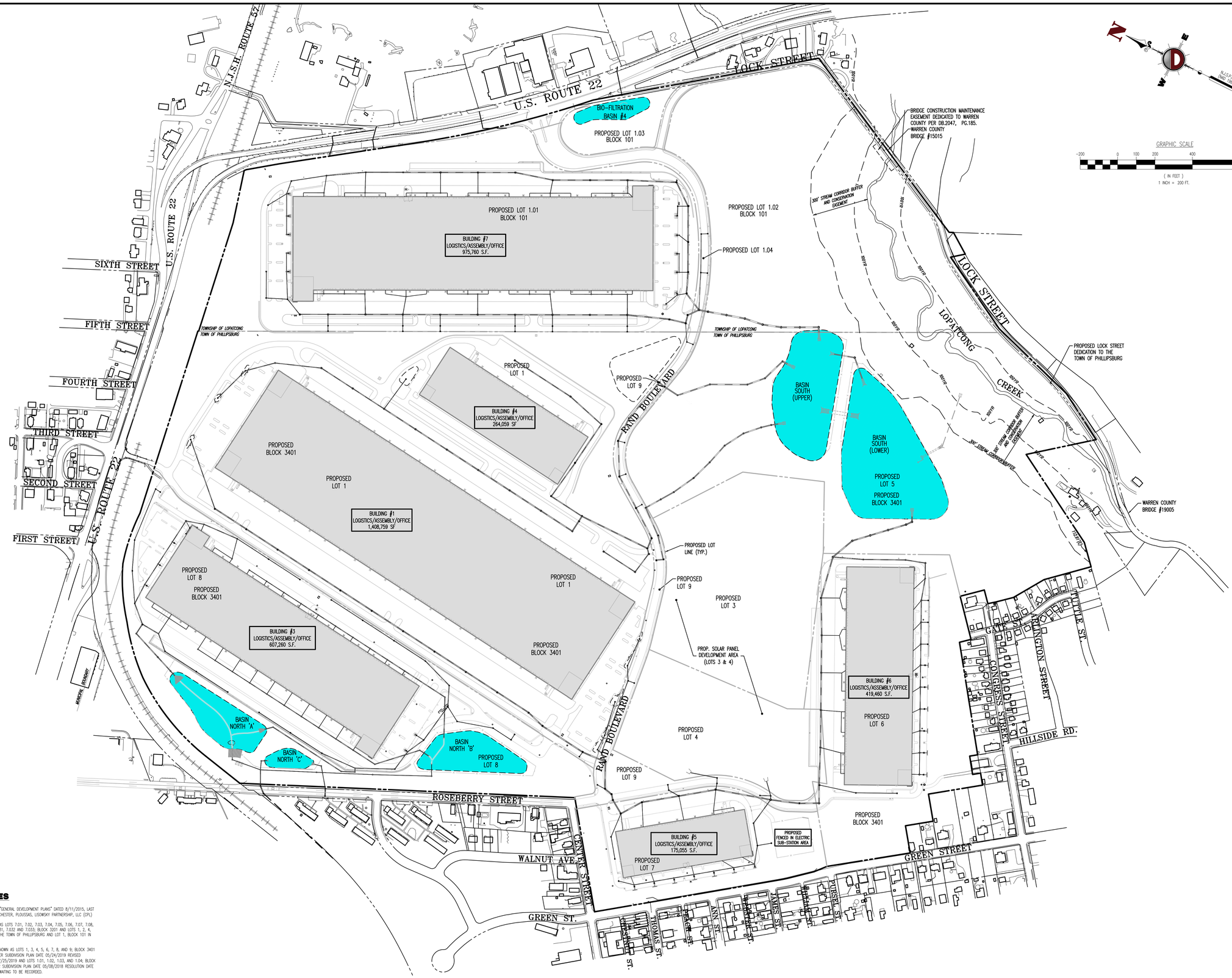

GENERAL NOTES

1. PLAN BASED ON PLANS ENTITLED "GENERAL DEVELOPMENT PLANS" DATED 8/11/2015, LAST REVISED 7/31/17 PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC (CPL)
2. PROPERTY IS CURRENTLY KNOWN AS LOTS 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, 7.031, 7.032 AND 7.033; BLOCK 3201 AND LOTS 1, 2, 4, 4.01, 5 AND 6; BLOCK 3301 IN THE TOWN OF PHILLIPSBURG AND LOT 1; BLOCK 101 IN LOPATCONG TOWNSHIP.
3. PROPERTY IS PROPOSED TO BE KNOWN AS LOTS 1, 3, 4, 5, 6, 7, 8, AND 9; BLOCK 3401 IN THE TOWN OF PHILLIPSBURG PER SUBDIVISION PLAN DATE 05/24/2019 REVISED 07/15/2019 RESOLUTION DATE 07/25/2019 AND LOTS 1.01, 1.02, 1.03, AND 1.04; BLOCK 101 IN LOPATCONG TOWNSHIP PER SUBDIVISION PLAN DATE 05/08/2018 RESOLUTION DATE 05/29/2018 SUBDIVISION PLAN AWAITING TO BE RECORDED.
4. THE UNDERLYING ZONES FOR PROPERTIES IN THE TOWN OF PHILLIPSBURG ARE IN THE RA-7A, REDEVELOPMENT AREA (FORMERLY I-2 ZONE, HEAVY INDUSTRIAL) AND RA-7 ZONE, REDEVELOPMENT AREA AND IN LOPATCONG TOWNSHIP HB, HIGHWAY BUSINESS. BOTH MUNICIPALITIES HAVE PLACED THE LANDS IN THE REDEVELOPMENT AREAS/ZONES/OVERLAY DISTRICTS.
5. OUTBOUND PROPERTY LINES SHOWN HEREON ARE BASED ON A MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PHILLIPSBURG COMMERCE PARK URBAN RENEWEL ENTITY, LLC.," TOWNSHIP OF LOPATCONG AND TOWN OF PHILLIPSBURG, WARREN COUNTY, NJ, PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC DATED FEB. 17, 2016
6. BEARINGS ARE BASED ON THE N.J.S.P.C.S. IN ACCORDANCE WITH A SURVEY CONTROL REPORT PREPARED BY ATLANTIS AERIAL SURVEY CO., INC.
7. WETLAND LIMITS SHOWN HEREON WERE APPROVED BY NJDEP ON 1-11-2017 IN FRESHWATER WETLANDS LETTER OF INTERPRETATION, FILE No: 2100-04-0001.4FWW160001
8. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY PHOTOGRAMMETRIC METHODS BY ATLANTIS AERIAL SURVEY CO., INC. DATED JUNE 22, 2015

LEGEND

PROPOSED STORM SEWER PIPE

STORMWATER MANAGEMENT DETENTION BASIN

THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY THE I-78 LOGISTICS PARK OWNERS ASSOCIATION, INC. MAINTENANCE AND OPERATION WILL BE IN ACCORDANCE WITH NJDEP STORMWATER MAINTENANCE MANUAL GUIDELINES AND NJDEP BEST PRACTICES MANUAL.

Plotted: 02/10/20 – 11:29 AM By: jperdes
File: P:\DE/PC PROJECTS\1313 Bridge Development Partners, LLC\99-012 Phillipsburg\Dwg\General Development Plans\01313990125-08-SMP2.dwg, ---> 08 CONCEPTUAL STORMWATER MANAGEMENT PLAN

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REV.	DATE	COMMENTS	CG	RP
2	07/10/20	REVISED PER TOWN COMMENTS		
1	12/11/19	REVISED PER TOWN COMMENTS & RESOLUTION COMPLIANCE		

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

CONSTRUCTION CHECK _____ DATE _____

CONSTRUCTION CHECK _____ DATE _____

PROJECT: **I-78 LOGISTICS PARK LOPATCONG URBAN RENEWAL, LLC**
I-78 LOGISTICS PARK PHILLIPSBURG URBAN RENEWAL, LLC
PROPOSED BRIDGE POINT 78
TOWN OF PHILLIPSBURG, TOWNSHIP OF LOPATCONG
WARREN COUNTY, NEW JERSEY

BRIDGE

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NEW JERSEY LICENSE No. 36618

TITLE: CONCEPTUAL STORMWATER MANAGEMENT PLAN

SCALE:	DATE:	DRAWN BY:	DESIGNED BY:
AS SHOWN	08/22/2019	JDG	WB
PROJECT No: 1313-99-012			CHECKED BY: WB

SHEET No: 8 OF 14 | Rev. #: 2