

OWNERS WITHIN 200'

Marlboro Township
Parcel Offset List

Target Parcel(s): Block-Lot: 120.02-38
HERZ, SHIMSHON
14 WOOLEYTOWN ROAD

24 parcels fall within 200 feet of this parcel(s)

- | | |
|---|--|
| Block-Lot: 120.07-1
MINERVINI, JOHN JR & KATHY M MORGAN
201 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 201 SORREL DRIVE | Block-Lot: 120.07-4
MEHTA, LOVDEEP
207 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 207 SORREL DRIVE |
| Block-Lot: 120.07-2
COLAO, RONALD & DOROTHY M.
215 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 215 SORREL DRIVE | Block-Lot: 120.07-3
POMETTI, GEORGE & JEAN M.
205 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 205 SORREL DRIVE |
| Block-Lot: 120.07-3
LITTLEJOHN, GLORIA
9 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 9 WOOLEYTOWN ROAD | Block-Lot: 120.07-2
DAS, SANDEEP & KALITA, PALLAV
203 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 203 SORREL DRIVE |
| Block-Lot: 120.07-7
STEWART, RALPH & ANN
12 WYNCHREST ROAD
MARLBORO, NJ 07746
RE: 4 WOOLEYTOWN ROAD | Block-Lot: 120.05-1
CHEN, YE TUNG & YUK CHI SZE
145 BRAMBLE DRIVE
MORGANVILLE, NJ 07751
RE: 145 BRAMBLE DRIVE |
| Block-Lot: 120.07-4
BHAVTHANKAR, SHRISH & SONALI S.
211 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 211 SORREL DRIVE | Block-Lot: 120.03-4
METZGER, DOROTHY A
28 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 28 WOOLEYTOWN ROAD |
| Block-Lot: 120.07-8
WANG, GANG & YUN LIU
209 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 209 SORREL DRIVE | Block-Lot: 120.02-39
CHACKO, THOMAS P. & ALLA PRITSKER
142 BRAMBLE DRIVE
MORGANVILLE, NJ 07751
RE: 142 BRAMBLE DRIVE |

- | | |
|---|---|
| Block-Lot: 120.02-30
MIRKUP, BILLIO, VICTORIA
144 BRAMBLE DRIVE
MORGANVILLE, NJ 07751
RE: 144 BRAMBLE DRIVE | Block-Lot: 147-21
FATTO, GERALD & DIANE
13 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 13 WOOLEYTOWN ROAD |
| Block-Lot: 120.02-35
HIDALGO, GERALD D. & PATRICIA
24 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 24 WOOLEYTOWN ROAD | Block-Lot: 147-22
MIRKOLA, LAWRENCE
7 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 7 WOOLEYTOWN ROAD |
| Block-Lot: 120.02-37.02
SHAH, KARAN & MUBASHIR, HINA
18 WOOLEYTOWN ROAD
MARLBORO, NJ 07746
RE: 18 WOOLEYTOWN ROAD | Block-Lot: 147-20
SARANA, GILBERT & GAETANA
19 WOOLEYTOWN ROAD
MORGANVILLE, N.J. 07751
RE: 19 WOOLEYTOWN ROAD |
| Block-Lot: 120.02-38
SCHMITT, BARRY ANH
22 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 22 WOOLEYTOWN ROAD | Block-Lot: 147-19
SARAGHAT, VIJAY & SAMITA
21 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 21 WOOLEYTOWN ROAD |
| Block-Lot: 120.02-39
VENKATARAMAN, SRINIVASAN & RAMANATH
146 BRAMBLE DRIVE
MORGANVILLE, NJ 07751
RE: 146 BRAMBLE DRIVE | |
| Block-Lot: 120.02-37.01
SANKAR, CHRISTOPHER & JIMIE B.
16 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 16 WOOLEYTOWN ROAD | |
| Block-Lot: 120.02-9
STONER, CURTIS F. & CARYN R.
217 SORREL DRIVE
MORGANVILLE, NJ 07751
RE: 217 SORREL DRIVE | |
| Block-Lot: 147-21.01
HINDI, AMRITA TEMPLE & CULTURAL SO
31 WOOLEYTOWN ROAD
MORGANVILLE, NJ 07751
RE: 31 WOOLEYTOWN ROAD | |

ALSO PLEASE NOTIFY:

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1255
FREEHOLD, NJ 07728

FOR YOUR CONVENIENCE, LISTED BELOW ARE THE PUBLIC UTILITIES:

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

SHEET INDEX:

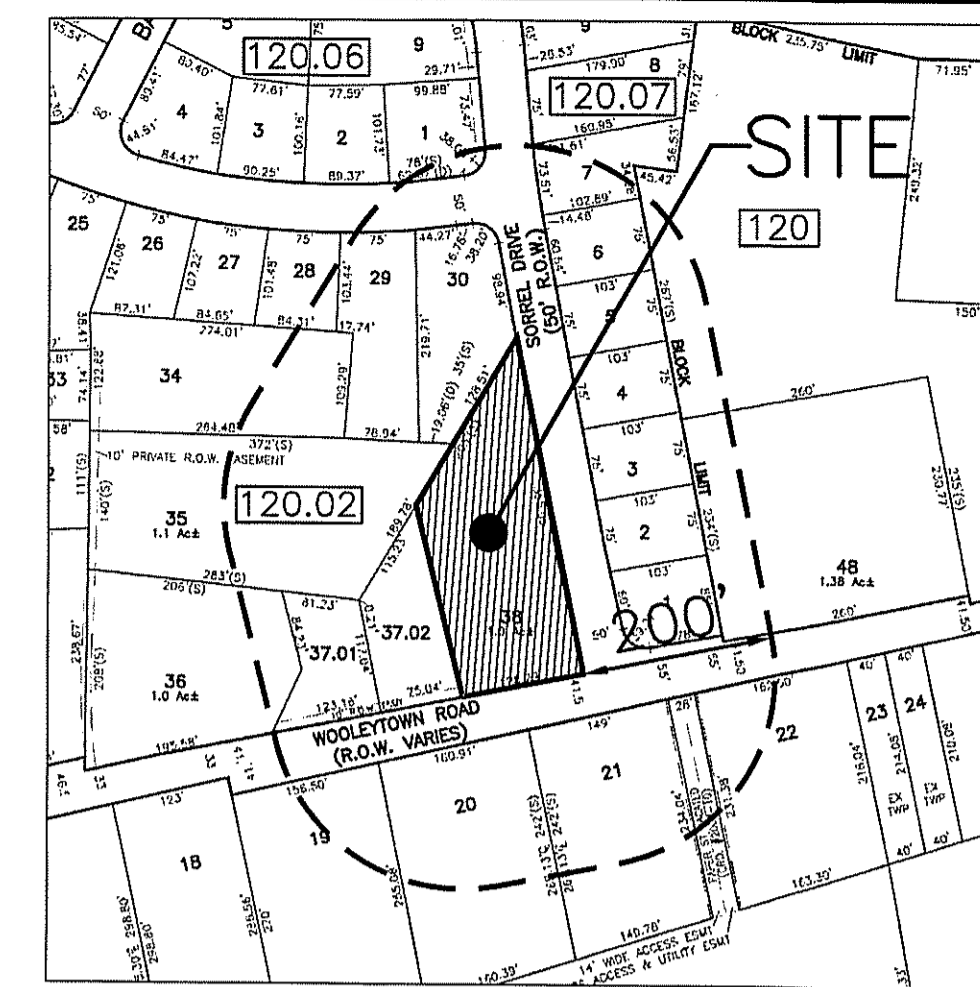
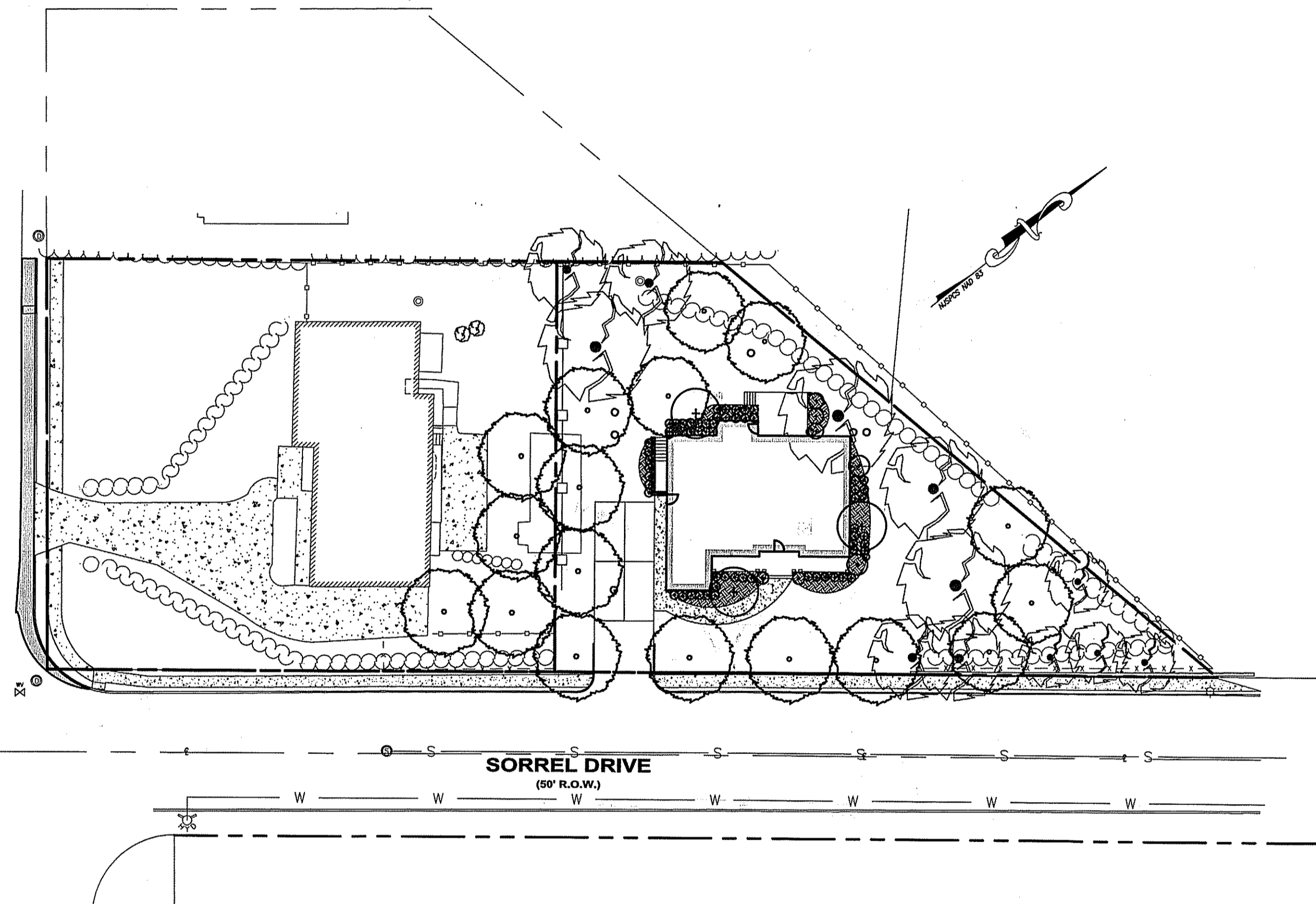
- SHEET 1: COVER SHEET
- SHEET 2: EXISTING CONDITIONS PLAN
- SHEET 3: DEMOLITION PLAN
- SHEET 4: LAYOUT & DIMENSION PLAN
- SHEET 5: GRADING PLAN, DRAINAGE & UTILITIES PLAN
- SHEET 6: LANDSCAPING PLAN
- SHEET 7: TREE PROTECTION PLAN
- SHEET 8: CONSTRUCTION, STORM & UTILITY DETAIL SHEET
- SHEET 9: SOIL EROSION & SEDIMENT CONTROL PLAN #1
- SHEET 10: SOIL EROSION & SEDIMENT CONTROL PLAN #2
- SHEET 11: SOIL MANAGEMENT & PREPARATION PLAN
- SHEET 12: WOOLEYTOWN ROAD WIDENING PLANS
- SHEET 1 OF 3: FINAL PLAT
- SHEET 2 OF 3: EXISTING CONDITIONS PLAN
- SHEET 3 OF 3: IMPROVEMENT PLAN

APPROVED BY LAKEWOOD TOWNSHIP PLANNING BOARD
ON _____ BY RESOLUTION # _____

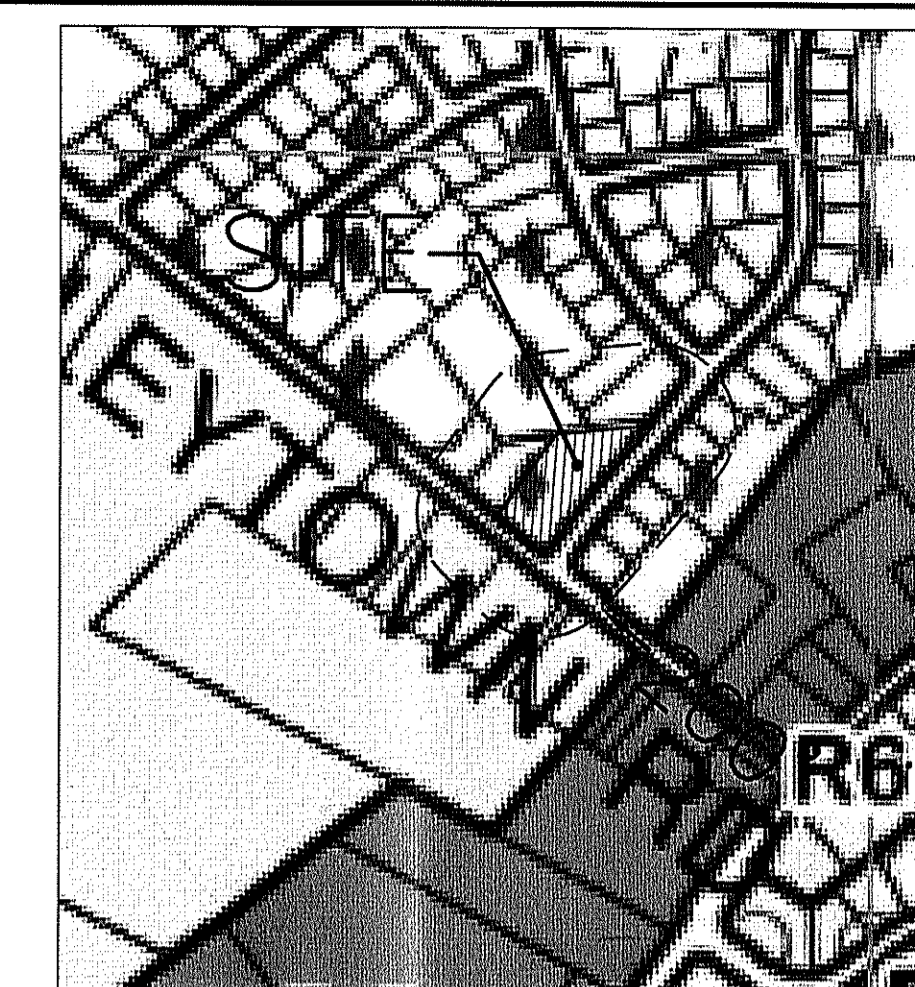
CHAIRPERSON _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

MAJOR SUBDIVISION 14 WOOLEYTOWN ROAD

BLOCK 120.02 LOT 38 MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY



TAX MAP
1" = 200'



ZONE MAP
N.T.S.

GENERAL NOTES

- PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 120.02 LOT 38 AS SHOWN ON SHEET 14 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ.
- PROPERTY IS LOCATED IN THE RSCS ZONE.
- OWNER/APPLICANT:
OWNER: SHIMSHON HERZ
156 VINTAGE CIRCLE
LAKEWOOD, N.J. 08701
APPLICANT: REAL EDGE LLC
156 VINTAGE CIRCLE
LAKEWOOD, N.J. 08701
- EXISTING USE: SINGLE FAMILY RESIDENTIAL LOT
PROPOSED USE: SUBDIVIDE LOT 38 TO 38.01 & 38.02. TWO SINGLE FAMILY RESIDENTIAL LOTS
- HORIZONTAL DATUM IS BASED ON NAD83.
- VERTICAL DATUM IS BASED ON NAVD 1988.
- BENCHMARK ON R.B.C. FOUND ON THE SOUTHWESTERN CORNER OF LOT 38, BLOCK 12002 AS SHOWN ON PLAN. ELEV.=104.86.
- ERROR OF CLOSURE IS GREATER THAN 1 IN 10000.
- SITE PLAN IS BASED ON A SURVEY PREPARED BY NEULINES ENGINEERING AND SURVEY OF LAKEWOOD ON 03-19-2021.
- ALL TREES WITHIN LIMITS OF GRADING TO BE REMOVED EXCEPT AS NOTED.
- NO GRADING WITHIN 5' OF PROPERTY LINES PERMITTED.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY WITH UTILITY COMPANIES AND ARCHITECT ON EXACT LOCATION OF UTILITIES.
- DAMAGED CURB OR SIDEWALK TO BE REPLACED AT THE DISCRETION OF THE TOWNSHIP ENGINEER.
- SOLID WASTE AND RECYCLING TO BE COLLECTED BY PRIVATE COLLECTOR.
- CONTRACTOR TO CONNECT ALL ROOF LEADERS TO STORM DRAINAGE COLLECTION SYSTEM. ROOF LEADER LOCATIONS ARE TO BE SHOWN ON ARCHITECTURAL PLANS AND VERIFIED BY CONTRACTOR. PIPING SHALL BE A MINIMUM OF 6" PVC.
- NO KNOWN ENVIRONMENTAL CONSTRAINTS EXIST ONSITE EXCEPT THOSE SHOWN PER AVAILABLE MAPPING.
- TOTAL TRACT AREA IS 34,748 SF OR 0.7985 ACRES.

ZONING DATA

ZONE: RSCS - SENIOR CITIZEN RESIDENTIAL AND SINGLE-FAMILY DISTRICT
UNDER PROVISION 220-65(A) WE WILL USE RSC ZONING.
RSC - SENIOR CITIZEN RESIDENTIAL DISTRICT

	REQUIRED	LOT 38.01	LOT 38.02
MIN. LOT AREA	7,500 SF	19,164 SF	15,584 SF
MIN. LOT WIDTH (CORNER LOT)	85'	124.06**	N/A
MIN. LOT WIDTH (INTERIOR LOT)	75'	N/A	201.05'
MIN. LOT DEPTH	100'	-	-
MIN. FRONT YARD SETBACK	25'	74.4' (WT)**	25'
MIN. REAR YARD SETBACK	30'	37.09'	39.79'
MIN. SIDE YARD SETBACK	10'	18.40'	13.69'
ACCESSORY BUILDING (REAR)	20'	N/A	N/A
ACCESSORY BUILDING (HEIGHT)	15'	N/A	N/A
MAX. LOT COVERAGE	38%	33.01%	24.27%
MAX. BUILDING COVERAGE	32%	15.84%	14.16%
MIN. GROSS HABITABLE FLOOR AREA	1,000 SF	3,040 SF	5,579 SF
MIN. GROUND FLOOR AREA	750 SF	N/A	1,903 SF
MAX. BUILDING HEIGHT	35'	< 35'	31.16'
PARKING	4	4	4

UNDER PROVISION 220-65(A) OF THE RSCS ZONE, WE USE RSC ZONING FOR RESIDENTIAL PLANNING BIFURCATED USE VARIANCE RELIEF: N.J.S.A. 40:58D-70d(1) AS PER RESOLUTION OF MEMORIALIZATION DATED MARCH 9TH, 2021 - MEMORIALIZED APRIL 6TH, 2021. APP. NO. ZB 20-6723
** EXISTING CONDITION



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

MAJOR SUBDIVISION
COVER SHEET
14 WOOLEYTOWN ROAD
BLOCK 120.02 LOT 38
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEULINES
ENGINEERING & SURVEY
CERTIFICATE #24GA28264200

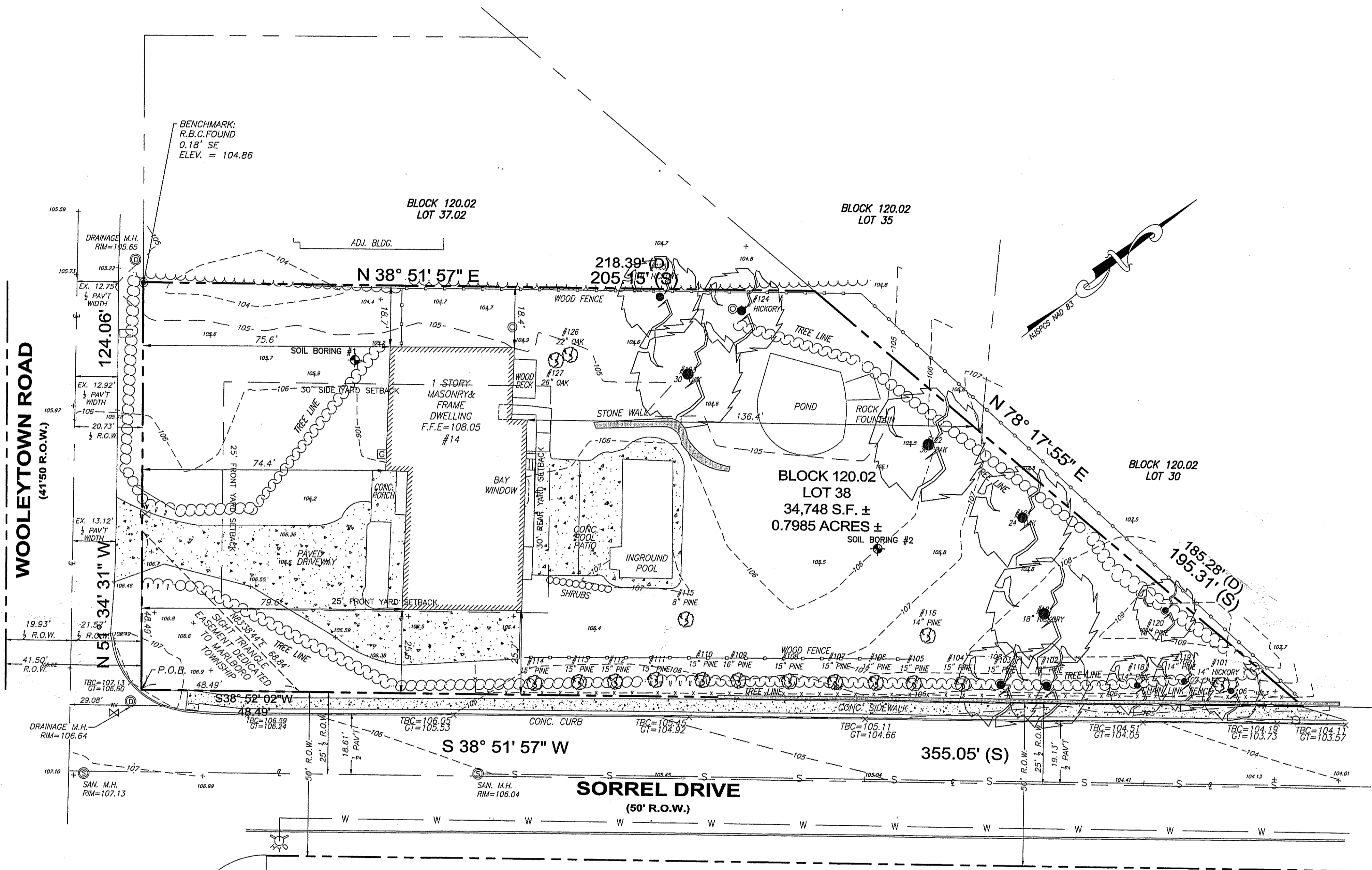
315 Monmouth Ave
Suite 205
Lakewood, New Jersey
Phone (732) 994-4444
Fax (732) 994-4444

PROJECT NO. 21152
DRAWN BY ADP
SCALE 1" = 30'
DATE 04-28-2021
SHEET 1 OF 1

GLENN D. LINES, P.E., P.P.
LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 35011 (P.E.) 4068 (P.P.)

MAY 20 2021

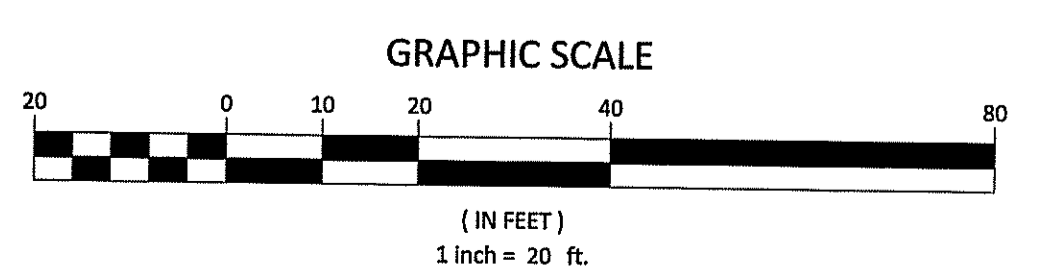
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SOIL BORING TABLE

BORING #	ELEVATION	DUG	ELEV. DUG TO	WATER SITUATION
BORING #1	105.60'	120"	95.60'	NO WATER ENCOUNTERED
BORING #2	106.04'	120"	96.04'	NO WATER ENCOUNTERED

- NOTES:
- HORIZONTAL DATUM IS BASED ON NJSPCS NAD 83.
 - VERTICAL DATUM IS BASED ON NAVD 1988.
 - BENCHMARK ON R.B.C. FOUND ON THE SOUTHWESTERN CORNER OF LOT 38, BLOCK 120.02 AS SHOWN ON PLAN. ELEV.=104.86.



MAJOR SUBDIVISION
EXISTING CONDITIONS PLAN
14 WOOLEYTOWN ROAD
BLOCK 120.02 LOT 38
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
ENGINEERING & SURVEY
CERTIFICATE #24GA28264200

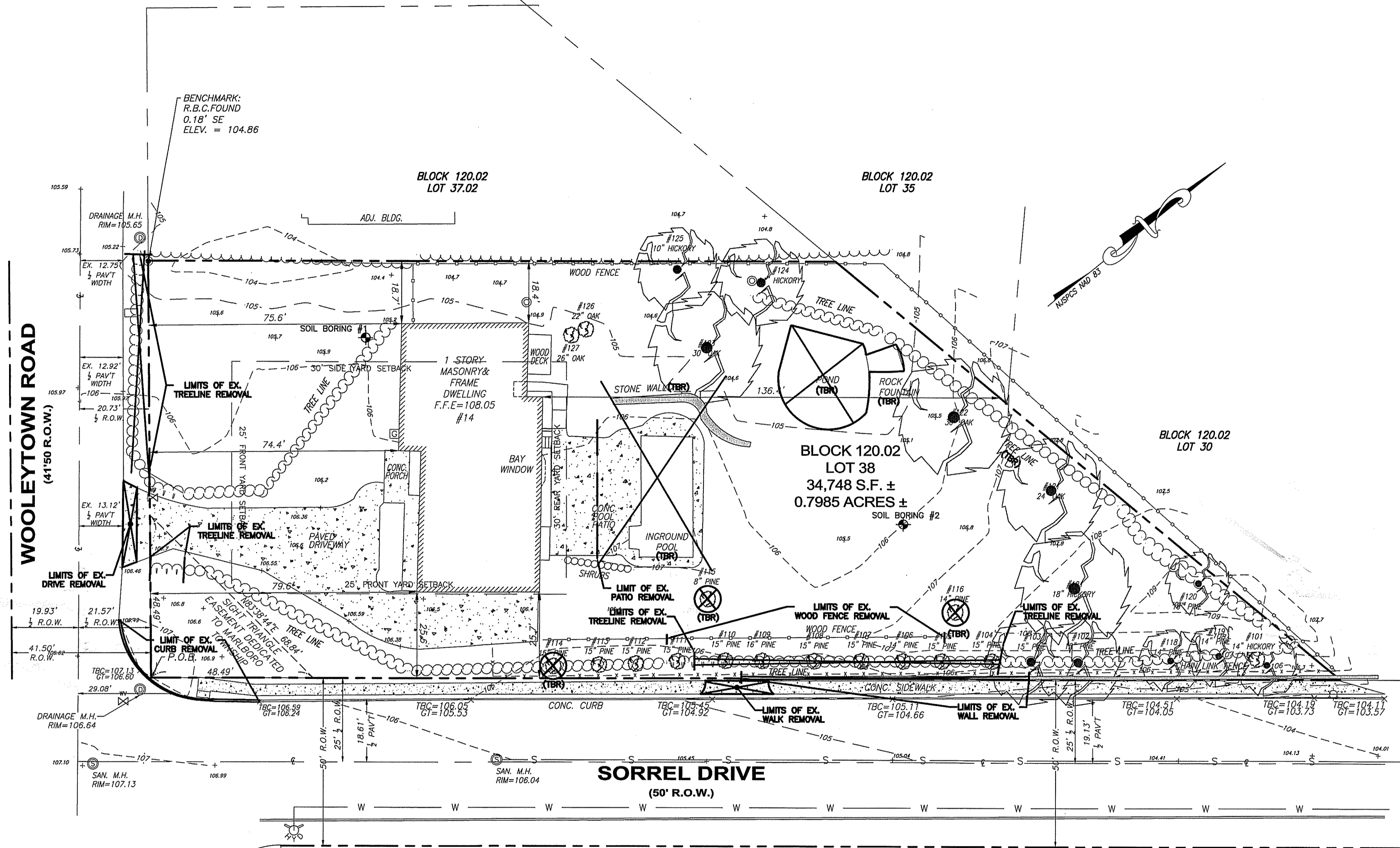
315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

PROJECT NO. 21152
DRAWN BY ADP
GLENN D. LINES, P.E., P.P.

MAY 26 2021

DATE 04-28-2021
SHEET 2 OF 12

z:\2021\1121352- Shimon, Hwy-14-Woolleytown.tbd, Marlboro\cadd\21152-MajSub 2021-04-28.dwg, 5/25/2021 10:56:28 AM, AutoCAD PDF (High Quality Print).pc3



BENCHMARK:
R.B.C. FOUND
0.18' SE
ELEV. = 104.86

BLOCK 120.02
LOT 37.02

BLOCK 120.02
LOT 35

BLOCK 120.02
LOT 30

BLOCK 120.02
LOT 38
34,748 S.F. ±
0.7985 ACRES ±

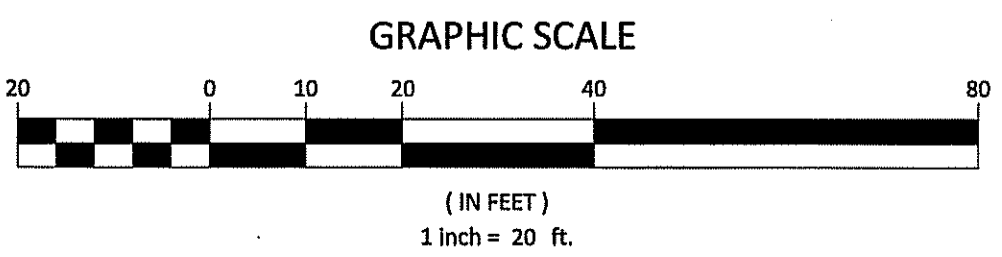
SORREL DRIVE
(50' R.O.W.)

SOIL BORING TABLE

BORING #1	ELEVATION	DUG	ELEV. DUG TO	WATER SITUATION
	105.60'	120"	95.60'	NO WATER ENCOUNTERED

NOTES:

- (TBR) = TO BE REMOVED
- HORIZONTAL DATUM IS BASED ON NJSPCS NAD 83.
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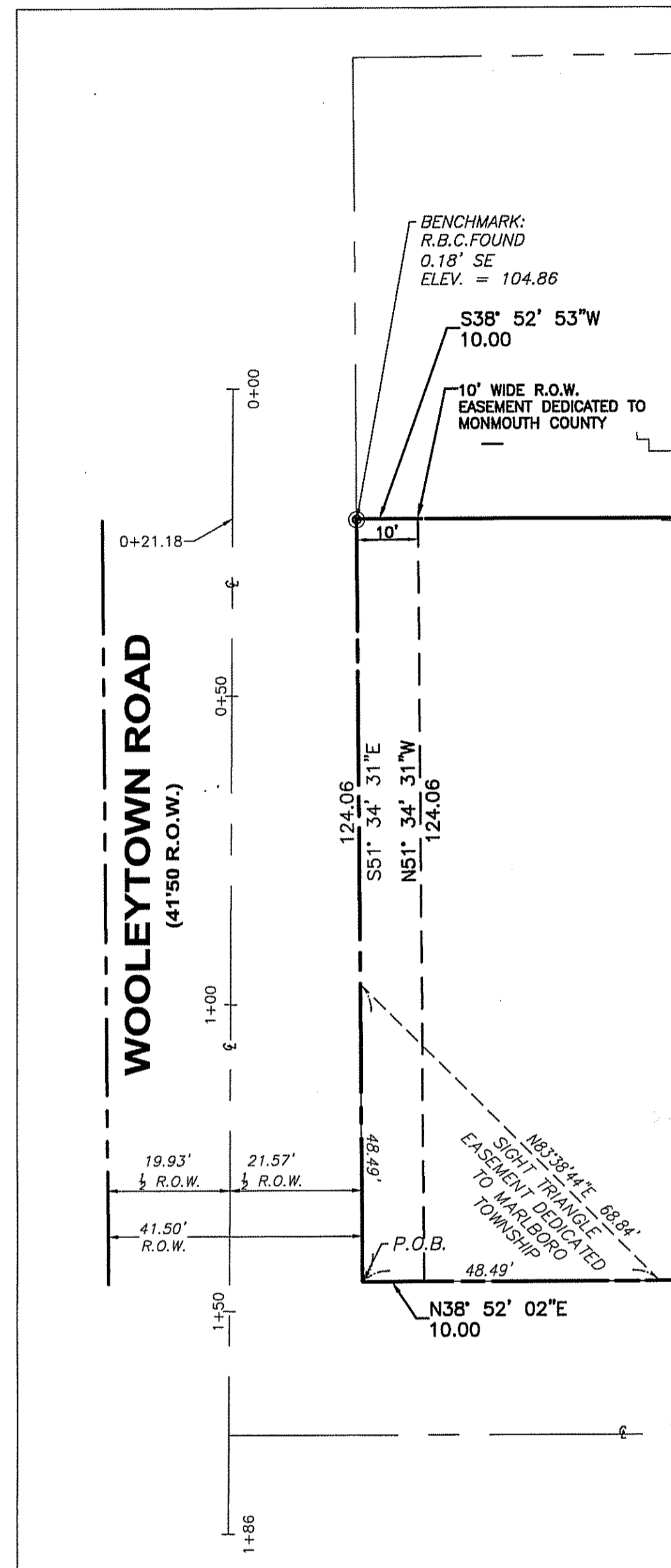
MAJOR SUBDIVISION
DEMOLITION PLAN
14 WOOLEYTOWN ROAD
BLOCK 120.02 LOT 38
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
ENGINEERING & SURVEY
CERTIFICATE #24GA28264200

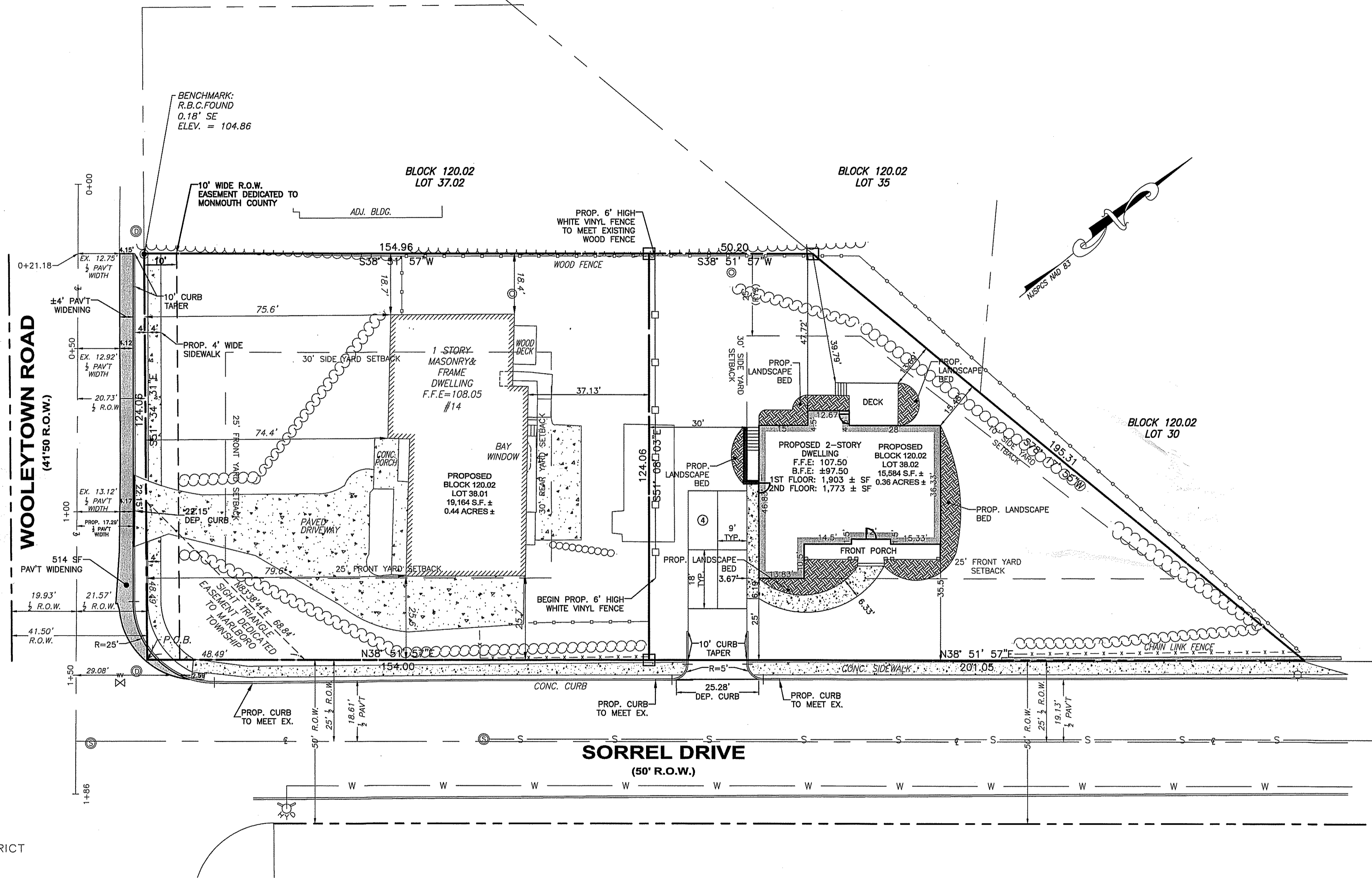
315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

<p>PROJECT NO. 21152 DRAWN BY ADP SCALE 1" = 20' DATE 04-28-2021 SHEET 3 OF 12</p>	
<p>GLENN D. LINES, P.E., P.P. <i>Glenn D. Lines</i> LICENSED PROFESSIONAL ENGINEER AND PLANNER STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4098 (P.P.)</p>	<p>DATE MAY 26 2021</p>

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WOOLEYTOWN ROAD
R.O.W. EASEMENT



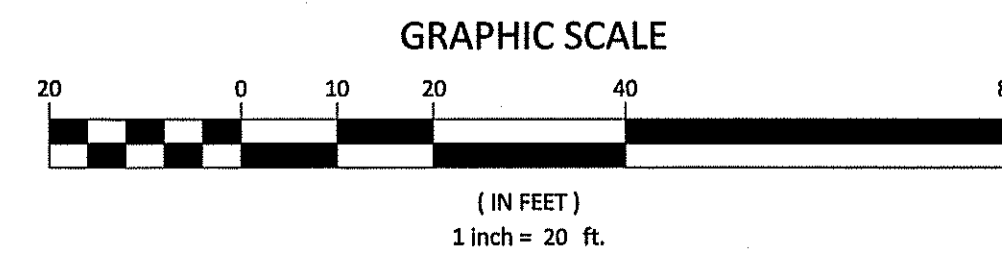
ZONING DATA
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 DATED MARCH 9TH, 2021 - MEMORIALIZED APRIL 6TH, 2021. APP. NO. ZB 20-6723
 ** EXISTING CONDITION



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.



MAJOR SUBDIVISION
 LAYOUT & DIMENSION PLAN
 14 WOOLEYTOWN ROAD
 BLOCK 120.02 LOT 38
 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
 ENGINEERING & SURVEY
 CERTIFICATE #24GA28264200

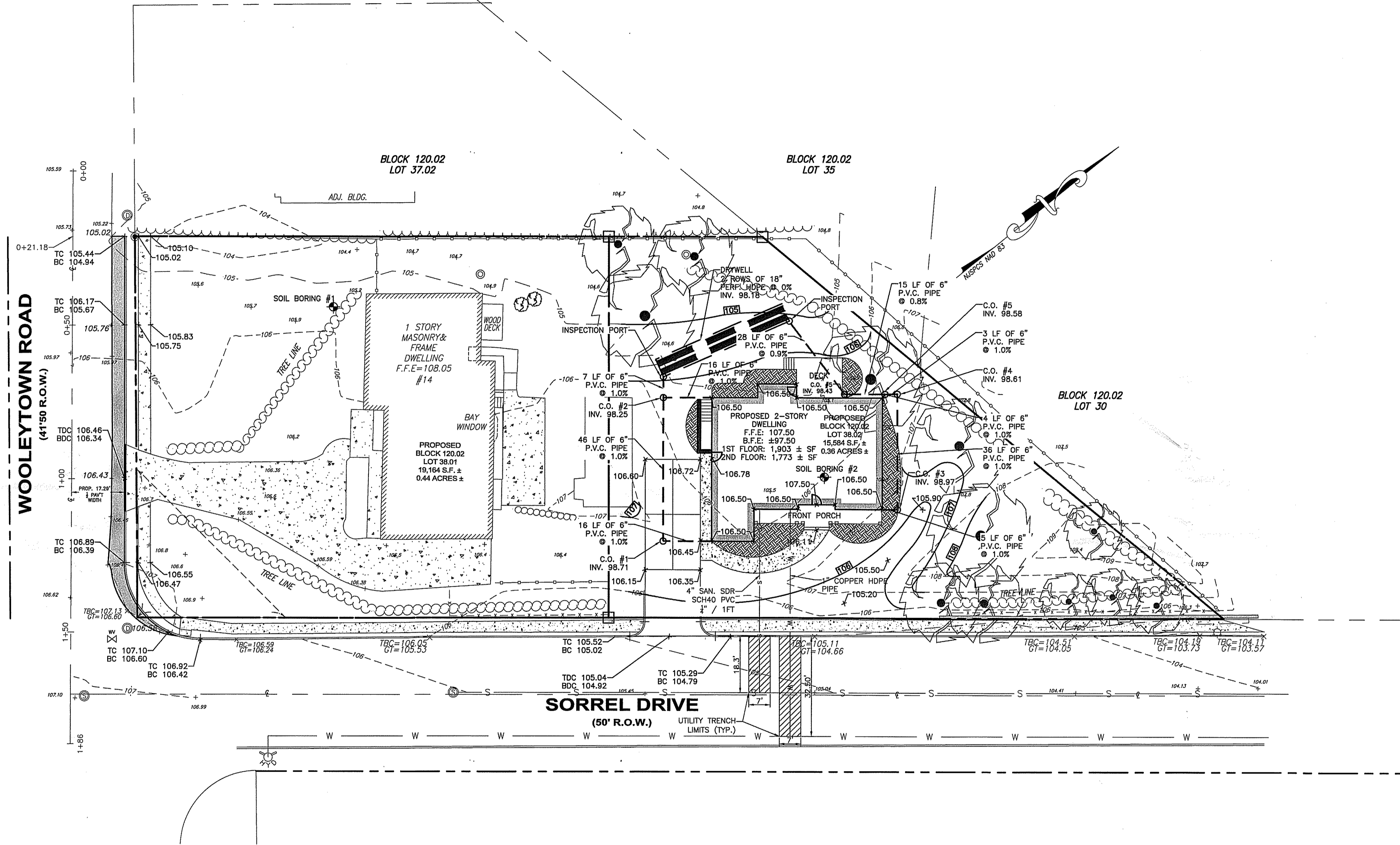
315 Monmouth Avenue
 Suite 205
 Lakewood, New Jersey 08701
 Phone (732) 994-4900
 Fax (732) 994-4999

PROJECT NO. 21152
 DRAWN BY ADP
 SCALE 1" = 20'
 DATE 04-28-2021
 SHEET 4 OF 12

GLENN D. LINES, P.E., P.P.
 LICENSED PROFESSIONAL ENGINEER AND PLANNER
 STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4089 (P.P.)

MAY 26 2021

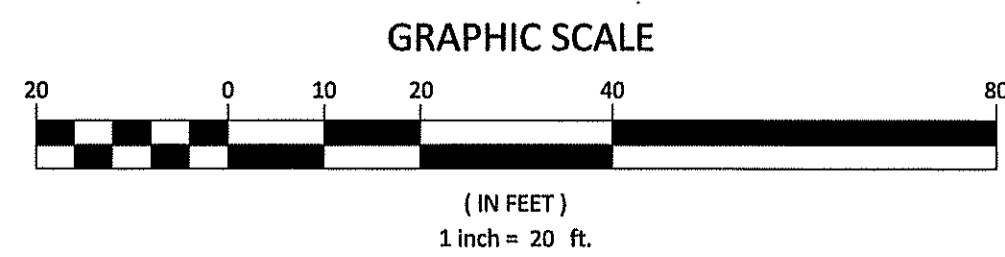
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- NOTES:**
1. PROPERTY OWNER SHALL OWN ALL WATER AND SEWER IMPROVEMENTS FROM NEW JERSEY AMERICAN WATER MAINS TO THE BUILDINGS.
 2. ALL WATER LATERALS MUST BE FIVE FEET BELOW GROUND SURFACE.
 3. TRACER WIRE MUST BE INSTALLED ABOVE ALL WATER SERVICES.
 4. SANITARY SEWER LATERALS WILL BE 4" SCHEDULE 40 PVC.
 5. WATER LATERALS WILL BE 1" TYPE "K" COPPER.



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.



MAJOR SUBDIVISION
 GRADING, DRAINAGE & UTILITIES PLAN
 14 WOOLEYTOWN ROAD
 BLOCK 120.02 LOT 38
 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
 ENGINEERING & SURVEY
 CERTIFICATE #24GA28264200

315 Monmouth Avenue
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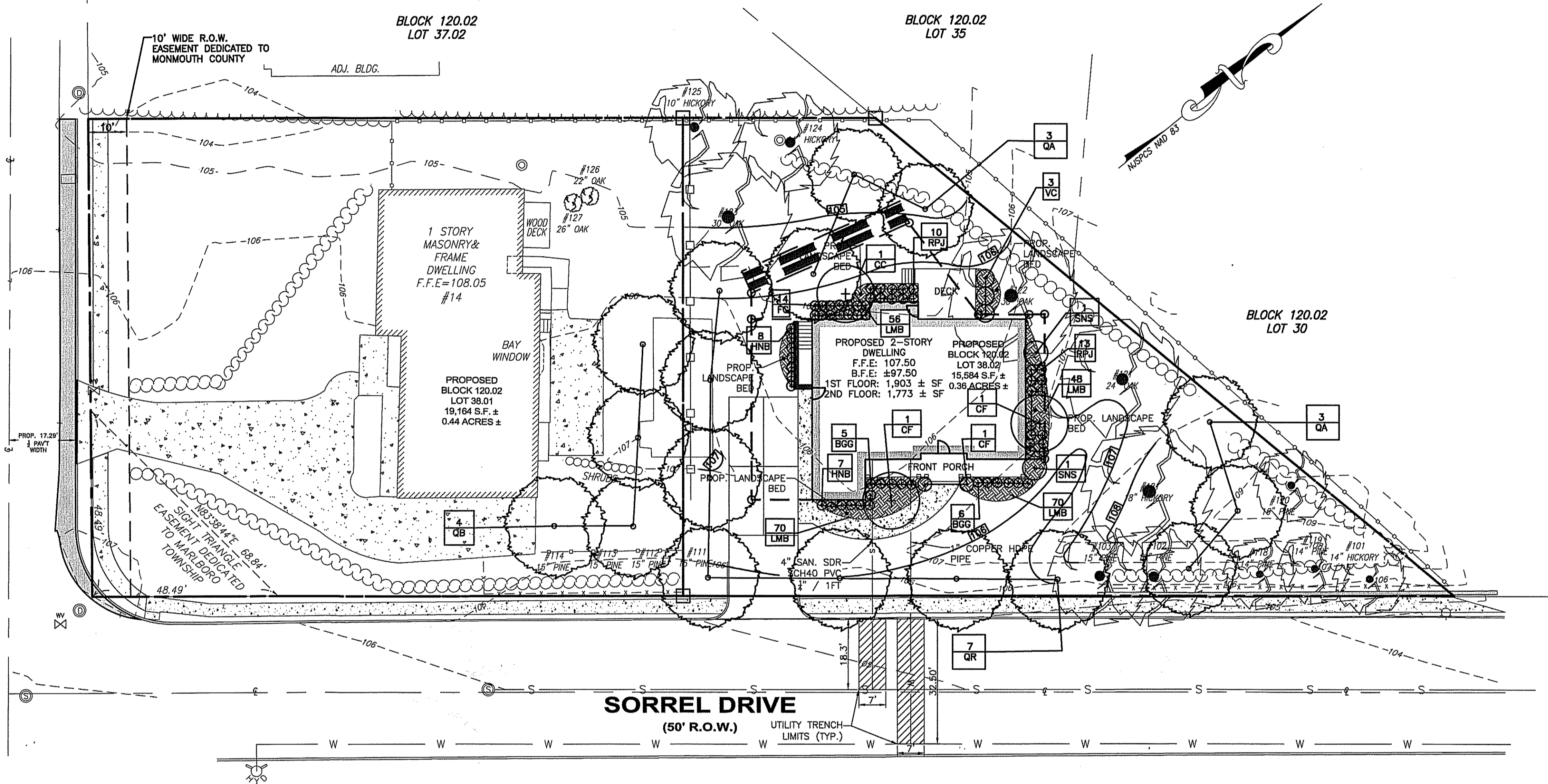
PROJECT NO. 21152
 DRAWN BY ADP
 SCALE 1" = 20'
 DATE 04-28-2021
 SHEET 5 OF 12

GLENN D. LINES, P.E., P.P.
 LICENSED PROFESSIONAL ENGINEER AND PLANNER
 STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4068 (P.P.)

MAY 26 2021

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WOOLEYTOWN ROAD
(41'50' R.O.W.)

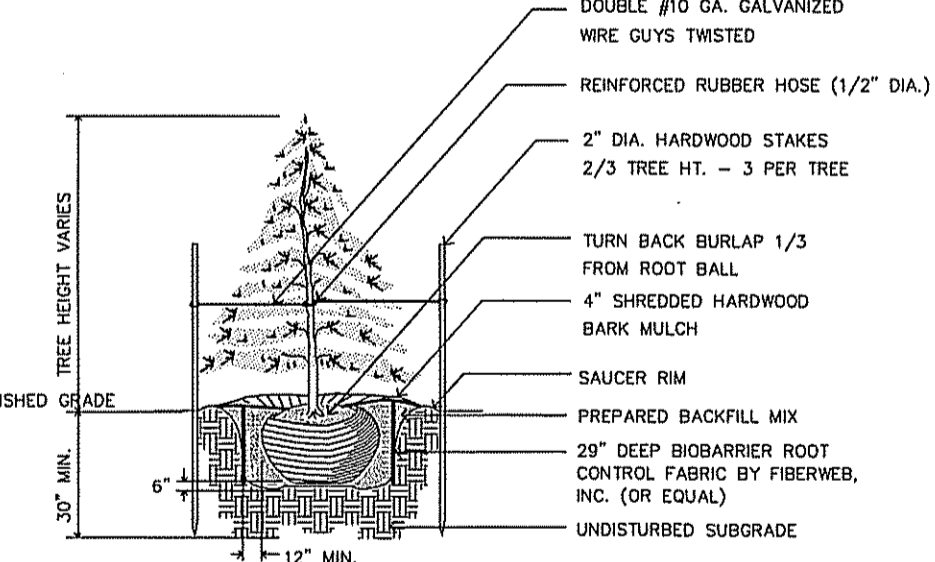


PLANTING NOTES:

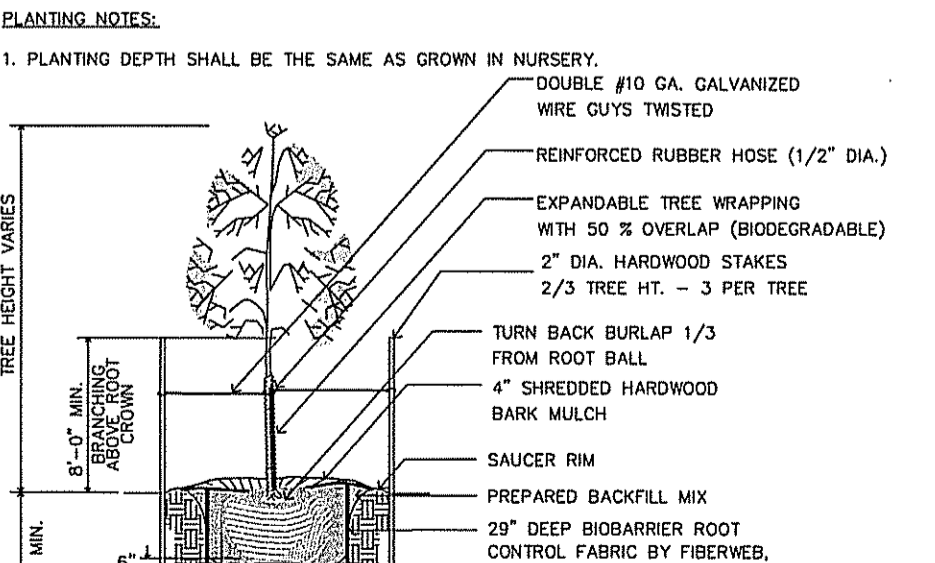
1. THE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLAN TO BECOME THOROUGHLY FAMILIAR WITH GRADING AND SURFACE UTILITIES.
2. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW. SEE SEASONAL PLANT LIST FOR PLANTING TIMES OF BULBS AND SEASONAL PLANTS.
3. THE CONTRACTOR SHALL COORDINATE WITH LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
4. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
5. DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
6. THE CONTRACTOR SHALL CALL N.J. UNDERGROUND UTILITY LOCATION SERVICE UTILITY A MINIMUM OF THREE DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE OF UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
8. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
9. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
10. IN THE EVENT OF VARIATIONS BETWEEN WRITTEN QUANTITIES SHOWN ON THE PLAN AND THE PLANT LIST, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOO AND SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
11. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATION.
12. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN (AAN), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT UNLESS THIS REQUIREMENT IS INDICATED ON THE DOCUMENTS.
13. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHER-PROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT AGENT IN CHARGE.
14. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
15. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER.
16. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT AT ANY TIME DURING THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
17. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT AS INDICATED ON THE DOCUMENTS.
18. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY ON OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH 4-INCH SHREDDED HARDWOOD MULCH. MULCH SHALL HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS.
19. ALL PLANTING BEDS ADJACENT TO LAWN OR SEEDED AREAS SHALL BE SPADE EDGED.
20. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, WEEDING, FERTILIZING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER.
21. UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
22. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.
23. THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON THE SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE SELECTED PRIOR TO PLANTING OF MATERIALS.
24. PLANTER SOILS (IF AND WHERE REQUIRED) SHALL BE WELL-DRAINING AND FERTILE. SOILS SHALL BE SANDY-LOAM, FRIABLE & VIERIFIED WELL-DRAINED MIX. FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE 20% TOPSOIL AND 20% PEAT MIXED WITH 50% SOILS FROM THE SITE. BACKFILL SOILS SHALL BE AS NOTED ON THE PLANTING DETAILS.
25. THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRIABLE SOIL PLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
26. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS.
27. BULBS (IF AND WHERE REQUIRED) SHALL BE IN CONFORMANCE WITH SECTION 11 OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
28. ALL PLANTING PROCEDURES SHALL CONFORM TO NJDOT SPECIFICATIONS.
29. SOME FIELD LOCATED PLANTS ARE NOT GRAPHICALLY SHOWN ON THIS PLAN BUT ARE WITHIN THE LIMIT OF CONSTRUCTION. ALL PLANTS (FIELD LOCATED PLANTS GRAPHICALLY SHOWN PLANTS) ARE NOTED ON THE PLANT LISTS. THIS PLAN IS TO BE USED FOR LANDSCAPING AND LIGHTING PURPOSES ONLY.
30. THE CONTRACTOR SHALL EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
31. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE AMERICAN STANDARD OF NURSERY STOCK (LATEST VERSION) AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY.
32. ALL PLANTS SHALL HAVE NORMAL WELL-DEVELOPED BRANCHES & VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANTS SHALL BE GRADE "A" NURSERY STOCK.
33. EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND. ALL TREES SHALL NOT BE LOCATED CLOSER THAN 10' OF ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES.
34. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO EXISTING GRADE AT THE NURSERY. FIELD ADJUST ALL PROPOSED PLANTING LOCATIONS TO AVOID ANY DAMAGE TO EXISTING FACILITIES, AS WELL AS VEGETATION.
35. ALL PLANTING MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM THE FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. PRUNE NEWLY PLANTED TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PINES SHALL BE SHEARED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
36. PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
37. UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED.
38. ALL DISTURBED AREAS TO BE TOPSOILED SHALL BE DONE IN ACCORDANCE WITH STATE EROSION AND SEDIMENT CONTROL STANDARDS (STANDARD 8), REFER TO SOIL EROSION & SEDIMENT CONTROL PLANS.
39. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS AND OTHER FOREIGN MATTER. SHADE TREES LOCATED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BRANCH BELOW 7'.
40. ALL SHRUB MASSES SHALL FORM PLANTING BEDS AND SHALL BE MULCHED.
41. CUT AND REMOVE BULBS FROM TOP ONE-THIRD OF BALL ONLY IF NON-JUTE ROPING IS USED.
42. THE DEPTH OF PLANTING PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE.
43. AGGREGATE (3/4" TO 1-1/2" DIAMETER) WHERE POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE LANDSCAPE ARCHITECT. GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART. GUY WIRES TO SECOND.
44. BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE TWO GUY WIRES PER TREE UNLESS OTHERWISE INDICATED. TREE STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE GROWING SEASON. PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
45. MULCH, 4" IN DEPTH, SHALL BE EITHER WOOD CHIPS, PINE BARK OR SHREDDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION.
46. A WEED RETARDANT BARRIER SHALL BE USED IN ALL NON-GRASSED AREA.
47. ALL PLANTS WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE ELEVATION OF CURB.
48. THE CONTRACTOR SHALL FERTILIZE ALL PLANT MATERIAL WITH 5-10-5 FERTILIZER, OR APPROVED EQUIV AT THE RATE SPECIFIED BY THE MANUFACTURER. ALL TREES OVER SIX FEET IN HEIGHT ARE TO BE STAKED AT TIME OF INSTALLATION.
49. ALL WATER APPLIED TO PLANTED OR TURF AREAS SHALL BE FREE FROM IMPURITIES HARMFUL TO VEGETATION AND APPLIED AT A RATE OF 5 GALLONS OF WATER PER SQUARE YARD OF PLANT PIT IMMEDIATELY AFTER PLANTING AND INSTALLATION. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADEQUATE IRRIGATION TO ALL PLANT MATERIALS AND LAWN AREAS INSTALLED AS PART OF THIS CONTRACT DURING THE CONSTRUCTION TIME PERIOD UP TO AND INCLUDING THE TIME PERIOD ESTABLISHED FOR PLANT MATERIAL SURVIVAL GUARANTEE. WATER APPLIED DURING THE GUARANTEE PERIOD SHALL BE AT THE RATE OF 1 INCH OF WATER PER WEEK, WITH AN ALLOWANCE FOR NATURAL PRECIPITATION AND RAINFALL. DRIP IRRIGATION OR SIMILAR MEASURES FOR LONG-TERM MAINTENANCE OF THE PROPOSED LANDSCAPING IS RECOMMENDED. IT WILL BE THE OWNER'S DECISION TO PROVIDE LONG TERM IRRIGATION.
50. BACKFILL MATERIAL FOR RAISED PLANT BEDS SHALL CONSIST OF NATURAL LOAM TOPSOIL, FREE FROM SUBSOIL, AND SHALL BE OBTAINED FROM AN AREA WHICH HAS NEVER BEEN STRIPPED. TOPSOIL SHALL HAVE BEEN REMOVED FROM A DEPTH OF NO MORE THAN 1 FOOT, OR LESS IF SUBSOIL IS ENCOUNTERED. TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY HARD PAN, SODS, PARTIALLY DISINTEGRATED STONE, LIME CEMENT, TAR RESIDUES, CHIPS OR ANY OTHER UNDESIRABLE MATERIAL.
51. ALL PLANTS ARE SHOWN SEMI-MATURE SIZE ON PLANS. SIZES INDICATED IN PLANT LIST ARE SIZES AT TIME PLANTS ARE PLANTED.
52. NOT PRUNE OR SHEAR INTO INDIVIDUAL FREE-STANDING PLANTS.
53. ALL DISTRIBUTED AREAS OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED.

PLANTING NOTES:

1. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
2. EXPANDABLE TREE WRAP SHALL BE BIOGRADABLE.
3. ALL CONIFEROUS PLANTINGS TO BE AIRBORNE.



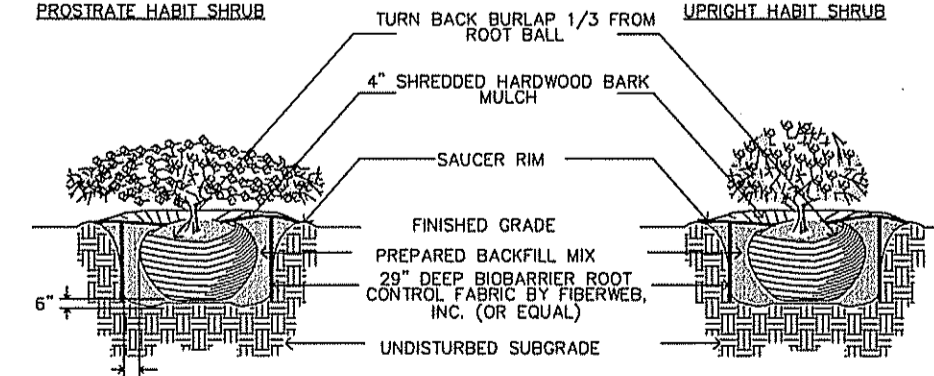
CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

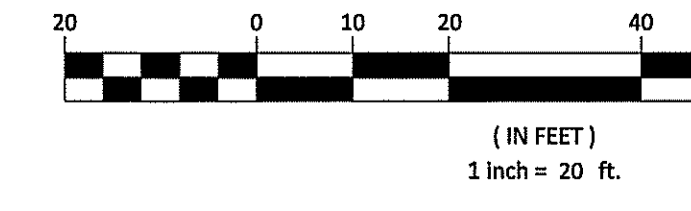
PLANTING NOTE:

1. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.



SHRUB PLANTING DETAIL
NOT TO SCALE

GRAPHIC SCALE



Symbol	Quantity	Latin Name	Common Name	Container	Caliper	Height	Native	Salt Tolerant	Deer Resistant	Notes
Street Trees										
ARA		Acer Rubrum 'Armstrong'	Armstrong Maple	B&B	3-3-1/2"	14'-18"	YES		B	rapid growing columnar maple, orange-red fall color
PAB	0	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B&B	3-3-1/2"	14'-18"	YES	NR		Rapid grower, showy mottled bark, specimen size
Shade Trees										
QB	4	Quercus bicolor	Swamp White Oak	B&B	3-3-1/2"	14'-18"	YES		NR	Native Oak with good drought resistance
QA	6	Quercus acutissima	Sawtooth Oak	B&B	3-3-1/2"	14'-18"	YES		NR	Pyramidal shaped with slender serrated leaves
QR	7	Quercus rubra	Red Oak	B&B	3-3-1/2"	14'-18"	YES		NR	red fall color, rounded, pyramidal growth habit
Ornamental Trees										
CC	1	Cercis canadensis	Eastern Redbud	B&B	2'-2-1/2"	10'-12"	YES		C	20'-30' ht, 20'-25' w, yellow fall color, FALL PLANTING HAZARD
CF	2	Comus florida	Multi-stem Flowering Dogwood	B&B	NA	8'-10'	YES		C	Native early-flowering dogwood, burgandy fall color, red berries
Evergreen Trees										
TGJ	30	Thuja plicata 'Green Giant'	Green Giant Arborvitae	B&B	NA	6'-7'			A	Plant 5' oc Pyramidal habit, dark green, good screening evergreen, 30-40' H
Shrubs										
BGG	11	Buxus microphylla 'Green Gem'	Green Gem Boxwood	3 gallon	NA	18"-24"	YES		A	Dense, slow-growing, easily pruned, 2 h, evergreen
FG	14	Fothergilla gardenii	Dwarf Fothergilla	5 gallon	NA	24"-30"	YES		B	3-4' h x 4'-5' w; deciduous; white summer flowers, orange fall color, full sun / part shade
HNB	15	Hydrangea 'Nikko Blue'	Nikko Blue Hydrangea	Cont.	NA	24"-30"	YES		C	4-6h x 4'-6' w; pale blue flowers in summer, part sun
MC	2	Chamaecyparis 'China Boy'	China Boy Holly	7 gal	NA	36"-42"			C	6'-10' tall, 3'-4' wide
PJM	23	Rhododendron 'PJM'	PJM Rhododendron	B&B	NA	24"-30"			C	Lavender; 4'-6' H.; 3'-4' width, small leaf early bloomer
SNS	2	Spiraea japonica 'Snowmound'	Snowmound Spiraea	5 gal	NA	24"-30"			B	3'-5' tall, 3'-4' wide, masses of white flowers in May and June.
VC	3	Viburnum carlesii	Korean Spice Viburnum	7 gal	NA	3'-4'			B	very fragrant, upright, pinkish flowers, 4'-6' ht
Groundcover										
LMB	244	Liriodenmus 'Big Blue'	Big Blue Lilyturf	4" pot	Cont.				C	Plant 12" oc Dark green foliage, blue flower stalks late summer, groundcover, very hardy
	353									

Plant Deer-Resistance Key*

Rating	Description
A	Rarely Damaged
B	Seldom Severely Damaged
C	Occasionally Severely Damaged
D	Frequently Severely Damaged
NR	Not rated by Rutgers

*Based on information from the Rutgers Agriculture Experiment Station

MAJOR SUBDIVISION
LANDSCAPING PLAN
14 WOOLEYTOWN ROAD
BLOCK 120.02 LOT 38
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
ENGINEERING & SURVEY
CERTIFICATE #24GA28264200

315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

D. THOMAS STEARNS
LICENSED LANDSCAPE ARCHITECT
PROFESSIONAL LICENSE NO. NJAS00512

PROJECT NO. 21152
DRAWN BY ADP
SCALE 1" = 20'
DATE 04-28-2021
SHEET 6 OF 12

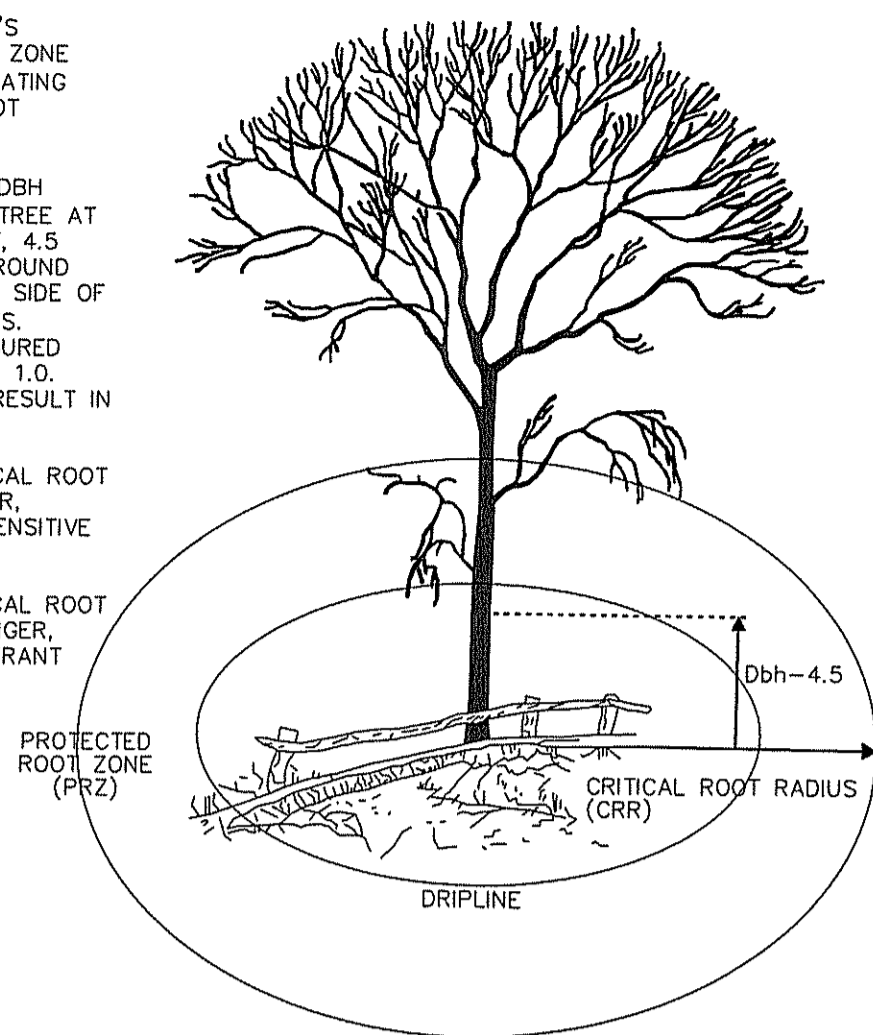
MAY 26 2021

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)

1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0, EXPRESS THE RESULT IN FEET.

DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



ROOT PROTECTION DURING CONSTRUCTION DETAIL
NOT TO SCALE

14 Wooleytown Road Existing Tree List
Block 120.02, Lot 38.02
Marlboro Township, Monmouth County, NJ

Tree Number	Tree Diameter	Species	Status	Replacement Criteria	Replacement Tree Size	Tree Replacements Required
101	14"	Hickory	Stay	NA		0
102	15"	White Pine	Stay	NA		0
103	15"	White Pine	Stay	NA		0
104	15"	White Pine	REMOVE	1 > 12"-18"	2" to 2-1/2 inches	2
105	15"	White Pine	REMOVE	1 > 12"-18"	2" to 2-1/2 inches	2
106	14"	White Pine	REMOVE	1 > 12"-18"	2" to 2-1/2 inches	2
107	15"	White Pine	REMOVE	1 > 12"-18"	2" to 2-1/2 inches	2
108	15"	White Pine	REMOVE	1 > 12"-18"	2" to 2-1/2 inches	2
109	16"	White Pine	REMOVE	1 > 12"-18"	2" to 2-1/2 inches	2
110	15"	White Pine	REMOVE	1 > 12"-18"	2" to 2-1/2 inches	2
111	15"	White Pine	Stay	NA		0
112	15"	White Pine	Stay	NA		0
113	15"	White Pine	Stay	NA		0
114	15"	White Pine	Stay	NA		0
115	8"	White Pine	REMOVE	1 > 4"-12"	2" to 2-1/2 inches	1
116	14"	White Pine	REMOVE	1 > 12"-18"	2" to 2-1/2 inches	2
117	18"	Hickory	Stay	NA		0
118	14"	White Pine	Stay	NA		0
119	14"	White Pine	Stay	NA		0
120	16"	White Pine	Stay	NA		0
121	24"	Oak	Stay	NA		0
122	30"	Oak	Stay	NA		0
123	30"	Oak	Stay	NA		0
124	14"	Hickory	Stay	NA		0
125	10"	Hickory	Stay	NA		0
126	22"	Oak	Stay	NA		0
127	26"	Oak	Stay	NA		0
TOTAL						17

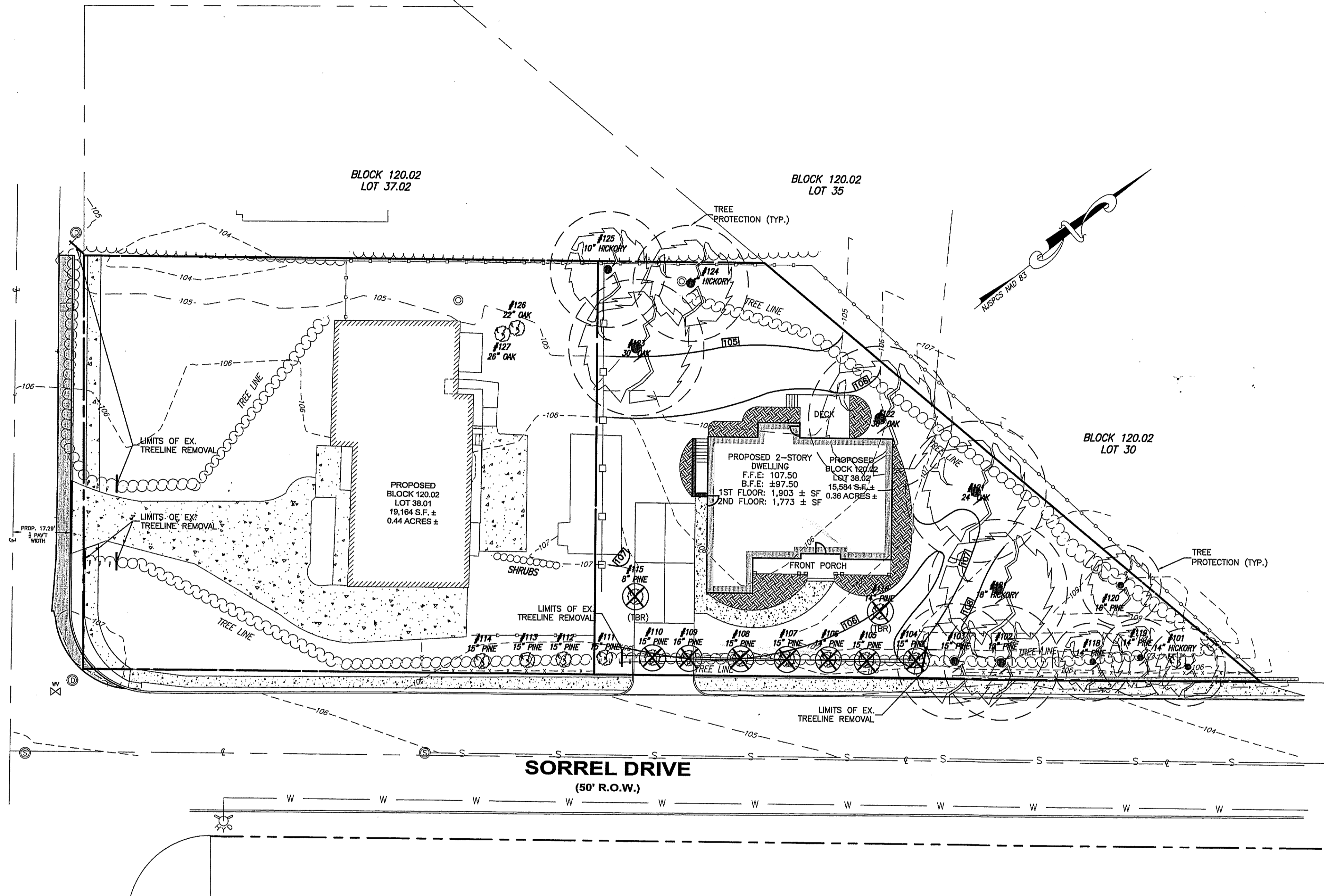
REPLACEMENT TREES ARE INCLUDED IN THE LANDSCAPE PLANTINGS AS SHOWN ON THE LANDSCAPE PLAN.

LEGEND:

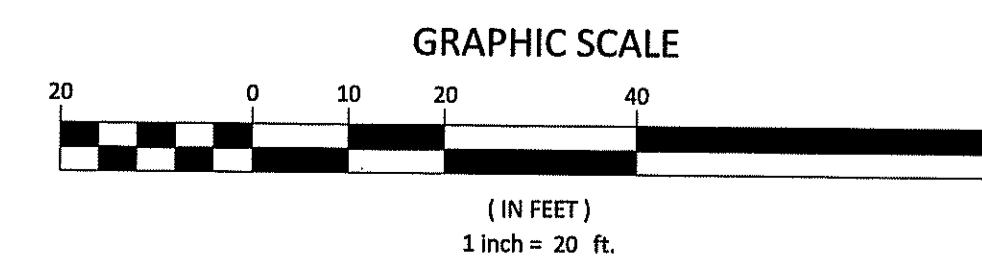
TREE PROTECTION — ○

TREE REMOVAL — ⊗

WOOLEYTOWN ROAD
(41'50' R.O.W.)



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

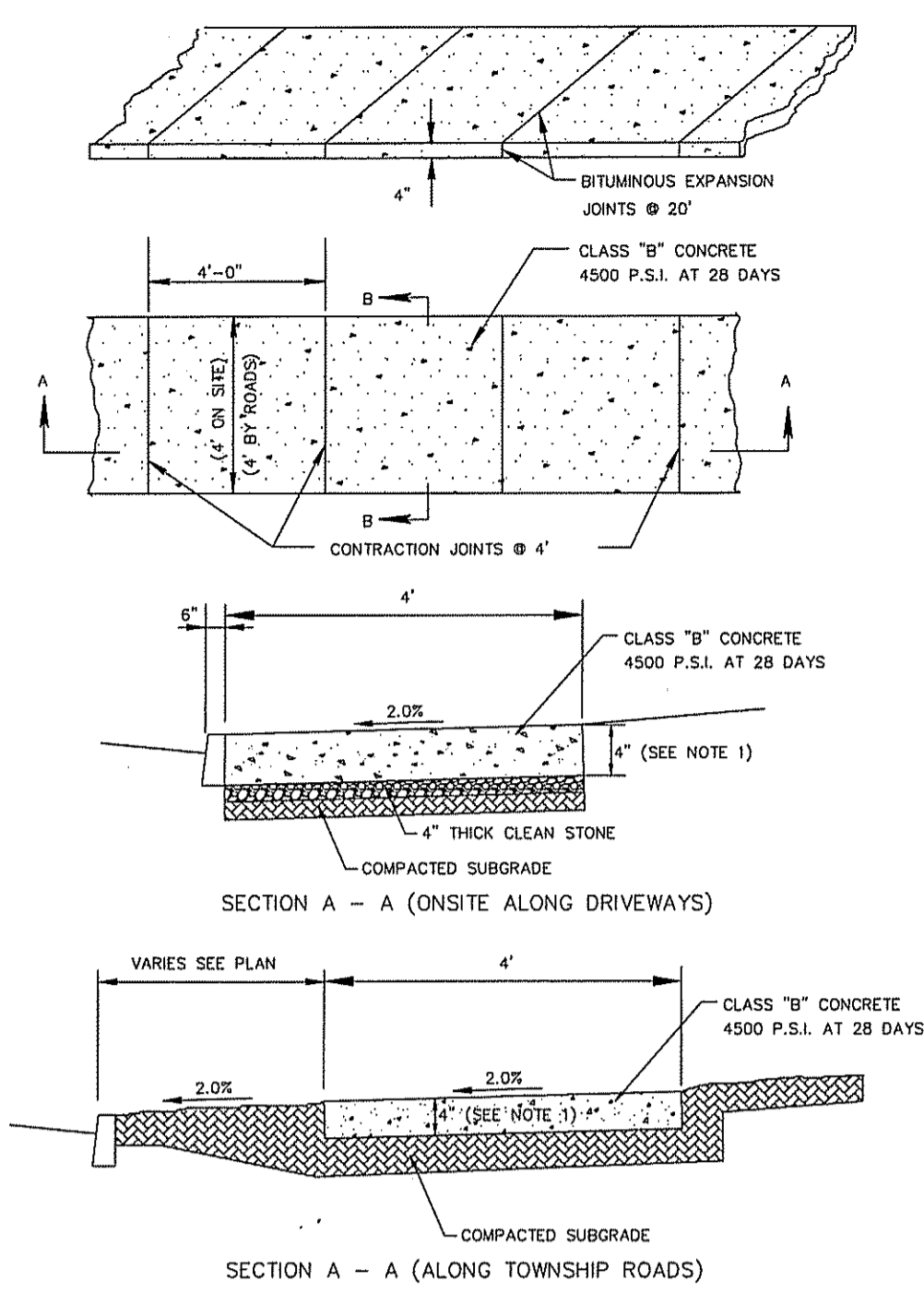


MAJOR SUBDIVISION
TREE REPLACEMENT & PROTECTION PLAN
14 WOOLEYTOWN ROAD
BLOCK 120.02 LOT 38
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

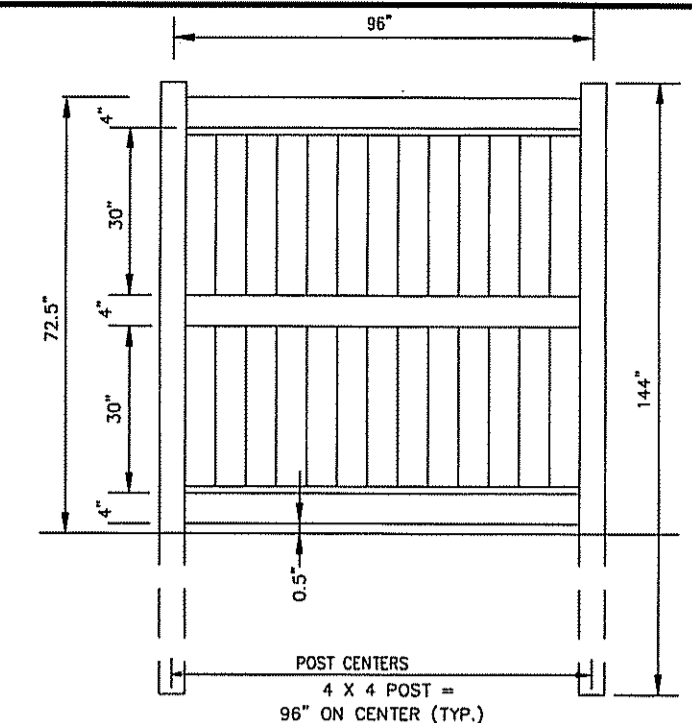
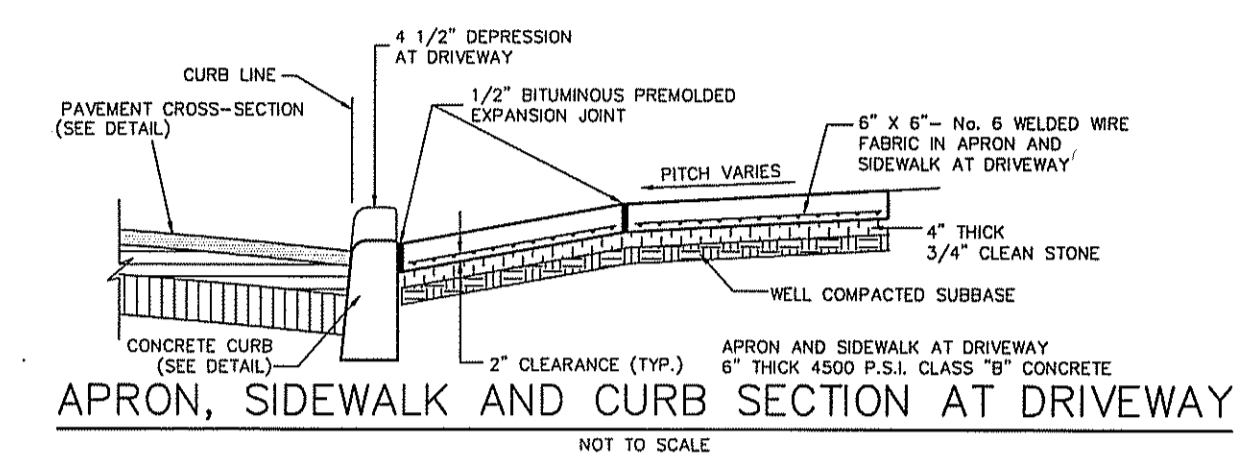
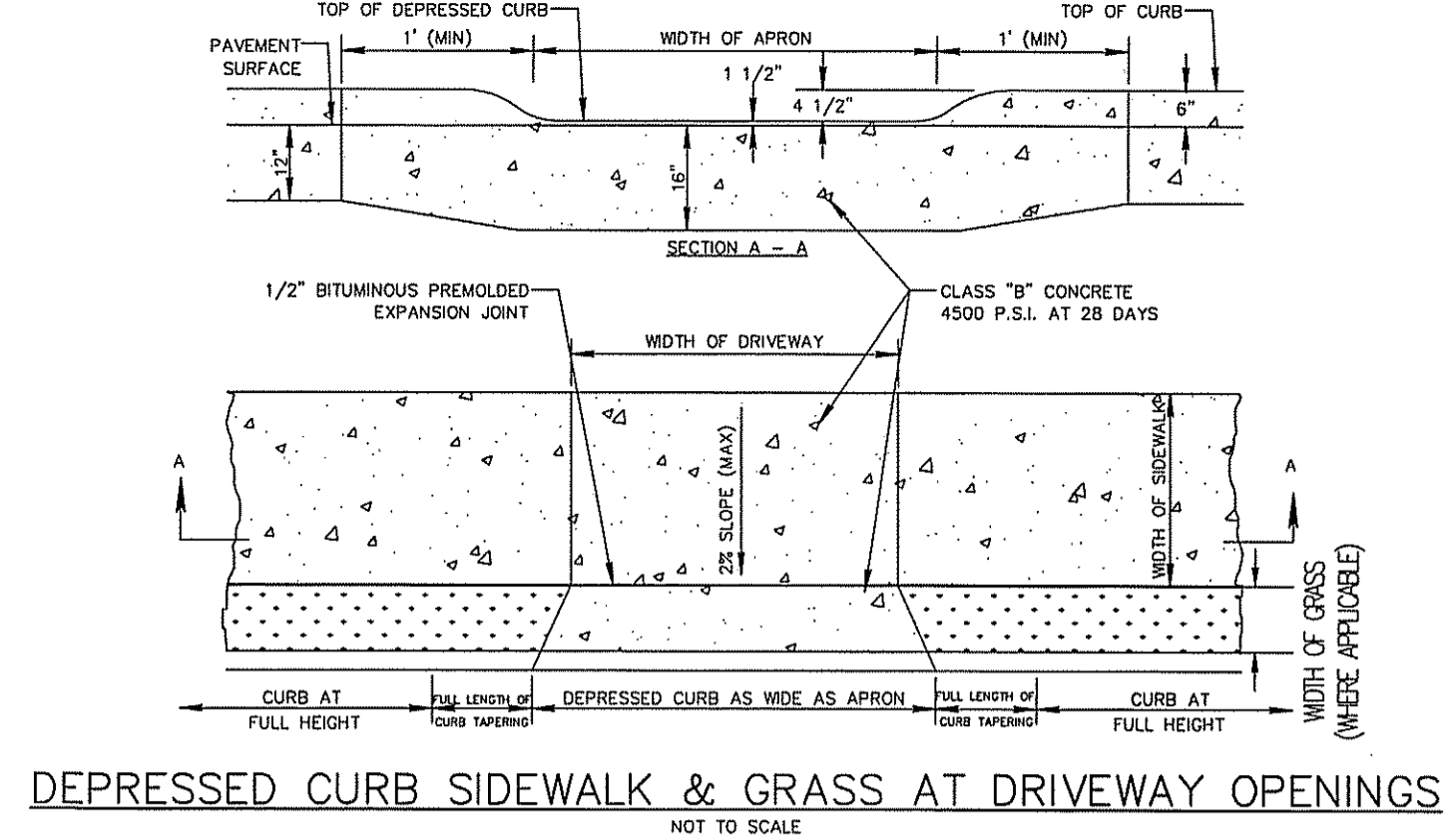


D. THOMAS STEARNS
PROJECT NO: 21152
DRAWN BY: ADP
SCALE: 1" = 20'
DATE: 04-28-2021
SHEET: 7 OF 12
MAY 26 2021
LICENSED LANDSCAPE ARCHITECT
PROFESSIONAL LICENSE NO. NJAS00512

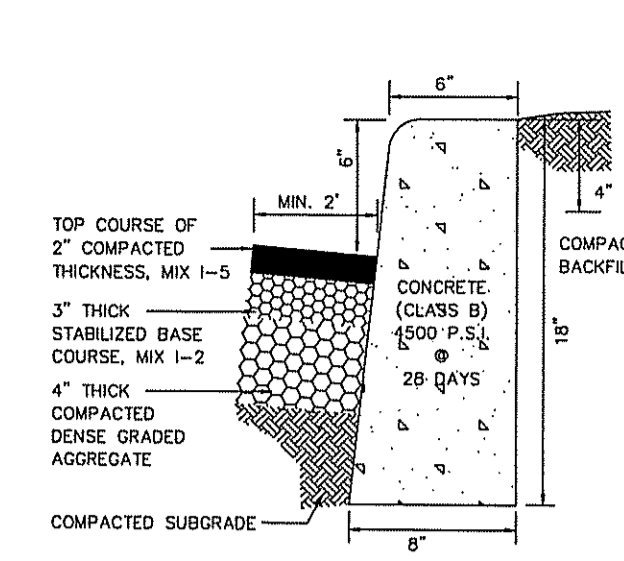
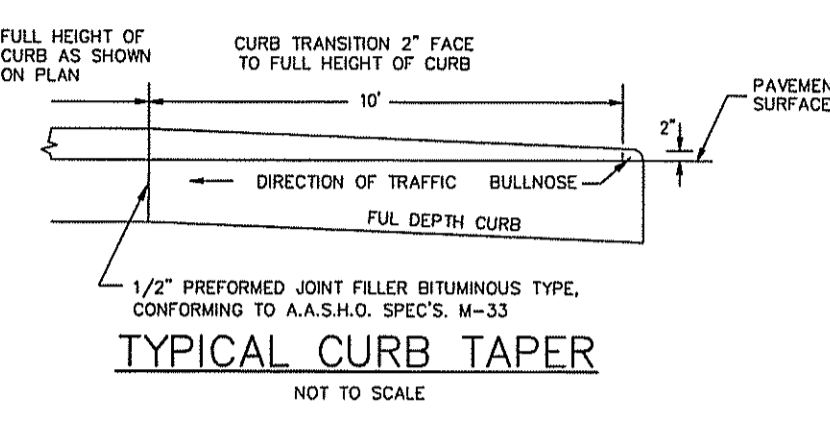
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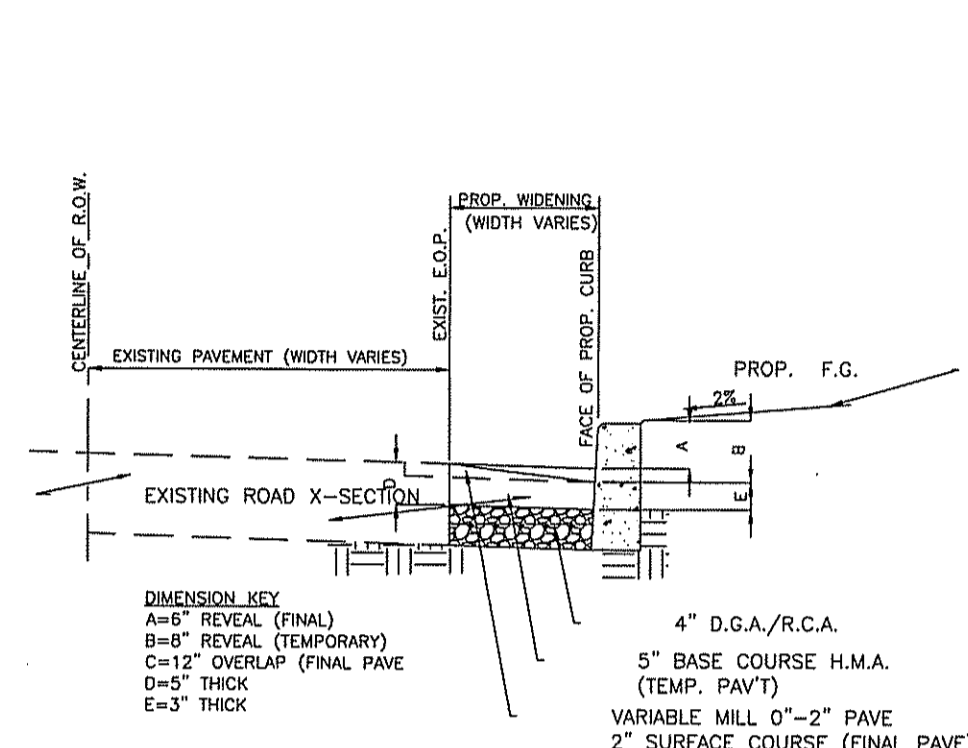
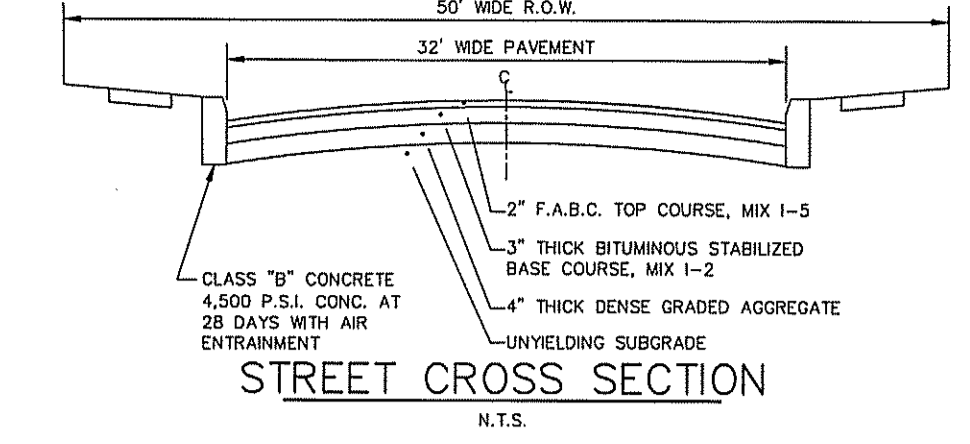
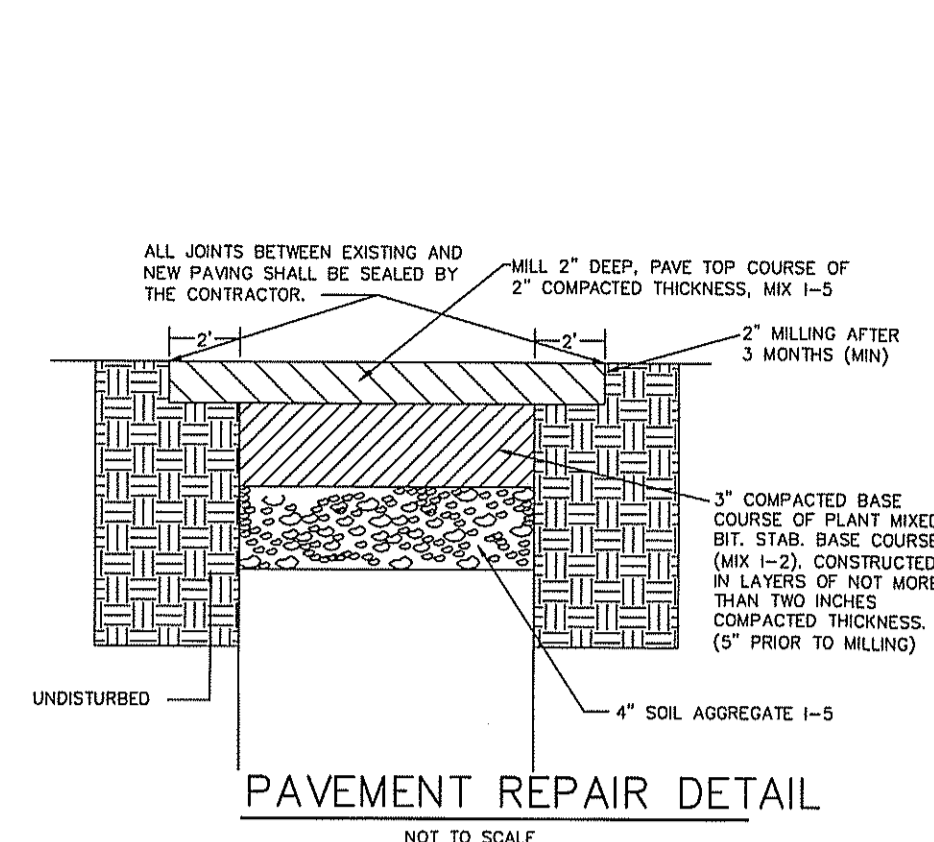
- NOTES:
1. PREFORMED BITUMINOUS EXPANSION JOINTS, 1/2" THICK, 4" DEEP, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH.
 2. THE TOWNSHIP ENGINEER SHALL APPROVE ALL SUBGRADES PRIOR TO THE POURING OF ANY CONCRETE.
 3. ALL SIDEWALK THAT IS BROKEN, CRACKED, OR OUT OF ALIGNMENT SHALL BE REPLACED PRIOR TO ACCEPTANCE.
 4. CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4500 P.S.I.
 5. THERE SHALL BE A FLOAT FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.
 6. HANDICAP RAMPS SHALL HAVE A LIGHT BROOM FINISH WITH THE STRIATIONS PERPENDICULAR TO TRAFFIC.
 7. DIMENSIONS SHOWN AS VARIABLE SHALL BE CONFIRMED BY THE ENGINEER.
 8. CONCRETE SIDEWALKS TO BE 4' WIDE EXCEPT FOR A 5'X10' WHEELCHAIR PASSING ZONE EVERY 200' MIN.



NOTE: FENCE TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS

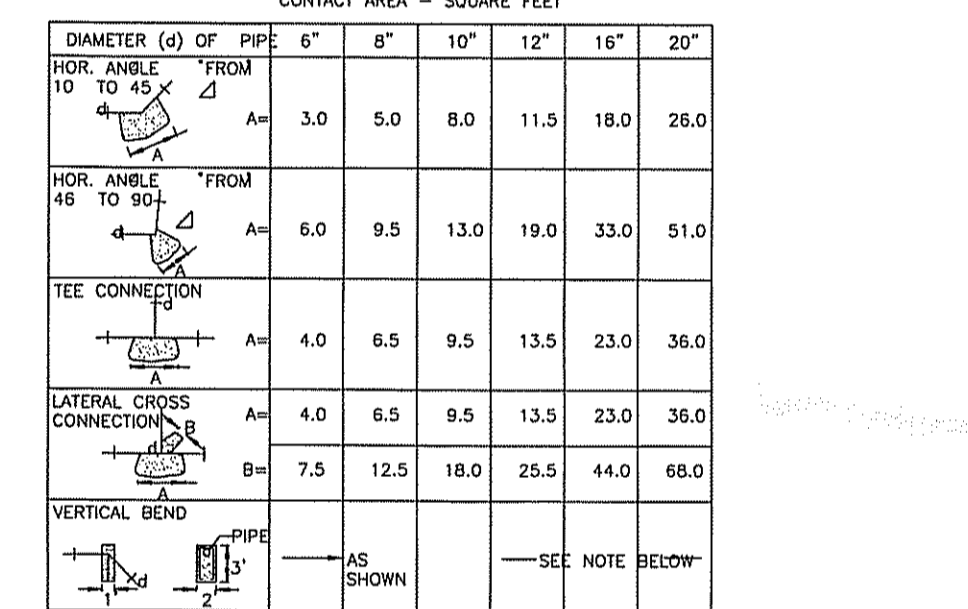


- GENERAL NOTES:
1. EXPANSION JOINTS TO BE LOCATED A MAXIMUM OF 20' ON CENTER. EXPANSION MATERIAL TO BE PREMOULDED ASPHALT IMPREGNATED A MINIMUM OF 1/2" THICK. CONTRACTION JOINTS TO BE LOCATED A MAXIMUM OF 10' ON CENTER. ALL JOINTS TO BE FULL DEPTH OF 18".
 2. DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

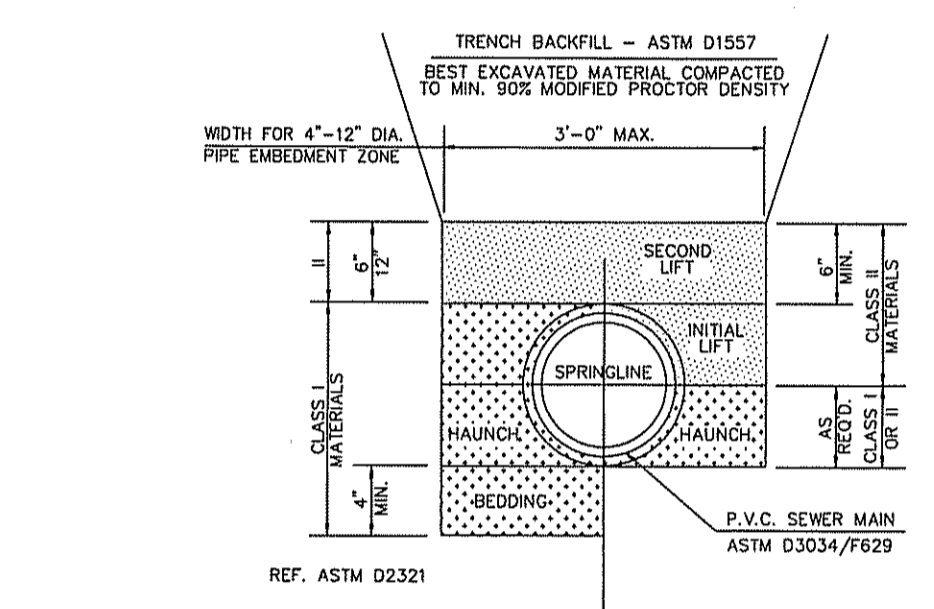


CONTACT AREA - SQUARE FEET

DIAMETER (Ø) OF PIPE	6"	8"	10"	12"	16"	20"
HOR. ANGLE FROM 10 TO 45°	A=3.0	5.0	8.0	11.5	18.0	26.0
HOR. ANGLE FROM 46 TO 90°	A=6.0	9.5	13.0	19.0	33.0	51.0
TEE CONNECTION	A=4.0	6.5	9.5	13.5	23.0	36.0
LATERAL CROSS CONNECTION	A=4.0	6.5	9.5	13.5	23.0	36.0
VERTICAL BEND	A=7.5	12.5	18.0	25.5	44.0	66.0



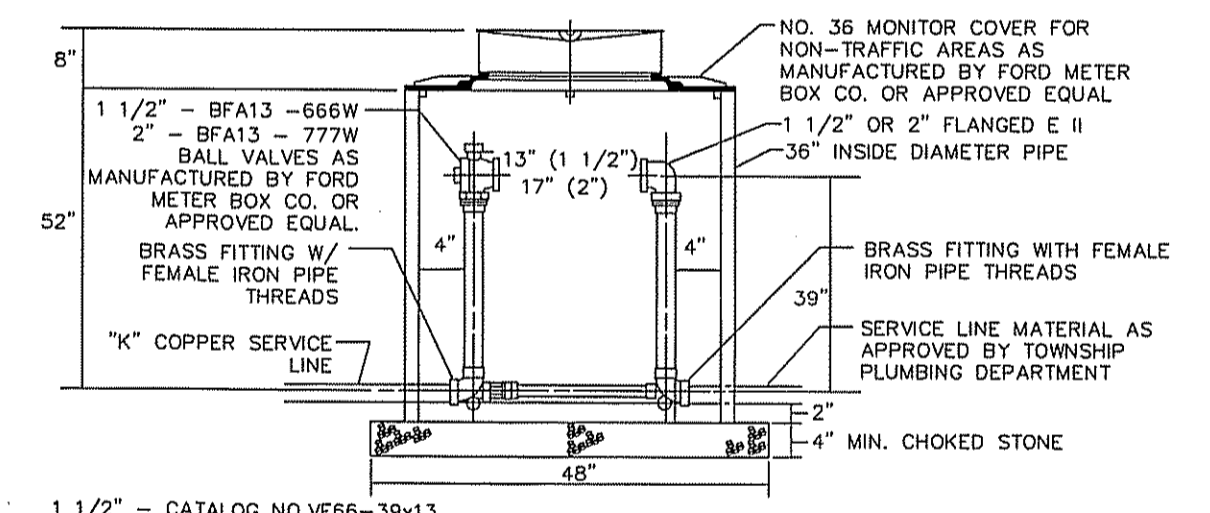
- NOTES:
1. ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AS SHOWN IN THIS DRAWING.
 2. BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
 3. THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS.
 4. DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL APPROVED BY THE AUTHORITY PRIOR TO CONSTRUCTION.
 5. NO JOINT SHALL BE COVERED WITH CONCRETE.
 6. CONCRETE SHALL BE MINIMUM 2000 P.S.I.



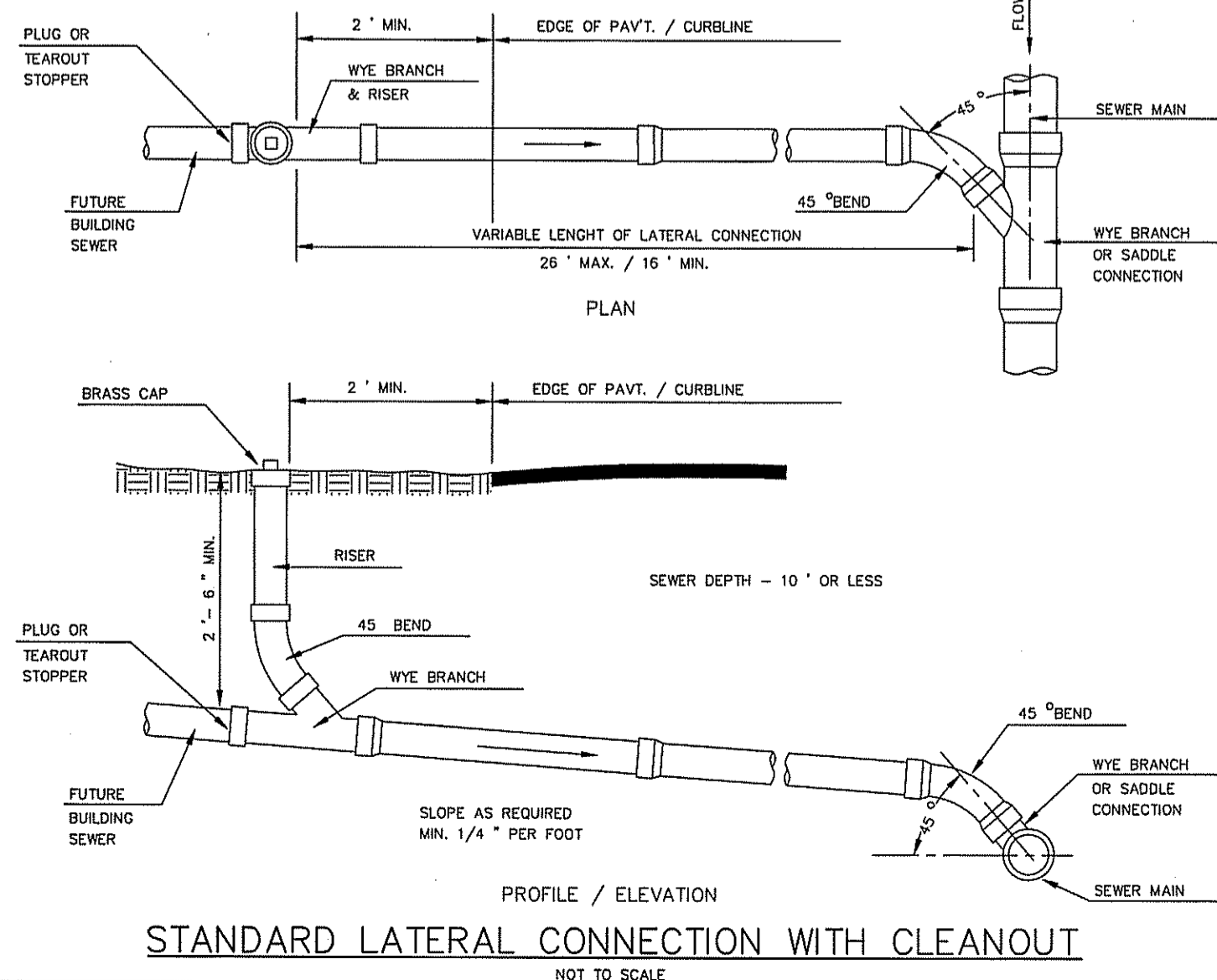
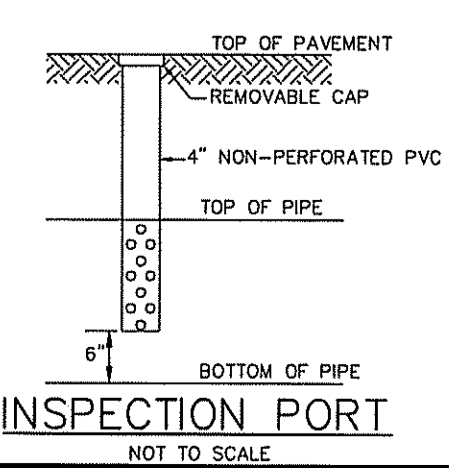
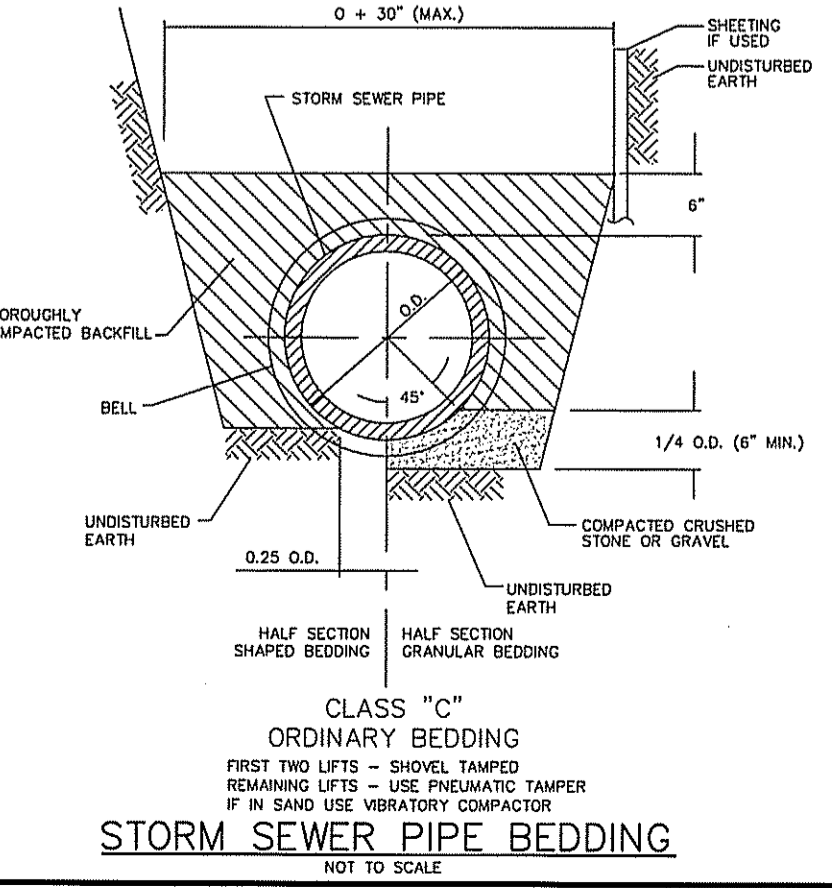
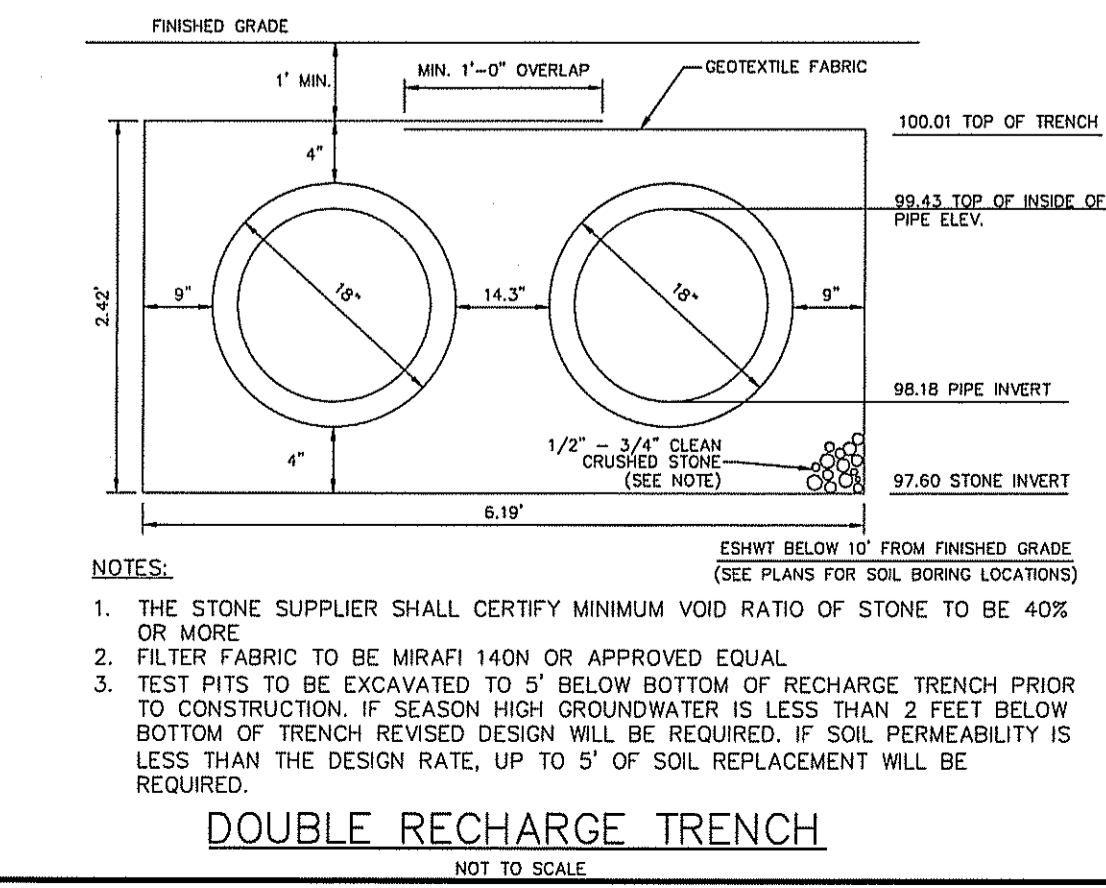
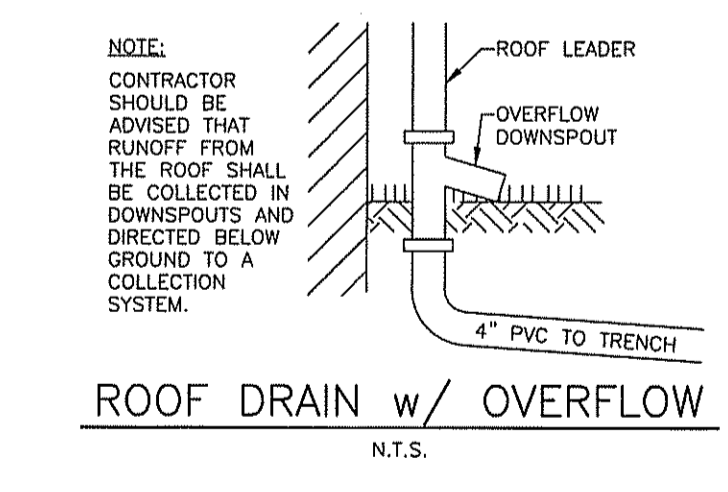
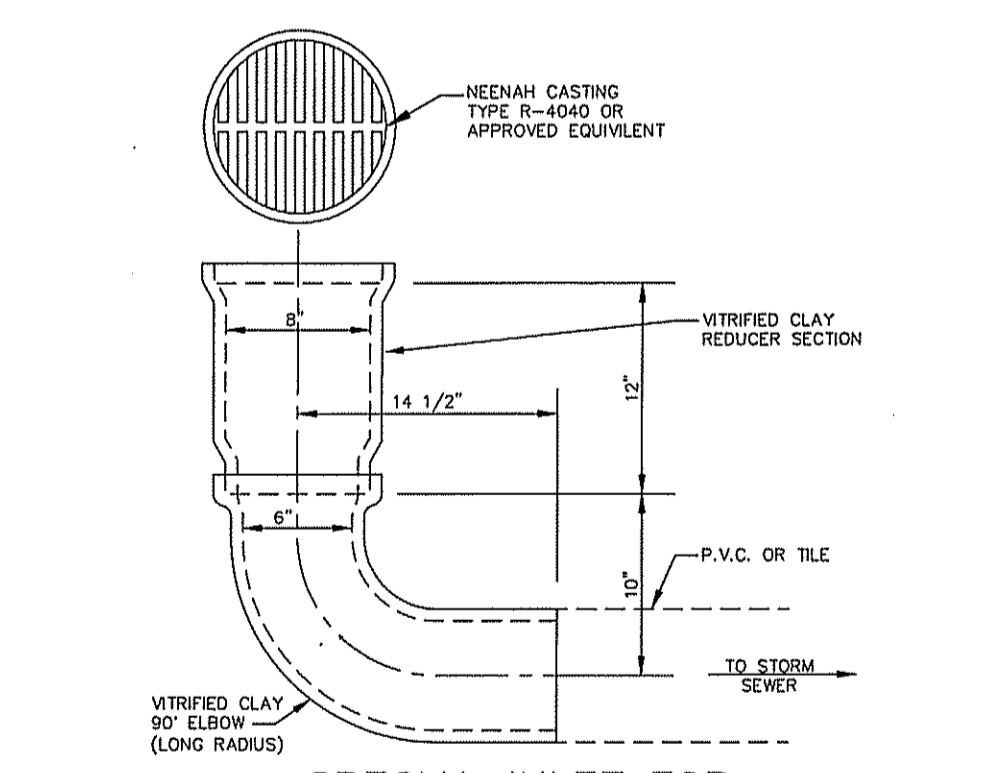
MATERIAL SPECIFICATIONS

CLASS I - GRADED STONE 0.25" - 1.25" SIZE

CLASS II - COURSE SAND & GRAVEL, MAX. 1.25" SIZE COMPACT 85% M.P.D.



- NOTES:
1. METER YOKE NEED NOT BE PREASSEMBLED METER YOKE AS DEPICTED IN THE DETAIL.
 2. OWNER IS RESPONSIBLE TO VERIFY ALL CATALOG NUMBERS PRIOR TO ORDERING MATERIAL.
 3. OWNER IS RESPONSIBLE FOR ALL FITTINGS REQUIRED TO CONNECT SERVICE LINES TO LOWER FITTINGS.



MAJOR SUBDIVISION
CONSTRUCTION, STORM & UTILITY DETAILS
14 WOOLEYTOWN ROAD
BLOCK 120.02 LOT 3B
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
ENGINEERING & SURVEY
CERTIFICATE #24GAG28264200

315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

PROJECT NO. 21152
DRAWN BY ADP
SCALE AS SHOWN
DATE 04-28-2021
SHEET 8 OF 12

GLENN D. LINES, P.E., P.P.
MAY 26 2021
DATE
LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. THE MONMOUTH COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBANCE.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL OF NEW JERSEY.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE...

ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL NOTES FOR PROJECTS WITH BASINS

- 1. BASIN MUST BE PROPERLY CONSTRUCTED AND PERMANENTLY STABILIZED, AND CONDUIT OUTLET PROTECTION INSTALLED, PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
2. THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL HAVE SPECIFIC REQUIREMENTS FOR TOPSOILING, THE INSTALLATION OF SOD, TEMPORARY AND/OR PERMANENT VEGETATIVE COVER AND LAND GRADING...

STANDARD FOR TOPSOILING

- 1. 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...
2. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY ORGANIC MATTER, FERTILIZER OR LIME...

STRIPPING AND STOCKPILING

- 1. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
2. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
3. WHERE FEASIBLE, LIME MAY APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS...

SITE PREPARATION

- 1. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION...
2. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION...
3. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT...

APPLYING TOPSOIL

- 1. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
2. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMS IDEAL DEPTH IS REQUIRED...
3. PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE COVER...

STANDARD FOR STABILIZATION WITH MULCH ONLY

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROUND OR EROSION CONTROL PRACTICES...

METHODS AND MATERIALS

- A. SITE PREPARATION
1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION...
2. PROTECTIVE MATERIALS
a. UNROTTED SMALL-GRAIN STRAW...
b. WOOD-FIBER OR PAPER-FIBER MULCH...
c. MULCH NETTING...

SEQUENCE OF CONSTRUCTION

- 1. INSTALLATION OF TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AT THE INITIATION OF LAND DISTURBANCE ACTIVITIES...
2. INSTALLATION OF SILT FENCE, STAB, CONSTRUCTION ENTRANCE AND INLET PROTECTION...
3. APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL...

STANDARD FOR DUST CONTROL

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1...

TABLE 16-1 DUST CONTROL MATERIALS

Table with 4 columns: MATERIAL, WATER DILUTION, TYPE OF NOZZLE, APPLY GALLONS/ACR. Rows include ANIONIC ASPHALT EMULSION, LATEX EMULSION, RESIN IN WATER, POLYACRYLAMIDE (PAM), and ACIDULATED SOY BEAN SOAP STICK.

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS...
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

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

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FLOW THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR DEWATERING

CONDITIONS WHERE PRACTICE APPLIES:

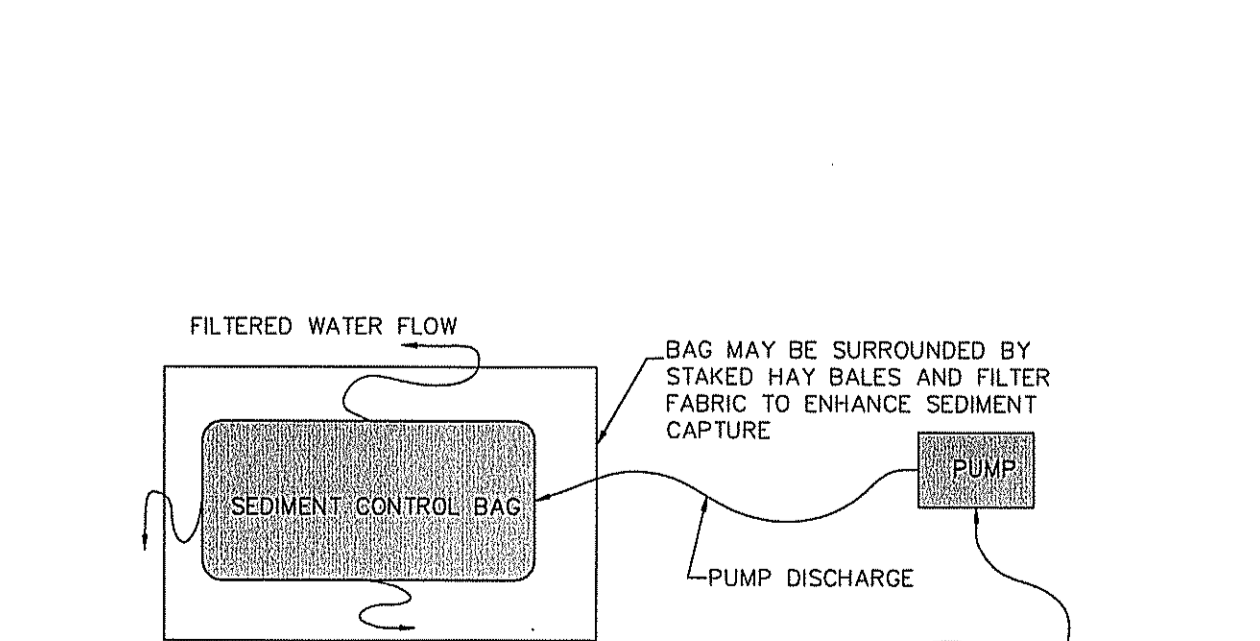
DURING CONSTRUCTION EXCAVATED FACILITIES MAY NEED TO BE DEWATERED TO FACILITATE OR COMPLETE THE CONSTRUCTION PROCESS. THE WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAIN SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER...

SEDIMENT TANK / SILT CONTROL BAGS ARE CONTAINERS THROUGH WHICH SEDIMENT LADEN WATER IS PUMPED TO TRAP AND RETAIN THE SEDIMENT, A SEDIMENT TANK OR A SILT CONTROL BAG IS TO BE USED ON SITES WHERE EXCAVATIONS ARE DEEP, AND SPACE IS LIMITED...

CONSTRUCTION SPECIFICATIONS:

- A. LOCATION. CONTAINERS (TANKS OR BAGS) SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT...
B. TANK SIZE. THE FOLLOWING FORMULA SHOULD BE USED IN DETERMINING THE STORAGE VOLUME OF THE TANK...
C. TANKS CONSIST OF TWO CONCENTRIC CIRCULAR PIPES (CMP)...
D. SEDIMENT CONTROL BAGS MUST BE LOCATED AWAY FROM RECEIVING WATERS AND DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS...

TEMPORARY FILTERS FOR SMALL IMPOUNDMENTS FOR SMALL QUANTITIES OF PONDED WATER SUCH AS MAY BE FOUND IN SHALLOW EXCAVATIONS (SMALL TRENCHES, MANHOLE INSTALLATIONS ETC.) A SEDIMENT FILTER MAY BE CONSTRUCTED USING COMBINATIONS OF HAY BALES, SMALL CLEAN STONE AND FILTER FABRIC...



- NOTES:
1. BAG MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
2. BAGS MUST BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

DETAIL 14-4 SEDIMENT CONTROL BAG FOR DEWATERING

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

FOR ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER ON SOILS EXPOSED FOR PERIODS OF TWO TO SIX MONTHS WHICH ARE NOT UNDER ACTIVE CONSTRUCTION OR NOT SCHEDULED FOR PERMANENT SEEDING WITHIN 60 DAYS.

- 1. SITE PREPARATION- GRADE AS NEEDED AND IN ACCORDANCE WITH "STANDARDS FOR LAND FOUND ON PAGE 19-1 INSTALL TEMPORARY EROSION CONTROL PRACTICES...
2. SEED SELECTION AND INSTALLATION- GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS...
3. SEEDING- SEED CAN BE SELECTED FROM STANDARDS PAGE 7-2 TEMPORARY SEEDING SHALL CONSIST OF EITHER:
COOL SEASON GRASSES
WARM SEASON GRASSES

Table with 3 columns: GRASS TYPE, RATES, SEEDING DATES. Rows include PERENNIAL RYEGRASS, WINTER BARLEY, WINTER CEREAL RYE, PEARL MILLET, and MILLET.

- 4. FOR CONVENTIONAL SEEDING, APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER OR DROP SEEDER. SEED SHALL BE INCORPORATED INTO SOIL TO A DEPTH OF 1/2 TO 3/4 INCH...
5. MULCHING- MULCHING IS ON ALL SEEDING, UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT A RATE OF 1 1/2 TO 2 TONS PER ACRE...

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

FOR ESTABLISHMENT OF PERMANENT VEGETATIVE COVER ON EXPOSED SOILS WHERE PERENNIAL VEGETATION IS NEEDED FOR LONG-TERM PROTECTION.

- 1. SITE PREPARATION- GRADE AS NEEDED, IN ACCORDANCE WITH THE STANDARDS FOR TOPSOILING, AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION...
2. SEED SELECTION AND INSTALLATION- GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO THE RECOMMENDATIONS...
3. SEEDING- PERMANENT SEED MIXTURE SHALL BE:

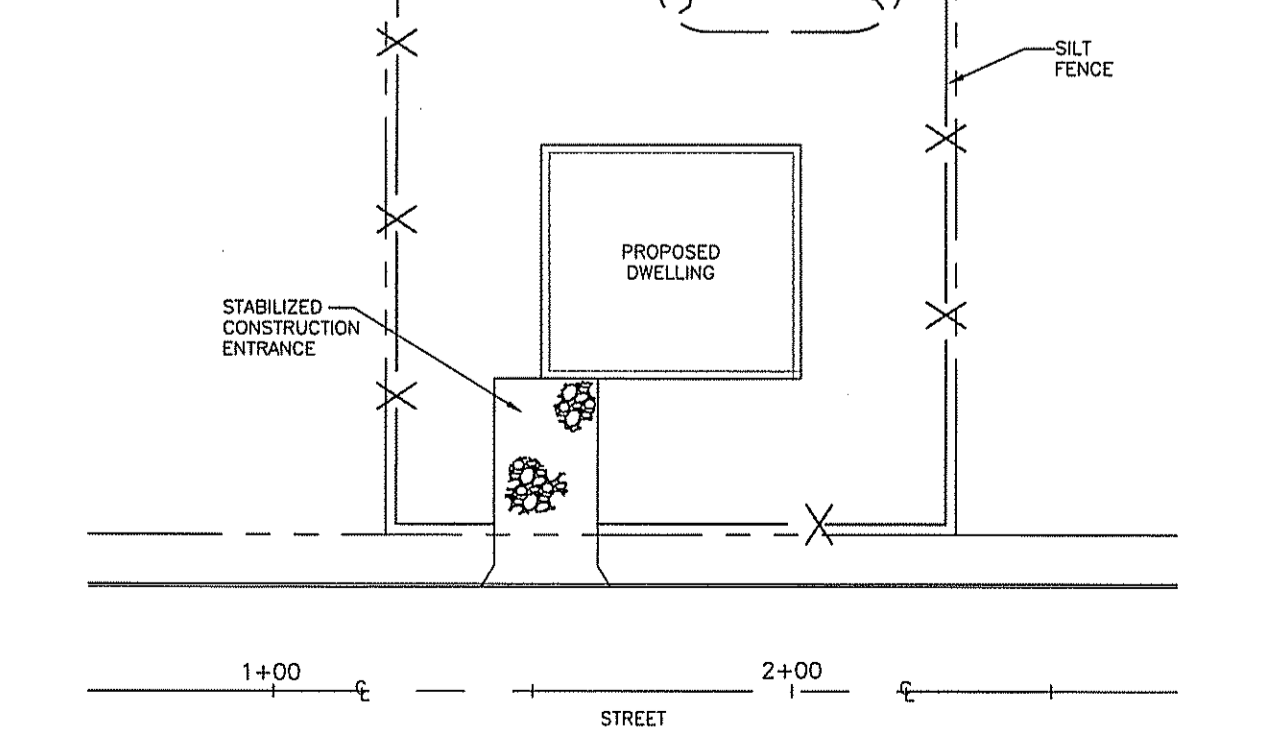
Table with 2 columns: SEED, RATES. Rows include TALL FESCUE, KENTUCKY BLUEGRASS (BLEND), PERENNIAL RYEGRASS (BLEND), OPTIMAL SEEDING DATES, and ACCEPTABLE SEEDING DATES.

*SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED, MIXES INCLUDING WHITE CLOVER REQUIRE AT LEAST 6 WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING.

SEEDING TO BE PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE SEEDER OR DROP SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION BY RAKING OR DRAGGING, AFTER SEEDING, FIRM THE SOIL WITH A CORRUGATED ROLLER TO ASSURE GOOD SEED-TO-SOIL CONTACT.

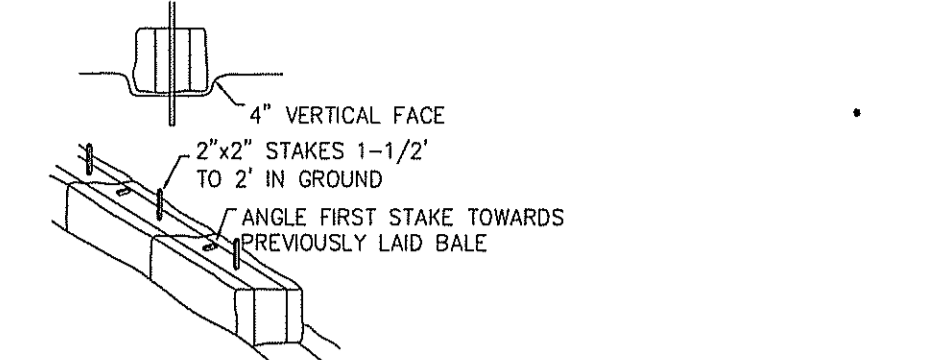
- 4. MULCHING- MULCHING IS REQUIRED ON ALL SEEDING, USE UNROTTED STRAW OR HAY FREE OF SEEDS, APPLIED AT A RATE OF 1 1/2 TO 2 TONS PER ACRE...
5. IRRIGATION- IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDLING WITH ADEQUATE WATER...
6. TOPDRESSING- IF THERE IS A GROSS NITROGEN DEFICIENCY IN THE EXISTING SOIL...
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION- THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR...

TEMPORARY FILTERS FOR SMALL IMPOUNDMENTS FOR SMALL QUANTITIES OF PONDED WATER SUCH AS MAY BE FOUND IN SHALLOW EXCAVATIONS (SMALL TRENCHES, MANHOLE INSTALLATIONS ETC.) A SEDIMENT FILTER MAY BE CONSTRUCTED USING COMBINATIONS OF HAY BALES, SMALL CLEAN STONE AND FILTER FABRIC...



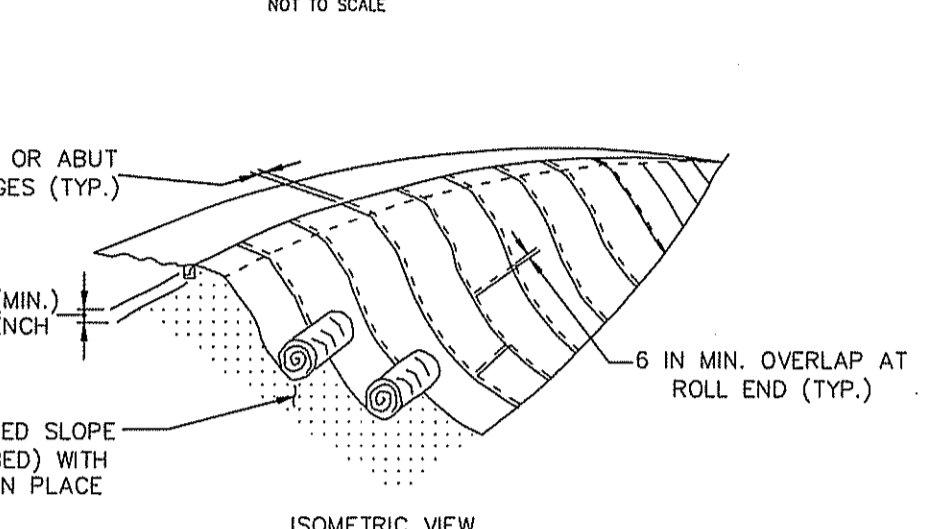
NOTE: CONTROL MEASURES APPLY TO DWELLING CONSTRUCTION ON INDIVIDUAL LOTS AND SHALL APPLY TO SUBSEQUENT OWNERS IF TITLE CONVEYED.

INDIVIDUAL LOT DETAIL FOR EROSION CONTROL



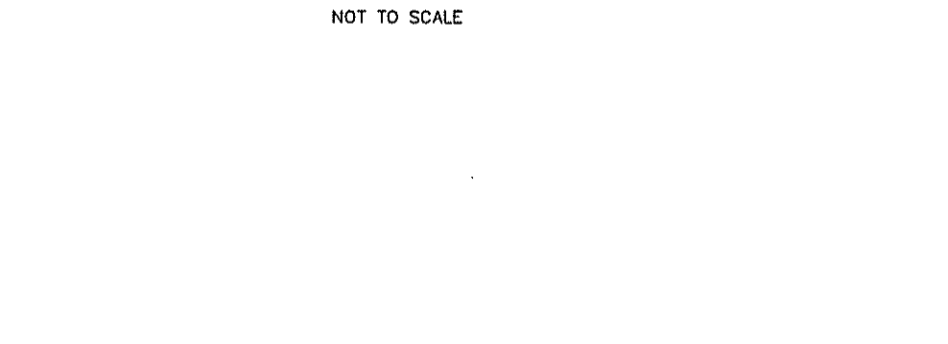
- NOTES:
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES
2. EACH BALE SHALL BE SECURELY ANCHORED IN PLACE BY STAKES, WITH THE FIRST STAKE ANGLED TOWARDS PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER...
6. CONTRACTOR TO HAVE A SUPPLY OF HAYBALES ONSITE DURING CONSTRUCTION FOR USE IN CASE OF EROSION ISSUES.

HAY BALE DETAIL



- CONSTRUCTION SPECIFICATIONS:
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS...
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS SIX MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS...
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT...
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH THE SECC PLAN OR THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL...
11. TEMPORARY SOIL STABILIZATION MATTING MUST FOLLOW GUIDELINES AS OF THE STANDARDS.

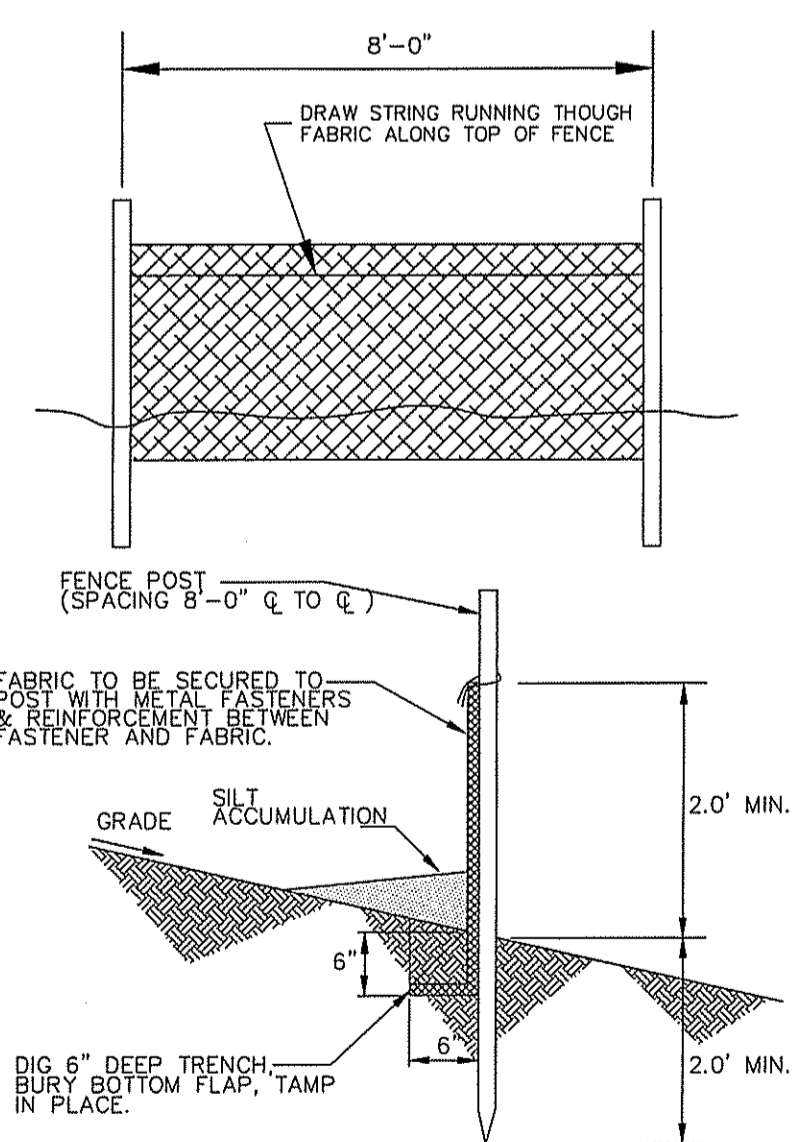
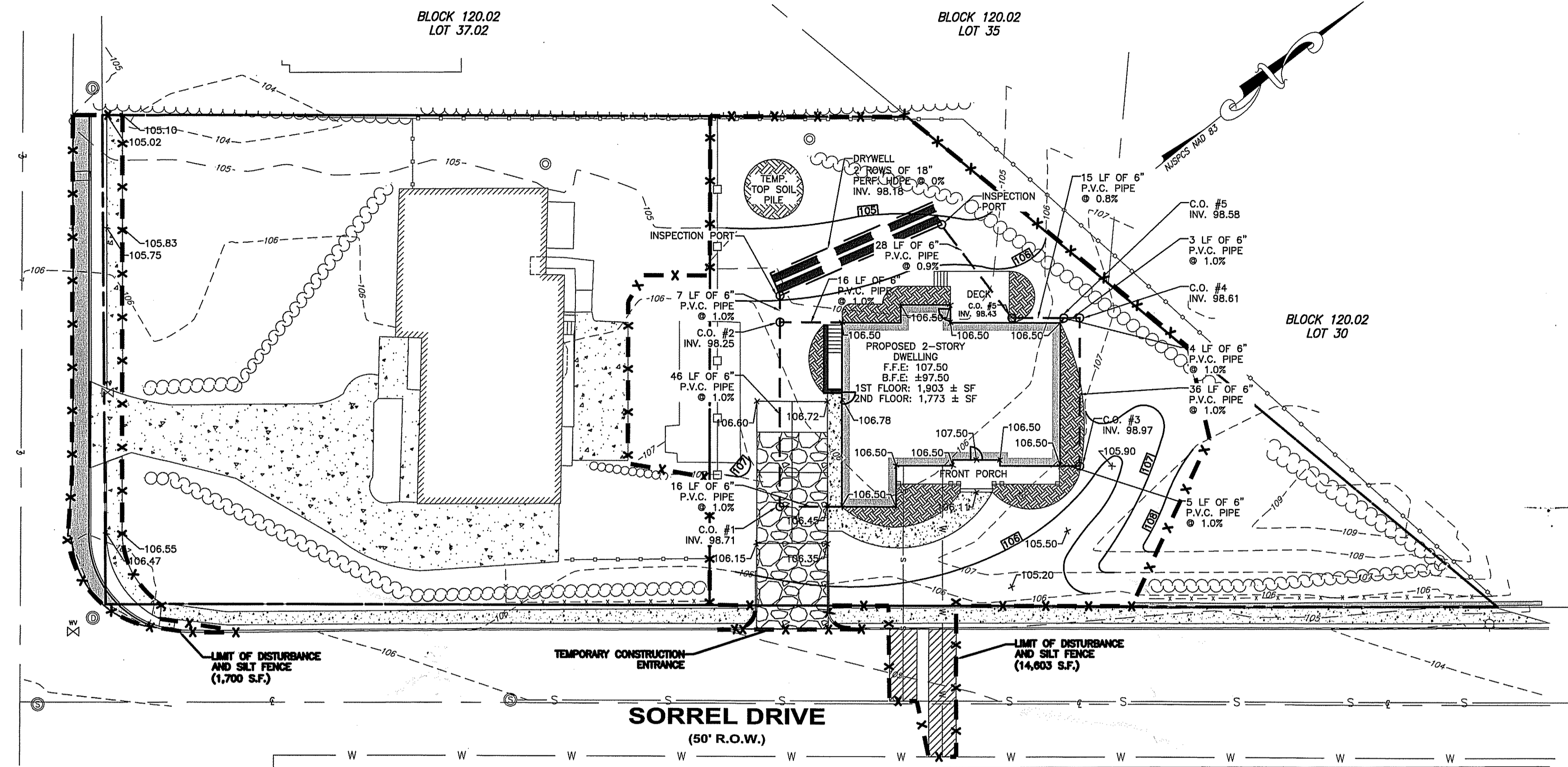
TEMPORARY SOIL STABILIZATION MATTING SLOPE DETAIL



MAJOR SUBDIVISION SOIL EROSION & SEDIMENT CONTROL PLAN #1
14 WOOLEYTOWN ROAD BLOCK 120.02 LOT 38 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY
NEWLINES ENGINEERING & SURVEY
315 Monmouth Avenue Suite 206 Lakewood, New Jersey 08701
Phone (732) 994-4900 Fax (732) 994-4999
GLENN D. LINES, P.E., P.P.
PROJECT NO. 21152
DRAWN BY ADP
SCALE AS SHOWN
DATE 04-28-2021
SHEET 9 OF 12

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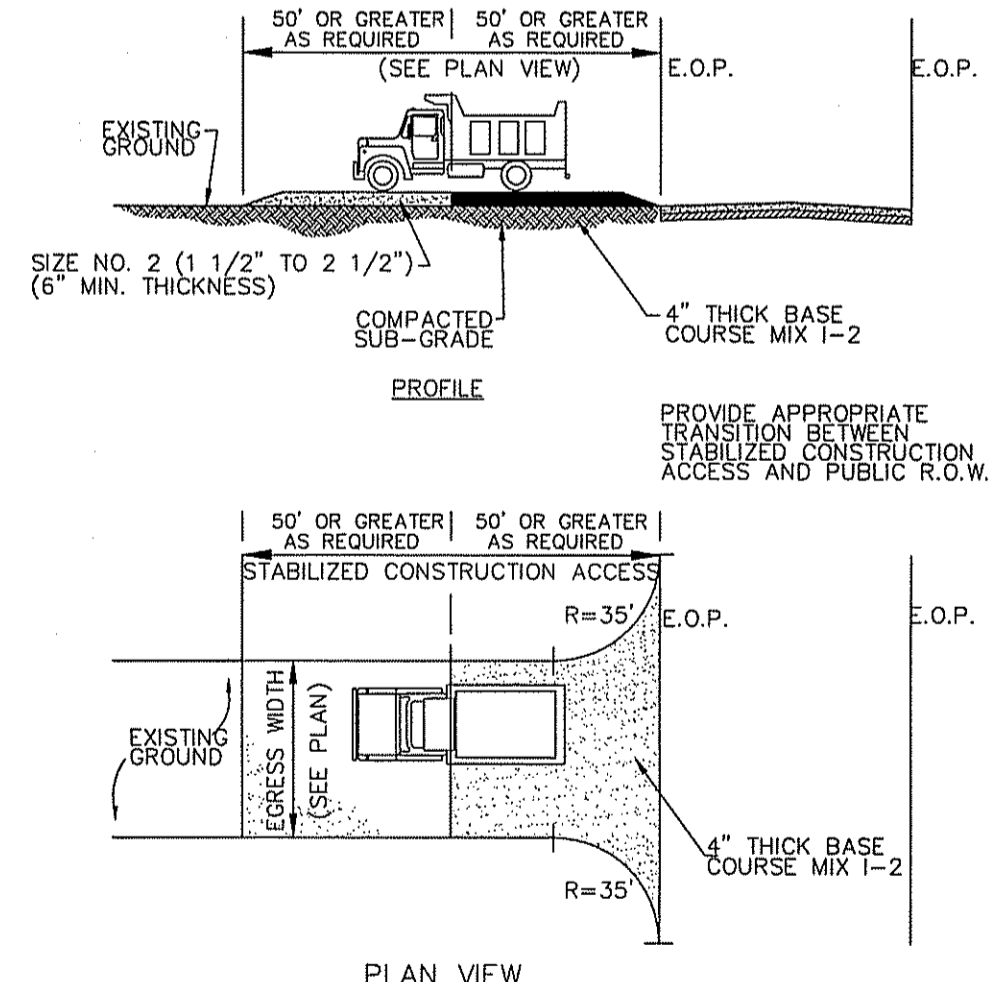
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NOTES:

- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 23-2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
- "SUPER" SILT FENCE-A METAL FENCE WITH 6 INCH OR SMALLER MESH OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8 FEET ON CENTER AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED. "SUPER" SILT FENCE IS NOT TO BE USED IN PLACE OF PROPERLY DESIGNED DIVERSIONS (PG. 15-1) WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.
- A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL
NOT TO SCALE



NOTES:

INDIVIDUAL LOT ENTRANCE AND EGRESS-AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT INGRESS/EGRESS POINTS MAY REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF NO. 3 STONE (1" TO 2") TO PREVENT OR MINIMIZE TRACKING OF SEDIMENTS. WIDTH OF THE STONE INGRESS/EGRESS SHALL BE EQUAL TO LOT ENTRANCE WIDTH AND SHALL BE A MINIMUM OF TEN FEET IN LENGTH.

TIRE WASHING-IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH A CLEAN WATER BEFORE ENTERING A PAVED AREA. A WASH STATION MUST BE LOCATED SUCH THAT WASH WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.

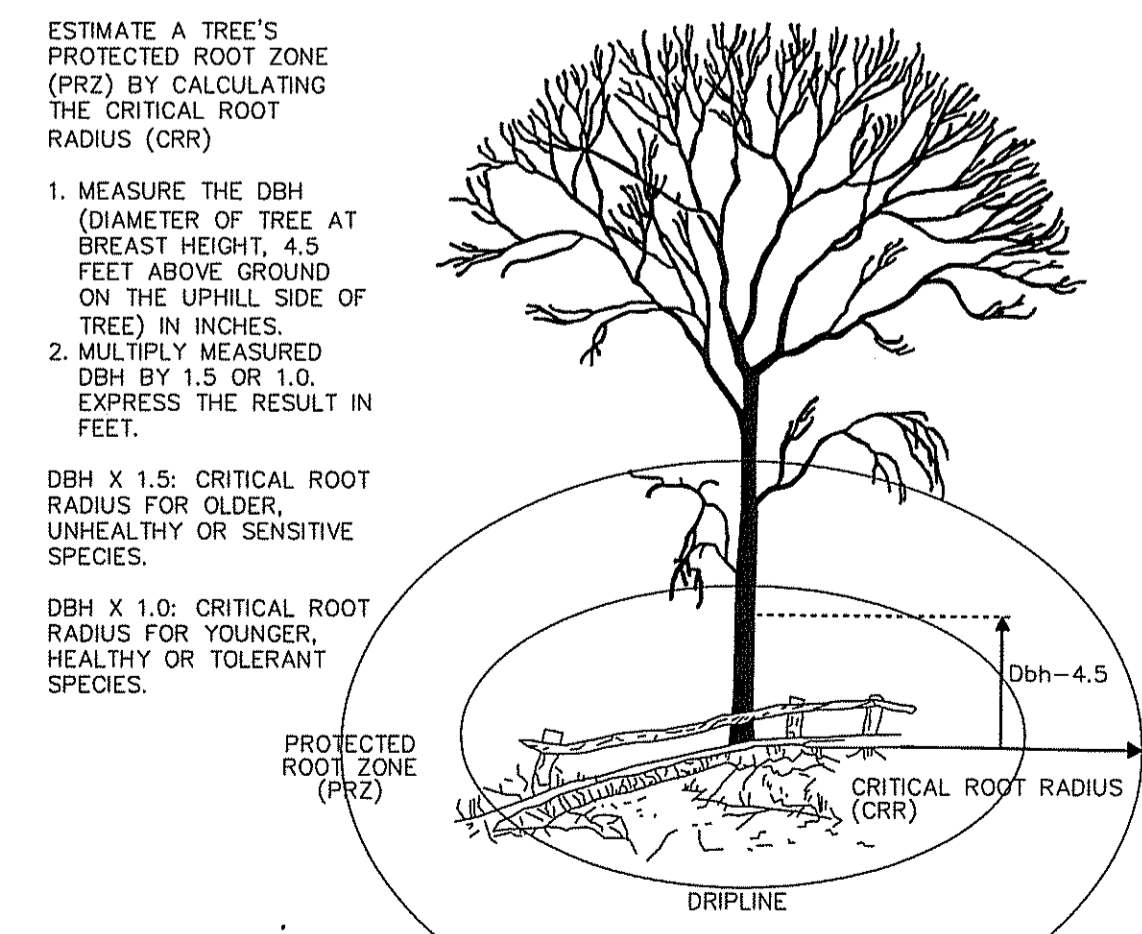
WHEN THE CONSTRUCTION ACCESS EXISTS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.

WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE



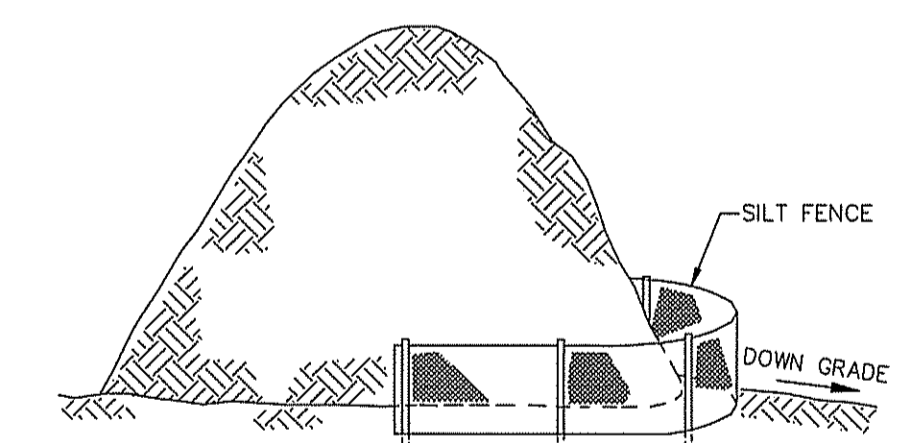
ROOT PROTECTION DURING CONSTRUCTION DETAIL
NOT TO SCALE

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)

- MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
- MULTIPLY MEASURED DBH BY 1.5 OR 1.0, EXPRESS THE RESULT IN FEET.

DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



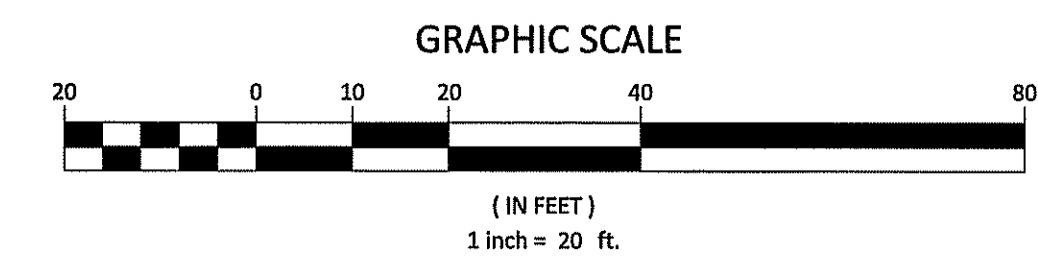
NOTES:

- 4"-6" STRIPPING DEPTH IS COMMON (BUT MAY VARY). STOCKPILES SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFFSITE ENVIRONMENTAL DAMAGE. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS DESCRIBED HEREON. REFER TO TEMPORARY OR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION.
- STOCKPILES NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE OR WITHIN 100 FEET OF A NATURAL STREAM.

TOPSOIL STOCKPILE DETAIL
NOT TO SCALE



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK



AREA OF DISTURBANCE
TOTAL AREA OF DISTURBANCE ± 16,303 S.F.

MAJOR SUBDIVISION SOIL EROSION & SEDIMENT CONTROL PLAN #2 14 WOOLEYTOWN ROAD BLOCK 120.02 LOT 38 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY	
GLENN D. LINES, P.E., P.P.	
	DATE MAY 26 2021
LICENSED PROFESSIONAL ENGINEER AND PLANNER STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4098 (P.P.)	PROJECT NO. 21152 DRAWN BY ADP SCALE 1" = 20' DATE 04-28-2021 SHEET 10 OF 12

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION TESTING REQUIREMENTS

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

B. COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
- NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
- DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARD FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

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

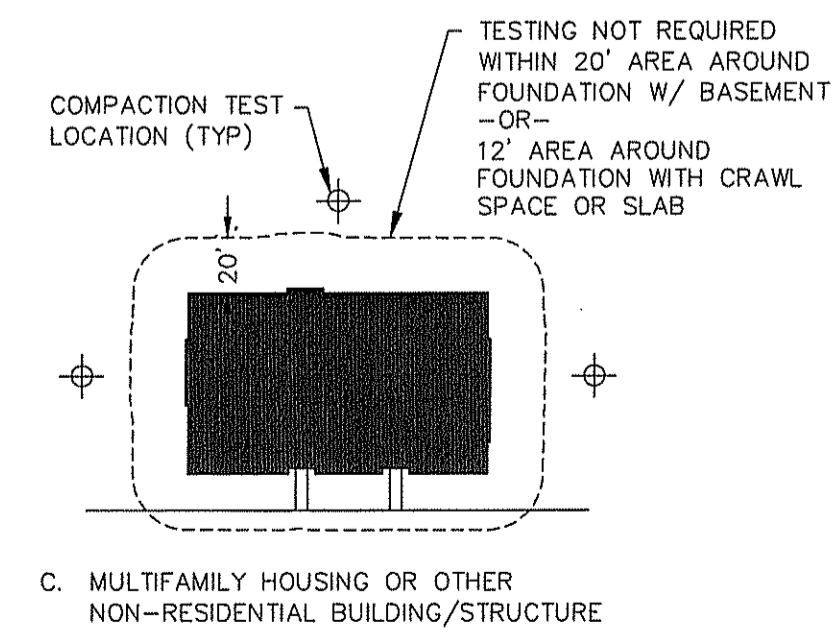
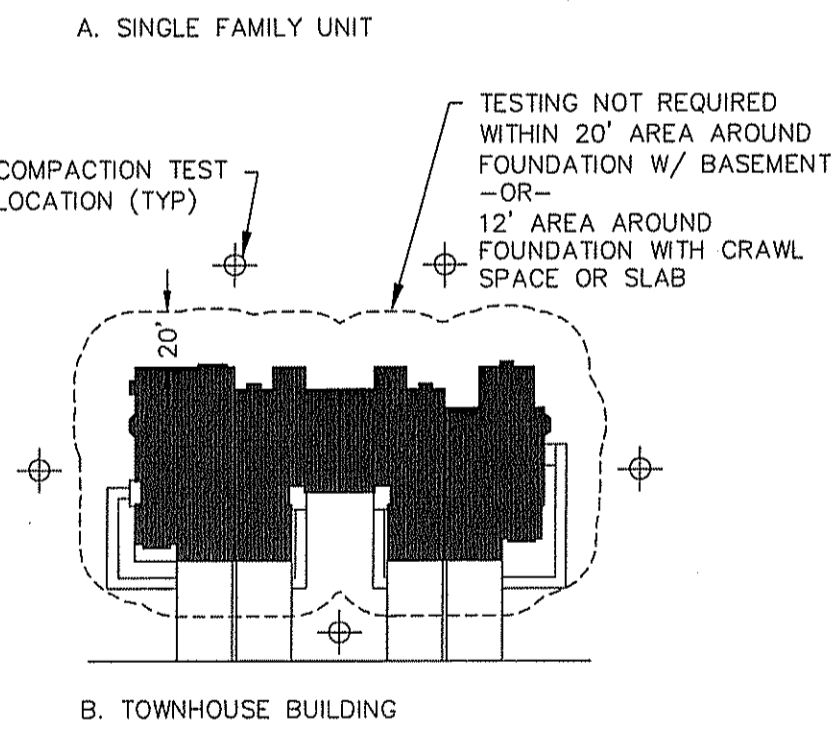
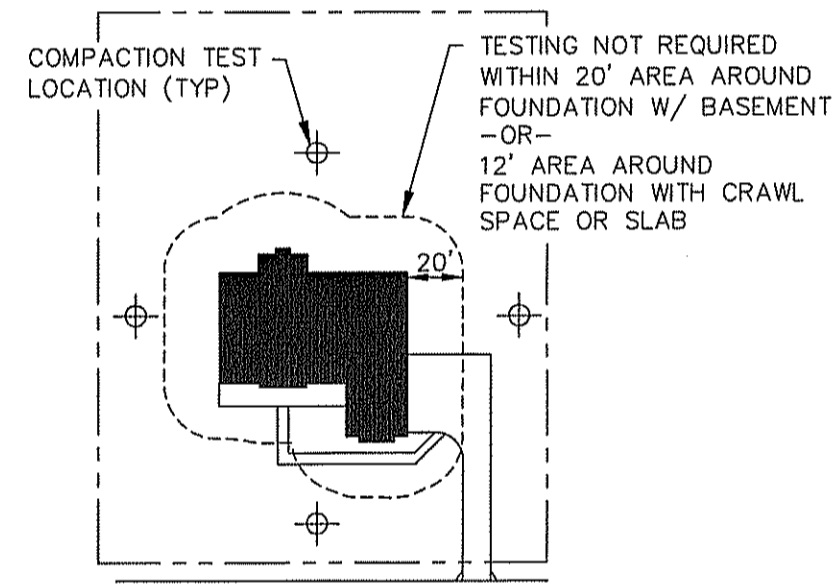
SEQUENCE OF CONSTRUCTION

AFTER COMPLYING WITH THE STANDARD FOR LAND GRADING 19-1:

- CONDUCT SOIL COMPACTION TESTS IN LOCATIONS SHOWN ON PLAN. SOIL COMPACTION TESTING MUST BE WITNESSED BY AN OCCSD INSPECTOR.
 - IF TESTS PASS, SUBMIT TEST RESULTS TO OCEAN COUNTY SOIL CONSERVATION DISTRICT.
 - IF TESTS FAIL, RESTORATION OF COMPACTED SOILS SHALL BE CONDUCTED THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH).
 - APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5" (4" MINIMUM) FIRMED IN PLACE (SEE STANDARD "TOPSOILING" PG. 8-2). PERMANENTLY STABILIZE ALL LAWNS.
 - RECEIVE CERTIFICATE OF COMPLIANCE FROM OCEAN COUNTY SOIL CONSERVATION DISTRICT.
- THEN FINALIZE PAVING AND PERMANENT STABILIZATION OF SITE.

TOTAL SOIL COMPACTION AREA

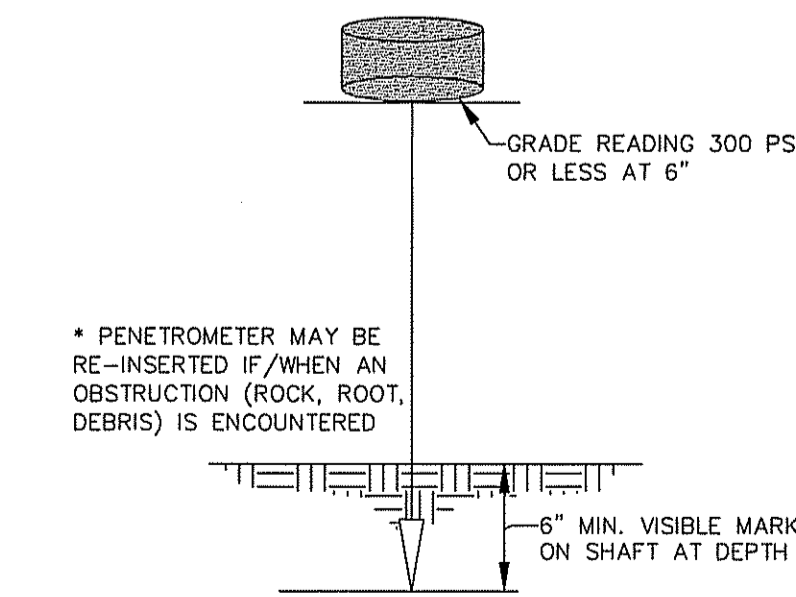
± 8,085 S.F. / ± 0.18 AC.



NOTE: SOIL COMPACTION TEST LOCATIONS IDENTIFIED ARE RECOMMENDED LOCATIONS FOR GRADED/DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS AND STRUCTURES OR ON INDIVIDUAL LOTS. FOR GRADED/DISTURBED AREAS WITHIN OPEN OR COMMON SPACES, SOIL COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FREQUENCY LISTED IN THE LEGEND (THIS SHEET).

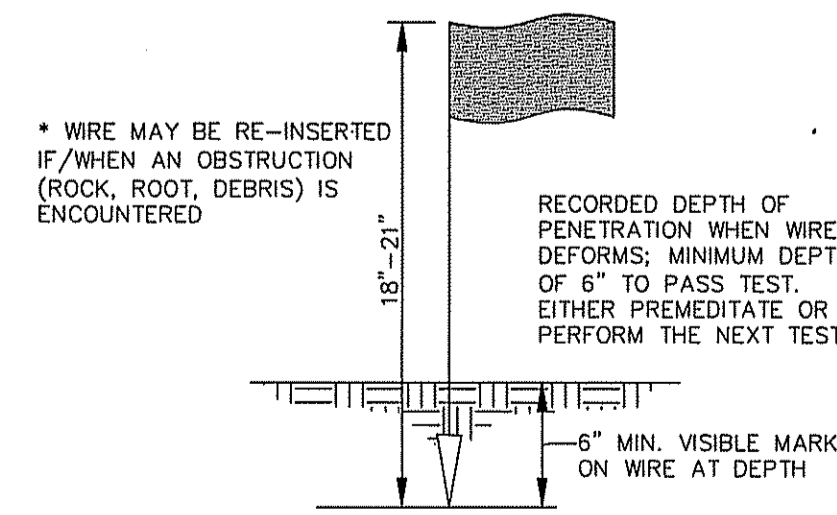
TYPICAL SOIL COMPACTION TESTING LOCATIONS

NOT TO SCALE



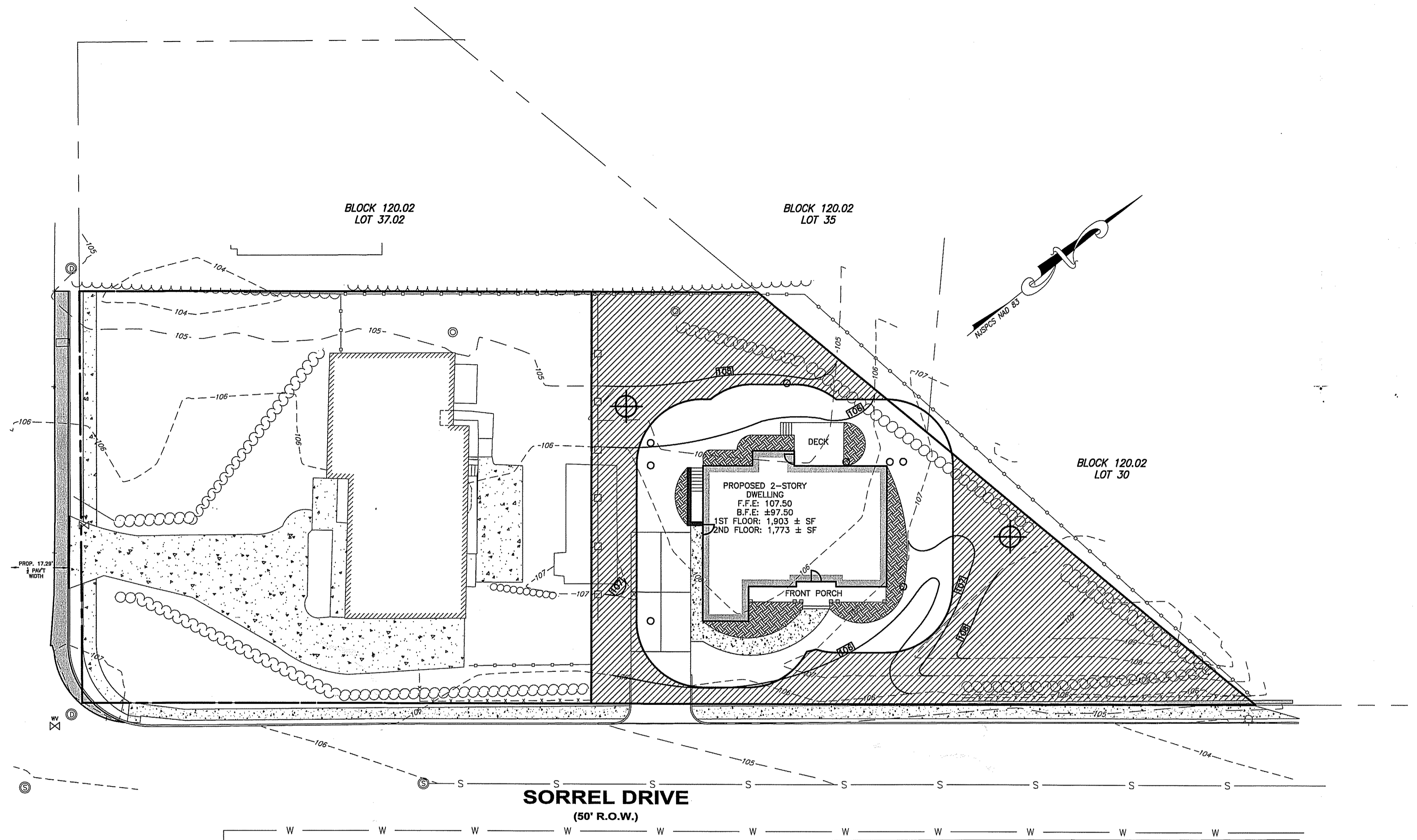
HANDHELD SOIL PENETROMETER TEST

NOT TO SCALE



**PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)**

NOT TO SCALE



LEGEND

SOIL COMPACTION TESTING AREAS

RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1 PER .5 ACRE)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

MAJOR SUBDIVISION
SOIL MANAGEMENT & PREPARATION PLAN
14 WOOLEYTOWN ROAD
BLOCK 120.02 LOT 38
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
ENGINEERING & SURVEY
CERTIFICATE #24GA28264200

315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

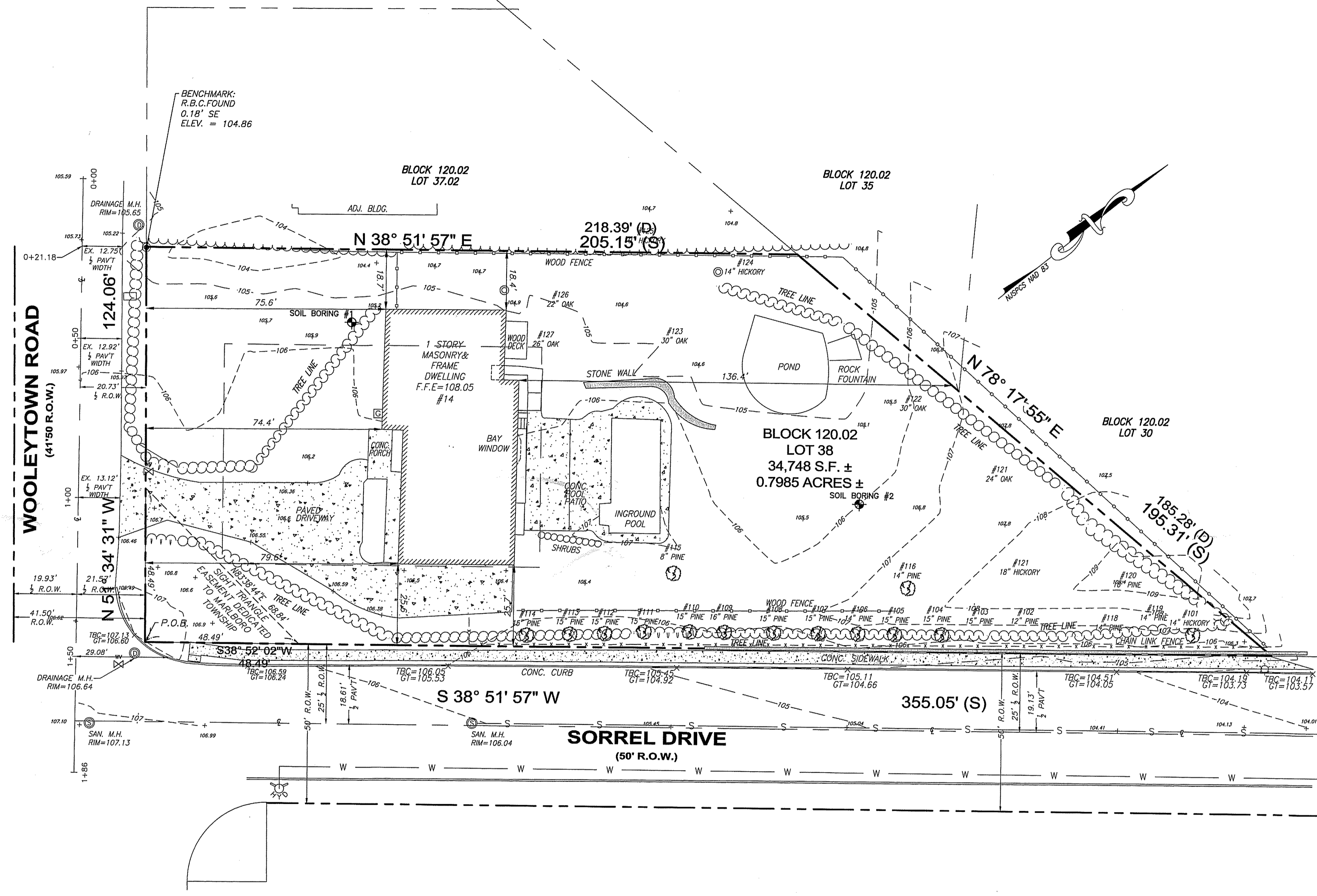
PROJECT NO. 21152
DRAWN BY ADP
SCALE 1" = 20'
DATE 04-28-2021
SHEET 11 OF 12

GLENN D. LINES, P.E., P.P.
MAY 26 2021
DATE

LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4068 (P.P.)

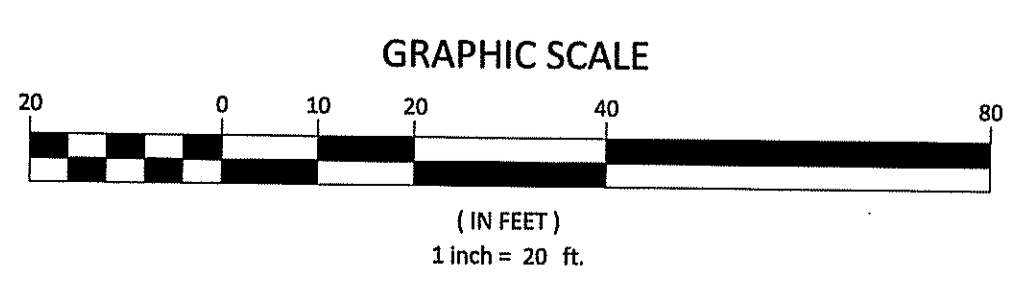
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SOIL BORING TABLE

BORING #	ELEVATION	DUG	ELEV. DUG TO	WATER SITUATION
BORING #1	105.60'	120"	95.60'	NO WATER ENCOUNTERED
BORING #2	106.04'	120"	96.04'	NO WATER ENCOUNTERED



MAJOR SUBDIVISION
 EXISTING CONDITIONS
 14 WOOLEYTOWN ROAD
 BLOCK 120.02 LOT 38
 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
 ENGINEERING & SURVEY
 CERTIFICATE #24GA28264200

315 Monmouth
 Suite 205
 Lakewood, New Jersey
 Phone (732) 994-
 Fax (732) 994-

PROJECT NO. 21152
 DRAWN BY ADP
 SCALE 1" = 20'
 DATE 04-28-2021
 SHEET 2 OF 2

GLENN D. LINES, P.E., P.P.
 MAY 26 2021
 LICENSED PROFESSIONAL ENGINEER AND PLANNER
 STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4088 (P.P.)

