PRELIMINARY & FINAL MAJOR SITE PLAN

TOUCHSTONE VETERINARY CENTER

382 N.J.S.H. ROUTE 79

BLOCK 153, LOT 12

TOWNSHIP OF MARLBORO

MONMOUTH COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FT:

Marlboro Township
Parcel Offset List

Target Parcel(s): Block-Lot: 153-12
BLUE RIDGE PROPERTIES, LLC
382 ROUTE 79

13 parcel(s) fall within 200 feet of the target(s).

Block-Lot: 151-15
KISS, ANTON T & INGRID L
3 BROWN ROAD
MORGANVILLE, NJ 07751
RE: 3 BROWN ROAD

Block-Lot: 151-13
HOWARD, DONALD & SHIRLEY
215 ROUTE 9
SOUTH CHINA, ME 04358
RE: 381 ROUTE 79

Block-Lot: 151-12.01
GUTH, JOSEPH R
385 ROUTE 79
MORGANVILLE, NJ 07751
RE: 385 ROUTE 79

Block-Lot: 151-12
GUTH, JOSEPH R
385 ROUTE 79
MORGANVILLE, NJ 07751
RE: 385 ROUTE 79

Block-Lot: 151-14
BERGHIS, ERNEST & POLIVA
379 ROUTE 79
MORGANVILLE, NJ 07751
RE: 379 ROUTE 79

Block-Lot: 169.1
CROSSICK REAL ESTATES HOLDINGS, LLC
1 JFC WAY
MARLBORO, NJ 07746
RE: ROUTE 79

Block-Lot: 153.9
BOWERS, THOMAS V. III & LISA F
398 ROUTE 79
MORGANVILLE, N.J. 07751
RE: 398 ROUTE 79

Block-Lot: 153.11
SCHWARY, LAURIE
395 ROUTE 79
MORGANVILLE, NJ 07751
RE: 395 ROUTE 79

Block-Lot: 153.13
MANVILLE, DEBRA
378 ROUTE 79
MORGANVILLE, NJ 07751
RE: 378 ROUTE 79

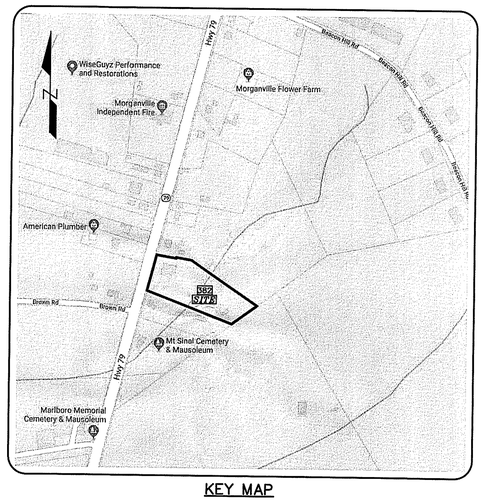
Block-Lot: 153.14
VUJOVIC, DRAGOMIR & DRAGICA
376 ROUTE 79
MORGANVILLE, NJ 07751
RE: 376 ROUTE 79

Block-Lot: 153.28
SISTERS OF THE GOOD SHEPHERD OF NJ
PO BOX 309
WICKATUNK, NJ 07765
RE: PLEASANT VALLEY ROAD

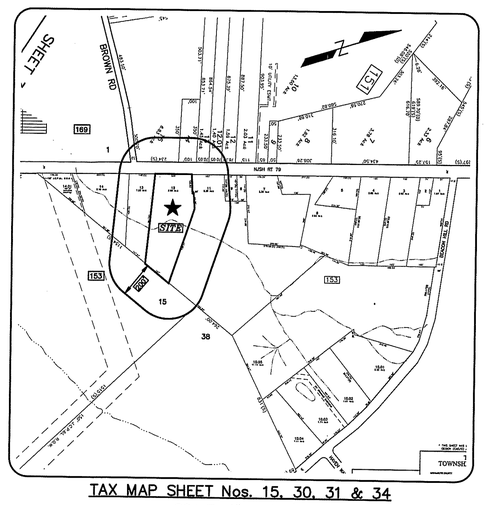
Block-Lot: 153.18
MARLBORO MEMORIAL CEMETERY
361 ROUTE 79
MORGANVILLE, NJ 07751
RE: 361 ROUTE 79

Date Printed: 5/15/2020 Page 1 of 2

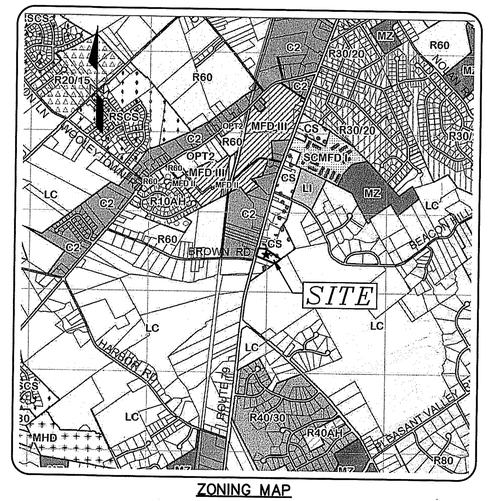
Block-Lot: 153.28-OFARM
SISTERS OF THE GOOD SHEPHERD OF NJ
160 CONOVER ROAD
WICKATUNK, NJ 07765
RE: PLEASANT VALLEY ROAD



KEY MAP
SCALE: 1" = 400' ±



TAX MAP SHEET Nos. 15, 30, 31 & 34
SCALE: 1" = 400'±



ZONING MAP
SCALE: 1" = 1,800±'

GENERAL NOTES

1. SITE IS KNOWN AS BLOCK 153, LOT 12 AS DEPICTED ON SHEET 31 OF THE TOWNSHIP OF MARLBORO TAX MAPS. TOTAL LOT AREA IS 108,960.14 S.F. (2.501 ACRES).
2. OWNER:
   BLUE RIDGE PROPERTIES, LLC
   c/o ANTHONY J. HATAB, ESQ.
   P.O. BOX 7385
   SHREWSBURY, NJ 07702
   TEL: (732) 409-5125

   APPLICANT:
   TOUCHSTONE VETERINARY CENTER
   382 HIGHWAY 79
   MORGANVILLE, NJ 07751
   TEL: (732) 970-8500
3. OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, 382 N.J.S.H. ROUTE 79, BLOCK 153, LOT 12, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY KENNETH P. FRANK, PLS, DATED NOVEMBER 8, 2019.
4. HORIZONTAL CONTROL BASED ON N.J. PLANE COORDINATE SYSTEM (NAD '83). VERTICAL DATUM BASED ON NAVD 1988.
5. THE SITE IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 34025C0151F EFFECTIVE DATE SEPTEMBER 25, 2009.
6. FRESHWATER WETLANDS LINE DELIENEATED IN THE FIELD BY DUBOIS ENVIRONMENTAL AND SURVEYED BY KENNETH P. FRANK, PLS IN OCTOBER, 2019.
7. THE PROPERTY IS LOCATED WITHIN THE "C-S COMMERCIAL SERVICE" DISTRICT.
8. APPLICANT PROPOSES TO CONSTRUCT A 3,518 S.F. (FOOTPRINT) ADDITION TO THE EXISTING BUILDING AND EXPAND THE PARKING LOT. THE EXISTING BUILDING IS TO REMAIN DURING CONSTRUCTION. STORMWATER MANAGEMENT, LANDSCAPING & LIGHTING IMPROVEMENTS ARE PROPOSED.
9. THE HOURS OF OPERATION OF THE VETERINARY HOSPITAL ARE MONDAY & THURSDAY 9:00 AM – 7:00 PM; TUESDAY, WEDNESDAY & FRIDAY 9:00 AM – 5:00 PM; SATURDAY 9:00 AM – 1:00 PM; SUNDAY CLOSED. AT THE PEAK SHIFT, THERE ARE ANTICIPATED TO BE A TOTAL OF 8 DOCTORS AND STAFF PRESENT.
10. DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
11. THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
12. CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.), APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND NOISE CODE.
13. THE EXISTING BUILDING IS PRESENTLY CONNECTED TO PUBLIC WATER & SERVED BY PRIVATE SEPTIC DISPOSAL SYSTEM. A NEW SEPTIC DISPOSAL SYSTEM IS PROPOSED.
14. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
15. STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
16. THE OWNER IS RESPONSIBLE FOR SITE SAFETY. 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 N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON).
17. THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.
18. UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
19. OFFICE TRASH TO BE ACCOMMODATED IN CANS AND RECEPTACLES. A TRASH ENCLOSURE IS NOT REQUIRED. TRASH PICKUP WILL BE BY PRIVATE HAULER. APPLICATION WILL RECYCLE WASTE AS PER N.J.A.C. 7:26A.
20. PRIOR TO ORDERING ANY MATERIALS OR COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ENGINEER TO VERIFY THAT THE CONSTRUCTION DOCUMENTS ARE THE MOST CURRENT VERSION OF THE APPROVED PLANS.

SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED
BY THE TOWNSHIP OF MARLBORO
PLANNING BOARD AS A MAJOR SITE PLAN
ON _____.
DATE

_____
BOARD CHAIRMAN

_____
BOARD SECRETARY

_____
BOARD ENGINEER

UTILITY COMPANIES

FOR YOUR CONVENIENCE, LISTED BELOW ARE THE PUBLIC UTILITIES:

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1255
FREEHOLD, NJ 07728

W.M.U.A.
103 PENSION ROAD
ENGLISHTOWN, NJ 07726
ATTENTION: KATHY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

GORDONS CORNER WATER UTILITY
27 VANDERBURG ROAD
MARLBORO, NJ 07746

N.J. NATURAL GAS COMPANY
1415 WYCOFF ROAD
WALL, NJ 07719
ATTENTION: FRANK GRAF

CABLEVISION OF MONMOUTH
40 PINE STREET
TINTON FALLS, NJ 07753

VERIZON NEW JERSEY INC
789 WAYSIDE ROAD
NEPTUNE, NJ 07753

JERSEY CENTRAL POWER AND LIGHT COMPANY
101 CRAWFORD CORNER ROAD
HOLMDEL, NJ 07733

PLEASE ALSO NOTIFY:

STATE OF NJ DEPARTMENT OF TRANSPORTATION
100 DANIELS WAY
FREEHOLD, NJ 07728

UTILITY NOTES

1. EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. THE ELECTRIC COMPANY, TELEPHONE & CATV PROVIDERS WILL DETERMINE IF UNDERGROUND SERVICES CAN BE PROVIDED. IF NOT, THEN THOSE UTILITIES SHALL BE OVERHEAD.
3. A ROAD OPENING PERMIT MAY BE REQUIRED TO CONNECT CERTAIN UTILITIES TO OFF-SITE FACILITIES. THE CONTRACTOR SHALL OBTAIN THIS PERMIT BY CONTACTING THE STATE ROAD DEPARTMENT.
4. ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM AND PROTECTED AND/OR COVERED WITH STEEL PLATES WHEN WORK IS NOT IN PROGRESS.

DRAWING INDEX

SHEET NO.	DESCRIPTION	DATE	REVISION DATE
1	COVER SHEET	04-07-20	–
2	EXISTING CONDITIONS PLAN	04-07-20	–
3	SITE LAYOUT PLAN	04-07-20	–
4	GRADING & UTILITY PLAN	04-07-20	–
5	LANDSCAPING PLAN	04-07-20	–
6	LIGHTING PLAN	04-07-20	–
7	LIGHTING DETAILS	04-07-20	–
8	SOIL EROSION & SEDIMENT CONTROL PLAN	04-07-20	–
9	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	04-07-20	–
10	CONSTRUCTION DETAILS	04-07-20	–

SIGNAGE REQUIREMENTS (CH. 220-99)

A FREESTANDING SIGN IS PERMITTED WITH FRONTAGE OF 200 FT AND GREATER, UP TO 15 FT IN HEIGHT

THE FRONTAGE IS 200 FT, ONE (1) SIGN IS PROPOSED UP TO 36 S.F. (60 S.F. PERMITTED) AND 6' IN HEIGHT

A FACADE SIGN IS PERMITTED IN THE ZONE, NOT TO EXCEED 10% OF THE FACADE WALL AREA

ONE (1) FACADE SIGN IS PROPOSED UP TO 62.5 S.F. (25' x 2.5'), WALL AREA IS APPROXIMATELY 2,400 S.F.

C-S COMMERCIAL SERVICE DISTRICT ZONE REQUIREMENTS

	REQUIRED	PROPOSED	VARIANCE REQ.
MINIMUM LOT AREA	2 ACRES 87,120 SF	2.501 ACRES 108,960.14 S.F.	NO
MINIMUM LOT FRONTAGE	250 FT	200 FT	*
MINIMUM LOT WIDTH	250 FT	207.5 FT	*
MINIMUM LOT DEPTH	300 FT	562 FT ±	NO
BUILDING SETBACKS			
FRONT YARD	75 FT	56.3 FT	*
SIDE YARD (EACH)	50 FT	39.2/50.10 FT	* / NO
REAR YARD	50 FT	440 FT ±	NO
ACCESSORY SIDE YARD (EACH)	40 FT	–	–
ACCESSORY REAR YARD	40 FT	–	–
BLDG. REQUIREMENTS			
MAXIMUM PERMITTED HEIGHT	35 FT	30.0 FT	NO
ACCESSORY STRUCTURES	15 FT	–	–
MINIMUM GROSS FLOOR AREA	1,200 SF	11,926 S.F.	NO
GROUND FLOOR AREA	1,000 SF	6,755 S.F.	NO
LOT COVERAGE:			
TOTAL BUILDING COVERAGE	30%	6.20% (6,755 S.F.)	NO
TOTAL LOT COVERAGE	60%	21.27% (23,174 S.F.)	NO
FLOOR AREA RATIO:			
MAXIMUM PERMITTED	0.3	0.11	NO

* EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS (VETERINARY HOSPITAL)

BASED ON THE I.T.E. PARKING GENERATION MANUAL, 4TH EDITION – LUC #480

PARKING DEMAND: 1.6 SPACES PER 1,000 G.S.F. AND 1.4 SPACES PER EMPLOYEE
(11,925 G.S.F./1,000) x 1.6 = 19 SPACES + (8 EMPLOYEES x 1.4) = 11 SPACES

TOTAL DEMAND: 30 SPACES

TOTAL PROPOSED: 30 SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES)

NO.	DATE	DESCRIPTION

TOUCHSTONE VETERINARY CENTER
382 ROUTE 79
COVER SHEET
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31
TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

MARC S. LEBER
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00569800
04-07-20
DATE

DATE:	PROJECT NUMBER:
04-07-20	19-184
SCALE:	CHECKED BY:
N/A	BNP

SHEET NO. 1 OF 10

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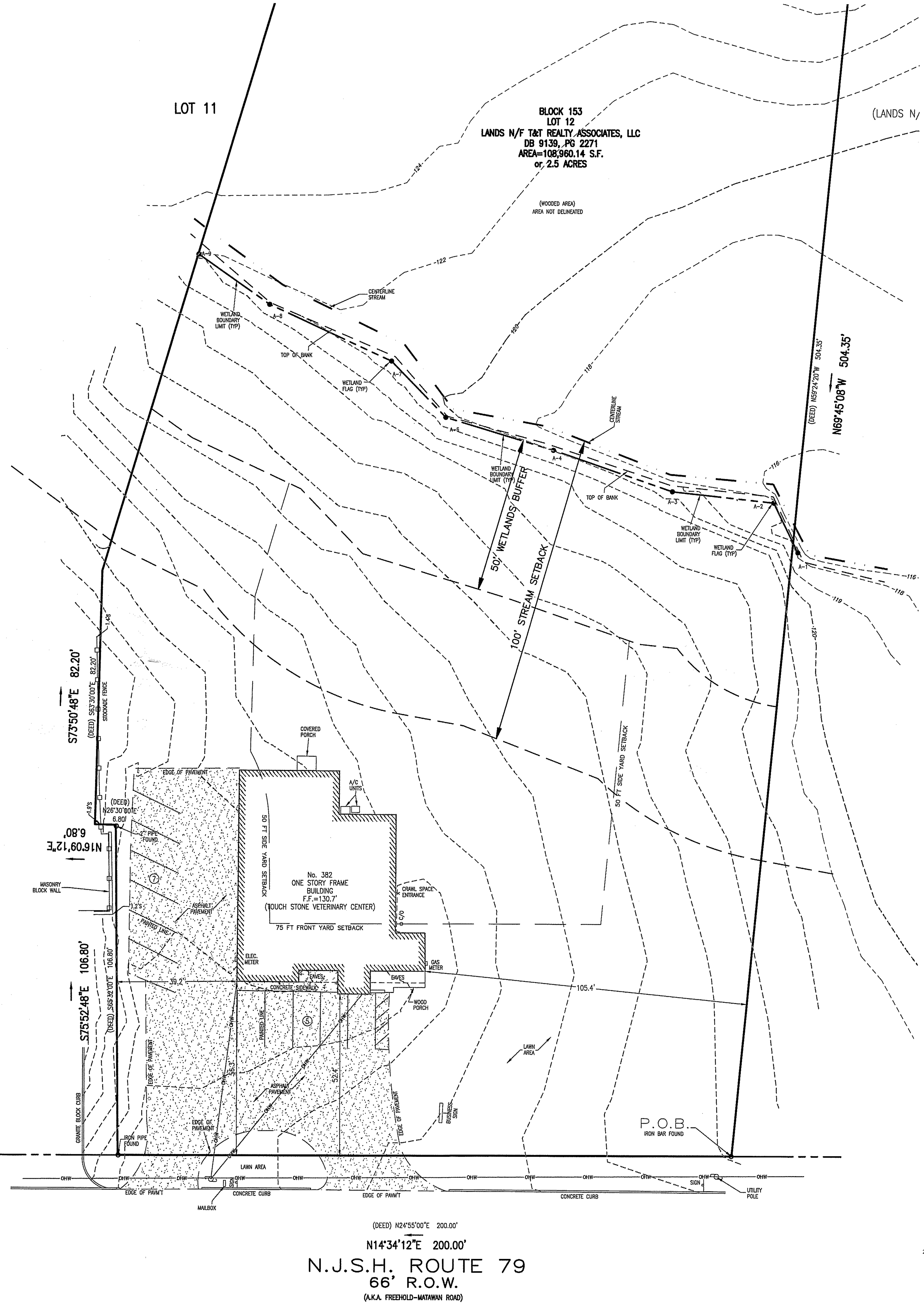

SURVEY NOTE

EXISTING CONDITIONS DEPICTED HEREON WERE OBTAINED FROM A PLAN ENTITLED:

"PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, 382 N.J.S.H. ROUTE 79, BLOCK 153, LOT 12, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY KENNETH P. FRANK, PLS, DATED NOVEMBER 8, 2019.

GRAPHIC SCALE
N.T.S.
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION

TOUCHSTONE VETERINARY CENTER
382 ROUTE 79
EXISTING CONDITIONS PLAN
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31

TOWNSHIP OF MARLBORO — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

DATE: 04-07-20	PROJECT NUMBER: 19-164
SCALE: 1" = 20'	CHECKED BY: BNP

04-07-20
MARC S. LEBER — DATE
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00589800

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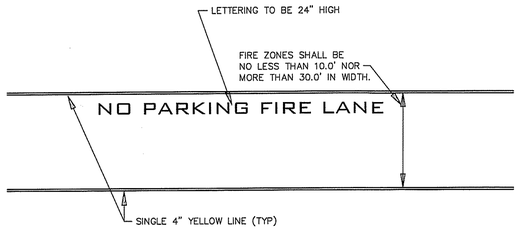
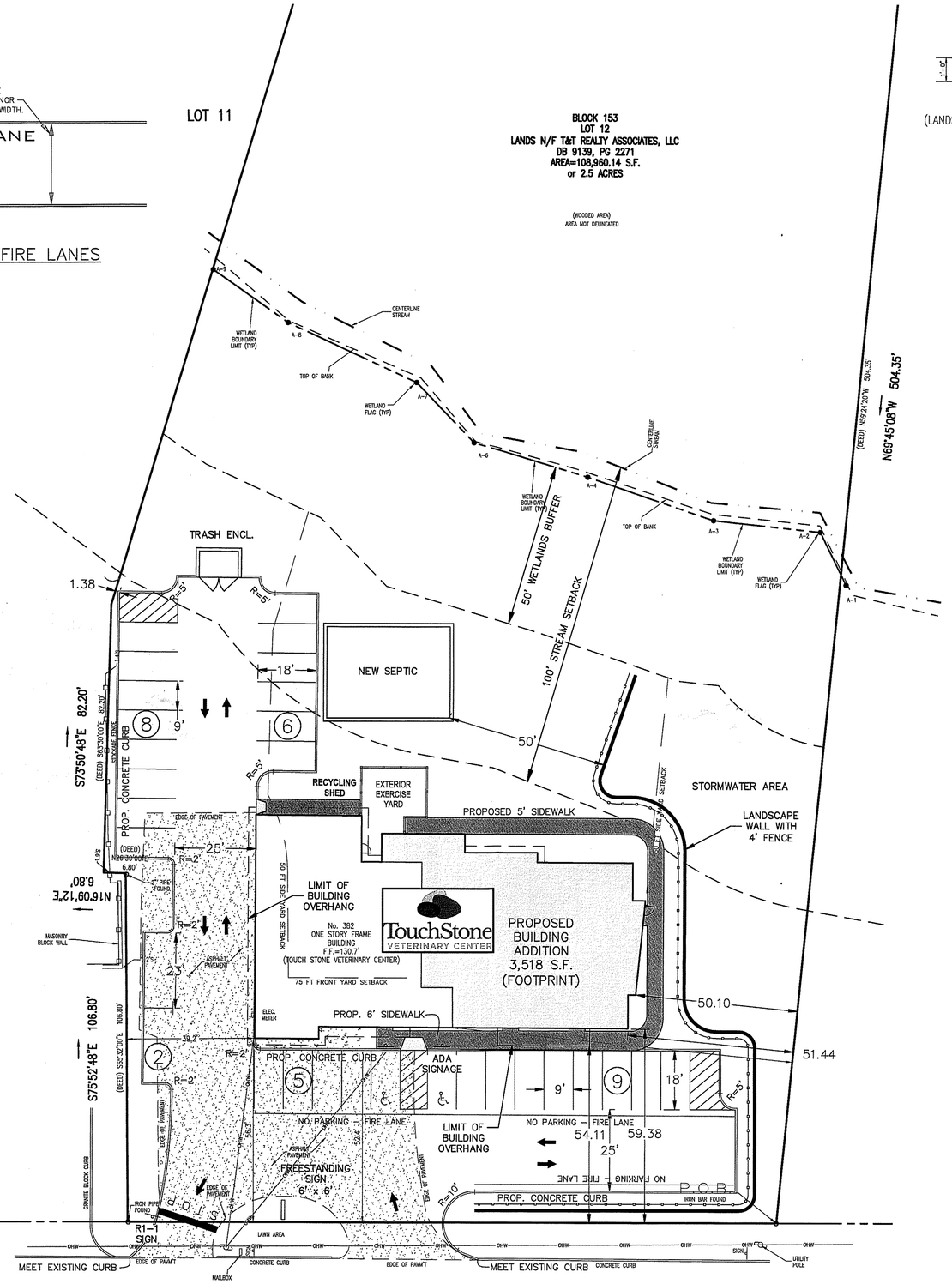
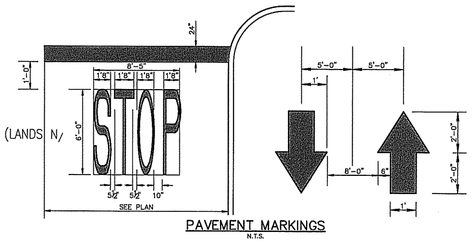
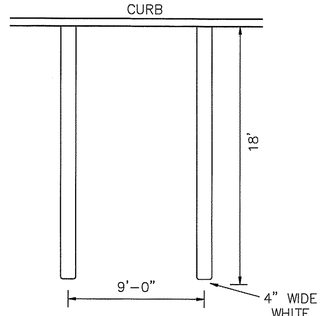


PAVEMENT MARKINGS FOR FIRE LANES
N.T.S.





PAVEMENT MARKINGS
N.T.S.



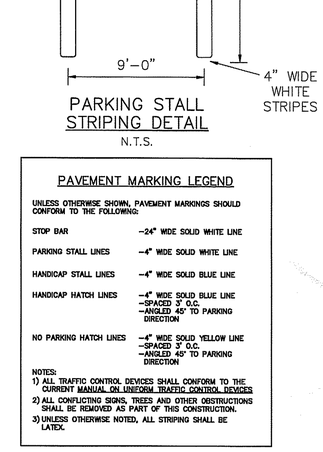
PARKING STALL STRIPING DETAIL
N.T.S.

PAVEMENT MARKING LEGEND

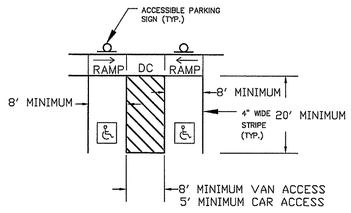
UNLESS OTHERWISE SHOWN, PAVEMENT MARKINGS SHOULD CONFORM TO THE FOLLOWING:

STOP BAR	–24" WIDE SOLID WHITE LINE
PARKING STALL LINES	–4" WIDE SOLID WHITE LINE
HANDICAP STALL LINES	–4" WIDE SOLID BLUE LINE
HANDICAP HATCH LINES	–4" WIDE SOLID BLUE LINE –SPACED 3' O.C. –ANGLED 45° TO PARKING DIRECTION
NO PARKING HATCH LINES	–4" WIDE SOLID YELLOW LINE –SPACED 3' O.C. –ANGLED 45° TO PARKING DIRECTION

NOTES:
1) ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
2) ALL CONFLICTING SIGNS, TREES AND OTHER OBSTRUCTIONS SHALL BE REMOVED AS PART OF THIS CONSTRUCTION.
3) UNLESS OTHERWISE NOTED, ALL STRIPING SHALL BE LATEX.



TYPICAL PAVEMENT SECTION
N.T.S.

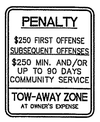


NOTES:
1. ALL STALLS SHALL BE A MINIMUM OF 8'X20'.
2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ADJACENT TO ACCESS AISLES WITH A MIN. WIDTH OF 8 FEET.
3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.
4. STRIPING SHALL BE LONG-LIFE EPOXY RESIN OR THERMOPLASTIC.

ACCESSIBLE PARKING STRIPING LAYOUT

GRAPHIC SCALE
N.T.S.
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

R7-8
12" x 18"



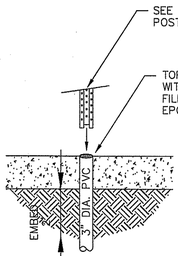
R7-8P
10" x 12"

R7-8A
12" x 6"

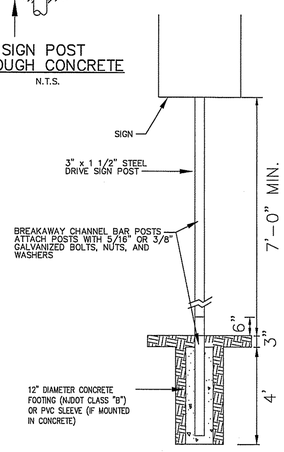
A.D.A. SIGNAGE
N.T.S.

R1-1
30" x 30"

TRAFFIC SIGNAGE
N.T.S.



SIGN POST THROUGH CONCRETE
N.T.S.



SIGN POST DETAIL
N.T.S.

SITE IMPROVEMENT NOTES

1. ALL SIGNS, STRIPING, AND DEVICES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION.
2. ALL JOINTS WITH EXISTING PAVED AREAS/ROADS SHALL BE CONSTRUCTED WITH A NEAT SAWCUT AND KEYWAY. JOINTS WITH EXISTING CONCRETE SHALL BE SAWCUT AND A BITUMINOUS MATERIAL PROVIDED AS AN EXPANSION JOINT FILLER.
3. ALL PARKING STALLS TO BE 9' x 18' UNLESS OTHERWISE NOTED ON THE PLANS.
4. SIDEWALKS, APRONS, RAMPS, AND CURBS TO BE CONSTRUCTED OF N.J.D.O.T. CLASS 'C', 4,500 PSI CONCRETE OR AS INDICATED IN THE CONSTRUCTION DETAILS.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
6. DEPRESSED CURBS AT ALL CURB RAMPS SHALL BE CONSTRUCTED OUT OF CONCRETE.
7. IF CURB WORK IN THE NJDOT RIGHT-OF-WAY IS REQUIRED, IT IS RECOMMENDED TO BE CONSTRUCTED BY FACE FORM METHOD TO AVOID DISTURBANCE OF EXISTING ROADWAY PAVEMENT ASPHALT.

NO.	DATE	DESCRIPTION

TOUCHSTONE VETERINARY CENTER
382 ROUTE 79
SITE LAYOUT PLAN
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31
TOWNSHIP OF MARLBORO — MONMOUTH COUNTY, NEW JERSEY

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Tel: 732.577.0180

04-07-20
MARC S. LEBER — DATE
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DATE:	PROJECT NUMBER:
04-07-20	19-184
SCALE: 1" = 20'	CHECKED BY: BNP

SHEET NO. 3 OF 10

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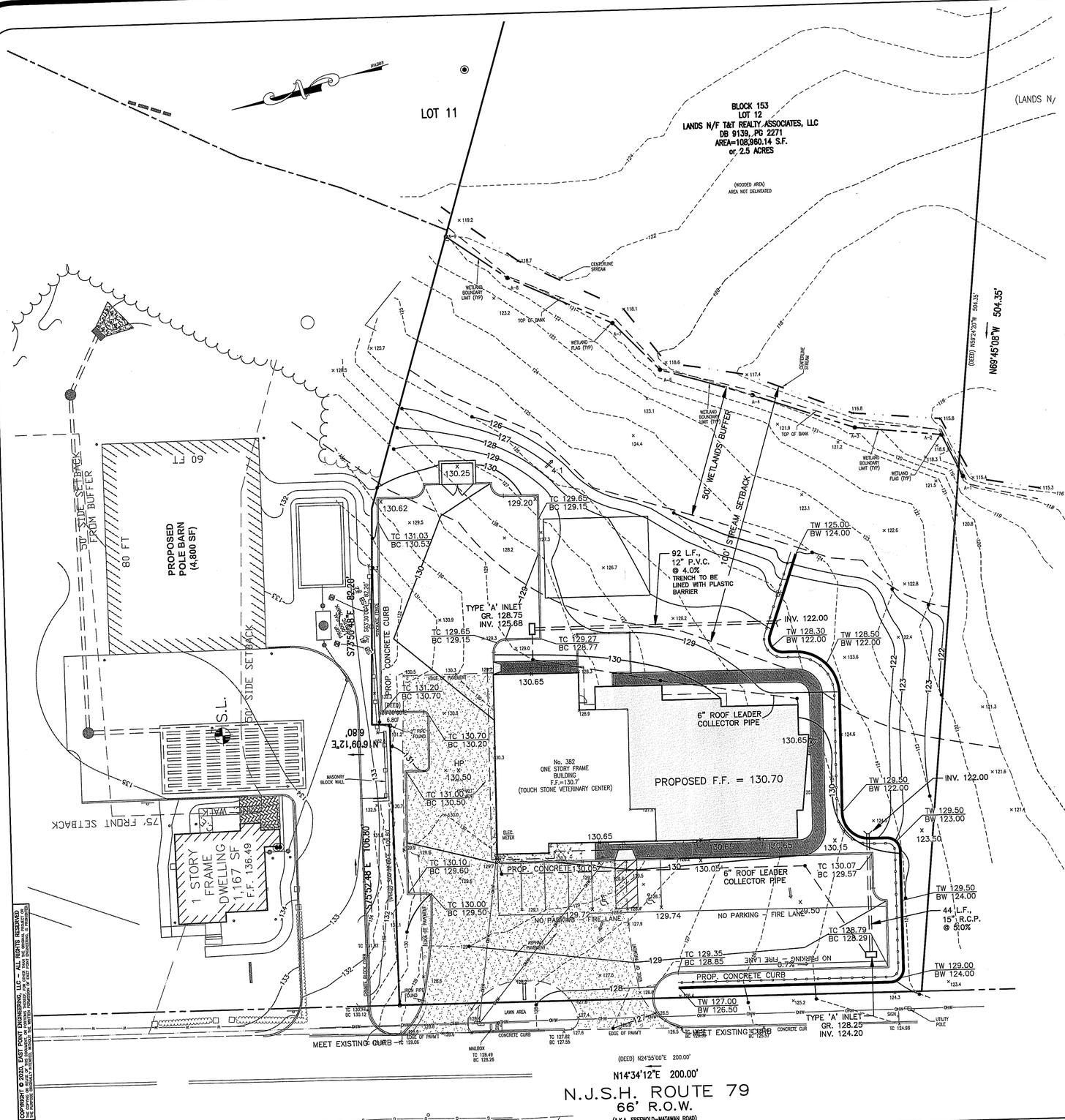

FIRE SERVICE NOTES

1. A KNOX BOX SHALL BE INSTALLED NEAR THE MAIN ENTRANCE TO THE BUILDING.
2. BUILDING IS NOT SPRINKLERED.

ELECTRIC SERVICE NOTES

1. JCP&L SHALL PROVIDE POLE MOUNTED TRANSFORMERS TO PROVIDE 3-PHASE SERVICE TO THE BUILDING.
2. FROM THE POLE, ALL WIRING SHALL BE INSTALLED UNDERGROUND.
3. IF APPLICABLE, JCP&L MAY REQUIRE AN EASEMENT TO ACCESS THEIR EQUIPMENT ON THE PROPERTY.

ADA NOTES

1. ALL PROPOSED RAMPS AND DEPRESSED CURBS SHALL BE FORMED IN THE FIELD AND CHECKED PRIOR TO POURING. RAMPS SHALL NOT EXCEED 12:1 (8.3%) RUNNING SLOPE AND CROSS SLOPES SHALL NOT EXCEED 1:50 (2%).
2. TURNING SPACES COMPLYING WITH ADA SHALL BE PROVIDED AT ALL RAMPS.
3. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT EACH RAMP.

GRADING NOTES

1. ALL AREAS TO BE CLEARED SHALL HAVE THE LIMITS STAKED PRIOR TO CLEARING. ALL ITEMS REMOVED SHALL BE RECYCLED AND/OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
2. THE LIMIT OF DISTURBANCE IS DEPICTED ON THE SOIL EROSION & SEDIMENT CONTROL PLANS AND SHALL NOT BE EXCEEDED. THIS SPECIFICALLY INCLUDES STRICT ADHERENCE TO GRADING ALONG NEIGHBORING PROPERTY LINES.
3. PRIOR TO THE START OF ANY CONSTRUCTION, CLEARING AND/OR DEMOLITION WORK, ALL TREES TO BE SAVED SHALL BE LOCATED AND TAGGED IN THE FIELD AND ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AROUND THE DRIP LINE OF ALL TREES OR GROUPS OF TREES TO BE SAVED.
4. MINIMUM SLOPE ON PAVED AREAS SHALL BE NO LESS THAN 0.50%.
5. MINIMUM SLOPE IN LAWN AREAS SHALL BE 2%. MAXIMUM SLOPE IN LAWN AREAS SHALL BE 3H:1V.
6. A NEW JERSEY LICENSED LAND SURVEYOR SHALL PROVIDE GRADE STAKES TO ENSURE THAT FINAL ELEVATIONS ADHERE TO THE PLAN.
7. SOIL EROSION & SEDIMENT CONTROL PLANS ARE INCORPORATED INTO THIS DRAWING SET AND SHALL BE REFERENCED FOR SOIL STABILIZATION MEASURES AND DUST AND SEDIMENT CONTROL.
8. THE APPLICANT IS REQUIRED TO OBTAIN A SOIL REMOVAL PERMIT PRIOR TO THE START OF CONSTRUCTION IF ANY SOIL WILL BE REMOVED OR IMPORTED.
9. PRIOR TO REMOVAL OF ANY TREES, THE APPLICANT WILL BE REQUIRED TO SECURE A TREE REMOVAL PERMIT FROM THE TOWNSHIP DEPARTMENT OF PLANNING AND ENGINEERING.
10. NO TOPSOIL IS TO BE REMOVED FROM THE SITE.
11. ALL CLEANOUTS SHALL BE CUT DOWN TO FINISHED GRADE.

GAS CONNECTION NOTE

1. THE BUILDING EXPANSION WILL REQUIRE AN INCREASE IN THE SIZE OF THE EXISTING GAS METER. EXACT LOCATION OF THE PROPOSED GAS METER SHALL BE COORDINATED WITH NEW JERSEY NATURAL GAS.

WATER SERVICE NOTES

1. THE MINIMUM SIZE OF THE WATER SERVICE SHALL BE AS DEPICTED ON THE ARCHITECTURAL DRAWINGS.
2. IF APPLICABLE, AN EASEMENT MAY BE DEDICATED TO THE WATER COMPANY FOR THE WATER LINE ON THE PROPERTY.
3. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL WATER LINES, HYDRANTS, AND VALVES ON THE PROPERTY EXCEPT FOR THE TOWNSHIP WATER MAIN.
4. IF THE WATER SERVICE VALVE BOX IS IN THE GRASS AREA THEN A 12-INCH SQUARE CONCRETE PAD MUST BE PROVIDED FOR PROTECTION. IF A WATER CURB BOX IS LOCATED IN A DRIVEWAY OR SIDEWALK, THEN A STREET VALVE RISER AND CAP SHALL BE INSTALLED TO PROTECT IT FROM VEHICLE AND PLOW DAMAGE.

UTILITY NOTES

1. EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. A ROAD OPENING PERMIT MAY BE REQUIRED TO CONNECT CERTAIN UTILITIES TO OFF-SITE FACILITIES. THE CONTRACTOR SHALL OBTAIN THIS PERMIT BY CONTACTING THE MUNICIPAL OR COUNTY ROAD DEPARTMENT.
4. ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM AND PROTECTED AND/OR COVERED WITH STEEL PLATES WHEN WORK IS NOT IN PROGRESS.
5. ELECTRIC, TELEPHONE, AND CATV SERVICE LAYOUT MUST BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY. THE LOCATIONS OF TRENCHES, TRANSFORMERS, PEDESTALS, AND DROP CONNECTIONS WILL BE FINALIZED UPON APPLICATION FOR NEW SERVICE.
6. UNDERGROUND ELECTRIC SHALL INCLUDE PROVISIONS FOR PARKING LOT LIGHTING. A LIGHTING PLAN IS INCLUDED (SHEET 6).

SANITARY SEWER NOTES

1. THE EXISTING SEPTIC DISPOSAL FIELD SHALL BE CLOSED AND REMOVED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
2. REFER TO SEPARATE PLANS FOR CONSTRUCTION OF THE NEW SEPTIC SYSTEM.
3. ALL CLEANOUTS IN A PAVED AREA SHALL HAVE A MONUMENT BOX WITH ACCESS COVER.
4. LATERAL CLEANOUT SPACING SHALL NOT EXCEED 75 FEET.

STORM SEWER NOTES

1. UNLESS OTHERWISE INDICATED, ALL STORM SEWER PIPE SHALL BE CLASS III, REINFORCED CONCRETE, WITH O-RING GASKETS. PVC PIPE SHALL BE SEALED WITH WATERTIGHT CONNECTIONS.
2. ALL GRATES ARE TO BE BICYCLE SAFE CAMPBELL FOUNDRY NO. 2618 ('B' INLET), 3405 ('A' INLET), 3425 ('E' INLET), OR EQUIVALENT.
3. THE STORM SEWER PIPING HAS BEEN DESIGNED TO MEET MINIMUM SLOPE AND COVER REQUIREMENTS AS RECOMMENDED BY THE MANUFACTURER.
4. IF PERMITTED, CONCRETE BLOCK MAY BE USED IN LIEU OF PRECAST STRUCTURES.
5. ALL INVERTS OF INLETS, CATCH BASINS, AND MANHOLES SHALL BE FINISHED TO PROVIDE A SMOOTH CONTINUATION OF THE PIPE. THE COMPLETED CHANNEL SHOULD BE U-SHAPED AND A HEIGHT EQUIVALENT TO THREE-FOURTHS OF THE DIAMETER OF THE PIPE.
6. WHERE THE STORM SEWER CROSSES WITHIN 18" OF ANOTHER UTILITY (SANITARY SEWER, WATER, OR GAS LINES), THE UTILITY ABOVE THE STORM SEWER SHALL BE ENCASED IN CONCRETE OR SUPPORT BLOCKS INSTALLED TO PREVENT DAMAGE TO THE PIPES.
7. FOLLOWING INSTALLATION OF THE PARKING LOT BASE COURSE, THE AREAS AROUND CATCH BASINS AND MANHOLES SHALL BE BUILT-UP WITH PAVEMENT TO FACILITATE SNOW PLOWING AND TO PREVENT DAMAGE TO VEHICLES PASSING OVER THEM.
8. PIPE BEDDING AND BACKFILL SHALL BE APPROVED BY THE MUNICIPAL ENGINEER.
9. ALL ROOF DOWNSPOUTS SHALL BE TIED INTO THE STORMWATER MANAGEMENT SYSTEM AS DEPICTED ON THE PLAN.
10. ALL EXISTING PIPES, STRUCTURES AND CURB CUTS MUST BE CLEARED OF ANY DEBRIS AND FREE FLOWING.
11. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWNSHIP FOR ALL CATCH BASINS, CASTINGS, PIPING, AND ASSOCIATED APPURTENANCES.

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NO.	DATE	DESCRIPTION

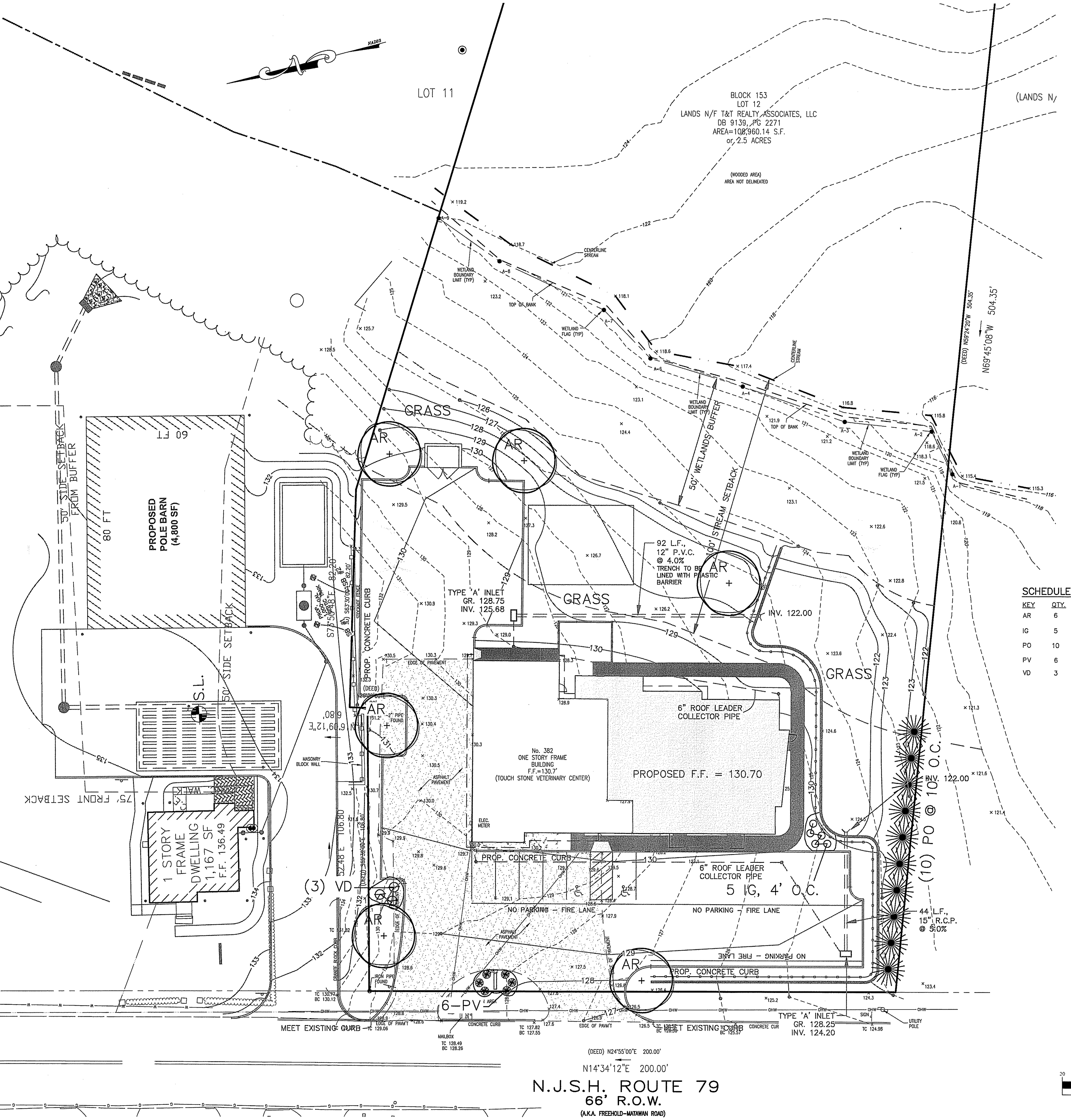
TOUCHSTONE VETERINARY CENTER
382 ROUTE 79
GRADING & UTILITY PLAN
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31
TOWNSHIP OF MARLBORO — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

MARC S. LEBER — 04-07-20
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00589900

DATE: 04-07-20	PROJECT NUMBER: 19-184
SCALE: 1" = 20'	CHECKED BY: BNP

SHEET NO. 4 OF 10

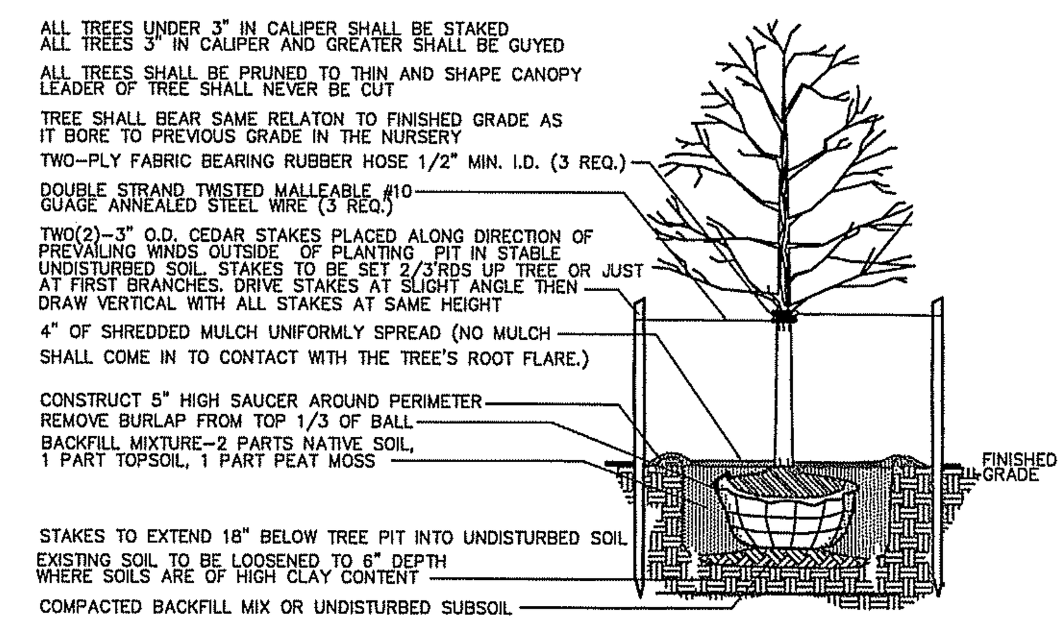


NOTE: A TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE DISTURBANCE AS PER ORDINANCE SECTION 337-15.

GRAPHIC SCALE
N.T.S.

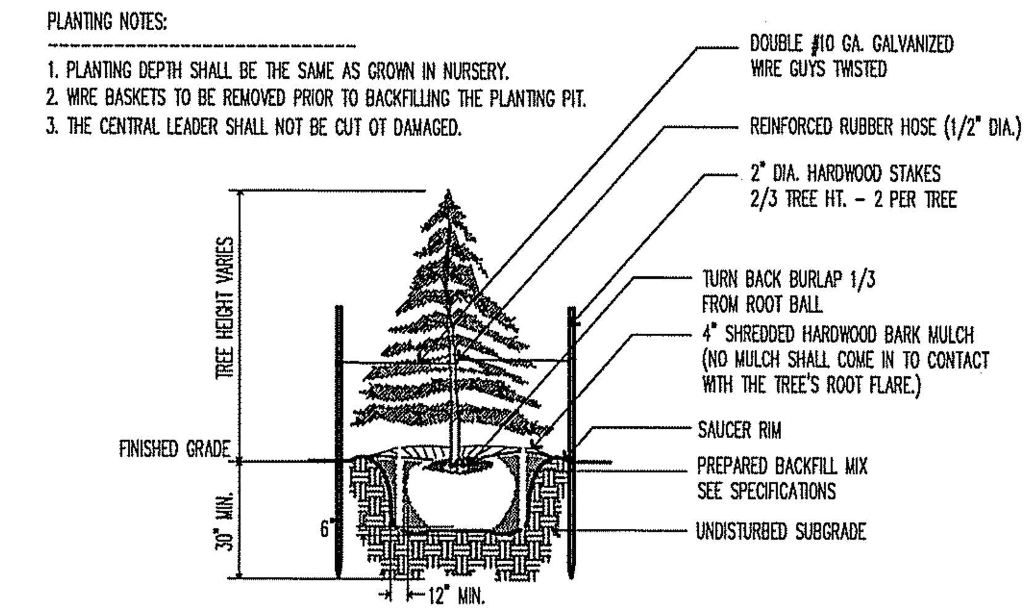
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

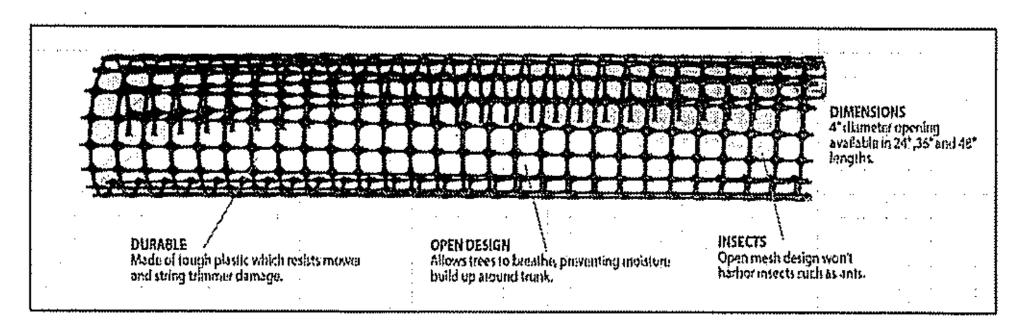


CONIFEROUS TREE PLANTING DETAIL

N.T.S.

SCHEDULE OF PLANTING MATERIALS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AR	6	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5" CA, 11'-12', B&B
IG	5	ILEX GLABRA	INKBERRY	24" HT, 3 GAL. CONTAINER
PO	10	PICEA OMORIKA	SERBIAN SPRUCE	7'-8', B&B
PV	6	PANICUM VIRGATUM	SWITCHGRASS	15"-18" HT # 3 CAN
VD	3	VIBURNUM DENTATUM	ARROWOOD	3'-4', B&B

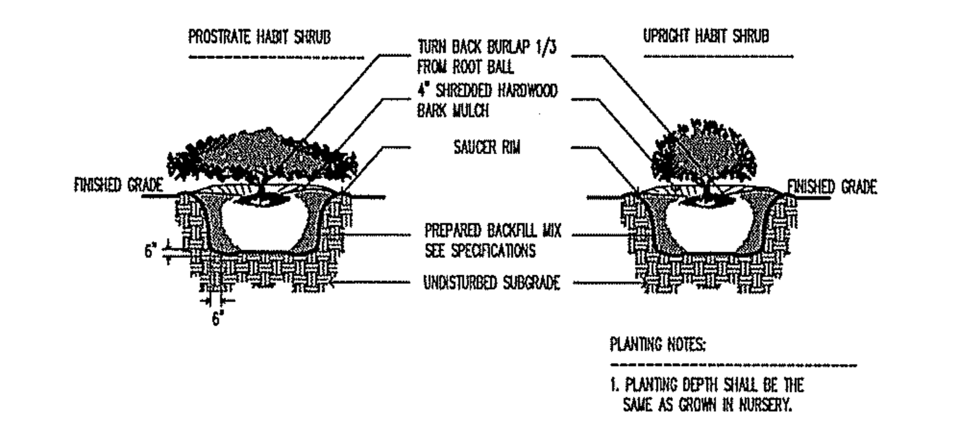


DEER GUARD MESH FOR DECIDUOUS TREES

BY A.M. LEONARD (OR APPROVED EQUAL) TO BE INSTALLED ON ALL DECIDUOUS TREES

PLANTING NOTES

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE UNDERSIGNED IN REFERENCE TO ANY DISCREPENCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE.
3. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC. WITHOUT WRITTEN PERMISSION OF THE THE UNDERSIGNED OR TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
4. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 5' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION, OR WITHIN 10' OF A SEPTIC FIELD, UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN.
5. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN ANY SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN ANY SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED AS MENTIONED ABOVE.
6. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
7. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. UNLESS OTHERWISE NOTED, PROVIDE TWO (2) TREE STAKES PER TREE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. WIRE BASKETS SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
8. PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
9. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE.
10. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING IS THE RESPONSIBILITY OF THE OWNER.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE MUNICIPALITY.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
13. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SOD SHALL CONSIST OF A NEW JERSEY CERTIFIED MIXTURE OR AN APPROVED EQUAL. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING SCHEDULE. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
14. ALL PLANTING BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD BARK. NO MULCH SHALL COME INTO CONTACT WITH THE ROOT'S FLARE.
15. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
16. AN IRRIGATION SYSTEM IS PROPOSED.
17. WIRE BASKETS SHALL BE REMOVE PRIOR TO BACKFILLING THE PLANTING PIT.



SHRUB PLANTING DETAIL

N.T.S.

NO.	DATE	DESCRIPTION

TOUCHSTONE VETERINARY CENTER
382 ROUTE 79

LANDSCAPING PLAN

BLOCK 153, LOT 12
TAX MAP SHEET NO. 31

TOWNSHIP OF MARLBORO — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

04-07-20
MARC S. LEBER — DATE
N.J. PROFESSIONAL ENGINEER, LICENSE No. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE No. 33LI00589800

DATE:	PROJECT NUMBER:
04-07-20	19-184
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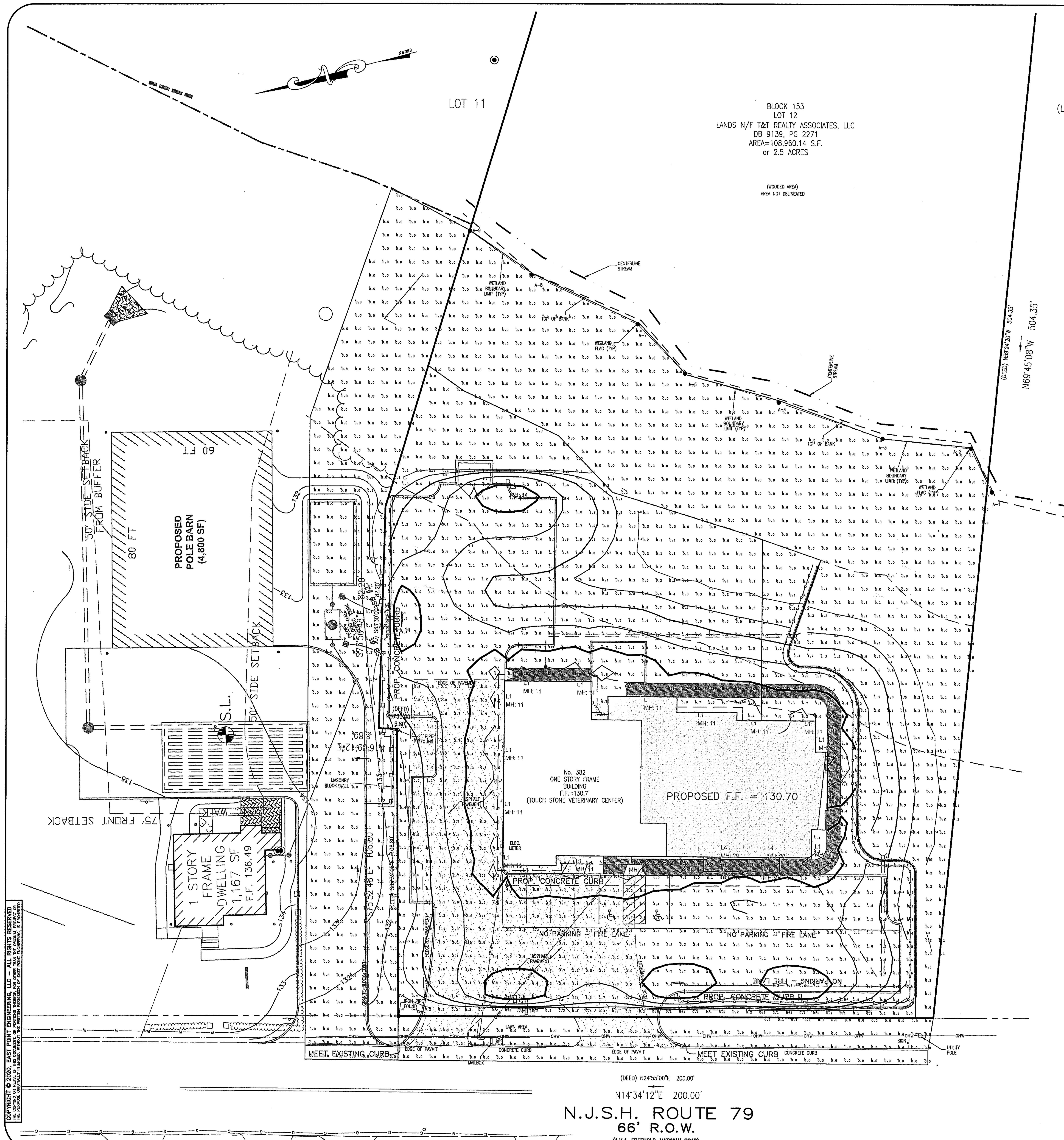

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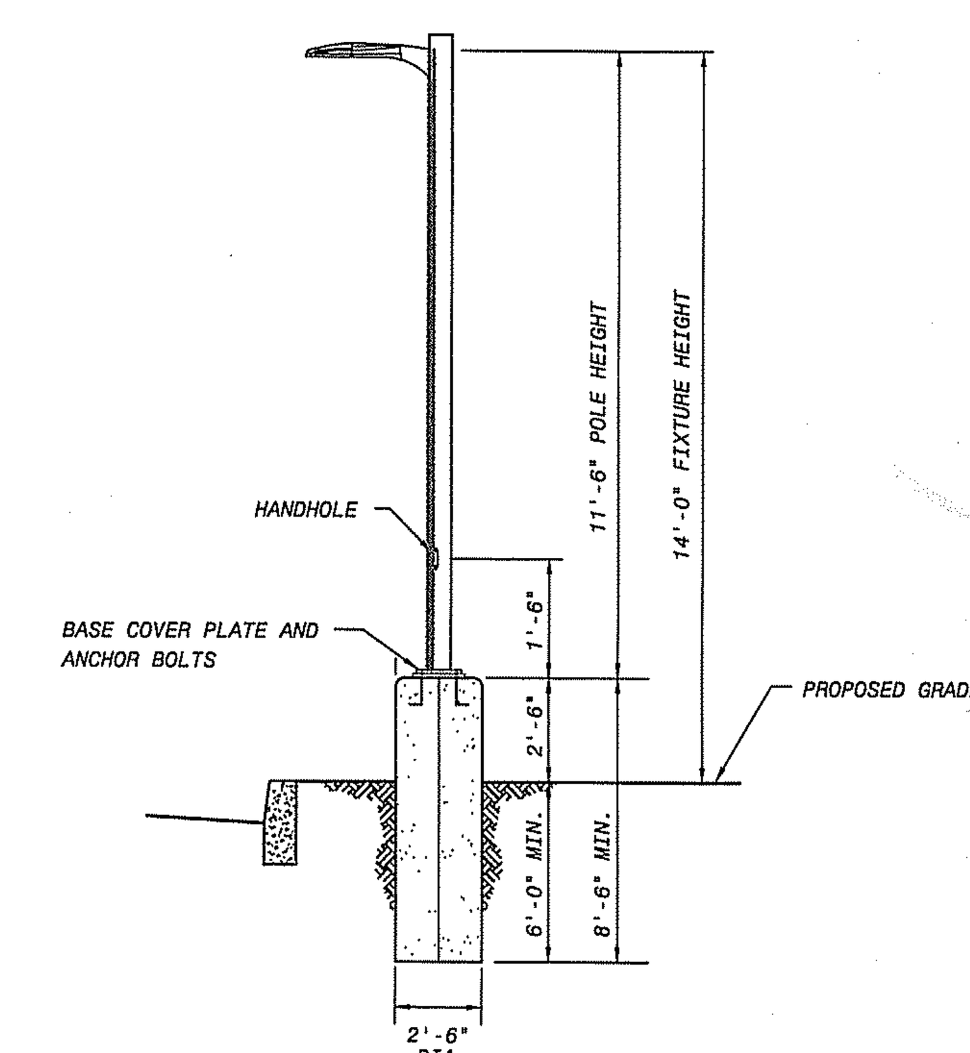
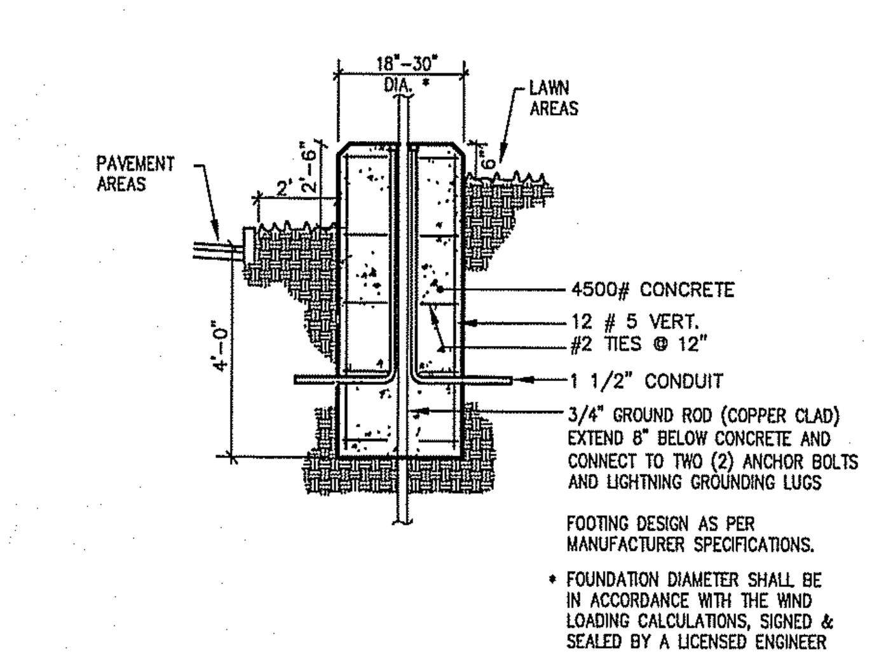
LIGHTING NOTES

1. SITE LIGHTING LAYOUT AND DESIGN IS DEPICTED ON THE LIGHTING PLAN.
2. ALL SITE LIGHTING SHALL RECEIVE UNDERGROUND ELECTRICAL SERVICE.
3. A TIME CLOCK TO CONTROL THE SITE LIGHTING SHALL BE PROVIDED FOR ALL SITE LIGHTING. THE NECESSARY CONTROLS AND WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
4. HOURS OF THE PROPOSED SITE LIGHTING SHALL BE ONE–HALF HOUR BEFORE SUNSET TO ONE–HALF HOUR AFTER SUNRISE. LIGHTING MAY BE WIRED IN SECTIONS WITH SOME SECTIONS TURNING OFF AFTER MIDNIGHT TO CONSERVE ENERGY. ESSENTIAL SECTIONS DESIGNATED SECURITY LIGHTING SHALL NOT TURN OFF UNTIL ONE–HALF HOUR AFTER SUNRISE.
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POLE FOUNDATIONS COMPLETE WITH CONDUITS FOR POWER, GROUNDING, AND ANCHOR BOLTS.
6. ALL POLES THAT ARE NOT BEHIND CURBS OR WITHIN A CURBED ISLAND SHALL BE INSTALLED ON CONCRETE BASES THAT EXTEND 30" ABOVE THE FINISHED GRADE OF PAVEMENT. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE COMPLETE DESIGN OF THESE BASES AS SIGNED AND SEALED BY A NEW JERSEY LICENSED ENGINEER.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LIGHTING FIXTURES, POLES, FOUNDATIONS, AND LAMPS.
8. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE REQUIRED BRANCH CIRCUIT WIRING AND CONNECT THE SITE LIGHTING FIXTURES TO THE PROPER CIRCUITS AFTER THEY HAVE BEEN INSTALLED.
9. THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND RODS AND MAKE CONNECTION TO THE GROUND STUD. THE GROUND STUD SHOULD BE LOCATED INSIDE THE SHAFT AND ACCESSIBLE VIA A HANDHOLE.
10. THE ELECTRICAL CONTRACTOR MUST COORDINATE THE INSTALLATION OF WIRING IN THE POLES UP TO THE LIGHTING FIXTURES.
11. THE NUMBER AND SIZE OF THE POWER CONDUITS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
12. ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY, THE ELECTRIC UTILITY, AND THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
13. SITE LIGHTING SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
14. POLES AND LUMINAIRES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
15. ALL CONDUIT SHALL BE 2" DIAMETER, SCHEDULE 40 P.V.C. WITH A MINIMUM COVER OF 24".
16. ALL SWEEPS SHALL HAVE A MINIMUM RADIUS OF 24". NO ELBOWS SHALL BE PERMITTED.



LIGHT POLE AND FIXTURE DETAIL

NOT TO SCALE



LIGHT POLE FOOTING

N.T.S.

Luminaire Schedule

Symbol	Qty	Label	Manufacturer	Model No.	Lum. Watts	Lum. Lumens	LLF
	19	L1	STONCO	LPW-16-50-WW-G3-4	47.5	4128	0.90
	3	L2	DMF	DRD2M10930-DRD2TR4SWH	13.5	1046	0.90
	5	L3	GARDCO	P26-48L-400-NW-G2-BLC	60.07694	6736	0.90
	2	L4	PIL	071722	5	379	0.90

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ground_outer_Top	Illuminance	Fc	0.14	4.7	0.0	N.A.	N.A.
ground_Top	Illuminance	Fc	2.87	10.0	0.0	N.A.	N.A.

GRAPHIC SCALE

N.T.S.

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION

TOUCHSTONE VETERINARY CENTER
382 ROUTE 79
LIGHTING PLAN
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31

TOWNSHIP OF MARLBORO — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
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MARC S. LEBER — 04–07–20 DATE
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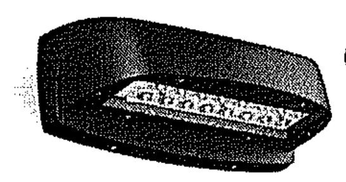
DATE: 04-07-20	PROJECT NUMBER: 19-184
SCALE: 1" = 20'	CHECKED BY: BNP

Stonco by Signify

Wall mount

LytePro

LPW16 medium wall sconce



Project: 382 ROUTE 79
Location:
Cat.No.
Type: L1
Lamps: Qty:
Notes:

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

TYPE L1

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Options: Photocontrol	Finish
LPW16						
LPW16 LytePro 16 LED medium wall sconce	20 20W 30 30W 50 50W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	3 Type 3 4 Type 4	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	--- None PCB Photocontrol Button[1]	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

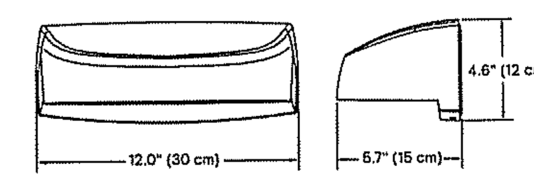
[1] Must specify voltage. Not available in 347V or 480V.
[2] Other colors available upon request as made-to-order

LPW16_LytePro_sconce 06/19 page 1 of 3

LPW16 LytePro

LED medium wall sconce

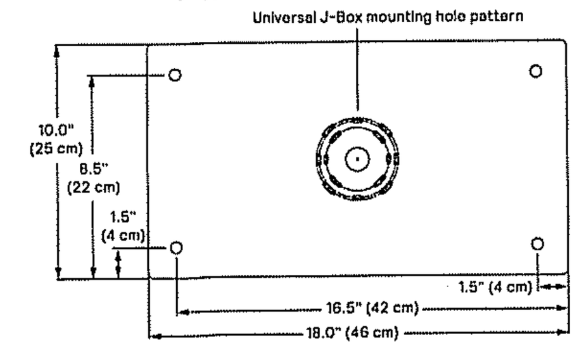
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22.3	2,316	B1-U0-G1	104	2,242	B1-U0-G1	101
LPW-16-30-NW-G3	16	650	4000	34.3	3,474	B1-U0-G1	101	3,364	B1-U0-G1	98
LPW-16-50-NW-G3	16	900	4000	48.0	4,629	B1-U0-G1	96	4,482	B1-U0-G1	93
LPW-16-20-WW-G3	16	400	3000	22.3	2,132	B1-U0-G0	96	2,065	B1-U0-G1	93
LPW-16-30-WW-G3	16	650	3000	34.3	3,200	B1-U0-G1	93	3,098	B1-U0-G1	90
LPW-16-50-WW-G3	16	900	3000	47.5	4,263	B1-U0-G1	90	4,128	B1-U0-G1	87

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

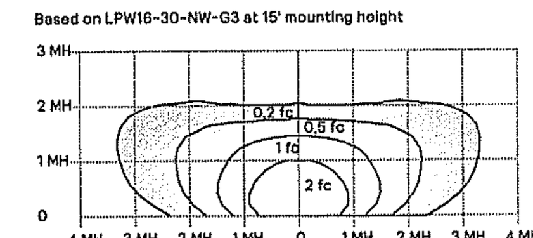
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

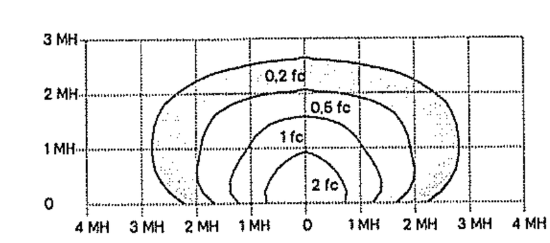
Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



Type 3



Type 4

LPW16 15' mounting height (Type 3)

Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00

LPW16 15' mounting height (Type 4)

Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16_LytePro_sconce 06/19 page 2 of 3

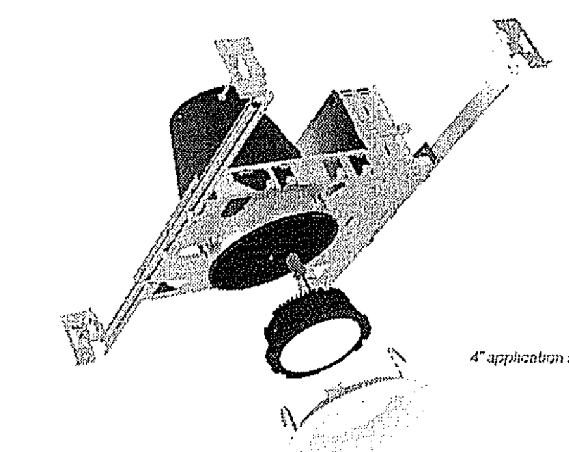
TYPE L1 FIXTURE

DRD2

General Recessed LED Downlight
Classic New Construction
4", 5", 6" Aperture

Project: 382 ROUTE 79	Type: L2
Product Code:	Date:

Spec Sheet V-11.15.19



4" application shown

- Compact LED downlight that brings exceptional light to any area at a price point unmatched in the industry
- Combines the performance of a premium light engine with an intelligent design that makes it simple to install, maintain or replace
- All DRDH housings are UL Listed approved for use with DMF's advanced LED modules and can be installed in direct contact with insulation

Application New Construction	**Aperture** 4", 5", 6"
Delivered Lumens 750 lm (10.8W), 1000 lm (12.8W)	**Color Quality** 93+ CRI, 2-step SDCM
Color Temperature 2700K 3000K 3500K 4000K	**Light Distribution** General, Wall Wash
Input Voltage 120/277V	**Dimming** TRIAC/ELV 5%, 0-10V 1%, Lutron Hi-lume® 1%
Warm Dim Option 3000K – 1800K, 800 lm (12.0W)	**Emergency Lighting** Emergency LED Driver for lighting up to 90 minutes in event of power failure
Trims Smooth, Baffle, Wall Wash, Square, Square on Round, Deep Smooth, Deep Baffle	**Trim Finish** White, Black, Silver, Alzak®, Custom
Housing Ratings ASTM E283 Certified Air Tight; IC (Insulation Contact) Rated	**Module Ratings** UL Listed for Wet Location
Standards JA8 Title 24; c UL us Listed	**Guarantee** 50,000 hrs | 5 years

dmflighting.com

dmf

dmf

PRODUCT BUILDER

DRD2

General Recessed LED Downlight
Classic New Construction
4", 5", 6" Aperture

HOUSING

PRODUCT CODE	APPLICATION	IC/NON-IC	APERTURE	DRIVER	OPTION
DRDH Housing	N New Construction	IC Insulation Contact	4 4" Aperture	[Blank] Integrated TRIAC/ELV	[Blank] None
			4S 4" Shallow[1]	7O 0-10V, 750 lm	EM Emergency Driver[4]
			5 5" Aperture	8OW 0-10V, 800 lm	
			6 6" Aperture	10O 0-10V, 1000 lm	
			6S 6" Shallow	7C Lutron LDE1[2], 750 lm	
				8CW Lutron LDE1[2], 800 lm	
				10C Lutron LDE1[2], 1000 lm	
				7L Lutron LTEA2W[3], 750 lm	
				8LW Lutron LTEA2W[3], 800 lm	
				10L Lutron LTEA2W[3], 1000 lm	

MODULE

PRODUCT CODE	LUMENS	CRI	CCT	DRIVER
DRD2M Module	7 750 lm	9 93+ CRI	27 2700K	[Blank] Integrated TRIAC/ELV
	10 1000 lm		30 3000K	A Alternate
			35 3500K	
			40 4000K	

Warm Dim Option

PRODUCT CODE	LUMENS	CRI	CCT	DRIVER
DRD2M Module	08 800 lm	9 93+ CRI	3W 3000K - 1800K	[Blank] Integrated TRIAC/ELV
				A Alternate

TRIM

PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH	OPTION
DRD2T Trim	R Round	4 4" Aperture	S Smooth	WH White	[Blank] None
	S Square[5]	5 5" Aperture	B Baffle	BK Black	DF Dead Front[7,8]
	Q Square on Round[5]	6 6" Aperture	W Wall Wash[7]	SW Silver Reflector, White Flange	
	D Deep[5]			AZ Low Iridescent Reflector, White Flange[6]	
				CC Custom Color	

[1] Only compatible with integrated TRIAC/ELV or 0-10V driver
[2] Lutron LDE1 refers to Lutron Hi-lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black™
[3] Lutron LTEA2W refers to Lutron Hi-lume 1% 2-wire LED driver, 120V only
[4] Only available for 0-10V or Lutron Hi-lume driver
[5] Only available in 4" aperture, Smooth style
[6] Only available in 6" aperture, Smooth or Baffle style, White, Low Iridescent or Custom finish
[7] Only available in White finish
[8] Only available for Deep shape
[9] Only available for Round shape, 4" aperture, Smooth style

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 800.441.4422 dmflighting.com

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Page 2 of 12

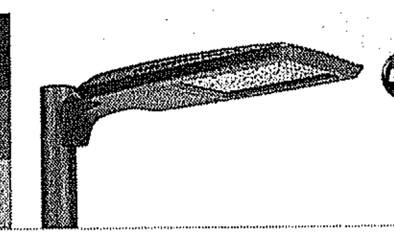
TYPE L2 FIXTURE

GARDCO by Signify

Site & Area

PureForm

P26 medium area light



Project: 382 ROUTE 79
Location:
Cat.No.
Type: L3
Lamps: Qty:
Notes:

Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

TYPE L3

Ordering guide

example: P26-64L-800-NW-G2-AR-3-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
P26						
P26 PureForm area medium, 26"	48L 48 LEDs (3 modules)	400 400mA 500 500mA 600 600mA 700 700mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2	AR Arm Mount (standard)[2] The following mounting kits must be ordered separately (See accessories) SF Slip Fitter Mount[3] (fits to 2 3/8" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit[2]	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)
	64L 64 LEDs (4 modules)	600 600mA 700 700mA 800 800mA	CW-G2 Cool White 5000K, 70 CRI Generation 2 WY-G2 Warm Yellow 2700K, 80 CRI Generation 2[1]		Type 5 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, rotated left 90° AFR-270 Auto Front Row, rotated right 270°	
	80L 80 LEDs (5 modules)	700 700mA 800 800mA 900 900mA	BW-G2 Balanced White 3500K 80 CRI Generation 2[1] AM-G2 Direct Amber (590nm) Generation 2[1,15]		BLC Back Light Control BLC-90 Back Light Control rotated at 90° BLC-270 Back Light Control rotated at 270°	

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD 0-10V External dimming (by others)[4] DCC Dual Circuit Control[4,5,6] FAWS Field Adjustable Wattage Selector[4,5] SW Interface module for SiteWise[6,7] LLC Integral wireless module[4,5,6,16] BL Bi-level functionality[6,17] DynaDimmer: Automatic Profile Dimming CS50 Security 50% Dimming, 7 hours[18] CM50 Median 50% Dimming, 8 hours[18] CE50 Economy 50% Dimming, 9 hours[18] DA50 All Night 50% Dimming[18] CS30 Security 30% Dimming, 7 hours[18] CM30 Median 30% Dimming, 8 hours[18] CE30 Economy 30% Dimming, 9 hours[18] DA30 All Night 30% Dimming[18]	IMRI3 Integral with #3 lens[16] IMRI7 Integral with #7 lens[16] IMRO Pole mounted motion sensor (see accessories)[19]	PCB Photocontrol Button[4,5] TLRD5 Twist Lock Receptacle 5 Pin[10] TLRD7 Twist Lock Receptacle 7 Pin[10] TLRPC Twist Lock Receptacle w/Photocell[10]	Fusing F1 Single (120, 277, 347VAC)[9] F2 Double (208, 240, 480VAC)[9] F3 Canadian Double Pull (208, 240, 480VAC)[9,11] Pole Mount Fusing FP1 Single (120, 277, 347VAC)[9] FP2 Double (208, 240, 480VAC)[9] FP3 Canadian Double Pull (208, 240, 480VAC)[9] Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included as standard TB Terminal Block[12] RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole)[13] HIS Internal Housing Side Shield[14]	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Mounts to a 4-5" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, and BLC optics.
15. Limited to max. 600mA configurations.
16. Not available with DD, DCC, and FAWS dimming control options.
17. Not available with DD, DCC, FAWS and LLC dimming control options.
18. Not available with DD, DCC, FAWS, LLC, and BL dimming control options (SW or DynaDimmer required).
19. Must specify a motion sensor lens.

LFI Innovation Awards · ida 3000K only · DLC Premium · c UL us

P26_PureForm_area_medium 03/19 page 1 of 9

P26 PureForm LED medium

Area light

PureForm P26 Accessories (ordered separately, field installed)

Controls Accessories

Pole Mount Motion Sensor
MS-A-120V 120V input
MS-A-277V 277V input

Central Remote Motion Response (used connected to SiteWise main panel)
MS2-A-FVR-3
MS2-A-FVR-7

BL Optional Remote Programming Tool
FSIR-100

Shielding Accessories

House Side shield
Standard optic orientation:
HIS-48-H[14] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H[14] Internal House Side Shield for 64 LEDs (4 modules)
HIS-80-H[14] Internal House Side Shield for 80 LEDs (5 modules)

Optic at 90 or 270 orientation:
HIS-48-V[14] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V[14] Internal House Side Shield for 64 LEDs (4 modules)
HIS-80-V[14] Internal House Side Shield for 80 LEDs (5 modules)

Mounting Accessories

PureForm PTF2 (pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon)
PTF2-P26/34-1-90-(F) 1 luminaire at 90°
PTF2-P26/34-2-90-(F) 2 luminaires at 90°
PTF2-P26/34-2-180-(F) 2 luminaires at 180°
PTF2-P26/34-3-90-(F) 3 luminaires at 90°
PTF2-P26/34-4-90-(F) 4 luminaires at 90°
PTF2-P26/34-3-120-(F) 3 luminaires at 120°

PureForm PTF3 (pole top fitter fits 3-3 1/2" OD x 6" depth tenon)
PTF3-P26/34-1-90-(F) 1 luminaire at 90°
PTF3-P26/34-2-90-(F) 2 luminaires at 90°
PTF3-P26/34-2-180-(F) 2 luminaires at 180°
PTF3-P26/34-3-90-(F) 3 luminaires at 90°
PTF3-P26/34-4-90-(F) 4 luminaires at 90°
PTF3-P26/34-3-120-(F) 3 luminaires at 120°

PureForm PTF4 (pole top fitter fits 3 1/2-4" OD x 6" depth tenon)
PTF4-P26/34-1-90-(F) 1 luminaire at 90°
PTF4-P26/34-2-90-(F) 2 luminaires at 90°
PTF4-P26/34-2-180-(F) 2 luminaires at 180°
PTF4-P26/34-3-90-(F) 3 luminaires at 90°
PTF4-P26/34-4-90-(F) 4 luminaires at 90°
PTF4-P26/34-3-120-(F) 3 luminaires at 120°

P26-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
P26-RAM-G2-(F) Retrofit Arm mount kit
P26-WS-G2-(F) Wall mount with surface conduit rear entry permitted
P26-BD-G2 Bird deterrent

(F) = Specify finish

14. HIS not available with Type 5, 5W, and BLC optics.

P26_PureForm_area_medium 03/19 page 2 of 9

TYPE L3 FIXTURE

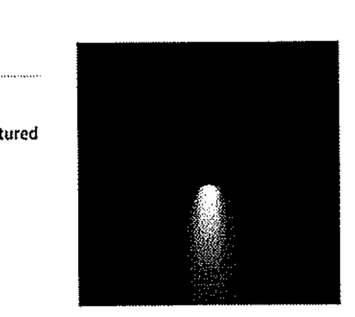
PERFORMANCE iN LIGHTING

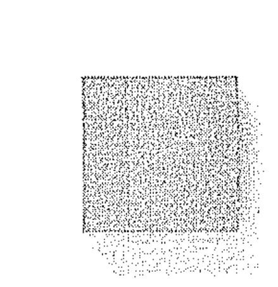
PRODUCT CODE 071722
PROJECT 382 ROUTE 79
TYPE L4

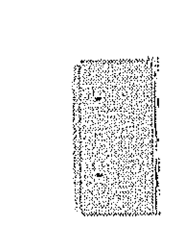
MIMIK 10 M C/I

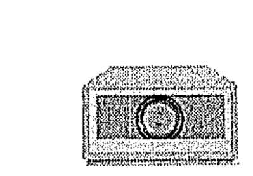
IP 65 · PRONTO · WET · c UL us LISTED

Part number	071722
Lampholder:	LED
Wattage:	5 W
Finish:	GR-94 / Aluminum metallic / Textured
Degree of protection:	IP65
CRI:	70
Kelvin:	3000
Optic:	Intensive circle reflector
Optic Beam:	20°
Luminaire lumen output:	379 lm
L:	L80
B:	B10
Lifetime:	60000 h
cULus:	✓
Voltage:	120-277 V





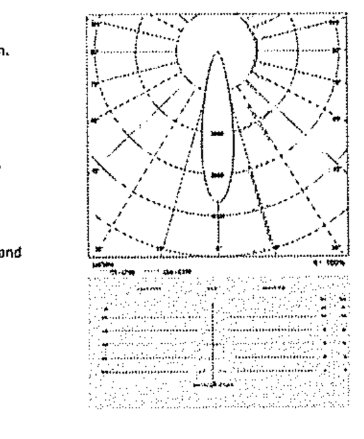




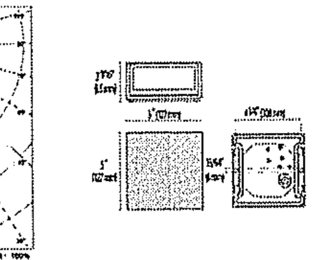
Description

Wall sconce series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.
- 20° x 20° beam angle (C/I).
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.

Photometric data



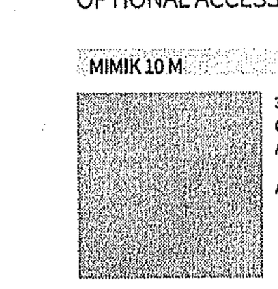
Technical drawings



Performance In Lighting - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - info.usa@pil.lighting
www.performanceinlighting.com

OPTIONAL ACCESSORIES

MIMIK 10 M



3106887
Customising ring M / Facade Accessory M
Aluminum metallic

TYPE L4 FIXTURE

NO.	DATE	DESCRIPTION

TOUCHSTONE VETERINARY CENTER
382 ROUTE 79
LIGHTING DETAILS
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31

TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800

11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

04-07-20
DATE

MARC S. LEBER
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00589800

DATE: 04-07-20	PROJECT NUMBER: 19-184
SCALE: N/A	CHECKED BY: BNP

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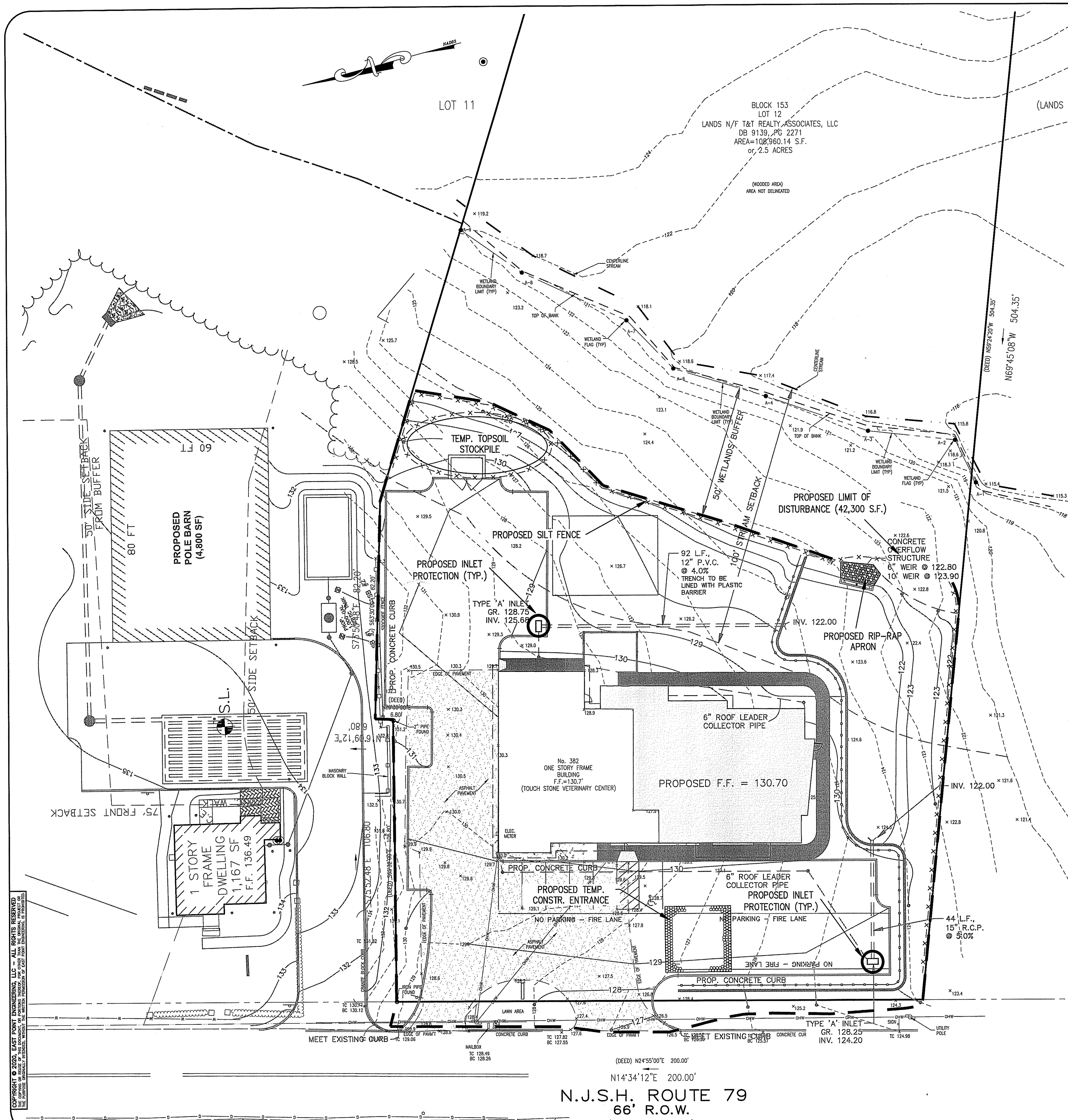
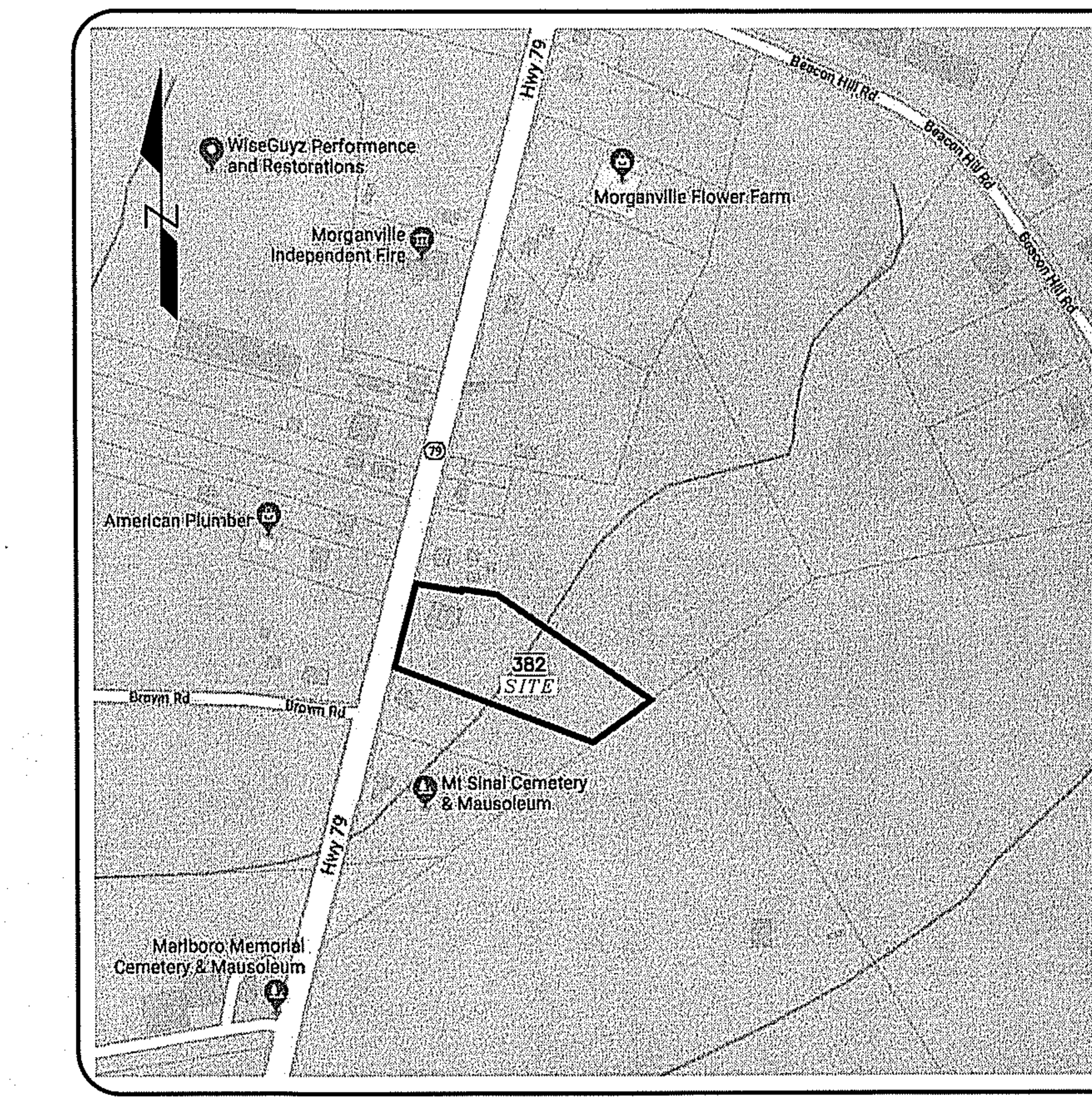
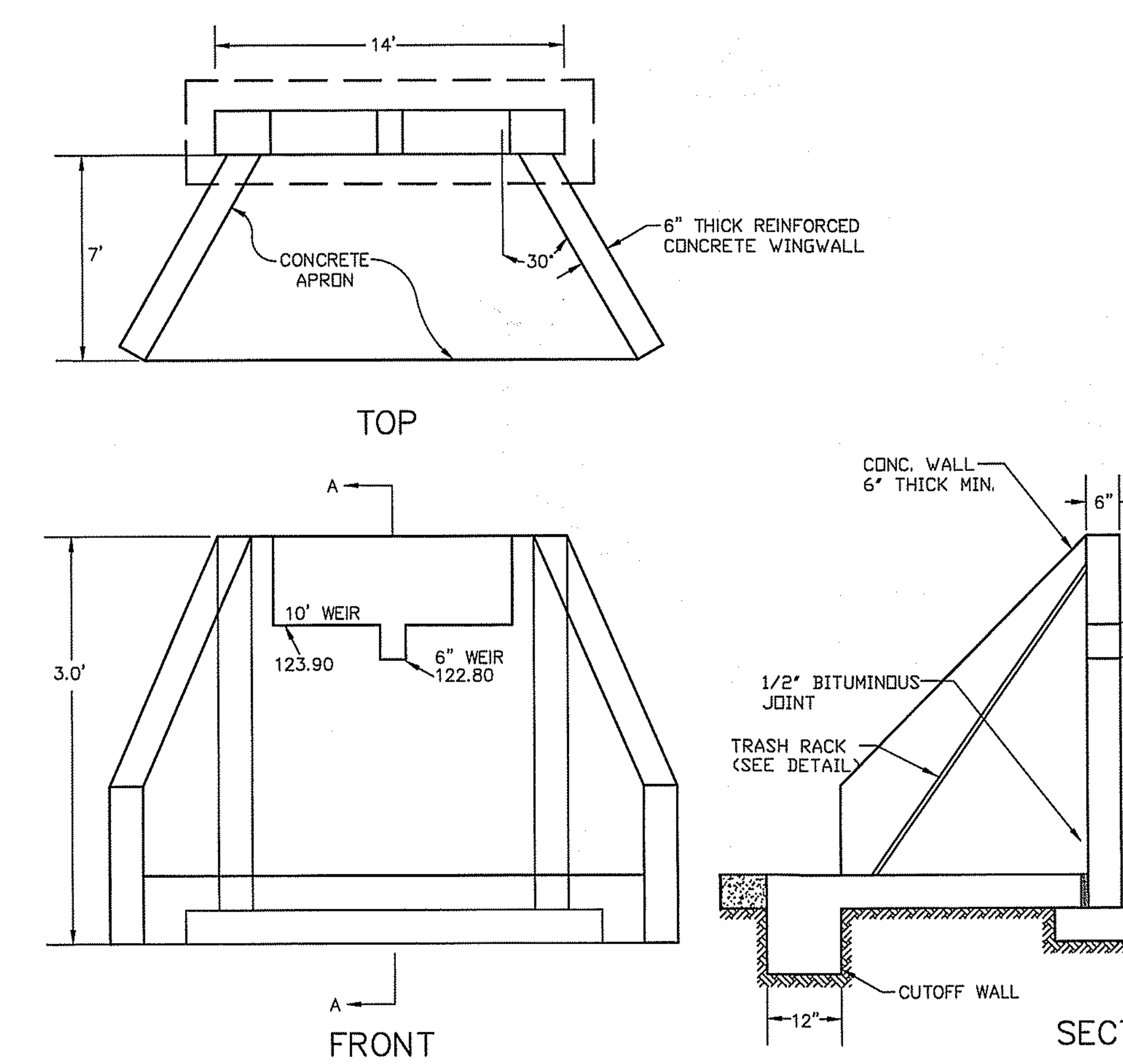


LOT 11
BLOCK 153
LOT 12
LANDS N/F T&T REALTY ASSOCIATES, LLC
DB 9139, PG 2271
AREA=108,960.14 S.F.
or 2.5 ACRES
(LANDS N/
(WOODED AREA)
AREA NOT DELINEATED
TEMP. TOPSOIL STOCKPILE
PROPOSED POLE BARN (4,800 SF)
60 FT
80 FT
50' SIDE SETBACK FROM BUFFER
50' WETLANDS BUFFER
100' STREAM SETBACK
PROPOSED LIMIT OF DISTURBANCE (42,300 S.F.)
CONCRETE OVERFLOW STRUCTURE
6" WEIR @ 122.80
10' WEIR @ 123.90
PROPOSED SILT FENCE
PROPOSED INLET PROTECTION (TYP.)
TYPE 'A' INLET
GR. 128.75
INV. 125.68
92 L.F.
12" P.V.C.
@ 4.0%
TRENCH TO BE LINED WITH PLASTIC BARRIER
INV. 122.00
PROPOSED RIP-RAP APRON
6" ROOF LEADER COLLECTOR PIPE
No. 382
ONE STORY FRAME BUILDING
F.F.=130.7'
(TOUCH STONE VETERINARY CENTER)
PROPOSED F.F. = 130.70
PROP. CONCRETE CURB
PROPOSED TEMP. CONSTR. ENTRANCE
PROPOSED INLET PROTECTION (TYP.)
NO PARKING – FIRE LANE
44 L.F.
15" R.C.P.
@ 5.0%
1 STORY FRAME DWELLING
1,167 SF
F.F. 136.49
WALK
75' FRONT SETBACK
50' SIDE SETBACK
S.L.
MEET EXISTING CURB
TYPE 'A' INLET
GR. 128.25
INV. 124.20
(DEED) N24°55'00"E 200.00'
N14°34'12"E 200.00'
N69°45'08"W 504.35'
(DEED) N59°24'20"W 504.35'
N.J.S.H. ROUTE 79
66' R.O.W.
(A.K.A. FREEHOLD-MATAWAN ROAD)



KEY MAP

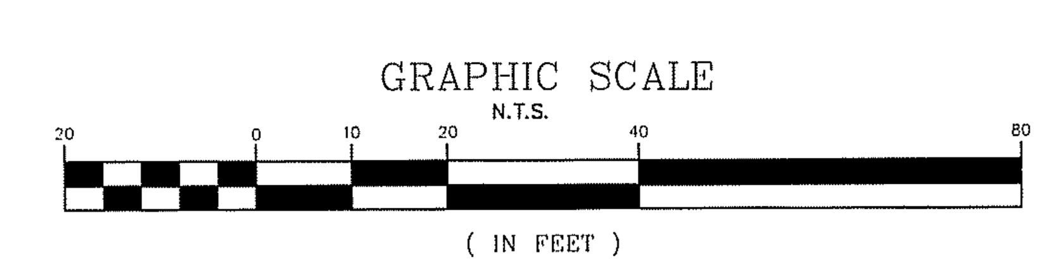
SCALE: 1" = 400' ±



OUTLET STRUCTURE

N.T.S.

NOTE: SHOP DRAWINGS ARE TO BE CERTIFIED BY A NEW JERSEY STATE LICENSED STRUCTURAL ENGINEER.



NO.	DATE	DESCRIPTION

TOUCHSTONE VETERINARY CENTER
382 ROUTE 79
SOIL EROSION & SEDIMENT CONTROL PLAN
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31

TOWNSHIP OF MARLBORO — MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

04-07-20
MARC S. LEBER — DATE
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00589800

DATE:	PROJECT NUMBER:
04-07-20	19-184
SCALE:	CHECKED BY:
1" = 20'	BNP

SHEET NO. 8 OF 10

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SOIL EROSION & SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.

5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.

6. 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, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.

7. 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 PRELIMINARY GRADING.

8. 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, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.

9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO THE PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.

10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.

11. AT THE TIME THE 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.

12. 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 ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.

13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

14. 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.

15. 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.

16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.

17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.

18. 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.

MULCH AND MULCH ANCHORING SPECIFICATIONS

(rev. 2017)

Stabilizing exposed soils with non-vegetative materials exposed for periods longer than 14 days.

Methods and Materials

1. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading.

B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

2. Protective Materials

A. Unrotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly at 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the soil cannot be seen below the mulch.

B. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.

C. Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) may be applied by a hydroseeder.

D. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.

E. 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.

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SEEDING SCHEDULE – ZONE 7A

(rev. 2018)

SITE AND SEEDBED PREPARATION: TO BE PERFORMED IN ACCORDANCE WITH CHAPTERS 4-1, 7-1 AND 8-1 OF THE 2014 STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY.

1. TEMPORARY GRASS SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE BETWEEN FEBRUARY 15 AND MAY 1 AND BETWEEN AUGUST 15 AND OCTOBER 15.

   AN ALTERNATIVE TEMPORARY GRASS SEEDING SHALL CONSIST OF WINTER CEREAL RYE APPLIED AT A RATE OF 2.8 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 1 AND DECEMBER 15.

   TEMPORARY SEEDING SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEM OCCURS, THE ERODED AREAS SHALL BE REPAIRED AND STABILIZED WITH A MULCH AS INDICATED IN NOTE 6.

2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE AS APPROVED BY THE FREEHOLD SOIL CONSERVATION DISTRICT:

   USDA PLANT HARDINESS ZONE 7a, TABLE 4-3
   MIX NUMBER 15
   ACCEPTABLE SEEDING DATES ARE BETWEEN FEBRUARY 1 AND APRIL 30
   ACCEPTABLE SEEDING DATES ARE BETWEEN MAY 1 AND AUGUST 14
   OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 15 AND OCTOBER 30

   MIX DETAILS
   58% HARD FESCUE (135 LBS/ACRE)
   19% CHEWINGS FESCUE (45 LBS/ACRE)
   19% STRONG CREEPING RED FESCUE (45 LBS/ACRE)
   4% PERENNIAL RYE GRASS (10 LBS/ACRE)

   *APPLY AT A SEEDING RATE OF 230 LBS/ACRE OR 5.25 LBS/1000 S.F.

3. PERMANENT SEEDING TO BE APPLIED BY HYDROSEEDING AT A RATE OF 160 LBS. PER ACRE, SLOPED AREAS TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.

4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER SHALL BE 10-20-10 (OR EQUIVALENT) APPLIED AT A RATE OF 500 LBS. PER ACRE OR 11 LBS. PER 1,000 S.F. WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. APPLY LIMESTONE IN ACCORDANCE WITH SITE SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.

   FERTILIZER FOR THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER SHALL BE 10-10-10 (OR EQUIVALENT) APPLIED AT A RATE OF 500 LBS. PER ACRE OR 11 LBS. PER 1,000 S.F. WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

5. IF THE TIME OF YEAR PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.

6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL.

7. ALL SEEDED AREAS SHALL BE MULCHED IN ACCORDANCE WITH THE MULCH AND MULCH ANCHORING SPECIFICATIONS ON THIS SHEET.

8. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

9. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

10. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

STANDARDS FOR TOPSOILING

(rev. 2017)

1. MATERIALS

A. Topsoil should be friable, loamy, free of debris, objectionable weeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desiccate seedlings and adversely impact growth). Imported topsoil shall 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.

2. STRIPPING AND STOCKPILING

A. Field exploration should be made to determine whether quantity and or quality of surface soil justifies stripping.

B. Stripping shall 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.

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.

F. Stockpiles should be vegetated in accordance with standards previously described herein; see standards for Permanent (pg. 4-1) or Temporary (pg. 7-1) Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.

3. 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. Prior to topsoiling, the subsoil shall be in compliance with the Standard for Land Grading, pg. 19-1.

E. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways. See Standards 11 through 42.

4. 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 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports fields, landfill capping, etc. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more, in accordance with the Standard for Management of High Acid Producing Soil (pg. 1-1).

C. Pursuant to the requirements in Section 7 of the Standard for Permanent Vegetative Stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of the following: supplemental seeding, re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing. Such additional measures shall be based on soil tests such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to test soil samples for agronomic properties.

STANDARDS FOR SEEDBED PREPARATION

(rev. 2017)

1. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.

B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.

C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.

D. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.

2. Seedbed Preparation

A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.

B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring-tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

C. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid-Producing Soils for specific requirements.

3. Seeding (Refer to Seeding Schedule – This Sheet)

4. Mulching

Mulching is required on all seeding. Mulch will protect against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

A. Straw or Hay. Unrotted small grain straw, hay free of seeds, to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed. Application – Spread mulch uniformly by hand or mechanically so that at least 85% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.

1. 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.

2. Mulch Nettings – Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.

3. Crimper (mulch anchoring coulter tool) – A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.

4. Liquid Mulch-Binders – May be used to anchor salt hay, hay or straw mulch. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

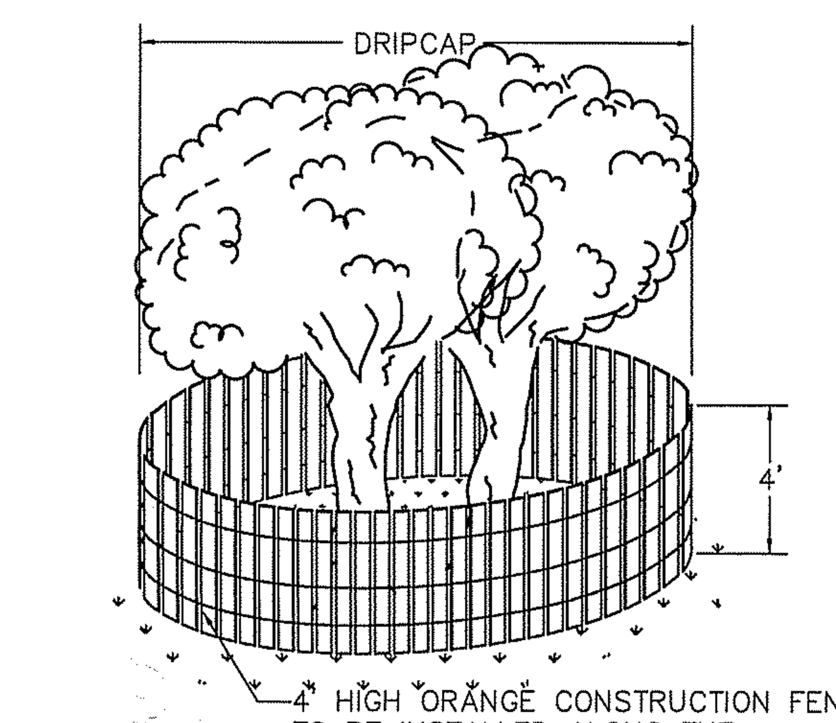
a. Use one of the following:

(1) Organic and Vegetable Based Binders – Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass. Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

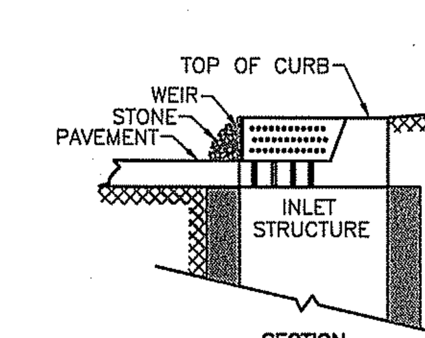
B. Wood-fiber or paper-fiber mulch – shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. Mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

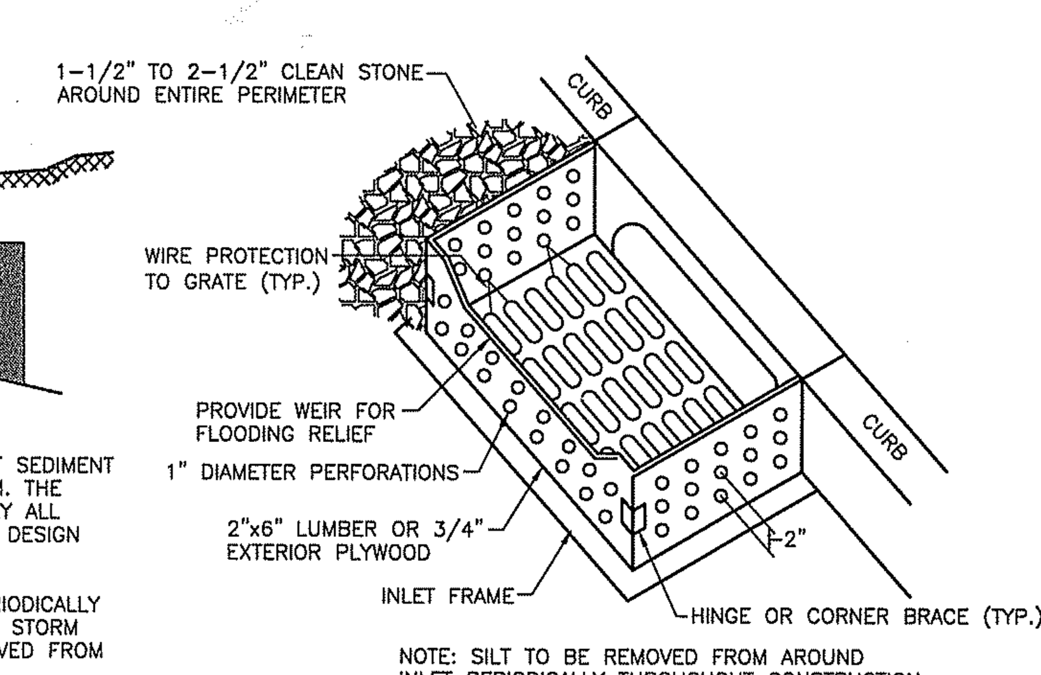
C. Pelletized mulch – compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weedseed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.



TREE PROTECTION DETAIL

N.T.S.



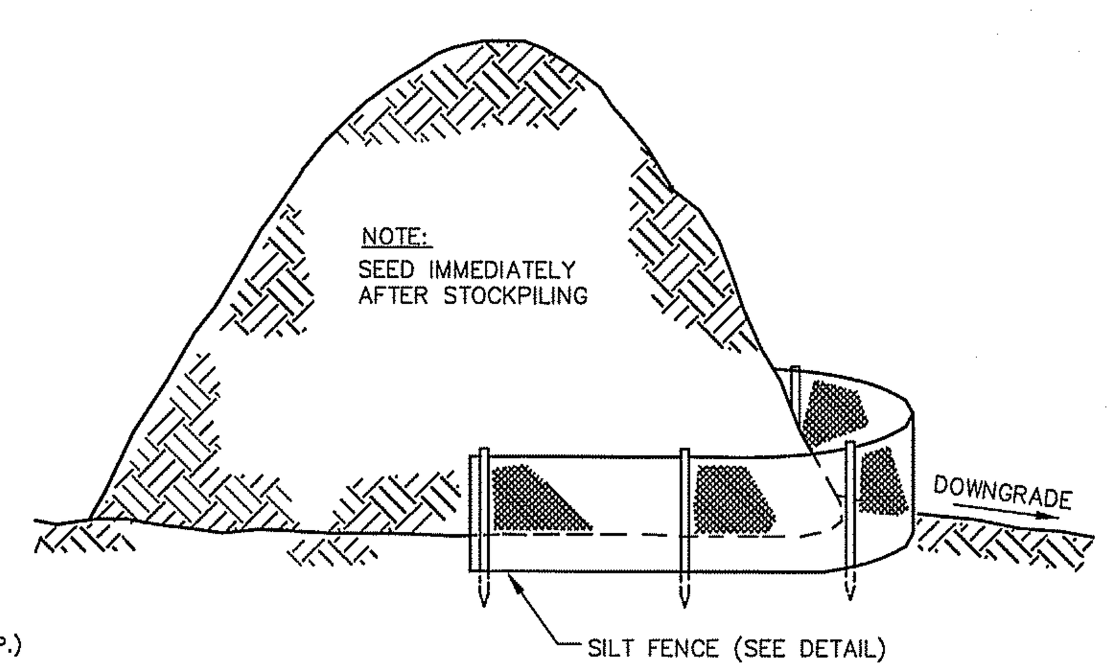


NOTES:

1. INLET PROTECTION SHALL SAFELY FILTER OUT SEDIMENT FROM THE 1 YEAR, 24-HOUR DESIGN STORM. THE STORM SEWER SYSTEM SHALL SAFELY CONVEY ALL FLOWS UP TO AND INCLUDING THE 25 YEAR DESIGN STORM.
2. INLET PROTECTION SHALL BE INSPECTED PERIODICALLY THROUGHOUT CONSTRUCTION AND AFTER ALL STORM EVENTS. ACCUMULATED SILT SHALL BE REMOVED FROM AROUND THE INLET.
3. FOR TYPE "A" AND "E" INLETS, PROVIDE SECOND WEIR PANEL ALONG FOURTH EDGE.

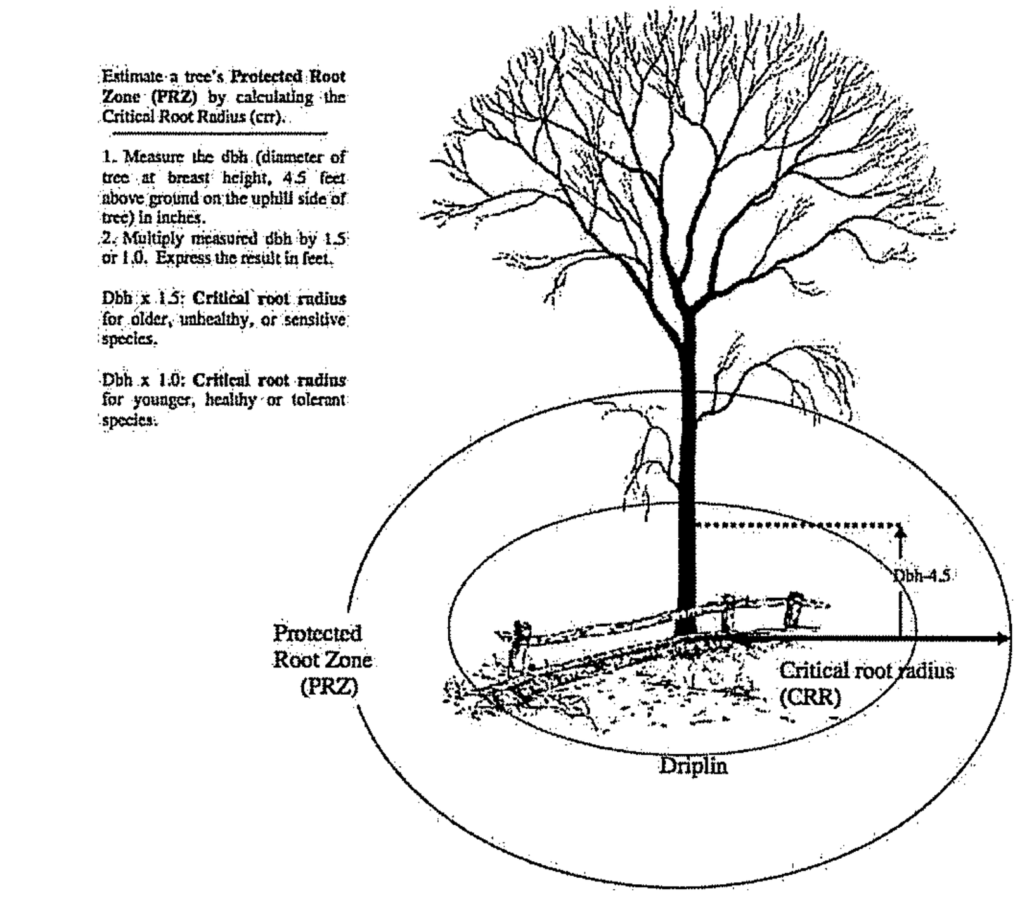
INLET PROTECTION DETAIL

N.T.S.



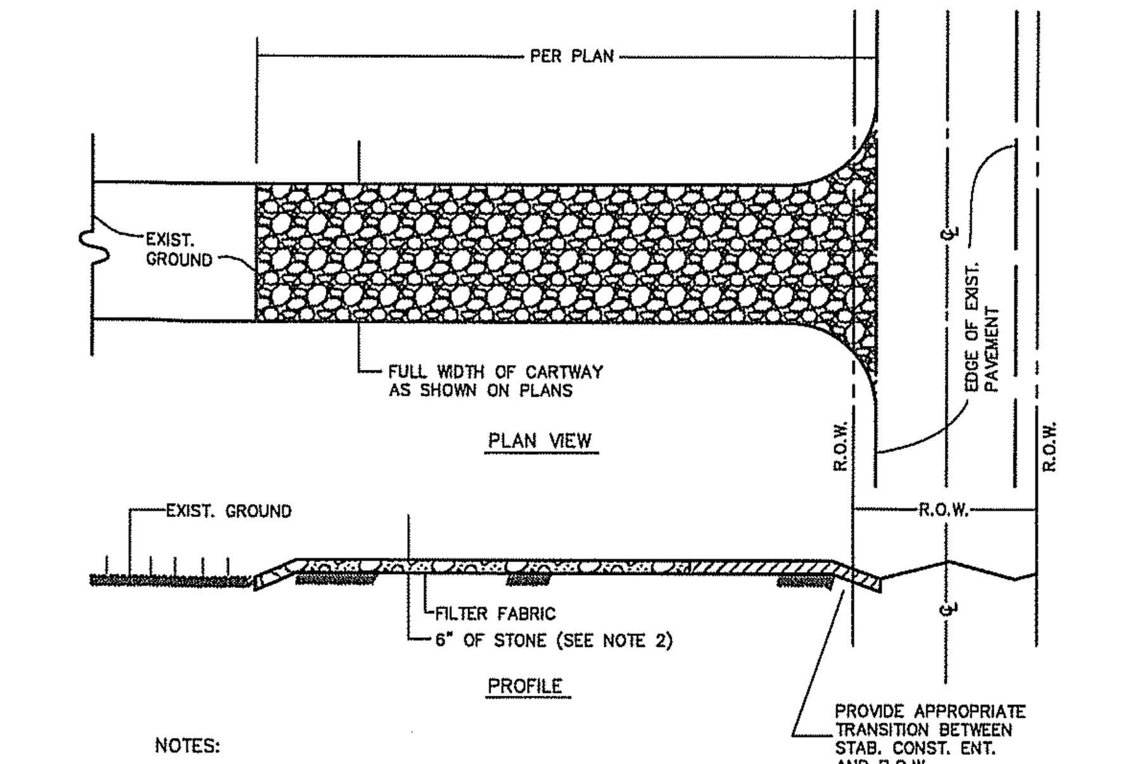
DETAIL
TYPICAL TOPSOIL STOCKPILE

N.T.S.



ROOT PROTECTION DURING CONSTRUCTION GUIDE

N.T.S.



NOTES:

1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE ASTM C-33, SIZE NO.2 OR 3, CRUSHED STONE.
3. THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6".
4. THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
5. THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

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

Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	Entire surface stabilized with FABC base course[1]	

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

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

1. INSTALL SILT FENCE AND PROVIDE CONSTRUCTION ENTRANCE.	2 DAYS
2. CONSTRUCT NEW SEPTIC SYSTEM.	1 MONTH
3. STRIP AND STORE TOPSOIL IN STOCKPILE AND STABILIZE STOCKPILE.	2-3 DAYS
4. CLEAR AND ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT BUILDING ADDITION AND STORMWATER AREA.	2-3 DAYS
5. CONSTRUCT RETAINING WALL, STORMWATER AREA, INLETS, AND PIPING.	1 MONTH
6. REMOVE EXISTING SEPTIC SYSTEM.	2-3 DAYS
7. CONSTRUCT BUILDING FOUNDATION, BUILDING ADDITION.	9-12 MONTHS
8. INSTALL CURBING FOR PARKING AREA EXPANSION.	2-3 DAYS
9. INSTALL SITE LIGHTING, WALKWAYS, AND PAVE PARKING AREAS.	2-3 WEEKS
10. INSTALL LANDSCAPING.	2-3 DAYS
11. CONSTRUCT FINE GRADING TO FINISHED GRADES AND ESTABLISH PERMANENT VEGETATIVE COVER ON LOT.	1-2 DAYS
12. REMOVE SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED.	1 DAY

DUST CONTROL NOTES

TO PREVENT BLOWING AND THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, CONSTRUCTION ACTIVITIES, AND TO REDUCE ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, DUST CONTROL MEASURES SHALL BE ENACTED ON THE PROJECT SITE.

DURING CONSTUCTION, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE REMEDIATION TO CONTROL PARTICLES AND DUST THAT WILL ENTER INTO THE AIR DURING THE REMOVAL OFF THE ON-SITE STRUCTURES. THESE PROCEDURES MAY INVOLVE COATING THE DEBRIS WITH WATER OR ANOTHER SPRAY-ON ADHESIVE.

NOTE: IN THAT N.J.S.A. 4:24-39 et seq. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK 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

NO.	DATE	DESCRIPTION

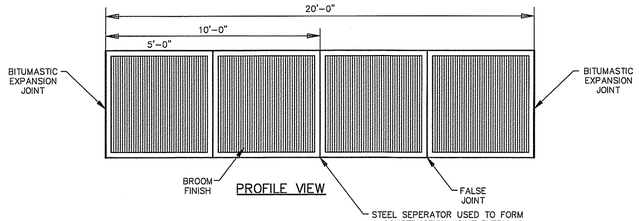
TOUCHSTONE VETERINARY CENTER
382 ROUTE 79
SOIL EROSION & SEDIMENT CONTROL
NOTES & DETAILS
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31

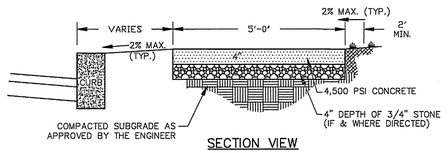
TOWNSHIP OF MARLBORO   MONMOUTH COUNTY, NEW JERSEY

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

04-07-20
MARC S. LEBER   DATE
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00589800

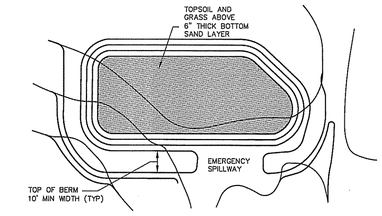
DATE:	PROJECT NUMBER:
04-07-20	19-184
SCALE:	CHECKED BY:
N/A	BNP

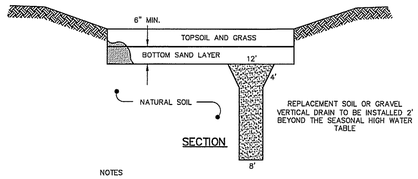




NOTES:
½" THICK EXPANSION JOINTS SHALL BE PREFORMED ASPHALTIC JOINT FILLER COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. SPEC. M-33, RECESSED 1/4" IN FROM THE SIDEWALK SURFACE

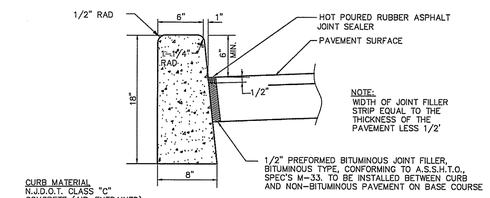
5' CONCRETE SIDEWALK 4" THICK
N.T.S.





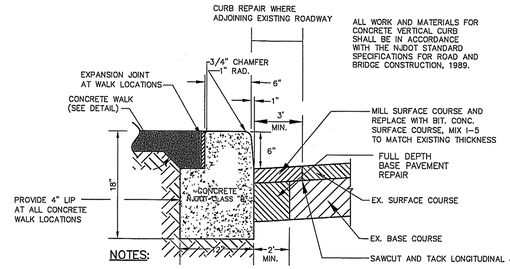
NOTES
1. BOTTOM SAND LAYER MUST CONSIST OF K5 SAND WITH A MAXIMUM OF 15% FINES AND A MINIMUM PERMEABILITY RATE OF 20 INCHES PER HOUR.
2. BASIN CONSTRUCTION MUST NOT COMPACT SOILS BELOW BASIN BOTTOM.
3. SEE N.J.D.E.P. BMP MANUAL FOR ADDITIONAL REQUIREMENTS.

DETENTION BASIN DETAIL
N.T.S.



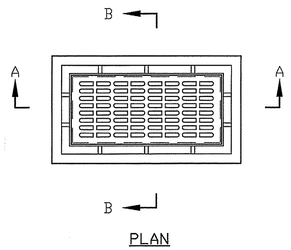
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

CONCRETE VERTICAL CURB
N.T.S.



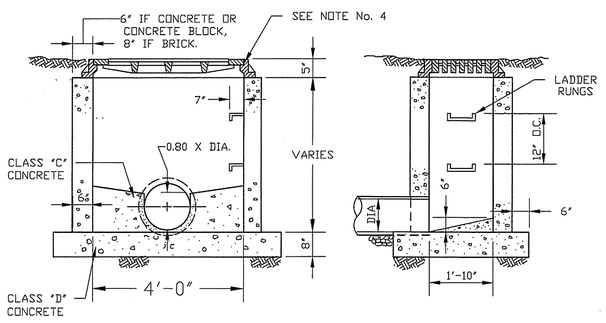
NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH PREFORMED ASPHALTIC COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. SPEC. M-33, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB. CONCRETE IS TO BE AIR ENTRAINED N.J.S.H.D. CLASS "B" (6% MINIMUM).
2. ALL PAVEMENT REPAIR SHALL BE PERFORMED BY THE SITE CONTRACTOR.

6"x12"x18" CONCRETE VERTICAL CURB ABUTTING SIDEWALK
N.T.S.



PLAN

GENERAL NOTES
1. FOOTER TO BE N.J.D.O.T. CLASS "D" CONCRETE.
2. INVERT TO BE CLASS "C" CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE No. 3405 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
5. PROVIDE 7/8" DIA. ALUM. LADDER RUNGS, 12" O.C.
6. ALL STORM SEWER PIPE SHALL HAVE 6" STONE BEDDING PLUS 1/2" PIPE.

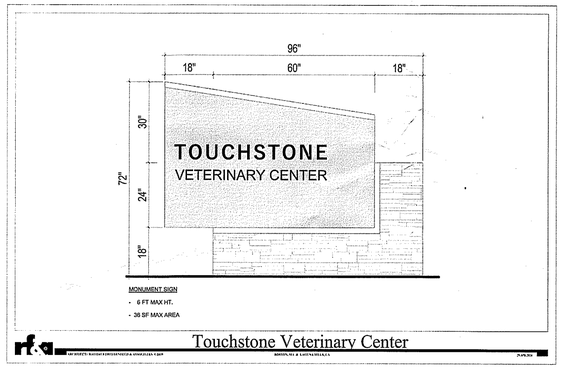


SECTION A-A
"THROUGH" INVERT DETAIL

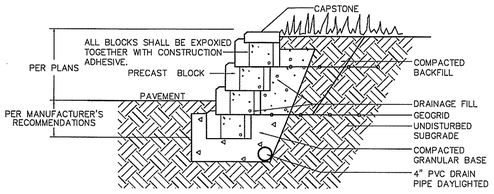
SECTION B-B
"TERMINAL" INVERT DETAIL

TYPE "A" INLET WITH BICYCLE SAFE GRATE
N.T.S.

ALL CONCRETE USED ON THE PROJECT SHALL BE 4,500 PSI (CURBS, WALKWAYS, STRUCTURES, ETC.)

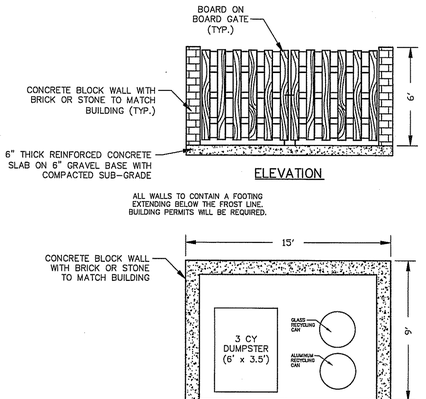


PROPOSED SITE SIGNAGE
NOTE: MAXIMUM SIGN AREA: 36 S.F.
NOTE: MAXIMUM SIGN HEIGHT: 6 FT.



NOTE:
1. WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. HEIGHT OF WALL SHALL BE AS SHOWN ON THE GRADING PLAN. THE NUMBER OF COURSES OF BLOCK SHALL BE AS DETERMINED IN THE FIELD.
3. SHOP DRAWINGS AND PROPOSED MANUFACTURER SHALL BE SUBMITTED FOR REVIEW.

RETAINING WALL DETAIL
N.T.S.

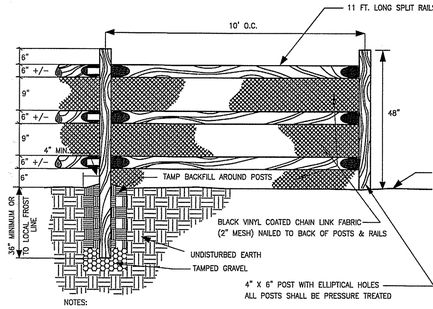


ELEVATION

ALL WALLS TO CONTAIN A FOOTING EXTENDING BELOW THE FROST LINE. BUILDING PERMITS WILL BE REQUIRED.

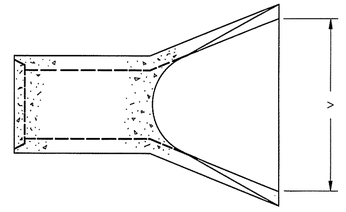
PLAN DETAIL

DUMPSTER PAD ENCLOSURE DETAIL
N.T.S.



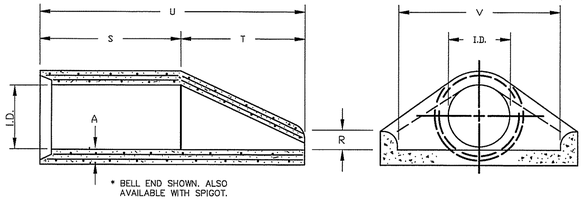
NOTES:
1. ALL POSTS SHALL BE PRESSURE TREATED.
2. EACH POST SHALL HAVE A 1'-0" SPACER RAIL IN EACH ELLIPTICAL HOLE, WEDGED ADJACENT TO THE END OF EACH RAIL.
3. EACH POST SHALL HAVE A GALVANIZED STAPLE EMBEDDED IN THE TOP OF POST.
4. ALL POSTS AND SPLIT RAILS SHALL BE RUSTIC ROUGH SAWN TIMBER.

SPLIT RAIL FENCE DETAIL
N.T.S.



I.D.	12	15	18	24	30	36	42
A	2	2¼	2½	3	3½	4	4½
R	4	6	9	9½	12	15	21
S	48	46	46	30	19¾	34¾	35
T	24	27	27	43½	54	63	63
U	6'-0"	6'-1"	6'-1"	6'-1½"	6'-1¾"	8'-1¾"	8'-2"
V	24	30	36	48	60	72	78
WT. PC POUNDS	530	740	990	1520	2190	4100	5380

NOTE: ALL NUMBERS REPRESENT INCHES UNLESS OTHERWISE SPECIFIED.



* BELL END SHOWN. ALSO AVAILABLE WITH SPIGOT.

FLARED END SECTION DETAIL
NOT TO SCALE

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NO.	DATE	DESCRIPTION

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382 ROUTE 79
CONSTRUCTION DETAILS
BLOCK 153, LOT 12
TAX MAP SHEET NO. 31
TOWNSHIP OF MARLBORO — MONMOUTH COUNTY, NEW JERSEY

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NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
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04-07-20
DATE

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SHEET NO. 10 OF 10