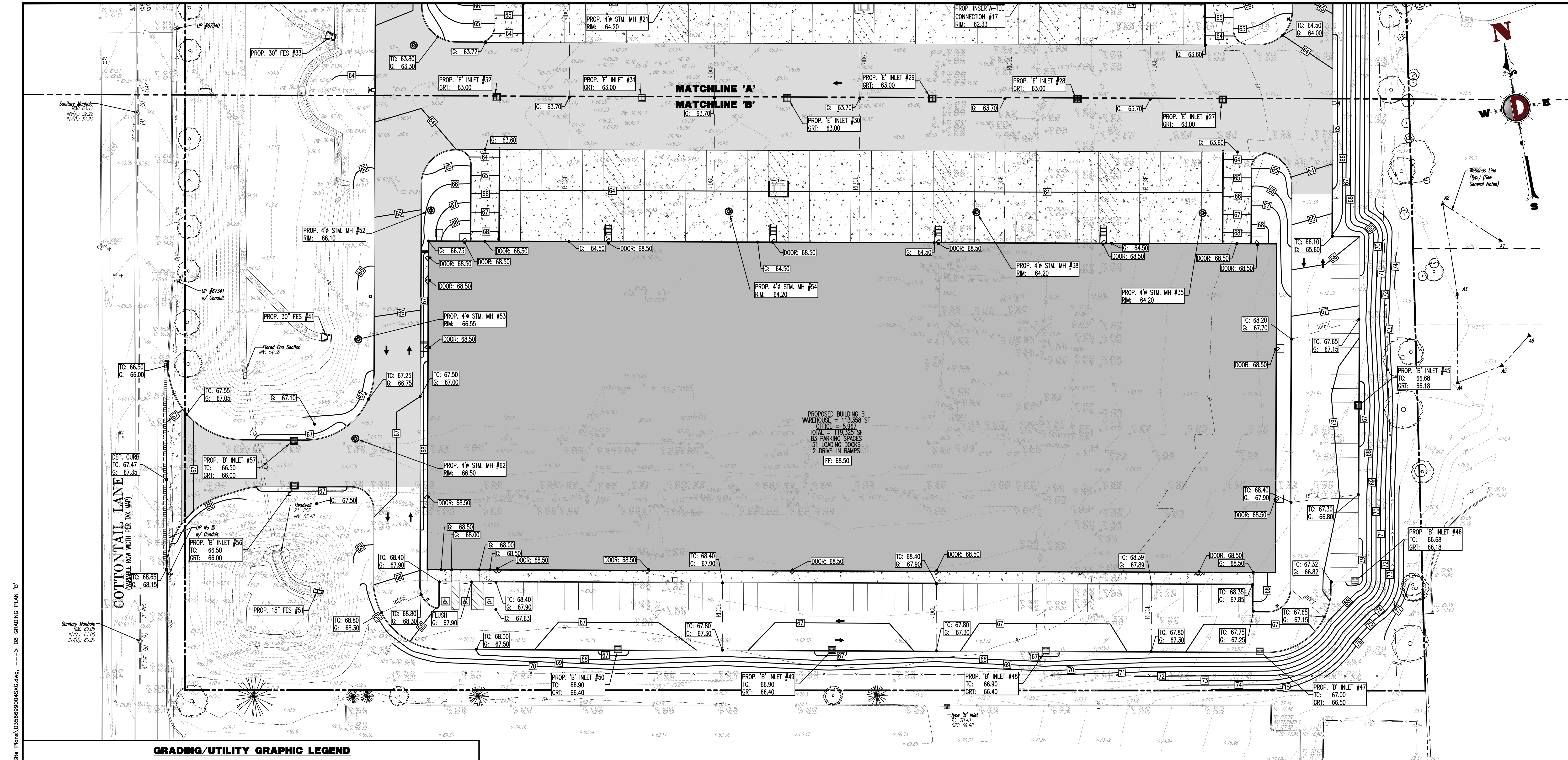
200 COTTONTAIL LANE,
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOSHUA M. SEWALD
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 52908

KYLE C. KAVINSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 52985

JOB No: 3566-99-004
 DATE: 02/09/2022
 DRAWN BY: KJH
 SCALE: (H) 1"=30'
 (V)
 CHECKED BY: DT
 SHEET No: 7
 CHECKED BY: KCK

PROTECT YOURSELF
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS, FIELD SURVEY, AND/OR OTHER INFORMATION PROVIDED TO US BY THE CLIENT. WE DO NOT WARRANT THE ACCURACY OF ANY UTILITIES SHOWN ON THIS PLAN SET.
 CALL 811 FOR STATE SPONSORED DIRECT PHONE NUMBERS OR VISIT WWW.CALL811.COM



GRADING/UTILITY GRAPHIC LEGEND

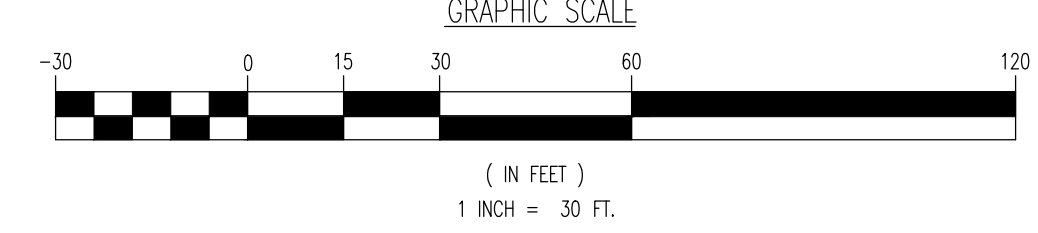
---	PROPERTY LINE (PARCEL IN QUESTION)
---	OFF-SITE PROPERTY LINES
---	EXIST. CABLE LINE
---	PROP. CABLE LINE
---	EXIST. ELECTRIC LINE
---	PROP. ELECTRIC LINE
---	EXIST. FIBER OPTIC LINE
---	PROP. FIBER OPTIC LINE
---	EXIST. GAS LINE
---	PROP. GAS LINE
---	EXIST. OVERHEAD WIRES
---	PROP. OVERHEAD WIRES
---	EXIST. TELEPHONE LINE
---	PROP. TELEPHONE LINE
---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
---	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
---	EXIST. WATER LINE
---	PROP. WATER LINE
---	EXIST. SANITARY SEWER LINE
---	PROP. SANITARY SEWER LINE
---	EXIST. STORM DRAIN LINE
---	PROP. STORM DRAIN LINE
---	EXIST. MINOR CONTOUR & ELEVATION
---	PROP. FINISH GRADE CONTOUR & ELEVATION
---	EXIST. MONITORING WELL
---	APPROX. TEST PIT LOCATION
---	EXIST. SPOT ELEVATIONS
---	PROP. GRADE SPOT ELEV.
---	EXIST. TOP OF CURB ELEV.
---	PROP. TOP OF CURB & FINISH GRADE ELEV.
---	EXIST. FINISH FLOOR ELEV.
---	PROP. FINISHED FLOOR ELEV.
---	EXIST. GARAGE FLOOR ELEV.
---	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTORY BOTTOM OF WALL FOOTING TO BE CHECKED BY WALL DESIGNER)
---	EXIST. FIRE HYDRANT
---	PROP. TOP OF EXTENDED CURB (SH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
---	EXIST. WATER VALVE
---	PROP. DIRECTION OF DRAINAGE FLOW ARROW
---	EXIST. GAS VALVE
---	PROP. WATER VALVE
---	EXIST. ELECTRIC METER
---	PROP. GAS VALVE
---	EXIST. ELECTRIC BOX
---	PROP. STORM CLEANOUT
---	EXIST. CLEAN OUT
---	PROP. SANITARY CLEANOUT
---	EXIST. AREA LIGHT
---	PROP. AREA LIGHT
---	EXIST. UTILITY POLE
---	PROP. OUTLET CONTROL STRUCTURE
---	EXIST. GUY WIRE
---	PROP. DRAINAGE MANHOLE
---	EXIST. SHED LIGHT
---	PROP. SANITARY SEWER MANHOLE
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---	PROP. 'A' INLET
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---	EXIST. COBRA LIGHT POLE
---	PROP. 'C' INLET
---	EXIST. TRAFFIC SIGNAL POLE
---	PROP. YARD INLET
---	EXIST. 'A' INLET
---	PROP. FLARED END SECTION
---	EXIST. 'B' INLET
---	PROP. HEADWALL
---	EXIST. 'C' INLET
---	PROP. FLARED END SECTION
---	EXIST. HEADWALL

GRADING NOTES

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3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.35% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBGRADE MATERIAL FOR SIDEWALKS, CURBS OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DETERMINED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
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7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE. WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7295) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN. CONTRACTOR TO DESIGN CRITERIA.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED, TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ADA NOTES

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- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.0% MAX. FOR NEW CONSTRUCTION)
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 3/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- CURB RAMP**
- SLOPE: 1:12 (8.33%) MAX. (7.45% MAX. FOR NEW CONSTRUCTION)
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE FEEDS CROSS RAMP)
 - BOTTOM LANDING: 48" MIN. LENGTH, WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)
- ACCESSIBLE PARKING STALLS**
- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CROSSWALKS**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
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 - CHANGE IN LEVELS: 3/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- RAMPS**
- SLOPE: 1:12 (8.33%) MAX. (7.45% MAX. FOR NEW CONSTRUCTION)
 - EXISTING RAMPS; SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
 - MIN. CLEAR WIDTH: 36"
 - MIN. CLEAR HEIGHT: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)



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 Toms River, NJ 08723
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 www.dyncon.com

PROJECT: **B9 COTTONTAIL OWNER, LLC**
PROPOSED INDUSTRIAL DEVELOPMENT
 BLOCK 517, LOT 15.10
 200 COTTONTAIL LANE,
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB NO: 3566-99-004
 DATE: 02/09/2022

DRAWN BY: KJH
 SCALE: (H) 1"=30'
 (V)

DESIGNED BY: DT
 SHEET NO:

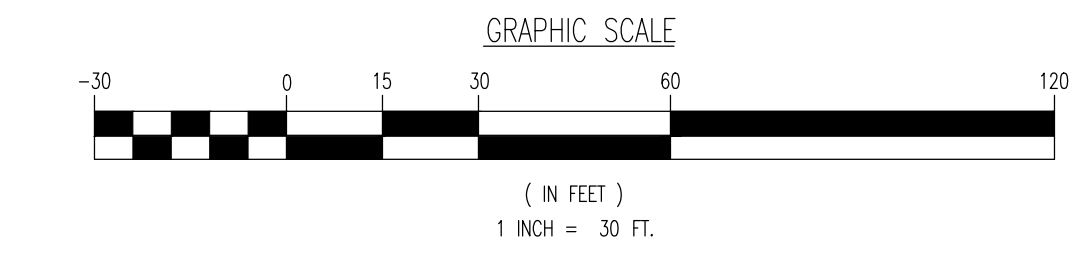
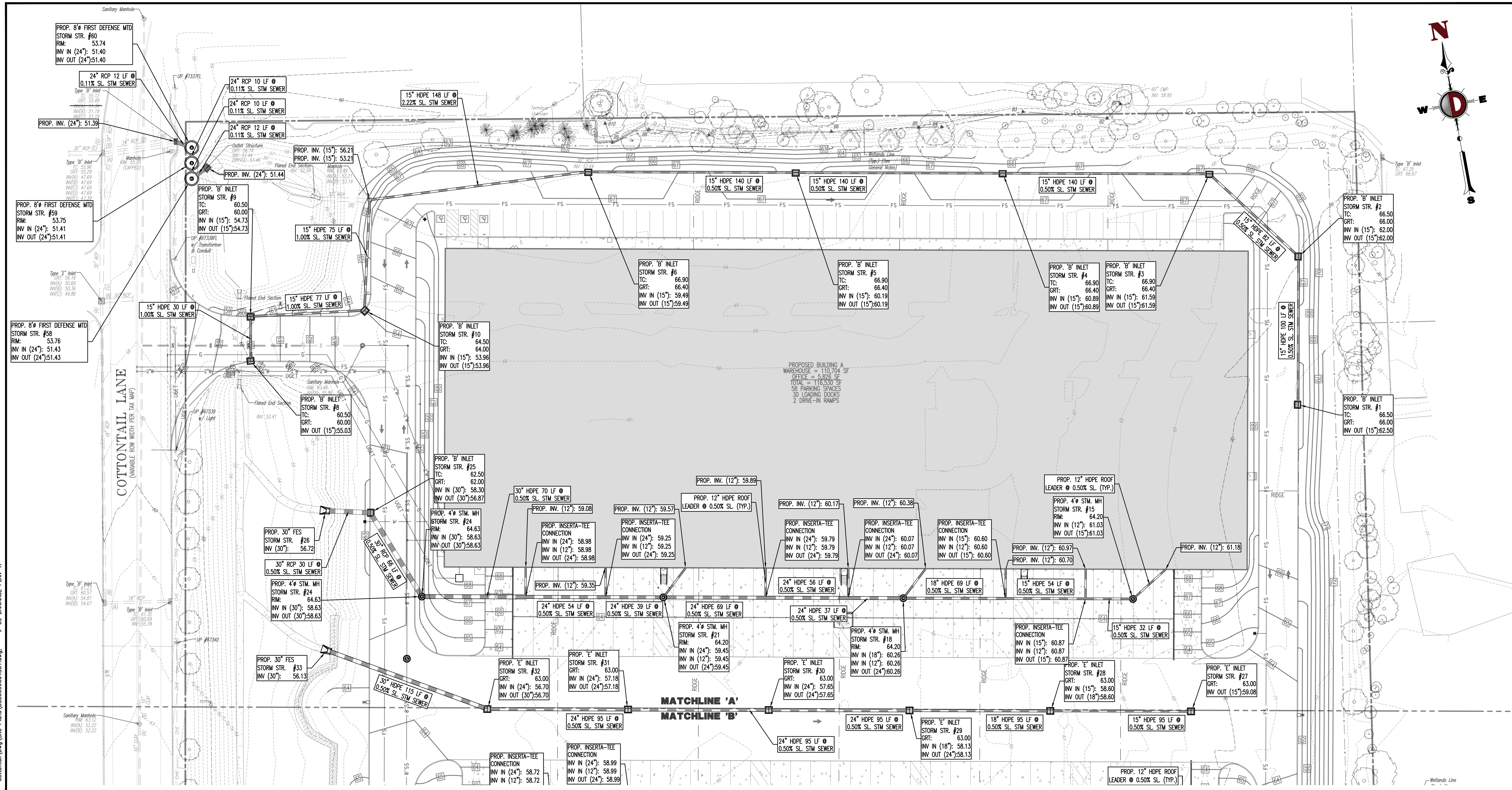
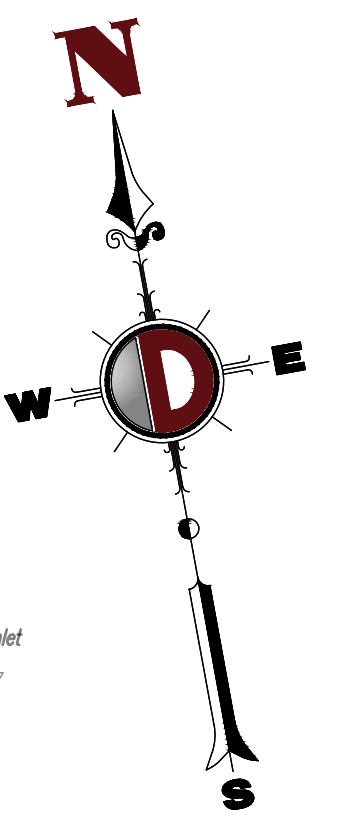
CHECKED BY: KCK
 CHECKED BY:

JOSHUA M. SEWALD **KYLE C. KAVINSKI**
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 52908
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 52985

811 PROTECT YOURSELF
 ALL UTILITIES REQUIRE LOCATION BY
 QUALIFIED PERSONNEL. IF ANY UTILITY
 PREPARING TO DIG, THE USER'S
 SERVICE AREA IS IN THE
 FOR STATE OPERATIONS
 WWW.CALL811.COM

Rev. # 1

Plotted: 03/15/22 - 10:34 AM, By: Kihnen, Product Ver: 24.05 (LMS Tech)
 File: P:\VEPC PROJECTS\3566 Link Industrial\DWG Site Plans\3566B904SNG.dwg, ---> 08 GRADING PLAN 'B'



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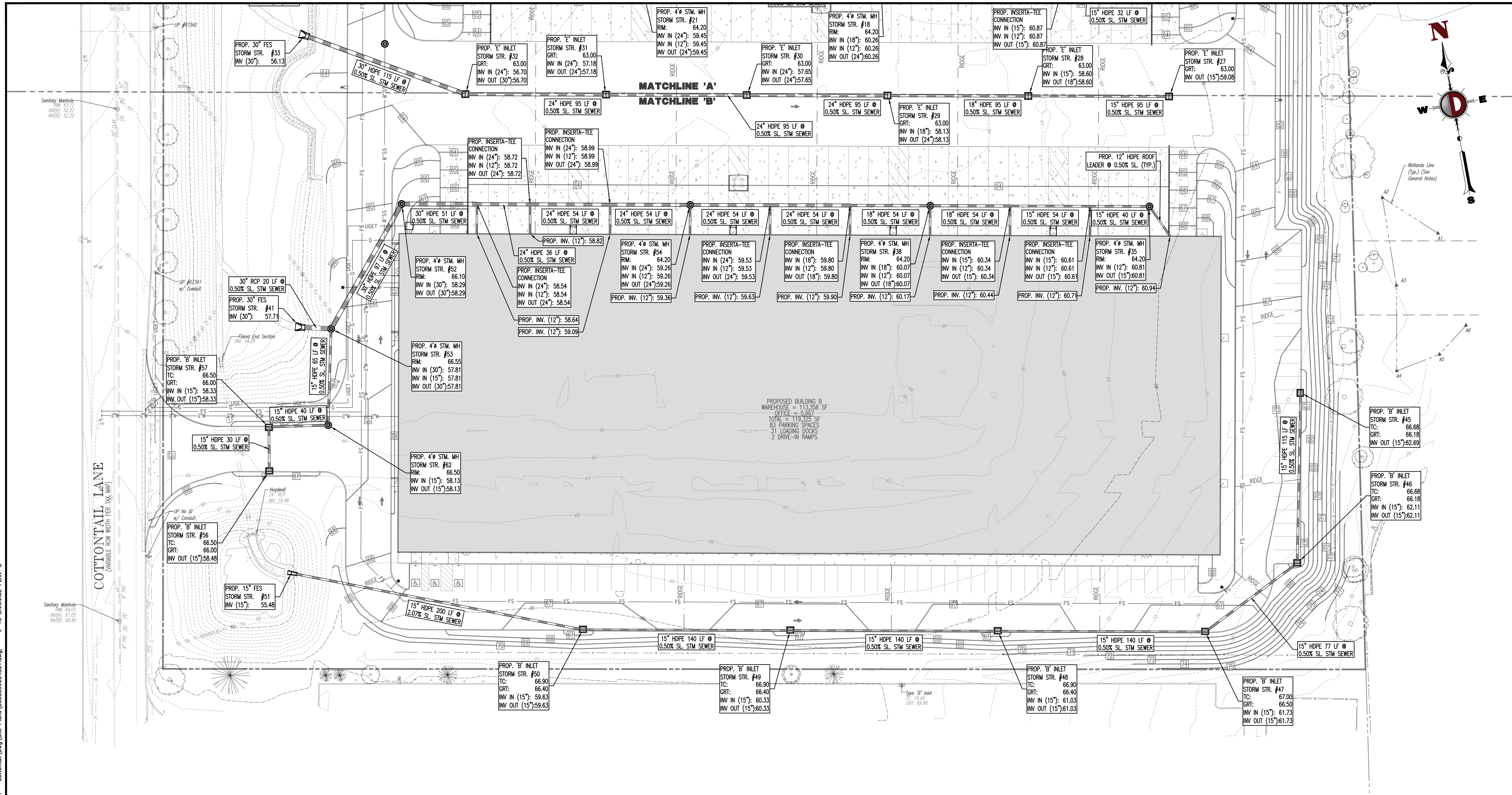
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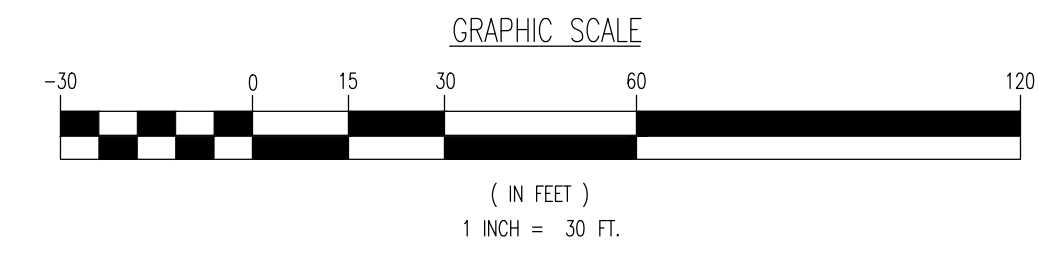
TITLE: DRAINAGE PLAN 'A'		JOB No: 3566-99-004		DATE: 02/09/2022
PROJECT: B9 COTTONTAIL OWNER, LLC PROPOSED INDUSTRIAL DEVELOPMENT BLOCK 517.06, LOT 15.10 200 COTTONTAIL LANE, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY		DESIGNED BY: KJH	CHECKED BY: DT	SCALE: (H) 1"=30' (V)
DRAWN BY: KJH		CHECKED BY: KCK	CHECKED BY: -	SHEET No:
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985		KYLE C. KAVINSKI <i>Kyle Kavinski</i> PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985		9 OF 27
REVISIONS		FOR STATE OFFICE: DIRECT PHONE NUMBERS VISIT: www.call811.com		

Plotted: 03/15/22 - 10:34 AM, By: Kihnen, Product Ver: 24.0s (LMS Tech)
 File: P:\BECPC PROJECTS\3566 Link Industrial Management LLC\99-004 Franklin - Cottontail\DWG Site Plans\3566990404SC1.dwg, --- 09 DRAINAGE PLAN 'A'

Plotted: 03/15/22 - 10:35 AM, By: Kihnen, Product Ver: 24.0s (LMS Tech)
 File: P:\BECPC PROJECTS\3566 Link Industrial Management LLC\99-004 Franklin - Cottontail\DWG Site Plans\3566904043C1.dwg, ---> 10 DRAINAGE PLAN 'B'



PROPOSED BUILDING B
 WAREHOUSE = 113,358 SF
 OFFICE = 9,387 SF
 TOTAL = 122,745 SF
 83 PARKING SPACES
 31 LOADING DOCKS
 2 DRIVE-IN RAMPS



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TITLE: **DRAINAGE PLAN 'B'**

PROJECT: **B9 COTTONTAIL OWNER, LLC
 PROPOSED INDUSTRIAL DEVELOPMENT**

BLOCK: 517.06, LOT: 15.10
 200 COTTONTAIL LANE,
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3566-99-004 DATE: 02/09/2022

DRAWN BY: KJH SCALE: (H) 1"=30'
(V)

DESIGNED BY: DT SHEET No:

CHECKED BY: KCK

CHECKED BY: -

JOSHUA M. SEWALD **KYLE C. KAVINSKI**

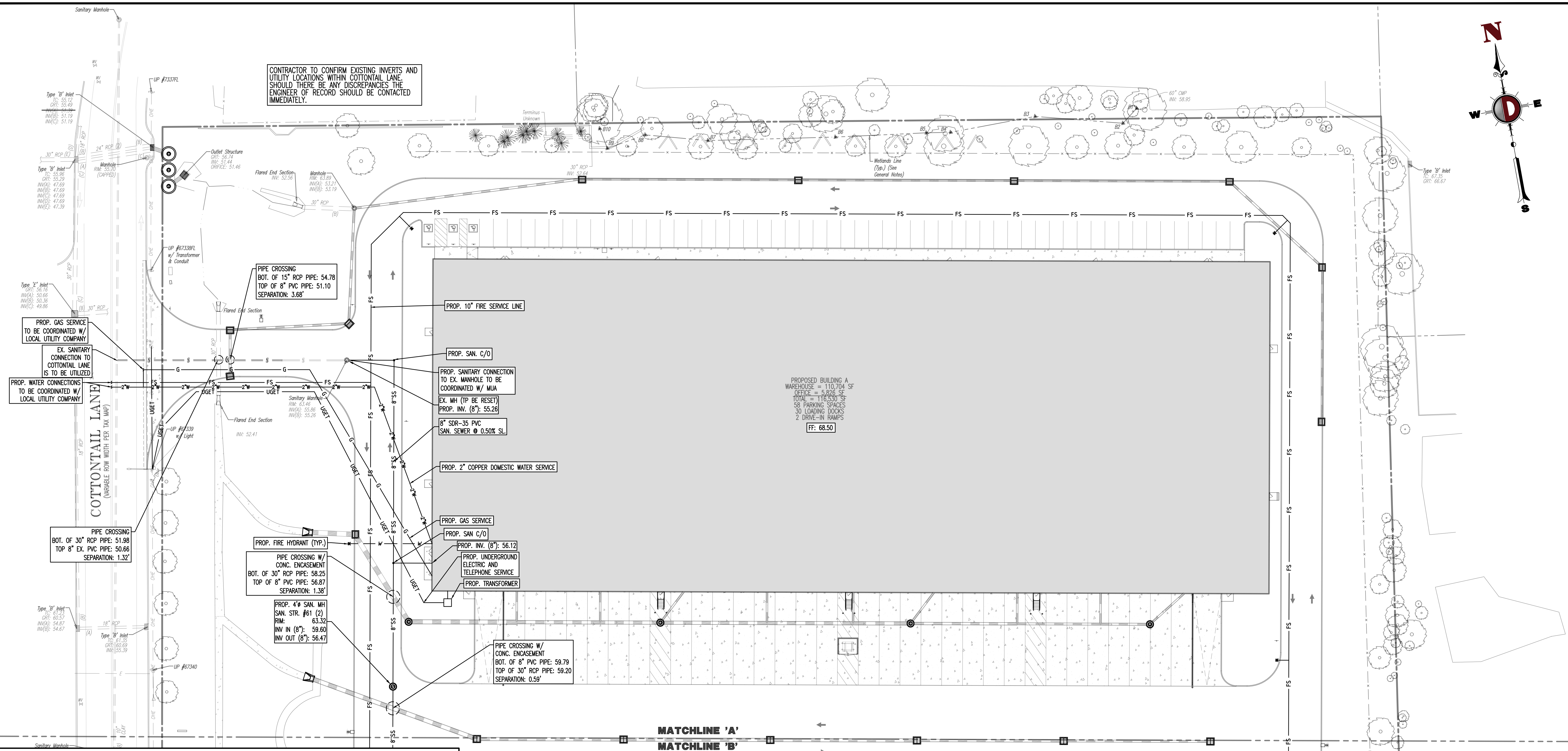
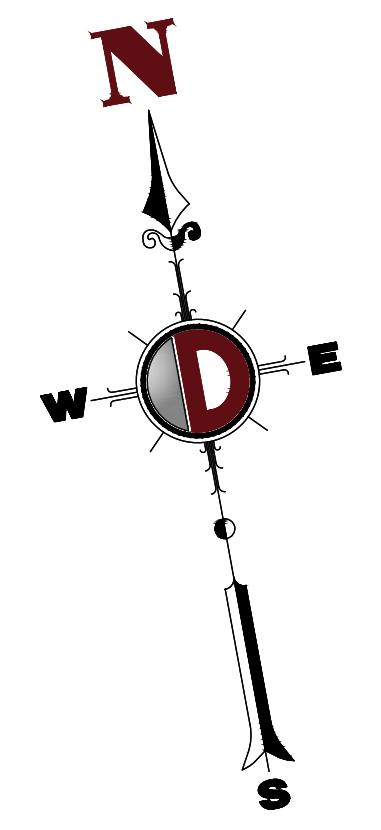
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908
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811 PROTECT YOURSELF
 ALL UTILITIES REQUIRE NOTIFICATION OF
 LOCATION, DEPTH, AND SIZE OF ANY UTILITIES
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10

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Rev. # 1



CONTRACTOR TO CONFIRM EXISTING INVERTS AND UTILITY LOCATIONS WITHIN COTTONTAIL LANE. SHOULD THERE BE ANY DISCREPANCIES THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY.

PROPOSED BUILDING A WAREHOUSE = 110,704 SF OFFICE = 5,826 SF TOTAL = 116,530 SF 58 PARKING SPACES 30 LOADING DOCKS 2 DRIVE-IN RAMPS FF: 68.50

GRADING/UTILITY GRAPHIC LEGEND

---	PROPERTY LINE (PARCEL IN QUESTION)
---	OFF-SITE PROPERTY LINES
---	EXIST. CABLE LINE
---	EXIST. CABLE LINE
---	EXIST. ELECTRIC LINE
---	EXIST. ELECTRIC LINE
---	EXIST. FIBER OPTIC LINE
---	EXIST. GAS LINE
---	EXIST. GAS LINE
---	EXIST. OVERHEAD WIRES
---	EXIST. OVERHEAD WIRES
---	EXIST. TELEPHONE LINE
---	EXIST. TELEPHONE LINE
---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
---	EXIST. WATER LINE
---	EXIST. WATER LINE
---	EXIST. SANITARY SEWER LINE
---	EXIST. SANITARY SEWER LINE
---	EXIST. STORM DRAIN LINE
---	EXIST. STORM DRAIN LINE
---	EXIST. MINOR CONTOUR & ELEVATION
---	EXIST. MAJOR CONTOUR & ELEVATION
---	PROP. FINISH GRADE CONTOUR & ELEVATION
---	EXIST. MONITORING WELL
---	APPROX. TEST PIT LOCATION
---	EXIST. SPOT ELEVATIONS
---	EXIST. GUTTER ELEV.
---	EXIST. TOP OF CURB ELEV.
---	EXIST. FINISH FLOOR ELEV.
---	EXIST. GARAGE FLOOR ELEV.
---	EXIST. FIRE HYDRANT
---	EXIST. WATER VALVE
---	EXIST. GAS VALVE
---	EXIST. GAS METER
---	EXIST. ELECTRIC METER
---	EXIST. ELECTRIC BOX
---	EXIST. WELL
---	EXIST. WATER SHUT OFF VALVE
---	EXIST. TELEPHONE BOX
---	EXIST. CABLE TV BOX
---	EXIST. UTILITY POLE
---	EXIST. GUY WIRE
---	EXIST. LIGHT POLE
---	EXIST. SHED LIGHT
---	EXIST. BOX LIGHT
---	EXIST. COBRA LIGHT POLE
---	EXIST. TRAFFIC SIGNAL POLE
---	EXIST. MANHOLE
---	EXIST. "A" INLET
---	EXIST. "B" INLET
---	EXIST. "C" INLET
---	EXIST. YARD INLET
---	EXIST. FLARED END SECTION
---	EXIST. HEADWALL
---	PROP. GRADE SPOT ELEV.
---	PROP. TOP OF CURB & FINISHED GRADE ELEV.
---	PROP. FINISHED FLOOR ELEV.
---	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTORY BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
---	PROP. TOP OF EXTENDED CURB (SH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (C) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
---	PROP. DIRECTION OF DRAINAGE FLOW ARROW
---	PROP. WATER VALVE
---	PROP. GAS VALVE
---	PROP. STORM CLEANOUT
---	PROP. SANITARY CLEANOUT
---	PROP. AREA LIGHT
---	PROP. OUTLET CONTROL STRUCTURE
---	PROP. DRAINAGE MANHOLE
---	PROP. SANITARY SEWER MANHOLE
---	PROP. "A" INLET
---	PROP. "B" INLET
---	PROP. "C" INLET
---	PROP. YARD INLET
---	PROP. FLARED END SECTION
---	PROP. HEADWALL

UTILITY NOTES

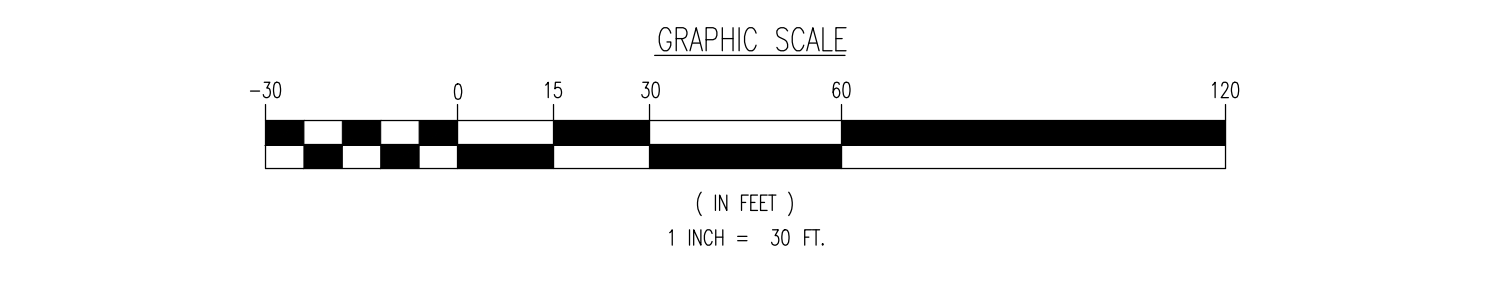
1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIDES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY, WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED BY ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
13. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.

TOWNSHIP OF FRANKLIN UTILITY NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS/ OR ORDINANCES OF FRANKLIN TOWNSHIP, NJDEP, ANHA, AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.
 2. 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 (10) FEET, MINIMUM VERTICAL CLEARANCE BETWEEN PIPE CROSSING SHALL BE EIGHTEEN (18) INCHES 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 (10) FEET FROM EACH SIDE OF THE CROSSING OR A TOTAL OF TWENTY (20) FEET.
 3. WATER MAINS CROSSING STORM SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN PIPES IS LESS THAN EIGHTEEN (18) INCHES, PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.
 4. ALL PROPOSED FIRE HYDRANTS SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE FACE OF CURB TO THE CENTER OF THE HYDRANT.
- EXISTING UTILITY NOTES**
- EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- EXISTING SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

UTILITY PLAN 'A'

REV.	DATE	BY	DESCRIPTION
1	02/12/22	KJM	REV. PER SCD COMMENTS



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PROJECT: **B9 COTTONTAIL OWNER, LLC PROPOSED INDUSTRIAL DEVELOPMENT**
BLOCK 517.06, LOT 15.10
200 COTTONTAIL LANE,
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52908

KYLE C. KAVINSKI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52985

JOB No: 3566-99-004
DATE: 02/09/2022
DRAWN BY: KJH
SCALE: (H) 1"=30'
(V)
DESIGNED BY: DT
CHECKED BY: KCK
SHEET No: 11
OF 27

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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING NOTES

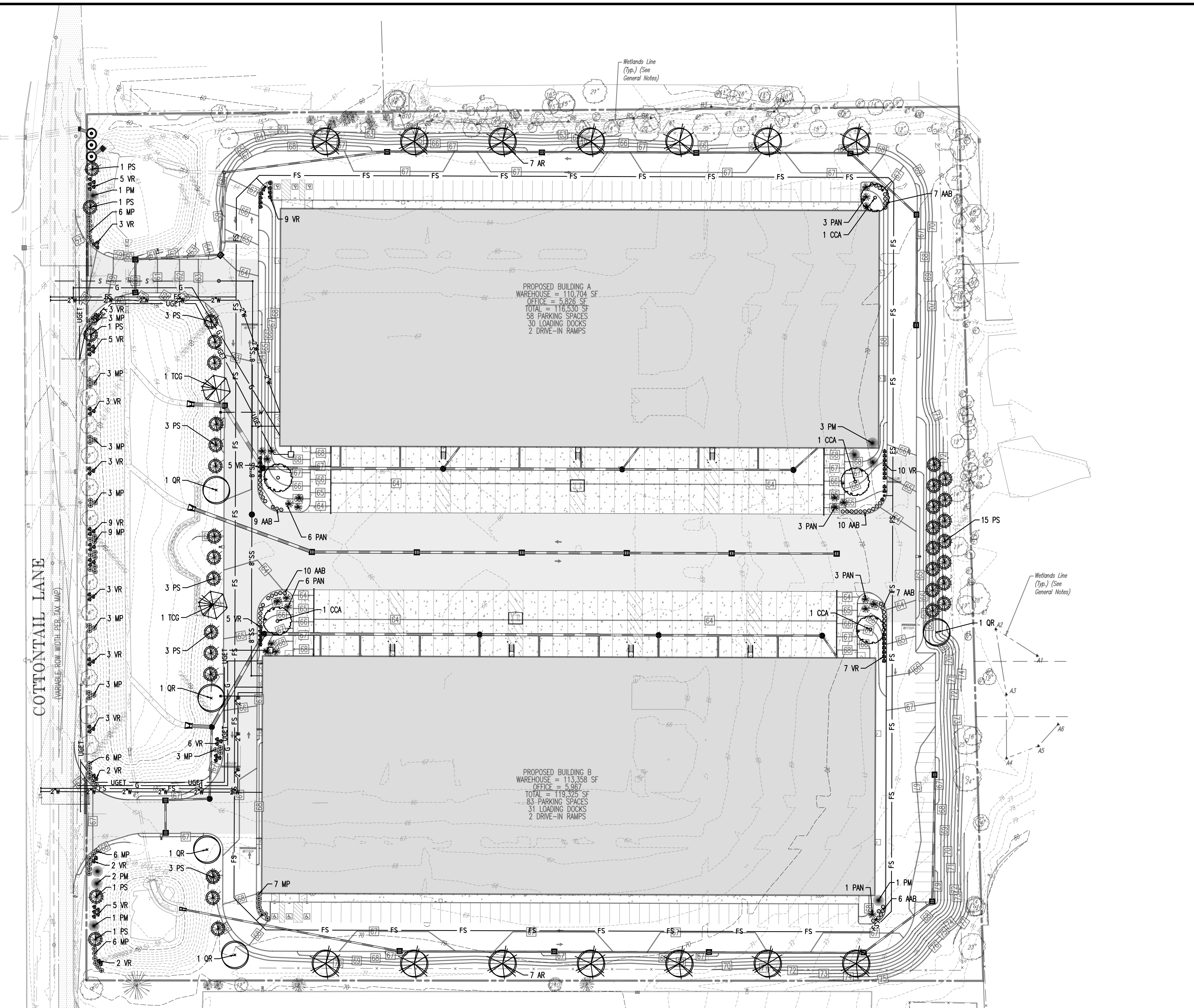
1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOULDED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND DISEASES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PROPER CARE AND MAINTENANCE OF PLANT MATERIAL SHALL BE PROVIDED FOR THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
9. ALL PLANTING SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
10. PROPER CARE AND MAINTENANCE OF PLANT MATERIAL SHALL BE PROVIDED FOR THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
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14. PROPER CARE AND MAINTENANCE OF PLANT MATERIAL SHALL BE PROVIDED FOR THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
15. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
16. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
17. ALL PLANTING SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
18. PROPER CARE AND MAINTENANCE OF PLANT MATERIAL SHALL BE PROVIDED FOR THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
19. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/15

- FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.
- ACER RUBRUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CRATAEGUS VARIETIES
 - KOELERUTER
 - LIQUIDAMBAR STYRACIFLUA
 - LIRIODENDRON TULIPIFERA
 - PLATANUS ACERIFOLIA
 - POPULUS VARIETIES
 - PRUNUS VARIETIES
 - QUERCUS VARIETIES
 - SAUK WEeping VARIETIES
 - TILIA TOMENTOSA
 - ZELKOVA VARIETIES
- ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SOODING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOIL STABILIZATION METHOD.

PLANTING SPECIFICATIONS

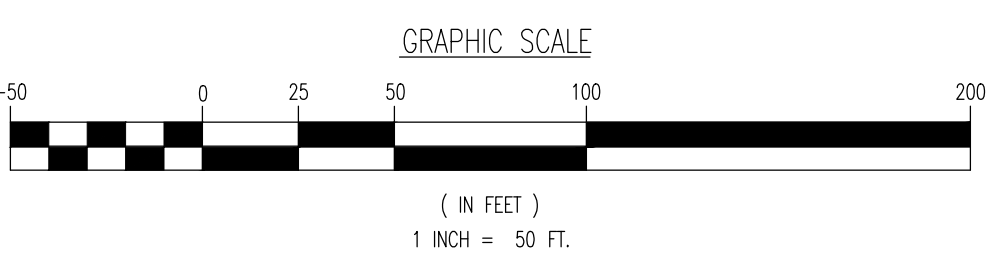
1. SCOPE OF WORK
 - A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
 - A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
 - B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
 - C. TOPSOIL - LOAMY, SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, PH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 - D. MULCH - FOUR INCHES DOUBLE SHREDED HARDWOOD BARK MULCH.
 - E. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS.
 - F. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMS".
 - G. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE 50% FERTILIZER AND ORGANIC BASE MATERIALS COMPRISED OF RECYCLED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE, GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHORUS 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
3. GENERAL WORK PROCEDURES
 - A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEEP CLEAN AT THE END OF EACH DAY'S WORK.
 - B. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - C. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 2" MINIMUM DEPTH. THE REMAINING 2" MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
 - D. SOIL CONDITIONING
 - A. CULTIVATE ALL AREAS TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.: 20 POUNDS GRO-POWER, 100 POUNDS AGRICULTURAL GYPSUM, 20 POUNDS NITROFORM (GRO-POWER) 36-0-0 BLUE CHP.
 - E. SOIL MODIFICATIONS
 - A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6" TO 12" OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
 - B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR COPSLIM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON PASSED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
 - C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED LEAF LOM UP TO 30% OF THE TOTAL MIX.
4. PLANTING
 - A. TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 - B. PLANTING PITS SHALL BE DUG WITH VOLUMES, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
 - 1 PART PART MANURE BY VOLUME
 - 3 PARTS TOPSOIL BY VOLUME
 - 21 GRAM GROWER PLANTING TABLETS AS FOLLOWS:
 - 2 TABLETS PER 1 GAL. PLANT
 - 3 TABLETS PER 5 GAL. PLANT
 - 4 TABLETS PER 15 GAL. PLANT
 - C. LARGER PLANTS (2) TWO TABLETS PER 1/2" DIA. OF TRUNK CALIPER
 - D. PREPARED SOIL SHALL BE TAMPED FIRM AT BOTTOM OF PIT, FILL PREPARED SOIL AROUND BALL OF PLANT 1/2" WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
 - E. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
 - F. PREPARE BASKET EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
 - G. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS HOLE TO NOT DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
 - H. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MAX. OF 7' BRANCHING HEIGHT.
5. GROUND COVER
 - A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
 - B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
 - C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
 - D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
6. FINISH GRADING
 - A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE.
 - B. ALL LAWN AND PLANTING AREAS SHALL BE GRADUALLY SLOPED TO A MINIMUM OF 1% SLOPE AND LONGER PLANE WITH NO DISRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDING SHALL SLOPE AWAY.
 - C. ALL PLANTING AREAS SHALL BE GRADUALLY SLOPED TO A MINIMUM OF 1% SLOPE.
7. GUARANTEE
 - A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR THE PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNER REPRESENTATIVE.
 - B. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - C. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES, AND GUY SUPPORTS AND PRESERVE TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPAIR DAMAGED WRAPINGS. SPRAY WITH HERBICIDES AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - D. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SWEEPING LAWN FREE OF EXPOSED ROOTS OR BARE AREAS.
8. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.



PROPOSED BUILDING A
WAREHOUSE = 110,704 SF
OFFICE = 5,826 SF
TOTAL = 116,530 SF
58 PARKING SPACES
30 LOADING DOCKS
2 DRIVE-IN RAMPS

PROPOSED BUILDING B
WAREHOUSE = 113,358 SF
OFFICE = 5,967 SF
TOTAL = 119,325 SF
63 PARKING SPACES
31 LOADING DOCKS
2 DRIVE-IN RAMPS

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



SEE SHEET 18 OF 27 FOR LANDSCAPING DETAILS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
LANDSCAPE SCHEDULE					
SHADE TREES (S)					
AR	14	ACER RUBRUM	RED MAPLE	2 1/2"-3" CAL	B+B
CCA	5	CARPINUS CAROLINANA	AMERICAN HORNBEAM	2 1/2"-3" CAL	B+B
OR	5	QUERCUS RUBRA	RED OAK	2 1/2"-3" CAL	B+B
TCG	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2"-3" CAL	B+B
EVERGREEN TREES (S)					
PV	8	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-7"	B+B
FS	35	PINUS STROBUS	EASTERN WHITE PINE	6-7"	B+B
EVERGREEN SHRUBS (S)					
PAN	93	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	18-24"	B+B
VR	93	VIORNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIORNUM	3-4"	B+B
DECIDUOUS SHRUBS (S)					
AB	49	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	3-4"	B+B
MP	61	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
TT0					

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

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Newtown, Pennsylvania T: 484.685.0276 | Philadelphia, Pennsylvania T: 215.253.4808 | Bethlehem, Pennsylvania T: 610.996.4400

TITLE: **LANDSCAPING PLAN**

PROJECT: **B9 COTTONTAIL OWNER, LLC
PROPOSED INDUSTRIAL DEVELOPMENT**

JOB No: 3566-99-004 DATE: 02/09/2022

DRAWN BY: KJH SCALE: (H) 1"=50' (V)

DESIGNED BY: DT SHEET No:

CHECKED BY: KCK

CHECKED BY: -

JOSHUA M. SEWALD PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52985

KYLE C. KAVINSKI PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52985

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THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

LIGHTING LUMINAIRE SCHEDULE									
SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	8	W-3	137	25'	SINGLE	1.000	LITHONIA LIGHTING	WALL MOUNT LED	KAD LED 60C 700 40K R3 MWOLT
	19	W-4	137	25'	SINGLE	1.000	LITHONIA LIGHTING	WALL MOUNT LED	KAD LED 60C 700 40K R4 MWOLT
	2	A-3-HS	137	25'	SINGLE	1.000	LITHONIA LIGHTING	SINGLE HEAD LED POLE W/ SHIELD	KAD LED 60C 700 40K R3 MWOLTHS
	2	A-4-HS	137	25'	SINGLE	1.000	LITHONIA LIGHTING	SINGLE HEAD LED POLE W/ SHIELD	KAD LED 60C 700 40K R4 MWOLTHS

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.
 (FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEGRADATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

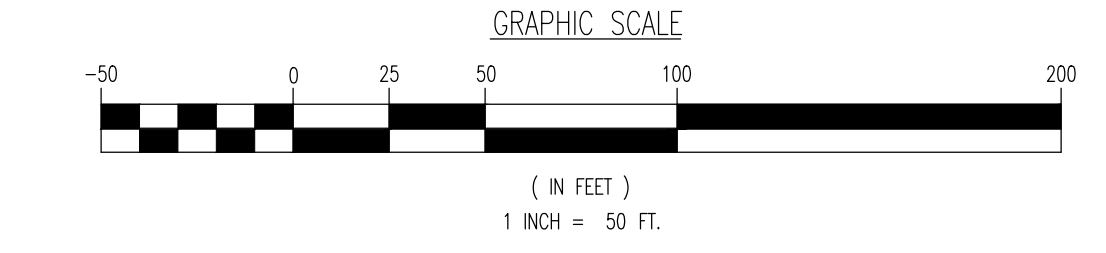
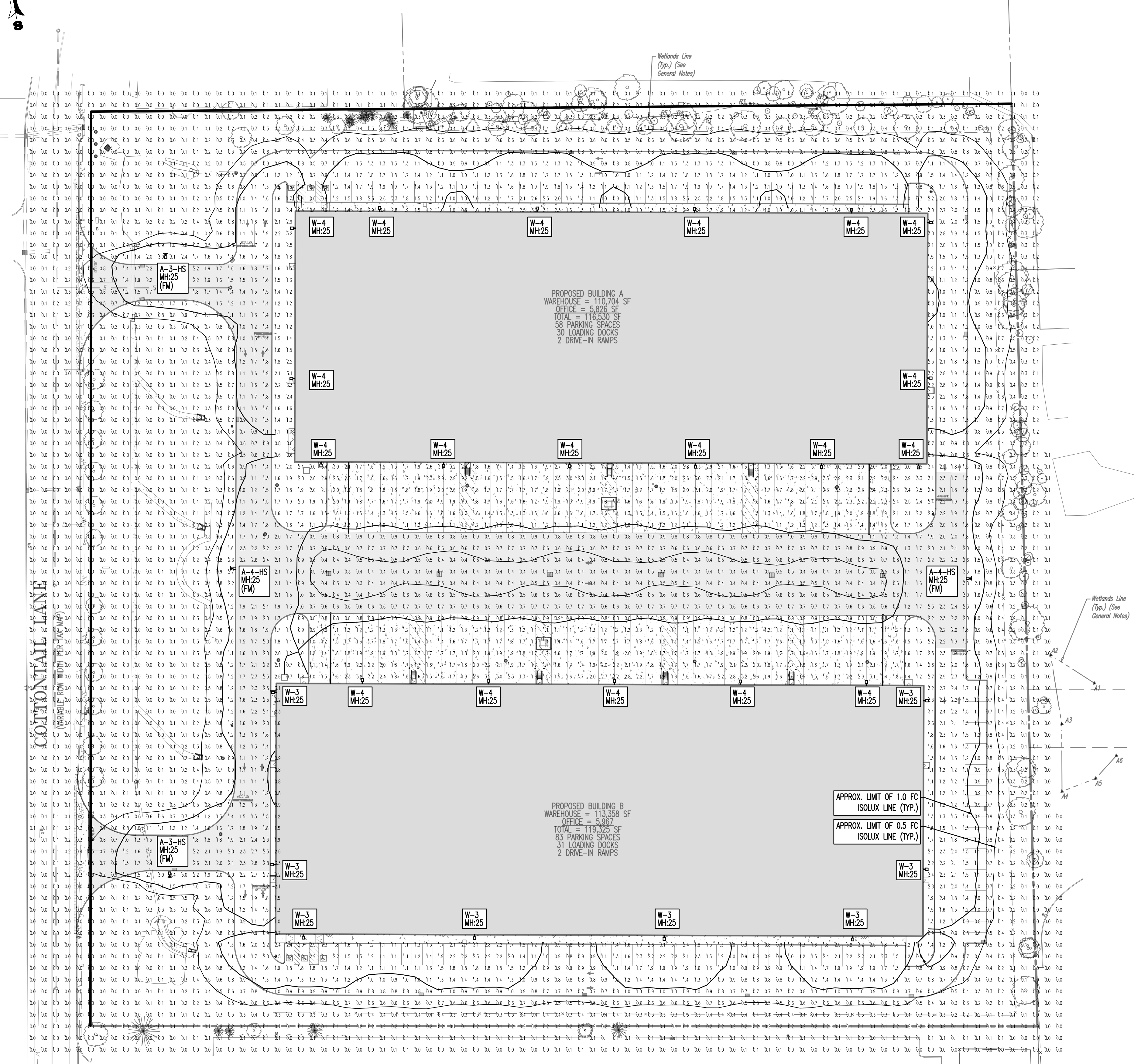
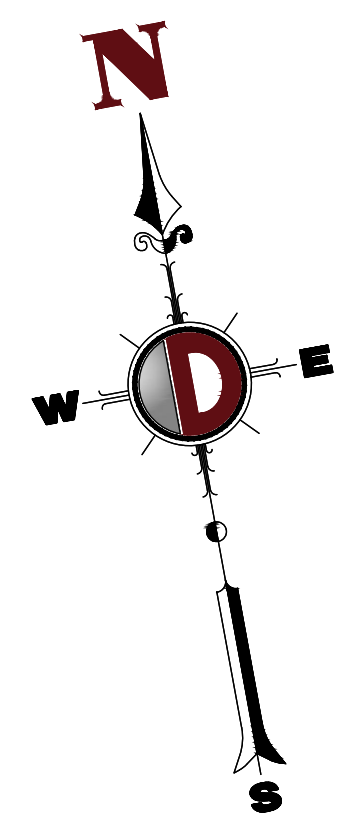
STATISTICAL AREA SUMMARY						
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PIQ	0.98	3.9	0.0	N/A	N/A	LIGHT LEVELS WITHIN PIQ
PAVEMENT	1.37	3.9	0.3	4.57	13.00	LIGHT LEVELS WITHIN PAVEMENT

LIGHTING NOTES

- TOWNSHIP LIGHTING NOTES (§112-33.2)**
- ALL OUTDOOR FIXTURES INSTALLED AND THEREAFTER MAINTAINED, OTHER THAN THOSE SERVING ONE- AND TWO- FAMILY DWELLINGS, SHALL COMPLY WITH THE REQUIREMENTS BELOW (§112-33.2.A(1)):
 A. WHERE USED FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, ROADWAYS AND PARKING LOTS, ONLY SHIELDED LIGHT FIXTURES SHALL BE USED. (§112-33.2.B(1))
 B. ILLUMINATION FROM LIGHT FIXTURES SHALL NOT EXCEED 0.1 FOOTCANDLES AT THE PROPERTY LINE ADJOINING RESIDENTIALLY ZONED PROPERTY. (§112-33.2.B(2))
 C. OUTDOOR LIGHT FIXTURES PROPERLY INSTALLED AND THEREAFTER MAINTAINED SHALL BE DIRECTED SO THAT THERE WILL NOT BE ANY OBSTRUCTIBLE DIRECT GLARE SOURCE VISIBLE ABOVE A HEIGHT OF FIVE (5) FEET FROM ANY OTHER PROPERTY OR PUBLIC ROADWAY. (§112-33.2.B(3))
 D. LIGHT FIXTURES NEAR ADJACENT PROPERTY BOUNDARY MAY REQUIRE SPECIAL SHIELDING DEVICES TO PREVENT LIGHT TRESPASS. (§112-33.2.B(3))
 E. THE MINIMUM HORIZONTAL ILLUMINANCE TO BE MAINTAINED FOR PARKING LOTS SHALL BE 0.2 FC FOR BASIC, AND 0.5 FC FOR ENHANCED SECURITY. (§112-33.2.C(2))
 F. THE AVERAGE HORIZONTAL ILLUMINANCE TO BE MAINTAINED FOR PARKING LOTS SHALL BE 1.0 FC FOR BASIC, AND 2.5 FC FOR ENHANCED SECURITY. (§112-33.2.C(2))
 G. THE AVERAGE TO MINIMUM UNIFORMITY RATIO FOR HORIZONTAL ILLUMINANCE TO BE MAINTAINED FOR PARKING LOTS SHALL BE 5:1 FOR BASIC, AND ENHANCED SECURITY. (§112-33.2.C(2))
 H. THE MAXIMUM TO MINIMUM UNIFORMITY RATIO FOR HORIZONTAL ILLUMINANCE TO BE MAINTAINED FOR PARKING LOTS SHALL BE 20:1 FOR BASIC, AND 15:1 FOR ENHANCED SECURITY. (§112-33.2.C(2))
 I. THE MINIMUM VERTICAL ILLUMINANCE TO BE MAINTAINED FOR PARKING LOTS SHALL BE 0.1 FC FOR BASIC, AND 0.25 FC FOR ENHANCED SECURITY. (§112-33.2.C(2))

GENERAL NOTES

- THIS LIGHTING PLAN ILLUSTRATES LIGHTING LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUYARD POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.



SEE SHEET 18 OF 27 FOR LIGHTING DETAILS

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 Newcomer, Pennsylvania T: 567.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.998.4400

TITLE: **LIGHTING PLAN**

PROJECT: **B9 COTTONTAIL OWNER, LLC
 PROPOSED INDUSTRIAL DEVELOPMENT**
 BLOCK: S-17-06, LOT: 15-10
 200 COTTONTAIL LANE,
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3566-99-004 DATE: 02/09/2022
 DRAWN BY: KJH SCALE: (H) 1"=50'
 DESIGNED BY: DT (V)
 CHECKED BY: KCK SHEET No:
 CHECKED BY: -

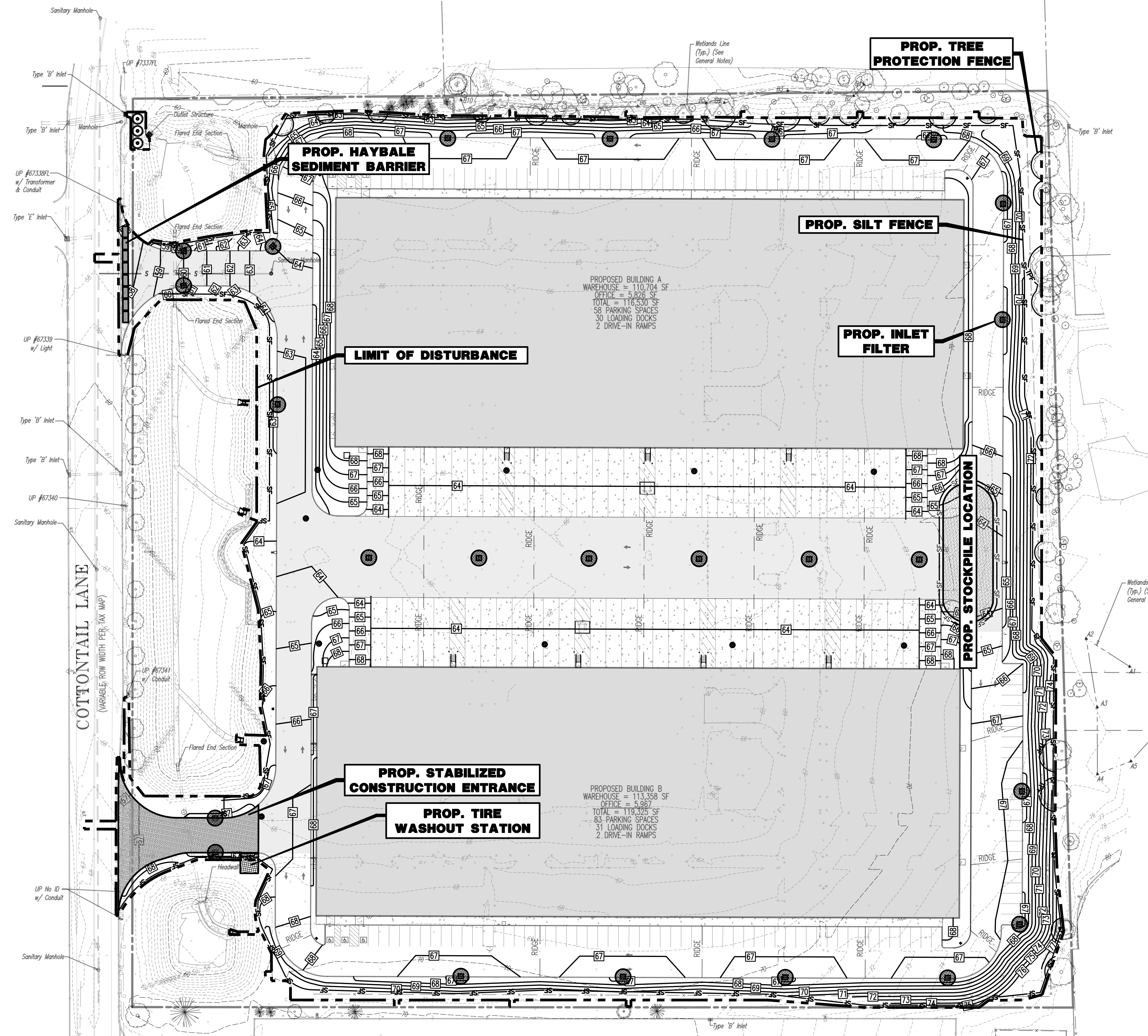
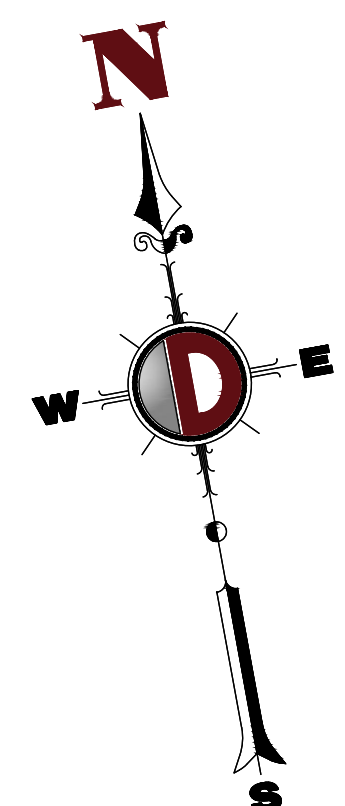
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PROPOSED BUILDING A
 WAREHOUSE = 110,704 SF
 OFFICE = 5,826 SF
 TOTAL = 116,530 SF
 58 PARKING SPACES
 30 LOADING DOCKS
 2 DRIVE-IN RAMPS

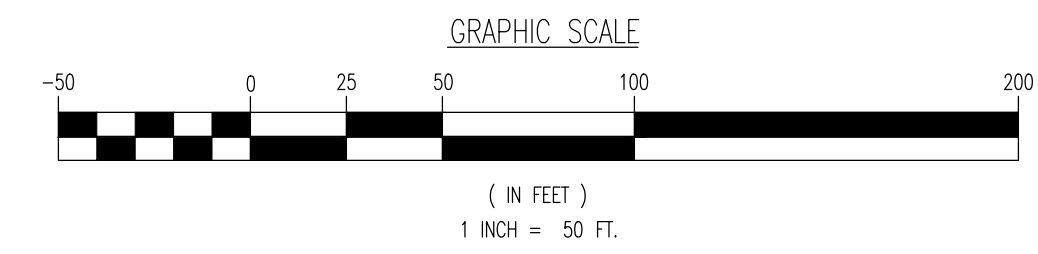
PROPOSED BUILDING B
 WAREHOUSE = 113,358 SF
 OFFICE = 5,967 SF
 TOTAL = 119,325 SF
 63 PARKING SPACES
 31 LOADING DOCKS
 2 DRIVE-IN RAMPS

LIMIT OF DISTURBANCE = 536,585 SF. (12.32 Ac.)

NOTE: ONE OR MORE TIRE WASHOUTS SHOULD BE PROVIDED AT THE REQUEST OF THE SUSCD INSPECTOR AS APPLICABLE

EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER
- PROP. TIRE WASHOUT STATION



SEE SHEET 17 OF 27 FOR SOIL EROSION & SEDIMENT CONTROL DETAILS

Plotted: 03/15/22 - 10:36 AM, By: Kihnen, Product Ver: 24.0s (LMS Tech)
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Rev.	Date	Comments	By
1	03/15/22	REV. PER SCD COMMENTS	KJM

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TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

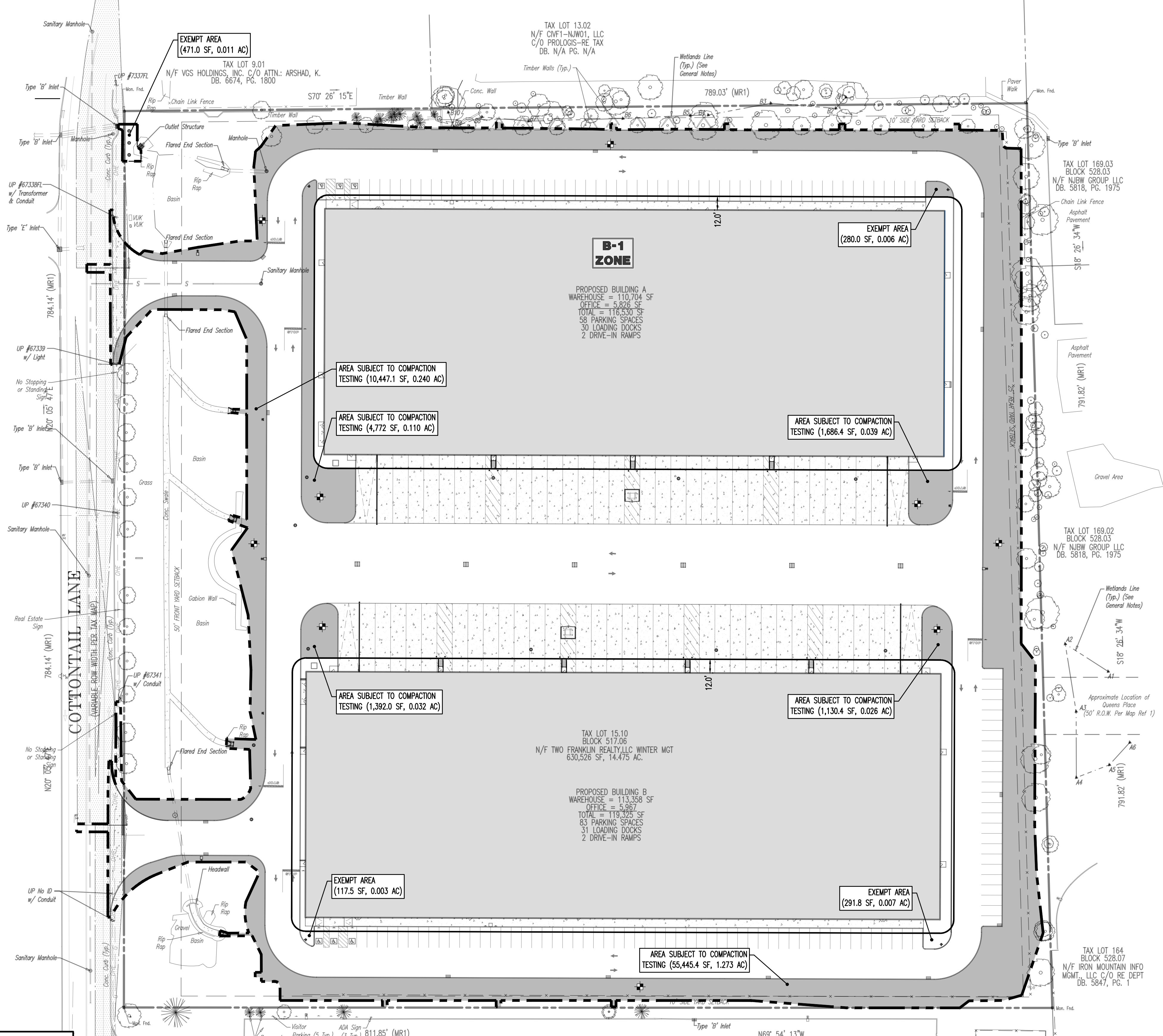
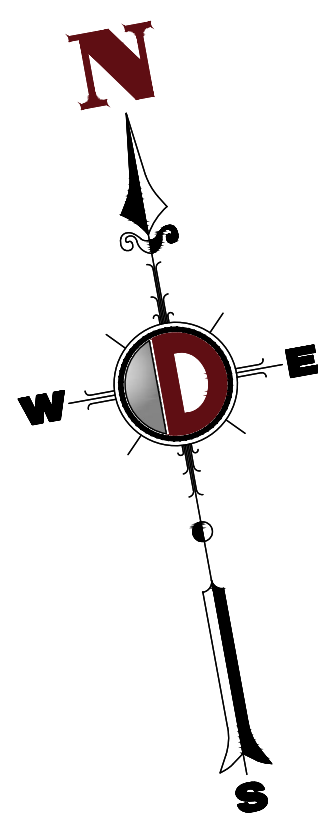
PROJECT: **B9 COTTONTAIL OWNER, LLC**
PROPOSED INDUSTRIAL DEVELOPMENT
 BLOCK: 517.06, LOT: 15.10
 200 COTTONTAIL LANE,
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3566-99-004 DATE: 02/09/2022
 DRAWN BY: KJH SCALE: (H) 1"=50' (V)
 DESIGNED BY: DT SHEET No:
 CHECKED BY: KCK
 CHECKED BY: -

JOSHUA M. SEWALD **KYLE C. KAVINSKI**
 PROFESSIONAL ENGINEER PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 52908 NEW JERSEY LICENSE No. 52985

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Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

- Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
- Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
- Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

- Compaction Testing Methods**
- A. Probing Wire Test (see detail)
 - B. Hand-held Penetrometer Test (see detail)
 - C. Tube Bulk Density Test (licensed professional engineer required)
 - D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

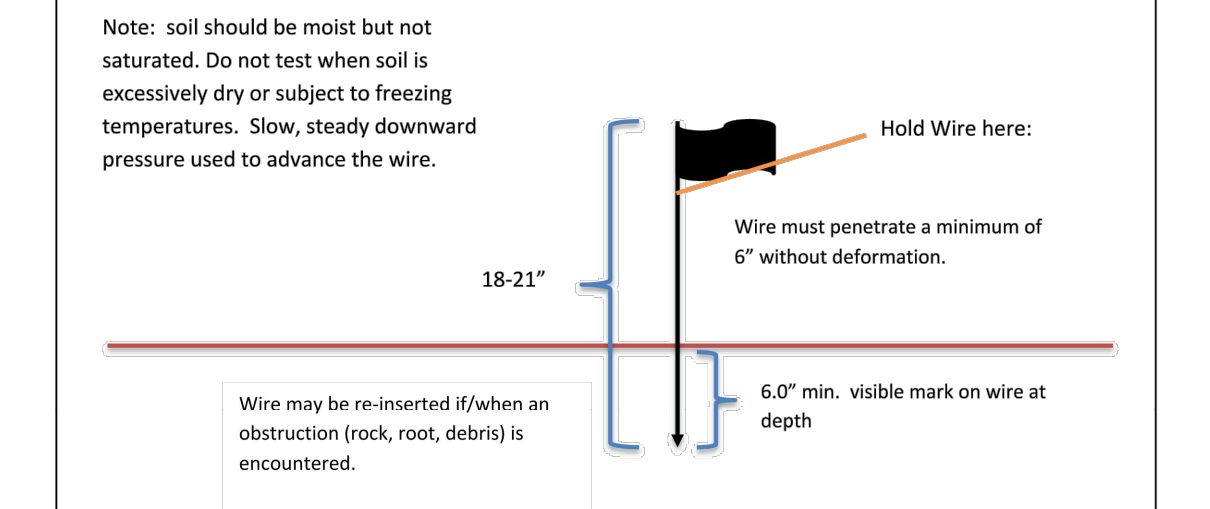
Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

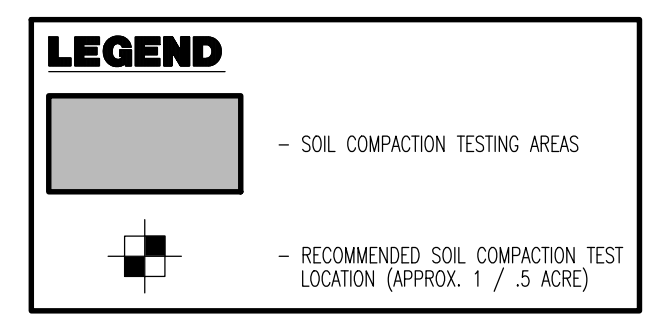
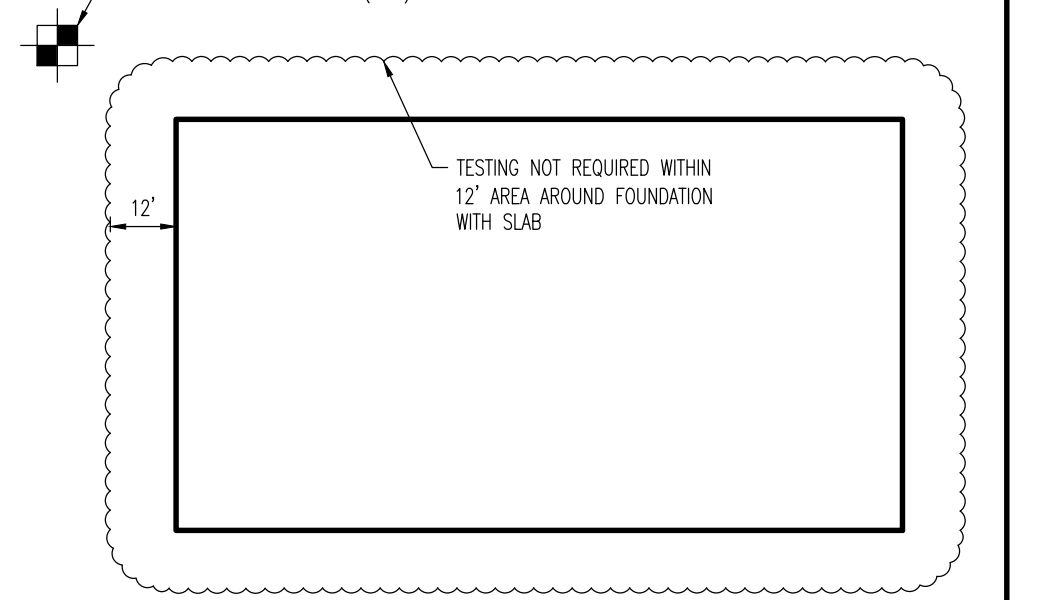
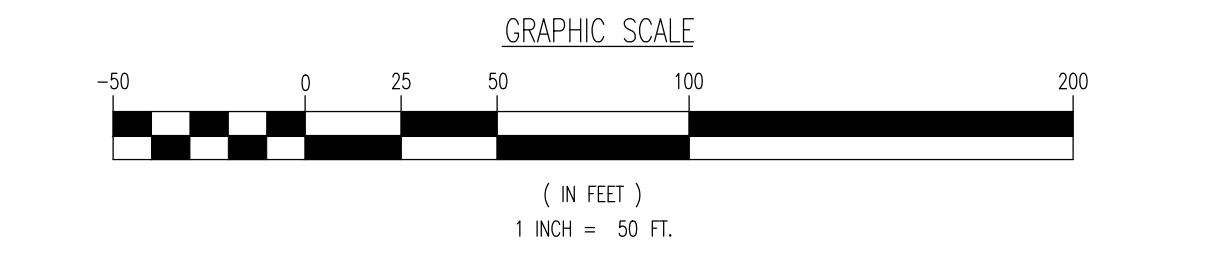
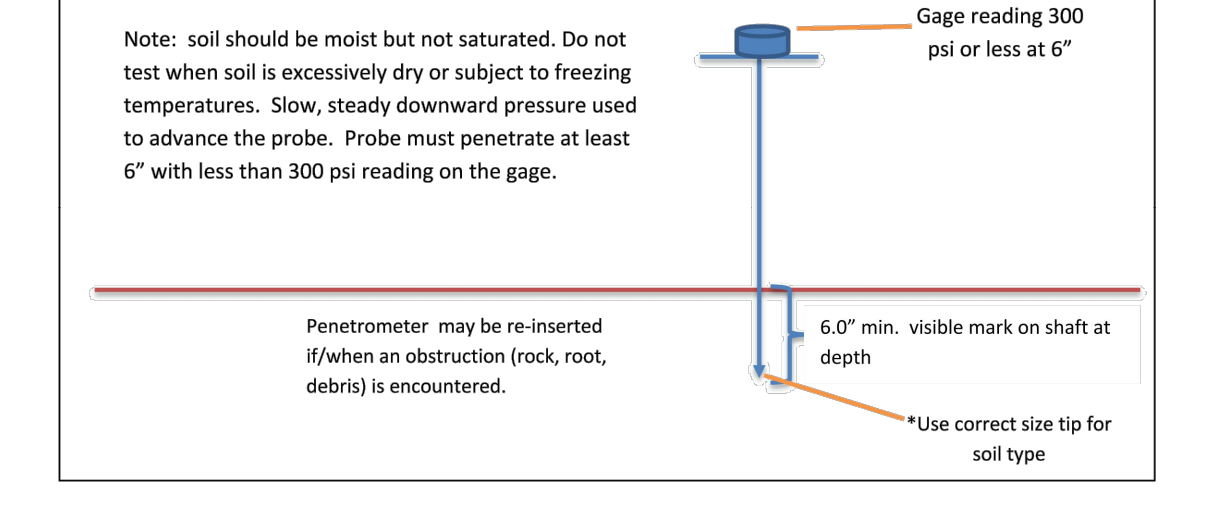
Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer may be substituted subject to District Approval.

Simplified Testing Methods

Probing Wire Test- 15.5 ga steel wire (survey flag)



Handheld Soil Penetrometer Test



SOIL COMPACTION MITIGATION NOTES

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGES (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGES (6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

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Toms River, NJ 08753
T: 732.678.0000
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www.dynamiceng.com

DATE: 02/09/2022

TITLE: SOIL MANAGEMENT & PREPARATION PLAN

PROJECT: **B9 COTTONTAIL OWNER, LLC**
PROPOSED INDUSTRIAL DEVELOPMENT
BLOCK: 517.06, LOT: 15.10
200 COTTONTAIL LANE,
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3566-99-004

DESIGNED BY: KJH

CHECKED BY: DT

PROFESSOR ENGINEER: **JOSHUA M. SEWALD** (NEW JERSEY LICENSE No. 52908)

PROFESSOR ENGINEER: **KYLE C. KAVINSKI** (NEW JERSEY LICENSE No. 52985)

SCALE: (H) 1"=50' (V)

SHEET No: **16** OF 27

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ALL USERS REQUIRE VERIFICATION OF SCOPED SERVICES, OR ANY OTHER PREPARING TO ASSURE THE USER'S SERVICE AGREEMENT IS MET.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com

Plotted: 03/15/22 - 10:36 AM, By: Kihnen, Product Ver: 24.0s (LMS Tech) File: P:\VEPCF PROJECTS\3566 Link Industrial Management LLC\99-004 Franklin - Cottontail\DWG Site Plans\356699004SM1.dwg, ---> 16 SOIL MANAGEMENT & PREPARATION PLAN