

OFF-ROAD RIDER TRAINING CENTER

PRELIMINARY / FINAL MAJOR SITE PLAN

BLOCK 5601, LOT 22 PLATE 56
 MONROE TOWNSHIP,
 GLOUCESTER COUNTY, NEW JERSEY

THE PETTIT GROUP, LLC
 Engineering • Architecture • Planning
 497 Center Street • Sewell, NJ 08080
 Tel: 856-464-9600 Fax: 856-464-9606
 www.pettitgroup.com
 Certificate of Authorization No. 246A28131400

REVISIONS		
NO.	DESCRIPTION	DATE
1	PER PINELANDS REVIEW	07/23/19
2	PLAN REVISION FOR INITIAL TOWNSHIP SUBMISSION	12/05/19

FOR APPROVAL PURPOSES ONLY

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE OWNER'S SOLE RISK, AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

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DESIGNED BY: THC	JOB NO: 1584-01
DRAWN BY: JCD	DATE: 04/16/19
CHECKED BY: THC	SCALE:

PROJECT:
MAJOR SITE PLAN
 3208 SOUTH BLACK HORSE PIKE
 BLOCK 5601, LOT 22 PLATE 56
 MONROE TOWNSHIP,
 GLOUCESTER COUNTY
 NEW JERSEY

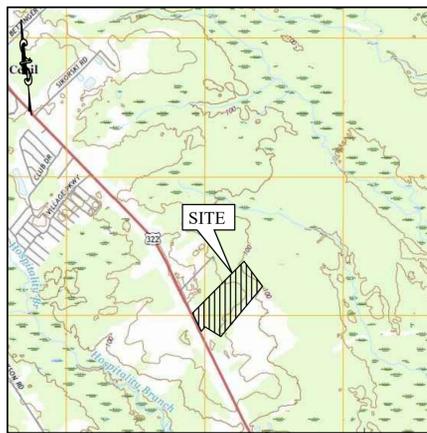
FOR
RICHARD SCHMIDT
 502 AMSTERDAM AVENUE
 BAYVILLE, NJ 08721

APPROVED BY THE XXXXXXX BOARD ON THIS ___ DAY OF ___ 20__
 APPLICATION# _____
 CHAIRMAN _____
 SECRETARY _____
 ENGINEER _____
 I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN
 OWNER _____

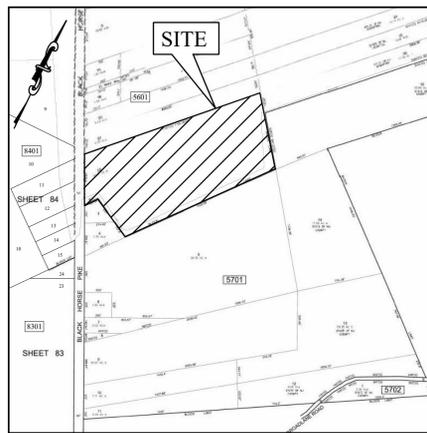
BRIAN W. CLEARY, PE
 Professional Engineer
 State of New Jersey • License # GE 51748
 State of Pennsylvania • License # PE1031074
 State of Maryland • License # 54411

SHEET TITLE:
COVER SHEET

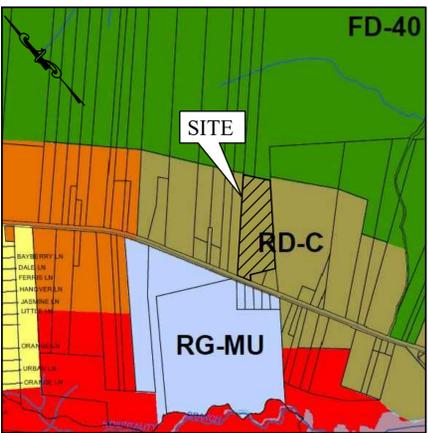
SHEET NUMBER:
1 of 8



U.S.G.S. QUAD MAP
 SCALE: 1" = 2,000'



TAX MAP
 NOT TO SCALE



ZONING MAP
 NOT TO SCALE

PREPARED FOR:
RICHARD SCHMIDT
 502 AMSTERDAM AVENUE
 BAYVILLE, NJ 08721

PREPARED BY:

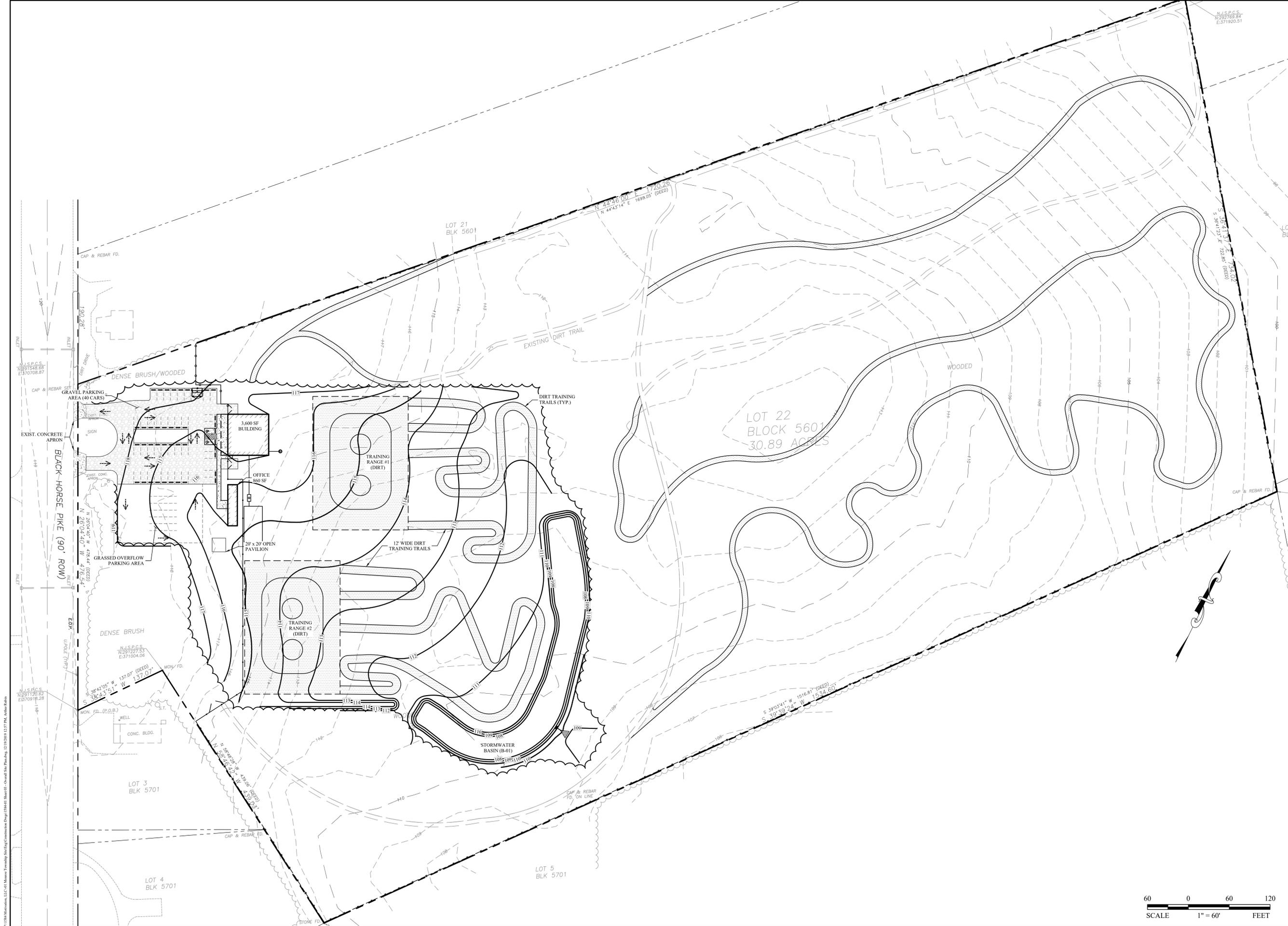


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ADJACENT PROPERTY OWNER LIST

Municipality	Block	Lot	Qualifier	UID	Location	Owner Name	Owner Street	Owner City	Additional
Monroe Township	5601	21		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	22		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	23		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	24		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	25		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	26		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	27		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	28		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	29		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	30		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	31		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	32		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	33		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	34		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	35		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	36		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	37		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	38		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	39		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	40		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	41		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	42		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	43		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	44		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	45		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	46		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	47		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	48		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	49		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	50		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	51		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	52		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	53		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	54		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	55		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
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Monroe Township	5601	57		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	58		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	59		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	60		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	61		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
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Monroe Township	5601	63		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
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Monroe Township	5601	98		0811-05601000-0002	BLACK HORSE PK	COLANTONIO, SCOTT P	3194 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08794	
Monroe Township	5601	99							




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DRAWN BY: JCD	DATE: 04/16/19
CHECKED BY: THC	SCALE: 1" = 60'

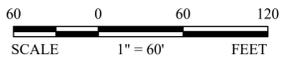
MAJOR SITE PLAN

3208 SOUTH BLACK HORSE PIKE
BLOCK 5601, LOT 22 PLATE 56
MONROE TOWNSHIP,
GLOUCESTER COUNTY
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FOR
RICHARD SCHMIDT
 502 AMSTERDAM AVENUE
 BAYVILLE, NJ 08721

BRIAN W. CLEARY, PE
 Professional Engineer
 State of New Jersey • License # GE 51748
 State of Pennsylvania • License # PE081074
 State of Maryland • License # 54411

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
3 of 8



P:\104\Monroe, LLC\01 - Monroe Township, NJ\Edge Commission\Drawings\12192019\12192019 - Overall Site Plan.dwg, Author: brian

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
A	A	2	ALED105N - RWLED105SN - RWLED105SN (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 56-DEGREES FROM VERTICAL, BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL, BASE-UP POSITION AND CANTED 16-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL, BASE-UP POSITION AND CANTED 22-DEGREES FROM STRAIGHT AHEAD. ALLED105N. ACTUAL PERFORMANCE MAY VARY.	6	2200	1	216.2

MONROE TOWNSHIP ZONING SCHEDULE

ZONE RD-C - RURAL DEVELOPMENT COMMERCIAL DISTRICT
RECREATION FACILITY IS A PERMITTED USE (§175-163.0 A (1)(d))

ITEM	REQUIRED	PROPOSED	ORDINANCE
LOT REQUIREMENTS			
MIN. LOT AREA (AC)	1	30.89	§175-163.0 B (2)(a)
MIN. LOT FRONTAGE (FT)	150	476.54	§175-163.0 B (2)(b)
BUILDING SETBACKS & HEIGHT:			
MIN. FRONT YARD (FT)	75	220	§175-163.0 B (2)(c)
MIN. SIDE YARD (FT)	30	114	§175-163.0 B (2)(d)
MIN. REAR YARD (FT)	50	> 50	§175-163.0 B (2)(e)
MAX. BLDG HEIGHT (FT)	50	< 50	§175-109 B
MAX. LOT COVERAGE (%)	20	0.5	§175-163.0 B (2)(f)
TOTAL BUILDING COVERAGE	N/A	4840 SF (0.36%)	§175-72 B
PARKING BUFFER FROM ANY PROPERTY LINE (FT)	40	40.4	§175-163.0 B (2)(g)
PARKING REQUIREMENTS			
MIN. STANDARD SPACE SIZE (FT)	10 x 20	10 x 18**	§175-123 E (1)
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	24	§175-123 E (2)
MIN. NUMBER OF SPACES FOR RECREATION FACILITIES	NO STANDARD ESTABLISHED	40	§175-123 E (32)

** DENOTES PROPOSED NON-CONFORMANCE

GENERAL NOTES

- OWNER/APPLICANT: RICHARD SCHMIDT
502 AMSTERDAM AVENUE
BAYVILLE, NJ 08721
- EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "OUTBOUND SURVEY OF LOT 22, BLOCK 5601, MONROE TOWNSHIP, NEW JERSEY", PERFORMED BY C. BARRY COOPER, N.J. LIC. NO. 21767, DATED OCTOBER, 2018.
- APPLICANT SEEKS SITE PLAN APPROVAL SO AS TO PERMIT THE CONSTRUCTION OF AN OFF-ROAD RIDER TRAINING FACILITY WITH ASSOCIATED SITE IMPROVEMENTS.
- THE PROPOSED TRAINING CENTER WILL EMPLOY A MAXIMUM OF 6 EMPLOYEES ON WEEKENDS DURING PEAK SEASON AND 4 EMPLOYEES ON WEEKDAYS.
- HOURS OF OPERATION WILL BE 9:00 PM TO 5:00 PM 3 TO 4 DAYS PER WEEK INCLUDING WEEKENDS. THE TRAINING CENTER WILL BE CLOSED FROM MID-DECEMBER TO MID-MARCH WITH THE EXCEPTION OF WEEKEND DAYS DURING THE OFF SEASON WHEN WEATHER CONDITIONS ARE UNSEASONABLY WARM.
- PROPOSED BUILDINGS TO BE SERVICED BY ON SITE SEPTIC AND POTABLE WATER WELL.
- PROPOSED SITE PERIMETER FENCING TO BE INSTALLED PRIOR TO UTILIZATION OF TRAIL SYSTEM THROUGH THE WOODED PORTION OF THE SITE.
- NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. LOCATIONS OF ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES TO BE DETERMINED BY UTILITY COMPANY.
- ELEVATION DATUM IS NAVD83.
- NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GROVED MAP VIEWER AND CONFIRMED BY SITE INSPECTION CONDUCTED BY DUBOIS ENVIRONMENTAL.
- THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 34015C0243E.
- THIS APPLICATION IS SUBJECT TO REVIEW BY THE FOLLOWING REGULATORY AGENCIES:
 - STATE OF NJ PINELANDS COMMISSION
 - GLoucester COUNTY SOIL CONSERVATION DISTRICT
 - GLoucester COUNTY PLANNING BOARD
 - MONROE TOWNSHIP PLANNING BOARD

CONSTRUCTION NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
- THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
- ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI OR AS REQUIRED BY THE APPROVAL AUTHORITY.
- ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007, AS AMENDED.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE NJ UNIFORM CONSTRUCTION CODE AND CTR 1926.32 (f) (OSHA COMPETENT PERSON).
- TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.

REVISIONS

NO.	DESCRIPTION	DATE
1	PER PINELANDS REVIEW	07/23/19
2	PLAN REVISION FOR INITIAL TOWNSHIP SUBMISSION	12/05/19

FOR APPROVAL PURPOSES ONLY

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: THC	JOB NO: 1584-01
DRAWN BY: JCD	DATE: 04/16/19
CHECKED BY: THC	SCALE: 1" = 40'

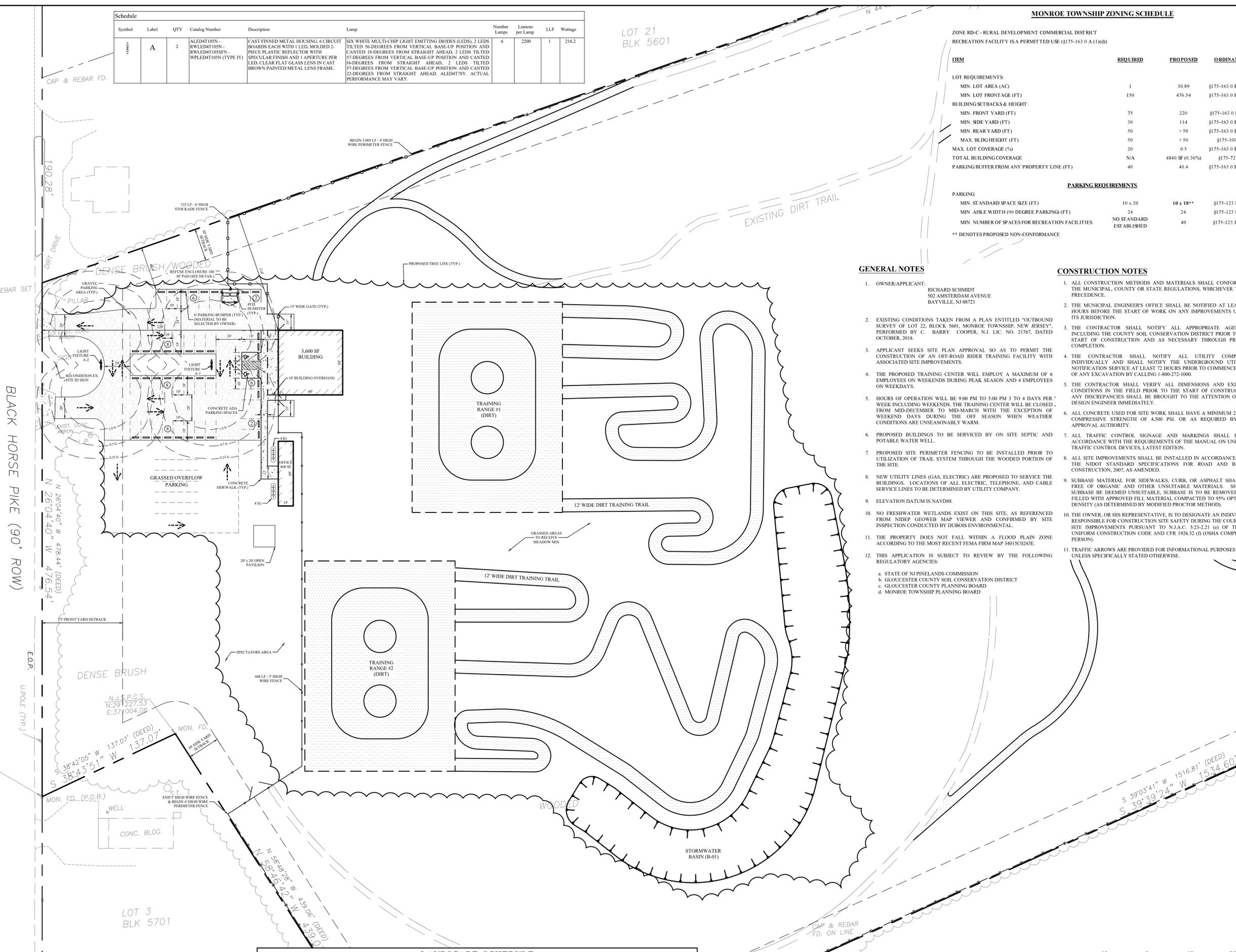
MAJOR SITE PLAN
3208 SOUTH BLACK HORSE PIKE
BLOCK 5601, LOT 22 PLATE 56
MONROE TOWNSHIP,
GLoucester COUNTY
NEW JERSEY

FOR
RICHARD SCHMIDT
502 AMSTERDAM AVENUE
BAYVILLE, NJ 08721

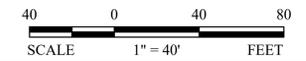
BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE 51748
State of Pennsylvania • License # PE081074
State of Maryland • License # 54411

SHEET TITLE: **SITE, LANDSCAPING & LIGHTING PLAN**

SHEET NUMBER: **4 of 8**



key	quantity	botanical name	common name	size	caliper	root	comments
IG	8	Ilex glabra 'Compacta'	Compact Inkberry	18" to 24"	-	Cans	Evergreen Shrub



P:\104\Monroe, LLC\01 - Monroe Township Site Edge Commission Design\0401 - Sheet\04 - Site Plan.dwg, 12/19/2019 12:58 PM, Author: Brian

REVISIONS		
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DESIGNED BY:	THC	JOB NO:	1584-01
DRAWN BY:	KCD	DATE:	04/16/19
CHECKED BY:	THC	SCALE:	1" = 40'

MAJOR SITE PLAN

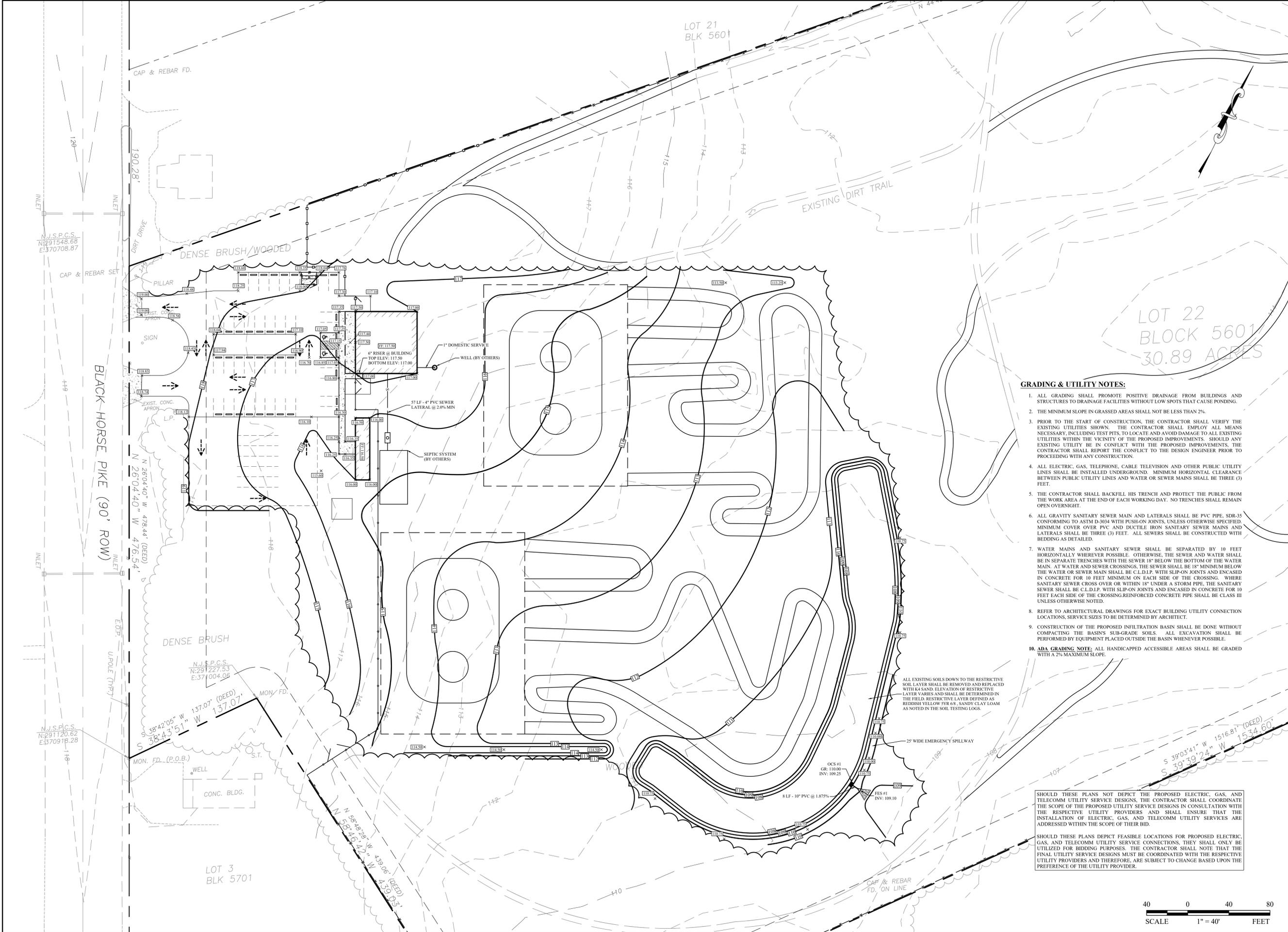
**3208 SOUTH BLACK HORSE PIKE
 BLOCK 5601, LOT 22 PLATE 56
 MONROE TOWNSHIP,
 GLOUCESTER COUNTY
 NEW JERSEY**

FOR
**RICHARD SCHMIDT
 502 AMSTERDAM AVENUE
 BAYVILLE, NJ 08721**

BRIAN W. CLEARY, PE
 Professional Engineer
 State of New Jersey • License # GE 51748
 State of Pennsylvania • License # PE081074
 State of Maryland • License # 54411

GRADING & UTILITY PLAN

SHEET NUMBER:
5 of 8



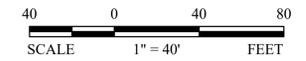
GRADING & UTILITY NOTES:

- ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES WITHOUT LOW SPOTS THAT CAUSE PONDING.
- THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2%.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY, INCLUDING TEST PITS, TO LOCATE AND AVOID DAMAGE TO ALL EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. SHOULD ANY EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
- ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
- THE CONTRACTOR SHALL BACKFILL HIS TRENCH AND PROTECT THE PUBLIC FROM THE WORK AREA AT THE END OF EACH WORKING DAY. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
- ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OVER PVC AND DUCTILE IRON SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS DETAIL'D.
- WATER MAINS AND SANITARY SEWER SHALL BE SEPARATED BY 10 FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE, THE SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SEWER 18" BELOW THE BOTTOM OF THE WATER MAIN. AT WATER AND SEWER CROSSINGS, THE SEWER SHALL BE 18" MINIMUM BELOW THE WATER OR SEWER MAIN SHALL BE C.L.D.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. WHERE SANITARY SEWER CROSS OVER OR WITHIN 18" UNDER A STORM PIPE, THE SANITARY SEWER SHALL BE C.L.D.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET EACH SIDE OF THE CROSSING. REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- CONSTRUCTION OF THE PROPOSED INFILTRATION BASIN SHALL BE DONE WITHOUT COMPACTING THE BASIN'S SUB-GRADE SOILS. ALL EXCAVATION SHALL BE PERFORMED BY EQUIPMENT PLACED OUTSIDE THE BASIN WHENEVER POSSIBLE.
- ADA GRADING NOTE:** ALL HANDICAPPED ACCESSIBLE AREAS SHALL BE GRADED WITH A 2% MAXIMUM SLOPE.

ALL EXISTING SOILS DOWN TO THE RESTRICTIVE SOIL LAYER SHALL BE REMOVED AND REPLACED WITH K4 SAND. ELEVATION OF RESTRICTIVE LAYER VARIES AND SHALL BE DETERMINED IN THE FIELD. RESTRICTIVE LAYER DEFINED AS REDDISH YELLOW 3YR 6/8, SANDY CLAY LOAM AS NOTED IN THE SOIL TESTING LOGS.

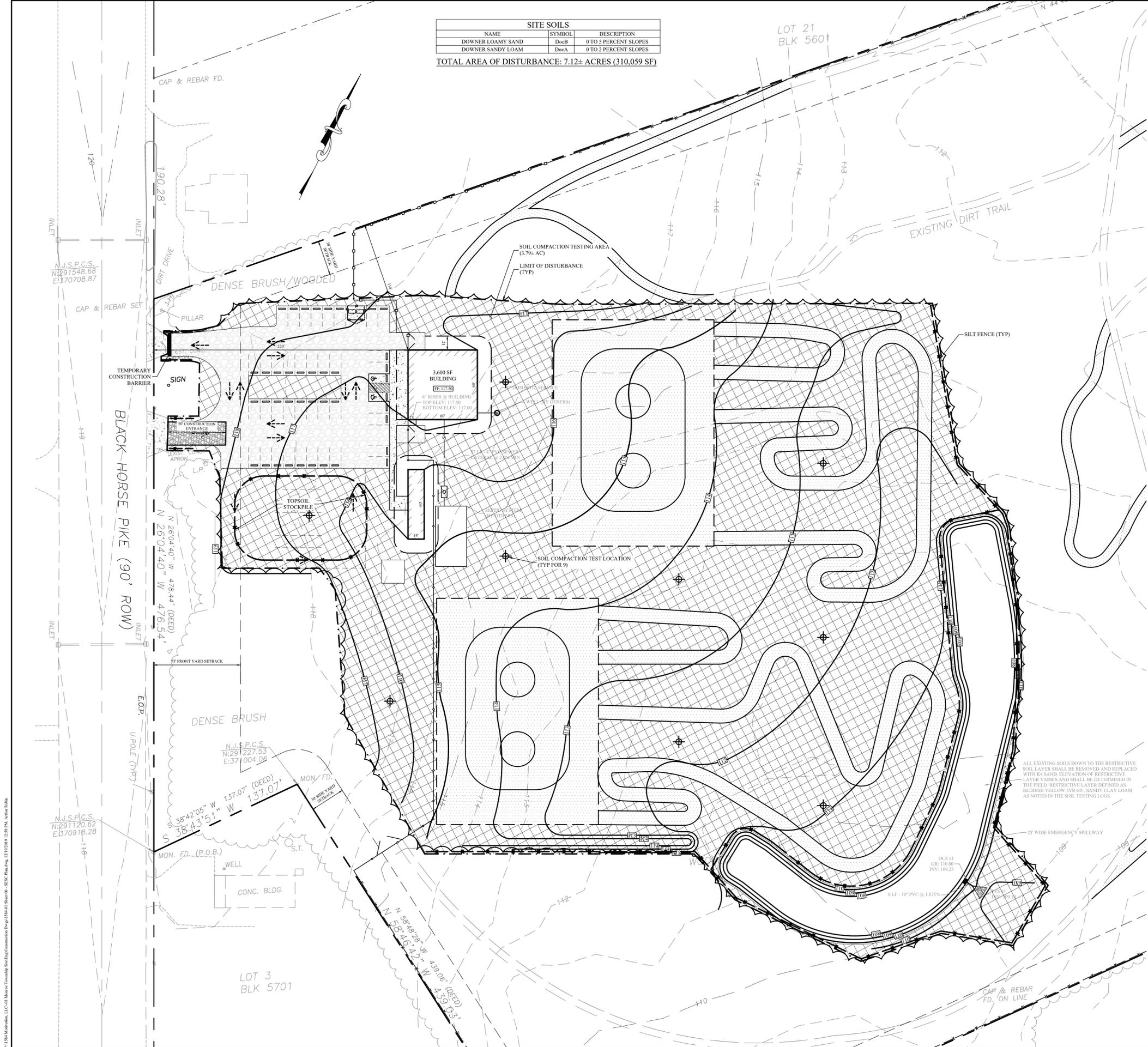
SHOULD THESE PLANS NOT DEPICT THE PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE DESIGNS, THE CONTRACTOR SHALL COORDINATE THE SCOPE OF THE PROPOSED UTILITY SERVICE DESIGNS IN CONSULTATION WITH THE RESPECTIVE UTILITY PROVIDERS AND SHALL ENSURE THAT THE INSTALLATION OF ELECTRIC, GAS, AND TELECOMM UTILITY SERVICES ARE ADDRESSED WITHIN THE SCOPE OF THEIR BID.

SHOULD THESE PLANS DEPICT FEASIBLE LOCATIONS FOR PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE CONNECTIONS, THEY SHALL ONLY BE UTILIZED FOR BIDDING PURPOSES. THE CONTRACTOR SHALL NOTE THAT THE FINAL UTILITY SERVICE DESIGNS MUST BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS AND THEREFORE, ARE SUBJECT TO CHANGE BASED UPON THE PREFERENCE OF THE UTILITY PROVIDER.



SITE SOILS		
NAME	SYMBOL	DESCRIPTION
DOWNER LOAMY SAND	DocB	0 TO 5 PERCENT SLOPES
DOWNER SANDY LOAM	DocA	0 TO 2 PERCENT SLOPES

TOTAL AREA OF DISTURBANCE: 7.12± ACRES (310,059 SF)



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

N.T.S.

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

* WIRE MAY BE RE-INSERTED IF WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

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

6" MIN. VISIBLE MARK ON WIRE AT DEPTH

HANDHELD SOIL COMPACTION PENETROMETER TEST

N.T.S.

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

* PENETROMETER MAY BE RE-INSERTED IF WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

GAGE READING 300 PSI OR LESS AT 6"

6" MIN. VISIBLE MARK ON SHAFT AT DEPTH

USE CORRECT SIZE TIP FOR SOIL TYPE

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

ALL EXISTING SOILS DOWN TO THE RESTRICTIVE SOIL LAYER SHALL BE REMOVED AND REPLACED WITH K4 SAND. ELEVATION OF RESTRICTIVE LAYER VARIES AND SHALL BE DETERMINED IN THE FIELD. RESTRICTIVE LAYER DEFINED AS REDDISH YELLOW SVE 6/3, SANDY CLAY LOAM AS NOTED IN THE SOIL TESTING LOGS.

2' WIDE EMERGENCY SPILLWAY

OCES #1
GR: 110.00
INV: 109.25

S.L.P. - 10" PVC @ 1.875%

SCALE 1" = 40' FEET

THE PETTIT GROUP, LLC
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497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 246A28131400

REVISIONS

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DESIGNED BY: THC JOB NO: 1584-01
DRAWN BY: JCD DATE: 04/16/19
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FOR
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BRIAN W. CLEARY, PE
Professional Engineer
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State of Maryland • License # 54411

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN
SHEET NUMBER:
6 of 8

PL104-Matthews, LLC-01-Monroe Township Soil Erosion Control Plan (1584) Sheet No. 5601 Planning, 12/10/2019 12:28 PM, Author: brian

