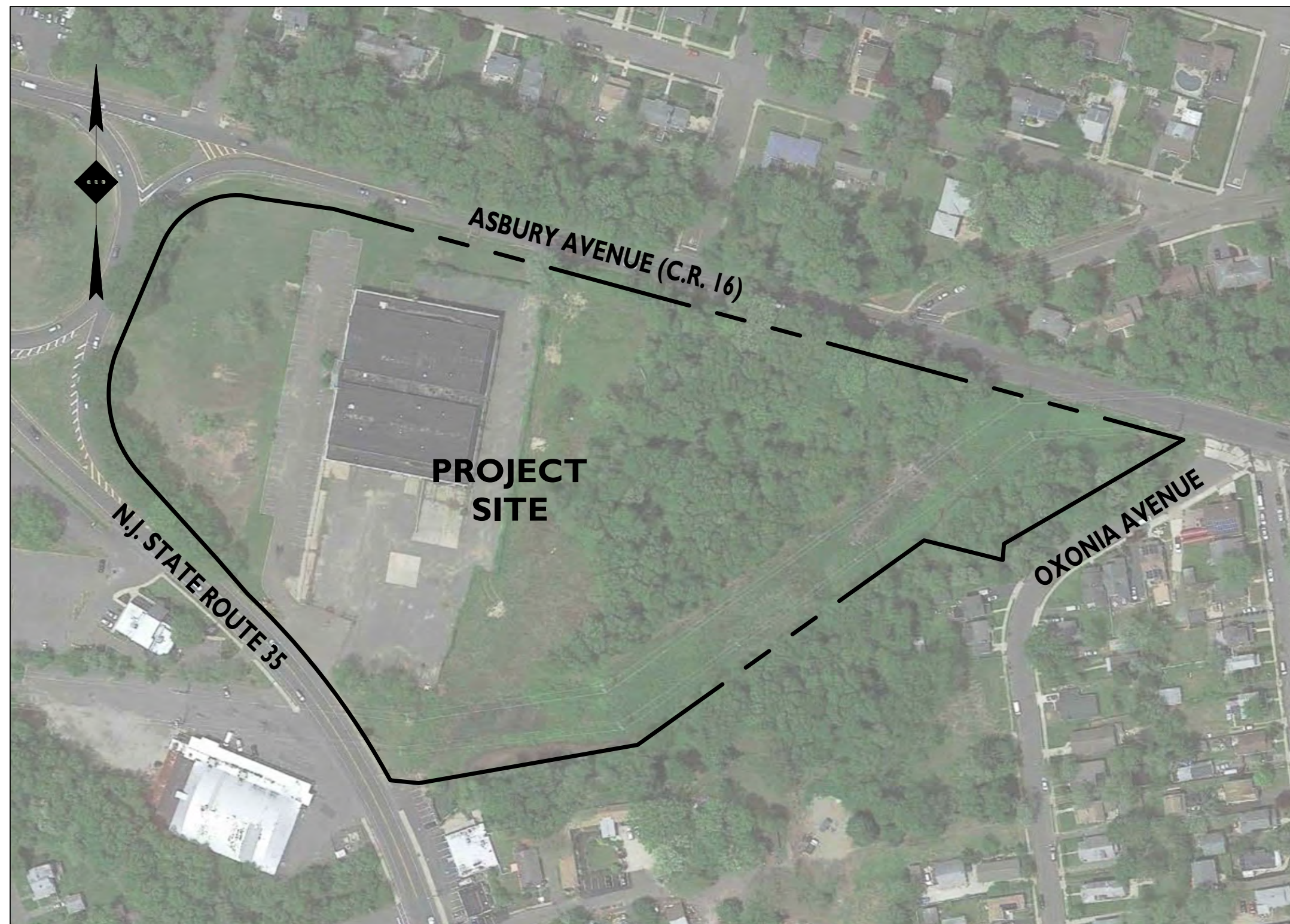


SOURCE: USGS ASBURY PARK QUADRANGLE, NEW JERSEY 7.5 MINUTE SERIES, DATED 2019

LOCATION / KEY MAP

SCALE: 1" = 2000'±

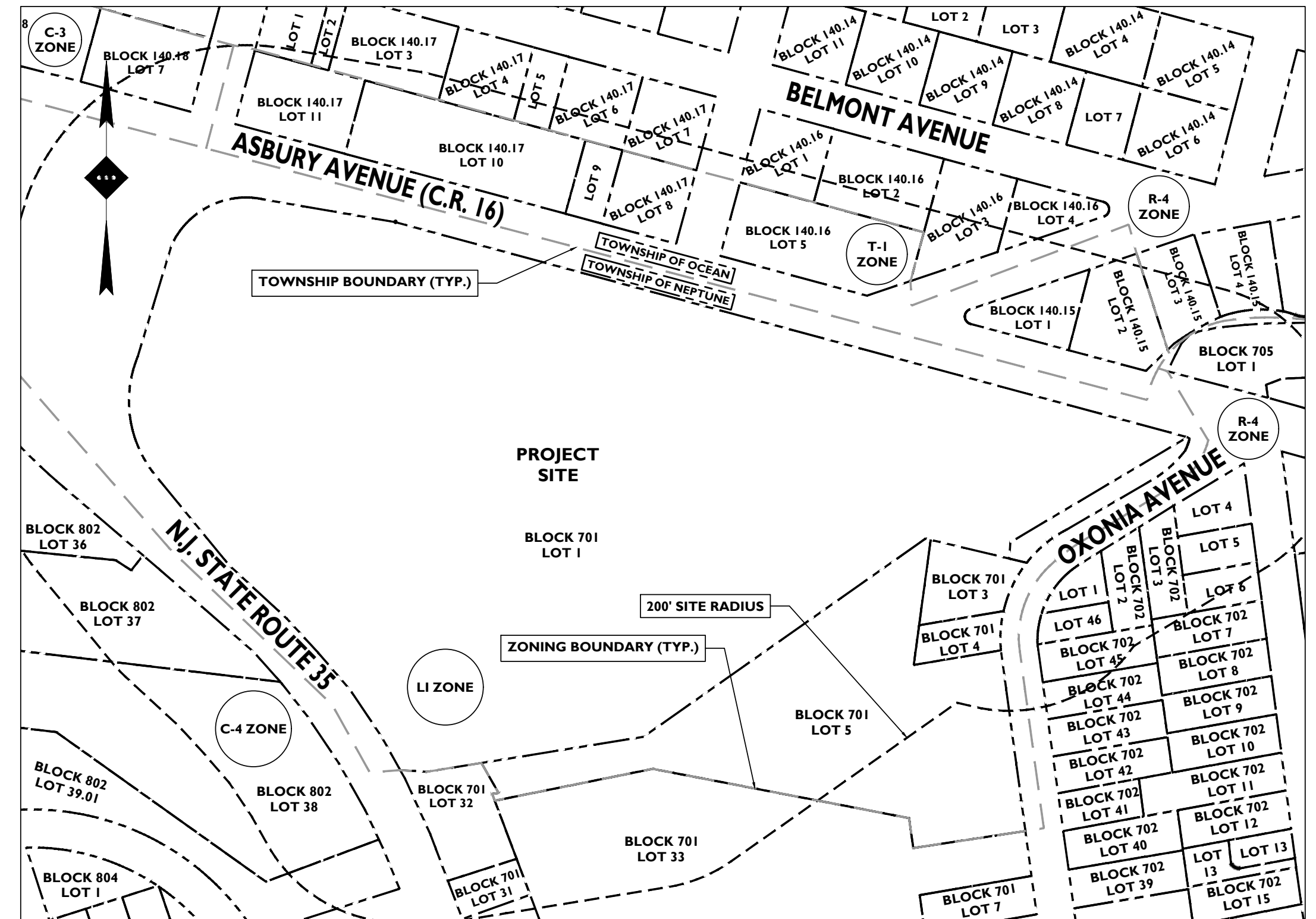
ZONING RELIEF TABLE			
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
ZONING SCHEDULE B	FRONT YARD SETBACK: 50 FT	36.6 (ASBURY AVE) 37.6 (HIGHWAY INTERCHANGE)	VARIANCE
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE
§ 514.8 (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE
§ 514.8 (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE
§ 502 D.2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT) SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE. QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	SUPERMARKET: 75.7 SF (V) 25.75 FT (V) TWO (V) 7.96 FT	VARIANCE
§ 416.07.B.6	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	VARIANCE
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO 1. NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO 1 (W) MAX: 16.2 FC; MIN 1.4 FC RATIO: 11.6 TO 1 (W)	WAIVER
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN. PLANTED WITH DECIDUOUS AND EVERGREEN TREES.	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER
§ 509.H(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)	WAIVER
§ 502 D.2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE - COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET - DOES NOT COMPLY (W) FAST FOOD - COMPLIES	WAIVER



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:

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

PLANS PREPARED BY:



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

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

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

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

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

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

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

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

REVISED PER TOWNSHIP	REVISED PER NIDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NIDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	ISSUE	DATE	BY	DESCRIPTION
06/03/2021	PC									
05/13/2021	PC									
05/10/2021	PC									
04/22/2021	PC									
04/02/2021	PC									
03/10/2021	AMB									
01/27/2021	AMB									
12/29/20	PC									

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

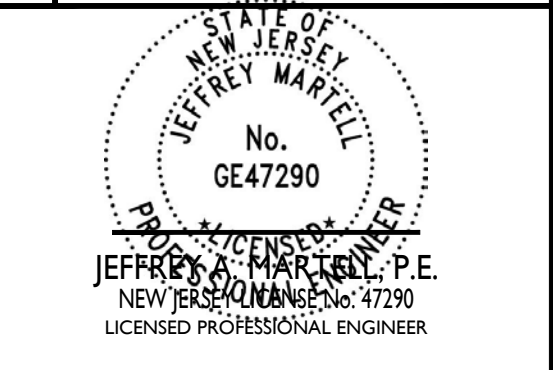
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Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

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Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLANS

M & M NEPTUNE, LLC
PROP IMPROVEMENTS

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



STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-200142

TITLE: **COVER SHEET**

DRAWING: **C-1**

ZONING DISTRICT: PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.5 AC (108,900 SF)	13.5 AC (591,435.3 SF)	NO CHANGE
MAXIMUM LOT DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.6	45.07	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	50.3 FT
- HIGHWAY INTERCHANGE	50 FT	±283.5 FT	50.5 FT
- 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 STORES	TWO (2)	ONE (1)	ONE (1)
MAXIMUM BUILDING HEIGHT	40 FT	±20 FT	CONVENIENCE STORE - 18.5 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD - TBD
MINIMUM IMPROVABLE AREA	84,900 SF	205,196 SF	NO CHANGE
M.I.A. - DIAMETER OF CIRCLE	189 FT	361.9 FT	NO CHANGE
OFF-STREET PARKING SPACES	195 SPACES	100 SPACES	203 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 TO BE DETERMINED
(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 CONVENIENCE STORE WITH GAS - 1 SPACE PER 200 SF OF BUILDING FOOTPRINT PLUS ONE SPACE FOR EACH EMPLOYEE AT MAXIMUM SHIFT 22.5 - 23 SPACES + 3 EMPLOYEES SHOPPING CENTER - 1 SPACE PER 250 SF OF GROSS FLOOR AREA 20,442SF / 250SF = 81.7 - 82 SPACES RESTAURANT, TAKE-OUT - 1 SPACE PER 40 SF OF GROSS FLOOR AREA PLUS 1 SPACE PER EMPLOYEE ON PEAK SHIFT. 32,165F / 40SF = 55.3 - 55 SPACES + 3 EMPLOYEES	33 SPACES 26 SPACES 86 SPACES 58 SPACES
§ 412.17.G	ALL PERMITTED & REQUIRED ACCESSORY PARKING STRUCTURE SHALL BE LOCATED ON THE SAME LOT AS THE USE TO WHICH THE SPACES ARE ACCESSORY, OR UPON AN ADJACENT LOT IN COMMON OWNERSHIP.	COMPLIES
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	DOES NOT COMPLY (V)
§ 514.B (9)	PARKING AISLE WIDTHS - 45' → ONE-WAY: 13 FT 90' → ONE-WAY: 22 FT 90' → TWO-WAY: 24 FT	PROPOSED: 45' → 18 FT 90' → 24 FT

(V) VARIANCE

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

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

CONDITIONAL USE STANDARDS			
BLOCK 233, LOT 1			
PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)			
PROPOSED USE		CONDITIONAL USE	
CONVENIENCE STORES WITH GAS		CONDITIONAL USE	
RESTAURANT, DRIVE-THROUGH		CONDITIONAL USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1.5 AC (63,340 SF)	13.5 AC (591,435.3 SF)	NO CHANGE
MINIMUM LOT FRONTAGE	200 FT	2,244 FT	NO CHANGE
MINIMUM FRONT YARD GAS CANOPY SETBACK	50 FT	N/A	56.0 FT
MAXIMUM CANOPY HEIGHT	18 FT	N/A	17.5 FT

(TBD) TO BE DETERMINED

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

(W) WAIVER

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

(W) WAIVER

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

(TBD) TO BE DETERMINED

ZONING RELIEF TABLE			
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC R.O.W. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE
§ 502 D.2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER
§ 416.07	DOES NOT SPECIFICALLY PERMIT LIST MENU BOARDS OR CLEARANCE BARS AS PERMITTED SIGNS	2 CLEARANCE BARS AND MENU BOARDS	VARIANCE
§ 416.07A.1	PERMITS 2 FREESTANDING SIGNS WHERE THE PROPERTY FRONTS MULTIPLE STREETS	3 FREE STANDING SIGNS PROPOSED	VARIANCE
§ 416.07.B.1, 2 & 3	WALL-MOUNTED SIGNS (SINGLE TENANT) SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. HEIGHT: 15 FT MAXIMUM & NOT EXTEND ABOVE PARAPET LINE. QUANTITY: 1 HORIZONTAL DIM: 12 FT MAXIMUM	SUPERMARKET: 75.7 SF (V) 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, 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
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN, PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER
§ 509.(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.3. 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

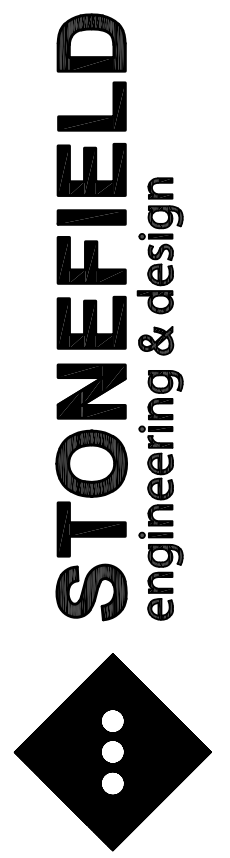
LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 503.A BUFFER	REQUIRED BUFFERS TO RESIDENTIAL USES: HEIGHT AT TIME OF PLANTING MIN 6 FT	COMPLIES
§ 503.B(1) BUFFER	PROPOSED USE: BUFFER NON-RESIDENTIAL USE: 10 FT	COMPLIES
§ 503.B(2) BUFFER	BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW.	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.(1) LANDSCAPING	THE PERIMETER OF ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET	11.07 FT
§ 509.(1)(a) LANDSCAPING	PARKING LOT LANDSCAPING SIDE AND REAR YARDS: MINIMUM HEDGE 6 FT TALL AT PLANTING	COMPLIES
§ 509.(1)(b) LANDSCAPING	PARKING LOT LANDSCAPING FRONT YARDS: MINIMUM HEDGE 3 FT TALL AT PLANTING. 1 TREE PER 30 FT ON-CENTER: [808 LF / 30 = 27 TREES]	COMPLIES 27 TREES
§ 509.(4) LANDSCAPING	PARKING LOTS OVER 100 SPACES: 5% INTERIOR AREA SHALL BE PLANTING ISLANDS CONTAINING (1) DECIDUOUS TREE FOR EVERY (5) PARKING SPACES. [203 PROPOSED PARKING SPACES = 41 TREES] [122,966 INTERIOR ASPHALT AREA * 5% = 6,148 SF PLANTING ISLAND]	46 TREES 18,965 SF (15.08%)
§ 509.(4)(a) LANDSCAPING	DIAMOND-SHAPED TREE ISLANDS SHALL BE UTILIZED IN HEAD TO HEAD PARKING; MIN SIZE 36 SF	LANDSCAPE ISLANDS PROPOSED
§ 509.(4)(b) LANDSCAPING	4 FT LANDSCAPE ISLAND STRIP ADJACENT TO THE END OF EACH PARKING ROW.	COMPLIES
§ 509.(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)
§ 509.(4)(d) LANDSCAPING	SIDEWALKS WITH A MINIMUM WIDTH OF FOUR (4) FEET SHALL BE PLACED ADJACENT TO LANDSCAPED ISLAND STRIPS.	COMPLIES
§ 509.(4)(e) LANDSCAPING	THE REMAINDER OF ANY SUCH INTERIOR PLANTING AREAS NOT CONTAINING TREES SHALL BE PLANTED WITH LOW-GROWING EVERGREEN SHRUBS.	COMPLIES
§ 509) LANDSCAPING	SLOPE STABILIZATION ON ALL AREAS OVER 1:3	COMPLIES
§ 509 M LANDSCAPING	SITE AMENITY FURNISHINGS LOCATED ON SITE	COMPLIES
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)
§ 523.B STREET TREES	SPACING: 1 LARGE STREET TREE PER 35 FT [RT 35: 692 LF/35 = 20 TREES] [ASBURY AVENUE: 59335 = 17 TREES]	20 TREES 17 TREES

(W) WAIVER

SIGNAGE:	SUPERMARKET	CONVENIENCE STORE W/ GAS (BUILDING)	CONVENIENCE STORE W/ GAS (CANOPY)	RETAIL	FAST FOOD
NUMBER OF FACADE SIGNS					
FRONT FACADE					
NUMBER OF SIGNS PERMITTED	1	1	1	4	1
NUMBER OF SIGNS PROPOSED	1	1	1	4	0
RIGHT SIDE FACADE					
NUMBER OF SIGNS PERMITTED	0	0	0	0	1
NUMBER OF SIGNS PROPOSED	0	0	0	0	0
LEFT SIDE FACADE					
NUMBER OF SIGNS PERMITTED	1	1	1	4	1
NUMBER OF SIGNS PROPOSED	1	1	1	4	1
REAR FACADE					
NUMBER OF SIGNS PERMITTED	1	1	0	4	1
NUMBER OF SIGNS PROPOSED	0	1	0	4	1
FACADE SIGN AREA					
FRONT FACADE					
AREA OF SIGNS PERMITTED	48 s.f.	48 s.f.	24 s.f.	48 s.f.	48 s.f.
AREA OF SIGNS PROPOSED	B 76 s.f.	B 50 s.f.	B 22.6 s.f.	B 60 s.f.	0 s.f.
RIGHT SIDE FACADE					
AREA OF SIGNS PERMITTED	0 s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
AREA OF SIGNS PROPOSED	0 s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
LEFT SIDE FACADE					
AREA OF SIGNS PERMITTED	24 s.f.	24 s.f.	0 s.f.	24 s.f.	24 s.f.
AREA OF SIGNS PROPOSED	B 76 s.f.	24 s.f.	22.6 s.f.	B 60 s.f.	24 s.f.
REAR FACADE					
AREA OF SIGNS PERMITTED	0 s.f.	24 s.f.	0 s.f.	24 s.f.	24 s.f.
AREA OF SIGNS PROPOSED	0 s.f.	24 s.f.	0 s.f.	B 98 s.f.	24 s.f.
MISCELLANEOUS SIGNS					
				NUMBER OF SIGNS	SIZE
MENU BOARD (FAST FOOD)				1	28.63 S.F.
MENU BOARD (RETAIL BLDG.)				1	28.63 S.F.
HEADACHE BAR (FAST FOOD)				1	
HEADACHE BAR (RETAIL BLDG.)				1	
FREESTANDING SIGNS					
NUMBER OF SIGNS PERMITTED	3 (ROUTE 35 FRONTAGES & ASBURY AVE FRONTAGE)				
NUMBER OF SIGNS PROPOSED	3 FREESTANDING SIGNS (2 ON ROUTE 35 FRONTAGES & 1 ON ASBURY AVE FRONTAGE) 12 INTERNAL DIRECTIONAL SIGNS				
AREA OF SIGN PERMITTED	FREESTANDING SIGNS: 1 AT 48 S.F. & 2 AT 72 S.F. DIRECTIONAL SIGNS: 3 S.F. EACH				
AREA OF SIGN PROPOSED	FREESTANDING SIGN No. 1 - 47.49 S.F. (ASBURY AVE) FREESTANDING SIGN No. 2 - 69.00 S.F. (ROUTE 35) FREESTANDING SIGN No. 3 - 59.00 S.F. (ROUTE 35) DIRECTIONAL SIGNS: 3 S.F. EACH				
SETBACK OF SIGN PERMITTED	10 FT				
SETBACK OF SIGN PROPOSED	FREESTANDING SIGN No. 1 - 10 FEET (ASBURY AVE) FREESTANDING SIGN No. 2 - ±11.00 FEET (ROUTE 35) FREESTANDING SIGN No. 3 - ±12.00 FEET (ROUTE 35)				
HEIGHT OF SIGN PERMITTED	15 FT				
HEIGHT OF SIGNS PROPOSED	15 FT				

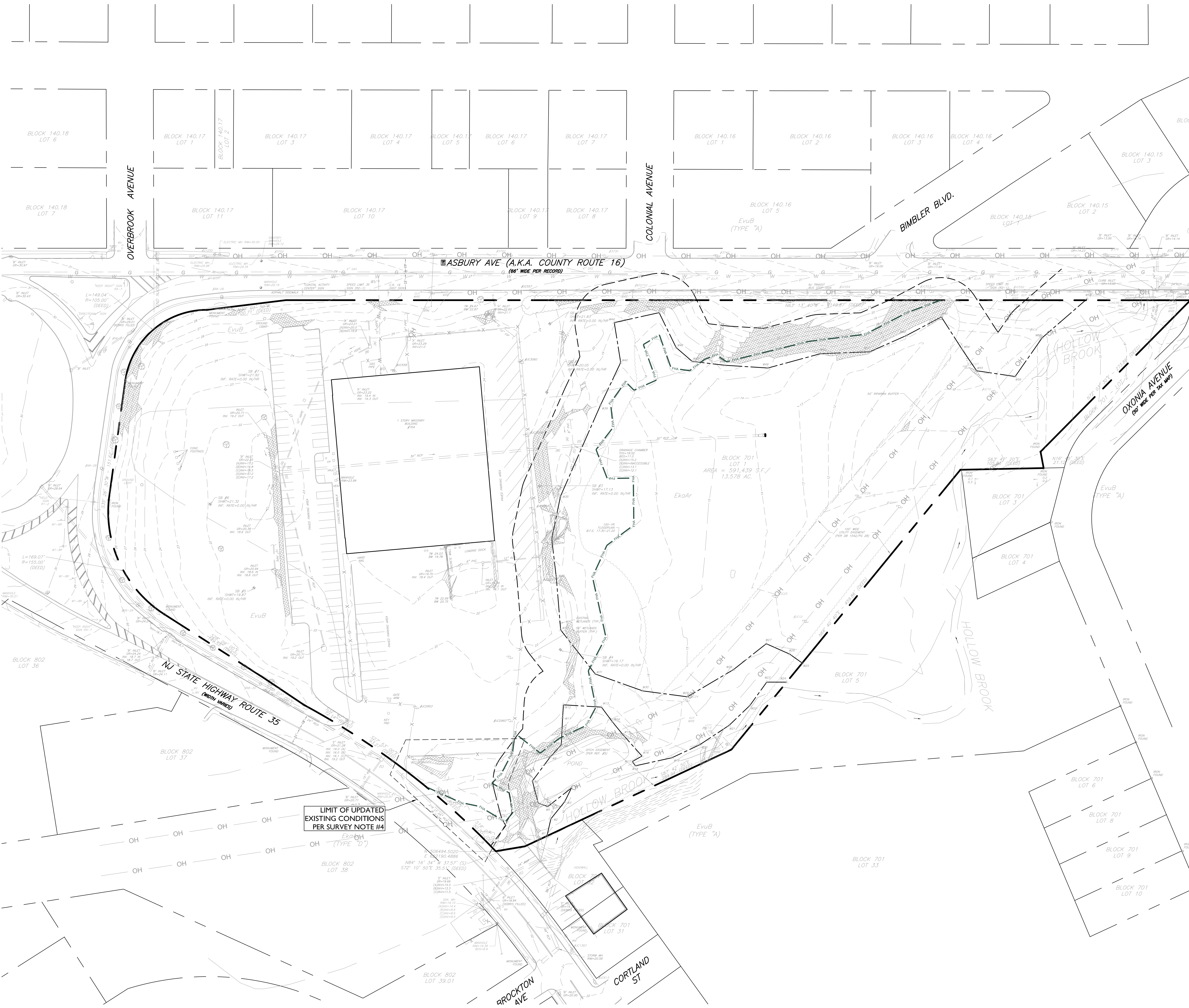
REVISED PER TOWNSHIP	REVISED PER NIDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NIDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	DESCRIPTION
06/03/2021	05/13/2021	05/10/2021	04/22/2021	04/02/2021	03/10/2021	01/27/2021	PC
8	7	6	5	4	3	2	PC
							BY
							DATE
							ISSUE

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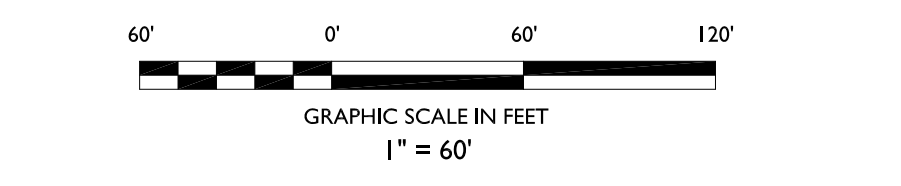
SYMBOL	DESCRIPTION
[Hatched Box]	BUILDING
[Hatched Box]	CONCRETE SIDEWALK / MAT
[Hatched Box]	ASPHALT / CONCRETE CURB
[Dashed Line]	DEPRESSED CURB
[Dashed Line]	PROPERTY LINE
[Dashed Line]	ADJACENT PROPERTY LINE
[Dashed Line]	CHAIN LINK FENCE
[Dashed Line]	FLOOD HAZARD AREA LINE
[Dashed Line]	WETLANDS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

STEEP SLOPE CALCULATIONS

TOTAL STEEP SLOPE AREAS (15-25 PERCENT) - 22,520 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:**
- 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.
 - THE 100-YEAR FLOODPLAIN PER NJDEP VERIFICATION FILE No. 1334-21-0002.1 LUP210001.
 - LIMIT OF WETLANDS DETERMINED BY LETTER OF INTERPRETATION FILE No. 1334-11-004.1 PER THE NJDEP.
 - SURVEY CONDUCTED BY STONEFIELD ENGINEERING ON JUNE 2, 2021.



REVISED PER TOWNSHIP	REVISED PER NJDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NJDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	ISSUE	DATE	BY	DESCRIPTION
8	06/03/2021	PC	05/13/2021	PC	04/22/2021	PC	04/02/2021	4		
7	05/13/2021	PC	05/10/2021	PC	04/22/2021	PC	03/10/2021	3		
6	05/10/2021	PC	04/22/2021	PC	03/10/2021	AMB	01/27/2021	2		
5	04/22/2021	PC	04/02/2021	PC	03/10/2021	AMB	01/27/2021	1		

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PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

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

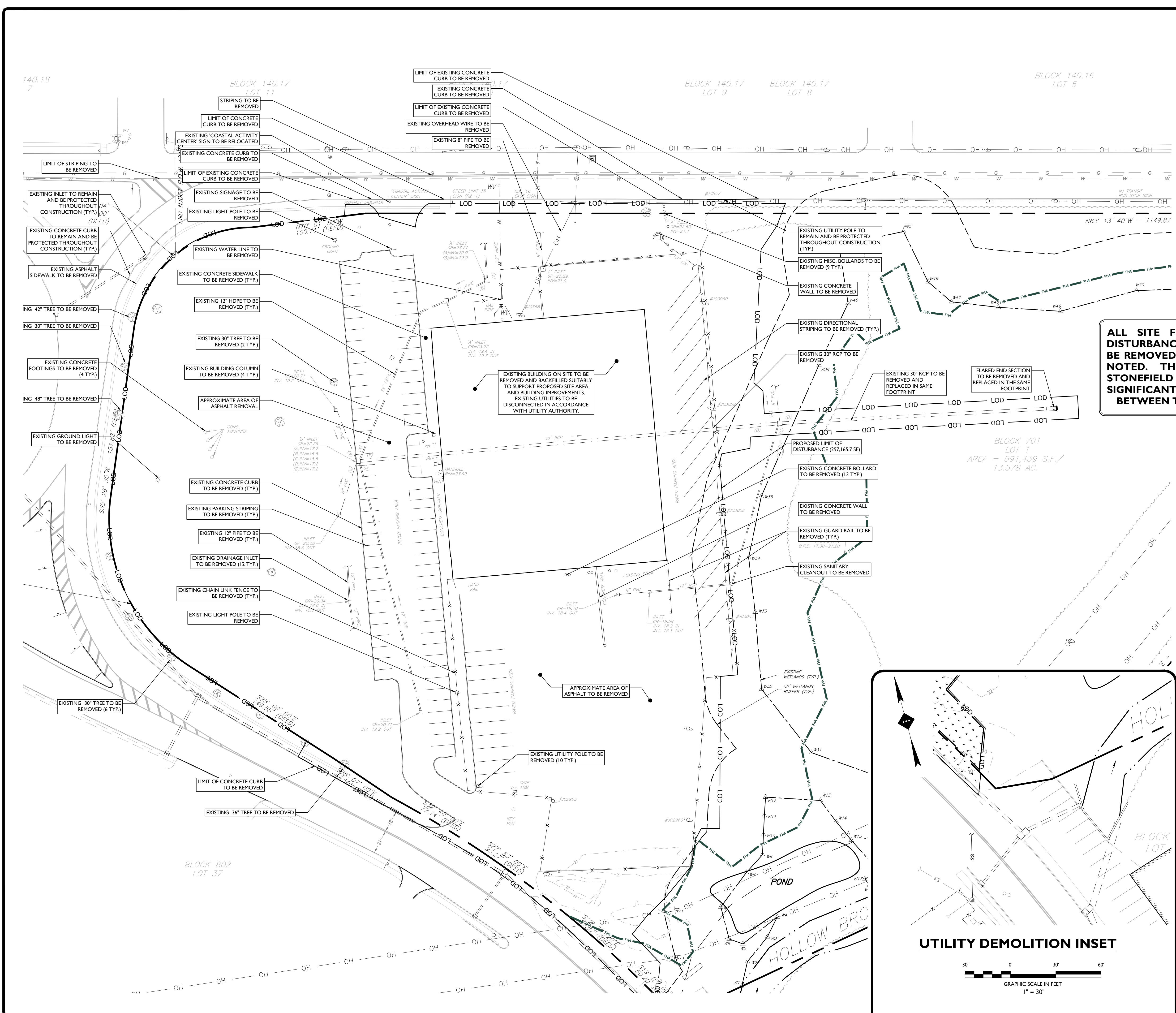
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SCALE: 1" = 60' PROJECT ID: PRI-200142

TITLE:
EXISTING CONDITIONS PLAN

DRAWING:
C-3

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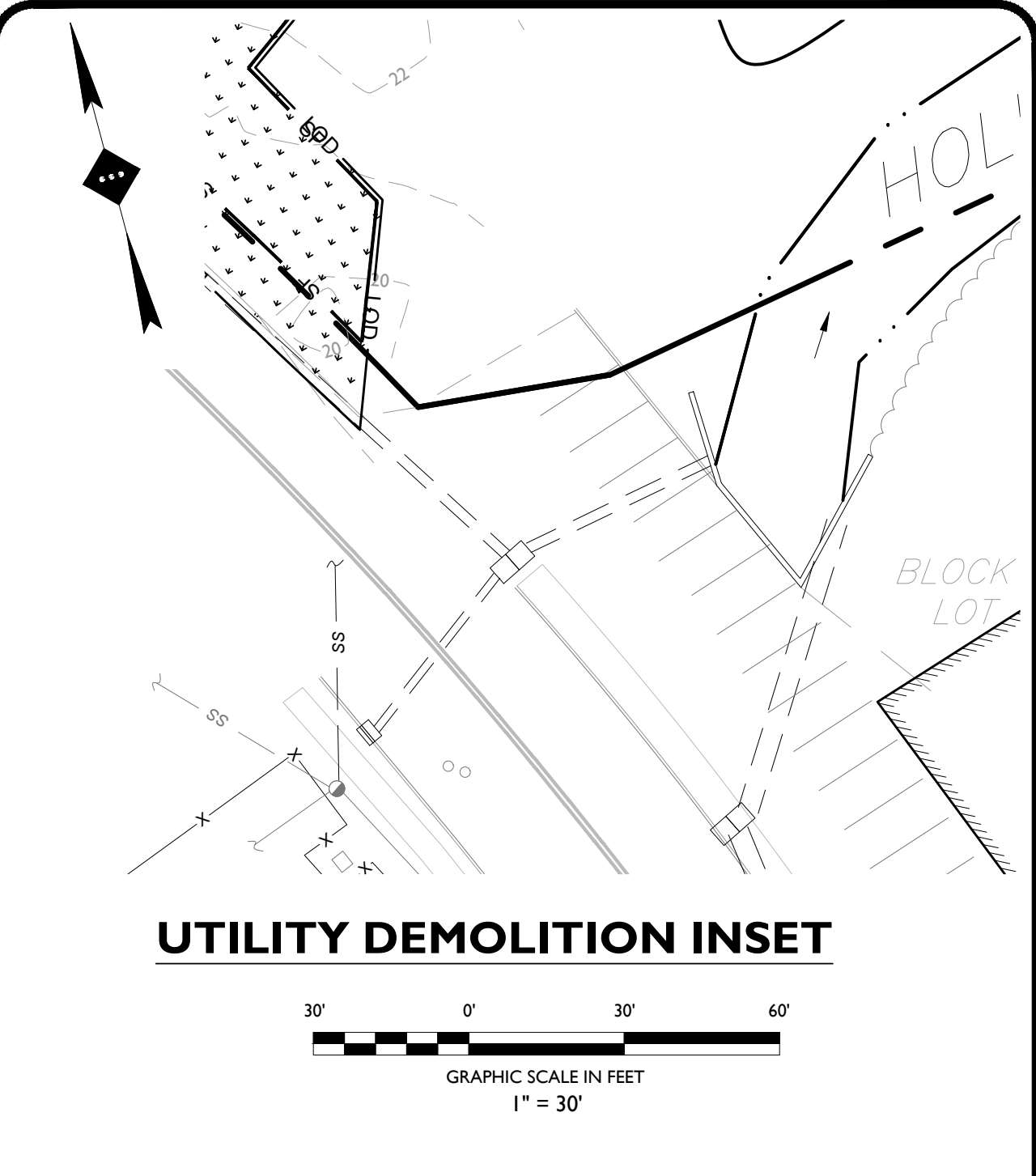


SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LIMIT OF DISTURBANCE
---	PROPOSED TREE PROTECTION FENCE

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



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



- 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 BACKFILL 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.

REVISED PER TOWNSHIP	REVISED PER NIDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NIDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	DESCRIPTION
06/03/2021	PC	05/13/2021	PC	04/22/2021	PC	03/10/2021	AMB
08	7	6	5	4	3	2	1
DATE	ISSUE	DATE	BY				

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TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

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

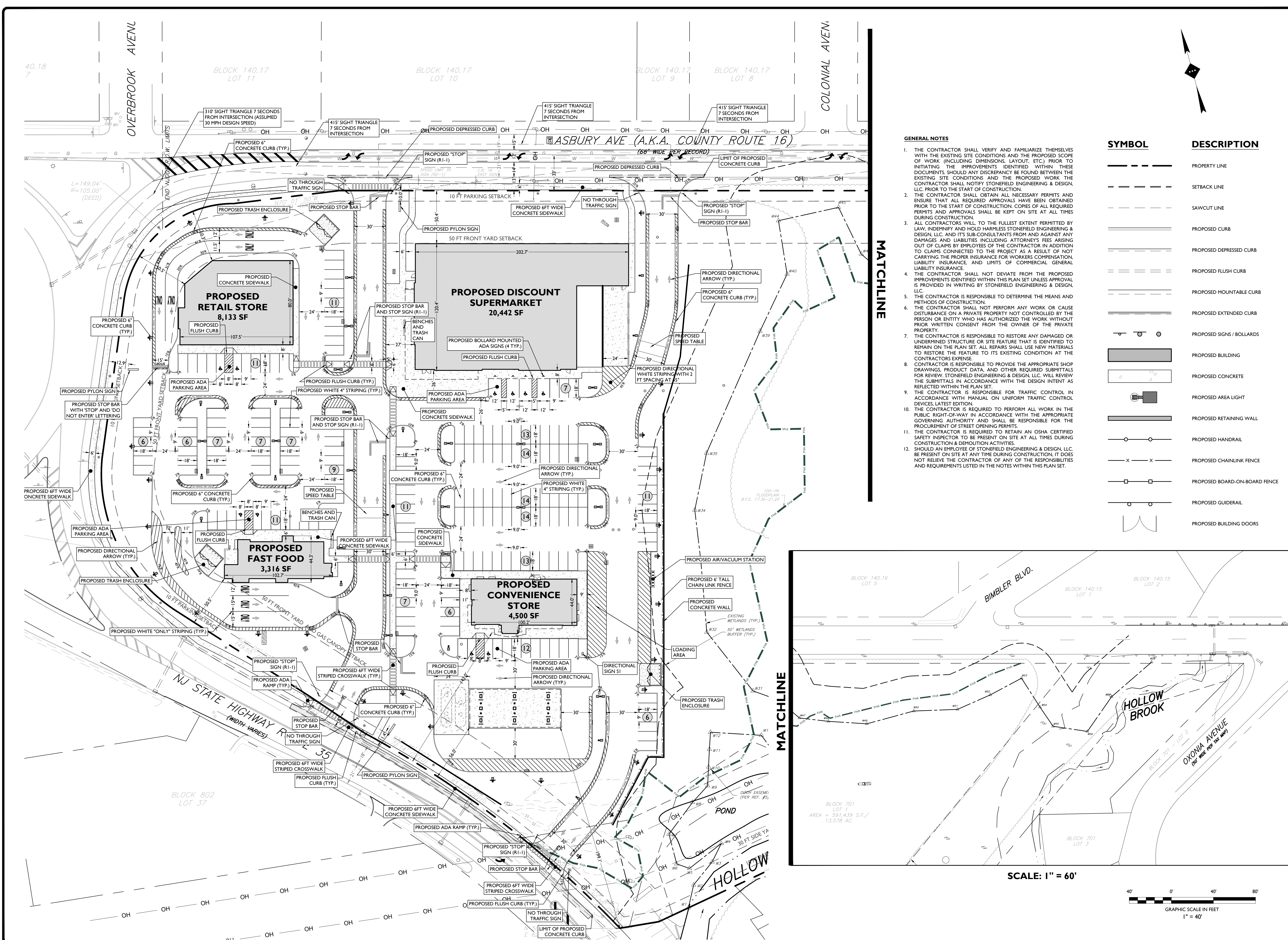
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SCALE: 1" = 40' PROJECT ID: PRI-200142

TITLE:
DEMOLITION PLAN

DRAWING:
C-4

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 PLOT BY: JMM

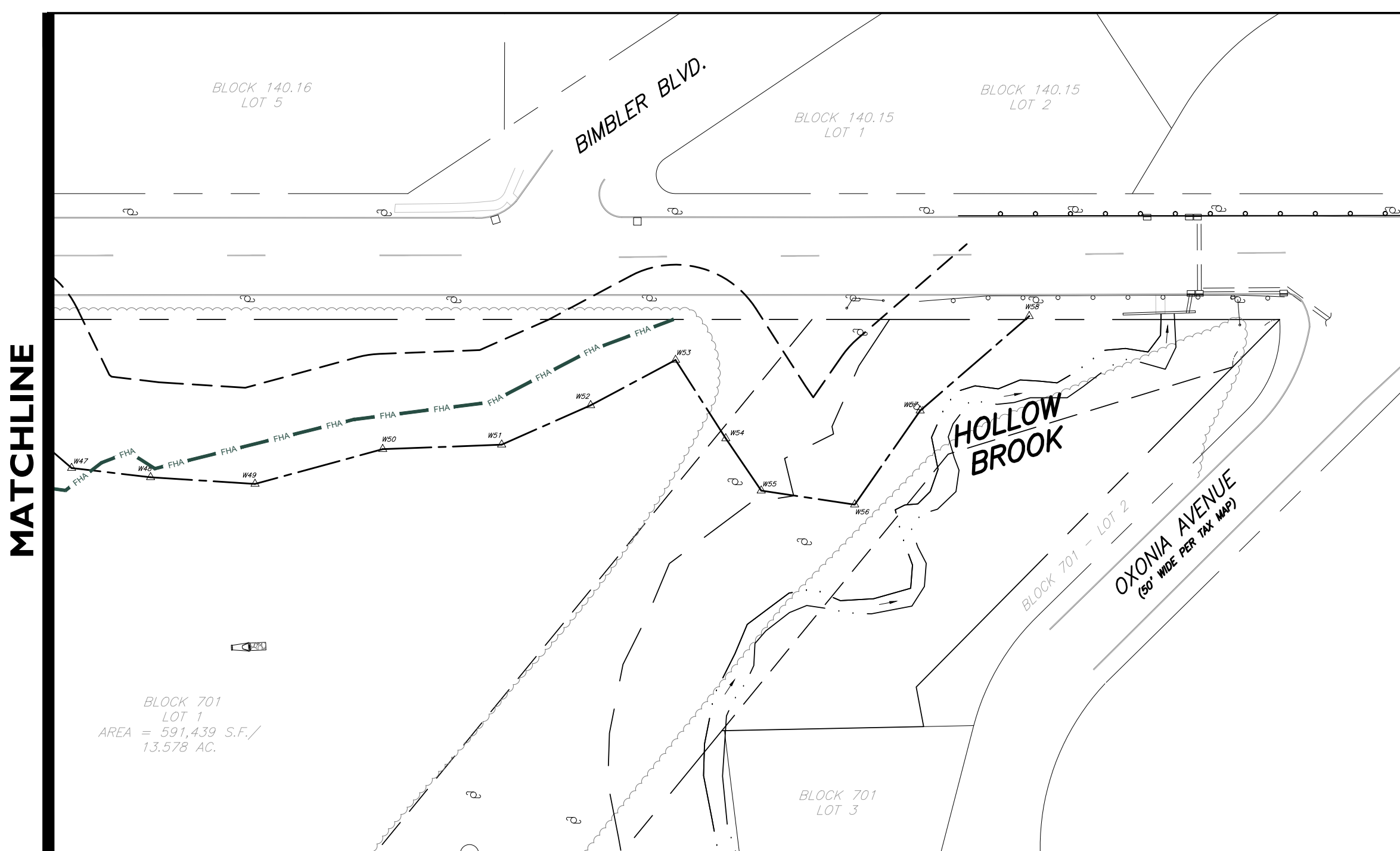


GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING 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 CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

SYMBOL DESCRIPTION

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



REVISED PER TOWNSHIP	PC	REVISION	DATE	BY	DESCRIPTION
8	06/03/2021	REVISED PER TOWNSHIP			
7	05/13/2021	REVISED PER TOWNSHIP			
6	05/10/2021	REVISED PER NIDEP COMMENTS			
5	04/22/2021	REVISED PER MUNICIPAL COMMENTS			
4	04/02/2021	REVISED PER NIDEP COMMENTS			
3	03/10/2021	TOWNSHIP SUBMISSION			
2	01/27/2021	COUNTY SUBMISSION			
1	12/29/20	FIRST SUBMISSION			

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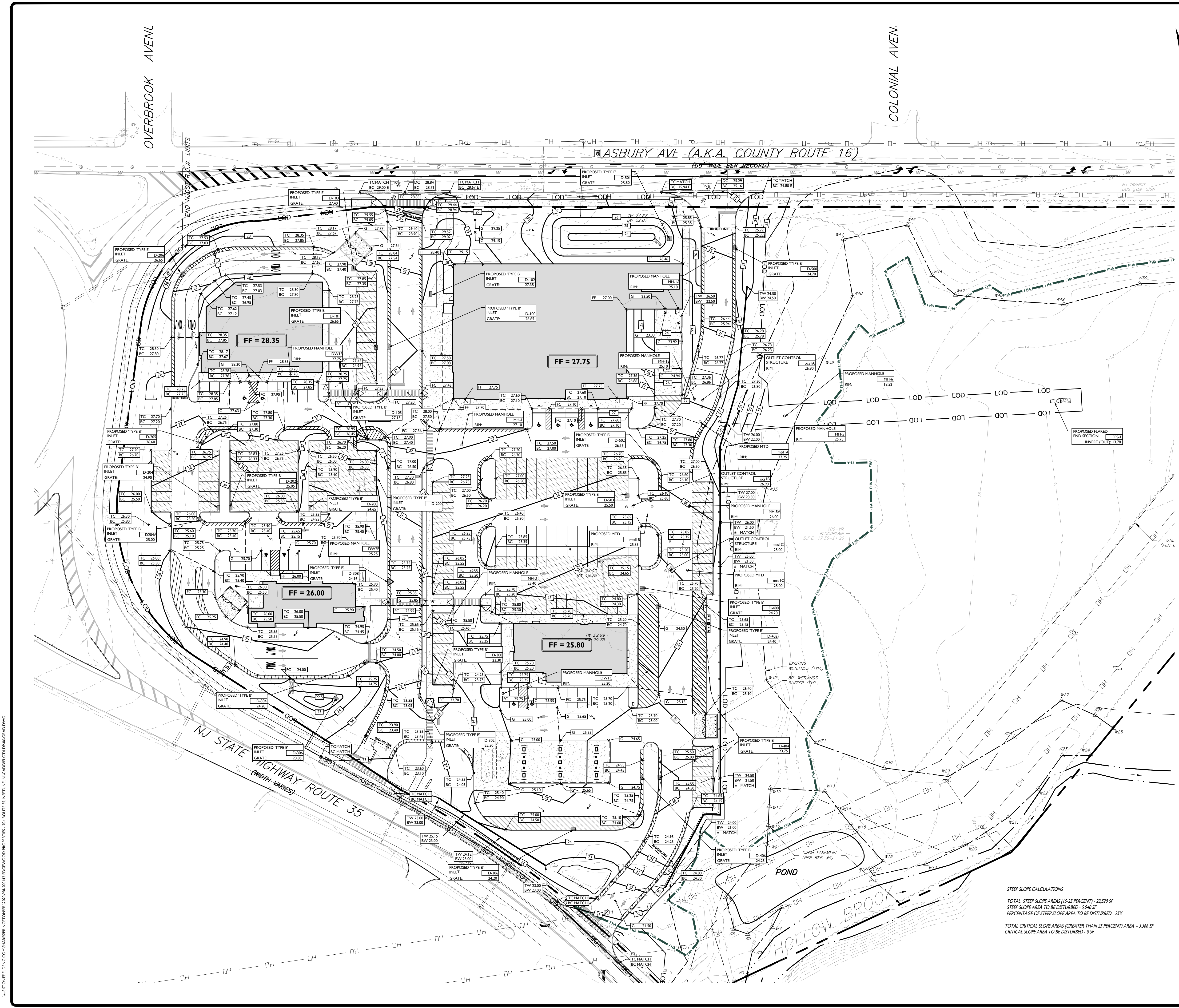
STATE OF NEW JERSEY
JEFFREY A. MARTEL
No. GE47290
Professional Engineer
JEFFREY A. MARTEL, P.E.
NEW JERSEY LICENSE NO. 47290
LICENSED PROFESSIONAL ENGINEER

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

TITLE: **SITE PLAN**

DRAWING: **C-5**



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

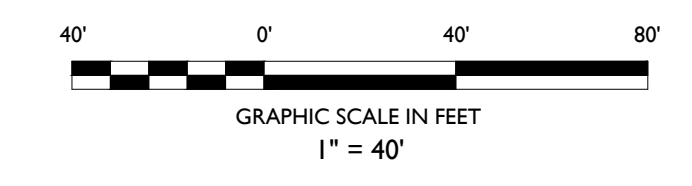
- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY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

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

STEEP SLOPE CALCULATIONS

TOTAL STEEP SLOPE AREAS (15-25 PERCENT) - 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



REVISED PER TOWNSHIP	REVISED PER NIDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NIDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	ISSUE	DATE	BY	DESCRIPTION						
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PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC
PROP IMPROVEMENTS

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

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

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

TITLE: **GRADING PLAN**

DRAWING: **C-6**

40.18
7

BLOCK 140.17
LOT 11

BLOCK 140.17
LOT 10

BLOCK 140.17
LOT 9

BLOCK 140.17
LOT 8

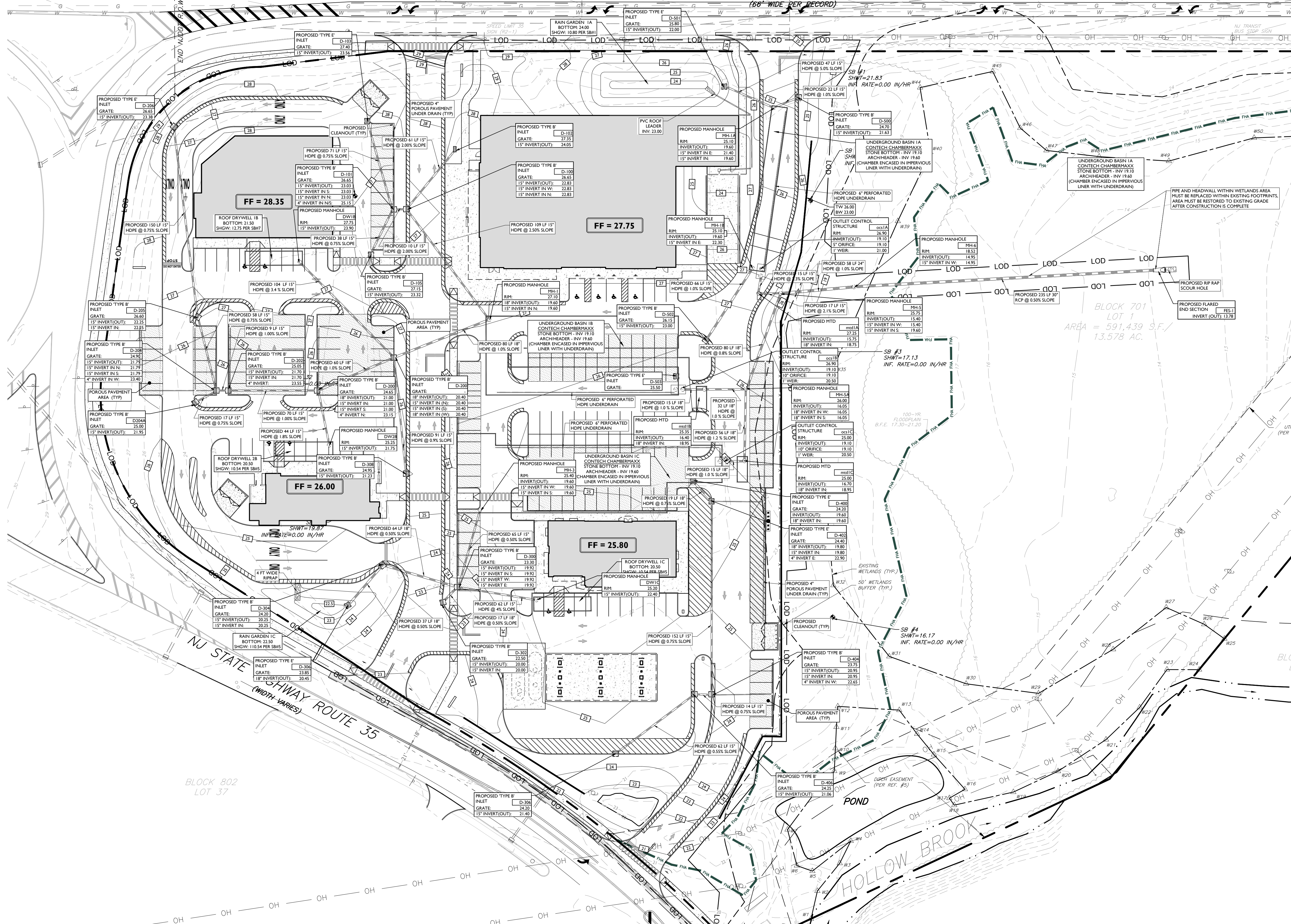
BLOCK 140.16
LOT 5

OVERBROOK AVENUE

COLONIAL AVENUE

ASBURY AVE (A.K.A. COUNTY ROUTE 16)

(66' WIDE PER RECORD)



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

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

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

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

REVISED PER TOWNSHIP	REVISED PER NIDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NIDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	DESCRIPTION
06/03/2021	PC	05/13/2021	PC	04/22/2021	PC	03/10/2021	AMB
8	7	6	5	4	3	2	1
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
ISSUE	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE

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TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

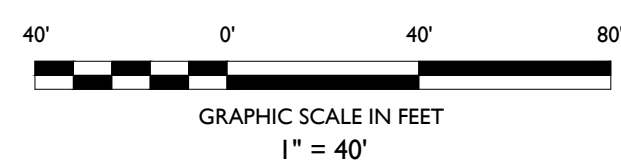
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JEFFREY MARTEL
No. GE47290
Professional Engineer
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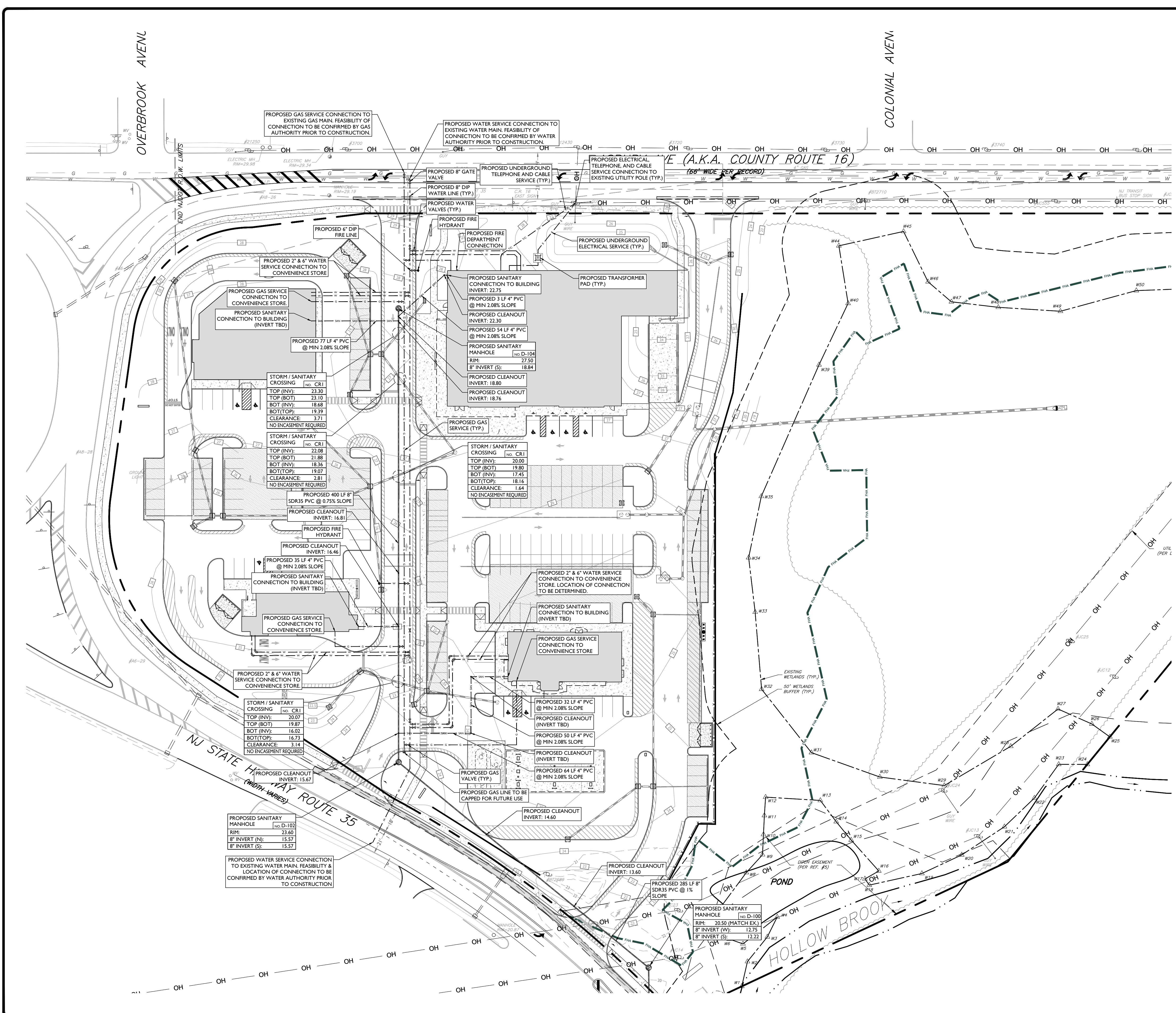
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TITLE:
STORMWATER MANAGEMENT PLAN

DRAWING:
C-7

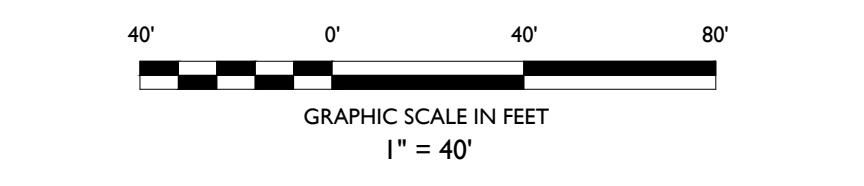


DATE: 06/03/2021 10:58 AM PROJECT: 200142 DRAWING: C-7



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

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



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8	7	6	5	4	3	2				

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MONMOUTH COUNTY, NEW JERSEY

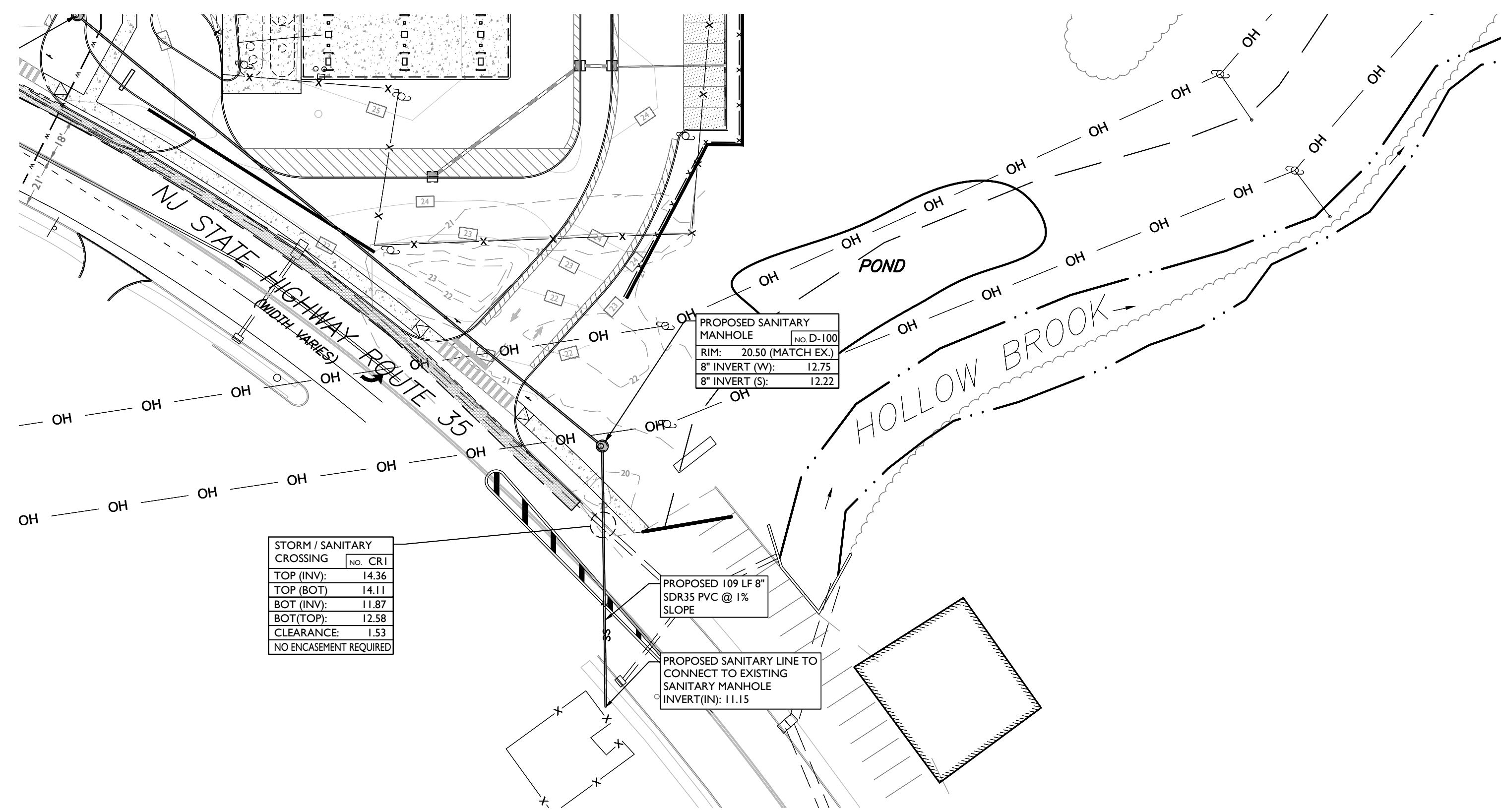
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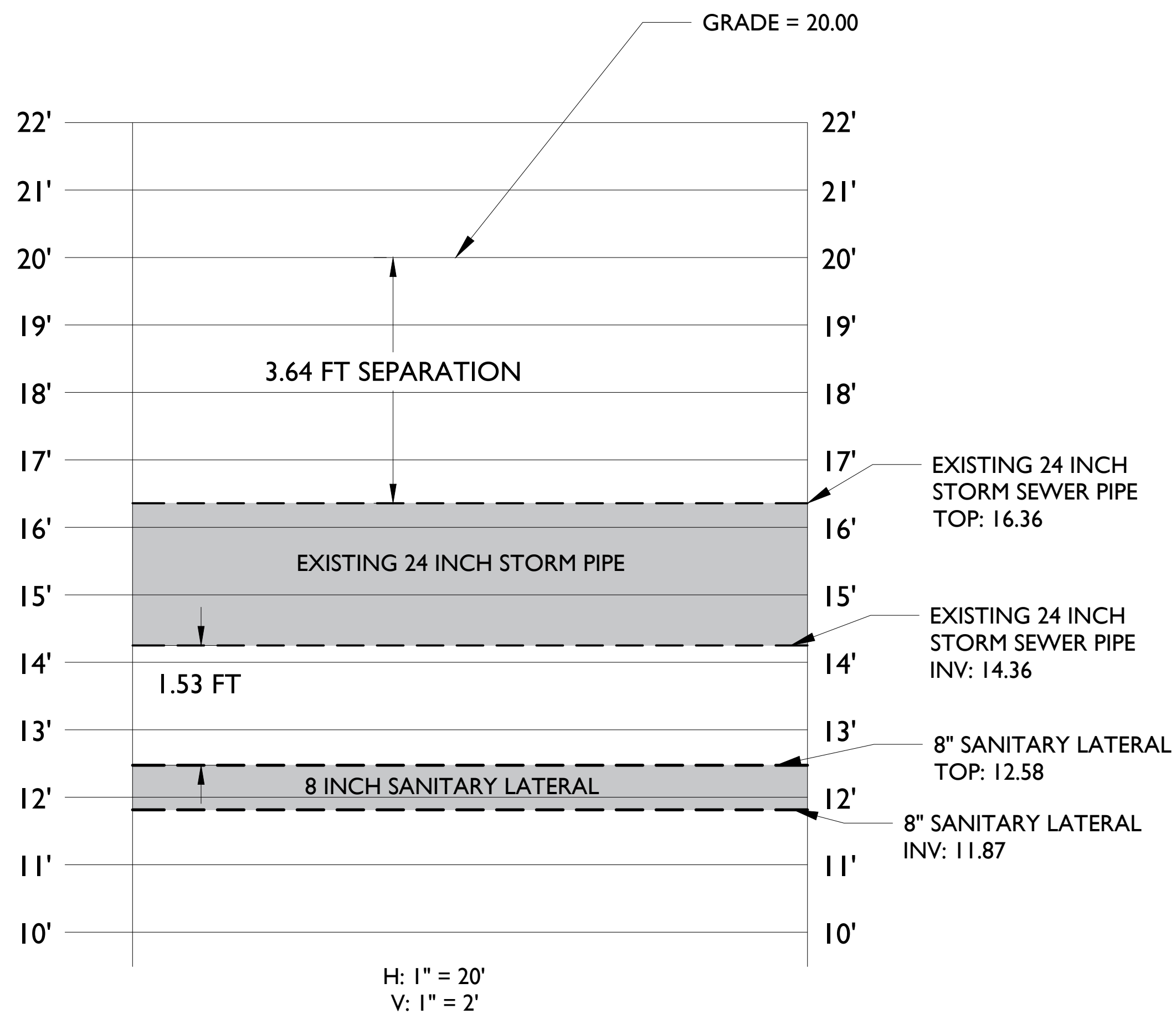
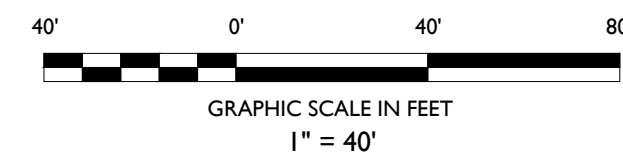
SCALE: 1" = 40' PROJECT ID: PRI-200142

TITLE:
UTILITY PLAN

DRAWING:
C-8



OFF-SITE IMPROVEMENTS



OFF-SITE SANITARY/STORM SEWER CROSSING PROFILE

ISSUE	DATE	BY	DESCRIPTION
1	12/29/20	PC	FIRST SUBMISSION
2	01/27/2021	AMB	TOWNSHIP SUBMISSION
3	03/10/2021	AMB	COUNTY SUBMISSION
4	04/02/2021	PC	REVISED PER NJDEP COMMENTS
5	04/22/2021	PC	REVISED PER MUNICIPAL COMMENTS
6	05/10/2021	PC	REVISED PER NJDEP COMMENTS
7	05/13/2021	PC	REVISED PER TOWNSHIP
8	06/03/2021	PC	REVISED PER TOWNSHIP

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Professional Engineer
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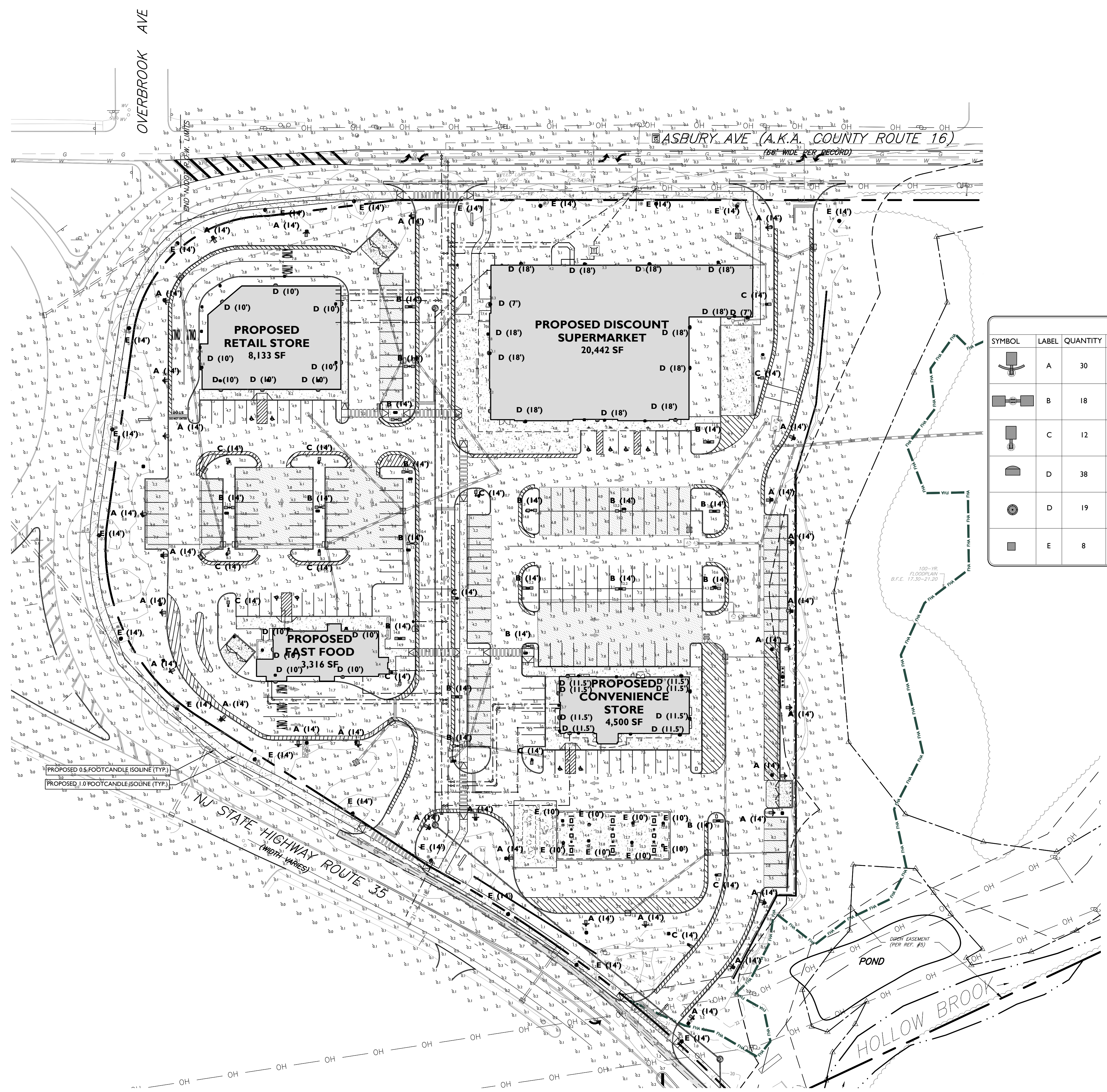
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SCALE: AS SHOWN PROJECT ID: PRI-200142

TITLE:
OFF-SITE IMPROVEMENT PLAN

DRAWING:
C-8A

USE STONEFIELD ENGINEERING CORPORATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY AND STORM SEWER SYSTEMS. 754 ROUTE 35, NEPTUNE, NJ 08440. LOT 1 OF 1 BUILDING.



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

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
■	A	30	CREE EDGE SERIES 100 LED AREA WITH BACKSHIELD	4MB	0.9	CREE	ARE-EDG-4MB--10-E-UL-525-40K-.IES
■	B	18	CREE EDGE SERIES 100 LED DOUBLE AREA LIGHT	4M	0.9	CREE	ARE-EDG-4M--10-E-UL-525-40K-.IES
■	C	12	CREE EDGE SERIES 100 LED AREA LIGHT	4M	0.9	CREE	ARE-EDG-4M--10-E-UL-525-40K-.IES
■	D	38	CREE EDGE WALL MOUNT LIGHT - 4M - 60 - LEDS - 700mA - 40K	4M	0.90	CREE LIGHTING	ITL7893_SEC_EDG-4M-xx-06-E-UL-700-40K.IES
■	D	19	OLD TOWN A850 - 175 WATT METAL HALIDE STREET LIGHT	A850	0.72	STERNBERG LIGHTING	A850-175MH.IES
■	E	8	CREE 304 SERIES CANOPY LIGHT - 60 LED CANOPY LIGHT	5M	0.9	CREE	CAN-304-5M-06-E-UL-525-40K

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

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

TITLE:
LIGHTING PLAN

DRAWING:
C-9

DATE: 06/03/2021 10:58:11 AM PROJECT: 200142 DRAWING: C-9



Know what's below
Call before you dig.

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

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
- 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.

FREEHOLD SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
- All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
- Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
- N.J.S.A. 4:24-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plans and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented, including provisions for stabilization and site work.
- Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the Standard for Stabilization with Mulch Only.
- 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.
- 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 roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1" - 2") stone for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
- All soil bulks, dropped, spilled, or tracked onto the limit of disturbance or onto public right-of-ways will be removed immediately.
- Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
- At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
- In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, or 450 lbs./1,000 sq ft of surface area and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where trees or shrubs are to be planted.
- 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.

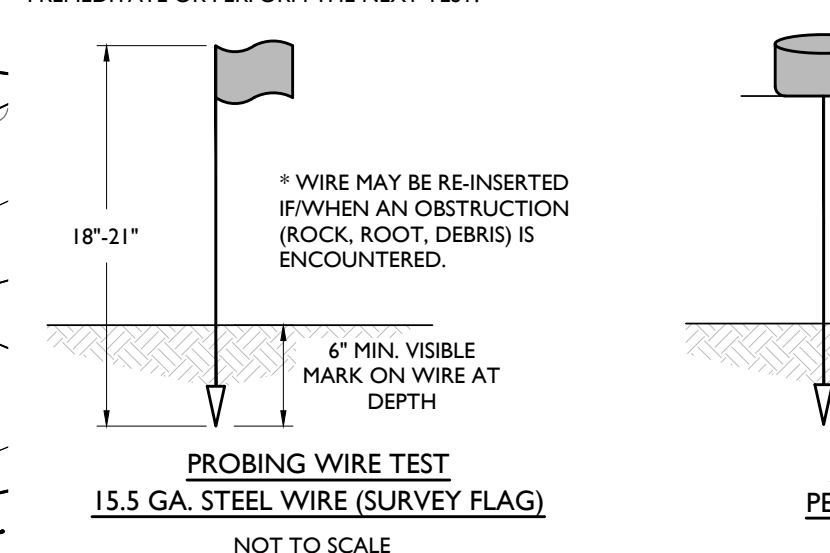
- DUST CONTROL NOTES**
- MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
 - VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1; PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1
 - SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS), KEEP TRAFFIC OFF THESE AREAS.
 - 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.
 - SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
 - 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.
 - 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.
 - STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

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

- 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 TO COMPACTION TESTING AND/OR MITIGATION ARE SPATIALLY 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 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.
 - 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.

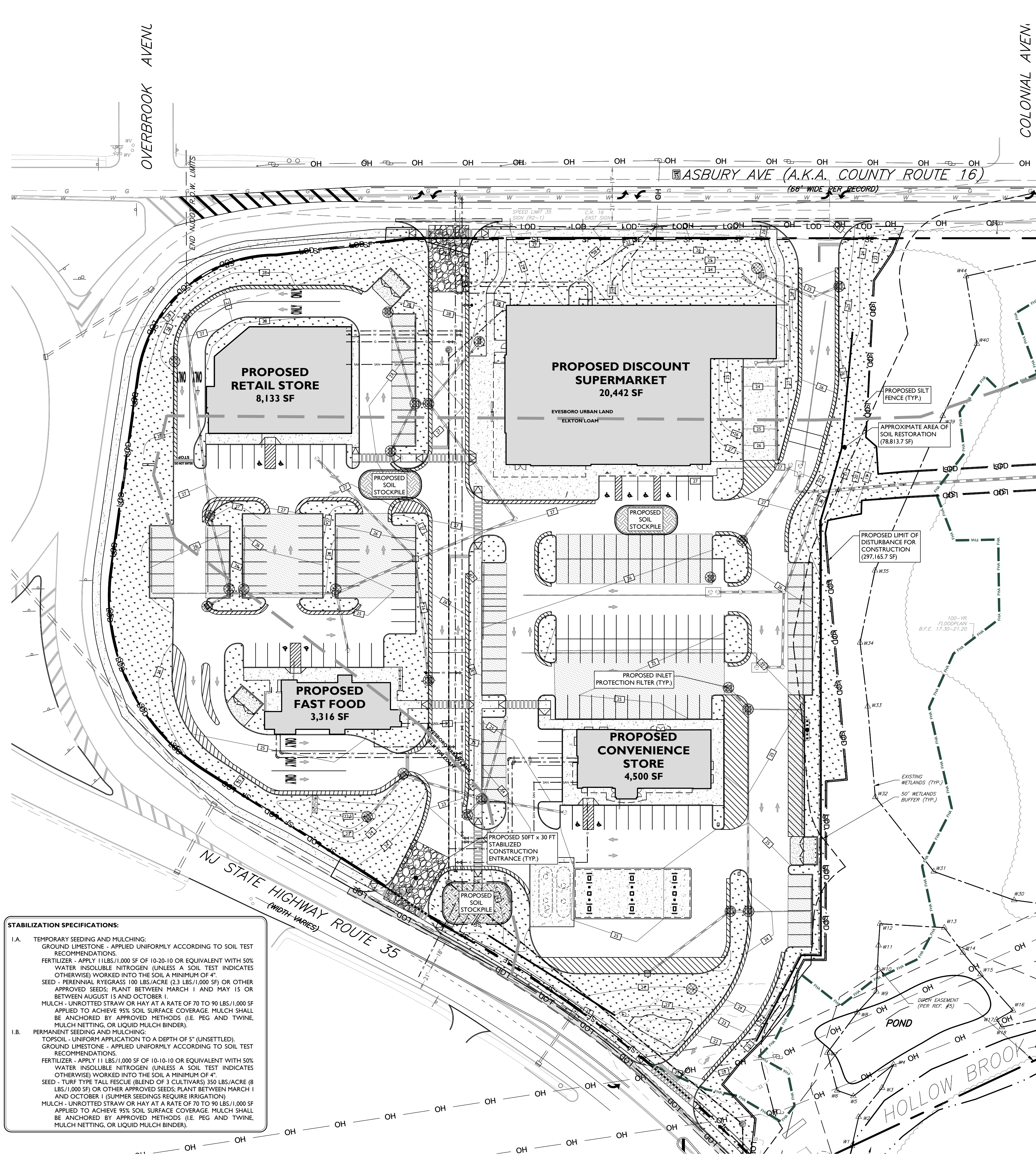
- COMPACTION TESTING METHODS**
- PROBING WIRE TEST (SEE DETAIL)
 - HAND-HELD PENETROMETER TEST (SEE DETAIL)
 - TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
 - NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS 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 NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



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



- STABILIZATION SPECIFICATIONS:**
- TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./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.
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).
 - 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).

REVISED PER TOWNSHIP	REVISED PER NIDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NIDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	ISSUE	DATE	BY	DESCRIPTION
06/03/2021	PC	PC	PC	PC	PC	PC	1	12/29/20		
05/13/2021	PC	PC	PC	PC	PC	PC	2			
05/17/2021	PC	PC	PC	PC	PC	PC	3			
04/22/2021	PC	PC	PC	PC	PC	PC	4			
04/02/2021	PC	PC	PC	PC	PC	PC	5			
03/10/2021	AMB	AMB	AMB	AMB	AMB	AMB	6			
01/27/2021	AMB	AMB	AMB	AMB	AMB	AMB	7			

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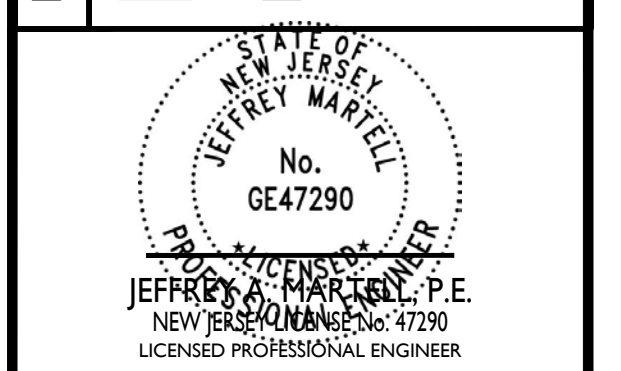
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www.stonefielddesign.com

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Phone 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC
PROP IMPROVEMENTS

BLOCK 701, LOT 1 (TAX MAP SHEET 7)
704 N.J. ROUTE 335
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

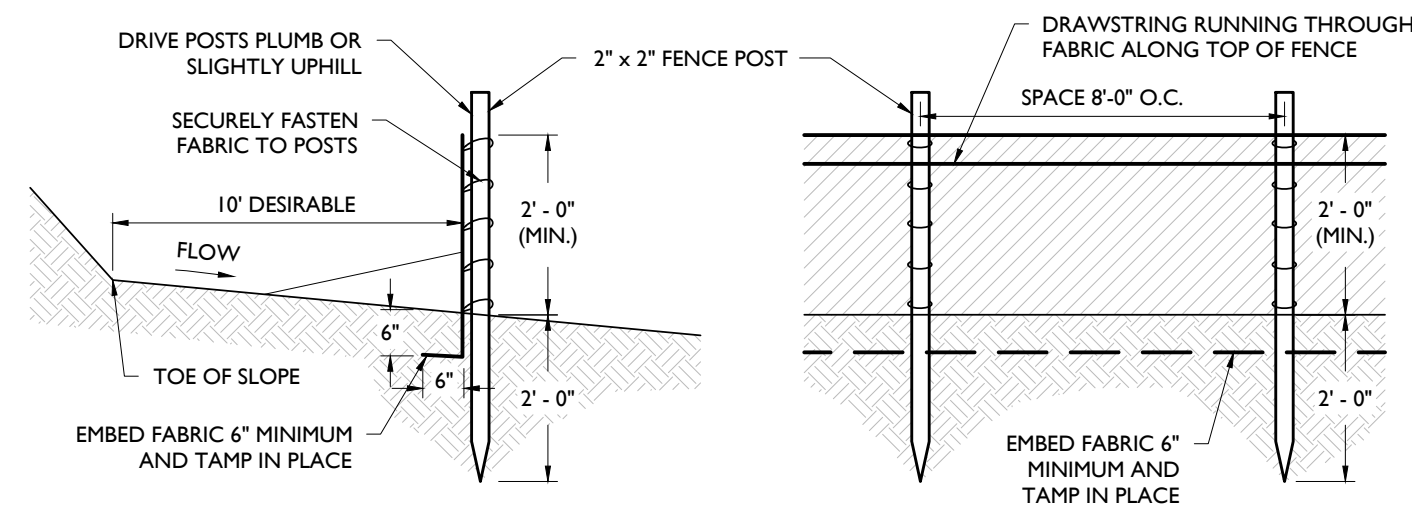


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SCALE: 1" = 40' PROJECT ID: PRI-200142

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

DRAWING: **C-10**

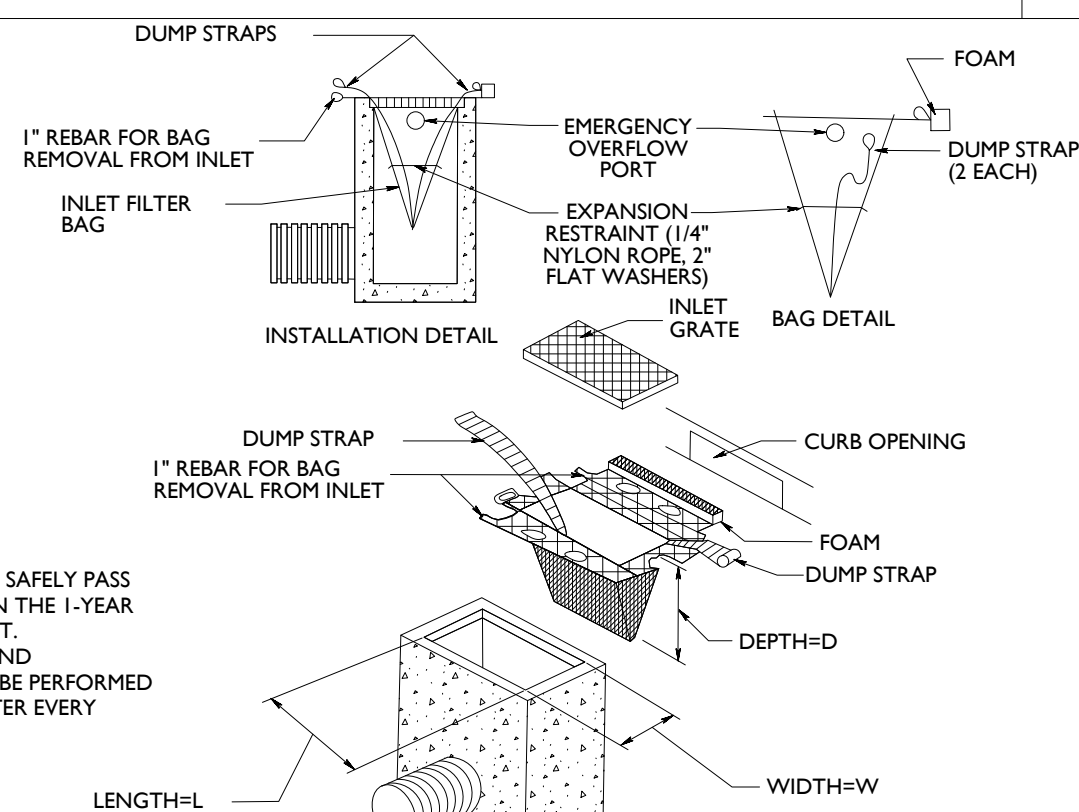


- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN) AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE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

SILT FENCE DETAIL

NOT TO SCALE

1

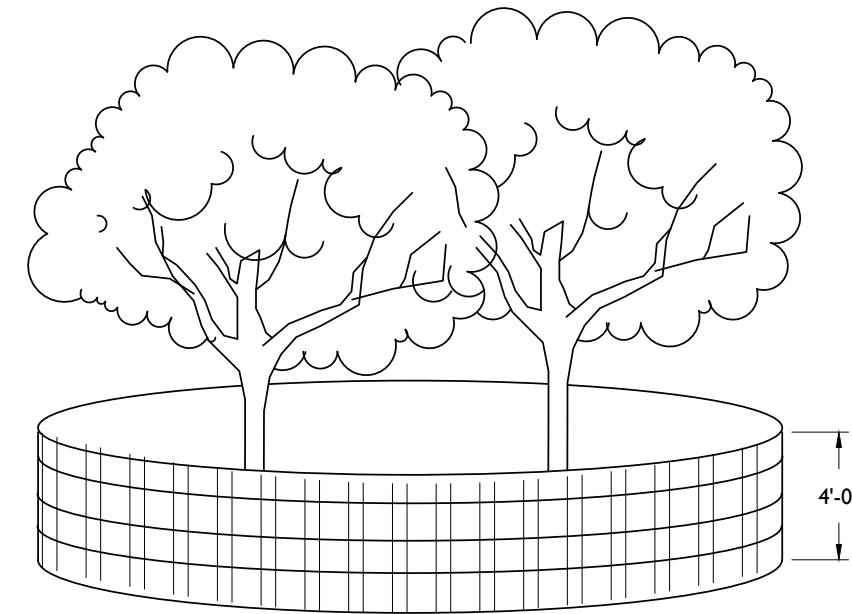


- NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
 2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

NOT TO SCALE

5



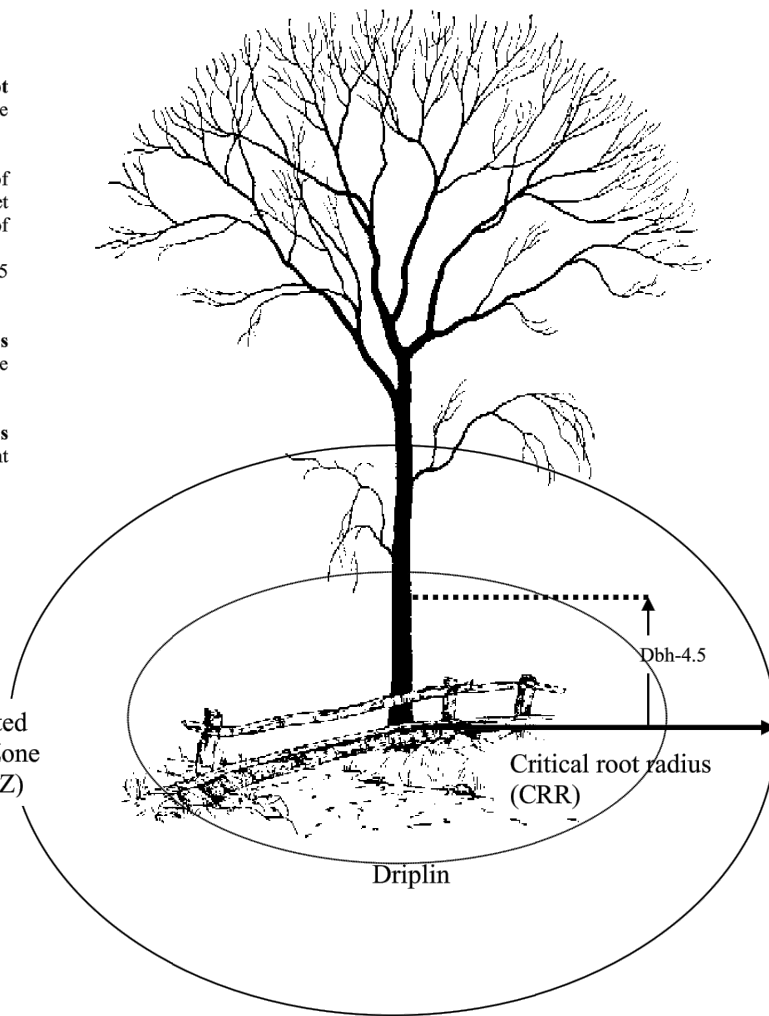
- NOTES:
1. General mechanical damage - see Figure 9.3 for correct root zone calculation and placement of tree protection.
 2. Box trees within 15 feet of a building site to prevent mechanical injury. Fencing or other barriers should be installed beyond the Critical Root Radius. See Figure 9.3. Tree root systems commonly extend well beyond the drip line.
 3. Boards will not be nailed to trees during building operations.
 4. Feeder roots should not be cut in an area inside the Protected Root Zone (PRZ).
 5. Damaged roots or exposed roots should have damaged bark removed immediately and no paint shall be applied. Exposed roots should be covered with topsoil immediately after excavation is complete. Roots shall be pruned to give a clean, sleep surface amenable to healing. Roots exposed during hot weather should be engaged to prevent permanent tree injury. Care for serious injury should be prescribed by a professional forester or licensed tree expert.
 6. Tree limb removal, where necessary, will be done as natural target pruning to remove the desired branch as close as possible to the branch collar. There should be NO Bark can. Bark can destroy a major defense system of the tree. See Figure 9.1. No tree paint shall be applied. All cuts should be made at the outside edge of the branch collar (Fig. 9-1 and 9-2). Cuts made too far beyond the branch collar may lead to excess sprouting, cracks and rot. Removal of a "V" crotch should be considered for free standing specimen trees (see Figure 9-2) to avoid future splitting damage.

Figure 9-3: Root Protection During Construction Guide

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

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

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

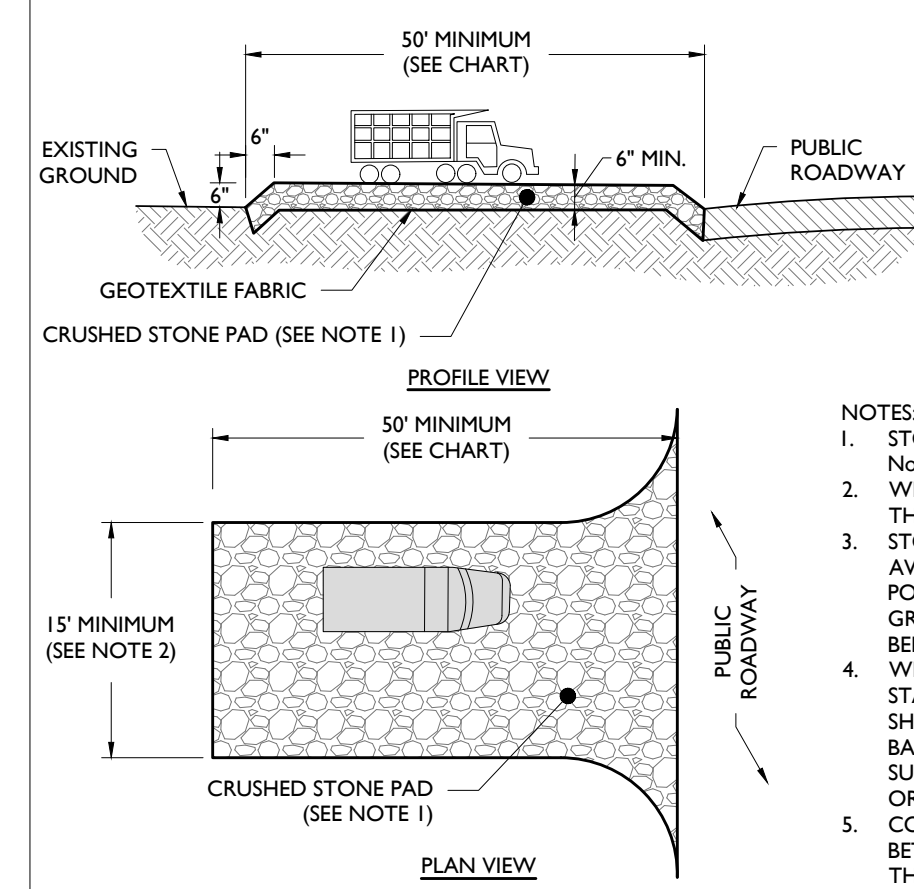


1. Protecting Trees from Construction Damage - A Homeowners Guide, Gary R. Johnson, University Of Minnesota Extension Service, Saint Paul, MN, 1999.

TREE PROTECTION DETAIL

NOT TO SCALE

2



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

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

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

3

Figure 9-1: Removal of Tree Limb

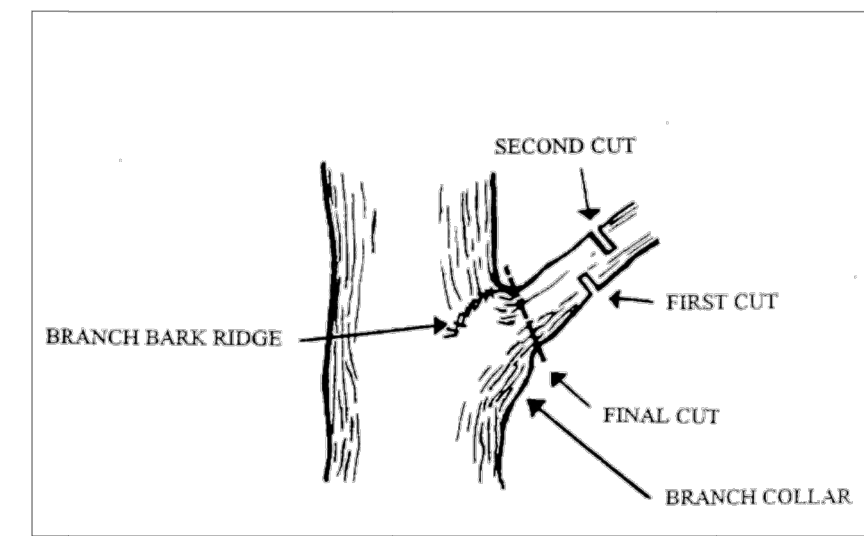
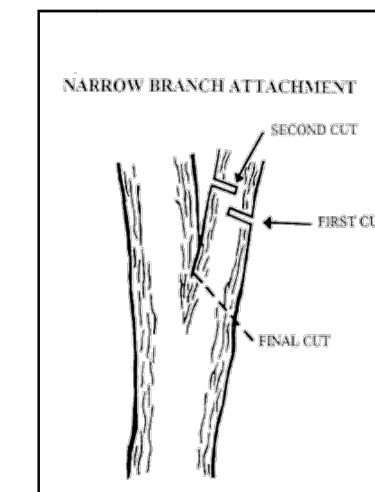
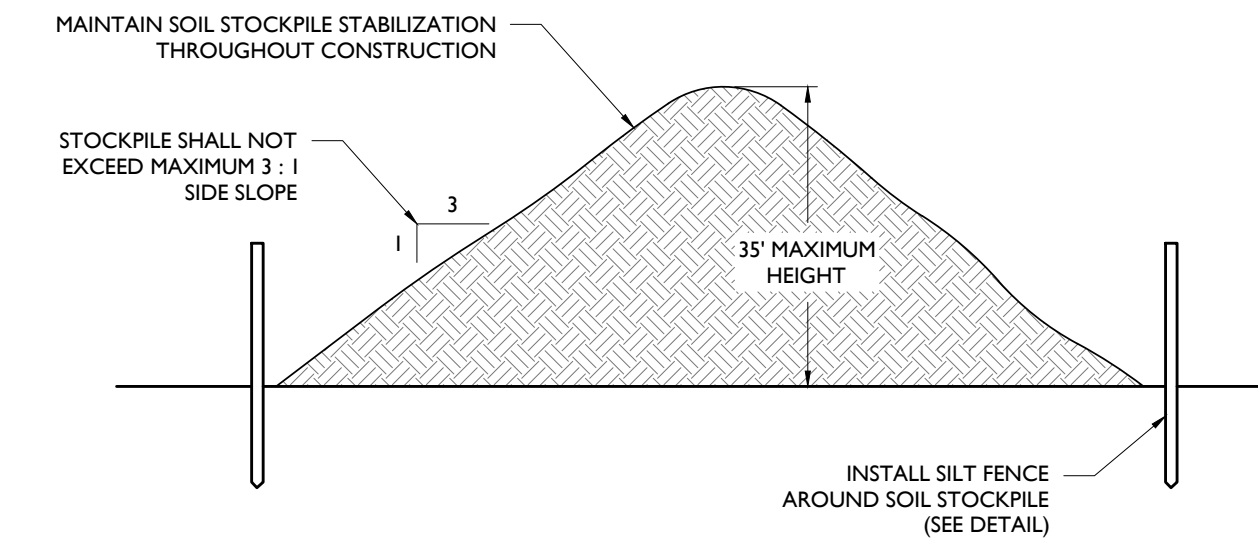


Figure 9-2 - Removal of "V" Crotch Limb



2



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

SOIL STOCKPILE DETAIL

NOT TO SCALE

4

REVISED PER TOWNSHIP	REVISED PER NIDEP COMMENTS	REVISED PER MUNICIPAL COMMENTS	REVISED PER NIDEP COMMENTS	TOWNSHIP SUBMISSION	COUNTY SUBMISSION	FIRST SUBMISSION	BY	DATE	ISSUE	DESCRIPTION
06/03/2021	PC	PC	PC	PC	PC	PC				
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04/22/2021	PC	PC	PC	PC	PC	PC				
04/02/2021	PC	PC	PC	PC	PC	PC				
03/10/2021	AMB	AMB	AMB	AMB	AMB	AMB				
01/27/2021	AMB	AMB	AMB	AMB	AMB	AMB				
12/29/20	PC	PC	PC	PC	PC	PC				

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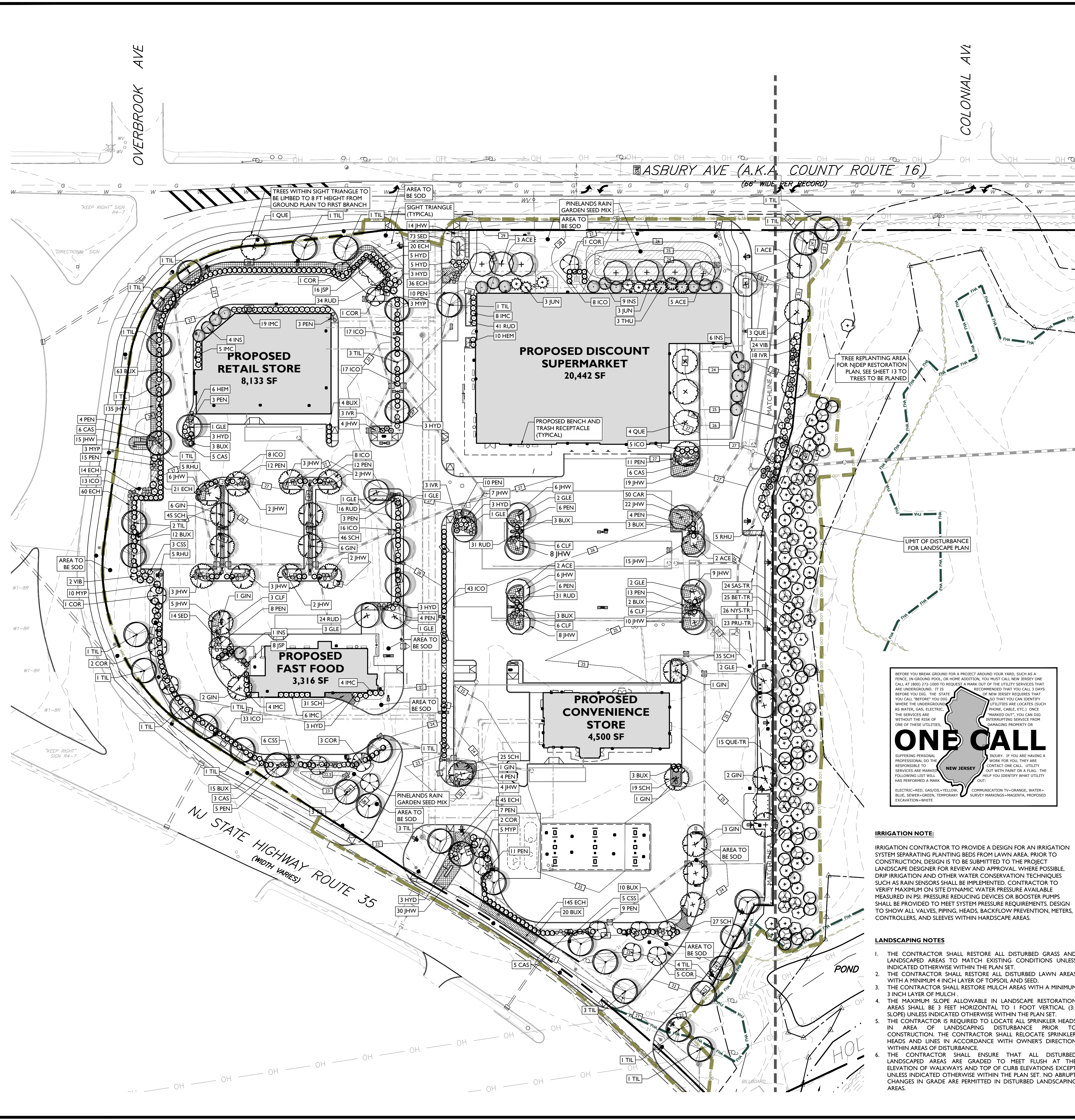
STATE OF NEW JERSEY
 JEFFREY MARTEL
 No. GE47290
 JEFFREY A. MARTEL, P.E.
 NEW JERSEY LICENSE NO. 47290
 LICENSED PROFESSIONAL ENGINEER

STONEFIELD
 engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-200142

TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

DRAWING:
C-11



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

ASCLEPIAS INCARNATA	SWAMP MILKWORT	10%
ASCLEPIAS SYRIACA	COMMON MILKWORT	10%
CALLUNA VULGARIS	COMMON HEATH	10%
CAREX CRINITA	FRINGED SEDGE	10%
COLEOPTERIS COELIBASTUM	BLUE HESTERFLOWER	10%
HELIOPSIS AUTUMNALIS	COMMON SWEETWEE	10%
MOULLETOPIA VIRGINICA	SHAGBARK MALLOW	10%
LOBELIA CARDINALIS	GARDEN FLOWER	10%
LOBELIA SPECTABILIS	GREAT BLUE LOBELIA	10%
PARQUETIA VIRGATUM	SWAMP VERNAL	10%
RUDIBECKIA FLETCHERII	ORANGE CONEFLOWER	10%
SCHIZOPHYLLON ATRORUBENS	BLACK GRASS	10%
SOLIDAGO VIRGINICA	SANDY COLICOW	10%
TRICHOLOMA AESTIVUM	GRASS	10%
VERBENA HASTATA	SWAMP VERNAL	10%
VERBENA NOVBORACENSIS	NEW YORK BROWNWORT	10%
ZIZANIA ALBERTA	GLASS ALEXANDER	10%

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
+	ACE	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" - 3.5" CAL	BBB	AS SHOWN
+	COR	16	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	3" - 3.5" CAL	BBB	AS SHOWN
+	GIN	23	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	3" - 3.5" CAL	BBB	AS SHOWN
+	GLE	14	GLEDISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	3" - 3.5" CAL	BBB	AS SHOWN
+	QUE	8	QUERCUS PHellos	WILLOW OAK	3" - 3.5" CAL	BBB	AS SHOWN
+	TL	36	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" - 3.5" CAL	BBB	AS SHOWN
+	INS	20	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6" - 7" HT	BBB	AS SHOWN
+	JSP	24	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6" - 7" HT	BBB	AS SHOWN
+	JUN	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6" - 7" HT	BBB	AS SHOWN
+	THU	3	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6" - 7" HT	BBB	AS SHOWN
+	BET-TR	25	BETULA LENTA	SWEET BIRCH	3" - 3.5" CAL	BBB	AS SHOWN
+	NYS-TR	26	NYSSA SYLVATICA	TUPELO	3" - 3.5" CAL	BBB	AS SHOWN
+	PRU-TR	23	PRUNUS SEROTINA	WILD BLACK CHERRY	3" - 3.5" CAL	BBB	AS SHOWN
+	QUE-TR	15	QUERCUS BICOLOR	SWAMP WHITE OAK	3" - 3.5" CAL	BBB	AS SHOWN
+	SAS-TR	24	SASSAFRAS ALBIDUM	SASSAFRAS	3" - 3.5" CAL	BBB	AS SHOWN
+	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
+	CSS	14	CORNUS SERICEA	RED TWIG DOGWOOD	18" - 24"	POT	AS SHOWN
+	HYD	31	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BALMER HYDRANGEA	24" - 30"	POT	AS SHOWN
+	IVR	24	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	POT	AS SHOWN
+	VIB	26	VIBURNUM DENTATUM	VIBURNUM	36" - 42"	POT	AS SHOWN
+	BUX	141	BUXUS MICROPHYLLA 'WINTER GEM'	GLOBE WINTER GEM BOXWOOD	18" - 24"	BBB	AS SHOWN
+	ICO	151	ILEX GLABRA 'COMPACTA'	COMPACT INKBERY	18" - 24"	POT	AS SHOWN
+	INC	46	ILEX X 'HESTERVAE' 'CHINA GIRL'	CHINA GIRL HOLLY	24" - 30"	BBB	AS SHOWN
+	MYP	21	MYRTICA PENSYLVANICA	NORTHERN BAYBERRY	24" - 30"	POT	AS SHOWN
+	GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
+	CLF	21	CALAMAGROSTIS X AUCUTIFLORA 'KARL FORSTER'	KARL FORSTER FEATHER REED GRASS	1 GAL	POT	AS SHOWN
+	CAS	25	CAREX STRICTA	TUSsock SEDGE	1 GAL	POT	AS SHOWN
+	PEN	160	PENISTELUM ALPEICUROIDES 'HAMELI'	HAMELI FOUNTAIN GRASS	1 GAL	POT	AS SHOWN
+	SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
+	JHW	340	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	1 GAL	POT	36" o.c.
+	RHU	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL	POT	42" o.c.
+	GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
+	SCH	228	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	POT	24" o.c.
+	PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
+	ECH	341	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	177	RUDIBECKIA FLUGIDA	CONEFLOWER	1 GAL	POT	18" o.c.
+	SED	87	SEDUM SPECTABILE 'AUTUMN FIRE'	SHOWY STONECROP	1 GAL	POT	18" o.c.
+	GRASSING COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
+	CAR	50	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	1 GAL	POT	18" o.c.

ONE CALL

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-1000 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 "811" BEFORE YOU DIG WHERE THE UNDERGROUND UTILITIES ARE LOCATED (SUCH AS WATER, GAS, ELECTRIC, CABLE, ETC.). ONCE THE SERVICES ARE MARKED OUT, YOU CAN DIG WITHOUT THE RISK OF DAMAGING PROPERTY OR ONE OF THESE UTILITIES.

IF YOU ARE HAVING A WORK FOR YOU, THEY ARE CONTACT ONE CALL. UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG. THE HELP YOU IDENTIFY WHAT UTILITY IS OUT.

FOR MORE INFORMATION, VISIT WWW.ONECALLNJ.COM OR CALL (800) 272-1000. COMMUNICATION TV-ORANGE, WATER-SURVEY MARKINGS-MAGENTA, PROPOSED EXCAVATION-WHITE

IRRIGATION NOTE:

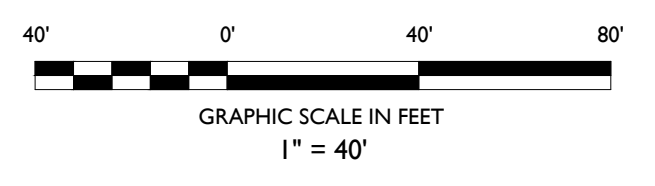
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS 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

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

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

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



PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC
PROP IMPROVEMENTS

STONEFIELD
engineering & design

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

TITLE: LANDSCAPING PLAN

DRAWING: C-12

REVISED PER TOWNSHIP
REVISED PER NIDEP COMMENTS
REVISED PER MUNICIPAL COMMENTS
REVISED PER NIDEP COMMENTS
TOWNSHIP SUBMISSION
COUNTY SUBMISSION
FIRST SUBMISSION

06/03/2021 PC
05/13/2021 PC
05/10/2021 PC
04/22/2021 PC
04/02/2021 PC
03/10/2021 AMB
01/27/2021 AMB
12/29/20 PC

ISSUE DATE BY

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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

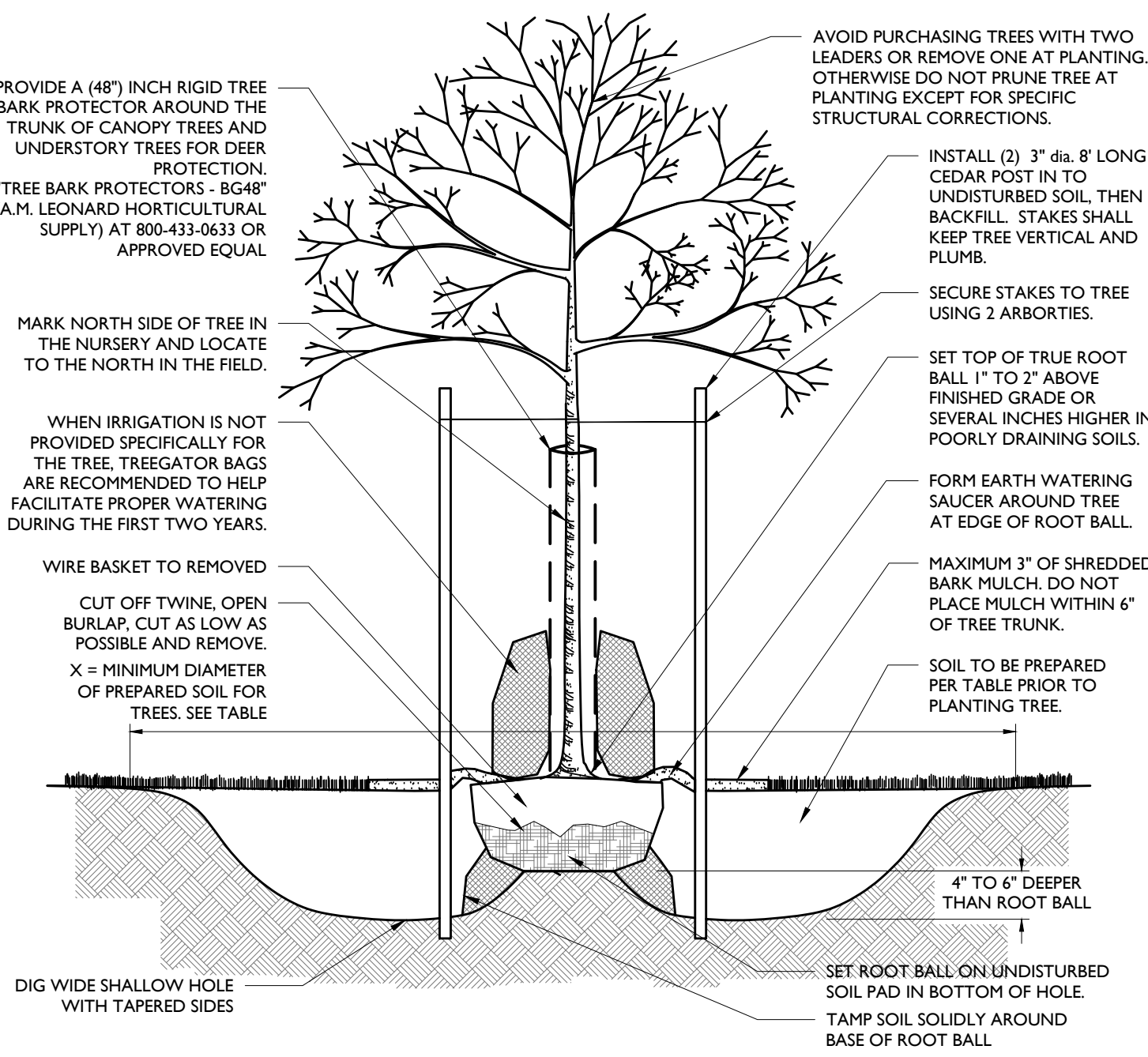
15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

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

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

NOTES:

- 1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...

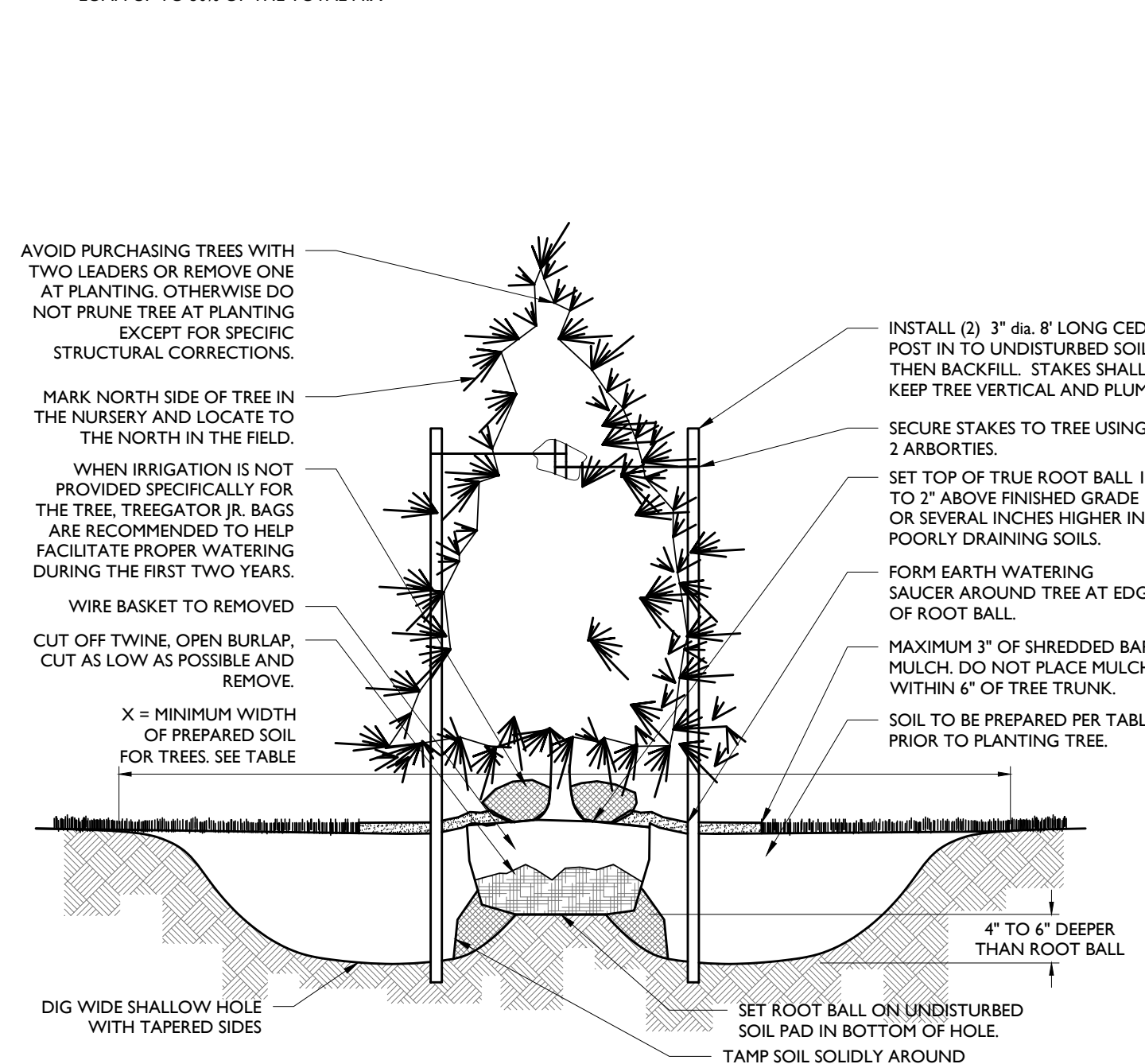


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

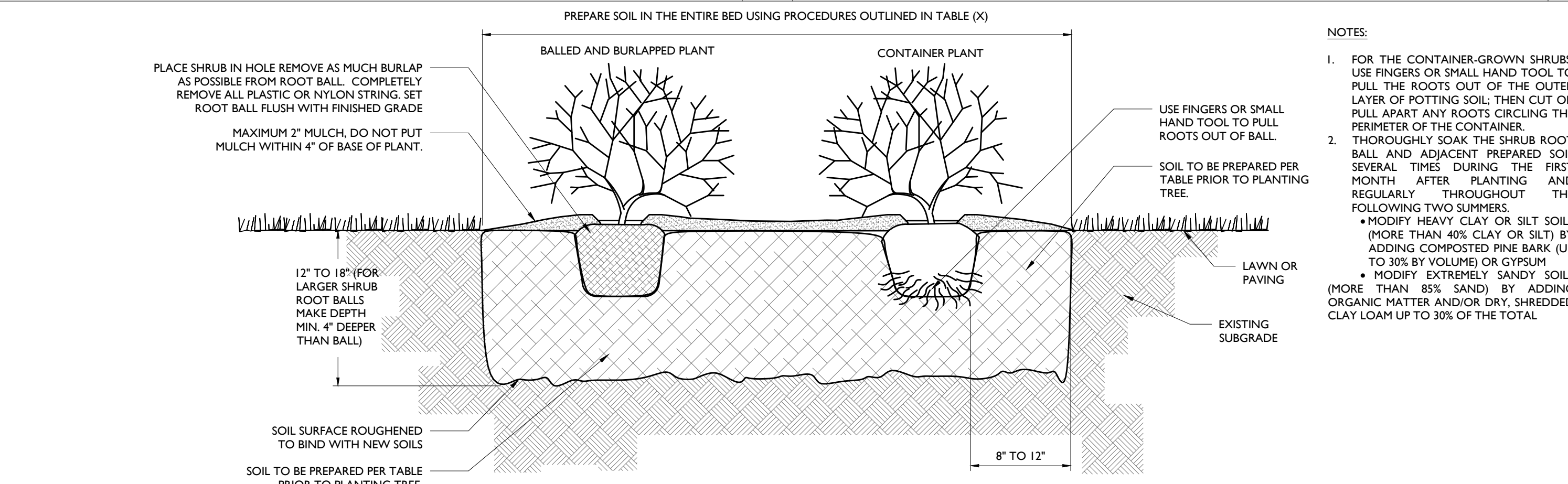
NOTES:

- 1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

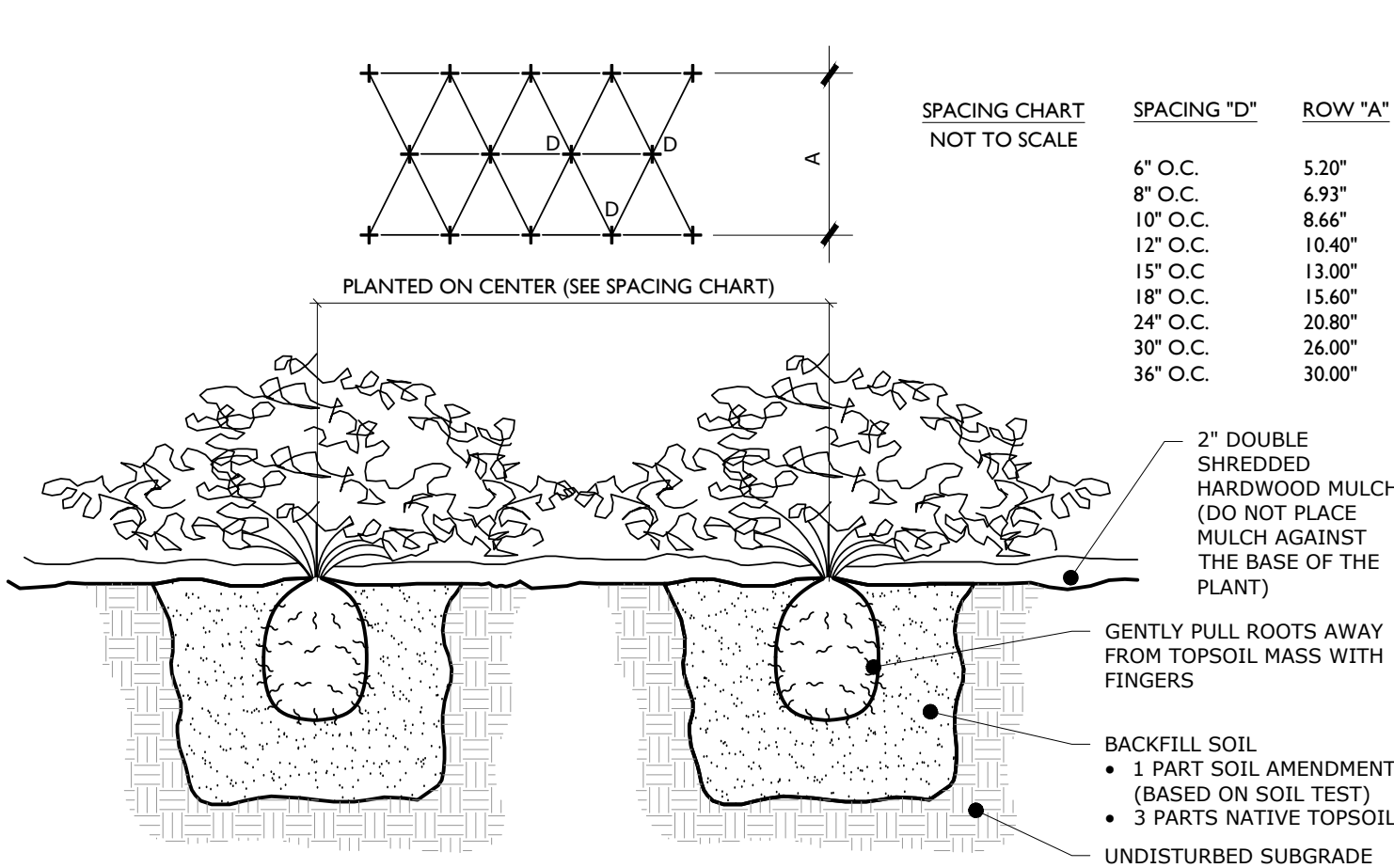


DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

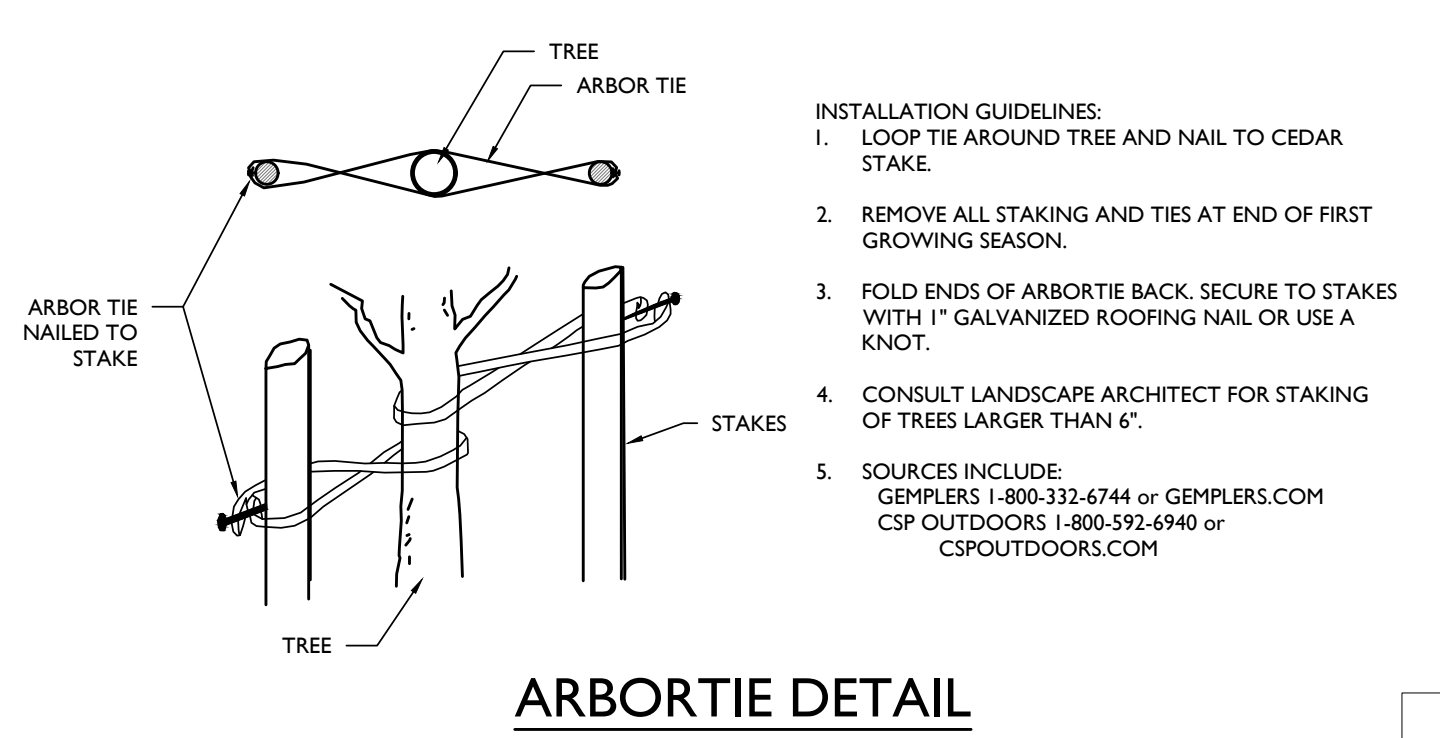
NOTES:

- 1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING...



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE



ARBORTIE DETAIL

NOT TO SCALE

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...

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...

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...

PLANT QUALITY AND HANDLING NOTES:

- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION...

PLANT MATERIAL GUARANTEE NOTES:

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS (2 YRS) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER...

LAWN (SEED OR SOD) NOTES:

- 1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS...

PAUL DEVITTO, L.L.A.

NEW JERSEY LICENSE No. 21A500123500 LICENSED LANDSCAPE ARCHITECT

Table with columns: REVISED PER TOWNSHIP, REVISED PER NIDEP COMMENTS, REVISED PER MUNICIPAL COMMENTS, REVISED PER NIDEP COMMENTS, REVISED PER NIDEP COMMENTS, COUNTY SUBMISSION, FIRST SUBMISSION, ISSUE, DATE, BY, DESCRIPTION.

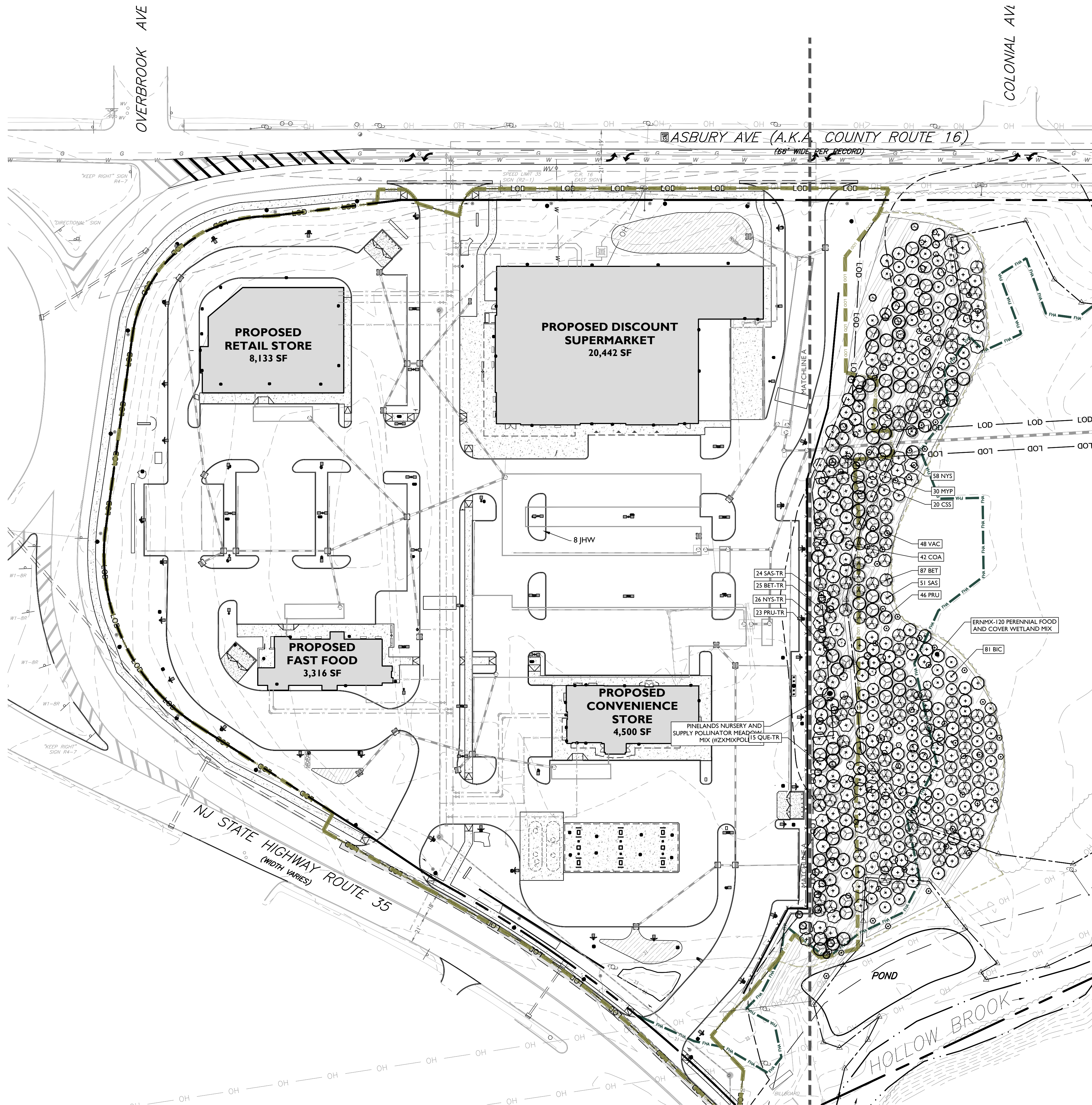
NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design logo and contact information for Rutherford, NJ and Princeton, NJ.

M&M NEPTUNE, LLC PROP IMPROVEMENTS logo and project information for Block 701, Lot 1.

Professional Engineer seal for Jeffrey A. Martell, No. GE47290.

STONEFIELD engineering & design logo, scale (AS SHOWN), project ID (PRI-200142), title (LANDSCAPING DETAILS), drawing (C-12A).



PLANT SCHEDULE - NJDEP RESTORATION AREA

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

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

DISTURBED TRANSITION AREAS

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

AREAS ARE INDICATED PER HISTORIC AERIALS DATED 2011.

- #### PINELANDS NURSERY AND SUPPLY POLLINATOR MEADOW MIX (#ZXMXPOLMIX):
- ANDROPOGON GERARDI 8%
 - ASPERULA SYRIACA 8%
 - COMMON BLUEWEDGED 8%
 - CONOPSEUS LAM. SCUTATA 2%
 - CONOPSEUS 2%
 - ELYNUS VIRGINICUS 4%
 - CONICLIQUEM COEQUISETA 4%
 - ELFUNDUM PURPUREUM 4%
 - ELITARIA GRAMINIFOLIA 4%
 - HELIOPSIS SCUTELLARIODES 4%
 - LACTUCA SPICATA 4%
 - MONARDA FISTULOSA 4%
 - PANICUM VIRGATUM 4%
 - BIORCHIA FENOLATA 4%
 - SCHIZACHNE COENOPOLIUM 4%
 - GALLEGULA PENNSYLVANICA 4%
 - STYRACIS FLORIBUNDA 4%
 - TRIDENS FLAVUS 4%
 - VERISMA MACRATA 4%
 - VERISMA ALTERNIFOLIA 2%
 - WINGSTEM 2%

- #### ERNST CONSERVATION SEED, INC PERENNIAL FOOD AND COVER WETLAND MIX (ERNMX-120):
- CAREX VALLPINOIDA 20%
 - ELYNUS VIRGINICUS 20%
 - CAREX LUPULINA 12.5%
 - CAREX LYONIA 12.5%
 - CAREX SCORONIA 11.5%
 - SCIRPUS SETOSUS 2%
 - CAREX STRIATA 2%
 - LEERSIA BRITANNICA 2%
 - CAREX ORNITHOGALLOS 2%
 - SCIRPUS CYPERINUS 0.5%
 - FOX SEDGE 20%
 - VIRGINIA WILLOW 20%
 - RED SEDGE 12.5%
 - BLUNT BROOM SEDGE 12.5%
 - SOFT FESCUE 11.5%
 - AWA. SEDGE 2%
 - RIPE CUTGRASS 2%
 - PERENNIAL SEDGE 2%
 - WOOLGRASS 0.5%

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

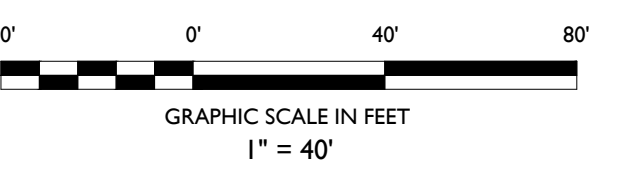
ONE CALL

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 222-5800 TO REQUIRE A MARK-OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE" YOU DIG SO THAT YOU CAN IDENTIFY UTILITIES AND LOCATES (GUCH PHONE, CABLE, ETC.) ONCE "THANKED OUT", YOU CAN DIG WITHOUT THE RISK OF INTERRUPTING SERVICE FROM DAMAGING PROPERTY OR SERVICES.

SUFFERING PERSONAL INQUIRY. IF YOU ARE HAVING A PROFESSIONAL OR THE 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-RED
BLUE	SEWER-GREEN	STEAM-ORANGE	PROPANE-BROWN
EXCAVATION-WHITE			

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



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

REVISION	DATE	ISSUE	DESCRIPTION
8	06/03/2021	PC	REVISED PER TOWNSHIP
7	05/13/2021	PC	REVISED PER TOWNSHIP
6	05/10/2021	PC	REVISED PER MUNICIPAL COMMENTS
5	04/22/2021	PC	REVISED PER MUNICIPAL COMMENTS
4	04/02/2021	PC	REVISED PER NJDEP COMMENTS
3	03/10/2021	AMB	TOWNSHIP SUBMISSION
2	01/27/2021	AMB	COUNTY SUBMISSION
1	12/29/20	PC	FIRST SUBMISSION

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STONEFIELD

engineering & design

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

15 Spring Street, Princeton, NJ 08542
 Phone: 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLANS

M&M NEPTUNE, LLC

PROP IMPROVEMENTS

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

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

