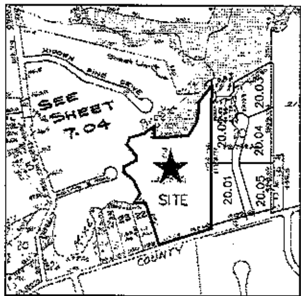
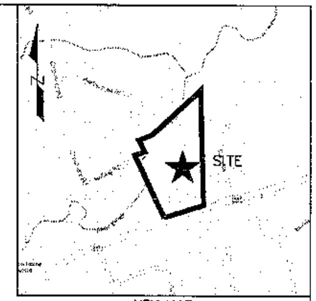
PRELIMINARY & FINAL PLAT
MAJOR SITE PLAN
"COLTS NECK COMMUNITY CHURCH"
BLOCK 33 LOT 21
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY



TAX MAP
SCALE: 1" = 500'±



KEY MAP
SCALE: 1" = 800'±

LIST OF UTILITY COMPANIES

CABLEVISION OF MONMOUTH
MICHAEL KAHLOWSKI, SUPERVISOR OF CONSTRUCTION
1501 18TH AVENUE
WALL TOWNSHIP, NEW JERSEY 07719-3797

NEW JERSEY NATURAL GAS COMPANY
ROY ALBANESE, MANAGER, RIGHT-OF-WAY & CLAIMS
PO BOX 1468
1415 WYCKOFF ROAD
WALL, NEW JERSEY 07719

PSE&G
MANAGER – CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NEW JERSEY 07102

GPU
IRA JOLLES, EXECUTIVE VP & GENERAL COUNCIL
PO BOX 1911
300 MADISON AVENUE
MORRISTOWN, NEW JERSEY 07962-1911

VERIZON – NEW JERSEY, INC.
LORRAINE GORMAN, SENIOR RIGHT-OF-WAY AGENT
3100 BT. MAR BOULEVARD
FARMINGDALE, NEW JERSEY 07727

MONMOUTH COUNTY PLANNING BOARD
HALL OF RECORDS ANNEX
1 EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728

STATE OF NEW JERSEY D.O.T.
DIVISION OF R.O.W. NICHOLAS J. MONAHAN
P.O. BOX 600
1035 PARKWAY AVENUE
TRENTON, NEW JERSEY 08625

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
33	20.01	MORRIS FLANCBAUM & SUSAN RIZZUTO, 250 NE 5TH AVE, BOCA RATON, FLA 33432	3 CAMELOT DRIVE
33	20.02	ZACHA, DOUGLAS, 7 CAMELOT DRIVE, COLTS NECK, NJ 07722	7 CAMELOT DRIVE
33	20.03	ZUPPICHINI, MARK & JOANNE, 8 CAMELOT DRIVE, COLTS NECK, NJ 07722	8 CAMELOT DRIVE
33	22	BYRNE, MAUREEN, 245 ROUTE 537, COLTS NECK, NJ 07722	245 ROUTE 537
33	23	WILLIAMS, MICHAEL A & SANDRA A, 241 ROUTE 537, COLTS NECK, NJ 07722	241 ROUTE 537
33	24	GUNTHER, HAROLD & DOROTHY, 827 PARK AVE, FREEHOLD, NJ 07728	237 ROUTE 537
33	30	SPINELLA FAMILY LLC, 38 SPRUCE LANE, COLTS NECK, NJ 07722	36 CREAVERY ROAD
33	31.05	POE, OLIVER & MONICA, 27 HIDDEN PINE DRIVE, COLTS NECK, NJ 07722	27 HIDDEN PINE DRIVE
33	31.06	DRUCK, WESLEY & AZIZ, 22 HIDDEN PINE DRIVE, COLTS NECK, NJ 07722	22 HIDDEN PINE DRIVE
33	31.08	TOWNSHIP OF COLTS NECK, 124 CEDAR DRIVE, COLTS NECK, NJ 07722	HIDDEN PINE DRIVE
33	37	AJANI, STEVEN & DAHLEN, 20 HOLLING ROAD, COLTS NECK, NJ 07722	20 HOLLING ROAD
33	38	SARSANI, PETER, 25 HOLLING ROAD, COLTS NECK, NJ 07722	25 HOLLING ROAD
33	39	POWELL, JOSEPH W. & ELIZABETH, 17 HOLLING ROAD, COLTS NECK, NJ 07722	17 HOLLING ROAD
48	21.7	NICOLETTA, JAMES M, 44 YEARLING PATH, COLTS NECK, NJ 07722	44 YEARLING PATH
48	21.08	SPAGNOLA, JOSEPH & DANIELLE, 45 YEARLING PATH, COLTS NECK, NJ 07722	45 YEARLING PATH
48	20.14	BETTAGLIA, MICHAEL & GINA, 29 TWIN LAKES DRIVE, COLTS NECK, NJ 07722	29 TWIN LAKES DRIVE
48	20.15	SIMON, JOSEPH & LAUREN, 30 TWIN LAKES DRIVE, COLTS NECK, NJ 07722	30 TWIN LAKES DRIVE

OWNER/APPLICANT

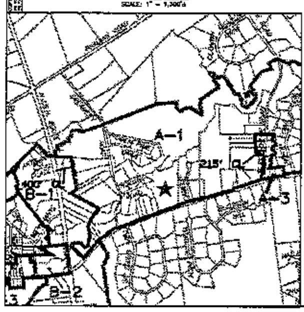
COLTS NECK COMMUNITY CHURCH
C/O CHRISTOPHER BENOSKY
25 MERCHANTS WAY
COLTS NECK, NJ 07722

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION	DATE	LAST REVISED
1	COVER SHEET	02-13-20	08-25-20
2	EXISTING CONDITIONS PLAN	02-13-20	08-25-20
3	SITE PLAN	02-13-20	08-25-20
4	GRADING AND UTILITY PLAN	02-13-20	08-25-20
5	MONMOUTH COUNTY ROUTE 537 PLAN	02-13-20	08-25-20
6	LANDSCAPING PLAN	02-13-20	08-25-20
7	LIGHTING PLAN	02-13-20	08-25-20
8	SOIL EROSION & SEDIMENT CONTROL PLAN	02-13-20	08-25-20
9	SOIL EROSION & SEDIMENT CONTROL NOTES	02-13-20	08-25-20
10	SOIL MITIGATION COMPACTION PLAN	02-13-20	08-25-20
11	SOIL MITIGATION COMPACTION NOTES	02-13-20	08-25-20
12	PRE DEVELOPED DRAINAGE AREA MAP	02-13-20	08-25-20
13	POST DEVELOPED DRAINAGE AREA MAP	02-13-20	08-25-20
14	INLET AREA MAP	02-13-20	08-25-20
15	CONSTRUCTION DETAILS	02-13-20	08-25-20

'A-1' RESIDENTIAL DISTRICT

MARKET RATE AND BONUS LOTS	REQUIRED	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	5 ACRES	13.09 ACRES	NO
MIN. LOT AREA OUTSIDE 300' RIPARIAN ZONE	74,800 SF	224,138 SF	NO
MIN. LOT AREA OUTSIDE 150' SWRPA	74,800 SF	385,138 SF	NO
MIN. LOT AREA OUTSIDE PROPOSED EASEMENTS	74,800 SF	243,341 SF	NO
MIN. LOT FRONTAGE	300 FT	468.51 FT	NO
MIN. LOT WIDTH	300 FT	465.51 FT	NO
MIN. LOT DEPTH	300 FT	830± FT	NO
PRINCIPAL STRUCTURES			
FRONT YARD SETBACK	100 FT	75 FT	NO
REAR YARD SETBACK	100 FT	50 FT	NO
SIDE YARD SETBACK	75 FT	80 FT	NO
TO ANOTHER BUILDING	20 FT	20 FT	NO
ACCESSORY STRUCTURES			
FRONT YARD SETBACK	100 FT	N/A	NO
REAR YARD SETBACK	80 FT	N/A	NO
SIDE YARD SETBACK	50 FT	N/A	NO
MAXIMUM BUILDING COVERAGE PRINCIPAL BUILDINGS	10%	3.06%	NO
MAXIMUM LOT COVERAGE	20%	13.63%	NO
MAXIMUM STRUCTURE HEIGHT	35 FT	35 FT	NO
MAXIMUM STORIES	2.5	2.5	NO



ZONE MAP
SCALE: 1" = 1,300'±

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 21, BLOCK NO. 33, TOWNSHIP OF COLTS NECK, COUNTY OF MONMOUTH, NEW JERSEY", PREPARED BY FRANK R. DeSANTIS, N.J.P.L.S. NO. 42001, DATED JANUARY 8, 2013.
2. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
3. THIS PLAN IS NOT A SURVEY. IT IS TO BE UTILIZED TO SHOW THE PROPOSED IMPROVEMENTS TO THE SITE AS INDICATED.
4. ALL SITE IMPROVEMENTS SHALL BE COMPLETED WITHIN ONE YEAR OF THE DATE THAT A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE BUILDING FOR WHICH SUCH IMPROVEMENTS ARE REQUIRED OR NECESSARY IN A SITE PLAN DEVELOPMENT.
5. CONSERVATION, OPEN SPACE, DRAINAGE AND UTILITY RIGHT-OF-WAY AND LANDSCAPE EASEMENT AREAS ARE NOT TO BE USED FOR ROADWAYS OR STORAGE OR AS A DUMP AREA OR DRIVEN OVER BY CONSTRUCTION OR OTHER EQUIPMENT OR DISTURBED IN ANY MANNER WITHOUT PRIOR PERMISSION, IN WRITING, FROM THE TOWNSHIP ENGINEER. ANY SUCH AREAS DISTURBED MUST BE RESTORED TO THE NATURAL STATE OR TO THE STATE SPECIFIED ON THE APPROVED PLATS AND TO THE SATISFACTION OF THE COLTS NECK TOWNSHIP SHADE TREE COMMISSION.
6. CHANGES FROM THE LIMIT OF DISTURBANCE AND LIMIT OF CLEARING ON INDIVIDUAL LOTS AS SHOWN ON THE APPROVED PLATS AND GRADING PLANS FOR INDIVIDUAL LOTS WHICH CHANGE THE APPROVED FLAT GRADE BY 1 1/2 FEET OR MORE AT ANY POINT ON A LOT MUST BE APPROVED BY THE TOWNSHIP ENGINEER OR TOWNSHIP PLANNER PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION WORK OR CONSTRUCTION PERMIT ISSUANCE.
7. ALL TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS WHERE ROADWAYS, BUILDING AND PARKING AREAS AND OTHER IMPROVEMENTS WILL BE CONSTRUCTED AND WHERE ANY REGRADING SHALL BE PERFORMED EXCEPT FOR THOSE AREAS OCCUPIED BY ROADWAYS, PARKING AND BUILDINGS. THE TOPSOIL SHALL BE REDISTRIBUTED WHEREVER ANY REGRADING OR SOIL DISTURBANCE OR PREVIOUS STRIPPING HAS PERFORMED OR WHERE ANY TOPSOIL AREAS HAVE BECOME CONTAMINATED WITH ANY OTHER FOREIGN MATERIALS AND DEBRIS.
8. THE DEVELOPER SHALL TOPSOIL (FOUR-INCH MINIMUM DEPTH), GRADE AND SEED THE AREAS BETWEEN THE STREET CURB AND THE EDGE OF THE RIGHT-OF-WAY ON EACH SIDE OF ALL STREETS INTERNAL TO THE DEVELOPMENT AND ON THE SIDE OF THOSE STREETS BORDERING THE DEVELOPMENT, AND THAT SUBSTANTIAL TURF SHALL BE DEVELOPED BEFORE THE PERFORMANCE GUARANTY IS RELEASED. THIS TURF REQUIREMENT ALSO APPLIES TO LANDSCAPED AREAS.
9. NO DIRT SHALL BE REMOVED FROM THE SITE UNLESS SPECIFICALLY APPROVED AS PART OF THIS DEVELOPMENT AND SO NOTED ON THE PLATS OR UNLESS A SOIL REMOVAL PERMIT IS OBTAINED FROM THE TOWNSHIP ADMINISTRATOR.
10. ALL TRASH SHALL BE REMOVED FROM THE LANDSCAPING AREAS BEFORE PERFORMANCE AND MAINTENANCE GUARANTIES ARE RELEASED.
11. GREENWAY-TYPE MONUMENTS SHALL BE INSTALLED WHERE LANDSCAPING AND/OR CONSERVATION, OPEN SPACE, DRAINAGE AND UTILITY RIGHT-OF-WAY EASEMENTS INTERSECT SIDE AND REAR LOT LINES AND AT OTHER POINTS OF DEFLECTION. IN ADDITION TO THE AFOREMENTIONED PERMANENT MONUMENTS, SUPPLEMENTAL MARKERS SHALL BE INSTALLED ALONG ALL THE AFOREMENTIONED EASEMENT LINES INTERNAL TO THE DEVELOPMENT WHERE CONSTRUCTION, GRADING OR CONSTRUCTION TRAFFIC MAY ENCROACH ON SUCH AREAS. ALL OF THE ABOVE ARE TO BE INSTALLED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS OR THE START OF ANY SITE PREPARATION, CONSTRUCTION OR LANDSCAPING WORK AND ARE TO BE MAINTAINED UNTIL THE MAINTENANCE BOND IS RELEASED.
12. WHEN UNDERGROUND DRAINAGE OR UTILITY IMPROVEMENTS ARE REQUIRED OR WHEN CURBING OR PAVEMENT WIDENING OR ANY OTHER CONSTRUCTION IS REQUIRED WITHIN EXISTING STREETS RIGHT-OF-WAY, SAID CONSTRUCTION SHALL BE COMPLETED WITHIN 60 DAYS FROM START OF SAID CONSTRUCTION. ALL CONSTRUCTION IN THE EXISTING RIGHT-OF-WAY WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN THE COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
13. SOIL EROSION AND SEDIMENT CONTROL NOTES:
    1. CONTROL MEASURES SHALL APPLY TO DWELLING CONSTRUCTION ON INDIVIDUAL LOTS AND CONTROL MEASURES SHALL APPLY TO SUBSEQUENT OWNERS IF TITLE IS CONVEYED.
    2. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE TOWNSHIP ENGINEER.
    3. A 50' X 30' X 1' PAD OF 1 1/2-2" STONE WILL BE INSTALLED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
    4. PAVED STREETS ARE TO BE KEPT CLEAN AT ALL TIMES.
14. DRAINAGE EASEMENTS SHOWN ON THIS SET OF PLANS ARE SUBJECT TO SECTION 102-69A(2) OF THE COLTS NECK TOWNSHIP DEVELOPMENT REGULATIONS.
15. CONSERVATION, OPEN SPACE, DRAINAGE AND UTILITY RIGHT-OF-WAY EASEMENTS SHOWN ON THIS SET OF PLANS ARE SUBJECT TO SECTION 102-69B OF THE COLTS NECK TOWNSHIP DEVELOPMENT REGULATIONS.
16. ACCESS EASEMENTS SHOWN ON THIS SET OF PLANS ARE SUBJECT TO SECTION 102-69C OF THE COLTS NECK TOWNSHIP DEVELOPMENT REGULATIONS.
17. LANDSCAPE EASEMENTS SHOWN ON THIS SET OF PLANS ARE SUBJECT TO SECTION 102-69D OF THE COLTS NECK TOWNSHIP DEVELOPMENT REGULATIONS.
18. SIGHT TRIANGLE EASEMENTS SHOWN ON THIS SET OF PLANS ARE SUBJECT TO SECTIONS 102-73E AND 102-77I OF THE COLTS NECK TOWNSHIP DEVELOPMENT REGULATIONS.
19. THESE NOTES APPLY TO ALL SHEETS IN THIS SET.
20. ANY FILL BEING BROUGHT TO THE SITE SHALL BE TESTED PRIOR TO ARRIVAL. ONLY CLEAN FILL WILL BE BROUGHT TO THE SITE.

SIGNATURE BLOCKS

APPROVED AS A PRELIMINARY AND FINAL PLAT OF A MAJOR SITE PLAN

BY THE TOWNSHIP OF COLTS NECK PLANNING BOARD ON ____________

ATTEST: ____________ CHAIRMAN

____________ SECRETARY ____________ DATE

____________ TOWNSHIP ENGINEER ____________ DATE

____________ TOWNSHIP PLANNER ____________ DATE

I, CHRISTOPHER BENOSKY, REPRESENTATIVE OF OWNER, CONSENT TO THE PRELIMINARY MAJOR SITE PLAN.

____________ OWNER ____________ DATE

I, CHRISTOPHER BENOSKY, REPRESENTATIVE OF APPLICANT, CONSENT TO THE PRELIMINARY MAJOR SITE PLAN.

____________ APPLICANT ____________ DATE

REV.	DATE	DESCRIPTION
2	08-25-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

TWO RIVER ENGINEERING
• Civil Engineers • Forensic Experts • Environmental Consultants
www.tworiverengineering.com
P.O. Box 155, Colts Neck, N.J. 07722
Tel. 732.866.0111 Fax. 732.866.4346

PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-01A
DRAWN BY: AJG
CLIENT: CNCC
SCALE: AS SHOWN

PRELIMINARY AND FINAL MAJOR SITE PLAN
COVER SHEET
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
08-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

PB-7393

SHEET NO. 1 OF 15

COPYRIGHT © 2020, TWO RIVER ENGINEERING – ALL RIGHTS RESERVED

BLOCK 33, LOT 21
JULY 15, 2020
SITE EVALUATOR: CARA L. SMITH, P.E.
SITE INSPECTOR: TOM FRANK

FOUNDATION LOG (ELEV. 77.00)

0–96"	SANDY LOAM, STRONG BROWN (7.5YR 4/6) W/ LIGHT GRAY (10YR 7/1) AND YELLOW (10YR 7/8) MOTTLES @ 81".
96–120"	LOAMY SAND, STRONG BROWN (7.5YR 4/6), SINGLE GRAIN, LOOSE, MOIST.
NOTE:	NO GROUNDWATER ENCOUNTERED. SEASONAL HIGH WATER TABLE ENCOUNTERED AT 81" (ELEV. 70.50).

BLOCK 33, LOT 21
JULY 15, 2020
SITE EVALUATOR: CARA L. SMITH, P.E.
SITE INSPECTOR: TOM FRANK

SOIL LOGS #10 (ELEV. 67.50)

0–48"	LOAMY SAND, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY
48–84"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY
84–120"	LOAMY SAND, RED BROWN (5YR 4/6) WITH 5–10% IRONSTONE, SINGLE GRAIN, LOOSE, MOIST.
NOTE:	NO GROUNDWATER ENCOUNTERED. NO SEASONAL HIGH WATER TABLE.

SOIL LOGS #11 (ELEV. 70.50)

0–48"	LOAMY SAND, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY
48–84"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY
84–120"	LOAMY SAND, RED BROWN (5YR 4/6) WITH 5–10% IRONSTONE, SINGLE GRAIN, LOOSE, MOIST.
NOTE:	NO GROUNDWATER ENCOUNTERED. NO SEASONAL HIGH WATER TABLE.

SOIL_LOG_#12 (ELEV. 73.50)

0–120"	SANDY LOAM/ LOAMY SAND, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY.
	NO GROUNDWATER ENCOUNTERED. NO SEASONAL HIGH WATER TABLE.

SOIL_LOG_#13 (ELEV. 72.50)

0–66"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY.
66–120"	LOAMY SAND, STRONG BROWN (7.5YR 4/6), SINGLE GRAIN, LOOSE, MOIST.
NOTE:	NO GROUNDWATER ENCOUNTERED. NO SEASONAL HIGH WATER TABLE.

INFILTRATION BASIN SOIL LOGS
MARCH 24, 2015
SITE EVALUATOR: CARA L. SMITH, P.E.
SITE INSPECTOR: TOM FRANK

SOIL LOG #7 (ELEV. 71.00)
MARCH 24, 2015

0–6"	TOPSOIL/ORGANIC.
6–108"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY, WITH 10–20% IRONSTONE AT 72", MOTTLES AT 78".
NOTES:	NO GROUND WATER ENCOUNTERED. SEASONAL HIGH WATER TABLE AT ELEV. 64.50

SOIL LOG #8 (ELEV. 70.50)
MARCH 24, 2015

0–4"	TOPSOIL/ORGANIC.
4"–108"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY, WITH 10–20% IRONSTONE AT 72", MOTTLES AT 72".
NOTES:	NO GROUND WATER ENCOUNTERED. SEASONAL HIGH WATER TABLE AT ELEV. 64.50

SOIL LOG #9 (ELEV. 69.50)
MARCH 24, 2015

0–7"	TOPSOIL/ORGANIC.
7–108"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY, WITH 10–30% IRONSTONE AT 60", MOTTLES AT 60".
NOTES:	NO GROUND WATER ENCOUNTERED. SEASONAL HIGH WATER TABLE AT ELEV. 64.50

BLOCK 33, LOT 21
AUGUST 27, 2014
SITE EVALUATOR: CARA L. SMITH, P.E.
SITE INSPECTOR: TOM FRANK

SOIL LOG #1 (ELEV. 80.90)

0–6"	TOPSOIL/ORGANIC.
6–106"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY, WITH POCKETS OF YELLOW (10YR 7/6) SANDY LOAM AT 78".
106–126"	LOAMY SAND, RED BROWN (5YR 4/6) WITH 5–10% IRONSTONE, SINGLE GRAIN, LOOSE, MOIST.
NOTE:	NO GROUNDWATER ENCOUNTERED. SEASONAL HIGH WATER TABLE AT 78" (ELEV. 74.40)

SOIL LOG #2 (ELEV. 79.50)

0–6"	TOPSOIL.
6–72"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY.
72–106"	LOAMY SAND, STRONG BROWN (7.5YR 4/6), WITH YELLOW (10YR 7/6) SANDY LOAM AT 76".
106–132"	LOAMY SAND WITH 5–10% IRONSTONE, RED BROWN (5YR 4/6), SINGLE GRAIN, LOOSE, MOIST.
NOTE:	NO GROUNDWATER ENCOUNTERED. SEASONAL HIGH WATER TABLE AT 78" (ELEV. 73.00)

SOIL LOG #3 (ELEV. 73.50)

0–6"	ORGANIC.
6–36"	LOAMY SAND WITH POCKET OF SANDY LOAM, STRONG BROWN, (7.5YR 4/6), SINGLE GRAIN, LOOSE, MOIST.
36–66"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY.
66–120"	LOAMY SAND RED BROWN (5YR 4/6), SINGLE GRAIN, LOOSE, MOIST, WITH 5–10% IRONSTONE.
NOTE:	HARD IN PLACE AT 96" (ELEV. 65.50). NO GROUNDWATER ENCOUNTERED.

SOIL LOG #4 (ELEV. 72.50)

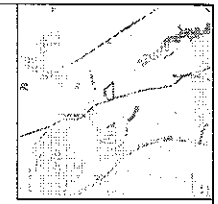
0–6"	TOPSOIL.
6–42"	LOAMY SAND, STRONG BROWN (7.5YR 4/6), SINGLE GRAIN, LOOSE, MOIST.
42–81"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY.
81–120"	LOAMY SAND, RED BROWN (5YR 4/6), SINGLE GRAIN, LOOSE, MOIST.
NOTE:	HARD IN PLACE AT 96" (ELEV. 64.50). NO GROUNDWATER ENCOUNTERED. NO SEASONAL HIGH WATER TABLE.

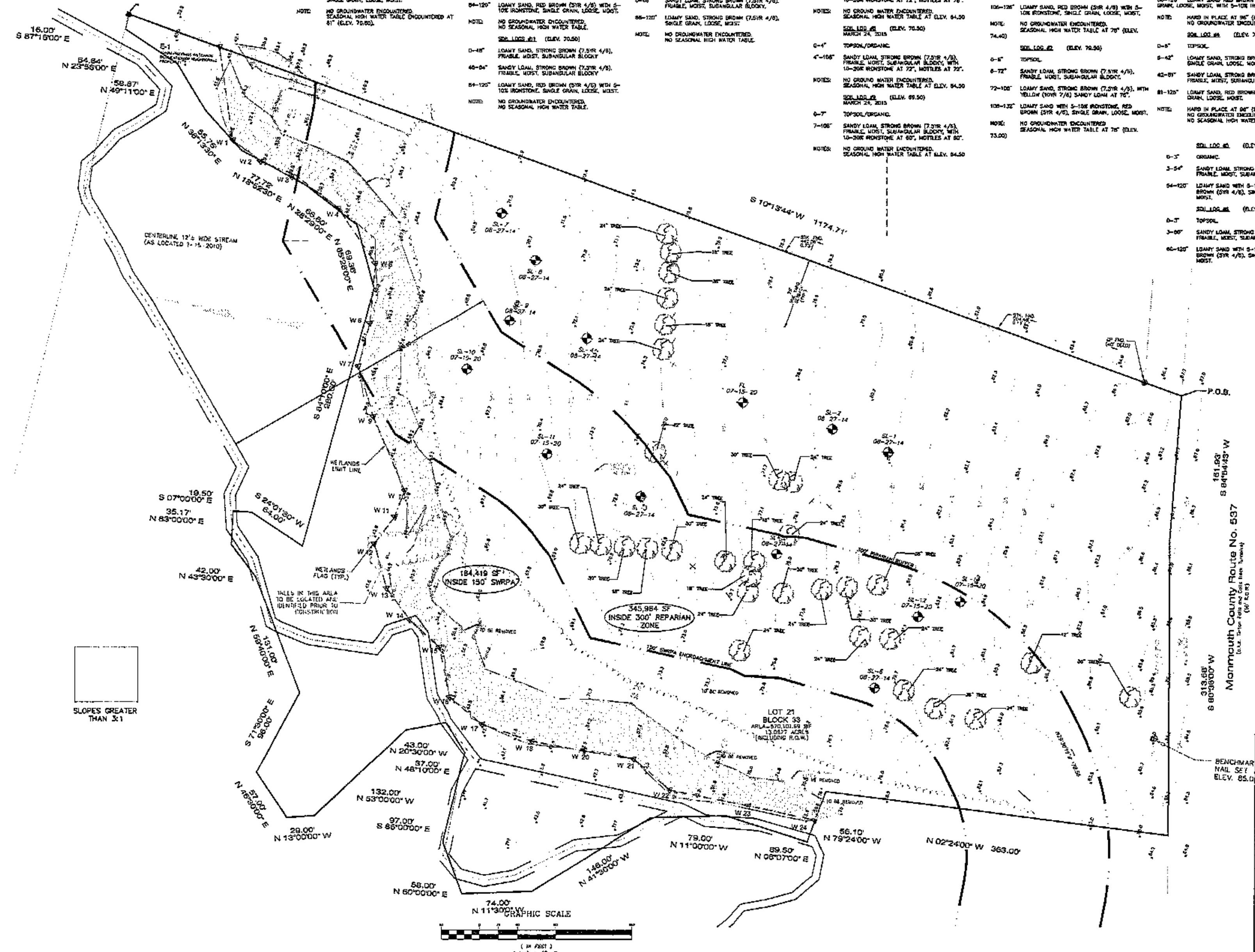
SOIL LOG #5 (ELEV. 77.00)

0–3"	ORGANIC.
3–54"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY.
54–120"	LOAMY SAND WITH 5–10% IRONSTONE, RED BROWN (5YR 4/6), SINGLE GRAIN, LOOSE, MOIST.

SOIL LOG #6 (ELEV. 79.00)

0–3"	TOPSOIL.
3–60"	SANDY LOAM, STRONG BROWN (7.5YR 4/6), FRIABLE, MOIST, SUBANGULAR BLOCKY.
60–120"	LOAMY SAND WITH 5–10% IRONSTONE, RED BROWN (5YR 4/6), SINGLE GRAIN, LOOSE, MOIST.





GENERAL NOTES

1. SITE IS KNOWN AS BLOCK 33, LOT 21 AS DEPICTED ON SHEET 7 OF THE TOWNSHIP OF COLTS NECK TAX MAPS. TOTAL LOT AREA IS 570,101.69 S.F. (13.0877 AC.)
2. OWNER/APPLICANT:
   COLTS NECK COMMUNITY CHURCH
   C/O CHRISTOPHER HENNSEY
   24 MERCHANTS WAY
   COLTS NECK, NJ 07722
3. BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 21, BLOCK NO. 33, TOWNSHIP OF COLTS NECK, COUNTY OF MONMOUTH, NEW JERSEY", PREPARED BY FRANK R. DeSANTIS, NJPLS NO. 47001, DATED JANUARY 8, 2013, REVISED THROUGH DECEMBER 26, 2014.
4. DO NOT SCALE DRAWINGS. WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
5. THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL FOR A VARIANCE. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 DATUM.
7. RIPARIAN ZONE NOTES:

   THE TOTAL PERMANENT LOSS OF VEGETATIVE AREAS WITHIN THE 300' RIPARIAN ZONE, PER N.J.A.C. 7:13, IS 438 SF. THIS IS LESS THAN THE PERMITTED LIMIT OF 2,000 SF PER N.J.A.C. 7:13-10.2, TABLE C.

   ALL AREAS OF DISTURBANCE WITHIN THE RIPARIAN ZONE WHICH ARE NOT COVERED BY IMPERVIOUS SURFACES SHALL BE VEGETATED AND/OR RESTORED TO THE PRE-EXISTING CONDITIONS.

REV.	DATE	DESCRIPTION
2	08-25-20	TECHNICAL REVISIONS
1	07-27-20	REVISED FOR COMPLETENESS

TRE
TWO RIVER ENGINEERING
■ Civil Engineers
■ Forensic Experts
■ Environmental Consultants
www.tworivereng.com
P.O. Box 155, Colts Neck, N.J. 07722
Tel 732.866.6111 Fax 732.866.4344

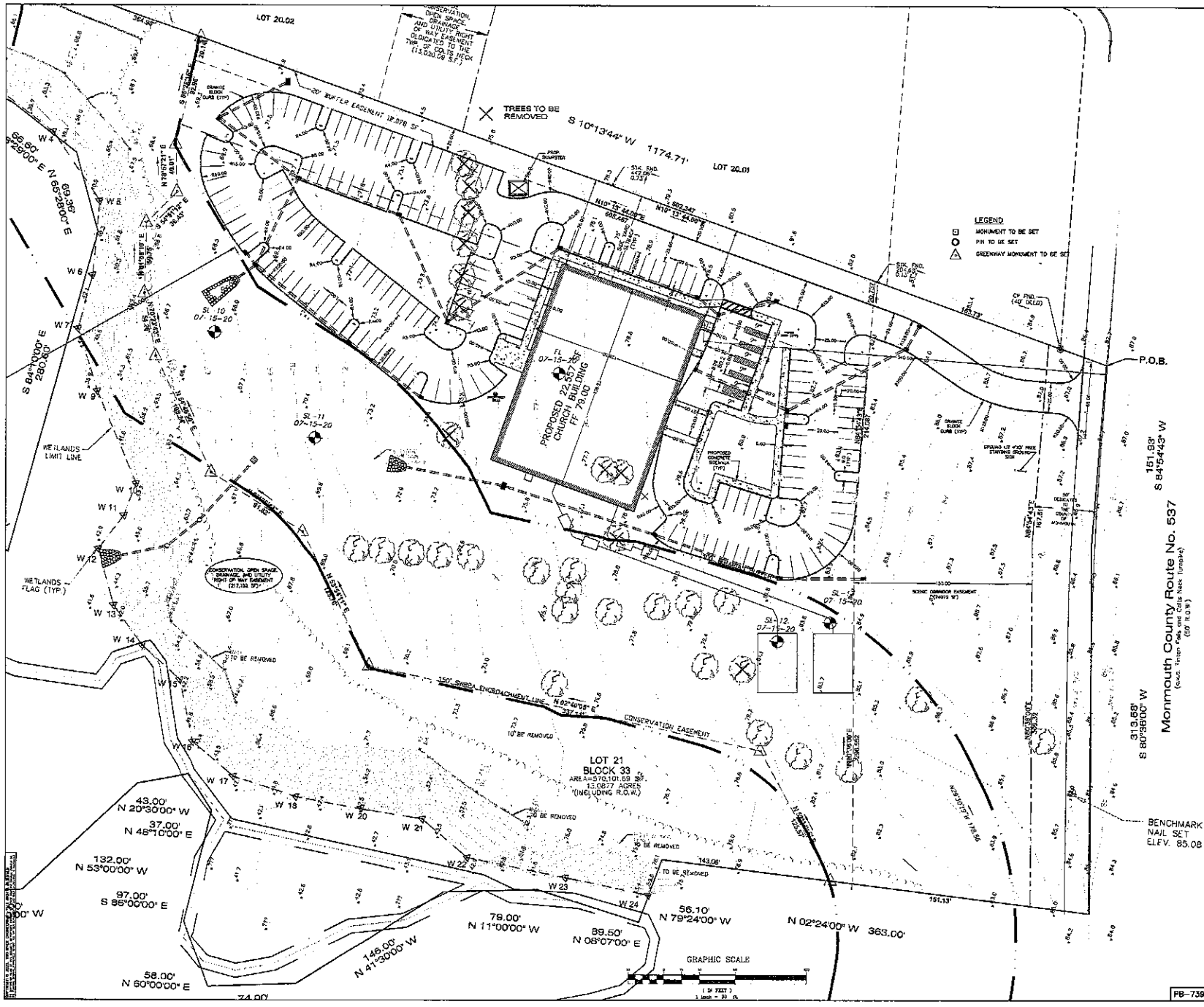
PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-02A
DRAWN BY: AJG
CLIENT: CNCC
SCALE: 1" = 40'

PRELIMINARY AND FINAL MAJOR SITE PLAN
EXISTING CONDITIONS
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
DATE
N.J. Professional Engineer License No. 24GE03799700

SHEET NO. 2 OF 15

PB-7393



PARKING REQUIREMENTS

OFF STREET PARKING: (CHURCH)

ONE (1) SPACE FOR EACH THREE PERMANENT SEATS IN CHURCH

TOTAL NUMBER OF PERMANENT SEATS: 400

SPACES REQUIRED = 133

TOTAL SPACES PROVIDED = 175

COVERAGE CALCULATIONS

LOT COVERAGE	
LOT SIZE	570,102 SF
CHURCH	22,557 SF
PARKING LOT	75,553 SF
REAR & SIDE SIDEWALK	2,027 SF
FRONT SIDEWALK	6,028 SF
TOTAL	
LOT COVERAGE	106,163 SF
	18.62%

REV.	DATE	DESCRIPTION
2	08-25-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

TRE
TWO RIVER ENGINEERING
SURVEYING/ENGINEERING
P.O. Box 155 Colts Neck, N.J. 07722
Tel: 732.969.0011 Fax: 732.969.4348

- Civil Engineers
- Forensic Experts
- Environmental Consultants

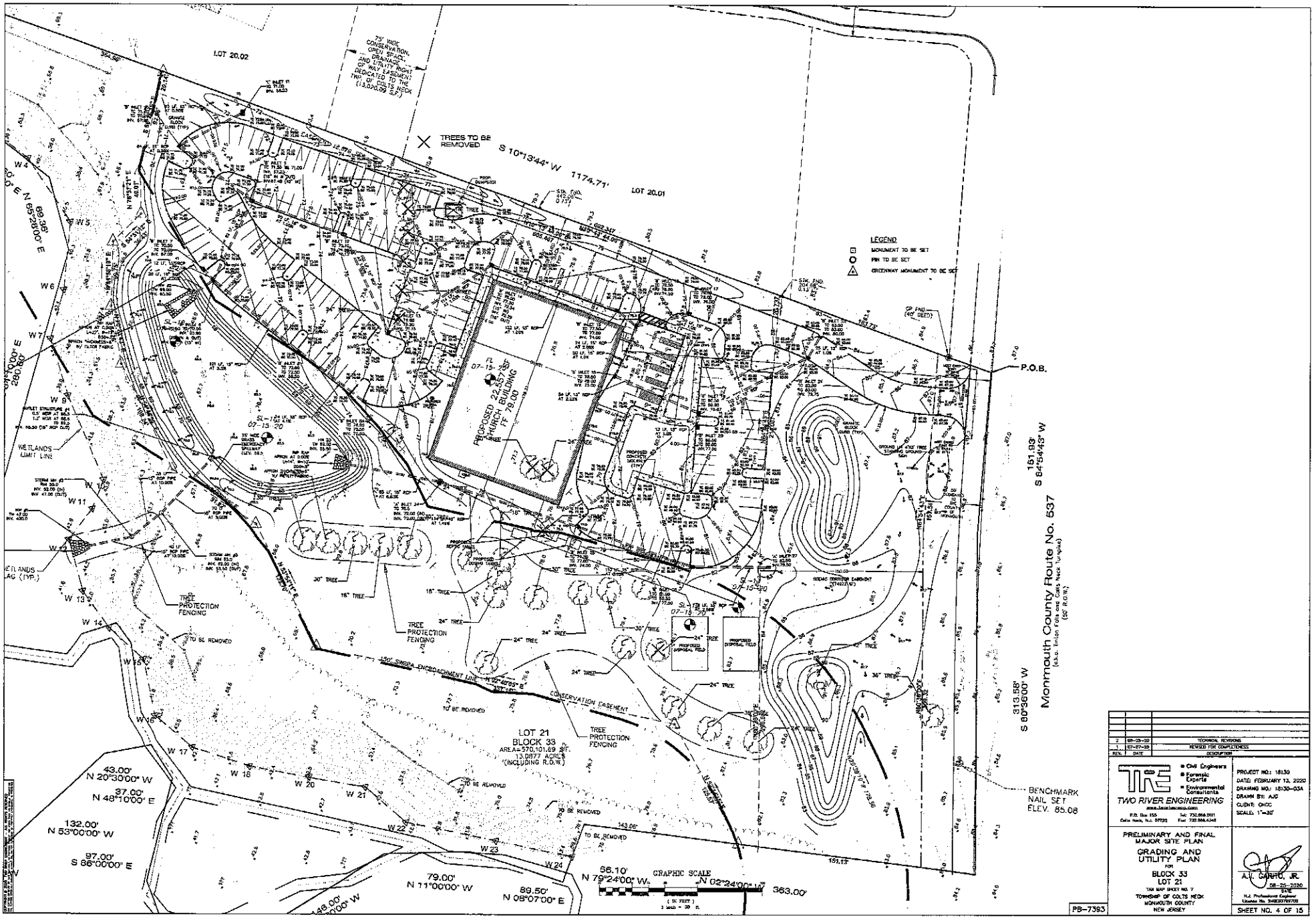
PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-03A
DRAWN BY: AJG
CLIENT: CHCC
SCALE: AS SHOWN

PRELIMINARY AND FINAL MAJOR SITE PLAN
SITE PLAN
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
08-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

PB-7393

SHEET NO. 3 OF 15



REV.	DATE	DESCRIPTION
2	08-25-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

TRE
TWO RIVER ENGINEERING
www.tworiverengineering.com
P.O. Box 155 Tel: 732.866.0611
Colts Neck, N.J. 07722 Fax: 732.866.4348

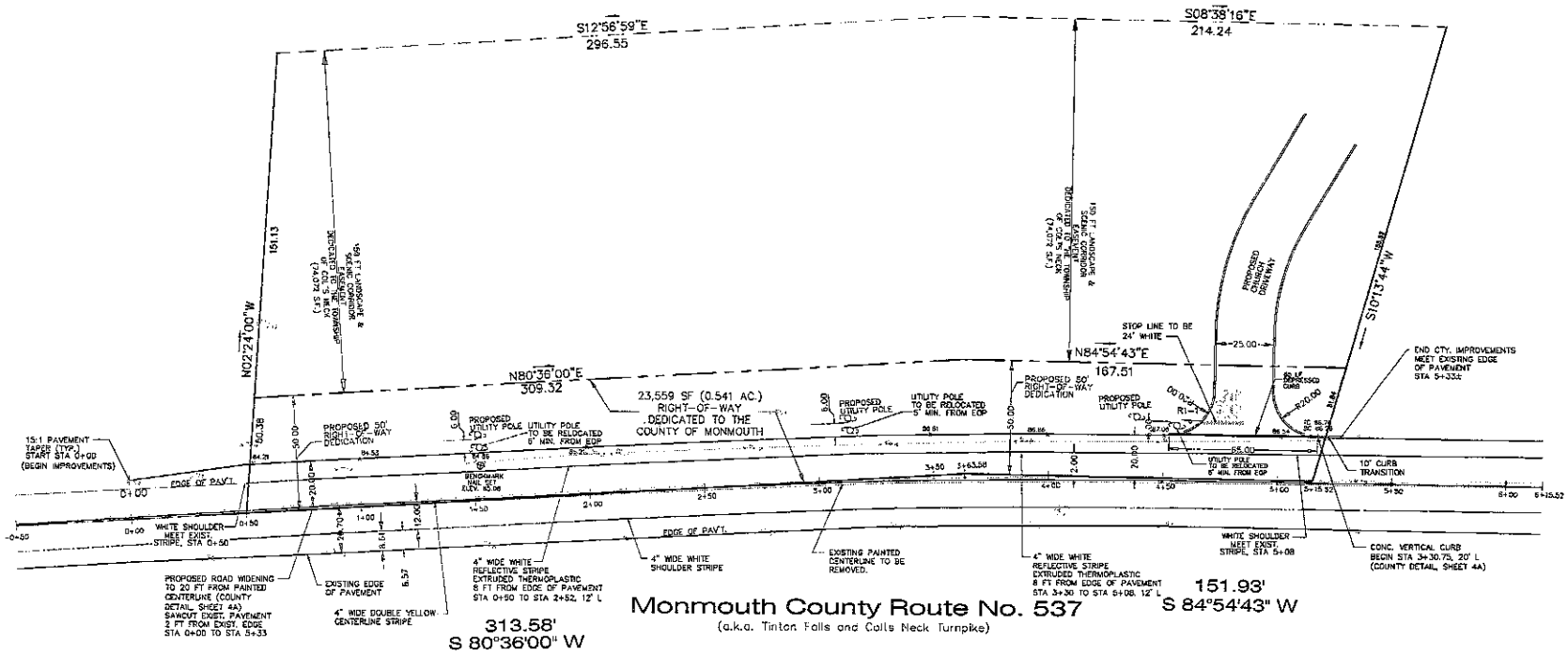
- Civil Engineers
- Forensic Experts
- Environmental Consultants

PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-03A
DRAWN BY: AJC
CLIENT: CNCC
SCALE: 1"=30'

PRELIMINARY AND FINAL MAJOR SITE PLAN
GRADING AND UTILITY PLAN
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. CARITO, JR.
08-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

SHEET NO. 4 OF 15



Monmouth County Route No. 537

(a.k.a. Tinton Falls and Colts Neck Turnpike)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION
2	06-25-20	TECHNICAL REVISIONS
1	02-02-20	REVISED FOR COMPLETENESS

TRE
■ Civil Engineers
■ Forensic Experts
■ Environmental Consultants

TWO RIVER ENGINEERING
www.tworiverengineering.com
P.O. Box 133 Tel 732.866.8111
Colts Neck, N.J. 07722 Fax 732.866.4346

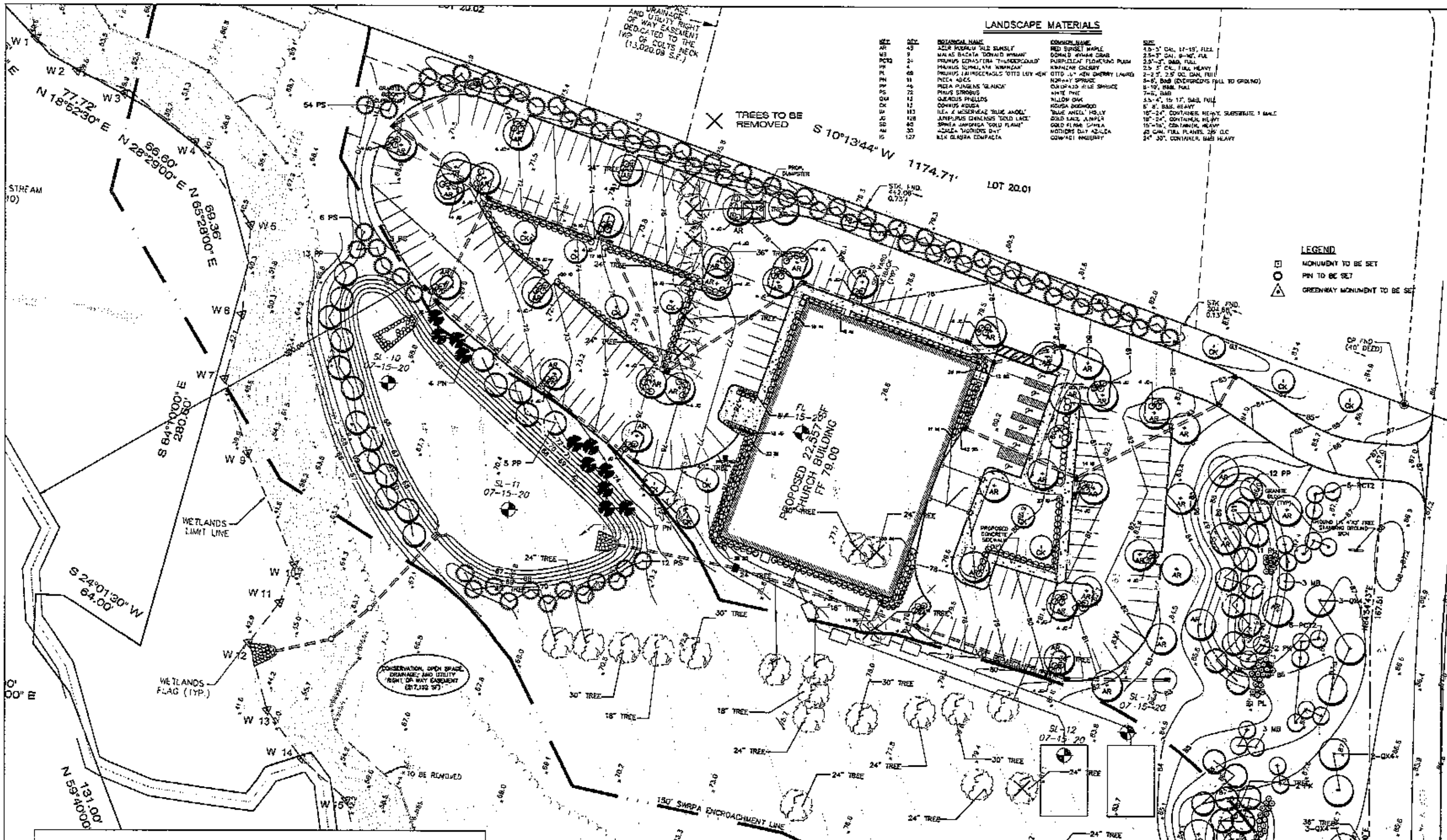
PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-03A
DRAWN BY: AJC
CLIENT: CNCC
SCALE: 1"=20'

PRELIMINARY AND FINAL
MAJOR SITE PLAN
MONMOUTH COUNTY
ROUTE 537 PLAN
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. CARHO, JR.
06-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

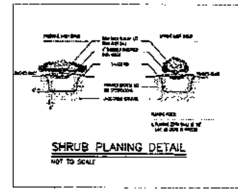
PB-7393

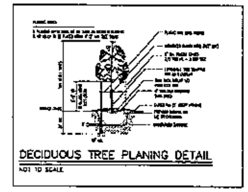
SHEET NO. 5 OF 15

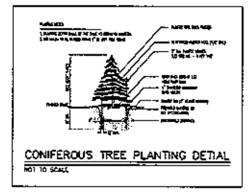


LANDSCAPE MATERIALS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AR	49	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	4.5-5" CAL. 17-19', FULL
MB	9	MALUS BACATA 'DONALD WYMAN'	DONALD WYMAN CRAB	2.5-3" CAL. 9-10', FUL
PCT2	24	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLELEAF FLOWERING PLUM	2.5"-3", B&B, FULL
PK	4	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2.5-3" CAL. FULL HEAVY
PL	60	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	2-2.5', 2.5' OC. CAN. FULL
PN	18	PICEA ABIES	NORWAY SPRUCE	5-6', B&B (EVERGREENS FULL TO GROUND)
PP	46	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8-10', B&B, FULL
PS	72	PINUS STROBUS	WHITE PINE	7-8', B&B
QM	13	QUERCUS PHELLOS	WILLOW OAK	3.5-4", 15-17', B&B, FULL
CK	12	CORNUS KOUSA	KOUSA DOGWOOD	6'-8', B&B, HEAVY
IM	103	ILEX X MESERVEAE 'BLUE ANGEL'	'BLUE ANGEL' HOLLY	18"-24", CONTAINER, HEAVY, SUBSTITUTE 1 MALE
JG	128	JUNIPERUS CHINENSIS 'GOLD LACE'	GOLD LACE JUNIPER	18"-24", CONTAINER, HEAVY
SG	60	SPIREA JAPONICA 'GOLD FLAME'	GOLD FLAME SPIREA	15"-18", CONTAINER, HEAVY
AM	30	AZALEA 'MOTHERS DAY'	MOTHERS DAY AZALEA	#3 CAN. FULL PLANTS, 2.5' O.C.
IS	127	ILEX GLABRA COMPACTA	COMPACT INKBERRY	24"-30", CONTAINER, B&B HEAVY







NOTE: ALL AREAS WITHIN THE COUNTY ROW SHALL RECEIVE TOPSOIL AND PERMANENT SEEDING.

EXISTING TREE TO REMAIN

GENUS: TILIA
SPECIES: TILIA CORDATA
COMMON NAME: LITTLE-LEAF LINDEN

PLANTING NOTES

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE UNDERSIGNED IN REFERENCE TO ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE.
3. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC. WITHOUT WRITTEN PERMISSION OF THE THE UNDERSIGNED OR TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
4. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 5' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION, OR WITHIN 10' OF A SEPTIC FIELD, UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN.
5. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN ANY SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN ANY SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED AS MENTIONED ABOVE.
6. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
7. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES UNLESS OTHERWISE NOTED. PROVIDE THREE TREE STAKES PER TREE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
8. PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
9. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE.
10. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE MUNICIPALITY.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
13. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING SCHEDULE. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
14. ALL PLANTING BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD BARK.
15. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW PROJECT SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
16. AN IRRIGATION SYSTEM IS NOT PROPOSED. IRRIGATION WILL BE PROVIDED BY INDIVIDUAL LOT OWNERS.

SEEDING SCHEDULE

1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
2. TEMPORARY SEEDING SHALL CONSIST OF EITHER:

COOL SEASON GRASSES	RATES	SEEDING DATES	DEPTHS
PERENNIAL RYEGRASS	1.0 LBS./S.F.	3/1-5/15 OR 8/15-10/1	0.5 IN.
SPRING OATS	2.0 LBS./S.F.	3/1-5/15 OR 8/15-10/1	1.0 IN.
WINTER BARLEY	2.2 LBS./S.F.	8/15-10/1	1.0 IN.
WINTER CEREAL RYE	2.8 LBS./S.F.	8/1-11/15	1.0 IN.
WARM SEASON GRASSES			
PEARL MILLET	0.5 LBS./S.F.	5/15-8/15	1.0 IN.
MILLET (GERMAN OR HUNGARIAN)	0.7 LBS./S.F.	5/15-8/15	1.0 IN.
WEEPING LOVEGRASS	0.2 LBS./S.F.	5/15-8/15	0.25 IN.

3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS. PER 1,000 S.F.), EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH.
4. SEEDBED PREPARATION
   A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSIONS OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   C. HIGH ACID PRODUCING SOILS. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
5. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, LUMPS OR ANY OTHER UNSUITABLE MATERIAL.
6. PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

SEEDING	RATES
TALL FESCUE	3.7 LBS./1,000 S.F.
KENTUCKY BLUEGRASS (BLEND)	0.5 LBS./1,000 S.F.
PERENNIAL RYEGRASS (BLEND)	0.5 LBS./1,000 S.F.

OPTIMAL SEEDING DATES: 3/1-4/30 AND 8/15-11/15
ACCEPTABLE SEEDING DATES: 5/1-8/14

SEED TO A DEPTH OF 0.5 IN.

7. THE SEEDING SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER OR LIGHT DRAG.
8. TACKING SHALL BE PERFORMED AS PER THE CURRENT STANDARDS OF THE FREEHOLD SOIL CONSERVATION DISTRICT. ASPHALT TACKIFIERS ARE NOT ACCEPTABLE.

NOTE: MULCHING IS REQUIRED ON ALL SEEDING

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION
2	08-25-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

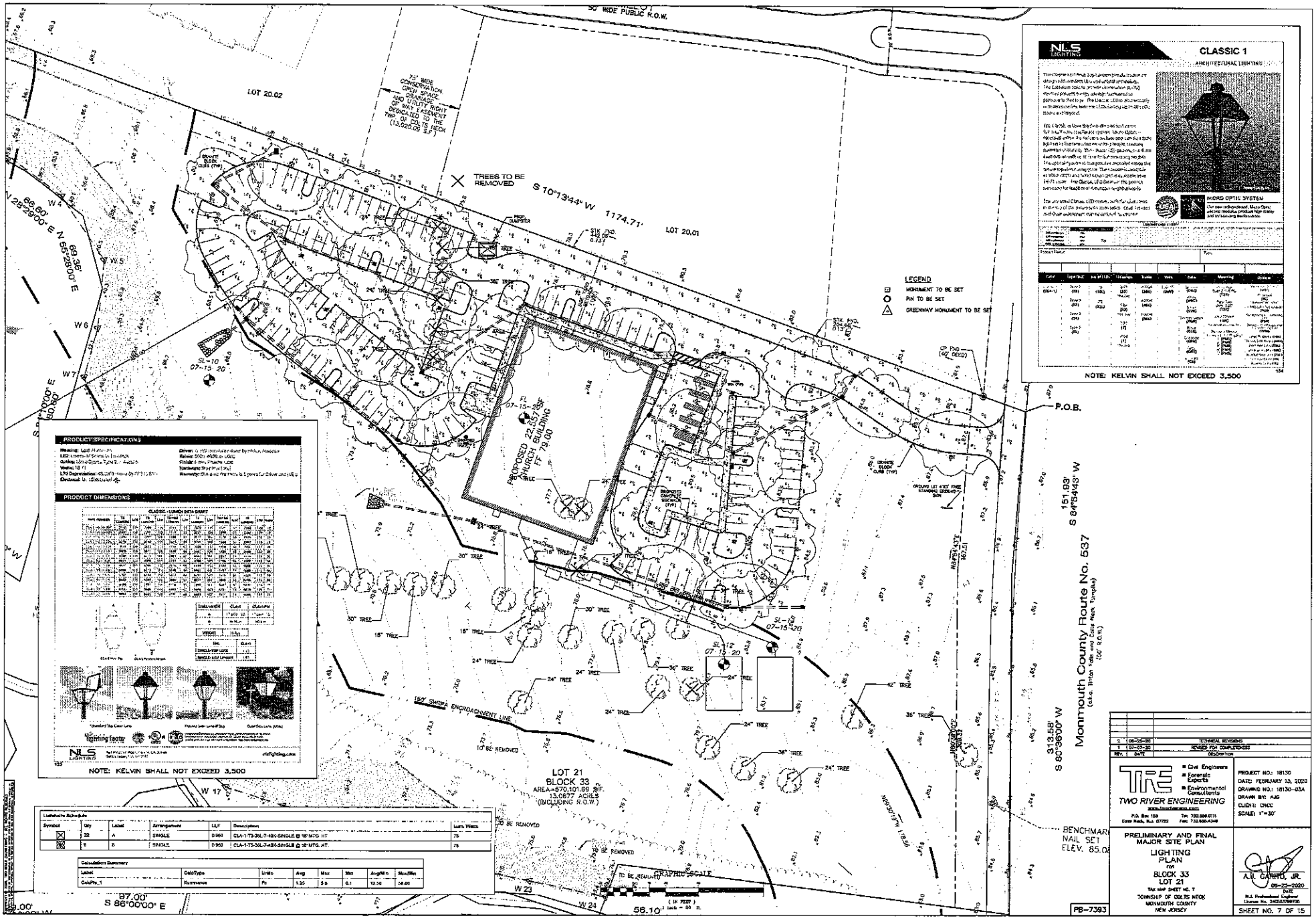
TWO RIVER ENGINEERING
■ Civil Engineers ■ Forensic Experts ■ Environmental Consultants
www.tworiverengineering.com
P.O. Box 133, Colts Neck, N.J. 07722
Tel: 732.[illegible] Fax: 732.[illegible]

PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-03A
DRAWN BY: AJG
CLIENT: CNCC
SCALE: 1"=30'

PRELIMINARY AND FINAL MAJOR SITE PLAN
LANDSCAPING PLAN
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
08-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

PB-7393



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	22	A	SINGLE	0.950	CLA-1-T3-36L-7-40K-SINGLE @ 18' MTG. HT.	75
	9	B	SINGLE	0.950	CLA-1-T3-36L-7-40K-SINGLE @ 18' MTG. HT.	75

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.35	5.6	0.1	12.50	56.00

REV.	DATE	DESCRIPTION
2	06-25-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

TRE
TWO RIVER ENGINEERING
www.tworiverengineering.com
P.O. Box 120 Cape Neck, N.J. 07722
Tel: 732.606.0111 Fax: 732.606.4348

Civil Engineers
Forensic Experts
Environmental Consultants

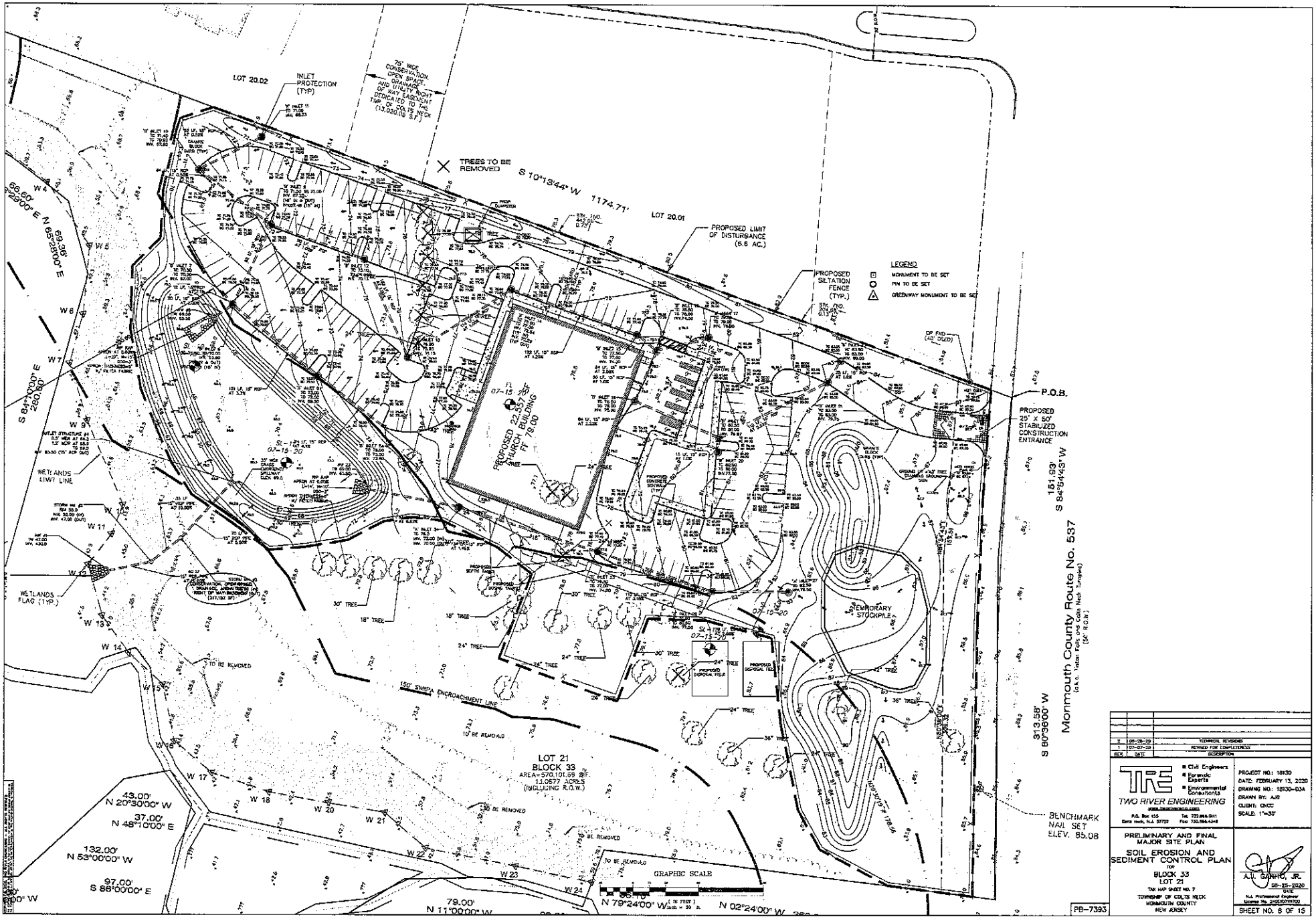
PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-03A
DRAWN BY: AJG
CLIENT: CNCC
SCALE: 1"=30'

PRELIMINARY AND FINAL MAJOR SITE PLAN
LIGHTING PLAN
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. CARHO, JR.
06-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

PB-7393

SHEET NO. 7 OF 15



REV.	DATE	DESCRIPTION
2	08-28-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

TRE
TWO RIVER ENGINEERING
www.tworiverengr.com
P.O. Box 155, Red Bank, N.J. 07722 Tel. 732.866.0111 Fax 732.866.4348

- Civil Engineers
- Forensic Experts
- Environmental Consultants

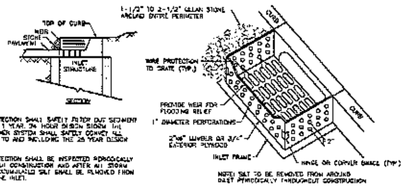
PROJECT NO.: 18120
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18120-03A
DRAWN BY: AJG
CLIENT: CNCC
SCALE: 1"=30'

PRELIMINARY AND FINAL MAJOR SITE PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. GANNO, JR.
08-25-2020
DATE
N.J. Professional Engineer
License No. 24GE04078700

PB-7393

SHEET NO. 8 OF 15

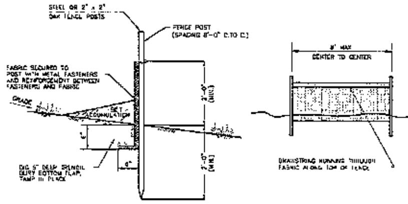


NOTES:

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

INLET PROTECTION DETAIL

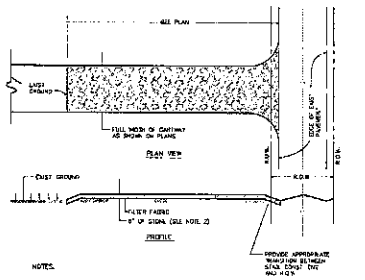
N.T.S.



NOTE: SYNTHETIC FILTER FABRIC SHALL BE FIRMLY ATTACHED TO UPHILL SIDE OF FENCE POSTS. OPEN AREA SHALL BE GREATER THAN 4% BUT LESS THAN 10% MEETING U.S. ARMY CORPS OF ENGINEERS SPECIFICATION NO. CWO2215 FOR STRENGTH.

SILT FENCE DETAIL

N.T.S.



NOTES:

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

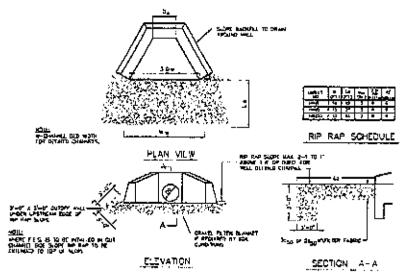
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

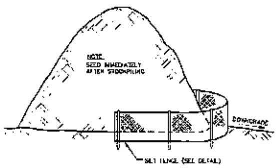
THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY
TABLE 27-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIN 1-2"	

1 AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY



CONDUIT OUTLET PROTECTION DETAIL



DETAIL
TYPICAL TOPSOIL STOCKPILE

N.T.S.

STANDARD FOR
STABILIZATION WITH MULCH ONLY

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 - 42.

2. PROTECTIVE MATERIALS

A. UNROTTED SMALL-GRAIN STRAW AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90-115 POUNDS PER 1,000 S.F. AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. 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.

D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.

E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

F. 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.

G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 S.F. 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 MULCH 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 2-3 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 CRISSCROSS 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 MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC 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.

NOTE: MULCHING IS REQUIRED ON ALL SEEDING

SEEDING SCHEDULE

1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
2. TEMPORARY SEEDING SHALL CONSIST OF EITHER:

COOL SEASON GRASSES	RATES	SEEDING DATES	DEPTHS
PERENNIAL RYEGRASS	1.0 LBS./1000 S.F.	3/1-5/15 OR 8/15-10/1	0.5 IN.
SPRING OATS	2.0 LBS./1000 S.F.	3/1-5/15 OR 8/15-10/1	1.0 IN.
WINTER BARLEY	2.2 LBS./1000 S.F.	8/15-10/1	1.0 IN.
WINTER CEREAL RYE	2.8 LBS./1000 S.F.	8/1-11/15	1.0 IN.
WARM SEASON GRASSES			
PEARL MILLET	0.5 LBS./1000 S.F.	5/15-8/15	1.0 IN.
MILLET (GERMAN OR HUNGARIAN)	0.7 LBS./1000 S.F.	5/15-8/15	1.0 IN.

3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS PER 1,000 S.F.), EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT). THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH.

4. SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSIONS OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.

C. HIGH ACID PRODUCING SOILS. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

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

6. PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

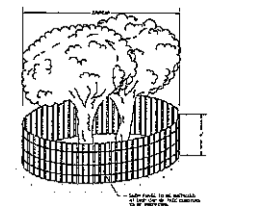
SEEDING	RATES
TALL FESCUE	5.0 LBS./1,000 S.F.
KENTUCKY BLUEGRASS (BLEND)	0.5 LBS./1,000 S.F.
PERENNIAL RYEGRASS (BLEND)	0.5 LBS./1,000 S.F.

OPTIMAL SEEDING DATES: 3/1-4/30 AND 8/15-11/15
ACCEPTABLE SEEDING DATES: 5/1-8/14

SEED TO A DEPTH OF 0.5 IN.

7. THE SEEDING SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER OR LIGHT DRAG.
8. TACKING SHALL BE PERFORMED AS PER THE CURRENT STANDARDS OF THE FREEHOLD SOIL CONSERVATION DISTRICT. ASPHALT TACKIFIERS ARE NOT ACCEPTABLE.

NOTE: MULCHING IS REQUIRED ON ALL SEEDING



TREE PROTECTION DETAIL

N.T.S.

TREE SAVE AND REMOVAL NOTES

1. ALL TREES WITHIN THE DISTURBANCE LIMITS, WHERE RE-GRADING IS REQUIRED, SHALL BE REMOVED.
2. ALL TREES TO BE REMOVED SHALL BE FLAGGED IN THE FIELD.
3. SNOW FENCE SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES TO BE SAVED AND ALONG THE LIMITS OF THE CLEARING.
4. TREE PROTECTION SNOW FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL REMAIN UNTIL CONSTRUCTION IS COMPLETE.
5. NO STOCKPILING, STORAGE OF MATERIAL, EQUIPMENT OR VEHICLES SHALL BE PERMITTED WITHIN THE DRIP LINE OF ANY TREE TO BE SAVED.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A AND A MULCH ANCHOR IN ACCORDANCE TO STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 1" - 2" STONE FOR A MINIMUM LENGTH OF 10' EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO THE PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 S.F. OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #5.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

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

1. INSTALL SILT FENCE AND INLET PROTECTION.	1 DAY
2. PROVIDE TEMPORARY ACCESS PROTECTION (CONSTRUCTION ENTRANCE)	1 DAY
3. REMOVE ALL EXISTING STRUCTURES.	1 WEEK
4. STRIP AND STOCKPILE TOPSOIL. APPLY TEMPORARY STABILIZATION.	2 DAYS
5. ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT IMPROVEMENTS.	1 MONTH
6. CONSTRUCT PROJECT.	18-24 MONTHS
7. CONSTRUCT FINE GRADING TO FINISHED GRADES, RE-SPREAD TOPSOIL AND ESTABLISH PERMANENT VEGETATIVE COVER ON THE LOT	2 WEEKS
8. REMOVE ACCESS PROTECTION, INLET PROTECTION, AND SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED	1 DAY

REV.	DATE	DESCRIPTION
2	06-25-20	TECHNICAL REVISIONS
1	07-27-20	REVISED FOR COMPLETENESS

TRE
TWO RIVER ENGINEERING
- Civil Engineers
- Forensic Experts
- Environmental Consultants

www.tworiverengineering.com
P.O. Box 155, Colts Neck, N.J. 07722
Tel: 732.866.0111
Fax: 732.866.4346

PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-03
DRAWN BY: AJG
CLIENT: CNCC
SCALE: 1"=30'

PRELIMINARY AND FINAL MAJOR SITE PLAN

SOIL EROSION AND SEDIMENT CONTROL NOTES

FOR

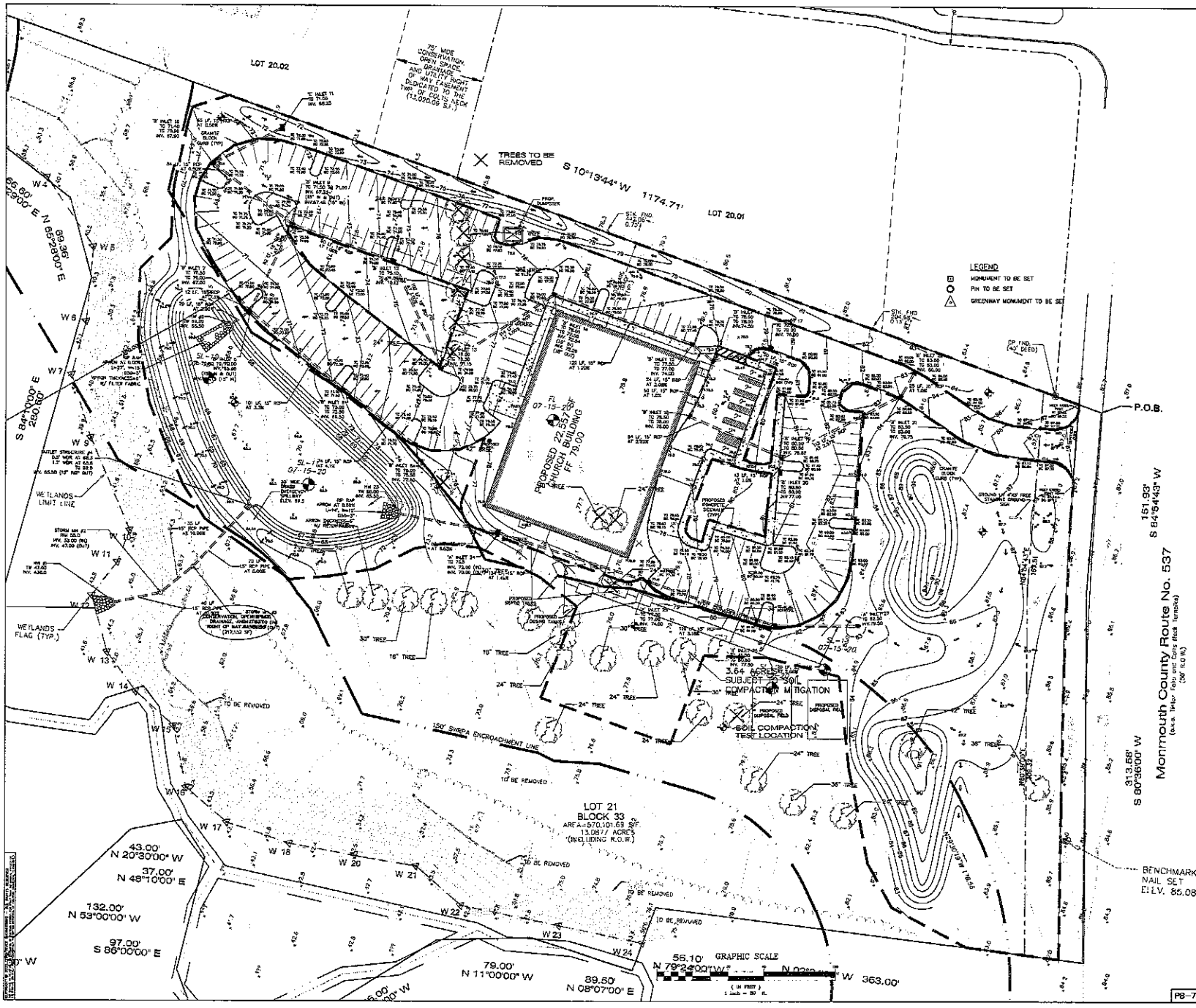
BLOCK 33
LOT 21

TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
06-25-2020
DATE
N.J. Professional Engineer License No. 24GE03799700

PB-7393

SHEET NO. 9 OF 15



REV.	DATE	DESCRIPTION
2	08-25-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

TWO RIVER ENGINEERING

- Civil Engineers
- Forensic Experts
- Environmental Consultants

P.O. Box 133
Colts Neck, N.J. 07722

PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-03A
DRAWN BY: AJG
CLIENT: CNCC
SCALE: 1"=30'

PRELIMINARY AND FINAL MAJOR SITE PLAN

SOIL COMPACTION MITIGATION PLAN

FOR

BLOCK 33
LOT 21

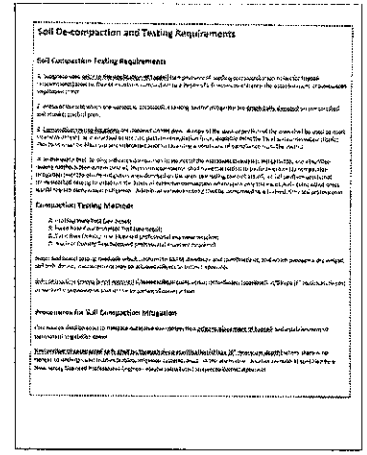
TAX MAP SHEET NO. 7

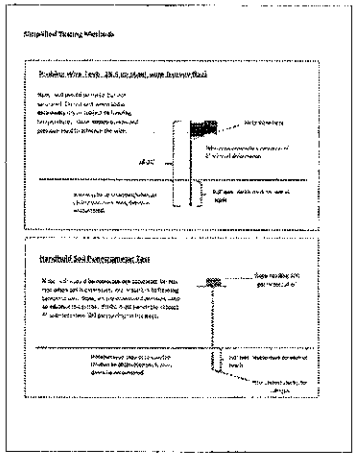
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

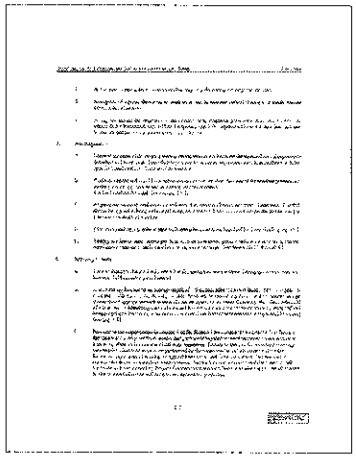
A.J. GANTO, JR.
08-25-2020
DATE
N.J. Professional Engineer
License No. 24001374970

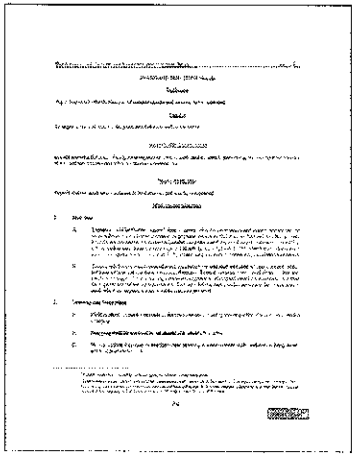
P8-7393

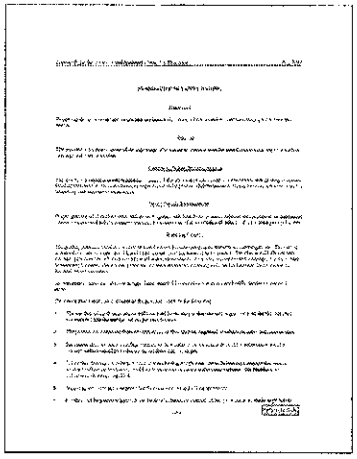
SHEET NO. 10 OF 15

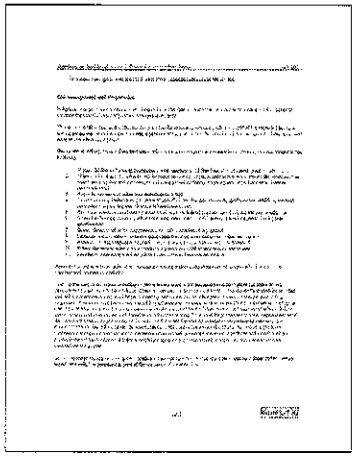


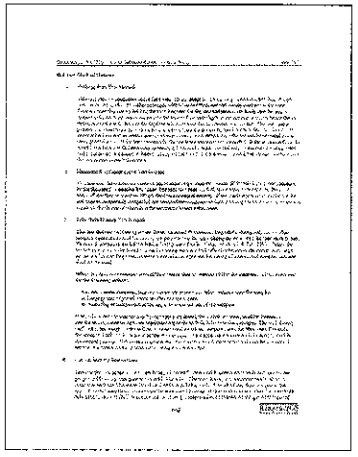


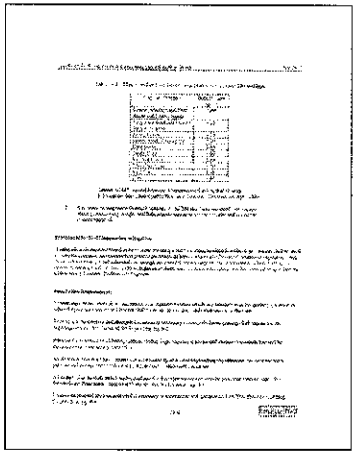












REV.	DATE	DESCRIPTION
2	06-25-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

TRE
■ Civil Engineers
■ Forensic Experts
■ Environmental Consultants

TWO RIVER ENGINEERING
www.tworivereng.com

P.O. Box 130
Colts Neck, N.J. 07722

Tel: 732.900.8171
Fax: 732.900.4348

PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-11A
DRAWN BY: AJC
CLIENT: CNCC
SCALE: 1"=30'

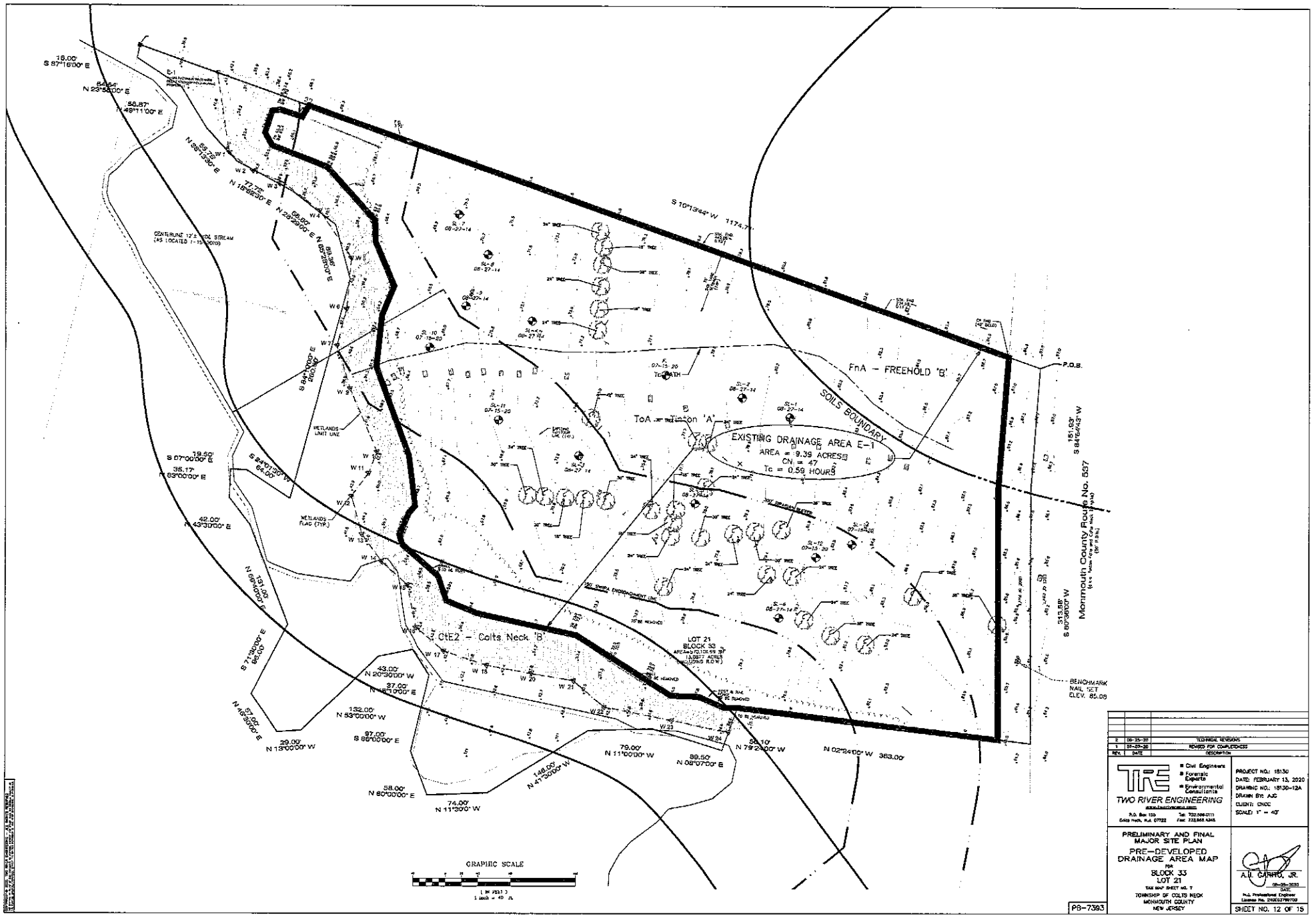
PRELIMINARY AND FINAL MAJOR SITE PLAN

SOIL MITIGATION COMPACTION NOTES
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
06-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03782100

PB-7393

SHEET NO. 11 OF 15



REV.	DATE	DESCRIPTION
2	09-25-20	TECHNICAL REVISIONS
1	07-09-20	REVISED FOR COMPLETENESS

TRE — TWO RIVER ENGINEERING
■ Civil Engineers ■ Forensic Experts ■ Environmental Consultants
P.O. Box 133, Colts Neck, N.J. 07722 Tel: 732.866.0111 Fax: 732.845.4345

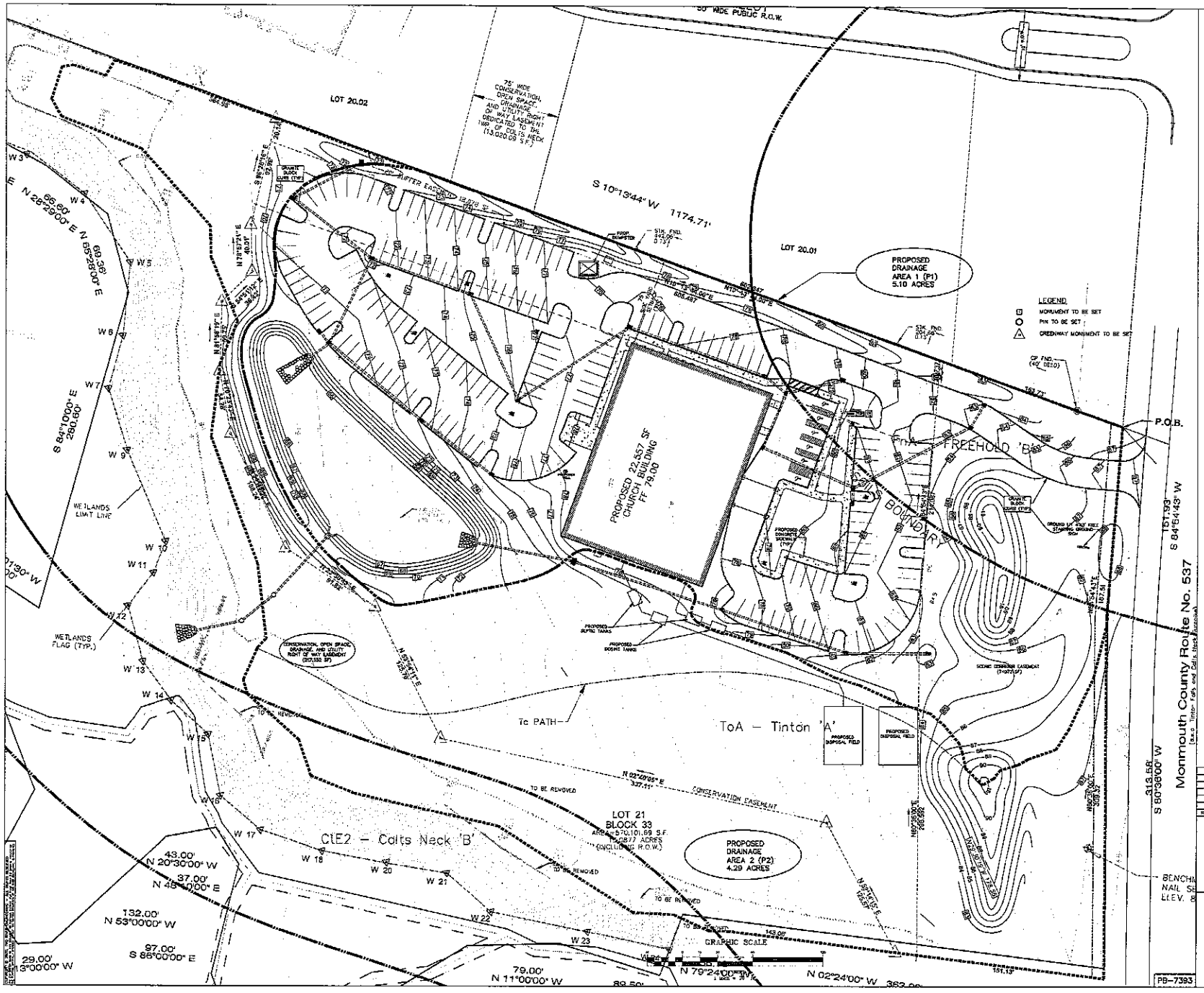
PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-12A
DRAWN BY: AJC
CLIENT: CNCC
SCALE: 1" = 40'

PRELIMINARY AND FINAL MAJOR SITE PLAN
PRE-DEVELOPED DRAINAGE AREA MAP
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. CARNO, JR.
09-25-2020
DATE
N.J. Professional Engineer
License No. 24GE02786700

PB-7393

SHEET NO. 12 OF 15



REV.	DATE	DESCRIPTION
2	08-25-20	TECHNICAL REVISIONS
1	07-07-20	REVISED FOR COMPLETENESS

TRE
TWO RIVER ENGINEERING
www.tworiverengineering.com
P.O. Box 155 Tel: 732.866.0111
Colts Neck, N.J. 07722 Fax: 732.866.4345

- Civil Engineers
- Forensic Experts
- Environmental Consultants

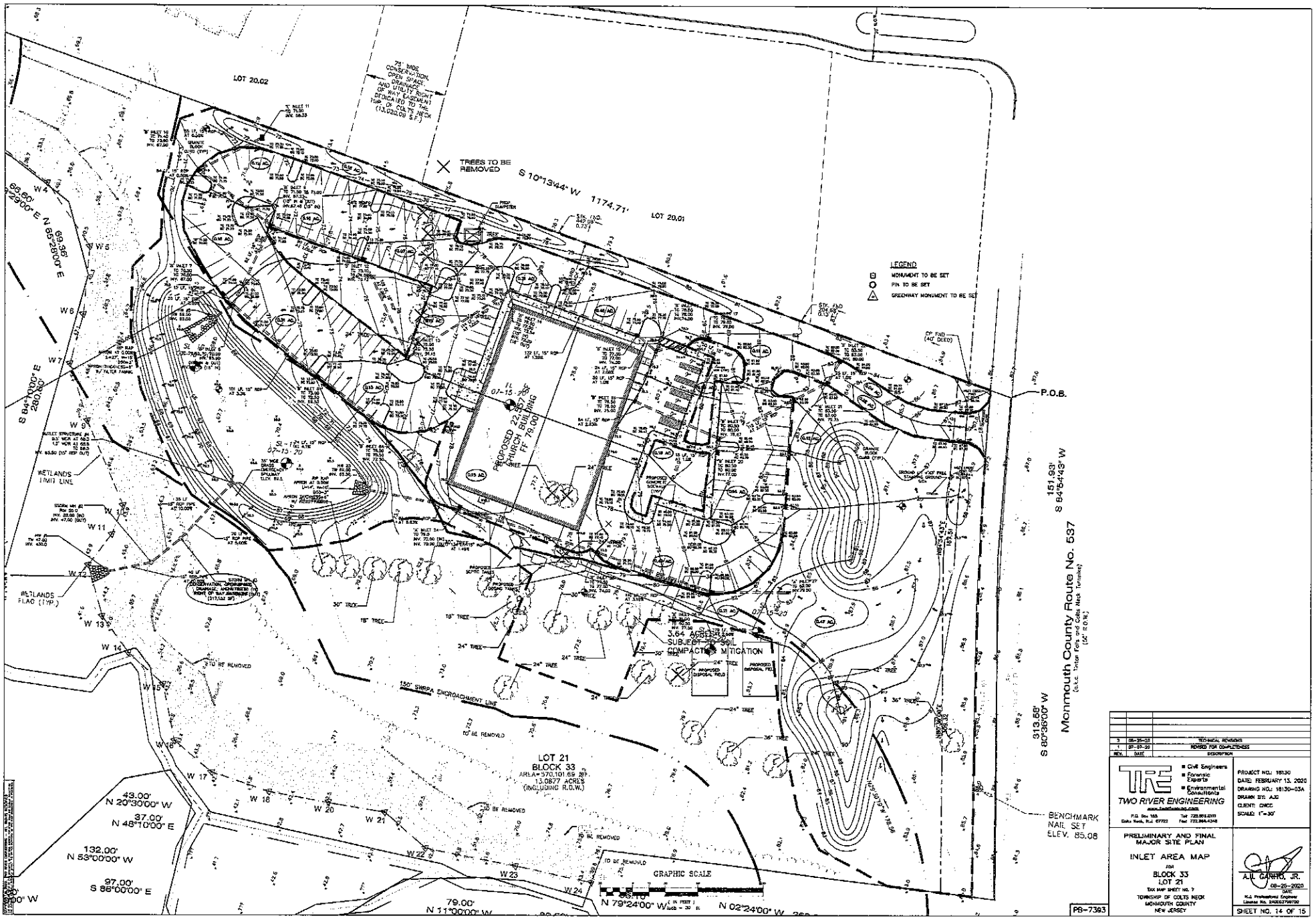
PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-13A
DRAWN BY: AJG
CLIENT: CNCC
SCALE: 1"=30'

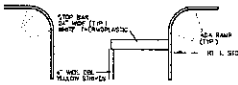
PRELIMINARY AND FINAL MAJOR SITE PLAN
POST DEVELOPED DRAINAGE AREA MAP
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
08-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

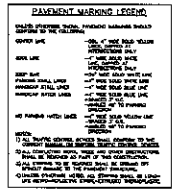
PB-7393

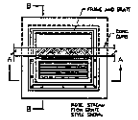
SHEET NO. 13 OF 15


LOT 20.02
LOT 20.01
TREES TO BE REMOVED
S 10°13'44" W 1174.71'
LEGEND
MONUMENT TO BE SET
PIN TO BE SET
GREENWAY MONUMENT TO BE SET
P.O.B.
151.93'
S 84°54'43" W
313.58'
S 80°36'00" W
Monmouth County Route No. 537
(a.k.a. Tinton Falls and Colts Neck Turnpike)
(50' R.O.W.)
BENCHMARK
NAIL SET
ELEV. 85.08
PROPOSED 22,557 SF
CHURCH BUILDING
FF 79.00
3.64 ACRES
SUBJECT TO SOIL
COMPACTION MITIGATION
WETLANDS
LIMIT LINE
WETLANDS
FLAG (TYP.)
150' SWRPA ENCROACHMENT LINE
LOT 21
BLOCK 33
AREA=570,101.69 SF
13.0877 ACRES
(INCLUDING R.O.W.)
GRAPHIC SCALE
N 79°24'00" W
N 02°24'00" W
43.00'
N 20°30'00" W
37.00'
N 48°10'00" E
132.00'
N 53°00'00" W
97.00'
S 86°00'00" E
79.00'
N 11°00'00" W
S 84°10'00" E
280.80'
66.60'
N 65°28'00" E
69.36'
N 65°28'00" E
PB-7393
TECHNICAL REVISIONS
REVISED FOR COMPLETENESS
REV. DATE DESCRIPTION
Civil Engineers
Forensic Experts
Environmental Consultants
TWO RIVER ENGINEERING
PROJECT NO.: 18130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 18130-03A
DRAWN BY: AJC
CLIENT: CNCC
SCALE: 1"=30'
PRELIMINARY AND FINAL
MAJOR SITE PLAN
INLET AREA MAP
FOR
BLOCK 33
LOT 21
TAX MAP SHEET NO. 7
TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY
A.J. GARITO, JR.
08-25-2020
DATE
SHEET NO. 14 OF 15

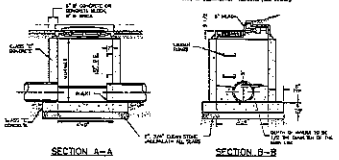


STOP BAR STRIPING AND SIGNAGE





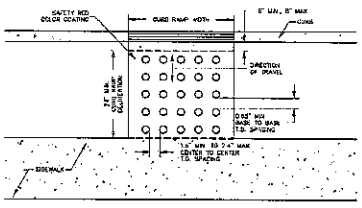
PLAN



SECTION A–A

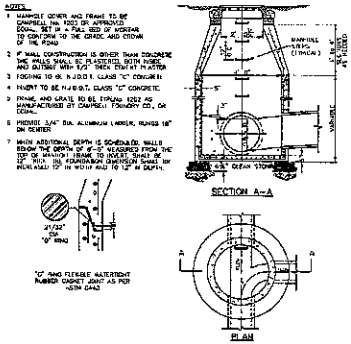
SECTION B–B

TYPE "B" INLET



PLAN VIEW

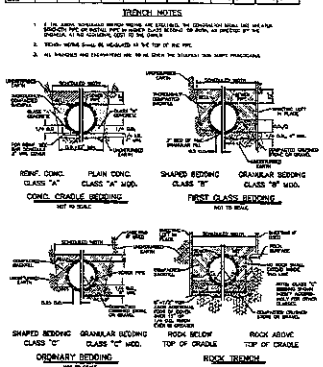
ELEVATION



SECTION A–A

PLAN

STORM DRAINAGE MANHOLE

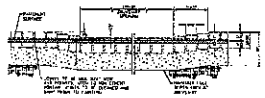


CONC. CRADLE BEDDING

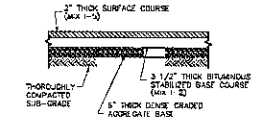
FIRST CLASS BEDDING

ORDINARY BEDDING

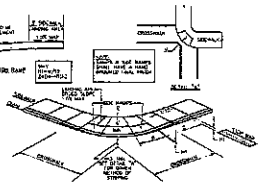
ROCK TRENCH



DEPRESSED GRANITE BLOCK CURB AT DRIVEWAY

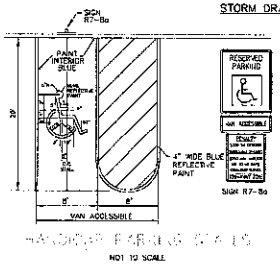


TYPICAL PAVEMENT SECTION



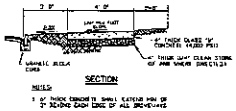
NEW JERSEY DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS
FOR
CURB RAMPS FOR THE PHYSICALLY HANDICAPPED

DETECTABLE WARNING SURFACE

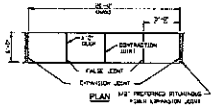


HANDICAP PARKING SPACE

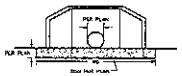
NOT TO SCALE



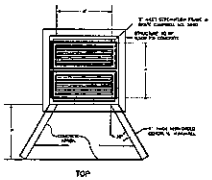
SECTION



CONCRETE SIDEWALK DETAIL

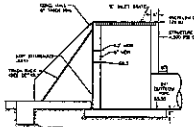


RIP RAP CROSS SECTION



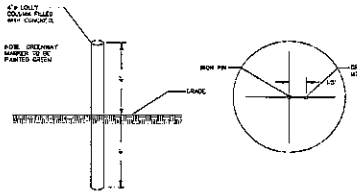
TOP

FRONT



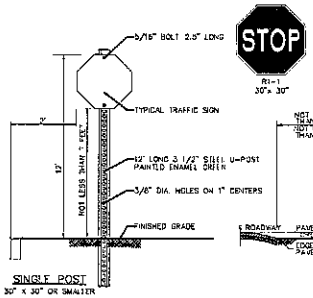
SECTION A–A

OUTLET STRUCTURE



GREENWAY MONUMENT DETAIL

SCALE: NONE



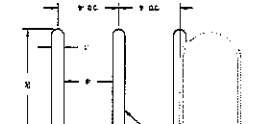
MONMOUTH COUNTY TYPICAL SIGN POST DETAIL

NOTES:

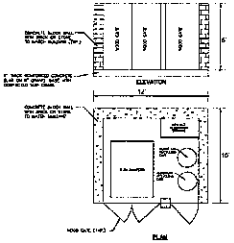
1. ALL REGULATORY AND WARNING SIGNS SHALL BE HIGH INTENSITY REFLECTIVE SHEETING.
2. ALL OTHER SIGNS SHALL BE ENGINEER GRADE SHEETING.
3. ALL SIGNS AFFECTING COUNTY ROAD TRAFFIC SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
4. SIGN POSTS SHALL BE 3 LBS./FT.

* ILLUSTRATION NOT TO SCALE.

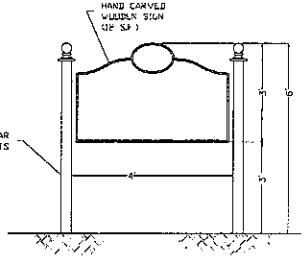
NOTE: SHOP DRAWINGS FOR ALL STORM STRUCTURES ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



TYPICAL PARKING STALL STRIPING DETAIL

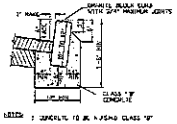


DUMPSTER PAD ENCLOSURE DETAIL

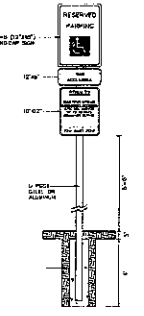


SIGN DETAIL

(GROUND LIT)

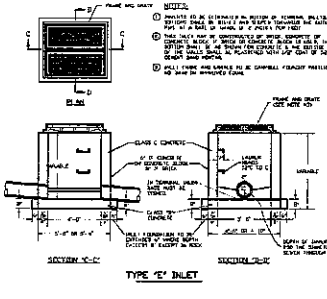


GRANITE BLOCK CURB DETAIL



HANDICAP PARKING SIGN

N.T.S



TYPE "E" INLET

TRENCH WIDTH SCHEDULE									
PIPE DIA.	12"	15"	18"	24"	30"	36"	42"	48"	54"
MINIMUM TRENCH WIDTH	2'-0"	2'-0"	2'-0"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"
MAXIMUM TRENCH WIDTH	3'-0"	3'-0"	3'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"

BAR SCHEDULE – REINFORCED CONCRETE CRADLE									
PIPE DIA.	12"	15"	18"	24"	30"	36"	42"	48"	54"
CRADLE WIDTH	3'-0"	3'-0"	3'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"
BARS	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"

TRENCH NOTES

1. ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING BODY HAVING JURISDICTION OVER THE ROAD.
2. TRENCH WIDTHS SHALL BE MEASURED AT THE TOP OF THE PIPE.
3. ALL TRENCHES AND EXCAVATIONS ARE TO BE DONE IN STRICT ACCORDANCE WITH THE STATE'S SAFE TRENCHING AND SHORING REGULATIONS.

REV.	DATE	DESCRIPTION
2	06-25-20	TECHNICAL REVISIONS
1	03-27-20	REVISED FOR COMPLETENESS

TRE
TWO RIVER ENGINEERING
www.tworiverengineering.com
P.O. Box 130
Colts Neck, N.J. 07722
tel: 732.609.0111
fax: 732.660.4348

■ Civil Engineers
■ Forensic Experts
■ Environmental Consultants

PROJECT NO.: 19130
DATE: FEBRUARY 13, 2020
DRAWING NO.: 19130-15A
DRAWN BY: AJC
CLIENT: ONDC
SCALE: NONE

PRELIMINARY AND FINAL
MAJOR SITE PLAN

CONSTRUCTION DETAILS

FOR

BLOCK 33
LOT 21

TAX MAP SHEET NO. 7

TOWNSHIP OF COLTS NECK
MONMOUTH COUNTY
NEW JERSEY

PB-7393

A.J. CARITO, JR.
06-25-2020
DATE
N.J. Professional Engineer
License No. 24GE03799700

SHEET NO. 15 OF 15