

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL NOTES

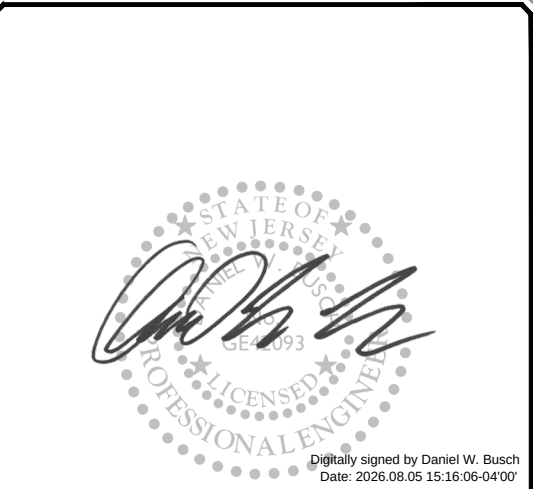
1. THE SUBJECT PROPERTY IS KNOWN AS PARCEL "C" NL INDUSTRIES, INC. MAIN PLANT FACILITY.
2. THE PROPERTY IS LOCATED IN THE SAYREVILLE WATERFRONT REDEVELOPMENT AREA AND CONTAINS A TOTAL TRACT AREA 3.312 ACRES.
3. THE SUBJECT PROPERTY IS BOUNDED ON THE NORTH BY THE GARDEN STATE PARKWAY, ON THE WEST BY KARTAN RIVER, ON THE EAST BY MAIN STREET AND ON THE SOUTH BY THE MIDDELSEX COUNTY UTILITIES AUTHORITY (MCA) SEWAGE TREATMENT PLANT.
4. THE SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF REMOVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
5. THE BOUNDARY INFORMATION IS BASED ON THE FOLLOWING MAPS:
 - A. BOUNDARY SURVEY INFORMATION FOR THE PROPOSED RIGHT OF WAY DEDICATION WITHIN PARCEL "A" SHOWN HEREON IS BASED ON A PLAN ENTITLED "SURVEY OF GREEN ACRES PARTICIPATION WITHIN PARCEL "A" N/F SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, PREPARED BY GCE ASSOCIATES, DATED MARCH 3, 2009.
 - B. BOUNDARY SURVEY INFORMATION FOR PARCELS B & C TAKEN FROM A PLAN ENTITLED "ALTAZACH SURVEY OF A PORTION OF BLOCKS 257, 257.01, 257.02, 257.03, 258 & 264 PREPARED FOR SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY, DATED MARCH 29, 2018 AND REVESED THROUGH JULY 8, 2019, PREPARED BY GCE ASSOCIATES.
 - C. BOUNDARY SURVEY INFORMATION FOR BLOCK 256.01, LOT 24 & BLOCK 257.02, LOT 1 TAKEN FROM A PLAN ENTITLED "TRAIL SURVEY OF A PORTION OF BLOCKS 257, 257.01, 257.02, 257.03, 258 & 264 PREPARED FOR SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY, DATED MARCH 29, 2018 AND REVESED THROUGH JULY 8, 2019, PREPARED BY GCE ASSOCIATES.
6. THE TOPOGRAPHIC INFORMATION IS BASED ON A PLAN ENTITLED, "TOPOGRAPHIC SURVEY FOR SAYREVILLE SEAPORT ASSOCIATES, L.P., BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ, COLLIER ENGINEERING AND DESIGN, DATED FEBRUARY 9, 2009 AND REVISD THRU 3/17/2025. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO MEAN SEA LEVEL AND ADJUSTMENT AND ARE BASED ON NEW JERSEY GEODETIC MEAN NUMBER KV736.
7. THE AS-BUILT INFORMATION IS BASED ON THE FOLLOWING MAPS:
 - A. A PLAN ENTITLED, "SANITARY SEWER AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 3 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED OCTOBER 3, 2025, REVISED THROUGH FEBRUARY 25, 2026.
 - B. A PLAN ENTITLED, "STORM SEWER AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 12 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED JANUARY 8, 2026, REVISED THROUGH FEBRUARY 25, 2026.
 - C. A PLAN ENTITLED, "ZONE WALL AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 3 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED DECEMBER 06, 2022, REVISED AUGUST 2021, 2023.
 - D. A PLAN ENTITLED, "GABION WALL AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 1 SHEET, PREPARED BY GLADSTONE DESIGN, INC., DATED DECEMBER 19, 2022.
 - E. A PLAN ENTITLED, "ELECTRIC AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 7 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., JANUARY 16, 2026.
 - F. A PLAN ENTITLED, "WATER MAIN AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 7 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED JANUARY 31, 2026.
 - G. A PLAN ENTITLED, "UNDERDRAIN AS-BUILT PLAN RIVERTON VILLAGE PHASE 1 (PARCEL C) SHEET 1 OF 1 PREPARED BY GLADSTONE DESIGN, INC. DATED MARCH 09, 2023 REVISED JUNE 22, 2021.
 - H. A PLAN ENTITLED, "FORCE MAIN AS-BUILT PLAN FOR RIVERTON VILLAGE PHASE 1, CONSISTING OF 5 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED SEPTEMBER 08, 2022, REVISED THROUGH MAY 20, 2025.
 - I. A PLAN ENTITLED, "GAS AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 7 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED DECEMBER 30, 2025.
8. TIDAL WETLAND LINE IS PER MAP ENTITLED: "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, KEASBY REACH SOUTH, PERTH AMBOY-SOUTH AMBOY" FILE NO. 69-2100, REVISD NOVEMBER 21, 1983 AND MAP ENTITLED "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, KEASBY REACH, PERTH AMBOY", MAP NO. 602-2100, REVISD NOVEMBER 21, 1983.
9. WETLANDS LIMITS SHOWN HEREON TAKEN FROM THE FOLLOWING MAPS:
 - A. THE LIMITS OF FRESHWATER WETLANDS FOR PARCEL "A" SHOWN HEREON WERE VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH LETTER OF INTERPRETATION. THE NJDEP ISSUED A FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI) (FILE NO. 1219-06003.1 FWW1). THE DATE OF THE LOI IS JUNE 12, 1998. THE LOI WAS RESUBSED ON JUNE 12, 2003.

THE WETLANDS WITHIN THE INTERIOR OF PARCEL A HAVE BEEN REMOVED.

 - B. THE LIMITS OF FRESHWATER WETLANDS FOR PARCEL "B" SHOWN HEREON WERE VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH LETTER OF INTERPRETATION. THE NJDEP ISSUED A FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI) (FILE NO. 1219-06005.1 FWW1) FOR PARCEL B. THE DATE OF THE LOI IS JUNE 18, 1998. THE LOI WAS RESUBSED ON JUNE 18, 2003.
 - C. THE WETLANDS SHOWN ON LOT 3.04, BLOCK 257 ARE BASED ON A PLAN ENTITLED, "WETLANDS DELINEATION PLAN FOR SAYREVILLE SEAPORT ASSOCIATES, L.P., PREPARED BY MASER CONSULTING P.A., DATED NOVEMBER 30, 2010, LAST REVISED JULY 20, 2011 AND VERIFIED BY THE NJDEP WITH A LETTER OF INTERPRETATION (LOI) DATED AUGUST 9, 2011 (FILE NO. 1219-04-0005.1 FWW1 100001).
 - D. THE WETLANDS SHOWN ON LOT 3.06 (FATH FELLOWSHIP MINISTRIES) ARE BASED ON A PLAN ENTITLED "WETLANDS DELINEATION PLAN FOR FATH FELLOWSHIP MINISTRIES, INC." PREPARED BY MASER CONSULTING P.A., DATED NOVEMBER 09, 2011 AND REVISD THROUGH JANUARY 26, 2012, VERIFIED BY NJDEP WITH AN LOI DATED FEBRUARY 29, 2012 (FILE NO. 1219-07-0003.1 FWW1 110001).
 - E. THE WETLANDS INFORMATION FOR BLOCK 257, LOT 3.052 SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED, "WETLANDS LOCATION PLAN, LOT 3.052, BLOCK 257, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, P.A. DATED DECEMBER 16, 2013. VERIFIED BY NJDEP LETTER OF INTERPRETATION DATED JUNE 24, 2014 FILE #1219-14-0001.1 FWW1 140001.
 - F. THE WETLANDS INFORMATION FOR BLOCK 257.01, LOT 7 SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED, "WETLANDS LOCATION PLAN FOR LOT 7, BLOCK 257.01, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, P.A. DATED APRIL 17, 2014 VERIFIED BY NJDEP LETTER OF INTERPRETATION DATED JULY 31, 2014 FILE #1219-14-0006.1 FWW1 140001.
 - G. THE REHAPNDER OF THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON ARE BASED ON A PLAN ENTITLED "WETLANDS DELINEATION PLAN FOR PARCEL "A" SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED, "WETLANDS LOCATION PLAN, LOT 3.052, BLOCK 257.02, LOT 1, BLOCK 257.02, LOT 1, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY BRUCE L. BLAIR OF BSA SURVEY, DATED OCTOBER 13, 1997, REVISD NOVEMBER 31, 1997. THE LIMITS WERE VERIFIED BY THE NJDEP WITH AN LOI (FILE NO. 1219-04-0005.2 FWW1 050001) DATED NOVEMBER 38, 2009 AND REVISD AUGUST 15, 2004.
10. PER NJDEP LETTER DATED FEBRUARY 24, 2015, THE "SECONDARY" AND "TERTIARY" LAGOONS ON PARCEL "A" ARE NON-REGULATED FEATURES.
11. THE FLOOD HAZARD ZONES LIMITS SHOWN HEREON WERE TAKEN FROM PRELIMINARY FLOOD INSURANCE RATE MAPS DATED JANUARY 31, 2014 MAP NUMBER 34023C064G, 34023C068G, 34023C015G AND 34023C016G.
12. PIPEHEAD & BULKHEAD LIMITS AND RIPARIAN CLAIMS TAKEN FROM THE FOLLOWING:
 - A. THE PIPEHEAD & BULKHEAD LINE, THE RIPARIAN CLAIMS LINE AND THE MEAN HIGH WATER LINE INFORMATION FOR PARCEL "A" TAKEN FROM A PLAN ENTITLED "SURVEY OF GREEN ACRES PARTICIPATION WITHIN PARCEL "A" N/F SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, PREPARED BY GCE ASSOCIATES, DATED MARCH 3, 2009.
 - B. THE PIPEHEAD & BULKHEAD LINE, THE RIPARIAN CLAIMS LINE, THE MEAN HIGH WATER LINE INFORMATION FOR PARCELS B & C SHOWN HEREON IS BASED ON A PLAN ENTITLED "ALTAZACH SURVEY OF A PORTION OF BLOCKS 257, 257.01, 257.02, 257.03, 258 & 264 PREPARED FOR SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY, DATED MARCH 29, 2018 AND REVESED THROUGH JULY 8, 2019, PREPARED BY GCE ASSOCIATES. MAHW ELEVATION OF 2.35 (MAHW IS BASED ON NJDEP FOR SAYREVILLE KARTAN RIVER STA. ID 8531362. LOCATION OF MAHW ELEVATION INTERPOLATED FROM KARTAN TOPOGRAPHIC MAPPING AND FIELD LOCATIONS.
13. THE APPLICANT HAS RECEIVED THE FOLLOWING NJDEP PERMITS FOR THE ON-GOING REMEDIATION WORK FOR PARCEL "C":
 - WATERFRONT DEVELOPMENT IN MAINTENANCE INDIVIDUAL PERMIT AND FLOOD HAZARD AREA INDIVIDUAL PERMIT #1219-04-0005.1 FWD170001 AND FWA170001 DATED DECEMBER 22, 2010 (EXPIRATION DATE 12/22/2025).
 - COASTAL ZONE MANAGEMENT GENERAL PERMIT #111 AND WATER QUALITY CERTIFICATE 1219-04-0055.4 CQM 180001 22519.
 - FRESHWATER WETLAND GRN-1219-04-0055.4 FWW1 180001 9418.
 - NATIONWIDE PERMIT NOS. 38 AND 47 HAVE BEEN ISSUED BY THE ARMY CORPS FOR THE ON-GOING REMEDIATION WORK.
 - A SOIL CONSERVATION DISTRICT REVENUE NUMBER #0019-0091 AND RFA N0018925 HAVE BEEN ISSUED FOR THE ON-GOING REMEDIATION WORK.
 - GENERAL PERMIT #4, 1219-10-0003.2 FWW1 130001 15500 582013.
 - ANY COPY OF ENGINEERS JURISDICTIONAL DETERMINATION NAV-2011-011356-ESP DATED 1/31

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

[illegible][illegible]

Daniel W. Busch
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE42093
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

VICTORY SUBSTATION
SITE PLAN

FOR

SAYREVILLE
SEAPORT
ASSOCIATES

BLOCK 257.02, LOT 1.05

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

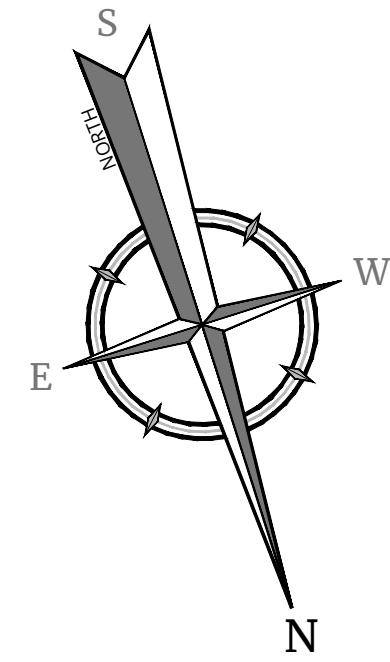
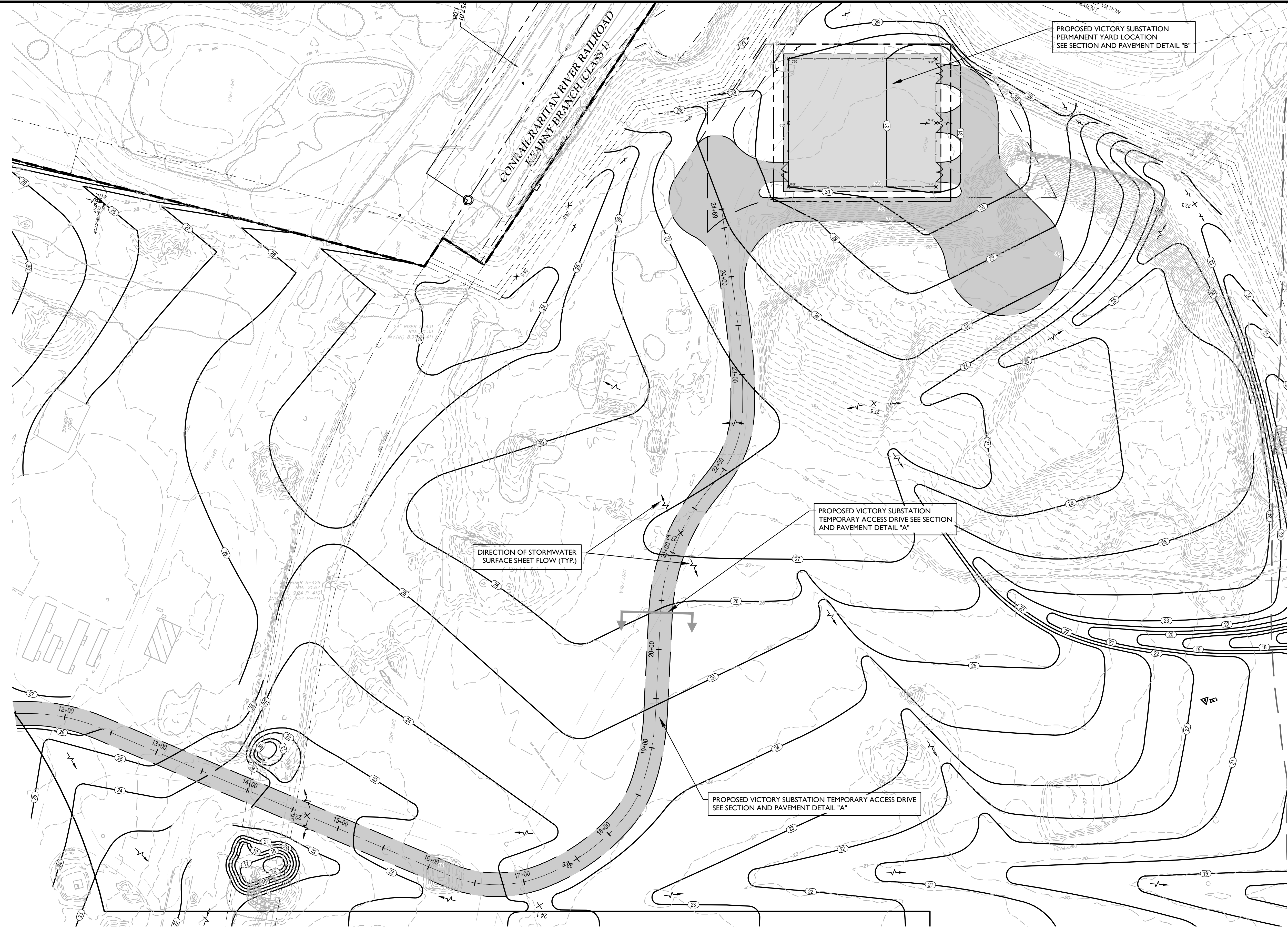
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SCALE: AS SHOWN	DATE: 3/29/2024	DRAWN BY: RM	CHECKED BY: DB
PROJECT NUMBER: 05000500F		DRAWING NAME: C-GRAD-SUB-STATION	

SITE PLAN

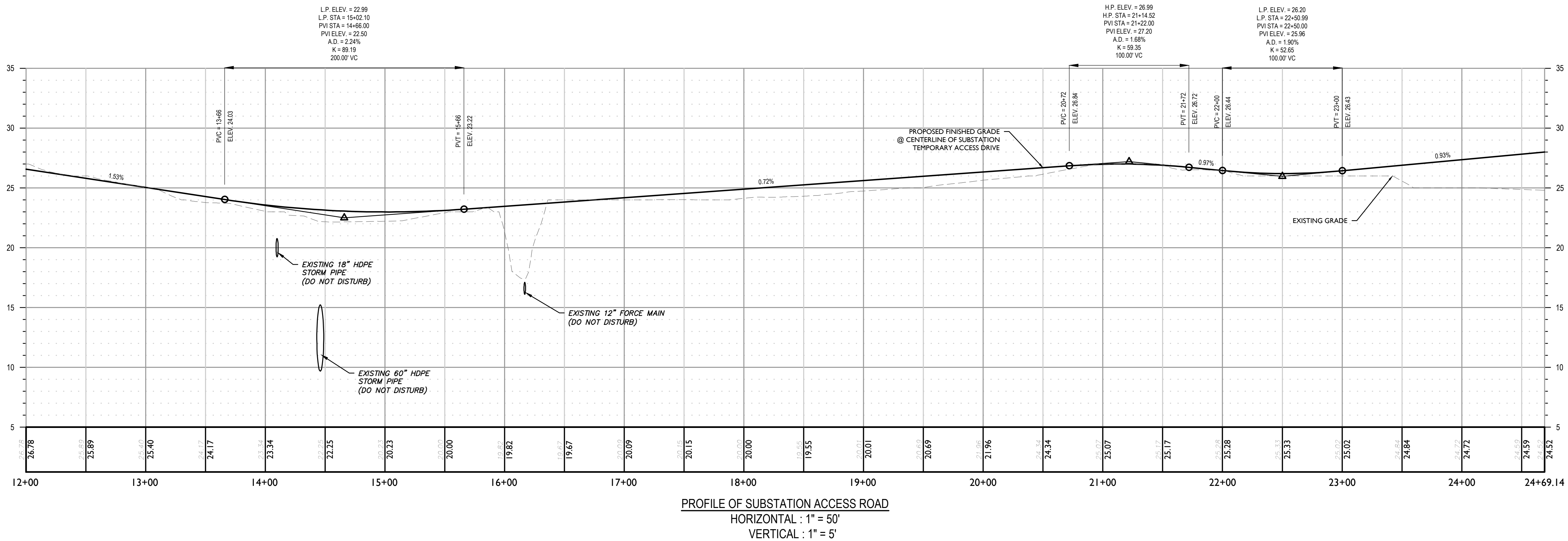
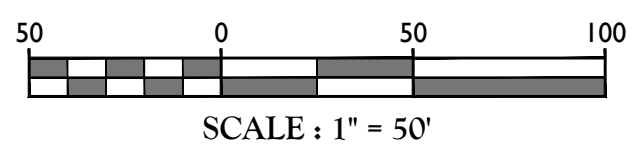
SHEET NUMBER:
3 of 7

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LEGEND

- PROPOSED VICTORY SUBSTATION TEMPORARY ACCESS DRIVE PAVEMENT SECTION (SEE DETAIL "A")
- PROPOSED VICTORY SUBSTATION PERMANENT YARD PAVEMENT SECTION (SEE DETAIL "B")



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2	4/2/24	RM	RM	RM
3	7/1/24	RM	RM	RM
4	7/1/24	RM	RM	RM
5	7/1/24	RM	RM	RM
6	8/5/24	RM	RM	RM

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5	7/1/24	RM	RM	RM
6	8/5/24	RM	RM	RM

Signature

Daniel W. Busch
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE42093
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 346427986500

**VICTORY SUBSTATION
SITE PLAN**
FOR
**SAYREVILLE
SEAPORT
ASSOCIATES**

BLOCK 257.02, LOT 1.05

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

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HOLMDEL (Headquarters)
101 Crawford Corner Road,
Suite 3400
Holmdel, NJ 07733
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SCALE: AS SHOWN DATE: 3/29/2024 DRAWN BY: RM CHECKED BY: DB
PROJECT NUMBER: 050050506 DRAWING NAME: C-PROF-SUB-STATION

SHEET TITLE:
**SUBSTATION ACCESS ROAD
PLAN AND PROFILE**

SHEET NUMBER:
4 of 7

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15' ASPHALT TRANSITION
TO BE INSTALLED
BETWEEN STONE
TRACKING PAD AND
ROADWAY

100' X 24' STABILIZED
CONSTRUCTION ACCESS.

LIMIT OF
DISTURBANCE
(TYP.)

SILTSOXX (TYP.)

TOTAL AREA OF DISTURBANCE = 112,362± S.F. (2.58 ACRES)
THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL
PURPOSES ONLY.



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5	7/17/24	RM	RM	5	7/17/24	RM
6	8/5/24	RM	RM	6	8/5/24	RM

Daniel W. Busch
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE42093
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N.J. C.O.A.#: 366427986500

VICTORY SUBSTATION
SITE PLAN
FOR
SAYREVILLE
SEAPORT
ASSOCIATES
BLOCK 257.02, LOT 1.05
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

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& Design

HOLMDEL (Headquarters)
101 Crawford Corner Road,
Suite 3400
Holmdel, NJ 07733
Phone: 732-983-1950
COLLIERS ENGINEERING & DESIGN, INC.
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AS SHOWN	3/29/2024	RM	DB

PROJECT NUMBER:	DRAWING NAME:
05000505	C-PROJ-SUB-STATION

SHEET TITLE:
SOIL EROSION &
SEDIMENT CONTROL PLAN

SHEET NUMBER:
6 of 7

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