

- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING TREES, VEGETATION, MISCELLANEOUS DEBRIS AND ALL OTHER MATERIALS AND ITEMS SHOWN ON THE PLANS, THAT ARE LOCATED WITHIN THE DEMOLITION LIMITS. EXISTING IMPROVEMENTS, LOCATED WITHIN THE TOWNSHIP RIGHT-OF-WAYS, IDENTIFIED ON THESE PLANS.
 2. AT THE END OF DEMOLITION OPERATIONS, THE CONTRACTOR SHALL INSTALL A SILT FENCE AROUND THE PERIMETERS OF THE DEMOLITION AREAS TO MAINTAIN ADEQUATE SILT AND SOIL EROSION CONTROL AND ADEQUATE WATER DRAINAGE AROUND DEMOLITION AREA PERIMETERS, UNTIL BACKFILLING AND REGRADING OPERATIONS ARE COMPLETED AND THE AREA IS STABILIZED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED DURING HIS DEMOLITION AND CONSTRUCTION ACTIVITIES. ALL EXCESS DEBRIS MUST BE REMOVED TO A NJDEP APPROVED LANDFILL. NO ON-SITE BURIAL OF DEBRIS WILL BE ALLOWED.
- UTILITY NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION OR CONSTRUCTION ACTIVITIES TO DETERMINE THE EXACT LOCATIONS AS NECESSARY AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE FROM ABOVE-GROUND OBSERVATIONS AND FROM RECORD INFORMATION PROVIDED BY THE UTILITY COMPANIES. IN ADDITION, THE LOCATION AND TYPE OF THE EXISTING UTILITIES SHOWN ON THESE PLANS IS NOT GUARANTEED TO BE ACCURATE NOR ALL INCLUSIVE. THE CONTRACTOR SHALL USE THE EXISTING UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATIONS. THE CONTRACTOR MUST CONTACT THE "ONE CALL SYSTEM" AT 1-800-272-1000 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.

- TRAFFIC CONTROL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE SAFE, ORDERLY AND EXPEDITIOUS CIRCULATION OF VEHICULAR AND PEDESTRIAN TRAFFIC FLOW AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 12 FEET WIDE TRAVEL LANE FOR EACH DIRECTION OF TRAFFIC FLOW ALONG THE ADJACENT ROADWAYS, AT ALL TIMES DURING HIS CONSTRUCTION ACTIVITIES, TO ALLOW LOCAL AND EMERGENCY TRAFFIC ACCESS.
 2. WATCHMEN AND FLAGMEN SHALL BE EMPLOYED BY THE CONTRACTOR FOR THE PROTECTION OF ANY EQUIPMENT ENTERING, LEAVING OR CROSSING ACTIVE TRAFFIC LANES, OR AS MAY BE REQUIRED FOR ROUTING OF ANY TRAFFIC AROUND OR THROUGH THE CONSTRUCTION. WATCHMEN AND FLAGMEN WILL BE EMPLOYED BY THE CONTRACTOR AT HIS OWN EXPENSE.

LEGEND

X 123.45	SPOT ELEVATION	⊙	SANITARY SEWER MANHOLE	—	APPROXIMATE LOCATION OF UNDERGROUND STORM DRAINAGE PIPE
X BC 123.45	BOTTOM OF CURB ELEVATION	⊖	STORM DRAINAGE MANHOLE	- - -	APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER PIPE
TC 123.45	TOP OF CURB ELEVATION	⊕	WATER VALVE	—	OVERHEAD WIRES
X BW 123.45	BOTTOM OF WALL ELEVATION	⊗	DRAINAGE INLET	—	WETLAND FLAG LOCATION
TW 123.45	TOP OF WALL ELEVATION	⊙	FIRE HYDRANT	—	WETLANDS LINE
-123	MINOR CONTOUR	⊙	GUARDRAIL	—	OVERHEAD WIRES
-130	MAJOR CONTOUR	⊙	OVERHEAD WIRES	—	
—	SIGN				
⊙	LIGHT POLE				
⊙	UTILITY POLE				

DEMOLITION LEGEND

—	PROPOSED TREE LINE CLEARING LIMITS
- - -	PAVEMENT SAWCUT
■	FULL DEPTH PAVEMENT REMOVAL
⊘	PAVEMENT MILL AND OVERLAY

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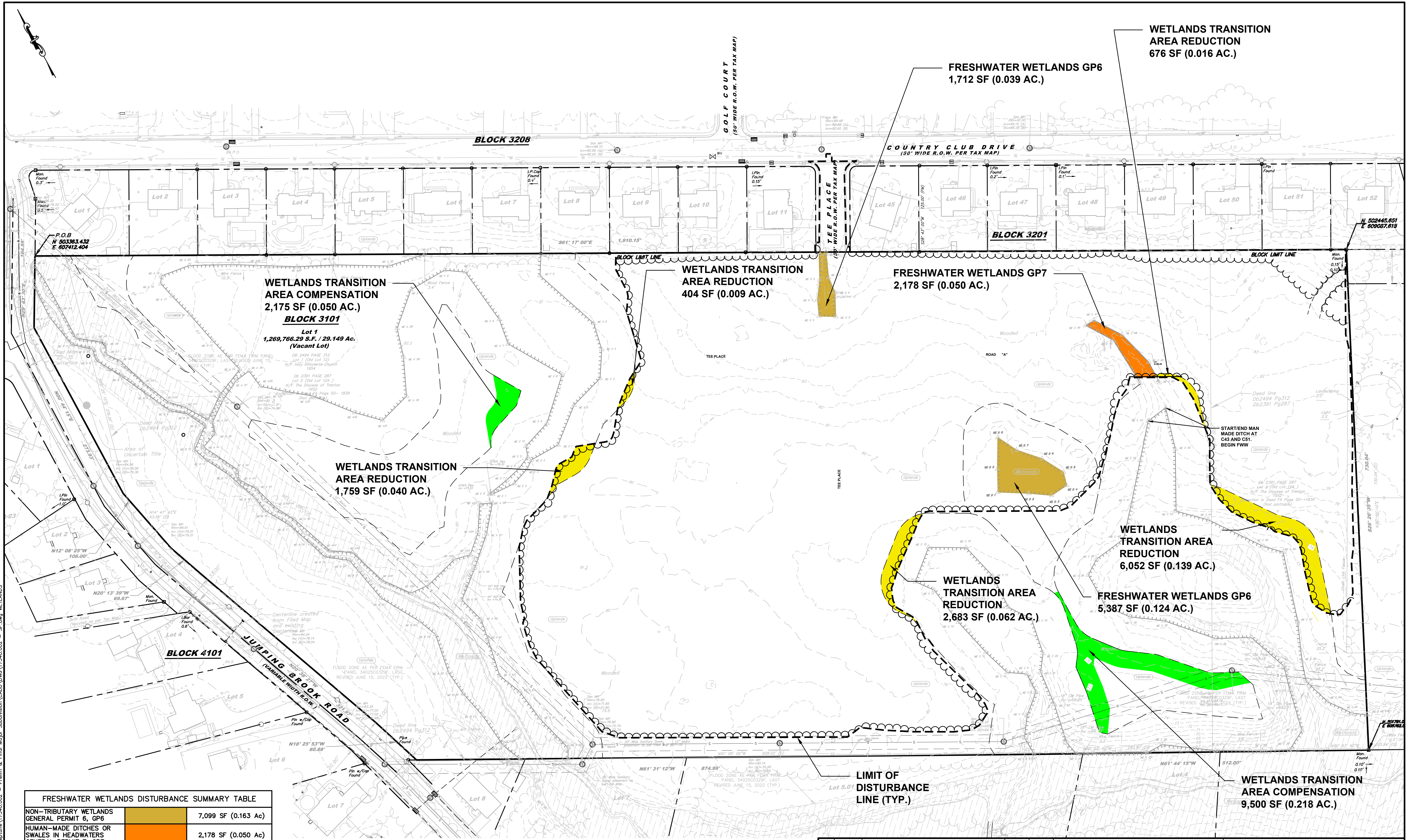
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BRIAN R. DECINA, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. GE45149

EXISTING CONDITIONS AND DEMOLITION PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023	DESIGNED BY: SP	SCALE: 1" = 60'	PROJECT NUMBER: 17340.002
DRAWN BY: SP	CHECKED BY: BRD	FIELD BOOK	SHEET: 2 of 27

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**WETLANDS TRANSITION
AREA COMPENSATION
2,175 SF (0.050 AC.)
BLOCK 3101**

**Lot 1
1,269,766.29 S.F. / 29.149 Ac.
(Vacant Lot)**

**WETLANDS TRANSITION
AREA REDUCTION
1,759 SF (0.040 AC.)**

**WETLANDS TRANSITION
AREA REDUCTION
404 SF (0.009 AC.)**

**FRESHWATER WETLANDS GP7
2,178 SF (0.050 AC.)**

**WETLANDS
TRANSITION AREA
REDUCTION
2,683 SF (0.062 AC.)**

**WETLANDS
TRANSITION AREA
REDUCTION
6,052 SF (0.139 AC.)**

**FRESHWATER WETLANDS GP6
5,387 SF (0.124 AC.)**

**WETLANDS TRANSITION
AREA COMPENSATION
9,500 SF (0.218 AC.)**

**FRESHWATER WETLANDS GP6
1,712 SF (0.039 AC.)**

**WETLANDS TRANSITION
AREA REDUCTION
676 SF (0.016 AC.)**

NON-TRIBUTARY WETLANDS GENERAL PERMIT 6, GP6		7,099 SF (0.163 Ac)
HUMAN-MADE DITCHES OR SWALES IN HEADWATERS GENERAL PERMIT 7, GP7		2,178 SF (0.050 Ac)
TOTAL		9,277 SF (0.213 Ac)

TAW: REDUCTION AREA		11,574 SF (0.266 Ac)
TAW: COMPENSATION AREA		11,675 SF (0.268 Ac)

NOTE:
FRESHWATER WETLANDS GENERAL PERMIT
AND TRANSITION AREA BUFFER AVERAGING
PERMIT APPLICATION HAS BEEN FILED WITH
NJDEP AND IS PENDING.

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WETLANDS PERMITTING PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

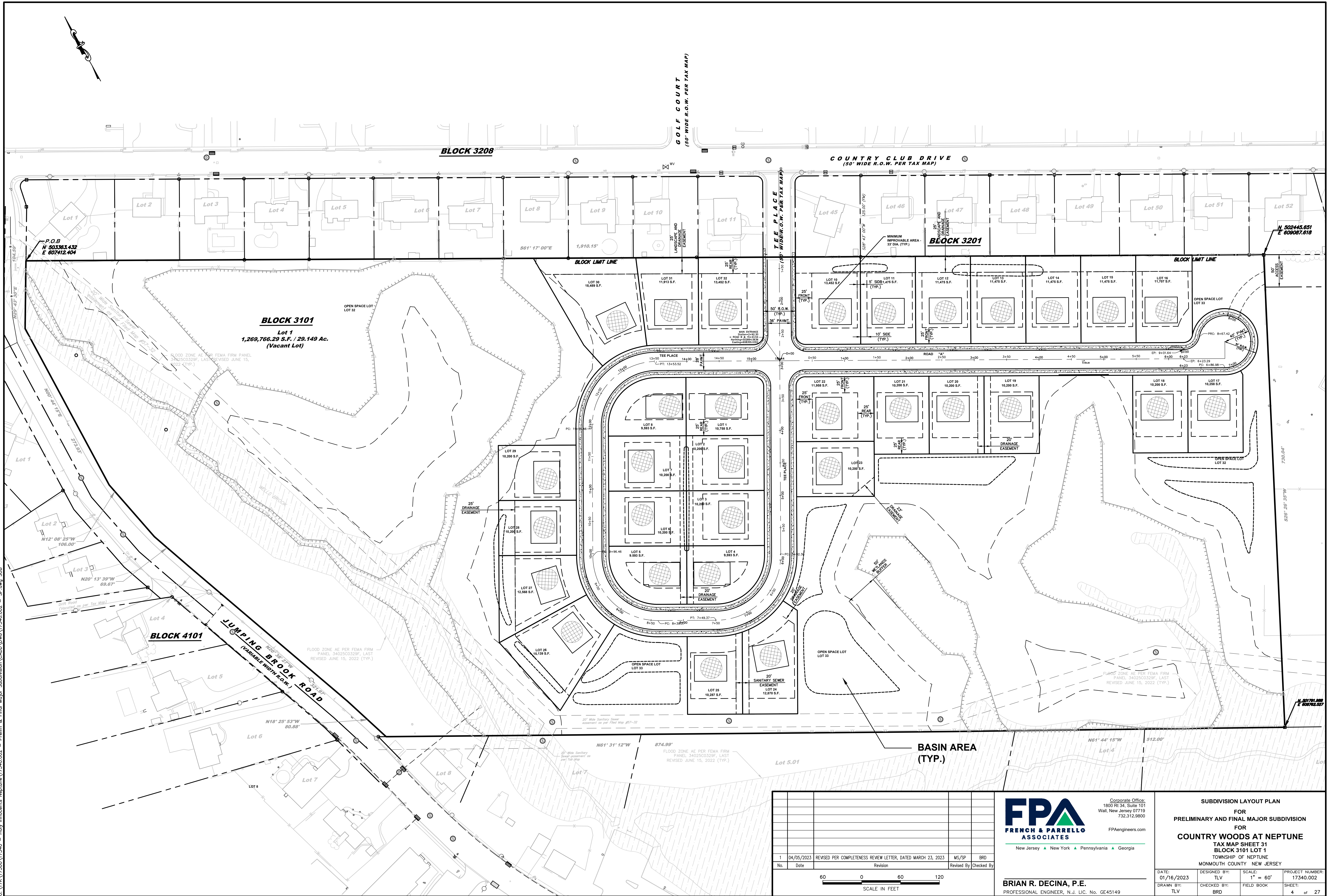
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FIELD BOOK

PROJECT NUMBER:
17340.002

SHEET:
3 of 27

G:\17340\17340 - Prelim. & Final Major Subdivision\CADD\DWG\17340.002 - SP.dwg WETLANDS



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SUBDIVISION LAYOUT PLAN
 FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
 FOR
COUNTRY WOODS AT NEPTUNE
 TAX MAP SHEET 31
BLOCK 3101 LOT 1
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY NEW JERSEY

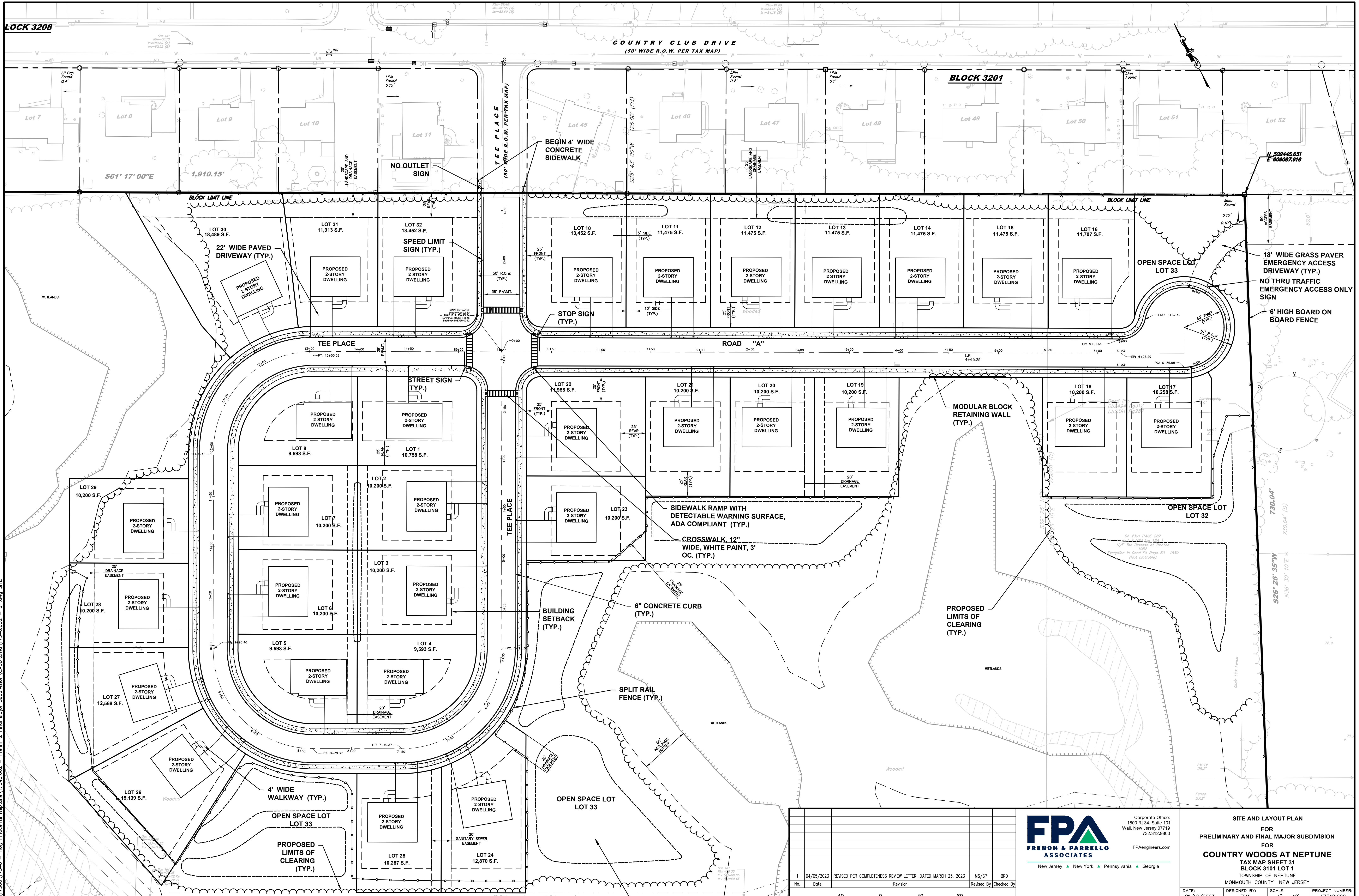
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LOCK 3208

COUNTRY CLUB DRIVE
(50' WIDE R.O.W. PER TAX MAP)

BLOCK 3201



Q:\17340\17340 - Prelim. & Final Major Subdivision\CADD\DWG\17340.002 - SP.dwg SITE

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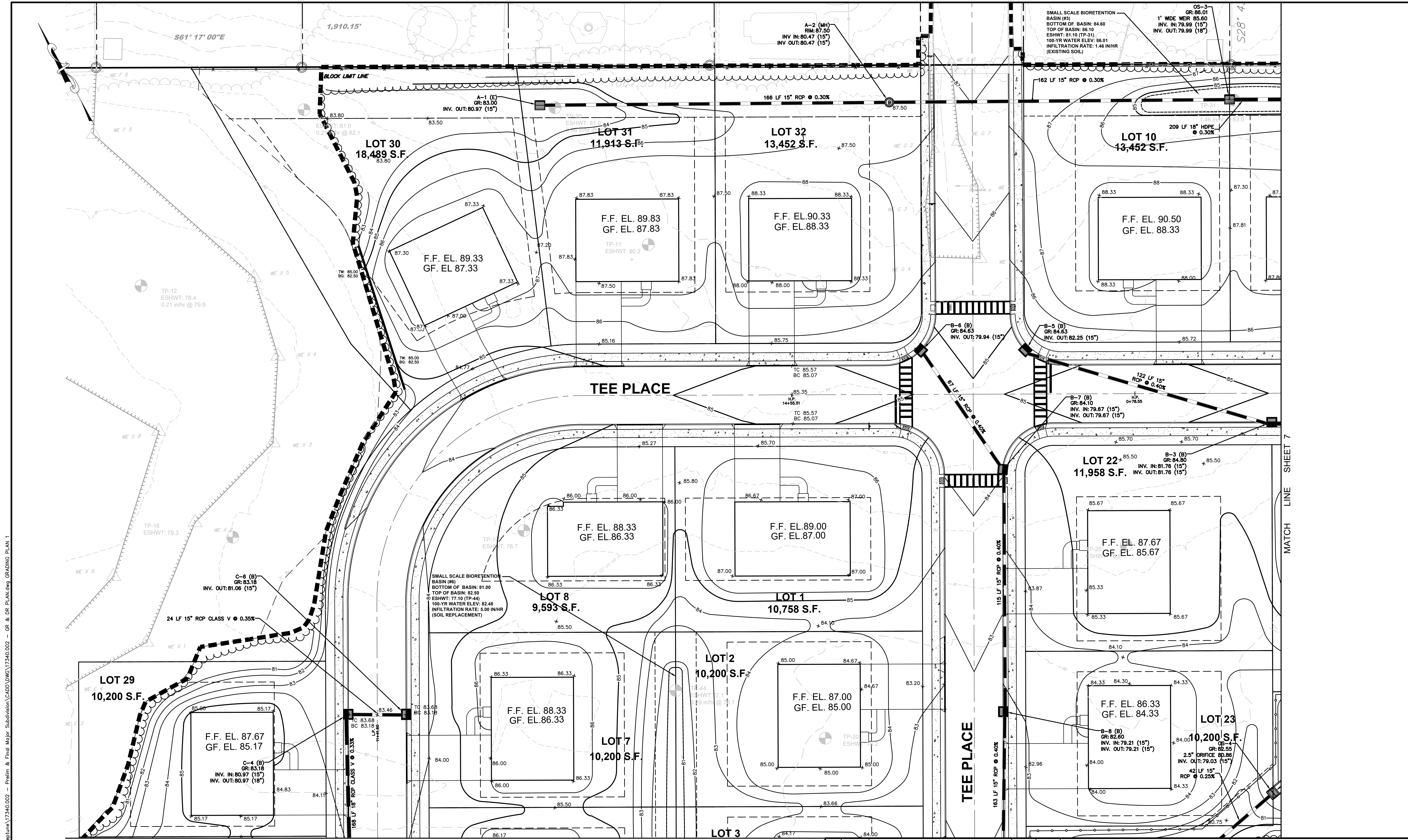
SITE AND LAYOUT PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023
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SCALE: 1" = 40'
FIELD BOOK

PROJECT NUMBER: 17340.002
SHEET: 5 of 27

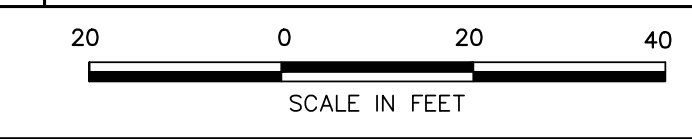
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MATCH LINE SHEET 8

MATCH LINE SHEET 7

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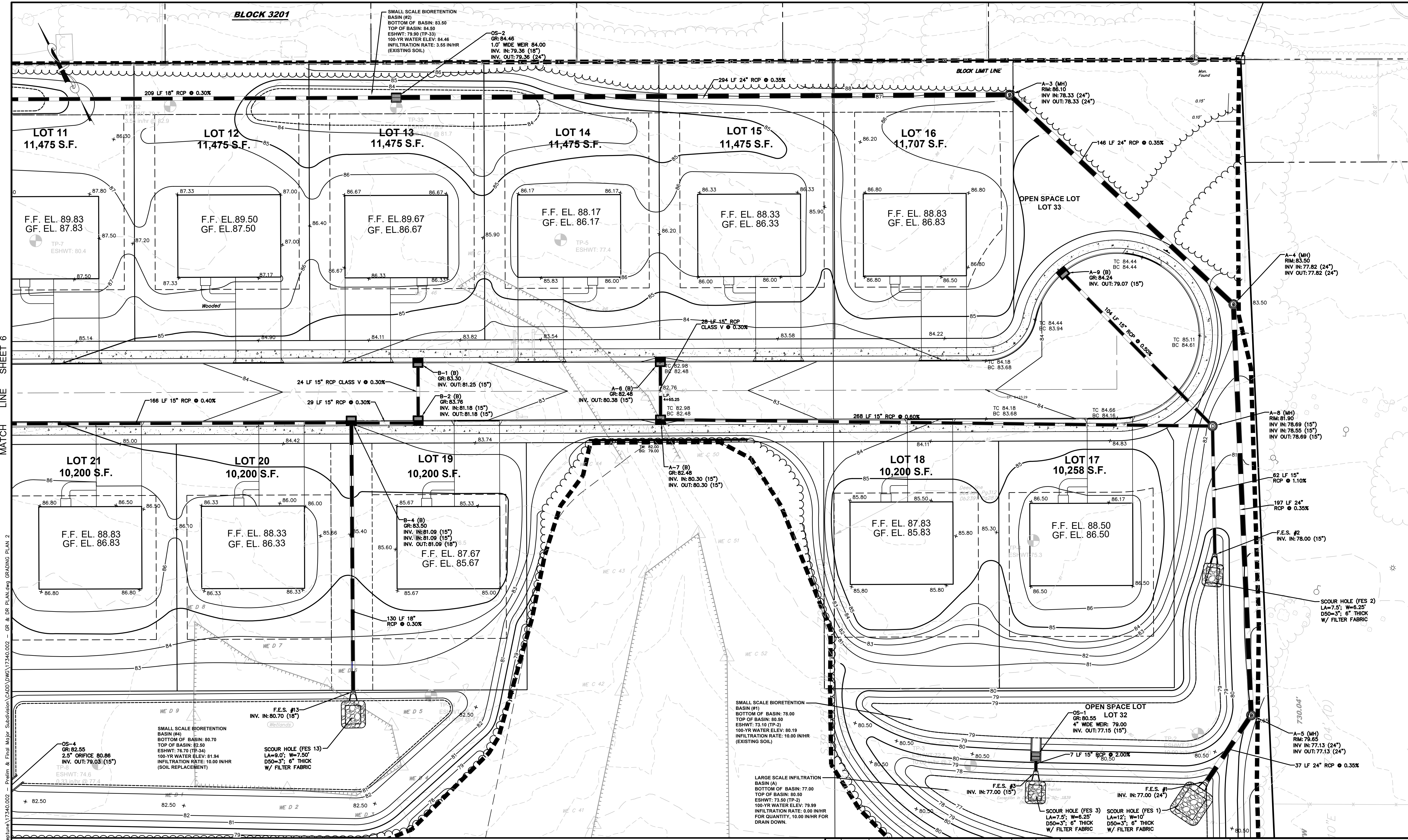
GRADING AND DRAINAGE PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023
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CHECKED BY: BRD
FIELD BOOK

SCALE: 1"=20'
PROJECT NUMBER: 17340.002
SHEET: 6 of 27

C:\NJK\17340\17340 - Prelim. & Final Major Subdivision\CADD\DWG\17340.002 - GR & DR PLAN.dwg GRADING PLAN 1

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MATCH LINE SHEET 6

MATCH LINE SHEET 2

MATCH LINE SHEET 9

MATCH LINE SHEET 9

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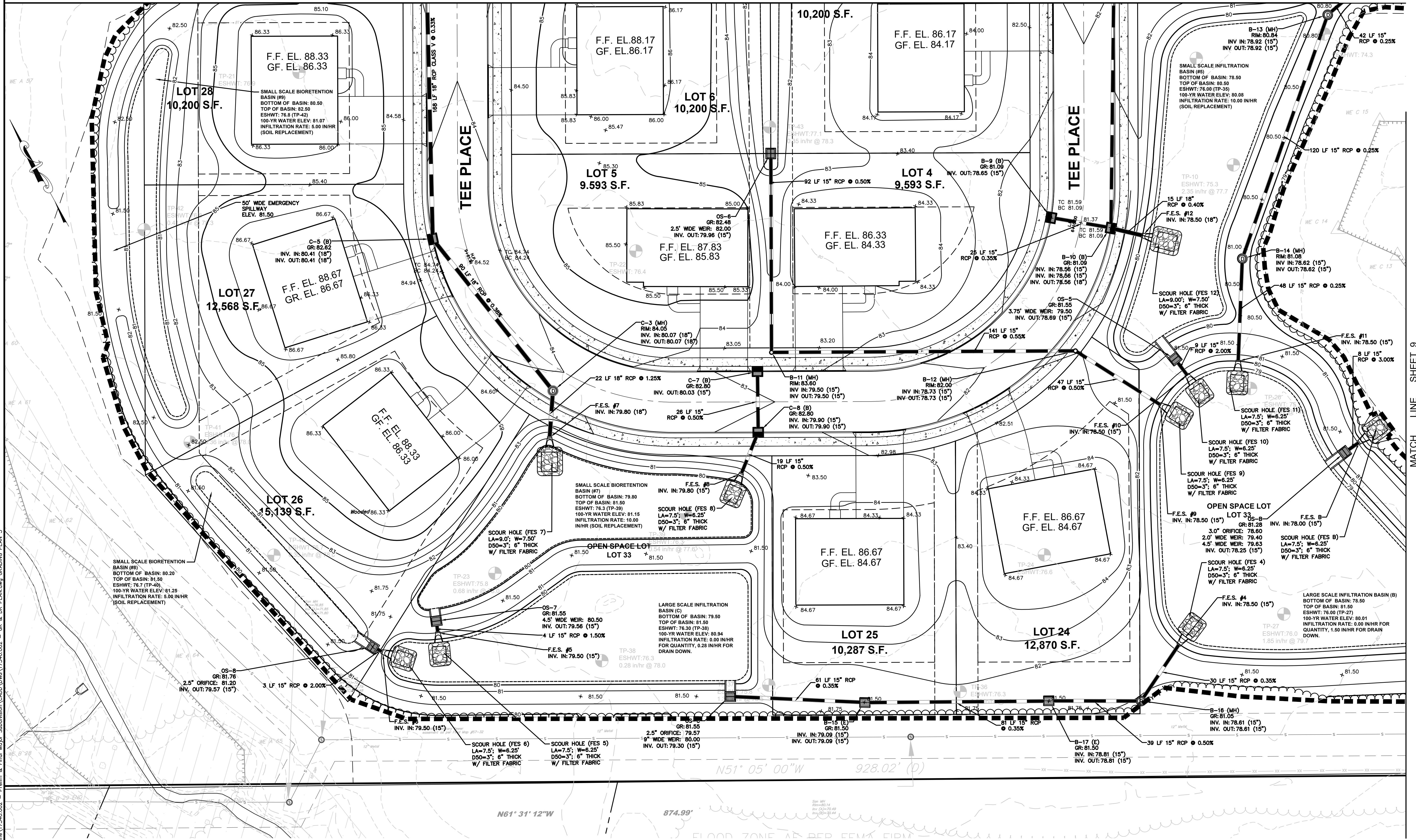
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GRADING AND DRAINAGE PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023	DESIGNED BY: TLV	SCALE: 1"=20'	PROJECT NUMBER: 17340.002
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MATCH LINE SHEET 9

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GRADING AND DRAINAGE PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

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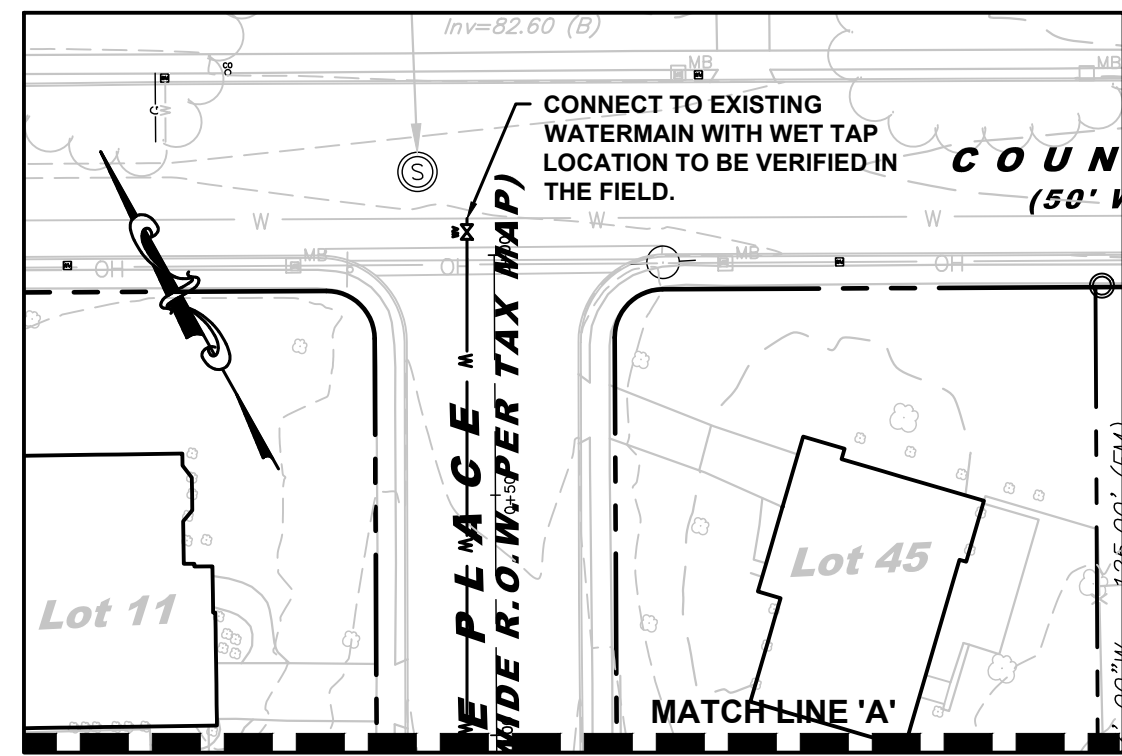
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GRADING AND DRAINAGE PLAN
 FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
 FOR
COUNTRY WOODS AT NEPTUNE
 TAX MAP SHEET 31
 BLOCK 3101 LOT 1
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY NEW JERSEY

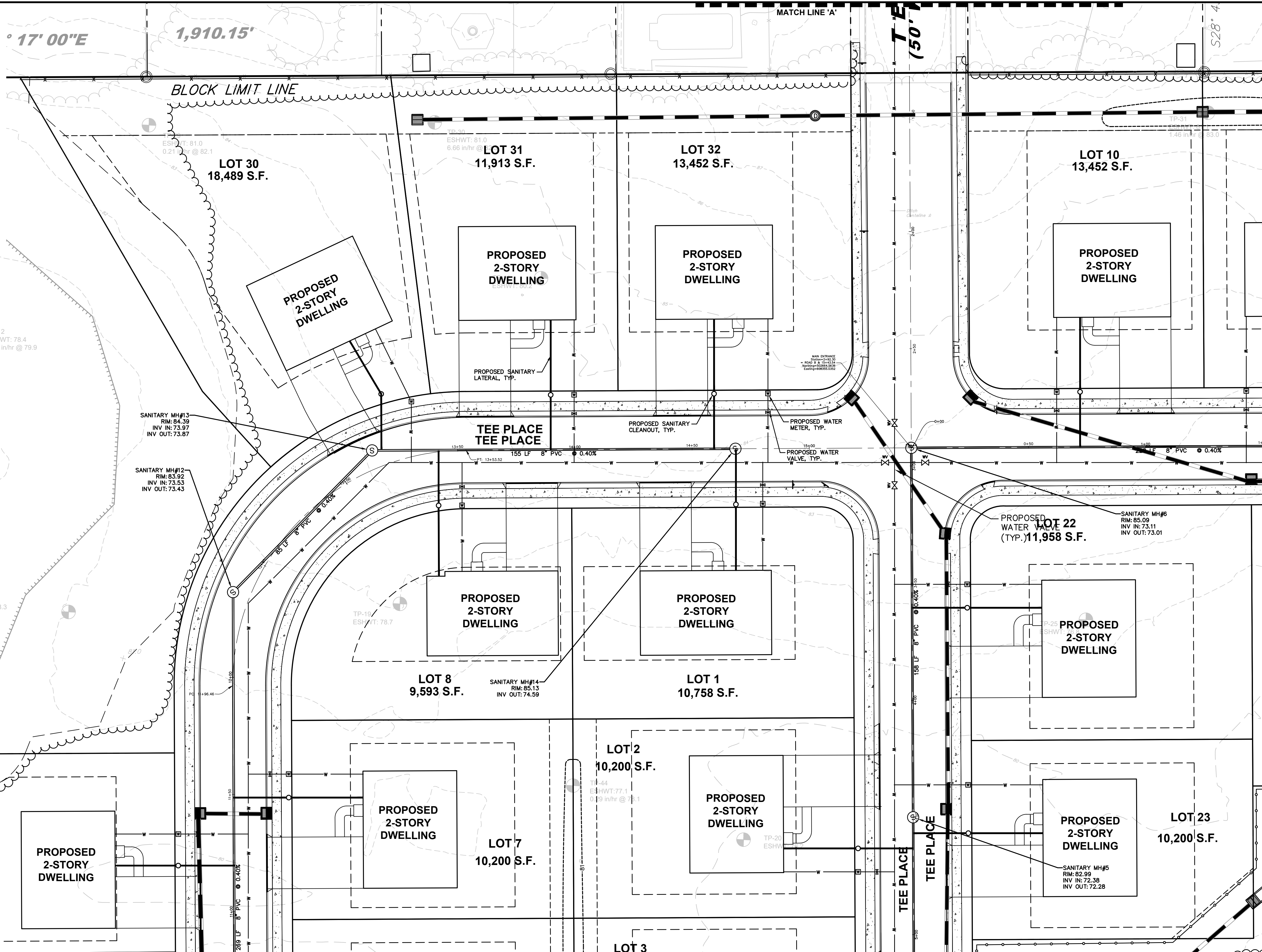
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 SHEET: 9 of 27



WATERMAIN CONNECTION ON COUNTRY CLUB DRIVE

SCALE: 1"=40'



MATCH LINE SHEET 12

MATCH LINE SHEET 11

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UTILITY PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

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PROJECT NUMBER: 17340.002
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BLOCK 3201

BLOCK LIMIT LINE

LOT 11
11,475 S.F.

LOT 12
11,475 S.F.

LOT 13
11,475 S.F.

LOT 14
11,475 S.F.

LOT 15
11,475 S.F.

LOT 16
11,707 S.F.

PROPOSED
2-STORY
DWELLING

PROPOSED
2-STORY
DWELLING

PROPOSED
2-STORY
DWELLING

PROPOSED
2-STORY
DWELLING

PROPOSED
2-STORY
DWELLING

PROPOSED
2-STORY
DWELLING

OPEN SPACE LOT
LOT 33

MATCH LINE SHEET 10

ROAD "A"

SANITARY MH#7
RIM: 54.45
INV IN: 74.12
INV OUT: 74.02

212 LF 8" PVC @ 0.40%

44.50

245 LF 8" PVC @ 0.40%

64.20

LOT 21
10,200 S.F.

LOT 20
10,200 S.F.

LOT 19
10,200 S.F.

LOT 18
10,200 S.F.

LOT 17
10,258 S.F.

PROPOSED
2-STORY
DWELLING

PROPOSED
2-STORY
DWELLING

PROPOSED
2-STORY
DWELLING

PROPOSED 8" DIP
WATER MAIN
(TYP.)

PROPOSED
2-STORY
DWELLING

PROPOSED
2-STORY
DWELLING

SANITARY MH#8
RIM: 82.95
INV IN: 75.07
INV OUT: 74.97

PROPOSED
FIRE HYDRANT
(TYP.)

MATCH LINE SHEET 13

MATCH LINE SHEET 13

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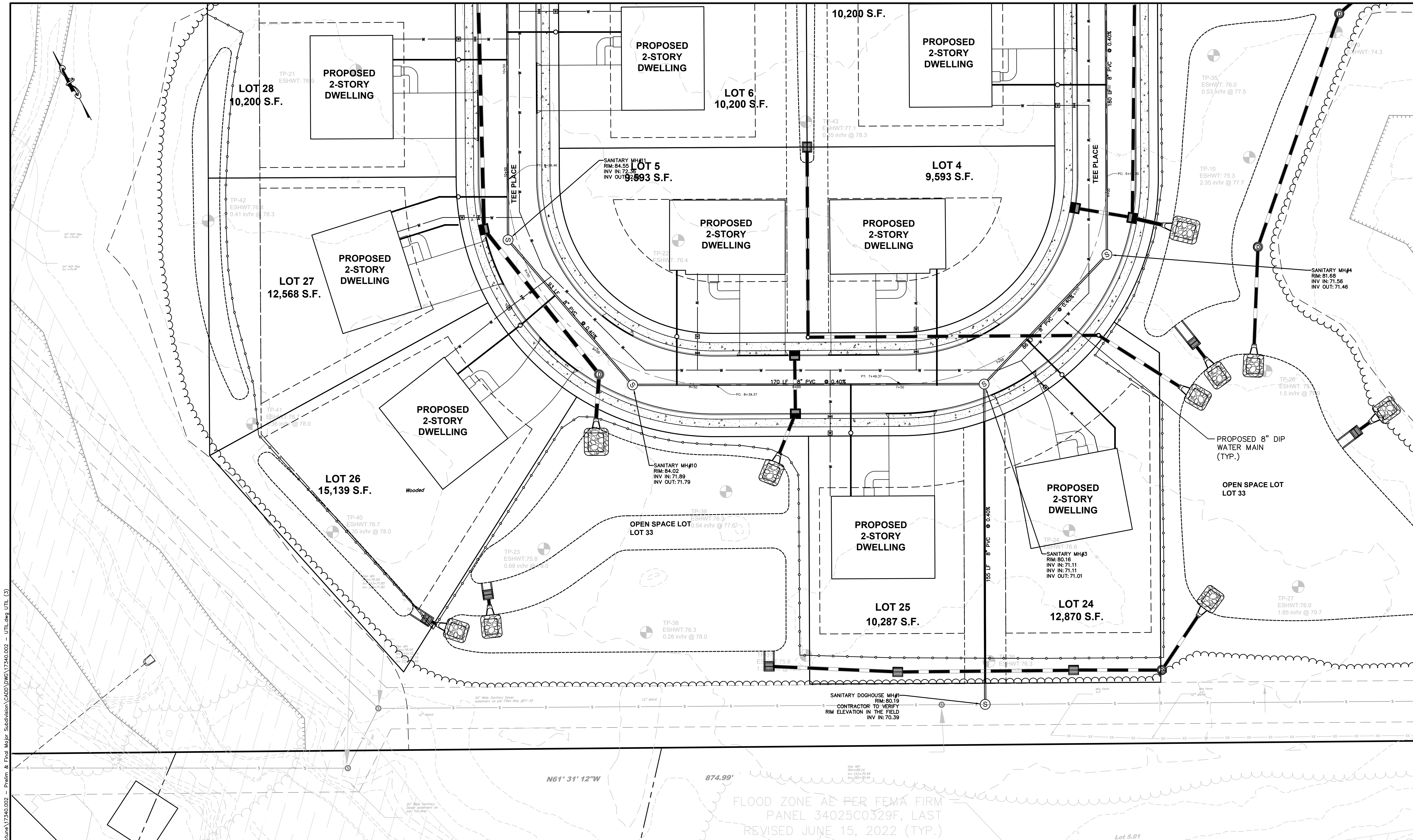


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UTILITY PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
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MONMOUTH COUNTY NEW JERSEY

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UTILITY PLAN
 FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
 FOR
COUNTRY WOODS AT NEPTUNE
 TAX MAP SHEET 31
 BLOCK 3101 LOT 1
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY NEW JERSEY

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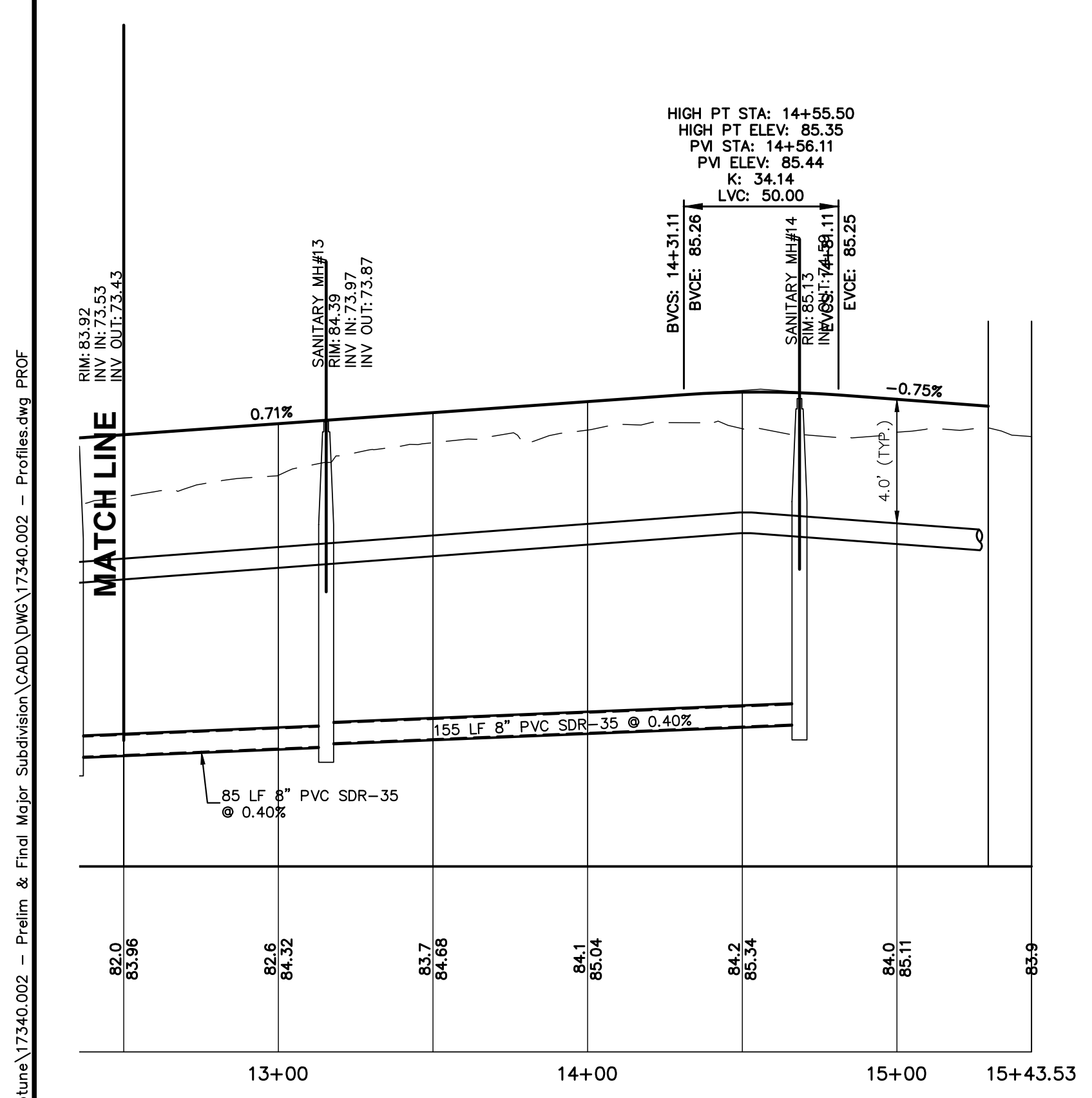
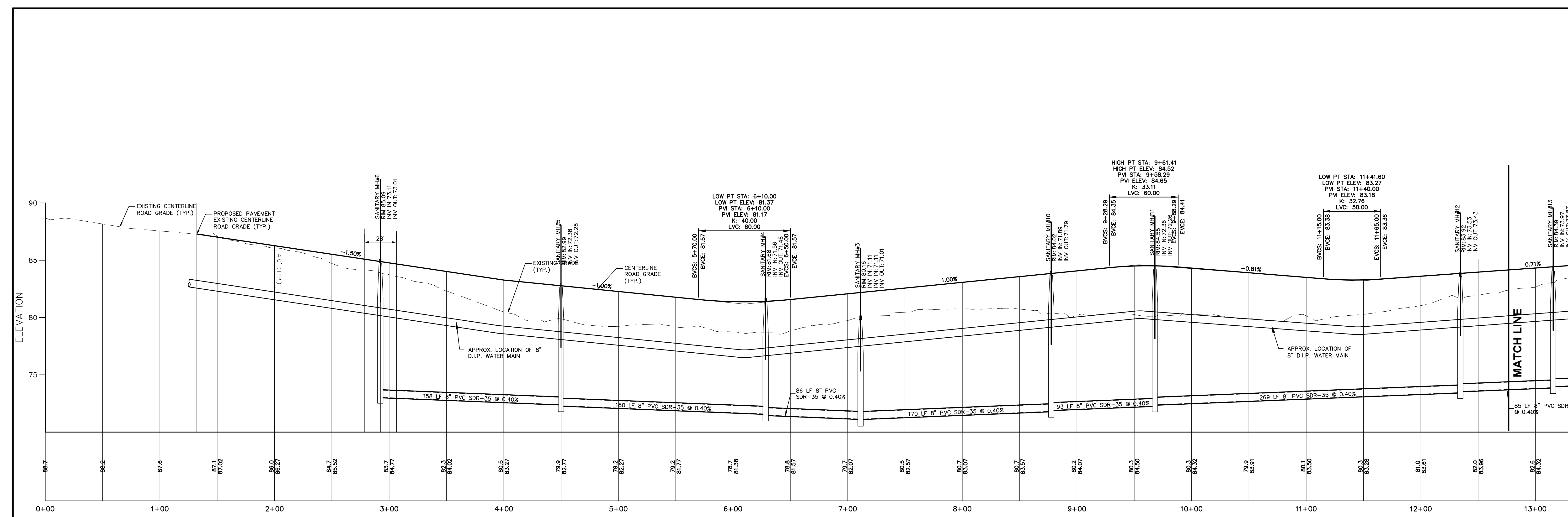
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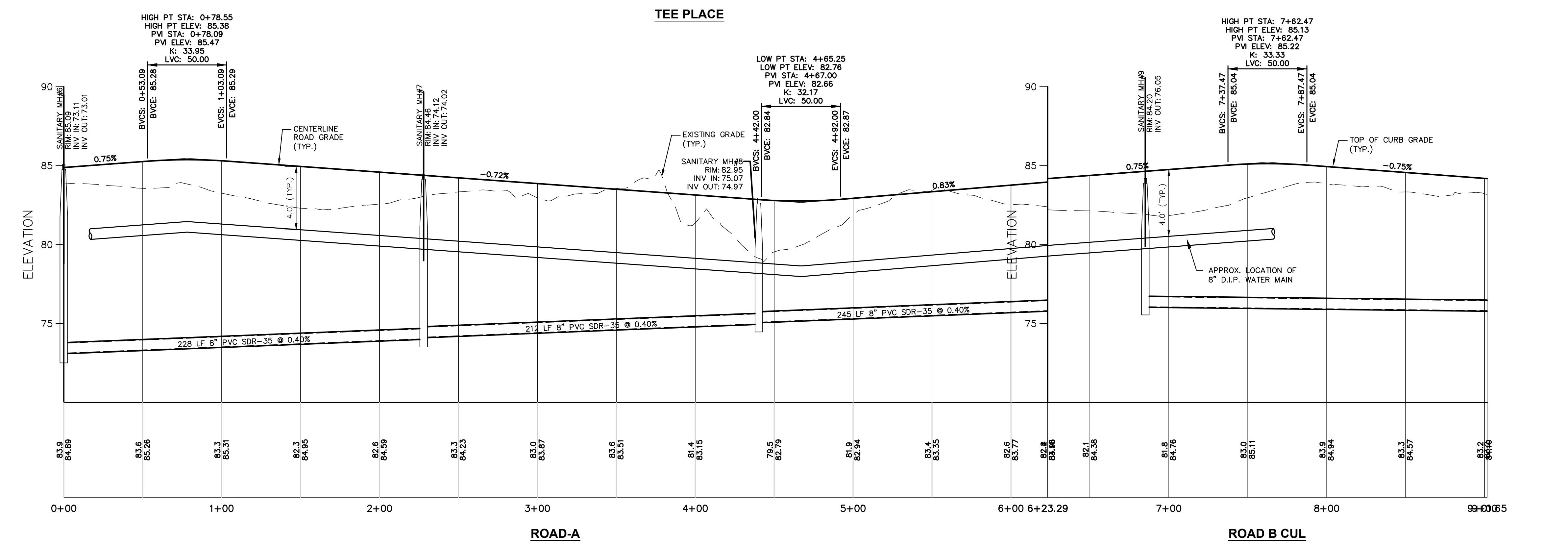
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 SHEET: 13 of 27

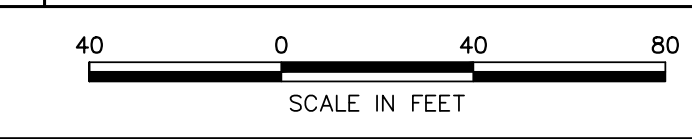
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**TEE PLACE
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ROADWAY PROFILES
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

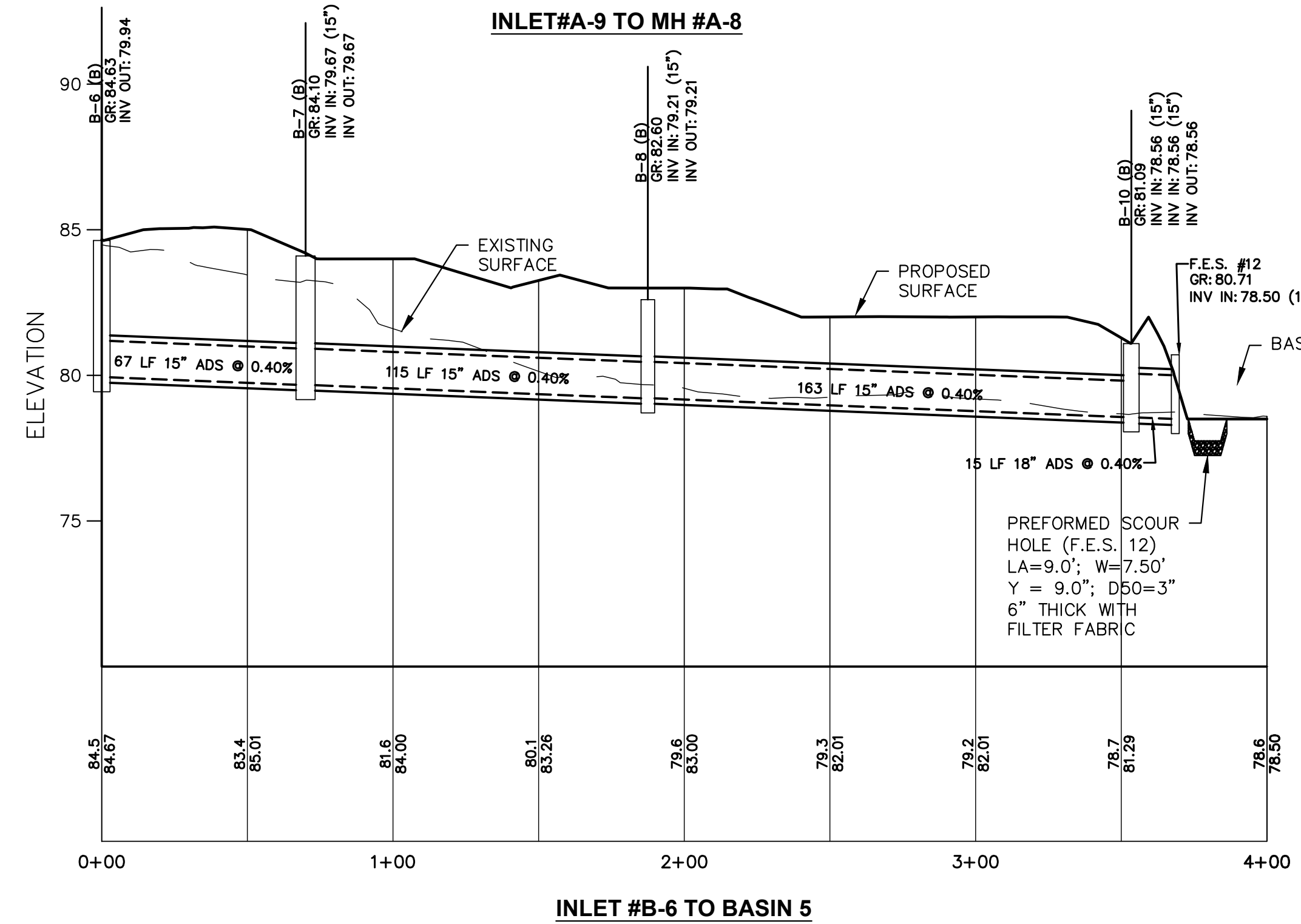
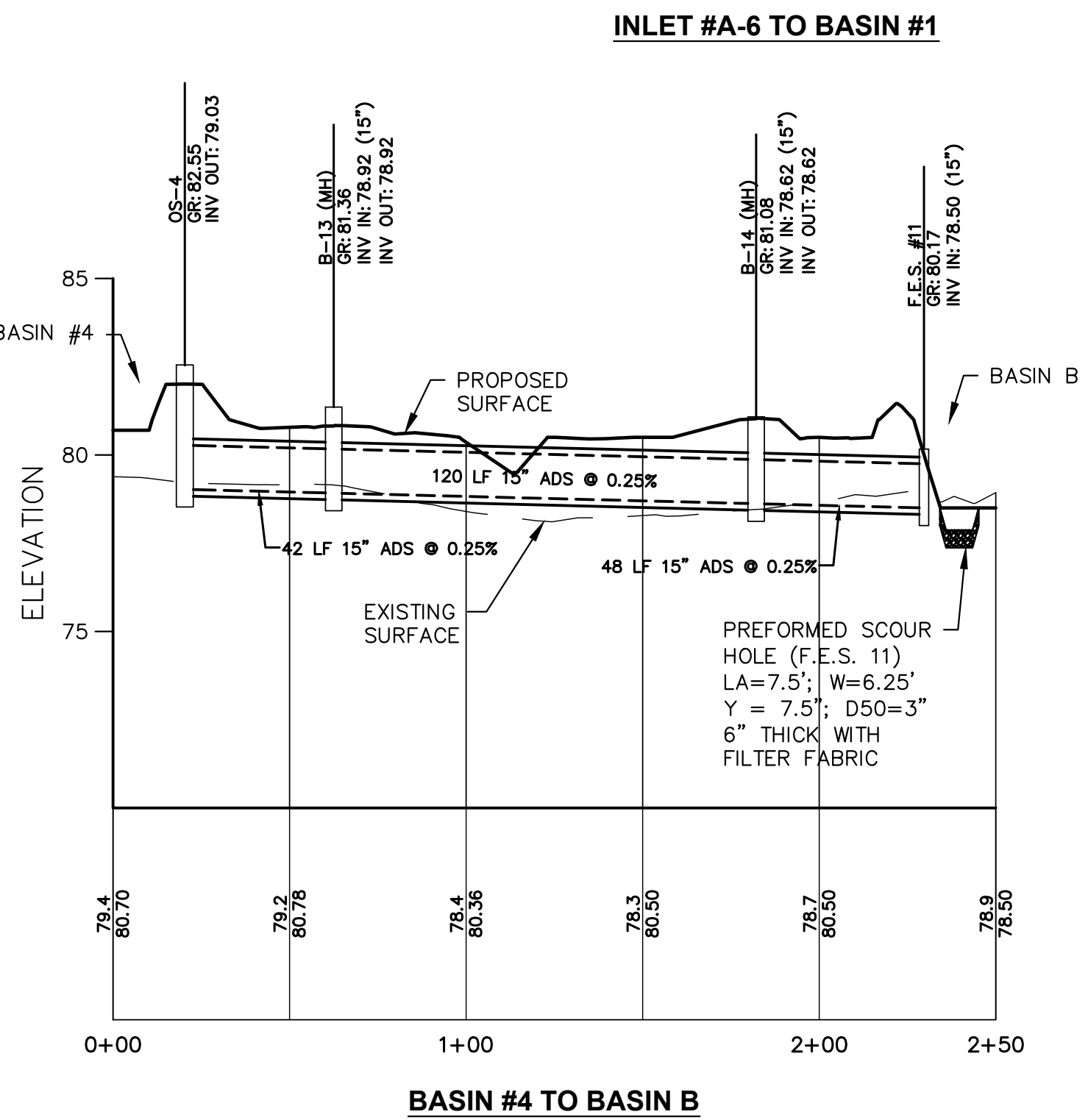
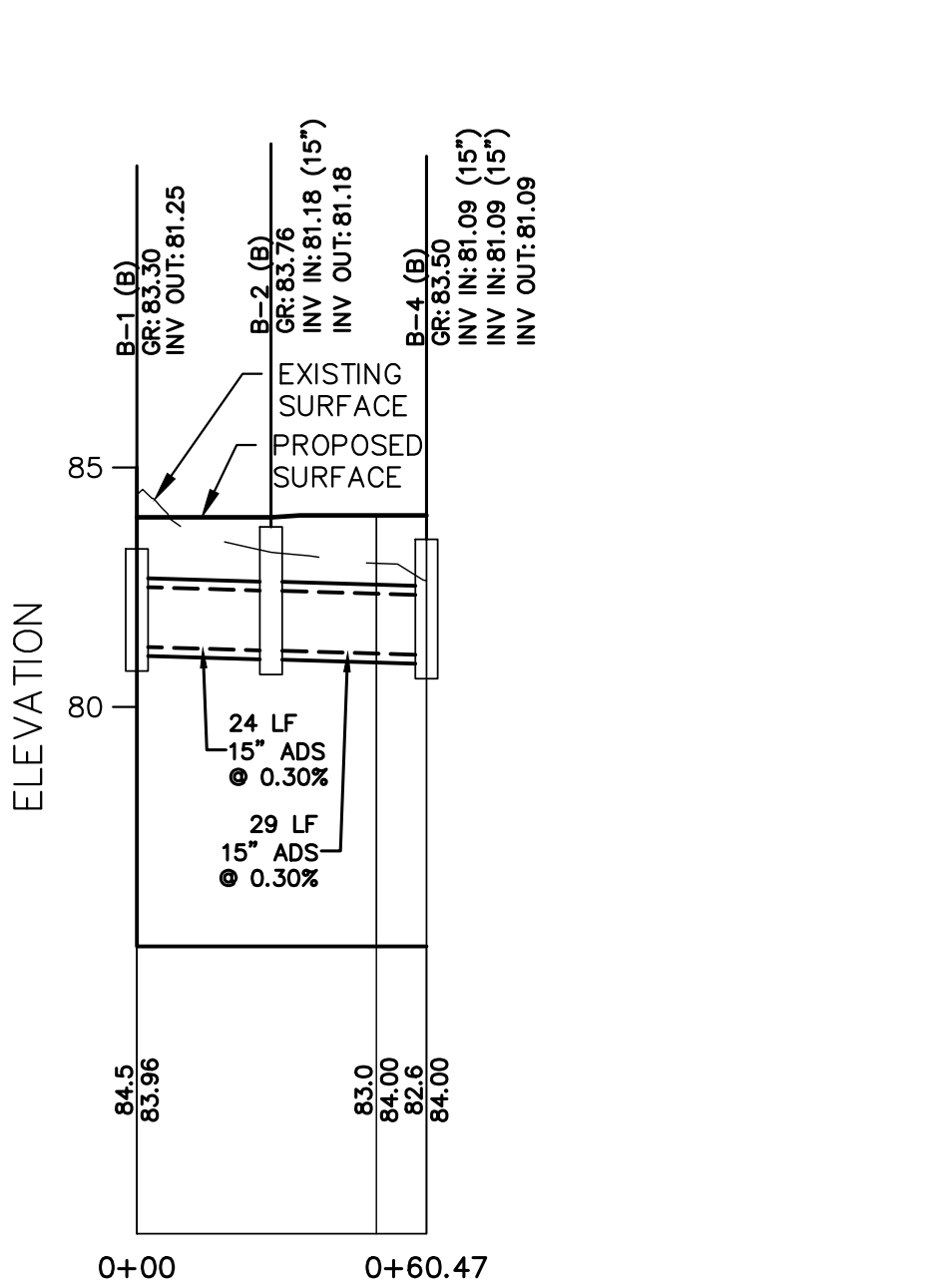
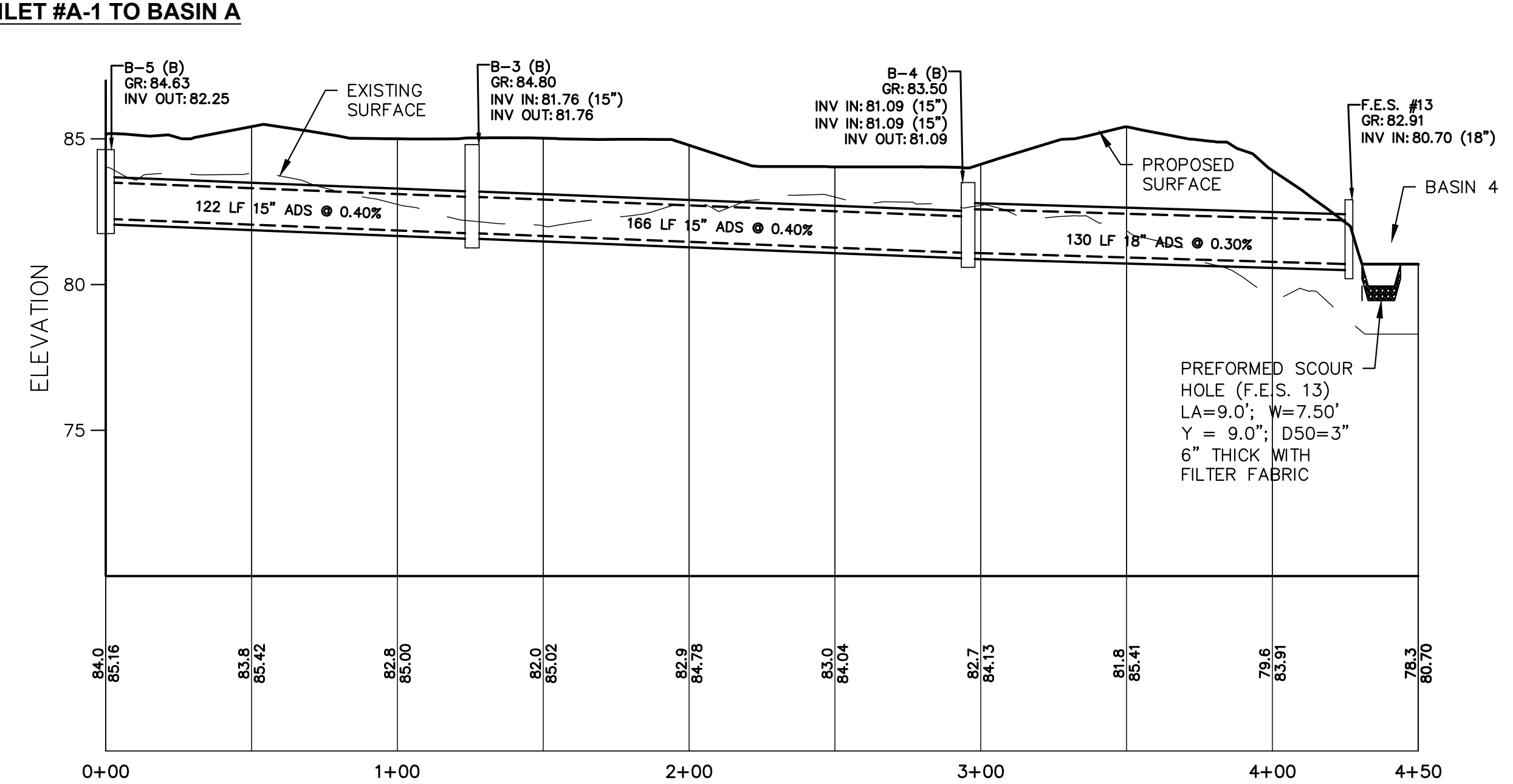
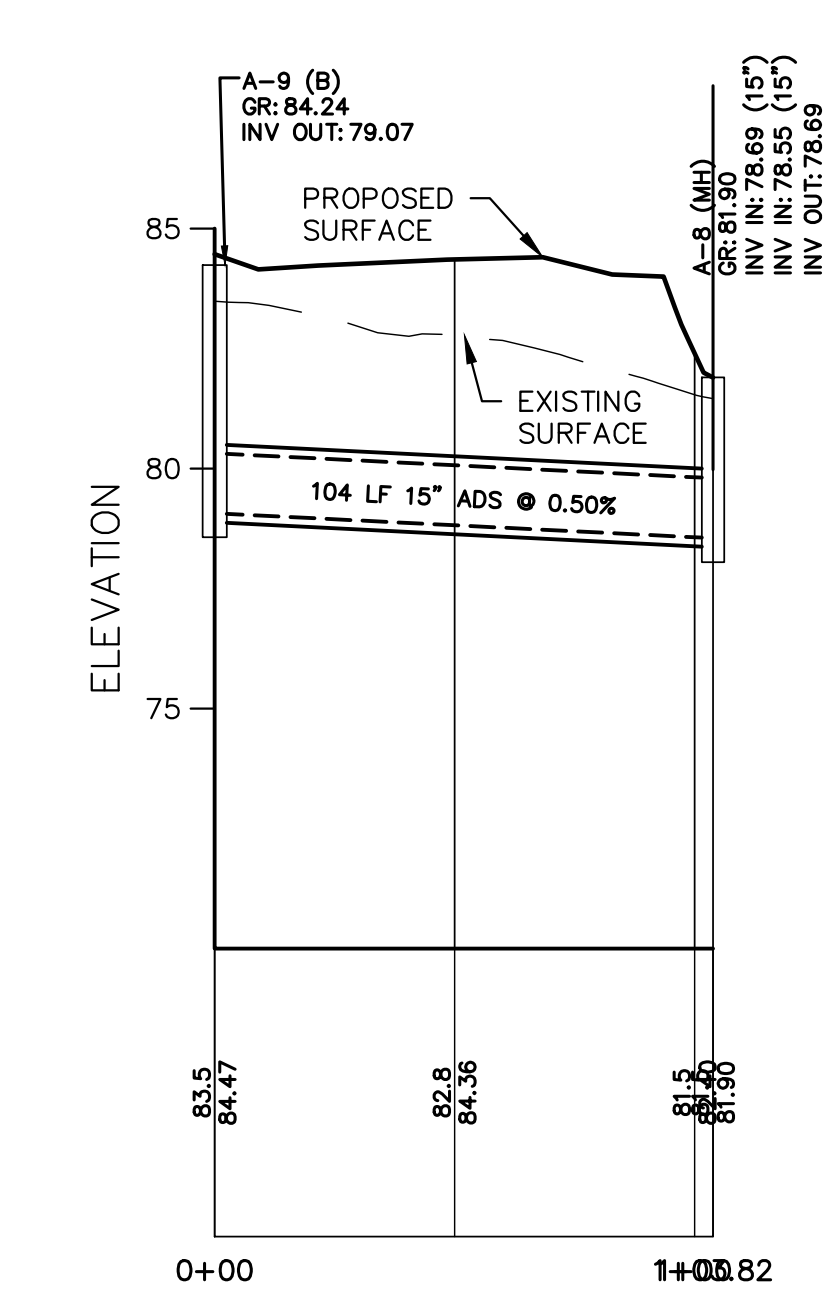
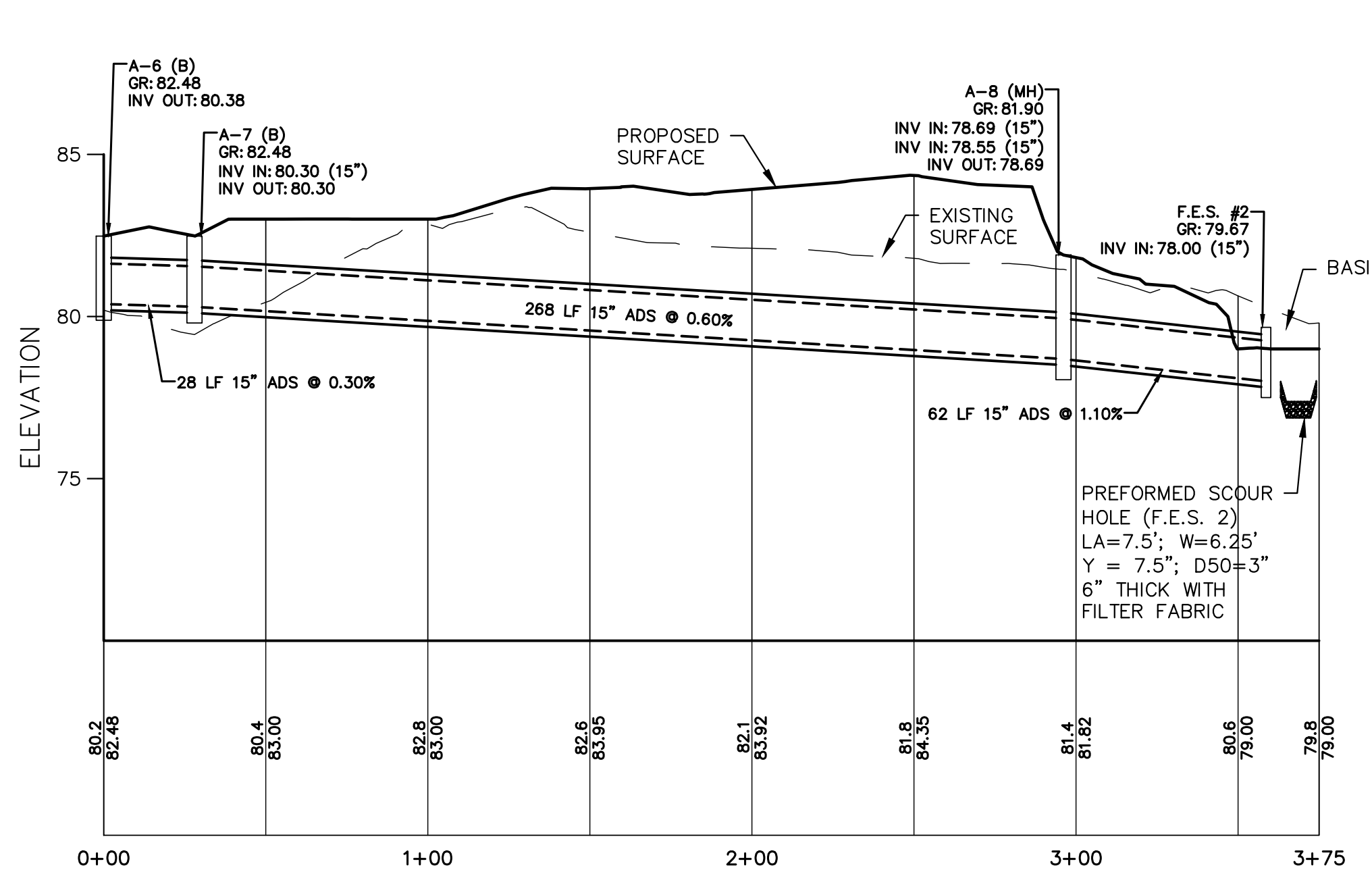
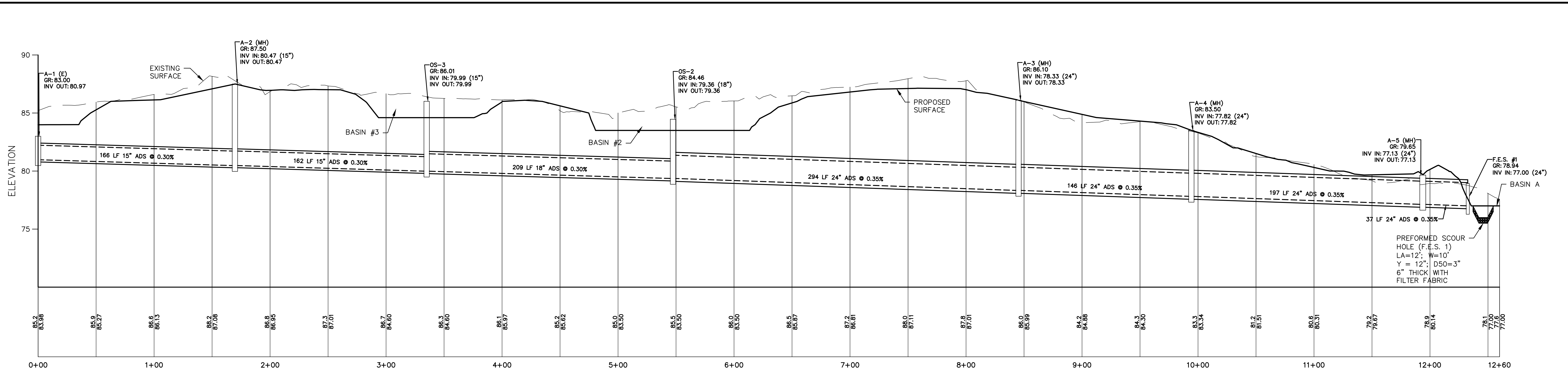
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SCALE: 1"=40' HORZ.
1"=4' VERT.

PROJECT NUMBER:
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SHEET:
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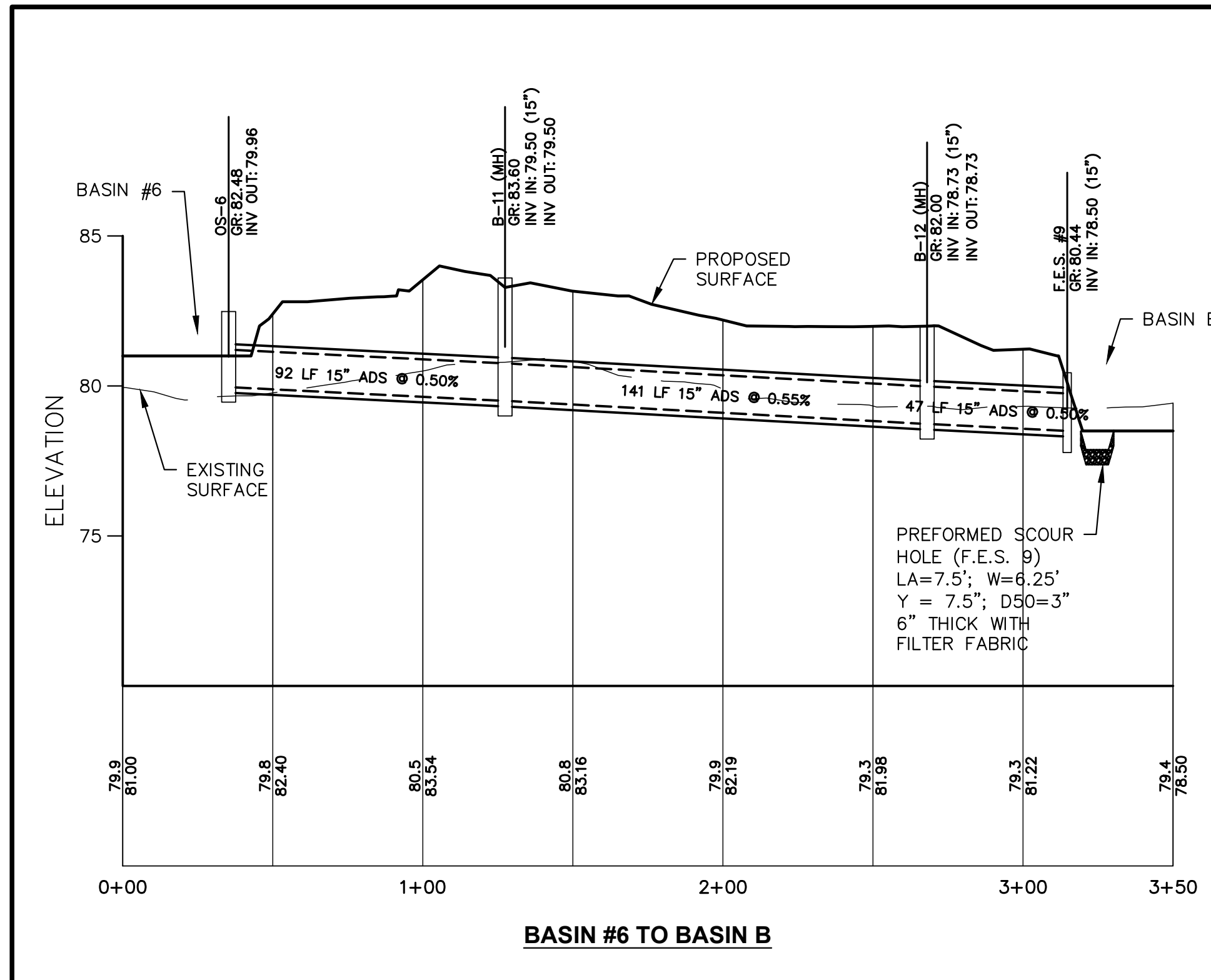
STORM SEWER PROFILES
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 FOR
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 MONMOUTH COUNTY NEW JERSEY

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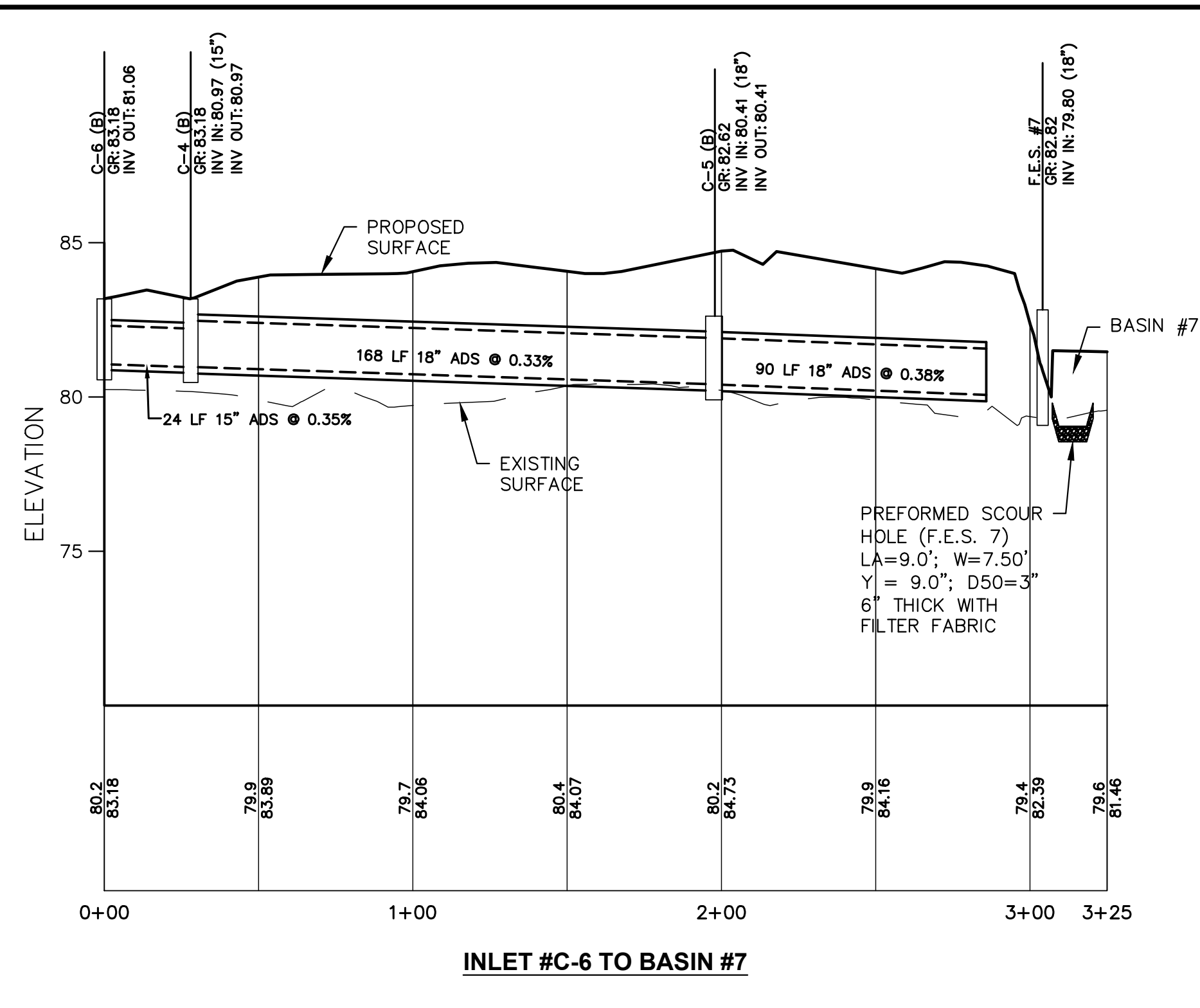
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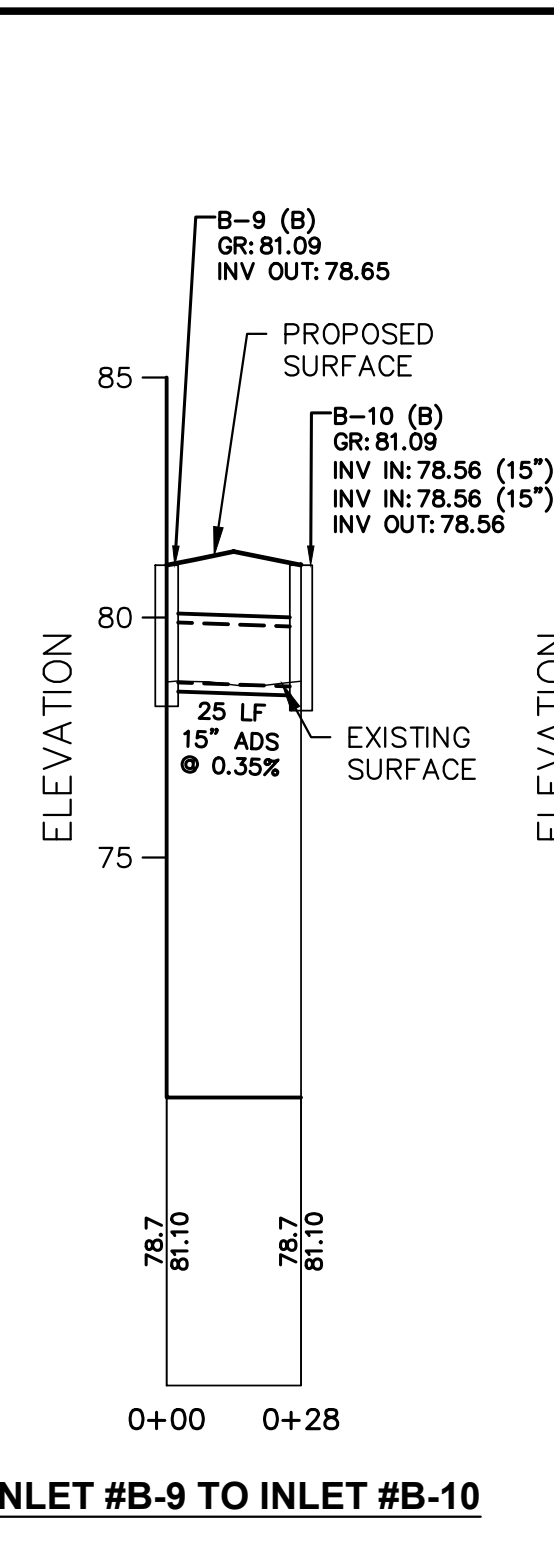
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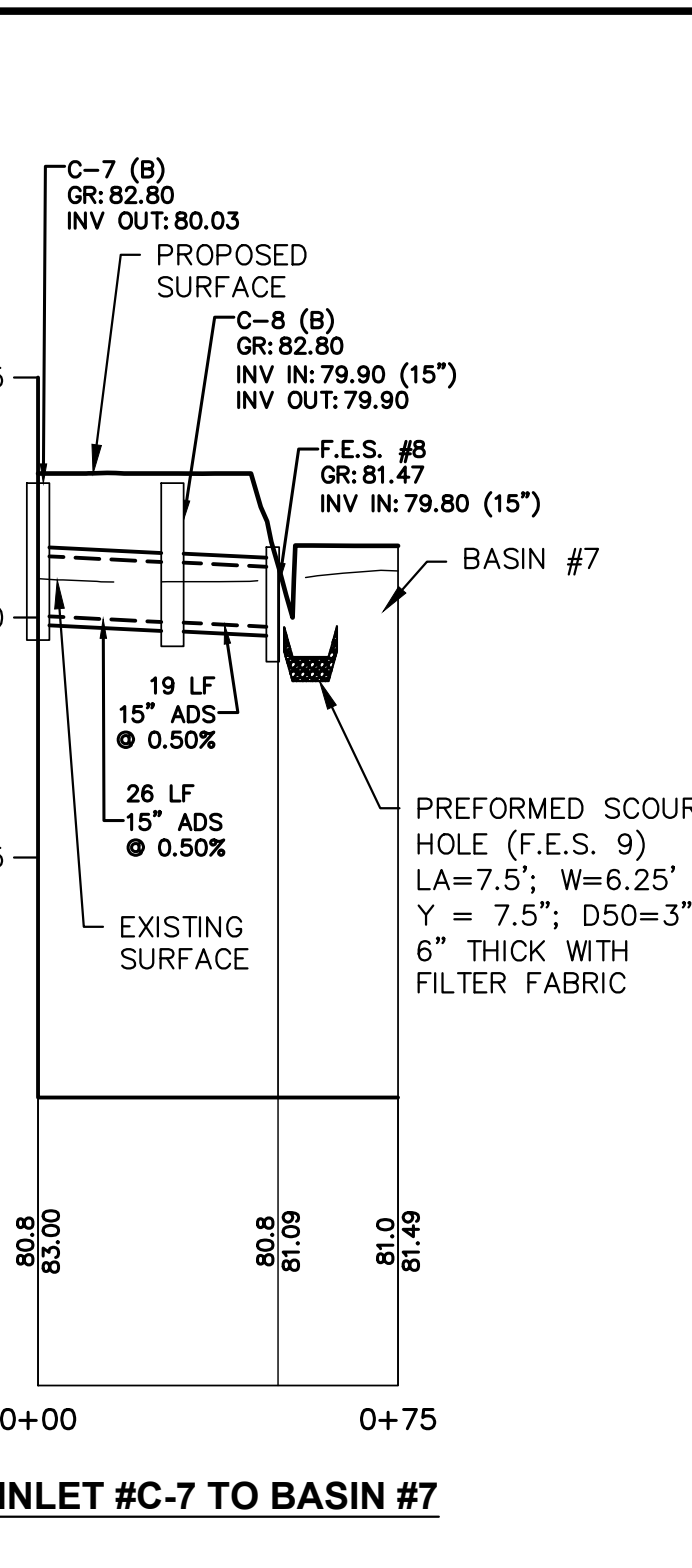
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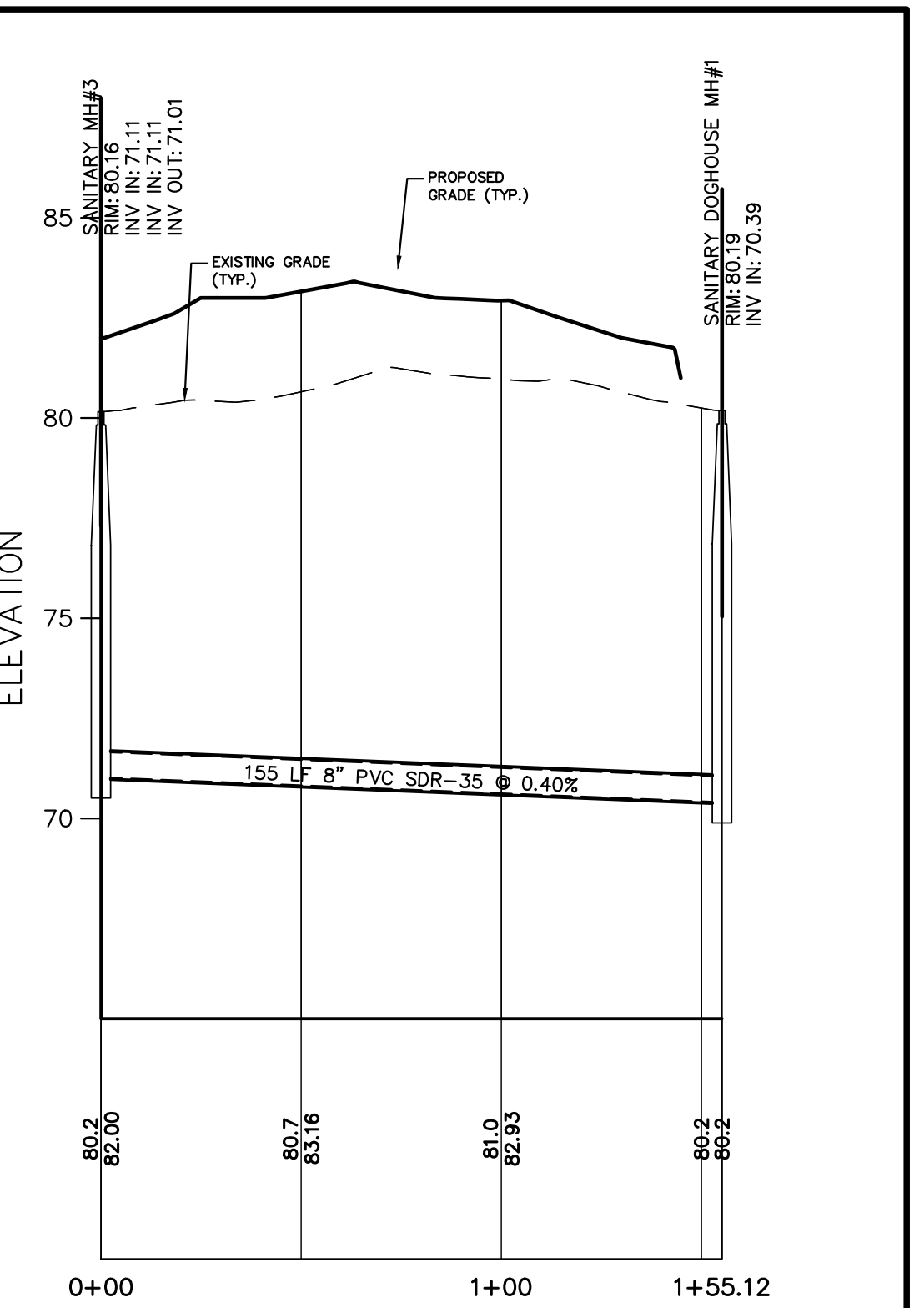
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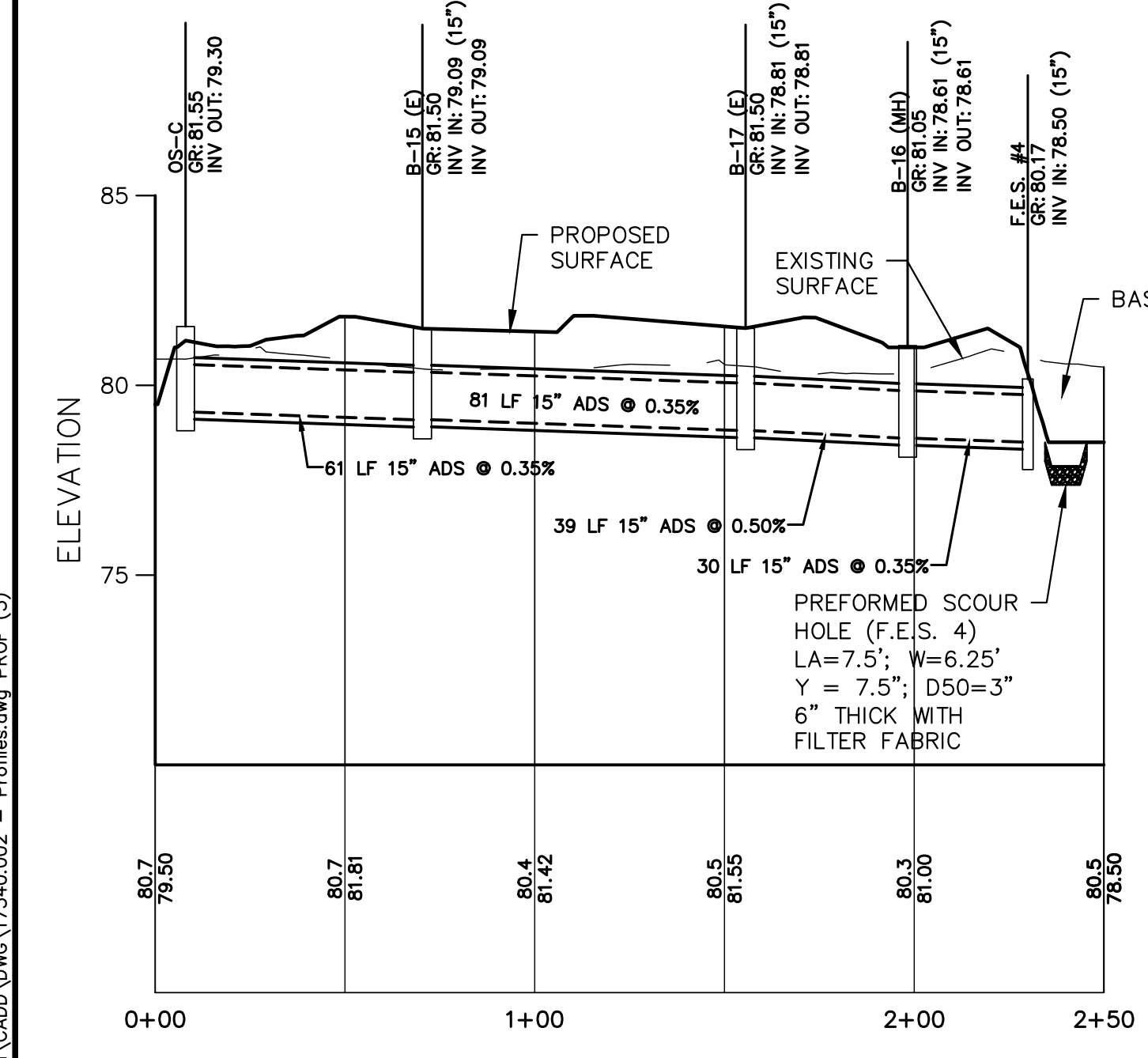
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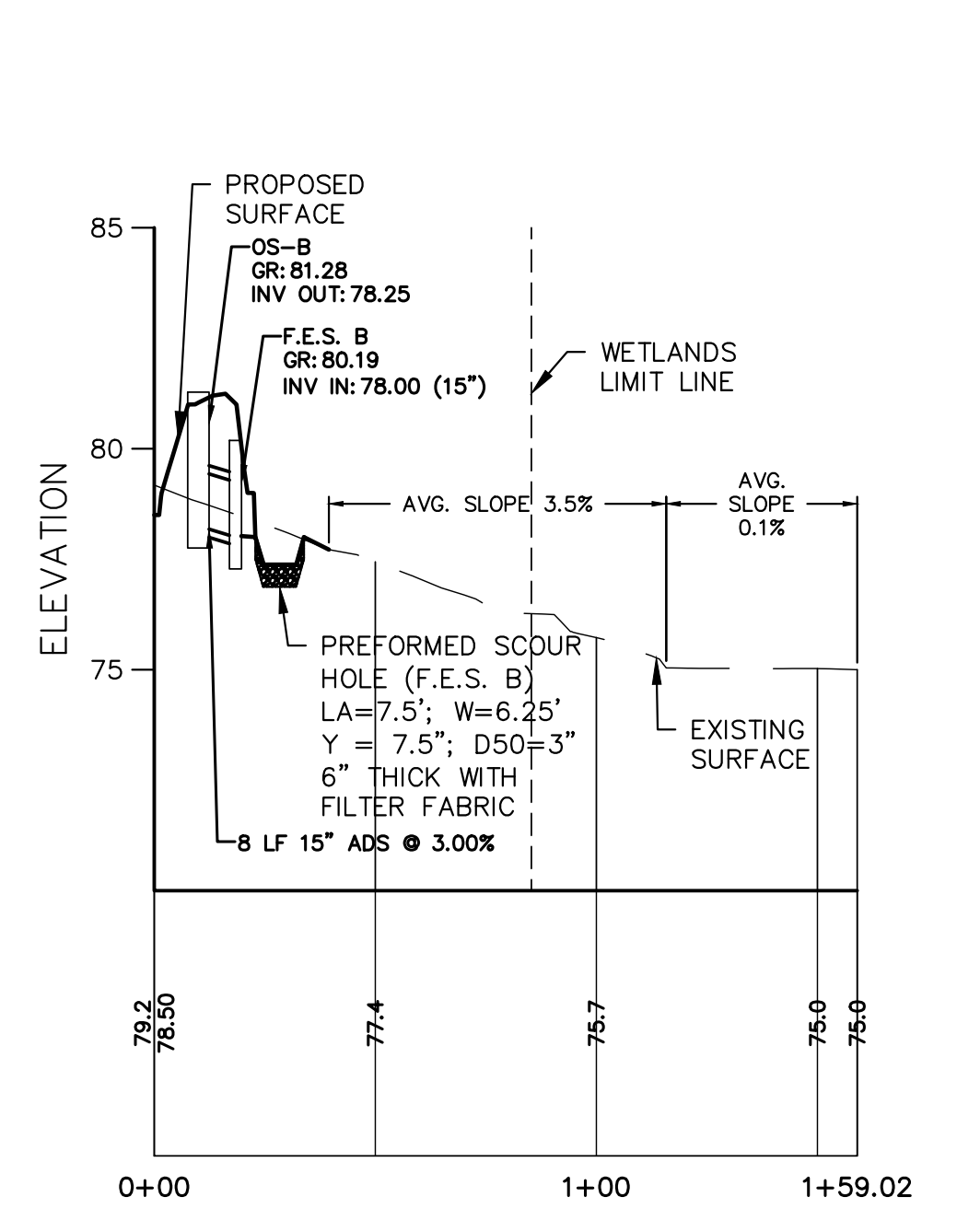
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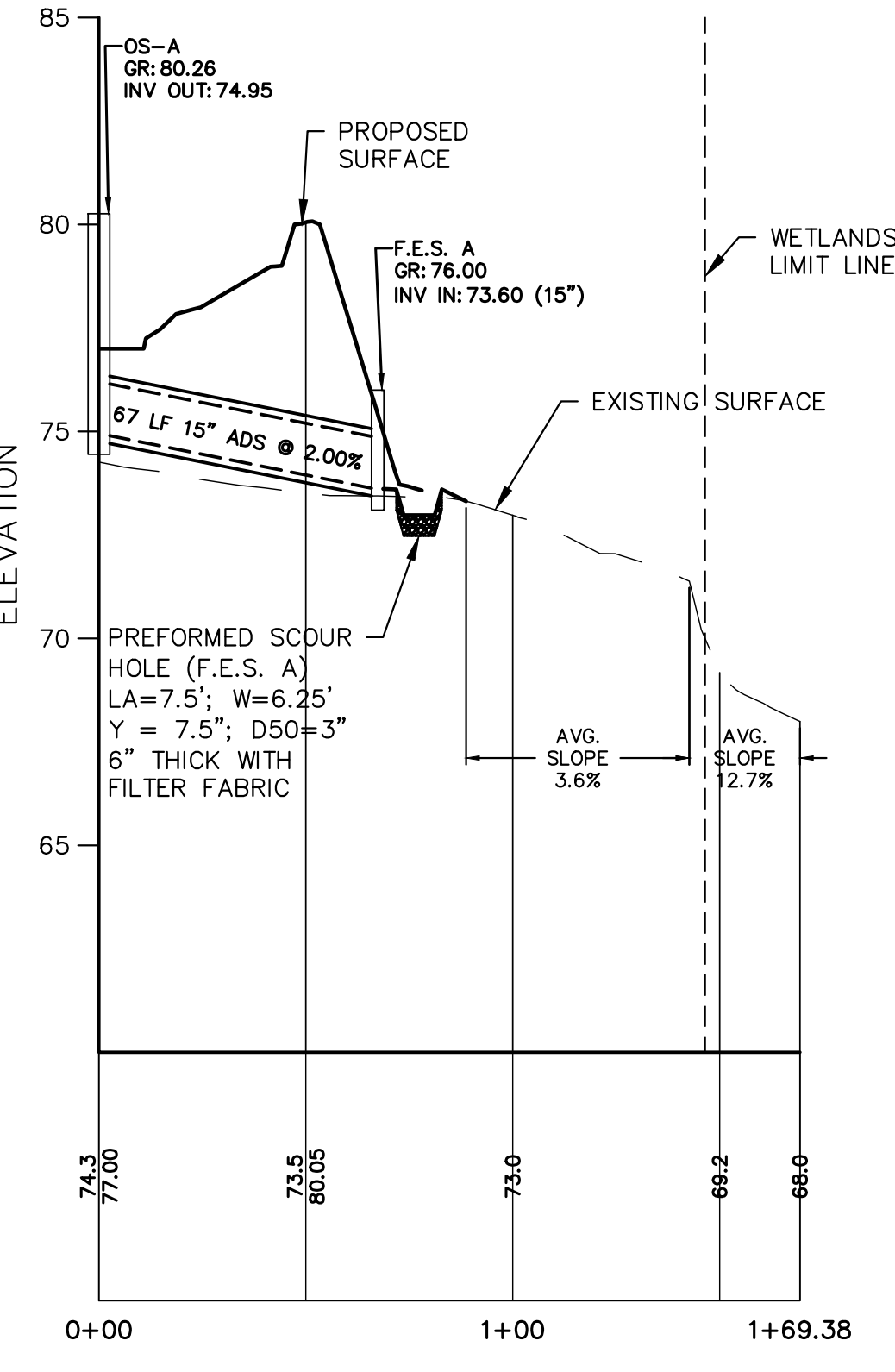
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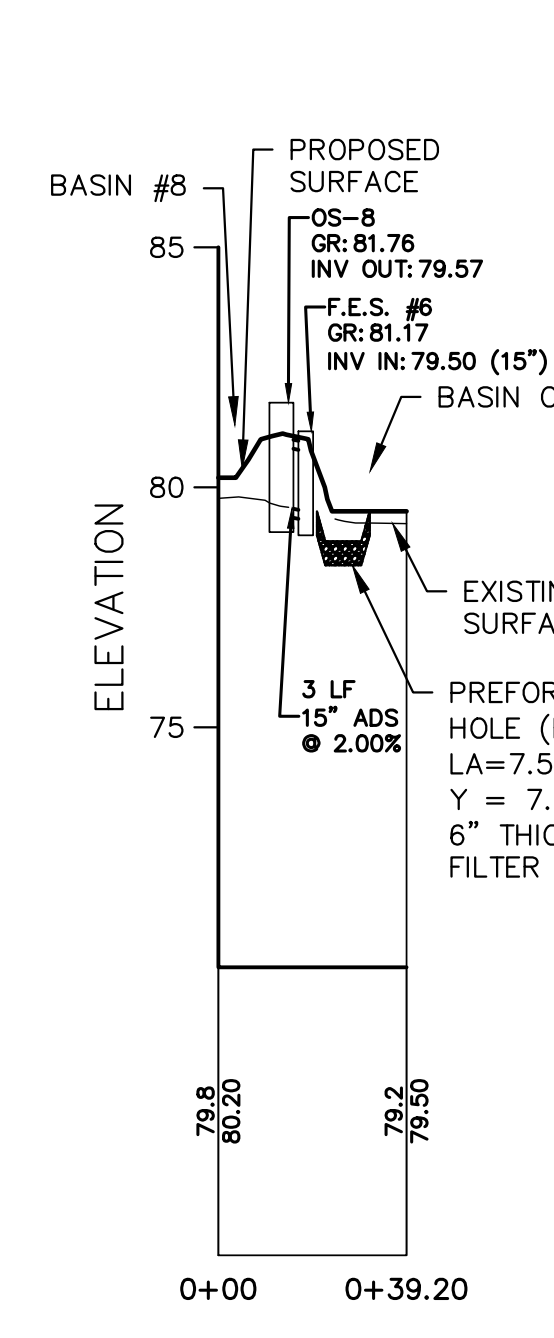
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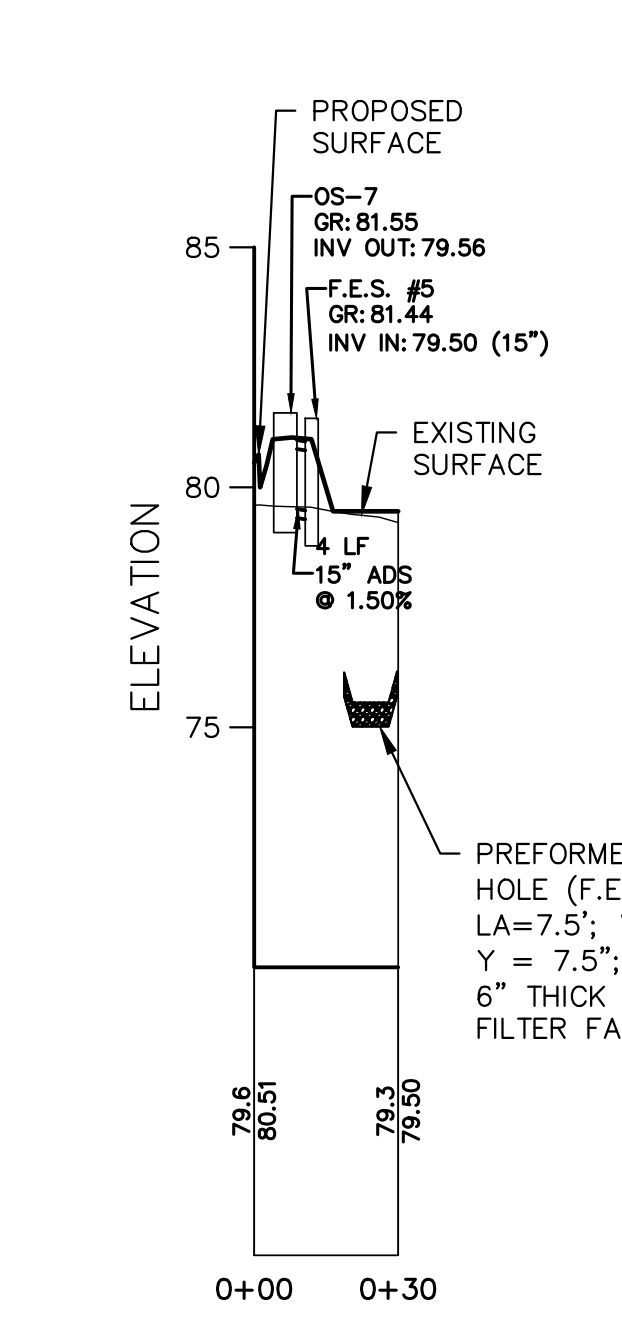
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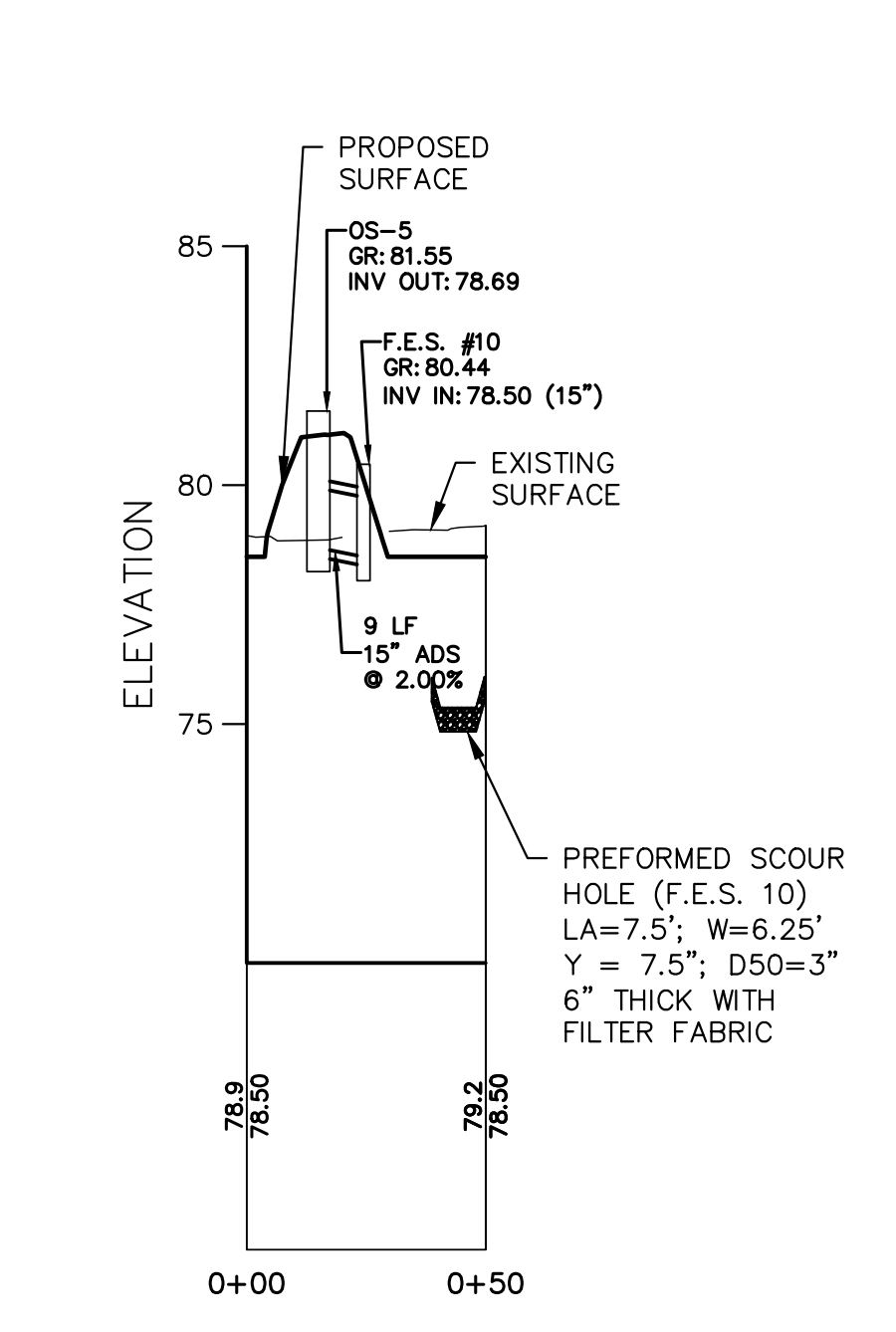
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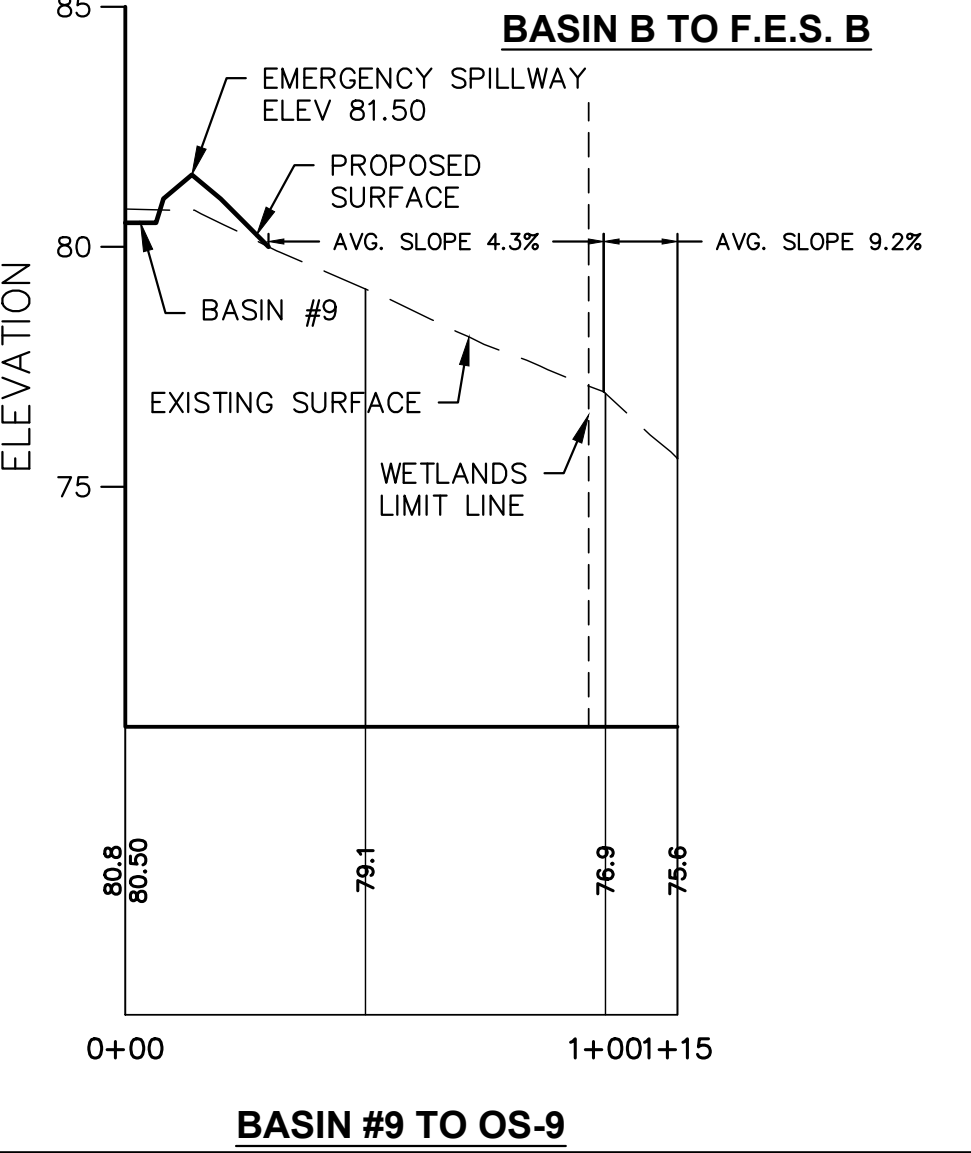
BASIN #8 TO BASIN C



BASIN #7 TO BASIN C



BASIN #5 TO BASIN B



BASIN #9 TO OS-9

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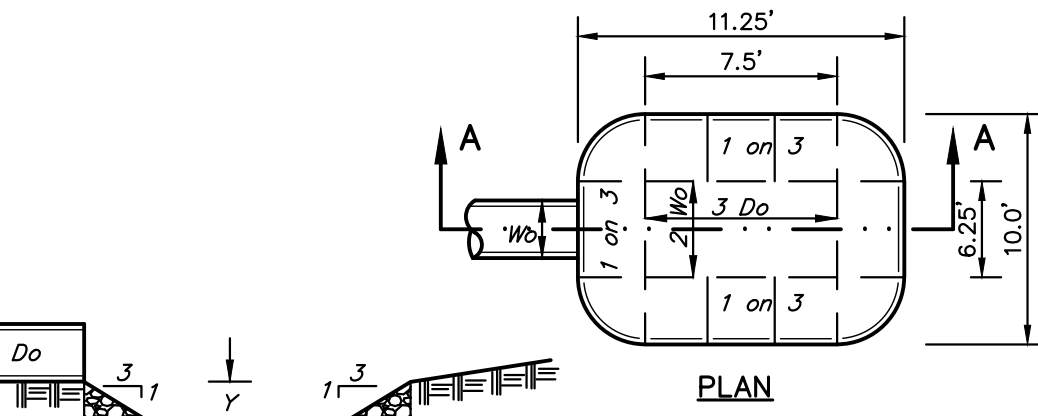
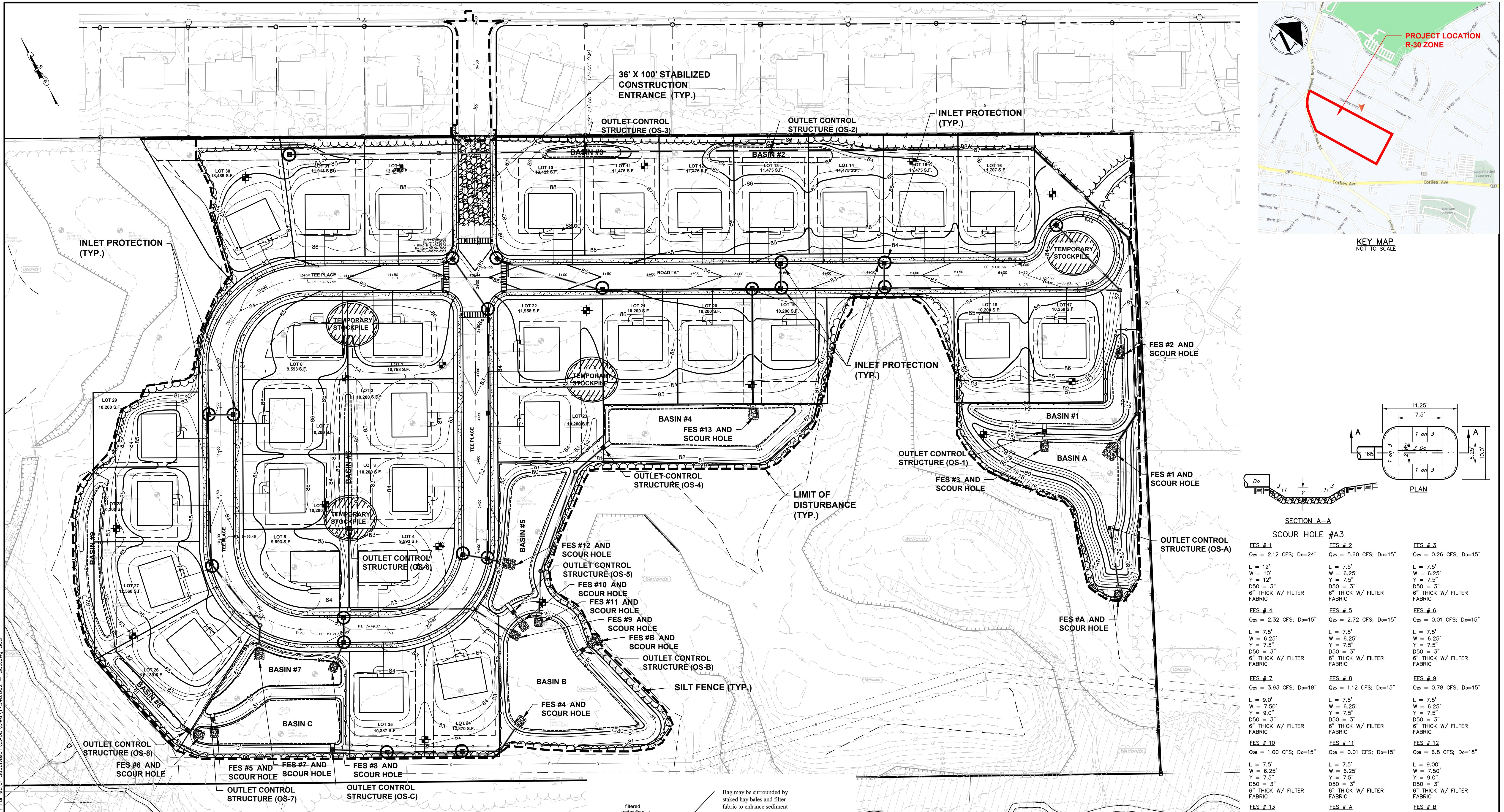
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DATE: 01/16/2023
DESIGNED BY: SP
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SCALE: 1"=40' HORZ.
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PROJECT NUMBER: 17340.002
SHEET: 16 of 27

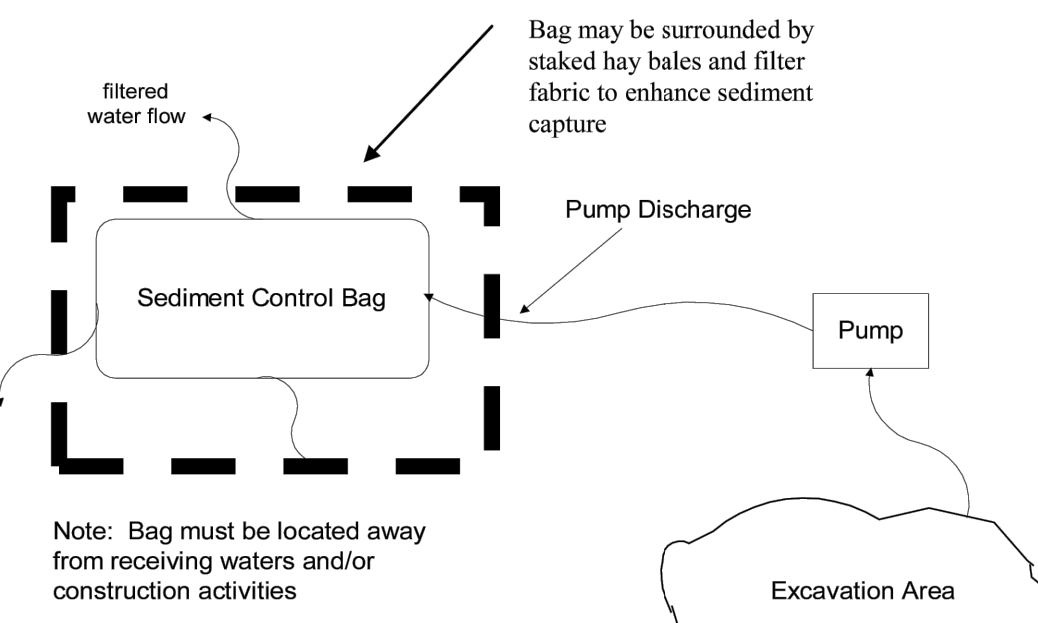
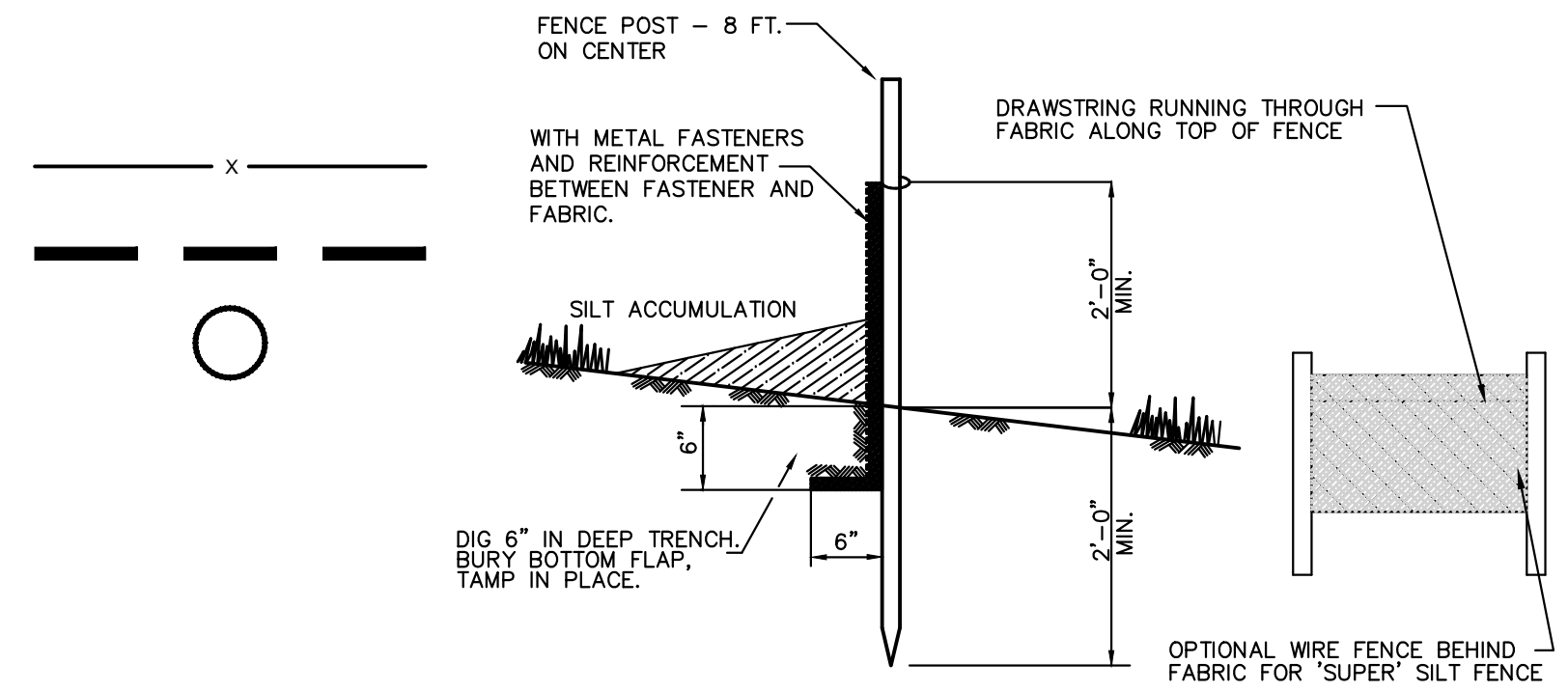
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SECTION A-A
SCOUR HOLE #A3

FES # 1	FES # 2	FES # 3
Q ₂₅ = 2.12 CFS; D _o =24"	Q ₂₅ = 5.60 CFS; D _o =15"	Q ₂₅ = 0.26 CFS; D _o =15"
L = 12'	L = 7.5'	L = 7.5'
W = 10'	W = 6.25'	W = 6.25'
Y = 12'	Y = 7.5'	Y = 7.5'
D ₅₀ = 3"	D ₅₀ = 3"	D ₅₀ = 3"
6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC
FES # 4	FES # 5	FES # 6
Q ₂₅ = 2.32 CFS; D _o =15"	Q ₂₅ = 2.72 CFS; D _o =15"	Q ₂₅ = 0.01 CFS; D _o =15"
L = 7.5'	L = 7.5'	L = 7.5'
W = 6.25'	W = 6.25'	W = 6.25'
Y = 7.5'	Y = 7.5'	Y = 7.5'
D ₅₀ = 3"	D ₅₀ = 3"	D ₅₀ = 3"
6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC
FES # 7	FES # 8	FES # 9
Q ₂₅ = 3.93 CFS; D _o =18"	Q ₂₅ = 1.12 CFS; D _o =15"	Q ₂₅ = 0.78 CFS; D _o =15"
L = 9.0'	L = 7.5'	L = 7.5'
W = 7.50'	W = 6.25'	W = 6.25'
Y = 9.0'	Y = 7.5'	Y = 7.5'
D ₅₀ = 3"	D ₅₀ = 3"	D ₅₀ = 3"
6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC
FES # 10	FES # 11	FES # 12
Q ₂₅ = 1.00 CFS; D _o =15"	Q ₂₅ = 0.01 CFS; D _o =15"	Q ₂₅ = 6.8 CFS; D _o =18"
L = 7.5'	L = 7.5'	L = 9.00'
W = 6.25'	W = 6.25'	W = 7.50'
Y = 7.5'	Y = 7.5'	Y = 9.0'
D ₅₀ = 3"	D ₅₀ = 3"	D ₅₀ = 3"
6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC
FES # 13	FES # A	FES # B
Q ₂₅ = 4.20 CFS; D _o =18"	Q ₂₅ = 0.17 CFS; D _o =15"	Q ₂₅ = 0.60 CFS; D _o =15"
L = 9.00'	L = 7.5'	L = 7.5'
W = 7.50'	W = 6.25'	W = 6.25'
Y = 9.00'	Y = 7.5'	Y = 7.5'
D ₅₀ = 3"	D ₅₀ = 3"	D ₅₀ = 3"
6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC	6" THICK W/ FILTER FABRIC

LEGEND:
 SILT FENCE
 LIMIT OF DISTURBANCE
 INLET PROTECTION



LIMIT OF DISTURBANCE
 TOTAL AREA = 584,681 SF ± (13.42 AC. ±)

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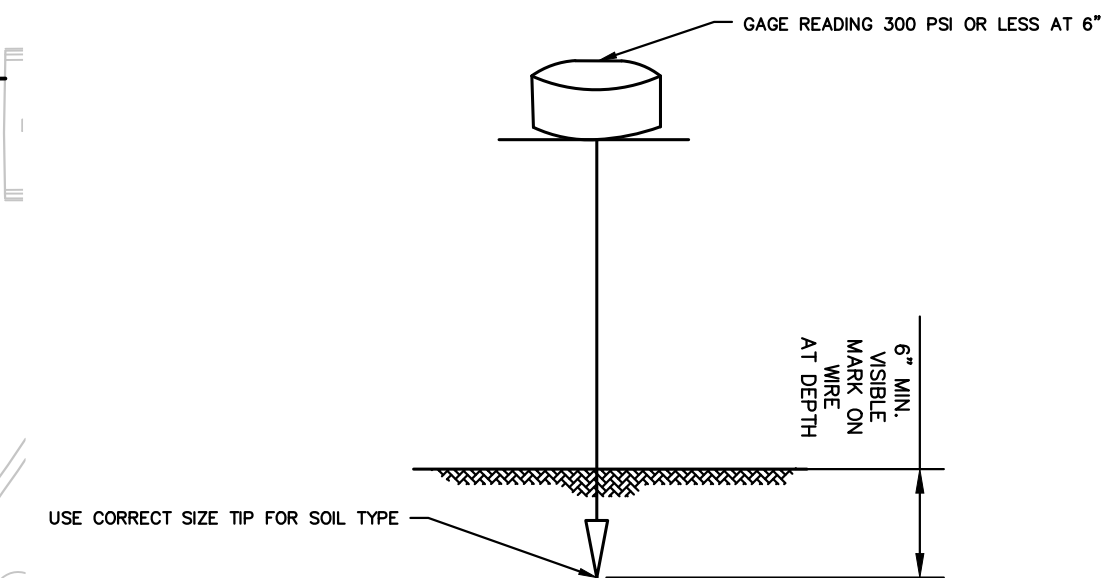
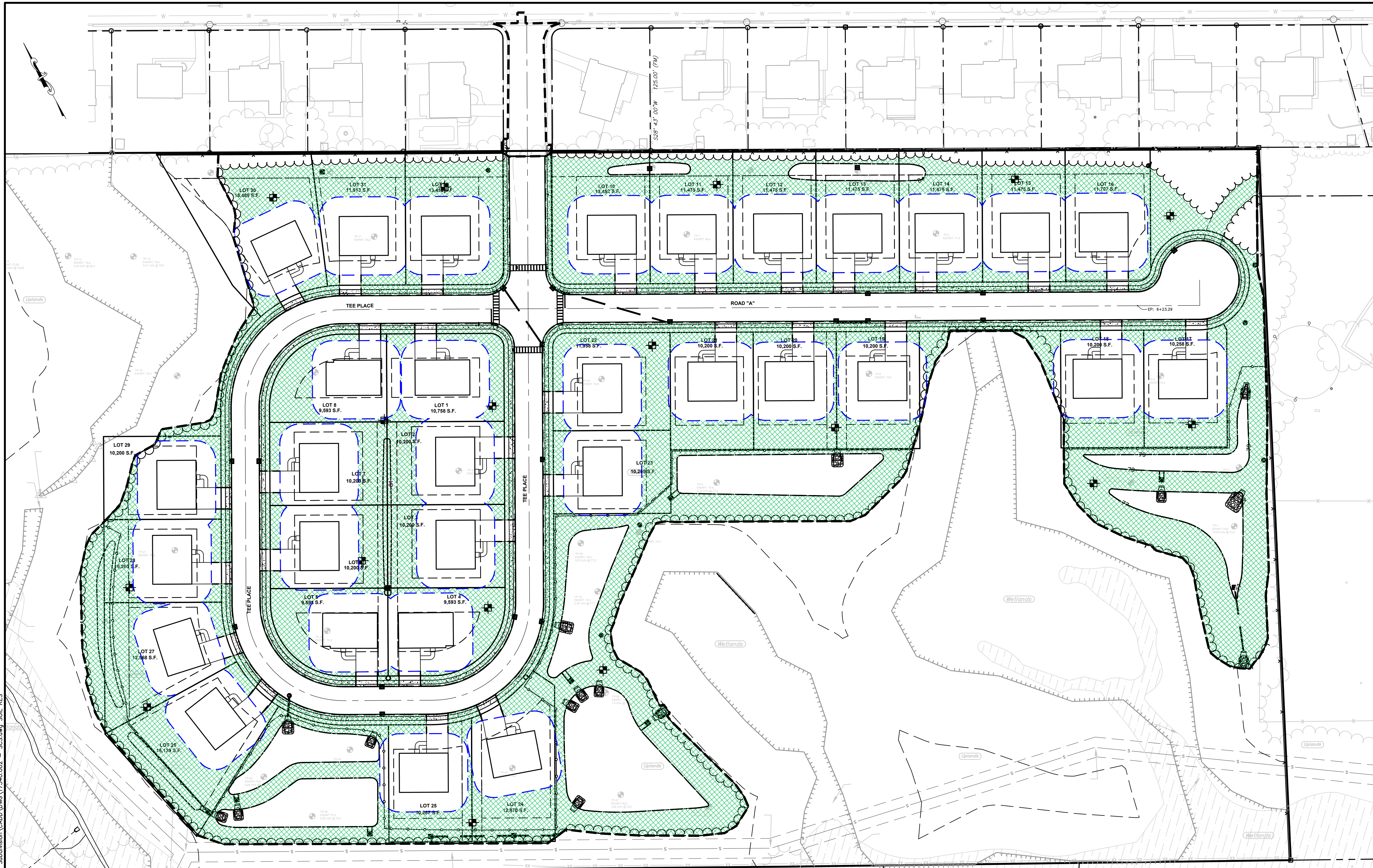
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SOIL EROSION AND SEDIMENT CONTROL PLAN
 FOR
 PRELIMINARY AND FINAL MAJOR SUBDIVISION
 FOR
COUNTRY WOODS AT NEPTUNE
 TAX MAP SHEET 31
 BLOCK 3101 LOT 1
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY, NEW JERSEY

DATE: 01/16/2023
 DESIGNED BY: WGS
 SCALE: 1" = 50'
 PROJECT NUMBER: 17340.002

DRAWN BY: WGS
 CHECKED BY: BRD
 FIELD BOOK
 SHEET: 17 of 27

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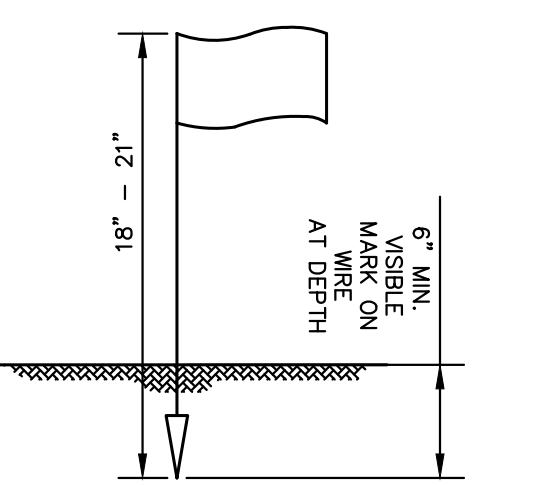


NOTES:

- SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.
- PENETROMETER MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

HANDHELD SOIL PENETROMETER TEST

NOT TO SCALE



NOTES:

- SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.
- WIRE MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.
- RECORD DEPTH OF PENETRATION WHEN WIRE DEFORMS; MINIMUM DEPTH OF 6" TO PASS TEST. EITHER PREMEDITATE OR PERFORM THE NEXT TEST.

PROBING WIRE TEST 15.5 GA. STEEL WIRE (SURVEY FLAG)

NOT TO SCALE

LEGEND

- SOIL COMPACTION TESTING AREAS
- RECOMMENDED SOIL COMPACTION TEST LOCATION

SOIL COMPACTION TESTING AREA
AREA = 244,896 SF ± (5.63 AC ±)

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

B. COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

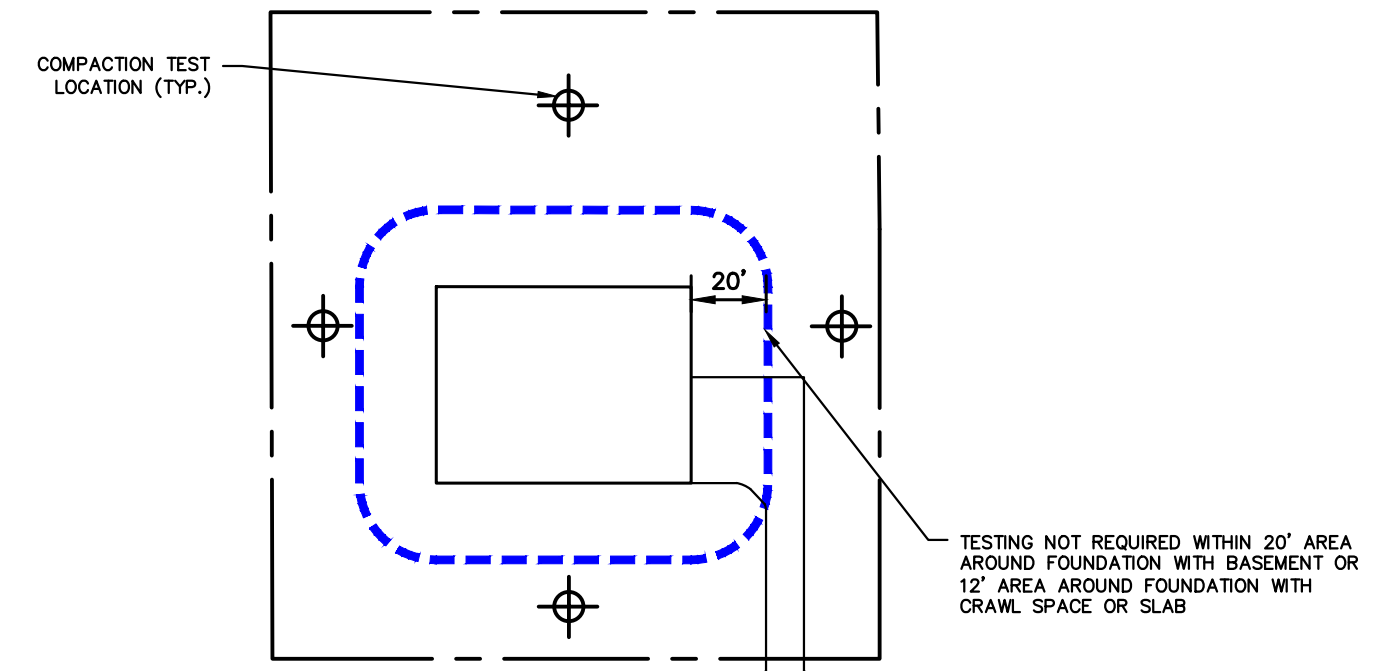
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION

7. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL, AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



NOTE:

- SOIL COMPACTION TESTING LOCATIONS IDENTIFIED ARE RECOMMENDED LOCATIONS FOR GRADED, DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS AND STRUCTURES OR ON INDIVIDUAL LOTS. FOR GRADED/DISTURBED AREAS WITHIN OPEN OR COMMON SPACES, SOIL COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FREQUENCY LISTED IN THE LEGEND (THIS SHEET).

THIS PLAN IS USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

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SOIL RESTORATION PLAN

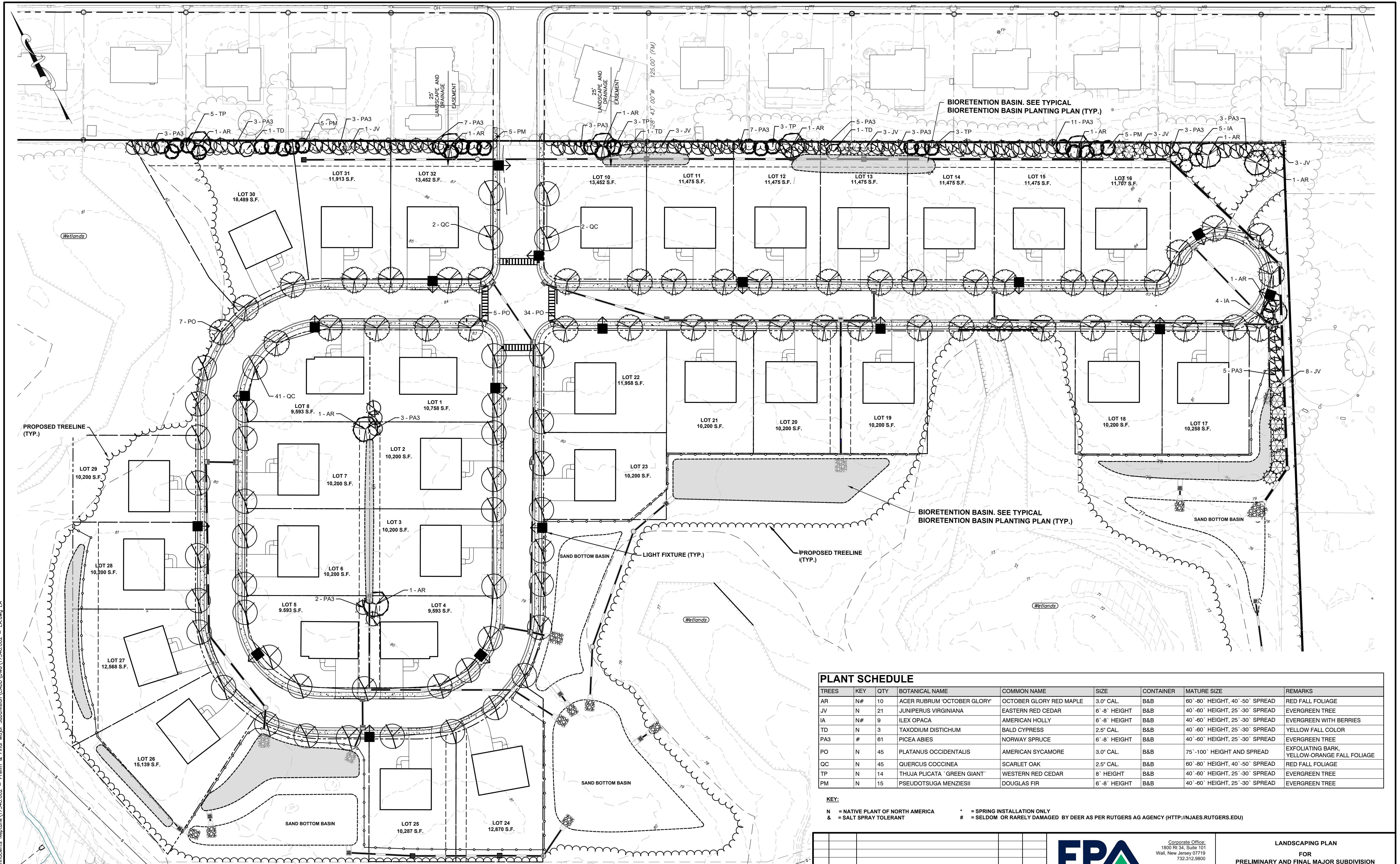
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FOR
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DESIGNED BY: WGS
DRAWN BY: WGS

SCALE: 1" = 50'
CHECKED BY: BRD
FIELD BOOK

PROJECT NUMBER: 17340.002
SHEET: 19 of 27

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REPLACEMENT TREE REQUIREMENTS:
AS PER NEPTUNE TOWNSHIP ORDINANCE 12-4.7 B.1.

B. NEW RESIDENTIAL DEVELOPMENT
1. IF THE APPLICATION IS FOR A NEW RESIDENTIAL DEVELOPMENT (SUBDIVISIONS OR SITE PLANS), UP TO FIFTY (50%) PERCENT OF THE TREES MAY BE REMOVED FOR THE SOLE PURPOSE OF CLEARING FOR THE BUILDING ENVELOPE, DRIVEWAYS AND YARD SPACE FOR SAID BUILDING LOTS ONLY WITHOUT REPLACEMENT TREES REQUIRED.

CALCULATIONS:
TOTAL WOODED AREA: 29.15 AC
LIMIT OF DISTURBANCE FOR THE SOLE PURPOSE OF CLEARING FOR THE BUILDING ENVELOPE, DRIVEWAYS AND YARD SPACE : 8.06 AC (LOTS 1-6, 9-32)
8.06 / 29.15 = 28 OR 28%
28% OF TREES TO BE REMOVED OR THE SOLE PURPOSE OF CLEARING FOR THE BUILDING ENVELOPE, DRIVEWAYS AND YARD SPACE FOR SAID BUILDING LOTS, THEREFORE NO REPLACEMENT TREES REQUIRED

PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
AR	N#	10	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3.0" CAL.	B&B	60'-80' HEIGHT, 40'-50' SPREAD	RED FALL FOLIAGE
JV	N	21	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	40'-60' HEIGHT, 25'-30' SPREAD	B&B	40'-60' HEIGHT, 25'-30' SPREAD	EVERGREEN TREE
IA	N#	9	ILEX OPACA	AMERICAN HOLLY	6'-8' HEIGHT	B&B	40'-60' HEIGHT, 25'-30' SPREAD	EVERGREEN WITH BERRIES
TD	N	3	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	B&B	40'-60' HEIGHT, 25'-30' SPREAD	YELLOW FALL COLOR
PA3	#	61	PICEA ABIES	NORWAY SPRUCE	6'-8' HEIGHT	B&B	40'-60' HEIGHT, 25'-30' SPREAD	EVERGREEN TREE
PO	N	45	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3.0" CAL.	B&B	75'-100' HEIGHT AND SPREAD	EXFOLIATING BARK, YELLOW-ORANGE FALL FOLIAGE
QC	N	45	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL.	B&B	60'-80' HEIGHT, 40'-50' SPREAD	RED FALL FOLIAGE
TP	N	14	THUJA PLICATA 'GREEN GIANT'	WESTERN RED CEDAR	8' HEIGHT	B&B	40'-60' HEIGHT, 25'-30' SPREAD	EVERGREEN TREE
PM	N	15	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6'-8' HEIGHT	B&B	40'-60' HEIGHT, 25'-30' SPREAD	EVERGREEN TREE

KEY:
N = NATIVE PLANT OF NORTH AMERICA * = SPRING INSTALLATION ONLY
& = SALT SPRAY TOLERANT # = SELDOM OR RARELY DAMAGED BY DEER AS PER RUTGERS AG AGENCY (HTTP://NJAES.RUTGERS.EDU)

No.	Date	Revision	MS/SP	BRD
1	04/05/2023	REVISED PER COMPLETENESS REVIEW LETTER, DATED MARCH 23, 2023		

Scale: 1" = 40'
40 0 40 80
SCALE IN FEET

FPA
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Michael J. Piga
MICHAEL J. PIGA, L.L.A.
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000909

LANDSCAPING PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023
DESIGNED BY: JB
DRAWN BY: JB

SCALE: 1" = 40'
CHECKED BY: BRD
FIELD BOOK

PROJECT NUMBER: 17340.002
SHEET: 20 of 27

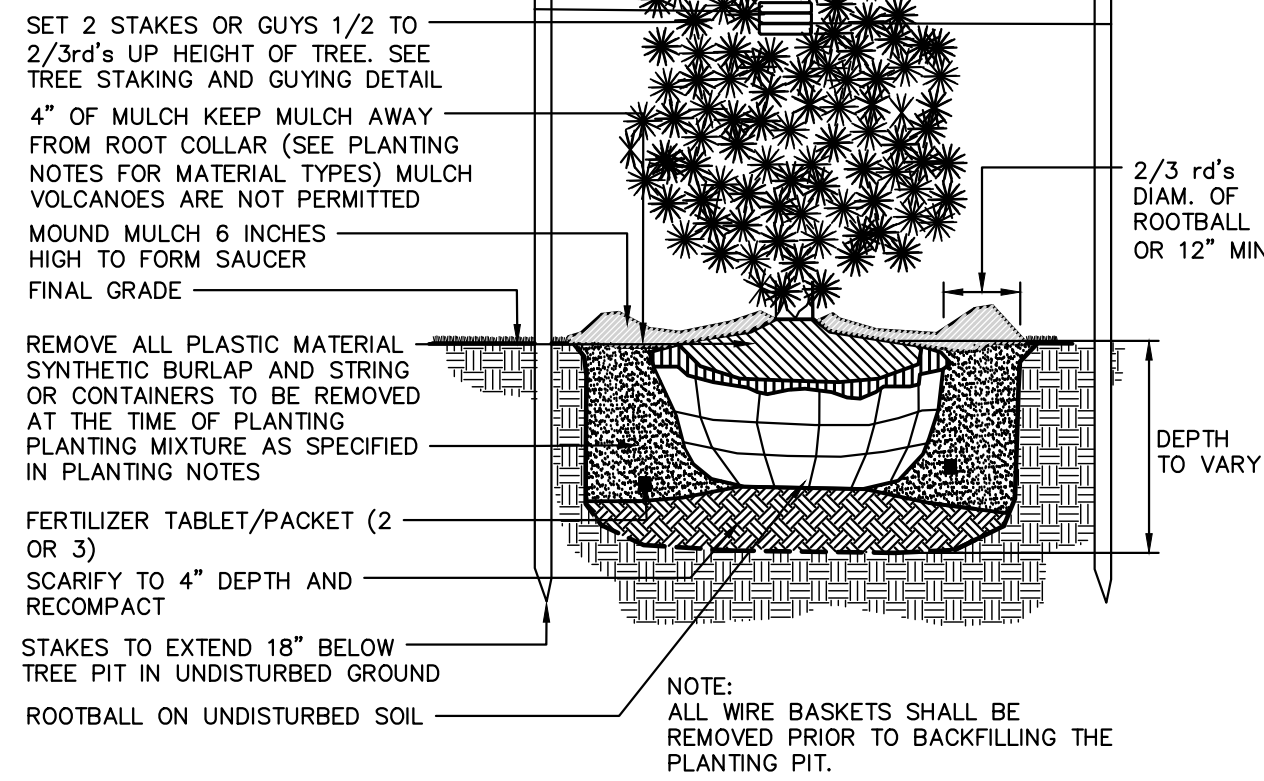
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PLANTING NOTES

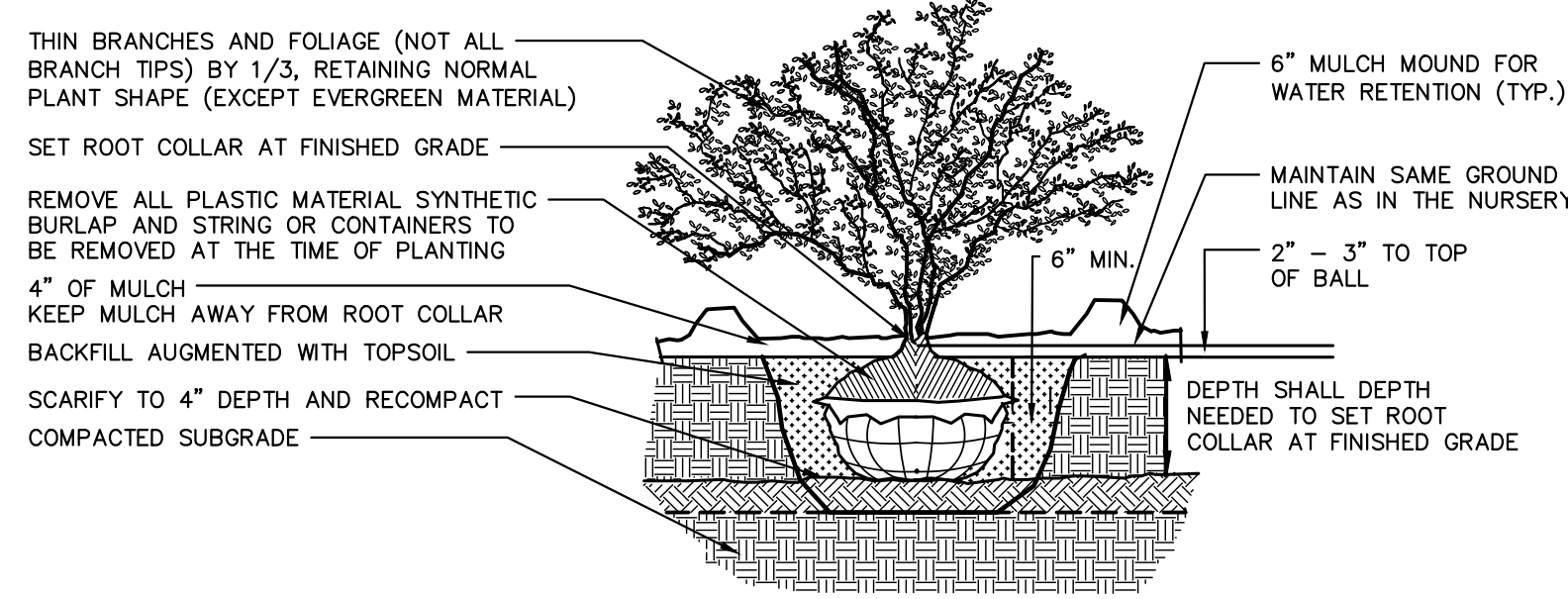
- THE LANDSCAPE PLANS SHALL BE USED FOR LANDSCAPING PURPOSES ONLY. THE CONTRACTOR SHOULD EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
- ALL PLANTING SHALL BE IN CONFORMANCE WITH THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS, CURRENT EDITION. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANT MATERIAL SHALL BE TAGGED AT THE NURSERY SOURCE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOLS RELATED TO THE EXECUTION OF THIS CONTRACT.
- EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND.
- ALL PLANT MATERIAL SHALL BE PLANTED TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT THE NURSERY. ALL PLANT MATERIAL SHALL BE PLANTED SO THAT THE TOP OF THE ROOTBALL IS NO HIGHER OR LOWER THAN THE EXISTING/FINISHED GRADE DEPENDENT UPON SOIL CONDITIONS.
- IN THE EVENT THAT PLANTING DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE LANDSCAPING PLAN SHALL GOVERN. THE USE AND PLANTING OF BARE ROOT MATERIAL SHALL BE PROHIBITED.
- ANY SUBSTITUTIONS OF PLANT MATERIAL WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC., SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
- UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED. DECIDUOUS TREES SHALL BE PRUNED BY REMOVAL OF 1/3 OF THE INTERIOR BRANCHING STRUCTURE WITHOUT ALTERING THE ORIGINAL BRANCHING FORM OF THE TREE.
- ALL DISTURBED AREAS, NOT BEING PLANTED, SHALL BE TOPSOILED 4" THICK, FERTILIZED, SEEDED, AND MULCHED WITH APPROVED MULCH. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS, AND OTHER FOREIGN MATTER.
- CUT AND LOOSEN SISAL HEMP CHOKE TIE AROUND TREE TRUNK. ALL PLASTIC MATERIAL SHALL NOT BE PERMITTED. ALL WIRE BASKETS AND PLASTIC LINERS OF CONTAINER GROWN TREES AND SHRUBS MUST BE COMPLETELY REMOVED. NO CONTAINER GROWN MATERIAL WILL BE ACCEPTED IF IT IS ROOT BOUND AND NOT ROOT PRUNED. THE USE OF NYLON TWINE ON ROOT BALLS IS PROHIBITED.
- THE DEPTH OF PLANT PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1 1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE TOWNSHIP.
- GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART. GUY WIRES TO SECOND BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE THREE GUYS PER TREE UNLESS OTHERWISE INDICATED. ALL TREE STAKES, GUY WIRES, TREE WRAPPING AND SAUCERS SHALL BE REMOVED AFTER ONE GROWING SEASON.
- PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
- IN THE EVENT THAT EXISTING VEGETATION IS REMOVED BEYOND THE CLEARING LIMITS SHOWN ON THE PLANS, ADDITIONAL PLANTING MUST BE PROVIDED AS APPROVED BY THE TOWNSHIP AND AT NO COST TO THE OWNER.
- PLANTING BACKFILL MIXTURE SHALL CONSIST OF ONE PART TOPSOIL, ONE PART NATIVE SOIL AND ONE PART PEAT MOSS. NOTE THAT PLANTING MIXTURE MAY CHANGE BASED UPON SOIL CONDITIONS.
- MULCH, 4" IN DEPTH, SHALL BE TREATED SHREDDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. MULCH SHALL BE INSTALLED WITH A MAXIMUM OF ONE (1) INCH WITHIN ONE (1) FOOT ON THE TREE'S ROOT FLARE. A NON-PLASTIC WEED RETARDANT BARRIER SHALL BE USED IN ALL NON GRASSSED AREAS. MULCH SHALL BE FINE GRADED FOR A PLEASING APPEARANCE. THE USE OF MARBLE OR PINE BARK CHIPS IS PROHIBITED. MULCH VOLCANOES ARE NOT PERMITTED.
- ALL PLANT MATERIAL SHALL BE GIVEN A MINIMUM OF 5 GALLONS OF WATER AT THE TIME OF INSTALLATION AND SHALL BE WATERED AT INTERVALS DURING ESTABLISHMENT TO ENSURE ADAPTATION TO THE SITE. PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL, THE CONTRACTOR SHALL FILL EACH PLANTING PIT WITH WATER AND ALLOW IT TO FULLY PERCOLATE INTO THE GROUND PRIOR TO PLACEMENT OF THE PLANT. THE CONTRACTOR SHALL NOTIFY EITHER THE TOWNSHIP OR PROJECT LANDSCAPE ARCHITECT OF ANY PERCOLATION PROBLEMS PRIOR TO INSTALLATION.
- PREFERRED PLANTING TIME PERIODS ARE FROM SEPTEMBER 1 TO NOVEMBER 30 OR MARCH 20 TO MAY 31. NO PLANTING SHALL BE EXECUTED DURING ABNORMALLY HOT WEATHER NOR WHEN THE GROUND IS FROZEN.
- THE CONTRACTOR SHALL REMOVE ALL DAMAGED BRANCHES AND NURSERY TAGS AT THE TIME OF INSTALLATION.
- ALL TURF SHALL RECEIVE FERTILIZER CONSISTING OF 10-0-4 (50% ORGANIC) COMPOSITION, APPLIED AT 3 LBS. PER 100 SQ. FT. SLOW RELEASE FERTILIZER TABLETS OF 20-10-5 COMPOSITION SHALL BE ADDED TO ALL PLANTING PITS AT THE FOLLOWING RATIOS: 1 PER SHRUB, 2 PER DECIDUOUS OR EVERGREEN TREES UP TO 2" IN CALIPER AND 3 FOR DECIDUOUS AND EVERGREEN TREES ABOVE 2" IN CALIPER.
- EACH TREE THAT IS PLANTED MUST BE TAGGED WITH A DURABLE LABEL BEARING THE GENUS, SPECIES, VARIETY, PLANT PATENT NUMBER (IF APPLICABLE) AND CULTURAL REQUIREMENTS AND MUST BE INSPECTED PRIOR TO REMOVAL.
- ALL GROUPED SHRUBS SHALL BE MULCHED TOGETHER TO FORM ONE CONTINUOUS PLANTING BED.
- CONTRACTOR TO BE RESPONSIBLE FOR SEEDING AREAS BEING DISTURBED BY CONSTRUCTION. SEED MIXTURE TO BE IN ACCORDANCE WITH SOIL CONSERVATION DISTRICT'S STANDARDS.
- ALL TREES FOUR (4) FEET OR GREATER IN HEIGHT SHALL BE STAKED PER TOWNSHIP DESIGN STANDARDS.
- ALL SHRUBS SHALL BE INSTALLED A MINIMUM OF THREE (3) FEET BEHIND THE CURB.
- ALL PLANT RELOCATIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR PERIOD OF TWO YEARS FROM THE TIME OF PLANTING.

NOTES:

- ALL EVERGREEN TREES TO BE STAKED AND/OR GUYED AS SPECIFIED IN THE DETAIL AND THE PLANTING NOTES
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
- NEVER CUT LEADERS.
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES. SEE TREE PRUNING DETAIL.
- STAKES SHALL BE WHITE OR RED CEDAR, OAK, OR LOCUST TREATED WITH ACCEPTABLE WOOD PRESERVATIVE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

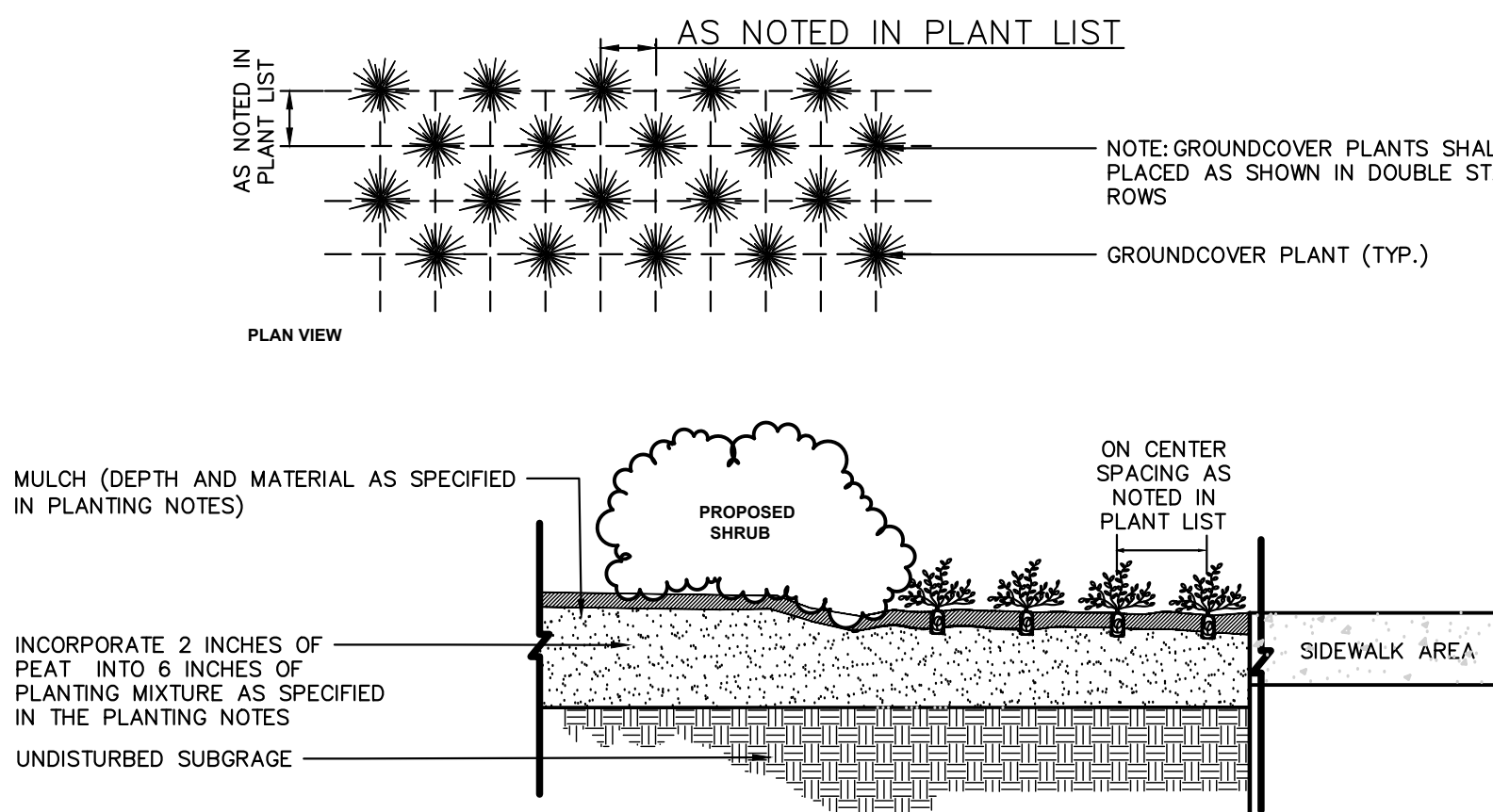


SHRUB PLANTING DETAIL
NOT TO SCALE

SEEDING/SODDING SPECIFICATIONS

THE CONTRACTOR WILL BE RESPONSIBLE FOR RE-ESTABLISHING ALL AREAS DISTURBED BY CONSTRUCTION. THE SEEDING/SODDING WILL BE IN ACCORDANCE WITH FREEHOLD COUNTY SOIL CONSERVATION DISTRICT STANDARDS. SPECIFIC SEEDS/SOD TYPES SHALL BE USED AS FOLLOWS:

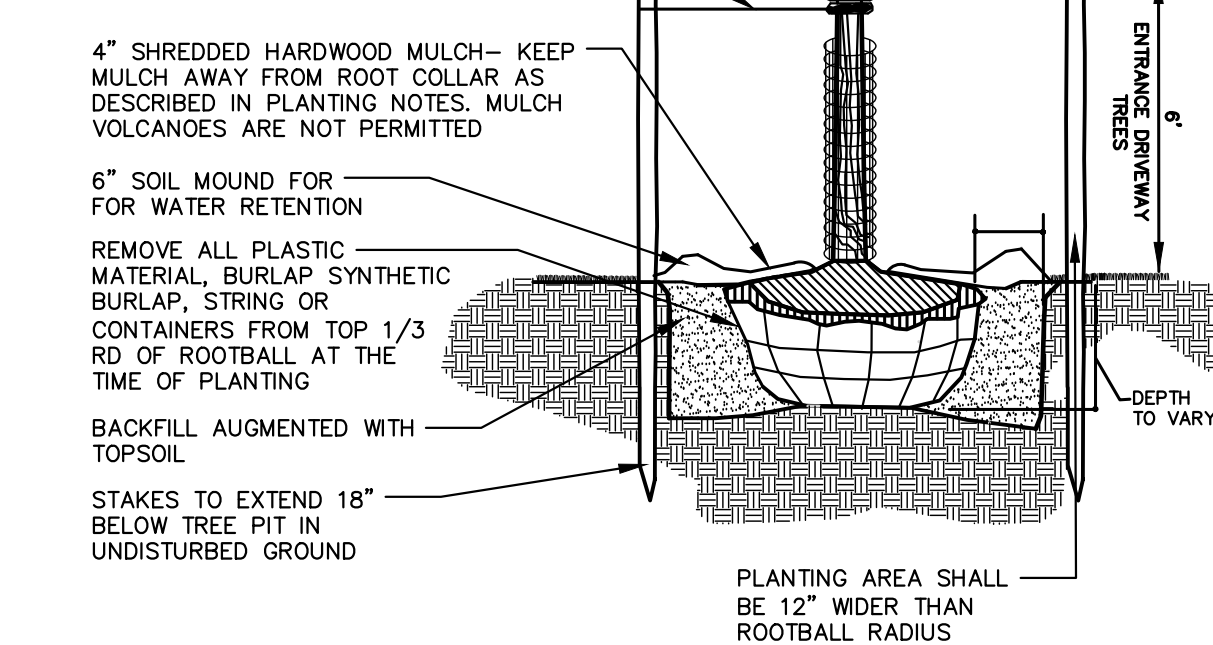
- ALL DISTURBED AREAS SHALL BE SEEDED AND/OR SODDED AS SHOWN ON THE LANDSCAPE PLAN WITH LOFTS SUMMER STRESS MIXTURE OR APPROVED EQUAL. SEED SHALL BE APPLIED AT A RATE OF 170 LBS/ACRE BETWEEN THE PERIODS OF EITHER 4/1 TO 5/31 OR 8/15 TO 10/16.
- SLOPED AREAS 3:1 AND GREATER SHALL RECEIVE IN COMBINATION WITH THE ABOVE SPECIFIED GRASS MIXTURE AN EROSION CONTROL MATTING BY BONTERRA AMERICA, PINELANDS NURSERIES, COLUMBUS, NJ, MODEL # CS2 OR APPROVED EQUAL.



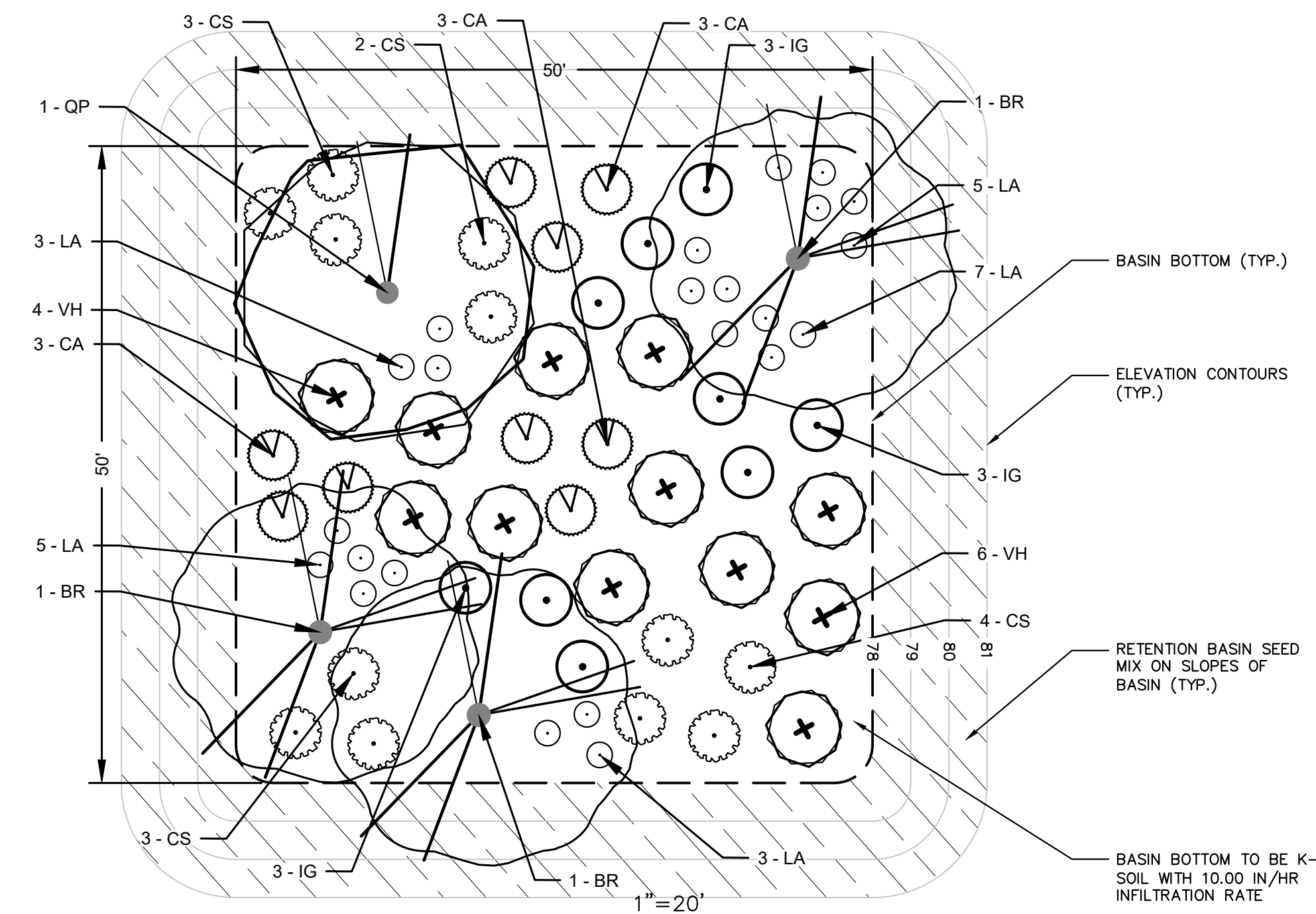
GROUNDCOVER PLANTING DETAIL

NOTES:

- ALL TREES UNDER 3" IN CALIPER SHALL BE STAKED ALL TREES 3" IN CALIPER AND GREATER SHALL BE GUYED
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
- SET STAKES VERTICAL AND AT SAME HEIGHT
- REMOVE ALL WIRE BASKETS PRIOR TO BACKFILLING THE PLANTING PIT.
- ALL WIRE BASKETS SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT. STAKES TO BE SET 2/3RDS UP TREE OR JUST AT FIRST BRANCHES SEE TREE STAKING AND GUYING DETAIL



DECIDUOUS TREE PLANTING DETAIL



TYPICAL BIORETENTION BASIN PLANTING PLAN (2,500 SF)

TYPICAL BIORETENTION BASIN PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
BR	3	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	B&B	40'-70" HEIGHT AND SPREAD	EXFOLIATING BARK, YELLOW FALL FOLIAGE
QP	1	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	60'-80" HEIGHT, 40'-50" SPREAD	YELLOW FALL FOLIAGE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
CA	9	CLETHRA ALNIFOLIA	SUMMERSWEET PEPPERBUSH	2'-3' HEIGHT	B&B	5'-8' HEIGHT AND SPREAD	WHITE FLOWERS
CS	12	CORNUS SERICEA	RED TWIG DOGWOOD	2'-3' HEIGHT	B&B	4'-6' HEIGHT AND SPREAD	RED TWIGS IN WINTER
IG	9	ILEX GLABRA	INKBERRY HOLLY	2'-3' HEIGHT	B&B	5'-8' HEIGHT AND SPREAD	BROADLEAF EVERGREEN
LA	23	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	1 GAL.	POT	2'-4' HEIGHT AND SPREAD	ORNAMENTAL GRASS
VH	12	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2'-3' HEIGHT	B&B	6'-12" HEIGHT AND SPREAD	BUSHY UPRIGHT BLUEBERRY SHRUB

CALCULATIONS:

TYPICAL BASIN PLANTING: 50' X 50' = 2,500 SF

TOTAL BASIN BOTTOM = 23,422 SF

23,422 / 2,500 = 9.37

TYPICAL BIORETENTION BASIN PLANTINGS X 9.37 = TOTAL BIORETENTION BASIN PLANTINGS FOR ALL BASINS ON SITE. SEE BELOW

TOTAL BIORETENTION BASIN PLANTING SCHEDULE FOR ALL BASINS ON SITE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
BR	28	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	B&B	40'-70" HEIGHT AND SPREAD	EXFOLIATING BARK, YELLOW FALL FOLIAGE
QP	10	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	60'-80" HEIGHT, 40'-50" SPREAD	YELLOW FALL FOLIAGE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
CA	84	CLETHRA ALNIFOLIA	SUMMERSWEET PEPPERBUSH	2'-3' HEIGHT	B&B	5'-8' HEIGHT AND SPREAD	WHITE FLOWERS
CS	112	CORNUS SERICEA	RED TWIG DOGWOOD	2'-3' HEIGHT	B&B	4'-6' HEIGHT AND SPREAD	RED TWIGS IN WINTER
IG	84	ILEX GLABRA	INKBERRY HOLLY	2'-3' HEIGHT	B&B	5'-8' HEIGHT AND SPREAD	BROADLEAF EVERGREEN
LA	216	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	1 GAL.	POT	2'-4' HEIGHT AND SPREAD	ORNAMENTAL GRASS
VH	112	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2'-3' HEIGHT	B&B	6'-12" HEIGHT AND SPREAD	BUSHY UPRIGHT BLUEBERRY SHRUB

LEGEND:

INGREDIENTS	SEEDING RATE	RECOMMENDED PLANTING DATE
20.0% PANICUM CLANDESTINUM 20.0% PUCCINELLIA DISTANS 18.0% ELYMUS VIRGINICUS 15.0% AGROSTIS STOLONIFERA 15.0% POA PALUSTRIS 10.0% CAREX VULPINOIDEA 1.0% CAREX SCOPARIA 1.0% JUNCUS EFFUSUS	20-40 LBS. / ACRE	4/1 - 5/31 OR 8/15 - 10/15

SEED MIX SUPPLIER:

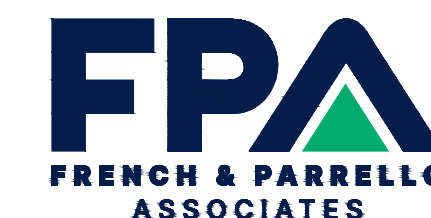
ERNST SEEDS
OR AN APPROVED EQUAL
8884 MERCER PIKE
MEADVILLE PA, 16335
TELEPHONE 800-873-3321
FAX: 814-336-5191
WEB: WWW.ERNSTSEED.COM

- REMOVE SUCKER SHOOTS AT BASE OF TREE.
- MAKE CLEAN CUTS ON OLD STUBS, IF PRESENT.
- REMOVE ENTIRE SUPPLY OF TWIGS AND BUDS ON TRUNK.
- REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES ABOUT THE SAME AREA.
- SHAPE TREE BY REMOVING INJURED AND MISSHAPEN BRANCHES.
- REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.

NOTES:

- BRANCHES IN DASHED LINES INDICATE THOSE TO BE REMOVED.
- CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

TREE PRUNING DETAIL
NOT TO SCALE



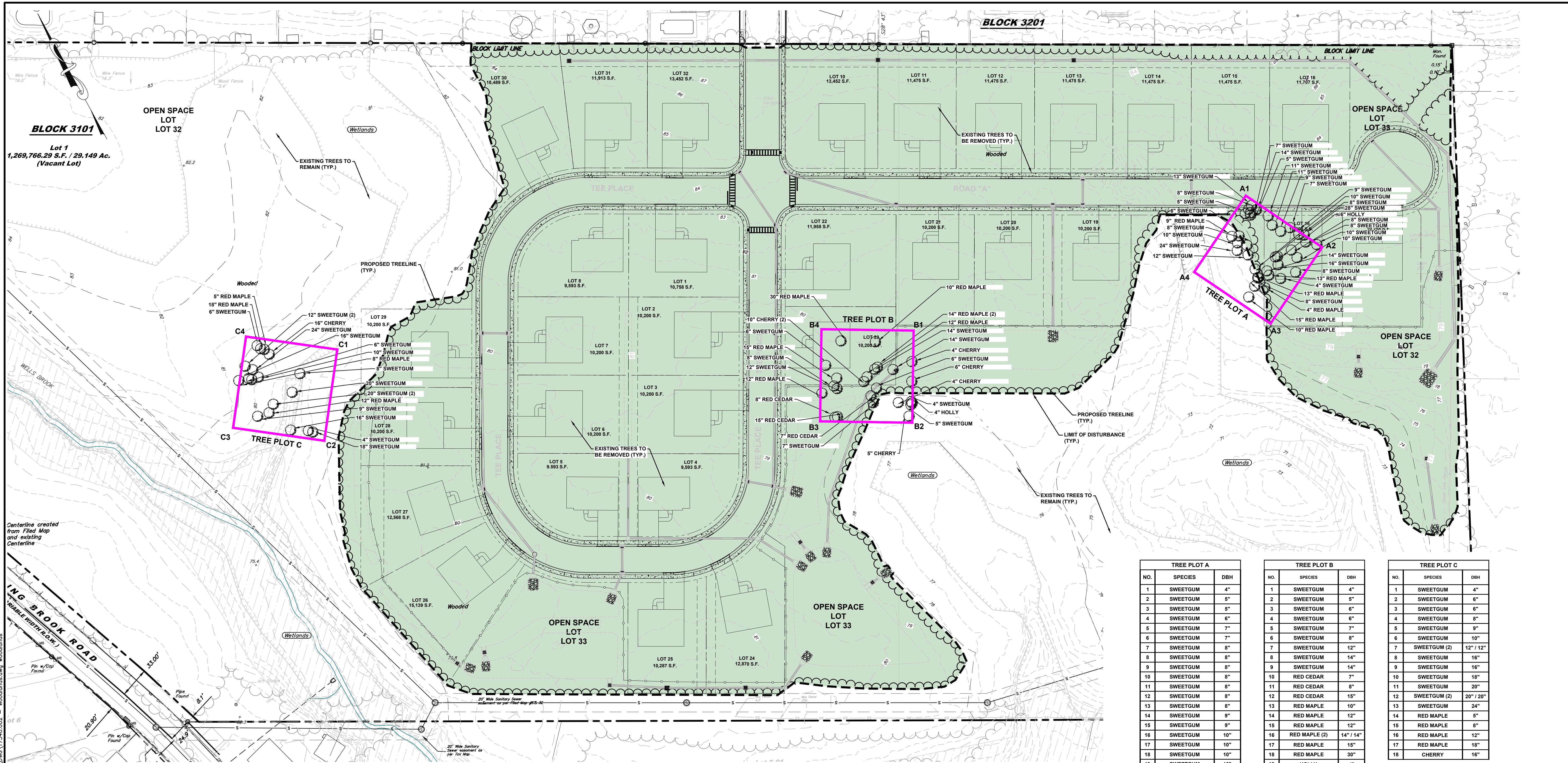
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New Jersey New York Pennsylvania Georgia
Michael J. Piga
MICHAEL J. PIGA, L.L.C.
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000909

LANDSCAPING NOTES AND DETAILS
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
01/16/2023	JB	AS SHOWN	17340.002
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
JB	BRD		21 of 27



TREE PLOT A			TREE PLOT B			TREE PLOT C		
NO.	SPECIES	DBH	NO.	SPECIES	DBH	NO.	SPECIES	DBH
1	SWEETGUM	4"	1	SWEETGUM	4"	1	SWEETGUM	4"
2	SWEETGUM	5"	2	SWEETGUM	5"	2	SWEETGUM	6"
3	SWEETGUM	5"	3	SWEETGUM	6"	3	SWEETGUM	6"
4	SWEETGUM	6"	4	SWEETGUM	6"	4	SWEETGUM	8"
5	SWEETGUM	7"	5	SWEETGUM	7"	5	SWEETGUM	9"
6	SWEETGUM	7"	6	SWEETGUM	8"	6	SWEETGUM	10"
7	SWEETGUM	8"	7	SWEETGUM	12"	7	SWEETGUM (2)	12" / 12"
8	SWEETGUM	8"	8	SWEETGUM	14"	8	SWEETGUM	16"
9	SWEETGUM	8"	9	SWEETGUM	14"	9	SWEETGUM	16"
10	SWEETGUM	8"	10	RED CEDAR	7"	10	SWEETGUM	18"
11	SWEETGUM	8"	11	RED CEDAR	8"	11	SWEETGUM	20"
12	SWEETGUM	8"	12	RED CEDAR	16"	12	SWEETGUM (2)	20" / 20"
13	SWEETGUM	8"	13	RED MAPLE	10"	13	SWEETGUM	24"
14	SWEETGUM	9"	14	RED MAPLE	12"	14	RED MAPLE	5"
15	SWEETGUM	9"	15	RED MAPLE	12"	15	RED MAPLE	8"
16	SWEETGUM	10"	16	RED MAPLE (2)	14" / 14"	16	RED MAPLE	12"
17	SWEETGUM	10"	17	RED MAPLE	15"	17	RED MAPLE	18"
18	SWEETGUM	10"	18	RED MAPLE	30"	18	CHERRY	16"
19	SWEETGUM	10"	19	HOLLY	4"			
20	SWEETGUM	11"	20	CHERRY	4"			
21	SWEETGUM	11"	21	CHERRY	4"			
22	SWEETGUM	12"	22	CHERRY	5"			
23	SWEETGUM	13"	23	CHERRY	6"			
24	SWEETGUM	14"	24	CHERRY (2)	10" / 10"			
25	SWEETGUM	14"						
26	SWEETGUM	16"						
27	SWEETGUM	24"						
28	SWEETGUM	28"						
29	HOLLY	6"						
30	RED MAPLE	4"						
31	RED MAPLE	9"						
32	RED MAPLE	10"						
33	RED MAPLE	13"						
34	RED MAPLE	13"						
35	RED MAPLE	15"						

LEGEND:

FLAGGED CORNER IN FIELD

A1 A2
A3 A4
TREE PLOT

LOCATION OF AREA OF DISTURBANCE/ EXISTING TREES TO BE REMOVED

LOCATION OF 100' X 100' TREE PLOTS (10,000 SF.) NOTE: TREE PLOTS AS PER FRENCH AND PARRELLO ASSOCIATES FIELD DELINEATION ON APRIL 11, 2023

SURVEYED TREE WITHIN TREE PLOT 4" CALIPER AND GREATER (NOTE: DIAMETER MEASUREMENT TAKEN AT BREST HEIGHT)

REPLACEMENT TREE REQUIREMENTS:
AS PER NEPTUNE TOWNSHIP ORDINANCE §525 D 5.B

B. NEW RESIDENTIAL DEVELOPMENT
1. IF THE APPLICATION IS FOR A NEW RESIDENTIAL DEVELOPMENT (SUBDIVISIONS OR SITE PLANS), UP TO FIFTY (50%) PERCENT OF THE TREES MAY BE REMOVED FOR THE SOLE PURPOSE OF CLEARING FOR THE BUILDING ENVELOPE, DRIVEWAYS AND YARD SPACE FOR SAID BUILDING LOTS ONLY WITHOUT REPLACEMENT TREES REQUIRED.

2. FOR NEW RESIDENTIAL DEVELOPMENT WHERE TREE REMOVAL IS TO OCCUR WITHIN PUBLIC OR PRIVATE ROADWAYS OR RIGHT-OF-WAYS, DRAINAGE FACILITIES, PARKING AREAS OR PROPOSED OPEN SPACE, ALL TREES ARE NOT SUBJECT TO REPLACEMENT IN ACCORDANCE WITH THIS ORDINANCE.

CALCULATIONS:
TOTAL WOODED AREA = 29.15 AC
LIMIT OF DISTURBANCE = 13.42 AC
LIMIT OF DISTURBANCE FOR THE SOLE PURPOSE OF CLEARING FOR THE BUILDING ENVELOPE, DRIVEWAYS AND YARD SPACE = 8.06 AC (TOTAL COMBINED AREA OF LOTS 1-8, 10-32)
8.06 / 29.15 = .28 OR 28%
28% OF TREES TO BE REMOVED FOR THE SOLE PURPOSE OF CLEARING FOR THE BUILDING ENVELOPE, DRIVEWAYS AND YARD SPACE FOR SAID BUILDING LOTS, THEREFORE NO REPLACEMENT TREES REQUIRED

TREE INVENTORY NOTE:
AS PER NEPTUNE TOWNSHIP ORDINANCE §525 D 2.G

G. FOR ANY CLEARING GREATER THAN (3) THREE ACRES, A REPRESENTATIVE FIVE (5%) PERCENT OF THE WOODED AREAS PROPOSED TO BE CLEARED SHALL BE INVENTORIED.

WOODLANDS PLAN SUMMARY

SPECIES	TOTAL INVENTORIED (5% OF WOODED AREA)	TOTAL IN WOODED AREAS (APPROX.)	AVERAGE PER WOODED ACRE (APPROX.)	TO BE REMOVED (13.42 AC OF WOODED AREA) (APPROX.)
SWEETGUM (LIQUIDAMBAR STYRACIFLUA)	51	1020	35	470
RED CEDAR (JUNIPERUS VIRGINIANA)	3	60	2	27
RED MAPLE (ACER RUBRUM)	17	340	12	161
AMERICAN HOLLY (ILEX OPACA)	2	40	2	27
BLACK CHERRY (PRUNUS SEROTINA)	7	140	5	67
TOTAL				752

No.	Date	Revision	MS/SP	BRD
1	04/05/2023	REVISED PER COMPLETENESS REVIEW LETTER, DATED MARCH 23, 2023		

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SCALE IN FEET

FPA
FRENCH & PARRELLO ASSOCIATES

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New Jersey New York Pennsylvania Georgia

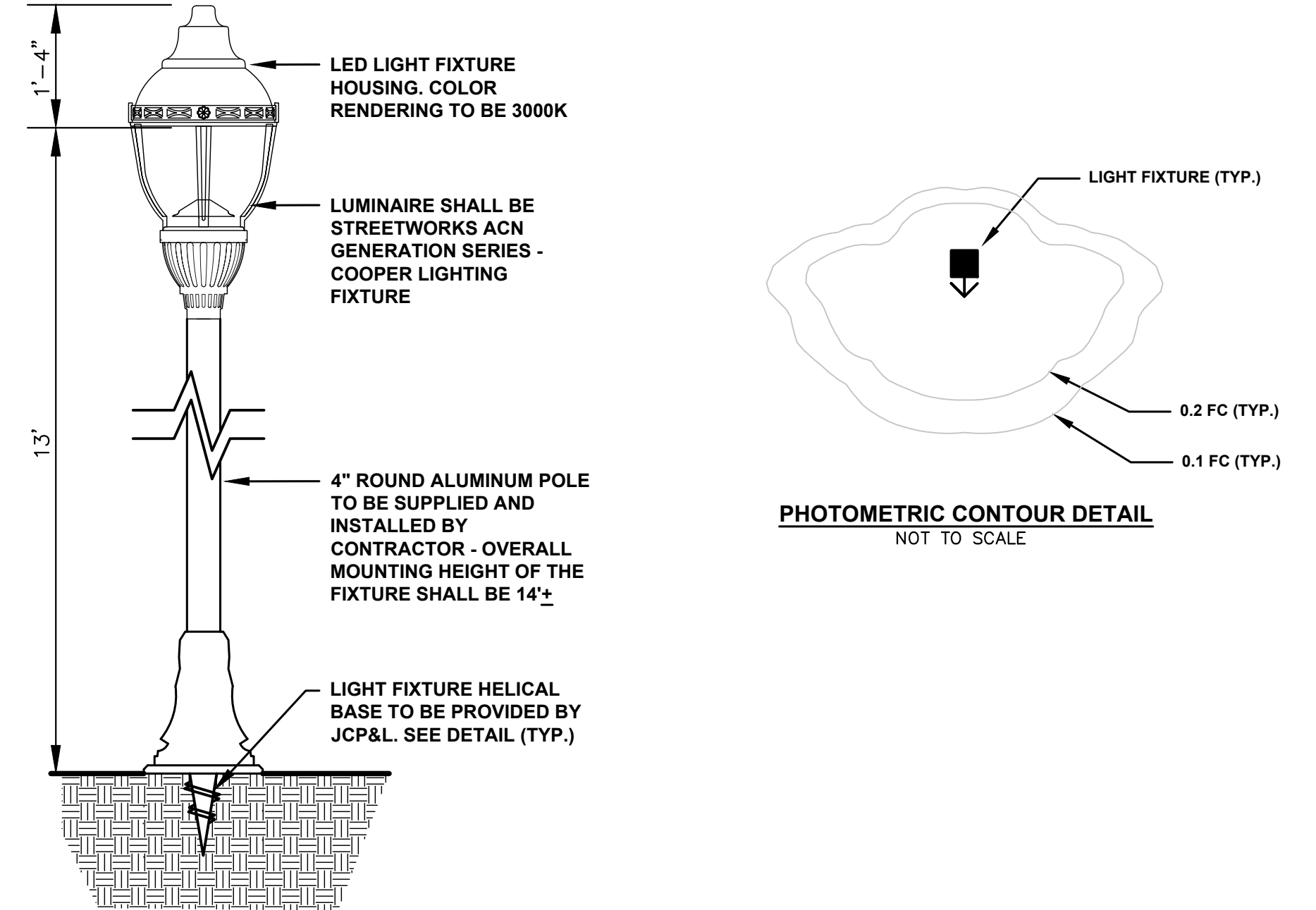
Michael J. Piga
MICHAEL J. PIGA, L.L.C.
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000909

WOODLANDS MANAGEMENT PLAN
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023
DESIGNED BY: JB
DRAWN BY: JB

SCALE: 1"=50'
CHECKED BY: BRD
FIELD BOOK

PROJECT NUMBER: 17340.002
SHEET: 22 of 27



- NOTES:**
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO ORDERING ANY MATERIAL AND FOR PROPOSED FOOTINGS/PEDESTALS
 - LIGHT FIXTURE PRODUCT INFO:
 - PRODUCT: STREETWORKS ACN GENERATION SERIES LED, LED LUMINAIRE MODELS AS SPECIFIED IN LUMINAIRE SCHEDULE
 - MANUFACTURER: COOPER LIGHTING SOLUTIONS, PEACHTREE CITY, GA
WWW.COOPERLIGHTING.COM
PHONE: 770-486-4800
 - FIXTURE TO MOUNT ON STANDARD 12'-9" TALL JCP&L POLE (BY OTHERS)

LIGHT FIXTURE DETAIL
NOT TO SCALE

Symbol	Label	Description	Arr. Watts	Arr. Lum. Lumens	LLF
■	A	COOPER #ACN-080-LED-D-U-33-X-1-X-BK-4-7030-U86758 (JCPL STANDARDS @3000K), 13' MOUNTING HEIGHT	101.3	11765	1.000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Area	Illuminance	Fc	0.2	3.4	0.0	N.A.	N.A.
Cul-de-Sac	Illuminance	Fc	0.7	1.6	0.3	2.3	5.3
Cul-de-Sac Road	Illuminance	Fc	0.7	3.2	0.0	N.A.	N.A.
Tee Place	Illuminance	Fc	0.8	3.4	0.1	8.2	34.0

- NOTES:**
- DO NOT INSTALL PROPOSED LIGHT FIXTURES ON TOP OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER AND PROJECT PROFESSIONAL OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF THE LIGHT FIXTURES.
 - ANY ADJUSTMENTS MADE TO LIGHT FIXTURES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO PURCHASING OF ANY MATERIALS.

No.	Date	Revision	Revised By	Checked By
1	04/05/2023	REVISED PER COMPLETENESS REVIEW LETTER, DATED MARCH 23, 2023	MS/SP	BRD



FPA
FRENCH & PARRELLO ASSOCIATES
New Jersey New York Pennsylvania Georgia

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732.312.9800
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MICHAEL J. PIGA, L.L.A.
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000909

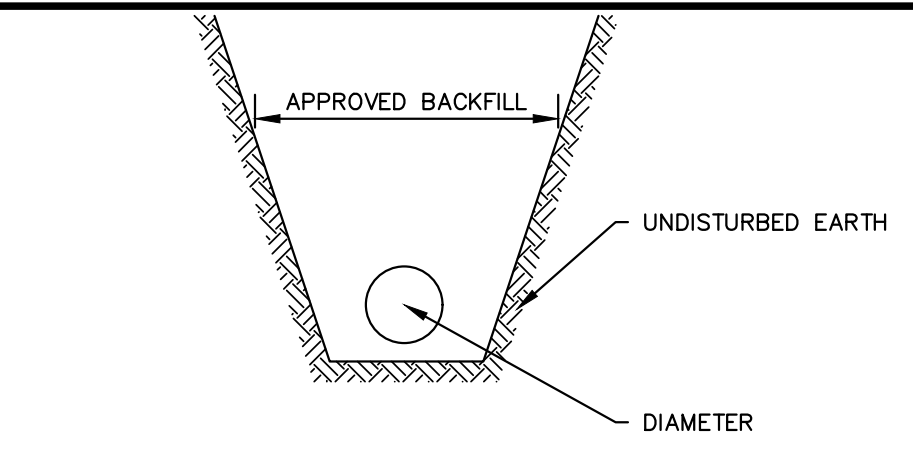
LIGHTING PLAN AND DETAILS
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023
DESIGNED BY: JB
DRAWN BY: JB

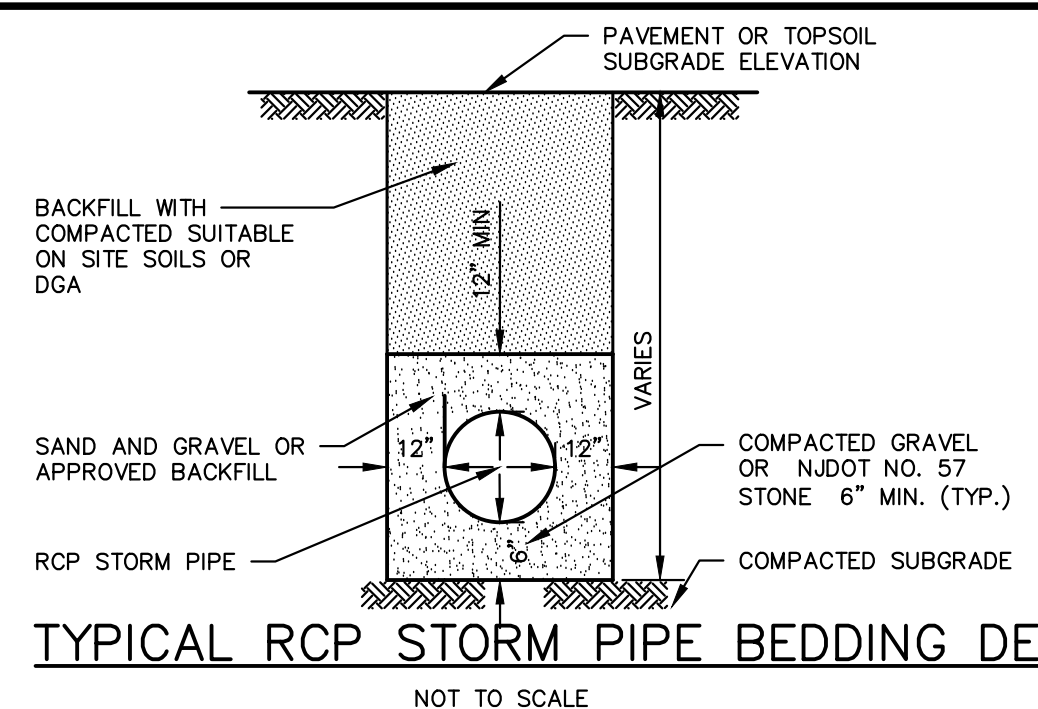
SCALE: 1"=40'
CHECKED BY: FIELD BOOK

PROJECT NUMBER: 17340.002
SHEET: 23 of 27

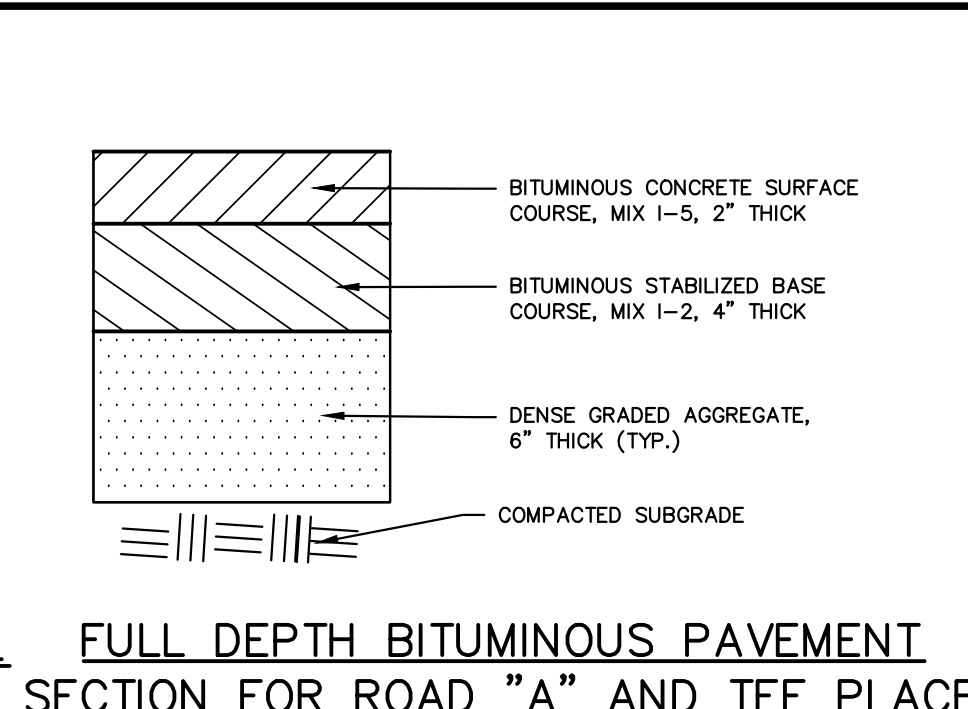
C:\N7K\17340\17340 - Prelim. & Final Major Subdivision\CADD\DWG\17340.002 - Li.dwg LU



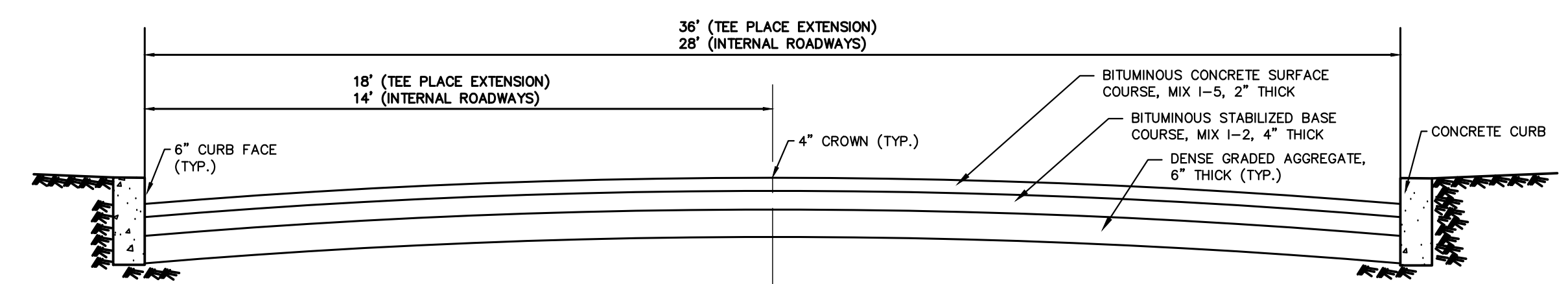
- NOTES:**
- WHERE PIPE INVERTS ARE IN ROCK, EXCAVATE 6" BELOW INVERT OF PIPE AND FILL WITH 3/4" CRUSHED STONE
 - WHERE PIPE INVERTS ARE IN SOFT ORGANIC SOIL AT LEAST 2 FEET OF CRUSHED STONE SHALL BE USED FOR BEDDING, UNDERLAIN BY A LAYER OF FILTER FABRIC SUCH AS MIRAFI OR EQUIVALENT AS DIRECTED BY THE ENGINEER
 - WHERE PIPE ARE IN FULL CONDITION, SAID FILL IS TO BE CONTROLLED COMPACTED FILL (SEE NOTE FOR TYPICAL ROAD SECTION)



TYPICAL RCP STORM PIPE BEDDING DETAIL
NOT TO SCALE

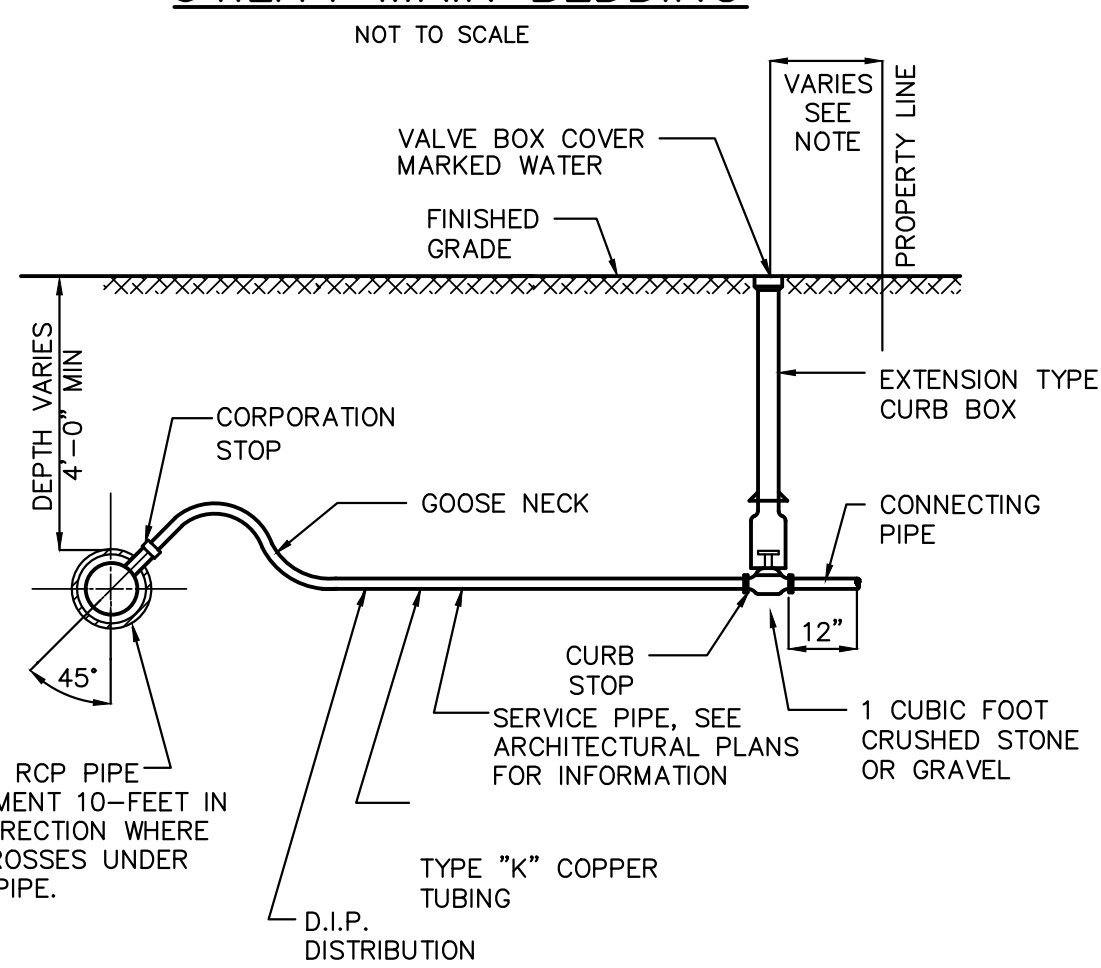


FULL DEPTH BITUMINOUS PAVEMENT SECTION FOR ROAD "A" AND TEE PLACE
NOT TO SCALE



TYPICAL ROAD CROSS-SECTION
NOT TO SCALE

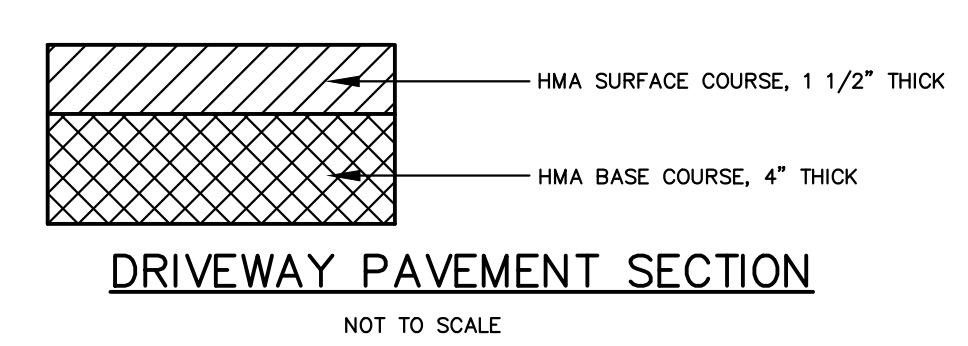
UTILITY MAIN BEDDING



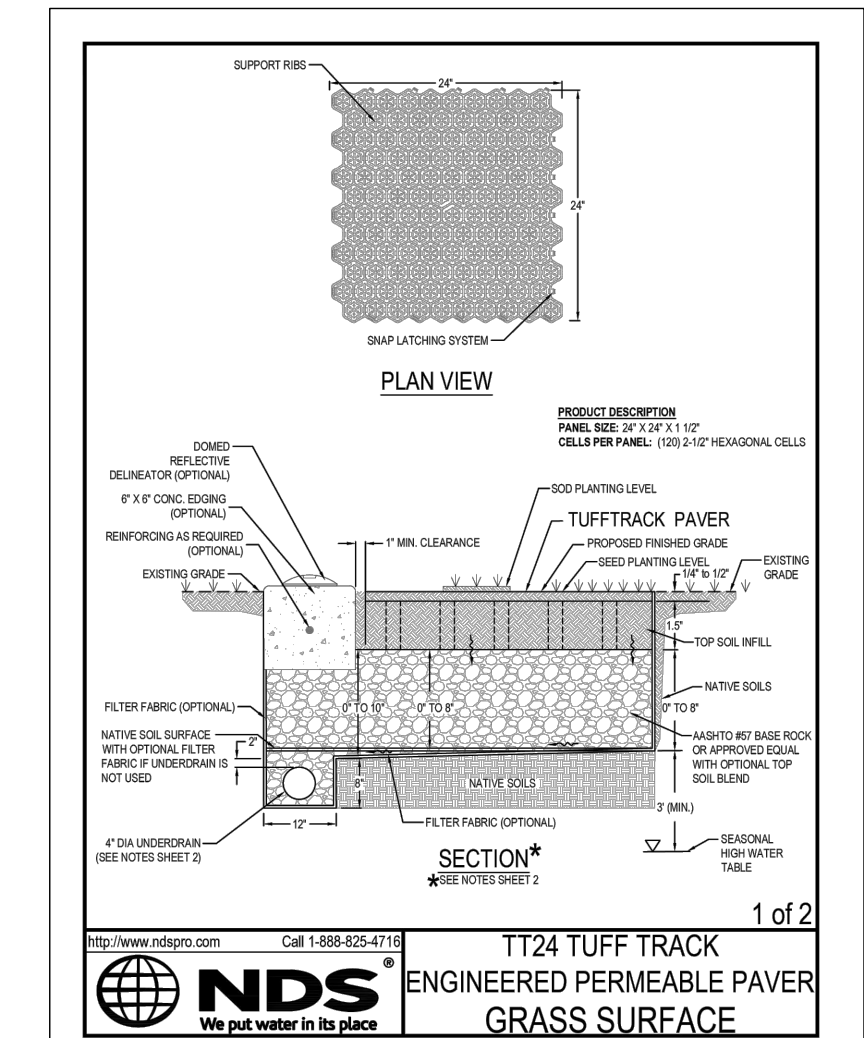
SERVICE CONNECTION DETAIL
NOT TO SCALE

TRENCH EXCAVATION AND BACKFILL NOTES

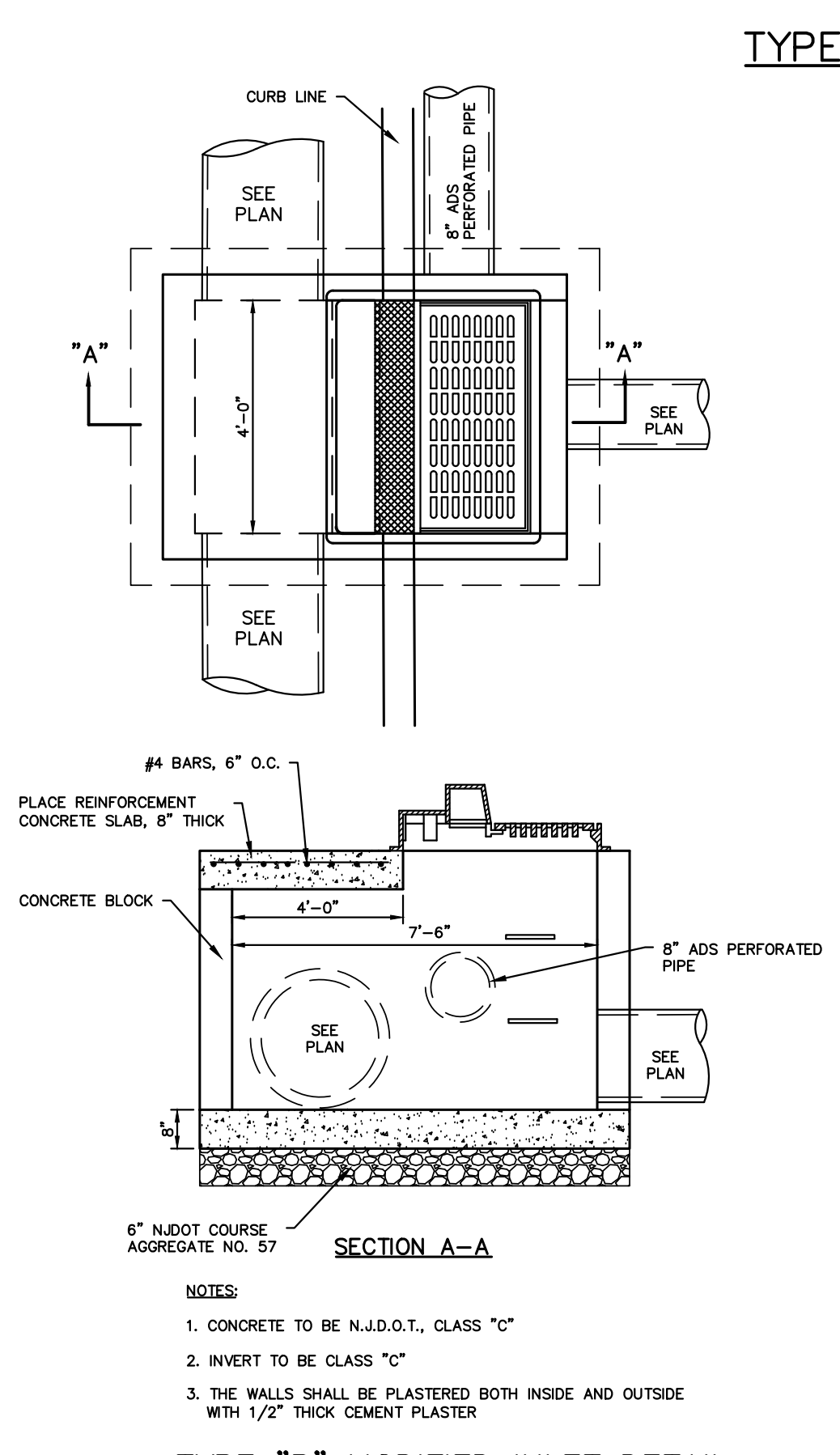
- THE MAXIMUM DRY DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM DESIGNATION D1557. THE MINIMUM PERCENTAGE OF COMPACTION TO BE ACHIEVED BY THE CONTRACTOR IN THE VARIOUS ZONES IS AS FOLLOWS: PIPE MATERIALS/ALL LOCATIONS, COMPACTION SURFACE ZONE: TRENCH BACKFILL ZONE: PIPE EMBEDMENT ZONE: THE MINIMUM COMPACTION IN EMBANKMENTS SHALL BE 90%
- THE PIPE EMBEDMENT ZONE WIDTH AND THE MAXIMUM TRENCH WIDTH SHALL NOT EXCEED THE PERMISSIBLE WIDTHS SHOW. IF THE PERMISSIBLE WIDTH IS EXCEEDED, THE PIPE SHALL BE INSTALLED IN A HIGHER CLASS BEDDING THAN SHOWN ON THE DRAWINGS OR THE SPECIFIED PIPE SHALL BE REPLACED WITH PIPE OF GREATER CRUSHING STRENGTH OR BOTH, TO ACHIEVE SUITABLE CONDITIONS.
- SUITABLE MATERIAL FROM EXCAVATIONS SHALL BE FREE FROM OBJECTIONABLE QUANTITIES OF ORGANIC MATTER, CLAYS, TREES, STUMPS, FROZEN MATERIAL, RUBBLE, REFUSE, CINDERS, ROCK AND OTHER MATERIALS CONSIDERED DELETERIOUS BY THE AUTHORITY AND SHALL NOT HAVE FINES IN EXCESS OF 10 PERCENT PASSING THE NO. 200 SIEVE NOR STONE OR GRAVEL LARGER THAN 2 INCHES.
- BACKFILL TO BE MECHANICALLY COMPACTED IN TWELVE INCH LIFTS TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR MUST COMPLY WITH ALL STATE AND FEDERAL CONFINED SPACE RULES, AND ALL APPLICABLE O.S.H.A. REQUIREMENTS.



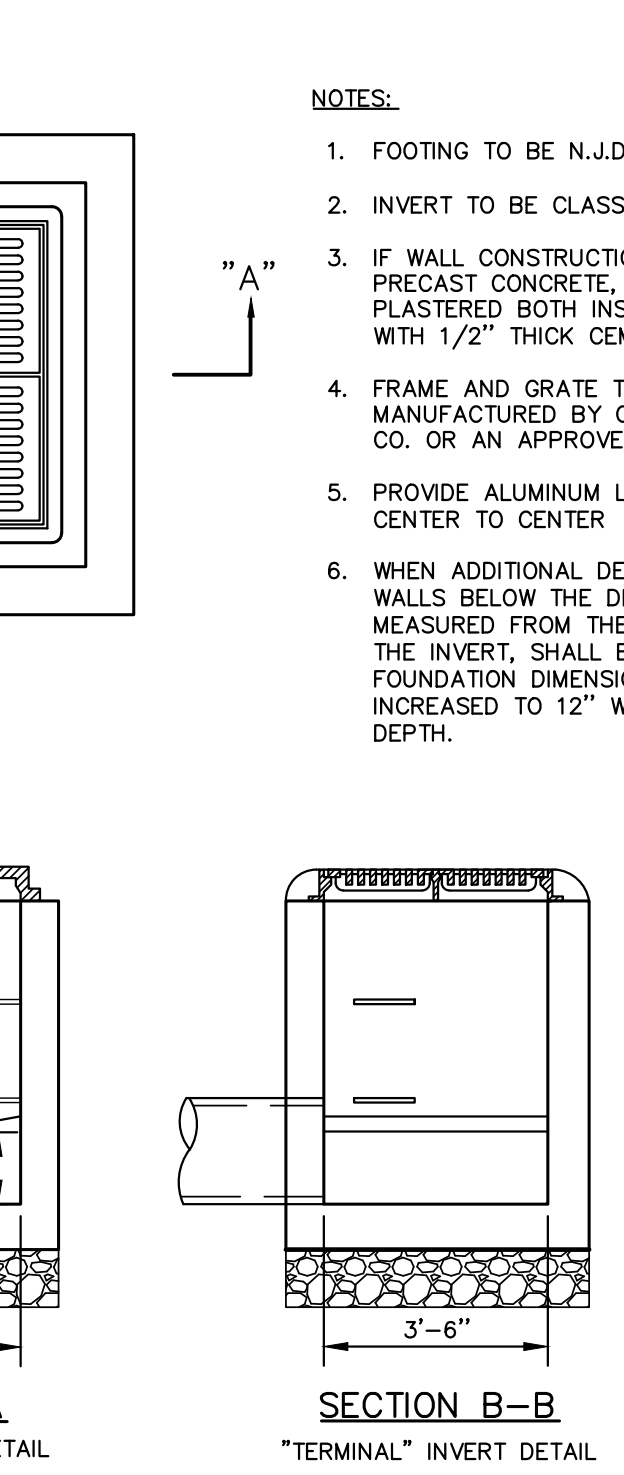
DRIVEWAY PAVEMENT SECTION
NOT TO SCALE



EMERGENCY ACCESS DRIVE GRASS PAVER DETAIL
NOT TO SCALE



TYPE "B" MODIFIED INLET DETAIL
NOT TO SCALE



TYPE "B" INLET DETAIL
NOT TO SCALE

TYPE 'E' INLET DETAIL



TYPE "E" INLET DETAIL
NOT TO SCALE

TEES & CROSSES

D	A	B	C
6"	1'-6"	8"	2'-0"
8"	2'-0"	8"	2'-6"
10"	2'-6"	10"	3'-0"
12"	3'-0"	1'-0"	4'-0"
16"	4'-0"	1'-2"	5'-0"

90° BENDS

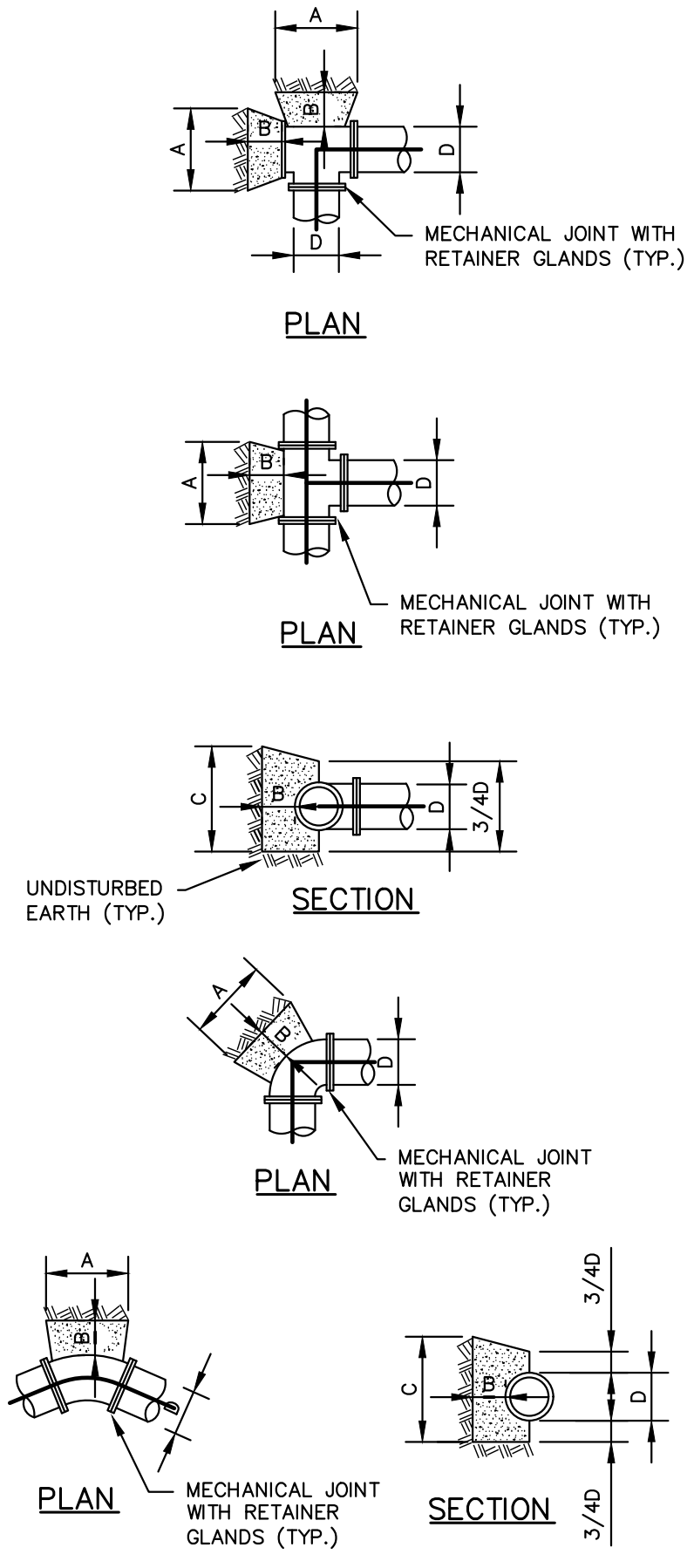
D	A	B	C
6"	2'-0"	8"	1'-6"
8"	2'-6"	8"	2'-0"
10"	3'-6"	10"	2'-0"
12"	4'-0"	1'-0"	3'-0"
16"	5'-0"	1'-2"	4'-0"

45° BENDS

D	A	B	C
6"	1'-6"	8"	1'-3"
8"	1'-6"	8"	2'-0"
10"	2'-3"	10"	2'-6"
12"	2'-6"	1'-0"	3'-4"
16"	3'-4"	1'-2"	3'-10"

22 1/2" - 11 1/4" BENDS

D	A	B	C
6"	1'-6"	8"	1'-3"
8"	1'-6"	8"	2'-0"
10"	1'-6"	10"	2'-6"
12"	1'-6"	1'-0"	3'-4"
16"	2'-0"	1'-2"	3'-10"



THRUST BLOCK DETAILS
NOT TO SCALE

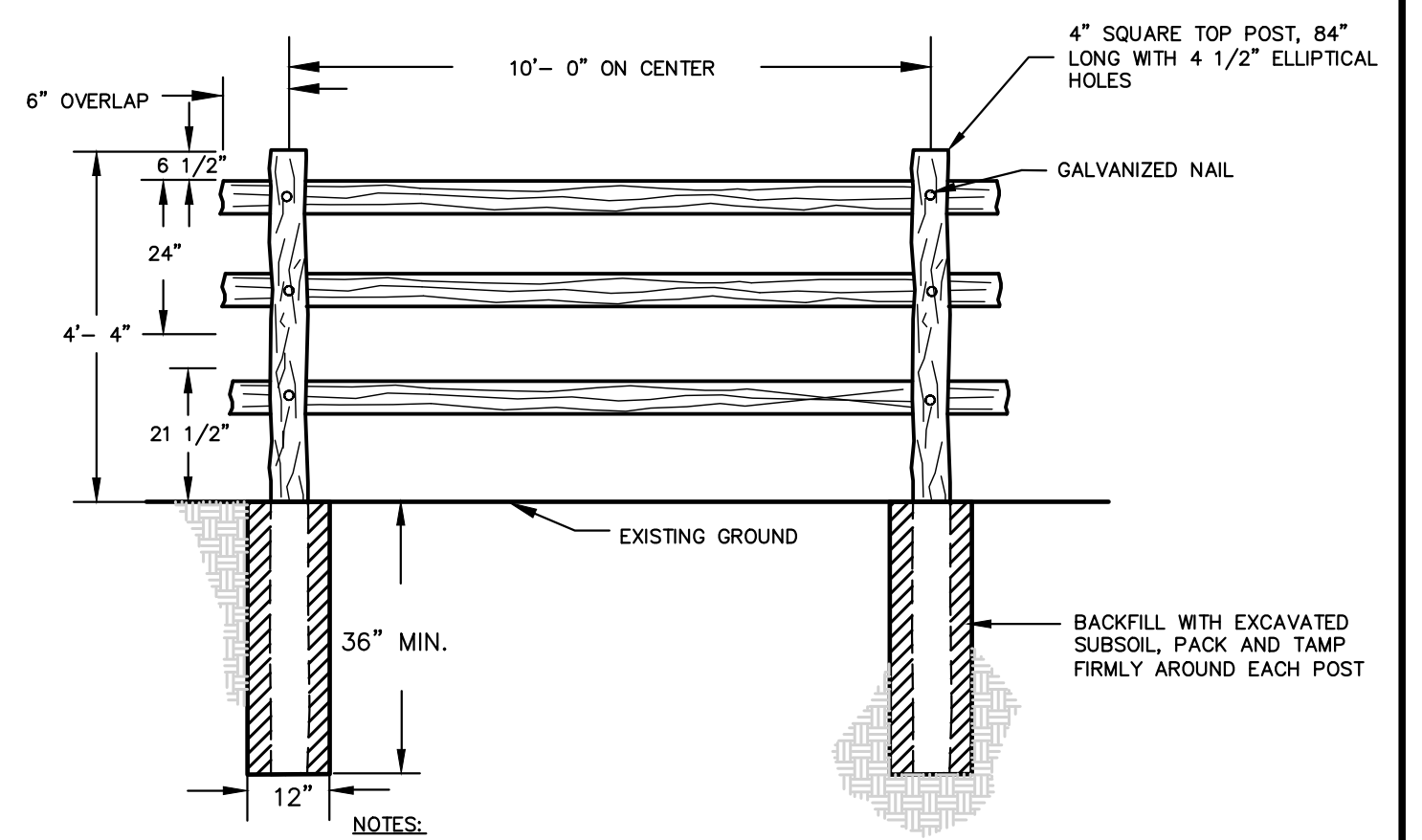
TABLE OF THRUST BLOCKS
NOT TO SCALE

DIAMETER OF PIPE (d)	22 1/2° ELBOW	45° ELBOW	90° ELBOW	TEE	PLUG
6"	0.5	1.1	2.0	1.4	1.4
8"	1.0	1.9	3.6	2.7	2.7
10"	1.5	3.0	5.5	4.2	4.2
12"	2.2	4.3	8.0	5.7	5.7
16"	4.5	7.7	14.2	10.0	10.0
20"	6.1	12.0	22.3	15.7	15.7
24"	8.8	17.2	32.0	22.7	22.7

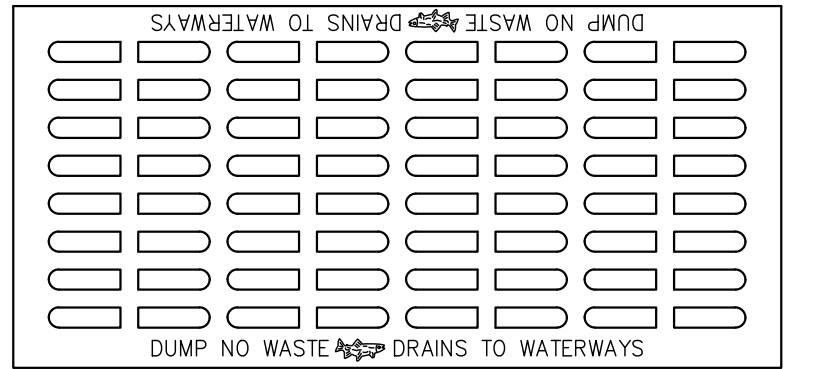
"A" - CONTACT BEARING AREA OF BLOCK WITH EARTH, IN SQUARE FEET

- NOTES:**
- BEARING AREAS ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 4000 LBS. PER SQ. FT. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
 - ALL CONCRETE THRUST BLOCKS SHALL BE 4500 PSI CONCRETE.
 - THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.
 - INSTALL A 6 MIL. POLY-SHIELD BETWEEN FITTING AND THE CONCRETE THRUST BLOCKS.

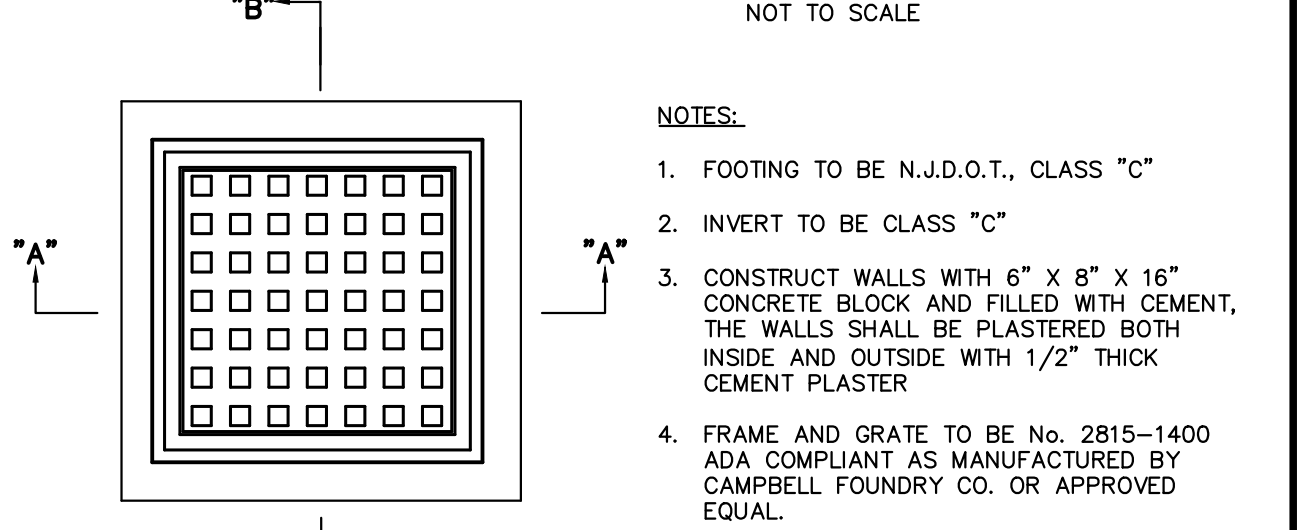
TABLE OF THRUST BLOCKS
NOT TO SCALE



SPLIT RAIL FENCE DETAIL
NOT TO SCALE



BICYCLE SAFE GRATE



2' X 2' YARD INLET DETAIL
NOT TO SCALE

- NOTES:**
- FOOTING TO BE N.J.D.O.T., CLASS "C"
 - INVERT TO BE CLASS "C"
 - CONSTRUCT WALLS WITH 6" X 8" X 16" CONCRETE BLOCK AND FILLED WITH CEMENT. THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER
 - FRAME AND GRATE TO BE NO. 2815-1400 ADA COMPLIANT AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR APPROVED EQUAL.

REVISIONS

No.	Date	Revision	Revised By	Checked By
1	04/05/2023	REVISED PER COMPLETENESS REVIEW LETTER, DATED MARCH 23, 2023	MS/SP	BRD

FPA FRENCH & PARRELLO ASSOCIATES
Corporate Office: 1800 Rt. 34, Suite 101, Wall, New Jersey 07719, 732.312.9800
New Jersey • New York • Pennsylvania • Georgia
FPAAEngineers.com

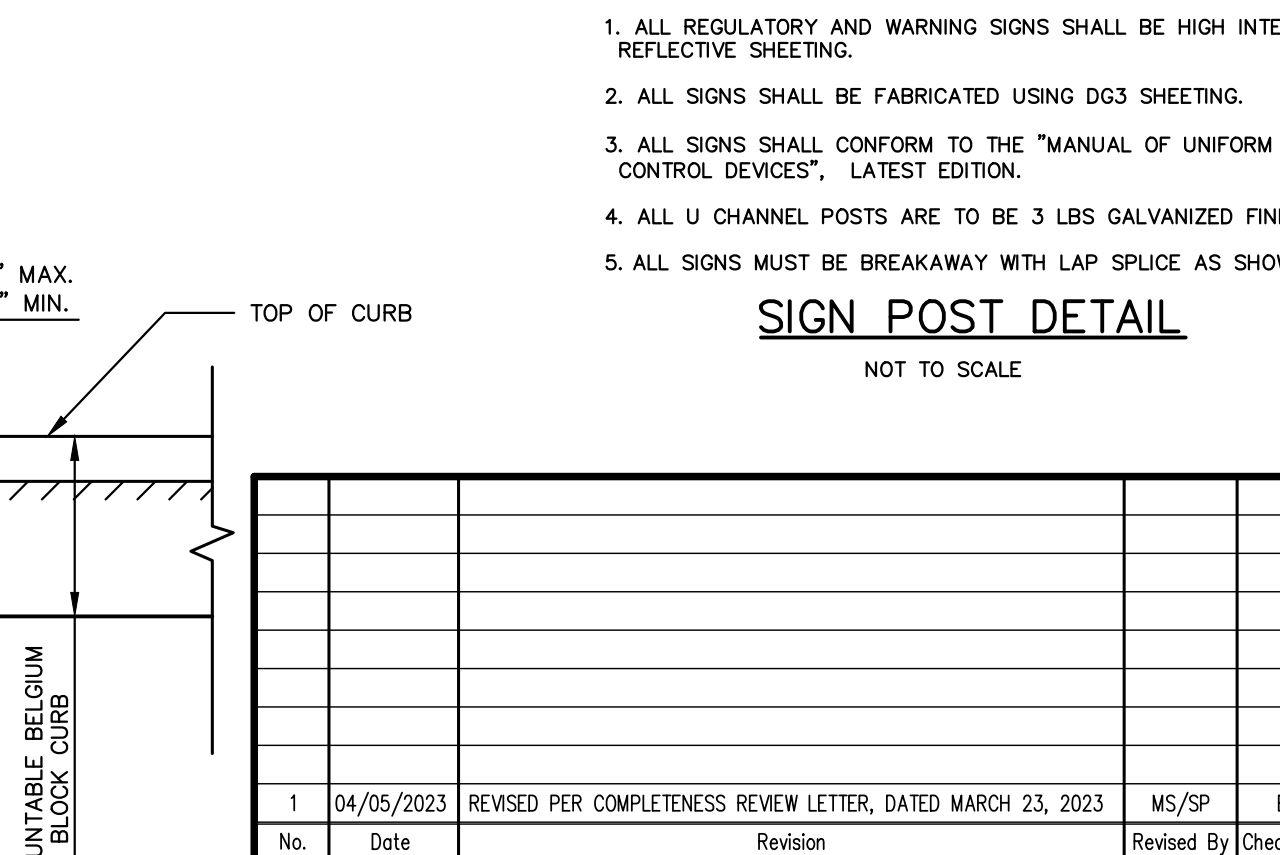
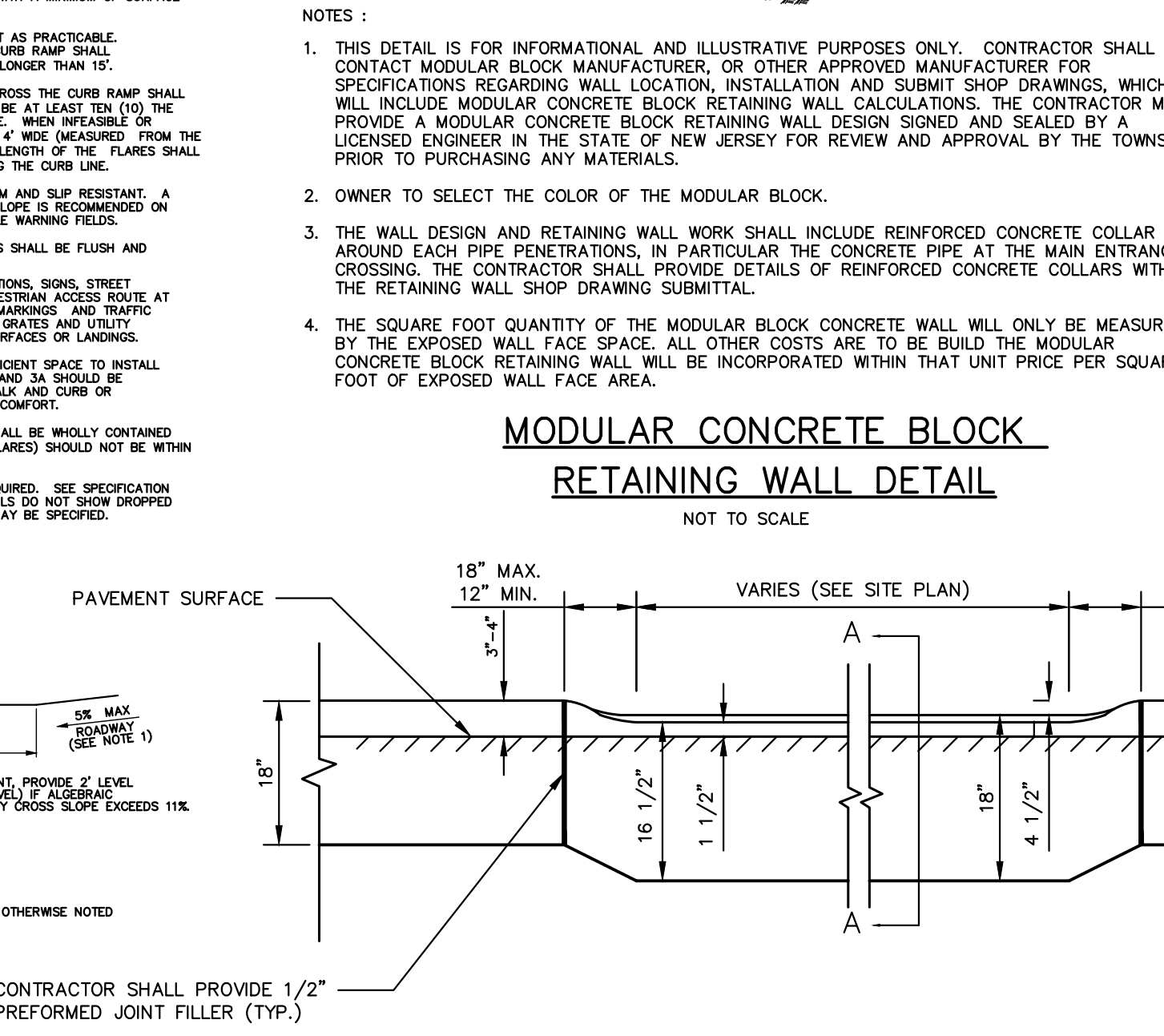
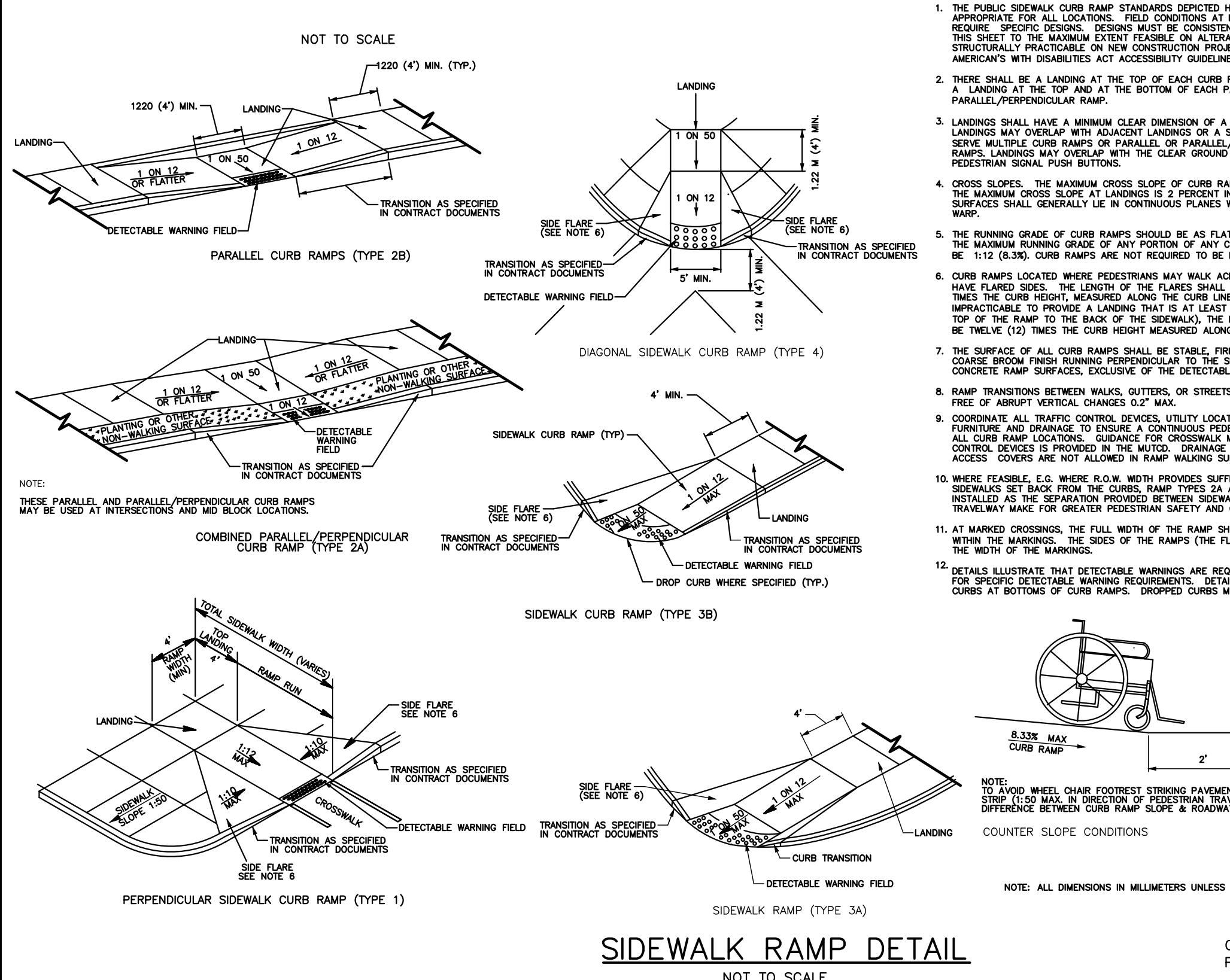
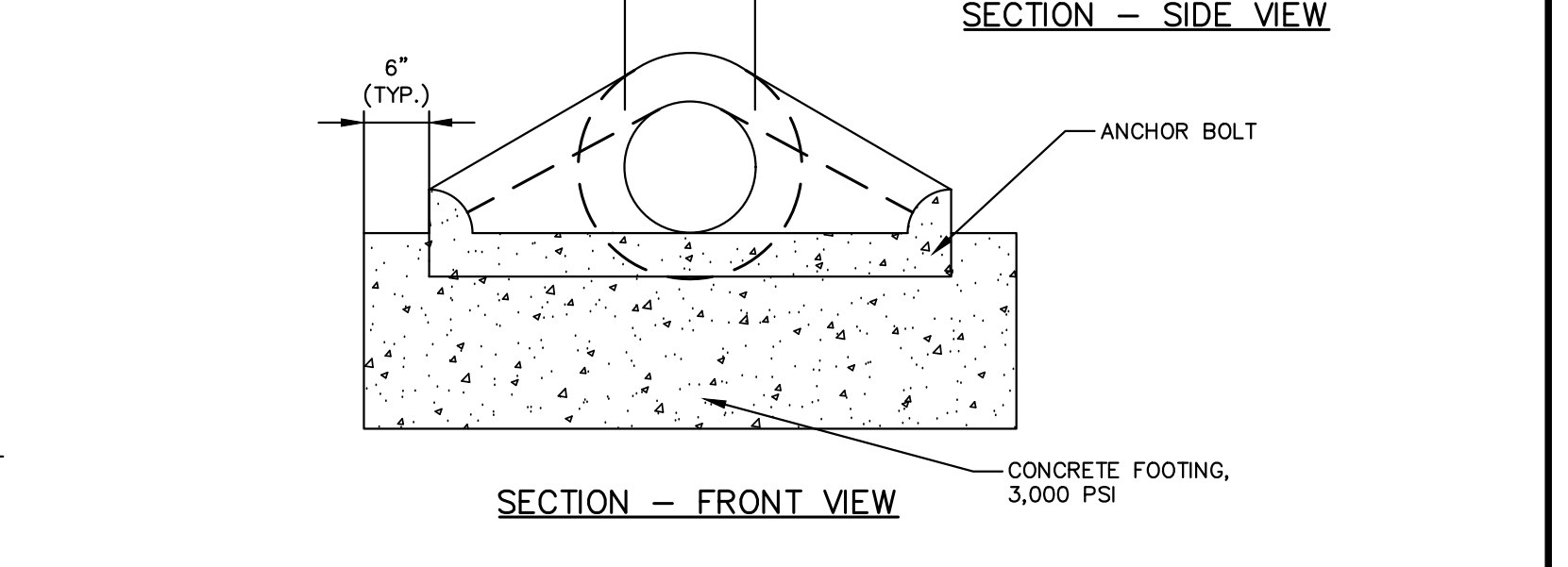
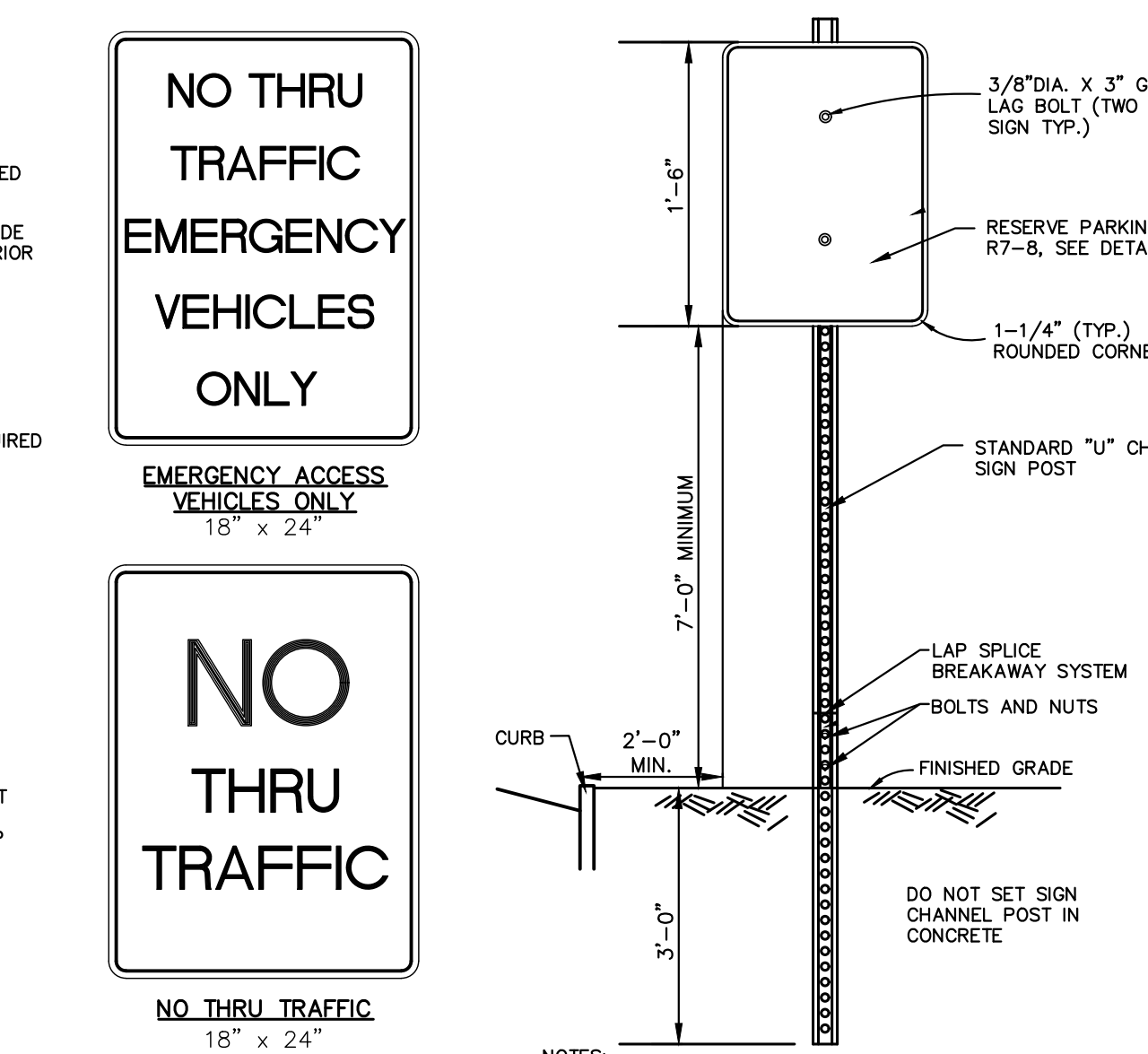
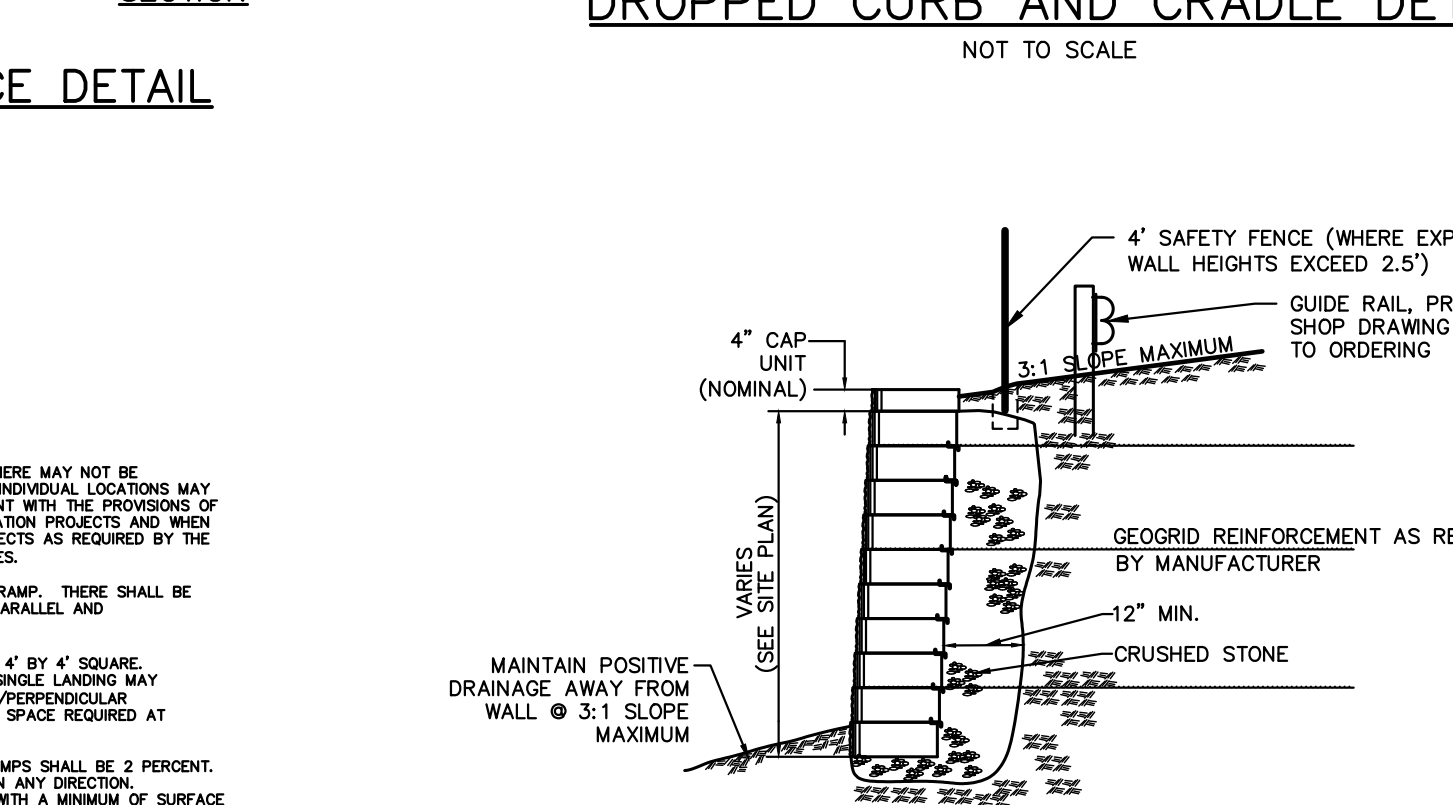
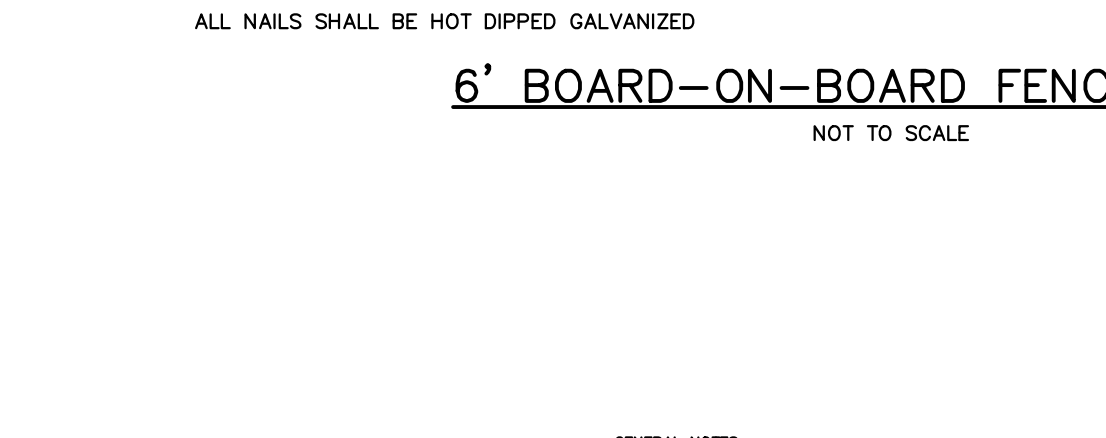
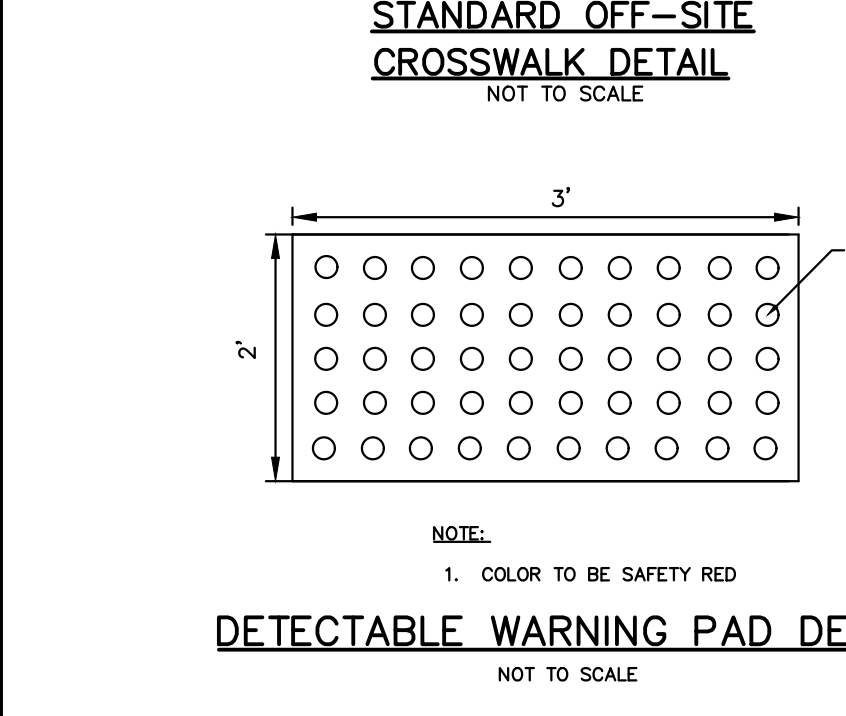
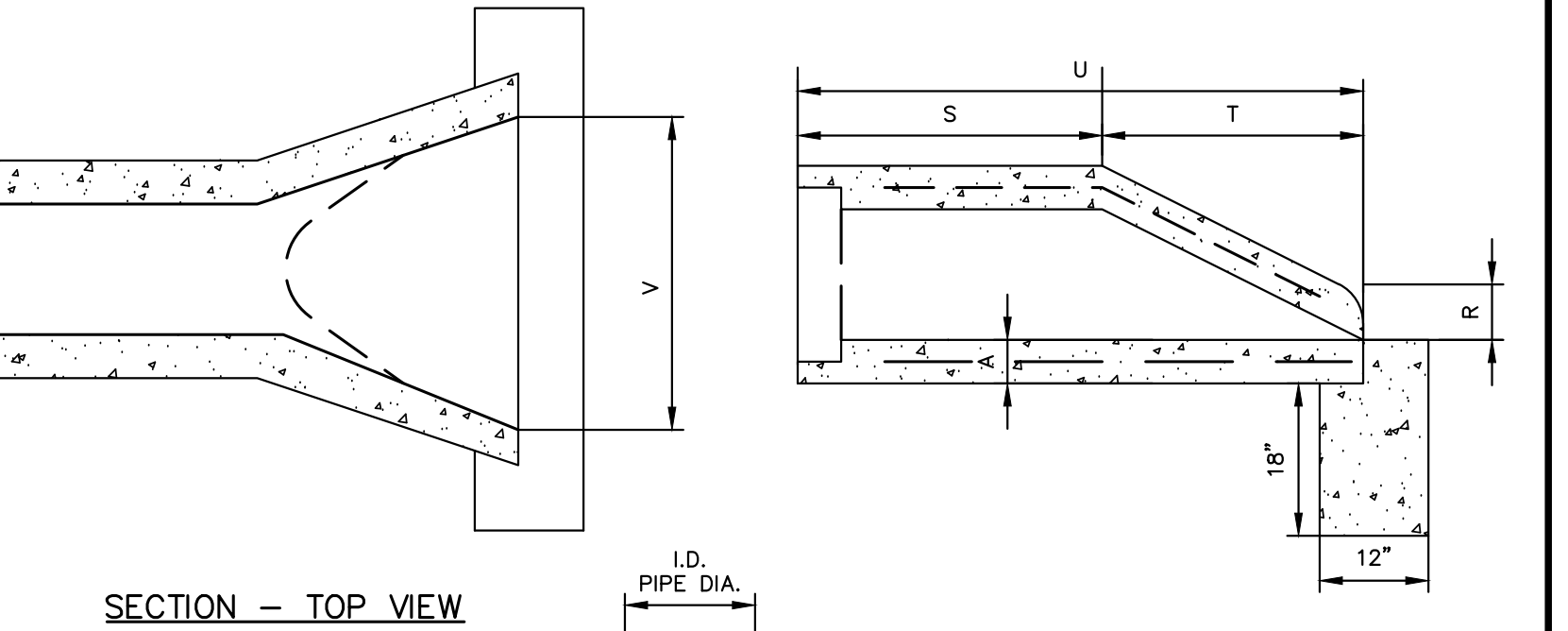
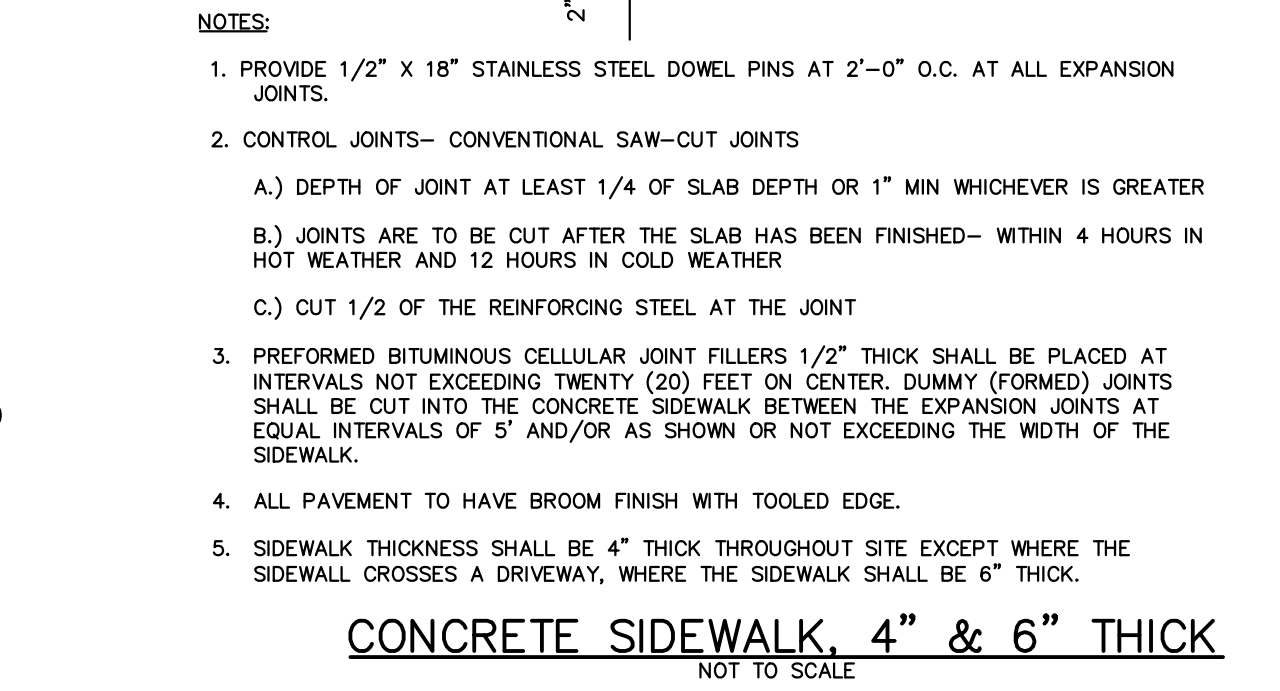
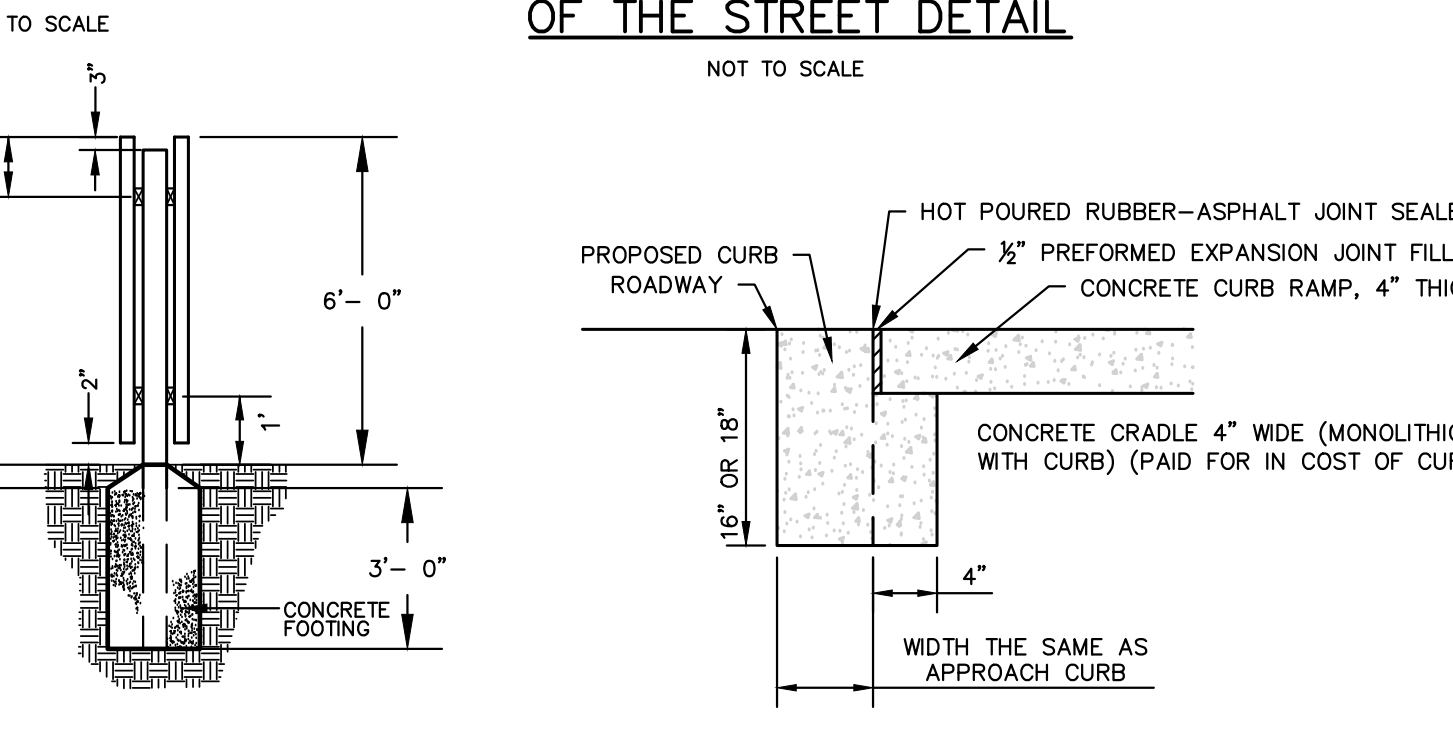
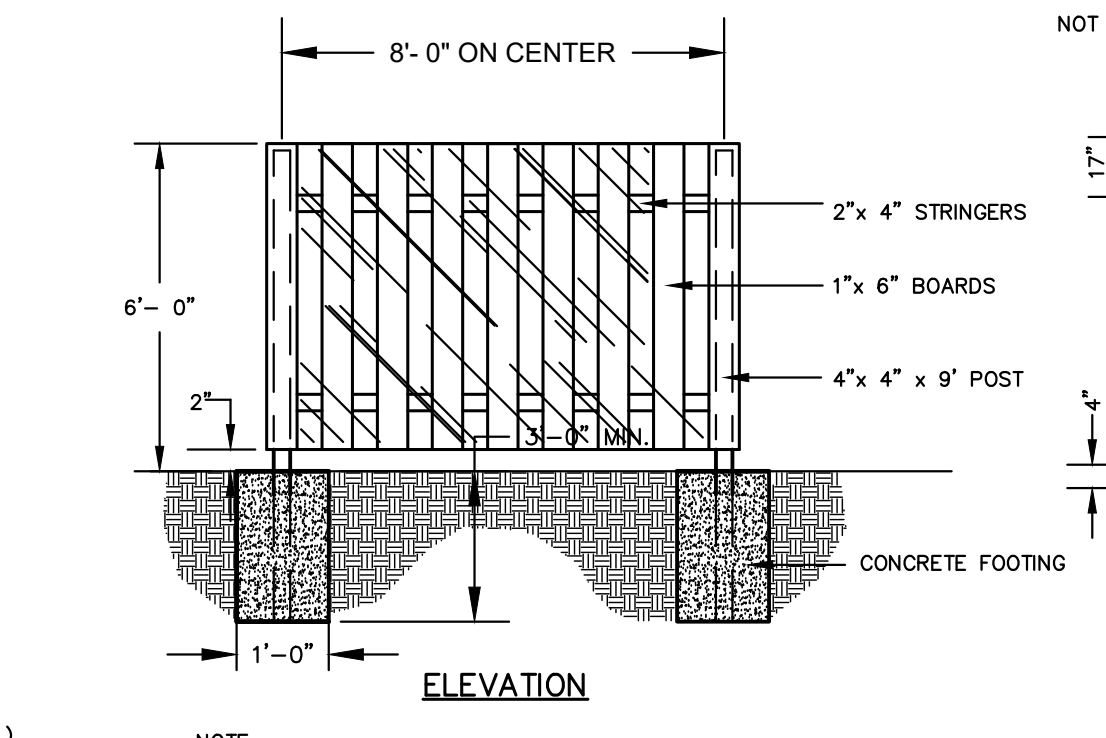
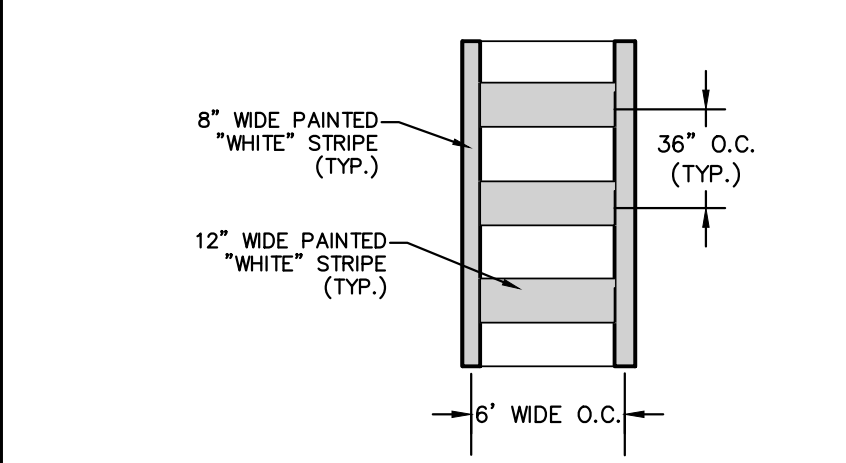
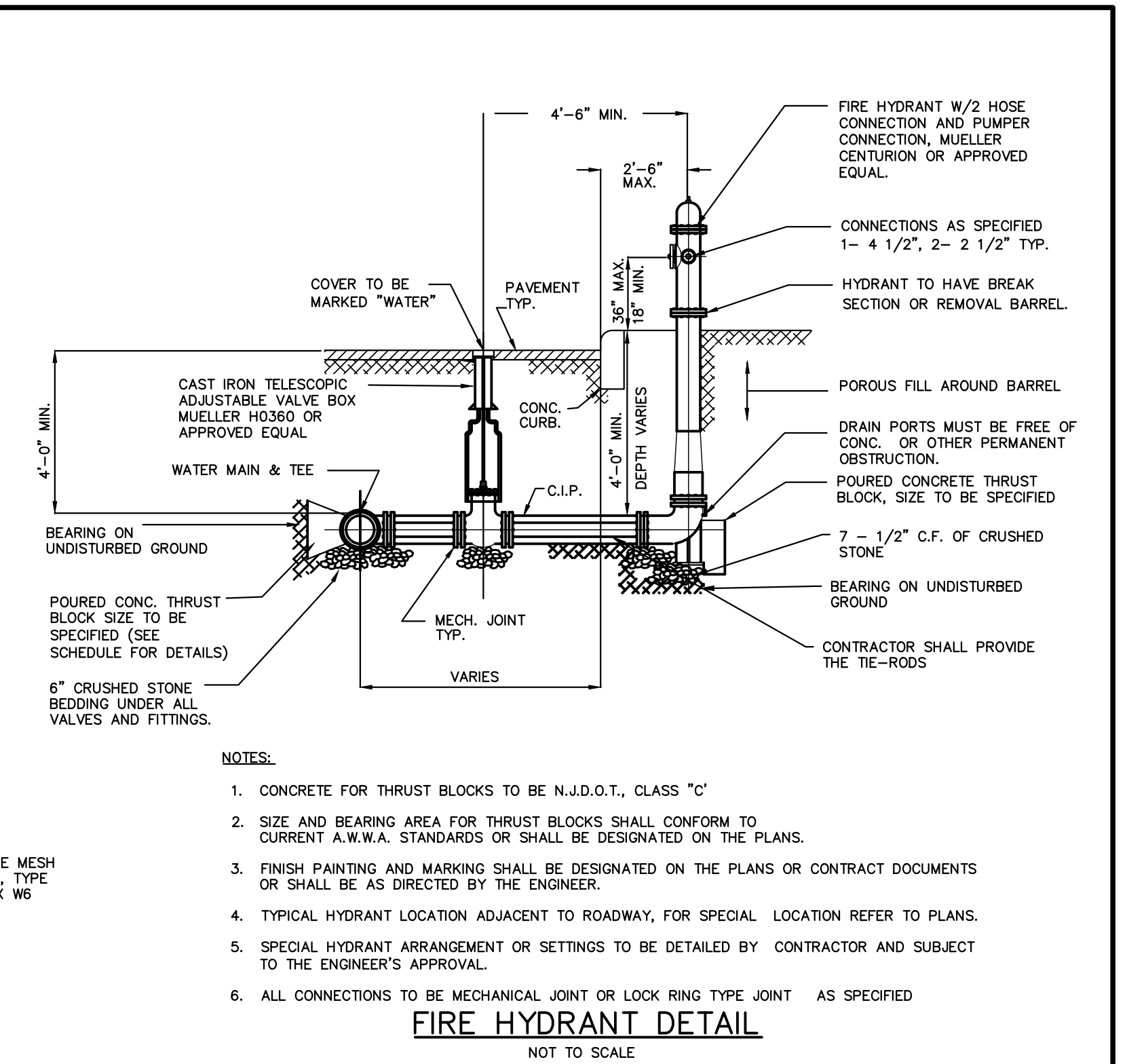
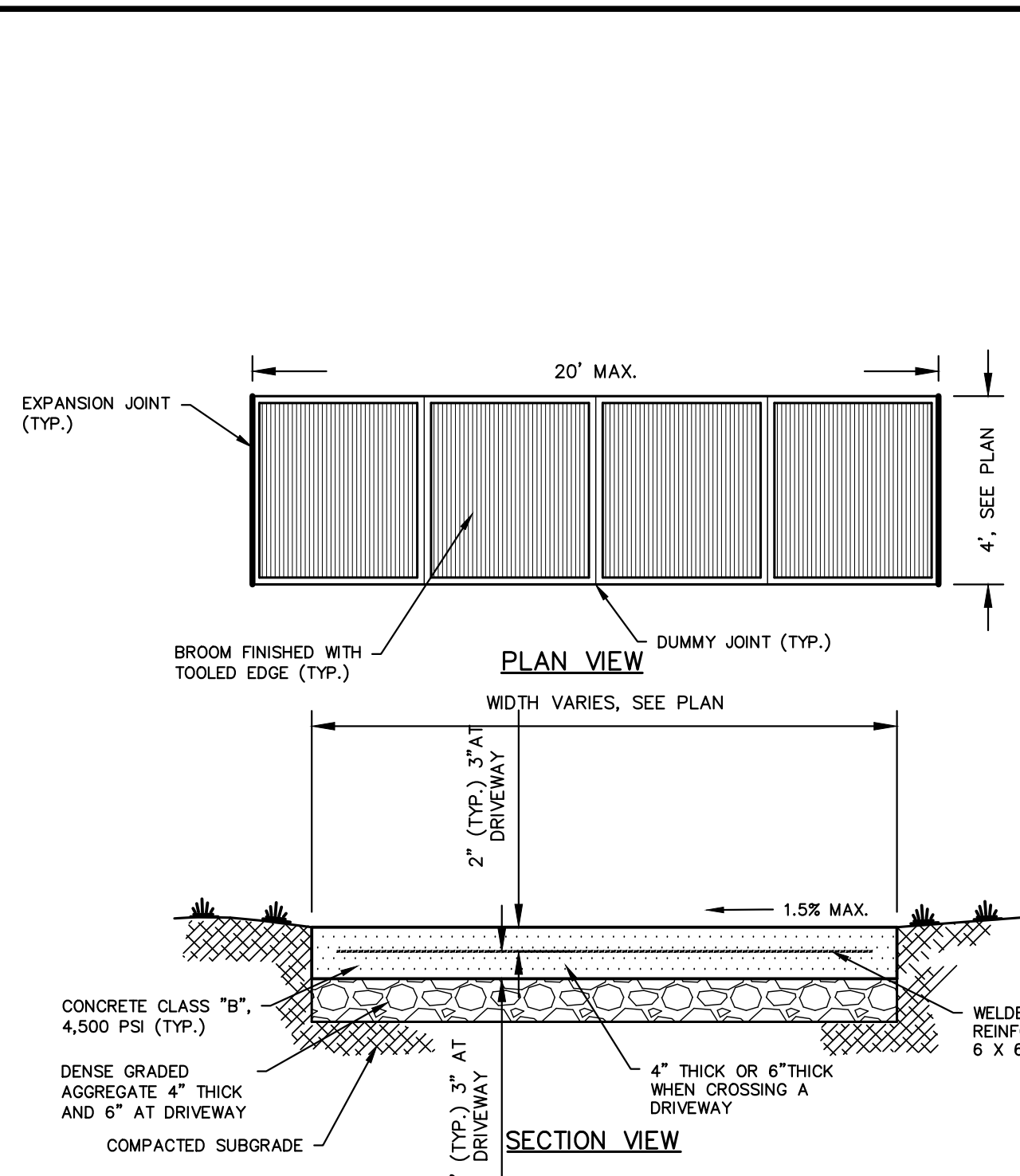
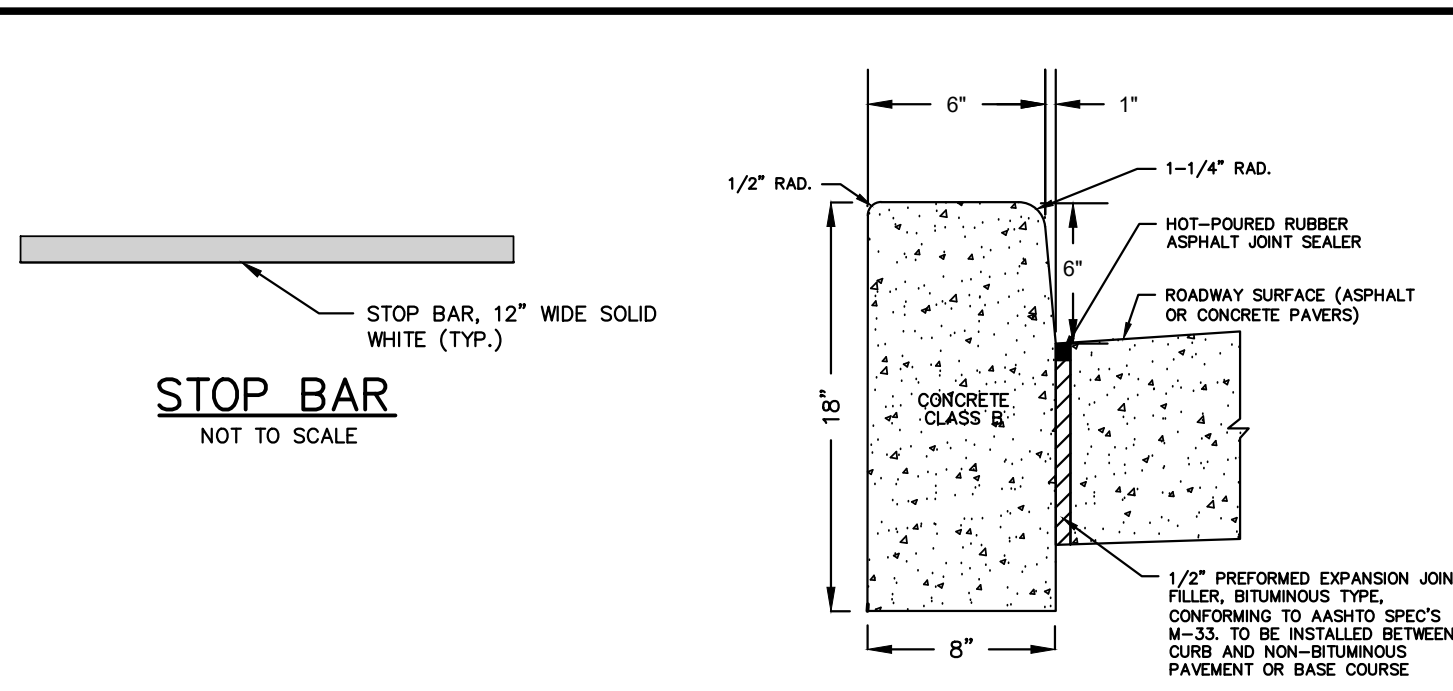
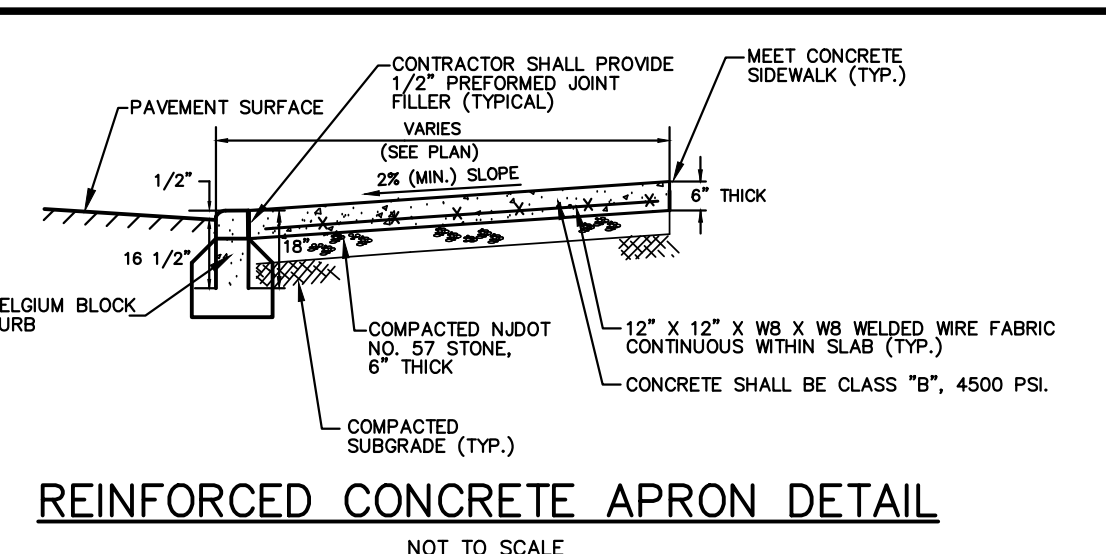
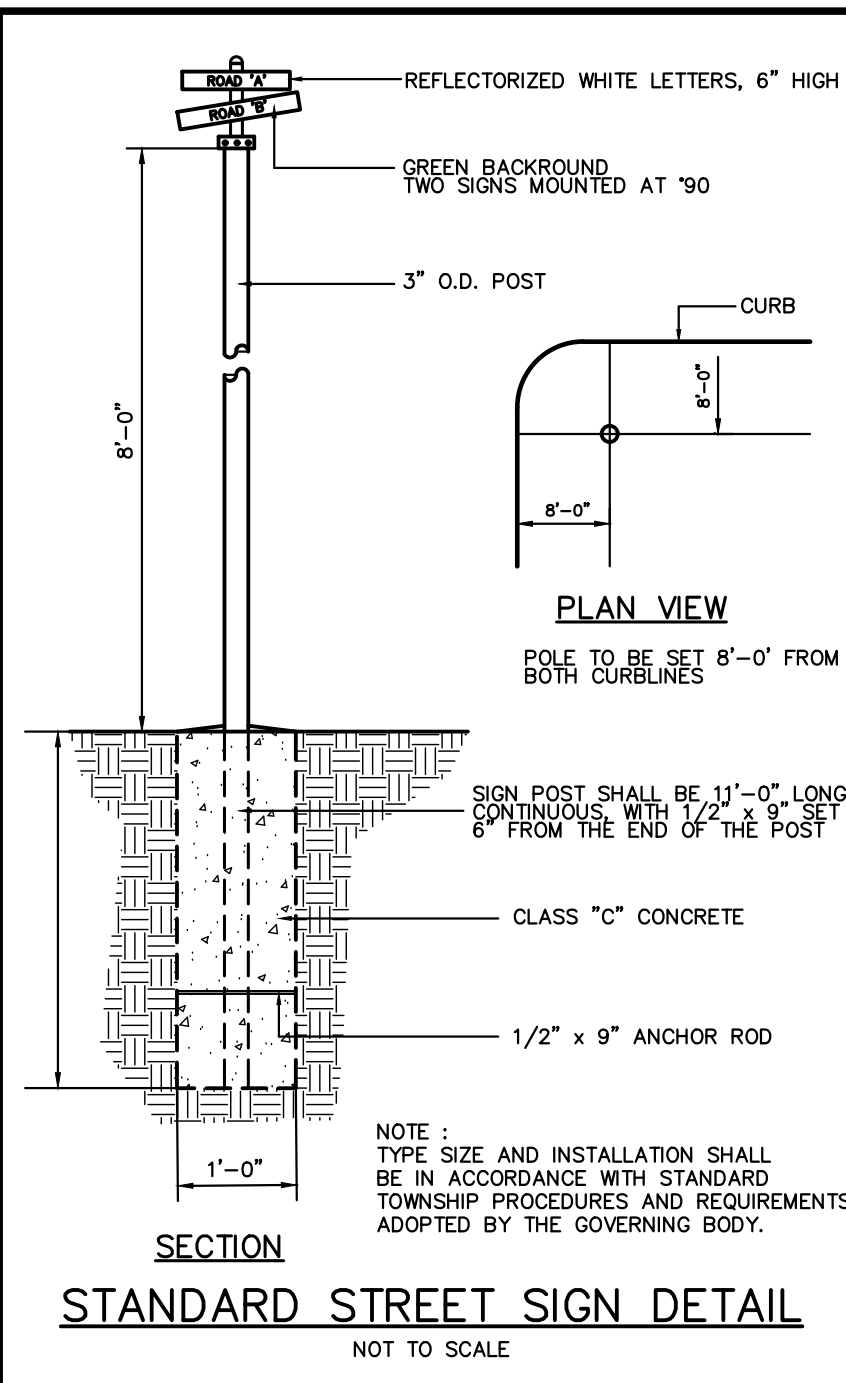
BRIAN R. DECINA, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. GE45149

CONSTRUCTION DETAILS FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION FOR COUNTRY WOODS AT NEPTUNE TAX MAP SHEET 31 BLOCK 3101 LOT 1 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY NEW JERSEY

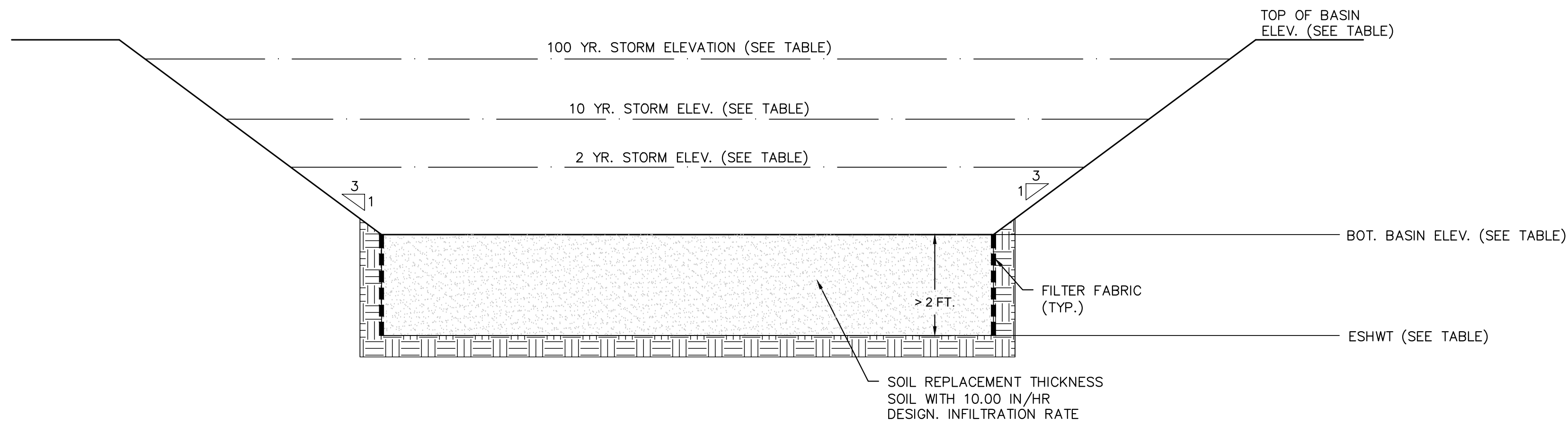
DATE: 01/16/2023
DESIGNED BY: MS
SCALE: AS SHOWN
PROJECT NUMBER: 17340.002

DRAWN BY: MS
CHECKED BY: BRD
FIELD BOOK
SHEET: 24 of 27

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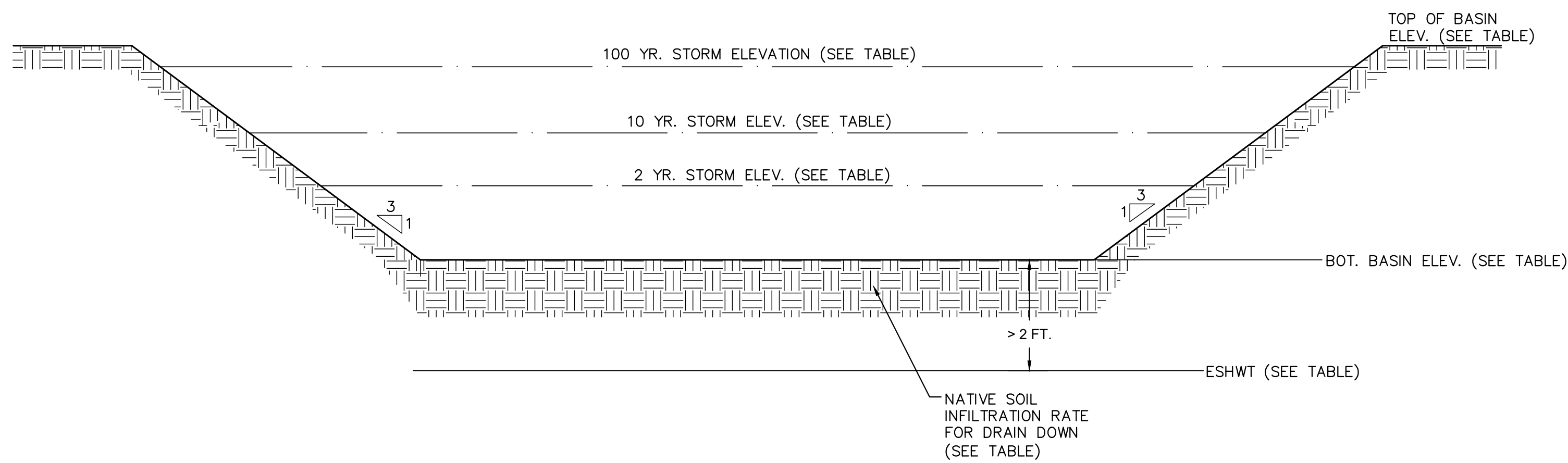
I.D.	PIPE SIZE (INCH)											
	12	15	18	21	24	27	30	36	42	48	54	60
A	2	2.25	2.5	2.75	3	3.25	3.5	4	4.5	5	5.5	6
R	5	7.5	9	10	14	21	24	27	31			
S					24			26			36	
T					24			30	36	60	66	60
U					4			4'-8"	5'-2"		8	
V	24	28	34	40	48	54	60	72	78	84	90	96
WT/FT	360	480	640	860	920	1200	1540	2100	5500	6500	8200	9300



SMALL-SCALE INFILTRATION BASIN – TYPICAL SECTION DETAIL

NOT TO SCALE

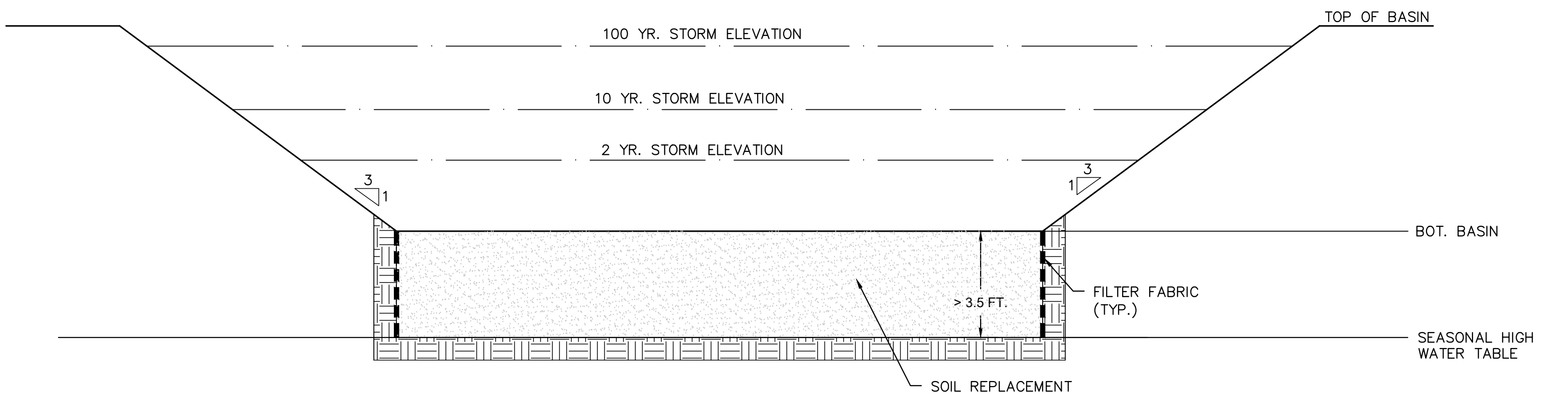
WATER SURFACE ELEVATION TABULATION TABLE							
	2 YR. STORM ELEV.	10 YR. STORM ELEV.	100 YR. STORM ELEV.	ESTIMATED SHWT	BOTTOM BASIN ELEV.	TOP BASIN ELEV.	SOIL REPLACEMENT THICKNESS (FT.)
BASIN 5	78.88	79.42	80.08	76.00	78.50	80.50	2.50



LARGE-SCALE INFILTRATION BASIN – TYPICAL SECTION DETAIL

NOT TO SCALE

WATER SURFACE ELEVATION TABULATION TABLE							
	2 YR. STORM ELEV.	10 YR. STORM ELEV.	100 YR. STORM ELEV.	ESTIMATED SHWT	BOTTOM BASIN ELEV.	TOP BASIN ELEV.	NATIVE SOIL INFILTRATION RATE (IN/HR)
BASIN A	77.44	77.82	79.99	73.50	77.00	80.50	10.00
BASIN B	78.80	79.12	80.01	76.00	78.50	81.50	1.50
BASIN C	79.68	80.05	80.94	76.30	79.50	81.50	0.28



SMALL-SCALE BIORETENTION BASIN – TYPICAL SECTION DETAIL

NOT TO SCALE

WATER SURFACE ELEVATION TABULATION TABLE								
	2 YR. STORM ELEV.	10 YR. STORM ELEV.	100 YR. STORM ELEV.	ESTIMATED SHWT	BOTTOM BASIN ELEV.	TOP BASIN ELEV.	SOIL REPLACEMENT THICKNESS (FT.)	SOIL REPLACEMENT INFILTRATION RATE (IN/HR)
BASIN 1	78.48	79.06	80.19	73.10	78.00	80.50	4.90	–
BASIN 2	83.66	83.91	84.46	79.90	83.50	84.50	3.60	–
BASIN 3	85.11	85.51	86.01	81.10	84.60	86.10	3.50	–
BASIN 4	80.82	81.1	81.94	76.70	80.70	82.50	4.00	10.00
BASIN 6	81.51	82.09	82.48	77.10	81.00	82.50	3.90	5.00
BASIN 7	80.23	80.70	81.15	76.30	79.80	81.50	3.50	10.00
BASIN 8	80.39	80.66	81.25	76.70	80.20	81.50	3.50	5.00
BASIN 9	80.87	80.94	81.07	76.80	80.50	82.50	3.70	5.00

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1	04/05/2023	REVISED PER COMPLETENESS REVIEW LETTER, DATED MARCH 23, 2023	MS/SP	BRD
No.	Date	Revision	Revised By	Checked By



FPA
FRENCH & PARRELLO ASSOCIATES
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

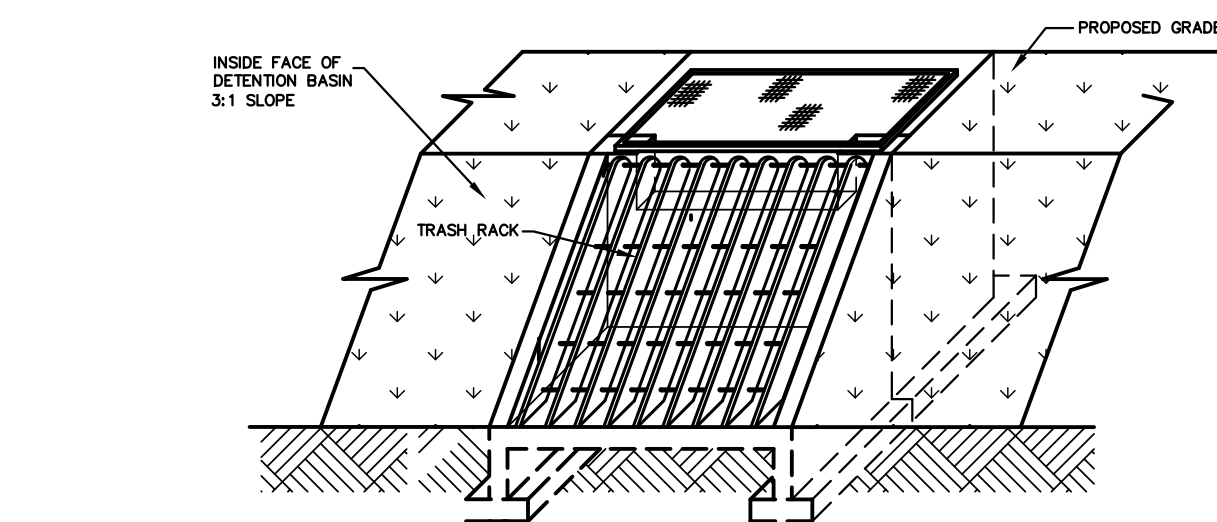
Corporate Office:
1800 Rt. 34, Suite 101
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FPAengineers.com

BRIAN R. DECINA, P.E.
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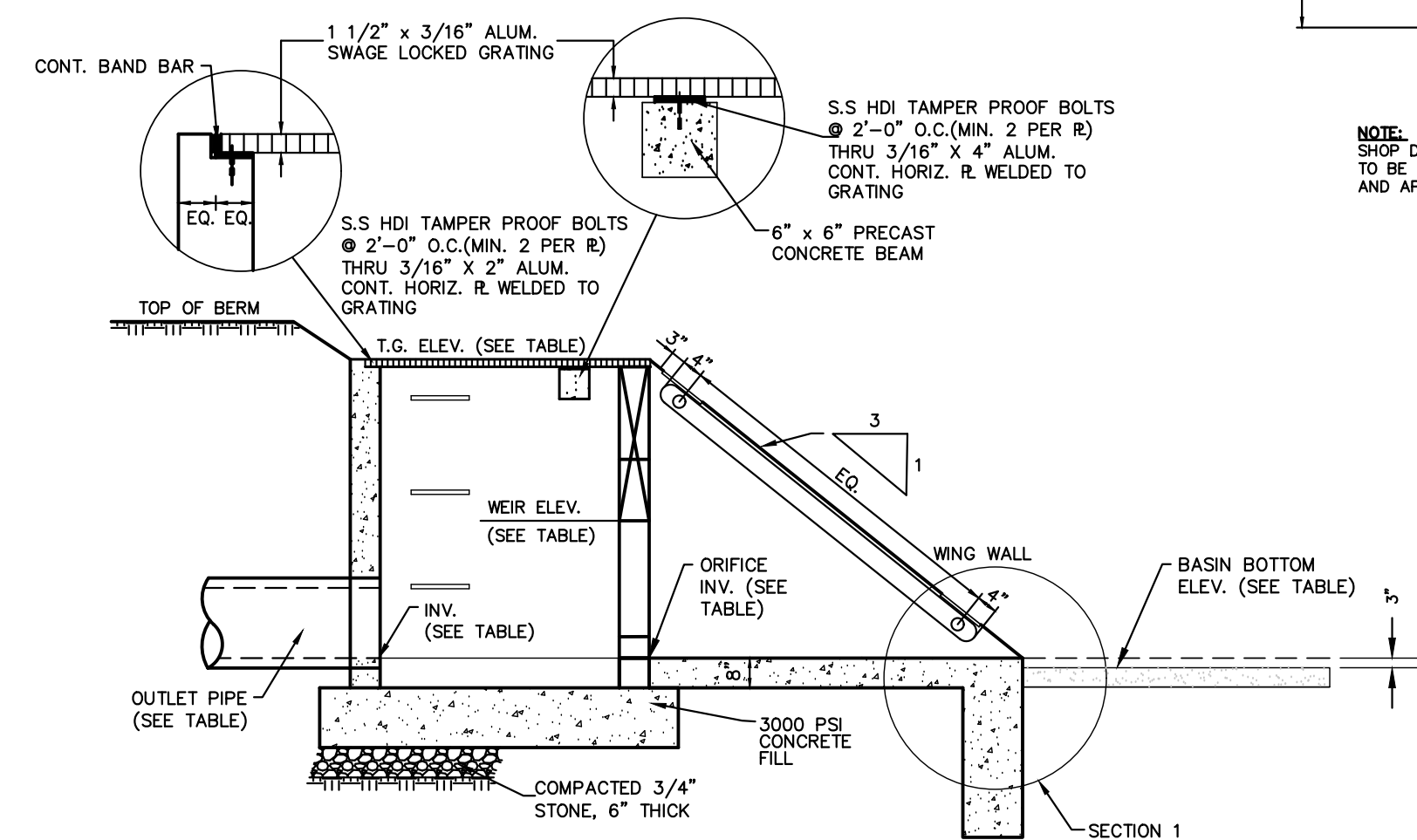
CONSTRUCTION DETAILS
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023
DESIGNED BY: MS
SCALE: AS SHOWN
PROJECT NUMBER: 17340.002

DRAWN BY: MS
CHECKED BY: BRD
FIELD BOOK
SHEET: 26 of 27



ISOMETRIC VIEW



SECTION 3

OUTLET STRUCTURE DETAIL TABLE										
	T.G. ELEV.	BOTTOM BASIN ELEV.	WEIR 1 WIDTH (FT.)	WEIR 1 ELEV.	WEIR 2 WIDTH (FT.)	WEIR 2 ELEV.	ORIFICE DIA. (IN.)	ORIFICE INV.	OUTLET PIPE SIZE	OUTLET PIPE INV.
OUTLET STRUCTURE-1	80.55	78.00	0.33	79.00	-	-	-	-	15" RCP	77.15
OUTLET STRUCTURE-4	82.55	80.70	-	-	-	-	2.50	80.86	15" RCP	79.03
OUTLET STRUCTURE-5	81.55	78.50	3.75	79.50	-	-	-	-	15" RCP	78.69
OUTLET STRUCTURE-7	81.55	79.80	4.50	80.50	-	-	-	-	15" RCP	79.56
OUTLET STRUCTURE-8	81.76	80.20	-	-	-	-	2.50	81.20	15" RCP	79.57
OUTLET STRUCTURE-B	81.28	78.50	2.00	79.40	4.50	79.63	3.00	78.60	15" RCP	78.25
OUTLET STRUCTURE-C	81.55	79.50	0.75	80.00	-	-	2.50	79.57	15" RCP	79.30

PRECAST CONCRETE NOTES:

- ALL PRECAST CONCRETE SHALL ATTAIN 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. USE NORMAL-WEIGHT CONCRETE, MAXIMUM WATER CEMENT RATIO 0.40, AND AIR CONTENT 6% FOR 3/4" MAXIMUM AGGREGATE.
- PRECAST UNITS SHALL BE DESIGNED FOR HANDLING AND ERECTION STRESSES.
- WHERE SHOWN AND DETAILED ON THE PLANS, INCLUDE ALL INSERTS AND PLATES CAST IN THE PRECAST CONCRETE BY PRECAST MANUFACTURER.
- TOLERANCES INCLUDING LENGTH, WIDTH, THICKNESS, CAMBER IN ACCORDANCE WITH PCI DESIGN HANDBOOK OR PCI MANUAL MNL-116, DIVISION V, SECTION 5, UNLESS SPECIFIED ELSEWHERE IN SPECIFICATIONS.
- ALL REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL.
- STAINLESS STEEL PLATE SHALL BE ASTM A-666, TYPE 304, OF GRADE SUITABLE FOR APPLICATION.
- PRECAST UNITS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE PROJECT IS LOCATED.

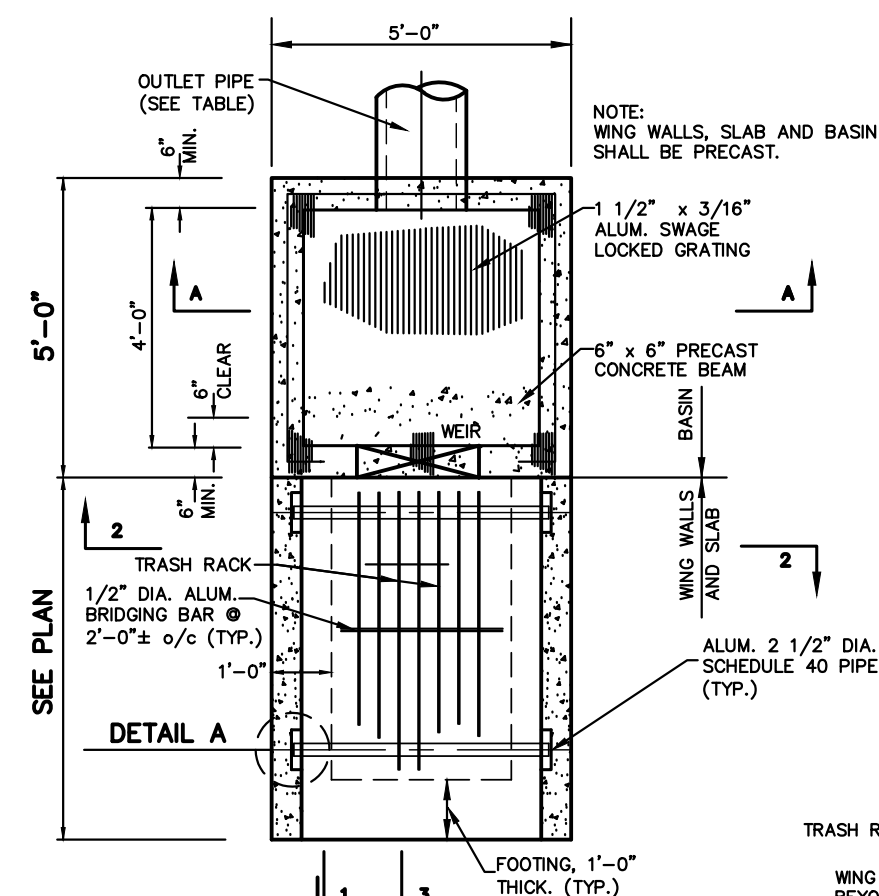
MISCELLANEOUS METAL NOTES:

- ALL ALUMINUM SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF A "SPECIFICATIONS FOR ALUMINUM STRUCTURES".
- ALL ALUMINUM SHALL BE ALUMINUM 6063 ASTM B-221 UNLESS NOTED OTHERWISE.
- ALL GRATING SHALL BE GAL-150 BY MCNICHOLS CO. OR APPROVED EQUAL.
- ALL ANCHORS SHALL BE STAINLESS STEEL HDI - 1/4" DIAMETER DROP-IN ANCHOR BY HILTI WITH 1/4" DIAMETER SAE THREADED STAINLESS STEEL, TAMPER PROOF, COUNTERSINK BOLTS, UNLESS NOTED OTHERWISE.

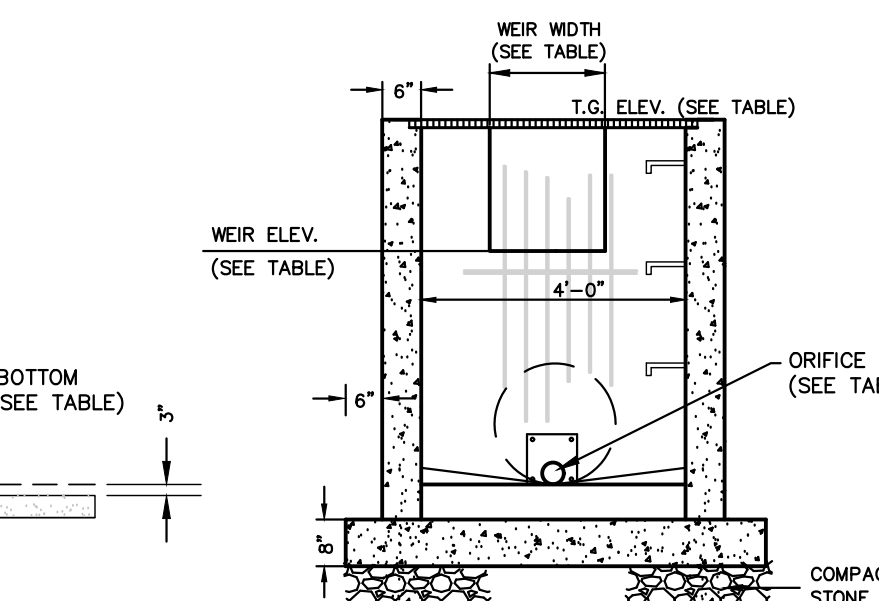
GENERAL CONSTRUCTION NOTE:

- SHOP DRAWINGS FOR THE PROPOSED OUTLET STRUCTURE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR ORDERING.

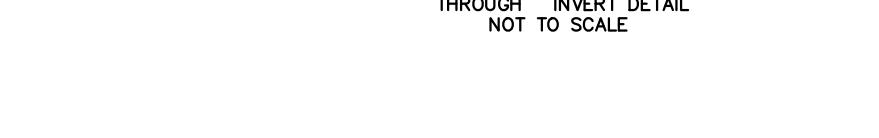
CONCRETE OUTLET STRUCTURE WITH TRASH RACK DETAIL
NOT TO SCALE



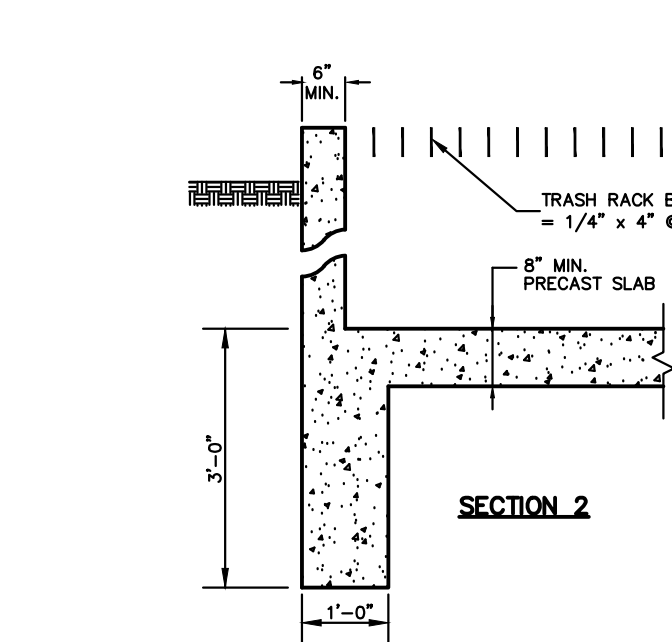
DETAIL A



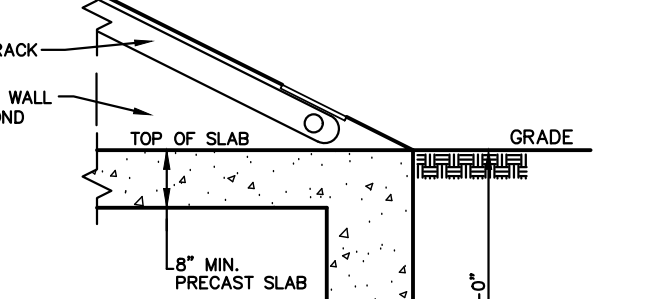
SECTION 1



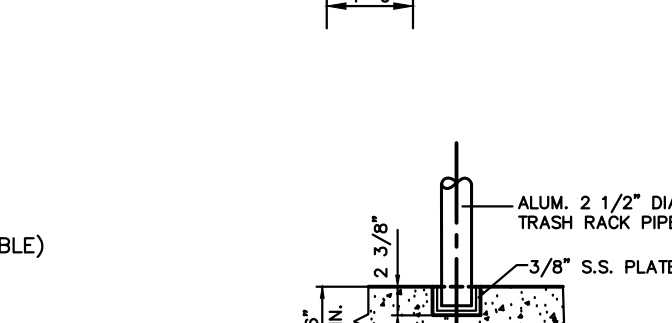
SECTION A-A



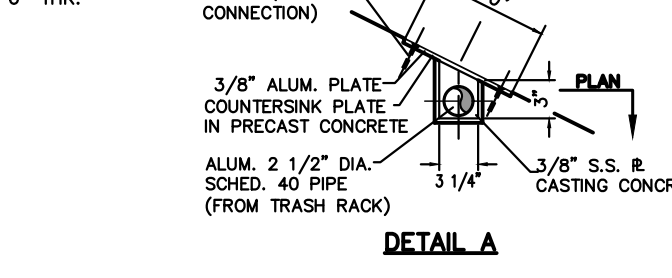
SECTION 2



SECTION 1



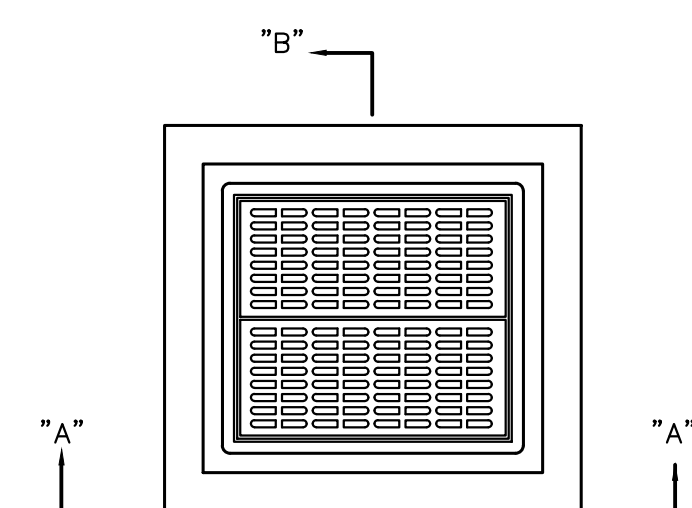
SECTION A-A



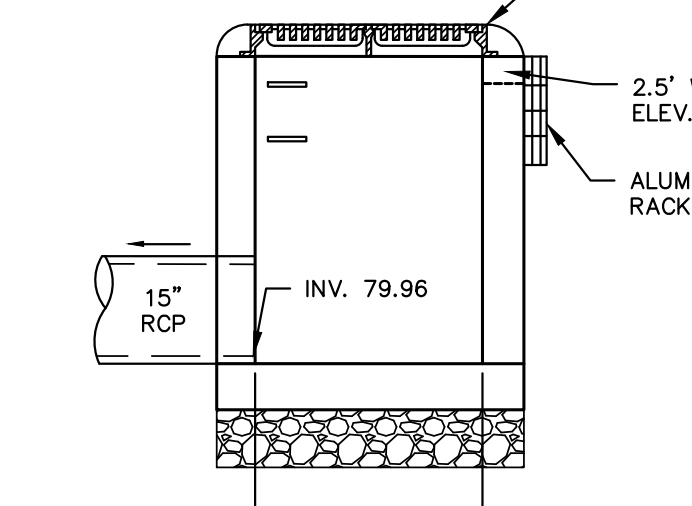
DETAIL A

NOTES:

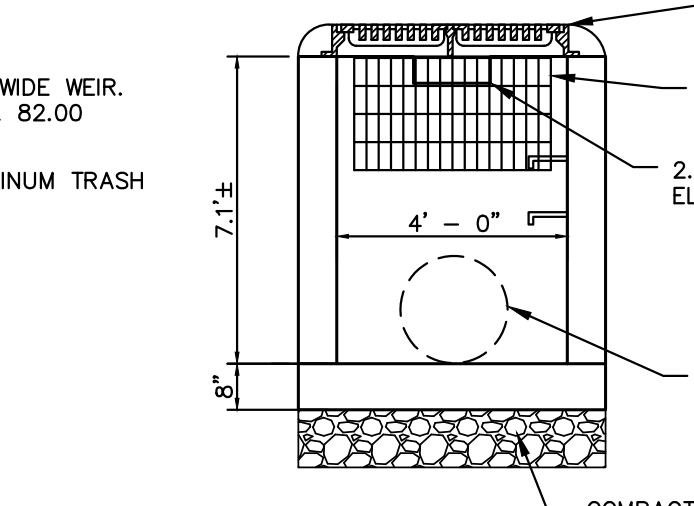
- FOOTING TO BE N.J.D.O.T., CLASS "B"
- INVERT TO BE CLASS "B"
- IF WALL CONSTRUCTION IS OTHER THAN PRECAST CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER
- PROVIDE ALUMINUM LADDER RUNGS @ 12" CENTER TO CENTER
- WHEN ADDITIONAL DEPTH IS SCHEDULE WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO THE INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSIONS SHALL BE INCREASED TO 12" WIDTH AND TO 12" IN DEPTH.
- FOUNDATION AND INVERT TO BE CONSTRUCTED IN 2 STAGES. TOP SURFACE OF STAGE 1 TO BE LEFT ROUGH



TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #6

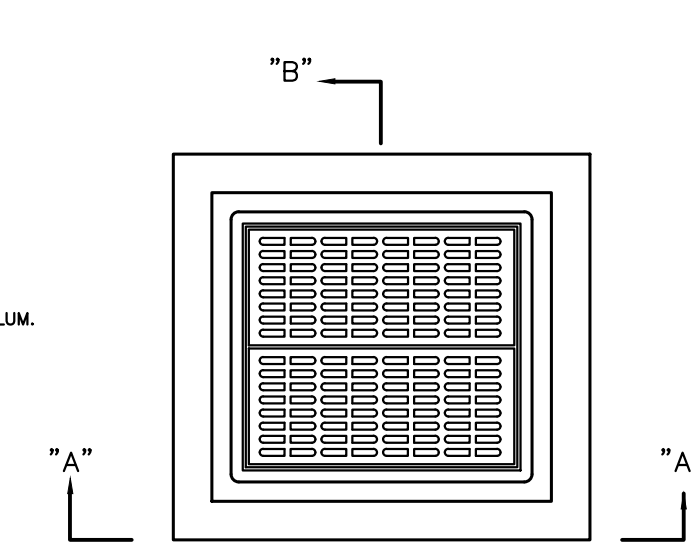


SECTION B-B

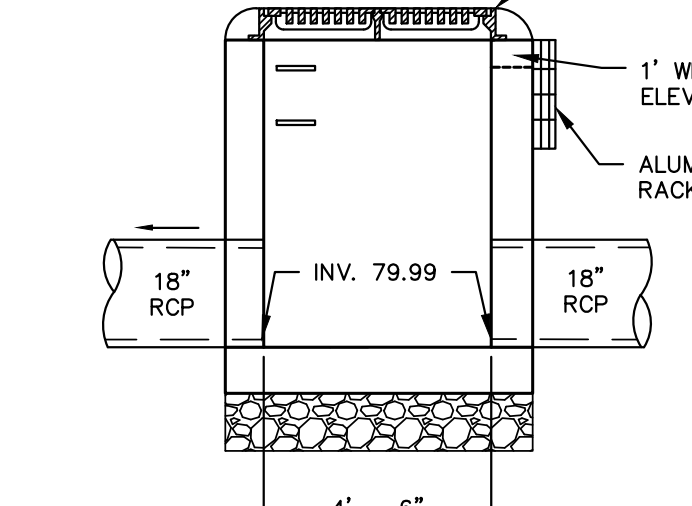


SECTION A-A

TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #6
NOT TO SCALE



TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #3

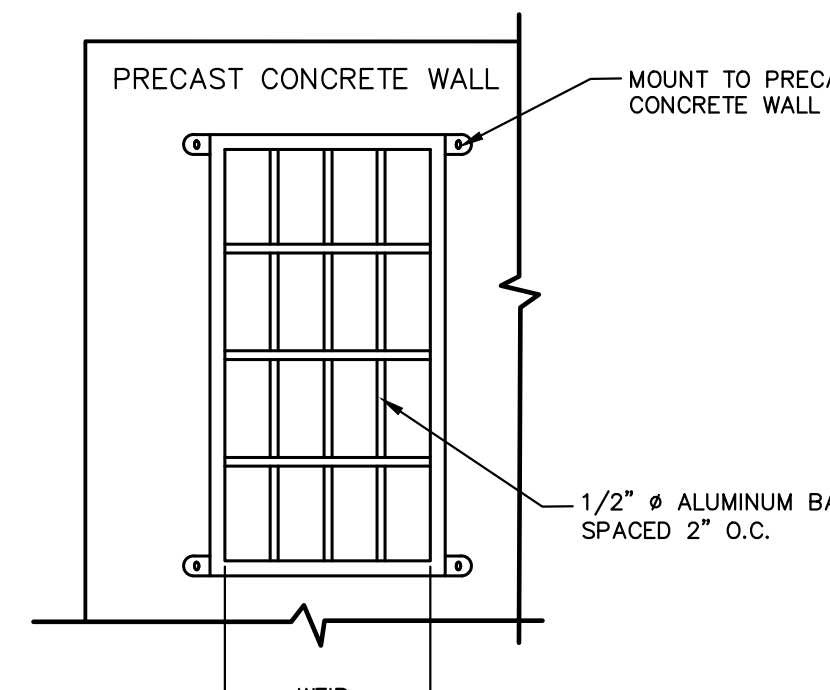


SECTION B-B



SECTION A-A

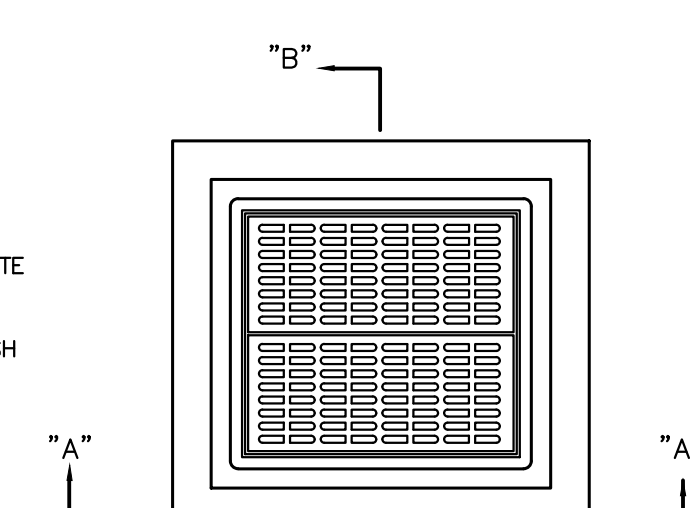
TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #3
NOT TO SCALE



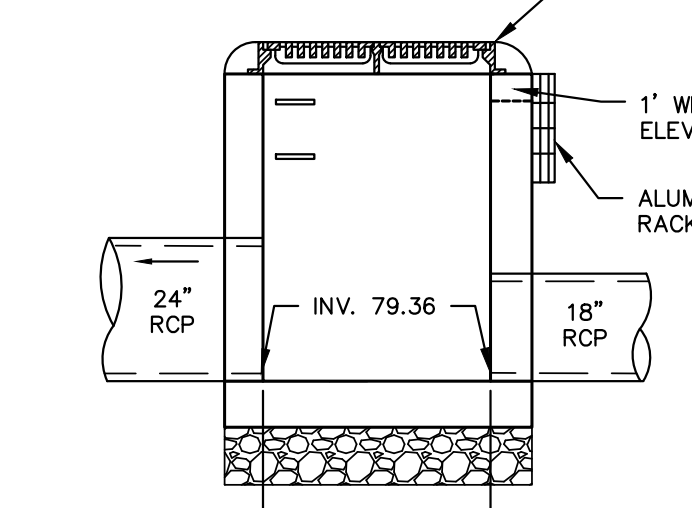
TRASH RACK DETAIL

NOTES:

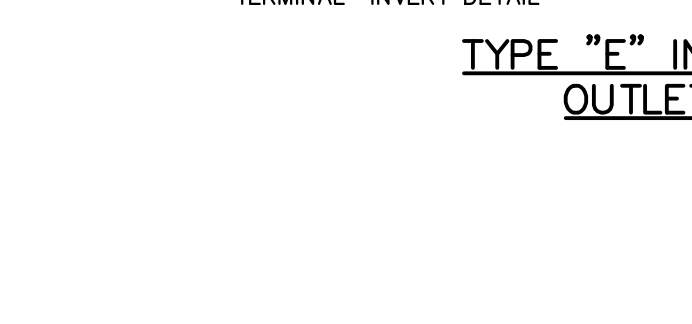
- ALL ALUMINUM TO BE 6061-T6
- WELD ALL JOINTS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION
- TRASH RACK MUST BE IN ACCORDANCE WITH NJAC 7:8-6.2



TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #2



SECTION B-B

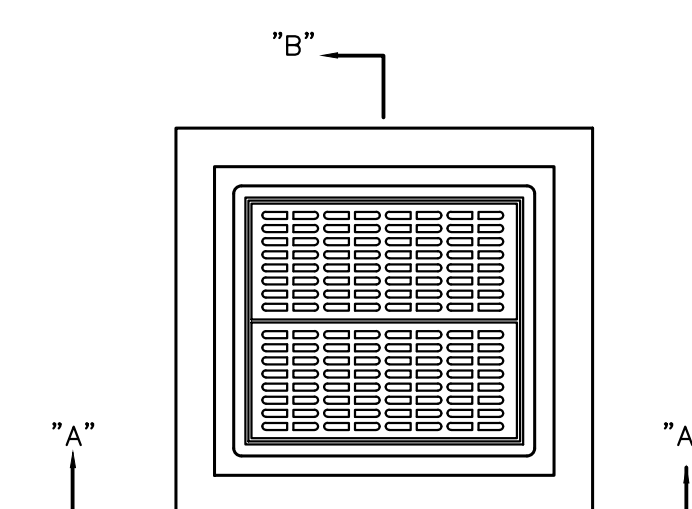


SECTION A-A

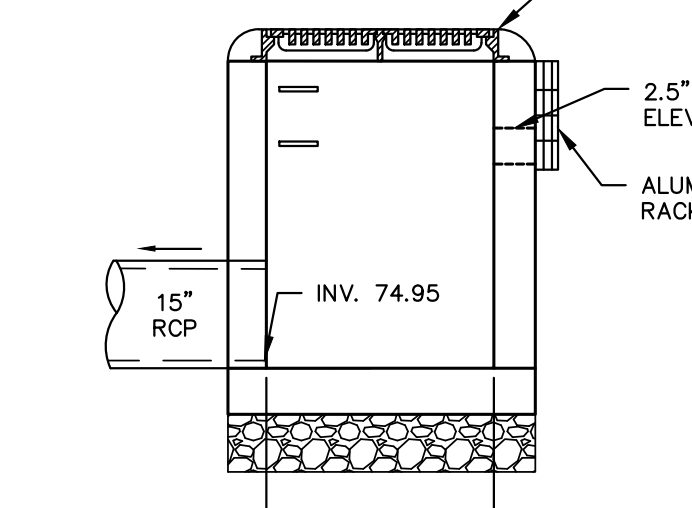
TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #2
NOT TO SCALE

NOTES:

- FOOTING TO BE N.J.D.O.T., CLASS "B"
- INVERT TO BE CLASS "B"
- IF WALL CONSTRUCTION IS OTHER THAN PRECAST CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER
- PROVIDE ALUMINUM LADDER RUNGS @ 12" CENTER TO CENTER
- WHEN ADDITIONAL DEPTH IS SCHEDULE WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO THE INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSIONS SHALL BE INCREASED TO 12" WIDTH AND TO 12" IN DEPTH.
- FOUNDATION AND INVERT TO BE CONSTRUCTED IN 2 STAGES. TOP SURFACE OF STAGE 1 TO BE LEFT ROUGH



TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #2

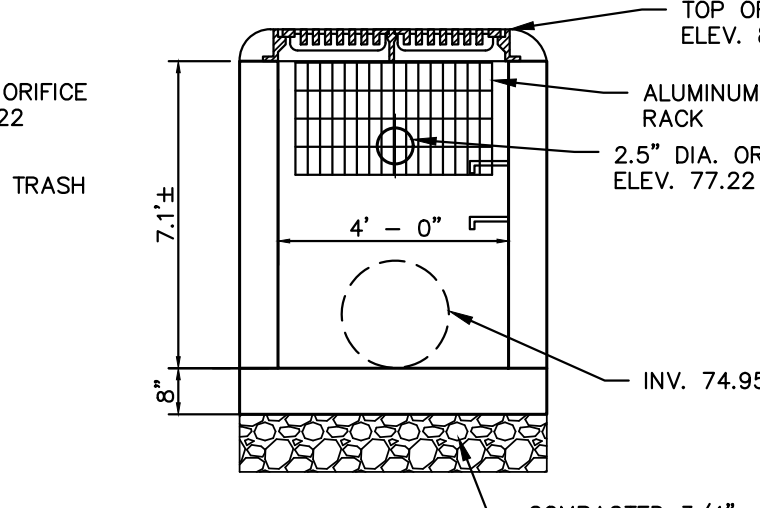


SECTION B-B

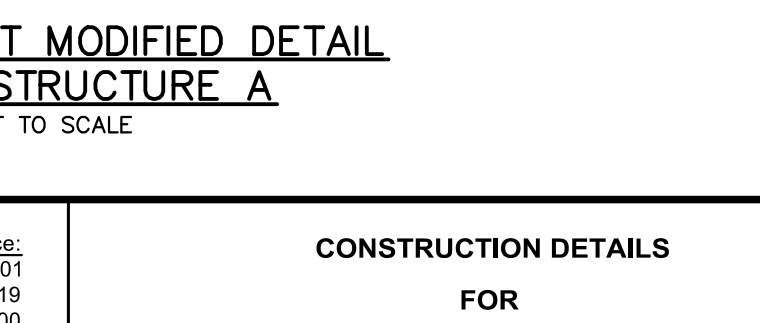


SECTION A-A

TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #2
NOT TO SCALE



TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #2



SECTION B-B

TYPE "E" INLET MODIFIED DETAIL OUTLET STRUCTURE #2
NOT TO SCALE

No.	Date	Revision	Revised By	Checked By
1	04/05/2023	REVISED PER COMPLETENESS REVIEW LETTER, DATED MARCH 23, 2023	MS/SP	BRD

SCALE IN FEET

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PROFESSIONAL ENGINEER, N.J. LIC. No. GE45149

CONSTRUCTION DETAILS
FOR
PRELIMINARY AND FINAL MAJOR SUBDIVISION
FOR
COUNTRY WOODS AT NEPTUNE
TAX MAP SHEET 31
BLOCK 3101 LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

DATE: 01/16/2023
DESIGNED BY: MS
SCALE: AS SHOWN
PROJECT NUMBER: 17340.002

DRAWN BY: MS
CHECKED BY: BRD
FIELD BOOK
SHEET: 27 of 27

C:\N\17340\17340 - Prelim & Final Major Subdivision\CADD\DWG\17340.002.dwg CD-4