

Project Name

Site Planning and Design for Wal*Mart Stores, Inc.

Client

Wal*Mart Stores, Inc.

Services Provided

- # Site Planning and Design for 146,000 Square Foot Proposed Wal*Mart Store
- # Performed Environmental Assessment to Evaluate Potential Impacts
- # Assisted Client in Obtaining State and Local Permits.

Project Description

The proposed site required full scale site planning activities and design of engineering related site improvements for a 24.8 acre parcel. These included site excavation and grading, development of a stormwater management plan, design of sanitary sewer subsurface utilities, and site layout. The design also included the assistance in obtaining permits and approvals required by State and local agencies. In addition, it required that SAI adapt the site to the standard requirements of Wal*Mart Stores, Inc. and to Township ordinances.

Approach

SAI initiated the project by conducting a Phase I and Phase II Environmental Assessment to evaluate potential impacts on the property and surrounding areas. After submitting the accompanying reports for the Phase I and II Environmental Assessments, to the Borough, SAI met with the Mayor and the Planning Board in order to review the status of the site and proposed project.

SAI assisted the Client in identifying the Project Team, including the lawyers and sub-contractors. SAI then developed a conceptual site plan. This site plan was generated based on the information prepared for the Phase I and II reports, the Client's needs and the site conditions. The conceptual site plan was submitted to the Borough for their informal review and comments. Concurrently, SAI attended pre-application meetings with State, County and local regulatory agencies in order to better define the requirements of the proposed project. Based upon the comments provided by the Borough and the information gathered during the pre-application meetings, SAI revised the conceptual site plan.

In addition, SAI was required to consider the effect of the proposed development on the adjacent properties. SAI considered highway improvements, traffic measures to facilitate access to the facility, access from the site to adjacent commercial facilities and the coordination of the proposed site grading to match that of the adjacent properties. Upon approval of the conceptual site plan, SAI prepared the design for the proposed facility. SAI took into careful consideration the site conditions and the requirements identified in the pre-application meeting. SAI was able to maximize the effective use of the Property while minimizing the disturbance to the existing conditions and potential rock to be excavated. By using innovative site planning and engineering design alternatives such as retaining walls, SAI was able to maximize the Property for both the placement of the facility and parking.

In preparing the design, SAI reviewed the subsurface geotechnical conditions and developed the design of the foundation and site grading. Also, the development of the grading plan affected the stormwater management plan required by the NJDEPE. At the same time SAI initiated the preparation



Wal*Mart Project History – Continued

of applications for preliminary site plan approval and permits for review and acceptance by the applicable State, County and local agencies.

SAI, through approximately 15 meetings with the Borough, was able to facilitate the approval of the required permits in less than one year. During the permitting process SAI attended public hearings with the Township for the confirmation of the proposed project and suggested revisions to the site plan.

The permits required for acceptance included Stream Encroachment, Soil Erosion and Sediment Control, Wetlands, Sewer Extension and Major Sub-Division. Studies and design related to New Jersey Department of Transportation highway improvements were also required.

Once acceptance of all required permits and approvals was received, SAI prepared the bid documents for the proposed work. In addition, SAI attended the Pre-Bid Conferences and developed cost estimates for the proposed work. The bids received were consistent with the cost estimate prepared by SAI.