

## ZONING MAP

### PROPERTY OWNERS WITHIN 200'

Neptune Township  
Office of the Surveyor  
432 Highway 35  
Neptune, NJ 07753  
973-338-8449

Block	Lot	Owner	Address	Owner	Address	Owner	Address
617	39	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	FRANK MUCCHIELLO	103 JOHNSON AVE

List of adjoining parcels that intersect 200 foot buffer from Subject Property.

Block	Lot	Owner	Address	Owner	Address	Block	Lot	Owner	Address
-------	-----	-------	---------	-------	---------	-------	-----	-------	---------

617	7	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	39	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	---	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	8	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	40	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	---	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	9	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	41	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	---	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	10	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	42	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	11	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	43	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	12	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	44	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	13	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	45	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	14	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	46	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	15	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	47	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	16	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	48	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	17	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	49	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	18	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	50	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	19	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	51	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	20	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	52	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	21	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	53	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	22	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	54	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	23	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	55	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	24	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	56	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	25	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	57	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	26	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	58	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	27	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	59	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	28	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	60	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	29	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	61	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	30	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	62	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	31	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	63	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	32	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	64	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	33	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	65	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	34	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	66	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	35	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	67	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	36	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	68	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	37	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	69	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	38	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	70	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	39	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	71	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	40	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	72	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	41	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	73	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	42	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	74	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	43	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	75	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	44	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	76	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	45	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	77	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	46	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	78	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	47	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	79	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	48	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	80	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	49	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	81	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	50	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	82	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	51	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	83	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	52	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	84	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	53	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	85	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	54	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	86	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	55	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	87	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	56	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	88	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

617	57	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	89	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

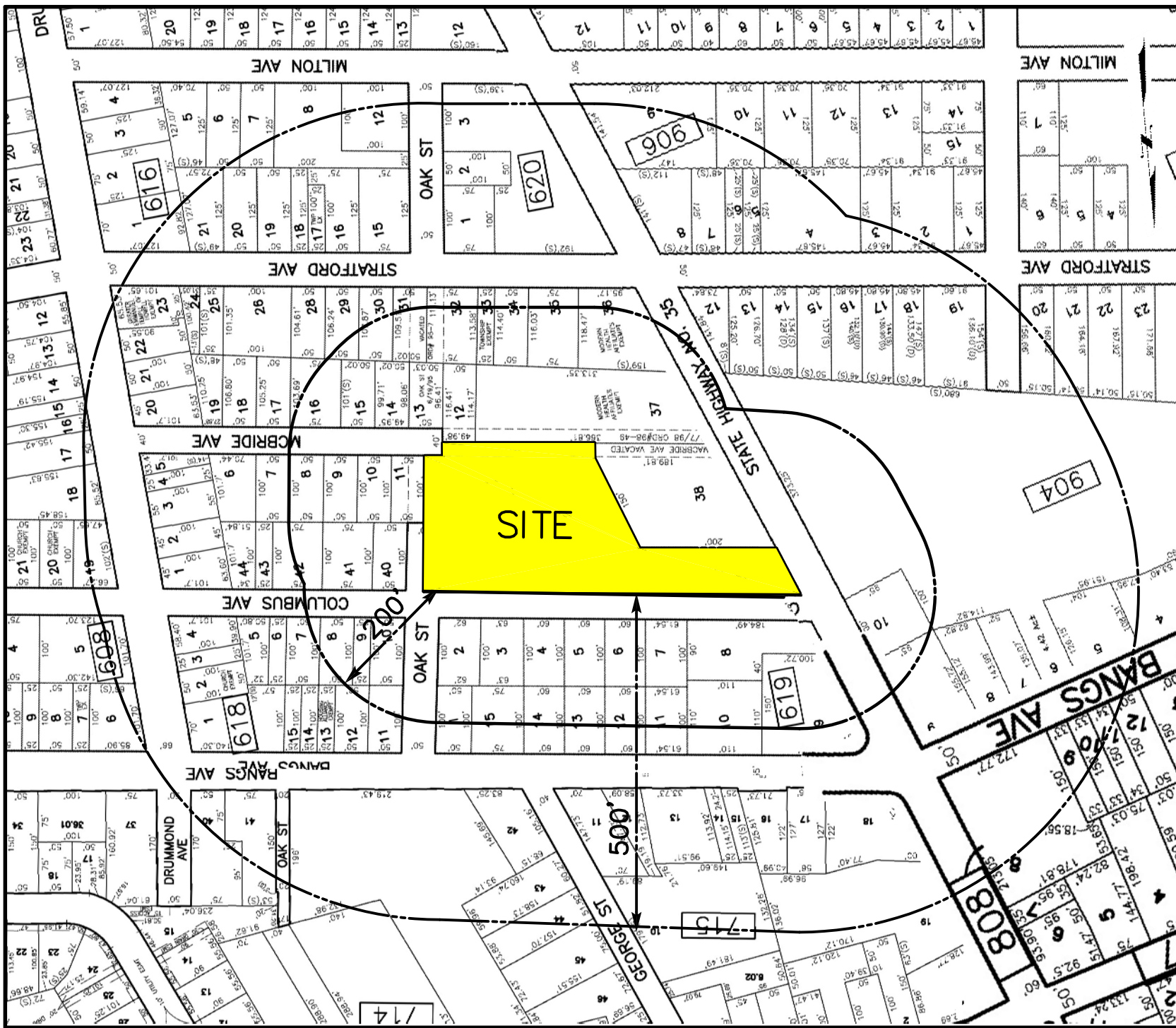
617	58	FRANK MUCCHIELLO	103 JOHNSON AVE	DARRYL JACKSON	432 HIGHWAY 35	617	90	FRANK MUCCHIELLO	103 JOHNSON AVE
-----	----	------------------	-----------------	----------------	----------------	-----	----	------------------	-----------------

# THE BEST SUBDIVISION

## FOR PRELIMINARY & FINAL MAJOR SITE PLAN AND SUBDIVISION USE VARIANCE APPLICATION

LOT 39 BLOCK 617

## TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY



### LOCATION MAP

1"=200'

PLANS PREPARED BY:

## LANDMARK SURVEYING AND ENGINEERING, INC.

813 Main Street – Avon by the Sea, NJ 07717

Phone: (732) 775-8558 – Fax: (732) 775-7848

Email: LANDMARKSE@OPTOMUM.NET

### PROTECT YOURSELF

A PHONE CALL  
CAN BE YOUR INSURANCE POLICY



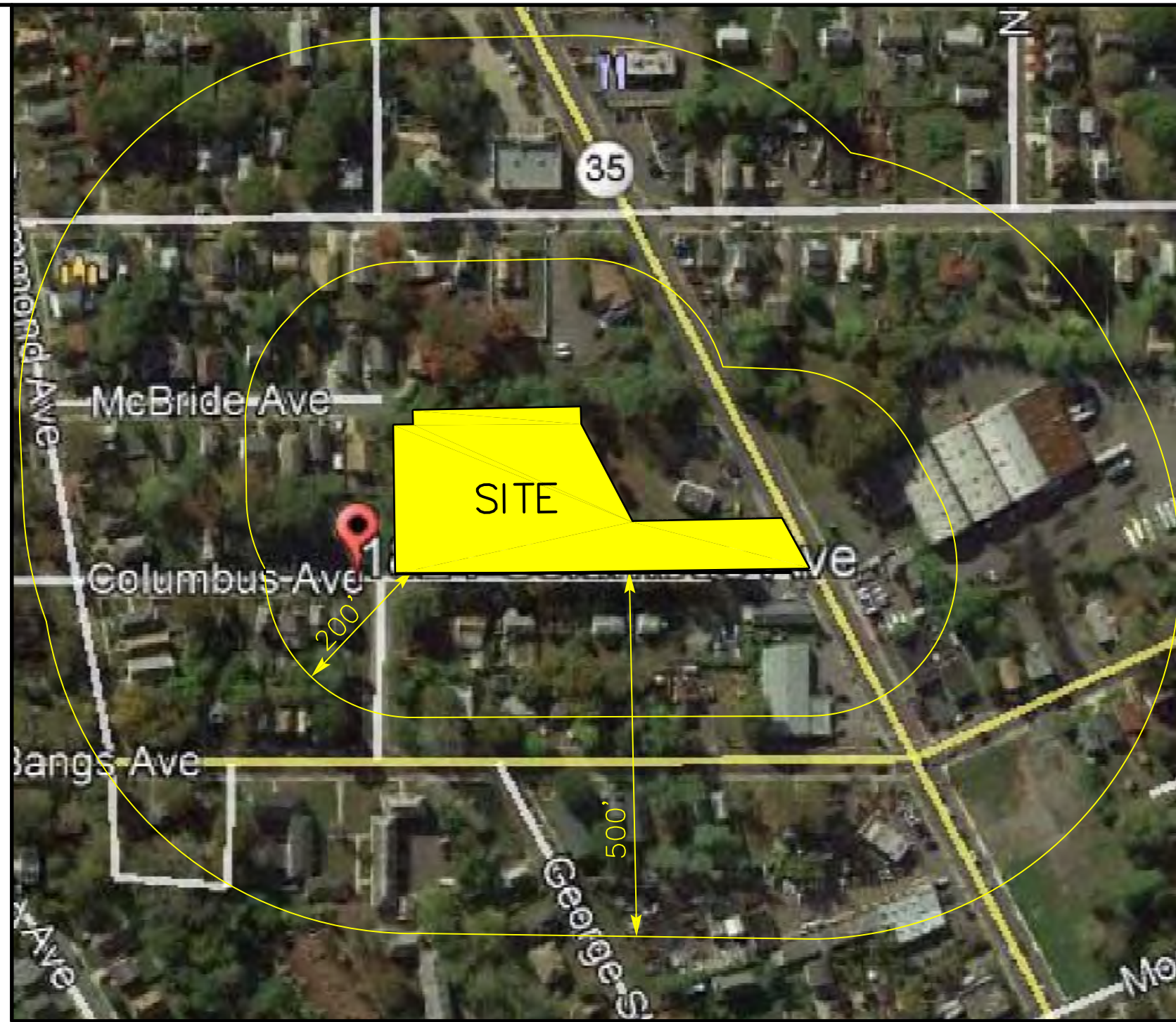
WHAT YOU DON'T KNOW CAN HURT YOU.

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS,  
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S  
SURFACE ANYWHERE IN THE COMMONWEALTH.

CALL BEFORE YOU DIG

NOTE:

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION  
SUBMITTED IN THIS DOCUMENT AND ALL ATTACHMENTS AND THAT, BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY  
RESPONSIBLE FOR OBTAINING AND PREPARING THE INFORMATION, I BELIEVE THAT THE INFORMATION IS TRUE, ACCURATE AND COMPLETE.  
I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY  
OF A FINE AND IMPRISONMENT.



## AERIAL MAP

SCALE 1"=200'

### OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

### OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

I AM THE OWNER UNDER CONTRACT OF THE PROPERTY AS DESIGNATED AND AM THE OWNER UNDER CONTRACT OF THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE.

I AM THE APPLICANT FOR THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE.

FRANK MUCCHIELLO DATE

DARRYL JACKSON DATE

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

### SHEET INDEX

SHEET #	DESCRIPTION	DATE	REVISION DATE
1 of 12	COVER SHEET	09/01/18	01/25/21
2 of 12	SUBDIVISION PLAN	09/01/18	01/25/21
3 of 12	GRADING & UTILITY	09/01/18	01/25/21
4 of 12	DRAINAGE MAPS	09/01/18	01/25/21
5 of 12	DETAILS	09/01/18	01/25/21
6 of 12	SOIL EROSION & SEDIMENT CONTROL PLAN	09/01/18	01/25/21
7 of 12	SOIL EROSION & SEDIMENT CONTROL DETAILS	09/01/18	01/25/21
8 of 12	SOIL EROSION & SEDIMENT CONTROL NOTES	09/01/18	01/25/21
9 of 12	LANDSCAPE PLAN	09/01/18	01/25/21
10 of 12	LANDSCAPE DETAILS	09/01/18	01/25/21
11 of 12	LOT CONSOLIDATION PLAN	09/01/18	01/25/21
12 of 12	SURVEY OF PROPERTY	05/26/18	01/25/21

APPROVED BY THE TOWNSHIP OF NEPTUNE BOARD OF ADJUSTMENT

ON \_\_\_\_\_

DATE

BOARD CHAIRMAN DATE

BOARD SECRETARY DATE

BOARD ENGINEER DATE

3 REVISED AS PER ENGINEERS REVIEW LETTERS DATED 12/11/20 & 01/04/21 01/25/21 TG

2 REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020 4/17/20 TG

1 REVISE SHEET INDEX 9/17/19 TG

REV. DESCRIPTION DATE BY

### THE BEST SUBDIVISION

### OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

### OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

### COVER SHEET FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.

1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 IN TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

DANIEL W. CARUSO, P.E.  
N.J. PROFESSIONAL ENGINEER – GE35687

LANDMARK  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732) 775-8558 - Fax: (732) 775-7848  
CERT. OF AUTH. #24CA27928700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net

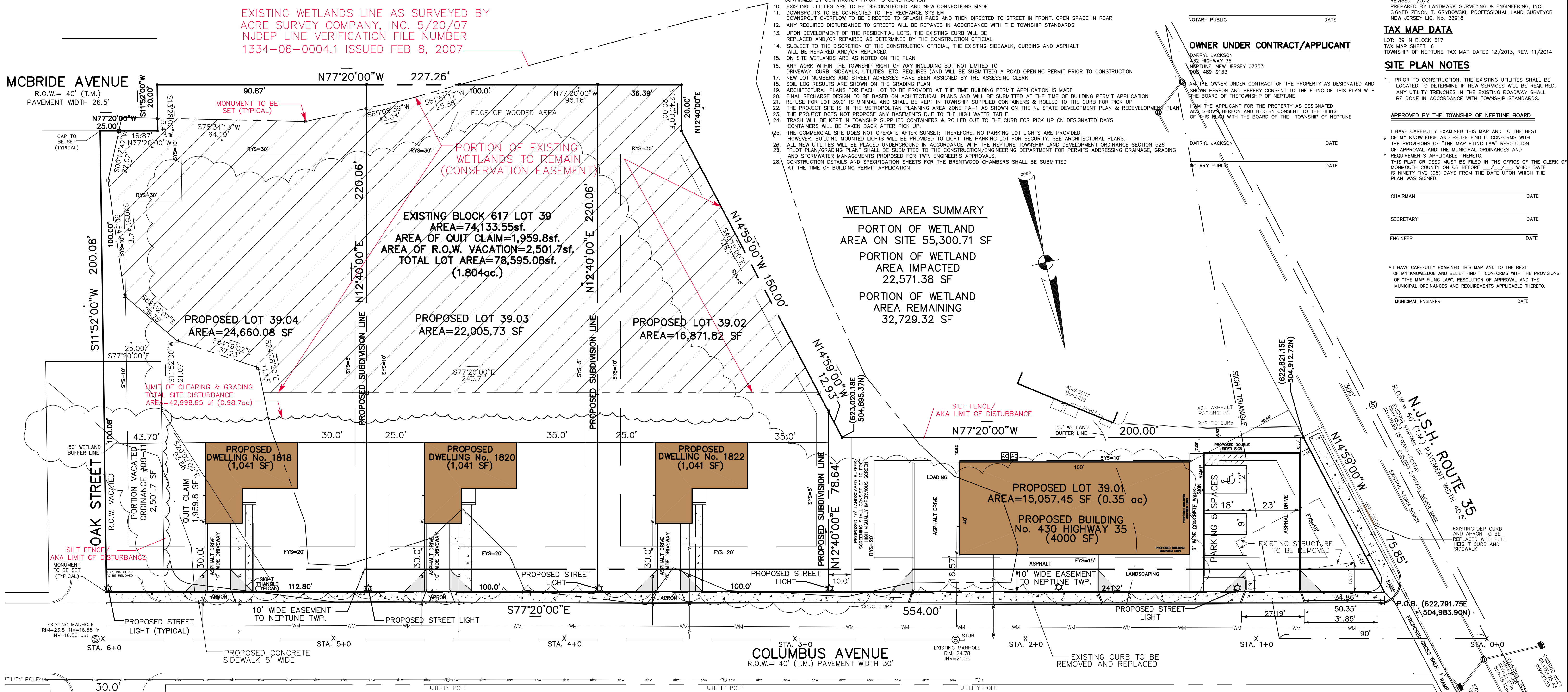
SCALE: AS NOTED DATE: 09/01/2018  
DRAWN BY: SHEET # 1 of 12 JOB #: 17040  
TG 17040SUB#3



# THE BEST SUBDIVISION

## LOT 39 BLOCK 617

EXISTING WETLANDS LINE AS SURVEYED BY  
ACRE SURVEY COMPANY, INC. 5/20/07  
NJDEP LINE VERIFICATION FILE NUMBER  
1334-06-0004.1 ISSUED FEB 8, 2007



### GENERAL NOTES:

- PROPERTY IS KNOWN AND DESIGNATED AS LOT 39 IN BLOCK 617 AS SHOWN ON TAX SHEET NO. 6 OF THE TOWNSHIP OF NEPTUNE.
- TOTAL AREA OF LOT 39 = 78,595.08 sf/1.804 ac.
- PROPERTY LOCATED IN ZONE B1 - TOWN COMMERCIAL.
- OWNER UNDER CONTRACT/APPLICANT: DARRYL JACKSON 908-489-9133 432 HIGHWAY 35 (aka 1824 COLUMBUS AVENUE) NEPTUNE, NJ 07753
- OUTBOUND & TOPOGRAPHY SURVEY BY LANDMARK SURVEYING & ENGINEERING, INC., DATED 5/26/2018 REV. 1/5/21
- VERTICAL ELEVATION BASED ON MONUMENT KV0799 CONVERTED TO NAVD 1988 DATUM.
- 48 HOUR NOTICE IS REQUIRED TO THE ENGINEERS OFFICE PRIOR TO THE START OF CONSTRUCTION.
- THIS PROJECT CONSISTS OF DEMOLISHING THE EXISTING BUILDING, SUBDIVIDING THE LOT INTO FOUR LOTS AND CONSTRUCTING A NEW SINGLE FAMILY DWELLING ON 3 NEW LOTS AND CONSTRUCTING AN AUTO DETAILING SHOP ON THE CORNER LOT.
- ALL UNDERGROUND UTILITIES BASED ON VISUAL MARKOUT ONLY AND ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- EXISTING UTILITIES ARE TO BE DISCONNECTED AND NEW CONNECTIONS MADE
- DOWNSPOUTS TO BE CONNECTED TO THE RECHARGE SYSTEM
- DOWNSPOUT OVERFLOW TO BE DIRECTED TO SPLASH PADS AND THEN DIRECTED TO STREET IN FRONT, OPEN SPACE IN REAR
- ANY REQUIRED DISTURBANCE TO STREETS WILL BE REPAVED IN ACCORDANCE WITH THE TOWNSHIP STANDARDS
- UPON DEVELOPMENT OF THE RESIDENTIAL LOTS, THE EXISTING CURB WILL BE REPLACED AND/OR REPAVED AS DETERMINED BY THE CONSTRUCTION OFFICIAL.
- SUBJECT TO THE DISCRETION OF THE CONSTRUCTION OFFICIAL, THE EXISTING SIDEWALK, CURBING AND ASPHALT WILL BE REPAVED AND/OR REPLACED
- ON SITE WETLANDS ARE AS NOTED ON THE PLAN
- ANY WORK WITHIN THE TOWNSHIP RIGHT OF WAY INCLUDING BUT NOT LIMITED TO DRIVEWAY, CURB, SIDEWALK, UTILITIES, ETC. REQUIRES (AND WILL BE SUBMITTED) A ROAD OPENING PERMIT PRIOR TO CONSTRUCTION
- NEW LOT NUMBERS AND STREET ADDRESSES HAVE BEEN ASSIGNED BY THE ASSESSING CLERK.
- SOIL LOG RESULTS ARE SHOWN ON THE GRADING PLAN
- ARCHITECTURAL PLANS FOR EACH LOT TO BE PROVIDED AT THE TIME BUILDING PERMIT APPLICATION IS MADE
- FINAL RECHARGE PLAN TO BE BASED ON ARCHITECTURAL PLANS AND WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION
- REFUSE FOR LOT 39.01 IS MINIMAL AND SHALL BE KEPT IN TOWNSHIP SUPPLIED CONTAINERS & ROLLED TO THE CURB FOR PICK UP
- THE PROJECT SITE IS IN THE METROPOLITAN PLANNING AREA ZONE PA-1 AS SHOWN ON THE NJ STATE DEVELOPMENT PLAN & REDEVELOPMENT PLAN
- THE PROJECT DOES NOT PROPOSE ANY BASEMENTS DUE TO THE HIGH WATER TABLE
- TRASH WILL BE KEPT IN TOWNSHIP SUPPLIED CONTAINERS & ROLLED OUT TO THE CURB FOR PICK UP ON DESIGNATED DAYS
- CONTAINERS WILL BE TAKEN BACK AFTER PICK UP
- THE COMMERCIAL SITE DOES NOT OPERATE AFTER SUNSET; THEREFORE, NO PARKING LOT LIGHTS ARE PROVIDED
- HOWEVER, BUILDING MOUNTED LIGHTS WILL BE PROVIDED TO LIGHT THE PARKING LOT FOR SECURITY. SEE ARCHITECTURAL PLANS.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE NEPTUNE TOWNSHIP LAND DEVELOPMENT ORDINANCE SECTION 526
- "PLOT PLAN/GRADING PLAN" SHALL BE SUBMITTED TO THE CONSTRUCTION/ENGINEERING DEPARTMENT FOR PERMITS ADDRESSING DRAINAGE, GRADING AND STORMWATER MANEUVERS PROPOSED FOR TWP. ENGINEER'S APPROVALS
- CONSTRUCTION DETAILS AND SPECIFICATION SHEETS FOR THE BRENTWOOD CHAMBERS SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION

### OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

I AM THE OWNER OF THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE

I AM THE APPLICANT FOR THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE

FRANK MUCCHIELLO DATE

NOTARY PUBLIC DATE

### OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

I AM THE OWNER UNDER CONTRACT OF THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE

I AM THE APPLICANT FOR THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF THE TOWNSHIP OF NEPTUNE

DARRYL JACKSON DATE

NOTARY PUBLIC DATE

### FLOOD ZONE REFERENCE

FLOOD ZONE "X" - NO MINIMUM BASE FLOOD ELEVATION, F.I.R.M. No. 3402500334F, DATED SEP. 25, 2009

### REFERENCES

- DEED BOOK 8749 PAGE 4937
- DEED BOOK 482 PAGE 35
- SURVEY PREPARED BY ACRE SURVEY COMPANY, INC. DATED 5/20/07
- ORDINANCE #95-7 DATED 6/19/95
- DEED BOOK 9341 PAGE 865

### REFERENCE PLANS

- "BOUNDARY & TOPOGRAPHIC SURVEY," DATED MAY 25, 2018 REVISED 1/5/21
- PREPARED BY LANDMARK SURVEYING & ENGINEERING, INC. SIGNED ZENON T. GRYBOWSKI, PROFESSIONAL LAND SURVEYOR NEW JERSEY LIC. No. 23918

### TAX MAP DATA

LOT: 39 IN BLOCK 617  
TAX MAP SHEET: 6  
TOWNSHIP OF NEPTUNE TAX MAP DATED 12/2013, REV. 11/2014

### SITE PLAN NOTES

- PRIOR TO CONSTRUCTION, THE EXISTING UTILITIES SHALL BE LOCATED TO DETERMINE IF NEW SERVICES WILL BE REQUIRED. ANY UTILITY TRENCHES IN THE EXISTING ROADWAY SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP STANDARDS.

### APPROVED BY THE TOWNSHIP OF NEPTUNE BOARD

- I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO. THIS PLAN OR DEED MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE 9/17/19 WHICH DATE IS NINETY FIVE (95) DAYS FROM THE DATE UPON WHICH THE PLAN WAS SIGNED.

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

- \*I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER DATE

### ZONING DATA

ZONE: B-1 TOWN COMMERCIAL	REQUIRED	REQUIRED ADJACENT ZONE R-4	EXISTING	PROPOSED	PROPOSED	PROPOSED	PROPOSED
PRINCIPAL BUILDING USE:	COMMERCIAL	RESIDENTIAL	COMMERCIAL CAR DETAILING	COMMERCIAL CAR DETAILING LOT 39.01	RESIDENTIAL* LOT 39.02	RESIDENTIAL* LOT 39.03	RESIDENTIAL* LOT 39.04
MIN. LOT AREA (SF.):	15,000 sf.	5,000 sf.	78,595.08 sf.	15,057.45 sf.	16,871.82 sf.	22,005.73 sf.	24,660.08 sf.
MIN. LOT WIDTH (FT.):	100 ft.	50 ft.	67.19 ft. **	100 ft.	100 ft.	100 ft.	112.80 ft.
MIN. LOT FRONTAGE (FT.):	100 ft.	50 ft.	75.85 ft. **	75.85 ft. **	100 ft.	100 ft.	112.80 ft.
MIN. LOT DEPTH (FT.):	100 ft.	50 ft.	554.00 ft.	223.60 ft.	149.35 ft.	220.06 ft.	220.06 ft.
MIN. FRONT YARD N.J. ROUTE 35 (FT.):	15 ft.	NA	5.45 ft. **	48.55 ft.	NA	NA	NA
MIN. FRONT YARD COLUMBUS AVE (FT.):	15 ft.	20 ft.	6.94 ft. **	18.57 ft.	30 ft.	30 ft.	30 ft.
MIN. SIDE YARD (FT.):	10 ft.	5 ft.	27.5 ft.	10.62 ft.	25 ft.	25 ft.	30 ft.
MIN. SIDE YARD AGGREGATE (FT.):	25 ft.	15 ft.	N/A	60 ft.	60 ft.	73.70 ft.	73.70 ft.
MIN. REAR YARD (FT.):	20 ft.	30 ft.	370.31 ft.	56.76 ft.	155.06 ft.	155.06 ft.	155.06 ft.
MAX. BUILDING COVERAGE (%):	35%	50%	1.26%	6.41%	4.92%	4.92%	4.92%
MAX. TOTAL LOT COVERAGE (%):	80%	65%	2.72%	5.98%	8.98%	6.89%	6.15%
MIN. IMPROVABLE AREA	7,200.0 sf. (65' D)	1,200 sf. (23' D)	31,617.51sf. (66.53' D)	7,820.02sf. (42.19' D)	5,654.86sf. (66.53' D)	5,654.86sf. (66.53' D)	7,862.71sf. (66.53' D)
MAX. BUILDING HEIGHT (FT./ST.):	48 ft./3 STORY	35 ft./2.5 STORY	13.87 ft./1 STORY	24 ft./1 STORY	35 ft./2.5 STORY	35 ft./2.5 STORY	35 ft./2.5 STORY
PARKING (COMMERCIAL)	2 SPACES	2 SPACES	NA	2 SPACES	2 SPACES	2 SPACES	2 SPACES
LOADING AREA	1 SPACE	NA	0 SPACE**	5 SPACES	NA	NA	NA
SIGN	48 sf. (H:10') MAX	NA	0.01	40 sf. (H:10')	NA	NA	NA
FLOOR AREA RATIO (MAXIMUM)	0.6	NA	0.38	0.38	0.24	0.24	0.11
MAX DENSITY	NA	8.7	NA	NA	NA	NA	NA
FIRST FLOOR ELEVATIONS	NA	NA	26.09	26.3	28.0	28.0	28.0

\*\*= PRE-EXISTING NON-CONFORMING  
\*= PROPOSED NON-CONFORMING

### GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

### THE BEST SUBDIVISION

#### OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

#### OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

### SUBDIVISION PLAN FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.

1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 IN TOWNSHIP OF NEPTUNE  
ON T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

*Zenon T. Grybowski*

**ZENON T. GRYBOWSKI**  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
N.J. PROFESSIONAL PLANNER - 2911

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8558 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27929700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net

SCALE: 1"=20' DATE: 09/01/2018  
DRAWN BY: TG SHEET #: 2 OF 12 DRAWING: 17040SUB#3 JOB #: 17040

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP (AND LAND SURVEY DATED 02/16/18) MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

*Zenon T. Grybowski*  
ZENON T. GRYBOWSKI  
N.J. PROFESSIONAL LAND SURVEYOR - 23918  
N.J. PROFESSIONAL PLANNER - 2911  
DATE: 09/01/2018

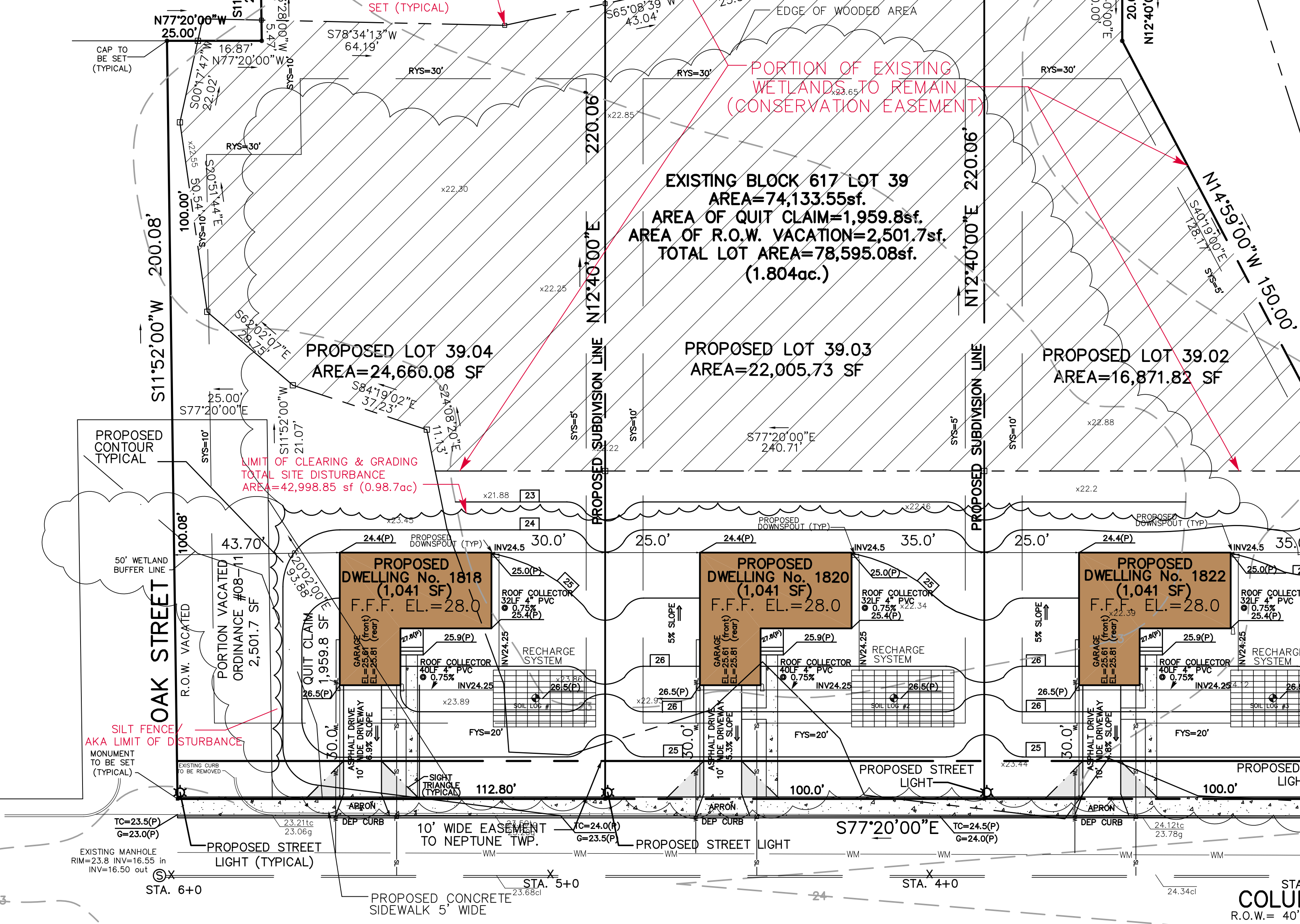
### SIGHT TRIANGLE DETAIL

N.T.S.



EXISTING WETLANDS LINE AS SURVEYED BY  
ACRE SURVEY COMPANY, INC. 5/20/07  
NJDEP LINE VERIFICATION FILE NUMBER  
1334-06-0004.1 ISSUED FEB 8, 2007

MCBRIDE AVENUE  
R.O.W.= 40' (T.M.)  
PAVEMENT WIDTH 26.5'



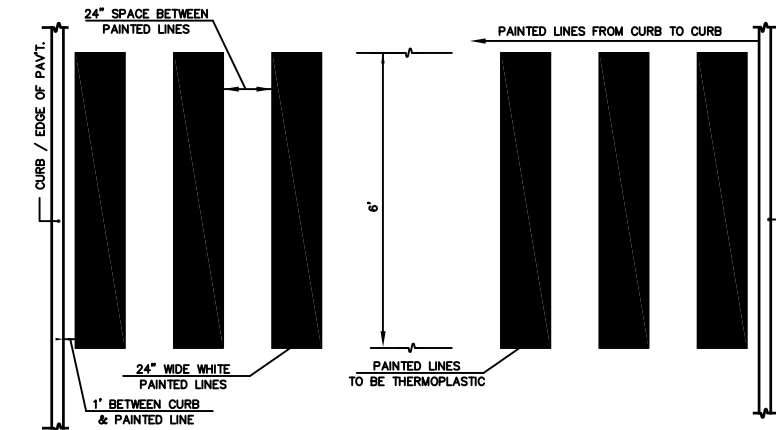
#### WETLAND AREA SUMMARY

PORTION OF WETLAND  
AREA ON SITE 55,300.71 SF

PORTION OF WETLAND  
AREA IMPACTED  
22,571.38 SF

PORTION OF WETLAND  
AREA REMAINING  
32,729.32 SF

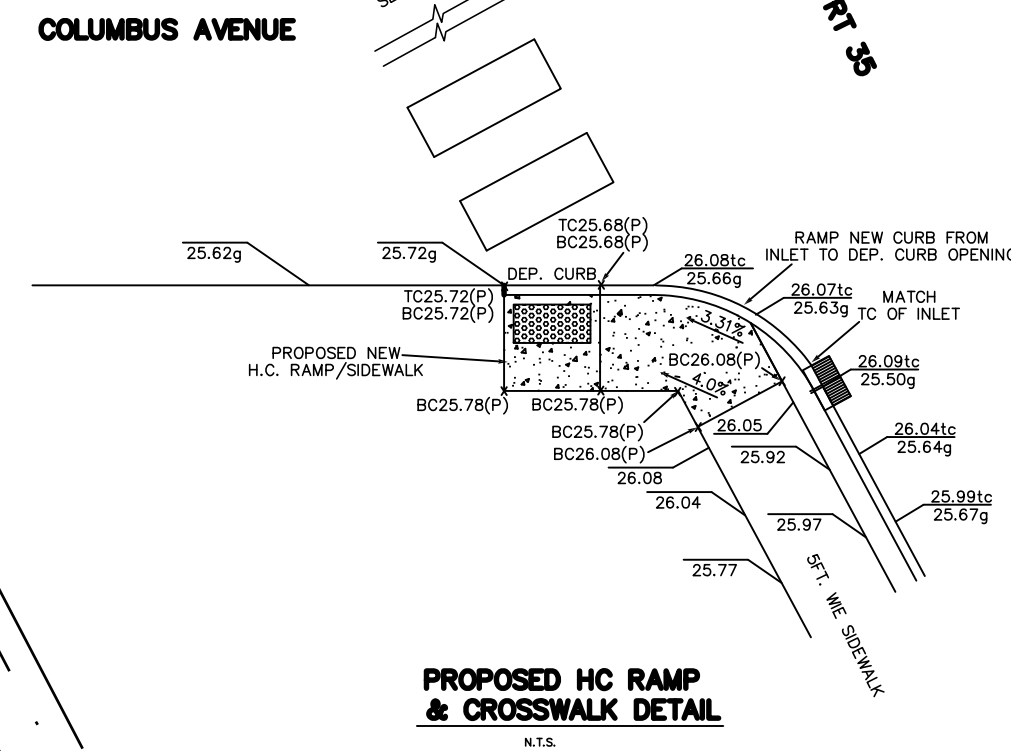
TYPE "C" CROSSWALK DETAIL



COLUMBUS AVENUE

PROPOSED HC RAMP  
& CROSSWALK DETAIL

N.T.S.



N.J.S.H. ROUTE 35

R.O.W.= 20' (T.M.) PAVEMENT WIDTH 40.5'

EXISTING STORM SEWER

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

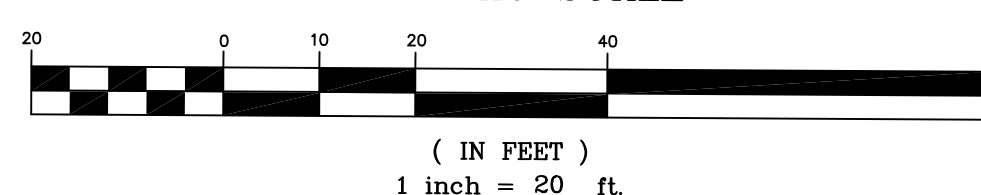
EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

EXISTING DEP. CURB AND APRON TO BE REPLACED WITH FULL HEIGHT CURB AND SIDEWALK

#### NOTE:

1. STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO ENSURE THEY FUNCTION AT DESIGN CAPACITY & TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP & STAGNANT WATER
2. RESPONSIBILITY FOR OPERATION & MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL & DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL & DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY
3. IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS IN NEED OF MAINTENANCE THE OWNER SHALL AFFECT SUCH MAINTENANCE & REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWNSHIP ENGINEER

GRAPHIC SCALE



Application Number	Date	Application Number	Date
RECHARGE SUSTAINABILITY BORING SOIL LOG & INTERPRETATION - From Municipality 1. Log Number: <u>Soil Log 1</u> 2. Soil Log Depth Top - Bottom 0' - 6" 6' - 12" 12' - 24'	430 U.S. Route 35, Neptune, New Jersey Block: 612, Lot 32 Municipality: Neptune DATE SOIL LOG CONDUCTED: 12/20/20 Municipal Code Name & Symbol: Estimated Tectonic Class: Estimated Volume to Course Fragment, if present: None or Dry Conditions: Abundant - Abundance: Size & Content, if Present.	RECHARGE SUSTAINABILITY BORING SOIL LOG & INTERPRETATION - From Municipality 1. Log Number: <u>Soil Log 2</u> 2. Soil Log Depth Top - Bottom 0' - 6" 6' - 12" 12' - 24'	430 U.S. Route 35, Neptune, New Jersey Block: 612, Lot 32 Municipality: Neptune DATE SOIL LOG CONDUCTED: 12/20/20 Municipal Code Name & Symbol: Estimated Tectonic Class: Estimated Volume to Course Fragment, if present: None or Dry Conditions: Abundant - Abundance: Size & Content, if Present.
3. Ground Water Observations: (N) Springs - Indicated Depth: 12 inches (N) Picking Up - Depth after 2 hours: 2 minutes (N) Groundwater Not Encountered	3. Ground Water Observations: (N) Springs - Indicated Depth: 12 inches (N) Picking Up - Depth after 2 hours: 2 minutes (N) Groundwater Not Encountered	3. Ground Water Observations: (N) Springs - Indicated Depth: 12 inches (N) Picking Up - Depth after 2 hours: 2 minutes (N) Groundwater Not Encountered	3. Ground Water Observations: (N) Springs - Indicated Depth: 12 inches (N) Picking Up - Depth after 2 hours: 2 minutes (N) Groundwater Not Encountered
4. Soil Limiting Zones (Check Appropriate Categories): ( ) Fractured Rock Substratum - Depth to Top: ( ) Excessively Coarse Material - Depth to Top to Bottom: ( ) Hydrologically Restrictive Material - Depth to Top to Bottom: ( ) Fractured Zone of Saturation - Depth to Top to Bottom: ( ) Massive Rock Substratum - Depth to Top: ( ) Excessively Coarse Substratum - Depth to Top: ( ) Hydrologically Restrictive Substratum - Depth to Top: (N) Regional Zone of Saturation - Depth to Top 22 inches (A.K.A. SEASONAL HIGH WATER TABLE) ( ) Groundwater Not Encountered in Soil Boring	4. Soil Limiting Zones (Check Appropriate Categories): ( ) Fractured Rock Substratum - Depth to Top: ( ) Excessively Coarse Material - Depth to Top to Bottom: ( ) Hydrologically Restrictive Material - Depth to Top to Bottom: ( ) Fractured Zone of Saturation - Depth to Top to Bottom: ( ) Massive Rock Substratum - Depth to Top: ( ) Excessively Coarse Substratum - Depth to Top: ( ) Hydrologically Restrictive Substratum - Depth to Top: (N) Regional Zone of Saturation - Depth to Top 22 inches (A.K.A. SEASONAL HIGH WATER TABLE) ( ) Groundwater Not Encountered in Soil Boring	4. Soil Limiting Zones (Check Appropriate Categories): ( ) Fractured Rock Substratum - Depth to Top: ( ) Excessively Coarse Material - Depth to Top to Bottom: ( ) Hydrologically Restrictive Material - Depth to Top to Bottom: ( ) Fractured Zone of Saturation - Depth to Top to Bottom: ( ) Massive Rock Substratum - Depth to Top: ( ) Excessively Coarse Substratum - Depth to Top: ( ) Hydrologically Restrictive Substratum - Depth to Top: (N) Regional Zone of Saturation - Depth to Top 22 inches (A.K.A. SEASONAL HIGH WATER TABLE) ( ) Groundwater Not Encountered in Soil Boring	4. Soil Limiting Zones (Check Appropriate Categories): ( ) Fractured Rock Substratum - Depth to Top: ( ) Excessively Coarse Material - Depth to Top to Bottom: ( ) Hydrologically Restrictive Material - Depth to Top to Bottom: ( ) Fractured Zone of Saturation - Depth to Top to Bottom: ( ) Massive Rock Substratum - Depth to Top: ( ) Excessively Coarse Substratum - Depth to Top: ( ) Hydrologically Restrictive Substratum - Depth to Top: (N) Regional Zone of Saturation - Depth to Top 22 inches (A.K.A. SEASONAL HIGH WATER TABLE) ( ) Groundwater Not Encountered in Soil Boring
5. Soil Stability Classification: Unified Soil Classification System (MU) Silty Fine Sand, and (SM) Silty Sand	5. Soil Stability Classification: Unified Soil Classification System (MU) Silty Fine Sand, and (SM) Silty Sand	5. Soil Stability Classification: Unified Soil Classification System (MU) Silty Fine Sand, and (SM) Silty Sand	5. Soil Stability Classification: Unified Soil Classification System (MU) Silty Fine Sand, and (SM) Silty Sand
6. I hereby certify that the information furnished on this form and the attachments thereto is true and accurate.	6. I hereby certify that the information furnished on this form and the attachments thereto is true and accurate.	6. I hereby certify that the information furnished on this form and the attachments thereto is true and accurate.	6. I hereby certify that the information furnished on this form and the attachments thereto is true and accurate.
Signature of Site Evaluator: <u>[Signature]</u> Date: <u>12/20/20</u>	Signature of Site Evaluator: <u>[Signature]</u> Date: <u>12/20/20</u>	Signature of Site Evaluator: <u>[Signature]</u> Date: <u>12/20/20</u>	Signature of Site Evaluator: <u>[Signature]</u> Date: <u>12/20/20</u>

SOIL LOG #1  
N.T.S.

SOIL LOG #2  
N.T.S.

SOIL LOG #3  
N.T.S.

SOIL LOG #4  
N.T.S.

#### THE BEST SUBDIVISION

#### OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

#### OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

#### GRADING + UTILITY FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.

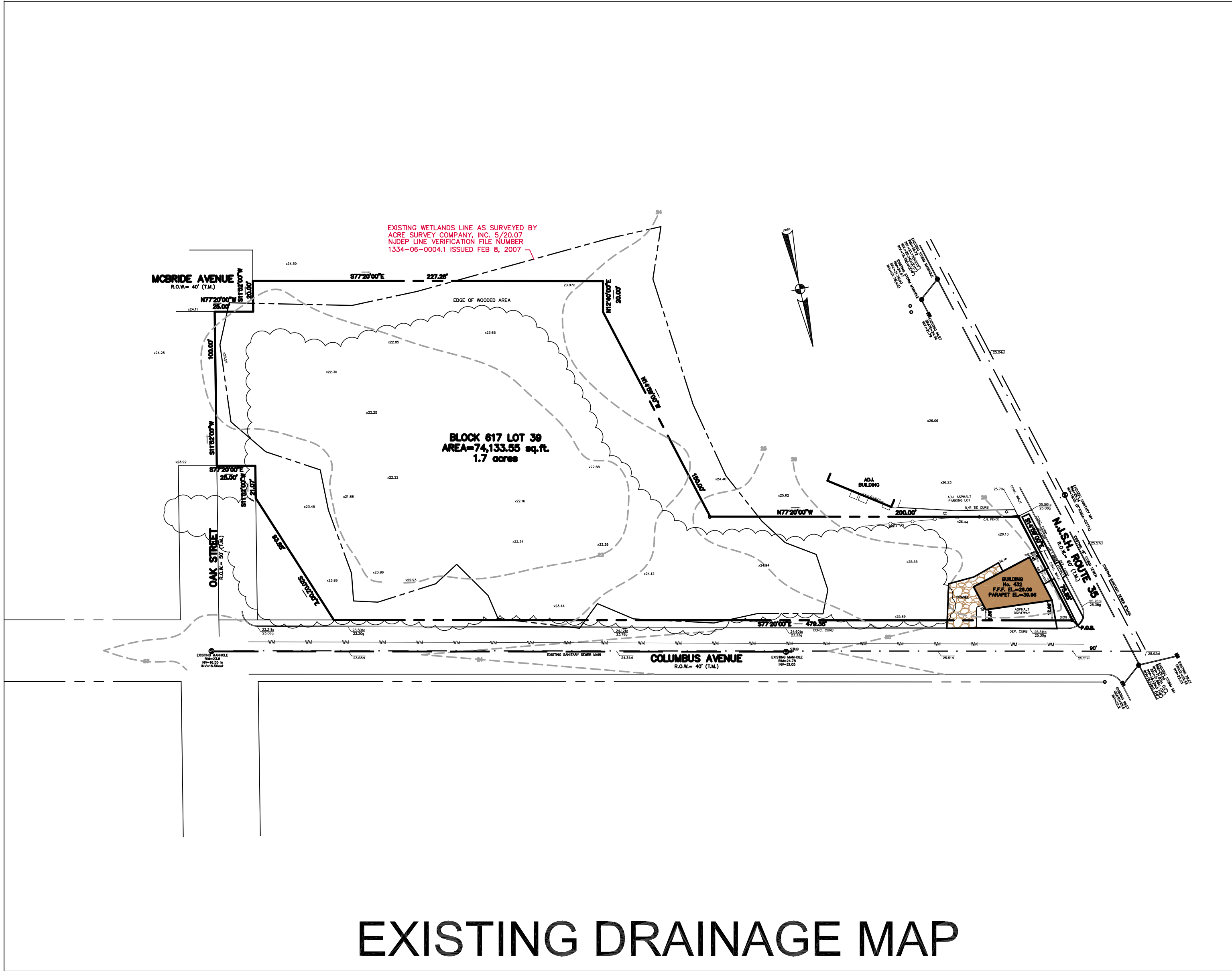
1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 IN TOWNSHIP OF NEPTUNE  
ON T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

DANIEL W. CARUSO, P.E.  
N.J. PROFESSIONAL ENGINEER - GE35687

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732) 775-8558 - Fax: (732) 775-7848  
CERT. OF AUTH. #24GA27929700  
Email: Landmarks@Optimum.net  
Web: www.Landmarks.net

SCALE: 1"=20' DATE: 09/01/2018  
DRAWN BY: TG SHEET #: 3 of 12 DRAWING: 17040S#3 JOB #: 17040

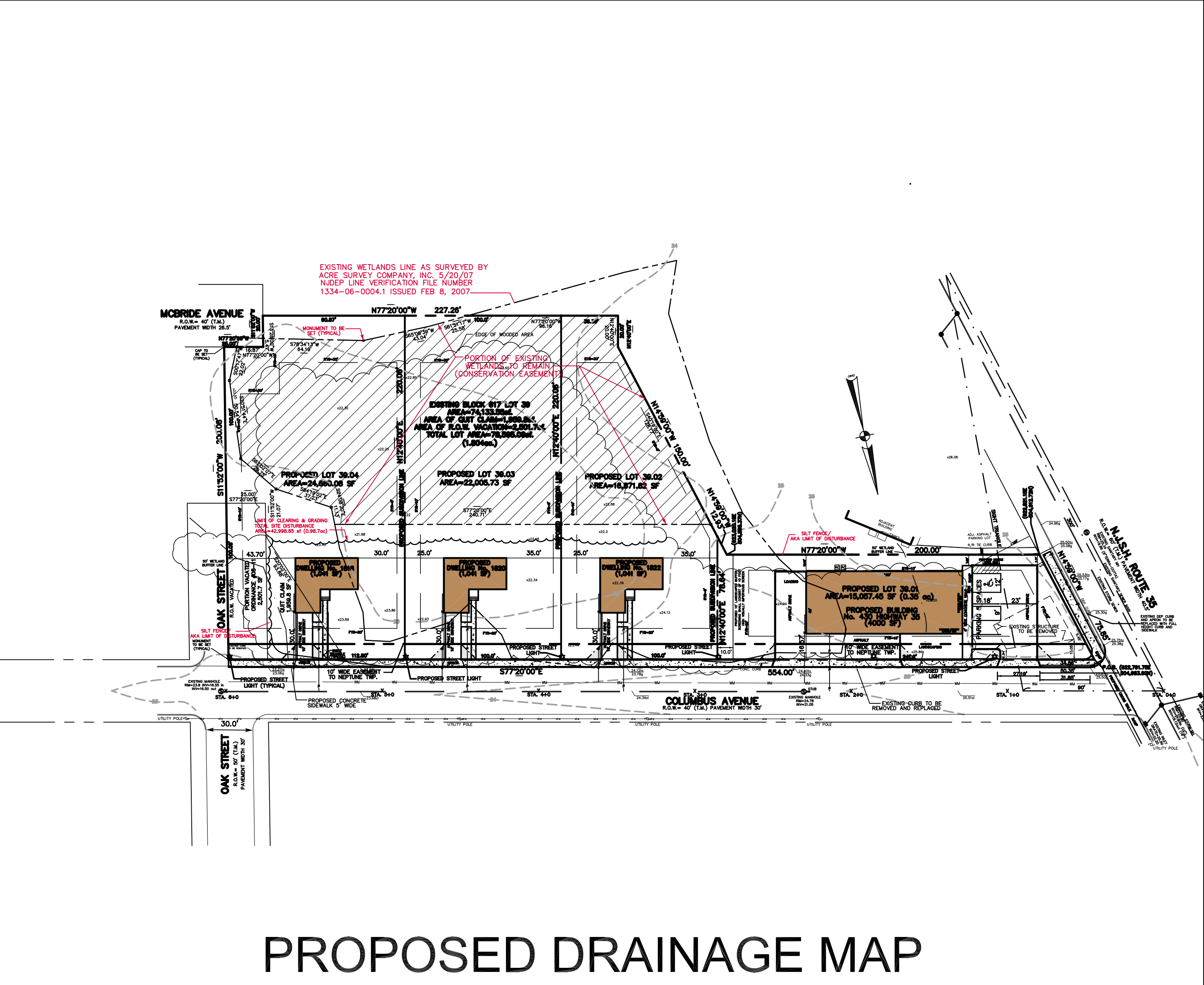
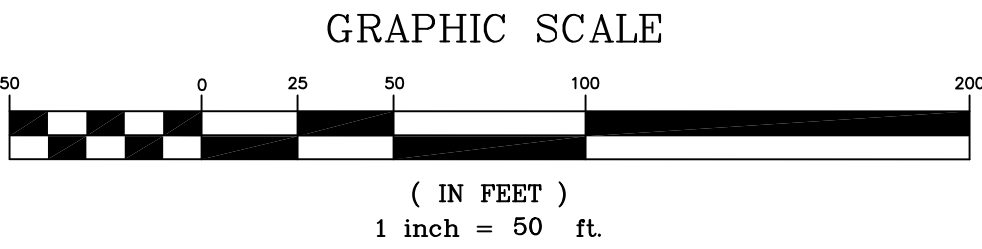




EXISTING DRAINAGE MAP

EXISTING DRAINAGE CONDITONS  
(SOILS GROUP EwB-EVESBORO GROUP "A")

SURFACE	AREA (SF.)	AREA (AC.)	CN
LAWN AREA	5,883.90	0.13	61
BUILDING	991.22	0.02	98
DRIVEWAY/ WALKWAY	1,941.91	0.04	98
WOODED	35,031.95	0.80	30
TOTAL	43,848.98	1.01	



PROPOSED DRAINAGE MAP

PROPOSED DRAINAGE CONDITONS  
(SOILS GROUP EwB-EVESBORO GROUP "A")

SURFACE	AREA (SF.)	AREA (AC.)	CN
LAWN AREA	27,333.08	0.63	61
BUILDING	7,246.00	0.17	98
RESIDENTIAL DRIVE & WLAK	4,205.96	0.10	98
WOODED	0	0	30
COMMERCIAL DRIVE & WLAK	5,063.94	0.12	76
TOTAL	43,848.98	1.01	

3	REVISED AS PER ENGINEERS REVIEW LETTERS DATED 12/11/20 & 01/04/21	01/25/21	TC
2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TC
1	ADD WELAND BUFFER	9/17/19	TC
REV.	DESCRIPTION	DATE	BY

THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

OWNER

FRANK MUCCIHELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-336-8449

DRAINAGE MAPS FOR  
USE VARIANCE, SITE PLAN  
AND SUBDIVISION APPL.

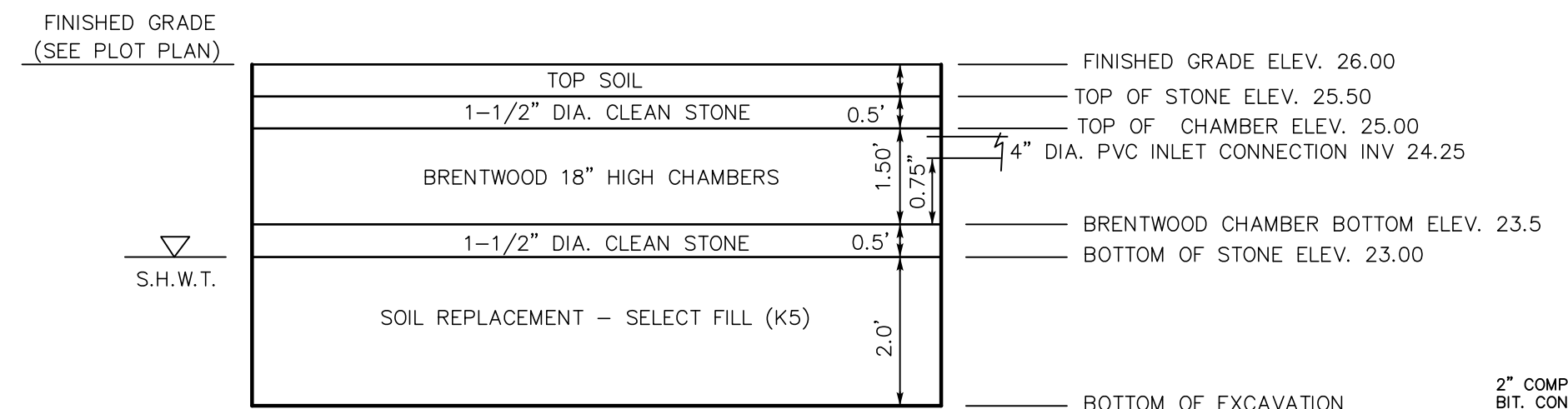
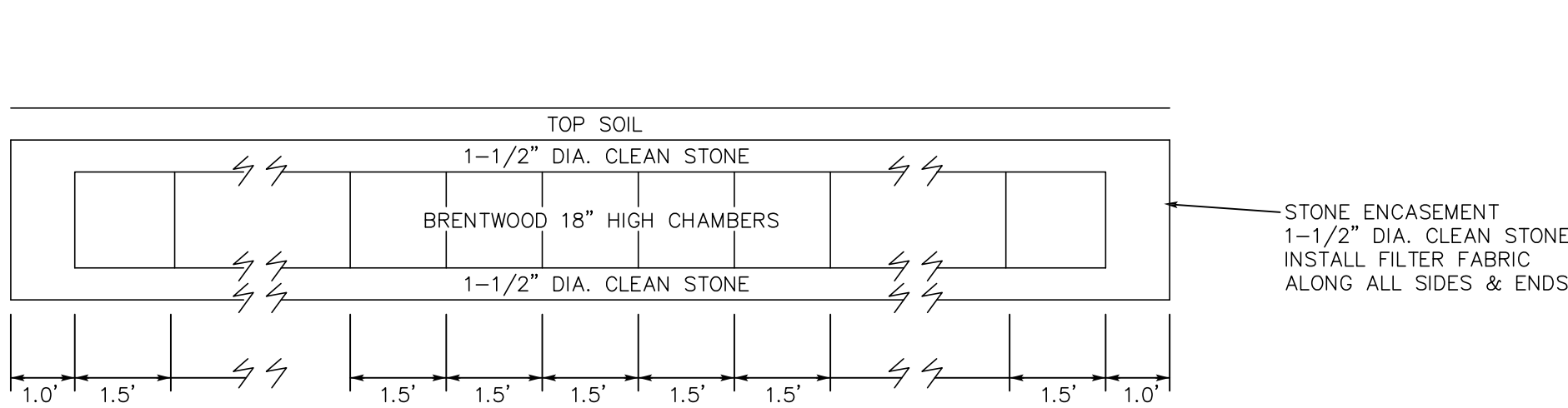
1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

DANIEL W. CARUSO, P.E.  
N.J. PROFESSIONAL ENGINEER - GE35687

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8568 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27929700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net

SCALE: 1"=50' DATE: 09/01/2018  
DRAWN BY: BS SHEET #: 4 of 12 DRAWING: 17040SUB#3 JOB #: 17040

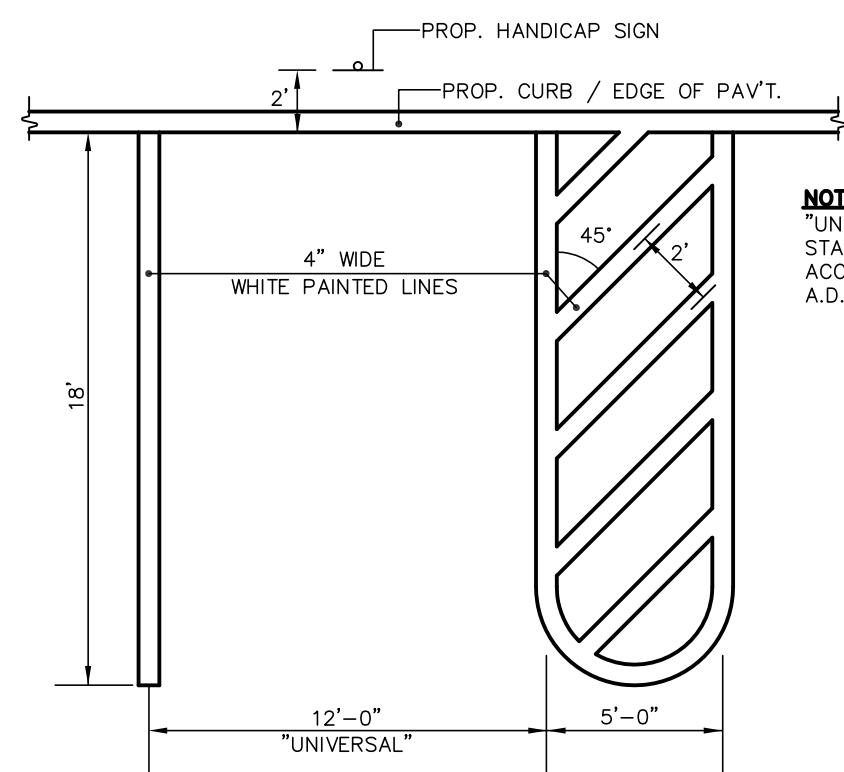




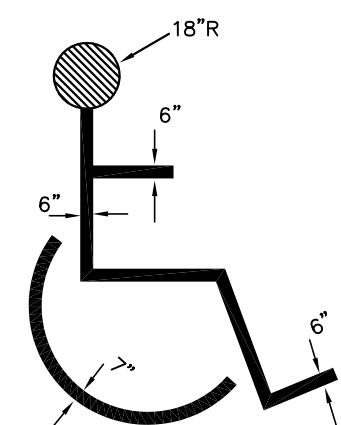
DWELLING(S)  
INFILTRATION BASINS  
BRENTWOOD STORMTANK ST-18  
(18" WIDE x 18" HIGH x 36" LONG)  
TOTAL WIDTH 12 FT. x LENGTH 29 FT.  
10 CHAMBERS WIDE x 9 CHAMBERS LONG  
TOTAL 90 CHAMBERS

BUILDING  
INFILTRATION BASINS  
BRENTWOOD STORMTANK ST-18  
(18" WIDE x 18" HIGH x 36" LONG)  
TOTAL WIDTH 32 FT. x LENGTH 50 FT.  
20 CHAMBERS WIDE, 16 CHAMBERS LONG  
TOTAL 320 CHAMBERS

### DRAINAGE RECHARGE DETAILS

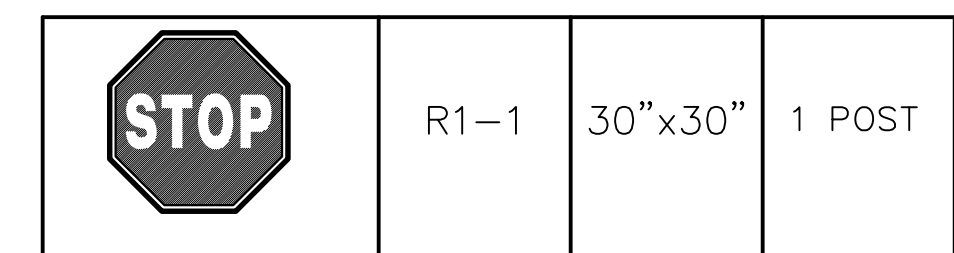
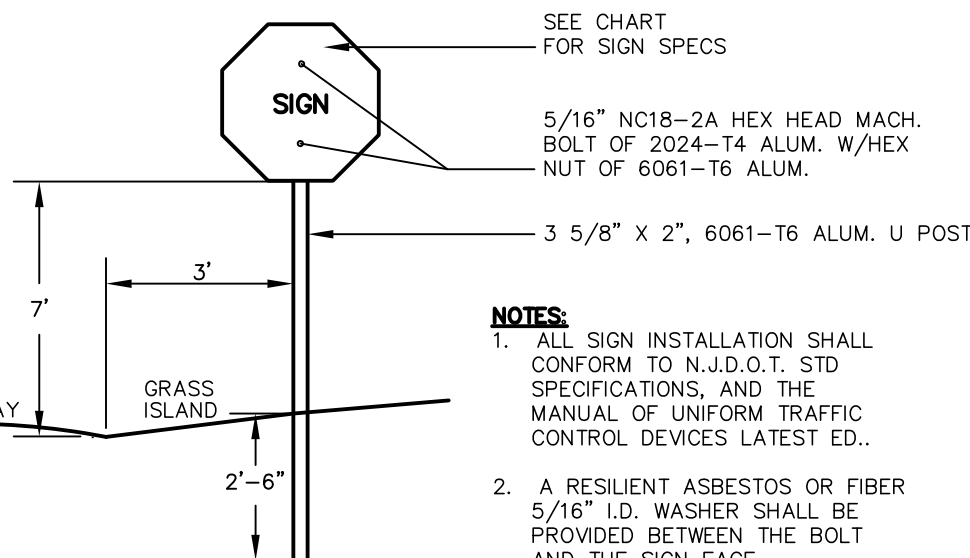


### HANDICAP PARKING STALL DETAIL



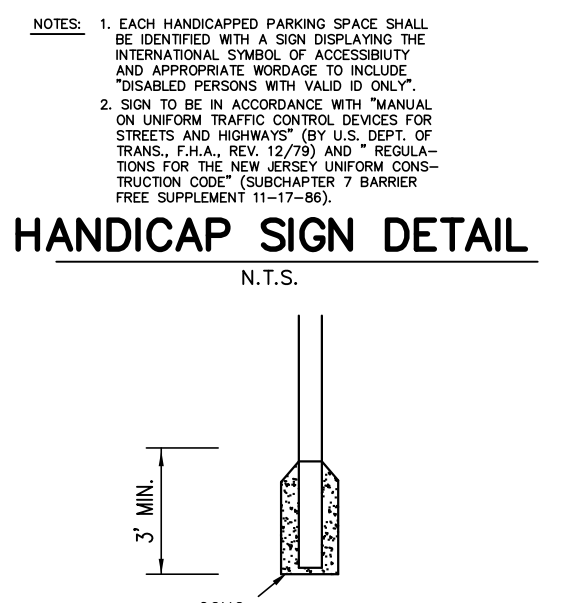
### HANDICAP SYMBOL PAINT DETAIL

N.T.S.



### WARNING AND/OR REGULATORY SIGN DETAIL

N.T.S.

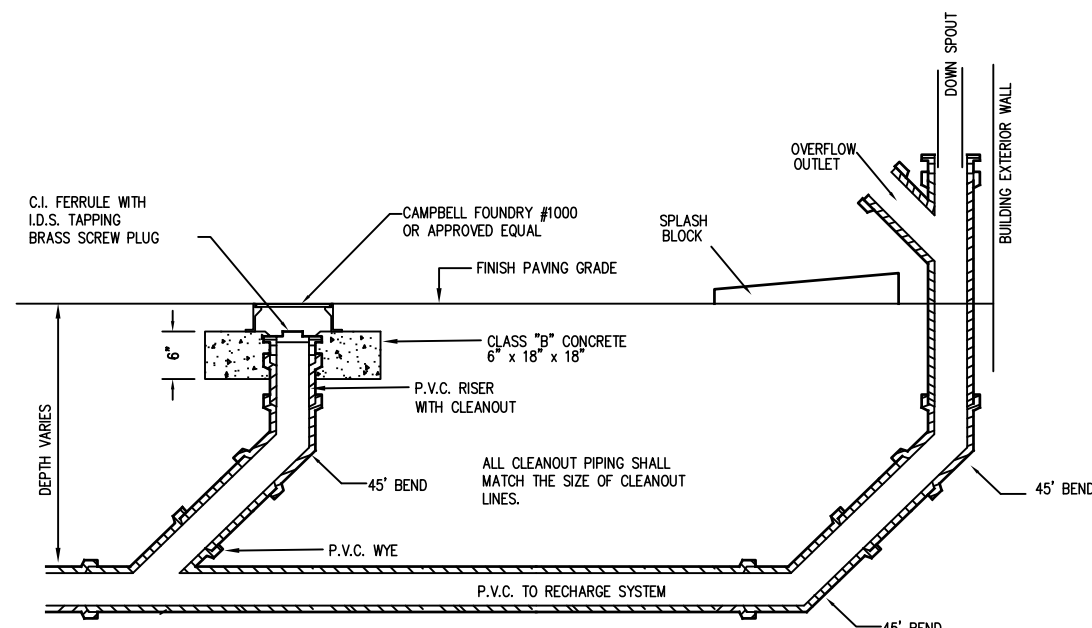


### HANDICAP SIGN DETAIL

N.T.S.

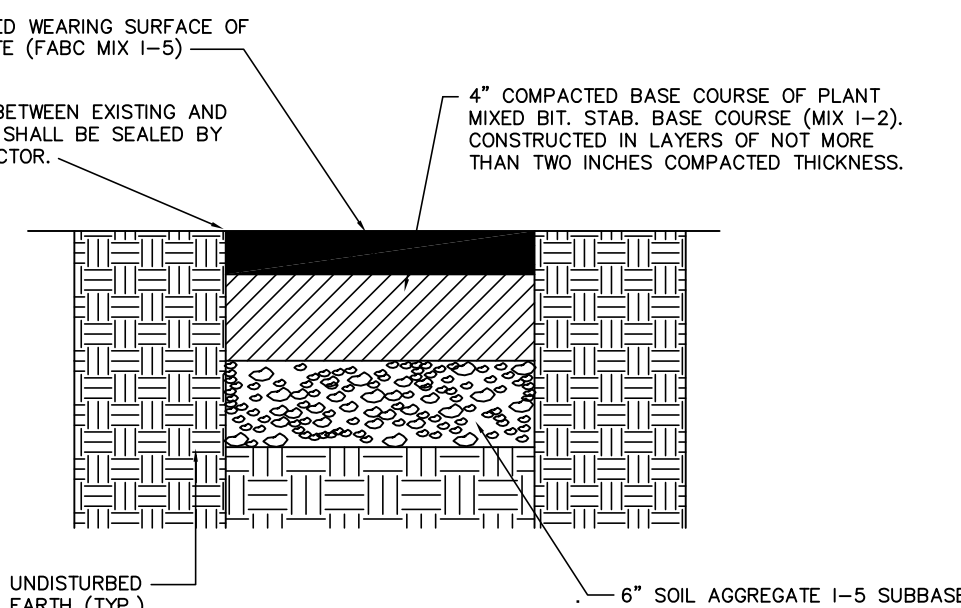
### SIGN FOOTING DETAIL

N.T.S.



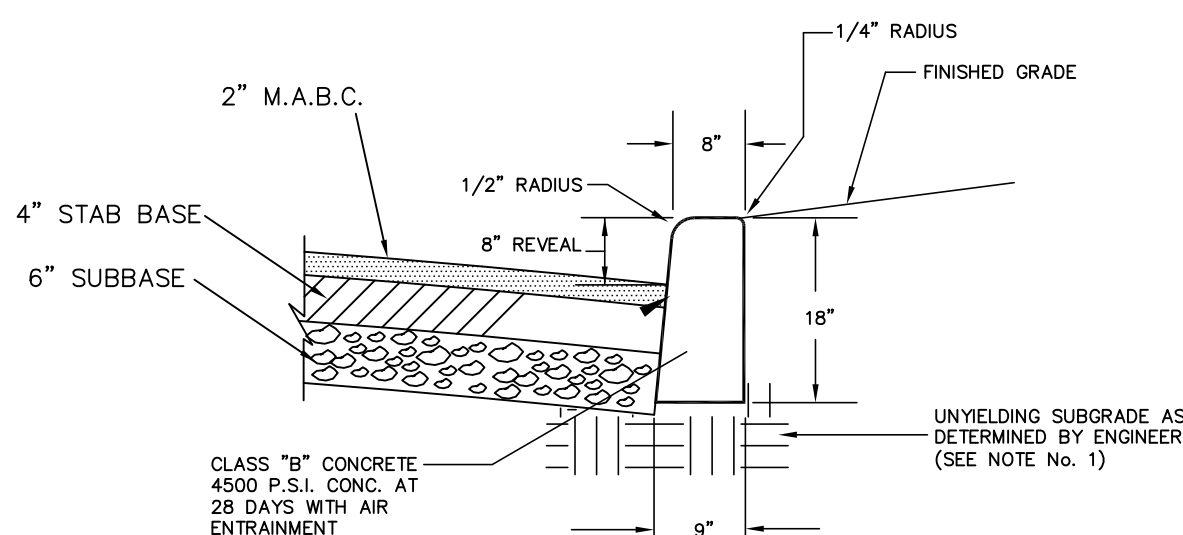
### ROOF DRAIN BUILDING CONNECTION

N.T.S.

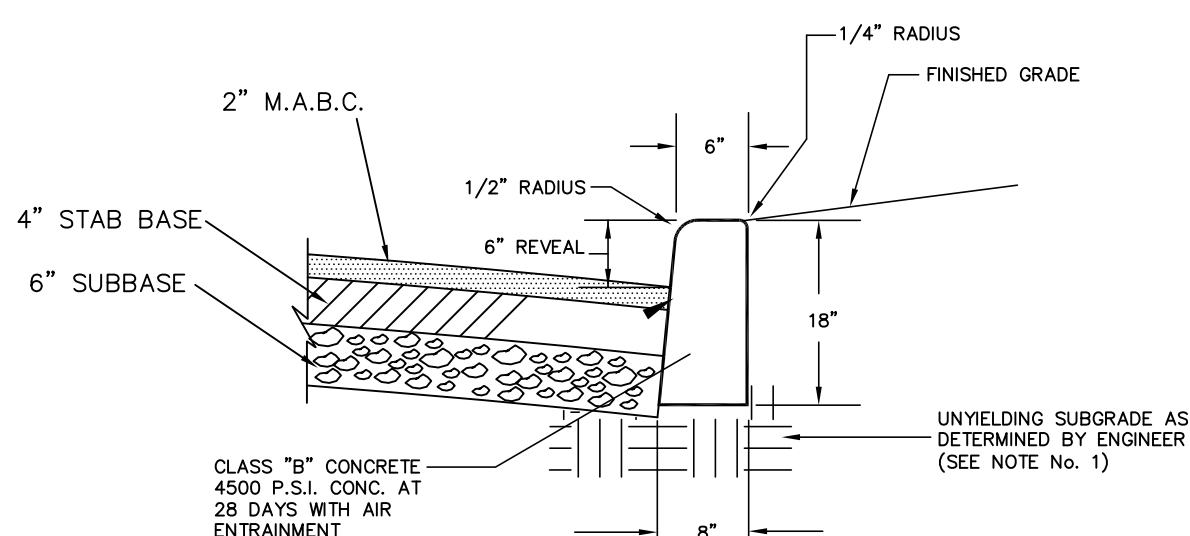


### PAVEMENT REPAIR DETAIL FOR STATE ROADS & TOWNSHIP ROADS

N.T.S.



### FOR STATE ROADS

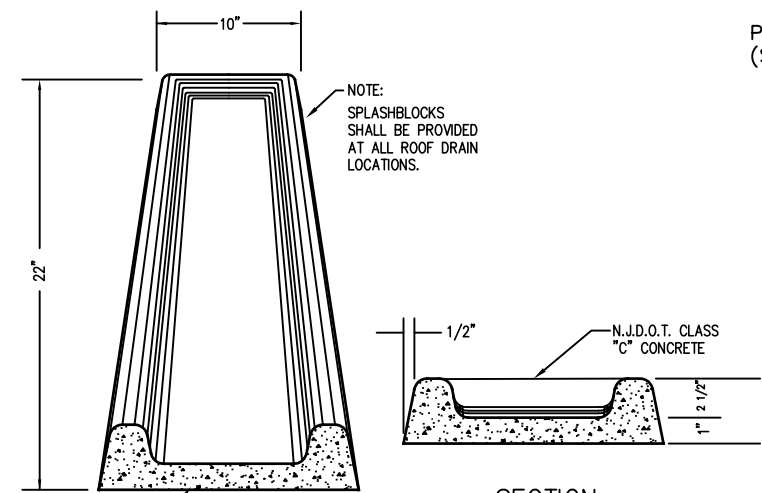


### FOR TOWNSHIP ROADS

- NOTES:**
- ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH N.D.O.T. DGABC. ALL SUBGRADES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING.
  - EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20' AND AT ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, CONFORMING TO N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION JOINTS SHALL BE PROVIDED EVERY 10'. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF THE CONCRETE CURB.
  - CURB SHALL BE TEMPORARILY BACKFILLED TO FINISHED GRADE WITH SOIL BEHIND AND STONE ON THE ROAD SIDE AS SOON AS IT HAS ATTAINED SUFFICIENT SUPPORTING STRENGTH OR WITHIN 24 HOURS OF POURING (WHICHEVER IS LESS).
  - WHEN NEW CURB IS INSTALLED ALONG AN EXISTING PAVED AREA THE EXISTING PAVEMENT SHALL BE SAW CUT IN FRONT OF THE NEW CURB FACE IN A NEAT STRAIGHT LINE. THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO MEET EXISTING PAVEMENT, IN ACCORDANCE WITH THE PAVEMENT WIDENING DETAIL.
  - THE GENERAL CONTRACTOR OR OWNER IS RESPONSIBLE FOR MAINTAINING ALL CURB UNTIL FORMALLY ACCEPTED BY THE ENGINEER. ALL CURB THAT IS BROKEN, CRACKED, OR OUT OF ALIGNMENT SHALL BE REPLACED PRIOR TO FINAL PAVING AND/OR ACCEPTANCE. CURB REPLACEMENT SHALL BE FROM EXPANSION JOINT TO EXPANSION JOINT ONLY.

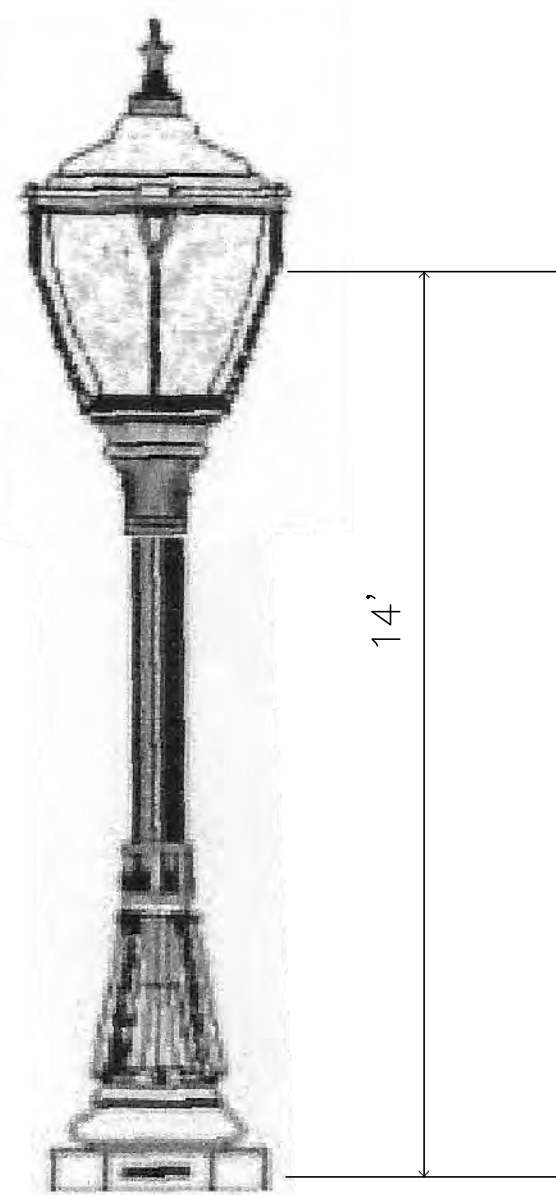
### CONCRETE CURB DETAIL

N.T.S.



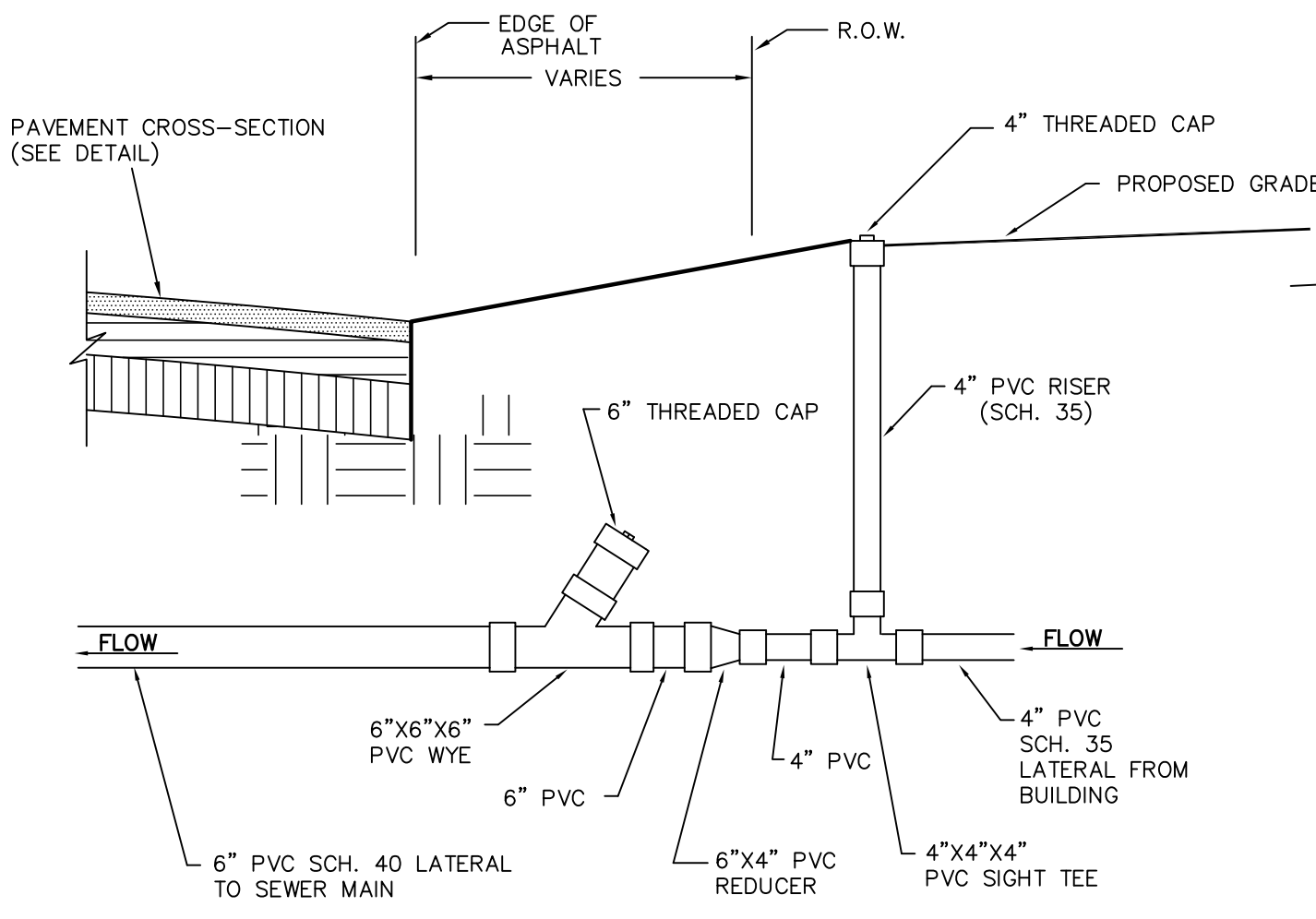
### SPLASH BLOCK DETAILS

N.T.S.



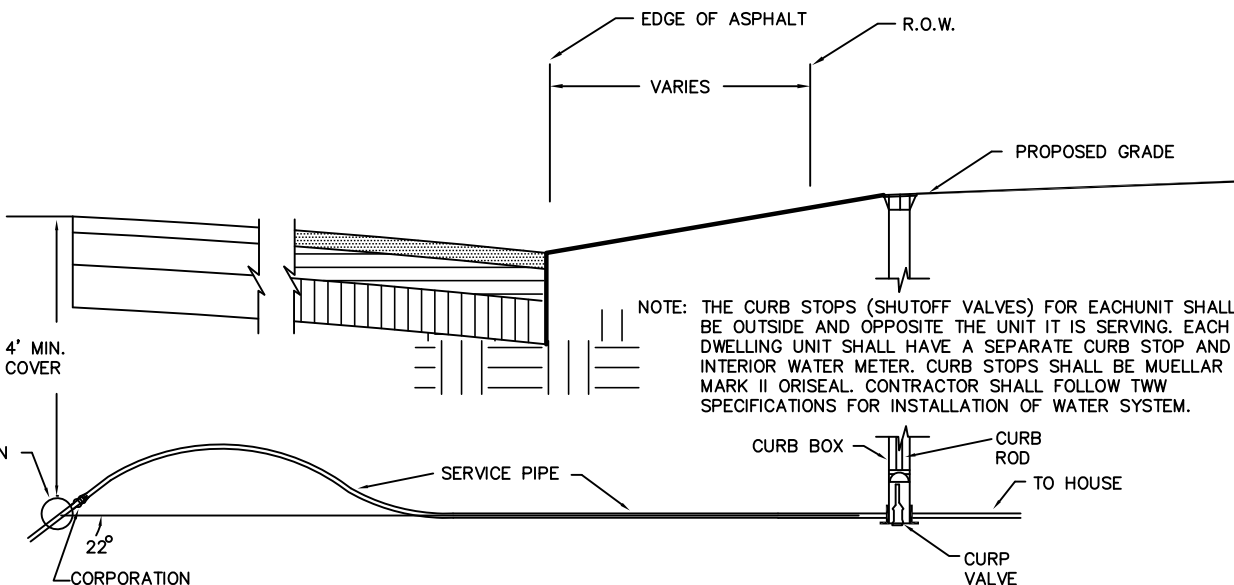
### STREET LIGHT DETAIL

N.T.S.



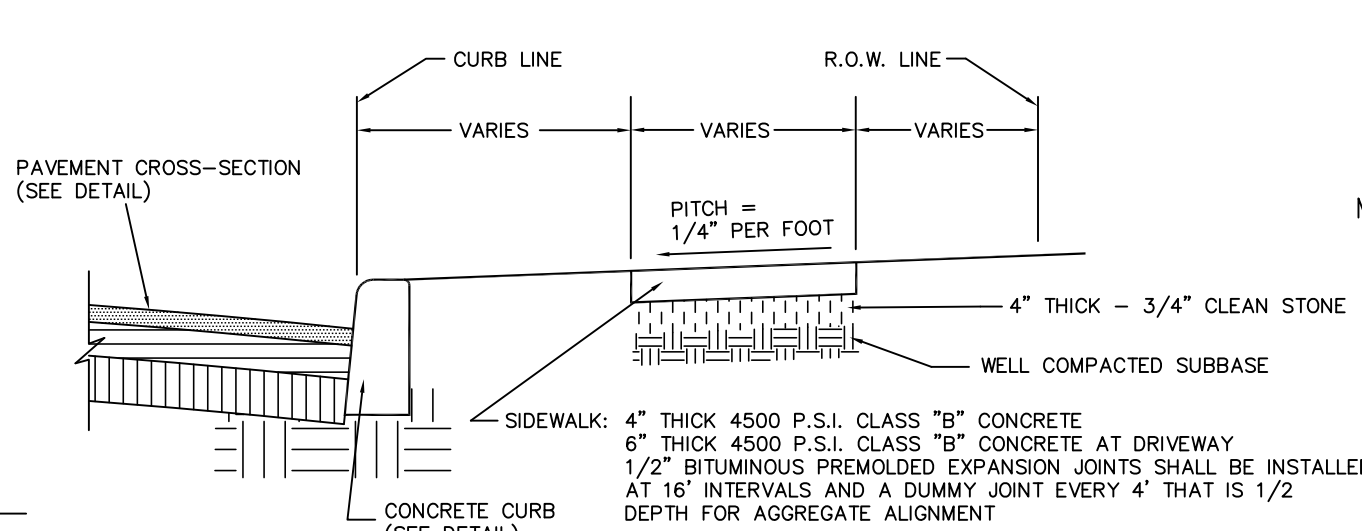
### TYPICAL LATERAL AND CLEANOUT DETAIL

N.T.S.



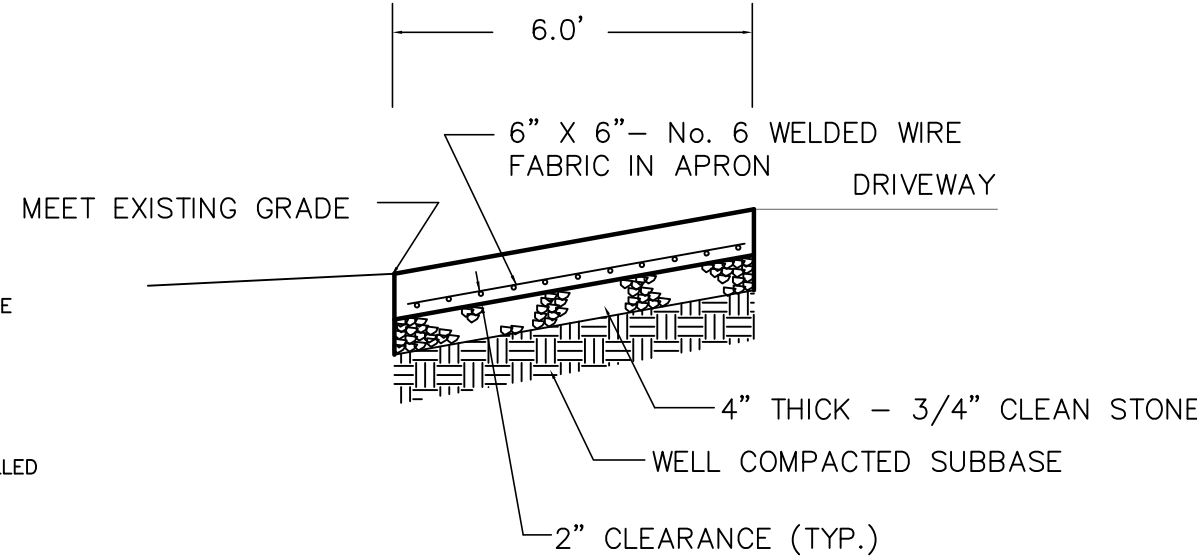
### WATER SERVICE CONNECTION DETAIL

N.T.S.



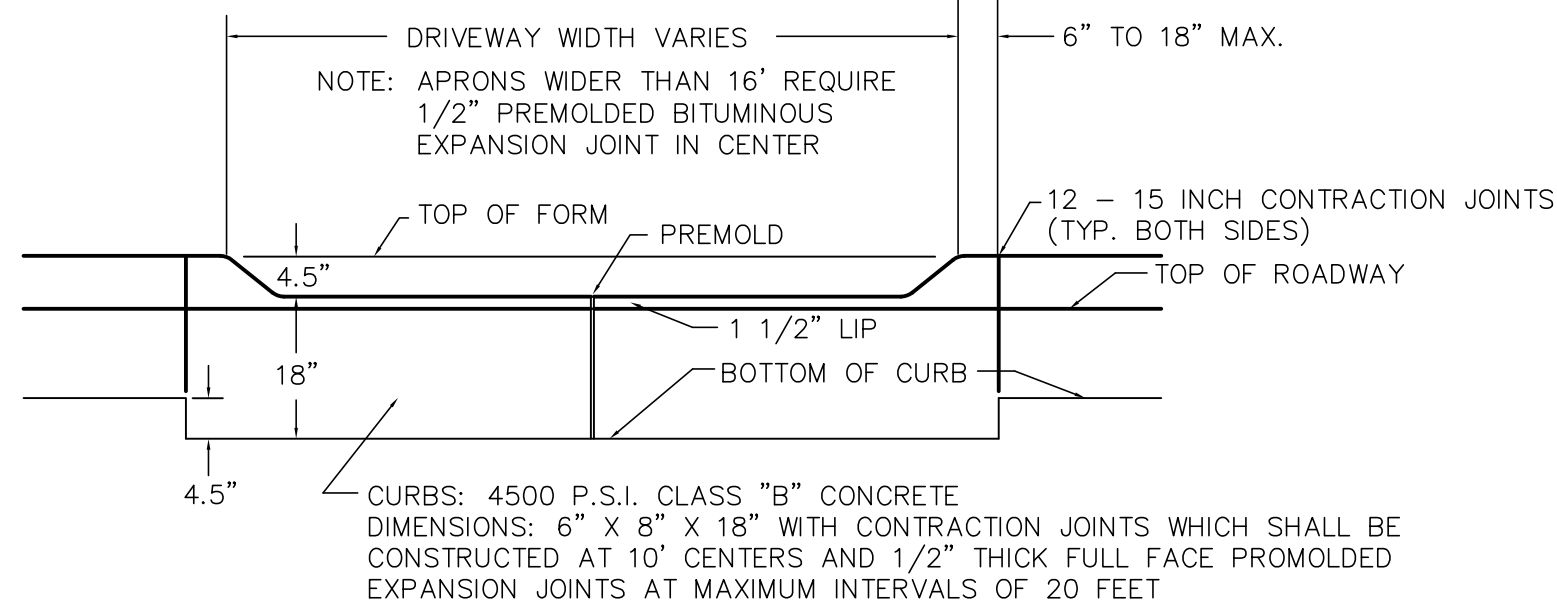
### TYPICAL SIDEWALK AND CURB DETAIL

N.T.S.



### CONCRETE APRON DETAIL

N.T.S.



### DEPRESSED CURB DETAIL

N.T.S.



### TYPE "B" MONUMENT I.D. SIGN DETAIL

N.T.S.

3	REVISED AS PER ENGINEERS REVIEW LETTERS DATED 12/11/20 & 01/04/21	01/25/21	TG
2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	ADD WETLAND BUFFER	9/17/19	TG
REV.	DESCRIPTION	DATE	BY

### THE BEST SUBDIVISION

#### OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

#### OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

### DETAILS FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.

1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

DANIEL W. CARUSO, P.E.  
N.J. PROFESSIONAL ENGINEER - GE35687

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8558 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27929700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net

SCALE:	N.T.S.	DATE:	09/01/2018
DRAWN BY:	TG	SHEET #:	5 of 12
DRAWING:	17040SUB#3	JOB #:	17040



MCBRIDE AVENUE

R.O.W. = 40' (T.M.)  
PAVEMENT WIDTH 26.5'

EXISTING WETLANDS LINE AS SURVEYED BY  
ACRE SURVEY COMPANY, INC. 5/20/07  
NJDEP LINE VERIFICATION FILE NUMBER  
1334-06-0004.1 ISSUED FEB 8, 2007

N77°20'00"W

227.26'

90.87'

MONUMENT TO BE SET (TYPICAL)

S78°34'13"W

64.19'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

N77°20'00"W

227.26'

90.87'

MONUMENT TO BE SET (TYPICAL)

S78°34'13"W

64.19'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

N77°20'00"W

227.26'

90.87'

MONUMENT TO BE SET (TYPICAL)

S78°34'13"W

64.19'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

N77°20'00"W

227.26'

90.87'

MONUMENT TO BE SET (TYPICAL)

S78°34'13"W

64.19'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

N77°20'00"W

227.26'

90.87'

MONUMENT TO BE SET (TYPICAL)

S78°34'13"W

64.19'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

N77°20'00"W

227.26'

90.87'

MONUMENT TO BE SET (TYPICAL)

S78°34'13"W

64.19'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W

22.02'

RYS=30'

S77°20'00"W



Figure 9-4: Tree Protection in Fill Areas

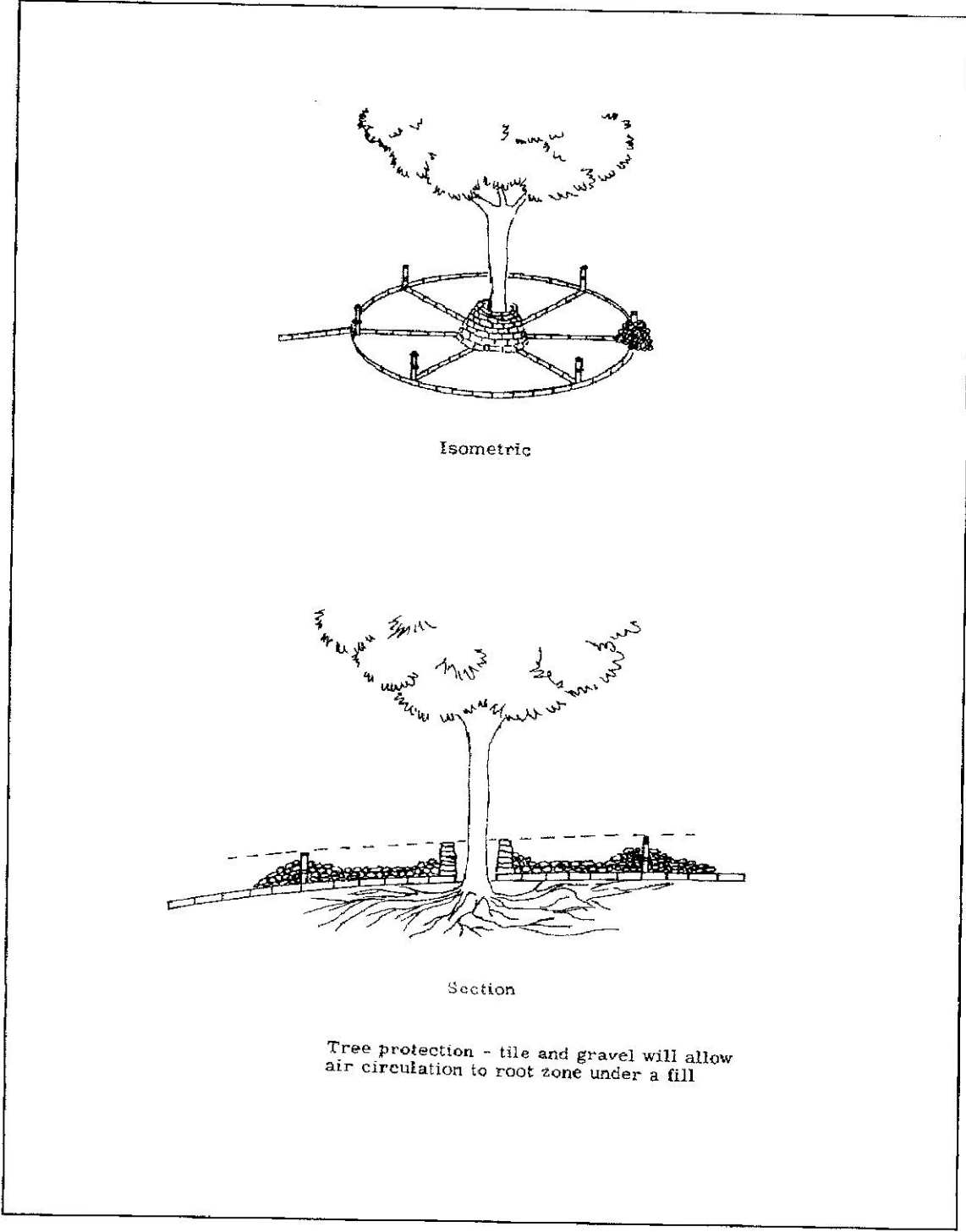
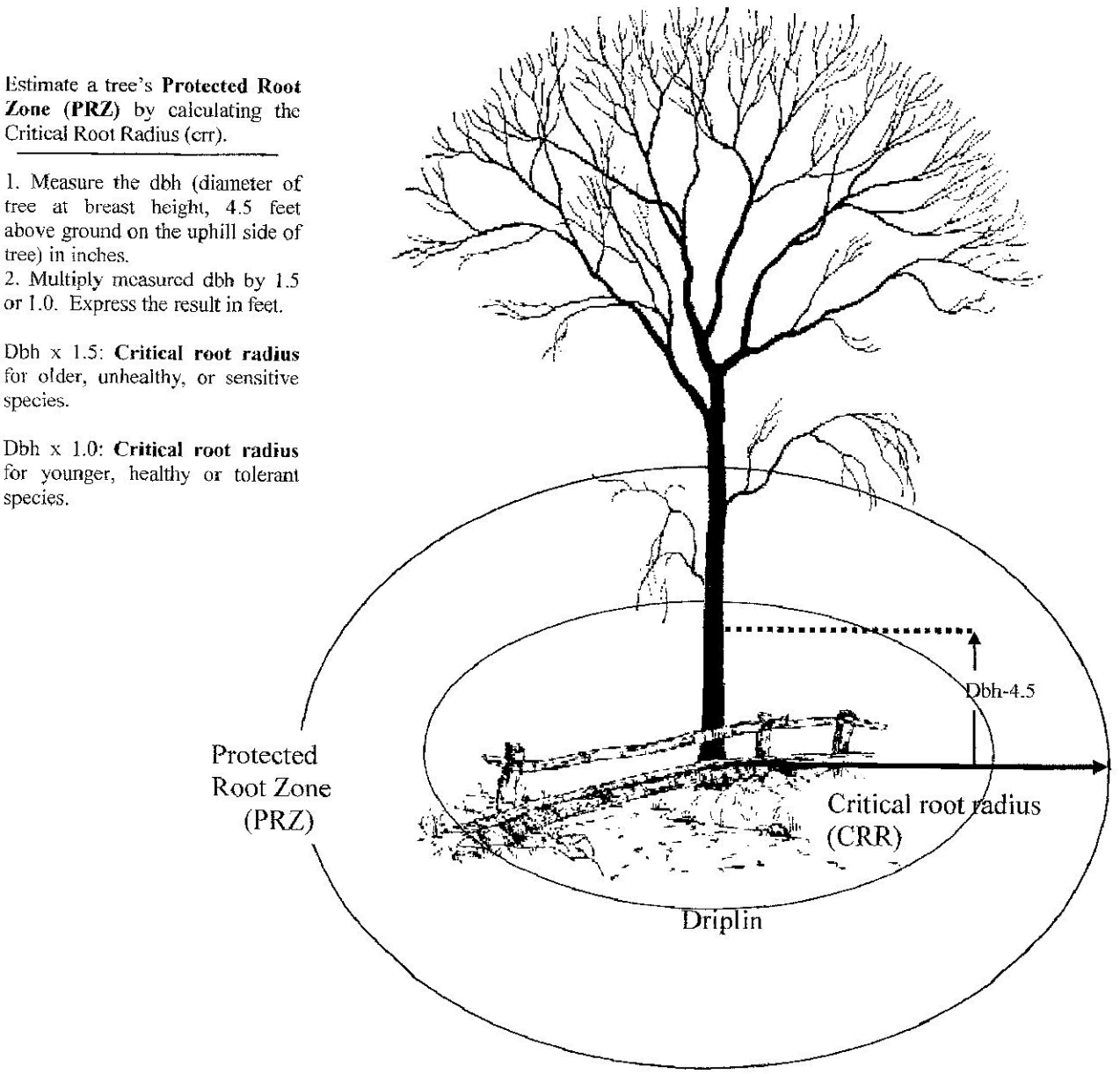


Figure 9-3: Root Protection During Construction Guide

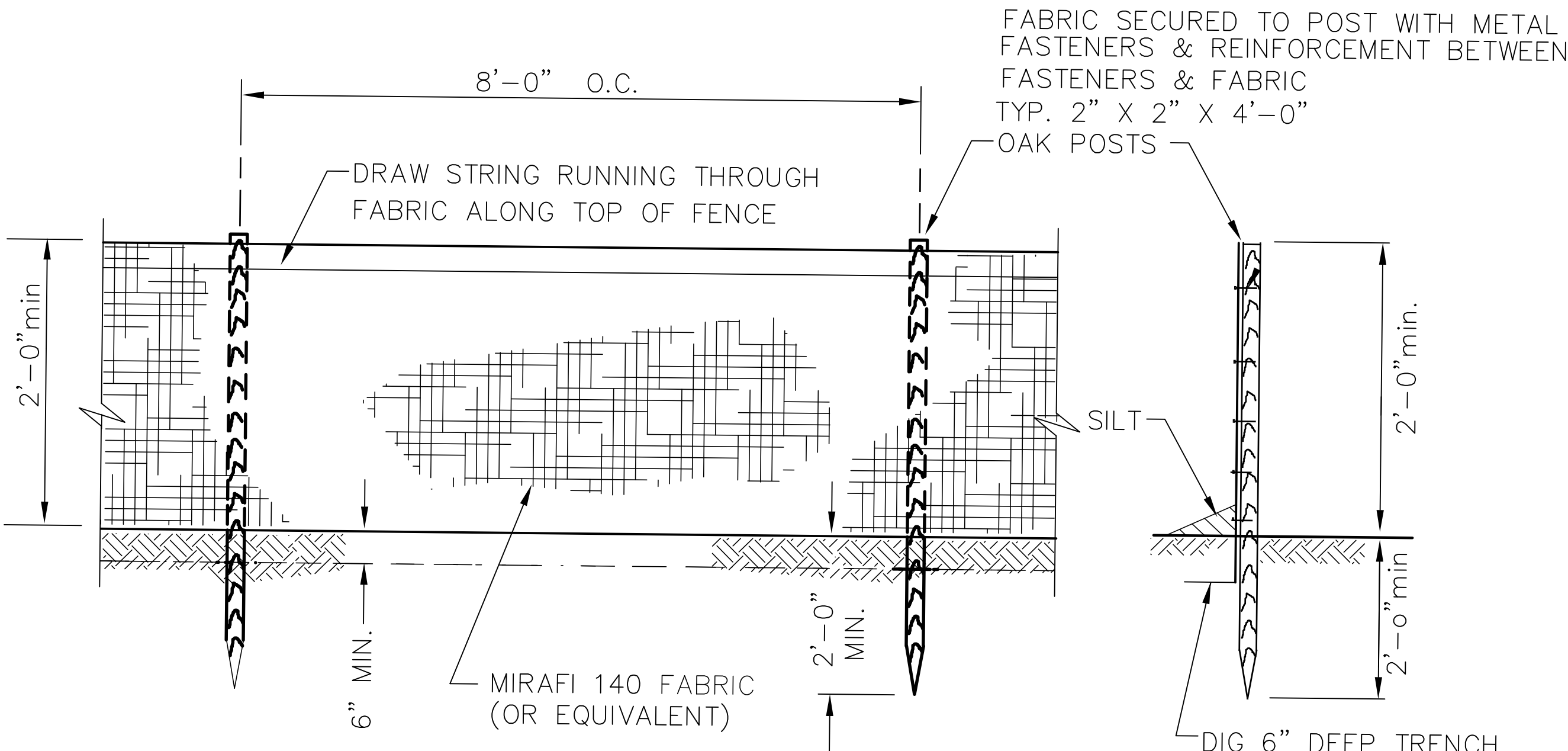


1. Protecting Trees from Construction Damage- A Homeowners Guide, Gary R. Johnson, University Of Minnesota Extension Service, Saint Paul, MN, 1999.

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

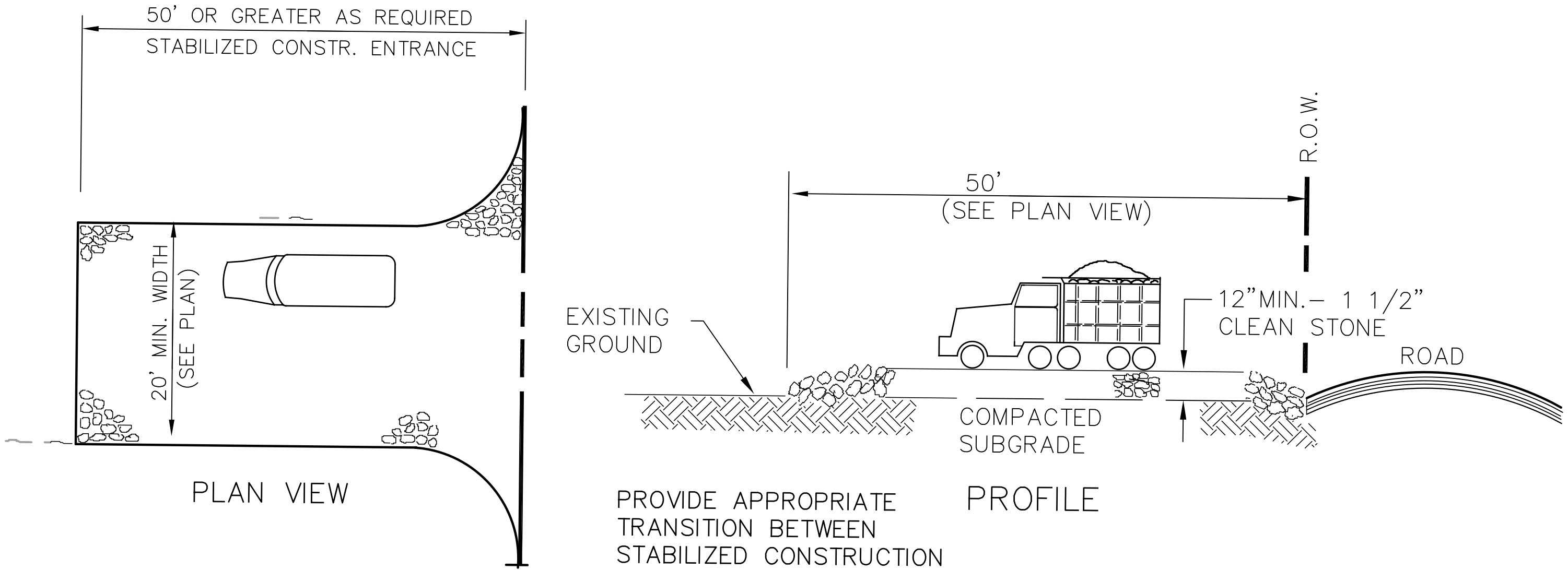
Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	Entire surface stabilized with FABC base course <sup>1</sup>	

1. As prescribed by local ordinance or other governing authority.



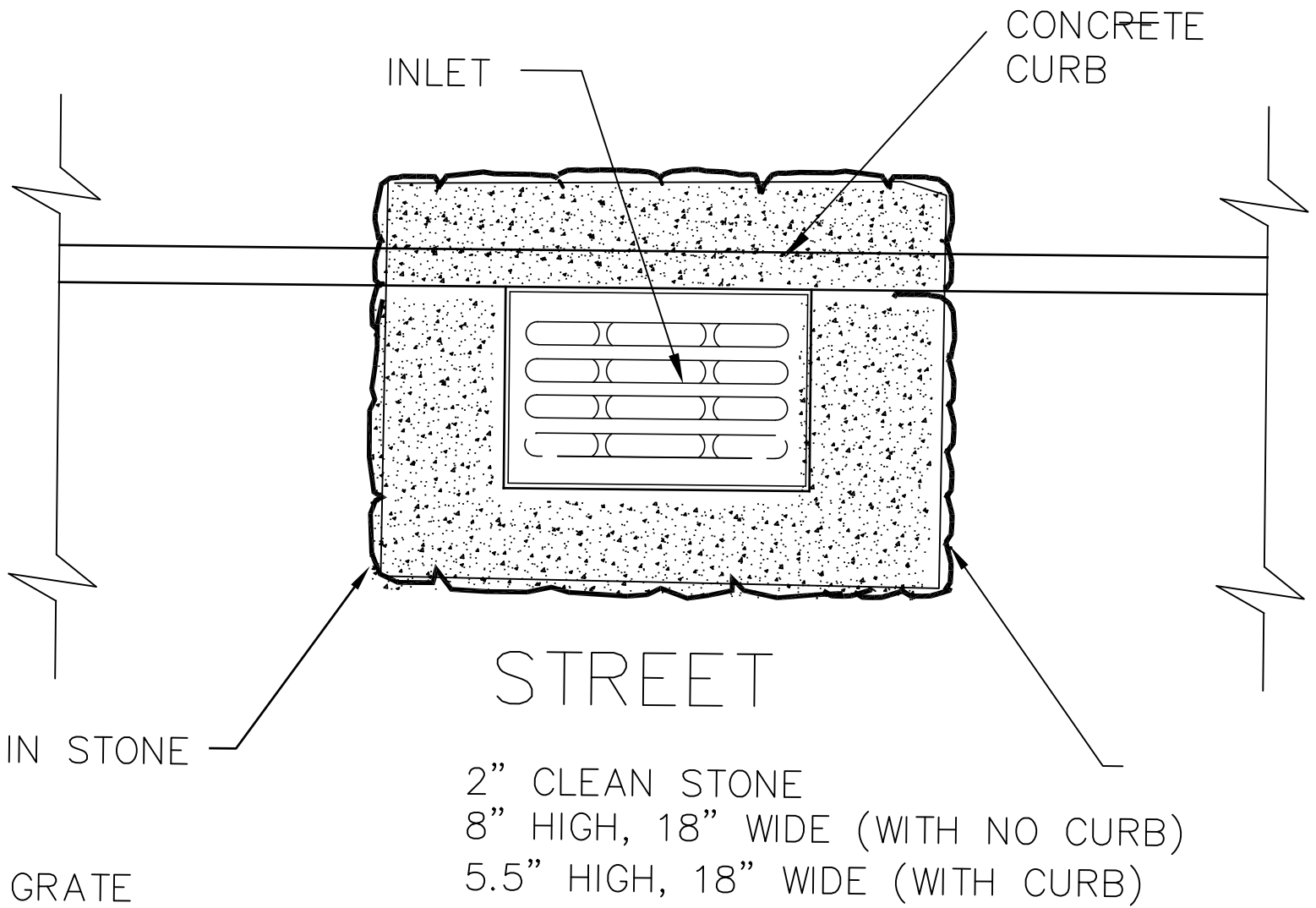
TEMPORARY SILTATION CONTROL FENCE

NOTE: ALL SILT FENCE WILL BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR



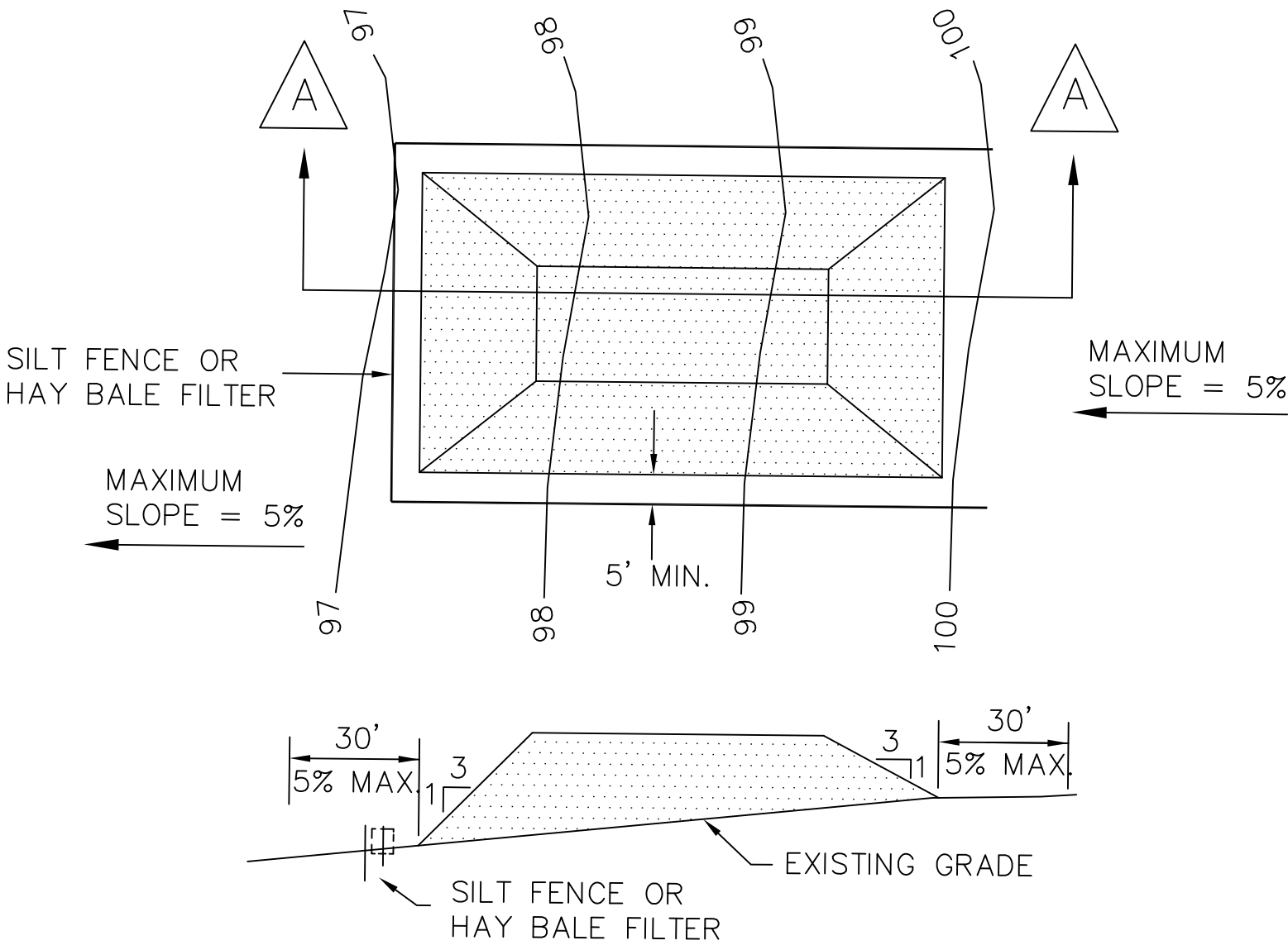
CONSTRUCTION ENTRANCE DETAIL

PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.



INLET PROTECTION DETAIL

N.T.S.



NOTES:

1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.

TOPSOIL STOCKPILE DETAIL

N.T.S.

J-06

NOTE: PLEASE SEE SHEET 6 OF 12 FOR SESC PLAN & 8 OF 12 FOR SESC NOTES

THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

OWNER

FRANK MUCCIHELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

S.E.S.C. DETAILS FOR  
USE VARIANCE, SITE PLAN  
AND SUBDIVISION APPL.

1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

DANIEL W. CARUSO, P.E.  
N.J. PROFESSIONAL ENGINEER - GE35687

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8558 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27929700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net

SCALE: N.T.S. DATE: 09/01/2018  
DRAWN BY: TG SHEET #: 7 of 12 DRAWING: 17040SUB#3 JOB #: 17040



STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING AND MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5" INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDING PREPARATION

A. PRIOR TO APPLYING LIME, SOIL SHALL BE TESTED AND LIME RATE ADJUSTED ACCORDINGLY. UNIFORM APPLY GROUND LIMESTONE AND FERTILIZER IN TOPSOIL, WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION. SOIL SAMPLE MALEERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (<http://njenroutgers.edu/county/>). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY PRACTICAL TO DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.

C. HIGH ADO PRODUCING SOILS, SOLS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDING PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ADO-PRODUCING SOILS FOR SPECIFIC RECOMMENDATIONS.

3. SEEDING

A. SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE; NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.

1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE.

2. METHODS OF SEEDING: ESTABLISHING PERMANENT VEGETATION MEANS BOX VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDBED AREA AND MONIED ONCE.

2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85° F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIME SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.

3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85° F. MANY GRASSES BECOME ACTIVE AT COOL TEMPERATURES. SEEDING IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, OR CULTIVATOR SEEDER. EXCEPT FOR DRILLED, HYDROSEEDING OR CULTIVATOR SEEDING, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDING PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.

C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN ALL COMFORMED ON THE CONTOUR, SHEER EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND A HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX INTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE, AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED-TO-SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

E. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DETERMINED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

F. MULCHING – STRAW OR HAY, UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

G. APPLICATION-SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST BOX OF THE SOIL SURFACE IS COVERED WITH UNIFORM DISTRIBUTION OF MULCH. MULCH DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE TO 70 TO 90 POUNDS WITH EACH SECTION.

H. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES AND COSTS.

1. PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE. EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CROSS-CROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE TURNS.

2. MULCH NETTINGS-STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.

3. CRUMPER (MULCH ANCHORING TOOL) – A TRACTOR-DRAIN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS – MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.

I. APPLICATIONS SHOULD BE HEAVIER AT THE EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

J. USE ONE OF THE FOLLOWING:

(1) ORGANIC AND VEGETABLE BASED BINDERS – NATURALLY OCCURRING POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOGENIC EFFECT OR IMPIDE GROWTH OF TURF GRASSES. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

(2) SYNTHETIC BINDERS – HIGH POLYMER SYNTHETIC EMULSION, MISIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

K. NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

L. WOOD-FIBER OR PAPER-FIBER MULCH – SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

M. PELLETED MULCH – COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60 – 75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

N. IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

O. TOPDRESSING

SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN SECTION 2A – SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

P. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATION TESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS BOX VEGETATIVE COVER (OF THE SEEDED SPOTS) AND MONIED ONCE. NOTE: THIS DECISION NOT GUARANTEED. ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL, HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.

5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.

6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY ENHANCEMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.

7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF PRELIMINARY GRADING.

8. THE STANDARD FOR STABILIZED CONSTRUCTION AREA REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION AREA CONSISTING OF ONE INCH TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') SQUARE, TO THE LOT ENTRANCE WIDTH. ALL OTHER SQUARE POINTS SHALL BE BLOCCED OFF.

9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.

10. PERMANENT VEGETATION IS TO BE SEEDED OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.

11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A MANNER THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ADO PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.

13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

14. UNLITIFIED DOWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DOWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DOWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DOWATERING.

15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.

16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE, WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.

17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE # 6.

18. THE PROPERTY OWNER (UNDER CONTRACT), DARRYL JACKSON, SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

PERMANENT VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES

SEED MIXTURE<sup>2</sup>

PLANTING RATES

PLANTING DATES

REMARKS

O = Optimal Planting period

A = Acceptable Planting period

PLANT HARDINESS ZONES (See Figure 4-1)

Zone 5a, 6a

Zone 6b

Zone 7a, 7b

lbs/acre

lbs/1000 sq. ft.

3/15-5/31

6/1-7/31

8/1-10/1

3/1-4/30

5/1-6/1

8/15-10/15

2/1-4/30

5/1-6/1

8/15-10/30

MAINTENANCE LEVEL<sup>14</sup>

Zone 5a, 6a

Zone 6b

Zone 7a, 7b

COOL SEASON SEED MIXTURES

130

3

A

A<sup>5</sup>

O

A

A<sup>5</sup>

O

A

A<sup>5</sup>

O

General low-maintenance mixture.

6. Fine Fescue (Blend)

45

.1

B-D

White clover can be removed when used to establish lawns.

Hard Fescue

20

.5

Chenopodium

5

.1

Strong Creeping Red Fescue

20

.1

Kentucky bluegrass

20

.1

Perennial ryegrass

20

.1

plus White clover (see note 10/1)

IMPLEMENTATION OF SOIL EROSION & SEDIMENT CONTROL MEASURES CONSTRUCTION SCHEDULE

PHASE ONE: CONSTRUCTION

1. TEMPORARY SILT FENCE AND CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO DEMOLITION. TWO (2) DAY DURATION.

2. DEMOLISH AND REMOVE BUILDING, ASPHALT AND WALKS. ALL EXPOSED SURFACES SHALL BE STABILIZED AS DEFINED IN S.E. & S.C. NOTES 2 AND 3. (THREE DAY DURATION)

3. BEGIN CONSTRUCTION OF COMMERCIAL STRUCTURE, DRIVEWAYS, CURBS AND SIDEWALKS (6 MONTH DURATION)

4. GRADE SITE. FIVE (5) DAY DURATION

5. GRADE AND SEED SITE. REMOVE CONSTRUCTION ENTRANCE. MAINTAIN SOIL EROSION MEASURES DURING FOR A MINIMUM OF THREE MONTHS.

6. REMOVE ACCUMULATED SEDIMENT AS REQUIRED DURING DURATION.

7. REMOVE SILT FENCE.

PHASE TWO: RESIDENTIAL

1. TEMPORARY SILT FENCE AND CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO SITE GRADING. TWO (2) DAY DURATION.

2. REMOVE TREES AND ROUGH GRADE SITE. ALL EXPOSED SURFACES SHALL BE STABILIZED AS DEFINED IN S.E. & S.C. NOTES 2 AND 3. (THREE DAY DURATION)

3. BEGIN CONSTRUCTION OF RESIDENTIAL STRUCTURE, DRIVEWAYS, CURBS AND SIDEWALKS (6 MONTH DURATION)

4. GRADE SITE. FIVE (5) DAY DURATION

5. GRADE AND SEED SITE. REMOVE CONSTRUCTION ENTRANCE. MAINTAIN SOIL EROSION MEASURES DURING FOR A MINIMUM OF THREE MONTHS.

6. REMOVE ACCUMULATED SEDIMENT AS REQUIRED DURING DURATION.

7. REMOVE SILT FENCE.

PHASE THREE: INDUSTRIAL

1. TEMPORARY SILT FENCE AND CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO SITE GRADING. TWO (2) DAY DURATION.

2. REMOVE TREES AND ROUGH GRADE SITE. ALL EXPOSED SURFACES SHALL BE STABILIZED AS DEFINED IN S.E. & S.C. NOTES 2 AND 3. (THREE DAY DURATION)

3. BEGIN CONSTRUCTION OF INDUSTRIAL STRUCTURE, DRIVEWAYS, CURBS AND SIDEWALKS (6 MONTH DURATION)

4. GRADE SITE. FIVE (5) DAY DURATION

5. GRADE AND SEED SITE. REMOVE CONSTRUCTION ENTRANCE. MAINTAIN SOIL EROSION MEASURES DURING FOR A MINIMUM OF THREE MONTHS.

6. REMOVE ACCUMULATED SEDIMENT AS REQUIRED DURING DURATION.

7. REMOVE SILT FENCE.

Table 4-2 Permanent Stabilization Mixtures for Various Uses

Application

PLANTING MIXTURES BY SOIL DRAINAGE CLASS<sup>1</sup>

(see Table 4-3)

Well to Moderately Well Drained

6

Residential/commercial lots

1. Refer to Soil Surveys for drainage class descriptions.

2. Refer to Soil Bioengineering Standard for additional seed mixtures.

3. Spillways only

4. See Appendix E for description of turf grasses and cultivars.

Table 4-3 FOOTNOTES:

1. SEE APPENDIX B FOR DESCRIPTIONS OF TURF GRASS MIXTURES AND CULTIVARS. THE ACTUAL AMOUNT OF WARM-SEASON GRASS MIXTURE USED IN TABLE 3 (SEED MIX 1-7) SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PLS AS DETERMINED BY GERMINATION TESTING RESULTS. NO ADJUSTMENT IS REQUIRED FOR COOL SEASON GRASSES (SEED MIXTURES 8-20).

2. SEEDING MIXTURES AND/OR RATES NOT LISTED ABOVE MAY BE USED IF RECOMMENDED BY THE LOCAL SOIL CONSERVATION DISTRICT, NATURAL RESOURCES CONSERVATION SERVICE, RECOMMENDATIONS OF RUTGERS COOPERATIVE EXTENSION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. LEGUMES (WHITE CLOVER, FALCATA, LESPEDeza) SHOULD BE MIXED WITH PROPER INOCULANT PRIOR TO PLANTING.

3. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS BOX VEGETATIVE COVERAGE OF THE SEEDBED AREA AND MONIED ONCE. GRASS SEED MIXTURE ORDERED BY THE STATE SEED ANALYST, NEW JERSEY DEPARTMENT OF AGRICULTURE, TRENTON, NEW JERSEY, WILL ASSURE THE PURCHASER THAT THE MIXTURE OBTAINED IS THE MIXTURE ORDERED, PURSUANT TO THE N.J. STATE SEED LAW, N.J.S.A. 4:8-17.13 et. seq.

4. MAINTENANCE LEVEL:

O = OPTIMAL PLANTING PERIOD

A = ACCEPTABLE PLANTING PERIOD

5. SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.

STANDARD FOR PERMANENT STABILIZATION WITH SOD METHODS AND MATERIALS

1. HIGH QUALITY CULIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD.

2. SOD SHOULD BE FREE OF BROADLEAF WEEDS AND UNDESIRABLE COARSE FINE WEED GRASSES.

3. SOD SHOULD BE OF UNIFORM THICKNESS, TYPICALLY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING (EXCLUDES TOP GROWTH).

4. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS AND ROLLS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.

5. FOR DROUGHTY SITES, A SOD OF TURF-TYPE TALL FESCUE OR TURF-TYPE TALL FESCUE MIXED WITH KENTUCKY BLUEGRASS IS PREFERRED OVER A 100% KENTUCKY BLUEGRASS SOD. ALTHOUGH NOT WIDELY AVAILABLE, A SOD OF FINE FESCUE IS ALSO ACCEPTABLE FOR DROUGHTY SITES.

6. ONLY MOST, FRESH, UNWEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 24 HOURS OR LESS DURING SUMMER MONTHS.

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, INCORPORATION OF ORGANIC MATTER, AND OTHER SOIL PREPARATION PROCEDURES. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 6 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. SEE THE STANDARD FOR TOPSOILING FOR PLANTING, AND AMENDMENT RECOMMENDATIONS.

C. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SOIL PREPARATION

A. PRIOR TO APPLYING LIME, SOIL SHALL BE TESTED AND LIME RATE ADJUSTED ACCORDINGLY.

B. UNIFORMLY APPLY GROUND LIMESTONE, AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION. SOIL SAMPLE MALEERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (<http://njenroutgers.edu/county/>). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY 1/2 THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER 1/2 RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND ADDED FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. TABLE 6-1 A GENERAL GUIDELINE FOR LIMESTONE APPLICATION RATES.

C. WORK LIME AND FERTILIZER INTO TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.

D. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SEED-TO-SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOPPS, LIMBS, OR OTHER UNSUITABLE MATERIALS.

E. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH THE ABOVE.

3. SOD PLACEMENT

A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LOADERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

B. PLACE SOD STRIPS WITH SNG, EVEN JOINTS (SEAMS) THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.

C. LIGHTLY ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOD CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. JOINTS SHOULD BE BUTTED TIGHTLY TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS AND INVASION OF WEEDS.

D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, BIODEGRADABLE PLASTIC SPIKES, OR SPLIT SHINGLES (8 TO 10 INCH LONG BY 3/4 INCH WIDE).

E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERGOING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.

F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL WATER PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 1 INCH. MAINTAIN OPTIMUM WATER FOR AT LEAST TWO WEEKS.

G. TOPDRESSING – SINCE SOIL ORGANIC MATTER AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN THIS STANDARD, A FOLLOW-UP OF TOPDRESSING IS NOT MANDATORY, EXCEPT WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. TOPDRESSING SHALL THEN BE APPLIED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

TEMPORARY VEGETATIVE STABILIZATION GRASSES SEEDING RATES, DATES, AND DEPTH

SEEDING RATE (pounds)

OPTIMUM SEEDING DATE

Based on Plant Hardiness Zone

SEED SELECTIONS

Per Acre

Per 1000 sq. ft.

Zone 5a, 6a

Zone 6b

Zone 7a, 7b

COOL SEASON GRASSES

1. Perennial ryegrass

100

1.0

3/15-5/31

6/1-7/31

8/1-10/1

3/1-4/30

5/1-6/1

8/15-10/30

0.5

1. SEEDING RATE FOR WARM SEASON GRASS, SELECTIONS 5 – 7 SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LIME SEED (PLS) AS DETERMINED BY A GERMINATION TEST RESULT. NO ADJUSTMENT IS REQUIRED FOR COOL SEASON GRASSES.

2. MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SEEDBED AREA CAN BE IRRIGATED.

3. PLANT HARDINESS ZONE (SEE FIGURE 7-1, pg. 7-4).

4. TWICE THE DEPTH FOR SANDY SOILS.

NOTE: PLEASE SEE SHEET 6 OF 12 FOR SESC PLAN & 7 OF 12 FOR SESC DETAILS

3

2

1

REV.

REVISED AS PER ENGINEERS REVIEW LETTERS DATED 12/11/20 & 01/04/21

REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020

ADD WETLAND BUFFER

DESCRIPTION

01/25/21

4/17/20

9/17/19

DATE

TG

TG

TG

BY

THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

OWNER

FRANK MUCCIOHELLO  
103 JOHNSON AVE.  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

DANIEL W. CARUSO, P.E.  
N.J. PROFESSIONAL ENGINEER – GB35687

S.E.S.C. NOTES FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.

1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 IN TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

SCALE:

DRAWN BY:

TG

N.T.S.

SHEET #:

8 of 12

DATE:

09/01/2018

DRAWING:

09/01/2018

JOB #:

17040

LANDMARK

SURVEYING AND ENGINEERING, INC.

813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8558 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27929700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net



# PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING	REMARKS
AG	AZALEA SATSUKI GUMPO WHITE	GUMPO WHITE AZALEA	12-15" HT.	23	2.5'	CANS
AZ	AZALEA OBTUSUM HINO CRIMSON	HINO CRIMSON AZALEA	2-2 1/2" HT.	24	2.5'	CANS
CJ	ILEX GLABRA DENSA	DENSA INKERRY HOLLY	6-8" HT.	21	AS SHOWN	CANS
JH	JUNIPERUS HORIZONTALIS	EMERALD SPREADER JUNIPER	18-24" SPREAD	35	5' O.C.	CANS
AR*OG	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	3.5"-4" CAL.	11	30' O.C.	B&B
PS*O	PRUNIS SERRULATA "OKAME"	OKAME CHERRY	2.5"-3" CAL.	6	AS SHOWN	B&B
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	10'-12' HT.	14	5' O.C.	B&B

## WETLAND AREA SUMMARY

PORTION OF WETLAND  
AREA ON SITE 55,300.71 SF  
PORTION OF WETLAND  
AREA IMPACTED  
22,571.38 SF  
PORTION OF WETLAND  
AREA REMAINING  
32,729.32 SF

EXISTING BLOCK 617 LOT 39  
AREA=74,133.55sf.  
AREA OF QUIT CLAIM=1,959.8sf.  
AREA OF R.O.W. VACATION=2,501.7sf.  
TOTAL LOT AREA=78,595.08sf.  
(1.804ac.)

PROPOSED LOT 39.04  
AREA=24,660.08 SF

PROPOSED LOT 39.03  
AREA=22,005.73 SF

PROPOSED LOT 39.02  
AREA=16,871.82 SF

PROPOSED LOT 39.01  
AREA=15,057.45 SF (0.35 ac)  
PROPOSED BUILDING  
No. 430 HIGHWAY 35  
(4000 SF)

PROPOSED DWELLING No. 1818  
(1,041 SF)

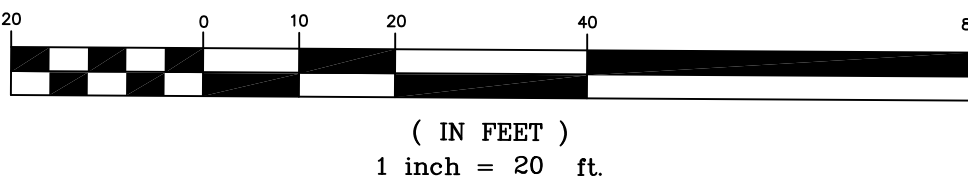
PROPOSED DWELLING No. 1820  
(1,041 SF)

PROPOSED DWELLING No. 1822  
(1,041 SF)

COLUMBUS AVENUE  
R.O.W.= 40' (T.M.) PAVEMENT WIDTH 30'

N.J.S.H. ROUTE 35  
R.O.W.= 60' (T.M.) PAVEMENT WIDTH 40.5'

## GRAPHIC SCALE



## THE BEST SUBDIVISION

### OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

### OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

## LANDSCAPE PLAN FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.

1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

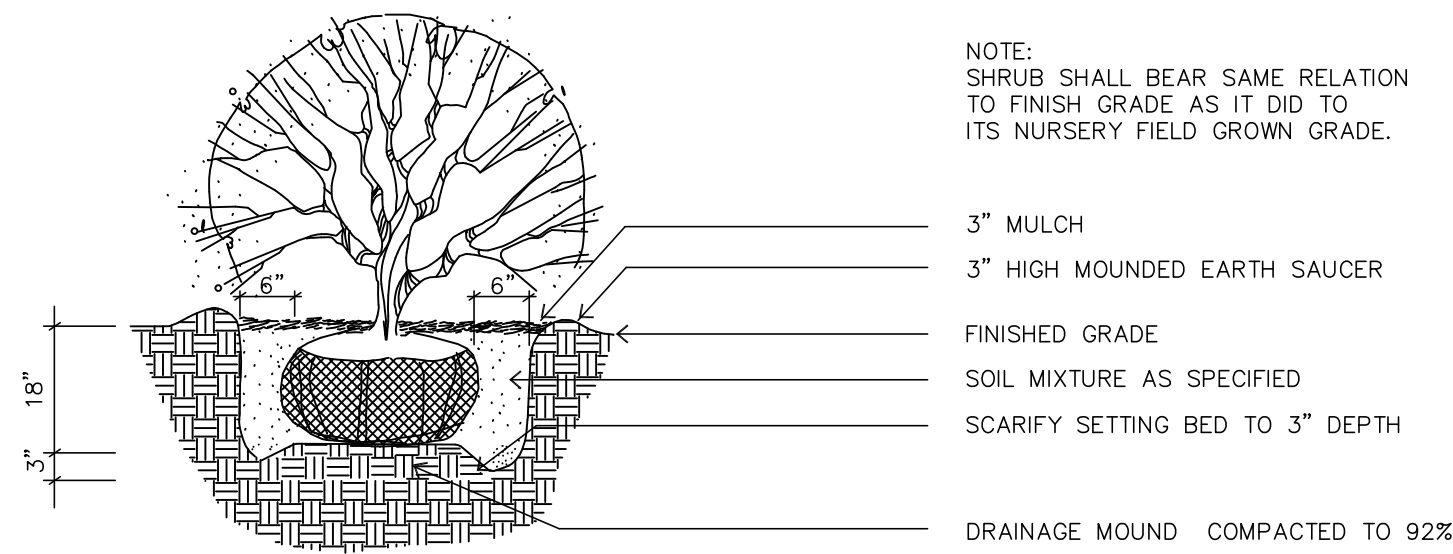
DANIEL W. CARUSO, P.E.  
N.J. PROFESSIONAL ENGINEER - GE35687

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8558 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27928700  
Email: Landmarks@Optimum.net  
Web: www.Landmarks.net

SCALE: 1"=20' DATE: 09/01/2018  
DRAWN BY: TG SHEET #: 9 of 12 DRAWING: 17040SUB#3 JOB #: 17040

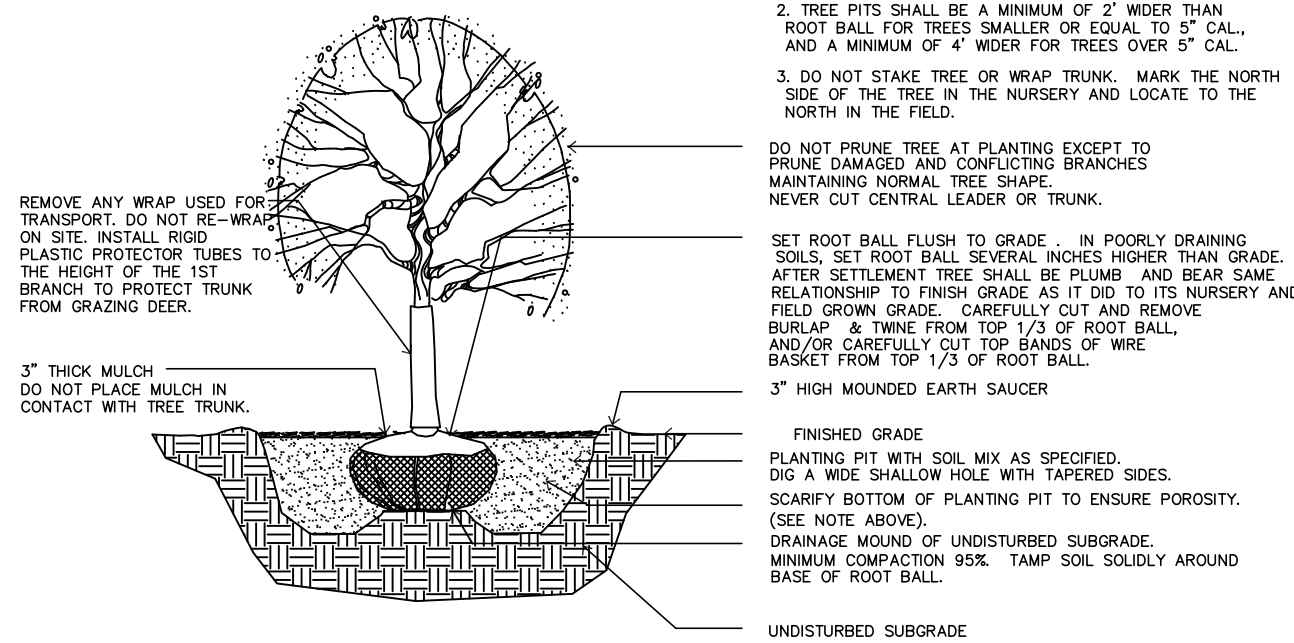
3	REVISED AS PER ENGINEERS REVIEW LETTERS DATED 12/11/20 & 01/04/21	01/25/21	TG
2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	ADD WETLAND BUFFER	9/17/19	TG
REV.	DESCRIPTION	DATE	BY





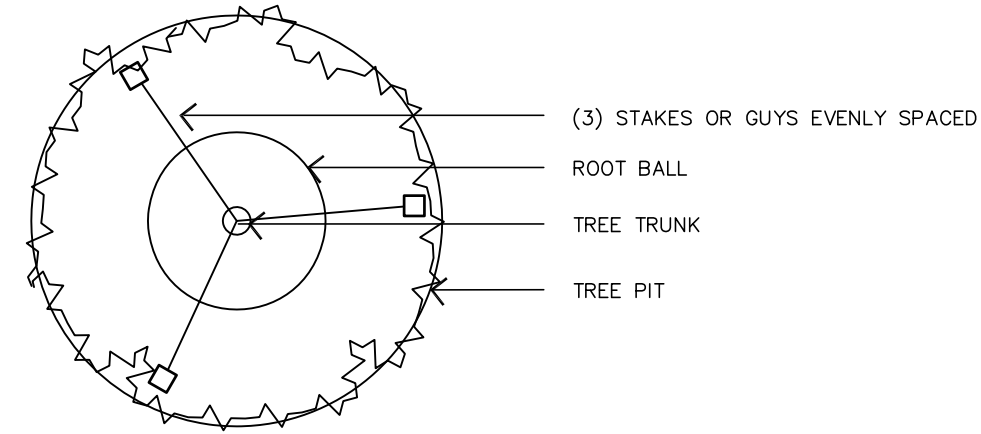
## SHRUB PLANTING DETAIL

N.T.S. H-08



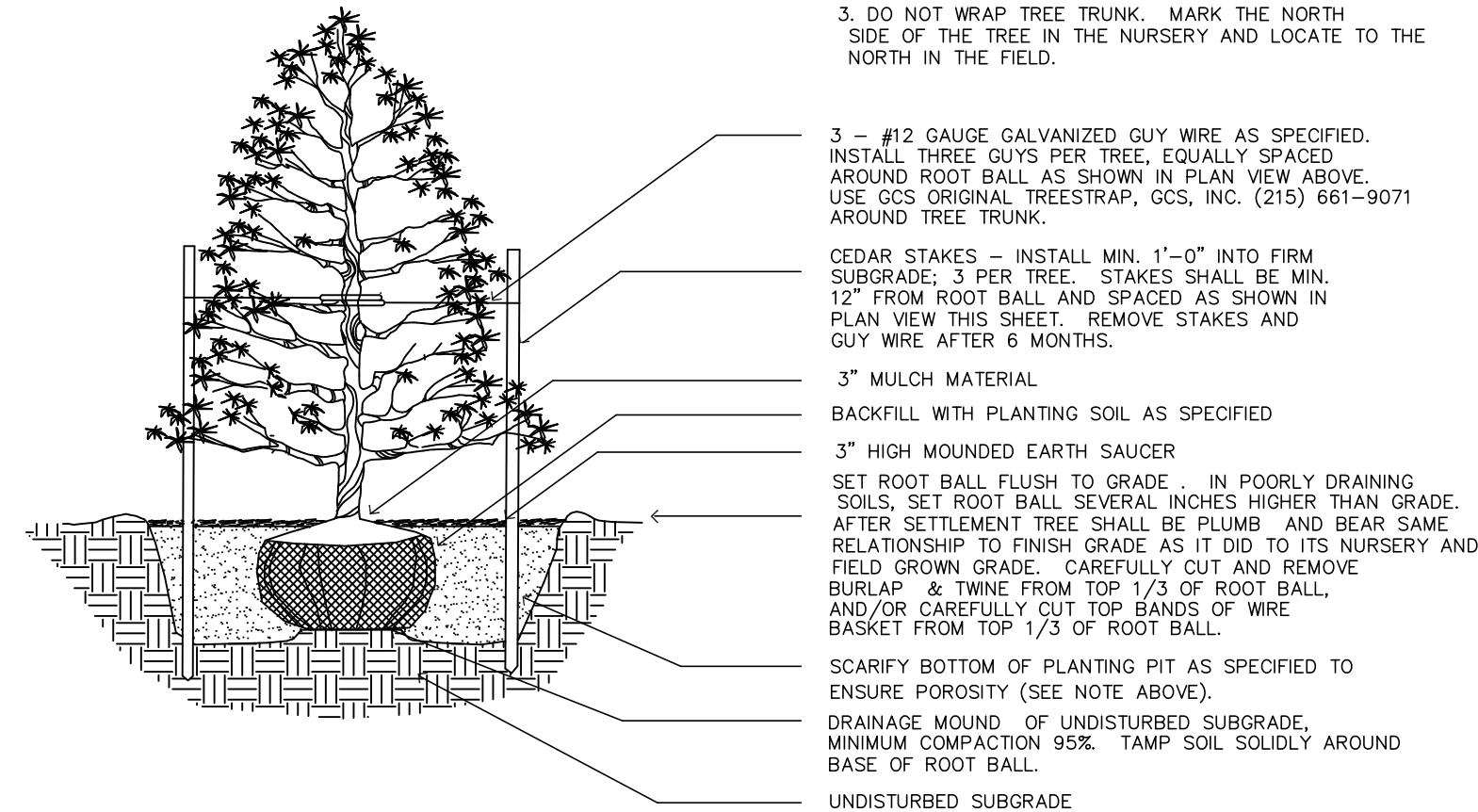
## PLANTING DETAIL DECIDUOUS TREES < 4.0" CAL.

N.T.S. H-08



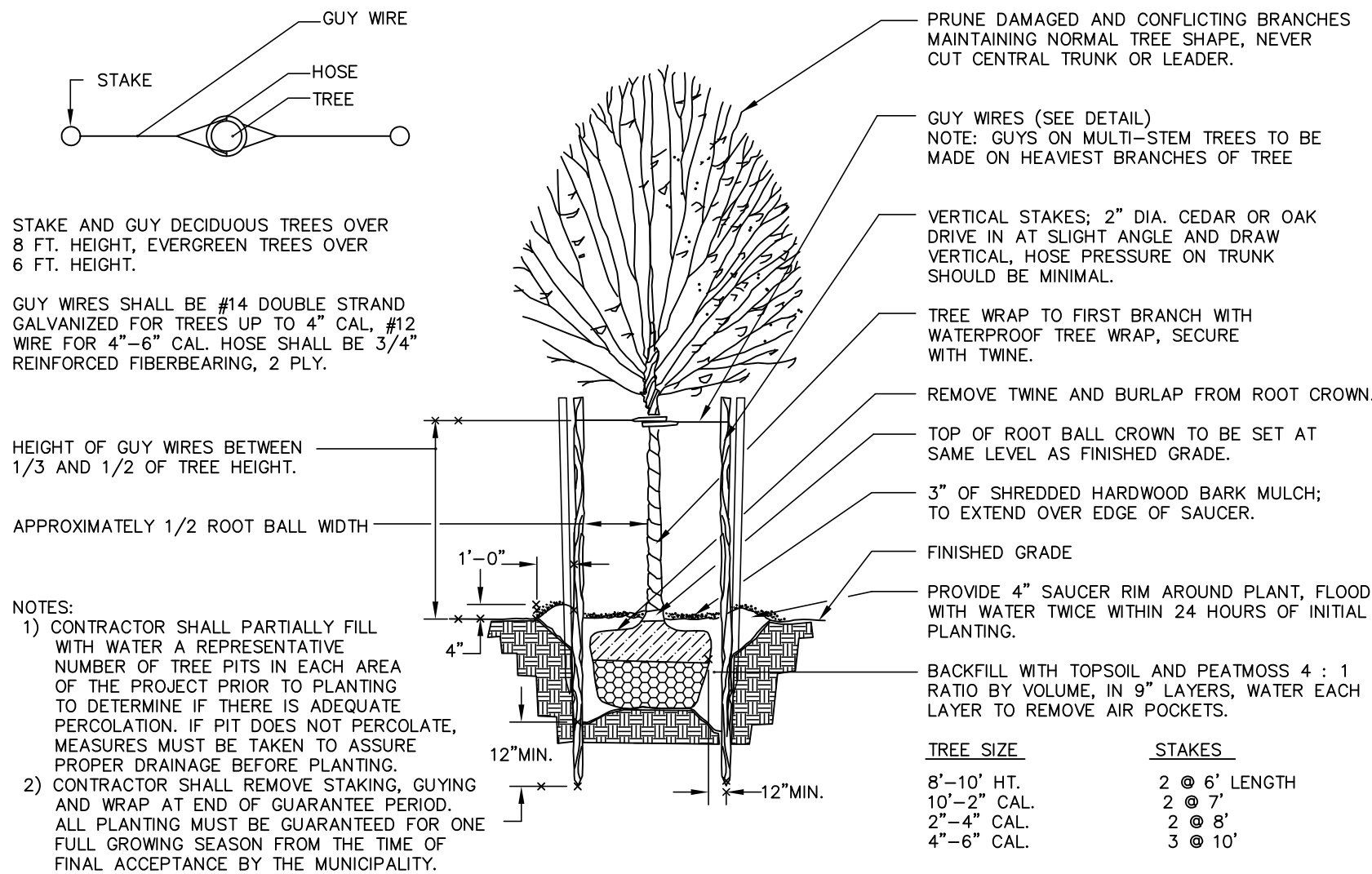
## PLAN VIEW

- NOTES:
1. ALL TREE PITS SHALL PERCOLATE. TEST EACH PIT PRIOR TO PLANTING.
  2. TREE PITS SHALL BE A MINIMUM OF 2' WIDER THAN ROOT BALL FOR TREES SMALLER OR EQUAL TO 5" CAL., AND A MINIMUM OF 4' WIDER FOR TREES OVER 5" CAL.
  3. DO NOT WRAP TREE TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.



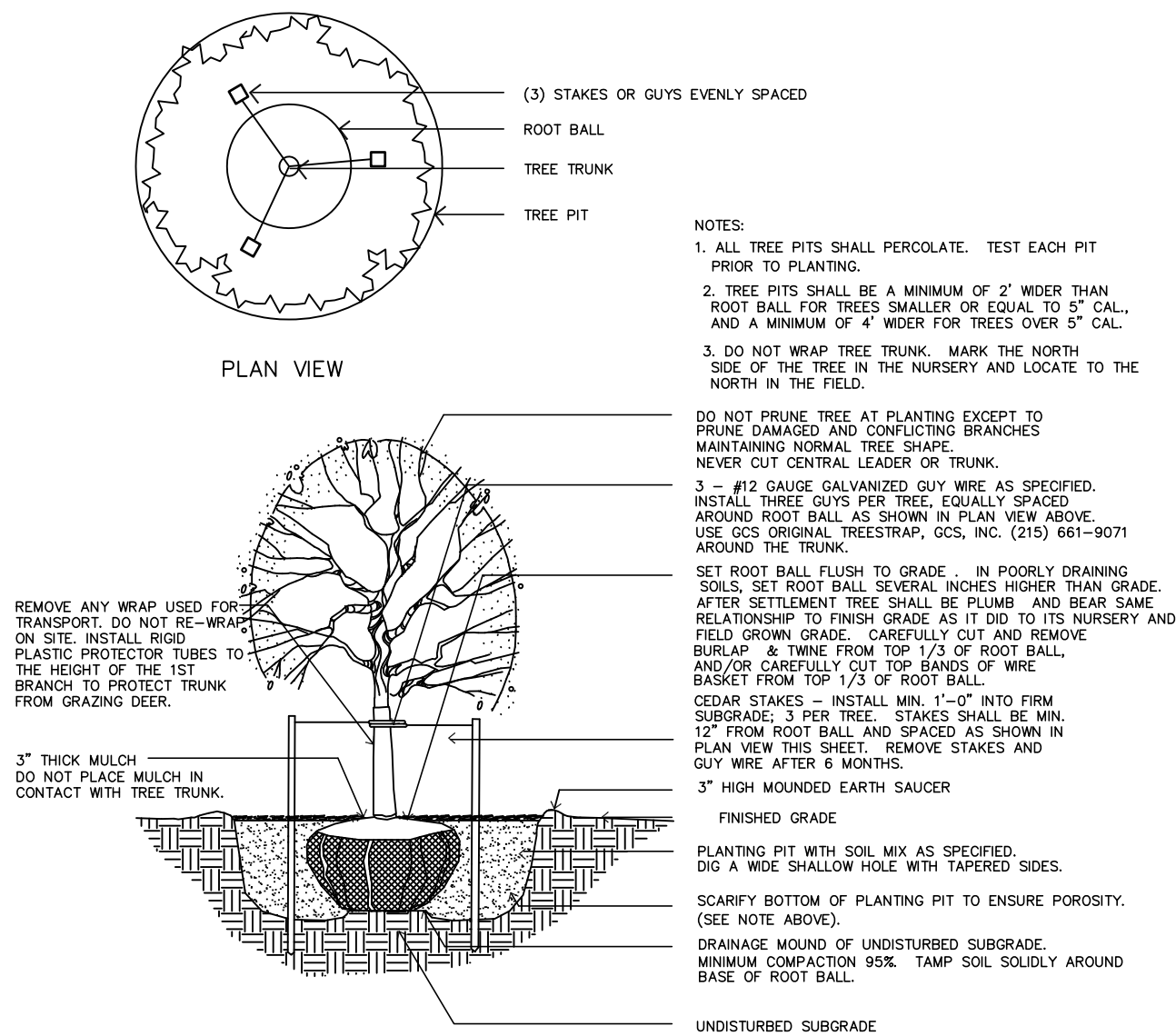
## EVERGREEN TREE PLANTING DETAIL

N.T.S. H-10



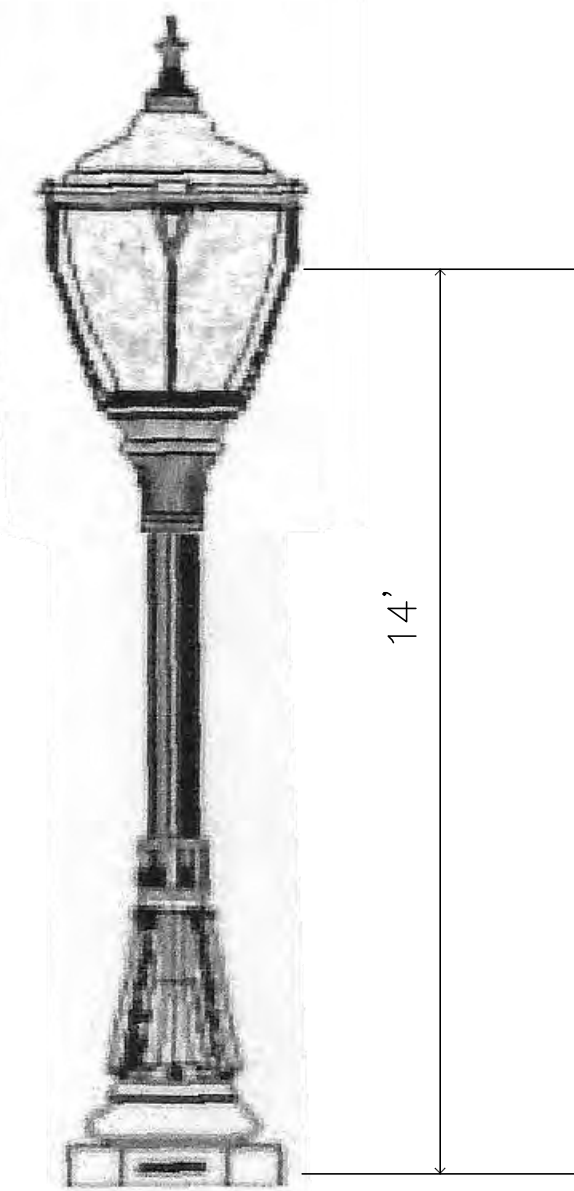
## PLANTING AND GUYING DETAIL

(DECIDUOUS AND EVERGREEN TREES) N.T.S. H-02



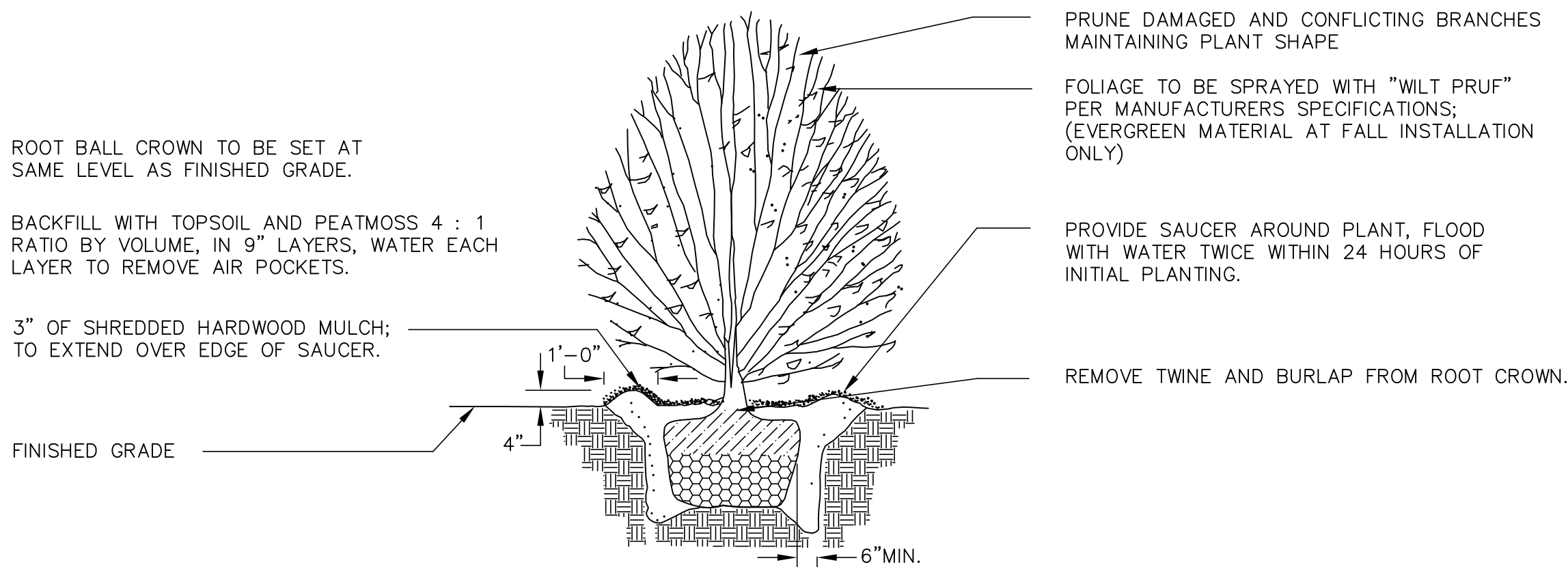
## PLANTING DETAIL DECIDUOUS TREES > 4.0" CAL.

N.T.S. H-08



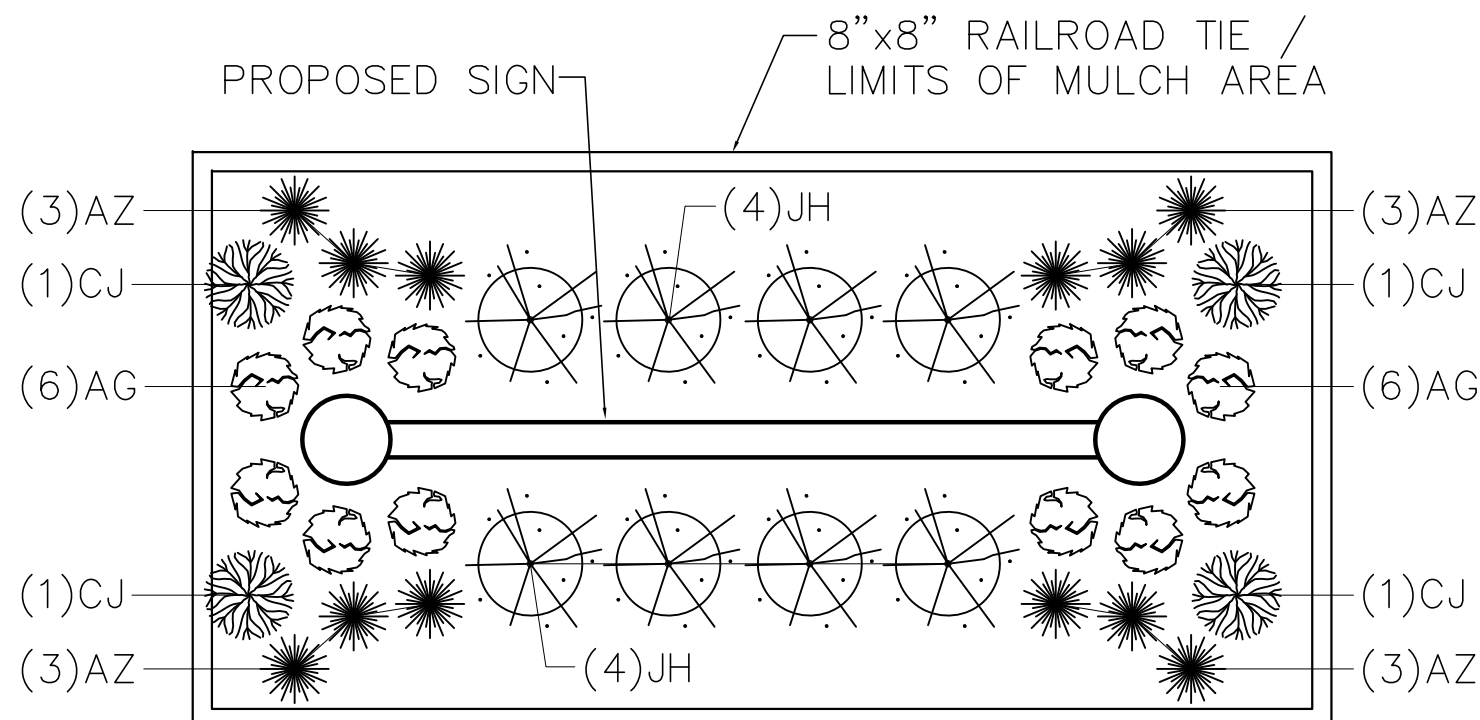
## STREET LIGHT DETAIL

N.T.S.



## PLANTING DETAIL

(DECIDUOUS AND EVERGREEN SHRUB) N.T.S. H-03



## SIGN PLANTING DETAIL

N.T.S. H-13

## THE BEST SUBDIVISION

### OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

### OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

3	REVISED AS PER ENGINEERS REVIEW LETTERS DATED 12/11/20 & 01/04/21	01/25/21	TG
2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	ADD WETLAND BUFFER	9/17/19	TG
REV.	DESCRIPTION	DATE	BY

## LANDSCAPE DETAILS FOR USE VARIANCE, SITE PLAN AND SUBDIVISION APPL.

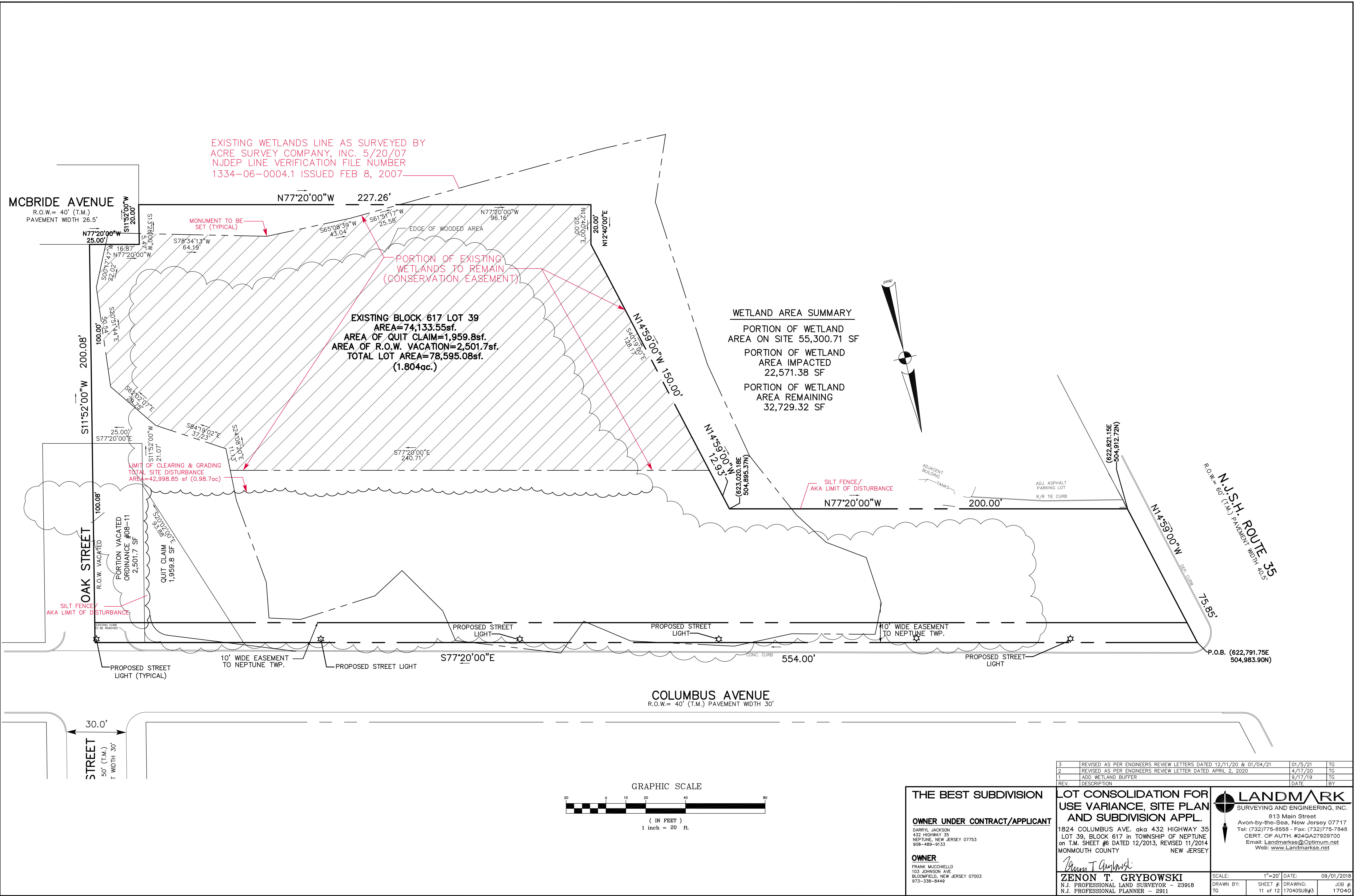
1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

DANIEL W. CARUSO, P.E.  
N.J. PROFESSIONAL ENGINEER - GE36687

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8558 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27829700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net

SCALE: N.T.S. DATE: 09/01/2018  
DRAWN BY: SHEET # 10 of 12 DRAWING: 17040SU#3 JOB #: 17040





WETLAND AREA SUMMARY  
PORTION OF WETLAND  
AREA ON SITE 55,300.71 SF  
PORTION OF WETLAND  
AREA IMPACTED  
22,571.38 SF  
PORTION OF WETLAND  
AREA REMAINING  
32,729.32 SF

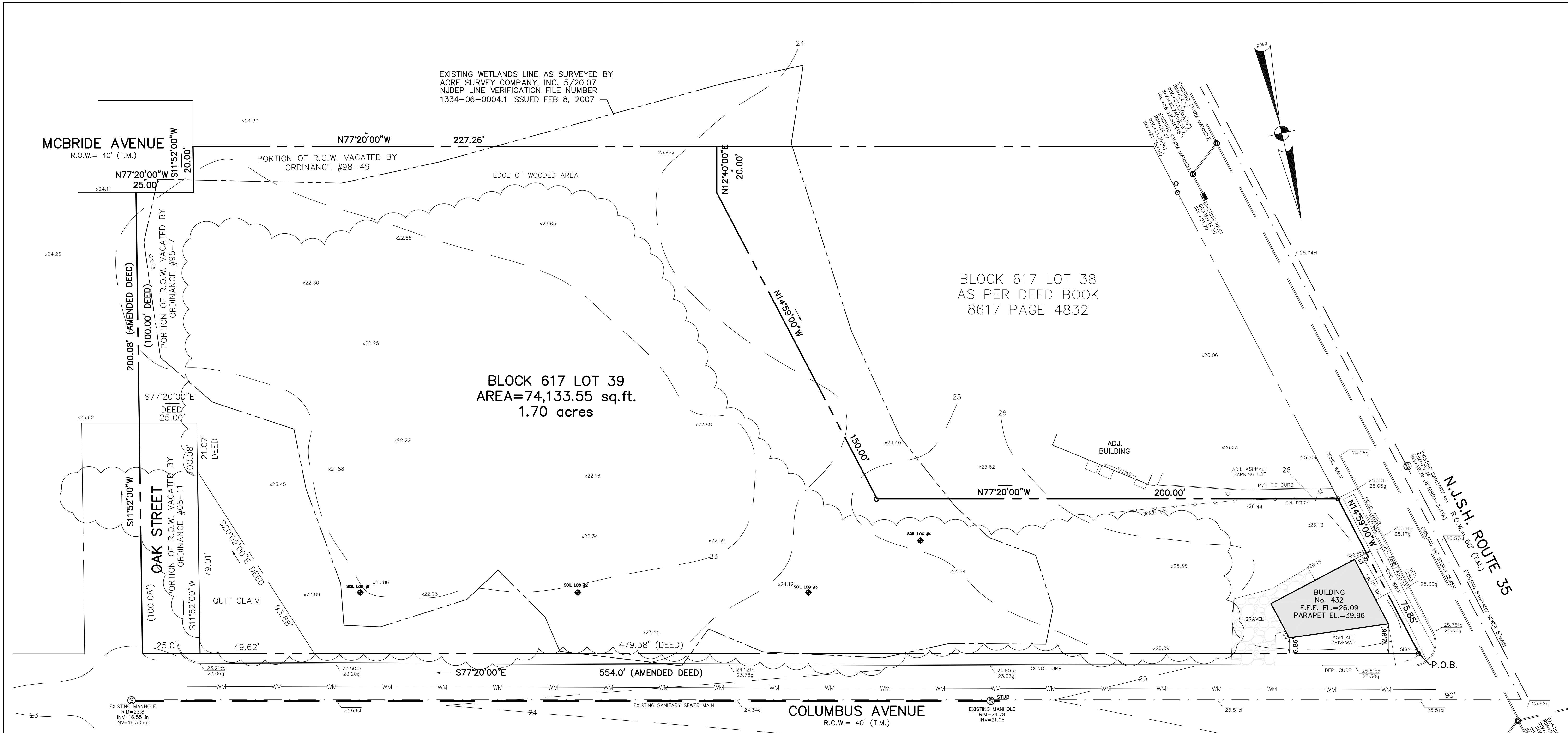
3	REVISED AS PER ENGINEERS REVIEW LETTERS DATED 12/11/20 & 01/04/21	01/5/21	TG
2	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
1	ADD WETLAND BUFFER	9/17/19	TG
REV.	DESCRIPTION	DATE	BY

**THE BEST SUBDIVISION**  
**OWNER UNDER CONTRACT/APPLICANT**  
DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133  
**OWNER**  
FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

**LOT CONSOLIDATION FOR  
USE VARIANCE, SITE PLAN  
AND SUBDIVISION APPL.**  
1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY  
*Zenon T. Grybowski*  
**ZENON T. GRYBOWSKI**  
N.J. PROFESSIONAL LAND SURVEYOR - 23918  
N.J. PROFESSIONAL PLANNER - 2911

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8568 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27929700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net  
SCALE: 1"=20' DATE: 09/01/2018  
DRAWN BY: TG SHEET #: 11 of 12 DRAWING: 17040SUB#3 JOB #: 17040





NOTES: THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH. UNDERGROUND STRUCTURES AND/OR UTILITIES NOT LOCATED BY THIS SURVEY; ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(g). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

THIS IS A LAND SURVEY BASED ON THE DEED DESCRIPTION FOR THIS PROPERTY AND DOES NOT INCLUDE ANY STATE CLAIMS, EASEMENTS, WETLANDS, UNDERGROUND UTILITIES AND/OR UNDERGROUND STRUCTURES UNLESS MARKED IN THE FIELD AT THE TIME OF THIS SURVEY.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1. THIS SURVEY IS MADE TO PROVIDE PREPARATION OF LAND SURVEYS. THIS MAP IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT THEY MAY INSURE TITLE TO THE LAND SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED ABOVE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

NOTE:

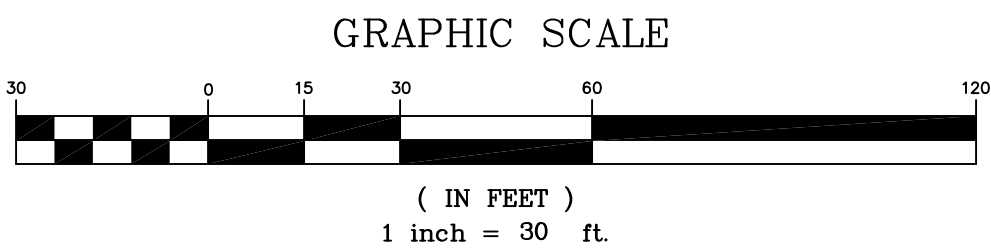
1. ALL BUILDING OFFSETS MEASURED TO SIDING UNLESS NOTED OTHERWISE

TO:

1. DARRYL JACKSON

REFERENCES:

1. DEED BOOK 4620 PAGE 35
1. DEED BOOK 8606 PAGE 6876
2. TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 6
3. SURVEY PREPARED BY ACRE SURVEY COMPANY DATED 5/20/07
4. DEED BOOK 8617 PAGE 4832
5. SUBDIVISION MAP BY THOMAS MARCANTHONY DATED 2/10/67
6. DEED BOOK 9341 PAGE 865



THE BEST SUBDIVISION

OWNER UNDER CONTRACT/APPLICANT

DARRYL JACKSON  
432 HIGHWAY 35  
NEPTUNE, NEW JERSEY 07753  
908-489-9133

OWNER

FRANK MUCCHIELLO  
103 JOHNSON AVE  
BLOOMFIELD, NEW JERSEY 07003  
973-338-8449

4	REVISED AS PER ENGINEERS REVIEW LETTERS DATED 12/11/20 & 01/04/21	01/5/21	TG
3	REVISED AS PER ENGINEERS REVIEW LETTER DATED APRIL 2, 2020	4/17/20	TG
2		9/17/19	TG
1	ADD WELAND BUFFER		
REV.	DESCRIPTION	DATE	BY

PROPERTY SURVEY FOR  
USE VARIANCE, SITE PLAN  
AND SUBDIVISION APPL.

1824 COLUMBUS AVE. aka 432 HIGHWAY 35  
LOT 39, BLOCK 617 in TOWNSHIP OF NEPTUNE  
on T.M. SHEET #6 DATED 12/2013, REVISED 11/2014  
MONMOUTH COUNTY NEW JERSEY

*Frank Mucchiello*

**ZENON T. GRYBOWSKI**  
N.J. PROFESSIONAL LAND SURVEYOR - 23918  
N.J. PROFESSIONAL PLANNER - 2911

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8558 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27928700  
Email: Landmarks@Optimum.net  
Web: www.Landmarks.net

SCALE:	1"=30'	DATE:	05/26/2018
DRAWN BY:	TG	SHEET #:	12 of 12
DRAWING:	17040SRV	JOB #:	17040