

SOLICITOR FLEISHMAN
ENGINEER WATKINS
CONSTRUCTION OFFICIAL MCBRIEN

CHAIRMAN: P. STRIEFSKY
J. GLASSER
J. CONOVER
M. SWEENEY
B. COTTON
H. DILL
R. GREEN
ALTERNATES: D. SHARP
J. SHIELDS

A regular meeting of the City of Somers Point Planning Board will be held December 16, 2020 by remote access only by video and audio means. The meeting will begin at 7:00 p.m.

At the time of the meeting, anyone from the public wishing to attend may do so remotely by accessing the video and audio of the meeting on the internet at <https://us02web.zoom.us/j/2314924591> on a supportable desktop computer, laptop computer, tablet or other supportable device. You may be required to download the "Zoom" meeting application at or prior to the time of the meeting. Anyone from the public may also attend the meeting by accessing only the audio of the meeting by telephone by calling 1- 301-715-8592 and entering meeting ID 231 492 4591. Additional local call in numbers can be found at <https://us02web.zoom.us/j/2314924591>.

The agenda of the meeting, and copies of any application before the Board, and any maps and documents relating to any application before the Board, may be found on the internet at http://www.somerspointgov.org/mainpages/planning_board.asp under the "Planning Board Meeting Dates and Board Documents" section. The agenda will additionally be posted as required by law. Copies of any application before the Board, and any maps and documents relating to any application before the Board, may also be inspected by the public on weekdays (except holidays) during regular business hours at City Hall, 1 W. New Jersey Avenue, Somers Point, NJ.

For additional information, you may contact Jayne Meischker, Board Secretary, at the City of Somers Point Planning and Zoning Office, at (609) 927-9088 x 142, or by email at jmeischker@spgov.org.

PLANNING BOARD AGENDA
DECEMBER 16, 2020 REMOTELY
REGULAR MEETING 7:00 PM

1. Flag Salute
2. Open Public Meetings Act
3. Roll Call
4. Approval of minutes from April meeting
5. Approval of Decisions and Resolutions: None
6. Applications: IDA Development Associates/Target, Block 499/Lot 15.03. 250 New Rd. Zoned GB. Amended Site Plan with drive up and signage.
7. Public session
8. Other business

Jayne Meischker

Jayne Meischker, Board Secretary



City of Somers Point

DEPARTMENT OF TAX & SEWER COLLECTION

SOMERS POINT

NEW JERSEY

the shore starts here!


October 29, 2020

I certify the attached is a list of property owners within 200' of **Block 499 Lot 15.03** based on the information provided in the maps of the City, which is reasonably accurate when considering the scale of the tax map and the precision of the instruments used to measure the distances.

Please notify:

Conectiv Real Estate Department
5100 Harding Highway, Ste#399
Mays Landing, NJ 08330

Public Service Electric and Gas Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

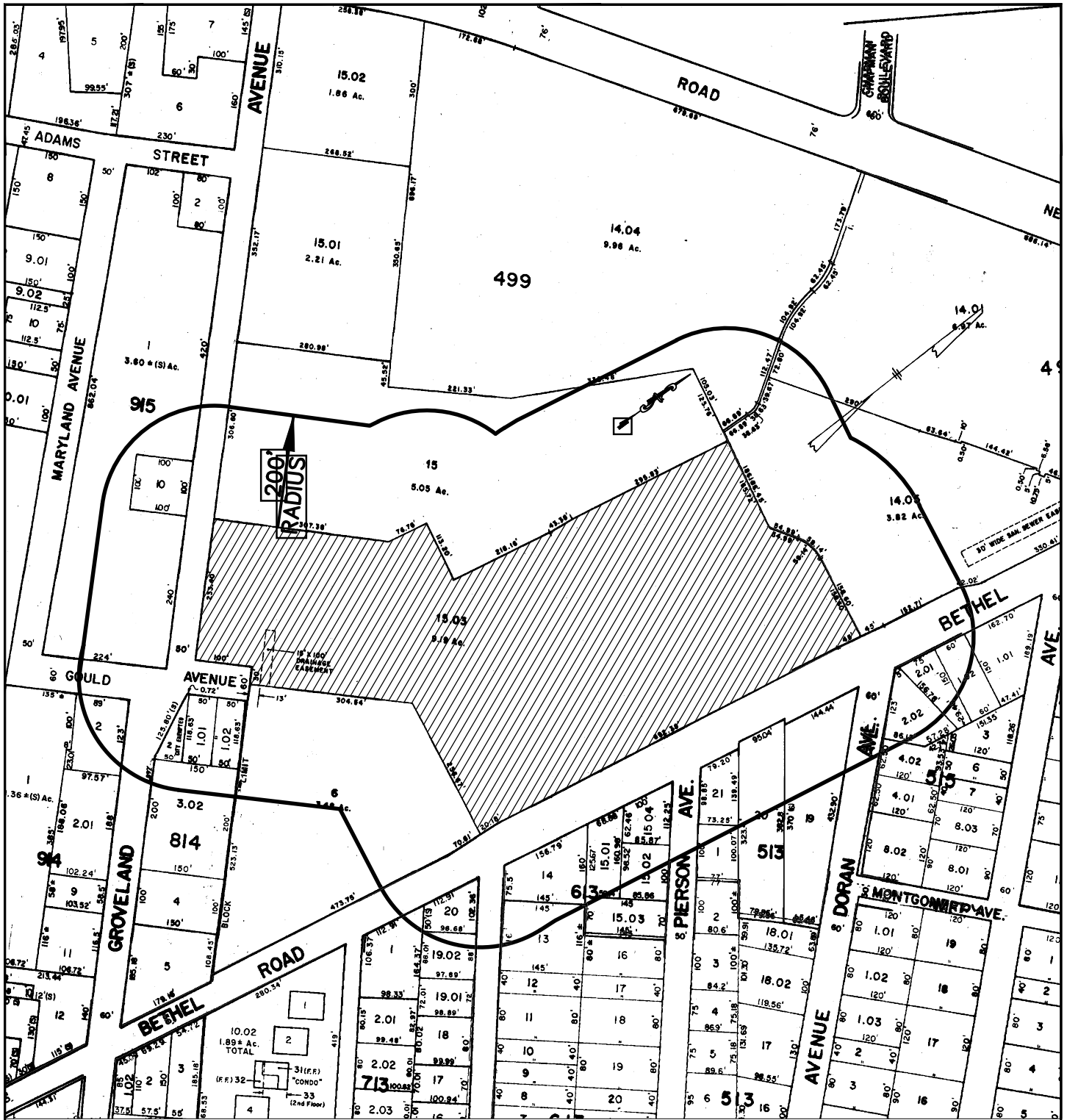

Lisa A King, CTC
Tax Collector

Batch Id: 499-1503

Identification	Name	Street Address	City, State	Zip
	Property Location			
Block: 499 Lot: 14.04 Qual:	SOMERS POINT, LLC	1535 CHESTNUT ST PHILADELPHIA, PA 271 NEW RD		19102
Block: 499 Lot: 15 Qual:	SOMERS POINT BUILDERS, INC	1535 CHESTNUT ST PHILADELPHIA, PA NEW RD		19102
Block: 499 Lot: 6 Qual:	JORDAN DEVELOPMENT ASSOCIATES, LLC	1535 CHESTNUT ST #200 PHILADELPHIA, PA 401-405 BETHEL RD		19102
Block: 513 Lot: 1 Qual:	SALDUTTI, ANNETTE	171 W PIERSON AVE SOMERS POINT, NJ 171 W PIERSON AVE		08244
Block: 513 Lot: 19 Qual:	LIFEGATE CHURCH-UNITED METHODIST	BETHEL RD & DURAN AVE SOMERS POINT, NJ 296 BETHEL RD		08244
Block: 513 Lot: 21 Qual:	KINNEY, MICHAEL & DINA GAZZERRO	24 NEWPORT AVE COATESVILLE, PA 298 BETHEL RD		19320
Block: 515 Lot: 1.01 Qual:	WALTER, PHILIP & CARMELA	1015 IRVIN RD HUNTINGDON VALLEY, PA 222 W DAWES AVE		19006
Block: 515 Lot: 1.02 Qual:	PETERSON, DOREEN A	PO BOX 17 SOMERS POINT, NJ 226 BETHEL RD		08244
Block: 515 Lot: 2.01 Qual:	ZHAO, LIN YAN	5085 WEST 77TH ST BROOKLYN HEIGHTS, OH 230 BETHEL RD		44131
Block: 515 Lot: 2.02 Qual:	FARRELL, STEPHEN & JESSICA	221 DORAN AVE SOMERS POINT, NJ 221 DORAN AVE		08244

Identification	Name	Street Address	City, State	Zip
	Property Location			
Block: 613	LONG, PAUL			
Lot: 13	30 SCHOOLHOUSE DR			
Qual:	MEDFORD, NJ		08055	
	169 W JOHNSON AVE			
Block: 613	HAMLIN, GEORGE			
Lot: 14	171 W JOHNSON AVE			
Qual:	SOMERS POINT, NJ		08244	
	171 W JOHNSON AVE			
Block: 613	LONG, MARY ANNE			
Lot: 15.01	336 BETHEL RD			
Qual:	SOMERS POINT, NJ		08244	
	336 BETHEL RD			
Block: 613	NEGRONI, JOSE			
Lot: 15.02	168 1/2 W PIERSON AVE			
Qual:	SOMERS POINT, NJ		08244	
	168 1/2 PIERSON AVE			
Block: 613	BLAINE, ROBERT & MARTHA FIGART-			
Lot: 15.03	168 W PIERSON AVE			
Qual:	SOMERS POINT, NJ		08244	
	168 W PIERSON AVE			
Block: 613	BONEY, JOHN, JAMES, & CAROL			
Lot: 15.04	13 STONE MILL CT			
Qual:	EGG HARBOR TWP, NJ		08234	
	170 W PIERSON AVE			
Block: 713	BRITTAIN HOLDING COMPANY LLC			
Lot: 1	118 WEDGEWOOD DR			
Qual:	EGG HARBOR TWP, NJ		08234	
	388 BETHEL RD			
Block: 713	BOWEN, PAUL J & CHRISTINE			
Lot: 19.02	2353 E FLETCHER ST			
Qual:	PHILADELPHIA, PA		19125	
	164 W JOHNSON AVE			
Block: 713	WEISS, THOMAS E			
Lot: 20	483A GENISTA AVE			
Qual:	GALLOWAY, NJ		08205	
	168 W JOHNSON AVE			
Block: 814	COTTRELL, FREDERICK W. & BARBARA			
Lot: 1.01	213 W GROVELAND AVE			
Qual:	SOMERS POINT, NJ		08244	
	412 GOULD AVE			

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 814	COTTRELL, FREDERICK W. & BARBARA	213 W GROVELAND AVE		
Lot: 1.02		SOMERS POINT, NJ	08244	
Qual:		410 GOULD AVE		
Block: 814	COTTRELL, FRED & BARBARA	213 W GROVELAND AVE		
Lot: 2		SOMERS POINT, NJ	08244	
Qual:		GROVELAND & GOULD AVES		
Block: 814	COTTRELL, FRED W & BARBARA A	213 W GROVELAND AVE		
Lot: 3.02		SOMERS POINT, NJ	08244	
Qual:		213 W GROVELAND AVE		
Block: 914	CLW REALTY, LLC	130 ST MARTIN DR		
Lot: 2.02		PALM BEACH GARDENS, FL	33418	
Qual:		218 W GROVELAND AVE		
Block: 915	GROVELAND MANOR APARTMENTS, LLC	P.O. BOX 865		
Lot: 1		NORTHFIELD, NJ	08225	
Qual:		222 W GROVELAND AVE		
Block: 915	NEW JERSEY-AMERICAN WATER CO	%GEN TAX DEPT;BOX 5627		
Lot: 10		CHERRY HILL, NJ	08034	
Qual:		W GROVELAND AVE		



SCALE: 1" = 250'

NOTE: THIS IS NOT A SURVEY

Job No.	1000
Sheet	1
B/O	1
Total	1

Somers Point
Atlantic County

200' Radius Map

Block 499, Lot 15.03
Tax Map Sheet 4, 5, 9, 10

KS Kates Schneider Engineering, LLC
Engineers - Surveyors - Planners

624 Shore Road
Somers Point, New Jersey 08244
Phone: (609) 365-1747
Info@KSECivil.com

State Board of Professional Engineers & Land Surveyors
Certificate of Authorization No. 24GA 28320000

Gregory K. Schneider
Professional Engineer
New Jersey License No. 42577

Gregory K. Schneider

Date **10/26/20**

Designed STAFF	Drawn STAFF	Checked GKS	Approved GKS	Date 10/26/20
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This Instrument Prepared By:
Target Corporation Law Department
1000 Nicollet Mall, TPS-3155
Minneapolis, MN 55403

RECORD and RETURN TO:
Target Corporation Law Department
1000 Nicollet Mall (TPS-3155)
Minneapolis, MN 55403
Attn: Rebecca Goughnour

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is dated September 10, 2020 (“**Effective Date**”), by and between IDA DEVELOPMENT ASSOCIATES, LLC, a New Jersey limited liability company (“**Landlord**”) having an address at 1535 Chestnut Street, Ste 200, Philadelphia, PA 19102, Attn: Lee Brahin, and TARGET CORPORATION, a Minnesota corporation (“**Tenant**”) having an address at Target Properties, Attn: Real Estate Portfolio Management/ Somers Point, New Jersey [T-2878], 1000 Nicollet Mall, TPN 12H, Minneapolis, Minnesota 55403.

RECITALS:

A. Landlord is the owner of certain real property located at 212 New Road, Somers Point, New Jersey, which is more particularly described on the attached Exhibit A (the “**Land**”).

B. There has been constructed on the Land (i) a building (the “**Building**”), (ii) other one level buildings (the “**Other Buildings**”), (iii) the Parking Lot, and (iv) other improvements and appurtenances, together with other improvements and appurtenances all as shown on the site plan attached to the Lease (the “**Site Plan**”).

C. The Land, Building, Other Buildings, the Parking Lot, and other improvements and appurtenances constructed on the Land are collectively referred to herein as the “**Property**”.

D. Pursuant to a Lease between Landlord and Tenant dated as of even date herewith (the “**Lease**”), Tenant has leased from Landlord portions of the Building consisting of approximately 106,230 square feet of floor area in the aggregate together with such other rights, easements, and appurtenances as more particularly described in the Lease (collectively, the “**Premises**”).

WITNESSETH:

For valuable consideration, and subject to the covenants and agreements set forth herein, Landlord and Tenant hereby agree as follows:

1. Definitions. Any capitalized term not otherwise defined herein has the same

meaning ascribed to such term in the Lease.

2. Demise of Premises. Landlord has demised and leased the Premises unto Tenant and Tenant has accepted the Premises from Landlord upon the terms and conditions set forth in the Lease, together with all rights attaching, belonging, or pertaining to the Premises or to the Property, including (i) the exclusive right to use the Exclusive Areas and (ii) the non-exclusive right to use the Common Elements, all as described in the Lease.

3. Term. The initial Term of the Lease commences on the Effective Date and continues until 11:59 P.M. on the last day of the tenth (10th) Lease Year. Tenant may, at its election, extend the Term for six (6) consecutive additional terms of five (5) Lease Years each.

4. Setoff. Rent and other amounts payable by Tenant are subject to offset and abatement in accordance with, and subject to, the Lease.

5. Use. Subject only to the use restrictions set forth in the attached Exhibit B and any other applicable provisions of the Lease, Tenant may use the Premises for any lawful use. Landlord may not impose any use restrictions with respect to the Lease during the Term.

6. Use of Property. The Lease contains specific permitted and restricted uses at the Property, including those in the attached Exhibit B and Exhibit C.

7. Incorporation. In addition to those terms set forth above, the Lease contains other terms, conditions, provisions, covenants, representations, and warranties, all of which affect not only the Premises but also the balance of the Property, and notice is hereby given that reference should be had to the Lease directly with respect to the details of such terms, covenants, and conditions. All of the foregoing are hereby incorporated into this Memorandum of Lease by reference as though fully set forth herein, and both the Lease and this Memorandum of Lease are deemed to constitute a single instrument. Nothing contained herein may be construed to amend, modify, amplify, interpret, or supersede any provision of the Lease.

8. Counterparts. This Memorandum of Lease may be executed in any number of counterparts, each of which, when executed and delivered will be deemed an original, and such counterparts together constitute one and the same instrument.

9. Conflict. If there is any conflict between the terms and conditions of the Lease and this Memorandum of Lease, the terms and conditions of the Lease control.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the date first above written.

Landlord:

IDA DEVELOPMENT ASSOCIATES, LLC,
a New Jersey limited liability company

By: _____

Name: Lee Brahin

Title: Authorized Signatory

Date: _____

Tenant:

TARGET CORPORATION,
a Minnesota corporation

By:  _____

Name: Michael Seaman

Title: Senior Director - Real Estate

Date: September 10, 2020

Landlord's Affiliates:

By executing this instrument, the undersigned, jointly and severally, each hereby (i) consent to the execution and delivery of this Lease, (ii) consent to the execution, delivery and recordation of the Memorandum of Lease, (iii) agree that each of the undersigned and each portion of the Property owned by the undersigned is bound by and subject to all of the terms, covenants, conditions and restrictions of this Lease, including those applicable to Landlord, and (iv) join in the grant of each and every right granted under the terms of this Lease.

SOMERS POINT, L.L.C.,
a New Jersey limited liability company

By: _____

Name: Lee Brahin

Title: Authorized Signatory

Date: _____

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the date first above written.

Landlord:

IDA DEVELOPMENT ASSOCIATES, LLC,
a New Jersey limited liability company

By: 

Name: Lee Brahin

Title: Authorized Signatory

Date: 9-9-2020

Tenant:

TARGET CORPORATION,
a Minnesota corporation

By: _____

Name: _____

Title: _____

Date: _____

Landlord's Affiliates:

By executing this instrument, the undersigned, jointly and severally, each hereby (i) consent to the execution and delivery of this Lease, (ii) consent to the execution, delivery and recordation of the Memorandum of Lease, (iii) agree that each of the undersigned and each portion of the Property owned by the undersigned is bound by and subject to all of the terms, covenants, conditions and restrictions of this Lease, including those applicable to Landlord, and (iv) join in the grant of each and every right granted under the terms of this Lease.

SOMERS POINT, L.L.C.,
a New Jersey limited liability company


By: 

Name: Lee Brahin

Title: Authorized Signatory

Date: 9-9-2020

GEMINI HOLDINGS OF SOMERS POINT, L.L.C.,
a New Jersey limited liability company

By: 

Name: Lee Brahin

Title: Authorized Signatory

Date: 9.9.20

SOMERS POINT BUILDERS, INC.,
a New Jersey corporation

By: 

Name: Lee Brahin

Title: Authorized Signatory

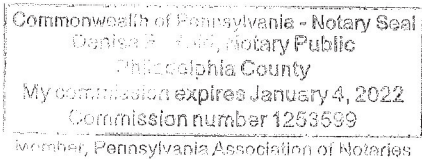
Date: 9.9.20

STATE OF PA
COUNTY OF Phila

The foregoing was acknowledged before me this 9th day of Supt, 2020, by Lee Brahin, the Authorized Signatory of IDA Development Associates, LLC, a New Jersey limited liability company, who is personally known to me, or who produced Drivers license as identification.

Notary Public, State of PA

Name: Denise R Reid
My Commission Expires: 1/4/22
Notary Seal:

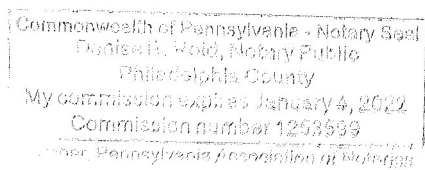


STATE OF PA
COUNTY OF Phila

The foregoing was acknowledged before me this 9th day of Supt, 2020, by Lee Brahin, the Authorized Signatory of Somers Point, L.L.C., a New Jersey limited liability company, who is personally known to me, or who produced Drivers license as identification.

Notary Public, State of PA

Name: Denise R Reid
My Commission Expires: 1/4/22
Notary Seal:

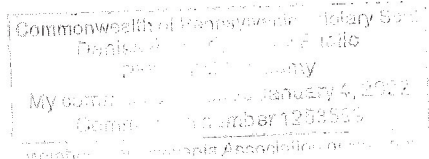


STATE OF PA
COUNTY OF Phila

The foregoing was acknowledged before me this 9th day of Sept, 2020, by Lee Brahin, the Authorized Signatory Gemini Holdings of Somers Point, L.L.C., a New Jersey limited liability company, who is personally known to me, or who produced _____ as identification.

Notary Public, State of PA

Name: Denise R Reid
My Commission Expires: 1/4/22
Notary Seal:

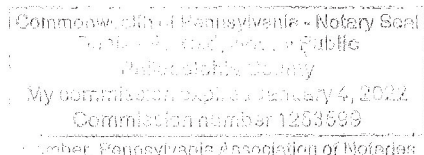


STATE OF PA
COUNTY OF Phila

The foregoing was acknowledged before me this 9th day of Sept, 2020, by Lee Brahin, the Authorized Signatory of Somers Point Builders, Inc., a New Jersey corporation, who is personally known to me, or who produced Drivers license as identification.

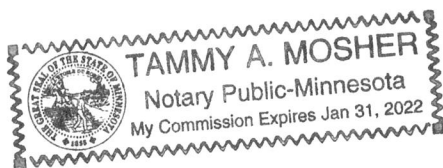
Notary Public, State of PA

Name: Denise R Reid
My Commission Expires: 1/4/22
Notary Seal:



STATE OF MINNESOTA
COUNTY OF HENNEPIN

On this 10th day of September, 2020, before me, the undersigned officer, personally appeared Michael Seaman, the Senior Director - Real Estate of Target Corporation, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed and the free act of Target Corporation.



Tammy A Mosher

Notary Public

My Commission Expires: January 31, 2022

EXHIBIT A

Legal Description of Land

The Land referred to herein below is situated in the City of Somers Point County of Atlantic, State of New Jersey, and is described as follows:

Tract 1

BEING known and designated as Lot 14.04 in Block 499 as shown on a certain map entitled Plan of Subdivision, Lots 1, 3, 4, 8, 10, 11, 14, 14.04, 14.04, 14.05 and 15 Block 499 and Lots 6 and 7, Block 814, Somers Point, Atlantic County, New Jersey, which map was filed in the office of the Clerk of Atlantic County on 10/22/1993 as Filed Map No. 3059.

BEGINNING at the point of intersection of the Southeasterly right-of-way line of U.S. Route 9, also known as New Road, where said line is intersected by the Lot division line between Lots 14.01 and 14.04, as shown on "Plan of Subdivision, Lots 1, 3, 4, 8, 10, 11, 14.01, 14.04, 14.05 and 15, Block 499 and Lots 6 and 7, Block 814, Somers Point, Atlantic County, New Jersey" as prepared by Michael W. Hyland Associates, dated March 29, 1992, last revised September 7, 1995 and bearing drawing no. H-4192. Said drawing having been filed with Atlantic County Clerk on October 22, 1993 under Map #3059. Said point of beginning being located South 55 degrees 04 minutes 55 seconds West, 686.14 feet from the point of intersection of the right-of-way line of U.S. Route 9 with the Lot division line between proposed Lot 14.01 and existing Lot 14.02, Block 499, as shown on the aforementioned plan of subdivision, and proceeding thence:

1. South 34 degrees 58 minutes 28 seconds East along the Lot division line between Lots 14.01 and 14.04, 173.79 feet to a point of curvature, thence;
2. Southerly along a line curving to the right with radius 125.0 feet, an arc distance of 62.45 feet to a point of reverse curvature, thence;
3. Continuing Southerly along a line curving to the left with radius 210.0 feet, an arc distance of 104.92 feet to a point of tangency in the Lot division line between Lots 14.01 and 14.04, thence;
4. South 34 degrees 58 minutes 28 seconds East and continuing along the Lot division line between Lots 14.01 and 14.04, 72.80 feet to a point common to Lots 14.01, 14.04 and 14.04, thence;
5. South 34 degrees 58 minutes 28 seconds East and continuing along the Lot division line between Lots 14.04 and 14.05, 39.67 feet to a point of curvature, thence;
6. Southerly along a line curving to the right with radius 60.88 feet an arc distance of 38.63 feet to a point of tangency, thence;
7. South 01 degrees 23 minutes 00 seconds West and continuing along the Lot division line between Lots 14.01 and 14.05, a distance of 66.89 feet to a point common to Lots 14.04, 14.05 and 15, thence;
8. North 81 degrees 15 minutes 02 seconds West along the Lot division line between Lots 14.04 and 15, 105.03 feet to a point, thence;
9. South 25 degrees 53 minutes 03 seconds West along the Lot division line between Lots 14.04 and 15, 335.48 feet to a point, thence;

10. South 40 degrees 18 minutes 45 seconds West along the Lot division line between Lots 14.04 and 15, 221.33 feet to a point common to Lots 14.04 and 15, Block 499, thence;
11. North 49 degrees 38 minutes 03 seconds West along the Lot division line between Lots 14.04 and 15 and continuing along the Lot division line between Lots 14.04 and 15.01 and further continuing along the Lot division line between Lots 14.04 and 15.02, a distance of 696.17 feet to a point in the Southeasterly right-of-way line of U.S. Route 9, thence;
12. Northeastwardly along the Southeasterly right-of-way line of U.S. Route 9, said line curving to the right with radius 1664.00 feet an arc distance of 172.68 feet to a point of tangency, thence; and
13. North 55 degrees 04 minutes 55 seconds East along the Southeasterly right-of-way line of U.S. Route 9, 679.69 feet to the point and place of BEGINNING.

Tract 2

BEING known and designated as Lot 14.05 in Block 499 as shown on a certain map entitled Plan of Subdivision, Lots 1, 3, 4, 8, 10, 11, 14.01, 14.04, 14.05 and 15, Block 499 and Lots 6 and 7, Block 814, Somers Point, Atlantic County, New Jersey, which map was filed in the office of the Clerk of Atlantic County on 10/22/1993 as Filed Map No. 3059.

BEGINNING at a point in the Westerly right-of-way line of Bethel Road, where said Westerly right-of-way line is intersected by the Lot division line between Lots 14.01 and 14.05, as shown on Plan of Subdivision, Lots 1, 3, 4, 8, 10, 11, 14.01, 14.04, 14.05 and 15, Block 499 and Lots 6 and 7, Block 814, Somers Point, Atlantic County, New Jersey as prepared by Michael W. Hyland Associates, dated March 29, 1992, last revised September 7, 1995 and bearing Drawing No. H-4192. Said plan having been duly filed with the Atlantic County Clerk on October 22, 1993 under Map 03059. Said point of beginning being located South 08 degrees 40 minutes 00 seconds West, 187.24 feet from the point of intersection of the Lot division line between Lots 14.01 and 14.02, Block 499, where said line intersects the Westerly right-of-way line of Bethel Road as shown on the aforementioned subdivision, and proceeding thence:

1. South 08 degrees 40 minutes 00 seconds West along the Westerly right-of-way line of Bethel Road, 330.41 feet to an angle point in the Westerly line of Bethel Road, thence;
2. South 25 degrees 15 minutes 35 seconds West along the Westerly right-of-way line of Bethel Road, 42.02 feet to a point, thence;
3. South 08 degrees 40 minutes 00 seconds West and continuing along the Westerly right-of-way line of Bethel Road, 152.71 feet to a point, thence;
4. South 09 degrees 52 minutes 33 seconds West and continuing along the Westerly right-of-way line of Bethel Road, 45.00 feet to the point of intersection of the Westerly right-of-line of Bethel Road with the Lot division line between Lots 14.05 and 15, as shown on the aforementioned plan of subdivision, thence;
5. North 81 degrees 15 minutes 02 seconds West along the Lot division line between Lots 14.05 and 15, 158.60 feet to a point of curvature, thence;
6. Westerly along a line curving to the left with radius 77.50 feet, an arc distance of 59.14 feet to a point of tangency, thence;

7. South 55 degrees 01 minutes 32 seconds West and continuing along the Lot division line between Lots 14.05 and 15, Block 499, a distance of 54.99 feet to a point, thence;
8. North 81 degrees 15 minutes 02 seconds West and continuing along the Lot division line between Lots 14.05 and 15, 186.45 feet to a point common to Lots 14.05, 14.04 and 15, as shown on the aforementioned plan of subdivision, thence;
9. North 01 degrees 23 minutes 00 seconds East along the Lot division line between Lots 14.04 and 14.05, 66.89 feet to a point of curvature, thence;
10. Northerly and Westwardly along a line curving to the left with radius 60.88 feet, an arc distance of 38.63 feet to a point of tangency, thence;
11. North 34 degrees 58 minutes 28 seconds West and continuing along the Lot division line between Lots 14.04 and 14.05, 39.67 feet to a point common to Lots 14.04, 14.05 and 14.01, thence;
12. North 55 degrees 01 minutes 32 seconds East along the extended line of the spine of a parking Lot tree between Lots 14.01 and 14.05, 290.00 feet to a point on the face of a parking island curb, thence;
13. North 54 degrees 07 minutes 15 seconds East and continuing along the Lot division line between Lots 14.01 and 14.05 a distance of 63.64 feet to a point on the Southeasterly line of a building, currently occupied by Acme, thence;
14. North 55 degrees 01 minutes 32 seconds East along the said Southeasterly line of the aforementioned Acme building 10.00 feet to a point on the Southwesterly exterior line of a building currently occupied by Thrift Drug, thence;
15. North 34 degrees 58 minutes 28 seconds West along the Southwesterly line of the Thrift Drug building extended 0.50 feet to a point on the Southeasterly line of the Acme building, thence;
16. North 55 degrees 01 minutes 32 seconds East along the Southeasterly exterior line of the Acme building, 144.42 feet to a point on the extended Northeasterly exterior line of the Thrift Drug building, thence;
17. South 34 degrees 58 minutes 28 seconds East along the Northeasterly extended line of the Thrift Drug building, a distance of 0.50 feet, thence;
18. North 55 degrees 01 minutes 32 seconds East along the Southeasterly line of the Acme building, 6.58 feet to a point, thence;
19. South 34 degrees 58 minutes 28 seconds East, 5.0 feet to a point, thence;
20. North 55 degrees 01 minutes 32 seconds East, 10.75 feet to a point, thence;
21. North 34 degrees 58 minutes 28 seconds West, 5.0 feet to a point, thence;
22. North 55 degrees 01 minutes 32 seconds East along the Southeasterly exterior line of the Acme building, 46.92 feet to a point, thence;

23. North 46 degrees 11 minutes 30 seconds West, 76.84 feet to the point of tangency of a concrete curb, thence; and
24. North 65 degrees 03 minutes 20 seconds East, 59.81 feet to the point and place of BEGINNING.

Tract 3

BEING known and designated as Lot 15.03 in Block 499 as shown on a certain map entitled Proposed Minor Subdivision, Lot 15, Block 499, City of Somers Point Atlantic County, New Jersey, which map was filed in the office of the Clerk of Atlantic County on 10/22/1993 as Filed Map No. 3059.

BEGINNING at a point in the Northeasterly Right-of-Way line of Groveland Avenue (50.0 feet wide), said point being North 47 degrees 36 minutes 28 seconds West, a distance of 233.40 feet from the intersection of the said Northeasterly Right-of-Way line of Groveland Avenue and the Northwesterly Right-of-Way line of Gould Avenue (60.0 feet wide) as shown on Proposed Minor Subdivision, Lot 15, Block 499, City of Somers Point, Atlantic County, N.J., as prepared by Michael W. Hyland Associates, dated December 19, 2001 with a latest revision date of June 28, 2002 and bearing Drawing No. H-5487 and proceeding, thence:

1. North 47 degrees 36 minutes 28 seconds West along the Northeasterly Right-of-Way line of Groveland Avenue, a distance of 306.60 feet to a point in the Lot division line between proposed Lot 15 and Lot 15.01, thence;
2. North 42 degrees 23 minutes 32 seconds East along the Lot division line between proposed Lot 15 and Lot 15.01, 280.98 feet to a point common to Lots 14.04, proposed Lot 15 and Lot 15.01 as shown on the aforesaid plan of subdivision, thence;
3. South 49 degrees 38 minutes 03 seconds East along the Lot division line between Lot 14.04 and proposed Lot 15, 45.52 feet to a point, thence;
4. North 40 degrees 18 minutes 45 seconds East along the Lot division line between Lot 14.04 and proposed Lot 15, 221.33 feet to an angle point in said division line, thence;
5. North 25 degrees 53 minutes 03 seconds East and continuing along the Lot division line between Lot 14.04 and proposed Lot 15, 335.48 feet to a point, thence;
6. South 81 degrees 15 minutes 02 seconds East along the Lot division line between Lot 14.04 and proposed Lot 15 and continuing along the Lot division line between Lot 14.05 and proposed Lot 15, a distance of 125.76 feet to a point in the proposed Lot division line between proposed Lots 15 and 15.03 as shown on the aforesaid plan of subdivision, thence;
7. South 08 degrees 40 minutes 01 seconds West along the proposed division line between proposed Lots 15 and 15.03, a distance of 295.83 feet to an angle point in the said division line, thence;
8. South 04 degrees 21 minutes 45 seconds West and continuing along the proposed Lot division line between proposed Lots 15 and 15.03, a distance of 43.38 feet to an angle point in the said division line, thence;
9. South 08 degrees 46 minutes 21 seconds West and continuing along the proposed Lot division line between proposed Lots 15 and 15.03, a distance of 218.16 feet to an angle point in the said division line, thence;

10. North 80 degrees 49 minutes 53 seconds West and continuing along the proposed division line between proposed Lots 15 and 15.03, a distance of 113.20 feet to an angle point in the said division line, thence;

11. South 08 degrees 40 minutes 02 seconds West and continuing along the proposed Lot division line between proposed Lots 15 and 15.03, a distance of 76.76 feet to an angle point in the said division line, thence; and

12. South 42 degrees 23 minutes 35 seconds West and continuing along the proposed division line between proposed Lots 15 and 15.03, a distance of 307.38 feet to the point and place of BEGINNING.

Tract 4

BEING known and designated as Lot 15.03 in Block 499 as shown on a certain map entitled Proposed Minor Subdivision, Lot 15, Block 499, Somers point, Atlantic Co., NJ, as prepared by Michael W. Hyland Associates, dated December 19, 2001, bearing Drawing No. H5487, which map was filed in the office of the Clerk of Atlantic County on 11/15/2002 as Filed Map No. 2104676.

EXHIBIT B

Prohibited Uses (including Premises)

The Property may only be used for Retail Use and Business Office (each as defined in **Schedule 1** of the Lease), and no use is permitted at the Property that is inconsistent with the operation of a first-class retail development; provided however, that Landlord agrees that no more than fifty percent (50%) of the balance of the Property apart from the Premises may be used for Business Office. No portion of the Property may be used in a manner that (i) constitutes a public or private nuisance or (ii) otherwise interferes with the safety or peaceful possession of Occupants and/or their Permittees. Landlord shall not allow any other Occupant to use its premises in a manner that may compromise the structural integrity of the Property or require any changes in the design and/or structural capacities of the Premises. Without limiting the generality of the foregoing, the following uses are not permitted at the Property during the Term.

1. Any use that emits an obnoxious odor, obnoxious noise, or obnoxious sound that can be heard or smelled outside of any Occupant space at the Property.
2. An operation primarily used as a storage warehouse operation or any assembling, manufacturing, distilling (but this shall not prohibit a “brew pub” operation open to the general public so long as such operation is located at least one foot (100’) from the Premises), refining, smelting, agricultural, or mining operation.
3. Any “second hand” store, any operation selling “surplus” or “salvage” goods, or pawn shop, but the existing second hand store is permitted, and any replacement of the existing second hand store in its current location, as the same may be expanded by up to 20% of the size of the current second hand store, is permitted.
4. Any dumping, disposing, incineration or reduction of garbage, but this prohibition does not apply to (i) garbage compactors or other garbage collection areas or facilities located in designated service areas not visible to customers visiting the Premises or (ii) recycling centers that may be required by Governmental Requirements.
5. Any fire sale, bankruptcy sale (unless pursuant to a court order), or auction house operation.
6. Any (i) automobile, truck, trailer or recreational vehicle sales, leasing or display operation, (ii) car wash or (iii) body shop or repair operation, but sales of boats and other similar marine craft are allowed; provided however, that notwithstanding anything to the contrary in this Lease (including Section 5.3(F)), such boats and marine craft may only be displayed inside of an Occupant’s premises (e.g. no sidewalk sales, etc., except that a marine craft store may display small marine crafts (such as kayaks) on the sidewalk directly in front of such store so long as the sidewalk display of such items does not occupy more than 50% of the store frontage of such store).
7. Any (i) automotive service/repair station, or (ii) facility that both sells and installs any lubricants, tires, batteries, transmissions, brakes or any other similar vehicle accessories.

8. Any gas station and/or other facility that dispenses gasoline, diesel or other petroleum products as fuel.

9. Any hotel, motel, or short or long term residential use, including single family dwellings, townhouses, condominiums, other multi-family units, and other forms of living quarters, sleeping apartments, or lodging rooms.

10. Any bowling alley or skating rink.

11. Any movie theater or live performance theater within two hundred feet (200') of the Premises unless the Premises is being operated for such use.

12. Any veterinary hospital or animal raising or boarding facility, but pet shops or pet supply stores may offer veterinary or boarding services incidental to the operation of a pet shop, provided (i) the boarding of pets as a separate customer service is prohibited; (ii) all kennels, runs and pens must be located inside the Building; and (iii) the combined incidental veterinary and boarding facilities may not occupy more than fifteen percent (15%) of the Floor Area of the pet shop.

13. Any mortuary or funeral home.

14. Any establishment selling or exhibiting obscene or sexually explicit material.

15. Any establishment that sells or exhibits illicit drugs or related paraphernalia.

16. Any strip club, restaurant, or other operation whose personnel wear a uniform or attire that a reasonable person would consider to be sexually provocative (e.g., Hooters, Tilted Kilt).

17. Any bar, tavern, restaurant, or other establishment whose reasonably projected annual gross revenues from the sale of alcoholic beverages for on-premises consumption exceeds forty percent (40%) of the gross revenues of such business.

18. Any health spa, fitness center, or workout facility within one hundred fifty feet (150') of the Premises unless the Premises are being operated for such use.

19. Any massage parlor or similar establishment (but the provision of therapeutic massages as part of a first-class health or beauty spa operation (including Massage Envy and Hand and Stone and similar operations) or by professional health care providers is permitted).

20. Any flea market, amusement or video arcade, pool or billiard hall, or dance hall.

21. Any gambling facility or operation, including: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall.

22. Any central laundry or dry cleaning plant, but this restriction is not intended to prevent the operation of an on-site service oriented solely to pickup and delivery of clothing by

the ultimate consumer, with no washing or processing facilities upon the Property, as the same may be found in retail shopping centers in the Metropolitan Area

23. Any laundromat within two hundred feet (200') of the Premises.

24. Any training or educational facility, including: beauty schools, barber colleges, reading rooms, places of instruction or other operations catering primarily to students or trainees rather than to customers, but this prohibition is not applicable to (i) on site employee training by an Occupant incidental to the conduct of its business at the Property, or (ii) any operation specifically permitted as part of Retail Use (as defined in the Lease).

25. Any firearms testing or firing range, or the sale or display of any type of firearms or ammunition, except that a sporting goods retailer may sell and display firearms and ammunition as an incidental part of its business. For purposes of this paragraph, an "incidental part of its business" means that not more than (i) 10% of the sporting goods retailer's gross sales are derived from the sale of firearms and ammunition, or an aggregate of 5% of the sporting goods retailer's Floor Area is devoted to the display, sale or storage of firearms and ammunition.

EXHIBIT C

Prohibited Uses (except Premises)

The following uses are prohibited upon all portions of the Property except the Premises:

- (1) Any sale of pharmaceutical drugs requiring the services of a licensed pharmacist.
- (2) Any sale of food and/or non-alcoholic beverages for off-premises consumption, except that stores with no more than the lesser of (i) 750 square feet of Floor Area, or (ii) 10% of its Floor Area, devoted to the display for sale of such products are not prohibited. One-half of the aisle space adjacent to any display of such products shall also be included in calculating Floor Area for purposes of this Section 5.2(B)(2). Neither restaurants nor delicatessens are prohibited on the Property based upon this Section 5.2(B)(2).
- (3) Any General Merchandise Use. This prohibition does not apply to full service retail stores that provide shipping, printing, copying, and binding services such as FedEx or UPS.
- (4) Any store, department, service, or operation within the Property that identifies, in any manner that is visible from the exterior of any building, any retailer that operates a General Merchandise Use anywhere in the United States (via its name or symbol or any derivative thereof). For example, if a UPS store installs a sign in its window that says "Amazon Lockers Inside" then (assuming Amazon lockers constitutes a General Merchandise Use) such sign would be prohibited by this clause. An Amazon book store (even if not being operated as a General Merchandise Use) would also be prohibited by this clause.
- (5) Any beauty specialty store or beauty-retail concept store such as those operated on the Effective Date under the trade name ULTA or Sephora; provided however, that the existing Somers Point Discount Beauty, and any similar replacement discount beauty specialty store or beauty-retail concept (as opposed to a non-discount operations such as ULTA or Sephora), is permitted in its existing premises. In addition, a Sally Beauty (as operated in a majority of its stores in the United States as of the date hereof) or similar beauty supply store operating in less than two thousand (2,000) square feet of Floor Area is permitted anywhere on the Property.
- (6) Any storing, selling, dispensing, or distributing Marijuana Products by prescription, medical recommendation, or otherwise. "Marijuana Products" means any form of cannabis intended for human consumption (via inhalation, ingestion, injection, topical application, or otherwise) that contains psychoactive levels of THC, or similar psychoactive derivatives, chemicals, or substances, whether natural or synthetic. Marijuana Products does not include non-psychoactive cannabis derivatives, such as industrial hemp, cannabidiol (commonly known as CBD) derived from industrial hemp, or

other non-psychoactive cannabis derivatives, compounds, or substances, whether for human consumption or other use.

(7) Any pet shop within one hundred (100) feet of the Premises.

(8) Any store operating primarily as a “dollar” store or other similar variety discount type store, such as those operated on the Effective Date under the trade name Dollar Tree, Family Dollar, or 99 cents Only. Subject to compliance with all other applicable provisions of this Lease, including the balance of this Section 5.2(B), a Five Below (as operated in a majority of its stores in the United States as of the date hereof) or similar store catering primarily to teens but offering all or substantially all of its merchandise at prices at or below fixed point is permitted, so long as Five Below does not violate the General Merchandise Use as defined above.

PLANNING BOARD
CITY OF SOMERS POINT
COUNTY OF ATLANTIC
STATE OF NEW JERSEY

K-MART CORPORATION)	
Appellant)	RESOLUTION AND JUDGMENT
)	ON APPEAL
)	GRANTING VARIANCES
vs.)	AND PRELIMINARY AND FINAL
)	SITE PLAN APPROVAL
PLANNING BOARD)	
CITY OF SOMERS POINT)	
ATLANTIC COUNTY, NEW JERSEY)	

This matter having come on to be heard before the Planning Board of the City of Somers Point, New Jersey for hearing on June 20, 2001, and the Board having first determined that proper notice of this hearing had been provided to the adjacent property owners and to the general public according to law, and then having considered the testimony of the appellant, the Appellant's witnesses and the presentation of Appellant's attorney, Stephen R. Nahrad, Esquire, the Board has made the following factual findings:

1. Appellant is a prospective tenant at Block 499, Lots 14.04 and 15, Somers Point Shopping Plaza, Bethel Road, Somers Point, New Jersey.

2. Said premises is zoned GB.

3. Appellant seeks a variances and Preliminary and Final Site Plan Approval in order to construct and operate a K-Mart Department Store at the premises.

4. Michael Hyland testified that he is a professional engineer, land surveyor, architect and planner of the State of New Jersey. He stated that he is the site planner and engineer. He testified that he is very familiar with the site and the surrounding areas as he has worked on many of the projects in and around the area. Mr. Hyland submitted a map showing the entire Somers Point Shopping Center and stated that the K-Mart would be taking over all stores from the old Flyers Academy to the Big Lots Store. They would be demolished and rebuilt; the proposed K-Mart would have a garden shop and garden supplies would be sold on the exterior; there would be approximately 115,000 square feet. He testified that the existing parking lot would remain in service, but that new landscaping islands would be installed in order to

intensify the green areas of the parking lot. He stated that it would be similar to the new ACME site also on the subject premises. He testified that drainage would be directed into basins at the center of the site and the rear of the site and also a new system was to be constructed. Mr. Hyland described the proposed parking, including egress and ingress, and the fact that they are providing banked or shadow parking in the rear for 120 parking spaces if that proved necessary. The egress and ingress points are existing and would remain. He stated that the facade on Bethel Road would not have any signage and they propose a ten-foot chain link fence around the garden center. He stated that the masonry treatment will also be along the rear of the building as well as having landscaping at the rear of the building. He testified that the proposed use is permitted in the GB zone where the property is located. He testified as to the purposes of a GB zone and stated that the new building would shade all the loading and unloading area where now it is presently exposed to the general public. He testified that along Groveland Avenue, they are proposing vegetation and also along the drainage basin and the shadow parking area. He testified that they are proposing a monument chevron shaped sign on Bethel Road to be surrounded by landscaping and set approximately four feet from the ground out of the site triangle. He stated that the facade of the building is split-faced masonry on Bethel Road; there would be an ornamental fence and that the design is sensitive to Bethel Road frontage. He testified that there would be building-mounted sign at the entry of the garden center and an identifying sign between the two towers. There would also be signs for a pharmacy, one-hour photo center and other proposed uses in the K-Mart. He stated that the plan satisfies the zoning controls other than some variances which are needed. He testified that there is 543.2 square feet of signage proposed for all the building-mounted signs facing towards Route 9. He stated that the building has a frontage of 13,523 square feet and only four percent of that area is proposed for signage. However, they need a variance for signage because all the Ordinance would permit would be a 25-square-foot sign. He stated that that type of sign is much

too small for the purposes of the building and, therefore, could not properly identify the use. He testified that the proposed signs that they are seeking are functional, proportional and serve to identify the building consistent with the scale and size of other signs in this zone. They originally were going to put a second pylon sign on Route 9 but have abandoned that and will reconfigure the sign that is currently there. He testified that the signage on the building will not have any glare and that they are requesting a variance for a location of the chevron sign to be ten feet from the property line versus the 30 feet that is required. He stated that there would be no negative impact to the residential area or the surrounding area and that this chevron sign creates a more visually aesthetic appearance than a larger sign placed further back. They are also requesting a variance for a parking buffer to permit 23.62 feet which is nonconforming along Route 9, Lot 14.04 which currently exists and will not be enlarged. They also need a variance for the parking setback which is zero feet with no buffer since the entire project is designed as a whole and the parking already exists. They are proposing two truck berths for loading and unloading instead of the five which are required by ordinance. He stated that the truck loading and unloading cannot be seen from Bethel Road and a large part is hidden from Groveland Avenue. He stated that based upon their experience, any more loading or unloading berths would be wasteful. He stated that the existing curb line will be preserved and they are proposing a sidewalk in front of the K-Mart to be 12 feet wide at certain points to extend to 17 feet 4 inches at the entry point, but that the 12 feet wide will match the sidewalks in the existing site. They need a variance from that since the ordinance requires an 18-foot sidewalk, however, they feel that the recessed entrance doors provide for pedestrian circulation and it would be more aesthetically pleasing by tying into the existing sidewalk. He stated that they need a variance for the parking strips in the center because those that currently exist are five feet wide and the ordinance requires ten feet. He stated that all new parking aisles will meet the ten-foot requirement. He stated that lights

at the rear of the K-Mart will be building mounted fixtures with a cutoff barrier to eliminate the glare. These lights are not directed towards the center as required by ordinance but are more efficient and achieve the goal the ordinance establishes of no off-site light or glare. As a result, they would require a variance for the building-mounted lighting. He stated that the ordinance requires a seven-foot maximum height for fences, but that they are proposing a ten-foot wrought iron decorative fence at the end of the garden center. He stated that the ten-foot fence is to provide security and also assist as an aesthetically pleasing display. He testified that the parking lot landscaping will be rebuilt on Lot 15 but they are seeking a variance for the required parking area that must be dedicated to landscaping. By ordinance, it must be ten percent which is not met in this case. They are proposing 6.1 percent, but by doing so, they will improve the parking. He stated that ACME parking conforms on its own lot and is separate from the existing center. He discussed the parking studies presented and they are proposing 712 parking spaces with 120 shadow or bank spaces versus the 1,076 required. They have analyzed the parking spaces required for the center by picking three of the busiest days of the year, this established parking space requirements for the existing center. They then took note of requirements for other K-Mart stores in the area. They feel that the 712 parking spaces proposed, plus the 120 shadow or bank spaces more than adequately addresses their needs. He stated that the shadow or bank spaces are not being built, but would be built if the Board Engineer decides there is a need for this. He stated that, in any event, this is intended for employee parking and not patron parking. He testified that a CAFRA Permit was issued approximately two weeks before the hearing; he discussed the reports submitted by Mr. Munyon and agreed to his requests except for certain utilities being underground. He testified that in considering the project as a whole, he feels that the purposes of the Land Use Act will be advanced. The sensitivity of the neighbors on Bethel Road have been addressed by eliminating the building that is currently on the site and replacing it with a much more aesthetically pleasing

building also the screening of the loading and unloading areas and the screening of noise greatly advances the purposes of the Land Use Act. Also along Groveland Avenue, they have added vegetative screening and other screening to keep that more aesthetically pleasing. They have provided for adequate light and open space and generally have made the project a much more pleasing one than currently exists. He also testified that there would not be any substantial impairment to the intent or purposes of the zoning plan or zoning ordinances nor be detrimental to the general welfare of the citizens of Somers Point.

5. Stan Grumeretz testified that he is employed by K-Mart as their Development Manager. He stated that the garden center has a pleasing appearance. He testified that they will not place any permanent trucks or trailers at the loading docks. He stated that he is satisfied that the parking meets the demands of the proposed use. He testified that the fence in the rear around the garden center will also be ornamental and that the architecturalals will be revised to show this. He also agreed that there will not be any night deliveries.

6. Charles Anseli testified that he is the project architect and has done over 100 stores for K-Mart. He testified that the exterior building of this proposed K-Mart is not typical in design. He testified that the interior of the building is up to date and incorporates all K-Mart techniques. He testified that they tried to match this K-Mart with the existing center and then he described the proposed masonry which would be similar to that of the ACME. He stated that they have employed ornamental iron fencing around the garden center which will go all around the garden center; that they have employed parapet walls around the mechanicals for visual screening and sound screening; that the concrete masonry will be carried around the entire building and that the mechanical equipment on the roof would be screened from all associated right-of-ways. He testified that the gates at the rear of the ornamental fence would be chain link and that is where the deliveries would be made. He testified that without them being chain link, the gate would be too heavy to operate correctly. He stated that not only

is this compatible to the ACME but employes the same materials. Again, he reiterated that the masonry from the front would be carried around the entire building.

7. Jerry A. Canter testified that he is a licensed traffic engineer. He stated that he has been involved with many of the projects in Somers Point. He described the method in determining the amount of parking required and he believes that the amount of parking is more than adequate to accommodate the center's demand.

8. Several members of the public then testified, some testifying for the granting of the application and some objecting to same.

9. When issues were raised concerning the trash on the center, Lee Brahin, the owner of the shopping center, was sworn in and he stated that they have a maintenance contract in place and that the lot is swept six days a week. He testified that this is a large open space and they cannot contain every piece of debris on site, but that the F-Mart trash goes into a trash compactor which is kept inside the building.

10. The applicant then discussed his willingness to limit deliveries from 11:00 PM to 7:00 AM, to provide a demolition construction plan to the Board engineer to determine the truck routes being used during construction to supply Title 39 powers to eliminate trucks using Bethel Road, to screen the air-conditioning system, to provide a noise buffer, to add plush landscaping in the buffer along Bethel Road in accordance with the demands of the Board engineer and that they were willing to assist the city in installing a traffic signal at the corner of Bethel Road and Groveland Avenue. They would assist the municipality in the installation but the applicant must be the city and they would assist in the cost of the signal to the maximum extent of \$70,000.00. They will post a guarantee bond or other corporate pledge but asked that the installation of the signal not be a condition of their approvals. They also agreed not to allow overnight trucks at the premises and when questioned if they would be willing to install a fence to eliminate trash, they agreed to allow the Board engineer to make this determination. The applicant

further agreed to the following conditions as part of any site plan approval:

a. A bond estimate and inspection escrow is required for the proposed site improvements. The applicant is required to post a performance guarantee with the City Clerk.

b. No work shall begin prior to the applicant receiving plans with all required signatures.

c. On sheet 4 of 17, as submitted by the applicant, the shopping center entrance from Route 9 dimensions still remain for a second pylon sign that has been removed from the plans. The dimensions and leaders shall be removed.

d. On sheet 6 of 17 submitted by the applicant, there seems to be an excessive number of rooftop runoff collection pipes. The applicant's engineer will explore the possibility of combining the number of pipes above grade or within the building. The roofwater collector pipes shall be shown on the utility plan so any possible conflicts will be evident.

e. Also on sheet 6 of 17, the note referring to general contractor connecting to downspouts is unclear and shall be reworded.

f. On sheet 8 of 17, submitted by applicant, the detail for the Type A catchbasin calls out a grate pattern number that refers to a stream flow grate. The grate number shall be revised to call out a grate that is bicycle safe.

g. Also on sheet 8 of 17, the type of grate on the existing Type A inlet located behind the Big Lots shall be identified. The existing inlet has a stream flow grate which shall be identified to be replaced with a bicycle safe grate.

h. Also on sheet 8 of 17, the thickness of the preformed scour hole shall be indicated on the plans.

i. On Sheet 9 of 17 submitted by the applicant, the pavement reconstruction detail shall be revised to show an application of tack coat to the vertical face of the existing asphalt as well as to the concrete curb prior to the installation of any new asphalt paving.

j. Also on sheet 9 of 17, the dimensions for the six inch by

shown for roughly two foot by seven foot curb appear to be in error.

k. On sheet 10 of 17 submitted by the applicant, the page number on this sheet shall be revised to page ten (10) of seventeen (17) rather than fifteen (15), page 12 shall similarly be renumbered.

l. On page 11 of 17 as submitted by the applicant, due to the thin appearance of the current landscape buffer along Groveland Avenue, additional conifers shall be added between the basin area and shadow parking area.

m. Also on sheet 11 of 17, all existing landscaping within the parking area and along the Bethel Road frontage has not been shown on the landscaping plan as requested. The existing landscaping will be shown to determine if additional landscaping will be required.

n. Also on sheet 11 of 17, landscaping should be provided at the base of all signs. This includes the existing pylon site sign along Route 9.

o. Also on sheet 11 of 17, the location of light standards within the landscaped islands should be shown on the detail sheet. If landscaped islands are proposed with no light standards, it shall be indicated on the plan.

p. The input data used to generate the hydrographs for the service area drive inlet shall be supplied for review.

q. Additional information on the outlet structure for Basin G shall be provided. The size of the weir and the orifice and weir coefficients shall be included.

r. The Manning's (Letter N) value used in the pipe sizing calculations is low. The calculations shall be reviewed using a Manning's value of 0.012 for polyethylene pipe and 0.013 for concrete pipe.

s. The minimum pipe size allowed by ordinance, Section 114-182E(3) is 15 inches. Pipe sizing calculation shall be revised in accordance with this requirement. The pipes conveying storm water from the yard inlets and roof drains may be exempted from this requirement.

requirement.

t. The applicant shall revise the drawings so that the finished wall is consistent with the testimony presented and is carried around the entire building.

u. The rear elevation shall be revised to show ornamental fencing to be installed as indicated on the site plan.

v. The elevation shall also provide for the screening of all rooftop equipment.

w. The height of the chain link gate proposed by the applicant in the ornamental fence shall be determined by the board engineer in the reasonable exercise of his discretion.

x. Additional building elevations shall be added to the elevation plan. The elevations of the peak of the garden center roof and the elevation of the peak of the roof of the main entrance shall be shown.

y. The applicant will not place permanent or overnight trucks or trailers at the site.

z. The fencing in the rear around the garden center will also be ornamental; the architectural drawings are to be revised to show that.

aa. The masonry from the front of the building will be carried around the entire building.

bb. The shopping center will grant Title 39 powers to the municipality for enforcement.

cc. The height of the building will not exceed 38.5 feet and the drawings will be revised to show same.

dd. A construction/demolition sequencing plan will be devised between the Board engineer and the applicant's engineer.

ee. A traffic light will be installed by the City of Somers Point at Bethel and Groveland Avenues with the applicant voluntarily assisting in its installation. The municipality shall apply for the light; the applicant agrees to contribute a maximum of \$70,000.00 for the cost of same and will place a guarantee in the form of a bond or corporate pledge for said monies. However, the installation of this light shall not be deemed a condition of this site plan approval.

ff. A trash filtering structure will be devised between the Board engineer and the project engineer.

gg. The Board engineer shall determine when and if the shadow or bank parking shall be constructed on site. If it is determined that same is necessary, same shall be completed in a reasonable time in accordance with the judgment of the Board engineer.

hh. The amount of buffering screening the garden center shall be determined by the Board engineer.

ii. All final plans shall be submitted to the Board engineer for his approval.

jj. The applicant must obtain any and all other approvals required by other agencies.

NOW, THEREFORE, BE IT RESOLVED AND ADJUDGED by the Planning Board of the City of Somers Point that the application to grant the following variances, to wit,

(1) to permit 543.3 square feet of building mounted signage;
(2) to permit the placement of the monument sign ten feet from the property line rather than the 30 feet as required;

(3) to permit a parking buffer variance of 23.62 feet;

(4) to permit a zero buffer from the parking foot setback;

(5) to permit two loading and unloading docks rather than the five as required;

(6) to permit a sidewalk width of 12 feet at certain locations extending to 17 feet four inches at the entry point whereas 15 feet is required;

(7) to permit landscaping islands that are five feet in width which currently exist with the condition that all new landscaping islands meet the ten feet requirement;

(8) to permit building mounted lighting not directed towards the center as required but as depicted on the applicant's plans;

(9) to permit a ten-foot high decorative fence at the garden center area rather than the 7 feet maximum height which is permitted;

(10) to allow 6.1 percent of the parking area to be dedicated to landscaping rather than the ten percent as required;

(11) to permit 712 parking spaces plus 120 shadow of banked

spaces whereas 1,076 is required on premises located at Block 499, Lots 14.04 and 15, Somers Point Shopping Plaza, Bethel Road, Somers Point, New Jersey in accordance with the testimony presented and the plans submitted pursuant to N.J.S.A. 40:55D-50 is granted.

This resolution has been approved by the Planning Board of the City of Somers Point by a roll call vote as follows:

DiMaria	Yes
Sharp	Yes
Duffield	Yes
Crossman	Yes
Rosenberger	Yes
Cotton	Yes
Sykora	Yes

BE IT FURTHER RESOLVED AND ADJUDGED that the application to grant Preliminary and Final Site Plan Approval on premises located at Block 499, Lots 14.04 and 15, Somers Point Shopping Plaza, Bethel Road, Somers Point, New Jersey pursuant to N.J.S.A. 40:55D-50 is granted. This approval is specifically conditioned upon the following:

a. A bond estimate and inspection escrow is required for the proposed site improvements. The applicant is required to post a performance guarantee with the City Clerk.

b. No work shall begin prior to the applicant receiving plans with all required signatures.

c. On sheet 4 of 17, as submitted by the applicant, the shopping center entrance from Route 9 dimensions still remain for a second pylon sign that has been removed from the plans. The dimensions and leaders shall be removed.

d. On sheet 6 of 17 submitted by the applicant, there seem to be an excessive number of rooftop runoff collection pipes. The applicant's engineer will explore the possibility of combining the number of pipes above grade or within the building. The roofwater collector pipes shall be shown on the utility plan so any possible conflicts will be evident.

e. Also on sheet 6 of 17, the note referring to general

contractor connecting to downspouts is unclear and shall be reworded.

f. On sheet 8 of 17, submitted by applicant, the detail for the Type A catchbasin calls out a grate pattern number that refers to a stream flow grate. The grate number shall be revised to call out a grate that is bicycle safe.

g. Also on sheet 8 of 17, the type of grate on the existing Type A Inlet located behind the Big Lots shall be identified. The existing inlet has a stream flow grate which shall be identified to be replaced with a bicycle safe grate.

h. Also on sheet 8 of 17, the thickness of the preformed scout hole shall be indicated on the plans.

i. On Sheet 9 of 17 submitted by the applicant, the pavement reconstruction detail shall be revised to show an application of tack coat to the vertical face of the existing asphalt as well as to the concrete curb prior to the installation of any new asphalt paving.

j. Also on sheet 9 of 17, the dimensions for the six inch by 18 inch concrete curb shall be revised. The dimensions currently shown for roughly two foot by seven foot curb appear to be in error.

k. On sheet 10 of 17 submitted by the applicant, the page number on this sheet shall be revised to page ten (10) of seventeen (17) rather than fifteen (15), page 12 shall similarly be renumbered.

l. On page 11 of 17 as submitted by the applicant, due to the thin appearance of the current landscape buffer along Groveland Avenue, additional conifers shall be added between the basin area and shadow parking area.

m. Also on sheet 11 of 17, all existing landscaping within the parking area and along the Bethel Road frontage has not been shown on the landscaping plan as requested. The existing landscaping will be shown to determine if additional landscaping will be required.

n. Also on sheet 11 of 17, landscaping should be provided at the base of all signs. This includes the existing pylon site sign

along Route 9.

o. Also on sheet 11 of 17, the location of light standards within the landscaped islands should be shown on the detail sheet. If landscaped islands are proposed with no light standards, it shall be indicated on the plan.

p. The input data used to generate the hydrographs for the service area drive inlet shall be supplied for review.

q. Additional information on the outlet structure for Basin G shall be provided. The size of the weir and the orifice and weir coefficients shall be included.

r. The Manning's (Letter N) value used in the pipe sizing calculations is low. The calculations shall be reviewed using a Manning's value of 0.012 for polyethylene pipe and 0.013 for concrete pipe.

s. The minimum pipe size allowed by ordinance, Section 114-122E(3) is 15 inches. Pipe sizing calculation shall be revised in accordance with this requirement. The pipes conveying storm water from the yard inlets and roof drains may be exempted from this requirement.

t. The applicant shall revise the drawings so that the finished wall is consistent with the testimony presented and is carried around the entire building.

u. The rear elevation shall be revised to show ornamental fencing to be installed as indicated on the site plan.

v. The elevation shall also provide for the screening of all rooftop equipment.

w. The height of the chain link gate proposed by the applicant in the ornamental fence shall be determined by the board engineer in the reasonable exercise of his discretion.

x. Additional building elevations shall be added to the elevation plan. The elevations of the peak of the garden center roof and the elevation of the peak of the roof of the main entrance shall be shown.

y. The applicant will not place permanent or overnight trucks or trailers at the site.

z. The fencing in the rear around the garden center will

also be ornamental; the architectural plans are to be revised to show that.

aa. The masonry from the front of the building will be carried around the entire building.

ab. The shopping center will grant Title 39 powers to the municipality for enforcement.

ac. The height of the building will not exceed 38.5 feet and the drawings will be revised to show same.

ad. A construction/demolition sequencing plan will be devised between the Board engineer and the applicant's engineer.

ae. A traffic light will be installed by the City of Somers Point at Bethel and Cleveland Avenues with the applicant voluntarily assisting in its installation. The municipality shall apply for the light; the applicant agrees to contribute a maximum of \$70,000.00 for the cost of same and will place a guarantee in the form of a bond or corporate pledge for said monies. However, the installation of this light shall not be deemed a condition of this site plan approval.

af. A trash filtering structure will be devised between the Board engineer and the project engineer.

ag. The Board engineer shall determine when and if the shadow or bank parking shall be constructed on site. If it is determined that same is necessary, same shall be completed in a reasonable time in accordance with the judgment of the Board engineer.

ah. The amount of buffering screening the garden center shall be determined by the Board engineer.

ai. All final plans shall be submitted to the Board engineer for his approval.

aj. The applicant must obtain any and all other approvals required by other agencies.

This resolution has been approved by the Planning Board of the City of Somers Point by a roll call vote as follows:

DiMaria	Yes
Sharp	Yes
Duffield	Yes
Crossman	Yes

Rosenberger	Yes
Cotton	Yes
Sykora	Yes

The foregoing is a true copy of a resolution adopted by the Planning Board of the City of Somers Point at a meeting held on June 20, 2001, as copied from the minutes of that meeting.

DATED: JULY 19, 2001



GEORGIANA HUTCHINSON, SECRETARY
PLANNING BOARD
CITY OF SOMERS POINT



GREGORY SYKORA, CHAIRMAN
PLANNING BOARD
CITY OF SOMERS POINT

1. DEVELOPMENT NAME Proposed K-Mart store
2. NAME, ADDRESS AND TELEPHONE NUMBER OF OWNER OF RECORD

<u>Lot 14.04</u>	<u>Lot 15</u>
<u>Somere Point Partnership</u>	<u>Somere Point Builders, Inc</u>
<u>1535 Chestnut Street</u>	<u>1535 Chestnut Street</u>
<u>Suite 200</u>	<u>Suite 200</u>
<u>Phila., PA 19102</u>	<u>Phila., PA 19102</u>
<u>(215) 563-7222</u>	<u>(215-563-7222)</u>
3. NAME, ADDRESS AND TELEPHONE NUMBER OF DEVELOPER
K-Mart Corporation
3100 West Big Beaver Road
Troy, Michigan 48064
(248) 637-1080
4. NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON PREPARING PLAN
Michael W. Hyland Associates
101 E. Eighth Street
Ocean City, NJ 08226
5. BLOCK NUMBER, LOT NUMBER(S) AND STREET ADDRESS OF SITE
Block 499, Lots 14.04 and 15
Route 9 and Bethel Road
6. DEED RESTRICTIONS THAT APPLY OR ARE CONTEMPLATED
7. PREVIOUS APPLICATIONS SUBMITTED FOR THE PROPOSED DEVELOPMENT
 (give date and result) Minor Subdivision approved by Planning Board in 1993. Portion of retail stores on Lot 14.04 received site plan approval in 1985.
8. PRESENT ZONING AND LAND USE General Business (GB)
Commercial Retail (Shopping Center)
9. TYPE OF APPROVAL BEING APPLIED FOR (preliminary, final, change of previously approved plan, etc.) Preliminary
10. I HEREBY CERTIFY THAT REAL ESTATE TAXES ON THE SUBJECT PROPERTY ARE CURRENT AND THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS ARE DUE OR DELINQUENT.

 SIGNATURE OF TAX COLLECTOR

12. RECREATIONAL FACILITIES PROVIDED N/A

13. IF TEN (10) UNITS OR MORE ARE PROPOSED, AN ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED.

SUBDIVISION

1. TOTAL AREA OF TRACT _____

2. PORTION BEING SUBDIVIDED _____

3. NUMBER OF LOTS BEING CREATED _____

4. PURPOSE OF SUBDIVISION _____

5. PROPOSED USE OF NEW LOTS _____

Stanley G. Grunetz
Stanley G. Grunetz
Regional Development Manager
Kmart Corporation

SIGNATURE OF APPLICANT OR REPRESENTATIVE

STATE OF NEW JERSEY

COUNTY OF _____ (Signature of Applicant) or Attorney

Executed this _____ day of _____

19____ (Signature of Survey)

ACTION OF BOARD OF ADJUSTMENT

Public Hearing Held _____

COMMENTS _____

Proposed Kmart Store
 "Somers Point Shopping Plaza"

Summary of Variances

1. Parking Buffer (Ord. Sec. 114-38B)

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
To Street	30'	23.62' (Rte. 9)	23.62' (Rte. 9)
To Property Line	10'	0'	0'

The existing non-conforming parking buffer along Route 9 is a result of the previous widening of the right-of-way. The existing 0' property line buffer is associated with the internal property division lines. Buffers are not warranted considering the crossover access associated with the existing shopping center. The proposed project will have no impact on these existing non-conforming conditions.

2. Planting Strip Width (Ord. Sec. 114-38E (3))

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
	10'	5' min	5' min. 10' (Kmart)

The proposed project will not have an impact on the existing landscaped planters within the existing main parking field. The 5' minimum landscaped planters are located on Lot 14.04 and well removed from the project construction area. The main parking field in front of the proposed Kmart was recently reconstructed including the provision of 10' wide planters. The proposed parking area east of the proposed Kmart will include 10' wide

planter strips.

3. Off-Street Parking (Ord. Sec. 114-39A,(1))

<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
947	751	721

The number of parking spaces (947) required for the proposed K-mart store and remaining stores located on Lots 14.05 and 15 is based on current zoning as applied to proposed individual uses (See Parking Analysis).

Horner and Canter Associates performed a parking demand study at the existing shopping center as well as at Kmart stores located in Rio Grande and Vineland. The results of this study as well as recommended parking demand design parameters are provided in the "Traffic Engineering Study" prepared by Horner and Canter Associates and dated December 20, 2000.

This study concluded that the actual parking demand for the two Kmart stores ranged from 2.57 to 2.67 spaces per 1,000 square feet. The peak parking observed at the southern portion of the shopping center was 238 spaces. Based on the collected data, Horner and Canter Associates have determined that the parking required for the southern portion of the center (project site) is approximately 550 spaces (1sp/375 s.f.). This assessment did not include the outdoor retail area (garden patio shop).

Based on this study, the number of parking spaces proposed (721) in association with the project exceeds that which is actually required (575) including the garden patio shop:

4 Building-Mounted Signage (Ord. Sec. 114-42 (a))
(Kmart Only)

	<u>Allowed</u>	<u>Proposed</u>
No. of Signs	1 (1 per use)	6
Area of Building-Mounted Signs	5% of building façade/25 s.f. max.	356 s.f. max.

The proposed number of signs (6) associated with the proposed Kmart store corresponds to one general identification sign, plus an additional five signs which will identify individual departments or services within the proposed store.

This signage is generally consistent with signage associated with the Acme located on the north side of the shopping center which received site plan approval in 1993 as well as similar retail facilities previously approved by the Somers Point Planning Board (CVS & McNaughtons).

Although the majority of the building-mounted site signage area is greater than the maximum allowed by Zoning (25 s.f.), the proposed signage area will be in scale with the proposed buildings and at a size necessary to facilitate clear use identification in consideration of the extensive building setbacks.

5. Free-Standing Signage (Ord. Sec. 114-42 (b))

	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>
No. of Signs	2	1	3
			2 Kmart Signs

The number of proposed free-standing signs (3) is supported by the significant project site frontage (852'±) along Route 9. Under current

zoning, which requires a minimum frontage of 200', approximately 4 free-standing signs could be erected along the project frontage (1 sign/200 l.f.).

	<u>Required</u>	<u>Proposed</u>
Sign Setback	30' min.	10' (Bethel Road)

The proposed free-standing monument sign along Bethel Road is located so as to have a visual presence along the cartway, considering the low sign height (6') in comparison to the allowable height (25'). This low profile sign, in association with the significant landscaping, will provide a campus-like environment that will be sensitive to the adjacent residential development across Bethel Road. If the sign were erected at the allowable setback of 30', the sign would need to be much closer to the allowable height (25') under zoning and larger in order to have a visual presence along Bethel Road. The increased sign height and size would potentially provide a significant impact to the residents across Bethel Road.

	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>
Sign Area	50 s.f. max.	460 s.f.	121 s.f. (Kmart Pylon) 40 s.f. (Kmart Mon.)

This signage is consistent with monument signage (4'x 10') associated with the Acme located on the north side of the shopping center which received site plan approval in 1993 as well as similar retail facilities previously approved by the Somers Point Planning Board (CVS & McNaughtons).

	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>
Sign Height	25' max.	32'+/-	32'+/- (Kmart Pylon)

The proposed Kmart pylon sign will be constructed to match the height (32'+/-) of

the existing shopping center pylon sign along Route 9. The sign will not present any significant impacts as this sign will be significantly smaller and at a much larger setback (84') than the existing pylon sign.

\\NTSERVER\HYLAND\Projects\2903.KM\ENGINEERING\DESIGN DEVELOPMENT\sbg Summary of Variances 1-08-01.doc

Target | 250 New Road, Somers Point, NJ | Design Development | October 14, 2020



Poyant
Since 1967

125 Samuel Barber Boulevard
 New Bedford, MA 02745
 800.344.0965 | poyant.com



Store #T2678
 250 New Road
 Somers Point, NJ 08244

Project: 18669
 Target

Sales: Gary McCoy
 Date: 10.09.20
 Designer: LR

Note:
 This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

10.13.20 LR R1 decreased size of main Target sign, added section views, corrected sign



This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and to listing of the sign.

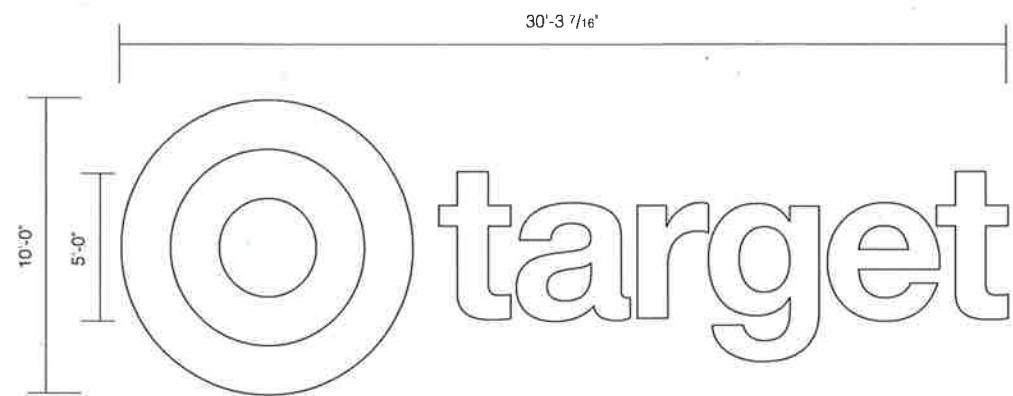
Approved By: _____

Date: _____

Sign Location Plan

Option A

Sign Location Plan



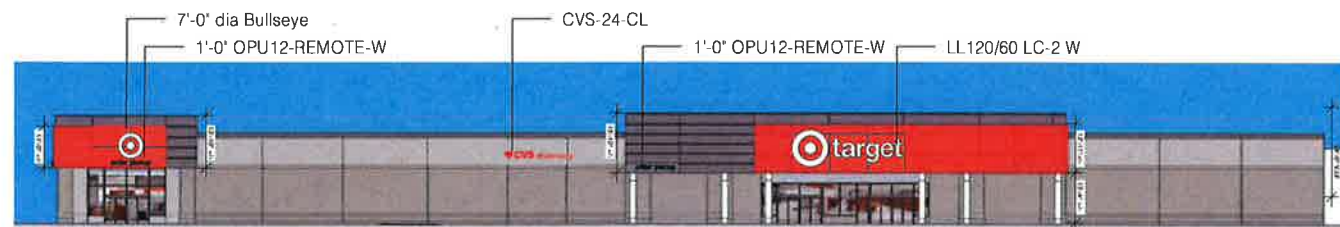
A Sign Elevation - Front View
Scale: 3/16" = 1'-0"



B Sign Elevation - Side View
Scale: 3/16" = 1'-0"



C North Elevation - Front View Close Up
Scale: 3/32" = 1'-0"



D North Elevation - Parking Lot
Not to Scale

Specifications

Qty = 1 302.87 Sq Ft

Single Face Internally Illuminated Channel Letters

- 5" Deep custom fabricated face lit channel letters
- White acrylic faces
- 1/2" x 1" custom fabricated aluminum retainer;
- 1/8" aluminum at the face, .090 aluminum along the return; painted white
- .063 Aluminum returns; painted white
- .090 Aluminum letter backs; painted white
- White Sloan LED illumination & power supplies
- Channel Letters mounted to existing fascia with spacers as required in field

- *120V
- *Remote wire power supplies
- *Electrical service brought to location by others
- *Final connection by others

- VIF**
- *Detailed information required regarding existing fascia structure for sign mounting
 - *Detailed site survey required before production
 - *Location of power supplies
 - *Wall Section Drawings required if available

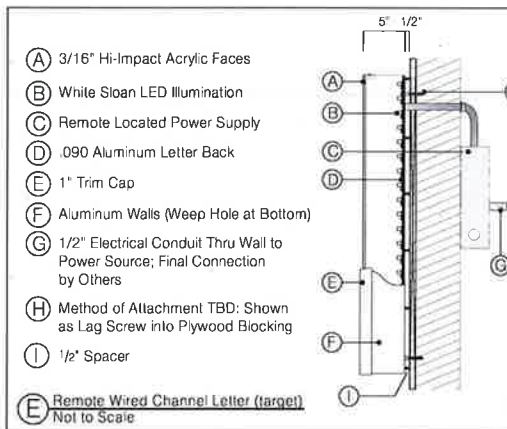
Colors & Materials

Paint

White; Gloss Finish; Akzo Nobel

Acrylic

White; Chemcast 7328



- A** 3/16" Hi-Impact Acrylic Faces
 - B** White Sloan LED Illumination
 - C** Remote Located Power Supply
 - D** .090 Aluminum Letter Back
 - E** 1" Trim Cap
 - F** Aluminum Walls (Weep Hole at Bottom)
 - G** 1/2" Electrical Conduit Thru Wall to Power Source; Final Connection by Others
 - H** Method of Attachment TBD: Shown as Lag Screw into Plywood Blocking
 - I** 1/2" Spacer
- E** Remote Wired Channel Letter (target)
Not to Scale



125 Samuel Beman Boulevard
New Bedford, MA 02745
800.544.0951 | poyant.com



Store #T2878
250 New Road
Somers Point, NJ 08244

Project: 18669
Target

Sales: Gary McCoy
Date: 10.09.20
Designer: LR

Note:
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Revisions:

10.13.20 LR R1 decreased size of main Target sign, added section views, corrected sqft



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Channel Letters
LL 120/60 LC-2 W

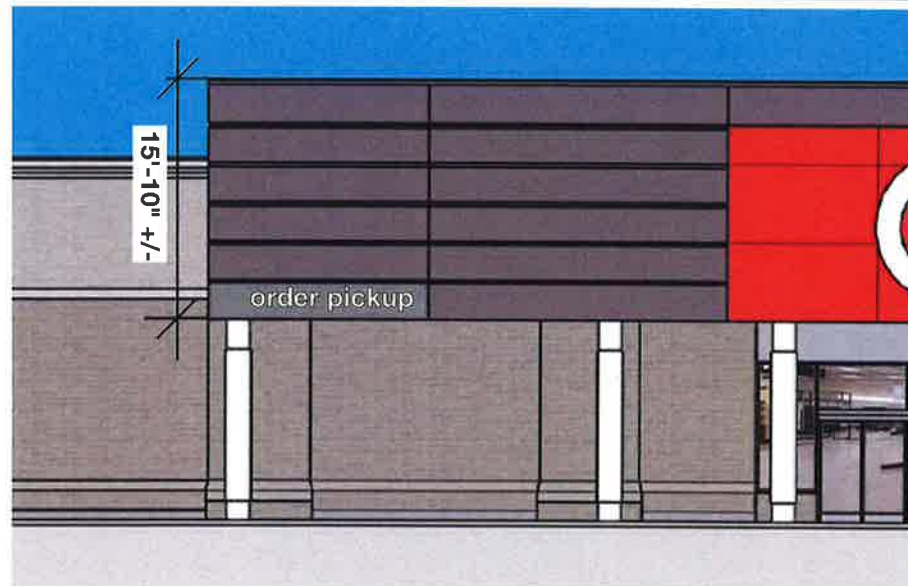
Option A



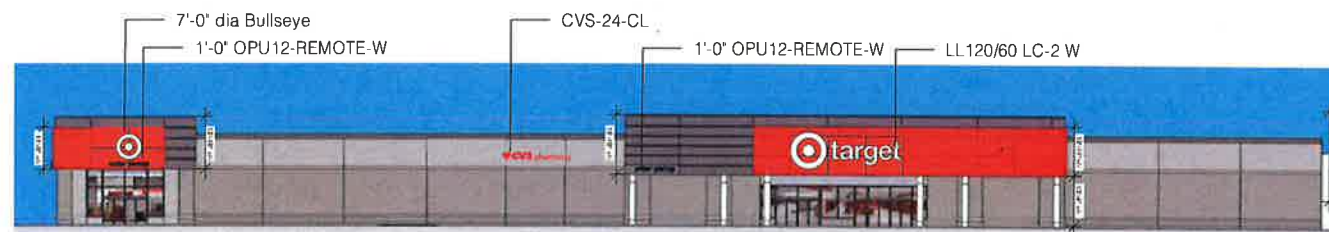
A Sign Elevation - Front View
Scale: 3/8" = 1'-0"



B Sign Elevation - Side View
Scale: 3/8" = 1'-0"



C North Elevation - Location A
Scale: 3/32" = 1'-0"



D North Elevation - Parking Lot
Not to Scale

Specifications

Qty = 2 18.03 Sq Ft (Each)

Single Face Internally Illuminated Channel Letters

- 5" Deep custom fabricated face lit channel letters
- White acrylic faces
- 1" white trim cap
- .040 Aluminum returns; painted white
- .090 Aluminum letter backs; painted white
- White Sloan LED illumination & power supplies
- Channel Letters mounted to existing fascia with spacers as required in field

- *120V
- *Remote wire power supplies
- *Electrical service brought to location by others
- *Final connection by others

VIF

- *Detailed information required regarding existing fascia structure for sign mounting
- *Detailed site survey required before production
- *Location of power supplies
- *Wall Section Drawings required if available

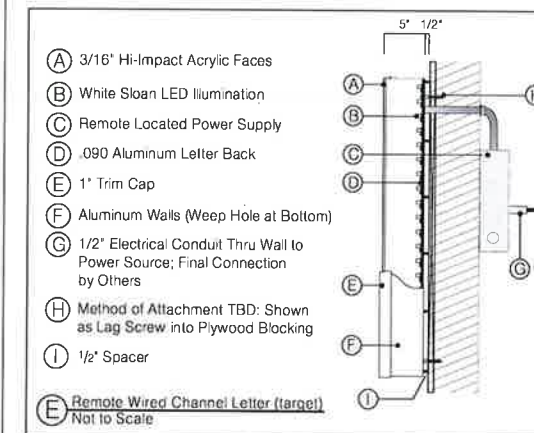
Colors & Materials

Paint

White; Gloss Finish; Akzo Nobel

Acrylic

White; Chemcast 7328



E Remote Wired Channel Letter (target)
Not to Scale



125 Samuel Barner Boulevard
New Bedford, MA 02745
800.544.1961 | poyant.com



Store #T2678
250 New Road
Somers Point, NJ 08244

Project: 18669
Target

Sales: Gary McCoy
Date: 10.09.20
Designer: LR

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Revisions:

10.13.20 LR R1 decreased size of main Target sign, added section views, corrected sqft



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and to rating of the sign.

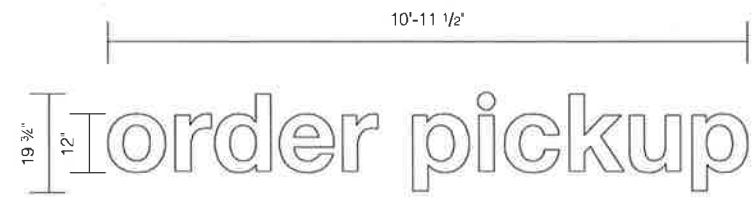
Approved By:

Date:

Channel Letters
1'-0" OPU 12-Remote-W

Location A

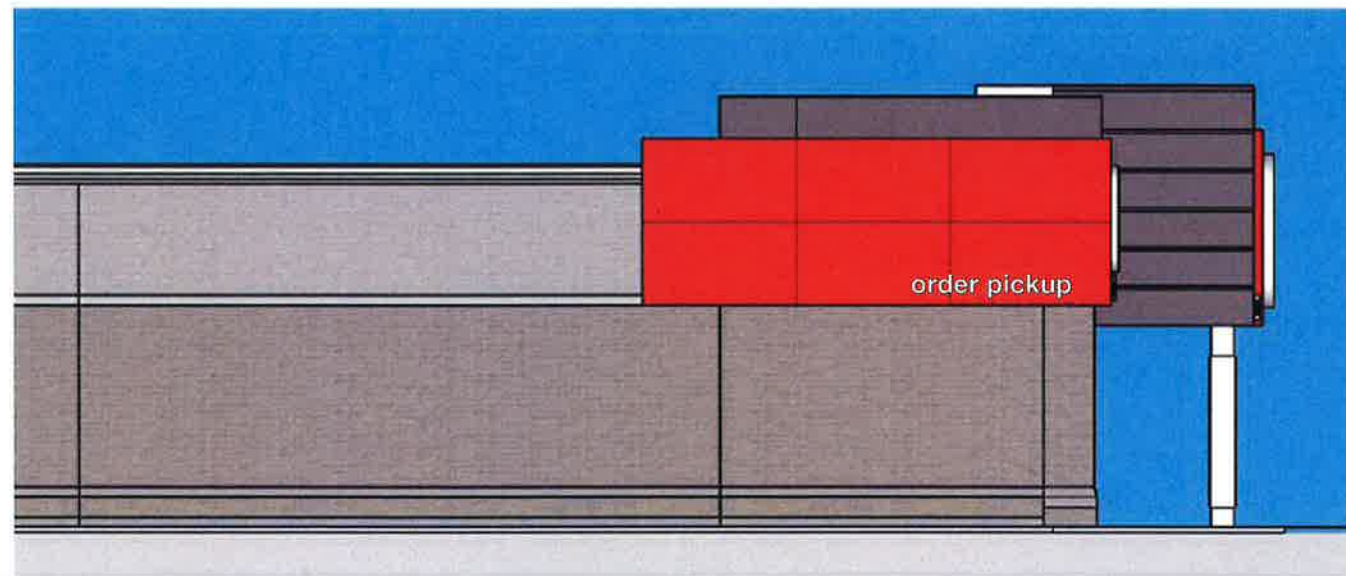
Sign Type 18669.2A-R1 2A.1



A Sign Elevation - Front View
Scale: 3/8" = 1'-0"



B Sign Elevation - Side View
Scale: 3/8" = 1'-0"



C East Elevation - Location C
Scale: 3/32" = 1'-0"



D East Elevation - Bethel Road
Not to Scale

Specifications

Location B

Single Face Internally Illuminated Channel Letters

- Same as 2A.1 / different install location



125 Samuel Barner Boulevard
New Bedford, MA 02745
800.544.0951 | poyant.com



Store #T2876
250 New Road
Somers Point, NJ 08244

Project: 18669
Target

Sales: Gary McCoy
Date: 10.09.20
Designer: LR

Note:
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Revisions:

10.13.20 LR R1 decreased size of main Target sign, added section views, corrected sqft



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Channel Letters
1'-0" OPU 12-Remote-W

Location B

Sign Type 18669.2A-R1 2A.2

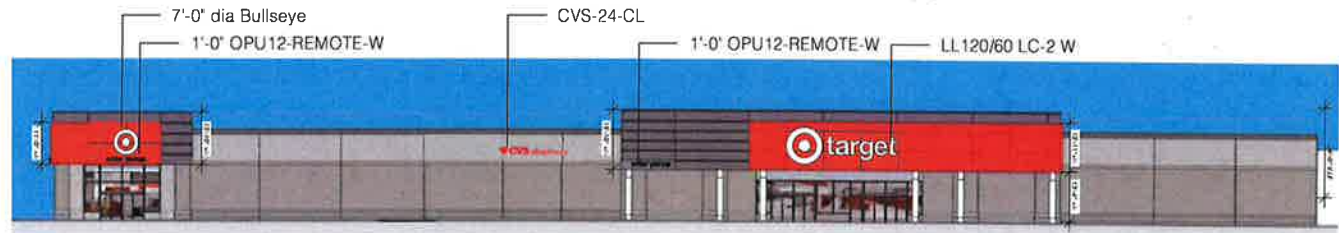


(A) Sign Elevation - Front View
Scale: 3/8" = 1'-0"

(B) Sign Elevation - Side View
Scale: 3/8" = 1'-0"



(C) North Elevation - Location A
Scale: 3/32" = 1'-0"



(D) North Elevation - Parking Lot
Not to Scale

Specifications

Qty = 1 36.62 Sq Ft

Single Face Internally Illuminated Channel Letters

- 5" Deep custom fabricated face lit channel letters
- Red acrylic faces
- 1" Red trim cap
- Pre-finished white .040 Aluminum returns
- .090 Aluminum letter backs; painted red
- White Sloan LED illumination & power supplies
- Channel Letters mounted to existing fascia with spacers as required in field

- *120V
- *Remote wire power supplies
- *Electrical service brought to location by others
- *Final connection by others

- VIF
- *Detailed information required regarding existing fascia structure for sign mounting
 - *Detailed site survey required before production
 - *Location of power supplies
 - *Wall Section Drawings required if available

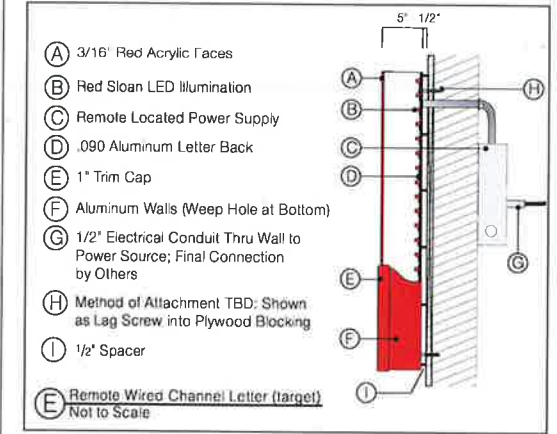
Colors & Materials

Paint

Red: CVS PMS 186C

Acrylic

Red: Chemcast 9378



125 Samuel Barnett Boulevard
New Bedford, MA 02745
800.544.8961 | poyant.com



Store #T2876
250 New Road
Somers Point, NJ 08244

Project: 18669
Target

Sales: Gary McCoy
Date: 10.09.20
Designer: LR

Note:
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Revisions:

10.13.20 LR R1	decreased size of main target sign, added section views, corrected sqft

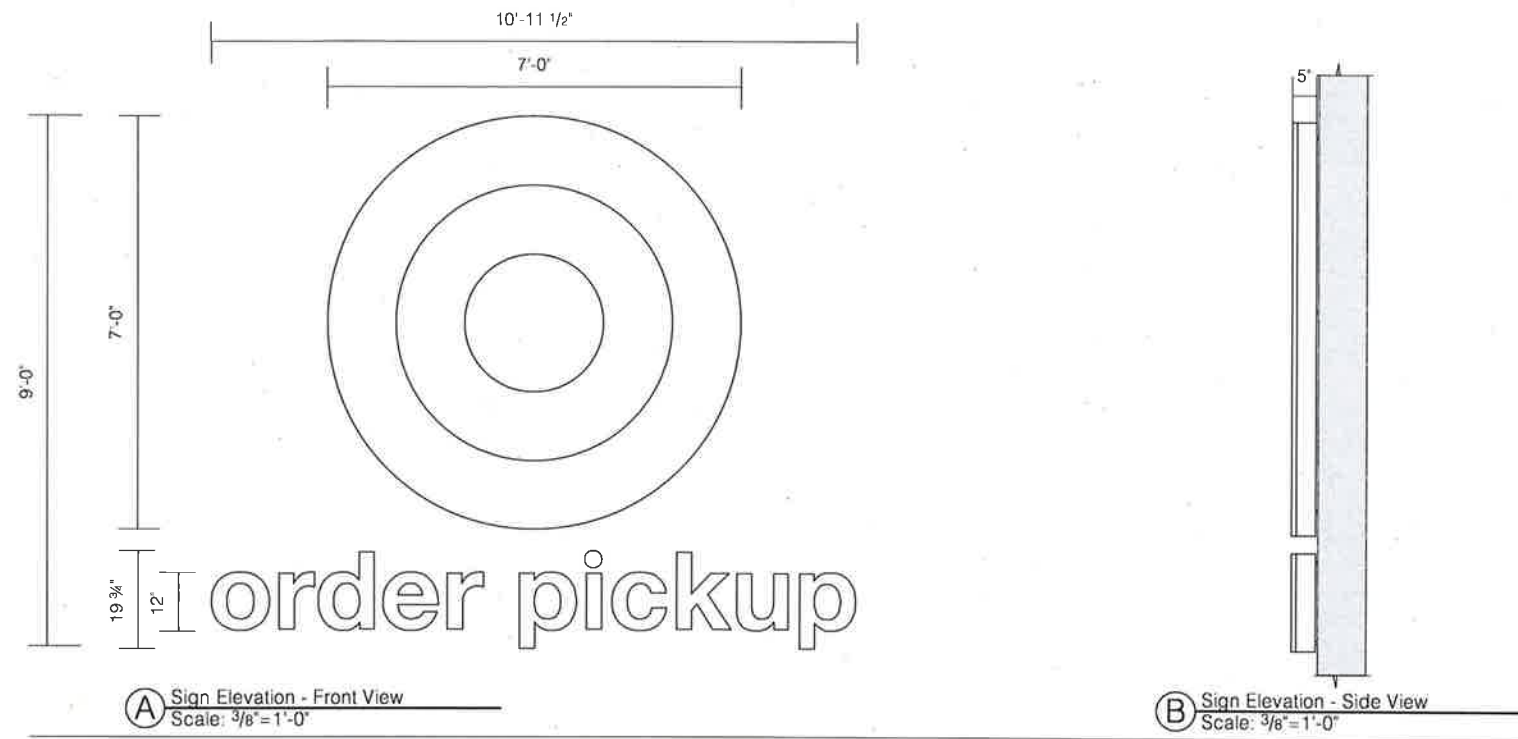
(UL)
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and to listing of the sign.

Approved By: _____

Date: _____

Channel Letters
CVS-24-CL

Option A

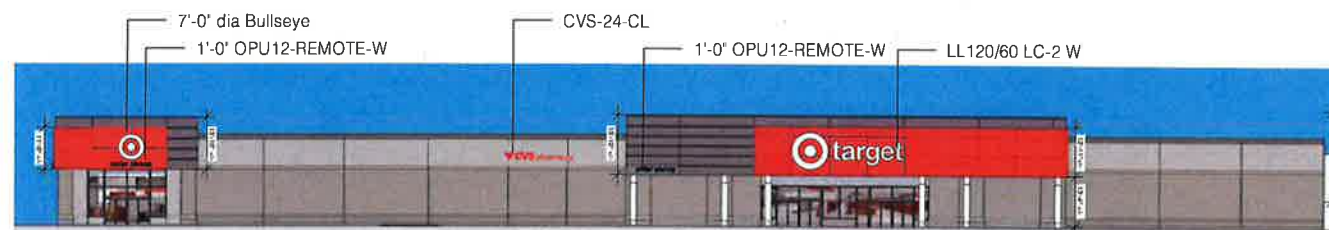


(A) Sign Elevation - Front View
Scale: 3/8" = 1'-0"

(B) Sign Elevation - Side View
Scale: 3/8" = 1'-0"



(C) North Elevation
Scale: 3/32" = 1'-0"



(D) North Elevation - Parking Lot
Not to Scale

Specifications

Qty = 1 98.63 Sq Ft

Single Face Internally Illuminated Channel Letter

Bullseye

- 5" Deep custom fabricated face lit channel letters
- White acrylic faces
- 1/2" x 1" custom fabricated aluminum retainer;
- 1/8" aluminum at the face, .090 aluminum along the return;
- painting white
- .063 Aluminum returns; painted white
- .090 Aluminum letter backs; painted white
- White Sloan LED illumination & power supplies
- Channel Letters mounted to existing fascia with spacers as required in field

order pickup

- 5" Deep custom fabricated face lit channel letters
- White acrylic faces
- 1" white trim cap
- .040 Aluminum returns; painted white
- .090 Aluminum letter backs; painted white
- White Sloan LED illumination & power supplies
- Channel Letters mounted to existing fascia with spacers as required in field

*120V

- *Remote wire power supplies
- *Electrical service brought to location by others
- *Final connection by others

VIF

- *Detailed information required regarding existing fascia structure for sign mounting
- *Detailed site survey required before production
- *Location of power supplies
- *Wall Section Drawings required if available

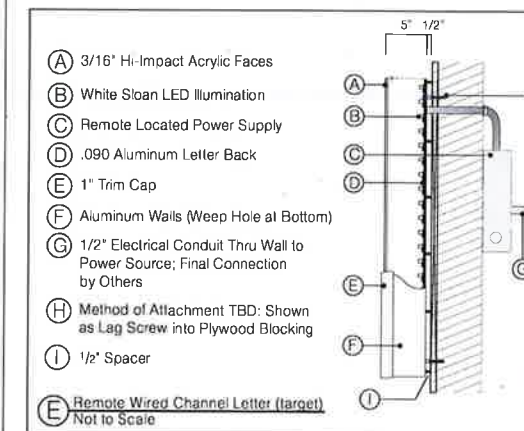
Colors & Materials

Paint

White; Gloss Finish; Akzo Nobel

Acrylic

White; Chemcast 7328



(E) Remote Wired Channel Letter (target)
Not to Scale

Poyant
Signs & Graphics

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New Bedford, MA 02745
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Store #T2878
250 New Road
Somers Point, NJ 08244

Project: 18669
Target

Sales: Gary McCoy
Date: 10.09.20
Designer: LR

Note:

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Revisions:

10.13.20 LR R1 decreased size of main Target sign, added section views, corrected sqft



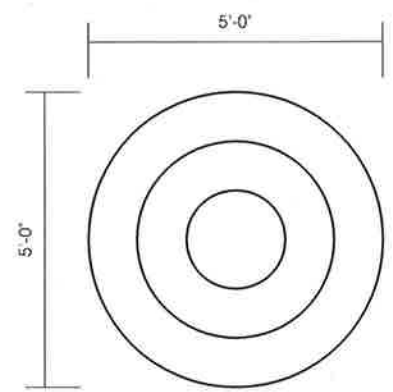
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Channel Letter
7'-0" Bullseye
w/1'-0" OPU 12-Remote-W

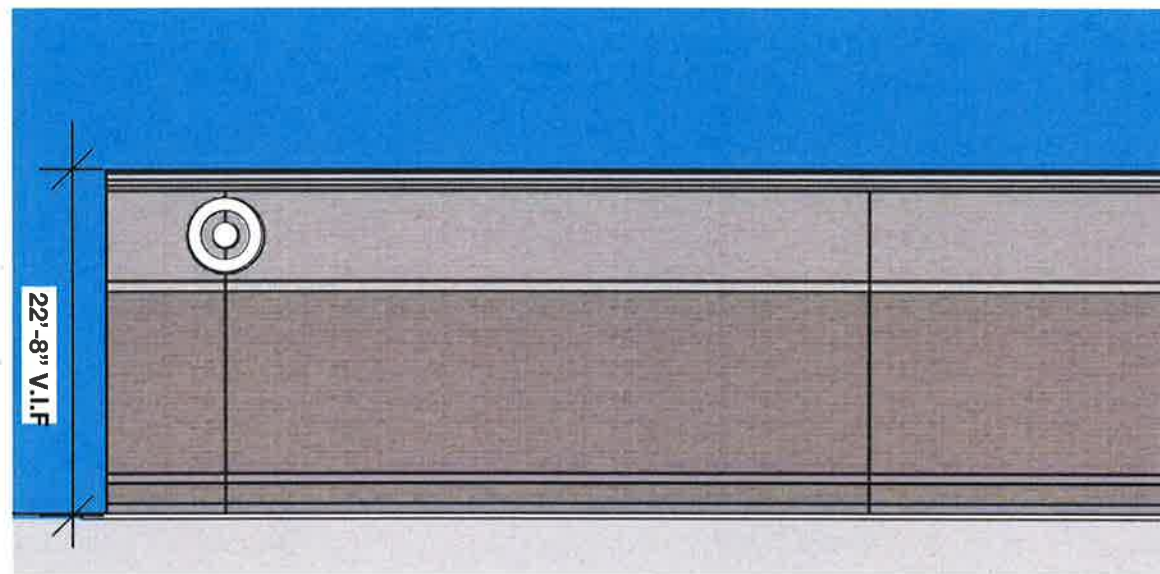
Option A



A Sign Elevation - Front View
Scale: 3/8" = 1'-0"



B Sign Elevation - Side View
Scale: 3/8" = 1'-0"



C East Elevation
Scale: 3/32" = 1'-0"



D East Elevation - Bethel Road
Not to Scale

Specifications

Qty = 1 25.00 Sq Ft

Single Face Internally Illuminated Channel Letter

- 5" Deep custom fabricated face lit channel letters
- White acrylic faces
- 1/2" x 1" custom fabricated aluminum retainer;
- 1/8" aluminum at the face, .090 aluminum along the return;
- painting white
- .063 Aluminum returns; painted white
- .090 Aluminum letter backs; painted white
- White Sloan LED illumination & power supplies
- Channel Letters mounted to existing fascia with spacers
- as required in field

- *120V
- *Remote wire power supplies
- *Electrical service brought to location by others
- *Final connection by others

- VIF
- *Detailed information required regarding existing fascia structure for sign mounting
 - *Detailed site survey required before production
 - *Location of power supplies
 - *Wall Section Drawings required if available

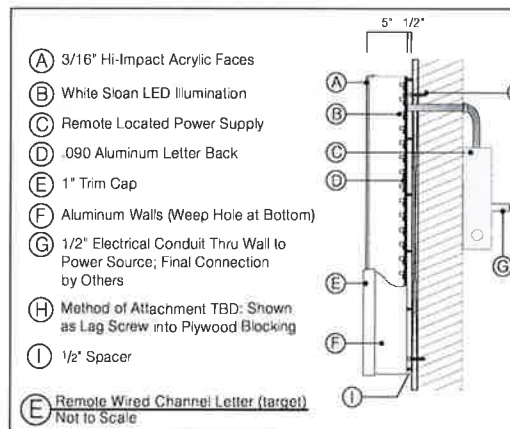
Colors & Materials

Paint

White; Gloss Finish; Akzo Nobel

Acrylic

White; Chemcast 7328



- A** 3/16" Hi-Impact Acrylic Faces
- B** White Sloan LED Illumination
- C** Remote Located Power Supply
- D** .090 Aluminum Letter Back
- E** 1" Trim Cap
- F** Aluminum Walls (Weep Hole at Bottom)
- G** 1/2" Electrical Conduit Thru Wall to Power Source; Final Connection by Others
- H** Method of Attachment TBD: Shown as Lag Screw into Plywood Blocking
- I** 1/2" Spacer
- E** Remote Wired Channel Letter (target) Not to Scale



125 Samuel Barret Boulevard
New Bedford, MA 02745
800.544.0361 | poyant.com



Store #T2878
250 New Road
Somers Point, NJ 08244

Project: 18669
Target

Sales: Gary McCoy
Date: 10.09.20
Designer: LR

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

10.13.20 LR R1 decreased size of main Target sign, added section views, corrected sqft



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and to rating of the sign.

Approved By:

Date:

Channel Letter
5'-0" Bullseye

Option A

Somers Point Planning Board Development Application

1. Development Name: Somers Point Plaza

2. Name, Address and Telephone Number of Owner of Record
IDA Development Associates/K-Mart-Sears B2-116A
P.O. Box 927000/D768 Tax
Hoffman Estates, IL 60192

3. Name, Address and Telephone Number of Developer
Target Corporation c/o Amee S. Farrell, Esquire
Kaplin Stewart: 910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422 610-941-2547 afarrell@kaplaw.com

4. Name, Address and Telephone Number of Person Preparing Plan
Cornelius Brown, P.E. - Bohler
1515 Market Street, Suite 920
Philadelphia, PA 19102 267-402-3400 cbrown@bohlereng.com

5. Block & Lot Numbers and Street Address of Site
Block 499 - Lot 15.03
250 New Road

6. Deed Restrictions That Apply or are Contemplated
N/A

7. Previous Application Submitted for the Proposed Development
(Note Date & Results) July 18, 2001 approval of K-Mart
Site Plan with signage (attached)

8. Present Zoning and Land Use
GB - General Business

9. Type of Approval Being Applied For
Conversion of former K-Mart to Target, with drive-up and
associated building and site and building signage. See
enclosed plans.
10. I HEREBY CERTIFY THAT REAL ESTATE TAXES ON THE SUBJECT
PROPERTY ARE CURRENT AND THAT NO TAXES OR ASSESSMENTS
FOR LOCAL IMPROVEMENTS ARE DUE OR DELINQUENT.

Requested from Tax Collector
Signature of Tax Collector

Somers Point Planning Board Development Application

SITE PLAN

1. Proposed Land Use Commercial/Retail
2. Density - Permitted N/A
- Proposed _____
3. Percentage of Building Coverage - Permitted 30%
- Proposed 25.4%
4. Number fo Parking Spaces - Required 508 per Ordinance/
353 per prior approvals
- Proposed 349
5. Number of Residential Units Proposed N/A
6. Square Footage of Residential Units - Required N/A
- Proposed _____
6a. Sqare Footage of Lot _____
7. Setback Requirements:
 - a. Development Fronts on New Road and Bethel Road
Setback Required 75
Setback Provided 74.8 (existing/no change)
 - b. Rear Yard Setback -Required 50
Rear Yard Setback -Provided 82.4 (existing/no change)
 - c. Side Yard Setback - Required S E W (Circle One) 25
Side Yard Setback - Provided 351.7' (existing/no change)
Side Yard Setback - Requires N E W (Circle One) 25
Side Yard Setback - Provided 30.2' (existing/no change)
8. Building Height - Permitted 35'
Buiding Height - Proposed 26.9 (existing/no change)
9. Classification of Structure: One Story, Two Story, Midrise, Other (Explain)
Existing one-story structure/no change
10. Facilities for Trash and Garbage Disposal Existing/no change

Private - Yes No _____
11. Buffer Zones - Describe Location and Extent Provided _____
Existing building and associated development to remain/
no change.

- 12. Recreational Facilities Provided N/A: Existing building and associated development to remain. Conversion of former K-Mart to Target with drive-up and associated site and building signage. See enclosed plans.
- 13. If Ten (10) Units or More are Provided, an Environmental Impact Statement is Required.

SUBDIVISION

- 1. Total Area of Tract N/A
- 2. Portion Being Subdivided _____
- 3. Number of Lots Being Created _____
- 4. Purpose of Subdivision _____
- 5. Proposed Use of New Lots _____

Amee S. Farrell

SIGNATURE OF APPLICANT OR REPRESENTATIVE
By: Amee S. Farrell, Esq.: Counsel for Applicant

Commonwealth of PA
State of New Jersey
County of *Montgomery*

Signature of Applicant or Representative

SWORN TO ME THIS 27th DAY OF October, 2020

Deborah L. Arbuckle
Signature of Notary

Commonwealth of Pennsylvania - Notary Seal
DEBORAH L. ARBUCKLE, Notary Public
Montgomery County
My Commission Expires February 18, 2023
Commission Number 1003587

CITY OF SOMERS POINT DEVELOPMENT REGULATIONS

§ 114-143 Submission of application for preliminary approval.

- A. The applicant will submit 10 copies of the site plan, clearly drawn and accurately reproduced at a scale of one inch equals 50 feet, to the Secretary of the appropriate Board. All maps, plats and sketch plats required to be submitted by this chapter shall conform to one of the following size configurations: 15 by 21 inches, 24 by 36 inches or 30 by 42 inches. A copy of the plan shall also be sent to the Atlantic County Planning Board for review, comment and, where appropriate, approval.
- B. The plan will be drawn by a New Jersey licensed professional engineer and shall include the following information:
1. Key map showing the parcel to be developed in relationship to the surrounding area and all intersections and waterways within 300 feet.
 2. Title of project, North point, scale, name and address of owner of record, name and seal of person preparing the site plan.
 3. All lot lines, block and lot numbers and owners of record within 200 feet of the site in all directions.
 4. All existing zoning boundaries located on or within 200 feet of the subject property.
 5. Boundaries of the property involved, proposed building setback lines, lines of existing and proposed streets, existing and proposed lot lines.
 6. All existing and proposed structures and topography with two-foot intervals.
 7. Location and height of existing and proposed walls, fences, signs, culverts and bridges.
 8. Proposed elevations for buildings. (Architecture Plans)
 9. Street profiles and cross sections indicating roadway width, location and width of sidewalks, location and width of utility easements.
 10. Location of all proposed sewer and water lines, valves, manholes and hydrants.
 11. A soil erosion and sedimentation control plan pursuant to the requirements of N.J.S.A. 4:24-39 et seq.

- NIA 12. Proposed reservations for parks, playgrounds, common open space and all easements.
- 13. Location of all existing and proposed storm drainage pipes and watercourses, with pipe sizes, grades and direction of flow.
- 14. Tabulation of total acreage and percentage devoted to streets, parking and common open space.
- 15. Location, design and ingress/egress of all proposed parking areas, including bay size and size of internal aisles.
- 16. Proposed screening, landscaping and lighting.
- 17. Proposed pedestrian walkways.

NIA 18. An environmental impact statement, as required within various districts, if applicable. In addition to the requirements listed within each district, the impact statement shall include the following information:

- a. An inventory of existing environmental conditions at the project site and the adjacent region which shall describe air quality, water quality and supply, hydrology, soils, topography, vegetation, wildlife, aquatic organisms, demography, land use, aesthetics, history and archaeology.
- b. A listing of all licenses, permits or other approvals as required by law and the status of each.
- c. An assessment of the probable impact of the project upon the topics described in Subsection B (18) (a) above.
- d. A listing of adverse environmental impacts which cannot be avoided, both at the site and in the surrounding region.
- e. Steps taken to minimize adverse impacts during construction and operation.
- f. Alternatives to all or part of the project with reasons for their acceptability or non-acceptability.

NIA 19. An open space organization, as required within various districts. Open space shall be deeded to a corporation, association or other legal entity consisting of one or more of the property owners within the district for their use, control, management and maintenance. Any agreement providing for such ownership shall be reviewed and approved by the City Attorney to ensure that adequate safeguards are provided guaranteeing the continuance of the agreement. The agreement shall give the city the right to perform maintenance and assess the cost to the property owners in the event

that the property owners fail to maintain the property in accordance with the agreement. All provisions of N.J.S.A. 40:55D-43 of the Municipal Land Use Law shall govern the establishment of the open space organization.

- N/A 20. A solid waste/recycling plan. A solid waste/recycling plan in accordance with N.J.S.A. 40:55D-28 shall be required for any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multifamily residential housing and commercial or industrial development proposals for the utilization of 1,000 square feet or more of land. The solid waste/recycling plan shall address the following regarding:
[Added 7-9-1992 by Ord. No. 20-1992]

- Retail to Retail Conversion - existing conditions to remain*
- a. What materials will be collected?
 - b. Where materials will be stored.
 - c. Where materials will be picked up.
 - d. Who will pick up materials?
 - e. How often the materials will be picked up.
 - f. How much material will be generated?
 - g. How much storage area is required for each material?

- N/A 21. A traffic impact report.
[Added 7-9-1992 by Ord. No. 20-1992]

- Retail to Retail Conversion.*
- a. A traffic impact report shall accompany all applications for preliminary approval of all major site plan applications. The traffic impact report shall include the following:
 - 1. Information sufficient to demonstrate that satisfactory arrangements will be added to facilitate traffic movement on the roads adjoining the development. These arrangements may include provision for necessary signalization, channelization, standby turn lanes, added highway width, adequate warning signs and adequate storage area and distribution facilities within the development to prevent backup of vehicles on public streets.
 - 2. Traffic volume developed from trip generating forecasts in accordance with standards contained in Trip Generation: An Informational Report, published by the Institute of Transportation Engineers, or other reliable reference sources.
 - 3. Traffic accidents, including the number of accidents which occurred at or adjacent to the site within the last three years.

- 4. Geometrics of the roadway, including the configuration of any adjacent intersection and the adjacent roadway approaches.
- 5. Roadway conditions, including the physical condition of the roadways leading to the site.
- 6. Development potential of the surrounding area based upon a reasonable number of years into the future.
- 7. Improvements based upon road classifications.
- 8. Measures to correct existing road conditions.
- 9. Estimated pro rata contributions of funds for on- and off-tract improvements and/or rights-of-way.
 - b. Where applicable, the analysis should also include the impact of development of vacant land in adjacent municipalities where such development will impact on the circulation system affecting the proposed development site.
 - c. Notwithstanding the foregoing, the reviewing board may, at the request of the applicant, waive the requirement for a traffic impact report if sufficient evidence is submitted to support a conclusion that the proposed development will have a slight or negligible traffic impact. Portions of such requirement may likewise be waived upon finding that the complete report need not be prepared in order to evaluate adequately the traffic impact of a particular project.

NIA

- 22. A landscape plan.
 - [Added 7-9-1992 by Ord. No. 20-1992]
 - Retail to retail conversion.*
 - a. A landscape plan prepared by a New Jersey licensed and certified landscape architect or New Jersey licensed architect shall be provided so preliminary approval of all major site plan applications shall be provided. Landscaping shall be integrated into building arrangement, topography, parking and buffering requirements. Landscaping shall include trees, bushes, shrubs, ground cover, perennials, annuals, plants, sculpture, art and the use of building and paving materials in an imaginative and aesthetic manner.
 - b. Regulations.
 - 1. Natural topography and vegetation. The applicant shall use natural topography and vegetation where possible. Large parking areas are not to be stripped of vegetation without requiring reseeding or replanting of all unpaved areas.
 - 2. Saving of trees. Every attempt shall be made by the applicant to save existing trees, even at the loss of parking spaces. Clumps of trees should be saved over single trees.

Care should be taken by the municipal agency to properly evaluate the site-clearing proposals, recognizing that wild trees often do not survive when their habitat is drastically altered. Where loss of trees is suggested, replacement should be required.

- 3. Slopes. Slopes in excess of 3:1 shall be avoided unless necessitated by unusual site limitations. All slopes shall be stabilized in a manner acceptable to the municipal agency engineer.
- 4. Parking areas in front of buildings. Parking lots located in front of buildings shall be landscaped to separate them from adjacent roadways.
- 5. Screen areas and buffers. Tall dense screens are required along non-penetrable sidelines, rear property lines and where commercial or industrial parking areas abut residences or residential zones. Evergreens, such as, but not limited to, White pine, Austrian pine, Canadian hemlock, Servian spruce, Arborvitae and upright yews may be used, provided that they meet specified height requirements.
- 6. Driveways. The areas adjacent to the driveways shall be planted with low plants or grass. Appropriate low plants include, but are not limited to, butterfly bush, Sargent juniper, inkberry, Japanese barberry or shrubby Cinquefoil.
- 7. Other required landscaped areas. Where a development plan indicates raised walkways between opposing rows of cars, areas at the end of bays or, where proposed or required by the municipal agency, specific planting islands are indicated, these areas shall be landscaped. Planting strips may be as narrow as five feet, with a width of 15 to 20 feet most desirable. All should be raised and protected by permanent concrete curbing.
- 8. The applicant shall landscape 5% to 10% of the parking areas provided.
- 9. Natural setting. In proposing a landscaping plan, an applicant shall take care and the municipal agency, in reviewing, shall require that prevailing community standards be preserved. Recognizing that a major community asset lies in the preservation of the natural condition of property, all efforts in the area of landscaping shall be exercised to provide consistent landscaping proposals with existing foliage.

NIA § 114-56.D All motel uses within this district shall be required to submit an impact statement as part of the site plan review process. The statement will include information called for in Article **XXII**, § **114-143B (18)**, and additionally shall include the following for all uses:

- 1. A general lighting and graphics program.
- 2. Fire protection, police and other security systems.
- 3. A circulation and off-street parking plan.

- 4. A solid waste management and disposal plan, including provisions for all wastes resulting from on-site uses.
- 5. A landscaping and preservation plan, including existing natural features.
- 6. An off-tract traffic survey showing the impact of the proposed facility on existing roadways.
- 7. An energy conservation program for operation.

N/A § 114-218 Requirements for a site development stormwater plan.

- Retail to retail conversion - existing conditions to remain*
- A. Submission of site development stormwater plan.
 - 1. Whenever an applicant seeks municipal approval of a development subject to this article, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Subsection C below as part of the submission of the applicant's application for subdivision or site plan approval.
 - 2. The applicant shall demonstrate that the project meets the standards set forth in this article.
 - 3. The applicant shall submit five copies of the materials listed in the checklist for site development stormwater plans in accordance with Subsection C of this article.
 - B. Site development stormwater plan approval. The applicant's site development project shall be reviewed as a part of the subdivision or site plan review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the engineer retained by the Planning and/or Zoning Board (as appropriate) to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this article.
 - C. Checklist requirements. The following information shall be required:
 - 1. Topographic base map. The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing one-foot contour intervals. The map, as appropriate, may indicate the following: existing surface water drainage; shorelines; steep slopes; soils; erodible soils; perennial or intermittent streams that drain into or upstream of the Category One waters; wetlands and floodplains along with their appropriate buffer strips; marshlands and other wetlands; pervious or vegetative surfaces; existing man-made structures; roads; bearings and distances of property lines; and significant natural and man-made features not otherwise shown.

- 2. Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.
- 3. Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.
- 4. Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of § § 114-212 through 114-215 are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.
- 5. Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:
 - a. Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
 - b. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.
- 6. Calculations.
 - a. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and post development conditions for the design storms specified in § 114-213 of this article.
 - b. When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution

of soils present at the location of the control measure.

- 7. Maintenance and repair plan. The design and planning of the stormwater management facility shall meet the maintenance requirements of § 114-219.
- 8. Waiver from submission requirements. The municipal official or board reviewing an application under this article may, in consultation with the Municipal Engineer, waive submission of any of the requirements in § 114-218C(1) through C(6) of this article when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

§ 114-219.B Maintenance and repair.

N/A B. *Retail to retail conversion - existing conditions to remain*
General maintenance.

- 1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.
- 2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). Maintenance guidelines for stormwater management measures are available in the New Jersey Stormwater Best Management Practices Manual. If the maintenance plan identifies a person other than the developer (for example, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's agreement to assume this responsibility or of the developer's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.

October 30, 2020
Via: Fed-Ex Priority

City of Somers Point
1 West New Jersey Avenue
Somers Point, NJ 08244

Attention: Jim McBrien, Zoning Official

Re: Proposed Development
Block 499, Lot 15.03
250 New Road
Somers Point, Atlantic County, NJ 08244
Bohler Project No. PP203121

Dear Brian:

With regard to the above referenced project, enclosed please find the following for your review and approval:

- Ten (10) copies of the Preliminary/Final Site Plans, dated September 15, 2020, revised September 10, 2020, Sheets C-101 – C-903, prepared by our office.
- One (1) copy of the completed application with original signature;
- One (1) copy of the completed Planning Board Checklist;
- One (1) copy of the prior decision regarding Kmart signage;
- One (1) copy of the 200' Radius Map;
- One (1) copy of the List of Property Owners, dated October 29, 2020;
- One (1) copy of the Memorandum of Lease;
- Ten (10) sets of the current sign package;
- Ten (10) copies of the Architectural Plans, prepared by Bignell, Watkins, Hasser Architects;.
- One (1) copy of the List of Property Owners, dated October 29, 2020;
- One (1) check dated October 23, 2020, in the amount of \$1,500, made payable to the City Of Somers Point;
- One (1) check dated October 23, 2020, in the amount of \$3,000, made payable to the City Of Somers Point;

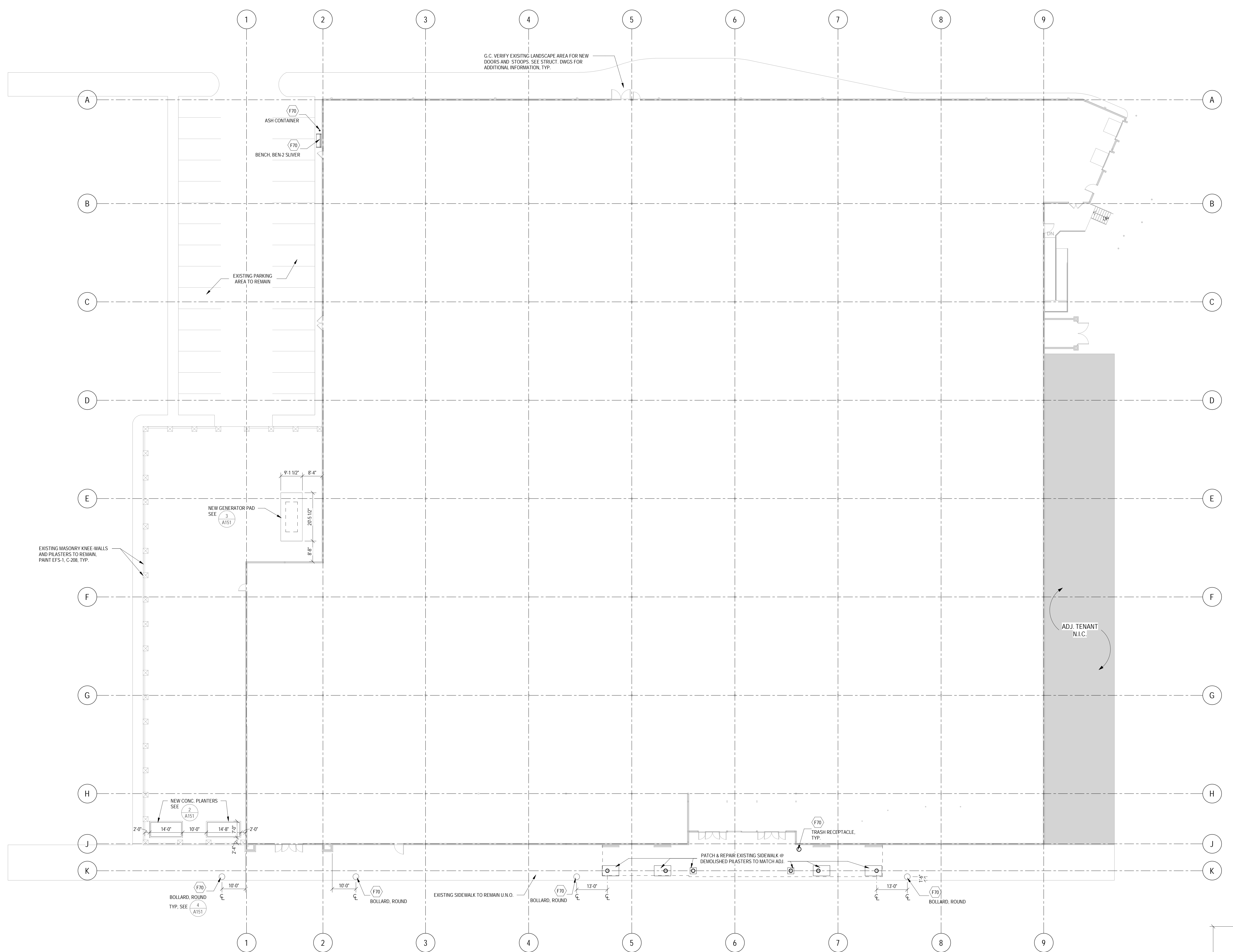
Upon review, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC

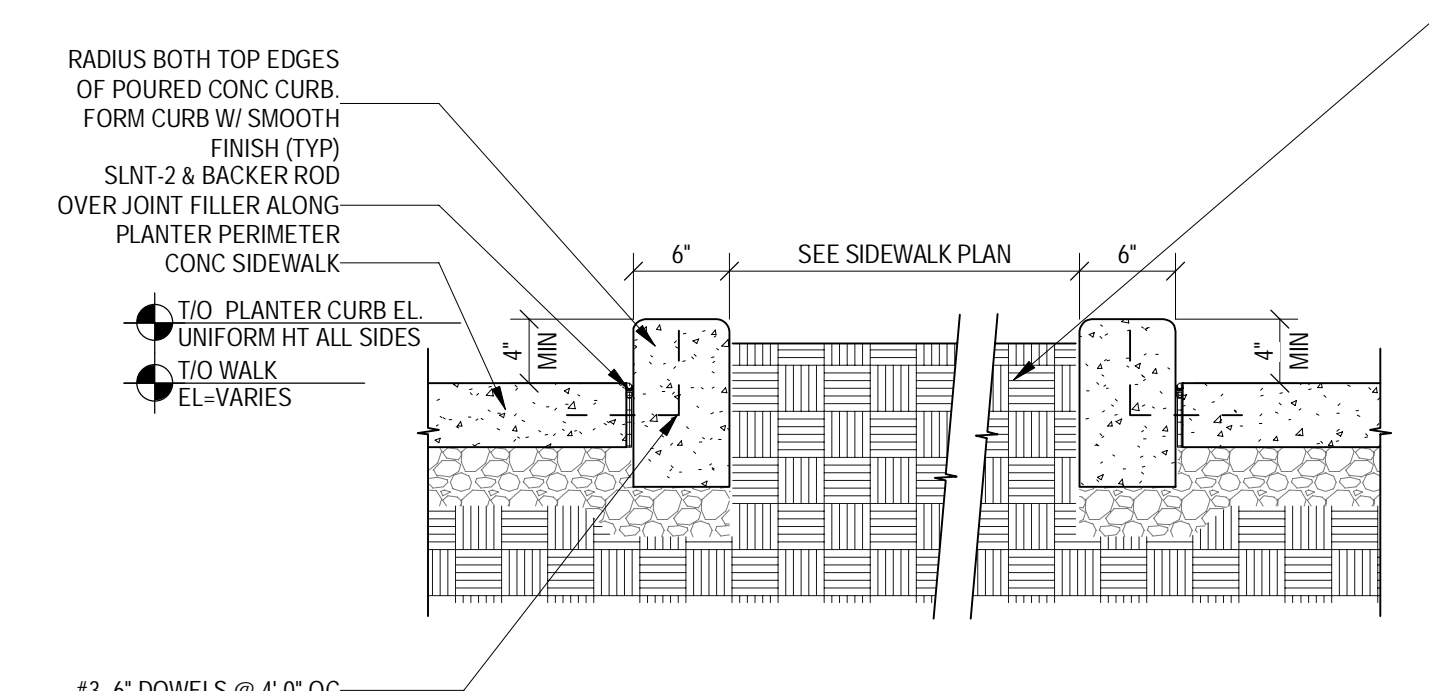


Michael Roth, E.I.T., Senior Design Engineer

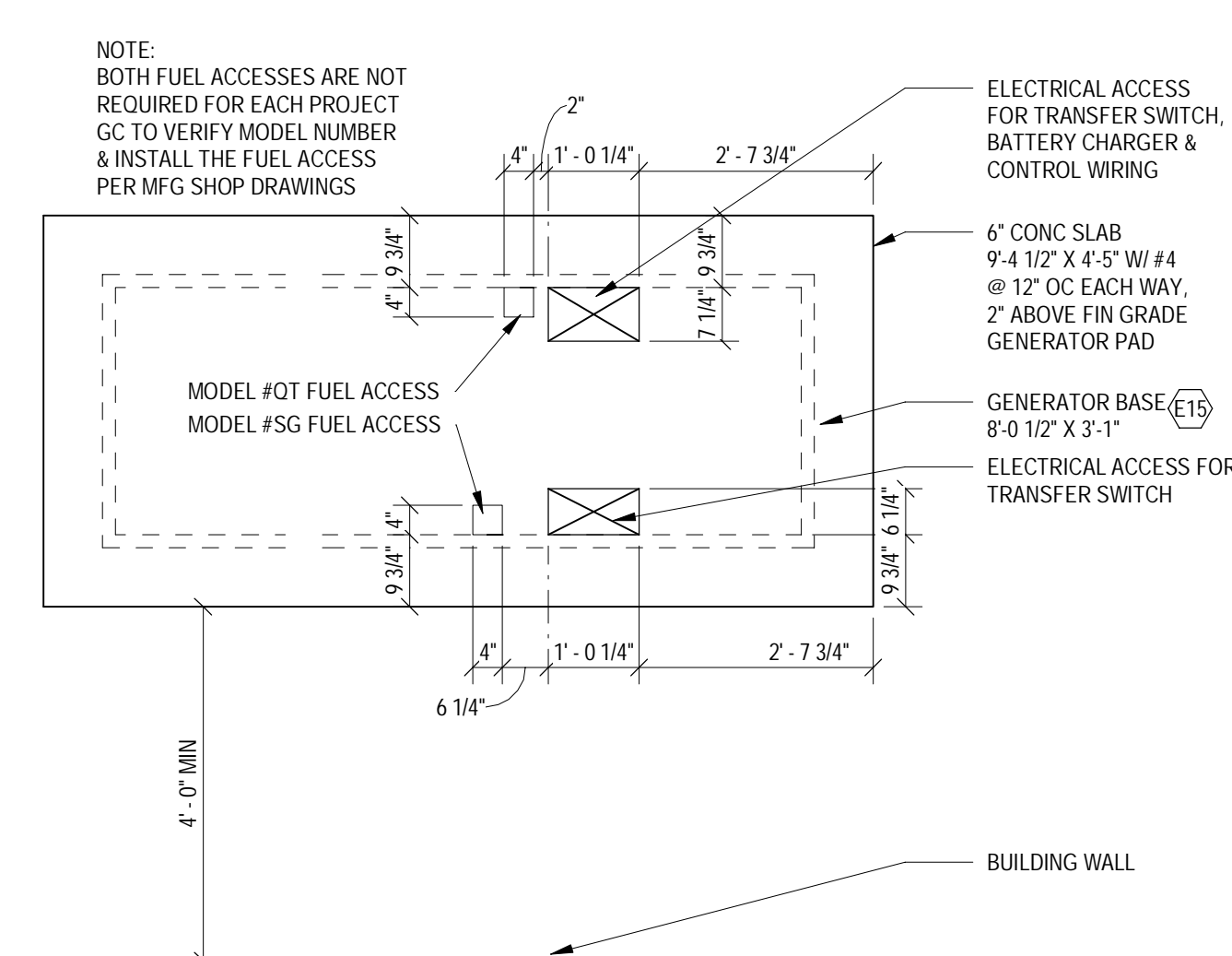


- SIDEWALK PLAN NOTES**
- A. ALL PUBLIC ENTRANCES ARE DESIGNED TO BE ACCESSIBLE.
 - B. PAINT ALL RUSTED OR PEELING METAL ON EXTERIOR PERIMETER TO MATCH COLOR PALETTE, INCLUDING BUT NOT LIMITED TO STAIR GUARDRAILS, DOORS, FRAMES, TRIM, BOLLARDS, GARDEN CENTER FENCING, BIKE RACKS, ETC.
 - C. PAINT CROSSWALK STRIPES TO MATCH EXISTING IN LOCATION AND SIZE.
 - D. POWER WASH FRONT WALK OUTSIDE OF EACH ENTRANCE ZONE.
 - E. TRIM ALL TREE BRANCHES THAT ARE IN CLOSE PROXIMITY TO AND OBSTRUCTING VISIBILITY OF EXISTING SITE OR BUILDING SIGNAGE.

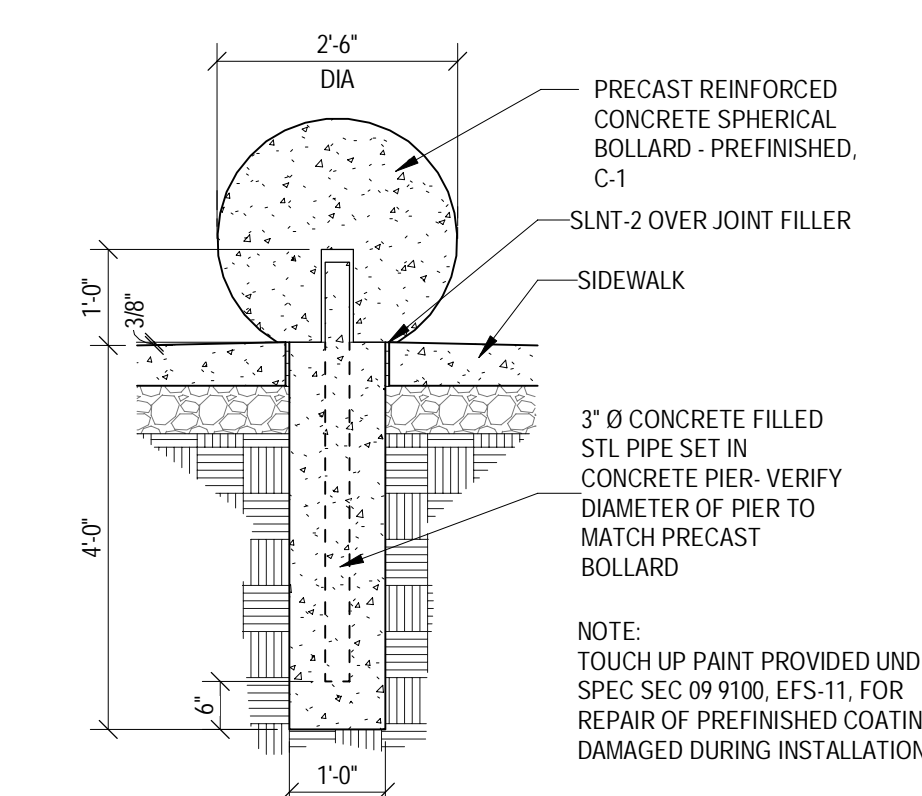
1 SIDEWALK PLAN
A151 SCALE: 1/16" = 1'-0"



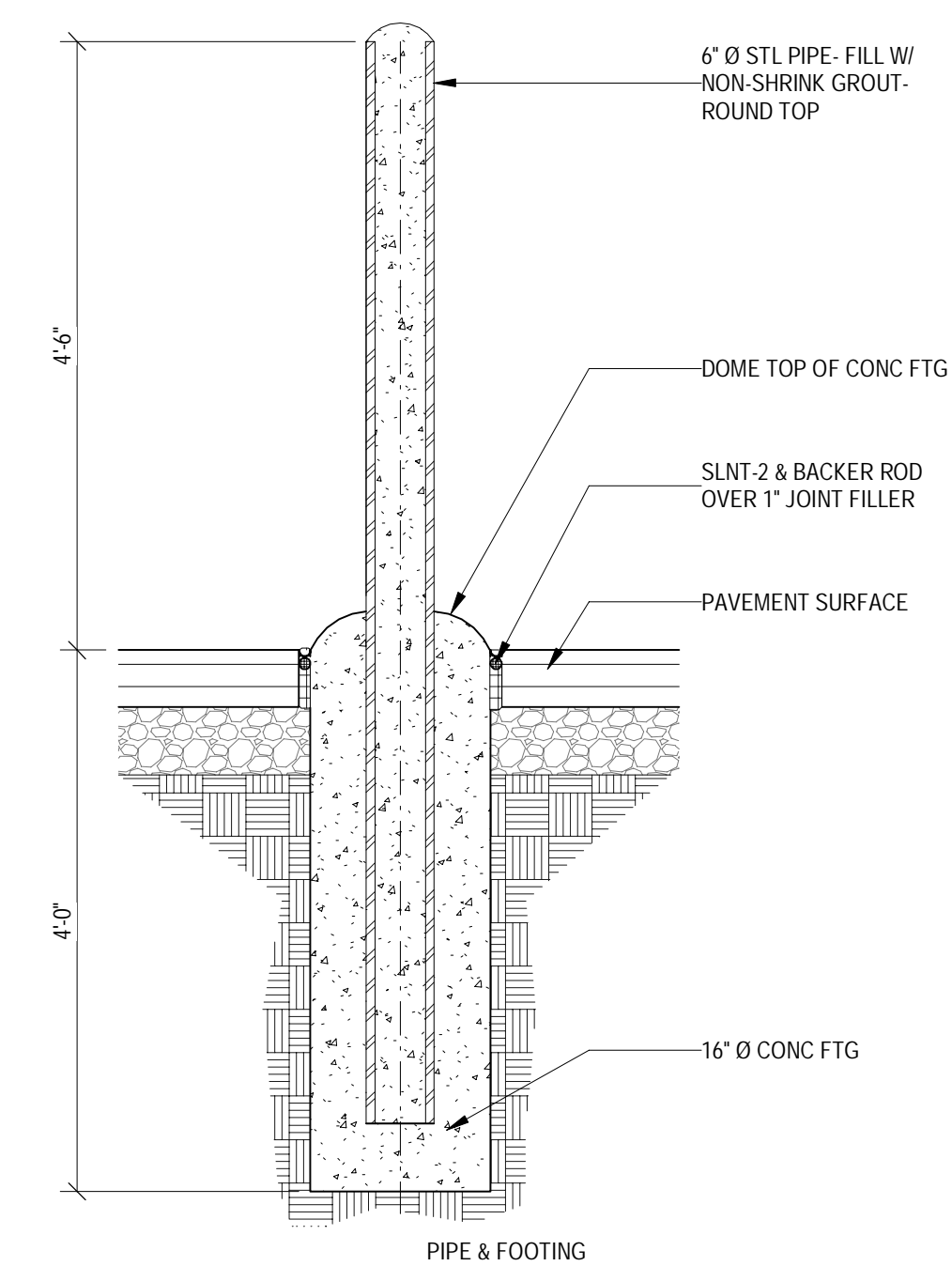
2 CONCRETE PLANTER CURB
A151 SCALE: 1" = 1'-0"



3 GENERATOR PAD
A151 SCALE: 1/2" = 1'-0"



4 SPHERICAL BOLLARD
A151 SCALE: 1/2" = 1'-0"



5 EXTERIOR BOLLARD
A151 SCALE: 3/4" = 1'-0"



Bignell Watkins Hasser
ARCHITECTS, INC.

ONE PARK PLACE, SUITE 250
ANNAPOLIS, MD 21401
410-224-2727

These drawings are the property of the Architect, Bignell Watkins Hasser Architects, Inc. Unauthorised reproduction for any purpose is an infringement upon copyright laws. Violators will be subject to prosecution by fullest extent of the law. Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

Date	No.	Description
10/06/2020		Bid / Permit Documents

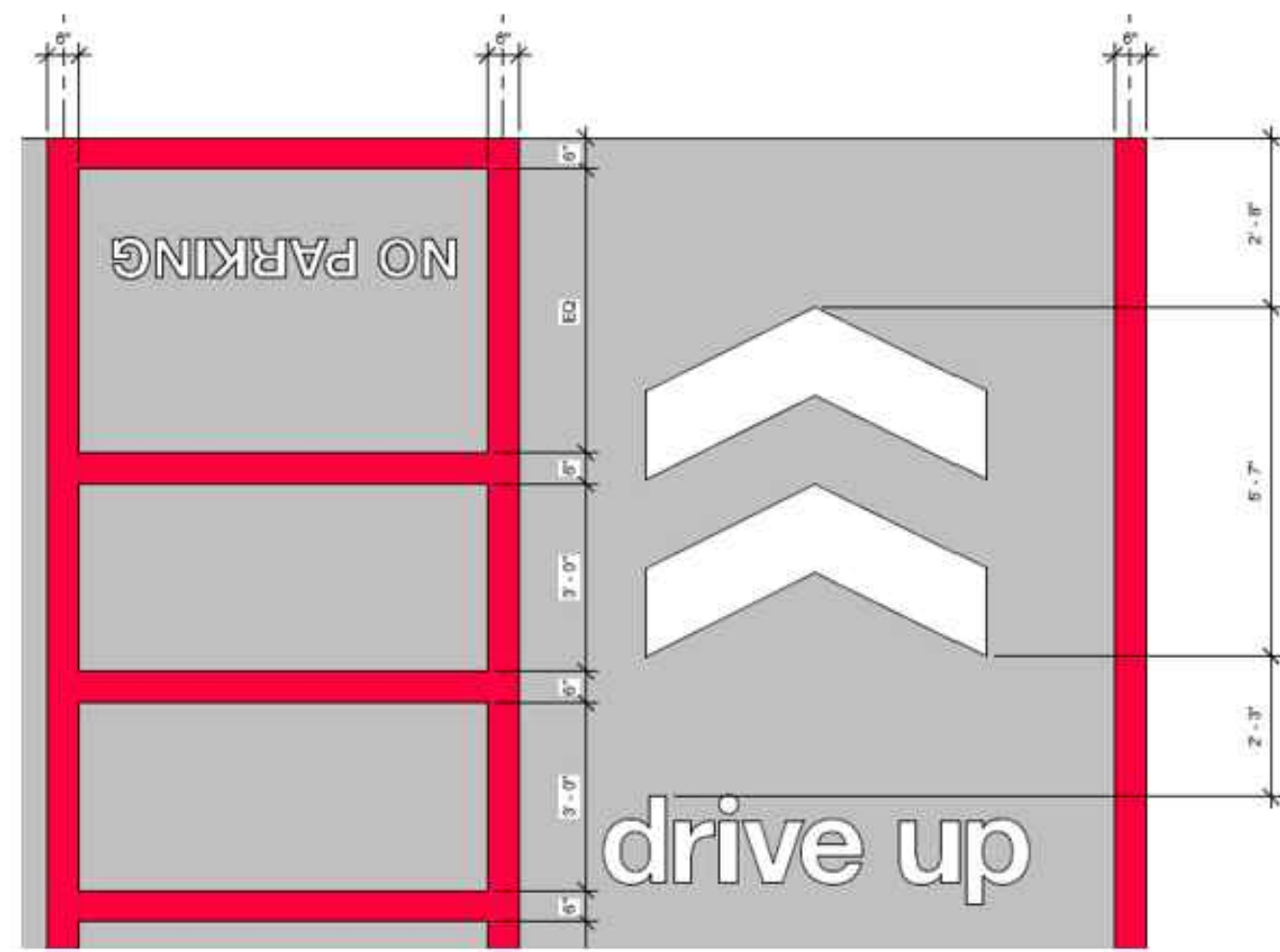
TARGET
Somers Point, NJ
EXTERIOR IMPROVEMENTS
250 NEW ROAD, SOMERS POINT, NJ 08244

Project Number **T-2878**
Proto: N/A Version: N/A Config: N/A
Drawn By **CF**
Checked By **CF**

SIDEWALK PLAN & DETAILS

A151





Typical Drive Through Striping Detail

CRITERIA NOTES

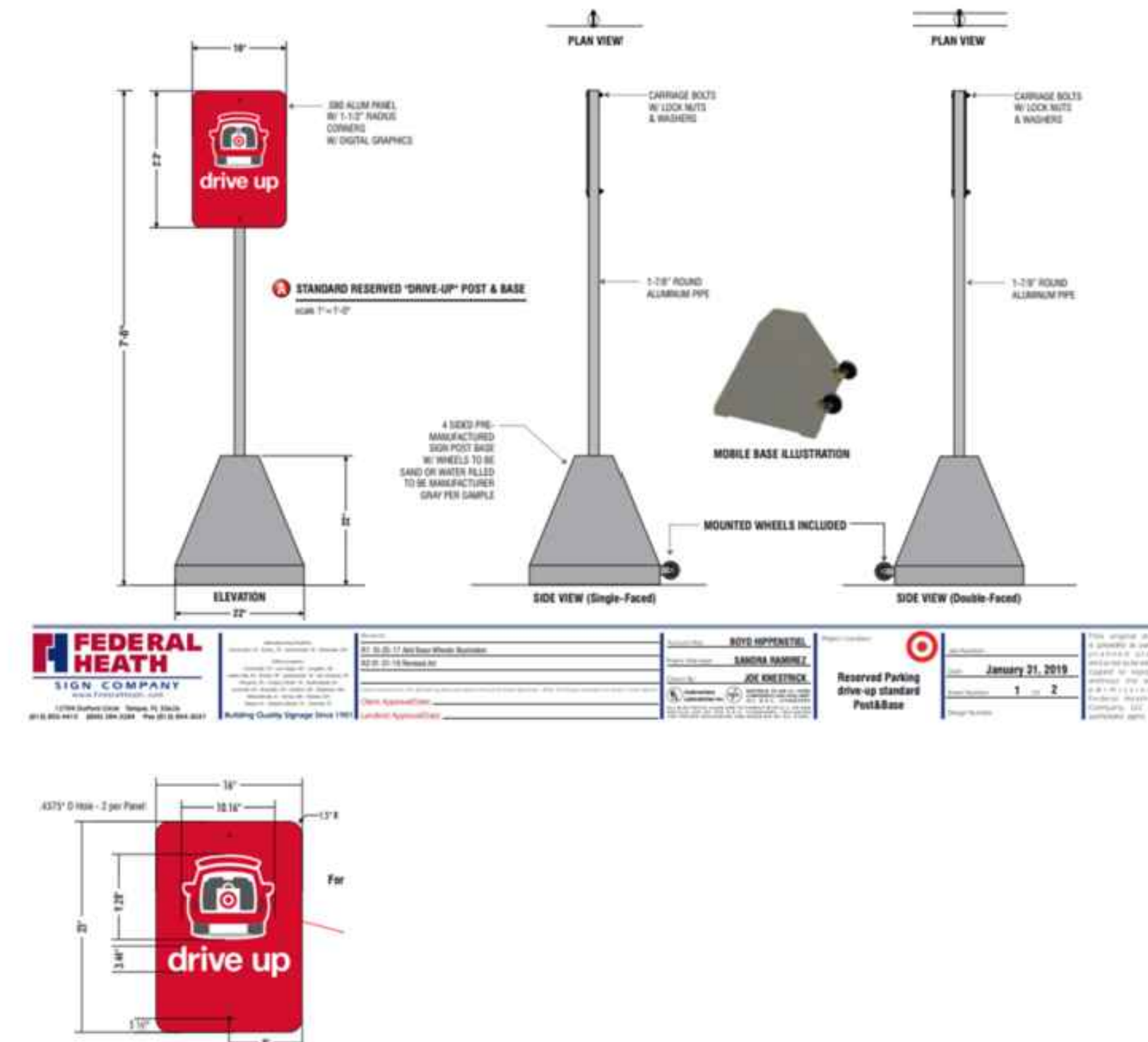
Drive Up Parking Lot Striping

- A. The drive up stalls are preferred to be painted with red stripes and white lettering. If the local AHJ does not allow red, the fall back color is white striping.
- B. Each drive up stall shall be 10'-0" max to 9'-0" min in width. Verify the size of the stall based on the number of stalls and criteria on previous pages.
- C. The loading aisle to be 7'-0" max to 4'-6" min in width. Verify the size of the stall based on the number of stalls and criteria on previous pages.
- D. NOTE: The chevrons are not included in the Pull In - Pull Out drive up stall option.

DRIVE UP STRIPING	DUP-A7
	UPDATED 2020-05

NOT FOR CONSTRUCTION

Mobile Signs



CRITERIA NOTES

Mobile Signs

- A. The permanent signage should be used whenever possible. Where site specific conditional do not allow for permanent signs, mobile/temporary signs may be used instead.
- B. In most locations mobile signs may be used in conjunction with beacons, and permanent signs.
- C. Coordinate with your Civil Engineer for placement of signs.
- D. These signs may also be provided and used when additional drive up stalls may be needed base on the amount of drive up orders.

MOBILE SIGNAGE	DUP-A20
	UPDATED 2020-05

NOT FOR CONSTRUCTION

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	2020-09-10	PER CLIENT COMMENTS	TS	NH
2	2020-11-24	PER TWP ENGINEER REVIEW COMMENTS	MR	MR

811
 Know what's below. Call before you dig.
 NEW JERSEY
 YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
 1-800-272-1000
 www.ij-call.org

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PP203121
DRAWN BY:	NH/TS
CHECKED BY:	MR
DATE:	09/15/2020
CAD ID:	PP203121-DETAILS

PRELIMINARY/FINAL SITE PLANS

FOR
TARGET CORPORATION

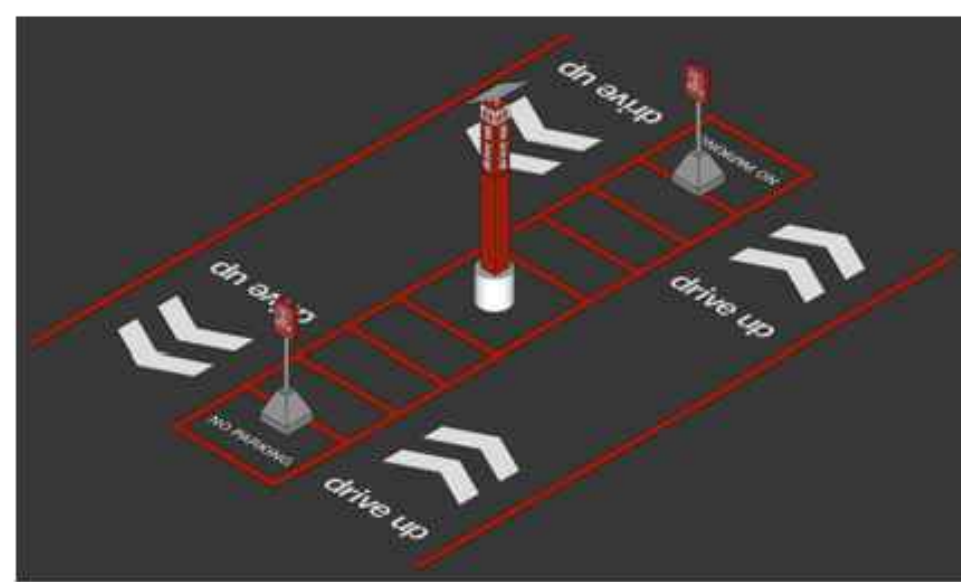
PROPOSED DEVELOPMENT
 250 NEW ROAD
 SOMERS POINT
 ATLANTIC COUNTY, NJ
 BLOCK 499, LOT 15.03

BOHLER
 1515 MARKET STREET, SUITE 920
 PHILADELPHIA, PA 19102
 Phone: (267) 402-3400
 Fax: (267) 402-3401
 www.BohlerEngineering.com

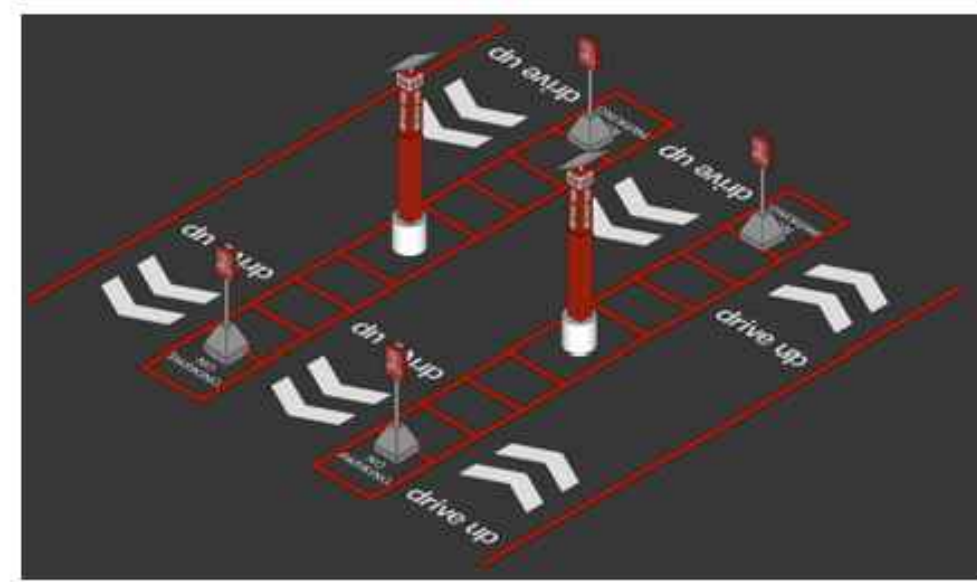
C. BROWN
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE075317
 DELAWARE LICENSE No. 18093
 NEW JERSEY LICENSE No. 24GE00041400

SHEET TITLE:
TARGET DETAILS

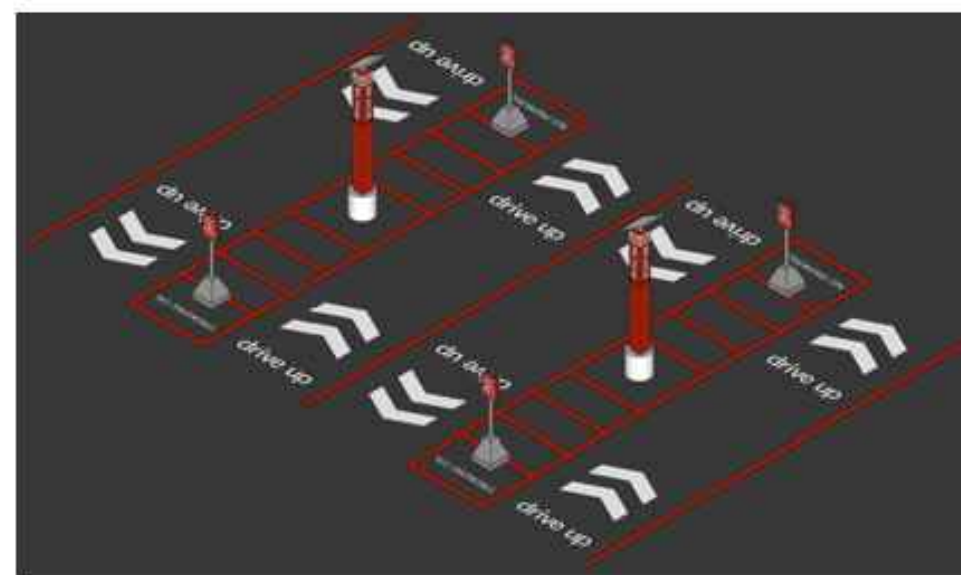
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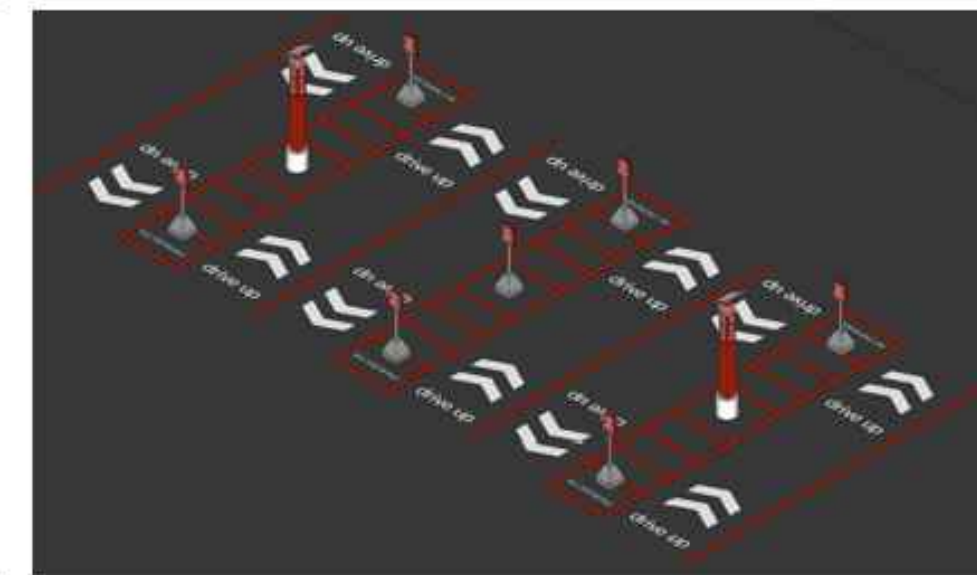
4 Drive Through Stalls



6 Drive Through Stalls



8 Drive Through Stalls

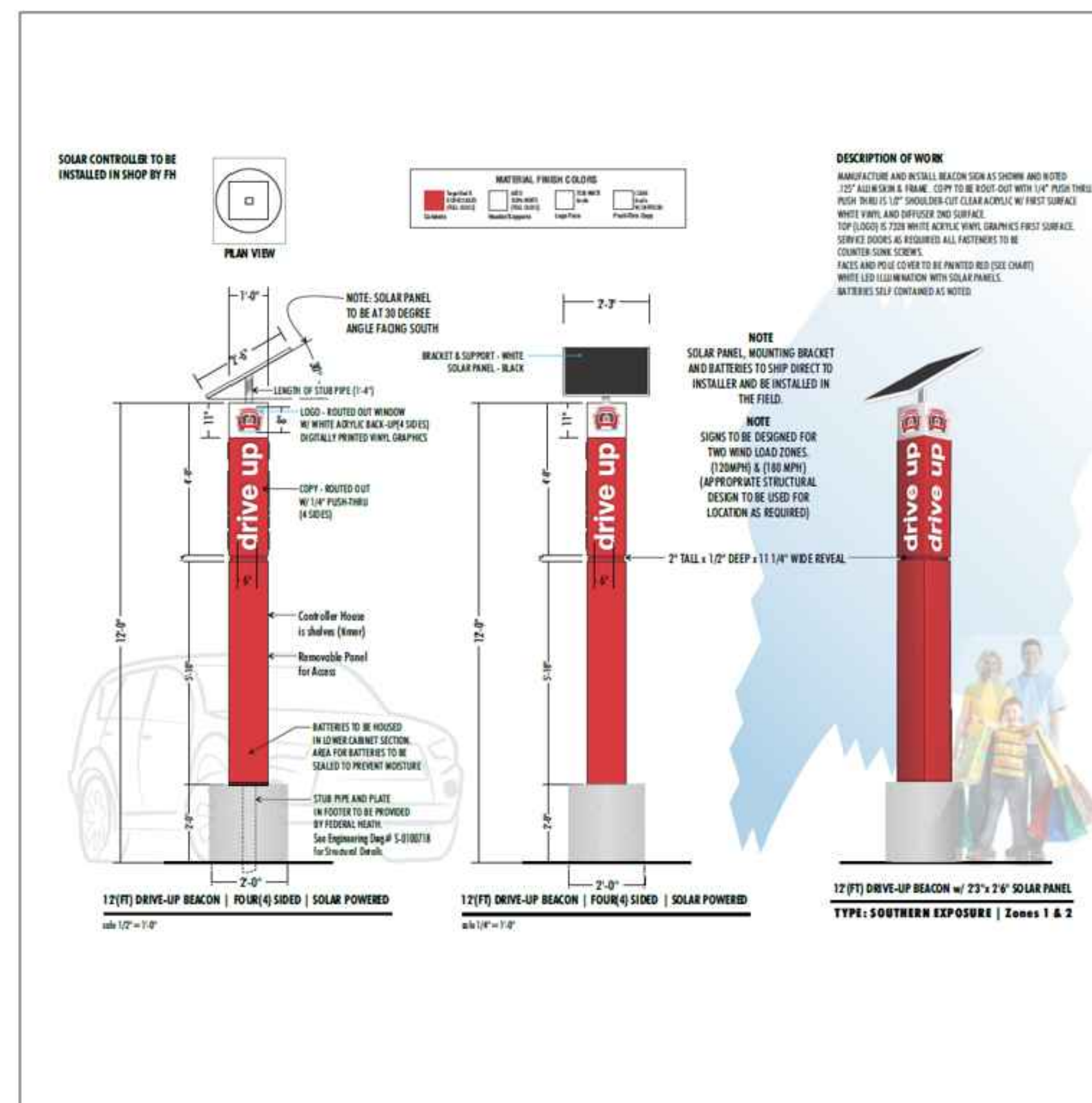


12 Drive Through Stalls

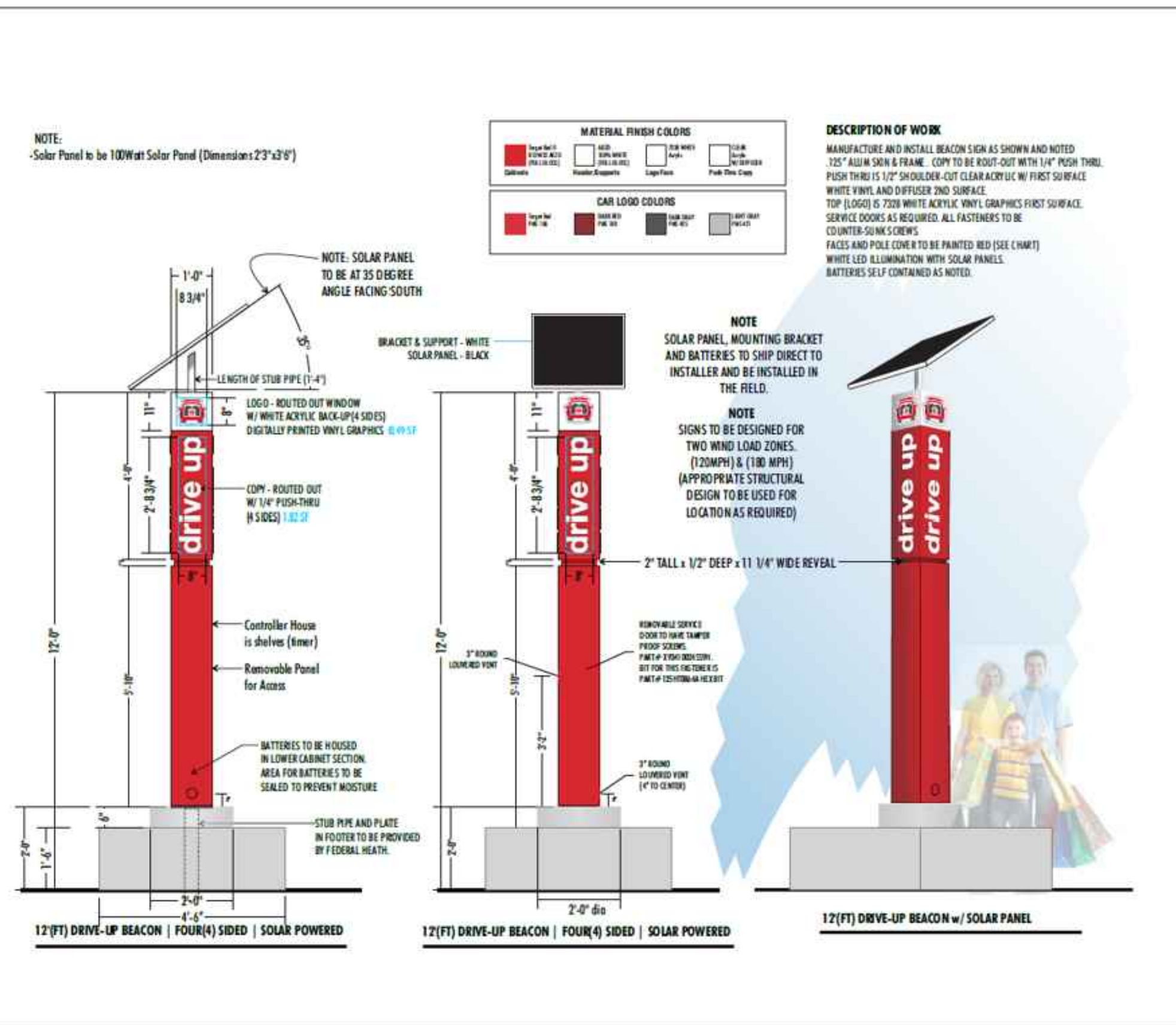
CRITERIA NOTES

- Drive Up Parking Lot Striping**
- The Pull Through Drive Up stalls is the preferred stall configuration and should be used whenever possible.
 - The drive up stalls are preferred to be painted with red stripes and white lettering. If the local AHJ does not allow red, the fall back color is white striping.
 - 6 drive up stalls is the preferred configuration for small format stores, while the 4 stall configuration can be used on smaller sites, or where the number of Drive Up stalls may be restricted by the AHJ.
 - The typical "P" sized store will typically have the 8 or 12 drive up stalls as the default. The direction of the number of drive up stalls, and the configuration will need to be coordinated with Store Operations and Target Real Estate.
 - In the 4, 6 and 12 Drive Up stall configuration the preferred drive up stall dimension is 10'-0" wide, and the loading aisle (area marked as "NO PARKING") to be 7'-0" wide. The basic premise for this layout is every two drive up stalls and the loading aisle takes up the same area as three 9'-0" wide stalls. In sites where the parking field is limited, the Drive Up stalls can be reduced to 9'-0" minimum, and the Drive Aisle reduced to 4'-0" minimum.
 - For the 6 drive up stall configuration each drive up stall is 9'-0" wide, and the Loading Aisle is 4'-0" wide. This spacing allows us to only take up 8 typical 9'-0" wide parking stalls for 6 drive up stalls.
 - A drive up Beacon sign should be placed in the loading aisle nearest to the building. A second beacon may be added per direction from Target.
 - If a store already has an existing beacon in the drive up stalls and increasing the number of stalls to 6, 8, or 12 an additional beacon will be added during the remodel.

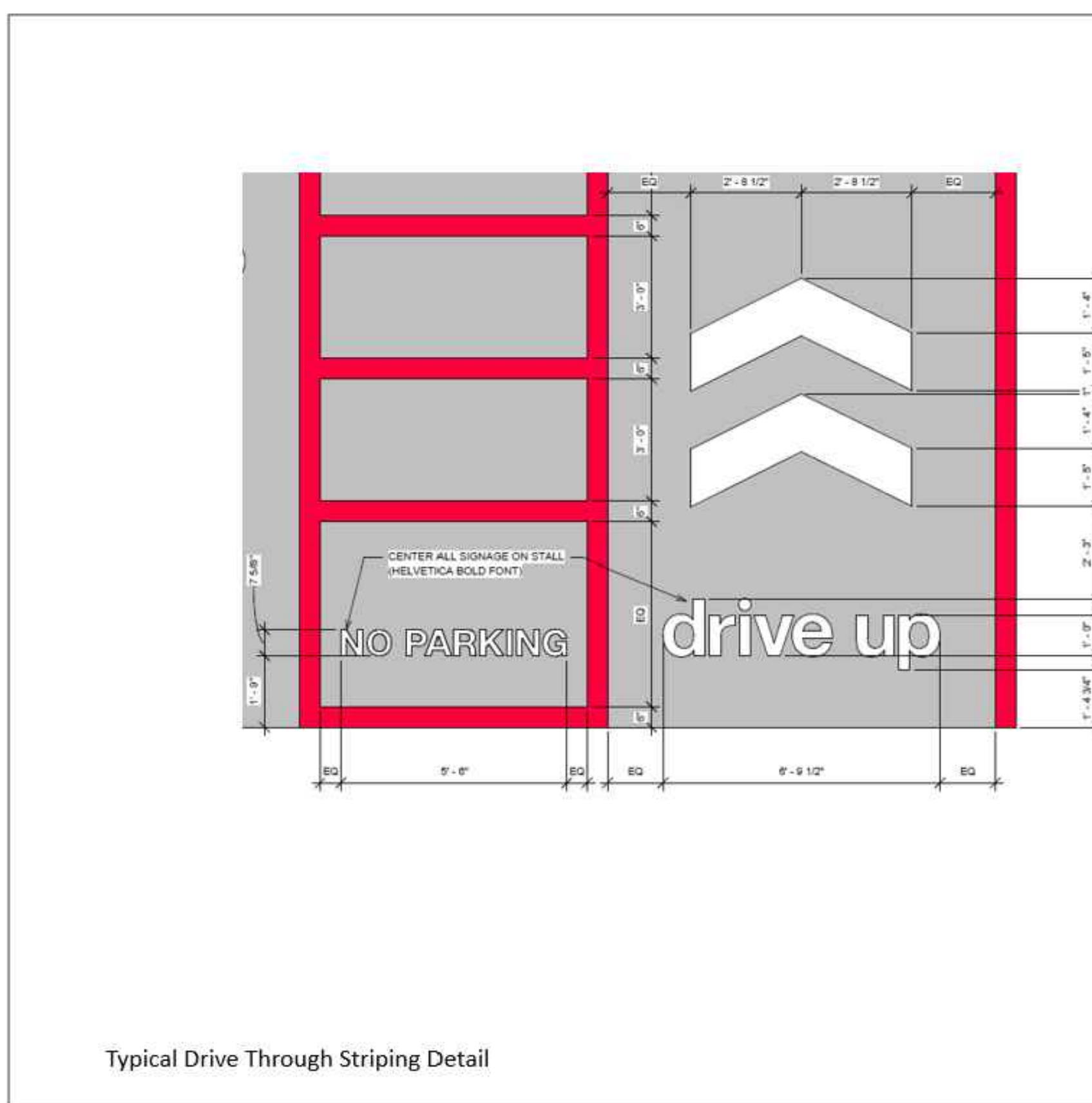
DRIVE UP DRIVE THRU PARKING LOT STRIPING	DUP-A5
	UPDATED 2020-05
NOT FOR CONSTRUCTION	



DRIVE UP BEACON	DUP-A15
	UPDATED 2020-05
NOT FOR CONSTRUCTION	



DRIVE UP BEACON	DUP-A16
	UPDATED 2020-05
NOT FOR CONSTRUCTION	



DRIVE UP STRIPING	DUP-A6
	UPDATED 2020-05
NOT FOR CONSTRUCTION	

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SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED BY
1	2020-09-10	PER CLIENT COMMENTS	TS
2	2020-11-24	PER TWP ENGINEER REVIEW COMMENTS	MR

811

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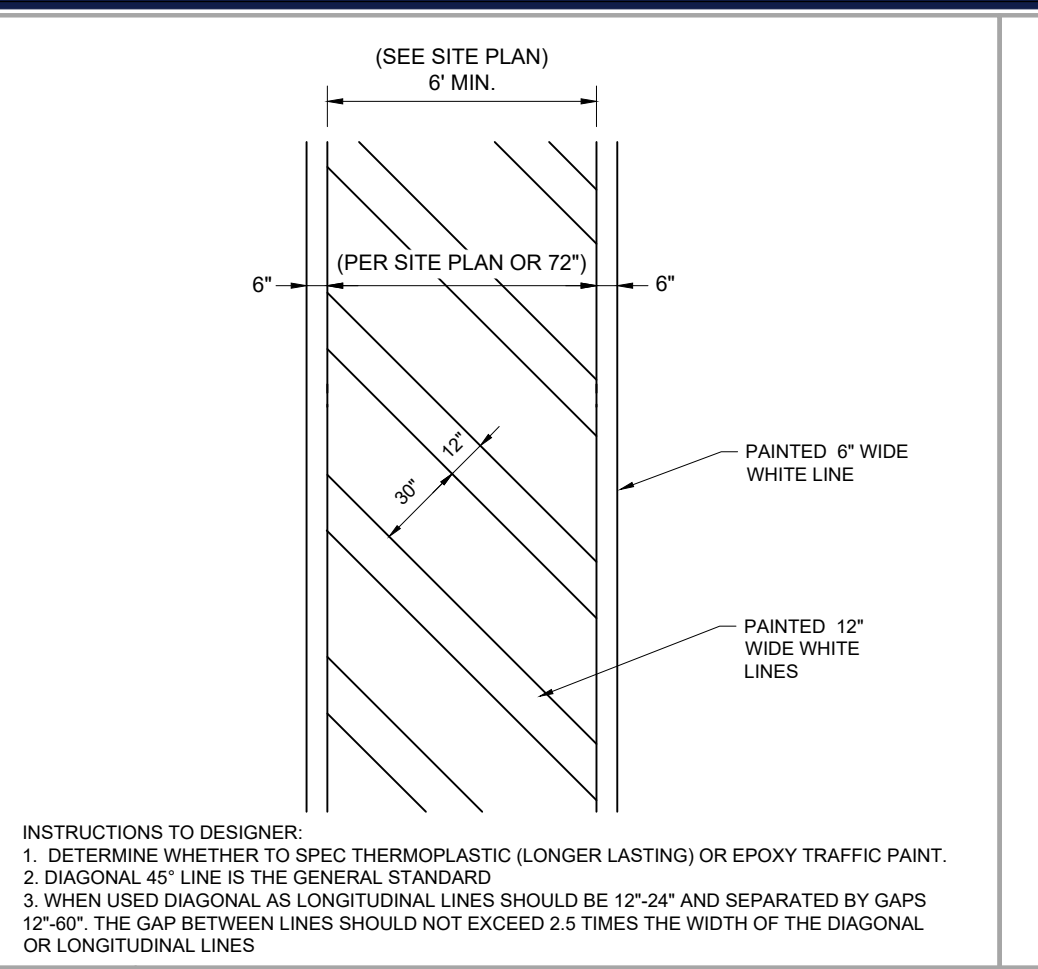
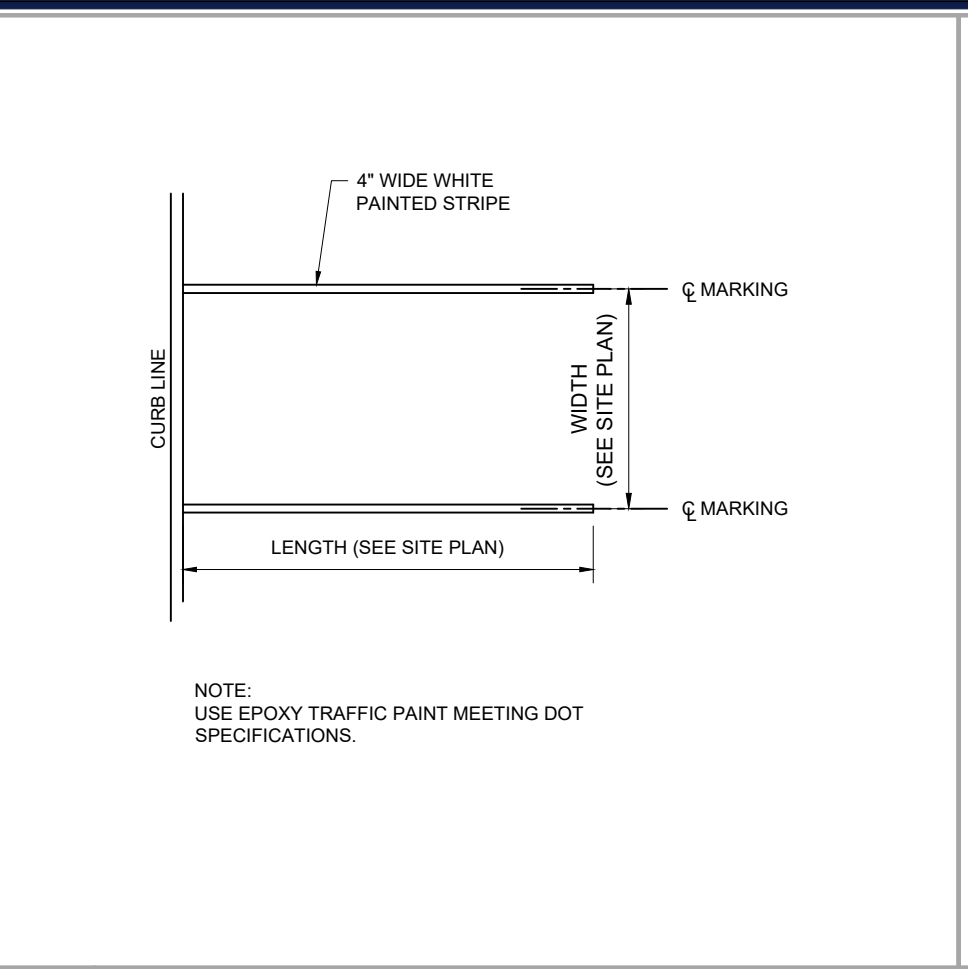
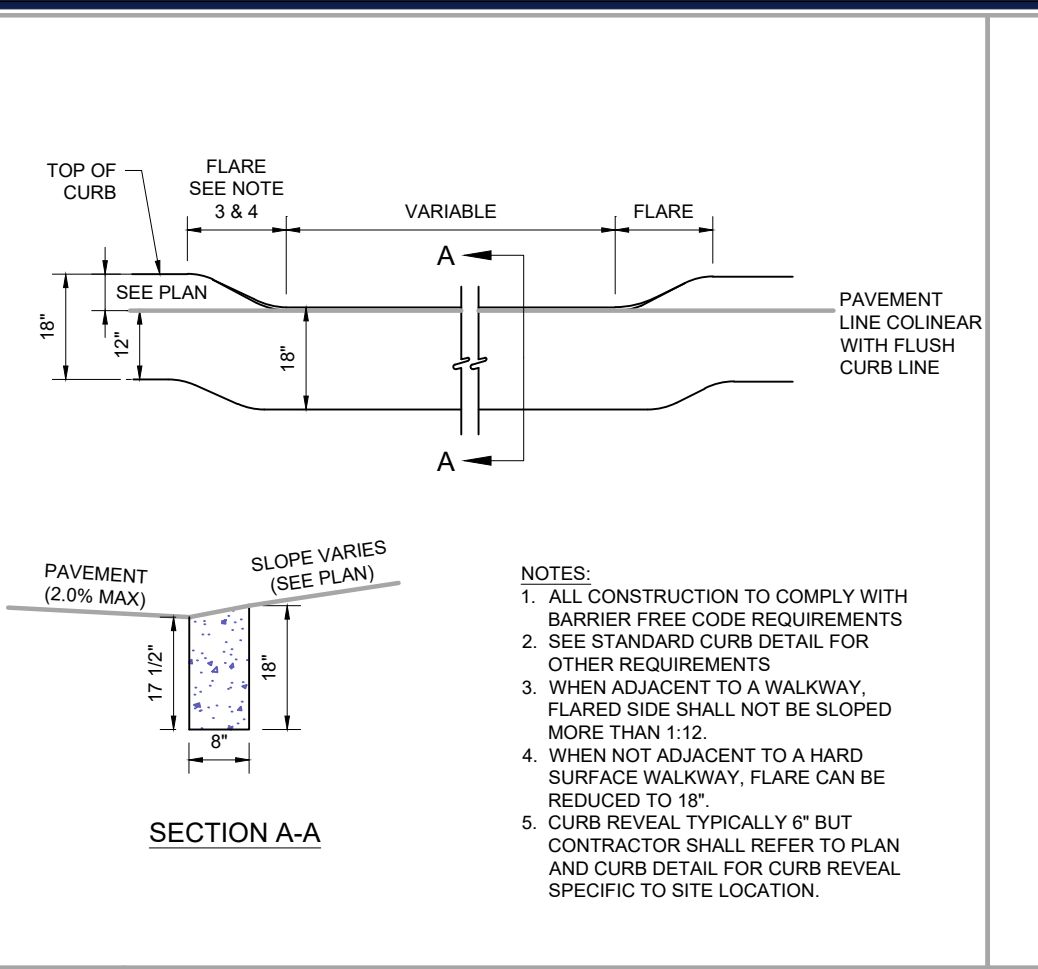
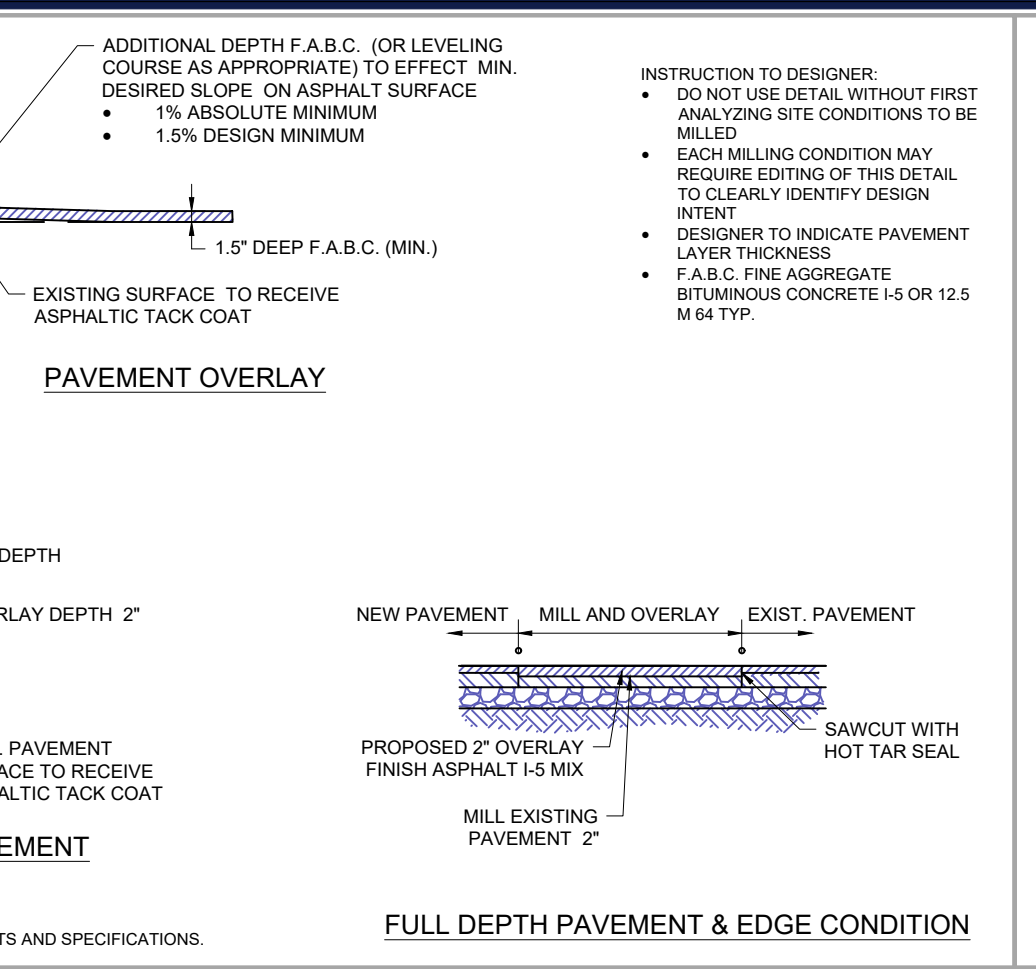
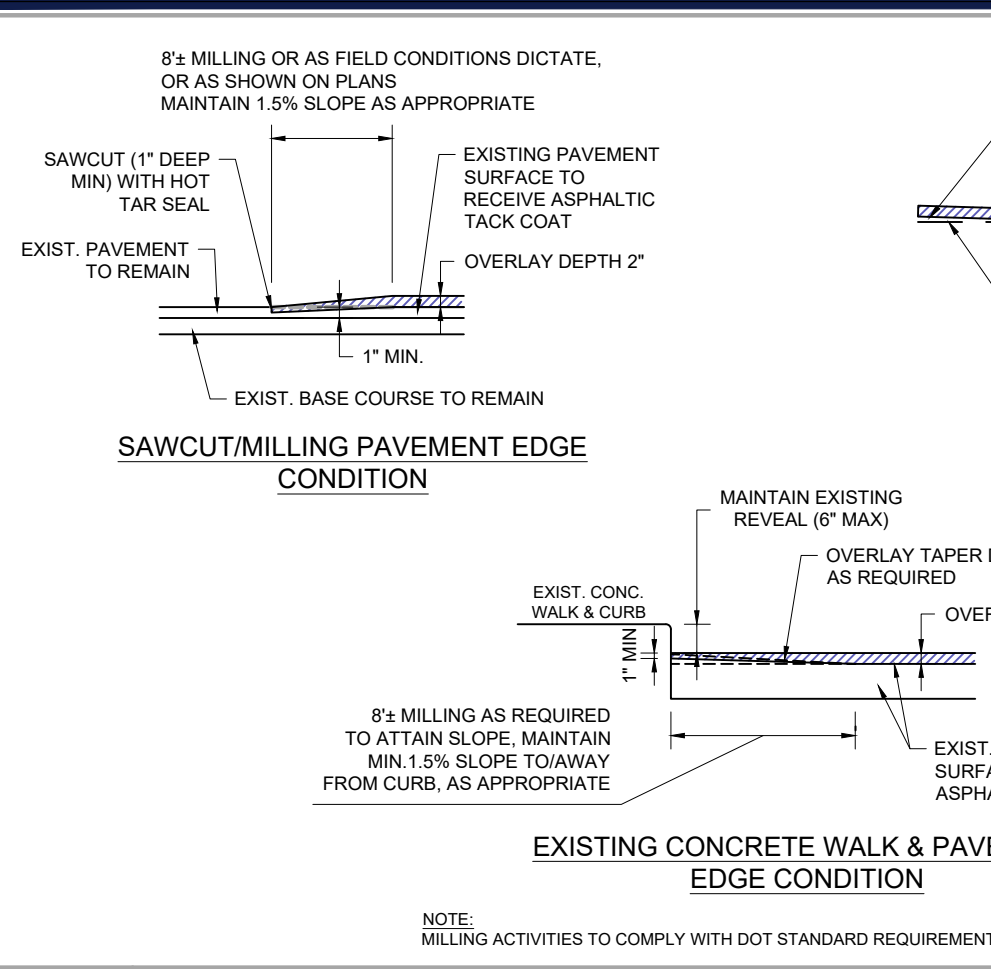
TARGET DETAILS

SHEET NUMBER:

C-902

REVISION Z - 2020-11-24

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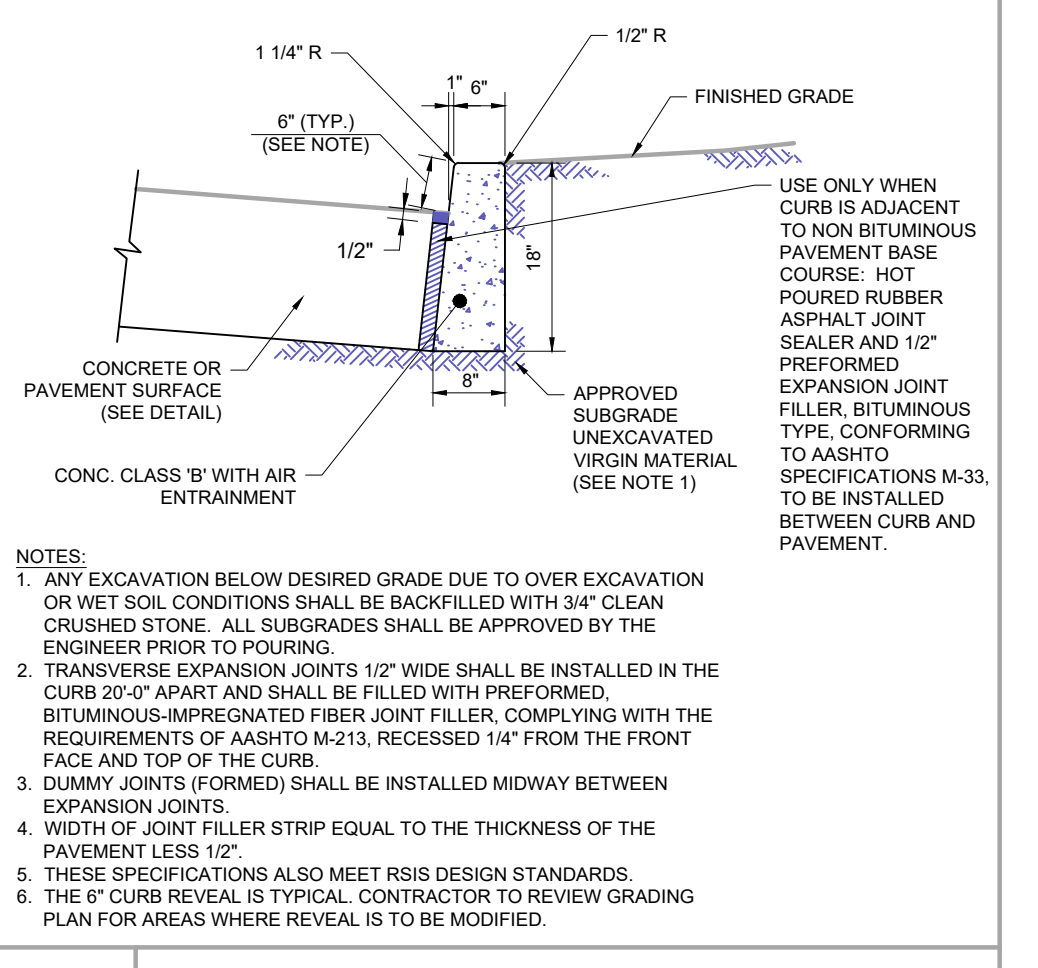
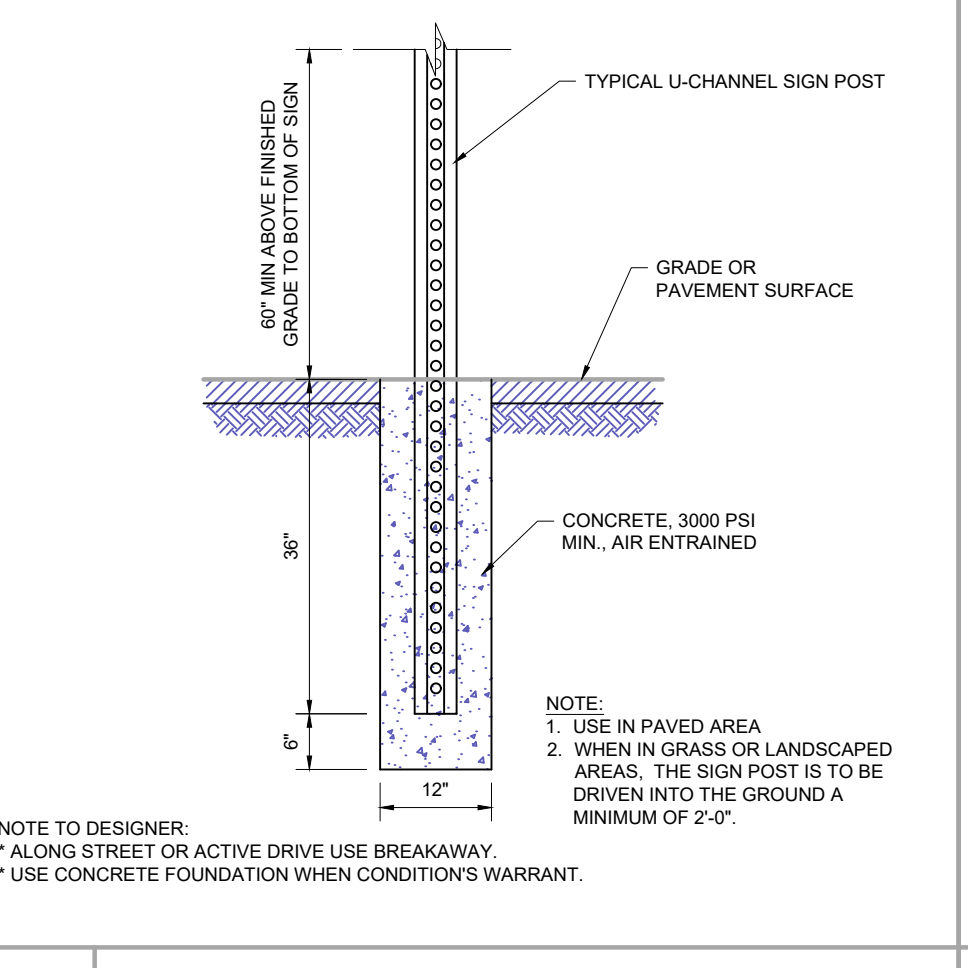
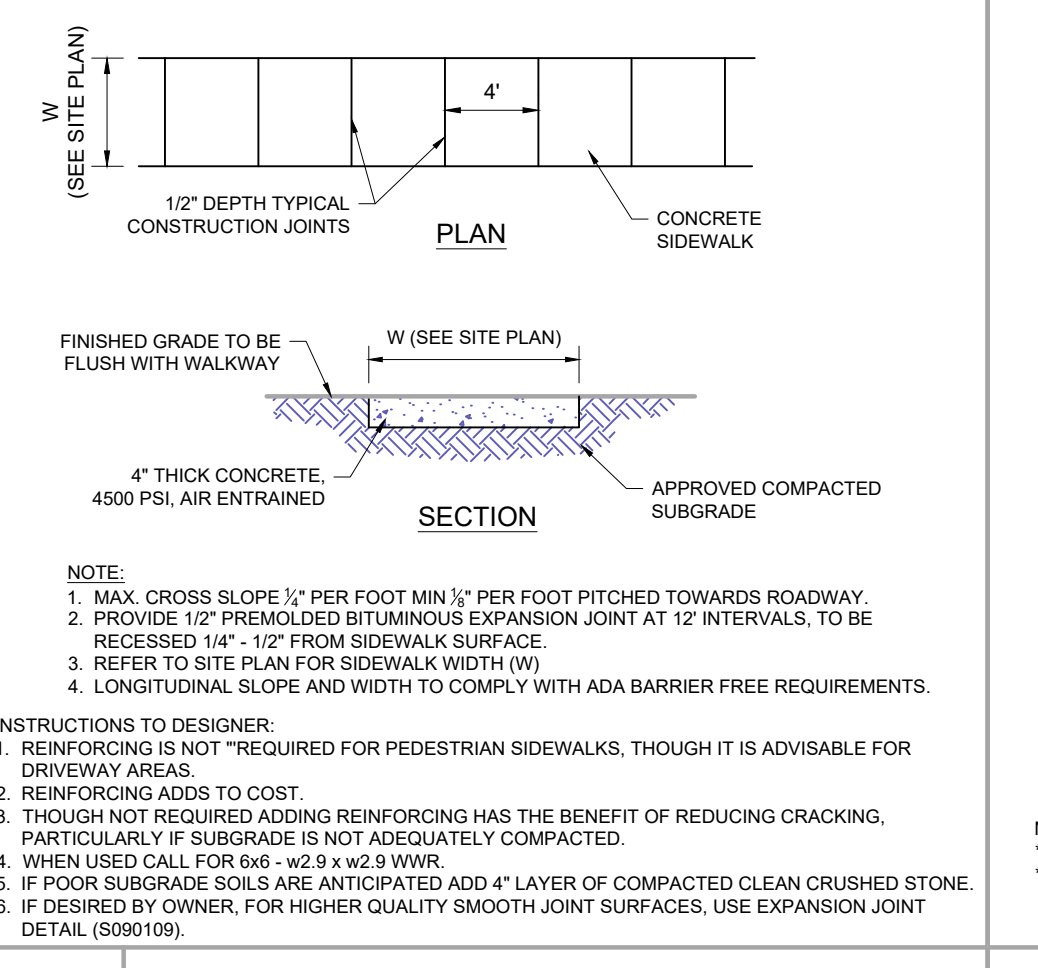
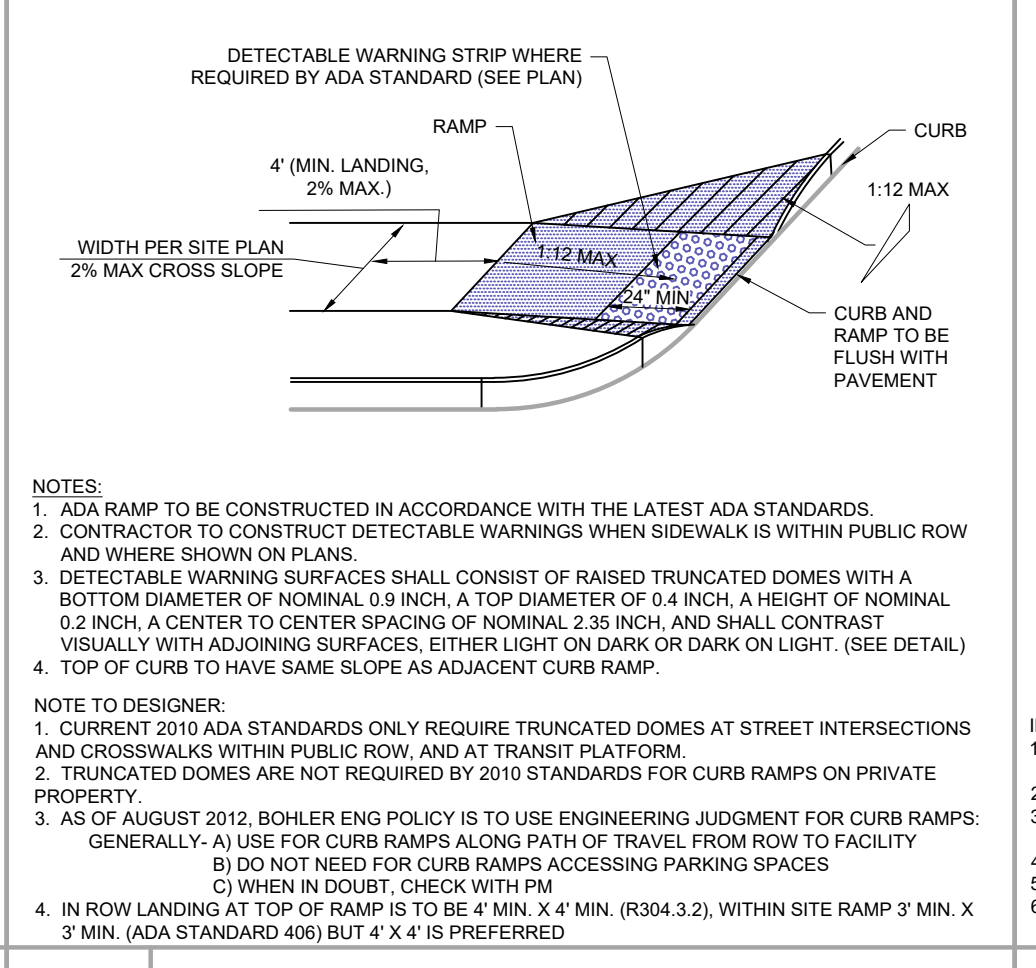
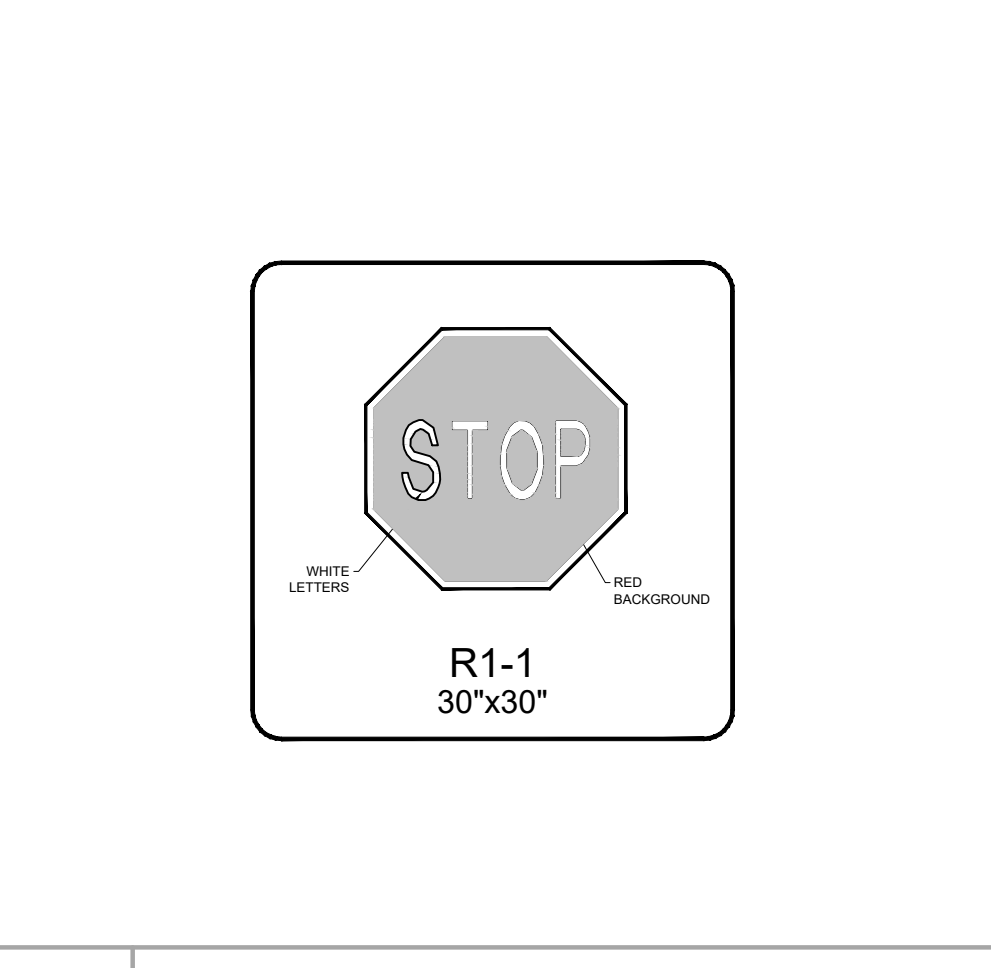
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NOT TO SCALE (S080401-01/2017)

X **ADA FLUSH CURB DETAIL**
NOT TO SCALE (S039904-01/2013)

X **STANDARD STRIPING DETAIL**
NOT TO SCALE (S080506-01/2013)

X **PAINTED CROSSWALK DETAIL**
NOT TO SCALE (S080601-08/2016)

X **PEDESTRIAN CROSSING**
NOT TO SCALE (X0000000)



X **STOP SIGN**
NOT TO SCALE (X0000000)

X **ADA CURB RAMP DETAIL**
NOT TO SCALE (S070101-01/2013)

X **CONCRETE SIDEWALK DETAIL**
NOT TO SCALE (S09105-01/2013)

X **SIGN POST FOUNDATION**
NOT TO SCALE (S100201 - 09.25.08)

X **CONCRETE CURB 6" REVEAL DETAIL**
NOT TO SCALE (S030202-01/2013)

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PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

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SHEET TITLE:

DETAILS

SHEET NUMBER:

C-901

REVISION 2 - 2020-11-24

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LANDSCAPE SPECIFICATIONS:

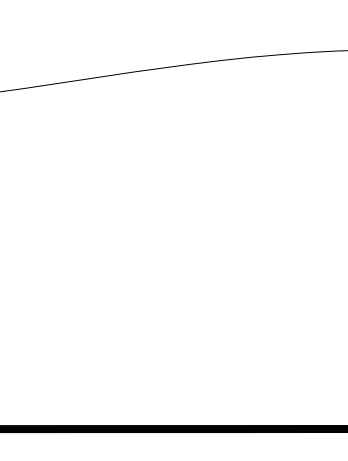
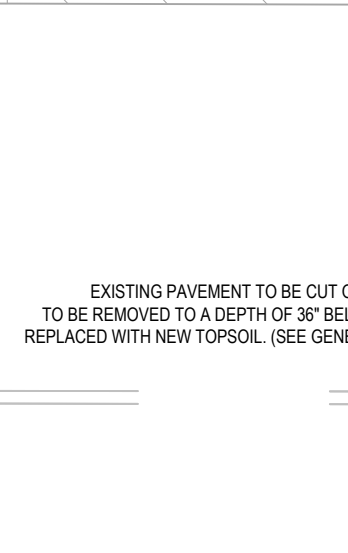
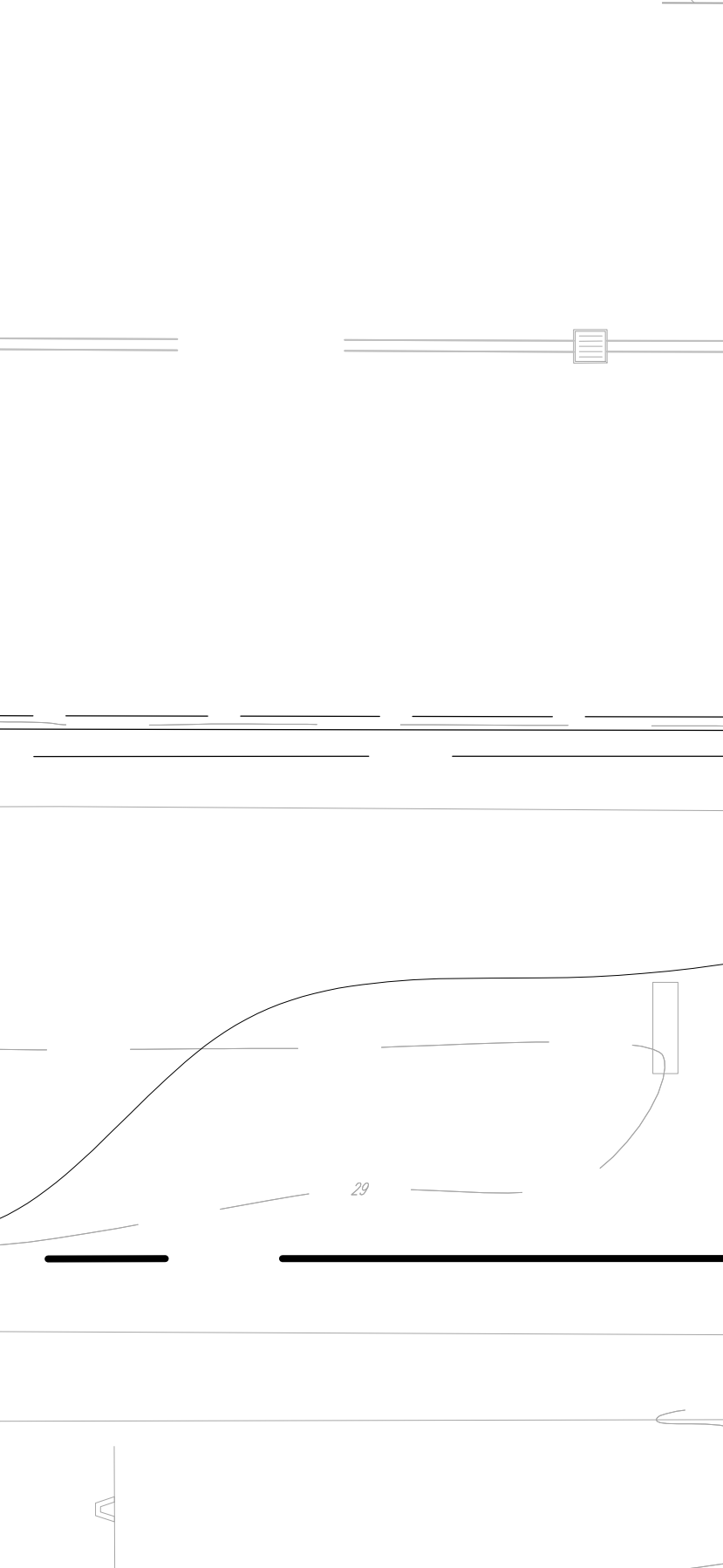
- SCOPE OF WORK:**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFORM ALL EXISTING FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOILING, PLANTING AND MULCHING INCLUDING ALL LAWN MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- MATERIALS:**
A. GENERAL: ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
B. TOPSOIL: NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5% IN RANGE BETWEEN 5.5" TO 12" SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
C. LAWN: LAWN AREAS SHALL BE SEEDED OR SOILED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL, FERTILIZER AND PEST CONTROL NOTES FOR SOIL BED PREPARATIONS REFER TO ITEM 8 BELOW.
1. LAWN BEDS MEASURE SHALL BE FRESH, CLEAN NEW CROP SEED.
I. SOIL SHALL BE STRONGLY ROOTED, WEED AND DISSEMINATED FREE WITH A UNIFORM THICKNESS. SOIL NEEDED ON SLOPES GREATER THAN 4:1 SHALL BE TEGGED TO HOLD SOIL IN PLACE.
D. MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH A 7" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
E. FERTILIZER:
1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
2. FOR THE PURPOSE OF RECORD, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 8% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
F. PLANT MATERIAL:
1. ALL PLANTS SHALL MEET ALL REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" AND LATEST EDITION AS PUBLISHED BY AMERICAN HORT. FORMERS (THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION). IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
2. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
3. TREES WITH ABNORMAL OR THE BARK, SUN SCALDS, DISRUPTION OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLOSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ANY OTHER SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
4. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSESTIC RESIST OR LARVAE.
5. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER IS SIX INCHES (6") ABOVE THE GRADE, EXCEEDS FORTY INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
6. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB AND NOT TO THE LONGEST BRANCH.
7. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
G. GENERAL WORK PROCEDURES:
1. CONTRACTOR TO UTILIZE NEWMAN-LINE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
3. SITE PREPARATIONS:
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE CUT BY THE ROOTS AND EXPUNDED OF ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY BRANCH SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR DAMAGE AS A RESULT OF BRANCH DAMAGE AS A RESULT OF BRANCH DAMAGE. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIALS. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
4. TREE PROTECTION:
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY EIGHT (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT (8) FEET ON CENTER AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO CONSTRUCTION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
5. SOIL MODIFICATIONS:
A. CONTRACTOR SHALL ATTEMPT A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR RECORD PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12" USE COMPOSTED BARK COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 5.5.
II. TO INCREASE DRAINAGE: MOODY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK UP TO 20% BY VOLUME AND AGRI-CUL TUNAL SYSTEM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 50% OF THE TOTAL MIX. SUBSIDIARY DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
III. MOODY (EXTREMELY) SANDY SOILS (MORE THAN 85% BY VOLUME) ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. FINISHED GRADING:
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1")
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS INDICATED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOIL:
A. CONTRACTOR SHALL PROVIDE A SIX (6") THICK MINIMUM LAYER OF TOPSOIL OR AS DIRECTED BY THE LOCAL JURISDICTION, OR CLIENT. ALL PLANTING AND LAWN AREAS SHOULD BE SPREAD OVER A PREPARED SURFACE IN A LAYER ONE LAYER TO ACHIEVE THE DESIRED COMPACT THICKNESS.
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

GENERAL NOTES:

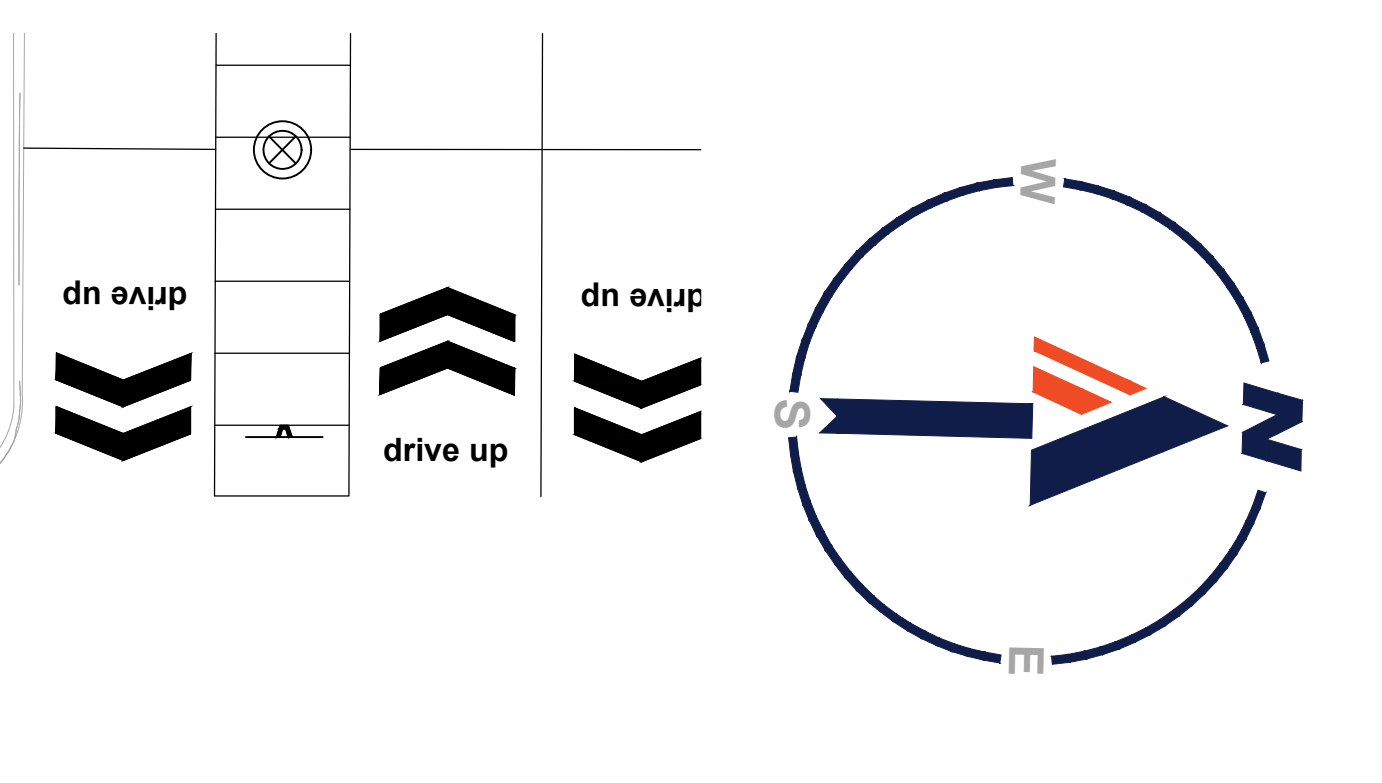
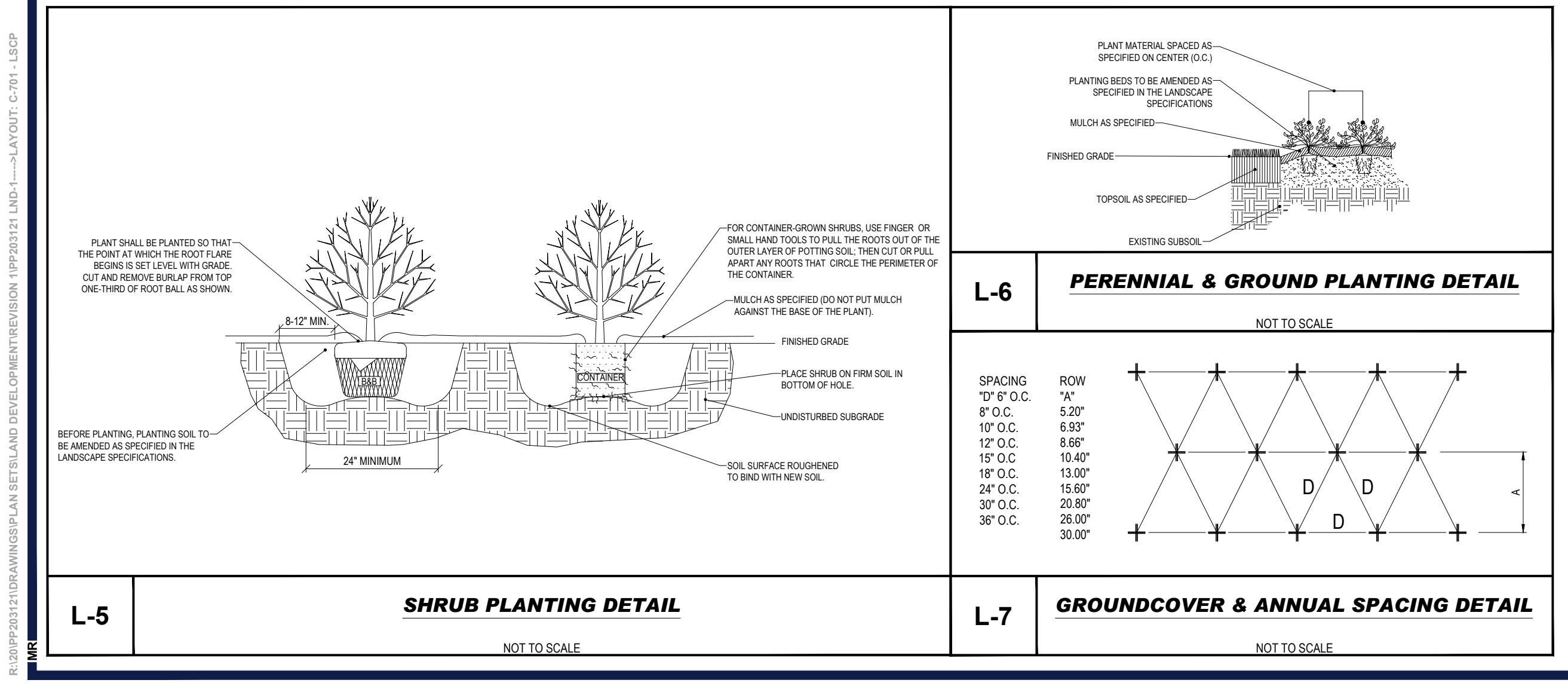
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C. UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FEATURES INCLUDE RAIN GARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- TOPSOIL SHALL BE A NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5% (BY WEIGHT), A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 1", WOOD, ROOTS, VEGETABLE MATTER OR CLAY CODS.

- PLANTING:**
A. NO PLANTING SHALL BE DONE ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNWATERED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF THE GREATER THAN THREE DAYS SHALL BE HEADED UP WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE FAVORABLE AND ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
C. ANY NURSED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN SHARP TOOLS. ONLY NURSED OR OVERHEAD BRANCHES ARE TO BE REMOVED.
D. ALL PLANTING CONTAINER BAGS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS MARCH 15TH TO DECEMBER 15TH
II. LAWN AND SEED MIXES: MARCH 15TH TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH
PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONSULT WITH THE MUNICIPALITY FOR POTENTIAL SUBSTITUTIONS.
G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPIRANT SHOCK AND SEALABILITY, LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH GREATLY INCREASED. IF IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
BETULA VARIETIES
CORNUS VARIETIES
CORYLUS VARIETIES
QUERCUS VARIETIES
LIRIODENDRON TULIPFERA
ZELKOVA VARIETIES
H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEY BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF THE ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART FERT FILL MIX
II. 1 PART COMPOSTED COM MANURE BY VOLUME
III. 2 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS AGRI-PROM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER GALLON PLANT
B) 8 TABLETS PER 4 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS AT OR BELOW GRADE AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
L. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL, AS PER MANUFACTURER'S RECOMMENDATION.
M. NO PLANT, EXCEPT GROUND COVER, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR UNDER NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
P. TRANSPLANTING (WHEN REQUIRED):
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 12.F. ABOVE)
B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEADED UP WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 15TH AND JUNE 30TH.
D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
Q. WATERING:
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO TREES AND SHRUBS IN SUCH MANNER AS NOT TO DISTURB MOISTURE, AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
R. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON-SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON-SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
S. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
T. GUARANTEE:
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE SCHEDULE FOR THE PERIOD (50% OF THE VALUE OF THE LANDSCAPE INSTALLATION) WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF ON-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 50% OF ITS BRANCHES ARE DEAD.
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF PESTS AND DISEASE.
D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF EXPOSED OR BARE AREAS.
U. CLEANUP:
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNNEEDED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

- EXISTING PAVEMENT TO BE CUT OUT AND SOIL / SUBSTRATE TO BE REMOVED TO A DEPTH OF 8" BELOW FINISHED GRADE, AND REPLACED WITH NEW TOPSOIL. (SEE GENERAL LANDSCAPE NOTE #7)



PLANT SCHEDULE						
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
DGN	8	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER	
MDL	2	ILEX AQUIFOLIUM 'MESCHICK'	DRAGON LADY HOLLY	3-4"	CONTAINER	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
PVN	8	PANICUM VIRGATUM 'NORTH WIND'	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
EPK	18	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	1 GAL.	CONTAINER	12" o.c.



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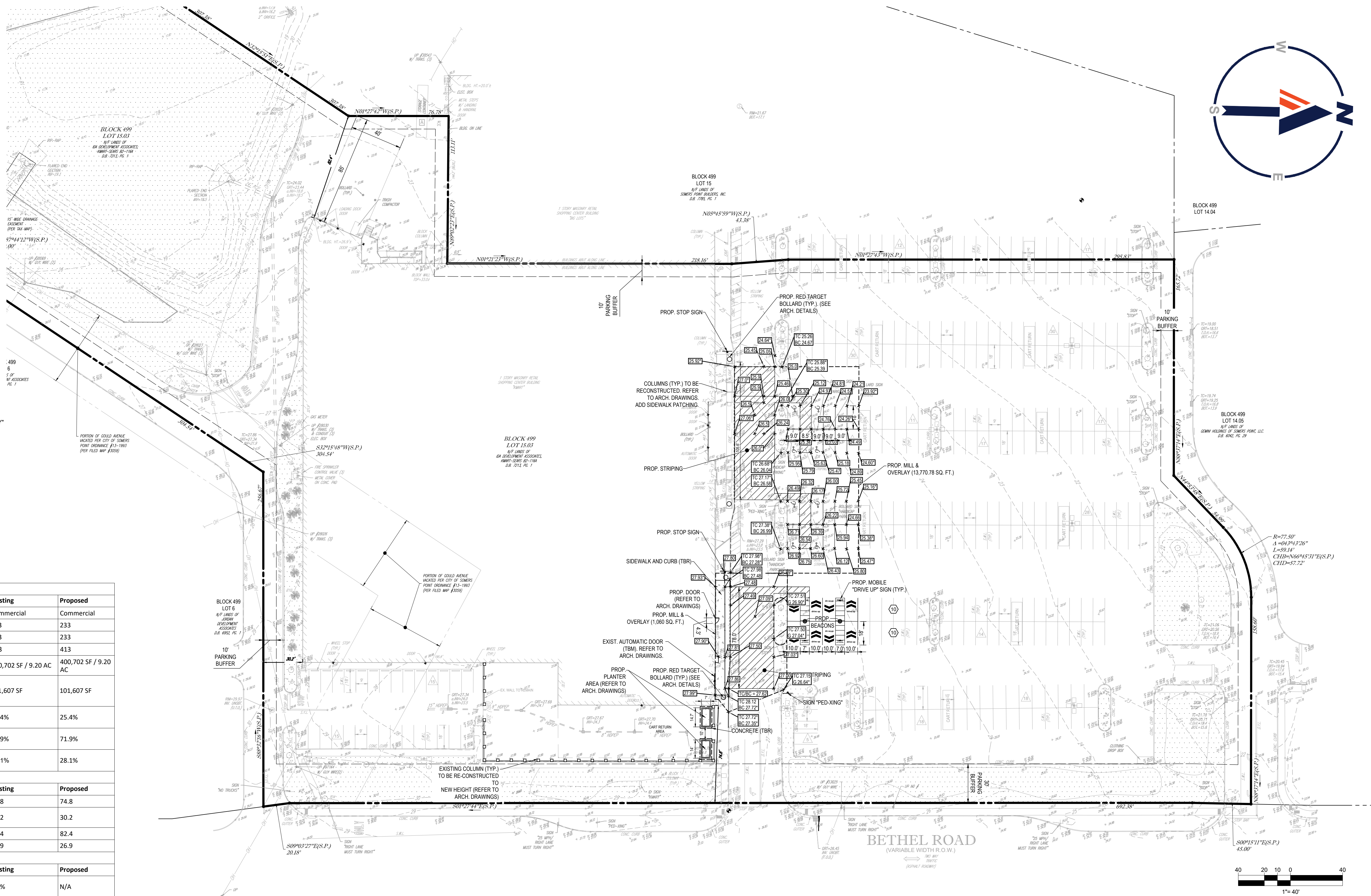
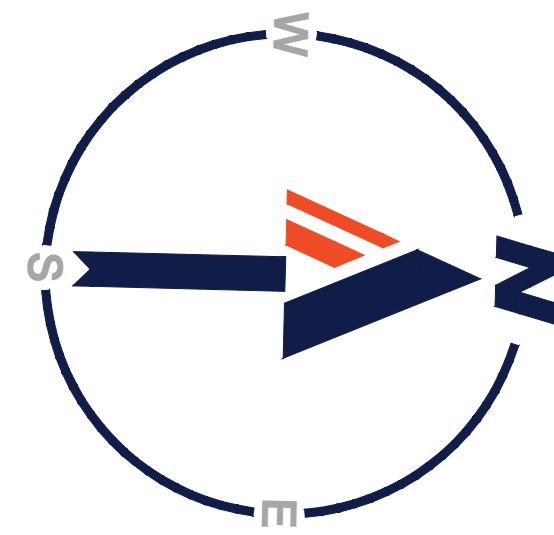
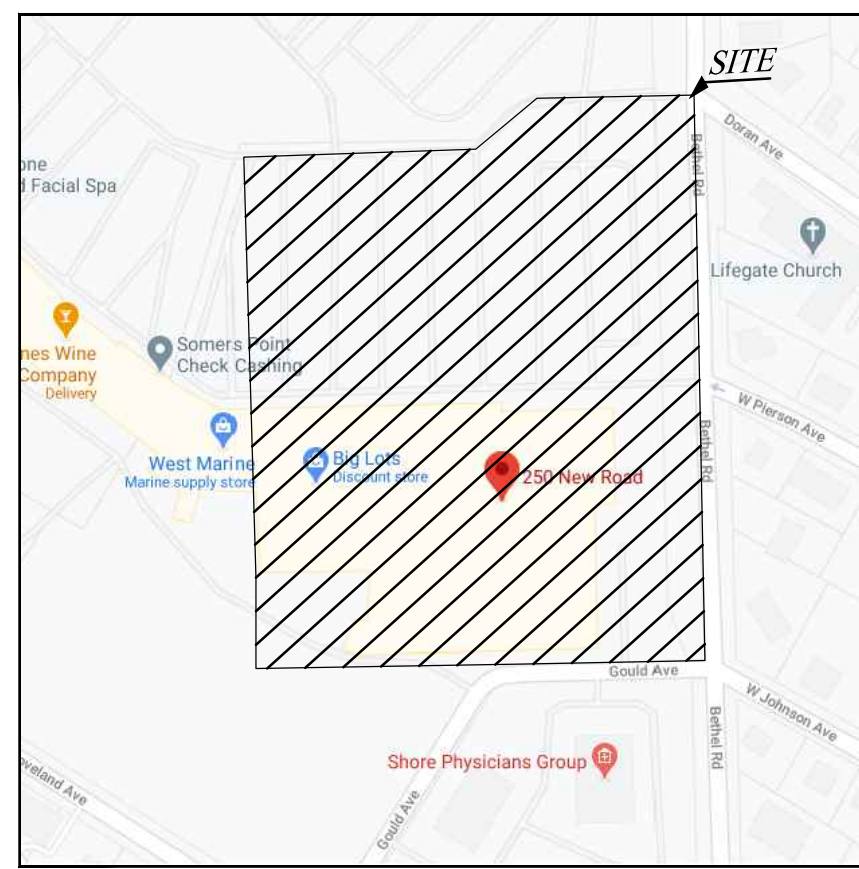
PROJECT No.: PP203121
DRAWN BY: NH/TS
CHECKED BY: MR
DATE: 09/15/2020
CAD: PP203121 LND-1

PRELIMINARY/FINAL SITE PLANS
FOR
TARGET CORPORATION
PROPOSED DEVELOPMENT
250 NEW ROAD
SOMERS POINT
ATLANTIC COUNTY, NJ
BLOCK 499, LOT 15.03

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
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D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002729

SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
C-701
REVISION 2 - 2020-11-24



ZONING PLAN NOTES

- THIS PLAN REFERENCES AN "BOUNDARY AND TOPOGRAPHICAL SURVEY" PREPARED FOR TARGET CORPORATION PREPARED BY DONALD P. SWEENEY, PLS #24GS03588600 CONTROL POINT ASSOCIATES, INC. 305 FELLOWSHIP ROAD - SUITE 210 MT. LAUREL, NJ 08054 PROJECT NO.: PP203121 DATED: 06-23-2020 LAST REVISED: 07-07-2020
- APPLICANT: NAME: TARGET CORPORATION
- ZONING DATA: 250 NEW ROAD LOT 15.02 / BLOCK 499 EXISTING ZONING: GB, GENERAL BUSINESS EXISTING USE: COMMERCIAL PROPOSED ZONING: GB, GENERAL BUSINESS PROPOSED USE: COMMERCIAL

District and Lot Dimensions			
	Required	Existing	Proposed
Use	Retail/Commercial	Commercial	Commercial
Min. Lot Frontage (ft)	200	233	233
Min. Lot Width (ft)	200	233	233
Min. Lot Depth (ft)	250	413	413
Min. Lot Area (sq.ft.)	60,000 SF	400,702 SF / 9.20 AC	400,702 SF / 9.20 AC
Min. Gross Floor Area (GFA)	Each commercial use shall have a minimum gross floor area of 1,000 SF	101,607 SF	101,607 SF
Max. Building Coverage (% of Lot)	30%	25.4%	25.4%
Max. Impervious Coverage (% of Lot)	75%	71.9%	71.9%
Min. Open Space Area (% of Lot)	25%	28.1%	28.1%
Yards			
	Required	Existing	Proposed
Min. Front Yard Depth (ft)	75	74.8	74.8
Min. Side Yard Width (ft.), each	25	30.2	30.2
Min. Rear Yard Depth (ft)	50	82.4	82.4
Max. Height (ft.)	35 feet in height or 2 stories	26.9	26.9
Accessory Building Requirements			
	Required	Existing	Proposed
Building Coverage (% of Lot)	5%	2.4%	N/A
Min. distance to side line (ft)	25 FT	168	N/A
Min. distance to rear line (ft)	15 FT	306	N/A
Min. distance to other buildings (ft)	20 FT	0	N/A
Parking			
	Required	Existing	Proposed
Loading	100,000 to 250,000 GFA = 5 truck berths (Min. dimensions of 15' X 40')	2 spaces	2 spaces
Parking Requirement	5 spaces per 1,000 SF of gross floor area or fraction thereof = 508 spaces	353 spaces	353 spaces*
Min. Parking Setback	30 feet adjacent to any street line, 10 feet adjacent to any lot line	Complies	Complies
Min. Interior Surface Parking Lot Landscaping	10%	8.7%	8.7%
ADA Parking Requirement	N/A	8 spaces	8 spaces

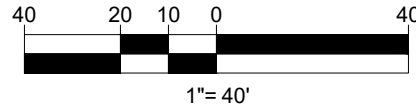
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LEGEND	
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BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
GUIDE RAIL	[Symbol]
TREELINE	[Symbol]
PROPERTY LINE	[Symbol]
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STRIPING	[Symbol]

LEGEND	
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ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
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LEGEND	
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SIDEWALK	[Symbol]
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SIGN	[Symbol]
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ENDWALL	[Symbol]
RIPRAP	[Symbol]
CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
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PROJECT No.: PP203121
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 CHECKED BY: MR
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 CAD ID: PP203121-SPP-1

PRELIMINARY/FINAL SITE PLANS

FOR
TARGET CORPORATION

PROPOSED DEVELOPMENT

250 NEW ROAD
 SOMERS POINT
 ATLANTIC COUNTY, NJ
 BLOCK 499, LOT 15.03

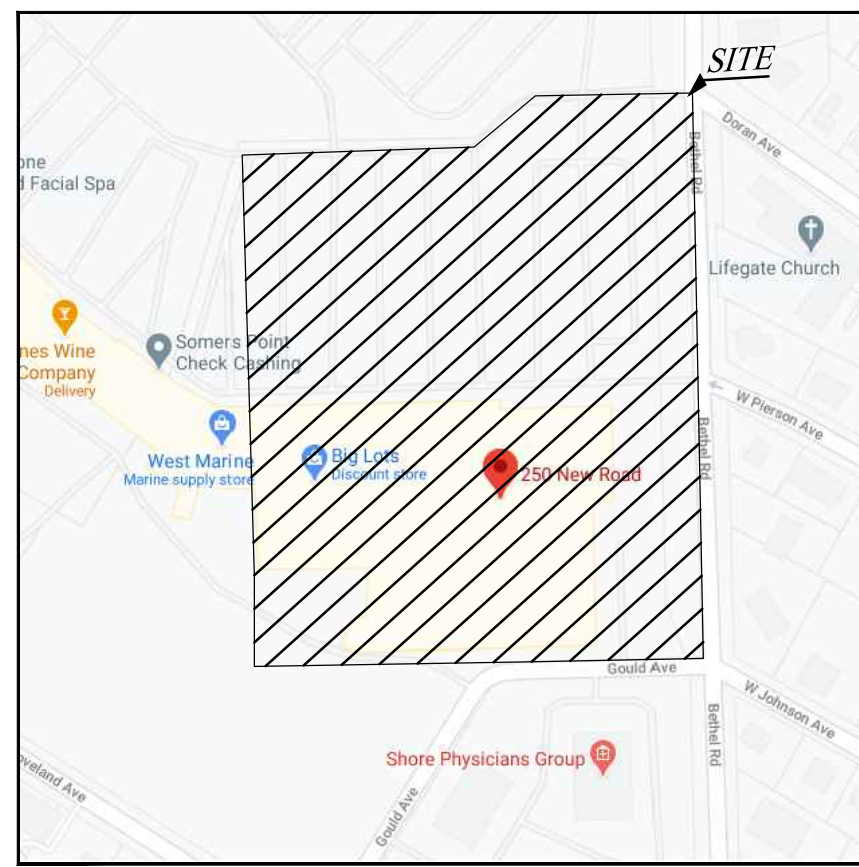
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 DELAWARE LICENSE No. 18093
 NEW JERSEY LICENSE No. 24GE00041400

SHEET TITLE:
GRADING & UTILITIES PLAN

SHEET NUMBER:
C-401

REVISION 2 - 2020-11-24



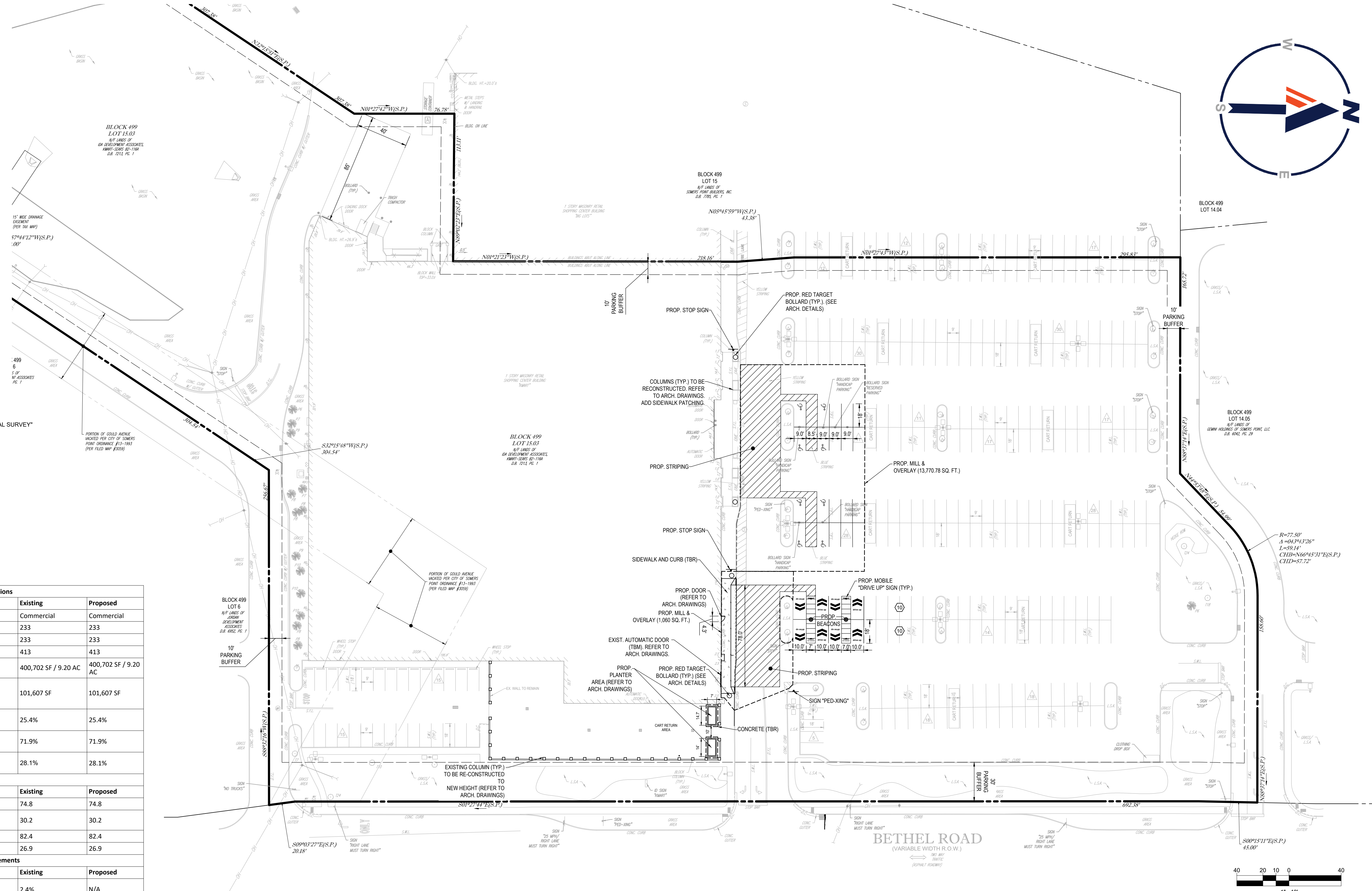
LOCATION MAP
N.T.S.

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ADA Parking Requirement	N/A	8 spaces	8 spaces

*THE PROPOSED PARKING LOT MODIFICATIONS CONSIST OF PAINTED PAVEMENT MARKINGS ONLY, WHICH DO NOT ALTER THE CONFIGURATION OR CIRCULATION WITHIN THE PARKING FIELD. THE REQUIRED NUMBER OF ADA PARKING SPACES ARE MAINTAINED AND THE OVERALL AVAILABLE PARKING AREA WILL NOT BE IMPACTED AS A RESULT OF THE PROPOSED PAVEMENT MARKING.



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TREELINE	[Symbol]
PROPERTY LINE	[Symbol]
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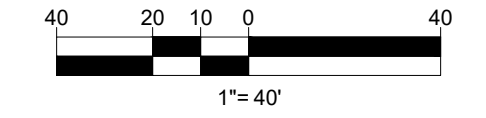
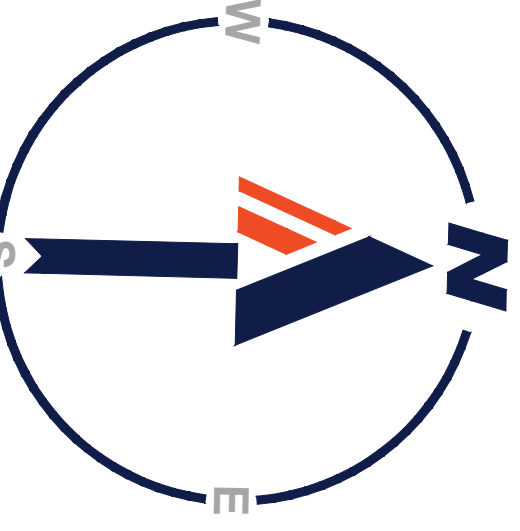
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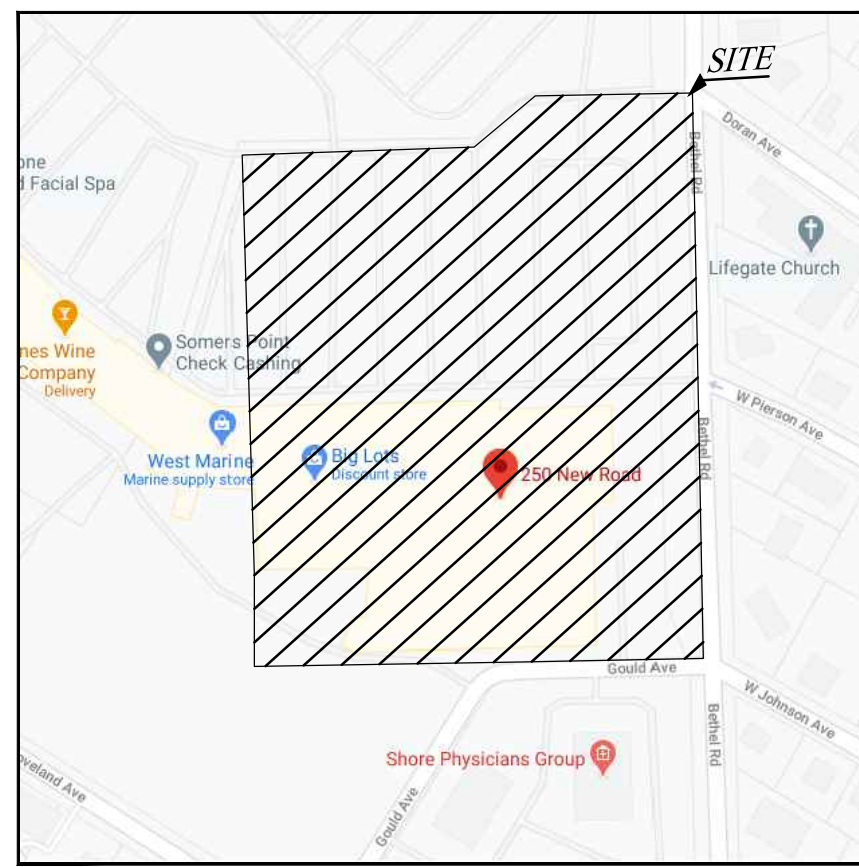
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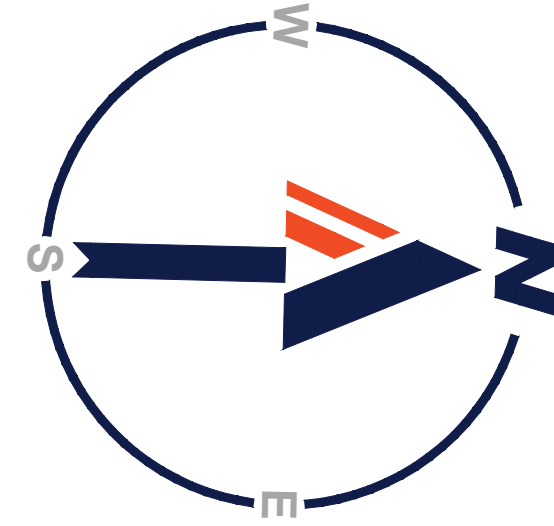
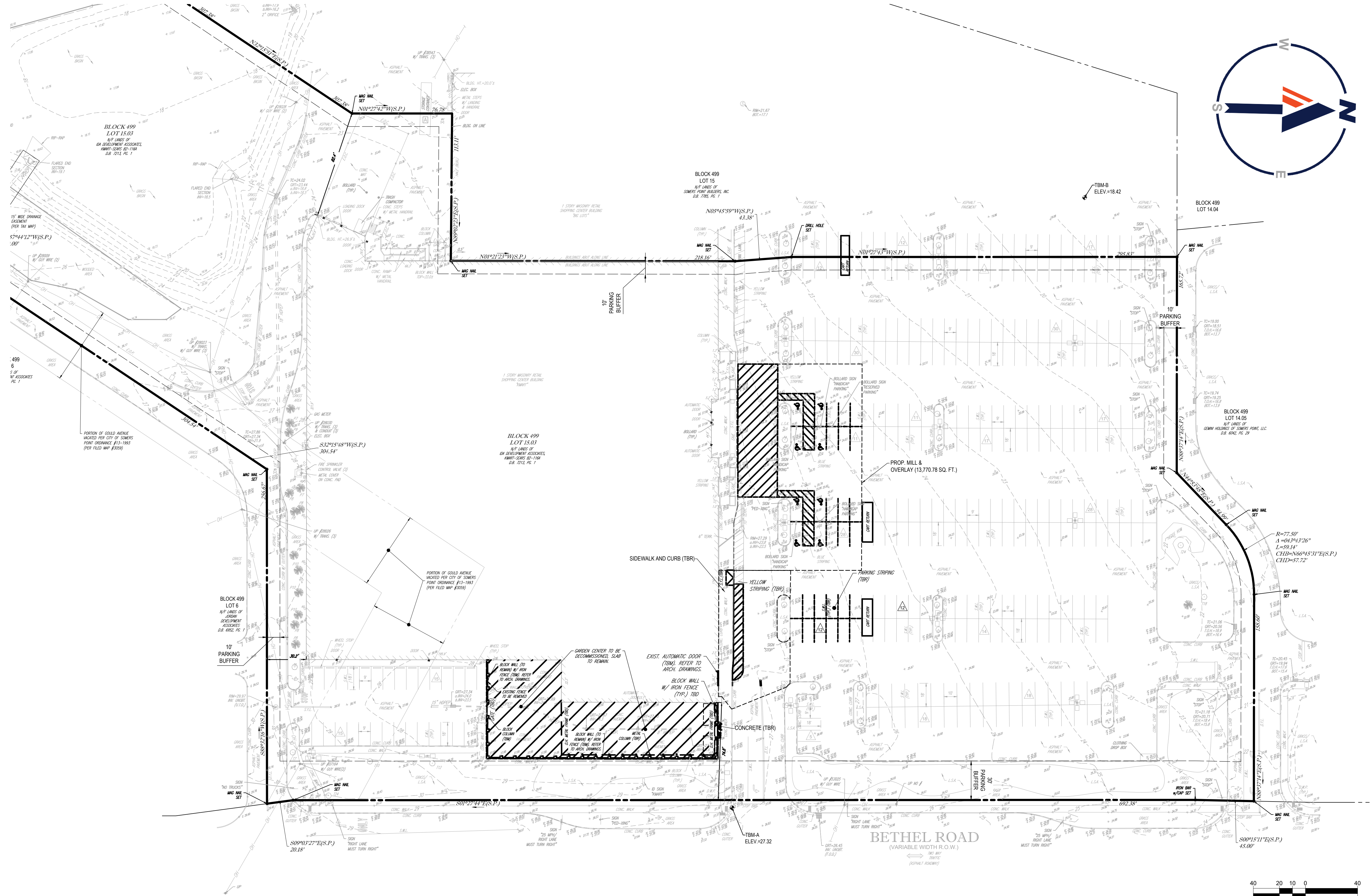
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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE079317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE00041400

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
REVISION 2 - 2020-11-24

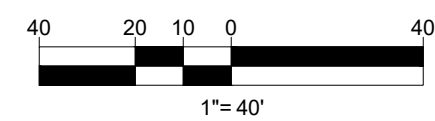
R:\00\PP203121\DRAWINGS\PLAN SET\LAND DEVELOPMENT\REVISION: P203121-SPP-1-LAYOUT-C301-SITE



LOCATION MAP
N.T.S.



ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED. (TBM) ITEM FOOTPRINT TO REMAIN. OBJECT TO BE MODIFIED. MODIFICATION WILL NOT CAUSE LAND DISTURBANCE.



LEGEND	
EXISTING	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREELINE	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
LEASE LINE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
STRIPING	

LEGEND	
EXISTING	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	
ACCESSIBLE SYMBOL	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	ISSUED BY
1	2020-09-10	PER CLIENT COMMENTS	TS
2	2020-11-24	PER TWP ENGINEER REVIEW COMMENTS	MR

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PROJECT No.:	PP203121
DRAWN BY:	NH/TS
CHECKED BY:	MR
DATE:	09/15/2020
CAD I.D.:	PP203121-SPP-1

PROJECT:
**PRELIMINARY/FINAL
SITE PLANS**
FOR
**TARGET
CORPORATION**
PROPOSED DEVELOPMENT
**250 NEW ROAD
SOMERS POINT
ATLANTIC COUNTY, NJ
BLOCK 499, LOT 15.03**

BOHLER
1515 MARKET STREET, SUITE 920
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C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 240E00041400

SHEET TITLE:
**EXISTING
CONDITIONS/
DEMOLITION
PLAN**
SHEET NUMBER:
C-201
REVISION 2 - 2020-11-24

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- 1. ALL ACCESSIBLE ADA PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
3. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
5. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE IN WRITING. IN WRITING, OR ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
6. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
7. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
8. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE LATEST CIVIL PLANS AND THE LATEST ARCHITECTURAL PLANS (INCLUDING BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND BOHLER ENGINEERING, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
10. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
12. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT UTILITIES, BUILDINGS AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME. THIS SHALL NOT BE LIMITED TO, REDESIGN, RE-SURVEY, REPERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
14. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
15. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEFINED BY BOTH ON THESE PLANS AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
16. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF THE ENGINEER'S SERVICES RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO NOTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
17. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATION OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
18. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO HIS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
19. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS 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, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONS HAVE 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 IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE FOR JOB SITE SAFETY.
20. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES OR FINES INCURRED THEREFROM AND FURTHER SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH THESE NOTES HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
21. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
22. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
23. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
24. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO JOINTLY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

25. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

26. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

27. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

28. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE, CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

2. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

4. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

6. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.

7. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.

B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.

C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

G. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

9. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.

10. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.

11. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

12. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

13. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.

14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

15. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

16. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

18. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNUSABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

GENERAL GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONSTRUCTION MUST BE CONTROLLED BY THE CONTRACTOR. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL EXISTING UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY IN ANY OF THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITIES TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. FURTHER, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE UTILITY Tie-IN CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE, WHERE A CONFLICT(S) EXISTS BETWEEN THESE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS, TESTING AND APPURTENANCES REQUIRED BY THE UTILITY COMPANY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE UTILITY COMPANY TO CONFIRM THE SIZE AND TYPE OF WATER METER AND/OR VAULT, PRIOR TO COMMENCING CONSTRUCTION.

9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH 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, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.

12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, UTILITY VALVES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A COMPLETE AND ACCURATE RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATION OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2x4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE OF THE PROJECT THROUGH CONTRADICTIONS OR INCONSISTENCIES. WRITTEN NOTIFICATION MUST BE PROVIDED TO THE ENGINEER IMMEDIATELY. NOTIFICATION, THIS SHALL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

21. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

22. TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNTIL OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL ENGINEER. PRIOR TO THE START OF THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE ALL WALLS SHOWN HEREIN MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. FURTHER THE CONTRACTOR SHALL ENSURE THAT FENCINGS, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL (WHICH ARE REFERENCED IN THESE PLANS, SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).

23. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH JOINTS, WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS. IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR WATER-TIGHT JOINT. PVC PIPE

FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

24. SANITARY SEWER MAIN MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERALS MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.

25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL.

26. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY, AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

27. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS MUST BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPE SHALL BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL COUNTY AND/OR STATE DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

30. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL, IF AND WHERE SLUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. THE ANALYT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BACKLOGS CAN BE ADDRESSED.

31. FOR SINGLE AND MULTI-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATIONS) ARE SCHEMATIC FOR GENERIC BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF EIGHT (8) INCHES BELOW FINISH FLOOR FINISH GRADE AND 18 INCHES BELOW SIDING, WHICHEVER IS LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING, ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

32. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.

33. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

REFERENCES AND CONTACT INFORMATION

UTILITIES:

THE FOLLOWING COMPANIES W

PRELIMINARY / FINAL SITE PLANS

FOR
TARGET CORPORATION
PROPOSED
DEVELOPMENT

250 NEW ROAD, SOMERS POINT
ATLANTIC COUNTY, NJ
BLOCK 499, LOT 15.03



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2020-09-10	PER CLIENT COMMENTS	TS	TS
2	2020-11-24	PER TWP ENGINEER REVIEW COMMENTS	MR	MR



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DRAWN BY: NH/TS
CHECKED BY: MR
DATE: 09/15/2020
CAD ID: PP203121-SPP-1

PROJECT:
**PRELIMINARY/FINAL
SITE PLANS**

FOR
TARGET CORPORATION

PROPOSED DEVELOPMENT
250 NEW ROAD
SOMERS POINT
ATLANTIC COUNTY, NJ
BLOCK 499, LOT 15.03

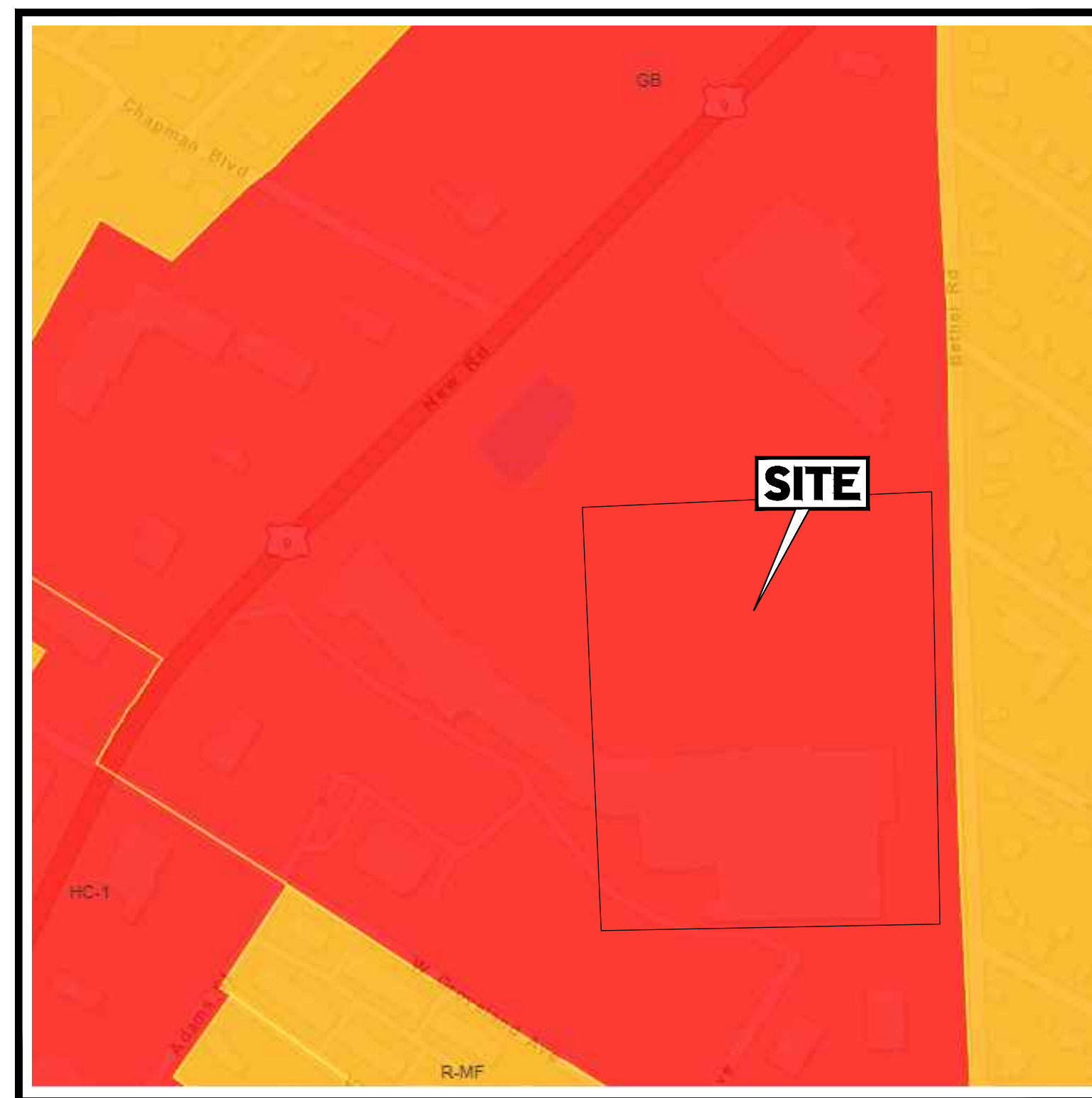
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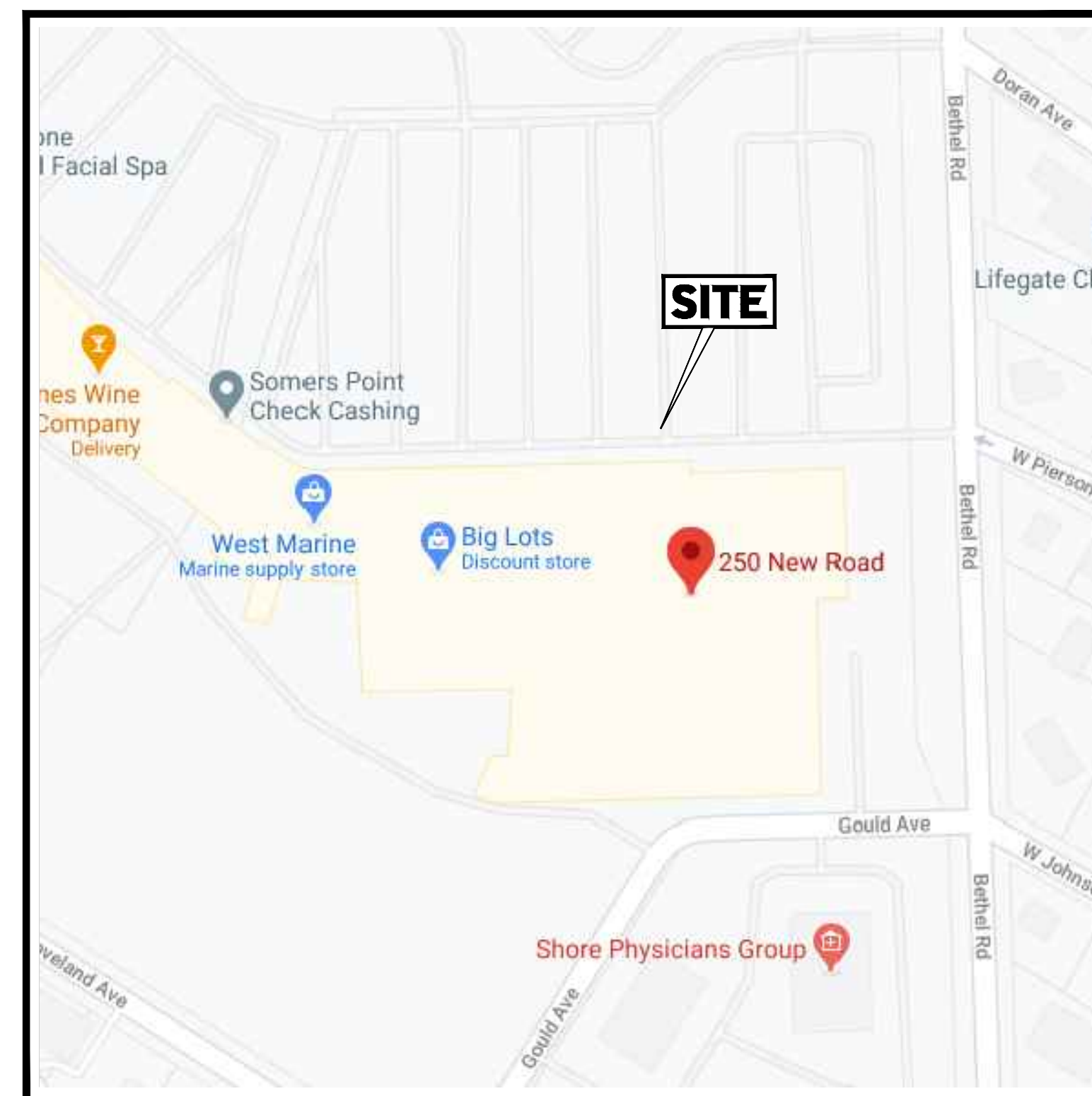
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COVER SHEET

SHEET NUMBER:
C-101

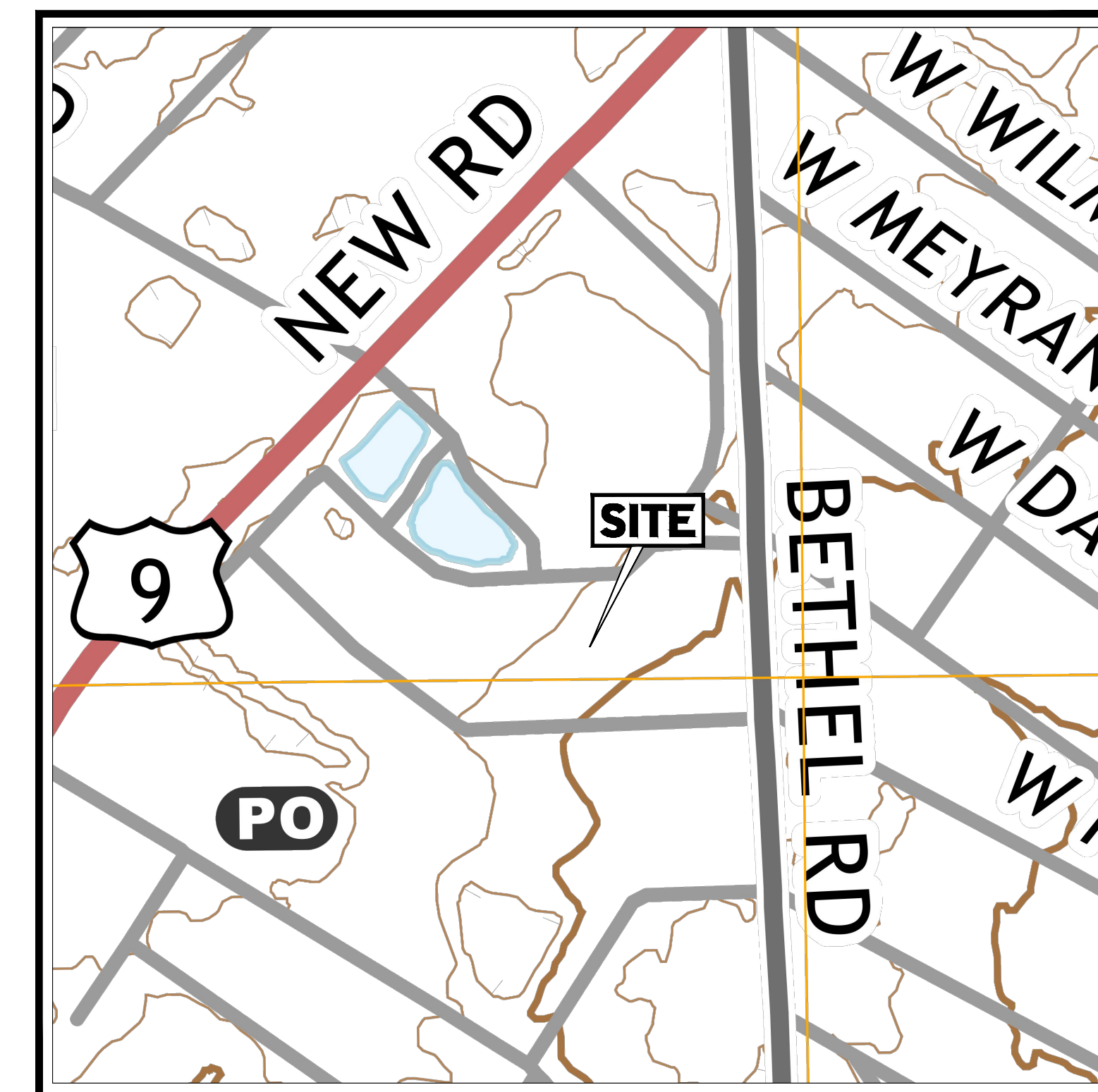
REVISION 2 - 2020-11-24



ZONING MAP
SCALE: NTS
SOURCE: ATLANTIC COUNTY GIS



LOCATION MAP
SCALE: NTS
SOURCE: GOOGLE MAPS



USGS MAP
SCALE: NTS
SOURCE: USGS

PREPARED BY

