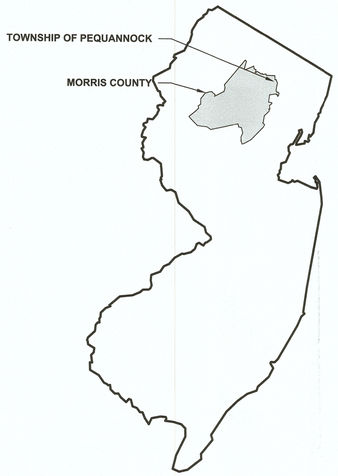
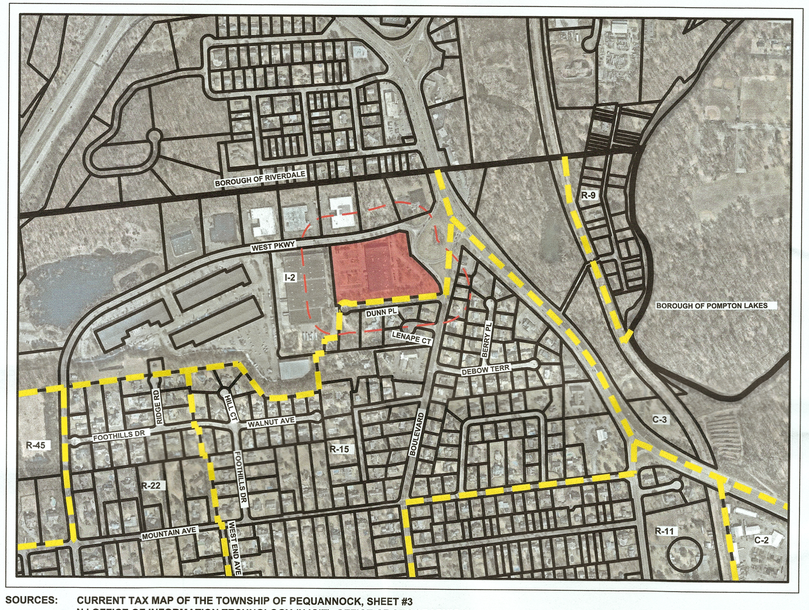
AMENDED SITE PLAN
AHS - EMERGENCY GENERATOR INSTALLATION
242 WEST PARKWAY, BLOCK 302, LOTS 1 & 2
TOWNSHIP OF PEQUANNOCK
COUNTY OF MORRIS, STATE OF NEW JERSEY



STATE OF NEW JERSEY



SOURCES: CURRENT TAX MAP OF THE TOWNSHIP OF PEQUANNOCK, SHEET #3
NJ OFFICE OF INFORMATION TECHNOLOGY (NJOIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVERY, 21060224, NEW JERSEY 2015 HIGH RESOLUTION ORTHOPHOTOGRAPHY, NAD83 (2011), NJ STATE PLANE FEET, MRSID TILES; NJOIT, OGIS, PO BOX 212, TRENTON, NJ 08625-0212, US.
TOWNSHIP OF PEQUANNOCK ZONING MAP, LAST REVISED 2010.
MARCH 2021 ©NEARMAP US, INC.

KEY AND ZONING MAP

500 0 500 1000 2000 ft.

SCALE: 1"=500'

PROJECT DIRECTORY

OWNER / APPLICANT
AHS HOSPITAL CORP
CONSTRUCTION DEPARTMENT
100 MADISON AVENUE
MORRISTOWN, NJ 07962

OWNER / APPLICANT SIGNATURE

SITE ENGINEERING
SUBURBAN CONSULTING ENGINEERS
96 U.S. HIGHWAY 206, SUITE 101
FLANDERS, NJ 07836
973-398-1776

PLANNING BOARD SECRETARY DATE

PLANNING BOARD CHAIRPERSON DATE

PLANNING BOARD ENGINEER DATE

INDEX OF DRAWINGS

SHEET	TITLE	REV.
1	COVER SHEET	-
2	GENERAL NOTES, LEGEND AND ZONING	-
3	SITE LAYOUT AND UTILITY PLAN	-
4	CONSTRUCTION DETAILS	-

TOWNSHIP OF PEQUANNOCK ZONING DISTRICTS

R-87	RESIDENCE DISTRICT
R-45	RESIDENCE DISTRICT
R-22	RESIDENCE DISTRICT
R-15	RESIDENCE DISTRICT
R-11	RESIDENCE DISTRICT
R-9	RESIDENCE DISTRICT
PRD	PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
CCRCD	CONTINUING CARE RETIREMENT COMMUNITY DISTRICT
C-1	COMMUNITY BUSINESS DISTRICT
C-2	HIGHWAY COMMERCIAL DISTRICT
C-3	REGIONAL COMMERCIAL DISTRICT
C-4	REGIONAL COMMERCIAL DISTRICT
I-1	INDUSTRIAL DISTRICT
I-2	INDUSTRIAL DISTRICT
I-3	INDUSTRIAL DISTRICT
I-1A	INDUSTRIAL DISTRICT
H	HISTORIC LANDMARK DISTRICT

LEGEND

- 200' RADIUS AROUND SITE
- ZONE BOUNDARY
- TOWN BOUNDARY

NOTE:
PRIOR TO ANY EXCAVATION, CONTRACTOR MUST HAVE ALL UTILITIES MARKED OUT BY THE APPROPRIATE UTILITY COMPANIES -> 1-800-272-1000 OR 811.

811 Know what's Below. Call before you dig. CALL BEFORE YOU DIG - 811

PETER D. CHANDLER, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO.: 24SE04439200
DATE: 06/25/2021

DAREN J. PHIL, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO.: 24GE03619100
DATE: 06/25/2021

AMENDED SITE PLAN
AHS - EMERGENCY GENERATOR INSTALLATION
242 WEST PARKWAY, BLOCK 302, LOTS 1 & 2
TOWNSHIP OF PEQUANNOCK
COUNTY OF MORRIS, STATE OF NEW JERSEY

COVER SHEET

SUBURBAN CONSULTING ENGINEERS, INC.
COA NO.: 24GA28037500
24MH00003200
- Civil Engineers - Municipal Engineers -
- Landscape Architects -
- Planners - Environmentalists - Land Surveyors -
96 US Highway 206, Suite 101 Flanders, N.J. 07836 - 973.398.1776
2430 Highway 34, Bldg. A Suite 1R Wall, NJ. 08736 - 732.282.1776
EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

PROJECT NUMBER: SCE-12331.011 SHEET 1 OF 4 REVISION ___

E:\SCE\Pequannock\12331.011 Pequannock\Sheets\12331.011 01 Cover Sheet.dwg Fri, Jun 25, 2021 - 10:18am ssung SUBURBAN CONSULTING ENGINEERS, INC.

LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN (SIZES)
G	G	GAS MAIN (SIZES)
T U/G	T	UNDERGROUND TELEPHONE LINE
T O/H	T O/H	OVERHEAD TELEPHONE WIRE
E	E	UNDERGROUND ELECTRICAL CONDUIT
O/H E	O/H E	OVERHEAD ELECTRICAL LINE
	UG/U	UNDERGROUND COMBINED UTILITIES
		STORM DRAINS
S	S	SANITARY SEWERS
FMS	FMS	FORCE MAINS
		PAVEMENT
		PROPERTY LINES
		CURB LINES
X X X	X X X	FENCES (MTL.)
		GUIDE RAIL (STL.)
		RETAINING WALL

EXIST.	RESET	RECONSTRUCT	PROP.	
				"A" INLETS
				"B" INLETS
				"E" INLETS
				MANHOLES

NEW MANHOLE CASTING - SQUARE FRAME, CIRCULAR COVER

CAST IRON EXTENSION FRAME FOR EXIST. INLETS

CAST IRON EXTENSION RING FOR EXIST. MANHOLES

EXIST.	PROP.	
		MONUMENTS
		IRON PIPE/PIN
		SOIL BORING
		TEST PIT
W.V.	W.V.	WATER VALVE
G.V.	G.V.	GAS VALVE
		HYDRANT
POLE NO.		UTILITY POLES
EXIST.	PROPOSED	
		SIGNS
		BUSHES/TREELINE
		LIGHTS
EX. BLDG.	PROP. BLDG.	
	BLDG. TO BE DEMOLISHED	
		DECIDUOUS TREES
		CONIFEROUS TREES

GENERAL NOTES

APPLICANT & OWNER: AHS HOSPITAL CORP.
CONSTRUCTION DEPARTMENT
100 MADISON AVENUE, MORRISTOWN, NJ 07962

1. THE SUBJECT PROPERTY IS KNOWN AS LOTS 1 & 2, BLOCK 302 AS SHOWN ON THE TOWN OF PEQUANNOCK TAX MAP SHEET #3.
2. THE SUBJECT PROPERTY CONTAINS 6.39 ACRES, AND IS SITUATED IN THE I-2 (INDUSTRIAL) ZONE DISTRICT.
3. PROJECT LOCATION SURVEY PERFORMED ON 01/15/2019 BY DAB SURVEYING INC. AND SUPPLEMENTED WITH THE PLAN ENTITLED "EXISTING SITE CONDITIONS" PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC. SIGNED ON 05/06/2021.
4. ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE. THE LOCATIONS OF TELEPHONE, GAS AND ELECTRIC WILL BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. "CALL BEFORE YOU DIG" MUST BE CONTACTED PRIOR TO THE START OF CONSTRUCTION AT "811".
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF PEQUANNOCK STANDARDS AND SPECIFICATIONS, AND ALL STRUCTURES ARE SUBJECT TO REVIEW BY THE CONSTRUCTION CODE OFFICIAL. THE CONSTRUCTION OF ALL SITE IMPROVEMENTS SHALL COMPLY WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE.
6. NO MATERIAL OR EQUIPMENT IS TO BE STORED ON ANY AREA THAT HAS NOT BEEN ESTABLISHED AS A DESIGNATED STAGING AREA. ALL EXCAVATIONS SHALL BE PROTECTED AT THE END OF EACH WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY. STAGING AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR.
7. ALL CONSTRUCTION MATERIALS, PRODUCTS, HOURS OF OPERATION, ETC. SHALL BE IN ACCORDANCE WITH THE OWNER, THE ON-SITE ENGINEER, AND THE TOWNSHIP OF PEQUANNOCK. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL AS-BUILT SURVEYS PER TOWN REQUIREMENTS & FOR THE OWNER.
8. ALL EXISTING ITEMS NOT DENOTED "TO REMAIN" OR "TO BE REMOVED" SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

UTILITY LIST

NATURAL GAS:
Public Service Electric & Gas Company
Lead Supervisor – Michael Maietta (201) 337-2521
20 Van Vooren Drive
Oakland, NJ 07436
Emergency: (Non Public) (201) 337-2409
Non Emergency: (201) 337-2526
Evening: (201) 365-5348
Weekends & Holidays (201) 684-7000
(201) 337-2562

Spectra Energy (Formerly Duke Energy) Tim Vaughan
(includes Texas Eastern & Algonquin Gas)
501 Coolidge Street
South Plainfield, NJ 07080
(908) 757-1215

ELECTRIC:
Jersey Central Power & Light Co. Baxter Turley
300 Madison Avenue
PO Box 911
Morristown, NJ 07960
(973) 401-8143
Fax: (973) 644-4256

Jersey Central Power & Light Co. Kim Foster, Planner
46 Parsippany Blvd.
Boonton, NJ 07005
(973) 331-5315
Fax: (330) 245-5443

TELEPHONE:
Verizon Peter Auteri
290 W. Mt. Pleasant Avenue Lead Engineer
Bldg 4, Ground Floor
Livingston, NJ 07039
(973) 422-5141

CABLE TELEVISION:
Cablevision of North Jersey Dennis Haney
159 Windermere Avenue
Greenwood Lake, NY 10925
(845) 595-6819
Fax: (845) 595-6814

WATER SUPPLY & DISTRIBUTION SYSTEMS
Township of Pequannock
Water Department
530 Newark Pompton Turnpike
Pompton Plains, NJ 07444
(973) 835-5700 Ext. 190

City of Newark Joe Beckmeyer
Division of Water Utility
239 Central Avenue
Newark, NJ 07103
Phone: (973) 733-6303
Fax: (973) 733-4819

Passaic Valley Water James Duprey, General Superintendent
Commission &
North Jersey Water District
1525 Main Avenue
Clifton, NJ 07011
(973) 340-4320

SANITARY SEWERS
Township of Pequannock
Sewer Department
530 Newark Pompton Turnpike
Pompton Plains, NJ 07444
(973) 835-5700 Ext. 190

TBSA William Murphy (973) 326-0928
Lincoln Park, Fairfield & Pequannock Sewerage Authority (TBSA)
PO Box 188
Lincoln Park, NJ 07035
(973) 696-4494

COUNTY OF MORRIS
Engineering Department
Courthouse
Morristown, NJ 07960
(201) 285-6759

NJDOT
New Jersey Department of Transportation
Roxbury Corporate Center
District Engineer
200 Stierli Court
Mt. Arlington, NJ 07856-1322
(973) 601-6700

STORM DRAINS:
Township of Pequannock
Engineering Department
530 Newark Pompton Turnpike
Pompton Plains, NJ 07444
(973) 835-5700 Ext. 188

County of Morris, Engineering Department
Courthouse
Morristown, NJ 07960
(973) 285-6759

New Jersey Department of Transportation
Roxbury Corporate Center
200 Stierli Court
Mt. Arlington, NJ 07856-1322
(973) 770-5070

PEQUANNOCK TOWNSHIP BOARD OF EDUCATION TRANSPORTATION
85 Sunset Road
Pompton Plains, NJ 07444

POSTMASTER, Pompton Plains, NJ 07444

POSTMASTER, Pequannock, NJ 07440

PEQUANNOCK TOWNSHIP TRAFFIC & SAFETY BUREAU

Notification of Major Utilities for Markout may be accomplished by calling GARDEN STATE UNDERGROUND LOCATION SERVICE at 1-800-272-1000.

Revised May 11, 2015

CERTIFIED PROPERTY OWNERS LIST WITHIN 200 FT.

MUNICIPAL CERTIFIED LIST AS OF MAY 10, 2021

OWNER & ADDRESS REPORT

PEQUANNOCK TOWNSHIP — 05/10/21 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4401	14		4B	PEQ PROP DEVELOPMENT C/O PIO COSTA 1275 BLOOMFIELD AVE FAIRFIELD NJ 07004	OFF TURNPIKE	OFFICE DEMO'D 5/15
4012	10.01		2	PATEL, HITESH J. & NISHMA 133 LINCOLN PARK RD PEQUANNOCK NJ 07440	133 LINCOLN PARK RD	
4012	10.02		2	TAPPAN, JOAN B-REVOCABLE LIVING TRS 135 LINCOLN PARK RD PEQUANNOCK NJ 07440	135 LINCOLN PARK RD	
4012	11		2	LAUTZ, FRED R & LOIS E 6 STUMP PL PEQUANNOCK N J 07440	137 LINCOLN PARK RD	
4012	15		2	KUZMA, BOLESLAW & OLGA 29 OAK AVE PEQUANNOCK NJ 07440	29 OAK AVE	
4012	16		2	RODRIGUEZ, FERNANDO & DORIS 27 OAK AVE PEQUANNOCK NJ 07440	27 OAK AVE	
4401	11		2	DEO, SAMUEL F & MARGARET 92 LINCOLN PARK RD PEQUANNOCK N J 07440	92 LINCOLN PARK RD	
4401	12		2	NEAL, SUE L 90 LINCOLN PARK RD PEQUANNOCK N J 07440	90 LINCOLN PARK RD	
4401	14		4B	PEQ PROP DEVELOPMENT C/O PIO COSTA 1275 BLOOMFIELD AVE FAIRFIELD NJ 07004	OFF TURNPIKE	OFFICE DEMO'D 5/15
4401	15		15F	BOYS & GIRLS CLUBS OF NORTHWEST NJ 153 GARSIDE AVE WAYNE NJ 07470	19 OAK AVE	
4401	16		15F	BOYS & GIRLS CLUBS OF NORTHWEST NJ PO BOX 195 19 OAK AVE PEQUANNOCK N J 07440	15 OAK AVE	
4401	17		15F	PEQ MEMORIAL 450 AMERICAN LEGION 11 OAK AVE PEQUANNOCK NJ 07440	11 OAK AVE	
4401	18		15F	BOYS & GIRLS CLUBS OF NORTHWEST NJ P O BOX 195 19 OAK AVE PEQUANNOCK NJ 07440	OAK AVE	
4401	19		4A	205 PEQUANNOCK-SPRINGBROOK REALTY 322 CHANGEBRIDGE RD PINE BROOK, NJ 07058	205-215 TURNPIKE	
4401	20		15C	PEQUANNOCK TOWNSHIP 530 TURNPIKE POMPTON PLAINS NJ 07444	171 TURNPIKE	
4401	21		4A	167 NEWARK POMPTON TPK MANAGEMENT 76 ROLLENS AVE WAYNE NJ 07470	167 TURNPIKE	
4401	22		4A	LUPO, JOSEPH/GIOVANNA 2 ROYAL AVE HAWTHORNE NJ 07506	163-165 TURNPIKE	
4401	23		4A	F & L INVESTMENTS, LLC 544 MAST DR BRADENTON FL 34208	159-161 TURNPIKE	
4401	24		4A	SMS, LLC 182 BOULEVARD POMPTON PLAINS, NJ 07444	155-157 TURNPIKE	

PEQUANNOCK TOWNSHIP — 05/10/21 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4401	25		4A	VAN VARICK, ROBERT A & BRENDA SUE 19 ROCKLEDGE TER POMPTON PLAINS NJ 07444	153 TURNPIKE	
4401	26		4A	BARRASSO, LLC 149 TURNPIKE PEQUANNOCK NJ 07440	149 TURNPIKE	
4401	27		4A	BARRASSO, LLC 149 TURNPIKE PEQUANNOCK NJ 07440	147 TURNPIKE	
4401	28		4A	LJB IV LLC 137 WEST END AVE POMPTON PLAINS NJ 07444	145 TURNPIKE	
4401	29		4A	MECA FOUR G LLC 117 GREENWOOD AVE PEQUANNOCK, NJ 07440	143 TURNPIKE	
4401	30		4A	139 TURNPIKE LLC 119 NEWARK POMPTON TPKE PEQUANNOCK, NJ 07440	139 TURNPIKE	
4401	31		4A	STEIMEL III, LAWRENCE J 137 WEST END AVE POMPTON PLAINS,NJ 07444	137 TURNPIKE	
4401	32		4A	BONIELLO, ANTOINETTA TRUS/COSMO A T 511 SEVERN LNDG PALM HARBOR, FL 34683	135 TURNPIKE	
4401	33		4A	BREAZZANO, J & BISACCIO, E, TRUSTEE 172 PASADENA PL HAWTHORNE NJ 07506	129-131 TURNPIKE	
4401	34		4A	BOCK, WILLIAM C. 1 IRVING ST PEQUANNOCK, NJ 07440	1 IRVING ST	
4401	35		4A	SCHELLING, WILLIAM DAVID 19 BLAZIER RD WARREN, NJ 07059	127 TURNPIKE	
4401	36		4A	CAGE INVESTORS,LLC-C/O PIO COSTA 1275 BLOOMFIELD AVE FAIRFIELD, NJ 07004	11 IRVING ST	
4401	37		4A	FCR REALTY LLC 119 TURNPIKE PEQUANNOCK NJ 07440	123 TURNPIKE	
4401	38		4B	JCPAL CO C/O FE SERV TAX DEPT P O BOX 4747 OAKBROOK IL 60522	OFF TURNPIKE	
4401	39		15C	PEQUANNOCK TOWNSHIP 530 TURNPIKE POMPTON PLAINS NJ 07444	RIVERSIDE DR W OF RR	
4401	40		1	SCHAEFER, WILLIAM C/O D. SCHAEFER OLD PINE RD PEQUANNOCK NJ 07440	OLD PINE RD W OF RR	
4401	41		2	FRIBERG, PETER J 2 OLD PINE RD PEQUANNOCK NJ 07440	OLD PINE RD	
4401	42		2	SCHAEFER, WILLIAM J C/O D SCHAEFER OLD PINE RD PEQUANNOCK NJ 07440	PEQUANNOCK RVR MANOR TRI	
4401	7		15C	PEQUANNOCK TOWNSHIP 530 TURNPIKE POMPTON PLAINS NJ 07444	LINCOLN PARK RD	

PEQUANNOCK TOWNSHIP — 05/10/21 Page 3 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4401	9		15F	PEQUANNOCK TWSP COLUMBIAN ASSOC PO BOX 91 PEQUANNOCK NJ 07440	84 LINCOLN PARK RD	
4401	9	TO1	4B	VERIZON WIRELESS- C/O DUFF & PHELPS PO BOX 2549 ADDISON TX 75001	84 LINCOLN PARK RD	
4402	1		4A	FCR REALTY LLC 123 NEWARK POMPTON TPK PEQUANNOCK NJ 07440	119 TURNPIKE	
4402	1.01		1	LATERZA ENTERPRISES LLC 119 NEWARK POMPTON TPKE PEQUANNOCK, NJ 07440	121 TURNPIKE	
4402	10		4B	ROMONT CORP 14 INDUSTRIAL RD PEQUANNOCK NJ 07440	14 INDUSTRIAL RD	
4402	6		4B	JAB FENCE, LLC; C/O JAN FENCE, INC 1107 ROUTE 23 SOUTH WAYNE, NJ 07470	4 INDUSTRIAL RD	
4402	8		4B	JARRA-NJ LLC 15 LITTLE BG BRANCHVILLE NJ 07826	8 INDUSTRIAL RD	
4402	9		4B	OXBOW ENTERPRISES LLC 12 INDUSTRIAL RD PEQUANNOCK NJ 07440	12 INDUSTRIAL RD	
4403	2		1	SCHAEFER JR, WILLIAM J C/O DAVID OLD PINE RD PEQUANNOCK NJ 07440	RIVERSIDE DR	
4403	3		15O	PEQUANNOCK TOWNSHIP 530 TURNPIKE POMPTON PLAINS NJ 07444	RIVERSIDE DR	
4607	10		2	HUMME, CHRISTOPHER J & ELIZABETH A 19 ROLAND RD PEQUANNOCK N J 07440	19 ROLAND RD	
~~4607~~	~~10~~		~~2~~	~~HUMME, CHRISTOPHER J & ELIZABETH A~~ 19 ROLAND RD PEQUANNOCK N J 07440	~~19 ROLAND RD~~	Duplicate
4607	11		2	DUTRA, WILLIAM & MARY ELLEN MIHALIK 21 ROLAND RD PEQUANNOCK N J 07440	21 ROLAND RD	
4607	4		2	ROMANO, ANTHONY & GINA-LYNN 7 ROLAND RD PEQUANNOCK N J 07440	7 ROLAND RD	
4607	5		2	VAN DUYNE, ALLEN & EILEEN 9 ROLAND RD PEQUANNOCK N J 07440	9 ROLAND RD	
4607	6		2	KOEHLER, KEVIN MICHAEL/MELISSA ANN 11 ROLAND RD PEQUANNOCK, NJ 07440	11 ROLAND RD	
4607	7		2	MCMORROW, VIRGINIA P. & DAVID T. 13 ROLAND RD PEQUANNOCK N J 07440	13 ROLAND RD	
4607	8		2	ABATA, ROBERT W 15 ROLAND RD PEQUANNOCK N J 07440	15 ROLAND RD	
4607	9		2	DRAKE, BRUCE & DIANE 17 ROLAND RD PEQUANNOCK N J 07440	17 ROLAND RD	

NOTICE
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DESCRIPTION	NO.	DATE:	BY:	CHK:
REVISIONS				

DRAWN BY: JP 06/25/2021
CHECKED BY: PDC 06/25/2021
CHECKED BY:

PETER D. CHANDLER, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE04439200
DATE: 06/25/2021

DAREN J. PHIL, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE03819100
DATE: 06/25/2021

SUBURBAN CONSULTING ENGINEERS, INC.
COA NO.: 24GA28037500
NJSH000042500
- Civil Engineers - Municipal Engineers -
- Landscape Architects -
- Planners - Environmentalists - Land Surveyors -
96 US Highway 206, Suite 101, Flanders, N.J. 07836 - 973.398.1776
2430 Highway 34, Bldg. A Suite 1R, Wall, N.J. 08736 - 732.282.1776
EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

AMENDED SITE PLAN
AHS - EMERGENCY GENERATOR INSTALLATION
242 WEST PARKWAY, BLOCK 302 LOT 1 & 2
TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, STATE OF NEW JERSEY

GENERAL NOTES, LEGEND AND ZONING

PROJECT NUMBER: SCE-12331.011
SCALE: 1" = 30'
SHEET 2 OF 4
REVISION -

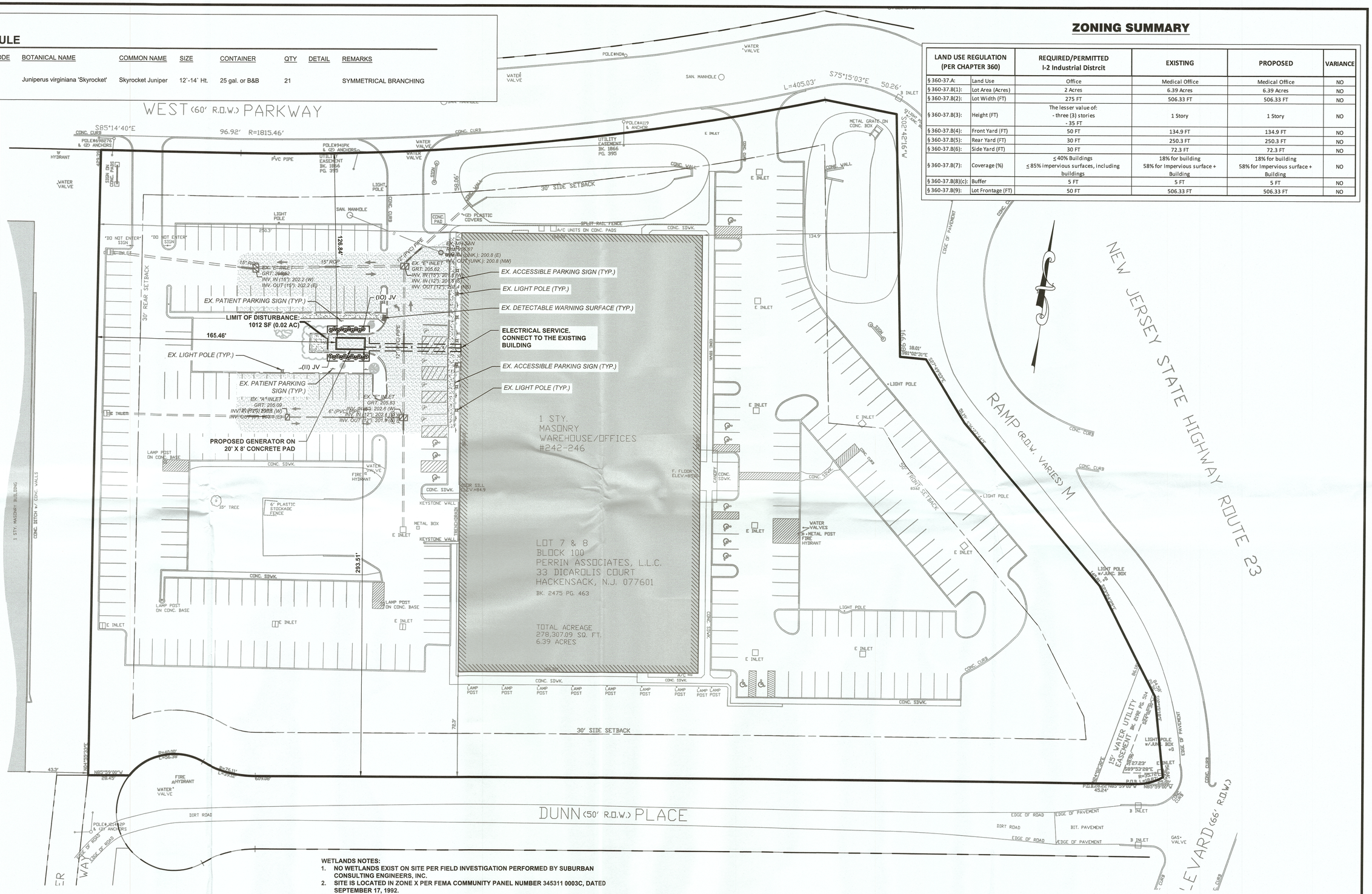
E:\SCE\Pequannock\12331.011 Pequannock\Sheets\12331.011 02 General Notes, Legend, Zoning.dwg Fri, Jun 25, 2021 - 10:18am ssung SUBURBAN CONSULTING ENGINEERS, INC.

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	JV	Juniperus virginiana 'Skyrocket'	Skyrocket Juniper	12'-14' Ht.	25 gal. or B&B	21		SYMMETRICAL BRANCHING

ZONING SUMMARY

LAND USE REGULATION (PER CHAPTER 360)		REQUIRED/PERMITTED I-2 Industrial Distrcit	EXISTING	PROPOSED	VARIANCE
§ 360-37.A:	Land Use	Office	Medical Office	Medical Office	NO
§ 360-37.B(1):	Lot Area (Acres)	2 Acres	6.39 Acres	6.39 Acres	NO
§ 360-37.B(2):	Lot Width (FT)	275 FT	506.33 FT	506.33 FT	NO
§ 360-37.B(3):	Height (FT)	The lesser value of: - three (3) stories - 35 FT	1 Story	1 Story	NO
§ 360-37.B(4):	Front Yard (FT)	50 FT	134.9 FT	134.9 FT	NO
§ 360-37.B(5):	Rear Yard (FT)	30 FT	250.3 FT	250.3 FT	NO
§ 360-37.B(6):	Side Yard (FT)	30 FT	72.3 FT	72.3 FT	NO
§ 360-37.B(7):	Coverage (%)	≤ 40% Buildings ≤ 85% impervious surfaces, including buildings	18% for building 58% for Impervious surface + Building	18% for building 58% for Impervious surface + Building	NO
§ 360-37.B(8)(c):	Buffer	5 FT	5 FT	5 FT	NO
§ 360-37.B(9):	Lot Frontage (FT)	50 FT	506.33 FT	506.33 FT	NO



WETLANDS NOTES:

1. NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION PERFORMED BY SUBURBAN CONSULTING ENGINEERS, INC.
2. SITE IS LOCATED IN ZONE X PER FEMA COMMUNITY PANEL NUMBER 345311 0003C, DATED SEPTEMBER 17, 1992.

30 0 30 60 90

SCALE: 1"=30'

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DESCRIPTION	NO.	DATE:	BY:	CHK:

REVISIONS

DRAWN BY: JP 06/25/2021

CHECKED BY: PDC 06/25/2021

CHECKED BY:

PETER D. CHANDLER, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE04439200
DATE: 06/25/2021

DAREN J. PHIL, PE
NJ PROFESSIONAL ENGINEER
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SUBURBAN CONSULTING ENGINEERS, INC.
COA NO.: 24GA28007500
- Civil Engineers - Municipal Engineers -
- Landscape Architects -
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EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

AMENDED SITE PLAN
AHS - EMERGENCY GENERATOR INSTALLATION
242 WEST PARKWAY, BLOCK 302 LOT 1 & 2
TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, STATE OF NEW JERSEY

SITE LAYOUT AND UTILITY PLAN

PROJECT NUMBER: SCE-12331.011

SCALE: 1" = 30'

SHEET 3 OF 4

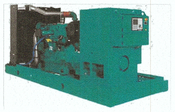
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E:\SCE\Pequannock\12331.011 Pequannock\Sheets\12331.011 03 Site Layout & Utility Plan.dwg Fri, Jun 25, 2021 - 10:29am ssung SUBURBAN CONSULTING ENGINEERS, INC.

Specification sheet

Diesel generator set QSX15 series engine

450 kW – 500 kW Standby



Description

Cummins® commercial generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary standby and prime power applications.

Features

Cummins heavy-duty engine - Rugged 4-cycle, industrial diesel delivers reliable power, low emissions and fast response to load changes.

Alternator - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

Permanent Magnet Generator (PMG) - Offers enhanced motor starting and fault clearing short-circuit capability.

Control system - The PowerCommand® electronic control is standard equipment and provides total genset system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, AmpSentry™ protection, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

Cooling system - Standard integral set-mounted radiator system, designed and tested for rated ambient temperatures, simplifies facility design requirements for rejected heat.

Enclosures - Optional weather protective and sound attenuated enclosures are available.

Fuel tanks - Dual wall sub-base fuel tanks are also available.

NFPA - The genset accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

Warranty and service - Backed by a comprehensive warranty and worldwide distributor network.

Model	Standby rating 60 Hz kW (kVA)	Prime rating 60 Hz kW (kVA)	Continuous rating 60 Hz kW (kVA)	Data sheets 60 Hz
DFEJ	450 (563)	410 (513)		D-3400
DFEK	500 (625)	455 (569)		D-3401

Generator set specifications

Governor regulation class	ISO 8528 part 1 Class G3
Voltage regulation, no load to full load	± 0.5%
Random voltage variation	± 0.5%
Frequency regulation	Isochronous
Random frequency variation	± 0.25%
EMS compatibility	IEC 61000-4-2: Level 4 Electrostatic discharge IEC 61000-4-3: Level 3 Radiated susceptibility

Engine specifications

Design	Turbocharged with air-to-air charge air-cooling
Bore	136.9 mm (5.39 in.)
Stroke	168.9 mm (6.65 in.)
Displacement	14.9 L (912.0 in³)
Cylinder block	Cast iron with replaceable wet liners, in-line 6 cylinder
Battery capacity	1400 Amps minimum at ambient temperature 0 °C (32 °F)
Battery charging alternator	35 Amps
Starting voltage	24 volt, negative ground
Fuel system	Full authority electronic (FAE) Cummins HPI-TP
Fuel filter	
Air cleaner type	
Lube oil filter type(s)	Single spin-on combination full flow and bypass filters
Standard cooling system	40 °C (104 °F) ambient radiator

Alternator specifications

Design	Brushless, 4 pole, drip-proof revolving field
Stator	2/3 pitch
Rotor	Single bearing, flexible discs
Insulation system	Class H
Standard temperature rise	125 °C standby at 40 °C ambient
Exciter type	PMG (Permanent Magnet Generator)
Phase rotation	A (U), B (V), C (W)
Alternator cooling	Direct drive centrifugal blower fan
AC waveform total harmonic distortion (THDV)	< 5% no load to full linear load, < 3% for any single harmonic
Telephone influence factor (TIF)	< 50% per NEMA MG1-22.43
Telephone harmonic factor (THF)	< 3%

Available voltages

60 Hz Line – Neutral/Line - Line

- 110/190
- 120/208
- 230/400
- 347/600
- 110/220
- 127/220
- 240/416
- 115/200
- 139/240
- 255/440
- 115/230
- 220/380
- 277/480

Note: Consult factory for other voltages.

Codes and standards

Codes or standards compliance may not be available with all model configurations – consult factory for availability.

ISO 9001	This generator set is designed in facilities certified to ISO 9001 and manufactured in facilities certified to ISO 9001 or ISO 9002.	UL	The generator set is available listed to UL 2200, Stationary Engine Generator Assemblies for all 60 Hz low voltage models. The PowerCommand control is Listed to UL 508 - Category NITW7 for U.S. and Canadian usage. Circuit breaker assemblies are UL 489 Listed for 100% continuous operation and also UL 869A Listed Service Equipment.
	The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.	U.S EPA	Engine certified to Stationary Emergency U.S. EPA New Source Performance Standards, 40 CFR 60 subpart IIII Tier 2 exhaust emission levels. U.S. applications must be applied per this EPA regulation.
CSA	All low voltage models are CSA certified to product class 4215-01.	International Building Code	The generator set package is available certified for seismic application in accordance with the following International Building Code: IBC2000, IBC2003, IBC2006, IBC2009 and IBC2012.

Warning: Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building's electrical system except through an approved device or after building main switch is open.

Generator set options

Engine
- 208/240/480 V thermostatically controlled coolant heater for ambient above 4.5 °C (40°F)
- 208/240/480 V thermostatically controlled coolant heater for ambient below 4.5 °C (40°F)
- 120 V 300 W lube oil heater
- Heavy duty air cleaner with safety element

Alternator
- 80 °C rise
- 105 °C rise
- 150 °C rise
- 120/240 V 200 W anti-condensation heater

Exhaust system
- Critical grade exhaust silencer
- Exhaust packages
- Industrial grade exhaust silencer
- Residential grade exhaust silencer

Fuel system
- 1022 L (270 gal) sub-base tank
- 1136 L (300 gal) sub-base tank
- 1514 L (400 gal) sub-base tank
- 1893 L (500 gal) sub-base tank
- 2271 L (600 gal) sub-base tank
- 2498 L (660 gal) sub-base tank
- 3218 L (850 gal) sub-base tank
- 6435 L (1700 gal) sub-base tank
- 9558 L (2525 gal) sub-base tank

Cooling system
- High ambient 50 °C radiator

Control panel
- PC 3.3
- PC 3.3 with MLD
- 120/240 V 100 W control anti-condensation heater
- Ground fault indication
- Remote fault signal package
- Run relay package

Generator set
- AC entrance box
- Battery
- Battery charger
- Export box packaging
- UL 2200 Listed
- Main line circuit breaker
- Paralleling accessories
- Remote annunciator panel
- Spring isolators
- Enclosure: aluminium, steel, weather protective or sound attenuated
- 2 year standby power warranty
- 2 year prime power warranty
- 5 year basic power warranty
- 10 year major components warranty

*Note: Some options may not be available on all models - consult factory for availability.

Control system 2.3

The PowerCommand 2.3 control system - An integrated generator set control system providing voltage regulation, engine protection, generator protection, operator interface and isochronous governing (optional).

Control – Provides battery monitoring and testing features and smart-starting control system.

InPower™ – PC-based service tool available for detailed diagnostics.

PCCNet RS485 – Network interface (standard) to devices such as remote annunciator for NFPA 110 applications.

Control boards – Potted for environmental protection.

Ambient operation – Suitable for operation in ambient temperatures from -40 °C to +70 °C and altitudes to 13,000 feet (5000 meters). Prototype tested - UL, CSA and CE compliant.

AC protection
- AmpSentry protective relay
- Over current warning and shutdown
- Over and under voltage shutdown
- Over and under frequency shutdown
- Over excitation (loss of sensing) fault
- Field overload
- Overload warning
- Reverse kW shutdown
- Reverse Var shutdown
- Short circuit protection

Engine protection
- Overspeed shutdown
- Low oil pressure warning and shutdown
- High coolant temperature warning and shutdown
- Low coolant level warning or shutdown
- Low coolant temperature warning
- High, low and weak battery voltage warning
- Fail to start (overcrank) shutdown
- Fail to crank shutdown
- Redundant start disconnect
- Cranking lockout
- Sensor failure indication
- Low fuel level warning or shutdown
- Fuel-in-rupture-basin warning or shutdown

Operator/display panel
- Manual off switch
- 128 x 128 Alpha-numeric display with push button access for viewing engine and alternator data and providing setup, controls and adjustments (English or international symbols)
- LED lamps indicating genset running, not in auto, common warning, common shutdown, manual run mode and remote start
- Suitable for operation in ambient temperatures from -20 °C to +70 °C

Alternator data
- Line-to-Neutral AC volts
- Line-to-Line AC volts
- 3-phase AC current
- Frequency
- kVA, kW, power factor

Engine data
- DC voltage
- Lube oil pressure
- Coolant temperature

Control functions
- Time delay start and cool down
- Glow plug control (some models)
- Cycle cranking
- PCCNet interface
- (4) Configurable inputs
- (4) Configurable outputs
- Remote emergency stop
- Battle short mode
- Load shed
- Real time clock with exerciser
- Derate

Digital governing (optional)
- Integrated digital electronic isochronous governor
- Temperature dynamic governing

Digital voltage regulation
- Integrated digital electronic voltage regulator
- 3-phase Line-to-Line sensing
- Configurable torque matching
- Fault current regulation under single or three phase fault conditions

Other data
- Genset model data
- Start attempts, starts, running hours
- Fault history
- RS485 Modbus® interface
- Data logging and fault simulation (requires InPower service tool)
- Total kilowatt hours
- Load profile

Options
- Auxiliary output relays (2)
- 120/240 V, 100 W anti-condensation heater
- Remote annunciator with (3) configurable inputs and (4) configurable outputs
- PMG alternator excitation
- PowerCommand for Windows® remote monitoring software (direct connect)
- AC output analogue meters
- PowerCommand 2.3 and 3.3 control with AmpSentry protection

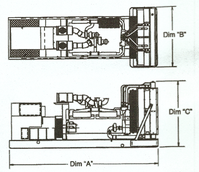
For further detail on PC 2.3 see document S-1569.
For further detail on PC 3.3 see document S-1570.

Emergency Standby Power (ESP):
Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Limited-Time running Power (LTP):
Applicable for supplying power to a constant electrical load for limited hours. Limited Time Running Power (LTP) is in accordance with ISO 8528.

Prime Power (PRP):
Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Base Load (Continuous) Power (COP):
Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271 and BS 5514.

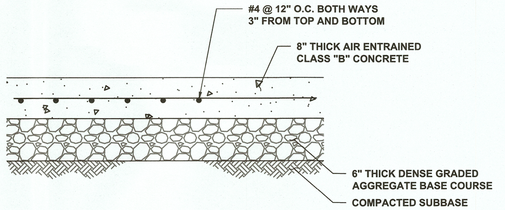


This outline drawing if for reference only. See respective model data sheet for specific model outline drawing number.

Do not use for installation design

Model	Dim 'A' mm (in.)	Dim 'B' mm (in.)	Dim 'C' mm (in.)	Set weight dry* kg (lbs)	Set weight wet* kg (lbs)
DFEJ	3864 (152.1)	1524 (60.0)	1812 (71.3)	4098 (9035)	4234 (9335)
DFEK	3864 (152.1)	1524 (60.0)	1812 (71.3)	4325 (9535)	4461 (9835)

*Weights represent a set with standard features. See outline drawings for weights of other configurations.

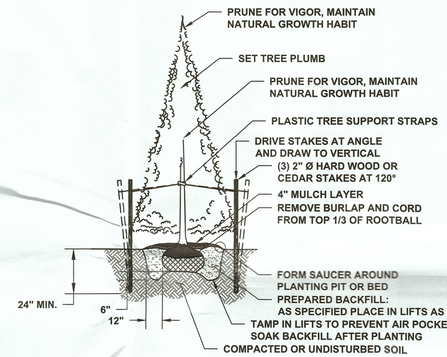


NOTES:

1. SUBBASE SHALL BE COMPACTED TO THE SATISFACTION OF THE ENGINEER.
2. CONCRETE PAD TO BE 3,500 PSI CONCRETE AND LEVEL LENGTHWISE, WIDTHWISE AND DIAGONALLY.
3. THE CONCRETE PAD SHALL EXTEND 6" BEYOND ALL SIDES OF THE ENCLOSURE. CONTRACTOR TO VERIFY FINAL ENCLOSURE DIMENSIONS PRIOR TO FABRICATION OF PAD.
4. ALL JOINTS AND EDGES TO BE TOOLED.
5. SURFACE SHALL BE BRUSHED TRANSVERSELY TO A NEAT FINISH.
6. ADJACENT GROUND SHALL BE BACKFILLED AND GRADED TO MATCH THE EXISTING GROUND.

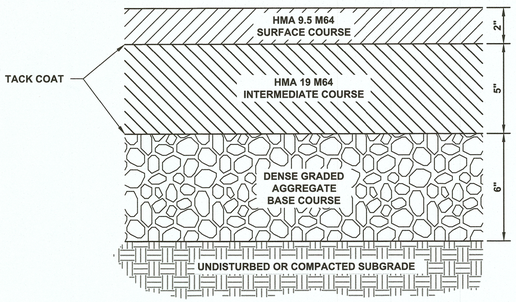
CONCRETE PAVEMENT, 8" THICK DETAIL

N.T.S.



CONIFEROUS TREE PLANTING

N.T.S.



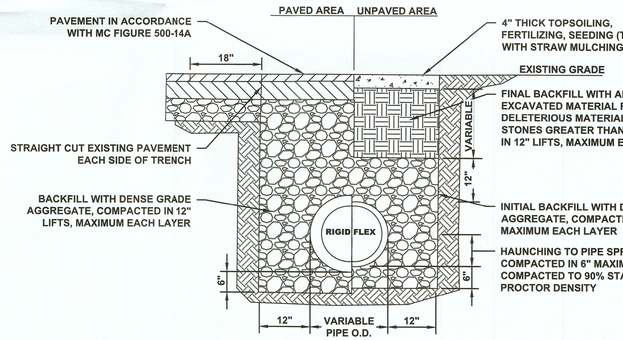
HMA PAVEMENT DETAIL

N.T.S.

NOTE:
MIX DESIGNATIONS SHOWN HEREON IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007.

PIPELINE WARNING TAPE INSTALLATION

N.T.S.



TRENCH RESTORATION DETAIL

N.T.S.

NOTES:

1. CONTRACTOR SHALL HAND COMPACT DGA BENEATH THE HAUNCHES OF FLEXIBLE PIPE TO ENSURE INSTALLATION MEETS OR EXCEEDS MANUFACTURER'S SPECIFICATIONS.
2. IF NO OTHER CONTROLLING FACTORS EXIST, CALL CONCRETE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ACTIVE STANDARD ASTM C1479. ALL THERMOPLASTIC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ACTIVE STANDARD ASTM D2321.
3. SOIL IN THE OUTER BEDDING, HAUNCH, AND LOWER SIDE ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF SOIL IN THE OVERFILL ZONE. SOIL SHALL BE COMPACTED WITHIN 2% ± OF OPTIMUM WATER CONTENT.
4. BACKFILLING WITH EXCAVATED MATERIAL SHALL NOT BE PERMITTED IN TRENCHES FOR STORM SEWERS AND ALL OTHER UTILITIES.
5. TYPE OF SEEDING SHALL MEET THE MORRIS COUNTY SOIL CONSERVATION DISTRICT REQUIREMENTS.

NOTICE

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CONSTRUCTION DETAILS

PROJECT NUMBER: SCE-12331.011
SCALE: 1" = 40'
SHEET 4 OF 4
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