

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	MCLELLAND, 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

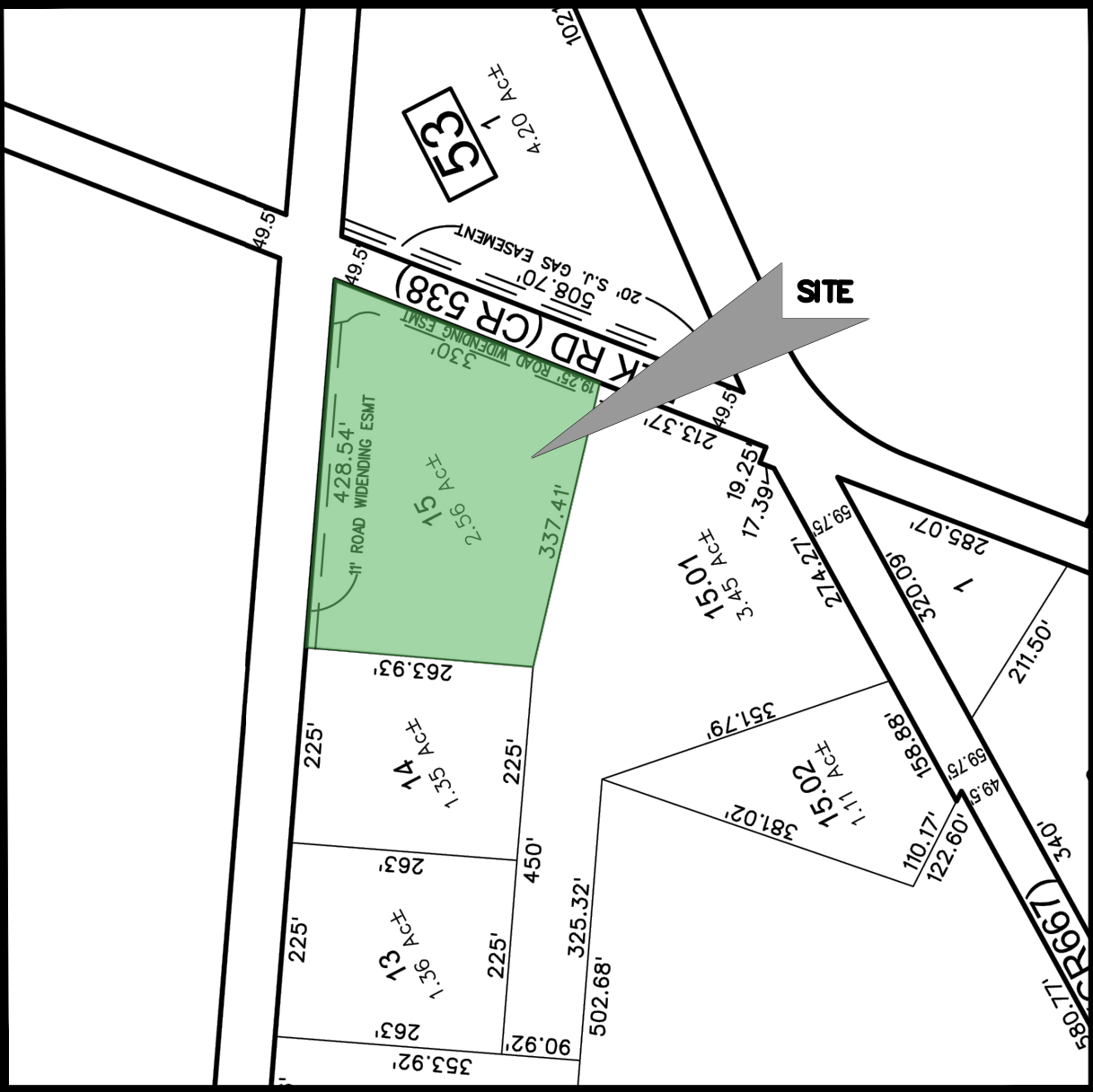
SHEET INDEX

No.	Description	Revision Date
C0.01	COVER SHEET	INITIAL SUBMISSION
C1.01	EXISTING CONDITIONS PLAN	INITIAL SUBMISSION
C3.01	SITE LAYOUT PLAN	INITIAL SUBMISSION
C3.02	TRUCK TURNING PLAN	INITIAL SUBMISSION
C4.01	GRADING & DRAINAGE PLAN	INITIAL SUBMISSION
C5.01	UTILITIES PLAN	INITIAL SUBMISSION
C5.02	UTILITIES PROFILES	INITIAL SUBMISSION
C6.01	LANDSCAPE PLAN	INITIAL SUBMISSION
C7.01	LIGHTING PLAN	INITIAL SUBMISSION
C7.91	LANDSCAPE & LIGHTING DETAILS	INITIAL SUBMISSION
C8.01	SOIL EROSION & SEDIMENT CONTROL PLAN	INITIAL SUBMISSION
C8.91	SOIL EROSION & SEDIMENT CONTROL DETAILS	INITIAL SUBMISSION
C8.92	SOIL EROSION & SEDIMENT CONTROL DETAILS	INITIAL SUBMISSION
C9.01	CONSTRUCTION DETAILS	INITIAL SUBMISSION
C9.02	CONSTRUCTION DETAILS	INITIAL SUBMISSION
C9.03	CONSTRUCTION DETAILS	INITIAL SUBMISSION

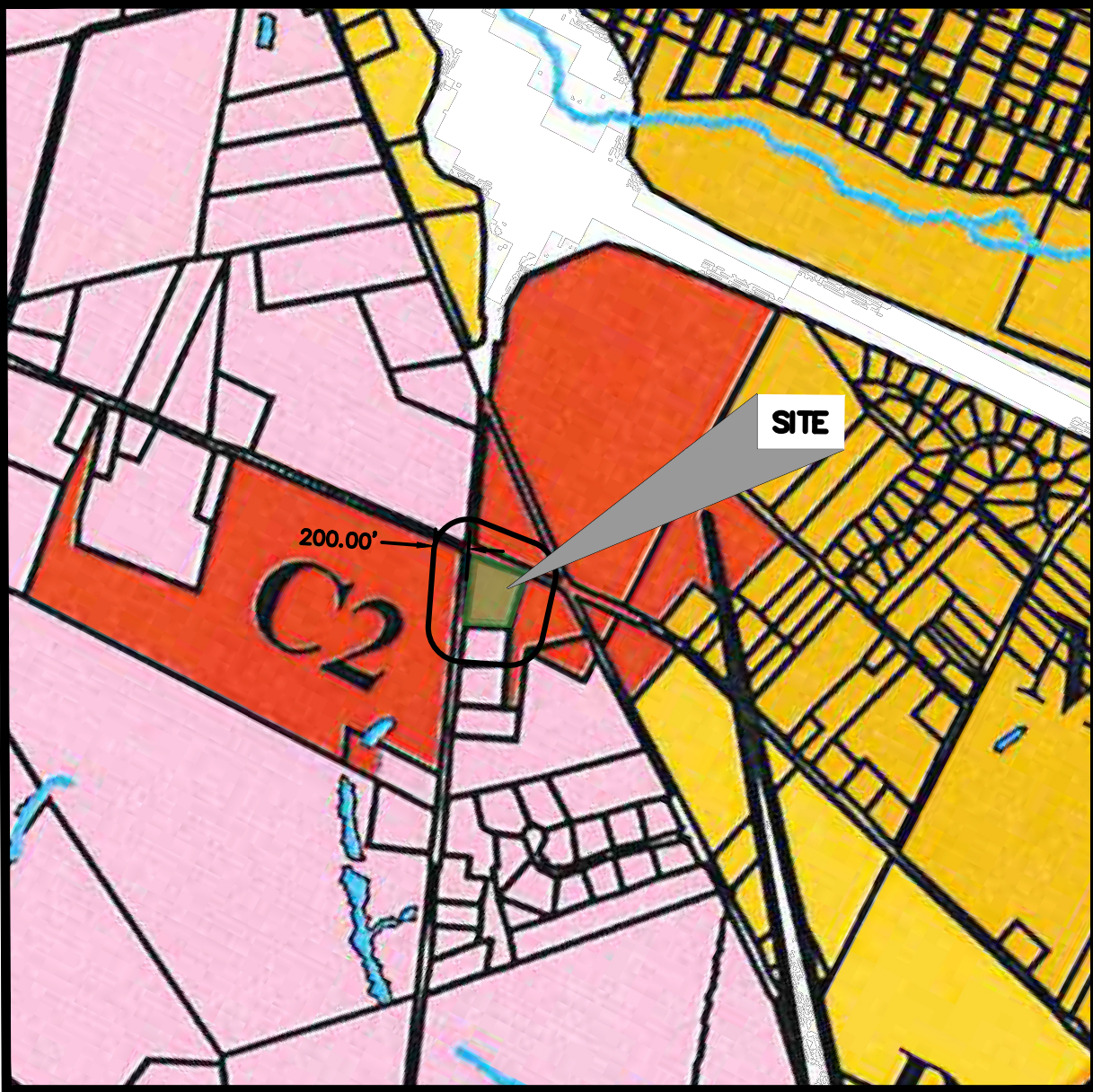
PRELIMINARY/FINAL MAJOR SITE PLANS
705 BUCK ROAD
BLOCK 50; LOT 15
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY



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 PITTSBURGH, 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)	N/A	9 EMPLOYEE SPACES (1 ADA)	YES
	20 SPACES REQUIRED		15 TRUCK SPACES	
			24 TOTAL SPACES	

GENERAL NOTES

- OWNER/APPLICANT:
JAGS UNITED CORPORATION
143 NATHAN HALE DRIVE
WOODBURY, NJ 08096
856-503-1782
- 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.
- 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.
- SITE COORDINATES: 295,782' N, 316,637' E
- HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 _____

PRELIMINARY/FINAL MAJOR SITE PLANS

705 BUCK ROAD
BLOCK 50, LOT 15
COVER SHEET

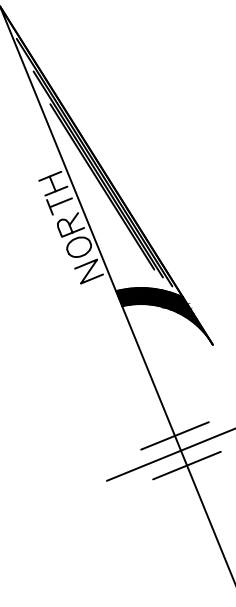
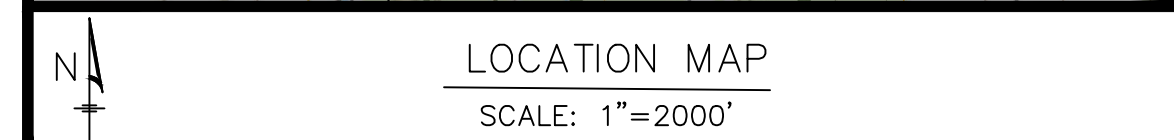
SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

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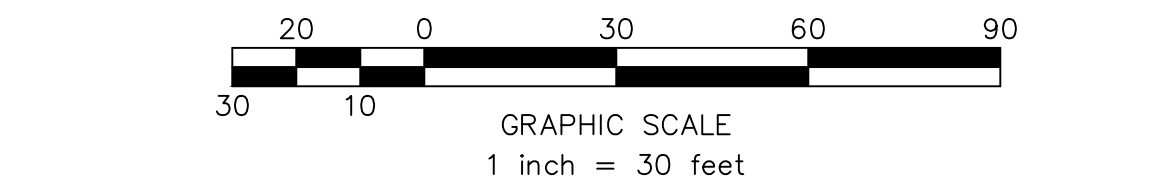
William J. Parkhill II
3/7/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. 080475800

CHECKED BY: SMD
DRAWN BY: JRN
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
PROJECT NO.: RUS-2304
DATE: 05/15/2025
REVISED FOR USE: 3/7/25
DATE: 3/7/25
REVISIONS
JRK SMD
DRAWN BY: CHECKED BY:



- EXISTING CONDITIONS NOTES**
1. PROJECT SITE BEING MAINTAINED 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 10000 100TH 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, 316,633' E
 4. HORIZONTAL DATA: 842.81' VERTICAL DATUM: NAVD 83
 5. PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3401500213E, 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 ZONE.
 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 FILLS, CONSTRUCTION DEBRIS, ETC WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED FROM THE PROJECT SITE 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, POISSLE WATER LINES AND APPURTENANCES THEREON) HAS LING ELECTRIC, TELEPHONE, CABLE TV 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 THE INFORMATION HAS NOT BEEN VERIFIED 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 AND MAY BE REQUIRED TO REEVALUATE THE LOCATION OF THE UTILITY.
 10. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE 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 SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES OF THE LOCATION OF UTILITIES. SUBMIT THE DATA TO THE ENGINEER FOR REVIEW ELEVATION PRIOR TO CONSTRUCTION.
 11. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-7200) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION, CONSTRUCTION, ABANDONMENT, SOLIS INVESTIGATION, AND/OR EXCAVATIONS.

<u>EXISTING</u>	
	BOUNDARY
	BUILDING
	MAJOR CONTOUR
	MINOR CONTOUR
	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

[illegible]

 3/7/2025

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GB9473960

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

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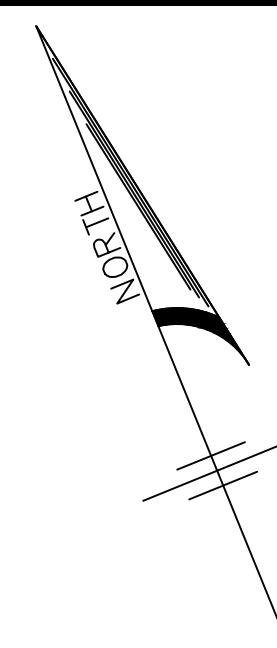
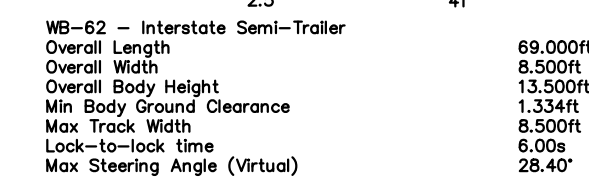
Engineering Partners

2026 Briggs Rd, Suite 300
 1971 Highway 34, Suite 201
 101 Laurel Two, NJ 08054
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321 W. State Street
 Media, PA 19063
 610-565-0020

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 Marlborough, MA 01760
 978-715-8832

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3/7/2025

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MidAtlantic

Engineering Partners

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Wall Township, NJ 07719
732-722-5999

20265 Briggs Rd, Suite 300
Mid Laurel Twp, NJ 08054
609-910-4150

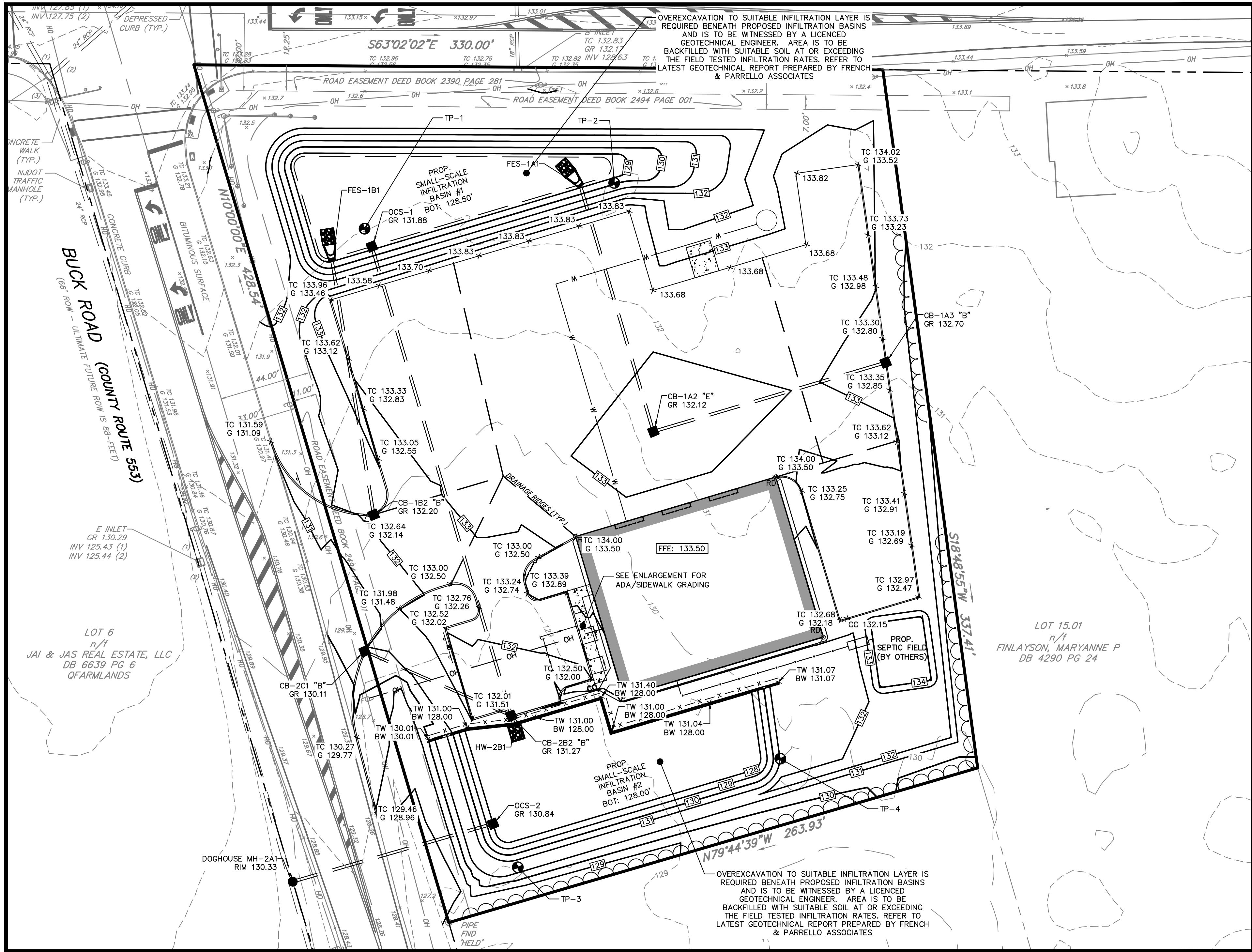
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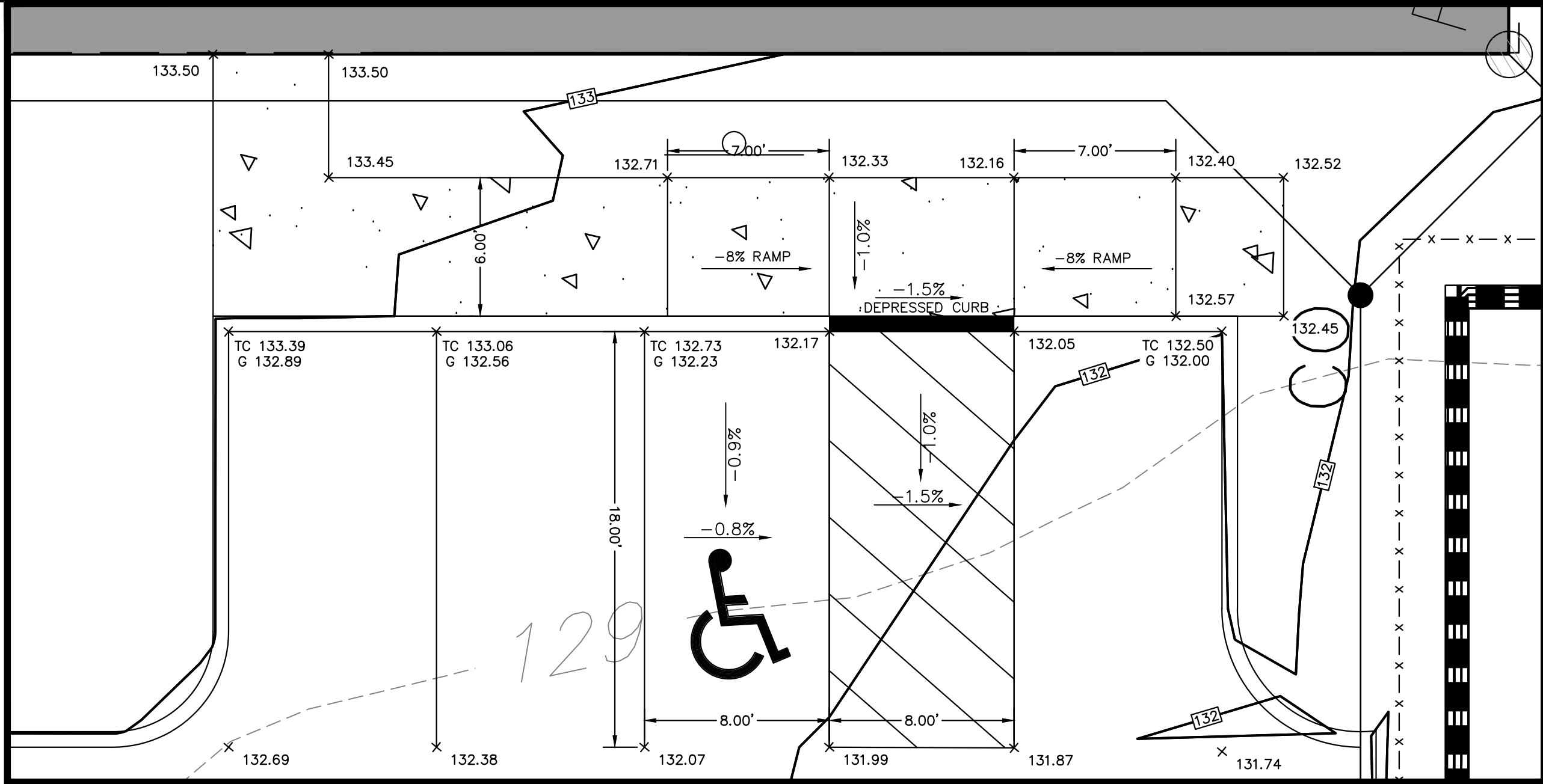
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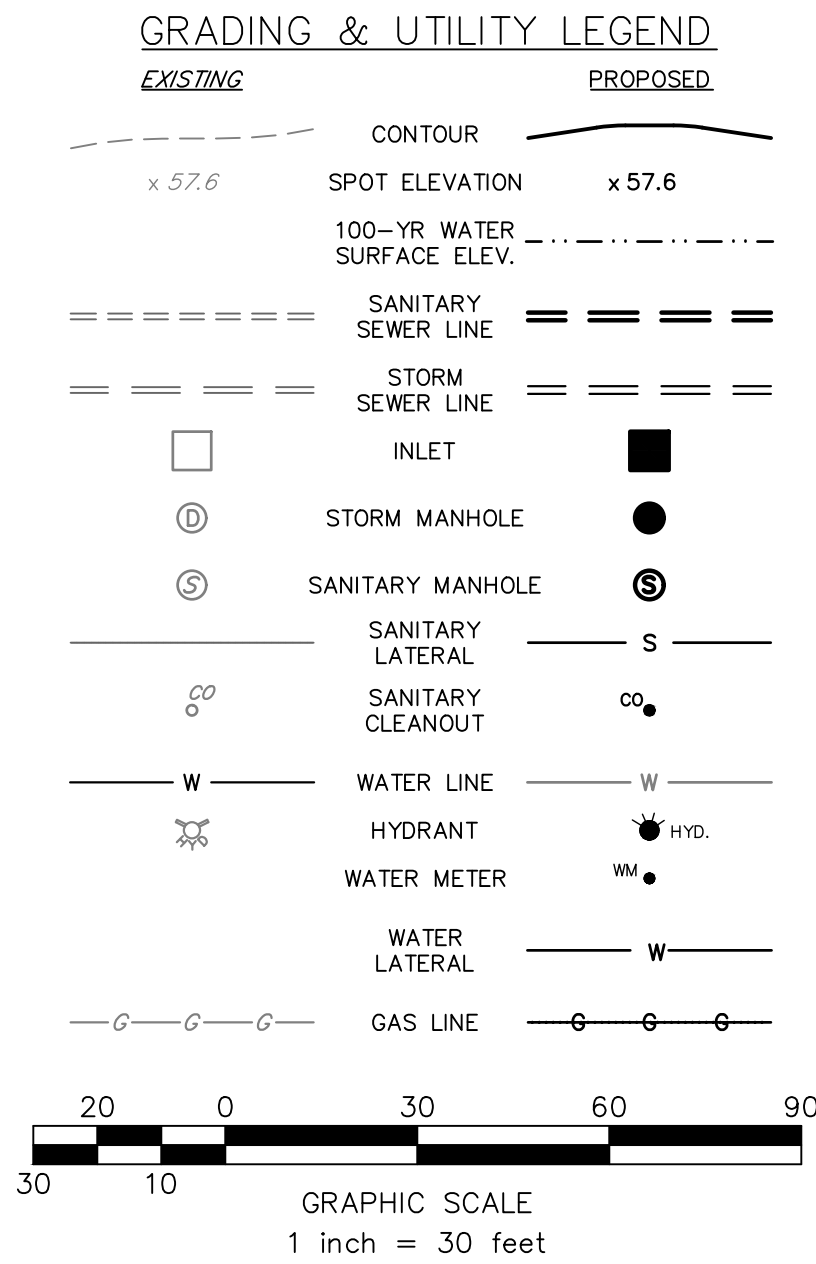
GRAPHIC SCALE
1 inch = 30 feet



- GRADING NOTES**
- HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
 - ALL CURBS SHALL BE PAVEMENT FLUSH DEPRESSED AT CROSSWALKS AND HANDICAPPED RAMPS TO CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
 - ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED.
 - SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7". TREAD DEPTH TO BE 11" MIN.
 - ALL PROPOSED CURBING SHALL HAVE A 6" REVEAL, UNLESS OTHERWISE STATED.
 - ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
 - ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1% UNLESS OTHERWISE NOTED.
 - POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
 - FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
 - 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.
 - 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.
 - 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.
 - 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.



ADA RAMP ENLARGEMENT
SCALE: 1" = 5'



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

28 Washington St. 3rd Floor
Morristown, NJ 07960
973-715-8602
391 W. State Street
Morris, PA 16803
782-722-5899
609-910-4450
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Sheet Number

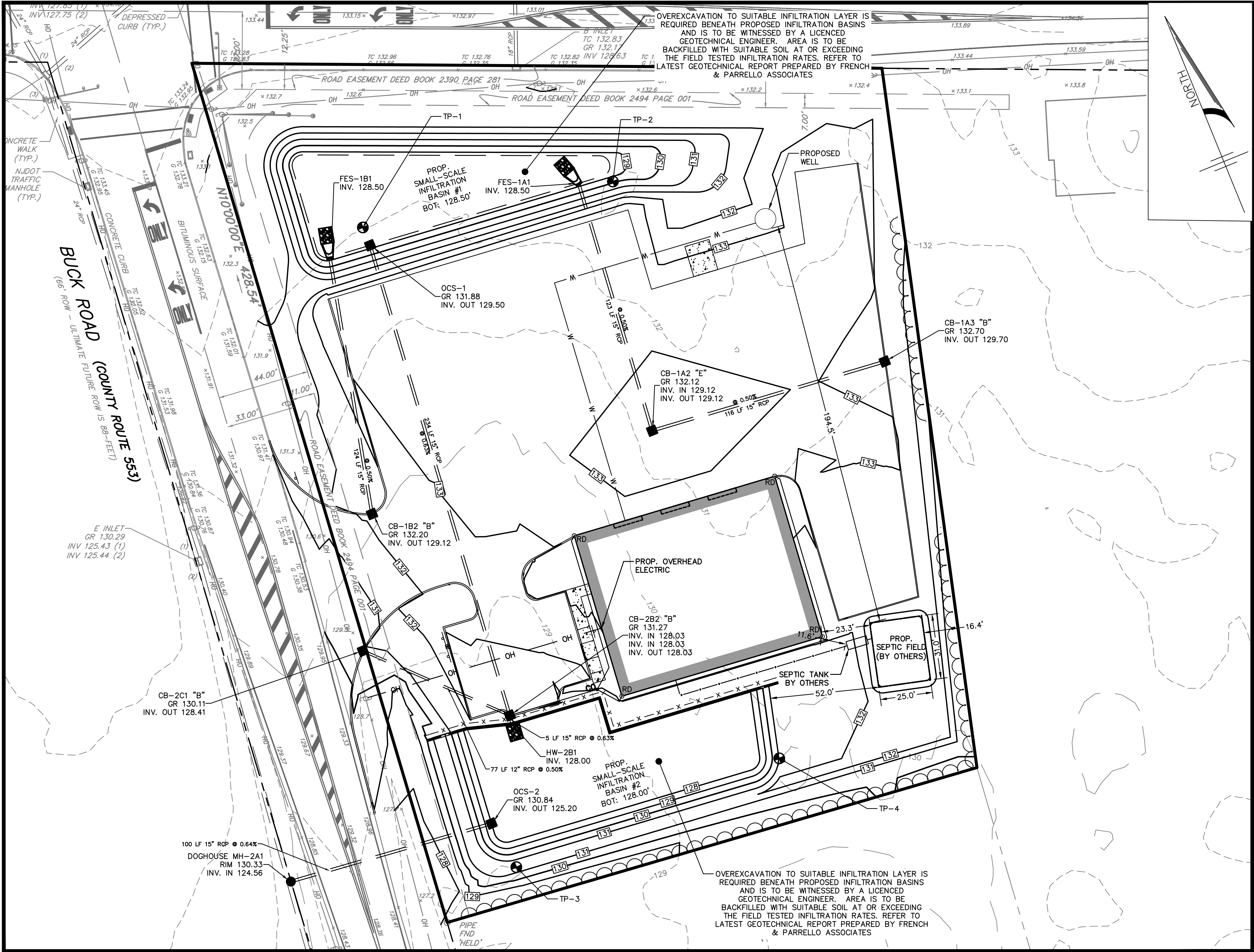
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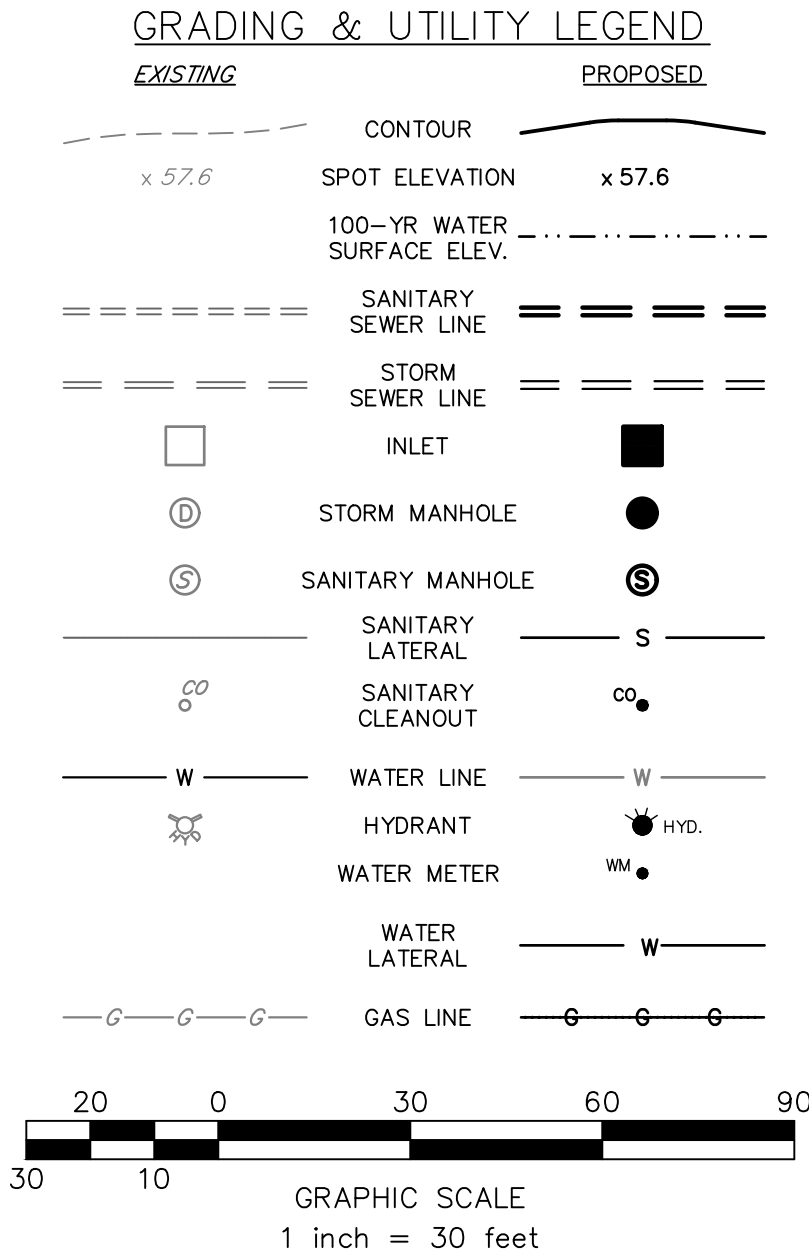
CHECKED BY: SMD
DRAWN BY: JRN
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
PROJECT NO.: RUS-2304
DATE: 05/15/2025

3/17/2025
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. 6B0475800

REVISIONS
DATE
DRAWN BY
CHECKED BY



- UTILITY NOTES**
- HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - ALL UTILITY SERVICE CONNECTIONS TO BUILDINGS TO BE LOCATED UNDERGROUND.
 - PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
 - ALL SANITARY AND DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE UNLESS OTHERWISE SPECIFIED.
 - REFER TO WATER AND SANITARY SEWER TECHNICAL SPECIFICATIONS FOR MATERIAL, INSTALLATION AND TESTING REQUIREMENTS.
 - UNLESS OTHERWISE INDICATED:
 - a. ROP 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).
 - 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.
 - 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.
 - 4" SANITARY SEWER LATERALS SHALL BE SLOPED AT 1:48 (2.1%). 6" LATERALS SHALL BE SLOPED AT 1:96 (1.05%).
 - 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).
 - 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.
 - 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 NDOT 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.
 - ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY.
 - ELECTRICAL TRANSFORMER PAD SPECIFICATIONS, CONDUIT LOCATIONS AND INSTALLATION TO BE COORDINATED WITH ELECTRIC COMPANY PRIOR TO INSTALLATION.
 - 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.



PRELIMINARY/FINAL MAJOR SITE PLANS

705 BUCK ROAD
BLOCK 50, LOT 15
UTILITY PLAN

SITUATED IN
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic
Engineering Partners

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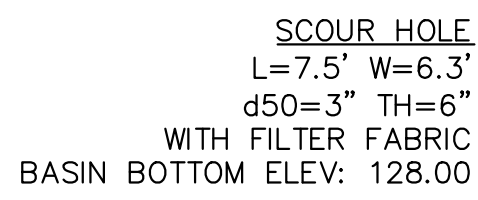
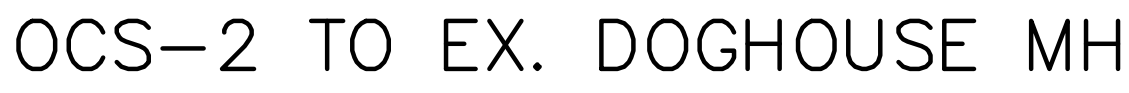
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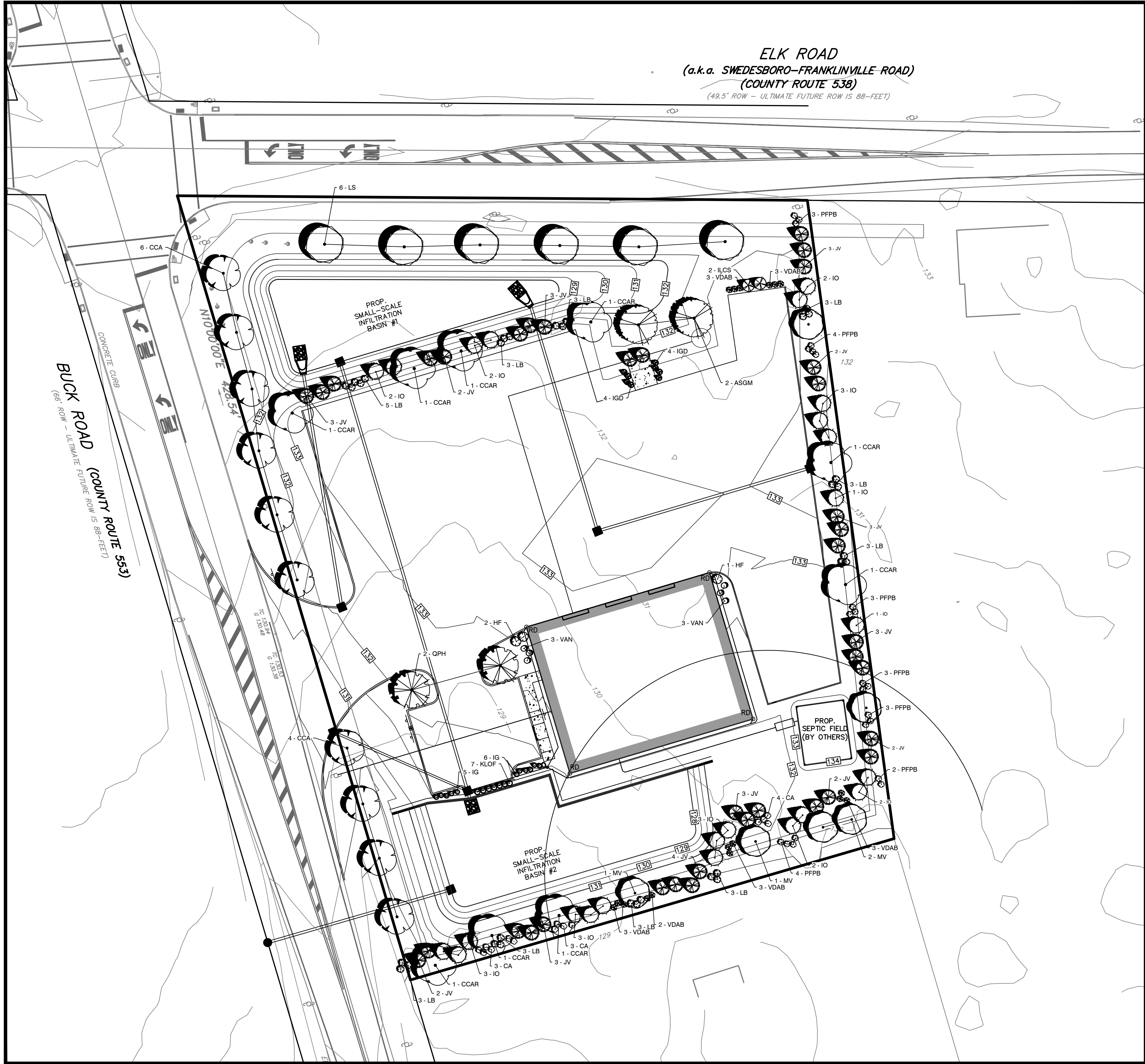
3/7/2025
William J. Parkhill II, P.E.
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DRAWN BY: JRN
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
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PLANT SCHEDULE

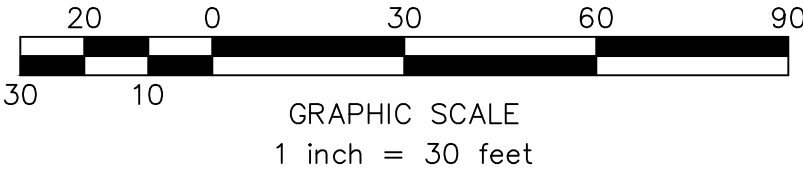
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS SHRUBS						
HF	3	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT	24-30"	B&B	NATIVE PLANT SPECIES, DEER RESISTANT
LB	32	UNDERA BENZOIN	SPICEBUSH	18-24" HT.		
VAN	6	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	15-18"		NATIVE PLANT SPECIES
EVERGREEN 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 'DENSE'	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						
JO	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
PPFB	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	
OPH	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

- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
- ALL PLANTS SHALL BE NURSERY GROWN.
- ALL PLANTS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
- ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- 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.
- 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.
- MEASUREMENT: DIMENSIONS OF TREES AND SHRUBS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
- SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST, UNLESS AUTHORIZED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
- 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.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM THE SUN AND DRYING WINDS OR FROST.
- OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
- 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.
- 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.
- 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 TRUNK FLARE.
- TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS WILT-PROOF.
- 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.
- 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.
- 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.
- ALL PLANTING BEDS SHOULD BE FREE AND CLEAR OF WEEDS PRIOR TO INSTALLATION OF MULCH.
- ALL DECIDUOUS TREES TO BE INCORPORATED INTO PLANTING BED (MULCH) OR HAVE 3' RADIUS MULCH RING.
- SEED ALL DISTURBED AREAS.
- 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	---



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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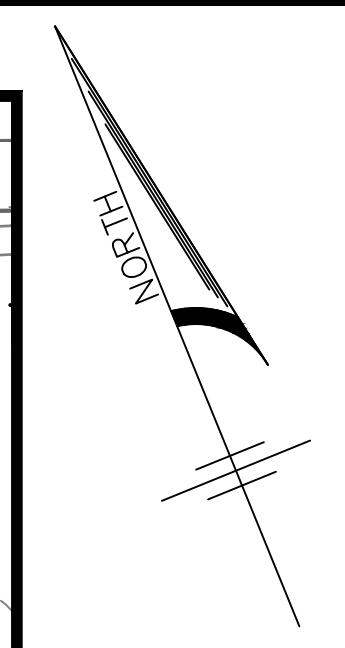
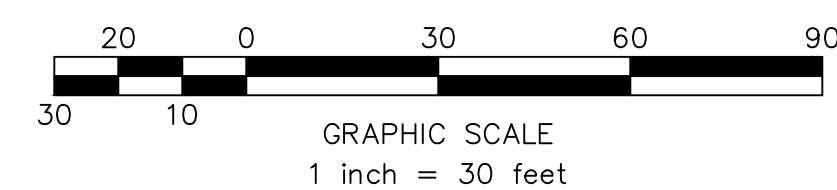
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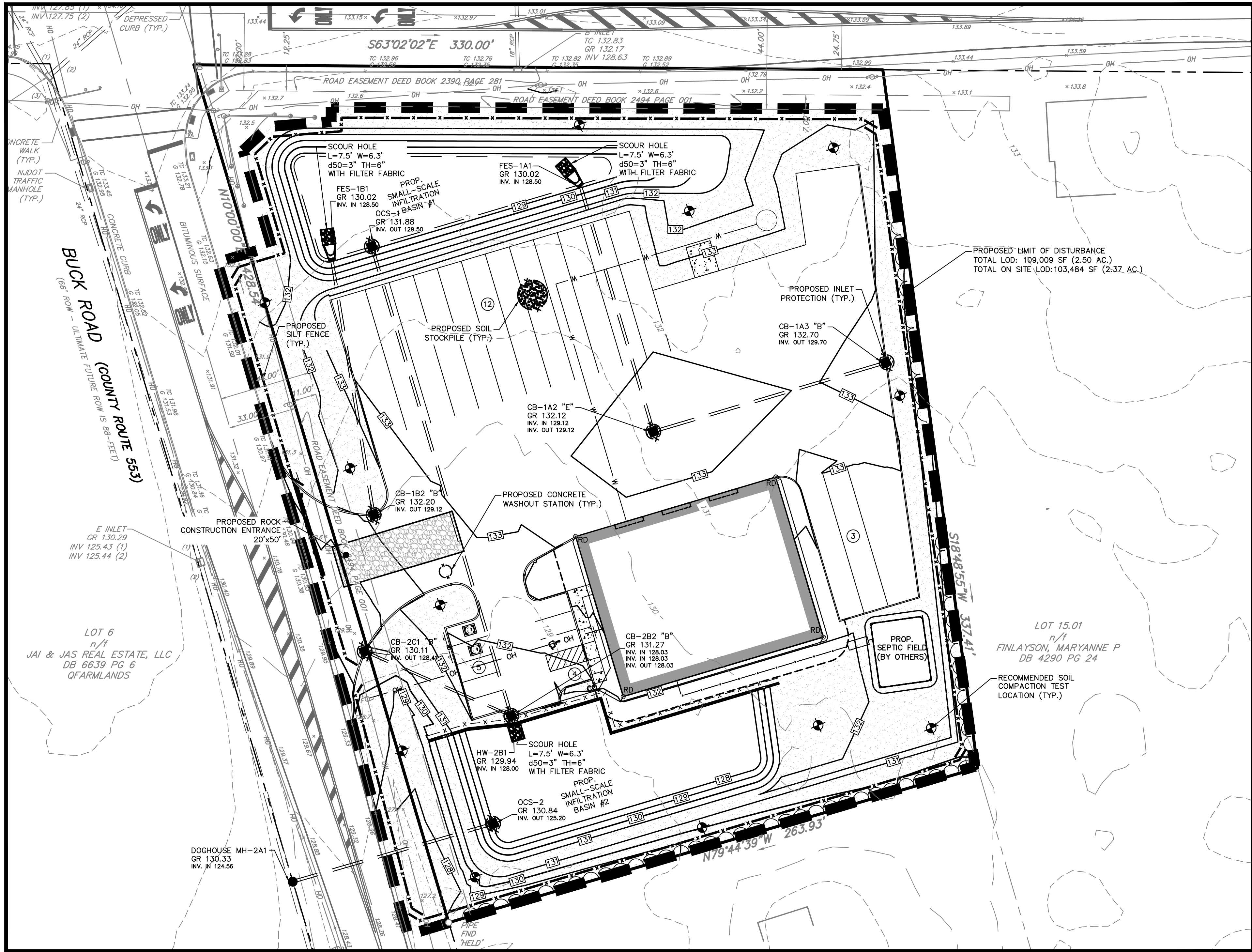
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HORIZONTAL SCALE: 1" = 30'

PROJECT NO.: RUS-2304
DATE: 05/15/2025

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. 6B0475800

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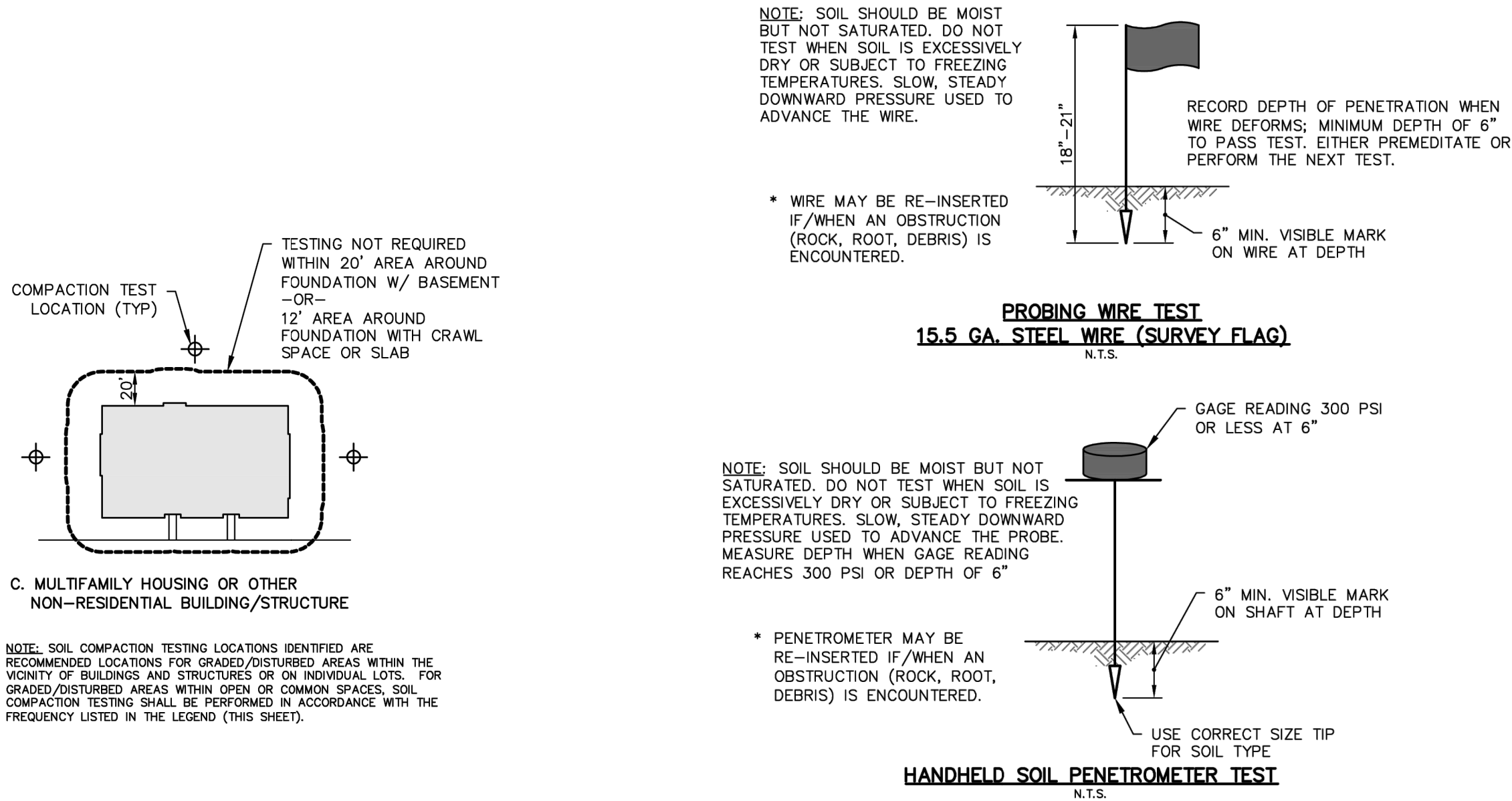
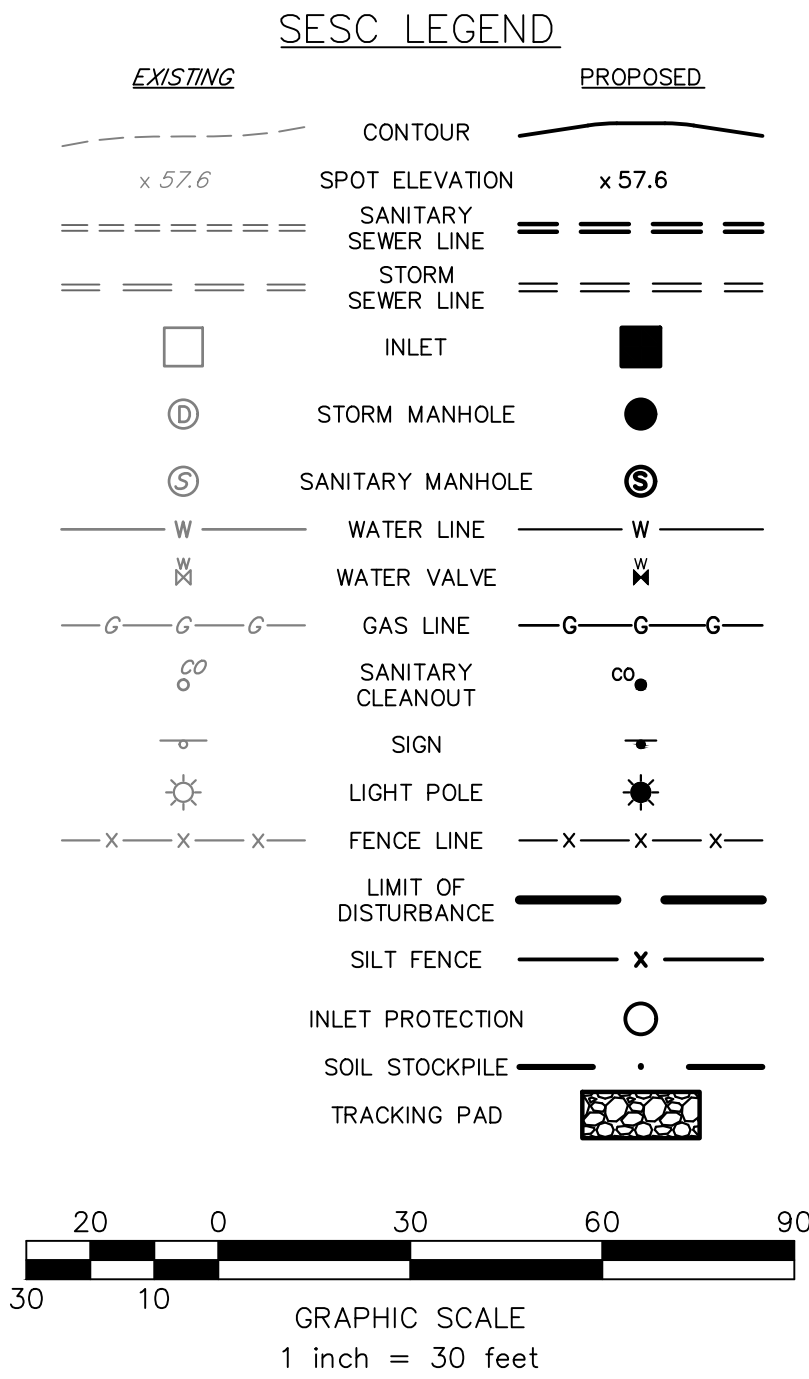
NOTICE TO CONTRACTOR

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 FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO 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.



PRELIMINARY/FINAL MAJOR SITE PLANS

705 BUCK ROAD

BLOCK 50, LOT 15

SESC PLAN

SITUATED IN

ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

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PROJECT NO.:	RUS-2304	DATE:	05/15/2025
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3/7/2025

William J. Parkhill II
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. 6B0475800

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 MULCHING 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 1/2" 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 DETERAVENTING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER AREA MUST BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL).
16. THE NJMISA 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. THE DISTRICT IS REQUESTING THE SEEDER/ARROW 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. STABILIZATION OF STOCKPILES IS REQUIRED 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. EXPOSED SURFACES 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.

- SITE PREPARATION**

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOLLOWED BY PROPERLY CONSTRUCTED EROSION CONTROL APPLICATION AND MOUND ANCHORING. LAND GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PAGE 19.1.

B. GRADE NEEDS EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- PROTECTIVE MATERIALS**

A. UNPROTECTED 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 SYSTEM. LUMBER, LOGS, OR OTHER MATERIALS, OTHER THAN 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. IF THE SOIL CANNOT BE SEEN BELOW THE MULCH.

B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.

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

D. MULCH NETTING, SUCH AS PAPER WTE, EXCELSDUR, COTTON, OR PLASTIC, MAY BE USED.

E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. STRAW 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. YD. IS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- MULCH ANCHORING**

A. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF MULCH 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 THE STRENGTH OF SLOPES.

B. 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 10 FEET OR AFTER FOR A FEW FEET. STRETCH TWINE OVER THE SURFACE OF THE STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUNDS TURNS.

C. PLASTIC NETTINGS - PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH.

D. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

E. CRIMPED MULCH ANCHORING - CRIMPED TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH TO 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 MULCH, IN 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, HYDROLYZABLE MATERIALS THAT WHEN 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. THE GEL SHOULD BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - b. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER AND NON-TOXIC. WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING AND DRYING CONDITIONS, THE GEL SHOULD BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

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
INSTALL EROSION CONTROL FENCING, INCLUDING BASINS	ON SITE
INSTALLATION OF STORMWATER CONVEYANCE FEATURES (INLET PROTECTION)	2 WEEKS
TEMPORARY SEEDING*	IMMEDIATELY
EROSION & SEDIMENT PROTECTION	IMMEDIATELY
PARKING SUB-BASE	IMMEDIATELY
MAINTENANCE OF TEMPORARY EROSION	CONTINUOUSLY
CONTROL MEASURES	
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.

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

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 ATTACHED NOTE #1 AND NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

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.

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.

1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, ANCHORING, AND EROSION CONTROL. ANCHORING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING
2. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHOULD BE DISRUPTED TO A DEPTH OF 12 INCHES TO 18 INCHES AND LANDS 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 APPLIED TO ANY OTHER MATTER, AS NEEDED, IN ACCORDANCE WITH STANDARD FOR TOPSOILING.
4. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS GRADUATED TERRACEWAYS, CHECK DAMS, CHECK BASINS, CHECK BASINS, STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

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

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

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

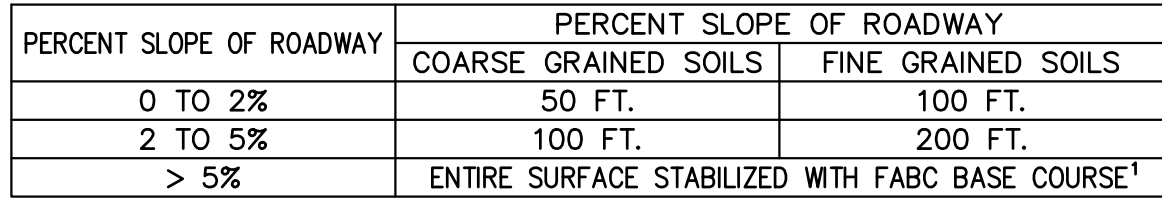
Hard Fescue seed at	3.0 lbs/1000 S.F.
Crowing Fescue seed at	1.0 lbs/1000 S.F.
Creeping Red Fescue seed at	1.0 lbs/1000 S.F.
Perennial Ryegrass seed at	0.25 lbs/1000 S.F.
- Acceptable seeding dates are between February 1 to April 30, Optimum seeding dates are between August 15 and October 15.
- Mulch seedbed with straw or hay at a rate of 90 lbs/1000 S.F.
- Apply a liquid mulch binder or tack to straw or hay mulch

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 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 COUPLER TOW OR LIQUID MULCH-BINDERS, PER THE ACCOMPANYING "STABILIZATION WITH MULCH ONLY" SPECIFICATION.

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

<div><div><div>Midatlantic</div><div>Engineering Partners</div></div><div><div>30099 Briggs Rd, Suite 200 Mt. Laurel Twp, NJ 08054 609-910-1450</div><div>1971 Highway 24, Suite 201 Wall Township, NJ 07719 732-722-8999</div><div>301 W. State Street Meriden, PA 19066 610-565-0200</div><div>28 Washington St, 2nd Floor Marlinton, WV 26049 973-15-8602</div><div>Copyright © 2024, Midatlantic Engineering Partners, LLC</div></div></div> <td colspan="2"><div><div>PRELIMINARY/FINAL MAJOR SITE PLANS</div><div>705 BUCK ROAD</div><div>BLOCK 50, LOT 15</div><div>SESC DETAILS</div><div>SITUATED IN</div><div>ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY</div></div></td> <td colspan="2"><div><div></div><div><div>William J. Parkhill II, P.E.</div><div>PROFESSIONAL ENGINEER</div><div>NJ Lic. No. 6804733800</div></div></div></td> <td>3/7/2025</td> <td>DRAWN BY: JRN</td> <td>CHECKED BY: SMD</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	<div><div>PRELIMINARY/FINAL MAJOR SITE PLANS</div><div>705 BUCK ROAD</div><div>BLOCK 50, LOT 15</div><div>SESC DETAILS</div><div>SITUATED IN</div><div>ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY</div></div>		<div><div></div><div><div>William J. Parkhill II, P.E.</div><div>PROFESSIONAL ENGINEER</div><div>NJ Lic. No. 6804733800</div></div></div>		3/7/2025	DRAWN BY: JRN	CHECKED BY: SMD						
			VERTICAL SCALE AS SHOWN	HORIZONTAL SCALE N/A									
			PROJECT No.: RUS-2304										
			DATE:										
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1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.
2. 1" - 2 1/2" CLEAN CRUSHED STONE SHALL BE USED.

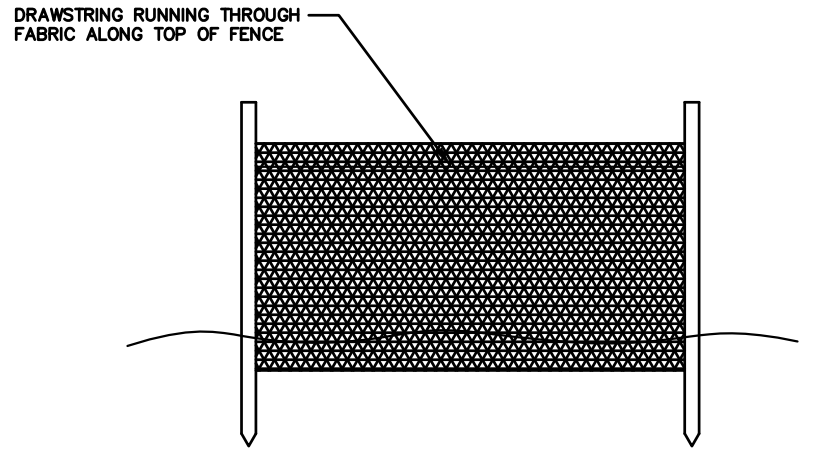
MAINTENANCE

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.

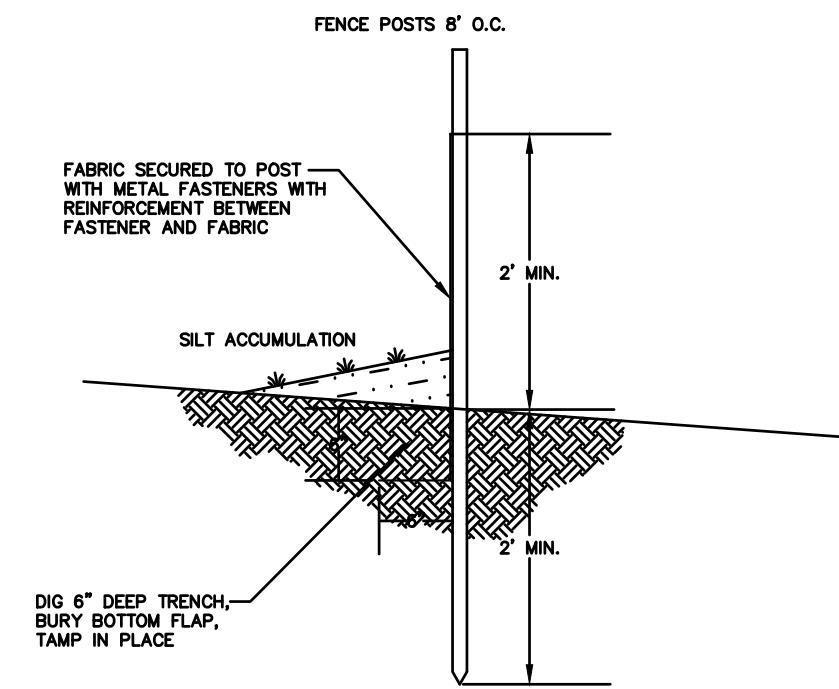
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



INLET PROTECTION

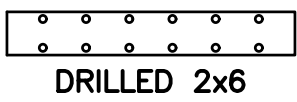
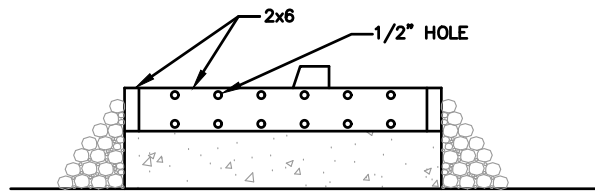
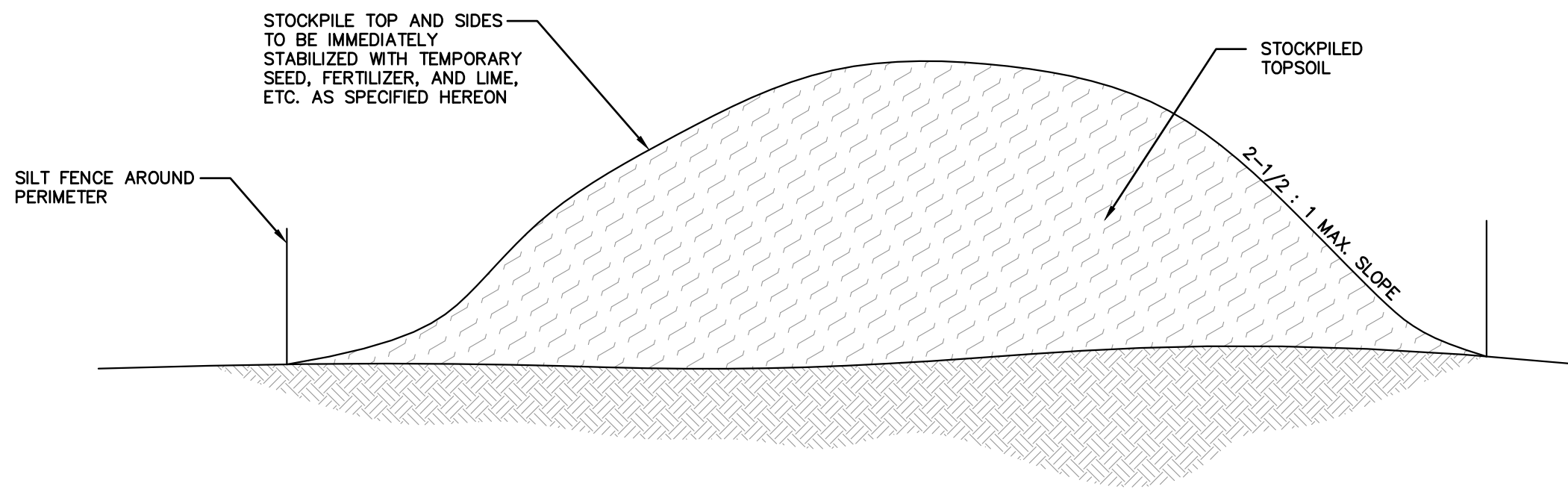
NOT TO SCALE



SILT FENCE

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.



STOCKPILE AREA

NOT TO SCALE

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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PRELIMINARY/FINAL MAJOR SITE PLANS

705 BUCK ROAD

BLOCK 50, LOT 15

SESC DETAILS

SITUATED IN

ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

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Medea, PA 19063
610-565-0020

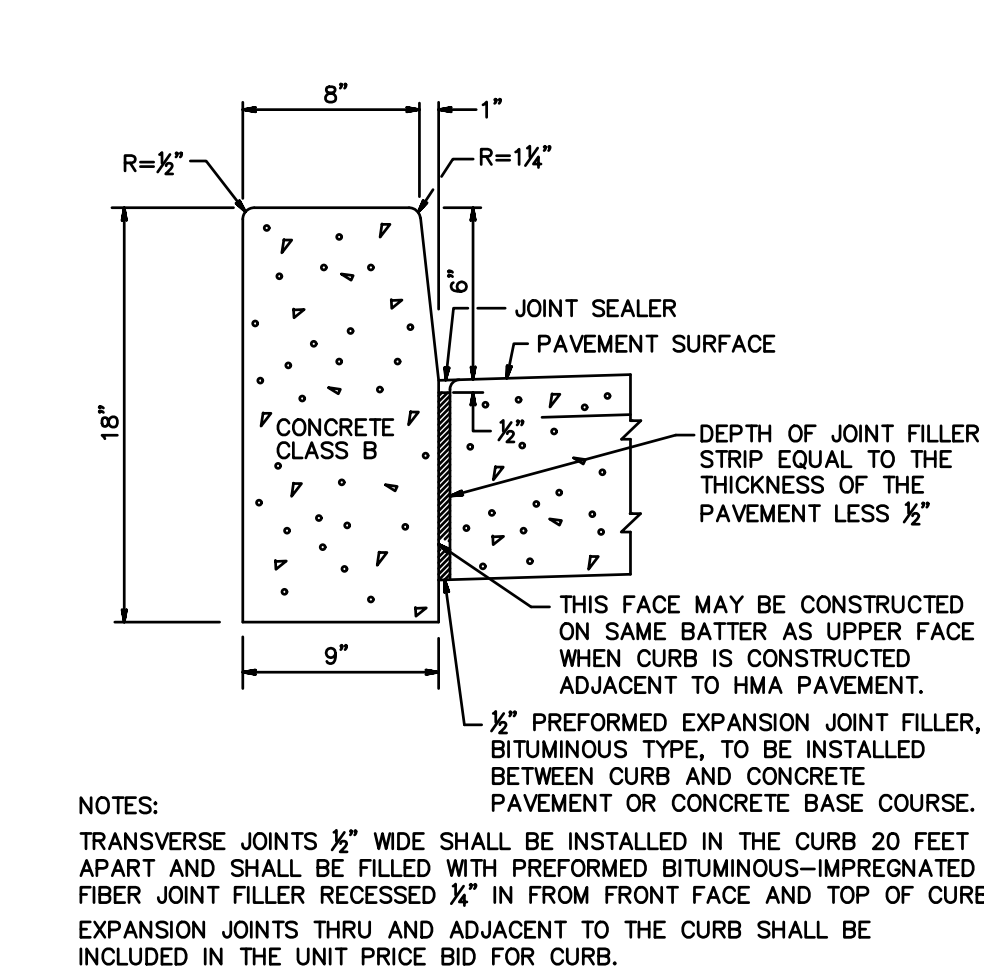
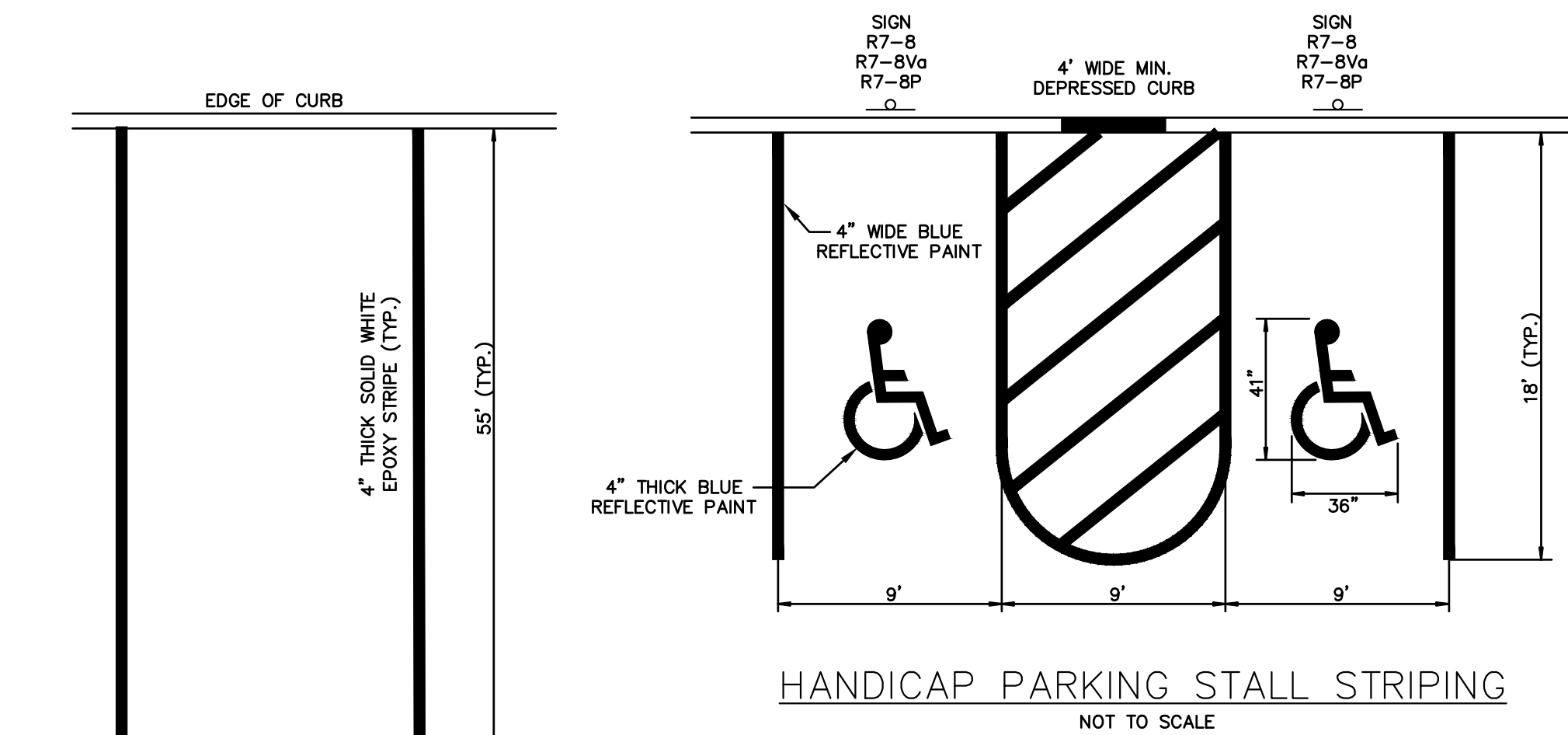
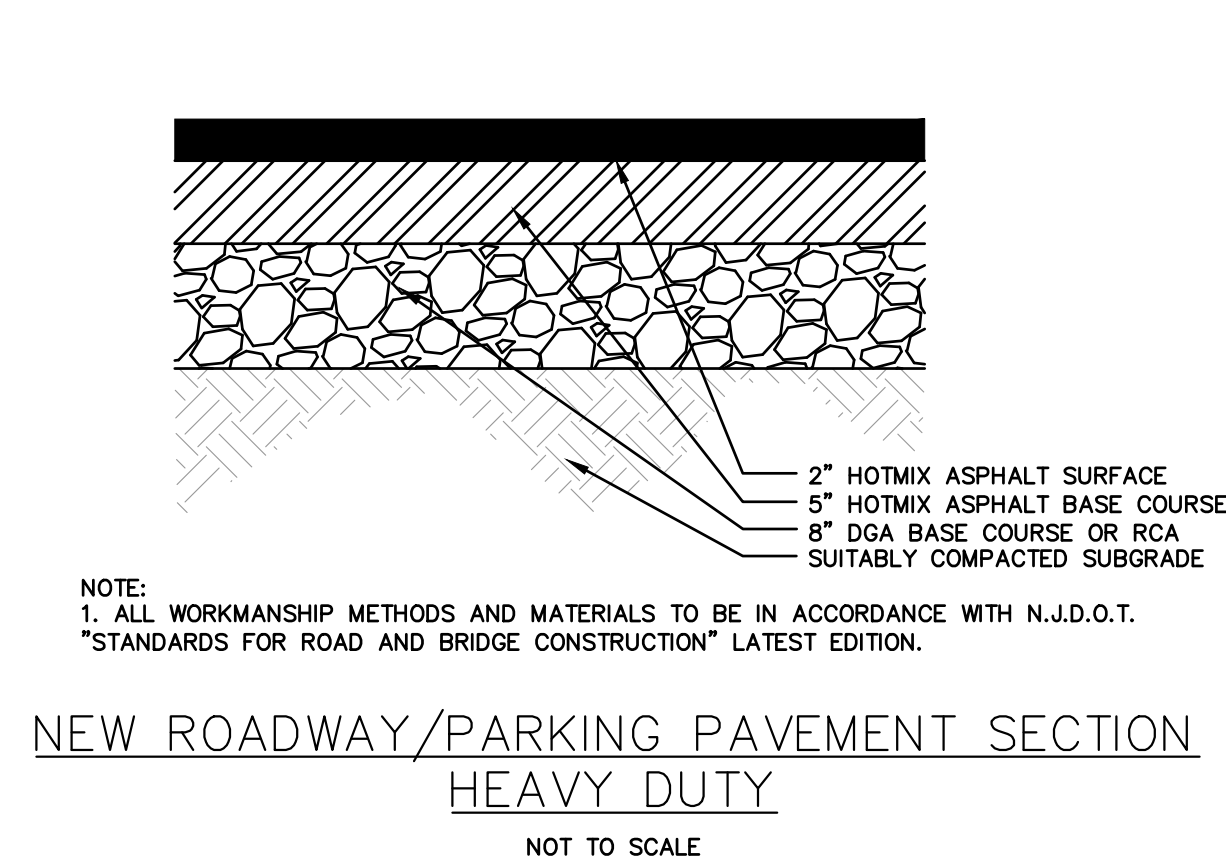
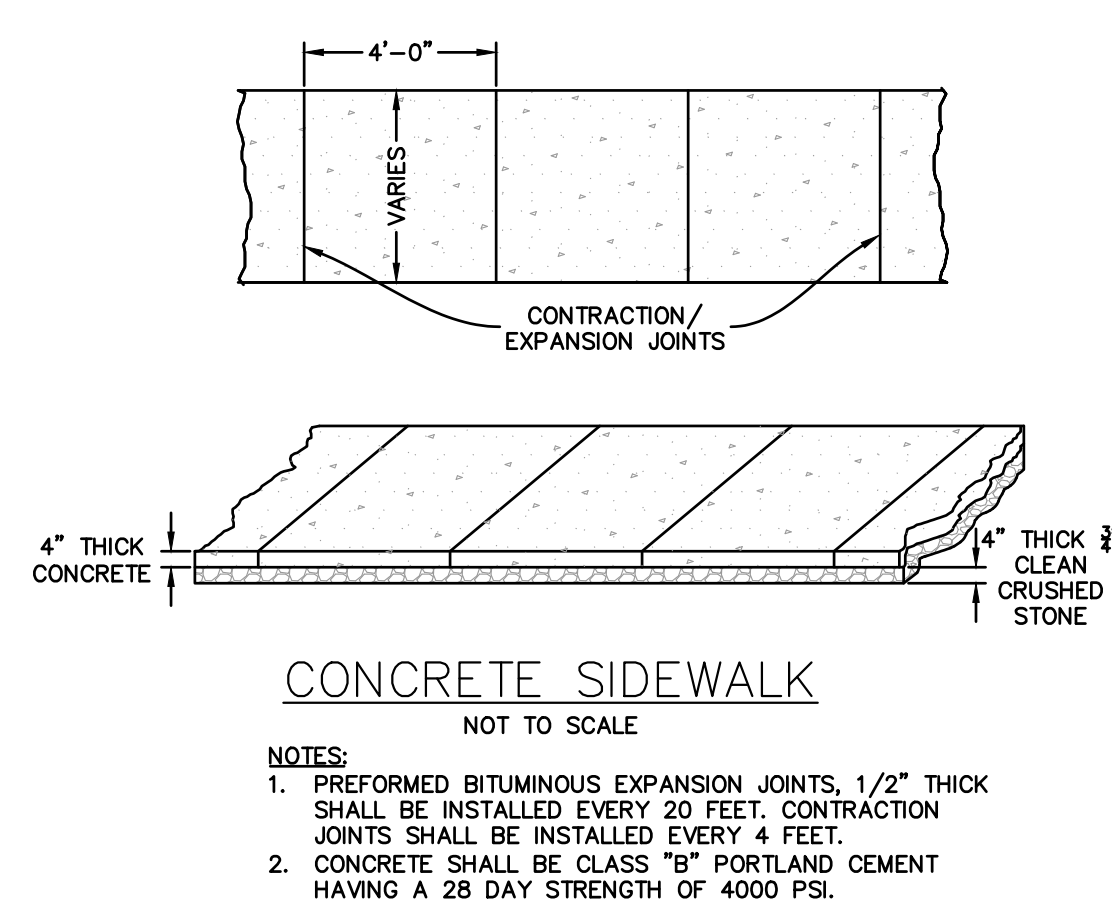
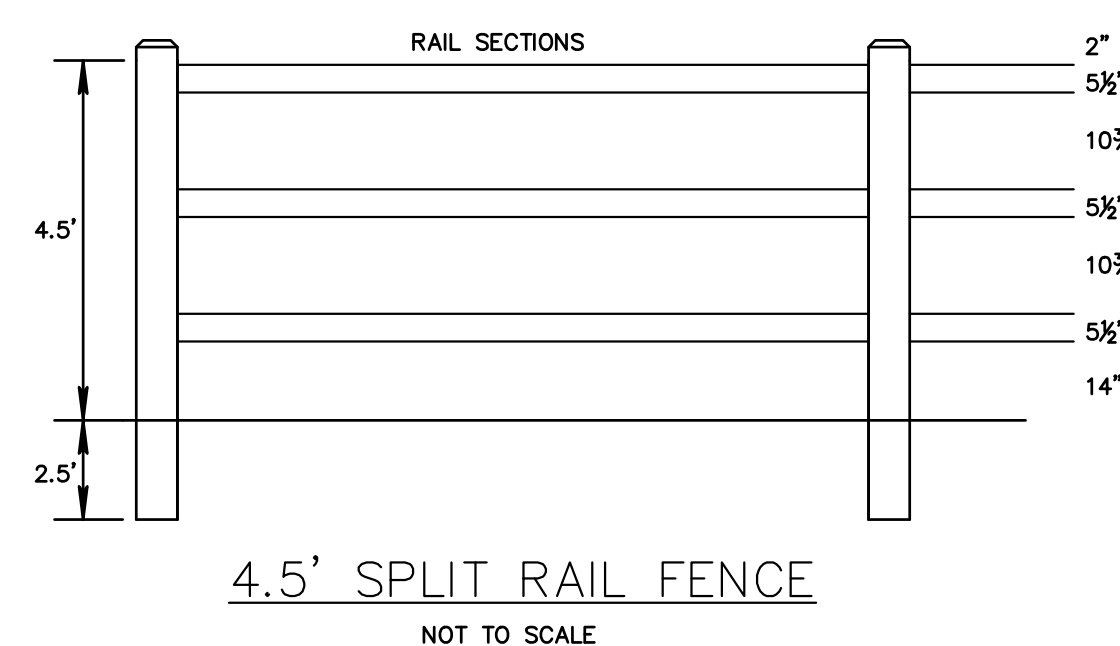
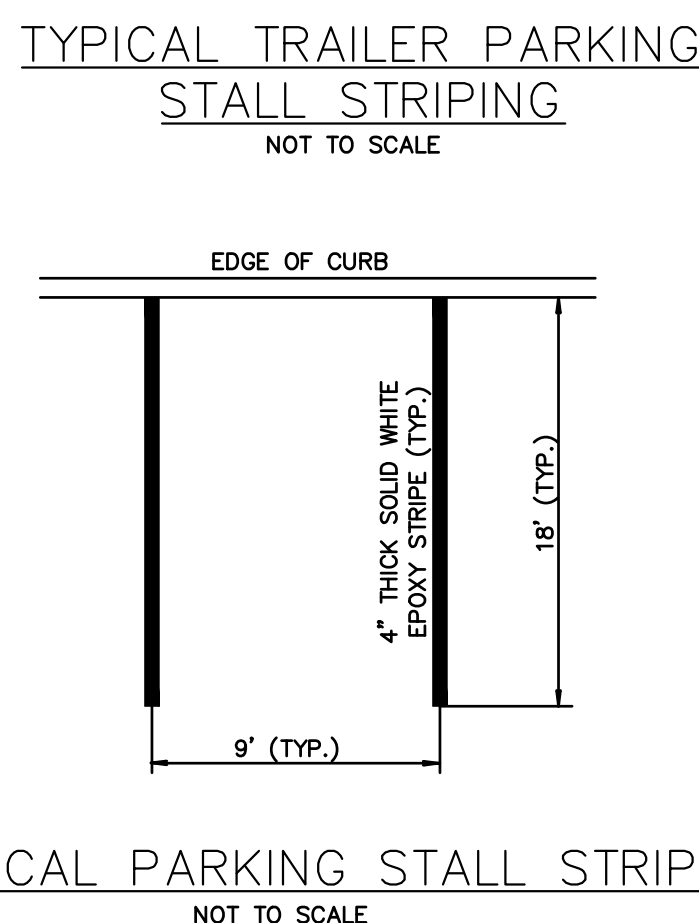
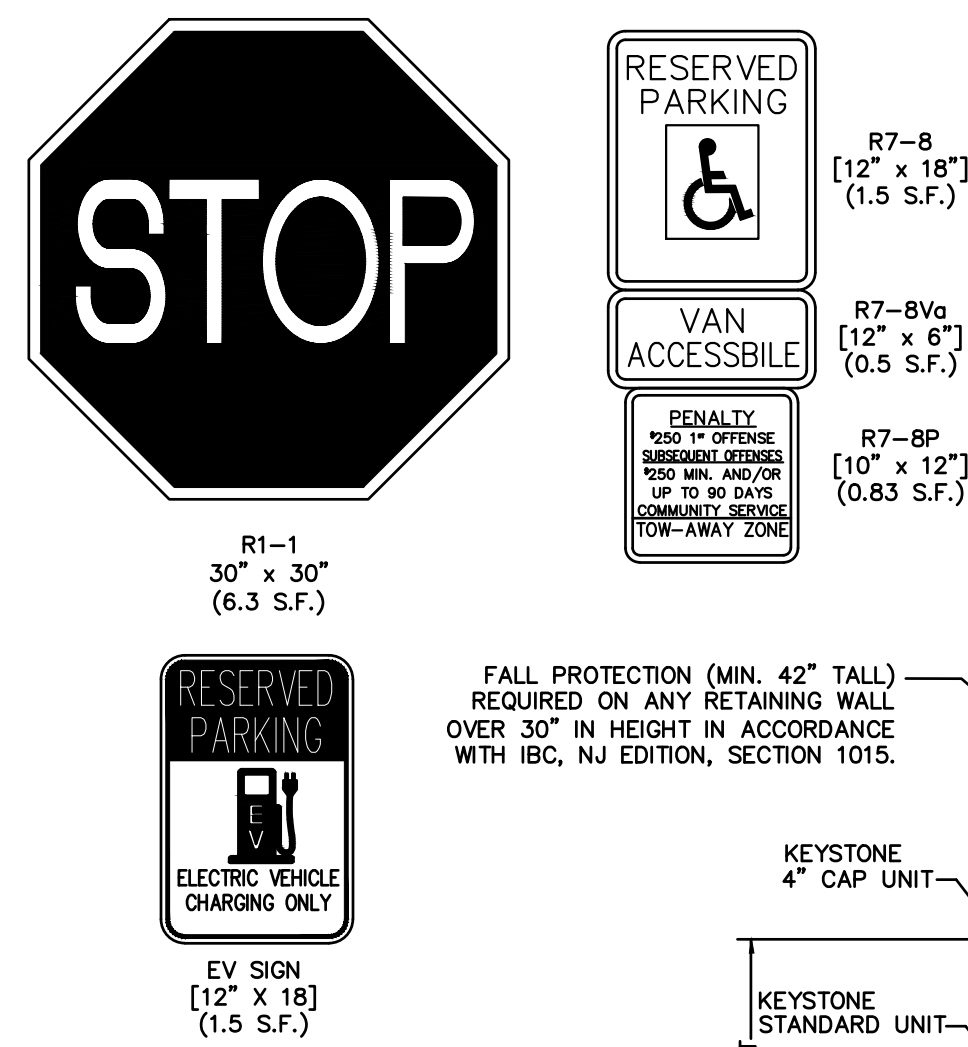
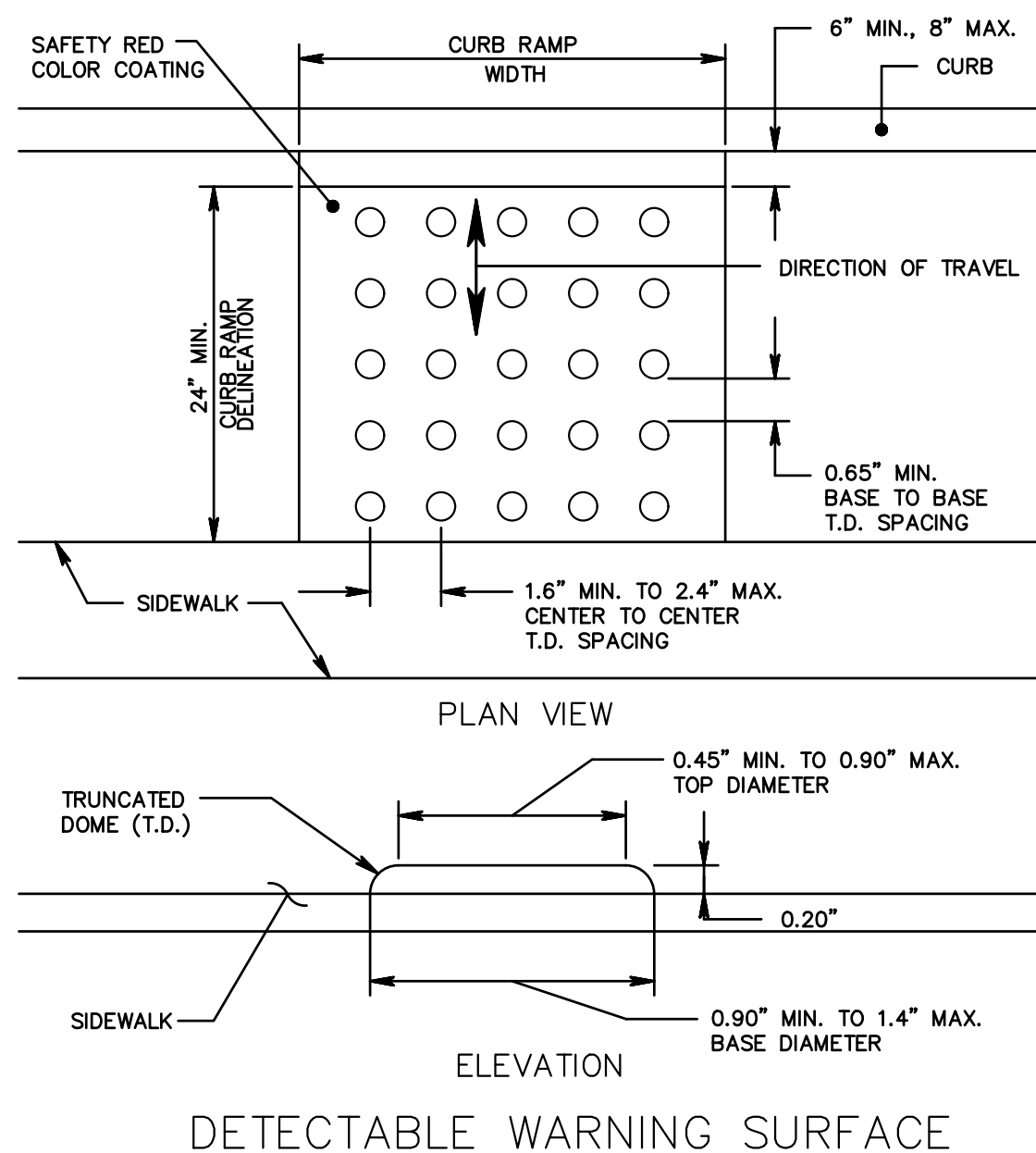
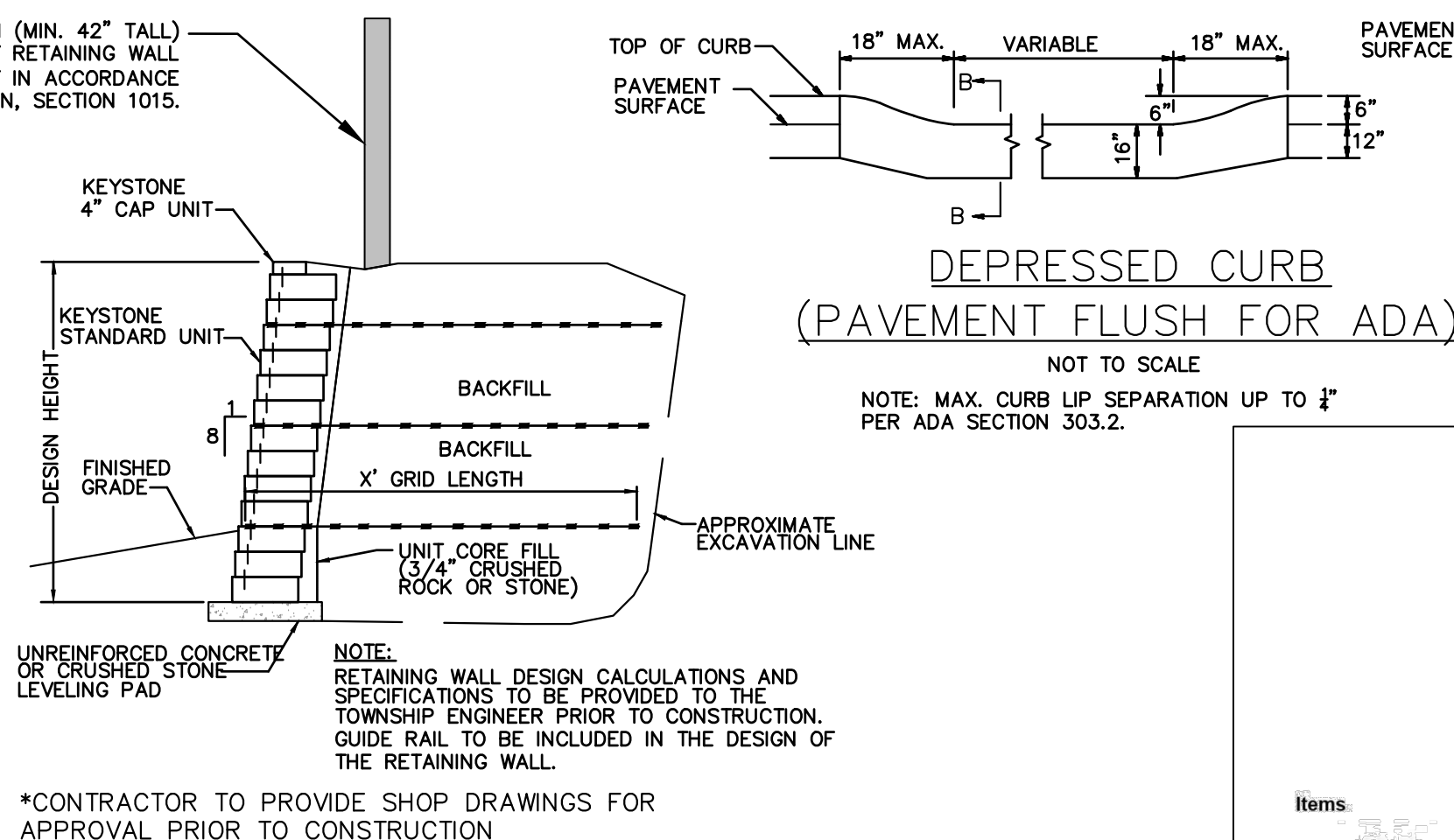
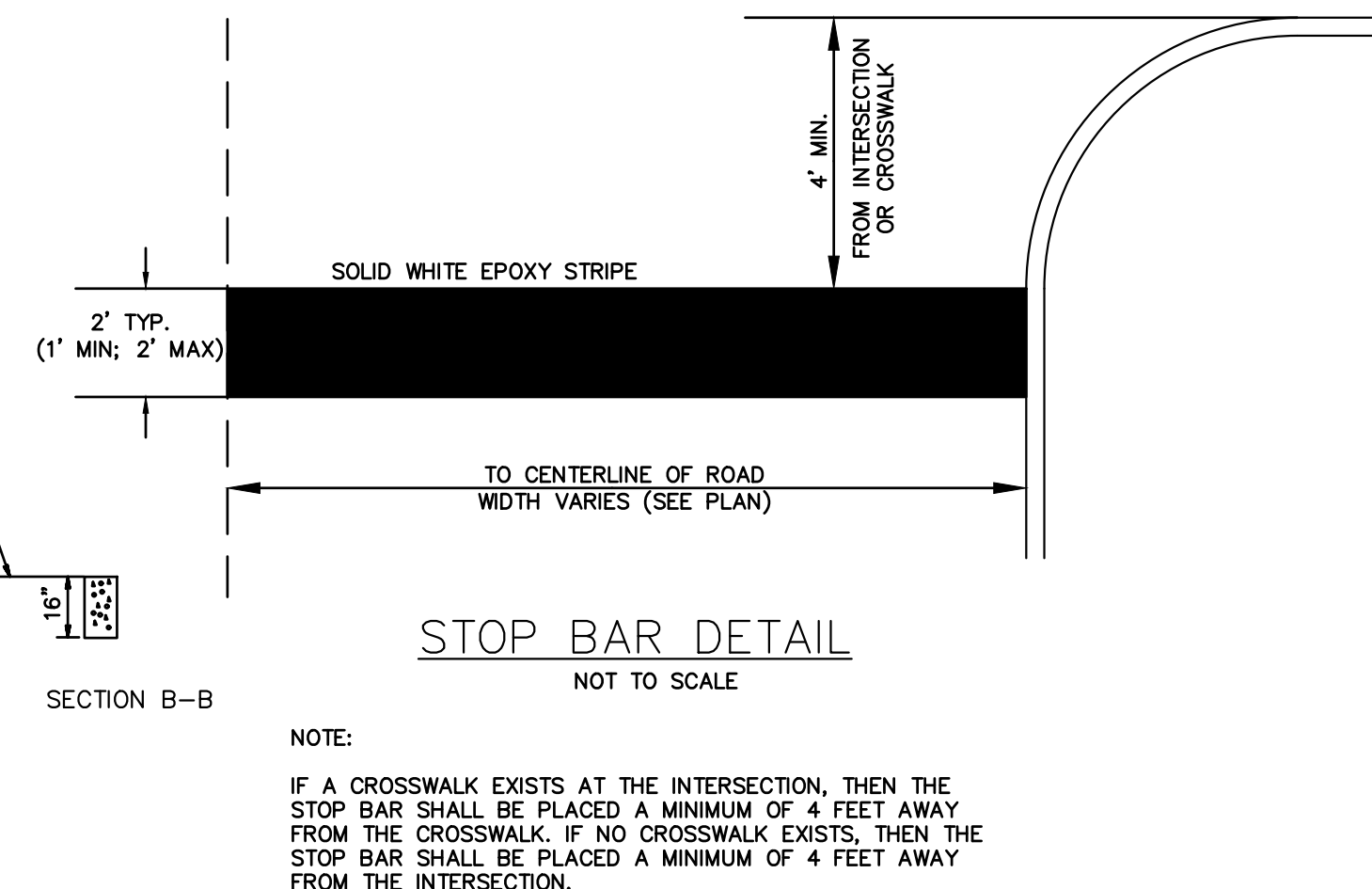
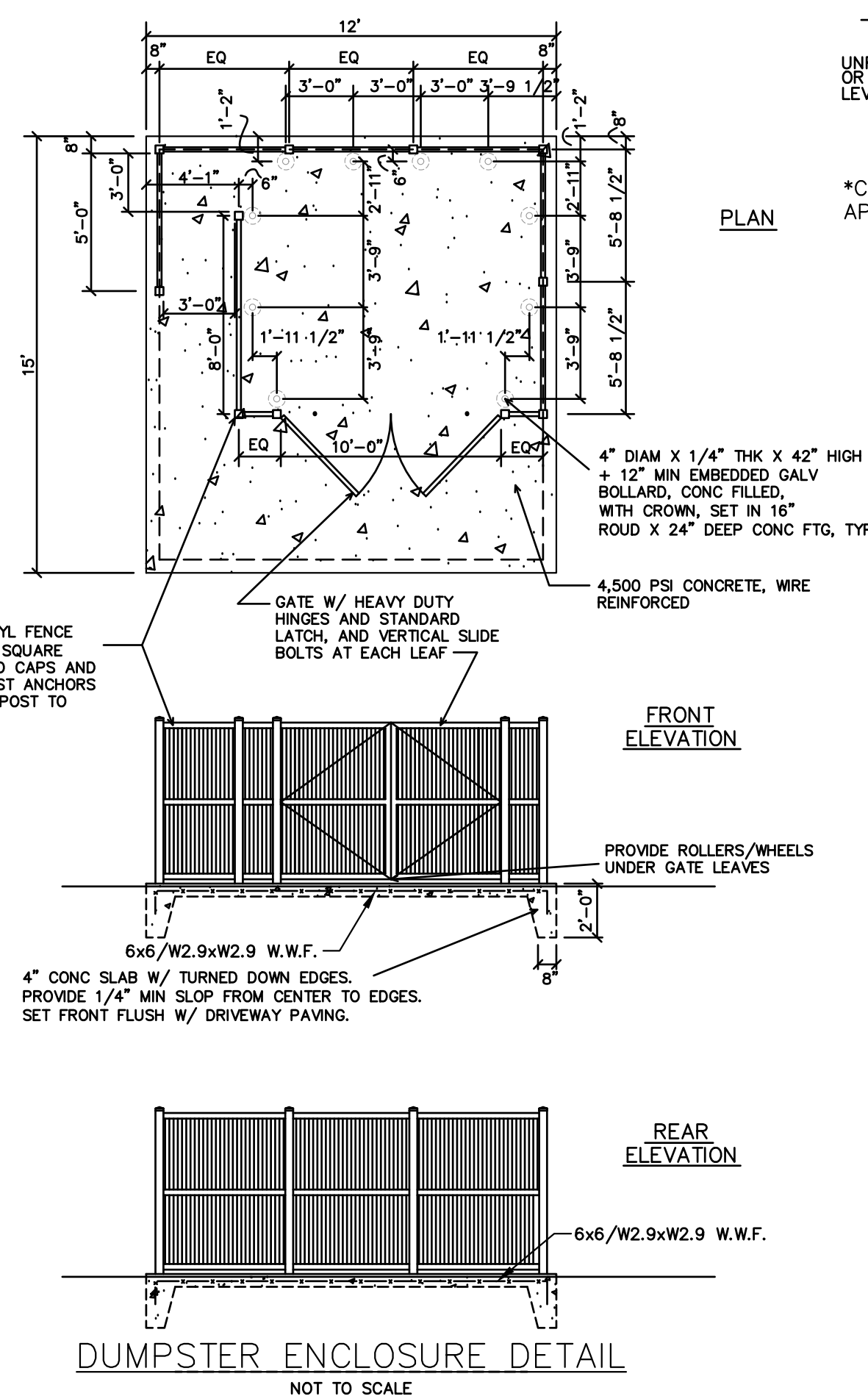
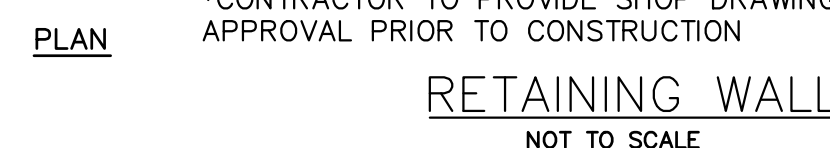
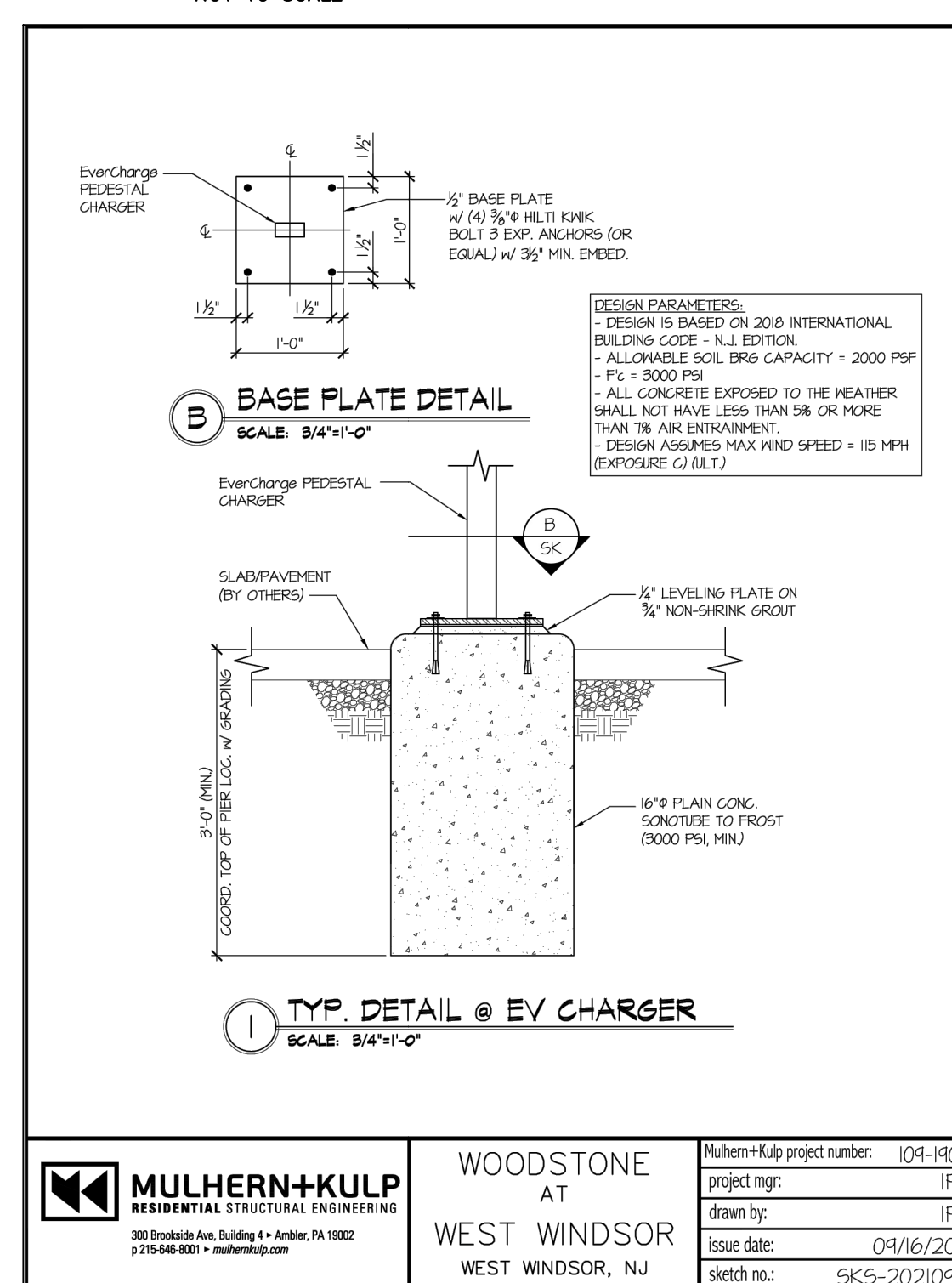
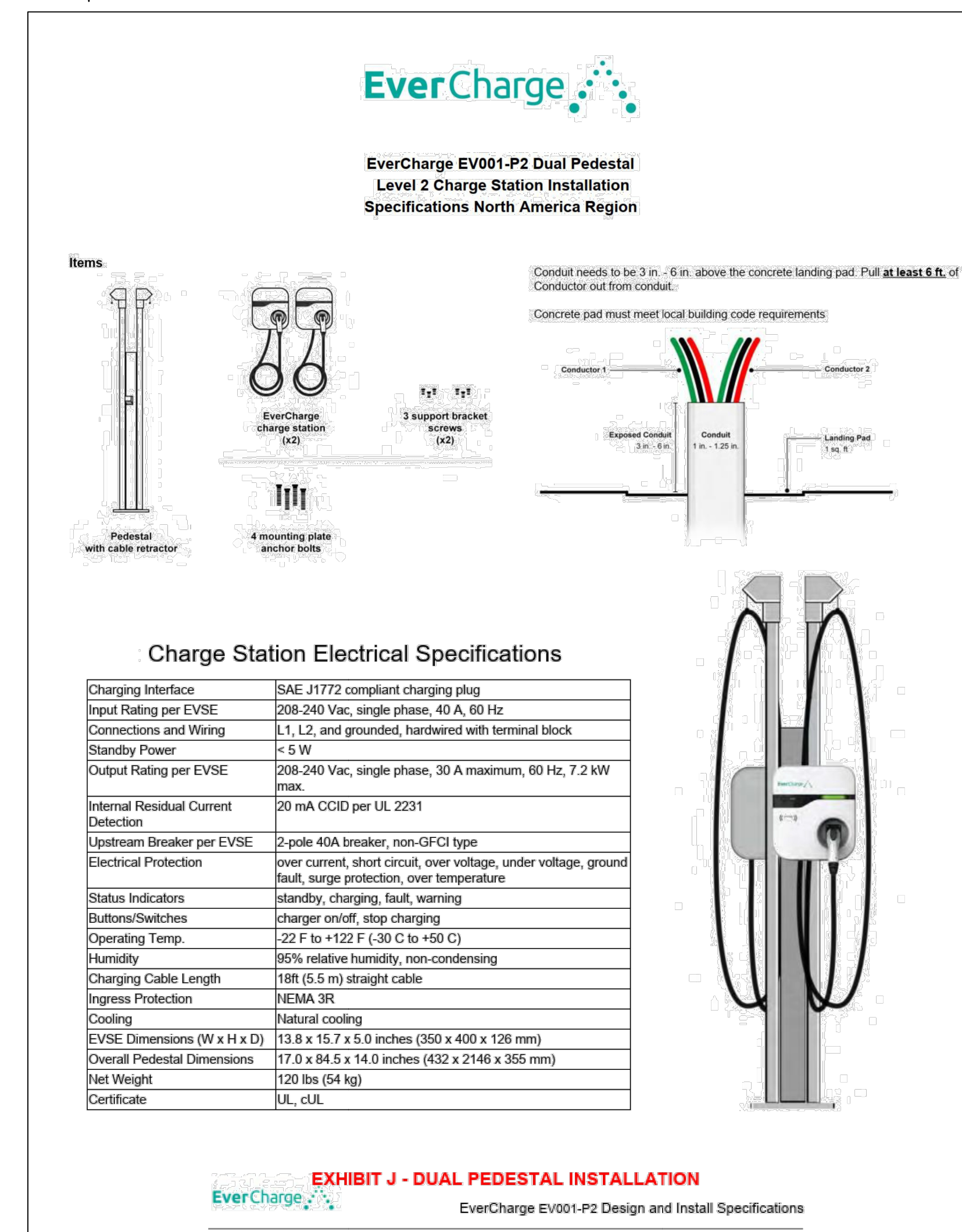
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3/7/2025

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

MidAtlantic

Engineering Partners

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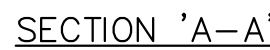
SECTION B-B



DRAINAGE MANHOLE FRAME AND COVER
NOT TO SCALE



SECTION 'D-D'



SECTION 'B-B'

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



PLAN VIEW

* OVER FILTER FABRIC

PREFORMED SCOUR HOLE DETAIL
NOT TO SCALE



DRAINAGE MANHOLE
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.

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.

- ### 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.

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.

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HORIZONTAL SCALE: AS SHOWN	VERTICAL SCALE: N/A
PROJECT No.: RUS-2304	
DATE: 02/11/2025	


3/7/2025

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PROFESSIONAL ENGINEER
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705 BUCK ROAD

SITUATED IN

ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MidAtlantic

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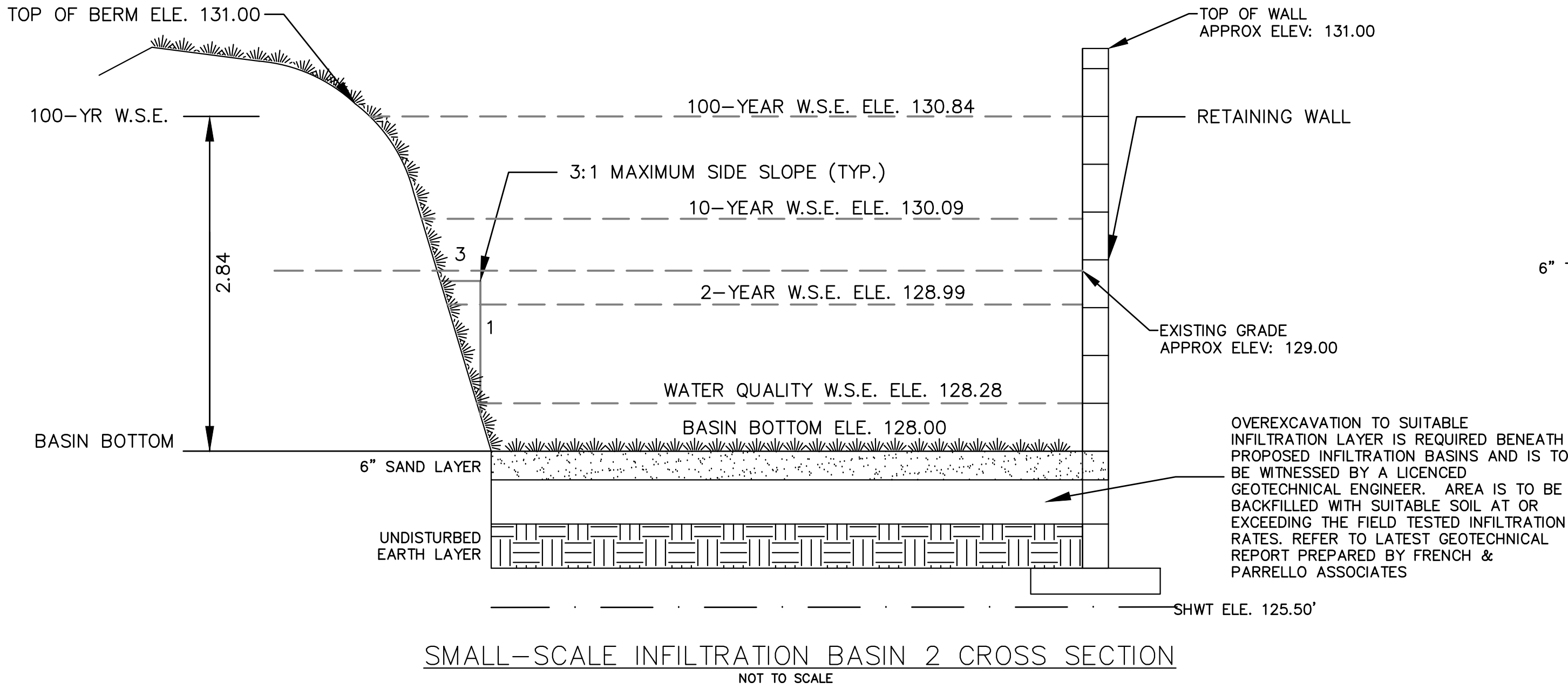
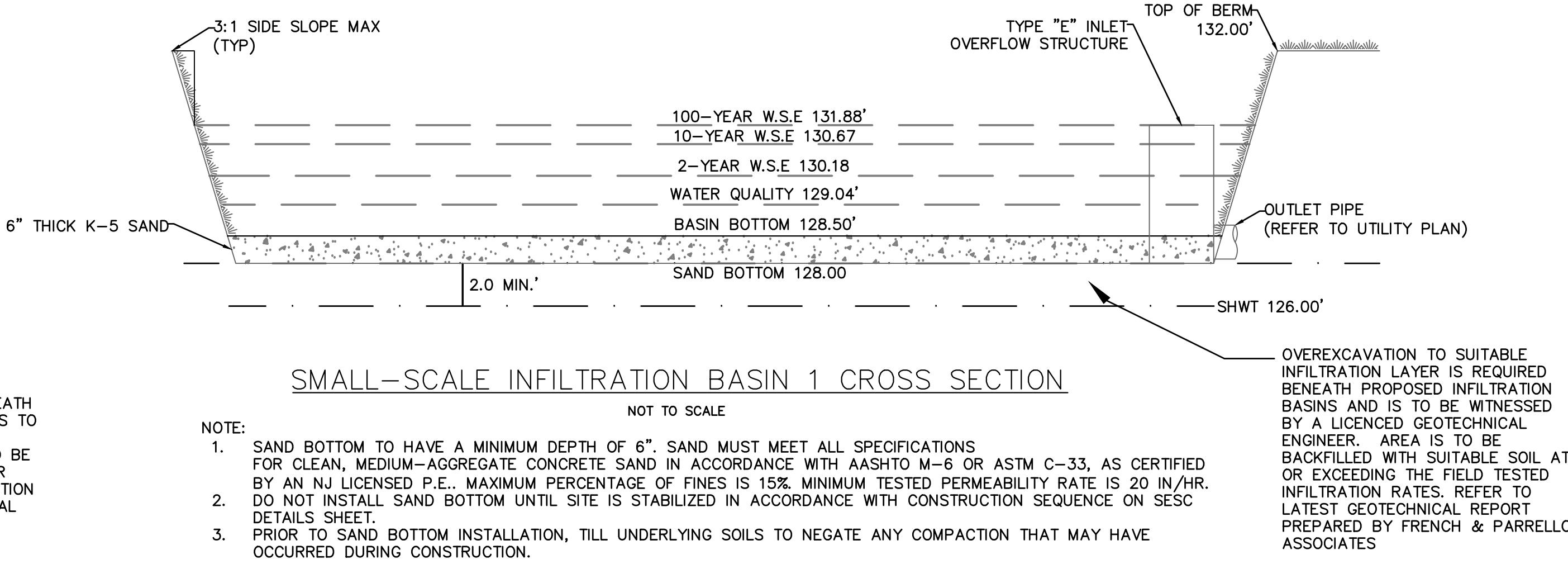
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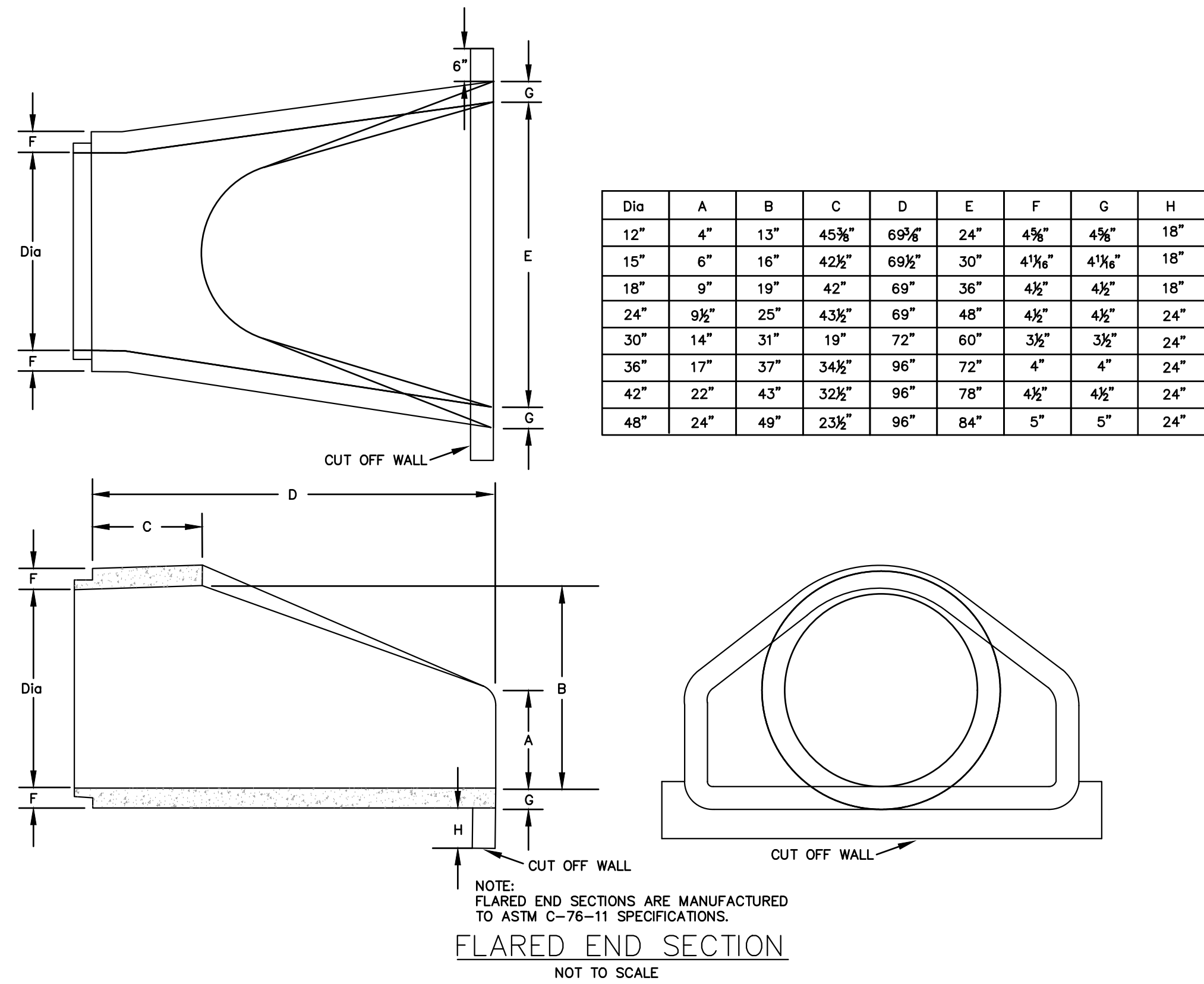
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- NOTE:
- SAND BOTTOM TO HAVE A MINIMUM DEPTH OF 6". SAND MUST MEET ALL SPECIFICATIONS FOR CLEAN, MEDIUM-AGGREGATE CONCRETE SAND IN ACCORDANCE WITH AASHTO M-6 OR ASTM C-33, AS CERTIFIED BY AN NJ LICENSED P.E.. MAXIMUM PERCENTAGE OF FINES IS 15%. MINIMUM TESTED PERMEABILITY RATE IS 20 IN/HR. DO NOT INSTALL SAND BOTTOM UNTIL SITE IS STABILIZED IN ACCORDANCE WITH CONSTRUCTION SEQUENCE ON SESC DETAILS SHEET.
 - 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"	45 3/8"	69 3/8"	24"	4 1/8"	4 1/8"	18"
15"	6"	16"	42 1/2"	69 1/2"	30"	4 1/8"	4 1/8"	18"
18"	9"	19"	42"	69"	36"	4 1/2"	4 1/2"	18"
24"	9 1/2"	25"	43 1/2"	69"	48"	4 1/2"	4 1/2"	24"
30"	14"	31"	19"	72"	60"	3 1/2"	3 1/2"	24"
36"	17"	37"	34 1/2"	96"	72"	4"	4"	24"
42"	22"	43"	32 1/2"	96"	78"	4 1/2"	4 1/2"	24"
48"	24"	49"	23 1/2"	96"	84"	5"	5"	24"