

PROPERTY OWNERS WITHIN 200 FEET

| BLOCK | LOT | OWNERS NAME | PROPERTY ADDRESS |
|-------|------|------------------------------------|------------------------|
| 3001 | 4 | TOWNSHIP OF NEPTUNE | OLD CORLIES AVENUE |
| 3001 | 5 | WEGEMAN, CHARLES RICHARD JR. | 3404 HIGHWAY 33 |
| 3001 | 6 | RYAL HOLDING LLC | 3324 HIGHWAY 33 |
| 3001 | 7 | DELLET, CYNTHIA E. | 3322 HIGHWAY 33 |
| 3001 | 8 | DELLETTI, MACK DAVISON | 3320 HIGHWAY 33 |
| 3001 | 29 | TOWNSHIP OF NEPTUNE | 803 OLD CORLIES AVENUE |
| 3301 | 2,01 | HELEOTIS, DIANE & THEODORE | 3317 HIGHWAY 33 |
| 3301 | 5 | ALLOCCA, PAUL & PATRICIA | 3315 HIGHWAY 33 |
| 3301 | 6 | 3321 HIGHWAY 33 NEPTUNE, LLC | 3321 HIGHWAY 33 |
| 3301 | 43 | CONGREGATION TORAT EL JERSEY SHORE | 3351 HIGHWAY 33 |

NEW JERSEY AMERICAN WATER COMPANY
ATTN: DONNA SHORT G.I.S. SUPERVISOR
1025 LAUREL OAKS ROAD
VOORHEESS, NJ 08043

VERIZON
LEGAL DEPARTMENT, 17TH FLOOR
C/O LAND USE MATTERS
540 BROAD STREET
NEWARK, NJ 07102

NEW JERSEY NATURAL GAS COMPANY
ATTN: RIGHT OF WAY DEPARTMENT
1415 WYCKOFF ROAD
WALL TWP., NJ 07719

JERSEY CENTRAL POWER & LIGHT COMPANY
ATTN: LAND USE MATTERS
300 MADISON AVENUE
MORRISTOWN, NJ 07960

MONMOUTH CABLEVISION
ATTN: LAND USE MATTERS
1501 18TH AVENUE
WALL TWP., NJ 07719

MONMOUTH COUNTY PLANNING BOARD
HALL OF RECORDS ANNEX
PO BOX 1295
FREEHOLD, NJ 07728-1125

DEPARTMENT OF TRANSPORTATION
C/O COMMISSIONER OF TRANSPORTATION
PO BOX 600
TRENTON, NJ 08625

USE VARIANCE SITE PLAN

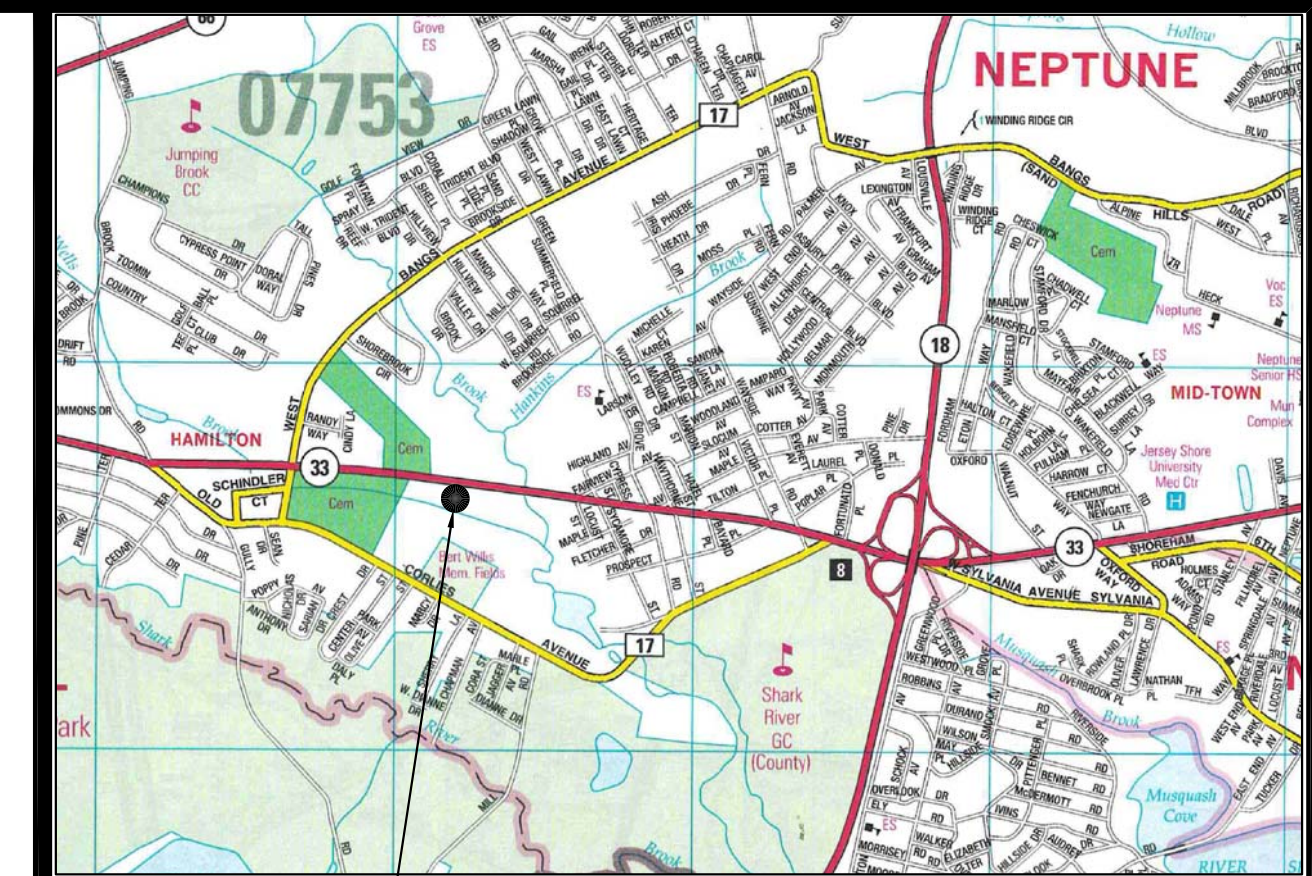
RYAL HOLDING LLC

3324 N.J.S.H. ROUTE 33

TAX BLOCK 3001 , TAX LOT 6

TOWNSHIP OF NEPTUNE

MONMOUTH COUNTY , NEW JERSEY



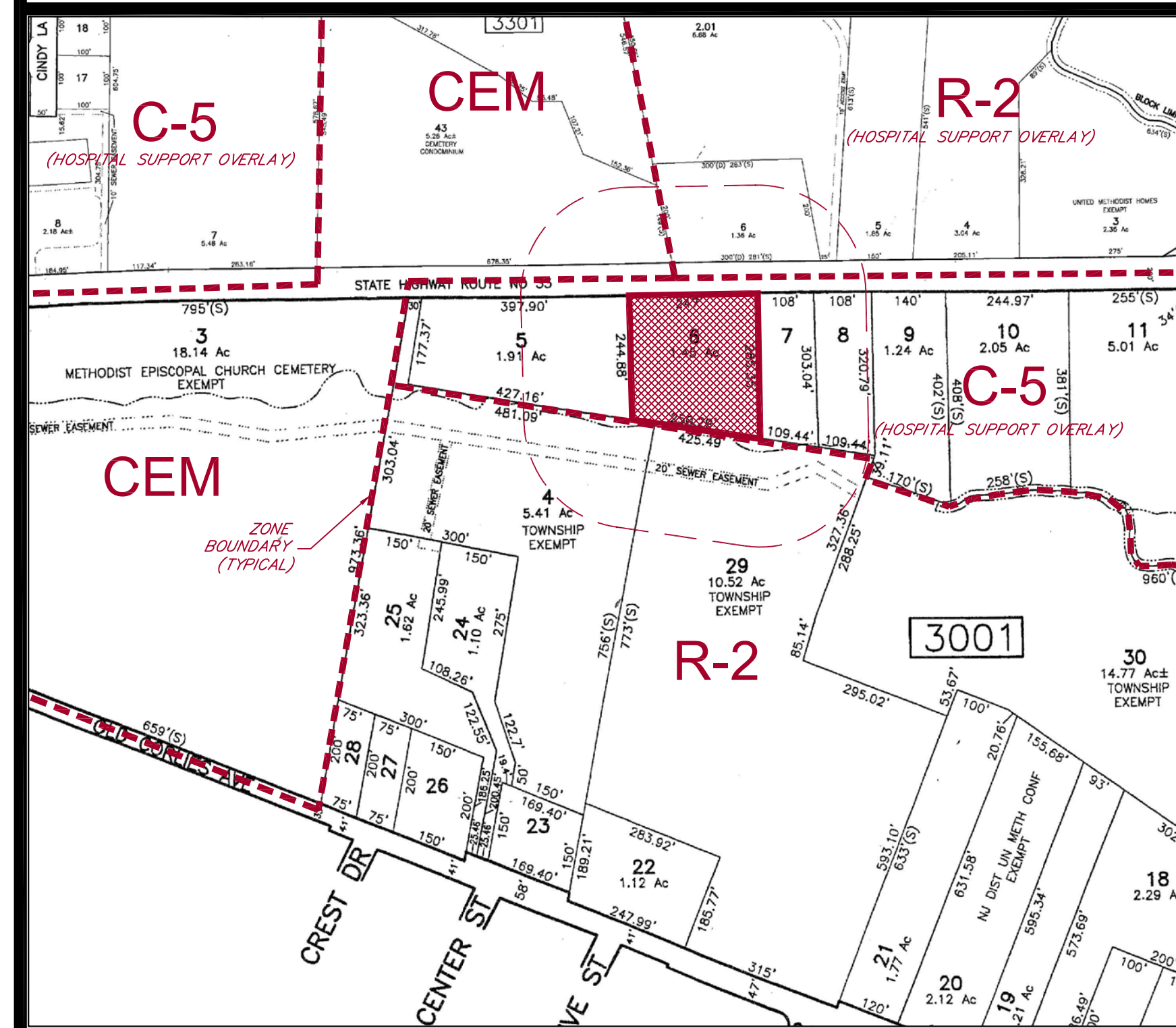
PROJECT SITE KEY MAP

GENERAL INFORMATION

- EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOT 6 ~ TAX BLOCK 3001, 3324 HIGHWAY No. 33, TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JEFFREY GRUNN, N.J.P.L.S. #43399, FOR THE FIRM LAKELAND SURVEYING, SAID MAP DATED OCTOBER 13, 2022, LAST REVISED FEBRUARY 2, 2023.
- OWNER / APPLICANT: RYAL HOLDING LLC
3324 ROUTE 33
NEPTUNE, NJ 07753
- ZONING STANDARDS: C-5 ZONE ~ ROUTE 33W COMMERCIAL

| STANDARD | REQUIRED | EXISTING | PROPOSED |
|---------------------------------------|----------------|----------------|----------------|
| MINIMUM LOT AREA ~ SQ. FT. | 50,000 SQ. FT. | 65,482 SQ. FT. | 65,482 SQ. FT. |
| MAXIMUM FLOOR AREA RATIO | 0.8 | 0.09 | 0.08 |
| MINIMUM LOT WIDTH ~ FEET | 200 FEET | 247 FEET | 247 FEET |
| MINIMUM LOT FRONTAGE ~ FEET | 200 FEET | 247 FEET | 247 FEET |
| MINIMUM LOT DEPTH ~ FEET | 250 FEET | 255 FEET | 255 FEET |
| FRONT YARD SETBACK ~ FEET | 40 FEET | 65.5 FEET | 65.5 FEET |
| SIDE YARD SETBACK ~ FEET | 30 FEET | 1.2 FEET ~ V | 38.4 FEET |
| COMBINED SIDE YARD SETBACK ~ FEET | 60 FEET | 81.1 FEET | 118.3 FEET |
| REAR YARD SETBACK ~ FEET | 40 FEET | 131.2 FEET | 131.2 FEET |
| MAXIMUM BUILDING COVERAGE ~ % | 30 % | 8.9 % | 7.7 % |
| MAXIMUM BUILDING COVERAGE ~ SQ. F.T. | --- | 5,827 SQ. FT. | 5,052 SQ. FT. |
| MAXIMUM TOTAL LOT COVERAGE ~ % | 65 % | 64.8 % | 56.5 % |
| MAXIMUM TOTAL LOT COVERAGE ~ SQ. FT. | --- | 42,400 SQ. FT. | 37,030 SQ. FT. |
| MAXIMUM BUILDING HEIGHT ~ STORIES | 2 STORIES | 1 STORY | 1 STORY |
| MAXIMUM BUILDING HEIGHT ~ FEET | 30 FEET | 20 FEET +/- | 20 FEET +/- |
| MINIMUM IMPROVABLE AREA ~ SQ. FT. | 19,500 SQ. FT. | 34,516 SQ. FT. | 34,516 SQ. FT. |
| M.I.A. MINIMUM CIRCLE DIAMETER ~ FEET | 91 FEET | 182 FEET | 182 FEET |

- NOTES:**
- EXISTING AND PROPOSED BUILDING COVERAGE INCLUDES BUILDINGS, TRAILERS, SHEDS AND FABRIC COVERED FRAMES.
 - EXISTING AND PROPOSED TOTAL LOT COVERAGE INCLUDES GRAVEL/STONE PARKING AND MATERIAL STORAGE AREAS AND BINS.
- V ~ INDICATES AN EXISTING VARIANCE CONDITION.



TAX / ZONING MAP



GOOGLE MAPS AERIAL PHOTO

INDEX OF SHEETS

| SHEET # | SHEET DESCRIPTION |
|---------|---|
| 1 OF 5 | TITLE SHEET |
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| 3 OF 5 | DETAILS |
| 4 OF 5 | SOIL EROSION AND SEDIMENT CONTROL NOTES |
| 5 OF 5 | HISTORIC COVERAGE EXHIBIT |

TOWNSHIP OF NEPTUNE BOARD OF ADJUSTMENT
USE VARIANCE & SITE PLAN APPROVAL

| | |
|------------------------|------|
| CHAIRMAN | DATE |
| ADMINISTRATIVE OFFICER | DATE |
| ENGINEER | DATE |

| T. NO. | REVISED PER PUBLIC HEARING COMMENTS | DATE | DRWN | CHKD BY |
|--------|-------------------------------------|---------|------|---------|
| | | 9-26-24 | DHB | MRD |

TITLE SHEET
RYAL HOLDING LLC
3324 ROUTE 33
TAX BLOCK 3001, TAX LOT 6
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 30)

Nelson Engineering Associates, Inc.
444 NEPTUNE BOULEVARD, SUITE 4
NEPTUNE, NEW JERSEY 07753
TEL: (732)-918-2180
WWW.NELSONENG.NET
CERTIFICATE OF AUTHORIZATION # 24G28014900

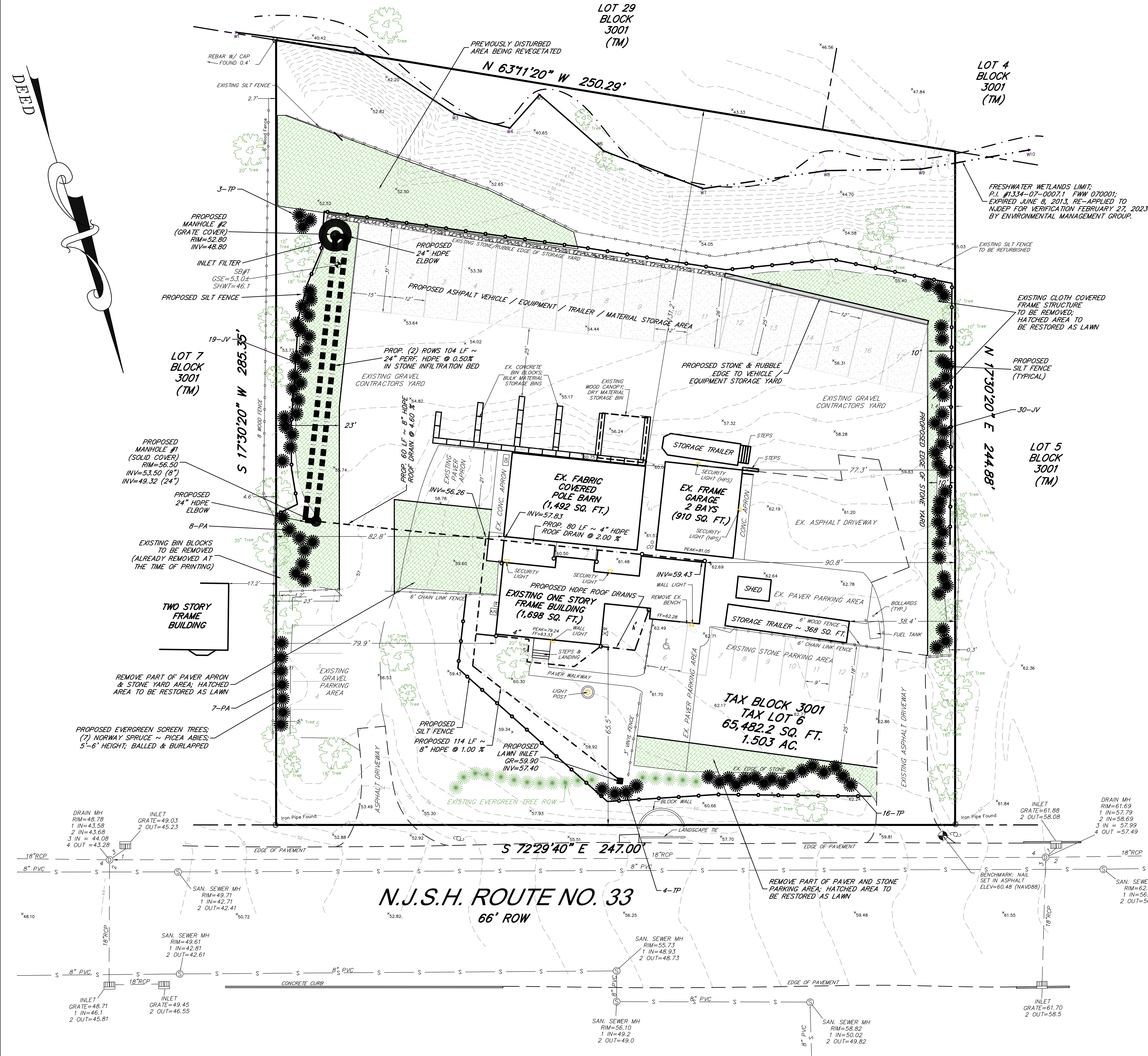
SITE ENGINEERING
TRAFFIC ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
LAND SURVEYING & MAPPING

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

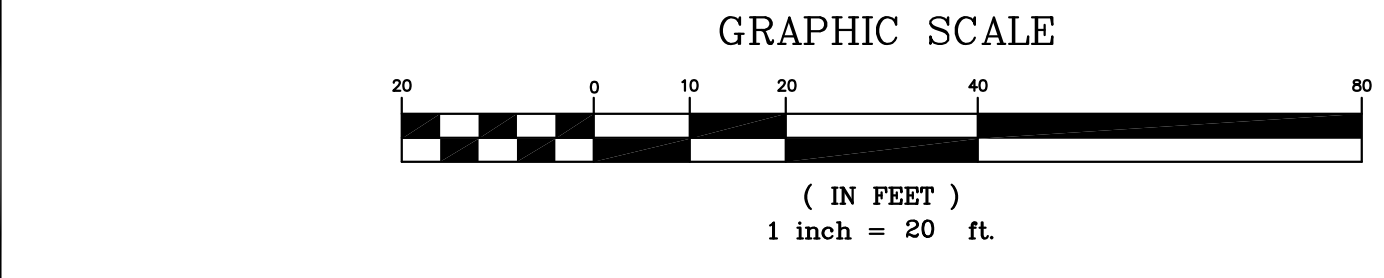
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| SCALE: 1"=20' | DRAWN BY: DHB | CHKD. BY: DHB |
| FILE: 230607 | DATE: 10-31-2023 | SHEET 1 OF 5 |

GENERAL CONSTRUCTION NOTES

- THIS DRAWING OR REPORT, AND ALL INFORMATION CONTAINED HEREIN, IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR CERTIFIED TO. ANY UNAUTHORIZED USE, DISCLOSURE, COPYING, DISTRIBUTION OR RELIANCE ON THIS OR ANY RELATED PLAN OR REPORT, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NELSON ENGINEERING ASSOCIATES, INC.
- THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE. OSHA STANDARDS SHALL PREVAIL WHERE APPLICABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY EXISTING STRUCTURES, OBJECTS, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION OR INDICATED AS TO BE REMOVED.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITY CONNECTIONS TO EXISTING USES (IF ANY). IF THE CONNECTIONS AND SERVICE LATERALS ARE CAPABLE OF SERVICING THE PROPOSED USE, AND MEET THE SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY, THEY ARE TO BE REUSED. IF NO CONNECTIONS EXIST, OR IF THEY ARE OF SUBSTANDARD OR UNUSABLE DESIGN, NEW UTILITY SERVICE LINES ARE TO BE INSTALLED AT THE LOCATIONS INDICATED. THE SIZE AND LOCATION OF THE UTILITY LINES MAY BE SUBJECT TO CHANGE BY THE APPROPRIATE UTILITY AUTHORITY.
- SANITARY SEWER MAINS, GAS MAINS, WATER MAINS, ELECTRIC LINES AND TELEPHONE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY.
- WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MINIMUM PITCH OF 1/4" PER FOOT, MAXIMUM PITCH 1" PER FOOT.
- THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALL BASEMENT WALLS ARE TO BE WATERPROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
- CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW-CUT AT A CONSTRUCTION JOINT OR REMOVED TO THE NEAREST EXPANSION JOINT.
- IF THE CONTRACTOR ENCOUNTERS QUESTIONABLE SOIL CONDITIONS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION IN THE AREA OF CONCERN.
- IF THE CONTRACTOR ENCOUNTERS ANY CONFLICTING UTILITY INFORMATION OR LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
- PLASTIC PIPE TO BE INSTALLED AS PART OF THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS (ADS, INC. OR APPROVED EQUAL). GRADES, SLOPES AND INVERTS OF PIPES ARE TO BE VERIFIED AND CONFIRMED BY THE CONTRACTOR PRIOR TO BACKFILLING.
- THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NO SIGHT OBSTRUCTION HIGHER THAN 30 INCHES ABOVE GRADE, NOR LOWER THAN 10 FEET ABOVE GRADE SHALL EXIST AND/OR BE ERRECTED WITHIN THE SIGHT TRIANGLE EASEMENT OTHER THAN OFFICIAL TRAFFIC CONTROL SIGNAGE.
- CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEER'S REPORT FOR THE PREPARATION OF THE SUBGRADE FOR THE BUILDING FOUNDATION, BUILDING SLAB, PAVEMENT, ETC. IN THE EVENT THE ENGINEER'S RECOMMENDATION FOR PAVEMENT THICKNESS IS NOT AS THICK AS THE MUNICIPAL PAVEMENT STANDARD, THE MUNICIPAL PAVEMENT STANDARD SHALL BE USED.
- LEVEL LANDINGS SHALL BE PROVIDED FOR EACH ACCESS TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR THE LOCATIONS OF ALL ACCESS POINTS.
- THE MAXIMUM CROSS SLOPE FOR THE LANDINGS ALONG THE BARRIER FREE ACCESSIBLE ROUTE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 (2.08%). THE LANDINGS SHALL HAVE A CLEAR WIDTH EQUAL AT LEAST AS WIDE AS THE WIDEST RAMP LEADING TO THE LANDING, AND A CLEAR LENGTH OF 60 INCHES MINIMUM.
- THE MINIMUM CLEAR WIDTH FOR WALKWAYS AND RAMP ALONG THE BARRIER FREE ACCESSIBLE ROUTE SHALL BE 36 INCHES. WHERE HANDRAIL ARE PROVIDED, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.
- ALL CONSTRUCTED IMPROVEMENTS SHALL BE IN STRICT COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- ANY EXISTING CURBING AND/OR SIDEWALK THAT WILL BE REMOVED SHALL BE REMOVED FROM AN EXISTING EXPANSION JOINT OR SAW-CUT FOR REMOVAL AT AN EXISTING CONSTRUCTION JOINT.
- ANY PAVEMENT TO BE REMOVED SHALL BE SAW-CUT CLEAR THROUGH TO THE SUBGRADE ALONG THE PERIMETER OF THE PAVEMENT TO REMAIN.
- ALL TRAFFIC CONTROL SIGNAGE AND/OR PAVEMENT MARKINGS SHALL BE IN STRICT COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- DURING CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON-SITE AND MAINTAINED TO THE SATISFACTION OF THE BOROUGH ENGINEER. ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NOT SHOWN ON THE APPROVED PLAN BUT WHICH, IN THE OPINION OF THE TOWNSHIP ENGINEER, ARE NECESSARY TO PROTECT OFFSITE PROPERTIES, SHALL BE INSTALLED AND MAINTAINED AS DIRECTED BY THE TOWNSHIP ENGINEER.
- THE APPLICANT WILL REPAIR ALL EXISTING DAMAGED OR DETERIORATED CURBS AND/OR SIDEWALKS WITHIN THE STREET R.O.W.'s IMMEDIATELY ADJACENT TO THE SITE, AS DIRECTED BY THE MUNICIPAL ENGINEER.
- ALL EXISTING BITUMINOUS PAVEMENT INDICATED TO BE REMOVED OR REPLACED SHALL BE REMOVED FROM THE SITE.
- WHEREVER CONCRETE CURBING WILL BE CONSTRUCTED WITHIN, OR ADJACENT TO, EXISTING BITUMINOUS PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW-CUT CLEAR THROUGH TO THE SUB-GRADE, AND REMOVED, A MINIMUM DISTANCE OF 18 INCHES FROM, AND PARALLEL TO, THE PROPOSED CURB FACE.
- CONSTRUCTION DETAILS FOR ALL PROJECT IMPROVEMENTS SHALL BE FINALIZED TO THE SATISFACTION OF THE MUNICIPAL ENGINEER PRIOR TO COMMENCEMENT OF SITE IMPROVEMENT CONSTRUCTION.
- THE LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WHERE CONCRETE CURBING WILL BE CONSTRUCTED WITHIN, OR ADJACENT TO, EXISTING BITUMINOUS PAVEMENT, IT SHALL BE SAW-CUT AND REMOVED, CLEAR THROUGH TO THE SUBGRADE, A MINIMUM DISTANCE OF 18 INCHES FROM, AND PARALLEL TO, THE PROPOSED CURB FACE. (FACE FORMING WILL ONLY BE PERMITTED WITH THE DIRECT APPROVAL OF THE MUNICIPAL ENGINEER)
- ALL EXISTING BITUMINOUS PAVEMENT TO BE REMOVED FOR ANY REASON SHALL BE SAW-CUT, CLEAR THROUGH TO THE SUBGRADE, TO PROVIDE A NEAT, LINEAR EDGE FOR SUBSEQUENT PAVEMENT REPAIR.
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL ROOF DRAINS, DOWN SPOUTS AND LEADERS SHALL BE CONNECTED TO THE CLOSEST DRAINAGE INLET OR MANHOLE. CONTRACTOR SHALL COORDINATE THE CONNECTIONS WITH THE ARCHITECT'S CONSTRUCTION DOCUMENTS.
- PRIOR TO THE PLACEMENT OF TOPSOIL FOR FINAL SITE VEGETATION AND STABILIZATION, THE CONTRACTOR SHALL CHECK THE COMPACTION AND SETTLING OF FILL MATERIAL ADJACENT TO THE BUILDING. IF THE FILL MATERIAL HAS SETTLED, CREATING A SUMP OR BACK-PITCHED CONDITION NEXT TO THE BUILDING WALL, THE AFFECTED AREA SHALL BE REGRADED TO ESTABLISH THE PROPER GRADE AWAY FROM THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, ROAD OPENING PERMITS AND UTILITY CONNECTION PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF A PRE-CONSTRUCTION MEETING WITH ALL APPROPRIATE MUNICIPAL, COUNTY, AND STATE OFFICIALS, AS WELL AS REPRESENTATIVES OF THE LOCAL UTILITIES, PRIOR TO THE START OF CONSTRUCTION. THE PROJECT DESIGN ENGINEER AND ARCHITECT SHALL ALSO BE PROVIDED NOTICE OF THE PRE-CONSTRUCTION MEETING.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL CONCRETE USED DURING CONSTRUCTION SHALL BE N.J.D.O.T. CLASS "B", 4,500 P.S.I. AT 28 DAYS.



N.J.S.H. ROUTE NO. 33
66' ROW



PLANTING SCHEDULE:

| KEY | BOTANICAL NAME | CULTIVAR | COMMON NAME | QUANTITY | SIZE | COMMENTS |
|-----|----------------------|-------------|------------------------|----------|-------|--------------------|
| JV | JUNIPERUS VIRGINIANA | ----- | EASTERN RED CEDAR | 49 | 5'-6' | BALLED & BURLAPPED |
| PA | PICEA ABIES | ----- | NORWAY SPRUCE | 15 | 5'-6' | BALLED & BURLAPPED |
| TP | THUJA PLICATA | GREEN GIANT | GREEN GIANT ARBORVITAE | 23 | 5'-6' | BALLED & BURLAPPED |

SURVEY REFERENCE:
EXISTING PROPERTY CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOT 6 - TAX BLOCK 3001 3324 HIGHWAY No. 33, TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JEFFREY GRUIN, N.E.L.S. #43,399, FOR THE FIRM LAKELAND SURVEYING, SAID MAP DATED OCTOBER 13, 2022, LAST REVISED FEBRUARY 2, 2023.

| | | | |
|--|----------------------|------|--------------|
| 1. REVISED PER PUBLIC HEARING COMMENTS | 9-26-24 | DHB | MRD |
| NO. | REVISION DESCRIPTION | DATE | DRWN CHKD BY |

USE VARIANCE SITE PLAN
RYAL HOLDING LLC
3324 N.J.S.H. ROUTE 33
TAX BLOCK 3001, TAX LOT 6
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 30)

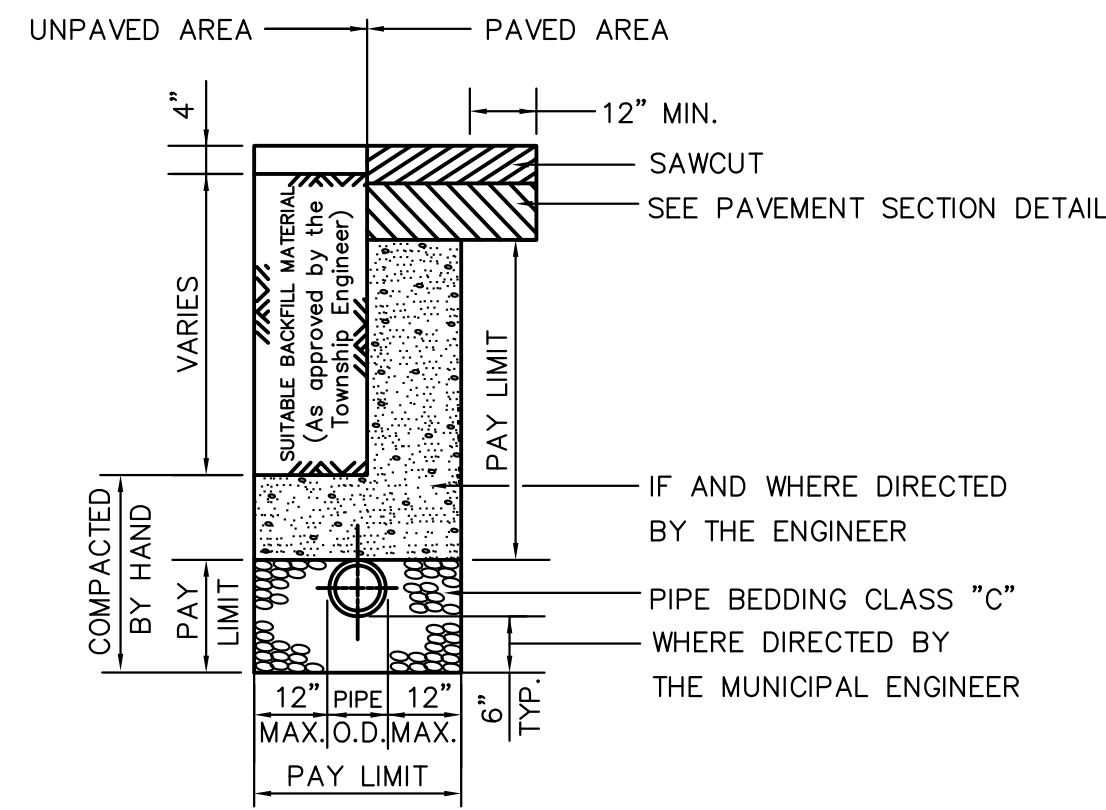
Nelson Engineering Associates, Inc.

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

SITE ENGINEERING
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| | | |
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| SCALE: 1"=20' | DRAWN BY: DHB | CHKD. BY: MRD |
| FILE: 230607 | DATE: 10-31-2023 | SHEET 2 OF 5 |

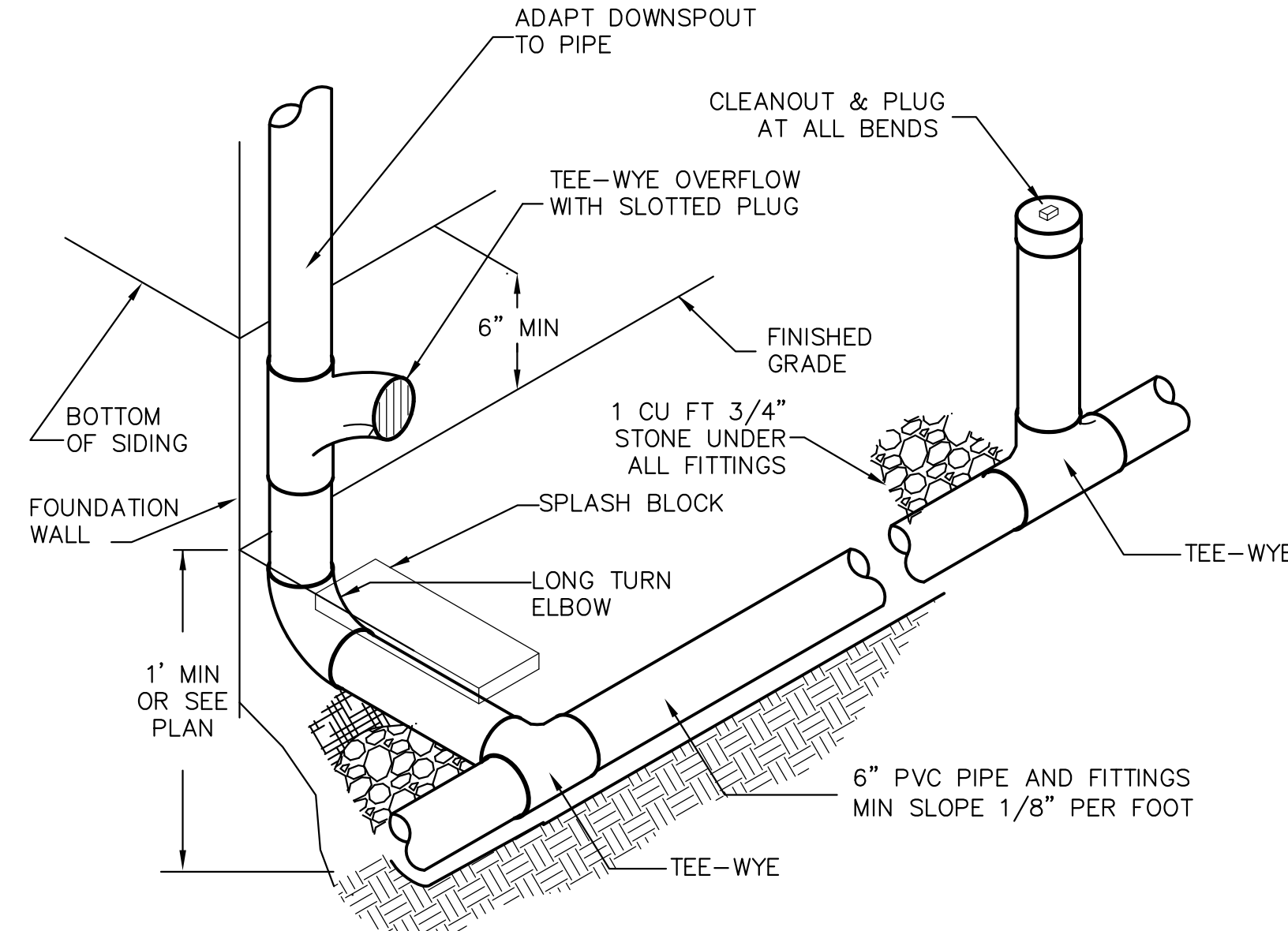


NOTES:
 IN AREAS DESIGNATED TO BE MILLED AND OVERLAYED, THE CONTRACTOR SHALL CONSTRUCT PAVEMENT TO THE LIMITS OF THE STABILIZED COURSE. SHEETING TO BE PROVIDED WHERE NECESSARY.

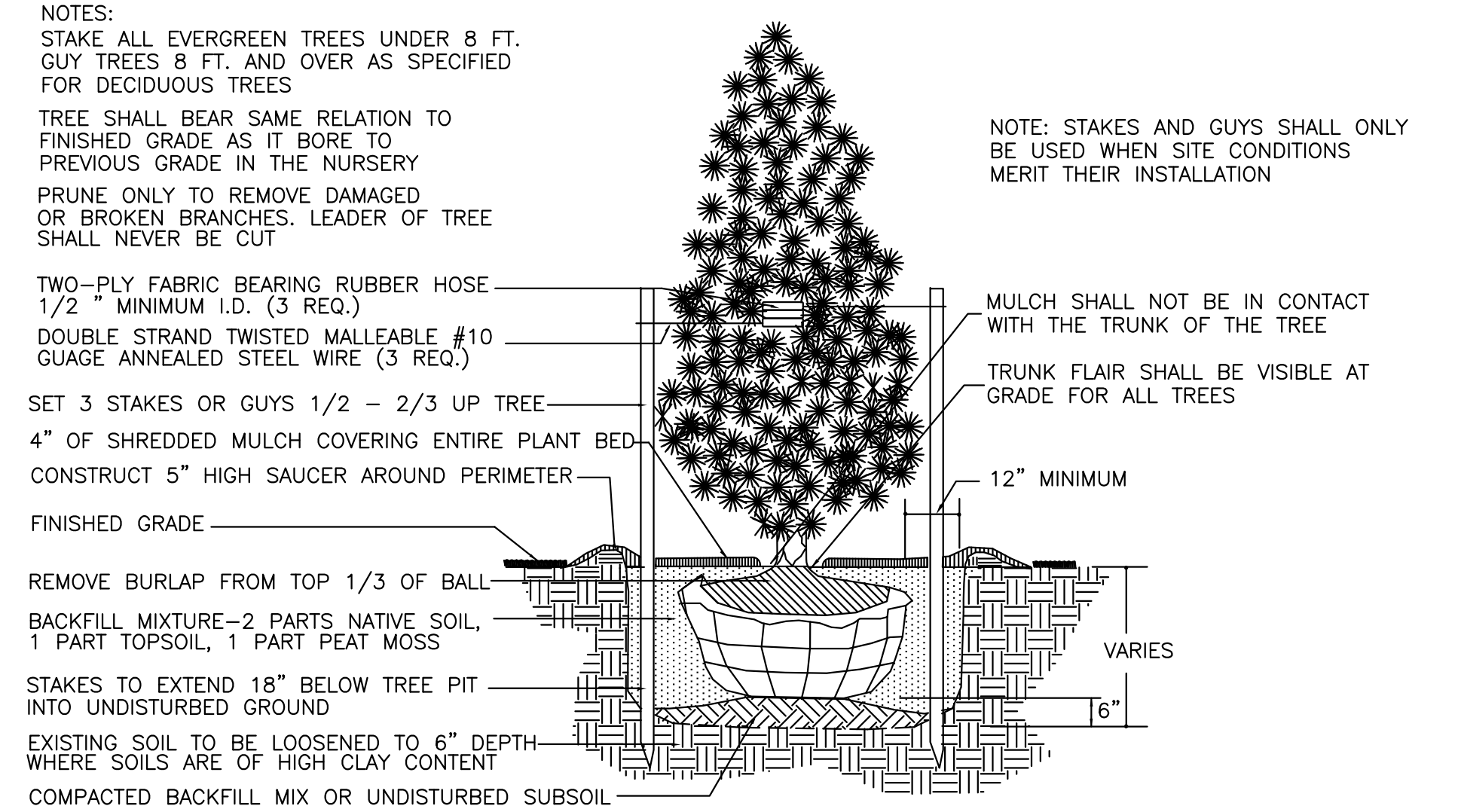
TYPICAL TRENCH DETAIL
 N.T.S.



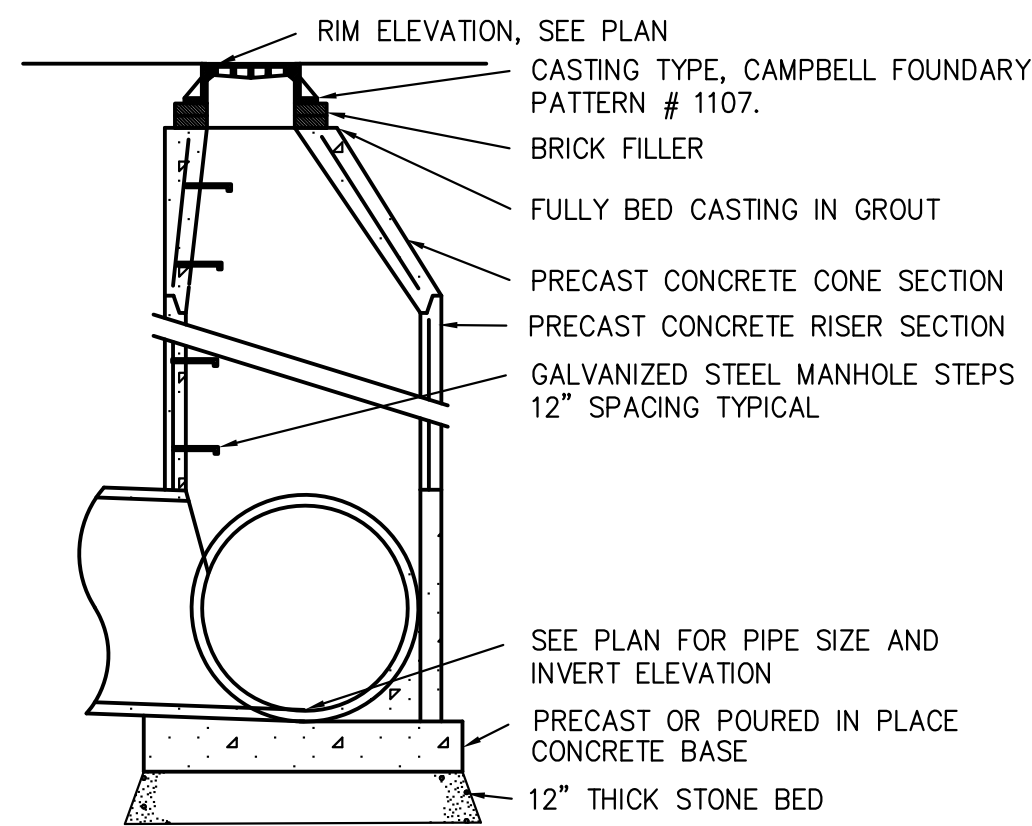
DOWNSPOUT FILTER DETAIL:
 N.T.S.
 (ALL ROOF LEADER DOWNSPOUTS TO BE INSTALLED WITH "AQUABARREL" SLIM LINE DOWNSPOUT FILTER ~ OR APPROVED EQUAL. GUTTER LEAF GUARDS ARE CONSIDERED AN APPROVED EQUAL.)



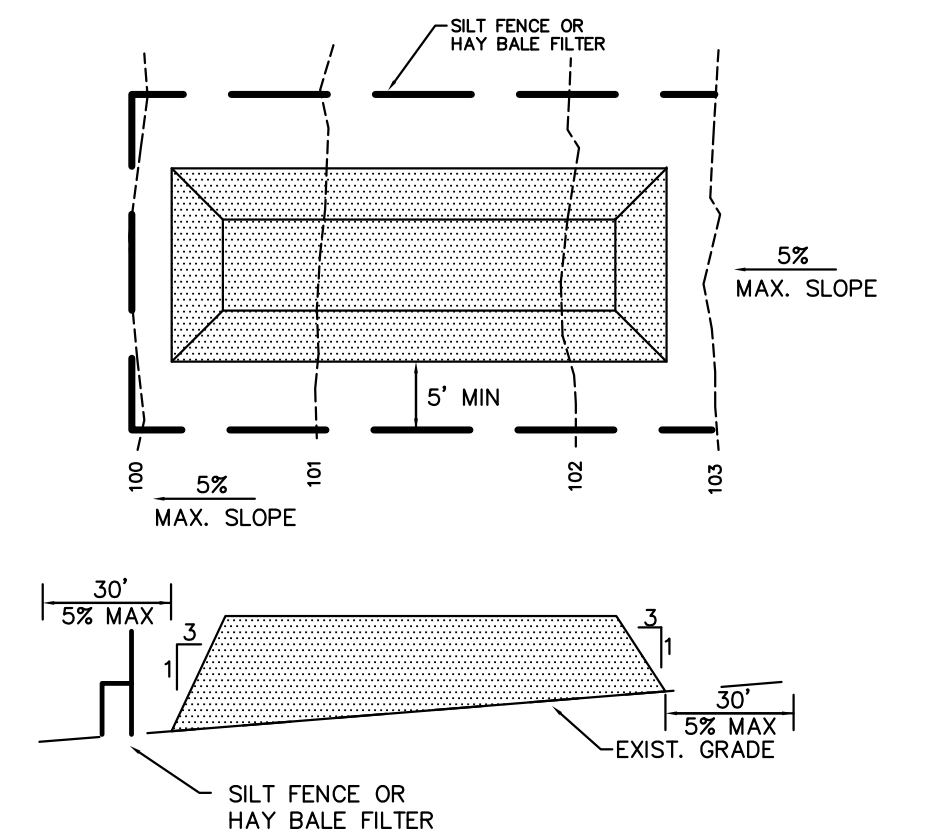
ROOF DRAIN DETAIL
 N.T.S.



EVERGREEN TREE PLANTING DETAIL
 N.T.S.

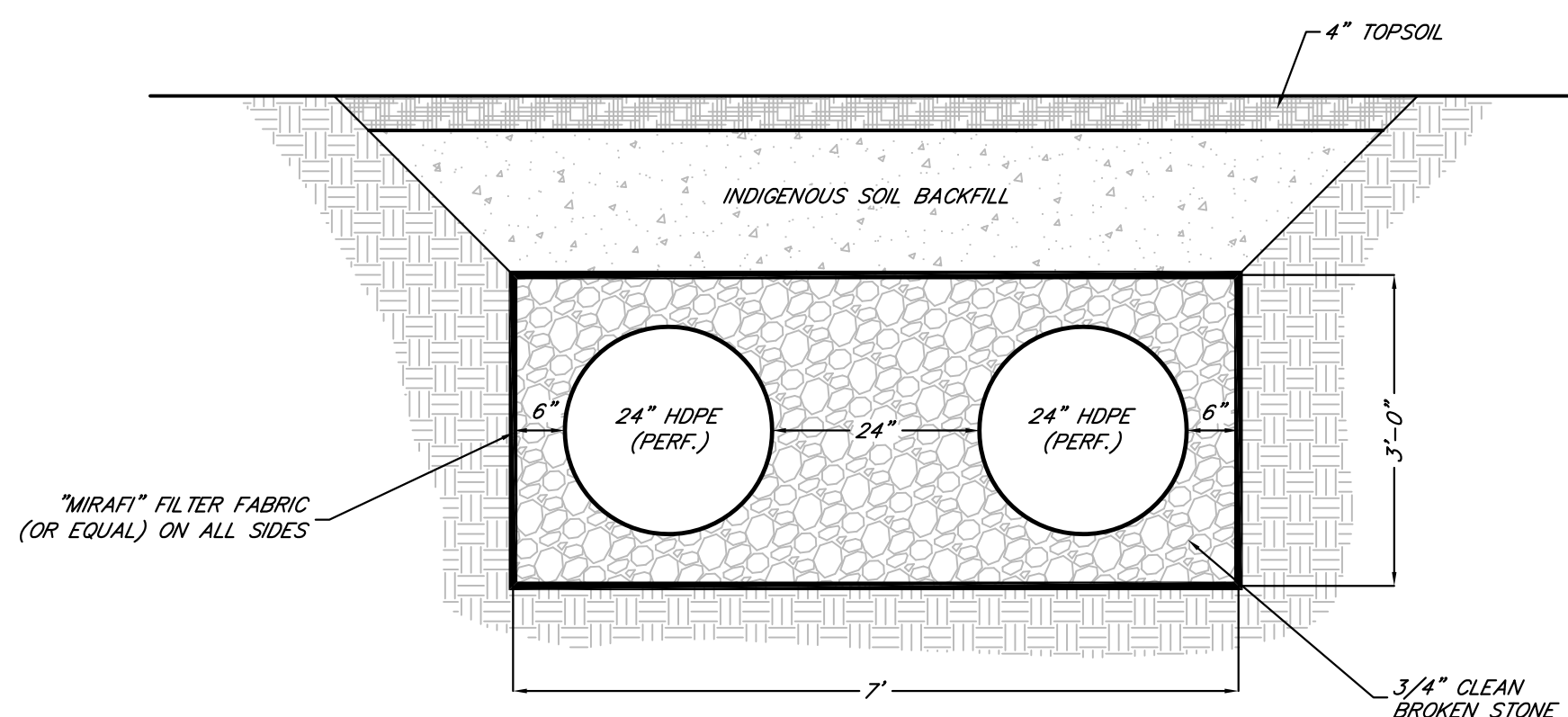


STORM MANHOLE
 N.T.S.

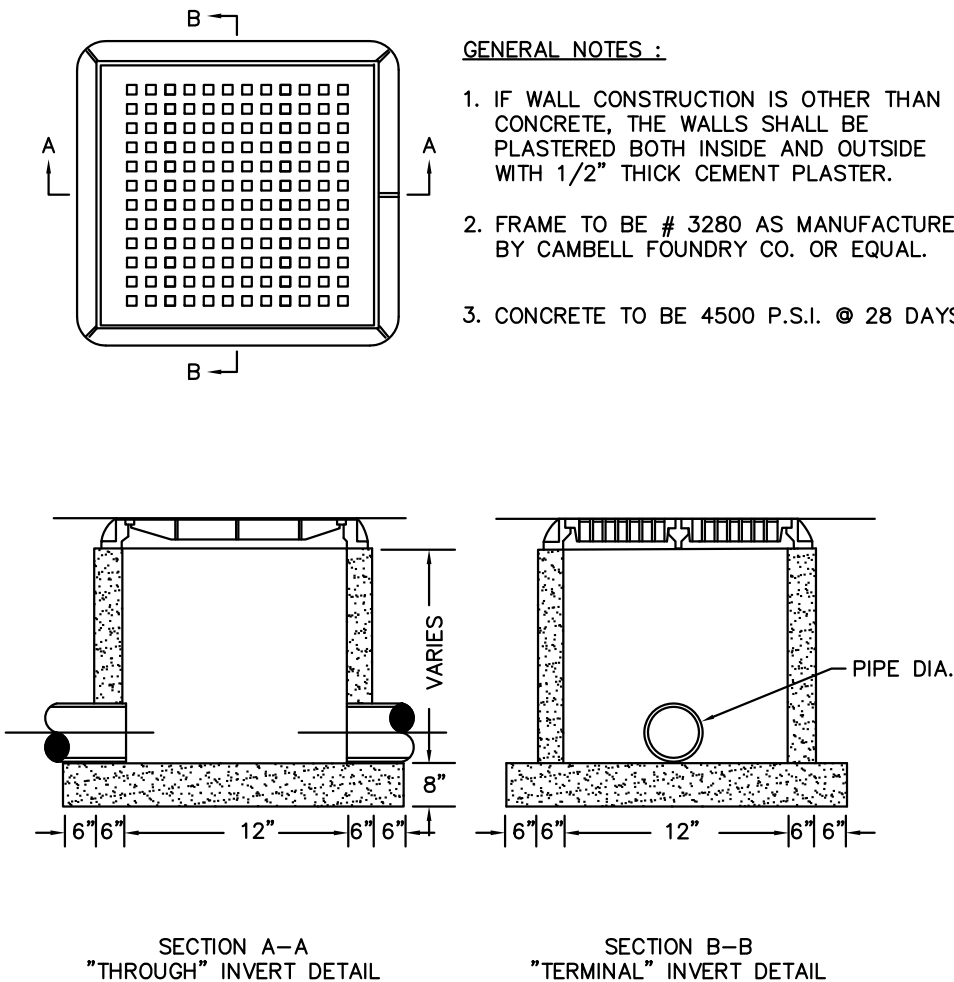


- NOTES:
1. PLACE STOCKPILES AT LOCATION AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
 3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQ.
 4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED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

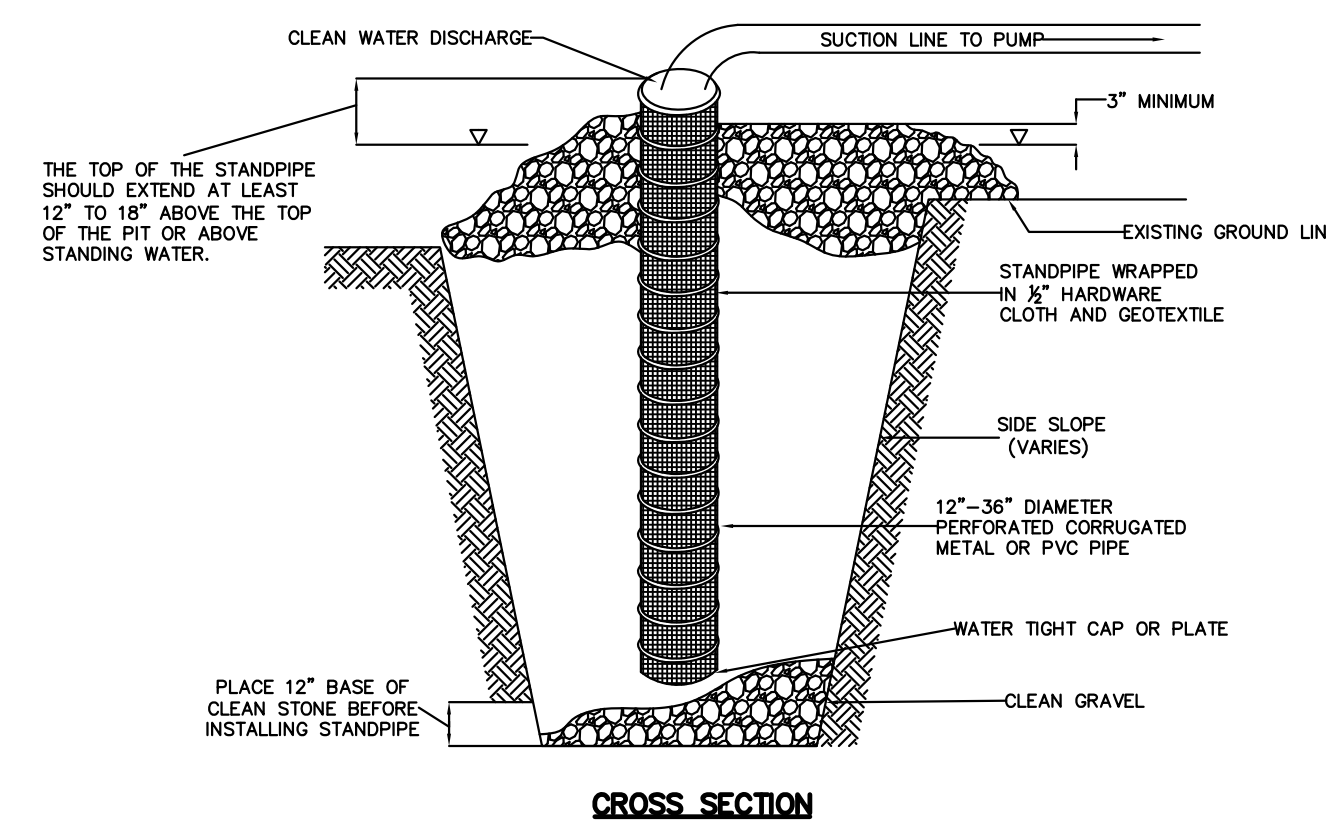
TOPSOIL STOCKPILE
 N.T.S.



STONE INFILTRATION TRENCH DETAIL



PROPOSED LAWN INLET DETAIL
 N.T.S.



- CONSTRUCTION SPECIFICATIONS:
1. PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
 2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE, THEN WRAPPING WITH A 3" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE PERFORATIONS SHALL BE 3/4" SLOTS OR 1" DIAMETER HOLES.
 3. A BASE OF FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR ASTM C33 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE THEN BACKFILLED WITH THE SAME FILTER MATERIAL.
 4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.

DEWATERING SUMP PIT DETAIL
 N.T.S.

| NO. | REVISION DESCRIPTION | DATE | DRWN | CHKD BY |
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DETAILS
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 3324 N.J.S.H. ROUTE 33
 TAX BLOCK 3001, TAX LOT 6
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY, NEW JERSEY
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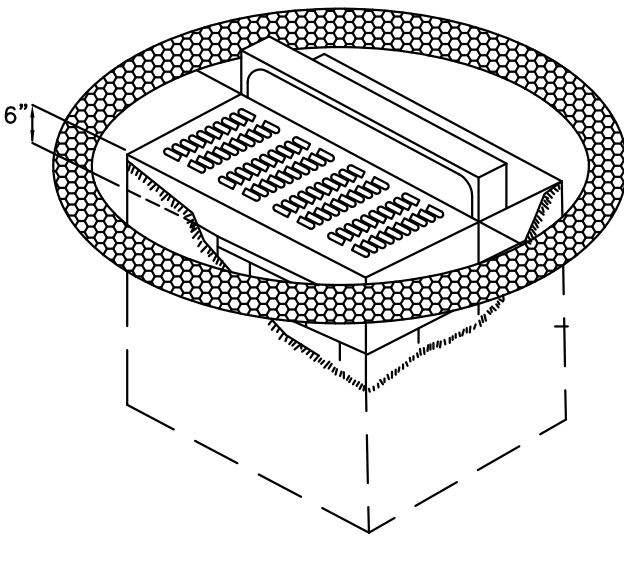
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 DRAWN BY: DHB
 DATE: 10-31-2023
 CHKD. BY: MRD
 SHEET 3 OF 5

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE FREESHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- N.J.S.A. 4:24-39 et. seq. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- IMMEDIATELY FOLLOWING THE INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (i.e. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
- THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF 10 FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION IS TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE IMMEDIATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A RATE OF 10 TONS/ACRE, (OR 450 LBS./1,000 SQ. FT. OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A pH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN, STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN, CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY SILT FENCE BARRIER AND HAY BALES SHALL BE CONSTRUCTED AS NOTED ON THE DETAIL AND PLACED AS SHOWN ON THE PLAN. BALES SHALL BE REPLACED UPON SATURATION WITH SILT.
- ALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE IN PLACE AS DESIGNED IN THE SEQUENCE OF CONSTRUCTION AND SHALL REMAIN IN PLACE AS REQUIRED.
- SEQUENCE OF CONSTRUCTION: THE FOLLOWING SCHEDULE SHALL BE ADHERED TO, IF NECESSARY, TO MODIFY THE TIME SEQUENCE, THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED AND SUPPLIED WITH THE MODIFIED TIME SCHEDULE.
 - PHASE I ~ ONE MONTH
 - INSTALL SILT FENCE, HAY BALES AND INLET FILTERS.
 - INSTALL CONSTRUCTION ACCESS ROAD.
 - DEMOLISH EXISTING SURFACE STRUCTURES AS NOTED ON THE DEMOLITION PLAN.
 - GRADE THE SITE TO CONTAIN ALL SURFACE WATER FLOWS THEREON.
 - STABILIZE ALL EXPOSED SOIL NOT SUBJECT TO TRAFFIC.
 - PHASE II ~ ONE MONTH
 - CONSTRUCT BUILDING FOUNDATION.
 - PHASE III ~ ONE MONTH
 - BRING SITE TO GRADE.
 - INSTALL INTERIOR LOT DRAINAGE.
 - PHASE IV ~ 12 TO 18 MONTHS
 - CONSTRUCT CURBING, PAVEMENT AND SIDEWALKS.
 - COMPLETE STRUCTURE.
 - PHASE V (DEPENDENT UPON SEASON) ~ ONE MONTH
 - COMPLETE LANDSCAPING.
 - REMOVE SE&S MEASURES.
- MAINTENANCE OF PERMANENT SOIL EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE APPLICANT AND/OR SUBSEQUENT OWNERS OF THE PROPERTY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. NO BUILDING PERMITS WILL BE RELEASED UNTIL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES, AS INDICATED ON APPROVED PLANS, ARE INSTALLED.
- THE DISTRICT SHALL BE REPRESENTED AT THE PROJECT PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, CONTRACTORS AND UTILITY REPRESENTATIVES. IF THE TOWNSHIP ENGINEER DOES NOT SCHEDULE A PRE-CONSTRUCTION MEETING, IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SCHEDULE ONE PRIOR TO ANY LAND DISTURBANCE.
- FAILURE OF THE FOREMENTIONED PLAN SHALL NOT RELIEVE THE APPLICANT OF ANY OF ITS RESPONSIBILITIES RELEVANT TO THE APPROPRIATE STATUTES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE DISTRICT IN THE EVENT OF ANY UNFORESEEN PROBLEMS DURING CONSTRUCTION.
- FINAL STABILIZATION OF ALL LAND DISTURBANCES ASSOCIATED WITH UNDERGROUND UTILITIES, IRRESPECTIVE OF PHASING, IS THE ULTIMATE RESPONSIBILITY OF THE OWNER.
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS SHALL BE STABILIZED WITH MULCH. SEE THE MULCHING STANDARDS FOR MATERIALS AND METHODS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (i.e. SLOPES GREATER THAN 3:1).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL OF NEW JERSEY.

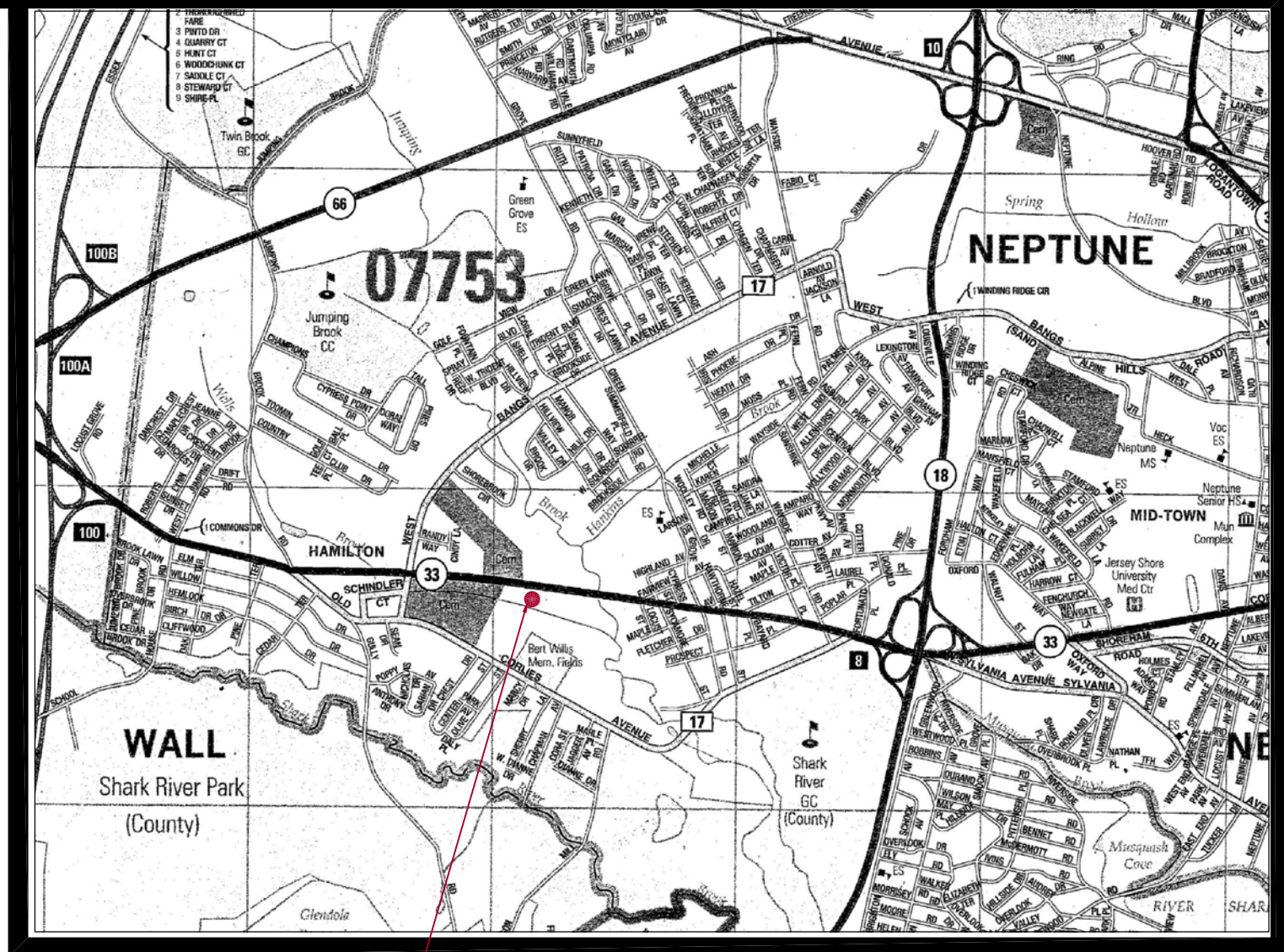
TOPSOIL SPECIFICATIONS:

- TOPSOIL SHALL BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY SHALL BE LESS THAN 0.5 MILLIMOS PER CENTIMETER). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED IN NOTE 14 ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND pH LEVEL.
- FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
- STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5.
- GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE.
- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
- AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A pH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY PRACTICAL TO A DEPTH OF 4 INCHES.
- PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING.
- EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS.
- TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE.
- A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE, SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING, ETC. SOILS WITH A pH OF 4.0 OR LESS, OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A pH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE, SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH MEASURES SHALL BE BASED ON SOIL TESTING SUCH AS THOSE OFFERED BY RUTGERS' COOPERATIVE EXTENSION SERVICE, OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.



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

INLET FILTER DETAIL
N.T.S.



PROJECT SITE - KEY MAP

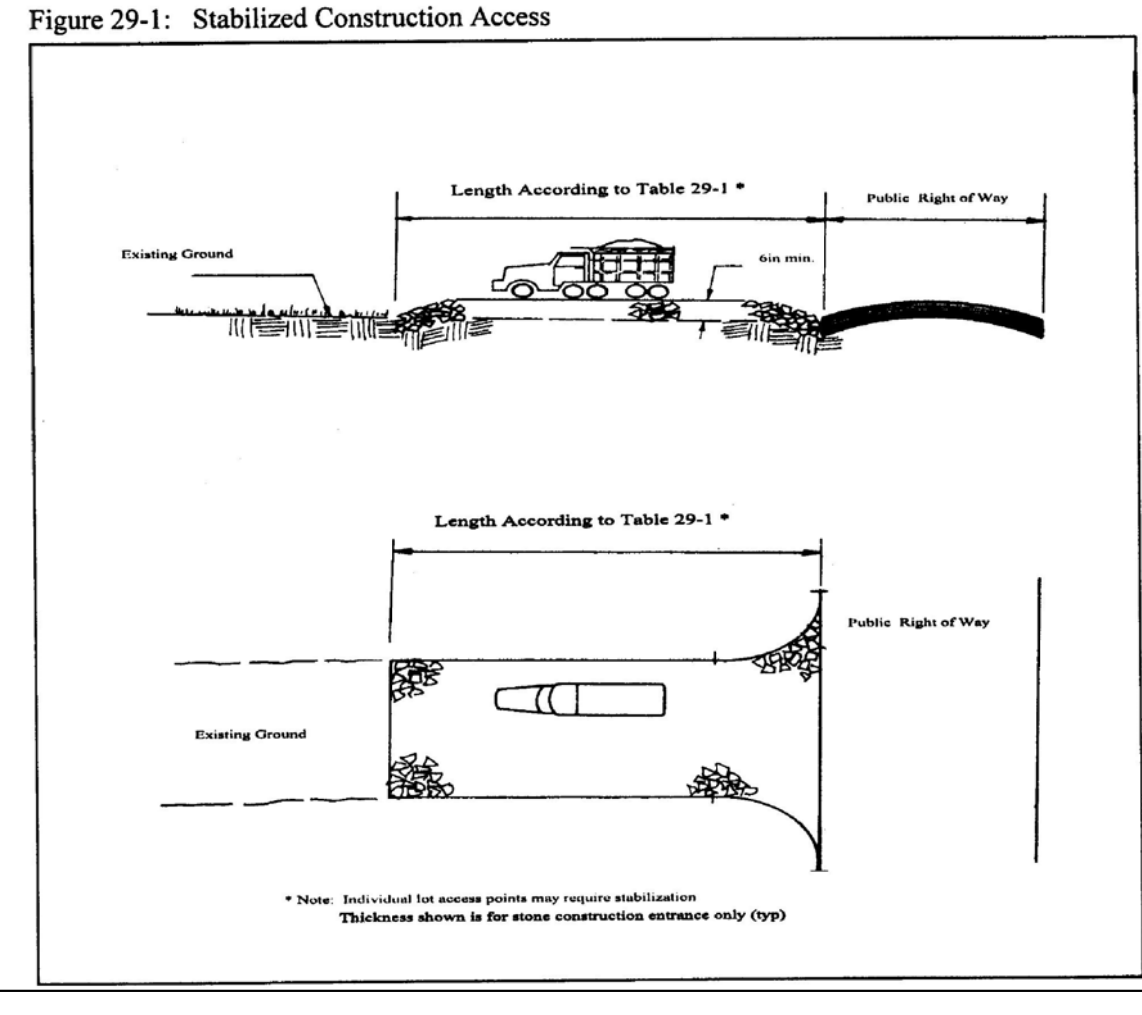


Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

| Percent Slope of Roadway | Length of Stone Required | |
|--------------------------|--|--------------------|
| | Coarse Grained Soils | Fine Grained Soils |
| 0 to 2% | 50 ft | 100 ft |
| 2 to 5% | 100 ft | 200 ft |
| >5% | Entire surface stabilized with FABC base course! | |

1. As prescribed by local ordinance or other governing authority.

MULCHING STANDARDS

- MULCHING IS REQUIRED ON ALL SEEDING. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- STRAW OR HAY - UNROTATED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH BINDER (TAGRYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED. SPREAD MULCH UNIFORMLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED.
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF THE MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS:
 - PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. THE MULCH SHOULD BE SECURED TO THE SOIL BY STRETCHING TWINE BETWEEN THE PEGS IN A CROSS-CROSS AND SQUARE PATTERN. SECURE THE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
 - CRIMPER - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TAGKIFYING OR ADHESIVE AGENT IS REQUIRED.

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

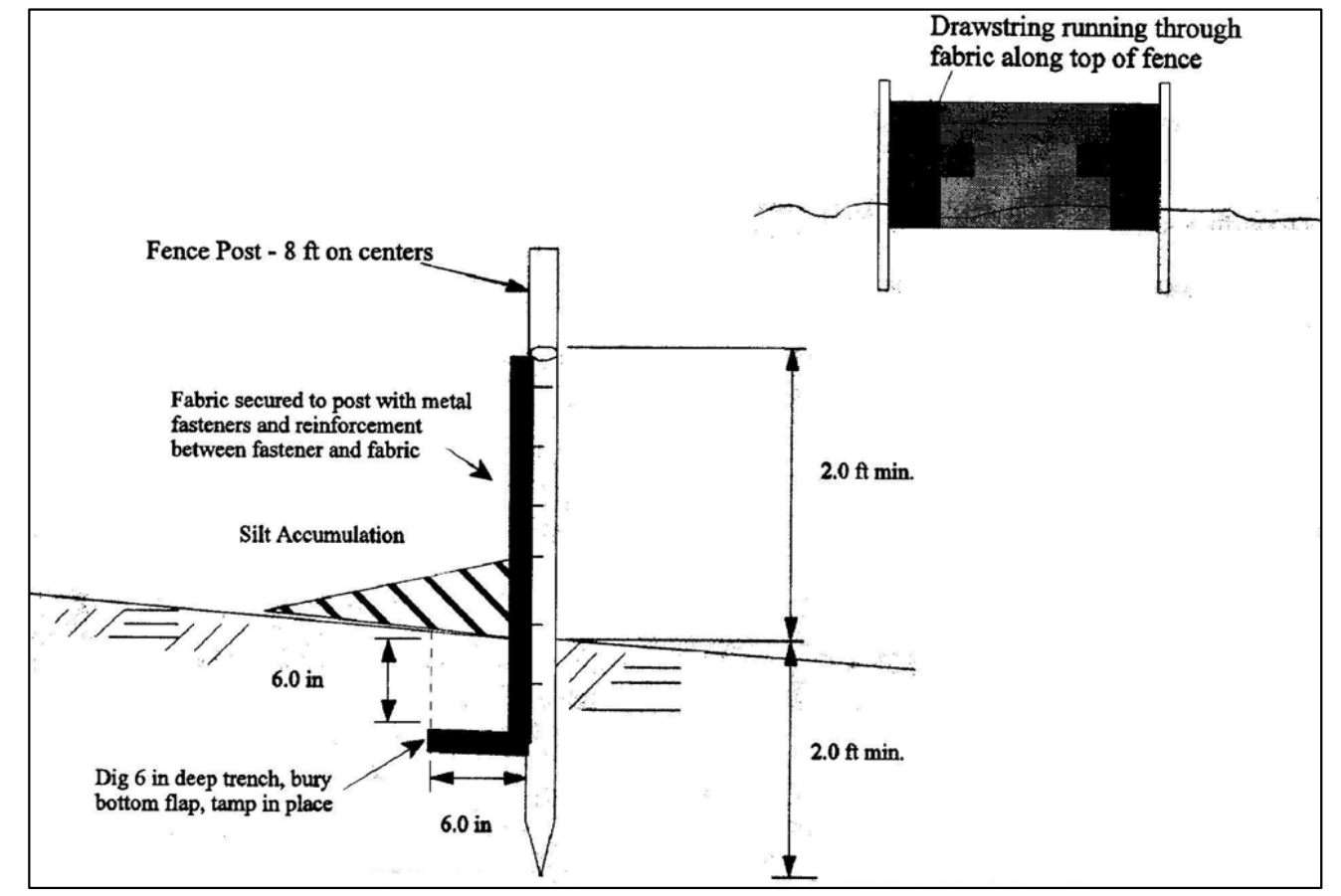
PERMANENT VEGETATIVE COVER SPECIFICATIONS

- SITE PREPARATION
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
 - IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
- SEEDBED PREPARATION
 - UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS' COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN. A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING. LIME RATES SHALL BE ESTABLISHED VIA SOIL TESTING.
 - WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INSTALTING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM PLANTING PERIODS ARE BETWEEN FEBRUARY 1 AND APRIL 30. ACCEPTABLE PLANTING PERIODS ARE BETWEEN MAY 1 AND AUGUST 14. SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.

- COOL SEASON SEED MIXTURE #6 (WITHOUT WHITE CLOVER)
- | | |
|--------------------|-------------------------|
| FINE FESCUE BLEND | 3.0 LBS./1,000 SQ. FT. |
| KENTUCKY BLUEGRASS | 0.10 LBS./1,000 SQ. FT. |
| PERENNIAL RYEGRASS | 0.50 LBS./1,000 SQ. FT. |
- PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 55 LBS./ACRE. SLOPED AREAS TO BE COVERED WITH MULCH AS INDICATED IN THE MULCHING STANDARDS.
 - FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-10-10 APPLIED AT A RATE OF 11 LBS./1,000 SQ. FT. OR EQUIVALENT, WITH 50% WATER INSOLUBLE NITROGEN, UNLESS OTHERWISE DETERMINED BY SOIL TESTING.
 - LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AS DETERMINED BY SOIL TESTING.

TEMPORARY VEGETATIVE COVER SPECIFICATIONS

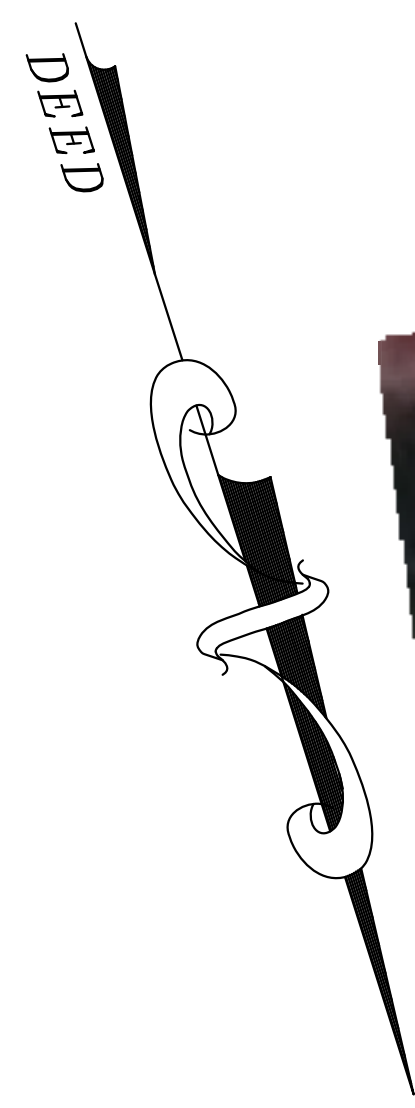
- SITE PREPARATION
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.
 - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
 - IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
- SEEDBED PREPARATION
 - APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS' COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE ESTABLISHED BY SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
 - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
 - SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
- TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SQ. FT. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 15 AND AUGUST 15 TO OCTOBER 1.
- LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AS DETERMINED BY SOIL TESTING.



SILT FENCE DETAIL

- SEDIMENT BARRIER MAINTENANCE:
- SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF ONE-HALF (1/2) THE BARRIER HEIGHT.
 - REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES, ETC.) WHEN DAMAGED.
 - BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

| | | | | |
|--|-------------------------------------|------------------|--|---------------|
| 1. | REVISED PER PUBLIC HEARING COMMENTS | 9-26-24 | DHB | MRD |
| NO. | REVISION DESCRIPTION | DATE | DRWN | CHKD BY |
| SOIL EROSION AND SEDIMENT CONTROL NOTES RYAL HOLDING LLC 3324 N.J.S.H. ROUTE 33 TAX BLOCK 3001, TAX LOT 6 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 30) | | | | |
| Nelson Engineering Associates, Inc. | | | | |
| 444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 246A28014900 | | | SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING | |
| MATTHEW R. DUBOIS, P.E. PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357 | | | | |
| SCALE: 1"=20' | | DRAWN BY: DHB | | CHKD. BY: MRD |
| FILE: 230607 | | DATE: 10-31-2023 | | SHEET 4 OF 5 |



- PREVIOUS GRAVEL AREAS RESTORED TO VEGETATION SINCE 2002
- AREA OF EXPANDED IMPERVIOUS COVERAGE FROM 2002 TO PRESENT

NOTES:

THE AERIAL PHOTOGRAPH ON THIS EXHIBIT WAS TAKEN FROM THE NJDEP GEO-WEB PARCEL VIEWER 2002 INFRARED IMAGERY LAYER. THIS IMAGE WAS SELECTED AS THE OLDEST IMAGE THAT PROVIDED REASONABLE CLARITY FOR INTERPRETATION OF THE COVERAGE AND USAGE CONDITIONS OF THE SUBJECT PROPERTY IN 2002.

BASED UPON THIS FIRMS INTERPRETATION OF THE IMAGE, THE PROPERTY HAS EXPANDED THE AREA OF USAGE BY APPROXIMATELY 8,625 SQUARE FEET FROM 2002 TO THE PRESENT.

THE CURRENT PROPOSAL, AS DEPICTED ON PLAN 2 OF 5, TO RESTORE AREAS OF THE SITE TO OPEN SPACE AND LANDSCAPE BUFFER RESULTS IN APPROXIMATELY 5,370 SQUARE FEET OF RESTORED AREAS.

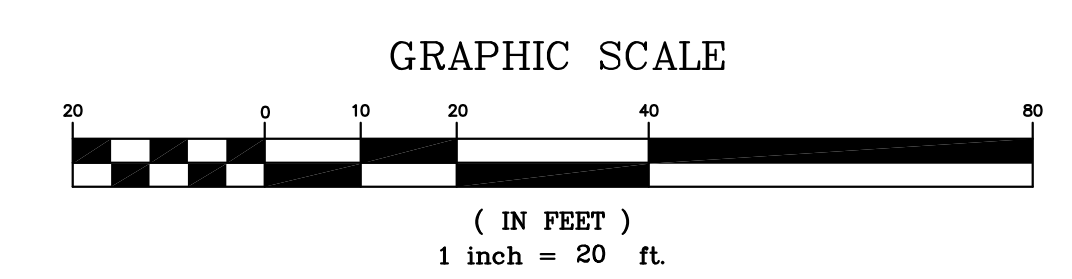
THE CURRENT PROPOSAL RESULTS IS AN INCREASE IN COVERAGE AND USAGE OF THE PROPERTY OF 3,255 SQUARE FEET, WHICH IS TO BE MITIGATED BY DIRECTING APPROXIMATELY 4,100 SQUARE FEET OF EXISTING ROOF SURFACES TO A STORM WATER INFILTRATION SYSTEM LOCATED ALONG THE SOUTHEAST SIDE OF THE PROPERTY.

IMPERVIOUS AREA SUMMARY:

2002 IMPERVIOUS COVER: 33,775 SQUARE FEET
 2024 IMPERVIOUS COVER: 42,400 SQUARE FEET
 PROPOSED IMPERVIOUS COVER: 37,030 SQUARE FEET
 PROPOSED NET INCREASE: 3,255 SQUARE FEET

DISTURBANCE SINCE 2002:

SINCE 2002 APPROXIMATELY 1,682 SQUARE FEET OF GRAVEL WERE REMOVED AND RESTORED TO A VEGETATED STATE AND 10,307 SQUARE FEET OF OPEN SPACE WERE CONVERTED TO GRAVEL AND/OR OTHER IMPERVIOUS SURFACES. 7,661 SQUARE FEET OF AREA ARE PROPOSED TO BE RESTORED TO LANDSCAPING, BRINGING THE TOTAL AREA OF DISTURBANCE TO 17,968 SQUARE FEET.



| NO. | REVISION DESCRIPTION | DATE | DRWN | CHKD BY |
|-----|-------------------------------------|---------|------|---------|
| 1. | REVISED PER PUBLIC HEARING COMMENTS | 9-26-24 | DHB | MRD |

HISTORIC COVERAGE EXHIBIT
RYAL HOLDING LLC
 3324 N.J.S.H. ROUTE 33
 TAX BLOCK 3001, TAX LOT 6
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 30)

Nelson Engineering Associates, Inc.

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

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

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| SCALE: 1"=20' | DRAWN BY: DHB | CHKD. BY: MRD |
| FILE: 230607 | DATE: 10-31-2023 | SHEET 5 OF 5 |