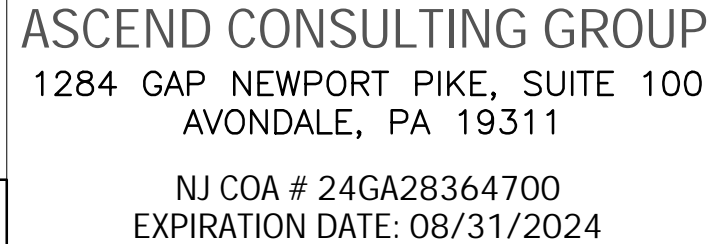


3000 CONTINENTAL




SITE INFORMATION	
SITE NAME:	3000 CONTINENTAL
SITE NUMBER:	N/A
SITE ADDRESS:	3000 CONTINENTAL DRIVE CRANBURY, NJ 08512
LATITUDE:	40.911
LONGITUDE:	-74.727
GROUND ELEVATION:	780' (NAVD 88)
PROPERTY OWNER:	3000 CONTINENTAL DRIVE ASSOCIATES LLC 4000 FORSGATE DR CRANBURY, NJ 08512
BLOCK/LOT	200/1
COUNTY:	MORRIS
POWER COMPANY:	JERSEY CENTRAL POWER & LIGHT (888) 544-4877
TELEPHONE COMPANY:	VERIZON (410) 965-8500
APPLICANT:	3000 CONTINENTAL DRIVE ASSOCIATES LLC
ENGINEERING FIRM:	ASCEND CONSULTING GROUP 1284 GAP NEWPORT PIKE, SUITE 100 AVONDALE, PA 19311

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2021 INTERNATIONAL BUILDING CODE NEW JERSEY EDITION (IBC)
2. 2020 NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES



Know what's below.
Call before you dig.

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE AT 24"X36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE DESIGNER/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

VICINITY MAP

A vicinity map showing the project location. The map includes the following features:

- Site:** Indicated by a black arrow pointing to a location on a road.
- Christopher Columbus Hwy:** A major road running diagonally across the bottom left, highlighted in yellow.
- Wells Brook:** A blue line representing a water feature running vertically on the right side.
- Continental Dr:** A road running diagonally across the top right.
- Other Roads:** Several other roads are shown as white lines, including a road branching off to the left from the main road.
- Water Features:** In addition to Wells Brook, there are blue shaded areas representing ponds or lakes, one of which is located near the bottom center.

LOCATION MAP



LOCATION MAP

180

Christopher Columbus Hwy

Christopher Columbus Hwy

Mills Brook

Continental Dr.

SITE

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
Z-1	SITE PLAN
S-1	COMPOUND PLAN & ELEVATION

SCOPE OF WORK

GROUND SCOPE :

1. CONSTRUCT TEMPORARY SOIL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION OF EXISTING MATURE TREES AS REQUIRED.
2. MEASURES (CONST. ENTRANCE & SILT SOXX)
3. CLEAR SITE, LEAVING STUMPS IN PLACE
4. ROUGH GRADE
5. PROVIDE INTERIM/TEMPORARY STABILIZATION OF DISTURBED AREAS AS NEEDED
6. SIMULTANEOUSLY WITH STEP 5 STABILIZE PROPOSED ACCESS ROAD W/ STONE SUB-BASE & PLACE STONE WITHIN COMPOUND AREA
7. INSTALL ON-SITE UTILITIES (ANY/ALL TRENCHING TO BE 14 BACKFILLED ON THE SAME DAY AS THE EXCAVATION)
8. CONSTRUCT/INSTALL COMMUNICATION FACILITIES
9. ESTABLISH PERMANENT COVER
10. REMOVE TEMPORARY E&S STRUCTURES AFTER DISTURBED AREAS ARE STABILIZED (AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS). REMOVE AND STABILIZE ANY ACCUMULATED SEDIMENT AT SILT SOXX LOCATIONS.

THIS DRAWING IS
FORMATTED FOR 24"x36"

ACG 09-030
PERMIT/ CONSTRUCTION

REV	DATE	DESCRIPTION
REVISIONS		
A	03/31/23	PRELIMINARY ZDs
REV	DATE	DESCRIPTION

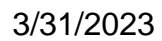
SHEET TITLE	
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TITLE SHEET

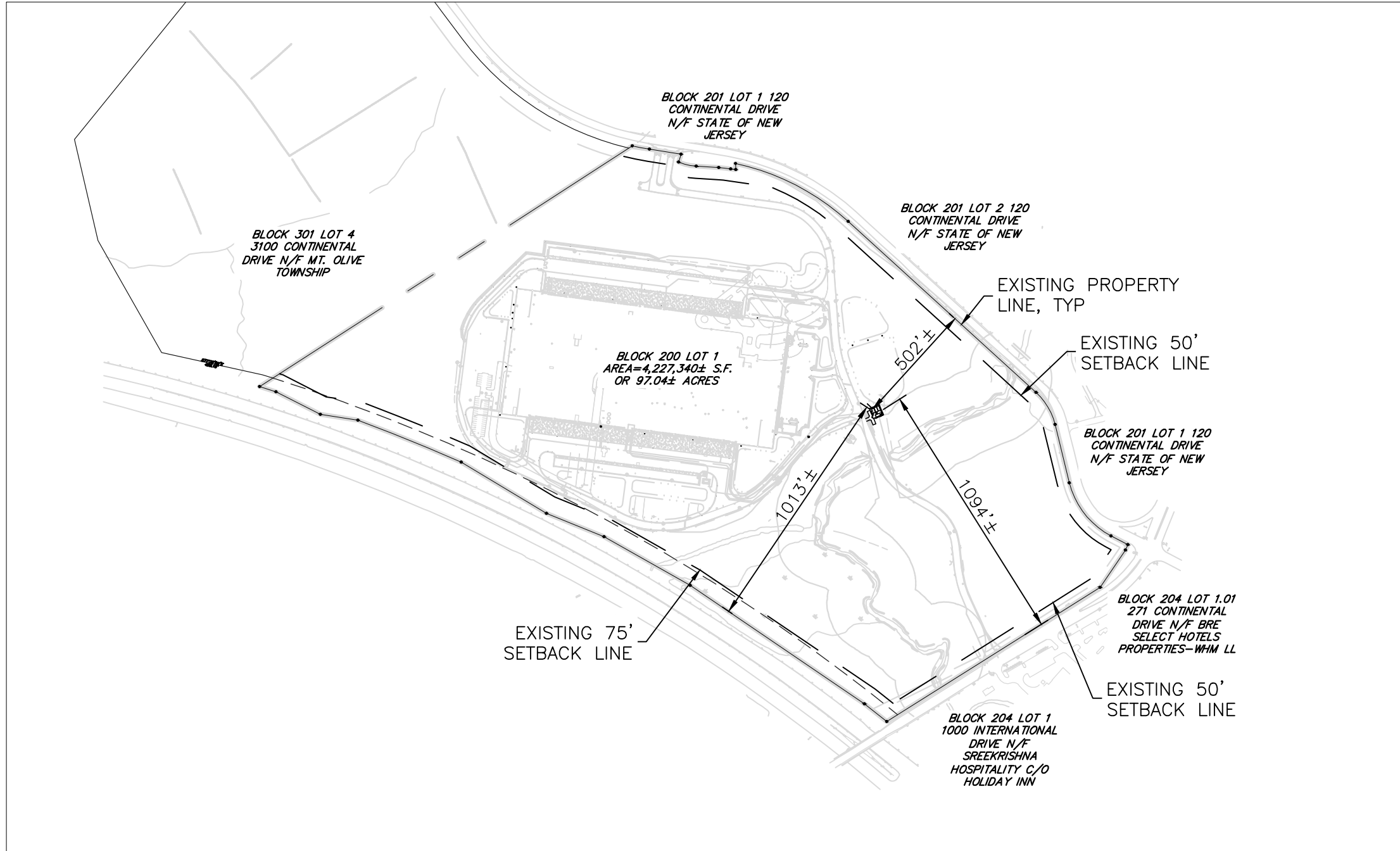
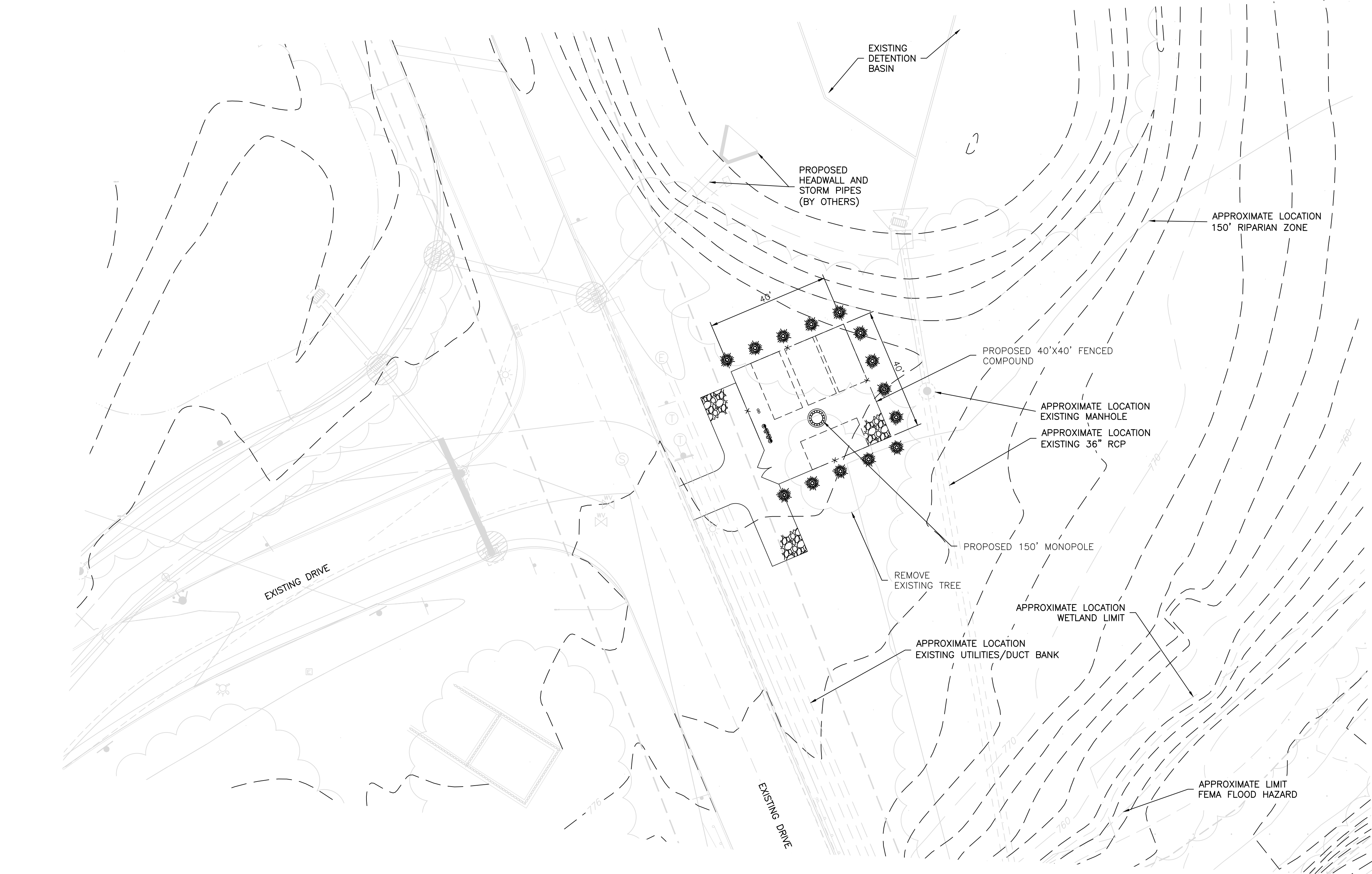
SHEET NUMBER

T-1

DRAWN BY : JPB CHECKED BY :SCJ



SEAN C. JURADO, P.E.
NJ PROF ENGINEER LIC. #24GE05682700



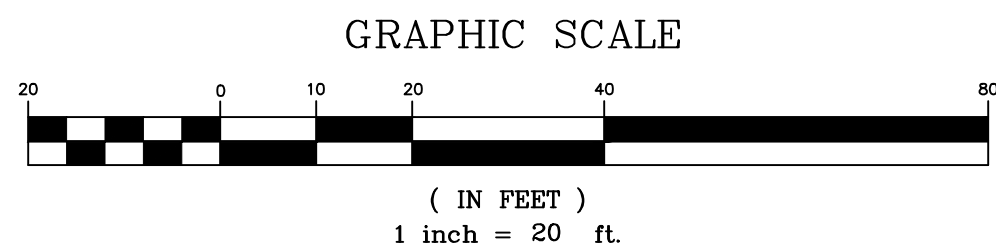
1 OVERALL SITE PLAN
SCALE: 1" = 500'

2 PARTIAL SITE PLAN
SCALE: 1" = 20'

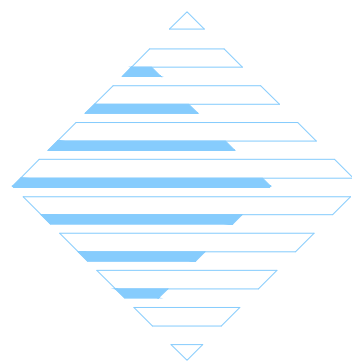
ZONING INFORMATION			
ZONING DISTRICT:	REQUIRED	EXISTING	PROPOSED
TOWER SETBACK:	150'	N/A	502'±
200% TOWER HEIGHT			
FRONT:	50'	N/A	502'±
SIDE:	50'	N/A	1094'±
REAR:	75'	N/A	1013'±

GENERAL NOTES:

- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, PLANS OF RECORD AND PLANS ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY, BY CAREAGA ENGINEERING., DATED 07/21/22 AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY. () INDICATES PLAN BEARINGS.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE PROPOSED FACILITY WILL CAUSE A "DE MINIMIS" INCREASE IN STORM WATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE, AND OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- AT THE TIME OF OUR INITIAL SITE VISIT, CONDITIONS INDICATIVE OF FRESH WATER WETLANDS IN THE AREA OF THE PROPOSED COMPOUND WERE NOT OBSERVED.
- ACCORDING TO F.I.R.M. MAP NO FM340353002-B, DATED 05/15/85 THE PROPOSED FACILITY IS NOT LOCATED IN FLOOD PLAIN, PORTIONS OF THE PROPERTY ARE IN FLOOD ZONES "A2", "A6" AND "B".



THIS DRAWING IS
FORMATTED FOR 24"x36"



ASCEND CONSULTING GROUP
1284 GAP NEWPORT PIKE, SUITE 100
AVONDALE, PA 19311
NJ COA # 24GA28364700
EXPIRATION DATE: 08/31/2024

3000 CONTINENTAL DRIVE
CRANBURY, NJ 08512
WAREHOUSE DEVELOPMENT
BLOCK 200, LOT 1
TOWNSHIP OF MOUNT OLIVE

ACG 09-030

PERMIT/ CONSTRUCTION

REV DATE DESCRIPTION

REVISIONS

A 03/31/23 PRELIMINARY ZDs

REV DATE DESCRIPTION

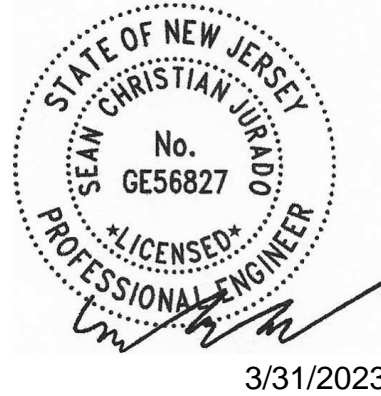
SHEET TITLE

SITE PLAN

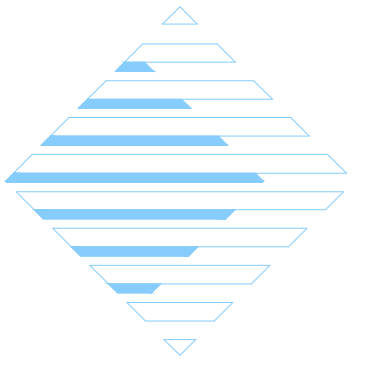
SHEET NUMBER

Z-1

DRAWN BY : JPB CHECKED BY :SCJ



SEAN C. JURADO, P.E.
NJ PROF ENGINEER LIC. #24GE05682700



ASCEND CONSULTING GROUP
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PERMIT/ CONSTRUCTION

REV	DATE	DESCRIPTION
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REVISIONS

A	03/31/23	PRELIMINARY ZDs
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REV	DATE	DESCRIPTION
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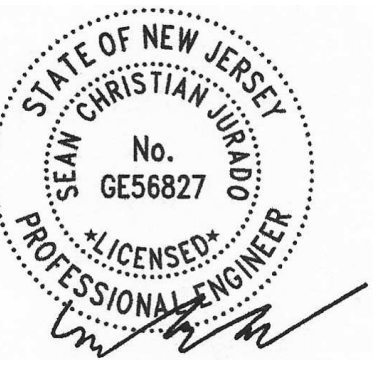
SHEET TITLE

COMPOUND PLAN
AND ELEVATION

SHEET NUMBER

S-1

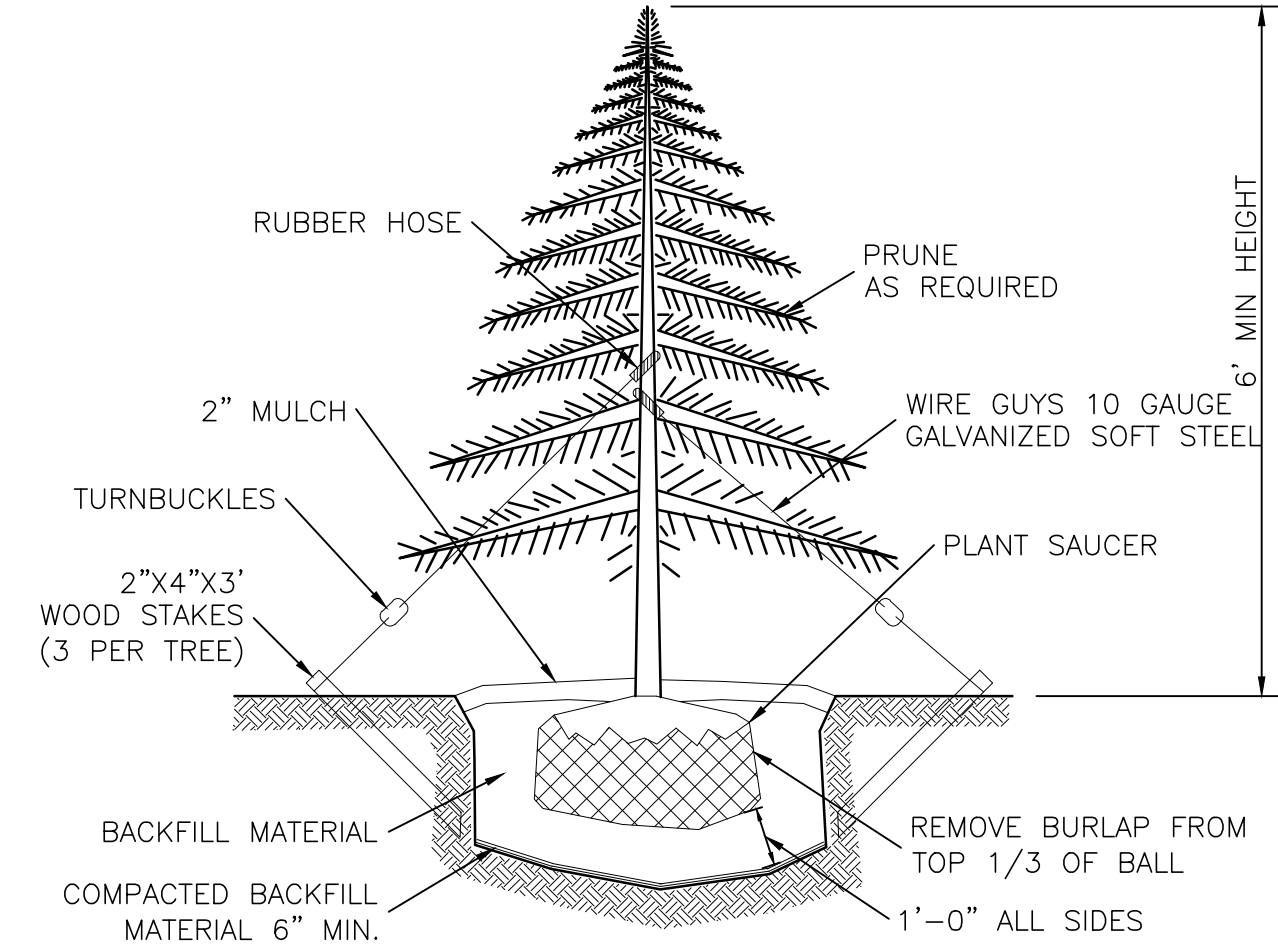
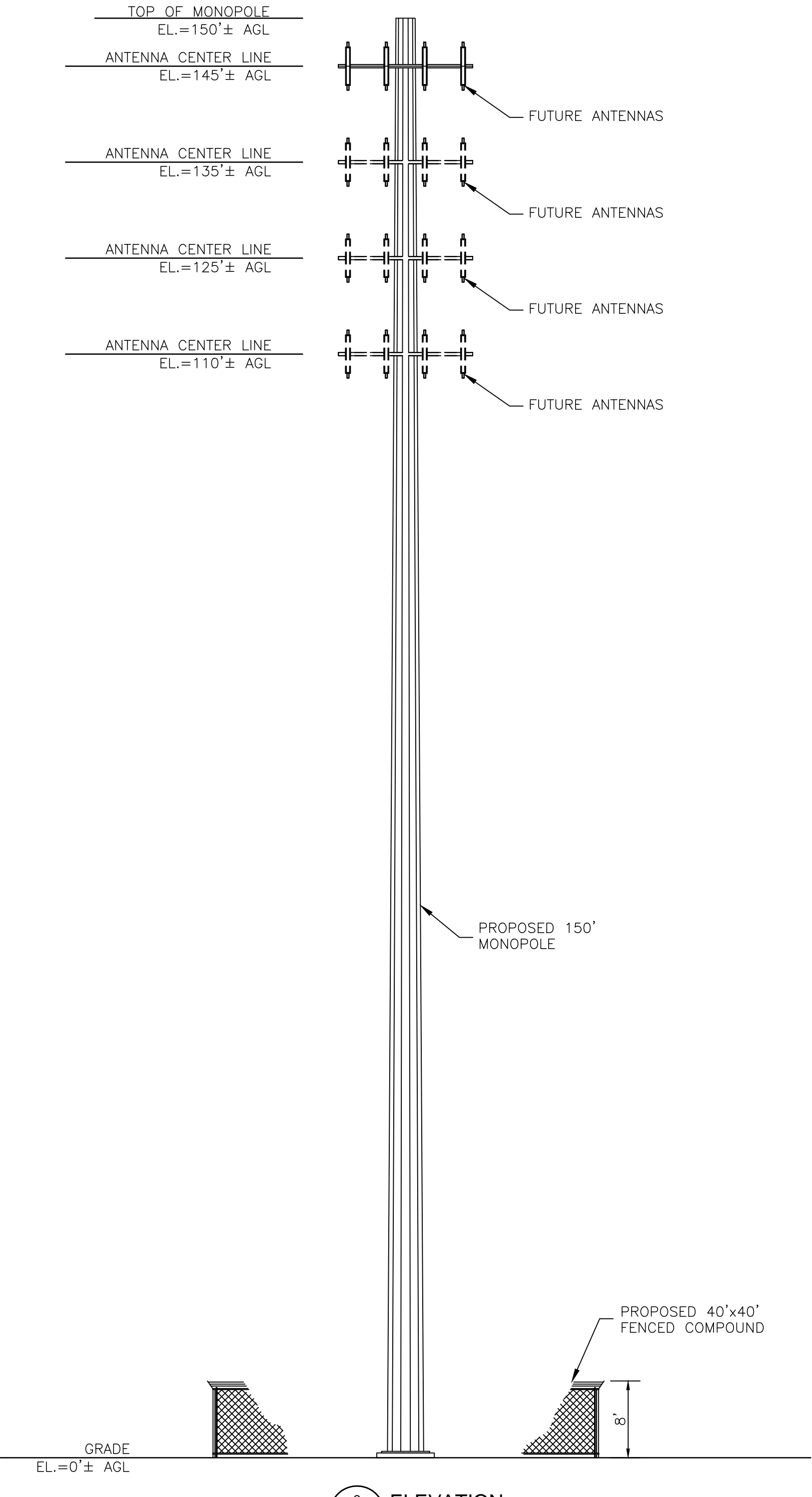
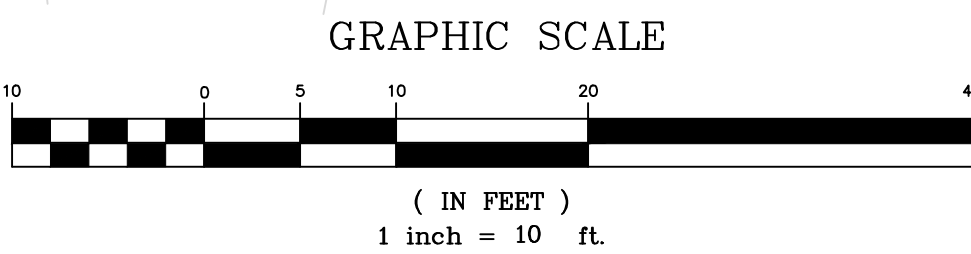
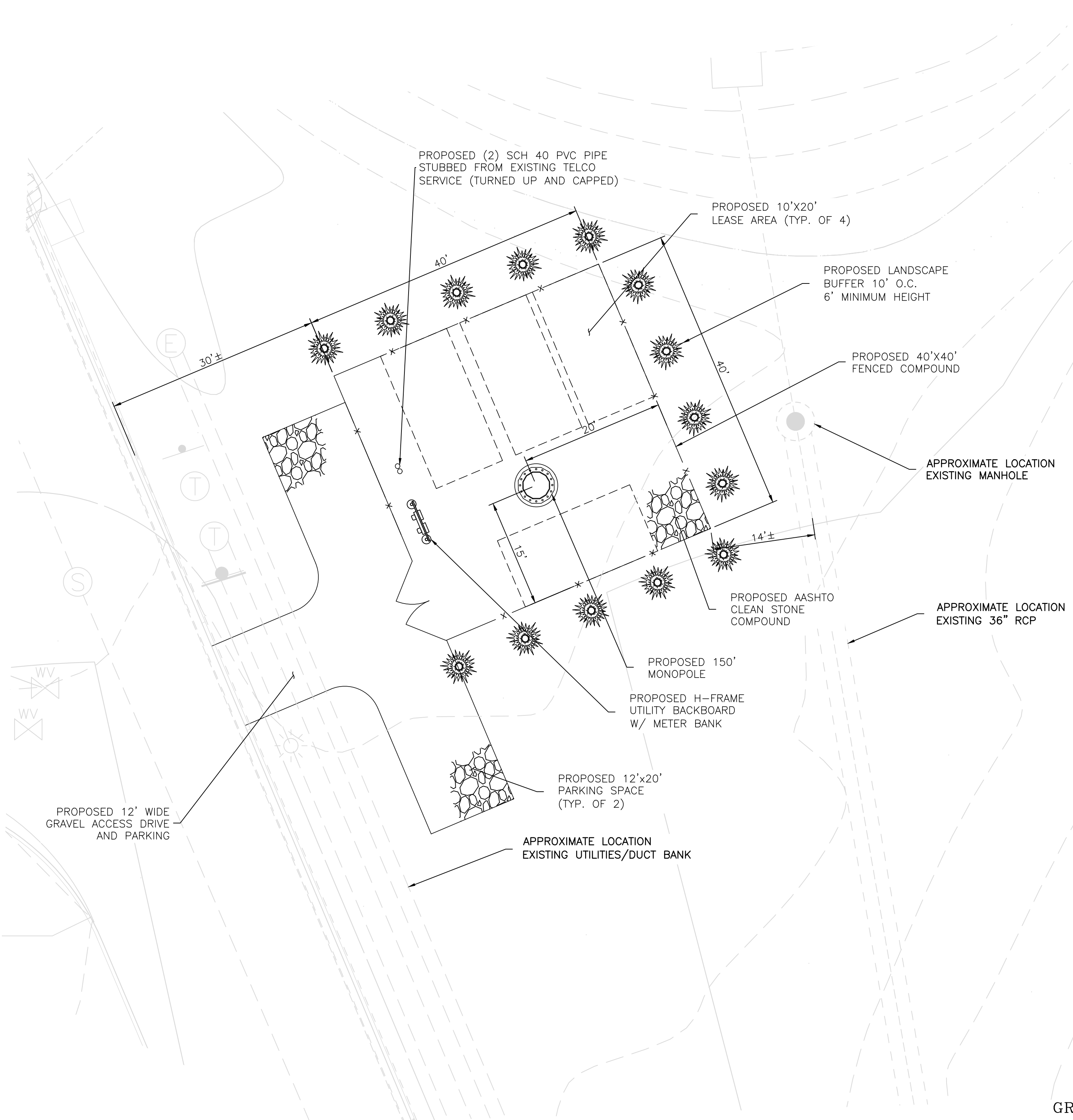
DRAWN BY : JPB CHECKED BY :SCJ



3/31/2023

THIS DRAWING IS
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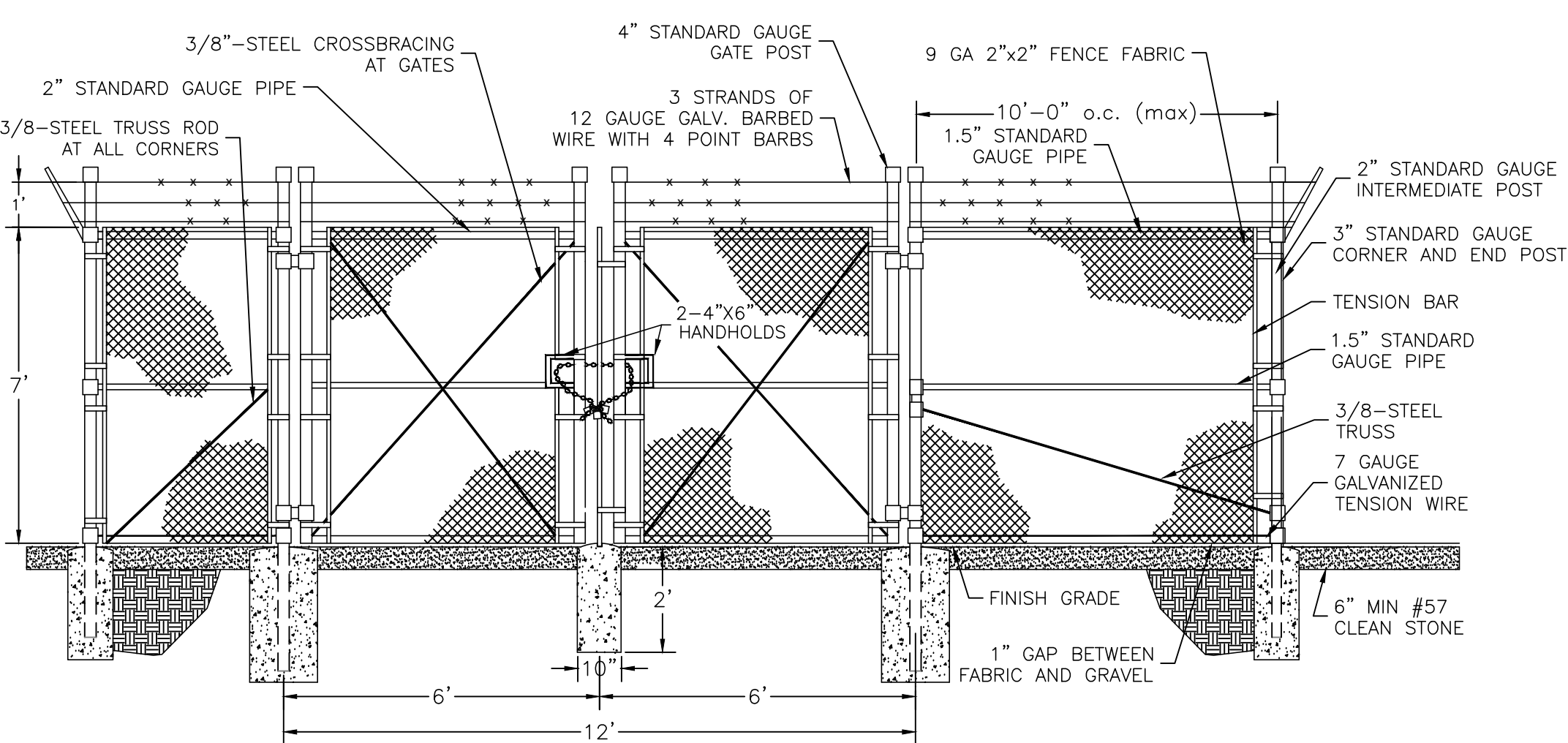
SEAN C. JURADO, P.E.
NJ PROF ENGINEER LIC. #24GE05682700



1 COMPOUND PLAN
SCALE: 1" = 10'

LANDSCAPING NOTES

- ALL PLANT MATERIALS, AND PLANTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NUSERYMEN.
- MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK MULCH. DO NOT COVER THE ROOT CROWN OF TREES OR SHRUBS WITH MULCH. CUT TWINE AWAY FROM THE BASE OF THE TRUNK OR STEM AND PULL BURLAP DOWN AND OFF OF THE BALL TOP.
- PLANTING BACKFILL MIX SHALL BE ON PART LOOSE PEAT HUMUS, TO ONE PART SAND, TO ONE PART PARENT SOIL BY VOLUME .
- SOIL SHALL BE AMENDED WITH THE FOLLOWING: .25LBS ORGANIC GRANULAR FERTILIZER (5-10-5), .75LBS OF BONEMEAL, 1.0LBS OF ROTTED COW MANURE PER CUBIC FOOT OF MIX.
- THE CONTRACTOR SHALL WARRANTY ALL PLANTS AND MATERIALS FOR TWO YEARS FROM OWNERS ACCEPTANCE. ALL REPLACEMENTS SHALL BE AS ORIGINALLY SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION PROTECTION AND REPLACEMENT OF ANY UTILITIES DAMAGED ON SITE. FIELD ADJUST PLANT LOCATIONS TO AVOID UTILITIES, SWALES, OVERHEAD WIRES, EXISTING VEGETATION TO REMAIN ETC.



4 TYPICAL FENCE AND GATE DETAIL
SCALE: N.T.S.

3 TREE PLANTING & GUYING DETAIL
SCALE: N.T.S.