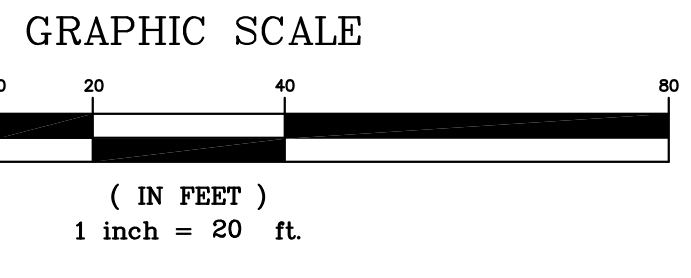


**GENERAL CONSTRUCTION NOTES**

- 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 RUN 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.



**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 ARBORWITAE	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.**

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

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

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