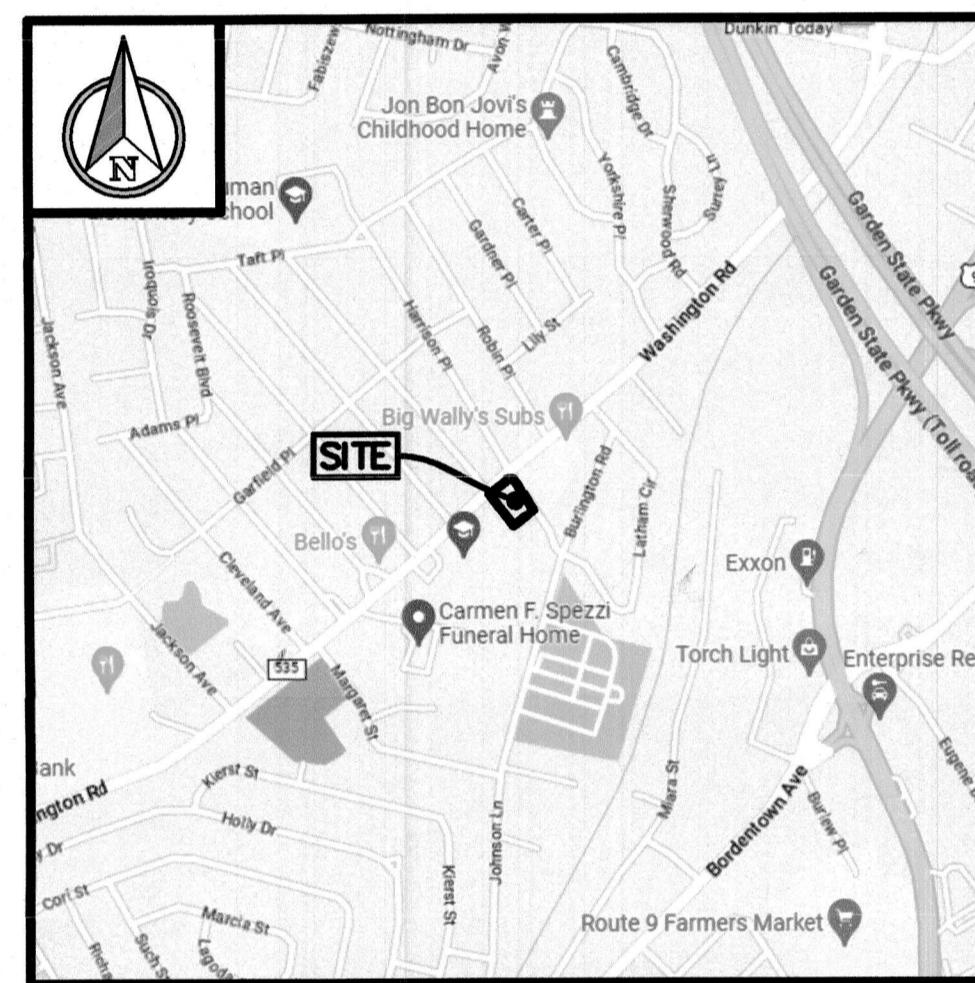
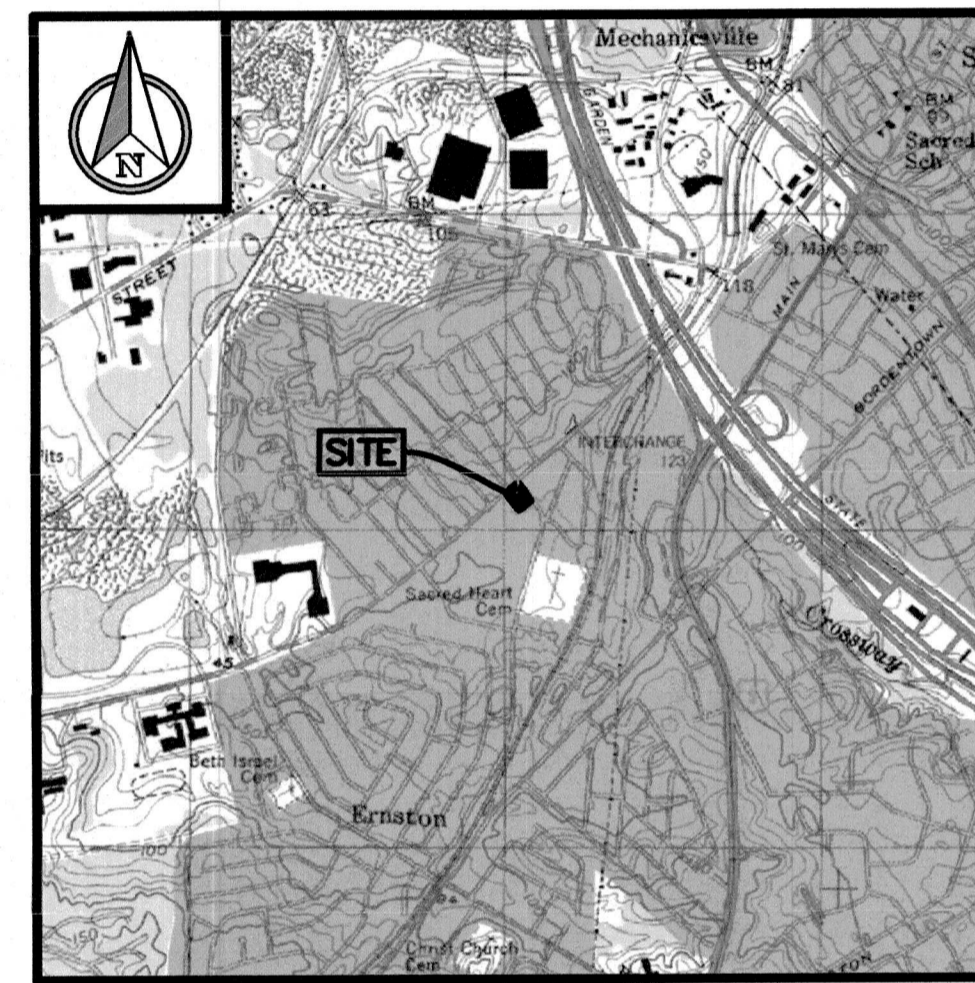


PRELIMINARY/FINAL SITE PLAN
for
TWIN BORO
PHYSICAL THERAPY

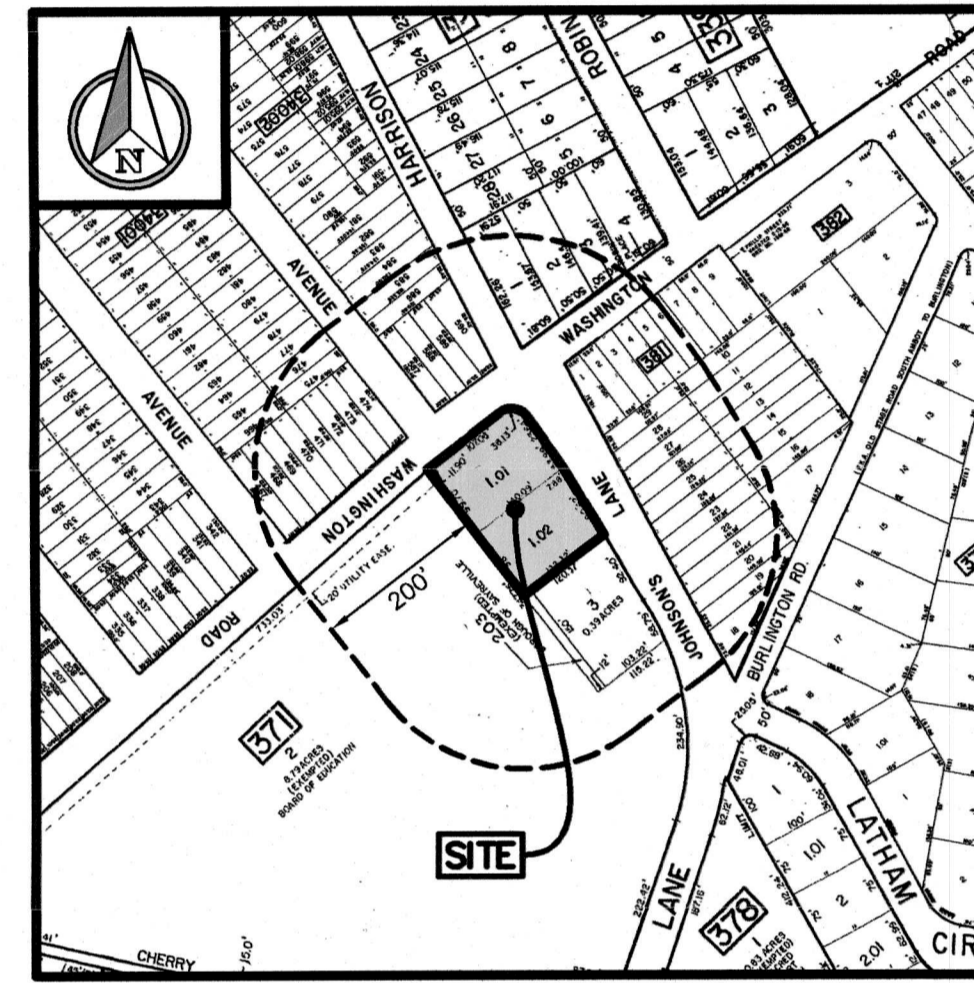
BOROUGH OF SAYREVILLE MIDDLESEX COUNTY
NEW JERSEY
BLOCK 371, LOTS 1.01 & 1.02



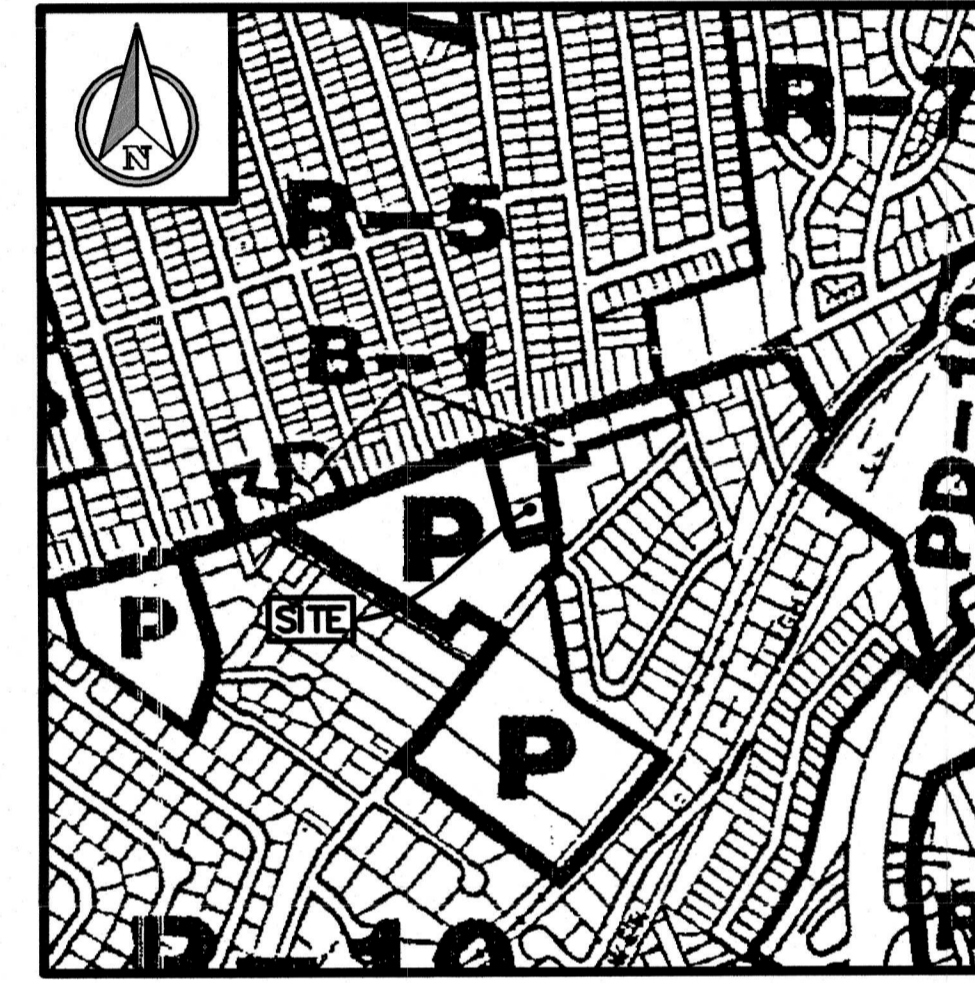
ROAD MAP
1"=1,000'



U.S.G.S. MAP
1"=2,000'



TAX MAP
1"=250'



ZONE MAP
1"=500'

B-1 ZONE DATA - NEIGHBORHOOD BUSINESS						
PERMITTED USES - OFFICE AND HEALTH CLUBS						
PHYSICAL THERAPY NOT SPECIFICALLY LISTED						
SECTION	ITEM	REQUIRED	EXISTING	PROPOSED	CONDITION	
LOT AND BUILDING REQUIREMENTS						
SCHEDULE II-B	MINIMUM LOT AREA	CORNER LOT	12,500 SF	27,471 SF	27,471 SF	COMPLIES
SCHEDULE II-B	MINIMUM LOT WIDTH	CORNER LOT	125 LF	142 LF	142 LF	COMPLIES
SCHEDULE II-B	MINIMUM LOT DEPTH		100 LF	198.5 LF	198.5 LF	COMPLIES
SCHEDULE II-B	MAXIMUM BUILDING HEIGHT		35 FT	< 35 FT	< 35 FT	COMPLIES
SCHEDULE II-B	MAXIMUM LOT COVERAGE	ALL BUILDINGS	25.0%	22.7% (6,240 SF)	15.3% (4,215 SF)	COMPLIES
SCHEDULE II-B	MAXIMUM LOT COVERAGE	ALL IMPERVIOUS SURFACES	85.0%	76.6% (21,052 SF)	79.7% (21,906 SF)	COMPLIES
BUILDING SETBACKS						
SCHEDULE II-B	MINIMUM FRONT YARD SETBACK		20 FT	10 FT	10 FT	EXISTING NON-COMFORMITY
SCHEDULE II-B	MINIMUM SIDE YARD SETBACK		10 FT	20.9 FT	20.9 FT	COMPLIES
SCHEDULE II-B	MINIMUM REAR YARD SETBACK		20 FT	108 FT	108 FT	COMPLIES
PARKING						
SECTION 26.88.1	OFFICE SPACE: 5 SPACES/PROFESSIONAL 3 PROFESSIONALS X 5 SPACES =	15 SPACES	16 SPACES	52 SPACES (49 SPACES + 3 EV CREDITS) *		COMPLIES
SECTION 26-98.1.b.1	PARKING STALL SIZE	9 FT X 18 FT	9 FT X 18 FT	9 FT X 18 FT		COMPLIES
SECTION 26-98.1.b.2	MINIMUM AISLE WIDTH (2-WAY)	24 FT	15.26 FT	24 FT		COMPLIES
SECTION 26-98.1.b.2	MINIMUM AISLE WIDTH (1-WAY,45-DEGREE)	18 FT	18 FT	18 FT		COMPLIES
SECTION 26-98.1.b.4	CURB CUT TO PROPERTY LINE	10 FT	6.9 FT (WASHINGTON) 0 FT (JOHNSONS)	6.9 FT (WASHINGTON) 23.6 FT (JOHNSONS)		EXISTING NON-COMFORMITY
SECTION 26.88.1.b	PARKING TO PROPERTY LINE	5 FT	1.0 FT	1.0 FT		EXISTING NON-COMFORMITY
LOADING						
SECTION 26.88.2.c. SECTION 26-98.2	MINIMUM NUMBER OF LOADING SPACES	1 SPACE	NO SPACES	NO SPACES		EXISTING NON-COMFORMITY
LIGHTING						
SECTION 26-96.8(1)(4)	MAXIMUM LIGHT INTENSITY AT THE PROPERTY LINE	0.5 FC	2.5 FC	1.2 FC		WAIVER
LANDSCAPE						
SECTION 26-96.7(A)	MINIMUM FRONT YARD LANDSCAPE AREA	5%	4.1% OR 1,133 SF	4.1% OR 1,133 SF		EXISTING NON-COMFORMITY
SECTION 26-96.7(A)	MINIMUM TOTAL LANDSCAPE AREA	20%	17.8% OR 4,904 SF	19.2% OR 5,267 SF		WAIVER

* 1 EV PARKING SPACE COUNTS AS TWO REGULAR PARKING SPACES
- ESTIMATED NUMBER OF SINGLE UNIT TRUCKS TO ENTER THE SITE EACH DAY: 1-2 PER DAY.
- ESTIMATED NUMBER OF SEMI-TRAILER TRUCKS TO ENTER THE SITE EACH DAY: 0-1 PER DAY.

SHEET INDEX		
SHEET #	DWG. #	TITLE
SHEET 1	CV-1	COVER SHEET
SHEET 2	OP-1	OVERALL PLAN
SHEET 3	EC-1	EXISTING CONDITIONS/DEMOLITION PLAN
SHEET 4	SP-1	ENGINEERING SITE PLAN
SHEET 5	TP-1	TREE PRESERVATION PLAN
SHEET 6	LL-1	LIGHTING & LANDSCAPE PLAN
SHEET 7	SE-1	SOIL EROSION & SEDIMENT CONTROL PLAN
SHEET 8	SED-1	SOIL EROSION & SEDIMENT CONTROL DETAILS (1)
SHEET 9	SED-2	SOIL EROSION & SEDIMENT CONTROL DETAILS (2)
SHEET 10	DE-1	CONSTRUCTION DETAILS (1)
SHEET 11	DE-2	CONSTRUCTION DETAILS (2)
SHEET 12	DE-3	CONSTRUCTION DETAILS (3)
SHEET 13	DE-4	CONSTRUCTION DETAILS (4)

PERMITS/APPROVALS REQUIRED:
- MIDDLESEX COUNTY PLANNING BOARD
- BOROUGH OF SAYREVILLE SOIL EROSION CERTIFICATION

OWNER/APPLICANT:
TWIN BORO PHYSICAL THERAPY
PO BOX 1014
CLARK, NJ 07066

200' OWNERS LIST

BLOCK LOT	NAME & ADDRESS
339.01 1	David & Sherry Kuo 3275 Washington Road Parlin, NJ 08859
339.01 2	Mark & Margaret Santapaga 3277 Washington Road Parlin, NJ 08859
339.01 3	Mark Szybulski 3279 Washington Road Parlin, NJ 08859
339.01 4	Thomas & Cynthia Roberts 3281 Washington Road Parlin, NJ 08859
340.01 466	Badara S. Kouricosi 12 Bachman Avenue Parlin, NJ 08859
340.01 467	Carmine Rocassini 3253 Washington Road Parlin, NJ 08859
340.01 469	Ivan & Alicia E. Rivera 3 Marcia Street Parlin, NJ 08859
340.01 471	Adegbola & Tammy Perry Adegoke 3261 Washington Road Parlin, NJ 08859
340.01 473	Clemons & Kathleen Skarzynski 3265 Washington Road Parlin, NJ 08859
340.01 475	Yesenia & Alberto Melendez 13 Wilson Avenue Parlin, NJ 08859
340.02 585	Kevin & Stacey Russell 12 Wilson Avenue Parlin, NJ 08859
340.02 587	Susette Lucarelli 3267 Washington Road Parlin, NJ 08859
340.02 589	Maheshinder S. Ghuman 3273 Washington Road Parlin, NJ 08859
371 2	Sayreville Board of Education PO Box 997 Sayreville, NJ 08872
371 2.03	Borough of Sayreville 167 Main Street Sayreville, NJ 08872
371 3	Karen Bailey Behert 9 Burlington Road Parlin, NJ 08859
381 1-4	JELS, LLC 6 Cherry Drive Colts Neck, NJ 07722
381 5	W & R Realty of Sayreville, LLC 11 Applegate Road Freehold, NJ 07728
381 10-14	Karen Bailey Behert 9 Burlington Road Parlin, NJ 08859

COUNTY PLANNING BOARD	
SECRETARY	DATE
PLANNING DIRECTOR	DATE

APPROVED BY	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

PROJECT NUMBER: 2023.011

TWIN BORO PHYSICAL THERAPY

STOP CALL BEFORE YOU DIG

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

menlo engineering associates
Civil Engineering Consultants
Landscape Architects
Professional Planners
261 Cleveland Avenue
Highland Park, NJ 08904
menloeng.com
732-846-8585 732-846-9439
Certificate of Authorization: 24GAZ7951900

TWIN BORO PHYSICAL THERAPY

BOROUGH OF SAYREVILLE MIDDLESEX COUNTY NEW JERSEY

BLOCK 371, LOTS 1.01 & 1.02
TAX MAP SHEET 109
B-1 ZONE
0.63 ACRES

COVER SHEET

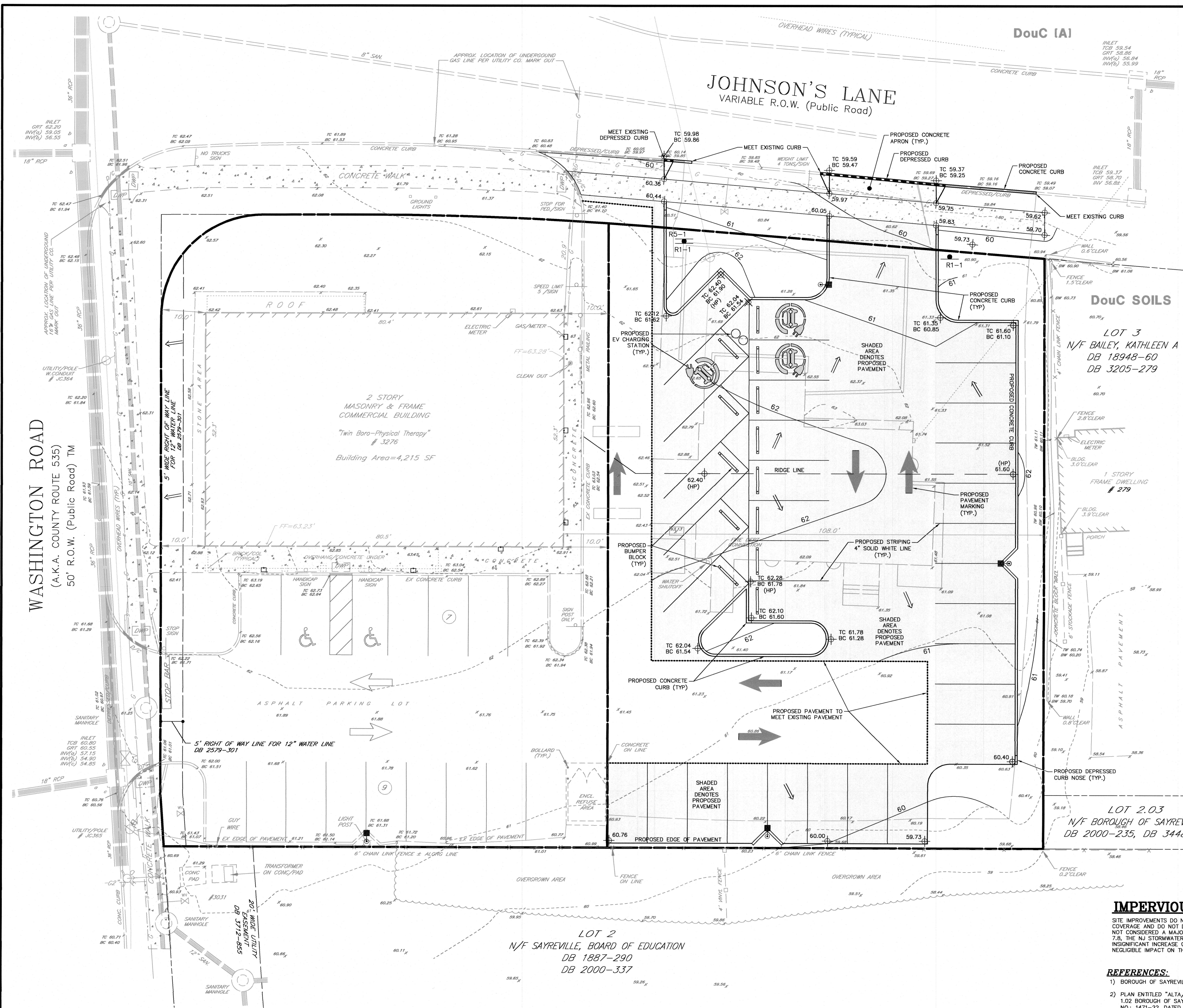
DRAWN BY: JSJ
DESIGNED BY: WAL
APPROVED BY: WAL

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION

WILLIAM J. LANE
PROFESSIONAL ENGINEER
N.J.P.E.# 40262

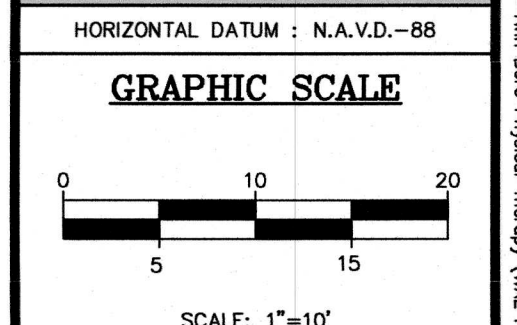
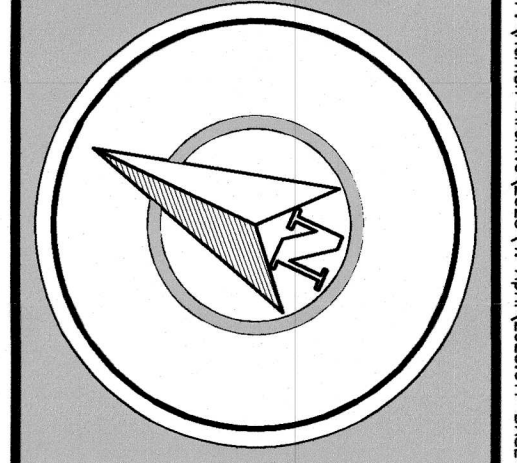
PROJECT NUMBER: 2023.011 CV-1
DATE OF ISSUE: MARCH 10, 2023
REVISED THROUGH: APRIL 26, 2023

1



GENERAL NOTES

- N.A.V.D.-88 DATUM TO BE VERIFIED BY PROFESSIONAL SURVEYOR.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIPS, COUNTY, STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- ALL DRAINAGE TO BE REINFORCED CONCRETE PIPE CLASS III - WALL B UNLESS OTHERWISE NOTED. ALL SANITARY PIPES TO BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT-LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF TEN (10) FEET APART HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY UNLESS OTHERWISE NOTED.
- WATERLINES TO HAVE A MINIMUM OF FOUR (4) FEET COVER.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
- FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST SIX (6) INCHES OF COVER ON THOSE AREAS.
- SIDE SLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- ADEQUACY OF WATER SUPPLY SYSTEM FOR FIRE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLIER OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING FACILITIES AS DESIGNED AND INSTALLED BY RESPECTIVE COMPANY, AS APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS. STREET LIGHTING SHALL BE APPROPRIATELY SHIELDED TO AVOID GLARE INTO NEARBY HOMES. LIGHTING PLANS TO BE SUBMITTED TO BOROUGHS FOR APPROVAL.
- SANITARY SEWER DESIGN (N.J.A.C. 7:14A-23.6(b)(4))
SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORM WATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN (10) FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.
- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN (10) FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS OVER SEWER LINES.
- ALL SITE IMPROVEMENTS TO BE IN ACCORDANCE WITH THE BOROUGHS OF SAYERVILLE CONSTRUCTION STANDARDS, WHERE APPLICABLE.
- ALL GRADING IN PAVED AREAS TO BE A MINIMUM OF 0.75% IN ACCORDANCE WITH BOROUGHS OF SAYERVILLE STANDARDS.
- ALL GRADING IN LAWN AND LANDSCAPED AREAS TO BE A MINIMUM OF 2% IN ACCORDANCE WITH BOROUGHS OF SAYERVILLE STANDARDS.



REVISIONS

NO.	DESCRIPTION	DATE
1)	COMPLETENESS REVISIONS	04/26/23

THIS DRAWING IS FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED

CHKD BY: _____ DATE: _____



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menlo engineering associates
Civil Engineering Consultants
Landscape Architects
Professional Planners

261 Cleveland Avenue
Highland Park, NJ 08904

menloeng.com

732-846-8585 732-846-9439

Certificate of Authorization: 24G27951900

TWIN BORO PHYSICAL THERAPY

BOROUGH OF SAYERVILLE MIDDLESEX COUNTY NEW JERSEY

BLOCK 371, LOT 1.01 & 1.02
TAX MAP SHEET 109
0.63 ACRES

ENGINEERING SITE PLAN

DRAWN BY: _____ DESIGNED BY: _____ APPROVED BY: _____

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION

WILLIAM A. LANE
PROFESSIONAL ENGINEER
NJPE# 40262

PROJECT NUMBER	2023.011	SP-1
DATE OF ISSUE	MARCH 10, 2023	
REVISION	APRIL 26, 2023	4

IMPERVIOUS COVERAGE

SITE IMPROVEMENTS DO NOT CREATE AN ADDITIONAL 0.25 ACRE OF IMPERVIOUS COVERAGE AND DO NOT DISTURB MORE THAN 1.0 ACRE OF LAND. THEREFORE, IT IS NOT CONSIDERED A MAJOR DEVELOPMENT FOR PURPOSE OF APPLICATION OF N.J.A.C. 7.8. THE NJ STORMWATER MANAGEMENT RULE. IMPROVEMENTS CREATE AN INSIGNIFICANT INCREASE OF ON-SITE IMPERVIOUS COVERAGE AND WILL HAVE A NEGLIGIBLE IMPACT ON THE STORMWATER MANAGEMENT SYSTEM.

REFERENCES:

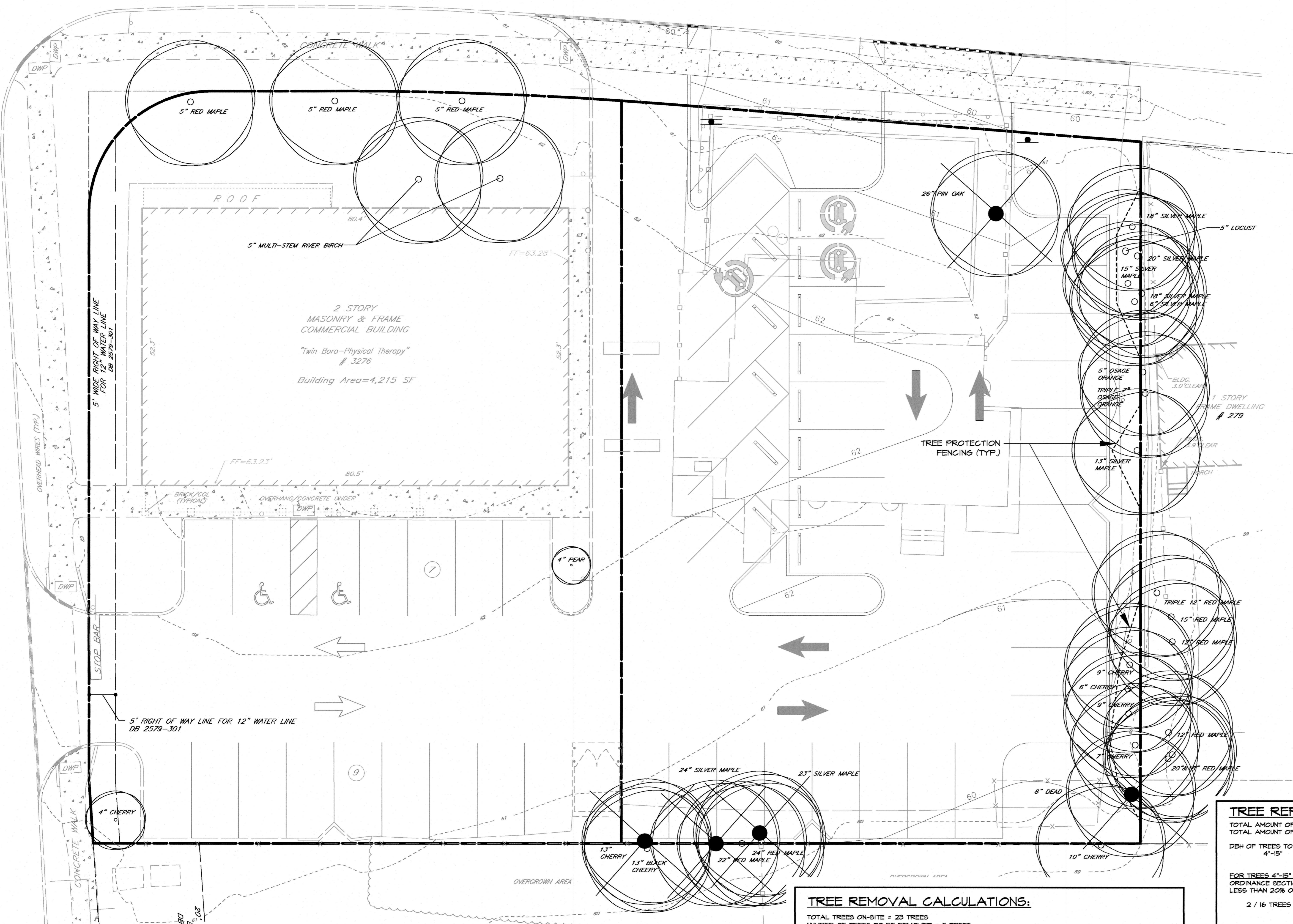
- BOROUGH OF SAYERVILLE TAX MAP SHEET #109
- PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR 3276 WASHINGTON LLC BLOCK 371 LOTS 1.01 & 1.02 BOROUGHS OF SAYERVILLE, MIDDLESEX COUNTY, NEW JERSEY" BY CONTROL LAYOUTS, INC.; JOB NO.: 1471-22, DATED 12/19/2022, REVISED 02/15/2023

PRELIMINARY EARTHWORK
700 CY OF FILL

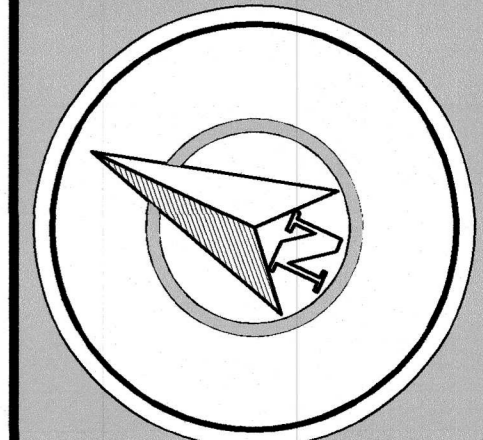
LOT 2.03
N/F BOROUGHS OF SAYERVILLE
DB 2000-235, DB 3448-35

LOT 2
N/F SAYERVILLE, BOARD OF EDUCATION
DB 1887-290
DB 2000-337

(A.K.A. COUNTY ROUTE 535)
50' R.O.W. (Public Road) TM

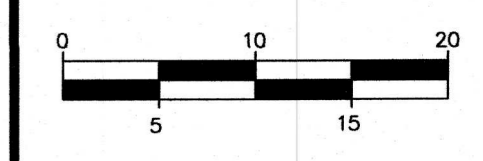


TREE REMOVAL & REPLACEMENT SUMMARY		
SECTION	ITEM	SUMMARY
TREE REMOVAL		
30-7(B)(6)	TREES 4"-15" TO BE REMOVED = 2 TREES	
30-7(B)(6)	TREES 16"+ ON-SITE TO BE REMOVED = 3 TREES	
	TOTAL AMOUNT OF TREES TO BE REMOVED	5 TREES
TREE REPLACEMENT REQUIRED		
30-7(B)(6)	TREES 4"-15" REMOVED - 10% REPLACEMENT FOR BETWEEN LESS THAN 20% REMOVAL = 1 TREE	
30-7(B)(6)	TREES 16"+ REMOVED = 17 TREES	
30-7(B)(6)(C)	ONE TREE PER TWO PARKING SPACES 49 / 2 = 25 TREES	
	TOTAL AMOUNT OF REPLACEMENT TREES REQUIRED	43 TREES
TREE REPLACEMENT PROVIDED		
	REPLACEMENT TREES AT 3" CALIPER MINIMUM	6(1)
30-8(B)	TOTAL TREE REPLACEMENT DEFICIT	37(2)



HORIZONTAL DATUM : N.A.V.D.-88

GRAPHIC SCALE



REVISIONS

NO.	DATE	DESCRIPTION

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CHKD BY: _____ DATE: _____



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TWIN BORO PHYSICAL THERAPY

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

BLOCK 371, LOT 1.01 & 1.02
TAX MAP SHEET 109
0.63 ACRES

TREE PRESERVATION PLAN

DRAWN BY: JT
DESIGNED BY: JT
APPROVED BY: KRK

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
KENNETH R. GRISEWOOD
LANDSCAPE ARCHITECT NJ
LICENSE #AS000071

PROJECT NUMBER	DATE OF ISSUE	REVISION	TP-1
2023.011	MARCH 10, 2023		5

TREE REMOVAL CALCULATIONS:

TOTAL TREES ON-SITE = 23 TREES
NUMBER OF TREES TO BE REMOVED = 5 TREES
TOTAL % TREES TO BE REMOVED = 21.7% OF TREES ON-SITE

TREE REMOVAL CALCULATIONS (4"-15"):

DBH (INCHES)	NUMBER OF TREES TO BE REMOVED
4"-15"	2 TREES

TREE REMOVAL CALCULATIONS (16"+):

TOTAL NUMBER OF TREES 16" OR GREATER ON-SITE TO BE REMOVED = 3 TREES

DBH (INCHES) OF TREES REMOVED	NUMBER OF TREES TO BE REMOVED
16"-17"	0
18"-20"	0
21"-23"	1
24"-26"	2
27"-29"	0
30"-32"	0
33"-35"	0
36"-38"	0
39"-40"	0
41" +	0

TOTAL AMOUNT OF TREES TO BE REMOVED = 5 TREES

TREE REPLACEMENT CALCULATIONS:

TOTAL AMOUNT OF TREES 4"-15" ON-SITE = 16 TREES
TOTAL AMOUNT OF TREES 4"-15" TO BE REMOVED = 2 TREES

DBH OF TREES TO BE REMOVED	NUMBER OF TREES
4"-15"	2

FOR TREES 4"-15" ON-SITE REMOVED, ORDINANCE SECTION 30-10(B) REQUIRES 10% OF TREE REPLACEMENT FOR TREES 4"-15" DBH REMOVED IF LESS THAN 20% OF TREES 4"-15" ARE BEING REMOVED FROM THE SITE.

2 / 16 TREES REMOVED EQUALS 12.5% OF THE TOTAL SITE
10% OF 2 TREES = 0.2 = 1 REPLACEMENT TREE

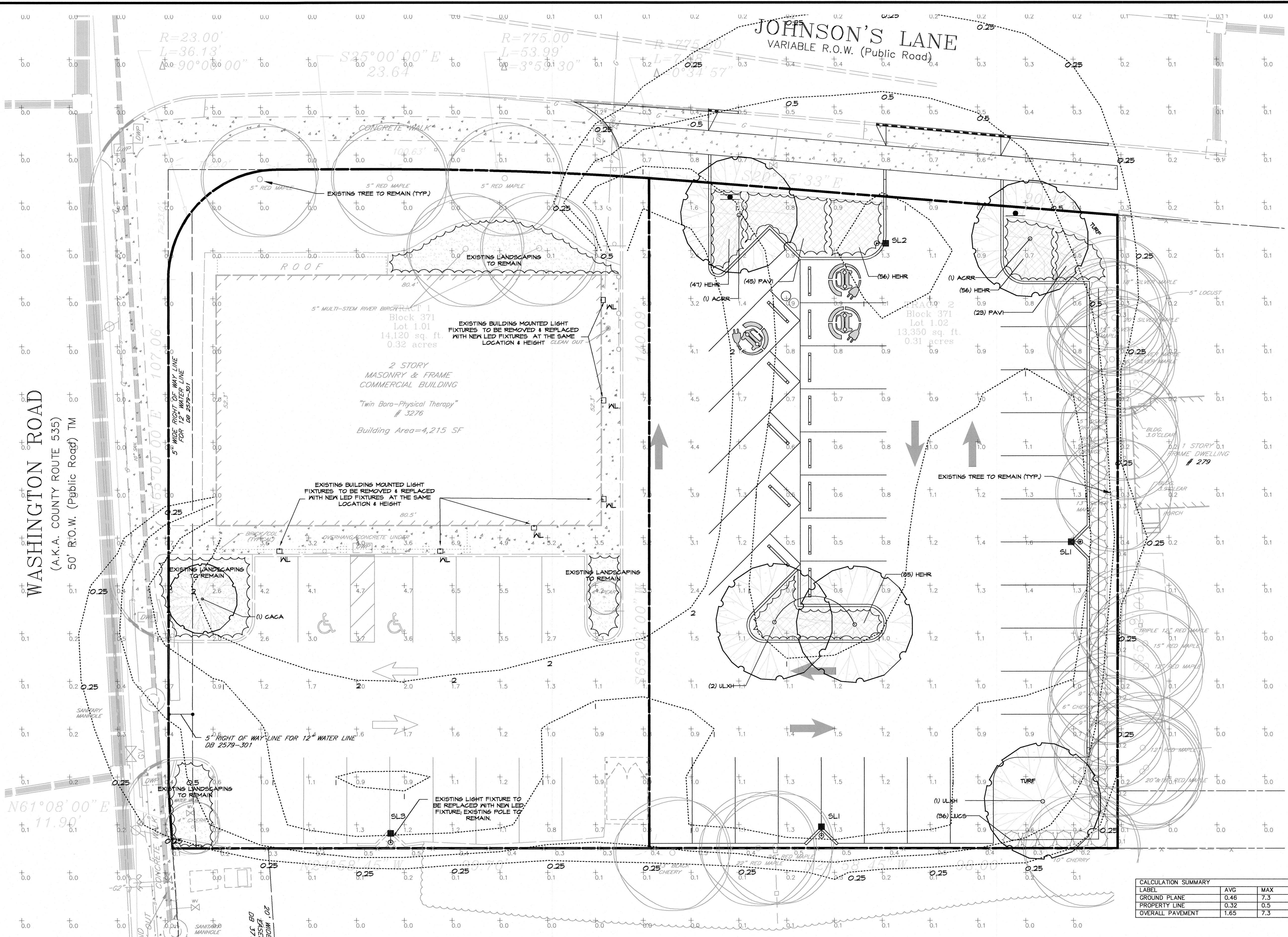
FOR TREES 16"+ ON-SITE REMOVED, ORDINANCE SECTION 30-7(B)(6) REQUIRES TREES 16"+ DBH BEING REMOVED TO BE REPLACED DEPENDING ON THE TREE SIZE.

TOTAL NUMBER OF TREES 16" OR GREATER ON-SITE TO BE REMOVED = 3 TREES

DBH (INCHES) OF TREES REMOVED	# OF TREES ON-SITE	# OF TREES TO BE REMOVED	# OF REPLACEMENT TREES REQUIRED
16"-17"	0	3	0
18"-20"	0	4	0
21"-23"	1	5	5
24"-26"	2	6	12
27"-29"	0	7	0
30"-32"	0	8	0
33"-35"	0	10	0
36"-38"	0	12	0
39"-40"	0	14	0
41" +	0	15	0

REPLACEMENT TREES REQUIRED = 17 REPLACEMENT TREES

TOTAL AMOUNT OF REPLACEMENT TREES REQUIRED = 18 TREES



WASHINGTON ROAD
(A.K.A. COUNTY ROUTE 535)
50' R.O.W. (Public Road) TM

JOHNSON'S LANE
VARIABLE R.O.W. (Public Road)

N61°08'00"E
11.90'

CALCULATION SUMMARY						
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN	CALCTYPE
GROUND PLANE	0.45	7.3	0.0	N.A.	N.A.	ILLUMINANCE FC
PROPERTY LINE	0.32	0.5	0.1	3.20	5.00	ILLUMINANCE FC
OVERALL PAVEMENT	1.65	7.3	0.5	3.30	14.60	ILLUMINANCE FC

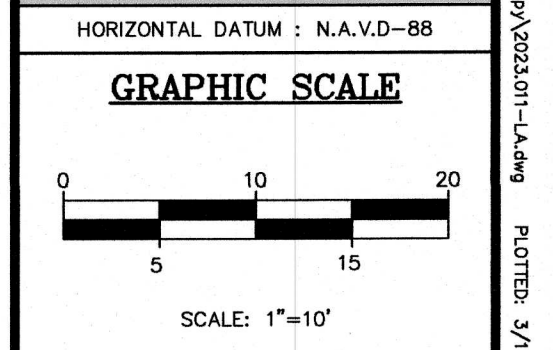
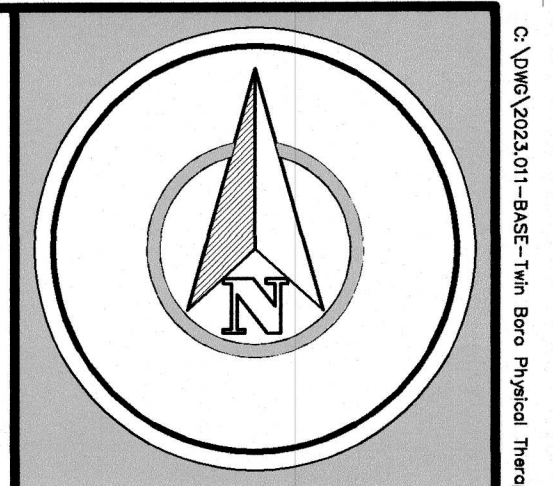
PLANT SCHEDULE

DESCRIPTIVE TREES	QTY	BOTANICAL NAME	COMMON NAME	MATURE SPREAD	MATURE HT.	GALLIES	PLANTING HT.	TYPE	REMARKS
ACRE	2	ACER RUBRA 'FRANKFORD'	RED BARNET MAPLE	40'	20'	9"-9.5" CAL.	14'-16'	B4B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO "T"
CACA	1	CARPINUS CAROLINIANA	AMERICAN HORSEBEAN	20'	20'	5"-5.5" CAL.	14'-16'	B4B	STRAIGHT, SYMMETRICAL, FULL, LOW BRANCHED
ULXH	3	ULMUS X HOMESTEAD	HOMESTEAD ELM	45'	60'	5"-5.5" CAL.	14'-16'	B4B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO "T"
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	PLANTING WIDTH	PLANTING HT.	TYPE	REMARKS
JUGS	56	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	6'	6'	2.5'-3'	2.5'-3'	#9 CAN	SYMMETRICAL, DENSE, WELL FURNISHED
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE WIDTH	MATURE HT.			
HEHR	244	HEMEROCALLIS HYBRID 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#2 CAN @ 10" OC	12"	12"			(B) PAN CLUMP, WELL ROOTED
PAVI	60	PANICUM VIRGATUM	SWITCH GRASS	#2 CAN @ 24" OC	2.5'	4'			CLUMP, DENSE, WELL ROOTED

LIGHTING SCHEDULE:

LABEL	QUANTITY	TYPE OF MOUNT	MATTAGE / COLOR / DRIVER	MOUNTING HEIGHT	POLE HEIGHT	FOUNDATION HEIGHT	DISTRIBUTION	CATALOG NUMBER	POLE CATALOG NUMBER
PL	6	WALL PACK	52.8 MATTS LED / 3000 K / 600 MA	10.5' (EXISTING)	N/A	N/A	TYPE T4K	COOPER LIGHTING SOLUTIONS LUMARIC PREVAL DISCRETE LED (OR APPROVED EQUAL)	N/A
SL1	2	SINGLE SQUARE POLE	14 MATTS LED / 3000 K / 700 MA	20.5'	18'	2.5'	TYPE T4K IV 165	COOPER LIGHTING SOLUTIONS LUMARIC PREVAL DISCRETE LED (OR APPROVED EQUAL)	LITTONIA LIGHTING SQUARE STRAIGHT STEEL POLES 858-0-46-...-08L20 (OR APPROVED EQUAL)
SL2	1	SINGLE SQUARE POLE	14 MATTS LED / 3000 K / 700 MA	20.5'	18.0'	2.5'	TYPE SFG	COOPER LIGHTING SOLUTIONS LUMARIC PREVAL DISCRETE LED (OR APPROVED EQUAL)	LITTONIA LIGHTING SQUARE STRAIGHT STEEL POLES 858-0-46-...-08L20 (OR APPROVED EQUAL)
SL3	1	SINGLE SQUARE POLE	14 MATTS LED / 3000 K / 700 MA	21' (EXISTING)	N/A	N/A	TYPE TB IV 165	COOPER LIGHTING SOLUTIONS LUMARIC PREVAL DISCRETE LED (OR APPROVED EQUAL)	LITTONIA LIGHTING SQUARE STRAIGHT STEEL POLES 858-0-46-...-08L20 (OR APPROVED EQUAL)

* ABOVE FINISH FLOOR
** ABOVE PAVEMENT
(CONTACT MANUFACTURER FOR EXACT LIGHT FIXTURE AND POLE SPECIFICATIONS) SEE SHEET # 4 FOR ADDITIONAL LIGHTING NOTES.



REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS FOR PERMIT PURPOSES ONLY.
NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED.

CHKD BY: _____ DATE: _____



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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Certificate of Authorization : 24GA27891900

TWIN BORO PHYSICAL THERAPY

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

BLOCK 371, LOT 1.01 & 1.02
TAX MAP SHEET 109
0.63 ACRES

LANDSCAPE & LIGHTING PLAN

DRAWN BY: JT
DESIGNED BY: JT
APPROVED BY: KRJ

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION.

KENNETH R. GRISEWOOD
LANDSCAPE ARCHITECT NJ
LICENSE #AS000071

PROJECT NUMBER	DATE OF ISSUE	REVISION
2023.011	MARCH 10, 2023	6

