

USE VARIANCE PLAN FOR OFFICE & WAREHOUSE

BLOCK 3101, LOT 3 TAX MAP SHEET #31 3525 HIGHWAY 33 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NJ

PROPERTY OWNERS WITHIN 200'

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
3101	3		3525 HIGHWAY 33	LIPSCHITZ, JACOB & MIRIAM D	1503 ALLEN AVE	OCEAN, NJ 07712	

List of adjoining features(s) that intersect 200 foot buffer from Subject Property.

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
3101	1		JUMPING BROOK RD	DIOCESE OF TRENTON	701 LAWRENCEVILLE ROAD	TRENTON, NJ 08638	
3101	2		3455 W BANGS AVE	HOLY INNOCENTIS CHURCH	3455 W BANGS AVE	NEPTUNE, NJ 07753	
3101	3		3525 HIGHWAY 33	LIPSCHITZ, JACOB & MIRIAM D	1503 ALLEN AVE	OCEAN, NJ 07712	
3101	4		3531 HIGHWAY 33	REDEEMER LUTHERAN CHURCH	3531 HIGHWAY 33	NEPTUNE, NJ 07753	
3102	1		3530 HIGHWAY 33	3530 HIGHWAY 33, LLC	79 ROUTE 520	ENGLISHTOWN, NJ 07726	
3102	2		3526 HIGHWAY 33	1019 OLD CORLIES AVENUE, L.L.C.	79 ROUTE 520 SUITE 200	ENGLISHTOWN, NJ 07726	
3102	3		3520 HIGHWAY 33	PAT MAGGIO PLAZA LLC	3520 HIGHWAY 33	NEPTUNE TWP, NJ 07753	
3102	4		3514 HIGHWAY 33	HIGHWAY 33 COURT, LLC & THE ALPERT GRO	ONE PARKER PLAZA	FORT LEE, NJ 07024	
3102	5		3512 HIGHWAY 33	HIGHWAY 33 COURT, LLC & THE ALPERT GRO	ONE PARKER PLAZA	FORT LEE, NJ 07024	
3102	12		1017 OLD CORLIES AVE	PYLE, DONALD & JOYCE	1017 OLD CORLIES AVENUE	NEPTUNE, NJ 07753	

UTILITY CONTACTS

Below is the list of Public Utilities which provide this service to the Neptune area:

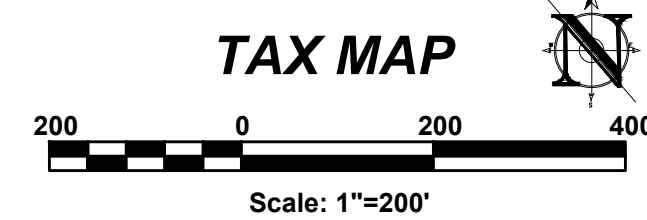
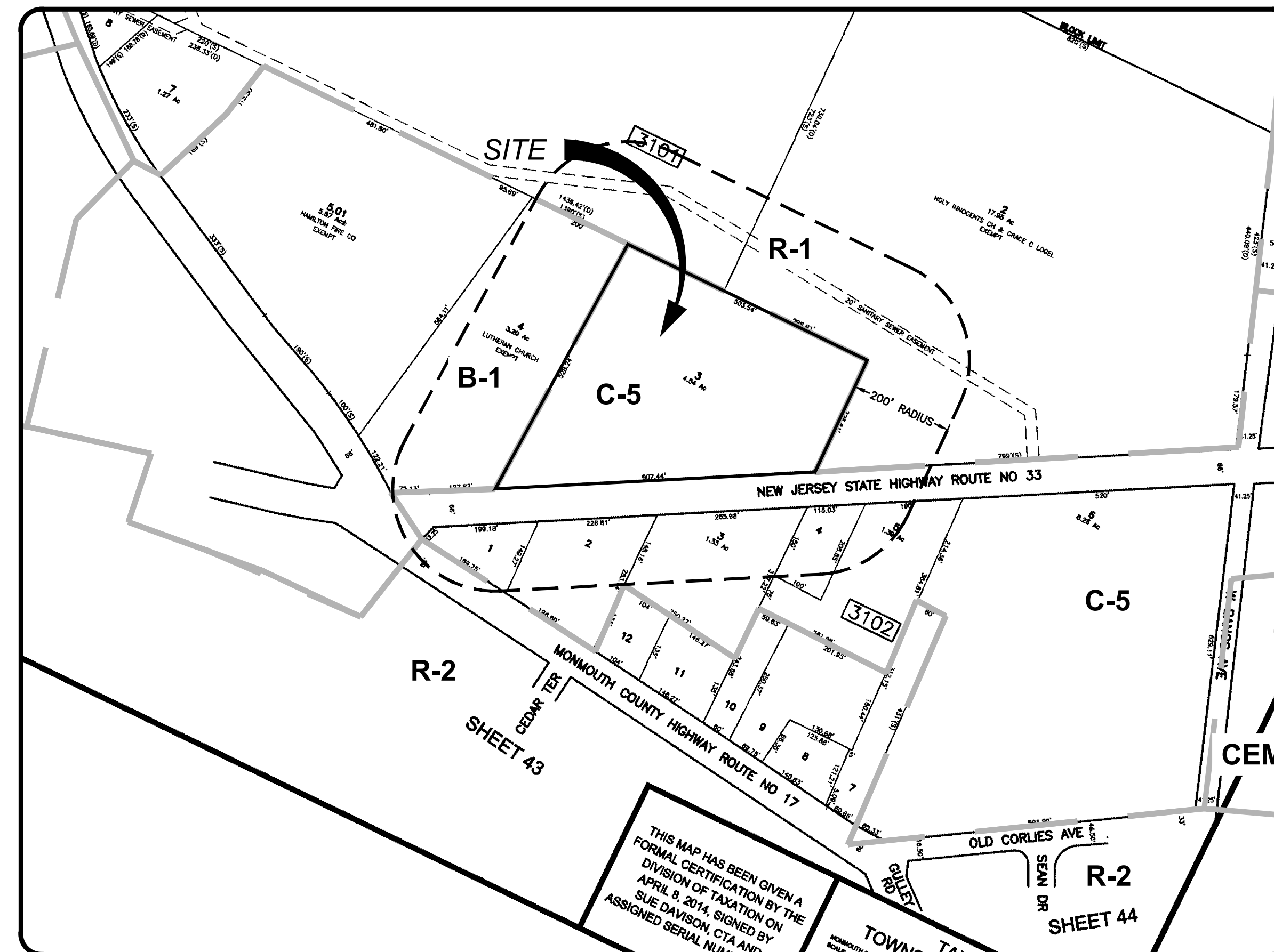
New Jersey- American Water Company, Inc.
Attn: Donna Short GIS Supervisor
1025 Laurel Oak Road
Voorhees, N.J. 08043

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

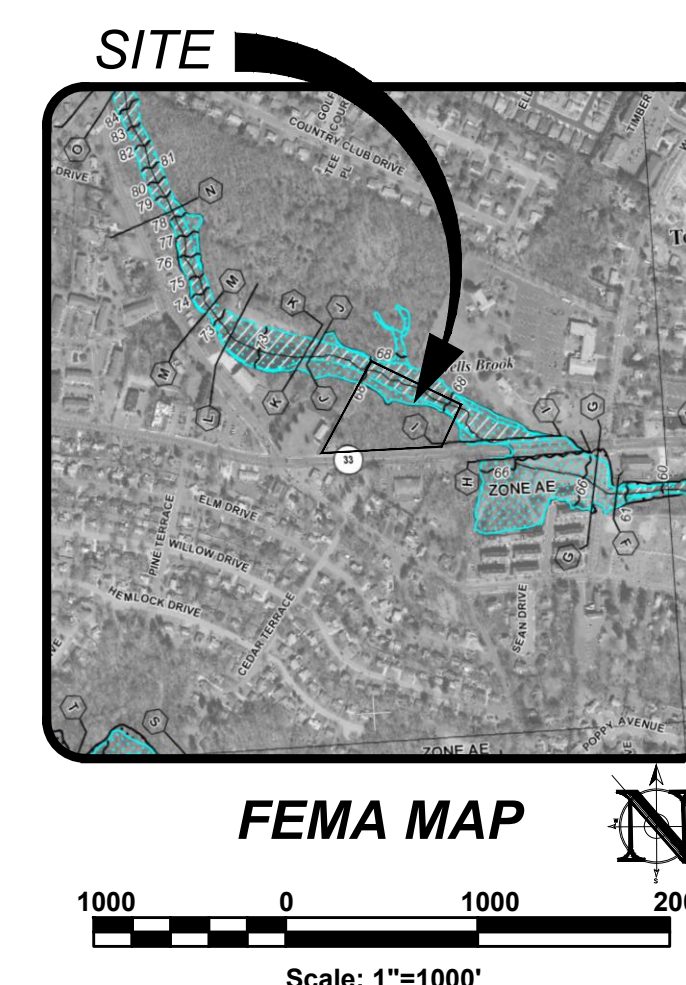
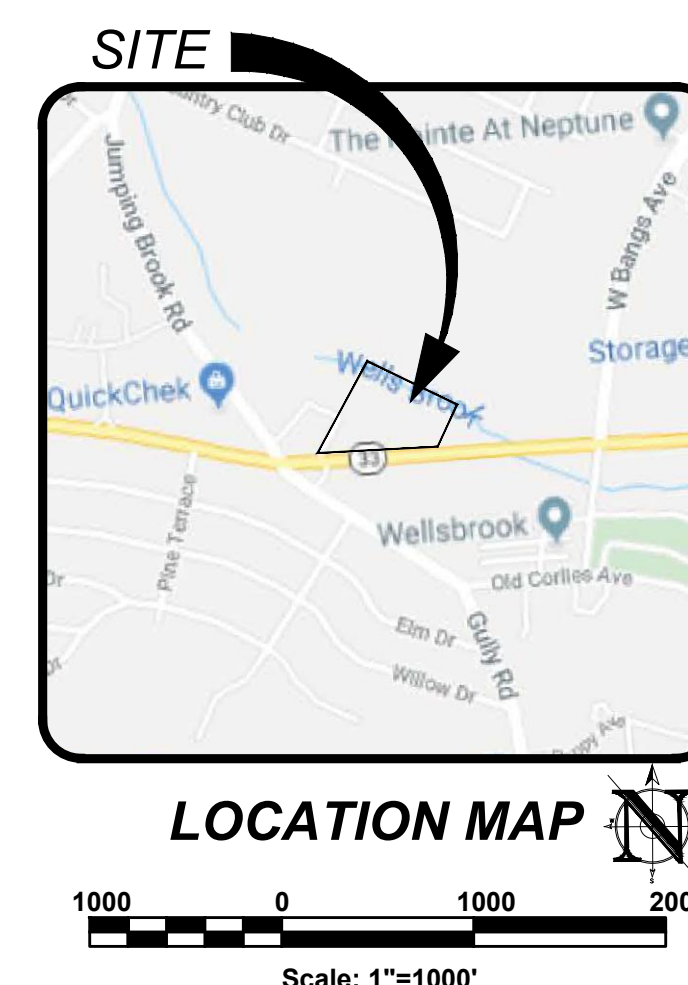
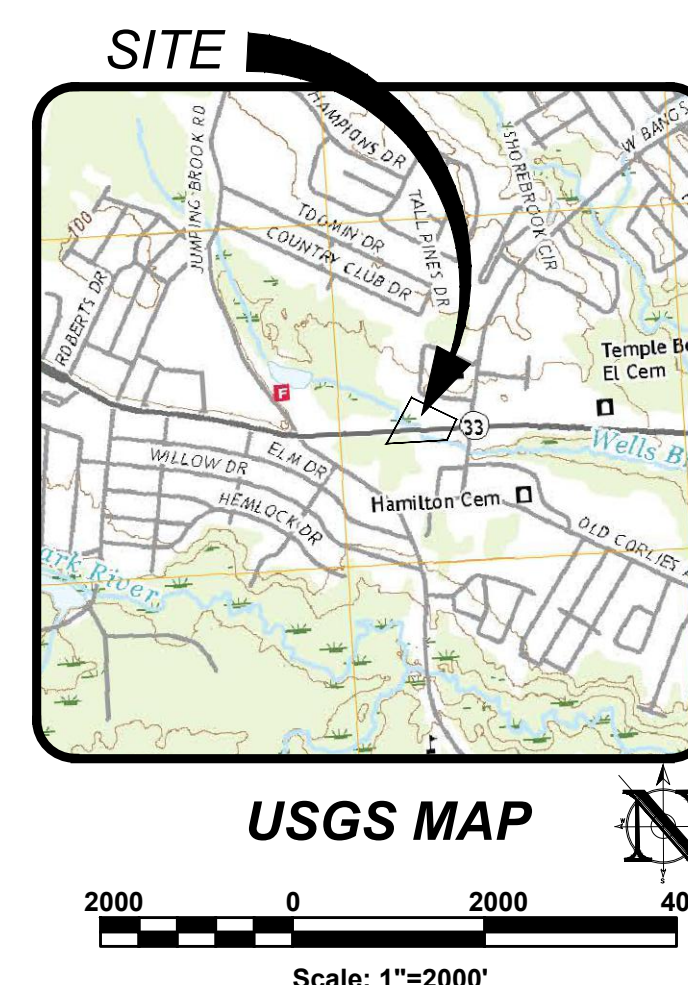
New Jersey Natural Gas Company
Attn: Right of Way Department
1415 Wyckoff Road
Wall Twp, N.J. 07719

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

Monmouth Cablevision
Attn: Land Use Matters
1501 18th Avenue
Wall Twp, N.J. 07719



ZONE
C-5 = ROUTE 33W COMMERCIAL (HOSPITAL SUPPORT OVERLAY)
R-1 = VERY LOW DENSITY SINGLE-FAMILY RESIDENTIAL
R-2 = LOW DENSITY SINGLE-FAMILY RESIDENTIAL
B-1 = TOWN COMMERCIAL
CEM = CEMETERY



GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #33, BLOCK 3101, LOT 3, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF A USE VARIANCE APPLICATION FOR MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY CONCEPT ENGINEERING CONSULTANTS, P.A., ENTITLED "WETLAND / RIPARIAN BUFFER PLAN", BEING DATED 01/06/16, REVISED 06/08/16.
VERTICAL DATUM: NAVD 1985 HORIZONTAL DATUM: NAD83
- BASE FLOOD ELEVATION**
a. ACCORDING TO FEMA'S EFFECTIVE FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS): COMMUNITY PANEL #540317020F, DATED 02/20/09, THE SITE IS LOCATED IN ZONE AE AND X, WITH A BASE FLOOD ELEVATION OF 68'. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #540317020G, DATED 01/31/14, THE SITE IS LOCATED IN ZONE AE AND X, WITH A BASE FLOOD ELEVATION OF 68'. BOTH FEMA MAPS REFERENCE THE NAVD83 VERTICAL DATUM.
b. A FLOOD HAZARD AREA VERIFICATION ANALYSIS AND REPORT HAS BEEN PREPARED BY CONCEPT ENGINEERING CONSULTANTS, P.A., ENTITLED "WETLANDS / RIPARIAN BUFFER PLAN" DATED JANUARY 06, 2016 AS PART OF THIS APPLICATION AND ARE SUBJECT TO NJDEP APPROVAL. LINE WORK FOR THE FLOOD HAZARD AREA ARE TAKEN FROM THIS REPORT.
- FRESHWATER/COASTAL WETLANDS AND STREAMS**
a. FRESHWATER/COASTAL WETLANDS AND STREAMS SHOWN ON THIS PLAN WERE BASED ON THE PLAN PREPARED BY CONCEPT ENGINEERING CONSULTANTS, P.A., ENTITLED "WETLANDS / RIPARIAN BUFFER PLAN" DATED JANUARY 06, 2016, FRE WHICH WAS VERIFIED BY NJDEP DIVISION OF LAND USE REGULATION DATED ON JULY 28, 2016.
b. WETLAND LINE VERIFICATION APPROVAL PER NJDEP FILE NO. 1334-15-0003.1 DATED JULY 28, 2016.
c. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FRESHWATER WETLAND AND/OR TRANSITION AREA. CERTAIN ACTIVITIES IN WETLANDS AND TRANSITION AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FRESHWATER WETLAND PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 77-0454 OR HTTP://WWW.NJ.GOV/DEPLANDUSE FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
- NJDEP FLOOD HAZARD**
ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
- FLOOD HAZARD AREA**
A PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA. THE FLOOD HAZARD AREA ELEVATION WERE DETERMINED USING METHOD 3 AS DESCRIBED IN N.J.A.C. 7:13-3.4, WHICH IS BASED AVAILABLE FEMA MAPPING THAT SHOWS THE 100-YEAR FLUVIAL FLOOD ELEVATION. THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION ALONG WELLS BROOK DETERMINED AS 69 FEET NAVD1984 ACROSS THE SUBJECT SITE AND THE LIMITS OF FLOOD HAZARD AREA PER FPA VERIFICATION ANALYSIS AND RIPARIAN ZONE APPROVAL PER NJDEP FILE NO.: 1334-15-0003.1 FPA-150001 DATED JANUARY 14, 2016.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY MWM ARCHITECTURAL + DESIGN, ENTITLED "3525 HIGHWAY 33", BEING DATED 08/09/21.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION REQUIREMENTS**
a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
b. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR SITE SAFETY MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
c. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
d. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
e. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
f. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- CONSTRUCTION PERMITS/INSPECTIONS**
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY AMERICAN WATER, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ADA COMPLIANCE**
a. ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARD FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES, TITLE III.
b. ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
- STORMWATER POLLUTION PREVENTION PLAN**
a. SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL. COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ900823 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
b. CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT.
- OVERALL CONSTRUCTION DOCUMENTS**
THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS WILL IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

ZONING BOARD APPROVAL	
APPROVED BY THE TOWNSHIP OF NEPTUNE ZONING BOARD	
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

SHEET #	TITLE SHEET	INITIAL RELEASE	REV. DATE
C200	EXISTING CONDITIONS	08/25/21	
C300	SITE LAYOUT PLAN	08/25/21	
C301	TURNING MOVEMENT PLAN	08/25/21	
C400	GRADING & UTILITY PLAN	08/25/21	
C500	CONSTRUCTION DETAILS	08/25/21	
C601	CONSTRUCTION DETAILS	08/25/21	
C602	SOIL EROSION & SEDIMENT CONTROL PLAN	08/25/21	
C603	SOIL EROSION & SEDIMENT CONTROL DETAILS	08/25/21	

PROJECT INFORMATION

PROJECT NAME:
OFFICE & WAREHOUSE

PROJECT LOCATION:
BLOCK 3101, LOT 3
3525 HIGHWAY 33
NEPTUNE TOWNSHIP,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:
LIPSCHITZ, JACOB & MIRIAM D
188 MADISSAH LANE
LAKEWOOD, NJ 08701

APPLICANT'S PROFESSIONALS:

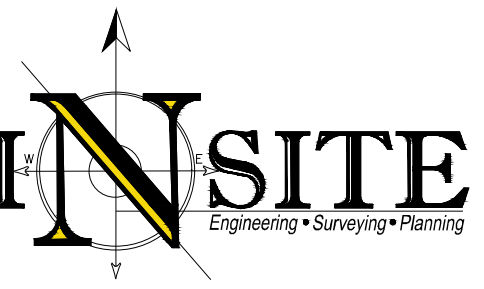
ATTORNEY:
ANSELL GRIMM & AARON, P.C.
JENNIFER S. KIRKWOOD ESQ.
1500 LAWRENCE AVENUE
OCEAN TOWNSHIP, NJ 07712

ARCHITECT:
MWM ARCHITECTURAL + DESIGN
360 14TH STREET, HOBOKEN
HOBOKEN, NJ 07030

SURVEYOR:
CONCEPT ENGINEERING CONSULTANTS P.A.
227 HIGHWAY 33 EAST, BUILDING 2, UNIT 7
MAVALAPAN, NJ 07728



CALL BEFORE YOU DIG!
NJ ONE CALL: 1-800-272-1000
OFFICE: 732-521-7244
FAX: 732-521-7244



INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1950 ROUTE 74, SUITE 1A, WALL, NJ 07719
732-521-7244 (PH) 732-521-7244 (FAX)
inSite@inSiteEng.net www.inSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA,
COLORADO, & DISTRICT OF COLUMBIA

Jason L. Fichter, PE, PP, CFM, CME
PROFESSIONAL ENGINEER, PLANNER
NJPE 3114 NJPPE 3726 PAPE 1981
DEPE 3813 NYPE 602285 CTPE 23291
NCPPE 33336 DCPE 900682 COPE 36605

REVISIONS

NO.	DATE	DESCRIPTION
1	08/25/21	INITIAL RELEASE

DESIGNED BY: SGM
DRAWN BY: STC
CHECKED BY: JLF
NOT FOR CONSTRUCTION

USE VARIANCE PLAN

TITLE SHEET

OFFICE & WAREHOUSE

PROJECT LOCATION:
BLOCK 3101, LOT 3
3525 HIGHWAY 33
NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NJ

OWNER/APPLICANT:
LIPSCHITZ, JACOB & MIRIAM D
188 HADASSAH LANE
LAKEWOOD, NJ 08701

APPLICANT'S PROFESSIONALS

ATTORNEY:
ANSELL GRIMM & AARON, P.C.
JENNIFER S. KRIMKO ESQ.
1500 LAWRENCE AVENUE
OCEAN TOWNSHIP, NJ 07712

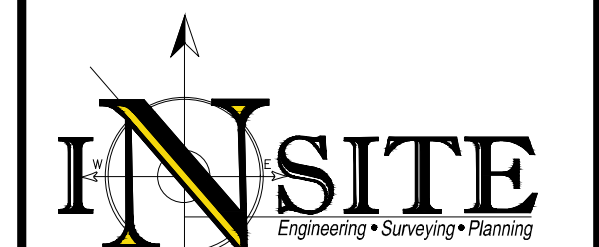
ARCHITECT:
MMK ARCHITECTURAL & DESIGN
360 14TH STREET, HOBOKEN
HOBOKEN, NJ 07030

SURVEYOR:
CONCEPT ENGINEERING CONSULTANTS P.A.
227 HIGHWAY 33 EAST, BUILDING 2, UNIT 7
MANALAPAN, NJ 07726



CALL BEFORE YOU DIG
NJ ONE CALL: 800-252-1900

UTILITY	RED
WATER	YELLOW
SEWER	GREEN
TELEPHONE	BLACK
TEMP. SERVICES	ORANGE
UNIDENTIFIED	WHITE



INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 246A28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7244 (FAX)
info@inSiteEng.net www.inSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
GEORGIA, CONNECTICUT, NORTH CAROLINA,
COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE
AND RASSED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL
AND MAY HAVE BEEN ALTERED.

Jason L. Fichter, PE, PP, CFM, CME
PROFESSIONAL ENGINEER, PLANNER
NJPE 42118 NJPSP 5216 PAPE 61666
DEPE 3813 NYPE 802295 CPE 23291
NCPCE 33336 DCPE 900682 COPE 36665

REVISIONS

Rev. No.	Date	Description
0	08/25/21	INITIAL RELEASE
1	08/25/21	DESIGNED BY: SGM
2	08/25/21	DRAWN BY: STC
3	21-1671-01	CHECKED BY: JLF
4	21-1671-01	

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

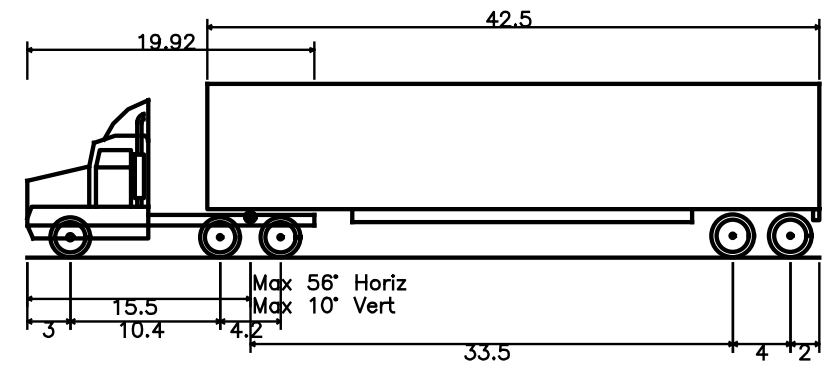
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SHEET TITLE:

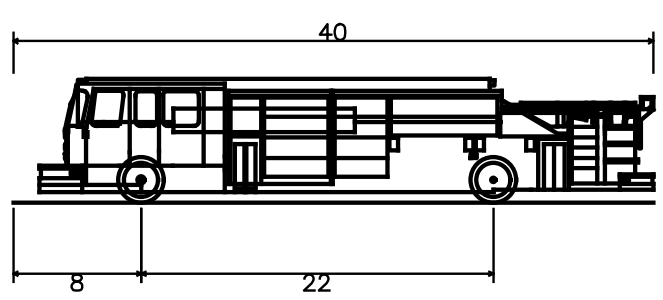
TURNING MOVEMENT PLAN

SHEET NO.:

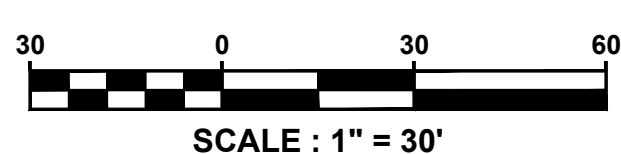
C302



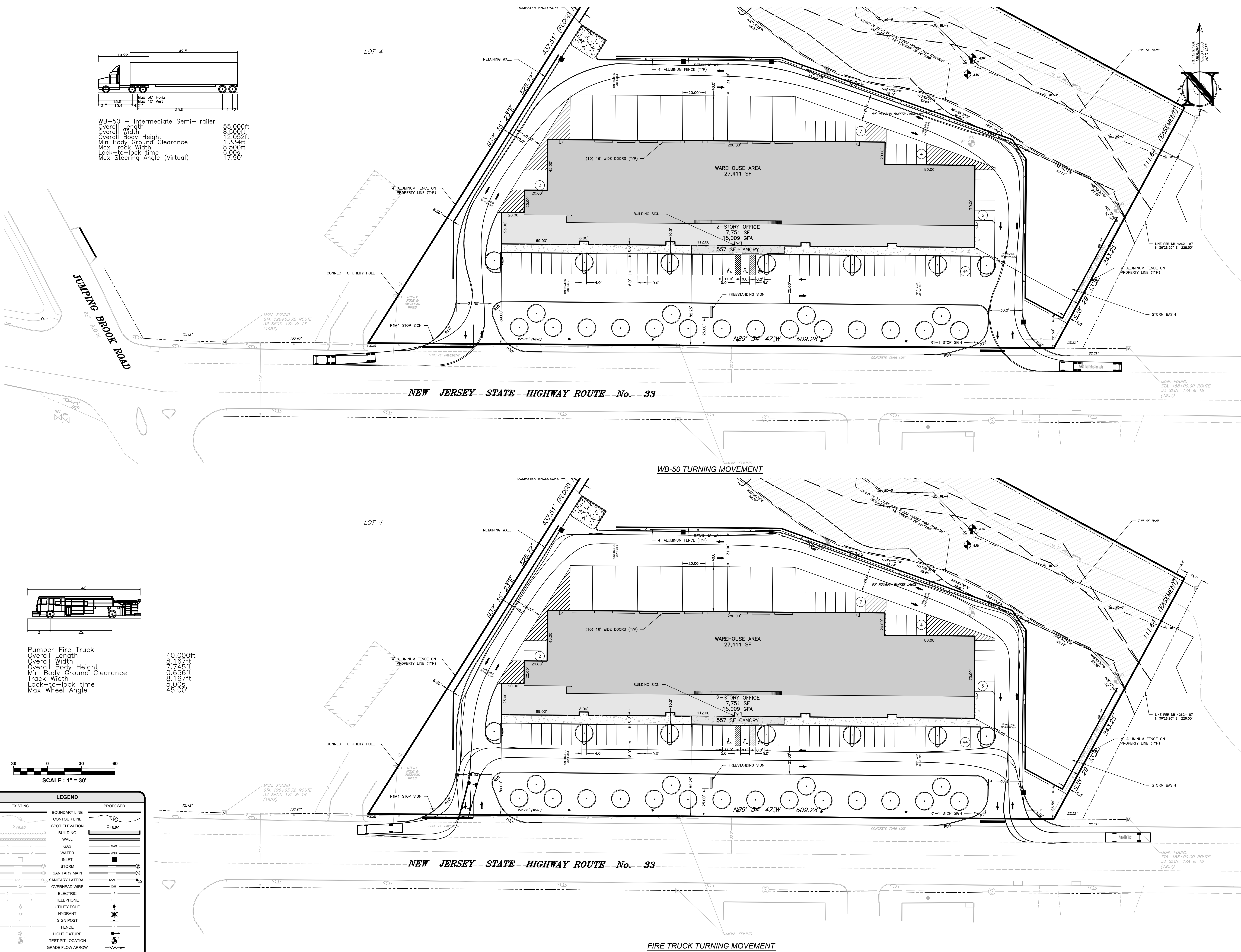
WB-50 - Intermediate Semi-Trailer
Overall Length 55.00ft
Overall Width 8.50ft
Overall Body Height 7.33ft
Min Body Ground Clearance 8.50ft
Track Width 8.50ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°



Pumper Fire Truck
Overall Length 40.00ft
Overall Width 8.16ft
Overall Body Height 7.74ft
Min Body Ground Clearance 0.65ft
Track Width 8.16ft
Lock-to-lock time 9.00s
Max Wheel Angle 45.00°



EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

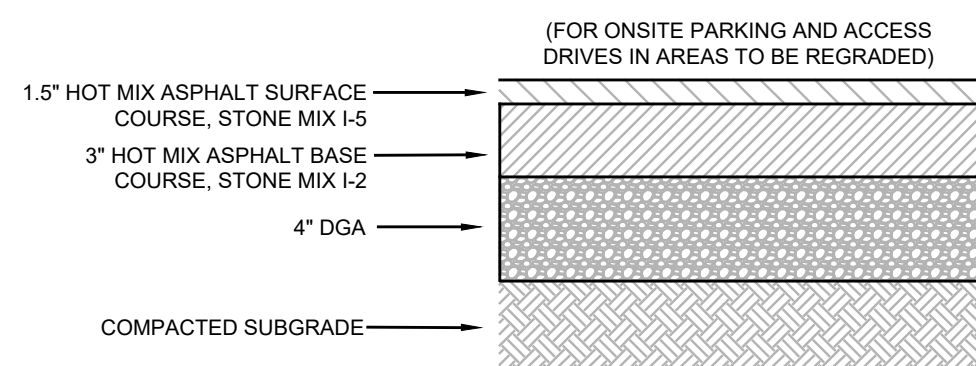


NEW JERSEY STATE HIGHWAY ROUTE No. 33

WB-50 TURNING MOVEMENT

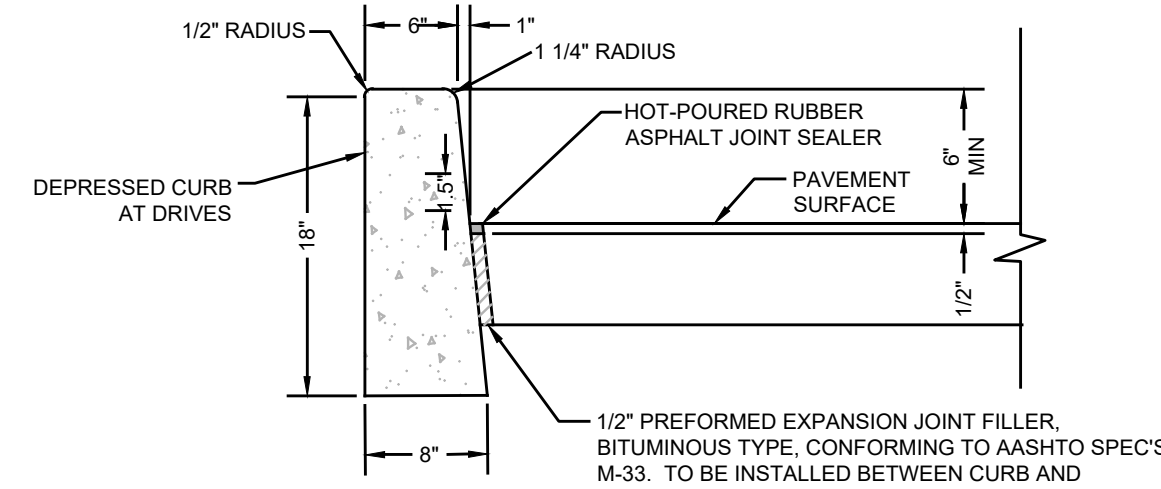
NEW JERSEY STATE HIGHWAY ROUTE No. 33

FIRE TRUCK TURNING MOVEMENT



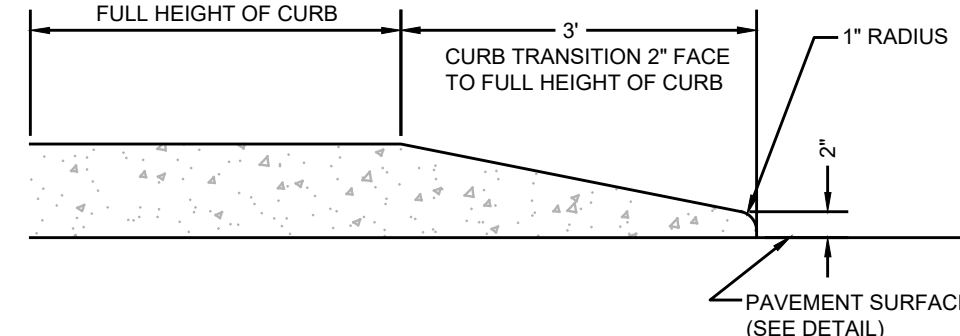
MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

PAVEMENT SECTION
NTS

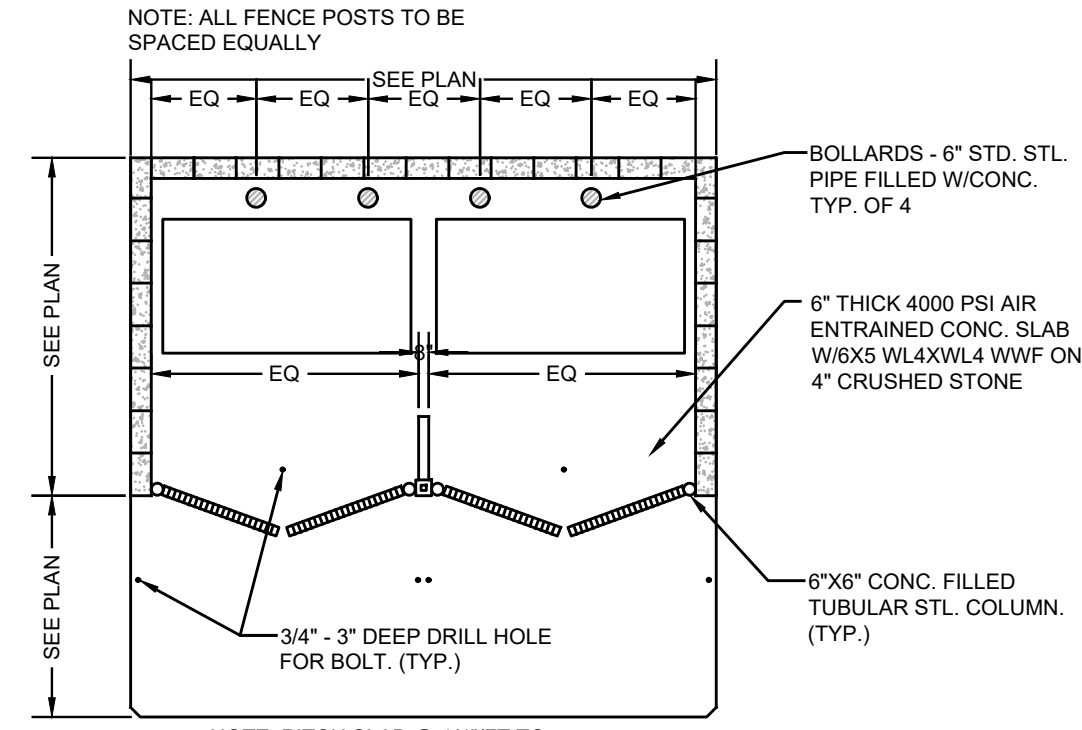


- NOTES:
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213. RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
 3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".

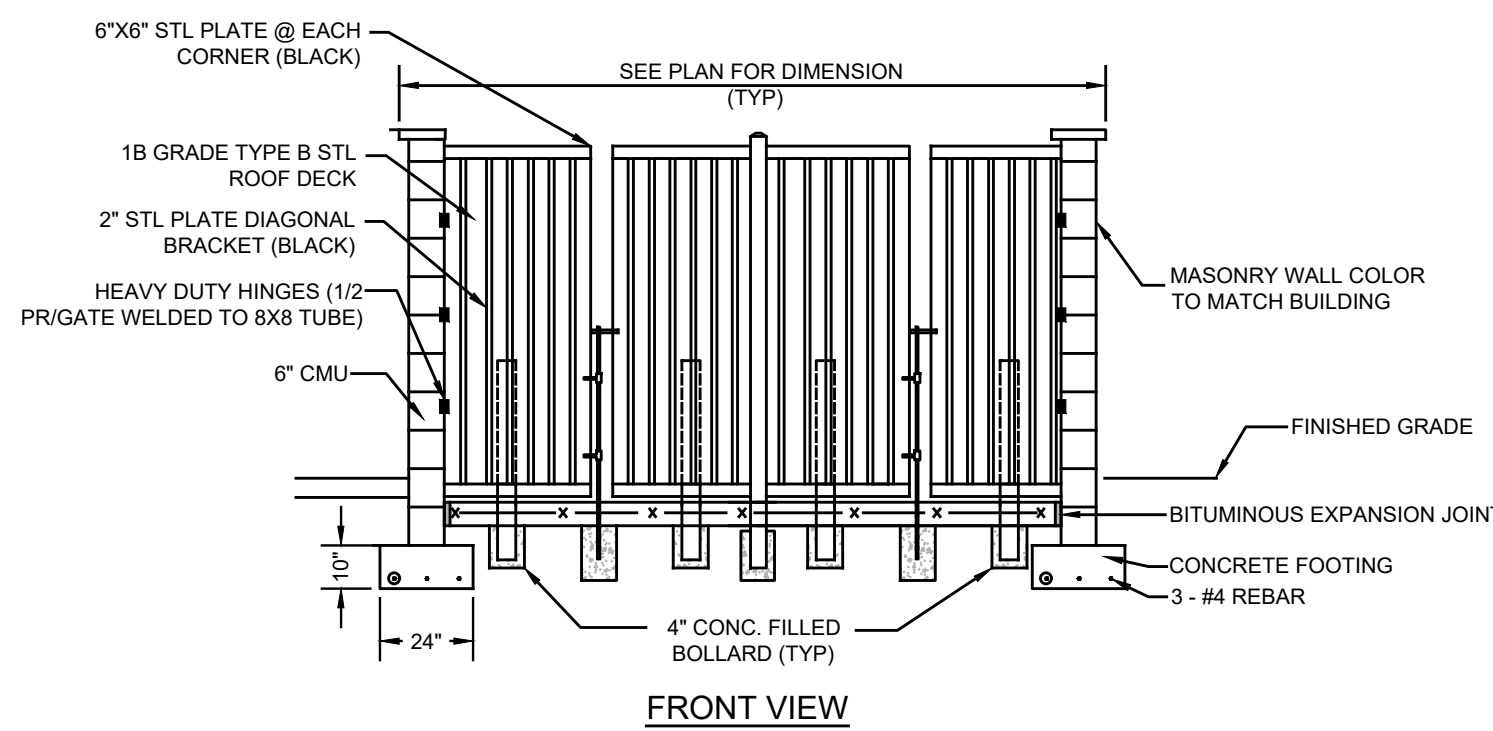
CONCRETE VERTICAL CURB
NTS



TRANSITION CONCRETE CURB
NTS

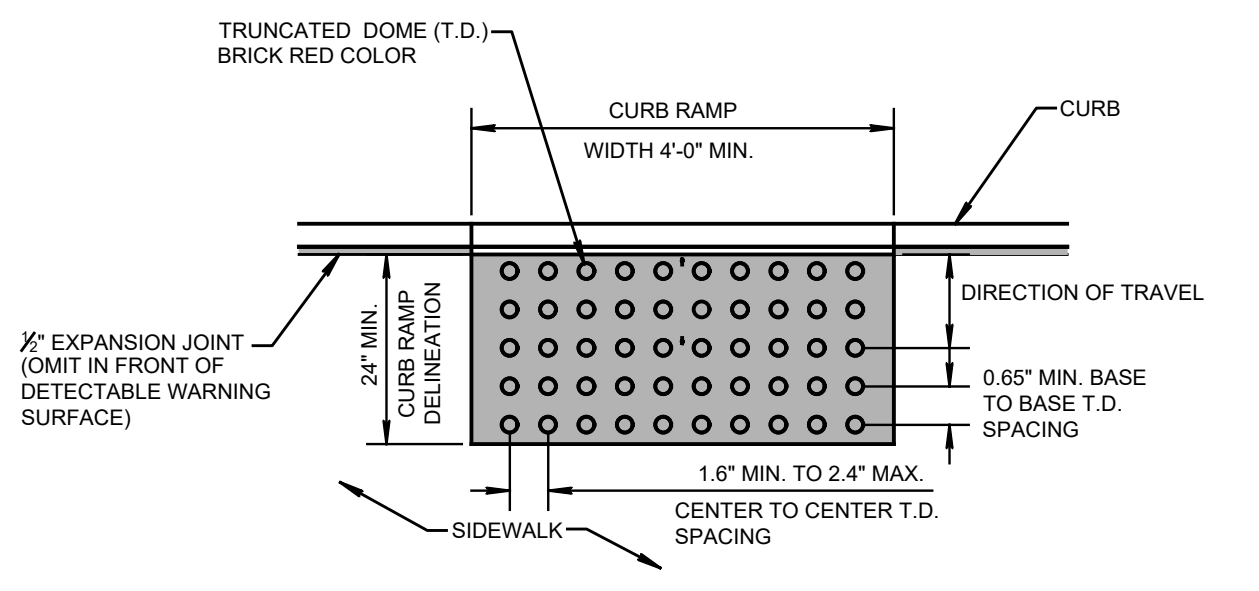


PLAN VIEW

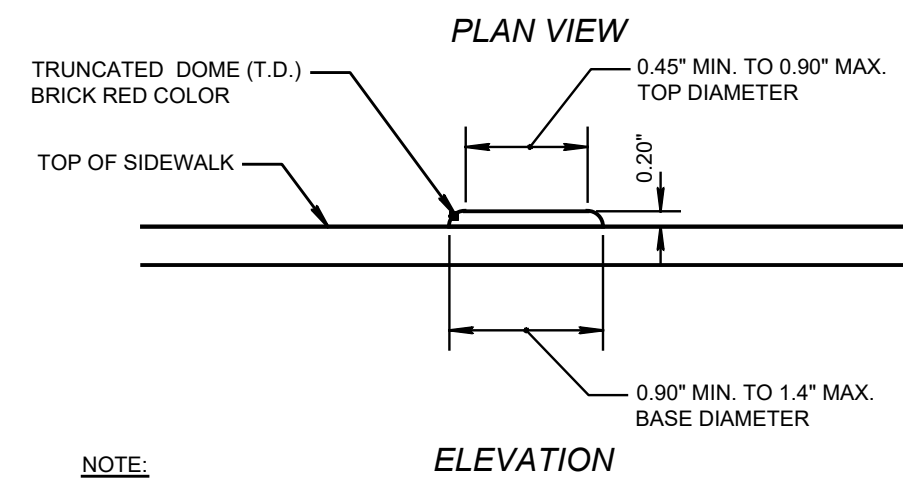


FRONT VIEW

MASONRY WALL DUMPSTER ENCLOSURE: DOUBLE
NTS



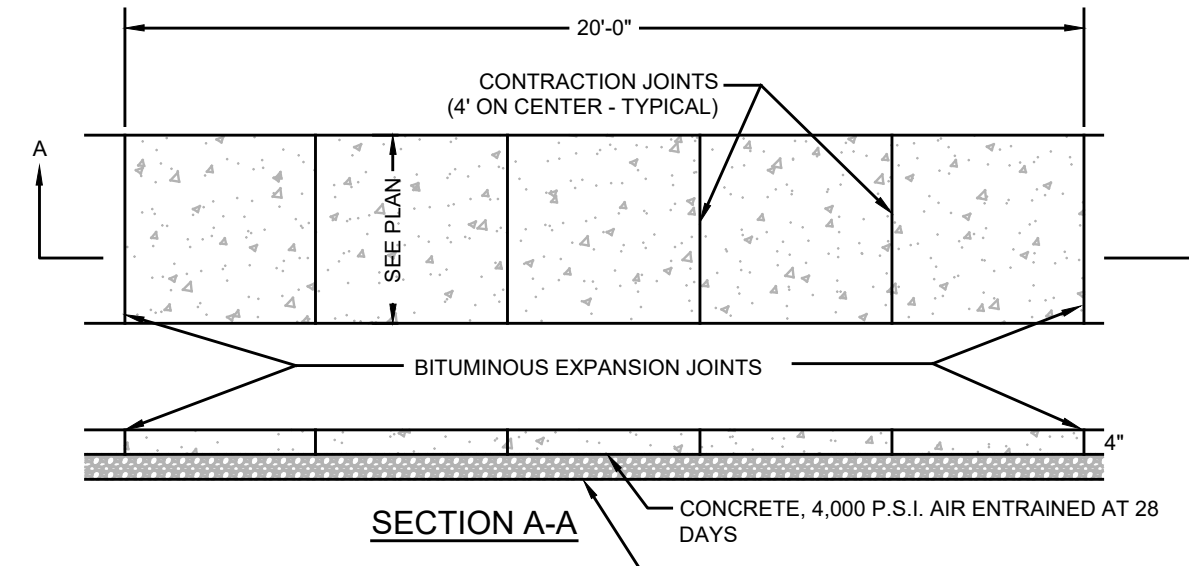
ELEVATION



PLAN VIEW

CONTRACTOR SHALL PROVIDE A DETECTABLE WARNING SURFACE SUBMITTAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

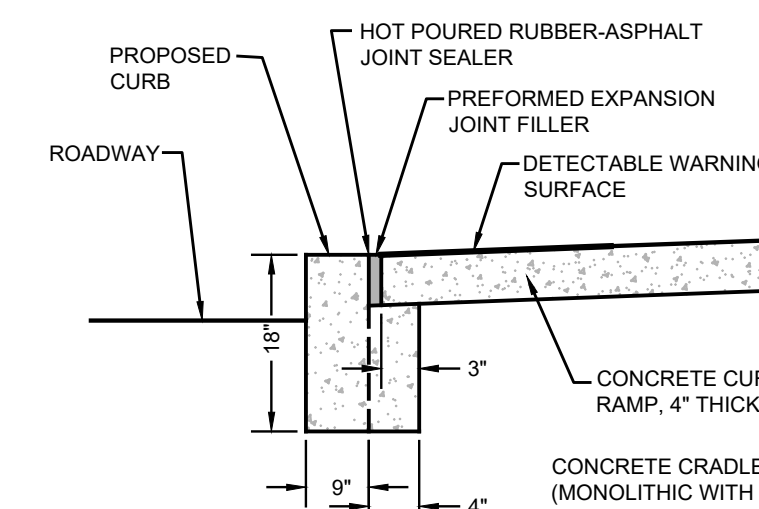
DETECTABLE WARNING SURFACE
NOT TO SCALE



SECTION A-A

CONCRETE SIDEWALK
NTS

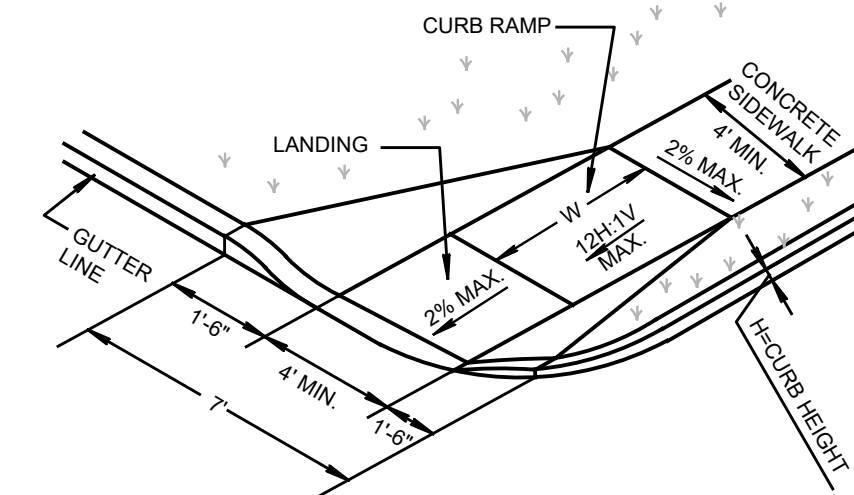
- CONSTRUCTION NOTES:
1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
 2. THE SIDEWALK SHALL BE FINISHED WITH A WOOD FLOAT FOLLOWED BY BRUSHING WITH A WET SOFT HAIR BRUSH.
 3. A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 20' LINEAR FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, WHICH SHALL BE FLUSH WITH THE TOP. A FALSE TRANSVERSE JOINT IS TO BE CUT EVERY 4' LINEAR FEET.
 4. WHERE SIDEWALK ADJACENS A CURB OR OTHER STRUCTURE, A 1/2" PREFORMED JOINT FILLER SHALL BE INSTALLED.
 5. SEE "DRIVEWAY APRON AND CURB SECTION" DETAIL FOR SPECIFICATIONS OF SIDEWALK WHEN CROSSING A DRIVEWAY.



DROPPED CURB AND CRADLE

- NOTES:
1. IN LIEU OF THE ABOVE DETAIL, CURB AND SIDEWALK RAMP MAY BE POURED MONOLITHICALLY AS APPROVED BY THE ENGINEER.
 2. ALL FULL CURB DEPRESSIONS SHALL BE CONSTRUCTED OF CONCRETE, REGARDLESS OF THE CURB TYPE THROUGHOUT THE PROJECT.

DROPPED CURB AND CRADLE
NOT TO SCALE



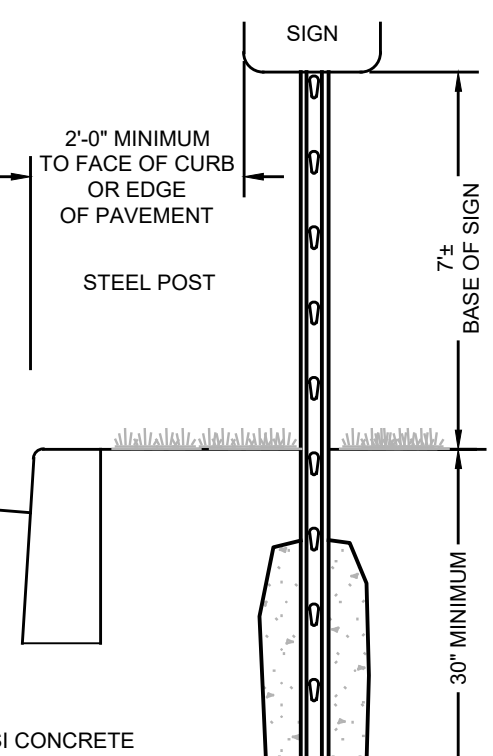
CURB RAMP TYPE 5
NTS

GENERAL NOTES:

1. LANDING AREA APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTERLINE SHALL BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS, EXCEPT THAT CURB RAMP TYPE 6 SHALL BE A MINIMUM OF 5 FEET.
4. FOR CURB RAMP TYPES 3 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, THE SIDEWALK CURB RAMP DELINEATION (SHADED AREA) SHALL BE SAFETY RED IN COLOR ON 70% COLOR CONTRAST FOR OTHER SURFACES SUCH AS CONCRETE AT BRICK.
6. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF THE SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPES 1 THROUGH 4.
7. DIMENSIONS SHOWN ON THE TABLES ARE FOR 4, 6, OR 8 INCH CURB HEIGHTS, WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON THE CROSS SLOPES SHOWN.
8. ALL FULL CURB DEPRESSIONS SHALL BE CONSTRUCTED OF CONCRETE, REGARDLESS OF THE CURB TYPE THROUGHOUT THE PROJECT.

ADA ACCESSIBLE SIDEWALK AND CURB RAMPS
NTS

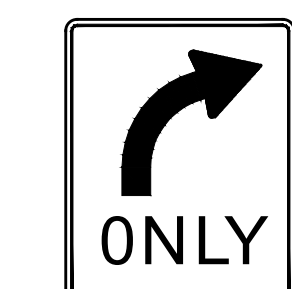
- NOTES:
1. ALL SIGNS SHALL BE MINIMUM 18 GAUGE STEEL WITH BAKED ON ENAMEL FINISH PROVIDE WITH PRE-PUNCHED MOUNTING HOLES.
 2. POSTS: 2" STEEL U-CHANNEL BREAKAWAY POST.
 3. SIGNS AND POSTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCE AND MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



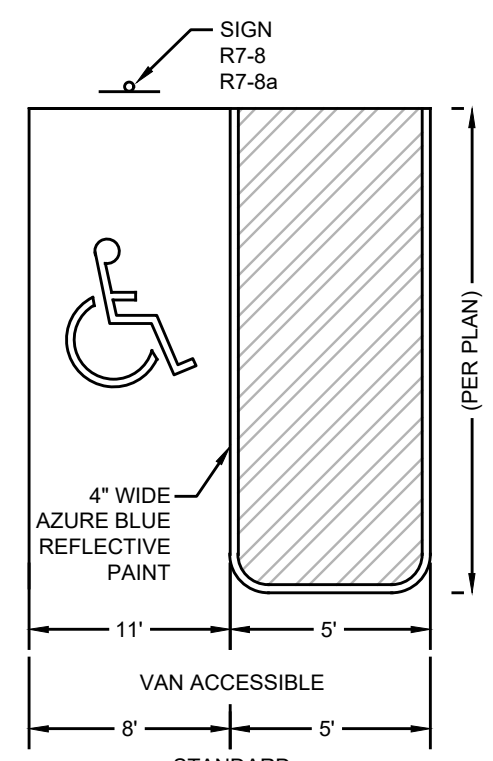
STOP SIGN (R1-1)
N.T.S.



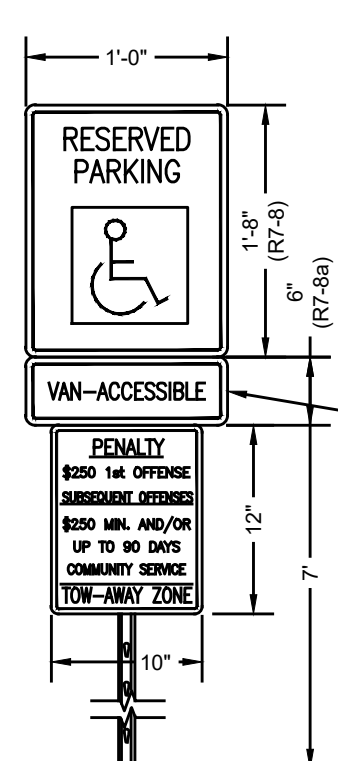
DO NOT ENTER SIGN (R5-1)
NTS



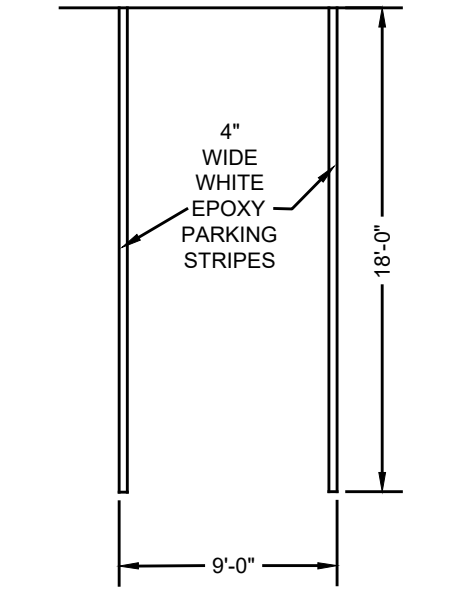
ONE WAY SIGN (R6-1R)
N.T.S.



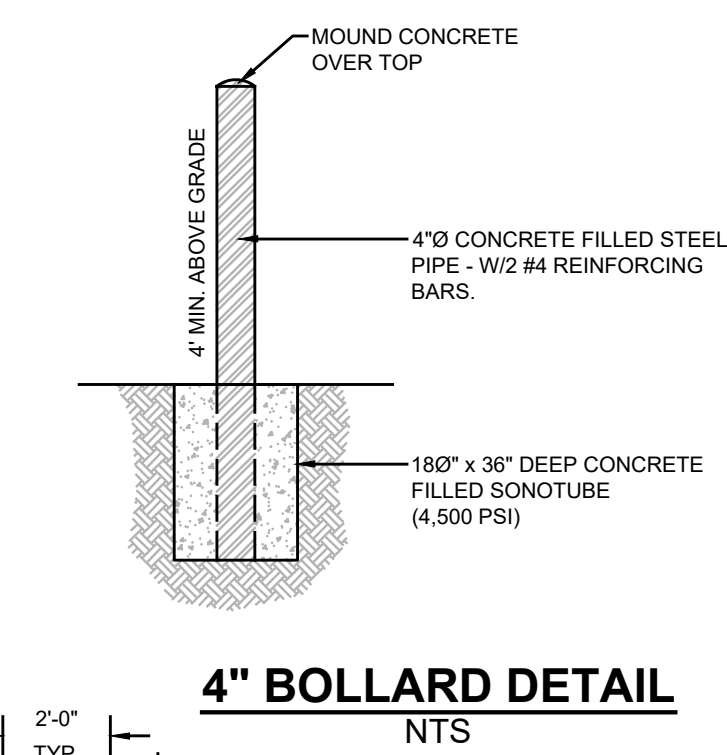
ACCESSIBLE PARKING STALL
NTS



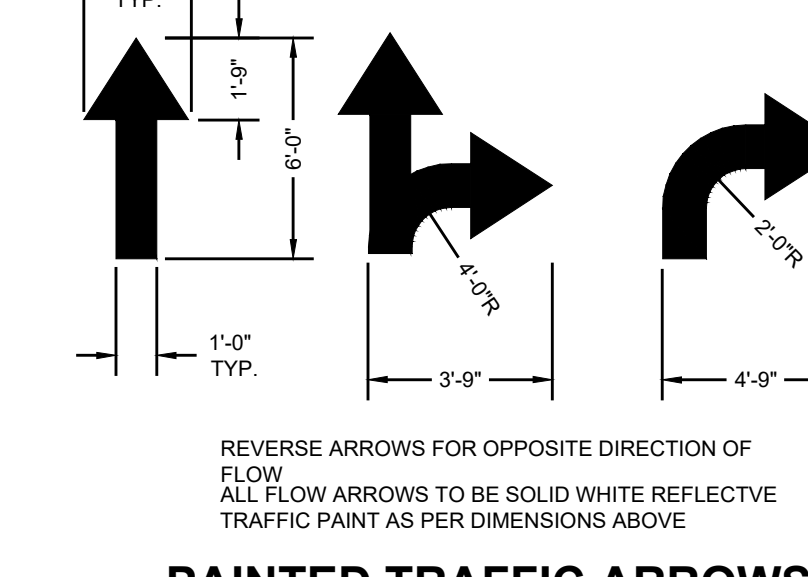
RESERVED PARKING
VAN ACCESSIBLE SIGN (R7-8a)



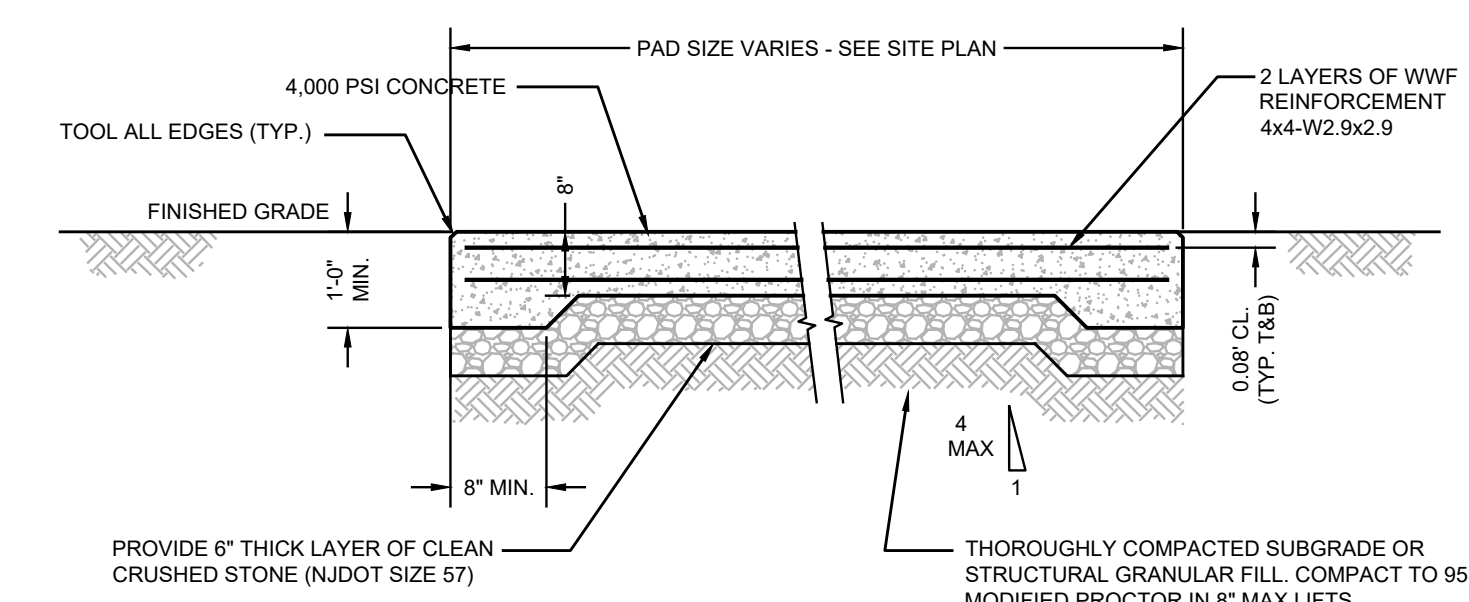
PARKING STRIPING
NTS



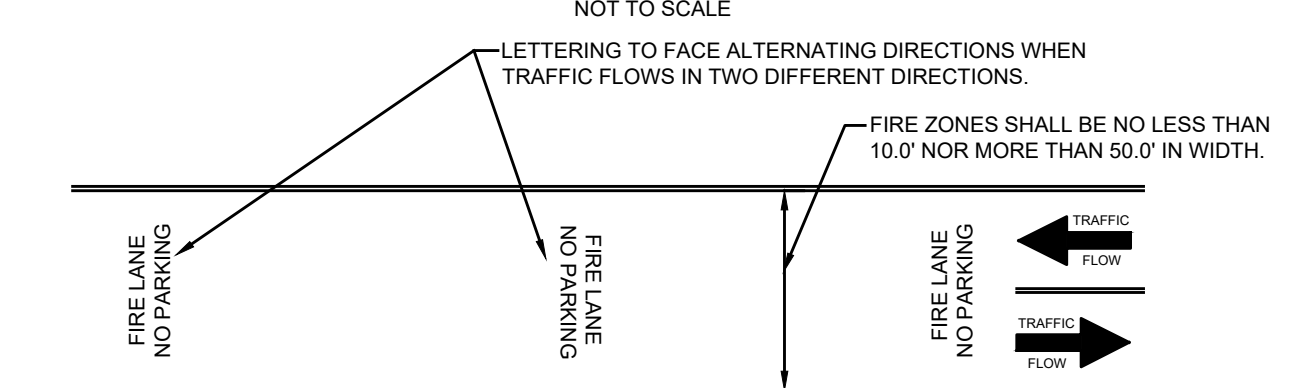
4\"/>



PAINTED TRAFFIC ARROWS
NTS



REFUSE DUMPSTER/TRANSFORMER/GENERATOR CONCRETE PAD
NOT TO SCALE



\"/>

PROJECT INFORMATION

PROJECT NAME:
OFFICE & WAREHOUSE

PROJECT LOCATION:
BLOCK 3101, LOT 3
3525 HIGHWAY 33
NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NJ

OWNER/APPLICANT:
LIPSCHITZ, JACOB & MIRIAM D
188 HADASSAH LANE
LAKEWOOD, NJ 08701

APPLICANT'S PROFESSIONALS

ATTORNEY:
ANSELL GRIMM & AARON, P.C.
JENNIFER S. KRIMKO ESQ.
365 14TH STREET, HOBOKEN
OCEAN TOWNSHIP, NJ 07112

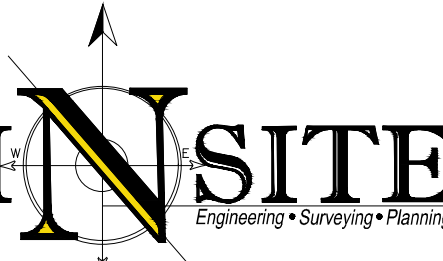
ARCHITECT:
MMK ARCHITECTURAL & DESIGN
365 14TH STREET, HOBOKEN
HOBOKEN, NJ 07103

SURVEYOR:
CONCEPT ENGINEERING CONSULTANTS P.A.
227 HIGHWAY 33 EAST, BUILDING 2, UNIT 7
MANALAPAN, NJ 07726



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(NJ One Call 2 Day prior to construction)

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INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24G28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH), 732-531-7244 (FAX)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
GEORGIA, CONNECTICUT, NORTH CAROLINA,
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Jason L. Fichter, P.E., P.P., C.F.M., C.M.E.
PROFESSIONAL ENGINEER, PLANNER
NJPE 43118 NJPP 5736 PAPE 61666
DEPE 3813 NYPE 802295 CTPE 23291
NCPCE 33336 DCPE 900682 COPE 36665

REVISIONS

Rev #	Date	Description

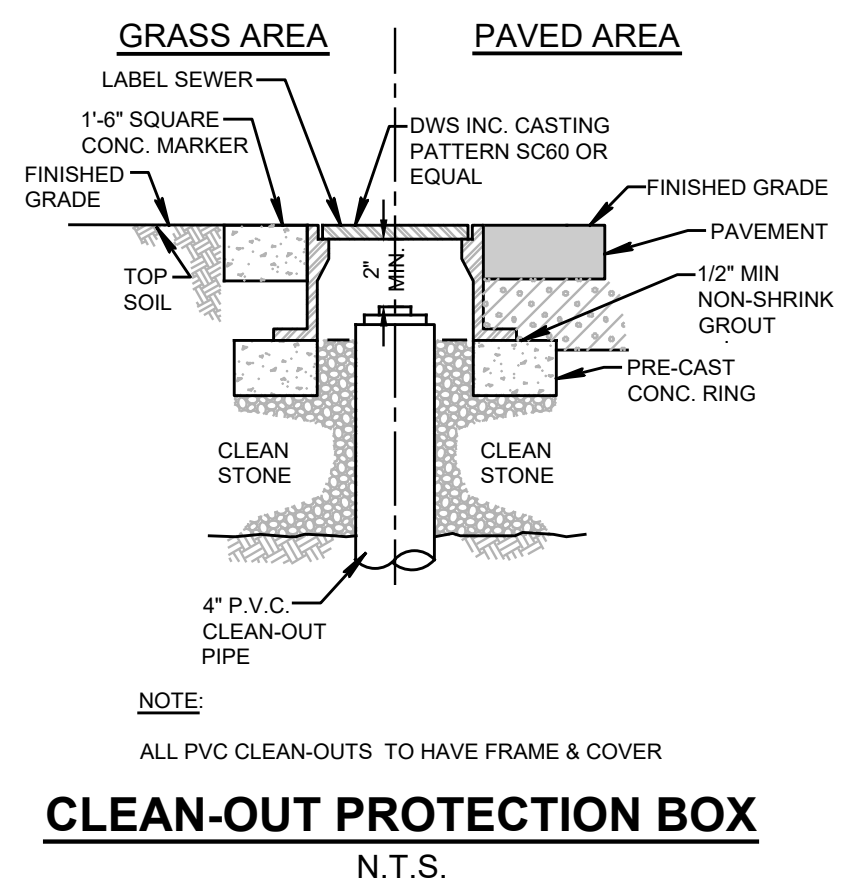
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JOB NO: 21-1671-01
DATE: 08/25/21
JOB NO: 21-1671-01
DATE: 08/25/21
JOB NO: 21-1671-01

PLAN INFORMATION

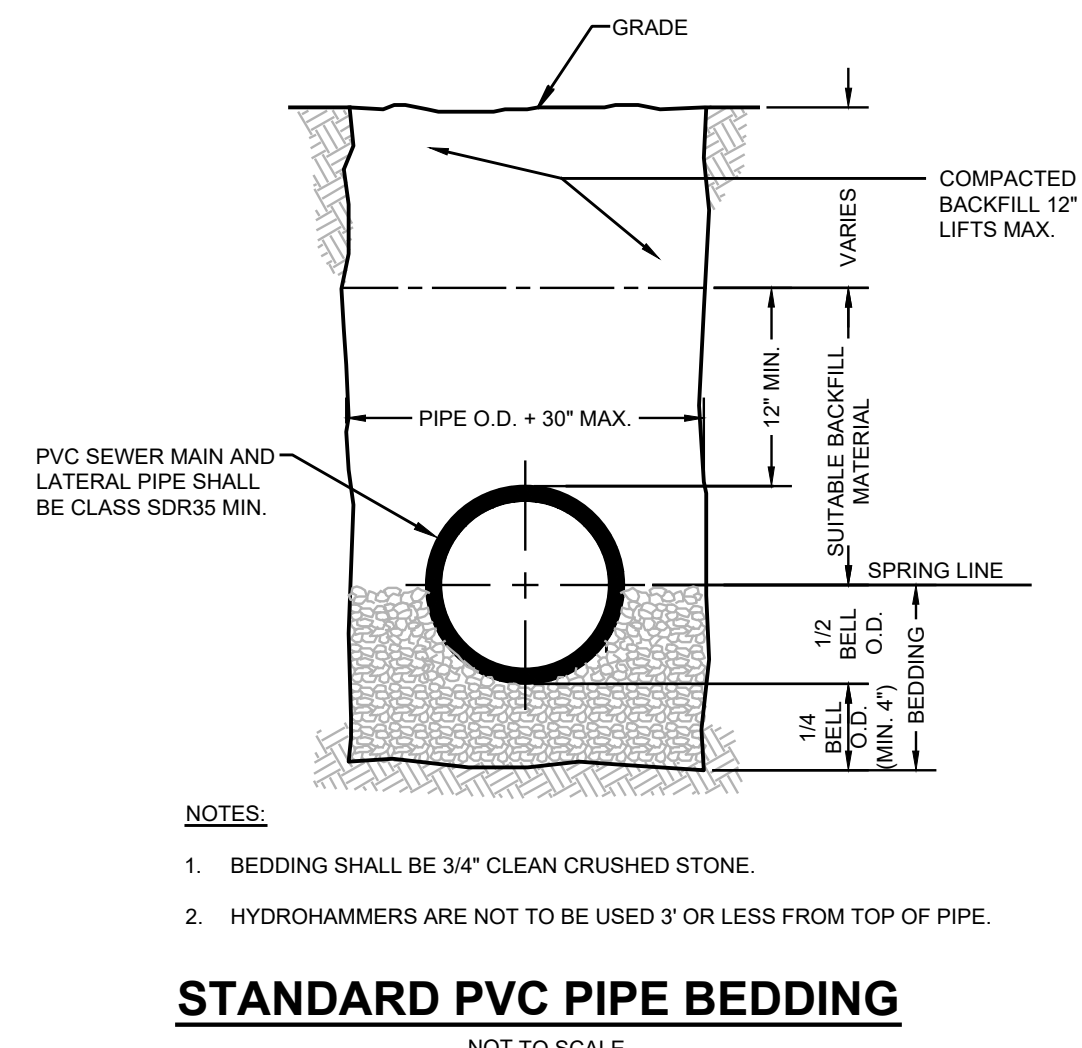
USE VARIANCE PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

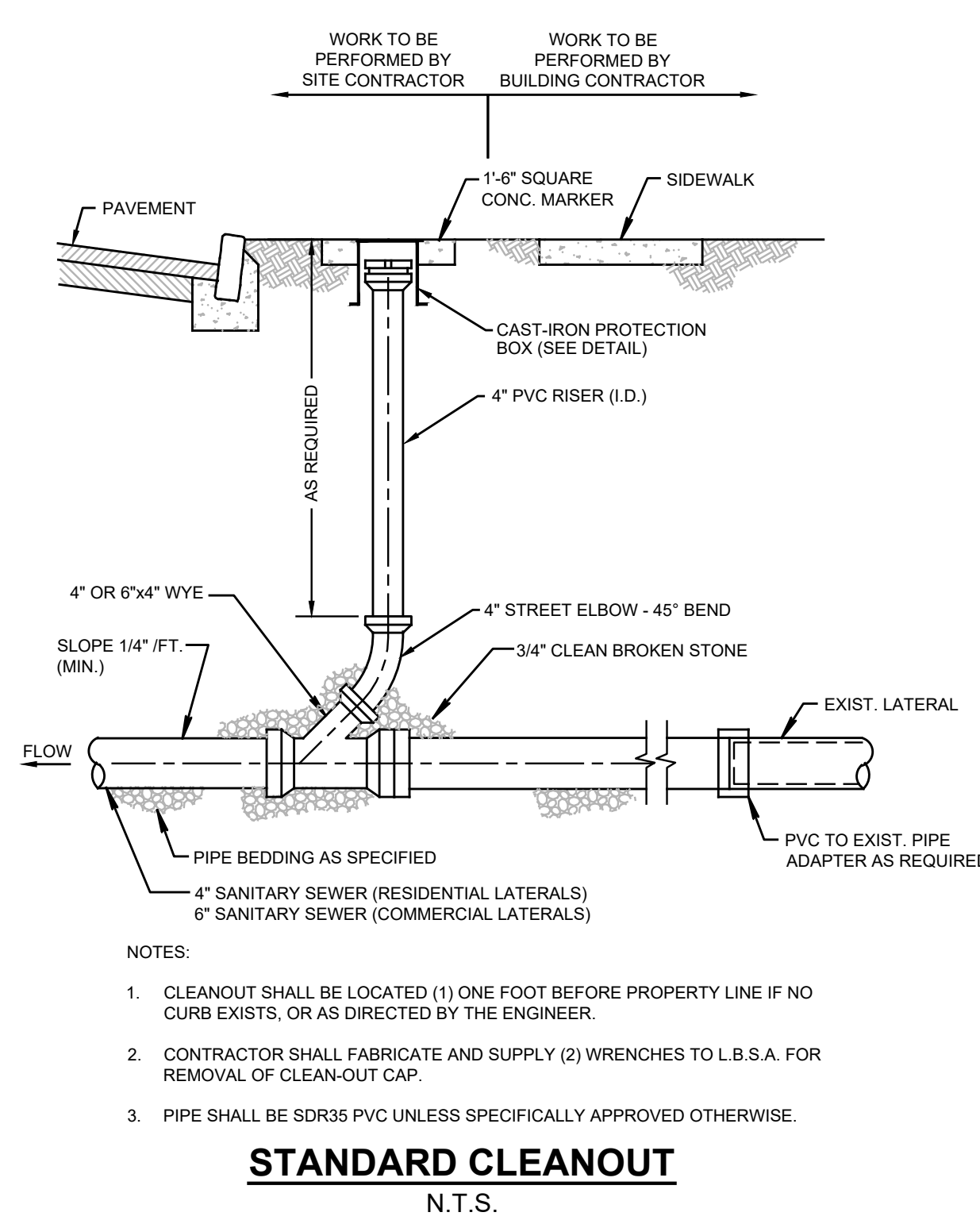
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C800



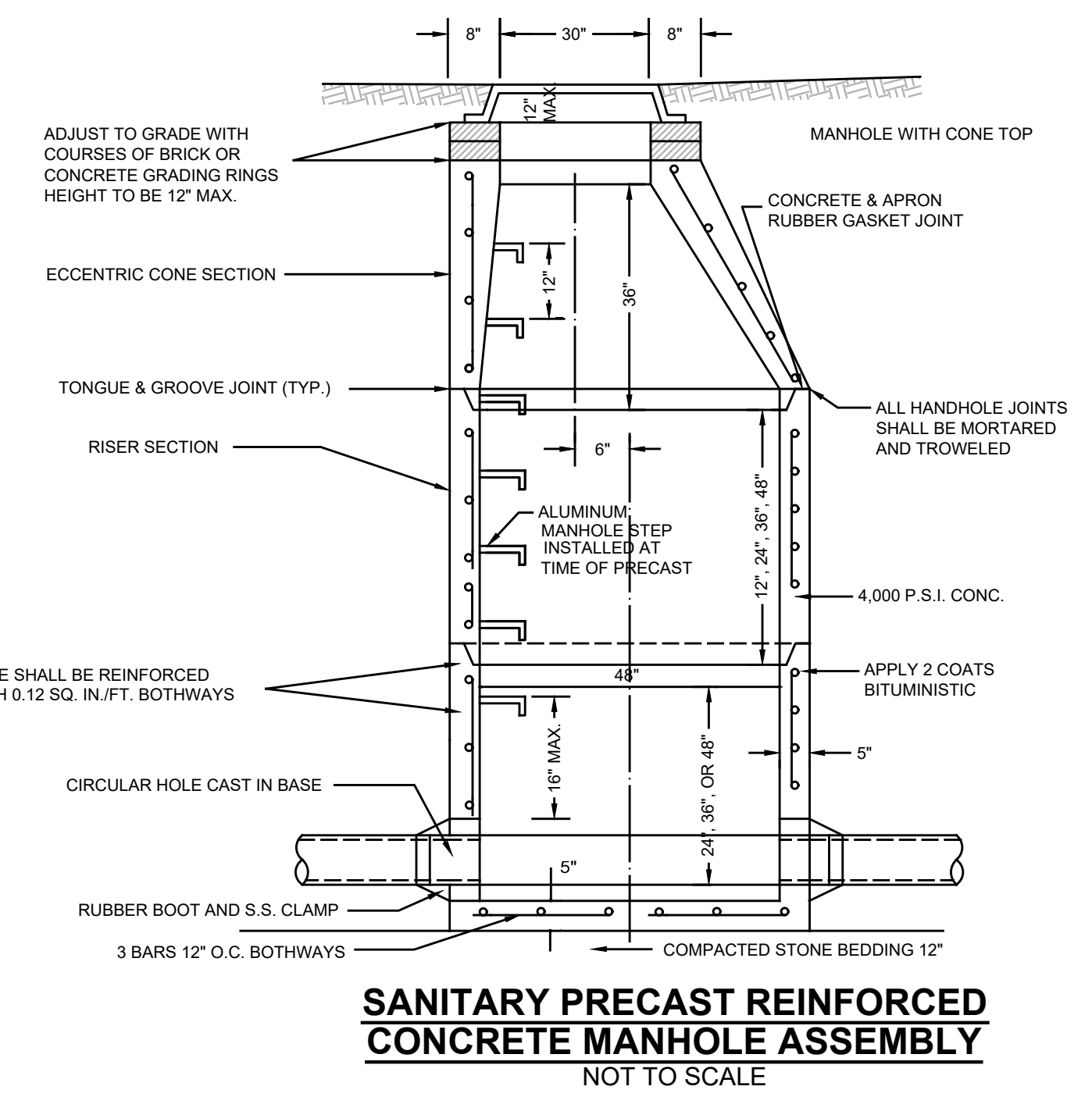
CLEAN-OUT PROTECTION BOX
N.T.S.



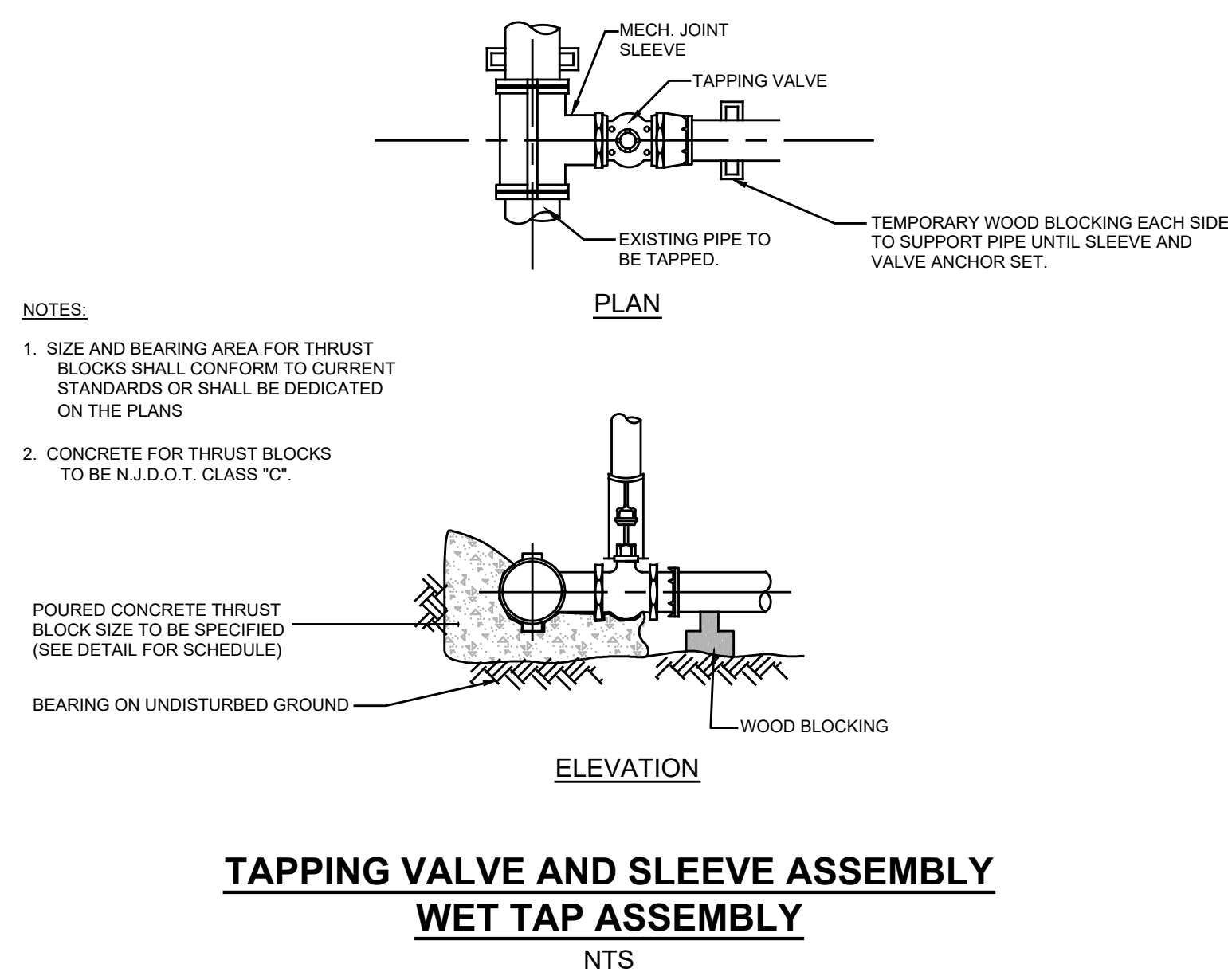
STANDARD PVC PIPE BEDDING
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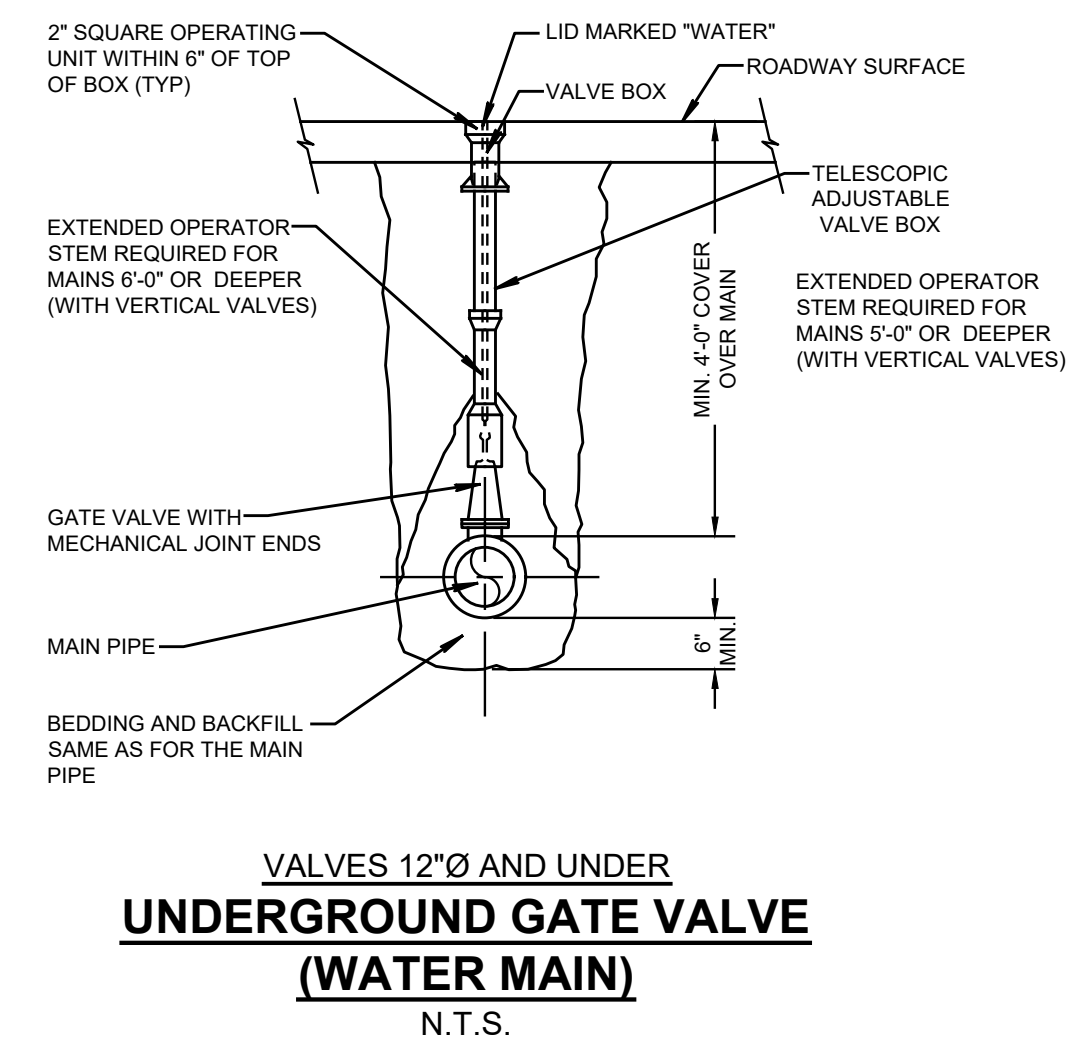
STANDARD CLEANOUT
N.T.S.



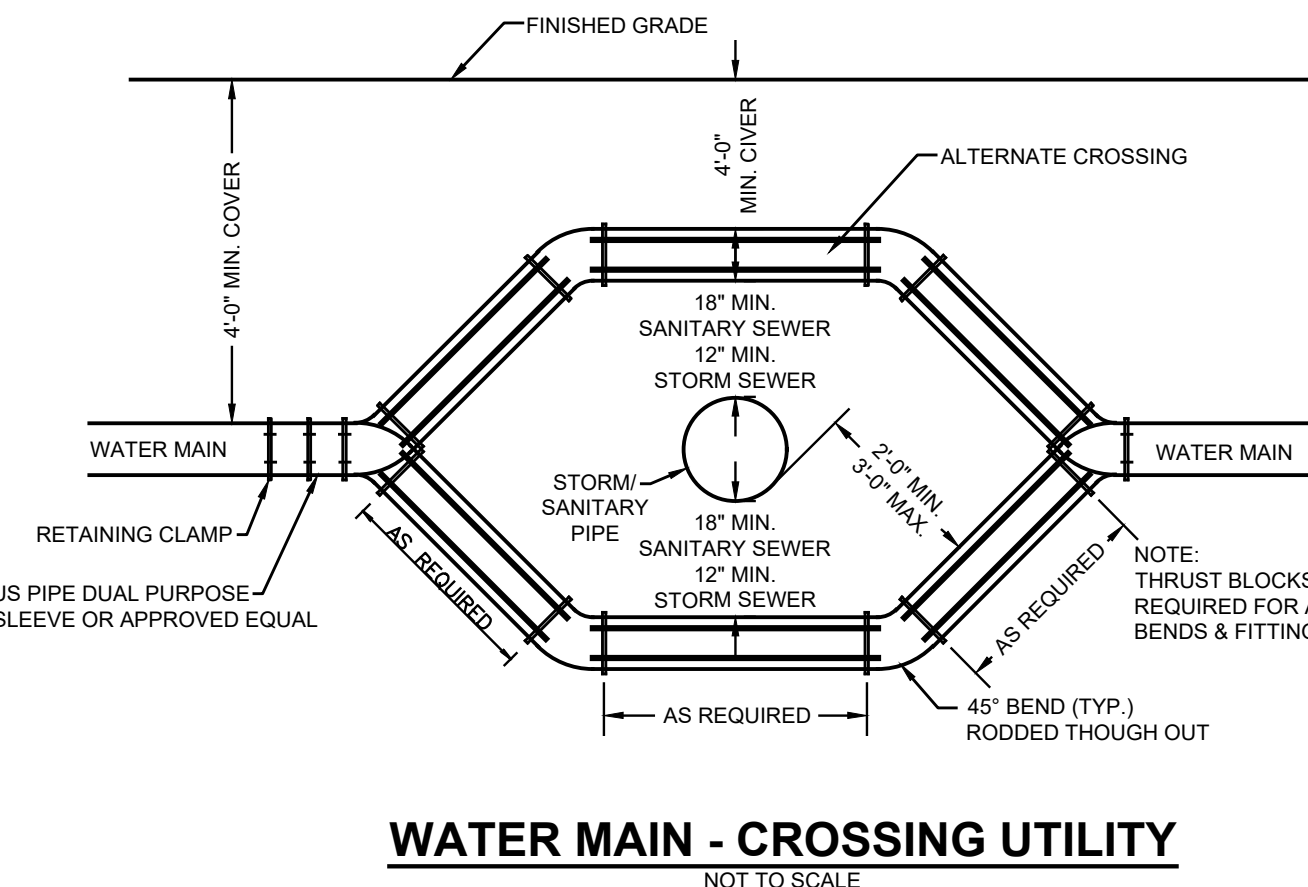
SANITARY PRECAST REINFORCED CONCRETE MANHOLE ASSEMBLY
NOT TO SCALE



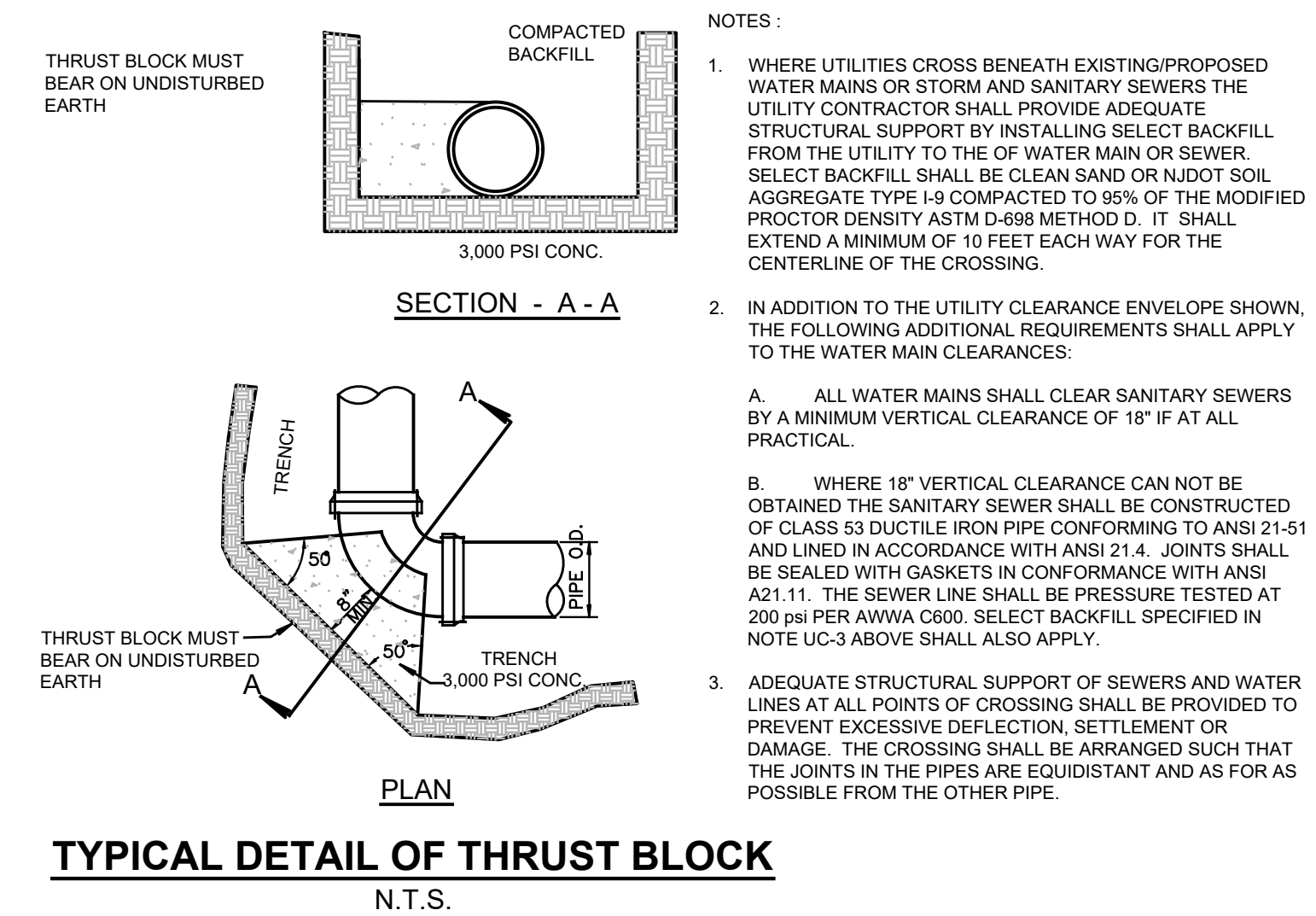
TAPPING VALVE AND SLEEVE ASSEMBLY
WET TAP ASSEMBLY
N.T.S.



VALVES 12\"/> AND UNDER
UNDERGROUND GATE VALVE (WATER MAIN)
N.T.S.



WATER MAIN - CROSSING UTILITY
NOT TO SCALE



TYPICAL DETAIL OF THRUST BLOCK
N.T.S.

CONTACT AREA - SQUARE FEET

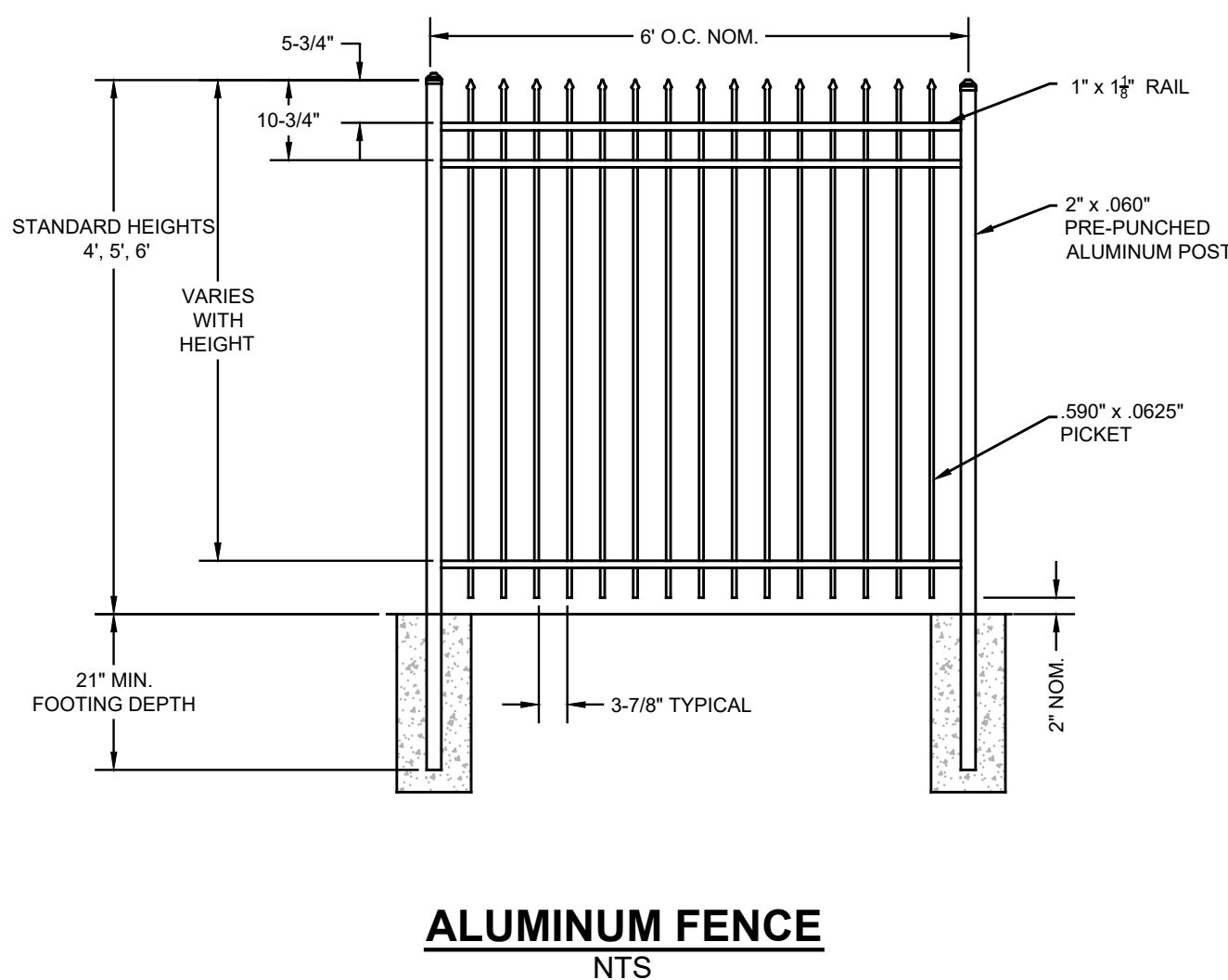
DIAMETER OF PIPE (d)	6"	8"	12"
HORIZ. ANGLE α FROM 10° TO 45°	7.0	11.0	22
	12.0	18.0	40
	9.0	14.0	30.0

PIPE LENGTHS TO BE RESTRAINED (EACH SIDE OF BEND)

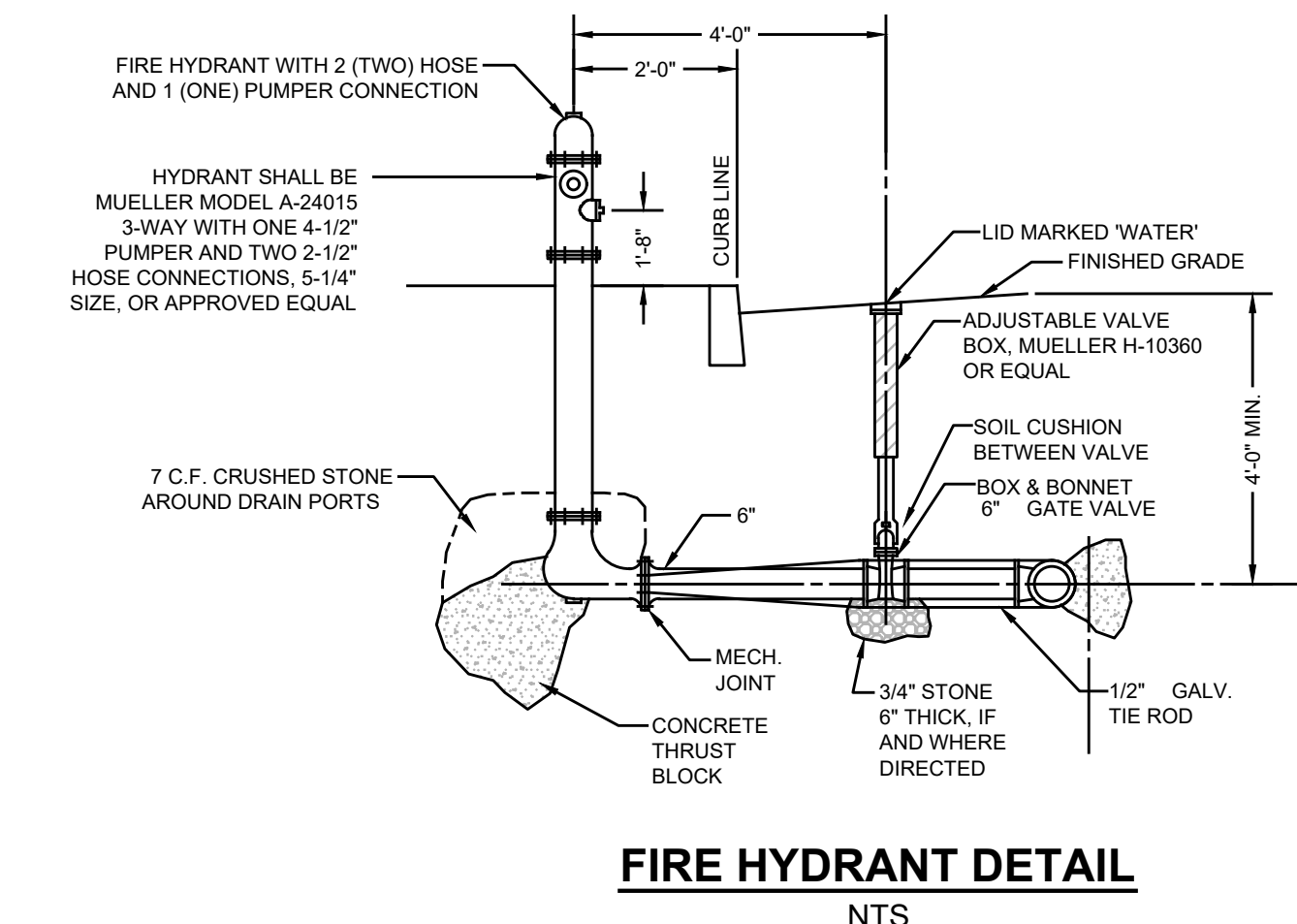
PIPE SIZE	90° TEE OR END CAP	45° BEND	22.5° BEND
4"	3'	10'	5'
6"	4'	10'	5'
8"	5'	15'	5'
10"	6'	20'	5'
12"	7'	20'	5'

CONCRETE THRUST BLOCK
N.T.S.

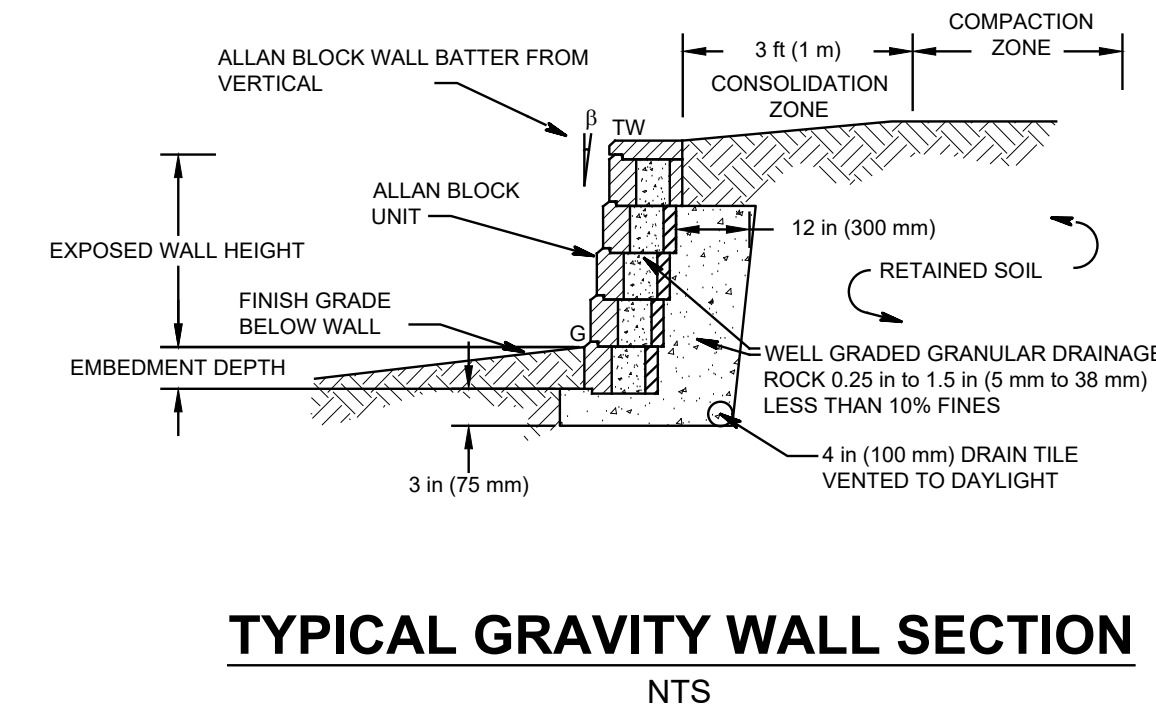
RESTRAINING LENGTH SCHEDULE
N.T.S.



ALUMINUM FENCE
N.T.S.



FIRE HYDRANT DETAIL
N.T.S.



TYPICAL GRAVITY WALL SECTION
N.T.S.

PROJECT INFORMATION

PROJECT NAME: OFFICE & WAREHOUSE

PROJECT LOCATION: BLOCK 3101, LOT 3, 3525 HIGHWAY 33, NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NJ

OWNER/APPLICANT: LIPSCHITZ, JACOB & MIRIAM D, 188 HADASSAH LANE, LAKEWOOD, NJ 08701

APPLICANT'S PROFESSIONALS: ATTORNEY: ANSELL GRIMM & AARON, P.C., JENNIFER S. KRIMKO ESQ., 1500 LAWRENCE AVENUE, OCEAN TOWNSHIP, NJ 07712; ARCHITECT: MVMK ARCHITECTURAL & DESIGN, 360 14TH STREET, HOBOKEN, NJ 07030; SURVEYOR: CONCEPT ENGINEERING CONSULTANTS P.A., 227 HIGHWAY 33 EAST, BUILDING 2, UNIT 7, MANALAPAN, NJ 07726



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TEMP. SERVICES	TEMP. SERVICES	TEMP. SERVICES
REPAIRS	REPAIRS	REPAIRS

INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH), 732-531-7244 (FAX)
inSite@inSiteEng.net www.inSiteEng.net

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PROFESSIONAL ENGINEER, PLANNER
NJPE 42118 NJPP 5236 NJPPE 61866
DEPE 3813 NYPE 802285 CPE 23291
NCPCE 33336 DCPE 900882 CQPE 36605

REVISIONS

Rev. #	Date	Issued by

DATE: 08/25/21 DESIGNED BY: SGM
SCALE: AS SHOWN DRAWN BY: STC
DATE: 08/25/21 CHECKED BY: JLF
JOB #: 21-1671-01
GEO ID: 21-1671-01

NOT FOR CONSTRUCTION
APPROVED BY: [Signature]

PLAN INFORMATION

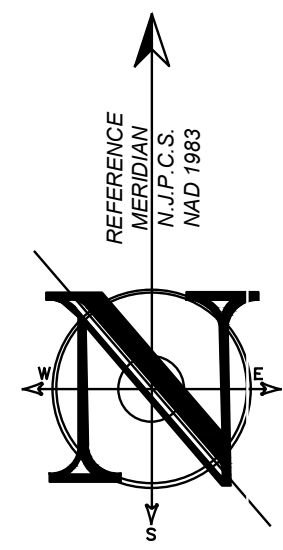
USE VARIANCE PLAN

SHEET TITLE: CONSTRUCTION DETAILS

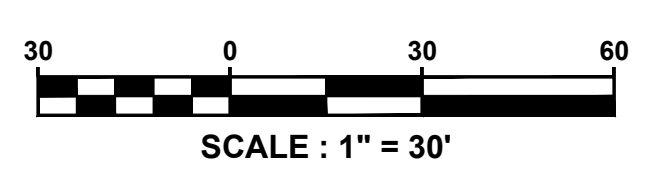
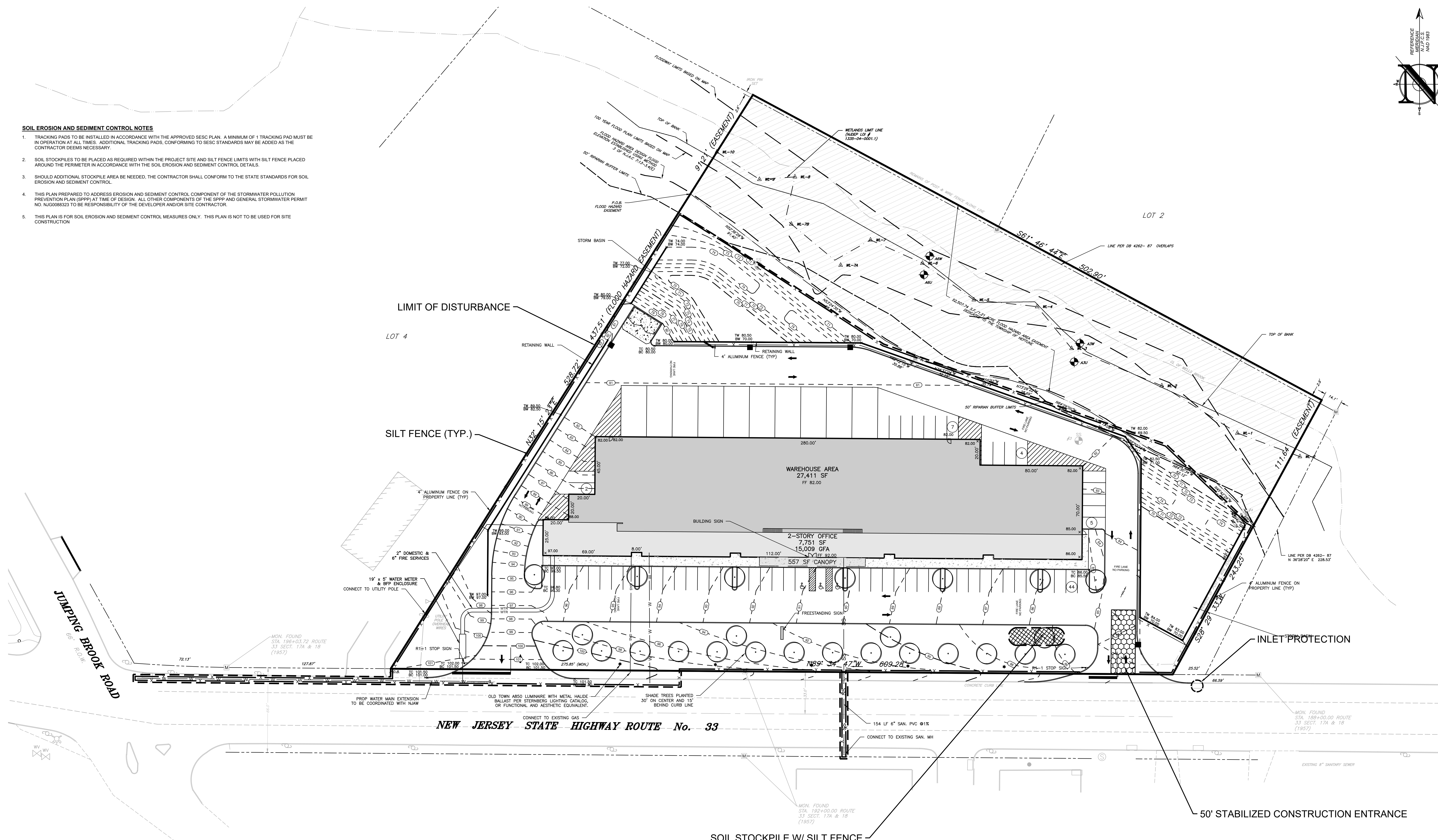
SHEET NO.: C801

PROJECT INFORMATION

PROJECT NAME: OFFICE & WAREHOUSE
 PROJECT LOCATION: BLOCK 3101, LOT 3, 3525 HIGHWAY 33, NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NJ
 OWNER/APPLICANT: LIPSCHITZ, JACOB & MIRIAM D, 188 HADASSAH LANE, LAKEWOOD, NJ 08701
 APPLICANT'S PROFESSIONALS: ATTORNEY: ANSELL GRIMM & AARON, P.C., JENNIFER S. KRIMKO ESQ., 1500 LAWRENCE AVENUE, OCEAN TOWNSHIP, NJ 07712; ARCHITECT: MVMK ARCHITECTURAL & DESIGN, 365 14TH STREET, HOBOKEN, NJ 07030; SURVEYOR: CONCEPT ENGINEERING CONSULTANTS P.A., 227 HIGHWAY 33 EAST, BUILDING 2, UNIT 7, MANALAPAN, NJ 07726



- SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
 2. SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
 3. SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
 4. THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ02088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
 5. THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.



EXISTING	PROPOSED

SOIL EROSION LEGEND

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 3.39 AC.

REVISIONS

REV #	DATE	DESCRIPTION

PLAN INFORMATION

DESIGNED BY: SGM	DRAWN BY: STC
CHECKED BY: JLF	DATE: 08/25/21
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DATE: 08/25/21	

PROJECT INFORMATION

PROJECT NAME: OFFICE & WAREHOUSE
PROJECT LOCATION: BLOCK 3107, LOT 3
5525 HIGHWAY 33
NEPTUNE TOWNSHIP,
MONMOUTH COUNTY, NJ
PROFESSIONAL: LIPSCHITZ, JACOB & MIRIAM D
APPLICANT'S PROFESSIONALS: ANSELL GRIMM & AARON, P.C.
ATTORNEY: ANSELL GRIMM & AARON, P.C.
ARCHITECT: MWK ARCHITECTURAL & DESIGN
SURVEYOR: CONCEPT ENGINEERING CONSULTANTS P.A.

PROPERTY INFORMATION: 360 14TH STREET, HOBOKEN, NJ 07030
PROPERTY ADDRESS: 188 HADASSAN LANE, LANEGOOD, NJ 08701

ARCHITECT: MWK ARCHITECTURAL & DESIGN
360 14TH STREET, HOBOKEN, NJ 07030
SURVEYOR: CONCEPT ENGINEERING CONSULTANTS P.A.
327 HIGHWAY 33 EAST, BUILDING 2, UNIT 7
MANALAPAN, NJ 07726

ARCHITECT: MWK ARCHITECTURAL & DESIGN
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MANALAPAN, NJ 07726



CALL BEFORE YOU DIG
NJ ONE CALL - 800-275-1900
ADDRESS: 1501 LAURENCE AVENUE
HOBOKEN, NJ 07030

INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24G428083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

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CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND REGISTER NO. OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY NOT BE REPRODUCED.
JASON L. FIGHTER, P.E., P.P., CFE, CME

REVISIONS

Table with 3 columns: Rev, Date, Description. Includes revision history for 'SOIL EROSION & SEDIMENT CONTROL DETAILS' and 'USE VARIANCE PLAN'.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. THE PROTECTED ROOT ZONE SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE...
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION...

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING...
2. SEEDING PREPARATION
A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS...
3. SEEDING
A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL, WYEGRASS APPLIED UNIFORMLY...

MULCHING

- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT...
1. STRAW OR HAY: UNMOTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS...
2. MULCH NETTINGS: STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS...

IRRIGATION (WHERE FEASIBLE)

- IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED) TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED...
1. TOP DRESSING
2. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

TREE ROOT PROTECTION

- 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...
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0...
DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES.

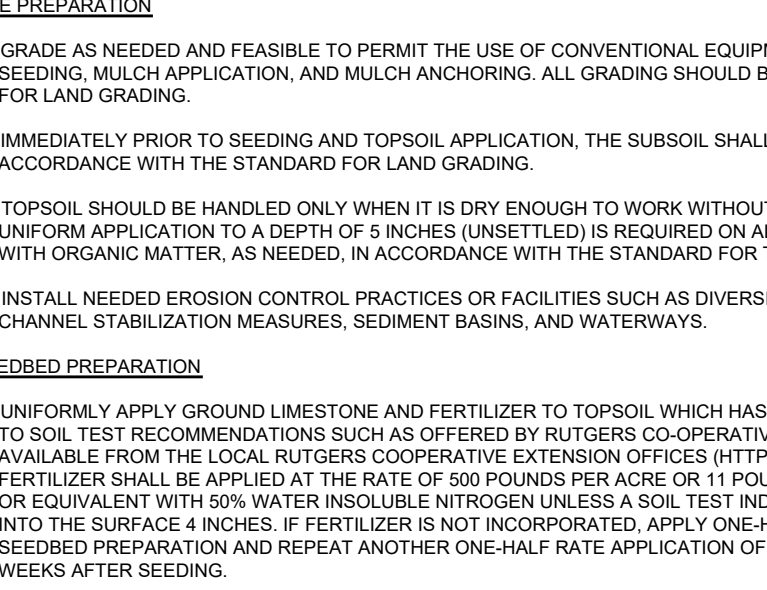
SOIL STABILIZATION

- PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION
1. SITE PREPARATION
B. IMMEDIATELY PRIOR TO SEEDING AND MULCH APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION...
2. SEEDING PREPARATION
A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED...

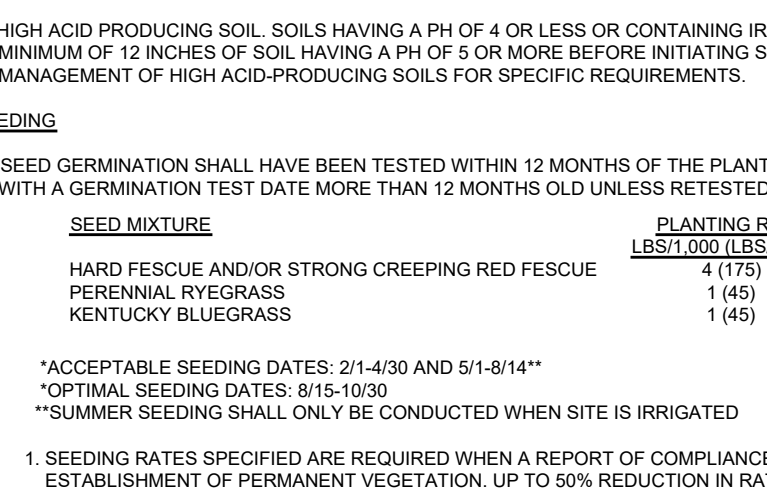
CONSTRUCTION SEQUENCE

- EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME...
1. PHASE 1: INSTALL TEMPORARY SOIL EROSION FACILITIES...
2. PHASE 2: SITE DEMOLITION...
3. PHASE 3: ROUGH CLEARING AND GRADING...
4. PHASE 4: TEMPORARY SEEDING...
5. PHASE 5: UTILITY INSTALLATION...
6. PHASE 6: FINAL SLOPE PROTECTION...
7. PHASE 7: FINAL EXCAVATION/CONSTRUCTION OF STORMWATER BASINS...
8. PHASE 8: CURB AND SIDEWALK CONSTRUCTION...
9. PHASE 9: PAVEMENT SUB-BASE...
10. PHASE 10: CONSTRUCTION OF BUILDINGS...
11. PHASE 11: MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES...
12. PHASE 12: PRELIMINARY INSTALLATION OF LANDSCAPING...
13. PHASE 13: FINAL PAVEMENT COURSE...
14. PHASE 14: FINAL CONSTRUCTION/STABILIZATION OF SITE

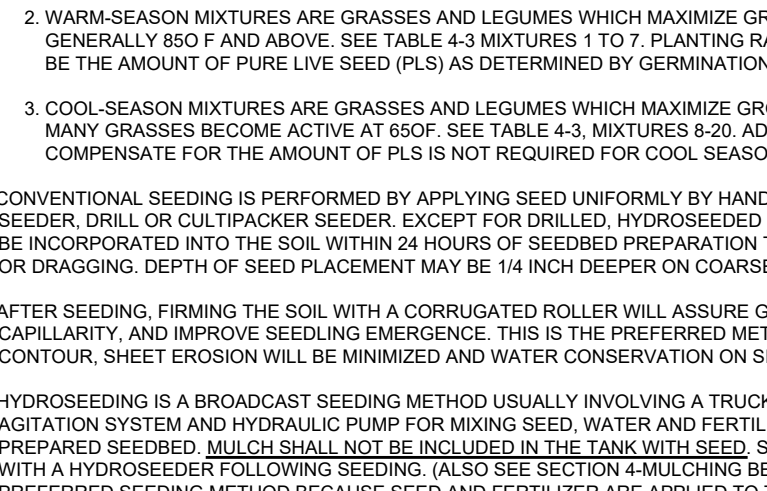
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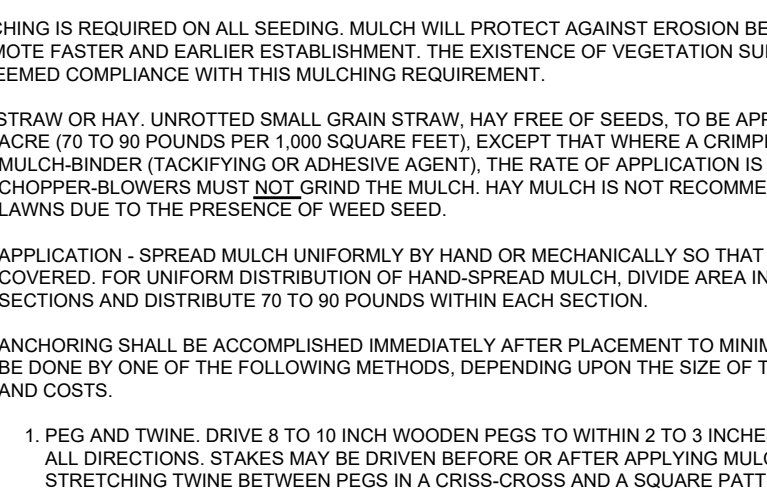
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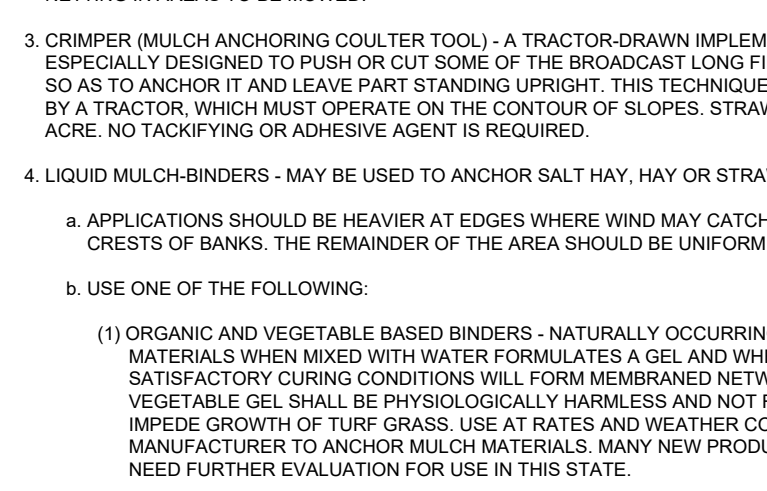
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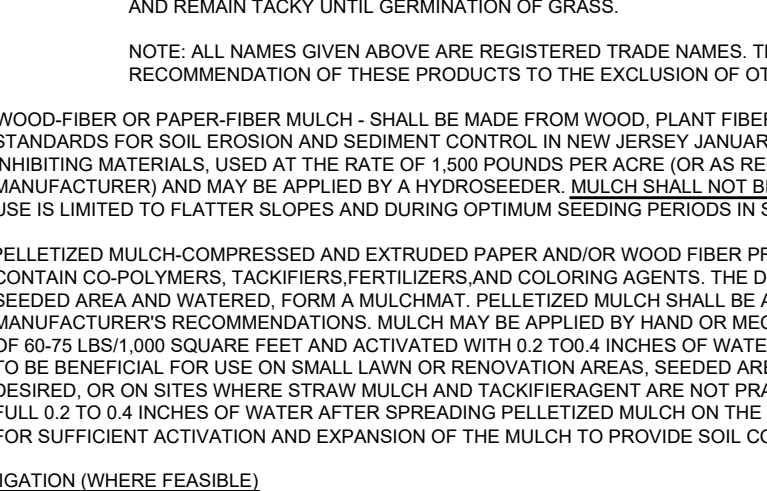
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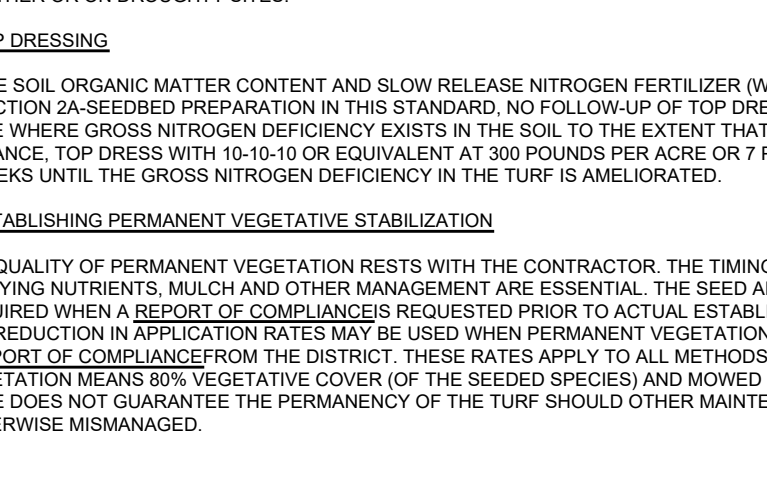
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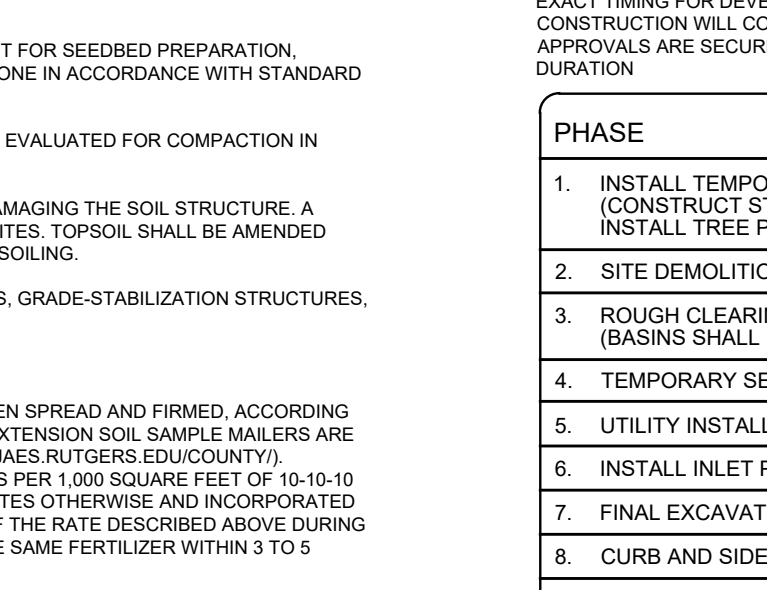
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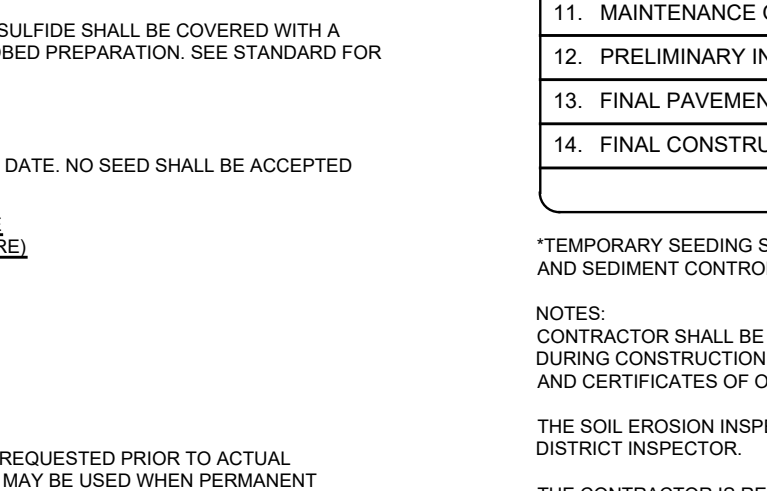
TREE ROOT PROTECTION (FILL AREAS)



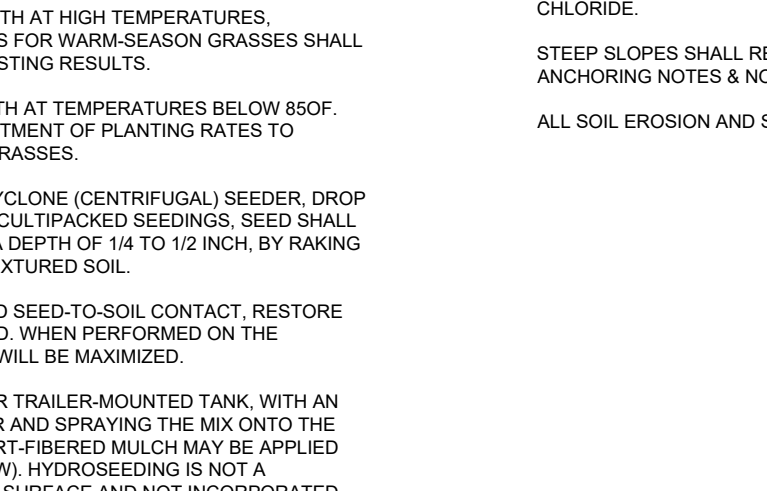
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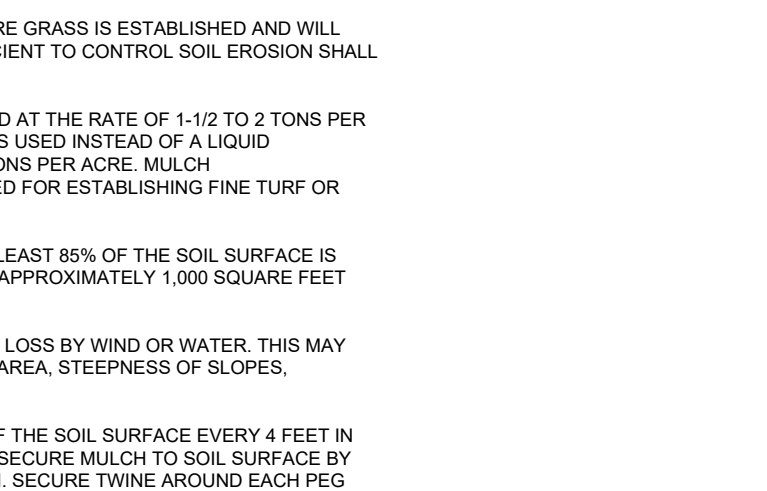
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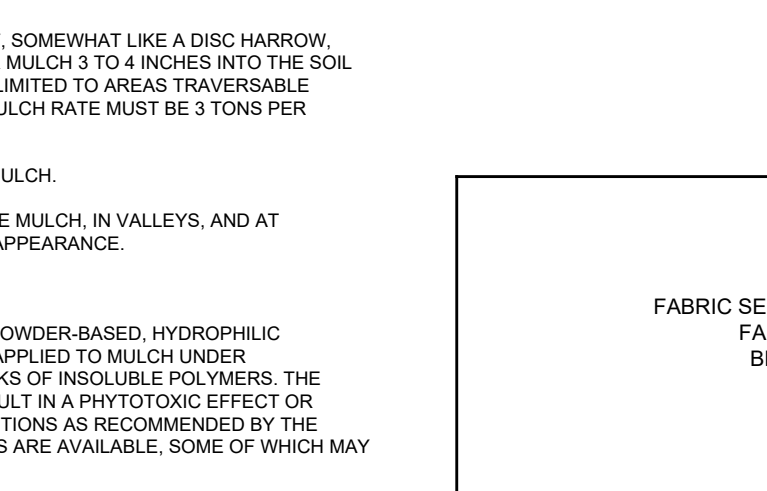
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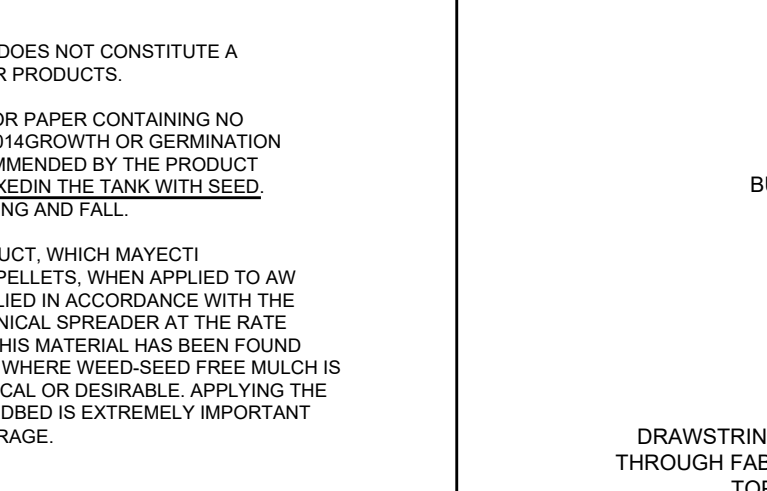
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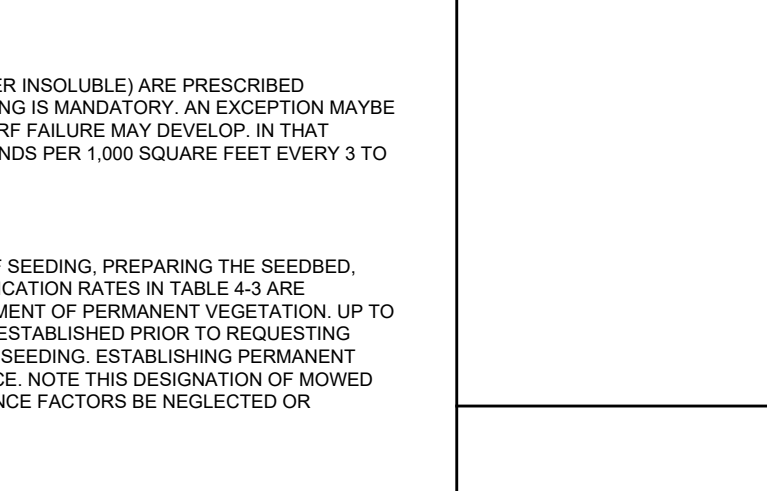
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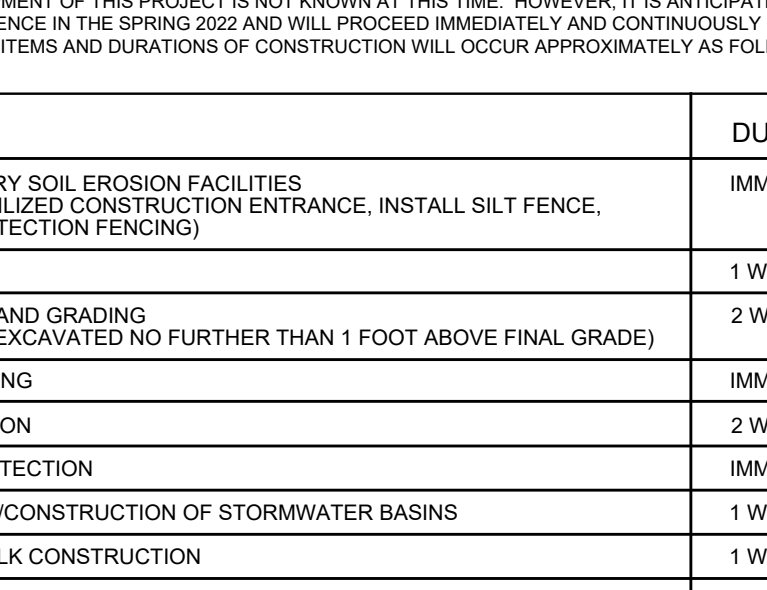
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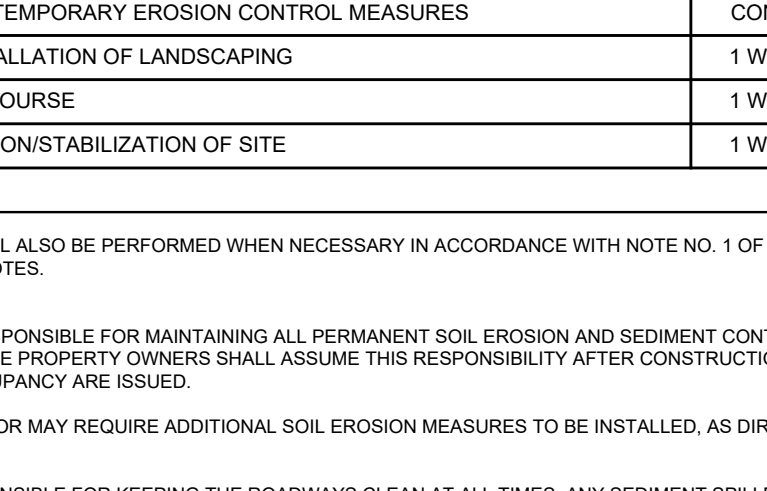
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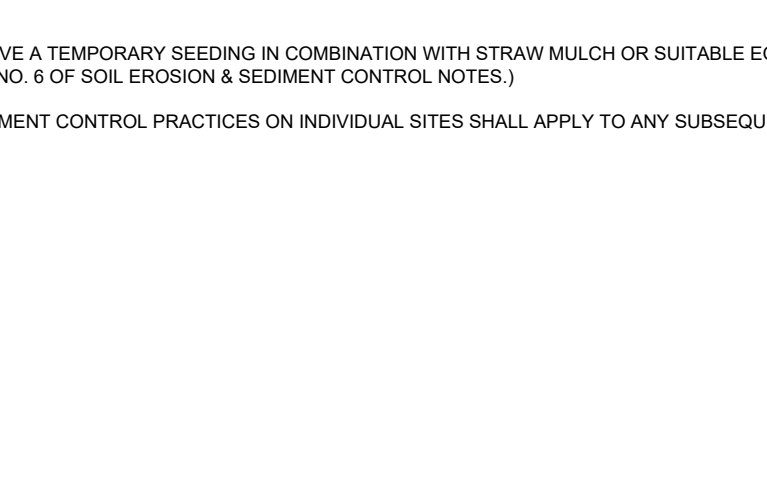
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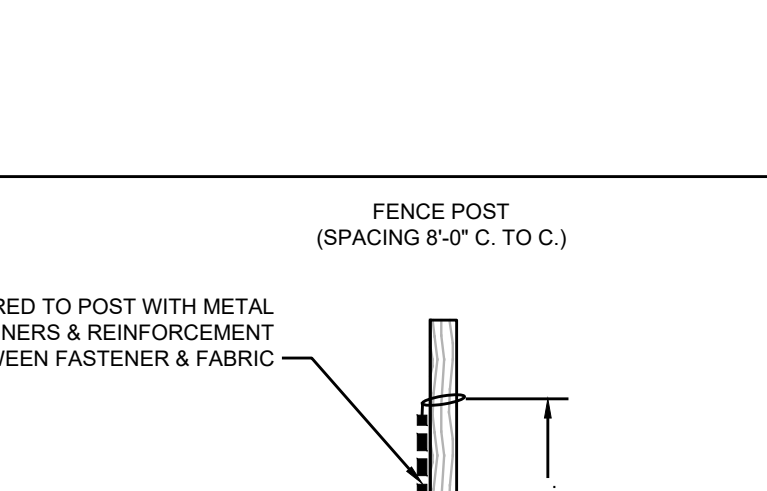
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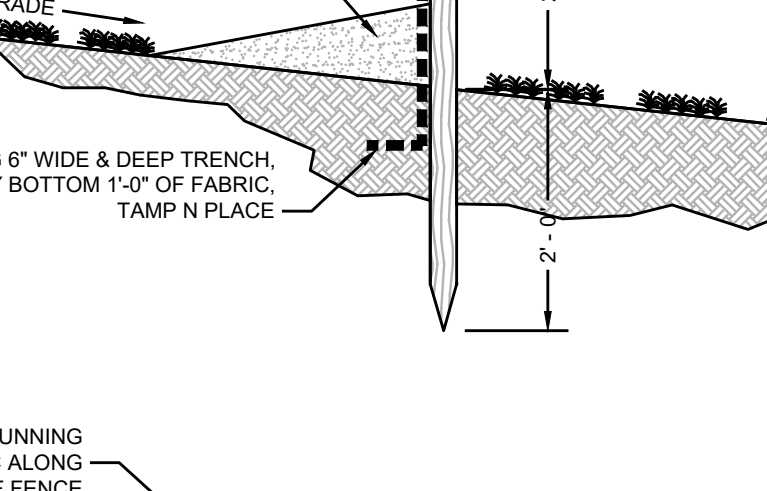
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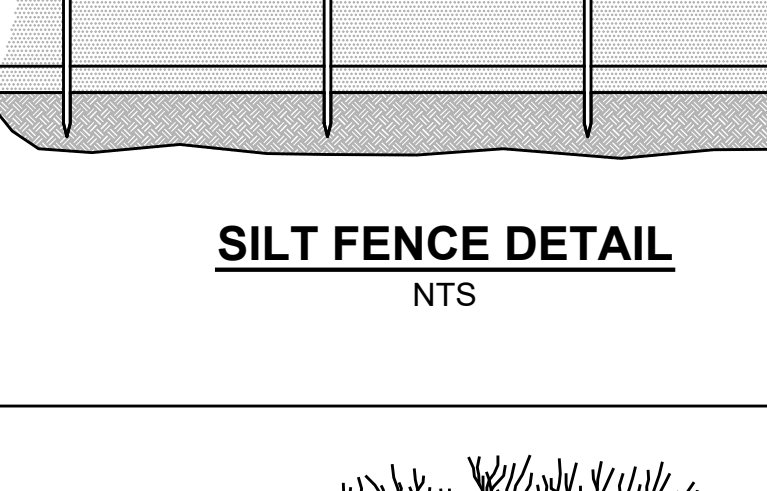
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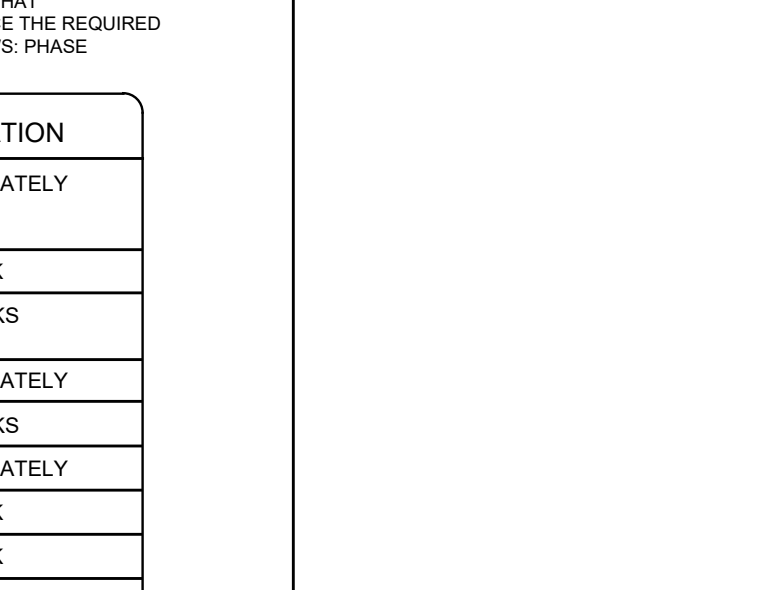
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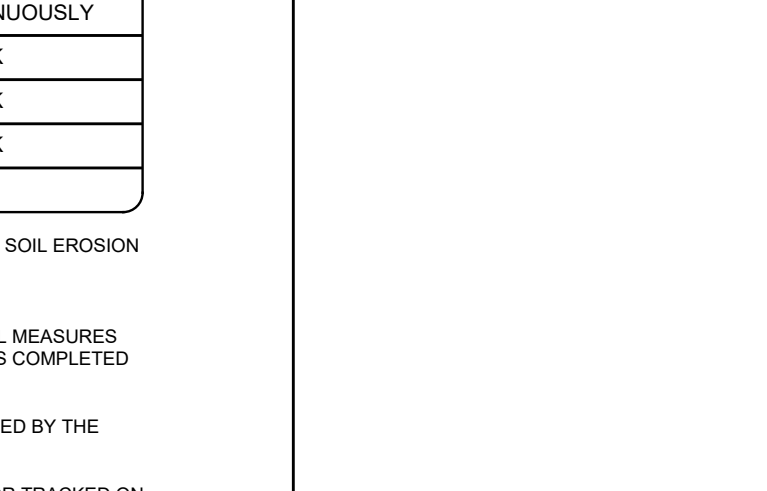
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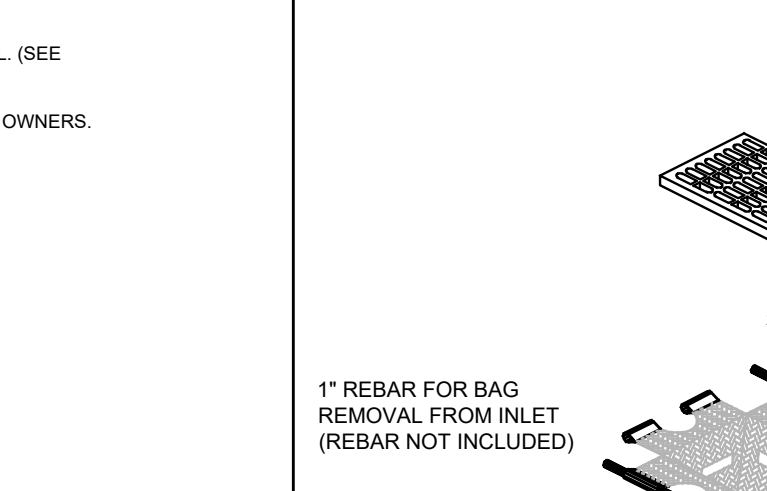
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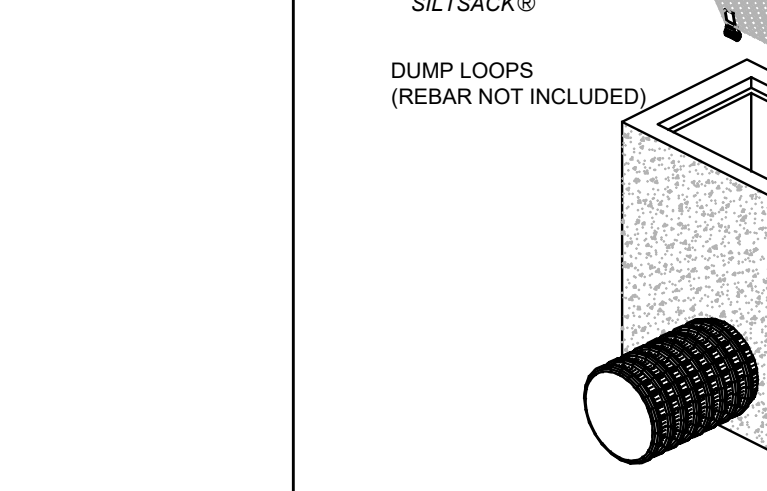
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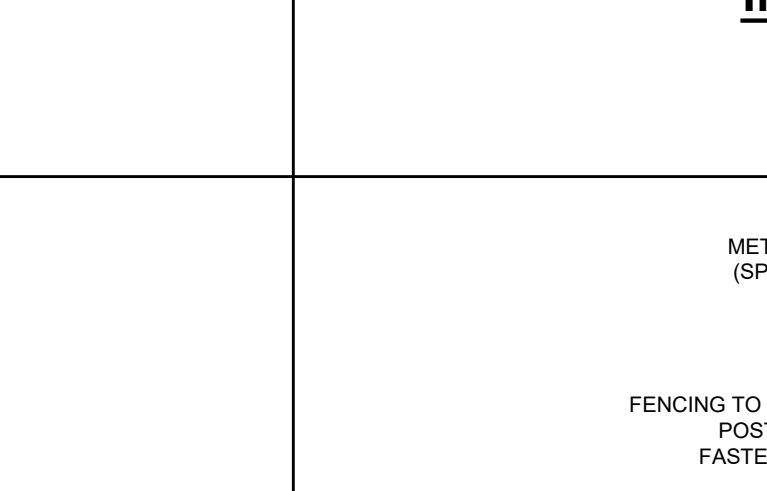
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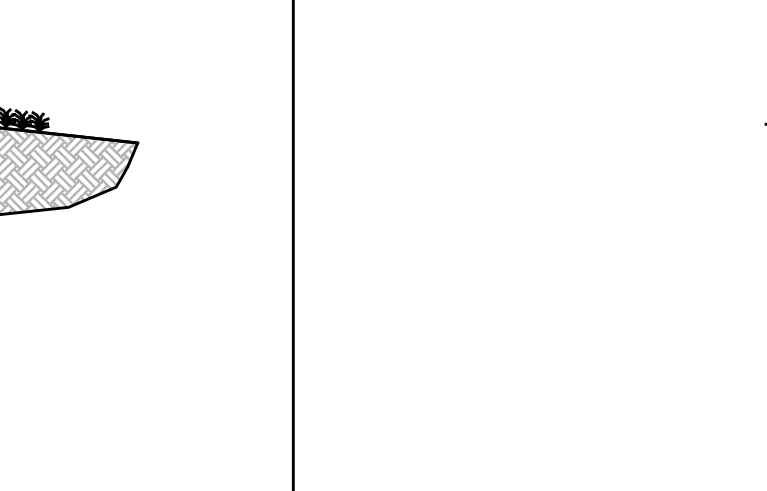
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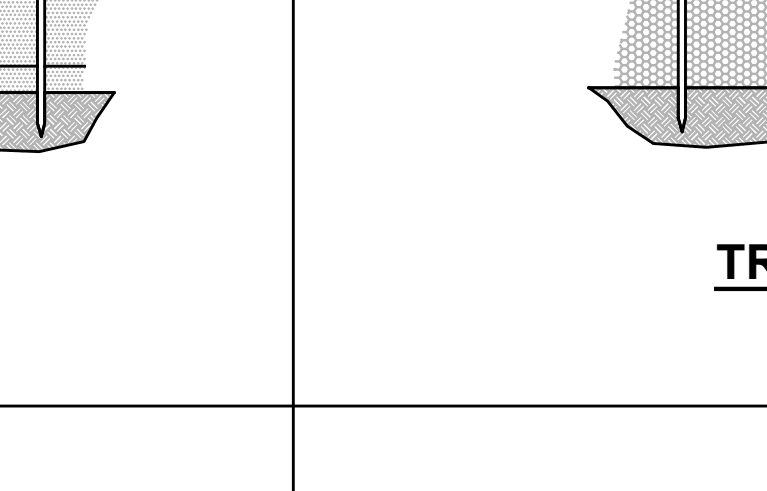
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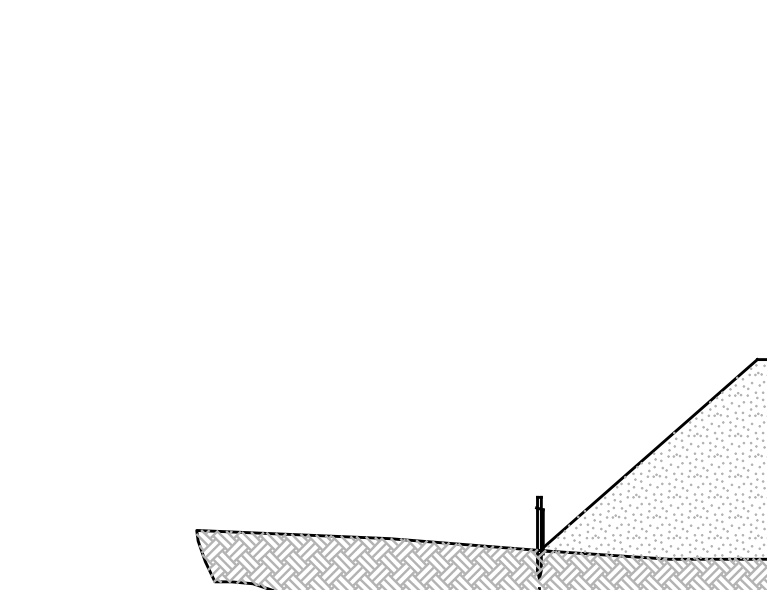
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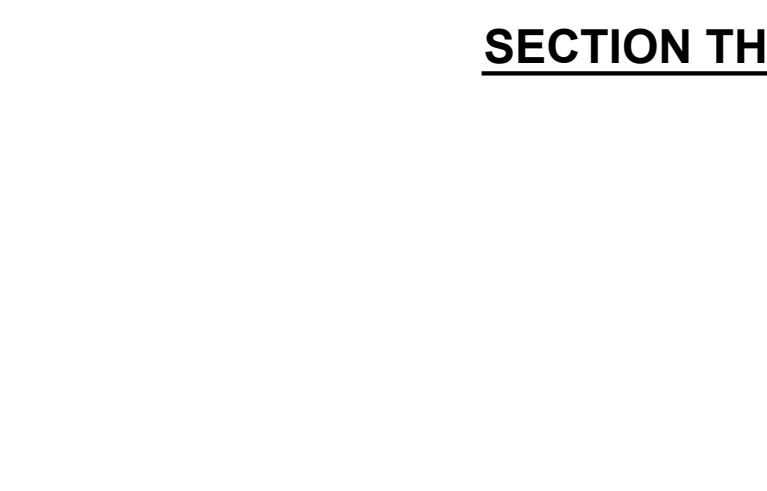
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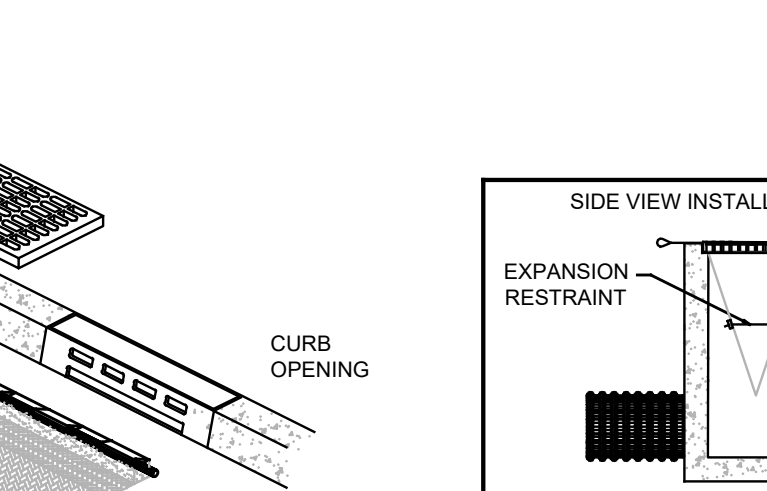
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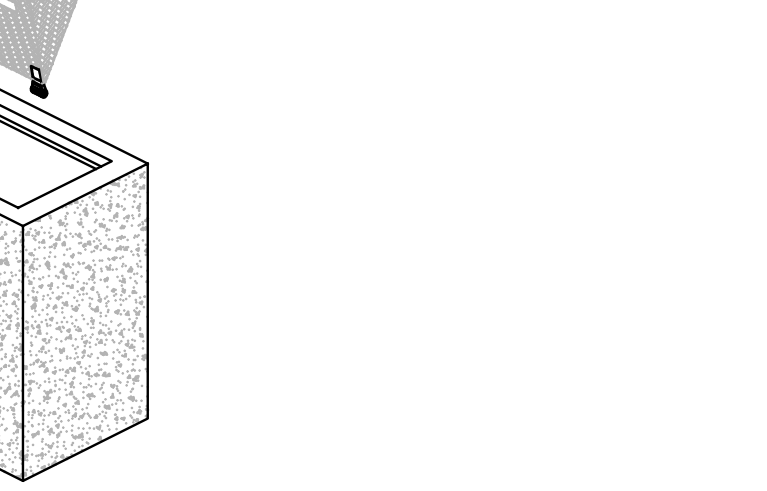
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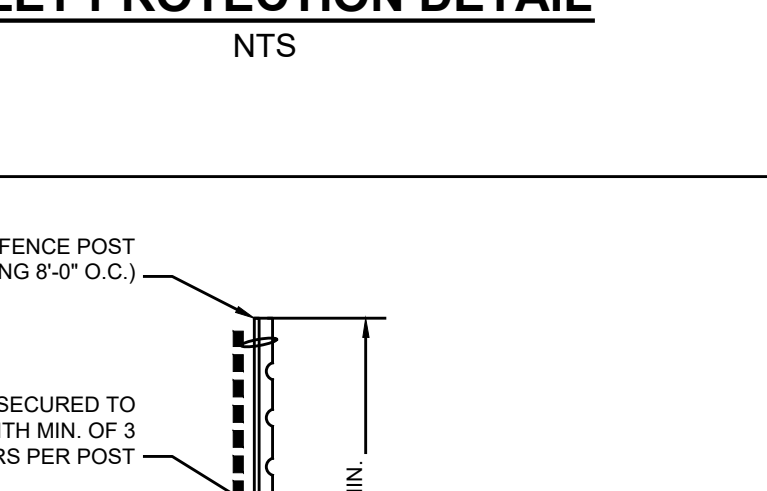
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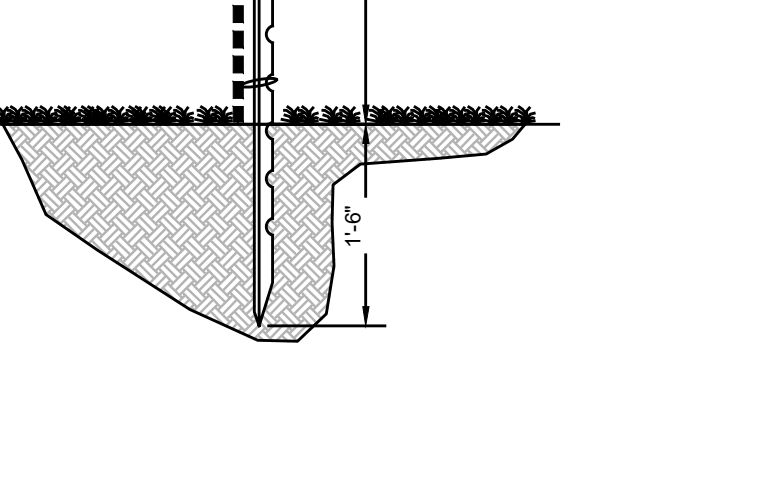
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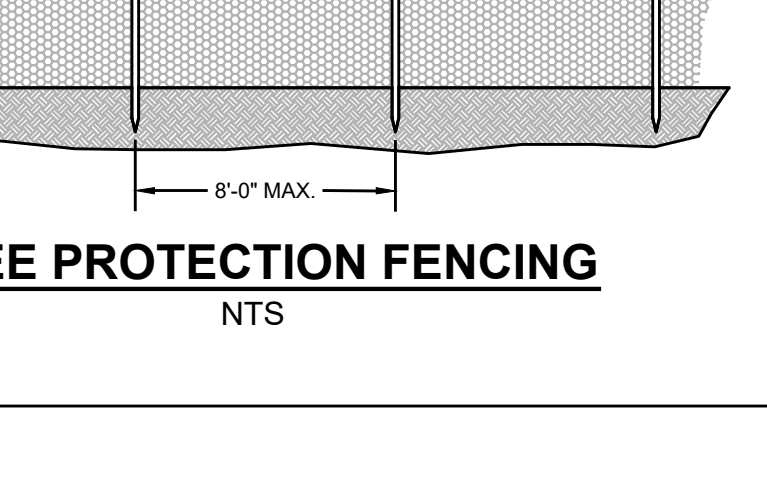
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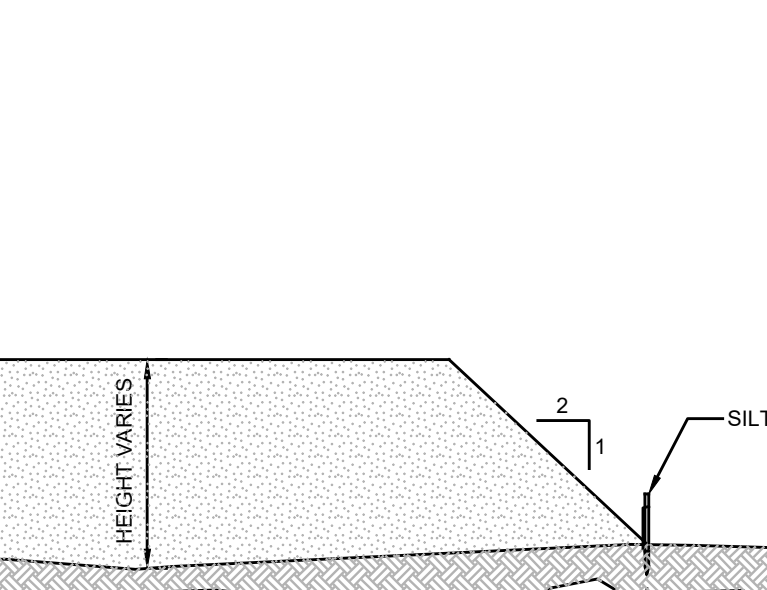
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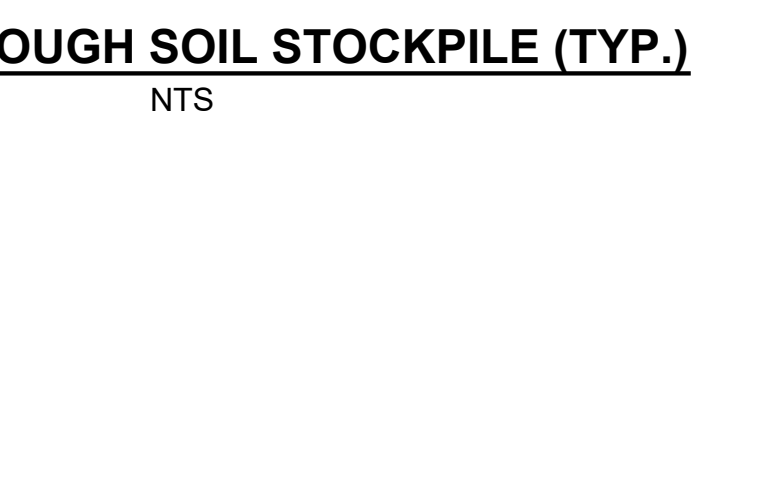
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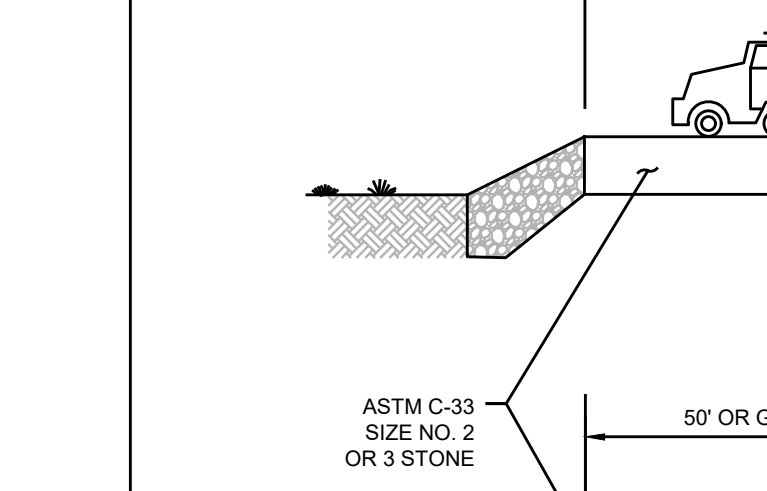
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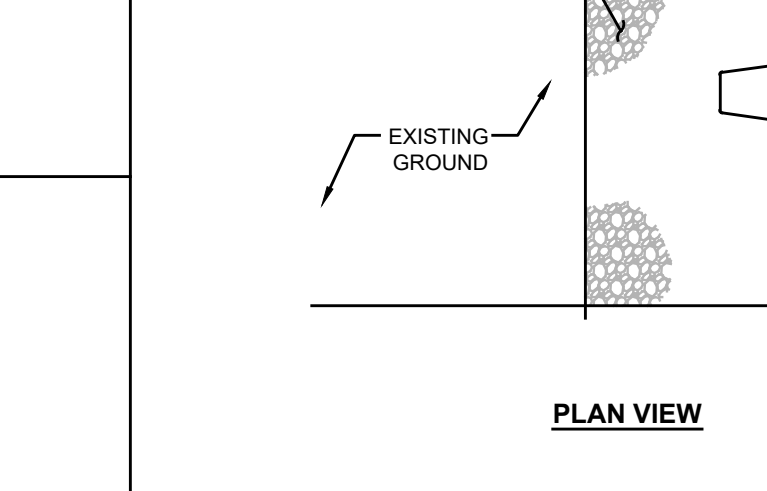
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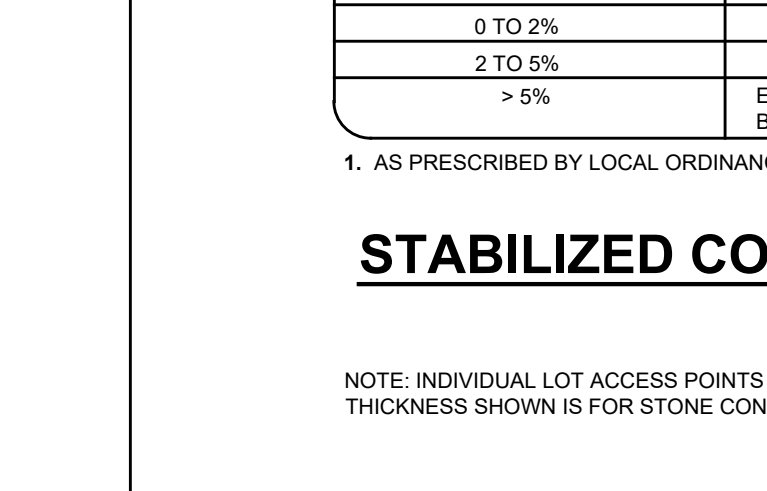
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TOP DRESSING



ESTABLISHING PERMANENT VEGETATIVE STABILIZATION



TREE PROTECTION (FILL AREAS)



SECTION THROUGH SOIL STOCKPILE (TYP.)



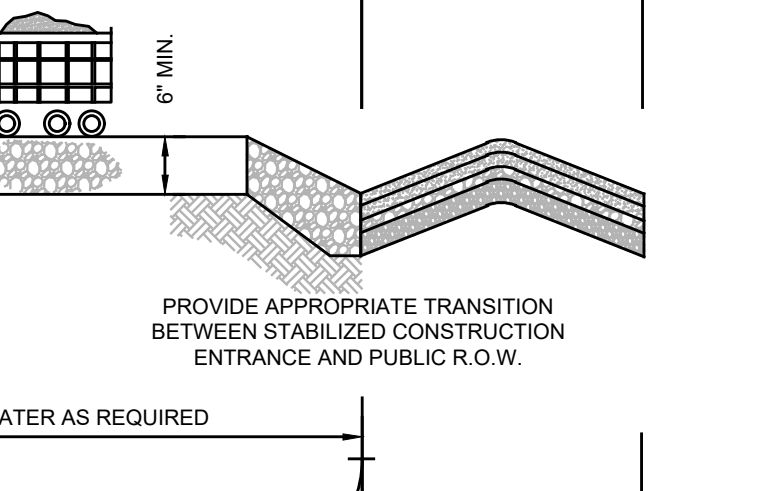
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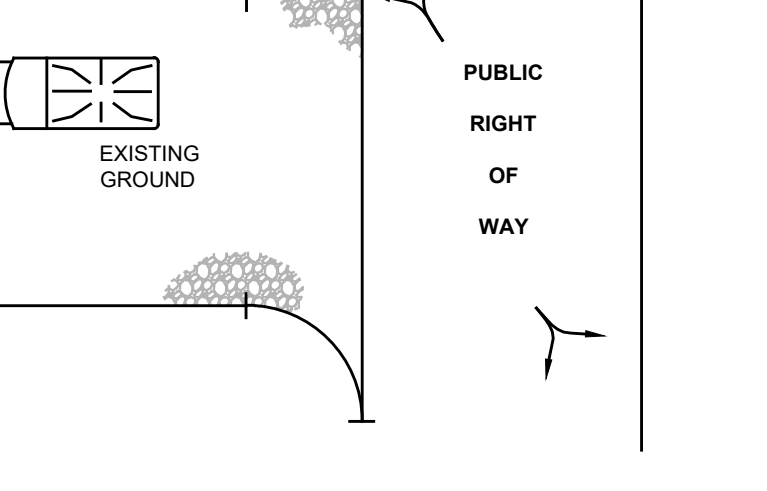
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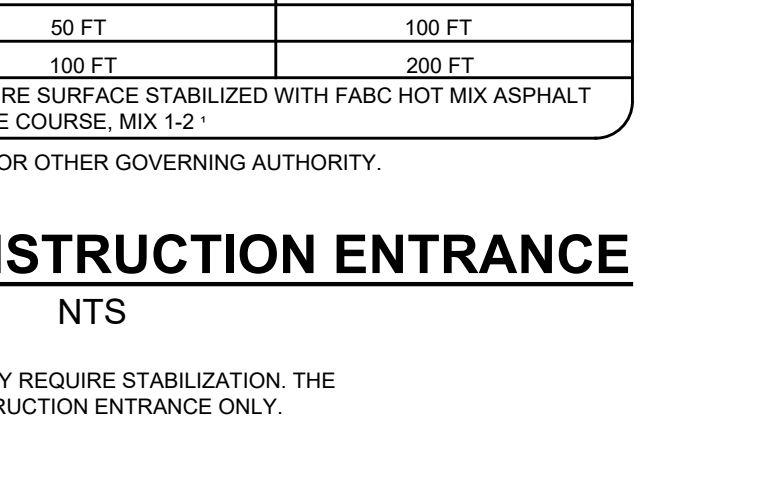
IRRIGATION (WHERE FEASIBLE)



TOP DRESSING



ESTABLISHING PERMANENT VEGETATIVE STABILIZATION



TREE PROTECTION (FILL AREAS)



DATE: 08/25/21 1:11 PM
DRAUGHTSMAN: JLF
SCALE: AS SHOWN
DATE: 08/25/21
JOB #: 21-1671-01
CADD ID: 21-1671-01-1