



REVISIONS		
NO.	DESCRIPTION	DATE
1	PER PINELANDS REVIEW	07/23/19
2	PLAN REVISION FOR INITIAL TOWNSHIP SUBMISSION	12/05/19
3	PER BOARD PROFESSIONAL REV.	07/08/20

**FOR APPROVAL PURPOSES ONLY**

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DESIGNED BY:	THC	JOB NO:	1584-01
DRAWN BY:	JCD	DATE:	04/16/19
CHECKED BY:	THC	SCALE:	1" = 80'

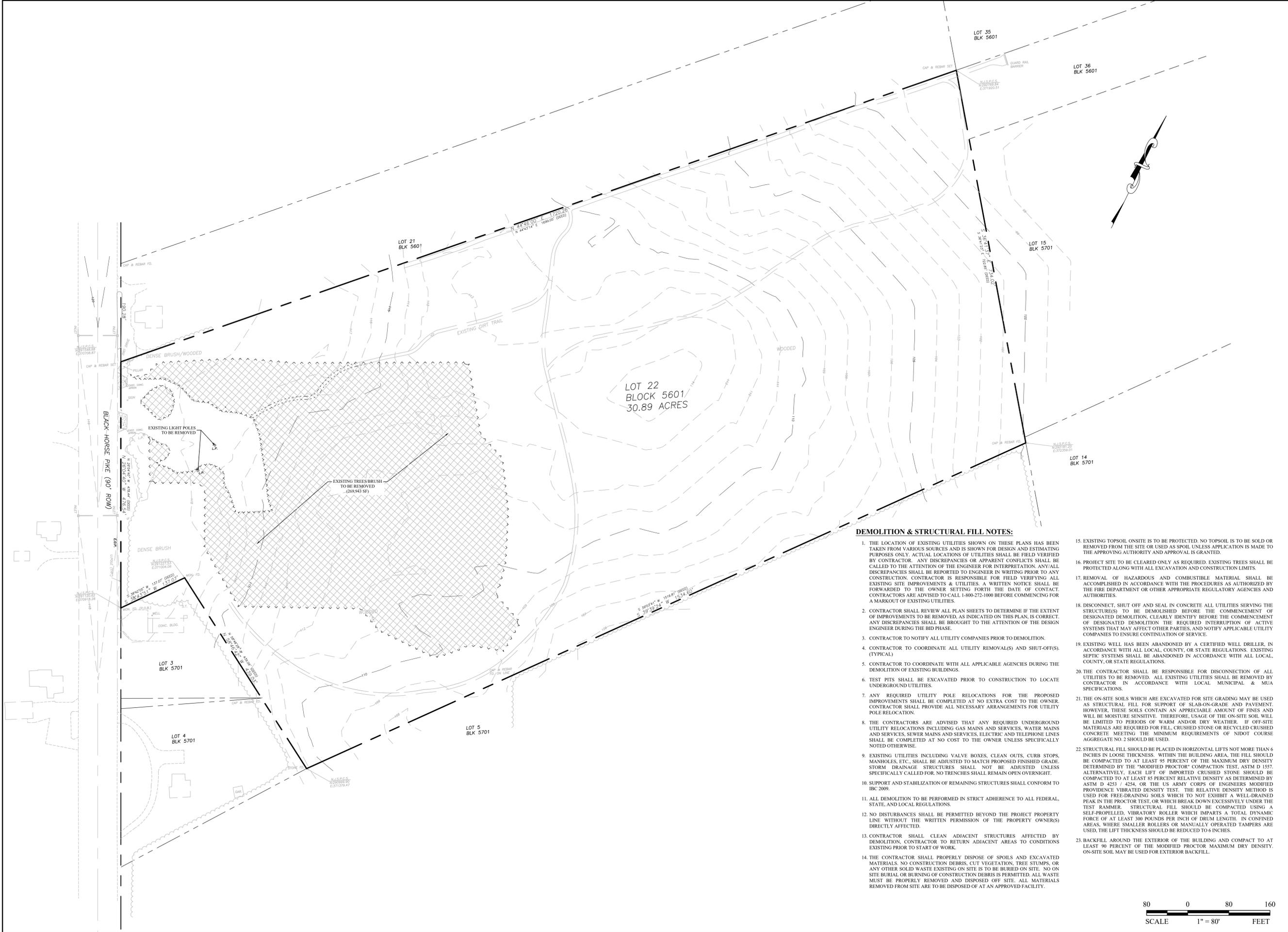
**MAJOR SITE PLAN**

**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

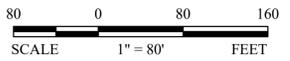
  
**BRIAN W. CLEARY, PE**  
 Professional Engineer  
 State of New Jersey • License # GE 51748  
 State of Pennsylvania • License # PE0081074  
 State of Maryland • License # 54411

**EXIST. CONDITIONS & DEMOLITION PLAN**



**DEMOLITION & STRUCTURAL FILL NOTES:**

- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN TAKEN FROM VARIOUS SOURCES AND IS SHOWN FOR DESIGN AND ESTIMATING PURPOSES ONLY. ACTUAL LOCATIONS OF UTILITIES SHALL BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES OR APPARENT CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR INTERPRETATION. ANY/ALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IN WRITING PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS & UTILITIES. A WRITTEN NOTICE SHALL BE FORWARDED TO THE OWNER SETTING FORTH THE DATE OF CONTACT. CONTRACTORS ARE ADVISED TO CALL 1-800-272-1000 BEFORE COMMENCING FOR A MARKOUT OF EXISTING UTILITIES.
- CONTRACTOR SHALL REVIEW ALL PLAN SHEETS TO DETERMINE IF THE EXTENT OF IMPROVEMENTS TO BE REMOVED, AS INDICATED ON THIS PLAN, IS CORRECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER DURING THE BID PHASE.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
- CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL(S) AND SHUT-OFF(S). (TYPICAL)
- CONTRACTOR TO COORDINATE WITH ALL APPLICABLE AGENCIES DURING THE DEMOLITION OF EXISTING BUILDINGS.
- TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION TO LOCATE UNDERGROUND UTILITIES.
- ANY REQUIRED UTILITY POLE RELOCATIONS FOR THE PROPOSED IMPROVEMENTS SHALL BE COMPLETED AT NO EXTRA COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL NECESSARY ARRANGEMENTS FOR UTILITY POLE RELOCATION.
- THE CONTRACTORS ARE ADVISED THAT ANY REQUIRED UNDERGROUND UTILITY RELOCATIONS INCLUDING GAS MAINS AND SERVICES, WATER MAINS AND SERVICES, SEWER MAINS AND SERVICES, ELECTRIC AND TELEPHONE LINES SHALL BE COMPLETED AT NO COST TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
- EXISTING UTILITIES INCLUDING VALVE BOXES, CLEAN OUTS, CURB STOPS, MANHOLES, ETC., SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE. STORM DRAINAGE STRUCTURES SHALL NOT BE ADJUSTED UNLESS SPECIFICALLY CALLED FOR. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
- SUPPORT AND STABILIZATION OF REMAINING STRUCTURES SHALL CONFORM TO IBC 2009.
- ALL DEMOLITION TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- NO DISTURBANCES SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER(S) DIRECTLY AFFECTED.
- CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AFFECTED BY DEMOLITION. CONTRACTOR TO RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ON SITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT AN APPROVED FACILITY.
- EXISTING TOPSOIL ONSITE IS TO BE PROTECTED. NO TOPSOIL IS TO BE SOLD OR REMOVED FROM THE SITE OR USED AS SPOIL UNLESS APPLICATION IS MADE TO THE APPROVING AUTHORITY AND APPROVAL IS GRANTED.
- PROJECT SITE TO BE CLEARED ONLY AS REQUIRED. EXISTING TREES SHALL BE PROTECTED ALONG WITH ALL EXCAVATION AND CONSTRUCTION LIMITS.
- REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY APPLICABLE UTILITY COMPANIES TO ENSURE CONTINUATION OF SERVICE.
- EXISTING WELL HAS BEEN ABANDONED BY A CERTIFIED WELL DRILLER. IN ACCORDANCE WITH ALL LOCAL, COUNTY, OR STATE REGULATIONS. EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH ALL LOCAL, COUNTY OR STATE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES TO BE REMOVED. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL MUNICIPAL & MUA SPECIFICATIONS.
- THE ON-SITE SOILS WHICH ARE EXCAVATED FOR SITE GRADING MAY BE USED AS STRUCTURAL FILL FOR SUPPORT OF SLAB-ON-GRADE AND PAVEMENT. HOWEVER, THESE SOILS CONTAIN AN APPRECIABLE AMOUNT OF FINES AND WILL BE MOISTURE SENSITIVE. THEREFORE, USAGE OF THE ON-SITE SOIL WILL BE LIMITED TO PERIODS OF WARM AND/OR DRY WEATHER. IF OFF-SITE MATERIALS ARE REQUIRED FOR FILL, CRUSHED STONE OR RECYCLED CRUSHED CONCRETE MEETING THE MINIMUM REQUIREMENTS OF NJDOT COURSE AGGREGATE NO. 2 SHOULD BE USED.
- STRUCTURAL FILL SHOULD BE PLACED IN HORIZONTAL LIFTS NOT MORE THAN 6 INCHES IN LOOSE THICKNESS. WITHIN THE BUILDING AREA, THE FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST, ASTM D 1557. ALTERNATIVELY, EACH LIFT OF IMPORTED CRUSHED STONE SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE DENSITY AS DETERMINED BY ASTM D 4253 / 4254, OR THE US ARMY CORPS OF ENGINEERS MODIFIED PROVIDENCE VIBRATED DENSITY TEST. THE RELATIVE DENSITY METHOD IS USED FOR FREE-DRAINING SOILS WHICH DO NOT EXHIBIT A WELL-DRAINED PEAK IN THE PROCTOR TEST, OR WHICH BREAK DOWN EXCESSIVELY UNDER THE TEST RAMMER. STRUCTURAL FILL SHOULD BE COMPACTED USING A SELF-PROPELLED, VIBRATORY ROLLER WHICH IMPARTS A TOTAL DYNAMIC FORCE OF AT LEAST 300 POUNDS PER INCH OF DRUM LENGTH. IN CONFINED AREAS, WHERE SMALLER ROLLERS OR MANUALLY OPERATED TAMPERS ARE USED, THE LIFT THICKNESS SHOULD BE REDUCED TO 6 INCHES.
- BACKFILL AROUND THE EXTERIOR OF THE BUILDING AND COMPACT TO AT LEAST 90 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ON-SITE SOIL MAY BE USED FOR EXTERIOR BACKFILL.



P:\104\Monroe\104-01 Monro Township Sub-Edg Commission Engr\104-01 Sheet 02 - Existing Conditions & Demolition Plan.dwg, 7/9/2020, 12:11 PM, Jian C. DuRoi

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DESIGNED BY:	THC	JOB NO:	1584-01
DRAWN BY:	JCD	DATE:	04/16/19
CHECKED BY:	THC	SCALE:	1" = 60'

**PROJECT**

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

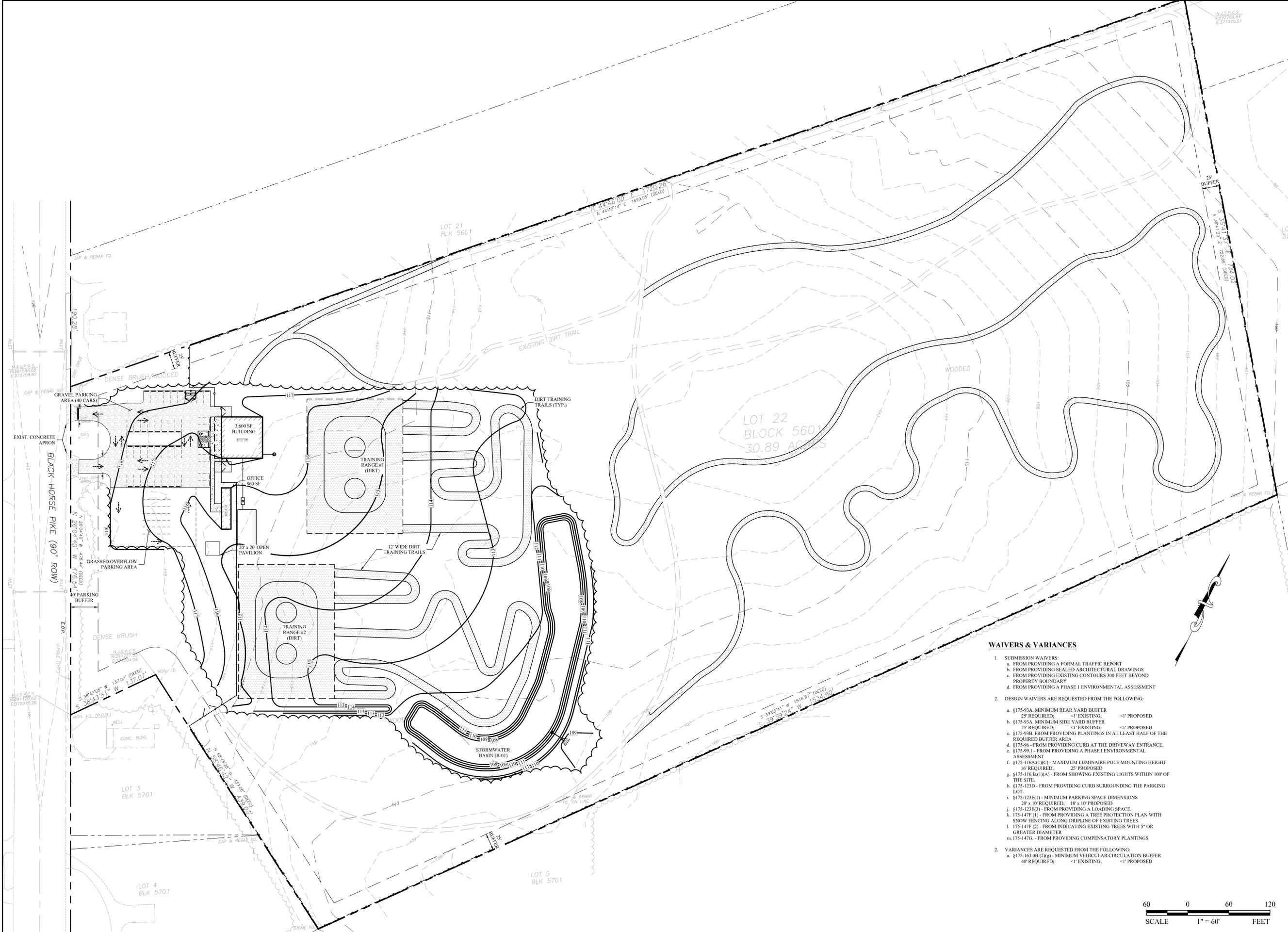
FOR  
**RICHARD SCHMIDT**  
**502 AMSTERDAM AVENUE**  
**BAYVILLE, NJ 08721**

  
**BRIAN W. CLEARY, PE**  
 Professional Engineer  
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 State of Maryland • License # 54411

SHEET TITLE:

**OVERALL SITE PLAN**

SHEET NUMBER:  
**3 of 8**



**WAIVERS & VARIANCES**

- SUBMISSION WAIVERS:
  - FROM PROVIDING A FORMAL TRAFFIC REPORT
  - FROM PROVIDING SEALED ARCHITECTURAL DRAWINGS
  - FROM PROVIDING EXISTING CONTOURS 300 FEET BEYOND PROPERTY BOUNDARY
  - FROM PROVIDING A PHASE 1 ENVIRONMENTAL ASSESSMENT
- DESIGN WAIVERS ARE REQUESTED FROM THE FOLLOWING:
  - §175-93A. MINIMUM REAR YARD BUFFER: 25' REQUIRED, <1' EXISTING, <1' PROPOSED
  - §175-93A. MINIMUM SIDE YARD BUFFER: 25' REQUIRED, <1' EXISTING, <1' PROPOSED
  - §175-93B. FROM PROVIDING PLANTINGS IN AT LEAST HALF OF THE REQUIRED BUFFER AREA
  - §175-96. FROM PROVIDING CURB AT THE DRIVEWAY ENTRANCE.
  - §175-99.1 - FROM PROVIDING A PHASE 1 ENVIRONMENTAL ASSESSMENT
  - §175-116A.(D)(C) - MAXIMUM LUMINAIRE POLE MOUNTING HEIGHT: 16' REQUIRED, 25' PROPOSED
  - §175-116.B.(1)(A) - FROM SHOWING EXISTING LIGHTS WITHIN 100' OF THE SITE.
  - §175-123D - FROM PROVIDING CURB SURROUNDING THE PARKING LOT.
  - §175-123E(1) - MINIMUM PARKING SPACE DIMENSIONS: 20' x 10' REQUIRED, 18' x 10' PROPOSED
  - §175-123E(4) - FROM PROVIDING A LOADING SPACE.
  - §175-147F.(1) - FROM PROVIDING A TREE PROTECTION PLAN WITH SNOW FENCING ALONG DRIPLINE OF EXISTING TREES.
  - §175-147F.(2) - FROM INDICATING EXISTING TREES WITH 5" OR GREATER DIAMETER
  - §175-147G. - FROM PROVIDING COMPENSATORY PLANTINGS
- VARIANCES ARE REQUESTED FROM THE FOLLOWING:
  - §175-163.B.(2)(a) - MINIMUM VEHICULAR CIRCULATION BUFFER: 40' REQUIRED, <1' EXISTING, <1' PROPOSED

60 0 60 120  
 SCALE 1" = 60' FEET

P:\104\Monroe, LLC\01 - Monroe Township, NJ Edge Commission Design (15448) Sheet01 - Overall Site Plan.dwg, 7/9/2020 12:11 PM, User: C. Dalton

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Height
A		2	ALED4T105N - RWLED4T105N - WPLED4T105N (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. ALED4T105N ACTUAL PERFORMANCE MAY VARY. Sports, Street, Utility, Automotive, Hotel, Roadway Damp Location, Wet Location, Outdoor, Commercial	6	2200	1	216.2	25'-0"

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	1.7 fc	7.0 fc	0.2 fc	35.0:1	8.5:1
Pedestrian Walkways	0.3 fc	0.5 fc	0.0 fc	N/A	N/A

**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
<b>LOT REQUIREMENTS</b>			
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)
<b>BUILDING SETBACKS &amp; HEIGHT:</b>			
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)
TRACT BOUNDARY BUFFER FOR NONRESIDENTIAL USE (FT)	25	0*	§ 175-93
<b>PARKING REQUIREMENTS</b>			
<b>PARKING</b>			
MIN. STANDARD SPACE SIZE (FT)	10' x 18'	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 J.(32)

\* DENOTES EXISTING NON-CONFORMING CONDITION

**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 AM 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 LIGHTS SHALL BE PLACED ON A TIMER AND SHALL TURN OFF ONE HOUR AFTER CLOSING.
- 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 NAVD8S.
- NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GEOWEB 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 4500 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, 2019, AS AMENDED.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DETERMINED 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 CFR 1926.32 (f) (OSHA COMPETENT PERSON).
- TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.

**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

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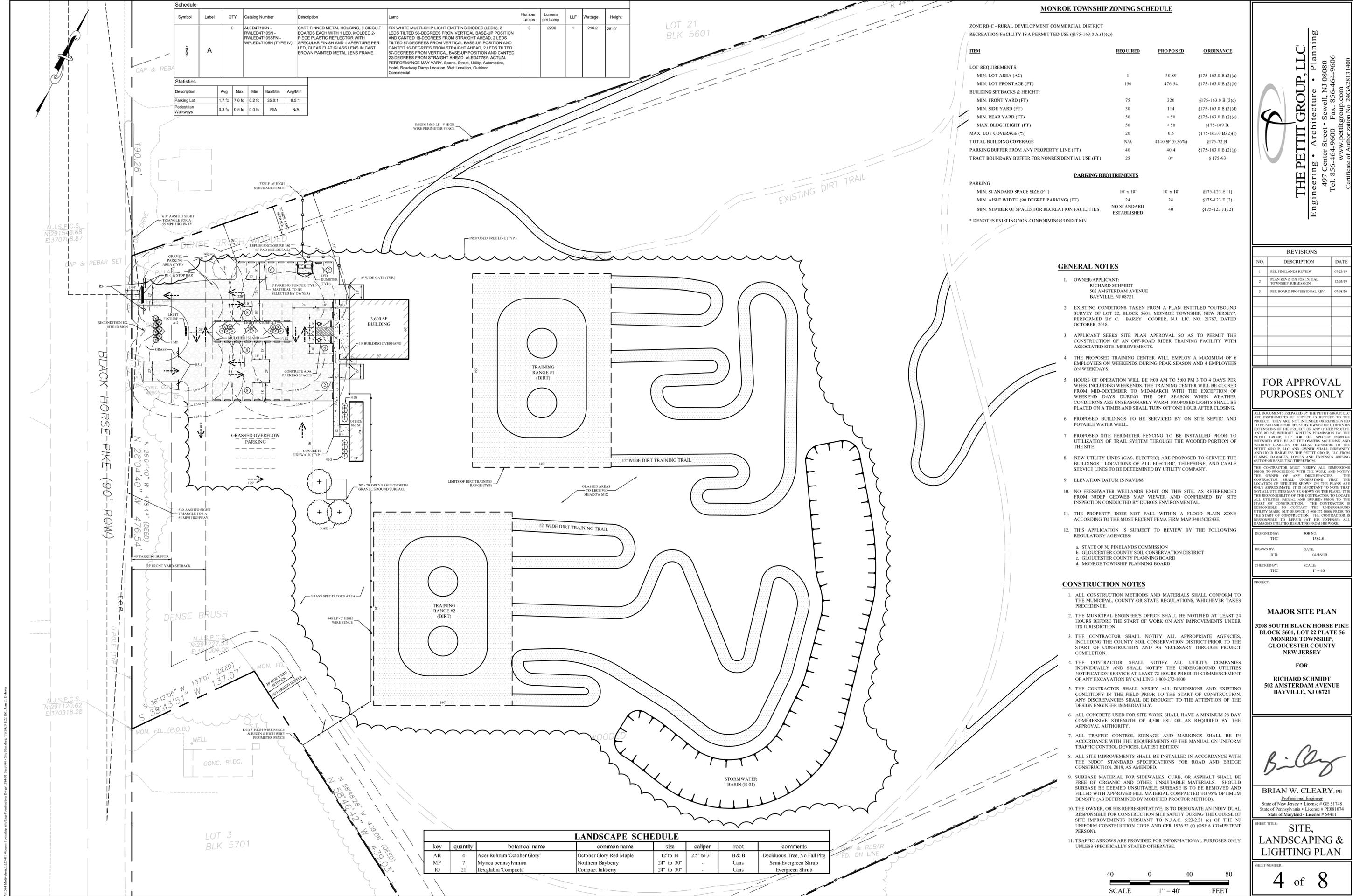
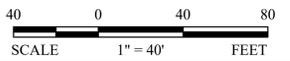
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FOR  
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502 AMSTERDAM AVENUE  
BAYVILLE, NJ 08721

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

**SITE, LANDSCAPING & LIGHTING PLAN**

key	quantity	botanical name	common name	size	caliper	root	comments
AR	4	Acer Rubrum 'October Glory'	October Glory Red Maple	12" to 14"	2.5" to 3"	B & B	Deciduous Tree, No Fall Plg
MP	7	Myrica pennsylvanica	Northern Bayberry	24" to 30"	-	Cans	Semi-Evergreen Shrub
IG	21	Ilex glabra 'Compacta'	Compact Inkberry	24" to 30"	-	Cans	Evergreen Shrub



N.J.S.P.C.S.  
N:291548.68  
E:370768.87

N.J.S.P.C.S.  
N:291227.53  
E:370704.06

N.J.S.P.C.S.  
N:291120.62  
E:370918.28

LOT 3  
BLK 5701

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**GENERAL NOTES**

- THE CONTRACTOR SHALL SCHEDULE AND CONDUCT HIS OPERATIONS TO MINIMIZE EROSION OF SOILS AND TO PREVENT SILTING AND MUDDING OF STREAMS, RIVERS, IRRIGATION SYSTEMS AND IMPOUNDMENTS (LAGES, RESERVOIRS, ETC.) CONSTRUCTION OF DRAINAGE FACILITIES AND PERFORMANCE OF THIS CONTRACT WORK WHICH WILL CONTRIBUTE TO THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE CARRIED OUT IN CONJUNCTION WITH EARTHWORK OPERATIONS OR AS SOON THEREAFTER AS PRACTICABLE. THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME BY CONSTRUCTION OPERATIONS SHALL BE KEPT TO A MINIMUM.
- PRIOR TO A SUSPENSION OF CONSTRUCTION OPERATIONS FOR A PERIOD OF 30 DAYS OR MORE, ANY AREA THAT HAS BEEN DISTURBED AND LEFT EXPOSED SHALL RECEIVE TEMPORARY STABILIZATION.
- POLLUTANTS SUCH AS FUELS, LUBRICANTS, BITUMENS, RAW SEWAGE AND OTHER HARMFUL MATERIALS SHALL NOT BE DISCHARGED INTO OR NEAR RIVERS, STREAMS AND IMPOUNDMENTS OR INTO NATURAL OR MANMADE CHANNELS LEADING THERETO. WASH WATER OR WASTE FROM CONCRETE MIXING OPERATIONS SHALL NOT BE ALLOWED TO ENTER LIVE STREAMS.
- ALL APPLICABLE REGULATIONS OF FISH AND WILDLIFE AGENCIES AND STATUTES RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION SHALL BE COMPLIED WITHIN THE PERFORMANCE OF THE CONTRACT.
- NISA 4-24-30 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE COMPLETION OF A SOIL MITIGATION VERIFICATION FORM AND CONFIRMATION BY THE DISTRICT INSPECTOR THAT THE CONSTRUCTION MITIGATION REQUIREMENTS IN THE STANDARDS FOR LAND GRADING HAVE BEEN FULLY IDENTIFIED, ADDRESSED.

**MAINTENANCE NOTES**

- SEDIMENTATION COLLECTED IN THE DETENTION BASIN SHALL BE REMOVED AFTER IT HAS BUILT UP TO THE ELEVATION OF THE BOTTOM OF THE DEWATERING HOLE IN THE WATERGATE RIVER. ALL SILT COLLECTED SHALL BE PLACED BACK UP ON THE SITE.
- SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESEEDED. ADDITIONAL HAY MULCHING SHALL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
- AREAS THAT CONTAIN SOIL SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOIL STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRADED, AS REQUIRED, AND THE SOIL STRIPS SHALL BE RE-LAID WITH THE PROPER JOINTS AND PEGGING.
- A GOOD STAND OF VEGETATION SHALL BE DEFINED AS THE MANUFACTURERS RECOMMENDED HEIGHT.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHOULD BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- DURING CONSTRUCTION THE CONTRACTOR WILL BE RESPONSIBLE FOR SOIL EROSION CONTROL MAINTENANCE. AFTER CONSTRUCTION THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE FACILITIES.

**TEMPORARY SEEDING NOTES**

- SITE PREPARATION:**
  - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
  - WHERE SOILS HAVE BEEN COMPACTED, THE GROUND SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6" TO 12" IMMEDIATELY PRIOR TO SEEDING.
- TEMPORARY SEEDBED PREPARATION:**
  - APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY).
  - FERTILIZER SHALL BE APPLIED AT THE RATE OF 50 POUNDS PER ACRE OR 11 POUNDS PER 1000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
  - APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE.
  - WORK LIME AND FERTILIZER INTO THE FIRST FOUR (4) INCHES OF SOIL WITH A SPRING TOOTH OR DISC HARROW OR OTHER SUITABLE EQUIPMENT.
  - HIGH SULFIDE SOILS OR SOILS HAVING A PH OF 4 OR LESS SHALL BE INTERMIXED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA).
- TEMPORARY SEEDING SHALL CONSIST OF ONE OF THE SEED SELECTIONS AND OPTIMUM SEEDING DATES PROVIDED IN THE TABLE BELOW:
  - CONVENTIONAL SEEDING PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH BY RAKING OR DRAGGING. THE DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
  - HYDROSEEDING: HYDROSEEDING MAY BE EMPLOYED AS AN ALTERNATIVE TO CONVENTIONAL SEEDING TO ESTABLISH PERMANENT VEGETATIVE COVER USING THE FERTILIZATION, LIMING, AND SEEDING RATIOS DESCRIBED HEREIN. THE USE OF HYDROSEEDING IS LIMITED TO FLATTER SLOPES AND ONLY DURING THE OPTIMUM SEEDING PERIODS IN THE SPRING AND FALL. FOLLOWING THE HYDROSEEDING OPERATION, SHORT-FIBERED WOOD OR PAPER MULCH MAY BE APPLIED WITH THE HYDROSEEDER AT A RATE OF 1500 LB/ACRE. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED.
  - AFTER SEEDING, IT IS RECOMMENDED THAT THE SOIL BE FIRMED WITH A CORRUGATED ROLLER TO ENSURE A GOOD SEED TO SOIL CONTACT AND IMPROVE SEEDLING EMERGENCE.
- MULCHING: ALL SEEDED AREAS SHALL BE MULCHED. MULCH SHALL BE UNIFORMLY SPREAD AND CONSIST OF SMALL GRAIN STRAW OR SALT HAY FREE OF SEEDS APPLIED AT A RATE OF 7000 LBS PER 1000 SF AND ANCHORED WITH A LIQUID MULCH BINDER OR A CRUMPER. IF A CRUMPER IS USED, THE MULCH APPLICATION RATE SHALL BE INCREASED TO 135 LBS PER 1000 SF.
- IF SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.

**TEMPORARY SEEDING SELECTIONS AND OPTIMUM SEEDING DATES**

TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO THE ENCLOSED CHART. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDED SEEDING DATES WHEN SELECTING TEMPORARY SEED TYPES, FERTILIZER, LIME, AND MULCH IN ACCORDANCE WITH RATES AND MATERIALS INDICATED ABOVE.

SEED SELECTION	SEEDING RATE		SEEDING DATES
	PER ACRE	PER 1,000 SF	
SPRING OATS	86 LBS.	2 LBS.	MAR 1 - MAY 15 (6b)
			AUG 15 - OCT 1 (6b)
			FEB 15 - MAY 1 (7a)
PERENNIAL RYE GRASS	100 LBS.	1 LBS.	MAR 1 - MAY 15 (6b)
			AUG 15 - OCT 1 (7a)
			FEB 15 - MAY 1 (7a)
WINTER BARLEY	96 LBS.	2.2 LBS.	AUG 15 - OCT 1 (6b)
			AUG 15 - OCT 15 (7a)
			MAR 15 - JUNE 1 (6b)
ANNUAL RYE GRASS	100 LBS.	1 LBS.	AUG 1 - SEP 15 (6b)
			FEB 15 - MAY 1 (7a)
			AUG 15 - OCT 15 (7a)
WINTER CEREAL RYE	112 LBS.	2.8 LBS.	AUG 1 - NOV 15 (6b)
			AUG 1 - DEC 15 (7a)
			MAY 1 - SEP 1 (7a)
PEARL MILLET*	20 LBS.	0.5 LBS.	MAY 15 - AUG 15 (6b)
			MAY 1 - SEP 1 (7a)
			MAY 15 - AUG 15 (6b)
GERMAN OR HUNGARIAN MILLET*	30 LBS.	0.7 LBS.	MAY 15 - AUG 15 (6b)
			MAY 1 - SEP 1 (7a)
			MAY 15 - AUG 15 (6b)

\*MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED

**PERMANENT SEEDING NOTES**

- SITE PREPARATION:**
  - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
  - TOPSOIL SHALL BE APPLIED TO A UNIFORM APPLICATION DEPTH OF FIVE (5) INCHES AND SHOULD ONLY BE HANDLED WHEN DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE.
- PERMANENT SEEDBED PREPARATION:**
  - UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY).
  - FERTILIZER SHALL BE APPLIED AT THE RATE OF 50 POUNDS PER ACRE OR 11 POUNDS PER 1000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
  - APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE.
  - WORK LIME AND FERTILIZER INTO THE FIRST FOUR (4) INCHES OF SOIL WITH A SPRING TOOTH OR DISC HARROW OR OTHER SUITABLE EQUIPMENT.
  - SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 2 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION.
- PERMANENT SEEDING SHALL CONSIST OF MIXTURE NO. 15, AS SPECIFIED IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT IN NEW JERSEY, OR APPROVED EQUAL, AND THE FOLLOWING SEED RATES APPLY TO ALL PROPOSED METHODS OF SEEDING:
  - MIXTURE NO. 15 (EXCESSIVELY TO MODERATELY WELL DRAINED SOILS)
    - HARD FESCUE @ 3 LBS/1,000 SF
    - CHEWINGS FESCUE @ 1 LBS/1,000 SF
    - STRONG CREEPING RED FESCUE @ 1 LBS/1,000 SF
    - PERENNIAL RYE GRASS @ 0.25 LBS/1,000 SF
  - MIXTURE NO. 16 (SOMEWHAT POOR TO POORLY DRAINED SOILS)
    - ROUGH BLUEGRASS @ 2 LBS/1,000 SF
    - STRONG CREEPING RED FESCUE @ 3 LBS/1,000 SF
  - OPTIMUM SEEDING DATES:
    - ZONE 5B/6A - BETWEEN AUGUST 1 AND OCTOBER 1
    - ZONE 6B - BETWEEN AUGUST 15 AND OCTOBER 15
    - ZONE 7A/B - BETWEEN AUGUST 15 AND OCTOBER 30
  - CONVENTIONAL SEEDING PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION AND TO A DEPTH OF 1/4 TO 1/2 INCH BY RAKING OR DRAGGING. THE DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
  - HYDROSEEDING: HYDROSEEDING MAY BE EMPLOYED AS AN ALTERNATIVE TO CONVENTIONAL SEEDING TO ESTABLISH PERMANENT VEGETATIVE COVER USING THE FERTILIZATION, LIMING, AND SEEDING RATIOS DESCRIBED HEREIN. THE USE OF HYDROSEEDING IS LIMITED TO FLATTER SLOPES AND ONLY DURING THE OPTIMUM SEEDING PERIODS IN THE SPRING AND FALL. FOLLOWING THE HYDROSEEDING OPERATION, SHORT-FIBERED WOOD OR PAPER MULCH MAY BE APPLIED WITH THE HYDROSEEDER AT A RATE OF 1500 LB/ACRE. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED.
  - AFTER SEEDING, IT IS RECOMMENDED THAT THE SOIL BE FIRMED WITH A CORRUGATED ROLLER TO ENSURE A GOOD SEED TO SOIL CONTACT AND IMPROVE SEEDLING EMERGENCE.
- MULCHING: ALL SEEDED AREAS SHALL BE MULCHED. MULCH SHALL BE UNIFORMLY SPREAD AND CONSIST OF SMALL GRAIN STRAW OR SALT HAY FREE OF SEEDS APPLIED AT A RATE OF 7000 LBS PER 1000 SF AND ANCHORED WITH A LIQUID MULCH BINDER OR A CRUMPER. IF A CRUMPER IS USED, THE MULCH APPLICATION RATE SHALL BE INCREASED TO 135 LBS PER 1000 SF.
- IF SEASON PREVENTS THE ESTABLISHMENT OF A PERMANENT SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.
- ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER OF THE SEEDED SPECIES AND MOWED ONCE.

**STANDARDS FOR TOPSOILING**

- MATERIALS:**
  - A. TOPSOIL SHOULD BE FRIABLE, LOAMY2, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMOHS PER CENTIMETER. MORE THAN 0.5 MILLIMOHS MAY DESICATE SEEDLINGS AND ADVERSELY IMPACT GROWTH.) TOPSOIL HAILED IN FROM OFFSITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
  - B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
- STRIPPING:**
  - A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE: QUANTITY AND OR QUALITY OF SURFACE SOIL. JUSTIFIES STRIPPING.
  - B. STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
  - C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5 IN LIEU OF SOIL TESTS. SEE LIME RATE GUIDE IN SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1.
  - D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
  - E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- SITE PREPARATION:**
  - A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE.
  - B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.
  - C. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
  - D. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. **THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.)**
  - E. EQUIPMENT NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION, STRUCTURES, CHANNEL STABILIZATION, MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- APPLYING TOPSOIL:**
  - A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE, I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
  - B. A UNIFORM APPLICATION TO A DEPTH OF 3 INCHES (UNLESS IT IS RECOMMENDED SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 2 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL, PG. 1-1).

- INSTALLATION OF CONSTRUCTION ENTRANCE AND FILTER SOCK. 2 DAY
- SITE CLEARING AND SELECTIVE CLEARING OF OBSTRUCTIONS 30 DAYS
- LOCATED IN AND/OR ADJACENT TO GENERAL CONSTRUCTION AREA.
- ROUGH GRADE SITE. 10 DAYS
- CONSTRUCTION OF UTILITIES. 10 DAYS
- CONSTRUCTION OF BASIN B-01 (EXCEPT FOR SAND LAYER), AND PARKING LOT. 10 DAYS
- ONCE SITE IS STABILIZED, CLEAN AND DISCARD SEDIMENT AT THE BOTTOM OF B-01 AND INST ALL BASIN SAND LAYER. 2 DAYS
- CONSTRUCTION OF BUILDING. 20 DAYS
- REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL PROTECTION DEVICES SUBSEQUENT TO VERIFICATION THAT ALL CONSTRUCTION DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWNSHIP AND THE SOIL EROSION INSPECTOR. 1 DAYS
- ANY AREAS DISTURBED AFTER THIS PERIOD, AND BEFORE ACCEPTANCE BY THE TOWNSHIP, SHALL BE RESTABILIZED IN ACCORDANCE WITH THESE PLANS. THE SPECIFICATIONS AND THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

**ANTICIPATED CONSTRUCTION SCHEDULE**

- INSTALLATION OF CONSTRUCTION ENTRANCE AND FILTER SOCK. 2 DAY
- SITE CLEARING AND SELECTIVE CLEARING OF OBSTRUCTIONS 30 DAYS
- LOCATED IN AND/OR ADJACENT TO GENERAL CONSTRUCTION AREA.
- ROUGH GRADE SITE. 10 DAYS
- CONSTRUCTION OF UTILITIES. 10 DAYS
- CONSTRUCTION OF BASIN B-01 (EXCEPT FOR SAND LAYER), AND PARKING LOT. 10 DAYS
- ONCE SITE IS STABILIZED, CLEAN AND DISCARD SEDIMENT AT THE BOTTOM OF B-01 AND INST ALL BASIN SAND LAYER. 2 DAYS
- CONSTRUCTION OF BUILDING. 20 DAYS
- REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL PROTECTION DEVICES SUBSEQUENT TO VERIFICATION THAT ALL CONSTRUCTION DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWNSHIP AND THE SOIL EROSION INSPECTOR. 1 DAYS
- ANY AREAS DISTURBED AFTER THIS PERIOD, AND BEFORE ACCEPTANCE BY THE TOWNSHIP, SHALL BE RESTABILIZED IN ACCORDANCE WITH THESE PLANS. THE SPECIFICATIONS AND THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

**DUST CONTROL**

**DUST CONTROL MATERIALS**

MATERIAL	WATER DILUTION	NOZZLE TYPE	APPLY GALLONS PER ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS, SEE SEDIMENT BASIN STANDARDS ON PAGE 26-1 OF THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".

ACIDULATED SOY BEAN SOAP STICK NONE COARSE SPRAY 1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO SURFACE. THIS IS A TEMPORARY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

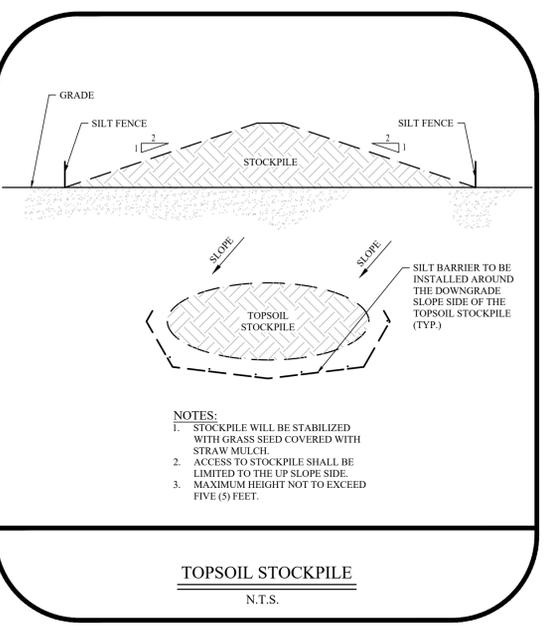
STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.

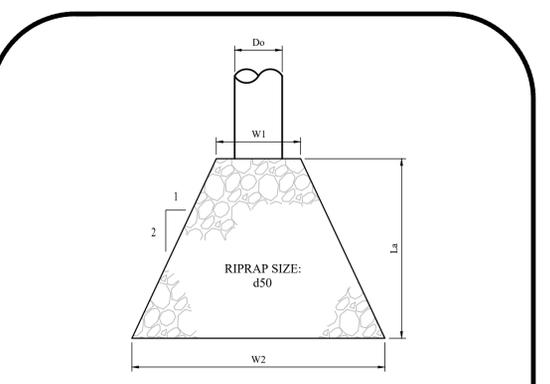
**GLOUCESTER COUNTY SOIL CONSERVATION NOTES:**

- ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
- SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
- THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
- ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE GLOUCESTER SOIL CONSERVATION DISTRICT.
- ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS.
- ALL DRIVEWAYS MUST BE STABILIZED WITH 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL). THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
- NISA 4-24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
- OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
- THE GLOUCESTER SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
- ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
- IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZED TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
- ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE GLOUCESTER SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A PH OF 4 OR LESS.
- TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
- ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
- USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
- ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMAN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
- NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPE PLAN.
- THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

\*\* WHERE APPLICABLE.



**TOPSOIL STOCKPILE**  
N.T.S.



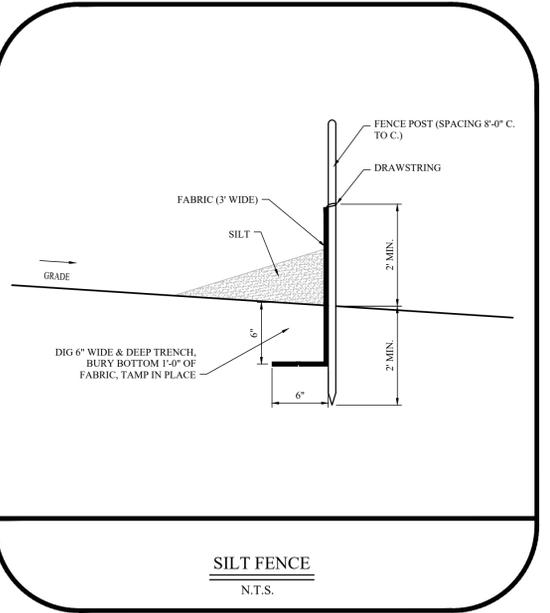
**RIP RAP CALCULATIONS**

DISCHARGE FROM	Q (cfs)	YEAR STORM	"Do" ft	La ft	"W1" ft	"W2" ft	"D50" in	THICKNESS in
FES #1	0.57	100	0.83	7.25	2.50	9.75	4.0	8.0

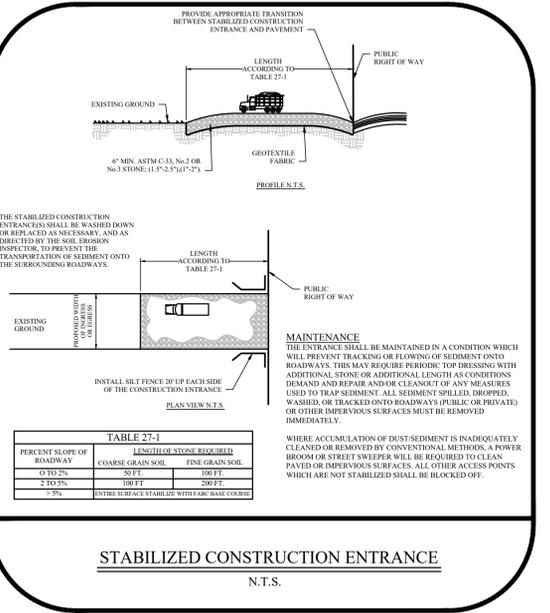
\* AN APPROPRIATE GEOTEXTILE FILTER MUST BE INSTALLED BELOW THE RIP RAP.

**CONDUIT OUTLET PROTECTION**

N.T.S.



**SILT FENCE**  
N.T.S.



**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.

**TABLE 27-1**  
LENGTH OF STONE REQUIRED

PERCENT SLOPE OF ROADWAY	COARSE GRAIN SOIL	FINE GRAIN SOIL
0 TO 5%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
7.5%	ENTIRE SURFACE STABILIZED WITH ACR BASE COURSE	

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**REVISIONS**

NO.	DESCRIPTION	DATE
1	PER FINLANDS REVIEW	07/23/19
2	PLAN REVISION FOR INITIAL TOWNSHIP SUBMISSION	12/05/19
3	PER BOARD PROFESSIONAL REV.	07/08/20

**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 IMPERATIVE 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 (1-800-275-0089) 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: NTS

**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*  
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Professional Engineer  
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State of Maryland • License # 54411

**SHEET TITLE:**  
**SESC NOTES & DETAILS**

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