

**LOCATION / KEY MAP**

SCALE: 1" = 2000'±

ZONING RELIEF TABLE			
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
ZONING SCHEDULE B	FRONT YARD SETBACK: 50 FT	36.6 (ASBURY AVE) 39.6 (HIGHWAY INTERCHANGE)	VARIANCE
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE
§ 514.8 (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE
§ 514.8 (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE
§ 502 D.2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT)  SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE. QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	SUPERMARKET: 75.7 SF (V)  25.75 FT (V)  TWO (V) 7.96 FT	VARIANCE
§ 416.07.B.6	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	VARIANCE
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO 1. NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO 1 (W)  MAX: 16.2 FC; MIN: 1.4 FC RATIO: 11.6 TO 1 (W)	WAIVER
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN, PLANTED WITH DECIDUOUS AND EVERGREEN TREES.	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER
§ 509.H(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)	WAIVER
§ 502 D.2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE - COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET - DOES NOT COMPLY (W) FAST FOOD - COMPLIES	WAIVER

TOWNSHIP OF NEPTUNE 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
701	1	M&M NEPTUNE, LLC	1260 STELTON ROAD, PISCATAWAY, NJ 08854
701	2	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
701	3	VESTRANO, JOSEPH & GRACE	136 OXONIA AVENUE, NEPTUNE, NJ 07753
701	4	JAVAAD, MUHAMMAD & BANO, SAMREEN	134 OXONIA AVENUE, NEPTUNE, NJ 07753
701	5	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
701	31	APLEGATE, ANNA O'HAGEN & JUNE	2 CORDLAND STREET, NEPTUNE, NJ 07753
701	32	O'HAGEN, ANNA & JUNE M.	2 CORDLAND STREET, NEPTUNE, NJ 07753
701	33	APLEGATE, CLIFFORD & JUNE O'HAGEN	2 CORDLAND STREET, NEPTUNE, NJ 07753
702	1	VESTRANO, JOSEPHINE	138 OXONIA AVENUE, NEPTUNE, NJ 07753
702	2	LE BEAU, JOSETTE	140 OXONIA AVENUE, NEPTUNE, NJ 07753
702	3	FIRST PENTECOSTAL ASSEMBLY OF GOD	P.O. BOX 229, NEPTUNE, NJ 07753
702	4	IST PENTECOSTAL	144 OXONIA AVENUE, NEPTUNE, NJ 07753
702	5	ROBERSON, BUNNY J.	140 ANELVE AVENUE, NEPTUNE, NJ 07753
702	6	WILSON, TEENA G.	138 ANELVE AVENUE, NEPTUNE, NJ 07753
702	7	MITCHELL, WILLIAM & CAPUANO, EDWARD	136 ANELVE AVENUE, NEPTUNE, NJ 07753
702	44	REHMAN, ASIF	1639 BELLMORE STREET, OAKHURST, NJ 07755
702	45	TALIAFERRO, GLORIA & MILLER, NELLIE	3633 FORST PARK DRIVE, CINCINNATI, OH 45229
702	46	JONES, BETTY	137 OXONIA AVENUE, NEPTUNE, NJ 07753
703	1	1828 ASBURY AVE, KONVITZ, LLC d/b/a JAHOS	58 OBBE PLACE/ATT B DUBEL, SHREWSBURY, NJ 07702
705	1	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
705	11	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
802	35	LOU DINO PROPERTIES, LLC	707 HIGHWAY 35, NEPTUNE, NJ 07753
802	36	SAVITA, LLC c/o CRYSTAL INN	706 HIGHWAY 35, NEPTUNE, NJ 07753
802	37	TALE OF THE SEA, INC & BILL ATHANS	33 DORSET ROAD, OCEAN, NJ 07712
802	38	FOURTH AVENUE BOWLING CORP	701 HIGHWAY 35, NEPTUNE, NJ 07753
802	39.01	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753

**PRELIMINARY & FINAL MAJOR SITE PLANS**  
FOR  
**M&M NEPTUNE, LLC**  
**PROPOSED COMMERCIAL DEVELOPMENT**



Know what's below  
Call before you dig.

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
704 N.J. ROUTE 35  
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

APPROVAL BLOCK	
APPROVED BY THE NEPTUNE TOWNSHIP PLANNING BOARD	
BOARD CHAIR	DATE
ADMINISTRATIVE OFFICER	DATE
BOARD ENGINEER	DATE

**APPLICANT**

M & M AT NEPTUNE, LLC  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

**OWNER**

M & M AT NEPTUNE, LLC  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

**ATTORNEY**

DOUG WOLFSON, ESQ.  
WEINGARTEN LAW FIRM  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

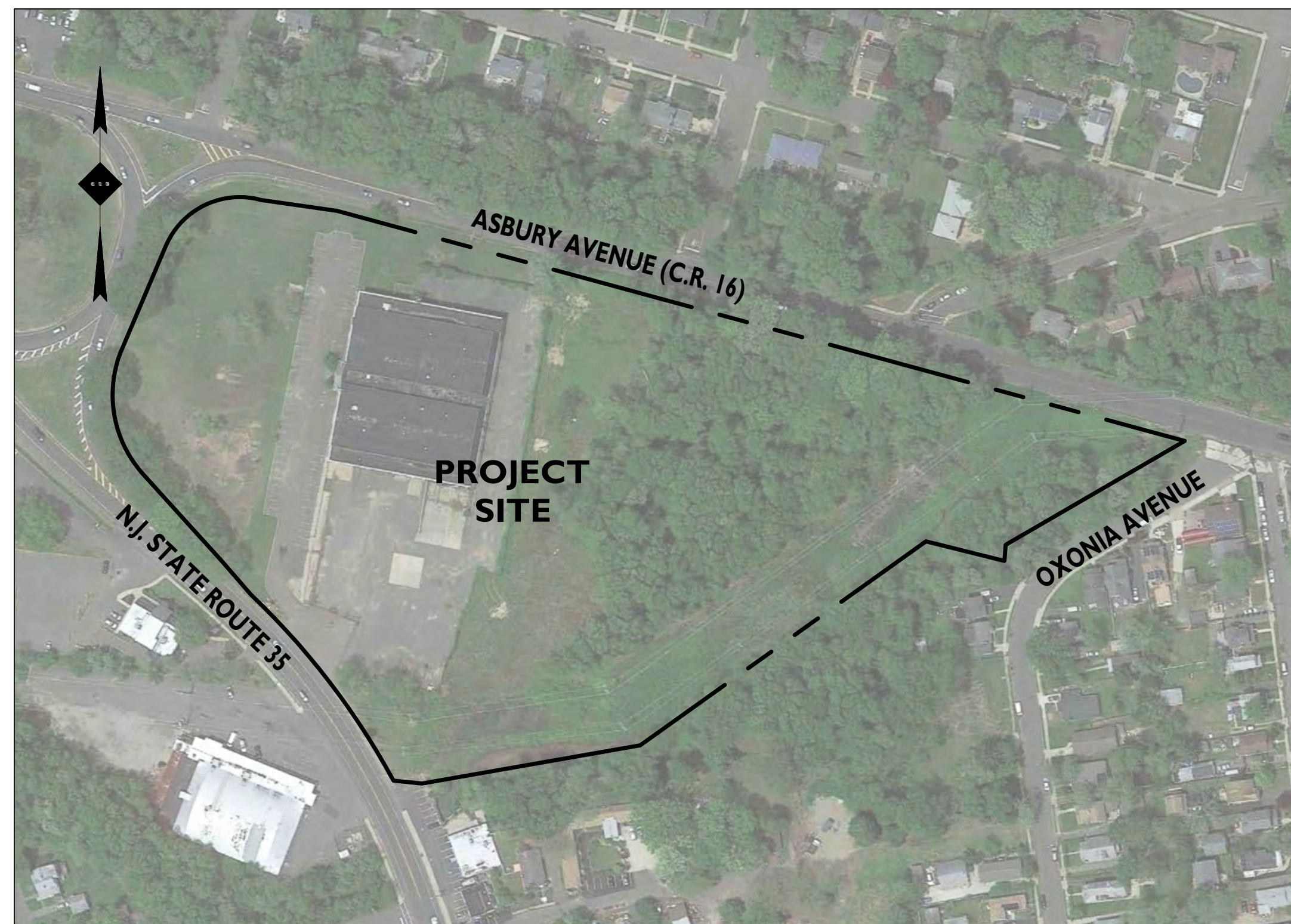
NO.	DATE	ISSUE	BY	DESCRIPTION
7	05/13/2021	PC		REVISED PER TOWNSHIP
6	05/10/2021	PC		REVISED PER NJDEP COMMENTS
5	04/22/2021	PC		REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC		REVISED PER NJDEP COMMENTS
3	03/10/2021	AMB		TOWNSHIP SUBMISSION
2	01/27/2021	AMB		COUNTY SUBMISSION
1	12/29/20	PC		FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

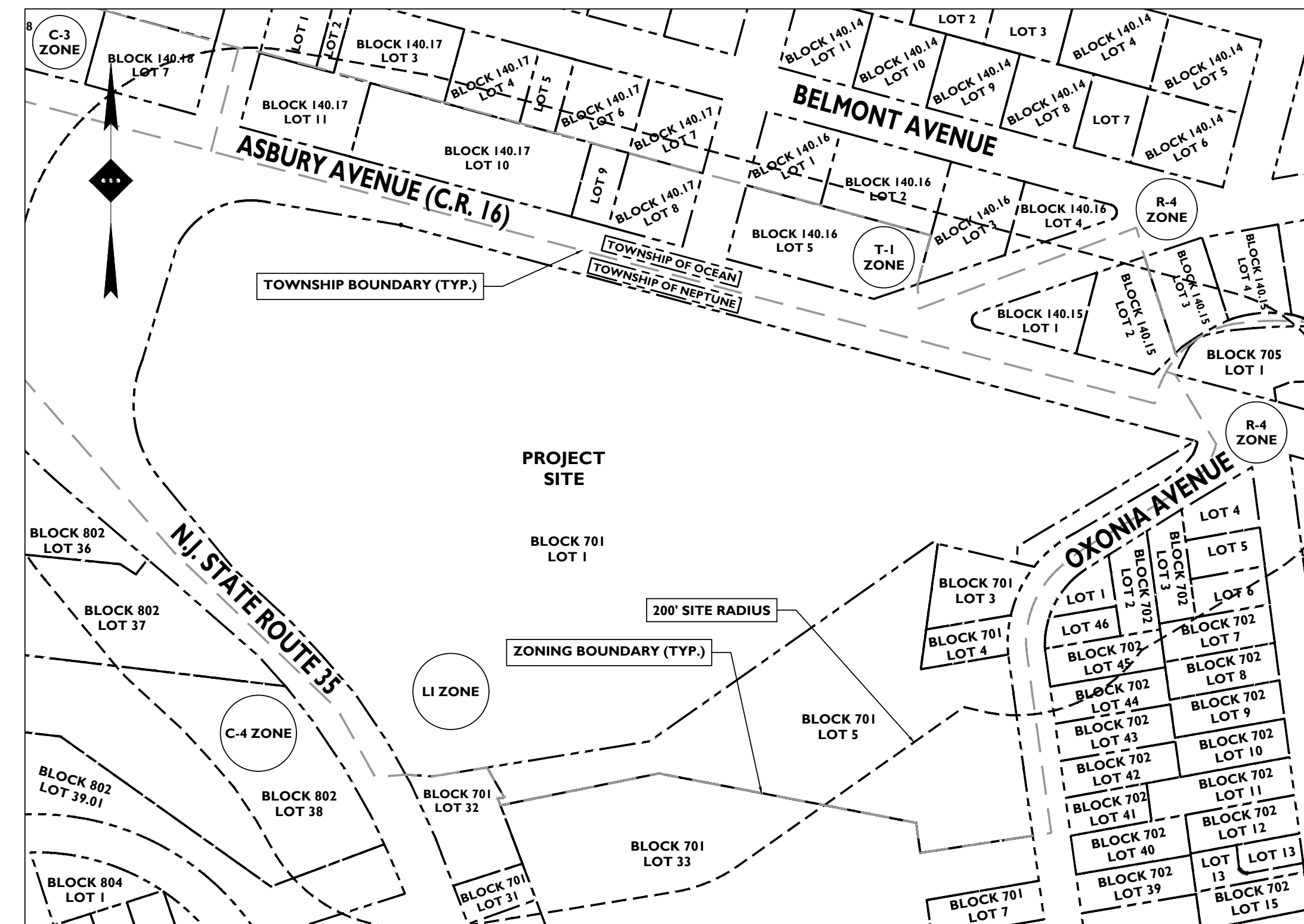
Rutherford, NJ · New York, NY · Boston, MA  
Princeton, NJ · Tampa, FL · Detroit, MI  
www.stonefielddeng.com

15 Spring Street, Princeton, NJ 08542  
Phone 609.362.6900



**AERIAL MAP**

SCALE: 1" = 150'±



**TAX / ZONING MAP**

SCALE: 1" = 150'±

**PLAN REFERENCE MATERIALS:**

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - SURVEY PREPARED BY SOLSTICE SURVEYING DATED 02/26/2020
  - ARCHITECTURAL PLANS
  - GEOTECHNICAL REPORT PREPARED BY MASER CONSULTING DATED 05/20/2019
  - AERIAL MAP VIA GOOGLE EARTH RETRIEVED 10/19/2020
  - LOCATION MAP
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

**PLANS PREPARED BY:**



Rutherford, NJ · New York, NY · Boston, MA  
Princeton, NJ · Tampa, FL · Detroit, MI  
www.stonefielddeng.com

15 Spring Street, Princeton, NJ 08542  
Phone 609.362.6900

UTILITY PROVIDER LIST	
NAME	ADDRESS
NEW JERSEY NATURAL GAS	1415 WYCKOFF ROAD, WALL, NJ 07719
JCP&L	880 PINWALD-KESSICK ROAD, BERKELEY TOWNSHIP, NJ 08731
VERIZON	1 VERIZON WAY, BASKING RIDGE, NJ 08731
MONMOUTH CABLEVISION	1501 18TH AVENUE, WALL, NJ 07719
NEW JERSEY AMERICAN WATER	1025 LAUREL OAK ROAD, BERKELEY TOWNSHIP, NJ 08731
TOWNSHIP OF NEPTUNE	25 NEPTUNE BOULEVARD, NEPTUNE, NJ 07753

ZONING DISTRICT: PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.5 AC (108,900 SF)	13.5 AC (591,435.3 SF)	NO CHANGE
MAXIMUM LOT DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.6	±0.07	0.06
MINIMUM LOT WIDTH	500 FT	527.7 FT	NO CHANGE
MINIMUM LOT FRONTAGE	500 FT	2,244 FT	NO CHANGE
MINIMUM LOT DEPTH	600 FT	753.3 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	50 FT	84.6 FT	36.6 FT (V)
- ASBURY AVENUE (C.R. 16)	50 FT	±283.5 FT	39.6 FT (V)
- HIGHWAY INTERCHANGE	50 FT	189.9 FT	50.0 FT
- NJ ROUTE 35	30 FT	368.3 FT	199.1 FT
MINIMUM SIDE YARD SETBACK	30 FT	368.3 FT	199.1 FT
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	368.3 FT	199.1 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A
MAXIMUM PERCENT BUILDING COVER	30%	±7.1% (42,030 SF)	6.09% (36,042 SF)
MAXIMUM PERCENT LOT COVER	65%	±26.0% (155,300.4 SF)	34.6% (204,694.4 SF)
MAXIMUM NUMBER OF STORIES	TWO (2)	ONE (1)	ONE (1)
MAXIMUM BUILDING HEIGHT	40 FT	±20 FT	CONVENIENCE STORE - 18.5 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD - TBD
MINIMUM IMPROVABLE AREA	84,900 SF	205,196 SF	NO CHANGE
M.L.A. - DIAMETER OF CIRCLE	189 FT	361.9 FT	NO CHANGE
OFF-STREET PARKING SPACES	195 SPACES	100 SPACES	222 SPACES
LOADING SPACES	-	ONE (1)	FOUR (4)
SIGNS	-	-	**
EXISTING USE OR USES:	MANUFACTURING FACILITY		
PROPOSED USE OR USES:	RESTAURANT / TAKE-OUT, GROCERY STORE, CONVENIENCE STORES		
EXISTING FLOOR AREA:	0.96 AC (42,030 SF)		
PROPOSED FLOOR AREA:	0.82 AC (36,042 SF)		

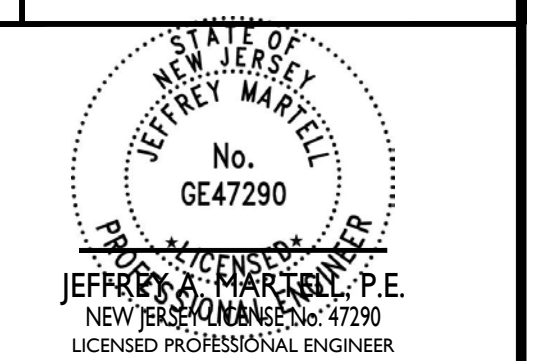
**SHEET INDEX**

DRAWING TITLE	SHEET #
COVER SHEET	C-1
ZONING REQUIREMENT TABLES	C-2
EXISTING CONDITIONS PLAN	C-3
DEMOLITION PLAN	C-4
SITE PLAN	C-5
GRADING PLAN	C-6
STORMWATER MANAGEMENT PLAN	C-7
UTILITY PLAN	C-8
OFF-SITE IMPROVEMENT PLAN	C-8A
LIGHTING PLAN	C-9
SOIL EROSION & SEDIMENT CONTROL PLAN	C-10 - C-11
LANDSCAPING PLAN AND DETAILS	C-12A - C-12B
NJDEP TRANSITION AREA RESTORATION PLAN AND DETAILS	C-13A - C-13B
CONSTRUCTION DETAILS	C-14 - C-22
VEHICLE CIRCULATION PLANS	C-23 - C-27
ROADWAY IMPROVEMENT PLAN	C-28

PRELIMINARY & FINAL MAJOR SITE PLANS

**M&M NEPTUNE, LLC**  
PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
704 N.J. ROUTE 35  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY



SCALE: AS SHOWN PROJECT ID: PRI-200142

TITLE:  
**COVER SHEET**

DRAWING:

**C-1**

ZONING DISTRICT: PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.5 AC (108,900 SF)	13.5 AC (591,435.3 SF)	NO CHANGE
MAXIMUM LOT DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.6	±0.07	0.06
MINIMUM LOT WIDTH	500 FT	527.7 FT	NO CHANGE
MINIMUM LOT FRONTAGE	500 FT	2,244 FT	NO CHANGE
MINIMUM LOT DEPTH	600 FT	753.3 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK			
- ASBURY AVENUE (C.R. 16)	50 FT	84.6 FT	36.6 FT (V)
- HIGHWAY INTERCHANGE	50 FT	±283.5 FT	39.6 FT (V)
- N.J. ROUTE 35	50 FT	189.9 FT	50.0 FT
MINIMUM SIDE YARD SETBACK	30 FT	368.3 FT	199.1 FT
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	368.3 FT	199.1 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A
MAXIMUM PERCENT BUILDING COVER	30%	±7.1% (42,030 SF)	6.09% (36,042 SF)
MAXIMUM PERCENT LOT COVER	65%	±26.0% (155,300.4 SF)	34.6% (204,694.4 SF)
MAXIMUM NUMBER OF STORIES	TWO (2)	ONE (1)	ONE (1)
MAXIMUM BUILDING HEIGHT	40 FT	±20 FT	CONVENIENCE STORE - 18.5 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD - TBD
MINIMUM IMPROVABLE AREA	84,900 SF	205,196 SF	
M.I.A. - DIAMETER OF CIRCLE	189 FT	361.9 FT	NO CHANGE
OFF-STREET PARKING SPACES	195 SPACES	100 SPACES	252 SPACES
LOADING SPACES	-	ONE (1)	FOUR (4)
SIGNS	-	-	88
EXISTING USE OR USES:	MANUFACTURING FACILITY	-	-
PROPOSED USE OR USES:	RESTAURANT / TAKE-OUT, GROCERY STORE, CONVENIENCE STORES	-	-
EXISTING FLOOR AREA:	0.96 AC (42,030 SF)	-	-
PROPOSED FLOOR AREA:	0.82 AC (36,042 SF)	-	-

(V) VARIANCE TO BE DETERMINED  
(TBD) SEE CONDITIONAL USE STANDARDS TABLE  
(\*) SEE SIGNAGE TABLE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 412.17.B	PARKING SPACE DIMENSIONS: 9FT x 18FT HANDICAPPED PARKING: 12FT x 18FT	COMPLIES
§ 412.17 TABLE 4.2 PARKING REQUIREMENTS	RETAIL SALES & SERVICE - 1 SPACE PER 250 SF OF GROSS FLOOR AREA  8,000SF / 250SF = 32 SPACES  CONVENIENCE STORE WITH GAS - 1 SPACE PER 200 SF OF BUILDING FOOTPRINT PLUS ONE SPACE FOR EACH EMPLOYEE AT MAXIMUM SHIFT 22.5 - 23 SPACES + 3 EMPLOYEES 4,500SF/200SF =  SHOPPING CENTER - 1 SPACE PER 250 SF OF GROSS FLOOR AREA 20,442SF / 250SF = 81.7 - 82 SPACES RESTAURANT, TAKE-OUT - 1 SPACE PER 40 SF OF GROSS FLOOR AREA PLUS 1 SPACE PER EMPLOYEE ON PEAK SHIFT. 3,100SF / 40SF = 51.67 - 52 SPACES +3 EMPLOYEES	40 SPACES  30 SPACES  98 SPACES
§ 412.17.G	ALL PERMITTED & REQUIRED ACCESSORY PARKING STRUCTURE SHALL BE LOCATED ON THE SAME LOT AS THE USE TO WHICH THE SPACES ARE ACCESSORY, OR UPON AN ADJACENT LOT IN COMMON OWNERSHIP.	COMPLIES
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	DOES NOT COMPLY (V)
§ 514.B (9)	PARKING AISLE WIDTHS - 45' → ONE-WAY: 13 FT 90' → ONE-WAY: 22 FT 90' → TWO-WAY: 24 FT	PROPOSED: 45' → 18 FT 90' → 24 FT

(V) VARIANCE

TREES TO BE REMOVED				
TREES TO BE REMOVED: CALIPER INCHES	REPLACEMENT TREES REQUIRED PER TREE REMOVED	QUANTITY OF TREES TO BE REMOVED	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROPOSED
> 6" & < 12"	1	1	1	
> 12" & < 18"	3	0	0	
> 18" & < 24"	6	0	0	
> 24"	8	14	112	
TOTAL TREES TO BE REMOVED: 15 TOTAL REPLACEMENT TREES REQUIRED: 113				113 TREES PROPOSED (*)

(\*) REFERENCE LANDSCAPE PLAN (SHEET C-12) FOR LOCATIONS

CONDITIONAL USE STANDARDS			
BLOCK 333, LOT 1			
PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)			
PROPOSED USE		CONDITIONAL USE	
CONVENIENCE STORES WITH GAS		CONDITIONAL USE	
RESTAURANT, DRIVE-THROUGH		CONDITIONAL USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1.5 AC (63,340 SF)	13.5 AC (591,435.3 SF)	NO CHANGE
MINIMUM LOT FRONTAGE	200 FT	2,244 FT	NO CHANGE
MINIMUM FRONT YARD GAS CANOPY SETBACK	50 FT	N/A	56.0 FT
MAXIMUM CANOPY HEIGHT	18 FT	N/A	17.5 FT

(TBD) TO BE DETERMINED

PERFORMANCE AND DESIGN STANDARDS		
CODE SECTION	REQUIRED	PROPOSED
§ 505 B 4. DRIVEWAY DESIGN STANDARDS	MINIMUM TWO WAY TRAFFIC DRIVEWAY WIDTH: 24 FT	30 FT (W)
§ 502 D 1. RETAIL DESIGN STANDARDS	RETAIL STORES ORIENTED TOWARDS A STREET OR PARKING LOT SHALL HAVE A MINIMUM OF 50% OF THE FIRST FLOOR BUILDING FACADE THAT FACES A STREET OR PARKING LOT, CONSIST OF GLASS DISPLAY WINDOWS.	CONVENIENCE STORE - WILL COMPLY RETAIL - COMPLIES SUPERMARKET - DOES NOT COMPLY (V) FAST FOOD - WILL COMPLY
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE - COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET - DOES NOT COMPLY (W) FAST FOOD - COMPLIES
§ 519 B 1. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF THE STREET FOR ALL MAJOR ARTERIAL, MINOR ARTERIAL, COLLECTOR ROADS AND LOCAL ROADS IN ASSOCIATION WITH NONRESIDENTIAL DEVELOPMENT.	COMPLIES
§ 519 B 2. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	ALL LOTS SHALL HAVE PRIVATE WALKWAY ACCESS TO A PUBLIC SIDEWALK IN THE RIGHT-OF-WAY. SUCH ACCESS SHALL BE DESIGNED FOR THE SAFETY, CONTROL, EFFICIENT MOVEMENT, CONVENIENCE AND ENCOURAGEMENT OF PEDESTRIAN TRAFFIC INTO AND OUT OF THE SITE AND TO PROMOTE PEDESTRIAN CIRCULATION GENERALLY WITHIN THE TOWNSHIP.	COMPLIES
§ 519 B 5. SIDEWALKS AND BIKEWAYS FOR NON-RESIDENTIAL USES	IN COMMERCIAL OR INDUSTRIAL DEVELOPMENTS, SIDEWALKS SHALL BE PROVIDED TO LINK STREETS, BUILDINGS WITHIN A COMPLEX, AND ON-SITE ACTIVITIES SUCH AS PARKING AND RECREATIONAL AREAS. SUCH SIDEWALKS SHALL BE LINKED TO PUBLIC SIDEWALKS WITHIN THE RIGHT-OF-WAY.	COMPLIES

(W) WAIVER

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 412.11 LIGHT FIXTURE MOUNTING HEIGHT	LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN 14 FT.	14 FT
§ 511 A.2 GENERAL REQUIREMENTS	LIGHTING SHALL BE DESIGNED TO AVOID THE CREATION OF HAZARDS TO MOTORISTS AND PEDESTRIANS OR NUISANCE TO ADJOINING PROPERTY OWNERS OR RESIDENTS.	COMPLIES
§ 511 A.3 GENERAL REQUIREMENTS	LIGHTING LEVELS, LAMP COLOR AND FIXTURE TYPE SHALL BE CONSISTENT THROUGHOUT PARCEL IN QUESTION AND SHALL COMPLEMENT BUILDING AND LANDSCAPING.	COMPLIES
§ 511 A.5 GENERAL REQUIREMENTS	EXTERIOR LIGHTING NOT BUILDING MOUNTED SHALL BE SUPPLIED BY ELECTRICITY FROM UNDERGROUND CABLING	UNDERGROUND CONDUIT
§ 511 TABLE 5.3 MINIMUM ILLUMINATION FOR SURFACE PARKING	MEDIUM ACTIVITY MINIMUM AVERAGE LEVEL: VEHICULAR TRAFFIC: 1.0 FC PEDESTRIAN SAFETY: 0.5 FC PEDESTRIAN SECURITY: 1.5	1.4 FC 2.7 FC 2.7 FC
§ 511 TABLE 5.4 PEDESTRIAN WAY	SIDEWALKS (ROAD SIDE): MIN AVERAGE LEVEL: 0.6 FC  SIDEWALKS (DISTANT FROM ROADWAYS): MIN AVERAGE LEVEL: 0.5 FC	0.8 FC  2.7 FC
§ 511 B.2.d STREET	STREET LIGHTS SHALL BE PLACED A MAXIMUM OF 75 FT ON STRAIGHT ROAD SEGMENTS	COMPLIES
§ 511 E.3 STREET LIGHTING	OLD TOWN A850 LUMINAIRE REQUIRED FOR STREET LIGHTS NOT WITHIN HISTORIC HD-B-1 ZONING DISTRICT	LED FIXTURES TO BE PROPOSED MATCHING STYLE (W)
§ 511 G.2 MAXIMUM LIGHTING CONTROLS	RATIO OF AVERAGE TO MINIMUM ILLUMINATION FOR SURFACE PARKING: 4 TO 1  RATIO OF MAXIMUM TO MINIMUM ILLUMINATION FOR SITE LIGHTING: 10 TO 1	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO 1 (W)  MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO 1 (W)

(W) WAIVER

SIGNAGE REQUIREMENTS					
CODE SECTION	REQUIRED	PROPOSED (SUPERMARKET)	PROPOSED (FAST FOOD)	PROPOSED (RETAIL)	PROPOSED (CONVENIENCE)
§ 416.07.A.2	FREESTANDING TYPE B  SIZE: 48 SF MAXIMUM HEIGHT: 15 FT MAXIMUM QUANTITY: 1 MAXIMUM SETBACK: 10 FT MINIMUM HORIZONTAL DIM.: 10 FT MAXIMUM MASTER PLAN	COMPLIES	COMPLIES	COMPLIES	COMPLIES
§ 416.07.A.6	ADDITIONAL FREESTANDING TYPE B  SIZE: 72 SF MAXIMUM HEIGHT: 15 FT MAXIMUM SETBACK: 10 FT MINIMUM HORIZONTAL DIM.: 12 FT MAXIMUM *SHALL BE VISIBLE ONLY FROM A MAJOR ARTERIAL ROADWAY AS IDENTIFIED BY THE TOWNSHIP MASTER PLAN	COMPLIES	COMPLIES	COMPLIES	COMPLIES
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT)  SIZE: 48 SF MAXIMUM, OR 1/2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	75.7 SF (V)  25.75 FT (V)  TWO (V) 7.96 FT	COMPLIES	COMPLIES	COMPLIES
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA	TWO 75.7 SF SIGNS (V)	COMPLIES	COMPLIES	COMPLIES
§ 416.07.B.3 (b)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR SERVICE STATIONS, WITH MAX AREA OF 50% OF PRIMARY BUILDING SIGN AREA (SIGN MAY NOT FACE A RESIDENTIAL USE, OR HAVE CHANGEABLE LETTERING)	N/A	N/A	COMPLIES	N/A

(TBD) TO BE DETERMINED

ZONING RELIEF TABLE			
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
ZONING SCHEDULE B	FRONT YARD SETBACK: 50 FT	36.6 (ASBURY AVE) 39.6 (HIGHWAY INTERCHANGE)	VARIANCE
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER
§ 416.07	DOES NOT SPECIFICALLY PERMIT LIST MENU BOARDS OR CLEARANCE BARS AS MENU BOARDS	2 CLEARANCE BARS AND MENU BOARDS	VARIANCE
§ 416.07.A.1	PERMITS 2 FREESTANDING SIGNS WHERE THE PROPERTY FRONTS MULTIPLE STREETS	3 FREE STANDING SIGNS PROPOSED	VARIANCE
§ 416.07.B.1, 2 & 3	WALL-MOUNTED SIGNS (SINGLE TENANT)  SIZE: 48 SF MAXIMUM, OR 1/2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	SUPERMARKET: 75.7 SF (V)  25.75 FT (V)  TWO (V) 7.96 FT	VARIANCE
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA	TWO 75.7 SF SIGNS (V)	VARIANCE
§ 421.D.2 a AND b	PROHIBITS CONSTRUCTION ON A CRITICAL SLOPE.	A DRIVEWAY ENTRANCE (EXIT ONTO NEW JERSEY STATE HIGHWAY ROUTE 35 EAST WITHIN A CRITICAL SLOPE AREA)	VARIANCE
§ 511 G.2 MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, MEASURED IN FOOT-CANDLES, TO MINIMUM ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO 1. THE MAXIMUM ILLUMINATION ON ANY SITE SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO 1 (W)  MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO 1 (W)	WAIVER
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER
§ 509.F(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)	WAIVER
§ 523.B STREET TREES	*SPACING: 1 LARGE STREET TREE PER 35 FT [RT 35: 692 LF/35 = 20 TREES] [ASBURY AVENUE: 593/35 = 17 TREES]	20 TREES 17 TREES	WAIVER

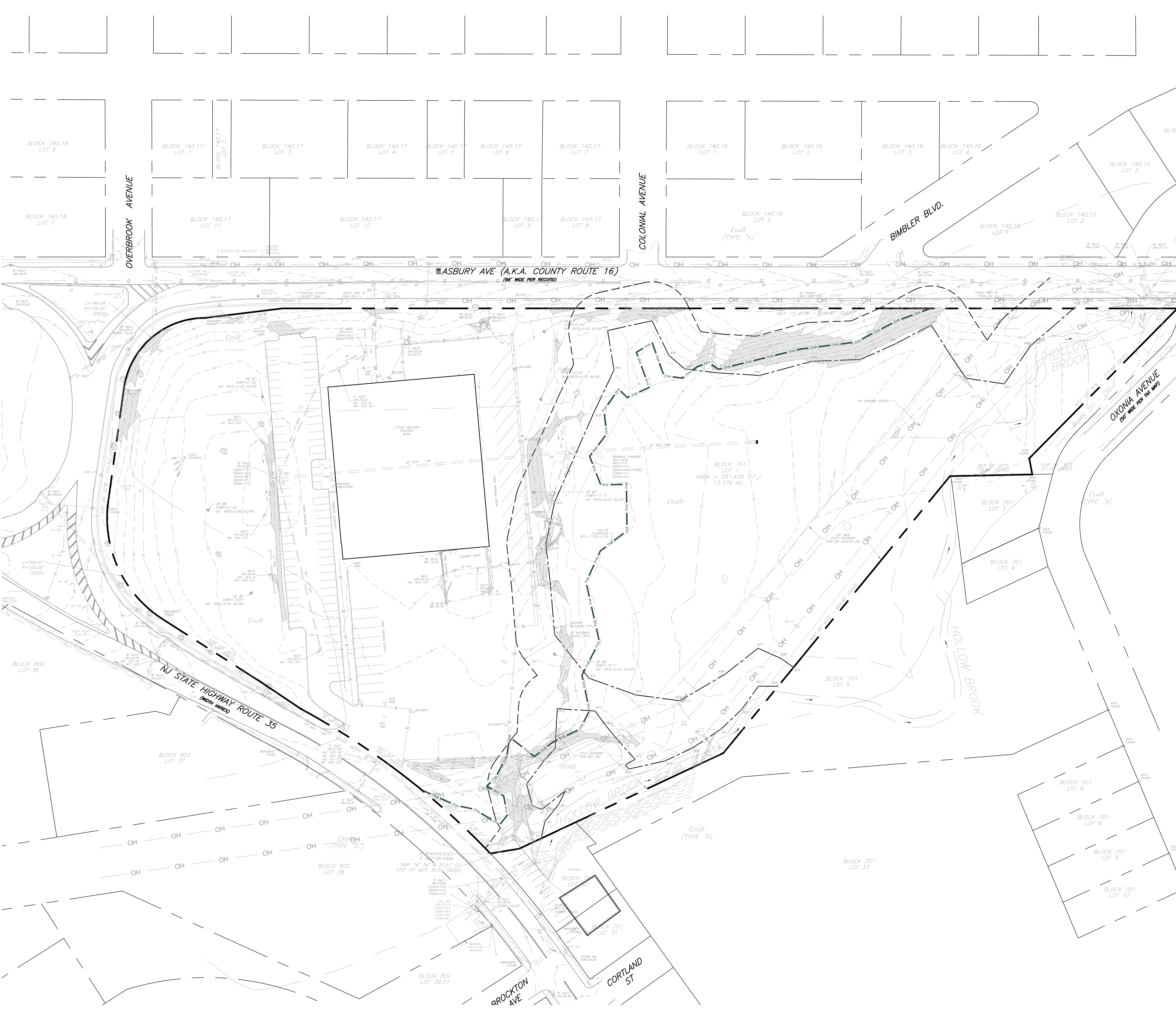
LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 503.A BUFFER	REQUIRED BUFFERS TO RESIDENTIAL USES: HEIGHT AT TIME OF PLANTING MIN 6 FT	COMPLIES
§ 503.B(1) BUFFER	PROPOSED USE: BUFFER NON-RESIDENTIAL USE: 10 FT	COMPLIES
§ 503.B(2) BUFFER	BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW.	COMPLIES
§ 503.C(1) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)
§ 503.C(2) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)
§ 509.F LANDSCAPING	BUILDING FOUNDATION PLANTINGS SHALL BE A MINIMUM 24" HT AND SPACED 3 FT O.C. DOES NOT APPLY TO BUILDINGS SITES ADJACENT TO THE PUBLIC-OF-WAY.	COMPLIES
§ 509.(1) LANDSCAPING	THE PERIMETER OF ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET	11.07 FT
§ 509.(1)(a) LANDSCAPING	PARKING LOT LANDSCAPING SIDE AND REAR YARDS: MINIMUM HEDGE 6 FT TALL AT PLANTING	COMPLIES
§ 509.(1)(b) LANDSCAPING	PARKING LOT LANDSCAPING FRONT YARDS: MINIMUM HEDGE 3 FT TALL AT PLANTING. 1 TREE PER 30 FT ON-CENTER: [808 LF / 30 = 27 TREES]	COMPLIES  27 TREES
§ 509.(4) LANDSCAPING	PARKING LOTS OVER 100 SPACES: 5% INTERIOR AREA SHALL BE PLANTING ISLANDS CONTAINING (1) DECIDUOUS TREE FOR EVERY (5) PARKING SPACES. [222 PROPOSED PARKING SPACES = 45 TREES] [123,837 INTERIOR ASPHALT AREA * 5% = 6,192 SF PLANTING ISLAND]	46 TREES 18,680 SF (15.08%)
§ 509.(4)(a) LANDSCAPING	DIAMOND-SHAPED TREE ISLANDS SHALL BE UTILIZED IN HEAD TO HEAD PARKING: MIN SIZE 84 SF.	LANDSCAPE ISLANDS PROPOSED
§ 509.(4)(b) LANDSCAPING	4 FT LANDSCAPE ISLAND STRIP ADJACENT TO THE END OF EACH PARKING ROW.	COMPLIES
§ 509.(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)
§ 509.(4)(d) LANDSCAPING	SIDEWALKS WITH A MINIMUM WIDTH OF FOUR (4) FEET SHALL BE PLACED ADJACENT TO LANDSCAPED ISLAND STRIPS.	COMPLIES
§ 509.(4)(e) LANDSCAPING	THE REMAINDER OF ANY SUCH INTERIOR PLANTING AREAS NOT CONTAINING TREES SHALL BE PLANTED WITH LOW-GROWING EVERGREEN SHRUBS.	COMPLIES
§ 509 LANDSCAPING	SLOPE STABILIZATION ON ALL AREAS OVER 1:3	COMPLIES
§ 509.M LANDSCAPING	SITE AMENITY FURNISHINGS LOCATED ON SITE	COMPLIES
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)
§ 523.B STREET TREES	*SPACING: 1 LARGE STREET TREE PER 35 FT [RT 35: 692 LF/35 = 20 TREES] [ASBURY AVENUE: 593/35 = 17 TREES]	20 TREES 17 TREES

(W) WAIVER

SIGNAGE:	SUPERMARKET	CONVENIENCE STORE W/ GAS (BUILDING)	CONVENIENCE STORE W/ GAS (CANOPY)	RETAIL	FAST FOOD
<b>NUMBER OF FACADE SIGNS</b>					
<b>FRONT FACADE</b>					
NUMBER OF SIGNS PERMITTED	1	1	1	4	1
NUMBER OF SIGNS PROPOSED	1	1	1	4	0
<b>RIGHT SIDE FACADE</b>					
NUMBER OF SIGNS PERMITTED	0	1	0	0	1
NUMBER OF SIGNS PROPOSED	0	0	0	0	0
<b>LEFT SIDE FACADE</b>					
NUMBER OF SIGNS PERMITTED	1	1	1	4	1
NUMBER OF SIGNS PROPOSED	1	1	1	4	1
<b>REAR FACADE</b>					
NUMBER OF SIGNS PERMITTED	1	1	0	4	1
NUMBER OF SIGNS PROPOSED	0	1	0	4	1
<b>FACADE SIGN AREA</b>					
<b>FRONT FACADE</b>					
AREA OF SIGNS PERMITTED	46 s.f.	46 s.f.	24 s.f.	48 s.f.	48 s.f.
AREA OF SIGNS PROPOSED	76 s.f.	60 s.f.	22 s.f.	60 s.f.	0 s.f.
<b>RIGHT SIDE FACADE</b>					
AREA OF SIGNS PERMITTED	0 s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
AREA OF SIGNS PROPOSED	0 s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
<b>LEFT SIDE FACADE</b>					
AREA OF SIGNS PERMITTED	24 s.f.	24 s.f.	24 s.f.	24 s.f.	24 s.f.
AREA OF SIGNS PROPOSED	76 s.f.	24 s.f.	22 s.f.	60 s.f.	24 s.f.
<b>REAR FACADE</b>					
AREA OF SIGNS PERMITTED	0 s.f.	24 s.f.	0 s.f.	24 s.f.	24 s.f.
AREA OF SIGNS PROPOSED	0 s.f.	24 s.f.	0 s.f.	60 s.f.	24 s.f.
<b>MISCELLANEOUS SIGNS</b>					
					NUMBER OF SIGNS
					SIZE
<b>MENU BOARD (FAST FOOD)</b>					
					C: 1
					28.63 S.F.
<b>MENU BOARD (RETAIL BLDG.)</b>					
					C: 1
					28.63 S.F.
<b>HEADACHE BAR (FAST FOOD)</b>					
					C: 1
					28.63 S.F.
<b>HEADACHE BAR (RETAIL BLDG.)</b>					
					C: 1
					28.63 S.F.
<b>FREESTANDING SIGNS</b>					
NUMBER OF SIGNS PERMITTED: 3 (ROUTE 35 FRONTAGES & ASBURY AVE FRONTAGE)					
NUMBER OF SIGNS PROPOSED: 3 FREESTANDING SIGNS (2 ON ROUTE 35 FRONTAGES & 1 ON ASBURY AVE FRONTAGE) 12 INTERNAL DIRECTIONAL SIGNS					
AREA OF SIGN PERMITTED: FREESTANDING SIGNS: 1 AT 48 S.F. & 2 AT 72 S.F. DIRECTIONAL SIGNS: 3 S.F. EACH					
AREA OF SIGN PROPOSED: FREESTANDING SIGN No. 1 - 47.49 S.F., (ASBURY AVE) FREESTANDING SIGN No. 2 - 49.00 S.F., (ROUTE 35) FREESTANDING SIGN No. 3 - 59.00 S.F., (ROUTE 35) DIRECTIONAL SIGNS: 3 S.F. EACH					
SETBACK OF SIGN PERMITTED: 10 FT					
SETBACK OF SIGN PROPOSED: FREESTANDING SIGN No. 1 - 10 FEET (ASBURY AVE) FREESTANDING SIGN No. 2 - 11.00 FEET (ROUTE 35) FREESTANDING SIGN No. 3 - ±12.00 FEET (ROUTE 35)					
HEIGHT OF SIGN PERMITTED: 15 FT					
HEIGHT OF SIGN PROPOSED: 15 FT					

REVISED PER TOWNSHIP	REVISED PER NDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	DESCRIPTION
05/13/2021	PC	PC	PC	PC	PC	PC	BY
05/10/2021	PC	PC	PC	PC	PC	PC	DATE
04/22/2021	PC	PC	PC	PC	PC	PC	ISSUE
04/02/2021	PC	PC	PC	PC	PC	PC	
03/10/2021	AMB	AMB	AMB	AMB	AMB	AMB	
01/27/2021	PC	PC	PC	PC	PC	PC	
12/29/20	PC	PC	PC	PC	PC	PC	

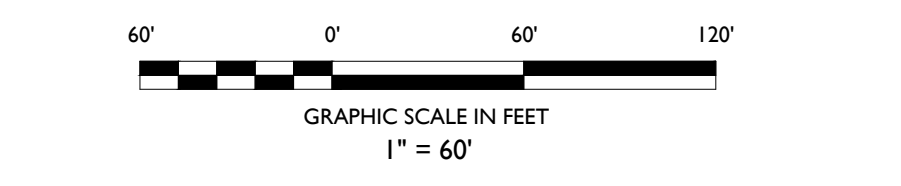
**NOT APPROVED FOR CONSTRUCTION**



SYMBOL	DESCRIPTION
	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CHAIN LINK FENCE
	FLOOD HAZARD AREA LINE
	WETLANDS LIMIT LINE
	MAST ARM LIGHT POLE
	POLE
	LIGHT POLE
	SIGNS
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	INLET
	MAN HOLE
	BENCH MARK
	BOLLARDS
	VENT PIPE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE SPOT SHOT
	TOP OF CURB SHOT
	BOTTOM OF CURB SHOT
	TOP OF WALL SHOT
	BOTTOM OF WALL SHOT
	HANDICAP PARKING
	LANDSCAPING
	DECIDUOUS TREE - DIAMETER NOTED
	CLEAN OUT
	SURVEY MONUMENT
	STEEP SLOPE AREAS (15-25 PERCENT)
	CRITICAL SLOPE AREAS (GREATER THAN 25 PERCENT)

**STEEP SLOPE CALCULATIONS**  
 TOTAL STEEP SLOPE AREAS (15-25 PERCENT) - 24,152 SF  
 STEEP SLOPE AREA TO BE DISTURBED - 4,489 SF  
 PERCENTAGE OF STEEP SLOPE AREA TO BE DISTURBED - 27%  
 TOTAL CRITICAL SLOPE AREAS (GREATER THAN 25 PERCENT) AREA - 3,647 SF  
 CRITICAL SLOPE AREA TO BE DISTURBED - 460 SF

- SURVEY NOTES:**
1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.
  2. THE 100-YEAR FLOODPLAIN SHOWN IS SUBJECT TO NJDEP APPROVAL. LIMIT OF WETLANDS DETERMINED BY LETTER OF INTERPRETATION FILE NO. 1334-1-004.1 PER THE NJDEP.



REVISED PER TOWNSHIP	REVISED PER NJDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NJDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	ISSUE	DATE	BY	DESCRIPTION
7	05/13/2021	PC								
6	05/10/2021	PC								
5	04/22/2021	PC								
4	04/02/2021	PC								
3	03/10/2021	AMB								
2	01/27/2021	AMB								
1	12/29/20	PC								

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

Rutherford, NJ - New York, NY - Boston, MA  
Princeton, NJ - Tampa, FL - Detroit, MI  
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
Phone 609.362.6900

**PRELIMINARY & FINAL MAJOR SITE PLANS**

**M&M NEPTUNE, LLC**

**PROP IMPROVEMENTS**

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
704 N.J. ROUTE 35  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

STATE OF NEW JERSEY  
JEFFREY MARTEL  
No. GE47290  
NEW JERSEY LICENSE NO. 4790  
JEFFREY A. MARTEL, P.E.  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

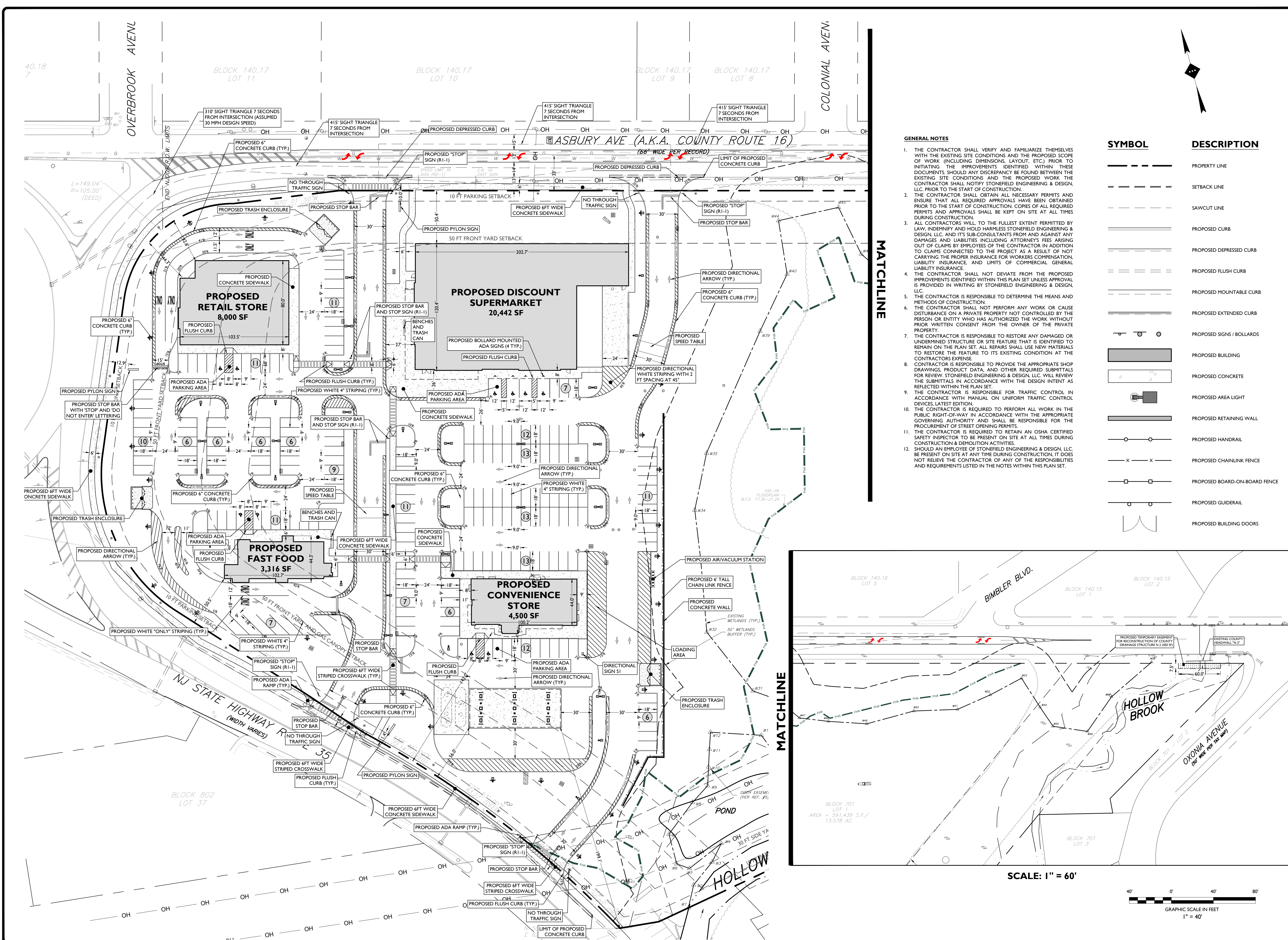
SCALE: 1" = 60' PROJECT ID: PRI-200142

TITLE:  
**EXISTING CONDITIONS PLAN**

DRAWING:  
**C-3**

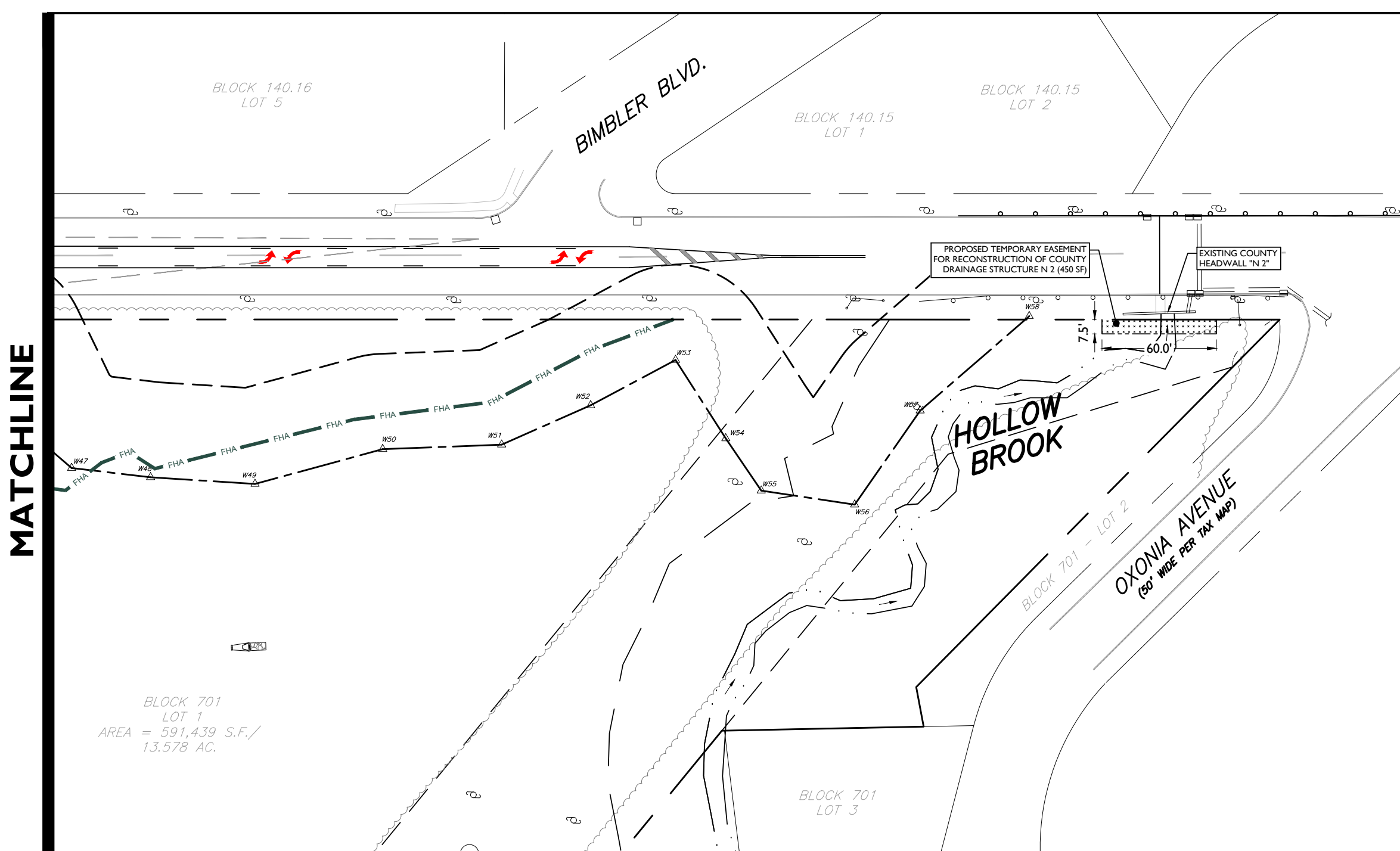
DATE PLOTTED: 05/13/2021 10:00:00 AM PROJECT: 200142 DRAWING: C-3



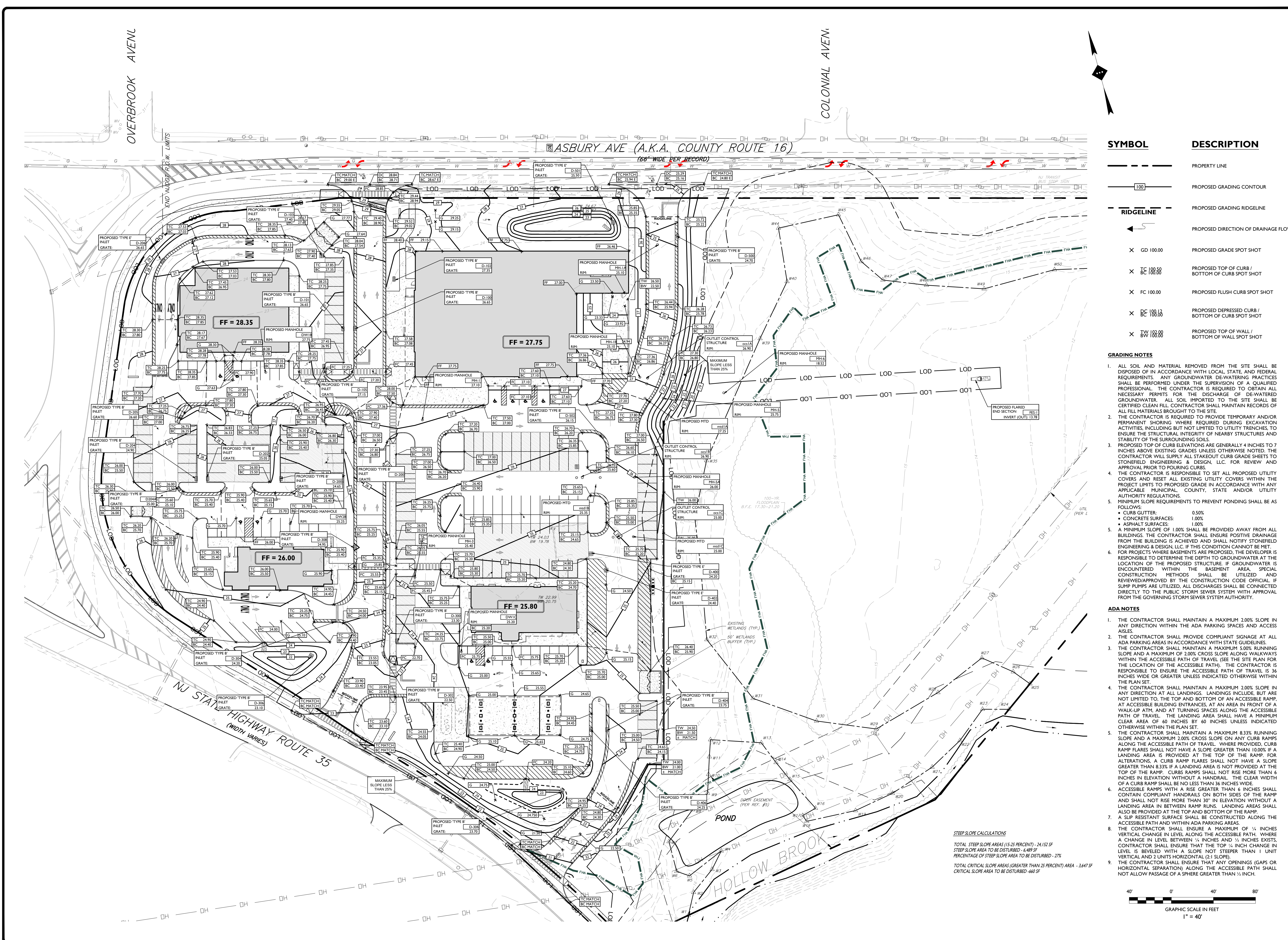


- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  3. ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
  6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
  8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
  9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
  11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
  12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED EXTENDED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED RETAINING WALL
	PROPOSED HANDRAIL
	PROPOSED CHAINLINK FENCE
	PROPOSED BOARD-ON-BOARD FENCE
	PROPOSED GUIDERAIL
	PROPOSED BUILDING DOORS



	REVISED PER TOWNSHIP	REVISED PER NDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION		
7	05/13/2021	05/17/2021	04/22/2021	04/02/2021	03/10/2021	01/27/2021	12/29/20	ISSUE	DATE
<b>NOT APPROVED FOR CONSTRUCTION</b>									
<b>PRELIMINARY &amp; FINAL MAJOR SITE PLANS</b> <b>M&amp;M NEPTUNE, LLC</b> <b>PROP IMPROVEMENTS</b>									
Rutherford, NJ • New York, NY • Boston, MA Princeton, NJ • Tampa, FL • Detroit, MI <a href="http://www.stonefielddesign.com">www.stonefielddesign.com</a> 15 Spring Street, Princeton, NJ 08542 Phone 609.362.6900									
SCALE: 1" = 40' PROJECT ID: PRI-200142 TITLE: <b>SITE PLAN</b> DRAWING: <b>C-5</b>									



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
---	PROPOSED DIRECTION OF DRAINAGE FLOW
X	PROPOSED GRADE SPOT SHOT
X	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X	PROPOSED FLUSH CURB SPOT SHOT
X	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
X	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

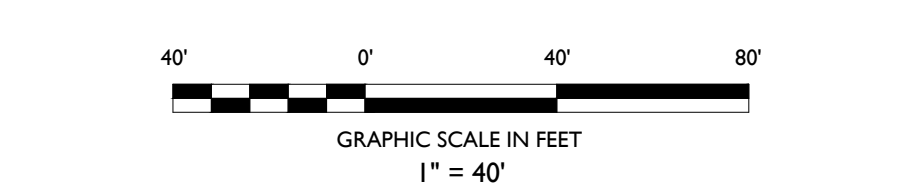
- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
  - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
  - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
  - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
  - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
    - CURB GUTTERS: 0.50%
    - CONCRETE SURFACES: 1.00%
    - ASPHALT SURFACES: 1.00%
  - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SLUMP PUMPS ARE UTILIZED, DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
  - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
  - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
  - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP; AT ACCESSIBLE BUILDING ENTRANCES; AT AN AREA IN FRONT OF A WALK-UP ATM; AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
  - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33%. IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP, CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
  - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN. RAMP RUNS, LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
  - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
  - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
  - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.

**STEEP SLOPE CALCULATIONS**

TOTAL STEEP SLOPE AREAS (15-25 PERCENT) - 24,153 SF  
 STEEP SLOPE AREA TO BE DISTURBED - 6,489 SF  
 PERCENTAGE OF STEEP SLOPE AREA TO BE DISTURBED - 27%

TOTAL CRITICAL SLOPE AREAS (GREATER THAN 25 PERCENT) AREA - 3,647 SF  
 CRITICAL SLOPE AREA TO BE DISTURBED - 460 SF



ISSUE	DATE	BY	DESCRIPTION
7	05/13/2021	PC	REVISED PER TOWNSHIP
6	05/10/2021	PC	REVISED PER NIDEP COMMENTS
5	04/22/2021	PC	REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC	REVISED PER NIDEP COMMENTS
3	03/10/2021	AMB	TOWNSHIP SUBMISSION
2	01/27/2021	AMB	COUNTY SUBMISSION
1	12/29/20	PC	FIRST SUBMISSION

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

Rutherford, NJ • New York, NY • Boston, MA  
 Princeton, NJ • Tampa, FL • Detroit, MI  
 www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
 Phone 609.362.6900

**PRELIMINARY & FINAL MAJOR SITE PLANS**

**M&M NEPTUNE, LLC**  
PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
 704 N.J. ROUTE 35  
 TOWNSHIP OF NEPTUNE  
 MONMOUTH COUNTY, NEW JERSEY

STATE OF NEW JERSEY  
 JEFFREY A. MARTEL  
 No. GE47290  
 JEFFREY A. MARTEL, P.E.  
 NEW JERSEY LICENSE NO. 4730  
 LICENSED PROFESSIONAL ENGINEER

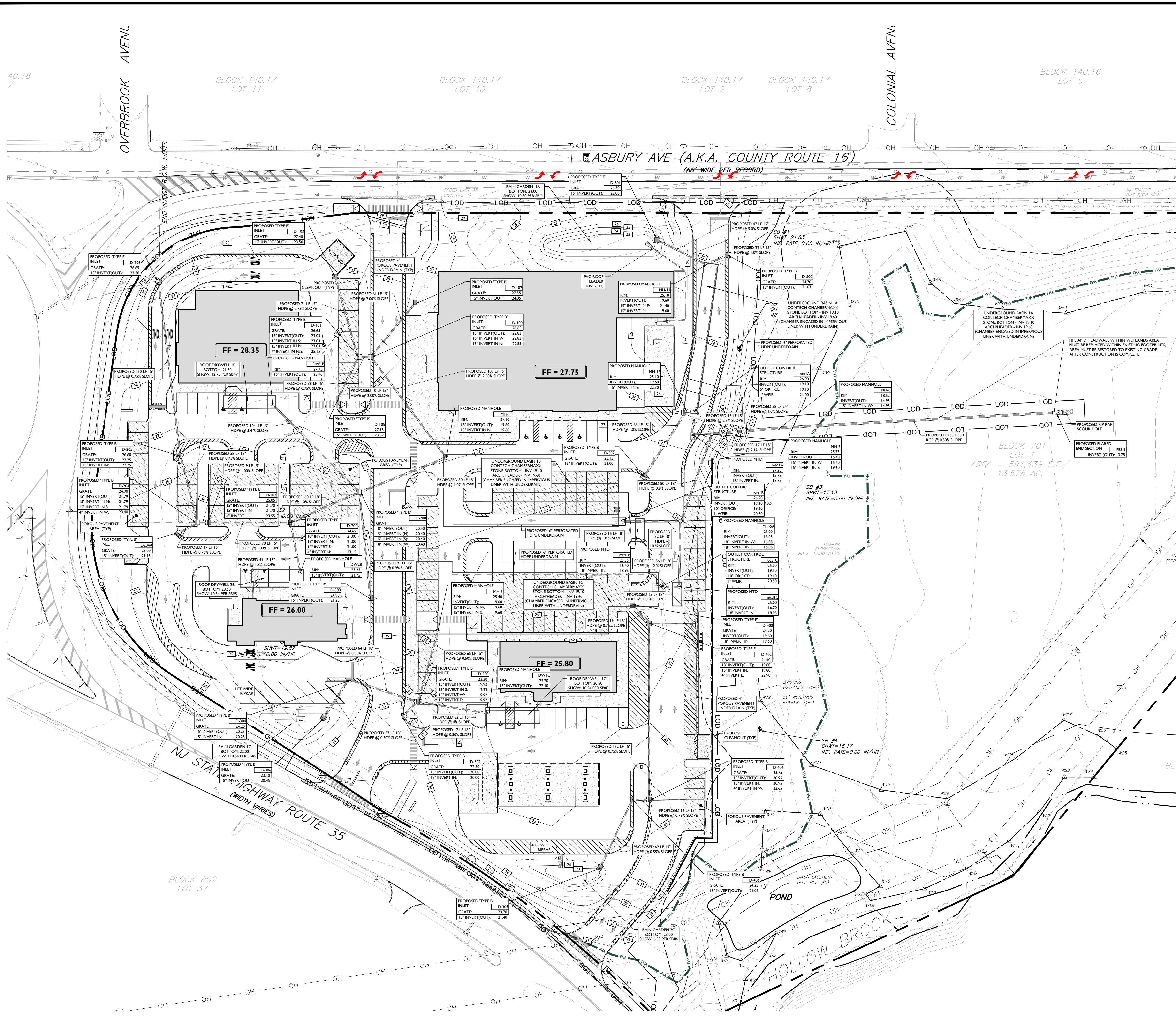
**STONEFIELD**  
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200142

TITLE:  
**GRADING PLAN**

DRAWING:  
**C-6**

C:\STONFIELD\DESIGN\CONTRACTS\PROJECTS\2021\PRI-200142\DWG\GRADING\GRADING.DWG



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
---	PROPOSED STORMWATER STRUCTURES
---	PROPOSED STORMWATER PIPING

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
  2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADE.
  3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
  4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

- EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES**
1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
  2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
  3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
  4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
  5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

- STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
  2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
  3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

Rutherford, NJ • New York, NY • Boston, MA  
Princeton, NJ • Tampa, FL • Detroit, MI  
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
Phone 609.362.6900

**PRELIMINARY & FINAL MAJOR SITE PLANS**

**M&M NEPTUNE, LLC**  
PROP IMPROVEMENTS

STATE OF NEW JERSEY  
JEFFREY A. MARTEL  
No. GE47290  
Professional Engineer  
JEFFREY A. MARTEL, P.E.  
NEW JERSEY LICENSE NO. 47290  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200142

TITLE:  
**STORMWATER MANAGEMENT PLAN**

DRAWING:  
**C-7**

GRAPHIC SCALE IN FEET  
1" = 40'

REVISED PER TOWNSHIP	REVISED PER NIDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NIDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	DESCRIPTION
05/13/2021	PC	05/10/2021	PC	04/22/2021	PC	03/10/2021	AMB
07/13/2021	PC	07/10/2021	PC	06/22/2021	PC	05/10/2021	AMB
09/13/2021	PC	09/10/2021	PC	08/22/2021	PC	07/10/2021	AMB
11/13/2021	PC	11/10/2021	PC	10/22/2021	PC	09/10/2021	AMB
12/13/2021	PC	12/10/2021	PC	11/22/2021	PC	10/10/2021	AMB

**STONEFIELD**  
engineering & design

Rutherford, NJ • New York, NY • Boston, MA  
Princeton, NJ • Tampa, FL • Detroit, MI  
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
Phone 609.362.6900

**M&M NEPTUNE, LLC**  
PROP IMPROVEMENTS

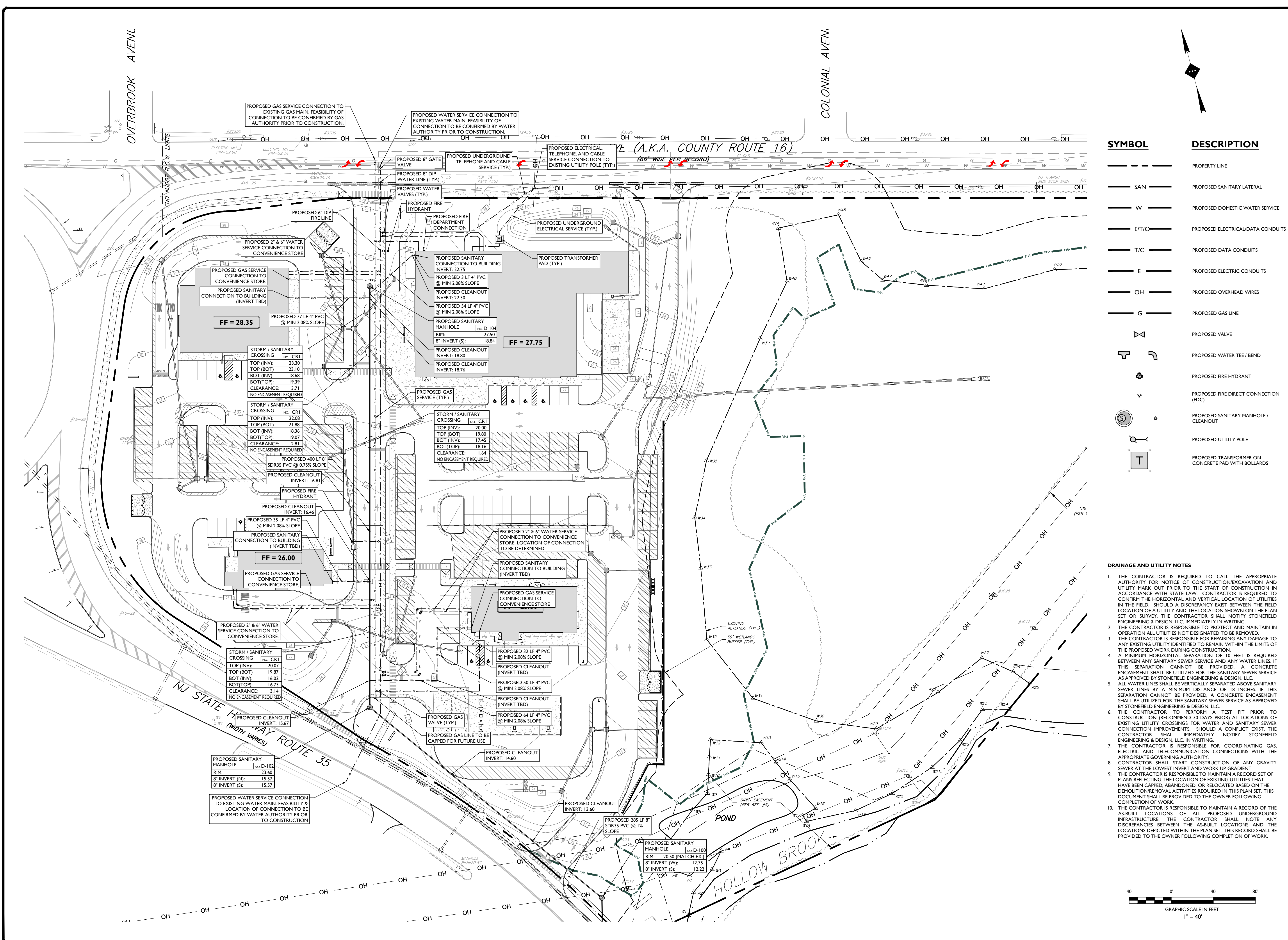
STATE OF NEW JERSEY  
JEFFREY A. MARTEL  
No. GE47290  
Professional Engineer  
JEFFREY A. MARTEL, P.E.  
NEW JERSEY LICENSE NO. 47290  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200142

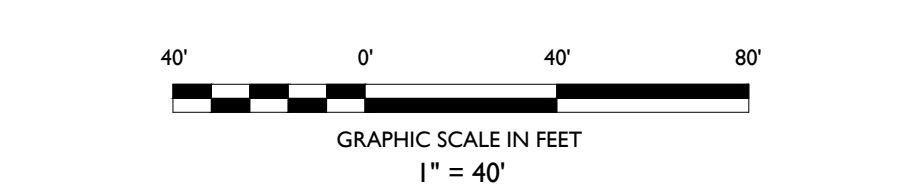
TITLE:  
**STORMWATER MANAGEMENT PLAN**

DRAWING:  
**C-7**



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
T/C	PROPOSED DATA CONDUITS
E	PROPOSED ELECTRIC CONDUITS
OH	PROPOSED OVERHEAD WIRES
G	PROPOSED GAS LINE
⊗	PROPOSED VALVE
⊕	PROPOSED WATER TEE / BEND
⊙	PROPOSED FIRE HYDRANT
⊕	PROPOSED FIRE DIRECT CONNECTION (FDC)
⊙	PROPOSED SANITARY MANHOLE / CLEANOUT
⊙	PROPOSED UTILITY POLE
T	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
  - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
  - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
  - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
  - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADEMENT.
  - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES SHOWN IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
  - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DISPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



REVISION	DATE	ISSUE	BY	DESCRIPTION
7	05/13/2021	PC		REVISED PER TOWNSHIP
6	05/10/2021	PC		REVISED PER NIDEP COMMENTS
5	04/22/2021	PC		REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC		REVISED PER NIDEP COMMENTS
3	03/10/2021	AMB		TOWNSHIP SUBMISSION
2	01/27/2021	AMB		COUNTY SUBMISSION
1	12/29/20	PC		FIRST SUBMISSION

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

Rutherford, NJ • New York, NY • Boston, MA  
Princeton, NJ • Tampa, FL • Detroit, MI  
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
Phone 609.362.6900

**PRELIMINARY & FINAL MAJOR SITE PLANS**

**M&M NEPTUNE, LLC**

**PROP IMPROVEMENTS**

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
704 N.J. ROUTE 35  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

STATE OF NEW JERSEY  
JEFFREY A. MARTEL  
No. GE47290  
NEW JERSEY LICENSE NO. 47290  
JEFFREY A. MARTEL, P.E.  
NEW JERSEY LICENSE NO. 47290  
LICENSED PROFESSIONAL ENGINEER

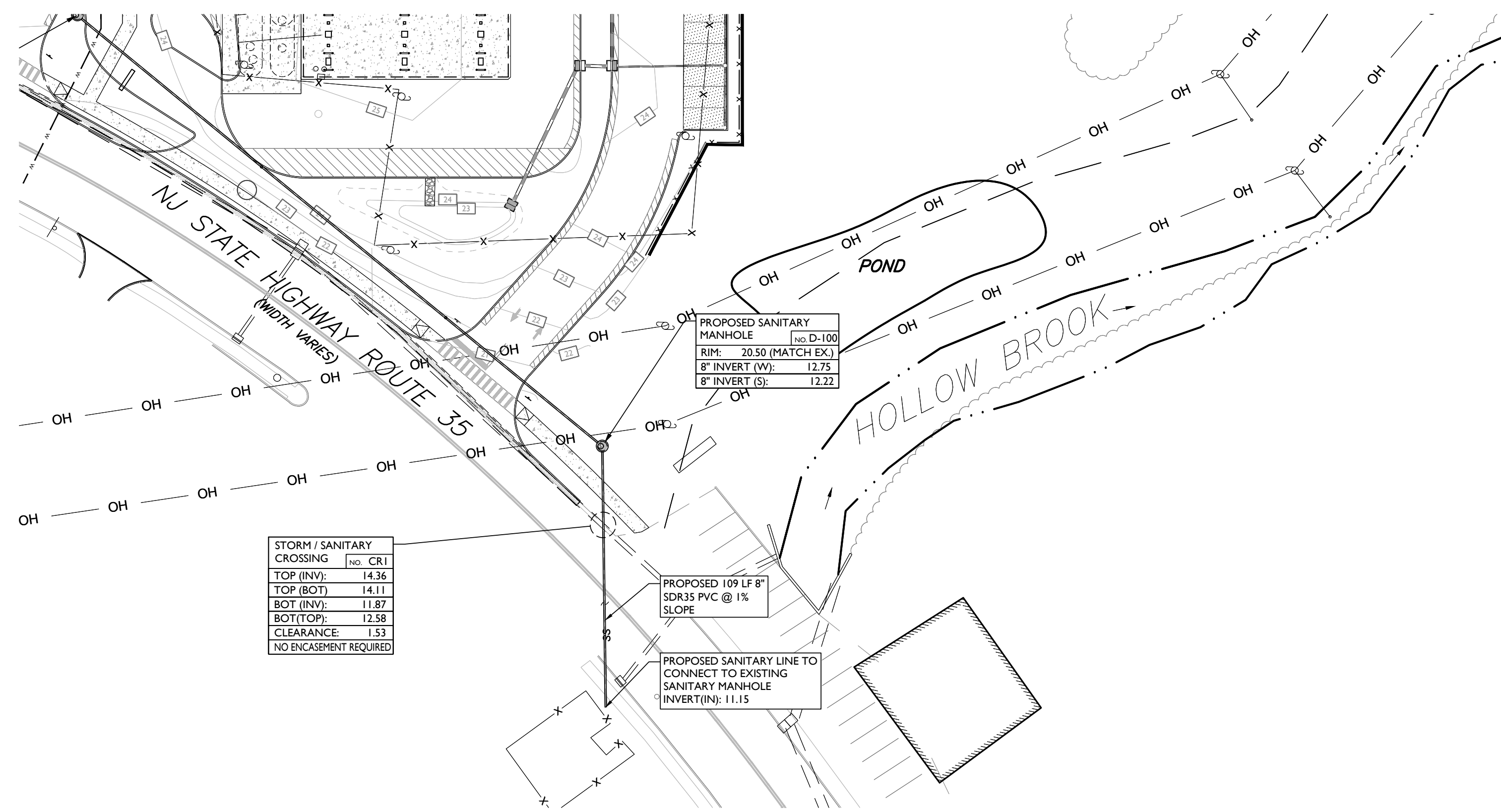
**STONEFIELD**  
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200142

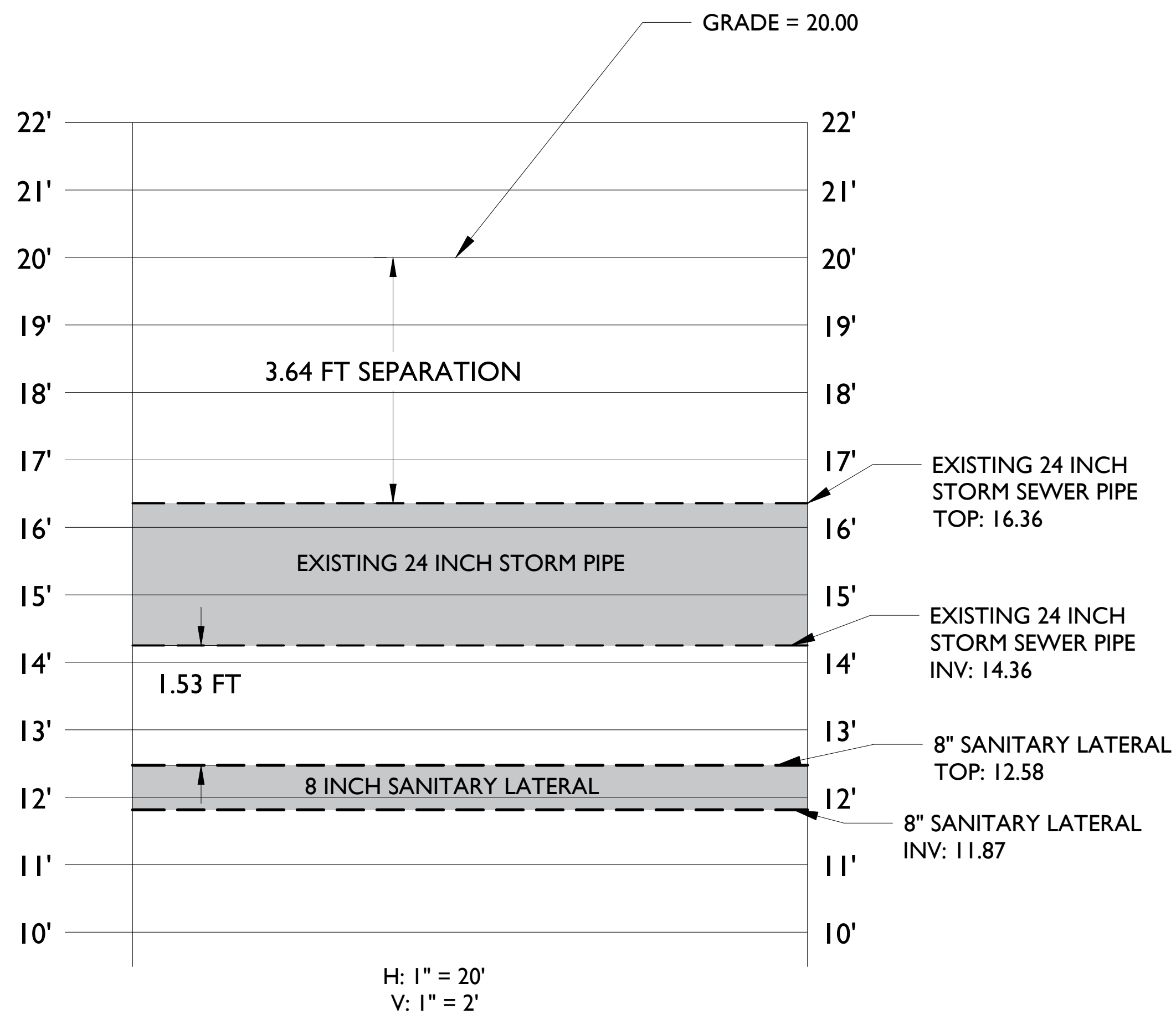
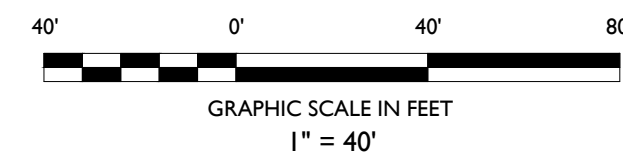
TITLE: **UTILITY PLAN**

DRAWING: **C-8**





**OFF-SITE IMPROVEMENTS**



**OFF-SITE SANITARY/STORM SEWER CROSSING PROFILE**

H: 1" = 20'  
V: 1" = 2'

ISSUE	DATE	BY	DESCRIPTION
7	05/13/2021	PC	REVISED PER TOWNSHIP
6	05/10/2021	PC	REVISED PER NJDEP COMMENTS
5	04/22/2021	PC	REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC	REVISED PER NJDEP COMMENTS
3	03/10/2021	AMB	TOWNSHIP SUBMISSION
2	01/27/2021	AMB	COUNTY SUBMISSION
1	12/29/20	PC	FIRST SUBMISSION

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

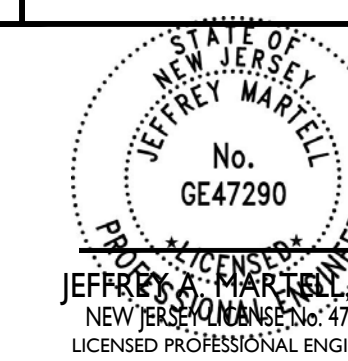
Rutherford, NJ · New York, NY · Boston, MA  
Princeton, NJ · Tampa, FL · Detroit, MI  
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLANS

**M&M NEPTUNE, LLC**  
PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
704 N.J. ROUTE 35  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY



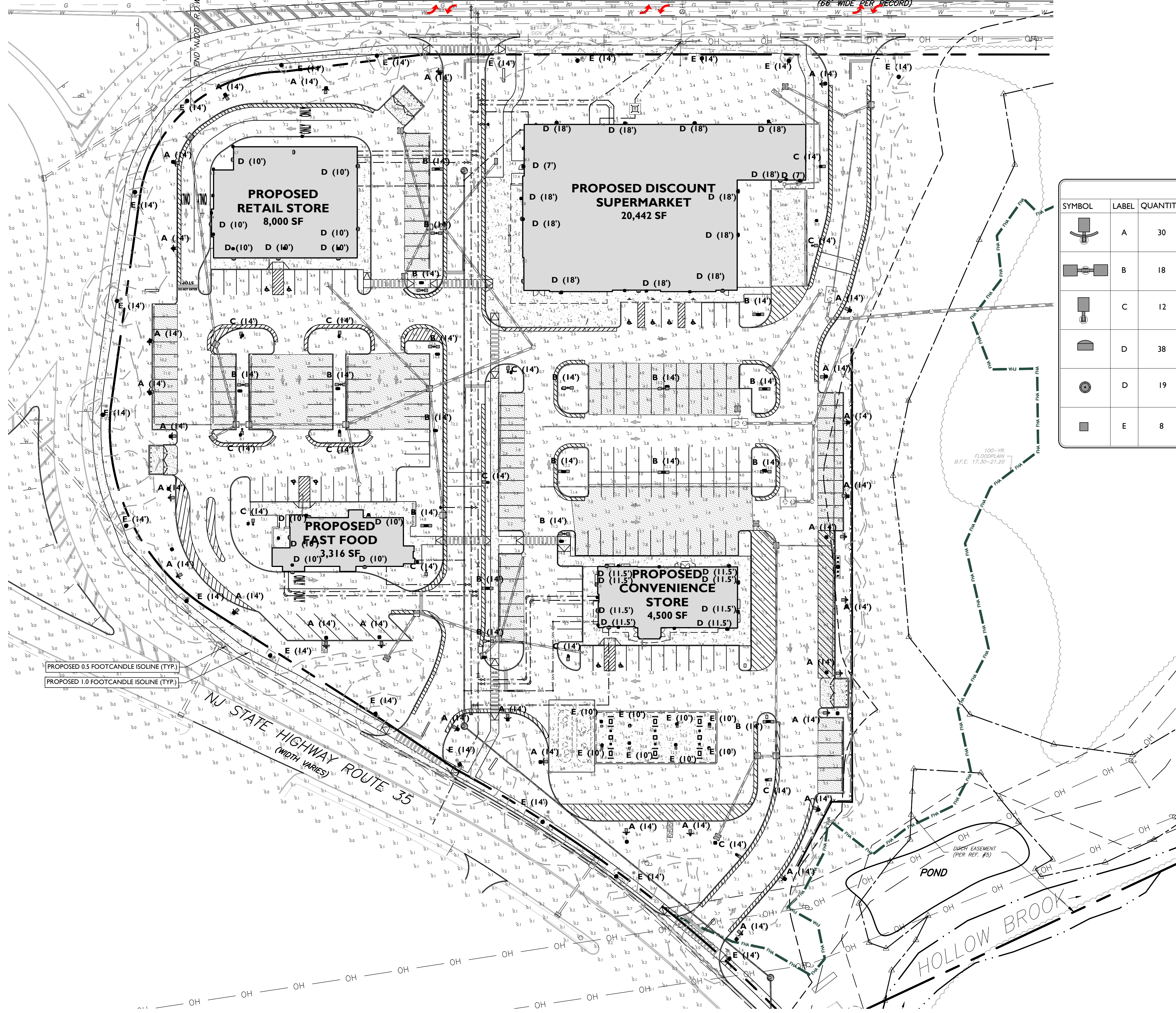
**STONEFIELD**  
engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-200142

TITLE:  
**OFF-SITE IMPROVEMENT PLAN**

DRAWING:  
**C-8A**

OVERBROOK AVE  
 ASBURY AVE (A.K.A. COUNTY ROUTE 16)  
 (66' WIDE PER RECORD)



SYMBOL	DESCRIPTION
---	PROPOSED CALCULATION AREA
---	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
■	PROPOSED AREA LIGHT
■	PROPOSED BUILDING MOUNTED LIGHT

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
■	A	30	CREE EDGE SERIES 100 LED AREA WITH BACKSHIELD	4MB	0.9	CREE	ARE-EDG-4MB--10-E-UL-525-40K-.IES
■	B	18	CREE EDGE SERIES 100 LED DOUBLE AREA LIGHT	4M	0.9	CREE	ARE-EDG-4M--10-E-UL-525-40K-.IES
■	C	12	CREE EDGE SERIES 100 LED AREA LIGHT	4M	0.9	CREE	ARE-EDG-4M--10-E-UL-525-40K-.IES
■	D	38	CREE EDGE WALL MOUNT LIGHT - 4M - 60 - LEDS - 700mA - 40K	4M	0.90	CREE LIGHTING	ITL78793_SEC-EDG-4M-xx-06-E-UL-700-40K.IES
■	D	19	OLD TOWN A850 - 175 WATT METAL HALIDE STREET LIGHT	A850	0.72	STERNBERG LIGHTING	A850-175MH.IES
■	E	8	CREE 304 SERIES CANOPY LIGHT - 60 LED CANOPY LIGHT	5M	0.9	CREE	CAN-304-5M-06-E-UL-525-40K

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
  - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
  - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
    - LIGHT EMITTING DIODES (LED): 0.90
    - HIGH PRESSURE SODIUM: 0.72
    - METAL HALIDE: 0.72
  - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
  - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.
  - WALL LIGHT LOCATIONS AND TYPES ARE STANDARD AND WILL BE CONFIRMED UPON FINAL ARCHITECTURAL PLANS.

REVISION	DATE	ISSUE	DESCRIPTION
7	05/13/2021	PC	REVISED PER TOWNSHIP
6	05/10/2021	PC	REVISED PER NJ DEP COMMENTS
5	04/22/2021	PC	REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC	REVISED PER NJ DEP COMMENTS
3	03/10/2021	AMB	TOWNSHIP SUBMISSION
2	01/27/2021	AMB	COUNTY SUBMISSION
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
 engineering & design

Rutherford, NJ • New York, NY • Boston, MA  
 Princeton, NJ • Tampa, FL • Detroit, MI  
 www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
 Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLANS

**M&M NEPTUNE, LLC**  
 PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
 704 N.J. ROUTE 35  
 TOWNSHIP OF NEPTUNE  
 MONMOUTH COUNTY, NEW JERSEY

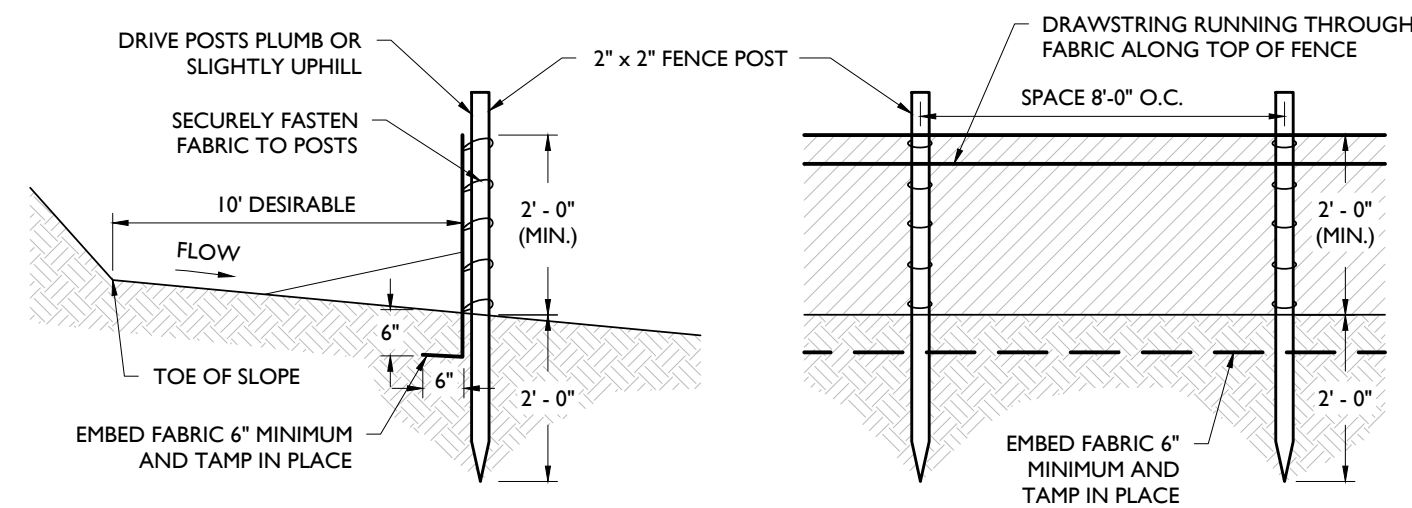
STATE OF NEW JERSEY  
 JEFFREY MARTEL  
 No. GE47290  
 JEFFREY A. MARTEL, P.E.  
 NEW JERSEY LICENSE NO. 47290  
 LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
 engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200142  
 TITLE: LIGHTING PLAN  
 DRAWING: C-9

C:\STONFIELDCORP\PROJECTS\2021\99-3001\1.EDG\WOOD\PROPERTIES\_754\INDU\31\_NEPTUNE\_NJ\CAD\DWG\TOP\PLT\LIGHT.DWG



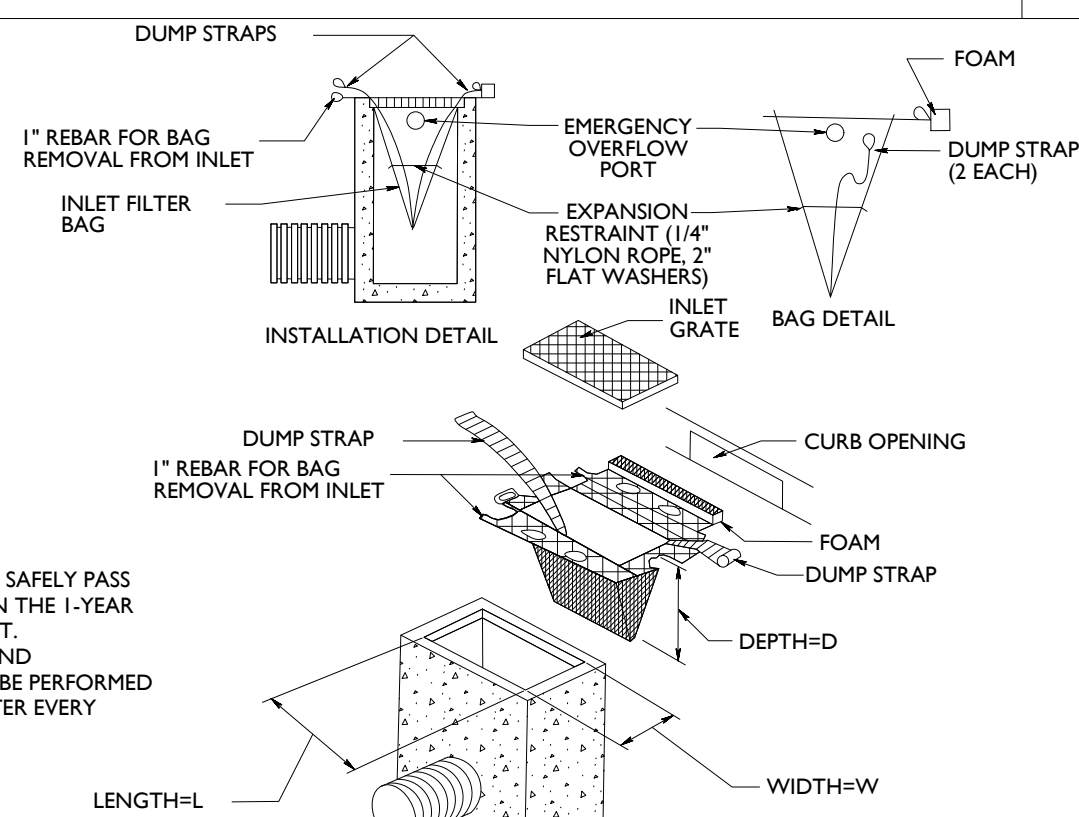


- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
  2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN) AND TAMP IN PLACE.
  3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
  4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

**SILT FENCE DETAIL**

NOT TO SCALE

1

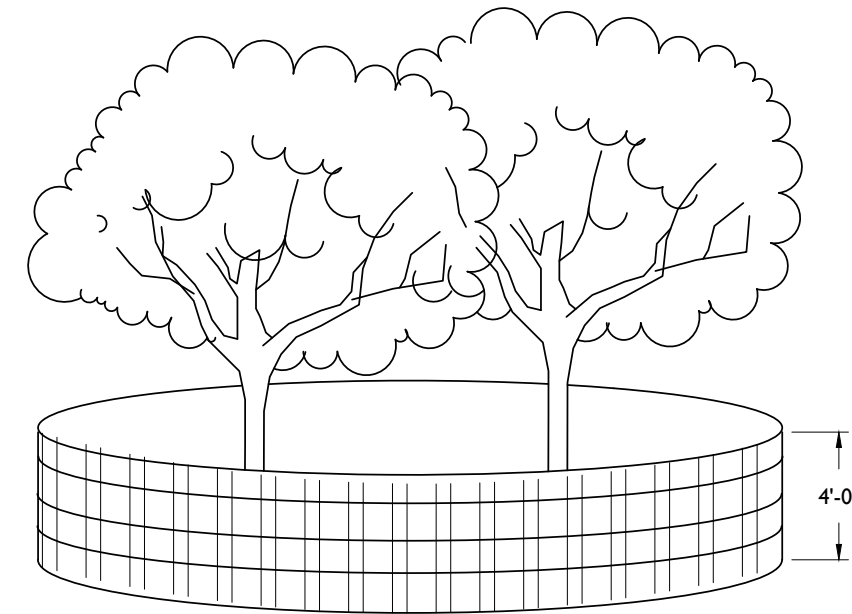


- NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
  2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

**INLET FILTER BAG DETAIL**

NOT TO SCALE

5



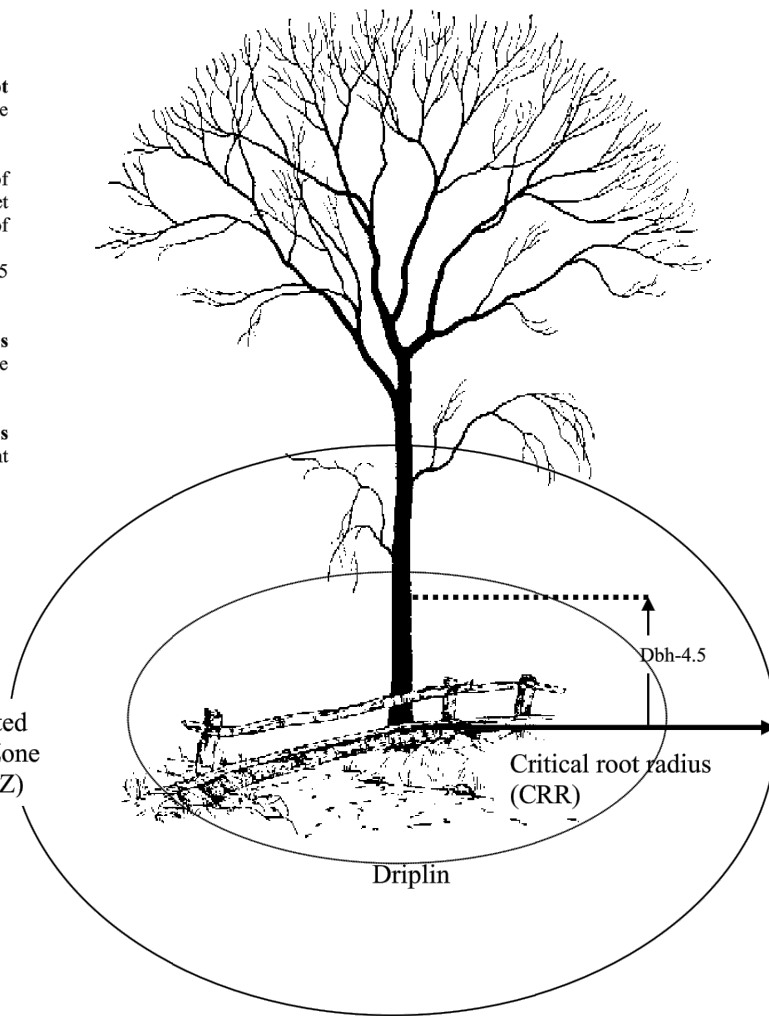
- NOTES:
1. General mechanical damage - see Figure 9.3 for correct root zone calculation and placement of tree protection.
  2. Box trees within 15 feet of a building site to prevent mechanical injury. Fencing or other barriers should be installed beyond the Critical Root Radius. See Figure 9.3. Tree root systems commonly extend well beyond the drip line.
  3. Boards will not be nailed to trees during building operations.
  4. Feeder roots should not be cut in an area inside the Protected Root Zone (PRZ).
  5. Damaged roots or exposed roots should have damaged bark removed immediately and no paint shall be applied. Exposed roots should be covered with topsoil immediately after excavation is complete. Roots shall be pruned to give a clean, sleep surface amenable to healing. Roots exposed during hot weather should be engaged to prevent permanent tree injury. Care for serious injury should be prescribed by a professional forester or licensed tree expert.
  6. Tree limb removal, where necessary, will be done as natural target pruning to remove the desired branch as close as possible to the branch collar. There should be NO Bark can. Bark can destroy a major defense system of the tree. See Figure 9-1. No tree paint shall be applied. All cuts should be made at the outside edge of the branch collar (Fig. 9-1 and 9-2). Cuts made too far beyond the branch collar may lead to excess sprouting, cracks and rot. Removal of a "V" crotch should be considered for free standing specimen trees (see Figure 9-2) to avoid future splitting damage.

Figure 9-3: Root Protection During Construction Guide

Estimate a tree's Protected Root Zone (PRZ) by calculating the Critical Root Radius (CRR).

1. Measure the dbh (diameter of tree at breast height, 4.5 feet above ground on the uphill side of tree) in inches.
2. Multiply measured dbh by 1.5 or 1.0. Express the result in feet.

Dbh x 1.5: Critical root radius for older, unhealthy, or sensitive species.  
 Dbh x 1.0: Critical root radius for younger, healthy or tolerant species.

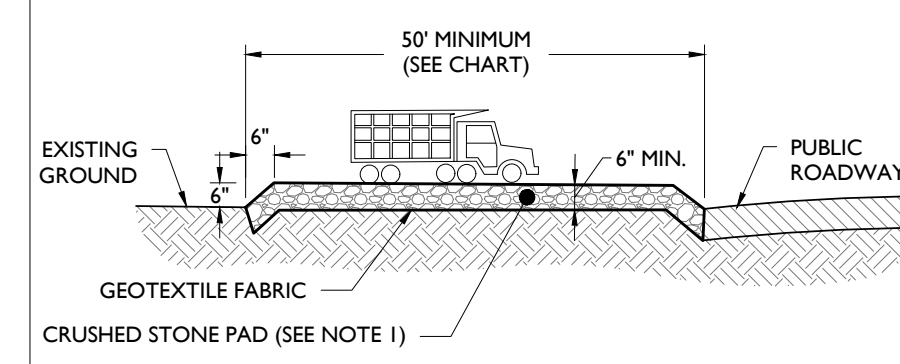


1. Protecting Trees from Construction Damage - A Homeowners Guide, Gary R. Johnson, University Of Minnesota Extension Service, Saint Paul, MN, 1999.

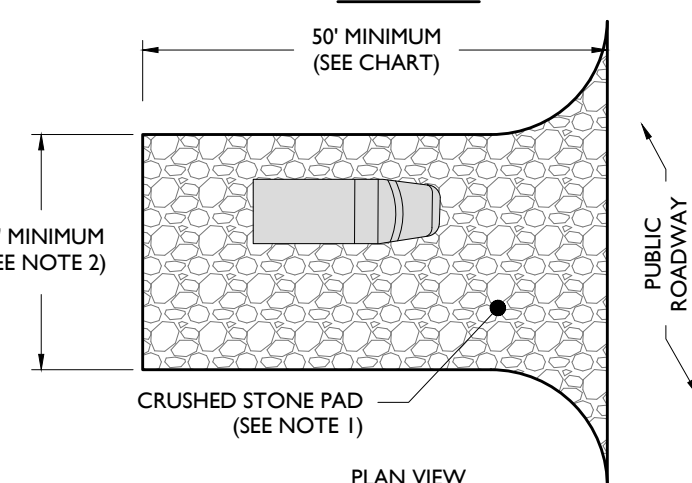
**TREE PROTECTION DETAIL**

NOT TO SCALE

2



SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	



- NOTES:
1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
  2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
  3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
  4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
  5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

**STABILIZED CONSTRUCTION ACCESS DETAIL**

NOT TO SCALE

3

Figure 9-1: Removal of Tree Limb

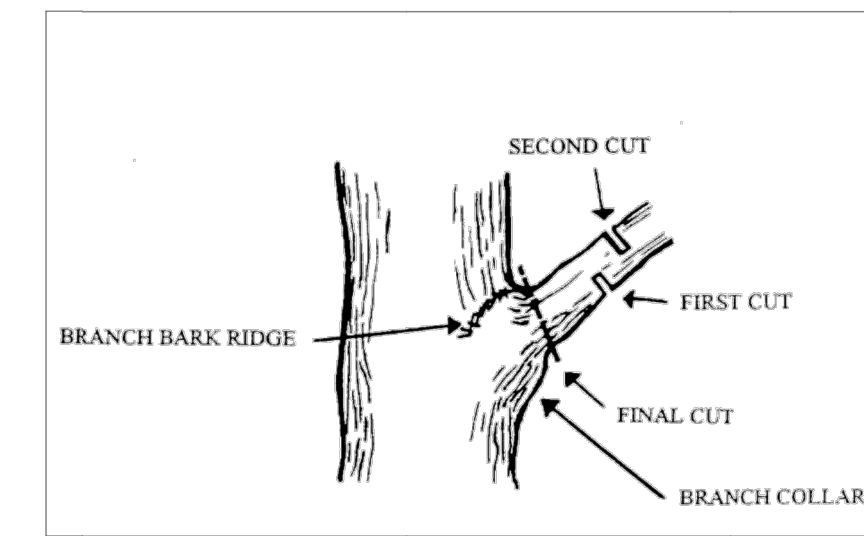
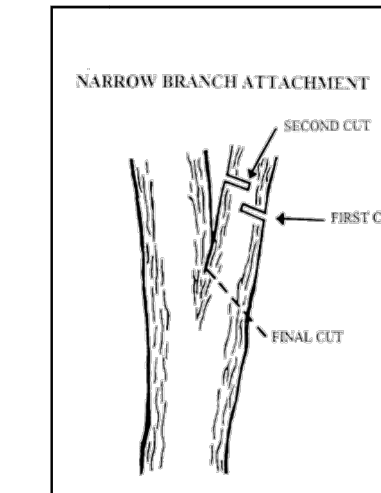
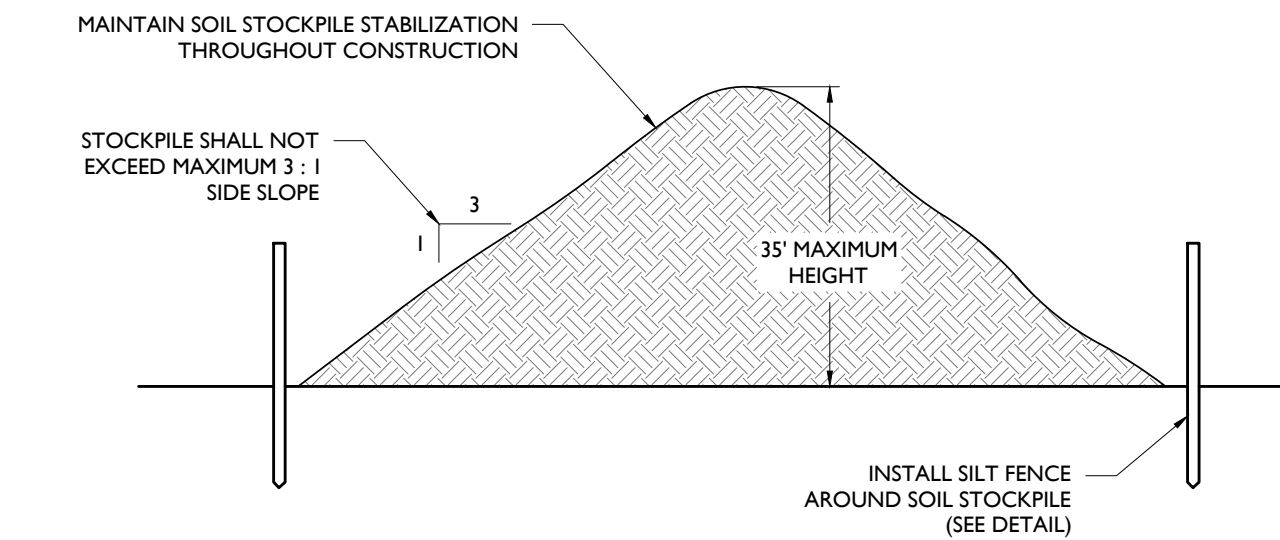


Figure 9-2 - Removal of "V" Crotch Limb



2



- NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
  2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

**SOIL STOCKPILE DETAIL**

NOT TO SCALE

4

NO.	DATE	ISSUE	BY	DESCRIPTION
7	05/13/2021	PC		REVISED PER TOWNSHIP
6	05/10/2021	PC		REVISED PER NIDEP COMMENTS
5	04/22/2021	PC		REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC		REVISED PER NIDEP COMMENTS
3	03/10/2021	AMB		TOWNSHIP SUBMISSION
2	01/27/2021	AMB		COUNTY SUBMISSION
1	12/29/20	PC		FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
 engineering & design

Rutherford, NJ • New York, NY • Boston, MA  
 Princeton, NJ • Tampa, FL • Detroit, MI  
 www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
 Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLANS

**M&M NEPTUNE, LLC**  
 PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
 704 N.J. ROUTE 35  
 TOWNSHIP OF NEPTUNE  
 MONMOUTH COUNTY, NEW JERSEY

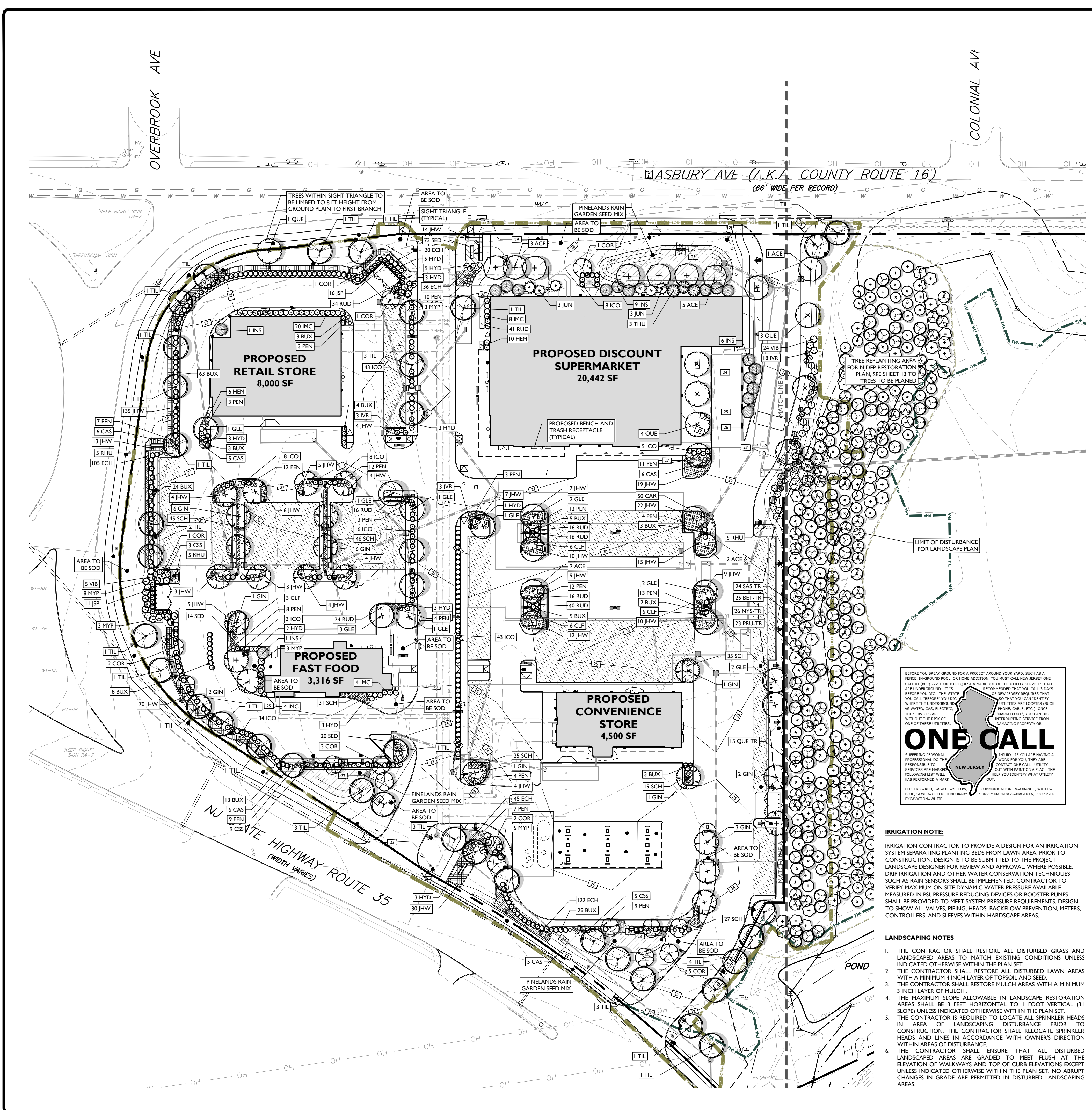
STATE OF NEW JERSEY  
 JEFFREY MARTELL  
 No. GE47290  
 JEFFREY A. MARTELL, P.E.  
 NEW JERSEY LICENSE NO. 47290  
 LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
 engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-200142

TITLE:  
**SOIL EROSION & SEDIMENT CONTROL DETAILS**

DRAWING:  
**C-11**



**PINELANDS NURSERY AND SUPPLY**  
**RAIN GARDEN MIX (#ZXMIRAING):**

ASCLEPIAS INCARNATA	SWAMP MILKWEED	10%
ASCLEPIAS SYRIACA	COMMON MILKWEED	8%
ASPERULUM CANADENSE	WAXY MONARDELLA	8%
CAREX CRINITA	FRINGED SEDGE	3%
COCCYTHUS FLORIDUS	COFFEE CREEPER	3%
ELMUS VIRGINICUS	VIRGINIA WILLOW	3%
CONOCLEUM COELESTIUM	BLUE HESTERFLOWER	3%
HELIUM AUTUMNALE	COMMON SWEETWILLOW	3%
WOLFETONIA VIRGINICA	SHAGBARK MALLOW	3%
WOLFETONIA VIRGINICA	SHAGBARK MALLOW	3%
LOBELIA CARDINALIS	GARDEN FLOWER	1%
LOBELIA SPICIFLORA	GREAT BLUE LOBELIA	1%
PANICUM VIRGATUM	BARTHOLOMEW	10%
SUBSEROTUM VIRGINICUM	ORANGE CONEFLOWER	8%
SCHIZOPHYLLON THROVENSIS	DWARF GREEN CONEFLOWER	3%
SOLIDAGO JUNCEA	EARLY GOLDENROD	3%
BIENERTIA VIRGINICA	EARLY BLUE ACHILLEA	3%
TRICHASANTIS DISSEMINATA	OHIO SPIDERWEED	3%
VERBENA HASTATA	SWAMP VERBENA	3%
VERBENA NOVBORACENSIS	NEW YORK BROWNWORT	2%
ZIZANIA ALBERA	GOLDEN ALEXANDER	2%

1. SOW ABOVE MIX AT A RATE OF 12 LBS./ACRE  
2. DEER TONGUE SHALL NOT BE PERMITTED IN THE SEED MIX DUE TO ITS AGGRESSIVE GROWING HABITS.

**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
ACE	13	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" - 3.5" CAL	B&B	AS SHOWN
COR	16	16	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	3" - 3.5" CAL	B&B	AS SHOWN
GIN	23	23	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	3" - 3.5" CAL	B&B	AS SHOWN
GLE	14	14	GLEDISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	3" - 3.5" CAL	B&B	AS SHOWN
QUE	8	8	QUERCUS PHellos	WILLOW OAK	3" - 3.5" CAL	B&B	AS SHOWN
TIL	36	36	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" - 3.5" CAL	B&B	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
INS	17	17	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6" - 7" HT	B&B	AS SHOWN
JSP	27	27	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6" - 7" HT	B&B	AS SHOWN
JUN	6	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6" - 7" HT	B&B	AS SHOWN
THUJ	3	3	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6" - 7" HT	B&B	AS SHOWN
TREE REPLACEMENT	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
BET-TR	25	25	BETULA LENTA	SWEET BIRCH	3" - 3.5" CAL	B&B	AS SHOWN
NYS-TR	26	26	NYSSA SYLVATICA	TUPELO	3" - 3.5" CAL	B&B	AS SHOWN
PRU-TR	23	23	PRUNUS SEROTINA	WILD BLACK CHERRY	3" - 3.5" CAL	B&B	AS SHOWN
QUE-TR	15	15	QUERCUS BICOLOR	SWAMP WHITE OAK	3" - 3.5" CAL	B&B	AS SHOWN
SAS-TR	24	24	SASSAFRAS ALBIDUM	SASSAFRAS	3" - 3.5" CAL	B&B	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CSS	17	17	CORNUS SERICEA	RED TWIG DOGWOOD	18" - 24"	POT	AS SHOWN
HYD	31	31	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BALMER HYDRANGEA	24" - 30"	POT	AS SHOWN
IVR	24	24	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	POT	AS SHOWN
VIB	29	29	VIBURNUM DENTATUM	VIBURNUM	36" - 42"	POT	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
BUX	165	165	BUXUS MICROPHYLLA 'WINTER GEM'	GLOBE WINTER GEM BOXWOOD	18" - 24"	B&B	AS SHOWN
ICO	142	142	ILEX GLABRA 'COMPACTA'	COMPACT INKBERY	18" - 24"	POT	AS SHOWN
IPC	36	36	ILEX X 'HESTERVAE' 'CHINA GIRL'	CHINA GIRL HOLLY	24" - 30"	B&B	AS SHOWN
MYP	22	22	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	24" - 30"	POT	AS SHOWN
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CLF	21	21	CALAMAGROSTIS X AUCUTIFLORA 'KARL FORSTER'	KARL FORSTER FEATHER REED GRASS	1 GAL	POT	AS SHOWN
CAS	28	28	CAREX STRICTA	TUSsock SEDGE	1 GAL	POT	AS SHOWN
PEN	146	146	PENISTELUM ALPEICUROIDES 'HAMELIN'	HAMELIN FOUNTAIN GRASS	1 GAL	POT	AS SHOWN
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
JHW	428	428	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 GAL	POT	36" o.c.
RHU	15	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL	POT	42" o.c.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SCH	228	228	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	POT	24" o.c.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
ECH	328	328	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	1 GAL	POT	18" o.c.
HEM	16	16	HEMEROCALLIS X 'PURPLE DE ORO'	PURPLE DE ORO DAYLILY	1 GAL	POT	18" o.c.
RUD	203	203	RUDBECKIA FLGIDA	CONEFLOWER	1 GAL	POT	18" o.c.
SED	107	107	SEDUM SPECTABILE 'AUTUMN FIRE'	SHOWY STONECROP	1 GAL	POT	18" o.c.
CAR	50	50	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	1 GAL	POT	18" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICATE.

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-1000 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE YOU DIG" TO HELP YOU IDENTIFY WHAT UTILITY SERVICES ARE LOCATED (SUCH AS WATER, GAS, ELECTRIC, CABLE, ETC.). ONCE THE SERVICES ARE MARKED OUT, YOU CAN DIG WITHOUT THE RISK OF DAMAGING PROPERTY OR PERSONS.

**NEW JERSEY ONE CALL**

IF YOU ARE HAVING A WORK FOR YOU, THEY ARE CONTACT ONE CALL. UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG. THE HELP YOU IDENTIFY WHAT UTILITY SERVICES ARE LOCATED (SUCH AS WATER, GAS, ELECTRIC, CABLE, ETC.). ONCE THE SERVICES ARE MARKED OUT, YOU CAN DIG WITHOUT THE RISK OF DAMAGING PROPERTY OR PERSONS.

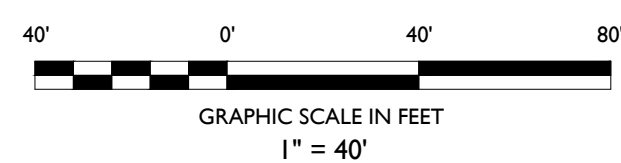
IF YOU ARE HAVING A WORK FOR YOU, THEY ARE CONTACT ONE CALL. UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG. THE HELP YOU IDENTIFY WHAT UTILITY SERVICES ARE LOCATED (SUCH AS WATER, GAS, ELECTRIC, CABLE, ETC.). ONCE THE SERVICES ARE MARKED OUT, YOU CAN DIG WITHOUT THE RISK OF DAMAGING PROPERTY OR PERSONS.

**IRRIGATION NOTE:**  
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

**LANDSCAPING NOTES**

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

PAUL DEVITTO, L.L.A.  
NEW JERSEY LICENSE No. 21A500123500  
LICENSED LANDSCAPE ARCHITECT



**PRELIMINARY & FINAL MAJOR SITE PLANS**

**M&M NEPTUNE, LLC**  
PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
704 N.J. ROUTE 35  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

**STONEFIELD**  
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200142

TITLE: **LANDSCAPING PLAN**

DRAWING: **C-12**

ISSUE DATE BY

7	05/13/2021	PC	REVISED PER TOWNSHIP
6	05/10/2021	PC	REVISED PER NIDEP COMMENTS
5	04/22/2021	PC	REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC	REVISED PER NIDEP COMMENTS
3	03/10/2021	AMB	TOWNSHIP SUBMISSION
2	01/27/2021	AMB	COUNTY SUBMISSION
1	12/29/20	PC	FIRST SUBMISSION

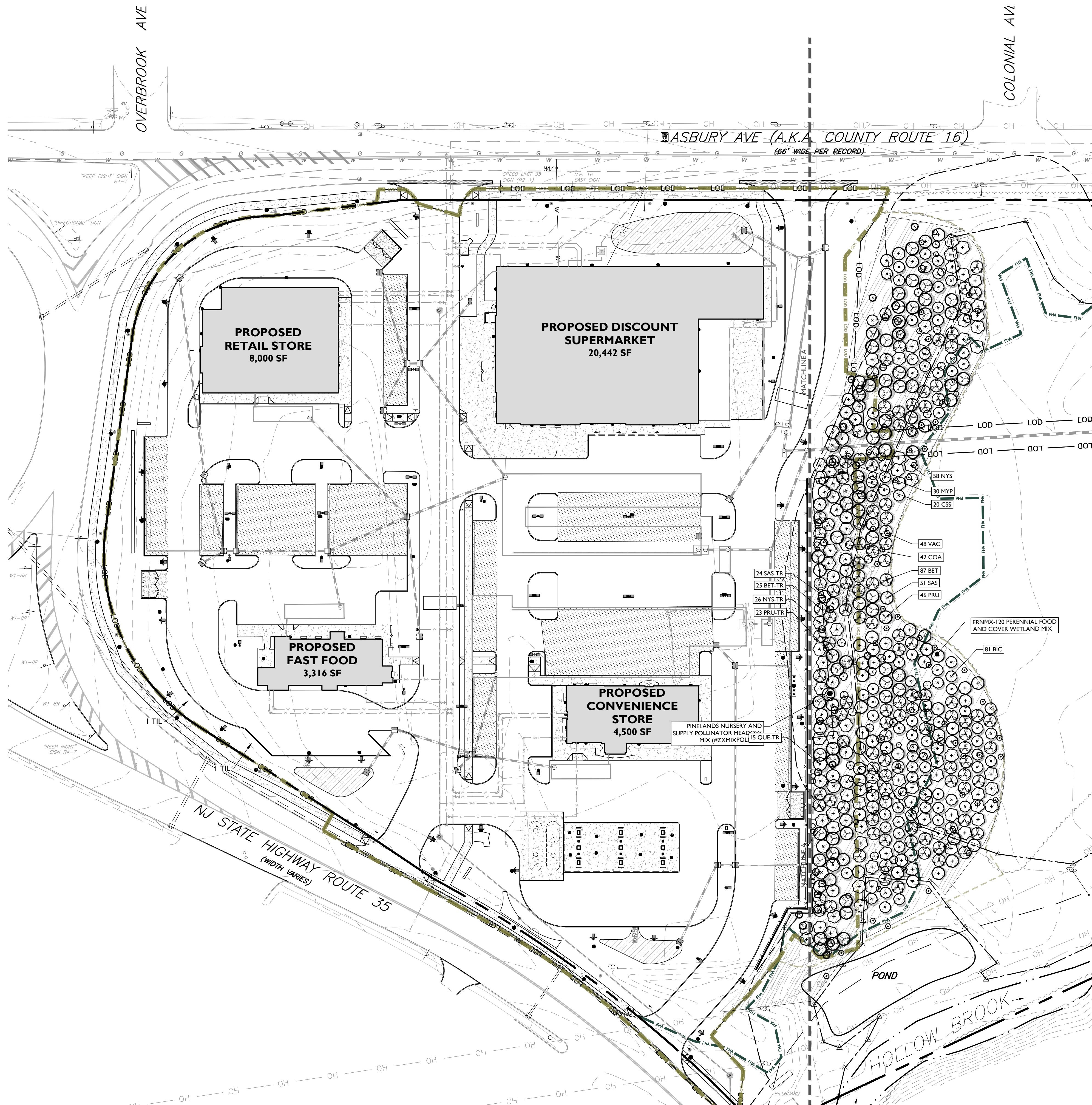
NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

Rutherford, NJ - New York, NY - Boston, MA  
Princeton, NJ - Tampa, FL - Detroit, MI  
www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
Phone 609.362.6900





### PLANT SCHEDULE - NJDEP RESTORATION AREA

REFORESTATION TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	BET	87	BETULA LENTA	SWEET BIRCH	1" - 1.5" CAL	WHIP	AS SHOWN
	NYS	58	NYSSA SYLVATICA	SOUR GUM	1" - 1.5" CAL	W.B.	AS SHOWN
	PRU	46	PRUNUS SEROTINA	WILD BLACK CHERRY	1" - 1.5" CAL	WHIP	AS SHOWN
	BIC	81	QUERCUS BICOLOR	SWAMP WHITE OAK	1" - 1.5" CAL	WHIP	AS SHOWN
	SAS	51	SASSAFRAS ALBIDUM	SASSAFRAS	1" - 1.5" CAL	WHIP	AS SHOWN
<b>TOTAL</b>		<b>323</b>					
TREE REPLACEMENT	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	BET-TR	25	BETULA LENTA	SWEET BIRCH	3" - 3.5" CAL	B&B	AS SHOWN
	NYS-TR	26	NYSSA SYLVATICA	TUPELO	3" - 3.5" CAL	B&B	AS SHOWN
	PRU-TR	23	PRUNUS SEROTINA	WILD BLACK CHERRY	3" - 3.5" CAL	B&B	AS SHOWN
	QUE-TR	15	QUERCUS BICOLOR	SWAMP WHITE OAK	3" - 3.5" CAL	B&B	AS SHOWN
	SAS-TR	24	SASSAFRAS ALBIDUM	SASSAFRAS	3" - 3.5" CAL	B&B	AS SHOWN
<b>TOTAL</b>		<b>113</b>					
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	COA	42	CORNUS AMOMIUM	SILKY DOGWOOD	5 GAL	POT	AS SHOWN
	CSS	20	CORNUS SERICEA	RED TWIG DOGWOOD	18" - 24"	POT	AS SHOWN
	IVR	2	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	POT	AS SHOWN
	VAC	48	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	5 GAL	POT	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	MYP	29	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	24" - 30"	POT	AS SHOWN

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.  
 TOTAL NJDEP TREE REFORESTATION PLANTINGS: (323 + 113 = 436 TOTAL TREES)

#### DISTURBED TRANSITION AREAS

VEGETATION TYPE:	ESTIMATED AREA:
FORESTED AREA	60,897 SF (1.40 ACRE)
SCRUB-SHRUB AREA	8,354 SF (0.19 ACRE)

AREAS ARE INDICATED PER HISTORIC AERIALS DATED 2011.

- #### PINELANDS NURSERY AND SUPPLY POLLINATOR MEADOW MIX (#ZXMIXPOLMIX):
- ANDROPOGON GERARDI 8%
  - ASPERULA SYRIACA 8%
  - COMMON BLUEWED 8%
  - CONOPSEUS LAM. SCUTATA 2%
  - CONOPSEUS P. 2%
  - ELYNUS VIRGINICUS 2%
  - CONYLIUM COEQUISTII 2%
  - EUPATORIUM PURPUREUM 2%
  - LEPTOCORIS GRACILIFLORA 2%
  - HELIOPSIS SCUTELLARIODES 2%
  - LACTUCA SPICATA 2%
  - MONARDA FISTULOSA 2%
  - PANICUM VIRGATUM 2%
  - RUDIBECKIA FULGIDA 2%
  - SCHIZACHNE FRAGRANS 2%
  - SOLIDAGO VIRGINICA 2%
  - STYRACHE FLORIBUNDA 2%
  - TREBISIA FLAVES 2%
  - VERISMA MACULATA 2%
  - VERISMA ALTERNIFOLIA 2%
  - WIGWAG 2%

- #### ERNST CONSERVATION SEED, INC PERENNIAL FOOD AND COVER WETLAND MIX (ERNMX-120):
- CAREX VALLPADOBA 20%
  - ELYNUS VIRGINICUS 20%
  - CAREX LUPULINA 12.5%
  - CAREX LYNDII 12.5%
  - CAREX SCORONIA 11.5%
  - ZINUS SPICATUS 2%
  - CAREX STRIATA 2%
  - LEERSIA SPICATUS 2%
  - CAREX ORNITHO 2%
  - SCIRPUS CYPERINUS 0.5%
  - FOX SEED 20%
  - VIRGINIA WILLOW 20%
  - RED SEED 12.5%
  - BLUNT BROOM SEED 11.5%
  - SOFT FISH 2%
  - AWL SEED 2%
  - RIPE CUTGRASS 2%
  - PERENNIAL SEED 2%
  - WOOLGRASS 0.5%

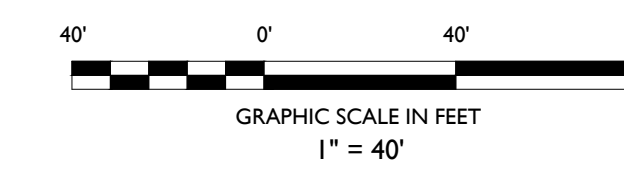
- SOW ABOVE MIX AT A RATE OF 20 LBS./ACRE
- APPLY COVER CROP OF GRASS MIX AT A RATE OF 30 LBS./ACRE
- DEER TONGUE SHALL NOT BE PERMITTED IN THE SEED MIX DUE TO ITS AGGRESSIVE GROWING HABITS.

### ONE CALL

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-2000 TO REQUIRE A MARK-OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE" YOU DIG SO THAT YOU CAN IDENTIFY UTILITIES AND LOCATES (GUCH PHONE, CABLE, ETC.) ONCE "THANKED OUT", YOU CAN DIG WITHOUT THE RISK OF INTERRUPTING SERVICE FROM DAMAGING PROPERTY OR SERVICES ARE MARKED. HELP YOU IDENTIFY WHAT UTILITY HAS PERFORMED A MARK-OUT:

ELECTRIC-RED, GAS/OIL-YELLOW, COMMUNICATION TV-ORANGE, WATER-BLUE, SEWER-GREEN, TRENCHING-MARKING-HAZARDOUS EXCAVATION-WHITE

- #### LANDSCAPING NOTES
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
  - NO MULCH SHALL BE APPLIED IN REFORESTATION AREA.
  - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3:1 HORIZONTAL TO 1:1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.



PAUL DEVITTO, L.L.A.  
 NEW JERSEY LICENSE No. 21A500123500  
 LICENSED LANDSCAPE ARCHITECT

ISSUE	DATE	BY	DESCRIPTION
7	05/13/2021	PC	REVISED PER TOWNSHIP
6	05/10/2021	PC	REVISED PER NJDEP COMMENTS
5	04/22/2021	PC	REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC	REVISED PER NJDEP COMMENTS
3	03/10/2021	AMB	TOWNSHIP SUBMISSION
2	01/27/2021	AMB	COUNTY SUBMISSION
1	12/29/20	PC	FIRST SUBMISSION

**NOT APPROVED FOR CONSTRUCTION**

## STONEFIELD

engineering & design

Rutherford, NJ • New York, NY • Boston, MA  
 Princeton, NJ • Tampa, FL • Detroit, MI  
 www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542  
 Phone: 609.362.6900

## PRELIMINARY & FINAL MAJOR SITE PLANS

# M&M NEPTUNE, LLC

## PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
 704 N.J. ROUTE 35  
 TOWNSHIP OF NEPTUNE  
 MONMOUTH COUNTY, NEW JERSEY

STATE OF NEW JERSEY  
 JEFFREY A. MARTEL  
 No. 6E47290  
 JEFFREY A. MARTEL, P.E.  
 NEW JERSEY LICENSE No. 47290  
 LICENSED PROFESSIONAL ENGINEER

## STONEFIELD

engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200142

TITLE: NJDEP TRANSITION AREA RESTORATION PLAN

DRAWING: C-13

