PRELIMINARY/FINAL MAJOR SITE PLANS

705 BUCK ROAD

BLOCK 50; LOT 15

ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200'

BLOCK	LOT	ADDRESS
44	6	JAI & JAS REAL ESTATE LLC 14 PONTY COURT MONMOUTH JUNCTION, NJ 08852
50	11	MARK ESPOSITO 1834 WILLOW GROVE ROAD MONROEVILLE, NJ 08343
50	14	COOK, GARY J & KATHY A 711 BUCK ROAD MONROEVILLE, NJ 08343
50	15.01	FINLAYSON, MARYANNE P 1112 ELK ROAD MONROEVILLE, NJ 08343
50	15.02	MCCLELLAND, JOSEPH & CATHY 1826 WILLOW GROVE ROAD MONROEVILLE, NJ 08343
53	1	SILVERGATE ASSOCIATES 25 W SKIPPACK PIKE #203 AMBLER, PA 19002
175	7	HAYNICZ, DANIEL WILLIAM & KATHLEEN 1091 ELK ROAD MONROEVILLE, NJ 08343

UTILITY CONTACTS

ATLANTIC CITY ELECTRIC
ATTN: NICK SALVATORE, REALESTATE
5100 HARDING HIGHWAY
MAYS LANDING, NJ 08330

SOUTH JERSEY GAS CO.
ATTN: CONSTRUCTIONR ADMINISTRATOR
1 SOUTH JERSEY PLAZA, ROUTE 54
FOLSOM, NJ 08037

PROJECT CONTACTS

TOWNSHIP OF ELK
ATTN: MUNICIPAL CLERK
680 WHIG LANE
MONROEVILLE, NJ 08343

GLOUCESTER COUNTY PLANNING BOARD
ATTN: PLANNING DIRECTOR
1200 N. DELSEA DRIVE
CLAYTON, NJ 08312

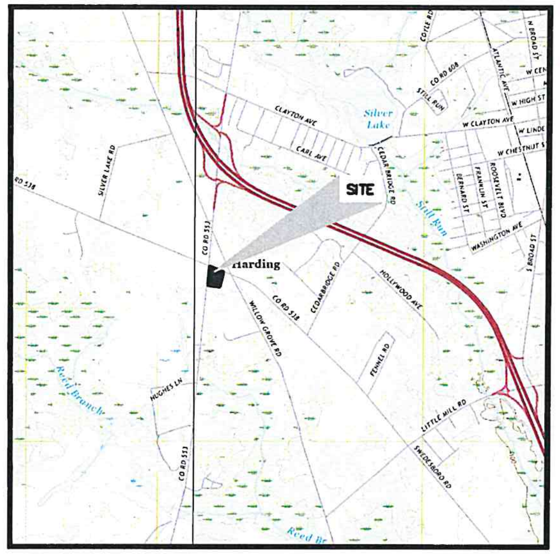
ENGINEER
MIDATLANTIC ENGINEERING PARTNERS, LLC
2026B BRIGGS RD, SUITE 300
MT. LAUREL TWP, NJ 08054
609-910-4450

ATTORNEY
WEIR GREENBLATT PIERCE LLP
35 KINGS HIGHWAY EAST
HADDONFIELD, NJ 08033
856-740-1490

TRAFFIC ENGINEER
SHROPSHIRE ASSOCIATES, LLC
277 WHITE HORSE PIKE, SUITE 203
ATCO, NJ 08004
609-714-0400

OWNER/APPLICANT
JAGS UNITED CORPORATION
143 NATHAN HALE DRIVE
WOODBURY, NJ 08096
856-503-1782

SHEET INDEX



TOPOGRAPHIC KEY MAP

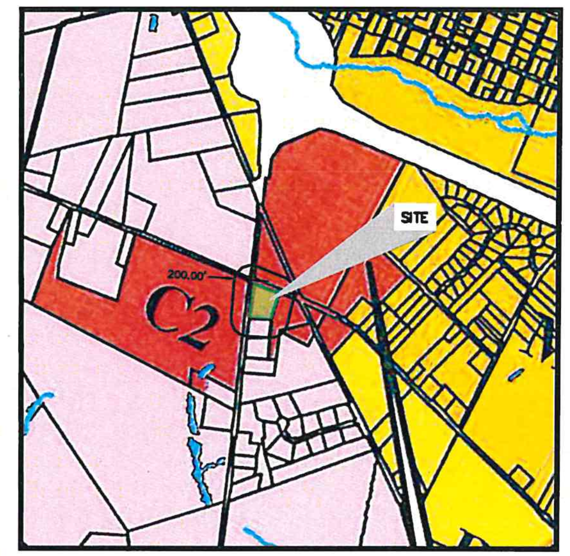
PITMAN EAST, NJ USGS QUAD MAP

SCALE: 1" = 2000'

TAX MAP

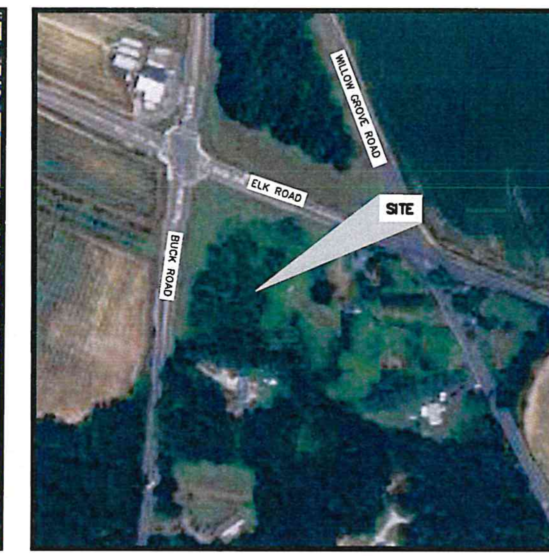
SCALE: 1" = 200'

SHEET 27 REVISED DECEMBER, 2019



ZONING MAP

SCALE: 1" = 1000'



AERIAL MAP

SCALE: 1" = 300'

PROJECT NAME: 705 BUCK ROAD UPPER PITTSGROVE, NJ 08343	ZONE C-2 HIGHWAY COMMERCIAL PROPOSED REDEVELOPMENT AREA			
EXISTING USE	WOODED			
ALLOWED USES	RETAIL BUSINESS, PUBLIC AND COMMERCIAL GARAGES, TERMINAL WAREHOUSING AND WHOLESALE STORAGE, & GOLF COURSES			
PROPOSED USE	TRUCK MAINTENANCE FACILITY (VARIANCE REQUIRED)			
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	2.0 AC	2.56 AC	2.56 AC	YES
MIN. LOT FRONTAGE	150 FT	330 FT	330 FT	YES
MIN. LOT DEPTH	250 FT	383 FT	383 FT	YES
MIN YARD DEPTH FROM ROW & LOT LINES FOR PRINCIPAL & DETACHED ACCESSORY BUILDINGS				
FRONT YARD	100 FT	N/A	100 FT	YES
SIDE STREET SIDE	100 FT	N/A	100 FT	YES
INTERIOR SIDE	30 FT	N/A	30 FT	YES
REAR YARD	50 FT	N/A	50 FT	YES
MAX. BUILDING HEIGHT				
PRINCIPAL BUILDING	35 FT	N/A	18 FT	YES
DETACHED ACCESSORY BUILDING	15 FT	N/A	N/A	YES
MAX. LOT COVERAGE	20%	0%	7.2%	YES

RSIS REQUIREMENTS		EXISTING	PROPOSED	COMPLIES
MIN. ON-SITE PARKING SPACES	1.0 SPACE PER 400 SF OF GROSS FLOOR AREA (8,000 / 400 [SF/(SF/SPACE)] = 20 SPACES) 20 SPACES REQUIRED	N/A	9 EMPLOYEE SPACES (1 ADA) 15 TRUCK SPACES 24 TOTAL SPACES	YES

GENERAL NOTES

1. OWNER/APPLICANT:
   JAGS UNITED CORPORATION
   143 NATHAN HALE DRIVE
   WOODBURY, NJ 08096
   856-503-1782
2. PROJECT SITE BEING KNOWN AND DESIGNATED AS BLOCK 50, LOT 15 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY (SHEET 27), CONTAINING 2.56 ACRES.
3. BOUNDARY, TOPOGRAPHIC INFORMATION, AND EXISTING CONDITIONS SHOWN BASED UPON MAP ENTITLED "OUTBOUND & TOPOGRAPHIC BOUNDARY SURVEY PREPARED FOR 705 BUCK ROAD, BLOCK 50 LOT 15, SITUATED IN ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC AND DATED 01/30/2024.
4. SITE COORDINATES: 295,782' N, 316,637' E
5. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
6. PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34015C0213E, WITH AN EFFECTIVE DATE OF JANUARY 20, 2010, THE PROPERTY IS LOCATED IN FLOODPLAIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
7. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
8. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SUBJECT TO EXACT LOCATION IN THE FIELD DURING CONSTRUCTION AS REQUIRED BY ENGINEER OR AS DEEMED NECESSARY TO ACCURATELY LOCATE (HORIZONTAL AND VERTICALLY) ALL IMPACTED UTILITIES WHICH ARE IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR TO DETERMINE THE LOCATION AND ELEVATION OF THE CONFLICTING UTILITIES AND SUBMIT THE DATA TO THE ENGINEER FOR REVIEW ELEVATION PRIOR TO CONSTRUCTION.
9. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
10. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.
11. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

APPROVED BY THE GLOUCESTER COUNTY PLANNING BOARD

ATTESTED TO BY DATE

APPROVED BY THE ELK TOWNSHIP PLANNING BOARD

BOARD CHAIR DATE

SECRETARY DATE

APPLICANT DATE

LANDOWNER DATE

DATE	REVISIONS	DRAWN BY	CHECKED BY
3/7/25	REVISED FOR USE VARIANCE SUBMISSION	JKK	SMD

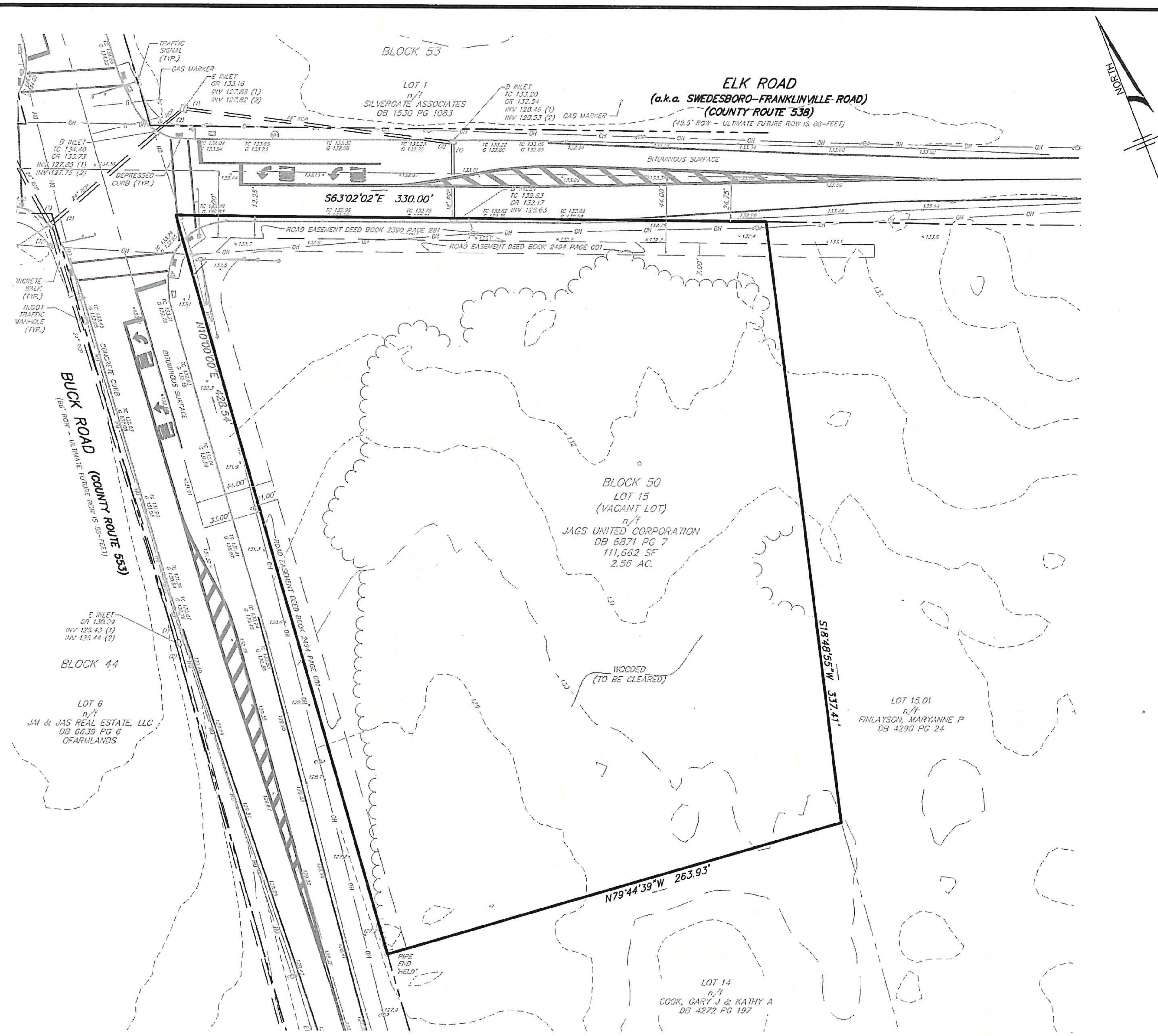
DRAWN BY: JRN | CHECKED BY: SMD
HORIZONTAL SCALE: AS SHOWN | VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 05/15/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
COVER SHEET
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners
2026B Briggs Rd, Suite 300, Mt. Laurel Twp, NJ 08054, 609-910-4450
1971 Highway 34, Suite 201, Wall Township, NJ 07719, 732-722-5899
321 W. State Street, Media, PA 19063, 610-565-0020
26 Washington St, 3rd Floor, Morristown, NJ 07960, 973-715-8652

Sheet Number
C0.01



LOCATION MAP

SCALE: 1"=2000'

EXISTING CONDITIONS NOTES

1. PROJECT SITE BEING KNOWN AND DESIGNATED AS BLOCK 50, LOT 15 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY (SHEET 27), CONTAINING 2.56 ACRES.
2. BOUNDARY, TOPOGRAPHIC INFORMATION, AND EXISTING CONDITIONS SHOWN BASED UPON MAP ENTITLED "OUTBOUND & TOPOGRAPHIC BOUNDARY SURVEY PREPARED FOR 705 BUCK ROAD, BLOCK 50 LOT 15, SITUATED IN ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC AND DATED 01/30/2024.
3. SITE COORDINATES: 295,782' N, 316,637' E
4. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
5. PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34015C0213E, WITH AN EFFECTIVE DATE OF JANUARY 20, 2010, THE PROPERTY IS LOCATED IN FLOODPLAIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
6. BASED ON NJDEP GIS REVIEW, NO WETLANDS OR WETLAND TRANSITION AREAS EXIST ON–SITE.
7. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
8. ALL DEBRIS GENERATED DURING CONSTRUCTION SUCH AS TREES, STUMPS, VEGETATION, DIRT PILES, CONSTRUCTION DEBRIS, ETC WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AS PART OF THIS PROJECT AND BE DISPOSED OF OFF–SITE UNLESS OTHERWISE STATED OR APPROVED.
9. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
10. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SUBJECT TO EXACT LOCATION IN THE FIELD DURING CONSTRUCTION AS REQUIRED BY ENGINEER OR AS DEEMED NECESSARY TO ACCURATELY LOCATE (HORIZONTAL AND VERTICALLY) ALL IMPACTED UTILITIES WHICH ARE IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR TO DETERMINE THE LOCATION AND ELEVATION OF THE CONFLICTING UTILITIES AND SUBMIT THE DATA TO THE ENGINEER FOR REVIEW ELEVATION PRIOR TO CONSTRUCTION.
11. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1–800–272–1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.

EXISTING CONDITIONS LEGEND

EXISTING

BOUNDARY
BUILDING
MAJOR CONTOUR
MINOR CONTOUR
× 57.6 SPOT ELEVATION
SANITARY PIPE
SANITARY MANHOLE
STORM MANHOLE
INLET
WATER LINE
WATER VALVE
SPRINKLER BOX
GAS LINE
GAS VALVE
ELECTRIC LINE
UTILITY POLE
LIGHT POLE
FENCE LINE
GUIDE RAIL
CURB
SIGN
HYDRANT
TREE LINE

20 0 30 60 90
30 10
GRAPHIC SCALE
1 inch = 30 feet

REVISIONS	DATE	DRAWN BY	CHECKED BY

DRAWN BY: JRN
CHECKED BY: SMD
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
PROJECT No.: RUS–2304
DATE: 05/15/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
EXISTING CONDITIONS PLAN
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners
2026B Briggs Rd, Suite 300, Mt. Laurel Twp, NJ 08054, 609-910-4450
1971 Highway 34, Suite 201, Wall Township, NJ 07719, 732-722-5899
321 W. State Street, Media, PA 19063, 610-565-0020
26 Washington St, 3rd Floor, Morristown, NJ 07960, 973-715-8652

Sheet Number
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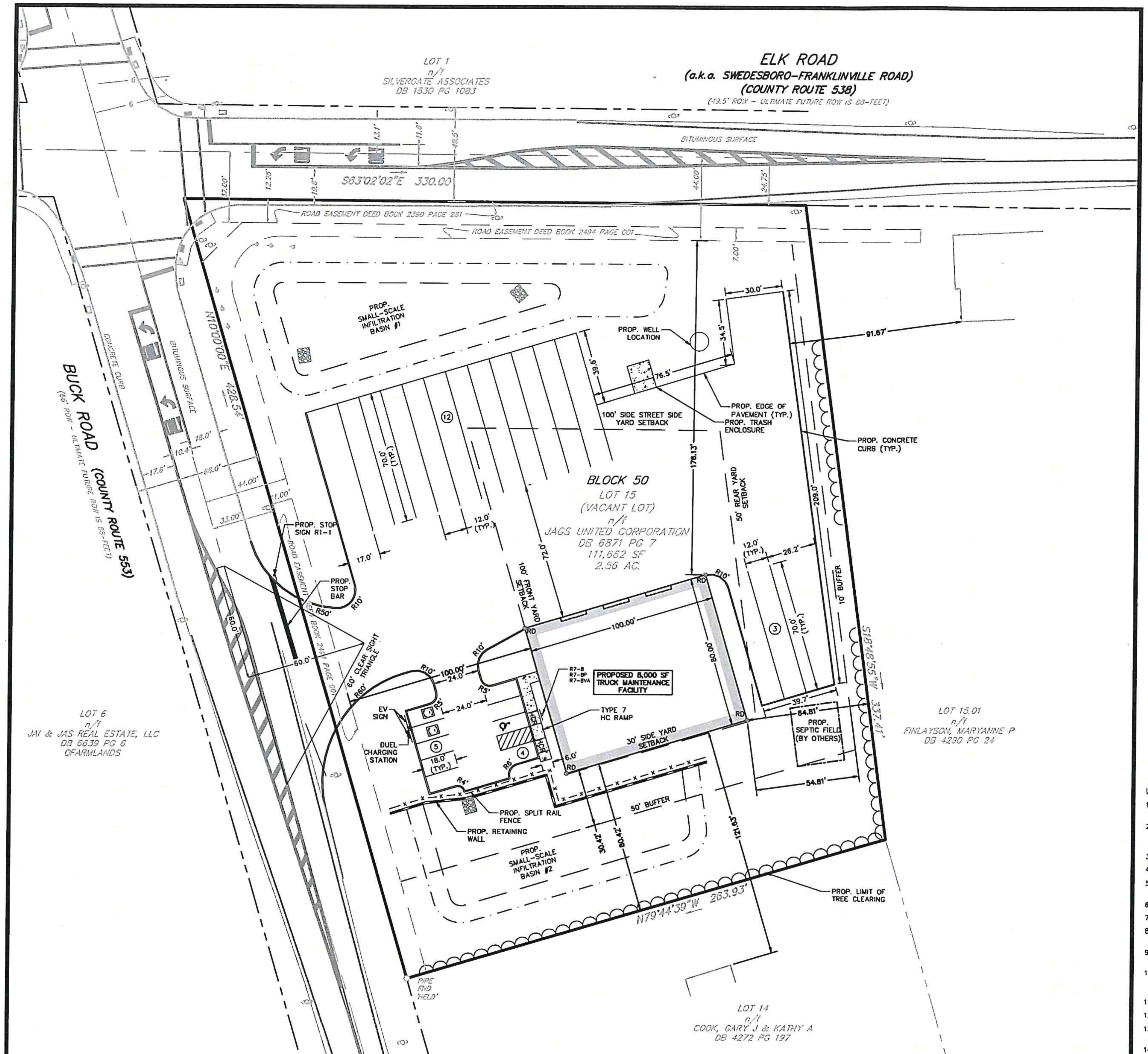
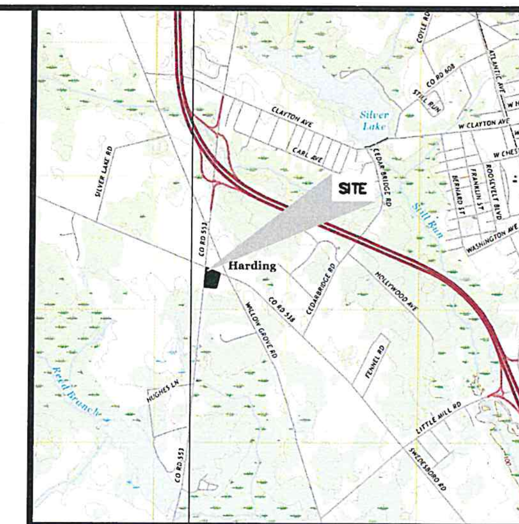


GRAPHIC SCALE
1 inch = 30 feet



LOCATION MAP
SCALE: 1"=2000'

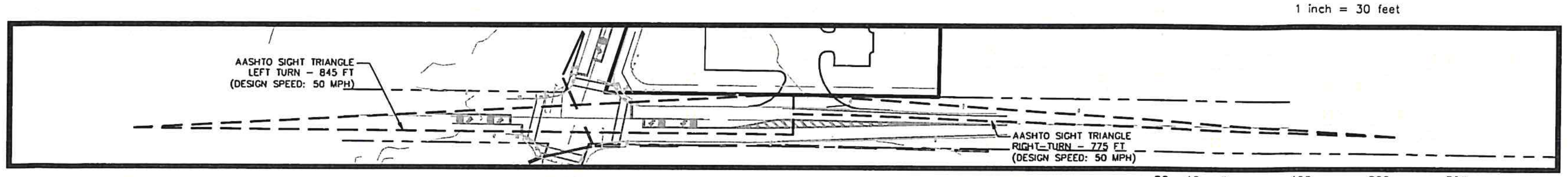
PROJECT NAME: 705 BUCK ROAD UPPER PITTSGROVE, NJ 08343	ZONE C-2 HIGHWAY COMMERCIAL PROPOSED REDEVELOPMENT AREA
EXISTING USE	WOODED
ALLOWED USES	RETAIL BUSINESS, PUBLIC AND COMMERCIAL GARAGES, TERMINAL WAREHOUSING AND WHOLESALE STORAGE, & GOLF COURSES
PROPOSED USE	TRUCK MAINTENANCE FACILITY (VARIANCE REQUIRED)

	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	2.0 AC	2.56 AC	2.56 AC	YES
MIN. LOT FRONTAGE	150 FT	330 FT	330 FT	YES
MIN. LOT DEPTH	250 FT	383 FT	383 FT	YES
MIN YARD DEPTH FROM ROW & LOT LINES FOR PRINCIPAL & DETACHED ACCESSORY BUILDINGS				
FRONT YARD	100 FT	N/A	100 FT	YES
SIDE STREET SIDE	100 FT	N/A	100 FT	YES
INTERIOR SIDE	30 FT	N/A	30 FT	YES
REAR YARD	50 FT	N/A	50 FT	YES
MAX. BUILDING HEIGHT				
PRINCIPAL BUILDING	35 FT	N/A	18 FT	YES
DETACHED ACCESSORY BUILDING	15 FT	N/A	N/A	YES
MAX. LOT COVERAGE	20%	0%	7.2%	YES

RSIS REQUIREMENTS		EXISTING	PROPOSED	COMPLIES
MIN. ON-SITE PARKING SPACES	1.0 SPACE PER 400 SF OF GROSS FLOOR AREA (8,000 / 400 [SF/(SF/SPACE)] = 20 SPACES) 20 SPACES REQUIRED	N/A	9 EMPLOYEE SPACES (INCLUDING 2 EV & 1 ADA) 15 TRUCK SPACES 25 TOTAL SPACES	YES

LAYOUT NOTES

1. PROJECT SITE BEING KNOWN AND DESIGNATED AS BLOCK 50, LOT 15 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY (SHEET 27), CONTAINING 2.56 ACRES.
2. BOUNDARY, TOPOGRAPHIC INFORMATION, AND EXISTING CONDITIONS SHOWN BASED UPON MAP ENTITLED "OUTBOUND & TOPOGRAPHIC BOUNDARY SURVEY PREPARED FOR 705 BUCK ROAD, BLOCK 50 LOT 15, SITUATED IN ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC AND DATED 01/30/2024.
3. SITE COORDINATES: 295,782' N, 316,637' E
4. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PAVEMENT STRIPING AND/OR TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
7. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
8. ALL SIDEWALK RAMPS TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
9. EXISTING CONCRETE CURBING AND/OR WALKS THAT WILL BE REMOVED SHALL BE REMOVED FROM AN EXISTING EXPANSION JOINT OR SAW CUT FOR REMOVAL AT AN EXISTING CONSTRUCTION JOINT.
10. WHERE CONCRETE CURBING WILL BE CONSTRUCTED WITHIN, OR ADJACENT TO, EXISTING BITUMINOUS PAVEMENT, IT SHALL BE SAW CUT AND REMOVED, CLEAR THROUGH TO THE SUBGRADE, A MINIMUM DISTANCE OF 18 INCHES FROM, AND PARALLEL TO, THE PROPOSED CURB FACE. THIS REQUIREMENT MAY BE MODIFIED IN THE FIELD IF THE TOWNSHIP ENGINEER DETERMINES THAT "FACE FORMING" OF NEW CURBS IS MORE DESIRABLE.
11. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7".
12. BASED ON NJDEP GIS REVIEW NO WETLANDS OR WETLAND TRANSITION AREAS EXIST ON-SITE.
13. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
14. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 21, "RESIDENTIAL SITE IMPROVEMENT STANDARDS" TO THE MAXIMUM EXTENT FEASIBLE.
15. SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.
16. THE CONTRACTOR'S WORK SHALL BE IN CONFORMANCE WITH NJDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', LATEST EDITION.
17. ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.



BUCK ROAD SIGHT TRIANGLE
SCALE: 1" = 100'

GRAPHIC SCALE
1 inch = 100 feet

SITE LAYOUT LEGEND

EXISTING — PROPOSED
BOUNDARY
CURB
BUILDING
SIGN
SETBACK
FENCE LINE
100-YR WATER SURFACE ELEV.
BASIN BOTTOM
RETAINING WALL

DATE	REVISIONS	DRAWN BY	CHECKED BY
3/7/25	REVISED FOR USE VARIANCE SUBMISSION	JKK	SMD

DRAWN BY: JRN
CHECKED BY: SMD
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 05/15/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
SITE LAYOUT
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic
Engineering Partners
2026B Briggs Rd, Suite 300, Mt. Laurel Twp, NJ 08054, 609-910-4450
1971 Highway 34, Suite 201, Wall Township, NJ 07719, 732-722-5899
321 W. State Street, Media, PA 19063, 610-565-0020
26 Washington St, 3rd Floor, Morristown, NJ 07960, 973-715-6652

Sheet Number
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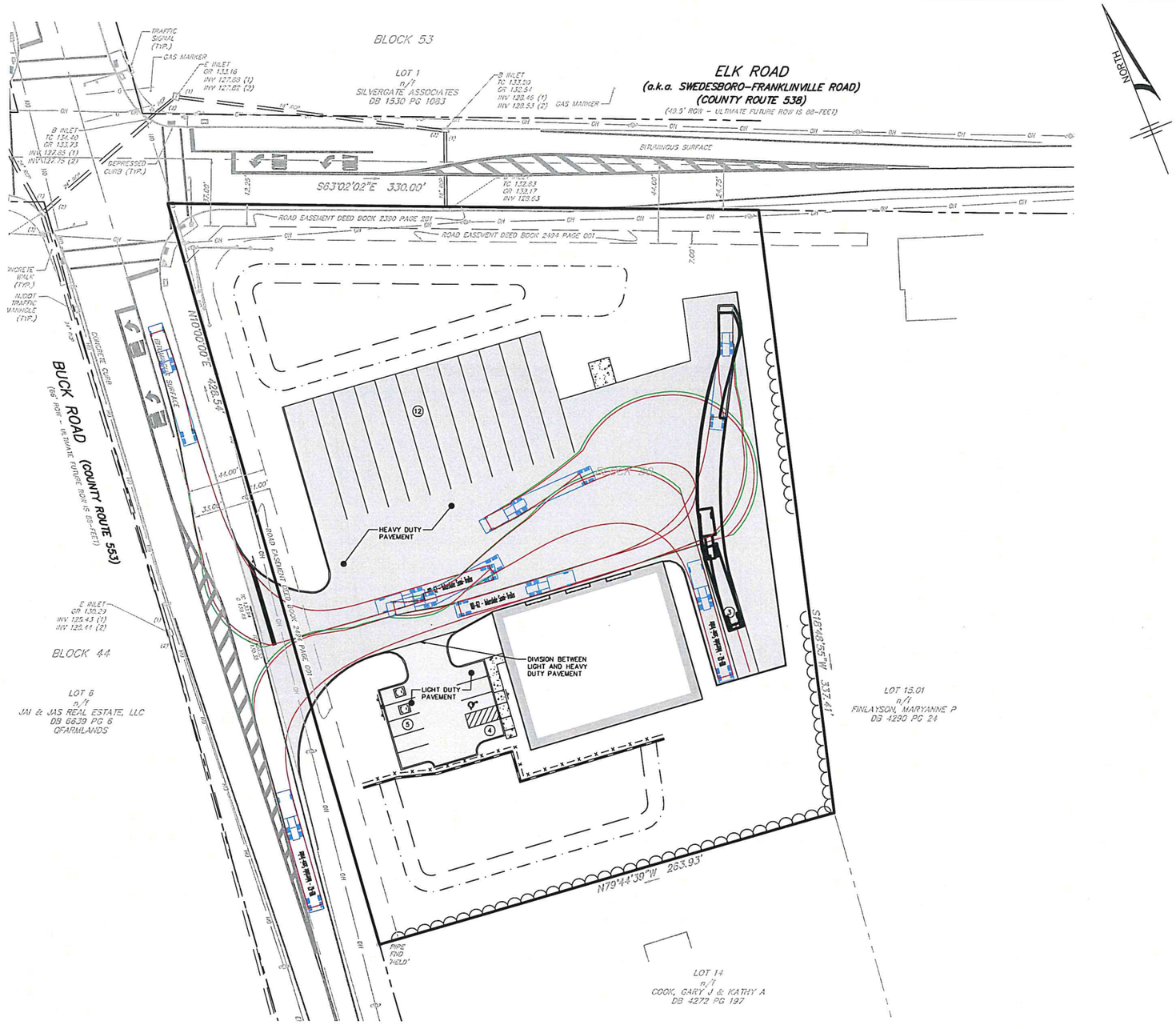

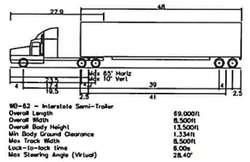

SITE LAYOUT LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	CURB	
	BUILDING	
	SIGN	
	SETBACK	
X X	FENCE LINE	X X
	100-YR WATER SURFACE ELEV.	
	BASIN BOTTOM	
	RETAINING WALL	
	LIGHT DUTY PARKING PAVEMENT	
	HEAVY DUTY PARKING PAVEMENT	

20 0 30 60 90
30 10
GRAPHIC SCALE
1 inch = 30 feet

DRAWN BY: JRN | CHECKED BY: SMD
HORIZONTAL SCALE: 1" = 30' | VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 05/15/2025

DATE	REVISIONS	DRAWN BY	CHECKED BY

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE047253800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
TRUCK TURNING PLAN
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners
20268 Briggs Rd, Suite 300, Mt. Laurel Twp, NJ 08054, 609-910-4450
1971 Highway 34, Suite 201, Wall Township, NJ 07719, 732-722-5699
321 W. State Street, Media, PA 19063, 610-565-0050
26 Washington St, 3rd Floor, Morristown, NJ 07960, 973-715-8652

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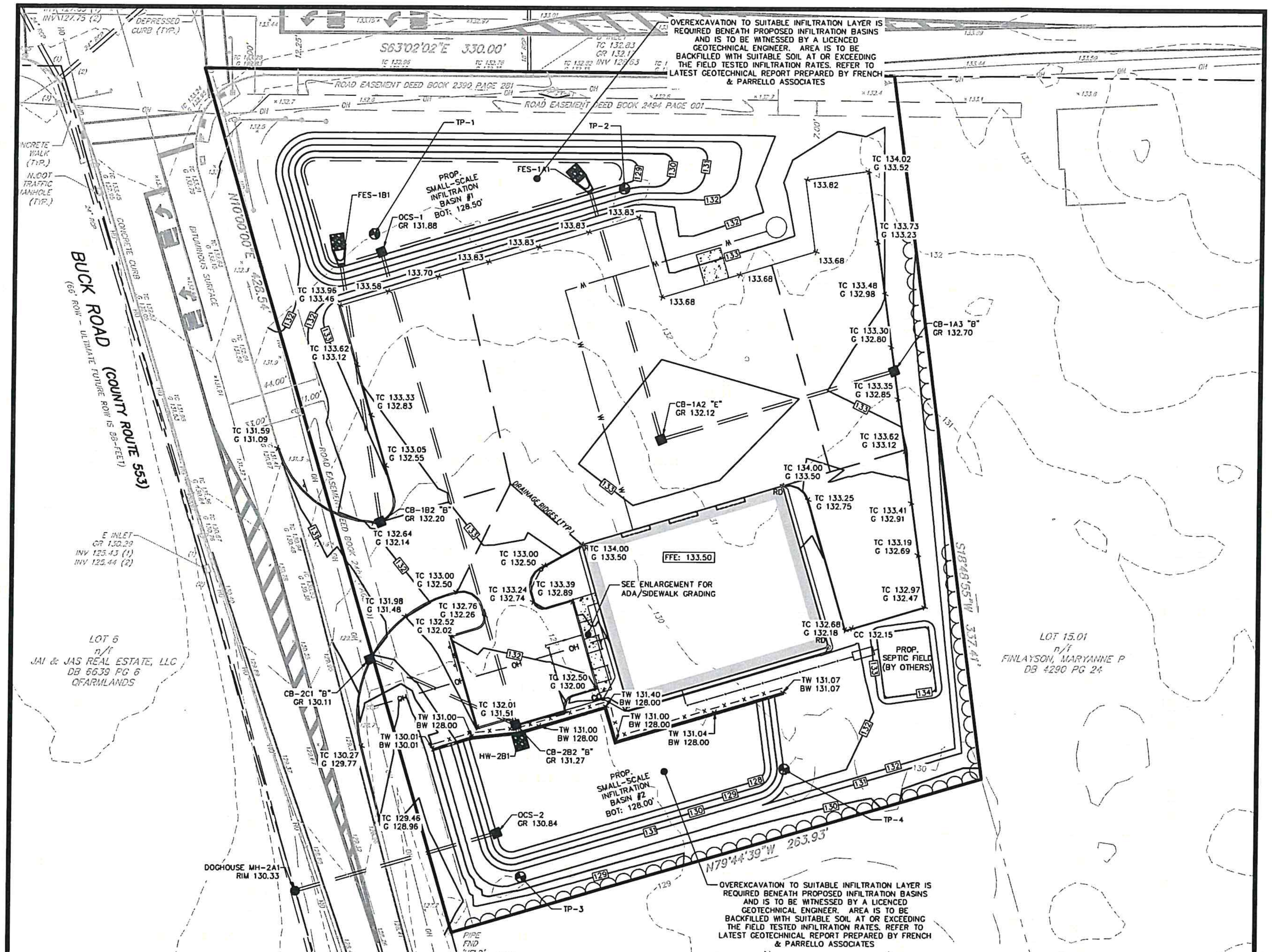
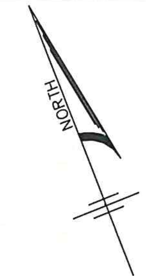
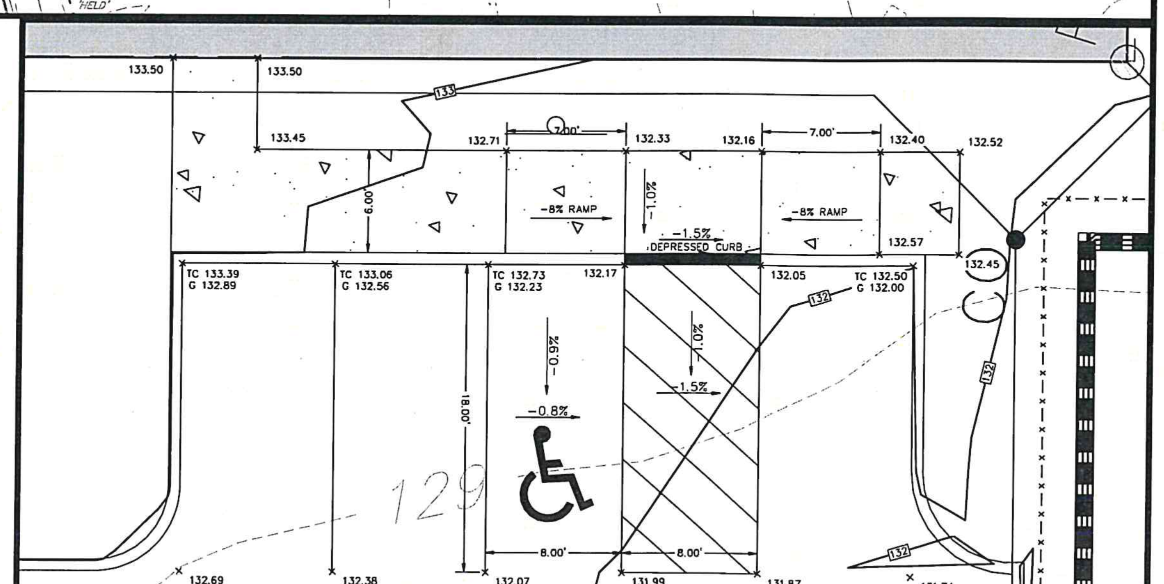






ADA RAMP ENLARGEMENT
SCALE: 1" = 5'

GRADING NOTES

1. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
2. ALL CURBS SHALL BE PAVEMENT FLUSH DEPRESSED AT CROSSWALKS AND HANDICAPPED RAMPS TO CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
3. ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED.
4. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7". TREAD DEPTH TO BE 11" MIN.
5. ALL PROPOSED CURBING SHALL HAVE A 6" REVEAL, UNLESS OTHERWISE STATED.
6. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
7. ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1% UNLESS OTHERWISE NOTED.
8. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
9. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
10. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL WHEN SOD IS BEING INSTALLED OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
11. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
12. SOIL COMPACTION TO BE PER ARCHITECTURAL REQUIREMENTS BASED ON SLAB AND FOOTING DESIGN. 95% MINIMUM COMPACTION REQUIRED PER MODIFIED PROCTOR MOISTURE DENSITY TEST PROCEDURE ASTM D1557.
13. OVEREXCAVATION TO SUITABLE INFILTRATION LAYER IS REQUIRED BENEATH PROPOSED INFILTRATION BASINS AND IS TO BE WITNESSED BY A LICENCED GEOTECHNICAL ENGINEER. AREA IS TO BE BACKFILLED WITH SUITABLE SOIL AT OR EXCEEDING THE FIELD TESTED INFILTRATION RATES. REFER TO THE "REPORT OF SUBSURFACE EXPLORATION, PERMEABILITY TESTING & GEOTECHNICAL ENGINEERING ASSESSMENT" PREPARED BY FRENCH & PARRELLO ASSOCIATES, DATED 05/16/24 FOR ADDITIONAL INFORMATION.

GRADING & UTILITY LEGEND

EXISTING		PROPOSED
	CONTOUR	
× 57.6	SPOT ELEVATION	× 57.6
	100-YR WATER SURFACE ELEV.	
	SANITARY SEWER LINE	
	STORM SEWER LINE	
□	INLET	■
Ⓓ	STORM MANHOLE	●
Ⓢ	SANITARY MANHOLE	Ⓢ
	SANITARY LATERAL	S
CO	SANITARY CLEANOUT	CO●
W	WATER LINE	W
	HYDRANT	HYD.
	WATER METER	WM●
	WATER LATERAL	W
G G G	GAS LINE	G G G

GRAPHIC SCALE
1 inch = 30 feet

DATE	REVISIONS	DRAWN BY	CHECKED BY

DRAWN BY: JRN CHECKED BY: SMD
HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 05/15/2025

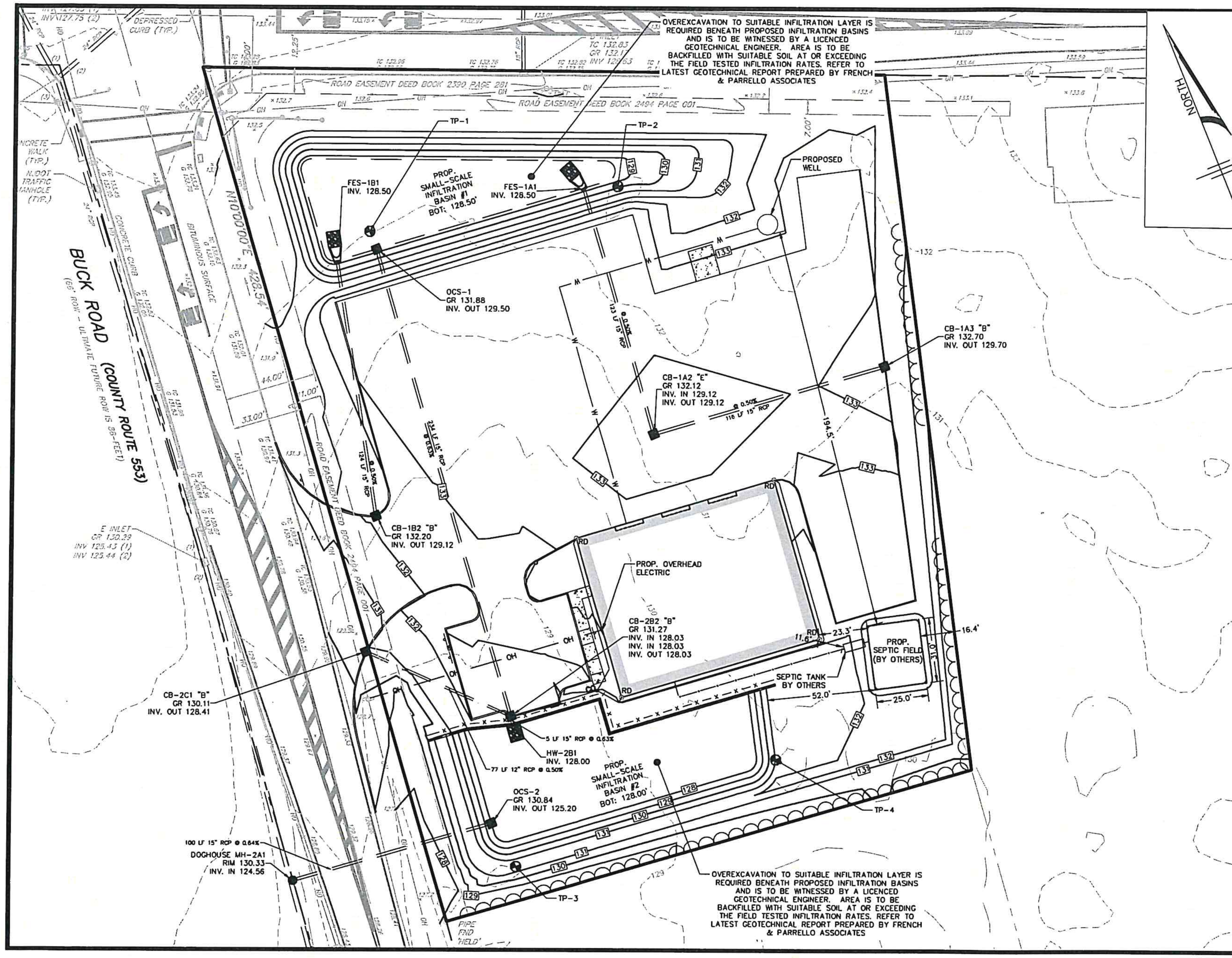
[illegible] 3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
GRADING & DRAINAGE PLAN
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners

2026B Briggs Rd, Suite 300 Mt. Laurel Twp, NJ 08054 609-910-4450
1971 Highway 34, Suite 201 Wall Township, NJ 07719 732-722-5899
321 W. State Street Media, PA 19063 610-565-0020
26 Washington St, 3rd Floor Morristown, NJ 07960 973-715-8652

Sheet Number
C4.01



UTILITY NOTES

1. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
2. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
3. ATTENTION TO THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
4. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
5. ALL CONSTRUCTION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
6. SEE MEP/ARCHITECTURAL PLANS FOR ALL UTILITY CONNECTIONS TO BUILDING. ALL UTILITY CONNECTIONS SHALL BE REVIEWED & VERIFIED BY THE CONTRACTOR PRIOR TO START OF SITE CONSTRUCTION.
7. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER AND SANITARY SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
8. ALL UTILITY SERVICE CONNECTIONS TO BUILDINGS TO BE LOCATED UNDERGROUND.
9. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
10. ALL SANITARY AND DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE UNLESS OTHERWISE SPECIFIED.
11. REFER TO WATER AND SANITARY SEWER TECHNICAL SPECIFICATIONS FOR MATERIAL, INSTALLATION AND TESTING REQUIREMENTS.
12. UNLESS OTHERWISE INDICATED:
    a. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS.
    b. HDPE PIPES SHALL BE ADS N-12 WITH SOIL TIGHT JOINTS OR APPROVED EQUAL.
    c. DIP WATER MAIN SHALL BE CLASS PSI 350 CEMENT LINED DUCTILE IRON PIPE (POLYETHYLENE ENCASEMENT).
    d. SANITARY SEWER MAINS AND LATERALS SHALL BE PVC SDR-35, PUSH ON, GASKETED JOINT (ASTM-3034).
13. ALL NEW WATER MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 3.5 FEET OF COVER (RELATIVE TO PROPOSED GRADE) OVER THE PIPE TO PREVENT FREEZING.
14. ALL NEW SANITARY SEWER MAINS AND LATERALS SHALL BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER (RELATIVE TO PROPOSED GRADE) OVER THE PIPE TO PREVENT FREEZING.
15. 4" SANITARY SEWER LATERALS SHALL BE SLOPED AT 1:48 (2.1%). 6" LATERALS SHALL BE SLOPED AT 1:96 (1.05%).
16. A 10-FT. HORIZONTAL DISTANCE SHALL SEPARATE WATER MAINS AND SANITARY SEWER MAINS. WHERE SUCH SEPARATION IS NOT POSSIBLE, THE WATER MAINS AND SANITARY SEWER MAINS SHALL BE INSTALLED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER MAIN. WHERE SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER MAIN SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS FOR A DISTANCE OF 10 FEET IN EITHER DIRECTION OF THE WATER MAIN (N.J.A.C. 7:10-11.7(D)-5).
17. ADEQUATE STRUCTURAL SUPPORT OF SEWERS AND WATER LINES AT ALL POINTS OF CROSSING SHALL BE PROVIDED TO PREVENT EXCESSIVE DEFLECTION, SETTLEMENT OR DAMAGE. THE CROSSINGS SHALL BE ARRANGED SUCH THAT THE JOINTS IN THE PIPES ARE EQUIDISTANT AND AS FAR APART AS POSSIBLE FROM THE OTHER PIPE.
18. WHERE UTILITIES CROSS BENEATH EXISTING / PROPOSED WATER MAINS OR STORM AND SANITARY SEWERS, THE UTILITY CONTRACTOR SHALL PROVIDE ADEQUATE STRUCTURAL SUPPORT BY INSTALLING SELECT BACKFILL FROM THE UTILITY TO THE SPRING LINE OF THE WATER MAIN OR SEWER. SELECT BACKFILL SHALL BE CLEAN SAND OR NJDOT SOIL I-9 COMPACTED TO 95% OF THE MODIFIED PROCTOR AGGREGATE TYPE DENSITY ASTM D-698 METHOD D. IT SHALL EXTEND A MINIMUM OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING.
19. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY.
20. ELECTRICAL TRANSFORMER PAD SPECIFICATIONS, CONDUIT LOCATIONS AND INSTALLATION TO BE COORDINATED WITH ELECTRIC COMPANY PRIOR TO INSTALLATION.
21. OVEREXCAVATION TO SUITABLE INFILTRATION LAYER IS REQUIRED BENEATH PROPOSED INFILTRATION BASINS AND IS TO BE WITNESSED BY A LICENCED GEOTECHNICAL ENGINEER. AREA IS TO BE BACKFILLED WITH SUITABLE SOIL AT OR EXCEEDING THE FIELD TESTED INFILTRATION RATES. REFER TO THE "REPORT OF SUBSURFACE EXPLORATION, PERMEABILITY TESTING & GEOTECHNICAL ENGINEERING ASSESSMENT" PREPARED BY FRENCH & PARRELLO ASSOCIATES, DATED 05/16/24 FOR ADDITIONAL INFORMATION.

GRADING & UTILITY LEGEND

EXISTING		PROPOSED
	CONTOUR	
× 57.6	SPOT ELEVATION	× 57.6
	100-YR WATER SURFACE ELEV.	
	SANITARY SEWER LINE	
	STORM SEWER LINE	
	INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	SANITARY LATERAL	S
CO	SANITARY CLEANOUT	CO
W	WATER LINE	W
	HYDRANT	HYD.
	WATER METER	WM
	WATER LATERAL	W
G G G	GAS LINE	G G G

20 0 30 60 90
30 10
GRAPHIC SCALE
1 inch = 30 feet

DATE	REVISIONS	DRAWN BY	CHECKED BY

DRAWN BY: JRN
CHECKED BY: SMD
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 05/15/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
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PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
UTILITY PLAN
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

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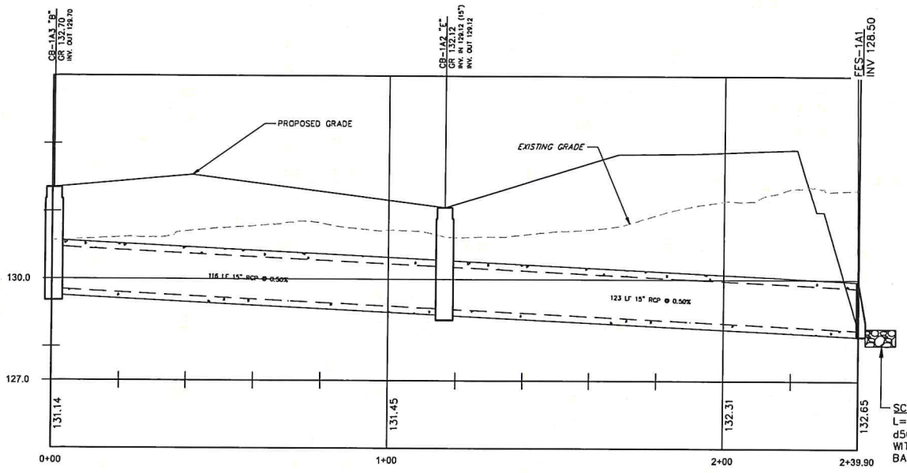
Sheet Number
C5.01



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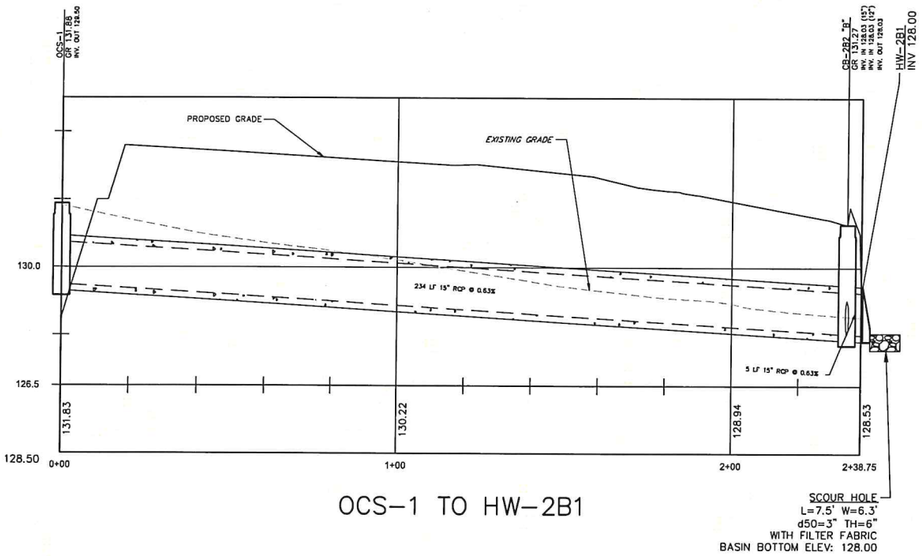

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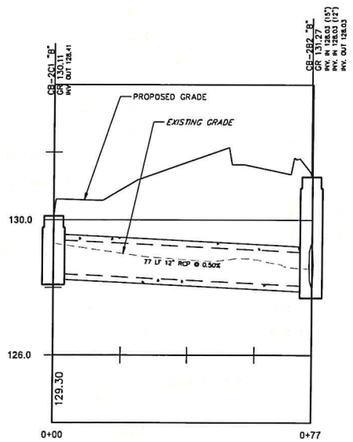

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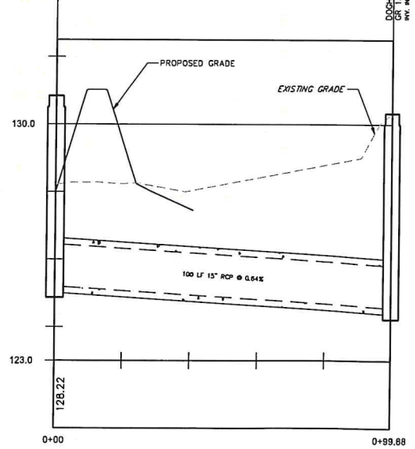
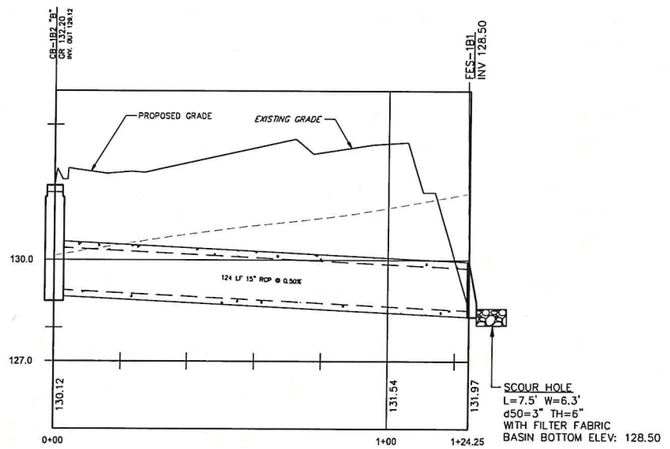


OCS-2 TO EX. DOGHOUSE MH



CB-1B2 TO FES-1B1

	REVISIONS	DRAWN BY	CHECKED BY
	DATE		

DRAWN BY: JRN
CHECKED BY: SMD
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'
PROJECT No.: RUS-2304
DATE: 05/15/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE047938100

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
UTILITY PROFILES
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic
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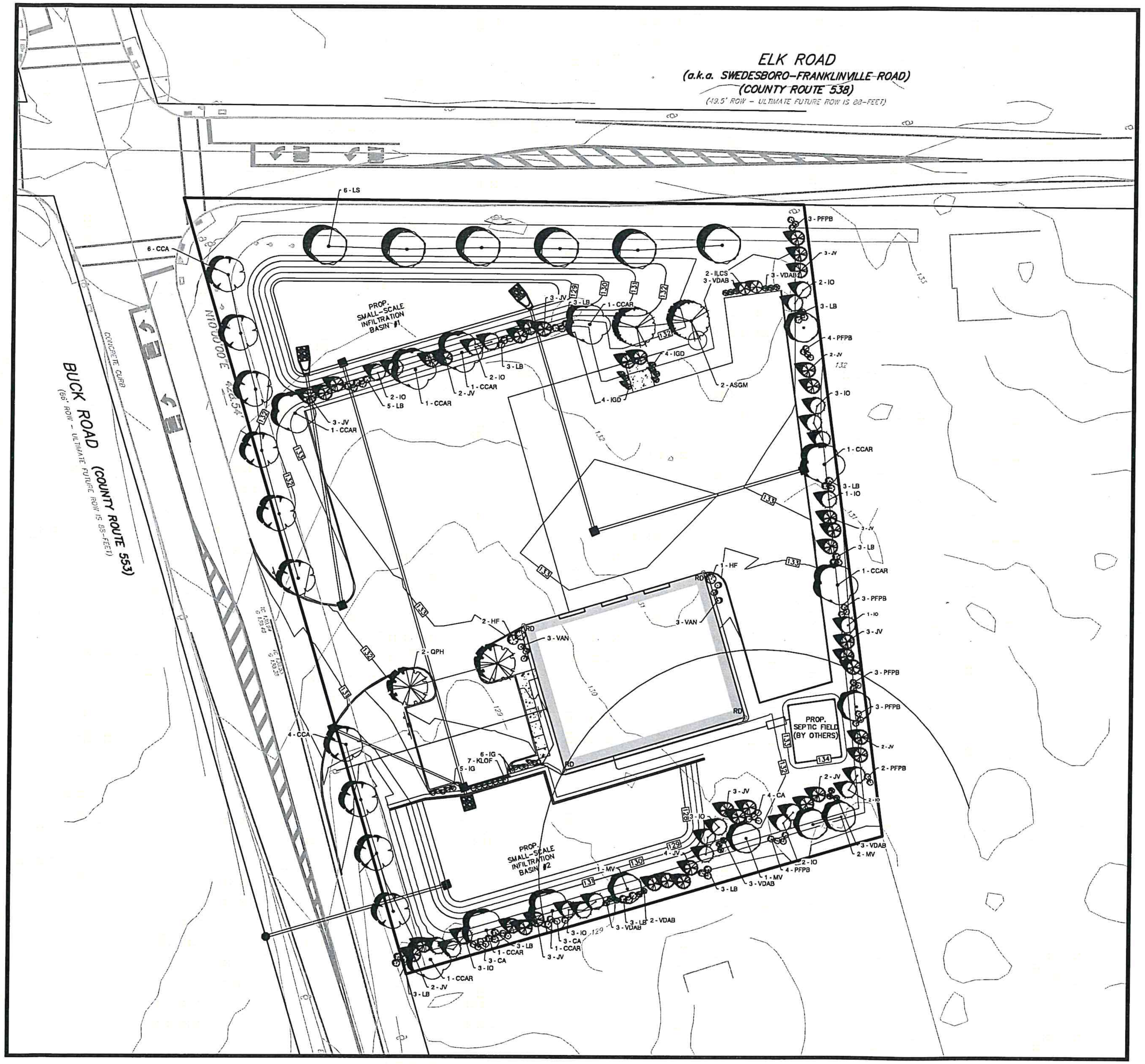
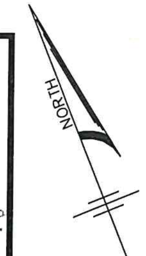
973-715-8652

Sheet Number
C5.02





PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS SHRUBS						
HF	3	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT	24-30"	B&B	
LB	32	LINDERA BENZOIN	SPICEBUSH	18-24" HT.		NATIVE PLANT SPECIES, DEER RESISTANT
VAN	6	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	15-18"		NATIVE PLANT SPECIES
EVERGREEN SHRUBS						
ILCS	2	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	4-5' HT.	B&B	DEER RESISTANT
IG	11	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18-24" HT.	B&B	
IGD	8	ILEX GLABRA 'DENSA'	INKBERRY HOLLY	30-36"	B&B	NATIVE PLANT SPECIES
KLOF	7	KALMIA LATIFOLIA 'OLYMPIC FIRE'	MOUNTAIN LAUREL	18-24" HT.	B&B	24-30" SPREAD
EVERGREEN TREES						
IO	24	ILEX OPACA	AMERICAN HOLLY	6-7' HT.	B&B	NATIVE PLANT SPECIES
JV	37	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-7' HT.	B&B	NATIVE PLANT SPECIES, DEER RESISTANT
FLOWERING SHRUBS						
CA	14	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	15-18"	2 GAL.	NATIVE PLANT SPECIES- ZONE 4
PFPB	22	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	18-24" HT.	B&B	
VDAB	17	VIBURNUM DILATATUM 'ASIAN BEAUTY'	ASIAN BEAUTY VIBURNUM	18-24" HT.	B&B	
DECIDUOUS TREES						
CCA	10	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	21/2-3" CAL.	B&B	8-10' HT., SINGLE TRUNK, NATIVE PLANT SPECIES, DEER RESISTANT
LS	6	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	21/2-3" CAL.	B&B	NATIVE PLANT SPECIES, DEER REISSTANT
QPH	2	QUERCUS PHELLOS	WILLOW OAK	21/2-3" CAL.	B&B	8-10' HT., SINGLE TRUNK
FLOWERING TREES						
CCAR	9	CERCIS CANADENSIS 'APPALACHIAN RED'	APPALACHIAN RED EASTERN REDBUD	2-21/2" CAL.	B&B	
MV	6	MAGNOLIA VIRGINIANA	SWEET BAY	21/2-3" CAL.	B&B	NATIVE PLANT SPECIES
STREET TREES						
ASGM	2	ACER SACCHARUM "GREEN MOUNTAIN"	GREEN MOUNTAIN SUGAR MAPLE	21/2-3" CAL.	B&B	

PLANTING NOTES

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
2. ALL PLANTS SHALL BE NURSERY GROWN.
3. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
4. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
6. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, SUBSTITUTIONS ARE TO BE APPROVED BY THE TOWNSHIP CERTIFIED TREE EXPERT.
7. MEASUREMENT: DIMENSIONS OF TREES AND SHRUBS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
8. SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST, UNLESS AUTHORIZED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
9. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
10. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM THE SUN AND DRYING WINDS OR FROST.
11. OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
12. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
13. ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO THE DETAILS ON THE PLANS. IN PARKING LOT AREAS AND PLANTING AREAS ADJACENT TO WALKWAYS VERTICAL TREE STAKES SHALL BE USED IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED.
15. MULCH: IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED ALL TREES AND SHRUB PLANTING PITS SHALL BE COVERED WITH A FOUR-INCH (4 INCH) LAYER OF LICORICE ROOT OR OTHER MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE LIMIT OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT; FOR EVERGREEN TREE CLUSTERS, A MULCH BED SHALL BE CREATED. MULCH SHOULD NOT BE PLACED WITHIN 3" OF THE TREE TRUCK FLARE.
16. TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS WILT-PROOF.
17. PLANTING SOIL OF 50% TOP SOIL AND 50% PEAT MOSS SHALL BE MIXED WITH EXISTING SOIL AT A RATE OF 1/3 PLANTING SOIL AND 2/3 EXISTING SOIL.
18. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR TWENTY-FOUR (24) MONTHS FROM THE DATE OF FINAL APPROVAL BY THE TOWNSHIP, EXCEPT AS OTHERWISE STATED IN THE TOWNSHIP ORDINANCE. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED WITH CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE AND NOTIFY THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL .
19. ALL PLANTING SHALL BE AT THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT, AND TO THE INDICATED LAYOUT OF PLANTING BEDS. IF ANY DISCREPANCIES OCCUR WITHIN THE PLANT LIST, THE PLAN SHALL SUPERSEDE.
20. ALL PLANTING BEDS SHOULD BE FREE AND CLEAR OF WEEDS PRIOR TO INSTALLATION OF MULCH.
21. ALL DECIDUOUS TREES TO BE INCORPORATED INTO PLANTING BED (MULCH) OR HAVE 3' RADIUS MULCH RING.
22. SEED ALL DISTURBED AREAS.
23. A TREE REMOVAL PERMIT SHALL BE SECURED PRIOR TO ANY SITE DISTURBANCE.

SITE LAYOUT LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	CURB	
	BUILDING	
	SIGN	
	SETBACK	
	FENCE LINE	
	100-YR WATER SURFACE ELEV.	
	BASIN BOTTOM	
	RETAINING WALL	

GRAPHIC SCALE
1 inch = 30 feet

REVISIONS	DATE	DRAWN BY	CHECKED BY

DRAWN BY: JRN
CHECKED BY: SMD
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 05/15/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
LANDSCAPE PLAN
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic
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Sheet Number
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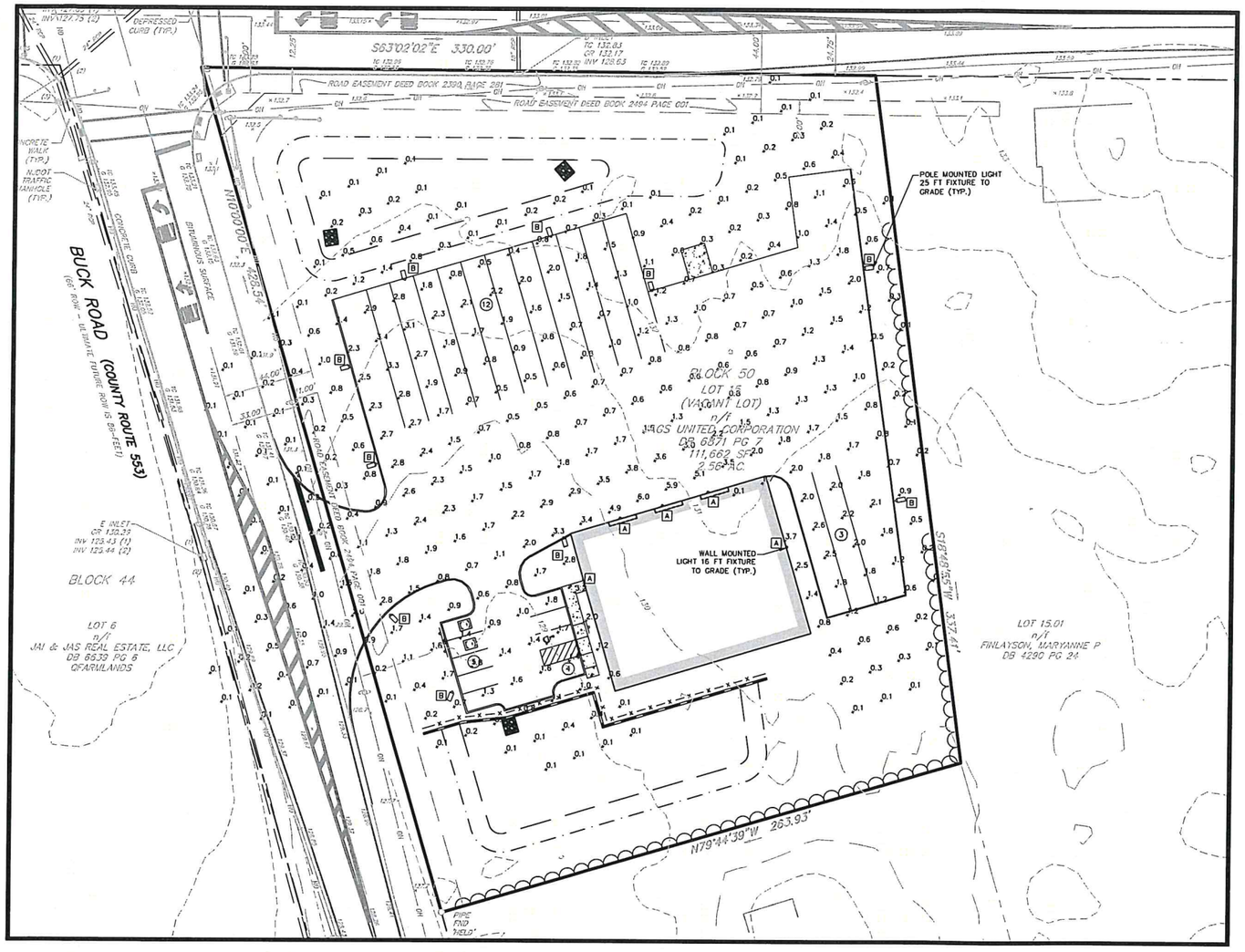


LIGHTING NOTES

1. PROJECT SITE BEING KNOWN AND DESIGNATED AS BLOCK 50, LOT 15 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY (SHEET 27), CONTAINING 2.56 ACRES.
2. BOUNDARY, TOPOGRAPHIC INFORMATION, AND EXISTING CONDITIONS SHOWN BASED UPON MAP ENTITLED "OUTBOUND & TOPOGRAPHIC BOUNDARY SURVEY PREPARED FOR 705 BUCK ROAD, BLOCK 50 LOT 15, SITUATED IN ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC AND DATED 01/30/2024.
3. SITE COORDINATES: 295,782' N, 316,637' E
4. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
5. LIGHTS SHALL OPERATE "DUSK TILL DAWN".

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
⏢	A	5	Holophane	HLWPC2 P30 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	7058	1	71
▯	B	10	Lithonia Lighting	RSX1 LED P2 30K R3 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield	1	6288	1	72.95

LIGHTING LEGEND

EXISTING		PROPOSED
	CONTOUR	
	100-YR WATER SURFACE ELEV.	
	SANITARY SEWER LINE	
	STORM SEWER LINE	
□	INLET	■
(D)	STORM MANHOLE	●
(S)	SANITARY MANHOLE	(S)
	SANITARY LATERAL	S
	SANITARY CLEANOUT	CO
W	WATER LINE	W
	HYDRANT	HYD.
	WATER METER	WM
	WATER LATERAL	W
G	GAS LINE	G

20 0 30 60 90
30 10
GRAPHIC SCALE
1 inch = 30 feet

DRAWN BY: JRN	CHECKED BY: SMD
HORIZONTAL SCALE: 1" = 30'	VERTICAL SCALE: N/A
PROJECT No.: RUS-2304	
DATE: 05/15/2025	

DATE	REVISIONS	DRAWN BY	CHECKED BY

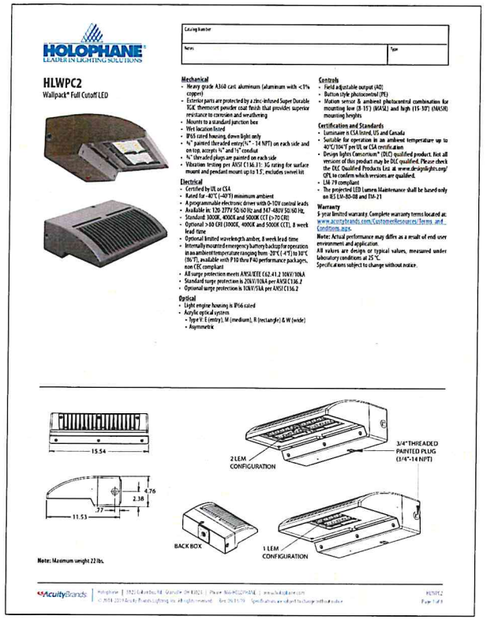
3/7/2025

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE49293800

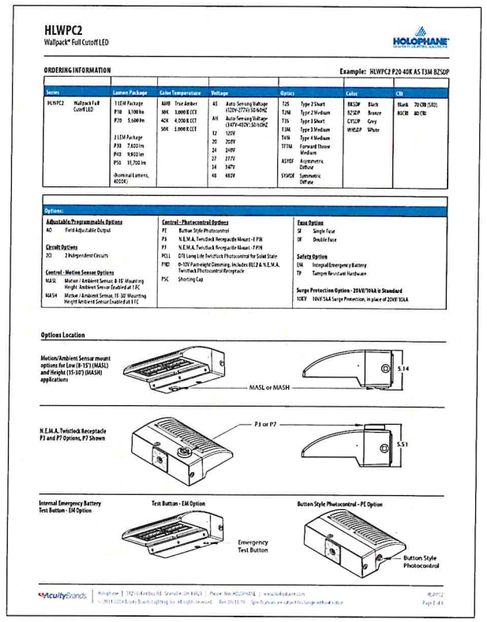
PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
LIGHTING PLAN
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners
20268 Boggs Rd, Suite 300, Mt. Laurel Twp., NJ 08054, 609-910-4450
1971 Highway 34, Suite 201, Wall Township, NJ 07719, 732-722-3899
321 W. State Street, Media, PA 19063, 610-565-0020
26 Washington St. 3rd Floor, Morristown, NJ 07960, 973-715-8662

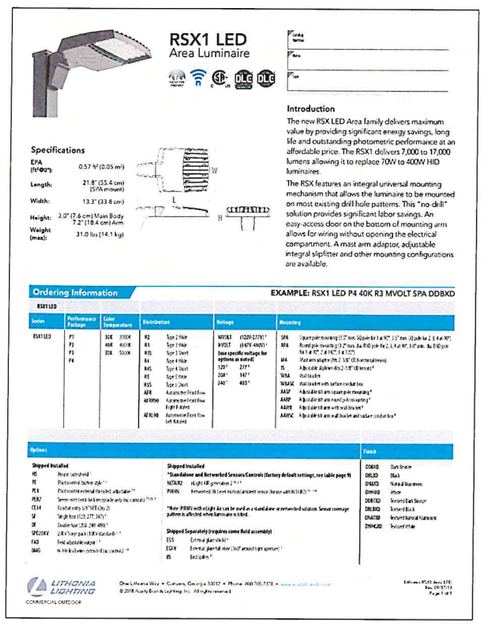
Sheet Number
C7.01



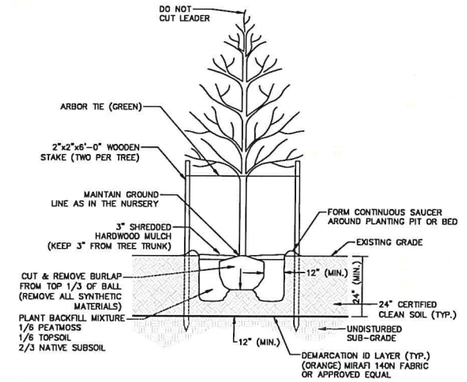
LIGHT FIXTURE 'A' DETAIL
MOUNTING HEIGHT 24'
OR APPROVED EQUAL
NOT TO SCALE



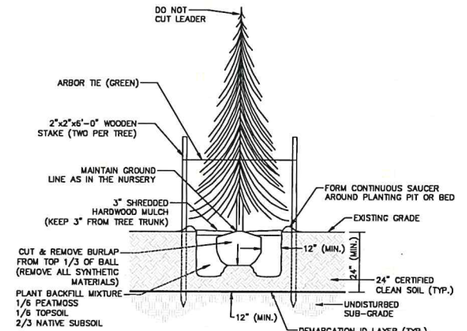
LIGHT FIXTURE 'A' DETAIL
MOUNTING HEIGHT 24'
OR APPROVED EQUAL
NOT TO SCALE



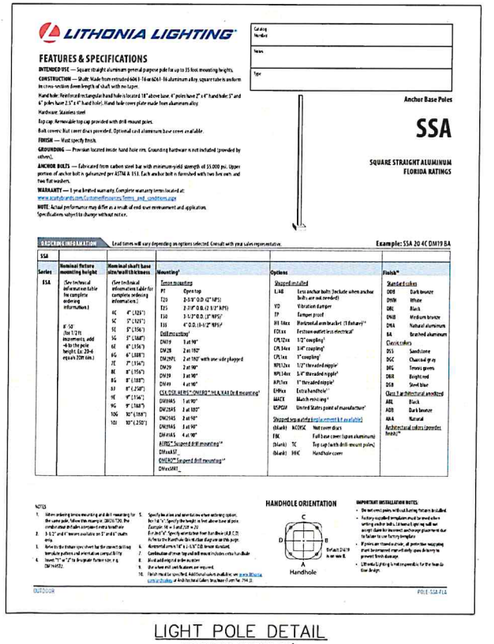
LIGHT FIXTURE 'B' DETAIL
MOUNTING HEIGHT 24'
OR APPROVED EQUAL
NOT TO SCALE



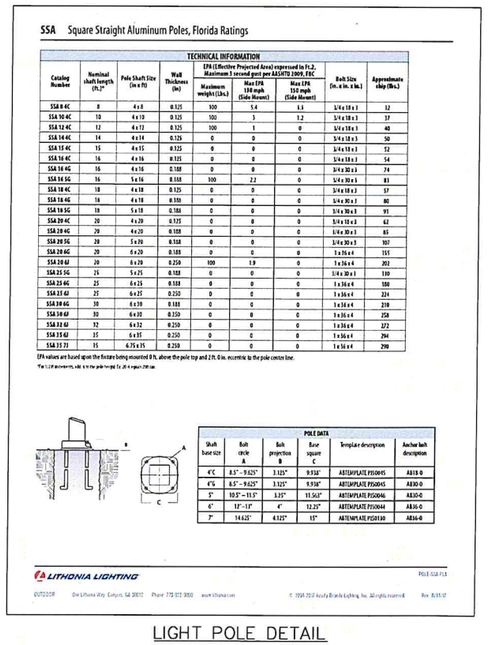
NOTE: REMOVE ALL WIRE BASKETS PRIOR TO PLANTING
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



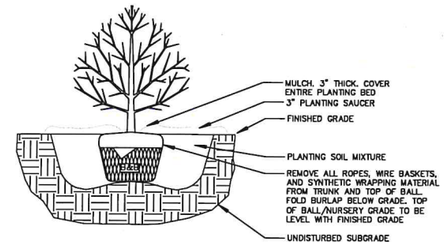
NOTE: REMOVE ALL WIRE BASKETS PRIOR TO PLANTING
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



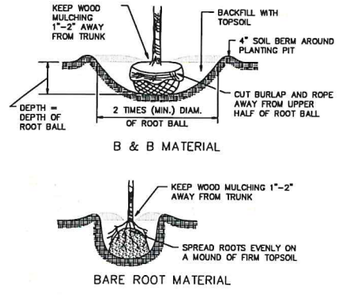
LIGHT POLE DETAIL
MOUNTING HEIGHT 24'
OR APPROVED EQUAL
NOT TO SCALE



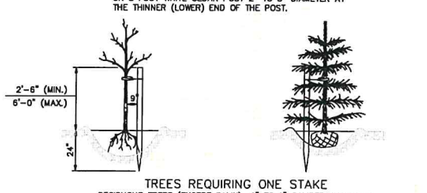
LIGHT POLE DETAIL
MOUNTING HEIGHT 24'
OR APPROVED EQUAL
NOT TO SCALE



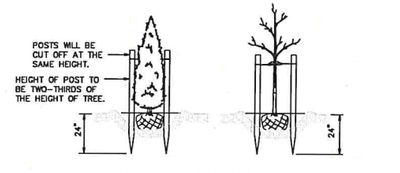
SHRUB PLANTING DETAIL
NOT TO SCALE



TREE & SHRUB PLANTING DETAIL
NOT TO SCALE



TREES REQUIRING ONE STAKE
DECIDUOUS TREES (EXCEPT SALIX) 1" TO 1" CALIPER, INCLUSIVE. CONE TYPE (PYRAMIDAL) TREES 3 FEET TO 5 FEET HIGH, AND COLUMNAR EVERGREEN TREES 4 FEET TO 7 FEET HIGH, INCLUSIVE.



TREES REQUIRING TWO STAKES
DECIDUOUS TREES OVER 1" TO 2" CALIPER, INCLUSIVE. ALL SALIX REGARDLESS OF HEIGHT, CALIPER, BARE ROOT OR BALLED AND BURLAPPED. CONE TYPE (PYRAMIDAL) TREES 5 FEET TO 7 FEET HIGH AND COLUMNAR EVERGREEN TREES 7 FEET TO 9 FEET HIGH, INCLUSIVE.

STAKING DETAILS
NOT TO SCALE

DRAWN BY:	JRN
CHECKED BY:	SMD
HORIZONTAL SCALE:	AS SHOWN
VERTICAL SCALE:	N/A
PROJECT No.:	RLIS-2304
DATE:	05/15/2025

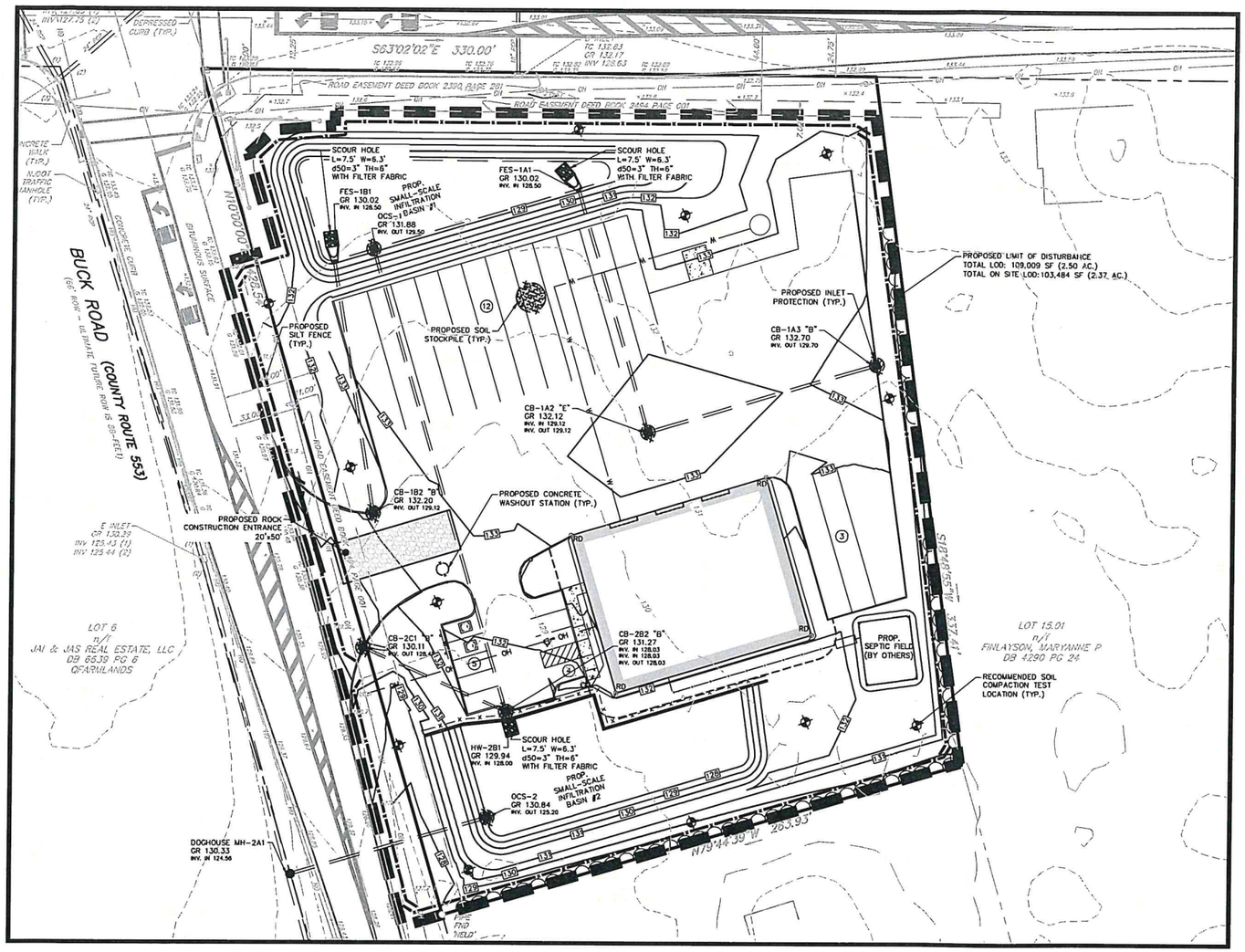
NO.	REVISIONS	DRAWN BY	CHECKED BY	DATE

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE047938800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
LANDSCAPE & LIGHTING DETAILS
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic
Engineering Partners
20268 Briggs Rd, Suite 300
Mt. Laurel Twp, NJ 08054
609-910-4450
1971 Highway 34, Suite 201
Wall Township, NJ 07719
732-752-5699
26 Washington St, 2nd Floor
Morristown, NJ 07960
973-715-8652
221 W. State Street
Media, PA 19063
610-565-0020

Sheet Number
C7.91



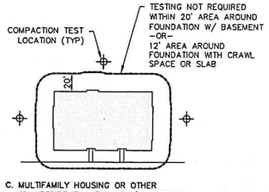
NOTICE TO CONTRACTOR

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FILED, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTRACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION.

EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED FOR ALL OFF-SITE WORK AS NECESSARY. THE DISTRICT EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL MEASURES TO BE INSTALLED.

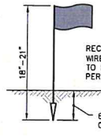
THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.



C. MULTIFAMILY HOUSING OR OTHER NON-RESIDENTIAL BUILDING/STRUCTURE

NOTE: SOIL COMPACTION TESTING 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).

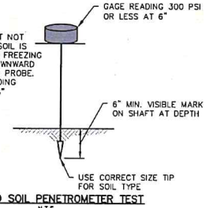
NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.



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

PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)
N.T.S.

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



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

HANDHELD SOIL PENETROMETER TEST
N.T.S.

SESC LEGEND

EXISTING		PROPOSED
	CONTOUR	
x 57.6	SPOT ELEVATION	x 57.6
	SANITARY SEWER LINE	
	STORM SEWER LINE	
	INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
W	WATER LINE	W
	WATER VALVE	
G	GAS LINE	G
	SANITARY CLEANOUT	
	SIGN	
	LIGHT POLE	
x	FENCE LINE	x
	LIMIT OF DISTURBANCE	
	SILT FENCE	x
	INLET PROTECTION	
	SOIL STOCKPILE	
	TRACKING PAD	

20 0 30 60 90
30 10
GRAPHIC SCALE
1 inch = 30 feet

DRAWN BY: JRN	CHECKED BY: SMD		
HORIZONTAL SCALE: 1" = 30'	VERTICAL SCALE: N/A		
PROJECT No.: RUS-2304			
DATE: 05/15/2025		DATE	REVISIONS

3/7/2025

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE44193800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
SESC PLAN
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners
20089 Briggs Rd, Suite 300, Mt. Laurel Twp, NJ 08054, 609-910-4450
1871 Highway 34, Suite 201, Wall Township, NJ 07719, 732-722-3699
321 W. State Street, Media, PA 19063, 610-565-0020
29 Washington St. 2nd Floor, Morristown, NJ 07960, 973-715-6652

Sheet Number
C8.01

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE GLOUCESTER SOIL CONSERVATION DISTRICT.
7. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 ½" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL). THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
16. NJSA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
17. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
18. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
20. THE GLOUCESTER SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
21. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
22. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
23. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE GLOUCESTER SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
24. METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A pH OF 4 OR LESS.
25. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
26. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
27. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
28. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
29. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
30. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
31. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
32. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

THIS PLAN HAS BEEN PREPARED TO ADDRESS THE EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN.

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION

STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.

PURPOSE

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

WATER QUALITY ENHANCEMENT

PROVIDES TEMPORARY MECHANICAL PROTECTION AGAINST WIND OR RAINFALL INDUCED SOIL EROSION UNTIL PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED. WOOD CHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM.

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, PAGE 19.1.
   - 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.
   - A. 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 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.
   - F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
3. MULCH ANCHORING
   MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
   - A. 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.
   - B. MULCH NETTINGS – STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
   - C. CRIMPER MULCH ANCHORING COULTER TOOL – A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
   - D. LIQUID MULCH-BINDERS
     1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
     2. USE ONE OF THE FOLLOWING:
        - a. ORGANIC AND VEGETABLE BASED BINDERS – NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
        - b. SYNTHETIC BINDERS – HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME.
HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN SUMMER 2024 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL APPROXIMATELY AS FOLLOWS:

TEMPORARY SOIL EROSION FACILITIES	IMMEDIATELY
CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE	IMMEDIATELY
INSTALL SILT FENCE & INLET PROTECTION	IMMEDIATELY
ROUGH CLEARING & GRADING, INCLUDING BASINS	ONGOING
INSTALLATION OF STORMWATER CONVEYANCE FEATURES (INLET PROTECTION)	2 WEEKS
TEMPORARY SEEDING*	IMMEDIATELY
SLOPE & EMBANKMENT PROTECTION	IMMEDIATELY
PARKING SUB-BASE	IMMEDIATELY
MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
BUILDING CONSTRUCTION	4 MONTHS
REMOVAL OF ALL TEMPORARY SEDIMENT CONTROL STRUCTURES	IMMEDIATELY
FINAL SEEDING AND LANDSCAPING	4 WEEKS
COMPLETE INFILTRATION BASIN & SAND BOTTOM (AFTER SITE IS STABLE)	1 WEEK
FINAL PAVEMENT COURSE	1 WEEK

* TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE No. 2 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

STANDARD FOR STORM SEWER INLET PROTECTION

DEFINITION

A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET.

PURPOSE

THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT, THUS PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

CONDITIONS WHERE PRACTICE APPLIES

1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
2. A STORM SEWER OR THE OUTLET CHANNEL OF A STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
3. TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
4. A TRAFFIC HAZARD WILL NOT BE CREATED.
5. A FLOODING PROBLEM WILL NOT BE CREATED.

WATER QUALITY ENHANCEMENT

THE PRIMARY BENEFIT TO WATER QUALITY IS REMOVAL SEDIMENT FROM STORMWATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF.

DESIGN CRITERIA

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION:

1. MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.

2. IN ALL CASES, THE INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.

3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.

DUST CONTROL NOTE

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE

ADDITIONAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
2. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT A MINIMUM, BY THE END OF EACH WORK DAY.
4. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNER.
5. STEEP SLOPES TO RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE No. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING 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.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. 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 DISTRICT.
4. 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

1. PROBING WIRE TEST (SEE DETAIL)
2. HAND-HELD PENETROMETER TEST (SEE DETAIL)
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
5. 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.
6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
7. 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

1. PROCEDURE SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. 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 A SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

STANDARD FOR SEEDING SPECIFICATIONS

SITE PREPARATION

SITE PREPARATION IS REQUIRED FOR ENTIRE SITE AND SHALL BE ACCOMPLISHED AS FOLLOWS:

1. 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
2. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH STANDARDS FOR LAND GRADING 19-1.
3. 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.
4. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

VEGETATIVE SEED MIXTURES

TOPSOIL STOCKPILE PROTECTION

a) Apply ground limestone at a rate of 90 lbs/1000 S.F.
b) Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
c) Apply Perennial Rye grass seed at a rate of 1 lbs/1000 S.F. and Annual Rye grass at 1 lbs/1000 S.F.
d) Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
e) Apply a liquid mulch binder or tack to straw or hay mulch.
f) Properly entrench a silt fence at the bottom of the stockpile.

TEMPORARY STABILIZATION SPECIFICATIONS

a) Apply ground limestone, lime rates are to be applied following soil test recommendations.
b) Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
c) Apply Perennial Rye grass at 1 lbs/1000 S.F.and Annual Rye grass at 1 lbs/1000 S.F.
d) Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
e) Apply a liquid mulch binder or tack to straw or hay mulch.

PERMANENT STABILIZATION SPECIFICATIONS

a) Apply topsoil to a depth of 5 inches (unsettled).
b) Apply ground limestone, lime rates are to be applied following soil test recommendations, and work four inches into soil.
c) Apply fertilizer (10-10-10) at a rate of 11 lbs/1000 S.F.
d) Permanent seeding to be accomplished with the following mixture:

Hard Fescue seed at	3.0 lbs/1000 S.F.
Chewing Fescue seed at	1.0 lbs/1000 S.F.
Creeping Red Fescue seed at	1.0 lbs/1000 S.F.
Perennial Ryegrass seed at	0.25 lbs/1000 S.F.

e) Acceptable seeding dates are between February 1 to April 30, Optimum seeding dates are between August 15 and October 30.
f) Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
g) Apply a liquid mulch binder or tack to straw or hay mulch

MULCHING

MULCHING IS REQUIRED ON ALL SEEDING AND SHALL BE ACCOMPLISHED AS FOLLOWS:

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

REVISIONS	DATE	DRAWN BY	CHECKED BY

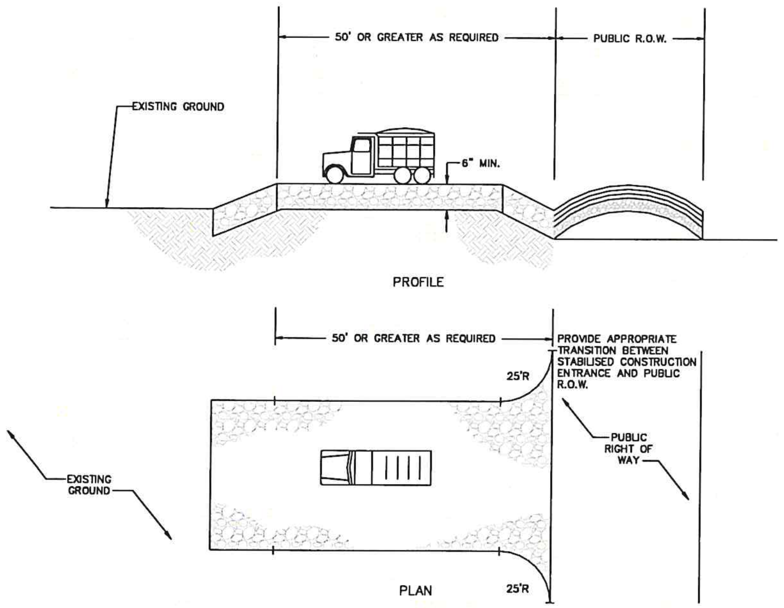
DRAWN BY: JRN | CHECKED BY: SMD
HORIZONTAL SCALE: AS SHOWN | VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 02/11/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
SESC DETAILS
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners
2026B Briggs Rd, Suite 300, Mt. Laurel Twp, NJ 08054, 609-910-4450
1971 Highway 34, Suite 201, Wall Township, NJ 07719, 732-722-5899
321 W. State Street, Media, PA 19063, 610-565-0020
26 Washington St, 3rd Floor, Morristown, NJ 07960, 973-715-8652

Sheet Number
C8.91



PERCENT SLOPE OF ROADWAY	PERCENT SLOPE OF ROADWAY	
	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.
2. 1" – 2 ½" CLEAN CRUSHED STONE SHALL BE USED.

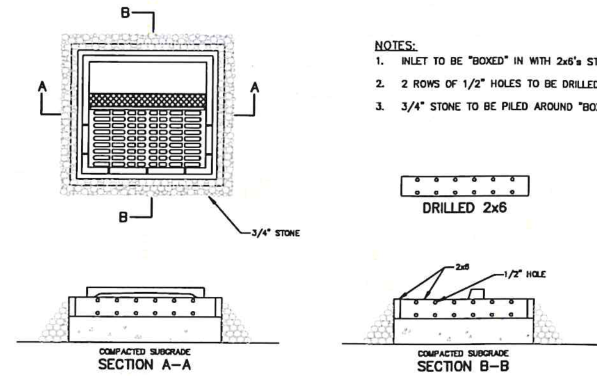
MAINTENANCE

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 ENTRANCE

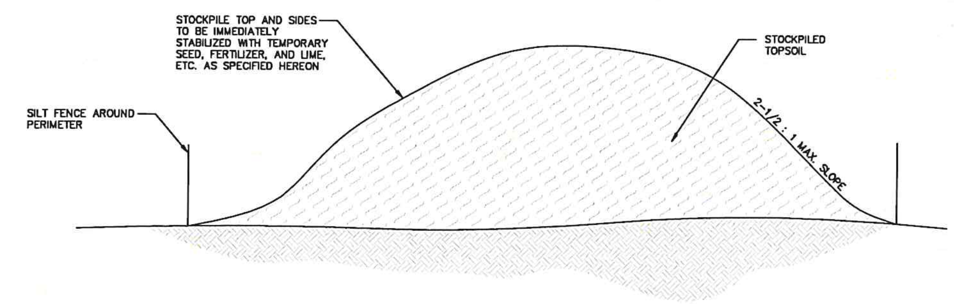
NOT TO SCALE



NOTES:
1. INLET TO BE "BOXED" IN WITH 2x6's STOOD ON END.
2. 2 ROWS OF 1/2" HOLES TO BE DRILLED IN BOARDS, 6" O.C.
3. 3/4" STONE TO BE PILED AROUND "BOX" TO FILTER SEDIMENT.

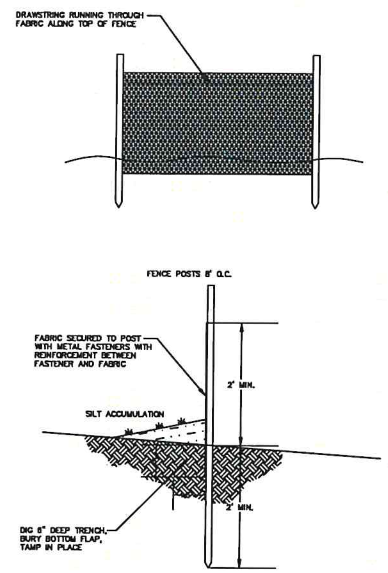
INLET PROTECTION

NOT TO SCALE



STOCKPILE AREA

NOT TO SCALE



SILT FENCE

NOT TO SCALE

DATE	REVISIONS	DRAWN BY	CHECKED BY

DRAWN BY: JRN | CHECKED BY: SMD
HORIZONTAL SCALE: AS SHOWN | VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 05/15/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
SESC DETAILS
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic
Engineering Partners
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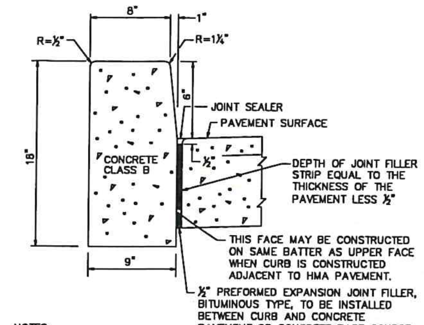
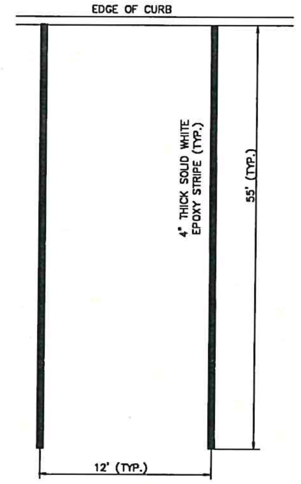
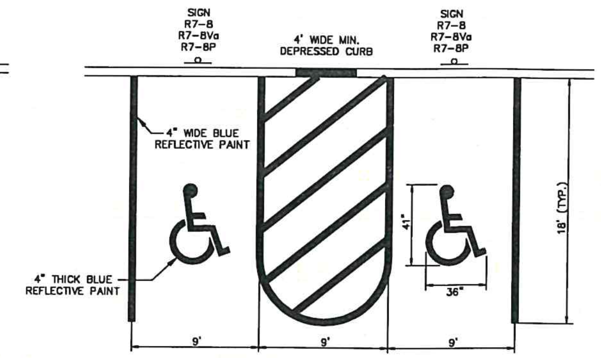


NOTES:
TRANSVERSE JOINTS ½" WIDE SHALL BE INSTALLED IN THE CURB 20 FEET APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED ¼" IN FROM FRONT FACE AND TOP OF CURB. EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

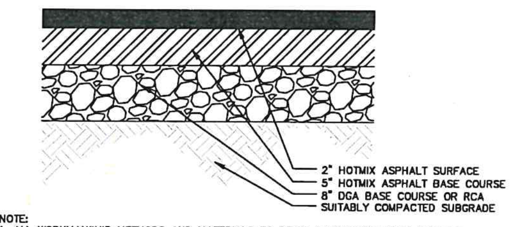
CONCRETE VERTICAL CURB (6" WIDE)
NOT TO SCALE



TYPICAL TRAILER PARKING STALL STRIPING
NOT TO SCALE

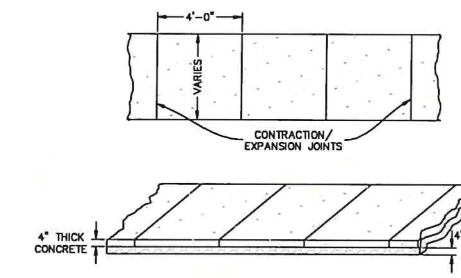


HANDICAP PARKING STALL STRIPING
NOT TO SCALE



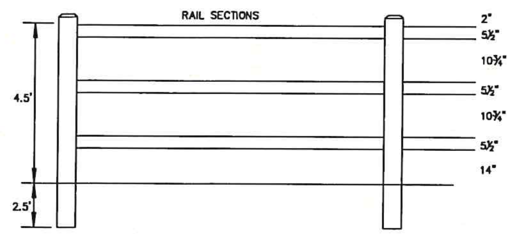
NOTE:
1. ALL WORKMANSHIP METHODS AND MATERIALS TO BE IN ACCORDANCE WITH N.J.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

NEW ROADWAY/PARKING PAVEMENT SECTION HEAVY DUTY
NOT TO SCALE



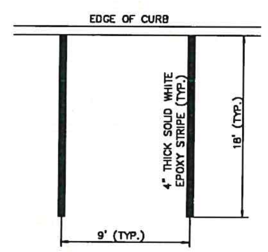
CONCRETE SIDEWALK
NOT TO SCALE

NOTES:
1. PREFORMED BITUMINOUS EXPANSION JOINTS, 1/2" THICK SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET.
2. CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4000 PSI.

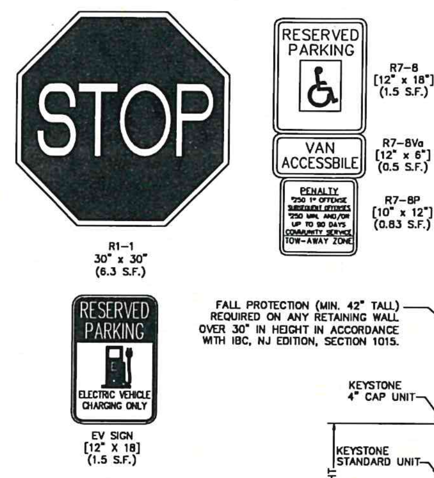


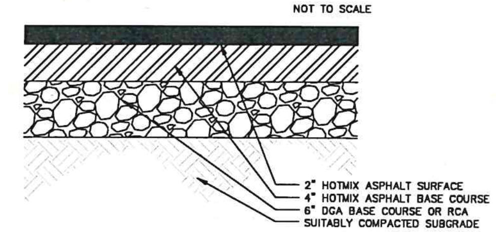
4.5' SPLIT RAIL FENCE
NOT TO SCALE

NOTES:
1. FENCE POSTS AND RAILS TO BE PRESSURE TREATED CEDAR OR PINE.
2. MAXIMUM SPACING BETWEEN POSTS TO BE 16'.



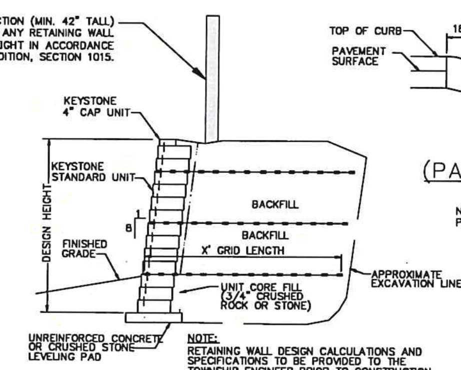
TYPICAL PARKING STALL STRIPING
NOT TO SCALE





NOTES:
1. ALL WORKMANSHIP METHODS AND MATERIALS TO BE IN ACCORDANCE WITH N.J.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

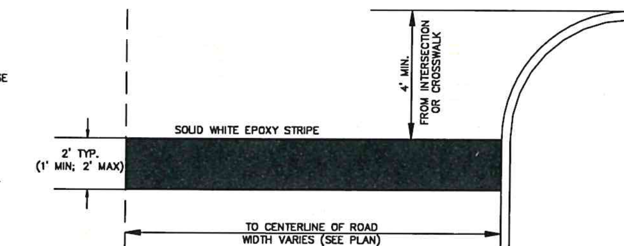
NEW ROADWAY/PARKING PAVEMENT SECTION LIGHT DUTY
NOT TO SCALE



NOTE:
RETAINING WALL DESIGN CALCULATIONS AND SPECIFICATIONS TO BE PROVIDED TO THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION. GUIDE RAIL TO BE INCLUDED IN THE DESIGN OF THE RETAINING WALL.

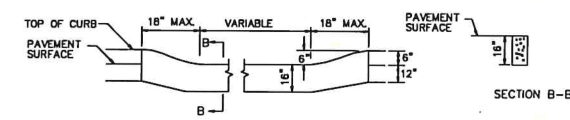
*CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION

RETAINING WALL
NOT TO SCALE



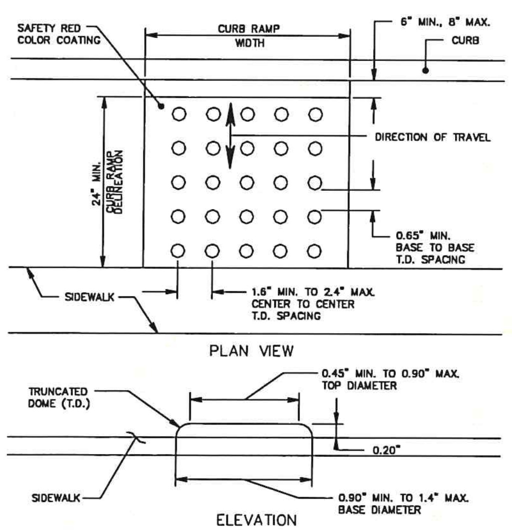
STOP BAR DETAIL
NOT TO SCALE

NOTE:
IF A CROSSWALK EXISTS AT THE INTERSECTION, THEN THE STOP BAR SHALL BE PLACED A MINIMUM OF 4 FEET AWAY FROM THE CROSSWALK. IF NO CROSSWALK EXISTS, THEN THE STOP BAR SHALL BE PLACED A MINIMUM OF 4 FEET AWAY FROM THE INTERSECTION.

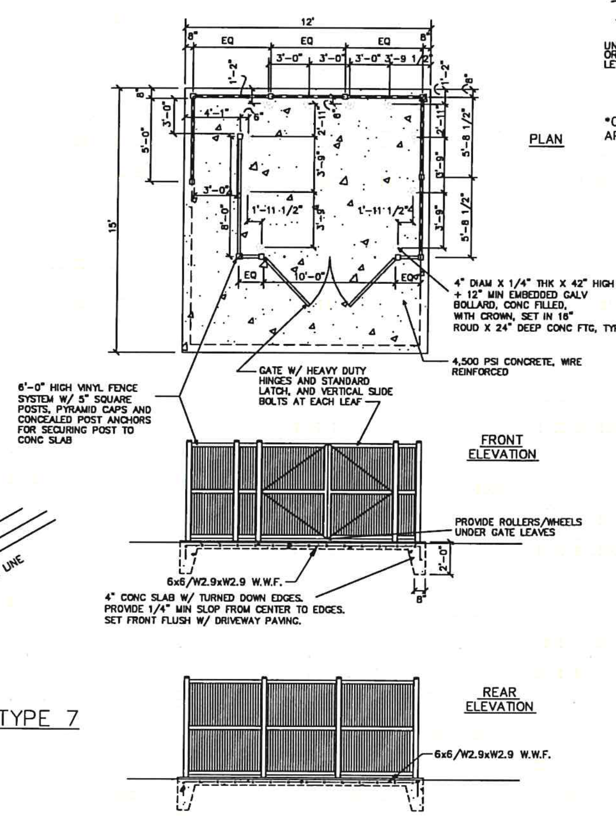


DEPRESSED CURB (PAVEMENT FLUSH FOR ADA)
NOT TO SCALE

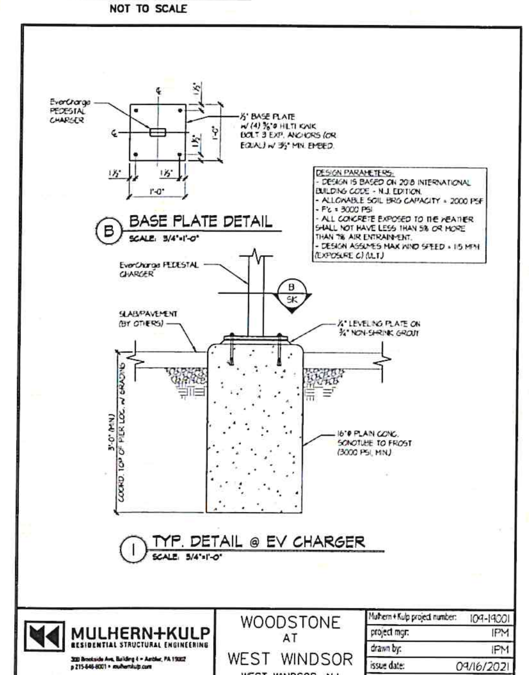
NOTE: MAX. CURB LIP SEPARATION UP TO ¼" PER ADA SECTION 303.2.

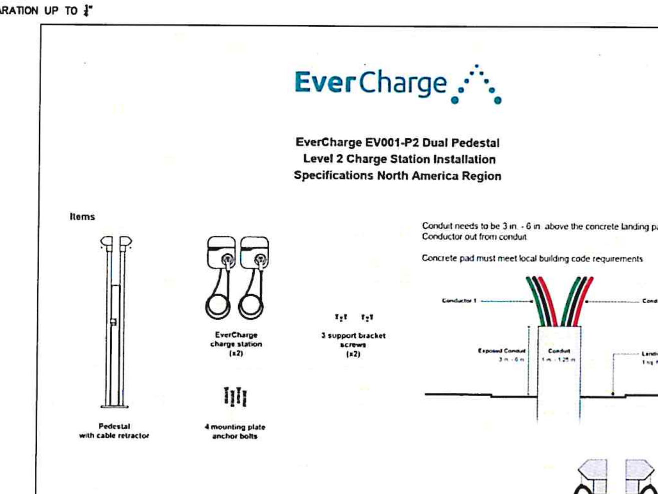


DETECTABLE WARNING SURFACE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



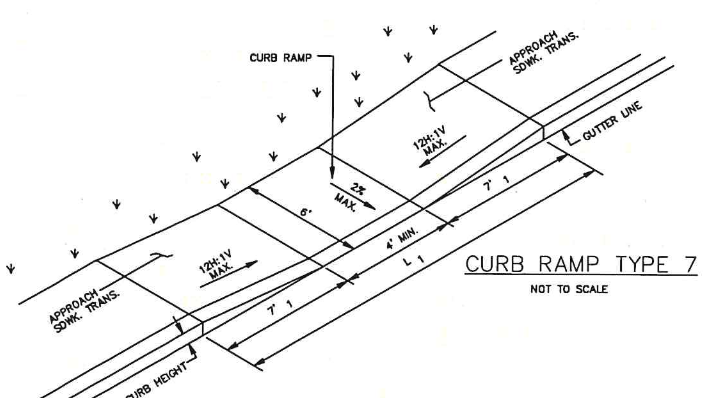


Charge Station Electrical Specifications

Charging Interface	SAE J1772 compliant charging plug
Input Rating per EVSE	208-240 Vac, single phase, 40 A, 60 Hz
Connections and Wiring	L1, L2, and grounded, hardwired with terminal block
Standby Power	< 5 W
Output Rating per EVSE	208-240 Vac, single phase, 30 A maximum, 60 Hz, 7.2 kW max.
Internal Residual Current Detection	20 mA CCID per UL 2231
Upstream Breaker per EVSE	2-pole 40A breaker, non-GFCI type
Electrical Protection	over current, short circuit, over voltage, under voltage, ground fault, surge protection, over temperature
Status Indicators	standby, charging, fault, warning
Buttons/Switches	charger on/off, stop charging
Operating Temp.	-22 F to +122 F (-30 C to +50 C)
Humidity	95% relative humidity, non-condensing
Charging Cable Length	18ft (5.5 m) straight cable
Ingress Protection	NEMA 3R
Cooling	Natural cooling
EVSE Dimensions (W x H x D)	13.8 x 15.7 x 5.0 inches (350 x 400 x 126 mm)
Overall Pedestal Dimensions	17.0 x 84.5 x 14.0 inches (432 x 2146 x 355 mm)
Net Weight	120 lbs (54 kg)
Certificate	UL, cUL

EXHIBIT J - DUAL PEDESTAL INSTALLATION
EverCharge
EverCharge EV001-P2 Design and Install Specifications

DUAL CHARGING STATION
NOT TO SCALE



CURB RAMP TYPE 7
NOT TO SCALE

DATE	REVISIONS	DRAWN BY	CHECKED BY

DRAWN BY: JRN | CHECKED BY: SMD
HORIZONTAL SCALE: AS SHOWN | VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 02/11/2025

3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
CONSTRUCTION DETAILS
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners
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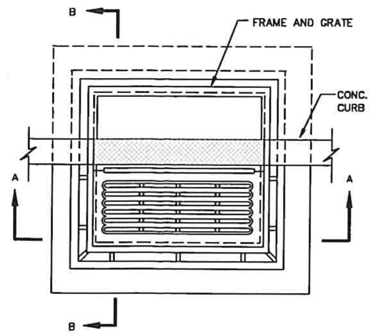
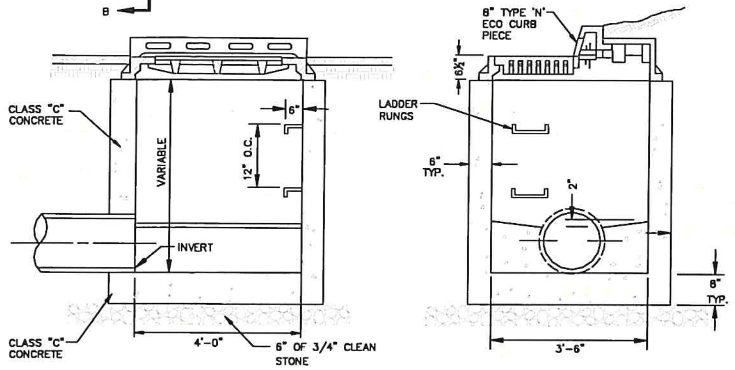
1971 Highway 34, Suite 201, Wall Township, NJ 07719, 732-722-5899
321 W. State Street, Media, PA 19063, 610-565-0020
26 Washington St, 3rd Floor, Morristown, NJ 07960, 973-715-8652

Sheet Number
C9.01



GENERAL NOTES

1. FRAME AND GRATE TO BE BRIDGESTATE FOUNDRY NO. 2618 BICYCLE GRATE WITH TYPE 'N' ECO CURB PIECE OR APPROVED EQUAL.
2. PROVIDE CAMPBELL FOUNDRY NO 2593–2254 NJDOT STANDARD PLASTIC COATED STEEL STEPS, 12" O.C.
3. CONCRETE STRENGTH: 4000 PSI MIN. @ 28 DAYS.
4. STRUCTURE TO CONFORM TO ASTM C913–02.
5. DESIGN TO CONFORM TO HS–25 TRAFFIC LOADING.



TYPE 'B' INLET

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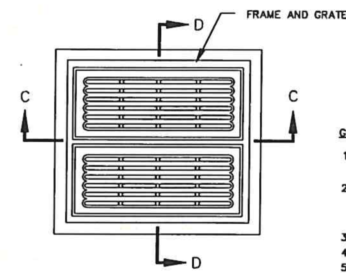
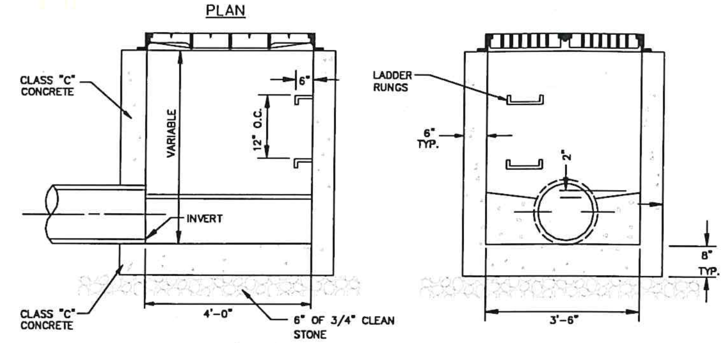


GENERAL NOTES

1. FRAME AND GRATE TO BE BRIDGESTATE FOUNDRY NO. 3425 BICYCLE SAFE GRATE OR APPROVED EQUAL.
2. PROVIDE CAMPBELL FOUNDRY NO 2593–2254 NJDOT STANDARD PLASTIC COATED STEEL STEPS, 12" O.C.
3. CONCRETE STRENGTH: 4000 PSI MIN. @ 28 DAYS.
4. STRUCTURE TO CONFORM TO ASTM C913–02.
5. DESIGN TO CONFORM TO HS–25 TRAFFIC LOADING.



TYPE 'E' INLET

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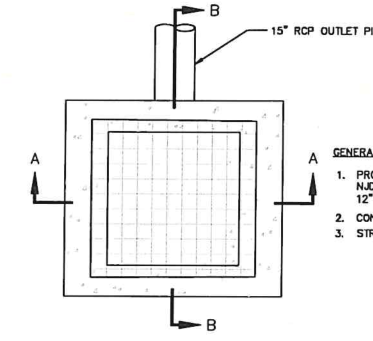
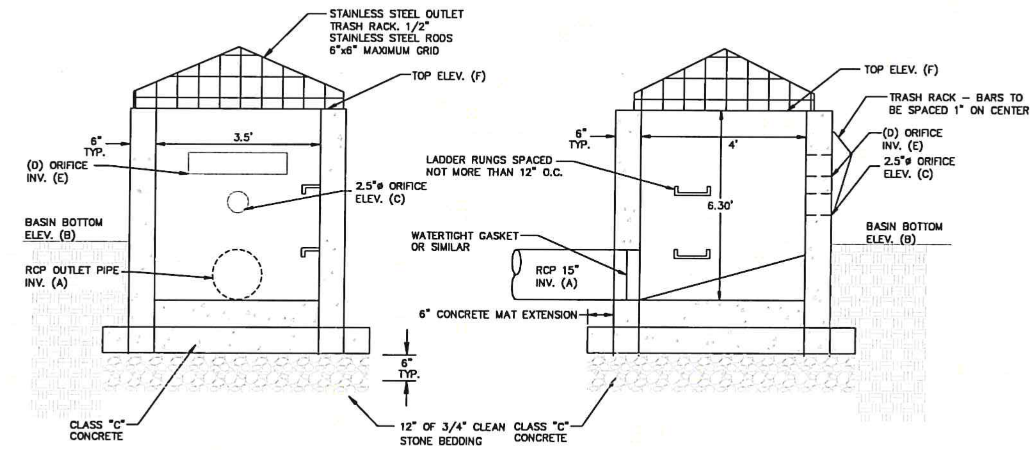


GENERAL NOTES

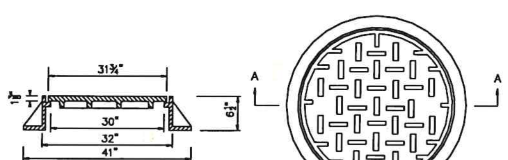
1. PROVIDE CAMPBELL FOUNDRY NO 2593–2254 NJDOT STANDARD PLASTIC COATED STEEL STEPS, 12" O.C.
2. CONCRETE: AIR–ENTRAINED 4500 PSI MIN. @ 28 DAYS.
3. STRUCTURE TO CONFORM TO ASTM C913–02.



SURFACE BASIN OUTLET STRUCTURE OS–X

NOT TO SCALE

BASIN #	INV. OUT (A)	BASIN BOTTOM (B)	2.5" ø WQ ORIFICE (C)	ORIFICE SIZE (D)	ORIFICE ELEV. (E)	TOP ELEV. (F)
OCS–1	129.50	128.50	130.20	10"W X 4"H	131.30	131.88
OCS–2	128.00	128.00	129.78	18"W X 3"H	130.30	130.84

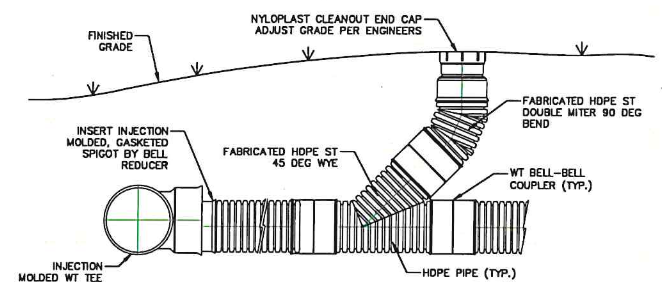


NOTE:

FRAME AND COVER TO BE BRIDGESTATE FOUNDRY PATTERN NUMBER 1012A OR APPROVED EQUAL

DRAINAGE MANHOLE FRAME AND COVER

NOT TO SCALE

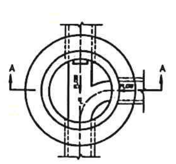


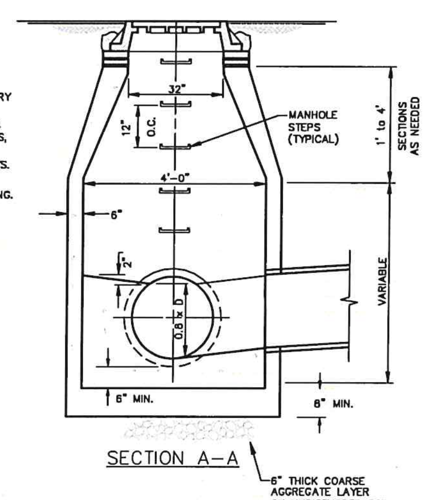
ADS ROOF LEADER COLLECTION SYSTEM DETAIL

NOT TO SCALE

GENERAL NOTES

1. FRAME AND COVER TO BE BRIDGESTATE FOUNDRY NO. 1012A OR APPROVED EQUAL.
2. PROVIDE BRIDGESTATE FOUNDRY NO 2593–2254 NJDOT STANDARD PLASTIC COATED STEEL STEPS, 12" O.C.
3. CONCRETE STRENGTH: 4000 PSI MIN. @ 28 DAYS.
4. STRUCTURE TO CONFORM TO ASTM C913–02.
5. DESIGN TO CONFORM TO HS–25 TRAFFIC LOADING.





DRAINAGE MANHOLE

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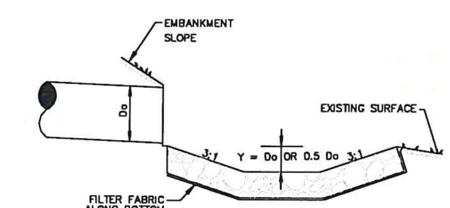

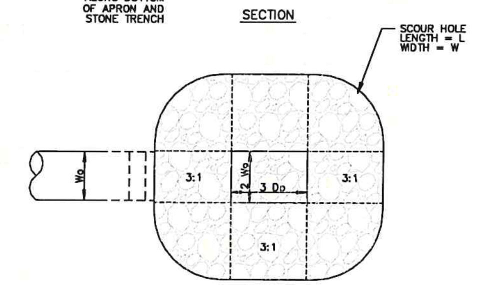

	Do	Q25	L	W	d50
FES–1A1	15" RCP @ 0.50%	3.44 CFS	7.5 FT.	6.3 FT.	d50 = 3" 6" THICK*
FES–1B1	15" RCP @ 0.50%	0.88 CFS	7.5 FT.	6.3 FT.	d50 = 3" 6" THICK*
HW–2B1	15" RCP @ 0.63%	0.82 CFS	7.5 FT.	6.3 FT.	d50 = 3" 6" THICK*

* OVER FILTER FABRIC

NOTE: SCOUR HOLES DESIGNED PER SECTION 12, CONDUIT OUTLET PROTECTION, SOIL EROSION MANUAL

PREFORMED SCOUR HOLE DETAIL

NOT TO SCALE

DATE	REVISIONS	DRAWN BY	CHECKED BY

DRAWN BY: JRN
CHECKED BY: SMD
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
PROJECT No.: RUS–2304
DATE: 02/11/2025

[illegible] 3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04753800

PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50, LOT 15
CONSTRUCTION DETAILS
SITUATED IN
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MidAtlantic
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973-715-8652

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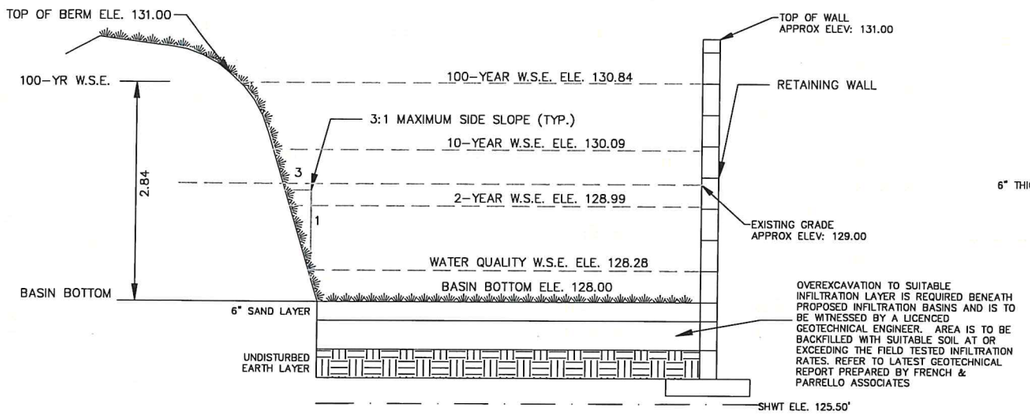
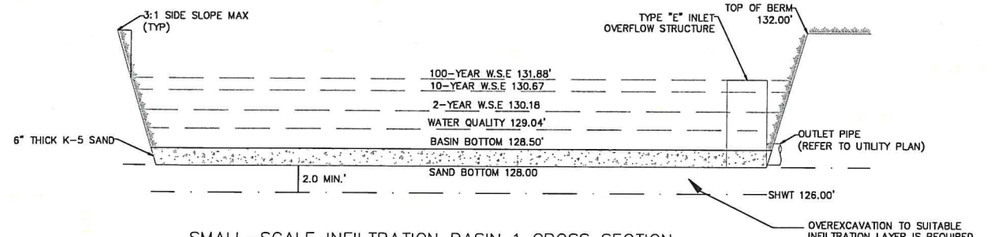


SMALL-SCALE INFILTRATION BASIN 2 CROSS SECTION

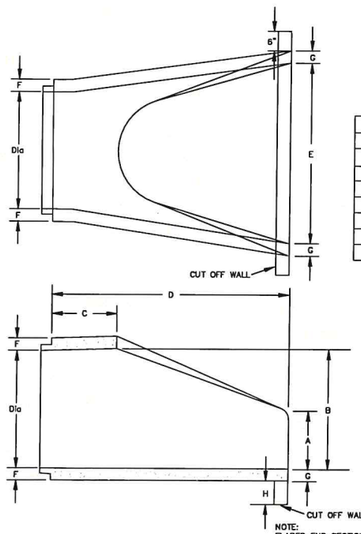
NOT TO SCALE



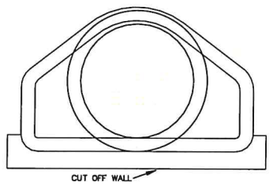
SMALL-SCALE INFILTRATION BASIN 1 CROSS SECTION

NOT TO SCALE

NOTE:
1. SAND BOTTOM TO HAVE A MINIMUM DEPTH OF 6". SAND MUST MEET ALL SPECIFICATIONS FOR CLEAN, MEDIUM-AGGREGATE CONCRETE SAND IN ACCORDANCE WITH AASHTO M-6 OR ASTM C-33, AS CERTIFIED BY AN NJ LICENSED P.E.. MAXIMUM PERCENTAGE OF FINES IS 15%. MINIMUM TESTED PERMEABILITY RATE IS 20 IN/HR.
2. DO NOT INSTALL SAND BOTTOM UNTIL SITE IS STABILIZED IN ACCORDANCE WITH CONSTRUCTION SEQUENCE ON SESC DETAILS SHEET.
3. PRIOR TO SAND BOTTOM INSTALLATION, TILL UNDERLYING SOILS TO NEGATE ANY COMPACTION THAT MAY HAVE OCCURRED DURING CONSTRUCTION.



Dia	A	B	C	D	E	F	G	H
12"	4"	13"	45⅜"	69⅛"	24"	4⅜"	4⅜"	18"
15"	6"	16"	42½"	69⅛"	30"	4 1/16"	4 1/16"	18"
18"	9"	19"	42"	69"	36"	4½"	4½"	18"
24"	9½"	25"	43½"	69"	48"	4½"	4½"	24"
30"	14"	31"	19"	72"	60"	3½"	3½"	24"
36"	17"	37"	34½"	96"	72"	4"	4"	24"
42"	22"	43"	32½"	96"	78"	4½"	4½"	24"
48"	24"	49"	23½"	96"	84"	5"	5"	24"



NOTE:
FLARED END SECTIONS ARE MANUFACTURED TO ASTM C-76-11 SPECIFICATIONS.

FLARED END SECTION

NOT TO SCALE

DATE	REVISIONS	DRAWN BY	CHECKED BY

DRAWN BY: JRN | CHECKED BY: SMD
HORIZONTAL SCALE: AS SHOWN | VERTICAL SCALE: N/A
PROJECT No.: RUS-2304
DATE: 05/15/2025

3/7/2025
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