

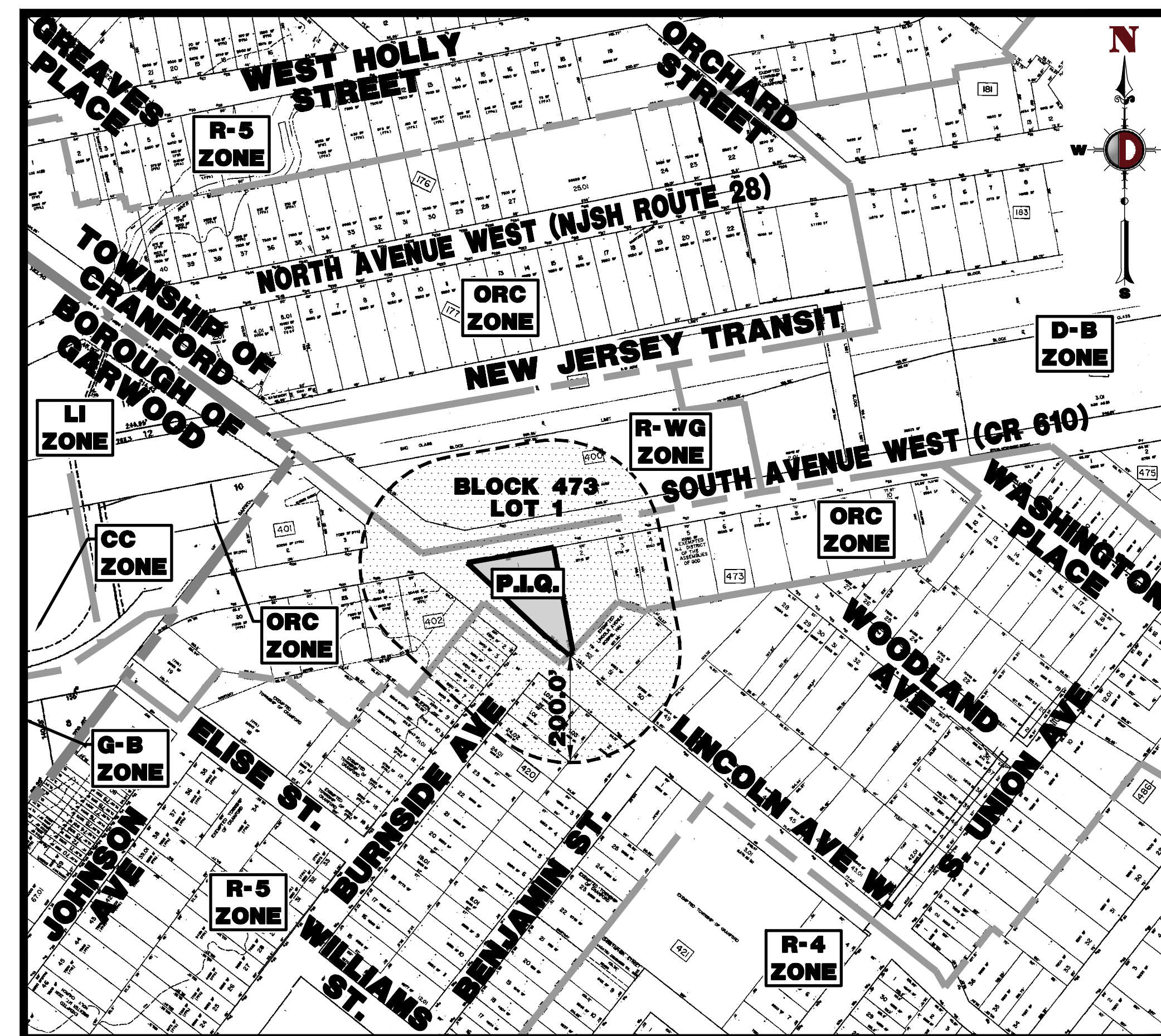
PRELIMINARY AND FINAL MINOR SITE PLAN

FOR NAKT REAL ESATE HOLDINGS, LLC PROPOSED MEDICAL BUILDING

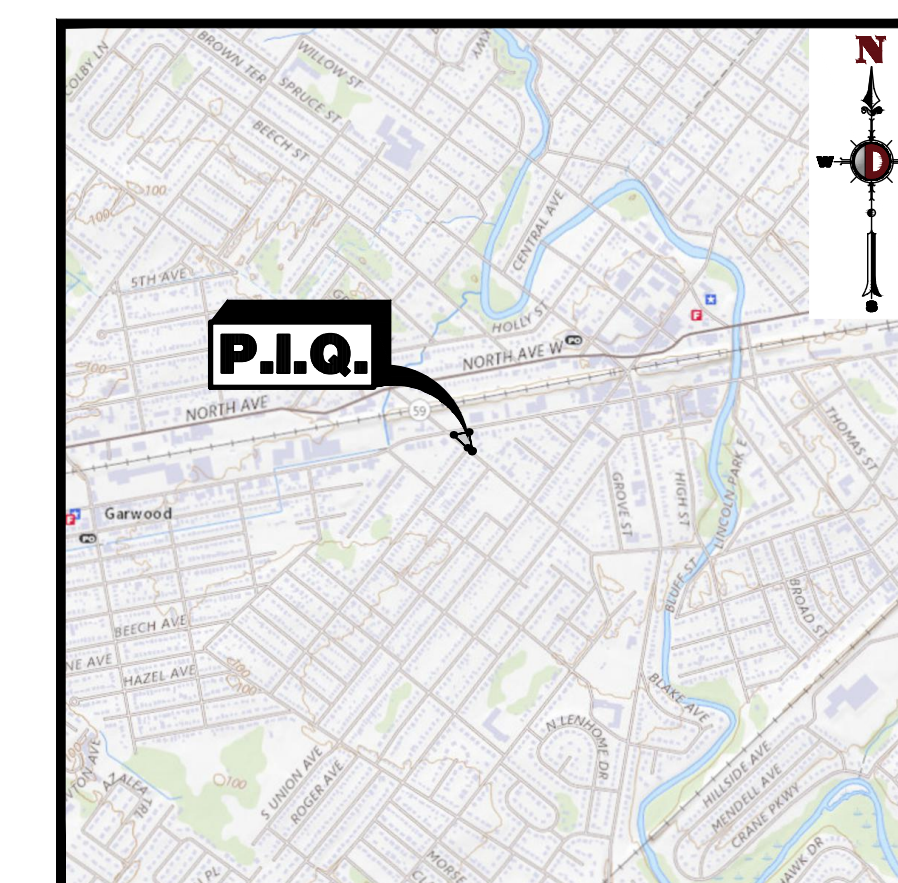
BLOCK 473, LOT 1; TAX MAP SHEET #103 - LATEST REV. DATED 12-27-99
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD
UNION COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

TOWNSHIP OF CRANFORD					
PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
IGLESIA HERMANOS UNIDOS EN CRISTO 3 LINCOLN AVENUE W CRANFORD, NJ 07016	473	52	GALLAGHER, DAVID W & DIANE 39 SOUTH AVENUE W CRANFORD, NJ 07016	473	4
DI GIORGIO, CONCETTA 41 SOUTH AVENUE W CRANFORD, NJ 07016	473	3	WALSH, MARTIN & WENDIE 24 LINCOLN AVENUE W CRANFORD, NJ 07016	473	50
OVERTON ASSOCIATES LP PO BOX 41980 NASHVILLE, TN 37204	473	2	BERARD, TONY PO BOX 212 CRANFORD, NJ 07016	473	49
BRADLEY REALTY 9 INDIAN ROW RUN SCOTCH PLAINS, NJ 07076	400	1	TUCCI, LISA 74 BENJAMIN STREET CRANFORD, NJ 07016	420	2.01
MARQUEZ, FRANCESKA 6A BURNSIDE AVENUE CRANFORD, NJ 07016	402	7	ALSO TO BE NOTIFIED:		
GASCHER, PAUL J 6 BURNSIDE AVENUE CRANFORD, NJ 07016	402	6	COMCAST CABLEVISION C/O CORPORATION TRUST CO. 800 DEAR JIMSON ROAD WEST TRENTON, NJ 08628		
FARINHA, SANDRA L 48 BURNSIDE AVENUE CRANFORD, NJ 07016	402	5	NEW JERSEY AMERICAN WATER, INC. ATTN: GIS SUPERVISOR 1025 LAUREL OAK ROAD WOODRIDGE, NJ 08043		
MCCOY, ELLEN 4 BURNSIDE AVENUE CRANFORD, NJ 07016	402	4	VERIZON EXECUTIVE OFFICES 1 VERIZON WAY ATTN: CORPORATE SECRETARY BROOKING RIDGE, NJ 07003		
BONOHIE, KRISTY 24 BURNSIDE AVENUE CRANFORD, NJ 07016	402	3	ELIZABETHTOWN GAS COMPANY ENGINEERING DEPARTMENT 502 GREEN LANE UNION, NJ 07083		
ORRANS, LISA MARIE 2 BURNSIDE AVENUE CRANFORD, NJ 07016	402	2	PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, 768 NEWARK, NJ 07101		
MCMAMARA, ROBERT J & ANNE MARIE 31 LINCOLN AVENUE W CRANFORD, NJ 07016	420	1.03	RAHWAY VALLEY SEWERAGE AUTHORITY ATTN: CHIEF ENGINEER 1050 EAST HAZELWOOD AVENUE RAHWAY, NJ 07065		
JAFFE, PETER 1 BURNSIDE AVENUE CRANFORD, NJ 07016	420	1.02	LOCAL NEWSPAPERS:		
WOLFE, RICHARD & PALLADINO, DANIELLE 3 BURNSIDE AVENUE CRANFORD, NJ 07016	420	1.01	WESTFIELD LEADER: LEGALS@WGOLDR.COM PHONE 908-232-4407		
KELLY, JANICE 1760 RIDGE ROAD MOUNTAINSIDE, NJ 07092	420	2.02	THE STAR LEDGER: LEGALS@NJADVANCEMEDIA.COM PHONE 732-902-4318 FAX 732-243-2750		
LENAPE HOLDINGS % BDA, NC1-001-03-81 101 NORTH TRYON STREET CHARLOTTE, NC 28205	402	1, 24			
HOWARD, MATTHEW F & PHYLLIS KIVETT 5 BURNSIDE AVENUE CRANFORD, NJ 07016	420	24.02			
SALERNO, TM & ELIZABETH R 26 LINCOLN AVENUE W CRANFORD, NJ 07016	473	51			



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX

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OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF LOT 1 BLOCK 473 AND CONSENT TO THE FILING OF THIS APPLICATION.

Calcedonia Inc
By *Francis J. Palmer Jr.* 2/22/22
PROPERTY OWNER DATE

ZONING BOARD OF ADJUSTMENT APPROVAL

APPROVED AT THE ZONING BOARD OF ADJUSTMENT OF TOWNSHIP OF CRANFORD, UNION COUNTY

CHAIRMAN DATE
SECRETARY DATE
BOARD ENGINEER DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM

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T: 973.974.0198 F: 973.974.5521
www.dynamiccec.com

Job No: 4087-99-001 DATE: 02/21/2022
PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC**
PROPOSED MEDICAL BUILDING
BLOCK 473, LOT 1
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

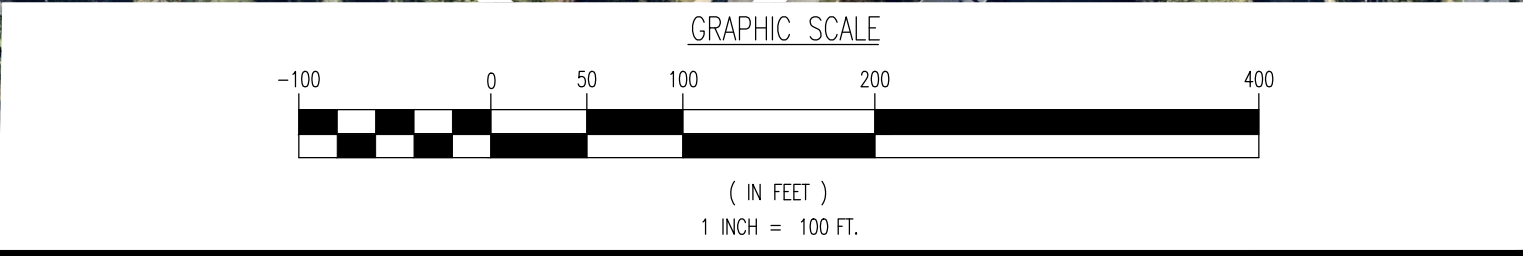
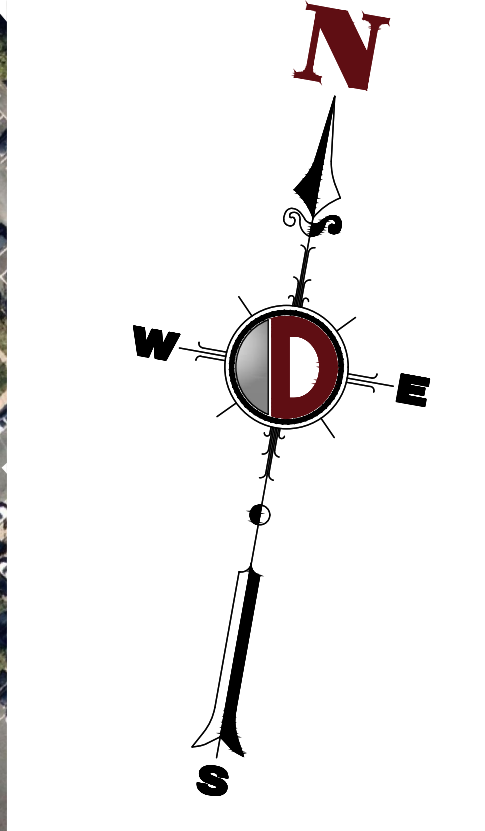
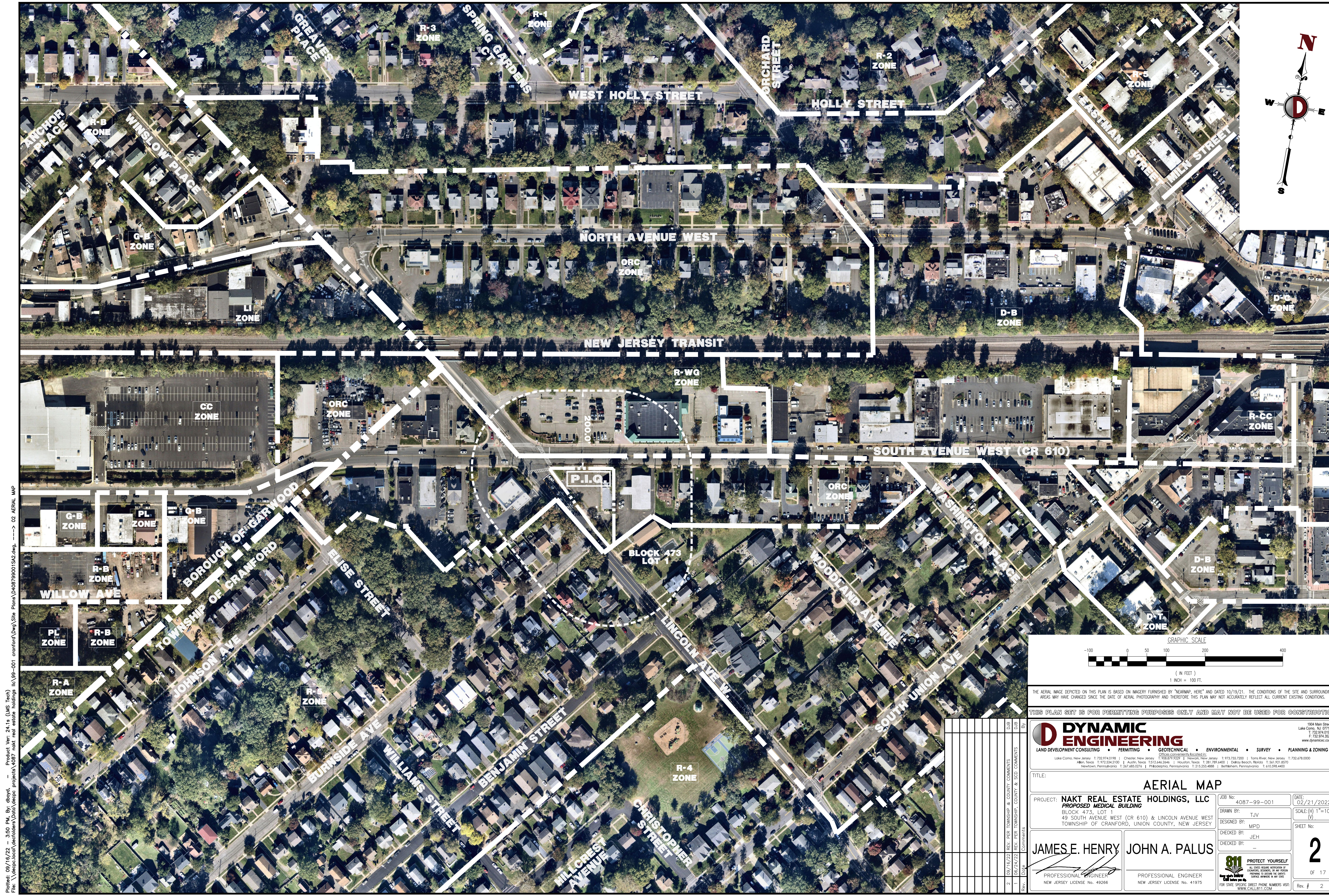
DESIGNED BY: TJV
CHECKED BY: JEH
DRAWN BY: MPD
SCALE: (H) AS SHOWN
SHEET No: 1 OF 17

JAMES E. HENRY PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

JOHN A. PALUS PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

811 PROTECT YOURSELF
ALL UTILITIES MUST BE LOCATED BY
A QUALIFIED PERSON BEFORE ANY
EXCAVATION OR DRILLING IS
PERFORMED TO AVOID THE SERIOUS
DAMAGE AND INJURY TO
PERSONS AND PROPERTY.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

Plotted: 09/16/22 - 3:59 PM, By: aboyd, Product Ver: 24.1s (LMS Tech) -
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THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY FURNISHED BY "NEARMAP, HERE" AND DATED 10/19/21. 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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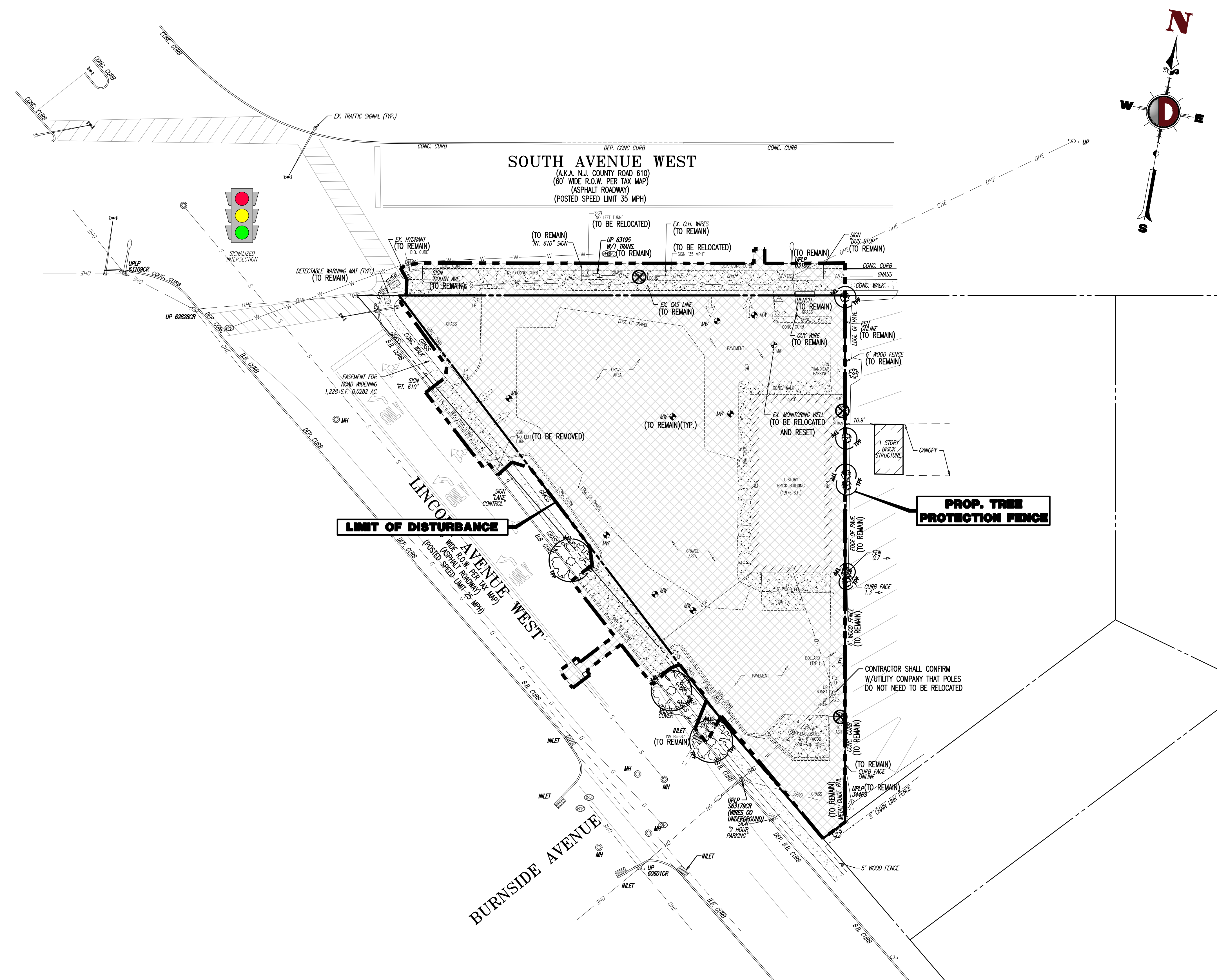
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 Lake Como, NJ 07719
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 F: 732.974.3521
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 Newcomer, Pennsylvania T: 567.685.0276 | Philadelphia, Pennsylvania T: 215.253.4868 | Bellefonte, Pennsylvania T: 610.598.4400

TITLE: AERIAL MAP		JOB No: 4087-99-001	DATE: 02/21/2022												
PROJECT: NAKT REAL ESTATE HOLDINGS, LLC PROPOSED MEDICAL BUILDING		DRAWN BY: TJV	SCALE: (H) 1"=100' (V)												
BLOCK 473 - LOT 1 49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY		DESIGNED BY: MPD	SHEET No:												
CHECKED BY: JEJ		<div style="display: flex; justify-content: space-between;"> <div> <p>JAMES E. HENRY PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266</p> </div> <div> <p>JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975</p> </div> </div>													
<p>811 PROTECT YOURSELF ALL UTILITIES MUST BE LOCATED BY A QUALIFIED PERSON OR BY THE OPERATOR OF THE EXCAVATION OR DRILLING EQUIPMENT. CALL 811 BEFORE YOU DIG.</p>															
<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Comments</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02/24/22</td> <td>REV PER TOWNSHIP, COUNTY & SCD COMMENTS</td> <td>DJB</td> </tr> <tr> <td>2</td> <td>02/16/22</td> <td>REV PER TOWNSHIP & COUNTY COMMENTS</td> <td>DJB</td> </tr> </tbody> </table>		Rev.	Date	Comments	By	1	02/24/22	REV PER TOWNSHIP, COUNTY & SCD COMMENTS	DJB	2	02/16/22	REV PER TOWNSHIP & COUNTY COMMENTS	DJB	<p>Rev. # 2</p>	
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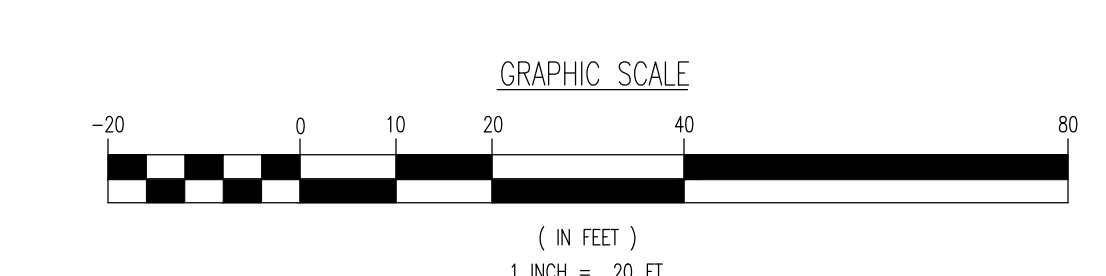
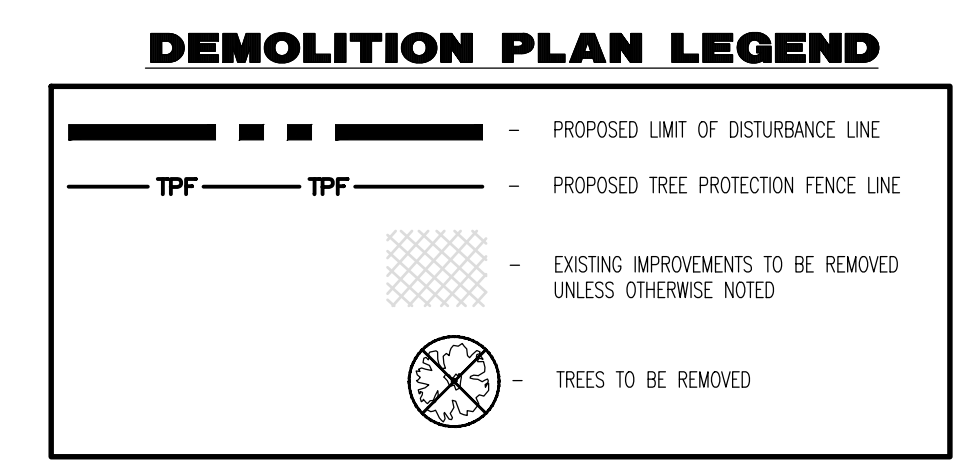
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Product Ver: 24.1s (LMS Tech) - Product Ver: 24.1s (LMS Tech)
 File: \\vepc.local\cadd\projects\4087_nakt_real_estate_holdings\lic_99-001_cranford\dwg\Site\194-08799001SRG.dwg, ----> 03 DEMOLITION PLAN



- ### 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 SLABS-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 DIRT RISING 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, UNDERGO 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 LOOSE DEPTH 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.
- NOTE: MONITORING WELLS ARE TO REMAIN AND BE RESET. IF WELLS CANNOT REMAIN THEY MUST BE RELOCATED IN ACCORDANCE WITH NJDEP REGULATIONS.



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www.dynamicoc.com

TITLE: **DEMOLITION PLAN**

PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC
PROPOSED MEDICAL BUILDING**

BLOCK: 473.1 OT
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No: 4087-99-001 DATE: 02/21/2022

DRAWN BY: DJB SCALE: (H) 1"=20'
(V)

DESIGNED BY: MPD SHEET No:

CHECKED BY: JEH

CHECKED BY: -

JAMES E. HENRY

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

JOHN A. PALUS

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

3

OF 17

Rev. # 2

Rev.	Date	Comments	By
1	06/24/22	REV. PER TOWNSHIP, COUNTY & SCD COMMENTS	DJB
2	09/16/22	REV. PER TOWNSHIP & COUNTY COMMENTS	DJB

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 BOUNDARY SURVEY W/ TOPOGRAPHY
 PREPARED BY GPK CONSULTING
 200 OLD NEW BRUNSWICK RD
 FISCAMINUS, NJ 07834
 DATED: 10/11/2018; LAST REVISED 12/21/2021

2. OWNER: CALCEDONIA INC.
 285 CHERRY LANE
 KENNETT SQUARE, PA 19348

3. APPLICANT: NAKT REAL ESTATE HOLDINGS, LLC
 1 CHARLOTTE DRIVE
 CLARK, NJ 07006

4. PARCEL DATA: BLOCK 473, LOT 1
 49 SOUTH AVENUE WEST (CR 610) AND LINCOLN AVENUE WEST
 TOWNSHIP OF CRANFORD
 UNION COUNTY, NJ

5. ZONE: ORC (OFFICE RESIDENTIAL CHARACTER)

6. EXISTING USE: AUTOMOBILE SERVICE STATION (NON-PERMITTED USE) (E)

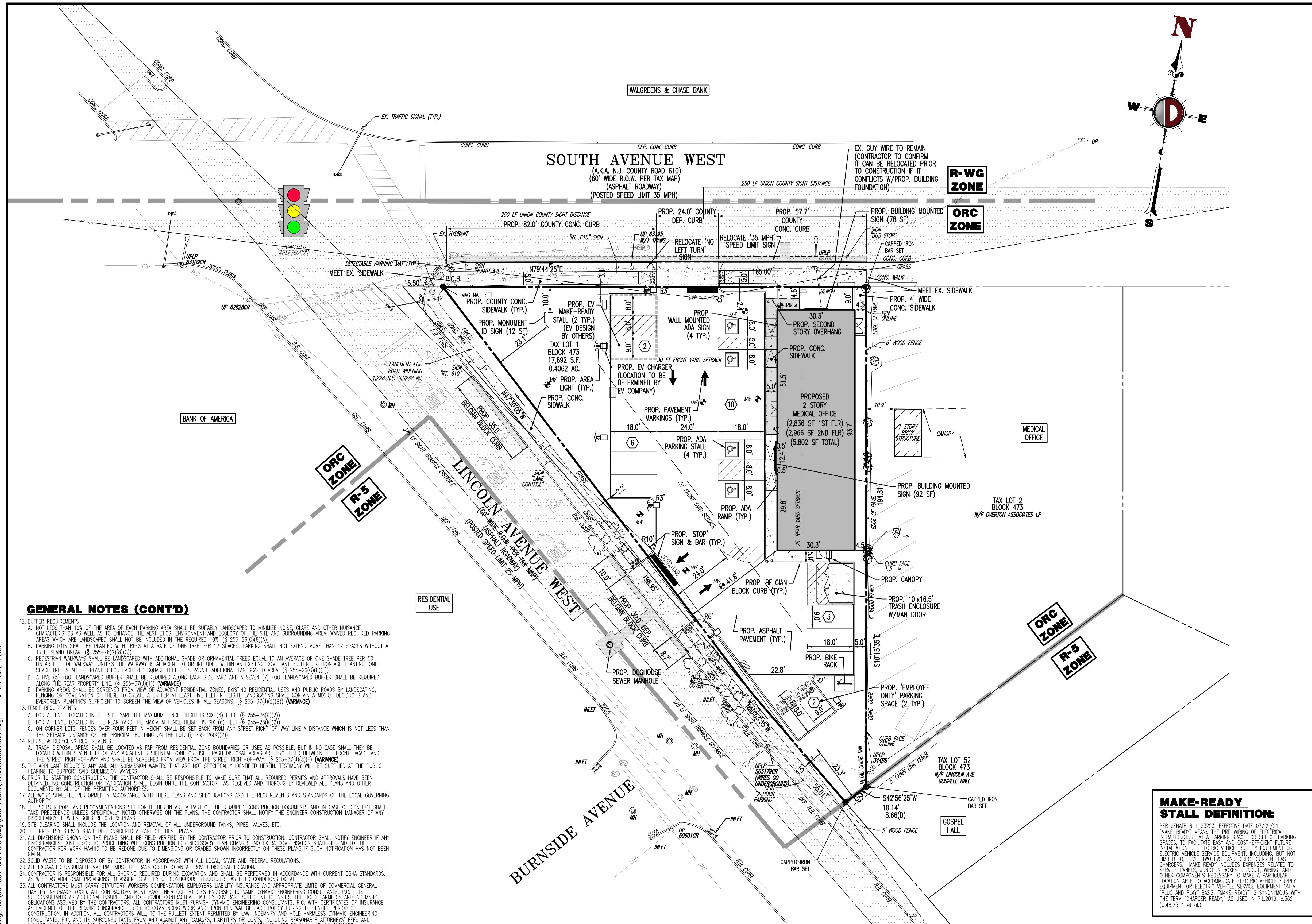
7. PROPOSED USE: URGENT CARE FACILITY (NON-PERMITTED USE) (X(1) VARIANCE)
 PHYSICAL THERAPY OFFICE (NON-PERMITTED USE) (X(1) VARIANCE)
 MULTIPLE USES (VARIANCE)

8. SCHEDULE OF ZONING REQUIREMENTS

ZONE REQUIREMENT	ORC ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF (0.344 AC) [1]	17,892 SF (0.41 AC)	17,892 SF (0.41 AC)
MINIMUM LOT WIDTH	100 FT	194.81 FT	194.81 FT
MINIMUM BUILDING HEIGHT	2.5 STORES/35 FT [2]	< 35 FT	2 STORES / 34'4" 1/2"
MINIMUM FRONT YARD SETBACK (LINCOLN AVE WEST)	30 FT	41.6 FT (E)	41.6 FT (M)
MINIMUM FRONT YARD SETBACK (SOUTH AVE WEST)	30 FT	36.7 FT	4.6 FT (M)
MINIMUM REAR YARD SETBACK	25 FT	4.8 FT (E)	4.5 FT (M)
MINIMUM SIDE YARD SETBACK	10% OF THE LOT WIDTH (10 FT MINIMUM)	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK	20% OF THE LOT WIDTH (20 FT MINIMUM)	N/A	N/A
MINIMUM DISTANCE FROM BUILDING TO 1 OR 2 FAMILY RESIDENCE	20 FT	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.5	0.11	0.33 (5,802 SF)
MAXIMUM BUILDING COVERAGE	30%	11.2% (1,982 SF)	16.0% (2,836 SF)
MAXIMUM LOT IMPERVIOUS COVERAGE	75%	86.2% (15,251 SF) (E)	71.9% (12,729 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

[1] THERE SHALL BE ONE PRINCIPAL BUILDING PER LOT AND NO BUILDING SHALL CONTAIN MORE THAN 6,500 SQUARE FEET OF BUILDING AREA PER LOT. (§ 255-37(U)(3)(E) (COMPLEXES)
 [2] ALL NEW BUILDINGS AND ANY EXISTING BUILDINGS THAT ARE EXPANDED SHALL CONTAIN AT LEAST TWO STORES ABOVE GRADE. (§ 255-37(U)(3)(C) (COMPLEXES)



- ### GENERAL NOTES (CONT'D)
12. BUFFER REQUIREMENTS
 A. NOT LESS THAN 10% OF THE AREA OF EACH PARKING AREA SHALL BE SUITABLY LANDSCAPED TO MINIMIZE NOISE, GLARE AND OTHER NUISANCE CHARACTERISTICS AS WELL AS TO ENHANCE THE AESTHETICS, ENVIRONMENT AND ECOLOGY OF THE SITE AND SURROUNDING AREA. WAIVED REQUIRED PARKING AREAS WHICH ARE LANDSCAPED SHALL NOT BE INCLUDED IN THE REQUIRED 10%. (§ 255-26(G)(4)(A))
 B. PARKING LOTS SHALL BE PLANTED WITH TREES AT A RATE OF ONE TREE PER 12 SPACES. PARKING SHALL NOT EXTEND MORE THAN 12 SPACES WITHOUT A TREE ISLAND BREAK. (§ 255-26(G)(8)(C))
 C. PEDESTRIAN WALKWAYS SHALL BE LANDSCAPED WITH ADDITIONAL SHADE OR ORNAMENTAL TREES EQUAL TO AN AVERAGE OF ONE SHADE TREE PER 50 LINEAR FEET OF WALKWAY. UNLESS THE WALKWAY IS ADJACENT TO AN EXISTING COMPLIANT BUFFER OR FRONTAGE PLANTING, ONE SHADE TREE SHALL BE PLANTED FOR EACH 200 SQUARE FEET OF SEPARATE ADDITIONAL LANDSCAPED AREA. (§ 255-26(G)(8)(D))
 D. A FIVE (5) FOOT LANDSCAPED BUFFER SHALL BE REQUIRED ALONG EACH SIDE YARD AND A SEVEN (7) FOOT LANDSCAPED BUFFER SHALL BE REQUIRED ALONG THE REAR PROPERTY LINE. (§ 255-37(U)(1)) (VARIANCE)
 E. PARKING AREAS SHALL BE SCREENED FROM VIEW OF ADJACENT RESIDENTIAL ZONES, EXISTING RESIDENTIAL USES AND PUBLIC ROADS BY LANDSCAPING, FENCING OR COMBINATION OF THESE TO CREATE A BUFFER AT LEAST FIVE FEET. BUFFER OR LANDSCAPING SHALL CONTAIN MAXIMUM OF DECIDUOUS AND EVERGREEN PLANTINGS SUFFICIENT TO SCREEN THE VIEW OF VEHICLES IN ALL SEASONS. (§ 255-37(U)(2)(B)) (VARIANCE)
13. FENCE REQUIREMENTS
 A. FOR A FENCE LOCATED IN THE SIDE YARD THE MAXIMUM FENCE HEIGHT IS SIX (6) FEET. (§ 255-26(K)(2))
 B. FOR A FENCE LOCATED IN THE REAR YARD THE MAXIMUM FENCE HEIGHT IS SIX (6) FEET. (§ 255-26(K)(2))
 C. ON CORNER LOTS, FENCES OVER FOUR FEET IN HEIGHT SHALL BE SET BACK FROM ANY STREET RIGHT-OF-WAY LINE A DISTANCE WHICH IS NOT LESS THAN THE SETBACK DISTANCE OF THE PRINCIPAL BUILDING. (§ 255-26(K)(2))
14. REFUSE & RECYCLING REQUIREMENTS
 A. TRASH DISPOSAL AREAS SHALL BE LOCATED AS FAR FROM RESIDENTIAL ZONE BOUNDARIES OR USES AS POSSIBLE, BUT IN NO CASE SHALL THEY BE LOCATED WITHIN SEVEN FEET OF ANY ADJACENT RESIDENTIAL ZONE OR USE. TRASH DISPOSAL AREAS SHALL BE LOCATED WITHIN THE FRONT YARD AND THE STREET RIGHT-OF-WAY AND SHALL BE SCREENED FROM VIEW FROM THE STREET RIGHT-OF-WAY. (§ 255-37(U)(3)(F) (VARIANCE)
 15. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
16. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR PAVEMENT SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
18. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
19. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
20. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
21. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NECESSARY PLAN CHANGES, NO EXTRA CONSIDERATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE FIELD CORRECTED DUE TO DIMENSIONS OR GRACES SHOWN INCORRECT ON THESE PLANS. SUCH NOTIFICATION HAS NOT BEEN GIVEN.
22. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
23. ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
24. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS OF CONTRACT DOCUMENTS, AS FIELD CONDITIONS DICTATE.
25. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. (CGI). ALL CONTRACTORS MUST HAVE THEIR CGI POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBSIDIARIES AS ADDITIONAL INSURED AND TO PROVIDER CONTRACTOR'S LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVER FOR COMMENCEMENT OF WORK AND UPON COMPLETION OF EACH DURING THE COURSE OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND SUBSIDIARIES FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
26. NEITHER THE PROFESSIONAL ACTS OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONTRACTORS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING SUPERVISION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY THE GENERAL CONTRACTOR, AGENCIES, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL. THE CONTRACTOR HAS NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF COMMERCIAL LIABILITY INSURANCE.
27. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY. ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
28. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
29. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO THOSE AGREEMENTS.
30. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED AND ALL CONFESSED AND ALL OTHER DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND POWER DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
31. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
32. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
33. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
34. CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING. THE TIME OF THE SITE PLAN DESIGN, AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFORMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. HANDICAPPED PARKING SPACES AND THE ASSOCIATED DRIVEWAYS AND ACCESSIBLE ROUTE MUST COMPLY WITH ADA STANDARDS. THE HANDICAPPED PARKING SPACES MUST BE LOCATED AS THE INBOARD SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

SIGNAGE CHART

SIGN	ORC ZONE SIGN REQUIREMENTS	EXISTING	PROPOSED
FREESTANDING	NUMBER OF SIGNS:	ONE (1)	NUMBER OF SIGNS: ONE (1)
	MINIMUM SIGN AREA:	12 SF	N/A
	MINIMUM SIGN HEIGHT:	6 FT	6 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS:	ONE (1) SIGN PER FACADE	NUMBER OF SIGNS: ONE (1) SIGN PER WALL
	MINIMUM FACADE SIGN AREA:	10% OF THE FACADE	N/A
	NORTH FACADE:	= (+/- 1,050 SF) [10%]	NORTH FACADE:
WEST FACADE:	= (+/- 2,783 SF) [10%]	WEST FACADE:	92 SF
SOUTH FACADE:	= (+/- 1,045 SF) [10%]	WEST FACADE:	N/A
MINIMUM SIGN SETBACK:	150 FT [1]	SIGN SETBACK:	23.3 FT
MINIMUM SIGN SETBACK:	6 INCHES	MINIMUM SIGN SETBACK:	< 6 INCHES

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

SIGN NOTES:
 1. WALL MOUNTED SIGNAGE SHALL NOT BE LOCATED LESS THAN 150 FEET FROM A RESIDENTIAL ZONE (§ 255-26(J)(4)(B)(3))
 2. MAXIMUM OF ONE (1) FREESTANDING SIGN, IN ADDITION TO ANY DIRECTIONAL SIGNS FOR LOTS WITH LESS THAN 300 FEET OF STREET FRONTAGE. (§ 255-26(J)(4)(F)(1))
 3. INTERIOR ILLUMINATION OF FREESTANDING SIGNS IS PROHIBITED. (§ 255-26(J)(4)(F)(3))
 4. SIGNS POSTED ONTO MUNICIPAL PROPERTY WITHOUT THE CONSENT OF THE GOVERNING BODY ARE PROHIBITED. (§ 255-26(J)(2)(G))
 5. BUILDING MOUNTED AND FREESTANDING SIGN TO BE EXTERNALLY ILLUMINATED AND TURNED OFF ONE HOUR AFTER CLOSE OF BUSINESS.

MAKE-READY STALL DEFINITION:

PER SENATE BILL S3223, EFFECTIVE DATE 07/09/21
 MAKE-READY MEANS THE PRE-WIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE OR SET OF PARKING SPACES, TO FACILITATE FAST AND COST-EFFECTIVE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EXES AND UNDERGROUND FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. MAKE-READY IS SYNONYMOUS WITH THE TERM "CHARGER READY," AS USED IN P.L.2019, c.362 (L.48:25-1 et al.).

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1904 Main Street
 Lake Como, NJ 07719
 Tel: 973.974.9198
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PROJECT: NAKT REAL ESTATE HOLDINGS, LLC
PROPOSED MEDICAL BUILDING
 BLOCK 473, LOT 1
 49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
 TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

TITLE: SITE PLAN

JOB No: 4087-99-001 DATE: 02/21/2022
 DRAWN BY: DJB SCALE: (H) 1"=20'
 DESIGNED BY: MPD (V)
 CHECKED BY: JPH SHEET No:
 CHECKED BY: -

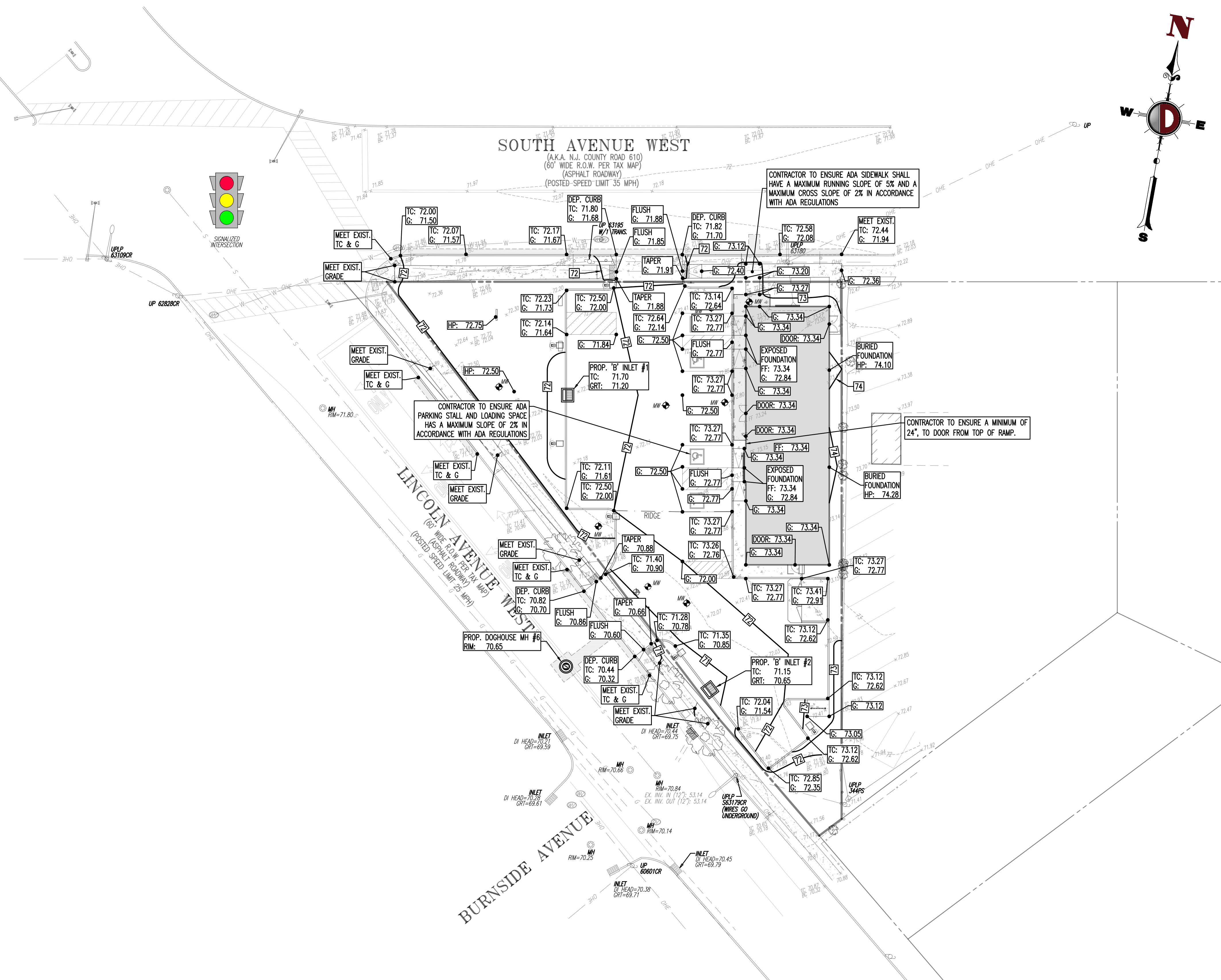
JAMES E. HENRY PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 49266

JOHN A. PALUS PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41975

PROTECT YOURSELF
 ALL CIVIL REQUIREMENT OF
 PERMITS TO CONSTRUCTION
 SHALL BE OBTAINED BY THE
 APPLICANT PRIOR TO THE
 START OF CONSTRUCTION.

Rev. # 2

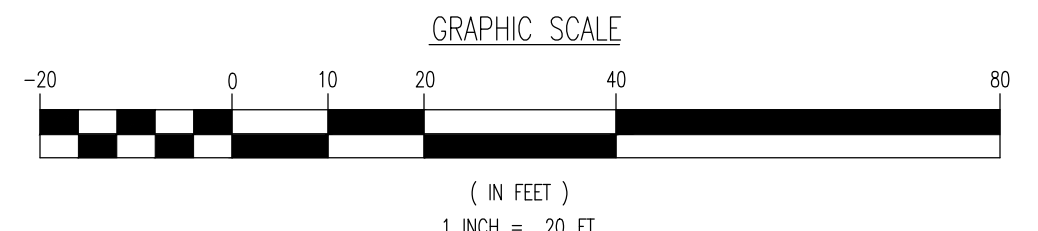
Product Ver: 24.1s (LMS Tech) - Product Ver: 24.1s (LMS Tech)
 File: \\p:\proj\loc\defolders\proj\4087_nakt_real_estate_holdings\lic_99-001_cantora\dwg\Site\194-08799001\SGC.dwg, ----> 05 GRADING PLAN



- ### GRADING NOTES
- 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 MODIFIED PROCTOR MAXIMUM DENSITY PER AASHTO T-99. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPARISON 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 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.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND, GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT TO PREVENT FLOODING. 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.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6\"/>

- ### ADA NOTES
- ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (NJAC 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. (1.5% MAX. FOR NEW CONSTRUCTION)
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/2\"/>
- CURB RAMP**
- SLOPE: 1:12 (8.33%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PAVEMENT CROSS RAMP)
 - BOTTOM LANDING: 48\"/>
- ACCESSIBILITY 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)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/2\"/>
- RAMPS**
- SLOPE: 1:12 (8.33%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - EXISTING RAMPS: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6\"/>

ALL EXCAVATED MATERIAL TO BE REMOVED FROM SITE. NO MATERIAL IS TO BE STORED ON TOWNSHIP PROPERTY. ALL SOIL DISTURBANCE SHALL BE DONE AS SET FORTH BY SUBSECTION 351.



GRADING/UTILITY GRAPHIC LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)		UTILITY		SPOT ELEVATIONS
	OFF-SITE PROPERTY LINES		UGET		EXIST. GUTTER ELEV.
	EXIST. GUY WIRE		EXIST. SANITARY SEWER LINE		PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. LIGHT POLE		EXIST. STORM DRAIN LINE		PROP. FINISHED FLOOR ELEV.
	EXIST. BUILDING LIGHT		PROP. STORM DRAIN LINE		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. COBBLE LIGHT POLE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ HIGH SIDE OF EXTENDED CURB & (6) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. TRAFFIC SIGNAL POLE		PROP. SANITARY SEWER LINE		PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. MANHOLE		PROP. STORM DRAIN LINE		
	EXIST. 'A' INLET		PROP. STORM DRAIN LINE		
	EXIST. 'B' INLET		PROP. STORM DRAIN LINE		
	EXIST. 'C' INLET		PROP. STORM DRAIN LINE		
	EXIST. YARD INLET		PROP. STORM DRAIN LINE		
	EXIST. FLARED END SECTION		PROP. STORM DRAIN LINE		
	EXIST. HEADWALL		PROP. STORM DRAIN LINE		
	EXIST. UTILITY POLE		PROP. STORM DRAIN LINE		
	EXIST. MONITORING WELL		PROP. STORM DRAIN LINE		
	APPROX. TEST PIT LOCATION		PROP. STORM DRAIN LINE		
	PROP. WATER VALVE		PROP. STORM DRAIN LINE		
	PROP. GAS VALVE		PROP. STORM DRAIN LINE		
	PROP. STORM CLEANOUT		PROP. STORM DRAIN LINE		
	PROP. SANITARY CLEANOUT		PROP. STORM DRAIN LINE		
	PROP. AREA LIGHT		PROP. STORM DRAIN LINE		
	PROP. OUTLET CONTROL STRUCTURE		PROP. STORM DRAIN LINE		
	PROP. DRAINAGE MANHOLE		PROP. STORM DRAIN LINE		
	PROP. SANITARY SEWER MANHOLE		PROP. STORM DRAIN LINE		
	PROP. 'A' INLET		PROP. STORM DRAIN LINE		
	PROP. 'B' INLET		PROP. STORM DRAIN LINE		
	PROP. 'C' INLET		PROP. STORM DRAIN LINE		
	PROP. WATER SHUT OFF VALVE		PROP. STORM DRAIN LINE		
	PROP. TELEPHONE BOX		PROP. STORM DRAIN LINE		
	PROP. CABLE TV BOX		PROP. STORM DRAIN LINE		
	PROP. HEADWALL		PROP. STORM DRAIN LINE		
	PROP. FLARED END SECTION		PROP. STORM DRAIN LINE		
	PROP. CABLE LINE		PROP. STORM DRAIN LINE		
	PROP. ELECTRIC LINE		PROP. STORM DRAIN LINE		
	PROP. FIBER OPTIC LINE		PROP. STORM DRAIN LINE		
	PROP. GAS LINE		PROP. STORM DRAIN LINE		
	PROP. OVERHEAD WIRES		PROP. STORM DRAIN LINE		
	PROP. TELEPHONE LINE		PROP. STORM DRAIN LINE		
	PROP. WATER LINE		PROP. STORM DRAIN LINE		
	PROP. CABLE LINE		PROP. STORM DRAIN LINE		
	PROP. ELECTRIC LINE		PROP. STORM DRAIN LINE		
	PROP. FIBER OPTIC LINE		PROP. STORM DRAIN LINE		
	PROP. GAS LINE		PROP. STORM DRAIN LINE		
	PROP. OVERHEAD WIRES		PROP. STORM DRAIN LINE		
	PROP. TELEPHONE LINE		PROP. STORM DRAIN LINE		
	PROP. WATER LINE		PROP. STORM DRAIN LINE		
	PROP. UNDERGOUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. STORM DRAIN LINE		
	PROP. SANITARY SEWER LINE		PROP. STORM DRAIN LINE		
	PROP. STORM DRAIN LINE		PROP. STORM DRAIN LINE		
	PROP. MINOR CONTOUR & ELEVATION		PROP. STORM DRAIN LINE		
	PROP. MAJOR CONTOUR & ELEVATION		PROP. STORM DRAIN LINE		
	PROP. FINISH GRADE CONTOUR & ELEVATION		PROP. STORM DRAIN LINE		
	PROP. DIRECTION OF DRAINAGE FLOW ARROW		PROP. STORM DRAIN LINE		

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

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1904 Main Street
Lake Como, NJ 07719
T: 973-974-0198
F: 973-974-3521
www.dynamicoc.com

TITLE: GRADING PLAN

PROJECT: NAKT REAL ESTATE HOLDINGS, LLC
 PROPOSED MEDICAL BUILDING
 BLOCK 473, LOT 1
 49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
 TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB NO: 4087-99-001 **DATE:** 02/21/2022

DRAWN BY: DJB **SCALE:** (H) 1"=20'
(V)

DESIGNED BY: MPD **SHEET NO:**

CHECKED BY: JEH

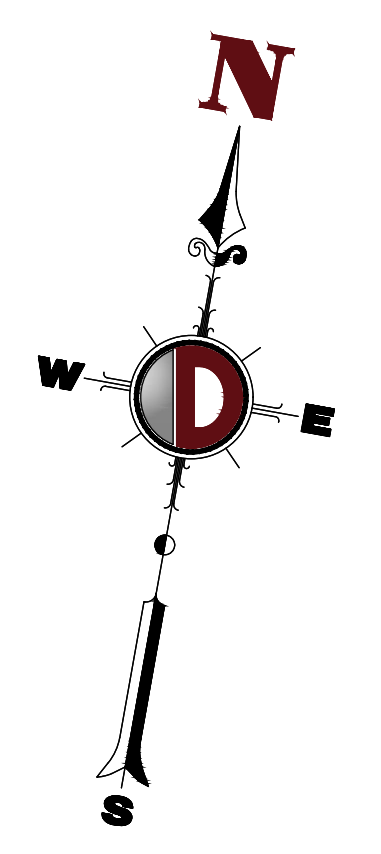
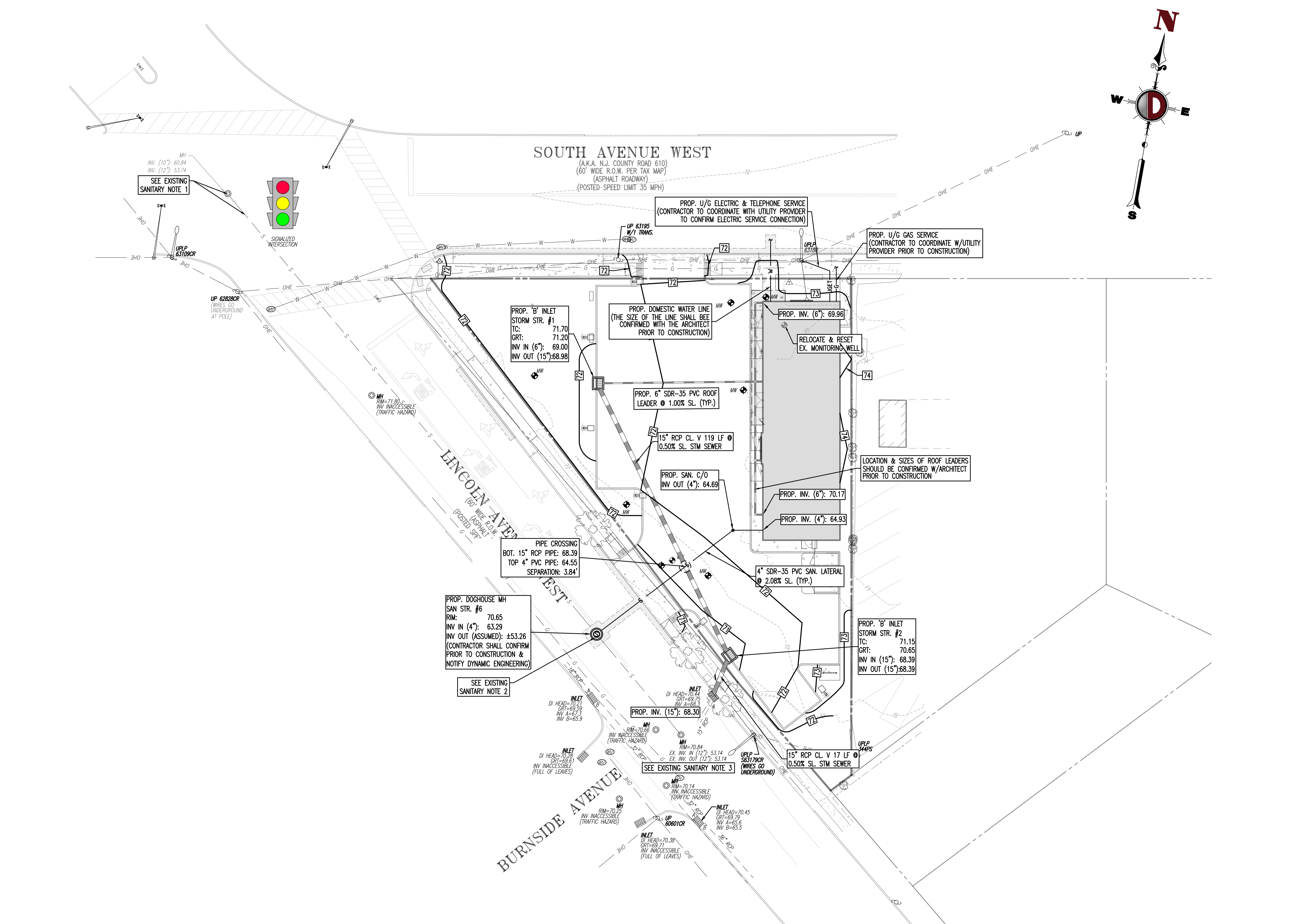
JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 49266

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41975

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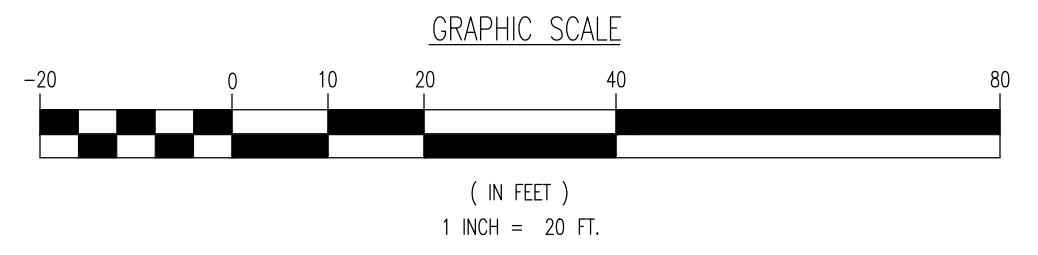
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- ### UTILITY NOTES
1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE 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. INTERFACE 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 SIZES 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. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
 10. 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.
 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 W/ 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.
 14. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
 15. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEAMANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILENT-JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
 16. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILENT-JOINT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
 17. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
 18. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

- ### EXISTING SANITARY NOTES
1. APPROXIMATE LOCATION OF 12" SANITARY SEWER MAIN AND DROP MANHOLE AS PER THE TOWNSHIP OF CRANFORD EXISTING SANITARY SEWERS MAPPING, DATED JANUARY 1977. INVERTS SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 2. THE INVERT OF THE SANITARY SEWER MAIN WAS INTERPOLATED PER THE INFORMATION ON THE TOWNSHIP OF CRANFORD EXISTING SANITARY SEWERS MAPPING, DATED JANUARY 1977. CONTRACTOR TO CONFIRM DEPTH OF SANITARY SEWER MAIN INVERT PRIOR TO CONSTRUCTION. IF THE ELEVATION ON SITE VARIES FROM WHAT IS SHOWN ON THIS PLAN, DYNAMIC ENGINEERING MUST BE CONTACTED IMMEDIATELY.
 3. THE INVERT WAS DETERMINED THROUGH DIFFERENTIAL CALCULATIONS OF THE INFORMATION FROM THE TOWNSHIP OF CRANFORD EXISTING SANITARY SEWERS MAPPING, DATED JANUARY 1977. INVERTS SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- ### NOTES
1. INSTALLATION OF SANITARY MANHOLE IN LINCOLN AVE TO BE COORDINATED WITH CRANFORD DPW AND POLICE PRIOR TO BEGINNING WORK IN R.O.W.
 2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR AND ARCHITECT SHALL CONFIRM THE SIZE, CAPACITY AND CONDITION OF THE EXISTING UTILITIES IN ORDER TO CONFIRM IF THE EXISTING UTILITIES CAN BE UTILIZED FOR THIS DEVELOPMENT.
 3. A ROAD OPENING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION WITHIN THE R.O.W. INCLUDING INSTALLATION OF THE DRIVEWAY APRON, R.O.W. CURBING, R.O.W. SIDEWALK AND SANITARY SEWER CONNECTION.



GRADING/UTILITY GRAPHIC LEGEND			
	PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES
	EXIST. GUY WIRE		EXIST. CABLE LINE
	EXIST. LIGHT POLE		EXIST. ELECTRIC LINE
	EXIST. BUILDING LIGHT		EXIST. ELECTRIC LINE
	EXIST. SHOE BOX LIGHT		EXIST. FIBER OPTIC LINE
	EXIST. COBRA LIGHT POLE		EXIST. GAS LINE
	EXIST. TRAFFIC SIGNAL POLE		EXIST. OVERHEAD WIRES
	EXIST. MANHOLE		EXIST. TELEPHONE LINE
	EXIST. "A" INLET		EXIST. WATER LINE
	EXIST. "B" INLET		EXIST. WATER VALVE
	EXIST. "C" INLET		EXIST. GAS VALVE
	EXIST. YARD INLET		EXIST. STORM CLEANOUT
	EXIST. FLARED END SECTION		EXIST. SANITARY CLEANOUT
	EXIST. HEADWALL		EXIST. AREA LIGHT
	EXIST. UTILITY POLE		EXIST. GAS VALVE
	EXIST. MONITORING WELL		EXIST. SANITARY MANHOLE
	APPROX. TEST PIT LOCATION		EXIST. SANITARY MANHOLE
	EXIST. FIRE HYDRANT		EXIST. STORM DRAIN LINE
	EXIST. WATER VALVE		EXIST. STORM DRAIN LINE
	EXIST. GAS VALVE		EXIST. STORM DRAIN LINE
	EXIST. ELECTRIC BOX		EXIST. STORM DRAIN LINE
	EXIST. CLEAN OUT		EXIST. STORM DRAIN LINE
	EXIST. WELL		EXIST. STORM DRAIN LINE
	EXIST. WATER SHUT OFF VALVE		EXIST. STORM DRAIN LINE
	EXIST. CABLE TV BOX		EXIST. STORM DRAIN LINE
	EXIST. HEADWALL		EXIST. STORM DRAIN LINE
	EXIST. UTILITY POLE		EXIST. STORM DRAIN LINE
	EXIST. UTILITY POLE		EXIST. STORM DRAIN LINE

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TITLE: DRAINAGE & UTILITY PLAN		JOB No: 4087-99-001		DATE: 02/21/2022
PROJECT: NAKT REAL ESTATE HOLDINGS, LLC PROPOSED MEDICAL BUILDING		DRAWN BY: DJB		SCALE: (H) 1"=20' (V)
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY		DESIGNED BY: MPD		SHEET No:
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> JAMES E. HENRY PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 49266 </div> <div style="text-align: center;"> JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41975 </div> </div>		CHECKED BY: JEH		6
		<div style="display: flex; justify-content: space-between;"> <div style="font-size: x-small;"> ALL UTILITIES REQUIRE VERIFICATION BY CONTRACTOR. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. </div> <div style="font-size: x-small;"> FOR STATE OFFICIALS: DIRECT PHONE NUMBERS: 908-734-3333 WWW.CALL811.COM </div> </div>		Rev. # 2

THIS PLAN IS 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 ALLOWANCE. 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 FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES...
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 FOR A VIGOROUS GROWING CONDITION PROVIDED SUCH IS MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSFUL PLANTING SEASON...
6. INsofar as it is PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROJECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY...
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. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS...
9. PLANTS SHALL NOT BE PLANTED WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY...
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION...
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS...
12. ALL PLANTS PLUMBS AND STRAIGHT, SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT...
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING. UTILIZE CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (7" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES...
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT...
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS...
16. ALL PLANTING AREAS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE-SHREDED HARDWOOD BARK MULCH...
17. NEW PLANTING AREAS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE-SHREDED HARDWOOD BARK MULCH...
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED...
19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL, SEED SOIL STABILIZATION METHOD.

Table with columns: TYPE, PLANTS, DATES. Lists various plant types and their planting schedules.

PLANTING SPECIFICATIONS

- 1. SCOPE OF WORK: THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE...
2. MATERIALS: 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...
3. FERTILIZER AND SOIL CONDITIONER: ALL PLANTS SHALL BE HEAVILY OR NORMAL GROWN, WELL ROOTED, FREE FROM DISEASE AND INSECTS...
4. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE...
5. WEEDING: ALL PLANTS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF...
6. TOPSOILING: CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS...
7. SOIL CONDITIONING: CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6"...
8. PLANTING: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB...
9. GROUND COVER: ALL GROUND COVER AREAS SHALL BE TREATED WITH A 4" LAYER OF HUMUS BAKED INTO THE TOP 1" OF PREPARED SOIL...
10. FINISH GRADING: ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE...
11. IRRIGATION: CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN & BED AREAS...
12. CLEAN UP: UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS...

LANDSCAPING NOTES

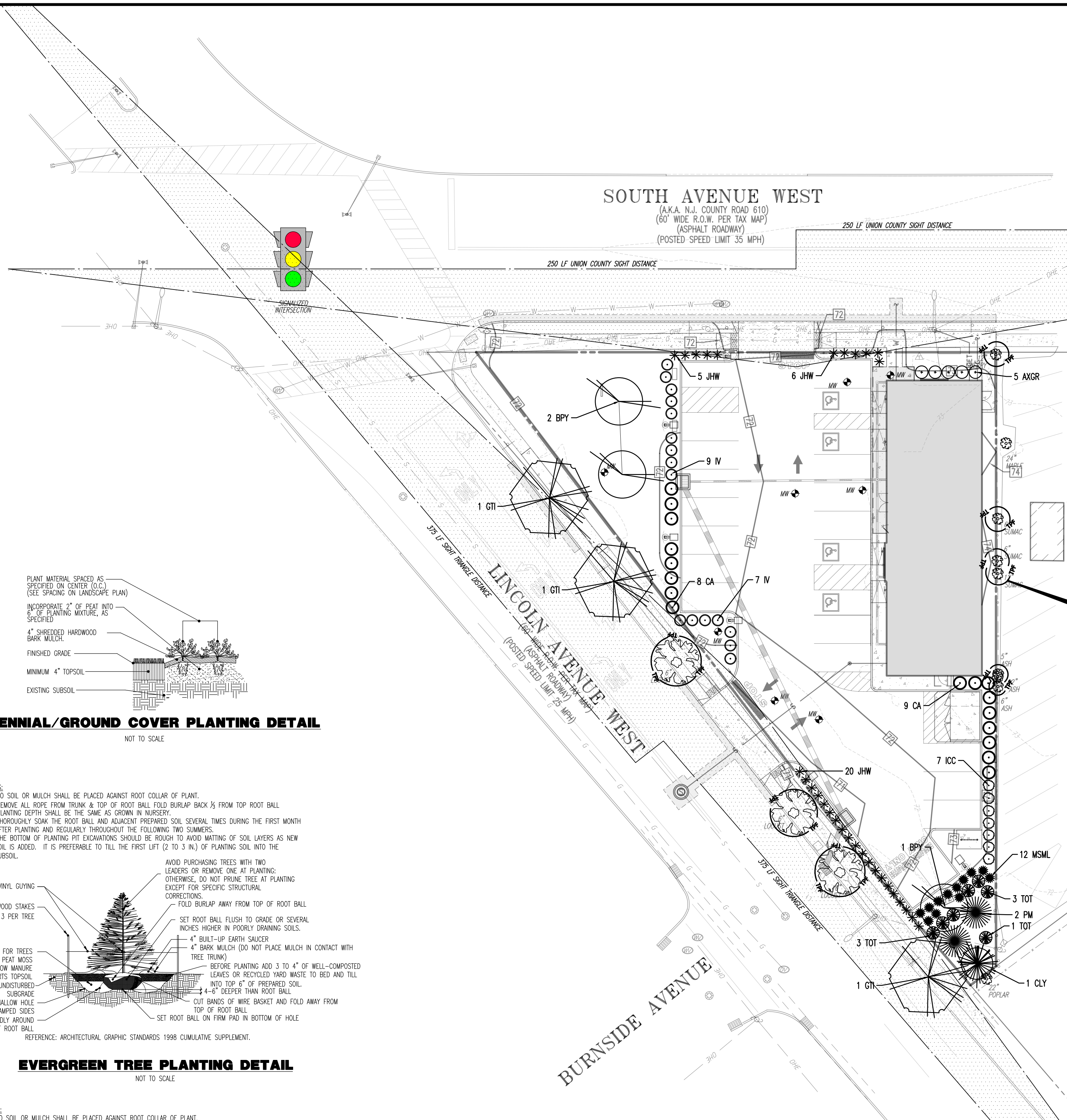
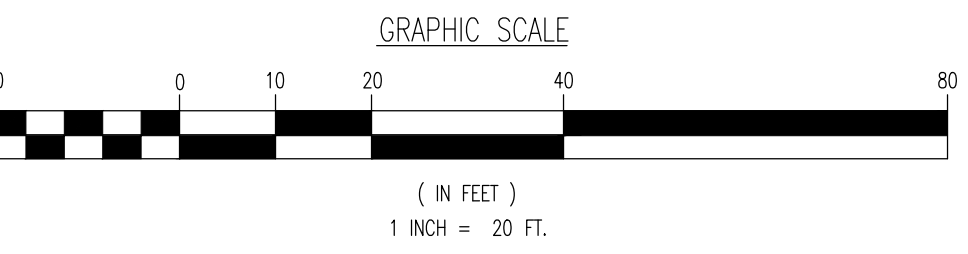
- A. STREET TREES SHALL BE REQUIRED IN ALL RESIDENTIAL AND NONRESIDENTIAL ZONES...
B. OFF-STREET PARKING AREAS SHALL BE EFFECTIVELY SCREENED BY A BERM, FENCE OR WALL...
C. PARKING LOTS SHALL BE PLANTED WITH TREES AT A RATE OF ONE TREE PER 12 SPACES...
D. IN THE ORC ZONE, A FIVE-FOOT LANDSCAPED BUFFER SHALL BE REQUIRED ALONG EACH SIDE YARD...
E. THE APPLICANT SHALL REPLACE DEAD PLANTS ON SITE WITH LANDSCAPING INDICATED IN THIS PLAN.

PROP. TREE PROTECTION FENCE

LANDSCAPE SCHEDULE table with columns: KEY, QTY, BOTANICAL NAME, COMMON NAME, SIZE, REMARKS. Lists various plant species and quantities.

IRRIGATION NOTE:

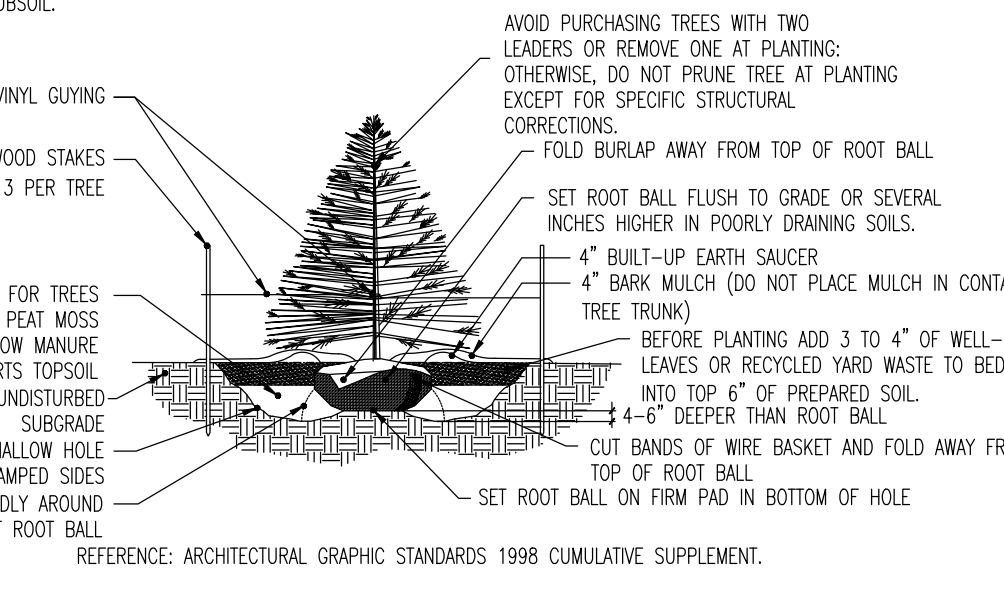
CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN & BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL... CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT...



PERENNIAL/GROUND COVER PLANTING DETAIL

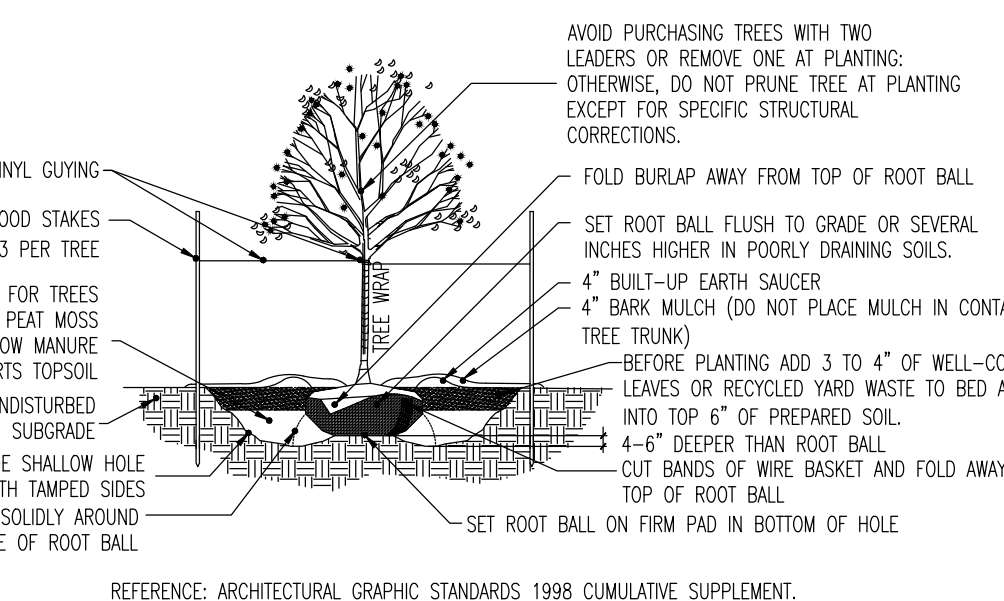


- NOTES: 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT...
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL...
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY...
4. THOROUGHLY SOMM THE ROOT BALL AND ADJACENT PREPARED SOIL...
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS...



EVERGREEN TREE PLANTING DETAIL

- NOTES: 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT...
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL...
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY...
4. THOROUGHLY SOMM THE ROOT BALL AND ADJACENT PREPARED SOIL...
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS...



DECIDUOUS TREE PLANTING DETAIL

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL



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DYNAMIC ENGINEERING logo and contact information including address, phone, and website.

LANDSCAPE PLAN title block containing project name (NAKT REAL ESTATE HOLDINGS, LLC), project location, and professional engineer signatures (JAMES E. HENRY, JOHN A. PALUS).

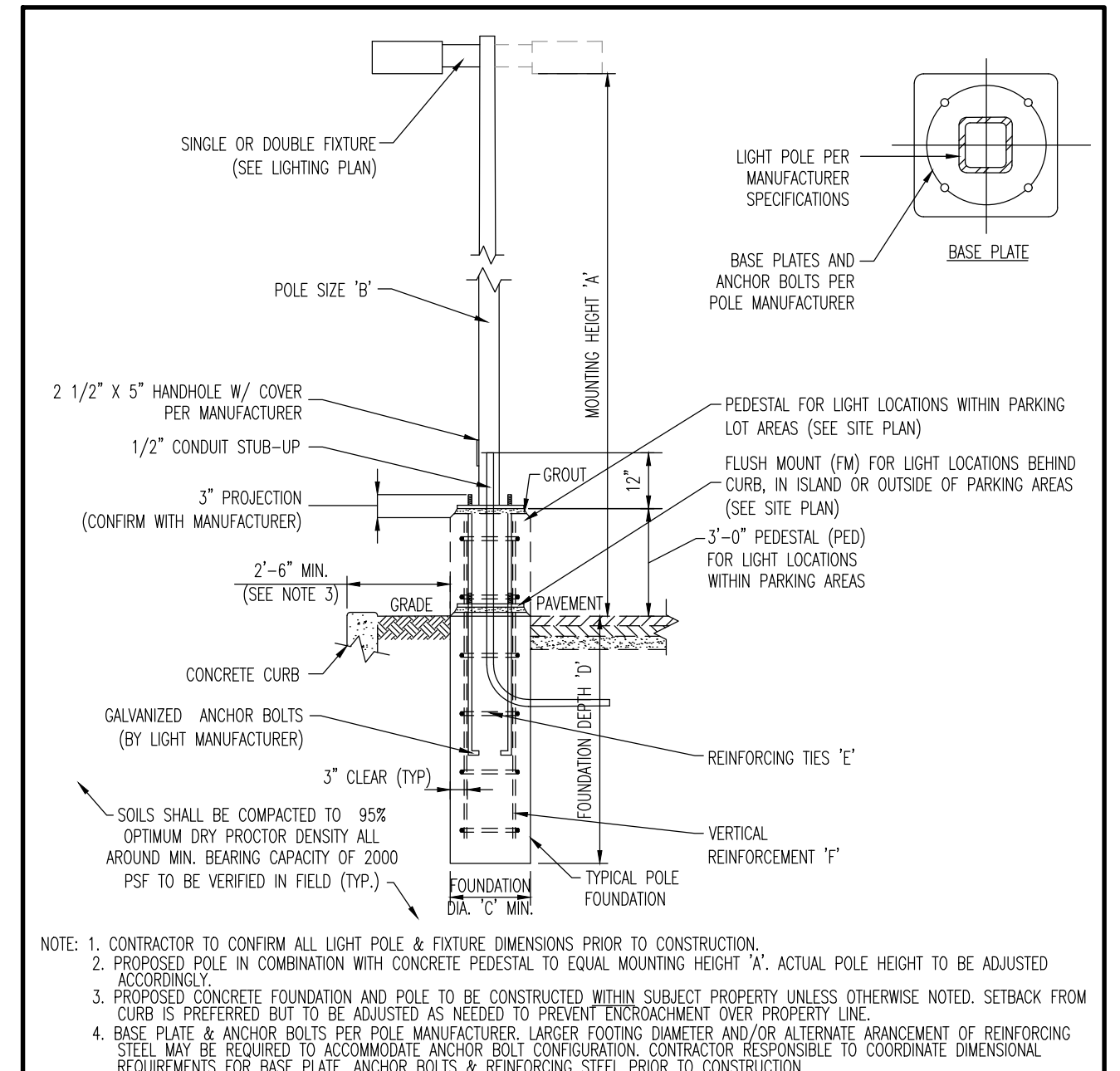
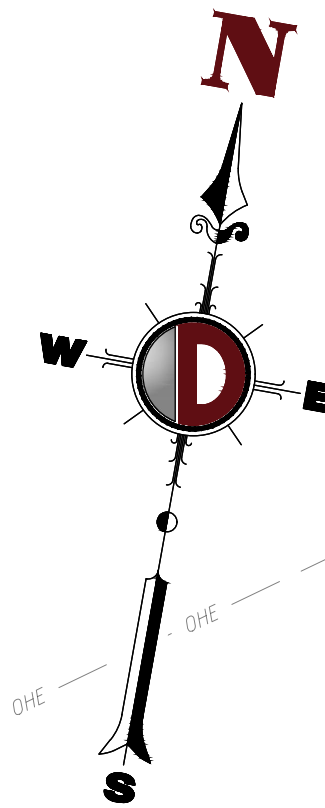
Vertical text on the left margin containing file paths and project information.

TOWNSHIP LIGHTING NOTES

A. LIGHTING SHALL BE LOCATED NO CLOSER THAN EIGHT FEET TO ADJOINING RESIDENTIAL DISTRICTS OR USES AND SHALL NOT EXCEED EIGHT FEET IN HEIGHT. LIGHTING SHALL BE DESIGNED TO AVOID UP-LIGHTING OR HALO EFFECT WITH FIXTURES INCORPORATING SHIELDING/CUTOFFS TO PREVENT SPILLAGE OFF SITE AND ON ADJACENT RESIDENTIAL PROPERTIES. (§255-37.3.6) (VARIANCE)

GENERAL NOTES

- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION 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 GUDERAL POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.



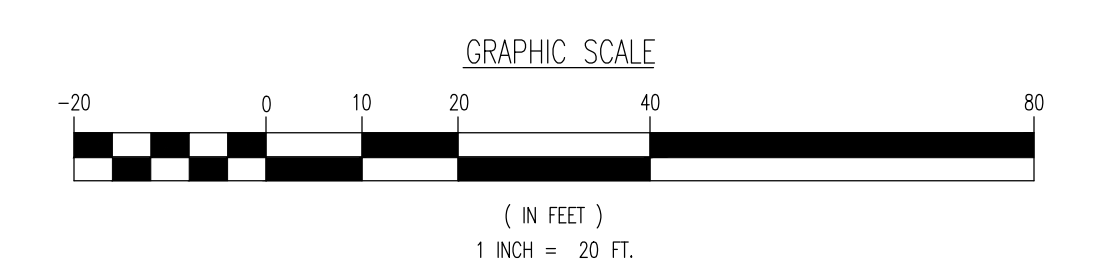
- CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
- PROPOSED POLE IN COMBINATION WITH CONCRETE PEDESTAL TO EQUAL MOUNTING HEIGHT 'A'. ACTUAL POLE HEIGHT TO BE ADJUSTED ACCORDINGLY.
- PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
- BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

LIGHT POLE FOUNDATION SCHEDULE	
MOUNTING HEIGHT ABOVE GRADE 'A'	10'-12'
POLE DIA. 'B'	6" SQUARE (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE
FOUNDATION DIAMETER 'C'	18" DIA. ROUND
FOUNDATION DEPTH 'D'	6'
REINFORCING TIES 'E'	#4 @ 16" O.C.
VERTICAL REINFORCEMENT 'F'	(6) #5 BARS EQUALLY SPACED

- SOIL NOTES**
- FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 SF PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
 - SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.
- CONCRETE NOTES**
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
 - ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
 - ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
 - REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE A.C.I. AND UNIFORM BUILDING CODE.

AREA LIGHT DETAIL
NOT TO SCALE

SEE SHEET 13 OF 17 FOR LIGHTING SPECIFICATIONS



STATISTICAL AREA SUMMARY							
Label	Calc/Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVEMENT	Illuminance	Fc	2.85	15.1	0.4	7.13	19.00
PARKING	Illuminance	Fc	3.00	1	0.7	4.29	14.86
SIDEWALK	Illuminance	Fc	1.77	2.7	0.7	2.53	3.86
PROPERTY LINE	Illuminance	Fc	0.85	12.8	0.0	N/A	N/A

LIGHTING LUMINAIRE SCHEDULE									
SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
⊗	6	A-FT	70 W	10 FT	SINGLE	1.0	LSI INDUSTRIES	LED LIFESTYLE SMALL DECORATIVE AREA LIGHT 3500K - FORWARD THROW	IXLS-FT-LED-SS-WW.ies
⊠	4	WS	20 W	10 FT	SINGLE	1.0	DECO LIGHTING	DB09-LED-20-40-UNV-T5.ies	

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 1.0 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 DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

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DATE: 02/21/2022

SCALE: (H) 1"=20'
(V)

SHEET No: 8

OF 17

Rev. # 2

TITLE: LIGHTING PLAN

PROJECT: NAKT REAL ESTATE HOLDINGS, LLC
PROPOSED MEDICAL BUILDING
BLOCK 473, LOT 1
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No: 4087-99-001

DRAWN BY: DJB

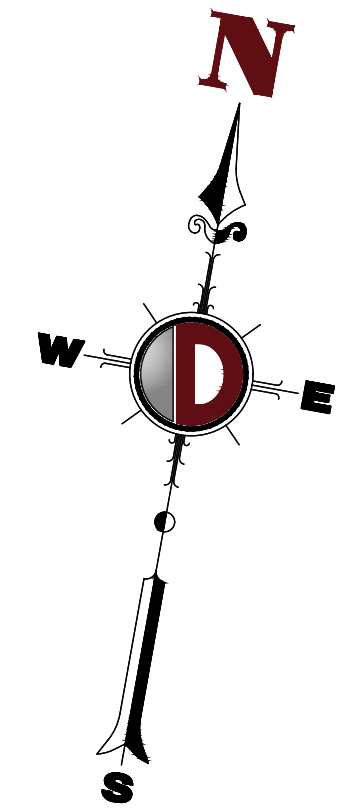
DESIGNED BY: MPD

CHECKED BY: JEH

JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

JOHN A. PALUS
PROFESSIONAL ENGINEER
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SEQUENCE OF CONSTRUCTION:

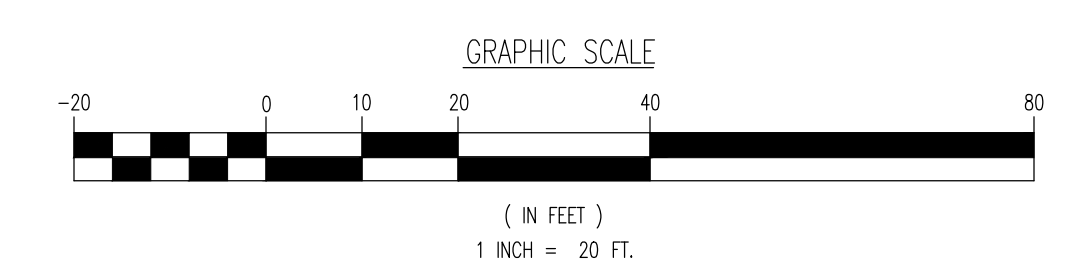
- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERMETER HAY BALES AND SILT FENCING. (1 DAY)
- PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION. (1 WEEK)
- PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES. (2 WEEKS)
- PHASE 4: EXCAVATE FOR BUILDING FOUNDATION. (2 WEEKS)
- PHASE 5: COMPLETE BUILDING CONSTRUCTION. (2 - 3 MONTHS)
- PHASE 6: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES. (2 WEEKS)
- PHASE 7: FINAL GRADING ON SITE. (2 WEEKS)
- PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (2 WEEKS)
- PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERMETER HAY BALES, SILT FENCING AND TREE PROTECTION FENCING. (2 WEEKS)

SEE SHEET 10 OF 17 FOR SOIL EROSION NOTES & DETAILS

LIMIT OF DISTURBANCE = 21,044 SF. (0.483 Ac.)

EROSION CONTROL LEGEND

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



NOTE: PER SECTION 19-2 IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, "URBAN REDEVELOPMENT AREAS" ARE EXEMPT FROM COMPACTION REMEDIATION REQUIREMENTS. PER NJDEP GEOWEB MAPPING, THE SITE IS LOCATED IN THE PA-1 METROPOLITAN PLANNING AREA. THEREFORE, THE SITE IS CONSIDERED EXEMPT FROM THE COMPACTION REMEDIATION REQUIREMENTS.

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Allen, Texas T: 972.234.2100 | Austin, Texas T: 512.444.2444 | Houston, Texas T: 281.799.4400 | Colton Beach, Florida T: 361.921.8570
Newtown, Pennsylvania T: 287.685.0274 | Philadelphia, Pennsylvania T: 215.253.4888 | Baltimore, Pennsylvania T: 410.598.4400

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC
PROPOSED MEDICAL BUILDING**

49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No: 4087-99-001 DATE: 02/21/2022
DRAWN BY: DJB SCALE: (H) 1"=20'
(V)
DESIGNED BY: MPD SHEET No:
CHECKED BY: JEH
CHECKED BY: -

JAMES E. HENRY PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

JOHN A. PALUS PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

9

OF 17
Rev. # 2

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ARE LOCATED AT THE SITE, PLEASE
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UTILITY LOCATING SERVICE AT 811.
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Plotted: 09/16/22 - 4:30 PM, By: aboyd, Product Ver: 24.1s (LMS Tech) - Project: 09 SOIL EROSION & SEDIMENT CONTROL PLAN
 File: \\vepc.local\cadd\projects\4087_nakt_real_estate_holdings\ic_99-001_cranford\dwg\Site Plans\0408799001SEZ.dwg, ic_99-001_cranford.dwg

STANDARD FOR STABILIZATION WITH MULCH ONLY

- 1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING...

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING...

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING...

STANDARD FOR DUST CONTROL

DEFINITION - THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.
PURPOSE - TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF- SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

WHERE APPLICABLE - THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY.
VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOG.
SEAL-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOOR SOILS). KEEP TRAFFIC OFF THESE AREAS.

Table with 4 columns: Material, Water Dilution, Type of Nozzle, and Apply Gallons/Acre. Rows include Anionic Asphalt, Emulsion, Latex Emulsion, and Resin in Water.

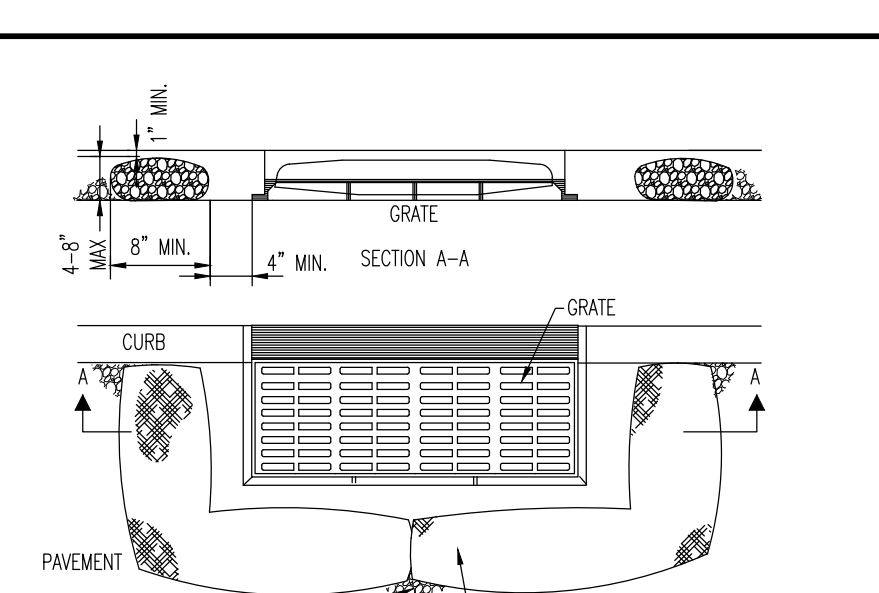
TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS.
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
BARRIERS - SOILD BOARD FENCES, SNOW FENCES, BURAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

SOIL COMPACTION MITIGATION NOTES

- 1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. 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.).

HAYBALE SEDIMENT BARRIER DETAIL

NOT TO SCALE



NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.

SILT FENCE DETAIL

NOT TO SCALE

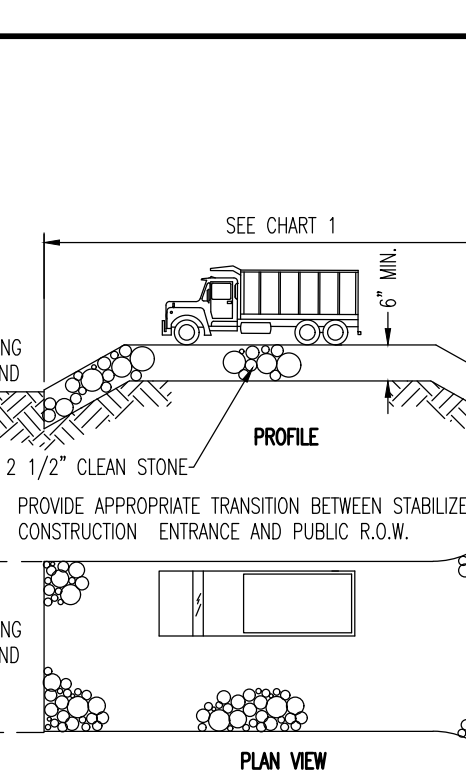
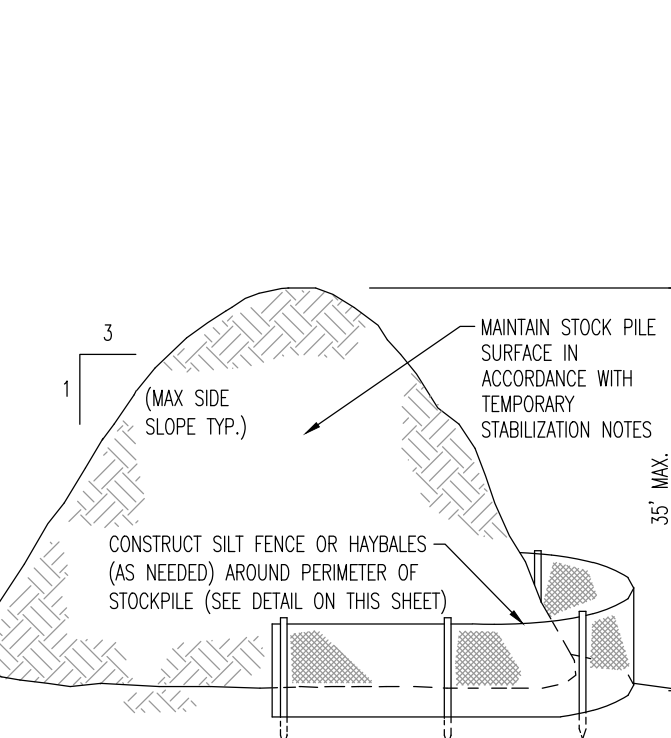


Table with 2 columns: Percent Slope of Roadway and Length of Stone Required. Rows include 0 to 2%, 2 to 5%, and >5%.

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

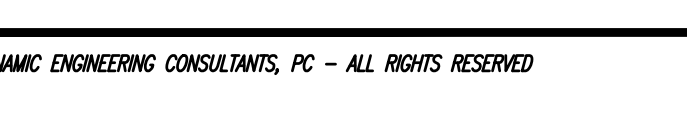
NOT TO SCALE



ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.

INLET FILTER DETAIL

NOT TO SCALE



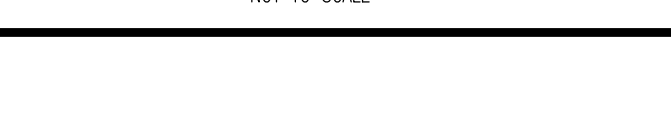
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



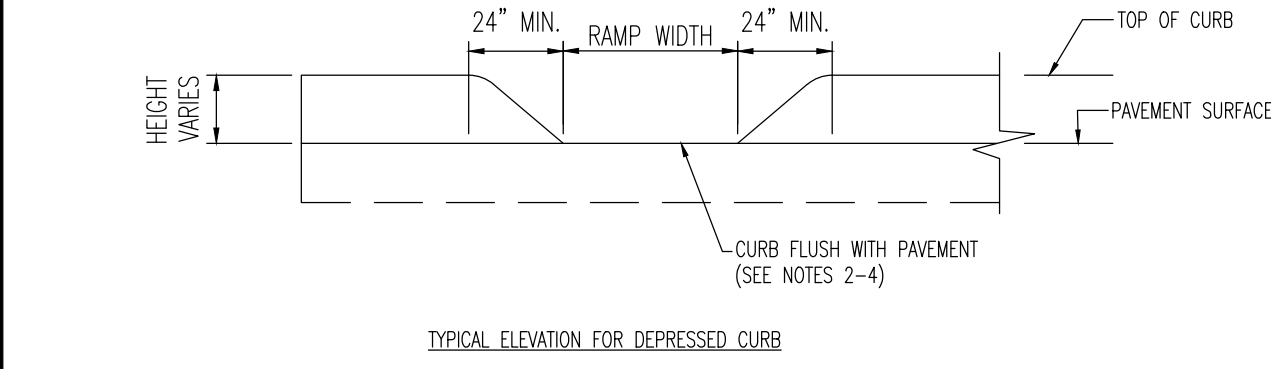
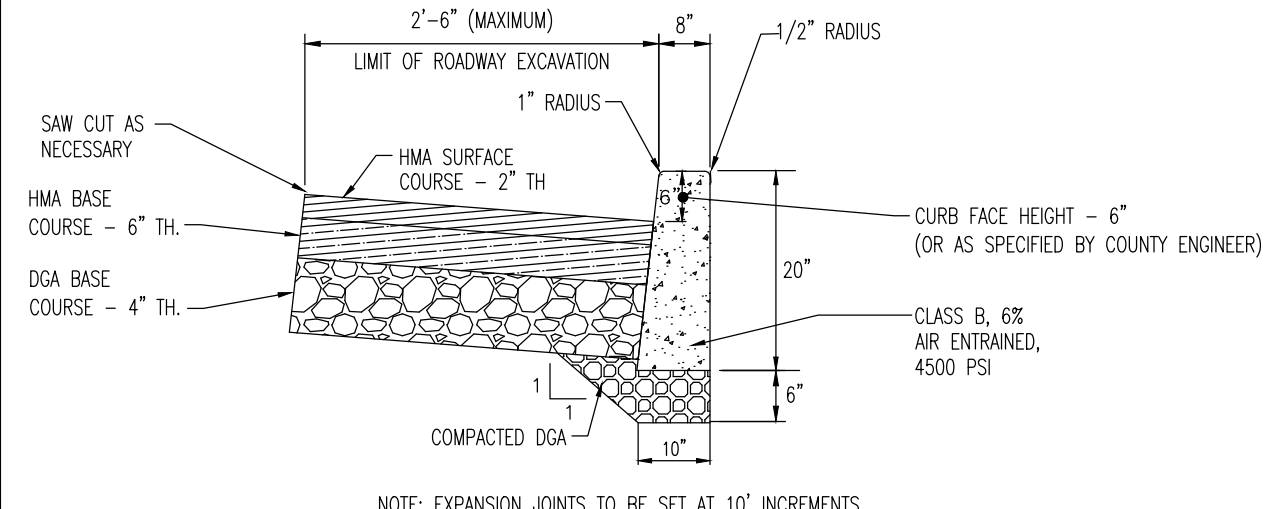
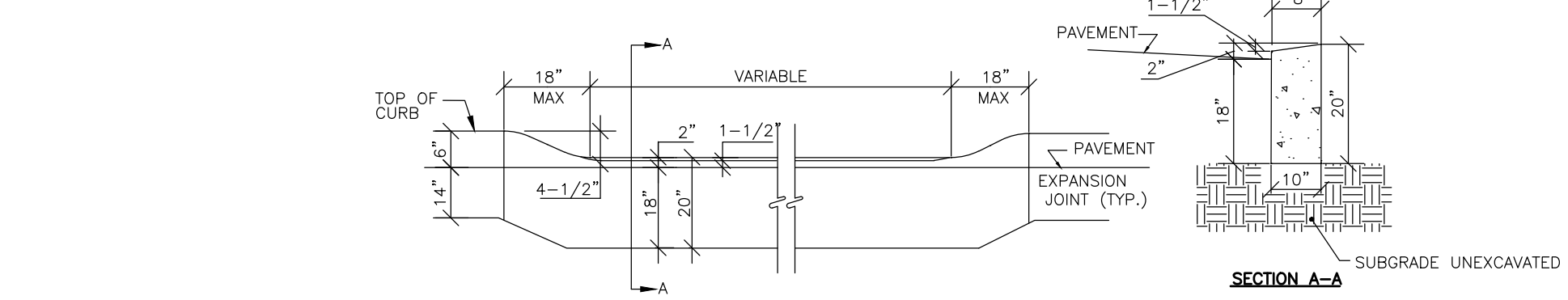
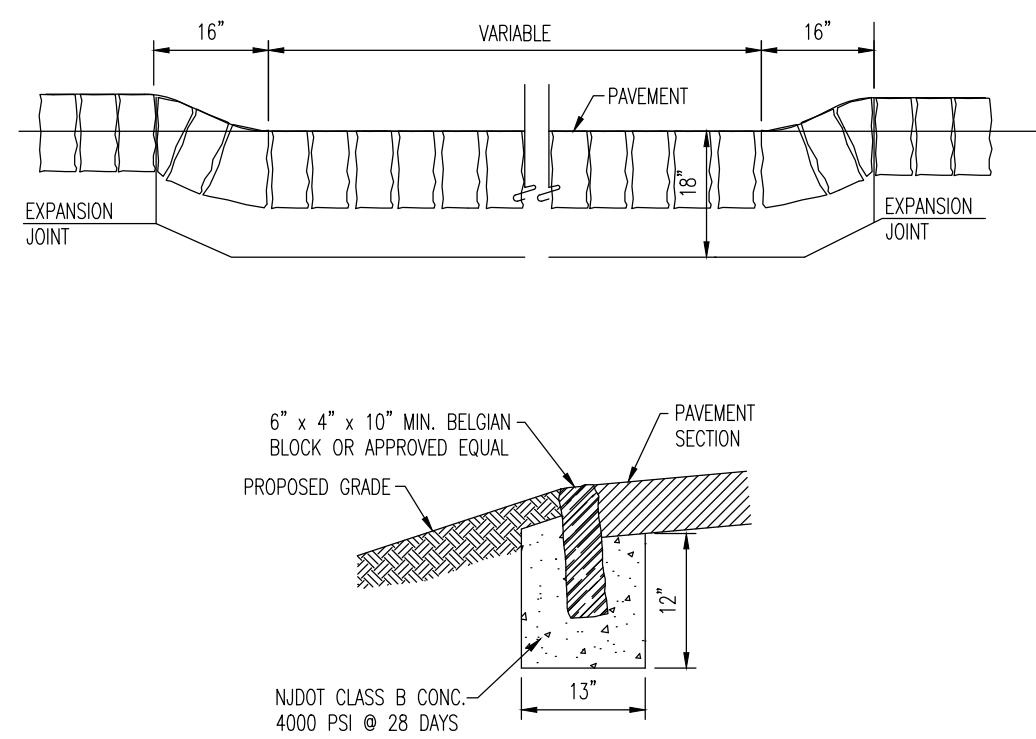
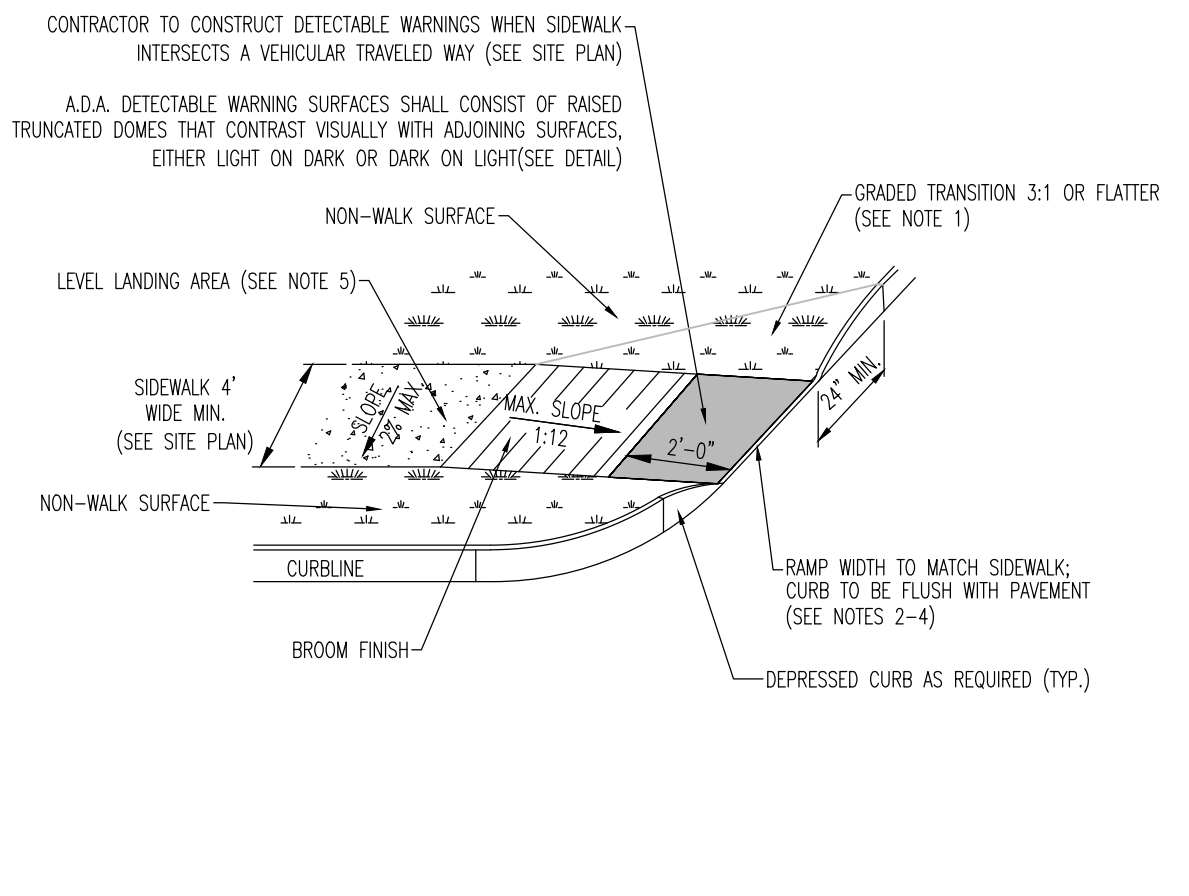
TEMPORARY STOCKPILE DETAIL

NOT TO SCALE



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Dynamic Engineering logo and contact information. Title: SOIL EROSION NOTES & DETAILS. Project: NAKT REAL ESTATE HOLDINGS, LLC PROPOSED MEDICAL BUILDING. Designers: JAMES E. HENRY, JOHN A. PALUS. Date: 02/21/2022.

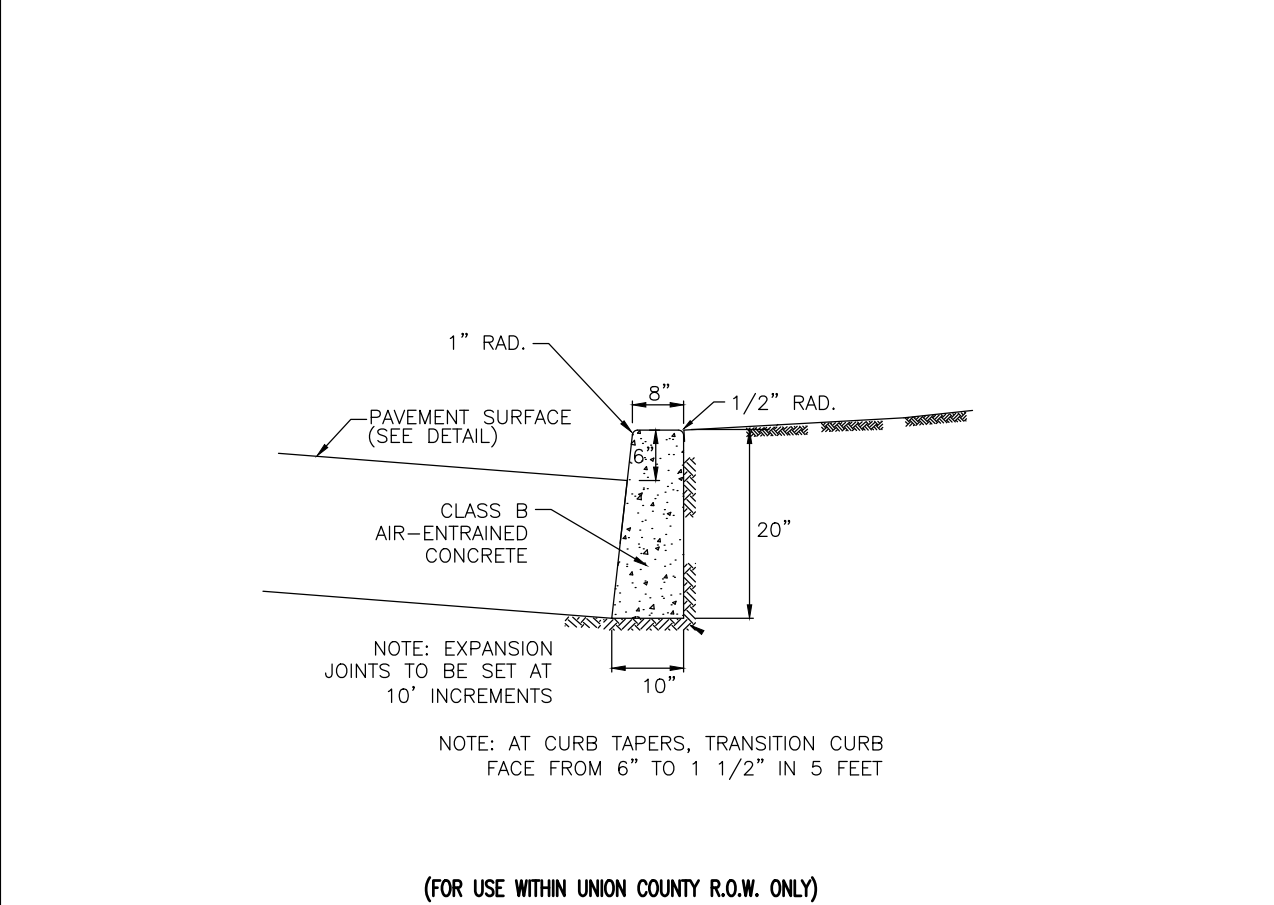
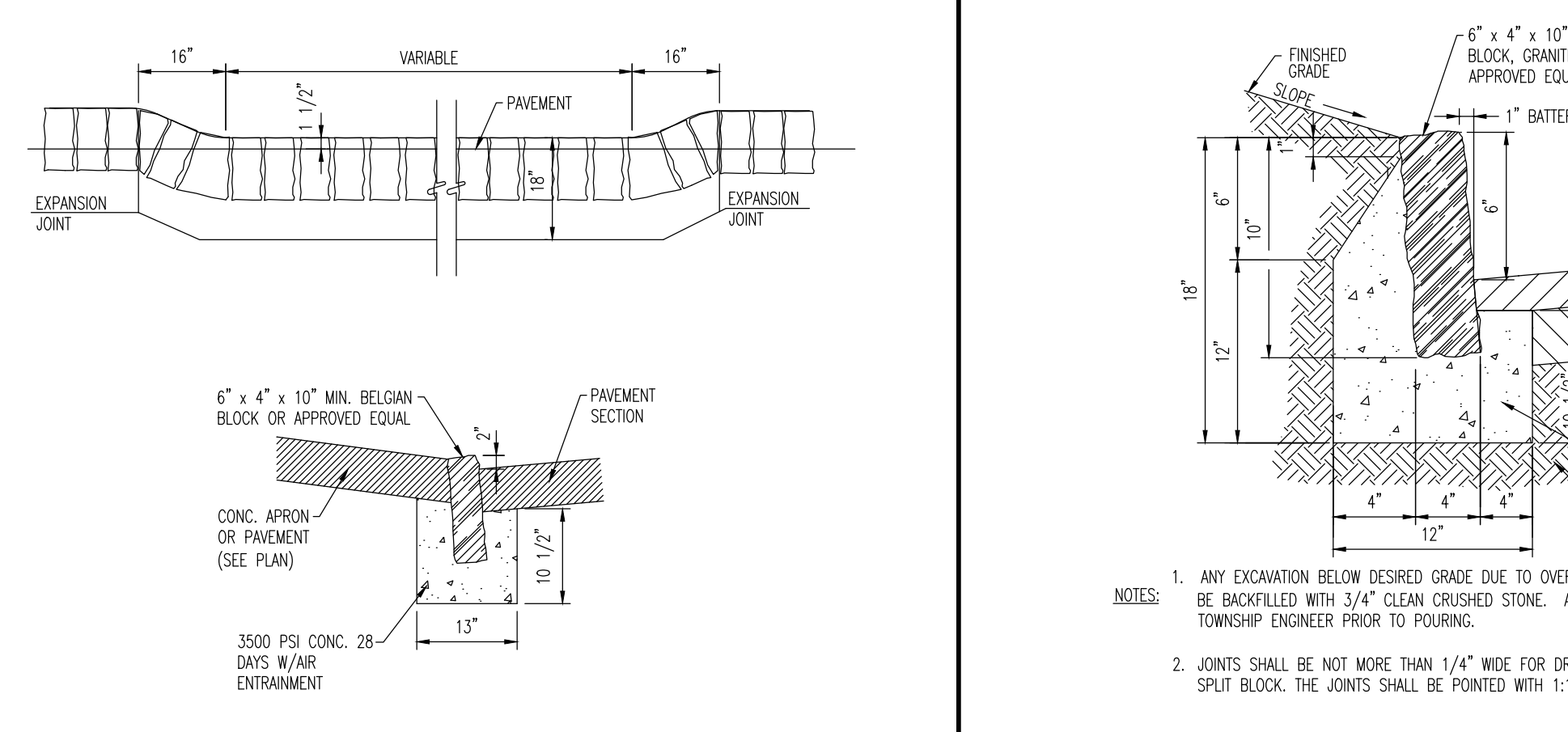
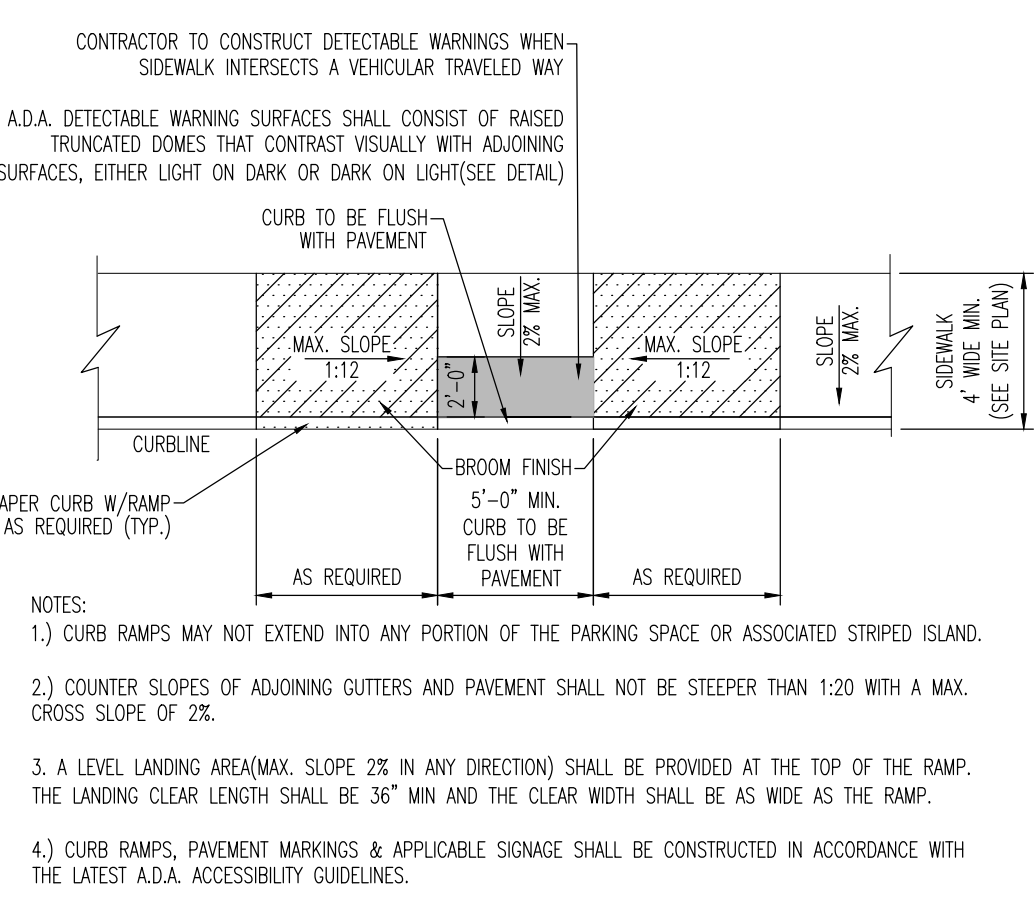


FLUSH BELGIAN BLOCK DETAIL
NOT TO SCALE

UNION COUNTY DEPRESSED CURB AT DRIVEWAYS & SIDEWALKS DETAIL
NOT TO SCALE

UNION COUNTY TYPICAL ROADWAY EXCAVATION & RESTORATION AT CURBS
NOT TO SCALE

- NOTES:
- 1) WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARE SIDES SHALL BE PROVIDED AT A SLOPE NO STEEPER THAN 1:10.
 - 2) CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT PAVEMENT. GRADE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
 - 3) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.
 - 4) COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.
 - 5) A LEVEL LANDING AREA (MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF THE RAMP. THE LANDING CLEAR LENGTH SHALL BE 36" MIN AND THE CLEAR WIDTH SHALL BE AS WIDE AS THE RAMP.
 - 6) CURB RAMPS, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

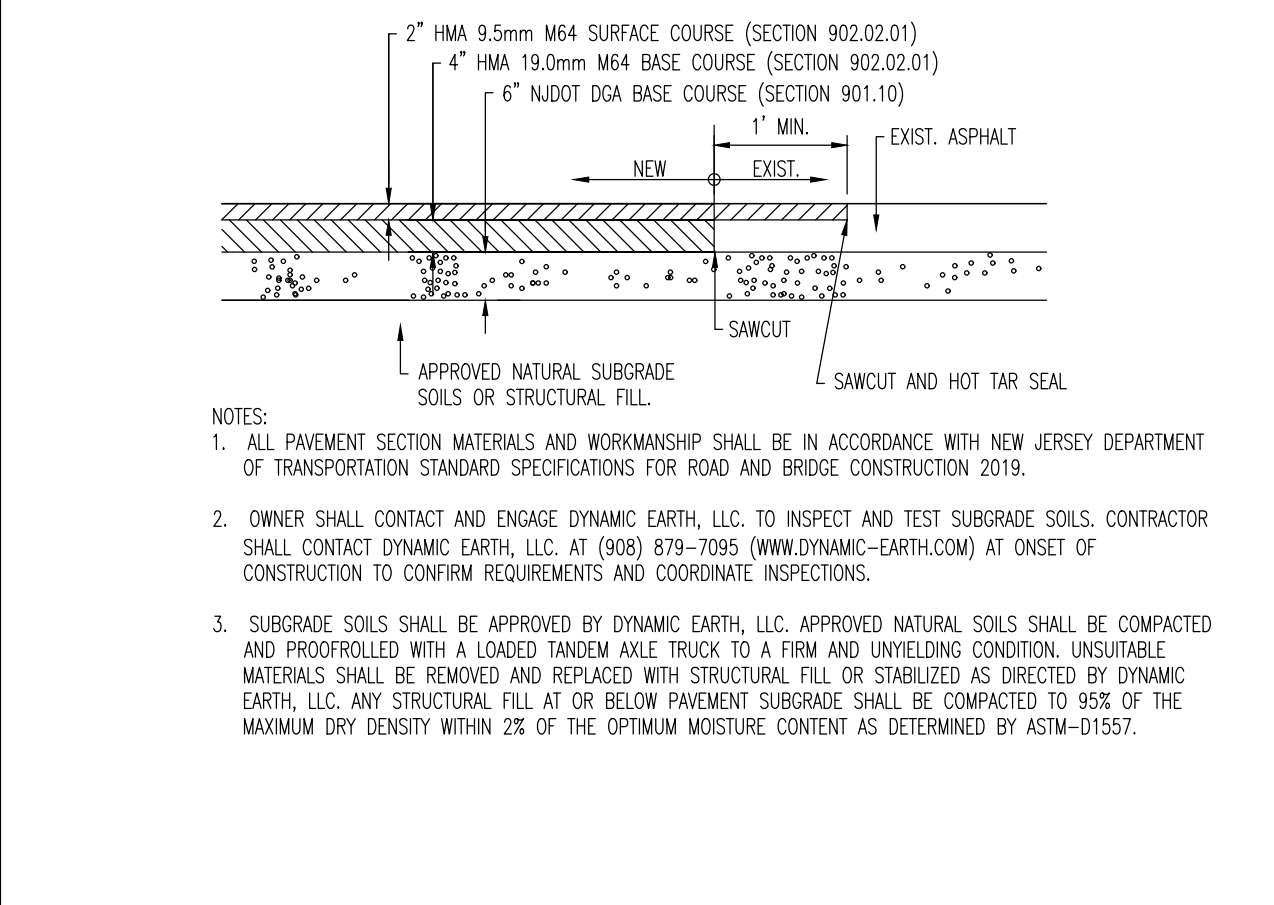
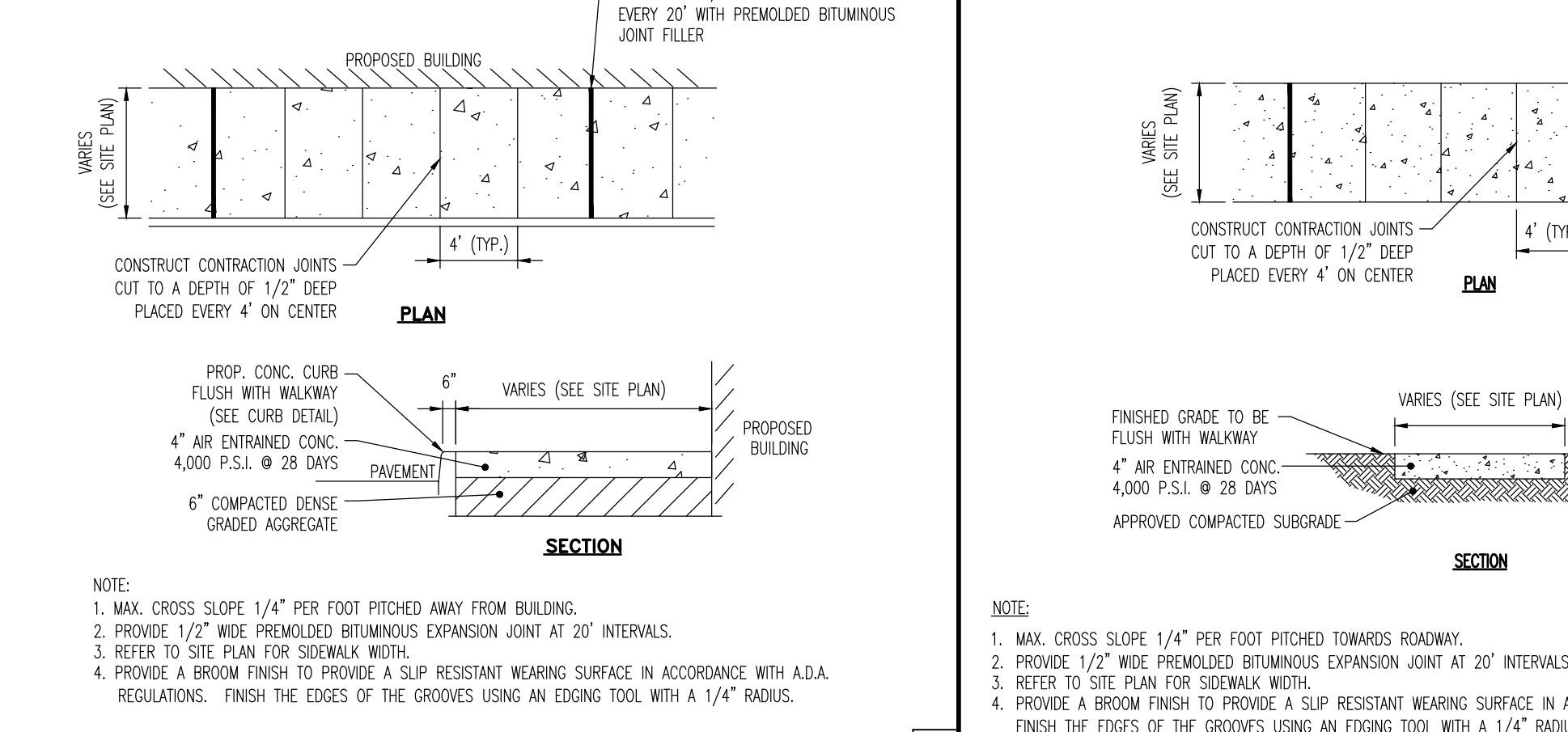
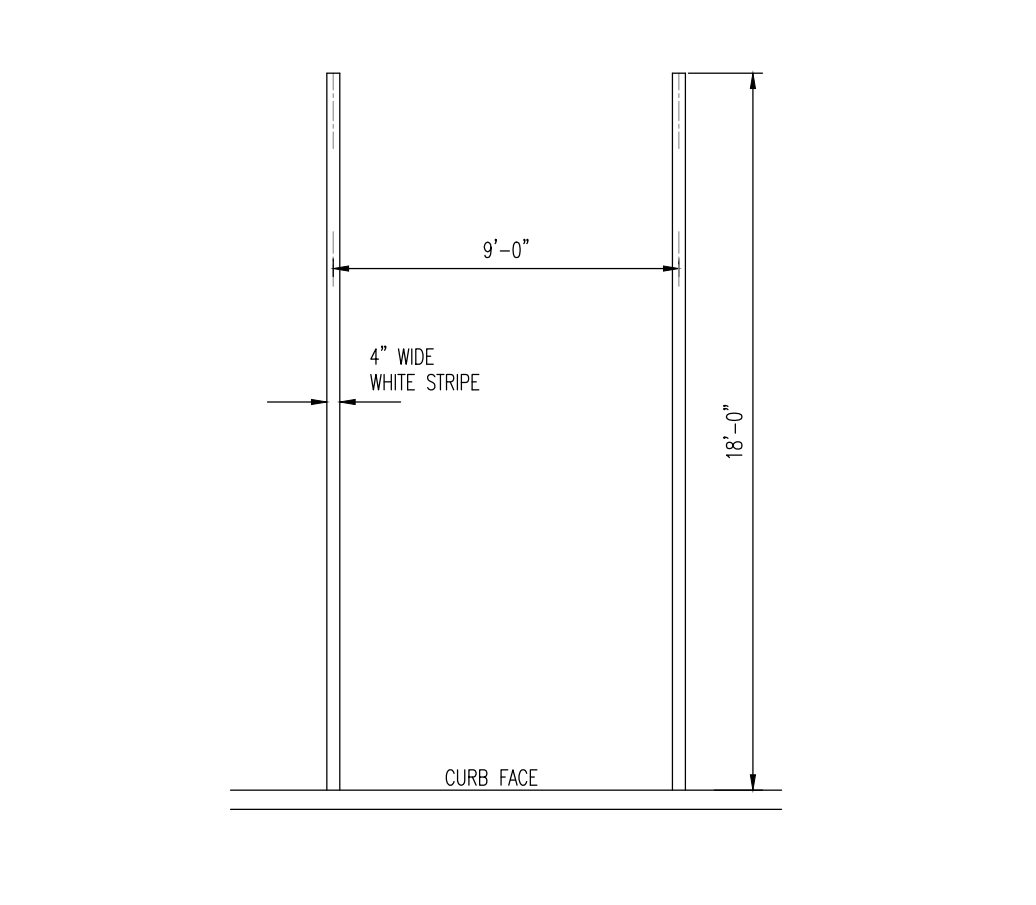
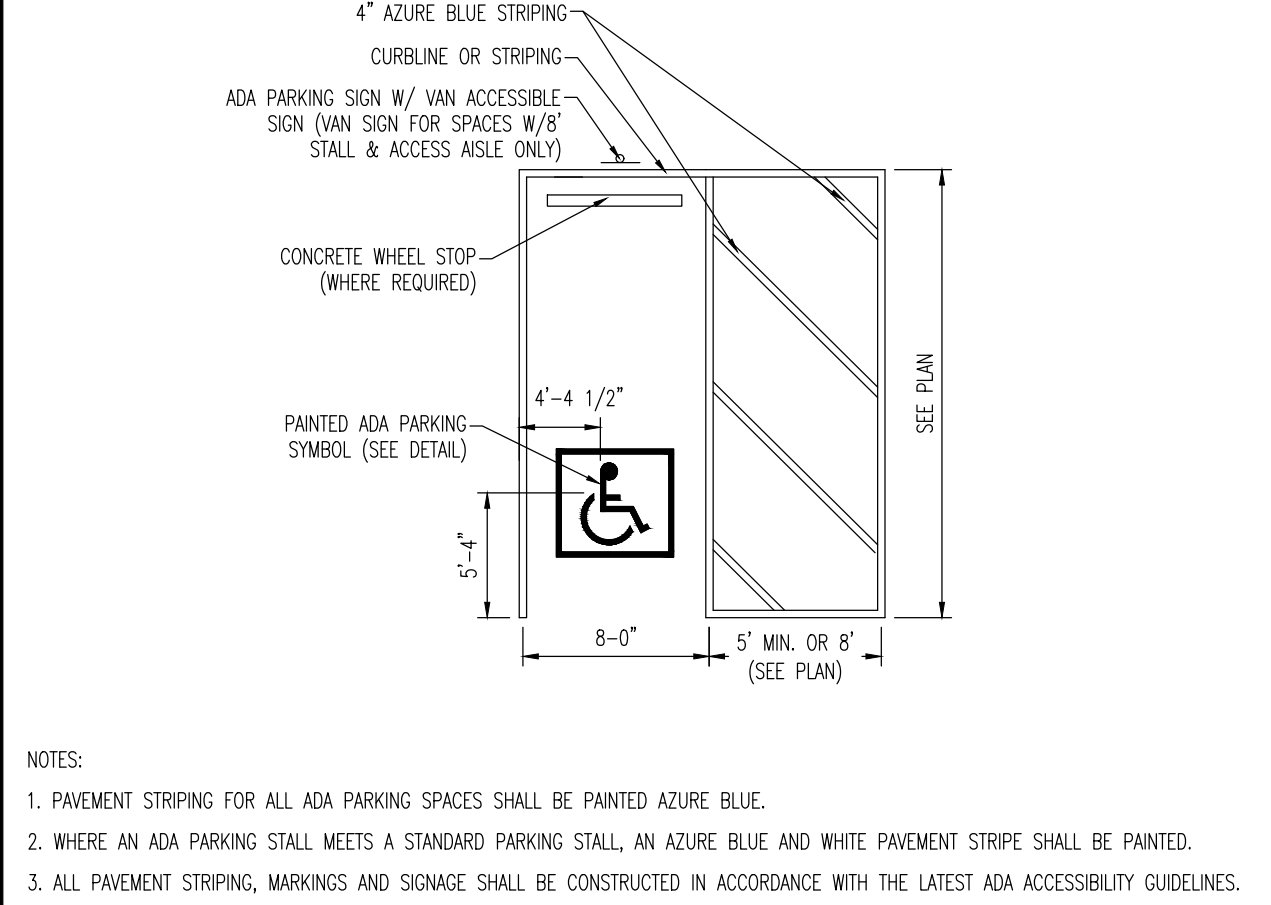


A.D.A. PERPENDICULAR CURB RAMP DETAIL (W/OUT FLARE SIDES)
NOT TO SCALE

A.D.A. PARALLEL CURB RAMP DETAIL
NOT TO SCALE

DEPRESSED BELGIAN BLOCK CURB AT DRIVEWAY DETAIL
NOT TO SCALE

UNION COUNTY CONCRETE CURB DETAIL
NOT TO SCALE

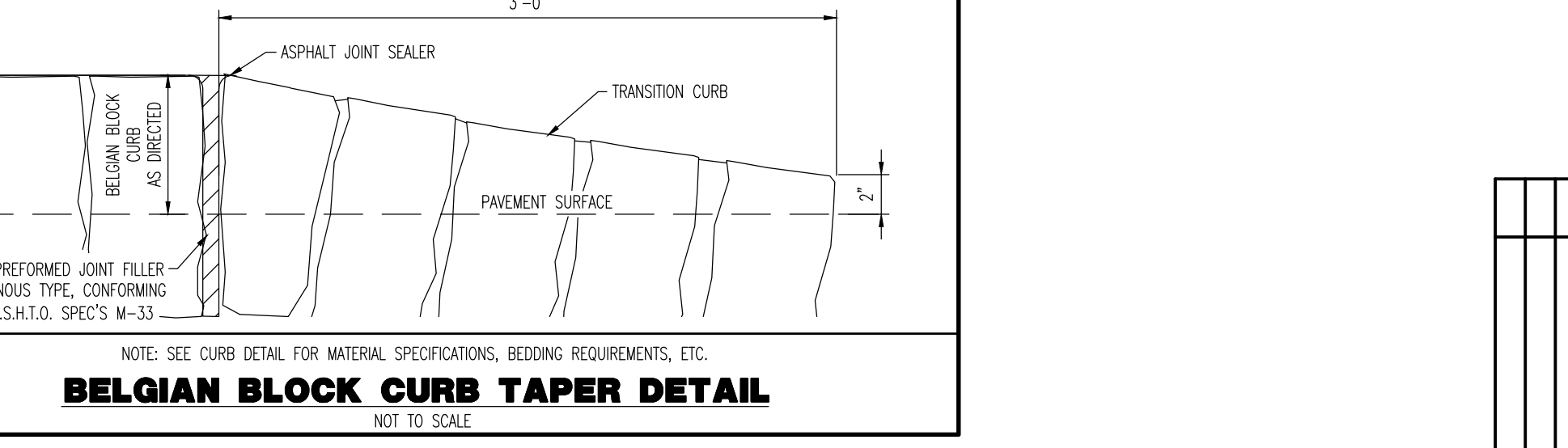
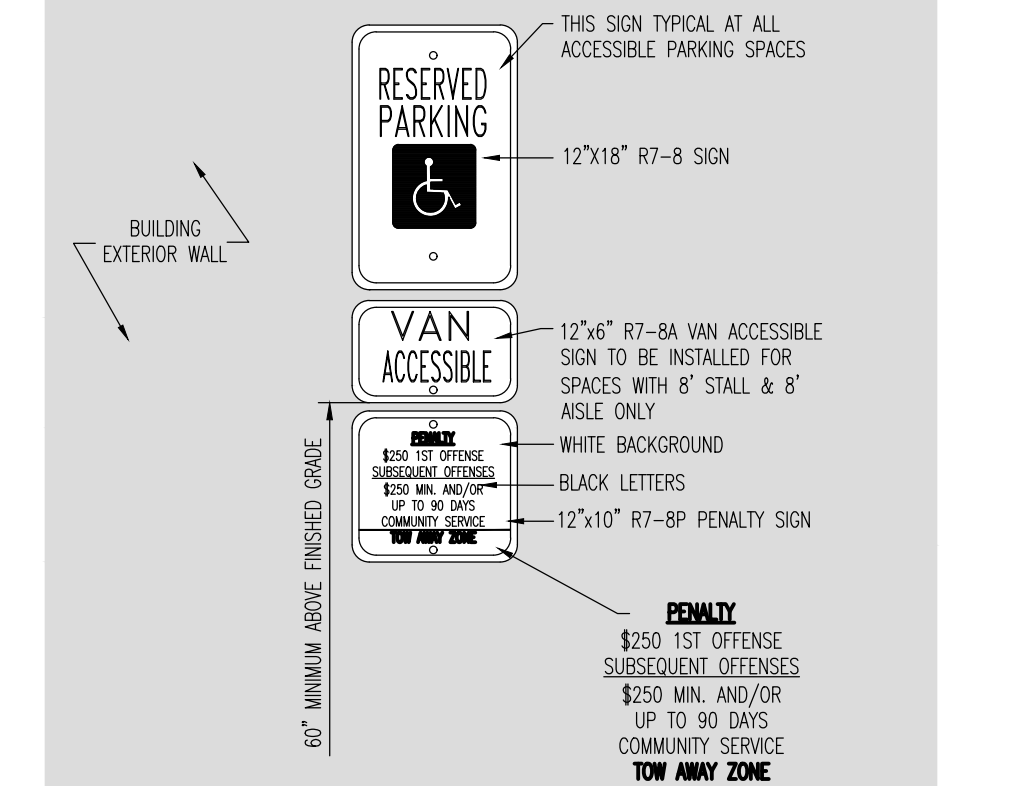
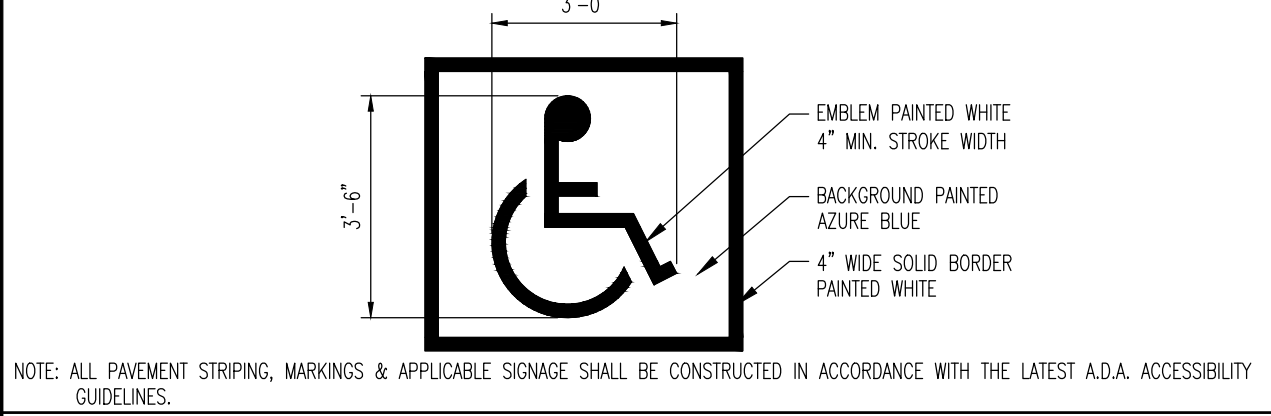


ADA STALL MARKINGS DETAIL
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PARKING STALL STRIPING DETAIL
NOT TO SCALE

CURB AND WALK DETAIL AT BUILDING
NOT TO SCALE

SIDEWALK DETAIL
NOT TO SCALE

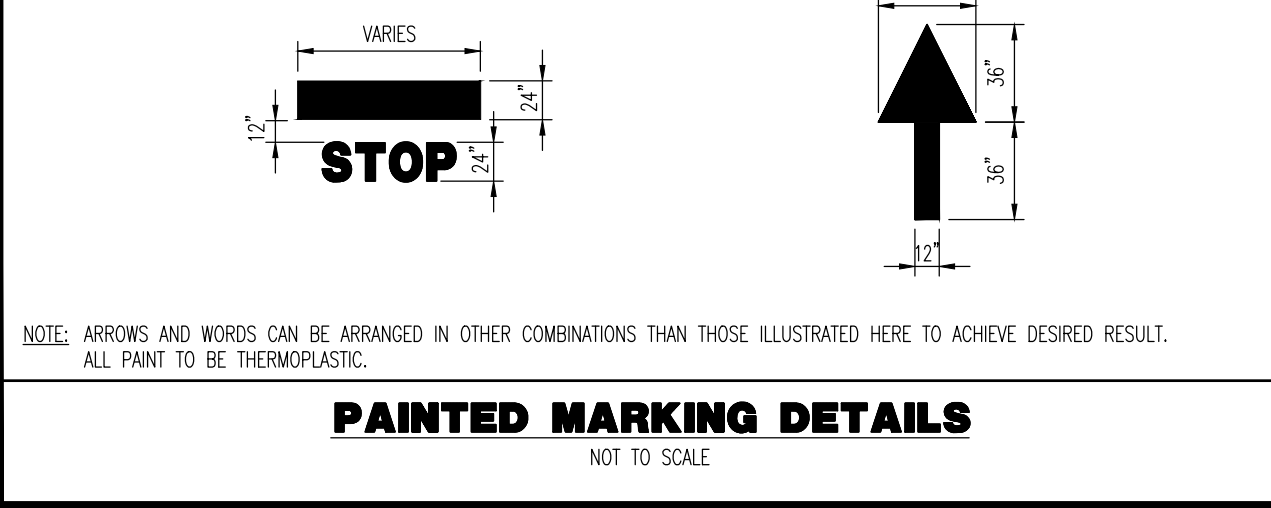


PAINTED A.D.A. PARKING SYMBOL DETAIL
NOT TO SCALE

WALL MOUNTED ADA PARKING SIGN W/ VAN ACCESSIBLE SIGN
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BELGIAN BLOCK CURB TAPER DETAIL
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PAVING DETAIL
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TITLE: **CONSTRUCTION DETAILS**

PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC
PROPOSED MEDICAL BUILDING**

JOB No: 4087-99-001 DATE: 02/21/2022

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DESIGNED BY: MPD SHEET No:

CHECKED BY: JEH

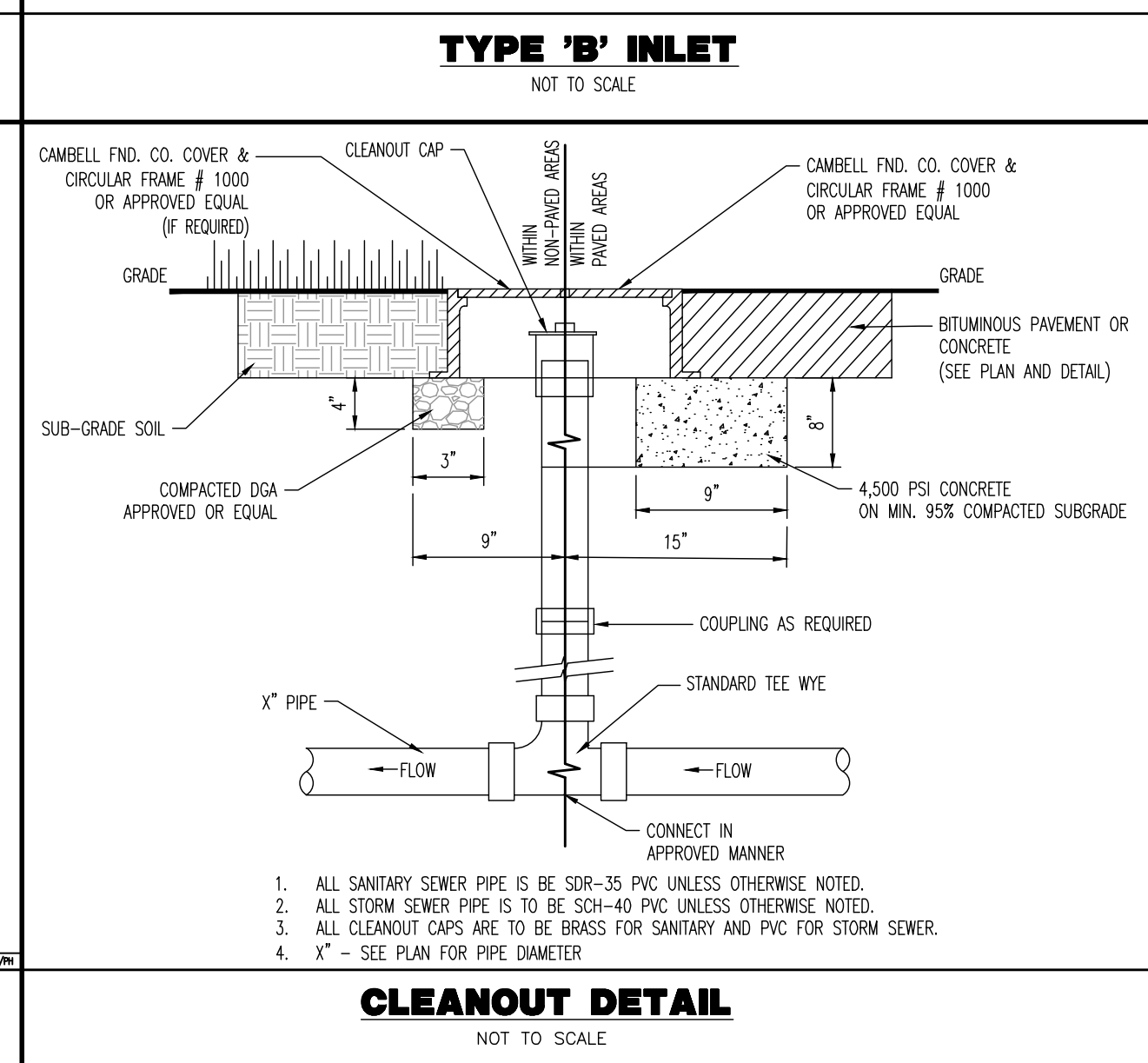
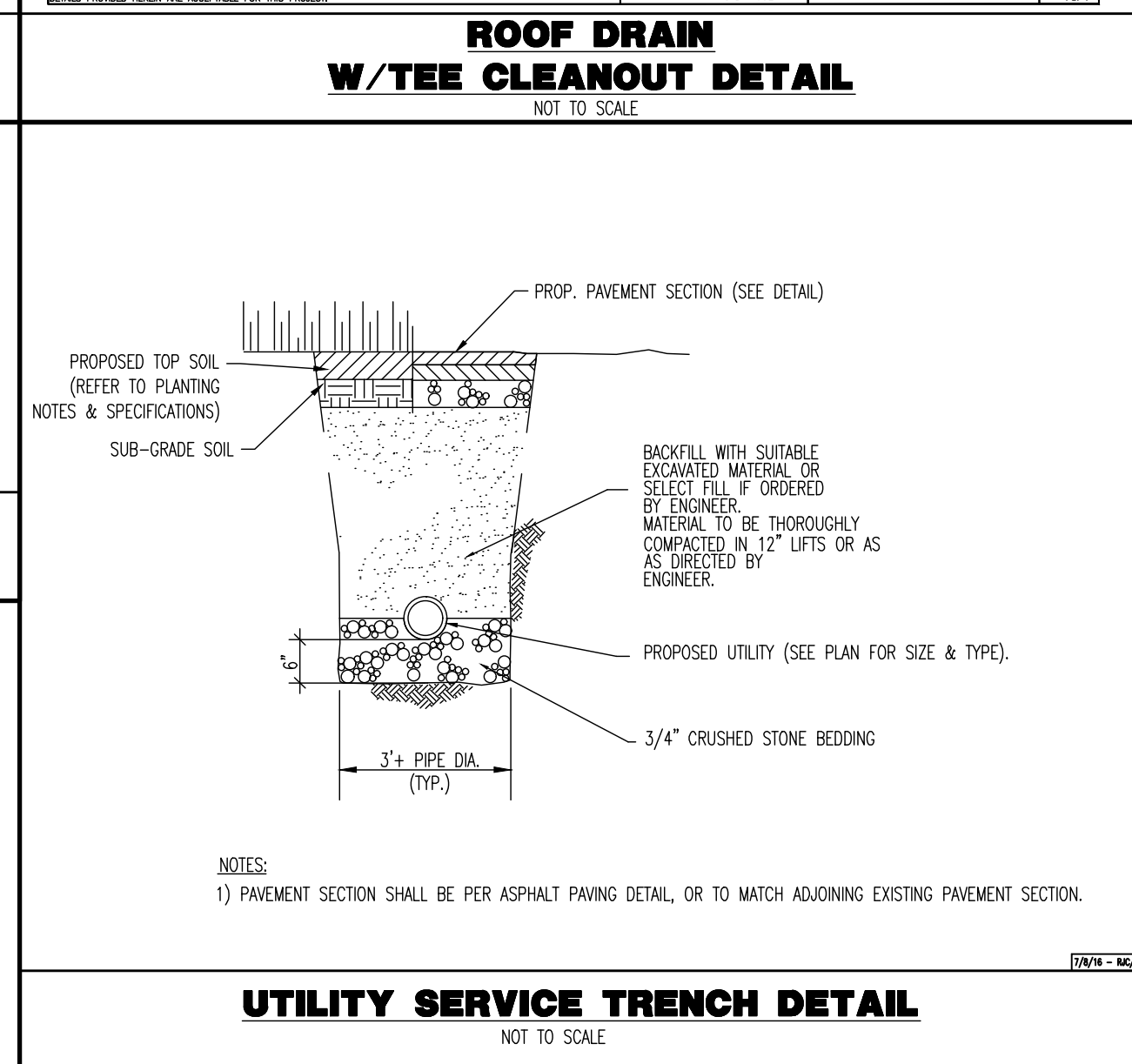
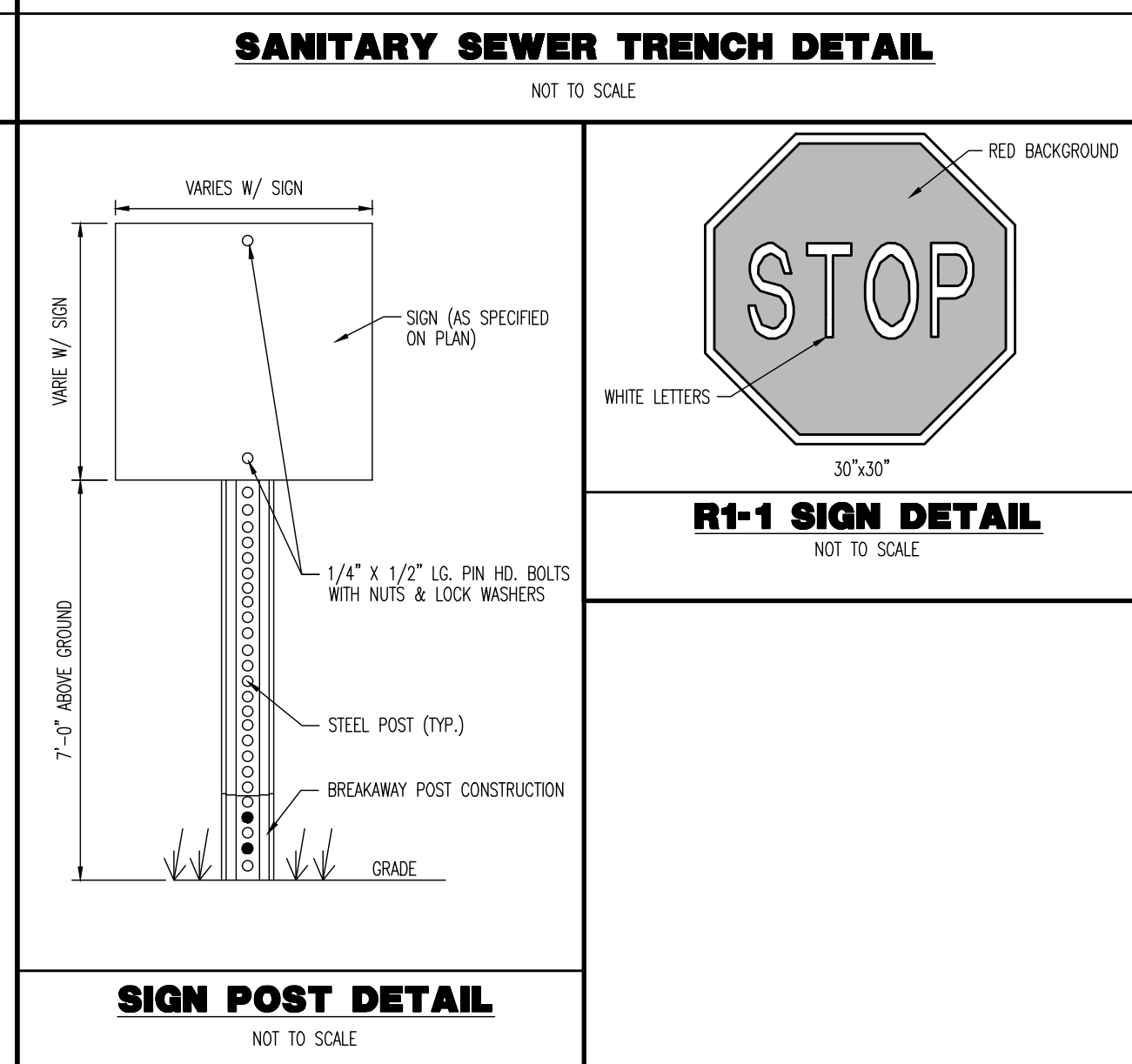
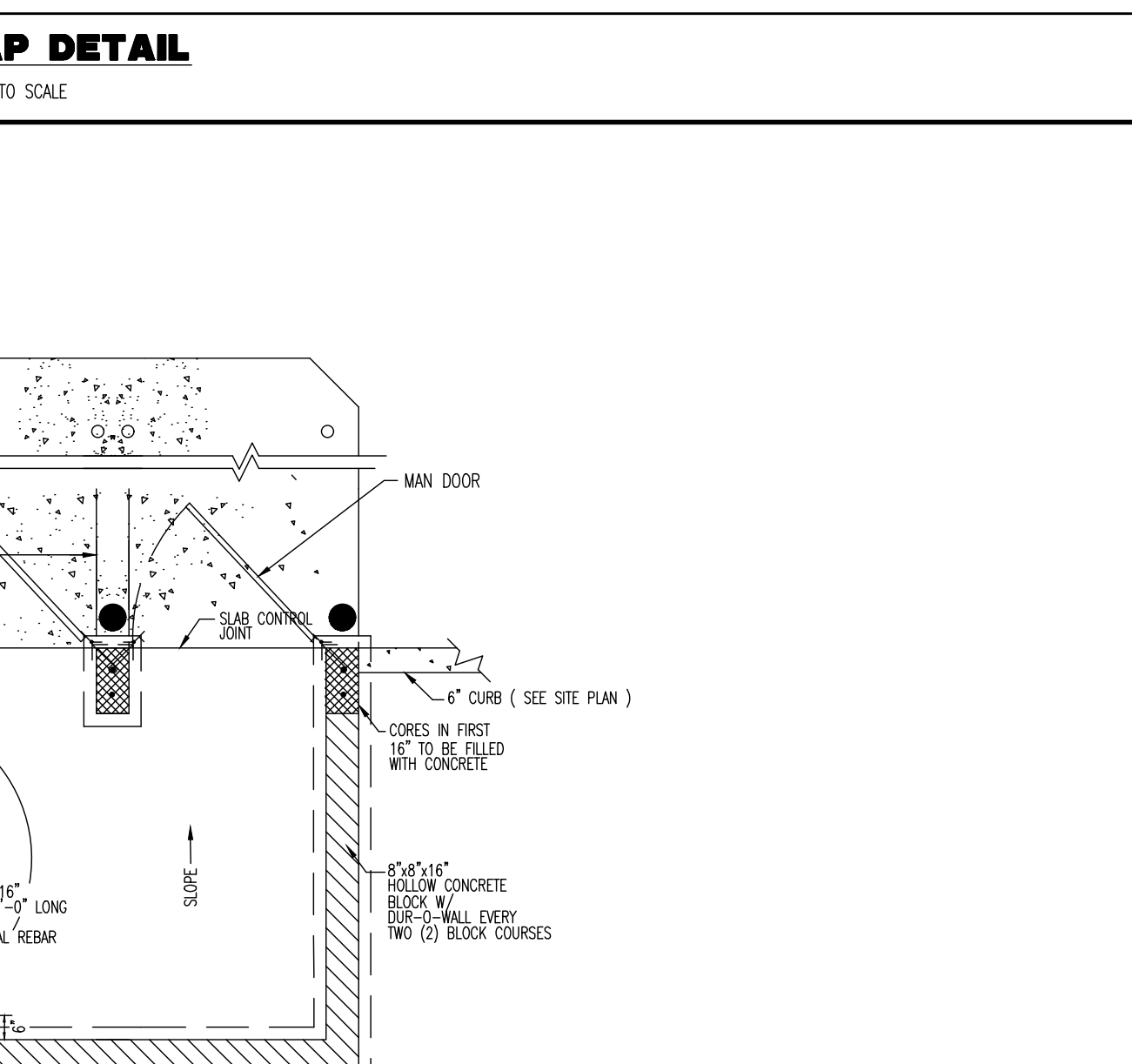
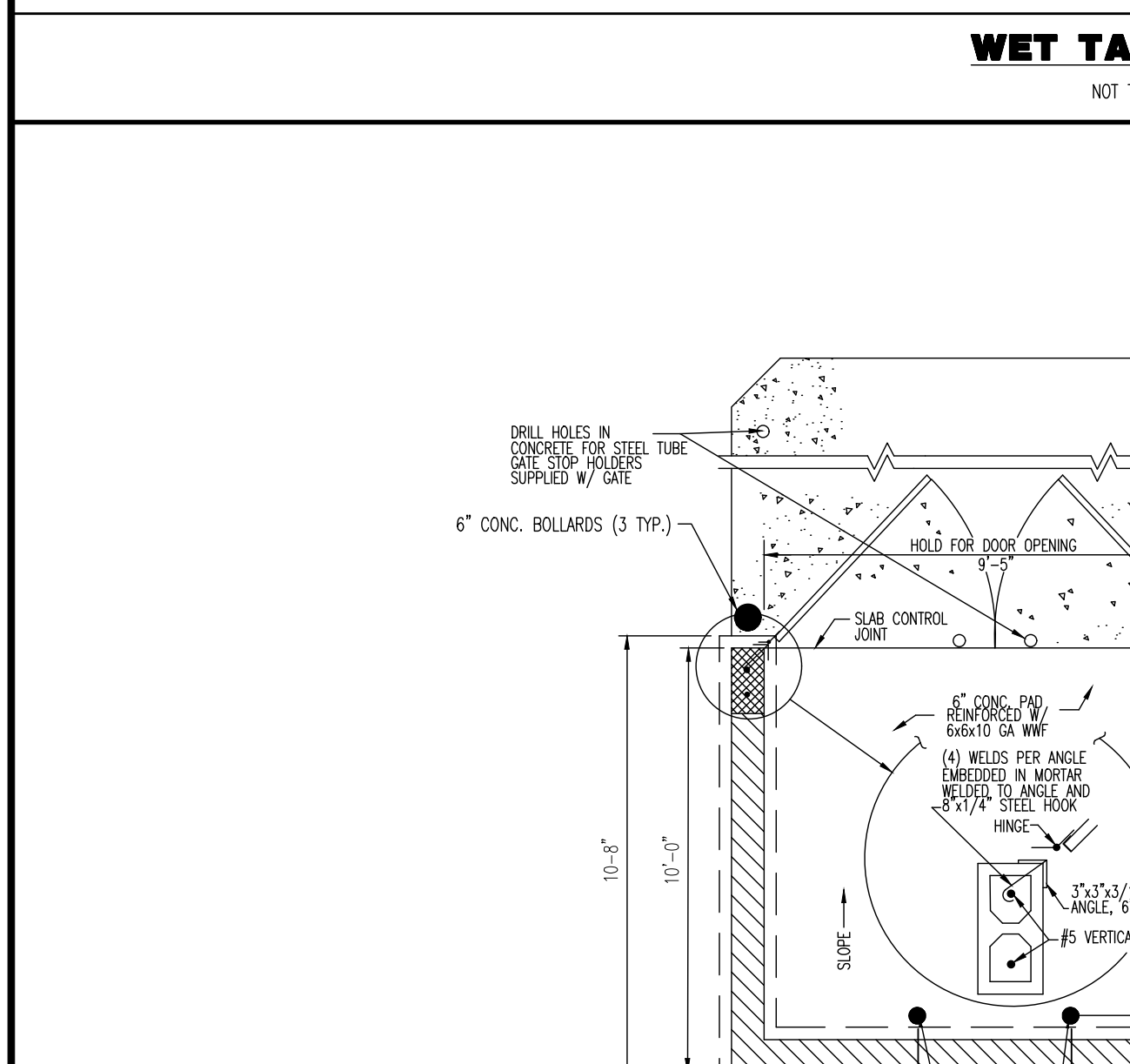
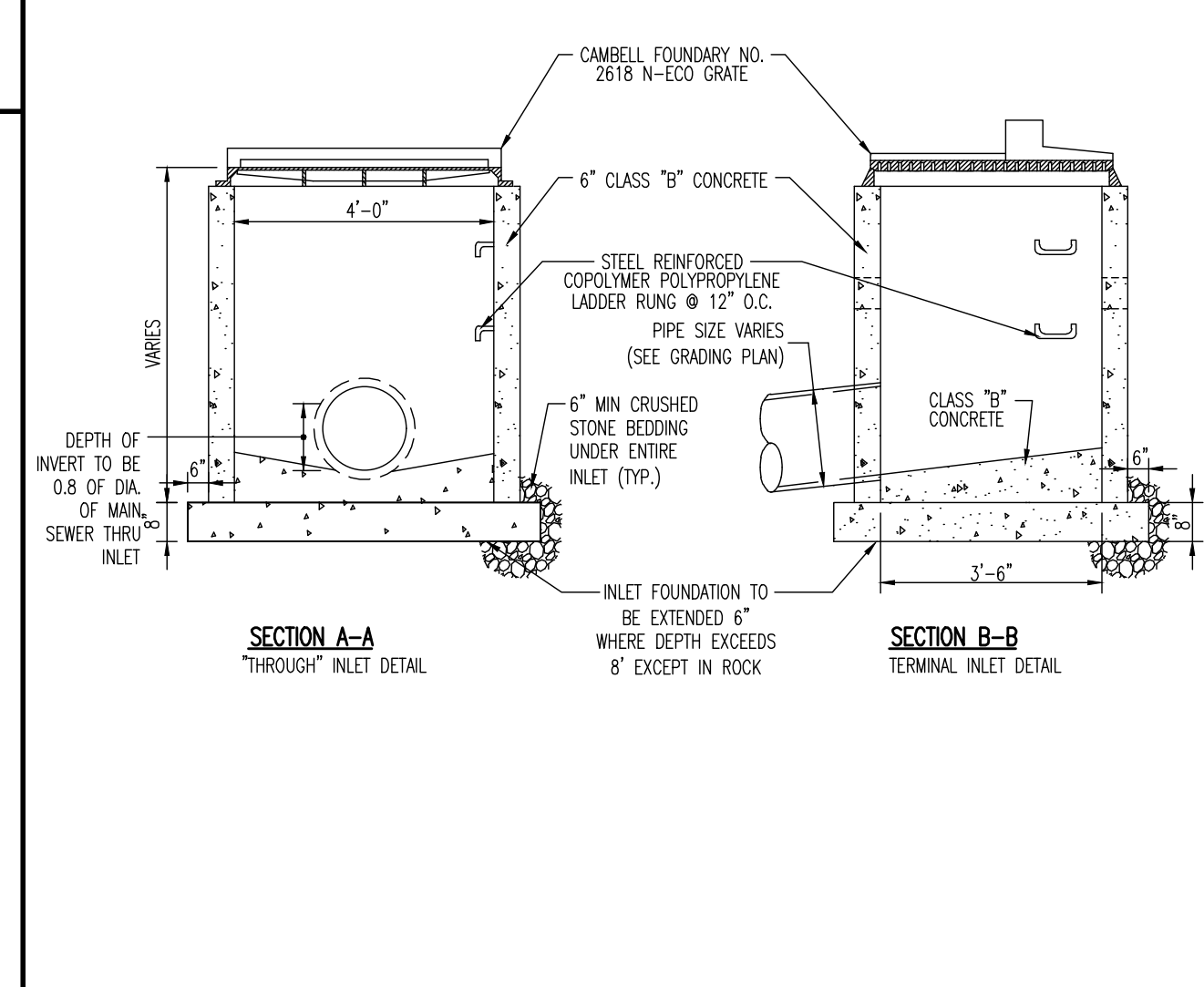
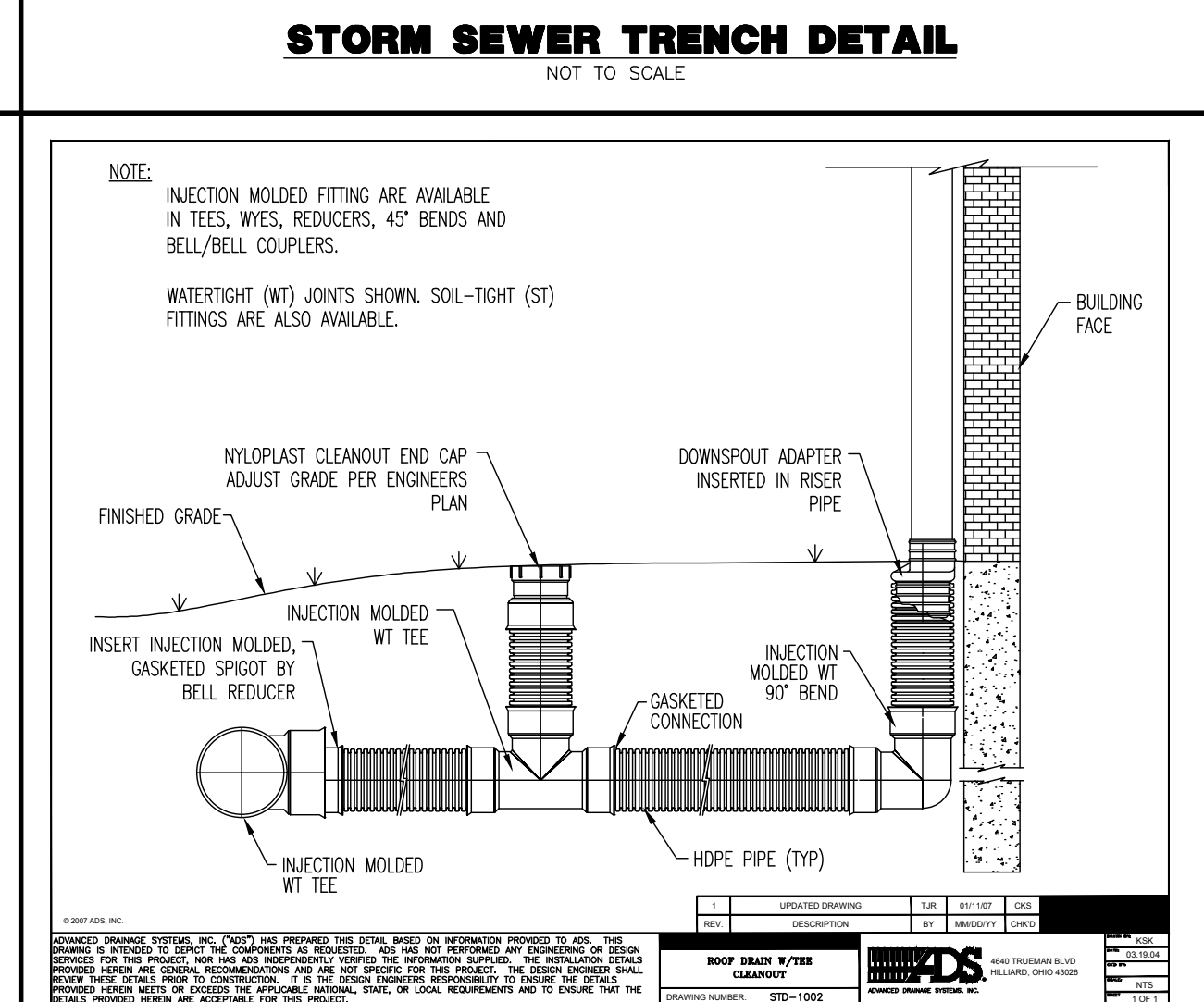
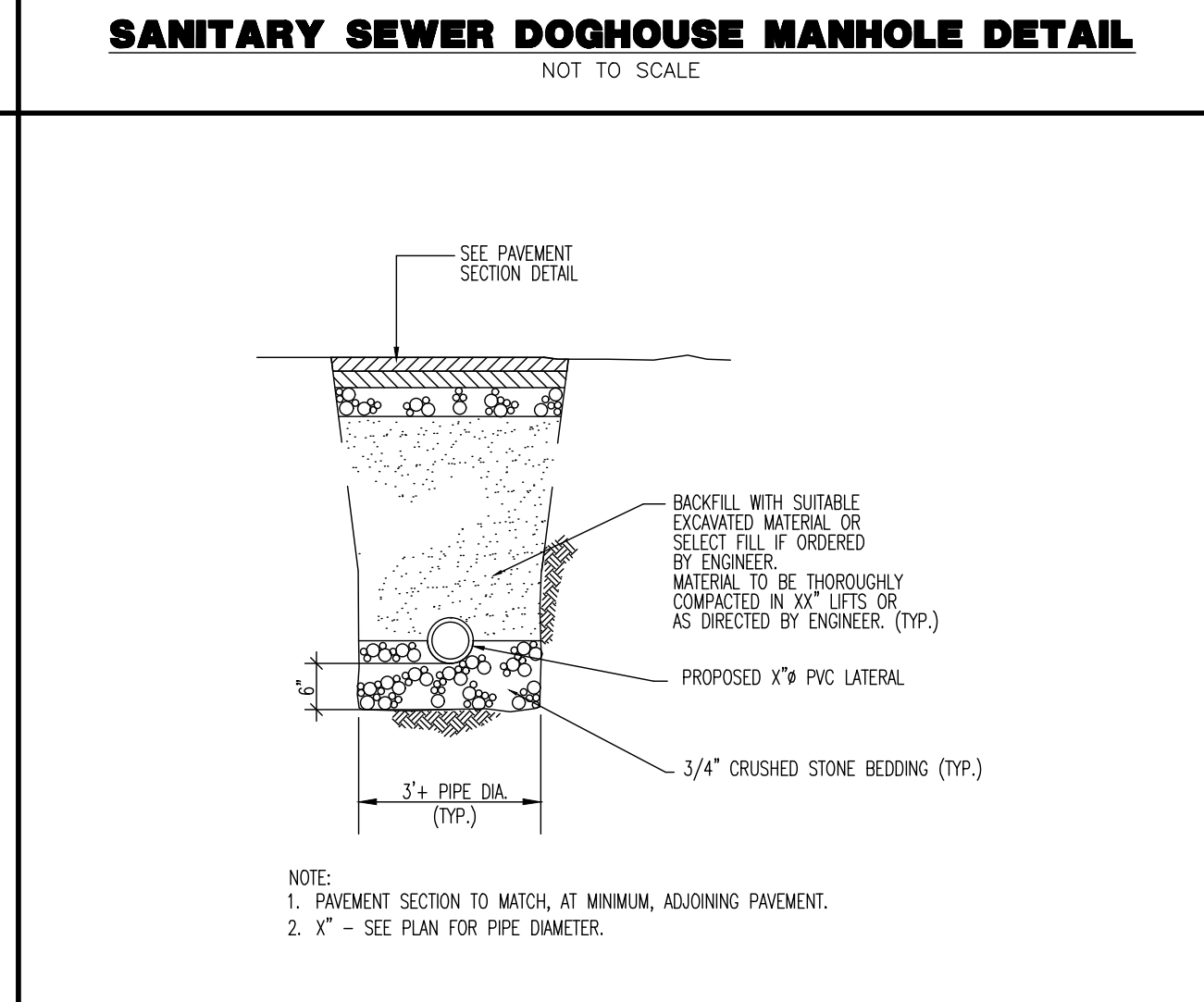
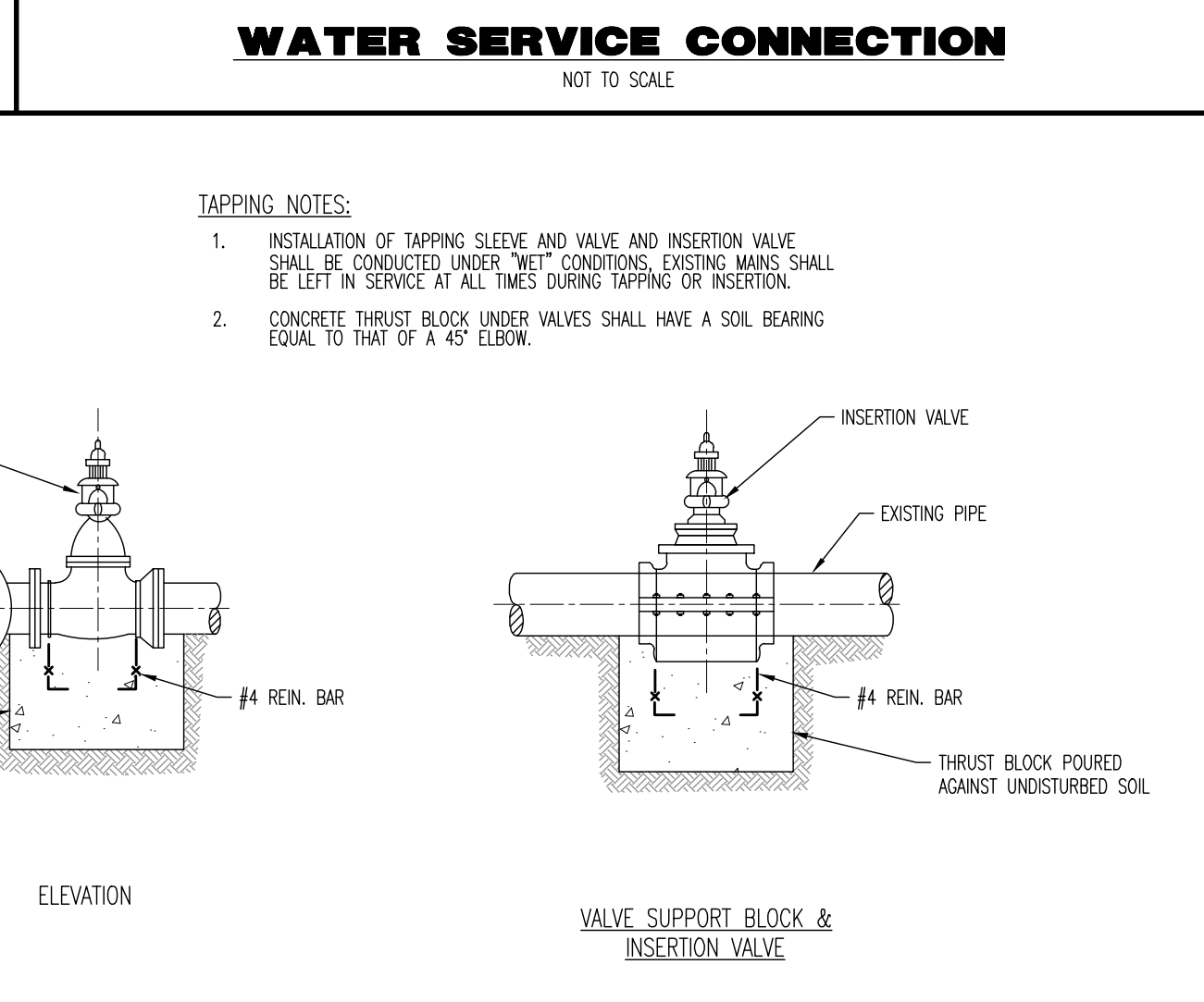
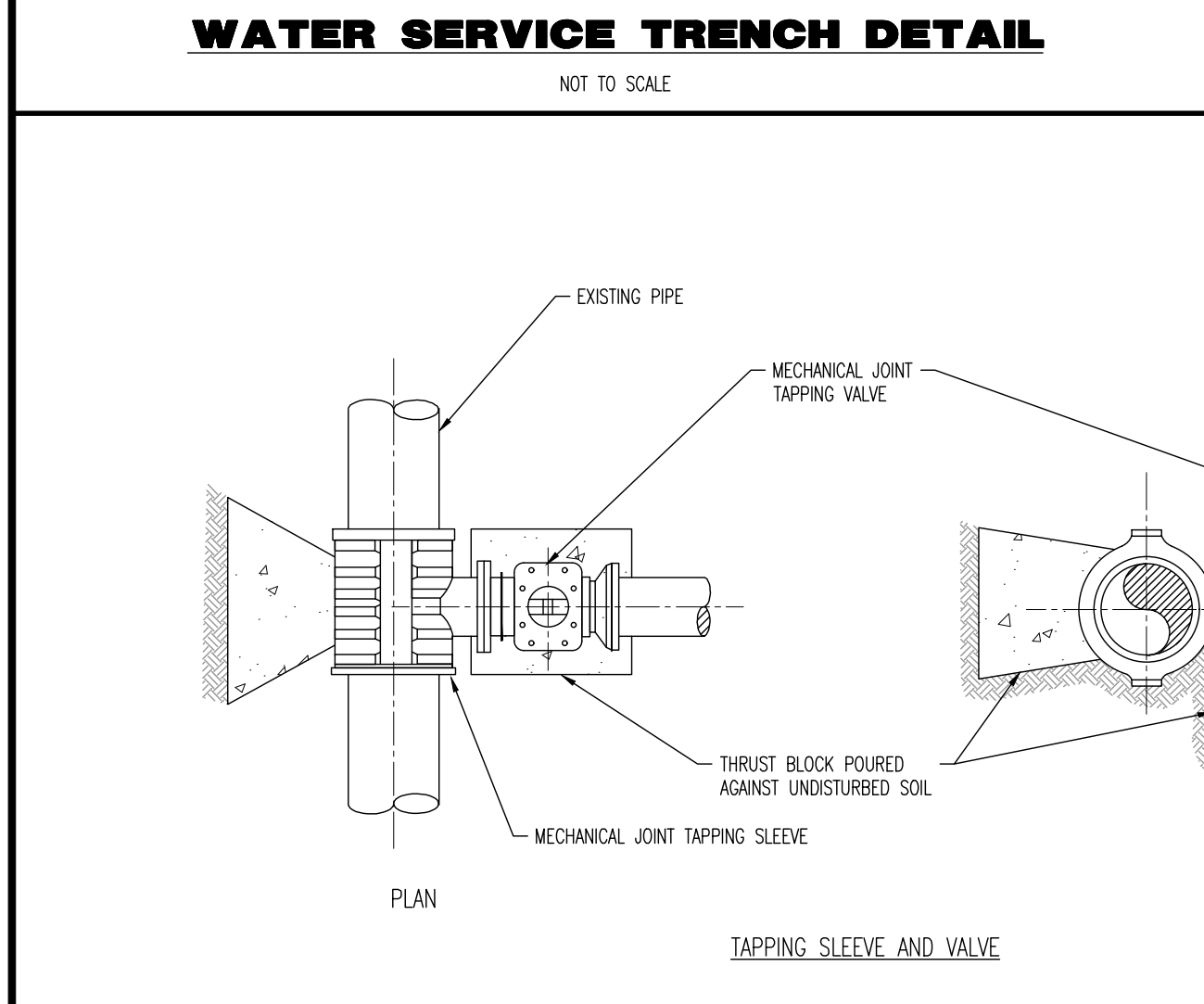
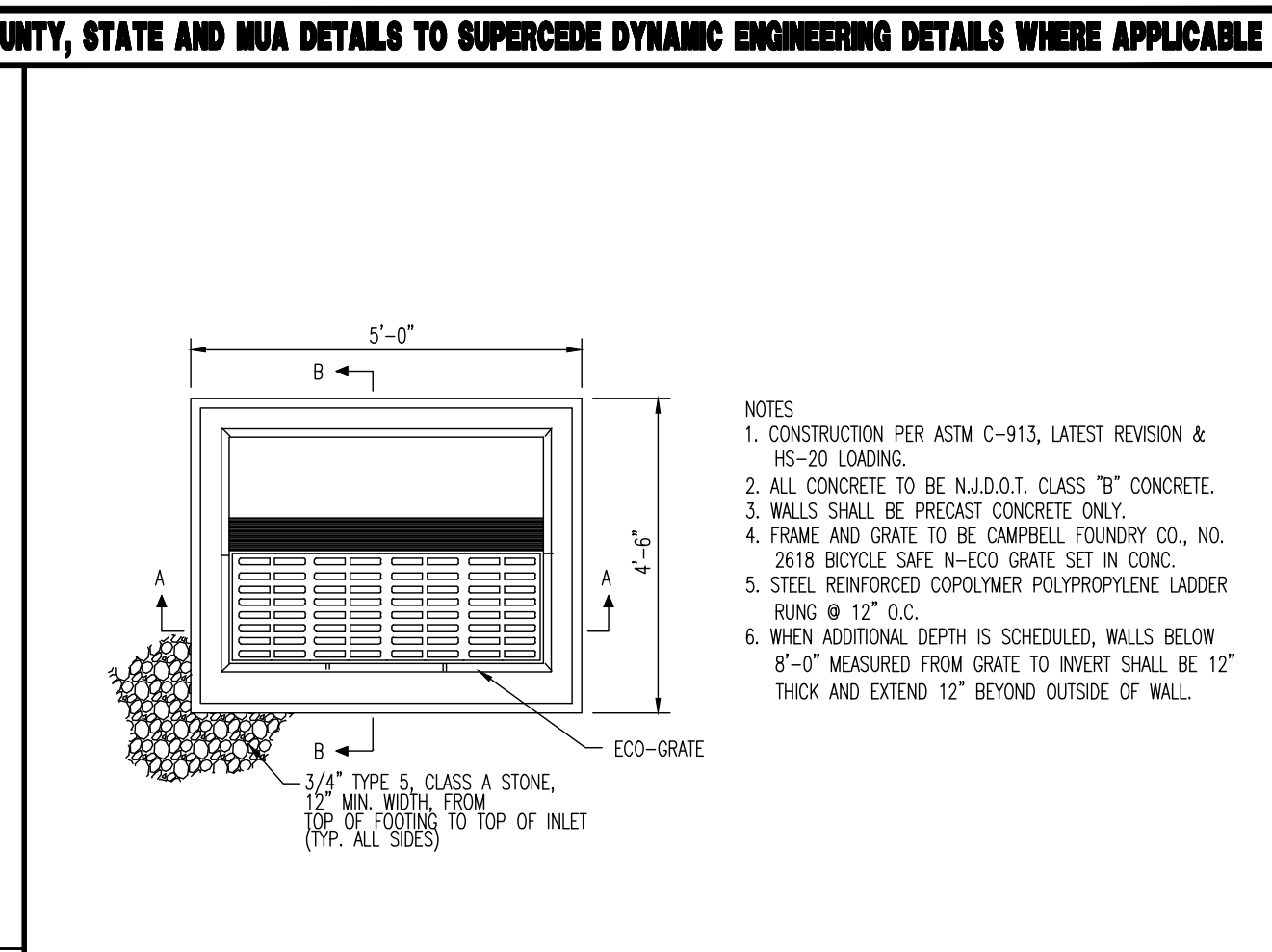
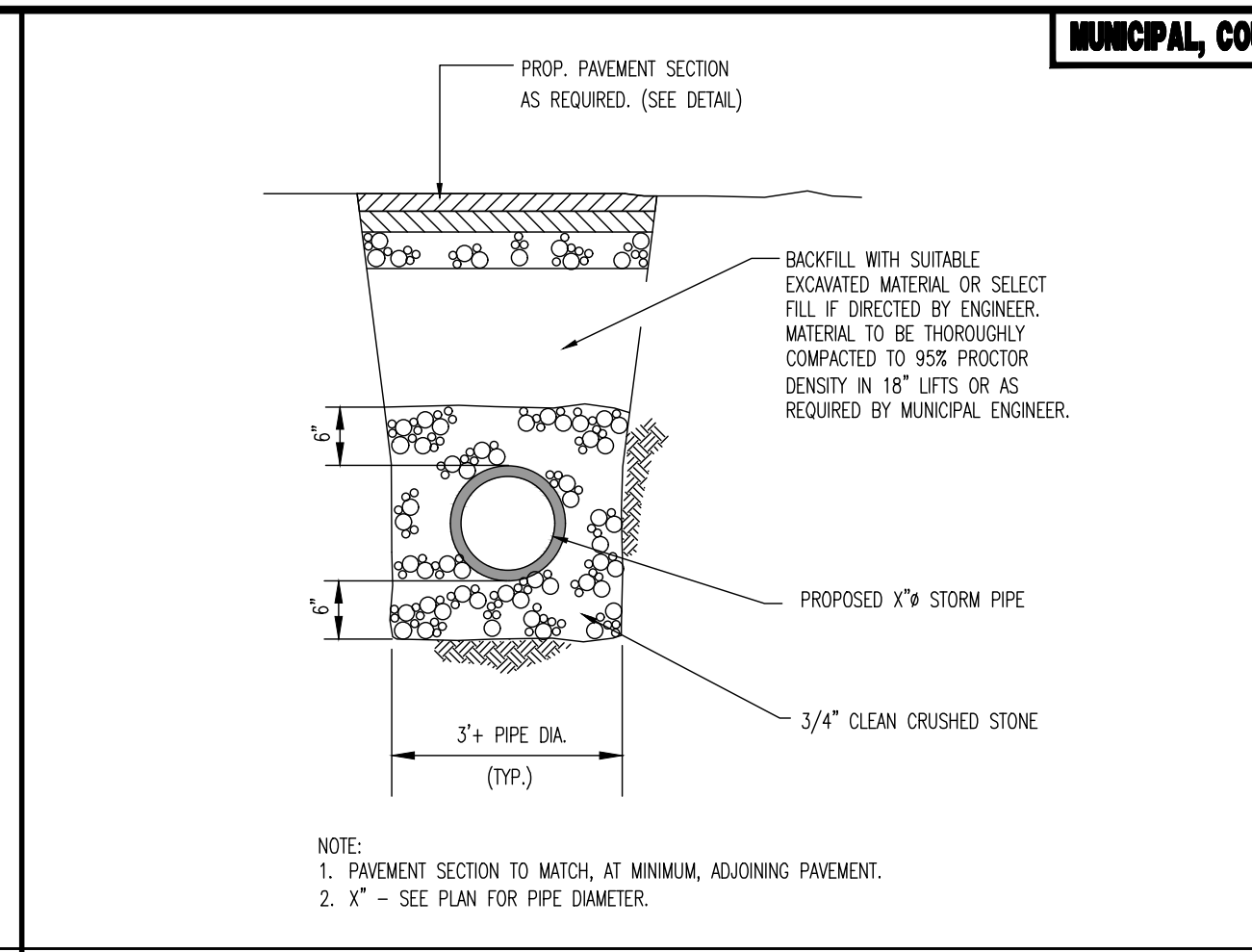
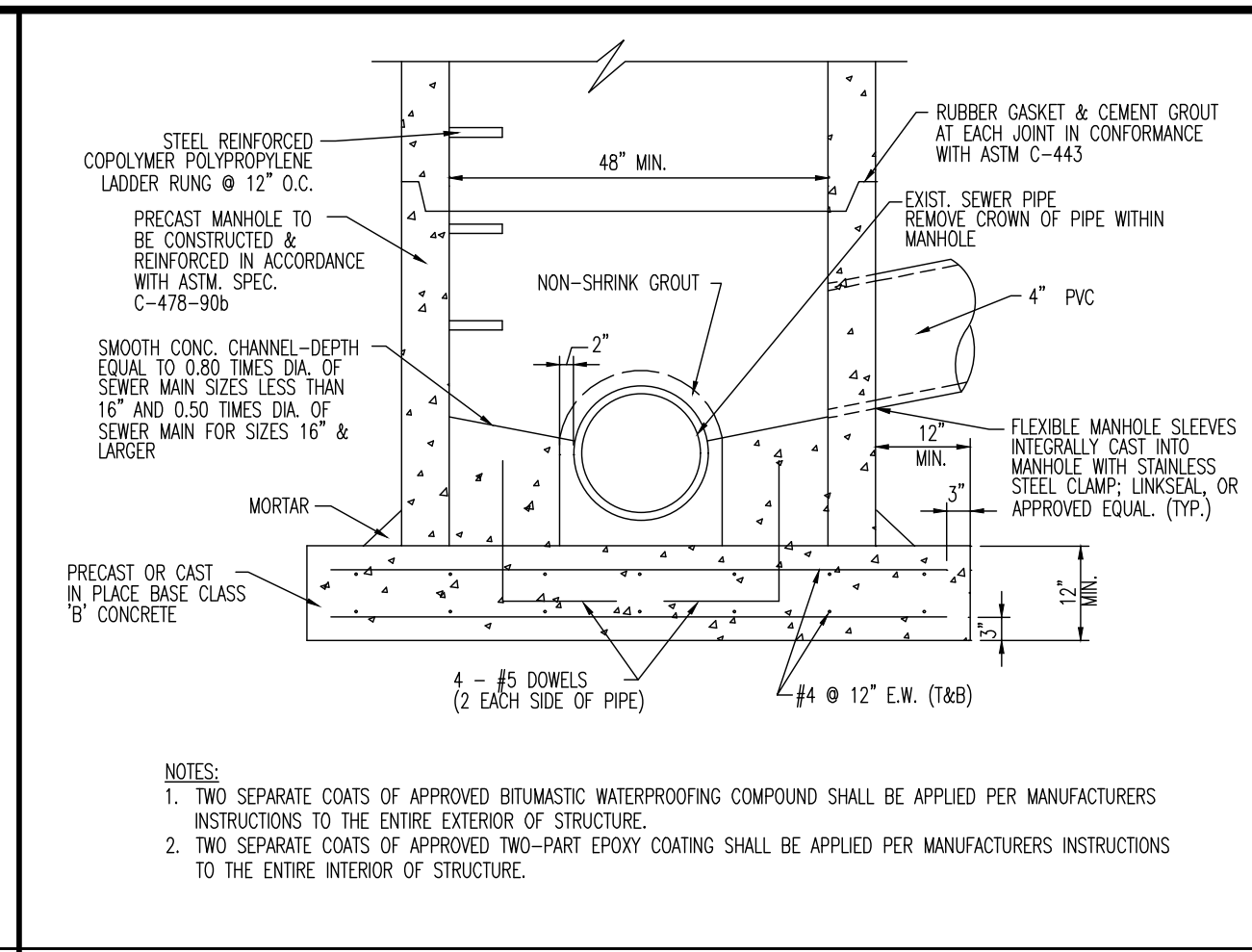
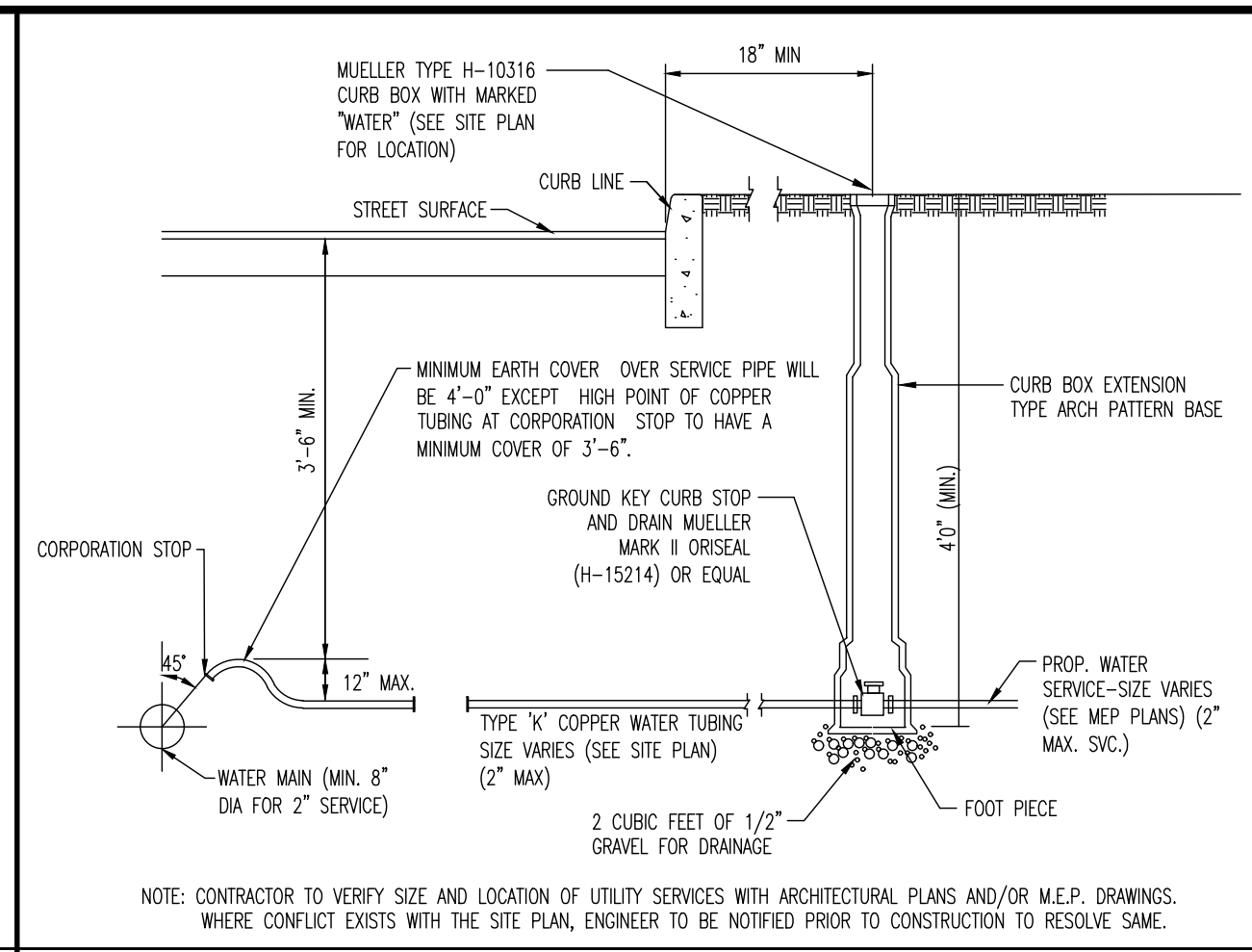
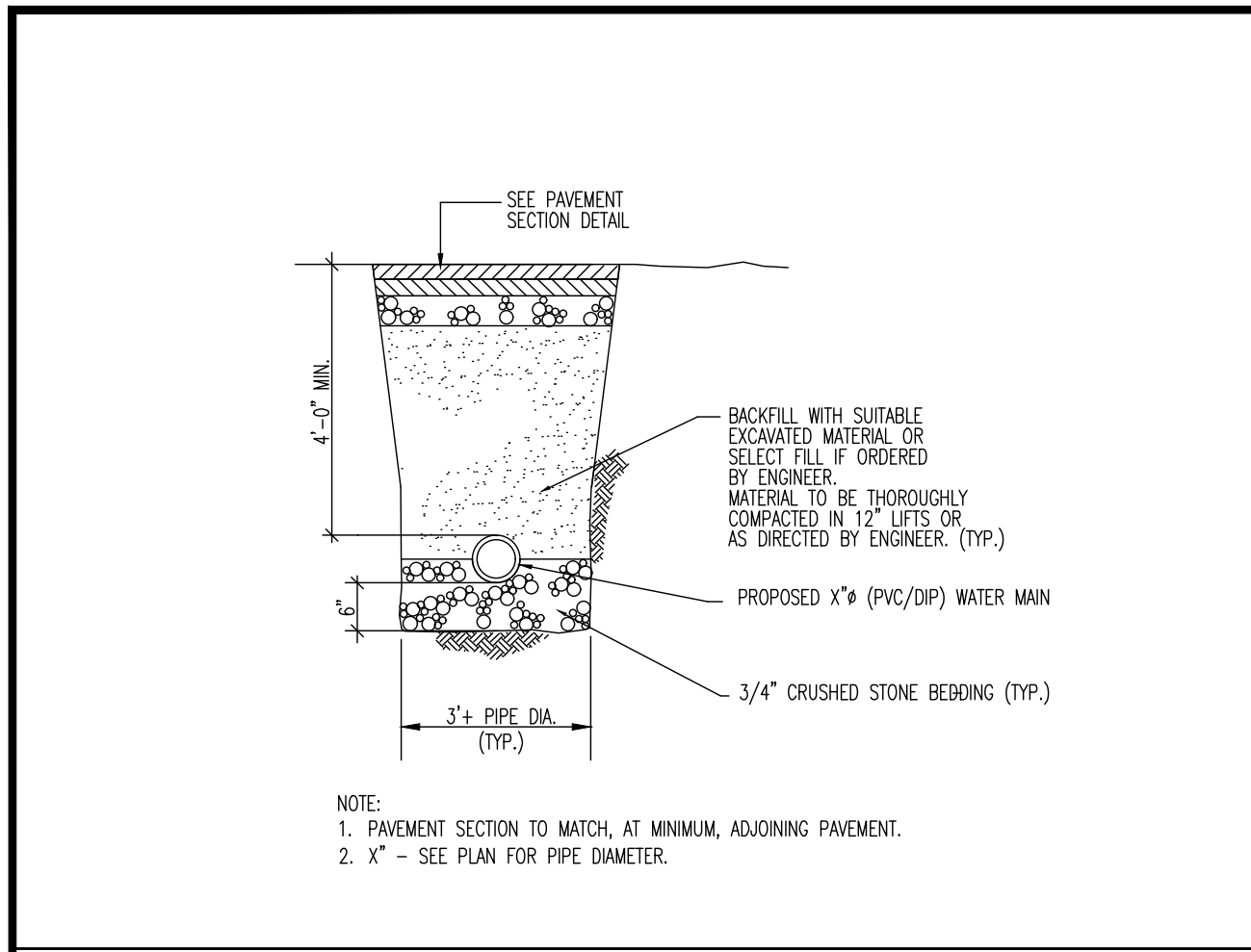
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PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC
PROPOSED MEDICAL BUILDING**
BLOCK 47-3, LOT 1
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No: 4087-99-001
DATE: 02/21/2022
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CHECKED BY: -

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BEFORE TO EXPOSE THE SERVICE
ORICE SERVICES AT THE SITE

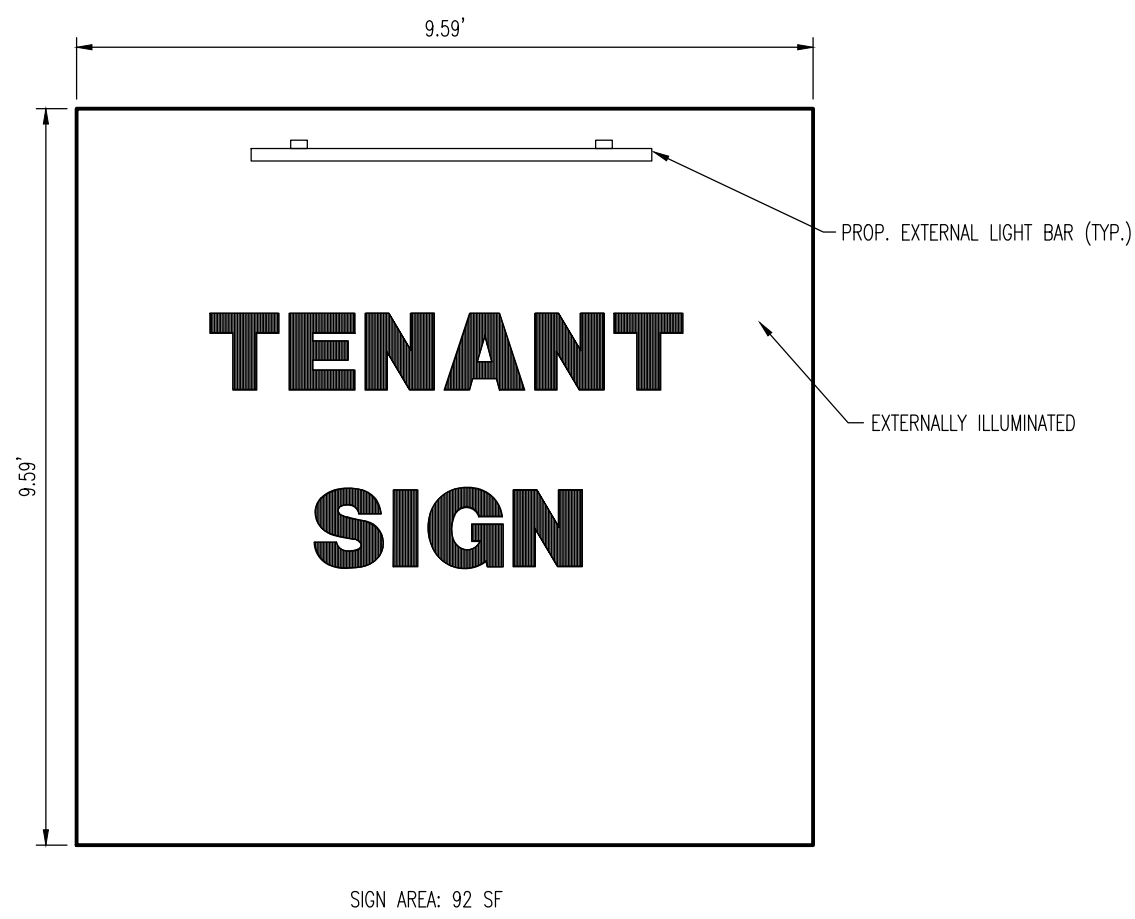
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Rev. Date Comments

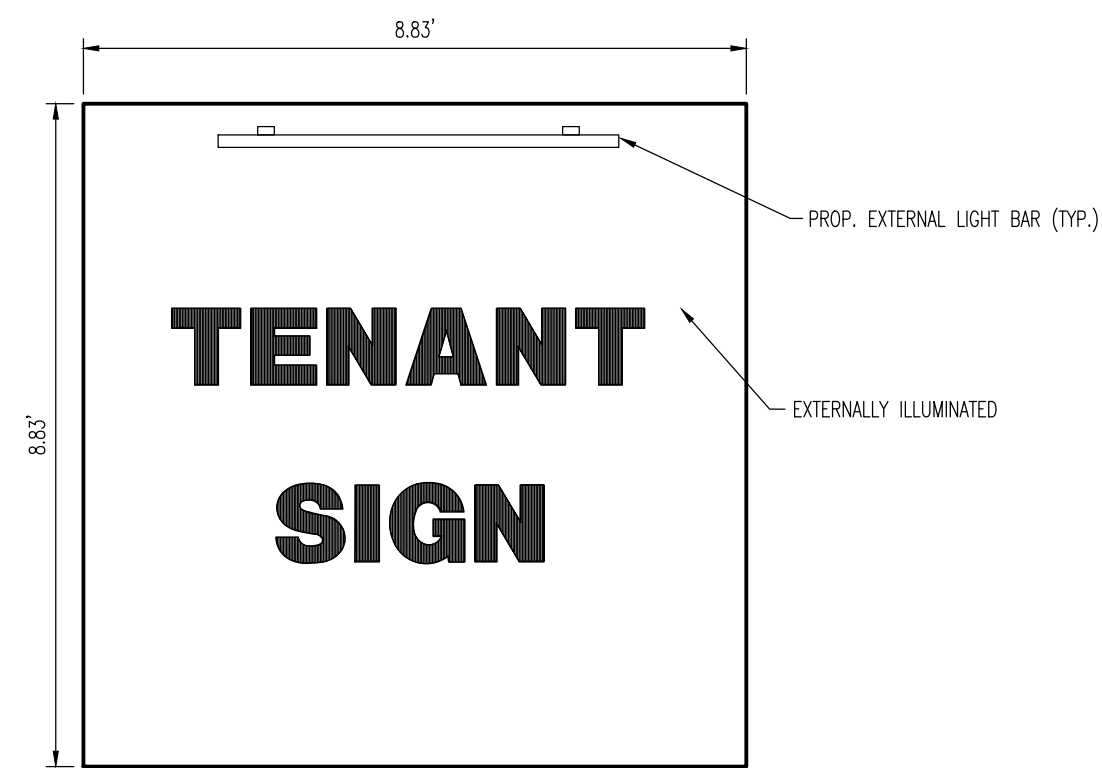
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2. 09/24/22 REV. PER TOWNSHIP, COUNTY, & SCD COMMENTS

By: DJB

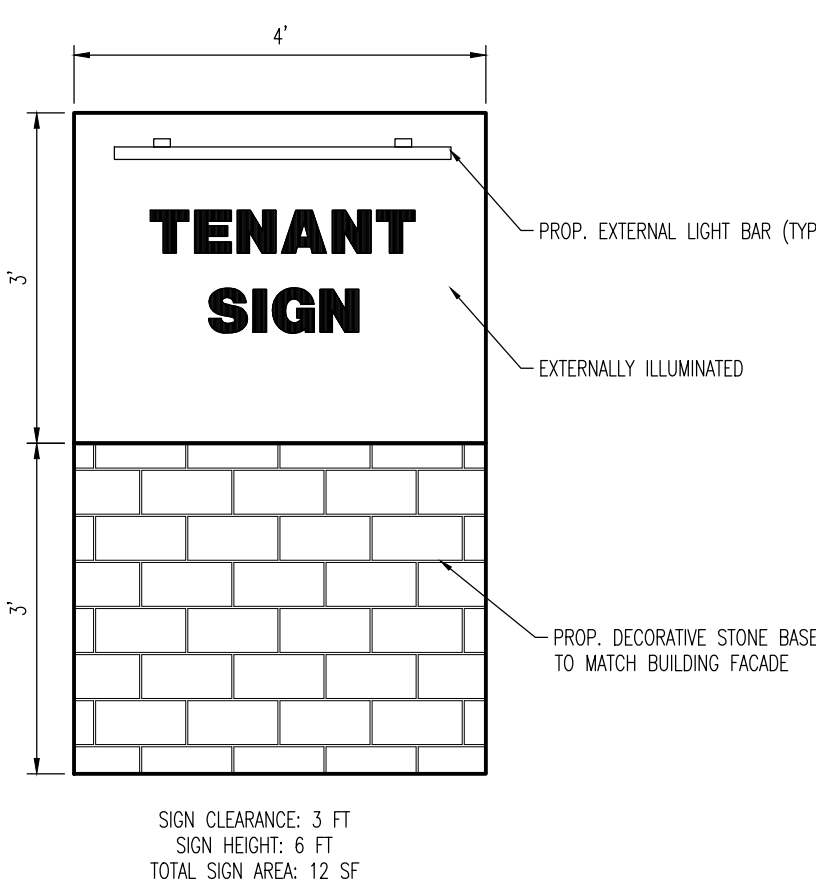
12 OF 17
Rev. # 2



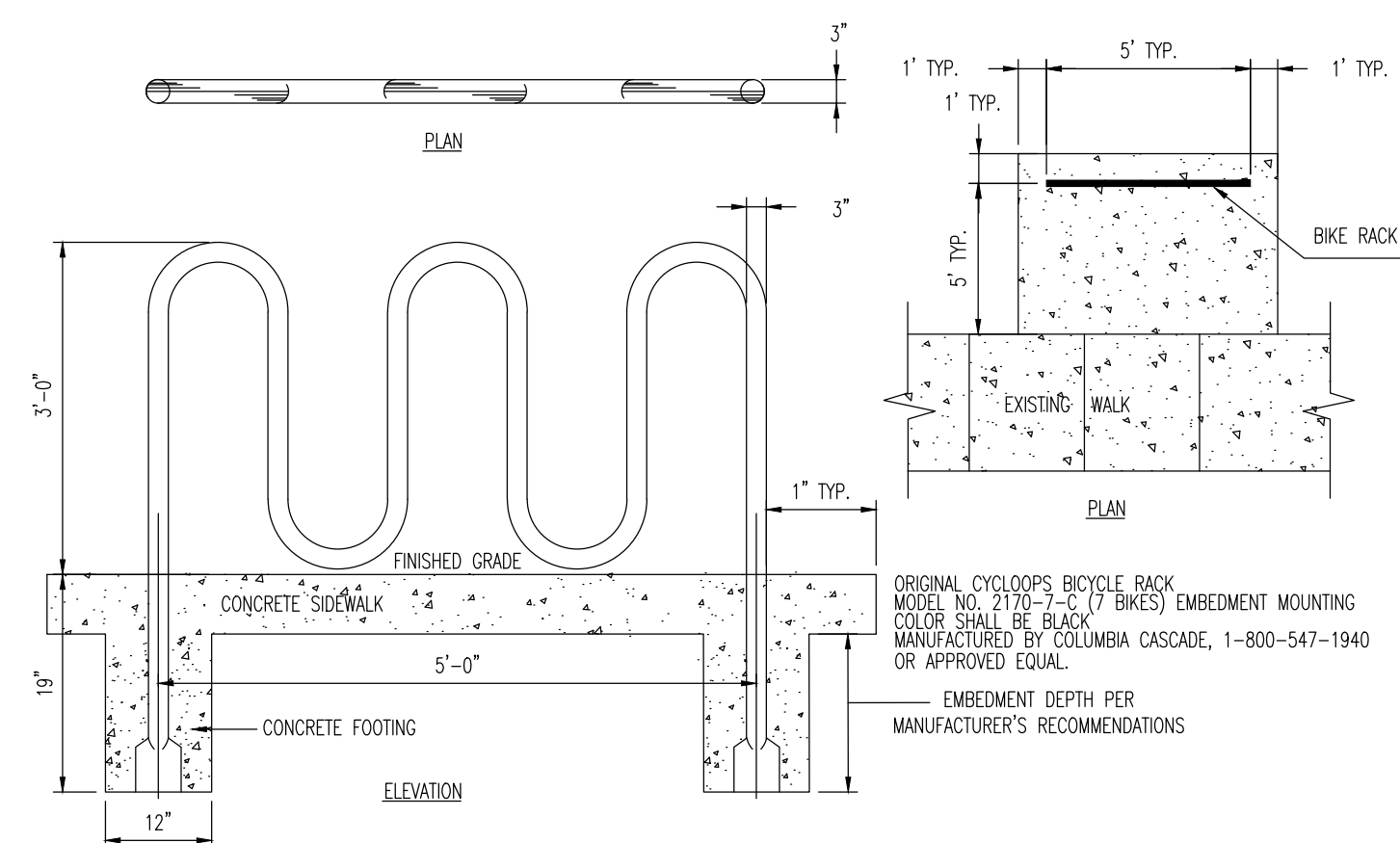
BUILDING MOUNTED SIGN (WEST) DETAIL
NOT TO SCALE



BUILDING MOUNTED SIGN (NORTH) DETAIL
NOT TO SCALE



PROPOSED MONUMENT SIGN
NOT TO SCALE



'U' BICYCLE RACK DETAIL
NOT TO SCALE

DECO LIGHTING Digitize your light.

D809-LED Bellino Outdoor Luminaire

Client: _____ Order #: _____ City: _____
Project Name: _____ Type: _____

Performance Data

CR	70+ (9000K)
MD	(4000K and lower)
CCT	3000K, 3500K, 4000K, 5000K
Projected Lifetime	100,000+ Hours @ L70

Description

The D809-LED Bellino Outdoor Luminaire sets the standard in quality for architectural area lighting. Featuring traditional styling paired with a rugged, heavy-duty, open aluminum housing and energy-efficient LEDs technology. Standard finish is silver bronze, but other finishes and colors are available. The luminaire is available with a choice of three color and mounting arm styles in one variety of fixture, ideal for streets, parking lots, and surrounding areas. UL, ETL and CSA certified for wet locations.

Features

- Housing is heavy duty open cast aluminum.
- Standard color is bronze, also available in black and white.
- Controlled by custom fixture.
- UL, ETL and CSA certified for wet locations.
- Delivers up to 115 lm/W @ 5000K.
- Offered in 2W to 300W packages (note that wattage is controlled by custom fixture).

Smart Dim Options

Please Note: The Smart Dim option requires a control device, such as a physical or other centralized system, in order for the unit to function properly.

Maximum energy savings with the Dynalux™ 0-10V luminaire-based control for outdoor applications

Dynalux™ 0-10V is a simple control device that enables high energy savings with low installation efforts. The small, smart, slim luminaire-based device can drive a 100W equivalent load to full-on or dimmed light levels and does not require an additional switching unit. The Dynalux™ 0-10V dimming interface is built with up-to-date dimming technology for long service life. The Dynalux™ 0-10V dimming interface is built with up-to-date dimming technology for long service life. The Dynalux™ 0-10V dimming interface is built with up-to-date dimming technology for long service life.

Ordering Information

FEATURE SERIES	CR	MD	ARM	FINISH
D809-01	30	3000K	See Page 9	SL
D809-02	35	3500K	See Page 9	BL
D809-03	40	4000K	See Page 9	WH
D809-04	45	4500K	See Page 9	CU
D809-05	50	5000K	See Page 9	BR

Dimensions

Overall Height: 18.00" (457mm)
Overall Width: 18.00" (457mm)
Mounting Arm Length: 18.00" (457mm)

D809-LED Bellino Outdoor Luminaire

Digitize your light.

Ordering Information

FEATURE SERIES	CR	MD	ARM	FINISH
D809-01	30	3000K	See Page 9	SL
D809-02	35	3500K	See Page 9	BL
D809-03	40	4000K	See Page 9	WH
D809-04	45	4500K	See Page 9	CU
D809-05	50	5000K	See Page 9	BR

Dimensions

Overall Height: 18.00" (457mm)
Overall Width: 18.00" (457mm)
Mounting Arm Length: 18.00" (457mm)

D809-LED Bellino Outdoor Luminaire

Digitize your light.

Ordering Information

FEATURE SERIES	CR	MD	ARM	FINISH
D809-01	30	3000K	See Page 9	SL
D809-02	35	3500K	See Page 9	BL
D809-03	40	4000K	See Page 9	WH
D809-04	45	4500K	See Page 9	CU
D809-05	50	5000K	See Page 9	BR

Dimensions

Overall Height: 18.00" (457mm)
Overall Width: 18.00" (457mm)
Mounting Arm Length: 18.00" (457mm)

BUILDING MOUNTED LIGHT DETAIL
NOT TO SCALE

LifeStyle Small - XDLS

ORDERING GUIDE

Model	Wattage	Color Temp	Beam Angle	Mounting Style
LSL-100	100W	3000K	30°	Standard
LSL-150	150W	3000K	30°	Standard
LSL-200	200W	3000K	30°	Standard

Accessories

- Decorative Base Cover
- Aluminum Collar
- Poles & Brackets

LifeStyle Small - XDLS

PRODUCT DIMENSIONS

Poles & Brackets

LS offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LS offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our over baked Duragrip Protection System. Also available with our Duragrip Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

Area Light Detail

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LifeStyle Small - XDLS

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Area Light Detail

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Area Light Detail
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Plotted: 09/16/22 - 3:51 PM, By: aboyd, Product Ver: 24.1s (LMS Tech) - Project: 4087 - nakt real estate holdings - 13 CONSTRUCTION DETAILS

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CONSTRUCTION DETAILS

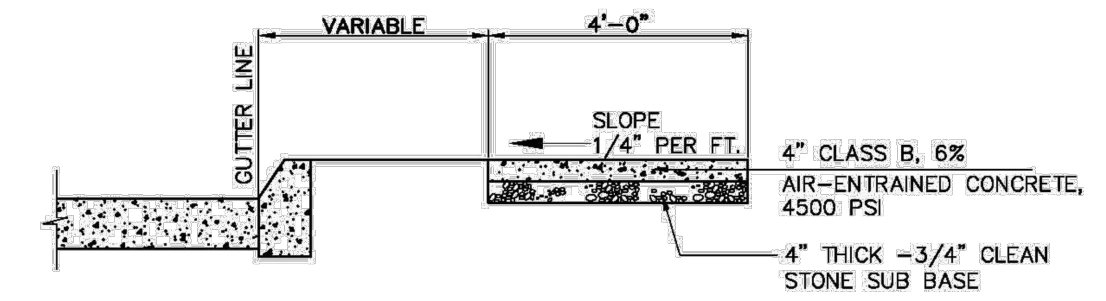
PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC**
PROPOSED MEDICAL BUILDING
BLOCK 47.3, LOT 1
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No: 4087-99-001
DATE: 02/21/2022
DRAWN BY: DJB
SCALE: (H) NOT TO SCALE
DESIGNED BY: MPD
SHEET No: 13
CHECKED BY: JEH
FOR STATE SPECIFIC PROJECT NUMBER VISIT: WWW.CALL11.COM

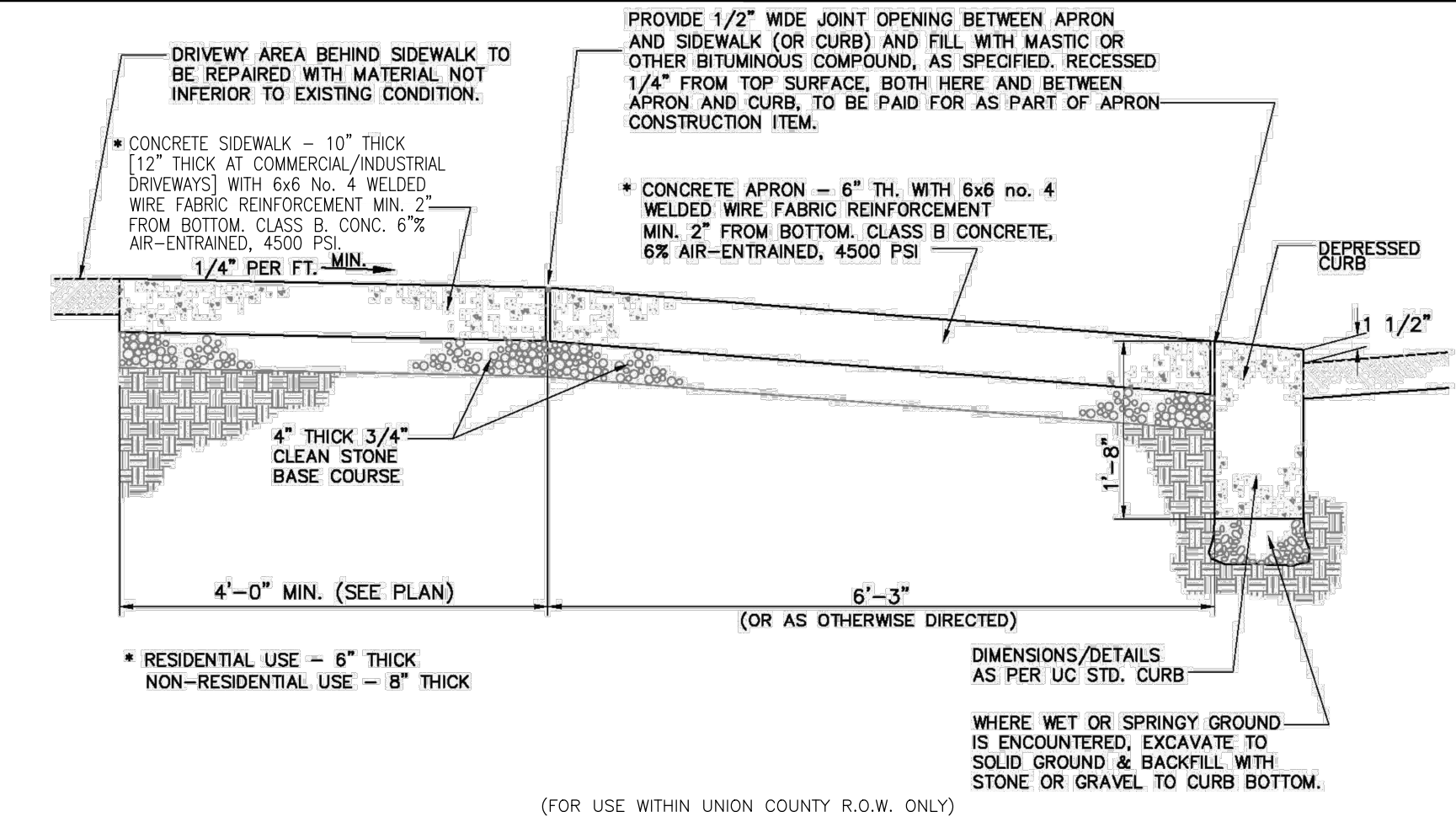
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

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UNION COUNTY SIDEWALK DETAIL
NOT TO SCALE



UNION COUNTY CONCRETE DRIVEWAY APRON TYPICAL SECTION DETAIL
NOT TO SCALE

Plotted: 09/16/22 - 3:51 PM, By: aboyd, Product Ver: 24.1s (LMS Tech) - Project: 4087 - nakt real estate holdings - Site: Piana\408799001\SDZ.dwg, --> 14 CONSTRUCTION DETAILS
 File: \\vepc.local\cadd\projects\4087 - nakt real estate holdings\lic_99-001 - cranford.dwg

Rev.	Date	Comments	By
1	06/24/22	REV. PER TOWNSHIP, COUNTY & SCD COMMENTS	DJB
2	09/16/22	REV. PER TOWNSHIP & COUNTY COMMENTS	DJB

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TITLE: **CONSTRUCTION DETAILS**

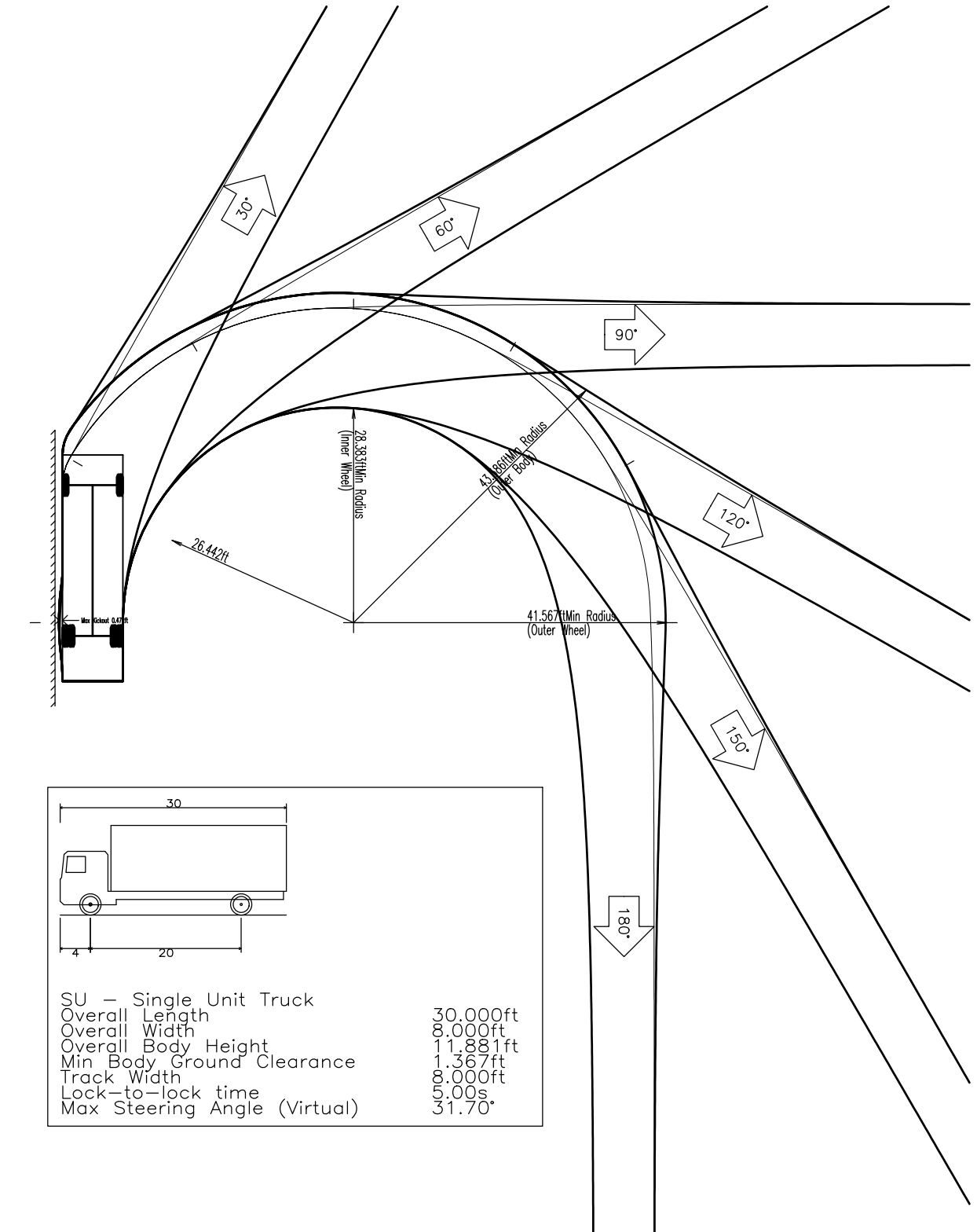
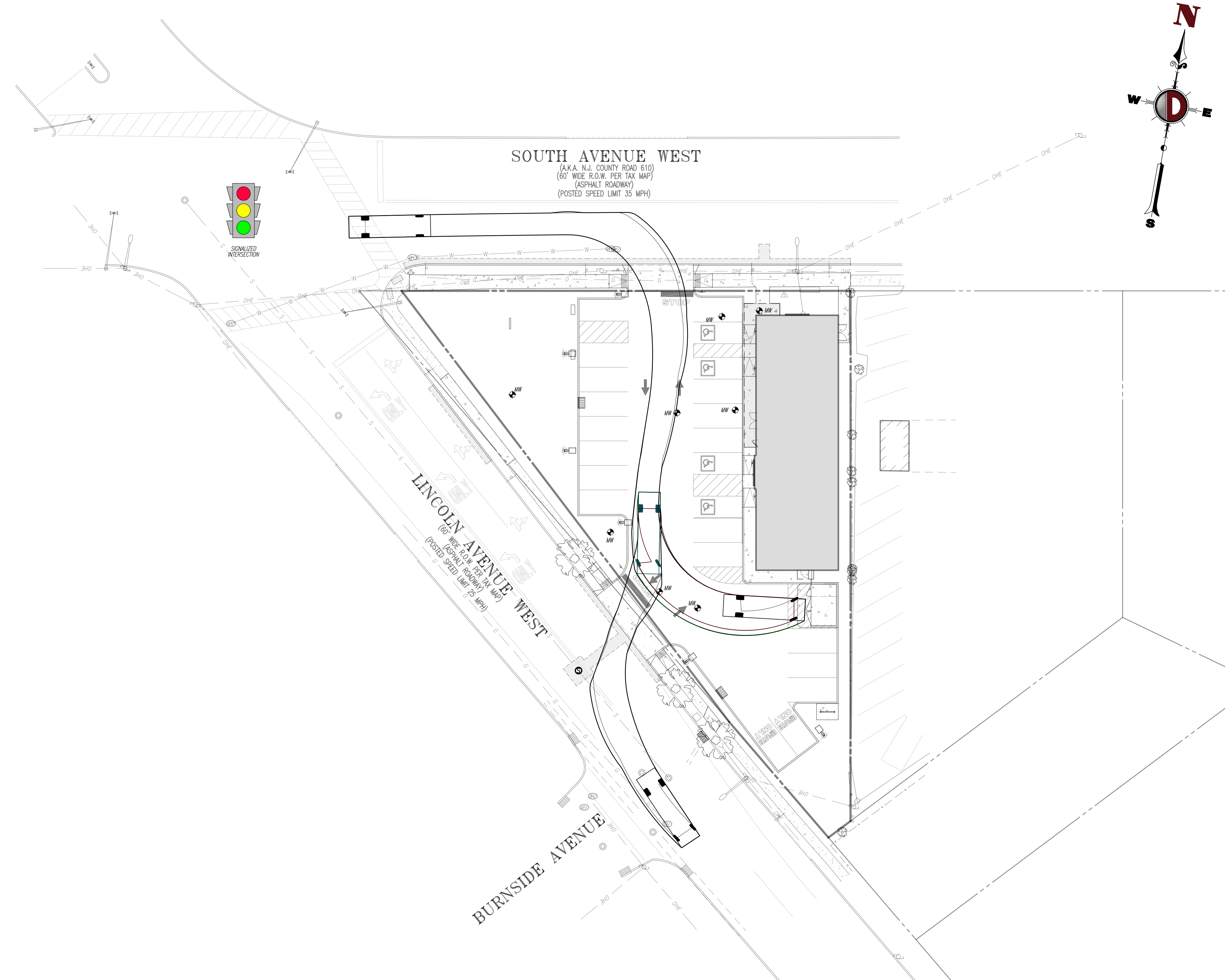
PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC**
PROPOSED MEDICAL BUILDING
BLOCK 473, LOT 1
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No: 4087-99-001
DATE: 02/21/2022
DRAWN BY: DJB
SCALE: (H) NOT TO SCALE
DESIGNED BY: MPD
CHECKED BY: JEH
SHEET No: 14 OF 17

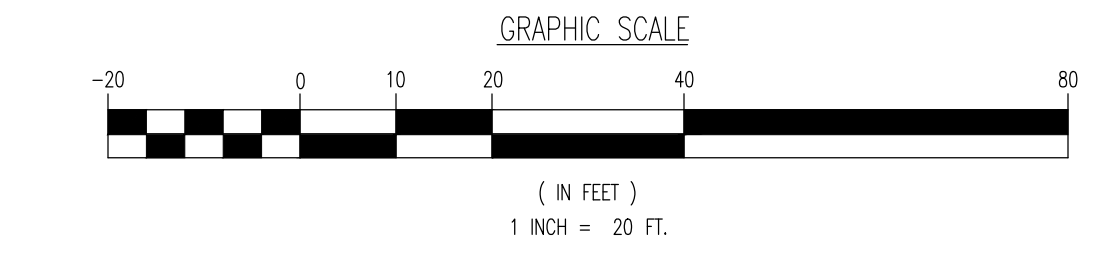
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NEW JERSEY LICENSE No. 49266

JOHN A. PALUS
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NEW JERSEY LICENSE No. 41975

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SU - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.581ft
Min Body Ground Clearance	1.357ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	31.70°



Plotted: 09/16/22 - 3:52 PM, By: aboyd, Product Ver: 24.1s (LMS Tech) File: \\sccc.local\cadd\projects\4087_nakt_real_estate_holdings\ic_99-001_cranford\dwg\Site Plans\408799001SVZ.dwg, ---> 15 VEHICLE CIRCULATION PLAN (SU-30)

Rev.	Date	Comments	By
1	06/24/22	REV. PER TOWNSHIP, COUNTY & SCD COMMENTS	DJB
2	09/16/22	REV. PER TOWNSHIP & COUNTY COMMENTS	DJB

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TITLE: **VEHICLE CIRCULATION PLAN (SU-30)**

PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC**
PROPOSED MEDICAL BUILDING
 BLOCK 473, LOT 1
 49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
 TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No: 4087-99-001
 DATE: 02/21/2022
 DRAWN BY: DJB
 SCALE: (H) 1"=20'
 (V)
 DESIGNED BY: MPD
 SHEET No:
 CHECKED BY: JEH
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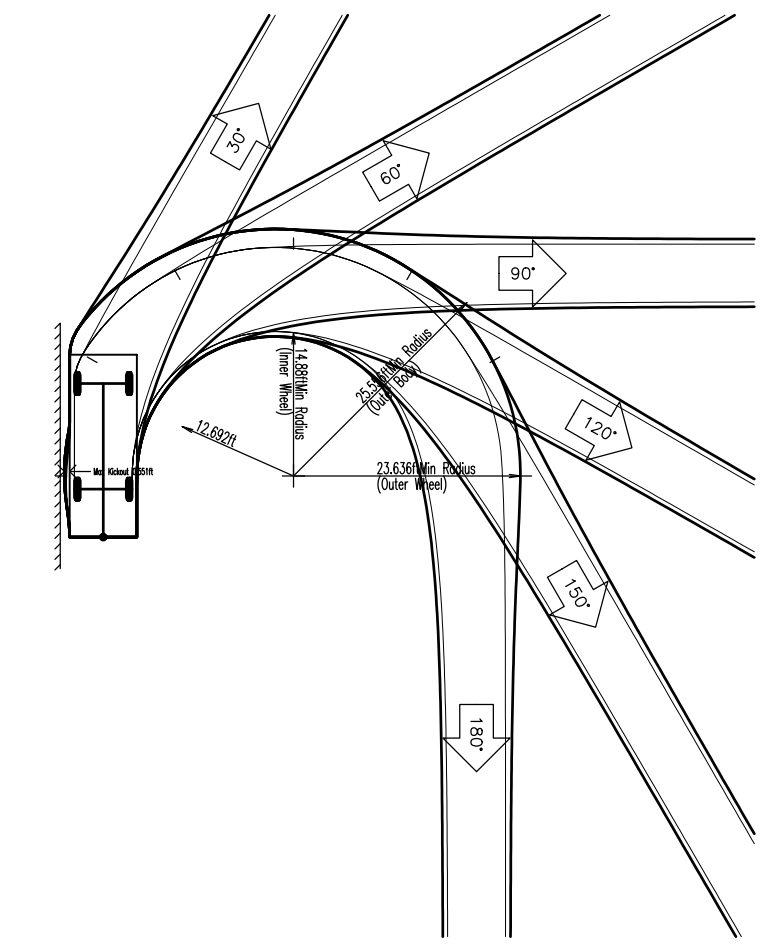
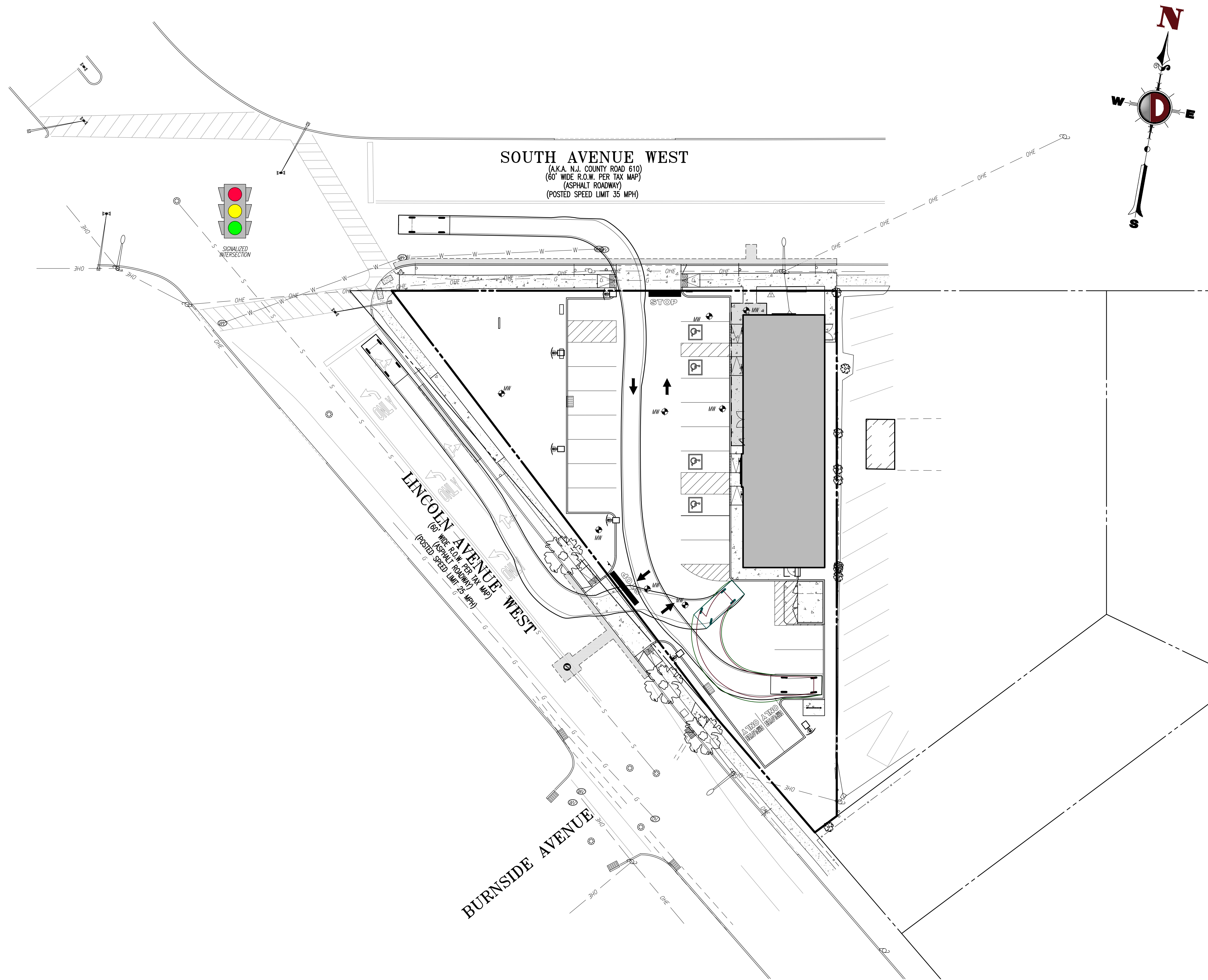
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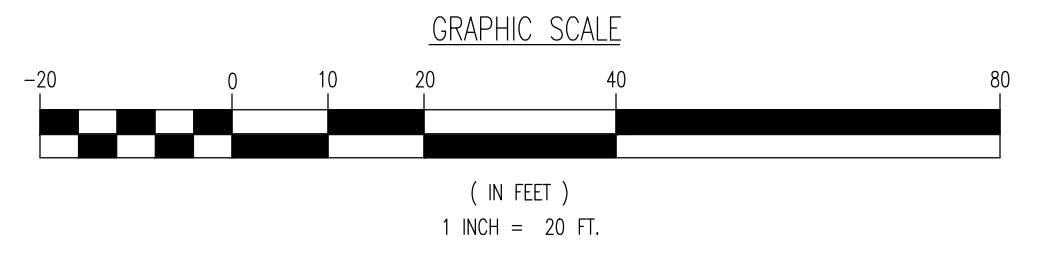
15

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Rev. # 2



P - Passenger Car	19,000ft
Overall Length	7,000ft
Overall Width	5,101ft
Min Body Ground Clearance	1,116ft
Track Width	6,000ft
Lock-to-lock time	4,00s
Max Steering Angle (Virtual)	31.80°



Plotted: 09/16/22 - 3:52 PM, By: aboyd, Product Ver: 24.1s (LMS Tech) -> 16 VEHICLE CIRCULATION PLAN (PASSENGER CAR)
 File: \\sccc.local\cadd\projects\4087_nakt_real_estate_holdings\ic_99-001_cranford\Drawings\16_vehicle_circulation_plan PASSENGER CAR.dwg

Rev.	Date	Comments	By
1	06/24/22	REV. PER TOWNSHIP, COUNTY & SCD COMMENTS	DJB
2	09/16/22	REV. PER TOWNSHIP & COUNTY COMMENTS	DJB

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TITLE: **VEHICLE CIRCULATION PLAN (PASSENGER CAR)**

PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC**
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 BLOCK 473, LOT 1
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--	---

JOB No: 4087-99-001	DATE: 02/21/2022	
DRAWN BY: DJB	SCALE: (H) 1"=20' (V)	SHEET No:
DESIGNED BY: MPD		
CHECKED BY: JEH		
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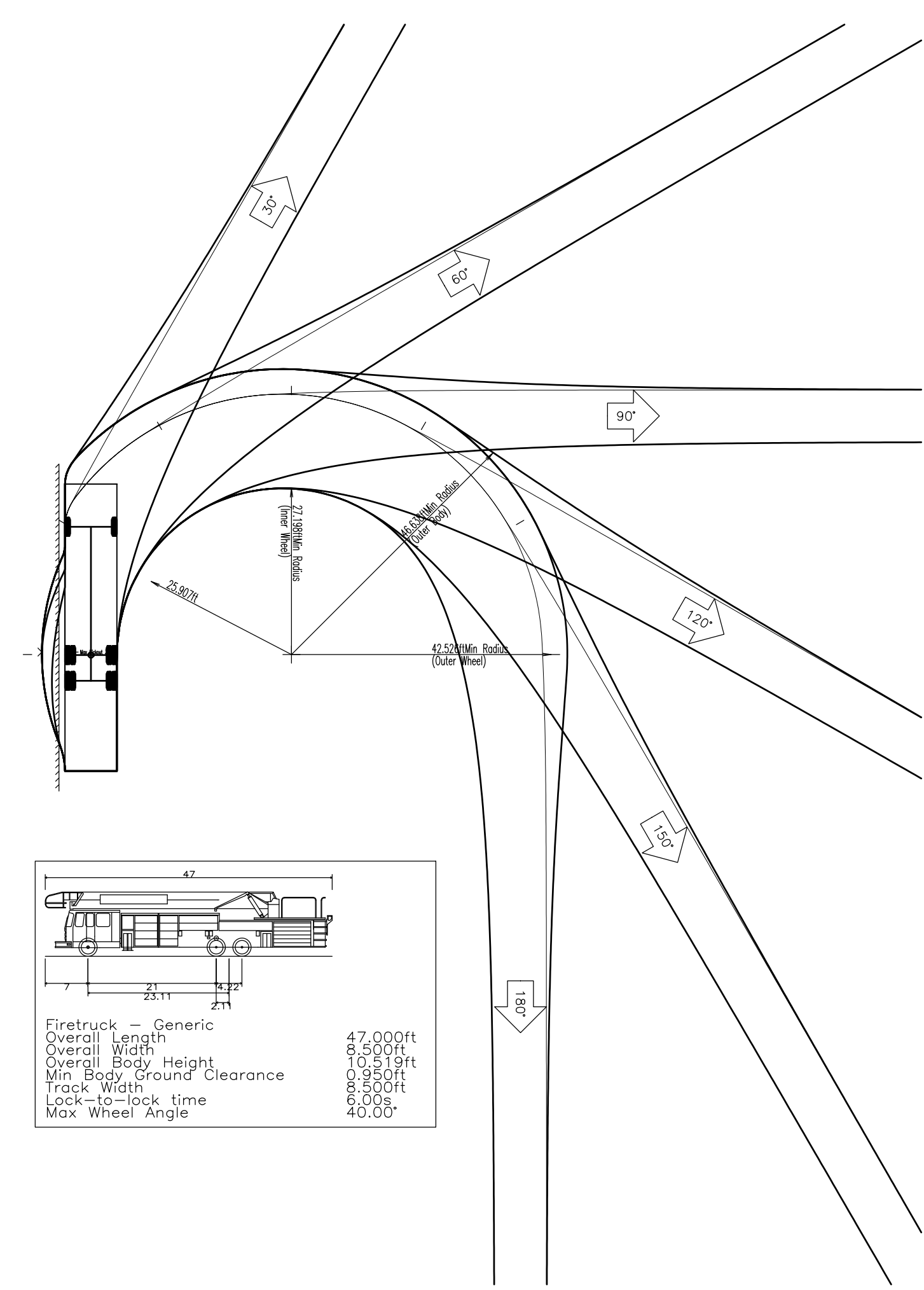
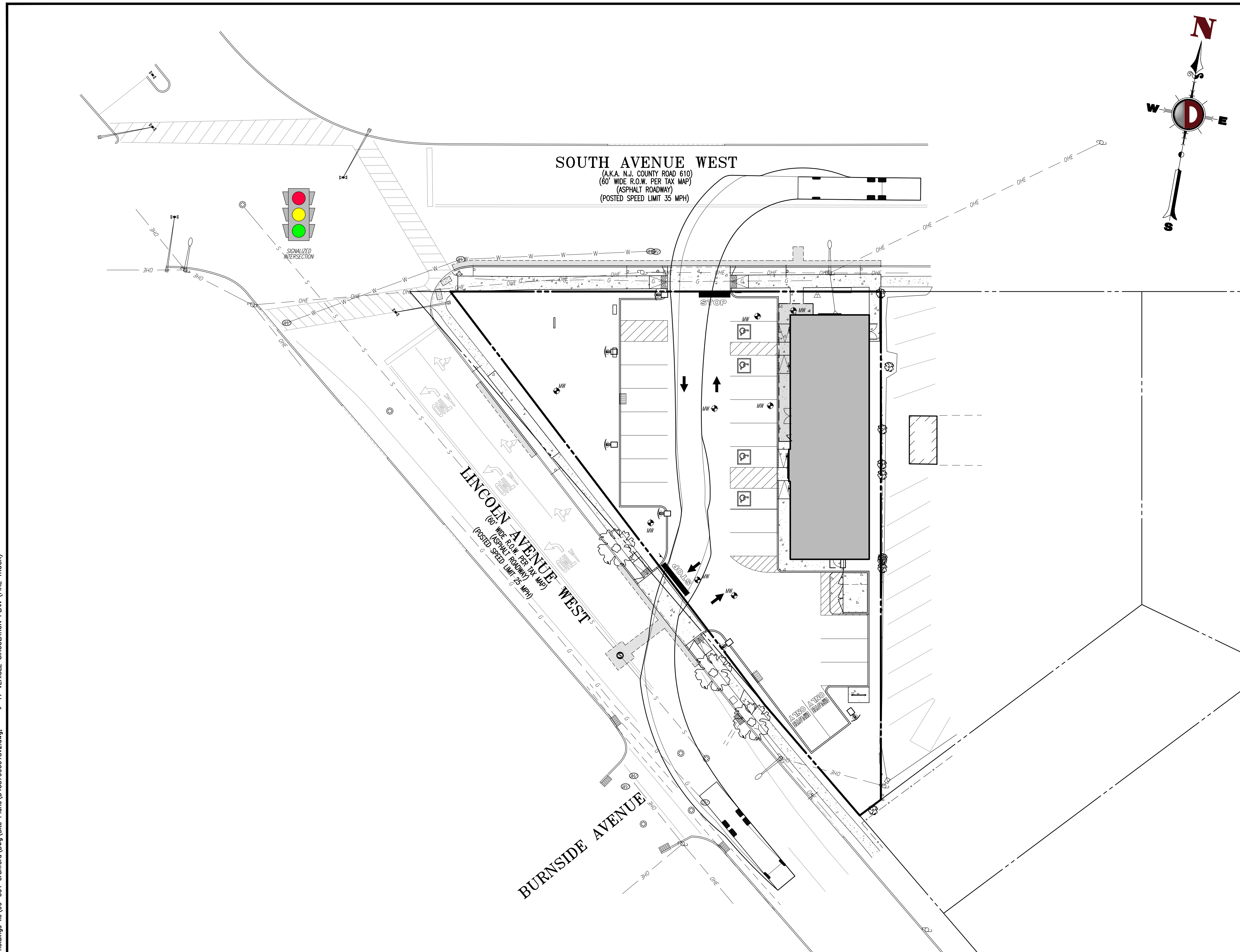
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Plotted: 09/16/22 - 3:52 PM, By: aboyd, Product Ver: 24.1s (LMS Tech) - Project: 17 VEHICLE CIRCULATION PLAN (FIRE TRUCK)
 File: \\sccc.local\cadd\projects\17 VEHICLE CIRCULATION PLAN (FIRE TRUCK)\17 VEHICLE CIRCULATION PLAN (FIRE TRUCK).dwg



Firetruck - Generic	47.000ft
Overall Length	8.500ft
Overall Width	10.519ft
Overall Body Height	0.950ft
Min Body Ground Clearance	8.500ft
Track Width	6.00s
Lock-to-lock time	40.00°
Max Wheel Angle	

Rev.	Date	Comments	By
1	06/24/22	REV. PER TOWNSHIP, COUNTY & SCD COMMENTS	DJB
2	09/16/22	REV. PER TOWNSHIP & COUNTY COMMENTS	DJB

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TITLE: **VEHICLE CIRCULATION PLAN (FIRE TRUCK)**

PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC
 PROPOSED MEDICAL BUILDING**

BLOCK 47.3, LOT 1
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 TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No: 4087-99-001	DATE: 02/21/2022
DRAWN BY: DJB	SCALE: (H) 1"=20' (V)
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