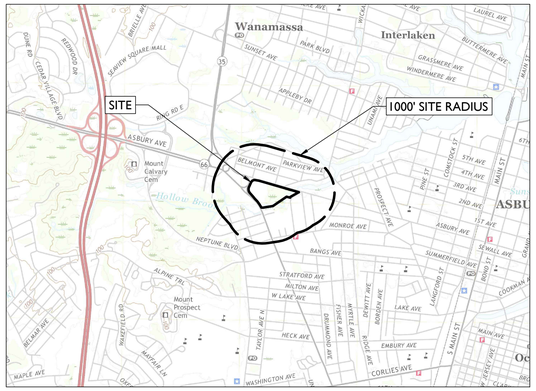
AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

FOR

M&M NEPTUNE, LLC PROPOSED COMMERCIAL DEVELOPMENT

Know what's **below**
Call before you dig.

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



SOURCE: USGS ASBURY PARK QUADRANGLE, NEW JERSEY 7.5 MINUTE SERIES, DATED 2019

LOCATION / KEY MAP

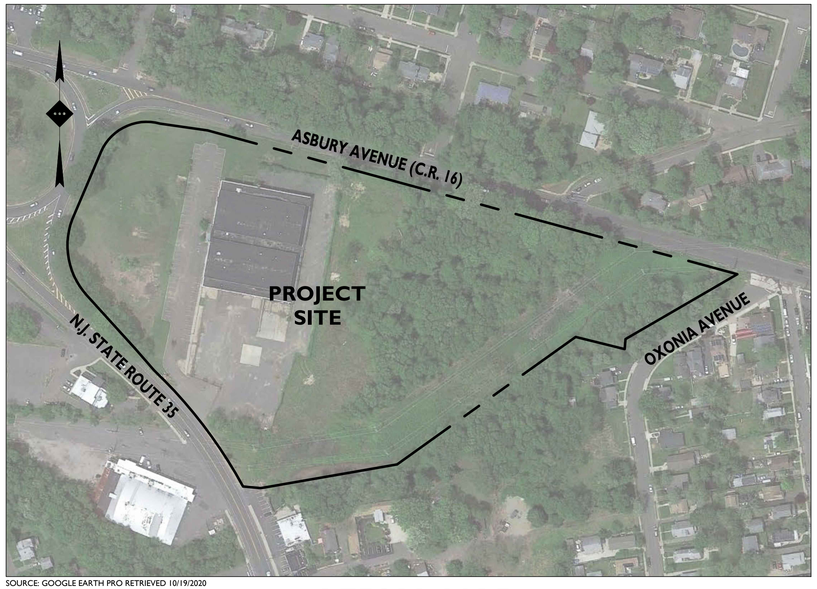
SCALE: 1" = 2000'±

ZONING RELIEF TABLE

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

TOWNSHIP OF NEPTUNE 200' PROPERTY OWNERS LIST

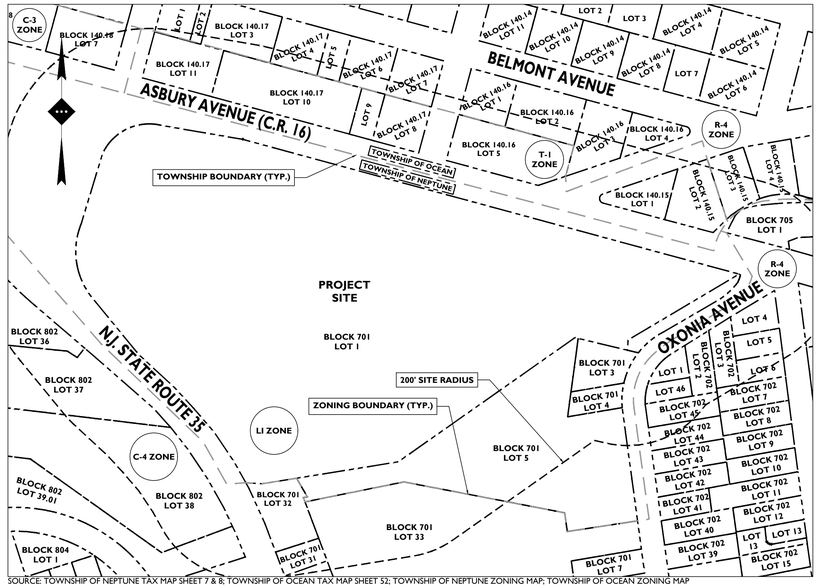
BLOCK	LOT	OWNER	OWNER'S ADDRESS
701	1	M&M NEPTUNE, LLC	1260 STELTON ROAD, PISCATAWAY, NJ 08854
701	2	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
701	3	VETRANO, JOSEPH & GRACE	136 OXONIA AVENUE, NEPTUNE, NJ 07753
701	4	JAVAAD, MUHAMMAD & BANO, SAMREEN	134 OXONIA AVENUE, NEPTUNE, NJ 07753
701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



SOURCE: GOOGLE EARTH PRO RETRIEVED 10/19/2020

AERIAL MAP

SCALE: 1" = 150'±



SOURCE: TOWNSHIP OF NEPTUNE TAX MAP SHEET 7 & 8; TOWNSHIP OF OCEAN TAX MAP SHEET 52; TOWNSHIP OF NEPTUNE ZONING MAP; TOWNSHIP OF OCEAN ZONING MAP

TAX / ZONING MAP

SCALE: 1" = 150'±

PLAN REFERENCE MATERIALS:

1. **THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:**
   - **SURVEY PREPARED BY SOLSTICE SURVEYING DATED 02/26/2020**
   - **ARCHITECTURAL PLANS**
   - **GEOTECHNICAL REPORT PREPARED BY MASER CONSULTING DATED 05/20/2019**
   - **AERIAL MAP VIA GOOGLE EARTH RETRIEVED 10/19/2020**
   - **LOCATION MAP**
   - **APPROVED PRELIMINARY AND FINAL SITE PLANS DATE JUNE 3RD, 2021, AND APPROVED AT THE JANUARY 2022 PLANNING BOARD HEARING**
2. **ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.**

UTILITY PROVIDER LIST

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

ZONING DISTRICT: PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.5 AC (108,900 SF)	13.5 AC (591,435.3 SF)	NO CHANGE
MAXIMUM LOT DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.6	±0.07	0.06
MINIMUM LOT WIDTH	500 FT	527.7 FT	NO CHANGE
MINIMUM LOT FRONTAGE	500 FT	2,244 FT	NO CHANGE
MINIMUM LOT DEPTH	600 FT	753.3 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK			
- ASBURY AVENUE (C.R. 16)	50 FT	84.6 FT	36.6 FT (V)
- HIGHWAY INTERCHANGE	50 FT	±283.5 FT	39.6 FT (V)
- N.J. ROUTE 35	50 FT	189.9 FT	50.0 FT
MINIMUM SIDE YARD SETBACK	30 FT	368.3 FT	199.1 FT
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	368.3 FT	199.1 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A
MAXIMUM PERCENT BUILDING COVER	30%	±7.1% (42,030 SF)	6.09% (36,042 SF)
MAXIMUM PERCENT LOT COVER	65%	±26.0% (155,300.4 SF)	34.6% (204,694.4 SF)
MAXIMUM NUMBER OF STORIES	TWO (2)	ONE (1)	ONE (1)
MAXIMUM BUILDING HEIGHT	40 FT	±20 FT	CONVENIENCE STORE - 38 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD -TBD
MINIMUM IMPROVABLE AREA	84,900 SF	205,196 SF	NO CHANGE
M.I.A. - DIAMETER OF CIRCLE	189 FT	361.9 FT	NO CHANGE
OFF-STREET PARKING SPACES	195 SPACES	100 SPACES	205 SPACES
LOADING SPACES	-	ONE (1)	FOUR (4)
SIGNS	-	-	**
EXISTING USE OR USES:	MANUFACTURING FACILITY		
PROPOSED USE OR USES:	RESTAURANT / TAKE-OUT, GROCERY STORE, CONVENIENCE STORES		
EXISTING FLOOR AREA:	0.96 AC (42,030 SF)		
PROPOSED FLOOR AREA:	0.82 AC (36,042 SF)		

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

SHEET INDEX

DRAWING TITLE	*SHEET #*
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SITE PLAN	C-5
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APPROVAL BLOCK

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

APPLICANT

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

OWNER

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

ATTORNEY

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

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

PLANS PREPARED BY:

STONEFIELD engineering & design

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

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE: COVER SHEET

DRAWING: C-1

Z:\PROJECT\M\PRI\200\PRI-200142 ENGLEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CAD\PLOT\LDP-01-COVER.DWG

ZONING DISTRICT: PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.5 AC (108,900 SF)	13.5 AC (591,435.3 SF)	NO CHANGE
MAXIMUM LOT DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.6	±0.07	0.06
MINIMUM LOT WIDTH	500 FT	527.7 FT	NO CHANGE
MINIMUM LOT FRONTAGE	500 FT	2,244 FT	NO CHANGE
MINIMUM LOT DEPTH	600 FT	753.3 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK			
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MAXIMUM BUILDING HEIGHT	40 FT	±20 FT	CONVENIENCE STORE - 38.0 FT GAS CANOPY - 18.0 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD -TBD
MINIMUM IMPROVABLE AREA	84,900 SF	205,196 SF	NO CHANGE
M.I.A. - DIAMETER OF CIRCLE	189 FT	361.9 FT	NO CHANGE
OFF-STREET PARKING SPACES	195 SPACES	100 SPACES	205 SPACES
LOADING SPACES	-	ONE (1)	FOUR (4)
SIGNS	-	-	**
EXISTING USE OR USES:	MANUFACTURING FACILITY		
PROPOSED USE OR USES:	RESTAURANT / TAKE-OUT, GROCERY STORE, CONVENIENCE STORES		
EXISTING FLOOR AREA:	0.96 AC (42,030 SF)		
PROPOSED FLOOR AREA:	0.82 AC (36,042 SF)		

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

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 412.17.B	PARKING SPACE DIMENSIONS: 9FT x 18FT HANDICAPPED PARKING: 12FT x 18FT	COMPLIES
§ 412.17 TABLE 4.2 PARKING REQUIREMENTS	RETAIL SALES & SERVICE - 1 SPACE PER 250 SF OF GROSS FLOOR AREA. *8,133SF / 250SF = 33 SPACES*	33 SPACES
	CONVENIENCE STORE WITH GAS- 1 SPACE PER 200 SF OF BUILDING FOOTPRINT PLUS ONE SPACE FOR EACH EMPLOYEE AT MAXIMUM SHIFT *5,670SF/200SF = 28.35-- 29 SPACES + 10 EMPLOYEES*	39 SPACES
	SHOPPING CENTER - 1 SPACE PER 250 SF OF GROSS FLOOR AREA. *20,442SF / 250SF = 81.7 -- 82 SPACES*	97 SPACES
	RESTAURANT, TAKE-OUT - 1 SPACE PER 60 SF OF GROSS FLOOR AREA PLUS 1 SPACE PER EMPLOYEE ON PEAK SHIFT. *3,316SF / 60SF = 55.3 -- 55 SPACES +3 EMPLOYEES*	36 SPACES (V) PREVIOUSLY APPROVED SHIFT.
§ 412.17.G	ALL PERMITTED & REQUIRED ACCESSORY PARKING STRUCTURE SHALL BE LOCATED ON THE SAME LOT AS THE USE TO WHICH THE SPACES ARE ACCESSORY, OR UPON AN ADJACENT LOT IN COMMON OWNERSHIP.	COMPLIES
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	COMPLIES
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V) PREVIOUSLY APPROVED
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	DOES NOT COMPLY (V) PREVIOUSLY APPROVED
§ 514.B (9)	PARKING AISLE WIDTHS - 45° → *ONE-WAY: 13 FT* 90° → *ONE-WAY: 22 FT* 90° → *TWO-WAY: 24 FT*	PROPOSED: 45° → 18 FT 90° → 24 FT

(V) VARIANCE

TREES TO BE REMOVED

TREES TO BE REMOVED: CALIPER INCHES	REPLACEMENT TREES REQUIRED PER TREE REOMVED	QUANTITY OF TREES TO BE REMOVED	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROPOSED
> 24"	8	6	48	
TOTAL TREES TO BE REMOVED: 5 TOTAL REPLACEMENT TREES REQUIRED: 48				48 TREES PROPOSED (*)

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

TREE INVENTORY

TREE NUMBER	SIZE (D.B.H.)	RECOMMENDATION
# 1	12"	TO REMAIN
# 2	36"	TO BE REMOVED
# 3	42"	TO REMAIN
# 4	30"	TO REMAIN
# 5	48"	TO REMAIN
# 6	30"	TO REMAIN
# 7	30"	TO REMAIN
# 8	30"	TO REMAIN
# 9	30"	TO REMAIN
# 10	30"	TO REMAIN
# 11	30"	TO BE REMOVED
# 12	36"	TO BE REMOVED
# 13	30"	TO BE REMOVED
# 14	42"	TO BE REMOVED
# 15	30"	TO BE REMOVED

(*) REFERENCE DEMOLITION PLAN (SHEET C-4) FOR LOCATIONS.

CONDITIONAL USE STANDARDS

BLOCK 233, LOT 1			
PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)			
PROPOSED USE			
CONVENIENCE STORES WITH GAS	CONDITIONAL USE		
RESTAURANT, DRIVE-THROUGH	CONDITIONAL USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1.5 AC (63,340 SF)	13.5 AC (591,435.3 SF)	NO CHANGE
MINIMUM LOT FRONTAGE	200 FT	2,244 FT	NO CHANGE
MINIMUM FRONT YARD GAS CANOPY SETBACK	50 FT	N/A	50.4 FT
MAXIMUM CANOPY HEIGHT	18 FT	N/A	18.0 FT

(TBD) TO BE DETERMINED

PERFORMANCE AND DESIGN STANDARDS

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

(W) WAIVER

LIGHTING REQUIREMENTS

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

(W) WAIVER

SIGNAGE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED (SUPERMARKET)	PROPOSED (FAST FOOD)	PROPOSED (RETAIL)
§ 416.07.A.2	FREESTANDING TYPE B *SIZE: 48 SF MAXIMUM* *HEIGHT: 15 FT MAXIMUM* *QUANTITY: 1 MAXIMUM* *SETBACK: 10 FT MINIMUM* *HORIZONTAL DIM.: 10 FT MAXIMUM*	COMPLIES	COMPLIES	COMPLIES
§ 416.07.A.6	ADDITIONAL FREESTANDING TYPE B *SIZE: 72 SF MAXIMUM* *HEIGHT: 15 FT MAXIMUM* *SETBACK: 10 FT MINIMUM* *HORIZONTAL DIM.: 12 FT MAXIMUM* **SHALL BE VISIBLE ONLY FROM A MAJOR ARTERIAL ROADWAY AS IDENTIFIED BY THE TOWNSHIP MASTER PLAN*	COMPLIES	COMPLIES	COMPLIES
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT) *SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS.* *HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE.* *QUANTITY: 1* *HORIZONTAL DIM.: 12 FT MAXIMUM*	75.7 SF (V) 25.75 FT (V) TWO (V) 7.96 FT	COMPLIES	COMPLIES
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	COMPLIES	COMPLIES
§ 416.07.B.3 (b)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR SERVICE STATIONS, WITH MAX AREA OF 50% OF PRIMARY BUILDING SIGN AREA (SIGN MAY NOT FACE A RESIDENTIAL USE, OR HAVE CHANGEABLE LETTERING)	N/A	N/A	COMPLIES
§ 416.07.E2	DIRECTIONAL SIGNS HEIGHT : MAXIMUM 3 FT	3 FT	3 FT	3 FT
§ 416.07.E3	DIRECTIONAL SIGNS SETBACK : MINIMUM 0 FT	COMPLIES	COMPLIES	COMPLIES

(TBD) TO BE DETERMINED

ZONING RELIEF TABLE

CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
ZONING SCHEDULE B	FRONT YARD SETBACK: 50FT	36.6 FT (ASBURY AVE) 39.6 FT (HIGHWAY INTERCHANGE)	VARIANCE PREVIOUSLY APPROVED
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE PREVIOUSLY APPROVED
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE PREVIOUSLY APPROVED
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE PREVIOUSLY APPROVED
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER PREVIOUSLY APPROVED
§ 416.07	DOES NOT SPECIFICALLY PERMIT LIST MENU BOARDS OR CLEARANCE BARS AS PERMITTED SIGNS	2 CLEARANCE BARS AND MENU BOARDS	VARIANCE PREVIOUSLY APPROVED
§ 416.07A.1	PERMITS 2 FREESTANDING SIGNS WHERE THE PROPERTY FRONTS MULTIPLE STREETS	3 FREE STANDING SIGNS PROPOSED	VARIANCE PREVIOUSLY APPROVED
§ 416.07.B.1. C.	WALL-MOUNTED SIGNS (SINGLE TENANT) *SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS.*	SUPERMARKET: 75.7 SF (V) CONVENIENCE STORE: SOUTH - 57.75F (V) WEST - 57.7 SF (V)	VARIANCE PREVIOUSLY APPROVED VARIANCE VARIANCE
§ 416.07.B.1.B.	WALL-MOUNTED SIGNS (SINGLE TENANT) *HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE.*	SUPERMARKET: 25.75 FT (V) CONVIENIENCE STORE: SOUTH - 22.67' (V) WEST - 22.67' (V) NORTH - 20.33' (V)	VARIANCE PREVIOUSLY APPROVED VARIANCE VARIANCE
§ 416.07.B.1.C.	WALL-MOUNTED SIGNS (SINGLE TENANT) *QUANTITY: 1*	SUPERMARKET: TWO (V) CONVENIENCE STORE: SOUTH - 2 (V) WEST - 2 (V)	VARIANCE PREVIOUSLY APPROVED VARIANCE VARIANCE
§ 416.07.B.1.C.	WALL-MOUNTED SIGNS (SINGLE TENANT) *HORIZONTAL DIM.: 12 FT MAXIMUM*	SUPERMARKET: 7.96 FT CONVENIENCE STORE: SOUTH - 17.75' (V) WEST - 17.75' (V)	VARIANCE VARIANCE
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	SOUTH - 57.7 SF (V) WEST - 57.7 SF (V)	VARIANCE VARIANCE
§ 416.07.B.3 (b)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR SERVICE STATIONS, WITH MAX. AREA OF 50% OF PRIMARY SIGN AREA (SIGN MAY NOT FACE A RESIDENTIAL USE OR HAVE CHANGEABLE LETTERING)	WEST - 57.7 SF (V) NORTH - 35.3 SF (V)	VARIANCE VARIANCE
§ 511.E.3 STREET LIGHTING	OLD TOWN A850 LUMINAIRE REQUIRED FOR STREET LIGHTS NOT WITHIN HISTORIC HD-B-1 ZONING DISTRICT	LED FIXTURES TO BE PROPOSED MATCHING STYLE (W)	WAIVER
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, MEASURED IN FOOTCANDLES, TO MINIMUM ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO 1. THE MAXIMUM ILLUMINATION PROVIDED ON ANY SITE SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO 1 (W) MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO 1 (W)	WAIVER PREVIOUSLY APPROVED
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER PREVIOUSLY APPROVED
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER PREVIOUSLY APPROVED
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER PREVIOUSLY APPROVED
§ 509.I(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER PREVIOUSLY APPROVED
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)	WAIVER PREVIOUSLY APPROVED
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE -COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET- DOES NOT COMPLY (W) FAST FOOD -COMPLIES	WAIVER PREVIOUSLY APPROVED

SIGNAGE REQUIREMENTS - CONVENIENCE STORE

CODE SECTION	REQUIRED	PROPOSED (CONVENIENCE) SOUTH ELEVATION	PROPOSED (CONVENIENCE) WEST ELEVATION	PROPOSED (CONVENIENCE) NORTH ELEVATION	PROPOSED (GAS CANOPY) SOUTH ELEVATION	PROPOSED (GAS CANOPY) WEST ELEVATION
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT) *SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS.* *HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE.* *QUANTITY: 1* *HORIZONTAL DIM.: 12 FT MAXIMUM*	57.7 SF (V) 22.67 FT (V) TWO (V) 17.75 FT(V)	57.7 SF (V) 22.67 FT (V) TWO (V) 17.75 FT(V)	COMPLIES 20.33 FT (V) COMPLIES COMPLIES	COMPLIES COMPLIES COMPLIES COMPLIES	COMPLIES COMPLIES COMPLIES COMPLIES
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	57.7 SF (V)	57.7 SF (V)	N/A	N/A	N/A
§ 416.07.B.3 (b)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR SERVICE STATIONS, WITH MAX AREA OF 50% OF PRIMARY BUILDING SIGN AREA (SIGN MAY NOT FACE A RESIDENTIAL USE, OR HAVE CHANGEABLE LETTERING)	N/A	57.7 SF (V)	35.5 SF (V)	N/A	N/A
§ 416.07.E2	DIRECTIONAL SIGNS HEIGHT : MAXIMUM 3 FT	3 FT	N/A	N/A	N/A	N/A
§ 416.07.E3	DIRECTIONAL SIGNS SETBACK : MINIMUM 0 FT	COMPLIES	N/A	N/A	N/A	N/A

(TBD) TO BE DETERMINED

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 503.A BUFFER	REQUIRED BUFFERS TO RESIDENTIAL USES: HEIGHT AT TIME OF PLANTING MIN 6 FT PROPOSED USE: BUFFER REQUIRED: NON-RESIDENTIAL USE 10 FT	COMPLIES
§ 503.B(1) BUFFER	BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW.	COMPLIES
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)
§ 509.F LANDSCAPING	BUILDING FOUNDATION PLANTINGS SHALL BE A MINIMUM 24" HT AND SPACED 3 FT O.C. DOES NOT APPLY TO BUILDING SIDES ADJACENT TO THE PUBLIC-OF-WAY.	COMPLIES
§ 509.I(1) LANDSCAPING	THE PERIMETER OF ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET.	11.70 FT
§ 509.I(1)(a) LANDSCAPING	PARKING LOT LANDSCAPING SIDE AND REAR YARDS: MINIMUM HEDGE 6 FT TALL AT PLANTING	COMPLIES
§ 509.I(1)(b) LANDSCAPING	PARKING LOT LANDSCAPING FRONT YARDS: MINIMUM HEDGE 3 FT TALL AT PLANTING. 1 TREE PER 30 FT ON-CENTER: [808 LF / 30 = 27 TREES]	COMPLIES 27 TREES
§ 509.I(4) LANDSCAPING	PARKING LOTS OVER 100 SPACES: 5% INTERIOR AREA SHALL BE PLANTING ISLANDS CONTAINING (1) DECIDUOUS TREE FOR EVERY (5) PARKING SPACES. [203 PROPOSED PARKING SPACES = 41 TREES] [138,307 INTERIOR ASPHALT AREA * 5% = 6,915 SF PLANTING ISLAND]	41 TREES 18,043 SF (10.20%)
§ 509.I(4)(a) LANDSCAPING	DIAMOND-SHAPED TREE ISLANDS SHALL BE UTILIZED IN HEAD TO HEAD PARKING: MIN SIZE 36 SF.	LANDSCAPE ISLANDS PROPOSED
§ 509.I(4)(b) LANDSCAPING	4 FT LANDSCAPE ISLAND STRIP ADJACENT TO THE END OF EACH PARKING ROW.	COMPLIES
§ 509.I(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)
§ 509.I(4)(d) LANDSCAPING	SIDEWALKS WITH A MINIMUM WIDTH OF FOUR (4) FEET SHALL BE PLACED ADJACENT TO LANDSCAPED ISLAND STRIPS.	COMPLIES
§ 509.I(4)(f) LANDSCAPING	THE REMAINDER OF ANY SUCH INTERIOR PLANTING AREAS NOT CONTAINING TREES SHALL BE PLANTED WITH LOW-GROWING EVERGREEN SHRUBS.	COMPLIES
§ 509.J LANDSCAPING	SLOPE STABILIZATION ON ALL AREAS OVER 1:3	COMPLIES
§ 509.M LANDSCAPING	SITE AMENITY FURNISHINGS LOCATED ON SITE	
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)
§ 523.B STREET TREES	SPACING: 1 LARGE STREET TREE PER 35 FT [RT 35: 692 LF/35 = 20 TREES] [ASBURY AVENUE: 593/35 = 17 TREES]	20 TREES 17 TREES

(W) WAIVER

SIGNAGE:	CONVENIENCE STORE W/ GAS (BUILDING)	CONVENIENCE STORE W/ GAS (CANOPY)
NUMBER OF FACADE SIGNS		
FRONT FACADE (SOUTH)		
NUMBER OF SIGNS PERMITTED	1	1
NUMBER OF SIGNS PROPOSED	A 2	1
RIGHT SIDE FACADE (EAST)		
NUMBER OF SIGNS PERMITTED	0	0
NUMBER OF SIGNS PROPOSED	0	0
LEFT SIDE FACADE (WEST)		
NUMBER OF SIGNS PERMITTED	1	1
NUMBER OF SIGNS PROPOSED	A 2	1
REAR FACADE (NORTH)		
NUMBER OF SIGNS PERMITTED	1	1
NUMBER OF SIGNS PROPOSED	1	0
FACADE SIGN AREA		
FRONT FACADE (SOUTH)		
AREA OF SIGNS PERMITTED	48 s.f.	48 s.f.
AREA OF SIGNS PROPOSED	B 57.7 s.f. & 22.6 s.f.	22.6 s.f.
RIGHT SIDE FACADE (EAST)		
AREA OF SIGNS PERMITTED	0 s.f.	0 s.f.
AREA OF SIGNS PROPOSED	0 s.f.	0 s.f.
LEFT SIDE FACADE (WEST)		
AREA OF SIGNS PERMITTED	48 s.f.	48 s.f.
AREA OF SIGNS PROPOSED	B 57.7 s.f. & 22.6 s.f.	22.6 s.f.
REAR FACADE (NORTH)		
AREA OF SIGNS PERMITTED	48 s.f.	0 s.f.
AREA OF SIGNS PROPOSED	35.5 s.f.	0 s.f.
FACADE SIGN HEIGHT		
FRONT FACADE (SOUTH)		
HEIGHT OF SIGNS PERMITTED	15 feet	15 feet
HEIGHT OF SIGNS PROPOSED	C 22'-8" feet & 30'-3" feet	12'-11" feet
RIGHT SIDE FACADE (EAST)		
HEIGHT OF SIGNS PERMITTED	0 feet	0 feet
HEIGHT OF SIGNS PROPOSED	0 feet	0 feet
LEFT SIDE FACADE (WEST)		
HEIGHT OF SIGNS PERMITTED	15 feet	15 feet
HEIGHT OF SIGNS PROPOSED	C 18'-10" feet & 30'-3" feet	12'-11" feet
REAR FACADE (NORTH)		
HEIGHT OF SIGNS PERMITTED	15 feet	0 feet
HEIGHT OF SIGNS PROPOSED	C 20'-4" feet	0 feet
FACADE SIGN LENGTH		
FRONT FACADE (SOUTH)		
LENGTH OF SIGNS PERMITTED	12 feet	12 feet
LENGTH OF SIGNS PROPOSED	D 17'-9" feet & 4'-10" feet	10'-8" feet
RIGHT SIDE FACADE (EAST)		
LENGTH OF SIGNS PERMITTED	0 feet	0 feet
LENGTH OF SIGNS PROPOSED	0 feet	0 feet
LEFT SIDE FACADE (WEST)		
LENGTH OF SIGNS PERMITTED	12 feet	12 feet
LENGTH OF SIGNS PROPOSED	D 17'-9" feet & 4'-10" feet	10'-8" feet
REAR FACADE (NORTH)4		
LENGTH OF SIGNS PERMITTED	12 feet	0 feet
LENGTH OF SIGNS PROPOSED	6'-1" feet	0 feet

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC
PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

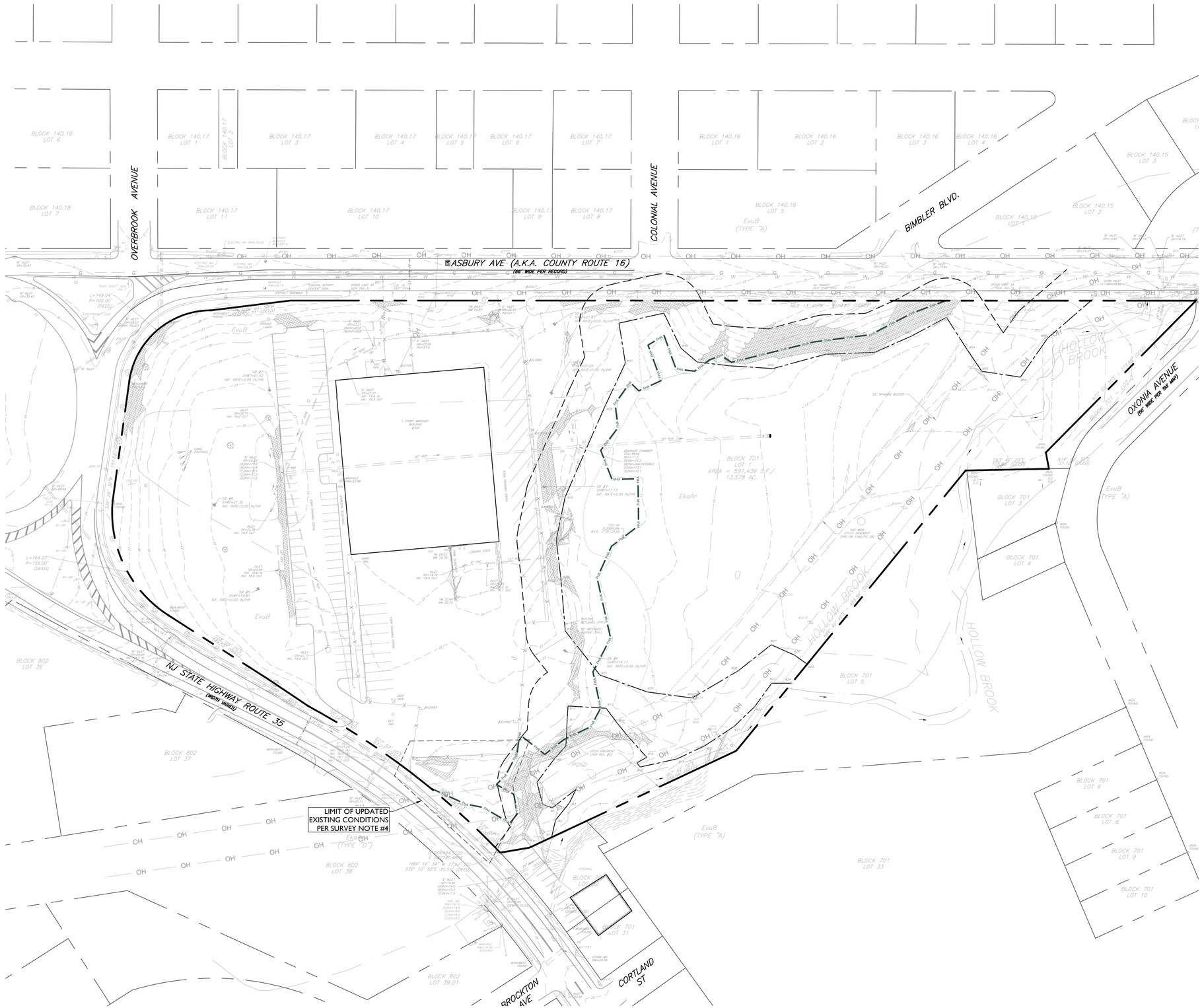
STONEFIELD engineering & design

SCALE: NOT TO SCALE | PROJECT ID: PRI-200142

TITLE: ZONING REQUIREMENT TABLES

DRAWING: C-2

Z:\PROJECT\DVP\PRI\200\PRI-200142 EDGEWOOD PROPERTIES - 79A ROUTE 35, NEPTUNE, NJ\CAD\PLOT\LDP-02-TABLE.DWG



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
D.C	DEPRESSED CURB
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CHAIN LINK FENCE
FHA	FLOOD HAZARD AREA LINE
	WETLANDS LIMIT LINE
	MAST ARM LIGHT POLE
	POLE
	LIGHT POLE
	SIGNS
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	INLET
	MAN HOLE
	BENCH MARK
	BOLLARDS
	VENT PIPE
E.P.	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
100	MAJOR CONTOUR
101	MINOR CONTOUR
× 100.00	GRADE SPOT SHOT
× TC 100.50	TOP OF CURB SHOT
× BC 100.00	BOTTOM OF CURB SHOT
× TW 102.00	TOP OF WALL SHOT
× BW 100.00	BOTTOM OF WALL SHOT
	HANDICAP PARKING
L/S	LANDSCAPING
15"	DECIDUOUS TREE - DIAMETER NOTED
C/O	CLEAN OUT
	SURVEY MONUMENT
	STEEP SLOPE AREAS (15-25 PERCENT)
	CRITICAL SLOPE AREAS (GREATER THAN 25 PERCENT)

STEEP SLOPE CALCULATIONS

TOTAL STEEP SLOPE AREAS (15-25 PERCENT) - 23,520 SF
STEEP SLOPE AREA TO BE DISTURBED - 5,940 SF
PERCENTAGE OF STEEP SLOPE AREA TO BE DISTURBED - 25%

TOTAL CRITICAL SLOPE AREAS (GREATER THAN 25 PERCENT) AREA - 3,366 SF
CRITICAL SLOPE AREA TO BE DISTURBED - 0 SF

SURVEY NOTES:

1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.
2. THE 100-YEAR FLOODPLAIN PER NJDEP VERIFICATION FILE No. 1334-21-0002.1 LUP210001.
3. LIMIT OF WETLANDS DETERMINED BY LETTER OF INTERPRETATION FILE No. 1334-11-004.1 PER THE NJDEP.
4. SURVEY CONDUCTED BY STONEFIELD ENGINEERING ON JUNE 2, 2021.

60' 0' 60' 120'
GRAPHIC SCALE IN FEETS
1" = 60'

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
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JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

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

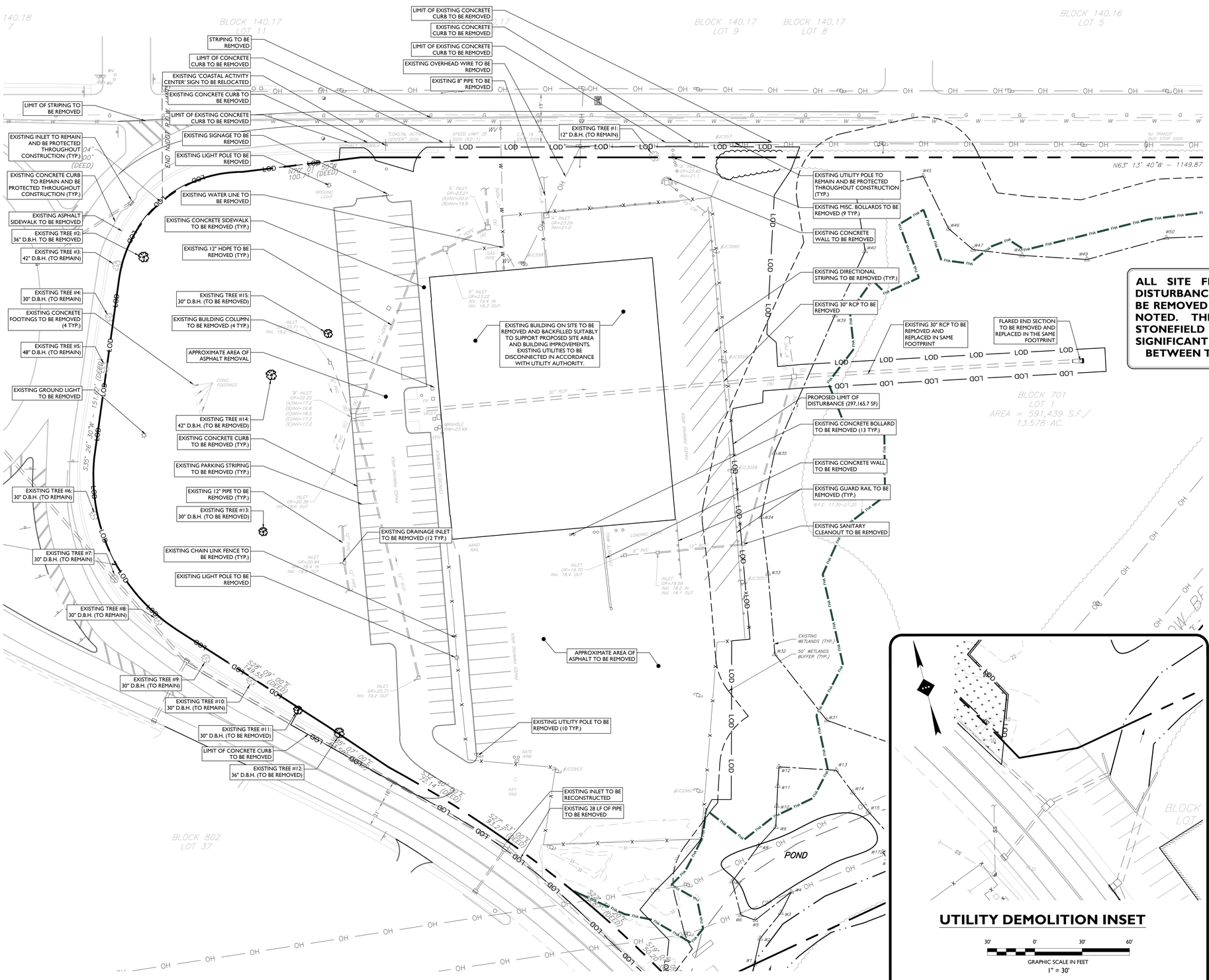
TITLE:

EXISTING CONDITIONS PLAN

DRAWING:

C-3

Z:\PRINCETON\PRI\200\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-00 EXIST.DWG



SYMBOL	DESCRIPTION
— — — —	FEATURE TO BE REMOVED / DEMOLISHED
LOD	LIMIT OF DISTURBANCE
TPF	PROPOSED TREE PROTECTION FENCE

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

811 Know what's **below** **Call** before you dig.

UTILITY DEMOLITION INSET

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.
6. DEMOLITION AND SOIL EROSION PLAN PREPARED BY EP DESIGN SERVICES LLC PREPARED ON JANUARY 14TH, 2020 HAS BEEN APPROVED BY THE TOWNSHIP DATED JANUARY 27TH, 2020.

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
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17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

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www.stonefieldeng.com
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Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC
PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

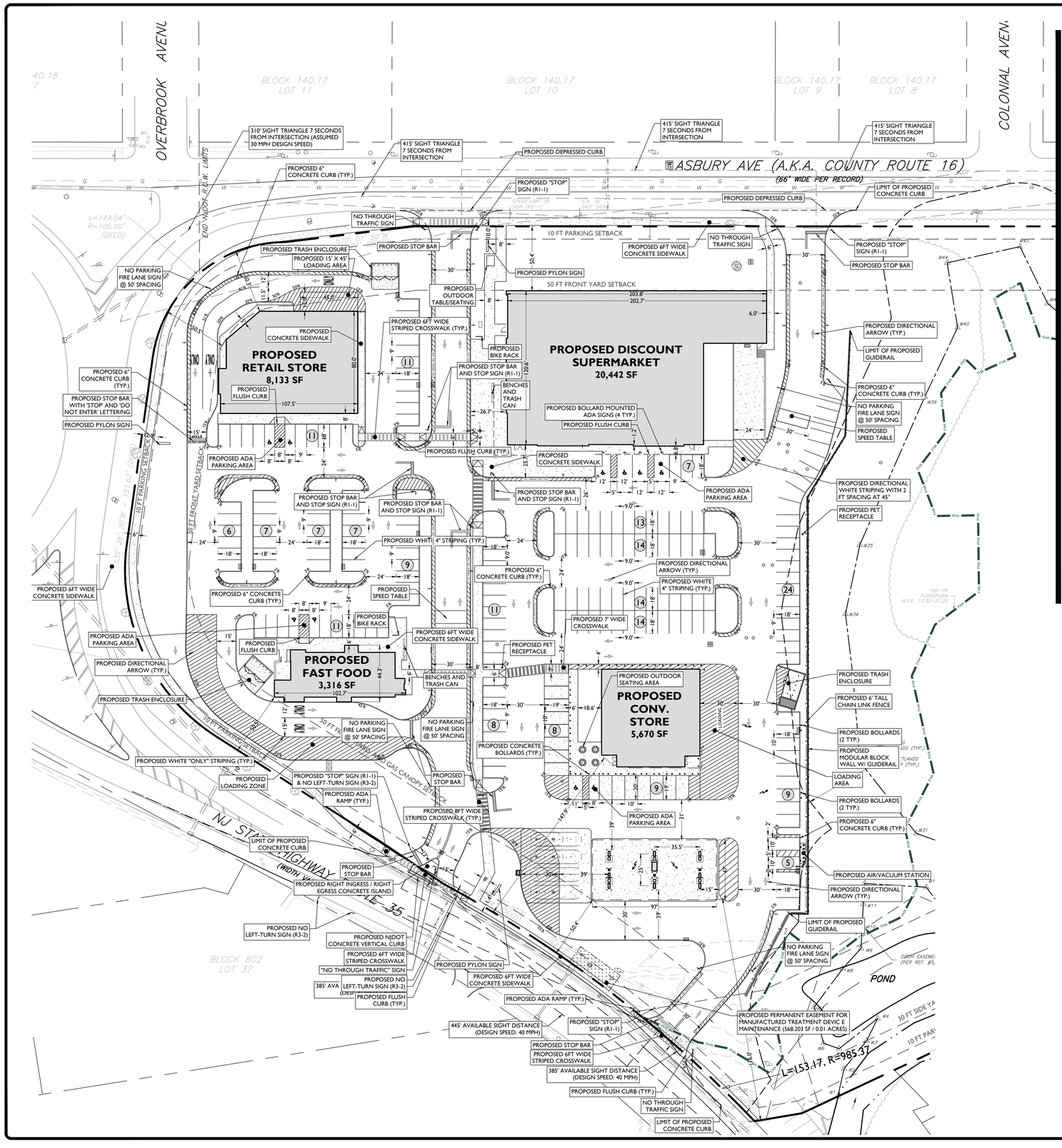
STONEFIELD engineering & design

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

TITLE: **DEMOLITION PLAN**

DRAWING: **C-4**

Z:\PRINCETON\PRI\200\PRI-200142 EDGEWOOD PROPERTIES - 70A ROUTE 35, NEPTUNE\16-CADD\PLOT\LDP-04-DEMO.DWG

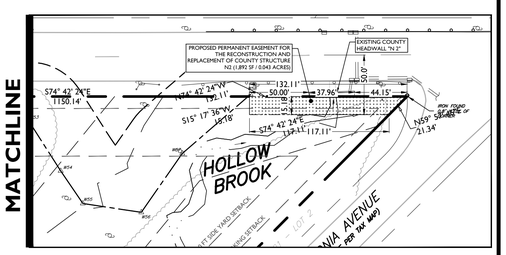


GENERAL NOTES

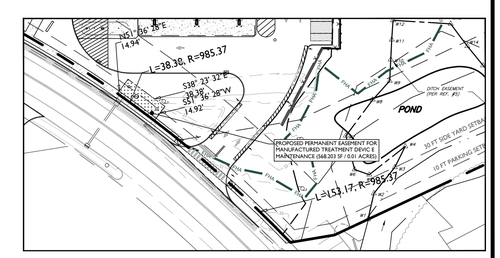
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET
13. ALL MATERIALS, METHODS OF CONSTRUCTION, AND DETAILS SHALL BE IN ACCORDANCE WITH THE CURRENT ENGINEERING AND BUILDING REQUIREMENTS OF THE TOWNSHIP OF NEPTUNE.
14. NO TRACTOR TRAILER DELIVERIES WILL BE MADE TO THE SMALLER RETAIL SPACE SITE POD.
15. ALL WALL MOUNTED SIGNS FOR THE PROPOSED RETAIL FAST FOOD AND CONVENIENCE WILL COMPLY WITH ORDINANCE 416.07.B SECTIONS 1, 2, AND 3.
16. ALL PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH ADA REQUIREMENTS.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NEPTUNE TOWNSHIP DESIGN STANDARDS AND DETAILS.
18. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING AND PLANNING.
19. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
20. ALL CONSTRUCTION PERMITS FOR THE DEMOLITION OF THE STRUCTURES WILL BE OBTAINED PRIOR TO DEMOLITION.
21. DURING CONSTRUCTION, DEVELOPER SHALL COMPLY WITH SOLID WASTE, PUBLIC HEALTH AND NOISE CODES.

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

MATCHLINE



SCALE: 1" = 60'



STORMWATER EASEMENT INSET
SCALE: 1" = 60'

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

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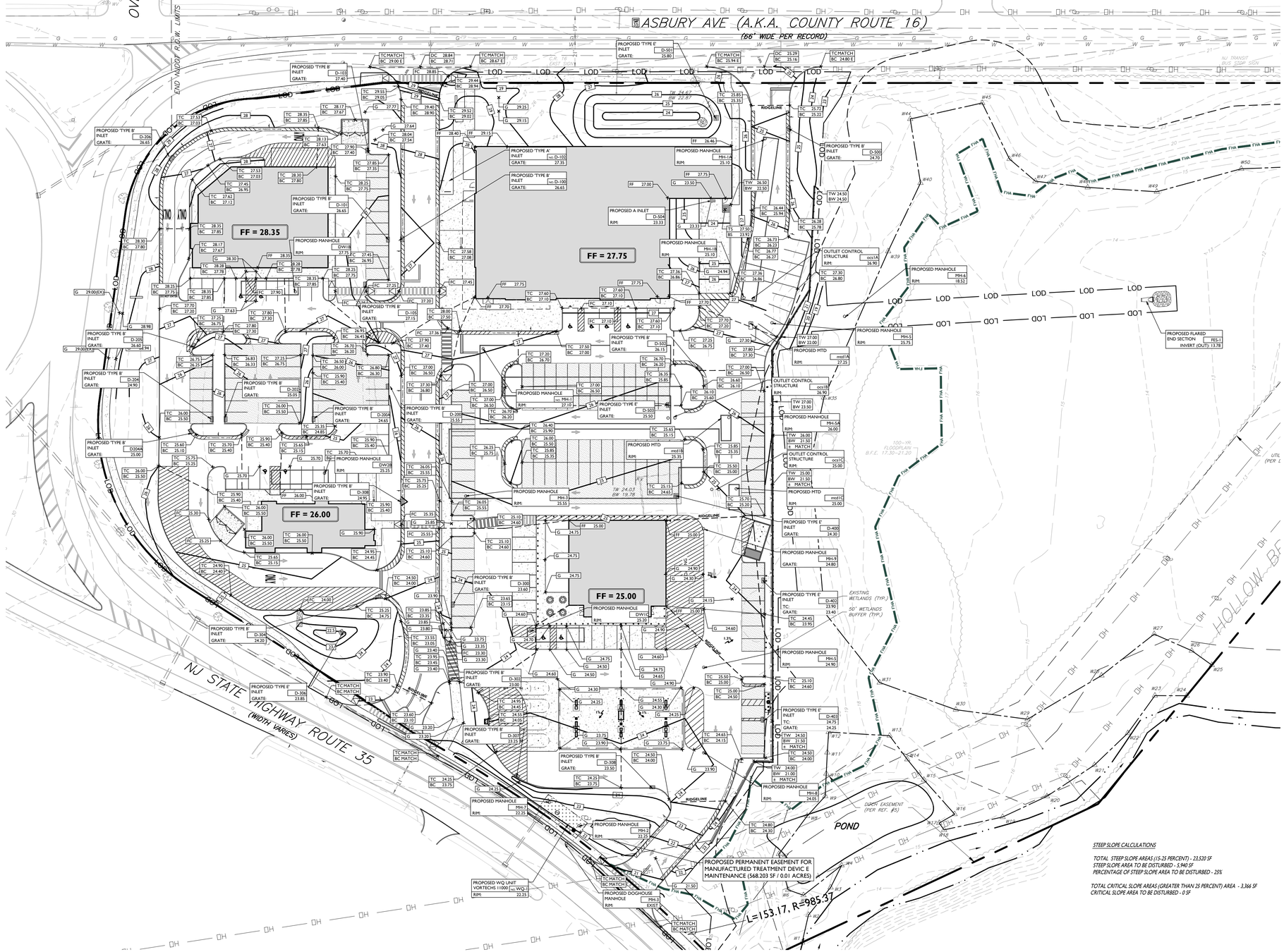
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

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

TITLE: SITE PLAN

DRAWING: C-5



SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
× GD 100.00	PROPOSED GRADE SPOT SHOT
× TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
× FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
× DC 100.13 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
× TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.
7. STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO ENSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STAGNANT WATER.
8. RESPONBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY. MAINTENANCE SHALL FOLLOW THE OPERATIONS MAINTENANCE MANUAL APPROVED BY THE NEPTUNE TOWNSHIP PLANNING BOARD.
9. IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS NEED OF MAINTENANCE. THE OWNER SHALL AFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWNSHIP ENGINEER.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

STEEP SLOPE CALCULATIONS

TOTAL STEEP SLOPE AREAS (15-25 PERCENT) - 23,520 SF
STEEP SLOPE AREA TO BE DISTURBED - 5,940 SF
PERCENTAGE OF STEEP SLOPE AREA TO BE DISTURBED - 25%

TOTAL CRITICAL SLOPE AREAS (GREATER THAN 25 PERCENT) AREA - 3,366 SF
CRITICAL SLOPE AREA TO BE DISTURBED - 0 SF

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

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LICENSED PROFESSIONAL ENGINEER

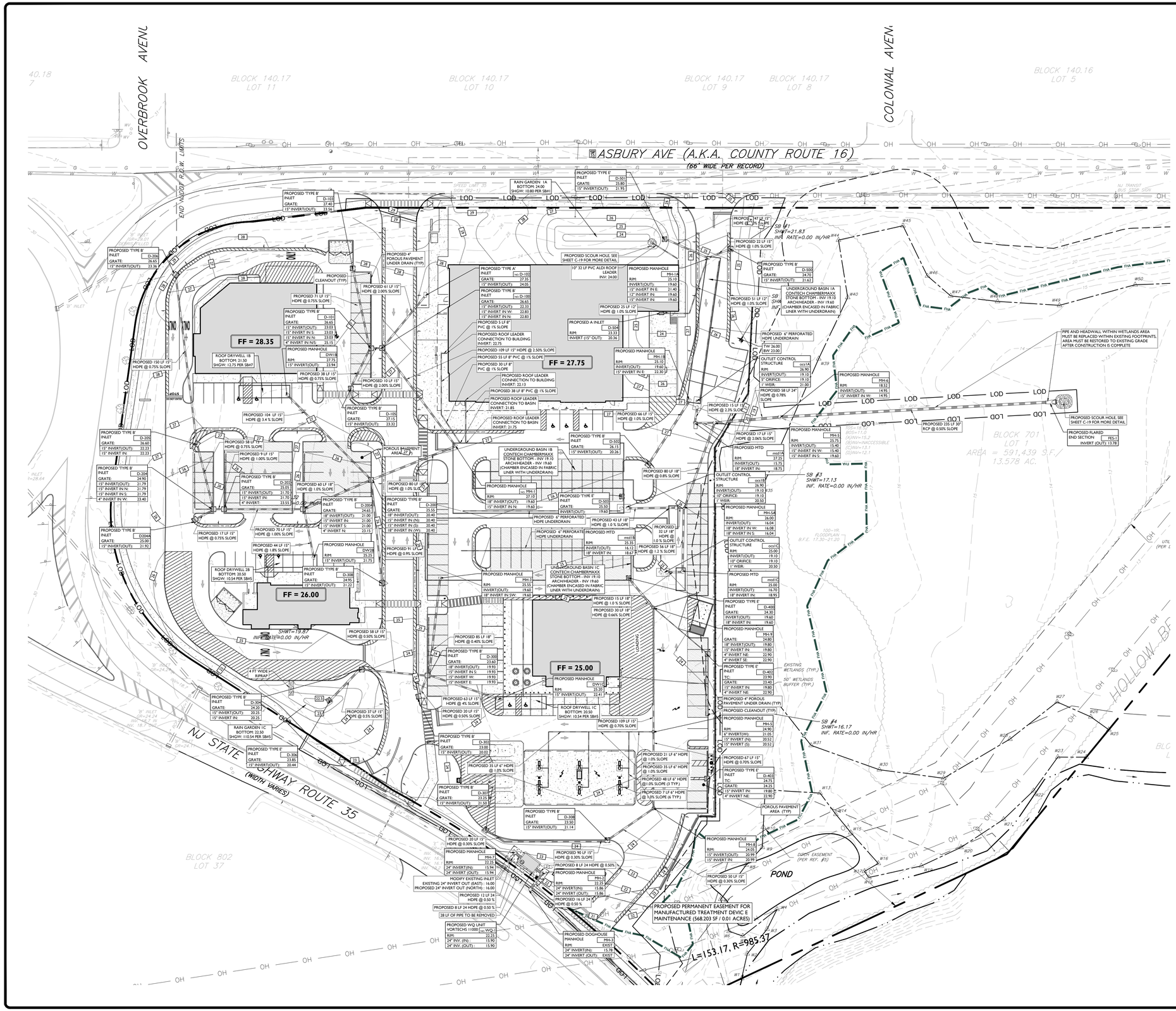
STONEFIELD engineering & design

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

TITLE: **GRADING PLAN**

DRAWING: **C-6**

Z:\PROJECTS\PRI\2020\PRI-200142 ENGLEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\GRP-06-GRADE.DWG



SYMBOL / DESCRIPTION

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

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
5. STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO ENSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STAGNANT WATER.
6. RESPONBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY. MAINTENANCE SHALL FOLLOW THE OPERATIONS MAINTENANCE MANUAL APPROVED BY THE NEPTUNE TOWNSHIP PLANNING BOARD.
7. IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS NEED OF MAINTENANCE. THE OWNER SHALL AFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWNSHIP ENGINEER.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.
6. SOIL REPLACEMENT TO BE PERFORMED AT PROPOSED DRYWELLS AND RAINGARDENS. SEE DETAIL SHEET C-18 AND C-20.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

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

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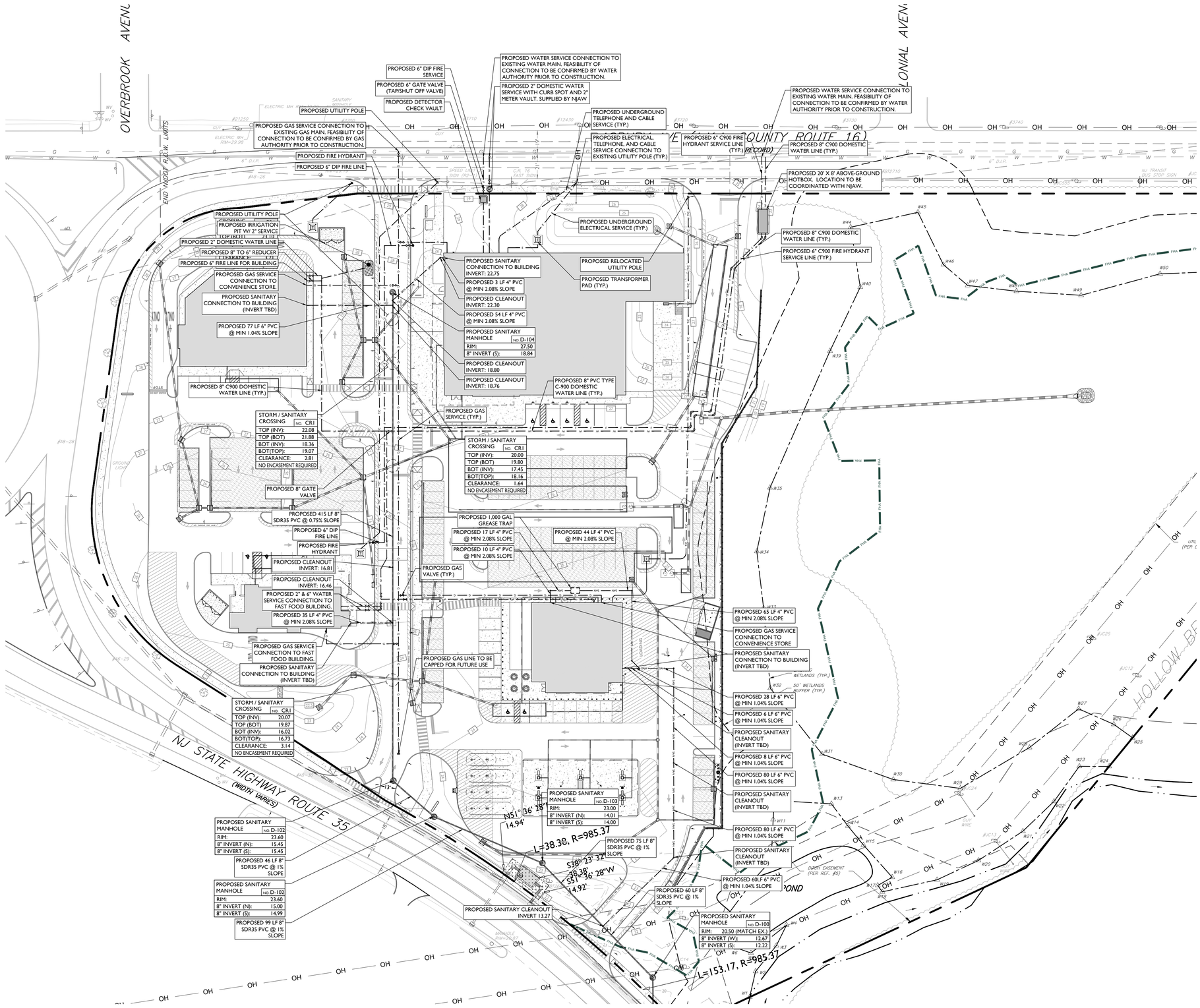
STONEFIELD engineering & design

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

TITLE: **STORMWATER MANAGEMENT PLAN**

DRAWING: **C-7**

Z:\PRINCETON\PRI\200\PRI-200142-EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-07-STPMP.DWG



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

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
11. IN ACCORDANCE WITH ORDINANCE SECTION 526, ALL UTILITY SERVICES SHALL BE PLACED UNDERGROUND.
12. IN ACCORDANCE WITH ORDINANCE SECTION 419.H.3(b), ALL SANITARY MANHOLES WITHIN FLOOD HAZARD AREA TO BE WATER TIGHT TO PREVENT ANY INFILTRATION INTO THE SEWER SYSTEM.

MUNICIPAL NOTES

1. A KNOX BOX WILL BE REQUIRED TO BE INSTALLED AT THE SUPERMARKET.

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

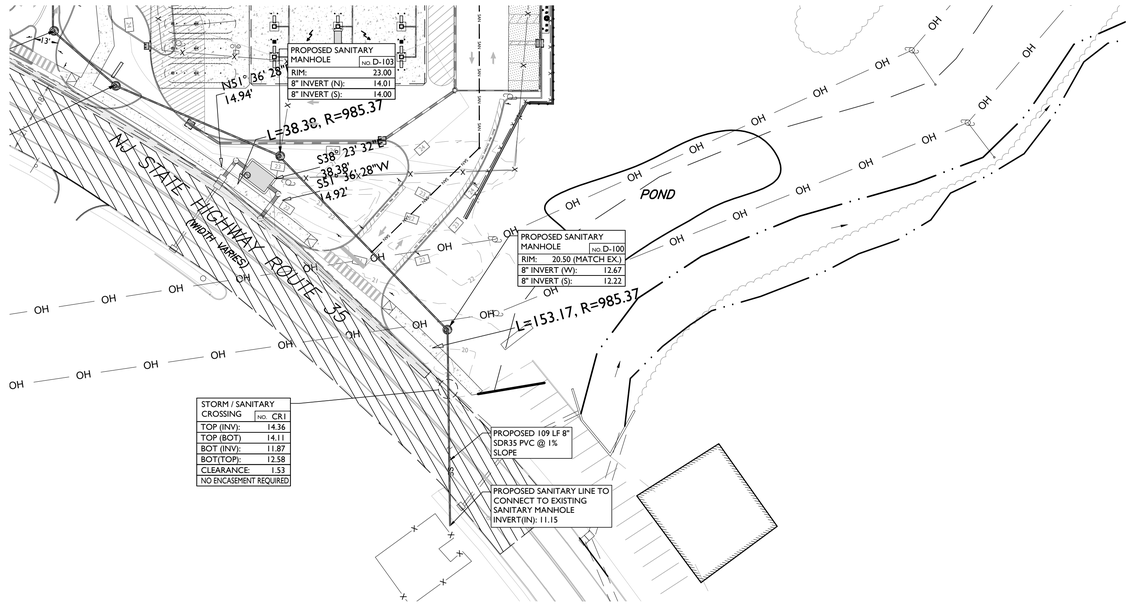
STONEFIELD engineering & design

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

TITLE: UTILITY PLAN

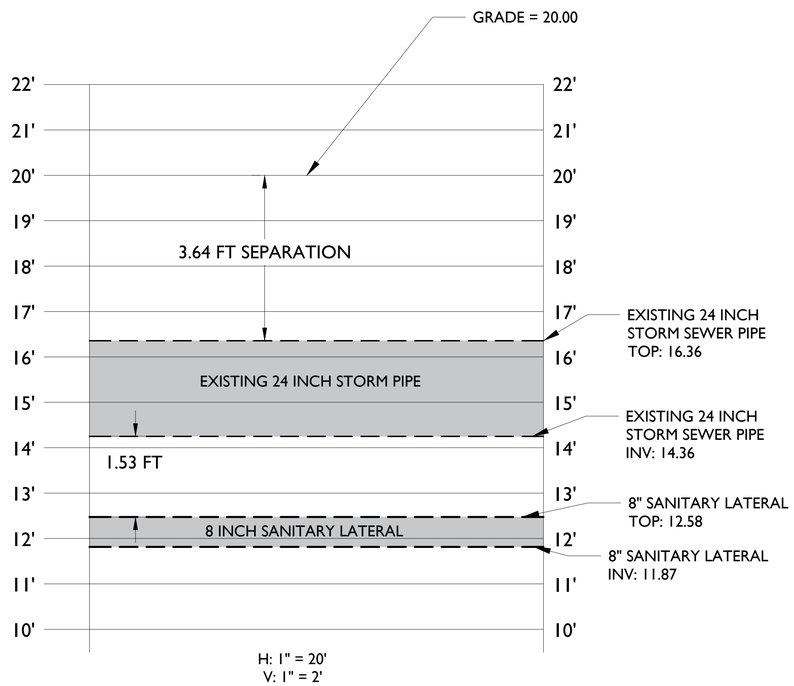
DRAWING: C-8

Z:\PRIVACY\PRI\2020\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CAD\ALDI\ALDI-PRI-UTIL.DWG



OFF-SITE IMPROVEMENTS

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'



OFF-SITE SANITARY/STORM SEWER CROSSING PROFILE

ISSUE	DATE	BY	DESCRIPTION
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AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

BLOCK 70.1, LOT 1 (TAX MAP SHEET 7)
704 N.J. ROUTE 35
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE:
OFF-SITE IMPROVEMENT PLAN

DRAWING:
C-8A

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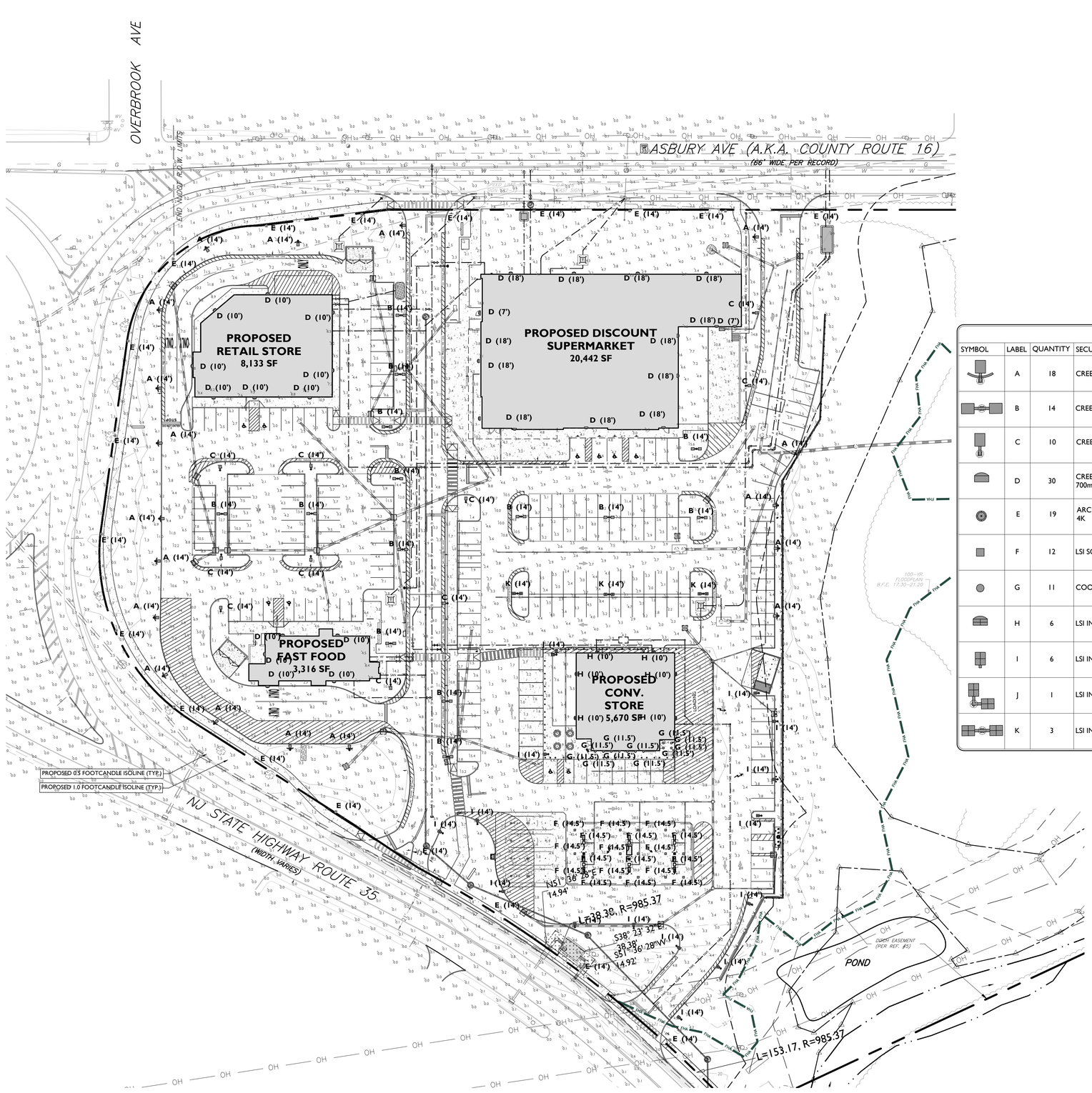

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	18	CREE EDGE SERIES 100 LED AREA WITH BACKSHIELD	4MB	0.9	CREE	ARE-EDG-4MB-__-10-E-UL-525-40K-.IES
	B	14	CREE EDGE SERIES 100 LED DOUBLE AREA LIGHT	4M	0.9	CREE	ARE-EDG-4M-__-10-E-UL-525-40K-.IES
	C	10	CREE EDGE SERIES 100 LED AREA LIGHT	4M	0.9	CREE	ARE-EDG-4M-__-10-E-UL-525-40K-.IES
	D	30	CREE EDGE WALL MOUNT LIGHT - 4M - 60 - LEDS - 700mA - 40K	4M	0.90	CREE LIGHTING	ITL78793_SEC-EDG-4M-xx-06-E-UL-700-40K.IES
	E	19	ARCHITECTURAL AREA LIGHTING - FEDERAL GLOBE - 4K	4	0.9	CURRENT LIGHTING	FGL-RB-Y2-36LED-4K-600.IES
	F	12	LSI SCV SERIES CANOPY LIGHT	5M	0.9	LSI LIGHTING	SVC-3LED-15L-SC-50
	G	11	COOPER LIGHTING RL560 SERIES SOFFIT LIGHT	TYPE 3	0.9	COOPER LIGHTING	RL560WH6940
	H	6	LSI INDUSTRIES MIRANA XWM LED WALL LIGHT	TYPE 3	0.9	LSI INDUSTRIES	XWM-FT-LED-04L-50-XXX-BRZ-DIM
	I	6	LSI INDUSTRIES SLICE MEDIUM AREA LIGHT	TYPE 5W	0.9	LSI INDUSTRIES	SLM-LED-09L-5W-50-70CRI
	J	1	LSI INDUSTRIES SLICE MEDIUM AREA LIGHT	TYPE 5W	0.9	LSI INDUSTRIES	SLM-LED-09L-5W-50-70CRI
	K	3	LSI INDUSTRIES SLICE MEDIUM AREA LIGHT	TYPE 5W	0.9	LSI INDUSTRIES	SLM-LED-09L-5W-50-70CRI

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.
6. WALL LIGHT LOCATIONS AND TYPES ARE STANDARD AND WILL BE CONFIRMED UPON FINAL ARCHITECTURAL PLANS.
7. SECURITY LIGHTING WITH TIMES SHALL BE PROVIDED ON ALL OR A PORTION OF THE SITE REDUCING THE AVERAGE ILLUMINATION TO THE MINIMUM REQUIREMENTS OF THE ORDINANCE WITHIN ONE HOUR AFTER CLOSE OF BUSINESS OF BEFORE MIDNIGHT, WHICHEVER OCCURS FIRST.
8. THE USE OF HIGH-PRESSURE SODIUM LIGHTING SHALL BE PROHIBITED FOR ALL FIXTURES.
9. ALL LIGHTING SHALL BE PROVIDED FOR NON-GLARE LIGHTING FOCUSES DOWNWARD.

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

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PROP IMPROVEMENTS

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TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

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

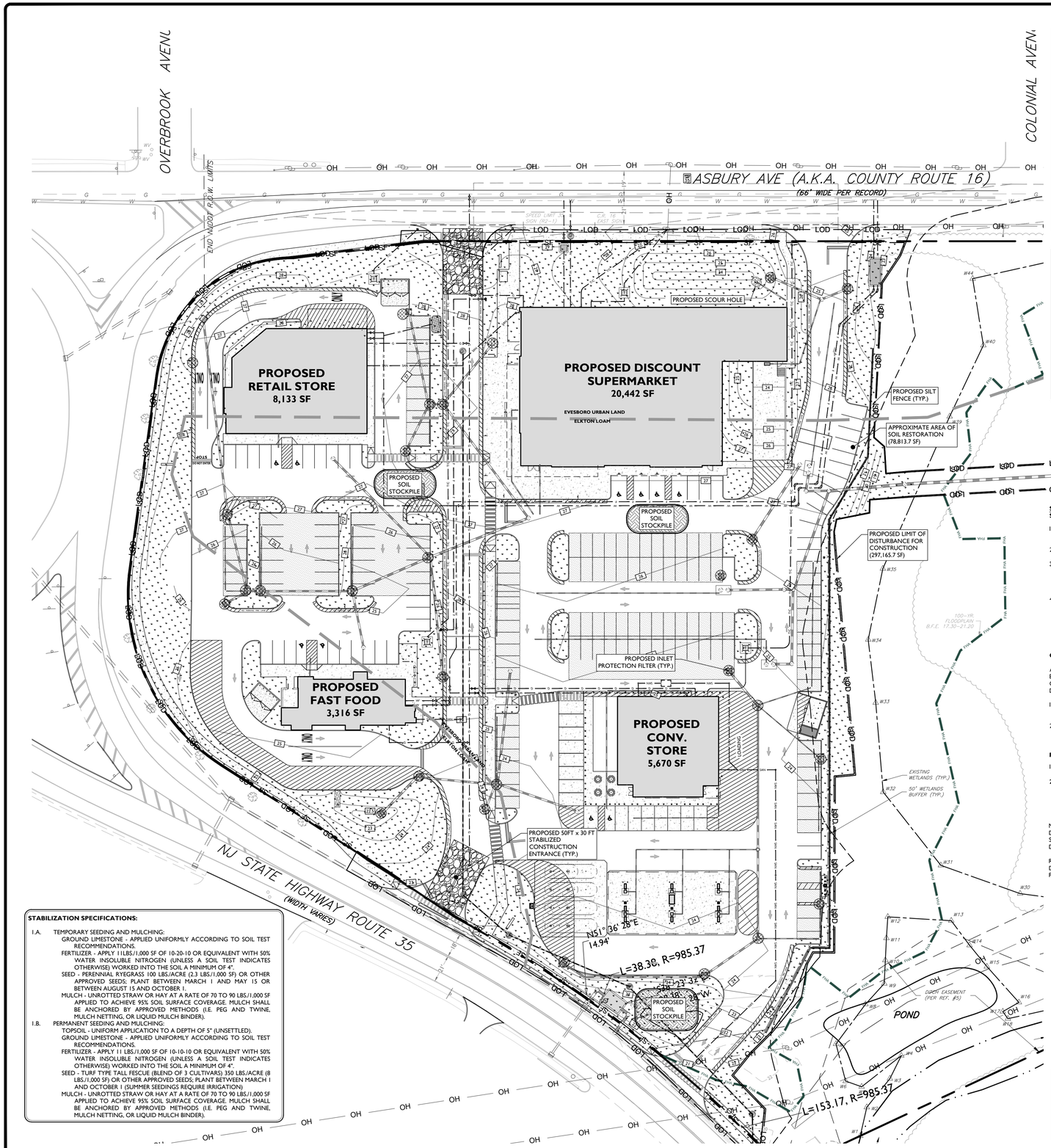
TITLE:

LIGHTING PLAN

DRAWING:

C-9

Z:\PRIMECT\DWG\2020\PRI\200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-09-LIGHT.DWG



DUST CONTROL NOTES

1. MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
2. VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1
3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS), KEEP TRAFFIC OFF THESE AREAS.
4. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
7. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
8. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SEQUENCE OF CONSTRUCTION

1. INSTALL INLET FILTERS ON EXISTING INLETS (1 DAY).
2. INSTALL SILT FENCE, CONSTRUCTION ENTRANCE, SILT FENCING, AND TREE PROTECTION FENCING. (3 DAYS).
3. CLEAR TREES AND BRUSH. PERFORM DEMOLITION (7 DAYS).
4. ROUGH GRADING AND TEMPORARY SEEDING (30 DAYS).
5. CONSTRUCT CONDUIT AND STORM PIPING AND OUTFALL PROTECTION. (40 DAYS).
6. CONSTRUCT STORMWATER BASINS. (21 DAYS).
7. BUILDING AND SITE CONSTRUCTION. (5 MONTHS).
8. SOIL COMPACTION TESTING AND IF NECESSARY, SOIL RESTORATION MEASURES (5 DAYS).
9. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (10 DAYS).
10. REMOVE SILT FENCE AND SOIL EROSION MEASURES (2 DAYS).

NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

Know what's **below**
Call before you dig.

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
LOD	PROPOSED LIMIT OF DISTURBANCE
SF	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.
4. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING AND PLANNING.

FREEHOLD SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
2. All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
3. Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
4. N.J.S.A 4:24-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented, including provisions for stabilization and site work.
5. Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 ½ tons per acre, according to the Standard for Stabilization with Mulch Only.
6. Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a mulch anchor, in accordance with State Standards.
7. A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
8. The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction 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.
9. All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
10. Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
11. At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a 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.
12. 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.
13. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
14. Unfiltered 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.
15. Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
16. Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
17. All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.
18. The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS
SOIL COMPACTION TESTING REQUIREMENTS

1. 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.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE **GRAPHICALLY DENOTED** ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. **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 MITIGATION VERIFICATION 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.
4. 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.

COMPACTION TESTING METHODS

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

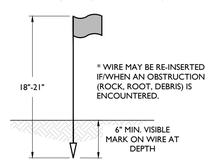
1. NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
2. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION **PRIOR TO PLACEMENT OF TOPSOIL** AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. **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 MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

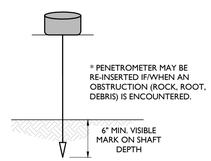
NOTES: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.

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

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 PROBE. MEASURE DEPTH WHEN GAGE READING REACHES 300 PSI OR DEPTH OF 6"



HANDHELD SOIL
PENETROMETER TEST
NOT TO SCALE

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	URBAN LAND
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	UNRANKED
DEPTH TO RESTRICTIVE LAYER	N/A
SOIL PERMEABILITY	N/A
DEPTH TO WATER TABLE	N/A

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

STABILIZATION SPECIFICATIONS:

1.A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11LBS/1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

1.B. PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION)
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
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19	08/16/2022	TE	REVISED PER NJAW
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1	12/29/20	PC	FIRST SUBMISSION

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STONEFIELD engineering & design
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Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

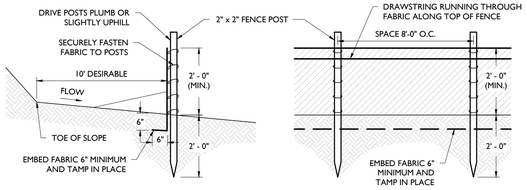
STONEFIELD engineering & design

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

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING: C-10

Z:\PRINCETON\PRI\200\PRI\200142\ EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\C-09-10-11.DWG, DWG

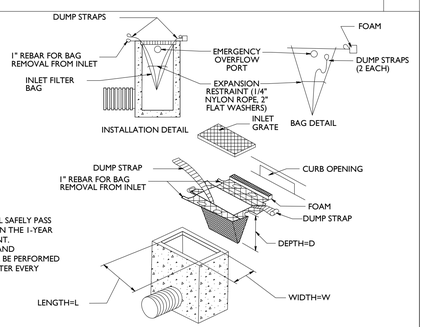


NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE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

SILT FENCE DETAIL

NOT TO SCALE

1

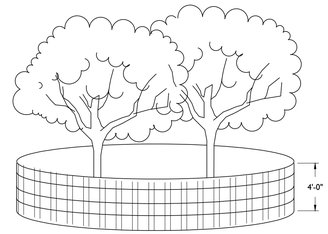


NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

NOT TO SCALE

5



NOTES:

1. General mechanical damage – see Figure 9.3 for correct root zone calculation and placement of tree protection.
2. Box trees within 25 feet of a building site to prevent mechanical injury. Fencing or other barriers should be installed beyond the *Critical Root Radius* See Figure 9.3. Tree root systems commonly extend well beyond the drip line.
3. Boards will not be nailed to trees during building operations.
4. Feeder roots should not be cut in an area inside the *Protected Root Zone* (PRZ).
5. Damaged trunks or exposed roots should have damaged bark removed immediately and no paint shall be applied. Exposed roots should be covered with topsoil immediately after excavation is complete. Roots shall be pruned to give a clean, sharp surface amenable to healing. Roots exposed during hot weather should be irrigated to prevent permanent tree injury. Care for serious injury should be prescribed by a professional forester or licensed tree expert.
6. Tree limb removal, where necessary, will be done as natural target pruning to remove the desired branch as close as possible to the branch collar. There should be NO flush cuts. Flush cuts destroy a major defense system of the tree. See Figure 9-1. No tree paint shall be applied. All cuts shall be made at the outside edge of the branch collar (fig. 9-1 and 9-2). Cuts made too far beyond the branch collar may lead to excess sprouting, cracks and rot. Removal of a "V" crotch should be considered for free standing specimen trees (see Figure 9-2) to avoid future splitting damage.

Figure 9-3: Root Protection During Construction Guide

Figure 9-1- Removal of Tree Limb

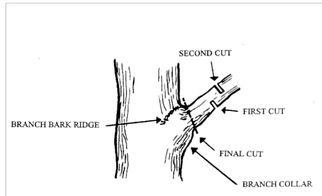
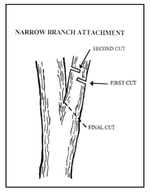


Figure 9-2 - Removal of "V" Crotch Limb

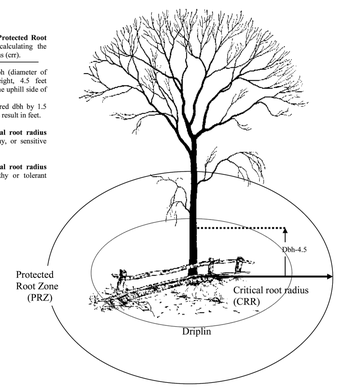


Estimate a tree's **Protected Root Zone (PRZ)** by calculating the Critical Root Radius (crr).

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

Dbh x 1.5: **Critical root radius** for older, unhealthy, or sensitive species.

Dbh x 1.0: **Critical root radius** for younger, healthy or tolerant species.

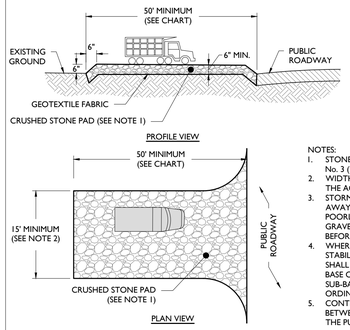


1. *Protecting Trees from Construction Damage- A Homeowners Guide,* Gary R. Johnson, University Of Minnesota Extension Service, Saint Paul, MN, 1999.

TREE PROTECTION DETAIL

NOT TO SCALE

2



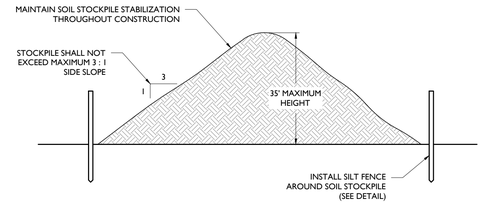
SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

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

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

3



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

SOIL STOCKPILE DETAIL

NOT TO SCALE

4

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JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

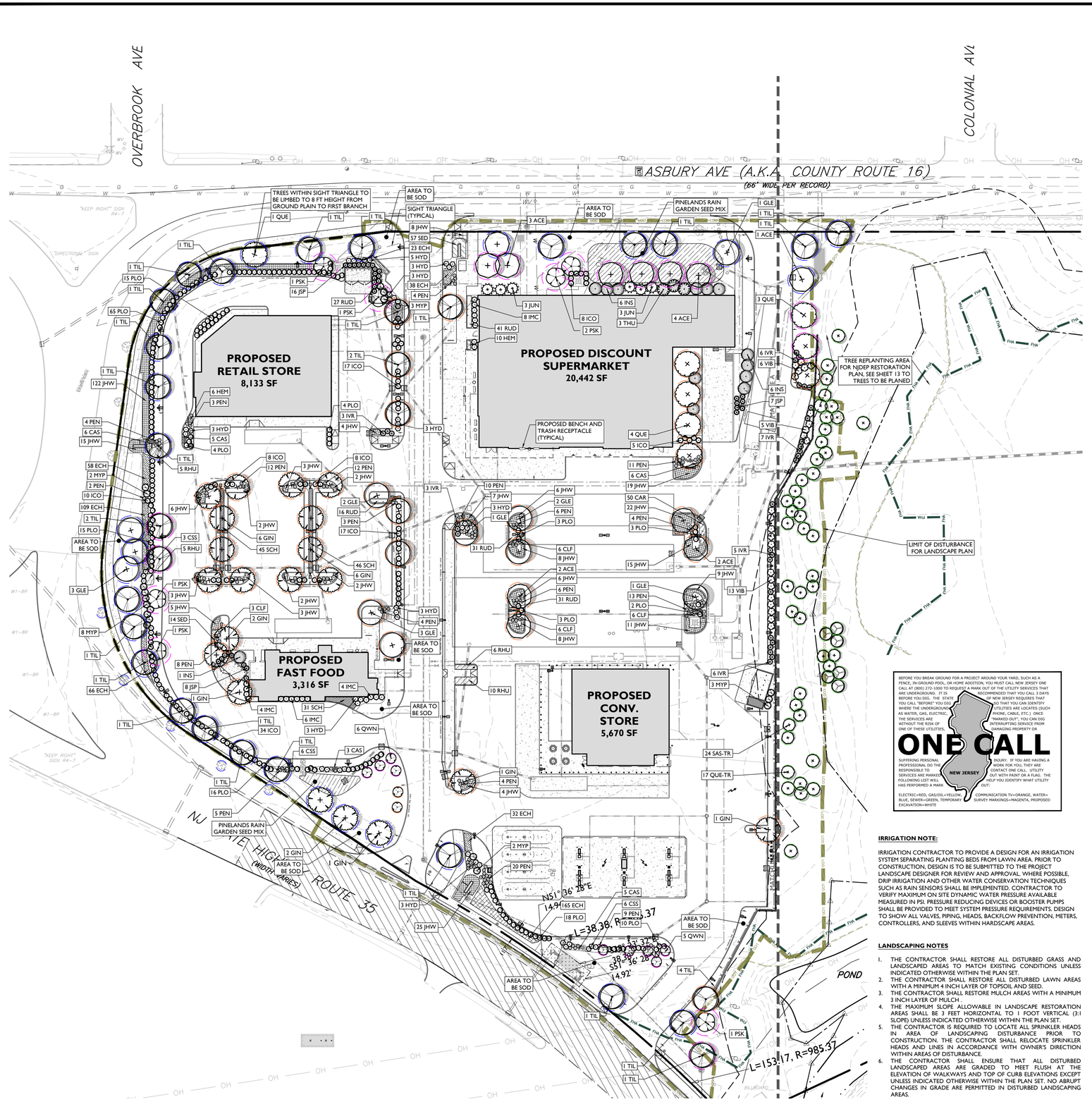
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

DRAWING:
C-11

Z:\PROJECT\M\PRI\2020\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP\10-11SEC.DWG



PINELANDS NURSERY AND SUPPLY
RAIN GARDEN MIX (#ZXMIXRAING):

ASCLEPIAS INCARNATA	SWAMP MILKWEED	10%
ASCLEPIAS SYRIACA	COMMON MILKWEED	4%
CALAMAGROSTIS CANADENSIS	BLUEJOINT GRASS	3%
CAREX CRINITA	FRINGED SEDGE	3%
ELYMUS REPENS/PURIJEA	QUACK GRASS	3%
ELYMUS VIRGINICUS	VIRGINIA WILDRYE	8%
CONOCLINIUM COELESTINUM	BLUE MISTFLOWER	5%
HELENIUM AUTUMNALE	COMMON SNEEZEWEED	3%
KOSTELETZKYA VIRGINICA	SEASHORE MALLOW	1%
LIATRIS SPICATA/PUNCTATA/ODIS	BLAZING STAR	10%
LOBELIA CARDINALIS/CIS	CARDINAL FLOWER	3%
LOBELLA SIPHILITICA	GREAT BLUE LOBELLIA	3%
PANICUM VIRGATUM	SWITCHGRASS	10%
RUDBECKIA HIRTA	ORANGE CONEFLOWER	6%
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	8%
SOLIDAGO SPECIOSA	SHOW-Y GOLDENRROD	3%
SYMPHYOTRICHUM LAEVE	SMOOTH BLUE ASTER	3%
TRADESCANTIA OHIENSIS	OHIO SPIDERWORT	1%
VERBENA HASTATA	SWAMP VERBENA	4%
VERONOIA NOVEBORACENSIS	NEW YORK IRONWEED	2%
ZIZIA AUREA	GOLDEN ALEXANDER	2%

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

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ACE	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" - 3.5" CAL	B&B	AS SHOWN
	GIN	20	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2.5" - 3" CAL	B&B	AS SHOWN
	GLE	13	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	2.5" - 3" CAL	B&B	AS SHOWN
	PSK	7	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	2.5" - 3" CAL	B&B	AS SHOWN
	QUE	8	QUERCUS PHELLOS	WILLOW OAK	2.5" - 3" CAL	B&B	AS SHOWN
	QWN	11	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	2.5" - 3" CAL	B&B	AS SHOWN
	TIL	31	TILIA AMERICANA	GREENSPIRE LINDEN	2.5" - 3" CAL	B&B	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	INS	13	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' - 7' HT	B&B	AS SHOWN
	JSP	31	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	4' - 5' HT.	B&B	AS SHOWN
	JUN	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' - 7' HT	B&B	AS SHOWN
	THU	3	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 7' HT	B&B	AS SHOWN
TREE REPLACEMENT	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	QUE-TR	17	QUERCUS BICOLOR	SWAMP WHITE OAK	3" - 3.5" CAL	B&B	AS SHOWN
	SAS-TR	24	SASSAFRAS ALBIDUM	SASSAFRAS	3" - 3.5" CAL	B&B	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	CSS	15	CORNUS SERICEA	RED TWIG DOGWOOD	18" - 24"	POT	AS SHOWN
	HYD	29	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	24" - 30"	POT	AS SHOWN
	IVR	30	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	POT	AS SHOWN
	VIB	24	VIBURNUM DENTATUM	VIBURNUM	36" - 42"	POT	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ICO	107	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT	AS SHOWN
	IMC	22	ILEX X MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	24" - 30"	B&B	AS SHOWN
	MYP	18	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	24" - 30"	POT	AS SHOWN
	PLO	158	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	18" - 24"	B&B	AS SHOWN
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	CLF	21	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	POT	AS SHOWN
	CAS	25	CAREX STRICTA	TUSSOCK SEDGE	1 GAL.	POT	AS SHOWN
	PEN	140	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	POT	AS SHOWN
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	JHW	317	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 GAL.	POT	36" o.c.
	RHU	26	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL.	POT	42" o.c.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	SCH	122	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	POT	24" o.c.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ECH	491	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	1 GAL.	POT	18" o.c.
	HEM	16	HEMEROCALLIS X 'PURPLE DE ORO'	PURPLE DE ORO DAYLILY	1 GAL.	POT	18" o.c.
	RUD	146	RUDBECKIA FULGIDA	CONEFLOWER	1 GAL.	POT	18" o.c.
	SED	71	SEDUM SPECTABILE 'AUTUMN FIRE'	SHOWY STONECROP	1 GAL.	POT	18" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	CAR	50	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	1 GAL.	POT	18" o.c.

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

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

ONE CALL

NEW JERSEY

SUFFERING PERSONAL INJURY. IF YOU ARE HAVING A PROFESSIONAL DO THE WORK FOR YOU, THEY ARE RESPONSIBLE TO CONTACT ONE CALL. UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG. THE FOLLOWING LIST WILL HELP YOU IDENTIFY WHAT UTILITY HAS PERFORMED A MARK OUT:

ELECTRIC=RED, GAS/OIL=YELLOW, COMMUNICATION TV=ORANGE, WATER=BLUE, SEWER=GREEN, TEMPORARY SURVEY MARKINGS=MAGENTA, PROPOSED EXCAVATION=WHITE

IRRIGATION NOTE:

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

LANDSCAPING NOTES

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

FALL PLANTING HAZARDS ARE INDICATED ON SHEET C-12A UNDER PLANT QUALITY AND HANDLING NOTES. COMMENT #16. SHOULD ANY PROPOSED TREE BE LISTED AS PART OF THE FALL PLANTING HAZARD THEY SHALL ONLY BE OBTAINED FROM THE NURSERY AND PLANTED IN THE SPRING.

SYMBOL	DESCRIPTION
	PROPOSED STREET FRONTAGE TREE
	PROPOSED INTERNAL PARKING LOT TREE
	PROPOSED PERIMETER PARKING LOT TREE
	PROPOSED MITIGATION TREE

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

GRAPHIC SCALE IN FEET
1" = 40'

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

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

TITLE:

LANDSCAPING PLAN

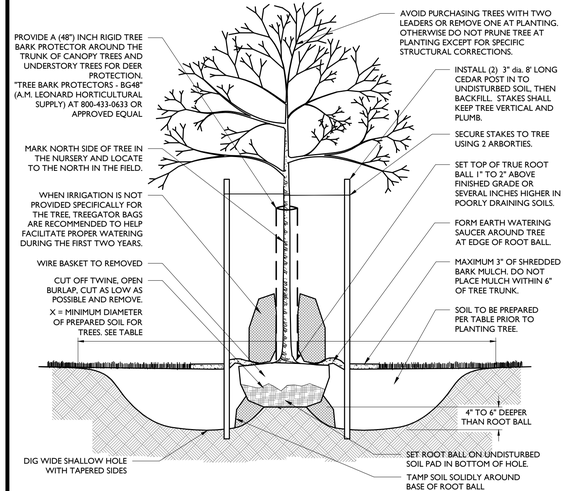
DRAWING:

C-12

Z:\PRIVACT\PRI\2020\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35 - NEPTUNE, NJ\CADD\ACTIVE\LDP 13-21\LANDDEVING

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



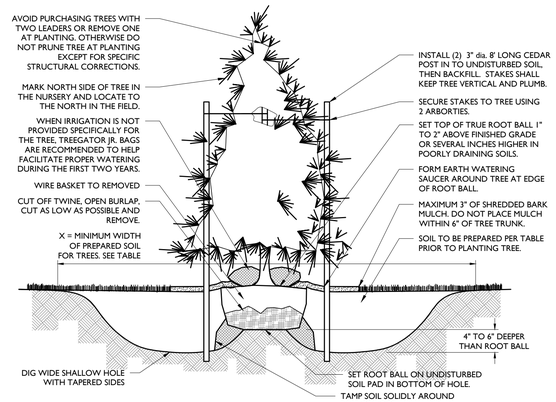
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

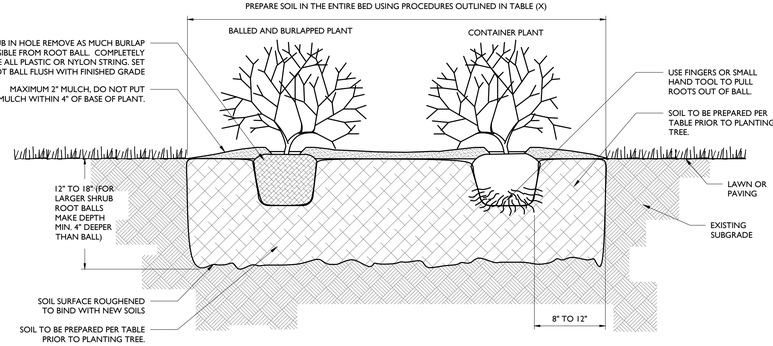


CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2

PREPARE SOIL IN THE ENTIRE BED USING PROCEDURES OUTLINED IN TABLE (X)



NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

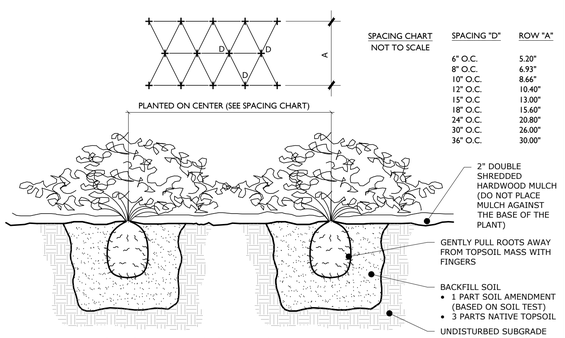
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



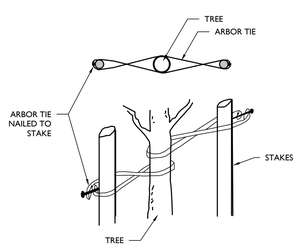
SPACING CHART
NOT TO SCALE

SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4



INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

ARBORTIE DETAIL

NOT TO SCALE

5

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

LESCO FERTILIZER 16-0-8

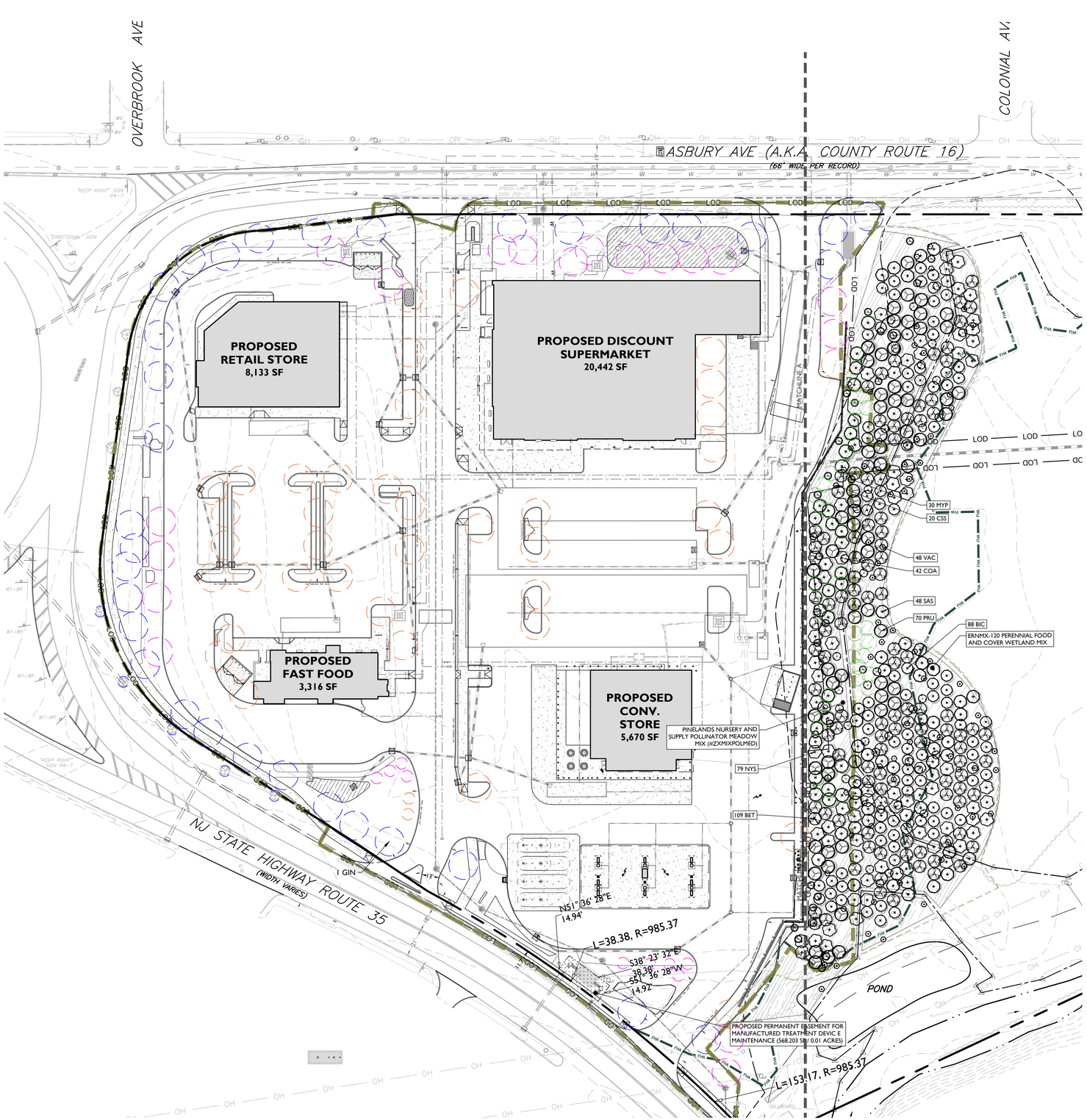
- FERTILIZER CONTAIN 16-0-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPERFECT HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR ALGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX X REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING OR INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RU



PLANT SCHEDULE - NJDEP RESTORATION AREA

MITIGATION TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	BET	109	BETULA LENTA	SWEET BIRCH	1" - 1.5" CAL	WHIP	AS SHOWN
	NYS	79	NYSSA SYLVATICA	SOUR GUM	1" - 1.5" CAL	WHIP	AS SHOWN
	PRU	70	PRUNUS SEROTINA	WILD BLACK CHERRY	1" - 1.5" CAL	WHIP	AS SHOWN
	BIC	88	QUERCUS BICOLOR	SWAMP WHITE OAK	1" - 1.5" CAL	WHIP	AS SHOWN
	SAS	48	SASSAFRAS ALBIDUM	SASSAFRAS	1" - 1.5" CAL	WHIP	AS SHOWN
TREE REPLACEMENT	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	QUE-TR	17	QUERCUS BICOLOR	SWAMP WHITE OAK	3" - 3.5" CAL	B&B	AS SHOWN
	SAS-TR	24	SASSAFRAS ALBIDUM	SASSAFRAS	3" - 3.5" CAL	B&B	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	IVR	15	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	18" - 24"	POT	AS SHOWN
	VIB	16	VIBURNUM DENTATUM	VIBURNUM	36" - 42"	POT	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	MYP	1	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	24" - 30"	POT	AS SHOWN

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

DISTURBED TRANSITION AREAS

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

AREAS ARE INDICATED PER HISTORIC AERIALS DATED 2011.

PINELANDS NURSERY AND SUPPLY POLLINATOR MEADOW MIX (#ZXMIXPOLMED):

ANDROPOGON GERARDII	BIG BLUESTEM	8%
CHAMAECRISTA FASCICULATA	COMMON PARTRIDGE PEA	6%
CHAMACRISTA FASCICULATA	PARTRIDGE PEA	6%
CORDYOPSIS LANCEOLATA	CORDYOPSIS	7%
ECHINACEA PURPUREA	CONEFLOWER	5%
ELYMUS VIRGINICUS	VIRGINIA WILDRYE	6%
CONOCLINIUM COELESTINUM	BLUE MISTFLOWER	4%
EUPATORIUM PERFOLIATUM	SWEET JOE PYE WEED	3%
GAILLARDIA AMBIGUA	FIRE WHEEL BLANKETFLOWER	4%
HELIOPSIS HELIANTHOIDES	SMOOTH OXEYE	5%
LIATRIS SPICATA	DENSE BLAZING STAR	7%
MONARDA FISTULOSA	WILD BERGAMOT	2%
PANICUM VIRGATUM	SWITCHGRASS	3%
RUDBECKIA HIRTA	ORANGE CONEFLOWER	5%
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	10%
SOLIDAGO NEMORALIS	GRAY GOLDENROD	3%
SYMPHYOTRICHUM LAEVE	SMOOTH BLUE ASTER	7%
TRIDENS FLAVUS	PURPLETOP TRIDENS	6%
VERNONIA GIGANTEA	STARVED IRONWEEDA	4%
VERBESINA ALTERNIFOLIA	WINGSTEM	2%

1. SOW ABOVE MIX AT A RATE OF 14 LBS./ACRE
2. DEER TONGUE SHALL NOT BE PERMITTED IN THE SEED MIX DUE TO ITS AGGRESSIVE GROWING HABITS.

ERNST CONSERVATION SEED, INC PERENNIAL FOOD AND COVER WETLAND MIX (ERNMX-120):

CAREX VULPINOIDEA	FOX SEDGE	20%
ELYMUS VIRGINICUS	VIRGINIA WILDRYE	10.5%
CAREX LUPULINA	HOP SEDGE	12.5%
CAREX LURIDA	LURID SEDGE	12.5%
CAREX SCOPARIA	BLUNT BROOM SEDGE	11.5%
JUNCUS EFFUSUS	SOFT RUSH	18%
CAREX STRICTA	TUSSOCK SEDGE	2%
LEERSIA ORYZOIDES	RICE CUTGRASS	2%
CAREX CRINITA	FRINGED SEDGE	1%
SCIRPUS CYPRINU	WOOLGRASS	0.5%

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

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-1000 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE" YOU DIG TO THAT YOU CAN IDENTIFY WHERE THE UNDERGROUND UTILITIES ARE LOCATED (SUCH AS WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.) ONCE THE SERVICES ARE "MARKED OUT", YOU CAN DIG WITHOUT THE RISK OF INTERRUPTING SERVICE FROM ONE OF THESE UTILITIES. DAMAGING PROPERTY OR SUFFERING PERSONAL INJURY. IF YOU ARE HAVING A PROFESSIONAL DO THE WORK FOR YOU, THEY ARE RESPONSIBLE TO CONTACT ONE CALL. UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG. THE FOLLOWING LIST WILL HELP YOU IDENTIFY WHAT UTILITY HAS PERFORMED A MARK OUT:

ONE CALL
NEW JERSEY

ELECTRIC=RED, GAS/OIL=YELLOW, COMMUNICATION TV=ORANGE, WATER=BLUE, SEWER=GREEN, TEMPORARY SURVEY MARKINGS=MAGENTA, PROPOSED EXCAVATION=WHITE

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. NO MULCH SHALL BE APPLIED IN REFORESTATION AREA.
3. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. APPLICANT TO REPLANT TREES WITH REQUIRED CALIPER PER NJDEP WITHIN THE 50 FOOT WETLAND BUFFER.
5. APPLICANT TO REPLACE ALL NON-NATIVE INVASIVE PLANTS IN ACCORDANCE WITH THE ENVIRONMENTAL AND SHADE TREE COMMISSION.
6. INVASIVE SPECIES AND OBSTRUCTIONS WILL BE REMOVED FROM THE HOLLOW BROOK AND ITS ASSOCIATED REPAIRS ZONE ON THE SUBJECT PROPERTY IN ACCORDANCE WITH THE NJDEP PERMIT BY RULE FOR THE STORMWATER MAINTENANCE.

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

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

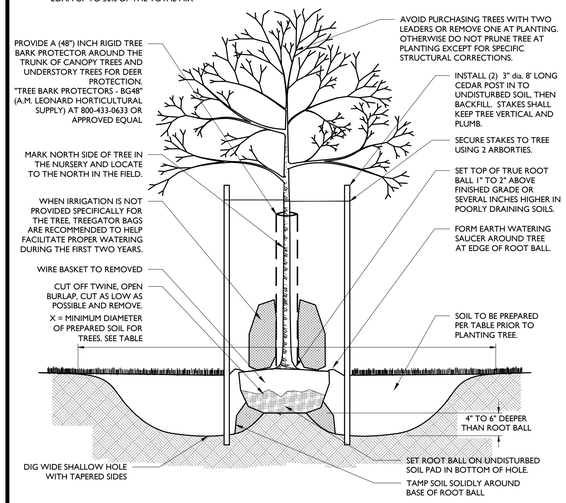
TITLE: NJDEP TRANSITION AREA RESTORATION PLAN

DRAWING: C-13

Z:\PROJECTS\PRI\2020\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-12-13-LAND.DWG

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



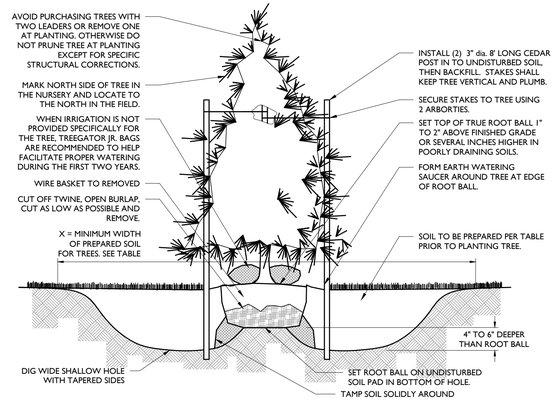
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

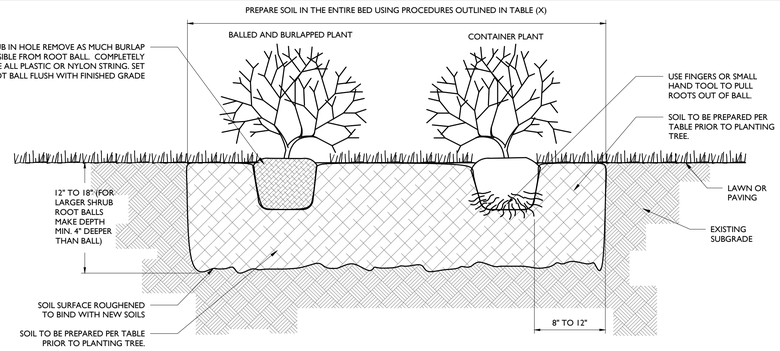
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2



NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME)
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

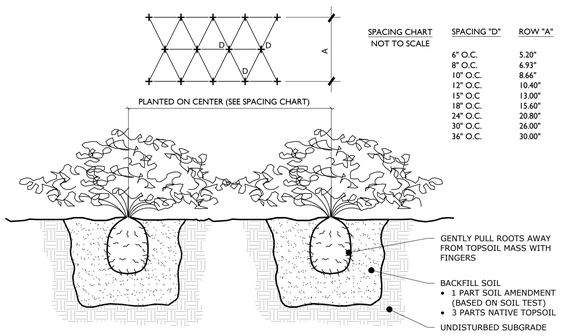
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



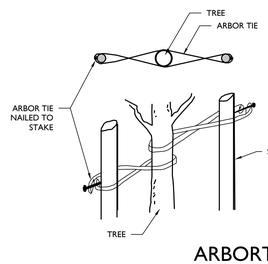
SPACING CHART
NOT TO SCALE

SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4



INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

ARBORTIE DETAIL

NOT TO SCALE

5

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
12. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
13. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

LESCO FERTILIZER 16-0-8

- FERTILIZER CONTAIN 16-0-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA.

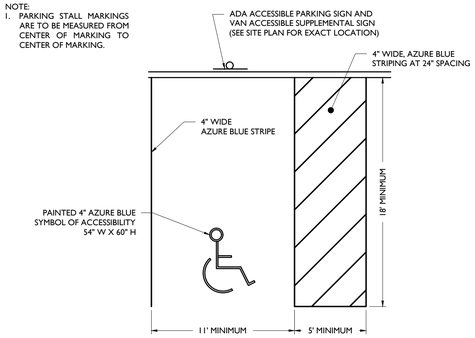
PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR ACCEPTED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX X REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZEKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A M

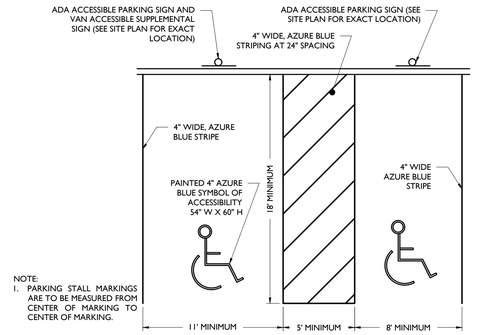
NOTE:
1. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

1



NOTE:
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ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

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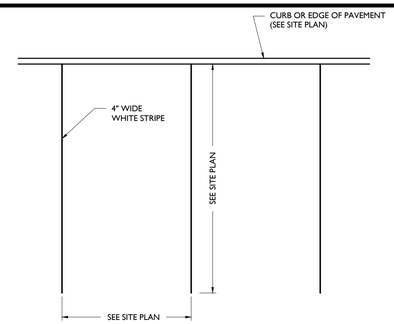

PARKING STALL MARKINGS

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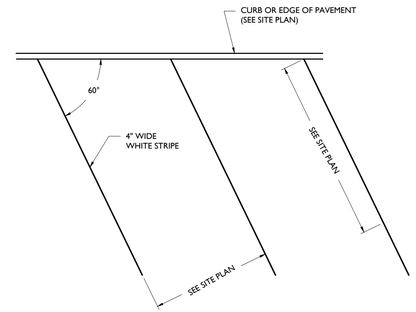

ANGLED PARKING STALL MARKINGS

NOT TO SCALE

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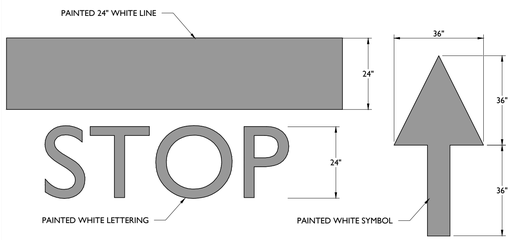
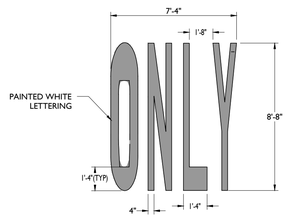


STOP BAR & ARROW DETAILS

NOT TO SCALE

5



"ONLY" DETAIL

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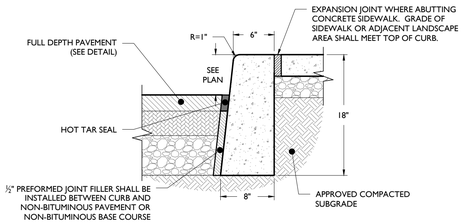


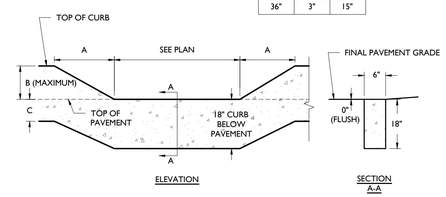
CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

7

FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

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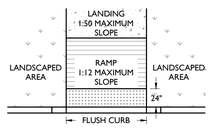
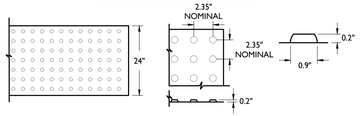


CURB RAMP WITH DETECTABLE WARNING



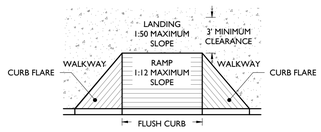
DETECTABLE WARNING

CURB RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

9

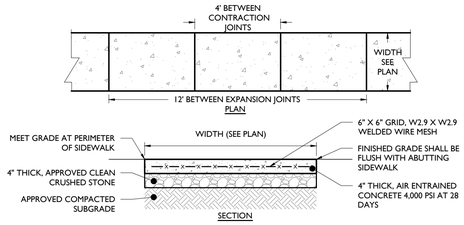


CURB RAMP WITH FLARES DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
2. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
3. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
4. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

10

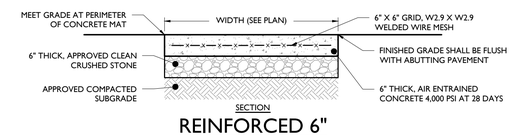


REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ¼" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE
3. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

11

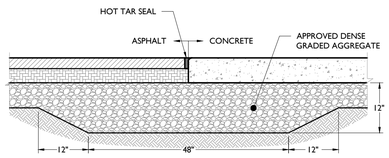


REINFORCED 6" CONCRETE MAT

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 4' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

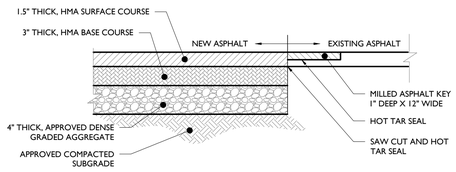
12



CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

13

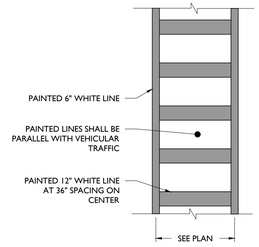


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

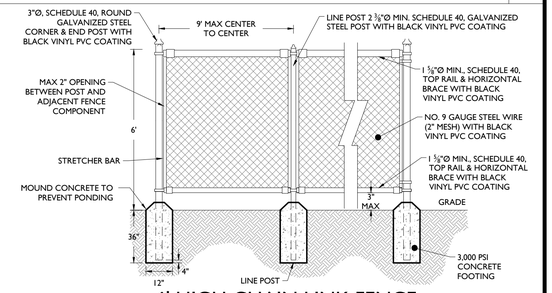
14



CROSSWALK DETAIL

NOT TO SCALE

15



6' HIGH CHAIN LINK FENCE

NOT TO SCALE

NOTES:
1. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION, PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
2. FENCE DETAIL ONLY APPLIES TO FENCE WITHOUT PRIVACY SLATS.
3. FENCE TO BE INSTALLED FOLLOWING SITE GRADING.
4. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.
5. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS.

16

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

BLOCK 70.1, LOT 1 (TAX MAP SHEET 7)
704 N.J. ROUTE 35
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

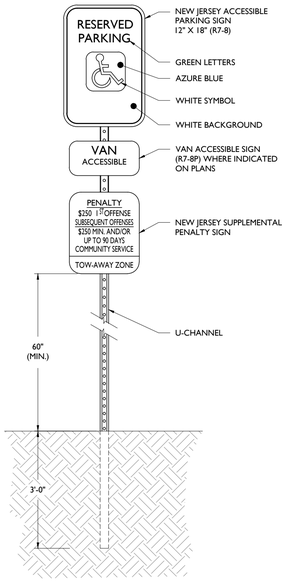
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE: **CONSTRUCTION DETAILS**

DRAWING: **C-14**

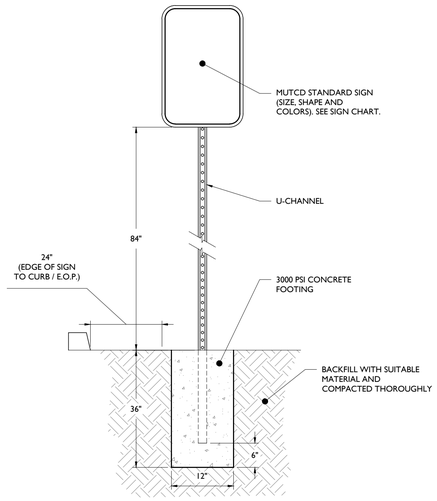
Z:\PRIMACT\DWG\PRI\2020\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\DP-14-DETL.DWG



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

1



SIGN POST DETAIL

NOT TO SCALE

2

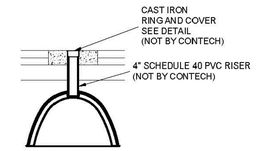
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE

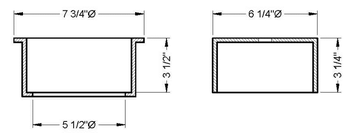
3



INSPECTION PORT DETAIL

NOT TO SCALE

4



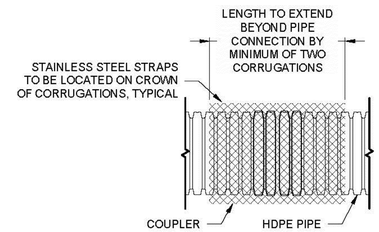
RING AND COVER DETAIL

NOT TO SCALE

INSTALLATION NOTES

1. CHAMBERMAXX INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
2. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
3. THE SCOUR PROTECTION NETTING TO EXTEND 1'-0" BEYOND OUTSIDE EDGE OF INLET CHAMBERS.
4. COVER ANY OPEN VOID SPACES GREATER THAN 3/4" ON CHAMBERS WITH A NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF BACKFILL MATERIAL.
5. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH TO 8-INCH LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE CHAMBERS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% S.P.D. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE CHAMBER ROWS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE CHAMBERS. THE MINIMUM CHAMBER SPACING MUST BE MAINTAINED.
6. REFER TO CHAMBERMAXX INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
7. IT IS ALWAYS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
8. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.

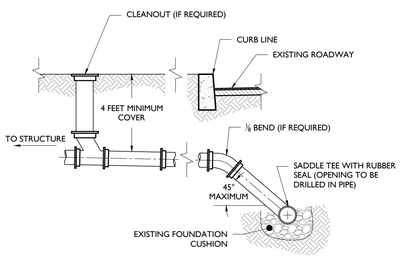
5



HDPE COUPLER DETAIL

NOT TO SCALE

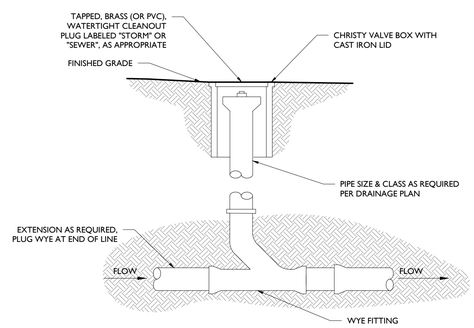
6



SEWER CONNECTION DETAIL

NOT TO SCALE

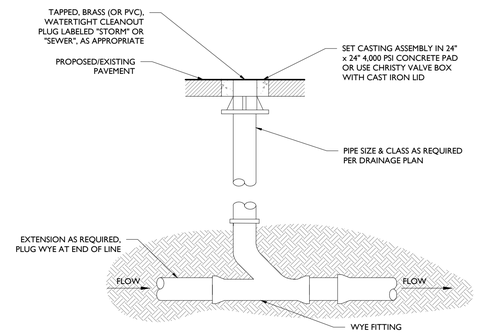
7



SOFTSCAPE CLEAN-OUT

NOT TO SCALE

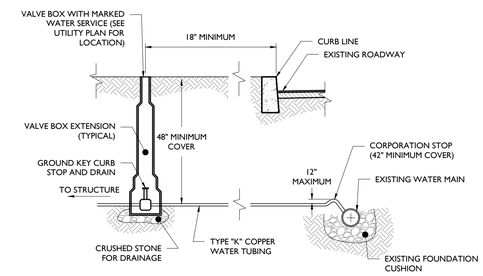
8



HARDSCAPE CLEAN-OUT

NOT TO SCALE

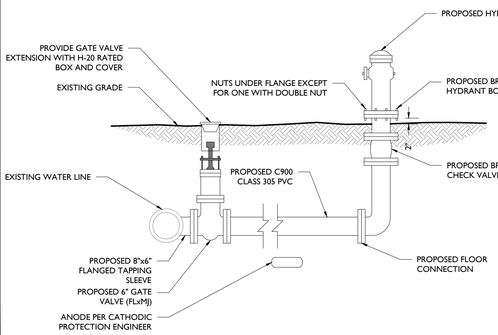
9



WATER CONNECTION DETAIL

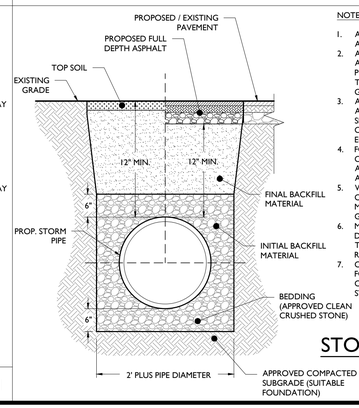
NOT TO SCALE

10



FIRE HYDRANT INSTALLATION

11



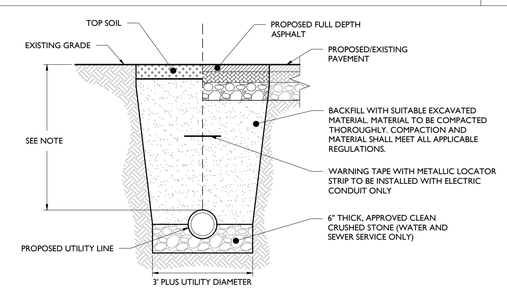
NOTES:

1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" (LATEST EDITION).
3. ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

STORM TRENCH DETAIL

NOT TO SCALE

12



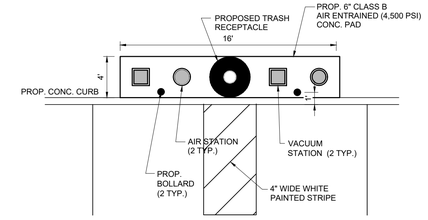
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:

MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE LUTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

13



NOTE:
ALL CONCRETE CURB, SIDEWALK, AND APRON DETAILS MUST MEET THE SPECIFICATIONS OF NJDOT CLASS B CONCRETE.

AIR/VACUUM STATION DETAIL

NOT TO SCALE

14

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
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STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE: CONSTRUCTION DETAILS

DRAWING: C-15

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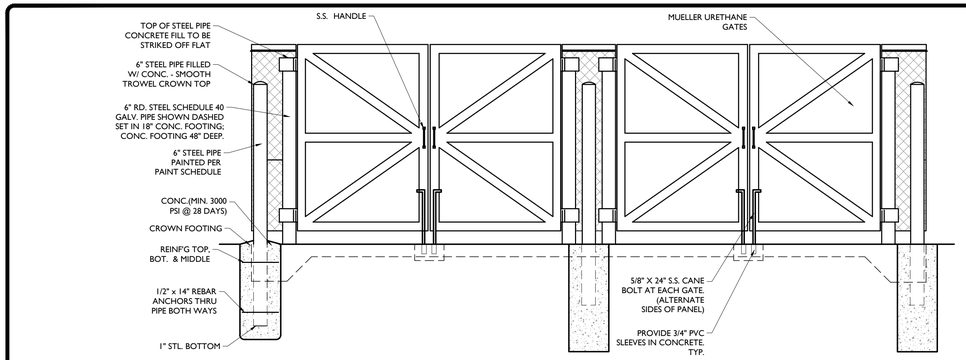
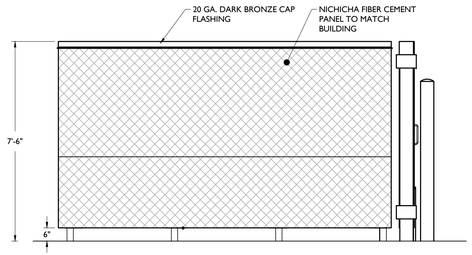
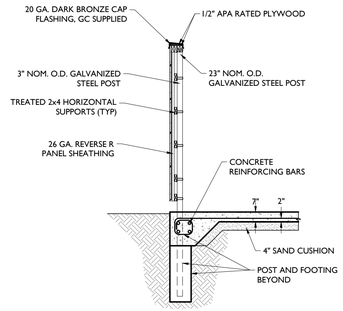


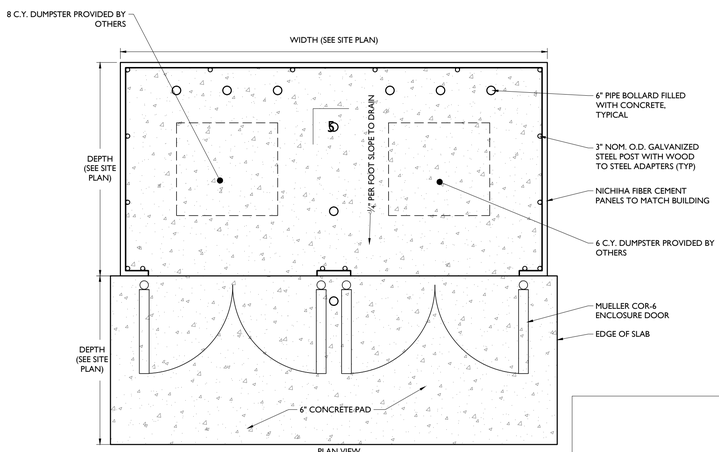
FRONT VIEW OF GATE



SIDE VIEW ENCLOSURE



SECTION VIEW OF WALL AND FOUNDATION

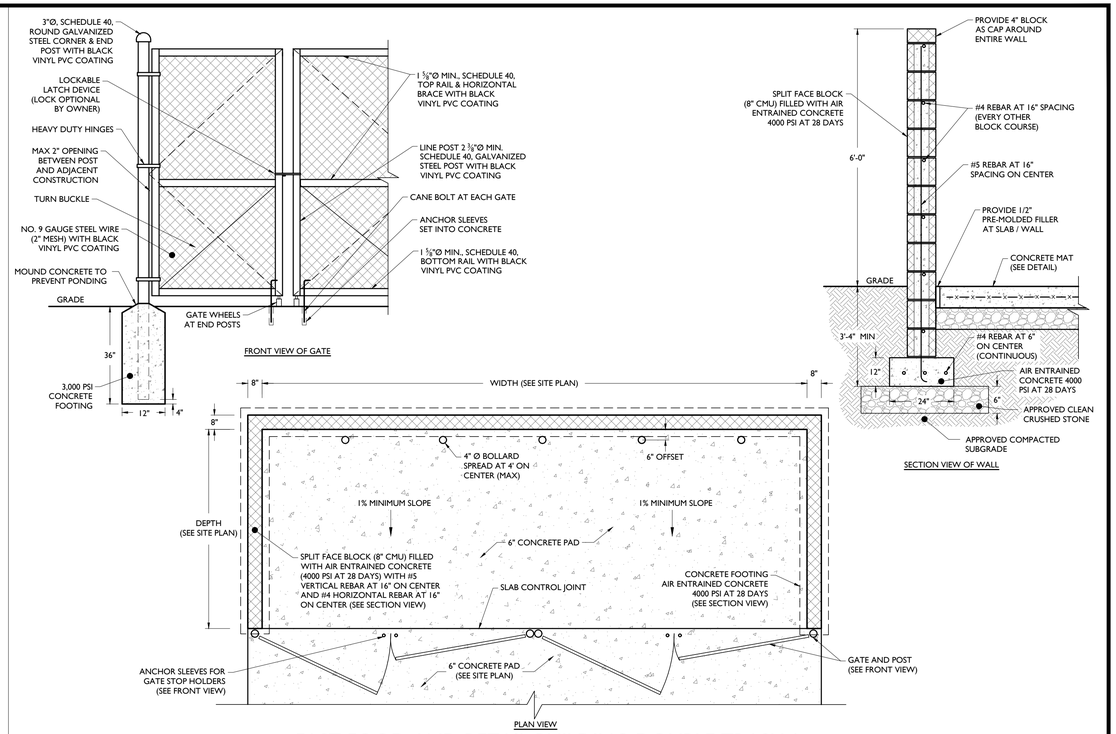


PLAN VIEW

DOUBLE TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE

1

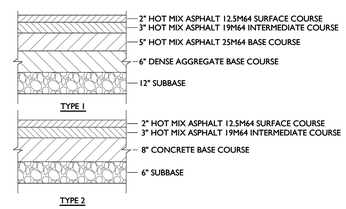


NOTE:
BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER

FAST FOOD AND RETAIL BUILDING DOUBLE TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE

2



NJDOT PAVEMENT SECTION AND REPAIR STRIP DETAIL

(FOR USE WITHIN NJDOT ROW)

NOT TO SCALE

NOTES:
1. FOR AREAS 5.0 FEET OR MORE IN WIDTH, USE TYPE 1.
2. FOR AREAS LESS THAN 5.0 FEET IN WIDTH WHEN PROPER ASPHALT COMPACTION IS NOT POSSIBLE, USE TYPE 2.
3. IF PAVEMENT CONSTRUCTION ENCROACHES ON EXISTING TRAVEL LANES, THE ENTIRE LANE SHALL BE MILLED AND RESURFACED.
4. FOR MILLING AND RESURFACING, USE HOT MIX ASPHALT 12.5 ME SURFACE COURSE, 2" THICK.
5. SAW CUT PAVEMENT PRIOR TO EXCAVATION.
6. UNDERCUT SOFT SUBGRADE AREAS AND REPLACE WITH ADDITIONAL DENSE GRADED AGGREGATE BASE COARSE.
7. UNIFORMLY SPRAY TACK COAT WHEN PLACING HOT MIX ASPHALT ON PAVED SURFACE.
8. USE POLYMERIZED JOINT ADHESIVE FOR LONGITUDINAL JOINT OF THE NEW SURFACE COARSE WITH EXISTING HOT MIX ASPHALT, CURB, OR ANY VERTICAL SURFACE ALONG THE NEW SURFACE.
9. EXISTING CONCRETE PAVEMENT SHOULD BE REPAIRED IN KIND FOR FULL WIDTH OF LANE IN ACCORDANCE WITH THE STANDARD DETAIL CD-453.
10. DENSE GRADED AGGREGATE BASE COARSE AND SUBBASE SHOULD EXTEND A MINIMUM OF 3" BEYOND THE OUTER EDGE OF THE PROPOSED CURB.
11. REPAIR ANY ASPHALT PAVEMENTS, WHICH EXHIBIT HIGH SEVERITY CRACKING, POTHOLES, OR OTHER DAMAGE IN ACCORDANCE WITH 401.03.01.D OF 2007 NJDOT SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (ITEM NO. 401021M).
12. IF ANY PAVEMENT CONSTRUCTION (WIDENING, NEW/RESETTING CURB ETC.) ENCROACH AN EXISTING TRAVEL LANE, THEN MILL 2" OF EXISTING PAVEMENT AND RESURFACE WITH 2" THICK HOT MIX ASPHALT 12.5ME SURFACE COURSE THE FULL WIDTH OF THAT TRAVEL LANE ALONG NEW CONSTRUCTION WITHOUT ANY JOINTS.
13. UNDERCUT SOFT SUBGRADE AREAS AND REPLACE WITH ADDITIONAL SUBBASE WHERE THE WATER TABLE IS NOT ENCOUNTERED WITHIN THE DEPTH OF EXCAVATION.
14. SHOULD THE EXISTING CORE THICKNESS SHOW ASPHALT DEPTH LESS THAN 8", THIS PAVEMENT SECTION SHALL BE USED.
15. CONTRACTOR TO EXCAVATE AND REPLACE ANY UNSTABLE MATERIAL WITH SUBBASE.

5

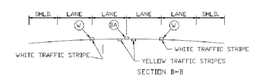
CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9" x 16"	16"	4"	14"	2"
9" x 18"	18"	6"	16"	4"

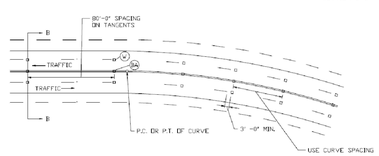
NJDOT METHOD OF DEPRESSING CURB AT DRIVEWAYS

(FOR USE WITHIN NJDOT ROW)

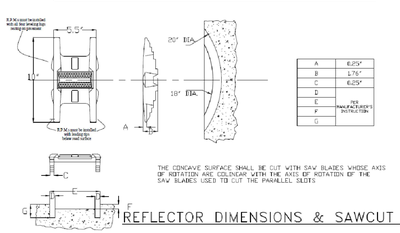
NOT TO SCALE

3





TYPICAL MULTI-LANE UNDIVIDED SECTION



A	6.25"
B	1.75"
C	6.25"
D	
E	PER MANUFACTURER'S INSTRUCTION
F	
G	

REFLECTOR DIMENSIONS & SAWCUT DETAIL

4

FEATURES
- Reliable, efficient operation
- Type 2, 3, 4, 5 distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge protection
- IP66

SPECIFICATIONS

CONSTRUCTION
- Luminaire housings are cast aluminum, A356 alloy
- Outer lens are acrylic and sealed to the housing with a silicone gasket on the top and bottom
- All internal and external hardware are stainless steel
- Finial and optional cast fill-gree basket are painted to match housing
- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 2604-05 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

OPTICAL MODULE
- Light-emitting diode (LED) assembly are sealed to a die-cast anodized aluminum heat sink with an injection molded silicone rubber gasket and stainless steel Bezel, IP66
- LED optics are injection molded PMMA acrylic and be mounted to a metal printed circuit board with a uniform conformal coating over the panel surface and electrical features

INSTALLATION
- The electrical assembly are mounted to a prewired internal service tray and accessed by releasing the service latch to allow the fixture to hinge open into a service position

ELECTRICAL
- Luminaires accept 120 Hz to 277 50/60Hz input voltage have integral surge protection and wire leads for controls
- Drivers are UL recognized, have a minimum starting temperature of -30°C and have a 0-10v dimming interface with a dimming range of 10-100%
- Drivers have a power factor ≥ 90 and THD of ≤20% at full load with an inrush current maximum of <20.0 Amps maximum at 230VAC
- Drivers are not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems

- Thermal shield is provided with all configurations for added protection in the event of abnormally excessively high ambient temperature conditions.
- Surge protector are UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 3.72J.

CONTROLS
- SCP shall have an integral surge protection device with a current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 3.72J
- Sensor not intended for use with additional photo-control, wireless control or dimming systems

CERTIFICATIONS
- Luminaire shall be listed with ETL for outdoor, wet location use, UL 1598, UL 8750 and Canadian CSA Std C22.2 no.250

WARRANTY
- 5-year warranty

KEY DATA	
Lumen Range	3,215–5,343
Wattage Range	73
Efficacy Range (LPW)	44–63.8
Weight	31 lbs / 14.06 kg
EPA	1.47

Current

currentlighting.com/jsal

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Page 1 of 3
Rev 070522
sal_fgl_led_series_R01

STREET LIGHT FIXTURE SPECIFICATION (FIXTURE 'E')

NOTE:
OR TOWNSHIP APPROVED EQUAL FIXTURE.

6

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
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PROP IMPROVEMENTS

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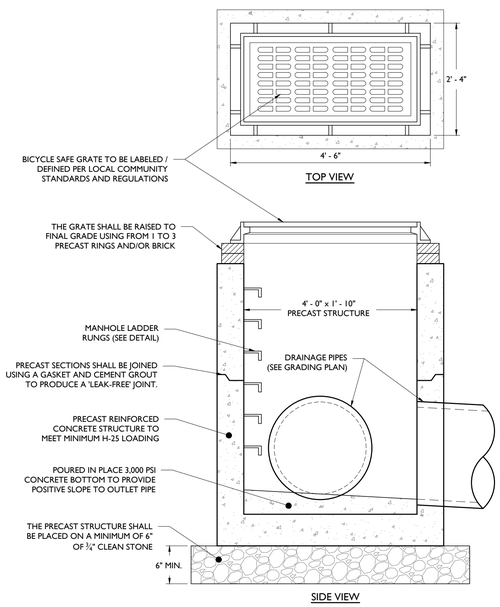
SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE: CONSTRUCTION DETAILS

DRAWING: C-16

Z:\PROJECTS\PRI\2000\PRI-200142-EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-14-DETL.DWG

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

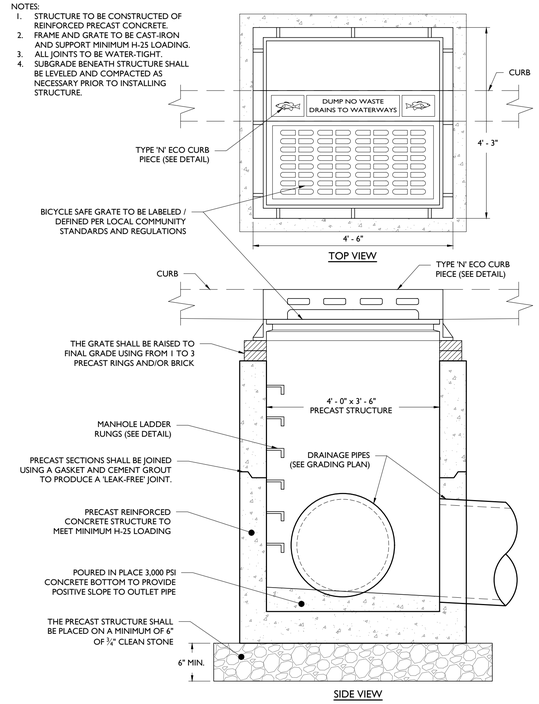


TYPE 'A' STORM INLET DETAIL

NOT TO SCALE

1

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

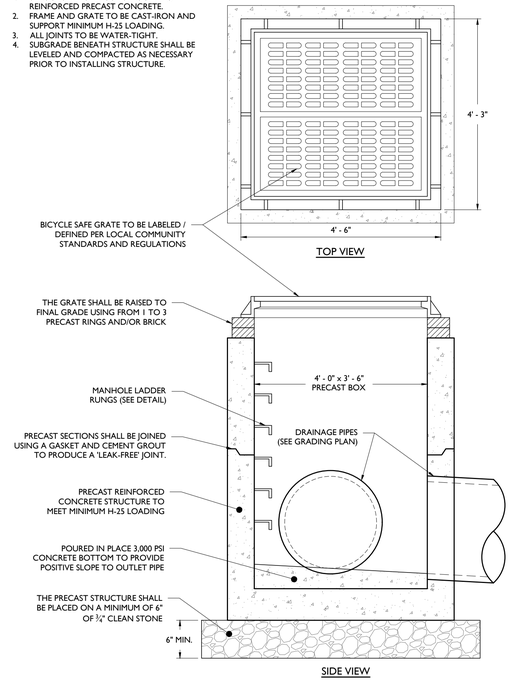


TYPE 'B' STORM INLET DETAIL

NOT TO SCALE

2

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

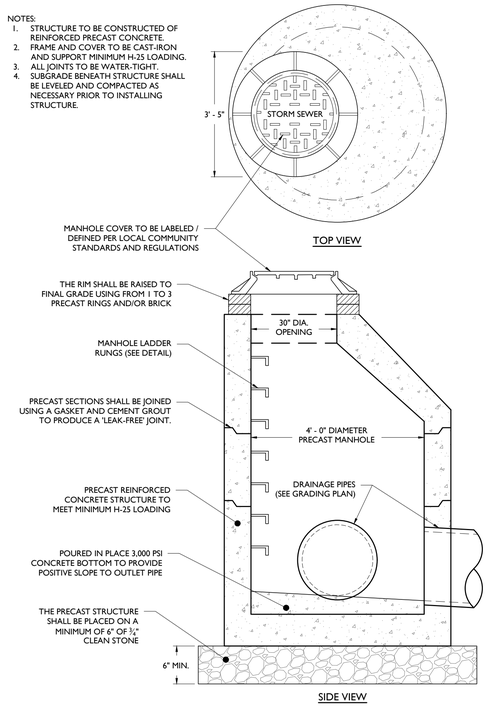


TYPE 'E' STORM INLET DETAIL

NOT TO SCALE

3

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
2. FRAME AND COVER TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

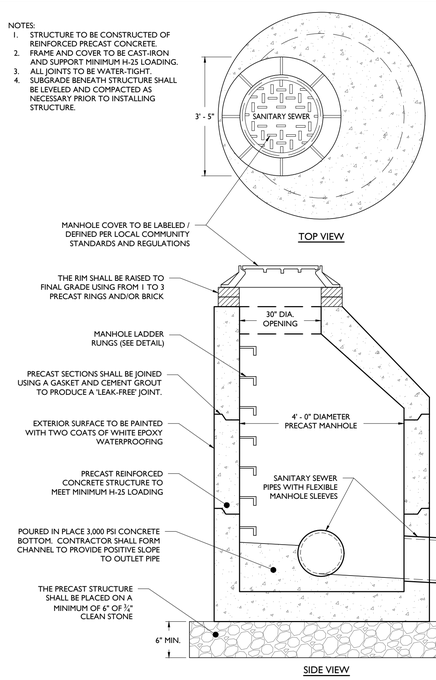


STORM MANHOLE DETAIL

NOT TO SCALE

4

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
2. FRAME AND COVER TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

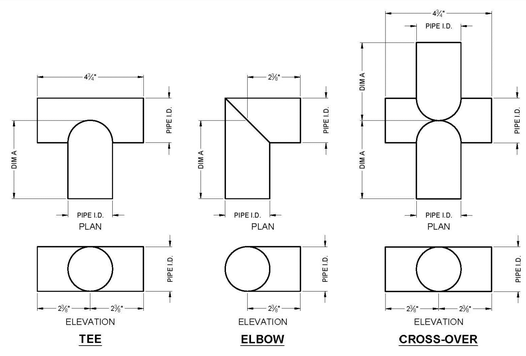


SANITARY MANHOLE DETAIL

NOT TO SCALE

NOTES:
1. IN ACCORDANCE WITH ORDINANCE SECTION 419.H.3(b), ALL SANITARY MANHOLES WITHIN FLOOD HAZARD AREA TO BE WATER TIGHT TO PREVENT ANY INFILTRATION INTO THE SEWER SYSTEM.

5



STANDARD MANIFOLD COMPONENT TO SCALE				
	AVAILABLE DIAMETERS - INCHES			
TEE	12	15	18	24
ELBOW	12	15	18	24
DIM A	42	42	48	48

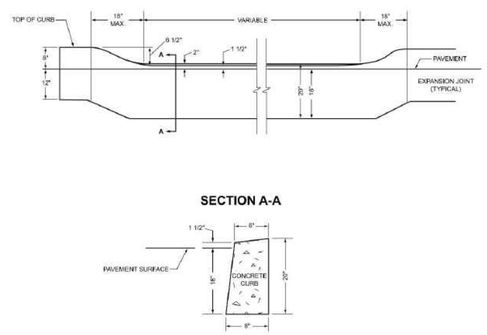
GENERAL NOTES:
1. FITTING MATERIAL TO BE MANUFACTURED FROM CORRUGATED HIGH DENSITY POLYETHYLENE, AASHTO M294 PIPE.
2. FITTINGS TO BE FABRICATED IN ACCORDANCE WITH THE REQUIREMENOT TO SCALE OF AASHTO M294.
3. FITTINGS DESIGNED TO PROTRUDE 6" INTO THE END OF THE INLET CHAMBERS.
4. MANIFOLD TEE AND ELBOW JOINOT TO SCALE TO BE CONNECTED UTILIZING HDPE COUPLERS.

TYPICAL MANIFOLD DETAIL

NOT TO SCALE

6

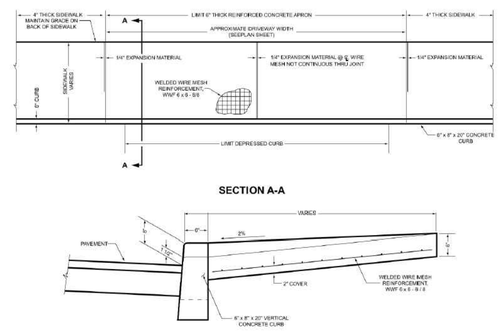
DEPRESSED CURB DETAIL



MONMOUTH COUNTY STANDARD DEPRESSED CURB DETAIL

7

CONCRETE APRON DETAIL



MONMOUTH COUNTY STANDARD CONCRETE APRON DETAIL

8

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
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22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
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AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

BLOCK 70.01, LOT 1 (TAX MAP SHEET 7)
704 N.J. ROUTE 33
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

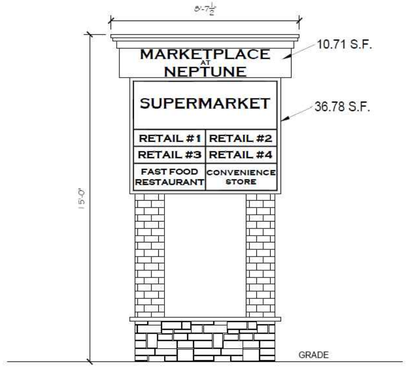
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE: CONSTRUCTION DETAILS

DRAWING: C-17

Z:\PRINCETON\PRI\200142\EDGEWOOD PROPERTIES - 704 ROUTE 33, NEPTUNE, NJ\CADD\PLOT\DLP-14-DETL.DWG

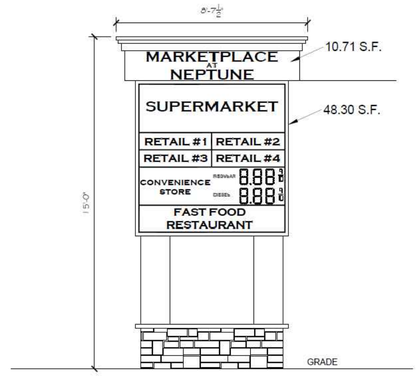


PYLON SIGN No. 1
ASBURY AVE

PYLON SIGN #1 DETAIL

NOT TO SCALE

1

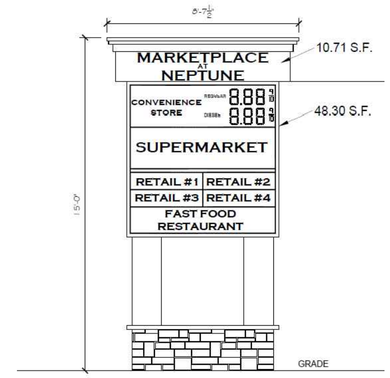


PYLON SIGN No. 2
RT 35 (CIRCLE)

PYLON SIGN #2 DETAIL

NOT TO SCALE

2

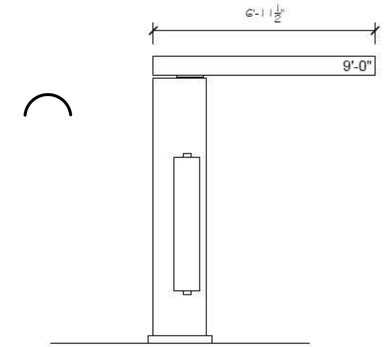


PYLON SIGN No. 3
RT 35

PYLON SIGN #3 DETAIL

NOT TO SCALE

3

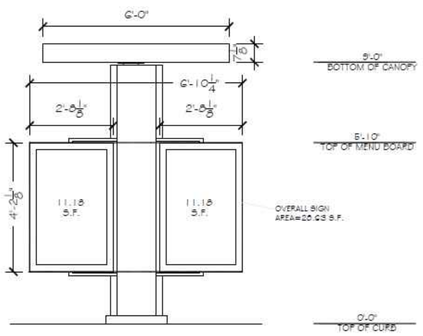


MENU BOARD SIDE VIEW

MENU BOARD SIDE VIEW DETAIL

NOT TO SCALE

4

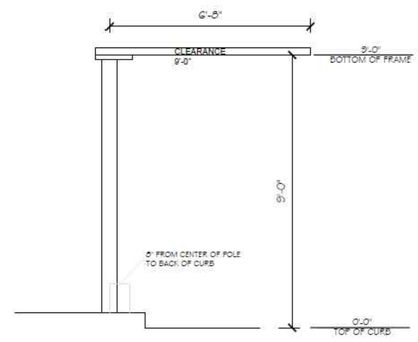


MENU BOARD DETAIL

MENU BOARD FRONT VIEW DETAIL

NOT TO SCALE

5

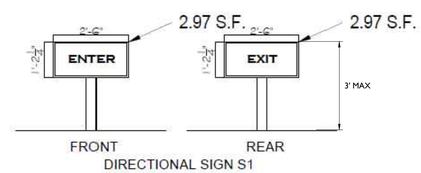


CLEARANCE BAR DETAIL

CLEARANCE BAR DETAIL

NOT TO SCALE

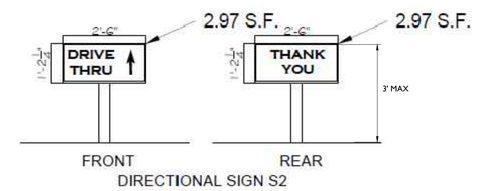
6



S1 DIRECTIONAL SIGN DETAIL

NOT TO SCALE

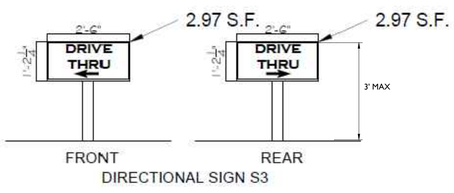
7



S2 DIRECTIONAL SIGN DETAIL

NOT TO SCALE

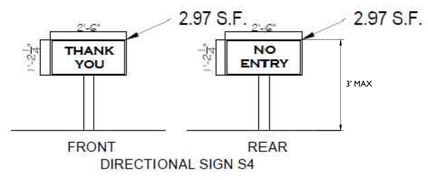
8



S3 DIRECTIONAL SIGN DETAIL

NOT TO SCALE

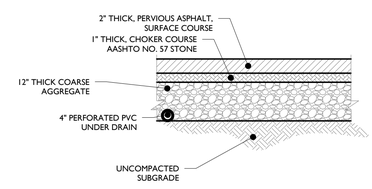
9



S4 DIRECTIONAL SIGN DETAIL

NOT TO SCALE

10

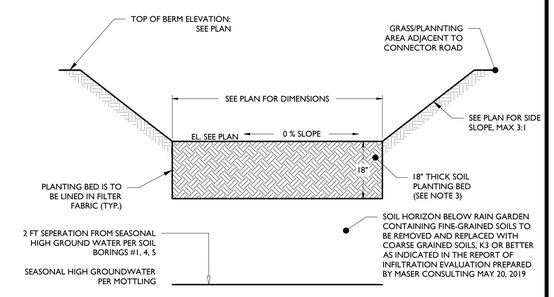


NOTE:
ALL COURSES AND GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION SPECIFICATIONS.

PERVIOUS PAVEMENT WITH UNDER DRAIN DETAIL

NOT TO SCALE

11



TYPICAL RAIN GARDEN DETAIL

NOT TO SCALE

NOTES:
1. BIORETENTION AREA CONSTRUCTION MUST NOT COMPACT SOILS BELLOW SOIL BED BOTTOM.
2. THE PLANTING SOIL BED SHALL CONSIST OF THE FOLLOWING MIX: 85%-95% SANDS WITH <25% OF THE SANDS CLASSIFIED AS FINE OR VERY FINE, <15% SILT AND CLAY WITH 2%-5% CLAY CONTENT. THE MIX SHALL BE AMENDED WITH 5%-7% ORGANICS. pH LEVELS SHALL RANGE FROM 5.5 TO 6.5. THE SOIL MIX MUST BE CERTIFIED BY EITHER THE VENDOR OR A LICENSED PROFESSIONAL ENGINEER DURING ONSITE MIXING.
3. THE PLANTING SOIL BED SHALL BE PLACED IN 12" TO 18" LIFTS.

12

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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70 & N.J. ROUTE 35
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

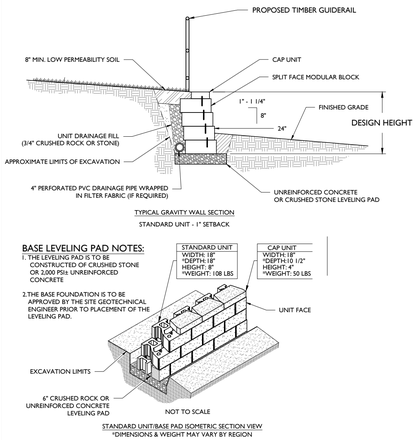
TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-18

Z:\PRIVATE\DWG\2020\PRI-200142 EDGEWOOD PROPERTIES - 70-A ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-14-DETL.DWG

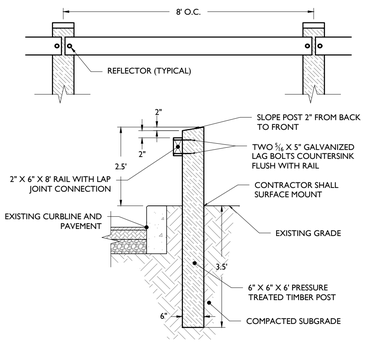


MODULAR BLOCK WALL DETAIL

NOT TO SCALE

NOTES:
1. RETAINING WALL DESIGN PLANS TO BE PREPARED BY LICENSED PROFESSIONAL IN THE STATE OF NEW JERSEY.
2. KEYSTONE WALL SYSTEM, OR APPROVED EQUIVALENT, TO BE CONSTRUCTED.

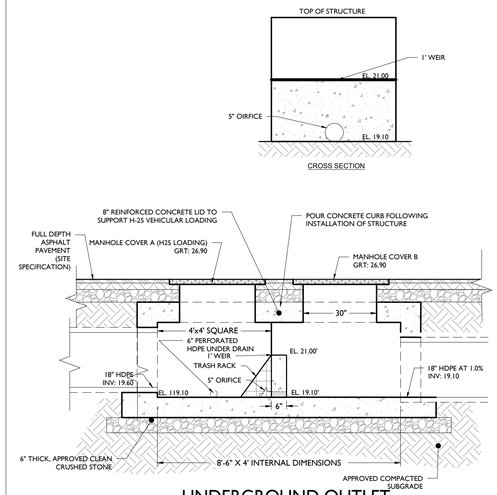
1



TIMBER POST GUIDE RAIL DETAIL

NOT TO SCALE

2



UNDERGROUND OUTLET STRUCTURE (OCS) DETAIL - BASIN 1A

NOT TO SCALE

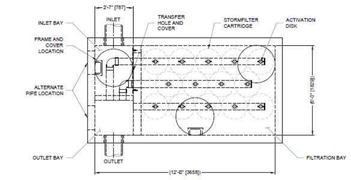
3

STORMFILTER DESIGN NOTES

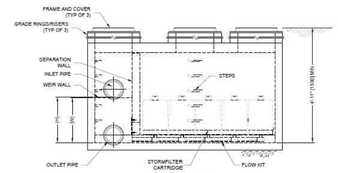
- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD
- A 6' x 12' (1524 x 3658) PEAK DIVERSION STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (14) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE

CARTRIDGE SIZE (in. [mm])	27 [686]		18 [457]		LOW DROP	
RECOMMENDED HYDRAULIC DROP (ft) (ft. [mm])	3.00 [906]		2.3 [701]		1.9 [640]	
HEIGHT OF WEIR (W) (ft. [mm])	3.00 [914]		2.25 [686]		1.75 [533]	
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2.0 [.36]	1.67* [1.13]	1.0 [.68]	2.0 [.36]	1.67* [1.13]	1.0 [.68]	2.0 [.36]	1.67* [1.13]	1.0 [.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42]	18.75 [1.18]	11.25 [0.71]	18 [0.95]	15.33 [0.78]	7.5 [0.47]	10 [0.63]	8.38 [0.53]	5 [0.32]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOGORB® (PGORB) MEDIA ONLY



PLAN



ELEVATION

FRAME AND GRATE
(24" SQUARE)
(NOT TO SCALE)

FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
CARTRIDGE FLOW RATE			
CARTRIDGE SIZE (27, 18, LOW DROP, LCO)			
MEDIA TYPE (PERLITE, ZPG, PGORB)			
NUMBER OF CARTRIDGES REQUIRED			
INLET BAY RIM ELEVATION			
FILTER BAY RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7" (178). FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS. SPECIFIC FLOW RATE SHALL BE 2 GPM/SF (1.36 L/s/m²) (MAXIMUM).** SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL **BE 6 GPM/CF [13.39 L/s/m³] OF MEDIA (MAXIMUM).**

GENERAL NOTES
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. IF THE SITE SPECIFIC DATA CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 2 - 10' [3048] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALL INTRUCTIONS
A. CONTRACTOR TO ENSURE BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE

The Stormwater Management StormFilter®
THE PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENTS 5,766,446; 5,782,602; 6,027,642; 6,164,318 AND 6,543,490. OTHER RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING.

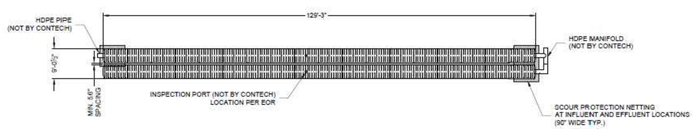
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1999 513-645-7000 513-645-7993 FAX

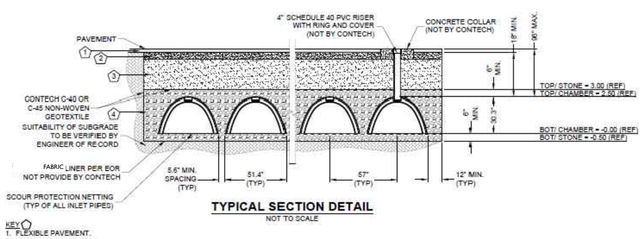
SFPD0612 (6' x 12')
PEAK DIVERSION STORMFILTER
STANDARD DETAIL

UNDERGROUND BASIN 1A MTD SPECIFICATIONS

NOT TO SCALE

4



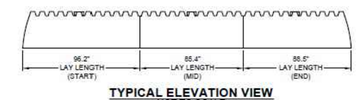


TYPICAL SECTION DETAIL
NOT TO SCALE

KEY
1. FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL. SEE ENGINEER PLANS.
4. THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE CHAMBER SPACING BY MEANS OF SHOVEL-SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR THEIR REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTING WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY CHAMBER IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE CHAMBERS. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAIN BALANCED LOADING ON ALL CHAMBERS IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR DETAILS.



TYPICAL ELEVATION VIEW
NOT TO SCALE

NOTE:
- MINIMUM COVER IS 18 INCHES TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT
- 12 INCH STONE PERIMETER TYPICAL
- ENTIRE STORAGE ENVELOPE TO BE WRAPPED IMPERMEABLE LINER (NOT PROVIDED BY CONTECH)
- UNDERDRAIN NOT PROVIDED BY CONTECH

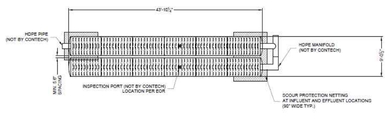
ASSEMBLY
SCALE: 1"-20'
CHAMBER STORAGE: 1,703 CF
STONE STORAGE: 1,318 CF
TOTAL STORAGE: 3,021 CF

GENERAL NOTES
1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
2. PRIOR TO INSTALLATION OF THE CHAMBERMAXX SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
3. CHAMBERMAXX CHAMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
4. CHAMBERMAXX SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
5. ACCESS COVERS TO MEET AASHTO HS20/HS25 LIVE LOADING.
6. MINIMUM COVER IS 15-INCHES TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 96-INCHES CONTACT YOUR LOCAL REPRESENTATIVE.
7. ALL PARTS PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.
8. FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL REPRESENTATIVE.
9. CHAMBERMAXX BY CONTECH ENGINEERED SOLUTIONS (800) 925-5240

UNDERGROUND BASIN 1A SPECIFICATIONS

NOT TO SCALE

5



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ASSEMBLY
SCALE: 1"-10'
CHAMBER STORAGE: 462 CF
STONE STORAGE: 462 CF
TOTAL STORAGE: 1,033 CF

GENERAL NOTES
1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
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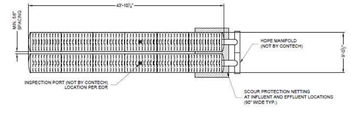
DRY WELL 1C SPECIFICATION



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ASSEMBLY
SCALE: 1"-10'
CHAMBER STORAGE: 571 CF
STONE STORAGE: 462 CF
TOTAL STORAGE: 1,033 CF

GENERAL NOTES
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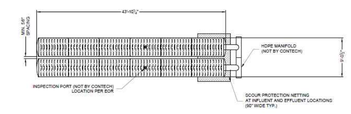
DRY WELL 1B SPECIFICATION

NOTES:
1. SOIL HORIZON BELOW DRYWELLS CONTAINING FINE-GRAINED SOILS TO BE REMOVED AND REPLACED WITH COARSE GRAINED SOILS, K3 OR BETTER AS INDICATED IN THE REPORT OF INFILTRATION EVALUATION PREPARED BY MASER CONSULTING MAY 20, 2019.
2. 2 FT SEPERATION FROM SEASONAL HIGH GROUND WATER PER SOIL BORINGS #5 AND 7. SEASONAL HIGH GROUNDWATER PER MOTTLING



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DRY WELL 2B SPECIFICATION

6

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ - New York, NY - Boston, MA
Princeton, NJ - Tampa, FL - Detroit, MI
www.stonefieldeng.com
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

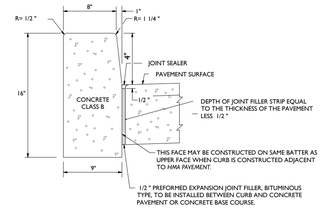
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE: CONSTRUCTION DETAILS

DRAWING: C-20

Z:\PRACTICE\PRI\2020\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\ACTIVE\LDP-14-DETL.DWG



NJDOT 9"X16" CONCRETE / WHITE CONCRETE VERTICAL CURB

(FOR USE WITHIN NJDOT ROW)

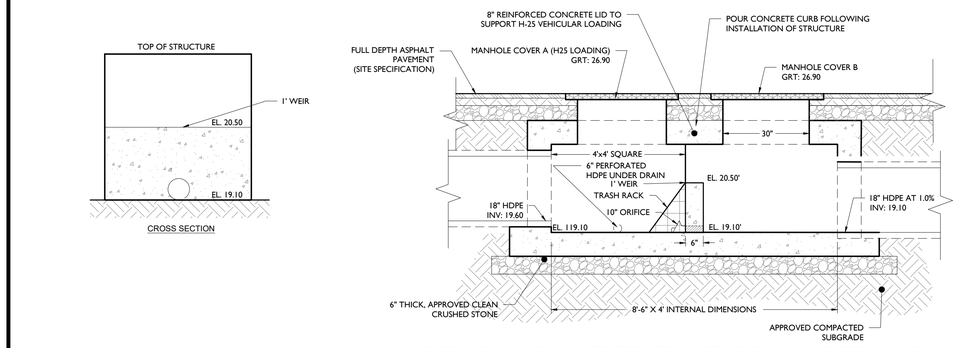
NOT TO SCALE

NOTES:

TRANSVERSE JOINTS 1/2 " WIDE SHALL BE INSTALLED IN THE CURB 20 FEET APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4 " IN FROM FRONT FACE AND TOP OF CURB.

EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

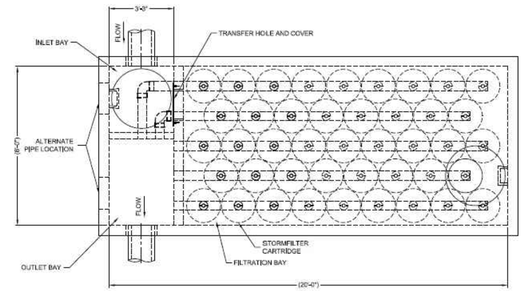
1



UNDERGROUND OUTLET STRUCTURE (OCS) DETAIL - BASIN 1B

NOT TO SCALE

2

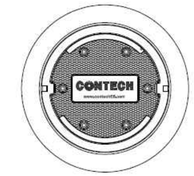


PLAN

STORMFILTER DESIGN TABLE

- THE 8' x 20' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE, PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	27"		18"		LOW DROP	
SYSTEM HYDRAULIC DROP (H - REQ'D, MIN.)	3.05'		2.3'		1.8'	
HEIGHT OF WEIR (W)	3.00'		2.25'		1.75'	
TREATMENT BY MEDIA SURFACE AREA	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



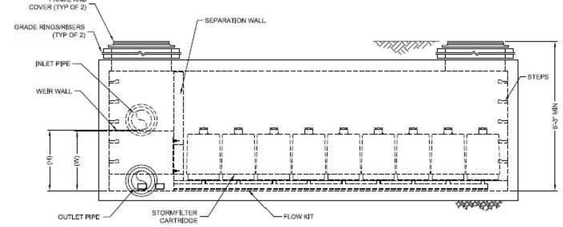
FRAME AND COVER

(DIAMETER VARIES)

N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
# OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
MEDIA TYPE (CSF, PHILLITE, ZPG)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	*	*	*
OUTLET PIPE	*	*	*
INLET BAY RIM ELEVATION			*
FILTER BAY RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*
NOTES/SPECIAL REQUIREMENTS:			



ELEVATION

PERFORMANCE SPECIFICATION

FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES.** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **37 SECONDS.** SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM).**

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH (*) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 2' • 9' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES

A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

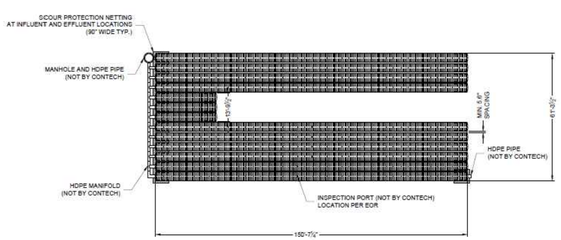
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

THE STORMWATER MANAGEMENT STORMFILTER
8' x 20' PEAK DIVERSION STORMFILTER
STANDARD DETAIL

UNDERGROUND BASIN 1B MTD SPECIFICATIONS

NOT TO SCALE

3



ASSEMBLY

SCALE: 1"-30'

CHAMBER STORAGE: 10,504 CF

STONE STORAGE: +8,033 CF

TOTAL STORAGE: 18,537 CF

NOTE:

- MINIMUM COVER IS 18 INCHES TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT
- 12 INCH STONE PERIMETER TYPICAL
- ENTIRE STORAGE ENVELOPE TO BE WRAPPED IMPERMEABLE LINER (NOT PROVIDED BY CONTECH)
- UNDERDRAIN NOT PROVIDED BY CONTECH

GENERAL NOTES:

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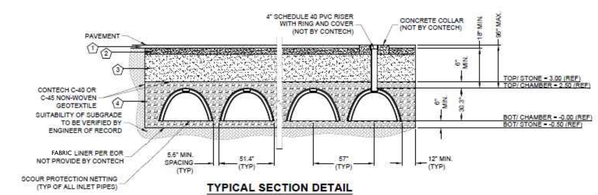

TYPICAL SECTION DETAIL

NOT TO SCALE

KEY:

1. FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL, SEE ENGINEER PLANS.
4. THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE CHAMBER SPACING BY MEANS OF SHOVEL-CLIGING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR THEIR REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY CHAMBER IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

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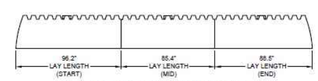

TYPICAL ELEVATION VIEW

NOT TO SCALE

CHAMBERMAXX DESIGN DETAILS

FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT - mm [IN]	770 [30.3]	770 [30.3]	770 [30.3]
OVERALL CHAMBER WIDTH - mm [IN]	1306 [51.4]	1306 [51.4]	1306 [51.4]
ACTUAL LENGTH - mm [IN]	2500 [98.4]	2311 [91.0]	2337 [92.0]
INSTALLED LAY LENGTHG - mm [IN]	2443 [96.2]	2169 [85.4]	2248 [88.5]
CHAMBER STORAGE VOLUME - m³ [CF]	1.421 [50.2]	1.336 [47.2]	1.307 [46.2]
CHAMBER STORAGE PER LINEAR FOOT - m³/m [CF/LF]	0.582 [6.3]	0.616 [6.6]	0.582 [6.3]
*MIN. INSTALLED CHAMBER VOLUME - m³ [CF]	2.211 [78.1]	2.127 [75.1]	2.098 [74.1]
*MIN. INSTALLED CHAMBER VOLUME PER LINEAR FOOT - m³/m [CF/LF]	0.905 [9.7]	0.981 [10.6]	0.934 [10.0]
CHAMBER WEIGHT - kg [LB]	37.65 [83]	33.11 [73]	34.47 [76]

*152 mm [6"] OF STONE ABOVE AND BELOW CHAMBER, 142 mm [5.6"] CHAMBER SPACING AND 40% POROSITY

UNDERGROUND BASIN 1B SPECIFICATIONS

NOT TO SCALE

4

Z:\PROJECTS\PRI\200199\200199.DWG\ EDGEWOOD PROPERTIES - 704 ROUTE 33, NEPTUNE, NJ\CADD\PLOTS\LDP-14-SITE.DWG

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
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17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)
704 N.J. ROUTE 33
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

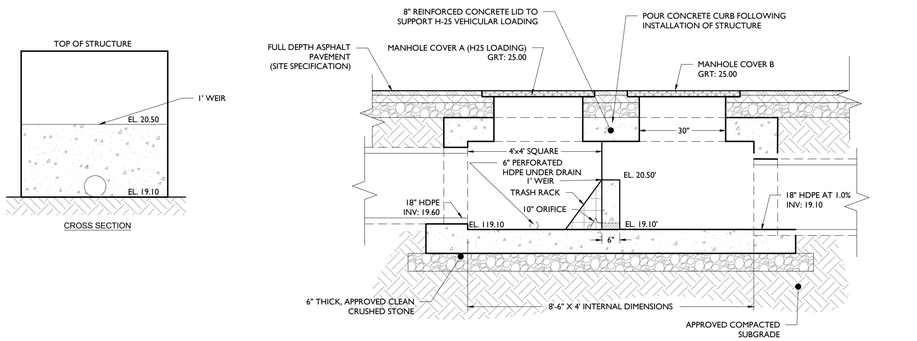
SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE:

CONSTRUCTION DETAILS

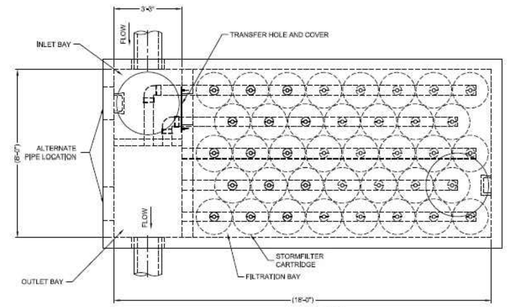
DRAWING:

C-21

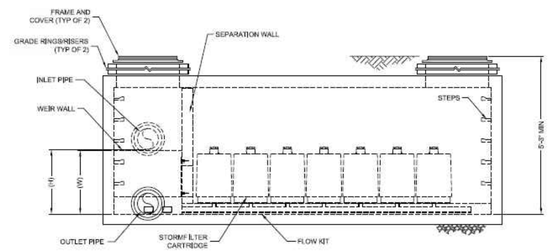


UNDERGROUND OUTLET STRUCTURE (OCS) DETAIL - BASIN 1C

NOT TO SCALE



PLAN

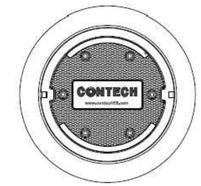


ELEVATION

STORMFILTER DESIGN TABLE

- THE 8' x 18' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	27"		18"		LOW DROP	
SYSTEM HYDRAULIC DROP (H - REQ'D, MIN.)	3.05'		2.3'		1.8'	
HEIGHT OF WEIR (W)	3.00'		2.25'		1.75'	
TREATMENT BY MEDIA SURFACE AREA	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
# OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
MEDIA TYPE (CSF, PERLITE, ZPG)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	*	*	*
OUTLET PIPE	*	*	*
INLET BAY RIM ELEVATION			*
FILTER BAY RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

PERFORMANCE SPECIFICATION:
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 18INCHES.** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **37 SECONDS.** SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM).**

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS, ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

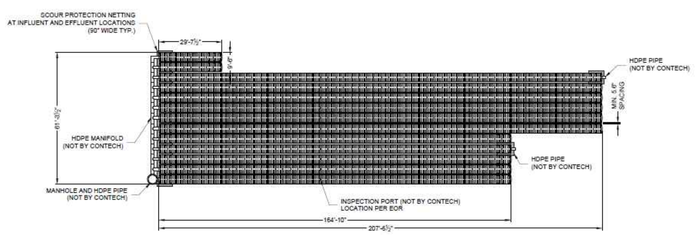
INSTALLATION NOTES:
A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND CONNECT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

THE STORMWATER MANAGEMENT STORMFILTER
8' x 18' PEAK DIVERSION STORMFILTER
STANDARD DETAIL

UNDERGROUND BASIN 1C MTD SPECIFICATIONS

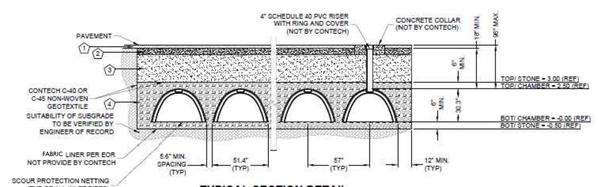
NOT TO SCALE



NOTE:
- MINIMUM COVER IS 18 INCHES TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT
- 12 INCH STONE PERIMETER TYPICAL
- ENTIRE STORAGE ENVELOPE TO BE WRAPPED IMPERMEABLE LINER (NOT PROVIDED BY CONTECH)
- UNDERDRAIN NOT PROVIDED BY CONTECH

ASSEMBLY
SCALE: 1"=30'
CHAMBER STORAGE: 14,040 CF
STONE STORAGE: ~8,600 CF
TOTAL STORAGE: 22,640 CF

GENERAL NOTES
1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
2. PRIOR TO INSTALLATION OF THE CHAMBERMAXX SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
3. CHAMBERMAXX CHAMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
4. CHAMBERMAXX SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
5. ACCESS COVERS TO MEET AASHTO HS20/HS25 LIVE LOADING.
6. MINIMUM COVER IS 18-INCHES TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 96-INCHES CONTACT YOUR LOCAL REPRESENTATIVE.
7. ALL PARTS PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.
8. FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL REPRESENTATIVE.
9. CHAMBERMAXX BY CONTECH ENGINEERED SOLUTIONS (800) 925-5240

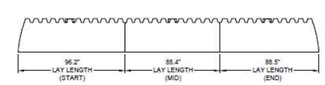


TYPICAL SECTION DETAIL
NOT TO SCALE

KEY
1. FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL. SEE ENGINEER PLANS.
4. THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 6"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE CHAMBER SPACING BY MEANS OF SHOVEL-SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR THEIR REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY CHAMBER IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE CHAMBERS. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAIN BALANCED LOADING ON ALL CHAMBERS IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR DETAILS.



TYPICAL ELEVATION VIEW
NOT TO SCALE

CHAMBERMAXX DESIGN DETAILS

FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT - mm [IN]	770 [30.3]	770 [30.3]	770 [30.3]
OVERALL CHAMBER WIDTH - mm [IN]	1306 [51.4]	1306 [51.4]	1306 [51.4]
ACTUAL LENGTH - mm [IN]	2500 [98.4]	2311 [91.0]	2337 [92.0]
INSTALLED LAY LENGTHS - mm [IN]	2443 [96.2]	2169 [85.4]	2248 [88.5]
CHAMBER STORAGE VOLUME - m³ [CF]	1.421 [50.2]	1.336 [47.2]	1.307 [46.2]
CHAMBER STORAGE PER LINEAR FOOT - m³/m [CF/LF]	0.582 [6.3]	0.616 [6.6]	0.582 [6.3]
*MIN. INSTALLED CHAMBER VOLUME - m³ [CF]	2.211 [78.1]	2.127 [75.1]	2.098 [74.1]
*MIN. INSTALLED CHAMBER VOLUME PER LINEAR FOOT - m³/m [CF/LF]	0.905 [9.7]	0.981 [10.6]	0.934 [10.0]
CHAMBER WEIGHT - kg [LB]	37.65 [83]	33.11 [73]	34.47 [76]
*152 mm [6"] OF STONE ABOVE AND BELOW CHAMBER, 142 mm [5.6"] CHAMBER SPACING AND 40% POROSITY			

UNDERGROUND BASIN 1C SPECIFICATIONS

NOT TO SCALE

Z:\PROJECTS\PRI\200399\200142 EDGEWOOD PROPERTIES - 704 ROUTE 33, NEPTUNE, NJ\CADD\PLOTLDP\14-SITLD.DWG

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MONMOUTH COUNTY, NEW JERSEY

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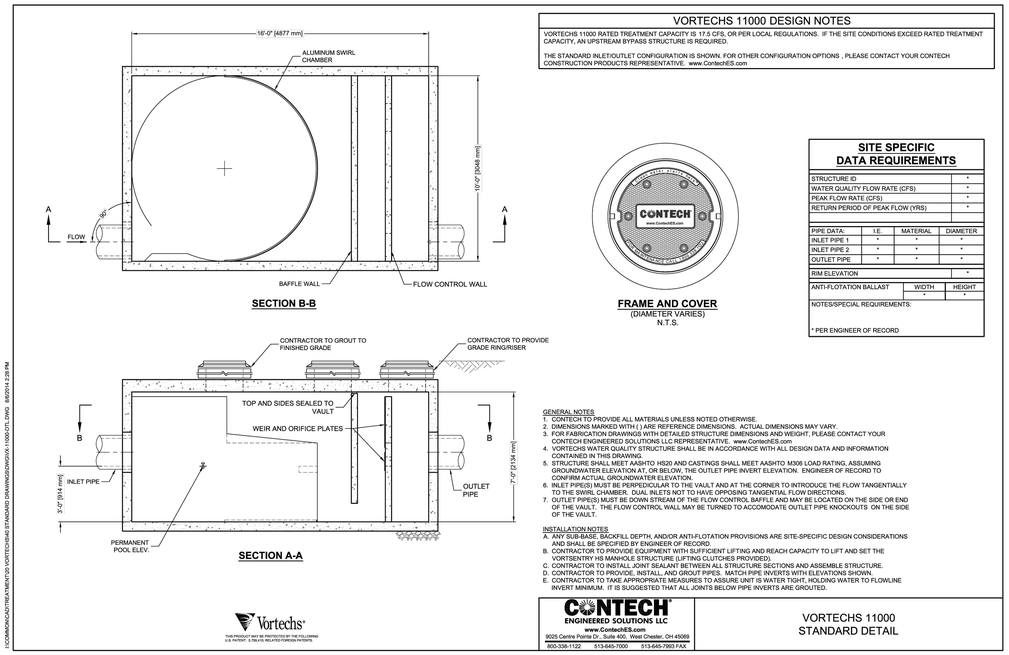
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

TITLE: CONSTRUCTION DETAILS

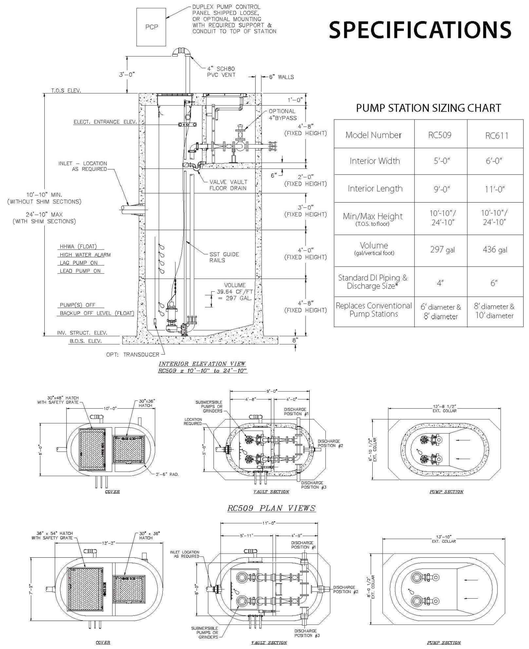
DRAWING: C-22



VORTECHS -11000 MTD DETAIL

NOT TO SCALE

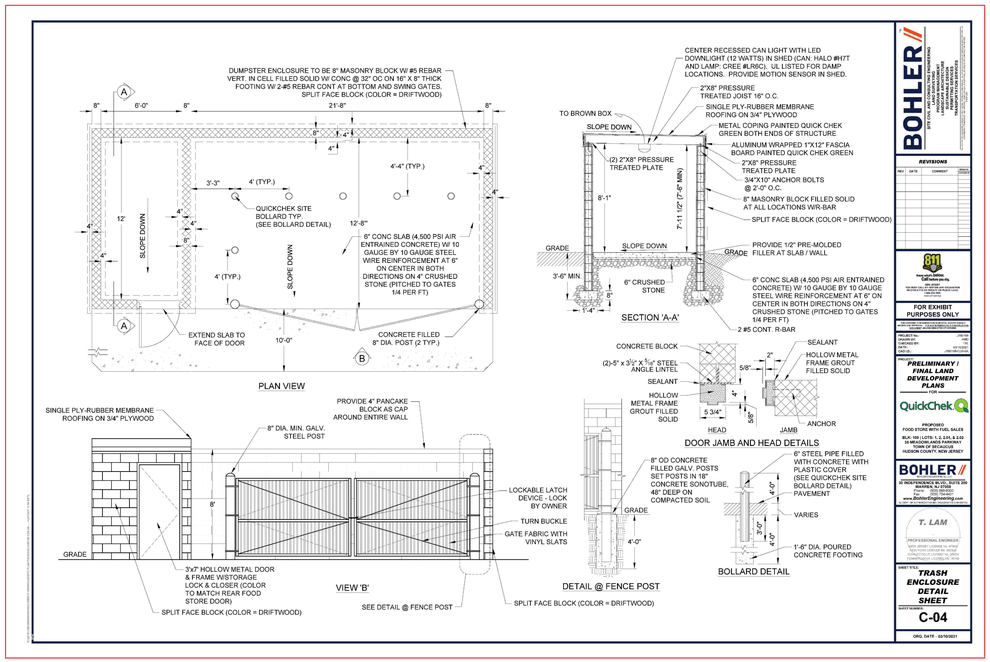
1



ONELIFT SANITARY PUMP STATION DETAIL

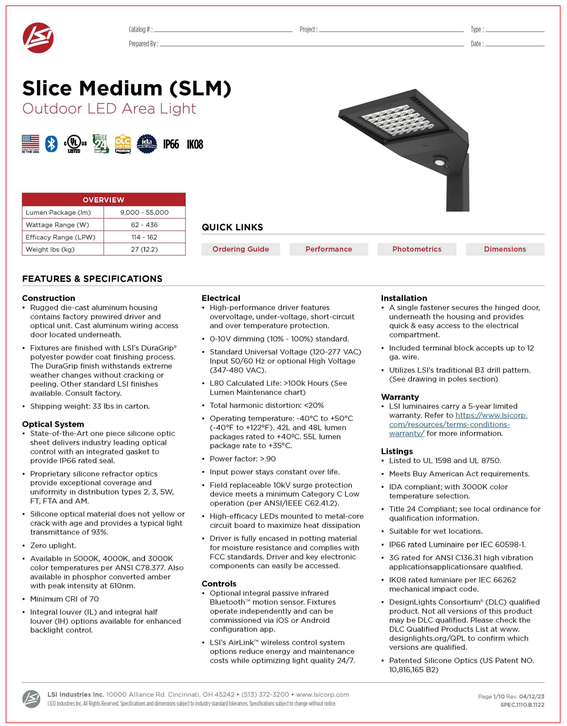
NOT TO SCALE

2



QUICK CHECK TRASH ENCLOSURE DETAIL

3



AREA LIGHT FIXTURE SPECIFICATION (FIXTURE 'I', 'J' & 'K')

4

ISSUE	DATE	BY	DESCRIPTION
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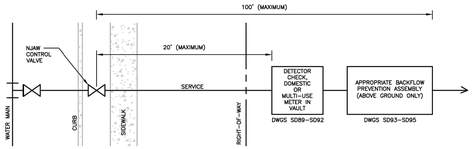
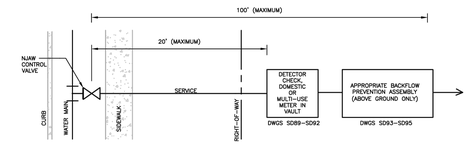
DRAWING: C-23



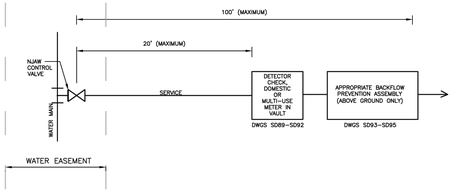
VAULT & ENCLOSURE LOCATION– MAIN IN STREET

NOTES:

1. ALL METERS (3" & LARGER) SHALL BE INSTALLED IN A CONCRETE VAULT.
2. ALL BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED IN AN ABOVEGROUND ENCLOSURE, IMMEDIATELY ADJACENT (I.E. AS CLOSE AS PRACTICABLE) TO THE DISCHARGE SIDE OF THE METER.
3. NOT WITHSTANDING THE ABOVE, IF A METER VAULT AND HEATED BP ENCLOSURE ARE INSTALLED, BOTH STRUCTURES SHALL BE INSTALLED WITHIN 100 FEET OF THE NJAW CONTROL VALVE (MAXIMUM).
4. NJAW MAY WAIVE HEATED BP ENCLOSURE AND ALLOW BACKFLOW PREVENTER INSTALLATION IN BUILDING IF THE 100 FOOT REQUIREMENT IS MAINTAINED.
5. THE INSTALLATION MUST ALSO MEET ALL APPLICABLE CODE & REGULATORY REQUIREMENTS INCLUDING THE NATIONAL STANDARD PLUMBING CODE AND NEW JERSEY STATUTES AND REGULATIONS.



VAULT & ENCLOSURE LOCATION– MAIN BEHIND CURB



VAULT & ENCLOSURE LOCATION– MAIN IN EASEMENT

NEW JERSEY AMERICAN WATER

REVISIONS		REVISIONS	
△		△	
△		△	
△		△	
△		△	
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AMERICAN WATER ENGINEERING 1025 LAUREL OAK RD. VOORHEES, NJ 08043 — AMERICAN WATER

DRAWN BY: D. JOYCE
PROJECT DWF'S: E. SCHWARTZ
DATE 08-24-18
PROJECT

NJ LICENSED PROFESSIONAL ENGINEER No.

STANDARD DETAIL
DOMESTIC, FIRE & MULTI-USE SERVICE LOCATION SCHEMATIC

NEW JERSEY AMERICAN WATER

USE DIMENSIONS ONLY SCALE NOT TO SCALE

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

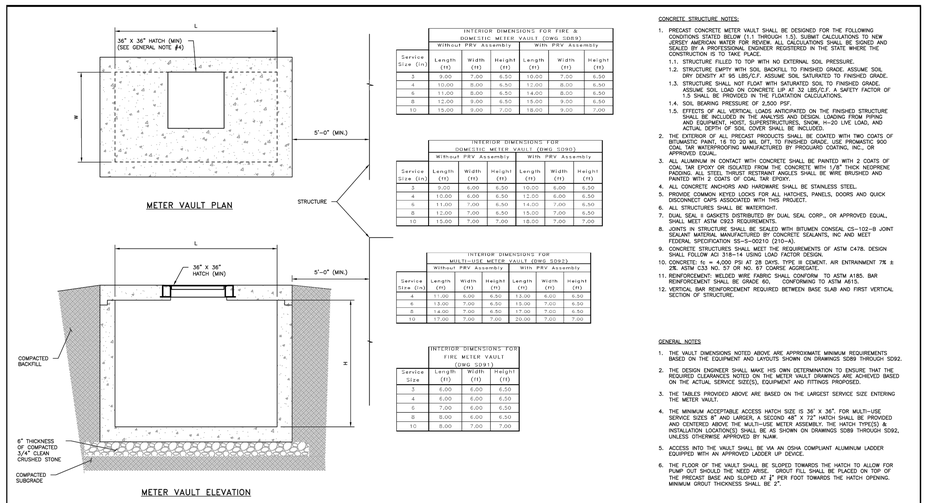
0201-0601-SD88

0201060150B8

NJAW HOT BOX DETAIL

NOT TO SCALE

1



INTERIOR DIMENSIONS FOR FIRE & DOMESTIC METER VAULT (DWG SD89)						
	Without PRV Assembly			With PRV Assembly		
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Length (ft)	Width (ft)	Height (ft)
2	9.00	7.00	6.50	10.00	7.00	6.50
4	10.00	8.00	6.50	12.00	8.00	6.50
6	11.00	8.00	6.50	14.00	8.00	6.50
8	12.00	9.00	6.50	15.00	9.00	6.50
10	15.00	9.00	7.00	18.00	9.00	7.00

INTERIOR DIMENSIONS FOR DOMESTIC METER VAULT (DWG SD90)						
	Without PRV Assembly			With PRV Assembly		
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Length (ft)	Width (ft)	Height (ft)
2	9.00	6.00	6.50	10.00	6.00	6.50
4	10.00	6.00	6.50	12.00	6.00	6.50
6	11.00	7.00	6.50	14.00	7.00	6.50
8	12.00	7.00	6.50	15.00	7.00	6.50
10	15.00	7.00	7.00	18.00	7.00	7.00

INTERIOR DIMENSIONS FOR MULTI-USE METER VAULT (DWG SD92)						
	Without PRV Assembly			With PRV Assembly		
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Length (ft)	Width (ft)	Height (ft)
4	11.00	8.00	6.50	12.00	8.00	6.50
6	13.00	7.00	6.50	15.00	7.00	6.50
8	14.00	7.00	6.50	17.00	7.00	6.50
10	17.00	7.00	7.00	20.00	7.00	7.00

INTERIOR DIMENSIONS FOR FIRE METER VAULT (DWG SD97)			
Service Size	Length (ft)	Width (ft)	Height (ft)
3	6.00	6.00	6.50
4	6.00	6.00	6.50
6	7.00	6.00	6.50
8	8.00	6.00	6.50
10	8.00	7.00	7.00

CONCRETE STRUCTURE NOTES:

1. PRECAST CONCRETE METER VAULT SHALL BE DESIGNED FOR THE FOLLOWING CONDITIONS STATED BELOW (1.1 THROUGH 1.5). SUBMIT CALCULATIONS TO NEW JERSEY AMERICAN WATER (NJAW) FOR REVIEW. ALL CALCULATIONS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE CONSTRUCTION IS TO TAKE PLACE.
   1.1. STRUCTURE FILLED TO TOP WITH NO EXTERNAL SOIL PRESSURE.
   1.2. STRUCTURE EMPTY WITH SOIL BACKFILL TO FINISHED GRADE. ASSUME SOIL DRY DENSITY AT 95 LBS/C.F. ASSUME SOIL SATURATED TO FINISHED GRADE.
   1.3. STRUCTURE SHALL NOT FLOAT WITH SATURATED SOIL TO FINISHED GRADE. ASSUME SOIL LOAD ON CONCRETE UP AT 32 LBS/C.F. A SAFETY FACTOR OF 1.5 SHALL BE PROVIDED IN THE FLOATATION CALCULATIONS.
   1.4. SOIL BEARING PRESSURE OF 2,500 PSF.
   1.5. EFFECTS OF ALL VERTICAL LOADS ANTICIPATED ON THE FINISHED STRUCTURE SHALL BE INCLUDED IN THE ANALYSIS AND DESIGN. LOADING FROM PIPING AND EQUIPMENT, HOIST, SUPERSTRUCTURES, SNOW, H-20 LIVE LOAD, AND ACTUAL DEPTH OF SOIL COVER SHALL BE INCLUDED.
2. THE EXTERIOR OF ALL PRECAST PRODUCTS SHALL BE COATED WITH TWO COATS OF BITUMASTIC PAINT, 16 TO 20 MIL DFT, TO FINISHED GRADE. USE PROMASTIC 300 COAL TAR WATERPROOFING MANUFACTURED BY PROGUARD COATING, INC., OR EQUIVALENT.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH 2 COATS OF COAL TAR EPOXY OR ISOLATED FROM THE CONCRETE WITH 1/8" THICK NEOPRENE PADDING. ALL STEEL THRUST RESTRAINT ANGLES SHALL BE WIRE BRUSHED AND PAINTED WITH 2 COATS OF COAL TAR EPOXY.
4. ALL CONCRETE ANCHORS AND HARDWARE SHALL BE STAINLESS STEEL.
5. PROVIDE COMMON KEYED LOCKS FOR ALL HATCHES, PANELS, DOORS AND QUICK DISCONNECT CAPS ASSOCIATED WITH THIS PROJECT.
6. ALL STRUCTURES SHALL BE WATERTIGHT.
7. DUAL SEAL II GASKETS DISTRIBUTED BY DUAL SEAL CORP., OR APPROVED EQUAL, SHALL MEET ASTM C923 REQUIREMENTS.
8. JOINTS IN STRUCTURE SHALL BE SEALED WITH BITUMEN CONSEAL CS-102-B JOINT SEALANT MATERIAL MANUFACTURED BY CONCRETE SEALANTS, INC AND MEET FEDERAL SPECIFICATION SS-S-00210 (210-A).
9. CONCRETE STRUCTURES SHALL MEET THE REQUIREMENTS OF ASTM C478. DESIGN SHALL FOLLOW ACI 318-14 USING LOAD FACTOR DESIGN.
10. CONCRETE: f_c = 4,000 PSI AT 28 DAYS. TYPE III CEMENT. AIR ENTRAINMENT 7% ± 2%. ASTM C33 NO. 57 OR NO. 67 COARSE AGGREGATE.
11. REINFORCEMENT: WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. BAR REINFORCEMENT SHALL BE GRADE 60, CONFORMING TO ASTM A615.
12. VERTICAL BAR REINFORCEMENT REQUIRED BETWEEN BASE SLAB AND FIRST VERTICAL SECTION OF STRUCTURE.

GENERAL NOTES

1. THE VAULT DIMENSIONS NOTED ABOVE ARE APPROXIMATE MINIMUM REQUIREMENTS BASED ON THE EQUIPMENT AND LAYOUTS SHOWN ON DRAWINGS SD89 THROUGH SD92.
2. THE DESIGN ENGINEER SHALL MAKE HIS OWN DETERMINATION TO ENSURE THAT THE REQUIRED CLEARANCES NOTED ON THE METER VAULT DRAWINGS ARE ACHIEVED BASED ON THE ACTUAL SERVICE SIZE(S), EQUIPMENT AND FITTINGS PROPOSED.
3. THE TABLES PROVIDED ABOVE ARE BASED ON THE LARGEST SERVICE SIZE ENTERING THE METER VAULT.
4. THE MINIMUM ACCEPTABLE ACCESS HATCH SIZE IS 36" X 36". FOR MULTI-USE SERVICE SIZES 8" AND LARGER, A SECOND 48" X 72" HATCH SHALL BE PROVIDED AND CENTERED ABOVE THE MULTI-USE METER ASSEMBLY. THE HATCH TYPE(S) & INSTALLATION LOCATION(S) SHALL BE AS SHOWN ON DRAWINGS SD89 THROUGH SD92, UNLESS OTHERWISE APPROVED BY NJAWC.
5. ACCESS INTO THE VAULT SHALL BE VIA AN OSHA COMPLIANT ALUMINUM LADDER EQUIPPED WITH AN APPROVED LADDER UP DEVICE.
6. THE FLOOR OF THE VAULT SHALL BE SLOPED TOWARDS THE HATCH TO ALLOW FOR PUMP OUT SHOULD THE NEED ARISE. GROUT FILL SHALL BE PLACED ON TOP OF THE PRECAST BASE AND SLOPED AT 2" PER FOOT TOWARDS THE HATCH OPENING. MINIMUM GROUT THICKNESS SHALL BE 2".

NEW JERSEY AMERICAN WATER

REVISIONS		REVISIONS	
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AMERICAN WATER ENGINEERING 1025 LAUREL OAK RD. VOORHEES, NJ 08043 — AMERICAN WATER

DRAWN BY: D. JOYCE
PROJECT DWF'S: E. SCHWARTZ
DATE 08-24-18
PROJECT

NJ LICENSED PROFESSIONAL ENGINEER No.

STANDARD DETAIL
METER VAULT

NEW JERSEY AMERICAN WATER

USE DIMENSIONS ONLY SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD99

NJAW HOT BOX DETAIL

NOT TO SCALE

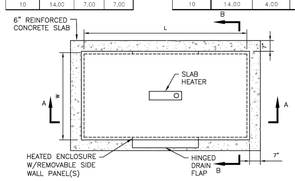
2

INTERIOR DIMENSIONS FOR FIRE & DOMESTIC BP ENCLOSURE (DWG SD93)			
Service Size (in)	Length (ft)	Width (ft)	Height (ft)
2	8.00	5.00	6.50
3	8.00	6.00	6.50
4	10.00	6.00	6.50
6	11.00	6.00	6.50
8	12.00	7.00	6.50
10	14.00	7.00	7.00

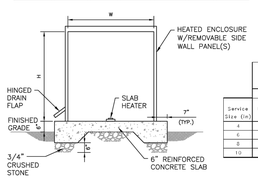
INTERIOR DIMENSIONS FOR SINGLE SERVICE BP ENCLOSURES (DWG SD94)			
Service Size (in)	Length (ft)	Width (ft)	Height (ft)
2	8.00	3.00	6.50
3	8.00	3.00	6.50
4	10.00	3.00	6.50
6	11.00	3.00	6.50
8	12.00	4.00	6.50
10	14.00	4.00	7.00

INTERIOR DIMENSIONS FOR FIRE & DOMESTIC METER & BP ENCLOSURE (DWG SD95)						
	Without PRV Assembly			With PRV Assembly		
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Length (ft)	Width (ft)	Height (ft)
2	12.00	5.00	6.50	13.00	5.00	6.50
3	13.00	6.00	6.50	15.00	6.00	6.50
4	15.00	6.00	6.50	17.00	6.00	6.50
6	18.00	7.00	6.50	20.00	7.00	6.50
8	20.00	8.00	6.50	23.00	8.00	6.50
10	24.00	8.00	7.00	27.00	8.00	7.00

INTERIOR DIMENSIONS FOR DOMESTIC METER & BP ENCLOSURE (DWG SD96)						
	Without PRV Assembly			With PRV Assembly		
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Length (ft)	Width (ft)	Height (ft)
3	12.00	4.00	6.50	13.00	4.00	6.50
3	13.00	4.00	6.50	15.00	4.00	6.50
4	15.00	4.00	6.50	17.00	4.00	6.50
6	18.00	5.00	6.50	20.00	5.00	6.50
8	20.00	5.00	6.50	23.00	5.00	6.50
10	24.00	6.00	7.00	27.00	6.00	7.00



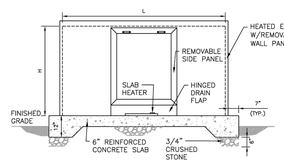
ENCLOSURE PLAN
N.T.S.



SECTION B–B
N.T.S.

INTERIOR DIMENSIONS FOR MULTI-USE METER & BP ENCLOSURE (DWG SD98)						
	Without PRV Assembly			With PRV Assembly		
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Length (ft)	Width (ft)	Height (ft)
4	16.00	4.00	6.50	18.00	4.00	6.50
6	19.00	5.00	6.50	22.00	5.00	6.50
8	22.00	5.00	6.50	25.00	5.00	6.50
10	25.00	6.00	7.00	29.00	6.00	7.00

INTERIOR DIMENSIONS FOR FIRE METER & BP ENCLOSURE (DWG SD97)			
Service Size	Length (ft)	Width (ft)	Height (ft)
2	10.00	3.00	6.50
3	10.00	4.00	6.50
4	12.00	4.00	6.50
6	14.00	4.00	6.50
8	15.00	5.00	6.50
10	18.00	6.00	7.00



SECTION A–A
N.T.S.

CONCRETE SLAB NOTES:

1. CONCRETE SLAB SHALL BE DESIGNED BASED ON SOIL BEARING PRESSURE OF 2,500 PSF.
2. EFFECTS OF ALL VERTICAL LOADS ANTICIPATED ON THE FINISHED STRUCTURE & SLAB SHALL BE INCLUDED IN THE ANALYSIS AND DESIGN. LOADING FROM PIPING AND EQUIPMENT, SUPERSTRUCTURES, WIND AND SNOW SHALL BE INCLUDED AS APPROPRIATE.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH 2 COATS OF COAL TAR EPOXY OR ISOLATED FROM THE CONCRETE WITH 1/8" THICK NEOPRENE PADDING. ALL STEEL THRUST RESTRAINT ANGLES SHALL BE WIRE BRUSHED AND PAINTED WITH 2 COATS OF COAL TAR EPOXY.
4. ALL CONCRETE ANCHORS AND HARDWARE SHALL BE STAINLESS STEEL.
5. PROVIDE COMMON KEYED LOCKS FOR ALL HATCHES, NO QUICK DISCONNECT CAPS ASSOCIATED WITH THIS PROJECT.
6. DESIGN SHALL FOLLOW ACI 318-14 USING LOAD FACTOR DESIGN.
7. CONCRETE: f_c = 4,000 PSI AT 28 DAYS. TYPE III CEMENT. AIR ENTRAINMENT 7% ± 2%. ASTM C33 NO. 57 OR NO. 67 COARSE AGGREGATE.
8. REINFORCEMENT: WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. BAR REINFORCEMENT SHALL BE GRADE 60, CONFORMING TO ASTM A615.

GENERAL NOTES:

1. THE ENCLOSURE DIMENSIONS NOTED ABOVE ARE APPROXIMATE MINIMUM REQUIREMENTS BASED ON THE EQUIPMENT AND LAYOUTS SHOWN ON DRAWINGS SD93 THROUGH SD98.
2. THE DESIGN ENGINEER SHALL MAKE HIS OWN DETERMINATION TO ENSURE THAT THE REQUIRED CLEARANCES NOTED ON THE METER VAULT DRAWINGS ARE ACHIEVED BASED ON THE ACTUAL SERVICE SIZE(S), EQUIPMENT AND FITTINGS PROPOSED.
3. THE TABLES PROVIDED ABOVE ARE BASED ON THE LARGEST SERVICE SIZE ENTERING THE ENCLOSURE.
4. ENCLOSURE MUST MEET OSHA 29 CRF 1910.145 AND ASSE 1060 CLASS 1.
5. INSULATED HEATED ENCLOSURE CHARACTERISTICS.
   A. ENCLOSURE–5052–H32 MARINE GRADE ALUMINUM (0.050/18 GAUGE), MILL FINISH, OR 1/8" POLYESTER RESIN REINFORCED WITH FIBERGLASS STRAND
   B. INSULATION– 1–1/2" (R9) POLYISOCYANURATE FOAM
   C. HEATING SYSTEM– SLAB OR WALL MOUNT THERMOSTATICALLY CONTROLLED ELECTRIC HEATER MEETING SECTION 49 OF UL–2021 FOR DAMP OR WET LOCATIONS, WITH GFI RECEPTACLE, U.L. 943 NEMA 3R MOUNTED 8" (MIN.) ABOVE SLAB.
   D. HEATER(S) SHALL BE PROVIDED AS NECESSARY TO MAINTAIN TEMPERATURE ABOVE 40° F AT ALL TIMES.
6. ENCLOSURE MUST BE A SUFFICIENT SIZE TO HOUSE ALL REQUIRED PIPING. ENCLOSURE SHALL BE EXCLUSIVE. ACCESS PANELS SHALL BE ABOVE THE CENTERLINE OF THE ASSEMBLY, OR IN SIDE WALLS IN SUFFICIENT NUMBER AND LOCATION TO FACILITATE MAINTENANCE & REPAIRS ON ALL COMPONENTS. ENCLOSURE TO HAVE HINGED ONE–WAY DRAIN FLAP.
7. ENCLOSURE DIMENSIONS ARE MEASURED TO THE INSIDE WALLS.

NEW JERSEY AMERICAN WATER

REVISIONS		REVISIONS	
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AMERICAN WATER ENGINEERING 1025 LAUREL OAK RD. VOORHEES, NJ 08043 — AMERICAN WATER

DRAWN BY: D. JOYCE
PROJECT DWF'S: E. SCHWARTZ
DATE 08-24-18
PROJECT

NJ LICENSED PROFESSIONAL ENGINEER No.

STANDARD DETAIL
HEATED ENCLOSURE

NEW JERSEY AMERICAN WATER | STANDARDS

USE DIMENSIONS ONLY SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD101

0201060150101

NJAW HOT BOX DETAIL

NOT TO SCALE

3

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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www.stonefieldeng.com
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Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47790
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: PRI-200142

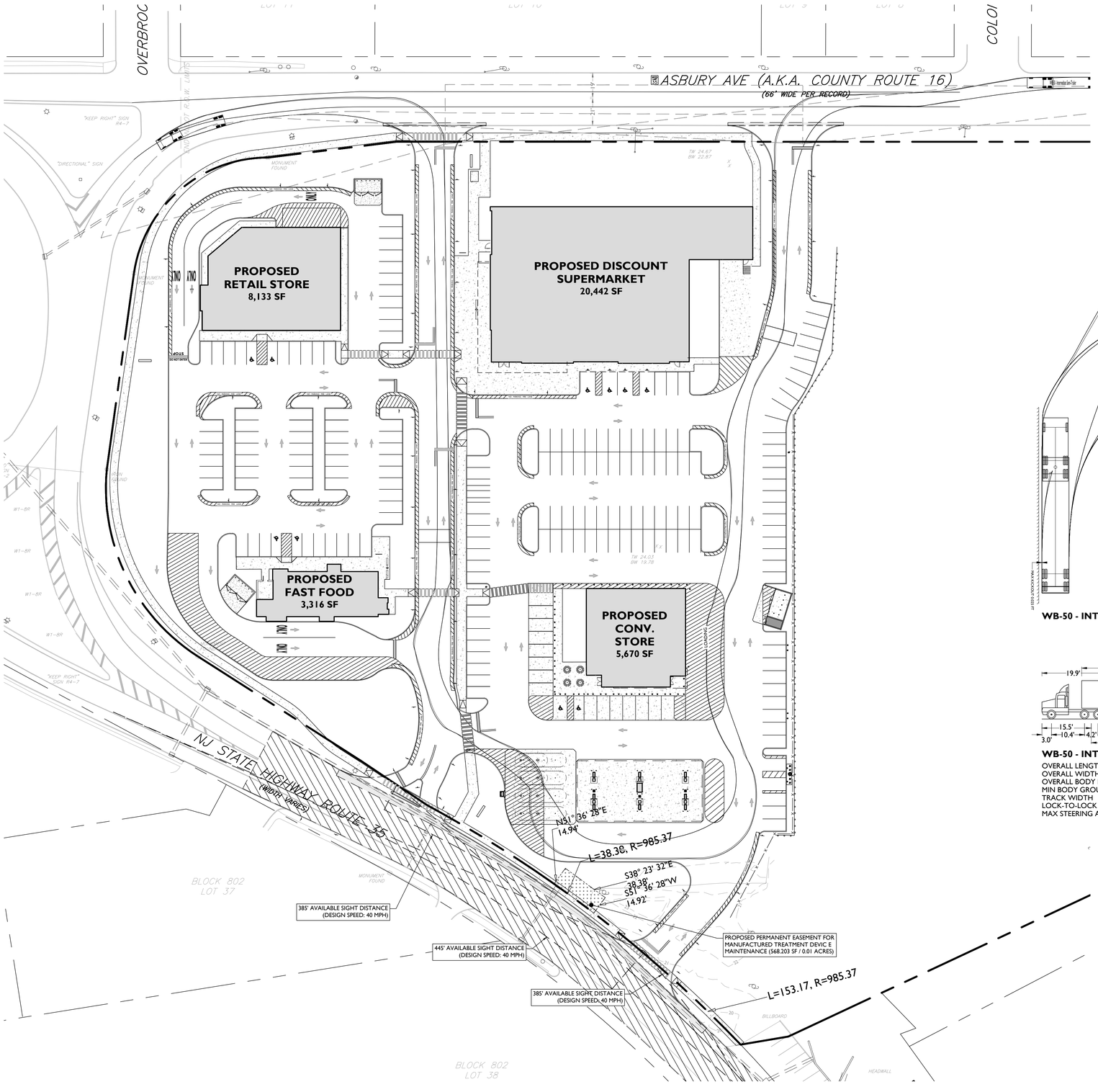
TITLE:

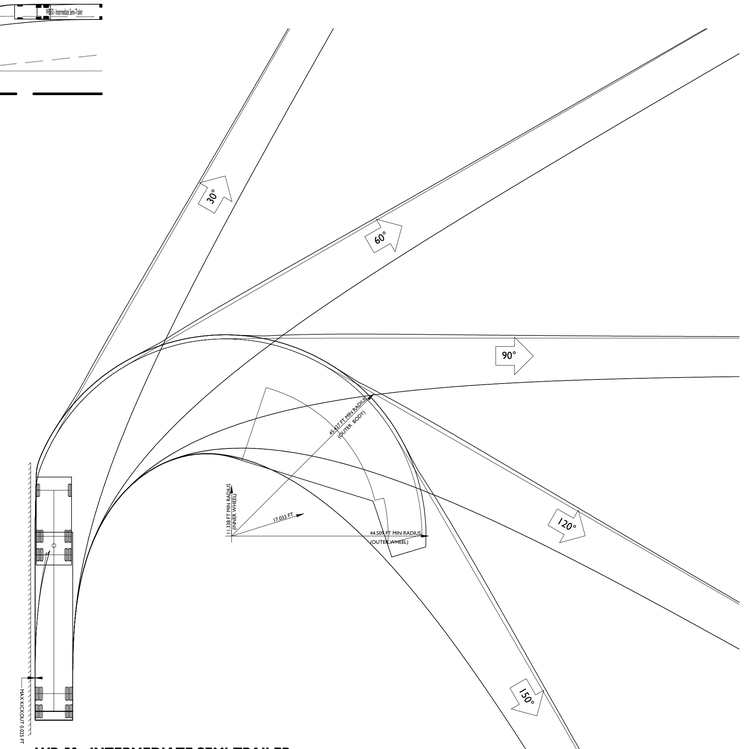
CONSTRUCTION DETAILS

DRAWING:

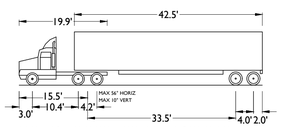
C-24

Z:\PROJECTS\PRI\2020\PRI-200142 (EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ)\CADD\PLOT\LDP-14-SITE1.DWG





WB-50 - INTERMEDIATE SEMI-TRAILER



WB-50 - INTERMEDIATE SEMI-TRAILER

OVERALL LENGTH	55.000 FT
OVERALL WIDTH	8.500 FT
OVERALL BODY HEIGHT	12.052 FT
MIN BODY GROUND CLEARANCE	1.334 FT
TRACK WIDTH	8.500 FT
LOCK-TO-LOCK TIME	6.00 s
MAX STEERING ANGLE (VIRTUAL)	17.90°

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

WB-50 (DELIVERY AND FUEL SERVICE TRUCK)

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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www.stonefieldeng.com
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

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

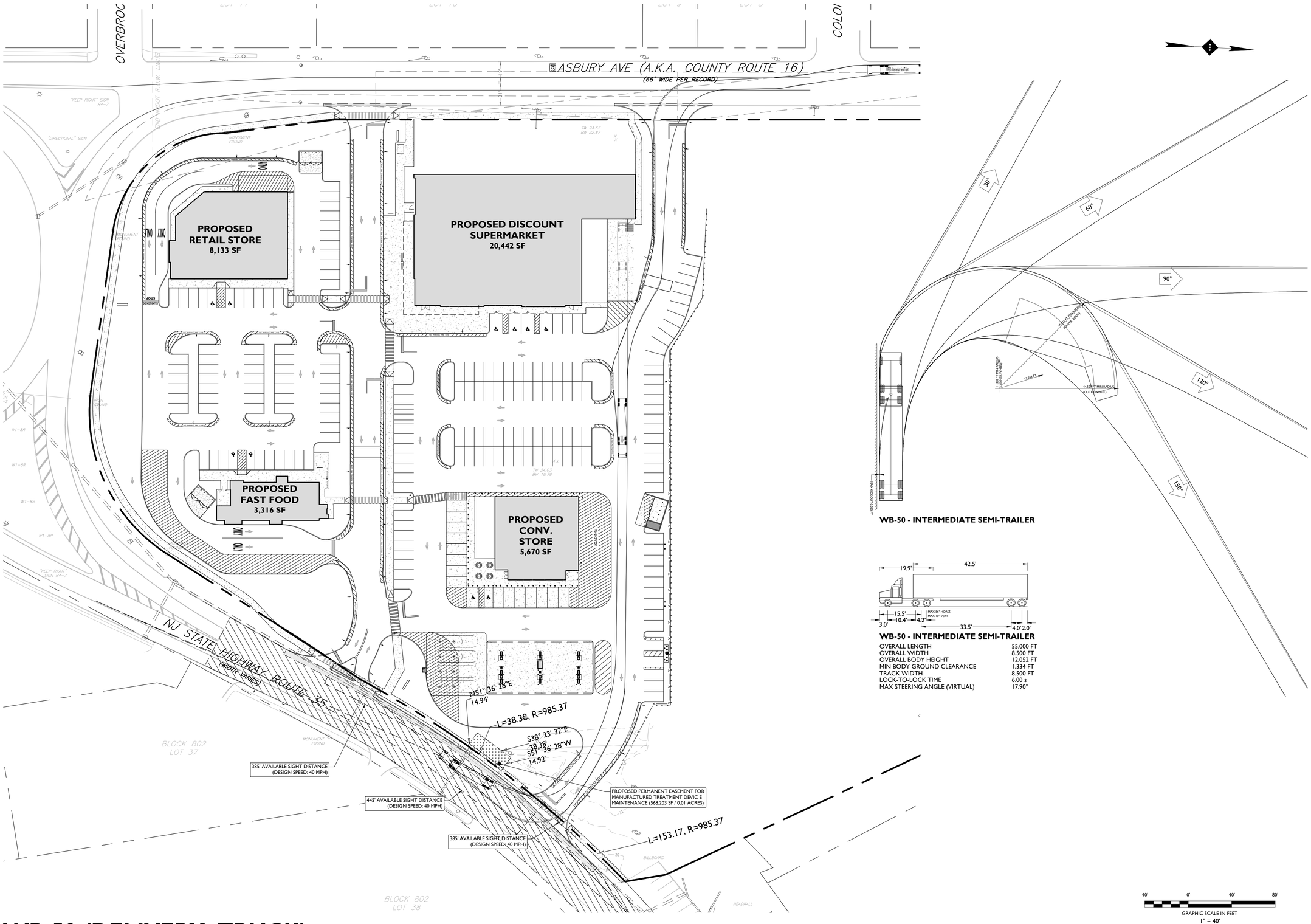
TITLE:

VEHICULAR CIRCULATION PLANS

DRAWING:

C-25

Z:\PRINCETON\PRI\200142\200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-25-TRUCK.DWG



WB-50 (DELIVERY TRUCK)

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
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18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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704 N.L. ROUTE 35
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

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

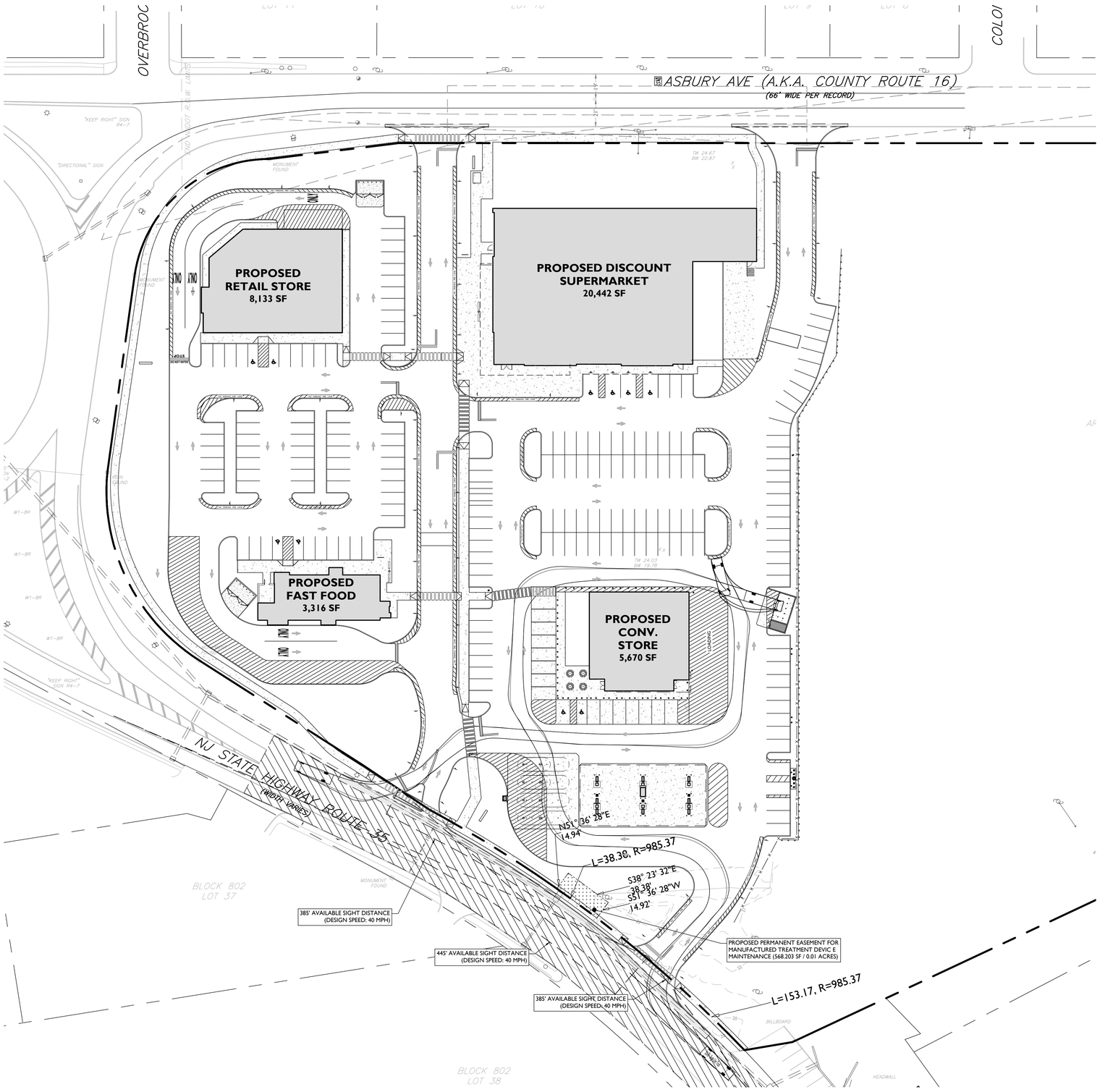
TITLE:

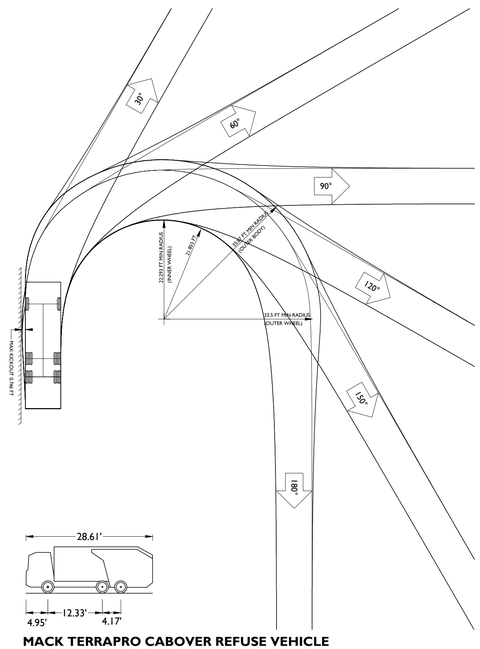
VEHICULAR CIRCULATION PLANS

DRAWING:

C-26

Z:\PRIVACT\DWG\2020\PRI\200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-T5-29-TRUCK.DWG





MACK TERRAPRO CABOVER REFUSE VEHICLE

OVERALL LENGTH	28.613 FT
OVERALL WIDTH	8.000 FT
OVERALL BODY HEIGHT	10.48 FT
MIN BODY GROUND CLEARANCE	1.311 FT
TRACK WIDTH	8.000 FT
LOCK-TO-LOCK TIME	6.00 s
CURB TO CURB TURNING RADIUS	33.500 FT

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

REFUSE VEHICLE

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
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17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

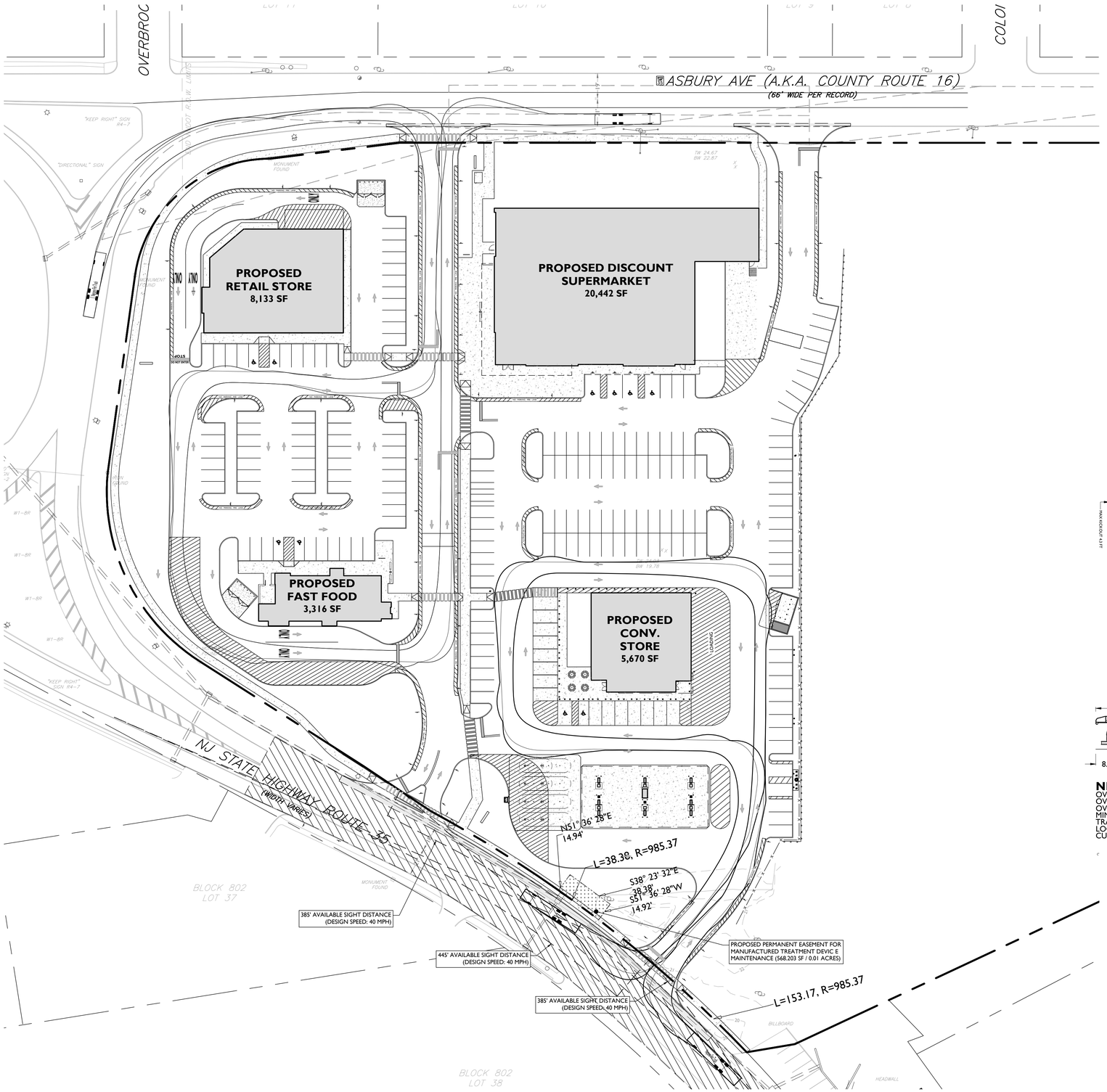
STONEFIELD engineering & design

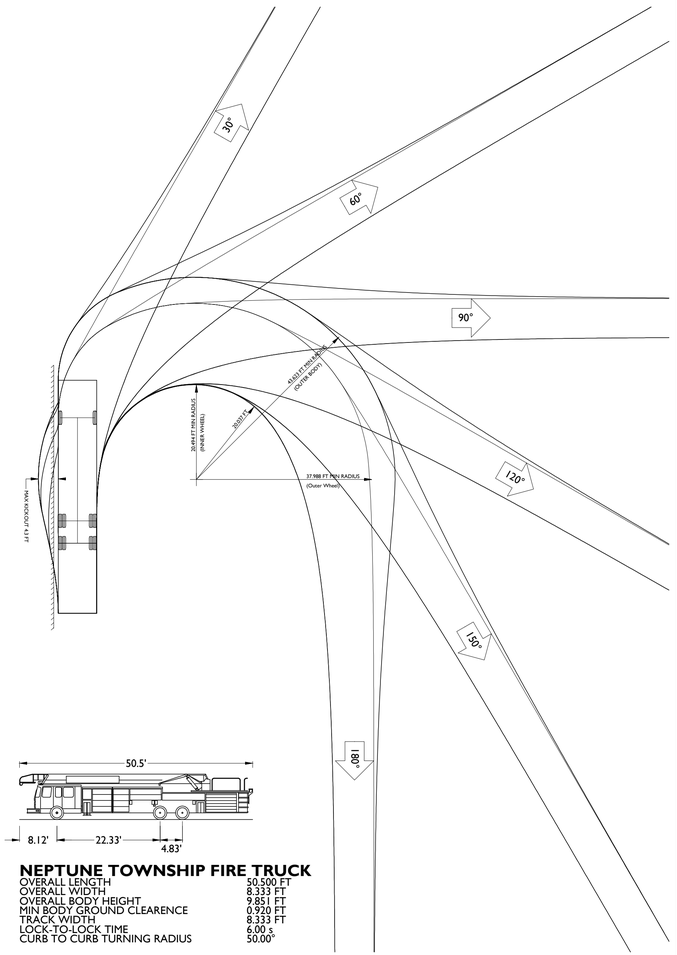
SCALE: 1" = 40' | PROJECT ID: PRI-200142

TITLE: VEHICULAR CIRCULATION PLANS

DRAWING: C-27

Z:\PRINCETON\PRI\200\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35, NEPTUNE, NJ\CADD\PLOT\LDP-25-29 TRUCK.DWG





NEPTUNE TOWNSHIP FIRE TRUCK

OVERALL LENGTH	50.500 FT
OVERALL WIDTH	8.333 FT
OVERALL BODY HEIGHT	9.851 FT
MIN BODY GROUND CLEARENCE	0.920 FT
TRACK WIDTH	8.333 FT
LOCK-TO-LOCK TIME	6.00 s
CURB TO CURB TURNING RADIUS	50.00'

40' 0' 40' 80'

GRAPHIC SCALE IN FEET
1" = 40'

NEPTUNE TOWNSHIP FIRE TRUCK

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
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18	07/27/2022	TE	REVISED PER RESOLUTION COMPLIANCE
17	06/06/2022	PC	REVISED PER RESOLUTION COMPLIANCE
1	12/29/20	PC	FIRST SUBMISSION

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AMENDED PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

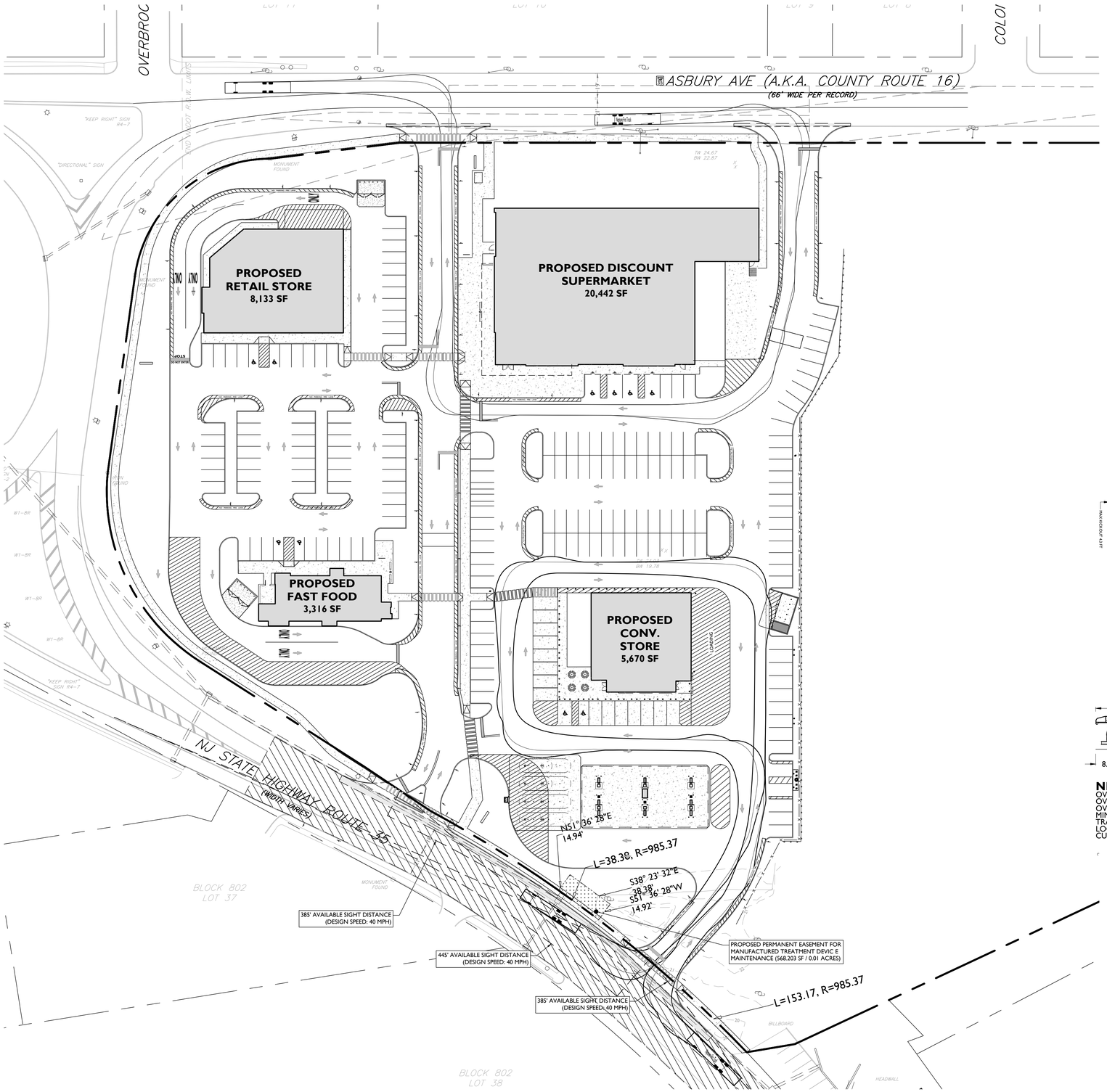
STONEFIELD engineering & design

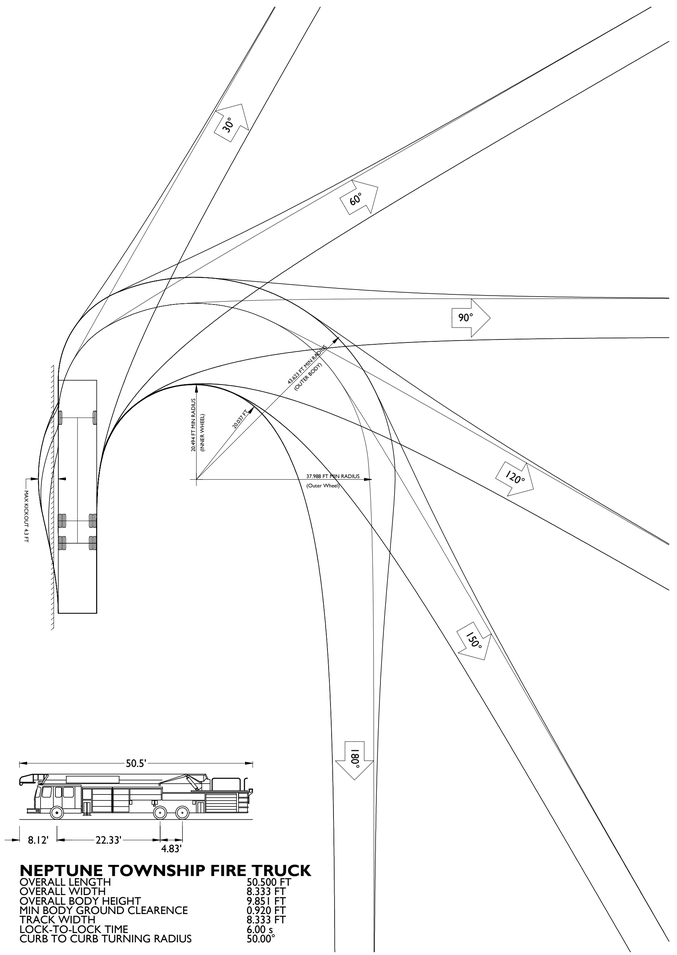
SCALE: 1" = 40' | PROJECT ID: PRI-200142

TITLE:
VEHICULAR CIRCULATION PLANS

DRAWING:
C-28

Z:\PRIVECT\PRI\2020\PRI-200142 EDGEWOOD PROPERTIES - 704 ROUTE 35 NEPTUNE, NJ\CADD\PLOT\LDP-25-29-TRUCK.DWG





NEPTUNE TOWNSHIP FIRE TRUCK

OVERALL LENGTH	50.500 FT
OVERALL WIDTH	8.333 FT
OVERALL BODY HEIGHT	9.851 FT
MIN BODY GROUND CLEARENCE	0.920 FT
TRACK WIDTH	8.333 FT
LOCK-TO-LOCK TIME	6.00 s
CURB TO CURB TURNING RADIUS	50.00'

40' 0' 40' 80'

GRAPHIC SCALE IN FEET
1" = 40'

NEPTUNE TOWNSHIP FIRE TRUCK

ISSUE	DATE	BY	DESCRIPTION
25	07/28/2023	OK	INLET/CONSTRUCTION UPDATE
24	07/17/2023	OK	UPDATED QC GRADING
23	05/25/2023	OK	UPDATED ALDI BUILDING
22	04/18/2023	OK	AMENDED SITE PLAN
21	03/22/2023	OK	WITH QUICK CHECK UPDATE
20	09/20/2022	JMK	FOR RESOLUTION COMPLIANCE
19	08/16/2022	TE	REVISED PER NJAW
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TITLE:
VEHICULAR CIRCULATION PLANS

DRAWING:
C-29

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STRIPING LEGEND

S.Y.L.	SOLID YELLOW LINE
B.Y.L.	BROKEN YELLOW LINE (10' X 30')

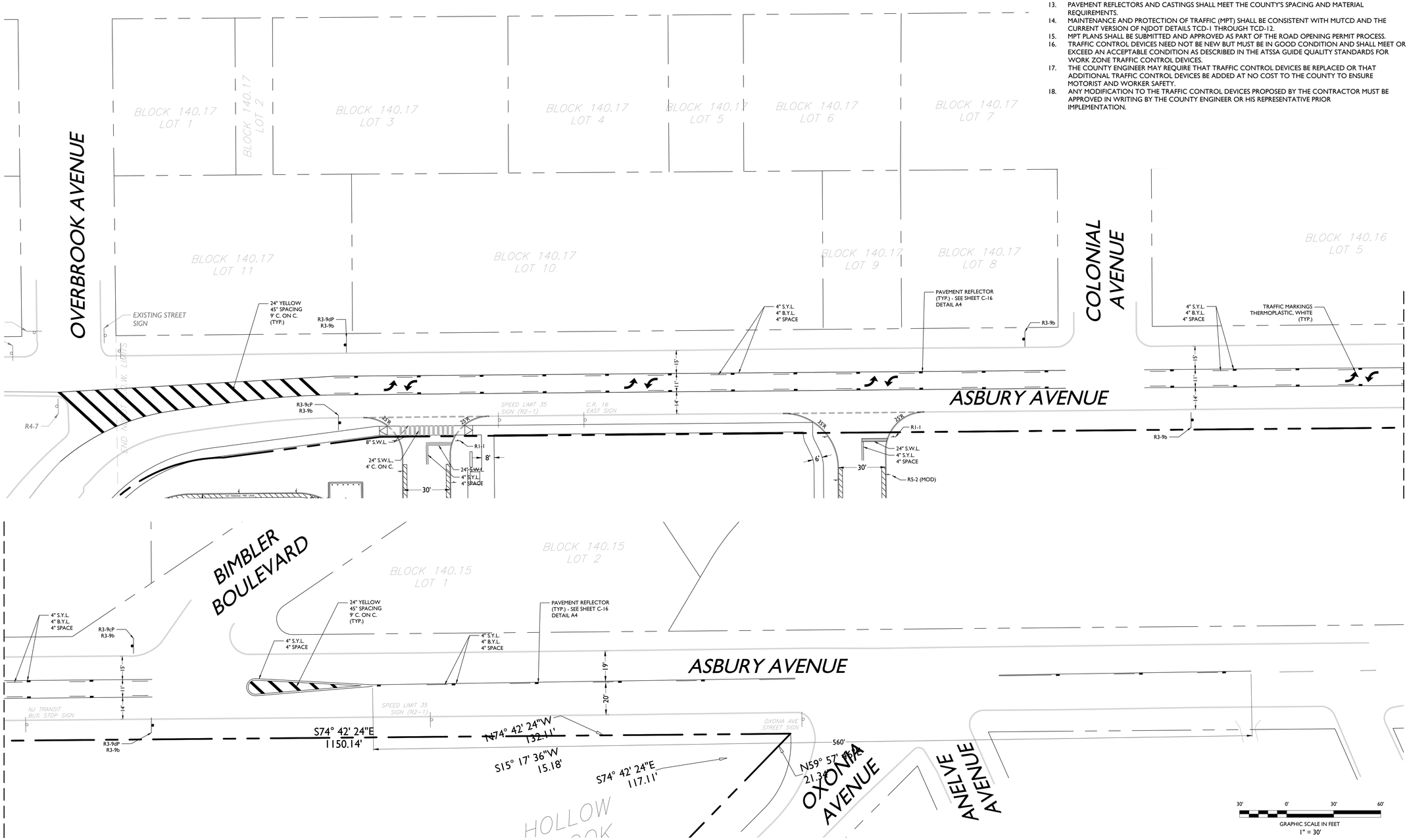
SIGN LEGEND

R1-1	STOP SIGN	36" X 36"
R2-1	SPEED LIMIT SIGN	36" X 48"
R3-9b	TWO-WAY LEFT-TURN ONLY	24" X 36"
R3-9cP	BEGIN	30" X 12"
R3-9dP	END	30" X 12"
R4-7	KEEP RIGHT	36" X 48"
W1-8	CHEVRON ALIGNMENT (RIGHT)	18" X 24"

R5-2(MOD)
30" X 30"

NOTES:

1. ALL CONFLICTING SIGNS AND MARKINGS TO BE REMOVED BY CONTRACTOR.
2. ALL EXISTING PAVEMENT MARKINGS WITHIN PROJECT LIMITS TO BE HYDROBLASTED OUT.
3. ALL PROPOSED SIGNS TO BE DIAMOND GRADE MATERIAL.
4. ALL SIGNS IN WORK AREA TO BE REPLACED.
5. ALL SIGNS NOT LABELED ARE PRIVATE SIGNS.
6. ALL PROPOSED STOP BARS TO BE A MINIMUM OF 4' FROM NEAREST CROSSWALK.
7. THE CONTRACTOR SHALL PROVIDE 14 DAYS' NOTICE TO THE COUNTY ENGINEER PRIOR TO STRIPING INSTALLATION. THE COUNTY IS CONSIDERING AN ALTERNATIVE CORRIDOR CONFIGURATION THAT MAY REQUIRE REVISIONS TO THE SIGNING AND STRIPING PLAN. IN THE EVENT THAT REVISIONS ARE REQUIRED, THE COUNTY WILL PROVIDE A REVISED PLAN FOR IMPLEMENTATION. THE COST OF IMPLEMENTATION WILL BE SIMILAR IN COST TO THE IMPROVEMENTS SHOWN HEREON.
8. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), MONMOUTH COUNTY, AND NJDOT STANDARDS AS APPLICABLE.
9. ANY EXISTING TRAFFIC CONTROL DEVICES IN CONFLICT WITH THE PROPOSED SHALL BE REMOVED.
10. SIGNS SHALL BE INSTALLED IN FRONT OF THOSE UTILITIES OR FEATURES THAT MAY AFFECT SIGN VISIBILITY.
11. SIGN MATERIALS AND POSTS AND THE INSTALLATION THEREOF SHALL BE CONSISTENT WITH THE CURRENT VERSION OF NJDOT DETAILS 612-4 AND 612-5 AND NJDOT SPECIFICATIONS.
12. SIGNS THAT ARE REQUIRED TO BE RESET SHALL BE INSTALLED ON NEW SIGN POSTS.
13. PAVEMENT REFLECTORS AND CASTINGS SHALL MEET THE COUNTY'S SPACING AND MATERIAL REQUIREMENTS.
14. MAINTENANCE AND PROTECTION OF TRAFFIC (MPT) SHALL BE CONSISTENT WITH MUTCD AND THE CURRENT VERSION OF NJDOT DETAILS TCD-1 THROUGH TCD-12.
15. MPT PLANS SHALL BE SUBMITTED AND APPROVED AS PART OF THE ROAD OPENING PERMIT PROCESS.
16. TRAFFIC CONTROL DEVICES NEED NOT BE NEW BUT MUST BE IN GOOD CONDITION AND SHALL MEET OR EXCEED AN ACCEPTABLE CONDITION AS DESCRIBED IN THE ATSSA GUIDE QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES.
17. THE COUNTY ENGINEER MAY REQUIRE THAT TRAFFIC CONTROL DEVICES BE REPLACED OR THAT ADDITIONAL TRAFFIC CONTROL DEVICES BE ADDED AT NO COST TO THE COUNTY TO ENSURE MOTORIST AND WORKER SAFETY.
18. ANY MODIFICATION TO THE TRAFFIC CONTROL DEVICES PROPOSED BY THE CONTRACTOR MUST BE APPROVED IN WRITING BY THE COUNTY ENGINEER OR HIS REPRESENTATIVE PRIOR IMPLEMENTATION.



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TITLE:

ROADWAY IMPROVEMENT PLAN

DRAWING:

C-30

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