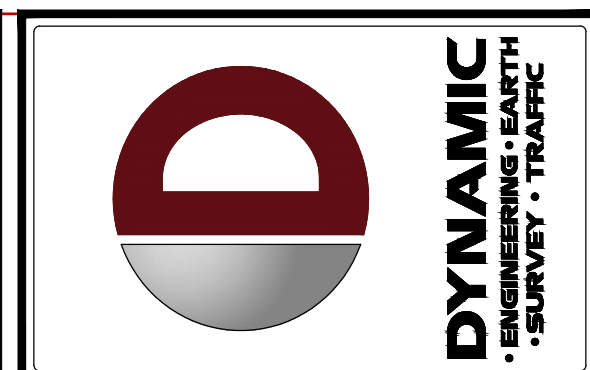


PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN

FOR ARTIS SENIOR LIVING, LLC PROPOSED SENIOR LIVING FACILITY

BLOCK 71, LOT 37.01; TAX MAP SHEET #17 - LATEST REV. DATED JUNE 1, 1984
700 MIDDLESEX AVENUE (CR 501)
BOROUGH OF METUCHEN
MIDDLESEX COUNTY, NEW JERSEY



REV.	DATE	COMMENTS
1	07/27/20	REVISED PER CONNECTOR ROADWAY REVISIONS

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

CONSTRUCTION CHECK _____ DATE _____

PROJECT: **PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN**
ARTIS SENIOR LIVING, LLC
PROPOSED SENIOR LIVING FACILITY
BLOCK 71, LOT 37.01
700 MIDDLESEX AVENUE (CR 501)
BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

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Houston, TX • 1.281.989.6400
Austin, TX • 1.512.244.2444
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DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53572

JOSEPH G. JAWORSKI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 36618

TITLE: **COVER SHEET**

SCALE: (H)AS (V)SHOWN 04/06/2020 RRRR DTTS
PROJECT No: 2621-99-003 CHECKED BY: JGJ

SHEET No: **1** OF 17 Rev. #:

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	OWNER	BLOCK	LOT
METUCHEN REALTY ACQUISITION, LLC 25 STEVENS AVE BLDG A #12 WEST LAWN, PA 19609	37	5.5	SOMASUNDARAM, C & CHEZHAN, S 23 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	12
BOROUGH OF METUCHEN 500 MAIN ST METUCHEN, NJ 08840	37	5.03	DIZON, GENEVIEVE 24 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	13
METUCHEN REALTY ACQUISITION 25 STEVENS AVE BLDG A #12 WEST LAWN, PA 19609	37	5.12	PENG, TZU-CHEN & LEE, MENG-HAU 25 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	14
METUCHEN REALTY ACQUISITION 25 STEVENS AVE BLDG A #12 WEST LAWN, PA 19609	37	13	CHEN, MING CHE & TANGCHEN, AN LI 26 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	15
CON RAL CORP C/O NORFOLK SOUTHERN CORP P.O. BOX 400368 ROANOKE, VA 24022-0036	43	1	KNOW, ALBERT & CHAN, WAILING 27 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	16
COUNTY OF MIDDLESEX C/O CO. TREASURER P.O. BOX 871, 1 J.F.A. SQ NEW BRUNSWICK, NJ 08903	43	4	DSOUZA, LAVINA & SEQUEIRA, RONALD W 28 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	17
KRUSE, DOROTHY & DECKMAN, C & ROMA, R 15 OLIVER ST METUCHEN, NJ 08840	69	97	RAMESH, VINAY & VINAY, KAMALABHARATHI 29 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	18
MANGELL, MICHAEL 14 EAST FRANCESCA CT. FARMINGDALE, NJ 07727	69	99	SARGONY, JR, ROBERT 30 CENTRAL SQUARE METUCHEN, NJ 08840	82.01	19
VITAL MGMT & CONSULTING, LLC 26 OLIVER ST - SUITE 100 METUCHEN, NJ 08840	69	101	SHAK, ABDUL M & KOTHACHERUM RUKSANA 31 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	20
VITAL MGMT & CONSULTING, LLC 26 OLIVER ST - SUITE 100 METUCHEN, NJ 08840	69	104	UDOV, LEONID & NATALYA 32 CENTRAL SQUARE PARK METUCHEN, NJ 08840	82.01	21
BREDA, THOMAS M & GAIL M 560 NEW DURHAM RD. METUCHEN, NJ 08840	69	125.1	DISTRICT AT METUCHEN II, LLC 3663 RTE 9 N- SITE 202 OLD BRIDGE, NJ 08857	83	24.01
USMANS INC 40 HAMPTON ST METUCHEN, NJ 08840	69	125.5	MIDDLESEX COUNTY 404 BLDG 3/F SQUARE NEW BRUNSWICK, NJ 08901	109	1
50 HAMPTON STREET REALTY LLC 50 HAMPTON STREET METUCHEN, NJ 08840	69	125.6	COLUMBIA II METUCHEN/ PROP. TAX DEPT P.O. BOX 790836 SAN ANTONIO, TX 78279	110	39.01
BOROUGH OF METUCHEN 500 MAIN ST METUCHEN, NJ 08840	69	125.7	PSEG SERVICES CORP. CORP PROP DEPT. 80 PARK PLAZA-6TH FLOOR NEWARK, NJ 07102	110	42
15 HOMAS STREET LLC 1540 ROUTE 138-SUITE 301 WALL, NJ 07719	70	63			

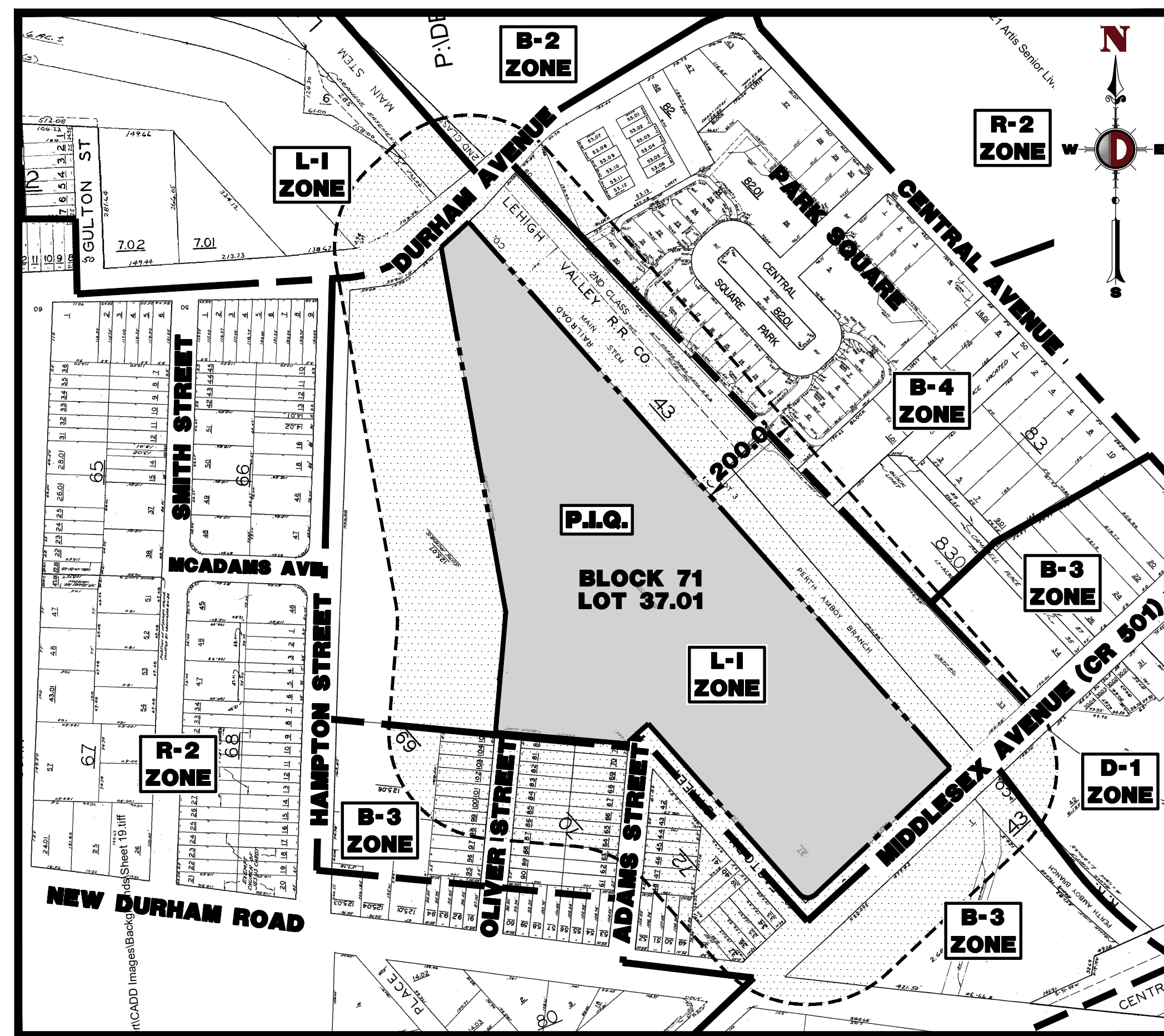
ALSO TO BE NOTIFIED

P.S.E. & G. CO. MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, 15th NEWARK, NJ 07102	70	65
CABLEVISION OF RARITAN VALLEY 275 CENTRAL AVENUE DN 8892 PISCATAWAY, NJ 08854	70	68
AT&T MARGUERITE PRENDERVILLE CONTRACTION DEPARTMENT	70	80
TEXAS EASTERN TRANSMISSION CORPORATION 551 COOLIDGE ST SOUTH PLAINFIELD, NJ 07080	70	86
NEW JERSEY BELL TELEPHONE CO. 540 BROAD ST - ROOM 305 NEWARK, NJ 07101	72	33
MIDDLESEX COUNTY PLANNING BOARD MIDDLESEX ADMINISTRATION BUILDING JOHN F. KENNEDY SQUARE 78 BAYARD STREET, 5TH FLOOR NEW BRUNSWICK, NJ 08901	72	36
ELIZABETH GAS CO. 1 ELIZABETH PLAZA P.O. BOX 3175 UNION, NJ 07083	72	48
BUCKEYE PIPELINE P.O. BOX 368 EMMAUS, PA 18049	82	1.011
MIDDLESEX WATER CO. 405 8TH ST BLDG C, 4TH FLOOR SELAN, NJ 08830	82	60
PARKING AUTHORITY 500 MAIN STREET METUCHEN, NJ 08840	82.01	10

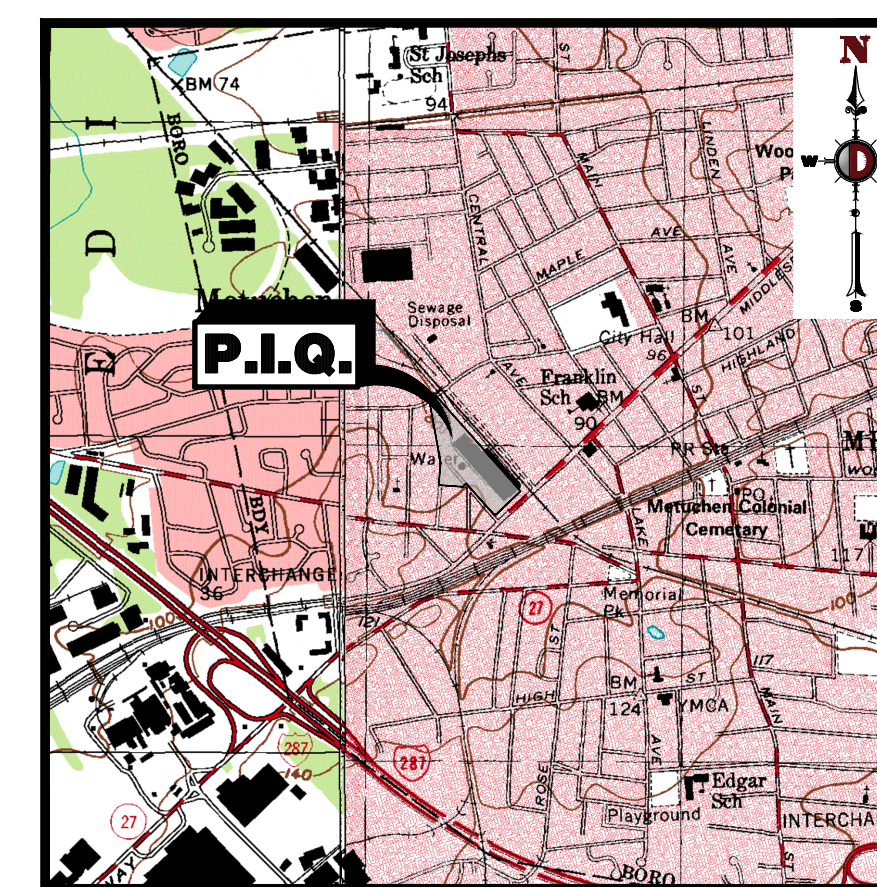
OWNER: BLOCK 71, LOT 37.01
METUCHEN III, LLC
4905 DEL RAY AVENUE, SUITE 200
BETHESDA, MD 20814

APPLICANT: ARTIS SENIOR LIVING
1651 OLD MEADOW ROAD, SUITE 100
McLEAN, VA 22102

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
245 MAIN STREET - SUITE 110
CHESTER, NJ 07930
WWW.DYNAMICCEC.COM



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX

DRAWING INDEX	NO. OF SHEETS
COVER SHEET	1 of 17
AERIAL MAP	2 of 17
ENVIRONMENTAL ANALYSIS MAP & DEMOLITION PLAN	3 of 17
OVERALL SITE AND SUBDIVISION PLAN	4 of 17
SITE PLAN	5 of 17
GRADING PLAN	6 of 17
DRAINAGE PLAN	7 of 17
UTILITY PLAN	8 of 17
LANDSCAPE PLAN	9 of 17
LIGHTING PLAN	10 of 17
SOIL EROSION & SEDIMENT CONTROL PLAN	11 of 17
CONSTRUCTION DETAILS	12 of 17
CONSTRUCTION DETAILS	13 of 17
CONSTRUCTION DETAILS	14 of 17
CONSTRUCTION DETAILS	15 of 17
VEHICLE CIRCULATION PLAN - REFUSE	16 of 17
VEHICLE CIRCULATION PLAN - FIRE	17 of 17

PLANNING BOARD APPROVAL

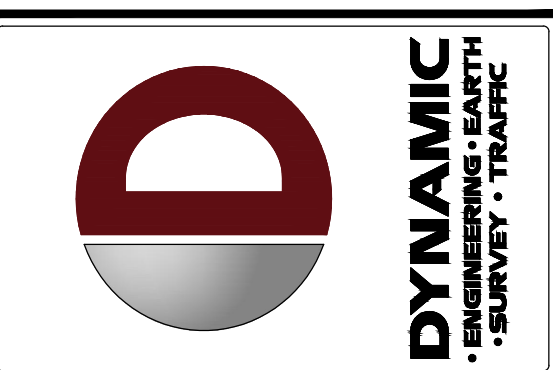
APPROVED BY THE PLANNING BOARD OF BOROUGH OF METUCHEN, MIDDLESEX, NEW JERSEY

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

Plotted: 11/11/20 - 12:13 PM, By: russell
 File: P:\CEPC PROJECTS\2621 Arts Senior Living, LLC\99-003 Metuchen\Draw\Site Plans\262199003SA1.dwg, ---> 02 AERIAL MAP



REV.	DATE	COMMENTS
1	07/27/20	REVISED PER CONNECTOR ROADWAY REVISIONS

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CONSTRUCTION CHECK _____ DATE _____ CONSTRUCTION CHECK _____ DATE _____

PROJECT: PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN
 ARTS SENIOR LIVING LLC
 PROPOSED SENIOR LIVING FACILITY
 BLOCK 71, LOT 37.01
 700 MIDDLESEX AVENUE (CR 501)
 BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

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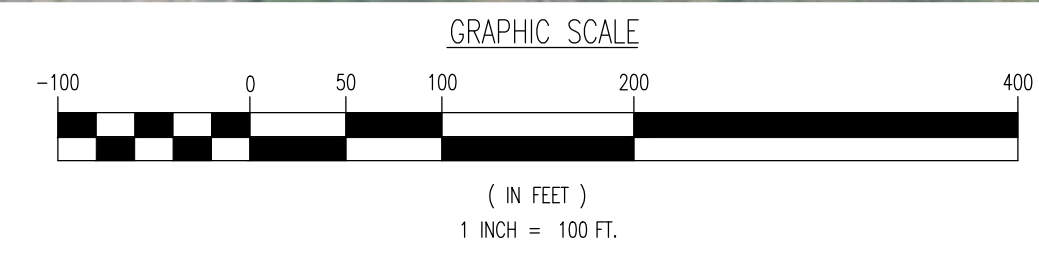
DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 53572

JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 36618

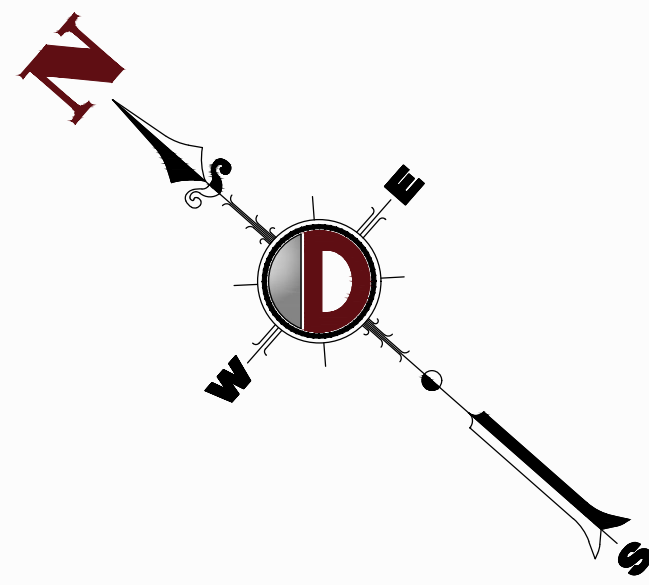
TITLE:
AERIAL MAP

SCALE: (H) 1" = 100' DATE: 04/06/2020 DRAWN BY: DESIGNED BY:
 (V) RRRR DTS
 PROJECT No: 2621-99-003 CHECKED BY: JGJ

SHEET No: **2** OF 17 Rev. #: 1



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED UPON AERIAL PHOTOGRAPHY OF THE STATE OF NEW JERSEY CAPTURED DURING DECEMBER, 2012. THE NEW JERSEY 2012 HIGH RESOLUTION ORTHOPHOTOGRAPHY PROJECT WAS FURNISHED BY THE NJ OFFICE OF INFORMATION TECHNOLOGY. 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.



BEDROCK & SOIL LEGEND:

BEDROCK:
 - JTrp: PASSAIC FORMATION; SILTSTONE AND SHALE

SOIL:
 - Ur = URBAN LAND
 - PbtAr = PARSIPPANY VERY POORLY DRAINED VARIANT SILT LOAM; 0 TO 3 PERCENT SLOPES, RARELY FLOODED.
 - LbuB = LANSDOWNE - URBAN COMPLEX, 0 TO 6 PERCENT SLOPES.
 - DuxA = DUNELLEN MODERATELY WELL DRAINED VARIANT SANDY LOAM, 0 TO 2 PERCENT SLOPES.
 - GROUNDWATER WAS ENCOUNTERED AT ELEVATIONS RANGING FROM 86' TO 77.5'.
 - BEDROCK WAS ENCOUNTERED AT ELEVATIONS RANGING FROM 82.1' TO 66.7'.

LEHIGH VALLEY RAILROAD CO. (GREENWAY EXTENSION)
 (MAIN STEM - PERTH AMBOY BRANCH)

JTrp - Passaic Formation

Ur

LIMIT OF PROPOSED DEVELOPMENT

PROPOSED "GREENWICH PARKWAY" PUBLIC RIGHT-OF-WAY TO BE DESIGNED AND COORDINATED BY THE OVERALL DEVELOPER

LIMIT OF DISTURBANCE

EXISTING MONITORING WELL (TYP.)

TAX LOT 37.01
 BLOCK 71
 DB. 6241, PG. 406
 287,375 SF, 6.597 AC.

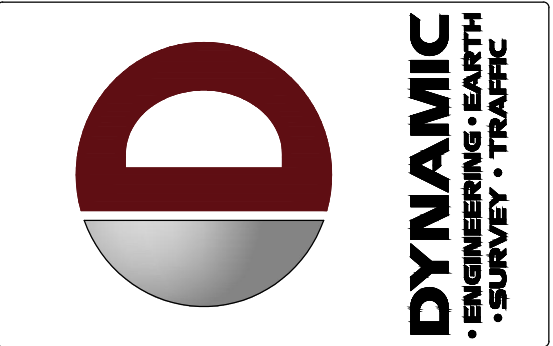
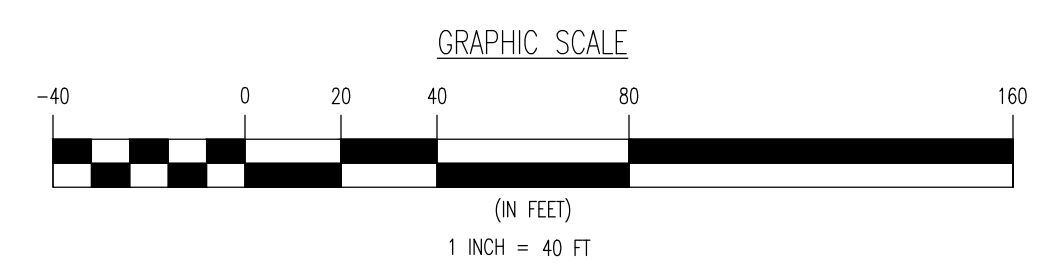
PbtAr

FACTORY STREET
 (50' ROW WIDTH PER TAX MAP)

ADAMS STREET
 (50' ROW WIDTH PER TAX MAP)

OLIVER STREET
 (50' ROW WIDTH PER TAX MAP)

LbuB



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CONSTRUCTION CHECK _____ DATE _____

PROJECT: **PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN**
ARTIS SENIOR LIVING
PROPOSED SENIOR LIVING FACILITY
 BLOCK 71, LOT 37.01
 700 MIDDLESEX AVENUE (CR 501)
 BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

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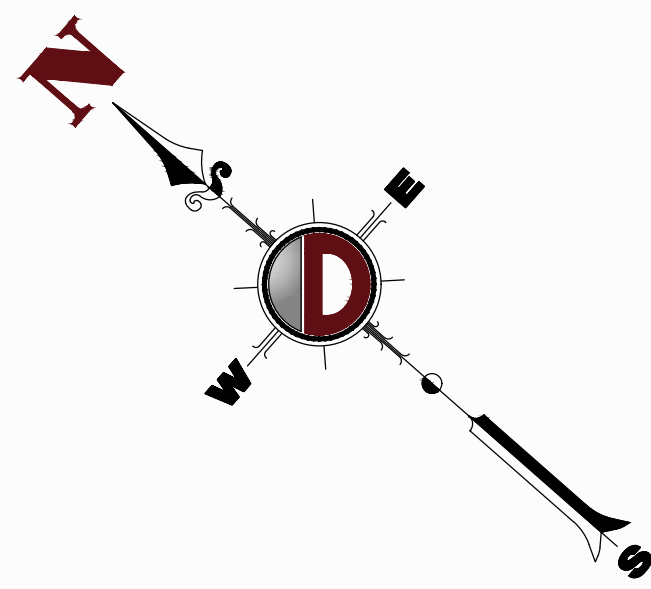
JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 36618

TITLE: **ENVIRONMENTAL ANALYSIS MAP & DEMOLITION PLAN**

SCALE: (H) 1" = 40' (V) DATE: 04/06/2020 DRAWN BY: JTG DESIGNED BY: DTS
 PROJECT No: 2621-99-003 CHECKED BY: JGJ

SHEET No: **3** OF 17 Rev. #: 1

Plotted: 11/11/20 - 12:13 PM, By: russell
 File: P:\VEPC PROJECTS\2621 Arts Senior Living, LLC\99-003 Metuchen\Draw\Site Plans\262199003EA1.dwg, ---> 03 ENVIRONMENTAL ANALYSIS MAP & DEMOLITION PLAN
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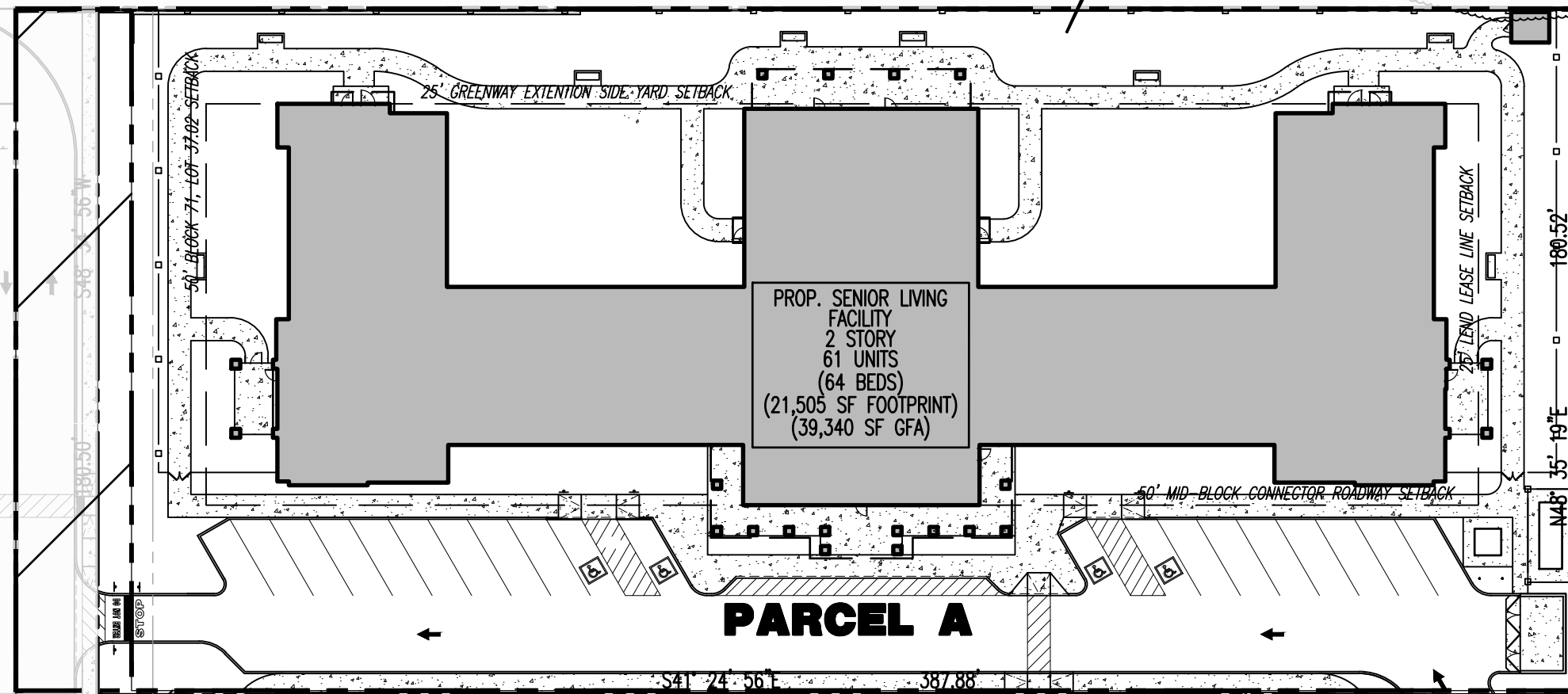


TAX LOT 3
BLOCK 43
N/F CONRAL CORP. %
NORFOLD SOUTHERN CORP.
DB. N/A, PG. N/A

LEHIGH VALLEY RAILROAD CO. (GREENWAY EXTENSION)
(MAIN STEM - PERTH AMBOY BRANCH)

**PHASE 1
PROPOSED
SUBDIVISION
LOT 'A'**

PROPOSED PUBLIC RIGHT-OF-WAY



PARCEL A

TAX LOT 37.01
N/F METUCHEN III LLC
DB. 6241, PG. 406

PROPOSED GREENWICH PARKWAY PUBLIC ROADWAY
(PROP. R.O.W.)

FINAL DESIGN FOR THE PROPOSED
RIGHT-OF-WAY TO BE COORDINATED
WITH OVERALL DEVELOPER

TAX LOT 37.01
BLOCK 71
DB. 6241, PG. 406
287,375 SF, 6.597 AC

PARCEL B

PROPOSED PARCEL LINE (TYP.)

PARCEL C

FACTORY STREET
(50' ROW WIDTH PER TAX MAP)

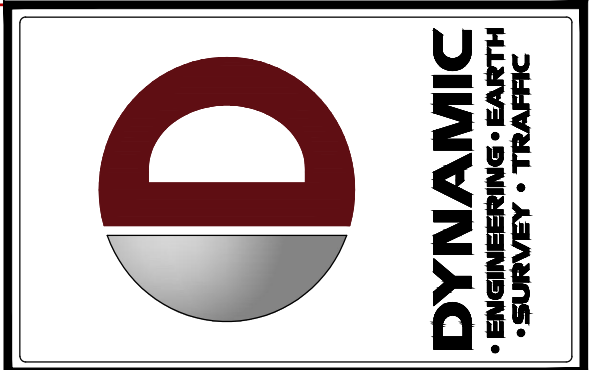
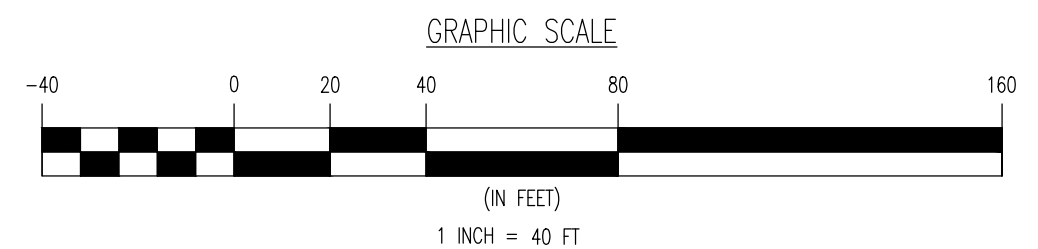
PHASE 2

ADAMS STREET
(50' ROW WIDTH PER TAX MAP)

BLOCK 69
LOT 125.07
N/F VIDAS PARK

OLIVER STREET
(50' ROW WIDTH PER TAX MAP)

MIDDLESEX AVENUE (CR 501)
(50' ROW WIDTH PER TAX MAP)



REV.	DATE	REVISED PER	COMMENTS
1	07/27/20	REVISED PER CONNECTOR ROADWAY	

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CONSTRUCTION CHECK _____ DATE _____

PROJECT: **PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN**
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 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 53572

JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 36618

TITLE:
OVERALL SITE AND SUBDIVISION PLAN

SCALE: (H) 1" = 40' (V)	DATE: 04/06/2020	DRAWN BY: JTG	DESIGNED BY: DTS
PROJECT No: 2621-99-003		CHECKED BY: JGJ	

SHEET No: **4** OF 17
 Rev. #: 1

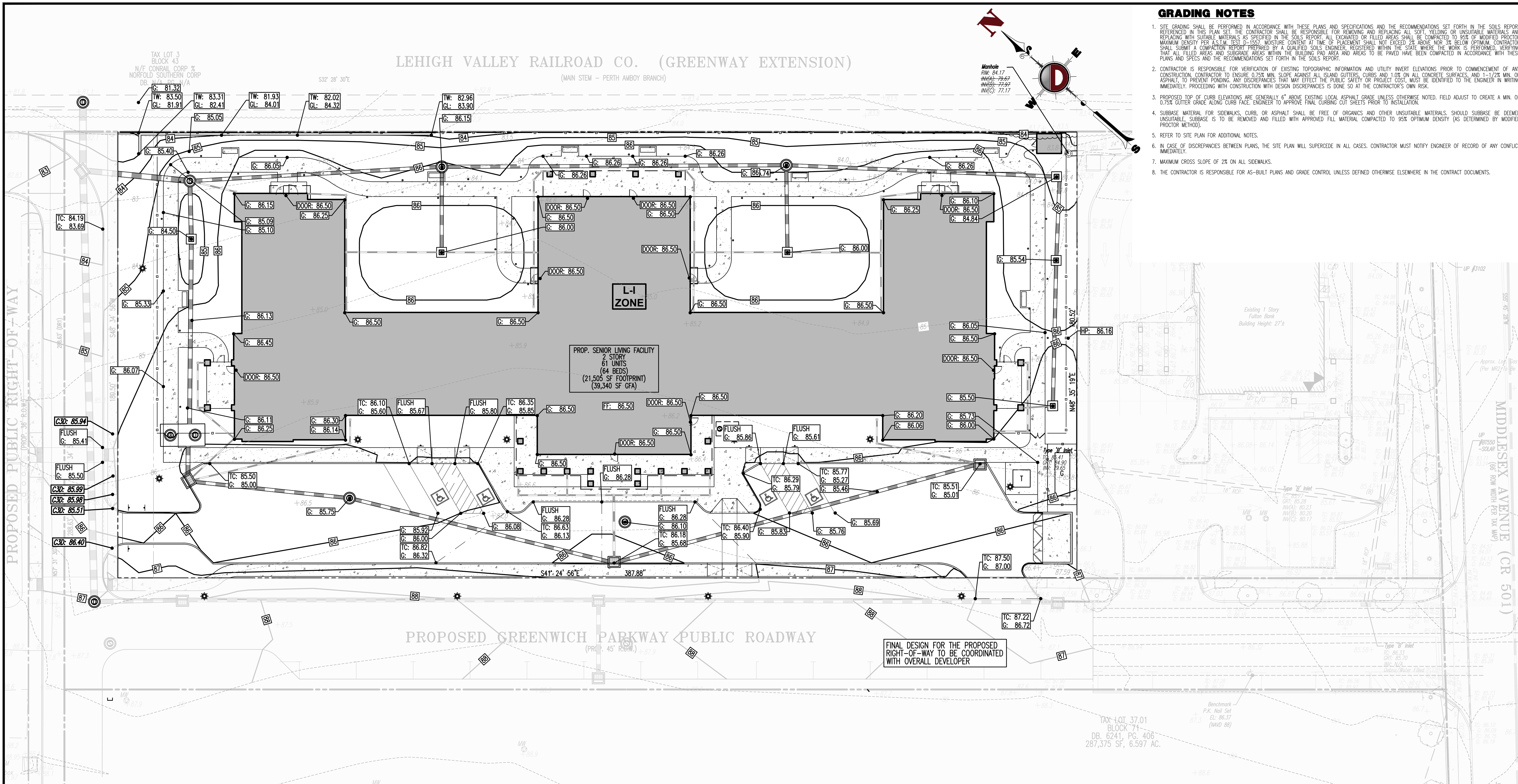
Plotted: 11/11/20 - 12:13 PM, By: russell
 File: P:\DCEPC PROJECTS\2621 Arts Senior Living, LLC\99-003 Metuchen\Draw\Site Plans\262199003001.dwg, ---> 04 OVERALL SITE AND SUBDIVISION PLAN

LEHIGH VALLEY RAILROAD CO. (GREENWAY EXTENSION)

(MAIN STEM - PERTH AMBOY BRANCH)

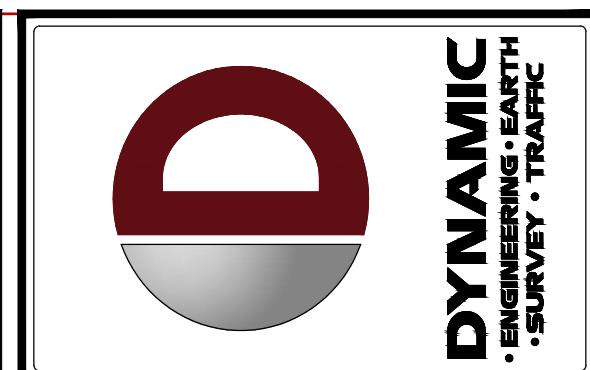
GRADING NOTES

- 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 ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 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 PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, 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" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.



GRADING/UTILITY GRAPHIC LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES
	EXIST. CABLE LINE		EXIST. SPOT ELEVATIONS
	PROP. CABLE LINE		EXIST. GUTTER ELEV.
	EXIST. ELECTRIC LINE		EXIST. TOP OF CURB ELEV.
	PROP. ELECTRIC LINE		EXIST. FINISH FLOOR ELEV.
	EXIST. FIBER OPTIC LINE		EXIST. GARAGE FLOOR ELEV.
	PROP. FIBER OPTIC LINE		EXIST. FIRE HYDRANT
	EXIST. GAS LINE		EXIST. WATER VALVE
	PROP. GAS LINE		EXIST. GAS VALVE
	EXIST. OVERHEAD WIRES		EXIST. GAS METER
	PROP. OVERHEAD WIRES		EXIST. ELECTRIC METER
	EXIST. TELEPHONE LINE		EXIST. ELECTRIC BOX
	PROP. TELEPHONE LINE		EXIST. CLEAN OUT
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. WELL
	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. WATER SHUT OFF VALVE
	EXIST. WATER LINE		EXIST. TELEPHONE BOX
	PROP. WATER LINE		EXIST. CABLE TV BOX
	EXIST. SANITARY SEWER LINE		EXIST. UTILITY POLE
	PROP. SANITARY SEWER LINE		EXIST. GUY WIRE
	EXIST. STORM DRAIN LINE		EXIST. LIGHT POLE
	PROP. STORM DRAIN LINE		EXIST. BUILDING LIGHT
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. SHOE BOX LIGHT
	EXIST. MAJOR CONTOUR & ELEVATION		EXIST. COBRA LIGHT POLE
	PROP. FINISH GRADE CONTOUR & ELEVATION		EXIST. TRAFFIC SIGNAL POLE
	EXIST. MONITORING WELL		EXIST. MANHOLE
	EXIST. FLARED END SECTION		EXIST. "A" INLET
	EXIST. HEADWALL		EXIST. "B" INLET
	PROP. TEST PIT LOCATION		EXIST. "C" INLET
			EXIST. YARD INLET
			EXIST. FLARED END SECTION
			EXIST. HEADWALL
			PROP. AREA LIGHT
			PROP. OUTLET CONTROL STRUCTURE
			PROP. DRAINAGE MANHOLE
			PROP. SANITARY SEWER MANHOLE
			PROP. "A" INLET
			PROP. "B" INLET
			PROP. "C" INLET
			PROP. YARD INLET
			PROP. FLARED END SECTION
			PROP. HEADWALL



REV.	DATE	COMMENTS
1	07/27/20	REVISED PER CONNECTOR ROADWAY REVISIONS

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

CONSTRUCTION CHECK _____ DATE _____

CONSTRUCTION CHECK _____ DATE _____

PROJECT: **PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN**
ARTIS SENIOR LIVING, LLC
PROPOSED SENIOR LIVING FACILITY
 BLOCK 71, LOT 37.01
 700 MIDDLESEX AVENUE (CR 501)
 BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

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 www.dynamicce.com

DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 53572

JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 36618

TITLE: **GRADING PLAN**

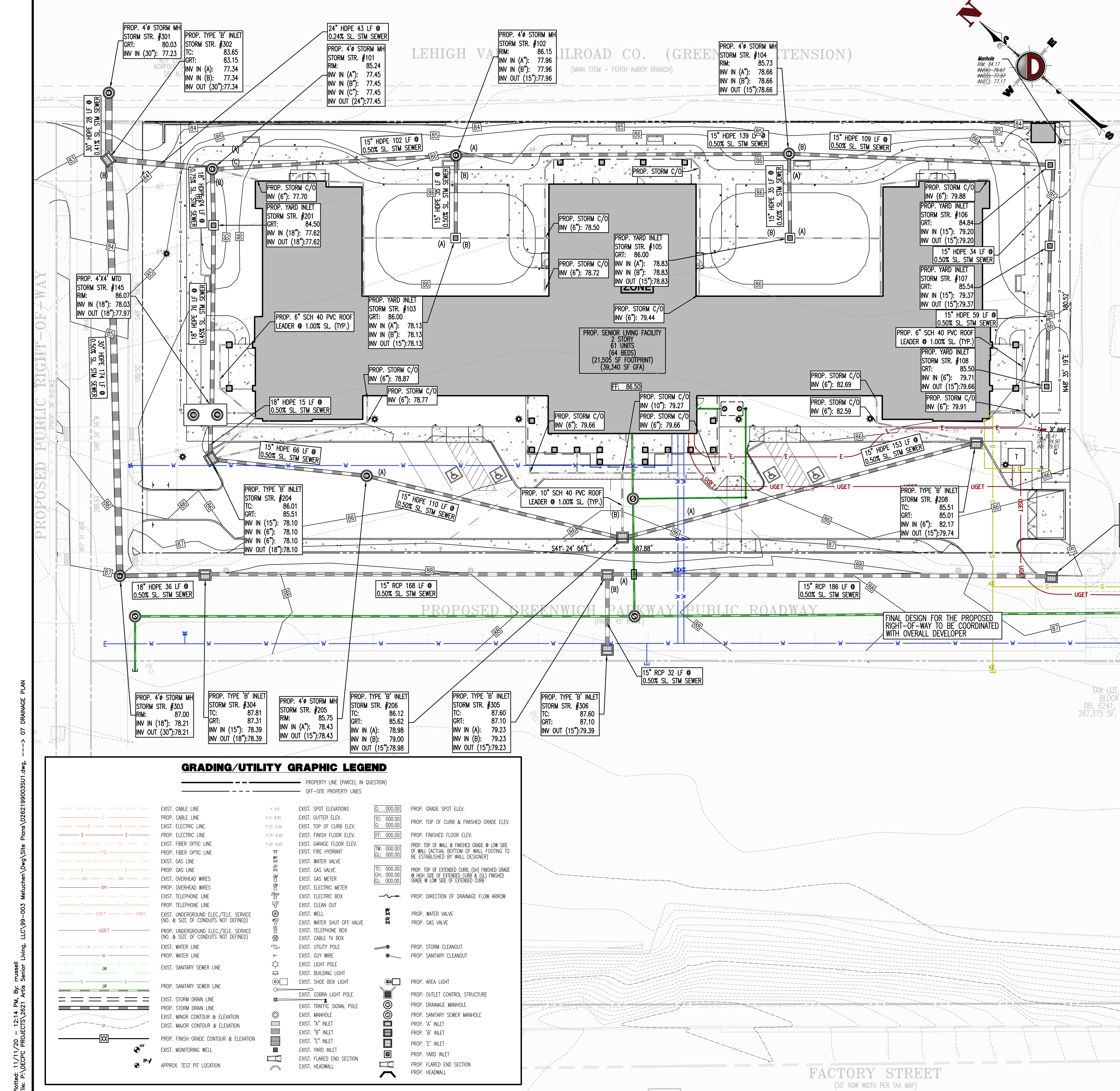
SCALE: (H) 1" = 20'
 (V) 1" = 4'

DATE: 04/06/2020
 DRAWN BY: JTC/RRR
 DESIGNED BY: DTS

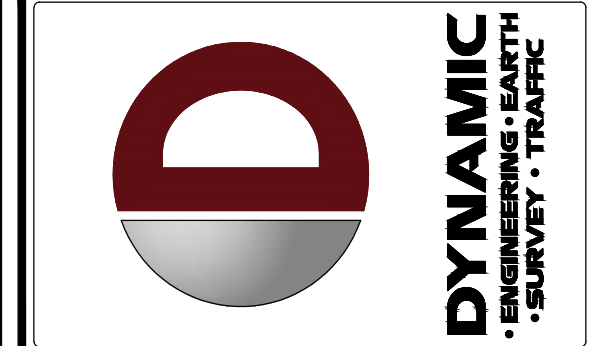
PROJECT NO: 2621-99-003
 CHECKED BY: JGJ

SHEET NO: **6** OF 17

Plotted: 11/11/20 - 12:14 PM, By: russell
 File: P:\JECPC PROJECTS\2621_Ards Senior Living, LLC\99-003_Metuchen\Draw\Site Plans\262199003SS06.dwg, --- 06 GRADING PLAN



- ### UTILITY NOTES
- 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.
 - 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.
 - 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 SERVICES TO BE DETERMINED BY ARCHITECT.
 - 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.
 - ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
 - THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
 - 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.
 - 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, FINISHED WITH SEWER COAT, OR APPROVED EQUAL.
 - WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
 - 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.
 - 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.
 - ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
 - ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
 - MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELIPEX STORM PIPE TO CONFORM TO ASTM C-597, CLASS 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 SEALANTS IN ACCORDANCE WITH ASTM C-990 TO BE UTILIZED TO PROVIDE A SILENT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
 - 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 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 MANUFACTURER RECOMMENDATIONS.
 - 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 F2306 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F4841. 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 MANUFACTURER RECOMMENDATIONS.
 - 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.



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1	07/27/20	REVISED PER CONNECTOR ROADWAY

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CONSTRUCTION CHECK _____ DATE _____

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 NEW JERSEY LICENSE NO. 53572

JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 36618

TITLE: **DRAINAGE PLAN**

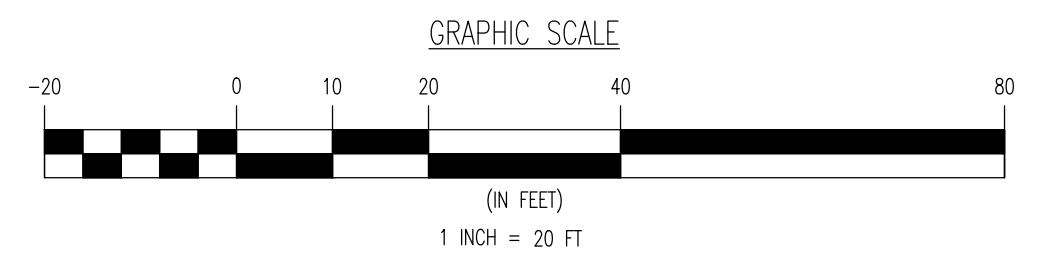
SCALE: (H) 1" = 20'
 (V) 1" = 4'

DATE: 04/06/2020
 DESIGNED BY: DTS
 CHECKED BY: JGJ

SHEET No: **7** OF 17

GRADING/UTILITY GRAPHIC LEGEND

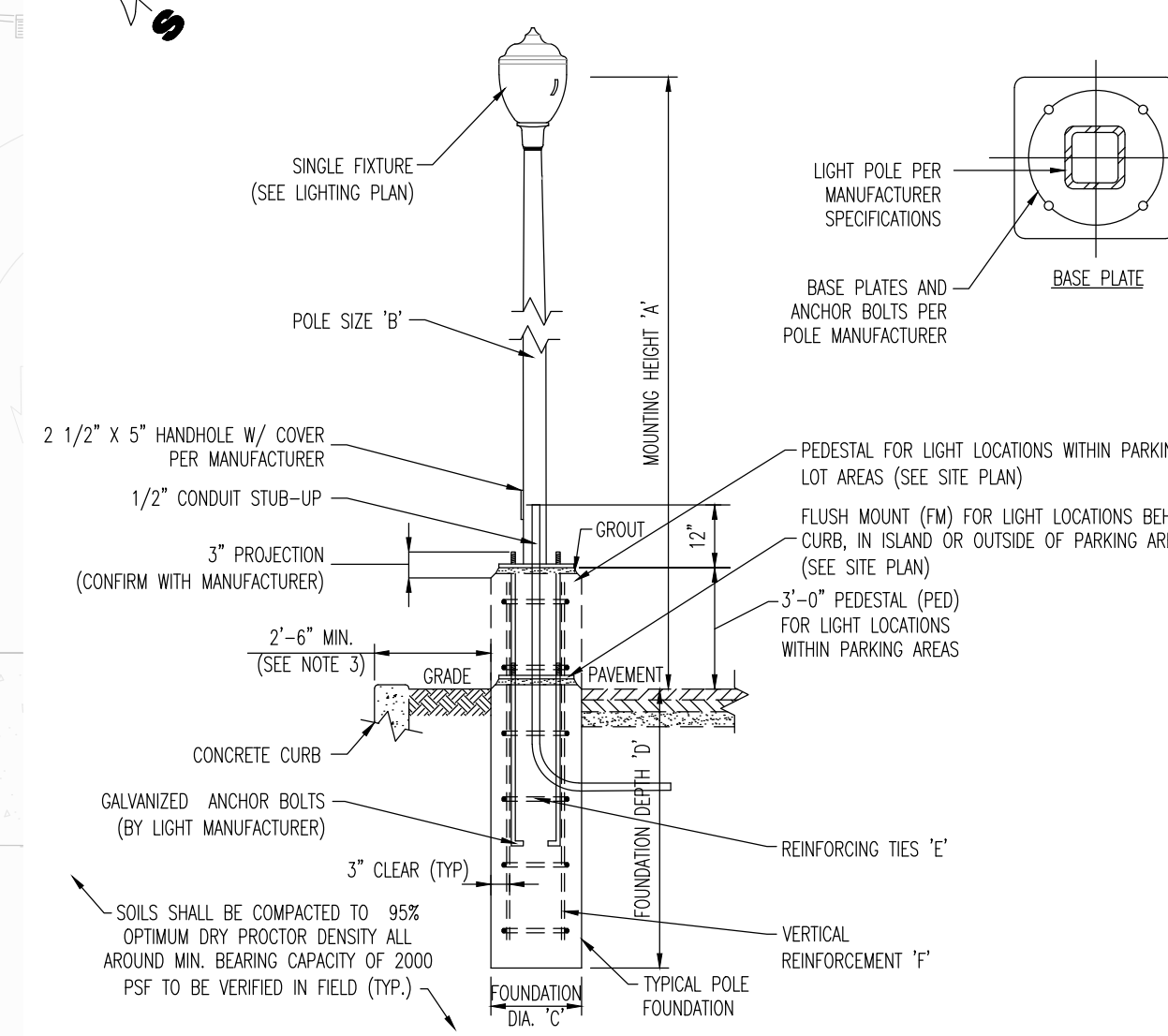
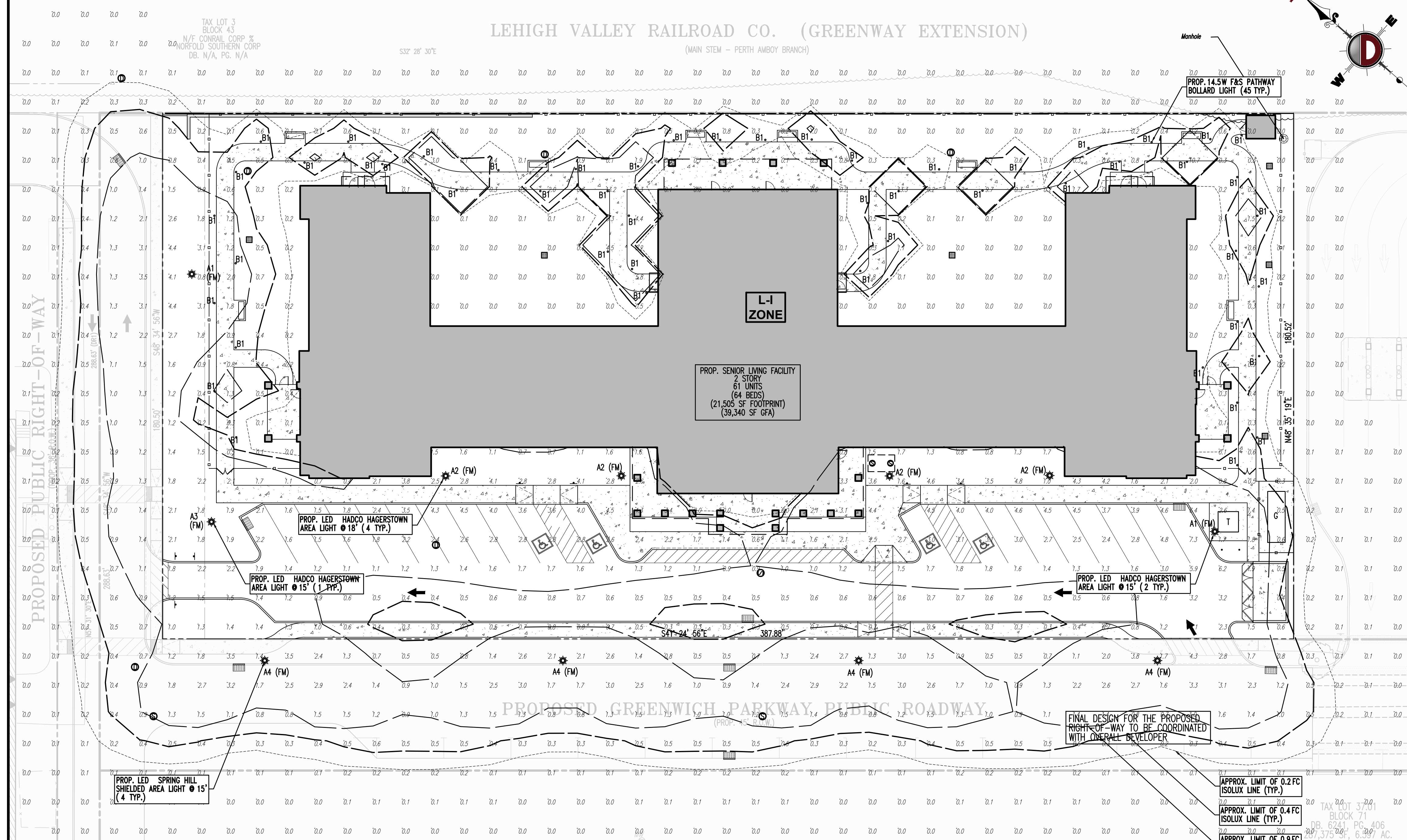
PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES	
EXIST. CABLE LINE	--- C ---	EXIST. SPOT ELEVATIONS	(E) 0.00.00
PROP. CABLE LINE	--- C ---	EXIST. GUTTER ELEV.	(G) 0.00.00
EXIST. ELECTRIC LINE	--- E ---	EXIST. TOP OF CURB ELEV.	(C) 0.00.00
PROP. ELECTRIC LINE	--- E ---	EXIST. FINISH FLOOR ELEV.	(FF) 0.00.00
EXIST. FIBER OPTIC LINE	--- FO ---	EXIST. GARAGE FLOOR ELEV.	(GF) 0.00.00
PROP. FIBER OPTIC LINE	--- FO ---	EXIST. FIRE HYDRANT	(H) 0.00.00
EXIST. GAS LINE	--- G ---	EXIST. WATER VALVE	(V) 0.00.00
PROP. GAS LINE	--- G ---	EXIST. GAS VALVE	(V) 0.00.00
EXIST. OVERHEAD WIRES	--- OW ---	EXIST. ELECTRIC METER	(M) 0.00.00
PROP. OVERHEAD WIRES	--- OW ---	EXIST. ELECTRIC BOX	(B) 0.00.00
EXIST. TELEPHONE LINE	--- T ---	EXIST. CLEAN OUT	(CO) 0.00.00
PROP. TELEPHONE LINE	--- T ---	EXIST. WELL	(W) 0.00.00
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	--- UGET ---	EXIST. WATER SHUT OFF VALVE	(V) 0.00.00
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	--- UGET ---	EXIST. TELEPHONE BOX	(B) 0.00.00
EXIST. WATER LINE	--- W ---	EXIST. CABLE TV BOX	(B) 0.00.00
PROP. WATER LINE	--- W ---	EXIST. UTILITY POLE	(P) 0.00.00
EXIST. SANITARY SEWER LINE	--- S ---	EXIST. GUY WIRE	(G) 0.00.00
PROP. SANITARY SEWER LINE	--- S ---	EXIST. LIGHT POLE	(P) 0.00.00
EXIST. STORM DRAIN LINE	--- SD ---	EXIST. BUILDING LIGHT	(L) 0.00.00
PROP. STORM DRAIN LINE	--- SD ---	EXIST. SHOE BOX LIGHT	(L) 0.00.00
EXIST. MINOR CONTOUR & ELEVATION	--- M ---	EXIST. CORNER LIGHT POLE	(P) 0.00.00
EXIST. MAJOR CONTOUR & ELEVATION	--- MA ---	EXIST. TRAFFIC SIGNAL POLE	(P) 0.00.00
PROP. FINISH GRADE CONTOUR & ELEVATION	--- F ---	EXIST. MANHOLE	(M) 0.00.00
EXIST. MONITORING WELL	(MW)	EXIST. "A" INLET	(A)
APPROX. TEST PIT LOCATION	(TP)	EXIST. "B" INLET	(B)
		EXIST. "C" INLET	(C)
		EXIST. "E" INLET	(E)
		EXIST. YARD INLET	(Y)
		EXIST. FLARED END SECTION	(FES)
		EXIST. HEADWALL	(H)



Plotted: 11/11/20 at 12:14 PM, By: russell
 File: P:\VEPC PROJECTS\621_Ards Senior Living, LLC\99-003_Metuchen\Draw\Site Plans\0262199003SU1.dwg, --- 07 DRAINAGE PLAN

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

LEHIGH VALLEY RAILROAD CO. (GREENWAY EXTENSION)
(MAIN STEM - PERTH AMBOY BRANCH)



NOTE: 1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. PROPOSED POLE IN COMBINATION WITH CONCRETE PEDESTAL TO EQUAL MOUNTING HEIGHT "A". ACTUAL POLE HEIGHT TO BE ADJUSTED ACCORDINGLY.
3. 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.
4. BASE PLATE & ANCHOR BOLTS PER 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"	15'-17'
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
1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.

CONCRETE NOTES
1. 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.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. 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 AIA AND UNIFORM BUILDING CODE.

DECORATIVE LIGHT FOUNDATION DETAIL

NOT TO SCALE

LIGHTING LUMINAIRE SCHEDULE						
Symbol	Qty	Label	Arrangement	LLF	Description	File Name
	2	A1	SINGLE	0.9	Hadco Hagerstown Type 3 Single, 15' MH	TX0364-G2-3-N5-16.IES
	4	A2	SINGLE	0.9	Hadco Hagerstown Type 3 Wide Single, 15' MH	TX0348-G2-3W-N7-16.IES
	1	A3	SINGLE	0.9	Hadco Hagerstown Type 5 Single, 15' MH	TX0348-G2-5-N7-16.IES
	4	A4	SINGLE	0.9	Spring Hill Cast Frame LED QLT-LE080-X2-27-CR3-YBRO, 15' MH	QLT-LE080-X2-27-CR3-YBRO.ies
	51	B2	SINGLE	0.9	F&S Light Column Pathway Bollard LBLCP-601_LED, 0.5' MH	LBLCP-601_LED.ies

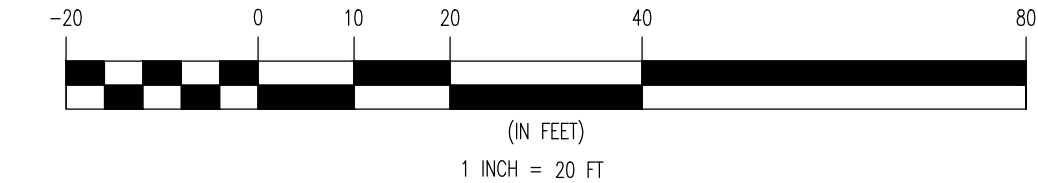
ISO CURVES ARE MAINTAINED AND SHOWN AT 0.2, 0.4 AND 0.9 FC.
(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

CALCULATION SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
DRIVEWAY & PARKING	ILLUMINANCE	FC	2.0	7.0	0.4	5.0
WALKWAYS	ILLUMINANCE	FC	1.8	13.3	0.0	N.A.

LIGHTING 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 GUARDRAIL POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONFIGURATION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR LIGHTING DIAGRAM.

GRAPHIC SCALE



HADCO
by @ignify

Hagerstown
TX03 Post top

Project: _____
Location: _____
City: _____
State: _____
Country: _____

Hadco's Hagerstown LED post top gives you the ability to create a unique style through our modular post top concepts to blend into any residential and historic urban settings. With the latest LED technology you can seamlessly replace traditional HID technology to maximize energy savings and significantly reduce total cost of ownership. The Hagerstown luminaire provides excellent uniformity, traditional customizable look, with the benefits of modern technology.

Ordering guide

Series	LEDs	Color	Beam	Options	Photo controls
TX03	24 3W	6500K	60°	None	None

Ordering guide continued

Color Temp	Wattage	Series	Options	Options	Options	Options
W 5000K	120-277V AC	3	3000K	ART	GOV	OVFL
W 5000K	120-277V AC	7	3000K	IC	IC	SP2

DECORATIVE AREA LIGHT DETAIL 'A1'
NOT TO SCALE

LIGHT COLUMN PATHWAY BOLLARD

Seek in stainless steel, the versatile Light Column Pathway Bollard readily integrates into a wide range of settings. Pathway Bollards have a compact overall height of 9.75" and are available in 5" or 6" diameters to match our other Light Column fixtures. Light Column Bollards in illuminated, RGBW, non-illuminated, and security color variations, and Light Column Pedestrian Lighting, Light Column Pathway Bollards feature high-performance Cree® LEDs.

MATERIAL & CONSTRUCTION DETAILS

- Light Column Pathway Bollards are available in two sizes.
- Series 500 columns use 5" (127 mm) diameter stainless steel.
- Series 600 columns use 6" (152 mm) diameter stainless steel.

INSTALLATION & MAINTENANCE

- Standard mounting to surface mount with 3/8" x 16 x 8" galvanized steel J-bolts anchors 3/8" thick stainless steel base plate is sketched for relational capability.
- Necessary hardware is included for all mounting options. Templates are available upon request.
- Installation of a surge protector as part of each units wiring is recommended.

WEIGHT

- Series 500: 10 lbs (4.5 kg)
- Series 600: 13 lbs (5.9 kg)

LEDS & DRIVERS

- Series 500 LED board with Cree® LEDs.
- Features advanced LED technology with 14W, 3000K warm white and 4000K neutral white LEDs.
- LED driver includes high efficiency, constant output current, with over-voltage, short circuit, and overtemp protection.
- LED driver input power is 100-277V.
- Driver has 0-10V dimming capability.
- LED driver certifications include: IP66 (waterproof) enclosure, and Class 2 rated output (UL/ETL).

MAINTENANCE

- Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS

SURFACE MOUNT WITH J-BOLTS

BASE PLATE MOUNTING DETAILS

KIM LIGHTING LED BOLLARD DETAIL
NOT TO SCALE

Spring City Cast Frame LED Luminaires

ORDERING INFORMATION
BUILDING A PART NUMBER

Lamping	Voltage	Light	Color	Optics	Globe	Chimney	Finish
ALMAGS	LE060	EVI	X2	45	CR3	GPOLO	FCW/PGSCLBLAC

Spring City
One South Main St
Spring City, PA 19475
610-946-4000

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Allentown, Pennsylvania • T: 610.252.4100
Horseshoe Bend, Florida • T: 904.244.2444
Delray Beach, Florida • T: 561.921.8570

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NEW JERSEY LICENSE NO. 53572

JOSEPH G. JAWORSKI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 36618

TITLE: **LIGHTING PLAN**

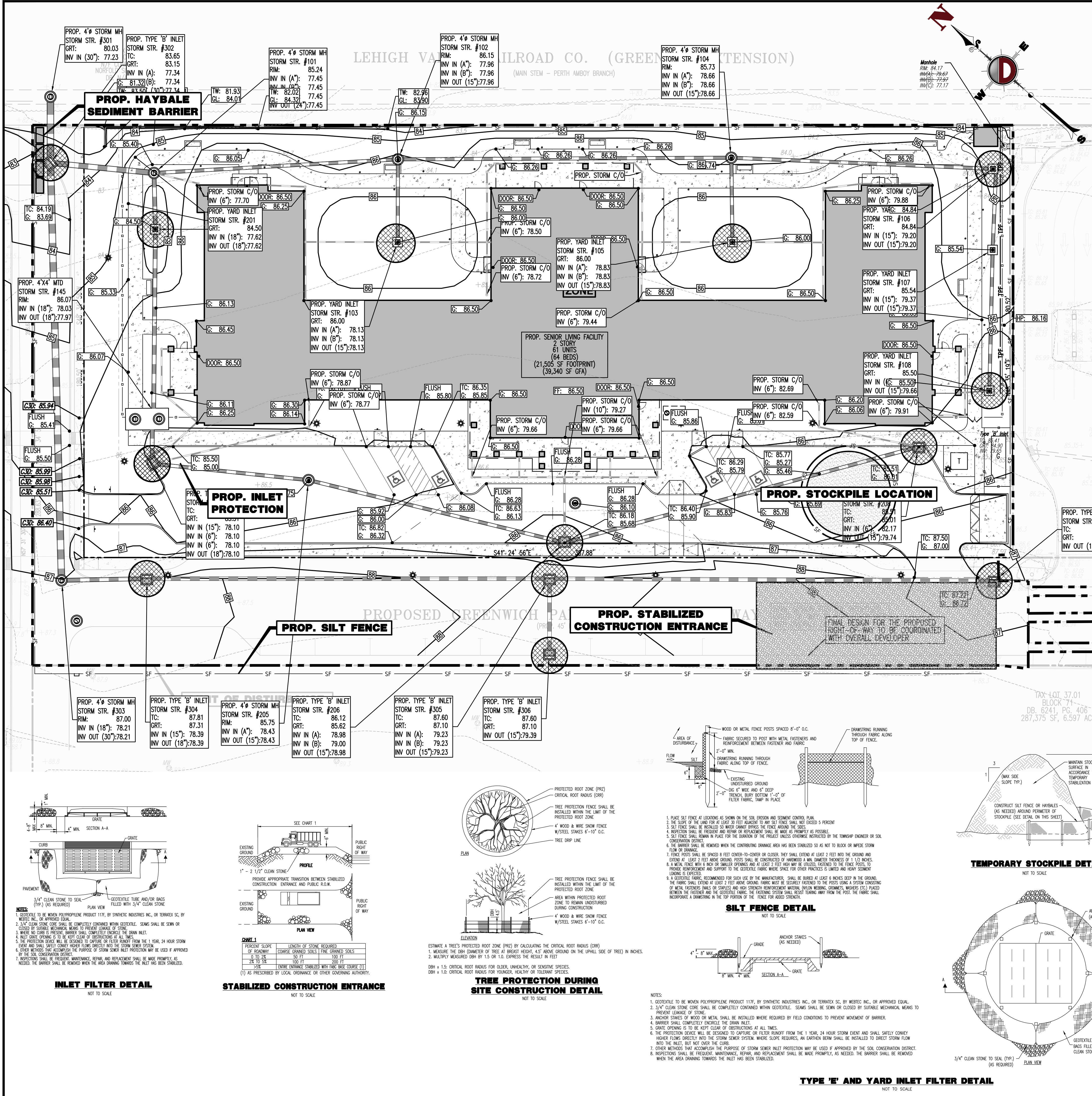
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(V) JG/JR/RRR DTS

PROJECT NO: 2621-99-003 CHECKED BY: JGJ

SHEET NO: **10** OF 17

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 File: P:\CEPC PROJECTS\2621_Ards_Senior Living_LLC\99-003_Metchen\Draw\Site Plans\262199003SS.dwg, --> 10 LIGHTING PLAN

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



SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING. (1 WEEK)
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION. (2 WEEKS)
PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND OTHER STRUCTURES REQUIRING EXCAVATION. (3 WEEKS)
PHASE 4: EXCAVATE FOR BUILDING FOUNDATION. (1 WEEK)
PHASE 5: COMPLETE BUILDING CONSTRUCTION. (16 WEEKS)
PHASE 6: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES. (3 WEEKS)
PHASE 7: FINAL GRADING ON SITE. (1 WEEK)
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 PERIMETER HAY BALES AND SILT FENCING. (1 WEEK)

SOIL EROSION & SEDIMENT CONTROL NOTES:

- 1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL AND WILL BE MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BE BOUND IN ACCORDANCE WITH THE STATE STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
4. STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING:
- SEEDS: PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 15.
- WARM SEASON: PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
- MULCH - SALT HAY OR SMALL GRASS STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECEDED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. TEMPORARY BARRIERS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
11. A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED HOWEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. BLANKET SHALL BE 1 1/2" TO 2" CRUSHED STONE AND AT LEAST 30' X 100', AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
12. MAXIMUM SLOPE OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
13. ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.
14. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
15. ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL).
16. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL EXPOSED OUTLETS TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
17. ALL DE-WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL).
18. PERMANENT VEGETATION TO BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
19. PERMANENT STABILIZATION SPECIFICATIONS - SEEDING:
A. MULCH MATERIALS TO BE UNROTATED SALT HAY, HAY, OR SMALL GRASS STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
B. SPREAD UNIFORM BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
(1) PEG AND TWINE
(2) MULCH NETTING
(3) LIQUID MULCH-BINDERS
21. ALL UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
22. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING RICH SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION.
23. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE REMOVED OR TREATED IN SUCH A WAY TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. (IF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED).
24. ALL SITE WORK FOR SITE PLANS WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
25. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
26. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

Dynamic Engineering logo and contact information. Project: PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN ARTISTS SENIOR LIVING LLC. PROJECT: PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN ARTISTS SENIOR LIVING LLC. 700 MIDDLESEX AVENUE (CR 501) BOROUGHS OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY. PROFESSIONAL ENGINEER DANIEL T. SEHNAL. PROFESSIONAL ENGINEER JOSEPH G. JAWORSKI. TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN. SCALE: (H) 1"=20' DATE: 04/06/2020. SHEET No: 11 OF 17.

HAYBALE SEDIMENT BARRIER DETAIL



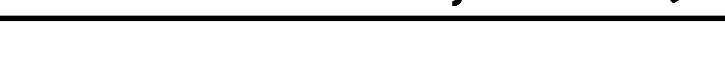
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EROSION CONTROL LEGEND



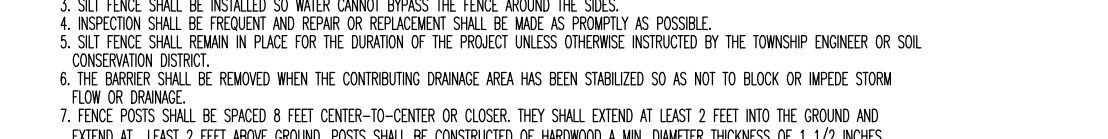
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LIMIT OF DISTURBANCE = 94,238 SF. (2.16 AC.)



GRAPHIC SCALE (IN FEET) 1 INCH = 20 FT

TEMPORARY STOCKPILE DETAIL



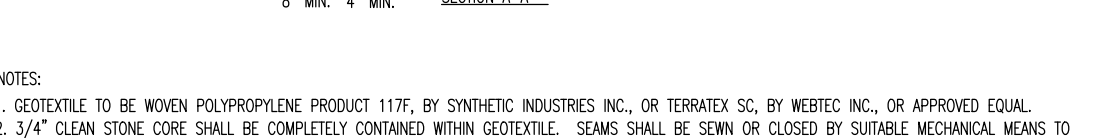
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SILT FENCE DETAIL



NOT TO SCALE

TYPE 'E' AND YARD INLET FILTER DETAIL



NOT TO SCALE

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL



NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE



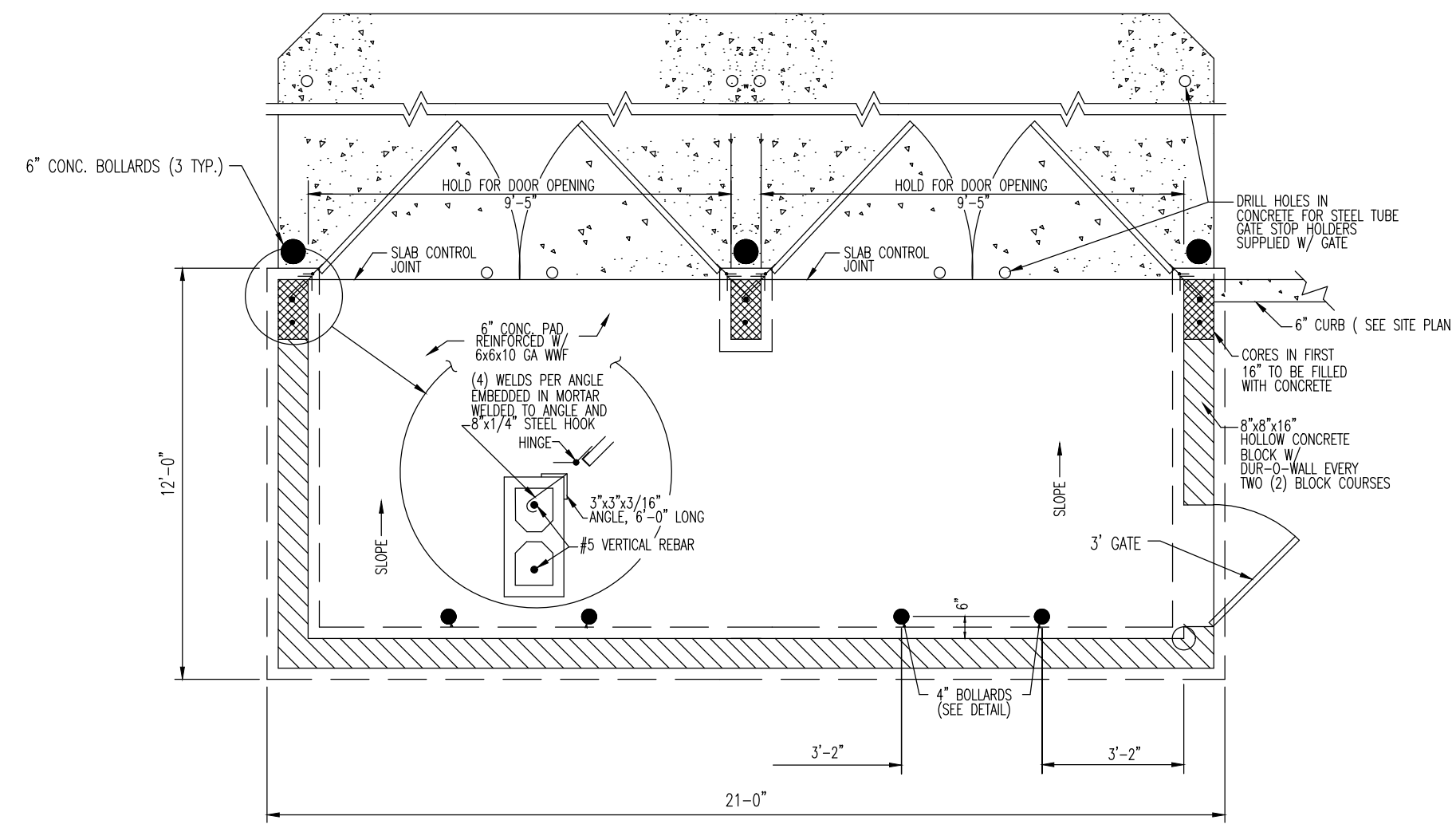
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INLET FILTER DETAIL



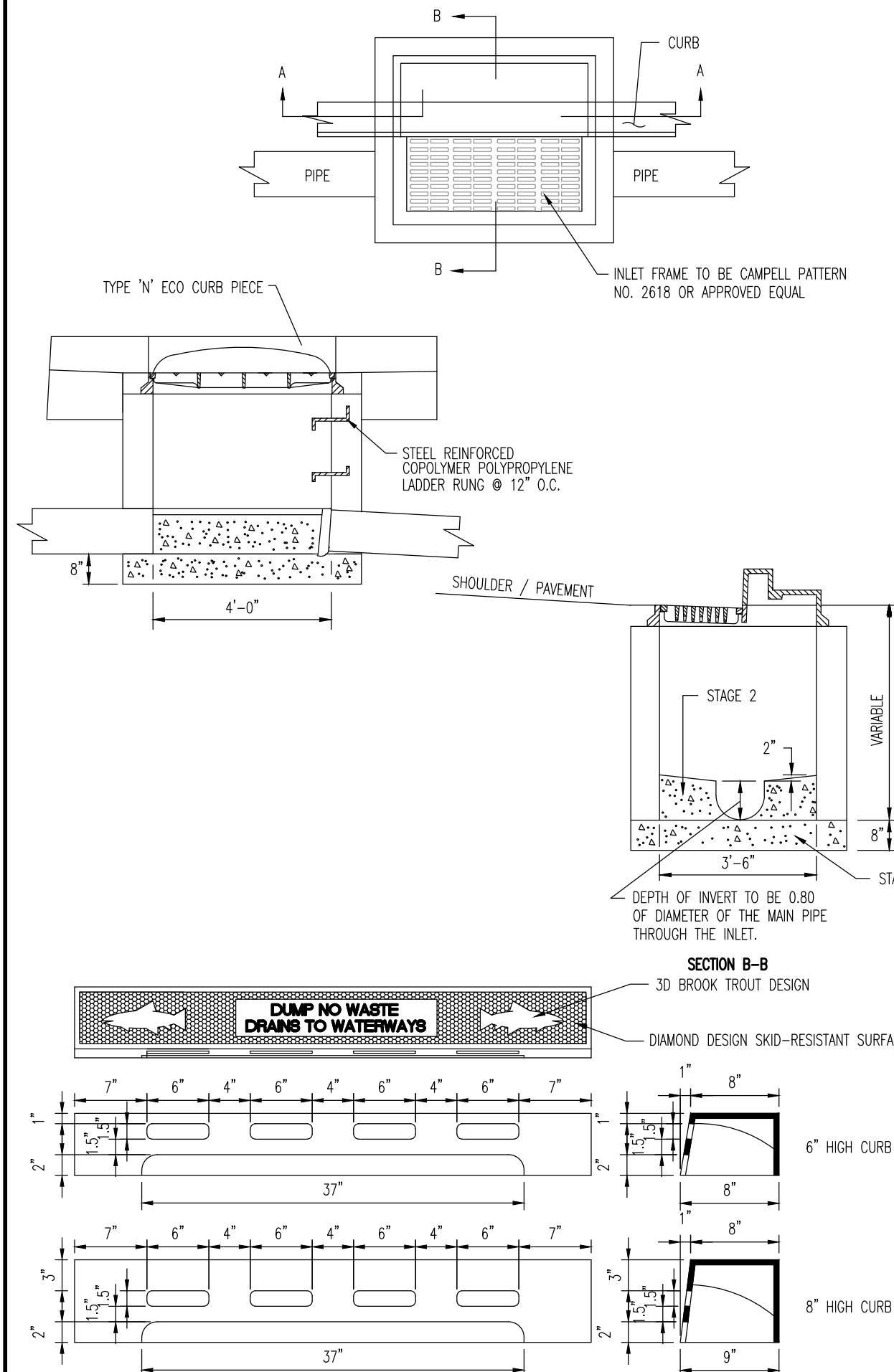
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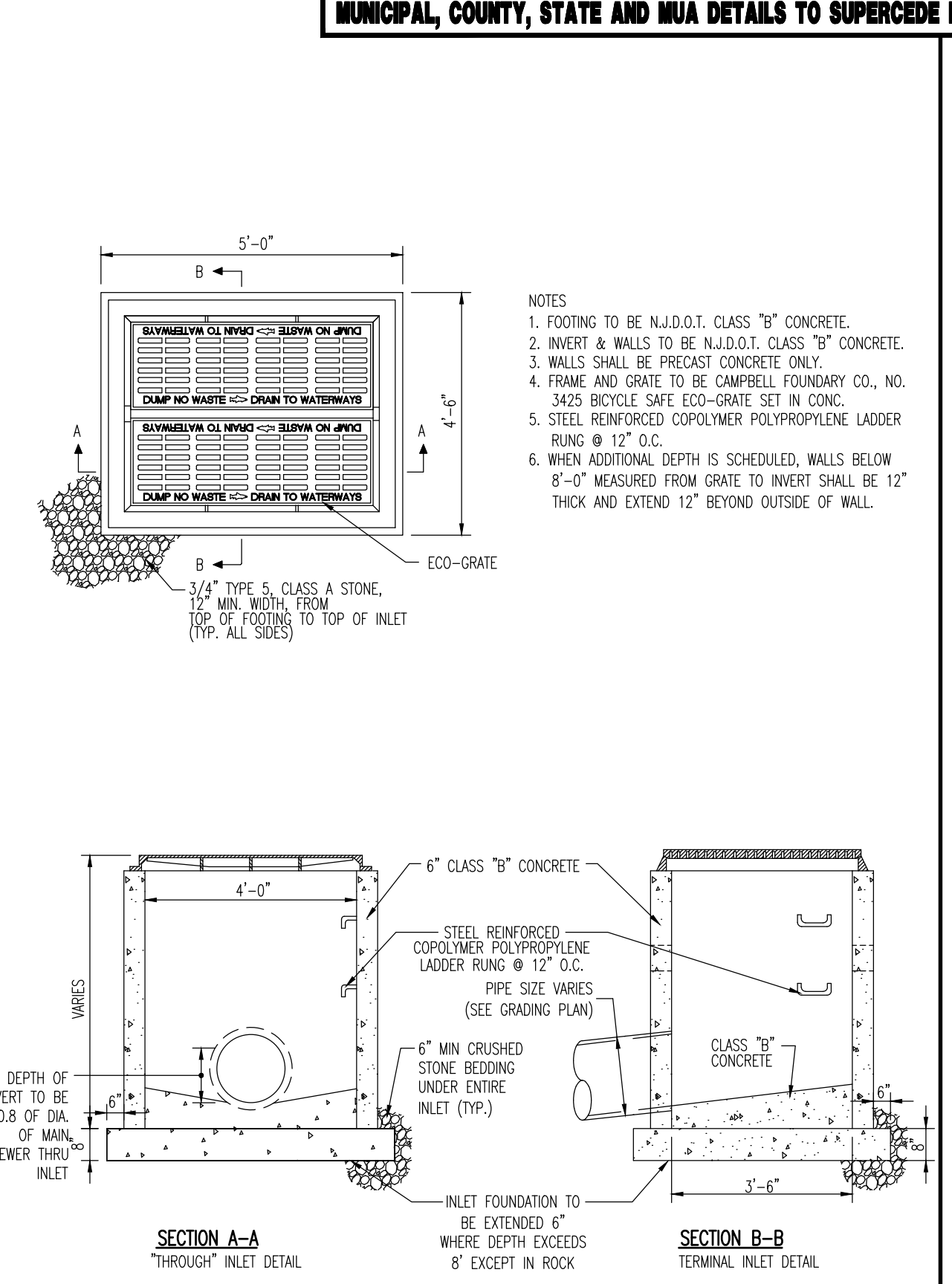
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NOT TO SCALE



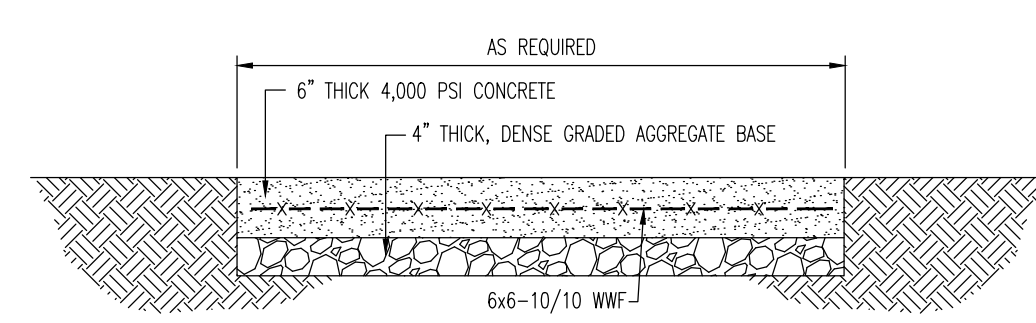
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NOT TO SCALE



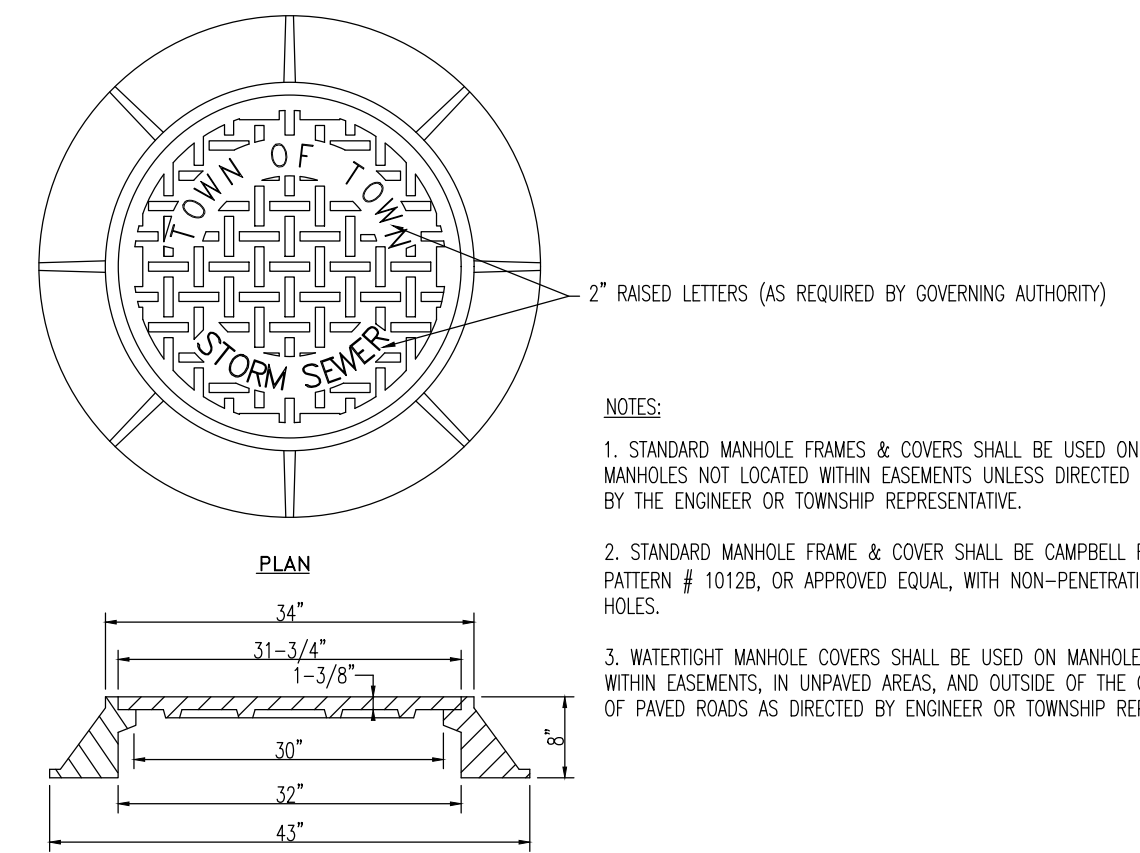
TYPE 'E' INLET

NOT TO SCALE



6' REINFORCED CONCRETE PAD DETAIL

NOT TO SCALE



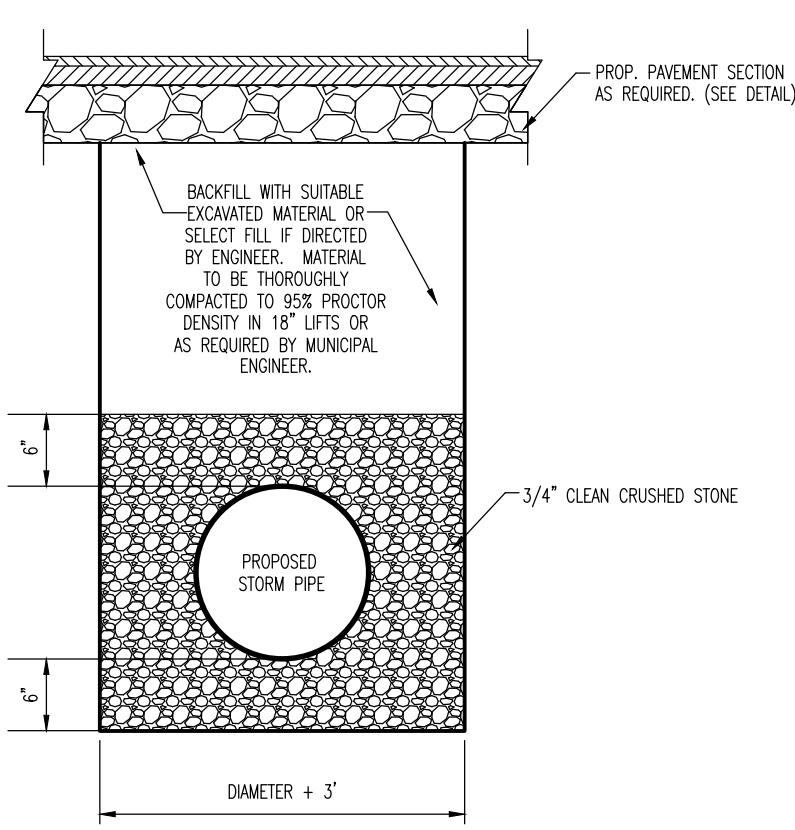
STORM MANHOLE FRAME DETAIL

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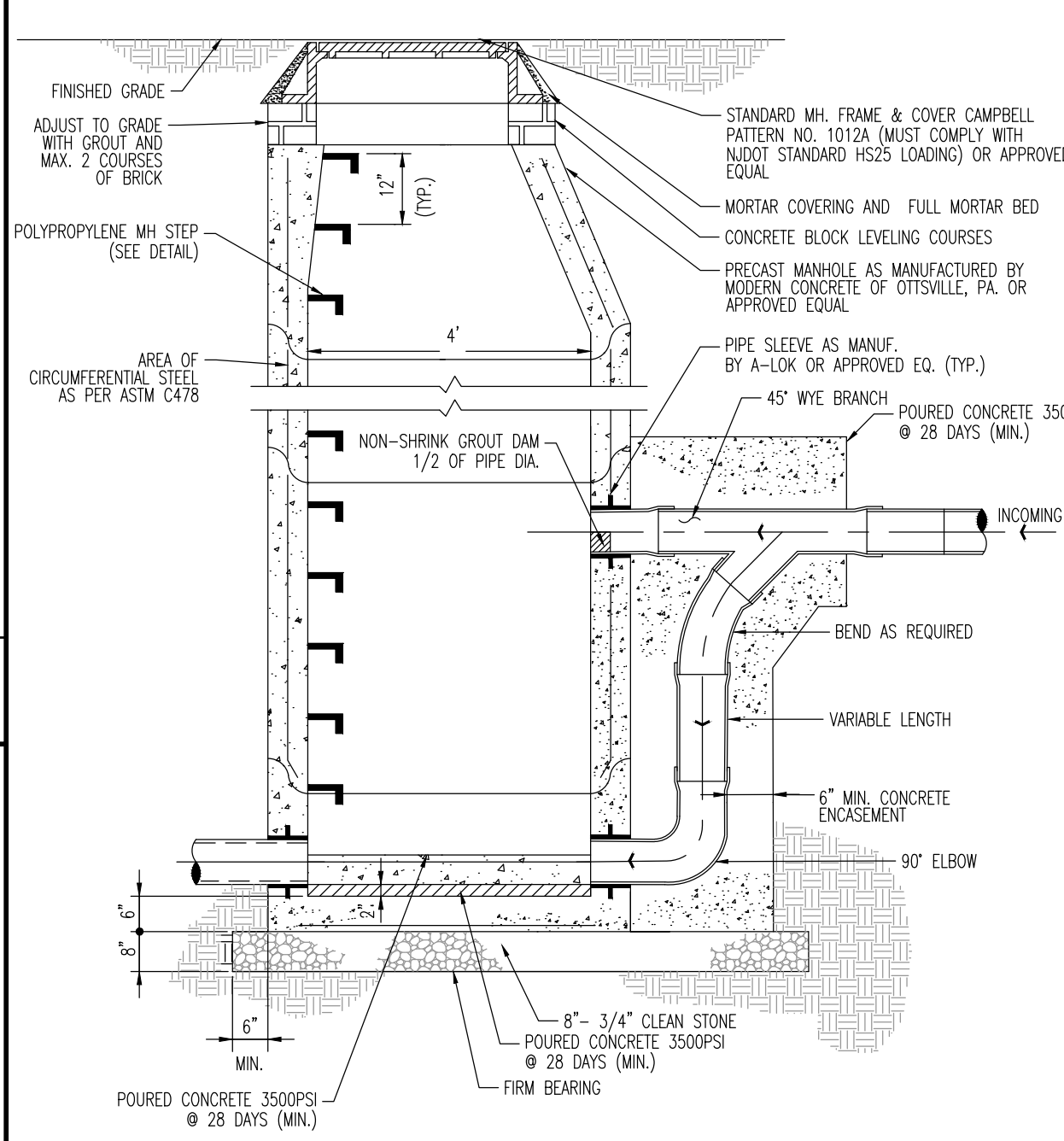
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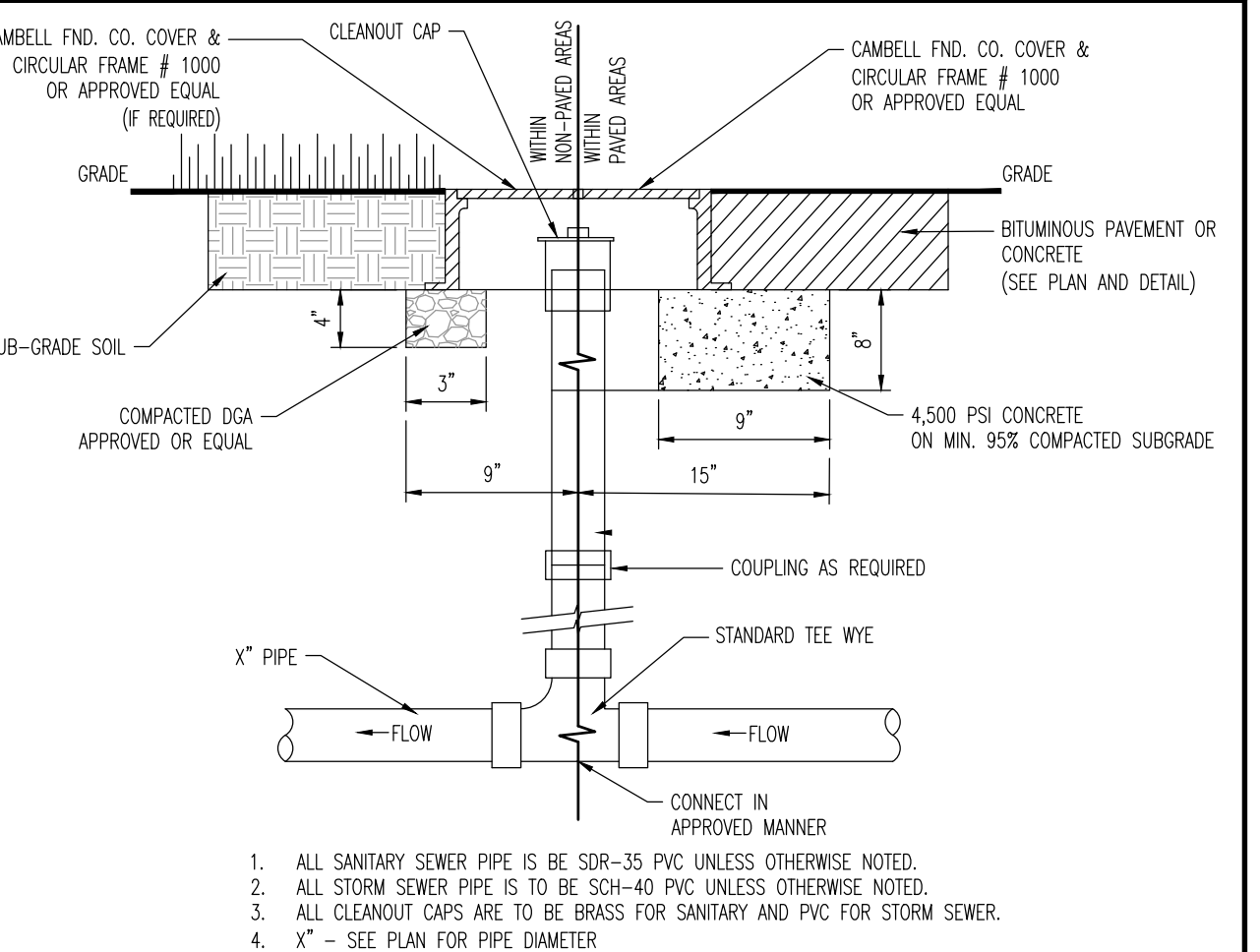
TYPICAL STORM SEWER TRENCH DETAIL

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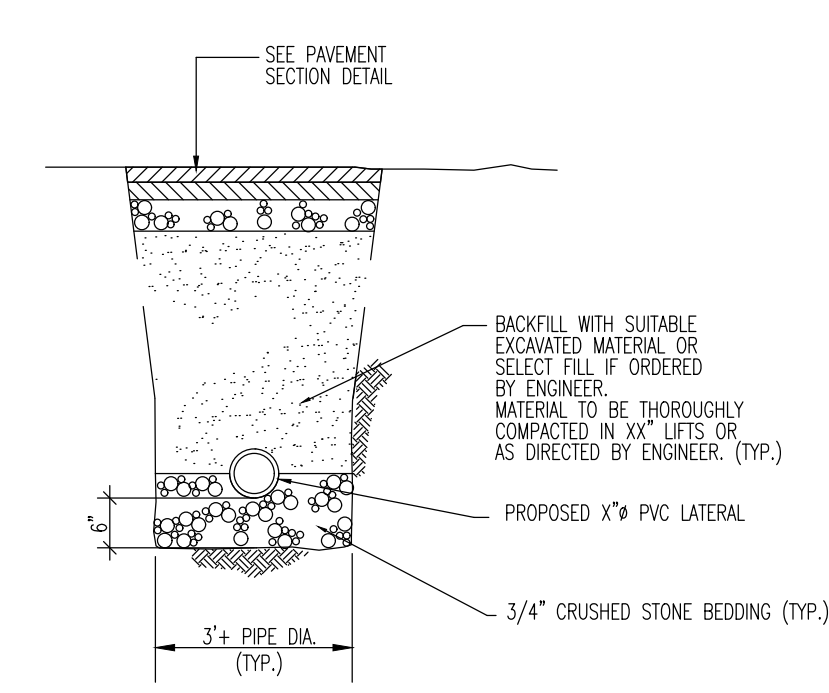
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NOT TO SCALE



CLEANOUT DETAIL

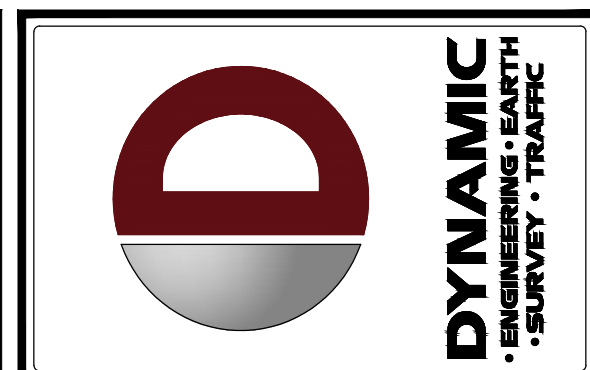
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SANITARY SEWER TRENCH DETAIL

NOT TO SCALE

MUNICIPAL, COUNTY, STATE AND NJIA DETAILS TO SUPERCEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



REV.	DATE	COMMENTS
1	07/27/20	REVISED PER CONNECTOR ROADWAY REVISIONS

PROJECT: **PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN**
ARTIS SENIOR LIVING
APPROX. SENIOR LIVING FACILITY
 BLOCK A, 71, LOT 37.01
 700 MIDDLESEX AVENUE (CR 501)
 BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

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DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 53572

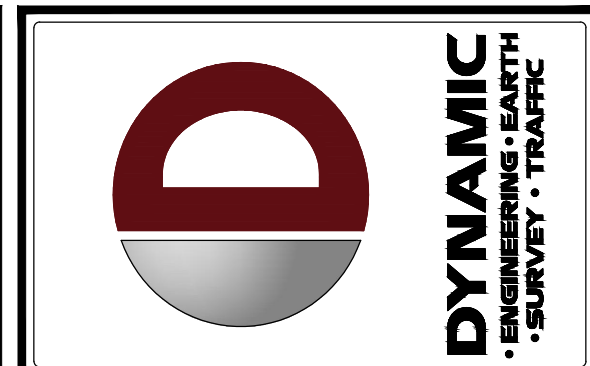
JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 36618

CONSTRUCTION DETAILS

SCALE: (H) NOT TO SCALE DATE: 04/06/2020 DRAWN BY: JTG DESIGNED BY: DTS
 PROJECT No: 2621-99-003 CHECKED BY: JGJ

SHEET No: **13** OF 17 Rev. #: 1

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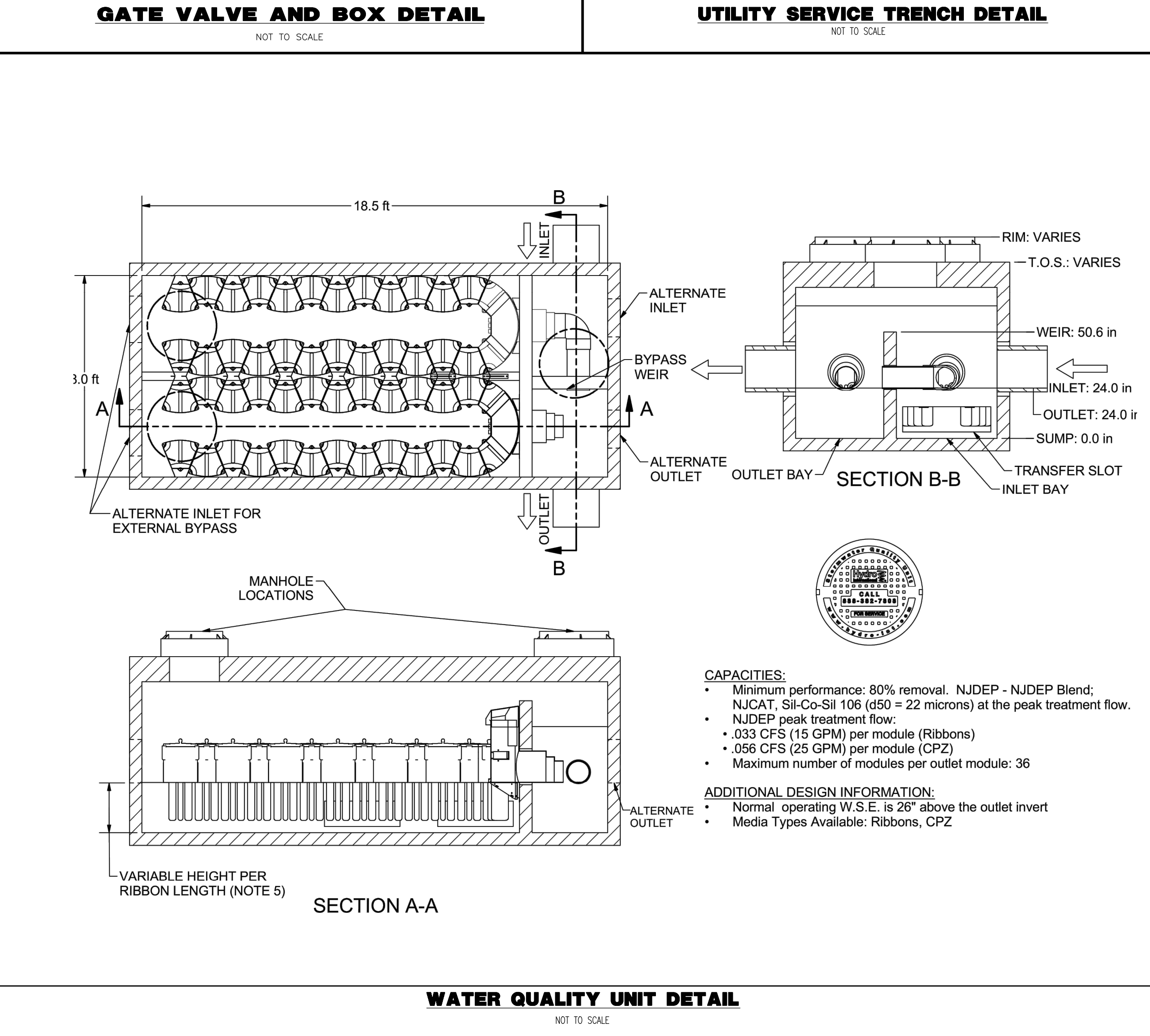
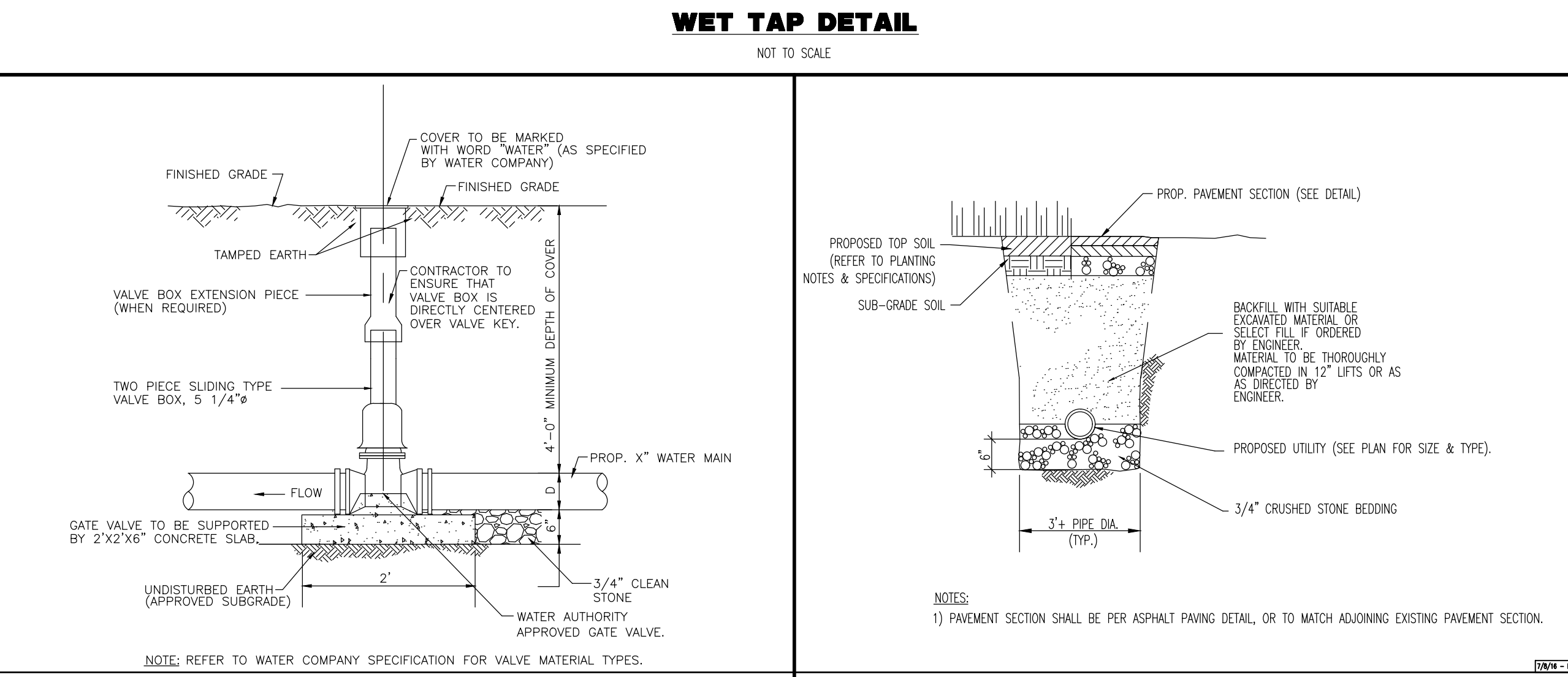
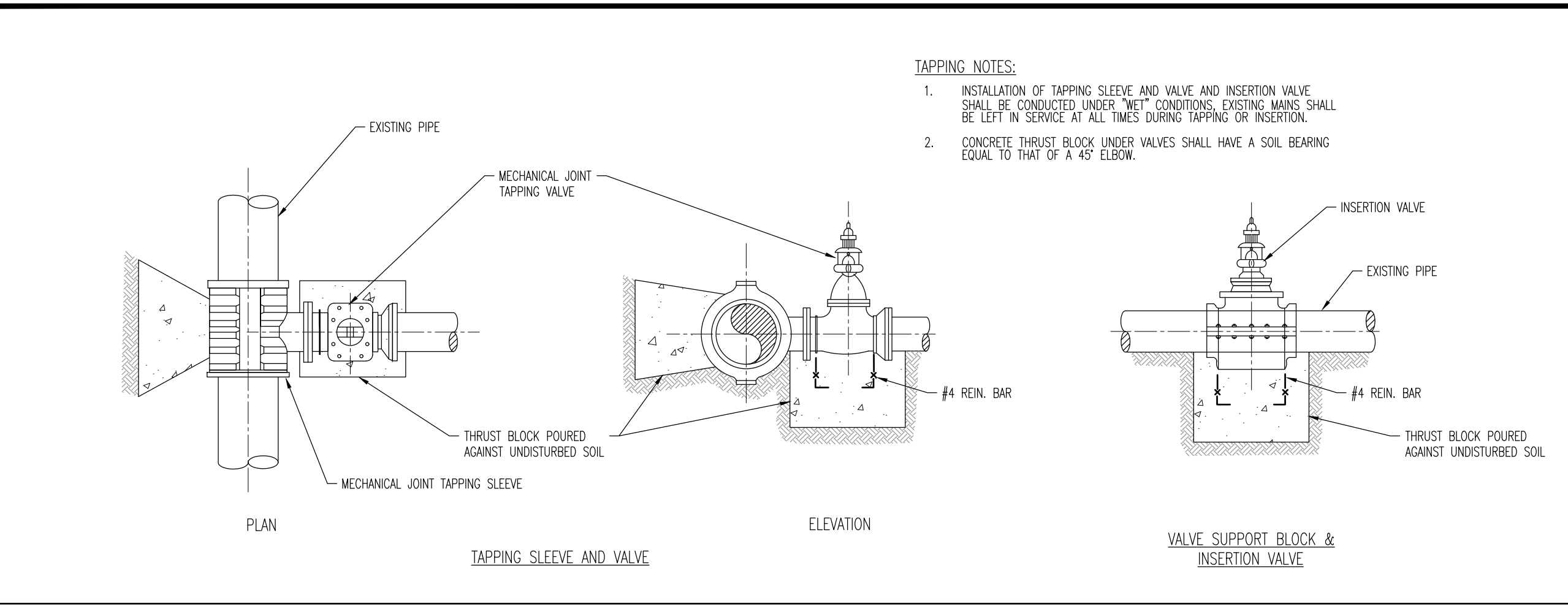
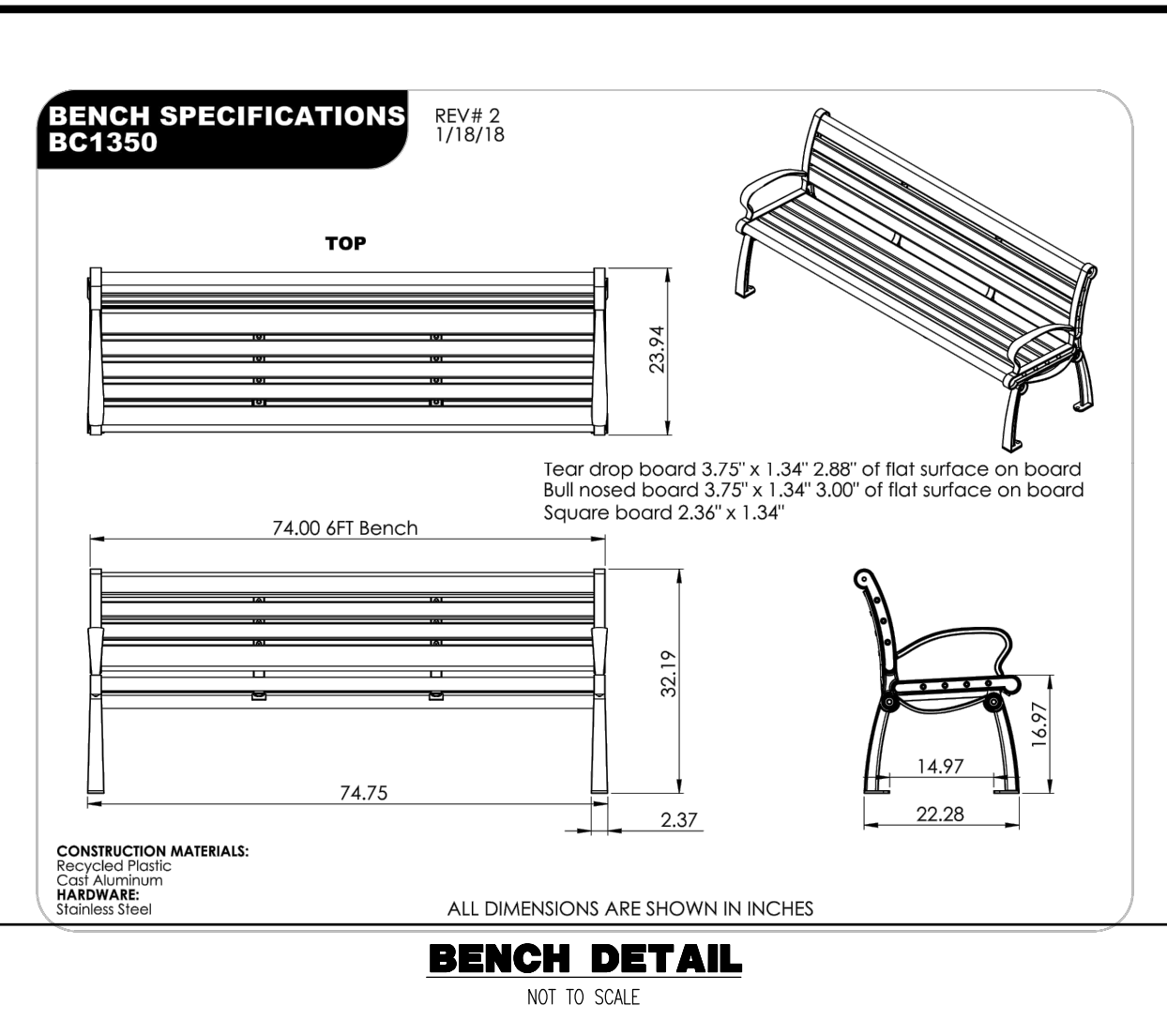
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 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 53572

JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 36618

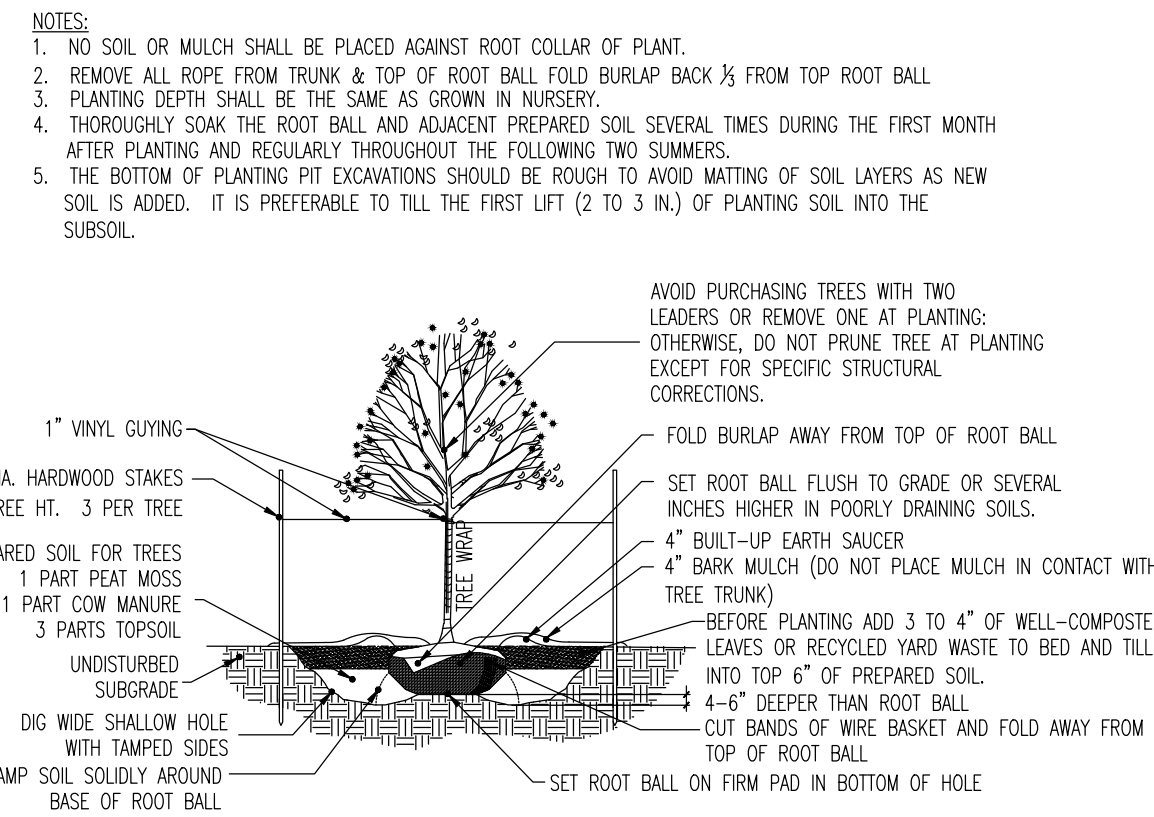
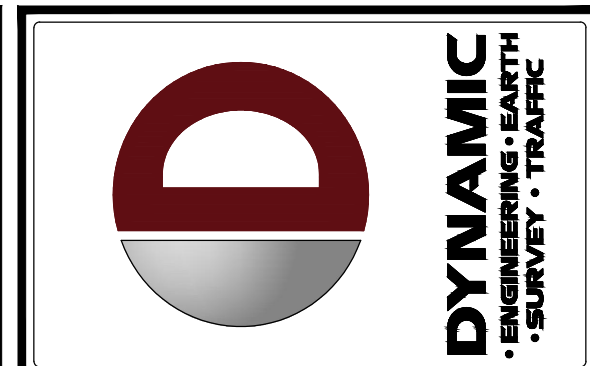
TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) NOT TO SCALE (V) SCALE: 04/06/2020
 DATE: 04/06/2020
 DRAWN BY: JTG
 DESIGNED BY: DTS
 PROJECT No: 2621-99-003
 CHECKED BY: JGJ

SHEET No: **14** OF 17
 Rev. #: 1

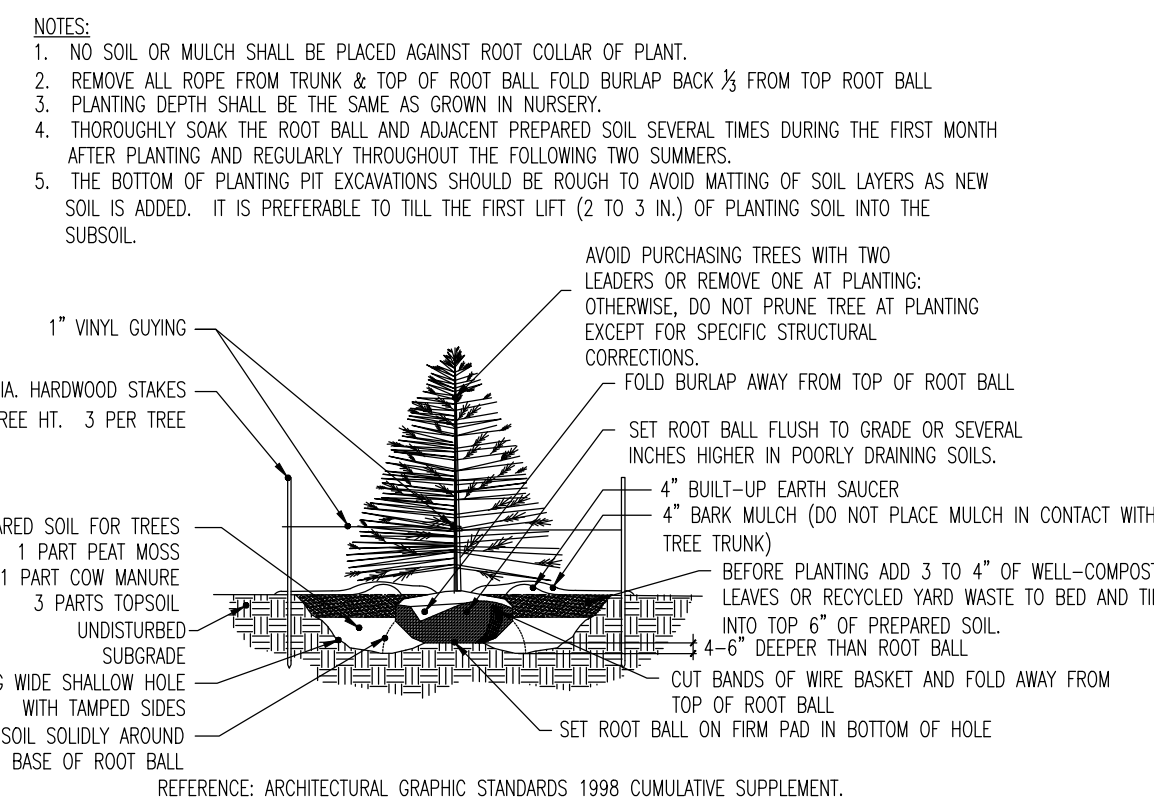


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DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

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1	07/27/20	JTG/AM

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CONSTRUCTION CHECK _____ DATE _____

PROJECT: **PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN**
ARTIS SENIOR LIVING, LLC
PROPOSED SENIOR LIVING FACILITY
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 BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

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 NEW JERSEY LICENSE No. 53572

JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
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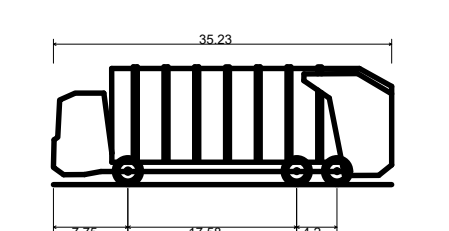
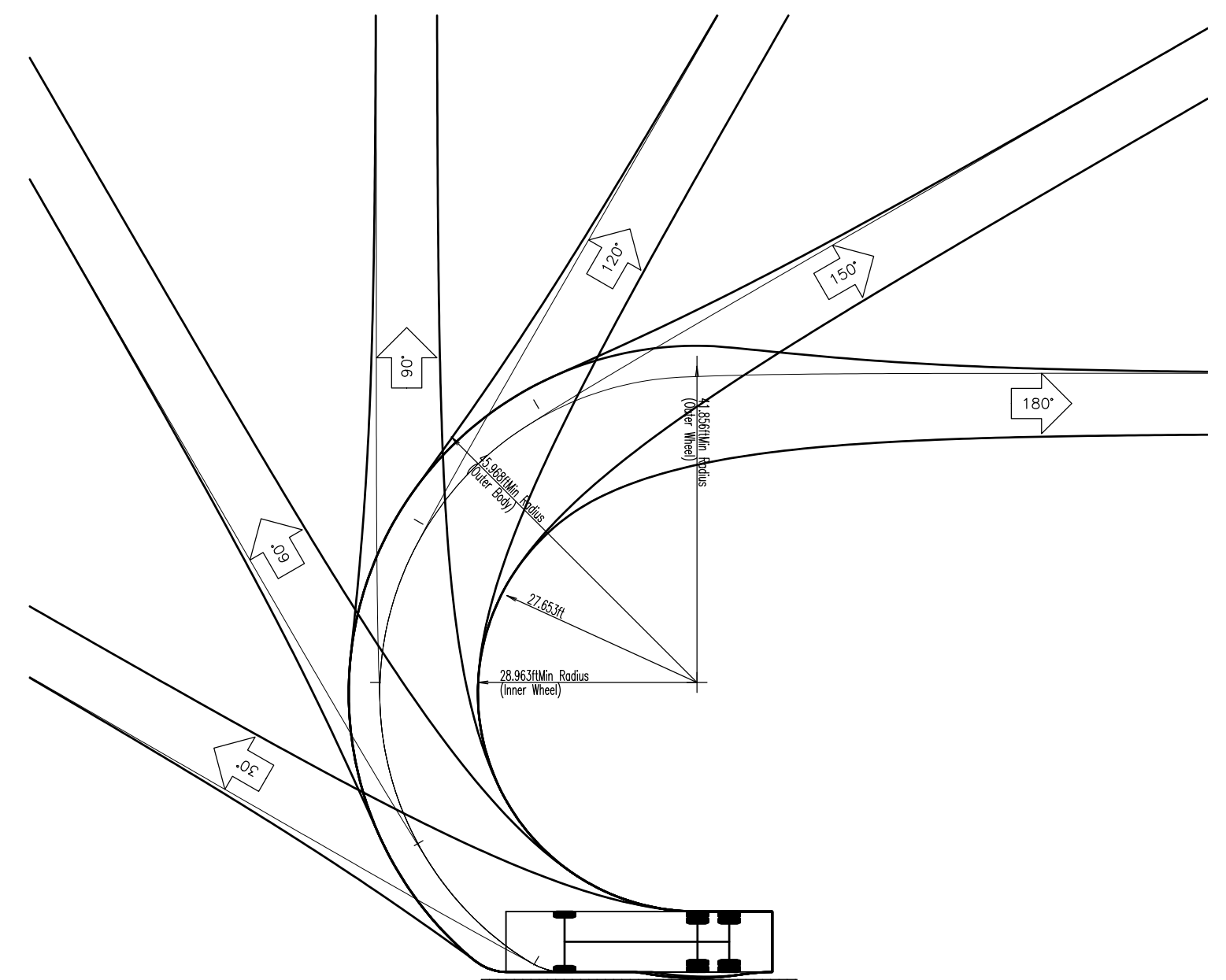
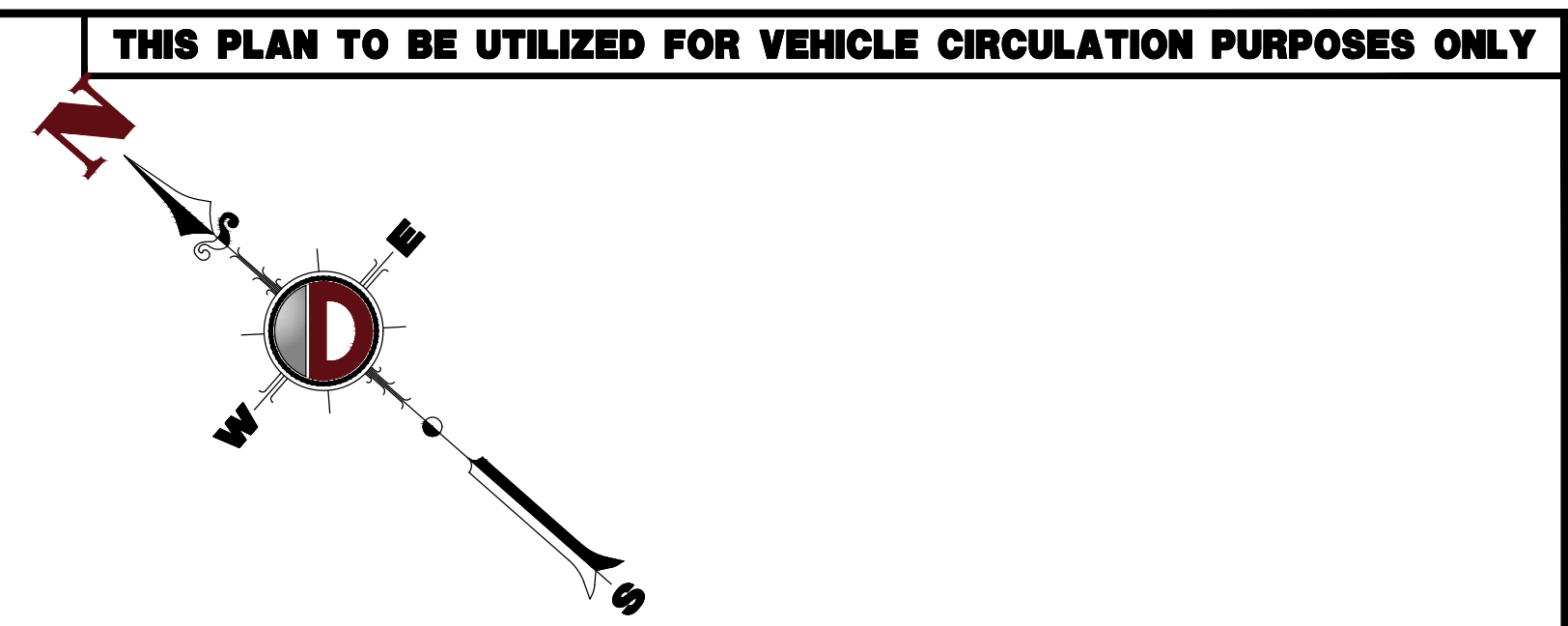
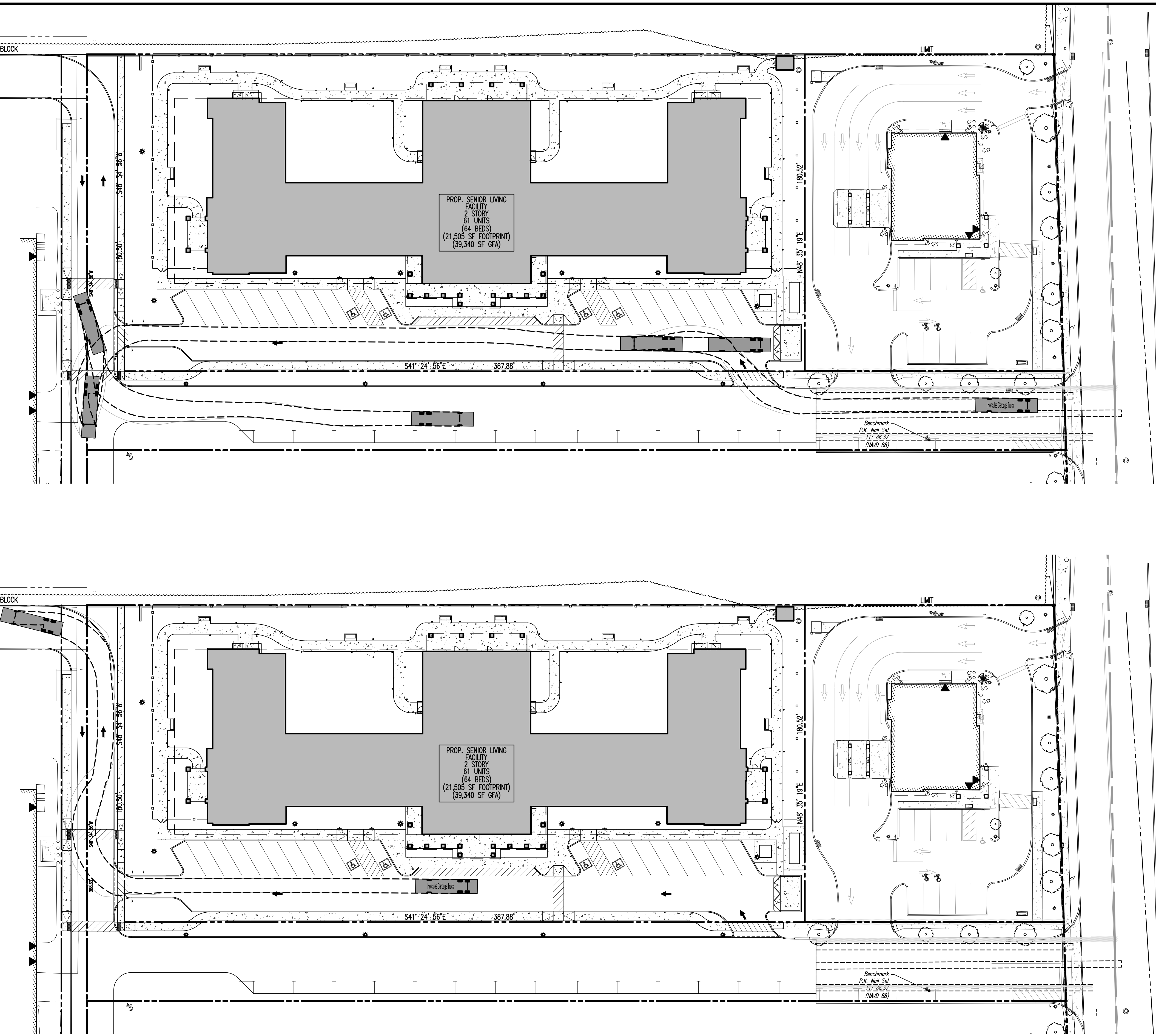
TITLE: **CONSTRUCTION DETAILS**

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 PROJECT No: 2621-99-003
 CHECKED BY: JGJ

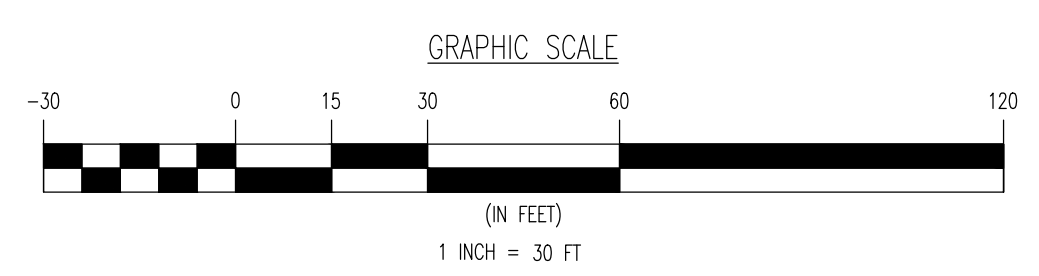
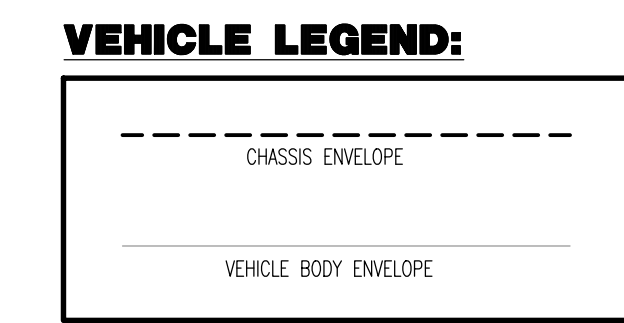
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 Rev. #: 1

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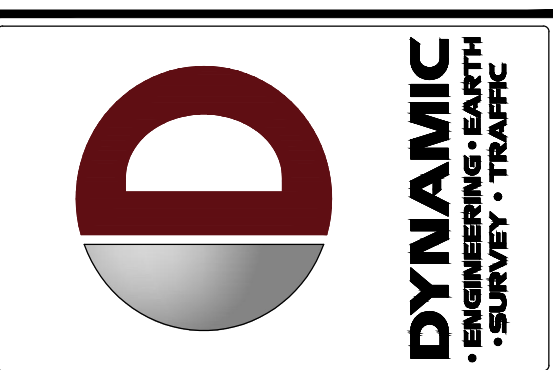
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Hercules Garbage Truck
 Overall Length 35.230ft
 Overall Width 7.750ft
 Overall Body Height 12.272ft
 Min Body Ground Clearance 0.981ft
 Track Width 8.000ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 33.90°



THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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ARTIS SENIOR LIVING
PROPOSED SENIOR LIVING FACILITY
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 BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

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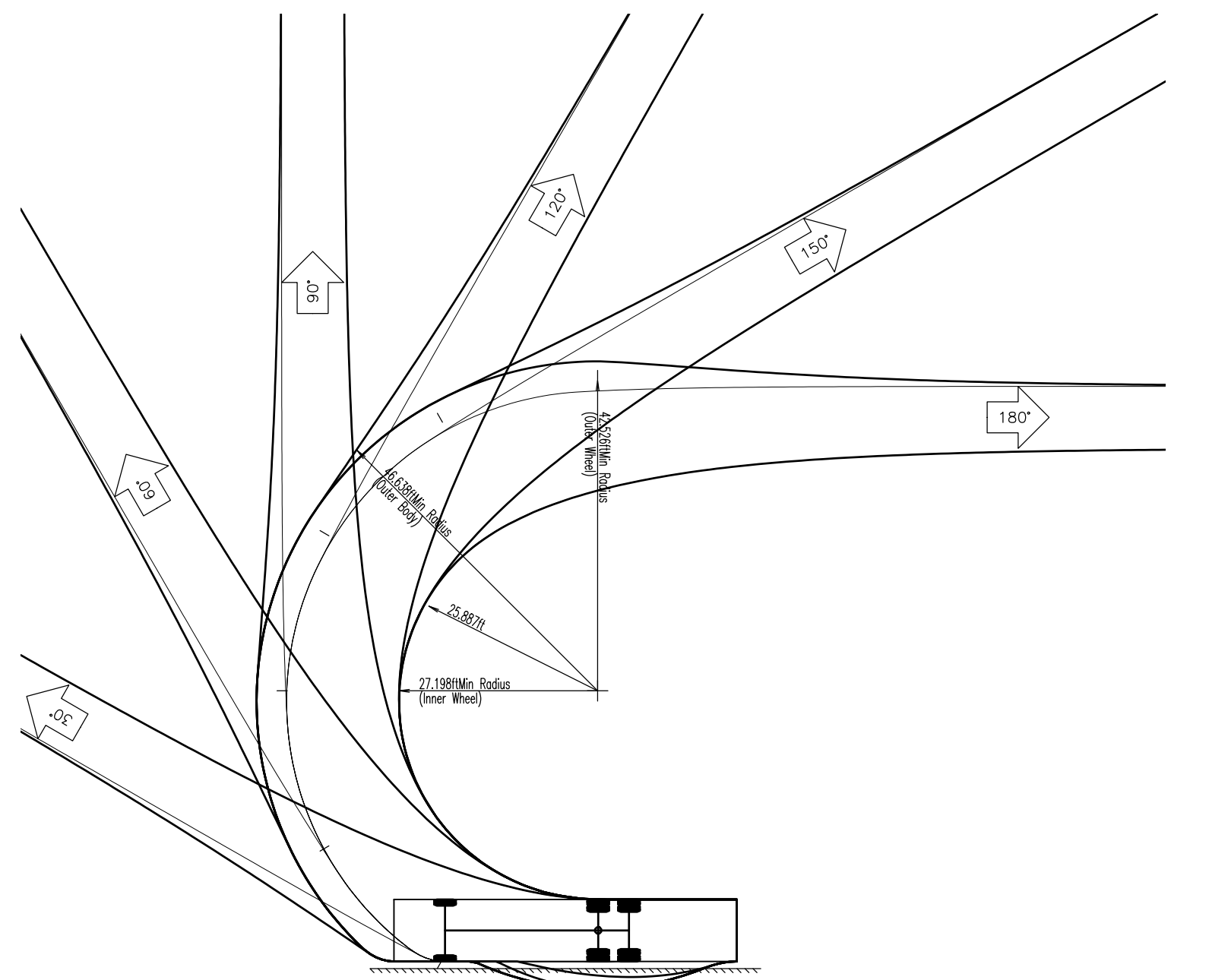
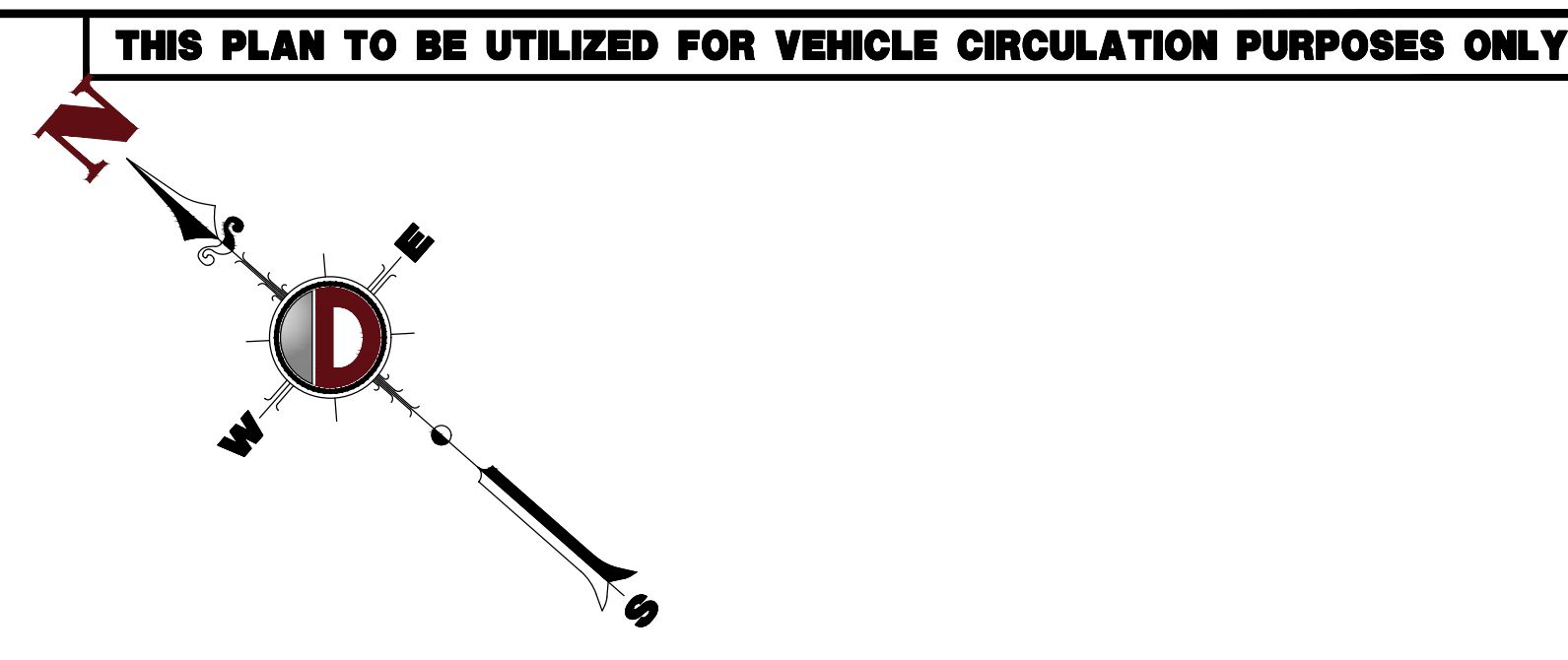
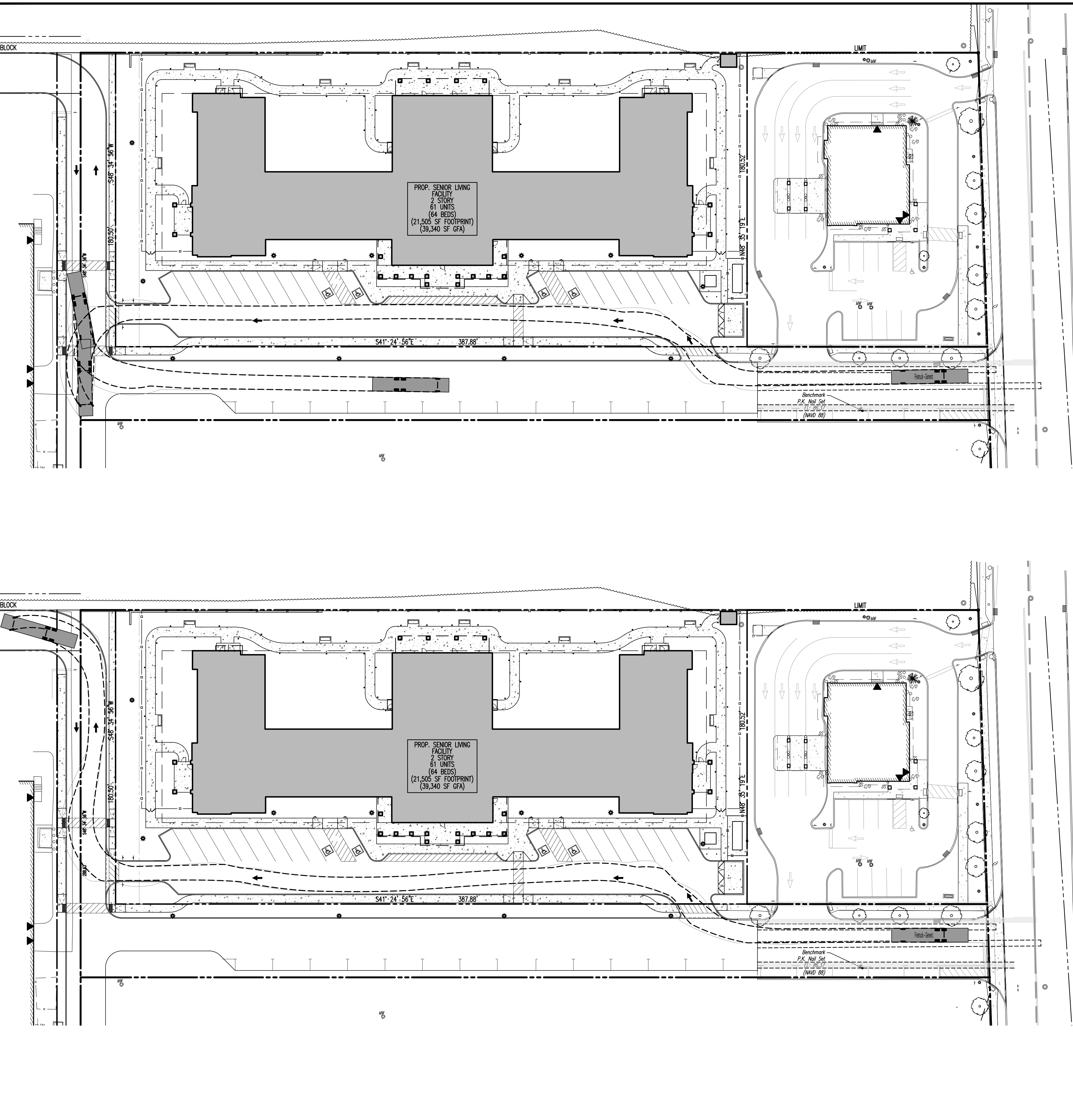
JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 36618

TITLE: **VEHICLE CIRCULATION PLAN - REFUSE**

SCALE: (H) 1" = 30' DATE: 04/06/2020 DRAWN BY: JTG DESIGNED BY: DTS
 PROJECT No: 2621-99-003 CHECKED BY: JGJ

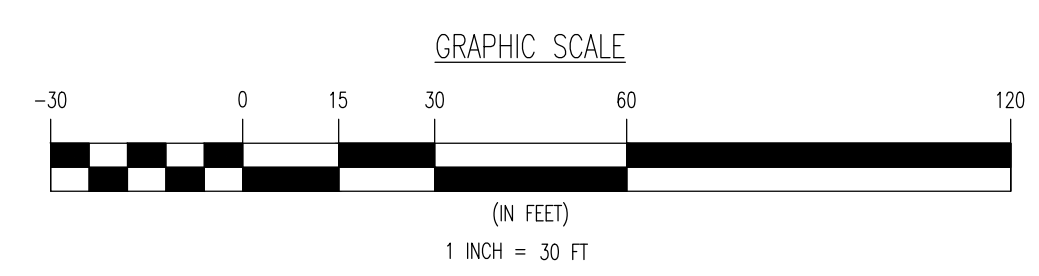
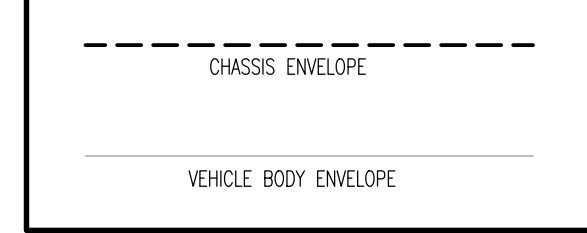
SHEET No: **16** OF 17 Rev. #: 1

Plotted: 11/11/20 - 12:16 PM, By: russell
 File: P:\DCEPC PROJECTS\2621 Ards Senior Living, LLC\99-003 Metuchen\Draw\Site Plans\262199003SV1.dwg, ---> 17 VEHICLE CIRCULATION PLAN - FIRE

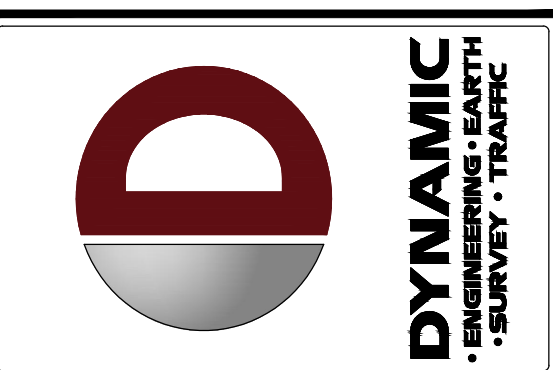


Firetruck - Generic
 Overall Length 47.000ft
 Overall Width 8.500ft
 Overall Body Height 10.519ft
 Min Body Ground Clearance 0.950ft
 Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 40.00°

VEHICLE LEGEND:



THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



REV.	DATE	COMMENTS
1	07/27/20	REVISED PER CONNECTOR ROADWAY REVISIONS

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

CONSTRUCTION CHECK _____ DATE _____ CONSTRUCTION CHECK _____ DATE _____

PROJECT: **PRELIMINARY AND FINAL SITE AND SUBDIVISION PLAN**
ARDS SENIOR LIVING
PROPOSED SENIOR LIVING FACILITY
 BLOCK 21, LOT 37.01
 700 MIDDLESEX AVENUE (OR 501)
 BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

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TITLE: **VEHICLE CIRCULATION PLAN - FIRE**

SCALE: (H) 1" = 30' DATE: 04/06/2020 DRAWN BY: JTG DESIGNED BY: DTS
 PROJECT No: 2621-99-003 CHECKED BY: JGJ

SHEET No: **17** OF 17 Rev. #: 1