

3000 CONTINENTAL



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

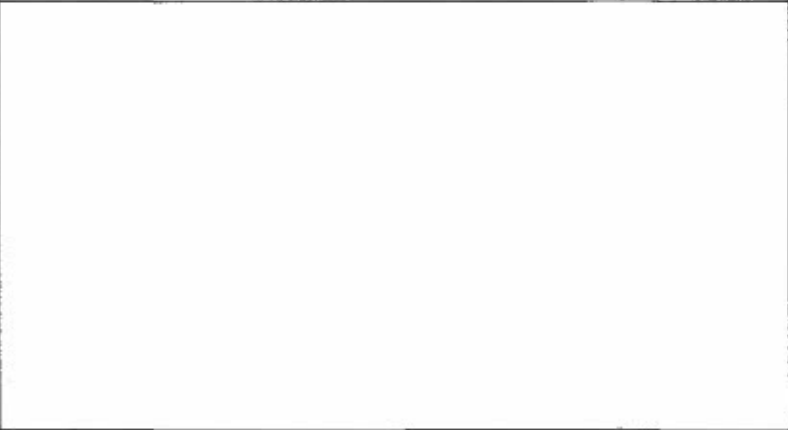
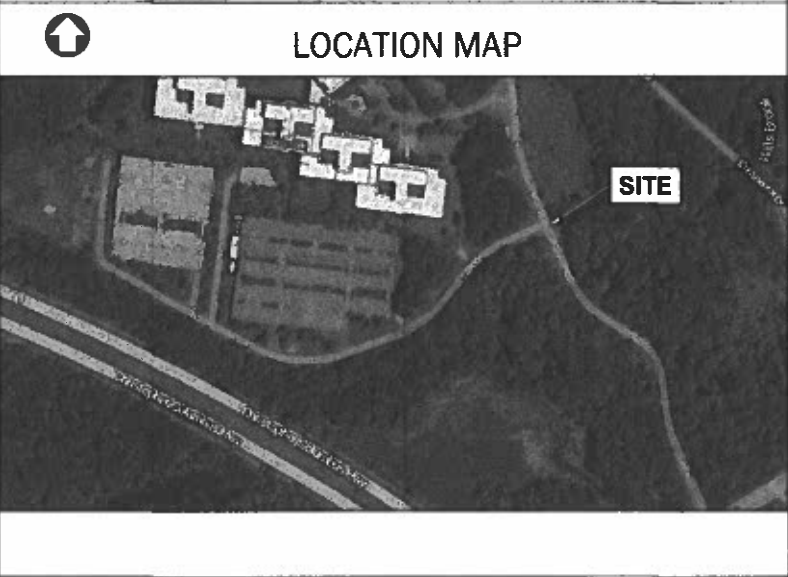
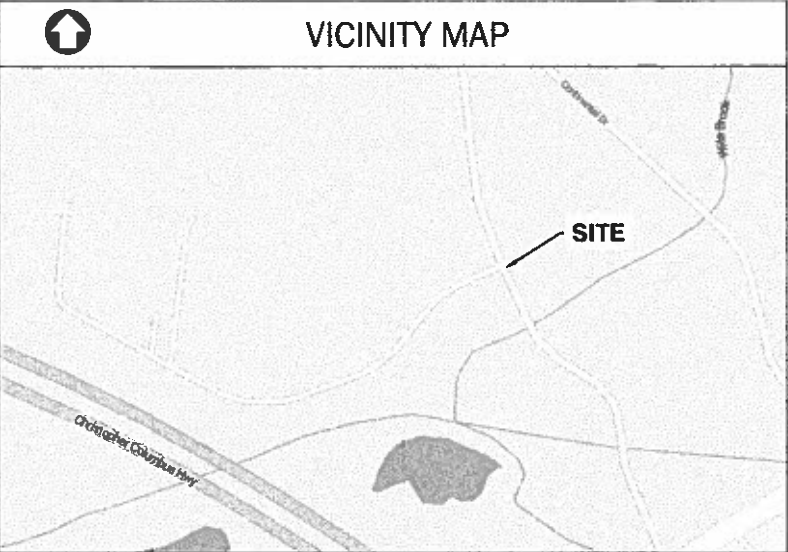
SITE INFORMATION	
SITE NAME:	3000 CONTINENTAL
SITE NUMBER:	N/A
SITE ADDRESS:	3000 CONTINENTAL DRIVE BUDD LAKE, NJ 07828
LATITUDE:	40.911
LONGITUDE:	-74.727
GROUND ELEVATION:	780' (NAVD 88)
PROPERTY OWNER:	3000 CONTINENTAL DRIVE ASSOCIATES LLC 4000 FORSGATE DR CRANBURY, NJ 08512
BLOCK/LOT	200/1
COUNTY:	MORRIS
POWER COMPANY:	JERSEY CENTRAL POWER & LIGHT (888) 544-4877
TELEPHONE COMPANY:	VERIZON (410) 965-8500
APPLICANT:	3000 CONTINENTAL DRIVE ASSOCIATES LLC
ENGINEERING FIRM:	ASCEND CONSULTING GROUP 1284 GAP NEWPORT PIKE, SUITE 100 AVONDALE, PA 19311

CODE COMPLIANCE	
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	
1. 2021 INTERNATIONAL BUILDING CODE NEW JERSEY EDITION (IBC)	
2. 2020 NATIONAL ELECTRIC CODE (NEC)	
3. LOCAL BUILDING CODE	
4. CITY/COUNTY ORDINANCES	



Know what's below.  
Call before you dig.

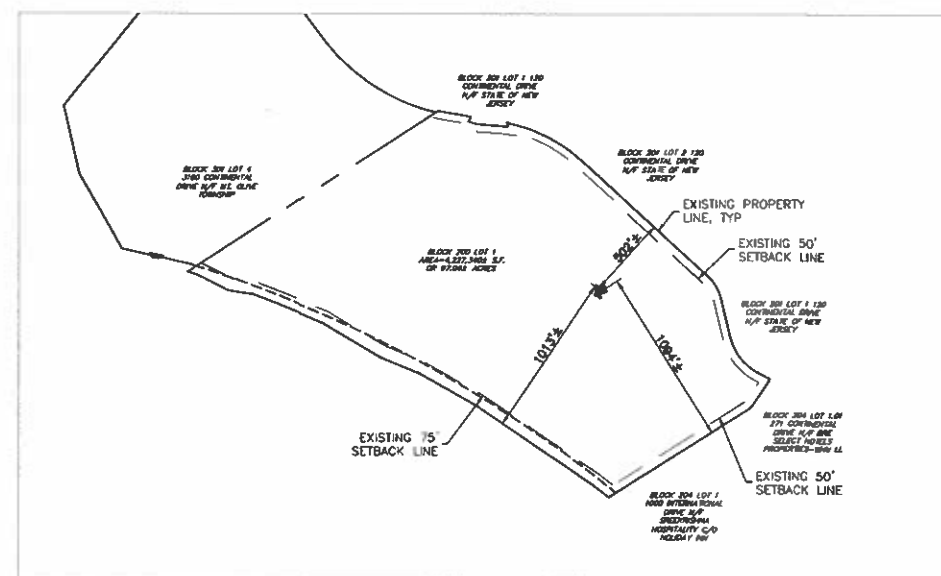
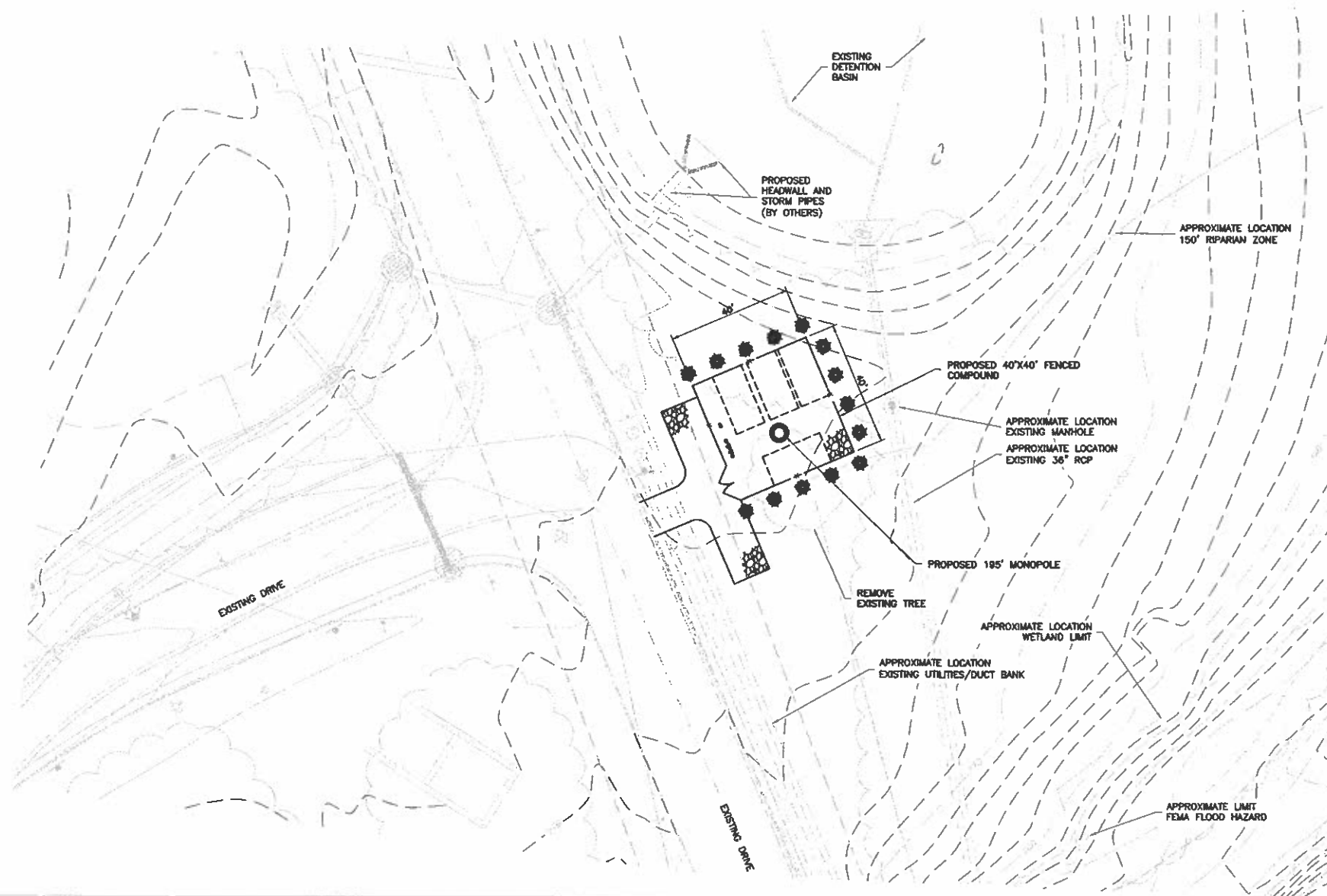
DO NOT SCALE DRAWINGS	
THESE DRAWINGS ARE FORMATTED TO BE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE DESIGNER/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.	



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

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

3000 CONTINENTAL DRIVE BUDD LAKE, NJ 07828 WAREHOUSE DEVELOPMENT BLOCK 200, LOT 1 TOWNSHIP OF MOUNT OLIVE		
ACG 09-030		
PERMIT/ CONSTRUCTION		
REV	DATE	DESCRIPTION
REVISIONS		
B	09/13/23	TOWER HEIGHT
A	03/31/23	PRELIMINARY ZDS
REV	DATE	DESCRIPTION
SHEET TITLE		
TITLE SHEET		
SHEET NUMBER		
T-1		
DRAWN BY : JPB    CHECKED BY : SCJ		
SEP 13 2023		
THIS DRAWING IS FORMATTED FOR 24"x36"		
SEAN C. JURADO, P.E. NJ PROF ENGINEER LIC. #24GE05682700		



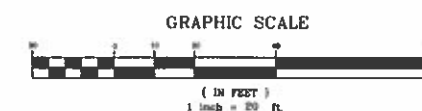
**OVERALL SITE PLAN**  
SCALE 1" = 500'

2 PARTIAL SITE PLAN  
Z-1 SCALE: 1" = 20'

<b>ZONING INFORMATION</b>			
<b>ZONING DISTRICT:</b>	<b>FTZ-4 FOREIGN TRADE ZONE SPECIAL DISTRICT</b>		
	<u><b>REQUIRED</b></u>	<u><b>EXISTING</b></u>	<u><b>PROPOSED</b></u>
<b>TOWER SETBACK:</b>	<b>390'</b> <b>200' TOWER HEIGHT</b>	<b>N/A</b>	<b>502'2</b>
<b>FRONT:</b>	<b>50'</b>	<b>N/A</b>	<b>502'2</b>
<b>SIDE:</b>	<b>50'</b>	<b>N/A</b>	<b>1094'2</b>
<b>REAR:</b>	<b>75'</b>	<b>N/A</b>	<b>1013'2</b>

**GENERAL NOTES:**

1. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, PLANS OF RECORD AND PLANS ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY, BY CAREAGA ENGINEERING,, DATED 07/21/22 AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY. ( ) INDICATES PLAN BEARINGS.
2. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. THE PROPOSED FACILITY WILL CAUSE A "DE MINIMUS" INCREASE IN STORM WATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
4. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
5. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
6. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE, AND OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
8. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
9. AT THE TIME OF OUR INITIAL SITE VISIT, CONDITIONS INDICATIVE OF FRESH WATER WETLANDS IN THE AREA OF THE PROPOSED COMPOUND WERE NOT OBSERVED.
10. ACCORDING TO F.L.R.M. MAP NO FL3403353002-B, DATED 05/15/85 THE PROPOSED FACILITY IS NOT LOCATED IN FLOOD PLAIN, PORTIONS OF THE PROPERTY ARE IN FLOOD ZONES "A2", "A8" AND "B".



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WAREHOUSE DEVELOPMENT  
BLOCK 200, LOT 1  
TOWNSHIP OF MOUNT OLIVE

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## PERMIT/ CONSTRUCTION

REV	DATE	DESCRIPTION
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## REVISIONS

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SHEET TITLE

## SITE PLAN

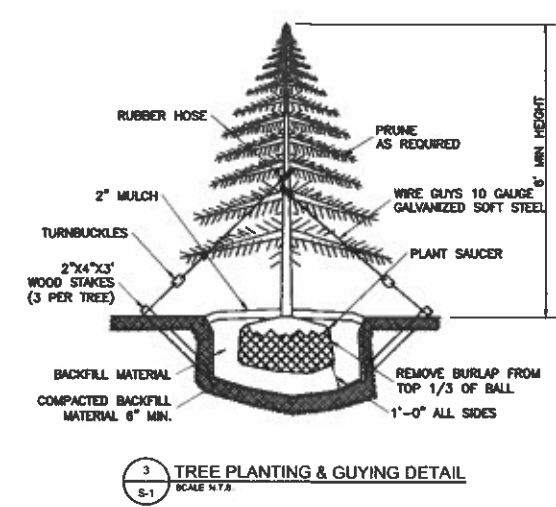
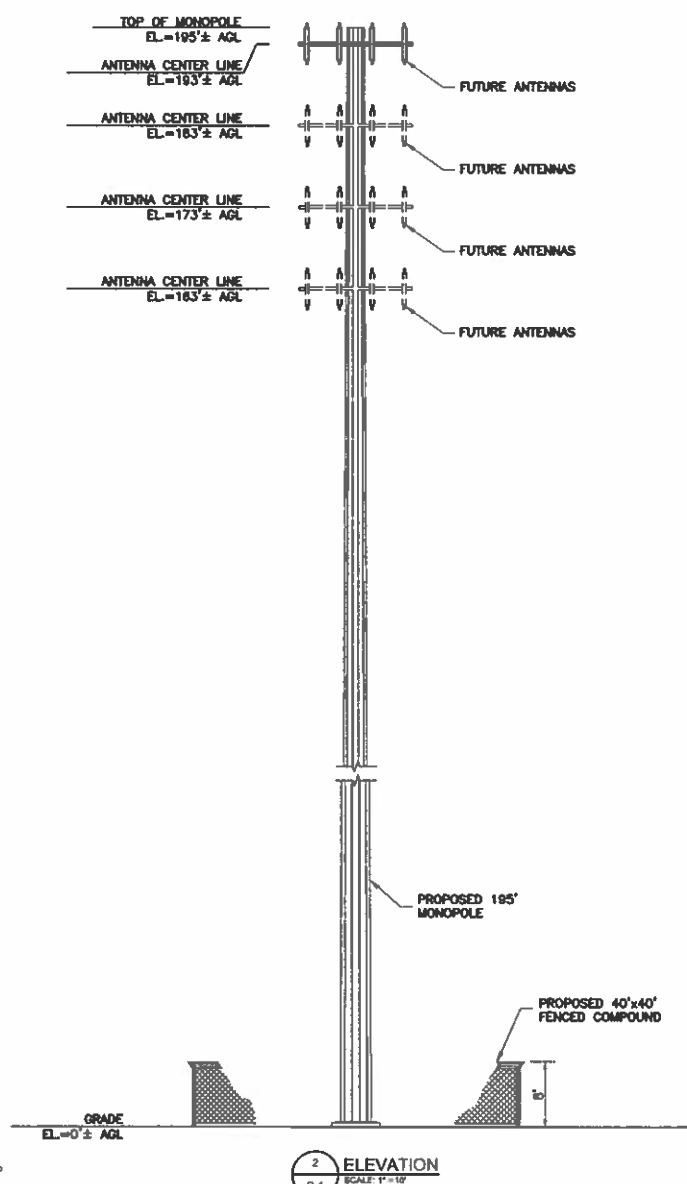
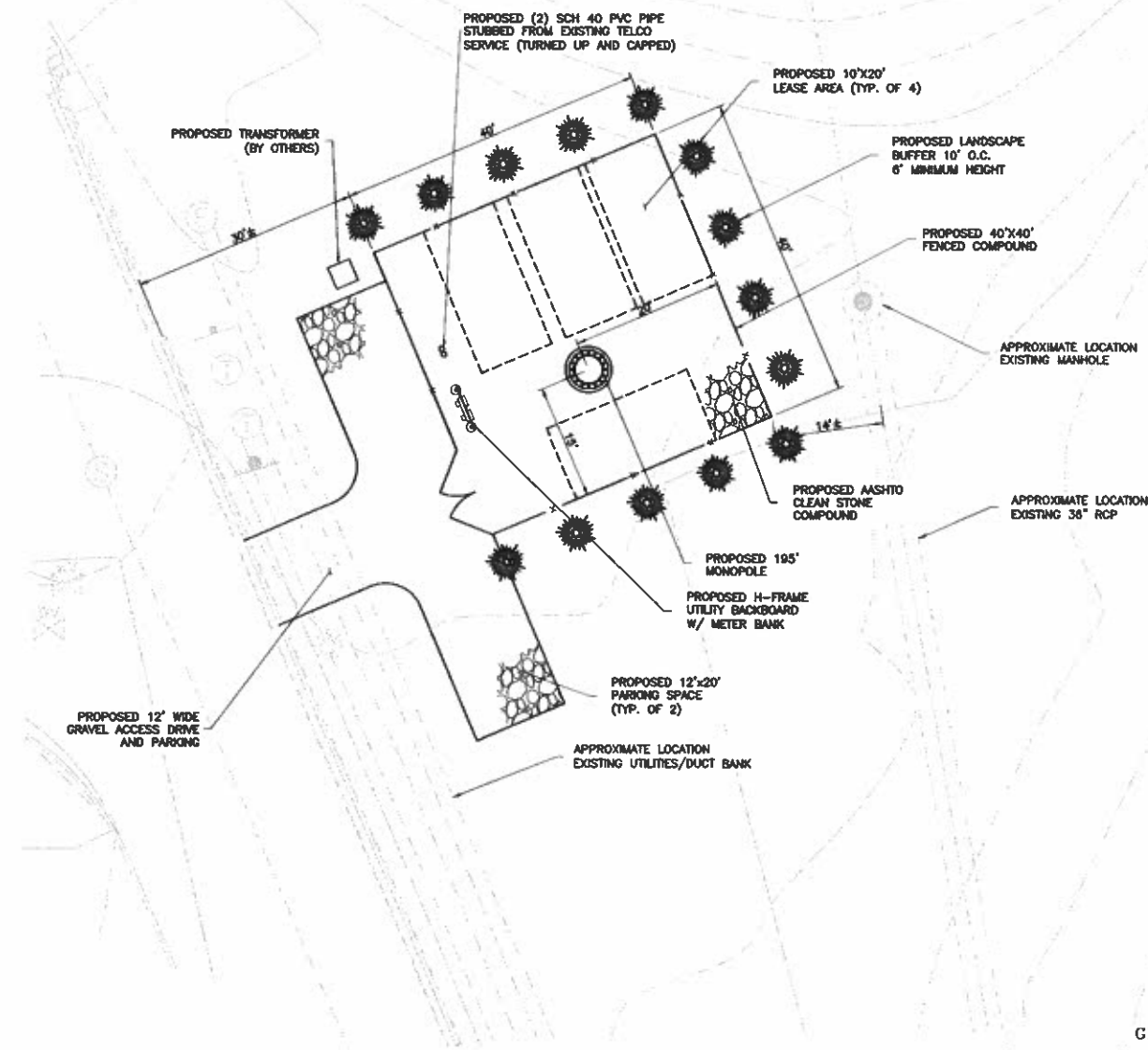
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Z-1

DRAWN BY : JPB    CHECKED BY : SCJ

SEP 13 2023

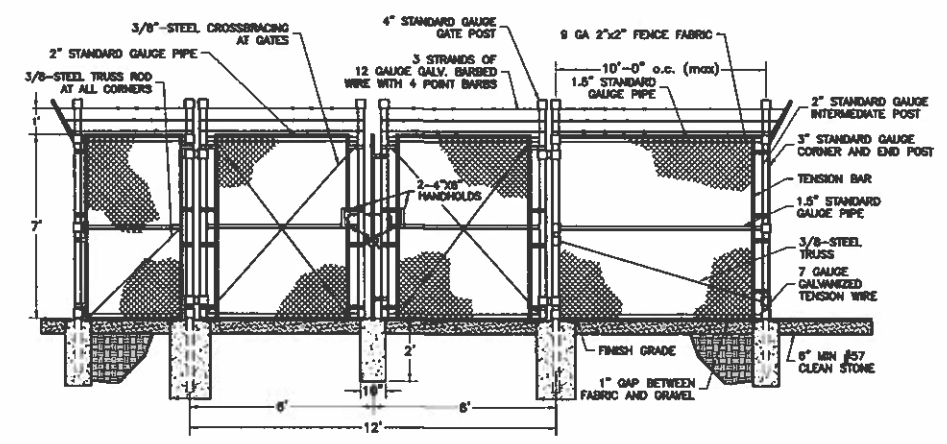
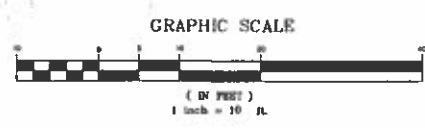
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1 COMPOUND PLAN  
SCALE: 1"=10'

### LANDSCAPING NOTES

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



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COMPOUND PLAN AND ELEVATION

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