

# PRELIMINARY & FINAL MAJOR SUBDIVISION

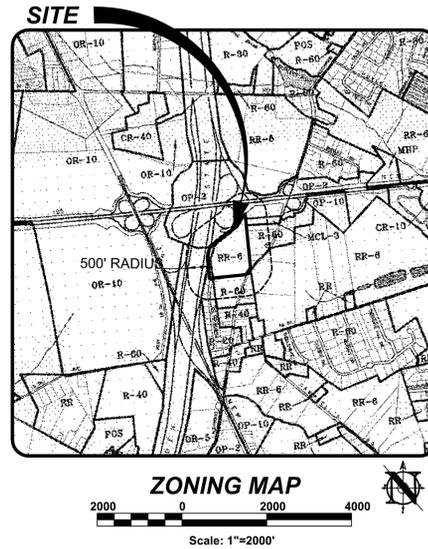
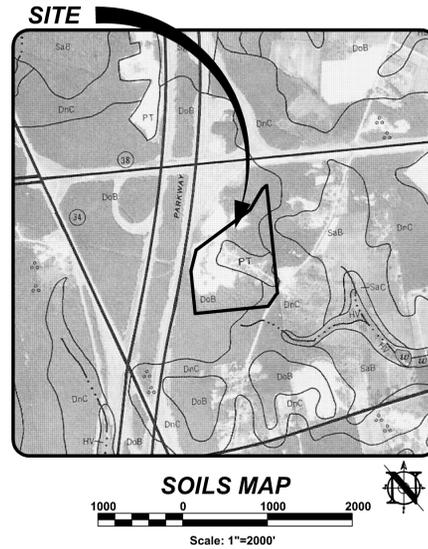
## BLOCK 801, LOT 7

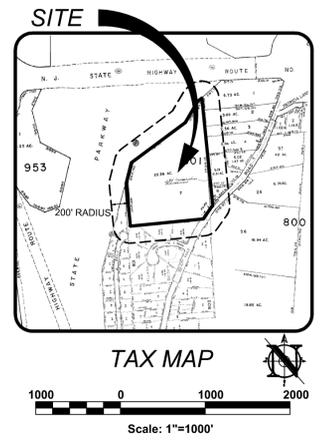
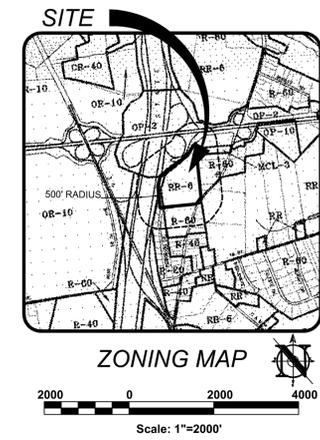
### TOWNSHIP OF WALL

### MONMOUTH COUNTY, NJ

#### PROPERTY OWNERS WITHIN 200 FEET

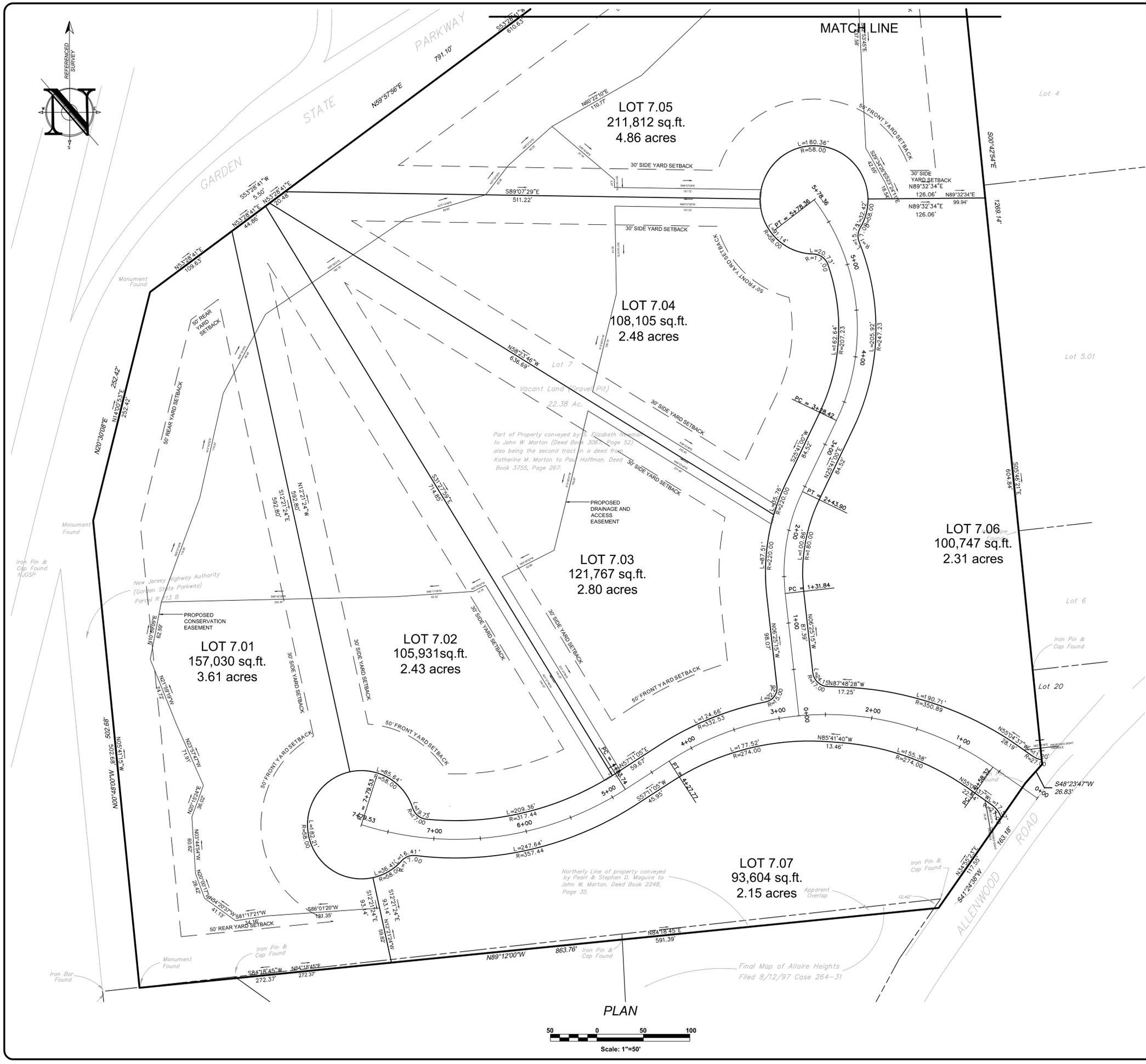
TAXING DISTRICT	52 WALL TWP	COUNTY 13 MONMOUTH	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
800	56	2122 ALLENWOOD RD	3A	POLLARA FM LLC & POLLARA, ROSE M 2122 ALLENWOOD ROAD WALL TWP, N J	07719	
800	68	2130 ALLENWOOD RD	2	MORRIS, ROBERT C 2130 ALLENWOOD ROAD WALL TWP, N J	07719	
801	1	2101 ALLENWOOD RD	4A	HANMEL INC 24 HOBSESHOE DRIVE FERKINVILLE, N J	08535	
801	2	ALLENWOOD RD COMMON ELEMENTS	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1001	3401 SLEEPY HOLLOW CT	2	GREEN, BERTHA REV TRST, GREEN, TROSTIE 2315 BERAMONT PLACE GARDEN CITY, KS	67846	
801	2.1002	3403 SLEEPY HOLLOW CT	1	ESPPOSITO, JOSEPH H & PATRICIA A 2590 NORTH OCEAN DRIVE SINGER ISLAND, FL	33404	
801	2.1003	3405 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1004	3407 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1005	3409 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1006	3411 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1007	3413 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1008	3415 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1009	3417 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1010	3419 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	2.1011	3421 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ	07424	
801	3	2109 ALLENWOOD RD	2	DE SARDI, GARY 606231 ALLENWOOD RD WALL TWP, NJ	07719	
801	4	2111 ALLENWOOD RD	2	PORCHELLI, FREDERICK & TERRY 2111 ALLENWOOD RD WALL TWP, N J	07719	
801	5.01	2115 ALLENWOOD RD	2	TORRES, JAMES & GRACE 2115 ALLENWOOD RD WALL TWP, N J	07719	
801	5.02	2113 ALLENWOOD RD	2	TORRES, MARY 2113 ALLENWOOD RD WALL TWP, NJ	07719	
801	6	2123 ALLENWOOD RD	2	HENSON, STEPHEN S & ARLENE C 2123 ALLENWOOD RD WALL TWP, N J	07719	
801	7	2127 ALLENWOOD RD	1	2383 CEDAR STABLE, LLC 2517 HWY 35 BLDG K ST-101 MANASSAS, VA	08736	
801	8.01	3400 ROUND HILL CT	2	WALKER, ROBERT F & JULIANA 119 POWERS LANDING RD. PONDORA PARK, FL	32181	
801	8.02	3402 ROUND HILL CT	2	ABRUJO, ZIAD 3402 ROUND HILL CT WALL TWP, NJ	07719	
801	8.03	3404 ROUND HILL CT	2	OSHAM, HANGL A & ANNE C 3404 ROUND HILL COURT WALL TWP, N J	07719	
801	8.04	3406 ROUND HILL CT	2	SPITA, CHARLES A & MARGARET A 3406 ROUND HILL COURT WALL TWP, N J	07719	
801	20	2125 ALLENWOOD RD	15C	TOWNSHIP OF WALL 2702 ALLAISE ROAD WALL TWP, N J	07719	
801	29	2140 PARKWOOD DR	2	GALAN, THOMAS & ANITA 2140 PARKWOOD DRIVE WALL TWP, N J	07719	
801	30	2139 PARKWOOD DR	2	PROBERT, WALLER & SE SCHW- 2139 PARKWOOD DRIVE WALL TWP, N J	07719	
801	31	2141 PARKWOOD DR	2	NELAN, JOHN P & MARIA 2141 PARKWOOD DR WALL TWP, N J	07719	



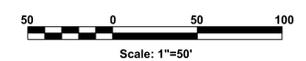


ZONE RR BULK AND AREA REQUIREMENTS SCHEDULE									
BLOCK 801									
	REQUIRED	EXISTING LOT 7	PROPOSED LOT 7.01	PROPOSED LOT 7.02	PROPOSED LOT 7.03	PROPOSED LOT 7.04	PROPOSED LOT 7.05	PROPOSED LOT 7.06	PROPOSED LOT 7.07
Min. Lot Size (Ac)	2	22.38	3.61	2.43	2.80	2.48	4.86	2.31	2.15
Min. Lot Width (ft)	300	N.A.	777.16	283.07 <sup>Δ</sup>	328.86	338.34	678.88	N.A.	N.A.
Min. Lot Frontage (ft)	165	N.A.	182.21	314.74	392.19	394.79	180.36	N.A.	N.A.
Min. Lot Depth (ft)	200	N.A.	342.97	653.83	675.79	574.00	318.67	N.A.	N.A.
Min. Front Yard (ft)	50	N.A.	50.00	50.00	50.00	50.00	50.00	N.A.	N.A.
Min. Side Yard (ft)	30	N.A.	30.00	30.00	30.00	30.00	30.00	N.A.	N.A.
Min. Rear Yard (ft)	50	N.A.	50.00	50.00	50.00	50.00	50.00	N.A.	N.A.
Max. Bldg Coverage (%)	9	N.A.	≤9.00 (To Comply)	≤9.00 (To Comply)	≤9.00 (To Comply)	≤9.00 (To Comply)	≤9.00 (To Comply)	≤9.00 (To Comply)	≤9.00 (To Comply)
Max. Lot Coverage (%)	15	N.A.	≤15.00 (To Comply)	≤15.00 (To Comply)	≤15.00 (To Comply)	≤15.00 (To Comply)	≤15.00 (To Comply)	N.A.	N.A.
Max. Bldg Height (ft)	35	N.A.	≤35.00 (To Comply)	≤35.00 (To Comply)	≤35.00 (To Comply)	≤35.00 (To Comply)	≤35.00 (To Comply)	N.A.	N.A.

<sup>Δ</sup> VARIANCE REQUIRED  
<sup>1</sup> LOTS TO BE DEDICATED TO TOWNSHIP OF WALL



PLAN



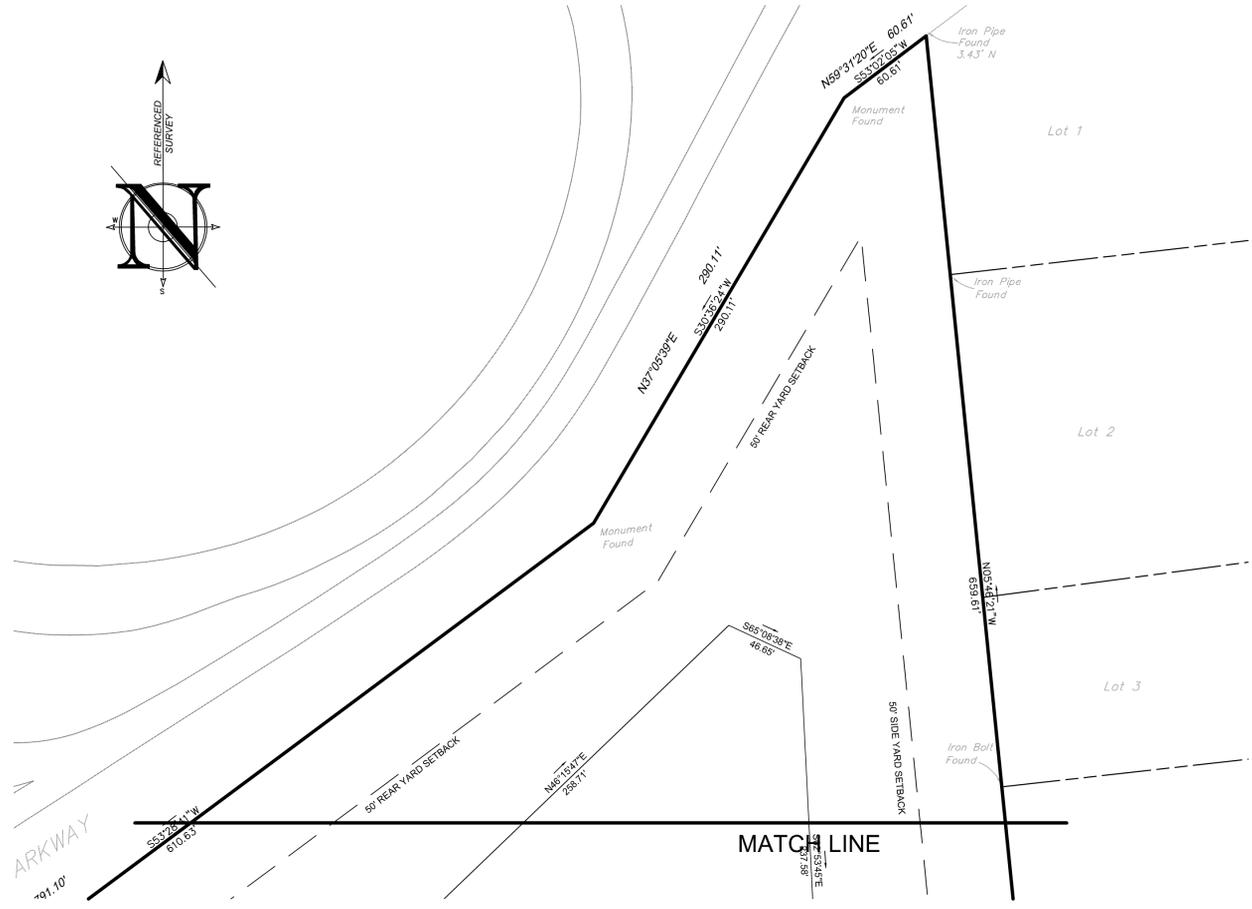
Part of Property conveyed by Elizabeth Newton to John W. Morton (Deed Book 306, Page 52) also being the second tract in a deed from Katherine M. Morton to Paul Hoffman, Deed Book 3755, Page 267.

Northerly Line of property conveyed by Pearl & Stephen D. Maguire to John W. Morton, Deed Book 2248, Page 35.

Final Map of Allaire Heights Filed 8/12/97 Case 264-31

PROPERTY OWNERS WITHIN 200 FEET

TAXING DISTRICT 52 WALL TWP	COUNTY 13 MONMOUTH		
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
800 56	2122 ALLENWOOD RD	3A	POLLARA FAM LLC & POLLARA, ROSE M 2122 ALLENWOOD ROAD WALL TWP, N J 07719
800 69	2130 ALLENWOOD RD	1	MORRIS, ROBERT C 2130 ALLENWOOD ROAD WALL TWP, N J 07719
801 1	2101 ALLENWOOD RD	4A	HARMEL INC 14 HORSESHOE DRIVE PERRINVILLE, N J 08535
801 2	ALLENWOOD RD COMMON ELEMENTS	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ 07424
801 2.1001	3401 SLEEPY HOLLOW CT	2	GREEN BERTHA REV TRST, GREEN, TRUSTEE 2315 BELMONT PLACE GARDEN CITY, KS 67846
801 2.1002	3403 SLEEPY HOLLOW CT	1	ESPOSITO, JOSEPH H & PATRICIA A 5830 NORTH OCEAN DRIVE SINGER ISLAND, VT 33454
801 2.1003	3405 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ 07424
801 2.1004	3407 SLEEPY HOLLOW CT	1	ALLENWOOD PROPERTIES, LLC ONE TOWER DRIVE WEST PATERSON, NJ 07424
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801 3	2109 ALLENWOOD RD	2	DE SARDI, GARY BOX230 ALLENWOOD RD WALL TWP, NJ 07719
801 4	2111 ALLENWOOD RD	2	PORCELLI, FREDERICK & TERRY 2111 ALLENWOOD RD WALL TWP, NJ 07719
801 5.01	2115 ALLENWOOD RD	2	TOMES, JON & GRACE 2115 ALLENWOOD RD WALL TWP, N J 07719
801 5.02	2119 ALLENWOOD RD	2	TOWNS, MARY 2119 ALLENWOOD ROAD WALL TWP, NJ 07719
801 6	2123 ALLENWOOD RD	2	WENMAN, STEPHEN S & ARLENE C 2123 ALLENWOOD ROAD WALL TWP, N J 07719
801 7	2127 ALLENWOOD RD	1	2383 CEDAR STREET, LLC 2317 HWY 35 BLDG K ST-101 MANASSAS, VA 20108
801 8.01	3400 ROUND HILL CT	2	WADSWORTH, ROBERT F & JULIANA 119 POMONA LANDING RD. POMONA PARK, FL 32181
801 8.02	3402 ROUND HILL CT	2	ABRID, ZIAD 3402 ROUND HILL CT WALL TWP, NJ 07719
801 8.03	3404 ROUND HILL CT	2	OSMAN, HANCI A & ANNE C 3404 ROUND HILL COURT WALL TWP, NJ 07719
801 8.04	3406 ROUND HILL CT	2	SPITZ, CHARLES A & MARGARET A 3406 ROUND HILL COURT WALL TWP, NJ 07719
801 20	2125 ALLENWOOD RD	19C	TOWNSHIP OF WALL 2100 ALLIANCE ROAD WALL TWP, N J 07719
801 29	2140 PARKWOOD DR	2	GALAN, THOMAS & ARITA 2140 PARKWOOD DRIVE WALL TWP, N J 07719
801 30	2139 PARKWOOD DR	2	PROBERT, WALLER & SE BONE- 2139 PARKWOOD DRIVE WALL TWP, N J 07719
801 31	2141 PARKWOOD DR	2	WELAN, JOHN P & MARIA 2141 PARKWOOD DR WALL TWP, N J 07719



ZONE RR BULK AND AREA REQUIREMENTS SCHEDULE									
BLOCK 801									
	REQUIRED	EXISTING LOT 7	PROPOSED LOT 7.01	PROPOSED LOT 7.02	PROPOSED LOT 7.03	PROPOSED LOT 7.04	PROPOSED LOT 7.05	PROPOSED LOT 7.06 <sup>1</sup>	PROPOSED LOT 7.07 <sup>1</sup>
Min. Lot Size (Ac)	2	22.38	3.61	2.43	2.80	2.48	4.86	2.31	2.15
Min. Lot Width (ft)	300	N.A.	777.16	283.07A	328.86	338.34	678.88	N.A.	N.A.
Min. Lot Frontage (ft)	163	N.A.	182.21	314.74	392.19	394.79	180.36	N.A.	N.A.
Min. Lot Depth (ft)	200	N.A.	342.97	653.83	675.79	574.00	318.67	N.A.	N.A.
Min. Front Yard (ft)	50	N.A.	50.00	50.00	50.00	50.00	50.00	N.A.	N.A.
Min. Side Yard (ft)	30	N.A.	30.00	30.00	30.00	30.00	30.00	N.A.	N.A.
Min. Rear Yard (ft)	50	N.A.	50.00	50.00	50.00	50.00	50.00	N.A.	N.A.
Max. Bldg Coverage (%)	9	N.A.	<=9.00 (To Comply)	<=9.00 (To Comply)	<=9.00 (To Comply)	<=9.00 (To Comply)	<=9.00 (To Comply)	N.A.	N.A.
Max. Lot Coverage (%)	15	N.A.	<=15.00 (To Comply)	<=15.00 (To Comply)	<=15.00 (To Comply)	<=15.00 (To Comply)	<=15.00 (To Comply)	N.A.	N.A.
Max. Bldg Height (ft)	35	N.A.	<=35.00 (To Comply)	<=35.00 (To Comply)	<=35.00 (To Comply)	<=35.00 (To Comply)	<=35.00 (To Comply)	N.A.	N.A.

A VARIANCE REQUIRED  
<sup>1</sup>LOTS TO BE DEDICATED TO TOWNSHIP OF WALL

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREIN.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WALL WHICH IS THE PROPER AUTHORITY TO APPROVE, AND COMPLIES WITH ALL THE PROVISIONS OF P.L. 1980 c. 141 (C.40:23-9.9 et seq) KNOWN AS THE MAP FILING LAW. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_\_ WHICH DATE IS 95 DAYS FROM THE FIRST APPROVAL OF THIS MAP.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS LAND SURVEY DATED \_\_\_\_\_ HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

P.L.S. N.J. LICENSE No \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW".

P.L.S. N.J. LICENSE No \_\_\_\_\_ DATE \_\_\_\_\_

OWNER: 2383 CEDAR STREET, LLC  
 2517 HIGHWAY 35, BUILDING K, SUITE 101  
 MANASSAS, VA 20108

APPLICANT: (SAME AS OWNER)

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW" P.L. 1975, C.291 (C.40:55-1 et seq) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN MADE TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

I HEREBY CERTIFY THAT I AM THE RECORD TITLE HOLDER OF THE LANDS BEING SUBDIVIDED BY THIS MAP AND CONSENT WITH ITS FILING.

PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_\_

MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WALL MONMOUTH COUNTY, NEW JERSEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_\_ BY RESOLUTION # \_\_\_\_\_

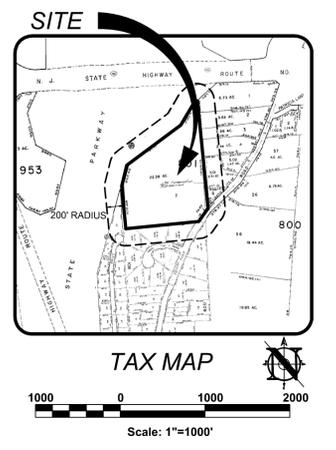
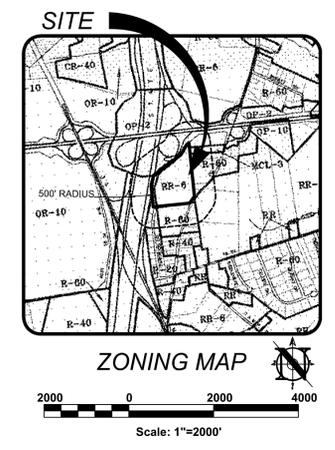
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY PUBLIC OF NEW JERSEY \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ADMINISTRATIVE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

- 1) State of New Jersey  
Dept. of Transportation  
P.O. Box 600  
Trenton, NJ 08621-6000
- 2) Monmouth County Planning Board  
Bldg of Records Admin  
P.O. Box 1255  
Freehold, NJ 07728
- 3) Richard Cohen  
Corp. Secretary  
GFC Energy  
300 Madison Ave.  
Montclair, NJ 07096
- 4) Laurie Hillman  
Right of Way Representative  
NJ Natural Gas Co.  
1415 Wyckoff Rd.  
Wall, NJ 07719
- 5) Nick Nocchi  
Managing Director  
Monmouth Cable Vision  
P.O. Box 38  
Bellevue, NJ 07719
- 6) Michael DeLio  
Bell Atlantic/New Jersey Bell  
Room 1004  
540 Broad St.  
Newark, NJ 07101
- 7) Kevin Knead  
New Jersey American Water Co.  
661 Stewebury Ave.  
Stewebury, NJ 07023
- 8) Manager Richard Famiano  
NJ Water Supply Authority  
Manasquan Water Supply System  
Hospital Rd., P.O. Box 627  
Allentown, NJ 08720-0467
- 9) Wall Township Water Department  
2790 Alliance Road  
P.O. Box 1148  
Wall, NJ 07719
- 10) Wall Township Clerk  
2700 Alliance Road  
P.O. Box 1148  
Wall, NJ 07719
- 11) NJ Turnpike Authority  
P.O. Box 5042  
Woodbridge, NJ 07095-5042  
Attn: HLC
- 12) Verizon-NJ Inc.  
900 Clinton Ave.  
Juno 2  
Irvington, NJ 07111
- 13) Public Service Electric and Gas Co.  
Manager - Corporate Properties  
80 Park Plaza, 10B  
Newark, NJ 07102
- 14) Jersey Central Power  
& Light  
One River Centre - Bldg. 1  
131 Newman Springs Road  
Red Bank, NJ 07701



**ZONE RR  
BULK AND AREA REQUIREMENTS SCHEDULE**

**BLOCK 801**

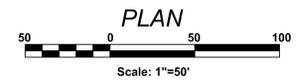
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<sup>1</sup> A VARIANCE REQUIRED  
<sup>1</sup> LOTS TO BE DEDICATED TO TOWNSHIP OF WALL

**STORMWATER STRUCTURE AND CONDUIT TABLE**

From	Type	Location	Station	Offset, ft.	TC, TG or RIM Elevation	To	D, in.	Pipe Type	n	Inv In	Inv Out	Length, ft	Slope, ft/ft
Inlet 1	B	Road A	5+06.40	12.00	TC 104.82	MH 1	15	RCP	0.015	101.52	101.28	16.38	0.0147
MH 1	MH	Road A	4+87.71	16.00	RIM 105.00	FES 1	15	RCP	0.015	101.28	87.00	275.41	0.0518
Inlet 2	B	Road B	2+09.35	12.00	TC 106.75	FES 2	15	RCP	0.015	102.10	87.00	279.46	0.0540
Inlet 3	B	Cul de Sac Rd. B	---	---	TC 99.44	MH 2	15	RCP	0.015	94.44	89.32	163.85	0.0312
MH 2	MH	Lot 7.04/7.05	---	---	RIM 93.98	FES 3	15	RCP	0.015	89.32	87.00	74.31	0.0312

Rainfall Frequency Data, Annual Series, Trenton, NJ, Data 1913 - 1975  
Design velocity taken from "Hydraulic elements of circular sewers" based on O/D/ft.  
RCP is Class III unless otherwise noted



**CALL BEFORE YOU DIG!  
NJ ONE CALL - 800-272-1000**  
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS/OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**REVISIONS**

Rev #	Date	Comment

**INSITE**  
Engineering & Surveying & Planning

CERTIFICATE OF AUTHORIZATION: 246A2088200  
INSITE Engineering, LLC  
River's Edge Professional Building  
2050 Highway 55, Suite 203, Wall, NJ 07719  
732-531-7100 (ph) 732-531-7344 (fx)  
info@insiteeng.com  
www.insiteeng.net

OWNER:  
2883 CEDAR STREET, LLC  
C/O TIM MIDDLETON  
VALLEY PARK  
PROFESSIONAL CENTER  
2517 HIGHWAY 55, BLDG K  
SUITE 101  
MANASQUAN, NJ 08736  
(732) 224-8771

APPLICANT:  
(SAME AS OWNER)

PROJECT LOCATION:  
BLOCK 801, LOT 7  
TOWNSHIP OF WALL  
MONMOUTH COUNTY, NJ

**GRADING & UTILITIES PLAN**  
SCALE: AS SHOWN

**PRELIMINARY & FINAL MAJOR SUBDIVISION**

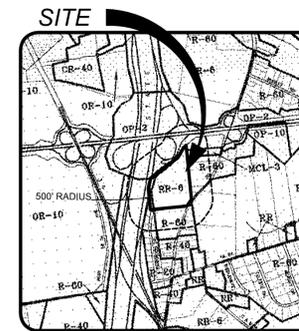
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**JASON L. FICHTER, P.E., P.P.**  
N.J.P.E. LIC. NO. 43118  
N.J.P.P. LIC. NO. 5726

DATE: 06/15/07  
DRAWING #: 06-073-020

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ZONING MAP

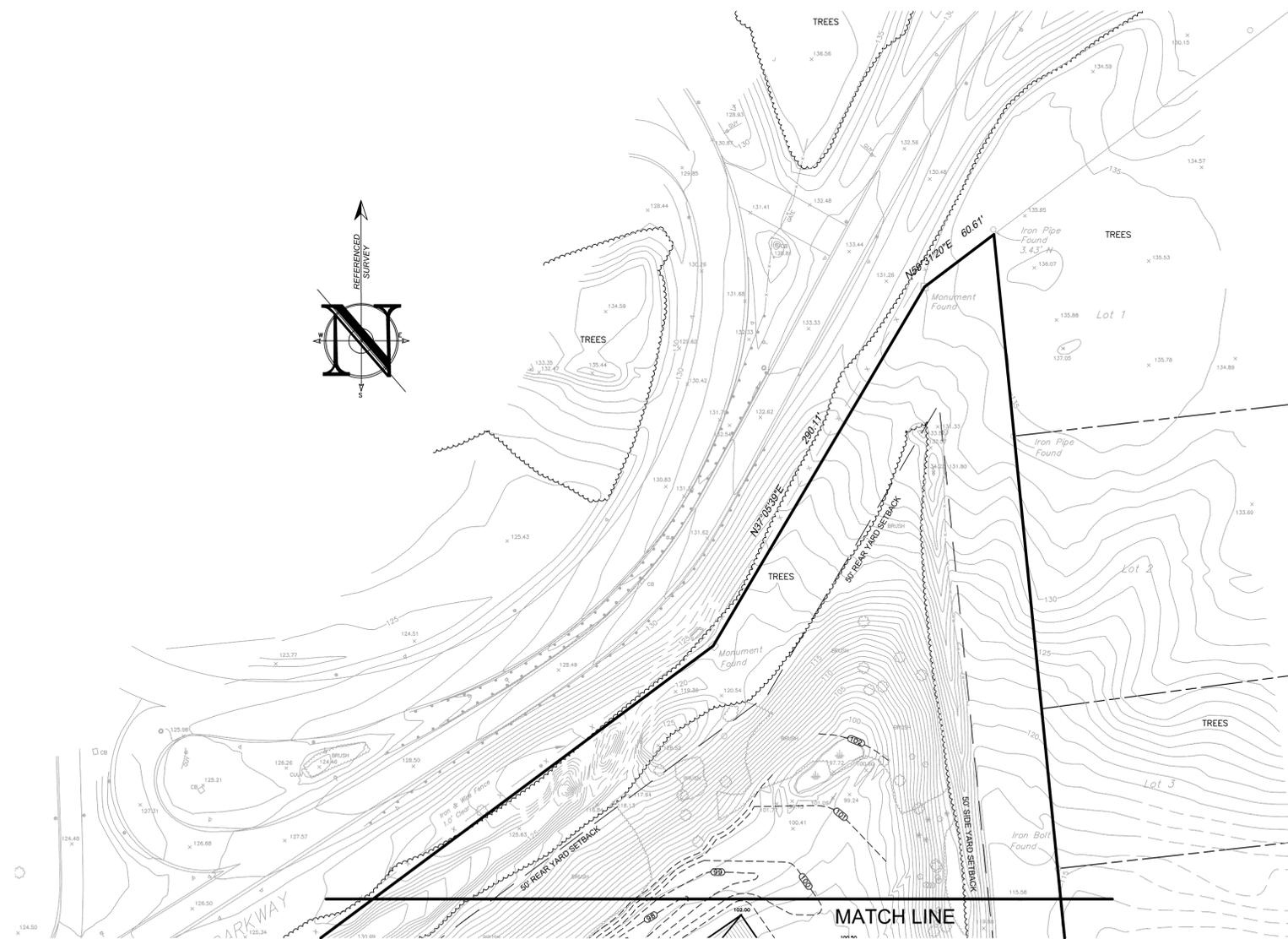


TAX MAP

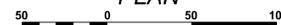


Scale: 1"=2000'

Scale: 1"=1000'



PLAN



Scale: 1"=50'

**GENERAL NOTES**

- SUBJECT PROPERTY**  
TAX MAP LOT 7, BLOCK 801, TOWNSHIP OF WALL, MONMOUTH COUNTY, NJ
- OWNER/APPLICANT**  
**OWNER:** 2383 CEDAR STREET, LLC  
2517 HIGHWAY 35, BLDG K, SUITE 101  
MANASQUAN, NJ 08736  
**APPLICANT:** (SAME AS OWNER)
- PURPOSE OF THIS PLAN**  
THIS PLAN SET HAS BEEN PREPARED IN ACCORDANCE WITH THE TOWNSHIP'S ORDINANCE TO SUPPORT AN APPLICATION FOR MAJOR SUBDIVISION APPROVAL FOR THE ABOVE-REFERENCED PROPERTY.
- BULK VARIANCES REQUIRED**  
• ORDINANCE §140-17, LOT WIDTH FOR PROPOSED LOT 7.02: 283.07 FEET PROVIDED WHERE 300 FEET IS REQUIRED.
- SURVEY**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PREPARED BY LGA ENGINEERING INC. ENTITLED "TOPOGRAPHIC SURVEY, LOT 7 BLOCK 801, ALLENWOOD HOLLOW SITUATED IN WALL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" DATED 03/02/08. A SIGNED AND SEALED COPY OF THE REFERENCED SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN SET.
- ARCHITECTURAL INFORMATION**  
NO ARCHITECTURAL INFORMATION WAS PROVIDED TO THIS OFFICE AS OF THE DESIGN OF THE SITE IMPROVEMENTS SHOWN HEREON. GENERIC HOUSE BOXES ARE SHOWN TO INDICATE THE ABILITY TO COMPLY WITH THE TOWNSHIP'S ORDINANCE. ACTUAL DWELLING DIMENSIONS MAY VARY AT THE TIME OF CONSTRUCTION.
- FEMA**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP ENTITLED "TOWNSHIP OF WALL, NEW JERSEY, MONMOUTH COUNTY", COMMUNITY NUMBER 34033A, PANEL H&H-03, EFFECTIVE DATE FEBRUARY 16, 1977, THE SITE IS LOCATED IN ZONE C, AREAS OUTSIDE OF 500-YEAR FLOOD.
- UNDERGROUND UTILITIES**  
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL FOR LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITY.
- VERIFICATION OF UTILITIES**  
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- SPECIFICATIONS**  
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- RETAINING WALLS**  
FOR RETAINING WALLS OVER AN AGGREGATE HEIGHT OF 4 FEET, STRUCTURAL CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER AND BE SUBMITTED TO AND BE APPROVED BY THE BOARD/TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION.
- SLOPES**  
IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION, NO STRUCTURES SHALL BE LOCATED WITHIN 15 FEET OF THE TOE OF THE SLOPE.
- LIMIT OF DISTURBANCE**  
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH APPROPRIATE MARKERS.
- RESTORATION**  
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- TOPSOIL**  
ALL TOPSOIL SHALL BE STRIPPED AND STOCKPILED PRIOR TO ANY OTHER LAND DISTURBANCE. UPON COMPLETION OF CONSTRUCTION, ALL TOPSOIL SHALL BE REDISTRIBUTED ONSITE. REMOVAL OF TOPSOIL FROM THE SITE IS PROHIBITED.
- NEW JERSEY SOIL CONSERVATION DISTRICT (SCD)**  
AN APPLICATION WILL BE MADE TO THE SCD. IT IS UNDERSTOOD THAT FINAL SITE PLAN APPROVAL WILL BE CONTINGENT UPON SECURING PROPER CERTIFICATION FROM THE SCD.
- PROPOSED WELL**  
A WELL IS PROPOSED TO SUPPLEMENT THE LAKE WATER LEVEL IF AND WHEN NECESSARY. THE PUMPING RATE OF THE WELL SHALL BE SET NOT TO EXCEED 70 GPM OR 100,000 GPD.

ZONE RR BULK AND AREA REQUIREMENTS SCHEDULE									
BLOCK 801									
	REQUIRED	EXISTING LOT 7	PROPOSED LOT 7.01	PROPOSED LOT 7.02	PROPOSED LOT 7.03	PROPOSED LOT 7.04	PROPOSED LOT 7.05	PROPOSED LOT 7.06 <sup>1</sup>	PROPOSED LOT 7.07 <sup>1</sup>
Min. Lot Size (Ac)	2	22.38	3.61	2.43	2.80	2.48	4.86	2.31	2.15
Min. Lot Width (ft)	300	N.A.	777.16	283.07 <sup>2</sup>	328.86	338.34	678.88	N.A.	N.A.
Min. Lot Frontage (ft)	165	N.A.	182.21	314.74	392.19	394.79	180.36	N.A.	N.A.
Min. Lot Depth (ft)	200	N.A.	342.97	653.83	675.79	574.00	318.67	N.A.	N.A.
Min. Front Yard (ft)	50	N.A.	50.00	50.00	50.00	50.00	50.00	N.A.	N.A.
Min. Side Yard (ft)	30	N.A.	30.00	30.00	30.00	30.00	30.00	N.A.	N.A.
Min. Rear Yard (ft)	50	N.A.	50.00	50.00	50.00	50.00	50.00	N.A.	N.A.
Max. Bldg Coverage (%)	9	N.A.	≤9.00 (To Comply)	≤9.00 (To Comply)	≤9.00 (To Comply)	≤9.00 (To Comply)	≤9.00 (To Comply)	N.A.	N.A.
Max. Lot Coverage (%)	15	N.A.	≤15.00 (To Comply)	≤15.00 (To Comply)	≤15.00 (To Comply)	≤15.00 (To Comply)	≤15.00 (To Comply)	N.A.	N.A.
Max. Bldg Height (ft)	35	N.A.	≤35.00 (To Comply)	≤35.00 (To Comply)	≤35.00 (To Comply)	≤35.00 (To Comply)	≤35.00 (To Comply)	N.A.	N.A.

A VARIANCE REQUIRED  
<sup>1</sup>LOTS TO BE DEDICATED TO TOWNSHIP OF WALL

CALL BEFORE YOU DIG! NJ ONE CALL 800-272-1000 (at least 3 days prior to excavation)	
ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
SEWER	BLUE
TEMP. SURVEY MARKINGS	GREEN
PROPOSED EXCAVATION	MAGENTA
	WHITE

REVISIONS		
Rev #	Date	Comment



CERTIFICATE OF AUTHORIZATION 24GA08083200  
INSITE Engineering, LLC  
River's Edge Professional Building  
2050 Highway 35, Suite 203, Wall, NJ 07719  
732-531-7100 (ph) 732-531-7344 (fx)  
info@insiteeng.net  
www.insiteeng.net

OWNER:  
2383 CEDAR STREET, LLC  
C/O TIM MIDDLETON  
VALLEY PARK  
PROFESSIONAL CENTER  
2517 HIGHWAY 35, BLDG K,  
SUITE 101  
MANASQUAN, NJ 08736  
(732) 224-8171

APPLICANT:  
(SAME AS OWNER)

PROJECT LOCATION:  
BLOCK 801, LOT 7  
TOWNSHIP OF WALL,  
MONMOUTH COUNTY, NJ

**GRADING & UTILITIES PLAN**

SCALE: AS SHOWN

**PRELIMINARY & FINAL MAJOR SUBDIVISION**

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*Jason L. Fichter*  
**JASON L. FICHTER, P.E., P.P.**  
N.J.P.E. LIC. NO. 43118  
N.J.P.P. LIC. NO. 5726

DATE: 06/15/07  
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NO PROPOSED LANDSCAPING BEYOND MATCH LINE

MATCH LINE



PLANTING SCHEDULE					
SHADE TREE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
Ar	7	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2 1/2 - 3"	B & B
As	33	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	2 1/2 - 3"	B & B
Ns	4	<i>Nyssa sylvatica</i>	Black Gum Tupelo	2 1/2 - 3"	B & B
Qb	9	<i>Quercus bicolor</i>	Swamp White Oak	2 - 3"	B & B
Zs	14	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Zelkova	2 1/2 - 3"	B & B
EVERGREEN					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
Jv	80	<i>Juniperus virginiana</i> 'Corcoror'	Emerald Sentinel Eastern Red Cedar	5 - 6'	B & B
Pa	11	<i>Picea abies</i>	Norway Spruce	6 - 7'	B & B
Po	25	<i>Picea omorika</i>	Serbian Spruce	6 - 7'	B & B
Pp	16	<i>Picea pungens</i> 'Classica'	Blue Spruce	5 - 6'	B & B
Td	27	<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Baldcypress	6 - 8'	B & B
ORNAMENTAL TREE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
Bn	37	<i>Betula nigra</i> 'Heritage'	Heritage Birch	10 - 12'	B & B
Ag	38	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Pink Serviceberry	2 - 2 1/2"	B & B
Py	10	<i>Prunus x yedoensis</i>	Yoshino Flowering Cherry	2 - 2 1/2"	B & B
SHRUB					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
Jh	57	<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Rug Juniper	2 gal.	15 - 18"
JcS	18	<i>Juniperus chinensis</i> 'Sargentii'	Sargent Juniper	3 gal.	18 - 24"
GRASSES & PERENNIALS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
Pal	375	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	2 Gal.	12" o.c.
Pa	237	<i>Perovskia 'Atrip'</i>	Atrip Russian Sage	2 gal.	15 - 18" o.c.

**BASIN PLANTING SCHEDULE**

**UPLAND SLOPES** (Area: 28,616 sf = 0.69 ac)

- \*SEED MIXTURE SHALL BE BASIN SLOPE (UPLAND) MIX BY PINELANDS NURSERY & SUPPLY OR APPROVED EQUAL. THE SEED MIX SHALL CONSIST OF THE FOLLOWING PLANTS AND PERCENTAGES:
- 15% *Schizachyrium scoparium* (Little Bluestem)
  - 15% *Agrostis perennans* Autumn (Bentgrass)
  - 15% *Panicum virgatum* Shelter (Switch Grass)
  - 10% *Elymus virginicus* (Virginia Wild Rye)
  - 10% *Panicum obdorsatum* (Deer Tongue, Tioga)
  - 5% *Tridens flavus* (Purple Top)
  - 5% *Sorghastrum nutans* (Indian Grass)
  - 5% *Pennisetum digitalis* (Tall White Beard Tongue)
  - 5% *Rudbeckia hirta* (Black Eyed Susan)
  - 2% *Asclepias tuberosa* (Butterfly Milkweed)
  - 2% *Monarda punctata* (Spotted Beebalm)
  - 1% *Eupatorium purpureum* (Purple Node Joe-Pye Weed)

**AQUATIC BENCH** (Area: 38,013 sf = 0.87 ac)

- \*SEED MIXTURE SHALL BE BASIN BOTTOM (WETLAND) MIX BY PINELANDS NURSERY & SUPPLY OR APPROVED EQUAL. THE SEED MIX SHALL CONSIST OF THE FOLLOWING PLANTS AND PERCENTAGES:
- 25% *Carex vulpinoidea* (Fox Sedge)
  - 20% *Elms virginicus* (Virginia Wild Rye)
  - 10% *Carex lurida* (Lund Sedge)
  - 10% *Juncus effusus* (Soft Rush)
  - 7% *Scirpus atrovirens* (Green Bulrush)
  - 7% *Scirpus cyperinus* (Wool Grass)
  - 5% *Glyceria striata* (Fowl Mannagrass)
  - 5% *Veronica hastata* (Blue Vervain)
  - 5% *Vallis spiralis* (Blue Flag Iris)
  - 2% *Veronica novboracensis* (New York Ironweed)
  - 2% *Asclepias incarnata* (Swamp Milkweed)
  - 2% *Euthamia graminifolia* (Grass Leaved Goldenrod)

**PERMANENT POOL** (Area: 17,008 sf = 0.39 ac)

- \*SHALL BE PLANTED WITH 2" PLUGS 24" o.c. @ WITH AN EQUAL RATIO OF:
- Peltandra virginica* (Arrow Arum)
  - Pontederia cordata* (Picerelweed)
  - Juncus militaris* (Bayonet Rush)
  - Sparganium americanum* (Lesser Bur-reed)
  - Scirpus atrovirens* (Green Bulrush)

**CALL BEFORE YOU DIG!**  
**HI ONE CALL...800-272-1000**  
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

CERTIFICATE OF AUTHORIZATION: 246A2083200  
 insite Engineering, LLC  
 River's Edge Professional Building  
 2050 Highway 55, Suite 203, Wall, NJ 07719  
 732-531-7100 (ph) 732-531-7344 (fx)  
 info@insitenj.net  
 www.insitenj.net

OWNER:  
 2883 CEDAR STREET, LLC  
 C/O TIM MIDDLETON  
 VALLEY PARK  
 PROFESSIONAL CENTER  
 2517 HIGHWAY 35, BLDG K  
 SUITE 101  
 MANASSAQUAN, NJ 08736  
 (732) 224-8771

APPLICANT:  
 (SAME AS OWNER)

PROJECT LOCATION:  
 BLOCK 607, LOT 7  
 TOWNSHIP OF WALL  
 MONMOUTH COUNTY, NJ

**LANDSCAPE PLAN**  
 SCALE: AS SHOWN

**PRELIMINARY & FINAL MAJOR SUBDIVISION**

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DATE: 06/15/07  
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**REVISIONS**

Rev #	Date	Comment

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**PLAN**  
 Scale: 1"=50'

**I. GENERAL SITE PLANTING**

The Owner shall have a soil analysis made after completion of the rough grading. The Contractor shall incorporate all soil amendments and fertilizers described herein. The soil preparation specified below shall be adjusted according to the analysis, following approval from the undersigned.

- A. Weed Control for Lawn, Shrub & Ground Cover Areas (Except Slopes)**
1. Remove all existing weeds from surface and dispose offsite.
  2. Irrigation is to be installed where noted on plan according to shop drawings.
  3. Fertilize all shrub/ground cover areas. Apply 10lbs. of 16-20-0 commercial fertilizer per 1,000 sq. ft. or as directed by soils report.
  4. Water all shrub/ground cover areas for three (3) weeks to germinate weed seeds. Apply water at low rate to avoid erosion.
  5. Licensed applicator shall apply systemic weed killer to all planting areas per manufacturer's specifications.

- B. Topsoil Preservation**
- Topsoil moved during the course of construction shall be redistributed on all regarded surfaces. At least three (3) inches of even cover shall be provided to all distributed areas of the development and shall be stabilized by seeding or planting. If excess topsoil remains, the thickness shall be increased. If additional is required, the developer shall provide it. Removal of excess topsoil shall only be permitted in accordance with a plan approved by the municipal agency.

- C. Soil Preparation & Final Grading**
1. All Stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of. No tree stumps, portions of tree trunks or limbs shall be buried anywhere in the development. All dead or dying trees, standing or fallen, shall be removed from the site.
  2. Rough grade: Site to be received by Landscape Contractor, to within 1/10 foot plus or minus, by owner based upon grading plan.
  3. Final grade: Final grade to consist of grading, raking and hand work necessary to achieve desired contour and flow line patterns resulting in evenly finished surfaces free of debris and litter.
  4. Spread over all lawn, shrub and ground cover areas, amendments and fertilizer prescribed in soils report. Thoroughly mix into soil to depth of 6" or more and fine grade. Contractor to import soil necessary to attain design grades and basins. All soil shall be free of weeds and other debris and have balanced Ph, smooth and even grading for proper drainage. Final grade shall be 1" below walktop of curb. Remove from the site all stones over 2" in size.

- D. Planting**
- Plant trees, shrubs and ground cover as called for where indicated on Planting Plan and as detailed on Planting Detail Sheet.

1. Ground Cover - Flats and/or Cuttings: All plant material specified as plugs or flat stock on Planting Plan shall remain in the flats until time of transplanting. The flat soil shall contain sufficient moisture so that soil does not fall apart when lifting plant from flat. Ground cover plants shall not be allowed to dry out before or during planting. Roots shall not be exposed to the air except while actually being planted. Wilting plants will not be accepted. At the time of planting, the soil around each plant shall be firmed sufficiently to force out air pockets. Plants to be planted in triangular spacing as specified O.C. (On Center). All cuttings shall be minimum of 6" long. Water immediately after each planting until one inch of water penetration is obtained. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this contract shall be repaired immediately.
2. Shrubs: Plant all container-grown plants in planting pits as directed on Tree and Shrub Planting and Staking detail. Thoroughly mix backfill according to Tree and Shrub Planting and Staking detail. Contractor shall construct basins around all trees; basins shall not exceed top of root ball crown.
3. Trees: All trees shall have a caliper of two and one-half (2 1/2) inches and they shall be nursery grown, of substantially uniform size and shape, and have straight trunks. Trees shall be properly planted and staked according to Tree and Shrub Planting and Staking detail and provision made by the applicant for regular watering and maintenance until they are established. The applicant shall replace dead or dying trees during the next planting season.
4. Top Dressing: Top dress all ground cover and shrub areas with 4" thick layer of OGC (Organic Ground Cover) as specified on planting plan.

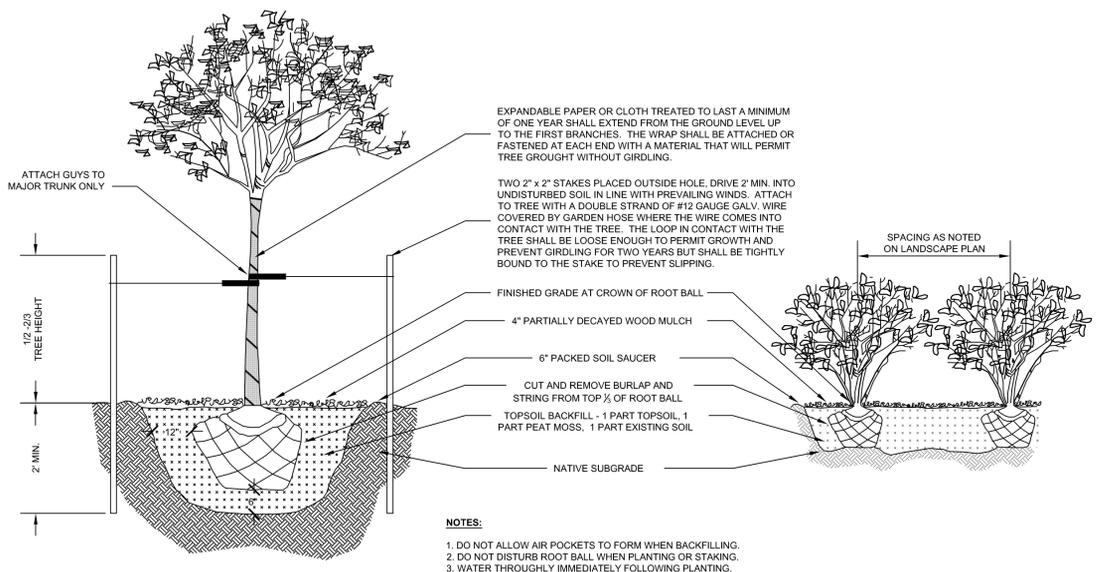
- E. Sod**
1. Areas shall have a smooth continual grade between existing of fixed controls, such as: walks, curbs, catch basins. Roll, scarify, rake and level as necessary to obtain true, even soil structure.
  2. Apply fertilizers as specified by soil analysis to depth of 6".
  3. Sod shall be installed the same day as it is delivered. Sod shall not be left on pallets in the hot sun. Contractor shall be responsible for any and all damage to sod not installed on day of delivery.
  4. Unroll sod carefully and place in staggered pattern of strips. Sod shall be installed against adjacent strips to eliminate joints and edges.
  5. Following installation, sod shall be irrigated thoroughly to provide moisture penetration to at least 6" into prepared soil.
  6. All sod shall be handled and laid in a high standard of workmanship manner. All ends, joints, and cuts shall fit tightly so that there are no voids. The final appearance shall be one of a continuous lawn. Sections of sod less than 18" long or 9" wide shall not be used.
  7. No sod area will be accepted until approved by authority having jurisdiction or the undersigned, as required.

**II. GENERAL SLOPE PLANTING**

- A. Planting Preparation**
1. Slope Texturing
    - a. Cut Slopes: These surfaces shall be roughened in a horizontal direction following the contour of the slope. The roughened texture shall be made by hand raking or similar mechanical means.
    - b. Fill Slopes: These surfaces shall be compacted and finished and also roughened in a horizontal direction following the contour of the slope. The roughened texture shall be made by hand raking or similar mechanical means.
  2. Weed Eradication
    - a. Manually remove existing vegetation where noted on plan and dispose offsite.
    - b. Fertilize all planting areas based upon soil analysis. Begin watering process to activate fertilizer and additive chemicals.
    - c. Water all planting areas thoroughly for a period of two (2) consecutive weeks. The undersigned shall approve specific watering duration and frequency designed to germinate all residual weed seeds.
    - d. If perennial weeds appear, discontinue watering process for two (2) days, then apply recommended herbicide by licensed applicator. If annual weeds appear, use straight contact herbicide as per the licensed applicator's recommendations. No water shall be applied for a minimum of four (4) days following application contact weed killer.
    - e. Allow sufficient period of time to insure that all weeds are dead.
    - f. Water all planting areas thoroughly for a period of three (3) weeks. A shorter watering period may be permissible at the discretion of the undersigned and/or the pest control advisor. Discontinue watering for one (1) day prior to the second application of the herbicide. Re-apply a straight contact weed killer, as per the pest control advisor's recommendations. For effective weed eradication, allow a minimum of four (4) days without irrigation.
  3. Remove all desiccated weeds from slopes.
  4. Planting: Plant trees and shrubs as indicated on Planting Plan and as detailed on Planting Detail Sheet. Substitutions of plants will not be accepted unless approved in writing by the undersigned. Install all container grown plants according to Tree and Shrub Planting and Staking Detail. Thoroughly mix the specified materials found in the soil analysis and those specified in the Planting Detail Sheet with the site soil prior to backfilling of planting pits.

**III. GENERAL LANDSCAPING NOTES**

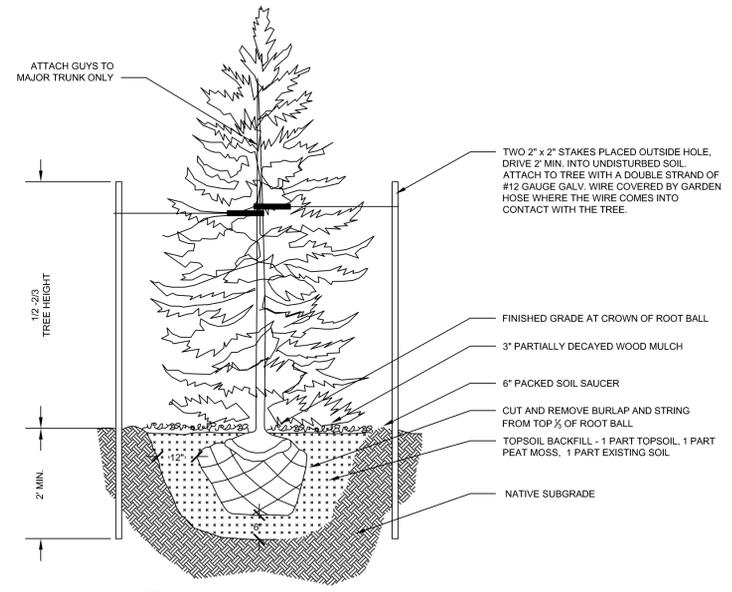
- A. Clean-Up**
- After all installation operations have been completed, remove all rubbish, excess soil, empty plant containers and trash from the site daily. All scars, ruts and other marks in the area caused by this work shall be repaired and the ground left in a neat, orderly condition. Leave site in broom-clean condition at the end of each day.
- B. Maintenance**
1. During installation, the Contractor shall maintain a sufficient number of laborers and adequate equipment to perform the work herein specified. Plant maintenance shall consist of watering, weeding, caring of plants, including ground covers, shrubs, vines and trees, edging and mowing lawns, fertilizing, control of pests and diseases, and maintaining walks free of debris and dirt. Upon completion of each area, the Contractor, the undersigned, the Owner, along with the Owner's maintenance representative shall conduct an inspection of completed area. At this time, a list of corrections, if any, shall be made. All corrections shall be the responsibility of the Contractor.
  2. After all work has been completed, inspected and accepted, all areas will be maintained for a period of ninety (90) calendar days or as long as is necessary to establish thriving trees, shrubs, turf and ground cover without bare spots.
  3. Keep all areas weed-free, adequately watered and neatly cultivated for the ninety (90) period. Remove all debris from site and keep the entire site broom-clean. Turf areas are to be mowed weekly.
  4. Re-seed all bare spots in turf areas at two (2) week intervals and maintain until an even stand of turf is obtained. Re-seed all slope areas that fail to germinate evenly. Repair all eroded surfaces at no cost to the Owner.
  5. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted.
  6. The project shall be so cared for that a neat, clean condition will be presented at all times to the satisfaction of the Owner and the undersigned. The Landscape Contractor shall be expected to make a minimum of one (1) visit per week for maintenance purposes during the maintenance period (90 days).
  7. At the end of the maintenance period, all areas that have been planted shall be fertilized with commercial fertilizer. Analysis and rate of application shall be per the Soils Report.
  8. The Contractor shall request a final site visit seven (7) days prior to the end of the maintenance period (90 days). This request shall be written and directed to the Owner and the undersigned. Upon written acceptance of the project by the Owner and the undersigned, the Contractor shall be relieved of any further maintenance.
- C. Guarantee**
- All turf, ground cover and shrubs shall be guaranteed to live and grow through the first growing season. Trees shall be guaranteed for a period of one (1) year. The Contractor, at no cost to the Owner, shall replace any material that fails to grow through the specified maintenance and guarantee period.
- D. Inspection During Construction**
1. Observation visits specified herein shall be made by the undersigned or his representative. The Contractor shall request observation at least two (2) working days in advance of the time that the observation is requested.
  2. Observation visits are suggested for the following parts of the work:
    - a. Upon completion of grading and soil conditioning prior to planting.
    - b. When trees are spotted for planting, but prior to when planting holes are excavated.
    - c. Written acceptance of the project to release the Contractor from further maintenance shall occur after Final Observation with the Owner or his representative at the end of the maintenance period.
- E. Verification of Dimensions**
- All scaled dimensions are approximate. Prior to proceeding with any work, the Contractor shall check and verify all dimensions and quantities, and shall immediately notify the undersigned of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by the undersigned.
- F. Utilities**
- The Contractor shall be responsible for verifying the location of all underground utility lines prior to any construction, so that proper precautions may be taken not to damage such lines and plant locations. Promptly notify the undersigned to arrange for relocations of utilities or planting locations. Failure to follow this procedure places upon the Contractor the responsibility for, at his own expense, making any and all repairs for damages resulting from his work.
- G. Existing Trees**
- Contractor is to take care in preserving any existing trees greater than or equal to 6" on the site. Damage or loss of these trees will result in replacement of equal size by the Landscape Contractor.
- H. See Planting Detail Sheet for additional notes.**



**TREE & SHRUB PLANTING & STAKING**

NTS

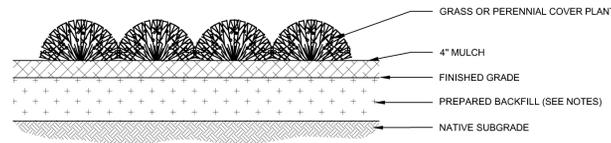
- NOTES:**
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
  2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
  3. WATER THOROUGHLY IMMEDIATELY FOLLOWING PLANTING.



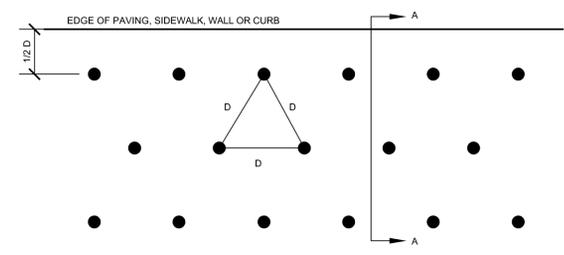
**EVERGREEN PLANTING & STAKING**

NTS

- NOTES:**
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
  2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
  3. WATER THOROUGHLY IMMEDIATELY FOLLOWING PLANTING.



SECTION A-A



- NOTES:**
1. LOCATE PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN.
  2. D - AS NOTED ON PLANTING SCHEDULE.

**GRASSES & PERENNIAL SPACING AND LAYOUT**

NTS

**GENERAL PLANTING NOTES**

1. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
2. AN AGRONOMIC SOILS REPORT SHALL BE PREPARED BY THE OWNER AND FURNISHED TO THE CONTRACTOR, AND ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS.
3. QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY, PLANS SHALL GOVERN.
4. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
5. ALL PLANT MATERIALS MUST CONFORM TO THE HORTICULTURE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.
7. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
8. TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREES PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
9. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD, WHENEVER FEASIBLE. TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE UNDERSIGNED FOR DECISION ON PLACEMENT.
10. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 4" MIN. THICK MULCH AT BASE OF TRUNK.
11. GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AT PER THE GRASSES & PERENNIAL SPACING & LAYOUT DETAIL AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
12. AN APPROVED CHEMICAL PRE-EMERGENCE, NONSELECTIVE HERBICIDE SHALL BE APPLIED ON ALL PLANTING BEDS PER THE MANUFACTURERS DIRECTIONS AND SPECIFICATIONS FOLLOWING PLANT INSTALLATION.
13. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING FLUSH WITH THE SOIL TO PERMIT MOWING.
14. MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
15. REFER TO PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION.
16. ALL TURF AREAS ARE TO BE SODDED WITH AN APPROVED GRASS MIXTURE.
17. ALL TURF AREAS AND PLANTING AREAS ARE TO IRRIGATED. THE CONTRACTOR IS TO PROVIDE A DETAILED IRRIGATION PLAN AND GAIN TOWNSHIP APPROVAL PRIOR TO INSTALLATION.
18. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A 1-YEAR PERIOD FROM THE RELEASE OF THE PERFORMANCE BOND.

<b>CALL BEFORE YOU DIG!</b>	
N1 ONE CALL...800-272-1000	
(at least 3 days prior to excavation)	
ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

REVISIONS		
Rev #	Date	Comment

**INSITE**  
Engineering • Surveying • Planning

CERTIFICATE OF AUTHORIZATION: 24GA20883200  
INSITE Engineering, LLC  
River's Edge Professional Building  
2052 Highway 35, Suite 203, York PA 17403  
732-531-1700 (pa) 732-531-7344 (nc)  
info@insiteeng.net  
www.insiteeng.net

OWNER:  
2083 CLEAR STREET, LLC  
C/O TIM MIDDLETON  
VALLEY PARK  
PROFESSIONAL CENTER  
2517 HIGHWAY 35, BLDG K  
SUITE 10  
MANASSAS, VA 20108  
(703) 224-8771

APPLICANT:  
(SAME AS OWNER)

PROJECT LOCATION:  
BLOCK 607, LOT 7  
TOWNSHIP OF WALL  
MONMOUTH COUNTY, NJ

LANDSCAPE NOTES & DETAILS  
SCALE: AS SHOWN

PRELIMINARY & FINAL MAJOR SUBDIVISION

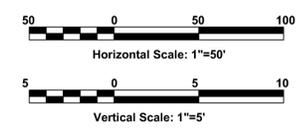
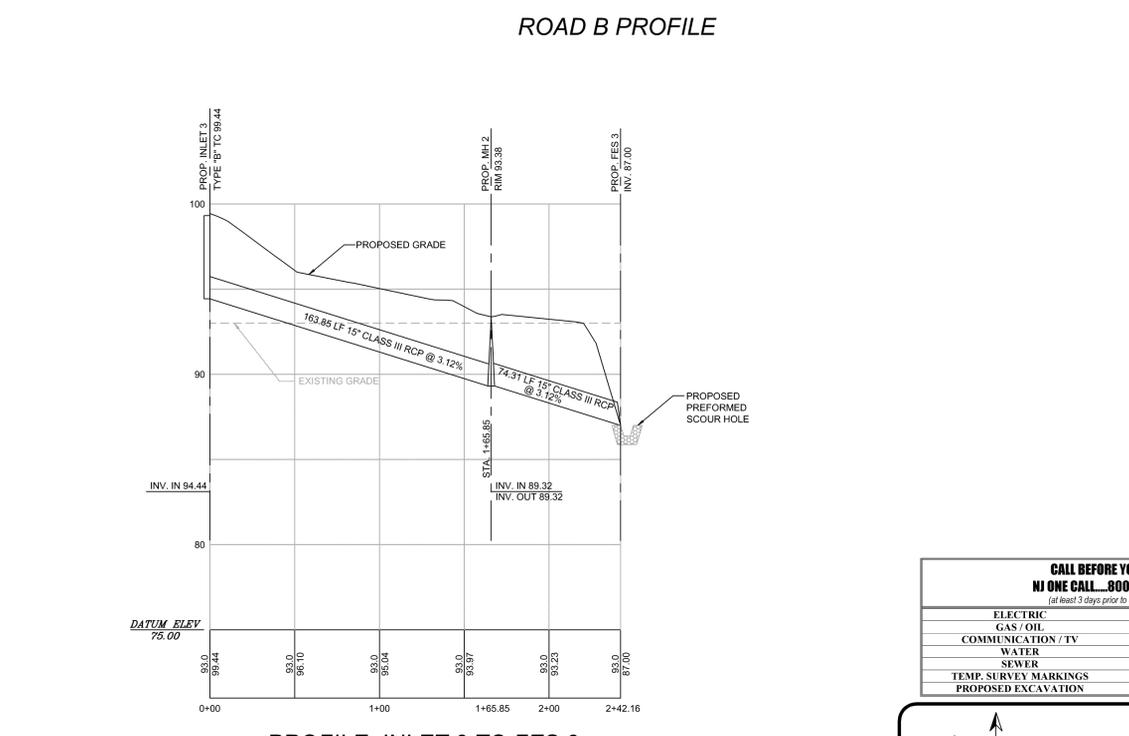
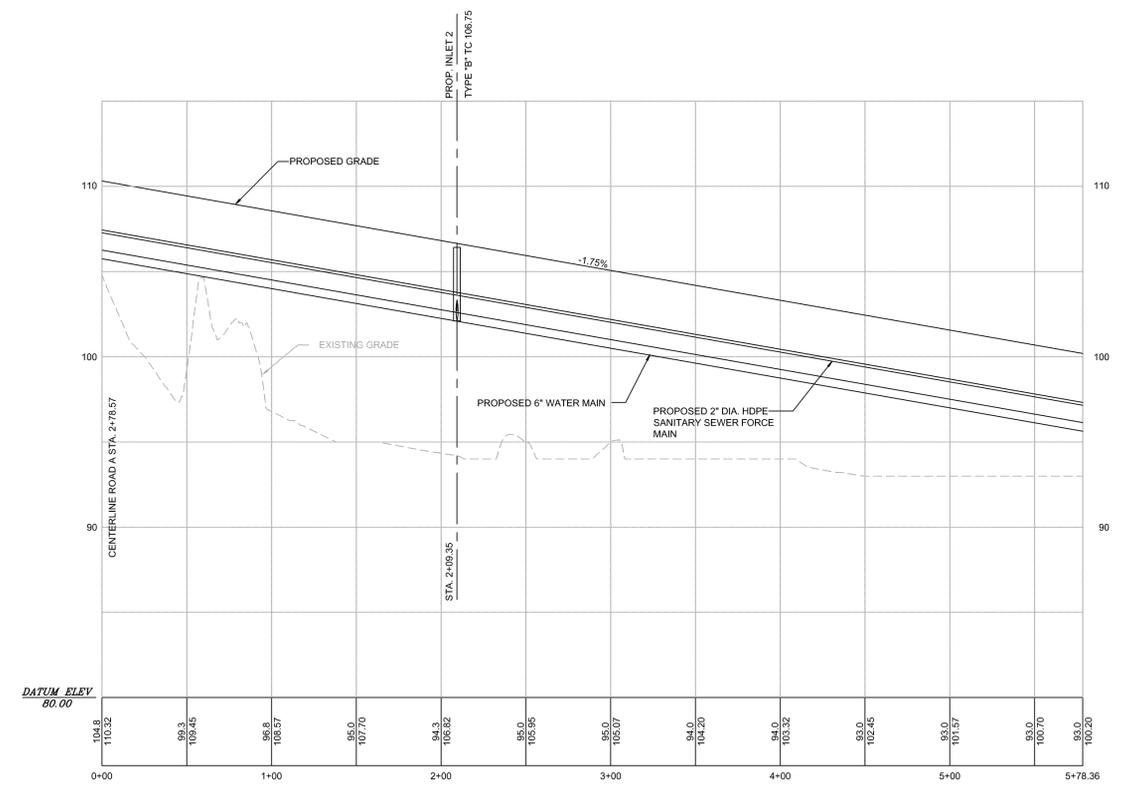
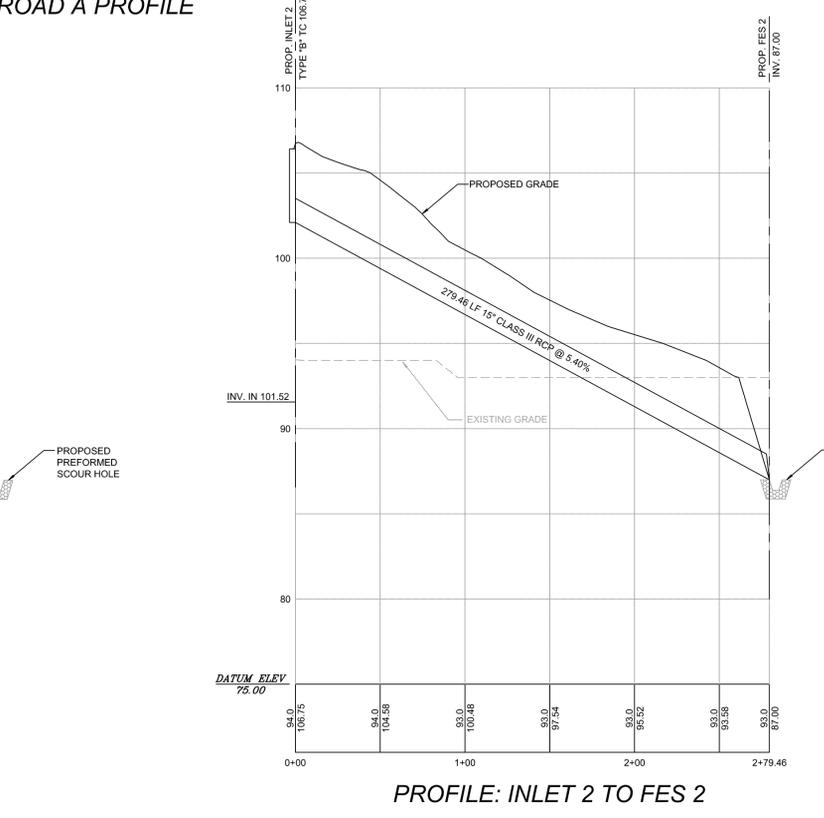
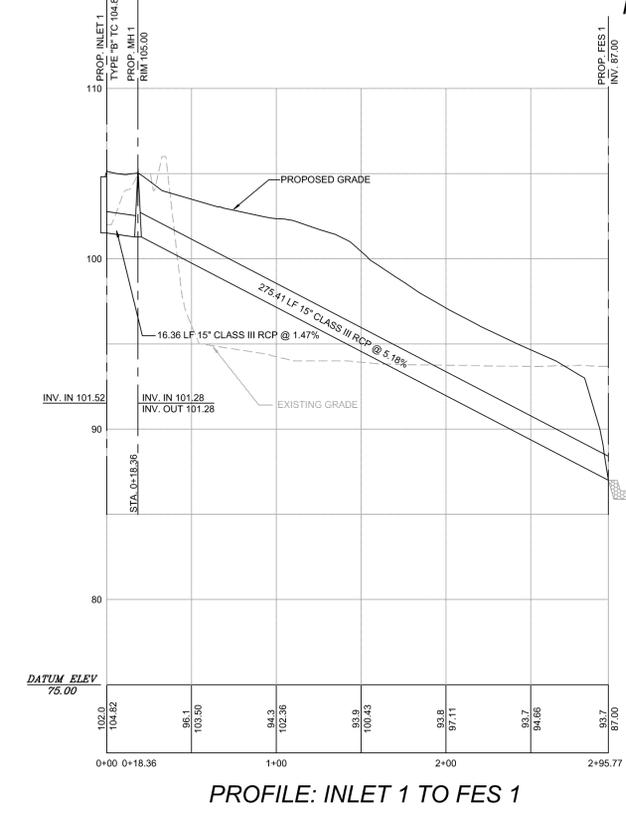
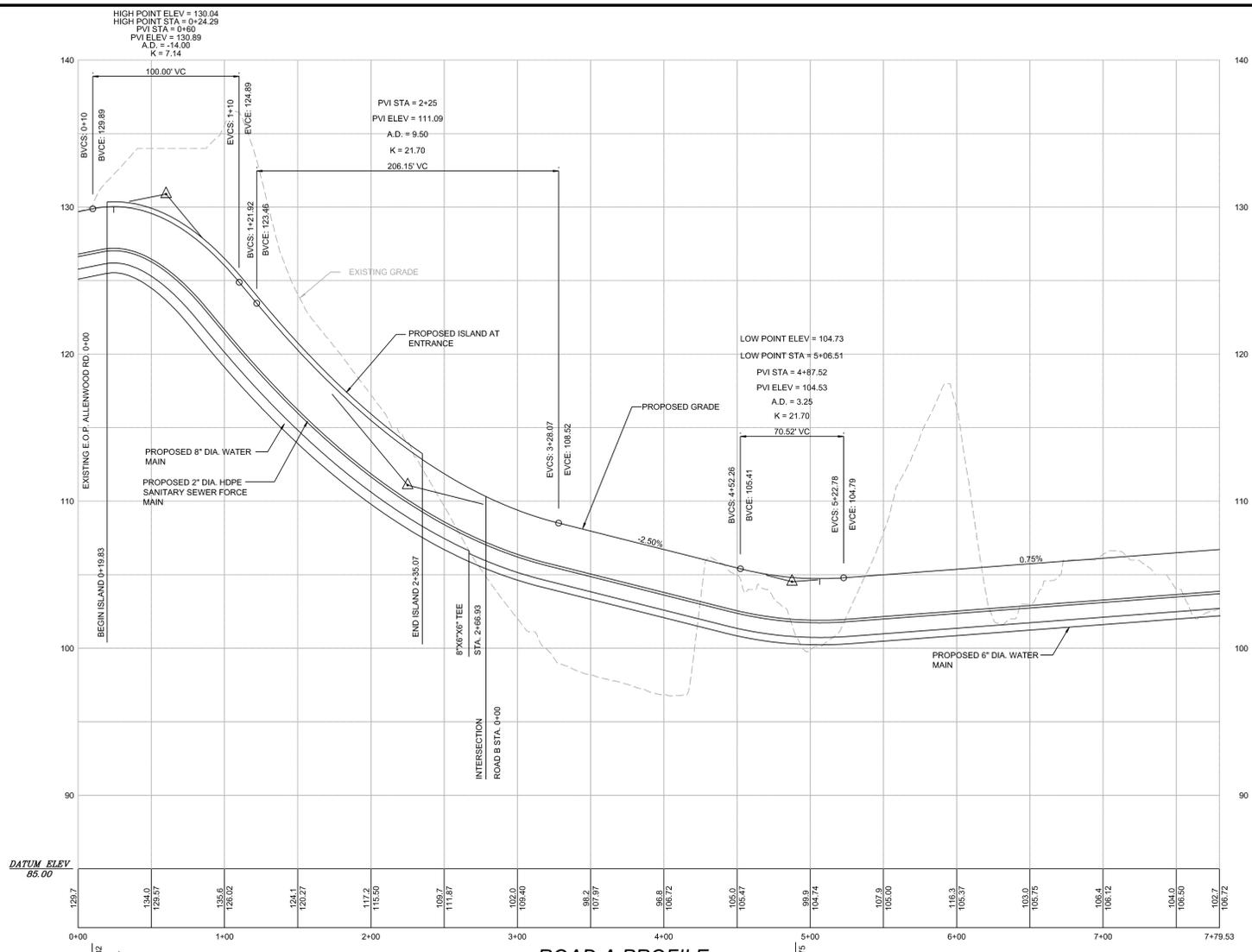
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DATE: 06/15/07  
DRAWING #: 06-073-020

*Jason L. Fichter*

**JASON L. FICHTER, P.E., P.P.**  
N.J.P.E. LIC. NO. 43118  
N.J.P.P. LIC. NO. 5726

7  
13



REVISIONS		
Rev #	Date	Comment

**CALL BEFORE YOU DIG!**  
 (at least 3 days prior to excavation)  
**NI ONE CALL...800-272-1000**

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
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CERTIFICATE OF AUTHORIZATION: 246A28083200  
 InSite Engineering, LLC  
 River's Edge Professional Building  
 2052 Highway 55, Suite 203, Wall, NJ 07719  
 732-531-7100 (ph) 732-531-7344 (fx)  
 insite@insiteeng.net  
 www.insiteeng.net

OWNER:  
 2883 CEDAR STREET, LLC  
 C/O TIM MIDDLETON  
 VALLEY PARK  
 PROFESSIONAL CENTER  
 2517 HIGHWAY 35, BLDG K,  
 SUITE 101  
 MANASSAQUAN, NJ 08736  
 (732) 224-8171

APPLICANT:  
 (SAME AS OWNER)

PROJECT LOCATION:  
 BLOCK 807, LOT 7  
 TOWNSHIP OF WALL  
 MONMOUTH COUNTY, NJ

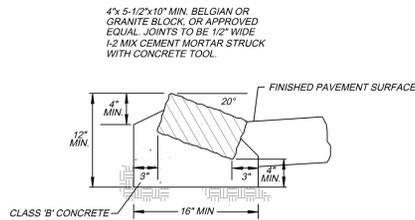
**ROADWAY AND PIPE PROFILES**  
 SCALE: AS SHOWN

**PRELIMINARY & FINAL MAJOR SUBDIVISION**  
 CAUTION: IF THIS DOCUMENT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL.

*Jason L. Fichter* DATE: 06/15/07  
**JASON L. FICHTER, P.E., P.P.**  
 N.J.P.E. LIC. NO. 43118  
 N.J.P.P. LIC. NO. 5726

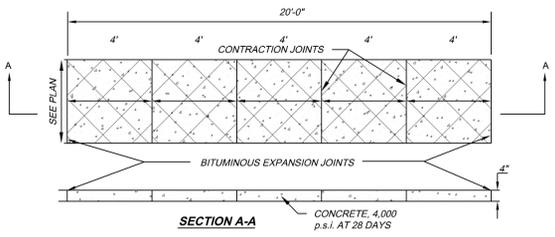
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**MOUNTABLE GRANITE BLOCK CURB**

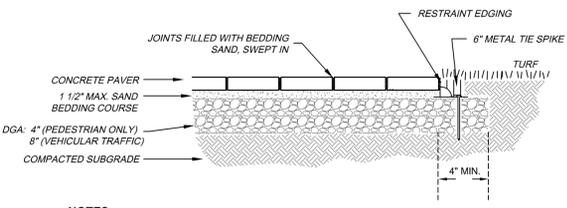
NTS



- NOTES:**
1. A PREFORMED, BITUMINOUS JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20'.
  2. CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4000 PSI.
  3. CONCRETE PATTERN, FINISH, AND COLORS SHALL BE SELECTED BY OWNER OR ARCHITECT.

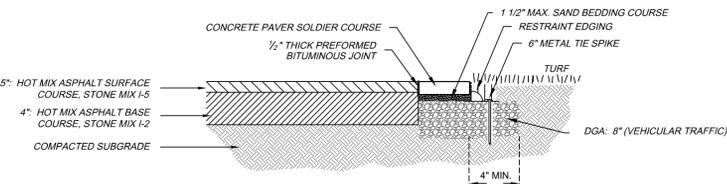
**CONCRETE WALK DETAIL**

NTS



- NOTES:**
1. CONCRETE PAVER STYLE, COLOR AND PATTERN TO BE SELECTED BY OWNER OR ARCHITECT.
  2. COMPACTED AGGREGATE SHOULD EXTEND BEYOND PAVEMENT PERIMETER EQUAL TO DEPTH OF BASE.
  3. ALL MATERIALS MUST BE INSTALLED IN COMPLIANCE WITH SPECIFICATIONS ESTABLISHED BY MANUFACTURER FOR COMPACTION, ETC.

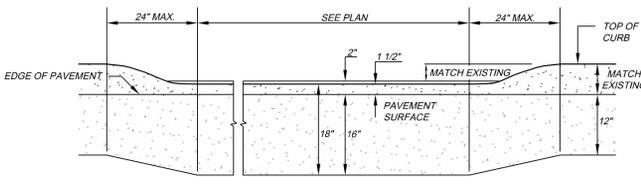
**CONCRETE PAVER**



- NOTES:**
1. CONCRETE PAVER STYLE, COLOR AND PATTERN TO BE SELECTED BY OWNER OR ARCHITECT.
  2. COMPACTED AGGREGATE SHOULD EXTEND BEYOND PAVEMENT PERIMETER EQUAL TO DEPTH OF BASE.
  3. ALL MATERIALS MUST BE INSTALLED IN COMPLIANCE WITH SPECIFICATIONS ESTABLISHED BY MANUFACTURER FOR COMPACTION, ETC.

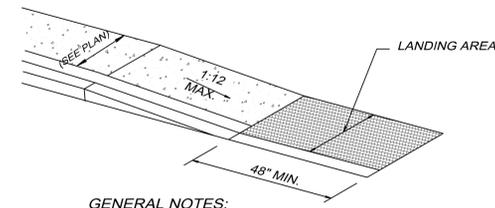
**BITUMINOUS DRIVEWAY INSTALLATION**

NTS



**METHOD OF DEPRESSING CURB AT DRIVEWAYS**

NTS

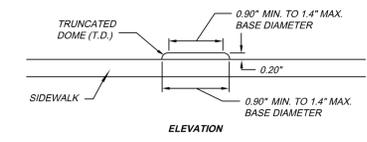
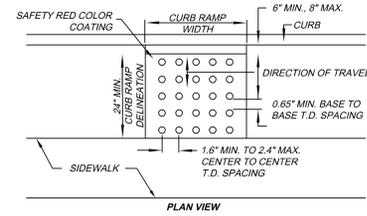


**GENERAL NOTES:**

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB GUTTERLINE TO BE FLUSH WITH THE ROADWAY PAVEMENT A MINIMUM OF 4" AT ALL CURB RAMPS.
3. THE CURB RAMP (SHADED AREA ONLY) SHALL BE RED IN COLOR.
4. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.

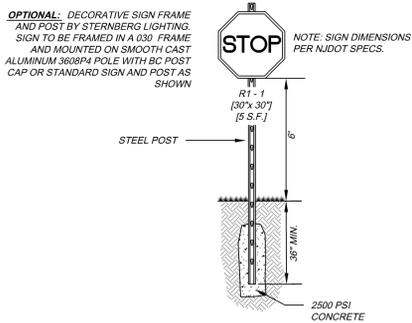
**HANDICAP RAMP DETAIL**

NTS



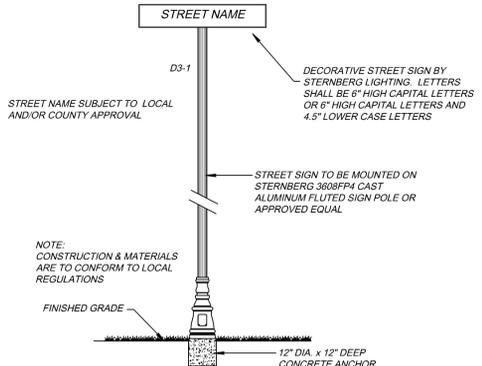
**HANDICAP RAMP DETECTABLE WARNING SURFACE**

NTS



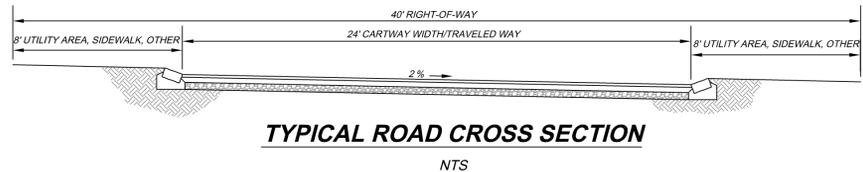
**TYPICAL SIGN POST DETAIL**

NTS



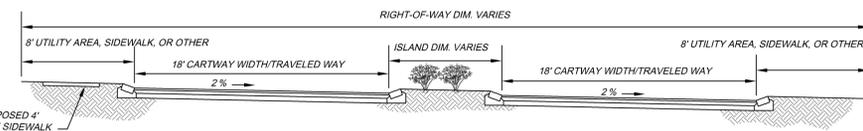
**TYPICAL STREET SIGN**

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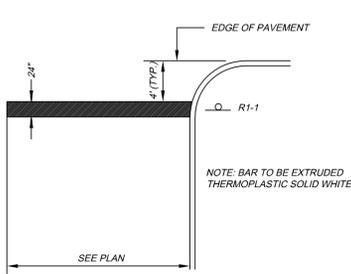
**TYPICAL ROAD CROSS SECTION**

NTS



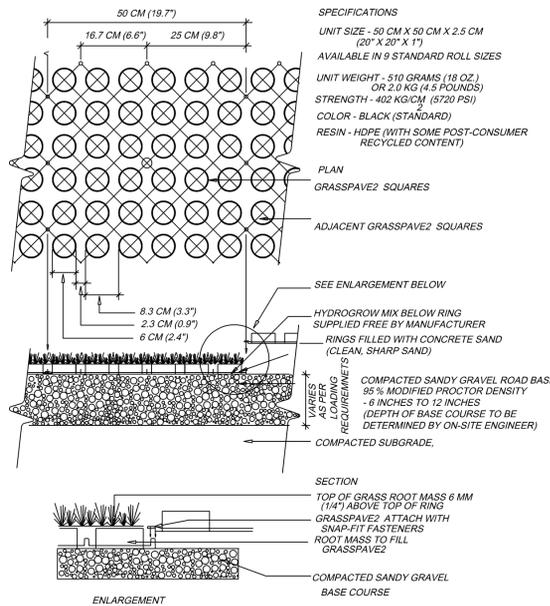
**TYPICAL ROAD CROSS SECTION WITH ISLAND**

NTS



**STOP LINE PAVEMENT MARKING**

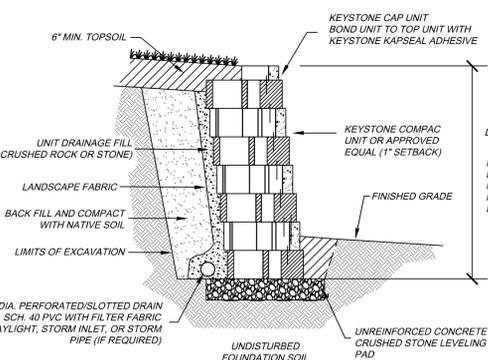
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**TYPICAL GRASS PAVER**

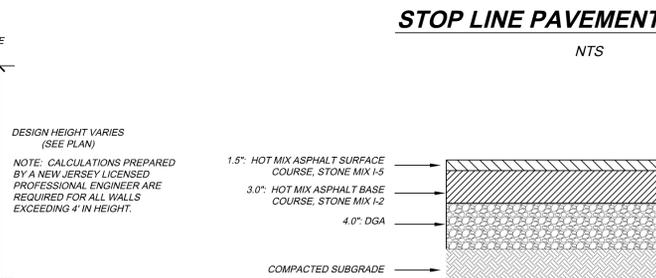
(GRASSPAVE2 BY INVISIBLE STRUCTURES, INC OR APPROVED EQUAL)

NTS



**LANDSCAPE WALL SECTION**

NTS



**NEW PAVEMENT SECTION**

**PAVEMENT DETAIL**

NTS

MATERIALS FOR ASPHALT CONCRETE SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989). MATERIALS FOR ASPHALT CONCRETE BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989).



**Features**

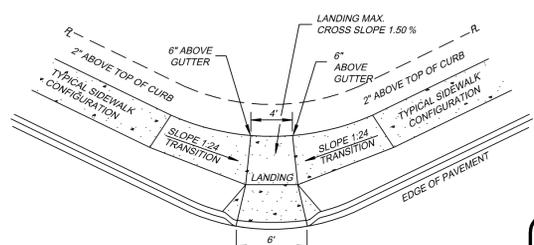
The six sided laminae housing shall be made of ASTM 356 copper free cast aluminum and shall encompass the following specifications:  
 The upper chamber / lid shall be topped by a decorative cast aluminum finial and connected to the optical chamber by means of a hinge system and locking mechanism for quick and easy lamp service.  
 The optical chamber / lens shall accommodate a glass biconcave refractor. The enclosure shall be formed by six acrylic or polycarbonate lenses mechanically fastened and sealed for weather tight operation.  
 The electrical chamber / filter shall be a cast aluminum decorative filter designed to accommodate the ballast assembly and shall mount to a post top or bracket by means of a 3" I.D. slip filter hub and secured by three stainless steel set screws.  
 The electrical assembly shall be a high power factor ballast, designed to operate an HID lamp (by color) up to 175 watts and shall be integrally mounted to a removable aluminum tray with non-ferrous brackets and fasteners. The lamp holder shall be impact resistant, porcelain glazed and pulse rated 600V-4Kv for medium and high ballast lamps.  
 The luminaires shall be UL, ETL or CSA listed and suitable for wet locations.

Dimensions:	Part Number	Width	Height	E.P.A.
	AL 09030	11"	17"	70
	AL 09050	15"	19"	200

\* GAS LANTERNS FOR AESTHETIC PURPOSES ONLY. PER MANUFACTURER, GAS LANTERNS CAN NOT HAVE PHOTOMETRICS PERFORMED BECAUSE THERE ARE NO LUMEN PHOTOMETRY AVAILABLE.

**LANTERN DETAIL**

NTS



- NOTES:**
1. HANDICAP RAMP SURFACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH TECHNICAL SECTION 4.29.2 OF THE REGULATIONS IN THAT ALL SURFACES SHALL HAVE A DETECTABLE WARNING ON WALKING SURFACES, INCLUDING CONTRASTING COLORS (SEE DETAIL).
  2. CONCRETE CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH TECHNICAL SECTION 4.7.2 OF THE ADA REGULATIONS IN THAT "TRANSITION FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES AFTER PAVING."

**HANDICAP RAMP AT CORNER**

NTS

CALL BEFORE YOU DIG! HI ONE CALL...800-272-1000 (at least 3 days prior to excavation)	
ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
SEWER	BLUE
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
Engineering • Surveying • Planning

CERTIFICATE OF AUTHORIZATION: 246A28083200  
 InSite Engineering, LLC  
 River's Edge Professional Building  
 2052 Highway 55, Suite 203, York PA 17409  
 732-531-1700 (pa) 732-531-7344 (nj)  
 insite@insiteinc.com  
 www.insiteinc.net

OWNER:  
2383 CEDAR STREET, LLC  
C/O TIM MIDDLETON  
VALLEY PARK  
PROFESSIONAL CENTER  
2517 HIGHWAY 35, BLDG K,  
SUITE 101  
MANASQUAN, NJ 08738  
(732) 523-4771

APPLICANT:  
(SAME AS OWNER)

PROJECT LOCATION:  
BLOCK 607, LOT 7  
TOWNSHIP OF WALL  
MONMOUTH COUNTY, NJ

**CONSTRUCTION DETAILS**

SCALE: AS SHOWN

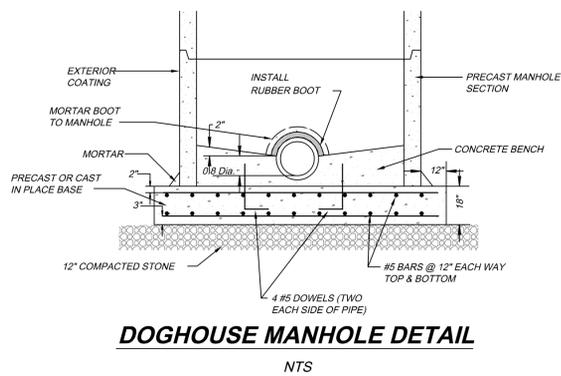
**PRELIMINARY & FINAL MAJOR SUBDIVISION**

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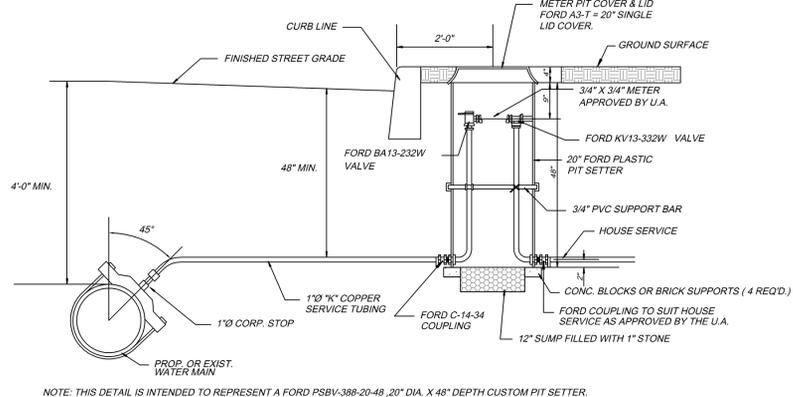
*Jason L. Richter*  
**JASON L. RICHTER, P.E., P.P.**  
 N.J.P.E. LIC. NO. 43118  
 N.J.P.P. LIC. NO. 5726

DATE: 06/15/07  
 DRAWING #: 06-073-020

REVISIONS		
Rev #	Date	Comment

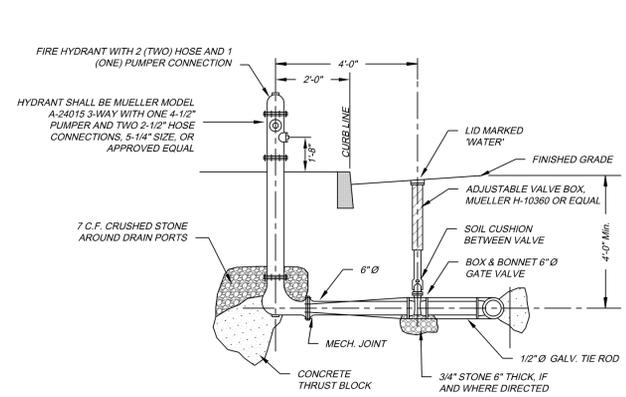


**DOGHOUSE MANHOLE DETAIL**  
NTS

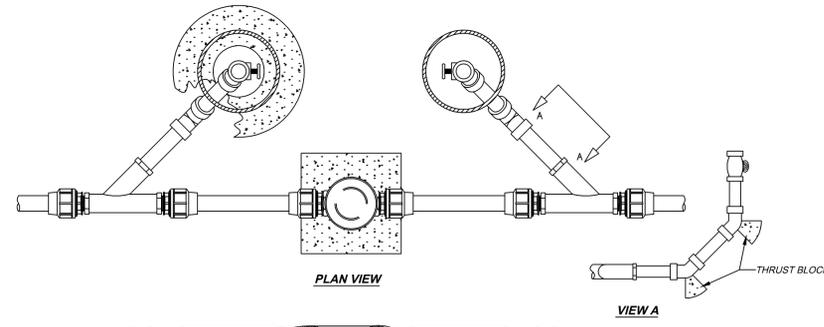


NOTE: THIS DETAIL IS INTENDED TO REPRESENT A FORD PSBV388-20-48, 20" DIA. X 48" DEPTH CUSTOM PIT SETTER.

**TYPICAL SERVICE CONNECTION WITH FORD METER PIT**  
NTS



**FIRE HYDRANT**  
NTS

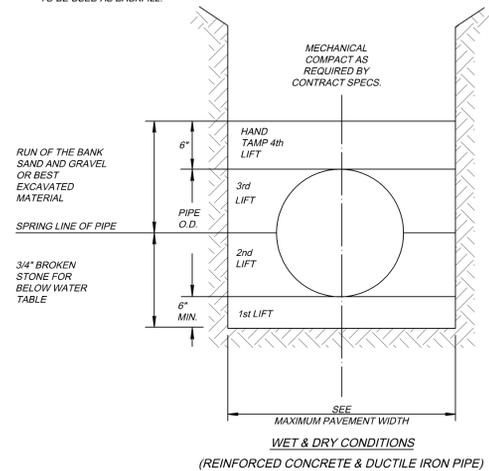


**WATER MAIN/SEWER CROSSING DETAILS**  
NTS

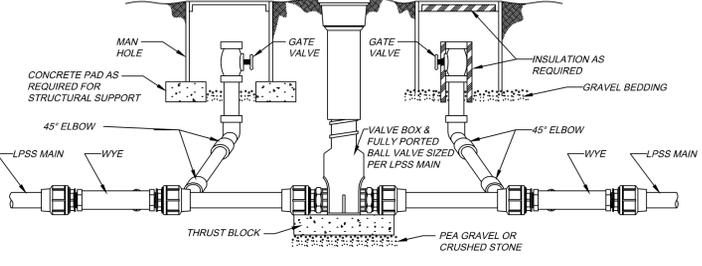
CONDITION	CONDITION	CONDITION
I WATER LINE ABOVE SEWER LINE	WL MORE THAN 18 INCHES SL	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN.
II WATER LINE ABOVE SEWER LINE	WL MORE THAN 12 INCHES BUT LESS THAN 18 INCHES SL	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. -OR- WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING.
III SEWER LINE ABOVE WATER LINE	SL MORE THAN 12 INCHES WL	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN. B) SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH SECTION DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 FT. EACH SIDE OF CROSSING.
<p>NOTES</p> <p>WL WATER LINE SL SEWER LINE, SANITARY OR STORM D OUTSIDE DIAMETER OF PIPE</p> <p>IN NO CASE SHALL PIPES BE CLOSER THAN 12 INCHES APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPES.</p>		
<p><b>SEWER AND WATER MAIN RELATION</b></p> <p>HORIZONTAL SEPARATION SEWERS SHALL BE LAID AT LEAST 10 FEET (3.0 m) HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATER MAIN, PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES (46 cm) ABOVE THE TOP OF THE SEWER.</p> <p>CROSSINGS SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES (46 cm) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.</p> <p>SPECIAL CONDITIONS WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE, AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.</p>		

**NOTES:**

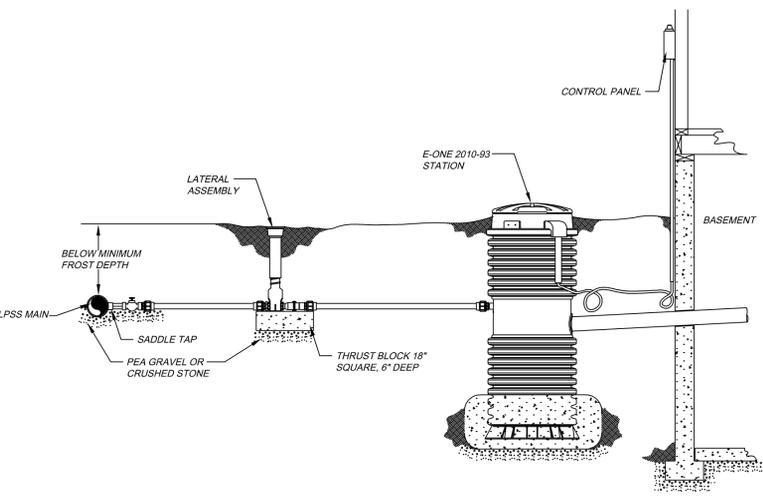
- SUITABLE BACKFILL MATERIAL SHALL BE SELECT MATERIAL (BANKRUN SAND AND GRAVEL) WHEN ON SITE SUITABLE MATERIAL IS NOT AVAILABLE.
- CHOKED CRUSHED STONE MAY BE SUBSTITUTED FOR SELECT MATERIAL (BANKRUN SAND AND GRAVEL) AS APPROVED BY THE ENGINEER. CHOKED CRUSHED STONE SHALL BE CRUSHED STONE (CLEANED CRUSHED TRAP ROCK) CHOKED WITH SAND WHICH WILL PASS A No. 10 SIEVE AND BE RETAINED ON A No. 200 SIEVE.
- ALL TRENCHES AND EXCAVATION TO BE GIVEN THE STEEPEST SLOPE PRACTICABLE.
- COMPACTED BACKFILL SHALL BE AS A MINIMUM 90% OF MAXIMUM DRY DENSITY OF SOIL AS DETERMINED BY ASTM D-1557.
- COMPACTION OF TOP 2 FEET OF (SURFACE ZONE) UNDER AREAS TO BE PAVED SHALL ACHIEVE AS A MINIMUM 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
- ALL AREAS OF FILL SHALL BE UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER SHALL BE CONSULTED WHEN DETERMINING THE SUITABILITY OF ON-SITE MATERIAL TO BE USED AS BACKFILL.



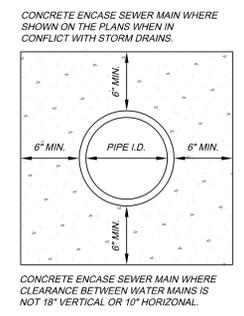
**BEDDING AND INITIAL BACKFILL FOR RIGID PIPE**  
NTS



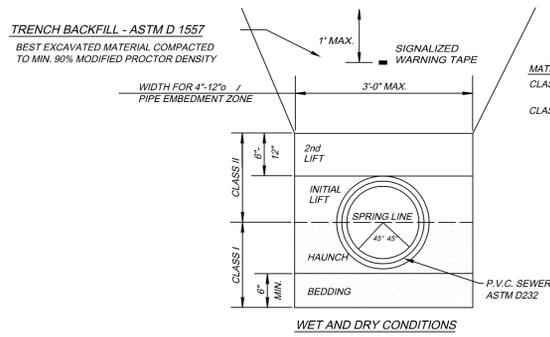
**TYPICAL FLUSHING CONNECTIONS ON LPSS MAIN**  
NTS



**TYPICAL LATERAL INSTALLATION**  
NTS



**CONCRETE ENCASEMENT DETAIL**  
NTS



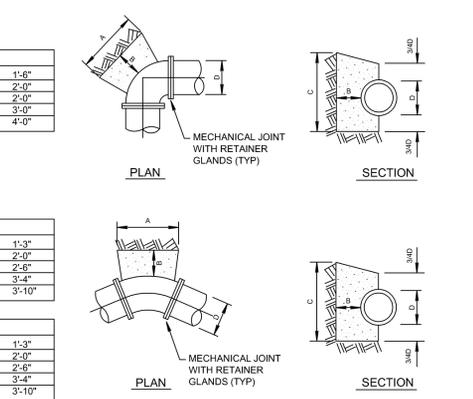
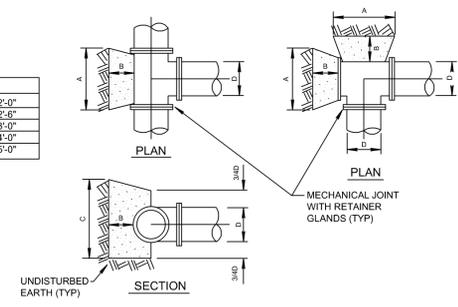
**BEDDING AND INITIAL BACKFILL DETAIL FOR P.V.C. SEWER PIPE**  
NTS

D	A	B	C
6"	1'-6"	8"	2'-0"
8"	2'-0"	8"	2'-6"
10"	2'-6"	10"	3'-0"
12"	4'-0"	1'-0"	4'-0"
16"	4'-0"	1'-2"	5'-0"

D	A	B	C
6"	1'-6"	8"	1'-6"
8"	2'-6"	8"	2'-0"
10"	2'-3"	10"	2'-6"
16"	4'-0"	1'-2"	4'-0"

D	A	B	C
6"	1'-6"	8"	1'-3"
8"	1'-6"	8"	2'-0"
10"	1'-6"	10"	2'-6"
12"	1'-6"	1'-0"	3'-4"
16"	1'-6"	1'-2"	3'-10"

D	A	B	C
6"	1'-6"	8"	1'-3"
8"	1'-6"	8"	2'-0"
10"	1'-6"	10"	2'-6"
12"	1'-6"	1'-0"	3'-4"
16"	1'-6"	1'-2"	3'-10"



**THRUST BLOCK DETAILS**  
NTS

CALL BEFORE YOU DIG! HI ONE CALL...800-272-1000 (at least 3 days prior to excavation)			
ELECTRIC	RED		
GAS/OIL	YELLOW		
COMMUNICATION / TV	ORANGE		
SEWER	BLUE		
TEMP. SURVEY MARKINGS	MAGENTA		
PROPOSED EXCAVATION	WHITE		

**INSITE**  
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CERTIFICATE OF AUTHORIZATION: 246A28083200  
insite Engineering, LLC  
River's Edge Professional Building  
2052 Highway 55, Suite 203, Wall, NJ 07719  
732-531-7100 (ph) 732-531-7344 (fx)  
insite@insiteeng.net  
www.insiteeng.net

OWNER:  
2383 CEDAR STREET, LLC  
C/O TIM MIDDLETON  
VALLEY PARK  
PROFESSIONAL CENTER  
2517 HIGHWAY 35, BLDG K,  
SUITE 101  
MANASQUAN, NJ 08738  
(732) 223-4771

APPLICANT:  
(SAME AS OWNER)

PROJECT LOCATION:  
BLOCK 607, LOT 7  
TOWNSHIP OF WALL  
MONMOUTH COUNTY, NJ

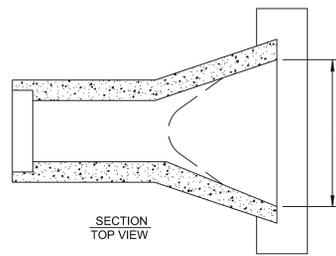
**CONSTRUCTION DETAILS**  
SCALE: AS SHOWN

**PRELIMINARY & FINAL MAJOR SUBDIVISION**  
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DATE: 06/15/07  
DRAWING #: 06-073-020

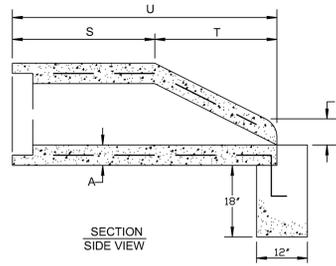
**JASON L. FIGHTER, P.E., P.P.**  
N.J.P.E. LIC. NO. 43118  
N.J.P.P. LIC. NO. 5726

REVISIONS		
Rev #	Date	Comment



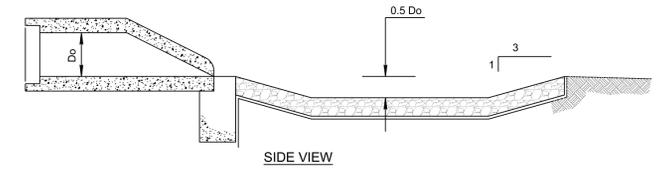
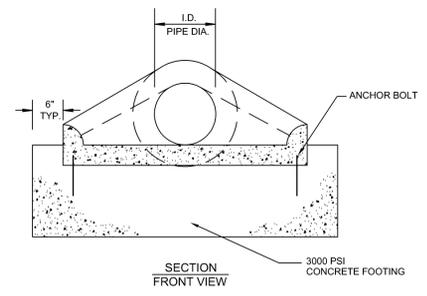
I.D.	12	15	18	21	24	27	30	36	42	48	54	60
A	2	2.25	2.5	2.75	3	3.25	3.5	4	4.5	5	5.5	6
R	5	7.5	9	10	10	14	14	21	24	27	31	
S	24	24	24	24	24	26	26	36	36	36	36	
T	24	24	24	24	24	30	36	60	60	60	60	
U	4	4	4	4	4	4-8"	5-2"	8	8	8	8	
V	24	28	34	40	48	54	60	72	78	84	90	96
WT/FT	360	480	640	860	920	1200	1540	2100	5500	6500	8200	9300

NOTE: ALL NUMBERS REPRESENT INCHES UNLESS OTHERWISE SPECIFIED. MINOR VARIATIONS TO THE ABOVE DIMENSIONS ARE ACCEPTABLE WITH THE EXCEPTION OF THE INSIDE DIAMETER DIMENSION.

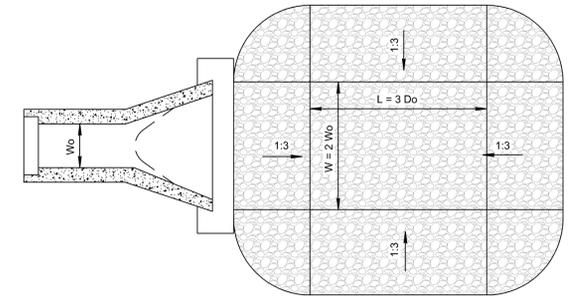


**PRECAST FLARED END SECTION**

NTS



**SIDE VIEW**



**PLAN VIEW**

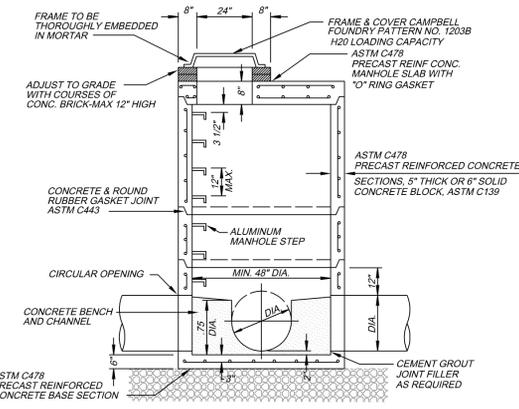
PIPE	Do	L	W0	W	Q25	d50
FES 1- 15" RCP	15"	3.75 FT.	15"	30"	4.96 CFS.	d50= 4" 8" THICK*
FES 2- 15" RCP	15"	3.75 FT.	15"	30"	2.96 CFS.	d50= 3" 6" THICK*
FES 3- 15" RCP	15"	3.75 FT.	15"	30"	3.91 CFS.	d50= 3" 6" THICK*

\* OVER FILTER FABRIC

$D50 = (.0125/TW)(L^*1.33)$  WHERE  $Y = 1/2 Do$   
 $q = 4.96/(15/12) = 3.968 ft^2/s$ ; USE  $TW = 25$   
 $D50 = (.0125/25)(3.968)(1.33) = .314" = 3.77" USE 4" MIN.$

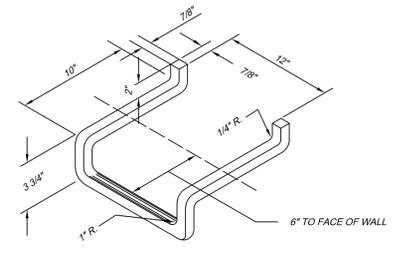
**DETAIL: PRE-FORMED SCOUR HOLE**

NTS



**PRECAST DRAINAGE MANHOLE**

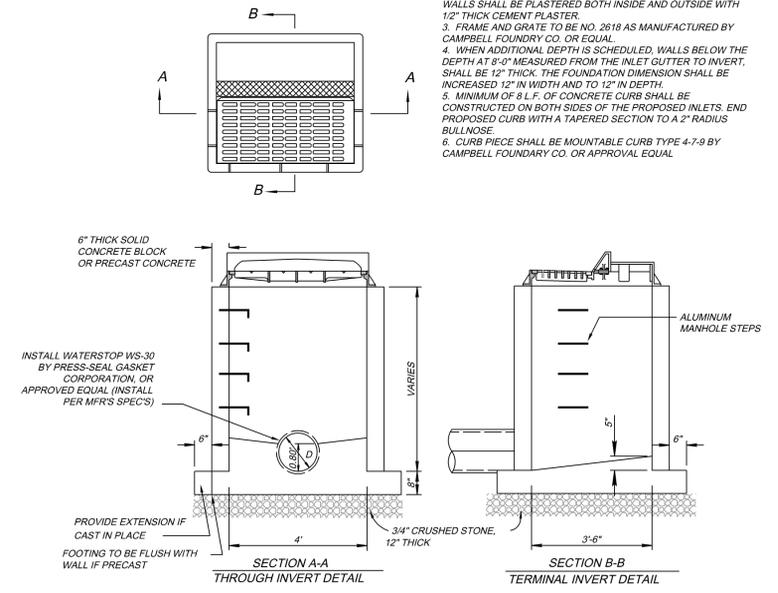
NTS



**ALUMINUM MANHOLE STEPS**

NTS

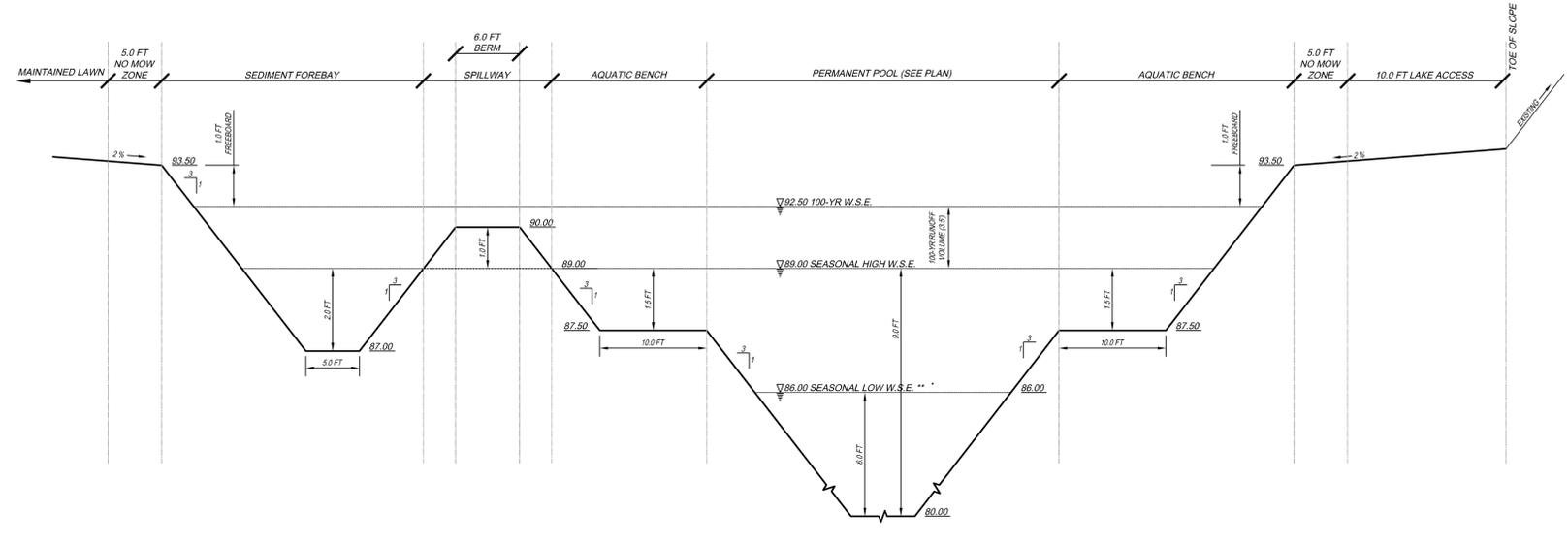
NOTE: PORTION EMBEDDED IN MASONRY TO BE COATED WITH COAL TAR PITCH VARNISH OR OTHER SPECIFIED MATERIAL.



**TYPE B INLET**

NTS

- GENERAL NOTES:  
 1. FOUNDATION AND INVERT SHALL BE NJDOT CLASS C CONCRETE.  
 2. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.  
 3. FRAME AND GRATE TO BE NO. 2618 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.  
 4. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.  
 5. MINIMUM OF 8 L.F. OF CONCRETE CURB SHALL BE CONSTRUCTED ON BOTH SIDES OF THE PROPOSED INLETS. END PROPOSED CURB WITH A TAPERED SECTION TO A 2" RADIUS BULLNOSE.  
 6. CURB PIECE SHALL BE MOUNTABLE CURB TYPE 4-7-9 BY CAMPBELL FOUNDRY CO. OR APPROVAL EQUAL.



**TYPICAL LAKE CROSS SECTION**

NTS

\*\* POND TO BE SUPPLEMENTED BY WELL IF W.S.E. FALLS BELOW THIS ELEVATION

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 (at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
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CERTIFICATE OF AUTHORIZATION: 24GA28083200  
 insite Engineering, LLC  
 River's Edge Professional Building  
 2050 Highway 55, Suite 203, Wall, NJ 07719  
 732-531-7100 (ph) 732-531-7344 (fx)  
 insite@insiteeng.net  
 www.insiteeng.net

OWNER:  
 2380 CEDAR STREET, LLC  
 C/O TIM MIDDLETON  
 VALLEY PARK  
 PROFESSIONAL CENTER  
 2517 HIGHWAY 35, BLDG K,  
 SUITE 101  
 MANASQUAN, NJ 08738  
 (732) 223-4771

APPLICANT:  
 (SAME AS OWNER)

PROJECT LOCATION:  
 BLOCK 607, LOT 7  
 TOWNSHIP OF WALL  
 MONMOUTH COUNTY, NJ

**CONSTRUCTION DETAILS**

SCALE: AS SHOWN

**PRELIMINARY & FINAL MAJOR SUBDIVISION**

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

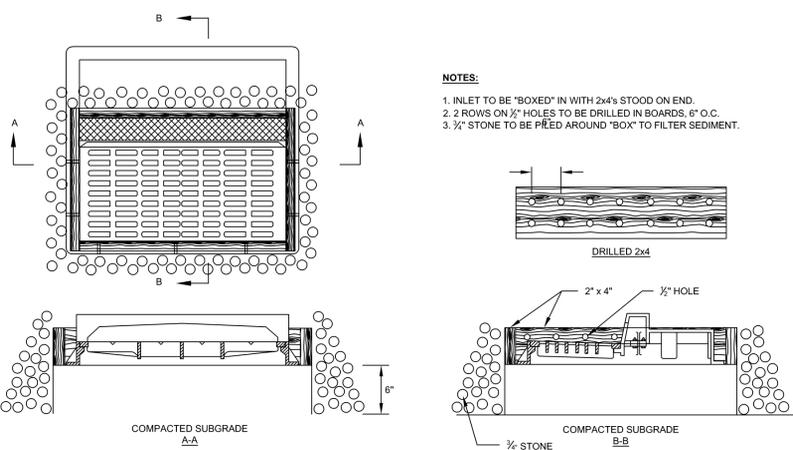
**REVISIONS**

Rev #	Date	Comment

*Jason L. Fichter*  
**JASON L. FICHTER, P.E., P.P.**  
 N.J.P.E. LIC. NO. 43118  
 N.J.P.P. LIC. NO. 5726

DATE: 06/15/07  
 DRAWING #: 06-073-020

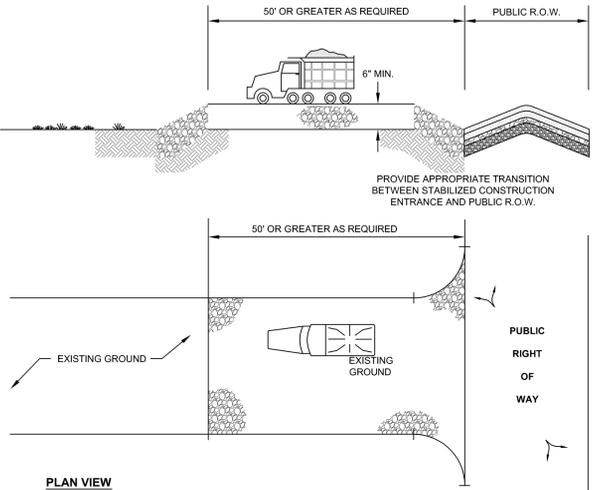




- NOTES:**
1. INLET TO BE "BOXED" IN WITH 2x4'S STOOD ON END.
  2. 2 ROWS ON 1/2" HOLES TO BE DRILLED IN BOARDS. 6" O.C.
  3. 1/2" STONE TO BE HEED AROUND "BOX" TO FILTER SEDIMENT.

**INLET PROTECTION**

NTS

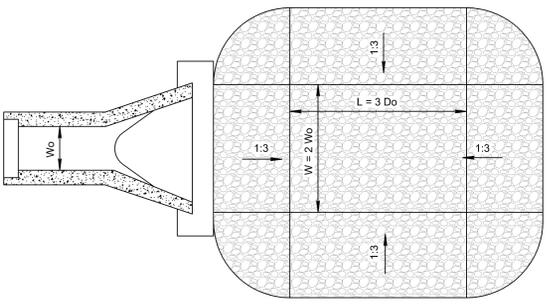


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

**STABILIZED CONSTRUCTION ENTRANCE**

NTS

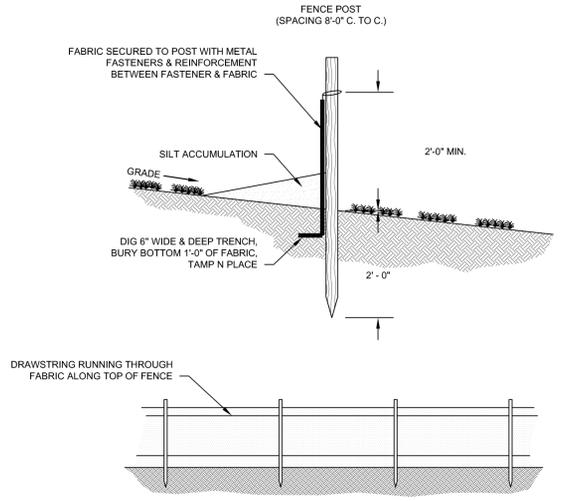


PIPE	Do	L	Wo	W	Q25	d50
FES 1: 15" RCP	15"	3.75 FT.	15"	30"	4.96 CFS.	d50= 4" 8" THICK
FES 2: 15" RCP	15"	3.75 FT.	15"	30"	2.96 CFS.	d50= 3" 6" THICK
FES 3: 15" RCP	15"	3.75 FT.	15"	30"	3.91 CFS.	d50= 3" 6" THICK

**DETAIL: PRE-FORMED SCOUR HOLE**

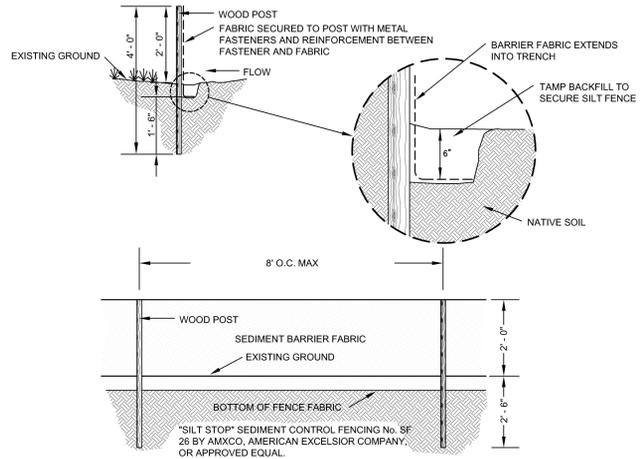
NTS

$D50 = (0.125/Tw)(q^{1.33})$  WHERE  $Y = 1/2 Do$   
 $q = 4.96/(15/12) = 3.968 ft^2/s$ ; USE  $Tw = 25$   
 $D50 = (0.125/25)(3.968)^{1.33} = .314 = 3.77" USE 4" MIN.$



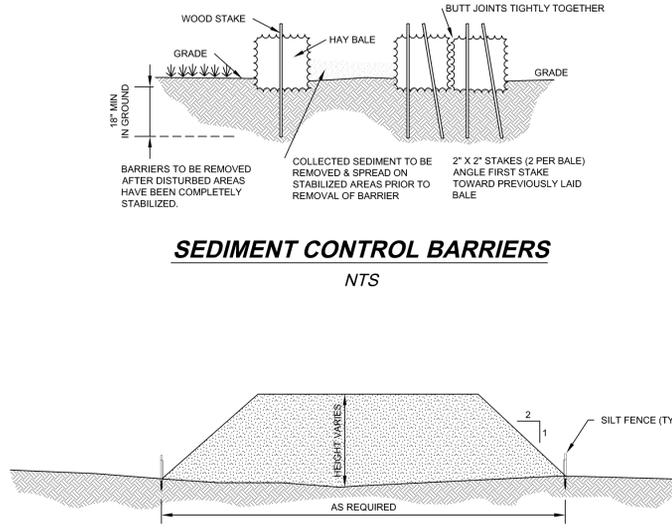
**SILT FENCE DETAIL**

NTS



**SEDIMENT CONTROL BARRIERS**

NTS



**SECTION THROUGH SOIL STOCKPILE (TYP.)**

NTS

**METHODS AND MATERIALS**

- SITE PREPARATION**
  - GRADE, AS NEEDED AND FEASIBLE, TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR APPLYING AND ANCHORING MULCH. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING, PAGE 19-1.
  - EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- PROTECTIVE MATERIALS**
  - UNROTTED SMALL-GRAIN STRAW, HAY OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDERS OR NETTING TIEDOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
  - ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS OR MACHINES IS NOT A PROBLEM.
  - SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS & IN SUFFICIENT QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
  - WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER.
  - MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON OR PLASTIC, MAY BE USED.
  - WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
  - GRAVEL, CRUSHED STONE OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- MULCH ANCHORING** - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPE.
  - 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. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
  - MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTINGS IN AREAS TO BE MOVED. NETTINGS IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
  - MULCH ANCHORING TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE DONE ON THE CONTOUR.
  - LIQUID MULCH-BINDERS
    - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH. IN VALLEYS AND AT CRESTS OF BANKS, REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
    - USE OF ONE OF THE FOLLOWING:
      - EMULSIFIED ASPHALT - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1 AND CRS-2) APPLY 0.04 GAL/SQ. YD. OR 194 GAL/ACRE ON FLAT SLOPES AND SLOPES LESS THAN 8 FEET HIGH. ON SLOPES 8 FEET OR MORE HIGH USE 0.075 GAL/SQ. YD. OR 353 GAL/ACRE.
      - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS IF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOOTOXIC EFFECT OR IMPEDE GROWTH OF TRUFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
      - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE AT RATES AND WEATHER CONDITIONS RECOMMENDED BY MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

**CONSTRUCTION SEQUENCE**

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE SPRING OF 2008 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

NO.	DESCRIPTION	DURATION
1	TEMPORARY SOIL EROSION FACILITIES	CONTINUOUSLY
2	ROUGH CLEARING AND GRADING (SITE & LAKE)	2 WEEKS
3	TEMPORARY SEEDING	1 WEEK
4	UTILITY INSTALLATION	6 WEEKS
5	CURB CONSTRUCTION	3 WEEKS
6	PAVEMENT SUB-BASE	2 WEEKS
7	CONSTRUCTION OF BUILDINGS	12 MONTHS
8	MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
9	PRELIMINARY INSTALLATION OF LANDSCAPE	3 WEEKS
10	FINAL PAVEMENT COURSE	2 WEEKS
11	FINAL CONSTRUCTION/TABILIZATION OF SITE	2 WEEKS
12	FINAL CONSTRUCTION OF LAKE	2 WEEKS

\*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY. DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.

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(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL OF NEW JERSEY.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. 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 CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
5. IN THAT IT IS A 424-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR EROSION CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. THIS SEEDING 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 OR
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 1 1/2 TO 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
8. 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.
9. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
10. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, CRUSHED STONE SHALL BE APPLIED TO A MINIMUM DEPTH OF TEN FEET (10) EQUAL TO THE LOT ENTRANCE WITH ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
11. ALL SOIL WASHED, DROPPED, SPRAYED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
12. PERMANENT VEGETATION IS TO BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
13. 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.
14. 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 COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
15. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
16. 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.
17. 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.
18. 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 CERTIFIED 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.
19. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
20. 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.

**SEEDING SPECIFICATIONS - TEMPORARY**

TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SQ. FT. (100 lbs/Ac), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3. LIMESTONE (PULVERIZED DOLOMITIC EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) SHALL BE APPLIED AT THE RATE OF 90 lbs/1,000 SQ. FT. (2 TONS/Ac), IN ACCORDANCE WITH TABLE 7-1, PAGE 7.2. FERTILIZER (10-20-10 OR EQUIVALENT) AT THE RATE OF 11 lbs/1,000 (500 lbs/Ac.) OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN, IN ACCORDANCE WITH PARAGRAPH 2A, PAGE 7-1.

- MULCHING IS REQUIRED ON ALL SEEDING AND SHALL BE ACCOMPLISHED AS FOLLOWS:
- MULCH MATERIALS SHOULD BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT A RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FOOT. MULCH BLOWERS SHOULD NOT GRIND OR CHOP THE MATERIAL.
  - SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FOOT SECTIONS AND DISTRIBUTE TO 10 POUNDS WITHIN EACH SECTION.
  - MULCH ANCHORING SHALL BE ACCOMPLISHED USING EITHER PEG AND TWINE, MULCH NETTING, MULCH-ANCHORING TOOL OR LIQUID MULCH BINDERS, PER THE ACCOMPANYING "STABILIZATION WITH MULCH ONLY" SPECIFICATION.

**SEEDING SPECIFICATIONS - PERMANENT**

1. TOPSOIL TO BE PLACED TO A DEPTH OF 4 INCHES ON EXPOSED SOILS UPON COMPLETION OF FINAL GRADING.
2. SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING). SEED MIXTURE IS, AS SHOWN ON PAGE 4-11 IN THE SOIL EROSION STANDARDS. THE SEEDING RATE SHALL BE:

SEED MIXTURE	PLANTING RATE
LSB/1000 LBS/ACRE	SQ. FT.
HARD FESCUE	120
PERENNIAL RYEGRASS	30
KENTUCKY BLUEGRASS	40

- \*OPTIMAL SEEDING DATES: 3/1 - 4/30 AND 8/15 - 11/15 \*
3. MULCHING WILL BE ACCOMPLISHED PER THE BELOW TEMPORARY SEEDING SPECIFICATION. \*MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SOIL CAN BE IRRIGATED.

**STANDARD FOR STABILIZATION WITH MULCH ONLY**

**DEFINITION**

STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS.

**PURPOSE**

TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

**WHERE APPLICABLE**

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.

**SOIL EROSION NOTES & DETAILS**

SCALE: AS SHOWN

**PRELIMINARY & FINAL MAJOR SUBDIVISION**

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

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 (732) 224-9771

APPLICANT:  
 (SAME AS OWNER)

PROJECT LOCATION:  
 BLOCK 601, LOT 7  
 TOWNSHIP OF WALL  
 MONMOUTH COUNTY, NJ

DATE: 06/15/07  
 DRAWING #: 06-073-020

JASON L. FIGHTER, P.E., P.P.  
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**REVISIONS**

Rev #	Date	Comment