

PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
1904	4		690 WAYSIDE RD	PIERSALL, JAMES & MICALIC/NICHOLAS	690 WAYSIDE ROAD	NEPTUNE, NJ 07753	
1904	23		634 WAYSIDE RD	WAYSIDE ROAD, LLC	88 WANAMAHER AVENUE	ORADELL, NJ 07649	
1904	27		654 WAYSIDE RD	NETO PROPERTIES 27, LLC	1 MARILYN COURT	EATONTOWN, NJ 07724	
1904	28		656 WAYSIDE RD	SANDOVAL, ELOY & ROSAS, FAVIOLA	656 WAYSIDE RD	NEPTUNE, NJ 07753	
1904	29		14 ARNOLD AVE	14 ARNOLD, LLC	PO BOX 719	ASBURY PARK, NJ 07712	
1905	5		13 ARNOLD AVE	DANIELY, KEVIN J & SANDRA SMITH	13 ARNOLD AVENUE	NEPTUNE, NJ 07753	
1905	6		660 WAYSIDE RD	COMPOLY, MICHAEL	660 WAYSIDE ROAD	NEPTUNE, NJ 07753	
1905	7		2832 W BANCOS AVE	KARAN, INC.	2832 WEST BANCOS AVENUE	NEPTUNE, NJ 07753	
1905	10		2830 W BANCOS AVE	PIERRE, YVON & VERNET, RAYMONDE	2830 WEST BANCOS AVENUE	NEPTUNE, NJ 07753	
2201	1		700 WAYSIDE RD	HUNT, DAVID M	700 WAYSIDE ROAD	NEPTUNE, NJ 07753	
2201	46.01		2831 W BANCOS AVE	FAIRCLOUGH, LATOYA & JOHNSON, STEPHEN Y	2831 WEST BANCOS AVENUE	NEPTUNE, NJ 07753	
2301	58		701 CHAPLAGEN DR	RUBIN, LARRY	701 CHAPLAGEN DRIVE	NEPTUNE, NJ 07753	
2301	59		2911 W BANCOS AVE	FERNANDES, DAVID A & ELIZABETH A	2911 W BANCOS AVENUE	NEPTUNE, NJ 07753	
2301	60		700 OHAGAN TER	WHYTE, DONOVAN & HERMINA	700 OHAGAN TERRACE	NEPTUNE, NJ 07753	
2301	61		702 OHAGAN TER	MARCBENAT, JEAN PIERRE & NAHOMIE	702 OHAGAN TERRACE	NEPTUNE TWP, NJ 07753	
2308	3		705 WAYSIDE RD	KELLERMAN, MICHAEL & ANTOINETTE	705 WAYSIDE ROAD	NEPTUNE, NJ 07753	
2308	4		703 WAYSIDE RD	COTTMAN, PATRICIA J	703 WAYSIDE ROAD	NEPTUNE, NJ 07753	
2308	5		2901 W BANCOS AVE	RODRIGUEZ, WILLIAM & LINDA	2901 W BANCOS AVE	NEPTUNE, NJ 07753	
2308	6		2903 W BANCOS AVE	WALDRON, CAROL	2903 WEST BANCOS AVE	NEPTUNE, NJ 07753	
2308	7		2905 W BANCOS AVE	EASON, NORMAJEAN	2905 WEST BANCOS AVENUE	NEPTUNE, NJ 07753	
2308	8		2907 W BANCOS AVE	DELLETT, LAWRENCE W & PEARCE, PATRICE	1608 BARKALOW ROAD	WALL, NJ 07719	
2601	24		3012 W BANCOS AVE	HERSCHEL, JOHANNA	3012 W BANCOS AVENUE	NEPTUNE, NJ 07753	
2601	26		3006 W BANCOS AVE	FAHY, PATRICK & DIANE	130 ROBIN ROAD	NEPTUNE, NJ 07753	
2601	27		3002 W BANCOS AVE	FIGLIO, CARLA A	3002 W BANCOS AVE	NEPTUNE, NJ 07753	
2601	29		2922 W BANCOS AVE	GILLESPIE, KENNETH E	PO BOX 1013	NEPTUNE, NJ 07754	
2601	30		2920 W BANCOS AVE	GRIGGS, DERRICK & ABEER	2920 W BANCOS AVE	NEPTUNE, NJ 07753	
2601	31		2918 W BANCOS AVE	735 GROVE PROPERTY DEVELOPMENT, LLC	58 BLUE GRASS BOULEVARD	BRANCHBURG, NJ 08876	
2601	32		2916 W BANCOS AVE	MERCADO, ISRAEL & NICOLE	2916 W BANCOS AVE	NEPTUNE, NJ 07753	
2601	33		2900 W BANCOS AVE	WEST CONGREGATION OF NEPTUNE OF JEH	307 MICHELLE COURT	NEPTUNE, NJ 07753	
2601	34		649 WAYSIDE RD	PIERSALL, JEFFREY A	649 WAYSIDE ROAD	NEPTUNE, NJ 07753	
2601	35		645 WAYSIDE RD	RENSHAW, SUSAN	645 WAYSIDE ROAD	NEPTUNE, NJ 07753	
2601	36		5 ASH DRIVE	WILKINSON, FONTAE	5 ASH DRIVE	NEPTUNE, NJ 07753	
2601	37		7 ASH DRIVE	JONES, JOEL AJR	7 ASH DRIVE	NEPTUNE TWP, NJ 07753	
2601	38		9 ASH DRIVE	WARNER, CHENOA	9 ASH DRIVE	NEPTUNE, NJ 07753	
2601	39		11 ASH DRIVE	BOUD, THEODORE R & BRENDA J	11 ASH DRIVE	NEPTUNE, NJ 07753	
2601	40		13 ASH DRIVE	RIANO, INOCENCIA	13 ASH DRIVE	NEPTUNE, NJ 07753	
2601	41		15 ASH DRIVE	ADELMANN, HARRY W & THERESA M	15 ASH DRIVE	NEPTUNE, NJ 07753	
2601	42		17 ASH DRIVE	PARKER, JOHN & SONDRRA	17 ASH DRIVE	NEPTUNE, NJ 07753	
2601	43		19 ASH DRIVE	MARTIN, TYRILL N	19 ASH DRIVE	NEPTUNE, NJ 07753	
2602	9		16 ASH DRIVE	WOODNORTH, GEORGE EDWARD & DOROTHY	16 ASH DRIVE	NEPTUNE, NJ 07753	
2602	10		14 ASH DRIVE	ANDERSON, MIRANDA	14 ASH DRIVE	NEPTUNE, NJ 07753	
2602	11		12 ASH DRIVE	FRANKLIN, NILE OLIVIER	12 ASH DRIVE	NEPTUNE, NJ 07753	
2602	12		10 ASH DRIVE	WYLEY, LORETTA	10 ASH DRIVE	NEPTUNE, NJ 07753	
2602	13		8 ASH DRIVE	ORSINO, JILL	8 ASH DRIVE	NEPTUNE TWP, NJ 07753	

UTILITIES TO NOTIFY

Please be advised that pursuant to Chapter 245, P.L. 1991, as of August 7th, 1991, any Applicant seeking a major subdivision or site plan approval, is required to provide a **Notice of Public Hearing to all Public Utilities and CATV** companies that own land or possess any easement that is within 200 feet of the proposed development.

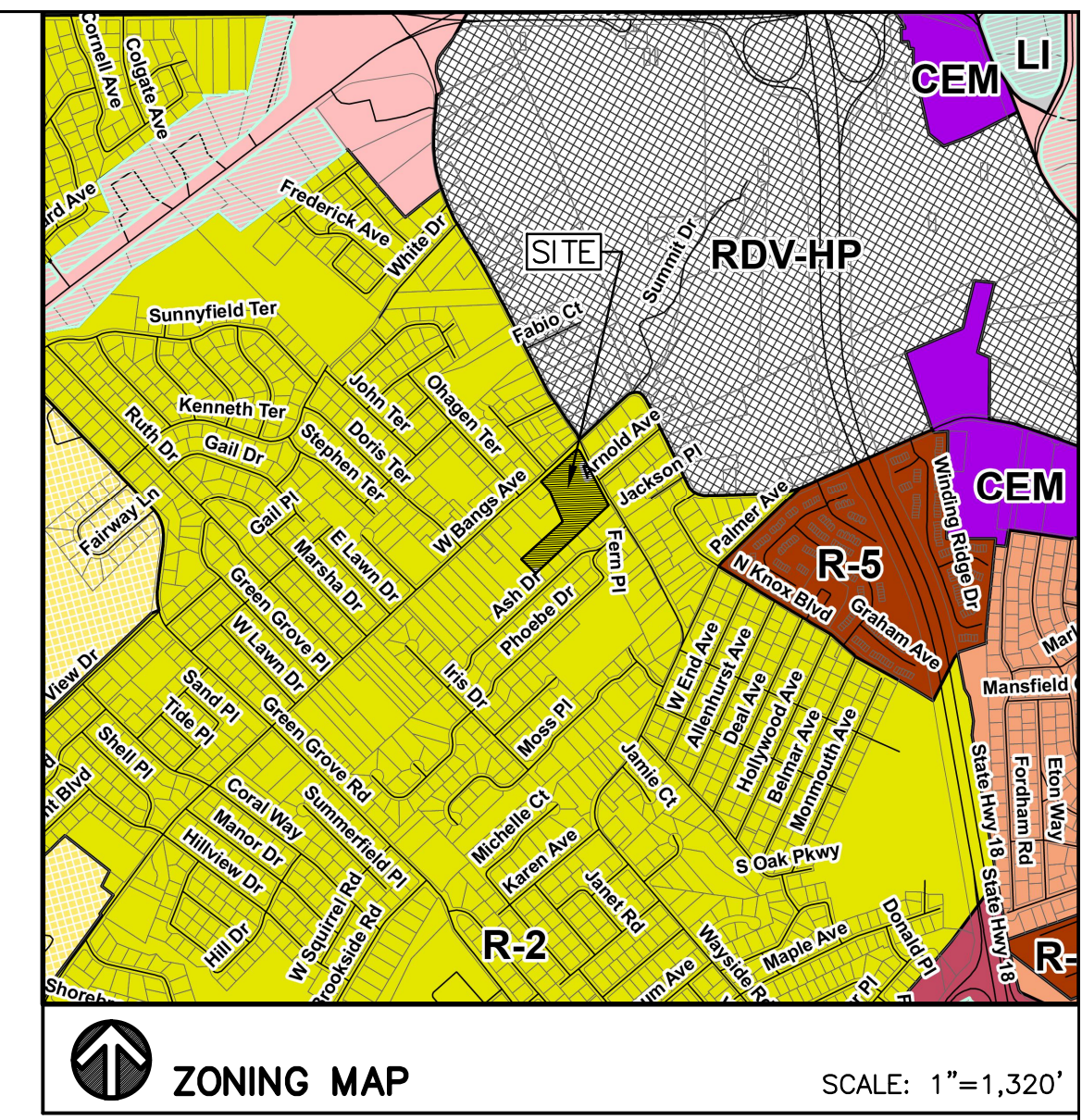
- Below is a list of Public Utilities which provide this service to the Neptune Area:
- New Jersey - American Water Company, Inc.**
Att: Donna Short GIS Supervisor
1025 Laurel Oak Road
Voorhees, NJ 08043
 - Verizon**
Legal Department, 17th Floor
C/O Land Use Matters
540 Broad Street
Newark, NJ 07102
 - New Jersey Natural Gas Company**
Attn: Right of Way Department
1415 Wyckoff Road
Wall Twp., NJ 07719
 - Jersey Central Power & Light Company**
Attn: Land Use Matters
300 Madison Avenue
Morristown, NJ 07960
 - Monmouth Cablevision**
Attn: Land Use Matters
1501 18th Avenue
Wall Twp., NJ 07719

CONSTRUCTION NOTES:

- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY STATE, COUNTY AND TOWNSHIP PERMITS.
- THE CONTRACTOR SHALL CONTACT THE UTILITIES COORDINATION COMMITTEE AT 1-800-272-1000 FOR A UTILITY MARK UP IN THE AREA OF THE CONSTRUCTION AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- THESE PLANS IN NO WAY SHOW ALL THE EXISTING UNDERGROUND OR ABOVE GROUND UTILITIES LOCATED WITHIN THE PROJECT SITE, WEST BANGS AVENUE, WAYSIDE ROAD R.O.W. IT IS THEREFORE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL THE EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.
- WHERE EXISTING UTILITIES ARE TO BE CROSSED BY THE PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. THE TEST PIT INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO PERMIT ADJUSTMENTS, IF REQUIRED.
- ALL EXISTING TO BE DISTURBED OR PROPOSED CURBS, SIDEWALK, DRIVEWAY OPENINGS AND PAVEMENT SHALL BE RESTORED AND/OR INSTALLED IN ACCORDANCE WITH THE CURRENT TOWNSHIP STANDARDS AND SPECIFICATIONS.
- ALL THE EXISTING POWER POLES WITHIN 10 FEET OF THE PROPOSED IMPROVEMENTS SHALL EITHER BE RELOCATED OR SUPPORTED PER THE RECOMMENDATIONS OF THE UTILITY COMPANY.
- THE OUTBOUND SURVEY AND TOPOGRAPHIC INFORMATION AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY THE APPLICANT.
- LOCATION OF PROPOSED FIRE HYDRANTS (IF REQUIRED) ARE SUBJECT TO REVIEW AND APPROVALS OF THE MUNICIPAL FIRE OFFICIAL.
- ALL ROOF LEADERS TO BE CONNECTED TO PROP. DRY WELL AND ALL DOWNSPOUTS TO BE PROVIDED WITH MEANS OF EMERGENCY OVERFLOW. SUMP PUMP DISCHARGE WILL BE CONNECTED TO ROOF DRAIN COLLECTION SYSTEM AND WILL ALSO BE DIRECTED TO THE DRY WELLS.
- THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND PAY APPLICABLE INSPECTION FEES BEFORE OBTAINING A CONSTRUCTION PERMIT.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWNSHIP ENGINEER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

GENERAL NOTES

- PROPERTY KNOWN AND DESIGNATED AS LOT 33 IN BLOCK 26.01 SHOWN ON THE CURRENT TAX MAP SHEET NO. 26 OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.
- AREA OF SITE:
EX. LOT 33 = 234,675 S.F. ± (5.3874 AC. ±)
- THE PROPERTY IS SITUATED IN ZONE "R-2" (LOW DENSITY SINGLE-FAMILY RESIDENTIAL).
- LOT 33 CURRENTLY HAS AN EX. 8,518 S.F. ± 1 STORY BRICK KINGDOM HALL, EX. 328 S.F. ± SHED AND 122 EX. PARKING STALLS.
- THE APPLICANT PROPOSES TO CONSTRUCT 25 ADDITIONAL PARKING STALLS, SOLAR CANOPY AND MINOR SITE MODIFICATIONS.
- SURVEY REFERENCE:**
THE OUTBOUND SURVEY INFORMATION AS SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A PLAN ENTITLED, "ENGINEERING SITE PLAN AND GRADING MAP MADE FOR NEPTUNE CONGREGATION OF JEHOVAH'S WITNESSES SITUATED IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, N.J.", DATED 05/31/1983, LAST REVISED 08/25/1983, PREPARED BY WILLIAM D. AYERS, C.E., ALLENHURST, N.J.
- ALL PROPOSED IMPROVEMENTS SHALL CONFORM TO THE TOWNSHIP OF NEPTUNE STANDARDS AND SPECIFICATIONS.
- OWNER/APPLICANT:**
WEST CONGREGATION OF NEPTUNE OF JEHOVAH'S WITNESSES, INC.
ROBERT LEONDIS, AUTHORIZED AGENT
2900 WEST BANGS AVENUE
NEPTUNE, NJ 07753
TEL: (845) 741-4887



200 FT. RADIUS MAP
SCALE: 1"=100'

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SHEET NO. LAST REVISED

BULK REQUIREMENTS FOR ZONE "R-2" (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	12,500 SF	234,675 SF ±	234,675 SF ±
MINIMUM LOT WIDTH	100 FT	489.52 FT	489.52 FT
MINIMUM LOT FRONTAGE	100 FT	860.67 FT	860.67 FT
MINIMUM LOT DEPTH	100 FT	477.17 FT	477.17 FT
PRINCIPAL BUILDING:			
MINIMUM FRONT YARD SETBACK (WEST BANK AVE.)	15 FT	97.9 FT	97.9 FT
MINIMUM FRONT YARD SETBACK (WAYSIDE RD.)	15 FT	123.7 FT	123.7 FT
MINIMUM SIDE YARD SETBACK	*36.75 FT	129.7 FT	129.7 FT
MINIMUM REAR YARD SETBACK	*36.75 FT	256.97 FT	256.97 FT
ACCESSORY BUILDING:			
MINIMUM FRONT YARD SETBACK (WEST BANK AVE.)	15 FT	59.2 FT	59.2 FT
MINIMUM SIDE YARD SETBACK	15 FT	19 FT	19 FT
MAXIMUM PERCENT OF BUILDING COVERAGE	30%	(8,846 SF ±) 3.77%	(8,846 SF ±) 3.77%
MAXIMUM PERCENT TOTAL LOT COVERAGE	40%	(60,478 SF ±) 25.77%	(65,778 SF ±) 28.03%
MAXIMUM NUMBER OF STORIES	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	24.5 FT	24.5 FT
MINIMUM IMPROVABLE AREA (M.I.A.)	2,400 SF	>2,400 SF	>2,400 SF
MINIMUM M.I.A. DIAMETER CIRCLE	32 FT	>32 FT	>32 FT
NO PARKING PERMITTED IN FRONT YARD	NOT PERMITTED	(E) NON-CONFORMING	(E) NON-CONFORMING
PARKING SETBACK FROM ANY SIDE PROPERTY LINE	20 FT	57.06 FT	59.15 FT
PARKING SETBACK FROM REAR PROPERTY LINE	10 FT	97.02 FT	98.49 FT

* ANY BUILDING SHALL BE SET BACK FROM ANY RESIDENTIAL PROPERTY LINE AT LEAST ONE-AND-ONE-HALF (1-1/2) TIMES THE HEIGHT OF THE MAIN ROOF LINE, OR THE APPLICABLE ZONE DISTRICT REQUIREMENT, WHICHEVER IS GREATER.
(E) EXISTING NON-CONFORMING

OFF-STREET PARKING REQUIREMENTS

PLACE OF WORSHIP:
1 SPACE PER 4 SEATS; EVERY THREE (3) FEET OF A PEW MEASURED HORIZONTALLY SHALL BE CONSIDERED A SEAT.
350 EXISTING SEATS/4 SEATS PER SPACE = 88 SPACES REQUIRED
EXISTING PARKING ON SITE = 122 SPACES
NEW PROPOSED PARKING = 25 SPACES
TOTAL NEW PROVIDED PARKING = 147 SPACES (INCLUDES 5 REQUIRED ADA PARKING SPACES)
PER STATE OF NJ REQUIREMENTS FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS IN NON-RESIDENTIAL USES:
REQUIRED = 4 EV SPACES PER 101-150 SPACES, INCLUDING 1 ACCESSIBLE EV SPACE

LOADING REQUIREMENTS

ALL OTHER BUSINESSES AND COMMERCIAL USES:
UP TO 10,000 TOTAL FLOOR AREA (IN SQUARE FEET)
NUMBER OF LOADING BERTHS REQUIRED = 0
NUMBER OF LOADING BERTHS PROVIDED = 0

COVER SHEET & 200 FT. RADIUS MAP
GRAPHIC SCALE 1" = 100'
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HYDRAULIC & HYDROLOGIC ENGINEERING
ENVIRONMENTAL & EROSION CONTROL ENGINEERING
1199 AMBOY AVENUE, SUITE 1D
EDISON, NEW JERSEY 08837
PHONE: (732) 205-8288 • FAX: (732) 719-7208
www.meridianeng.com • info@meridianeng.com
SITE IMPROVEMENTS PLAN
PREPARED FOR:
LOT 33 IN BLOCK 26.01
2900 WEST BANGS AVENUE
SITUATED IN:
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
CAD: 224-1 DATE: 03/24/23 SCALE: 1" = 100'
FILE: 224.0001 DRAWN: DSA SHEET 1 OF 14
LESLIE A. WALKER III, PE DATE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NUMBER: 24GE04729700

I HEREBY CERTIFY THAT THE DRAWINGS ARE IN COMPLIANCE WITH THE MUNICIPAL ORDINANCE AND REQUIREMENTS.
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
MUNICIPAL ENGINEER _____ DATE _____
PLANNING BOARD _____ DATE _____



WEST BANGS AVENUE
(VARIABLE ROW - A.K.A. C.R. 17)

N 62°35'09" E 352.33'

WAYSIDE ROAD
(VARIABLE ROW)

BLOCK 2601
LOT 33
234,875 S.F. ±
5.3874 AC. ±

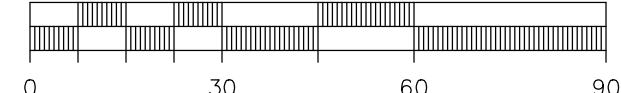
1 STORY BUILDING
NO. 2900

GREEN HATCHED AREA DENOTES
LIMIT OF DISTURBANCE (0.83 AC)

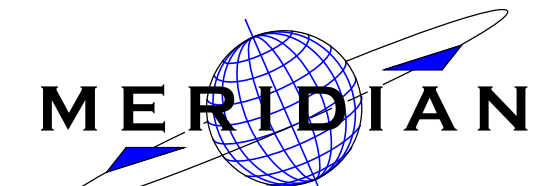
REV.	DESCRIPTION	DATE	BY

DEMOLITION PLAN

GRAPHIC SCALE 1" = 30'



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SITE IMPROVEMENTS PLAN

PREPARED FOR:

LOT 33 IN

BLOCK 2601

2900 WEST BANGS AVENUE

SITUATED IN:
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

CAD: 224-1	DATE: 03/24/23	SCALE: 1" = 30'
FILE: 224.0001	DRAWN: DSA	SHEET 3 OF 14

Leslie A. Walker III
LESLIE A. WALKER III, PE DATE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NUMBER: 24GE04729700

WEST BANGS AVENUE
(VARIABLE ROW - A.K.A. C.R. 17)

N 62°35'09" E 352.33'



REV.	DESCRIPTION	DATE	BY

GRADING & UTILITY PLAN

GRAPHIC SCALE 1" = 30'

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SITE IMPROVEMENTS PLAN
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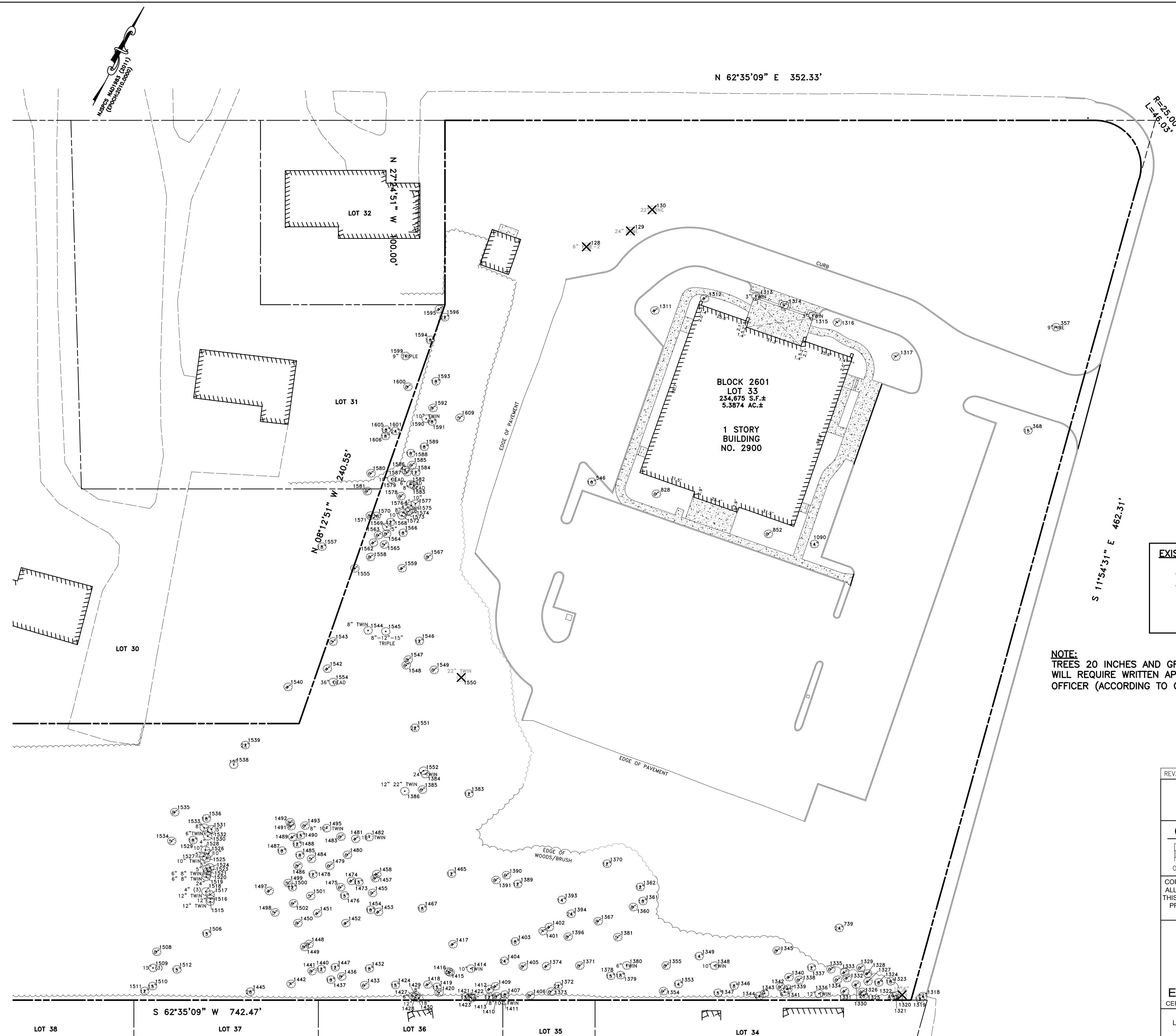
Leslie A. Walker III 03/24/23
LESLIE A. WALKER III, PE DATE
PROFESSIONAL ENGINEER
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TREE IDENTIFICATION SCHEDULE

ID	CALIPER	TO REMAIN	TO BE REMOVED	NOTE
128	6"		X	
129	24"		X	
130	22"		X	
357	9"	X		
363	15"	X		
546	10"	X		
739	24"	X		
828	6"	X		
852	6"	X		
1090	14"	X		
1311	4"	X		
1312	4"	X		
1313	3" TWIN	X		
1314	3"	X		
1315	3" TWIN	X		
1316	7"	X		
1317	7"	X		
1318	12"	X		
1319	12"	X		
1320	10' 6"		X	OFF SITE
1321	18"	X		
1322	8"	X		
1323	10"	X		
1324	10"	X		
1325	28"	X		
1326	6"	X		
1327	4"	X		
1328	4"	X		
1329	6"	X		
1330	4"	X		
1331	4"	X		
1332	4"	X		
1333	4"	X		
1334	6"	X		
1335	6"	X		
1336	12" TWIN	X		
1337	12"	X		
1338	6"	X		
1339	24"	X		
1340	4"	X		
1341	6"	X		
1342	8"	X		
1343	8"	X		
1344	24"	X		
1345	8"	X		
1346	18"	X		
1347	15"	X		
1348	10" TWIN	X		
1349	14"	X		
1353	14"	X		
1354	6"	X		
1355	8"	X		
1360	8"	X		
1361	10"	X		
1362	12"	X		
1367	8"	X		
1370	12"	X		
1371	8"	X		
1372	22"	X		
1373	6"	X		
1374	4"	X		
1378	15"	X		
1379	18"	X		
1380	6" TWIN	X		
1381	5"	X		
1383	12"	X		
1384	24" TWIN	X		
1385	6"	X		
1386	12", 22" TWIN	X		
1389	12"	X		
1390	6"	X		
1393	14"	X		
1394	24"	X		
1396	8"	X		
1401	7"	X		
1402	4"	X		
1403	10"	X		
1404	24"	X		
1405	8"	X		
1406	6"	X		
1407	10"	X		
1409	4"	X		
1410	8"	X		
1411	8", 10" TWIN	X		OFF SITE
1412	4"	X		
1413	12"	X		
1414	10" TWIN	X		
1415	4"	X		
1416	5"	X		
1417	4"	X		
1418	4"	X		
1419	15"	X		
1420	5"	X		
1421	15"	X		
1422	12"	X		
1423	9"	X		
1424	15"	X		DEAD
1427	6"	X		OFF SITE
1428	12"	X		DEAD
1429	8"	X		DEAD
1430	18"	X		
1432	10"	X		
1433	6"	X		
1436	8"	X		
1437	10"	X		
1440	12"	X		
1441	8"	X		
1442	7"	X		
1445	20"	X		
1447	12"	X		
1448	6"	X		OFF SITE
1449	8"	X		OFF SITE
1450	8"	X		
1451	4"	X		OFF SITE
1452	4"	X		OFF SITE
1453	4"	X		OFF SITE
1454	10"	X		OFF SITE

CONTINUE

ID	CALIPER	TO REMAIN	TO BE REMOVED	NOTE
1455	9"		X	
1457	8"		X	
1458	4"		X	
1465	12"		X	
1467	18"		X	
1473	15"		X	
1474	4"		X	
1475	6"		X	
1476	15"		X	
1478	12"		X	
1479	6"		X	
1480	6"		X	
1481	4"		X	
1482	18" TWIN		X	
1483	6"		X	
1484	5"		X	
1485	10"		X	
1486	8"		X	
1487	10"		X	
1488	12"		X	
1489	4"		X	
1490	15"		X	
1491	8"		X	
1492	5"		X	
1493	6"		X	
1495	10" TWIN		X	
1497	4"		X	
1498	5"		X	
1499	5"		X	
1500	12"		X	
1501	5"		X	
1502	6"		X	
1506	15"		X	
1508	8"		X	
1509	15" (3)		X	
1510	15"		X	
1511	12"		X	
1512	15"		X	
1515	12" TWIN		X	
1516	12"		X	
1517	12" TWIN		X	
1518	4" (3)		X	
1519	24"		X	
1520	6", 8" TWIN		X	
1521	6", 8" TWIN		X	
1523	5"		X	
1524	5"		X	
1525	10" TWIN		X	
1526	10"		X	
1527	5"		X	
1528	10"		X	
1529	10"		X	
1530	4"		X	
1531	5"		X	
1532	6" TWIN		X	
1533	8"		X	
1534	5"		X	
1535	8"		X	
1536	10"		X	
1538	15"		X	
1539	22"		X	
1540	4"		X	
1542	4"		X	
1543	5"		X	
1544	8" TWIN		X	
1545	8", 12", 15" TRIPLE		X	
1546	12"		X	
1547	8"		X	
1548	6"		X	
1549	6"		X	
1550	22" TWIN		X	
1551	22"		X	
1552	24" TWIN		X	
1554	36"		X	DEAD
1555	8"		X	
1557	18"		X	OFF SITE
1558	8"		X	
1559	4"		X	
1562	4"		X	
1563	6"		X	
1564	8"		X	
1565	5"		X	
1566	10"		X	
1567	8"		X	
1568	12"		X	
1569	5"		X	
1570	28"		X	
1571	8"		X	
1572	10"		X	
1573	8"		X	
1574	4"		X	
1575	8"		X	
1576	4"		X	
1577	10"		X	
1578	6"		X	
1579	10"		X	
1580	6"		X	
1581	6"		X	
1582	6"		X	
1583	8"		X	
1584	12"		X	
1585	6"		X	
1586	4"		X	
1587	5"		X	
1588	10"		X	
1589	10"		X	
1590	10" TWIN		X	
1591	10"		X	
1592	8"		X	
1593	10"		X	
1594	10"		X	OFF SITE
1595	4"		X	OFF SITE
1596	22"		X	
1599	9" TRIPLE		X	OFF SITE
1600	8"		X	OFF SITE
1601	24"		X	OFF SITE
1605	10"		X	OFF SITE
1606	10"		X	OFF SITE
1609	5"		X	



EXISTING TREE LEGEND

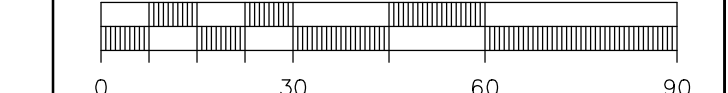
- X DENOTES EXISTING TREES TO BE REMOVED
- ⊙ DENOTES EXISTING TREES TO BE SAVED

NOTE:
TREES 20 INCHES AND GREATER THAT WILL BE REMOVED, WILL REQUIRE WRITTEN APPROVAL FROM THE CONSERVATION OFFICER (ACCORDING TO ORDINANCE).

REV.	DESCRIPTION	DATE	BY
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TREE REMOVAL PLAN

GRAPHIC SCALE 1" = 30'



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SITE IMPROVEMENTS PLAN
PREPARED FOR:
**LOT 33 IN
BLOCK 2601**
2900 WEST BANGS AVENUE
SITUATED IN:
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

CAD:	224-1	DATE:	03/24/23	SCALE:	1" = 30'
FILE:	224.0001	DRAWN:	DSA	SHEET:	6 OF 14

Leslie A. Walker III
LESLIE A. WALKER III, PE DATE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NUMBER: 24GE04729700

SURVEY REFERENCE:
THE OUTBOUND SURVEY INFORMATION AS SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A PLAN ENTITLED, "ENGINEERING SITE PLAN AND GRADING MAP MADE FOR NEPTUNE CONGREGATION OF JEHOVAH'S WITNESSES SITUATED IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, N.J.", DATED 05/31/1983, LAST REVISED 08/25/1983, PREPARED BY WILLIAM D. AYERS, C.E., ALLENHURST, N.J.

PLANTING NOTES

All plants are shown semi-mature size on plans. Sizes indicated in Plant List are sizes at time of installation.

Deciduous trees, shrubs, vines, groundcovers and perennials shall be planted between October 15th and November 15th and between March 15th and May 15th. Broadleaf and Coniferous Evergreen trees, shrubs, vines, and groundcovers shall be planted between August 15th and September 15th and between April 15th and May 15th. These planting seasons may be extended or shortened according to prevailing weather conditions, or as directed by the Landscape Architect.

The staking layout of all retaining walls, walkways, patio and deck surfaces, irrigation lines, and plantings shall be inspected by the Landscape Architect prior to installation. It is the contractor's responsibility to notify the Landscape Architect as to when the work shall begin.

Plant locations shown on this plan are diagrammatic. The final locations of all plant materials shall be determined and approved by the Landscape Architect.

The quality and size of plants, spread of roots and size of root balls shall be in accordance with ANSI Z60.1-1986, "American Standard for Nursery Stock" as published by the American Association of Nurserymen.

The Contractor shall examine all field conditions for exact locations of utilities, drainage systems and irrigation systems and shall adjust proposed plantings accordingly.

The Contractor shall notify the Landscape Architect in writing of all soil or drainage conditions which the Contractor considers detrimental to the growth of the plant material.

GUARANTEE OF PLANT MATERIALS AND GROWTH : All plants and trees shall be guaranteed by the Contractor to be in vigorous growing condition. Provision shall be made for a growth guarantee of at least one year for trees, and a minimum of one growing season for shrubs. Replacements shall be made at the beginning of the first succeeding planting season.

All tree pits, plant beds and ground cover areas shall be mulched with a 3 inch depth (after settlement) of shredded pine bark mulch. The mulch shall have no leaves, weeds, branches, shavings, twigs over 1/2" diameter, or foreign material such as stones, etc.

All turf areas abutting buildings shall be seeded with "Rebel II" Grass Seed as manufactured by Lofts Seeds, Inc., Bound Brook, N.J. or equal, and applied at a rate of 250-350 pounds per acre. All berms and disturbed areas shall be seeded with "Ecology Mix" as manufactured by Lofts Seeds, Inc., Bound Brook, N.J. or equal, applied at a rate of 170 pounds per acre. All water quality basin side slopes shall be seeded with "Moist/Acid Mixture" as manufactured by Lofts Seeds, Inc., Bound Brook, N.J. or equal, applied at a rate of 220 pounds per acre. Follow the manufacturer's procedures for establishing turf. Seeding dates shall be between 4/1 - 5/31 or 8/16 - 10/15, or as determined by the manufacturer.

The Contractor shall fertilize all plant material with 5-10-5 fertilizer, or approved equal, at the rate specified by the manufacturer. All turf areas shall be limed and fertilized appropriately for the type of soils on the site. It is the Contractor's responsibility to have the soil acidity and a soil test conducted by the County Soil District or Extension Service to establish the soil's lime and fertilizer rates.

Areas shown on this plan to be sod shall be sodded with locally cultivated Kentucky Bluegrass Sod for sunny areas, and a Fescue Type Sod in shaded areas. The contractor shall irrigate the soil prior to installing the sod. The soil shall be irrigated so that it is moist to a depth of six inches, but not saturated, to allow new roots to establish quickly.

All plant substitutions are to be verified with the Landscape Architect prior to purchase and installation.

All trees over six feet in height are to be staked at time of installation. All street trees shall be located four (4) feet from the sidewalk in the front lawn area, and shall be spaced an average of fifty (50) feet apart.

All water applied to planted or turf areas shall be free from impurities harmful to vegetation and applied at a rate of five gallons of water per square yard of plant pit.

Backfill material for raised plant beds shall consist of natural loam topsoil, free from subsoil, and shall be obtained from an area which has never been stripped. Topsoil shall have been removed from a depth of no more than 1 foot, or less if subsoil is encountered. Topsoil shall be of uniform quality, free from hard clods, stiff clay hard pan, sods, partially disintegrated stone, lime cement, tar residues, chips or any other undesirable material.

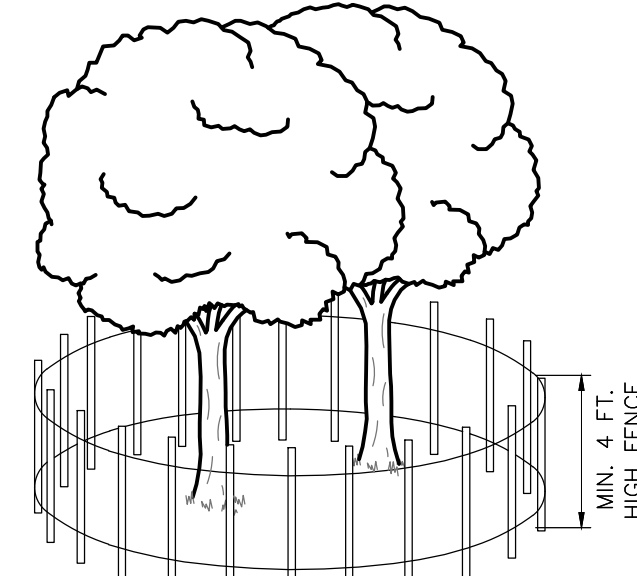
Areas disturbed by landscape operations shall be graded to match existing. Topsoil and seed as required.

Plant material shown in a mass or touching each other shall be allowed to grow together to perform as a screen or hedge. DO NOT PRUNE OR SHEAR INTO INDIVIDUAL FREE-STANDING PLANTS!!!

FALL HAZARD NOTES: All plant materials that are known or suspected to have a Fall Planting Hazard shall be dug, transported and installed during the Spring Planting season only! The following plant species are known to have a Fall Planting Hazard:

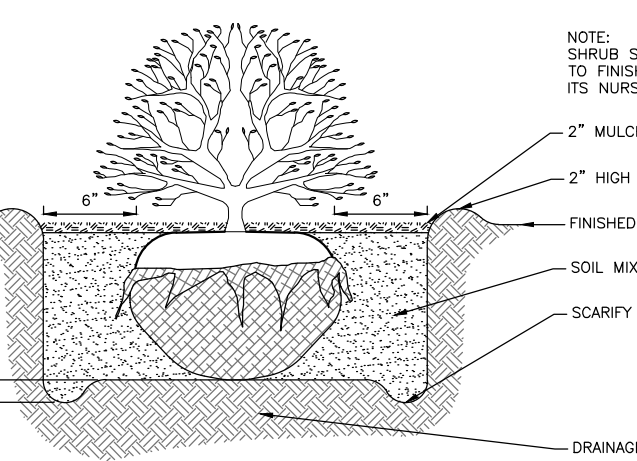
- | | |
|-------------------------|---------------------------|
| Acer rubrum & vars. | Platanus acerifolia |
| Betula varieties | Prunus - all stone fruits |
| Cornus varieties | Pyrus - all pears |
| Cornus varieties | Quercus - all oaks |
| Crataegus varieties | Salix - weeping varieties |
| Koeleruteria | Styrox japonica |
| Liquidambar styraciflua | Tilia tomentosa |
| Liriodendron tulipifera | Zelkova varieties |
| Magnolia varieties | |

This drawing is to be used for Landscaping and Lighting development purposes only.

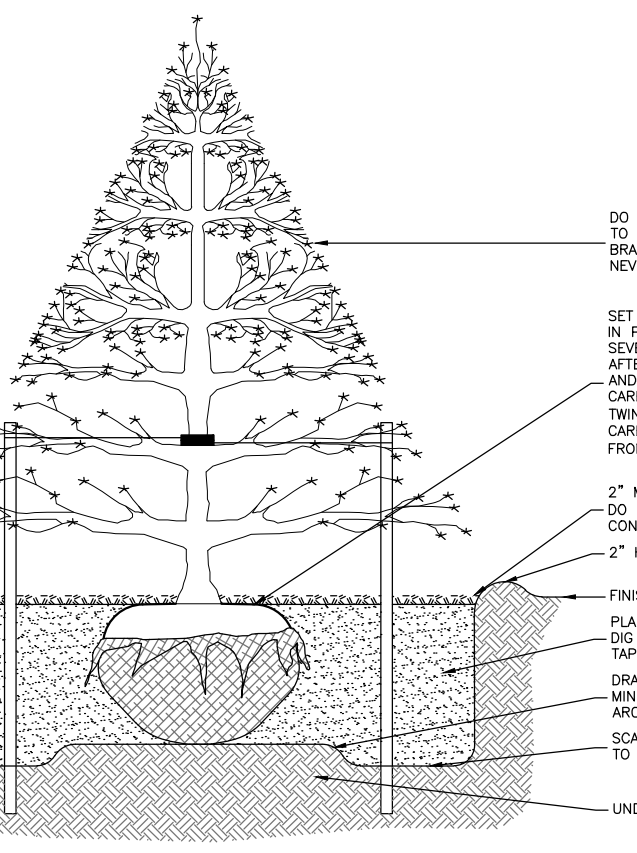


- NOTES:**
- 1) SOIL TREES WITHIN 25 FEET OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF THE TREE BRANCHES.
 - 2) BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
 - 3) FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE DRIP LINE OF THE TREE BRANCHES.
 - 4) DAMAGED TRUNKS OR EXPOSED ROOTS WILL BE PAINTED IMMEDIATELY WITH A GOOD GRADE OF TREE PAINT CARE FOR SERIOUS ALBURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR LICENSED TREE EXPERT.
 - 5) TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO TRUNK OR MAIN BRANCH AND THIS AREA PAINTED WITH A GOOD GRADE OF TREE PAINT.

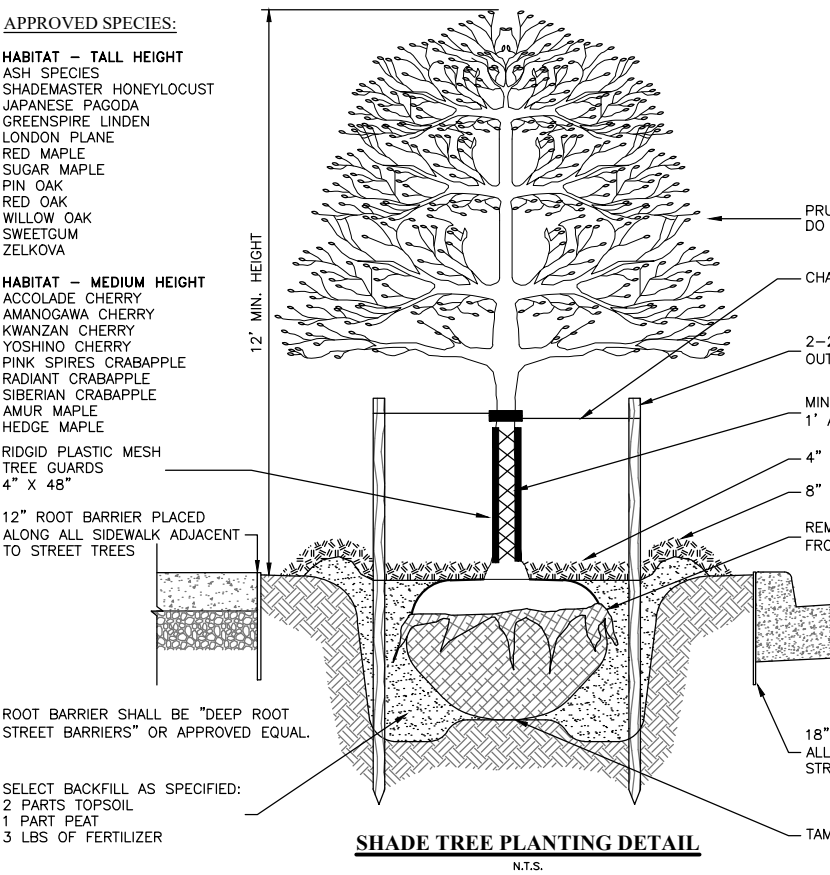
TREE PROTECTION FENCING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

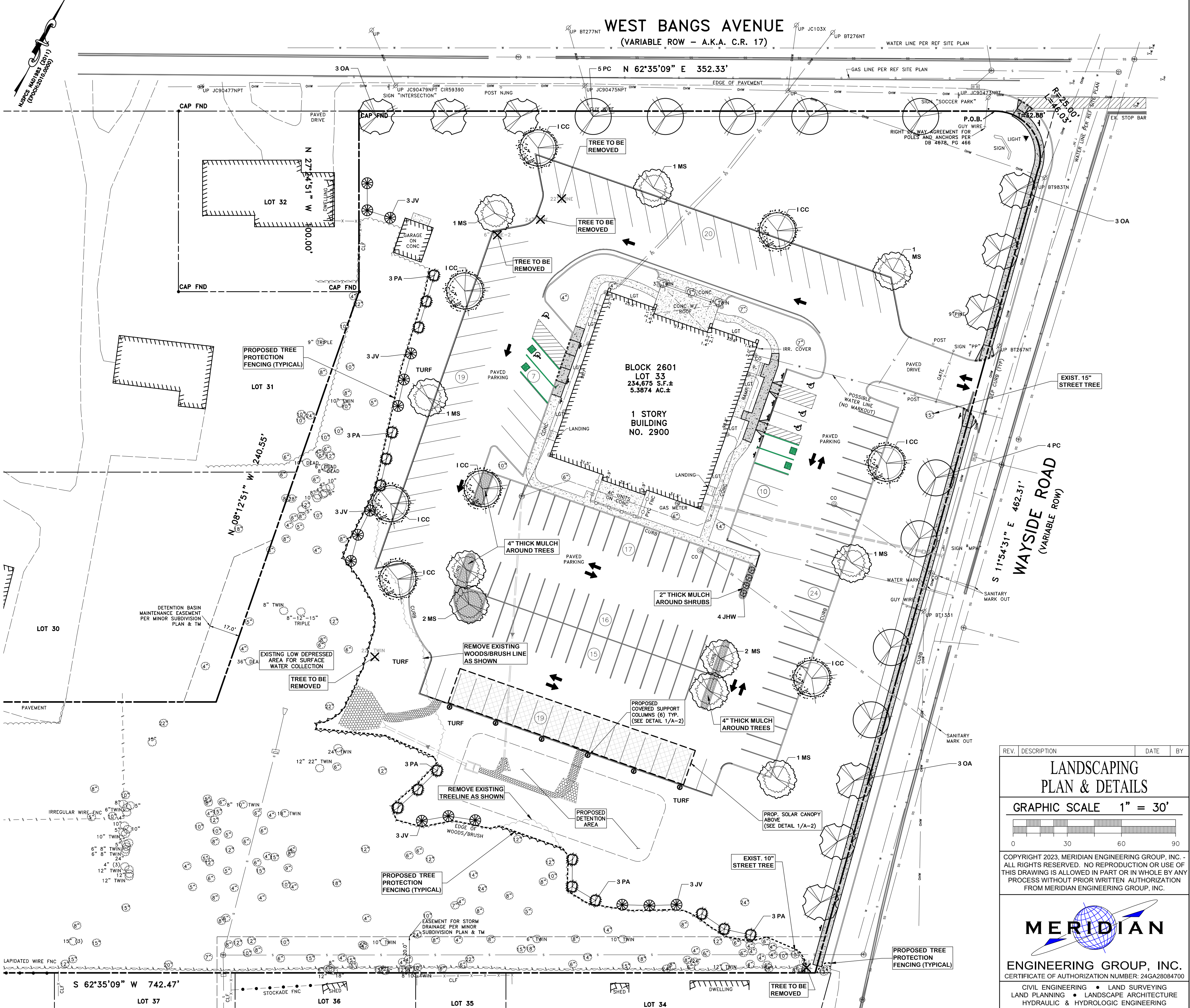


EVERGREEN TREE PLANTING DETAIL
N.T.S.



SHADE TREE PLANTING DETAIL
N.T.S.

- 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 STAKE TREE OR WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN FIELD.



EXISTING TREE LEGEND

- X DENOTES EXISTING TREES TO BE REMOVED
- ⊙ DENOTES EXISTING TREES TO BE SAVED

PLANT LIST

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	REMARKS
SHADE TREE					
OC	8	Cercis canadensis	Eastern Redbud	2.5" Cal.	B&B
CC	9	Oxydendrum arboreum	Sourwood Tree	3" Cal.	B&B
MS	10	Magnolia x soulangeana	Saucer Magnolia	2.5" Cal.	B&B
PC	9	Pyrus calleryana	Bradford Pear Tree	3" Cal.	B&B
EVERGREEN TREES					
PA	15	Picea abies	Norway Spruce	6 FT. High	B&B
JV	15	Juniperus virginiana	Eastern Redcedar	6 FT. High	B&B
SHRUBS/GROUND COVER					
JHW	4	Juniperus horizontalis 'Wilton'	Blue Rug Juniper	6" High	#1 Cont.

TREE REPLACEMENT
REMOVAL OF 1 TREE > 6" CAL. & UP TO 12" CAL. x (1) REPLACEMENT = 1 TREE
REMOVAL OF 4 TREES > 18" CAL. & UP TO 24" CAL. x (6) REPLACEMENTS = 24 TREES
TOTAL REPLACEMENT TREES REQUIRED = 25 TREES
TOTAL REPLACEMENT TREES PROVIDED = 25 TREES

STREET TREES
1 LARGE TREE PER 35' OF STREET FRONTAGE REQUIRED
860.67' FRONTAGE / 35 FT. = 25 TREES
TOTAL STREET TREES REQUIRED = 25 TREES
TOTAL STREET TREES PROVIDED (2 EX. + 18 PR.) = 20 TREES

PARKING LOT TREES
1 DECIDUOUS TREE FOR EVERY FIVE (5) PARKING SPACES REQUIRED
147 SPACES / 5 = 29 TREES
TOTAL PARKING LOT TREES REQUIRED = 29 TREES
TOTAL PARKING LOT TREES PROVIDED (11 EX. TREES + 18 PR. TREES) = 29 TREES

TOTAL TREES REQUIRED ON SITE
25 REPLACEMENT + 25 STREET + 29 PARKING LOT = 79 TREES
TOTAL TREES PROVIDED = 79 TREES

* LIMITED SPACE ALONG FRONTAGE, 5 ADDITIONAL TREES PROVIDED THROUGHOUT THE SITE

REV. DESCRIPTION DATE BY

LANDSCAPING PLAN & DETAILS

GRAPHIC SCALE 1" = 30'

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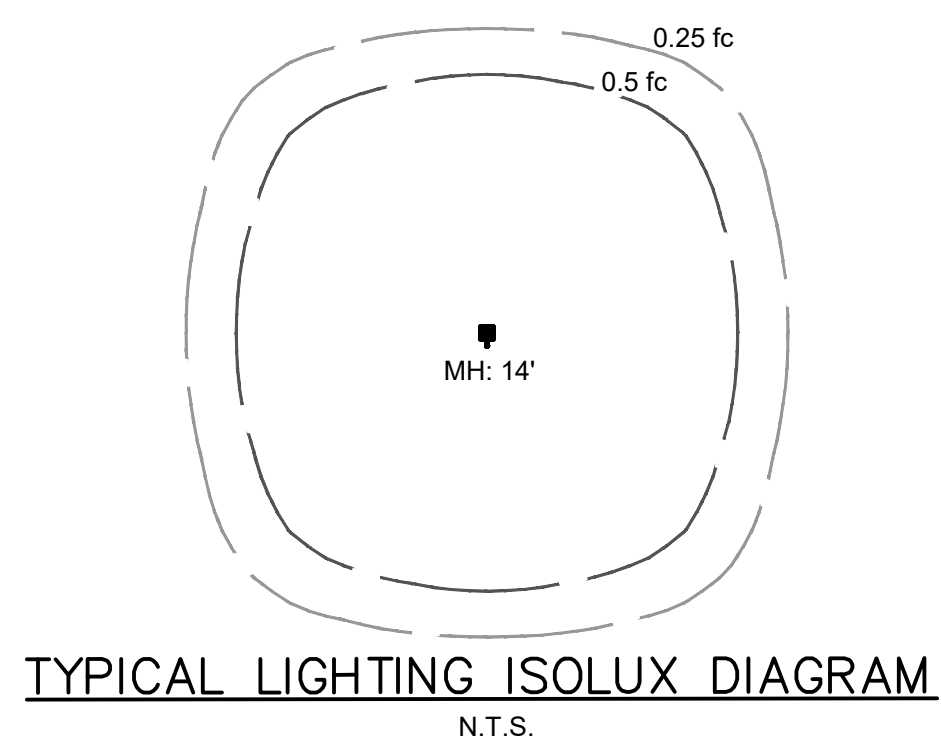
SITE IMPROVEMENTS PLAN PREPARED FOR:
LOT 33 IN BLOCK 2601
2900 WEST BANGS AVENUE
SITUATED IN:
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

CAD: 224-1 DATE: 03/24/23 SCALE: 1" = 30'
FILE: 224.0001 DRAWN: DSA SHEET 7 OF 14

LESLIE A. WALKER III, PE DATE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NUMBER: 24GE04729700

LIGHTING NOTES

1. TYPICAL POLES AND LUMINARY BOX SUPPLIED BY "COOPER LIGHTING SOLUTIONS" SPECIFICATION GRADE OUTDOOR LIGHTING OR APPROVED EQUAL.
2. POLES AND LUMINARIES SHALL BE POLYESTER COATED STEEL TO MINIMIZE MAINTENANCE. PAINTED FINISH WILL NOT BE ACCEPTED.
3. PROPOSED POLE MOUNTED TYPE "A, B & C" FIXTURES ARE LED UNITS, MOUNTED ON 14' HIGH POLES.
4. TWO (2) PROPOSED POLE MOUNTED TYPE "C" FIXTURES ARE LED UNITS, MOUNTED ON 11.5' HIGH POLES, 14' HIGH OVERALL WITH 30" BASE HEIGHT INCLUDED.
5. PROPOSED WALL MOUNTED TYPE "D" FIXTURES ARE LED UNITS, MOUNTED 10' HIGH.
6. PROPOSED WALL MOUNTED TYPE "WP1 & WP2" FIXTURES ARE LED UNITS, MOUNTED 11' HIGH.
7. ALL POLE MOUNTED LIGHTING TO RECEIVE UNDERGROUND ELECTRICAL SERVICE.
8. HOUSE-SIDE SHIELDS ARE TO BE PROVIDED TO PREVENT GLARE INTO WINDOWS OF BUILDING OR ONTO ADJACENT PROPERTIES.
9. ALL SITE LIGHTING HAS BEEN DESIGNED TO PROVIDE A MINIMUM DISTRIBUTION OF 0.5 FOOTCANDLES IN PARKING LOTS AND ACCESS DRIVEWAYS. READINGS SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE, AND ARE TAKEN AT GRADE.
10. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY ALL POLE LOCATIONS IN ORDER TO ACCOMMODATE ALL UTILITIES.
11. ALL POLE MOUNTED FIXTURES SHALL BE INSTALLED ON A CONCRETE BASE, WHICH SHALL CONFORM TO ALL OF THE MANUFACTURER'S MOUNTING AND INSTALLATION SPECIFICATIONS.
12. THE CONTRACTOR SHALL CONTACT THE MANUFACTURER @ (770) 486-4800 TO OBTAIN UNIT MOUNTING TEMPLATES AND SPECIFICATIONS.
13. ALL FIXTURES SHALL BE PROPERLY MAINTAINED, AND SHALL BECOME THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ONCE INSTALLATION HAS BEEN SATISFACTORILY COMPLETED BY THE CONTRACTOR.



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Area	ILLUMINANCE	Fc	0.6	9.0	0.0	N.A.	N.A.
Parking and Drive Lane	ILLUMINANCE	Fc	1.4	3.4	0.6	2.4	5.7
Sidewalk Around Building	ILLUMINANCE	Fc	2.4	4.0	0.8	3.0	5.0

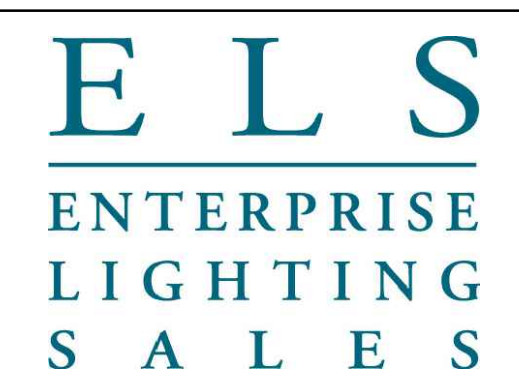
Symbol	Qty.	Label	Description	Arr. Watts	Arr. Lum. Lumens	LLF
A	7	A	MCGRAW #GALN-SA1A-730-U-T4FT (MOUNTING HEIGHT = 14')	33	4205	1.000
B	5	B	MCGRAW #GALN-SA1A-730-U-T4W (MOUNTING HEIGHT = 14')	33	4217	1.000
C	4	C	MCGRAW #GALN-SA2A-730-U-SW0 (MOUNTING HEIGHT = 14')	68	8766	1.000
D	4	D	MCGRAW #T-D1-830-U-W0 (MOUNTING HEIGHT = 10')	28	3449	1.000
WP1	6	WP1	MCGRAW #ISC-SA1-A-730-U-SL4 (MOUNTING HEIGHT = 11')	20.1	2441	1.000
WP2	2	WP2	MCGRAW #ISC-SA1-C-730-U-SL3 (MOUNTING HEIGHT = 11')	34.2	4120	1.000

Symbol	Qty.	Description
SSS-4-A-14-S-Y-2-1-2	14	SSS-4-A-14-S-Y-2-1-2 (14' STEEL POLE)
SSS-4-A-11.5-S-Y-2-1-2	2	SSS-4-A-11.5-S-Y-2-1-2 (11.5' STEEL POLE ON 30" BASE)

NOTES:
 1) FIXTURES ARE CALCULATED AT "INITIAL" FC LEVELS. LIGHT LEVELS WILL SLOWLY DECREASE OVER TIME IN ACCORDANCE WITH TM-21 AND L70 DATA PUBLISHED ON FIXTURE CUTSHEET.
 2) FIXTURES ARE DIMMABLE WITH 0-10V CONTROLS.

GENERAL NOTES:
 1) ALL FC LEVELS ARE "INITIAL". AT "END OF LIFE" FC LEVELS WILL BE APPROXIMATELY 30% LESS.
 2) PROPOSED LIGHTING PROVIDED BY:

ATTN: ANDY CHILDERS
 ENTERPRISE LIGHTING SALES
 1480 ROUTE 9 NORTH
 SUITE 604
 WOODBRIDGE, NJ 07095
 EMAIL: ACHILDERS@ENTERPRISELS.COM
 cell: (732) 425-5287
 tel: (732) 634-2035 x282
 fax: (732) 634-2084
 GENERAL: (212) 343-9300 x277
 WWW.ENTERPRISELS.COM
 ENTERPRISE-NI LINE CARD



REV.	DESCRIPTION	DATE	BY
LIGHTING PLAN			
GRAPHIC SCALE 1" = 30'			

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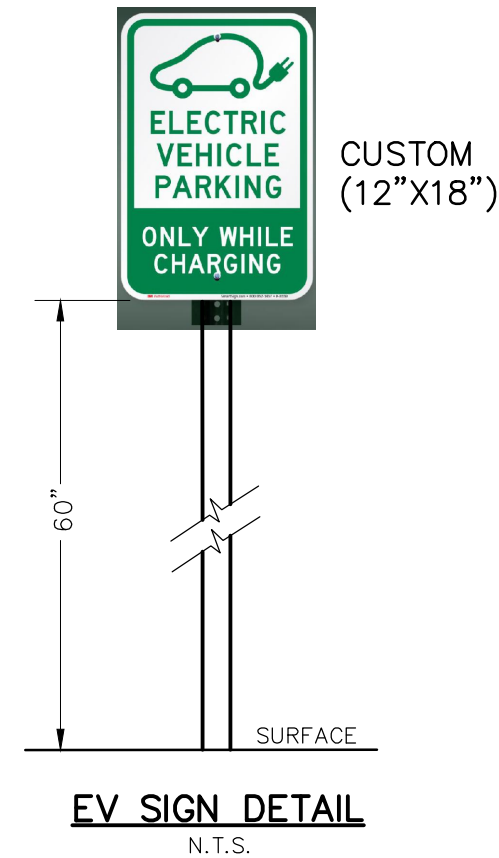
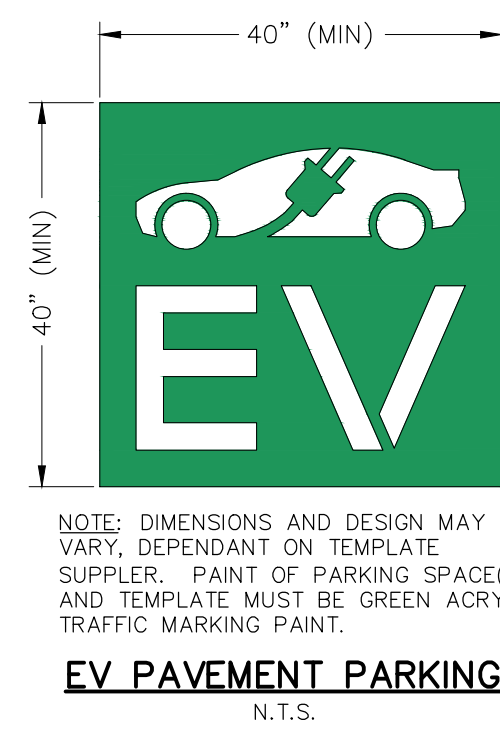
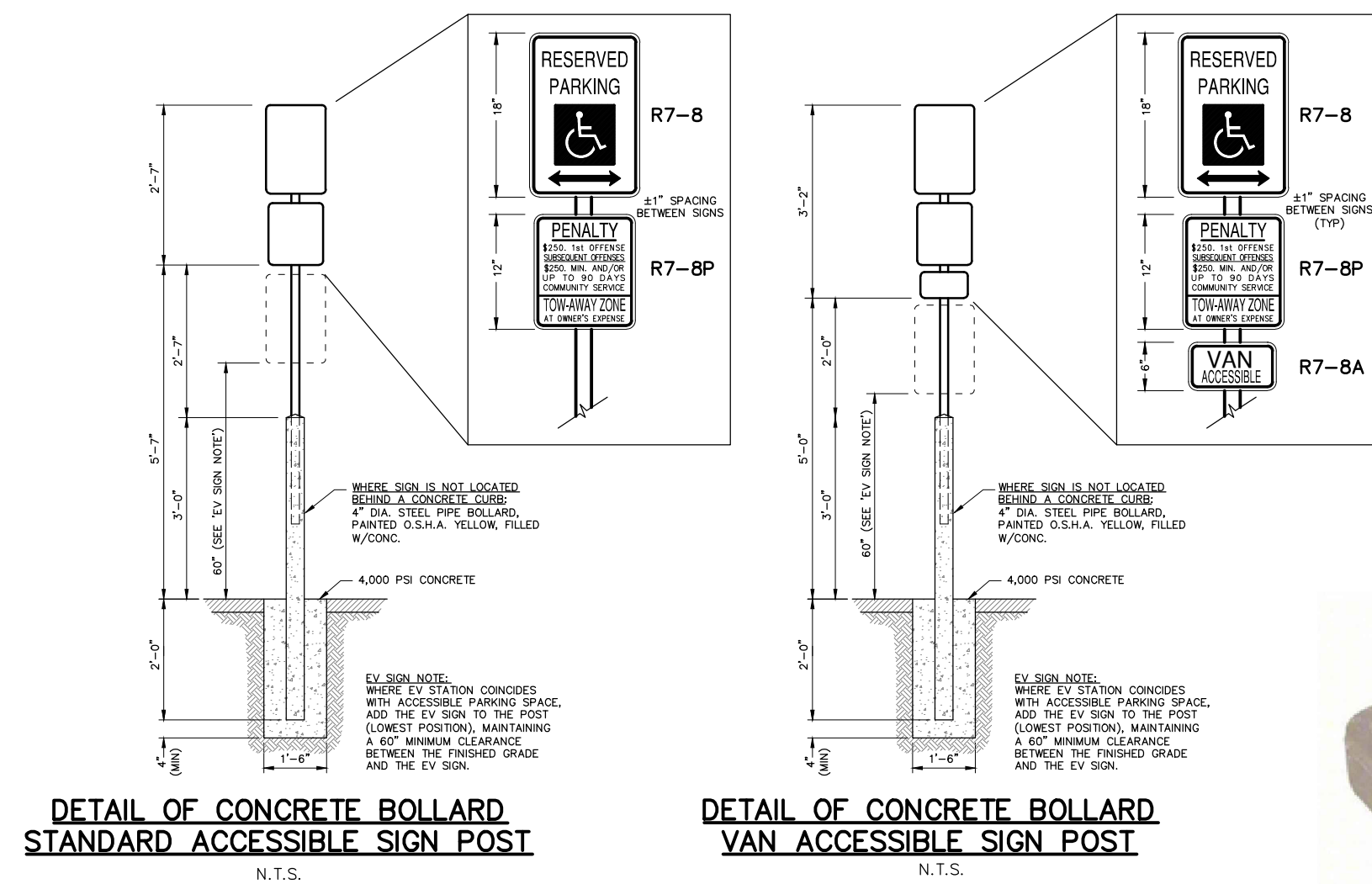
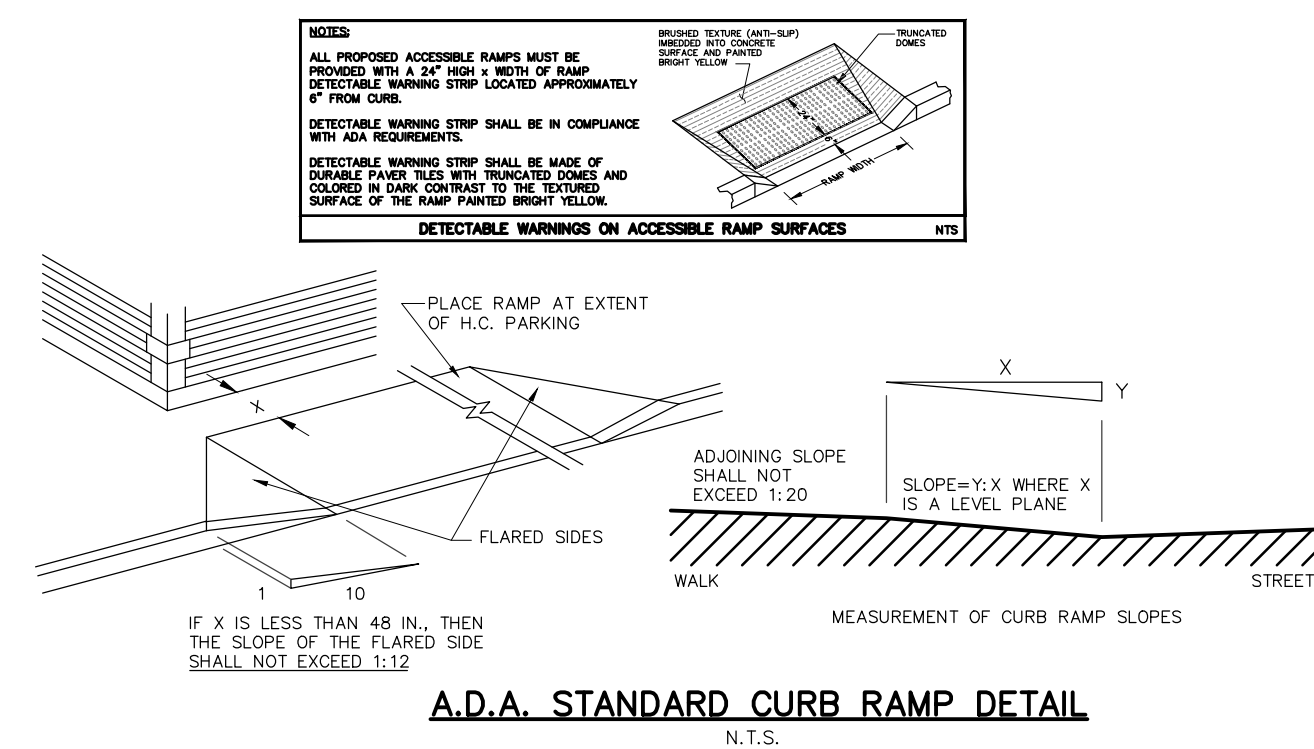
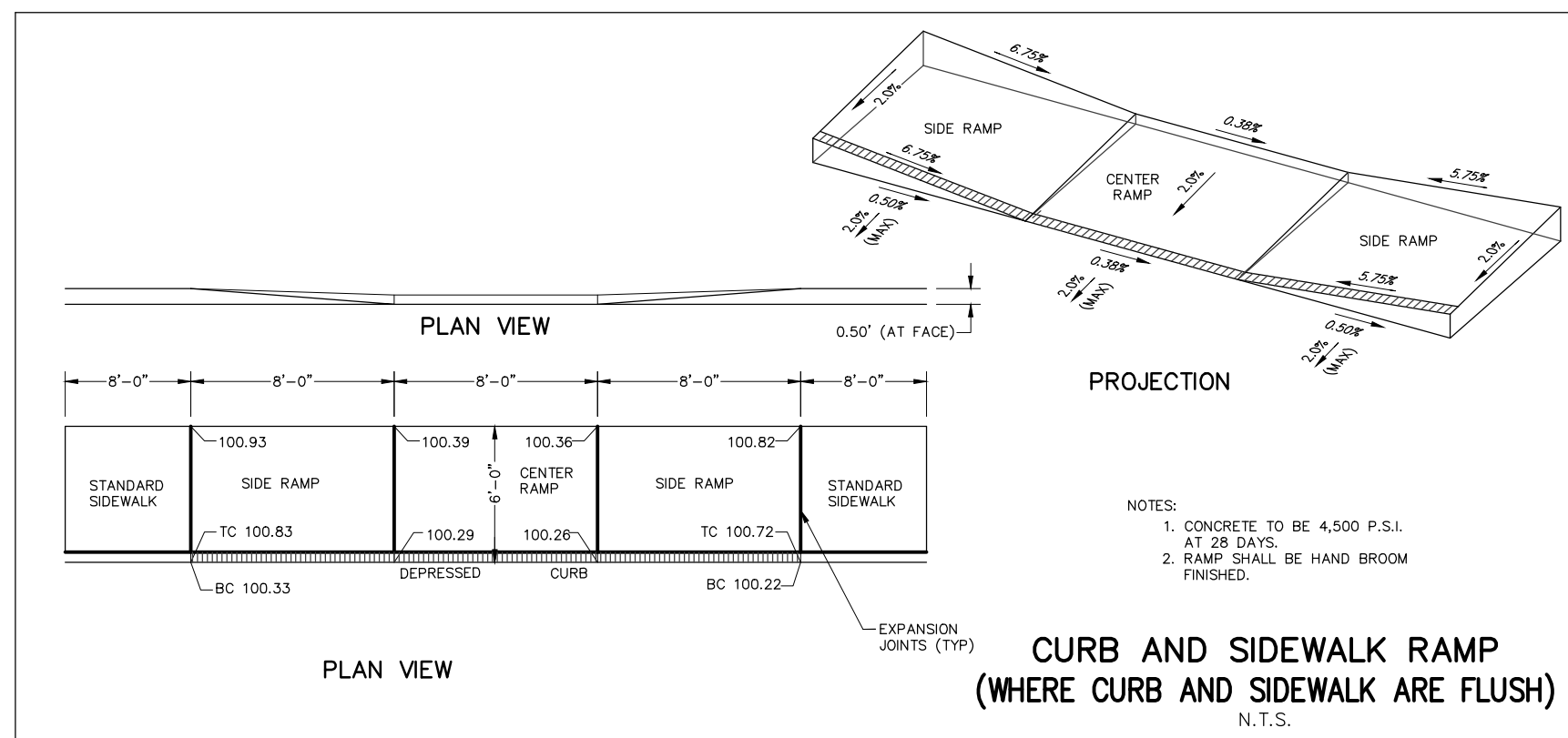
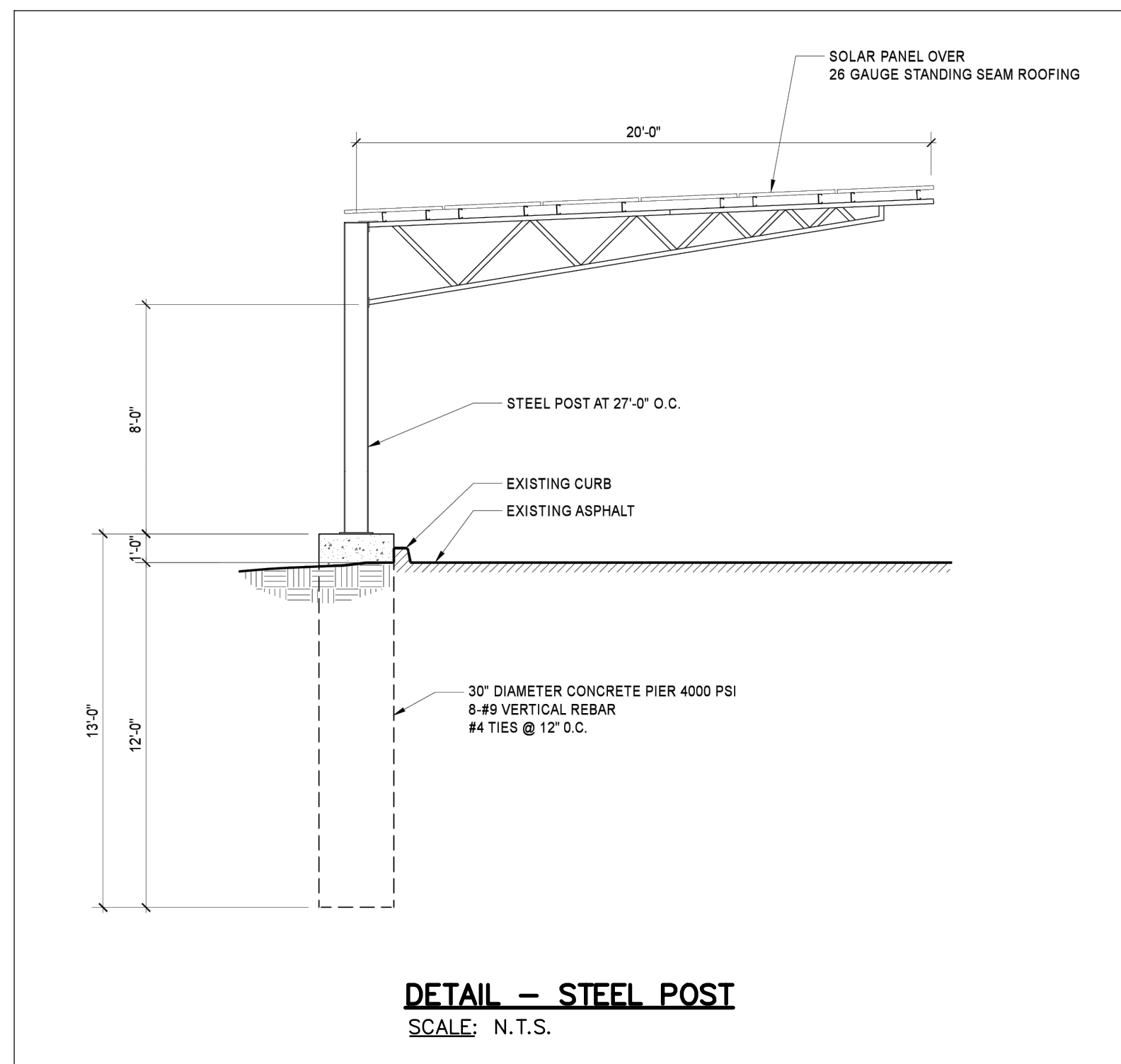
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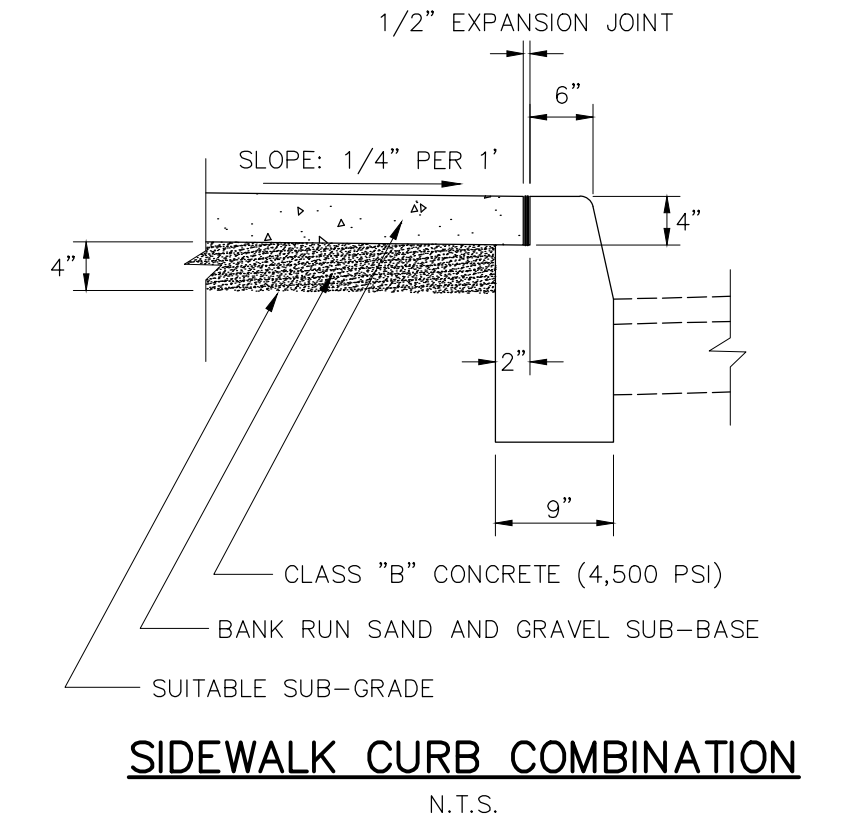
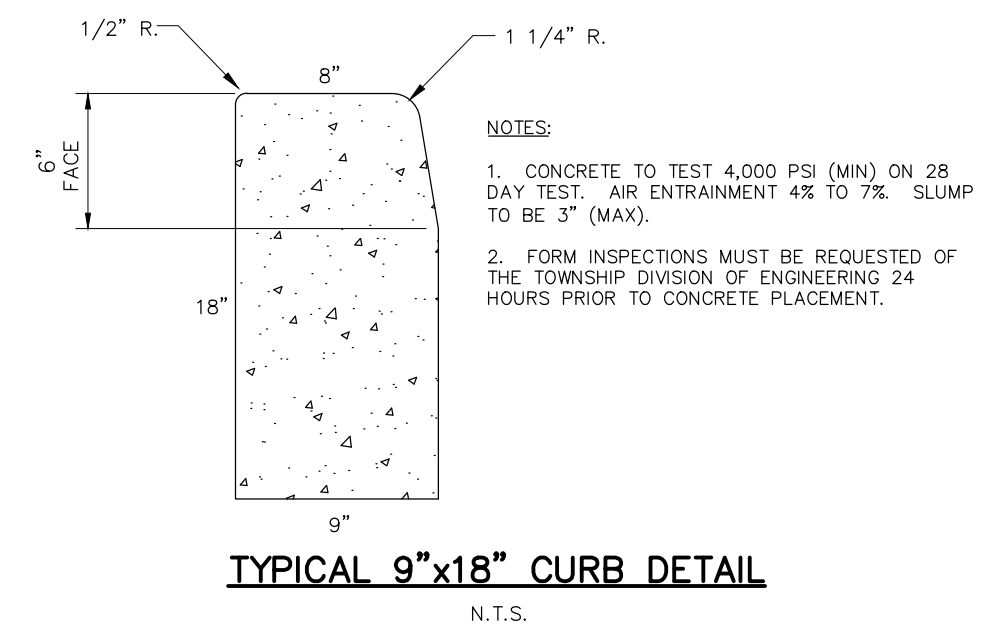
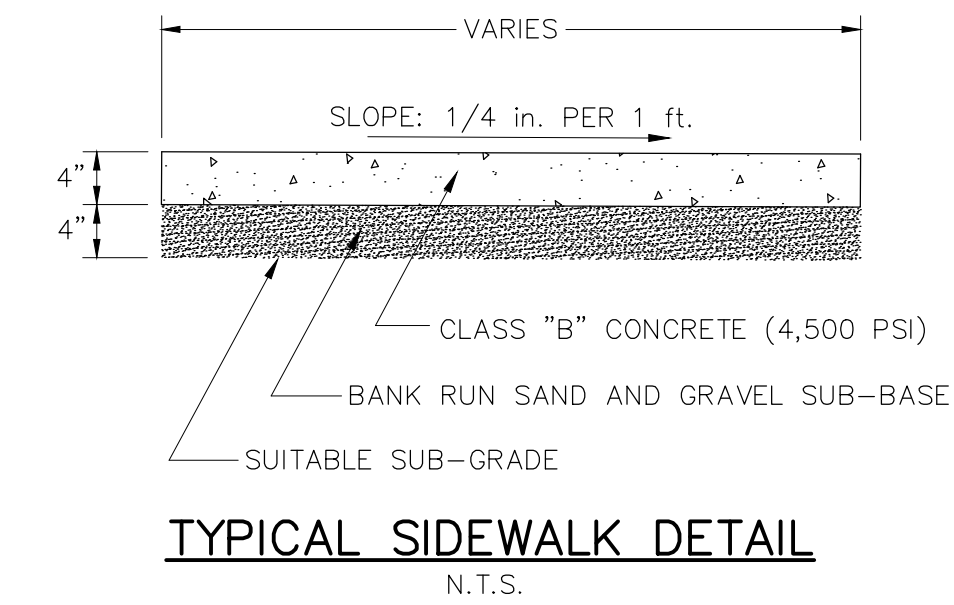
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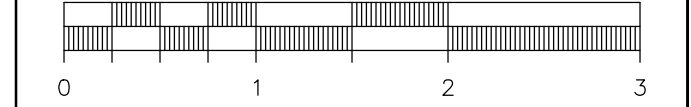
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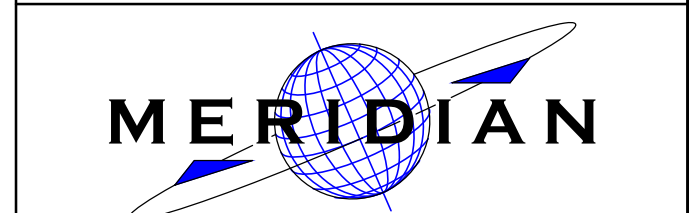
REV.	DESCRIPTION	DATE	BY
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CONSTRUCTION DETAILS - SHEET 1

GRAPHIC SCALE 1" = 1'



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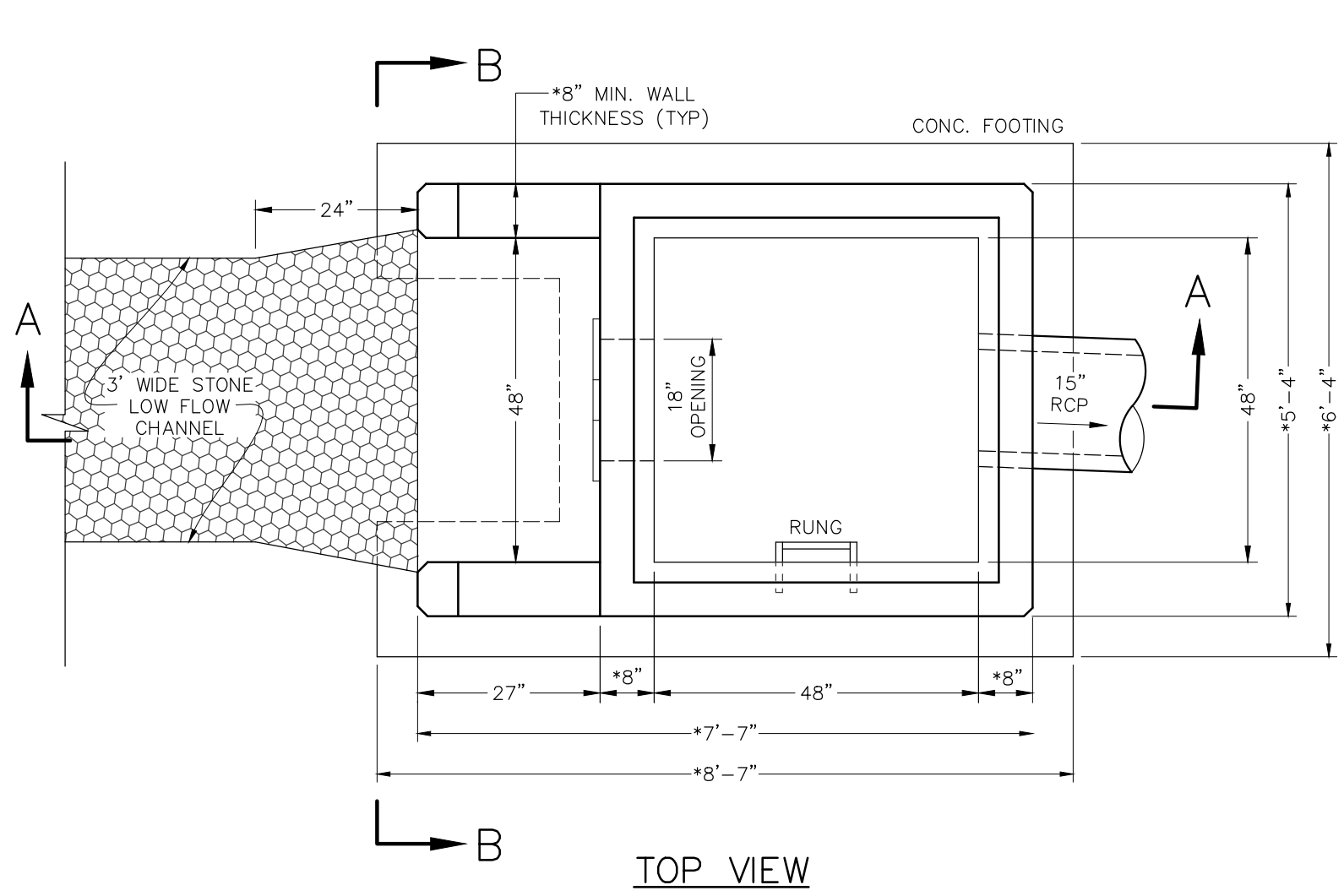
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SITE IMPROVEMENTS PLAN PREPARED FOR:

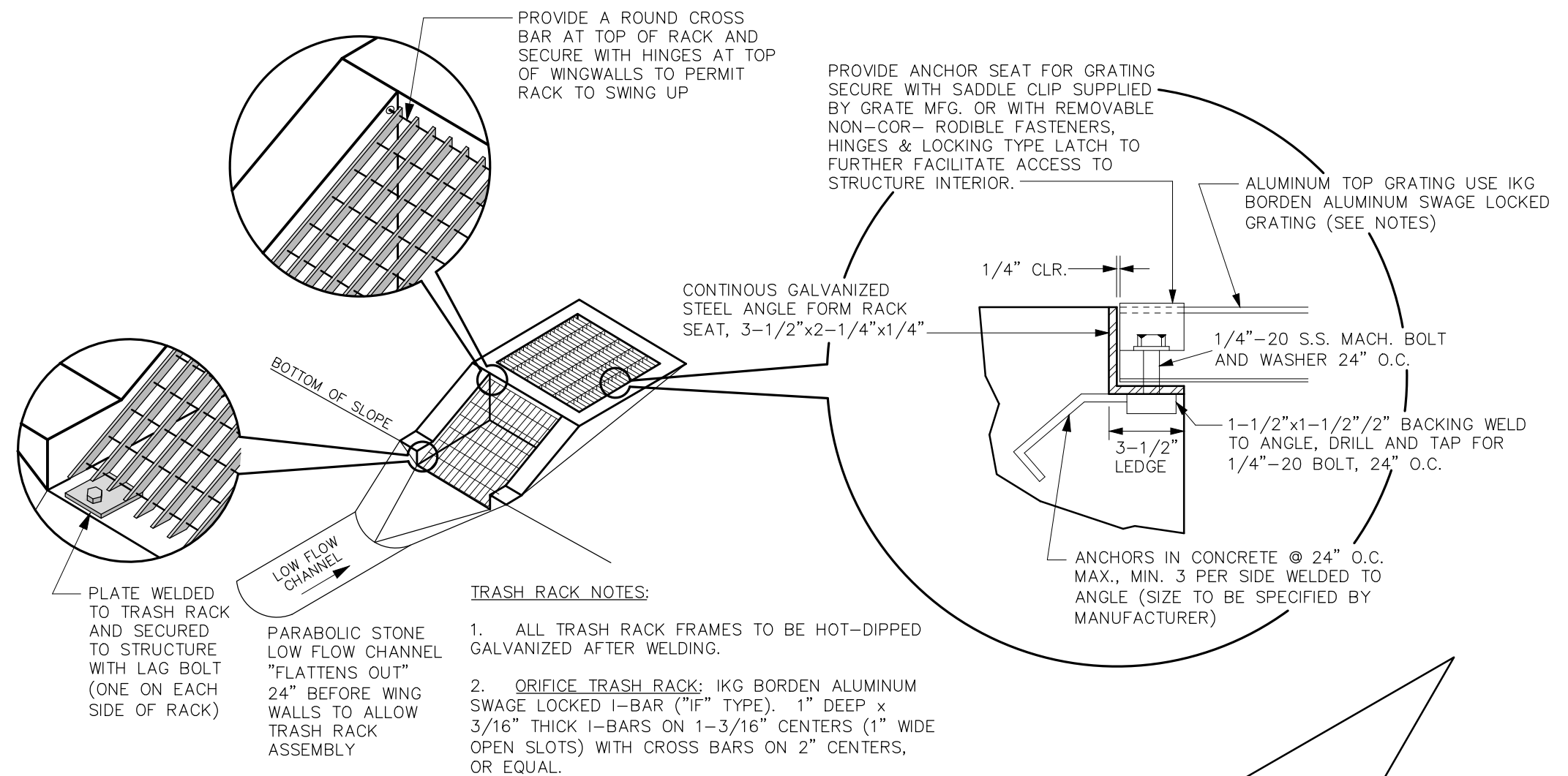
LOT 33 IN BLOCK 26.01
2900 WEST BANGS AVENUE
SITUATED IN:
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

CAD:	224-1	DATE:	03/24/23	SCALE:	AS SHOWN
FILE:	224.0001	DRAWN:	DSA	SHEET:	11 OF 14

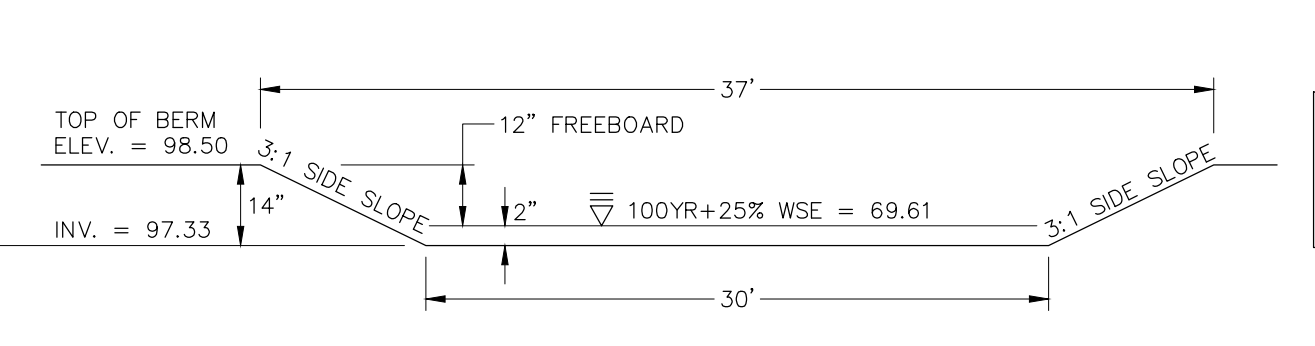
Leslie A. Walker III
LESLIE A. WALKER III, PE DATE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NUMBER: 24GE04729700



TOP VIEW



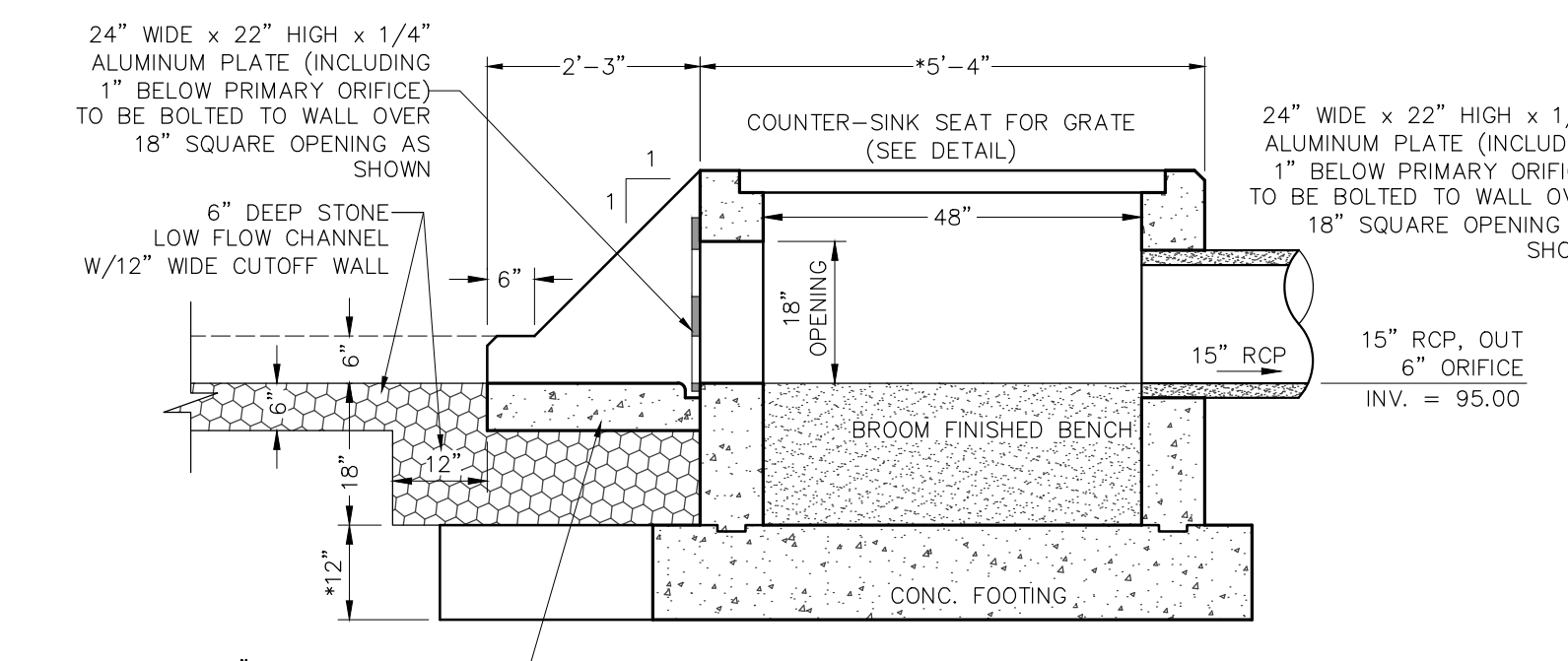
TRASH RACK DETAILS
NTS



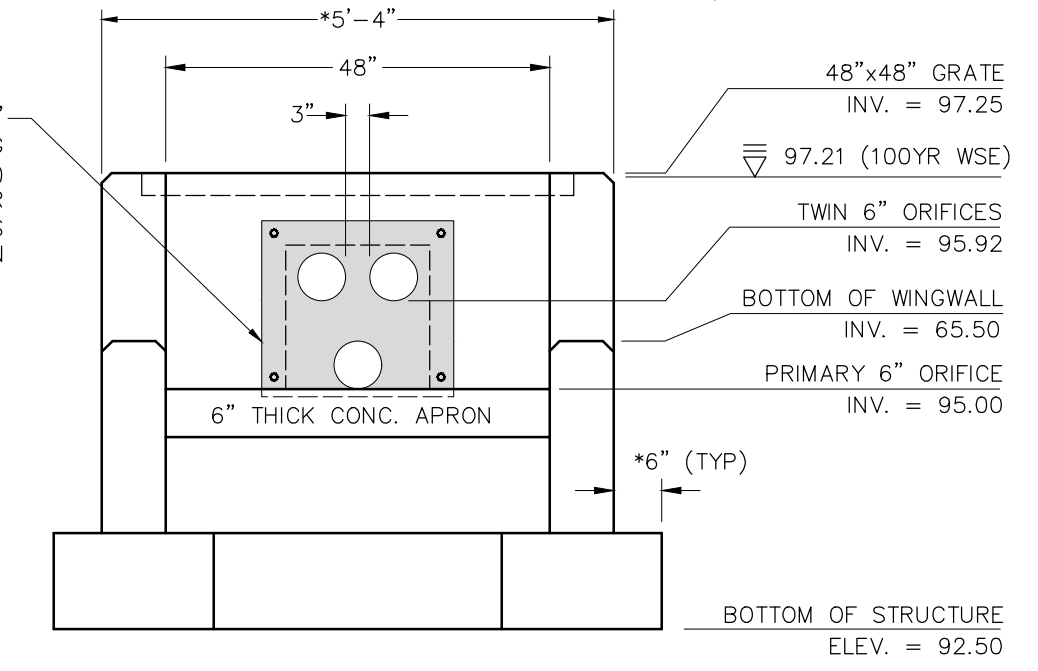
CROSS SECTION OF EMERGENCY SPILLWAY
N.T.S.

$$Q = CLH, Q_{100+25\%} = 4.75 \text{ CFS} + 1.19 \text{ CFS} = 5.94 \text{ CFS}$$

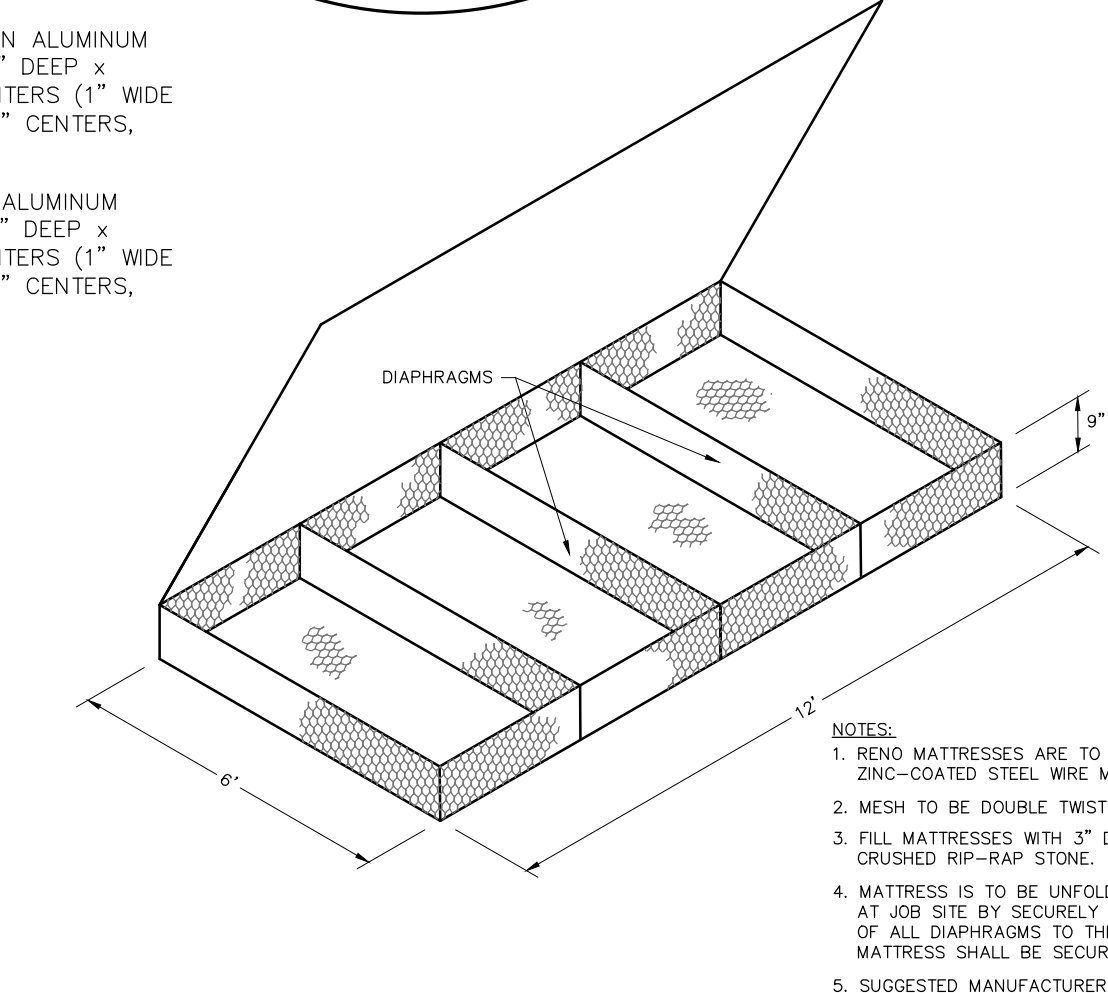
$$H = 3 \sqrt{\left(\frac{Q}{CL}\right)^2} = 3 \sqrt{\left(\frac{5.94}{(2.6)(30)}\right)^2} = 0.18 \text{ FT.} = 2"$$



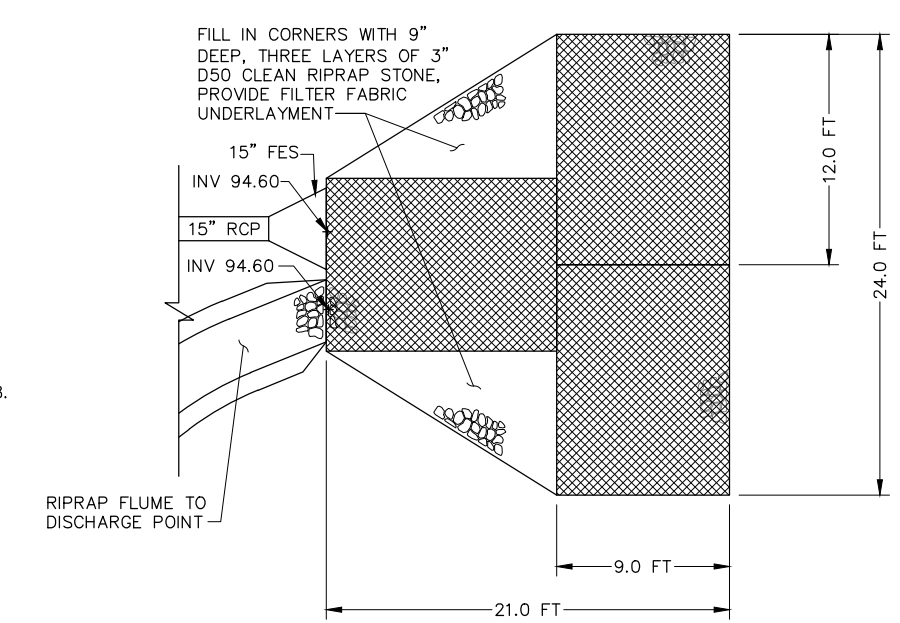
SECTION 'A-A'



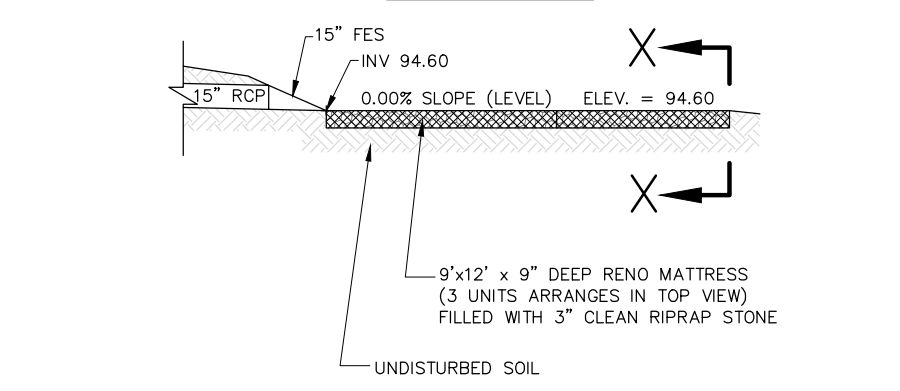
ELEVATION 'B-B'



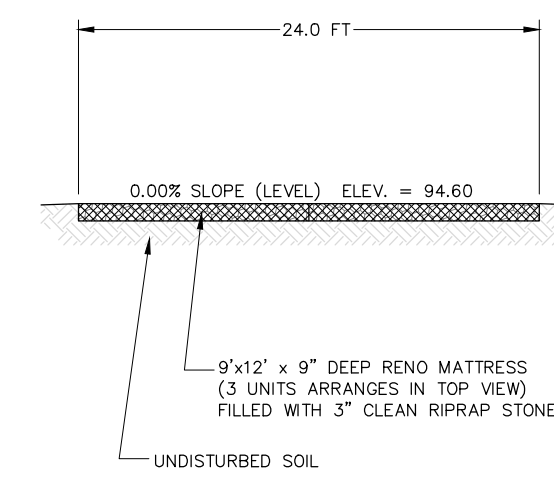
STEEL WIRE RENO MATTRESS DETAIL
N.T.S.



TOP VIEW



PROFILE

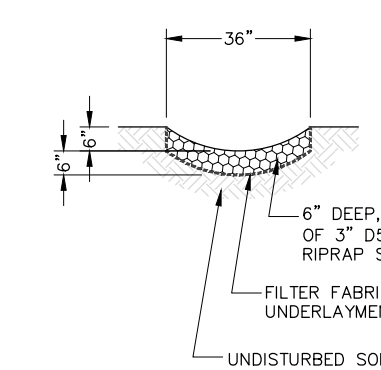


SECTION X-X

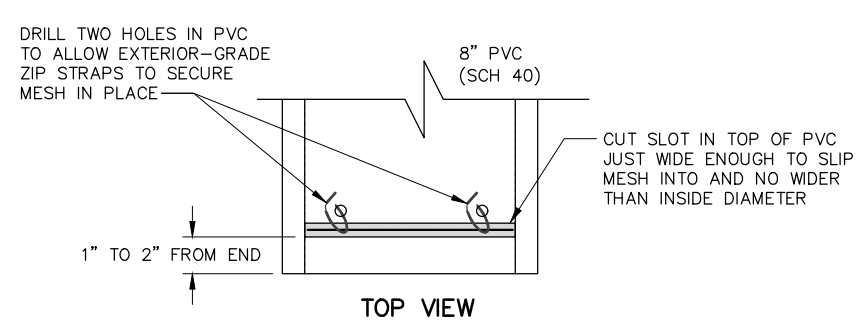
NOTES:

- REFER TO THE SHOP DRAWINGS PREPARED BY THE MANUFACTURER FOR INSTALLATION SPECIFICATIONS.
- (*) STRUCTURE WALL THICKNESS AND FOOTING DEPTH MAY VARY; DEPENDENT ON MANUFACTURER. ACTUAL WALL AND FOOTING DIMENSIONS TO BE SPECIFIED ON FINAL SHOP DRAWINGS PREPARED BY THE MANUFACTURER.
- ALL MATERIALS AND DIMENSIONS AS SHOWN ARE SUBJECT TO CHANGE AND ARE TO BE FINALIZED ON THE SHOP DRAWINGS PROVIDED BY THE MANUFACTURER WITH THE CAVEAT THAT THE MANUFACTURER MAINTAINS THE HYDRAULIC DESIGN OF THE UNIT (E.G.: ORIFICE SIZES, WEIR DIMENSIONS, ETC.).
- ALL REINFORCEMENT TO BE SPECIFIED IN SHOP DRAWINGS PROVIDED BY MANUFACTURER.
- ALL EXTERIOR CORNERS OF STRUCTURE TO BE BEVELLED AT 45 DEGREES.

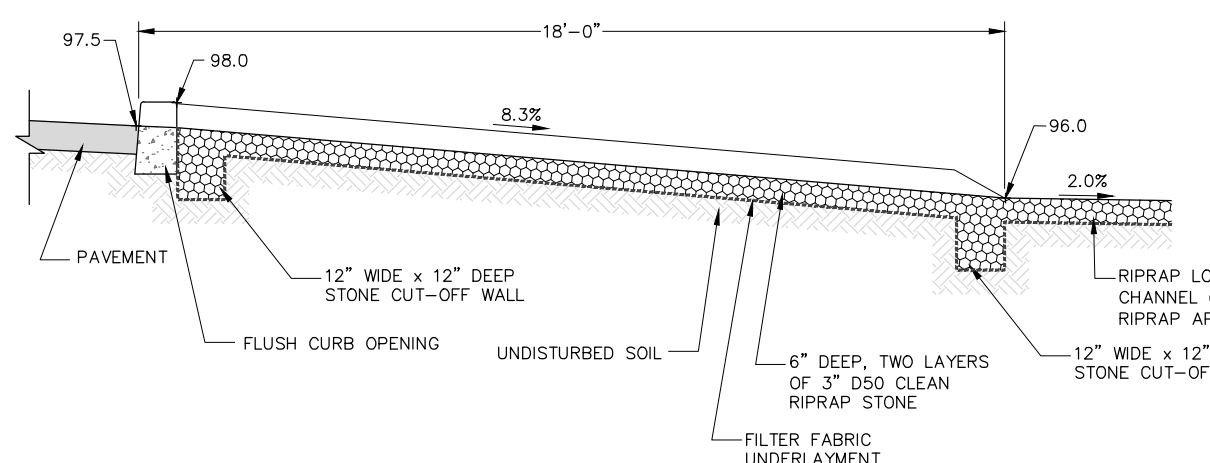
DETAIL OF OUTFLOW STRUCTURE
SCALE: 1" = 24"



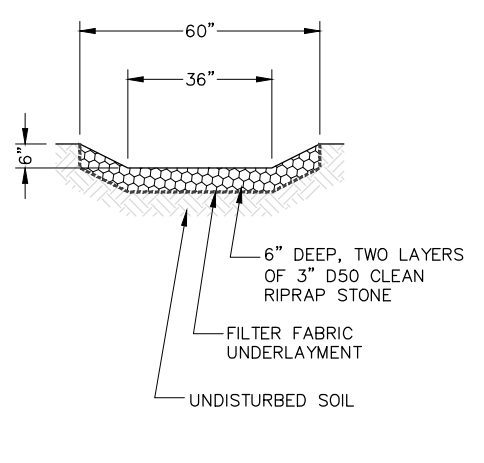
TYPICAL SECTION OF RIPRAP LOW FLOW CHANNEL
SCALE: 1" = 48"



DETAIL OF RODENT MESH SCREEN
N.T.S.

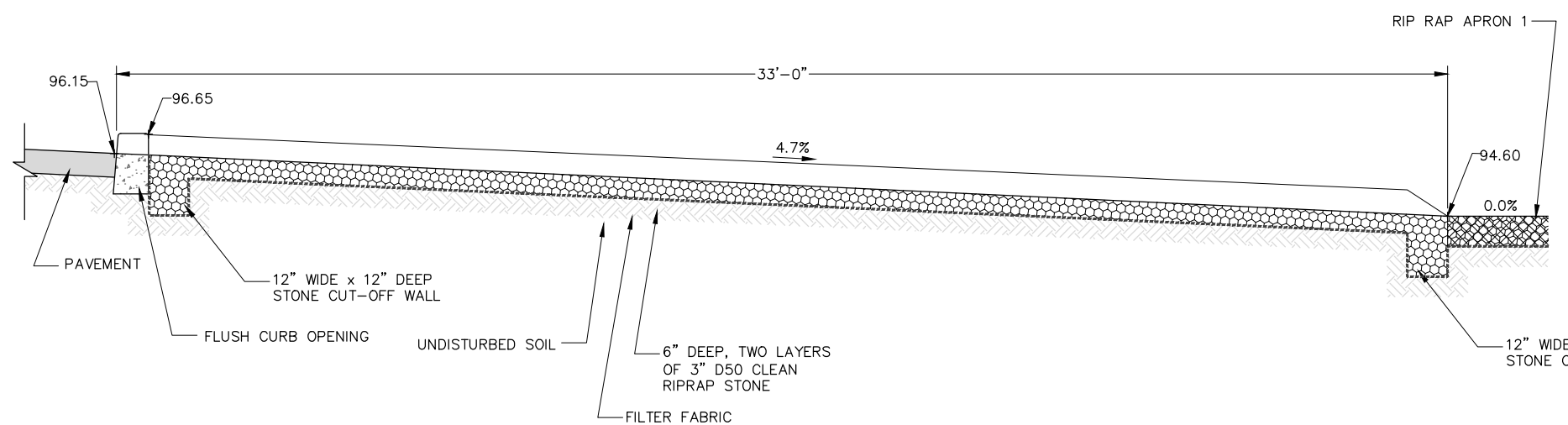


PROFILE



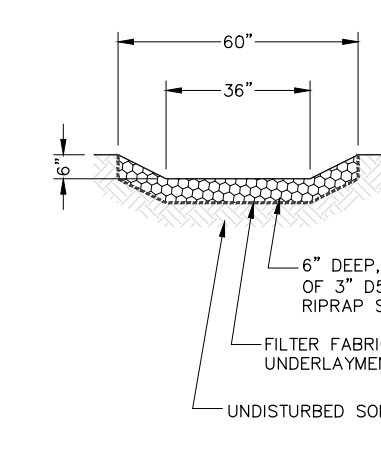
TYPICAL SECTION

DETAIL OF FLUME AT BASIN
SCALE: 1" = 48"

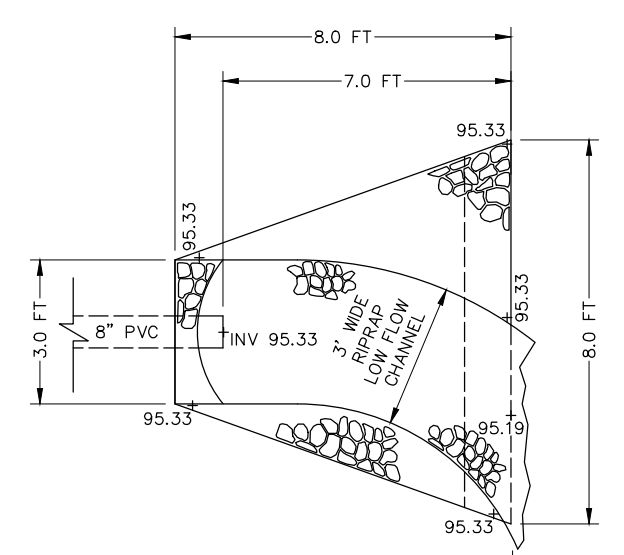


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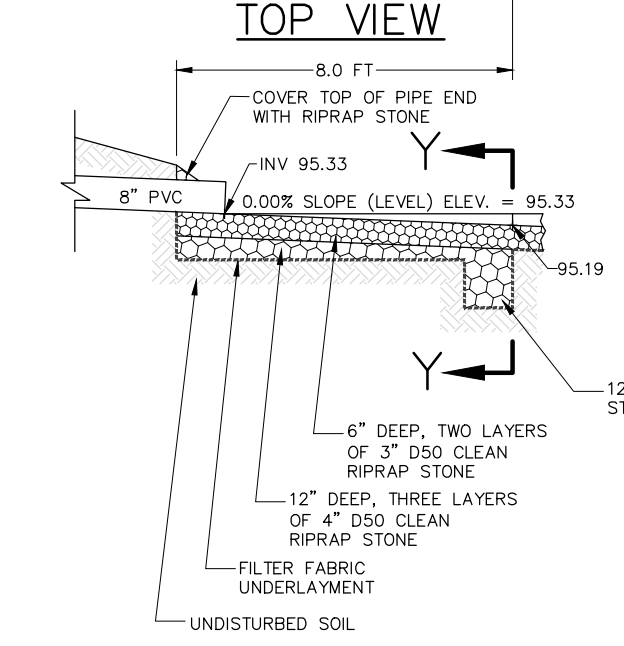
DETAIL OF FLUME AT FINAL DISCHARGE
SCALE: 1" = 48"



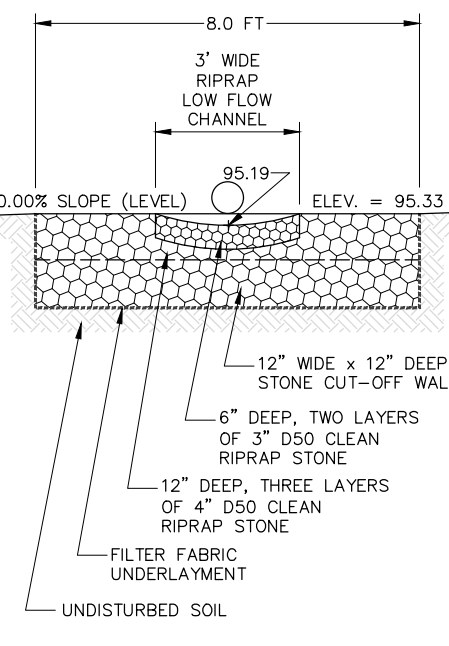
TYPICAL SECTION



TOP VIEW

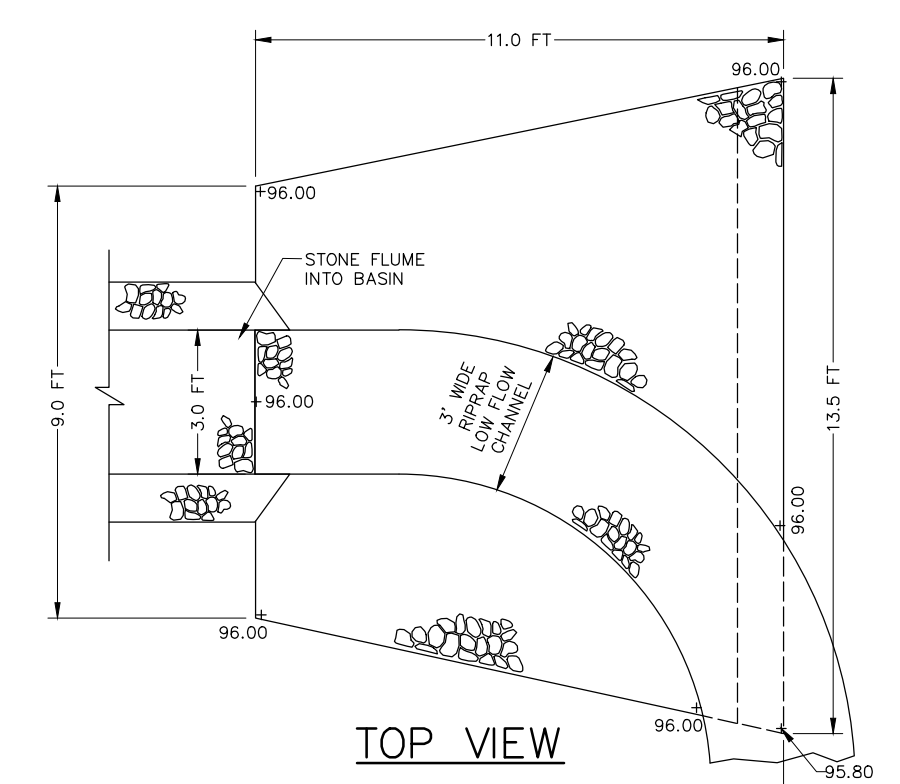


PROFILE

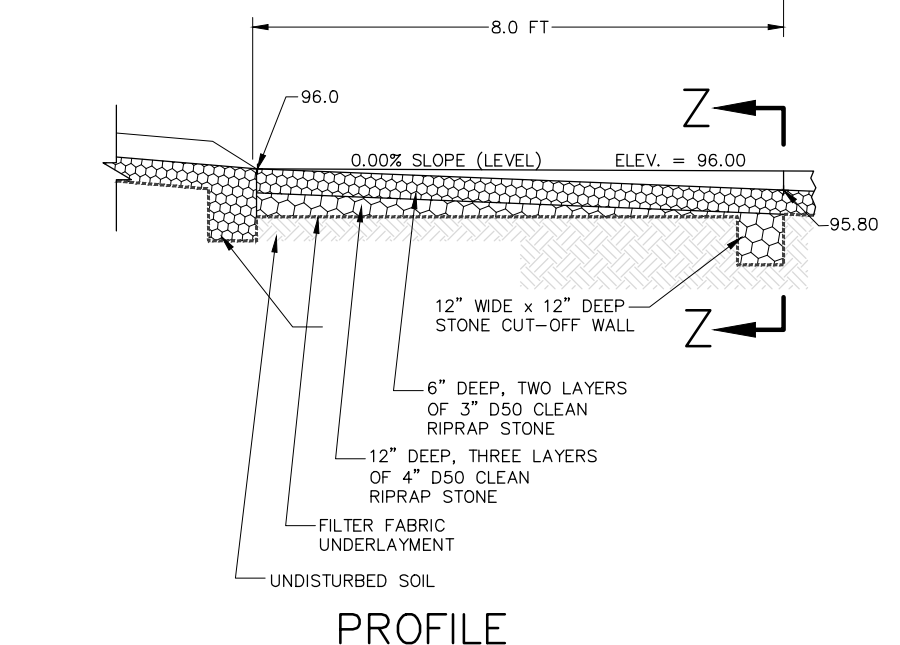


SECTION 'Y-Y'

DETAIL OF RIPRAP APRON 2
SCALE: 1" = 48"

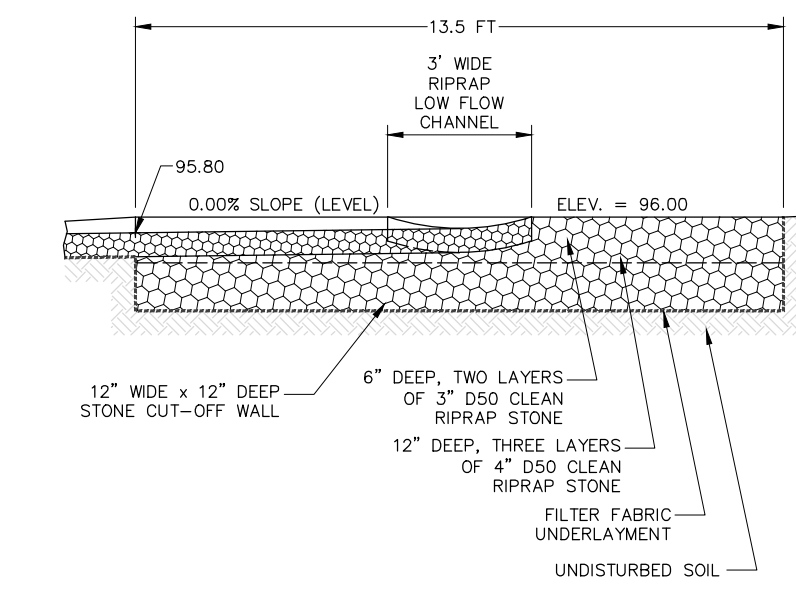


TOP VIEW



PROFILE

DETAIL OF RIPRAP APRON 3
SCALE: 1" = 48"

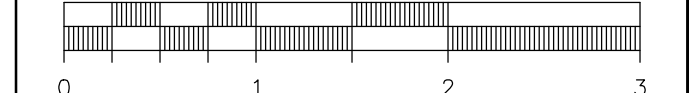


SECTION 'Z-Z'

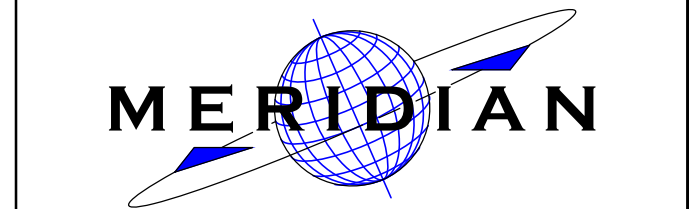
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CONSTRUCTION DETAILS - SHEET 2

GRAPHIC SCALE 1" = 1'



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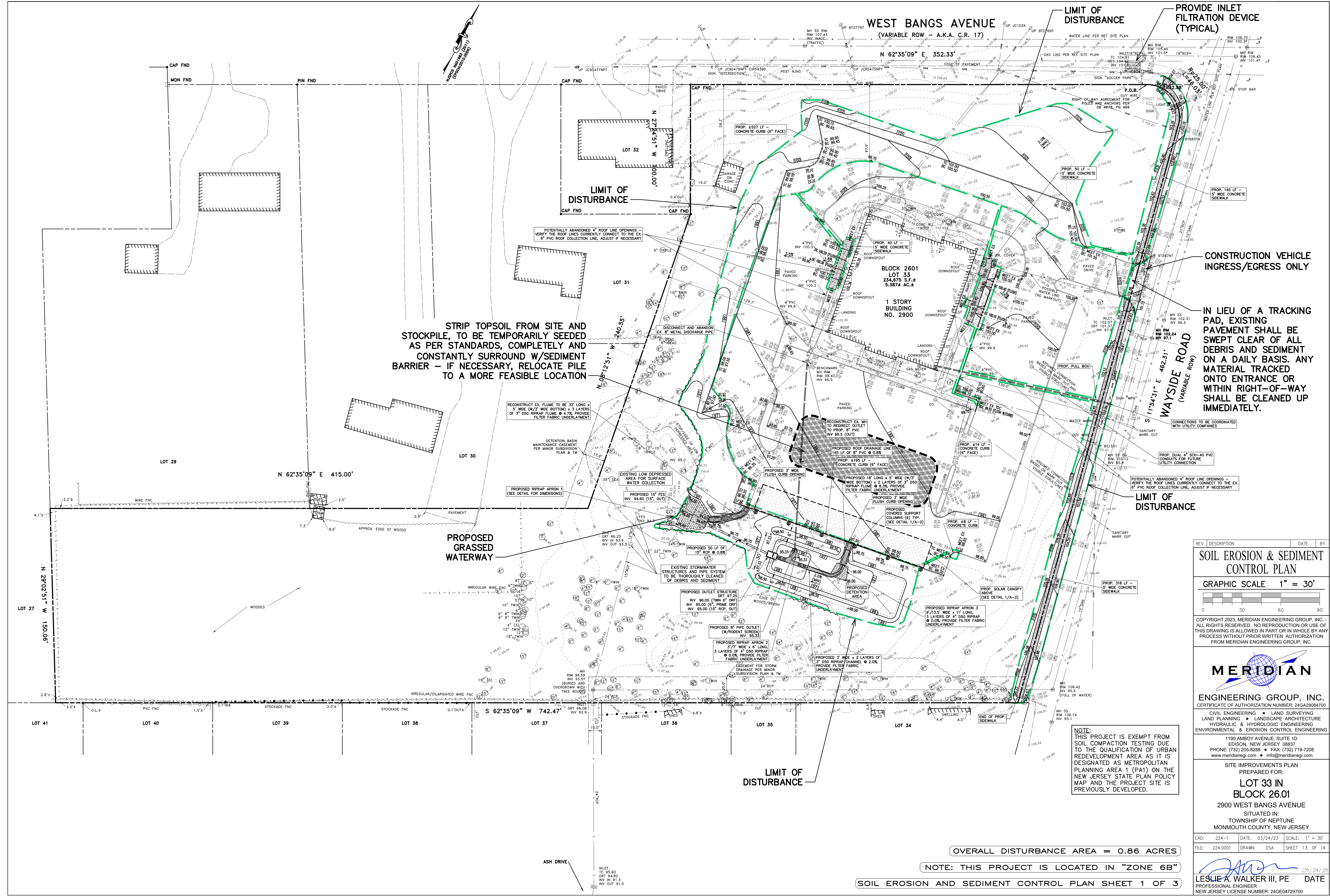
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SITE IMPROVEMENTS PLAN
PREPARED FOR:
LOT 33 IN BLOCK 26.01
2900 WEST BANGS AVENUE
SITUATED IN:
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

CAD: 224-1	DATE: 03/24/23	SCALE: AS SHOWN
FILE: 224.0001	DRAWN: DSA	SHEET 12 OF 14

LESLIE A. WALKER III, PE DATE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NUMBER: 24GE04729700



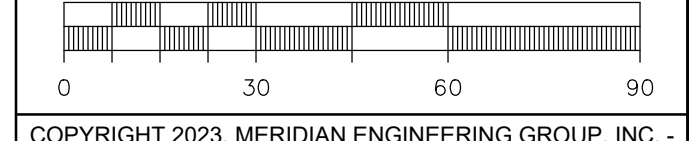
STRIP TOPSOIL FROM SITE AND STOCKPILE, TO BE TEMPORARILY SEEDED AS PER STANDARDS, COMPLETELY AND CONSTANTLY SURROUND W/ SEDIMENT BARRIER - IF NECESSARY, RELOCATE PILE TO A MORE FEASIBLE LOCATION

CONSTRUCTION VEHICLE INGRESS/EGRESS ONLY

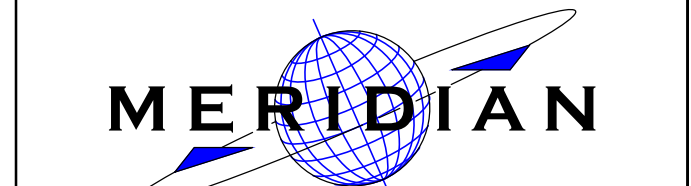
IN LIEU OF A TRACKING PAD, EXISTING PAVEMENT SHALL BE SWEEPED CLEAR OF ALL DEBRIS AND SEDIMENT ON A DAILY BASIS. ANY MATERIAL TRACKED ONTO ENTRANCE OR WITHIN RIGHT-OF-WAY SHALL BE CLEANED UP IMMEDIATELY.

SOIL EROSION & SEDIMENT CONTROL PLAN

GRAPHIC SCALE 1" = 30'



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SITE IMPROVEMENTS PLAN
 PREPARED FOR:
**LOT 33 IN
 BLOCK 2601**
 2900 WEST BANGS AVENUE
 SITUATED IN:
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY, NEW JERSEY

CAD: 224-1 DATE: 03/24/23 SCALE: 1" = 30'
 FILE: 224.0001 DRAWN: DSA SHEET 13 OF 14

Leslie A. Walker III
LESLIE A. WALKER III, PE DATE
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NUMBER: 24GE04729700

OVERALL DISTURBANCE AREA = 0.86 ACRES

NOTE: THIS PROJECT IS LOCATED IN "ZONE 6B"

SOIL EROSION AND SEDIMENT CONTROL PLAN SHEET 1 OF 3

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION
(reference: Section 4-1, The Standards for Soil Erosion and Sediment Control in NJ, 7th Edition, January 2014)

- Site Preparation**
 - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.
 - Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 - 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.
 - Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.
- Seeding Preparation**
 - Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers available from the local Rutgers Cooperative Extension offices (<http://njaes.rutgers.edu/country/>). Fertilizer shall be applied at a rate of 500 pounds per acre or 31 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.
 - Work lime and fertilizer into the topsoil as nearly as practical to a 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 reasonable uniform seedbed is prepared.
 - High acid producing soils. Soils 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 seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.
- Seeding**
 - 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.
 - 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 80% vegetative coverage with the specified seed mixture for the seeded area and mowed once.
 - 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 Live Seed (PLS) as determined by germination testing results.
 - Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 85° F. Many grasses become active at 65° F. See Table 4.3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of PLS is not required for cool season grasses.
 - Conventional seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed 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.
 - After seeding, firming 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 performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.
 - Hydroseeding is a broadcast seeding method usually involving a truck, or trailer-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Shortfibred 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.
- Mulching**

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 deemed compliance with this mulching requirement. Refer to the detail "EXPOSED SOILS STABILIZED WITH MULCH ONLY DURING NON-GROWING SEASON & FOR FASTER ESTABLISHMENT" for application specifications.
- 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 droughty sites.
- Topdressing**

Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A - Seedbed Preparation in this Standard, no topdressing 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.
- Establishing Permanent Vegetative Stabilization**

The quality of permanent vegetation rests 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 80% vegetative cover (of the seeded species) and mowed once. Note this designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

PERMANENT STABILIZATION SEED MIXTURES

SITE CONDITIONS:
 - COMMERCIAL USE
 - SITE CONSISTS OF MOSTLY BOONTON LOAM
 - WELL DRAINED SOILS
 - USDA PLANT HARDINESS ZONE 6A

NOTES:
 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 80% VEGETATIVE COVERAGE OF THE SEEDING AREA AND MOWED ONCE. GRASS SEED MIXTURE CHECKED 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.

MAINTENANCE LEVELS:
 A - INTENSIVE MOWING (2-4 DAYS), FERTILIZATION, LIME, PEST CONTROL AND IRRIGATION
 B - FREQUENT MOWING (4-7 DAYS), OCCASIONAL FERTILIZATION, LIME AND WEED CONTROL
 C - PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME
 D - INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT

PERMANENT SEEDING SPECIFICATIONS	
MIXTURE 12 (FOR OPEN DETENTION BASINS AND GRASSED CHANNELS)	
SEED MIXTURE TURF-TYPE TALL FESCUE (BLEND OF 3 CULTIVARS)	PLANTING RATES 350 LBS./AC (8.0 LBS./1,000 SF)
OPTIMAL PLANTING PERIODS MARCH 1 TO APRIL 30	
ACCEPTABLE PLANTING PERIODS MAY 1 TO AUGUST 14 (SEE REMARKS)	
MAINTENANCE LEVEL: (C-D)	
REMARKS: TYPICALLY A COOL SEASON MIXTURE, INTENDED FOR INTERMITTENT WATERWAYS SUCH AS GRASSED CHANNELS OR DETENTION BASINS. LOW MAINTENANCE. SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN SITE IS IRRIGATED.	
MIXTURE 15 (FOR LAWN AREAS)	
SEED MIXTURE HARD FESCUE CHEWING FESCUE STRONG CREeping RED FESCUE PERENNIAL RYEGRASS	PLANTING RATES 130 LBS./AC (3.0 LBS./1,000 SF) 45 LBS./AC (1.0 LBS./1,000 SF) 45 LBS./AC (1.0 LBS./1,000 SF) 10 LBS./AC (0.3 LBS./1,000 SF)
OPTIMAL PLANTING PERIODS AUGUST 1 TO OCTOBER 1	
ACCEPTABLE PLANTING PERIODS MARCH 15 TO MAY 31	
MAINTENANCE LEVEL: (C-D)	
REMARKS: TYPICALLY A COOL SEASON MIXTURE, INTENDED FOR GENERAL LAWN/RECREATION AREAS. LOW MAINTENANCE.	

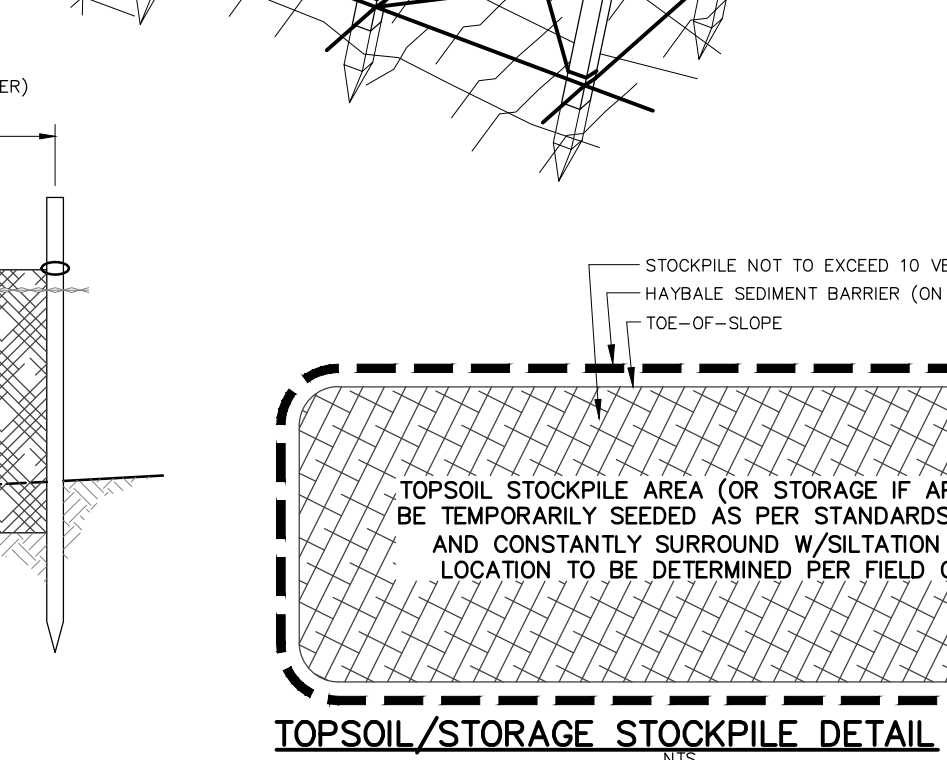
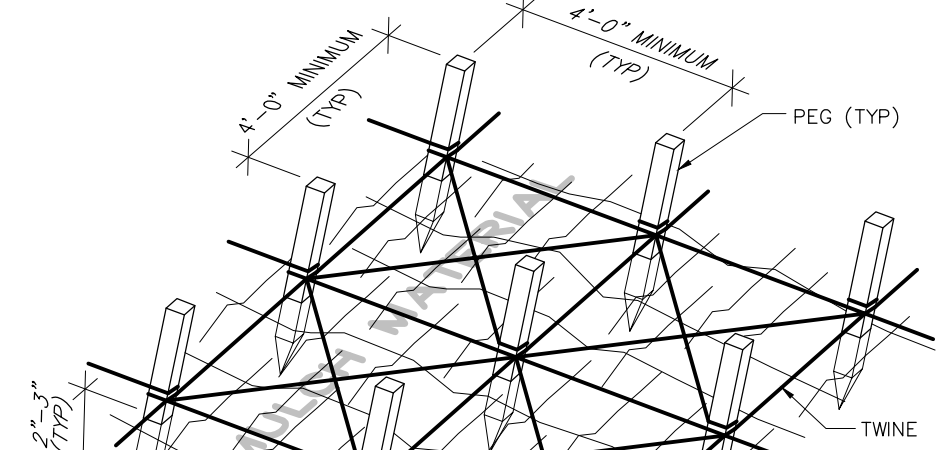
EXPOSED SOILS STABILIZED WITH MULCH ONLY DURING NON-GROWING SEASON & FOR FASTER ESTABLISHMENT

USE UNROTTED SMALL GRAIN STRAW OR SALT HAY.

AT A RATE OF:
 FOR PERMANENT STABILIZATION - 2.0 TO 2.5 TONS/ACRE (90 TO 115 LBS./1,000 SF)
 FOR TEMPORARY STABILIZATION - 1.5 TO 2.0 TONS/ACRE (70 TO 90 LBS./1,000 SF)

ANCHOR USING THE FOLLOWING METHOD:
 DRIVE 8 TO 10 INCH WOODEN PEGS 2 TO 3 INCHES INTO THE SOIL EVERY 4 FEET IN ALL DIRECTIONS. THEN, KEEPING THE TWINE TAUNT, WRAP EACH PEG TO THE NEXT PEG, CREATING A CRISSCROSS PATTERN. DOUBLE OR TRIPLE WRAP EACH PEG AS TO SECURE THE TWINE. REFER TO DETAIL BELOW.

OTHER SUITABLE MATERIALS AND ANCHORING METHODS MAY BE USED, BUT ONLY AT THE DIRECTION AND APPROVAL OF THE SOIL CONSERVATION DISTRICT.



TOPSOIL/STORAGE STOCKPILE DETAIL (IF APPLICABLE)
N.T.S.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION
(reference: Section 7-1, The Standards for Soil Erosion and Sediment Control in NJ, 7th Edition, January 2014)

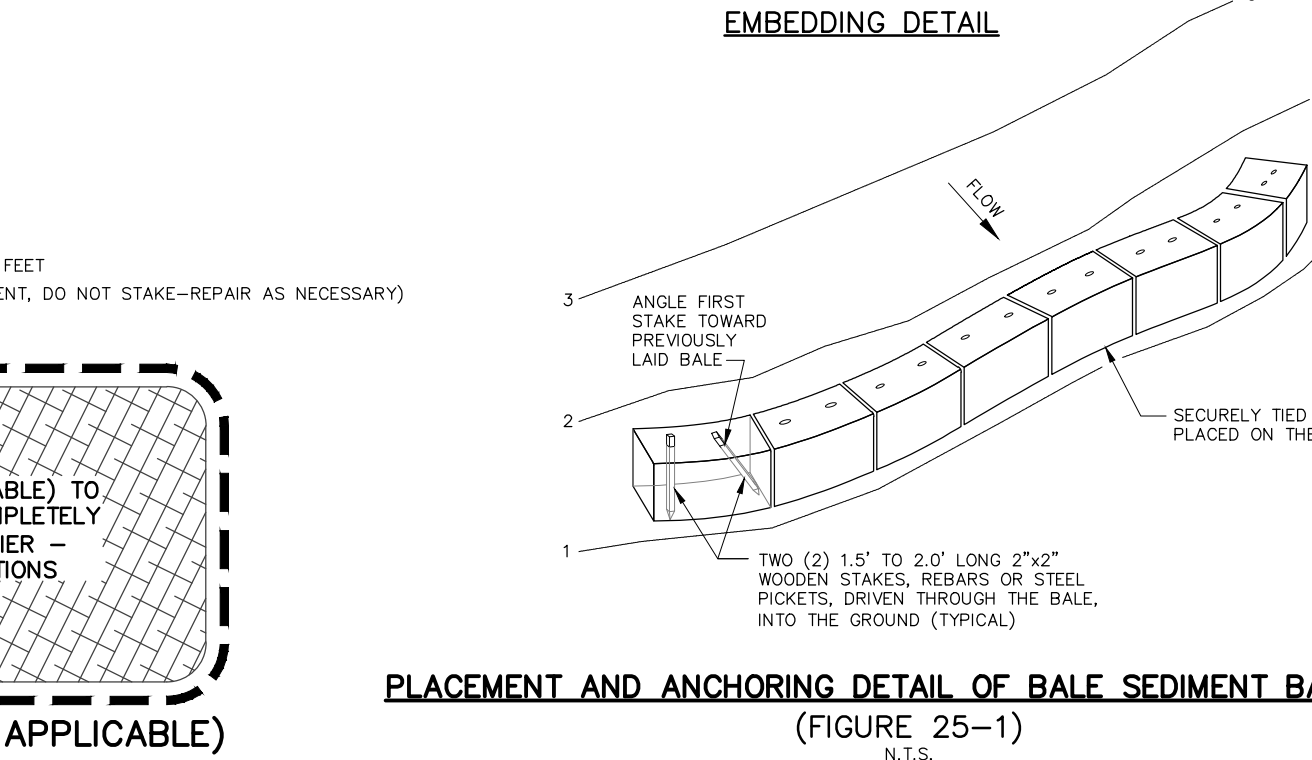
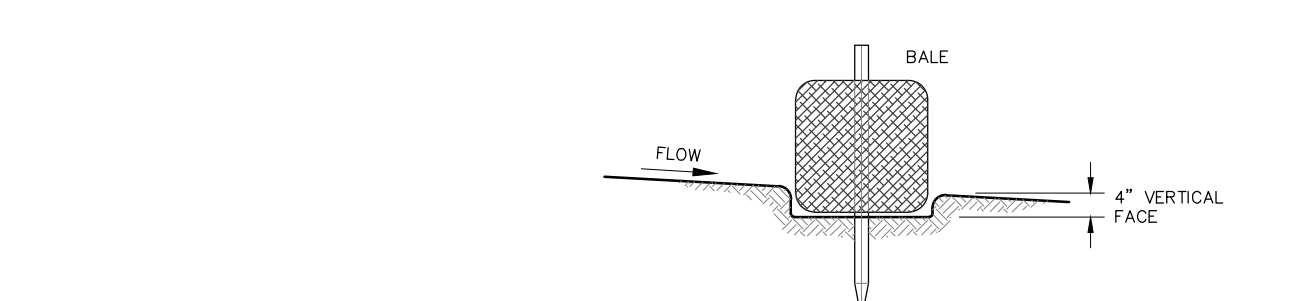
- Site Preparation**
 - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.
 - Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.
 - Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
- Seeding Preparation**
 - Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 31 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Limestone rates shall be established by soil testing only. Calcium carbonate is the equivalent standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
 - Work lime and fertilizer into the soil 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 reasonable uniform seedbed is prepared.
 - Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be reseeded in accordance with the above.
 - Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.
- Seeding**

Select seed from recommendations in table below.

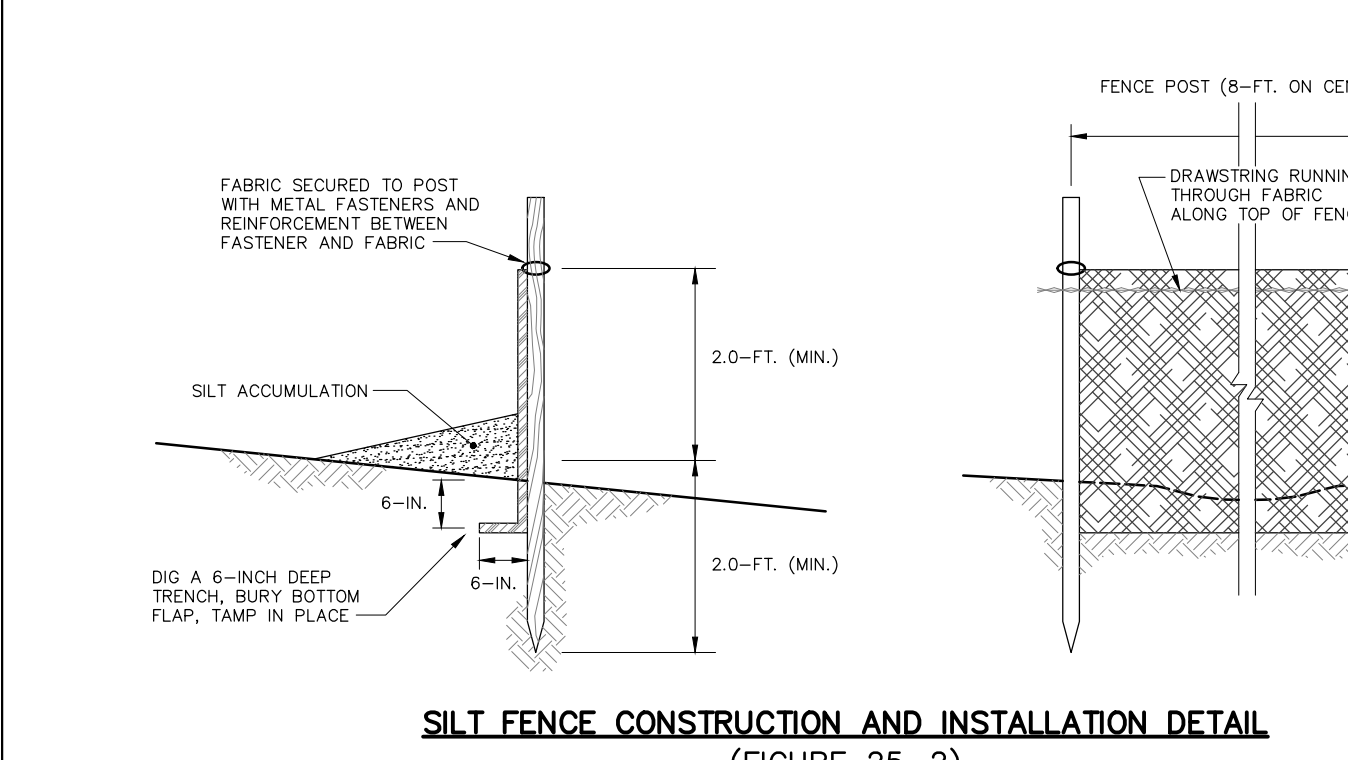
TEMPORARY SEEDING SPECIFICATIONS (PLANT HARDINESS ZONE 6B):

SEED SELECTIONS	SEEDING RATES	SEEDING DEPTH	OPTIMAL PLANTING PERIODS
1. PERENNIAL RYEGRASS	100 LBS./AC (1.0 LBS./1,000 S.F.)	0.5" (1" IN SANDY SOILS)	MARCH 1 TO MAY 15 & AUGUST 15 TO OCTOBER 1
2. SPRING OATS	86 LBS./AC (2.0 LBS./1,000 S.F.)	1.0" (2" IN SANDY SOILS)	MARCH 1 TO MAY 15 & AUGUST 15 TO OCTOBER 1
3. WINTER BARLEY	96 LBS./AC (2.2 LBS./1,000 S.F.)	1.0" (2" IN SANDY SOILS)	AUGUST 15 TO OCTOBER 1
4. ANNUAL RYEGRASS	100 LBS./AC (1.0 LBS./1,000 S.F.)	0.5" (1" IN SANDY SOILS)	MARCH 15 TO JUNE 1 & AUGUST 1 TO SEPTEMBER 15
5. WINTER CEREAL RYE	112 LBS./AC (2.8 LBS./1,000 S.F.)	1.0" (2" IN SANDY SOILS)	AUGUST 1 TO NOVEMBER 15

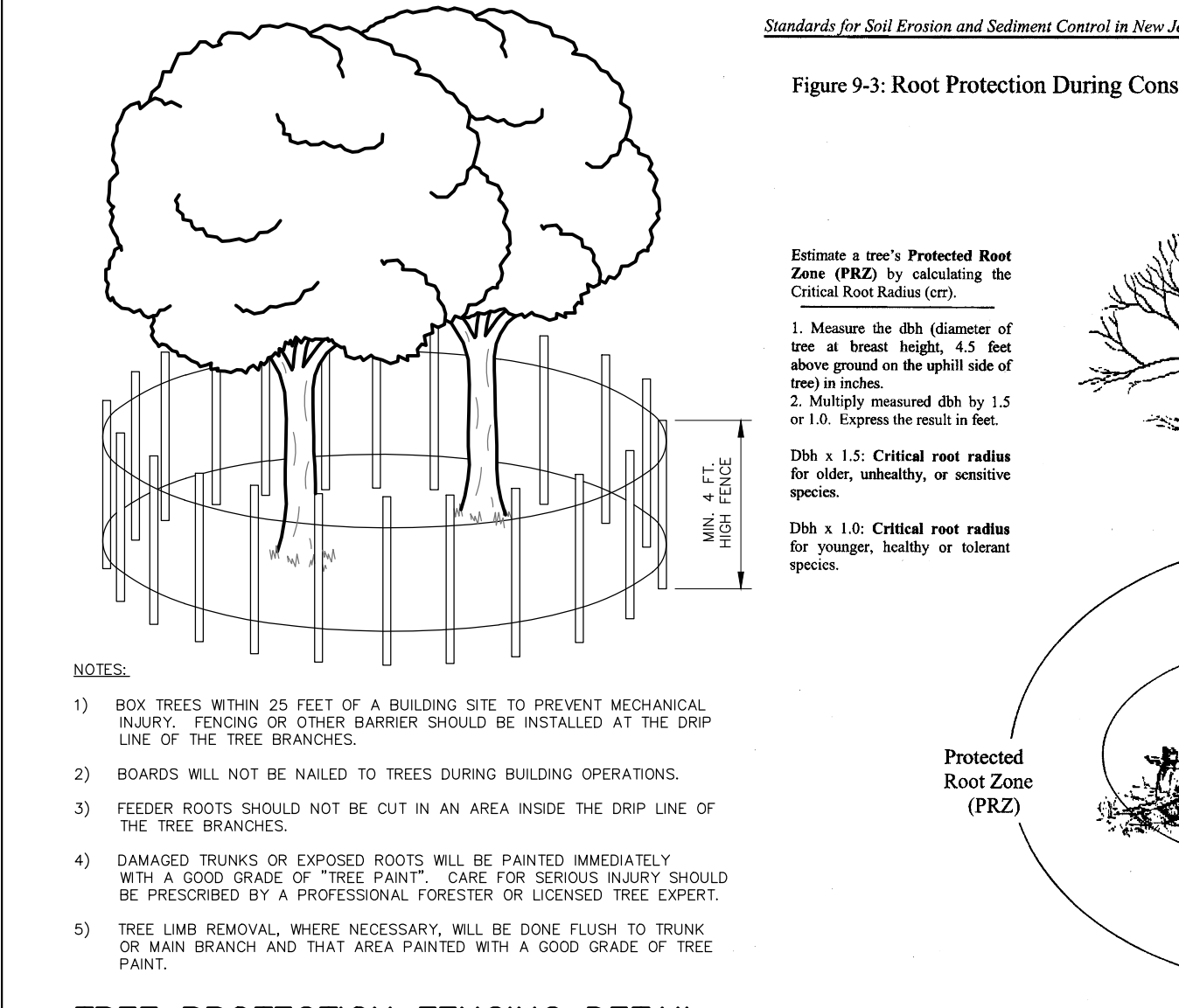
- Seeding rate for warm season grass, selections 5 - 7 shall be adjusted to reflect the amount of Pure Live Seed (PLS) as determined by a germination test report. No adjustment is required for cool season grasses.
 - May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
 - Plant Hardiness Zone. (See figure 7-1, pg. 7-4)
- Conventional Seeding:** Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, 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.
- Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibred mulch may be applied with a hydroseeder following seeding. (also see Section 4-Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs resulting in reduced germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.**
- After seeding, firming 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 performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.**



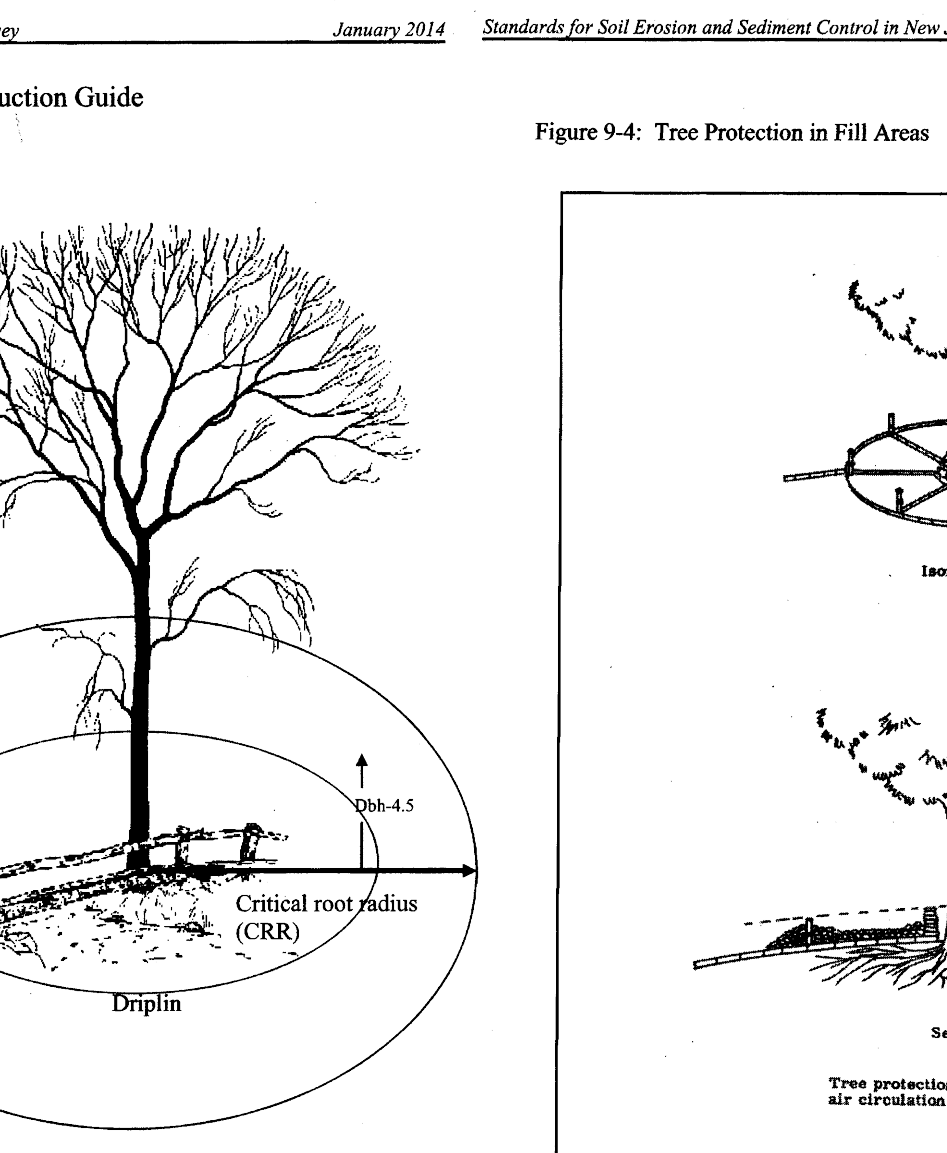
PLACEMENT AND ANCHORING DETAIL OF BALE SEDIMENT BARRIERS
(FIGURE 25-1)
N.T.S.



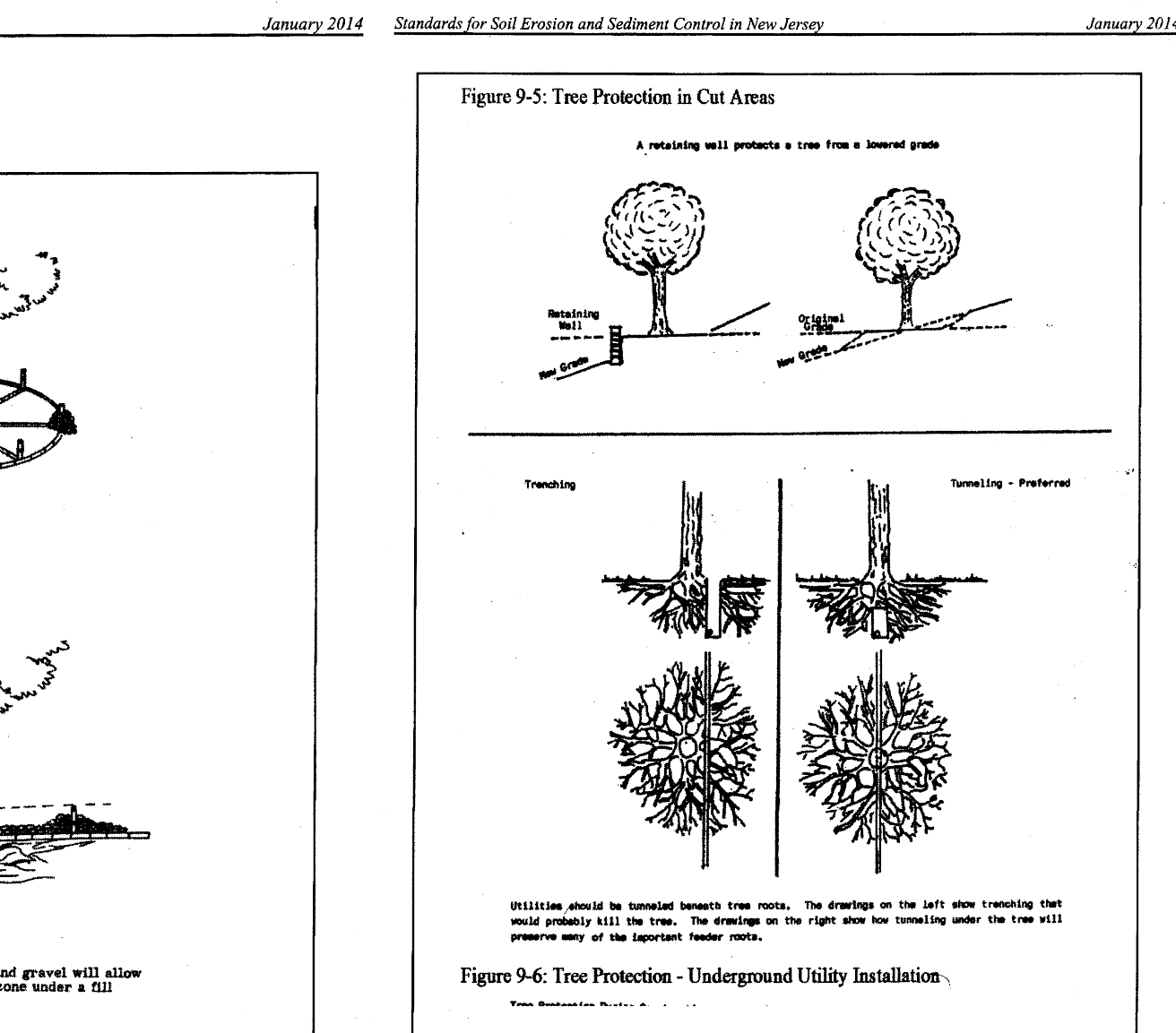
SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL
(FIGURE 25-2)
N.T.S.



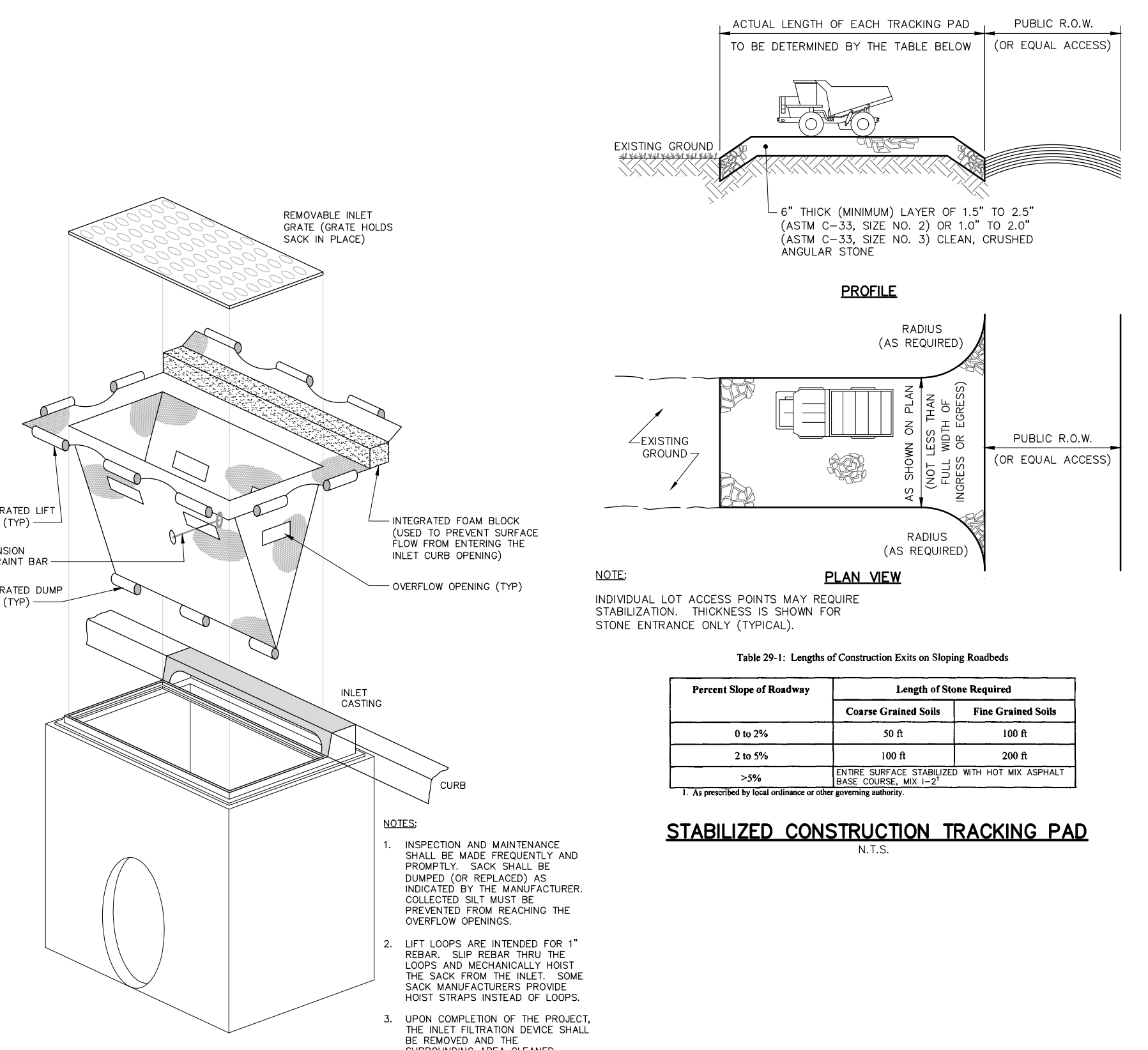
TREE PROTECTION FENCING DETAIL
N.T.S.



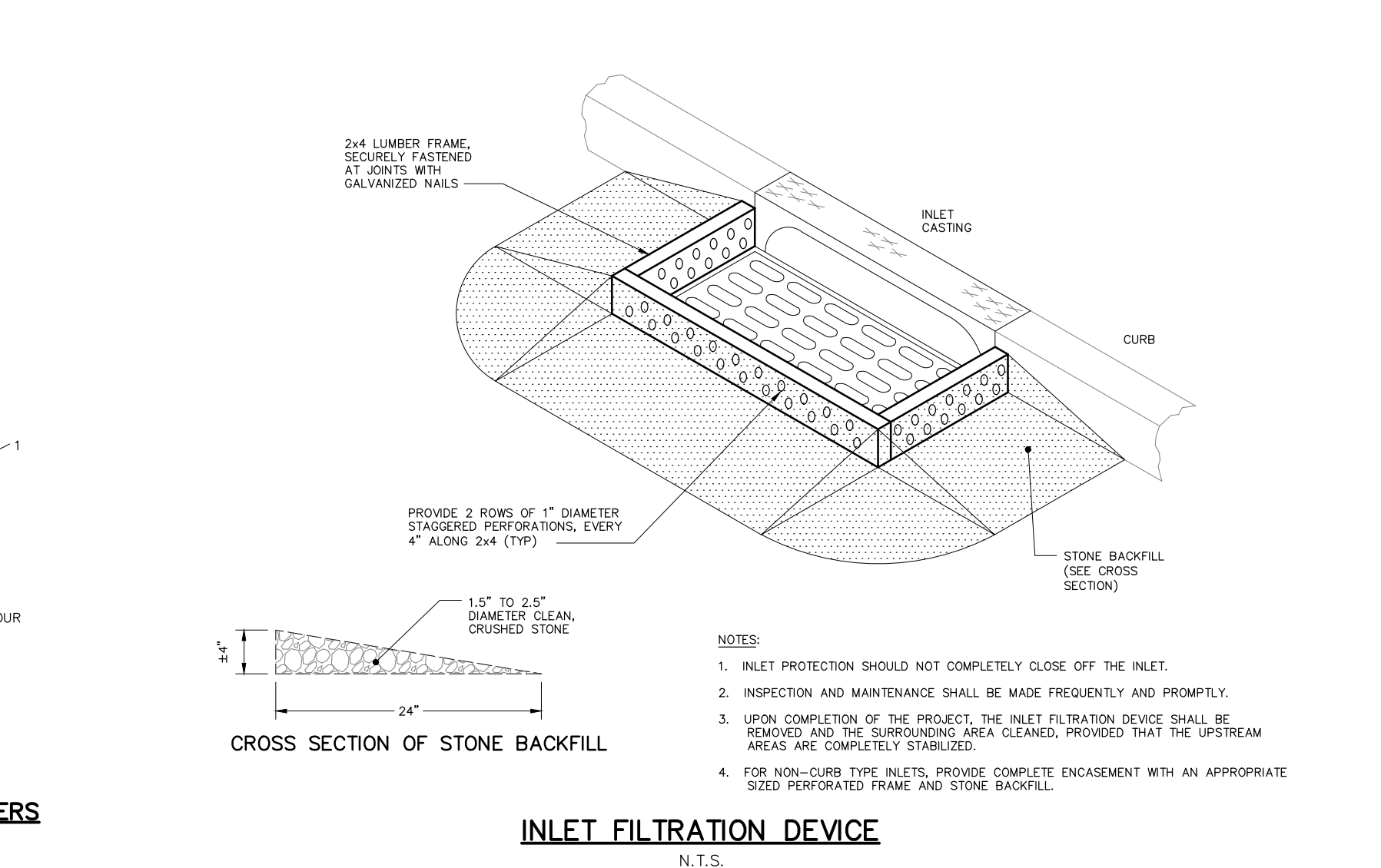
Tree Protection - Underground Utility Installation



Tree Protection - Underground Utility Installation



INLET FILTRATION DEVICE
(FOR INLET STRUCTURES WITHIN ACTIVE ROADWAYS OR WHERE VEHICULAR TRAFFIC IS ANTICIPATED)
N.T.S.



INLET FILTRATION DEVICE
N.T.S.

THE SEQUENCE OF CONSTRUCTION SHALL BE AS FOLLOWS (SEE NOTE BELOW)

CONTRACTOR TO PROVIDE WRITTEN NOTIFICATION TO FREEHOLD SOIL CONSERVATION DISTRICT A MINIMUM 48 HOURS PRIOR TO INITIAL SOIL DISTURBANCE.	DURATION
1. PLACE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON PLANS PRIOR TO ANY OTHER WORK.	1 WEEK
2. CLEAR THE PROPOSED CONSTRUCTION AREA AND REMOVE ALL SITE ITEMS OBSTRUCTING CONSTRUCTION AREA. ROUGH GRADE AREAS TO BE DISTURBED AND TEMPORARILY STABILIZE.	3 WEEKS
3. INSTALL PROPOSED DISCHARGE POINT, INCLUDING RIPRAP APRON 3.	3 WEEKS
4. STARTING FROM THE DISCHARGE POINT, CONSTRUCT THE OUTFALL PIPE AND DETENTION BASIN. UPON FINAL GRADING, PROVIDE PERMANENT STABILIZATION.	4 WEEKS
5. CONSTRUCT UNDERGROUND SITE UTILITIES.	2 WEEKS
6. REPLACE EXISTING CURB WHERE INDICATED ON PLANS AND INSTALL NEW PAVEMENT STONE BASE AND BASE COURSE PAVEMENT.	3 WEEKS
7. REPLACE SIDEWALK WHERE INDICATED ON PLANS, LANDSCAPING, SIGNAGE AND ALL REMAINING MISCELLANEOUS SITE ITEMS.	2 WEEKS
8. INSTALL TOP COURSE PAVEMENT AND STRIPING.	1 WEEK
9. APPLY TOPSOIL FROM STOCKPILE AND PERMANENTLY STABILIZE THE SITE.	4 DAYS
10. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON COMPLETION OF ALL SITE WORK.	1 DAY
TOTAL ESTIMATED CONSTRUCTION TIME:	4.5 MONTHS

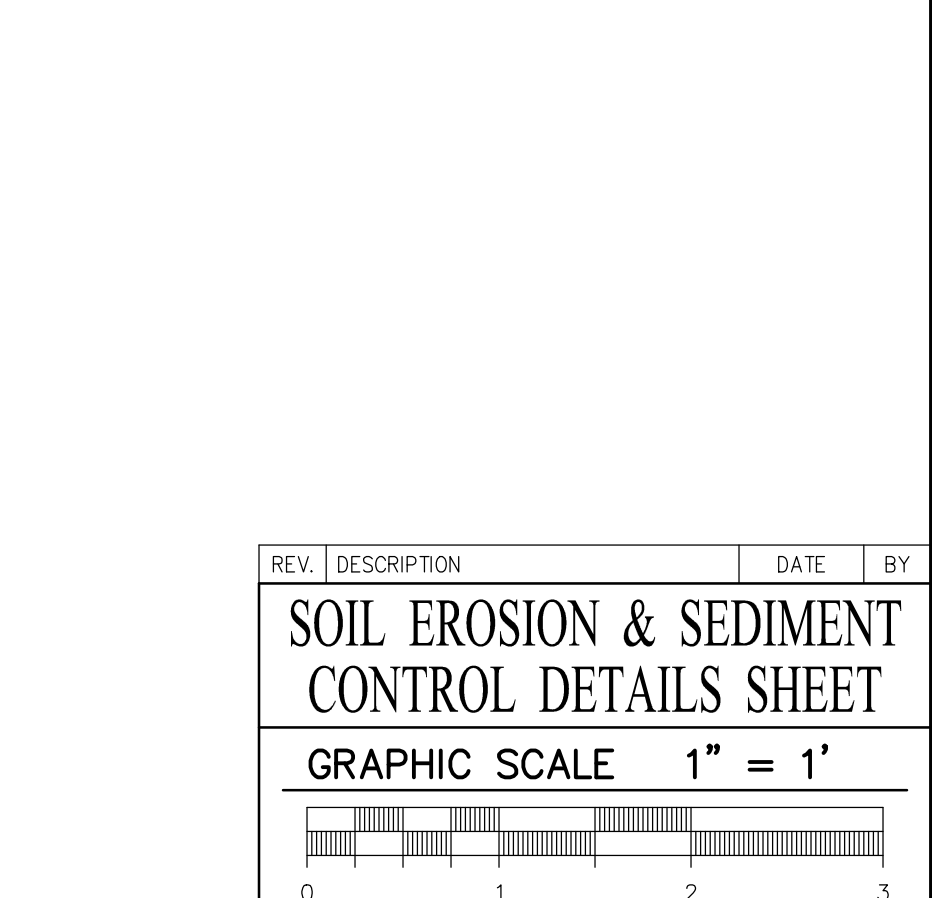
NOTES:

- THIS IS AN APPROXIMATE SCHEDULE OF EVENTS AND SHOULD BE FOLLOWED IN THE SEQUENCE LISTED ABOVE, AS CLOSELY AS POSSIBLE, SUBJECT TO FIELD CONDITIONS AND/OR THE DISCRETION OF THE CONSTRUCTION MANAGER.
- ACTUAL DURATION OF CONSTRUCTION IS DEPENDENT ON THE MARKET.

SOIL EROSION AND SEDIMENT CONTROL NOTES
(reference: Freehold Soil Conservation District, <http://www.freeholdscd.org/>)

- The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
- 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.
- 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.
- N.J.S.A. 4:24-39 et. Seq. requires that an Certificate 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.
- 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.
- A sub-base course shall 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 the preliminary grading.
- The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone or points where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1" - 2") stone for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
- All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-way will be removed immediately.
- Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
- 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 way 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.
- In accordance with the Standard for Management of High Acid 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.
- Conduct Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
- Unfettered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.
- 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.
- 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.
- All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.
- The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.

Freehold Soil Conservation District
 4002 Kozloski Road, Freehold, NJ 07728-5033
 phone: (732) 683-8500
 fax: (732) 683-9140
 email: info@freeholdscd.org



CROSS SECTION OF STONE BACKFILL

SOIL EROSION & SEDIMENT CONTROL DETAILS SHEET

GRAPHIC SCALE 1" = 1'

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SITE IMPROVEMENTS PLAN
 PREPARED FOR:
LOT 33 IN BLOCK 26.01
 2900 WEST BANGS AVENUE
 SITUATED IN:
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY, NEW JERSEY

CAD: 224-1 DATE: 03/24/23 SCALE: AS SHOWN
 FILE: 224.0001 DRAWN: DSA SHEET 14 OF 14

LESLIE A. WALKER III, PE DATE
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NUMBER: 24GE04729700