

LOCATION MAP

SCALE: 1" = 1000'±

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR GSZ REALTY, LLC PROPOSED MIXED USE DEVELOPMENT

BLOCK 808, LOTS 5-8
NJSH ROUTE 35, WEST BANGS AVE & MONROE AVE
NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

LAND USE AND ZONING			
BLOCK 808, LOTS 5, 6, 7, & 8			
ZONE B-1 (TOWN COMMERCIAL)			
PROPOSED USE	CONDITIONAL USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF	58,667 SF	NO CHANGE
MAXIMUM FLOOR AREA RATIO	0.60	N/A	0.84 (V)
MINIMUM LOT WIDTH	100 FT	169.5 FT	NO CHANGE
MINIMUM LOT FRONTAGE	100 FT	666.8 FT	NO CHANGE
MINIMUM LOT DEPTH	100 FT	164.6 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	15 FT	N/A	SEE COND. USE REQ.
SIDE YARD SETBACK	0/10 FT	N/A	N/A
COMBINED SIDE YARD SETBACK	25 FT	N/A	N/A
REAR YARD SETBACK	20 FT	N/A	SEE COND. USE REQ.
MAXIMUM PERCENT BUILDING COVER	35%	N/A	28.8% (16,938 SF)
MAXIMUM PERCENT TOTAL LOT COVER	80%	N/A	73.7% (43,328 SF)
MAXIMUM BUILDING HEIGHT	42 FT	N/A	42 FT
MINIMUM IMPROVABLE AREA	7,200 SF	23,876.2 SF	NO CHANGE
MINIMUM IMPROVABLE AREA (DIA. OF CIRCLE)	55 FT	174.30 FT	NO CHANGE

(V) VARIANCE

APPLICANT

GSZ REALTY, LLC
606 WEST UNION AVE
BOUND BROOK, NJ 08805
SZ8855@MSN.COM

OWNER

GSZ REALTY, LLC
606 WEST UNION AVE
BOUND BROOK, NJ 08805
SZ8855@MSN.COM

ATTORNEY

PRIME & TUVEL
14000 HORIZON WAY, SUITE 325
MT LAUREL, NEW JERSEY 08054
856-273-8300

APPROVAL BLOCK

APPROVED BY THE NEPTUNE TOWNSHIP PLANNING BOARD

BOARD CHAIR DATE

ADMINISTRATIVE OFFICER DATE

BOARD ENGINEER DATE

NOT APPROVED FOR CONSTRUCTION

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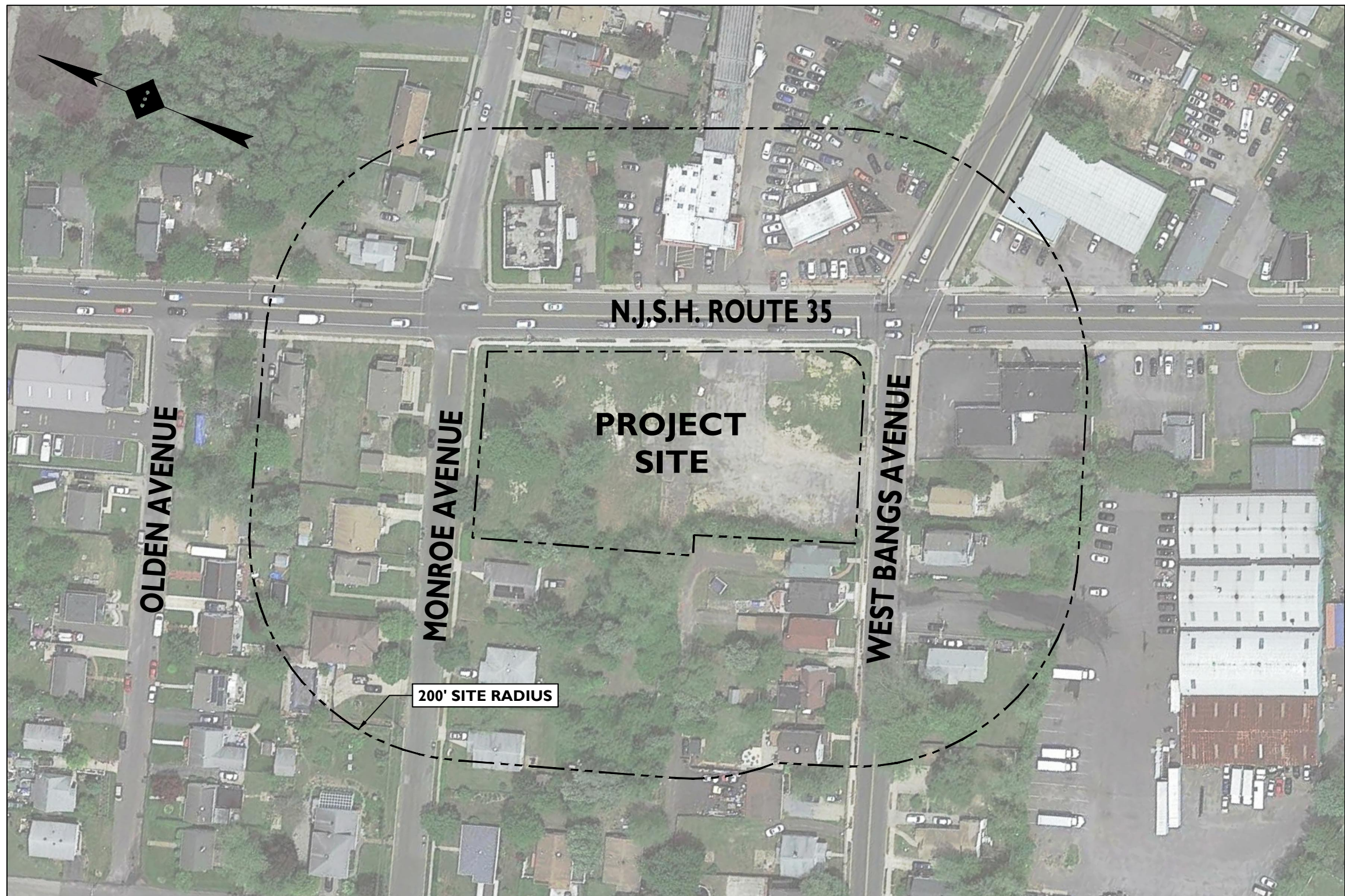
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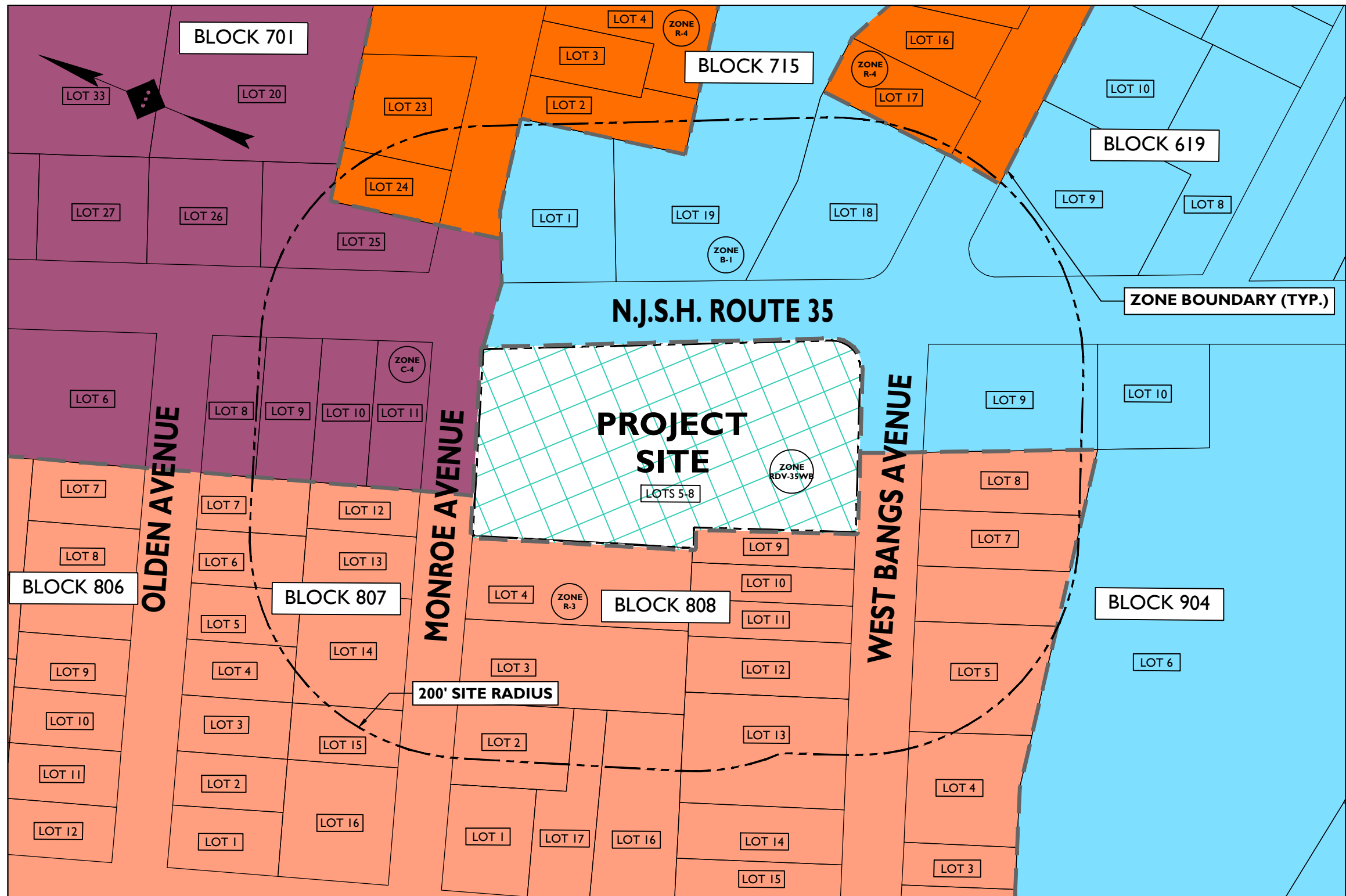
Phone 609.362.6900

TOWNSHIP OF NEPTUNE 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
808	5	GSZ REALTY	606 WEST UNION AVENUE, BOUND BROOK, NJ 08805
808	6	GSZ REALTY	606 WEST UNION AVENUE, BOUND BROOK, NJ 08805
808	7	GSZ REALTY	606 WEST UNION AVENUE, BOUND BROOK, NJ 08805
808	8	GSZ REALTY	606 WEST UNION AVENUE, BOUND BROOK, NJ 08805
619	9	WHITE, JEFFREY ENNIS	118 MECKLENBURG ACADEMY D, CHASE CITY, VA 23924
701	23	FISHER, TIMOTHY E	1611 MONROE AVENUE, NEPTUNE TWP, NJ 07753
701	24	TIRONE, BRUNO & JOANNE	P.O. BOX 3247, LONG BRANCH, NJ 07740
701	25	AMERICAN CLASSIC DEVELOPMENT INC.	235 SECOND AVENUE-18, NEW YORK, NY 10003
715	1	EYEDOT COMPUTER INC.	516 HIGHWAY 35, NEPTUNE, NJ 07753
715	2	1612 MONROE, LLC	865 GOOSE CREEK ROAD, TOPS RIVER, NJ 08753
715	17	HARRIS, HARRY LEE	1941 BANGS AVE, NEPTUNE, NJ 07753
715	18	508 RT 35, LLC	181 SOUTH MAIN STREET, NEPTUNE, NJ 07753
715	19	508 RT 35, LLC	181 SOUTH MAIN STREET, NEPTUNE, NJ 07753
807	4	CONYERS, BOBBY N & EMMA J	1710 OLDEN AVENUE, NEPTUNE, NJ 07753
807	5	ZETINO, JUAN C MARTINEZ	704 3RD AVE APT 1, BRADLEY BEACH, NJ 07720
807	6	LAHENS, ROBERTSON	1706 OLDEN AVENUE, NEPTUNE, NJ 07753
807	7	SHIMRON LLC	5014 16TH AVE, STE 541, BROOKLYN, NY
807	9	SHYED, KHONDAKER	527 SAYRE STREET, NEPTUNE, NJ 07753
807	10	AMERICAN ESTATE & TRUST LC FBO LODA	601 HIGHWAY 35 NORTH, NEPTUNE, NJ 07753
807	11	POPPY DO LLC	601 US ROUTE 35 NORTH, NEPTUNE, NJ 07753
807	12	STEWART, GARY L	129 HAMILTON AVENUE, NEPTUNE, NJ 07753
807	13	TIMBRU LLC	429 SYLVANIA AVENUE, AVON, NJ 07717
807	14	SEARIGHT, GREGORY JR & JOHNSON, NANA	1709 MONROE AVENUE, NEPTUNE, NJ 07753
807	15	ATKINSON-PINKNEY, THELMA M	1717 MONROE AVENUE, NEPTUNE, NJ 07753
808	2	STEWART, ASTLEY S & GLORIA	1708 MONROE AVENUE, NEPTUNE, NJ 07753
808	3	CLAY, REX & GLORIA	1706 MONROE AVENUE, NEPTUNE, NJ 07753
808	4	CANNON, ERVIN & GLENDA FAYE	1704 MONROE AVENUE, NEPTUNE, NJ 07753
808	9	GOUTIER, RENEE	2011 W BANGS AVENUE, NEPTUNE, NJ 07753
808	10	JONES, GREGORY A	2013 WEST BANGS AVENUE, NEPTUNE, NJ 07753
808	11	LEDET, RAY & NELSON, BEATRICE LESLIE	2015 WEST BANGS AVENUE, NEPTUNE TWP, NJ 07753
808	12	CARLSON, REBECCA J & NICHOLAS R	2017 WEST BANGS AVENUE, NEPTUNE, NJ 07753
808	13	FERREIRA, ALEXANDER & SANTOS, TALINA	2019 WEST BANGS AVENUE, NEPTUNE, NJ 07753
808	16	ROCKSON, GODFRED & BRICA L PISCOTT	518 SAYRE STREET, NEPTUNE, NJ 07753
808	17	DANNVILLE, BONNE	520 SAYRE STREET, NEPTUNE, NJ 07753
904	4	JONES, MARCELLA F	2022 WEST BANGS AVENUE, NEPTUNE, NJ 07753
904	5	HARRIS, PRISCILLA & FRED	2016 BANGS AVENUE, NEPTUNE, NJ 07753
904	6	MONMOUTH BEVERAGE, INC	437 HIGHWAY 35, NEPTUNE, NJ 07753
904	7	GREENBUBBLE HOMES OF NEW JERSEY, LLC	2012 BANGS AVENUE, NEPTUNE, NJ 07753
904	8	HENRIQUES, GLORIA	2010 BANGS AVENUE, NEPTUNE, NJ 07753
904	9	SCHOR TRADING, LLC	P.O. BOX 10188, NEWARK, NJ 07101



AERIAL MAP

SCALE: 1" = 100'±



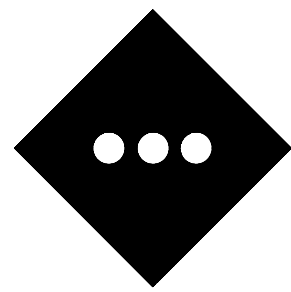
TAX & ZONING MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY STONEFIELD ENGINEERING DATED 12/15/2020
 - ARCHITECTURAL PLANS PREPARED BY NATASI ARCHITECTS DATED 04/24/2020
 - GEOTECHNICAL REPORT
 - AERIAL MAP OBTAINED GOOGLE EARTH PRO, RETRIEVED 12/30/2020
 - LOCATION MAP OBTAINED FROM USGS ASBURY PARK 2019, NEW JERSEY, 7.5 MIN SERIES
- 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.

SHEET INDEX

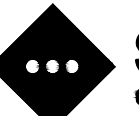
DRAWING TITLE	SHEET #
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GSZ REALTY, LLC

PROPOSED MIXED
USE DEVELOPMENT

BLOCK 808, LOTS 5-8
NJSH ROUTE 35, WEST BANGS AVE & MONROE AVE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE NO. 55094
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
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SCALE: AS SHOWN PROJECT ID: PRI-200234

TITLE:

COVER SHEET

DRAWING:

C-1

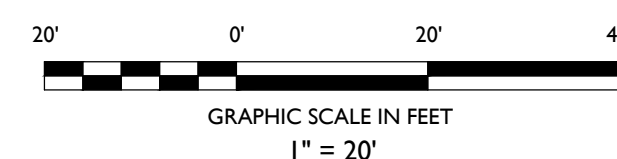
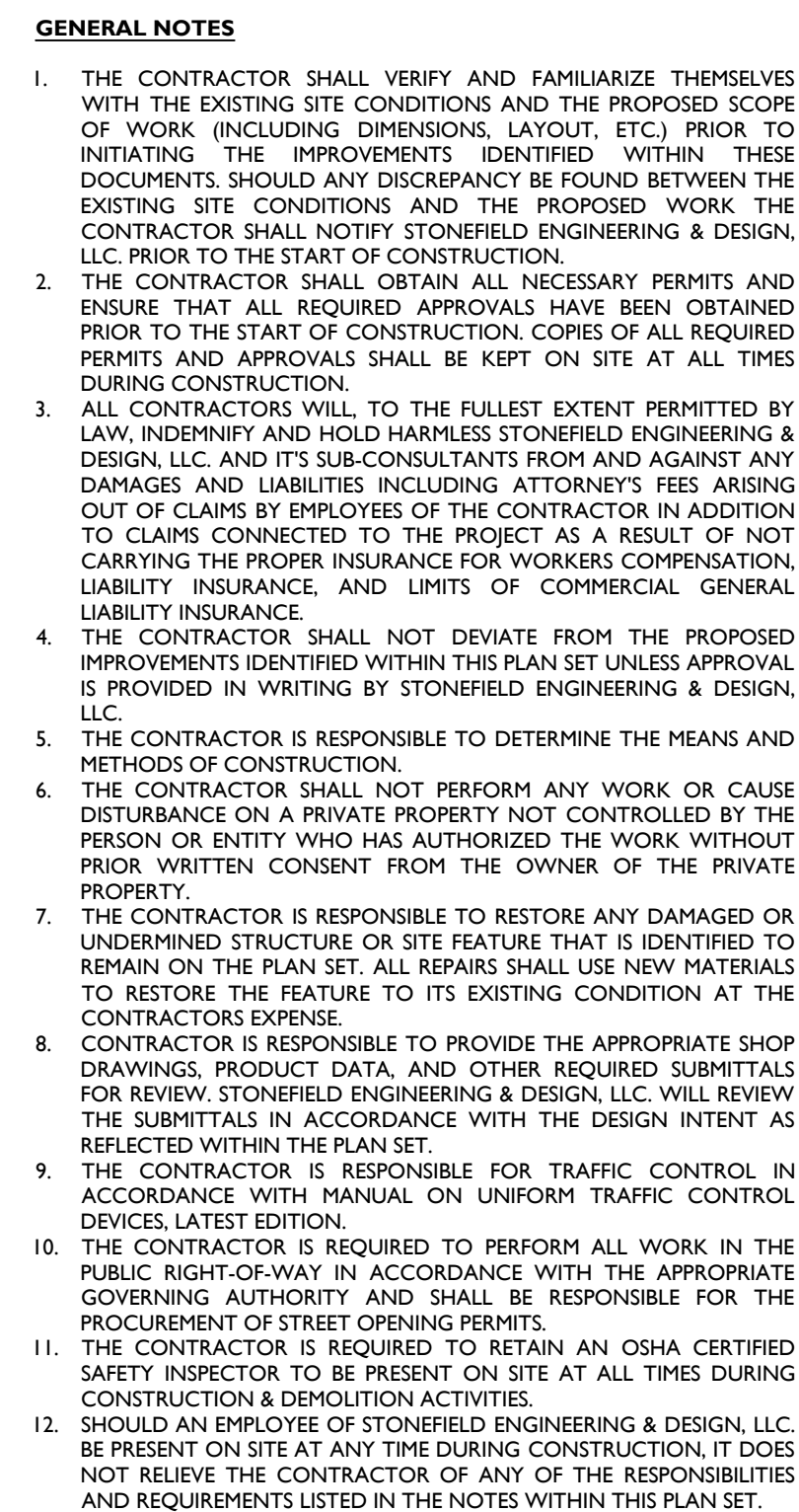
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15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900


**BLOCK 808, LOTS 5-8
NISH ROUTE 35, WEST BANGS AVE & MONROE AVE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY**

(V) VARIANCE

(V) VARIANCE(V) VARIANCE



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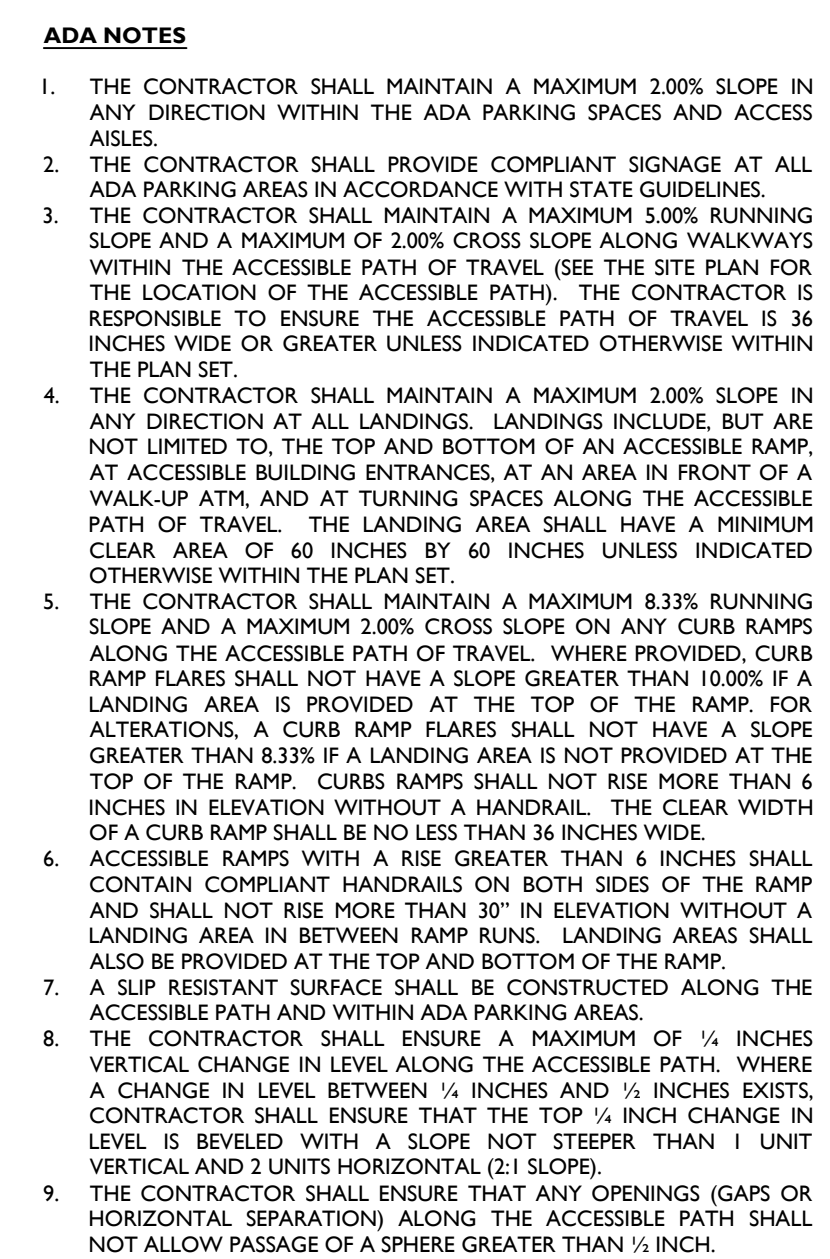
PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE No. 55094
LICENSED PROFESSIONAL ENGINEER

SCALE:	1" = 20'	PROJECT ID: PRI-200234
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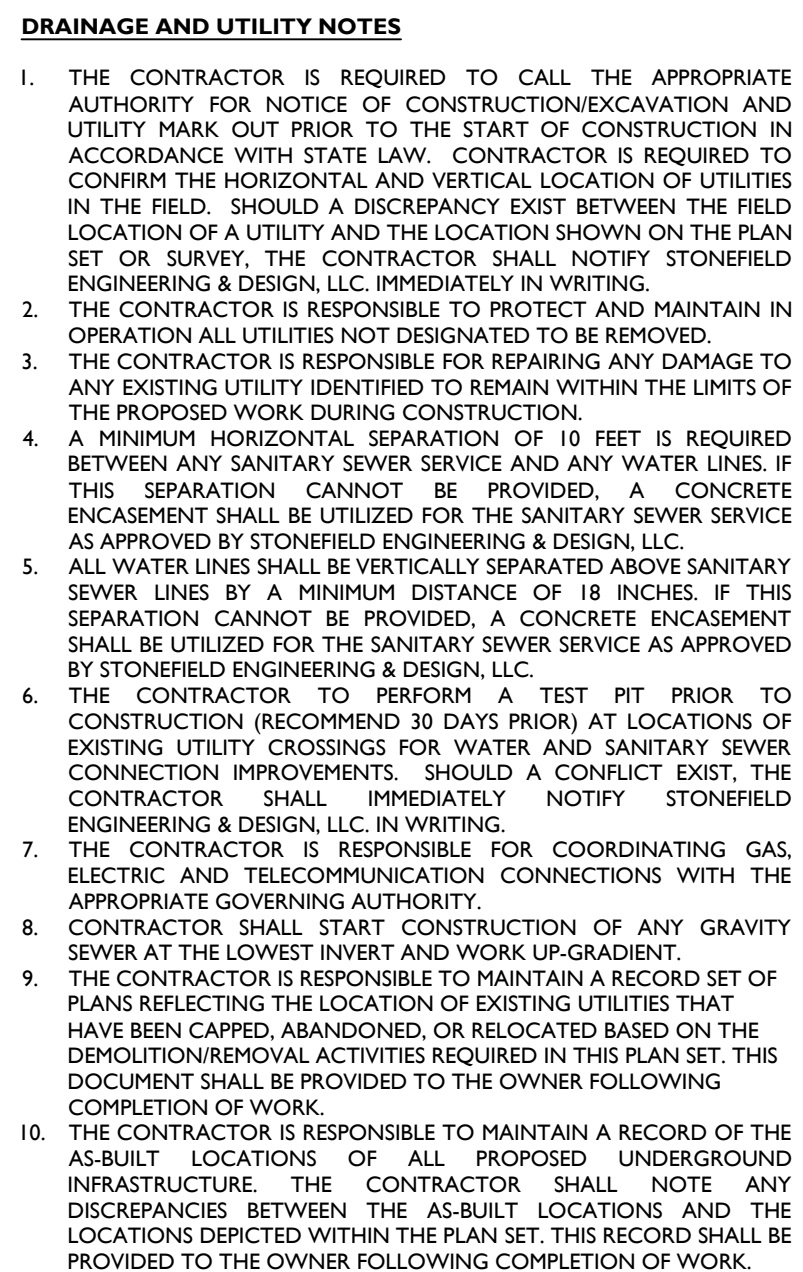
SITE PLAN


DRAWING:

C-4








C-5





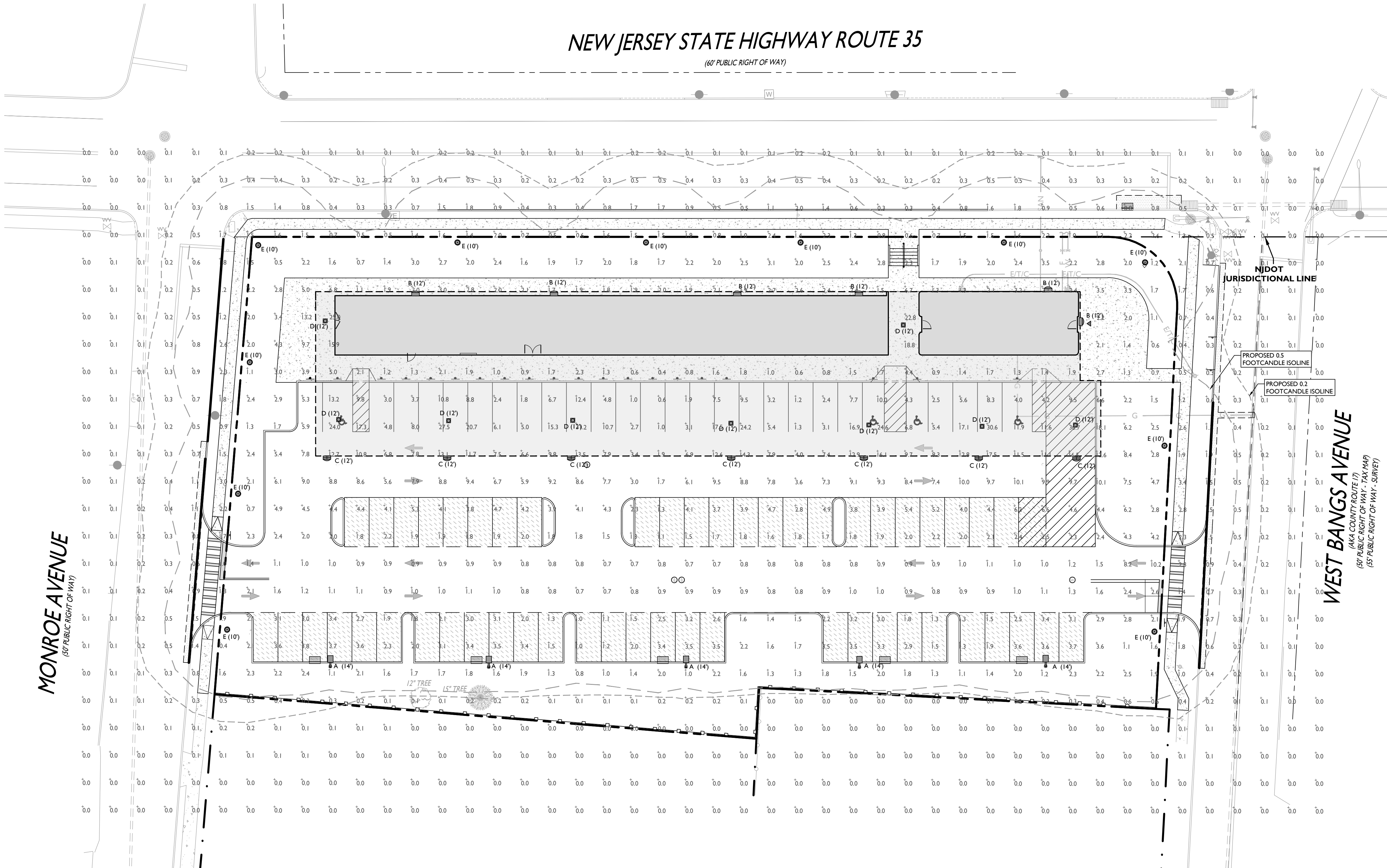
PRELIMINARY AND FINAL MAJOR SITE PLAN		GSZ REALTY, LLC PROPOSED MIXED USE DEVELOPMENT BLOCK 808, LOTS 5-8 NISH ROUTE 35, WEST BANGS AVE & MONROE AVE TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY	
<div>  <div> STONEFIELD engineering & design </div> </div>			
SCALE: 1" = 20'		PROJECT ID: PRI-200234	
TITLE: <div> UTILITY PLAN </div>			
DRAWING: <div> C-7 </div>			

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 412.11 LIGHT FIXTURE MOUNTING HEIGHT	STREET LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN 14 FT.	10 FT
§ 511.A.2 GENERAL REQUIREMENTS	LIGHTING SHALL BE DESIGNED TO AVOID THE CREATION OF HAZARDS TO MOTORISTS AND PEDESTRIANS OR NUISANCE TO ADJOINING PROPERTY OWNERS OR RESIDENTS.	COMPLIES
§ 511.A.3 GENERAL REQUIREMENTS	LIGHTING LEVELS, LAMP COLOR AND AND FIXTURE TYPE SHALL BE CONSISTENT THROUGHOUT PARCEL IN QUESTION AND SHALL COMPLEMENT BUILDING AND LANDSCAPING.	COMPLIES
§ 511.A.5 GENERAL REQUIREMENTS	EXTERIOR LIGHTING NOT BUILDING MOUNTED SHALL BE SUPPLIED BY ELECTRICITY FROM UNDERGROUND CABLING.	UNDERGROUND CONDUIT
§ 511.D BUILDING ATTACHED FIXTURES	LIGHT FIXTURES ATTACHED TOT HE EXTERIOR OF A BUILDING SHALL BE DESIGNED TO BE ARCHITECTURALLY COMPATIBLE WITH THE STYLE, MATERIALS, COLORS, AND DETAILS OF SUCH BUILDING.	COMPLIES
§ 511.E FIXTURE TYPE	REQUIRED LIGHT FIXTURE TYPE: OLD TOWN A850 LUMINAIRE WITH METAL HALLIDE BALLAST PER STERNBERG LIGHTING CATALOG, OR FUNCTIONAL AND AESTHETIC EQUIVALENT.	COMPLIES
§ 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/MIN: 0.69 MAX/MIN: 8.45

LIGHTING REQUIREMENTS (CONTINUED)		
CODE SECTION	REQUIRED	PROPOSED
§ 511.B.2(d) LIGHTING STANDARD PLACEMENT	STREET LIGHTS - A MAXIMUM OF EVERY 75 FEET ON STRAIGHT ROAD SEGMENTS FOR COMMERCIAL DISTRICTS AND 150 FEET IN RESIDENTIAL DISTRICTS	COMPLIES; LESS THAN 75 FEET BETWEEN STREET LIGHTS
§ 511 TABLE 5.3 MINIMUM ILLUMINATION FOR SURFACE PARKING	LOW ACTIVITY: VEHICULAR TRAFFIC: 0.5 FC PEDESTRIAN SAFETY: 0.2 FC PEDESTRIAN SECURITY: 0.5 FC	0.5 FC 0.3 FC 0.5 FC

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	5	CREE LIGHTING SINGLE AREA LIGHT - 3MB - 20 LED	3MB	0.9	CREE LIGHTING
	B	6	CREE LIGHTING WALL LIGHT - 2M - 20 LED	2M	0.9	CREE LIGHTING
	C	7	BEGA PRODUCTS BE-33514 WALL LIGHT - 3 WATTS	TYPE III	0.9	CREE LIGHTING
	D	9	BEGA PRODUCTS BE-55924 RECESSED CEILING LIGHT - 12.7 WATTS	TYPE III	0.9	CREE LIGHTING
	E	11	STERNBERG LIGHTING A850-VCOB OLD TOWN SERIES - 40 WATTS	TYPE III	0.9	STERNBERG LIGHTING
						IES FILE
						ARE-EDG-3MB-_-06-D-UL-525-40K-CONFIGURED.IES
						99522_BEGA_IES
						33514_3W_BEGA_IES
						55924_8-7W_IES
						A850-VCOB-4L40TS-MDL02.IES

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



- 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.
 -

FOR MUNICIPAL & COUNTY RESUBMISSION

FOR MUNICIPAL RESUBMISSION

FOR MUNICIPAL & COUNTY COMMENTS

PER COUNTY COMMENTS

FOR SCD RESUBMISSION

FOR MUNICIPAL SUBMISSION

04/01/2022

01/12/2022

10/21/2021

08/19/2021

07/09/2021

03/24/2021

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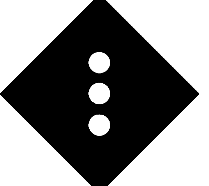
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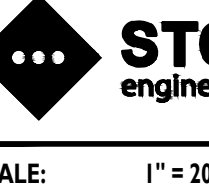
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PRELIMINARY AND FINAL MAJOR SITE PLAN

GSZ REALTY, LLC

**PROPOSED MIXED
USE DEVELOPMENT**

BLOCK 808, LOTS 5-8
NISH ROUTE 35, WEST BANGS AVE & MONROE AVE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY



STONEFIELD
engineering & design

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE NO. 55094
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20' PROJECT ID: PRI-200234

TITLE:
LIGHTING PLAN

DRAWING:
C-8

Z:\PROJECTS\N1502009\150201 GSE REALTY - ROUTE 35 & WEST BANGS AVENUE, NEPTUNE, IN CONDO SITE PLAN IS BEING DRAWN

TEMPORARY SEEDING SPECIFICATIONS (TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION) NOTES:

- GRADE AS FEASIBLY NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
- INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
- TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN. REFER TO THE TOPSOILING NOTE ON SHEET C-11.
- LIME APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. FERTILIZER FOR PERMANENT SEEDING AREAS SHOULD BE 10-20-10.
- CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.
- TEMPORARY VEGETATIVE STABILIZATION GRASS MIX (#1)

SEED MIXTURE	LBS/ACRES	LBS/1,000 SF	OPTIMAL PLANTING DATES
PERENNIAL RYEGRASS	100	1.00	ZONE 6B = 3/1-5-15.
8/15-10/1			

MAINTENANCE LEVEL
(C) PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME
(D) INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT

- CONVENTIONAL SEEDING, APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
- AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE.
- MULCHING: APPLY UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDED AREAS AT THE RATE OF 1 1/2 - 2 TONS PER ACRE OR 70-90 POUNDS PER 1,000 SF. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS: PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH-BINDER.

PERMANENT SEEDING SPECIFICATIONS:

- PRIOR TO SEEDING, MIX TOP 6" LAYER OF TOPSOIL WITH FERTILIZER AND LIME. LIME APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS. FERTILIZER FOR PERMANENT SEEDING AREAS SHOULD BE 10-10-10.
- TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN. REFER TO THE TOPSOILING NOTE ON SHEET C-12.
- CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.
- GENERAL LOW MAINTENANCE FINE FESCUE LAWN MIX (#15)

SEED MIXTURE	LBS/ACRES	LBS/1,000 SF	OPTIMAL PLANTING DATES
TALL FESCUE	130	3.0	ZONE 6B = 8/15-10/15
CHEWINGS FESCUE	45	1.0	ZONE 6B = 8/15-10/15
STRONG CREEPING RED FESCUE	45	1.0	ZONE 6B = 8/15-10/15
PERENNIAL RYEGRASS	10	0.25	ZONE 6B = 8/15-10/15

MAINTENANCE LEVEL
(C) PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME
(D) INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT

- CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- APPLY UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDED AREAS AT THE RATE OF 1 1/2 - 2 TONS PER ACRE OR 70-90 POUNDS PER 1,000 SF. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS: PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH-BINDER.
- IRRIGATE NEWLY SEEDD AREAS WITH A MINIMUM OF 1/4 INCH OF WATER TWICE A DAY (NOT DURING PERIODS OF INTENSE SUN) UNTIL VEGETATION IS WELL ESTABLISHED.

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 1.
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- 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).

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	Ew-B - EVESBORO-URBAN LAND COMPLEX
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	A
DEPTH TO RESTRICTIVE LAYER	> 80"
SOIL PERMEABILITY	2.00 IN/HR TO 20.00 IN/HR
DEPTH TO WATER TABLE	> 80"

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 STREAKS 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 FENCING, (3 DAYS).
 - CLEAR EXISTING LOT, PERFORM DEMOLITION (7 DAYS).
 - ROUGH GRADING AND TEMPORARY SEEDING (21 DAYS).
 - CONSTRUCT BASIN AND STORM PIPING (21 DAYS).
 - BUILDING AND SITE CONSTRUCTION (2 MONTHS).
 - LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
 - REMOVE SILT FENCE AND SOIL EROSION MEASURES (2 DAYS).
- NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

SYMBOL

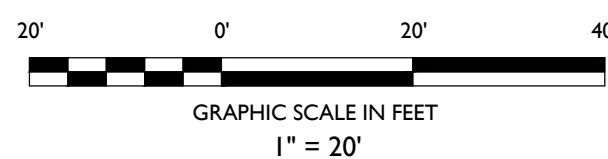
SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - - -	ADJACENT PROPERTY BOUNDARY
LOD	PROPOSED LIMIT OF DISTURBANCE
SF	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
[Symbol]	PROPOSED STOCKPILE & EQUIPMENT STORAGE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED INLET PROTECTION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

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.

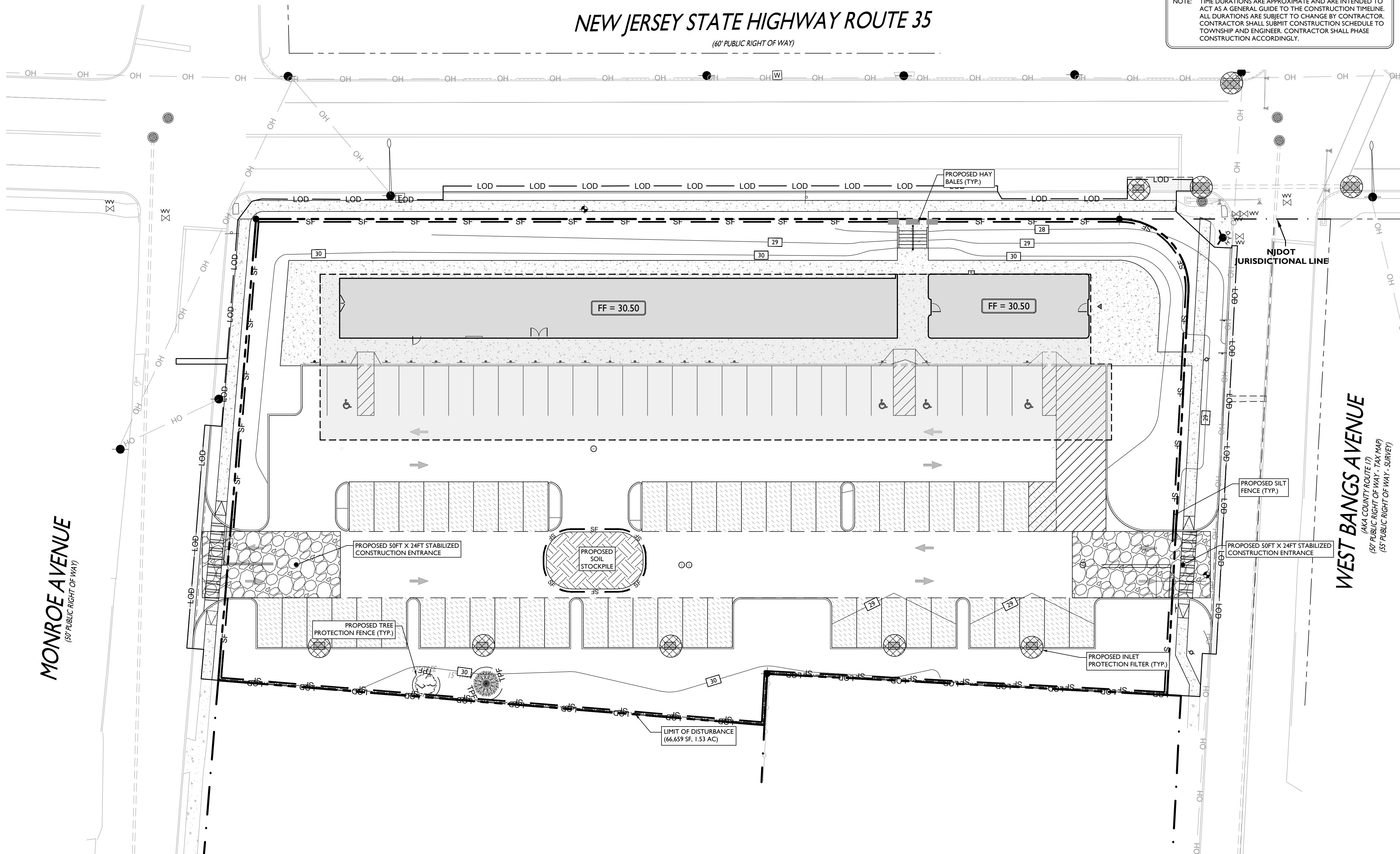
FREEHOLD SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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. 42A:39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- 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 3 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 OR 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 (OR 450 LBS/1,000 SF) OF 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 WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION IS TO BE SEEDD 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 SULPHIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE (OR 450 LBS/1,000 SF) 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 #4.
- 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.



NEW JERSEY STATE HIGHWAY ROUTE 35

(60' PUBLIC RIGHT OF WAY)



MONROE AVENUE
(60' PUBLIC RIGHT OF WAY)

WEST BANGS AVENUE
(60' PUBLIC RIGHT OF WAY - TAX MAP)
(65' PUBLIC RIGHT OF WAY - SURVEY)

FOR MUNICIPAL & COUNTY RESUBMISSION

FOR MUNICIPAL RESUBMISSION

PER MUNICIPAL & COUNTY COMMENTS

PER MUNICIPAL COMMENTS

FOR SCD RESUBMISSION

FOR MUNICIPAL SUBMISSION

DATE

BY

ISSUE

04/01/2022

JMK

5

01/12/2022

JMK

4

10/21/2021

AC

3

08/19/2021

JCL

2

07/09/2021

AC

1

03/24/2021

JK

0

NOT APPROVED FOR CONSTRUCTION

STONEFIELD

engineering & design

PRELIMINARY AND FINAL MAJOR SITE PLAN

GSZ REALTY, LLC

PROPOSED MIXED USE DEVELOPMENT

PAUL D. MUTCH Jr., P.E.

NEW JERSEY LICENSE NO. 55094

LICENSED PROFESSIONAL ENGINEER

STONEFIELD

engineering & design

SCALE: 1" = 20'

PROJECT ID: PRI-200234

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING: C-10

Rutherford, NJ • New York, NY • Boston, MA

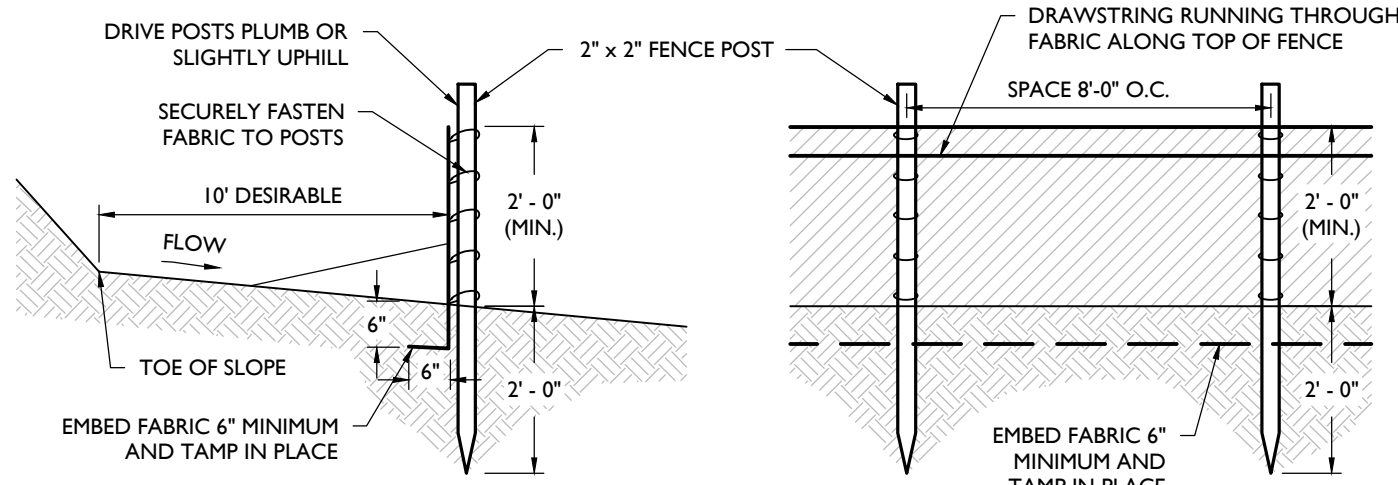
Princeton, NJ • Tampa, FL • Detroit, MI

www.stonefielddesign.com

15 Spring Street, Princeton, NJ 08542

Phone 609.362.6900

Z:\PROJECTS\PRJ200234\GSE REALTY - ROUTE 15 & WEST BANGS AVENUE, NEPTUNE, NEWCASTLE\PRJ200234-10-585C.DWG

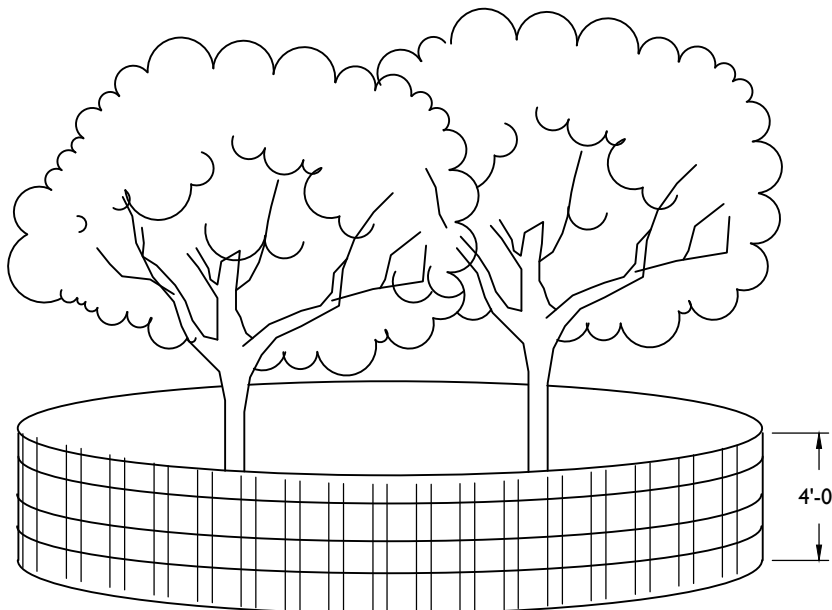


- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE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

SILT FENCE DETAIL

NOT TO SCALE

1



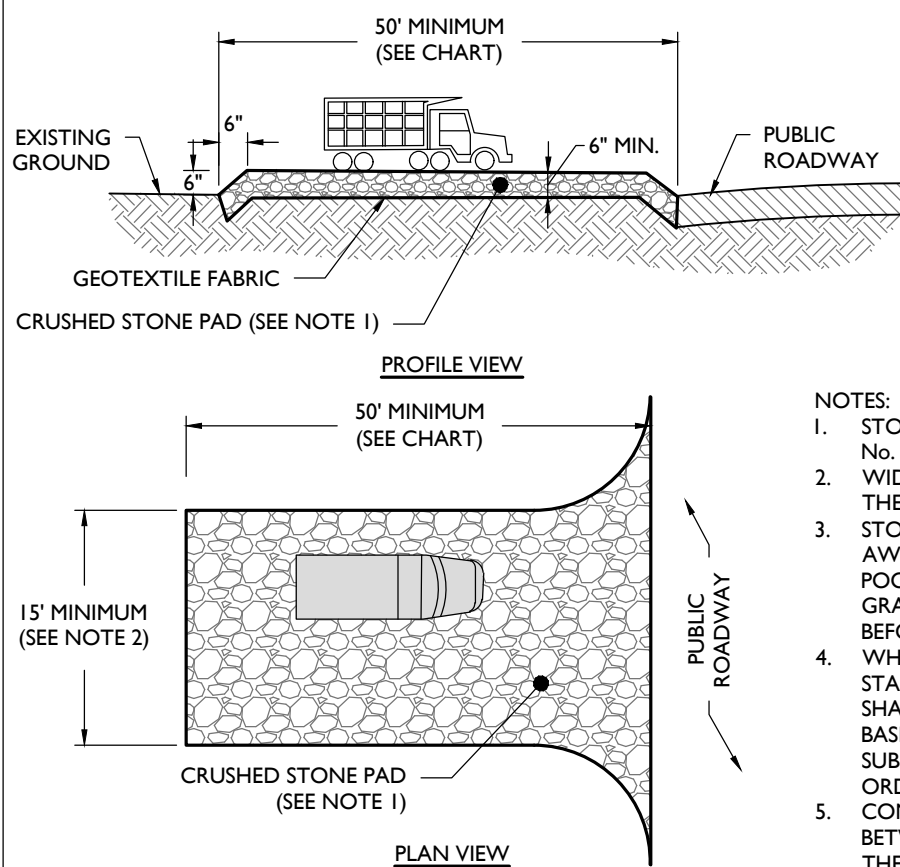
NOTES:

1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
3. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6' FROM TREE TRUNK IF NECESSARY.
4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

TREE PROTECTION DETAIL

NOT TO SCALE

2



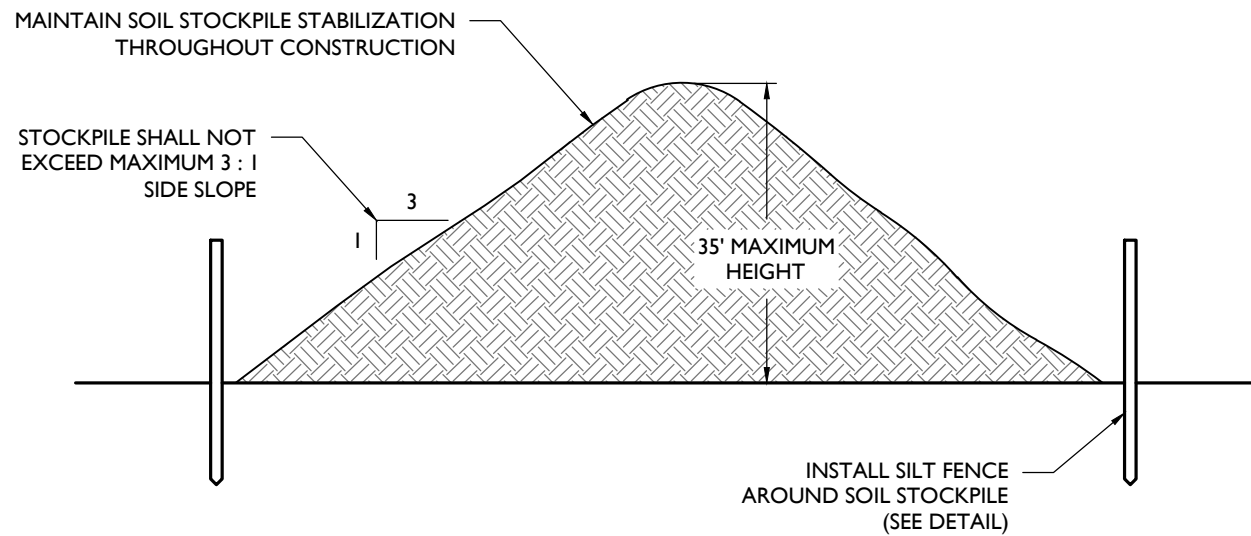
NOTES:

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

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

3



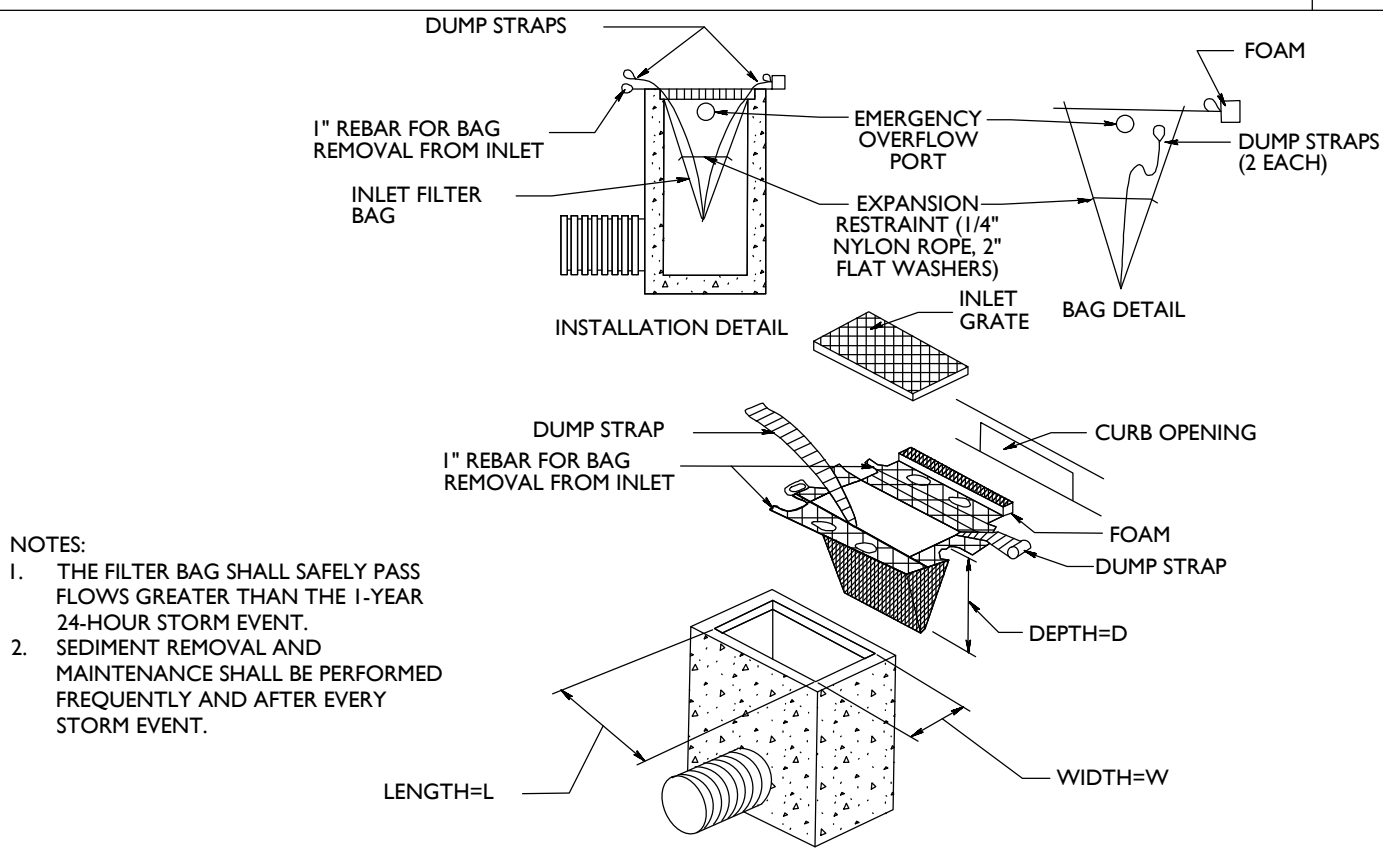
NOTES:

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

SOIL STOCKPILE DETAIL

NOT TO SCALE

4



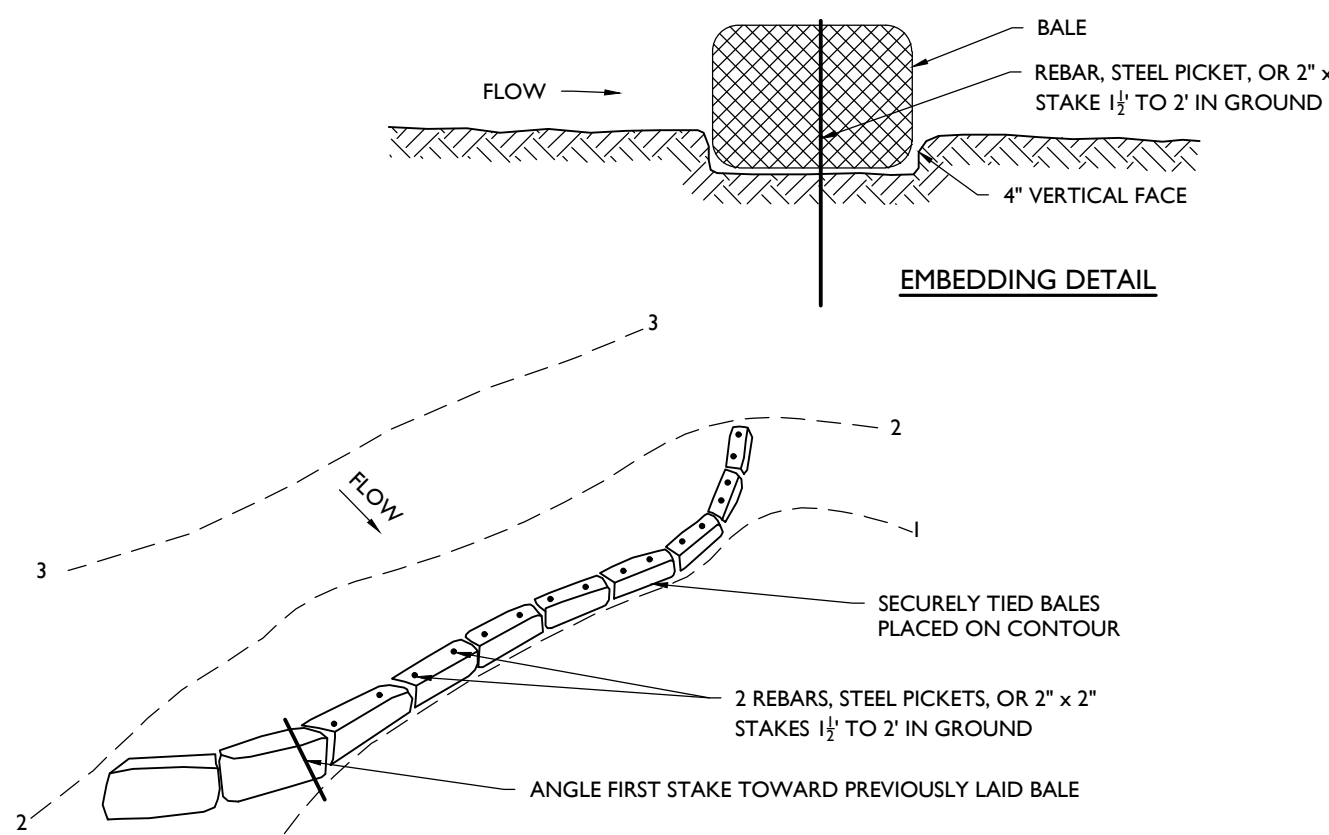
NOTES:

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



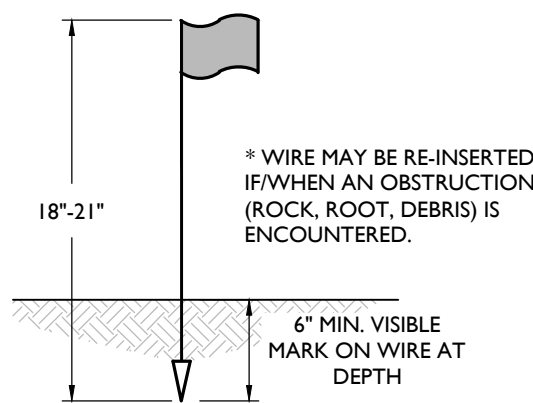
HAY BALE DETAIL

NOT TO SCALE

6

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

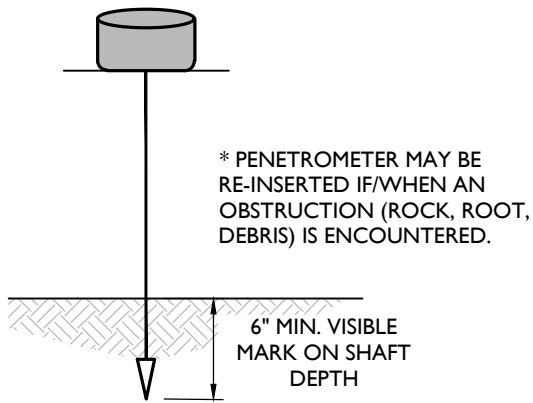
RECORD DEPTH OF PENETRATION WHEN WIRE DEFORMS; MINIMUM DEPTH OF 6" TO PASS TEST. EITHER PREMEDITATE OR PERFORM THE NEXT TEST.



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

NOT TO SCALE

NOTES: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. MEASURE DEPTH WHEN GAGE READING REACHES 300 PSI OR DEPTH OF 6"



HANDHELD SOIL PENETROMETER TEST

NOT TO SCALE

7

PRELIMINARY AND FINAL MAJOR SITE PLAN

Gsz Realty, LLC
**PROPOSED MIXED
USE DEVELOPMENT**

BLOCK 808, LOTS 5-8
NISH ROUTE 35, WEST BANGS AVE & MONROE AVE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE No. 55094
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-200234

TITLE:

**SOIL EROSION &
SEDIMENT CONTROL
DETAILS**

DRAWING:

C-11

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
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FOR MUNICIPAL & COUNTY RESUBMISSION
FOR MUNICIPAL & COUNTY COMMENTS
PER MUNICIPAL COMMENTS
FOR SCD RESUBMISSION
FOR MUNICIPAL SUBMISSION

DATE

BY

ISSUE

DESCRIPTION

PLANT SCHEDULE							
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	CAR BET	7	CARPINUS BETULUS	EUROPEAN HORNBEAM	3" - 3.5" CAL	B&B	MALE VARIETY ONLY
	GIN PSG	14	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	3" - 3.5" CAL	B&B	AS SHOWN
	GLE TRI	8	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	IMPERIAL HONEY LOCUST	2.5" - 3" CAL	B&B	AS SHOWN
	QUE RUB	10	QUERCUS RUBRA	RED OAK	3" - 3.5" CAL	B&B	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	THU SMA	58	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6" - 7" HT	B&B	AS SHOWN
	THU GRN	3	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6" - 7" HT	B&B	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	CEA AME	25	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24" - 30"	POT	AS SHOWN
	CLE ALN	14	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24" - 30"	POT	AS SHOWN
	HYD MAC	23	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	24" - 30"	POT	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ICO GLA	25	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" - 30"	POT	AS SHOWN
	MYR MOR	14	MYRICA PENSYLVANICA 'MORTON'	SILVER SPRITE BAYBERRY	24" - 30"	B&B	AS SHOWN

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

PLANT SCHEDULE CONTINUED							
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	CAL KAR	36	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	POT	AS SHOWN
	ERA SPC	53	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	1 GAL	POT	AS SHOWN
	PAN VIR	24	PANICUM VIRGATUM	SWITCH GRASS	1 GAL	POT	AS SHOWN
	SOR NUT	16	SORGHASTRUM NUTANS	INDIAN GRASS	3 GAL	POT	AS SHOWN
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	JHW WIL	13	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 GAL	POT	36" o.c.
	RHU GRO	104	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL	POT	36" o.c.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ECH KIM	67	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	1 GAL	POT	18" o.c.
	RUD FUL	42	RUDEBECKIA FULGIDA	CONEFLOWER	1 GAL	POT	18" o.c.
	SED ALJ	45	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	POT	18" o.c.

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

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 372-5000 TO REQUEST A MARK-OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE" YOU DIG WHERE THE UNDERGROUND UTILITIES ARE LOCATED SUCH AS WATER, GAS, ELECTRIC, PHONE, CABLE, ETC. ONCE MARKED OUT, YOU CAN DIG WITHOUT THE RISK OF INTERRUPTING SERVICE FROM ANY OF THESE UTILITIES. IF YOU ARE HAVING A WORK DONE FOR YOU, THEY ARE RESPONSIBLE TO CONTACT ONE CALL. UTILITY OUT WITHIN 5 FEET OF A ROAD. THE FOLLOWING LIST WILL HELP YOU IDENTIFY WHAT UTILITY HAS REQUESTED A MARK-OUT.

ONE CALL

ELECTRIC-RED, GAS-OIL-YELLOW, COMMUNICATION-Y-ORANGE, WATER-BLUE, SEWER-GREEN, TEMPORARY EXCAVATION-WHITE

NEW JERSEY

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 503.A BUFFER	REQUIRED BUFFERS TO RESIDENTIAL USES: HEIGHT AT TIME OF PLANTING MIN 6 FT	PROVIDED
	PROPOSED USE: BUFFER REQUIRED: NON-RESIDENTIAL USE 10 FT	10.2 FT
§ 503.B(1) BUFFER	BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW.	
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	PROPOSED
	3 FT WHERE DRIVEWAYS APPROACH SIDEWALKS OR WALKWAYS.	
§ 509.D LANDSCAPING	SIZE OF PLANTING: DECIDUOUS TREES: 3" CALIPER EVERGREEN TREES: 6 FT HEIGHT SHRUBS: 24" HEIGHT	PROPOSED PROPOSED PROPOSED
§ 509.H 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.	PLANTINGS PROVIDED (W) (**)
§ 509.I(1) LANDSCAPING	PERIMETER PARKING LOTS: ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET.	10.2 FT
§ 509.I(1)(a) LANDSCAPING	PARKING LOT SIDE AND REAR YARDS: MINIMUM HEDGE 6 FT TALL AT PLANTING	PROVIDED
§ 509.I(3) LANDSCAPING	PARKING LOTS 16 TO 99 SPACES: 5% INTERIOR AREA SHALL BE PLANTING ISLANDS CONTAINING (1) DECIDUOUS TREE FOR EVERY (5) PARKING SPACES [53 PROPOSED OUTDOOR SPACES = 11 TREES] [22,825 INTERIOR ASPHALT AREA * 5% = 1,141.3 SF PLANTING ISLAND]	11 TREES (*) 1,448 SF
§ 509.I(3)(b) LANDSCAPING	NO MORE THAN 8 PARKING SPACES SHALL BE PLACED IN ONE ROW. [53 OUTDOOR PARKING SPACES] / (8) = 7	29 SPACES (V) 8 ISLANDS
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	PROVIDED
§ 523.B STREET TREES	SPACING: 1 LARGE STREET TREE PER 35 FT [MONROE AVENUE: 167 LF/35 = 5 TREES] [ROUTE 35: 332 LF/35 = 10 TREES] [WEST BANGS AVENUE: 166 LF/35 = 5 TREES]	5 TREES 10 TREES 5 TREES

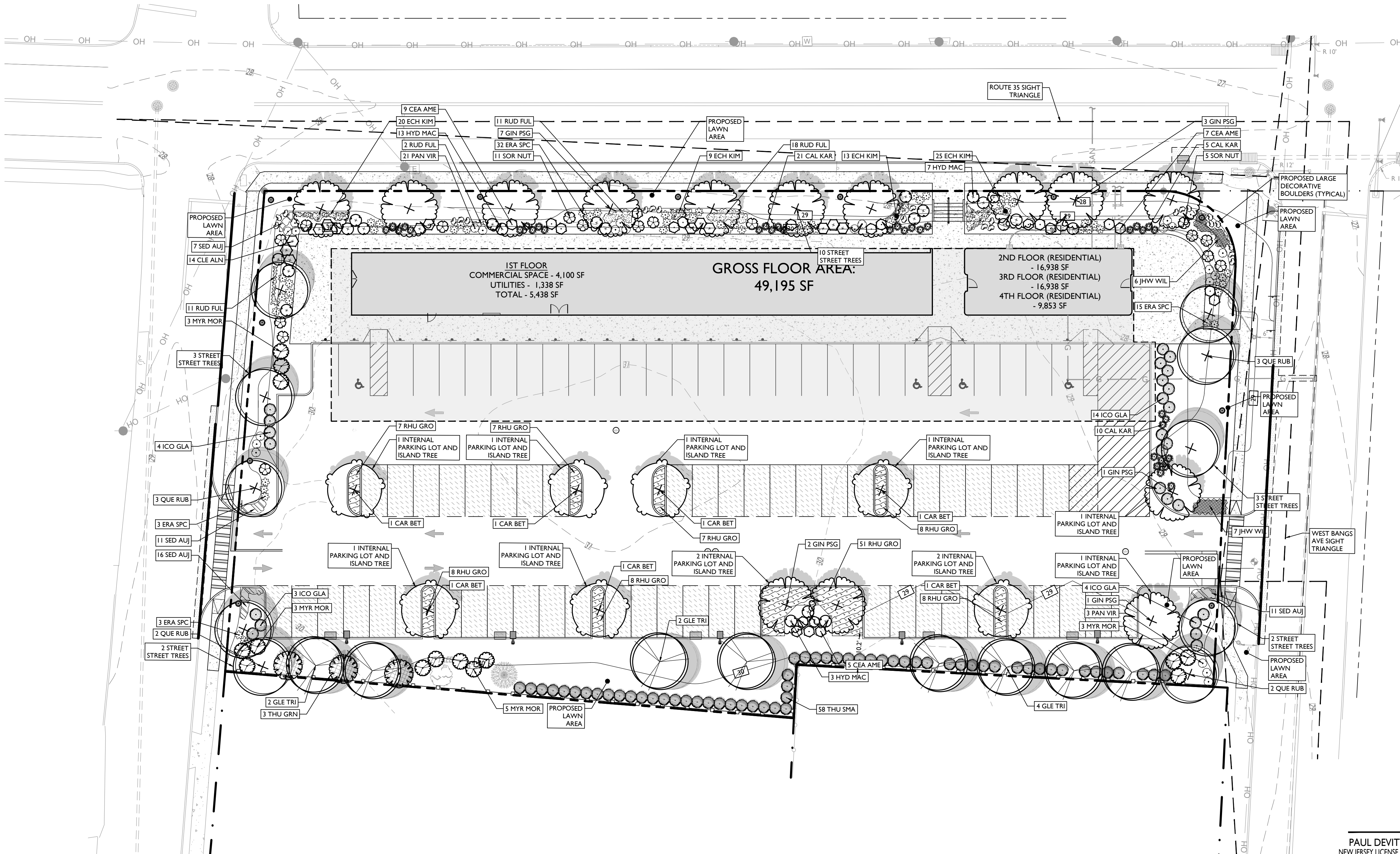
(V) VARIANCE
(W) WAIVER
(*) PROPOSED TREES WITHIN AND ADJACENT TO PARKING LOT FOUNDATION PLANTINGS PROVIDED ADJACENT TO BUILDING SIDEWALK

IRRIGATION NOTE:

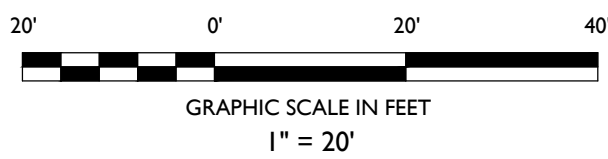
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS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



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



PRELIMINARY AND FINAL MAJOR SITE PLAN

GSZ REALTY, LLC

PROPOSED MIXED USE DEVELOPMENT

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE No. 55094
LICENSED PROFESSIONAL ENGINEER

STONEFIELD

engineering & design

SCALE: 1" = 20' PROJECT ID: PRI-200234

TITLE: LANDSCAPING PLAN

DRAWING: C-12

FOR MUNICIPAL & COUNTY RESUBMISSION

FOR MUNICIPAL RESUBMISSION

FOR MUNICIPAL & COUNTY COMMENTS

PER CITY & COUNTY COMMENTS

FOR SCD RESUBMISSION

FOR MUNICIPAL SUBMISSION

DESCRIPTION

04/01/2022

01/12/2022

10/21/2021

08/19/2021

07/09/2021

03/24/2021

BY

DATE

ISSUE

5

4

3

2

1

0

DATE

ISSUE

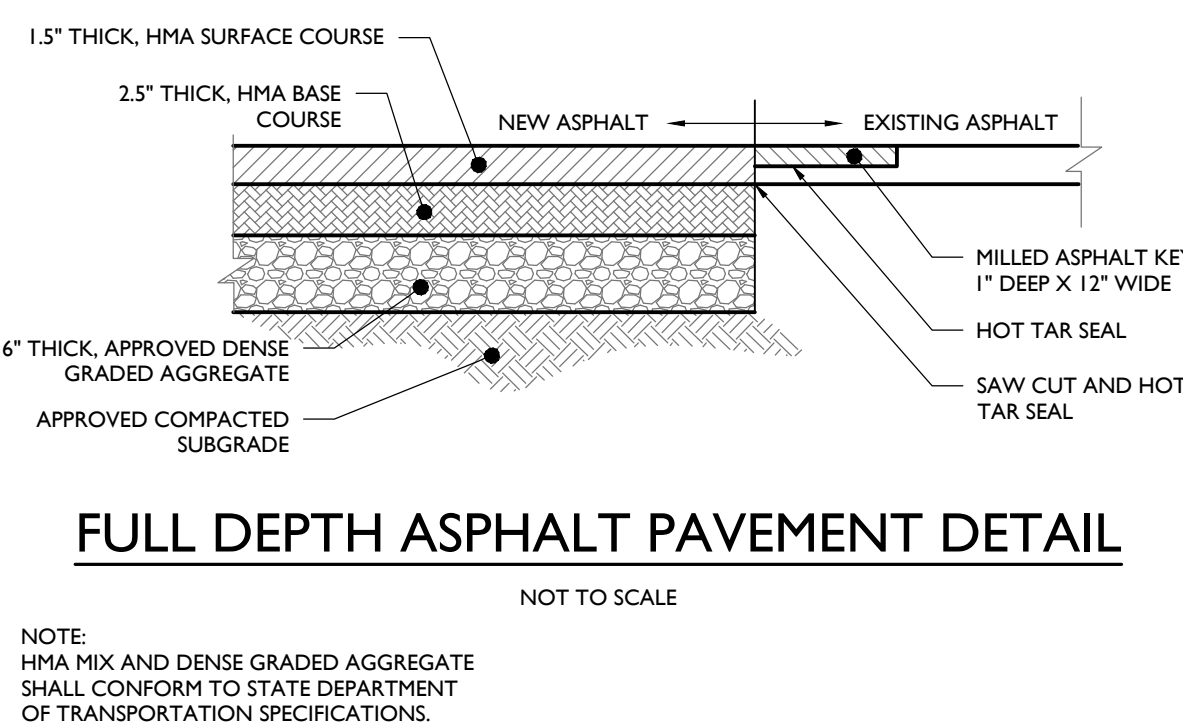
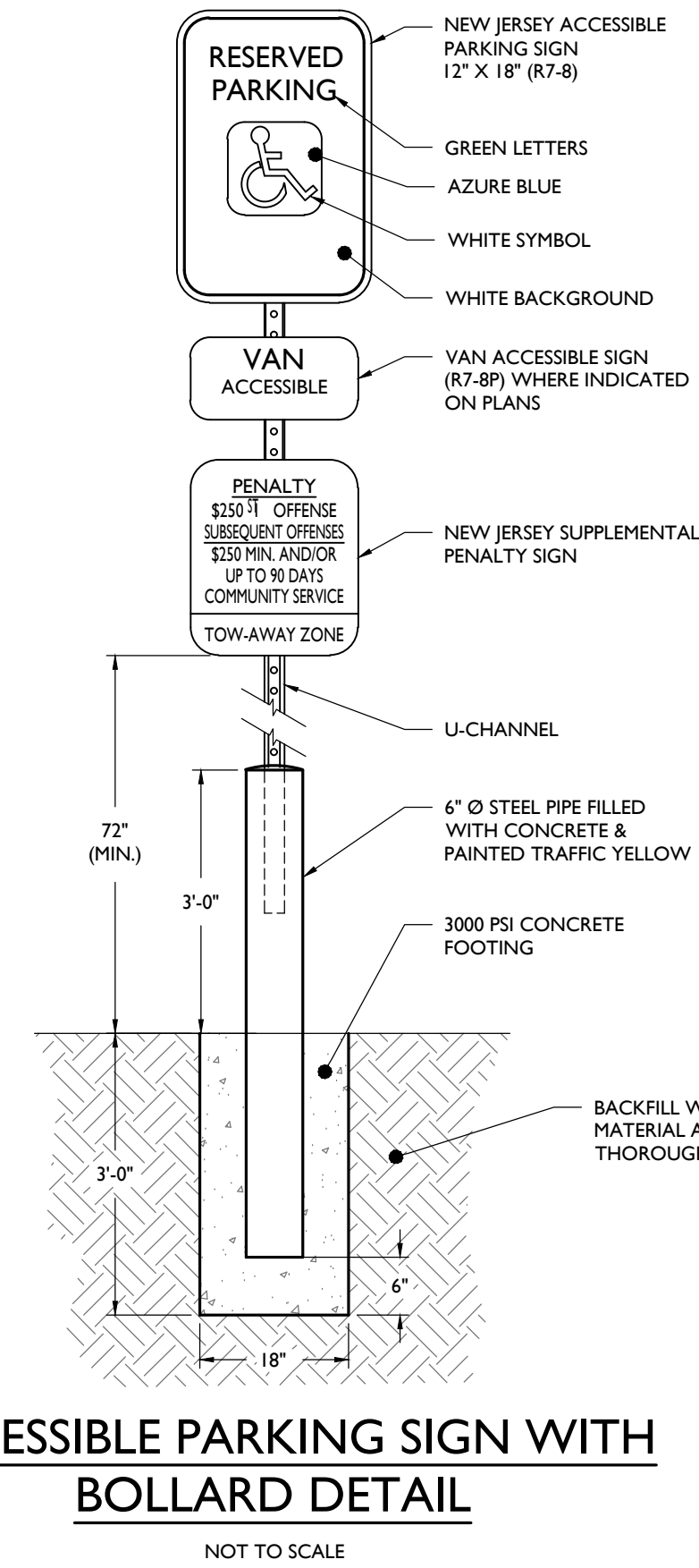
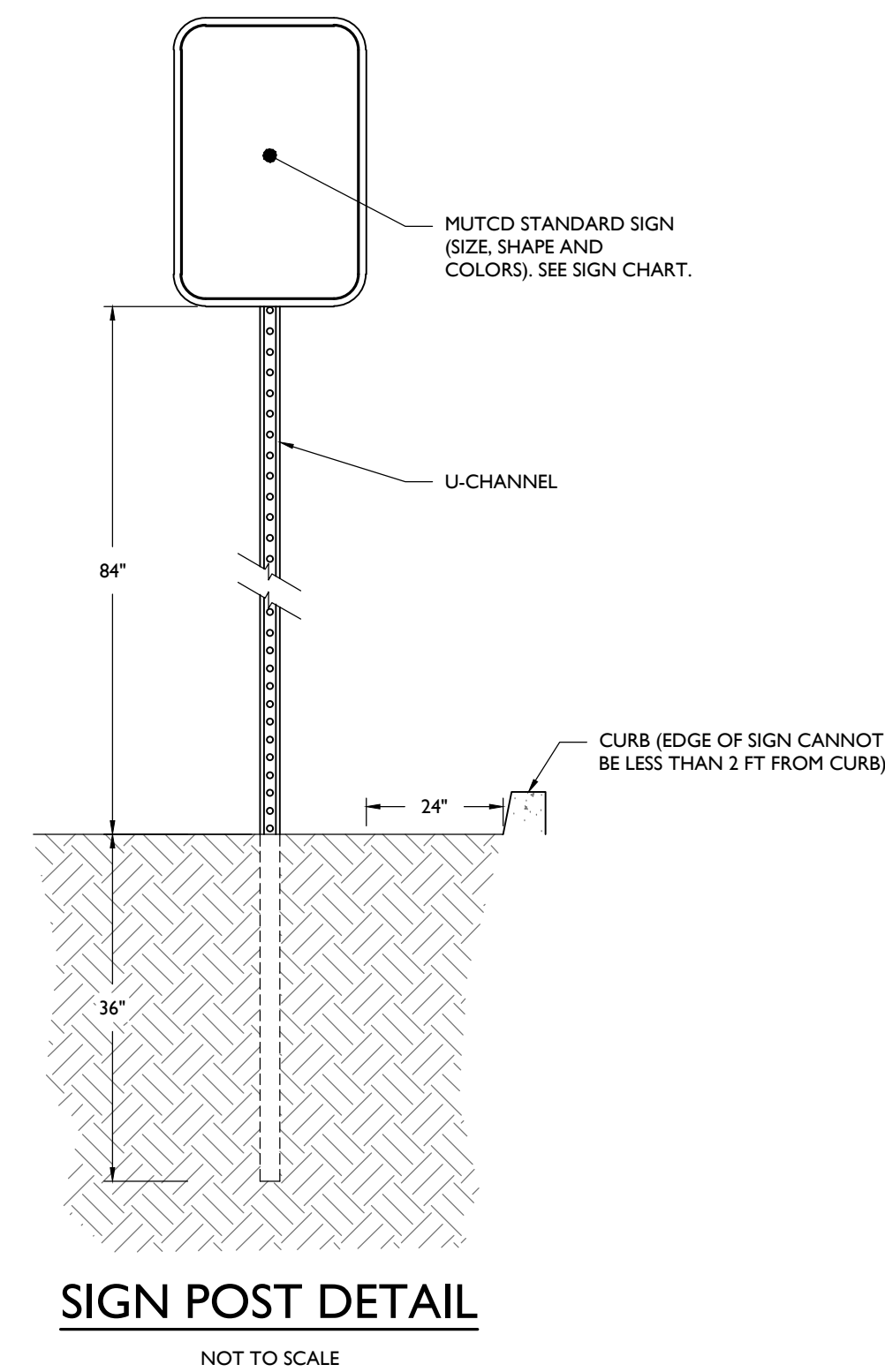
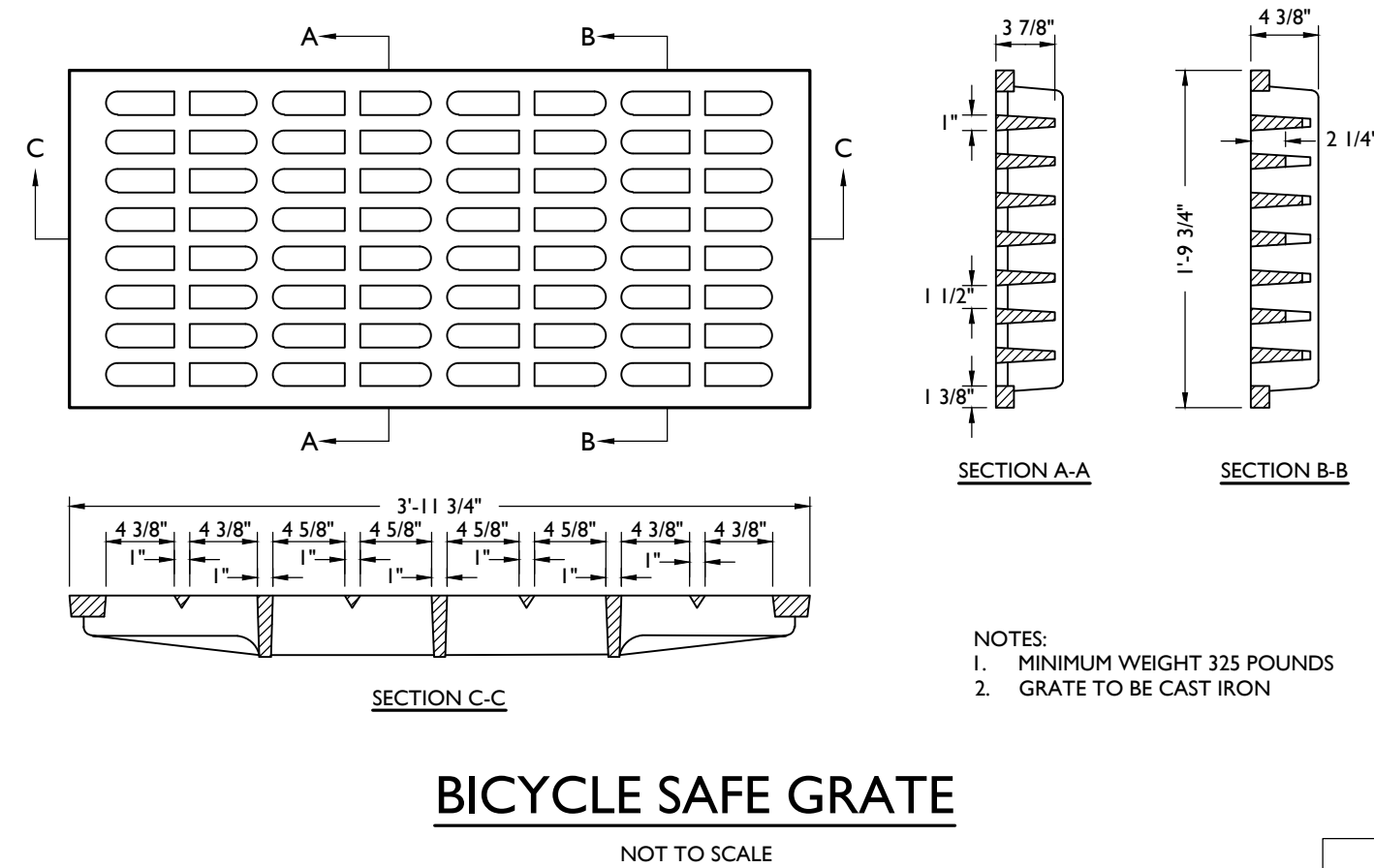
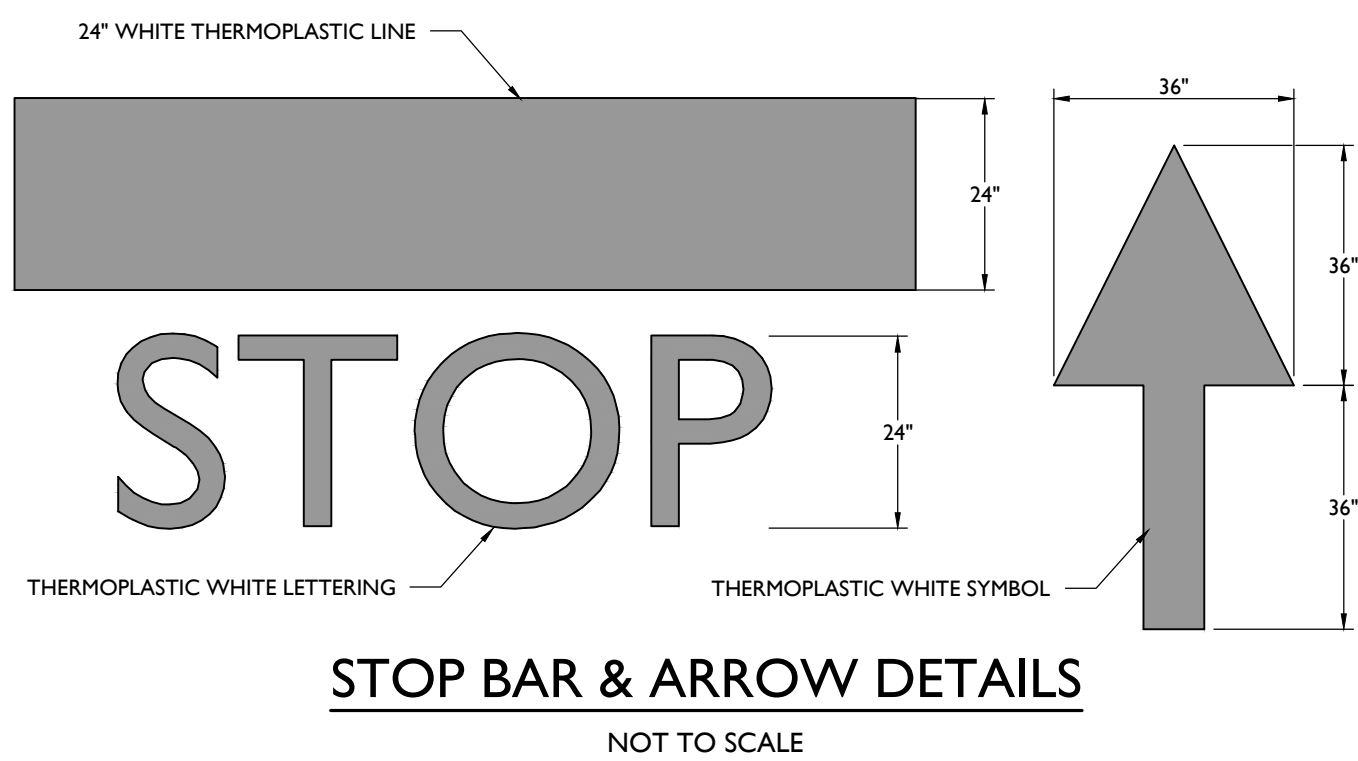
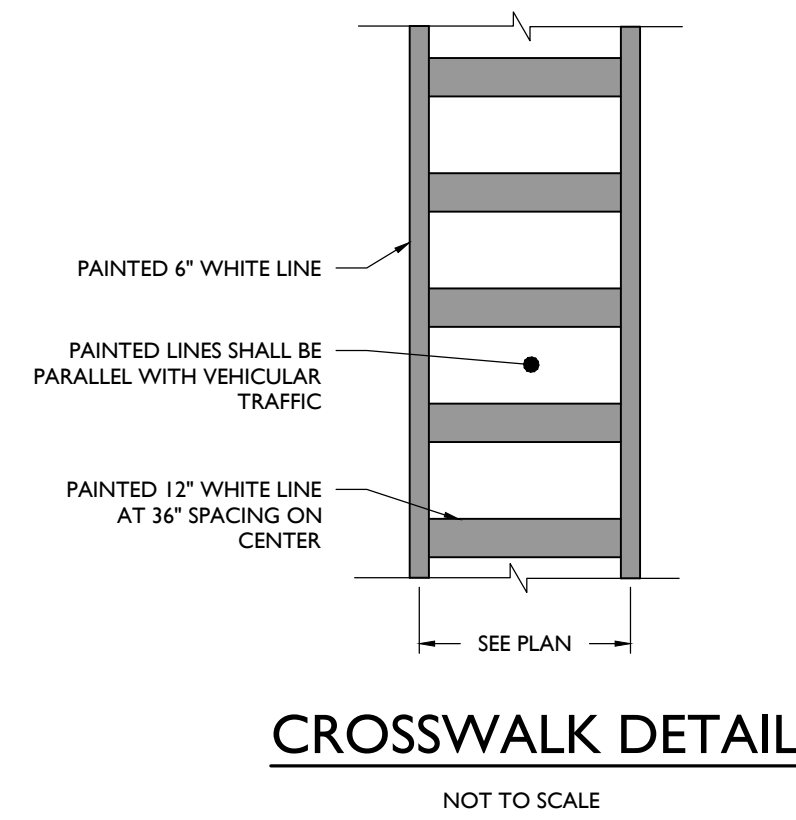
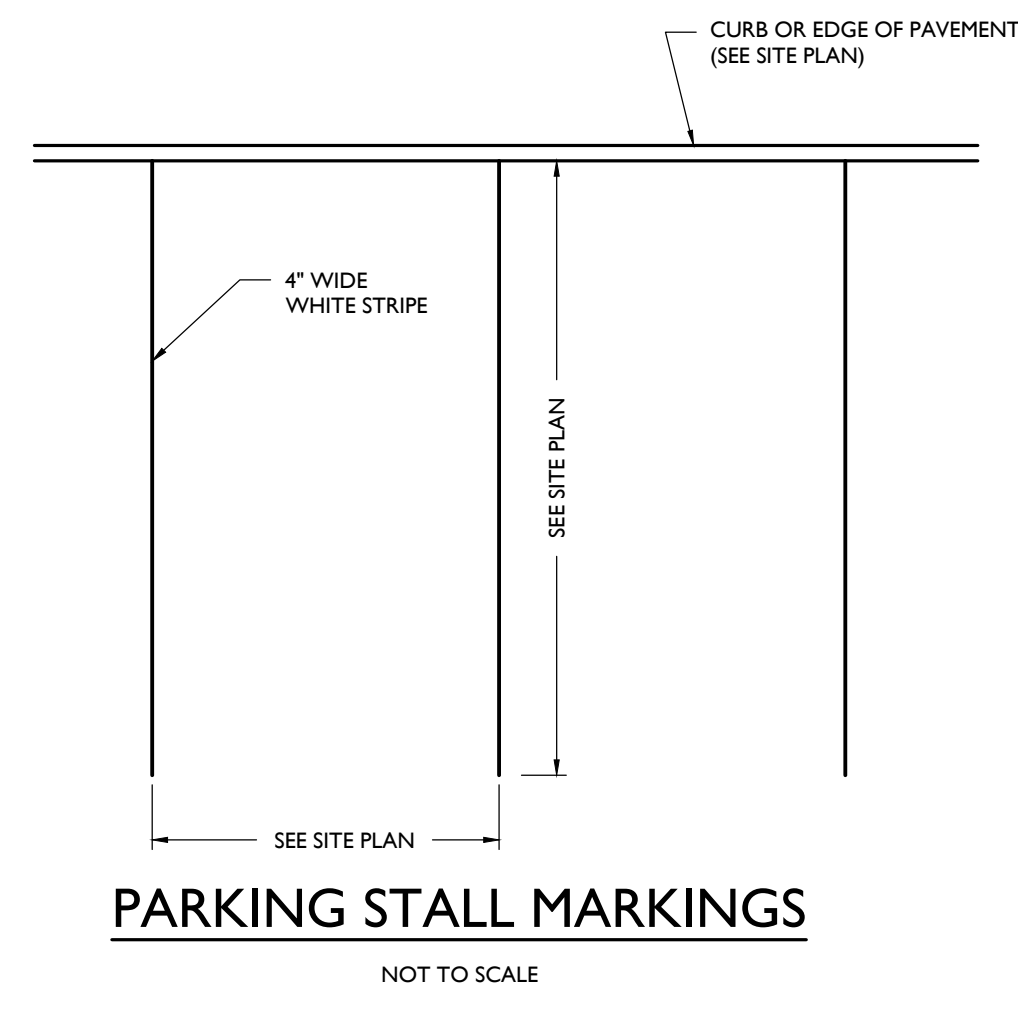
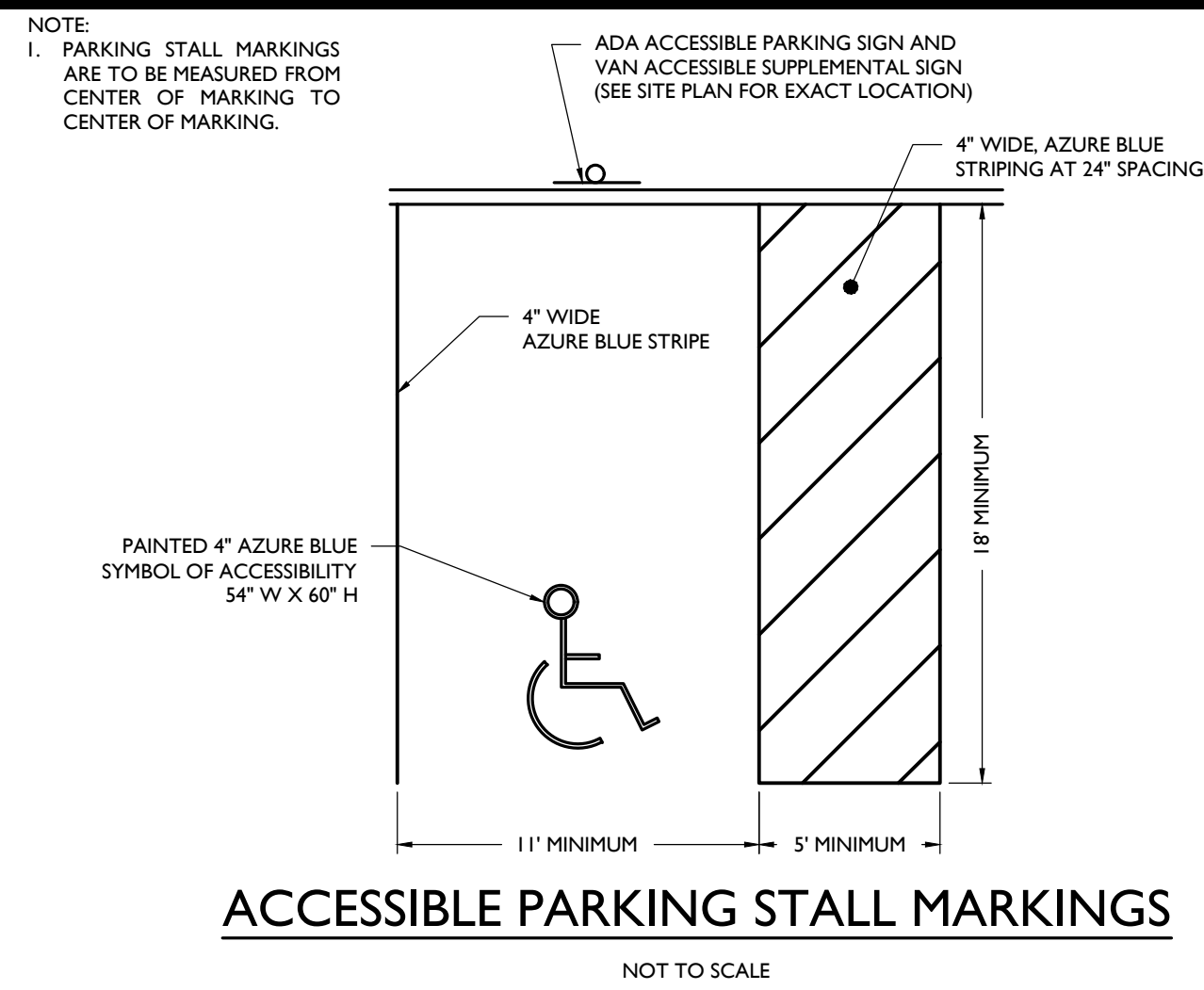
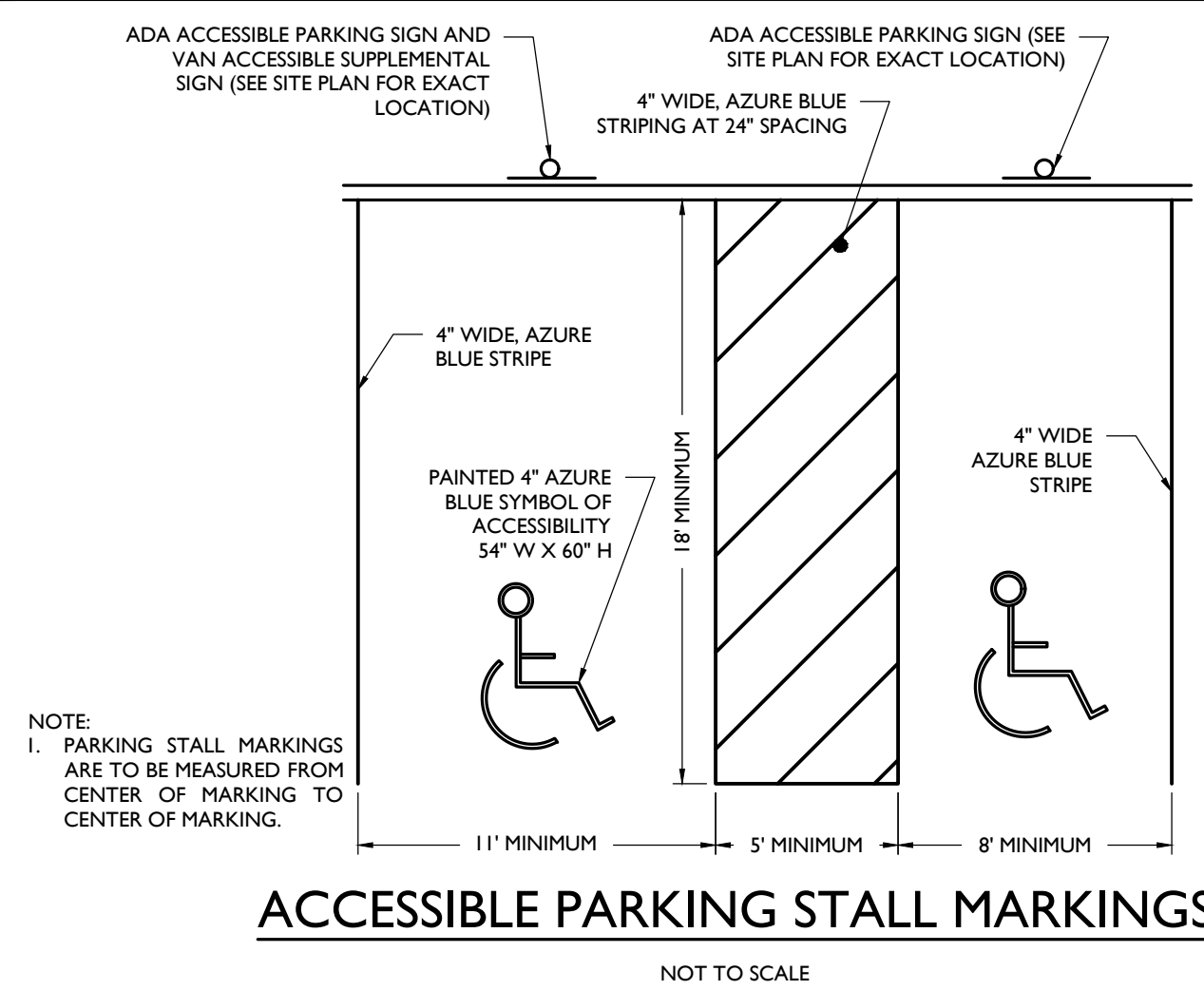
15 Spring Street, Princeton, NJ 08542



Phone 609.362.6900

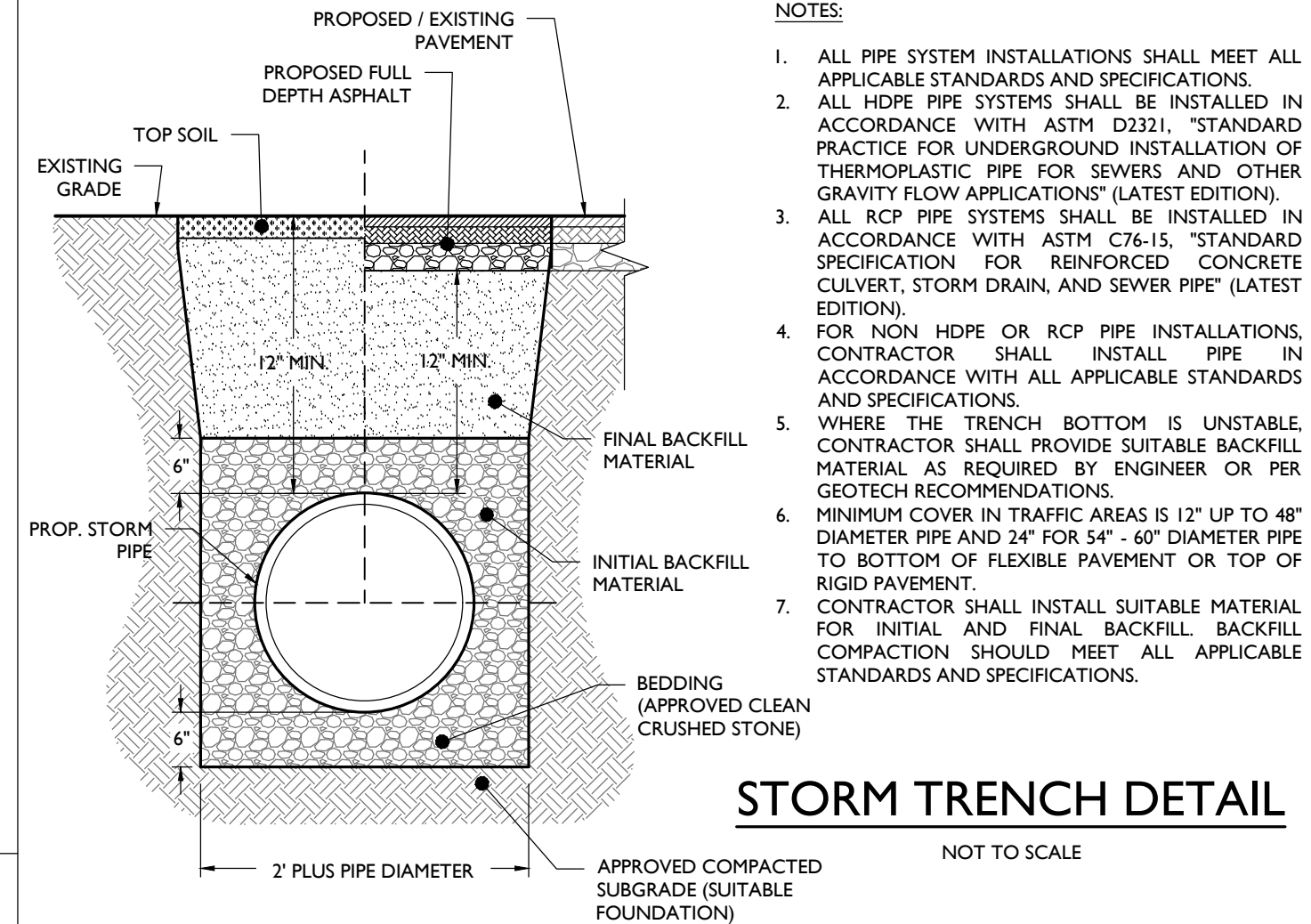
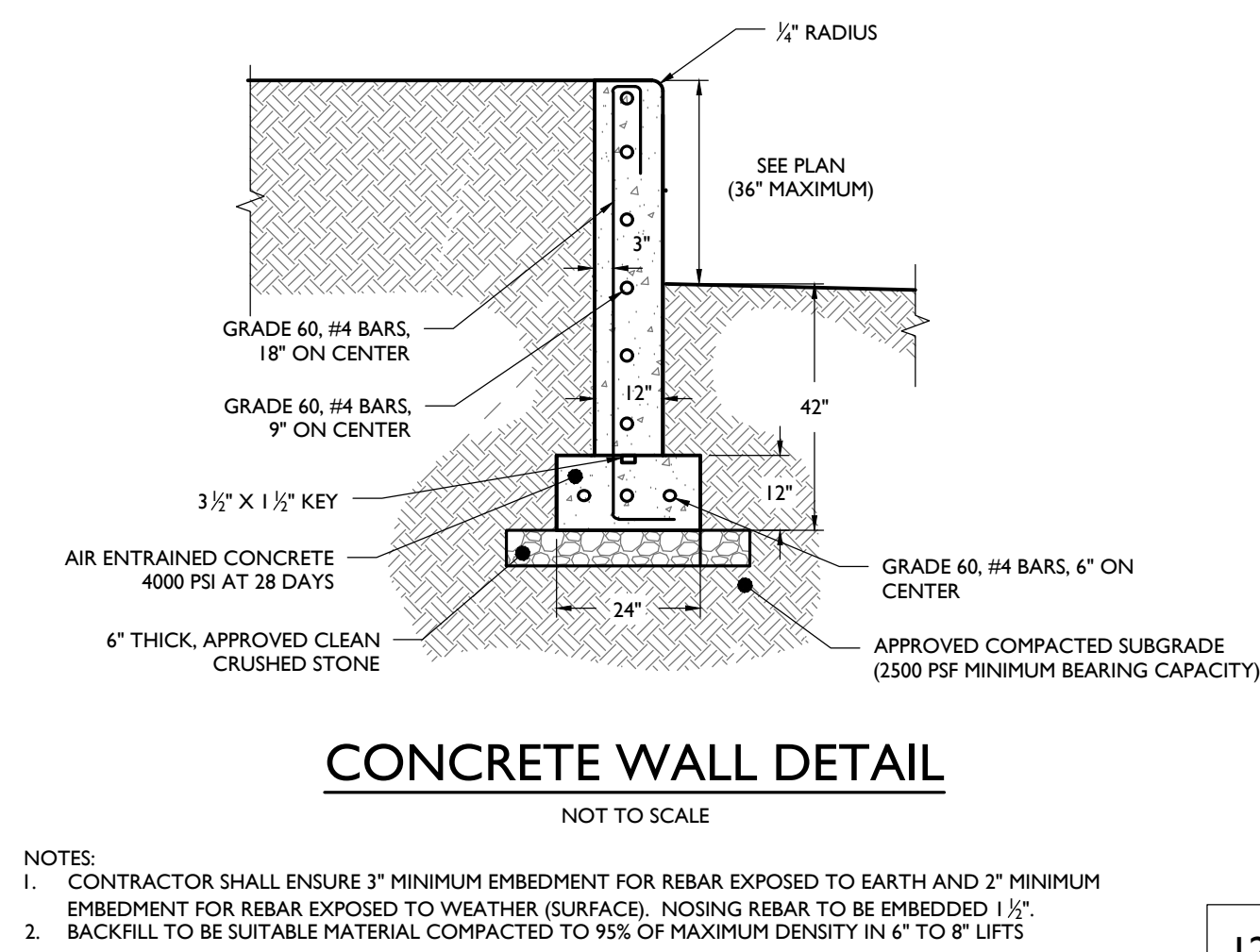
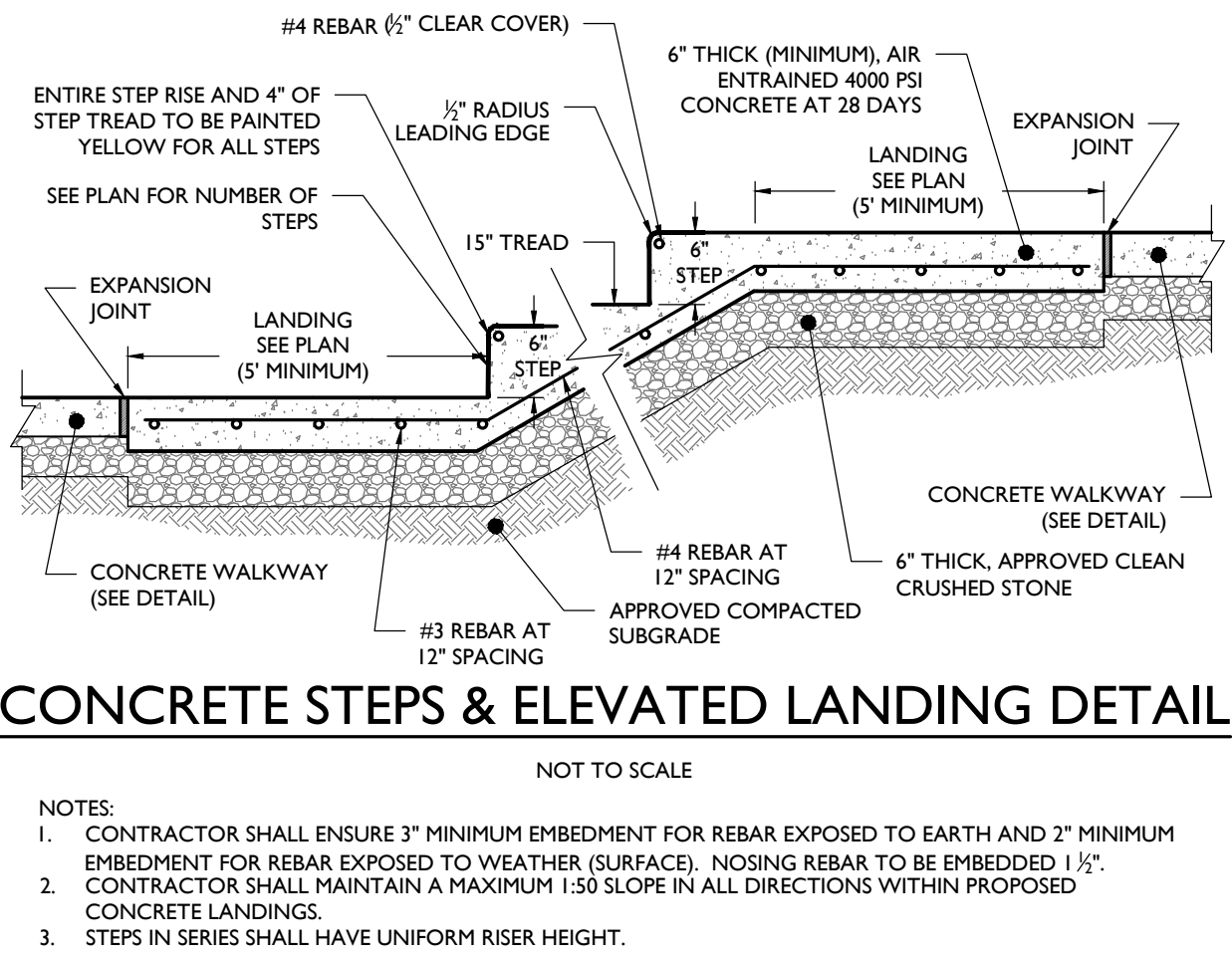
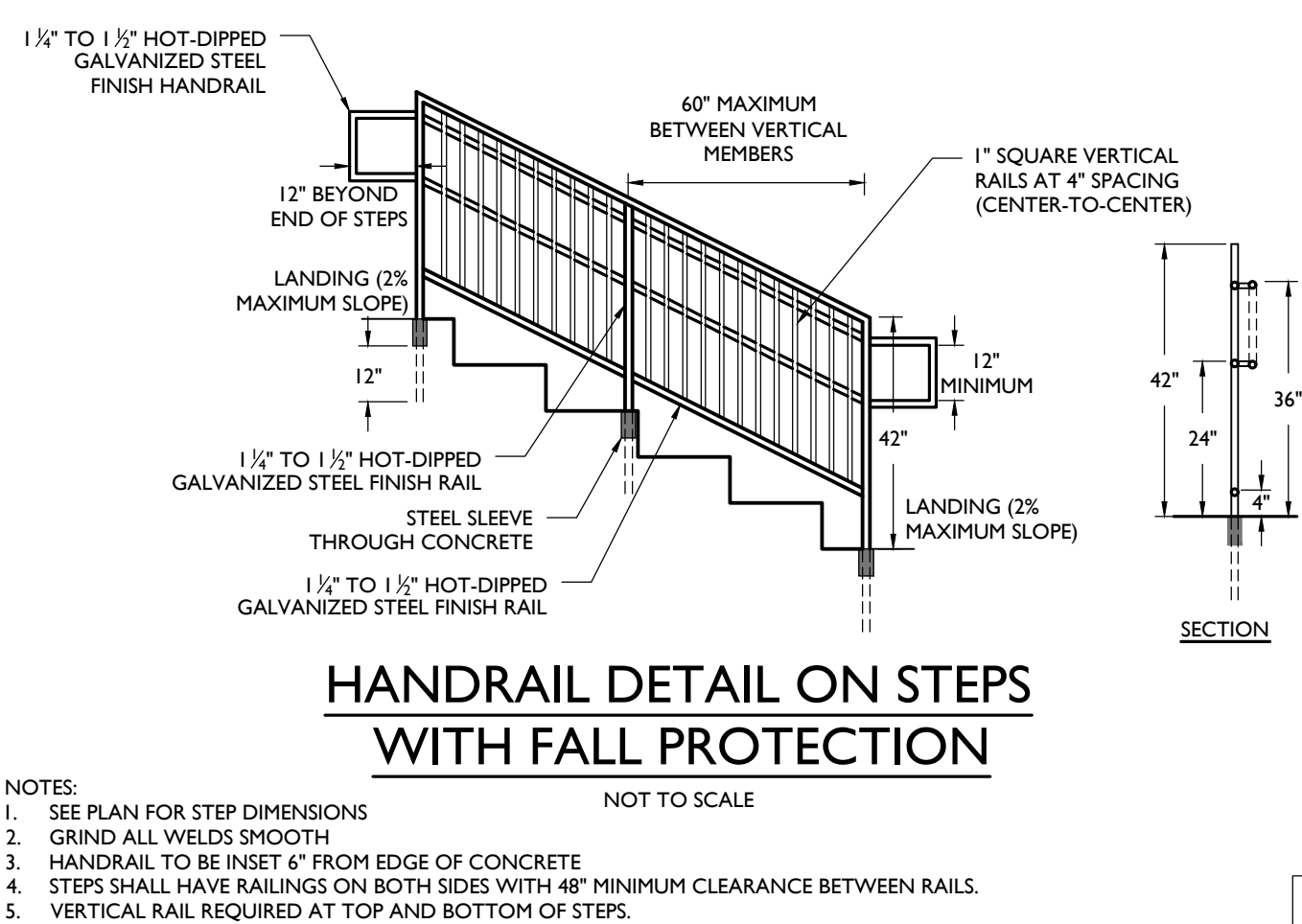
Block 808, Lots 5-8

Nish Route 35, West Bangs Ave & Monroe Ave

Monmouth County, New Jersey



M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R.1-1)		WHITE	RED	36"x36"	GROUND
SPEED LIMIT (R.2-1)		BLACK	WHITE	24"x30"	GROUND



ISSUE	DATE	BY	DESCRIPTION
5	04/01/2022	JMK	FOR MUNICIPAL & COUNTY RESUBMISSION
4	01/12/2022	JMK	FOR MUNICIPAL RESUBMISSION
3	10/21/2021	AC	PER MUNICIPAL & COUNTY COMMENTS
2	08/19/2021	JCL	PER COUNTY COMMENTS
1	07/09/2021	AC	FOR SCD RESUBMISSION
0	03/24/2021	JK	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION



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15 Spring Street, Princeton, NJ 08542
Phone: 609 262 6900

FILE 607.362.6700

PRELIMINARY AND FINAL MAJOR SITE PLAN

GSZ REALTY, LLC

PROPOSED MIXED USE DEVELOPMENT

**BLOCK 808, LOTS 5-8
NINSH ROUTE 35, WEST BANGS AVE & MONROE AVE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY**

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE No. 55094
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

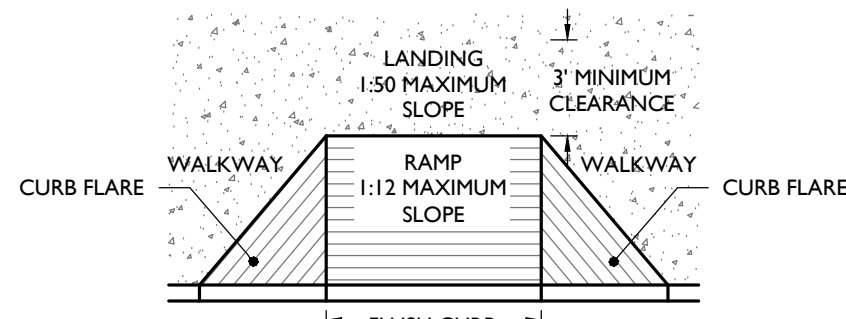
SCALE: AS SHOWN	PROJECT ID: PRI-200234
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TITLE:

CONSTRUCTION DETAILS

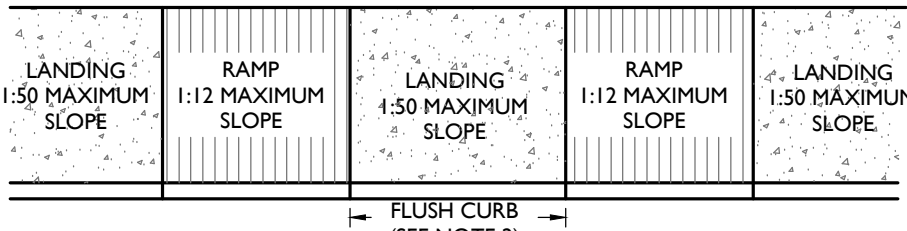
DRAWING:

C-14



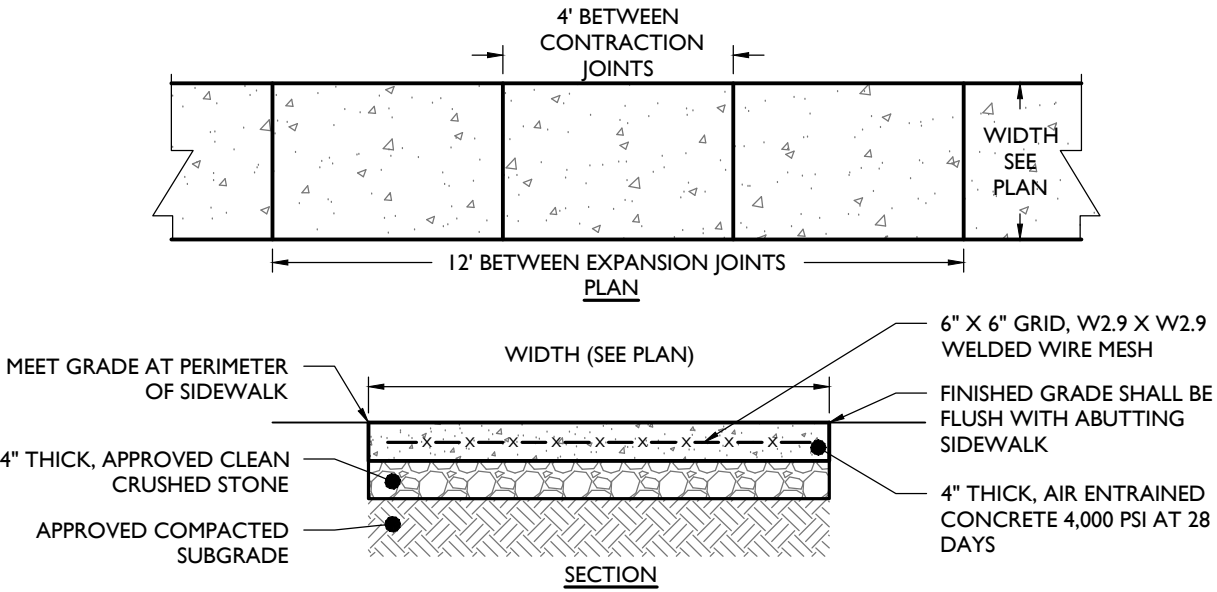
CURB RAMP WITH FLARES DETAIL

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



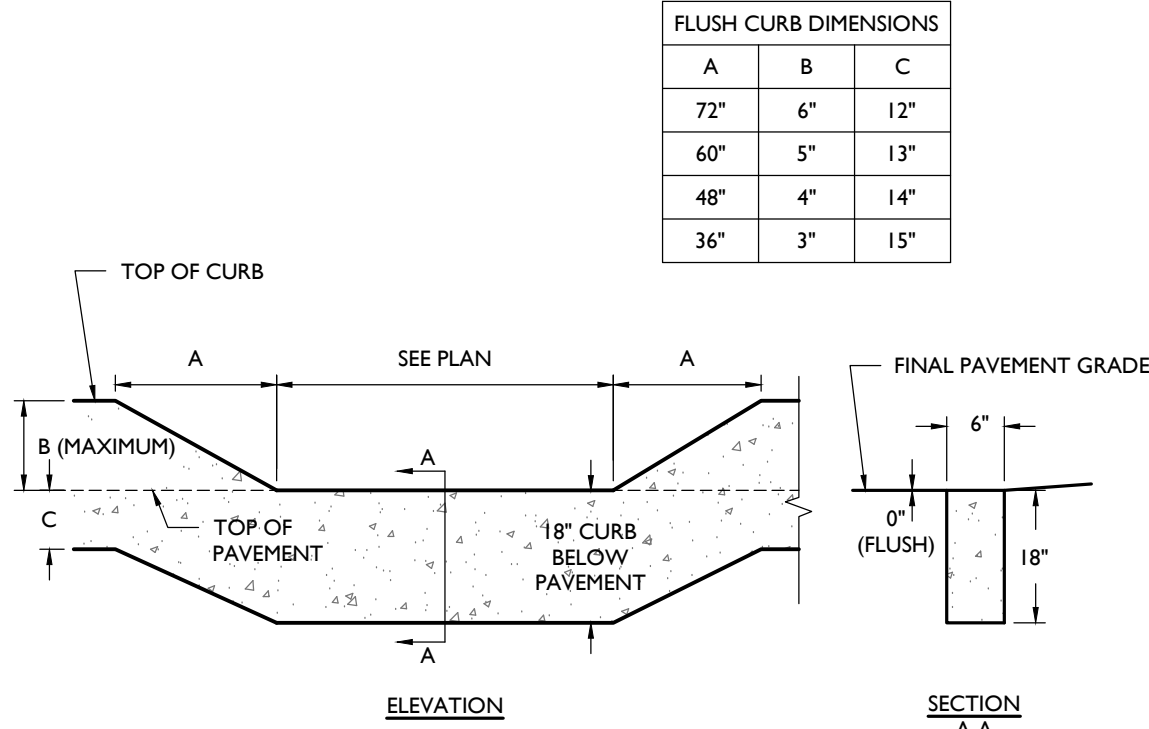
TRANSITION RAMP DETAIL

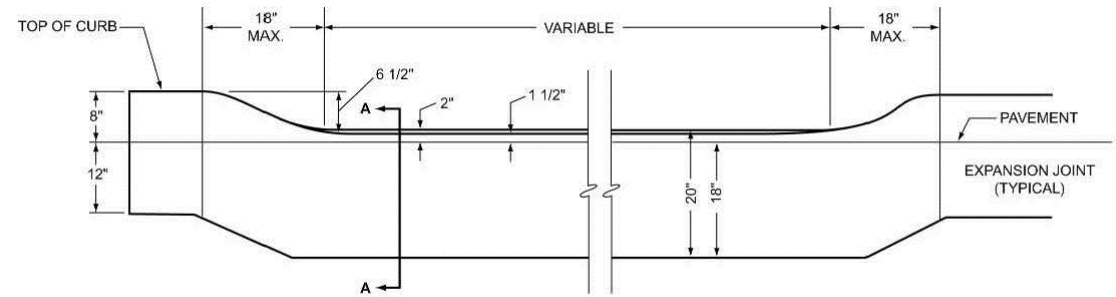
- NOTES:
- CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
 - A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 - RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



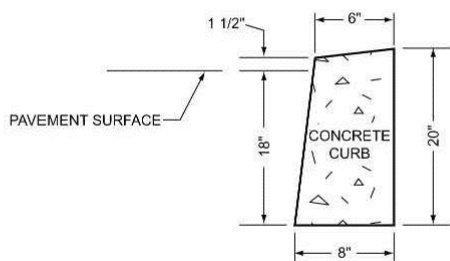
REINFORCED CONCRETE WALKWAY DETAIL

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





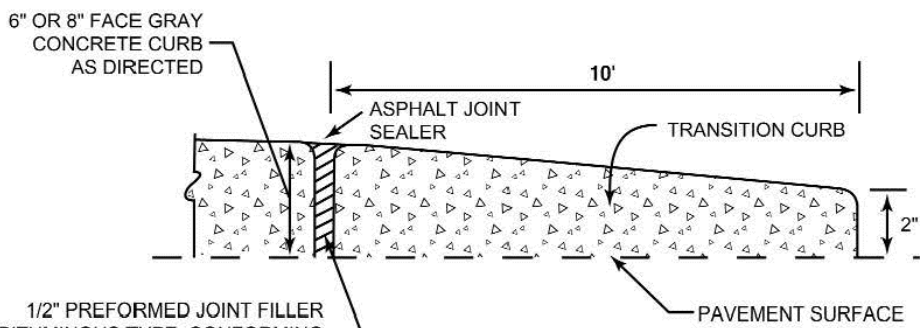
SECTION A-A



MONMOUTH COUNTY DEPRESSED CURB DETAIL

NOT TO SCALE

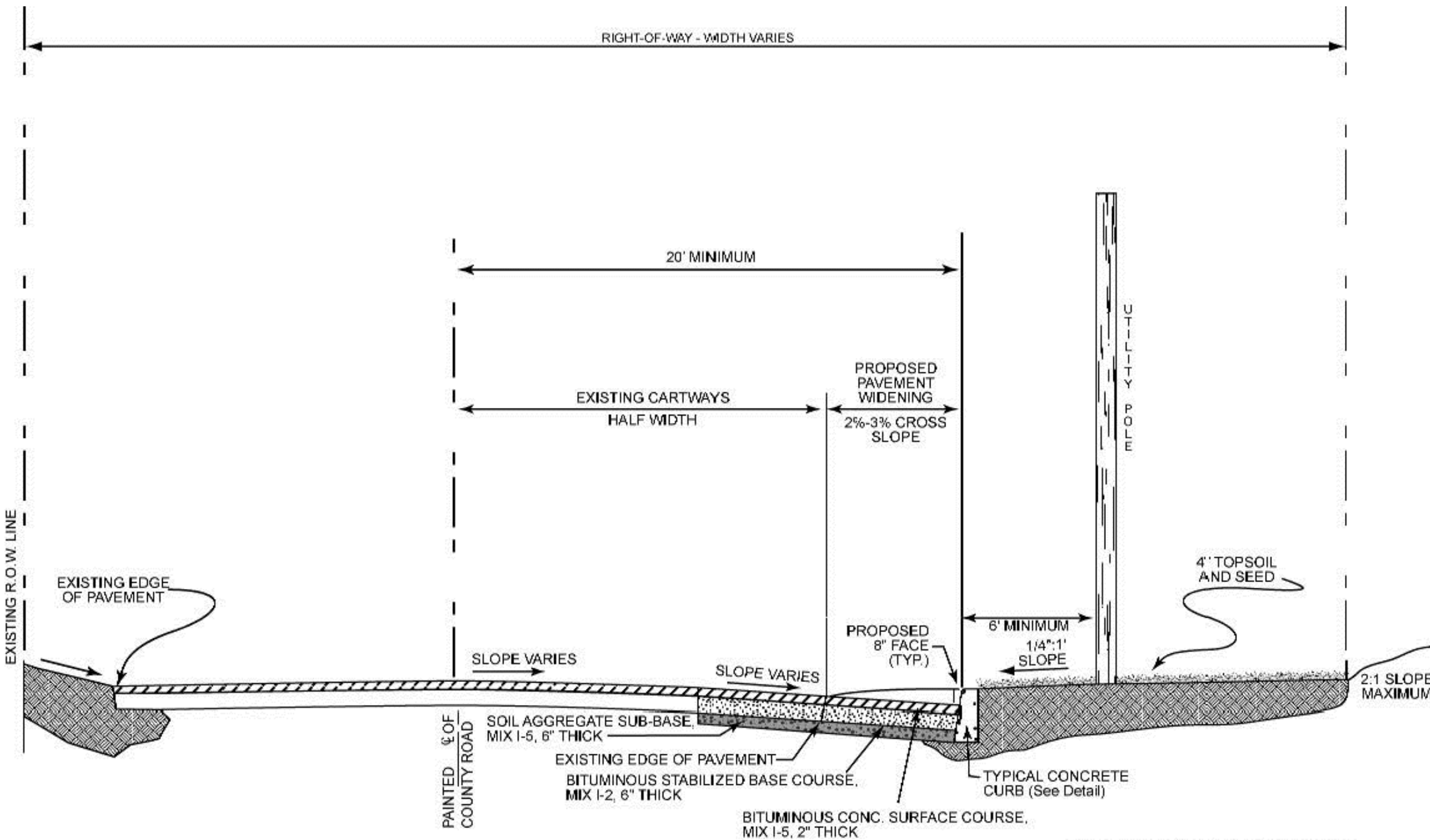
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MONMOUTH COUNTY CURB TAPER DETAIL

NOT TO SCALE

2

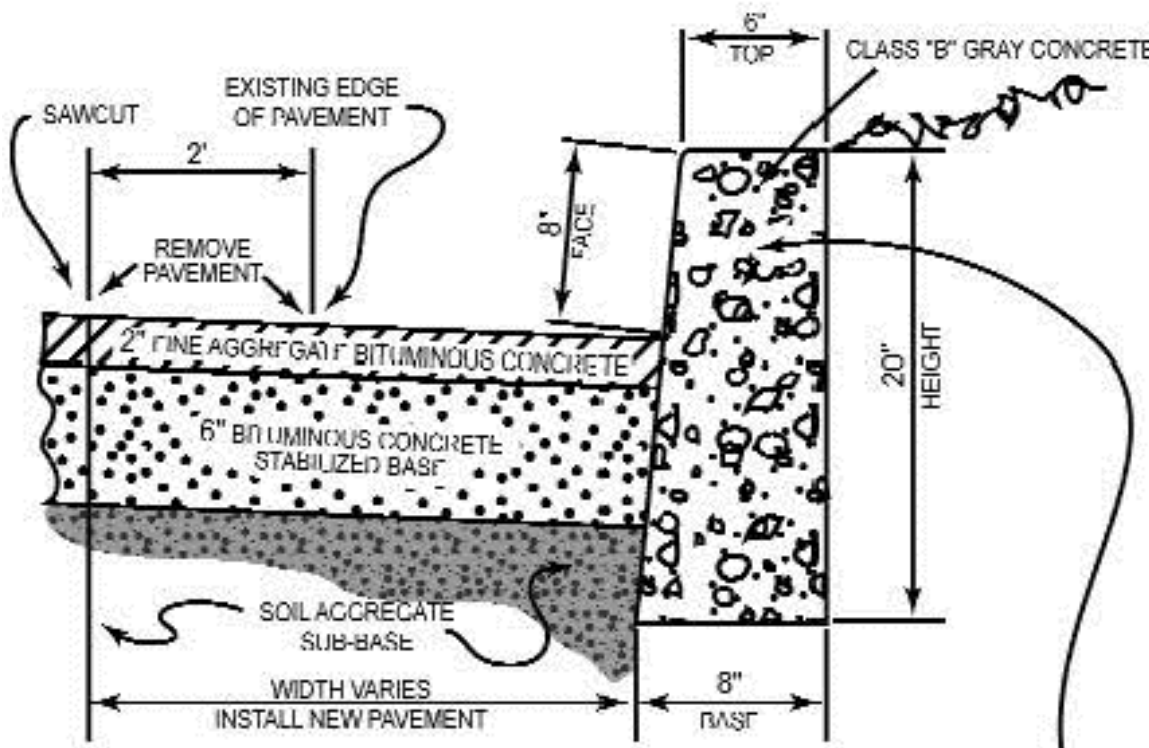


MONMOUTH COUNTY TYPICAL ROAD SECTION DETAIL

NOT TO SCALE

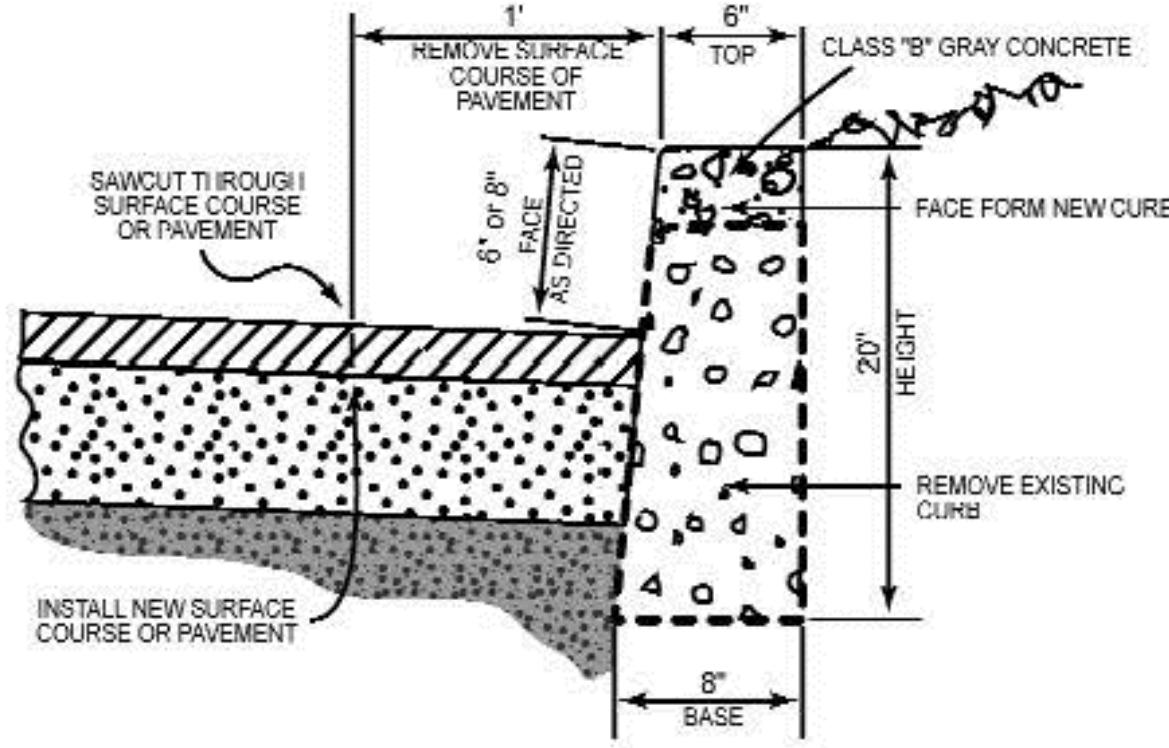
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TYPICAL COUNTY CURB
& PAVEMENT SECTION
(WITHOUT EXISTING CURB)

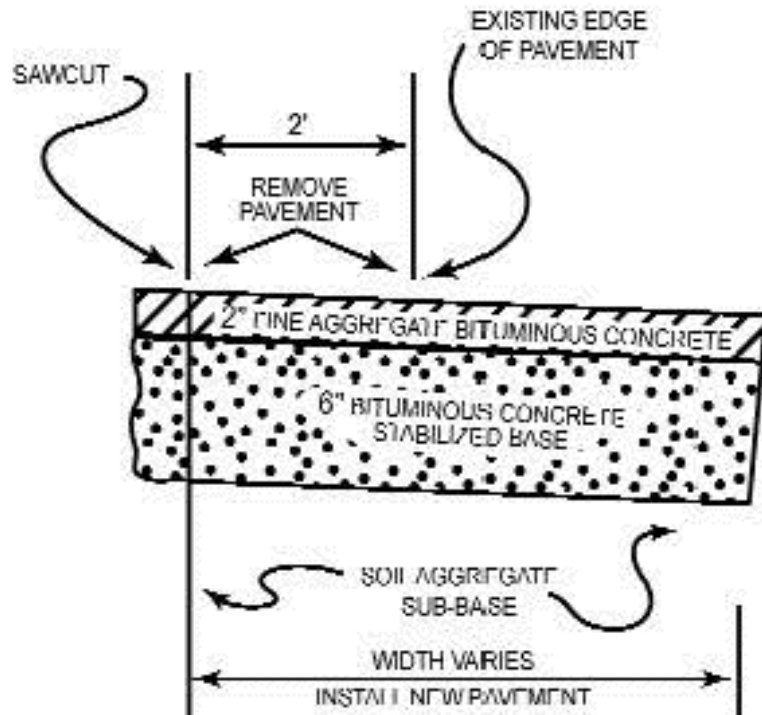


Note: Detail with curb required.
Eliminate curb section
if curb is waived.

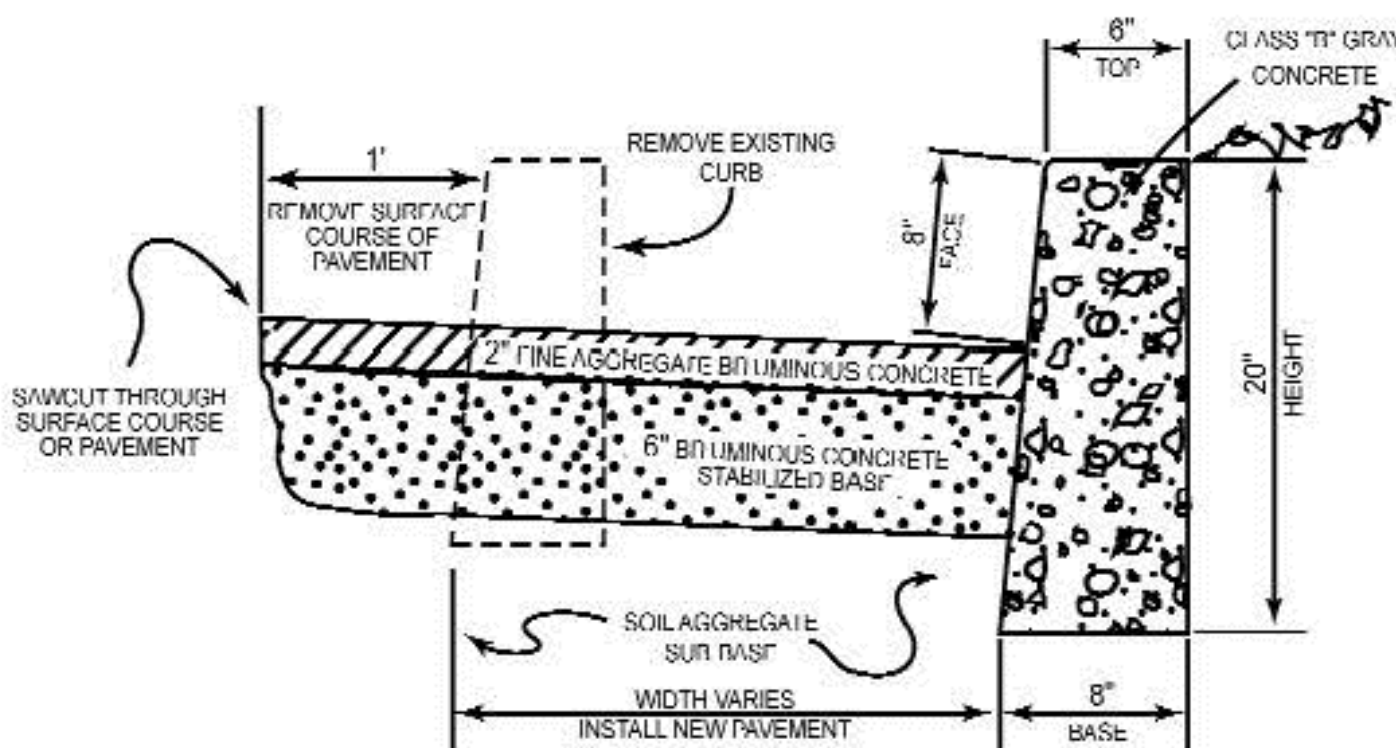
TYPICAL COUNTY CURB
& PAVEMENT SECTION
(REPLACE CURB IN PLACE - NO ROAD WIDENING)



TYPICAL COUNTY
PAVEMENT SECTION
(WITHOUT NEW CURB)



TYPICAL COUNTY CURB
& PAVEMENT SECTION
(WITH EXISTING CURB)



NOTE: CONSULT WITH MONMOUTH COUNTY ROAD INSPECTOR (MONMOUTH COUNTY ROAD DEPARTMENT)
PRIOR TO CONSTRUCTION

MONMOUTH COUNTY CURB DETAIL

NOT TO SCALE

4



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GSZ REALTY, LLC
**PROPOSED MIXED
USE DEVELOPMENT**

BLOCK 808, LOTS 5-8
NISH ROUTE 35, WEST BANGS AVE & MONROE AVE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE NO. 55094
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: PRI-200234

TITLE:

**CONSTRUCTION
DETAILS**

DRAWING:

C-17