



PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:
Public Notice Number: **NAN-2022-00125-EBR**
Issue Date: March 8, 2023
Expiration Date: April 7, 2023

The New York District, of the U.S. Army Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344):

APPLICANT: SEI Cutters Dock and SEI Pennval Road II Urban Renewal, LLC
1649 49th Street
1st Floor
Brooklyn, New York 11204

ACTIVITY: Discharge of fill material into Waters of the United States to facilitate the construction of two commercial warehouses.

WATERWAY: Woodbridge Creek

LOCATION: Pennval Road, Township of Woodbridge, Middlesex County, New Jersey

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND EMAILED TO William.Bruno@usace.army.mil BEFORE THE EXPIRATION DATE OF THIS NOTICE; otherwise, it will be presumed that there are no objections to the activity.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. Comments provided will become part of the public record for this

permit application. All written comments, including contact information, will be made a part of the administrative record, available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof, may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to adversely affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act (Public Law 104-267), requires all Federal agencies to consult with the National Oceanic and Atmospheric Administration Fisheries Service (NOAA/FS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed work, fully described in the attached work description, could cause the disruption of habitat for various lifestages of some EFH-designated species as a result of a temporary increase in turbidity during construction. However, the New York District has made the preliminary determination that the site-specific adverse effects are not likely to be substantial because it is expected that fish populations would avoid the small area of disturbance. Further consultation with NOAA/FS regarding EFH impacts and conservation recommendations being conducted and will be concluded prior to the final decision.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant received water quality certification New Jersey Department of Environmental Protection (NJDEP), Permit Number 1225-06-0011.5 LUP200001, with an approval date of January 21, 2022, in accordance with Section 401 of the Clean Water Act.

Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. The applicant received NJDEP, Permit Number 1225-06-0011.5 LUP200001, with an approval date of January 21, 2022, in accordance with Section 401 of the Clean Water Act.

In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

NJDEP

*****PLEASE USE THE 18-CHARACTER FILE NUMBER ON ALL CORRESPONDENCE WITH
THIS OFFICE*****

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (917) 790-8516 and ask for William T. Bruno.

In order for us to better serve you, please complete our Customer Service Survey located at <http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx>.

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>.



FOR AND IN BEHALF OF
Stephan A. Ryba
Chief, Regulatory Branch

Encl

DESCRIPTION OF PROPOSED WORK

The applicant, SEI Cutters Dock and SEI Pennval Road II Urban Renewal, LLC, has requested Department of the Army (DA) authorization for the construction of two commercial warehouses with integrated office space and permittee-responsible compensatory mitigation in Woodbridge Creek at Pennval Road, Township of Woodbridge, Middlesex County, New Jersey.

The project is to occur on an approximately 55-acres site that has been determined by the Township of Woodbridge as an Area in Need of Redevelopment and is referred to as the "Pennval and Cutters Dock Roads Redevelopment Area".

The proposed activities will largely take place within previously developed portions of the site. The work will include but is limited to, the demolition of all existing industrial buildings and associated equipment and construction of two (2) warehouse buildings. "Building 1" will consist of 420,749 square feet (SF) of gross floor area, including 395,956 SF of warehouse and 24,793 SF of office space. "Building 2" will consist of 348,533 SF of gross floor area including 327,453 SF of warehouse and 21,080 SF of office space. Combined, a total of 769,282 SF of gross floor area is proposed, each building to have associated circulation roads, parking areas, retaining wall structures, fencing, lighting, utilities, and stormwater management structures, the extension of Pennval Road and other associated site improvements.

The work within jurisdictional waters and wetlands includes temporary disturbances to allow construction access and permanent impacts to waters and wetlands resulting from the discharges of fill associated with the industrial development and its attendant structures. The temporary construction access will result in the temporary disturbance of approximately 1,526 SF (0.035 acres) of existing tidal wetlands and approximately 39 SF (0.001 acres) square feet of Woodbridge Creek, a net total of approximately 1,565 SF (0.036 acres) of Waters of the United States (WOTUS). The fill activity throughout the project will result in permanent impacts to approximately 46,938 SF (1.078 acres) of existing tidal wetlands and approximately 2,272 SF (0.052 acres) of Woodbridge Creek, a net total of approximately 49,210 SF (1.13 acres) of WOTUS.

The applicant's stated purpose for this regulated work is to redevelop the site from its current industrial uses by the construction of two (2) modern warehouse and office facilities.

Avoidance, Minimization and Mitigation

The applicant has stated they have avoided, minimized and mitigated for proposed impacts by minimizing construction to the smallest area practicable to construct two (2) warehouses with integrated office space. To minimize impacts to WOTUS the warehouses have been designed at a depth and length to achieve the minimum dimensions required and still accommodate volume capacity and ensure that the minimum industry standards for through-put efficiency be met. In addition, temporarily disturbed areas will be stabilized and restored with native plant species. The proposed work includes restoring an upland area located to the southeast portion of the site to provide a buffer zone to protect aquatic resources. The applicant proposes to deploy temporary soil erosion and sediment control measures during construction.

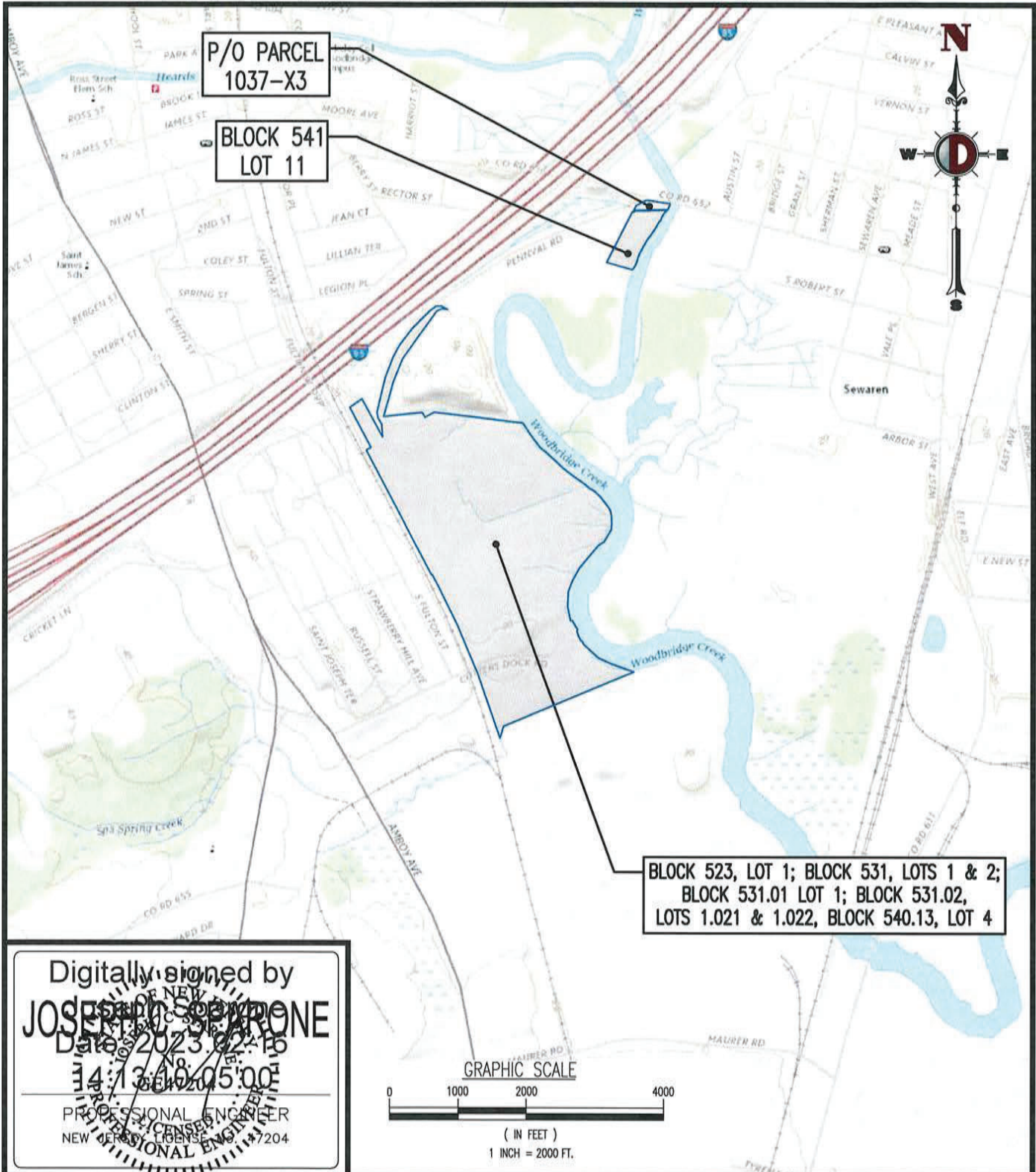
The applicant will be mitigating for the permanent loss of approximately 49,210 SF (1.13 acres) total of WOTUS with a required minimum 3:1 ratio for creation of new wetlands on-site and in-kind. The applicant will be mitigating for the temporary disturbance of approximately 1,565 SF (0.036 acres) total of WOTUS by restoring the temporarily disturbed areas to their pre-existing

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conditions and with a required minimum 1:1 ratio for creation of new wetlands on-site and in-kind. The mitigation activities will result in the creation of a total of approximately 3.519 acres of high and low marsh vegetated tidal wetlands by excavating existing on-site disturbed uplands to appropriate grade elevations and planting of native salt marsh vegetation.

USACE FILE: NAN-2022-00125-EBR

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Digitally signed by
JOSEPH SPERONE
Date: 2023.02.15
14:13:05-05:00
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204



245 Main Street - Suite 110 - Chester, NJ 07930
T: 908.879.9229 - F: 908.879.0222
www.dynamiceng.com

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1 OF 35	JFR	3	02/15/2023

TITLE:

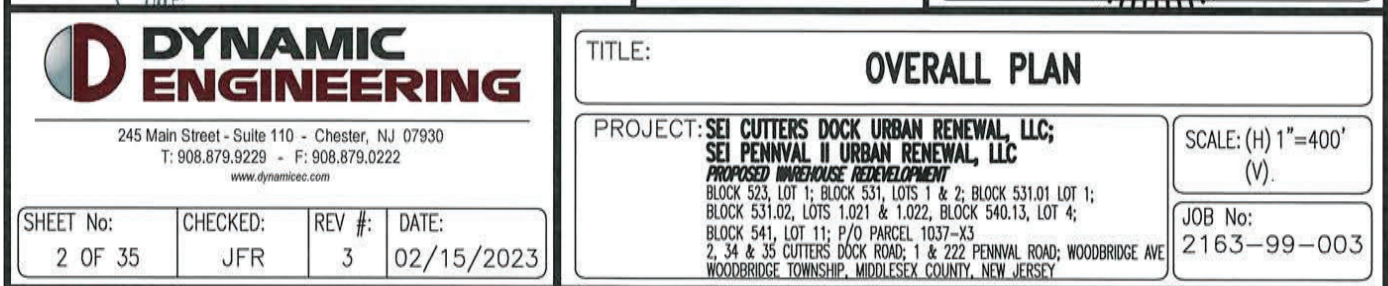
VICINITY MAP

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
BLOCK 541, LOT 11; P/O PARCEL 1037-X3
2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNAVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=2000'
(V).

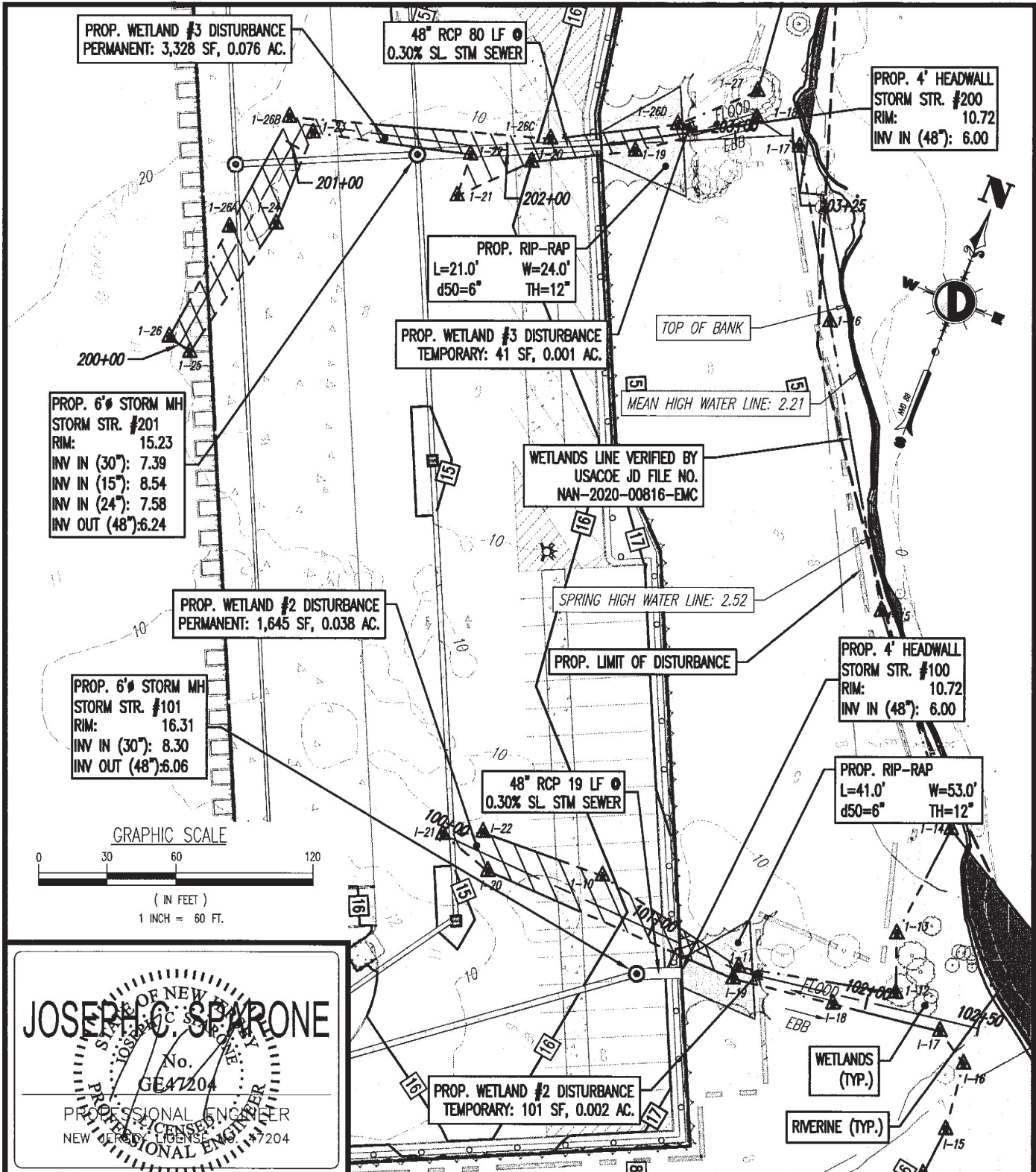
JOB No:
2163-99-003

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SHEET No:	CHECKED:	REV #:	DATE:
3 OF 35	JFR	3	02/15/2023

TITLE: INSET 1: WETLANDS #2 & 3 PLAN VIEW

**PROJECT: SEI CUTTERS DOCK URBAN RENOVATION, LLC;
SEI PENNAVAL II URBAN RENOVATION, LLC
PROPOSED WAREHOUSE REDEVELOPMENT**
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
BLOCK 541, LOT 11; P/O PARCEL 1037-X3
2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNAVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

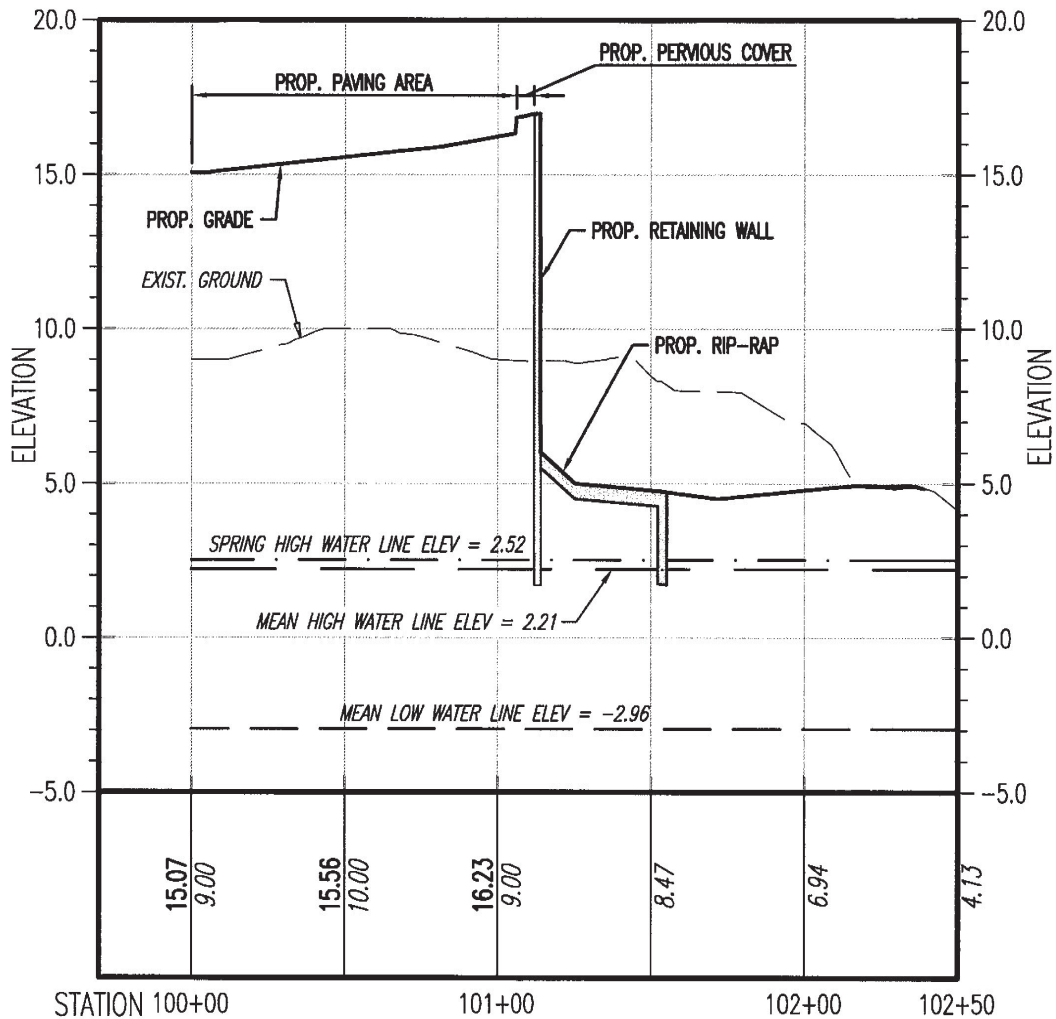
**SCALE: (H) 1"=60'
(V)**

JOB No:
2163-99-003

USACE FILE: NAN-2022-00125-EBR

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WETLANDS	DISTURBANCE TYPE	FILL TYPE																	
		BUILDING			PAVING AREA			PERVIOUS COVER			STORMWATER PIPE			RIP-RAP			RETAINING WALL		
		ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD
WETLANDS #2	PERMANENT	0.000	0	0	0.031	1,362	345	0.002	67	20	0.000	0	0	0.004	191	0	0.001	25	7



JOSEPH C. SPARONE
 No. GE47204
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 47204

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SHEET No: 4 OF 35
 CHECKED: JFR
 REV #: 3
 DATE: 02/15/2023

TITLE: **INSET 1: WETLANDS #2 PROFILE**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
 BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
 BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
 BLOCK 541, LOT 11; P/O PARCEL 1037-X3
 2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNVAL ROAD; WOODBRIDGE AVE
 WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
 (V) 1"=6'

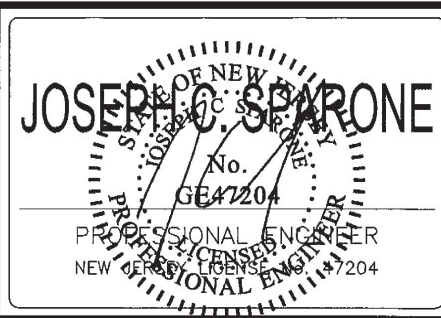
JOB No:
 2163-99-003

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE # 47204

WETLANDS	DISTURBANCE TYPE	FILL TYPE																	
		BUILDING			PAVING AREA			PERVIOUS COVER			STORMWATER PIPE			RIP-RAP			RETAINING WALL		
		ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD
WETLANDS #3	PERMANENT	0.007	294	112	0.052	2,270	500	0.000	23	7	0.010	423	111	0.007	309	0	0.000	9	3



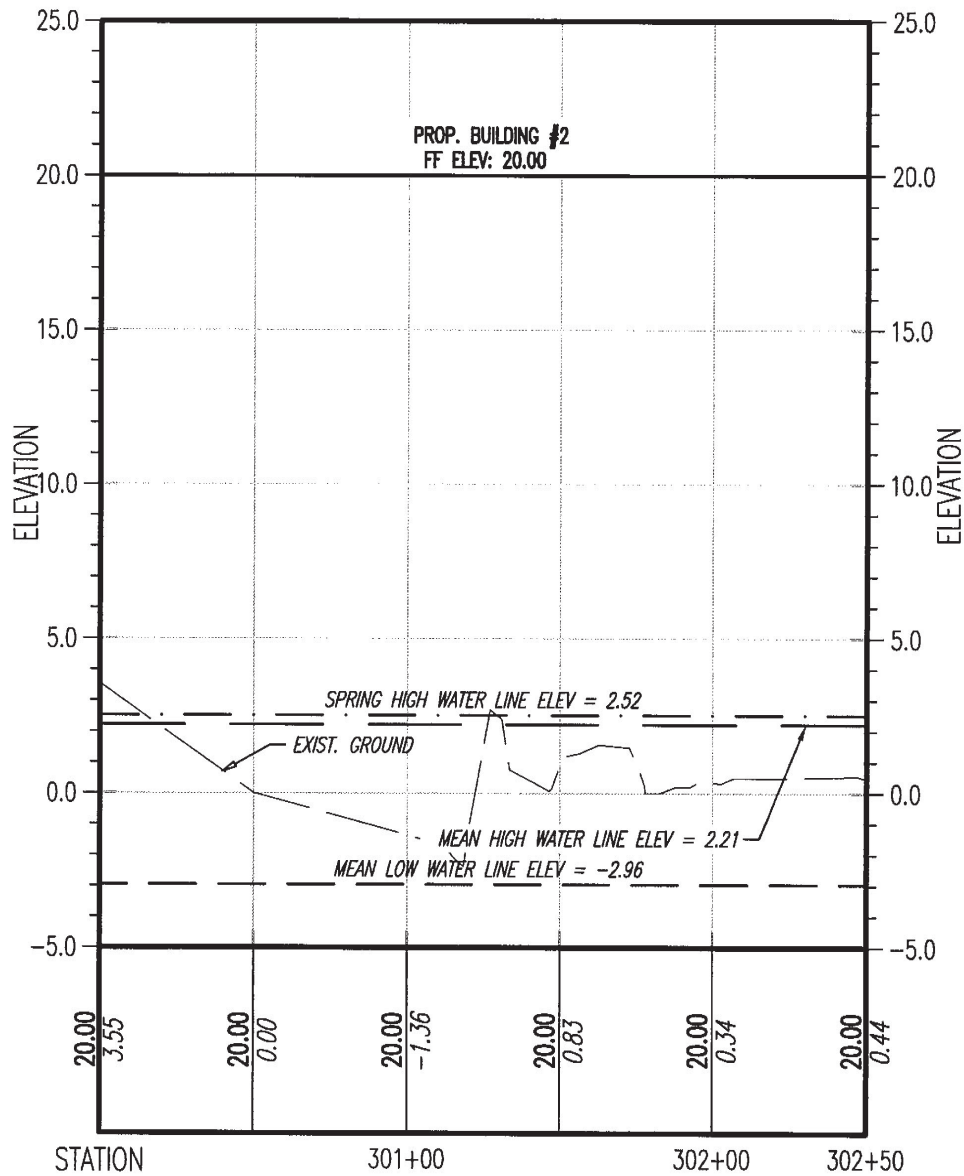
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Plotted: 02/16/23 - 1:00 PM, By: aventurin
File: P:\DECPC PROJECTS\2163 Stalwart Equities\99-003 Woodbridge\Draw\NJDEP Plans\Army Corps Jurisdiction Maps\02 399

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No. GE47204
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE # 47204

WETLANDS	DISTURBANCE TYPE	FILL TYPE																	
		BUILDING			PAVING AREA			PERVIOUS COVER			STORMWATER PIPE			RIP-RAP			RETAINING WALL		
		ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD
WETLANDS #4	PERMANENT	0.383	16,662	7,830	0.013	573	176	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0

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SHEET No: 7 OF 35
CHECKED: JFR
REV #: 3
DATE: 02/15/2023

TITLE: **INSET 2: WETLANDS #4 PROFILE (STA 300+00 THRU 302+50)**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT**
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
BLOCK 541, LOT 11; P/O PARCEL 1037-X3
2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNAVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

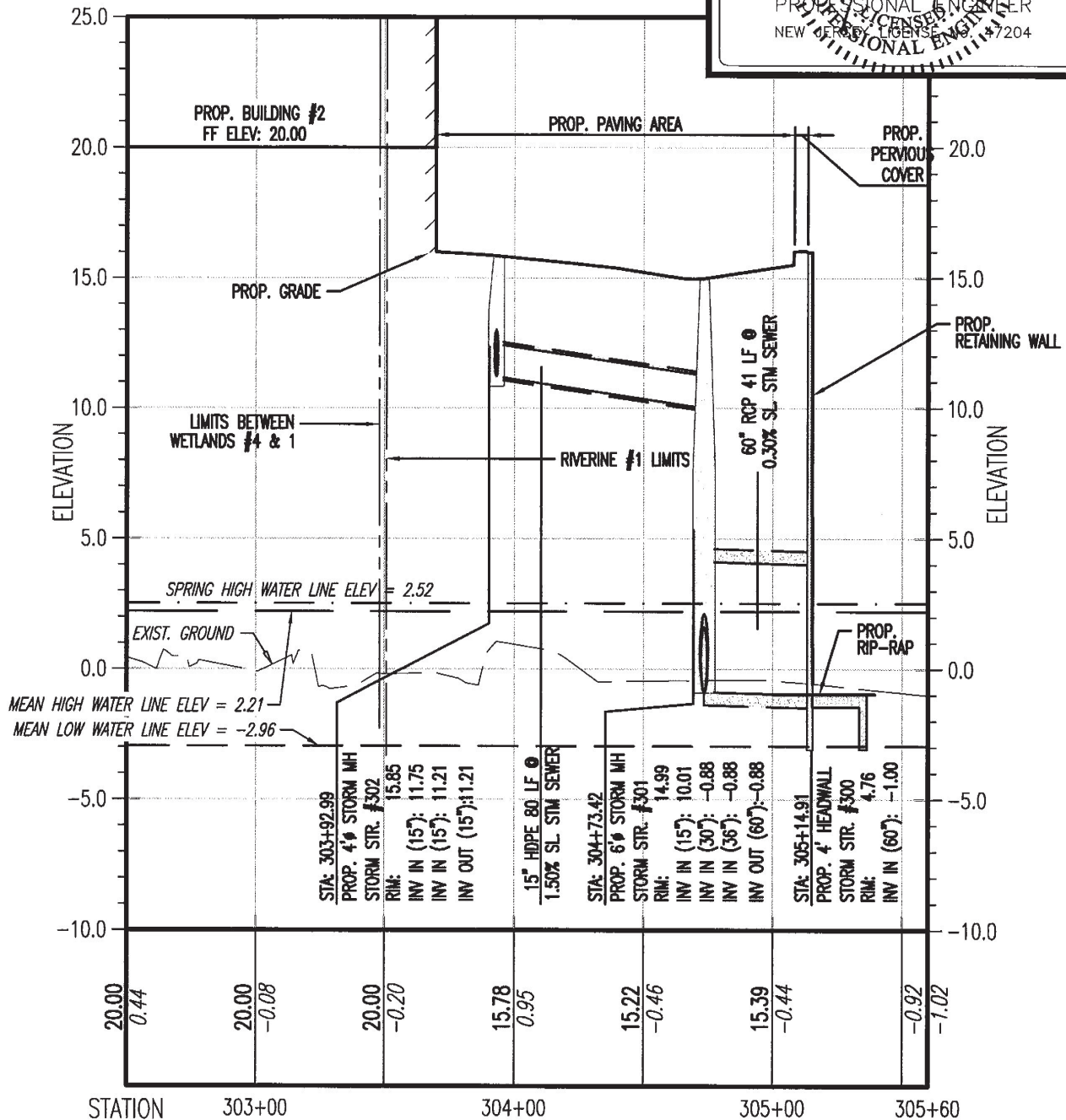
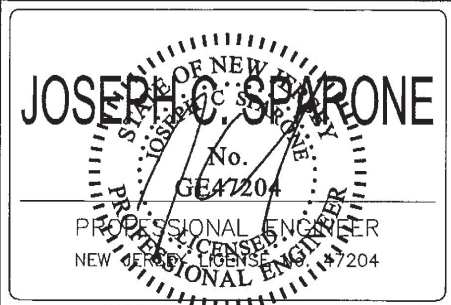
SCALE: (H) 1"=60'
(V) 1"=6'

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WETLANDS	DISTURBANCE TYPE	FILL TYPE											
		BUILDING			PAVING AREA			PERVIOUS COVER			STORMWATER PIPE		
		ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD
WETLANDS #1	PERMANENT	0.085	3,719	2,171	0.281	12,230	3,825	0.061	2,675	1,477	0.012	539	159
WETLANDS #4	PERMANENT	0.363	16,662	7,830	0.013	573	176	0.000	0	0	0.000	0	0



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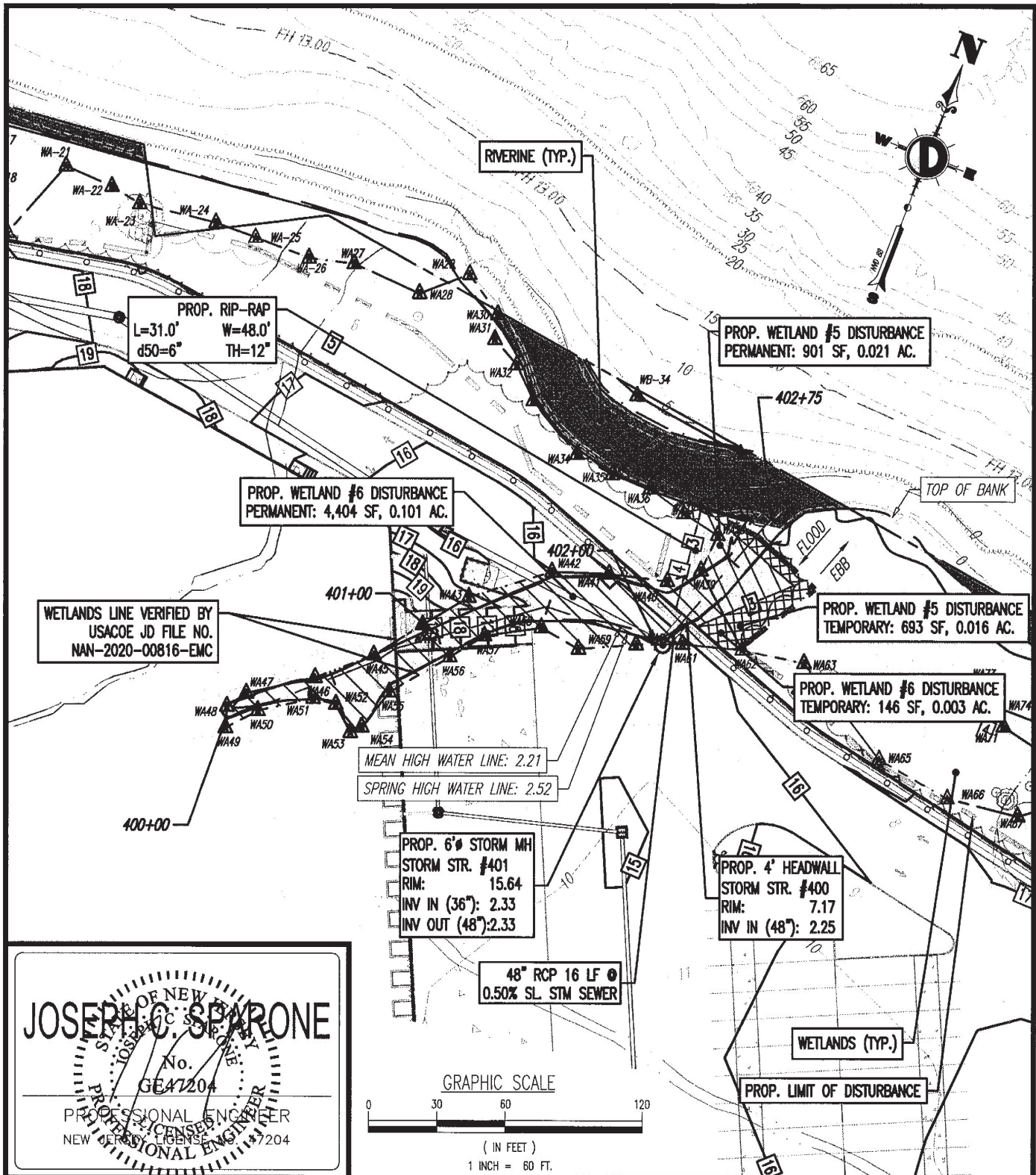
SHEET No:	CHECKED:	REV #:	DATE:
8 OF 35	JFR	3	02/15/2023

TITLE: **INSET 2: WETLANDS #1 & 4; RIVERINE #1 PROFILE (302+50 THRU 305+31)**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
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2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
(V) 1"=6'

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JOSEPH C. SPARONE
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SHEET No:	CHECKED:	REV #:	DATE:
9 OF 35	JFR	3	02/15/2023

TITLE: **INSET 3: WETLANDS #5 & 6 PLAN**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
BLOCK 541, LOT 11; P/O PARCEL 1037-X3
2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
(V)

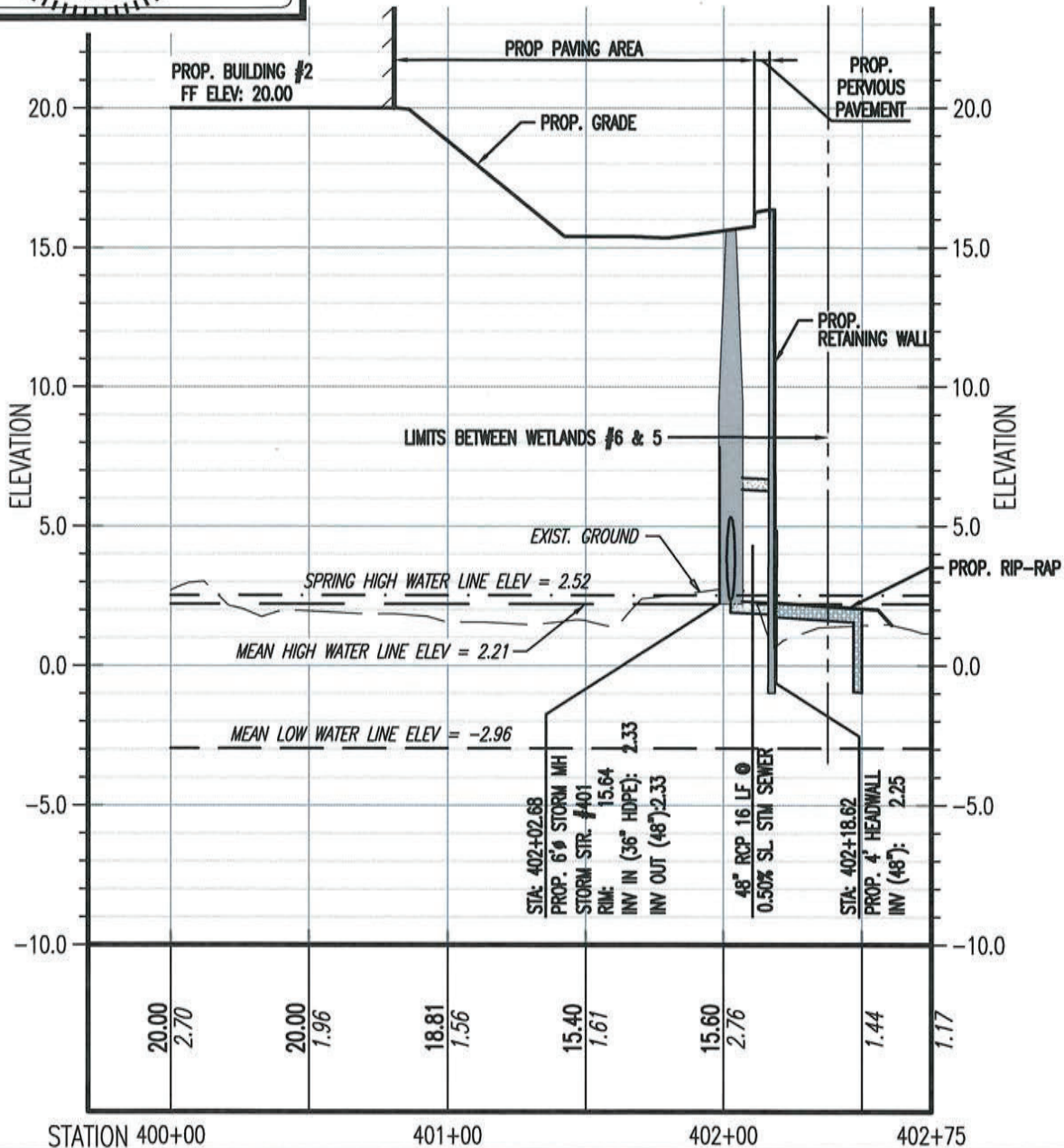
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2163-99-003

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WETLANDS	DISTURBANCE TYPE	FILL TYPE																	
		BUILDING			PAVING AREA			PERVIOUS COVER			STORMWATER PIPE			RIP-RAP			RETAINING WALL		
		ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD
WETLANDS #5	PERMANENT	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.021	901	8	0.000	0	0
WETLANDS #6	PERMANENT	0.022	948	692	0.054	2,336	1,242	0.011	476	87	0.008	367	87	0.004	194	12	0.002	83	31



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TITLE: **INSET 3: WETLANDS #5 & 6 PROFILE**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
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2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNAVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

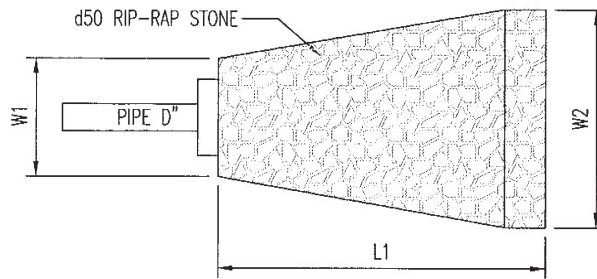
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(V) 1"=6'

JOB No:
2163-99-003

SHEET No: 10 OF 35
CHECKED: JFR
REV #: 3
DATE: 02/15/2023

Plotted: 02/16/23 - 1:02 PM, By: aventurini

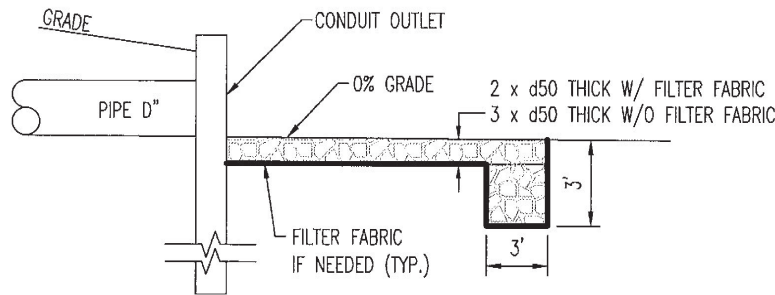
File: P:\DECPC PROJECTS\2163 Statwrt Equities\99-003 Woodbridge\Dwg\NJDEP Plans\Army Corps Jurisdiction Maps\02163-99-003-010.dwg



PLAN

HEADWALL	D"	INV.	W1	L1	W2	d50	TH
#100	48"	6.00	12'	41'	53'	6"	12"

HEADWALL	D"	INV.	W1	L1	W2	d50	TH
#200	48"	6.00	15'	21'	24'	6"	12"



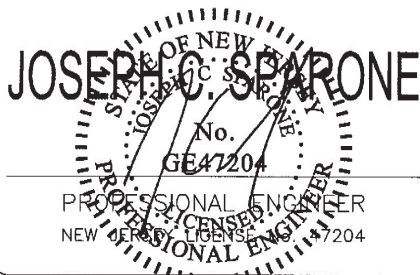
SECTION

NOTE:

1. FILTER FABRIC SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN NJ.

RIP-RAP DETAIL

NOT TO SCALE



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11 OF 35	JFR	3	02/15/2023

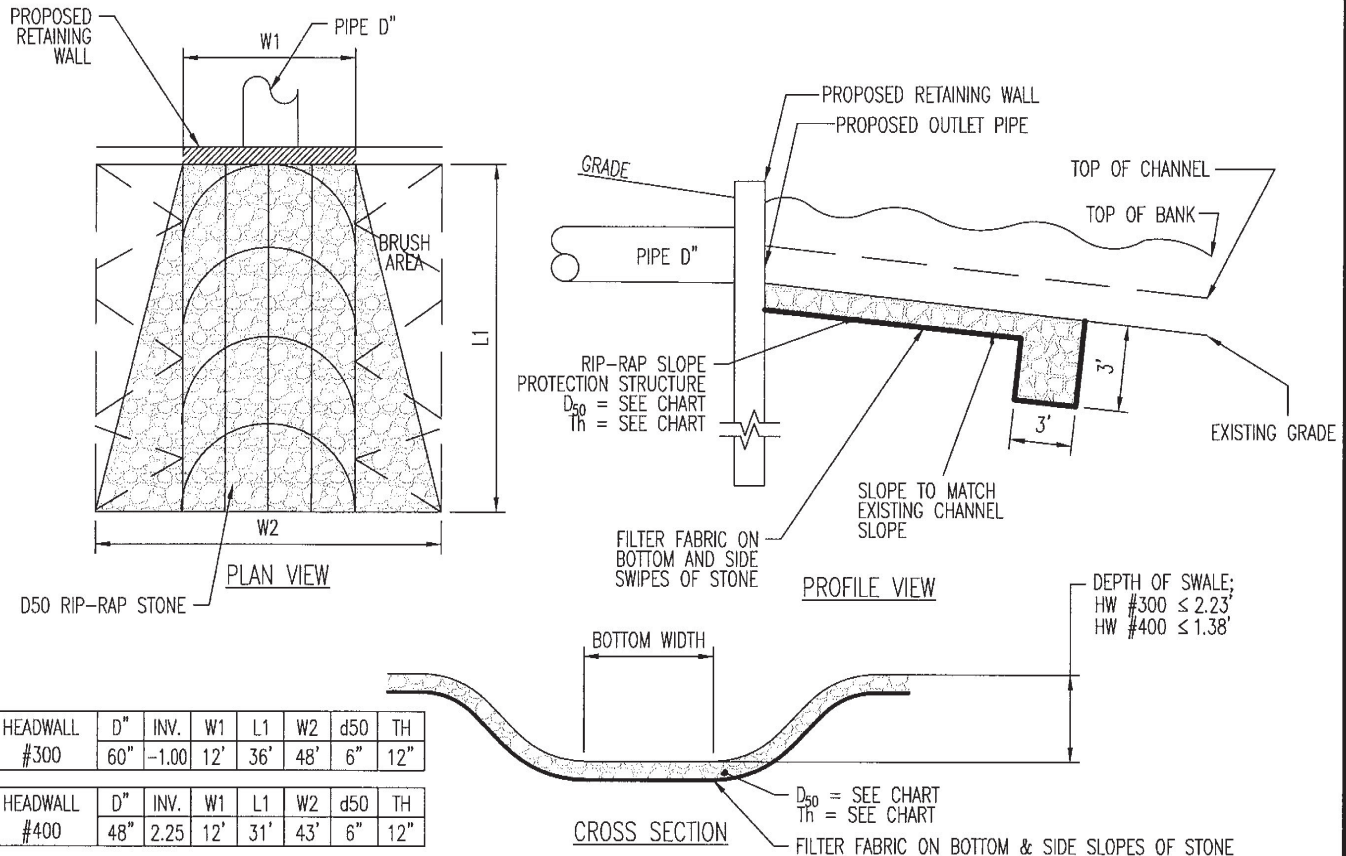
TITLE:

DETAIL SHEET

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
BLOCK 541, LOT 11; P/O PARCEL 1037-X3
2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) AS
(V) SHOWN

JOB No:
2163-99-003



NOTE:

1. FILTER FABRIC SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN NJ.

TYPICAL CHANNEL RIP RAP DETAIL

NOT TO SCALE

JOSEPH C. SPARONE
No. GE47204
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE #47204

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SHEET No:	CHECKED:	REV #:	DATE:
12 OF 35	JFR	3	02/15/2023

TITLE:

DETAIL SHEET

PROJECT: SEI CUTTERS DOCK URBAN RENEWAL, LLC;
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
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USACE FILE: NAN-2022-00125-EBR

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WETLANDS	DISTURBANCE TYPE	FILL TYPE																	
		BUILDING			PAVING AREA			PERVIOUS COVER			STORMWATER PIPE			RIP-RAP			RETAINING WALL		
		ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD
WETLANDS #1	PERMANENT	0.085	3,719	2,171	0.281	12,230	3,825	0.061	2,675	1,477	0.012	539	159	0.002	100	0	0.004	161	51
WETLANDS #2	PERMANENT	0.000	0	0	0.031	1,362	345	0.002	67	20	0.000	0	0	0.004	191	0	0.001	25	7
WETLANDS #3	PERMANENT	0.007	294	112	0.052	2,270	500	0.000	23	7	0.010	423	111	0.007	309	0	0.000	9	3
WETLANDS #4	PERMANENT	0.383	16,662	7,830	0.013	573	176	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0
WETLANDS #5	PERMANENT	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.021	901	8	0.000	0	0
WETLANDS #6	PERMANENT	0.022	948	692	0.054	2,336	1,242	0.011	476	87	0.008	367	87	0.004	194	12	0.002	83	31

RIVERINE	DISTURBANCE TYPE	FILL TYPE																	
		BUILDING			PAVING AREA			PERVIOUS COVER			STORMWATER PIPE			RIP-RAP			RETAINING WALL		
		ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD	ACRES	SQUARE FOOTAGE	CUBIC YARD
RIVERINE #1	PERMANENT	0.001	27	3	0.037	1,602	163	0.001	40	4	0.008	347	38	0.005	241	32	0.000	15	2

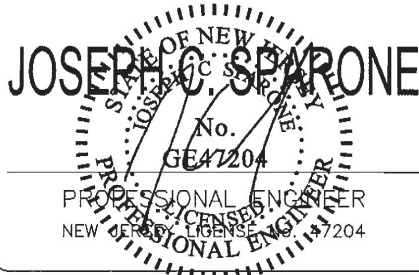
RIVERINE	DISTURBANCE TYPE	AREA OF DISTURBANCE		
		ACRES	SQUARE FOOTAGE	CUBIC YARD
RIVERINE #1	PERMANENT	0.052	2,272	242
	TEMPORARY	0.001	39	3

WETLANDS	DISTURBANCE TYPE	AREA OF DISTURBANCE		
		ACRES	SQUARE FOOTAGE	CUBIC YARD
WETLANDS #1	PERMANENT - TOTAL	0.445	19,425	7,683
	TEMPORARY - TOTAL	0.013	545	17
WETLANDS #2	PERMANENT - TOTAL	0.038	1,645	372
	TEMPORARY - TOTAL	0.002	101	12
WETLANDS #3	PERMANENT - TOTAL	0.076	3,328	733
	TEMPORARY - TOTAL	0.001	41	3
WETLANDS #4	PERMANENT - TOTAL	0.396	17,235	8,006
	TEMPORARY - TOTAL	0.000	0	0
WETLANDS #5	PERMANENT - TOTAL	0.021	901	8
	TEMPORARY - TOTAL	0.016	693	14
WETLANDS #6	PERMANENT - TOTAL	0.101	4,404	2,161
	TEMPORARY - TOTAL	0.003	146	2

U.S. ARMY CORPS OF ENGINEERING MITIGATION

	TOTAL PERMANENT DISTURBANCE	REQUIRED MITIGATION (3:1)	TOTAL TEMPORARY DISTURBANCE	REQUIRED MITIGATION (1:1)	TOTAL REQUIRED MITIGATION
RIVERINE *	0.052 AC. (2,272 SF)	0.156 AC. (6,816 SF)	0.001 AC. (39 SF)	0.001 AC. (39 SF)	0.157 AC. (6,855 SF)
WETLANDS	1.078 AC. (46,938 SF)	3.234 AC. (140,814 SF)	0.035 AC. (1,526 SF)	0.035 AC. (1,526 SF)	3.269 AC. (142,340 SF)
				TOTAL REQUIRED MITIGATION:	3.426 AC. (149,195 SF)
				TOTAL PROPOSED MITIGATION:	3.519 AC. (153,266 SF) (OK)

* AREA OF MITIGATION TO BE BELOW MEAN HIGH WATER ELEVATION (2.21').



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13 OF 35	JFR	3	02/15/2023

TITLE: **WETLANDS & RIVERINE DISTURBANCE TABLES**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
BLOCK 541, LOT 11; P/O PARCEL 1037-X3
2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) AS
(V) SHOWN

JOB No:
2163-99-003

Plotted: 02/16/23 - 1:01 PM, By: aventurini

File: P:\DECPC PROJECTS\2163 Stairway Equities\99-003 Woodbridge\Drawings\NUEP Plans\Army Corps Jurisdiction Map\02163-99-003 Stairway Equities\2163-99-003 WETLANDS & RIVERINE DISTURBANCE TABLES

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HISTORIC FILL EXCAVATION		
ACRES	SQUARE FOOTAGE	CUBIC YARD
2.973	129,522	18,321

The site plan map illustrates the proposed development. It shows two main lots: Proposed Lot A (1,159,198 SF or 26.61 AC) and Proposed Lot B (1,009,361 SF or 23.17 AC). Building 1 (395,956 SF) is located on Lot A, and Building 2 (326,361 SF) is located on Lot B. The map also shows the limits of the existing historic fill area, which is to be excavated for wetlands mitigation. Key roads include Pennwal Road, NJ Turnpike, Fulton Street, and Cutters Dock Road. Woodbridge Creek is shown flowing through the site. A north arrow and a graphic scale (1 inch = 400 feet) are provided. A legend indicates that the hatched areas represent the historic fill area.

LEGEND

HISTORIC FILL AREA

GRAPHIC SCALE

0 200 400 800

(IN FEET)

1 INCH = 400 FT.

JOSEPH C. SPARONE

STATE OF NEW JERSEY
Professional Engineer
No. GE47204

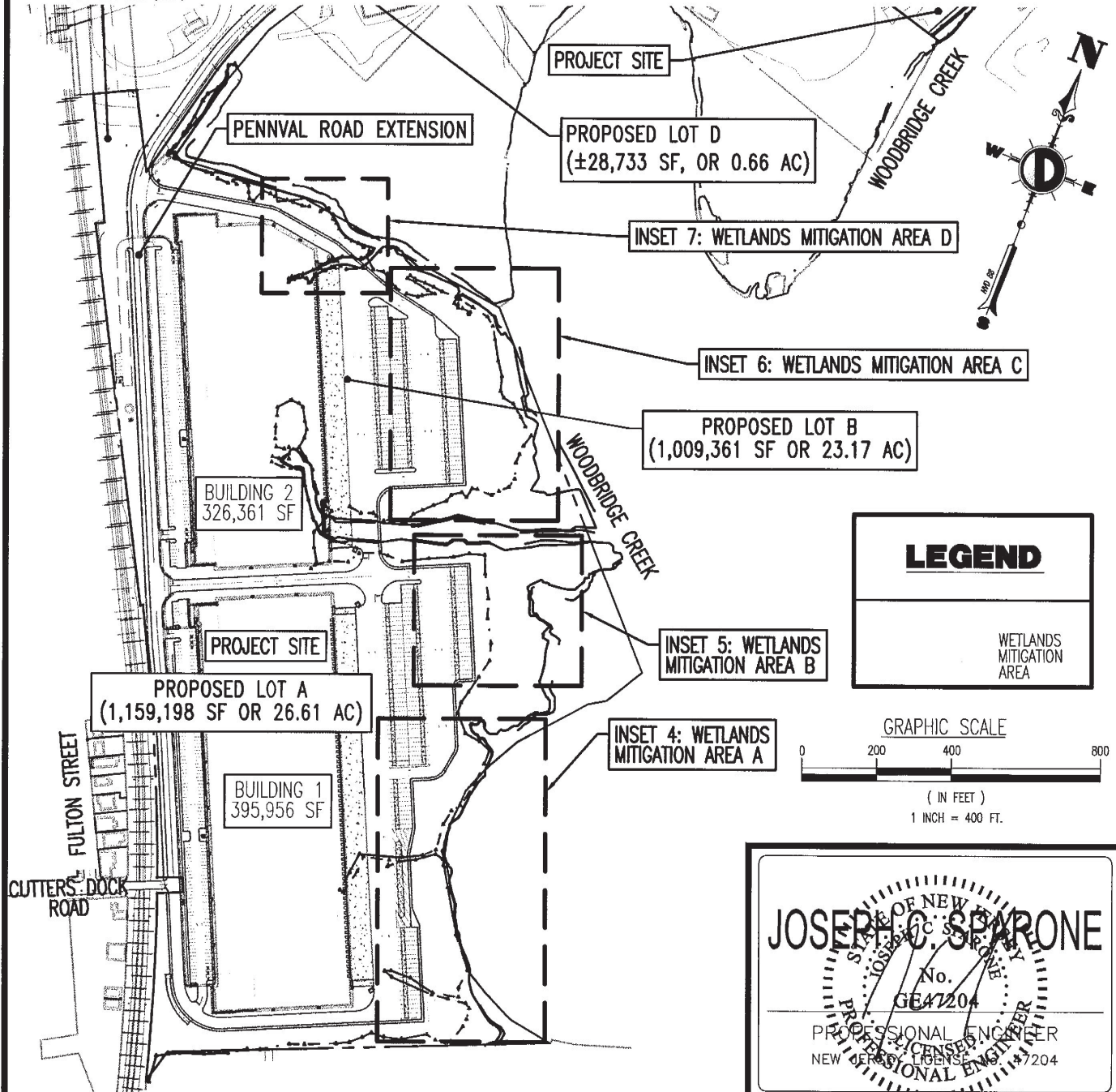
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NEW JERSEY LICENSE NO. 47204

File: P:\DECPC PROJECTS\2163 Stewart Equities\99-003 Woodbridge\Draw\NJDEP Plans\Army Corps Jurisdiction Map\U2163-99-003-Drawg, -14.dwg, 14

U.S. ARMY CORPS OF ENGINEERING MITIGATION

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15 OF 35	JFR	3	02/15/2023

TITLE:

OVERALL MITIGATION PLAN

PROJECT: SEI CUTTERS DOCK URBAN RENEWAL, LLC;
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
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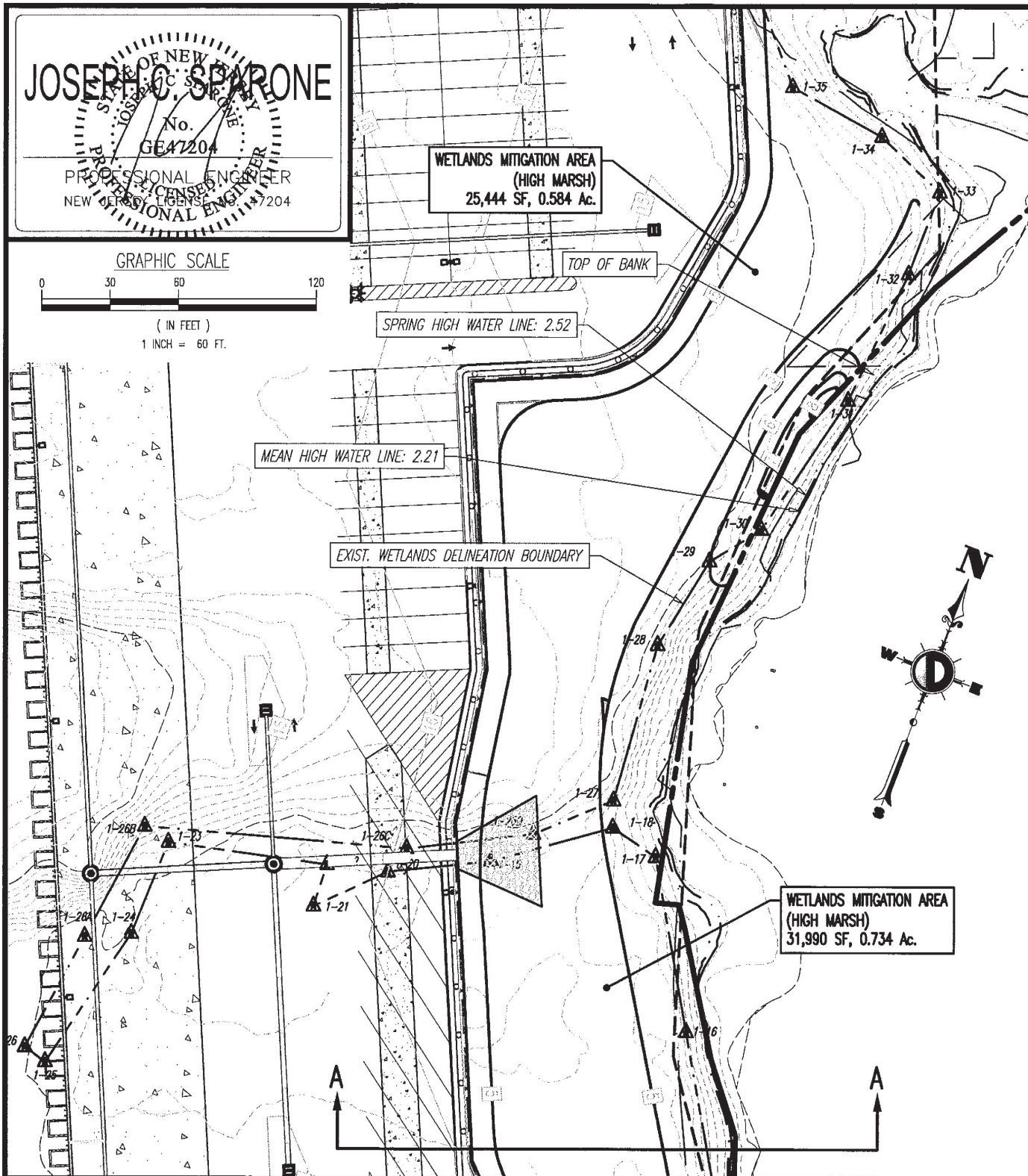
SCALE: (H) 1"=400'
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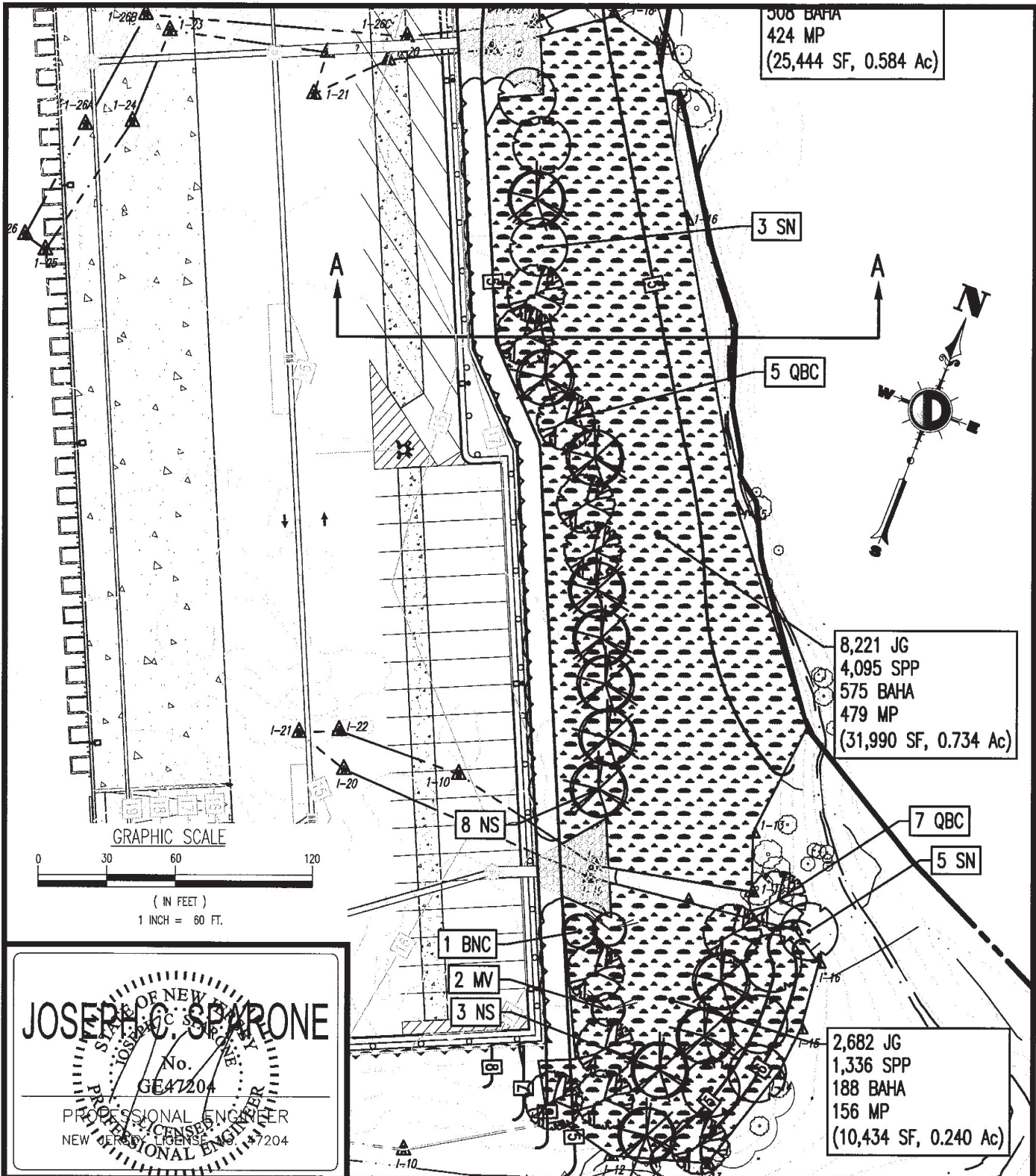
SHEET No:	CHECKED:	REV #:	DATE:
17 OF 35	JFR	3	02/15/2023

TITLE: **INSET 4: WETLANDS MITIGATION A PLAN VIEW 2**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
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2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNAVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
(V)

JOB No:
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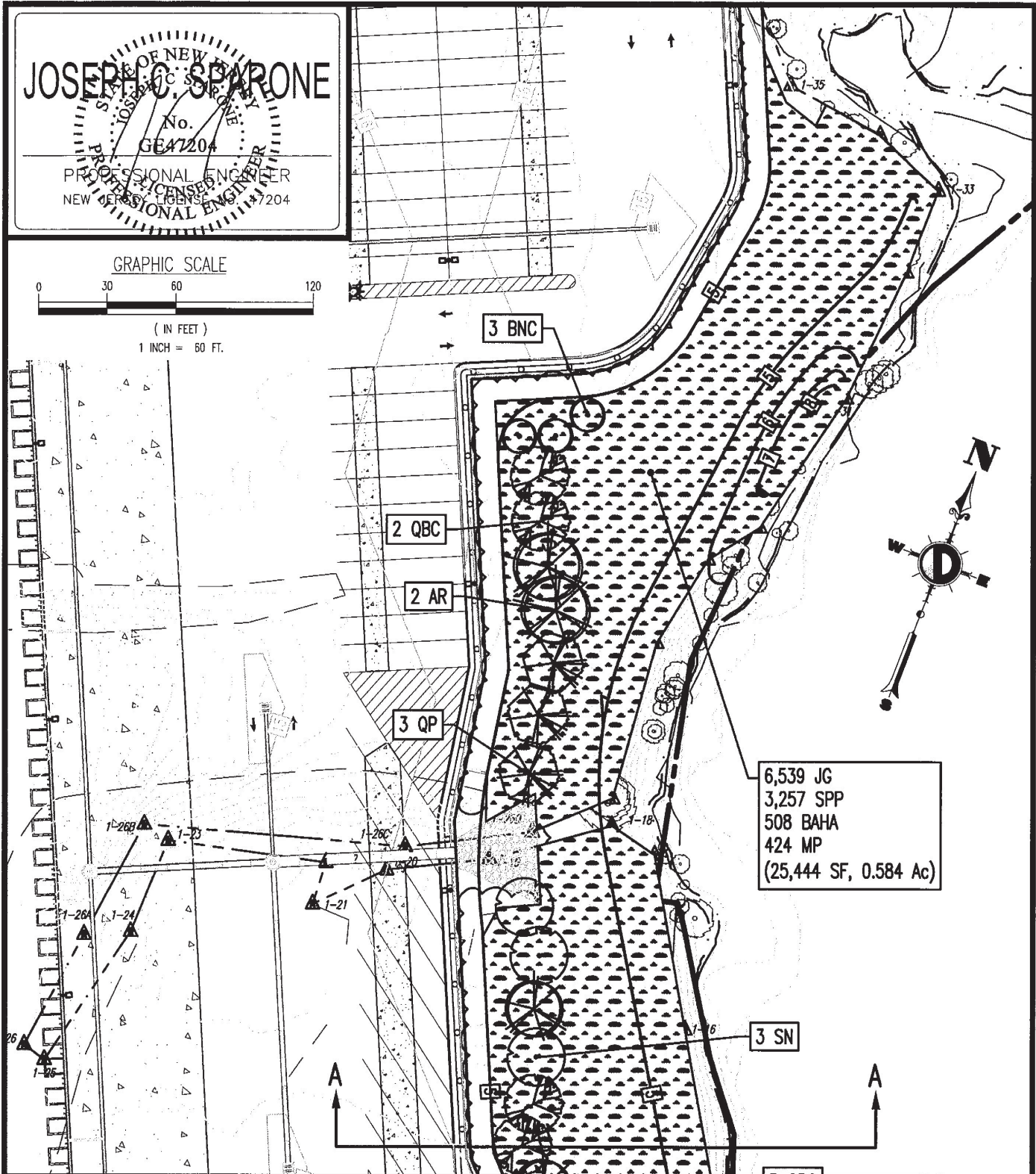
SHEET No:	CHECKED:	REV #:	DATE:
18 OF 35	JFR	3	02/15/2023

TITLE: **INSET 4: LANDSCAPE MITIGATION A PLAN VIEW 1**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT**
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
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SCALE: (H) 1"=60'
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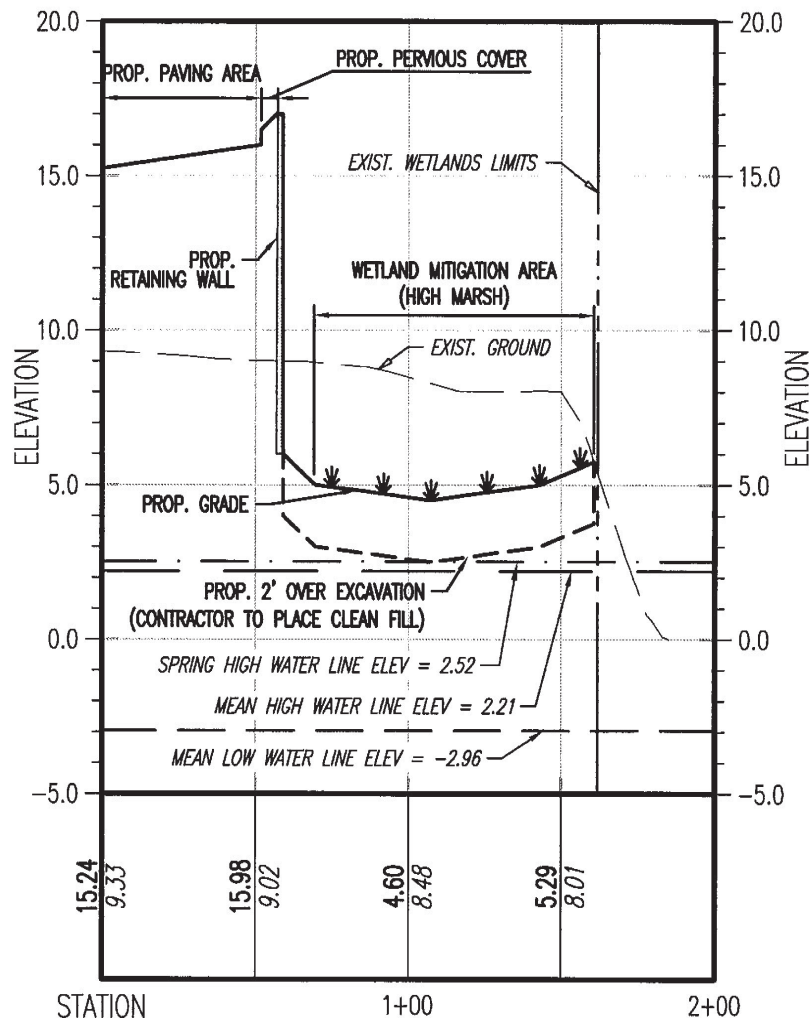
SHEET No:	CHECKED:	REV #:	DATE:
19 OF 35	JFR	3	02/15/2023

TITLE: **INSET 4: LANDSCAPE MITIGATION A PLAN VIEW 2**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
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SCALE: (H) 1"=60'
(V)

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NOTE:
1. SEE SHEET NOS. 32 TO 35 FOR MITIGATION LANDSCAPE NOTES & DETAILS.



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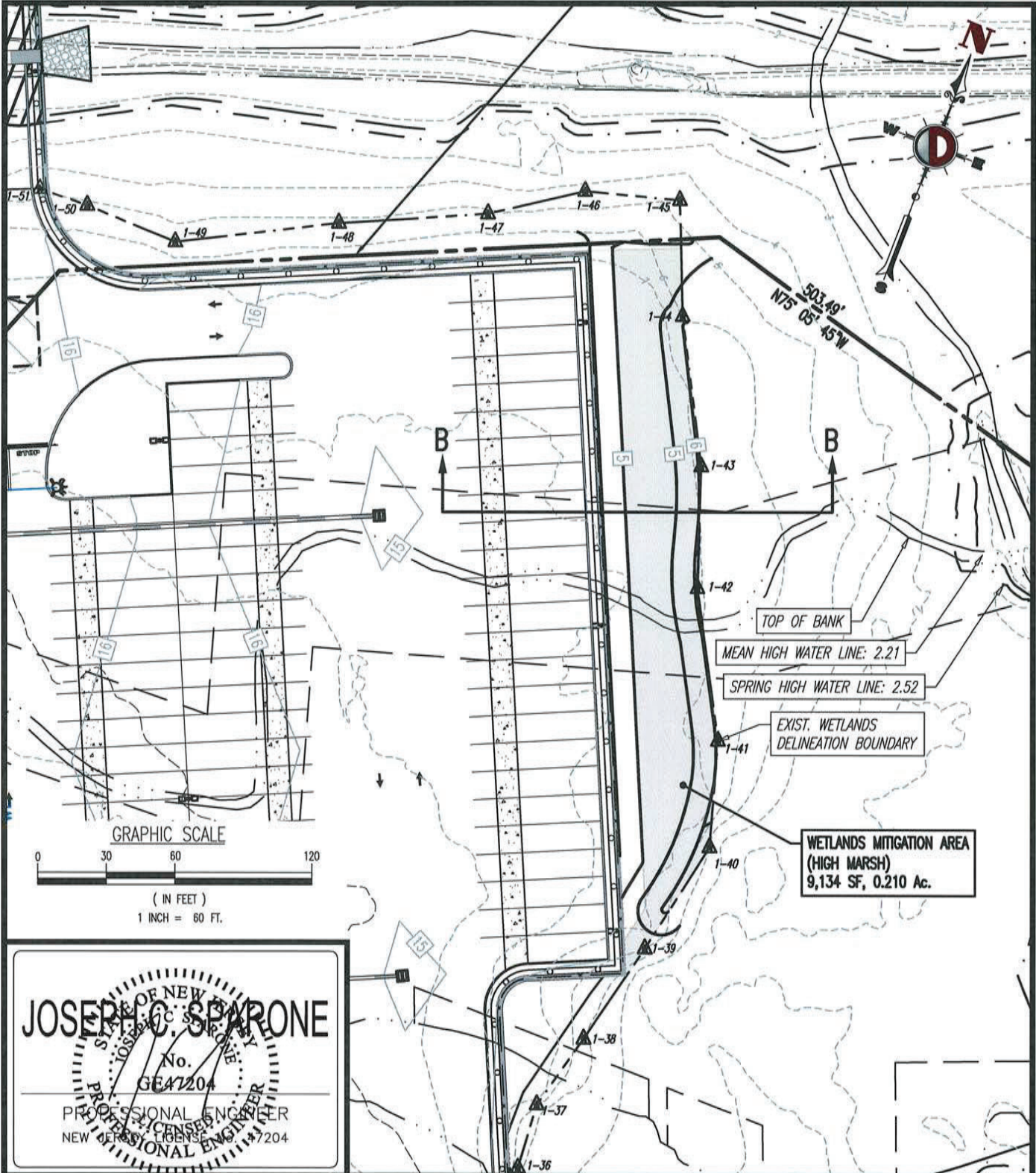
SHEET No:	CHECKED:	REV #:	DATE:
20 OF 35	JFR	3	02/15/2023

TITLE: **INSET 4: WETLANDS MITIGATION CROSS SECTION (A-A)**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
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WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
(V) 1"=6'

JOB No:
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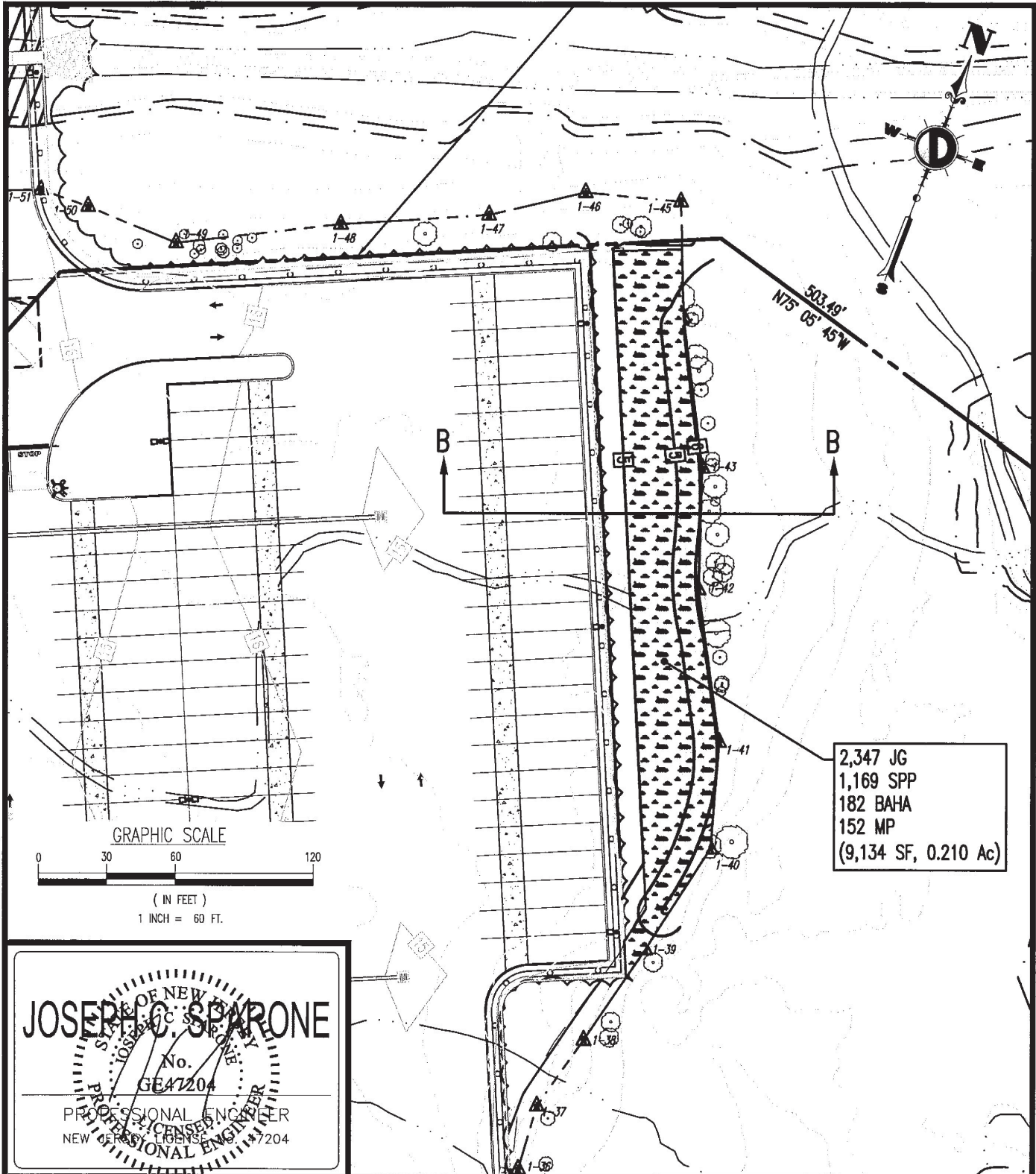
SHEET No:	CHECKED:	REV #:	DATE:
21 OF 35	JFR	3	02/15/2023

TITLE: **INSET 5: WETLANDS MITIGATION B PLAN VIEW**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
 BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
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SCALE: (H) 1"=60'
 (V)

JOB No:
 2163-99-003



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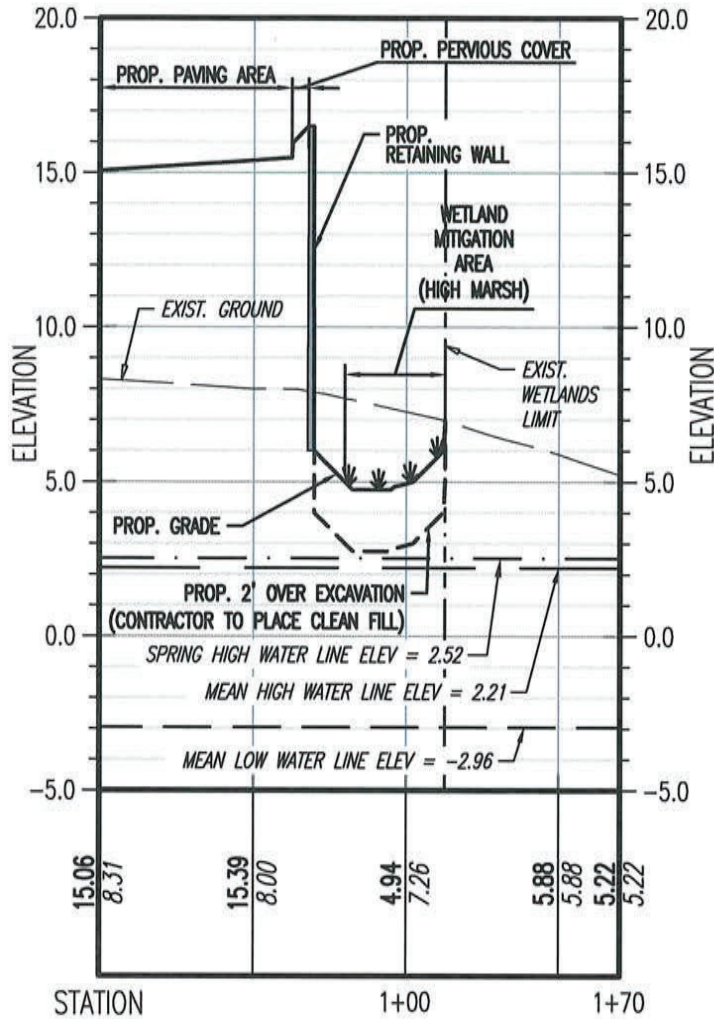
SHEET No:	CHECKED:	REV #:	DATE:
22 OF 35	JFR	3	02/15/2023

TITLE: **INSET 5: LANDSCAPE MITIGATION B PLAN VIEW**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
 BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
 BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
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SCALE: (H) 1"=60'
 (V)

JOB No:
 2163-99-003



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 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE #47204

NOTE:
 1. SEE SHEET NOS. 32 TO 35 FOR MITIGATION LANDSCAPE NOTES & DETAILS.

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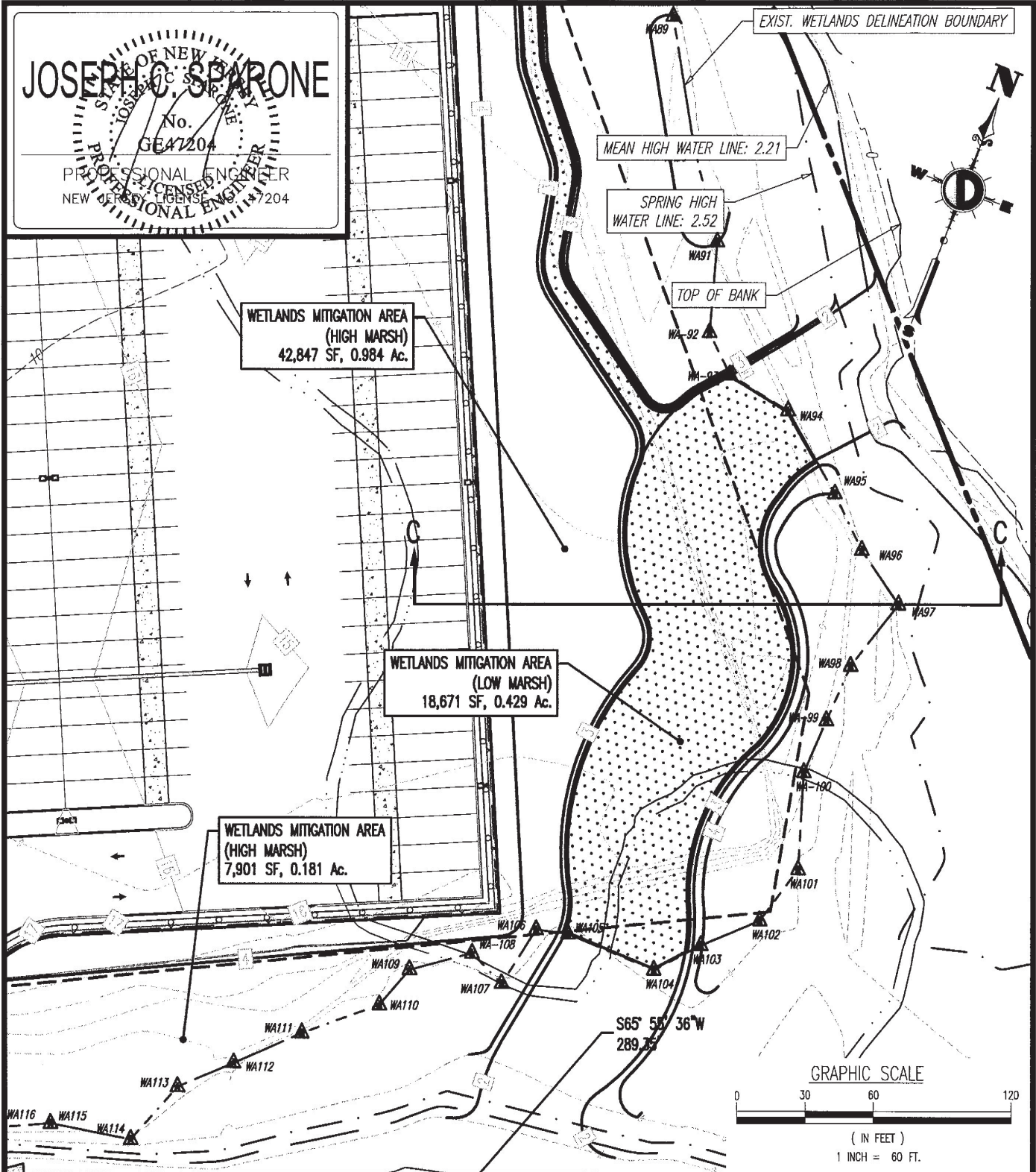
SHEET No:	CHECKED:	REV #:	DATE:
23 OF 35	JFR	3	02/15/2023

TITLE: **INSET 5: WETLANDS MITIGATION B CROSS SECTION (B-B)**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
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SCALE: (H) 1"=60'
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JOB No:
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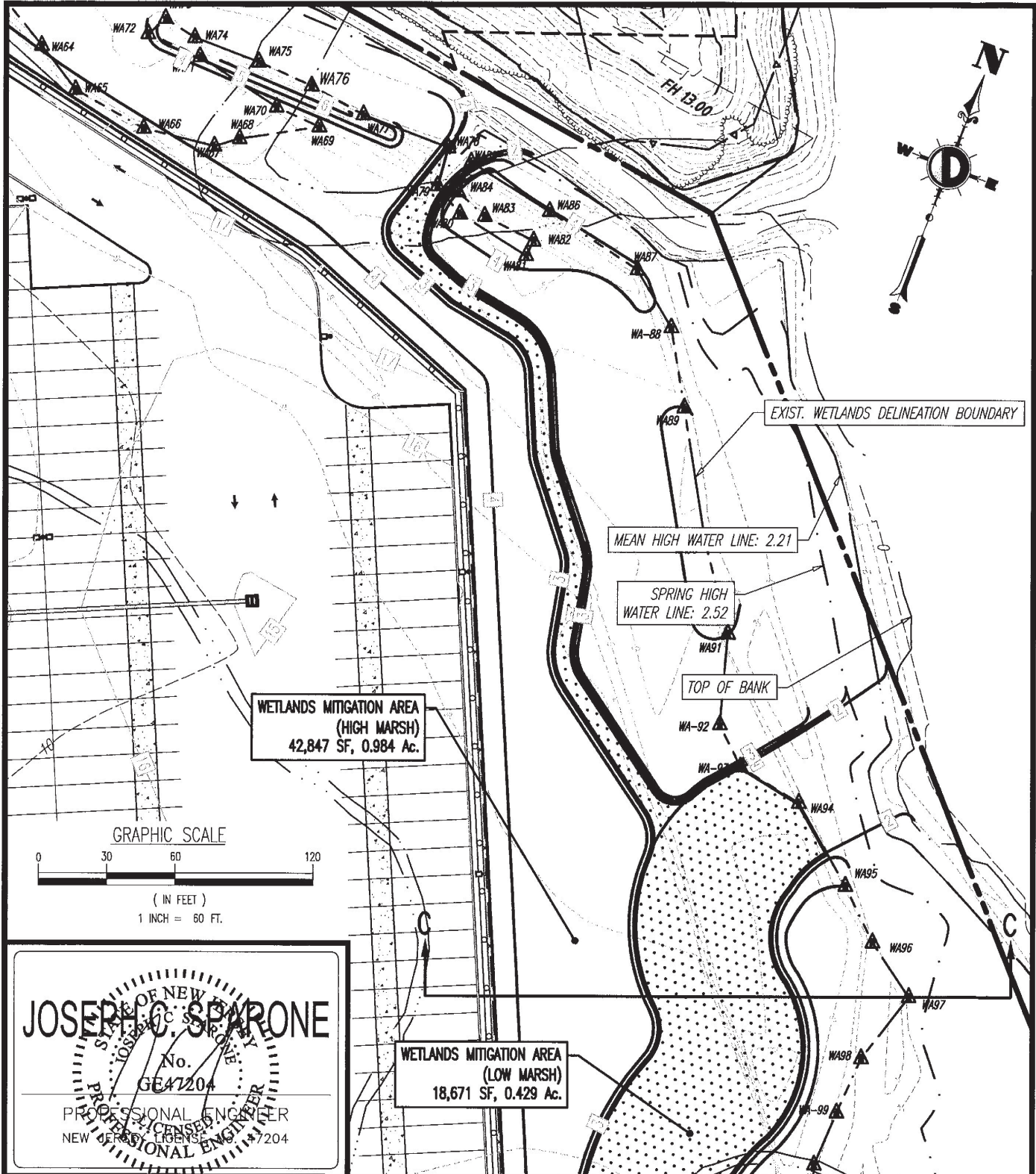
TITLE: **INSET 6: WETLANDS MITIGATION C PLAN VIEW 1**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
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WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
(V)

JOB No:
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TITLE: **INSET 6: WETLANDS MITIGATION C PLAN VIEW 2**

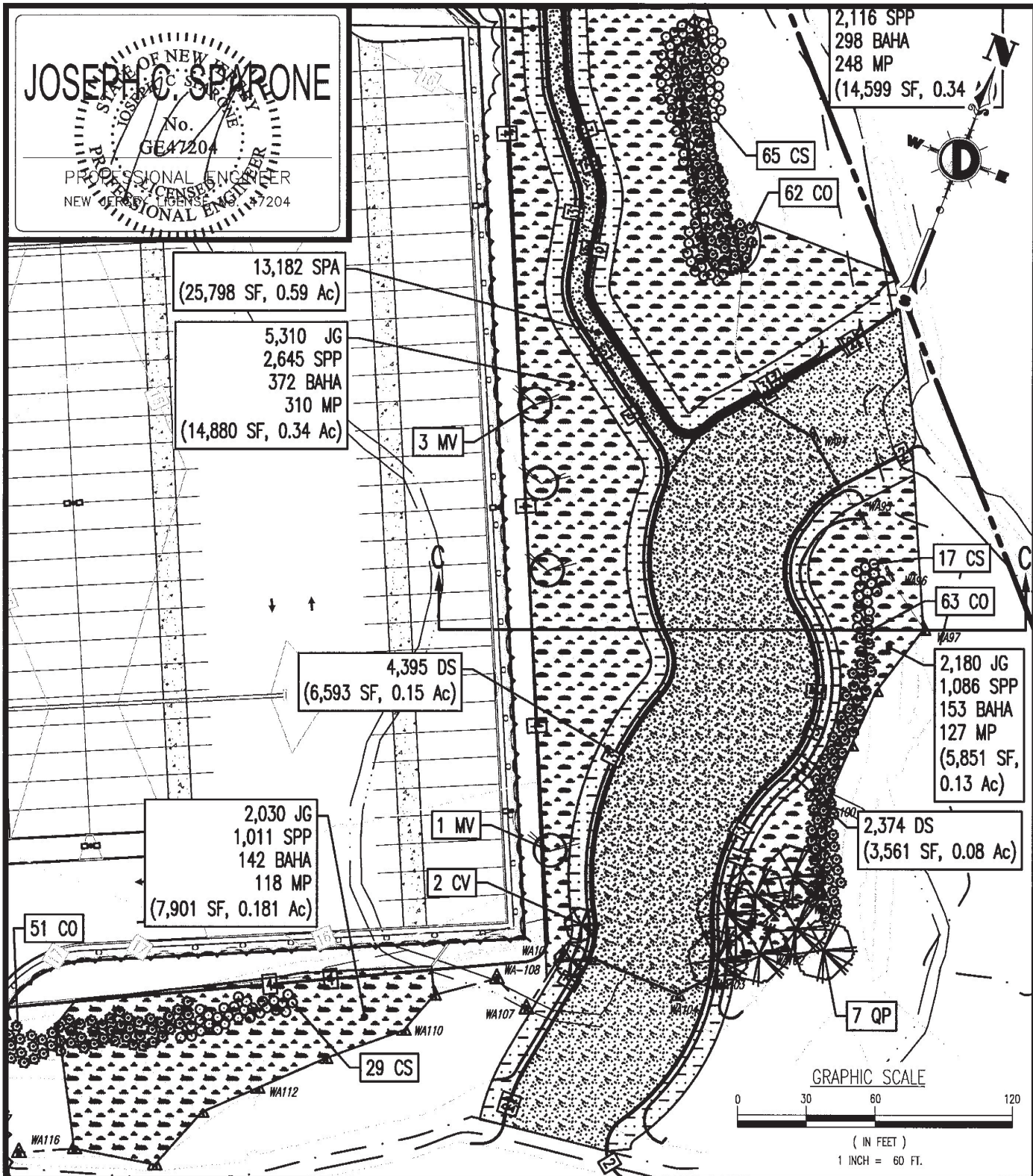
PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
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 WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
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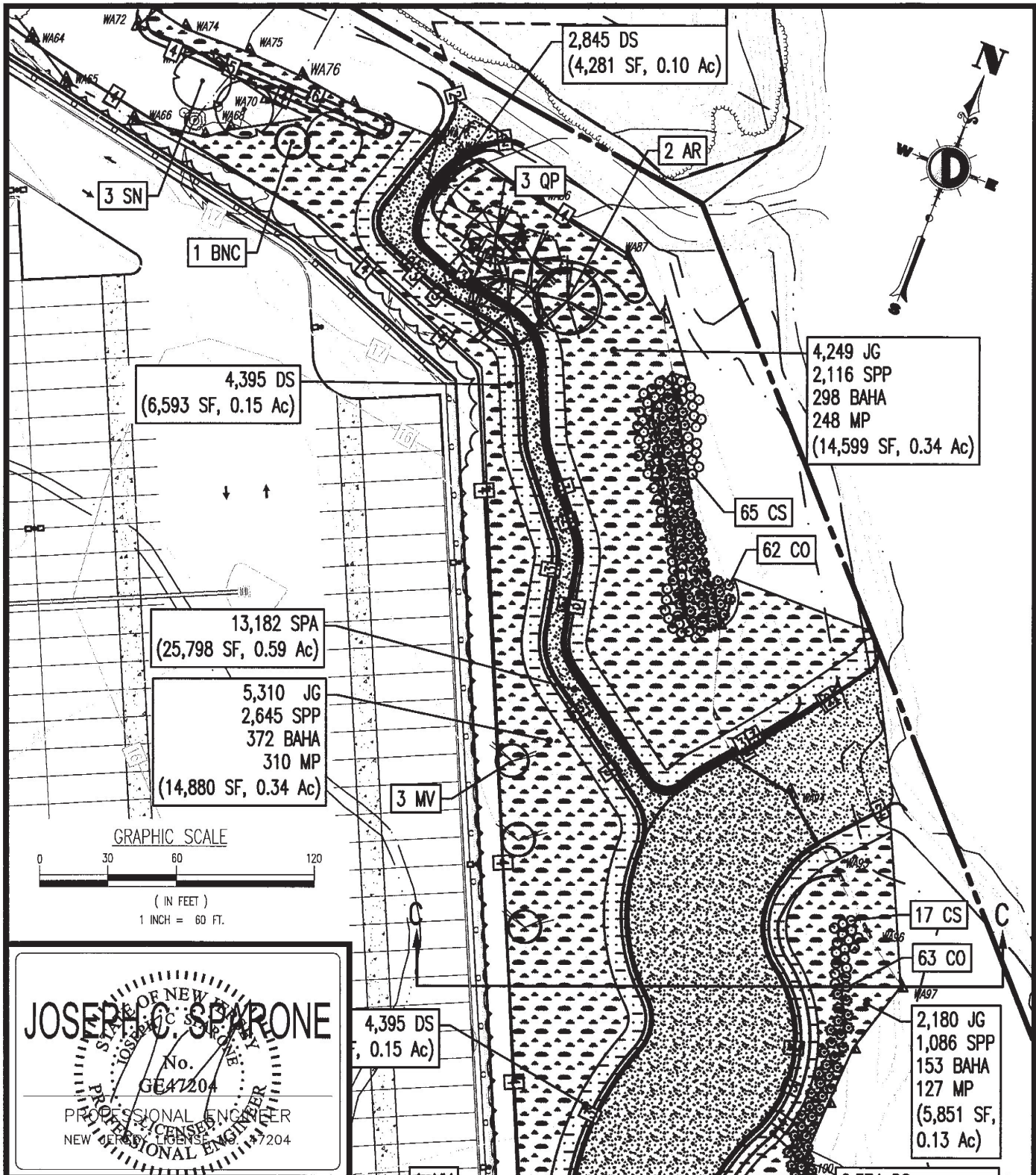
TITLE: **INSET 6: LANDSCAPE MITIGATION C PLAN VIEW 1**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
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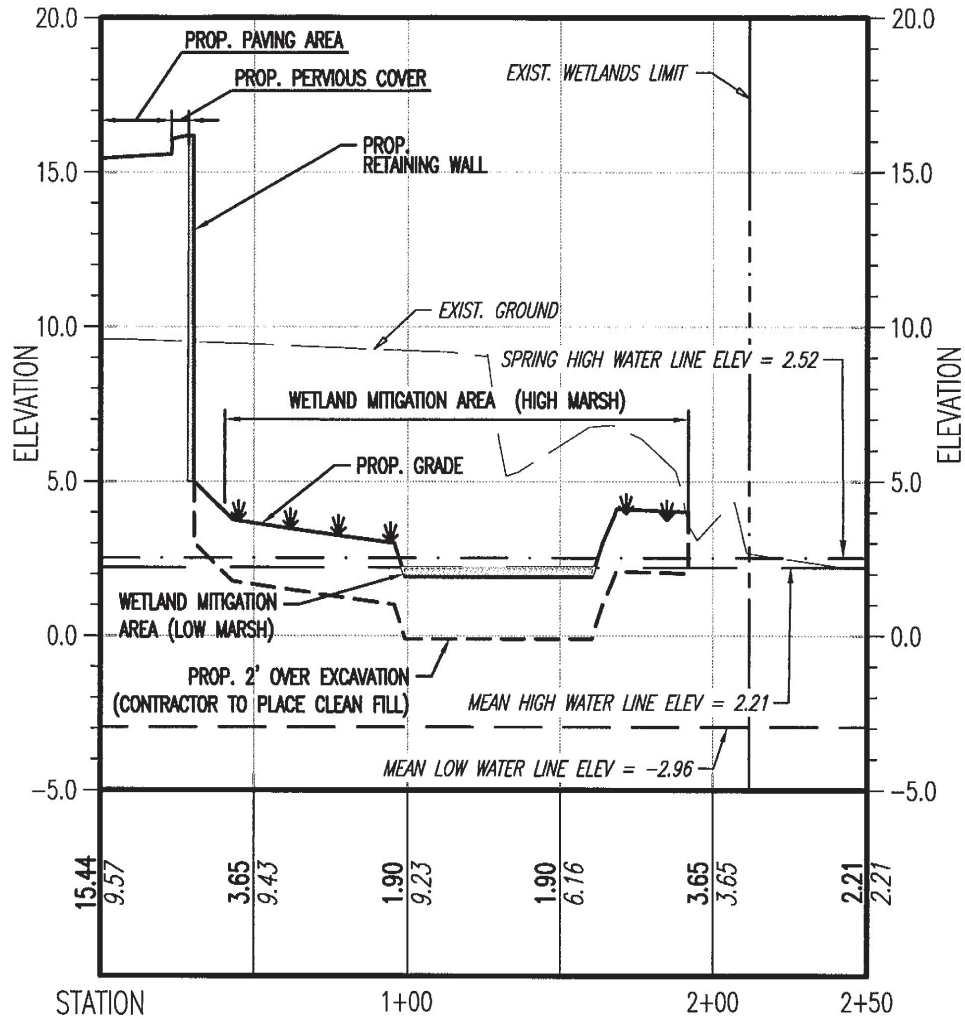
SHEET No:	CHECKED:	REV #:	DATE:
27 OF 35	JFR	3	02/15/2023

TITLE: **INSET 6: LANDSCAPE MITIGATION C PLAN VIEW 2**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
BLOCK 541, LOT 11; P/O PARCEL 1037-X3
2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNAVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
(V)

JOB No:
2163-99-003



JOSEPH C. SPARONE
 No. GE47204
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE # 47204

NOTE:
 1. SEE SHEET NOS. 32 TO 35 FOR MITIGATION LANDSCAPE NOTES & DETAILS.

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SHEET No:	CHECKED:	REV #:	DATE:
28 OF 35	JFR	3	02/15/2023

TITLE: **INSET 6: WETLANDS MITIGATION C CROSS SECTION (C-C)**

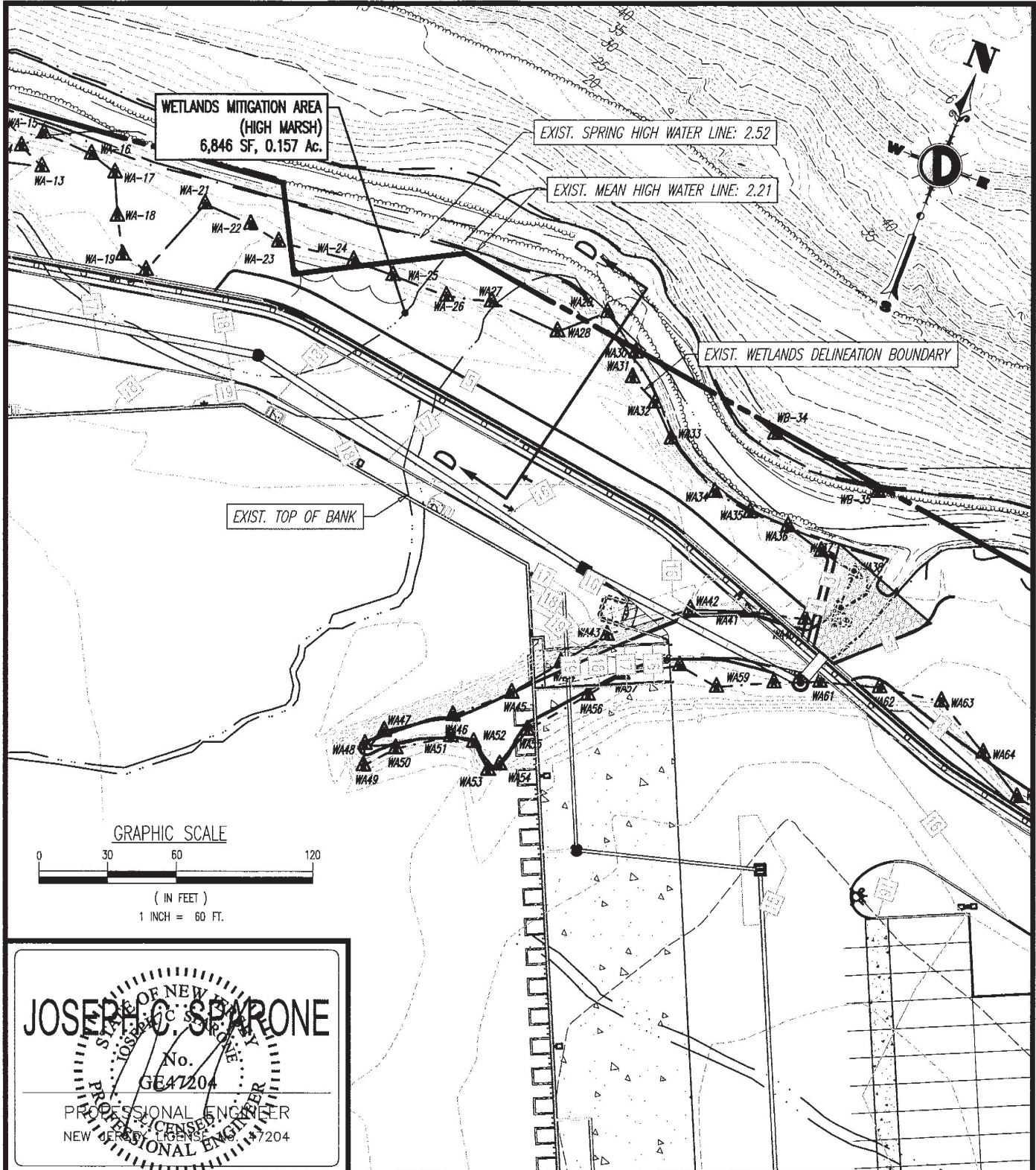
PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
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 BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
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 WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
 (V) 1"=6'

JOB No:
 2163-99-003

USACE FILE: NAN-2022-00125-EBR

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SHEET No:	CHECKED:	REV #:	DATE:
29 OF 35	JFR	3	02/15/2023

TITLE: **INSET 7: WETLANDS MITIGATION D PLAN VIEW**

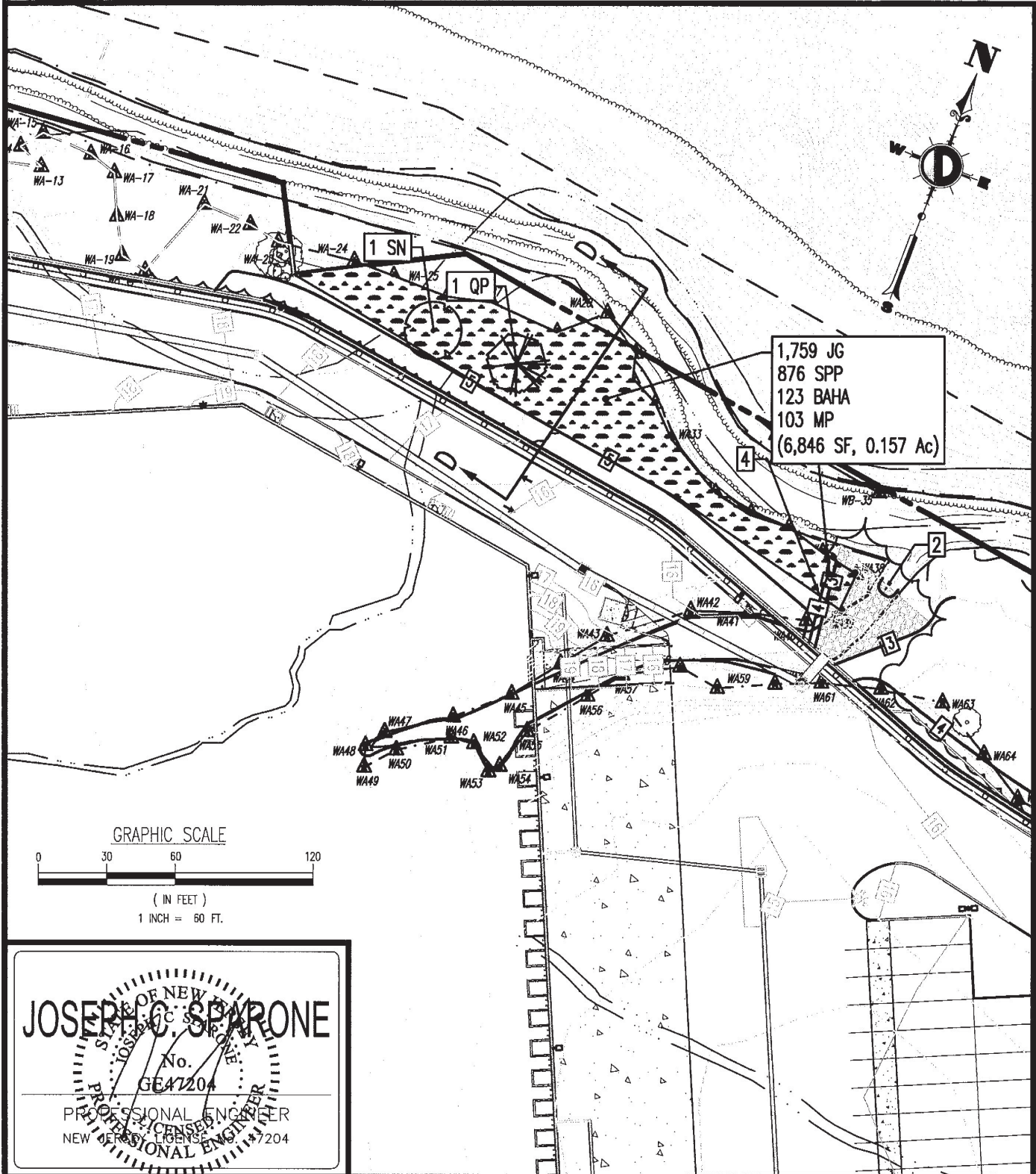
PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;
SEI PENNVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT**
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2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
(V)

JOB No:
2163-99-003

Plotted: 02/16/23 - 1:09 PM, By: aventurini

File: P:\DECPC PROJECTS\2163 Stahwart Equities\99-003 Woodbridge\Drawings\NJDEP Plans\Mitigation Exhibit\216399003 STAHWART EQUITIES, INC. - INSET 7.dwg



JOSEPH C. SPARONE
No. GE47204
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE #47204

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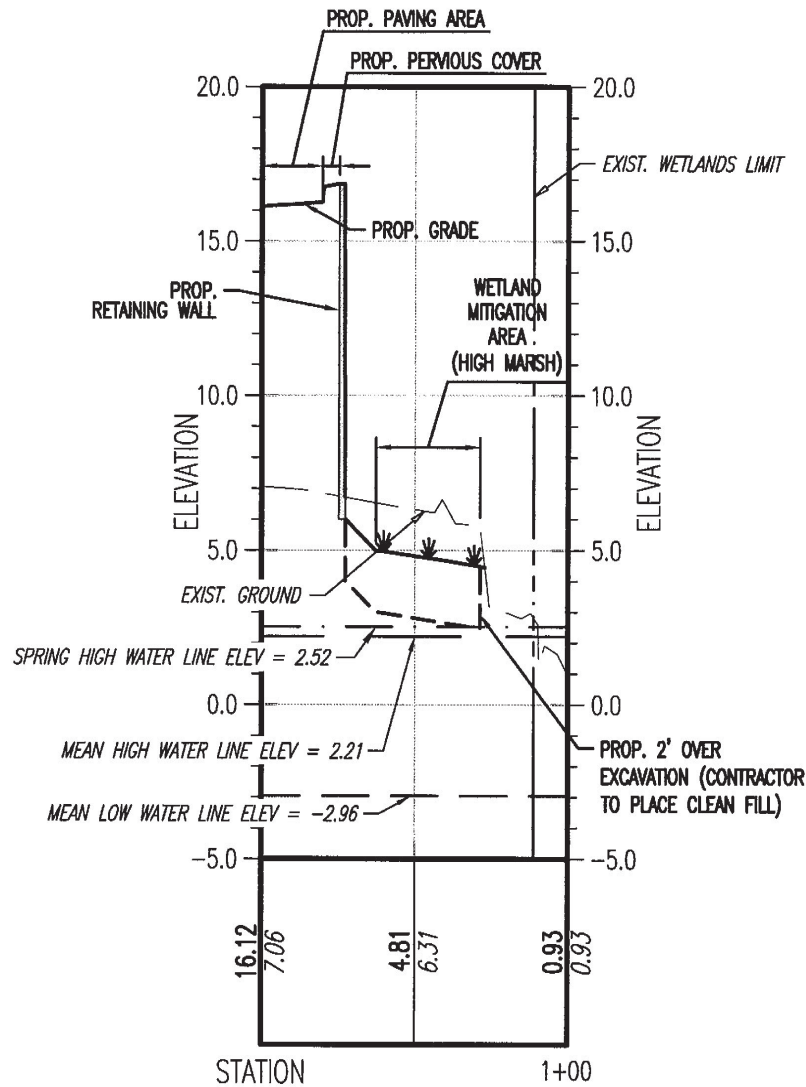
SHEET No:	CHECKED:	REV #:	DATE:
30 OF 35	JFR	3	02/15/2023

TITLE: **INSET 7: LANDSCAPE MITIGATION D PLAN VIEW**

PROJECT: **SEI CUTTERS DOCK URBAN RENOVATION, LLC;**
SEI PENNVAL II URBAN RENOVATION, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
BLOCK 531.02, LOTS 1.021 & 1.022, BLOCK 540.13, LOT 4;
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2, 34 & 35 CUTTERS DOCK ROAD; 1 & 222 PENNVAL ROAD; WOODBRIDGE AVE
WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

SCALE: (H) 1"=60'
(V)

JOB No:
2163-99-003



NOTE:
1. SEE SHEET NOS. 32 TO 35 FOR MITIGATION LANDSCAPE NOTES & DETAILS.



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SHEET No:	CHECKED:	REV #:	DATE:
31 OF 35	JFR	3	02/15/2023

TITLE: **INSET 7: WETLANDS MITIGATION D CROSS SECTION (D-D)**

PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
SEI PENNAVAL II URBAN RENEWAL, LLC
PROPOSED WAREHOUSE REDEVELOPMENT
BLOCK 523, LOT 1; BLOCK 531, LOTS 1 & 2; BLOCK 531.01 LOT 1;
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SCALE: (H) 1"=60'
(V) 1"=6'

JOB No:
2163-99-003

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<u>SHADE TREE(S)</u>					
AR	5	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
NS	11	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3" CAL.	B+B
QBC	14	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3" CAL.	B+B
QP	14	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
SN	12	SALIX NIGRA	BLACK WILLOW	2 1/2-3" CAL.	B+B
	<u>56</u>				
<u>ORNAMENTAL TREE(S)</u>					
BNC	5	BETULA NIGRA	RIVER BIRCH, MULTI-STEM	8-10'	B+B
CV	2	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6-8'	B+B
MV	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10'	B+B
	<u>13</u>				
<u>DECIDUOUS SHRUB(S)</u>					
CO	176	CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	5-12'	B+B
CS	111	CORNUS SERICEA	REDOSIER DOGWOOD	2-3'	B+B
BAHA	2,541	BACCHARIS HALIMIFOLIA	EASTERN BACCHARIS	30-36"	5' O.C.
MP	2,117	MYRICA PENSY	NORTHERN BAYBERRY	30-36"	6' O.C.
	<u>4,945</u>				
<u>GRASS(ES) (HIGH MARSH)</u>					
JG	23,082	JUNCUS GERARDII	SALTMEADOW RUSH	2" PLUG	18" O.C.
SPP	6,329	SPARTINA PATENS	SALTMEADOW CORDGRASS	2" PLUG	18" O.C.
DS	13,182	DISTICHLIS SPICATA	SALTGRASS	2" PLUG	18" O.C.
	<u>58,822</u>				
<u>GRASS(ES) (LOW MARSH)</u>					
SPA	13,182	SPARTINA ALTERNIFOLIA	SMOOTH CORDGRASS	2" PLUG	18" O.C.

JOSEPH C SPARONE



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PROJECT: **SEI CUTTERS DOCK URBAN RENEWAL, LLC;**
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OBL-FACW PERENNIAL FOOD & COVER WETLAND MIX

MIX COMPOSITION

20.0% CAREX VULPINOIDEA, (FOX SEDGE)
 20.0% ELYMUS VIRGINICUS, (VIRGINIA WILDRYE)
 18.0% CAREX SCOPARIA, (BLUNT BROOM SEDGE)
 15.5% CAREX LURIDA, (LURID SEDGE)
 15.0% AGROSTIS STOLONIFERA, (CREEPING BENTGRASS)
 5.0% CAREX LUPULINA, (HOP SEDGE)
 3.0% JUNCUS EFFUSUS (SOFT RUSH)
 2.0% LEERSIA ORYZOIDES, (RICE CUTGRASS)
 1.0% CAREX CRINITA, (FRINGED SEDGE)
 0.5% SCIRPUS CYPERINUS, (WOOLGRASS)

HEIGHT: 0.3 - 6.0 FT

SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT

NOTE: TO BE LOCATED W/I HIGH MARSH.

SITE PREPARATION

INVASIVE SPECIES, PARTICULARLY THOSE THAT WILL ADAPT TO WET CONDITIONS, SHOULD BE REMOVED OR SPRAYED WITH AN APPROVED HERBICIDE BEFORE BECOMING INCORPORATED INTO THE SITE. PERENNIAL WEEDS NOT ADDRESSED BEFORE ESTABLISHMENT WILL BE DIFFICULT TO REMOVE LATER. NORMAL VEGETATION CAN BE WORKED INTO THE TOP SOIL, WHICH SHOULD BE STOCKPILED UNTIL THE FINAL GRADE HAS BEEN ESTABLISHED.

NATIVE UPLAND WILDLIFE FORAGE & COVER MEADOW MIX

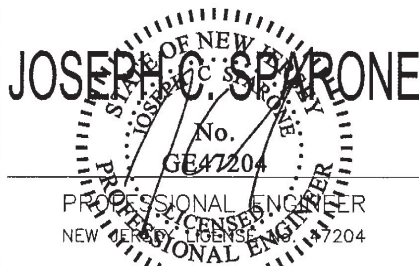
BOTANICAL NAME

34.9% ANDROPOGON GERARDII 'NIAGARA'
 27.0% PANICUM VIRGATUM 'SHAWNEE'
 21.0% ELYMUS VIRGINICUS
 12.0% SORGHASTRUM NUTANS 'SOUTHWIND'
 2.0% CHAMAECRISTA FASCICULATA
 1.5% HELIOPSIS HELIANTHOIDES
 1.0% COREOPSIS TINCTORIA
 0.4% DESMODIUM CANADENSE
 0.1% ASCLEPIAS SYRIACA
 0.1% MONARDA FISTULOSA
 100%

COMMON NAME

NIAGARA BIG BLUESTEM
 SHAWNEE SWITCHGRASS
 VIRGINIA WILDRYE
 SOUTHWIND INDIANGRASS
 PARTRIDGE PEA
 OXEYE SUNFLOWER
 PLAINS COREOPSIS
 SHOWY TICKTREFOL
 COMMON MILKWEED
 WILD BERGAMOT

SEEDING RATE: 20 LB PER ACRE WITH 30 LB PER ACRE OF COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL) OR GRAIN RYE (1 AUG TO 31 DEC).
 NOTE: OR APPROVED EQUAL OF THE ABOVE SEED MIX.



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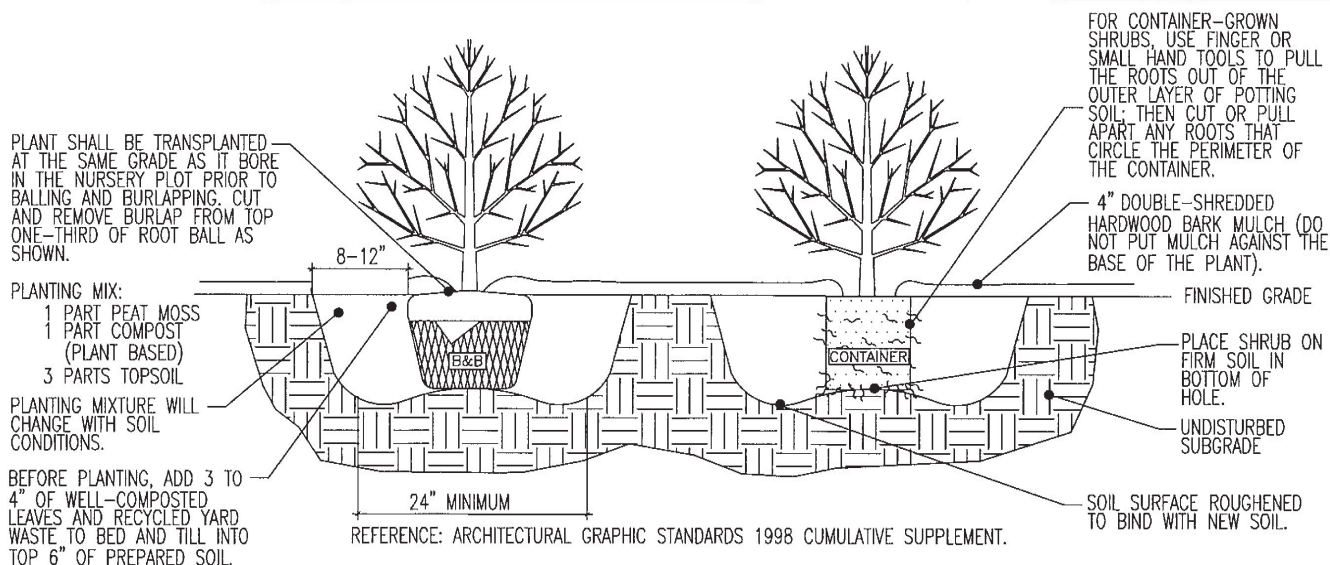
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MITIGATION LANDSCAPE NOTES

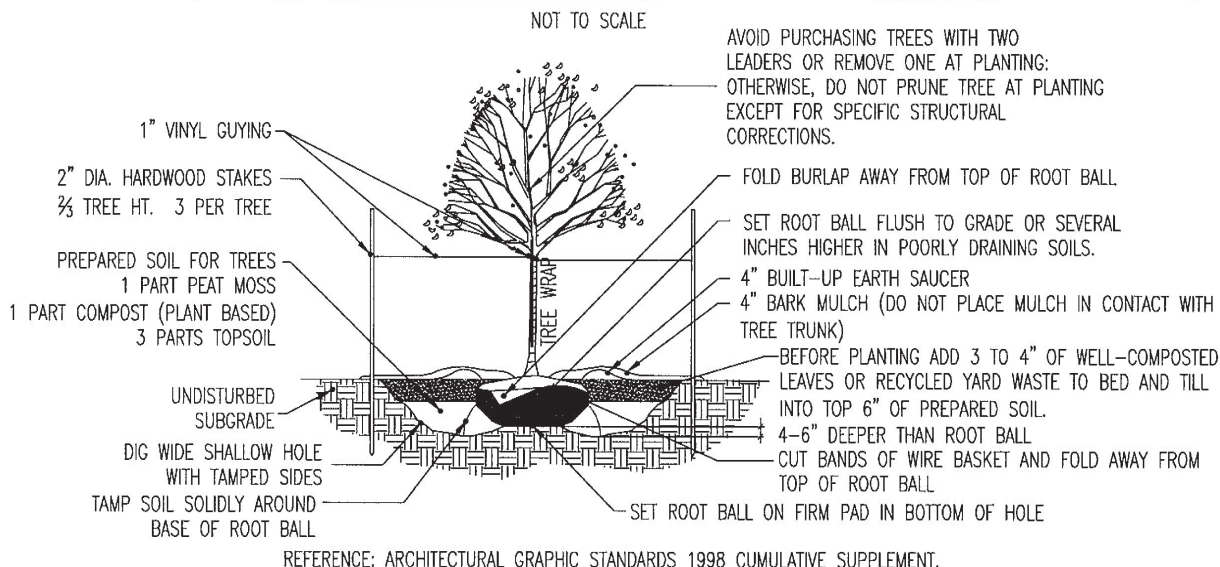
PROJECT: SEI CUTTERS DOCK URBAN RENEWAL, LLC;
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SCALE: (H) NOT TO
 (V) SCALE

JOB No:
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DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

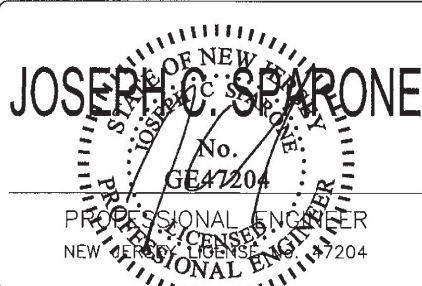


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 2/3 FROM TOP ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



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TITLE:

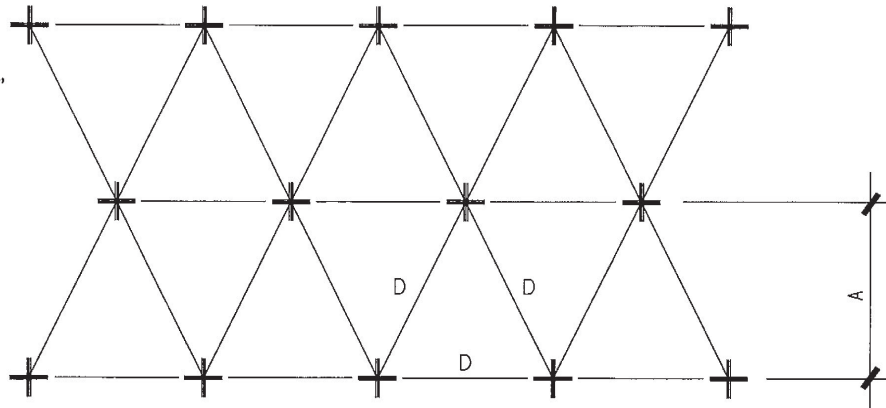
MITIGATION LANDSCAPE DETAILS

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SPACING "D"	SPACING "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"



PERENNIAL/GRASS SPACING DETAIL

NOT TO SCALE

PLANT MATERIAL SPACED AS SPECIFIED ON CENTER (O.C.) (SEE SPACING ON LANDSCAPE PLAN)

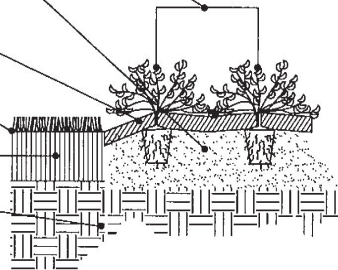
INCORPORATE 2" OF PEAT INTO 6" OF PLANTING MIXTURE AND COMPOST (PLANT BASED), AS SPECIFIED

EROSION MATTING (IF REQUIRED)

FINISHED GRADE

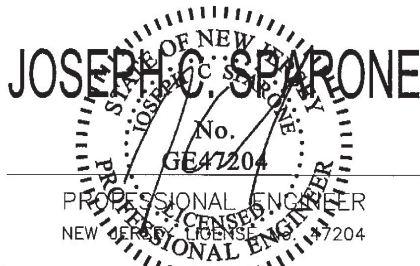
MINIMUM 4" TOPSOIL

EXISTING SUBSOIL



PERENNIAL/GRASS PLANTING DETAIL

NOT TO SCALE



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TITLE:

MITIGATION LANDSCAPE DETAILS

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