

**PROPERTY OWNERS WITHIN 200 FEET**

BLOCK #	LOT #	OWNERS NAME	PROPERTY ADDRESS
3601	3	HD DEV. OF MARYLAND, INC.	3540 ROUTE 66
3601	4 **	CHARLES STONE	3536 ROUTE 66
3601	5	SYLAR REALTY, LLC	3530 ROUTE 66
3903	4	NEPTUNE PARK FOR INDUSTRY	3535 ROUTE 66
3903	13	3501 ROUTE 66 LLC	3501 ROUTE 66

\*\* SUBJECT PROPERTY

New Jersey Natural Gas Company  
Attn: Right of Way Department  
1415 Wyckoff Road  
Wall, NJ 07719

Jersey Central Power & Light Company  
Attn: Land Use Matters  
300 Madison Avenue  
Morristown, NJ 07960

Cablevision of Monmouth  
Attn: Land Use Matters  
1501 18th Avenue  
Wall, NJ 07719

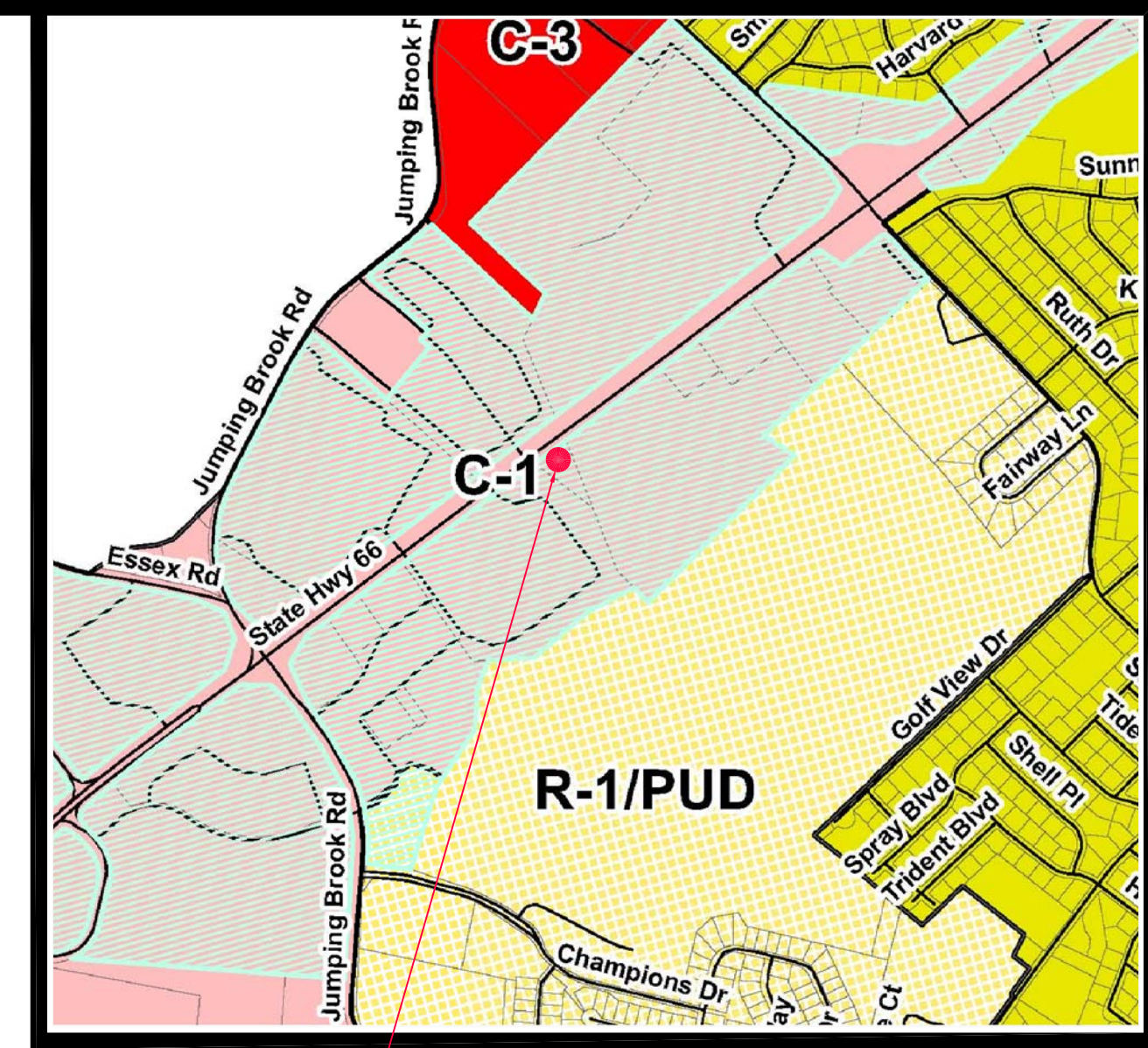
Monmouth County Planning Board  
Hall of Records Annex  
PO Box 1255  
Freehold, NJ 07728-1255

Department of Transportation  
C/O Commissioner of Transportation  
CN 600  
Trenton, NJ 08625

New Jersey American Water Company, Inc.  
Attn: Donna Short GIS Supervisor  
1025 Laurel Oak Road  
Voorhees, NJ 08043

Verizon  
Legal Department, 17th Floor  
C/o Land Use Matters  
540 Broad Street  
Newark, NJ 07102

# PRELIMINARY AND FINAL MAJOR SITE PLAN FOR PINK BALLOON, LLC TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY



**ZONING MAP**

**GENERAL INFORMATION**

- PROPERTY BEING DESIGNATED AS TAX BLOCK 3601, TAX LOT 4 AS SHOWN ON THE OFFICIAL MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY SHEET No. 36.
- EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY FOR 3536 N.J.S.H. ROUTE 66 TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)", PREPARED BY ROBERT H. MORRIS, P.L.S. #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 16, 2023.
- OWNER: CHARLES P. STONE  
3536 ROUTE 66  
NEPTUNE, NJ 07753
- APPLICANT: PINK BALLOON, LLC  
7 BELL STREET, # 305  
MONTCLAIR, NJ 07042
- AREA OF TRACT = 39,069 SQ. FT. ~ 0.90 ACRES
- ZONING DISTRICT: (C-1) PLANNED COMMERCIAL DEVELOPMENT

BULK STANDARD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.5 ACRES	0.90 ACRES ~ ENC	0.90 ACRES ~ ENC
GROSS FLOOR AREA	---	3,320 SQ. FT.	3,516 SQ. FT.
MAXIMUM FLOOR AREA RATIO	0.60	0.06	0.06
MINIMUM LOT WIDTH	500 FT.	181 FT. ~ ENC	181 FT. ~ ENC
MINIMUM LOT FRONTAGE	600 FT.	239 FT. ~ ENC	239 FT. ~ ENC
MINIMUM LOT DEPTH	600 FT.	372 FT. ~ ENC	372 FT. ~ ENC
MINIMUM FRONT YARD SETBACK	50 FT.	49 FT. ~ ENC	49 FT. ~ V
MINIMUM SIDE YARD SETBACK	50 FT.	34 FT. ~ ENC	35 FT.
MINIMUM COMBINED SIDE YARD SETBACK	60 FT.	47 FT. ~ ENC	86 FT.
MINIMUM REAR YARD SETBACK	40 FT.	NA	NA
MAXIMUM PERCENT BUILDING COVERAGE ~ %	30 %	2,324 SQ. FT. ~ 5.95 %	2,424 SQ. FT. ~ 6.20 % **
MAXIMUM IMPERVIOUS LOT COVERAGE ~ 50 FT.	---	14,074 SQ. FT.	20,555 SQ. FT.
MAXIMUM IMPERVIOUS LOT COVERAGE ~ %	65 %	36 %	58 %
MAXIMUM NUMBER OF STORIES	2 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	40 FT.	16.8 FT.	28.7 FT.
MINIMUM IMPROVABLE AREA	96,900 FT.	12,625 SQ. FT. ~ ENC	12,625 SQ. FT. ~ ENC
M.A. CIRCLE DIAMETER	189 FT.	90 FT. ~ ENC	90 FT. ~ ENC
FREESTANDING SIGN AREA ~ SQ. FT.	52 SQ. FT.	24 SQ. FT.	51.7 SQ. FT.
FREESTANDING SIGN HEIGHT ~ FT.	15 FT.	4 FT.	10.67 FT.
FREESTANDING SIGN SETBACK ~ FT.	8 FT. #	-2 FT. ~ ENC	2 FT. ~ V
BUILDING MOUNTED SIGN AREA ~ SQ. FT.	34 SQ. FT.	40 SQ. FT.	48 SQ. FT. ~ V
BUILDING MOUNTED SIGN HEIGHT DIMENSION ~ FT.	8 FT.	12 FT.	13 FT. ~ V
PERMITTED NUMBER BUILDING SIGNS	2	1	2
BUILDING MOUNTED SIGN HEIGHT DIMENSION ~ FT.	12 FT.	20 FT. ~ ENC	12 FT. ~ V
REAR BUILDING SIGN AREA ~ SQ. FT.	17 SQ. FT.	---	48 SQ. FT. ~ V
REAR BUILDING SIGN HEIGHT ~ FT.	8 FT.	---	19.5 FT. ~ V
OFF-STREET PARKING ~ RETAIL 1 PER 250 SQ. FT.	14 SPACES	UNDERNED	41 SPACES
LOADING SPACES ~ 6'x4' < 5,000 SQ. FT.	9	0	1 VAN SPACE

NOTES:  
ENC - INDICATES AN EXISTING NON-COMFORMITY  
V - INDICATES A PROPOSED VARIANCE  
\*\* - INCLUDES CANOPY OVER ENTRANCE  
# - SECOND WALL SIGN PERMITTED ON REAR FACADE FACING PARKING LOT  
# - SIGN SETBACK = 0.75 x SIGN HEIGHT

7. DESCRIPTION OF OPERATIONS:  
THE APPLICANT PROPOSES TO MODIFY AND EXPAND AN EXISTING PROFESSIONAL OFFICE BUILDING AND CONVERT ITS USE TO A CANNABIS RETAIL FACILITY. A NEW PARKING AREA IS TO BE CONSTRUCTED TO THE REAR OF THE BUILDING. THE SITE IS PRESENTLY SERVICED BY A WELL AND SEPTIC SYSTEM. THE APPLICANT PROPOSES TO CONNECT TO PUBLIC WATER AND SEWER FACILITIES. STORM WATER MANAGEMENT FACILITIES, LANDSCAPING AND LIGHTING UPGRADES ARE ALSO PROPOSED.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

PRELIMINARY AND FINAL MAJOR SITE PLAN  
TITLE SHEET  
**PINK BALLOON, LLC**  
TAX BLOCK 3601, TAX LOT 4  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY  
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)

**Nelson Engineering Associates, Inc.**

444 NEPTUNE BOULEVARD, SUITE 4  
NEPTUNE, NEW JERSEY 07753  
TEL: (732)-918-2180  
WWW.NELSONENG.NET  
CERTIFICATE OF AUTHORIZATION # 24GA28014900

DAVID H. BOESCH, L.L.A.  
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 230205	DATE: 11-7-23	SHEET 1 OF 12

**LIST OF KNOWN VARIANCES**

**SECTION 404.04.E. Schedule B-1 ~ EXISTING NON-COMFORMITIES UNAFFECTED BY THE PROPOSED APPLICATION**

MINIMUM LOT AREA ~ 2.5 ACRES REQUIRED v. 0.90 ACRES EXISTING  
MINIMUM LOT WIDTH ~ 500 FEET REQUIRED v. 181 FEET EXISTING  
MINIMUM LOT FRONTAGE ~ 600 FEET REQUIRED v. 209 FEET EXISTING  
MINIMUM LOT DEPTH ~ 600 FEET REQUIRED v. 372 FEET EXISTING  
MINIMUM IMPROVABLE AREA ~ 84,900 SQ. FT. REQUIRED v. 12,625 SQ. FT.  
DIAMETER OF M.I.A. ~ 189 FEET REQUIRED v. 90 FEET EXISTING

SECTION 404.04.E. FRONT SETBACK ~ 50 FT. v. 49 FT. PROPOSED

SECTION 412.01 PROP. ACCESSORY STRUCTURE (HOT BOX) IN A FRONT YARD

SECTION 412.06 NO BARRIER FREE WALKWAY TO TOWNSHIP SIDEWALK SYSTEM

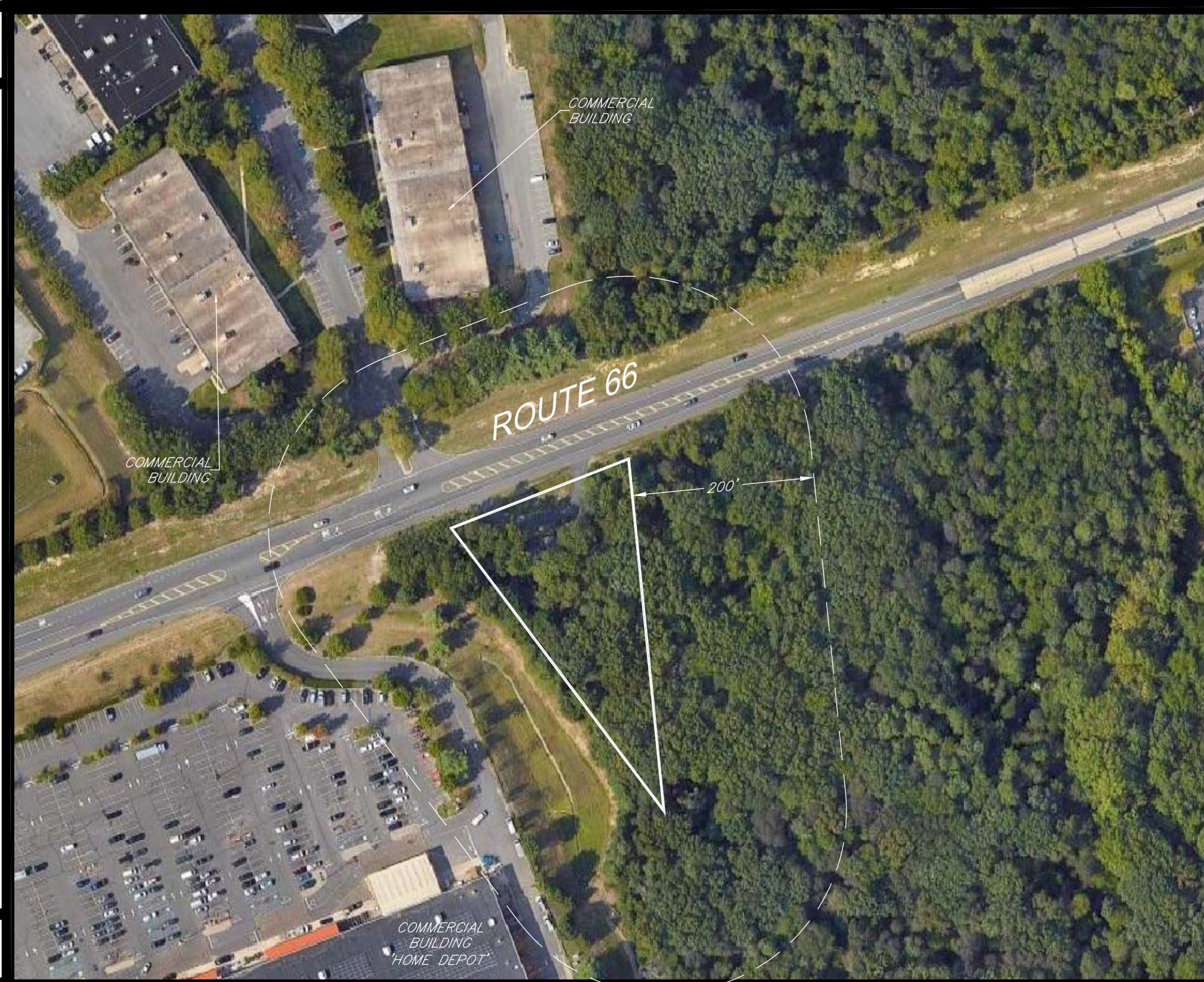
SECTION 412.18 PARKING IN A FRONT YARD

SECTION 416.07.A.6. FREESTANDING SIGN SETBACK ~ 8 FT. MINIMUM v. 2 FT. PROPOSED

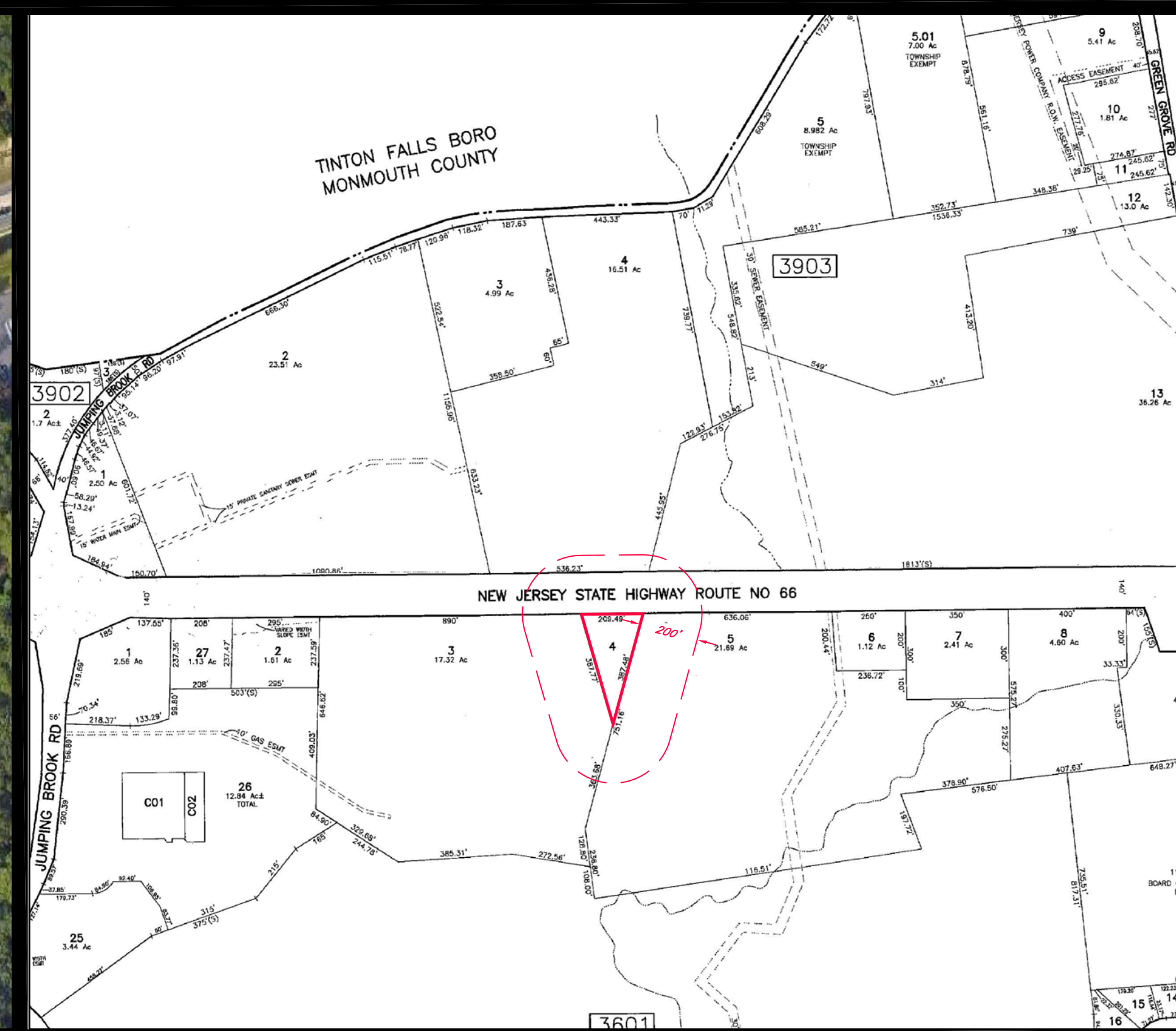
SECTION 416.07.B.1.(a) BUILDING MOUNTED SIGN AREA ~ 34.9 SQ. FT. v. 48 SQ. FT. PROPOSED

SECTION 416.07.B.3.(a) SECOND/REAR WALL SIGN AREA ~ 17.45 SQ. FT. v. 48 SQ. FT. PROPOSED

SECTION 416.07.B.1.(b) BUILDING SIGN HEIGHT ~ 8 FT. MAX. v. FRONT FACADE SIGN HEIGHT ~ 13 FT. REAR FACADE SIGN HEIGHT ~ 19.5 FT.



**AERIAL PHOTO**



**TAX MAP**

SITE PLAN APPROVAL  
TOWNSHIP OF NEPTUNE  
PLANNING BOARD

CHAIRPERSON	DATE
BOARD ADMINISTRATOR	DATE
ENGINEER	DATE

**INDEX OF SHEETS**

PLAN #	PLAN DESCRIPTION
1 OF 12	TITLE SHEET
2 OF 12	DEMOLITION AND TREE REMOVAL PLAN
3 OF 12	SITE LAYOUT PLAN
4 OF 12	GRADING AND UTILITIES PLAN
5 OF 12	LANDSCAPE PLAN
6 OF 12	LIGHTING PLAN
7 OF 12	SOIL EROSION AND SEDIMENT CONTROL PLAN
8 OF 12	SOIL EROSION NOTES AND DETAILS
9 OF 12	EXISTING DRAINAGE AREA MAP
10 OF 12	PROPOSED DRAINAGE AREA MAP
11 OF 12	DETAIL SHEET
12 OF 12	DETAIL SHEET



Trees to be Removed: Caliper (measured 4 feet above ground)	Number of Trees to be Removed
Greater than 6" & up to 12"	32
Greater than 12" & up to 18"	18
Greater than 18" & up to 24"	10
Greater than 24"	10

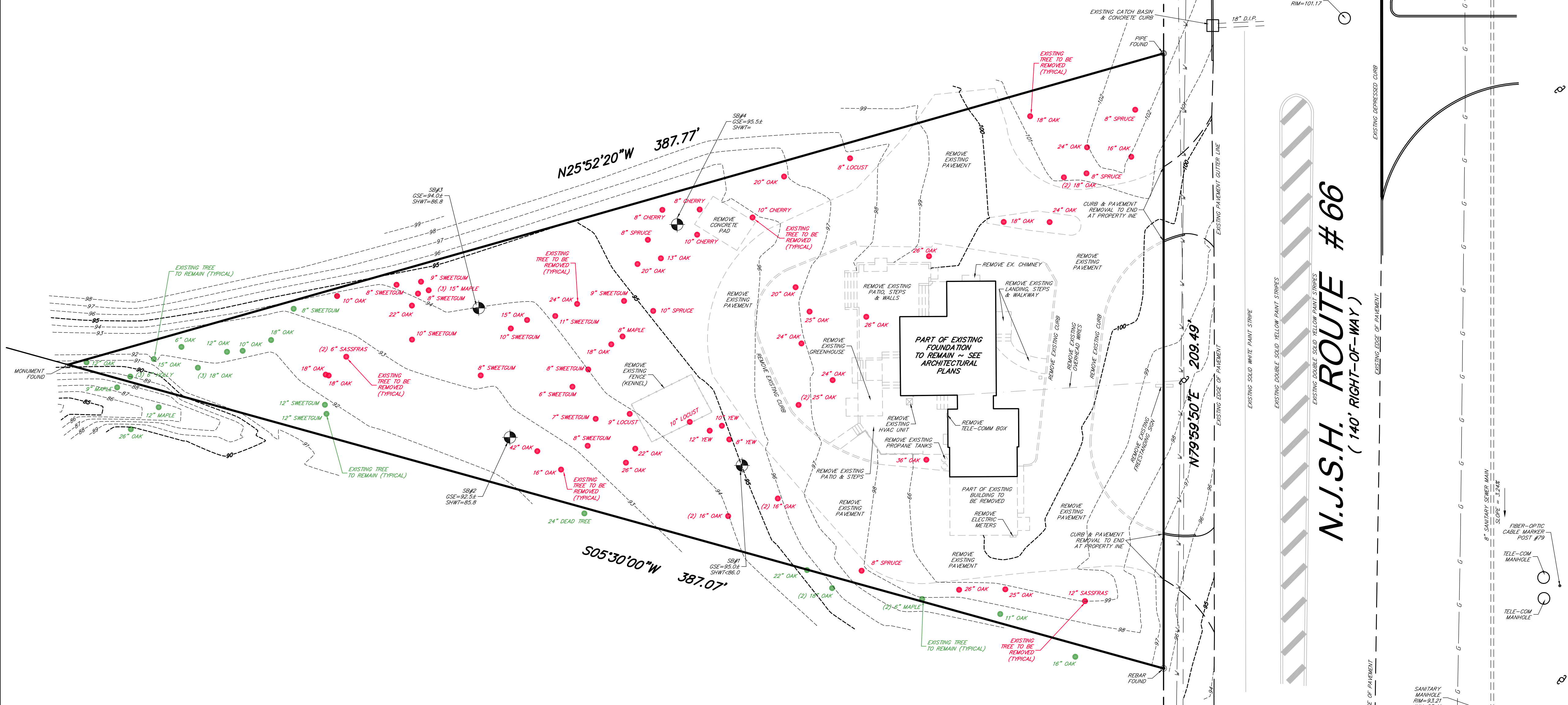
**TREE REPLACEMENT VALUE CALCULATIONS:**

SIZE OF TREE TO BE REMOVED	NUMBER OF TREES TO BE REMOVED
6" to <12"	32
12" to <18"	18
18" to <24"	10
>24"	10
	<b>70</b>

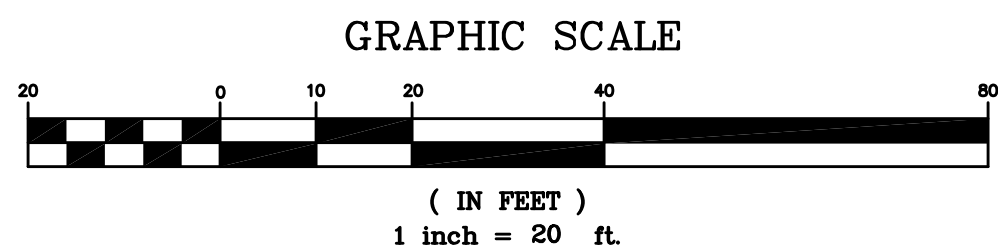
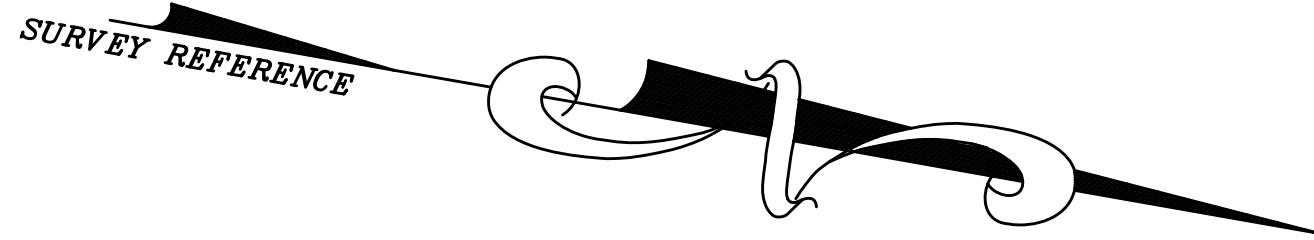
**REQUIRED REPLACEMENT TREES**

32 x 1 = 32 ~ 2 1/2" CALIPER
18 x 3 = 54 ~ 2 1/2" CALIPER
10 x 6 = 60 ~ 3" CALIPER
10 x 8 = 80 ~ 3" CALIPER
<b>86 ~ 2 1/2" CALIPER</b>
<b>140 ~ 3" CALIPER</b>

TAX BLOCK 3601  
TAX LOT 3



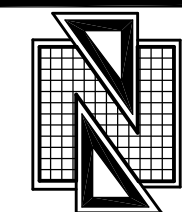
TAX BLOCK 3601  
TAX LOT 5



**N.J.S.H. ROUTE # 66**  
( 140' RIGHT-OF-WAY )

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

PRELIMINARY AND FINAL MAJOR SITE PLAN  
DEMOLITION AND TREE REMOVAL PLAN  
**PINK BALLOON, LLC**  
TAX BLOCK 3601, TAX LOT 4  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY  
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)



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SITE ENGINEERING  
TRAFFIC ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES  
LAND SURVEYING & MAPPING

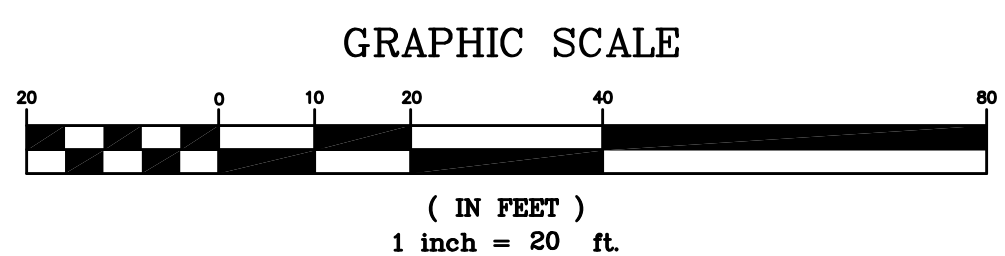
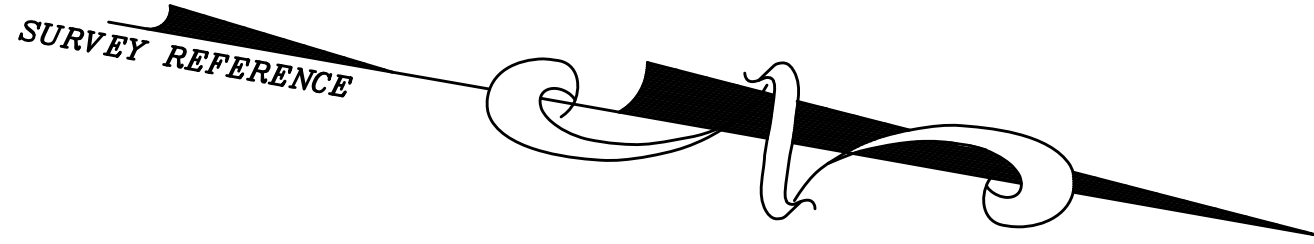
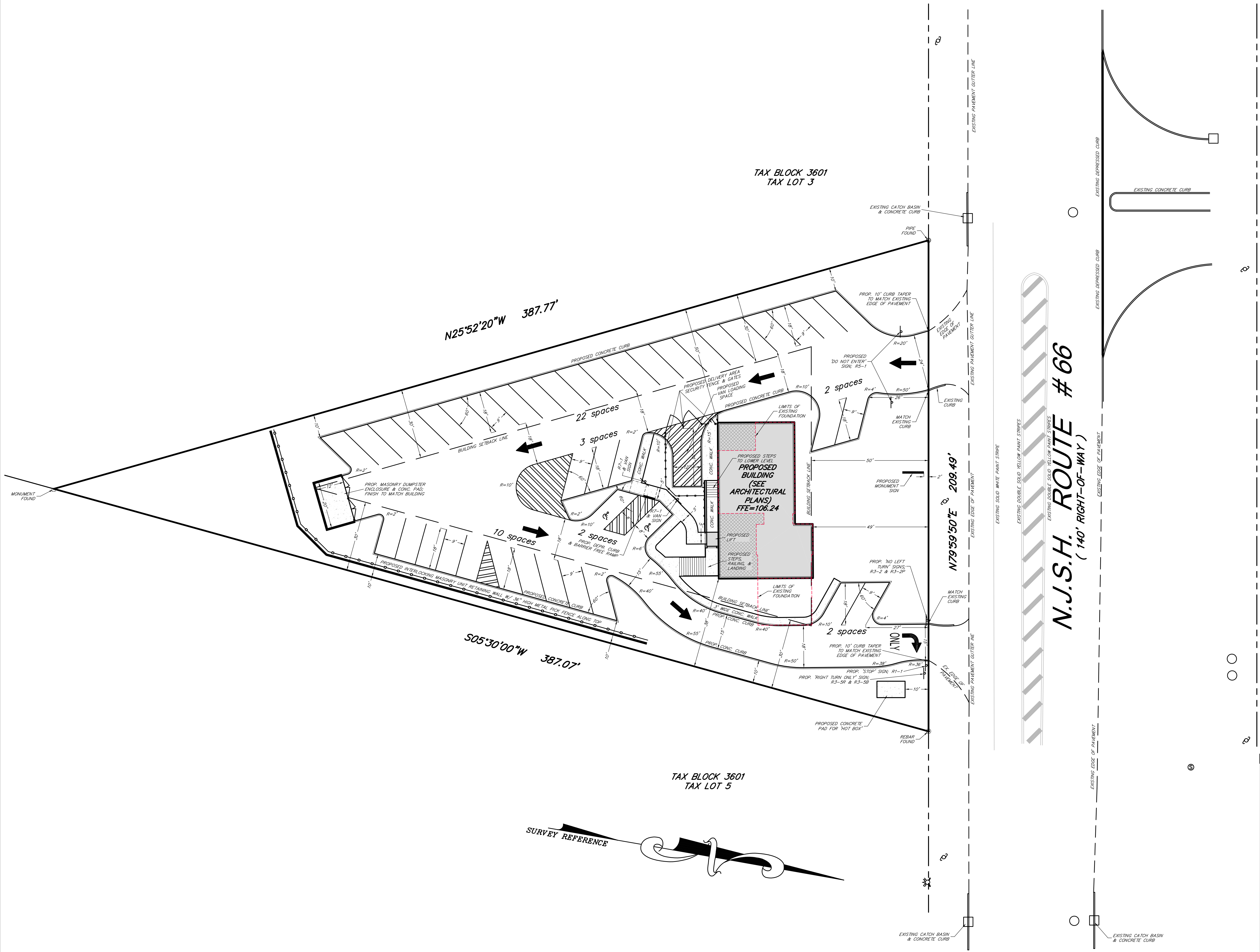
*David H. Boesch*

**DAVID H. BOESCH, L.L.A.**  
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
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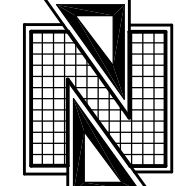
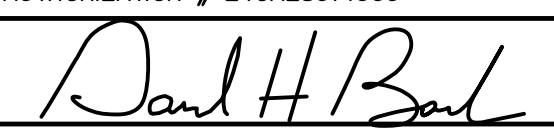
EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY FOR 3536 N.J.S.H. ROUTE 66 TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)", PREPARED BY ROBERT H. MORRIS, PLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 16, 2023.

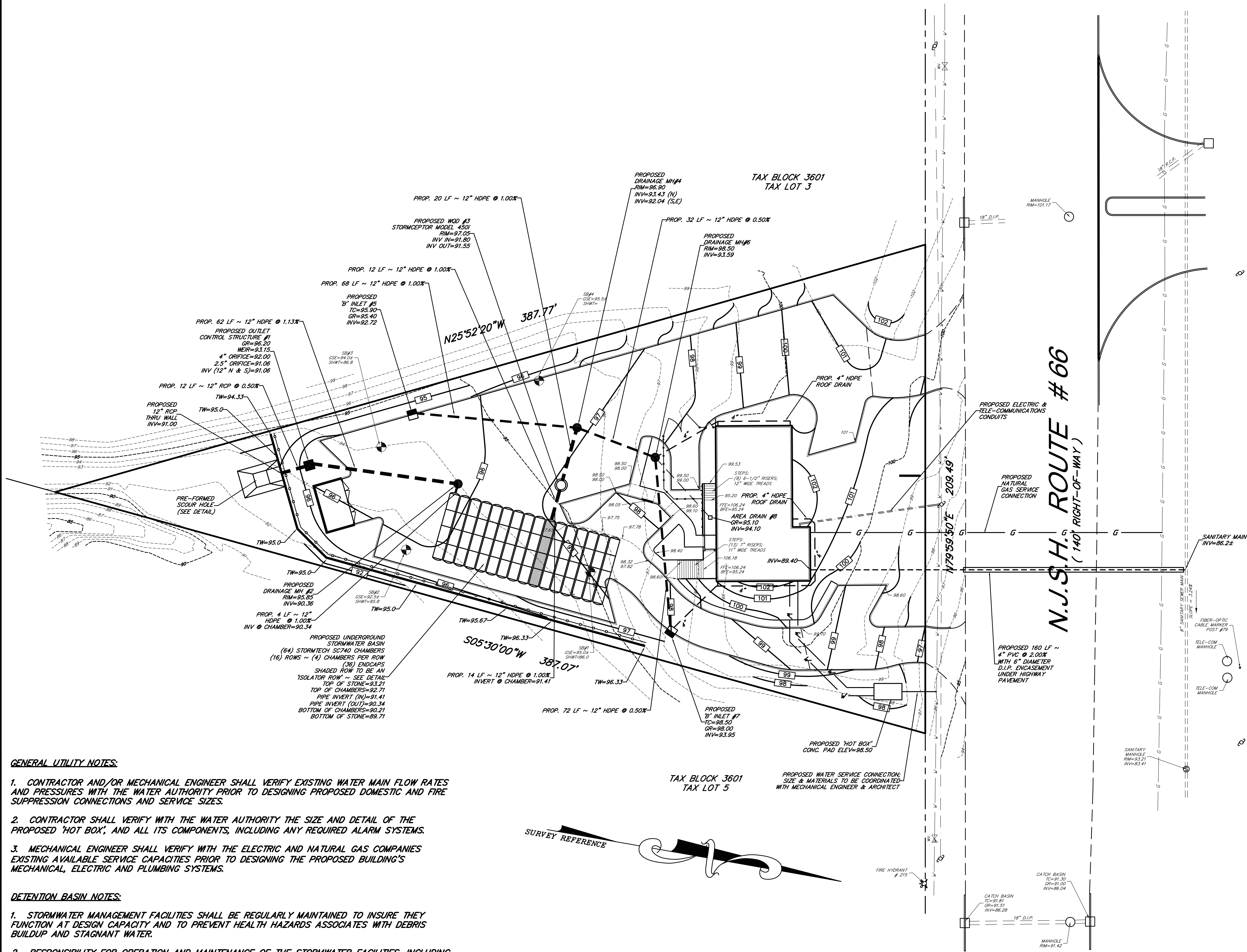




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**N.J.S.H. ROUTE # 66**  
 ( 140' RIGHT-OF-WAY )

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
PRELIMINARY AND FINAL MAJOR SITE PLAN <b>SITE LAYOUT PLAN</b> <b>PINK BALLOON, LLC</b> TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY <small>(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)</small>				
 <b>Nelson Engineering Associates, Inc.</b>				
<small>444 NEPTUNE BOULEVARD, SUITE 4            NEPTUNE, NEW JERSEY 07753            TEL. (732)-918-2180            WWW.NELSONENG.NET            CERTIFICATE OF AUTHORIZATION # 24GA28014900</small>		<small>SITE ENGINEERING            TRAFFIC ENGINEERING            LANDSCAPE ARCHITECTURE            ENVIRONMENTAL STUDIES            LAND SURVEYING &amp; MAPPING</small>		
 <b>DAVID H. BOESCH, L.L.A.</b> <small>LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489</small>				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD		
FILE: 230205	DATE: 11-7-23	SHEET 3	OF 12	

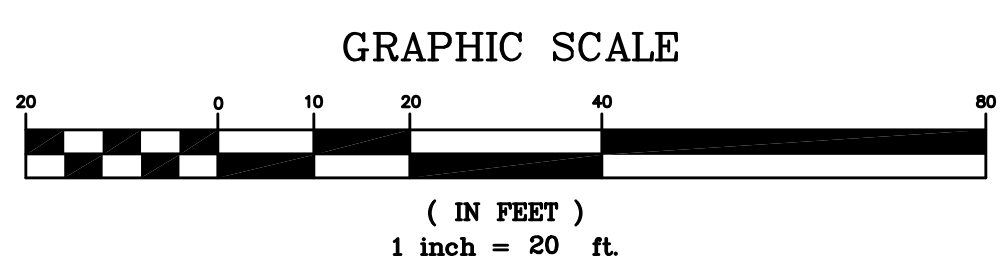
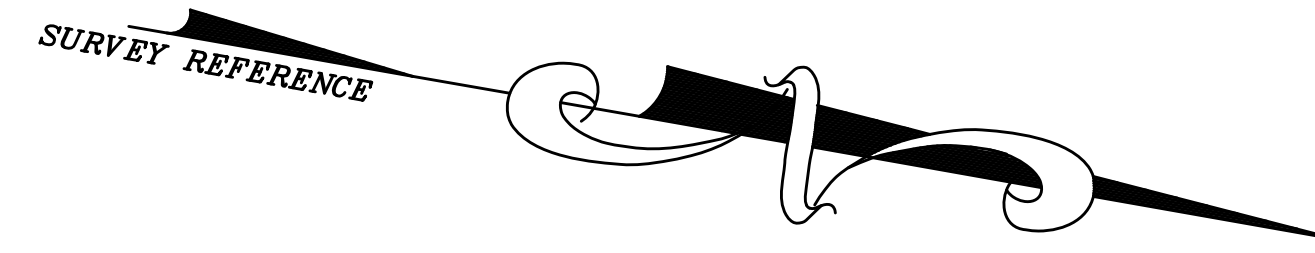


**GENERAL UTILITY NOTES:**

1. CONTRACTOR AND/OR MECHANICAL ENGINEER SHALL VERIFY EXISTING WATER MAIN FLOW RATES AND PRESSURES WITH THE WATER AUTHORITY PRIOR TO DESIGNING PROPOSED DOMESTIC AND FIRE SUPPRESSION CONNECTIONS AND SERVICE SIZES.
2. CONTRACTOR SHALL VERIFY WITH THE WATER AUTHORITY THE SIZE AND DETAIL OF THE PROPOSED "HOT BOX", AND ALL ITS COMPONENTS, INCLUDING ANY REQUIRED ALARM SYSTEMS.
3. MECHANICAL ENGINEER SHALL VERIFY WITH THE ELECTRIC AND NATURAL GAS COMPANIES EXISTING AVAILABLE SERVICE CAPACITIES PRIOR TO DESIGNING THE PROPOSED BUILDING'S MECHANICAL, ELECTRIC AND PLUMBING SYSTEMS.

**DETENTION BASIN NOTES:**

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



EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY FOR 3536 N.J.S.H. ROUTE 66 TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)", PREPARED BY ROBERT H. MORRIS, PLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 16, 2023.

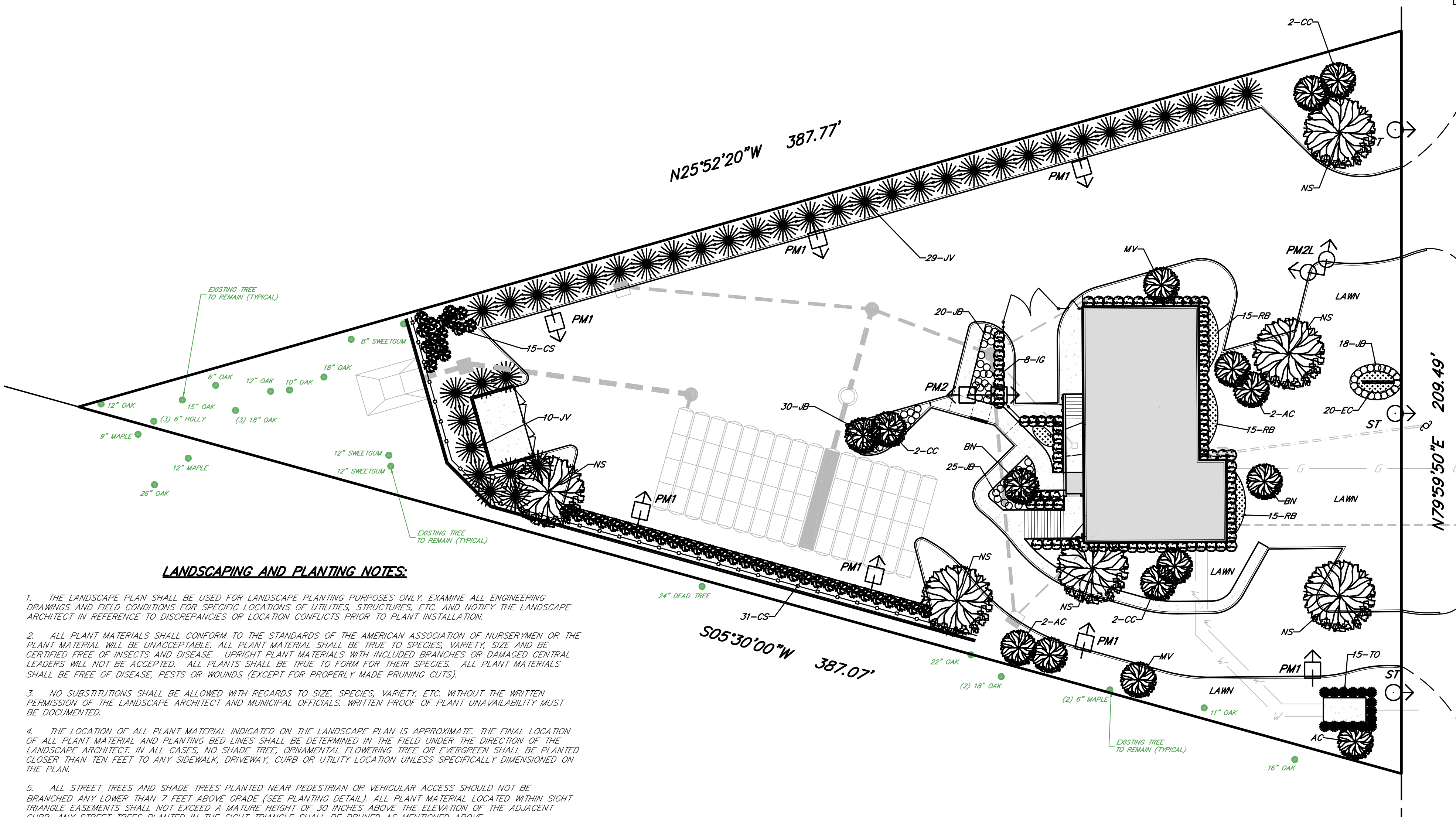
NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
PRELIMINARY AND FINAL MAJOR SITE PLAN <b>GRADING AND DRAINAGE PLAN</b> <b>PINK BALLOON, LLC</b> TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)				
		<b>Nelson Engineering Associates, Inc.</b>		
444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL. (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900		SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING		
<b>MATTHEW R. DUBOIS, P.E.</b> PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD		
FILE: 230205	DATE: 11-7-23	SHEET 4	OF 12	



**PLANTING SCHEDULE:**

KEY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	QUANTITY	NOTES
AC	AMELANCHIER CANADENSIS	AUTUMN BRILLIANCE	SHADBLOW SERVICEBERRY	8'-10'	5	BALLED & BURLAPPED
BN	BETULA NIGRA	CLUMPS	RIVER BIRCH ~ MULTI-STEMMED	8'-10'	2	BALLED & BURLAPPED
CC	CERCIS CANADENSIS	APPALACHIAN RED	RED EASTERN REDBUD	8'-10'	6	BALLED & BURLAPPED
CS	CORNUS SERICEA	BAILEY	RED TWIG DOGWOOD	18"-24"	46	
EC	ECHINACEA SP.	ASSORTED	CONEFLOWER	1 GALLON	35	ASSORTED COLORS
IG	ILEX GLABRA	COMPACT	COMPACT INKBERRY HOLLY	18"-24"	35	
JB	JUNIPERUS HORIZONTALIS	BAR HARBOR	BAR HARBOR JUNIPER	12"-15"	95	
JV	JUNIPERUS VIRGINIANA	-----	EASTERN RED CEDAR	6'-8'	39	BALLED & BURLAPPED
MV	MAGNOLIA VIRGINIANA	-----	SWEET BAY MAGNOLIA	8'-10'	2	BALLED & BURLAPPED
NS	NYSSA SYLVATICA	WILDFIRE	BLACK TUPELO	3" CALIPER	7	BALLED & BURLAPPED
PJC	PIERIS JAPONICA	DOROTHY WYCKOFF	JAPANESE ANDROMEDA	18"-24"	42	
RB	RUDBECKIA SP.	-----	BLACK-EYE SUSAN	1 GALLON	45	
RXY	ROSA SP.	SUNNY KNOCKOUT	YELLOW SHRUB ROSE	18"-24"	10	
TO	THUJA OCCIDENTALIS	NIGRA	DARK AMERICAN ARBORVITAE	5'-6'	15	BALLED & BURLAPPED

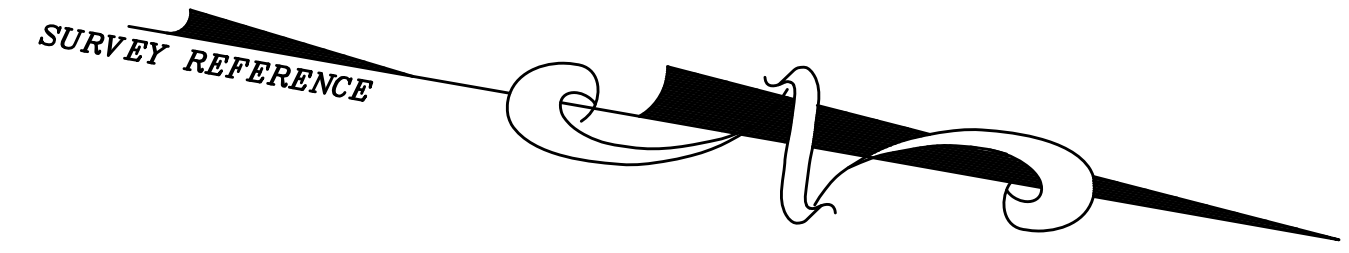
TAX BLOCK 3601  
TAX LOT 3



**LANDSCAPING AND PLANTING NOTES:**

1. THE LANDSCAPE PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE LANDSCAPE ARCHITECT IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANT INSTALLATION.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED FREE OF INSECTS AND DISEASE. UPRIGHT PLANT MATERIALS WITH INCLUDED BRANCHES OR DAMAGED CENTRAL LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE TRUE TO FORM FOR THEIR SPECIES. ALL PLANT MATERIALS SHALL BE FREE OF DISEASE, PESTS OR WOUNDS (EXCEPT FOR PROPERLY MADE PRUNING CUTS).
3. NO SUBSTITUTIONS SHALL BE ALLOWED WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC. WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND MUNICIPAL OFFICIALS. WRITTEN PROOF OF PLANT UNAVAILABILITY MUST BE DOCUMENTED.
4. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. IN ALL CASES, NO SHADE TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN SHALL BE PLANTED CLOSER THAN TEN FEET TO ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE PLAN.
5. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED ANY LOWER THAN 7 FEET ABOVE GRADE (SEE PLANTING DETAIL). ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE ADJACENT CURB. ANY STREET TREES PLANTED IN THE SIGHT TRIANGLE SHALL BE PRUNED AS MENTIONED ABOVE.
6. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLAN SHALL TAKE PRECEDENCE.
7. ALL PLANT MATERIAL SHALL BE PROPERLY CUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO A TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED NOT TO SPLIT CROTCH ON SPECIFIC ORNAMENTAL TREES. CUT AND REMOVE ANY NON-BIODEGRADABLE ROPE.
8. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST, THE PLANT PITS SHALL BE EXCAVATED AN ADDITIONAL 12 INCHES AND FILLED WITH SAND.
9. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE.
10. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO (2) YEARS AFTER THE DATE OF FINAL ACCEPTANCE.
12. THE CONTRACTOR SHALL PROVIDE A 6 INCH LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12 INCHES IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
13. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED OR SOD AS INDICATED ON THE PLANS. SOD SHALL CONSIST OF A NEW JERSEY CERTIFIED MIXTURE OR AN APPROVED EQUAL. SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SEEDING SPECIFICATIONS. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, FERTILIZED, LIMED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
14. ALL PLANTING BEDS SHALL RECEIVE A 4 INCH LAYER OF HARDWOOD BARK.
15. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED PLANTING BEDS.
16. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON-SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREE LINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED OR DAMAGED BRANCHES.

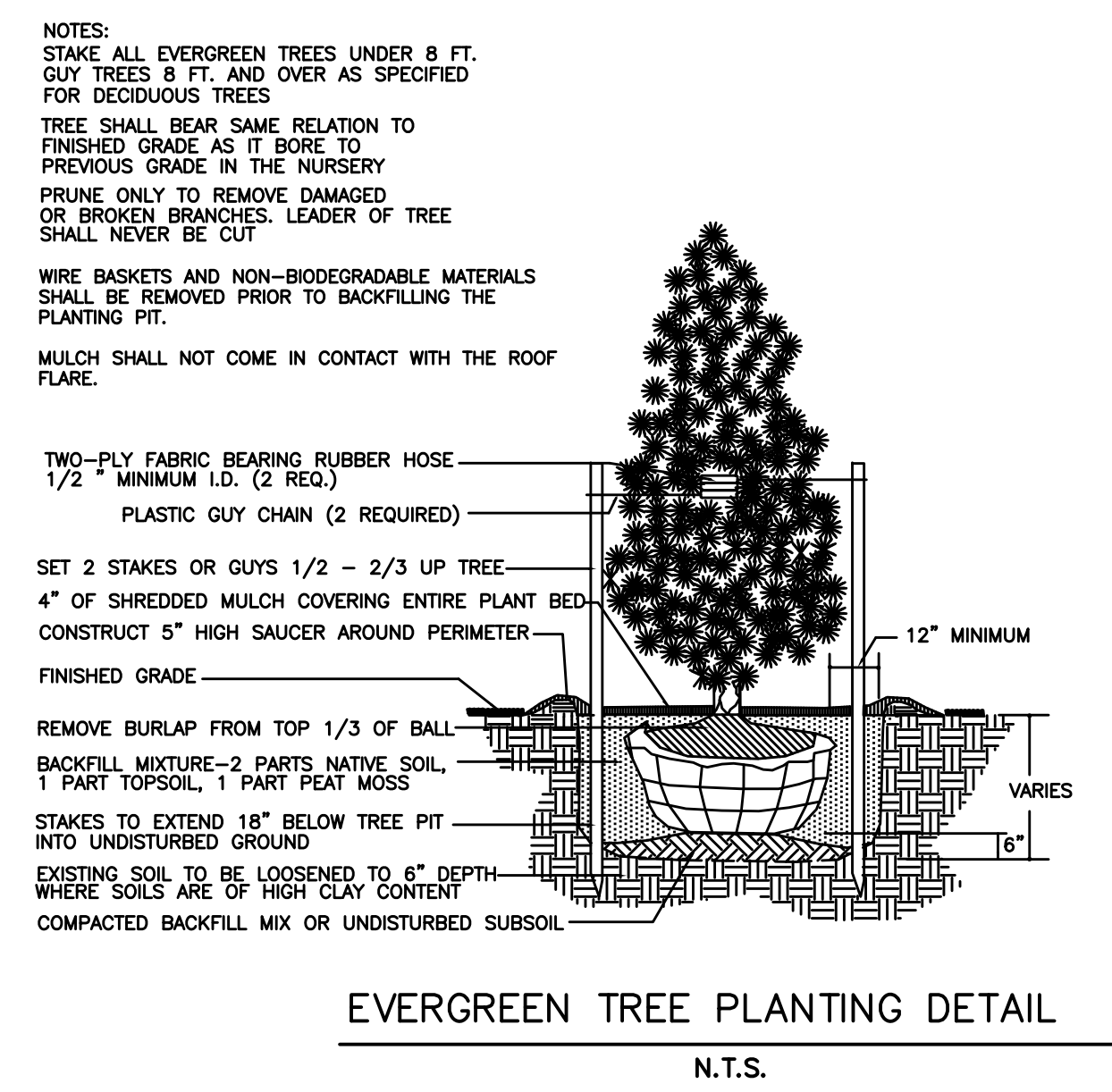
TAX BLOCK 3601  
TAX LOT 5



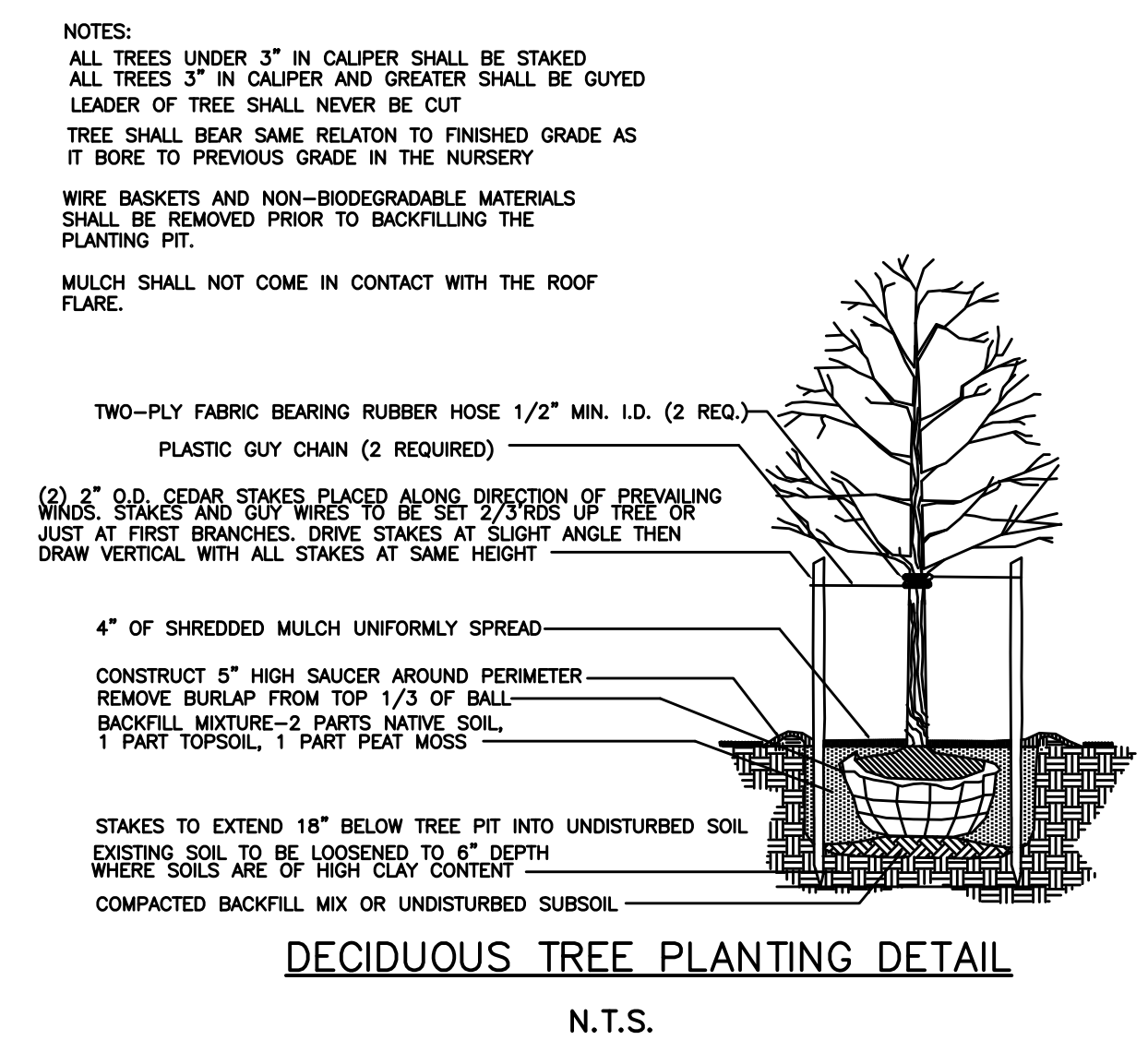
**GRAPHIC SCALE**



N.J.S.H. ROUTE #66  
( 140' RIGHT-OF-WAY )



**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.



**DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.

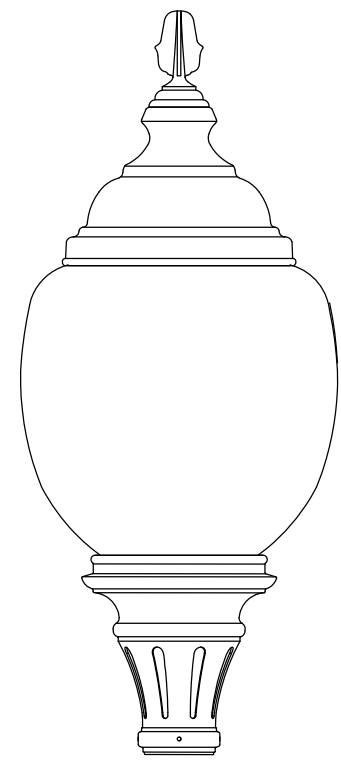
NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
PRELIMINARY AND FINAL MAJOR SITE PLAN <b>LANDSCAPE PLAN</b> <b>PINK BALLOON, LLC</b> TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)				
		<b>Nelson Engineering Associates, Inc.</b>		
444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL. (732) 918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900		SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING		
<b>DAVID H. BOESCH, L.L.A.</b> LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD		
FILE: 230205	DATE: 11-7-23	SHEET 5	OF 12	

EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY FOR 3536 N.J.S.H. ROUTE 66 TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)", PREPARED BY ROBERT H. MORRIS, PLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 16, 2023.



**PROPOSED DECORATIVE STREET LIGHT FIXTURE:**

**STERNBERG MODEL A850  
OLD TOWN  
L.E.D.  
GEORGETOWN POST  
DARK BRONZE  
12'-6" HEIGHT  
(12' POLE ON 6" HIGH  
EXPOSED CONCRETE  
FOOTING)**

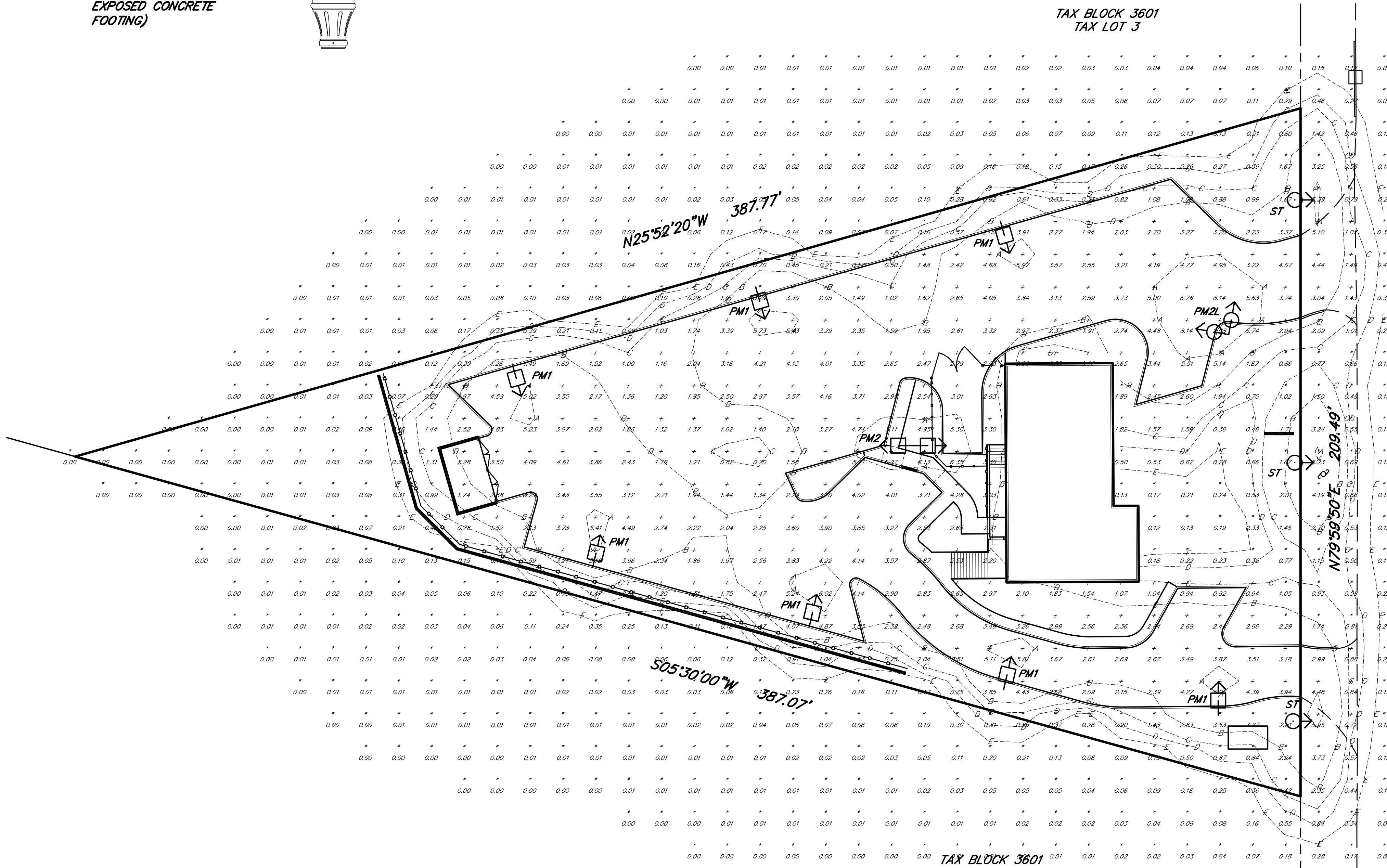


**LIGHT FIXTURE: (POLE)**

**LITHONIA LIGHTING  
'D' SERIES L.E.D.  
14' MOUNTING HEIGHT  
(12' POLE ON 2' HIGH EXPOSED  
CONCRETE FOOTING)  
WITH BACKSIDE SHIELD  
DARK BRONZE  
(OR APPROVED EQUAL)**

**LIGHTING NOTES:**

1. PRIOR TO ORDERING THE PROPOSED LIGHT FIXTURES, THE CONTRACTOR SHALL CONFIRM WITH THE TOWNSHIP ENGINEER AND JERSEY CENTRAL POWER AND LIGHT COMPANY (JCP&L) THE STYLE, LAMP, WATTAGE AND HEIGHT OF THE PROPOSED FIXTURES.
2. ON-SITE LIGHT FIXTURES SHALL BE CONTROLLED BY A TIMER. SECURITY LIGHTING REVIEWED APPROVED BY THE POLICE DEPARTMENT SHALL REMAIN ON. THE BALANCE OF LIGHT FIXTURES SHALL BE TURNED OFF AT 8:00 PM.
3. SECURITY LIGHTING WITH TIMERS 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, OR BEFORE MIDNIGHT, WHICHEVER OCCURS EARLIER.
4. THE USE OF HIGH-PRESSURE SODIUM LIGHTING SHALL BE PROHIBITED FOR ALL FIXTURES.
5. ALL LIGHTING SHALL PROVIDE FOR NON-GLARE LIGHTS FOCUSED DOWNWARD.

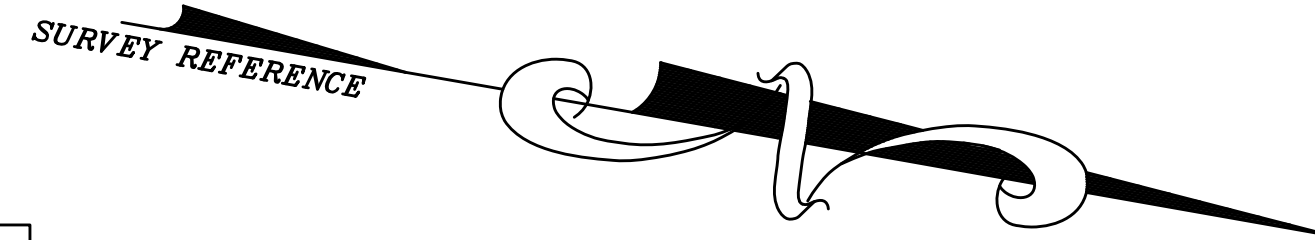


**N.J.S.H. ROUTE #66  
(140' RIGHT-OF-WAY)**

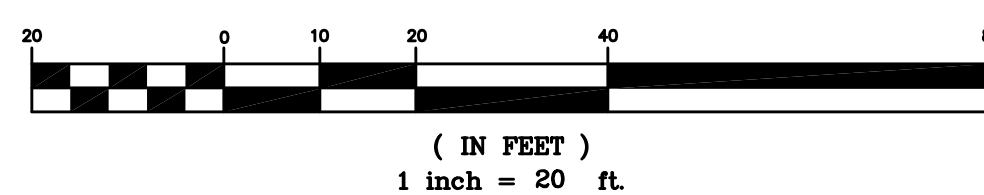
CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
New Area	410.00x250.00FT	New Grid / H-H	249	10.00	<+>	3.06	9.08	0.55	16.42	5.53
			541	10.00	<->	0.32	5.39	0.00	N/A	N/A

CONTOUR LEVELS: A= 5.00 B= 2.00 C= 1.00 D= 0.60 E= 0.30

PINK BALLOON (230205) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
PM1	⊕	Lithonia Light! SINGLE LED FT (1) "LFT" DSX1 LED 60C 1000 30K TFTM MVOLT HS	(1) NICHIA 219B, 3000K	12190	12 FEET CONC 24" EXP	0.80	7
PM2	⊕	Lithonia Light! DOUBLE LED FT (2) "LFT" DSX1 LED 60C 1000 30K TFTM MVOLT HS	(2) NICHIA 219B, 3000K	12190	12 FEET CONC 24" EXP	0.80	1
PM2L	⊕	Lithonia Light! DOUBLE LED FT (2) "LFT" DSX1 LED 60C 1000 30K TFTM MVOLT HS	(2) NICHIA 219B, 3000K	12190	12 FEET CONC 2 FT EXP	0.80	1
ST	⊕	Sternberg Light DECORATIVE (1) "S12" A850SRLED-12L4072-MDL014	(1) 50-50 series (4x per	6528	12 FEET CONC 6" EXPOSED	0.80	3



**GRAPHIC SCALE**



EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY FOR 3536 N.J.S.H. ROUTE 66 TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)", PREPARED BY ROBERT H. MORRIS, PLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 16, 2023.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

PRELIMINARY AND FINAL MAJOR SITE PLAN  
**LIGHTING PLAN**  
**PINK BALLOON, LLC**  
TAX BLOCK 3601, TAX LOT 4  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY  
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)

**Nelson Engineering Associates, Inc.**

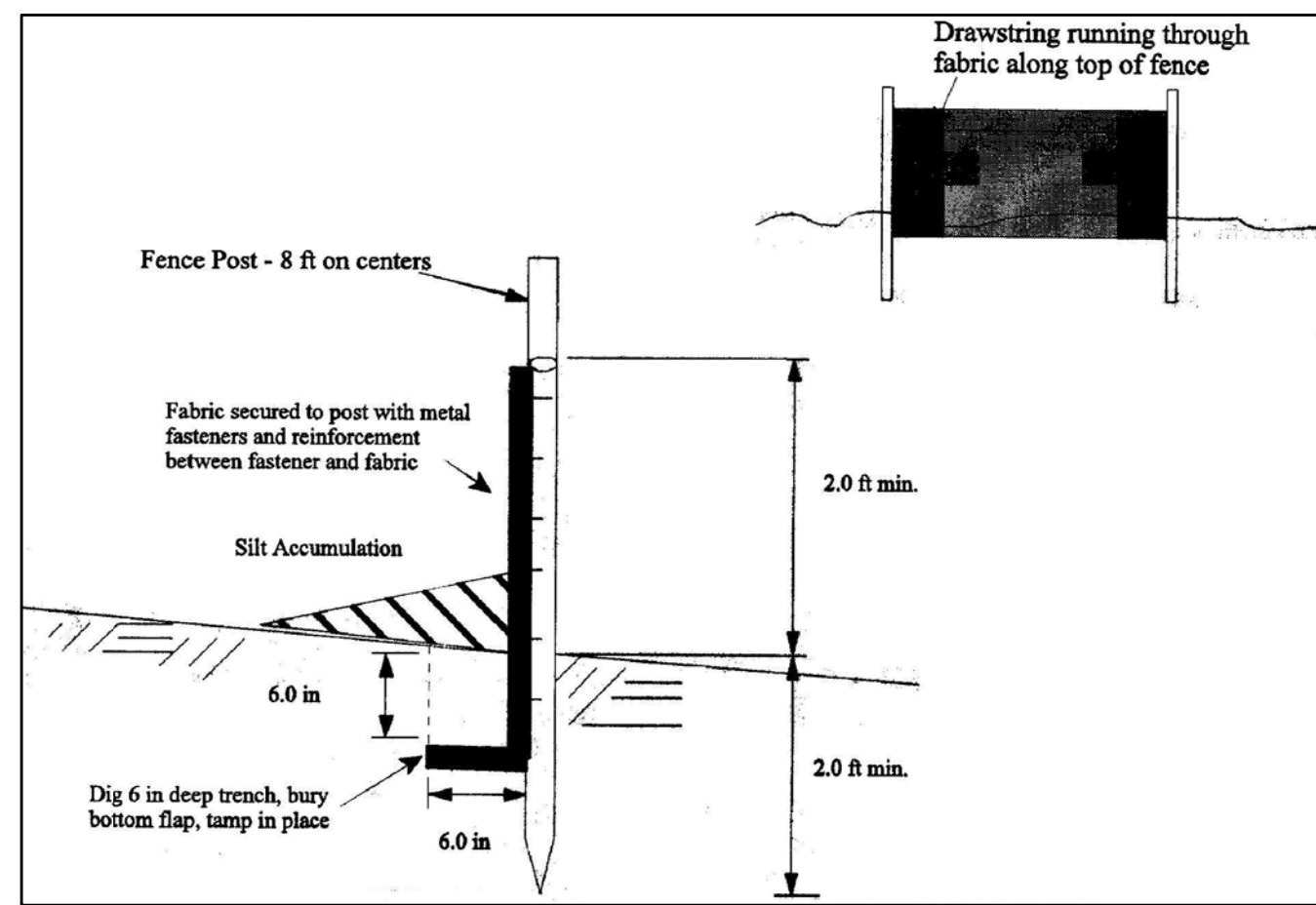
444 NEPTUNE BOULEVARD, SUITE 4  
NEPTUNE, NEW JERSEY 07753  
TEL: (732)-918-2180  
WWW.NELSONENG.NET  
CERTIFICATE OF AUTHORIZATION # 24GA28014900

SITE ENGINEERING  
TRAFFIC ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES  
LAND SURVEYING & MAPPING

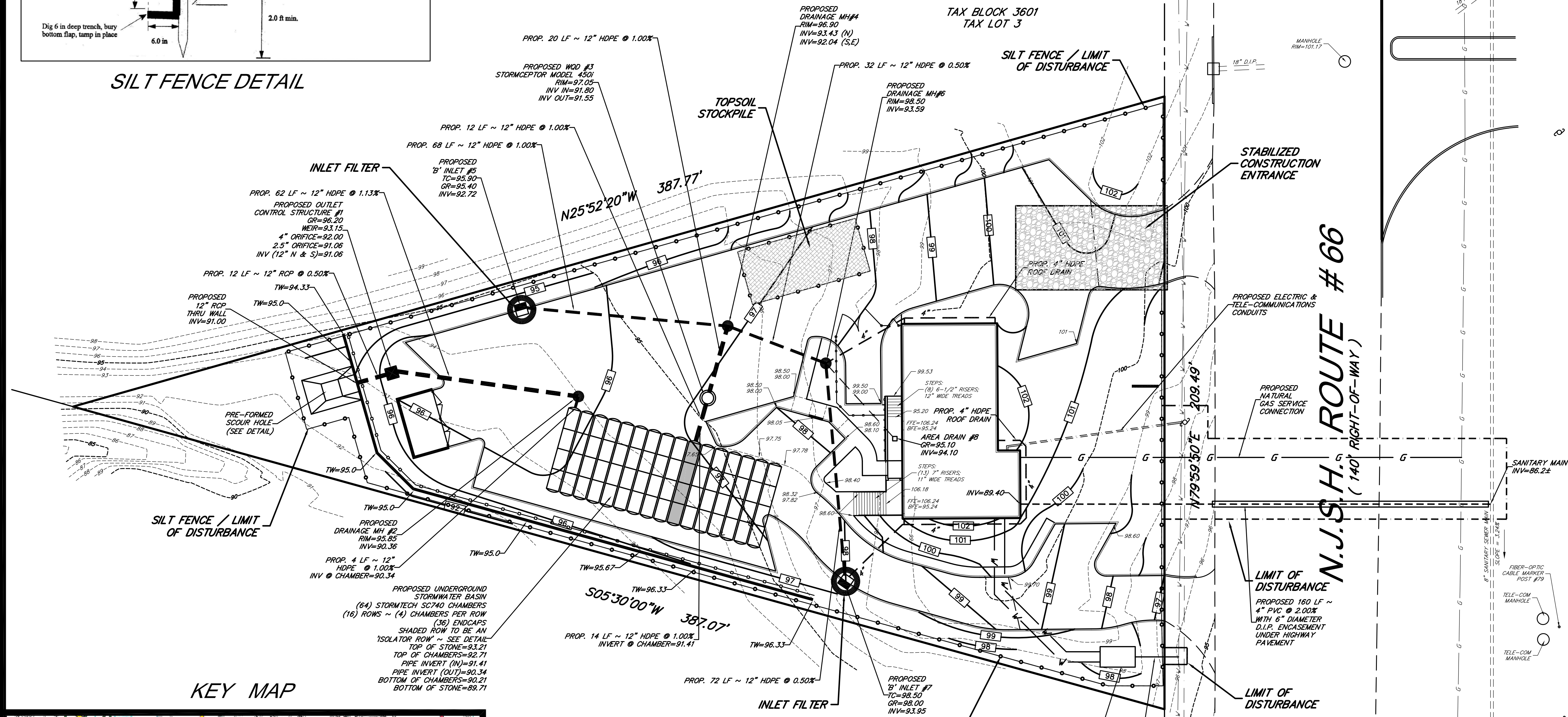
*David H. Boesch*  
**DAVID H. BOESCH, L.L.A.**  
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 230205	DATE: 11-7-23	SHEET 6 OF 12

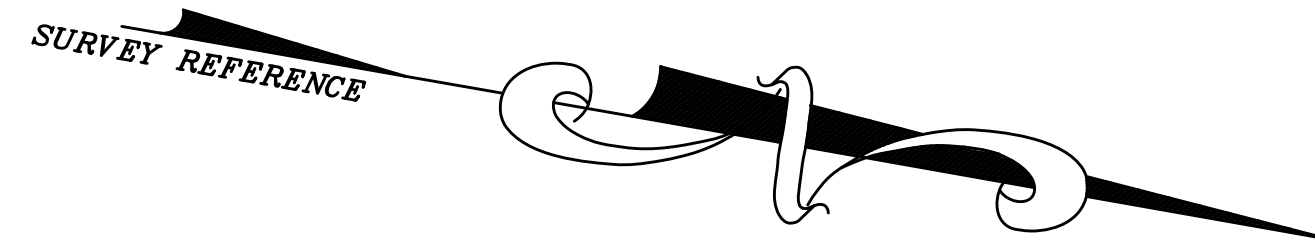
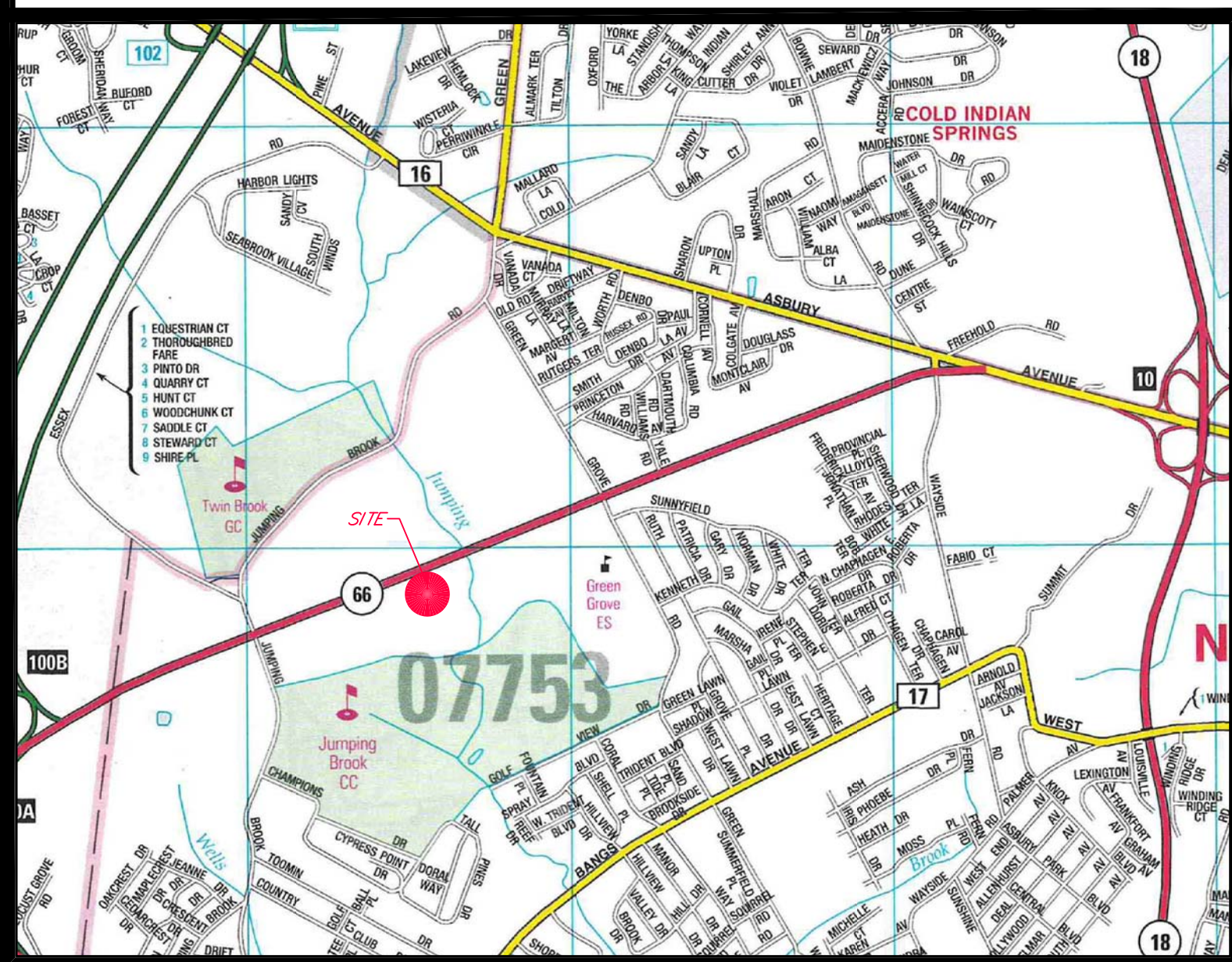




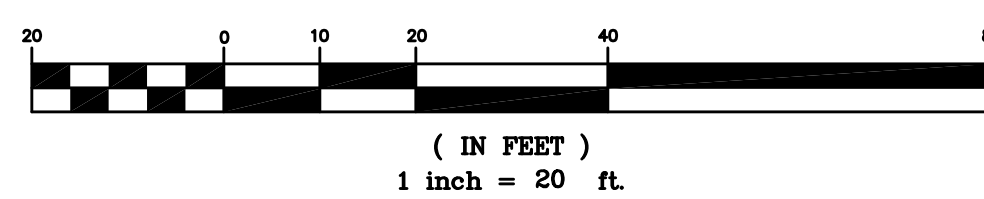
**SILT FENCE DETAIL**



**KEY MAP**



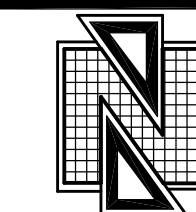
**GRAPHIC SCALE**



EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY FOR 3536 N.J.S.H. ROUTE 66 TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)", PREPARED BY ROBERT H. MORRIS, PLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 16, 2023.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

PRELIMINARY AND FINAL MAJOR SITE PLAN  
**SOIL EROSION AND SEDIMENT CONTROL PLAN**  
**PINK BALLOON, LLC**  
 TAX BLOCK 3601, TAX LOT 4  
 TOWNSHIP OF NEPTUNE  
 MONMOUTH COUNTY, NEW JERSEY  
 (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)



**Nelson Engineering Associates, Inc.**

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 CERTIFICATE OF AUTHORIZATION # 246A28014900

SITE ENGINEERING  
 TRAFFIC ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL STUDIES  
 LAND SURVEYING & MAPPING

*Matthew R. Dubois*  
**MATTHEW R. DUBOIS, P.E.**  
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 230205	DATE: 11-7-23	SHEET 7 OF 12



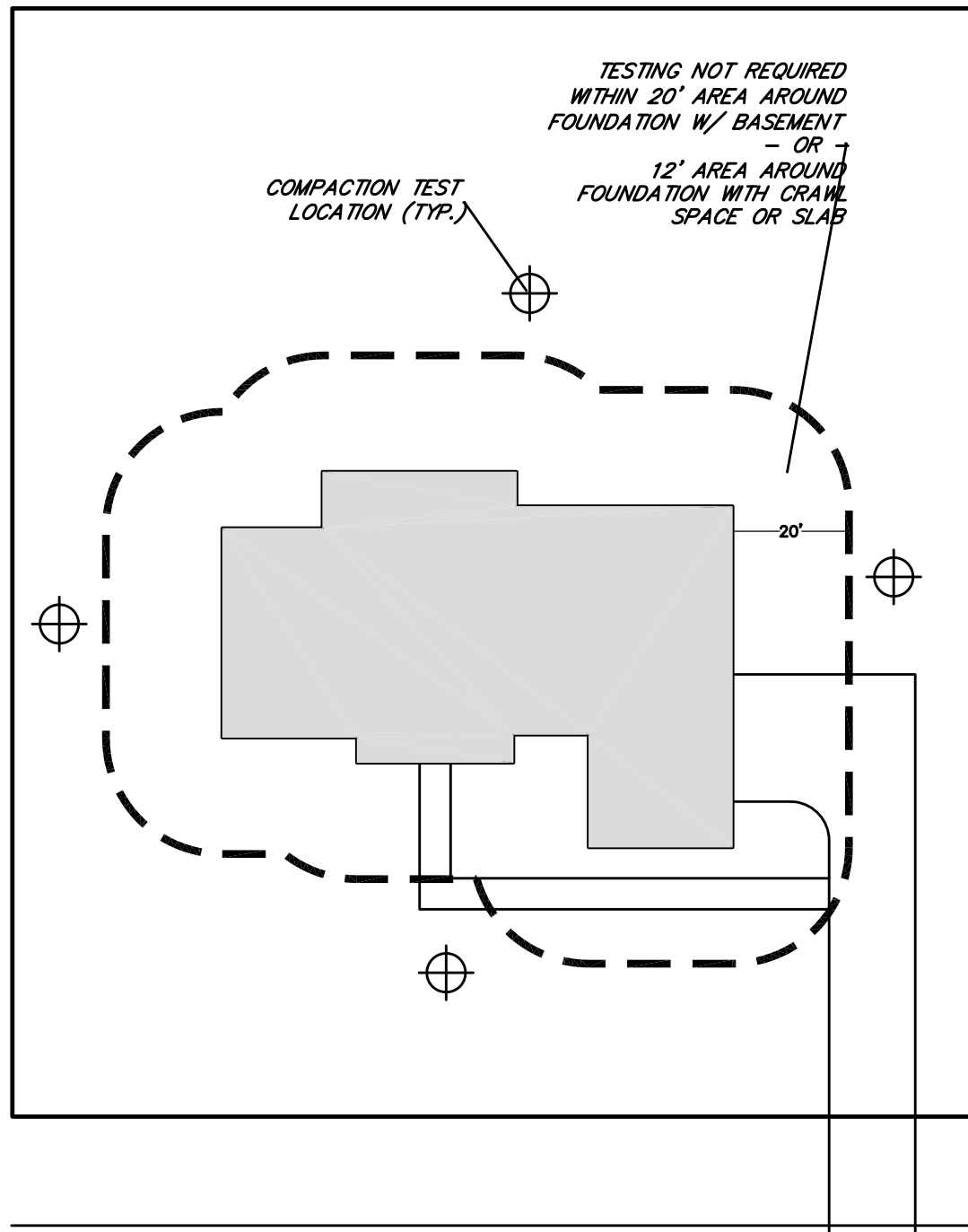
**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- N.J.S.A. 4:24-39 et. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN 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 OF PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- IMMEDIATELY FOLLOWING THE INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
- 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.
- 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 ROADS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF 10 FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION IS TO BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE IMMEDIATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A 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.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- 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.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY SILT FENCE BARRIER AND HAY BALES SHALL BE CONSTRUCTED AS NOTED ON THE DETAIL AND PLACED AS SHOWN ON THE PLAN. BALES SHALL BE REPLACED UPON SATURATION WITH SILT.
- ALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE IN PLACE AS DESIGNED IN THE SEQUENCE OF CONSTRUCTION AND SHALL REMAIN IN PLACE AS REQUIRED.
- SEQUENCE OF CONSTRUCTION: THE FOLLOWING SCHEDULE SHALL BE ADHERED TO. IF NECESSARY, TO MODIFY THE TIME SEQUENCE, THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED AND SUPPLIED WITH THE MODIFIED TIME SCHEDULE.
  - PHASE I
    - INSTALL SILT FENCE, HAY BALES AND INLET FILTERS.
    - INSTALL CONSTRUCTION ACCESS ROAD.
    - DEMOLISH EXISTING SURFACE STRUCTURES AS NOTED ON THE DEMOLITION PLAN.
    - GRADE THE SITE TO CONTAIN ALL SURFACE WATER FLOWS THEREON.
    - STABILIZE ALL EXPOSED SOIL NOT SUBJECT TO TRAFFIC.
    - CONSTRUCT DETENTION BASIN AND DRAINAGE FACILITIES.
  - PHASE II
    - CONSTRUCT BUILDING FOUNDATION.
  - PHASE III
    - BRING SITE TO GRADE.
    - INSTALL ROOF DRAIN CONNECTIONS TO BASIN.
  - PHASE IV
    - CONSTRUCT DRIVEWAYS AND SIDEWALKS.
    - COMPLETE STRUCTURE.
  - PHASE V (DEPENDENT UPON SEASON)
    - COMPLETE PAVEMENT.
    - COMPLETE LANDSCAPING.
    - REMOVE SEASON MEASURES.

- TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SQ. FT. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM PLANTING PERIODS ARE BETWEEN AUGUST 15 AND OCTOBER 30. ACCEPTABLE PLANTING PERIODS ARE BETWEEN FEBRUARY 1 AND APRIL 30 OR BETWEEN MAY 1 AND AUGUST 14. SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.
 

COOL SEASON SEED MIXTURE #6 (WITHOUT WHITE CLOVER)

FINE FESCUE BLEND	3.0 LBS./1,000 SQ. FT.
KENTUCKY BLUEGRASS	0.10 LBS./1,000 SQ. FT.
PERENNIAL RYEGRASS	0.50 LBS./1,000 SQ. FT.
- TEMPORARY VEGETATIVE COVER SEEDBED PREPARATION:
  - APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
  - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
  - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
  - SOILS HIGH IN SULFIDES OR HAVING A pH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.
- MAINTENANCE OF PERMANENT SOIL EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE APPLICANT AND/OR SUBSEQUENT OWNERS OF THE PROPERTY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. NO BUILDING PERMITS WILL BE RELEASED UNTIL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES, AS INDICATED ON APPROVED PLANS, ARE INSTALLED.
- THE DISTRICT SHALL BE REPRESENTED AT THE PROJECT PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, CONTRACTORS AND UTILITY REPRESENTATIVES. IF THE TOWNSHIP ENGINEER DOES NOT SCHEDULE A PRE-CONSTRUCTION MEETING, IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SCHEDULE ONE PRIOR TO ANY LAND DISTURBANCE.
- FAILURE OF THE AFORESAID MEETING SHALL NOT RELIEVE THE APPLICANT OF ANY OF ITS RESPONSIBILITIES RELEVANT TO THE APPROPRIATE STATUTES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE DISTRICT IN THE EVENT OF ANY UNFORESEEN PROBLEMS DURING CONSTRUCTION.
- FINAL STABILIZATION OF ALL LAND DISTURBANCES ASSOCIATED WITH UNDERGROUND UTILITIES, IRRESPECTIVE OF PHASING, IS THE ULTIMATE RESPONSIBILITY OF THE OWNER.
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS SHALL BE STABILIZED WITH MULCH. MULCH IS TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH IS TO BE SPREAD AT RATES OF 90 TO 155 LBS. PER 1,000 SQ. FT. AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL OF NEW JERSEY.



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

RECOMMENDED SOIL COMPACTION TESTING FREQUENCY TO BE APPROXIMATELY 1 TEST PER 0.5 ACRES.

**TYPICAL SOIL COMPACTION TESTING LOCATIONS:**  
N.T.S.

**TOPSOIL SPECIFICATIONS:**

- TOPSOIL SHALL BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY SHALL BE LESS THAN 0.5 MILLIMHOS PER CENTIMETER). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED IN NOTE 'A' ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND pH LEVEL.
- FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
- STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL pH TO APPROXIMATELY 6.5.
- GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE.
- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
- AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A pH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY PRACTICAL TO A DEPTH OF 4 INCHES.
- PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING.
- EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS.
- TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE.
- A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE, SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING, ETC. SOILS WITH A pH OF 4.0 OR LESS, OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A pH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME, OR ALL, OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH MEASURES SHALL BE BASED ON SOIL TESTING SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE, OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

**MULCHING STANDARDS**

- MULCHING IS REQUIRED ON ALL SEEDING. THE EXISTANCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- STRAW OR HAY - UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHIPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED. SPREAD MULCH UNIFORMLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED.
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF THE MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS:
 

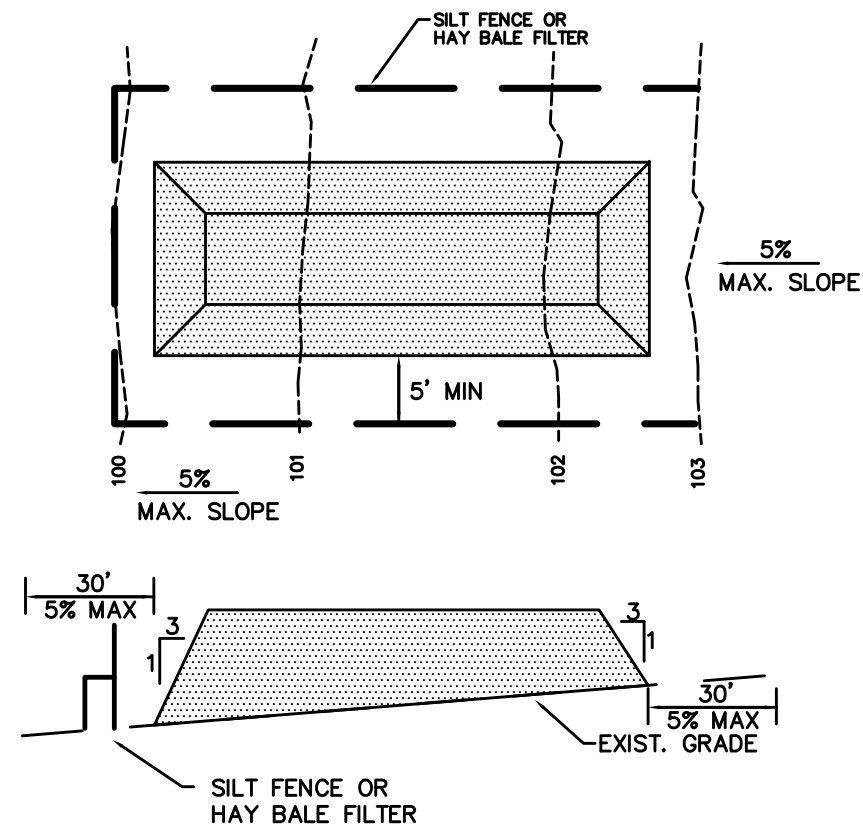
PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING THE MULCH. SECURE THE MULCH TO THE SOIL BY STRETCHING TWINE BETWEEN THE PEGS IN A CRISS-CROSS AND SQUARE PATTERN. SECURE THE TWINE AROUND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

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

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

LIQUID MULCH BINDERS - MAY BE USED TO ANCHOR SALT HAY OR STRAW MULCH. APPLICATIONS SHOULD BE HEAVIER AT THE EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CREST OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
- ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF SOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHOTOTOXIC EFFECT OF IMPEDING GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH FACILITIES.
- SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

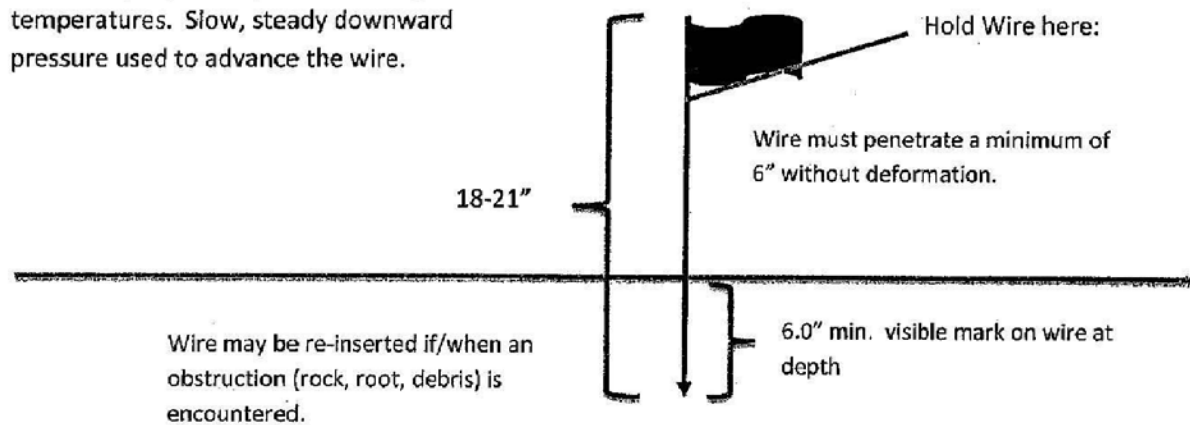
**TOPSOIL STOCKPILE**  
N.T.S.



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

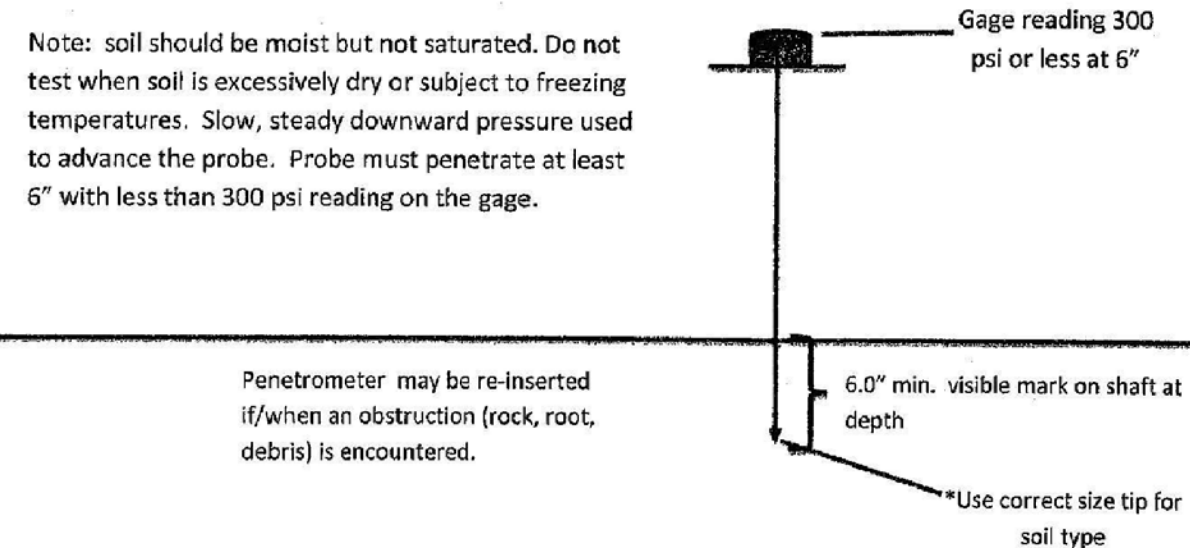
**Probing Wire Test- 15.5 ga steel wire (survey flag)**

Note: 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.



**Handheld Soil Penetrometer Test**

Note: 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. Probe must penetrate at least 6 inches with less than 300 psi reading on the gage.



**TYPICAL SOIL COMPACTION TESTS:**  
N.T.S.

**SOIL DE-COMPACTION AND TESTING REQUIREMENTS**

**SOIL COMPACTION TESTING REQUIREMENTS:**

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

**COMPACTION TESTING METHODS:**

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

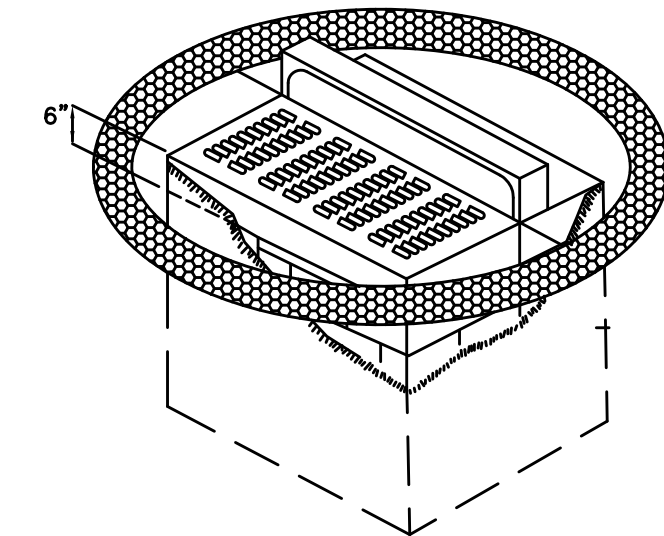
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO A.S.T.M. STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

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:**

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NOT DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



**INLET FILTER DETAIL**  
N.T.S.

- PLACE 6" DIAMETER, STONE-FILLED HEAVY CANVAS SLEEVE/TUBE AROUND INLET.
- BASE OF TUBE SHALL BE PLACED AT THE SAME ELEVATION AS THE INLET GRATE.
- CANVAS SLEEVE SHALL BE FILLED WITH 3/4" BROKEN STONE.
- CANVAS SHALL BE PLACED COMPLETELY AROUND THE BASIN WHEN CURB IS NOT PRESENT AND TO THE FACE OF THE CURB ONCE CURBING IS INSTALLED.
- CONTRACTOR IS TO CLEAN INLET AFTER EVERY STORM.
- CONTRACTOR IS TO REMOVE SLEEVE AND STONE JUST PRIOR TO PAVING.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
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PRELIMINARY AND FINAL MAJOR SITE PLAN  
**SOIL EROSION CONTROL NOTES AND DETAILS**  
**PINK BALLOON, LLC**  
TAX BLOCK 3601, TAX LOT 4  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY  
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)

**Nelson Engineering Associates, Inc.**

444 NEPTUNE BOULEVARD, SUITE 4  
NEPTUNE, NEW JERSEY 07753  
TEL: (732)-918-2180  
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CERTIFICATE OF AUTHORIZATION # 246A28014900

SITE ENGINEERING  
TRAFFIC ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES  
LAND SURVEYING & MAPPING

**MATTHEW R. DUBOIS, P.E.**  
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 230205	DATE: 11-7-23	SHEET 8 OF 12



TAX BLOCK 3601  
TAX LOT 3

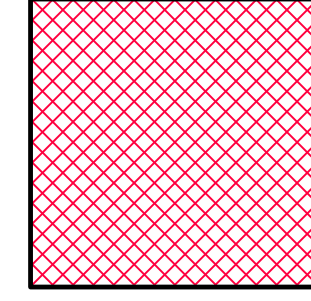
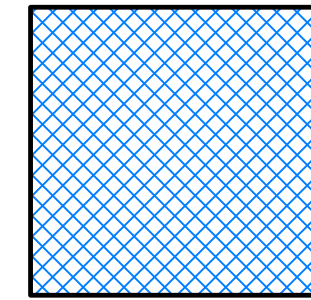
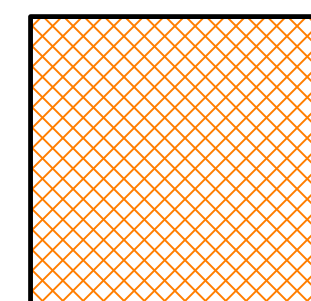
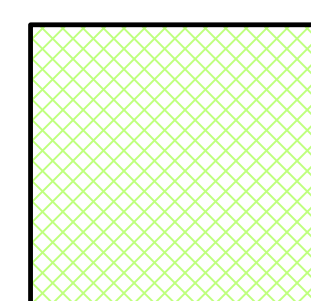
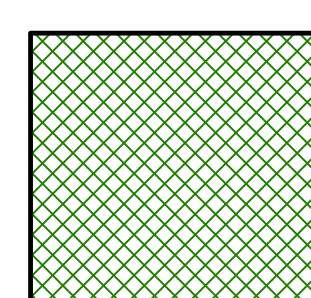
ROUTE FOR T<sub>c</sub>  
L1=100 FEET  
S1=0.033 FT./FT.  
L2=110 FEET  
S2=0.036 FT./FT.

N25°52'20"W 387.77'

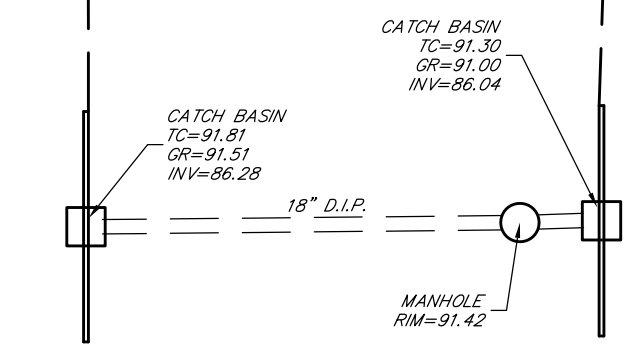
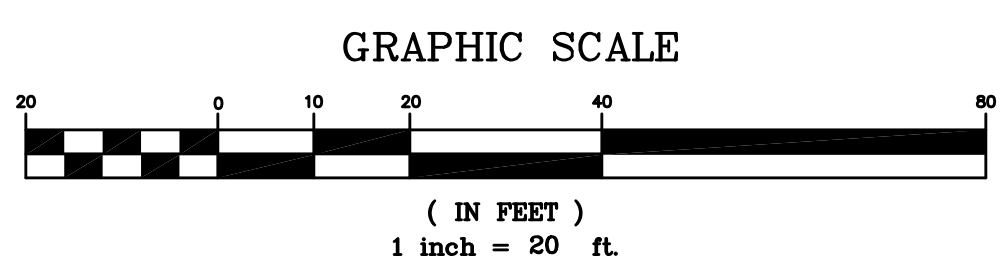
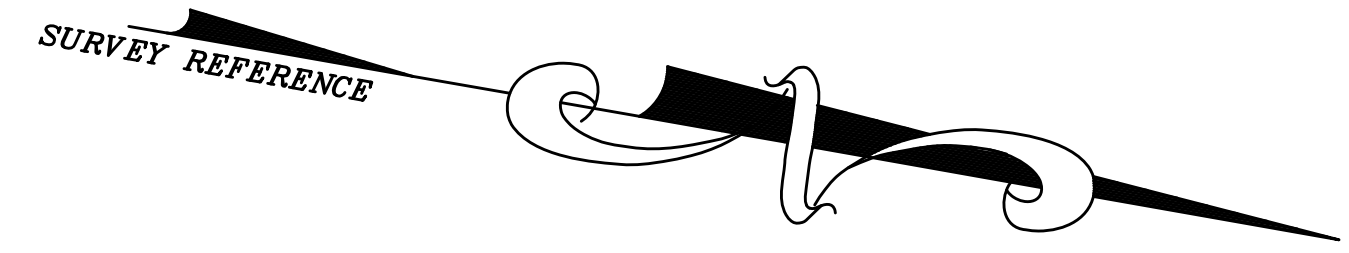
S05°30'00"W 387.07'

TAX BLOCK 3601  
TAX LOT 5

N.J.S.H. ROUTE #66  
(140' RIGHT-OF-WAY)

-  NORTH WATERSHED:  
UNCONTROLLED  
IMPERVIOUS SURFACE  
0.12 ACRES
-  NORTH WATERSHED:  
OPEN SPACE  
0.09 ACRES
-  SOUTH WATERSHED:  
UNCONTROLLED  
IMPERVIOUS SURFACE  
0.21 ACRES
-  SOUTH WATERSHED:  
OPEN SPACE  
0.05 ACRES
-  SOUTH WATERSHED:  
WOODLANDS  
0.43 ACRES

PER THE U.S.D.A. WEB SOIL SURVEY, ALL SOIL ON THE SUBJECT PROPERTY ARE COMPOSED OF LAKEWOOD SERIES SOILS (L<sub>as</sub>B), CLASSIFIED AS A HYDROLOGIC SOIL GROUP 'A'.



EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY FOR 3536 N.J.S.H. ROUTE 66 TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)", PREPARED BY ROBERT H. MORRIS, PLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 16, 2023.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

PRELIMINARY AND FINAL MAJOR SITE PLAN  
EXISTING DRAINAGE AREA MAP  
**PINK BALLOON, LLC**  
TAX BLOCK 3601, TAX LOT 4  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY  
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)



**Nelson Engineering Associates, Inc.**

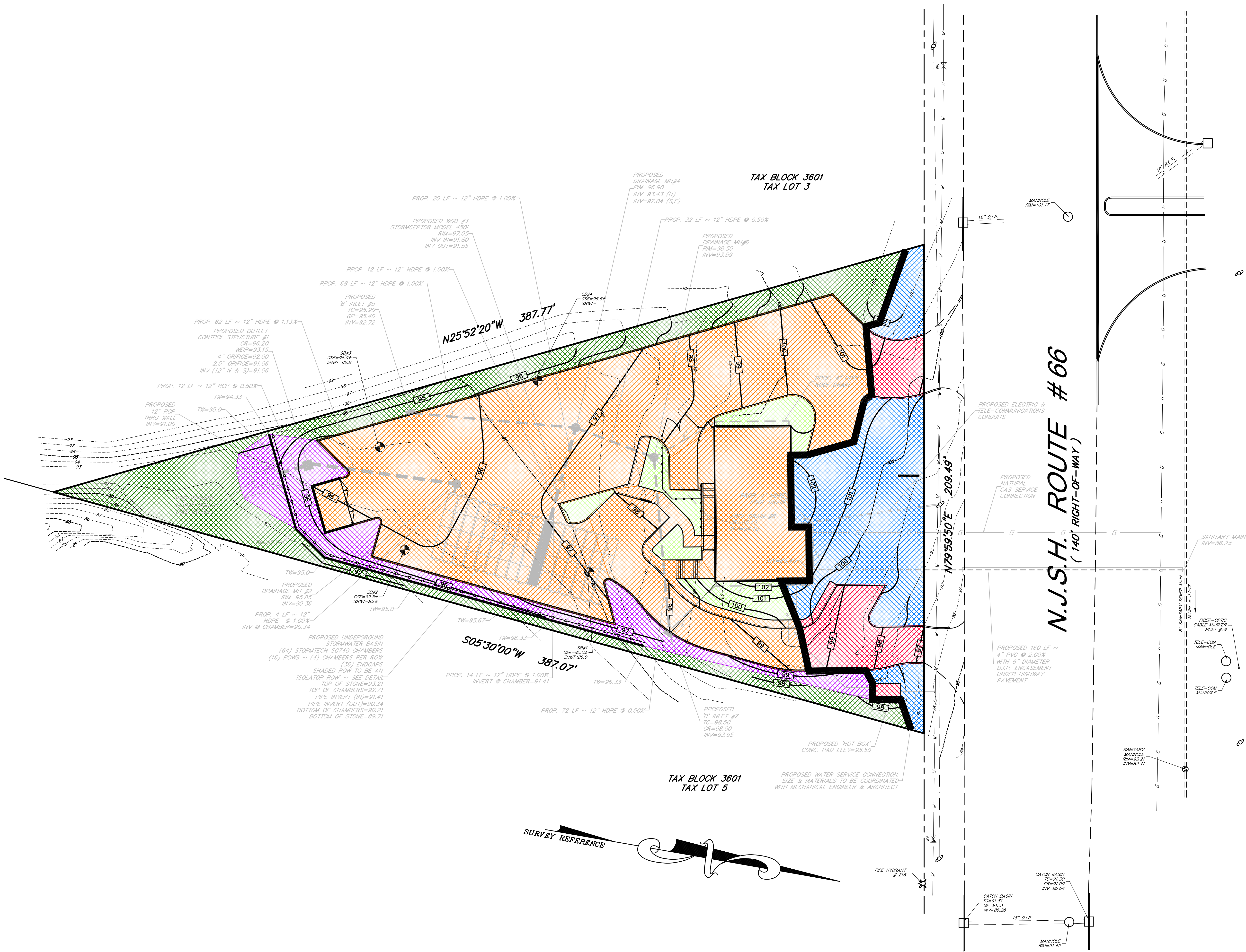
444 NEPTUNE BOULEVARD, SUITE 4  
NEPTUNE, NEW JERSEY 07753  
TEL. (732) 918-2180  
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CERTIFICATE OF AUTHORIZATION # 246A28014900

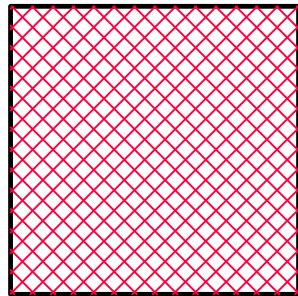
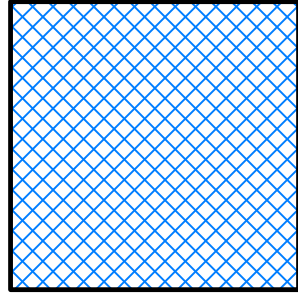
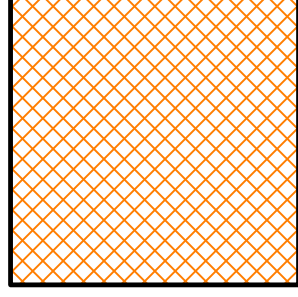
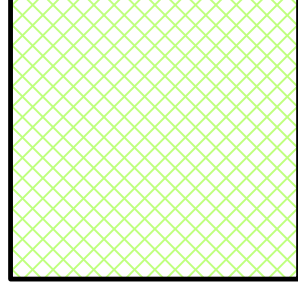
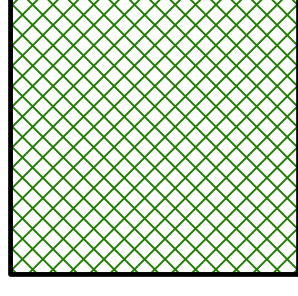
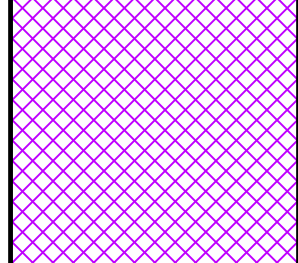
SITE ENGINEERING  
TRAFFIC ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES  
LAND SURVEYING & MAPPING

*Matthew R. Dubois*  
**MATTHEW R. DUBOIS, P.E.**  
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 230205	DATE: 11-7-23	SHEET 9 OF 12





-  NORTH WATERSHED:  
UNCONTROLLED  
IMPERVIOUS SURFACE  
0.05 ACRES
-  NORTH WATERSHED:  
UNCONTROLLED  
OPEN SPACE  
0.12 ACRES
-  SOUTH WATERSHED:  
CONTROLLED  
IMPERVIOUS SURFACE  
0.47 ACRES
-  SOUTH WATERSHED:  
CONTROLLED  
OPEN SPACE  
0.04 ACRES
-  SOUTH WATERSHED:  
UNCONTROLLED  
WOODLANDS  
0.15 ACRES
-  SOUTH WATERSHED:  
UNCONTROLLED  
OPEN SPACE  
0.07 ACRES

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PRELIMINARY AND FINAL MAJOR SITE PLAN  
**PROPOSED DRAINAGE AREA MAP**  
**PINK BALLOON, LLC**  
 TAX BLOCK 3601, TAX LOT 4  
 TOWNSHIP OF NEPTUNE  
 MONMOUTH COUNTY, NEW JERSEY  
 (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)

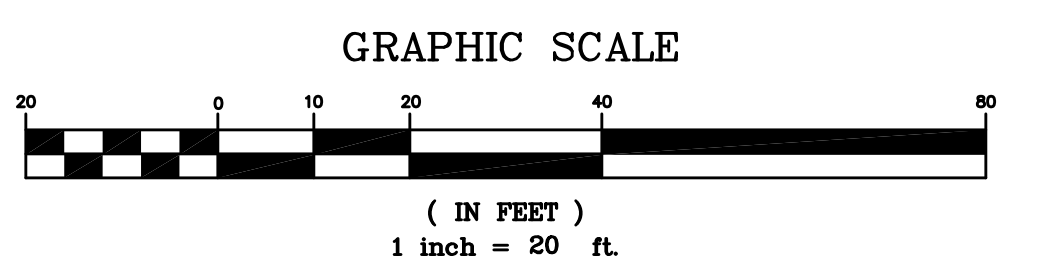
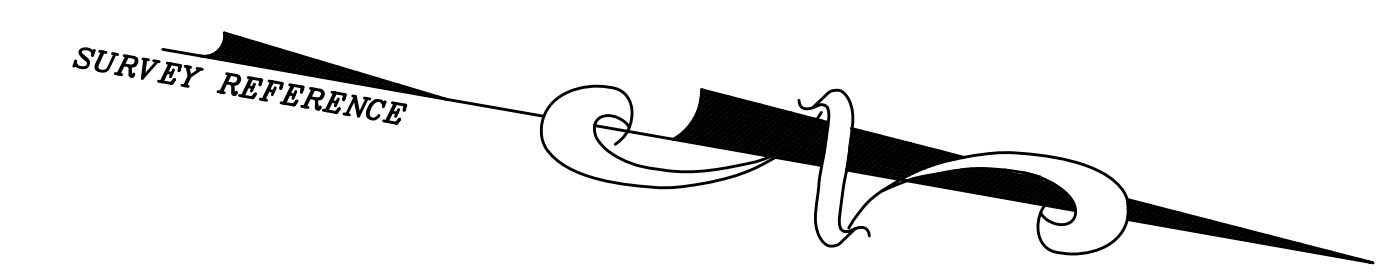
 **Nelson Engineering Associates, Inc.**

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 NEPTUNE, NEW JERSEY 07753  
 TEL: (732) 918-2180  
 WWW.NELSONENG.NET  
 CERTIFICATE OF AUTHORIZATION # 24GA28014900

SITE ENGINEERING  
 TRAFFIC ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL STUDIES  
 LAND SURVEYING & MAPPING

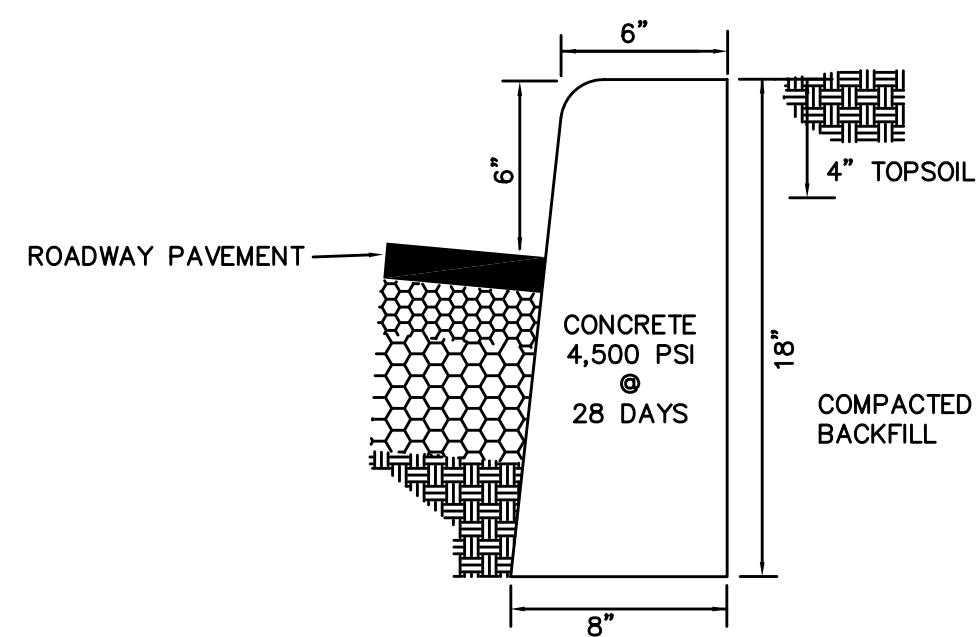
  
**MATTHEW R. DUBOIS, P.E.**  
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 230205	DATE: 11-7-23	SHEET 10 OF 12



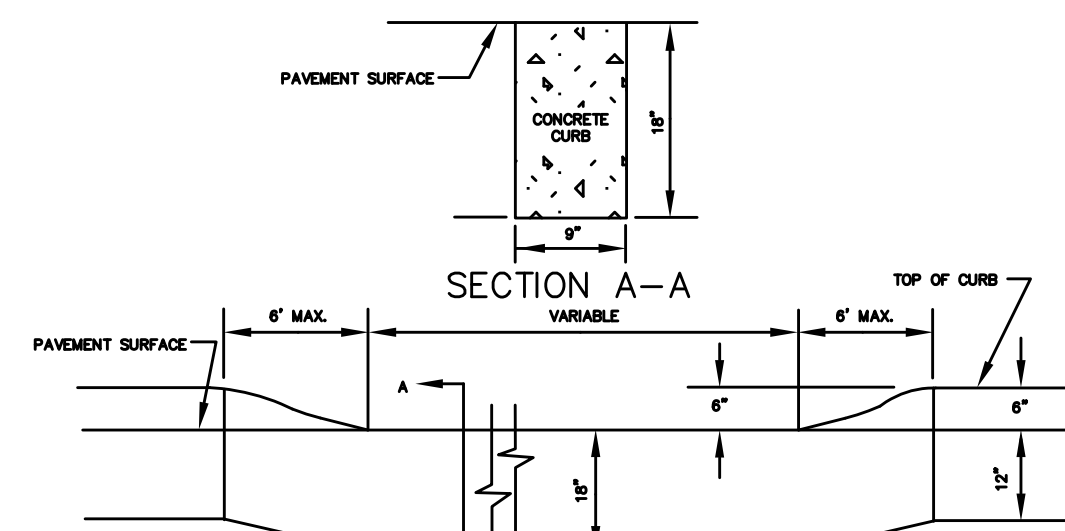
EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY FOR 3536 N.J.S.H. ROUTE 66 TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)"; PREPARED BY ROBERT H. MORRIS, PLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 16, 2023.



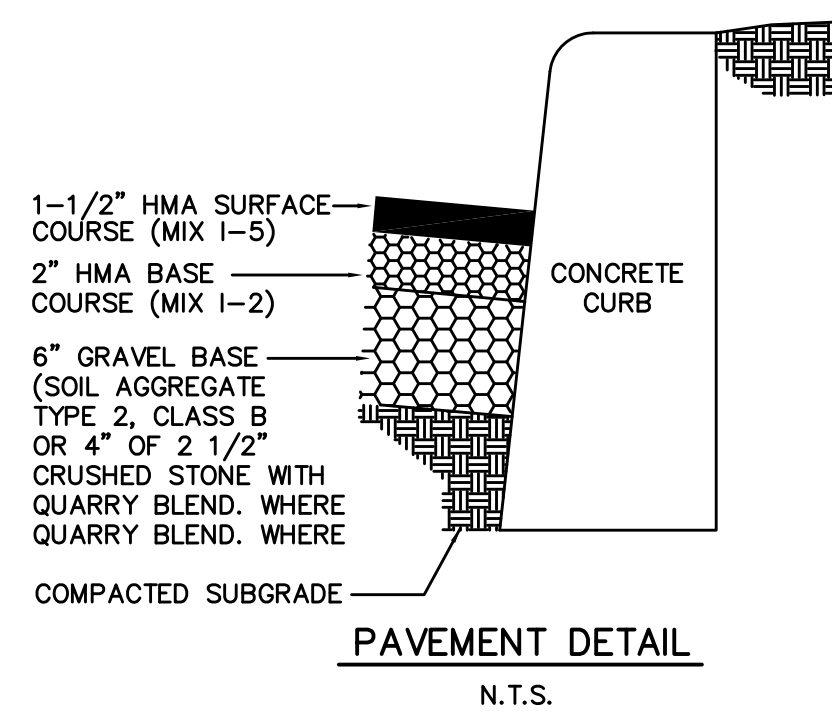


- NOTES:**
- 1.) EXPANSION JOINTS TO BE LOCATED A MAXIMUM OF 20' ON CENTER. EXPANSION MATERIAL TO BE PREMOLDED ASPHALT IMPREGNATED A MINIMUM OF 1/2" THICK. CONTRACTION JOINTS TO BE LOCATED A MAXIMUM OF 10' ON CENTER. ALL JOINTS TO BE FULL DEPTH OF 18".
  - 2.) DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

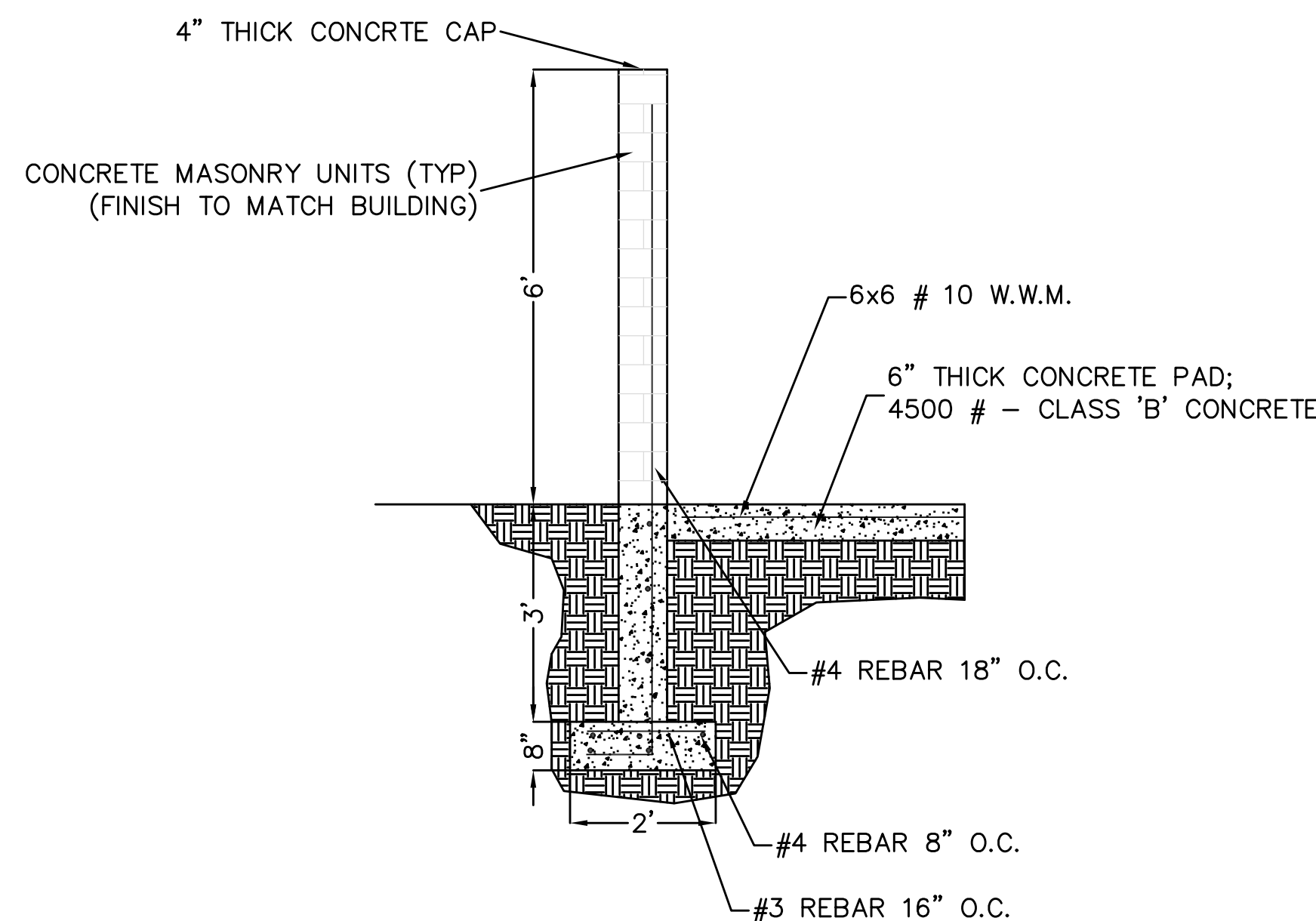
**VERTICAL CURB**  
N.T.S.



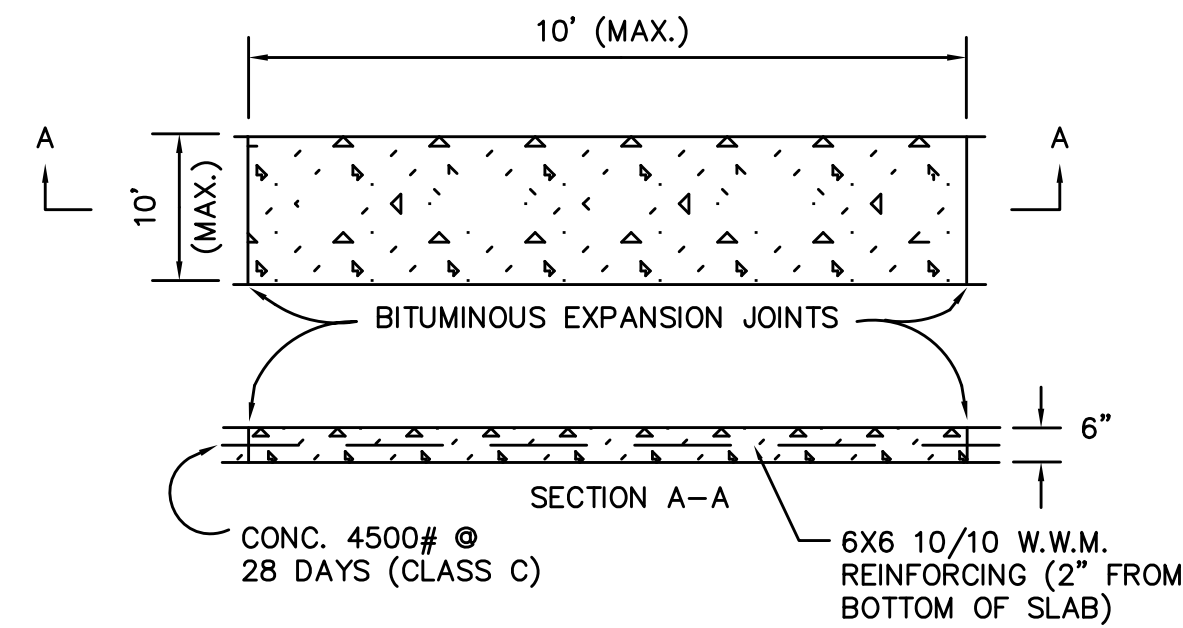
**METHOD OF DEPRESSING CURBS AT RAMPS**  
N.T.S.



**PAVEMENT DETAIL**  
N.T.S.

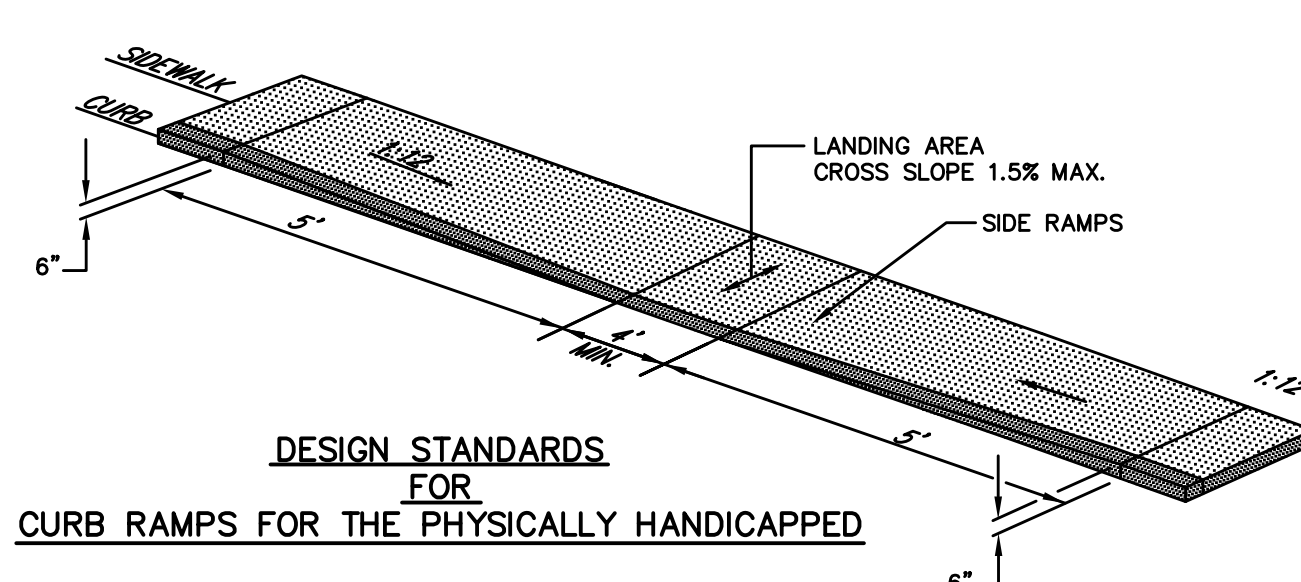


**MASONRY DUMPSTER ENCLOSURE DETAIL**

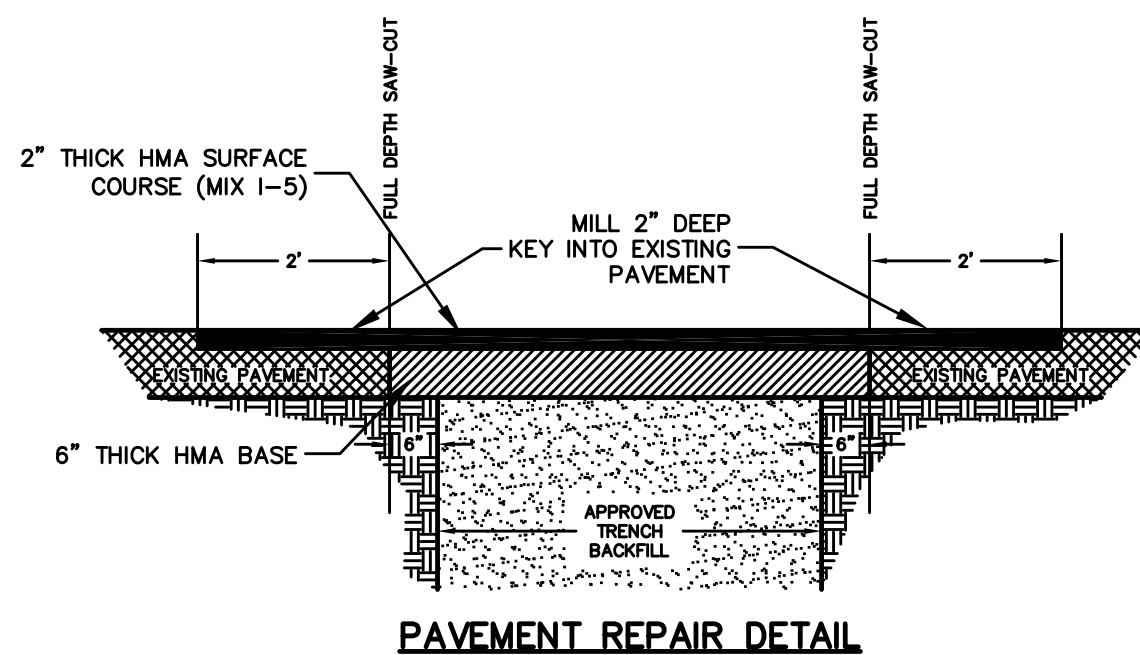


- NOTES:**
- 1.) A PREFORMED, BITUMINOUS EXPANSION JOINTS 1/2" THICK, 6" WIDE, SHALL BE INSTALLED AT A SPACING OF TEN FEET ON CENTER IN BOTH DIRECTIONS.
  - 2.) THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.

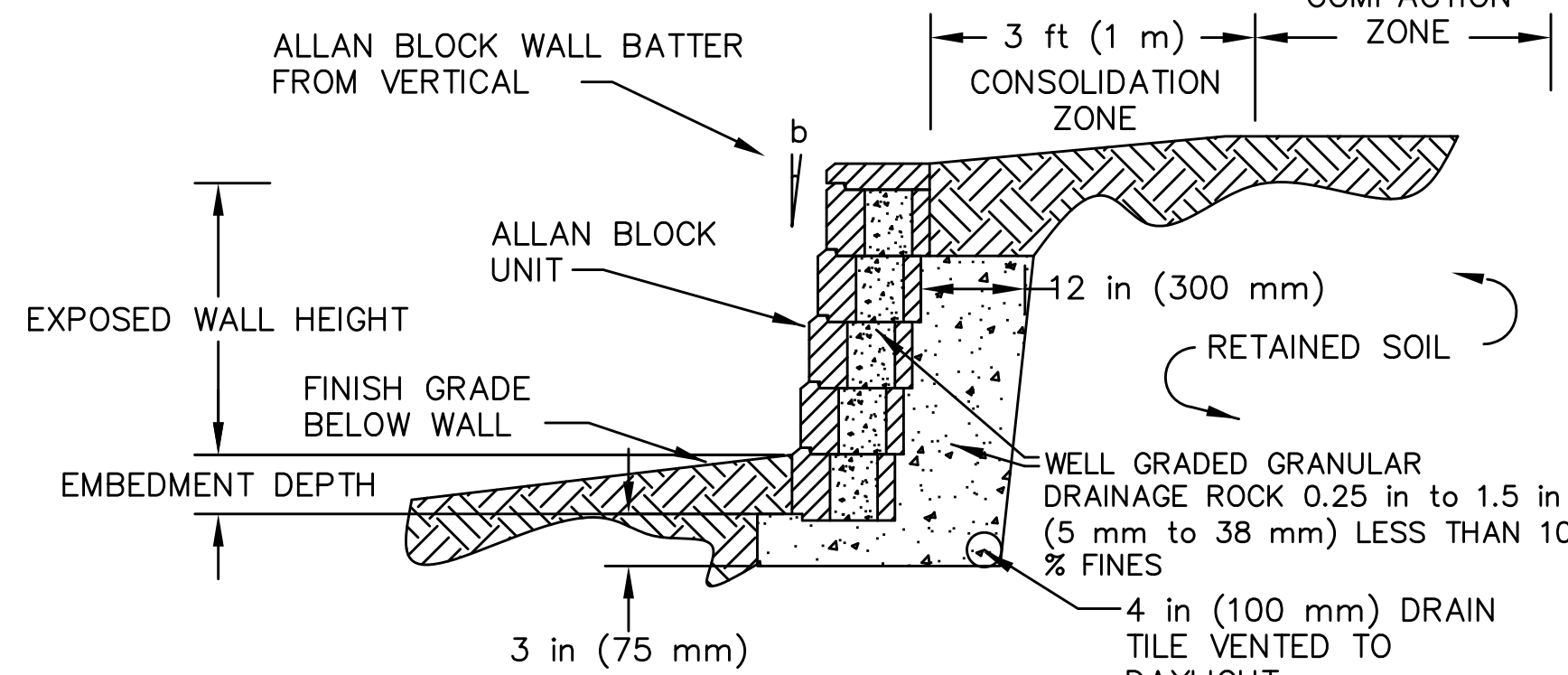
**CONCRETE PAVEMENT DETAIL**  
N.T.S.



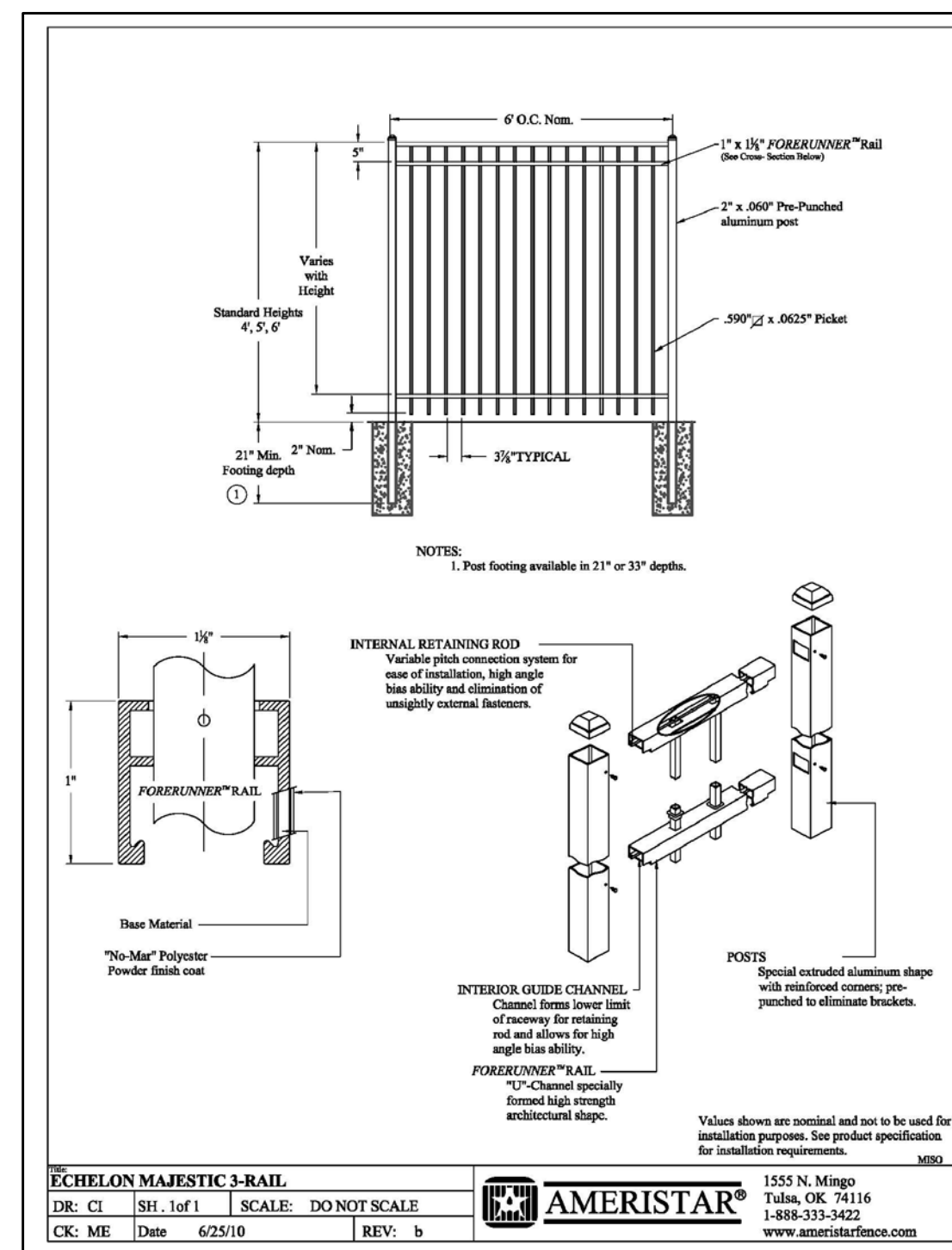
**DESIGN STANDARDS FOR CURB RAMPS FOR THE PHYSICALLY HANDICAPPED**



**PAVEMENT REPAIR DETAIL**



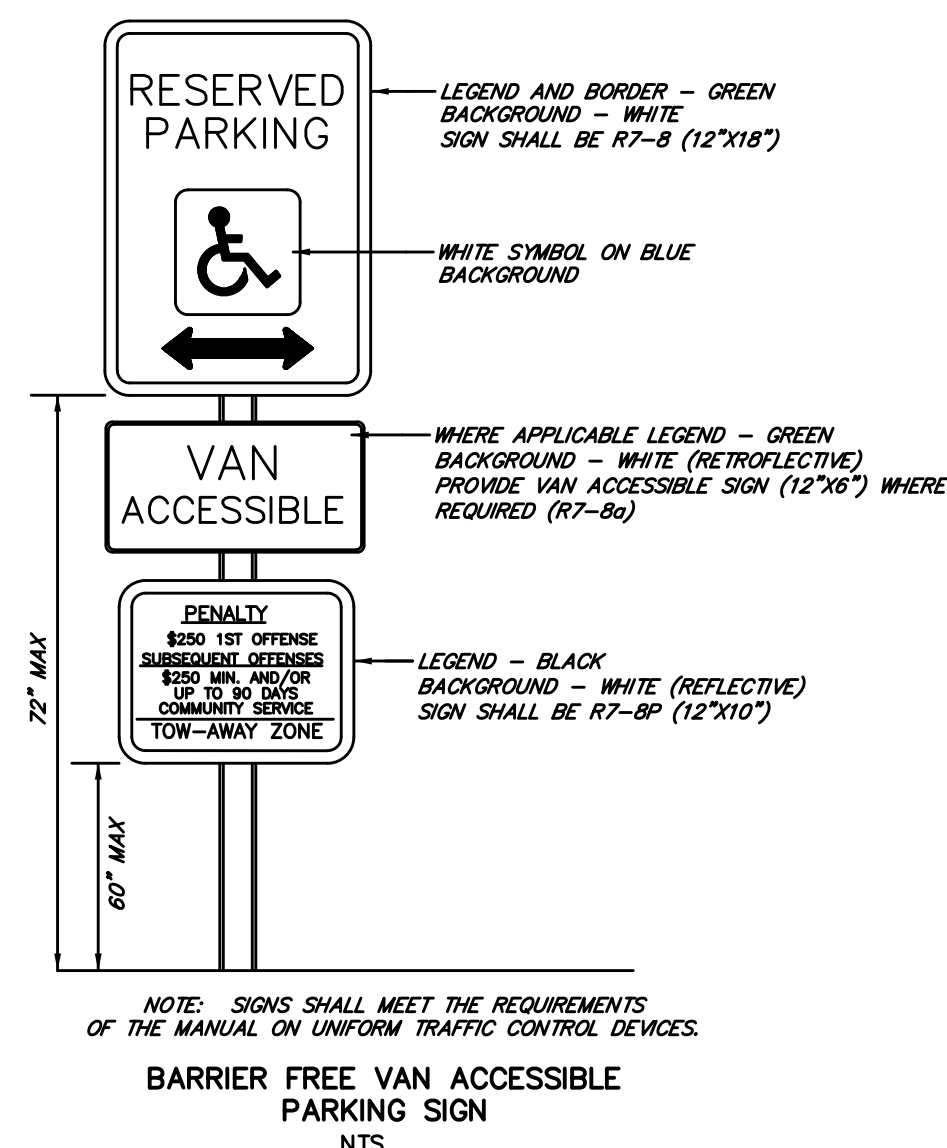
**RETAINING WALL - GRAVITY WALL DETAIL**  
N.T.S.



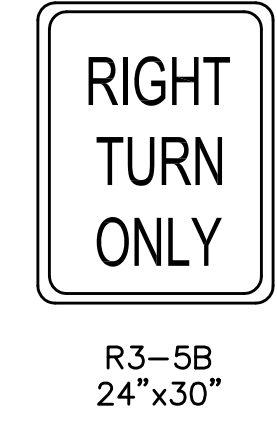
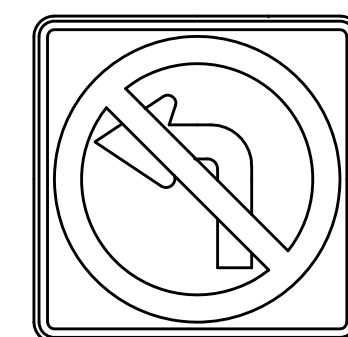
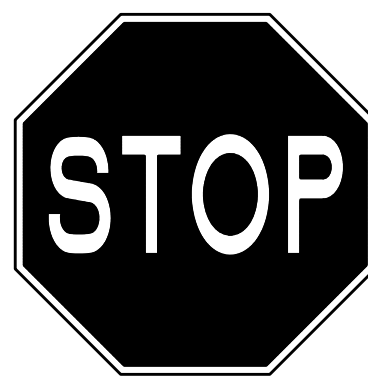
**ECHOLON MAJESTIC 3-RAIL**  
DR: CJ SH: 10/1 SCALE: DO NOT SCALE  
CK: ME Date: 6/25/10 REV: b

**GENERAL CONSTRUCTION NOTES**

1. THIS DRAWING OR REPORT, AND ALL INFORMATION CONTAINED HEREIN, IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR CERTIFIED TO. ANY UNAUTHORIZED USE, DISCLOSURE, COPYING, DISTRIBUTION OR RELIANCE ON THIS OR ANY RELATED PLAN OR REPORT, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NELSON ENGINEERING ASSOCIATES, INC.
2. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE. OSHA STANDARDS SHALL PREVAIL WHERE APPLICABLE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY EXISTING STRUCTURES, OBJECTS, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION OR INDICATED AS TO BE REMOVED.
5. THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITY CONNECTIONS TO EXISTING USES (IF ANY), IF THE CONNECTIONS AND SERVICE LATERALS ARE CAPABLE OF SERVING THE PROPOSED USE, AND MEET THE SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY. THEY ARE TO BE REUSED, IF NO CONNECTIONS EXIST, OR IF THEY ARE OF SUBSTANDARD OR UNUSABLE DESIGN, NEW UTILITY SERVICE LINES ARE TO BE INSTALLED AT THE LOCATIONS INDICATED. THE SIZE AND LOCATION OF THE UTILITY LINES MAY BE SUBJECT TO CHANGE BY THE APPROPRIATE UTILITY AUTHORITY.
6. SANITARY SEWER MAINS, GAS MAINS, WATER MAINS, ELECTRIC LINES AND TELEPHONE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY.
7. WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MINIMUM PITCH OF 1/4" PER FOOT, MAXIMUM PITCH 1" PER FOOT.
8. THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALL BASEMENT WALLS ARE TO BE WATERPROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
9. CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW-CUT AT A CONSTRUCTION JOINT OR REMOVED TO THE NEAREST EXPANSION JOINT.
10. IF THE CONTRACTOR ENCOUNTERS QUESTIONABLE SOIL CONDITIONS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION IN THE AREA OF CONCERN.
11. IF THE CONTRACTOR ENCOUNTERS ANY CONFLICTING UTILITY INFORMATION OR LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
12. PLASTIC PIPE TO BE INSTALLED AS PART OF THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS (ADS, INC. OR APPROVED EQUAL). GRADES, SLOPES AND INVERTS OF PIPES ARE TO BE VERIFIED AND CONFIRMED BY THE CONTRACTOR PRIOR TO BACKFILLING.
13. THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
14. NO SIGHT OBSTRUCTION HIGHER THAN 30 INCHES ABOVE GRADE, NOR LOWER THAN 10 FEET ABOVE GRADE SHALL EXIST AND/OR BE ERECTED WITHIN THE SIGHT TRIANGLES OTHER THAN OFFICIAL TRAFFIC CONTROL SIGNAGE.
15. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEER'S REPORT FOR THE PREPARATION OF THE SUBGRADE FOR THE BUILDING FOUNDATION, BUILDING SLAB, PAVEMENT, ETC. IN THE EVENT THE ENGINEER'S RECOMMENDATION FOR PAVEMENT THICKNESS IS NOT AS THICK AS THE MUNICIPAL PAVEMENT STANDARD, THE MUNICIPAL PAVEMENT STANDARD SHALL BE USED.
16. PRIOR TO THE ISSUANCE OF A ZONING PERMIT, A LOT GRADING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE MUNICIPAL ENGINEER IN ACCORDANCE WITH THE TOWNSHIP OF NEPTUNE LAND DEVELOPMENT ORDINANCE SECTION 11.02.D.
17. A TREE REMOVAL APPLICATION SHALL BE FILED WITH, AND APPROVED BY THE TOWNSHIP CONSERVATION OFFICER PRIOR TO THE REMOVAL OF ANY TREES.
18. ALL PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
19. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. BARRIER FREE PARKING SIGNS SHALL BE IN ACCORDANCE WITH CURRENT FEDERAL AND STATE LAWS, AS WELL AS NEPTUNE TOWNSHIP ORDINANCES.
20. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING AND PLANNING.
21. ALL ELECTRIC, TELEPHONE AND CABLE LINES SHALL BE PROVIDED BY UNDERGROUND WIRING IN ACCORDANCE WITH THE TOWNSHIP OF NEPTUNE LAND DEVELOPMENT ORDINANCE SECTION 5.26.
22. IF UNSUITABLE SOIL IS ENCOUNTERED DURING THE CONSTRUCTION OF ANY DRYWELLS, THE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SOIL HAVING A CERTIFIED PERMEABILITY OF K5 (GREATER THAN 20 INCHES PER HOUR).
23. ALL MATERIALS, METHODS OF CONSTRUCTION AND DETAILS SHALL BE IN CONFORMANCE WITH THE CURRENT ENGINEERING AND BUILDING REQUIREMENTS OF THE TOWNSHIP OF NEPTUNE, WHICH ARE ON FILE IN THE OFFICE OF THE TOWNSHIP ENGINEER.
24. FIRE ZONES SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT STATE LAWS AND NEPTUNE TOWNSHIP ORDINANCES.
25. THE APPLICANT SHALL OBTAIN A ROAD OPENING PERMIT FOR ANY WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY. THE PERMIT SHALL BE REVIEWED AND APPROVED PRIOR TO THE START OF ANY WORK IN THE TOWNSHIP RIGHT-OF-WAY.
26. THE APPLICANT SHALL OBTAIN GRADING PLAN APPROVAL FOR THE PROPOSED SITE PRIOR TO THE START OF WORK.
27. A ZONING PERMIT SHALL BE OBTAINED FOR ALL NEW CONSTRUCTION OUTSIDE THE SCOPE OF THIS APPLICATION.
28. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
29. ANY FILL TO BE IMPORTED TO THE SITE SHALL BE CERTIFIED AS CLEAN.
30. ALL PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
31. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NEPTUNE TOWNSHIP DESIGN STANDARDS AND DETAILS.
32. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
33. ALL CONSTRUCTION PERMITS FOR THE DEMOLITION OF THE STRUCTURES WILL BE OBTAINED PRIOR TO DEMOLITION.
34. DURING CONSTRUCTION, THE DEVELOPER SHALL COMPLY WITH SOLID WASTE, PUBLIC HEALTH AND NOISE CODES.
35. IF ANY CONSTRUCTION ACTIVITY IS TO BE PERFORMED WITHIN AREAS UNDER THE JURISDICTION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT), THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS FROM THE NJDOT PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

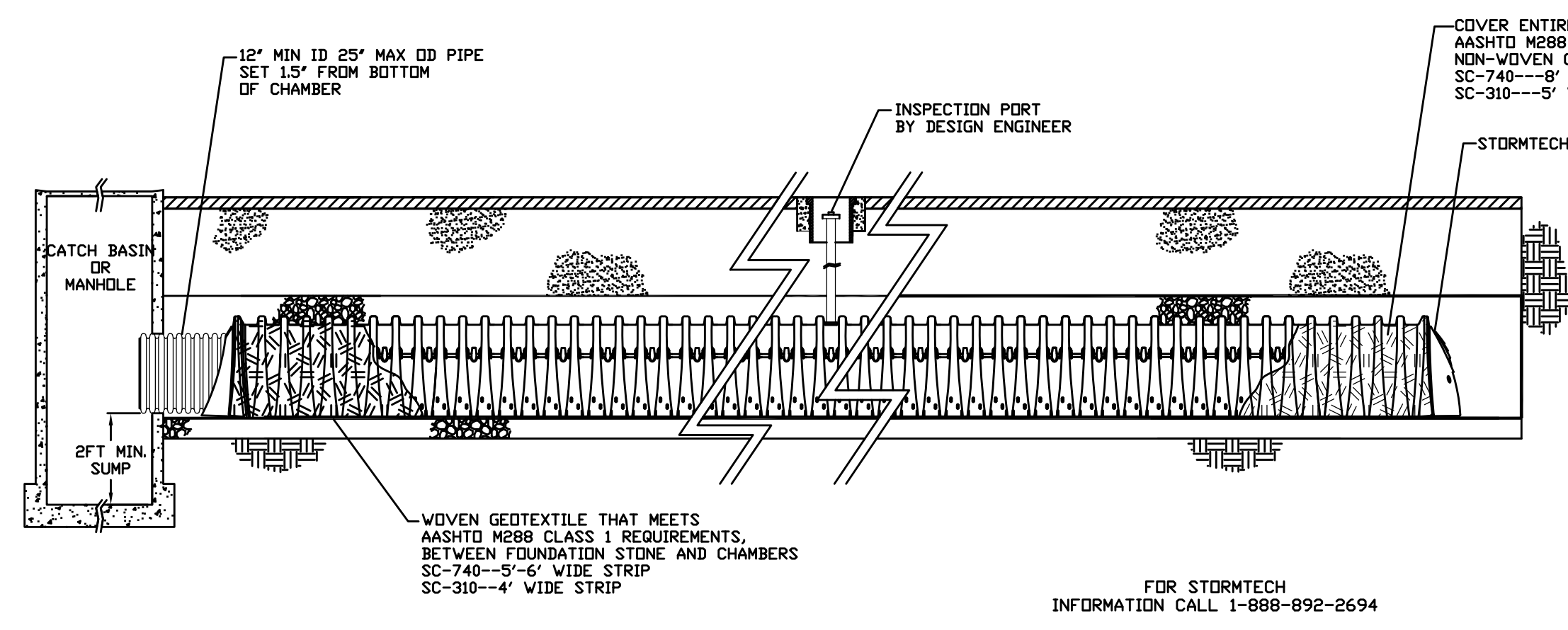
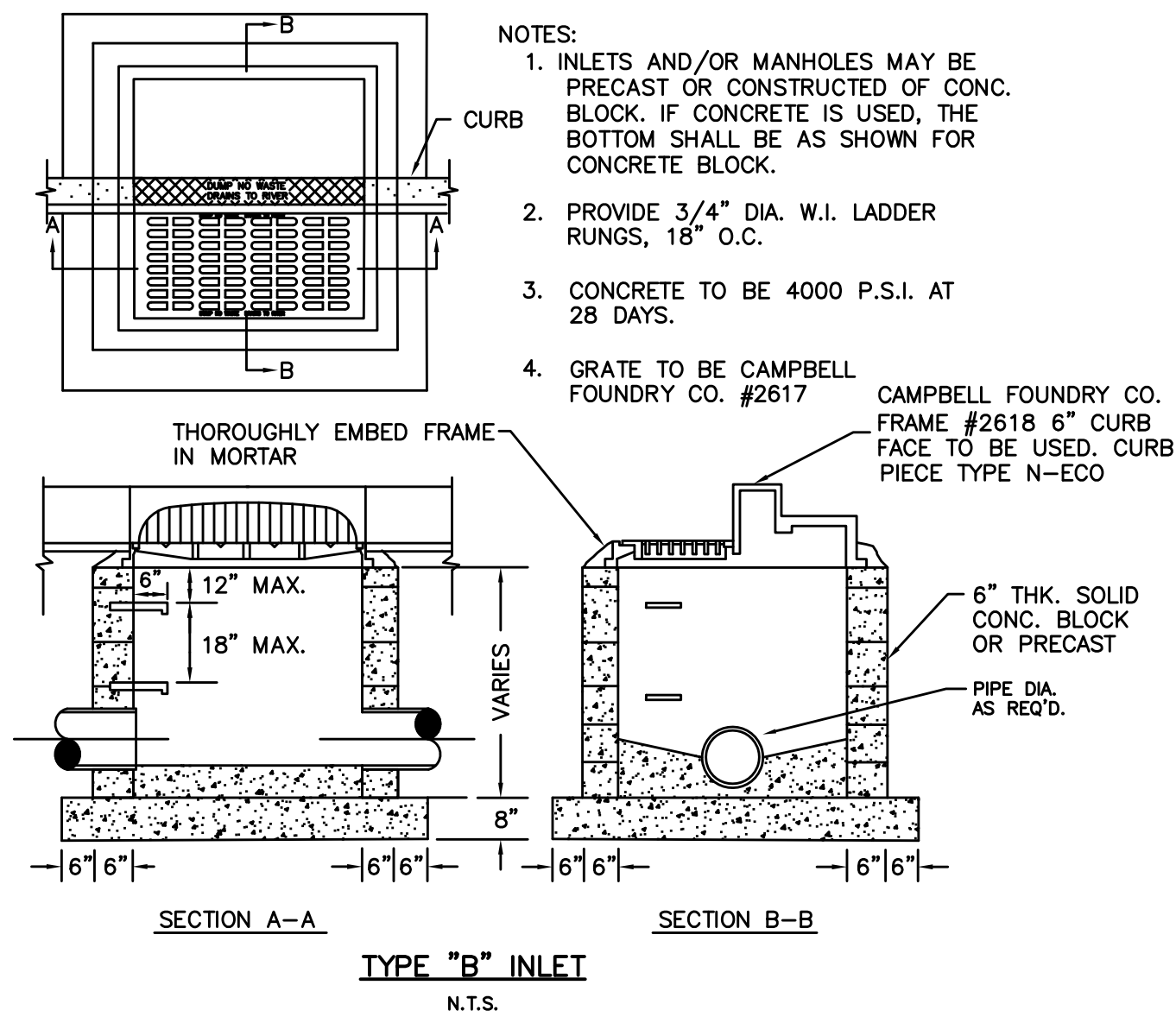


- WALL MOUNTED SIGN NOTES:**
1. INSTALL SIGNS ON EXISTING WALL WITH MASONRY ANCHOR BOLTS, MINIMUM 4 BOLTS PER SIGN.
  2. MOUNTING HEIGHT TO BE 72" MAX FROM GRADE TO BOTTOM OF R7-8.
  3. INSTALL R7-8 ABOVE R7-BP AS REQUIRED BY N.J.S.A. 39:4-197.3c ABOVE "VAN ACCESSIBLE" SIGN AS REQUIRED BY FEDERAL REGISTER VOL. 56 No. 144 REGARDING ADA RULES AND REGULATIONS.

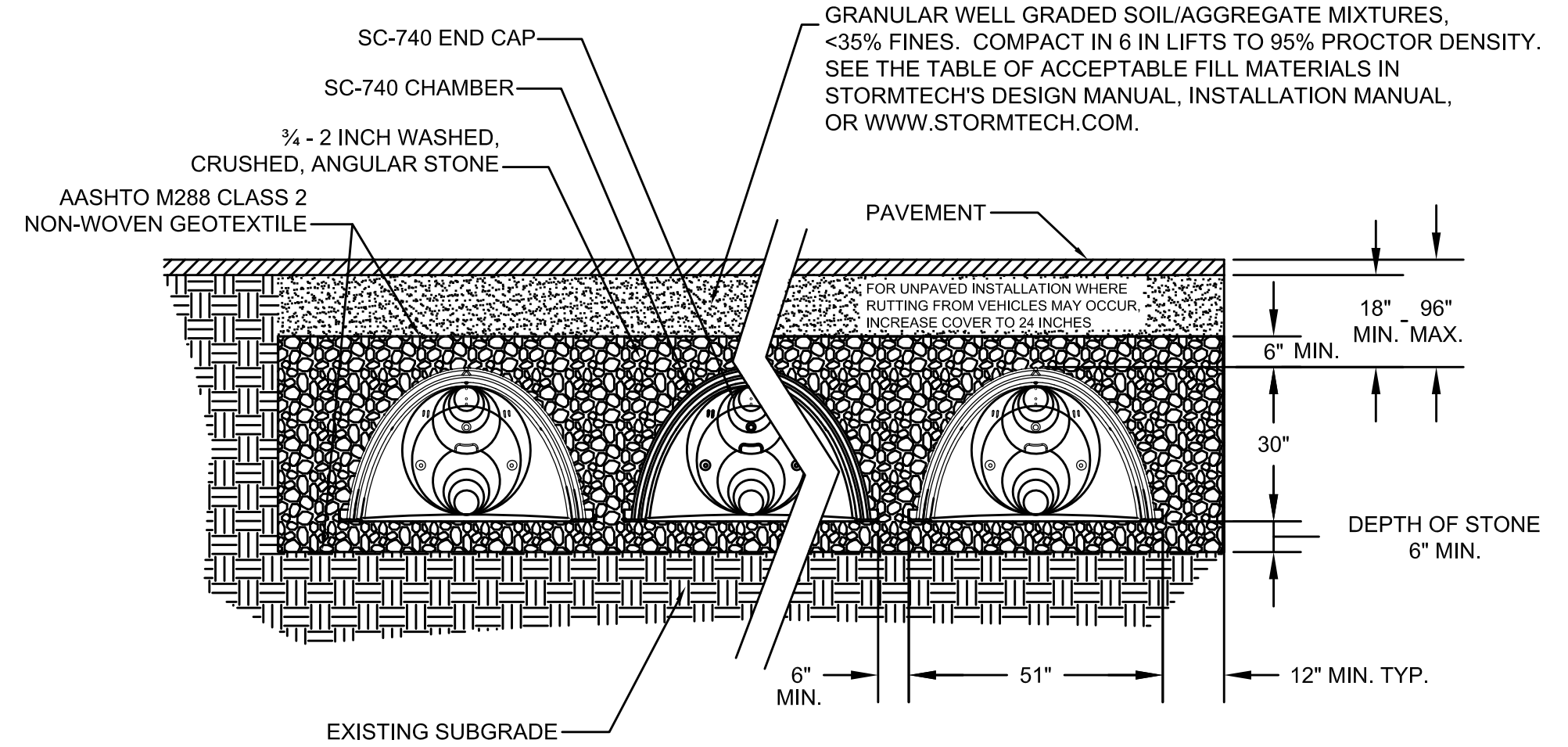


NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
PRELIMINARY AND FINAL MAJOR SITE PLAN <b>DETAILS</b> <b>PINK BALLOON, LLC</b> TAX BLOCK 3601, TAX LOT 4 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)				
		<b>Nelson Engineering Associates, Inc.</b>		
444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL: (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014800		SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING		
<b>MATTHEW R. DUBOIS, P.E.</b> PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD		
FILE: 230205	DATE: 11-7-23	SHEET 11	OF 12	

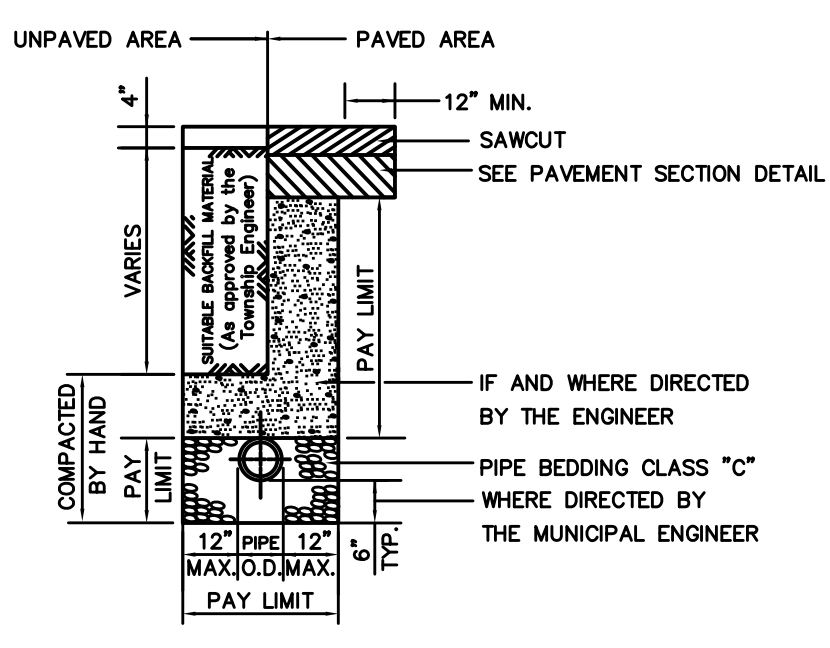
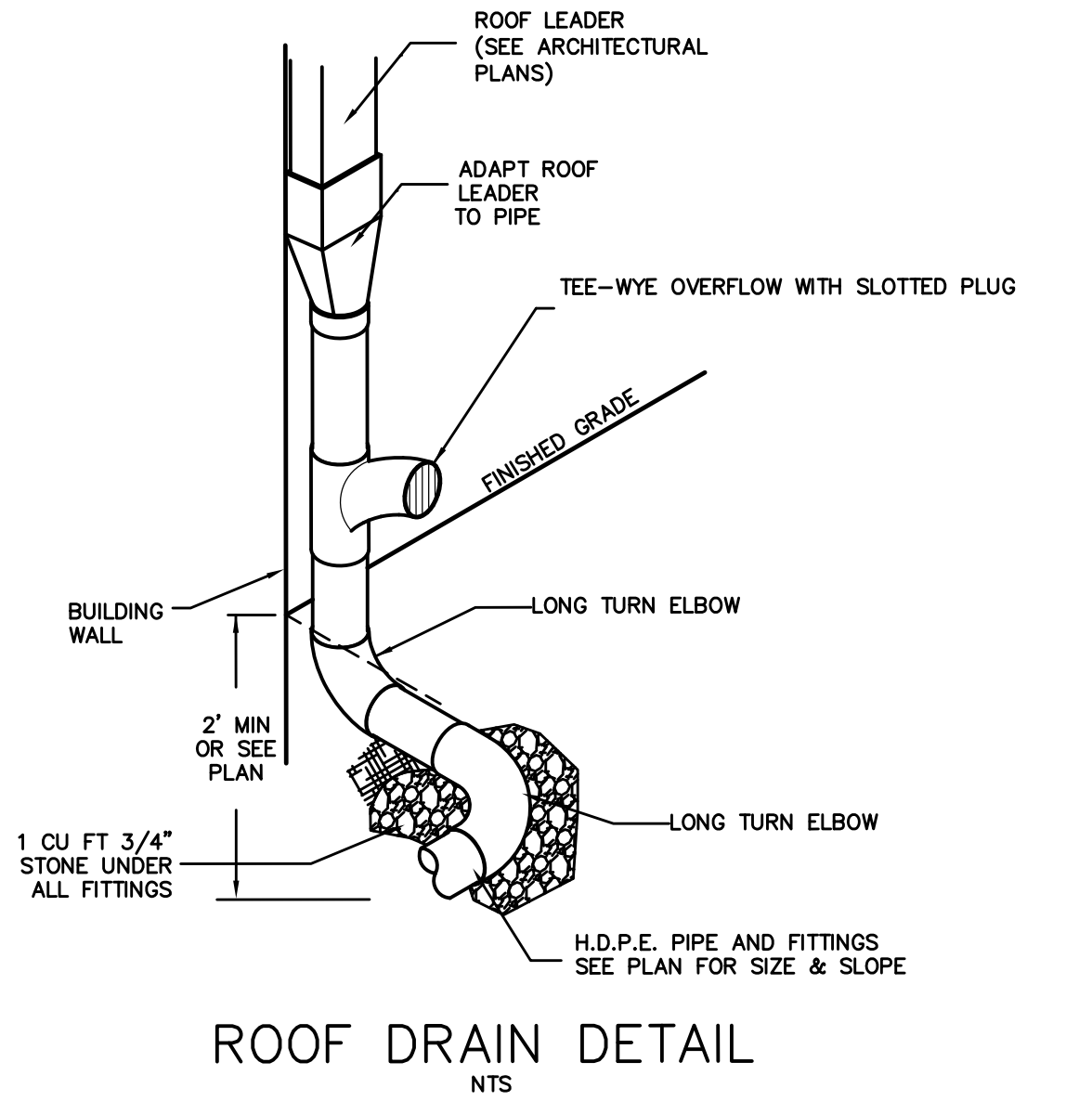
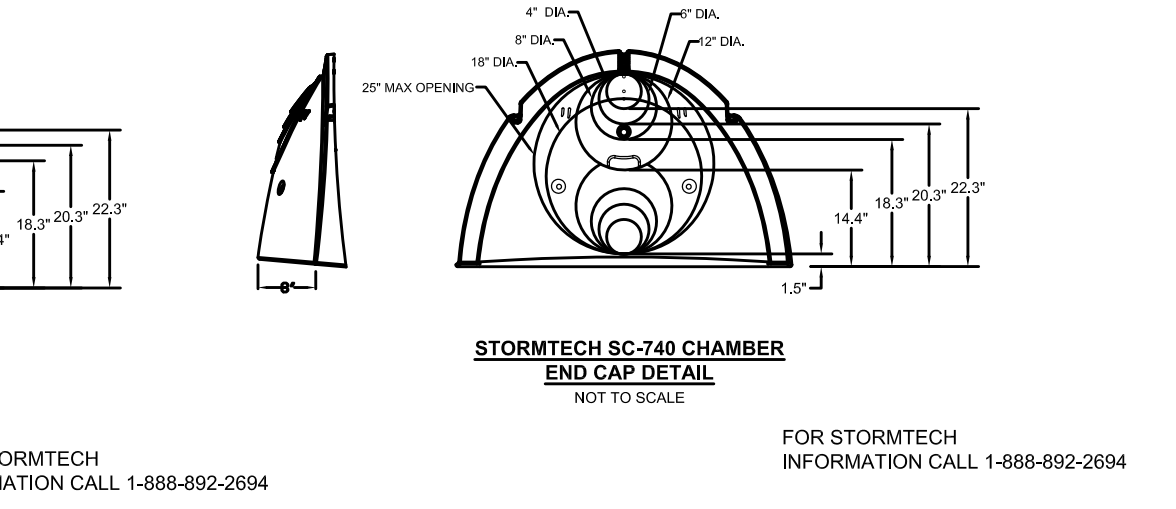
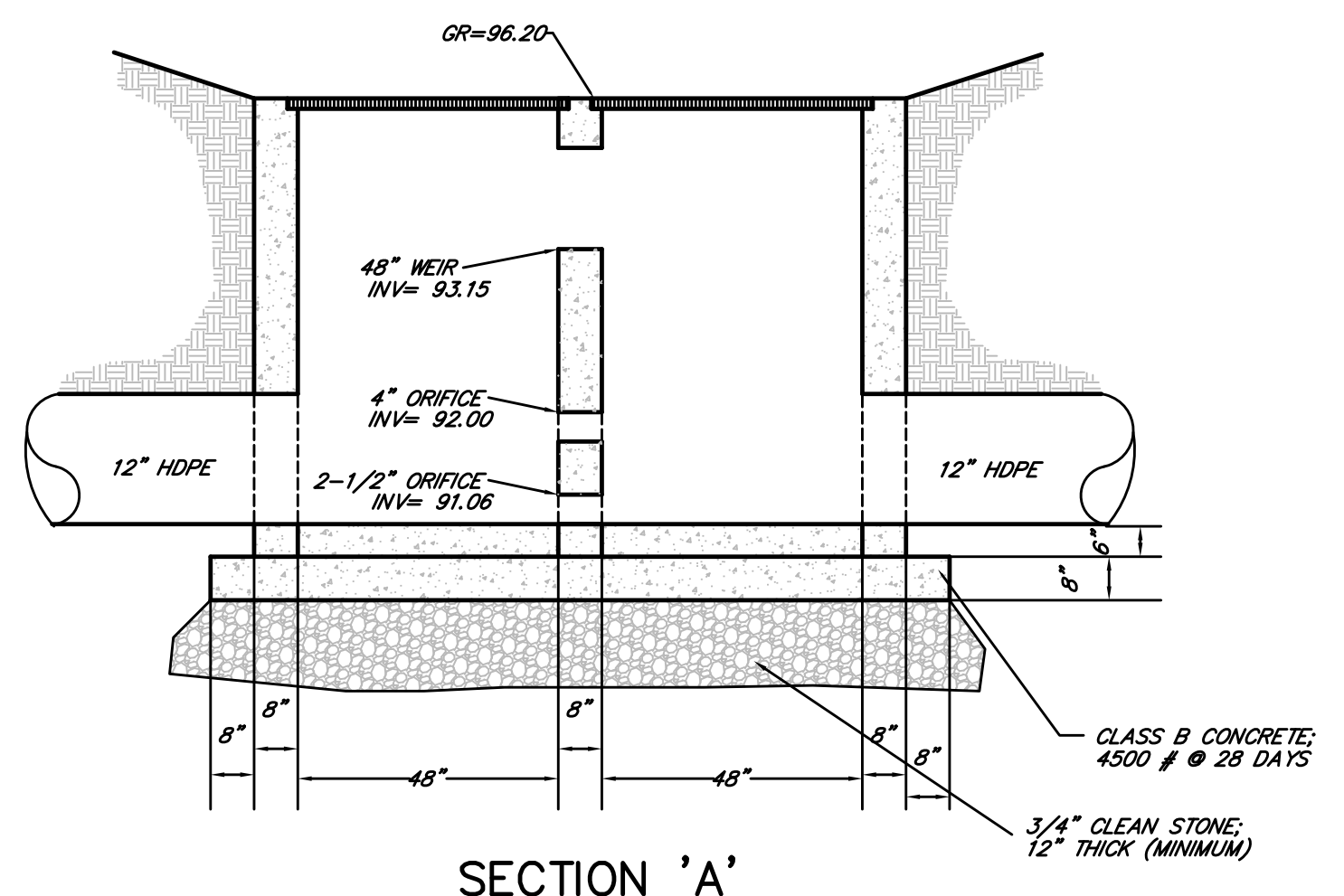
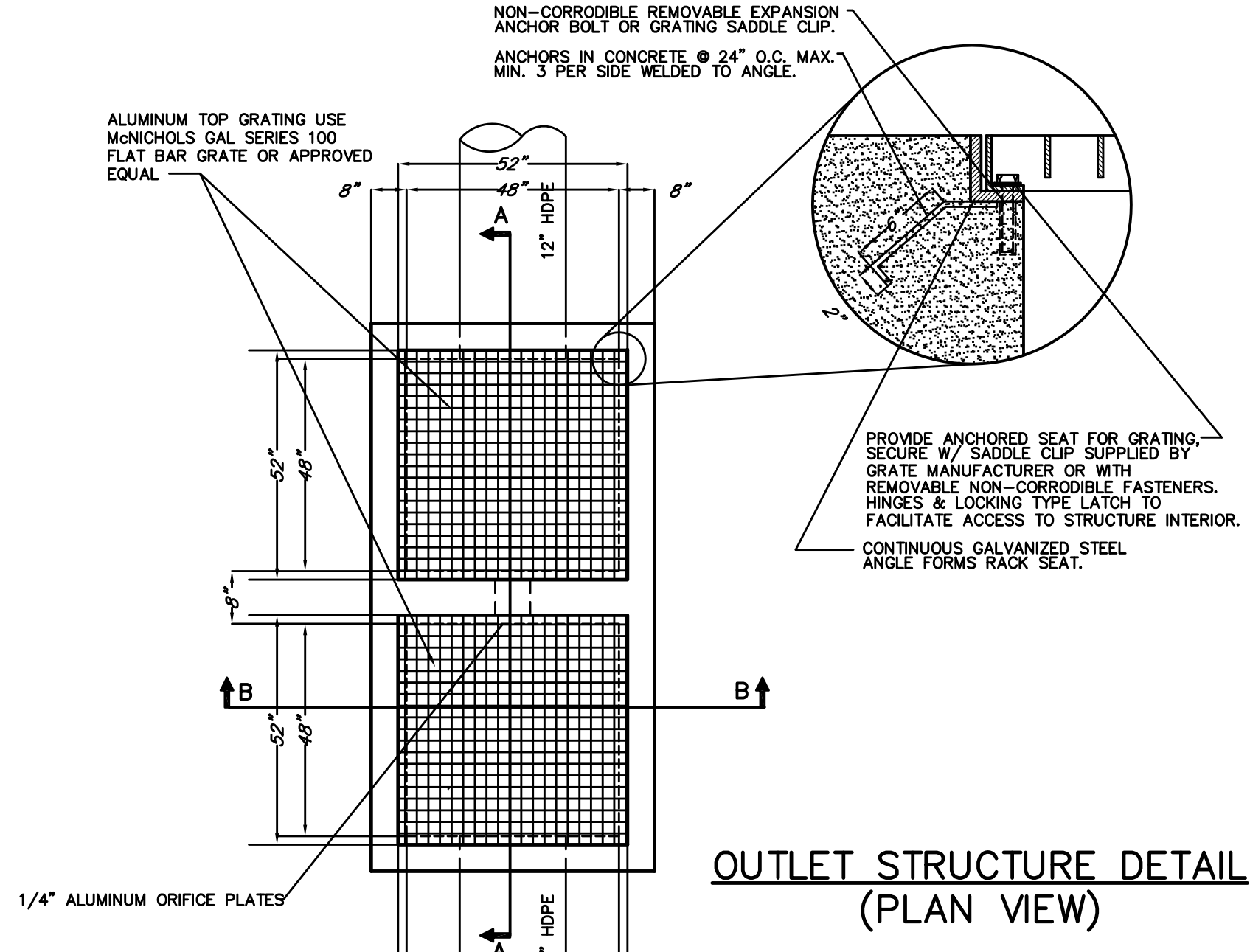
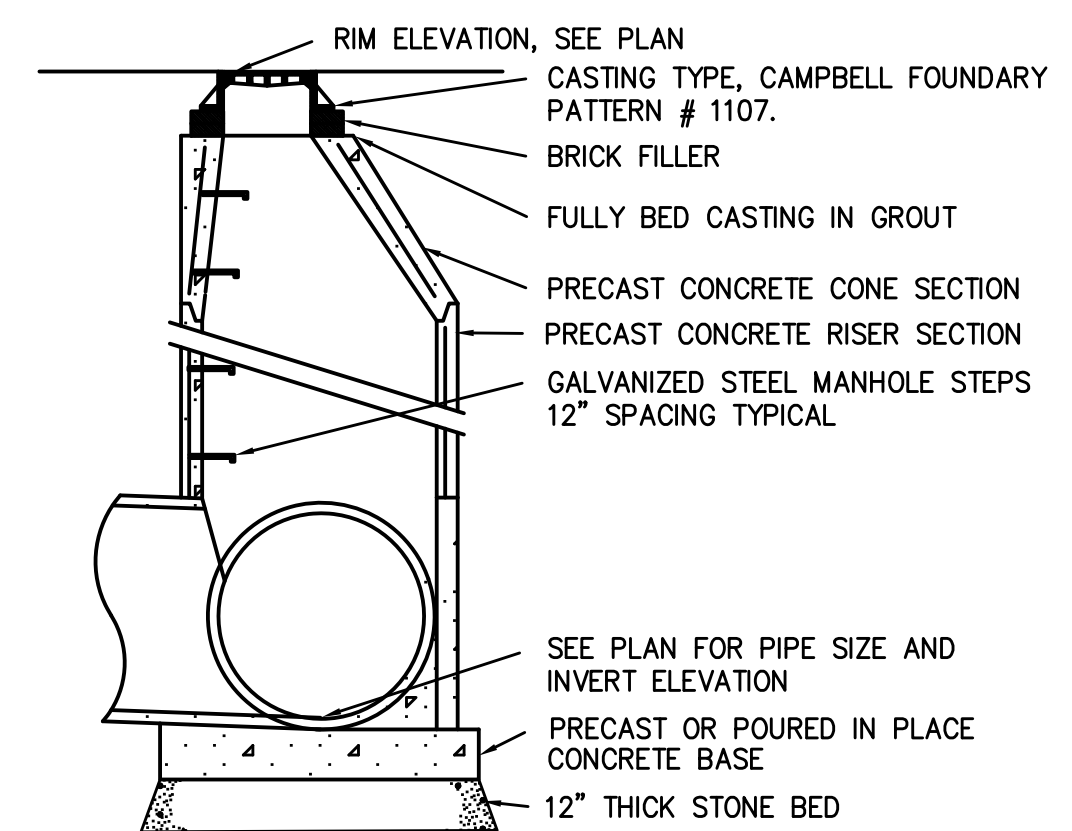




**STORMTECH ISOLATOR™ ROW**  
PROFILE VIEW DETAIL  
NOT TO SCALE

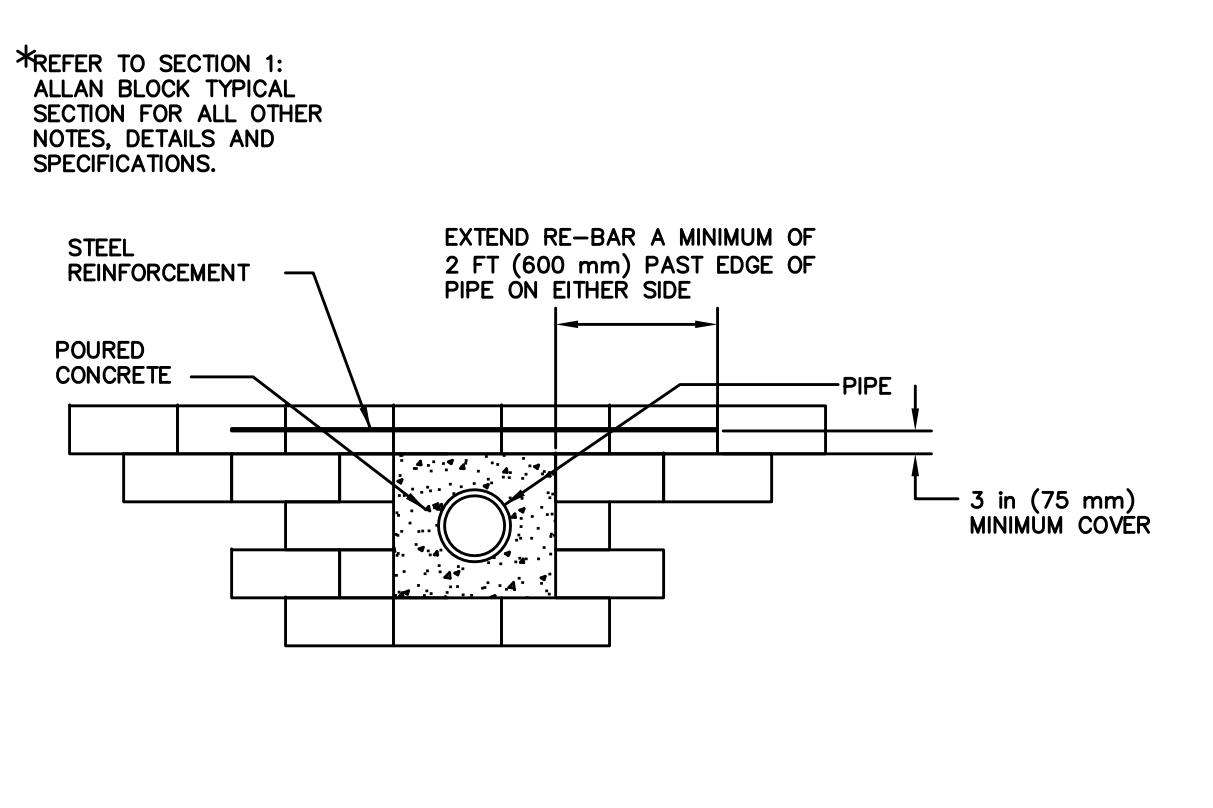
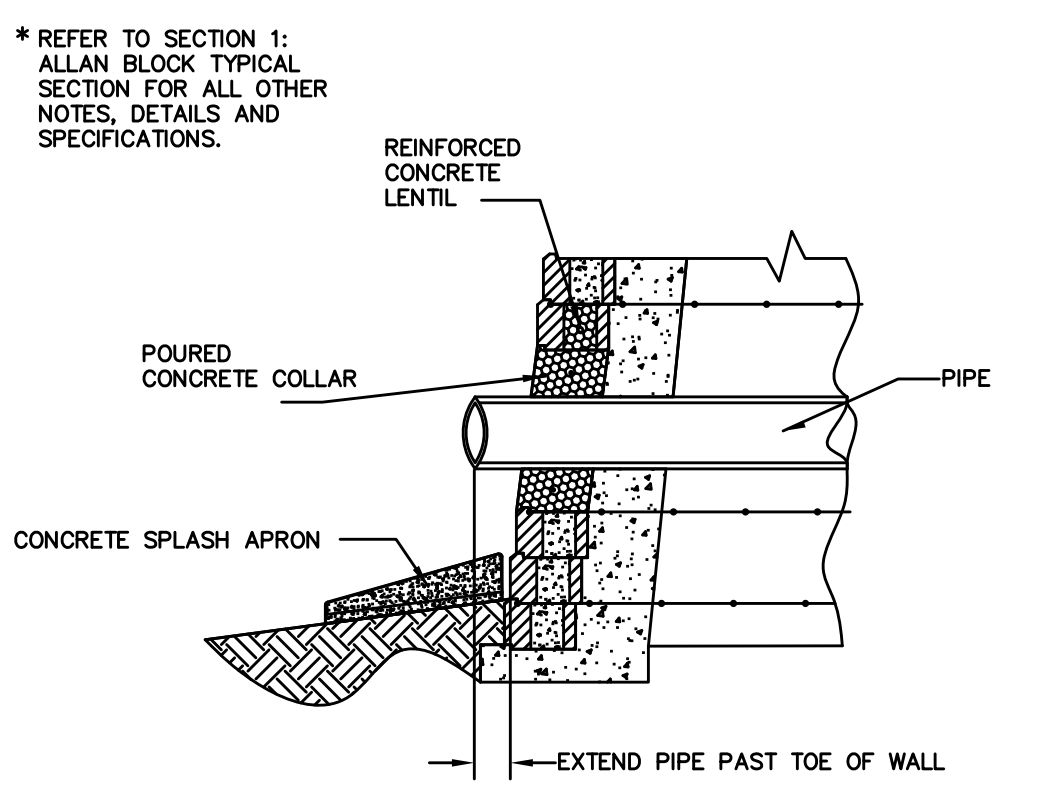


**STORMTECH SC-740 CHAMBER SYSTEM**  
TYPICAL CROSS SECTION DETAIL  
NOT TO SCALE



**NOTES:**

IN AREAS DESIGNATED TO BE MILLED AND OVERLAYED, THE CONTRACTOR SHALL CONSTRUCT PAVEMENT TO THE LIMITS OF THE STABILIZED COURSE. SHEETING TO BE PROVIDED WHERE NECESSARY.



**STORMCEPTOR DESIGN NOTES**

THE STANDARD ST450 CONFIGURATION WITH ROUND, SOLID FRAME AND COVER, AND INLET PIPE IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

GRATED INLET ONLY (NO INLET PIPE)

GRATED INLET WITH INLET PIPE OR PIPES

CLUB INLET ONLY (NO INLET PIPE)

CLUB INLET WITH INLET PIPE OR PIPES

**PLAN VIEW**  
TOP SLAB NOT SHOWN

**SECTION A-A**

**Stormceptor™**

**CONTECH ENGINEERED SOLUTIONS LLC**

STC450i STORMCEPTOR STANDARD DETAIL

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
<p>PRELIMINARY AND FINAL MAJOR SITE PLAN DETAILS</p> <p><b>PINK BALLOON, LLC</b></p> <p>TAX BLOCK 3601, TAX LOT 4</p> <p>TOWNSHIP OF NEPTUNE</p> <p>MONMOUTH COUNTY, NEW JERSEY</p> <p>(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 36 ~ DATED DECEMBER 2014)</p>				
<p><b>Nelson Engineering Associates, Inc.</b></p>				
<p>444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL. (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900</p> <p style="text-align: right;">SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING &amp; MAPPING</p>				
<p><i>Matthew R. Dubois</i></p> <p><b>MATTHEW R. DUBOIS, P.E.</b></p> <p>PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357</p>				
SCALE: 1"=20'		DRAWN BY: DHB		CHKD. BY: MRD
FILE: 230205		DATE: 11-7-23		SHEET 12 OF 12