

PRELIMINARY SITE PLAN - PHASE 1

PREPARED FOR JAI&JAS REAL ESTATE LLC BLOCK 44, LOT 6

SITUATED IN
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET



Gloucester County - Office of Taxation
Certified Adjoining Property List

Created On 4/2/2024

This table is a listing of adjoining properties within 200' of the subject property.

Prepared by: Craig Black, CTA

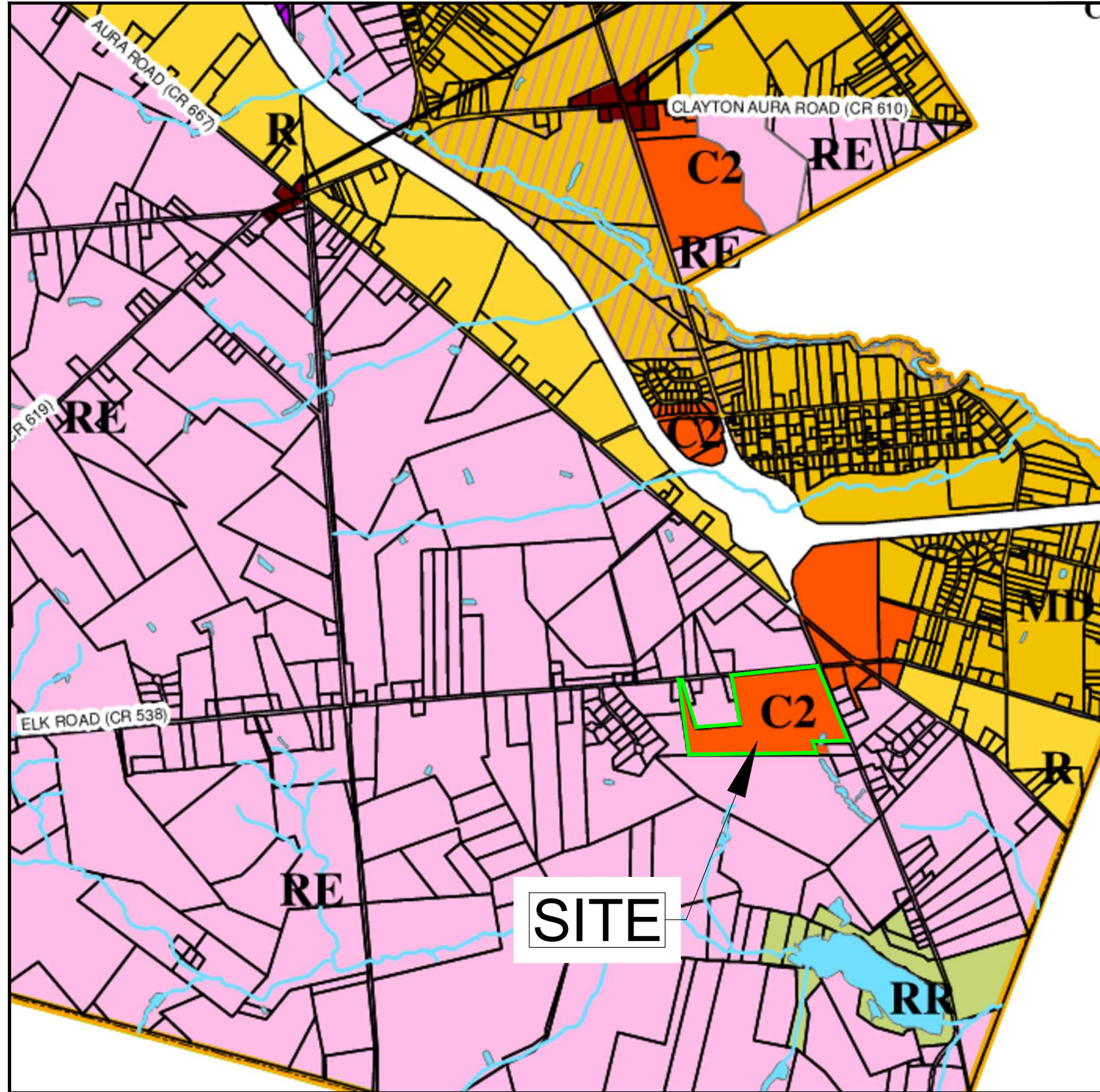
Selected Parcel(s)

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CST	Additional LOTS
Elk Township	44	6	QFARM	ELK RD	JAI & JAS REAL ESTATE LLC	14 PONTY COURT	MONMOUTH JUNCTION, NJ 08852	

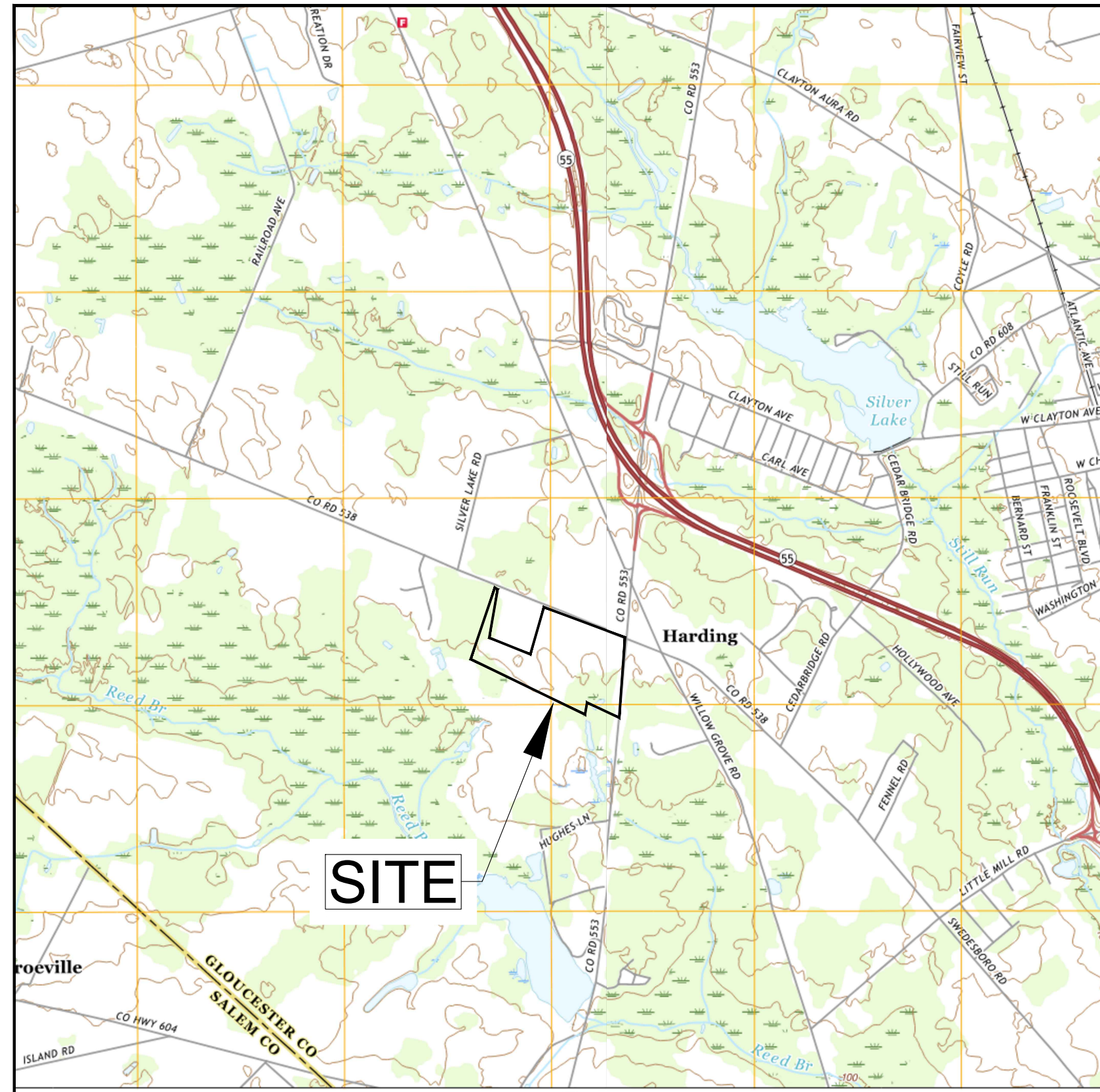
Adjoining Properties (22)

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CST	Additional LOTS
Elk Township	44	4	QFARM	730 BUCK RD	RAZZO, FRANK B & VIVIAN	730 BUCK RD	MONROEVILLE, NJ 08343	
Elk Township	44	5		732 BUCK RD	SCHICKLING, COLTEN A & FRANCES	732 BUCK RD	MONROEVILLE, NJ 08343	
Elk Township	44	6.01		724 BUCK RD	HUNTINGER, JEFFERY R & JACQUE	724 BUCK RD	MONROEVILLE, NJ 08343	
Elk Township	44	7		1096 ELK RD	GAKOVOLG, PAUL J JR & STEPHANIE R	2400 MAIN RD	FRANKLINVILLE, NJ 08823	
Elk Township	44	8	QFARM	1074 ELK RD	MCGAW, BORRIS R & MARGARET C	1074 ELK RD	MONROEVILLE, NJ 08343	
Elk Township	44	9		1066 ELK RD	HUNTINGER, THOMAS & ELIZABETH	1066 ELK RD	MONROEVILLE, NJ 08343	
Elk Township	44	10		1058 ELK RD	MILLER, BENJAMIN E III	1058 ELK RD	MONROEVILLE, NJ 08343	
Elk Township	44	11		1052 ELK RD	VENDRULIS, PETER C JR & CAIOX, H	1052 ELK RD	MONROEVILLE, NJ 08343	
Elk Township	44	12		1026 ELK RD	FRANK, THOMAS	PO BOX 2	FRANKLINVILLE, NJ 08823	
Elk Township	44	13	QFARM	ELK RD	JAI & JAS REAL ESTATE LLC	14 PONTY COURT	MONMOUTH JUNCTION, NJ 08852	
Elk Township	50	10		725 BUCK RD	TEAR, SCOTT	725 BUCK RD	MONROEVILLE, NJ 08343	
Elk Township	50	11	QFARM	1834 WILLOW GROVE RD	ESPOSITO, MARK	1834 WILLOW GROVE RD	MONROEVILLE, NJ 08343	
Elk Township	50	12		717 BUCK RD	JEFFREY, ROBERT R & JOANNE	717 BUCK RD	MONROEVILLE, NJ 08343	
Elk Township	50	13		715 BUCK RD	GHORBAL, DANA S	715 BUCK RD	MONROEVILLE, NJ 08343	
Elk Township	50	14		711 BUCK RD	COOK, GARY J & KATHY A	711 BUCK RD	MONROEVILLE, NJ 08343	
Elk Township	50	15		705 BUCK RD	MASS LIMITED CORPORATION	143 NATHAN HALE DR	DEPTFORD, NJ 08056	
Elk Township	53	1		BUCK RD	SILVERGATE ASSOCIATES	25 W SHIPACK PIKE	AMBLEY, PA 19002	
Elk Township	175	4		ELK RD	DAVIS, ELVIN G JR	1075 ELK RD	MONROEVILLE, NJ 08343	

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CST	Additional LOTS
Elk Township	175	5		1075 ELK RD	DAVIS, ELVIN G JR & ADAM	1075 ELK RD	MONROEVILLE, NJ 08343	
Elk Township	175	6		1087 ELK RD	BURRESS, A RODMAN & B LOUISE	1087 ELK RD	MONROEVILLE, NJ 08343	
Elk Township	175	7	QFARM	ELK RD	HAWNICK, DANIEL & KATHLEEN	1091 ELK RD	MONROEVILLE, NJ 08343	
Elk Township	175	7.01	QFARM	ELK RD	HAWNICK, DANIEL & KATHLEEN	1091 ELK RD	MONROEVILLE, NJ 08343	



ZONING MAP
ELK TOWNSHIP
1" = 2,000



USGS MAP
PITMAN EAST NJ, PITMAN WEST NJ QUADRANGLES
1" = 2,000

LIST OF ABUTTING PARCELS ASSESSED AS QUALIFIED FARMALAND

Block	Lot
44	8
44	13
44	4

UTILITIES

ATLANTIC CITY ELECTRIC
ATTN: NICK SALVATORE, REAL ESTATE
5100 HARDING HWY
MAYS LANDING, NJ 08033

SOUTH JERSEY GAS CO.
ATTN: CONSTRUCTION ADMINISTRATOR
1 SOUTH JERSEY PLAZA RT 54
FOLSOM, NJ 08037

LIST OF JURISDICTIONAL AGENCIES

- GLOUCESTER COUNTY SOIL CONSERVATION DISTRICT
545 BECKETT ROAD, SUITE 107
SWEDESBORO, NJ 08085
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED AND LAND MANAGEMENT PROGRAM
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
- GLOUCESTER COUNTY DEPARTMENT OF HEALTH
204 E HOLLY AVENUE
SEWELL, NJ 08080
- GLOUCESTER COUNTY PLANNING BOARD
1200 N DELSEA DR
CLAYTON NJ 08312
- ELK TOWNSHIP
680 WHIG LANE
MONROEVILLE NJ 08343

GENERAL NOTES

- PROPERTY KNOWN AS BLOCK 44, LOT 6 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY, SHEET #25.
- PROPERTY IS LOCATED WITHIN THE TOWNSHIP OF FLORENCE'S C-2 - COMMERCIAL-HIGHWAY DISTRICT.
- AREA OF BLOCK 44, LOT 6 = 58.0728 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN AS TAKEN FROM A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BLOCK 44 LOT 6 AND LOT 13 SITUATED IN THE TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY" AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED JANUARY 7, 2022 & UPDATED ON OCTOBER 10, 2024.
- A FRESHWATER WETLANDS LETTER OF INTERPRETATION (FILE NO. & ACTIVITY NO.: 0804-22-0001.1 FWW 220001) FOR BLOCK 44 LOTS, 6 AND 13 WAS ISSUED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JANUARY 17, 2024.
- THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" FOR BOROUGH OF CLAYTON, TOWNSHIP OF ELK AND TOWNSHIP OF FRANKLIN (MAP NUMBER 34010024 SE, COMMUNITY PANEL NUMBER 0213E - EFFECTIVE DATE: JANUARY 20, 2010) AND FOR TOWNSHIP OF ELK AND TOWNSHIP OF FRANKLIN (MAP NUMBER 340100194E, COMMUNITY PANEL NUMBER 0194E - EFFECTIVE DATE: JANUARY 20, 2010) SHOWS THAT THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.
- SOILS INFORMATION AS TAKEN FROM THE "NATIONAL RESOURCE CONSERVATION SERVICE - WEB SOIL SURVEY PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE".
- PROJECT IS LOCATED OUTSIDE THE LIMITS OF THE NEW JERSEY PINELANDS NATIONAL RESERVE.
- SEE PLANS PREPARED BY BAYER-RISSE ENGINEERING INC. OF HAMPTON, NEW JERSEY FOR INFORMATION REGARDING THE PROPOSED SEPTIC SYSTEM.
- SEE REPORT ENTITLED "STORMWATER MANAGEMENT REPORT FOR FUELING STATION AND CONVENIENCE STORE - PHASE 1, BLOCK 44, LOT 6" AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED STORMWATER MANAGEMENT BASINS.
- SEE ARCHITECTURAL PLANS PREPARED BY A&A ARCHITECT OF NEWARK, DELAWARE FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED CONVENIENCE STORE.
- A STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FRESHWATER WETLANDS/STATE OPEN WATERS PERMIT WILL BE REQUIRED TO ALLOW FOR THE WIDENING OF BUCK ROAD (COUNTY ROUTE 553).
- GLOUCESTER COUNTY STANDARDS ARE TO BE USED FOR ALL IMPROVEMENTS LOCATED WITHIN THE 44' WIDE FUTURE COUNTY RIGHT OF WAY.

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION

INDEX OF SHEETS

SHEET NO.	TITLE
1	COVER SHEET
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	CRITICAL AREAS MAP
4	DEMOLITION / TREE PROTECTION PLAN
5	PHASING PLAN
6	SITE SEPTIC SYSTEM PLAN
7	PRELIMINARY SITE PLAN
8-9	PRELIMINARY SITE PLAN - DETAILS
10-11	GRADING, DRAINAGE, STORMWATER MANAGEMENT PLAN - DETAILS
12-13	LANDSCAPING PLAN - DETAILS
14-15	LIGHTING PLAN - DETAILS
16-17	SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS
18-19	SIGNAGE AND STRIPING PLAN - DETAILS
20-21	TRUCK CIRCULATION PLAN - DETAILS
22	PLAN AND PROFILE GLOUCESTER COUNTY ROUTE #538, ELK ROAD
23	PLAN AND PROFILE GLOUCESTER COUNTY ROUTE #553, BUCK ROAD
24	CROSS SECTIONS GLOUCESTER COUNTY ROUTE #538, ELK ROAD
25	CROSS SECTIONS GLOUCESTER COUNTY ROUTE #553, BUCK ROAD
26	SOIL EROSION AND SEDIMENT CONTROL NOTES
27	SOIL EROSION AND SEDIMENT CONTROL DETAILS
28-30	CONSTRUCTION DETAILS

ZONING SCHEDULE REQUIREMENTS

C-2 ZONING DISTRICT - HIGHWAY COMMERCIAL	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 AC	58.0728 AC (1)	55.2901 AC (2)
MINIMUM LOT FRONTAGE	150 FT	1,337.63 FT	NO CHANGE
MINIMUM LOT DEPTH	250 FT	1,450.87 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE	20%	0.60%	0.8%
MAXIMUM IMPERVIOUS COVERAGE	NO REQUIREMENT	1.10%	19.50%
MINIMUM FRONT YARD	100 FT	17.0 FT (E)(3)	SEE BELOW (4)
MINIMUM SIDE YARD (STREET SIDE)	100 FT	866.76 FT	SEE BELOW (4)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35 FT	<35FT	<35FT

(4) PROPOSED SETBACKS

Convenience Store:

Front (Elk Rd.) = 247.40'

Front (Buck Rd.) = 192.00'

Gasoline Canopy

Front (Elk Rd.) = 100.84'

Front (Buck Rd.) = 112.10'

Existing Farmhouse

Front (Elk Rd.) = 0' (V)(3)

Front (Buck Rd.) = 499.92'

(E) = EXISTING NONCONFORMING CONDITION

(V) = VARIANCE REQUIRED

(1) = AS MEASURED TO THE CENTERLINE OF THE COUNTY ROADWAYS

(2) = AS MEASURED TO THE CENTERLINE OF THE COUNTY ROADWAY (44' FROM CENTERLINE)

(3) = PRINCIPAL BUILDING. SOME EXISTING OUTBUILDINGS TO REMAIN MAY ALSO VIOLATE THE MINIMUM FRONT YARD SETBACK REQUIREMENT

PARKING REQUIREMENTS

PHASE I	RETAIL: 1 SPACE / 200 S.F. - 3,000 SF X 1 SPACE / 200 SF = 15 SPACES - FUEL ATTENDANTS = 4
TOTAL SPACES REQUIRED:	15 + 4 ATTENDANT SPACES = 19
TOTAL SPACES PROVIDED:	24

PROJECT DESCRIPTION AND OPERATION

APPLICATION IS FOR THE CONSTRUCTION OF TWO FUELING STATIONS (GASOLINE AND DIESEL) AND A 4,180 SF CONVENIENCE STORE. IMPROVEMENTS TO INCLUDE BOTH TRUCK AND VEHICLE PARKING FACILITIES, LANDSCAPING, LIGHTING AND STORMWATER MANAGEMENT CONTROLS. THE SITE WILL CONTAIN 24 VEHICLE SPACES TO BE USED BY BOTH CUSTOMERS AND FUELING STATION/CONVENIENCE STORE EMPLOYEES. THE SITE WILL ALSO CONTAIN 28 TRACTOR TRAILER PARKING SPACES. THE SITE IS ANTICIPATED TO HAVE APPROXIMATELY 4 EMPLOYEES SERVING AS EITHER FUEL ATTENDANTS OR CONVENIENCE STORE CASHIERS. THE REMAINING PORTION OF THE SITE WILL REMAIN IN AGRICULTURAL PRODUCTION. RETAIL BUSINESSES AND FUELING STATIONS ARE ALLOWED USES IN THE C-2 COMMERCIAL - HIGHWAY DISTRICT. ANTICIPATED HOURS OF OPERATION 7 DAYS/ WEEK - 24 HOURS DAY

SITE ADDRESS

1092 ELK ROAD
ELK TOWNSHIP, NJ 08343
OWNER/APPLICANT
JAI&JAS REAL ESTATE LLC
14 PONTY COURT
MONMOUTH JUNCTION, NJ 08852
JASKARAN BALKAR, MANAGING MEMBER
BALKAR86@GMAIL.COM
856-418-8313

OWNER/APPLICANT SIGNATURE

JAI&JAS REAL ESTATE LLC
JASKARAN BALKAR, MANAGING MEMBER

ELK TOWNSHIP PLANNING BOARD APPROVAL

CHAIRMAN	
SECRETARY	

GLOUCESTER COUNTY PLANNING BOARD APPROVAL

COVER SHEET	
PROJECT:	PRELIMINARY SITE PLAN PHASE 1 BLOCK 44, LOT 6
APPLICANT / OWNER:	JAI&JAS REAL ESTATE LLC 14 PONTY COURT MONMOUTH JUNCTION, NJ 08852
DATE:	APRIL 19, 2024
SCALE:	1" = 1,000'
DESIGNED BY:	M.T.
DRAWN BY:	R.K.Y. / R.R.F.
CHECKED BY:	M.T.
JOB NUMBER:	2101ELK
PROJECT LOCATION:	1092 ELK ROAD BLOCK 44, LOT 6 TAX SHEET 25 TOWNSHIP OF ELK GLOUCESTER COUNTY, NEW JERSEY
ZONING DISTRICT:	C-2 HIGHWAY COMMERCIAL
SHEET NO:	01 of 30

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GENERAL SURVEY NOTES:

- PROPERTY KNOWN AS LOT 6 IN BLOCK 44 AS SHOWN ON THE TAX MAP FOR ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY, SHEET NO. 25.
- GROSS LOT AREA (LOT 6) = 58.0728 ACRES.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON THE LOCATION OF AT GRADE UTILITIES AND MARK-OUT BY OTHERS. NOT ALL UTILITIES, INCLUDING THOSE ABANDONED OR NOT IN SERVICE, MAY BE SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- BOUNDARY INFORMATION SHOWN IS BASED UPON AN ON GROUND FIELD SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES FIELD PERSONNEL DURING DECEMBER 2021 AND REFERENCE MATERIAL LISTED HEREON.
- TOPOGRAPHIC INFORMATION SHOWN BASED ON AERIAL PHOTOGRAPHY DATED JANUARY 13, 2022 SUPPLIED BY COOPER AERIAL SURVEYS CO., UPDATED OCTOBER 10, 2024.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY SURETY TITLE COMPANY, LLC, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 129847WB-01 DATED SEPTEMBER 15, 2021. SEE MATTERS OF RECORD HEREON.
- THE HORIZONTAL DATUM IS BASED UPON NAD 1983 PER VRS RTK GPS OBSERVATIONS. UNITS ARE BASED UPON U.S. SURVEY FEET. THE VERTICAL DATUM IS BASED UPON NAVD 1988 (GEOID12A) PER VRS RTK GPS OBSERVATIONS.
- PROPERTY IS SITUATED IN ZONE X (NO SHADING) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REFERENCE #4.
- WETLANDS DELINEATED BY ENVIRONMENTAL TECHNOLOGY INC., DAVID C. KRUEGER, PWS, CWD, CHESTER, NJ AND FIELD LOCATED BY VAN CLEEF ENGINEERING ASSOCIATES FIELD PERSONNEL. A FRESHWATER WETLANDS LETTER OF INTERPRETATION : LINE VERIFICATION (FILE NO. & ACTIVITY NO. : 0804-22-0001.1 FWW 220001) FOR BLOCK 44 LOTS, 6 AND 13 WAS ISSUED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JANUARY 17, 2024.

SURVEY REFERENCES:

- TAX MAPS FOR ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY, SHEET NUMBERS 23.01, 25, 27 AND 40.
- PLAN ENTITLED "FINAL PLAT FOR COUNTRY WOODS" PREPARED BY A-TECH ENGINEERING, INC., DATED OCTOBER 10, 2004, LAST REVISED JULY 7, 2005 AND FILED IN THE GLOUCESTER COUNTY CLERK'S OFFICE AS MAP NO. 4100.
- PLAN ENTITLED "FINAL PLAT FOR COUNTRY WOODS" PREPARED BY A-TECH ENGINEERING, INC., DATED OCTOBER 10, 2004, LAST REVISED FEBRUARY 6, 2007 AND FILED IN THE GLOUCESTER COUNTY CLERK'S OFFICE AS MAP NO. 4241.
- PLAN ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, GLOUCESTER COUNTY, NEW JERSEY, PANEL 194 OF 320, MAP NUMBER 34015C0194E AND PANEL 213 OF 320, MAP NUMBER 34015C0213E, EFFECTIVE DATES OF JANUARY 20, 2010.
- PLANS ENTITLED "GENERAL PROPERTY AND PARCEL MAP, PROPOSED RECONSTRUCTION AND SIGNALIZATION OF COUNTY ROUTE 538, SWEDSBORO-FRANKLINVILLE ROAD AND COUNTY ROUTE 553, GLASSBORO-MONROEVILLE ROAD, TOWNSHIP OF ELK" PREPARED BY COUNTY OF GLOUCESTER, OFFICE OF THE COUNTY ENGINEER, DATED MARCH 1993, SHEETS 34 AND 35 OF 58, DRAWING NO. 538008.

LEGEND:

	PROPERTY LINE		STREAM EDGE
	ADJACENT PROPERTY LINE		WETLANDS BUFFER LINE
	FENCE		WETLANDS/WATERS LINE
	UTILITY POLE		WETLANDS POINT
	TREE LINE		WETLANDS HATCH
	PAVEMENT EDGE		
	CONTOUR LINE		
	SPOT ELEVATION		

1. UPDATE SITE CONDITIONS AND ADD
SERVIC/WELL INFORMATION
REV DESCRIPTION
AUTH DATE

SERIAL NO.
TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO USE BLAST OR DRILL
THREE (3) WORKING DAYS NOTICE
IS REQUIRED
IT'S THE LAW!
DigiSafely.
Know what's below.
Call before you dig
1-800-275-1800

GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL,
IMRESSED, OR COLORED INK SEAL OF THE
RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED
VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED
FOR THE COMES DESIGNATED HEREON. ANY
MODIFICATION, REVISION, OR CORRECTION
WITHOUT THE WRITTEN CONSENT OF VAN CLEEF
ENGINEERING ASSOCIATES IS PROHIBITED.
RELIANCE ON THIS PLAN FOR ANY PURPOSE
OTHER THAN THAT WHICH IS INTENDED SHALL BE
AT THE SOLE DISCRETION AND LIABILITY OF THE
APPLICABLE PARTY.

CARL M. HERRMAN, P.L.S.
NEW JERSEY PROFESSIONAL
LAND SURVEYOR LICENSE NUMBER 02-42271

SHEET NAME:
BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT:
**PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6**

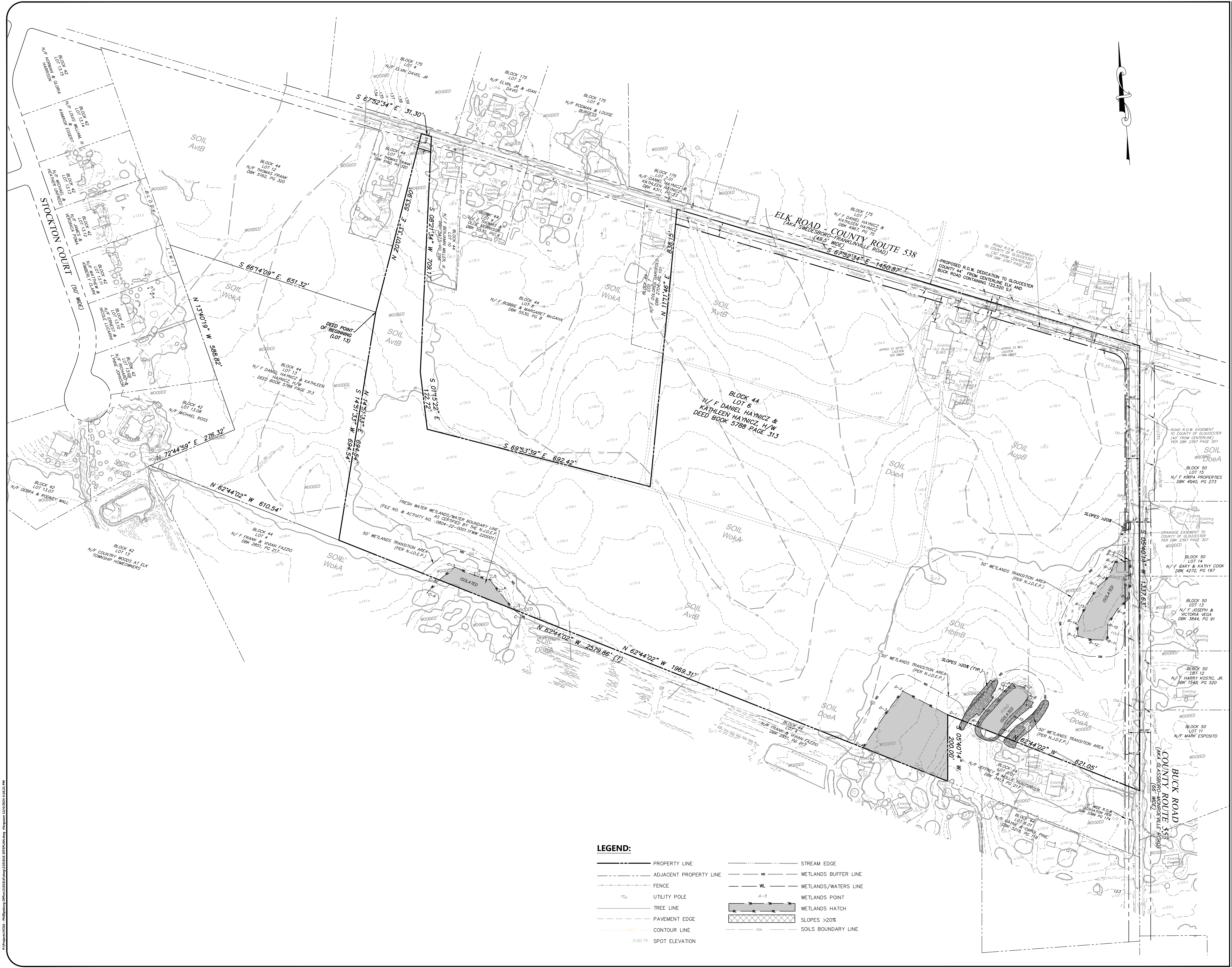
APPLICANT/OWNER:
**JAIB&JAS REAL ESTATE LLC
MONMOUTH JUNCTION, NJ 08852**

DATE: APRIL 19, 2024
SCALE: 1"=100'
DESIGNED BY: M.T.
DRAWN BY: R.K.Y./R.R.F.
CHECKED BY: M.T.
JOB NUMBER: 2101ELK

PROJECT LOCATION:
**1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY**
ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

SHEET NO:
02 of 30

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LEGEND:

- | | | | |
|-------|------------------------|-------|----------------------|
| — | PROPERTY LINE | — | STREAM EDGE |
| - - - | ADJACENT PROPERTY LINE | - - - | WETLANDS BUFFER LINE |
| - - - | FENCE | - - - | WETLANDS/WATERS LINE |
| ○ | UTILITY POLE | ● | WETLANDS POINT |
| — | TREE LINE | ■ | WETLANDS HATCH |
| - - - | PAVEMENT EDGE | — | SLOPES >20% |
| — | CONTOUR LINE | — | SOILS BOUNDARY LINE |
| — | SPOT ELEVATION | | |

1 GENERAL WT 12/06/24
REV DESCRIPTION AUTH DATE

SERIAL NO.
IT'S THE LAW!
Dig Safely.
GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED FOR THE PURPOSES OF THIS ACT. ANY REPRODUCTION OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Michael Tektories
MICHAEL TEKTORIES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33951

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONROE PARKWAY, SUITE 110, PHILADELPHIA, NJ 08106
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (215) 464-2000
CARE OF AUTHORIZATION NO. 24048192300

SHEET NAME:
**CRITICAL AREAS
MAP**

PROJECT:
**PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6**

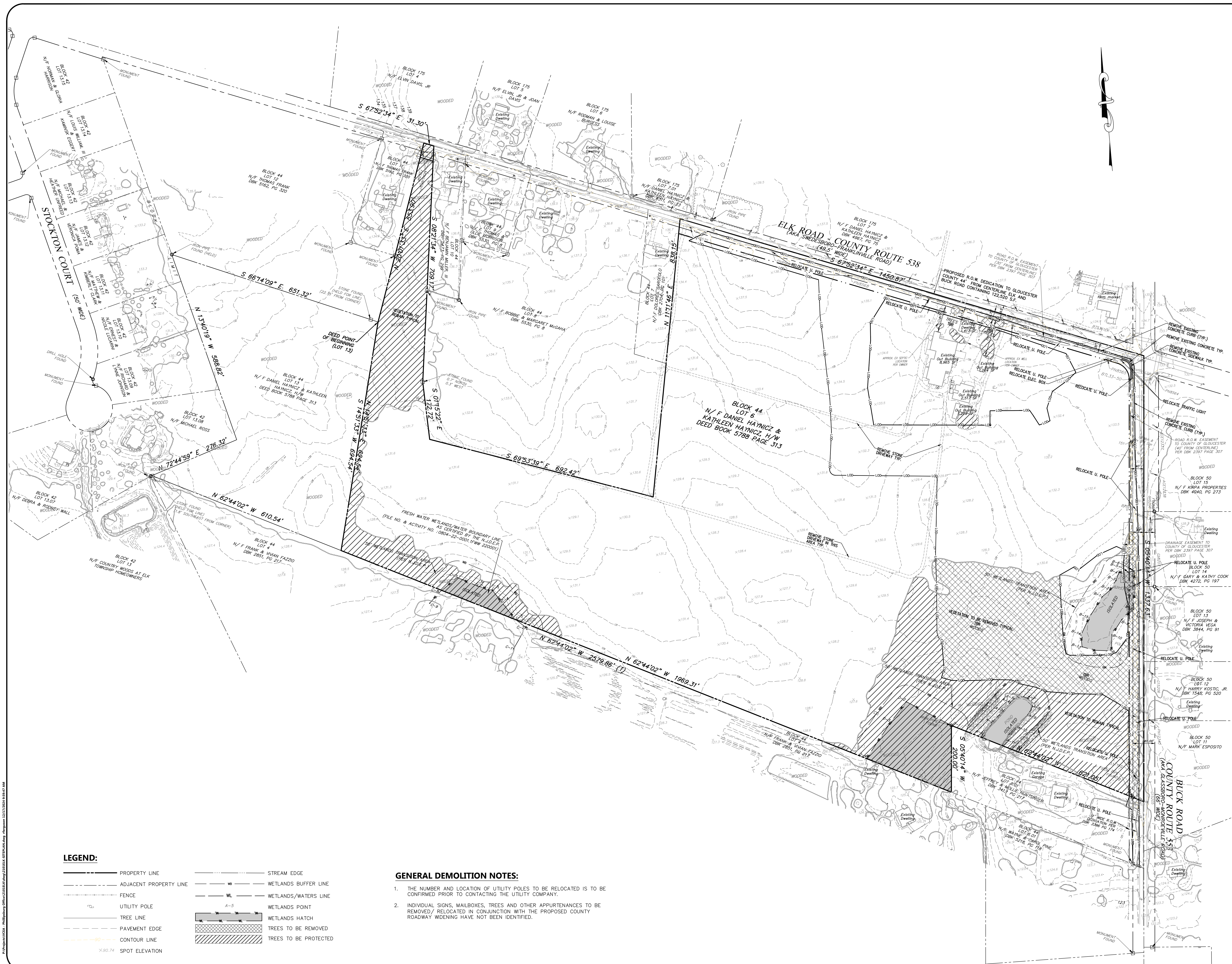
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**1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY**

ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

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Local/Regional Planning
Infrastructure Design
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater
Bridge/Highways
Transportation
Environmental
Geotechnical/Dams
Landscape Architecture

1	GENERAL	WT	12/06/24
REV	DESCRIPTION	AUTH DATE	

SERIAL NO.

IT'S THE LAW!
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GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT

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Michael Tektories
MICHAEL TEKTORES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33051

VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONMOUTH HWY., SUITE 110, PHILIPSBURG, NJ 08865
WWW.VANCLEEFENGINEERING.COM
PHONE: 609.464.2000
FAX: 609.464.2001
CDE OF AUTHORIZATION NO. 264248192300

SHEET NAME:
DEMOLITION/ TREE PROTECTION PLAN

PROJECT:
PRELIMINARY SITE PLAN PHASE 1 BLOCK 44, LOT 6

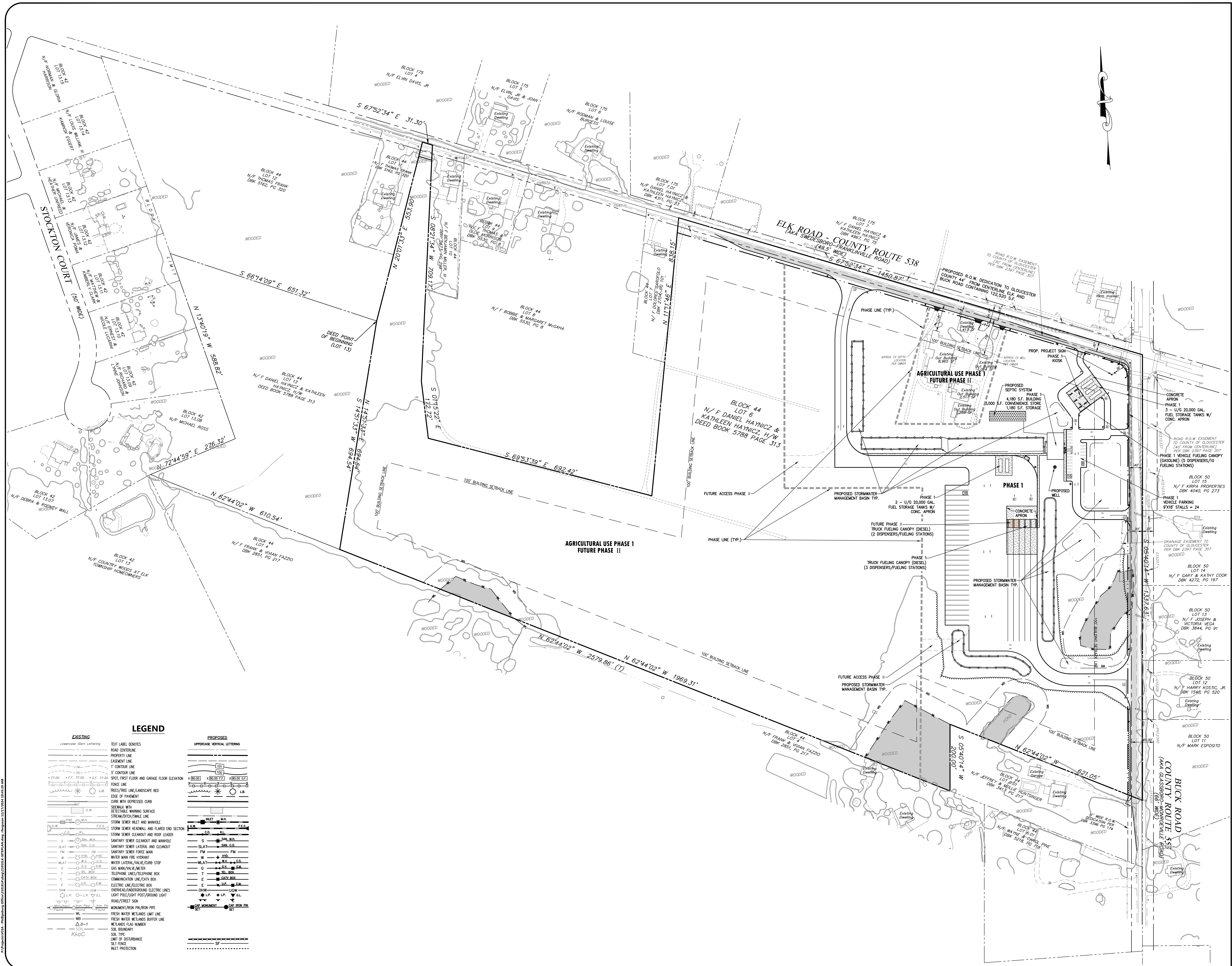
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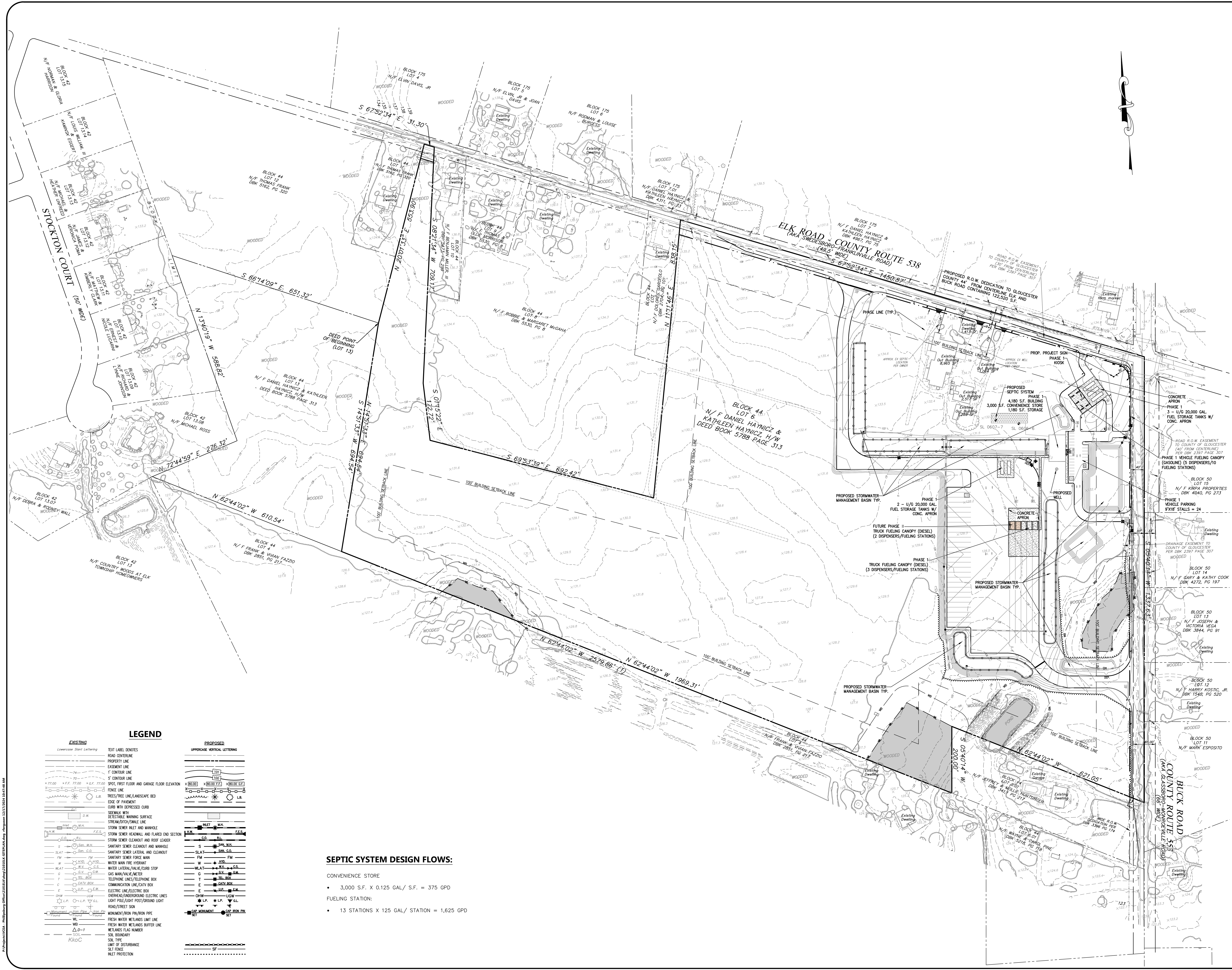
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JOB NUMBER: 2101ELK

PROJECT LOCATION:
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BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY
ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

SHEET NO:
04 of 30



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LEGEND

EXISTING	TEXT LABEL DENOTES	PROPOSED	UPPERCASE VERTICAL LETTERING
Lowercase Start Lettering	ROAD CENTERLINE	100' BUILDING SETBACK LINE	INLET
PROPERTY LINE	EASEMENT LINE	100' BUILDING SETBACK LINE	OUTLET
1" CONTOUR LINE	5' CONTOUR LINE	100' BUILDING SETBACK LINE	MANHOLE
SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION	SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION	100' BUILDING SETBACK LINE	MANHOLE
TREES/TREE LINE/LANDSCAPE BED	TREES/TREE LINE/LANDSCAPE BED	100' BUILDING SETBACK LINE	MANHOLE
FENCE LINE	FENCE LINE	100' BUILDING SETBACK LINE	MANHOLE
EDGE OF PAVEMENT	EDGE OF PAVEMENT	100' BUILDING SETBACK LINE	MANHOLE
CURB WITH DEPRESSION CURB	CURB WITH DEPRESSION CURB	100' BUILDING SETBACK LINE	MANHOLE
SEWER/STORM WITH DEPRESSION CURB	SEWER/STORM WITH DEPRESSION CURB	100' BUILDING SETBACK LINE	MANHOLE
DEPRESSURE WARNING SURFACE	DEPRESSURE WARNING SURFACE	100' BUILDING SETBACK LINE	MANHOLE
STREAM/DITCH/SWALE LINE	STREAM/DITCH/SWALE LINE	100' BUILDING SETBACK LINE	MANHOLE
STORM SEWER INLET AND MANHOLE	STORM SEWER INLET AND MANHOLE	100' BUILDING SETBACK LINE	MANHOLE
STORM SEWER HEADWALL AND FLOORED END SECTION	STORM SEWER HEADWALL AND FLOORED END SECTION	100' BUILDING SETBACK LINE	MANHOLE
STORM SEWER CLEANOUT AND ROOF LEADER	STORM SEWER CLEANOUT AND ROOF LEADER	100' BUILDING SETBACK LINE	MANHOLE
SANITARY SEWER CLEANOUT AND MANHOLE	SANITARY SEWER CLEANOUT AND MANHOLE	100' BUILDING SETBACK LINE	MANHOLE
SANITARY SEWER LATERAL AND CLEANOUT	SANITARY SEWER LATERAL AND CLEANOUT	100' BUILDING SETBACK LINE	MANHOLE
WATER MAIN FIRE HYDRANT	WATER MAIN FIRE HYDRANT	100' BUILDING SETBACK LINE	MANHOLE
WATER LATERAL/VALVE/CURB STOP	WATER LATERAL/VALVE/CURB STOP	100' BUILDING SETBACK LINE	MANHOLE
GAS MAIN/VALVE/METER	GAS MAIN/VALVE/METER	100' BUILDING SETBACK LINE	MANHOLE
TELEPHONE LINES/TELEPHONE BOX	TELEPHONE LINES/TELEPHONE BOX	100' BUILDING SETBACK LINE	MANHOLE
COMMUNICATION LINE/CATV BOX	COMMUNICATION LINE/CATV BOX	100' BUILDING SETBACK LINE	MANHOLE
ELECTRIC LINE/ELECTRIC BOX	ELECTRIC LINE/ELECTRIC BOX	100' BUILDING SETBACK LINE	MANHOLE
OVERHEAD/UNDERGROUND ELECTRIC LINES	OVERHEAD/UNDERGROUND ELECTRIC LINES	100' BUILDING SETBACK LINE	MANHOLE
LIGHT POLE/LIGHT POST/GROUND LIGHT	LIGHT POLE/LIGHT POST/GROUND LIGHT	100' BUILDING SETBACK LINE	MANHOLE
ROAD/STREET SIGN	ROAD/STREET SIGN	100' BUILDING SETBACK LINE	MANHOLE
MONUMENT/IRON PIN/IRON PIPE	MONUMENT/IRON PIN/IRON PIPE	100' BUILDING SETBACK LINE	MANHOLE
FRESH WATER WETLANDS LIMIT LINE	FRESH WATER WETLANDS LIMIT LINE	100' BUILDING SETBACK LINE	MANHOLE
FRESH WATER WETLANDS BUFFER LINE	FRESH WATER WETLANDS BUFFER LINE	100' BUILDING SETBACK LINE	MANHOLE
WETLANDS FLAG NUMBER	WETLANDS FLAG NUMBER	100' BUILDING SETBACK LINE	MANHOLE
SOIL TYPE	SOIL TYPE	100' BUILDING SETBACK LINE	MANHOLE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE	100' BUILDING SETBACK LINE	MANHOLE
SILT FENCE	SILT FENCE	100' BUILDING SETBACK LINE	MANHOLE
INLET PROTECTION	INLET PROTECTION	100' BUILDING SETBACK LINE	MANHOLE

SEPTIC SYSTEM DESIGN FLOWS:

- CONVENIENCE STORE
 - 3,000 S.F. X 0.125 GAL/ S.F. = 375 GPD
- FUELING STATION:
 - 13 STATIONS X 125 GAL/ STATION = 1,625 GPD

1 GENERAL
REV DESCRIPTION
AUTH DATE

SERIAL NO.
TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, PLEASE DIG RIGHT.
THREE (3) WORKING DAYS NOTICE
IS REQUIRED.
IT'S THE LAW!
Dig Safely.
Call before you dig.
1-800-275-1800

GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL
IMPRESSION, OR COLORED INK SEAL OF THE
RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED
VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED
FOR THE COMMISSIONED PROJECT. NO
REVISIONS, CHANGES, OR MODIFICATIONS
SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF
ENGINEERING ASSOCIATES. NO PROHIBITED
RELIANCE ON THIS PLAN FOR ANY PURPOSE
OTHER THAN THAT WHICH IS INTENDED SHALL BE
AT THE SOLE DISCRETION AND LIABILITY OF THE
APPLICABLE PARTY.

MICHAEL TEXTORES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33051

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONMOUTH HWY, SUITE 110, PHILADELPHIA, NJ 08053
WEB: WWW.VANCLEFENGINEERING.COM
PHONE: (609) 444-2000
FAX: (609) 444-2001
CARE OF AUTHORIZATION NO. 20428312300

SITE SEPTIC SYSTEM PLAN

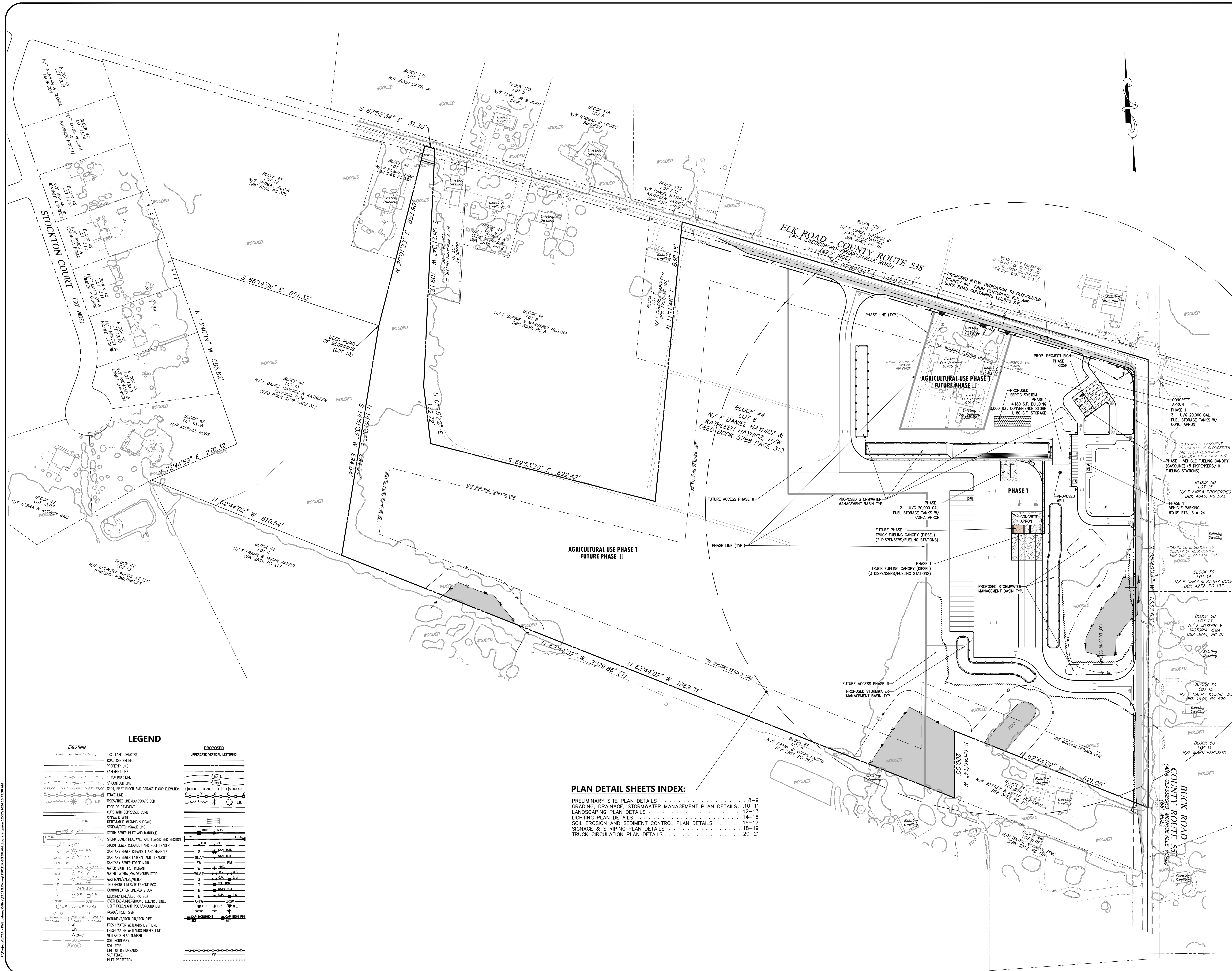
PROJECT:
PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6

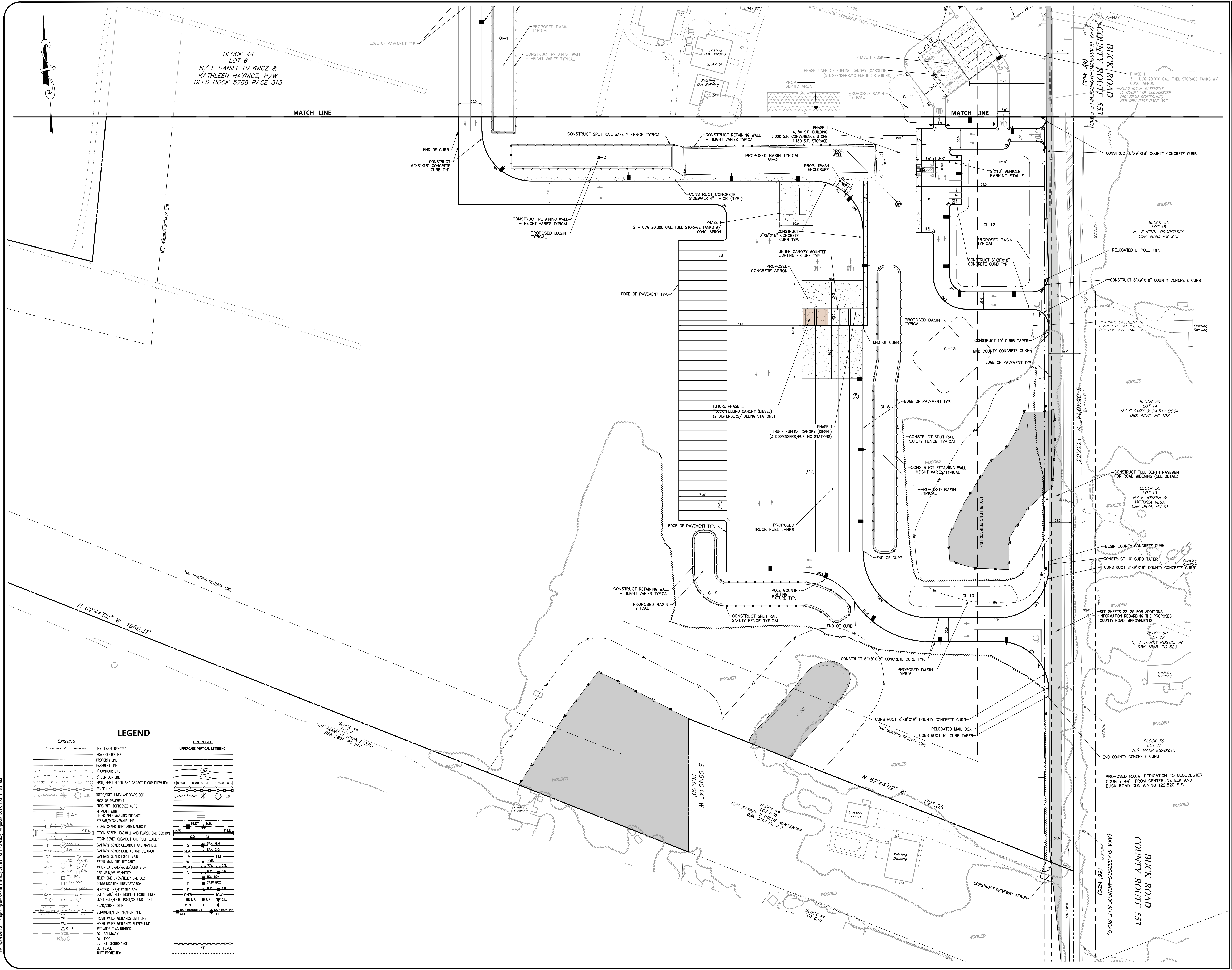
APPLICANT/OWNER:
JAIBUAS REAL ESTATE LLC
MONMOUTH JUNCTION, NJ 08852

DATE: APRIL 19, 2024
SCALE: 1" = 100'
DESIGNED BY: M.T.
DRAWN BY: R.K.Y./R.R.F.
CHECKED BY: M.T.
JOB NUMBER: 2101ELK

PROJECT LOCATION:
1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY
ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

SHEET NO:
06 of 30





BLOCK 44
LOT 6
N/F DANIEL HAYNICZ &
KATHLEEN HAYNICZ, H/W
DEED BOOK 5788 PAGE 313

MATCH LINE

MATCH LINE

BUCK ROAD
COUNTY ROUTE 553
(66' WIDE)

BUCK ROAD
COUNTY ROUTE 553
(66' WIDE)

LEGEND

EXISTING	PROPOSED
Lowercase Short Lettering	UPPERCASE Vertical Lettering
ROAD CENTERLINE	ROAD CENTERLINE
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
1" CONTOUR LINE	1" CONTOUR LINE
5" CONTOUR LINE	5" CONTOUR LINE
SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION	SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION
FENCE LINE	FENCE LINE
TREES/TREE LINE/LANDSCAPE BED	TREES/TREE LINE/LANDSCAPE BED
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB WITH DEPRESSION CURB	CURB WITH DEPRESSION CURB
SEWER/STORM MANHOLE	SEWER/STORM MANHOLE
DETECTABLE WARNING SURFACE	DETECTABLE WARNING SURFACE
STORM/RAIN/SWALE LINE	STORM/RAIN/SWALE LINE
STORM SEWER INLET AND MANHOLE	STORM SEWER INLET AND MANHOLE
STORM SEWER HEADWALL AND FLARED END SECTION	STORM SEWER HEADWALL AND FLARED END SECTION
STORM SEWER CLEANOUT AND ROOF LEADER	STORM SEWER CLEANOUT AND ROOF LEADER
SANITARY SEWER CLEANOUT AND MANHOLE	SANITARY SEWER CLEANOUT AND MANHOLE
SANITARY SEWER LATERAL AND CLEANOUT	SANITARY SEWER LATERAL AND CLEANOUT
SANITARY SEWER FORCE MAIN	SANITARY SEWER FORCE MAIN
WATER MAIN FIRE HYDRANT	WATER MAIN FIRE HYDRANT
WATER LATERAL/VALVE/CURB STOP	WATER LATERAL/VALVE/CURB STOP
GAS MAIN VALVE/METER	GAS MAIN VALVE/METER
TELEPHONE LINE/TELEPHONE BOX	TELEPHONE LINE/TELEPHONE BOX
COMMUNICATION LINE/CATV BOX	COMMUNICATION LINE/CATV BOX
ELECTRIC LINE/ELECTRIC BOX	ELECTRIC LINE/ELECTRIC BOX
OVERHEAD/UNDERGROUND ELECTRIC LINES	OVERHEAD/UNDERGROUND ELECTRIC LINES
LIGHT POLE/LIGHT POST/BROAD LIGHT	LIGHT POLE/LIGHT POST/BROAD LIGHT
ROAD/STREET SIGN	ROAD/STREET SIGN
MONUMENT/IRON PIN/IRON PIPE	MONUMENT/IRON PIN/IRON PIPE
FRESH WATER WELLS/LIMIT LINE	FRESH WATER WELLS/LIMIT LINE
WETLANDS BUFFER LINE	WETLANDS BUFFER LINE
WETLANDS FLAG NUMBER	WETLANDS FLAG NUMBER
SOIL TYPE	SOIL TYPE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SLT FENCE	SLT FENCE
INLET PROTECTION	INLET PROTECTION

Local/Regional Planning
Landmark/Infrastructure
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater
Bridge/Highways
Transportation
Environmental
Geotechnical/Dams
Landscape Architecture

1	GENERAL	WT	12/06/24
REV	DESCRIPTION	AUTH	DATE

SERIAL NO.

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0 25 50 100

1 INCH = 50 FT

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MICHAEL TEXTORES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33051

VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONROE PARKWAY, SUITE 110, HILLSBORO, NJ 08064
WWW.VANCLEFENGINEERING.COM
PHONE: 908-444-2800
FAX: 908-444-2801
CD# OF AUTHORIZATION NO. 246A28192300

SHEET NAME

PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6

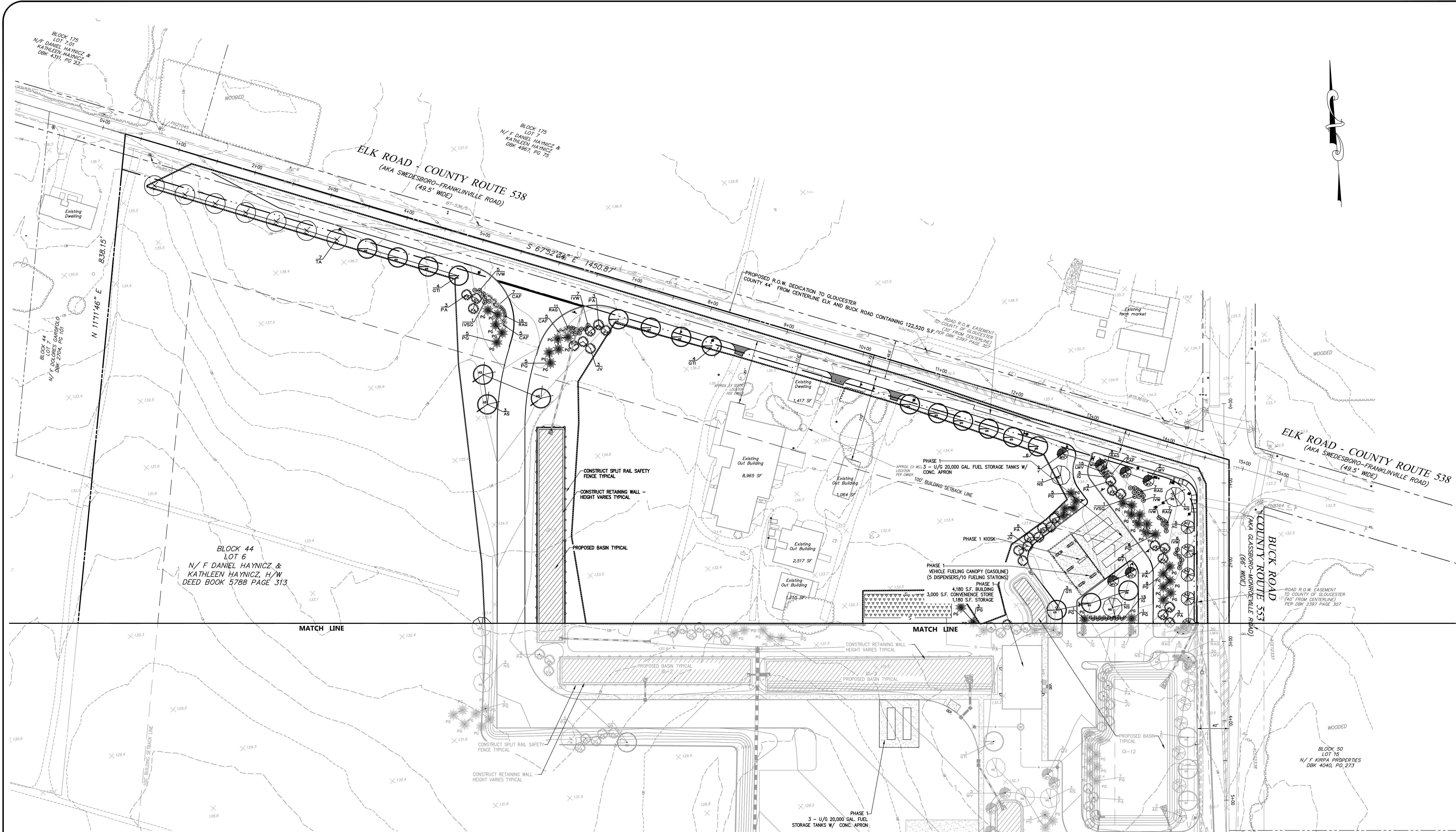
APPLICANT/OWNER:
JAIBUAS REAL ESTATE LLC
MONMOUTH JUNCTION, NJ 08852

DATE: APRIL 19, 2024
SCALE: 1"=50'

DESIGNED BY: M.T.
DRAWN BY: R.K.Y./R.R.F.
CHECKED BY: M.T.
JOB NUMBER: 2101ELK

PROJECT LOCATION:
1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY
ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

SHEET NO:
09 of 30



LEGEND

EXISTING

Lowercase Start Lettering

ROAD CENTERLINE

PROPERTY LINE

EASEMENT LINE

1" CONTOUR LINE

5" CONTOUR LINE

SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION

FENCE LINE

TREES/TREE LINE/LANDSCAPE BED

CURB OF PAVEMENT

CURB WITH DEPRESSION CURB

SEWAGE WITH

DETECTABLE WARNING SURFACE

STREAM/DITCH/SWALE LINE

STORM SEWER INLET AND MANHOLE

STORM SEWER HEADWALL AND FLARED END SECTION

STORM SEWER CLEANOUT AND ROOF LEADER

SANITARY SEWER CLEANOUT AND MANHOLE

SANITARY SEWER LATERAL AND CLEANOUT

SANITARY SEWER FORCE MAIN

WATER MAIN FIRE HYDRANT

WATER MAIN VALVE

WATER LATERAL/VALVE/CURB STOP

GAS MAIN/VALVE/METER

TELEPHONE LINES/TELEPHONE BOX

COMMUNICATION LINE/CATV BOX

ELECTRIC LINE/ELECTRIC BOX

OVERHEAD/UNDERGROUND ELECTRIC LINES

LIGHT POLE/LIGHT POST/GROUND LIGHT

ROAD/STREET SIGN

MOMENT/IRON PIN/IRON PIPE

FRESH WATER WETLANDS LIMIT LINE

FRESH WATER WETLANDS BUFFER LINE

WETLANDS FLAG NUMBER

SOIL BOUNDARY

SOIL TYPE

LIMIT OF DISTURBANCE

SILT FENCE

INLET PROTECTION

PROPOSED

UPPERCASE VERTICAL LETTERING

1" CONTOUR LINE

5" CONTOUR LINE

SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION

FENCE LINE

TREES/TREE LINE/LANDSCAPE BED

CURB OF PAVEMENT

CURB WITH DEPRESSION CURB

SEWAGE WITH

DETECTABLE WARNING SURFACE

STREAM/DITCH/SWALE LINE

STORM SEWER INLET AND MANHOLE

STORM SEWER HEADWALL AND FLARED END SECTION

STORM SEWER CLEANOUT AND ROOF LEADER

SANITARY SEWER CLEANOUT AND MANHOLE

SANITARY SEWER LATERAL AND CLEANOUT

SANITARY SEWER FORCE MAIN

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WATER MAIN VALVE

WATER LATERAL/VALVE/CURB STOP

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OVERHEAD/UNDERGROUND ELECTRIC LINES

LIGHT POLE/LIGHT POST/GROUND LIGHT

ROAD/STREET SIGN

MOMENT/IRON PIN/IRON PIPE

FRESH WATER WETLANDS LIMIT LINE

FRESH WATER WETLANDS BUFFER LINE

WETLANDS FLAG NUMBER

SOIL BOUNDARY

SOIL TYPE

LIMIT OF DISTURBANCE

SILT FENCE

INLET PROTECTION

OBL WETLAND MIX: ERNMX-131

BASIN BOTTOM SEEDING

SEED AT 20 LBS PER ACRE OR 1/2 LB. PER 1000 SQ. FT.

Temporary Nurse/Cover Crop Annual Rye @ 15 lbs per acre

SITE PREPARATION

SPRAY GLYPHOSATE (RODOE) OR A SIMILAR AQUATIC HERBICIDE FORMULATION TO CONTROL UNDESIRABLE VEGETATION. SOME PERSISTENT SPECIES MAY NEED MULTIPLE APPLICATIONS. SOILS ARE OFTEN TOO WET TO TILL. NEWLY-CONSTRUCTED WETLANDS, RETENTION BASINS AND WET CONSTRUCTION SITES SHOULD BE SEED SOON AFTER CONSTRUCTION AS POSSIBLE. LEAVING THE SURFACE ROUGH BY CREATING MOUNDS OF KETTLES FOR A VARIABLE MICROTOPOGRAPHY CAN BE VERY BENEFICIAL.

GENERAL MAINTENANCE

SPOT TREAT INVASIVES WITH APPROPRIATE HERBICIDES EVERY YEAR.

FACW WETLAND MEADOW MIX: ERNMX-122

BASIN SIDE SLOPES SEEDING

SEED AT 20 BULK POUNDS PER ACRE OR 1/2 LB. PER 1,000 SQ.FT.

Temporary Nurse/Cover Crop Annual Rye @ 15 lbs per acre

SITE PREPARATION

SPRAY GLYPHOSATE (RODOE) OR A SIMILAR AQUATIC HERBICIDE FORMULATION TO CONTROL UNDESIRABLE VEGETATION. SOME PERSISTENT SPECIES MAY NEED MULTIPLE APPLICATIONS. BEFORE SEEDING, EXCESS DEAD VEGETATION SHOULD BE BURNED OR TURNED UNDER PROVIDING IT IS NOT TOO WET. NEWLY-CONSTRUCTED WET MEADOWS SHOULD BE SEED SOON AFTER CONSTRUCTION AS POSSIBLE.

GENERAL MAINTENANCE

GRASSY MEADOWS OR PERSISTENT PERENNIALS CAN RE-ESTABLISH IN THIS TYPE OF SOIL. MONITORING WEEDS AND MOWING IS VERY CRITICAL IN THE FIRST AND SECOND YEARS.

Ernst Conservation Seeds

9006 Mercer Pike

Meadville, PA 16335

(800) 873-3321 Fax (814) 336-5191

www.ernstseed.com

Van Cleef

ENGINEERING WITH FOCUS

Local/Regional Planning
Bridge/Highways
Water/Wastewater
Site Development
Environmental
Geotechnical/Dams
Landscape Architecture

Van Cleef

ENGINEERING WITH FOCUS

Local/Regional Planning
Bridge/Highways
Water/Wastewater
Site Development
Environmental
Geotechnical/Dams
Landscape Architecture

1 GENERAL

REV DESCRIPTION

SERIAL NO.

IT'S THE LAW!

DigiSafely.

GRAPHIC SCALE

0 25 50 100

1 INCH = 50 FT

PLAN NOTATION

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MICHAEL TEOREXES

NEW JERSEY PROFESSIONAL ENGINEER LICENSE NUMBER 33091

Van Cleef

ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONMOUTH AVENUE, SUITE 110, MONMOUTH, NJ 08852
WWW.VANCLEEFENGINEERING.COM
PHONE: (800) 444-2800
FAX: (732) 241-2800
COPY OF AUTHORIZATION NO. 24048312300

LANDSCAPING PLAN - DETAIL

PROJECT: PRELIMINARY SITE PLAN PHASE 1 BLOCK 44, LOT 6

APPLICANT/OWNER: JAI&JAS REAL ESTATE LLC

DATE: APRIL 19, 2024

SCALE: 1"=50'

DESIGNED BY: M.T.

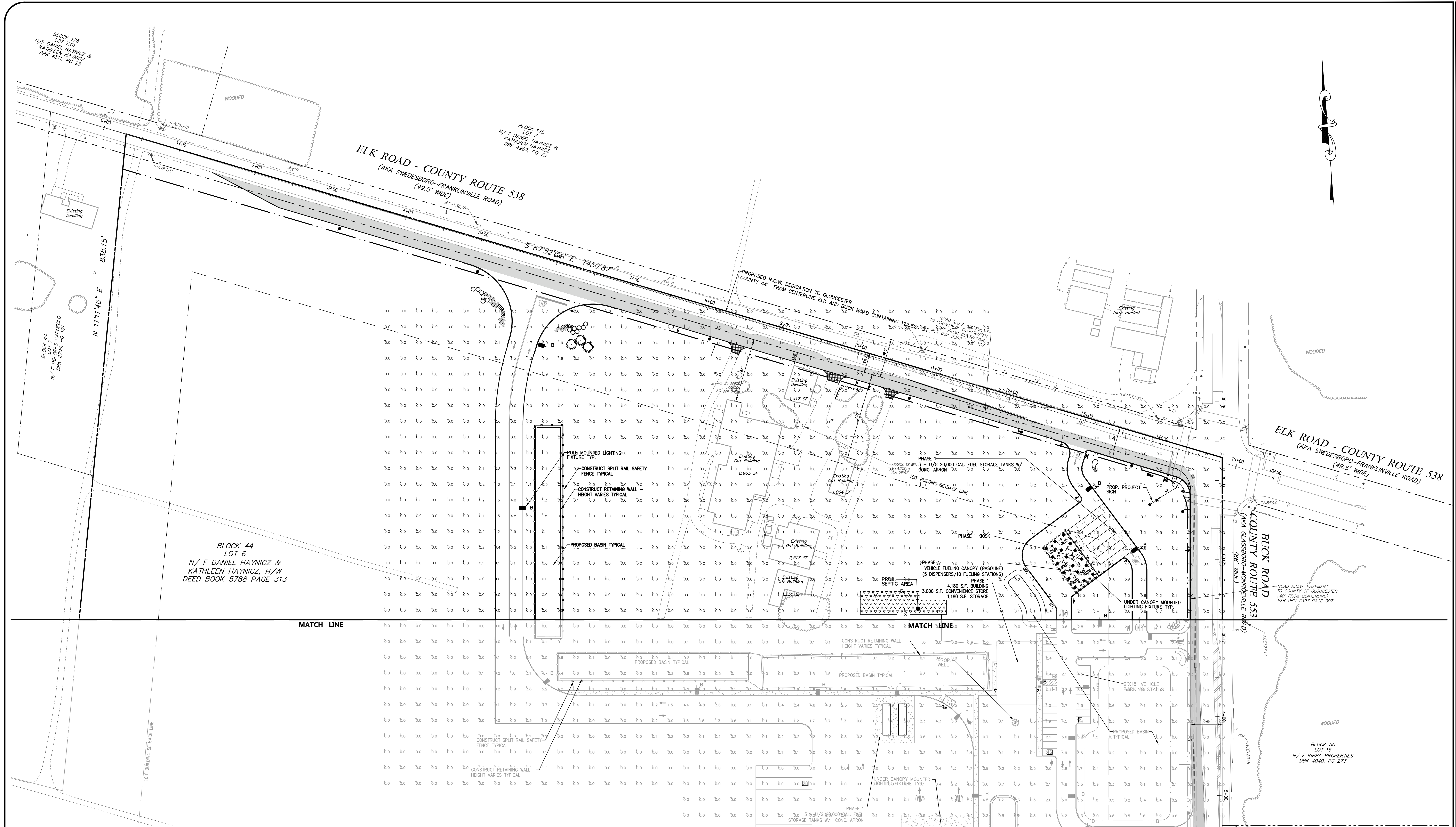
DRAWN BY: R.K.Y./R.K.F.

CHECKED BY: M.T.

JOB NUMBER: 2101ELK

PROJECT LOCATION: 1092 ELK ROAD BLOCK 44, LOT 6 TAX SHEET 25 TOWNSHIP OF ELK GLOUCESTER COUNTY, NEW JERSEY ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

SHEET NO: 12 of 30



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD
■	30	A	Single	SCV-LED-10L-SC-50	15' GAS, 18' DIESEL	1.000
■	25	B	Single	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	18'POLE+2'BASE	1.000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	0.51	31.4	0.0	N.A.	N.A.
DIESEL CANOPY	Illuminance	Fc	24.33	29.6	19.1	1.27	1.55
GAS CANOPY	Illuminance	Fc	39.96	52.2	26.3	1.52	1.98
INSIDE CURB CAR AREA	Illuminance	Fc	4.10	31.4	0.2	20.50	157.00
INSIDE CURB TRUCK AREA	Illuminance	Fc	1.20	18.1	0.0	N.A.	N.A.

Local/Regional Planning
Bridges/Highways
Water/Wastewater
Site Development
Environmental
Surveying/Aerial Drones/GIS
Geotechnical/Dams
Landscape Architecture

1 GENERAL

REV DESCRIPTION

SERIAL NO.

IT'S THE LAW!
Dig Safely.

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT

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MICHAEL TEKTORES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33091

VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONMOUTH PARKWAY, SUITE 110, HILLSBORO, NJ 08043
WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 464-2000
COW AUTHORIZATION NO. 26428192300

SHEET NAME: LIGHTING PLAN - DETAIL

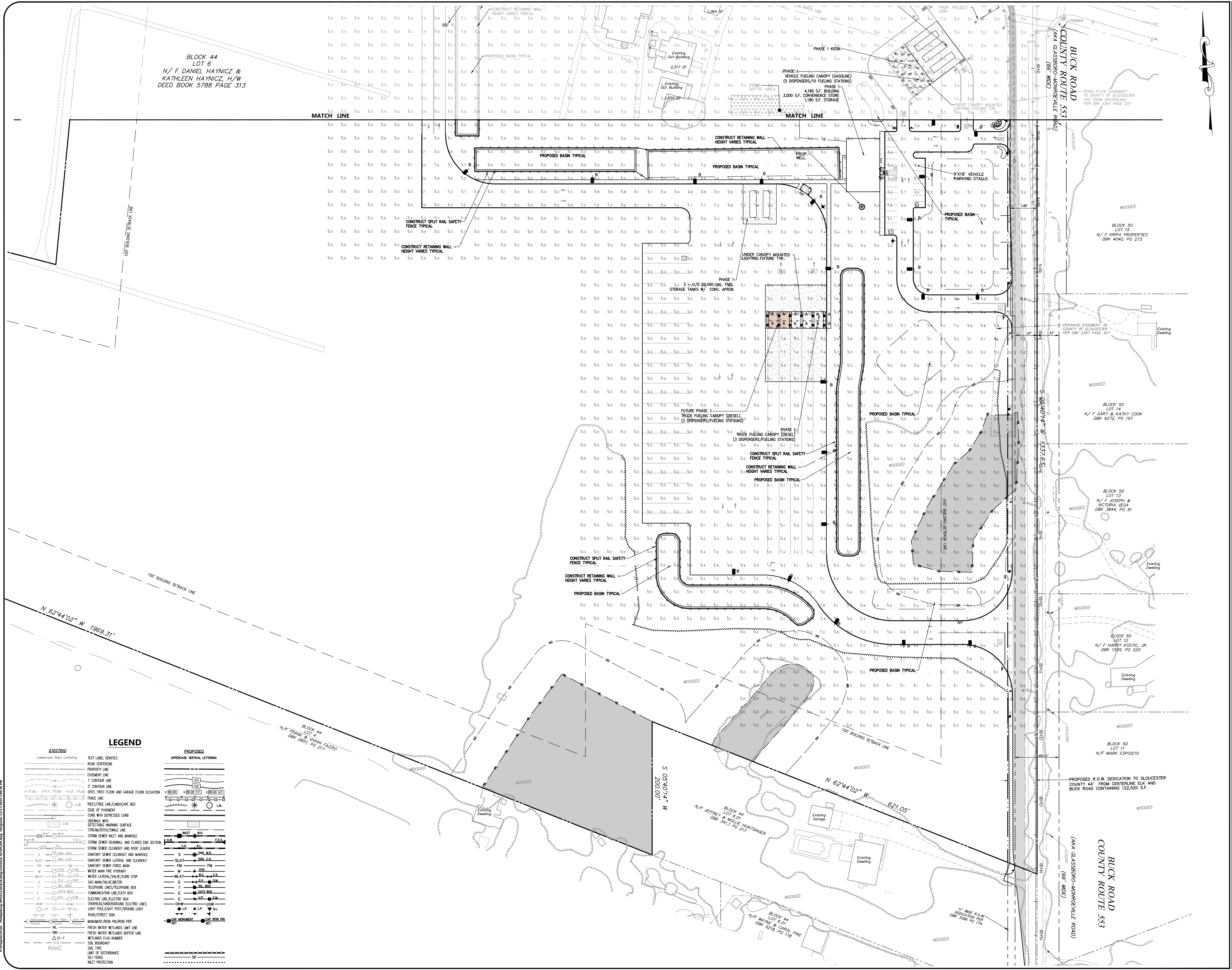
PROJECT: PRELIMINARY SITE PLAN PHASE 1 BLOCK 44, LOT 6

APPLICANT/OWNER: JAIB&JAS REAL ESTATE LLC 14 POINT COURT MONMOUTH JUNCTION, NJ 08852

PROJECT LOCATION: 1092 ELK ROAD BLOCK 44, LOT 6 TAX SHEET 25 TOWNSHIP OF ELK GLOUCESTER COUNTY, NEW JERSEY

ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

SHEET NO: 14 of 30



BLOCK 44
LOT 6
N/ F DANIEL HAYNICZ &
KATHLEEN HAYNICZ, H/W
DEED BOOK 5788 PAGE 313

LEGEND

EXISTING	PROPOSED
Lowercase Short Lettering	UPPERCASE, VERTICAL LETTERING
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
5' CONTOUR LINE	5' CONTOUR LINE
SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION	SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION
FENCE LINE	FENCE LINE
WESLEY LINE AND/OR SCAPE BED	WESLEY LINE AND/OR SCAPE BED
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB WITH DEPRESSION CURB	CURB WITH DEPRESSION CURB
SEWALK WITH DETECTOR WARNING SURFACE	SEWALK WITH DETECTOR WARNING SURFACE
STREAM/DITCH/DALE LINE	STREAM/DITCH/DALE LINE
STORM SEWER INLET AND MANHOLE	STORM SEWER INLET AND MANHOLE
STORM SEWER HEADWALL AND FLARED END SECTION	STORM SEWER HEADWALL AND FLARED END SECTION
STORM SEWER CLEANOUT AND ROOF LEADER	STORM SEWER CLEANOUT AND ROOF LEADER
SANITARY SEWER CLEANOUT AND MANHOLE	SANITARY SEWER CLEANOUT AND MANHOLE
SANITARY SEWER LATERAL AND CLEANOUT	SANITARY SEWER LATERAL AND CLEANOUT
SANITARY SEWER FORCE MAIN	SANITARY SEWER FORCE MAIN
WATER MAIN FIRE HYDRANT	WATER MAIN FIRE HYDRANT
WATER LATERAL/VALVE/CURB STOP	WATER LATERAL/VALVE/CURB STOP
GAS MAIN/VALVE/METER	GAS MAIN/VALVE/METER
TELEPHONE LINES/TELEPHONE BOX	TELEPHONE LINES/TELEPHONE BOX
COMMUNICATION LINE/CATV BOX	COMMUNICATION LINE/CATV BOX
ELECTRIC LINE/ELECTRIC BOX	ELECTRIC LINE/ELECTRIC BOX
OVERHEAD/UNDERGROUND ELECTRIC LINES	OVERHEAD/UNDERGROUND ELECTRIC LINES
LIGHT POLE/LIGHT POST/GROUND LIGHT	LIGHT POLE/LIGHT POST/GROUND LIGHT
ROAD/STREET SIGN	ROAD/STREET SIGN
MONUMENT/IRON PIN/IRON PIPE	MONUMENT/IRON PIN/IRON PIPE
FRESH WATER WETLANDS LIMIT LINE	FRESH WATER WETLANDS LIMIT LINE
WETLANDS BUFFER LINE	WETLANDS BUFFER LINE
WETLANDS D-1 NUMBER	WETLANDS D-1 NUMBER
SOIL BOUNDARY	SOIL BOUNDARY
SILT TYPE	SILT TYPE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
INLET PROTECTION	INLET PROTECTION

Local/Regional Planning
Infrastructure Development
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater
Bridges/Highways
Transportation
Environmental
Geotechnical/Dams
Landscape Architecture

1 GENERAL MT 12/06/24

REV DESCRIPTION AUTH DATE

SERIAL NO.

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IF YOU'RE GOING TO DIG, PLEASE CALL
THREE (3) WORKING DAYS NOTICE
811

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0 25 50 100
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ENGINEER LICENSE NUMBER 33051

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WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 444-2000
FAX: (609) 444-2001
CDD OF AUTHORIZATION NO. 28482812320

SHEET NAME
LIGHTING PLAN - DETAIL

PROJECT:
**PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6**

APPLICANT/OWNER:
**JAIBAS REAL ESTATE LLC
MONMOUTH JUNCTION, NJ 08852**

DATE: APRIL 19, 2024
SCALE: 1"=50'

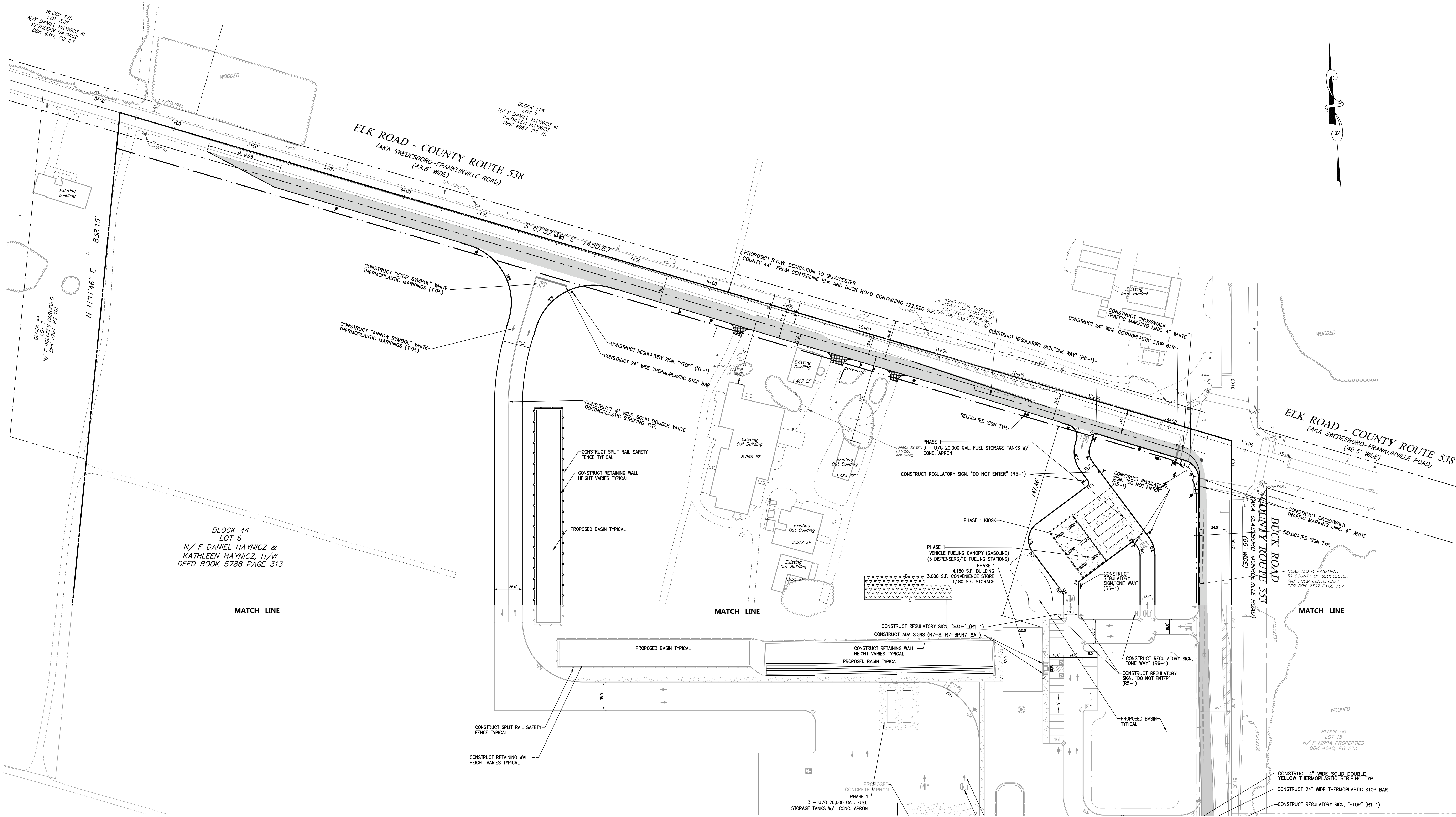
DESIGNED BY: M.T.
DRAWN BY: R.K.Y./R.R.F.
CHECKED BY: M.T.
JOB NUMBER: 2101ELK

PROJECT LOCATION:
**1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY**

ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

SHEET NO.:
15 of 30

P:\Projects\NJCEA - Phillipsburg Office\35101ELK\Map\35101ELK-RTTR-A1.dwg 12/17/2024 4:42:19 PM



1 GENERAL MT 12/06/24
REV DESCRIPTION AUTH DATE

SERIAL NO.
TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, LEAST BE SURE
THAT YOU'VE WORKING DAYS NOTICE
IT'S THE LAW!
Dig Safely.
Know what's below.
Call before you dig.
1-800-255-1000

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL
IMPRESSION, OR COLORED INK SEAL, OF THE
RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED
VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED
FOR THE OWNER, DESIGNATED HEREIN, AND
WITHOUT THE WRITTEN CONSENT OF VAN CLEEF
ENGINEERING ASSOCIATES, INC. NO
RELIANCE ON THIS PLAN FOR ANY PURPOSE
OTHER THAN THAT WHICH IS INTENDED SHALL BE
AT THE SOLE DISCRETION AND LIABILITY OF THE
APPLICABLE PARTY.

Michael Tektories
MICHAEL TEKTORIES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33051

SHEET NAME:
**SIGNAGE STRIPING
PLAN - DETAIL**

PROJECT:
**PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6**

APPLICANT / OWNER:
**JAI&JAS REAL ESTATE LLC
MONMOUTH JUNCTION, NJ 08852**

DATE: APRIL 19, 2024
SCALE: 1"=50'
DESIGNED BY: M.T.
DRAWN BY: R.K.Y. / R.K.F.
CHECKED BY: M.T.
JOB NUMBER: 2101ELK

PROJECT LOCATION:
**1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY**
ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

1 GENERAL WT 12/06/24
REV DESCRIPTION AUTH DATE

SERIAL NO.
TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, PLEASE DIG RIGHT.
THAT'S THE WAY TO SAVE THE DAY.
IT'S THE LAW!
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1-800-275-1000

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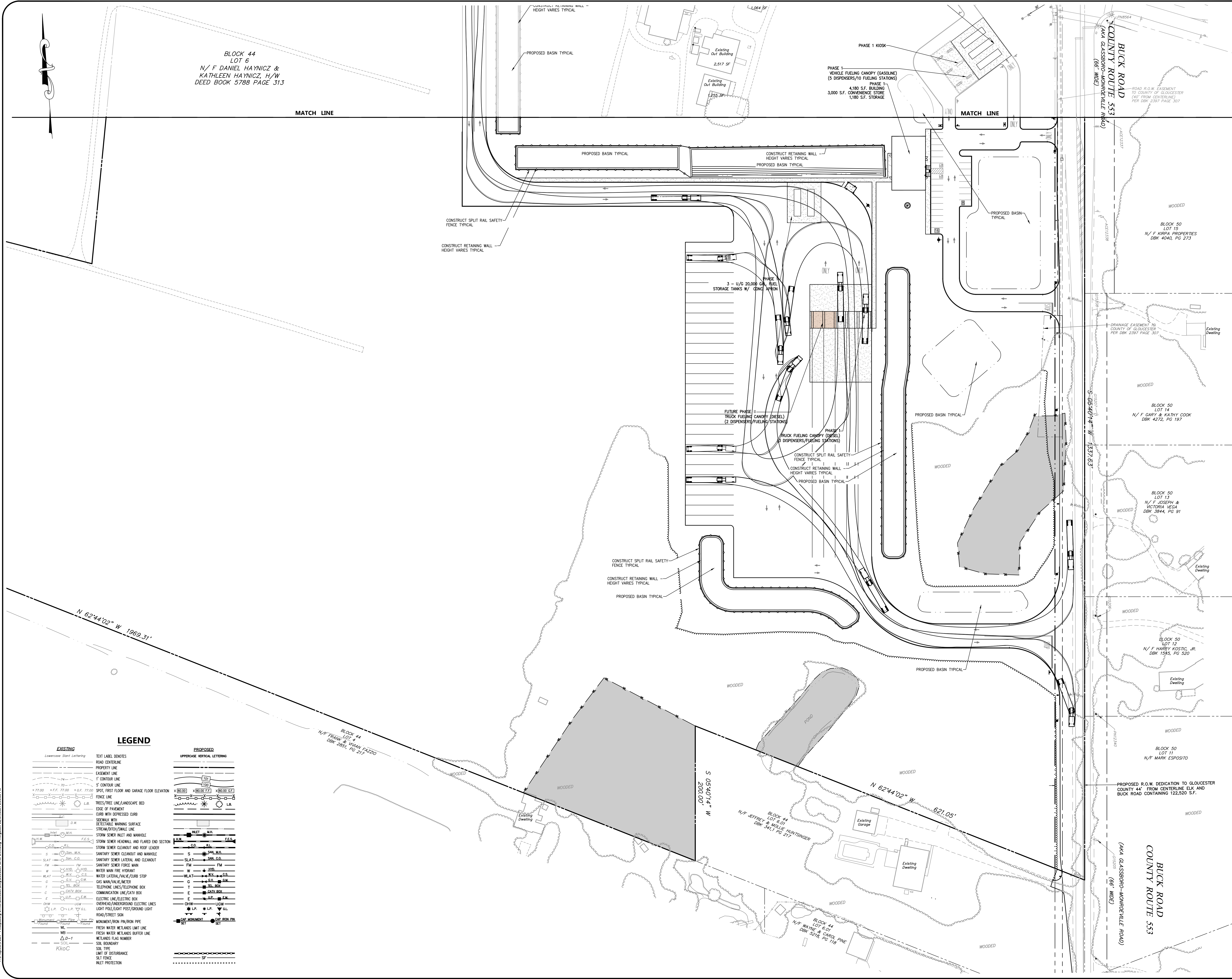
Michael Tektories
MICHAEL TEKTORES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33051

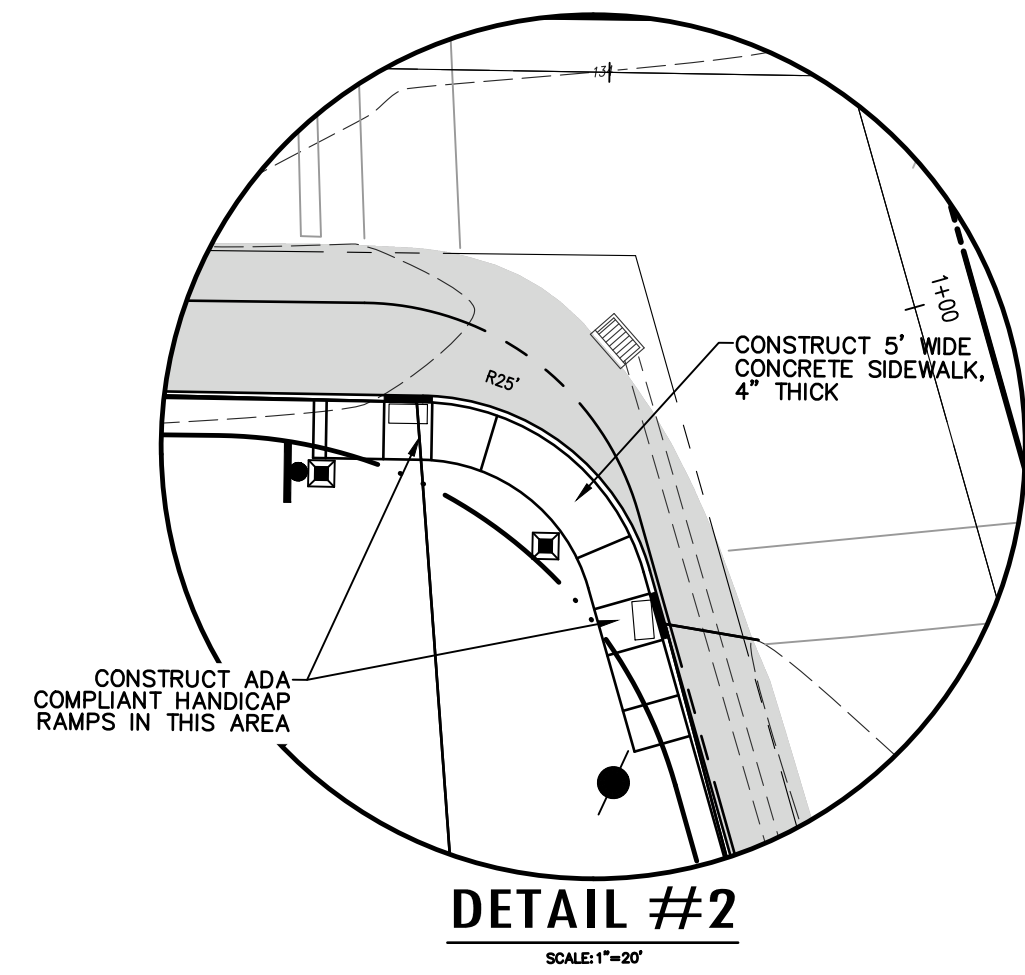
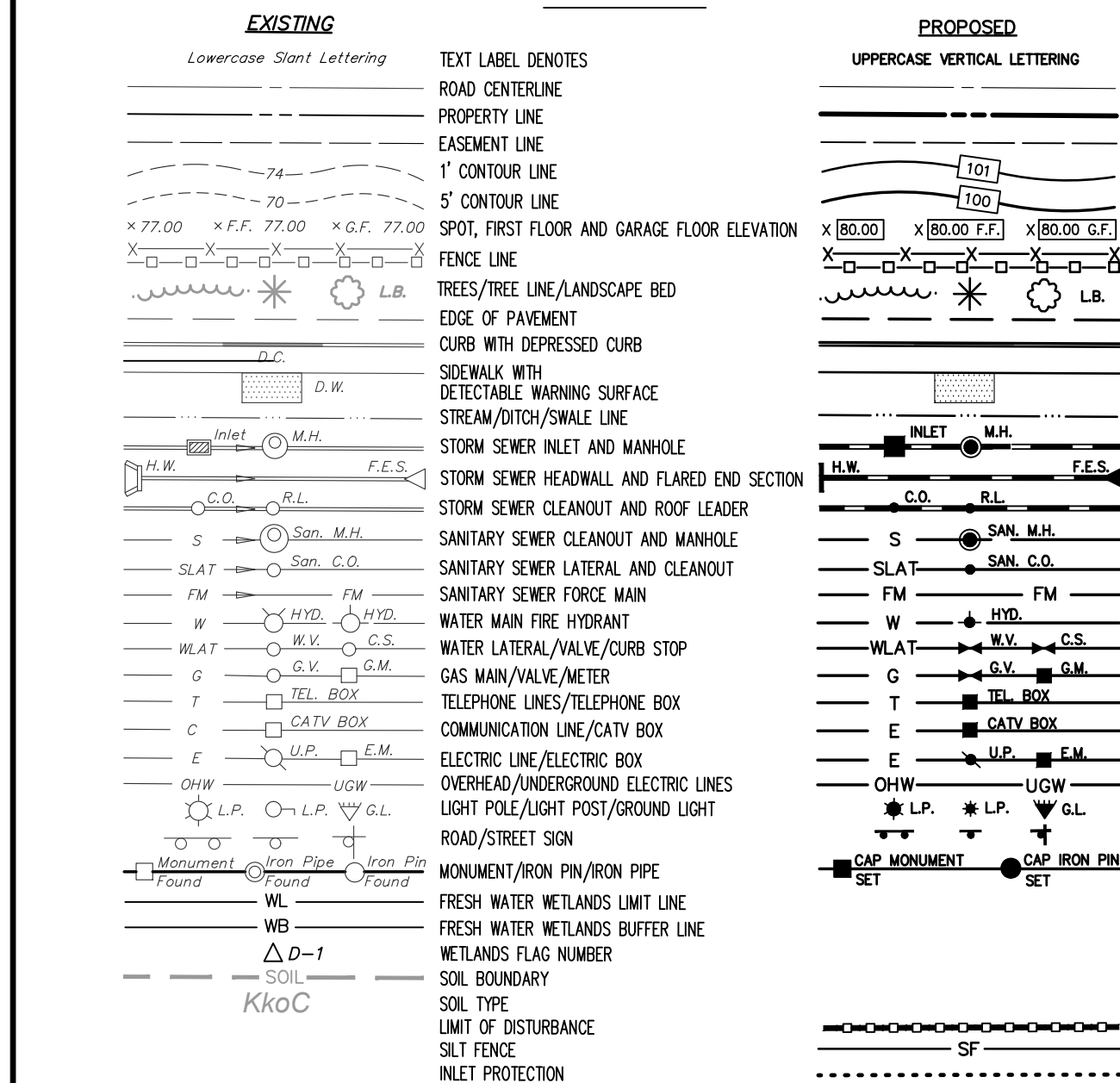
Van Cleef
ENGINEERING WITH FOCUS

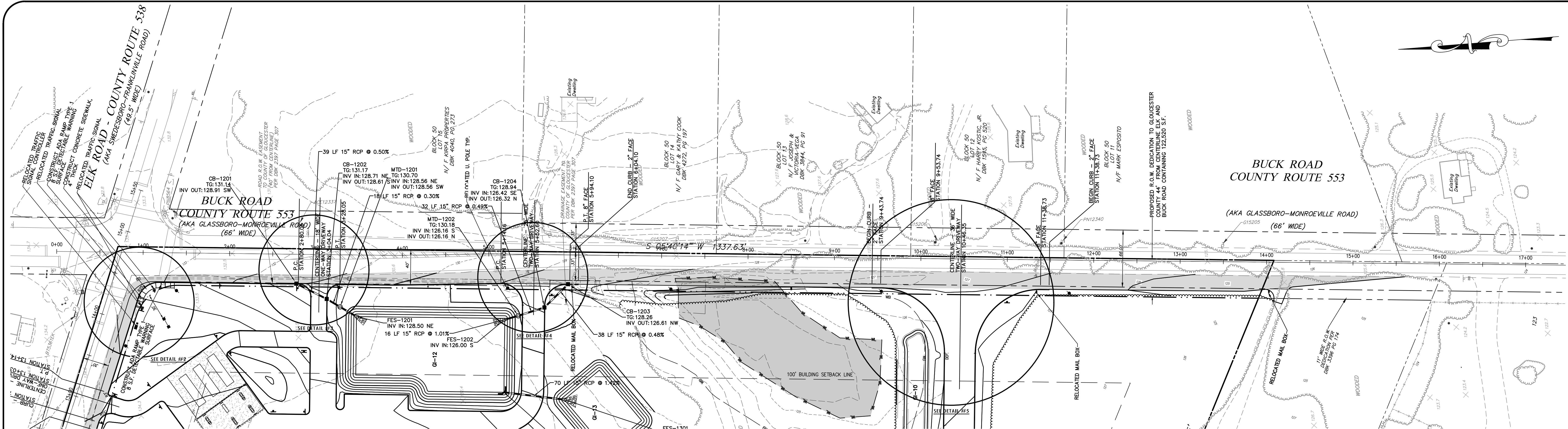
VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONMOUTH HWY., SUITE 110, SHILLINGTON, NJ 08852
WWW.VANCLEFENGINEERING.COM
PHONE: (908) 444-2000
CEN AUTHORIZATION NO. 246A28192300

SHEET NAME: **TRUCK CIRCULATION PLAN - DETAIL**
PROJECT: **PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6**
APPLICANT/OWNER: **JAIRUAS REAL ESTATE LLC
1092 ELK ROAD
MONMOUTH JUNCTION, NJ 08852**
DATE: **APRIL 19, 2024**
SCALE: **1"=50'**
DESIGNED BY: **M.T.**
DRAWN BY: **R.K.Y. / R.R.F.**
CHECKED BY: **M.T.**
JOB NUMBER: **2101ELK**

PROJECT LOCATION:
**1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY**
ZONING DISTRICT: **C-2 HIGHWAY COMMERCIAL**
SHEET NO.: **21 of 30**



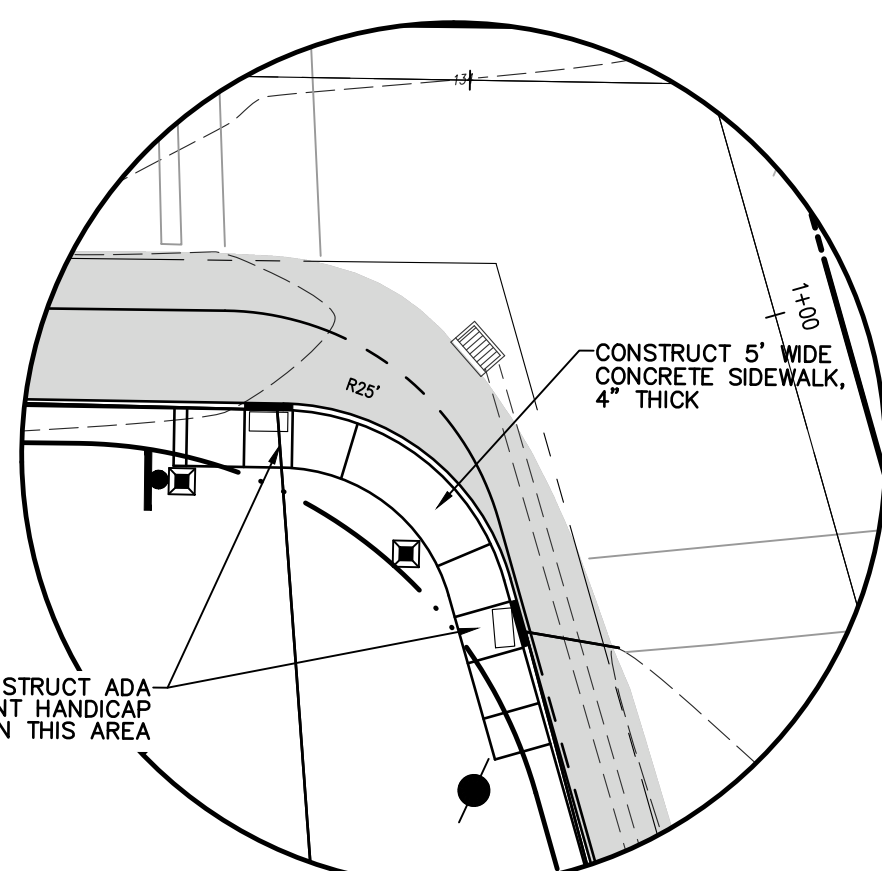




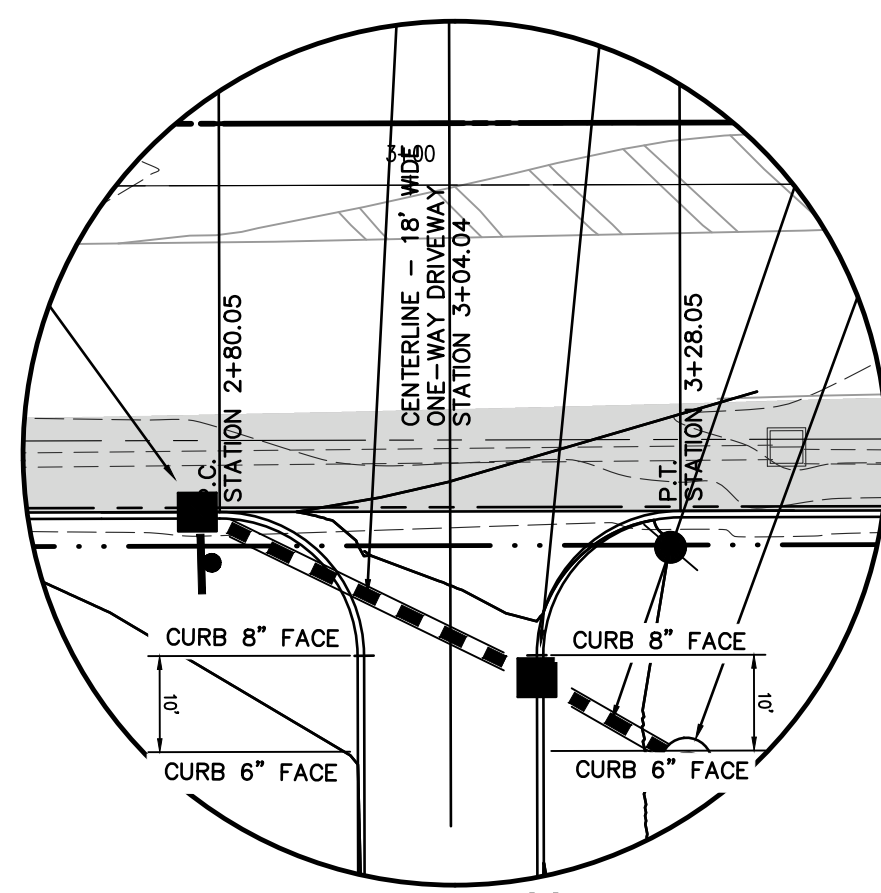
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SCALE: 1"=50'

LEGEND

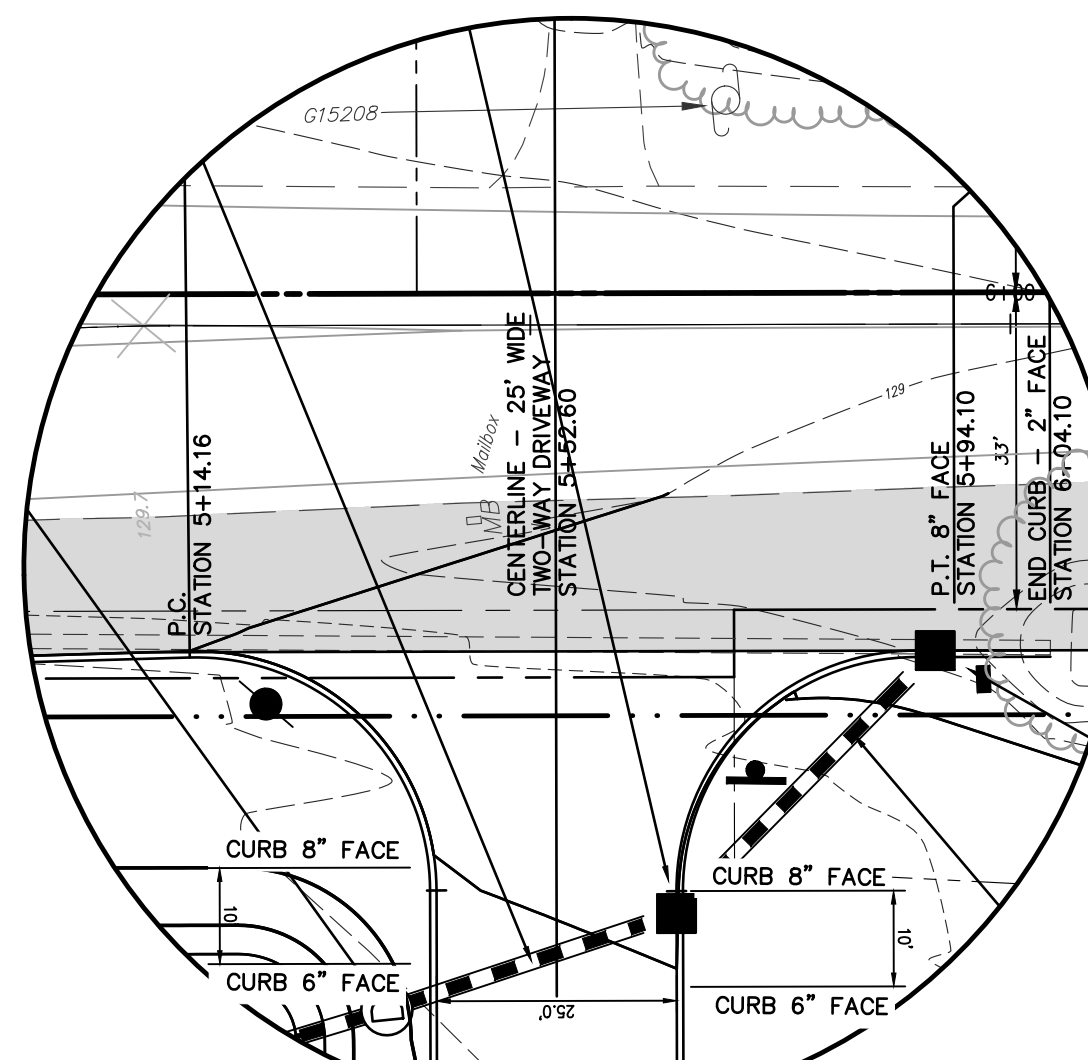
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Lowercase Small Lettering	UPPERCASE Vertical Lettering
ROAD CENTERLINE	ROAD CENTERLINE
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
1" CONTOUR LINE	1" CONTOUR LINE
SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION	SPOT, FIRST FLOOR AND GARAGE FLOOR ELEVATION
FENCE LINE	FENCE LINE
TREES/TREE LINE/LANDSCAPE BED	TREES/TREE LINE/LANDSCAPE BED
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB WITH EXPRESSED CURB	CURB WITH EXPRESSED CURB
SEWALK WITH DETECTABLE WARNING SURFACE	SEWALK WITH DETECTABLE WARNING SURFACE
STORM DITCH/DRAINAGE LINE	STORM DITCH/DRAINAGE LINE
STORM SEWER INLET AND MANHOLE	STORM SEWER INLET AND MANHOLE
STORM SEWER HEADWALL AND FLARED END SECTION	STORM SEWER HEADWALL AND FLARED END SECTION
SANITARY SEWER CLEANOUT AND ROOF LEADER	SANITARY SEWER CLEANOUT AND ROOF LEADER
SANITARY SEWER LATERAL AND CLEANOUT	SANITARY SEWER LATERAL AND CLEANOUT
SANITARY SEWER FORCE MAIN	SANITARY SEWER FORCE MAIN
WATER MAIN FIRE HYDRANT	WATER MAIN FIRE HYDRANT
WATER LATERAL/VALVE/CURB STOP	WATER LATERAL/VALVE/CURB STOP
GAS MAIN/VALVE/METER	GAS MAIN/VALVE/METER
TELEPHONE LINES/TELEPHONE BOX	TELEPHONE LINES/TELEPHONE BOX
COMMUNICATION LINE/CATV BOX	COMMUNICATION LINE/CATV BOX
ELECTRIC LINE/ELECTRIC BOX	ELECTRIC LINE/ELECTRIC BOX
OVERHEAD/UNDERGROUND ELECTRIC LINES	OVERHEAD/UNDERGROUND ELECTRIC LINES
LIGHT POLE/LIGHT POST/GROUND LIGHT	LIGHT POLE/LIGHT POST/GROUND LIGHT
ROAD/STREET SIGN	ROAD/STREET SIGN
MONUMENT/IRON PIN/IRON PIPE	MONUMENT/IRON PIN/IRON PIPE
FRESH WATER WETLANDS LIMIT LINE	FRESH WATER WETLANDS LIMIT LINE
FRESH WATER WETLANDS BUFFER LINE	FRESH WATER WETLANDS BUFFER LINE
WETLANDS FLAG NUMBER	WETLANDS FLAG NUMBER
SOIL BOUNDARY	SOIL BOUNDARY
SOIL TYPE	SOIL TYPE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SET FENCE	SET FENCE
INLET PROTECTION	INLET PROTECTION



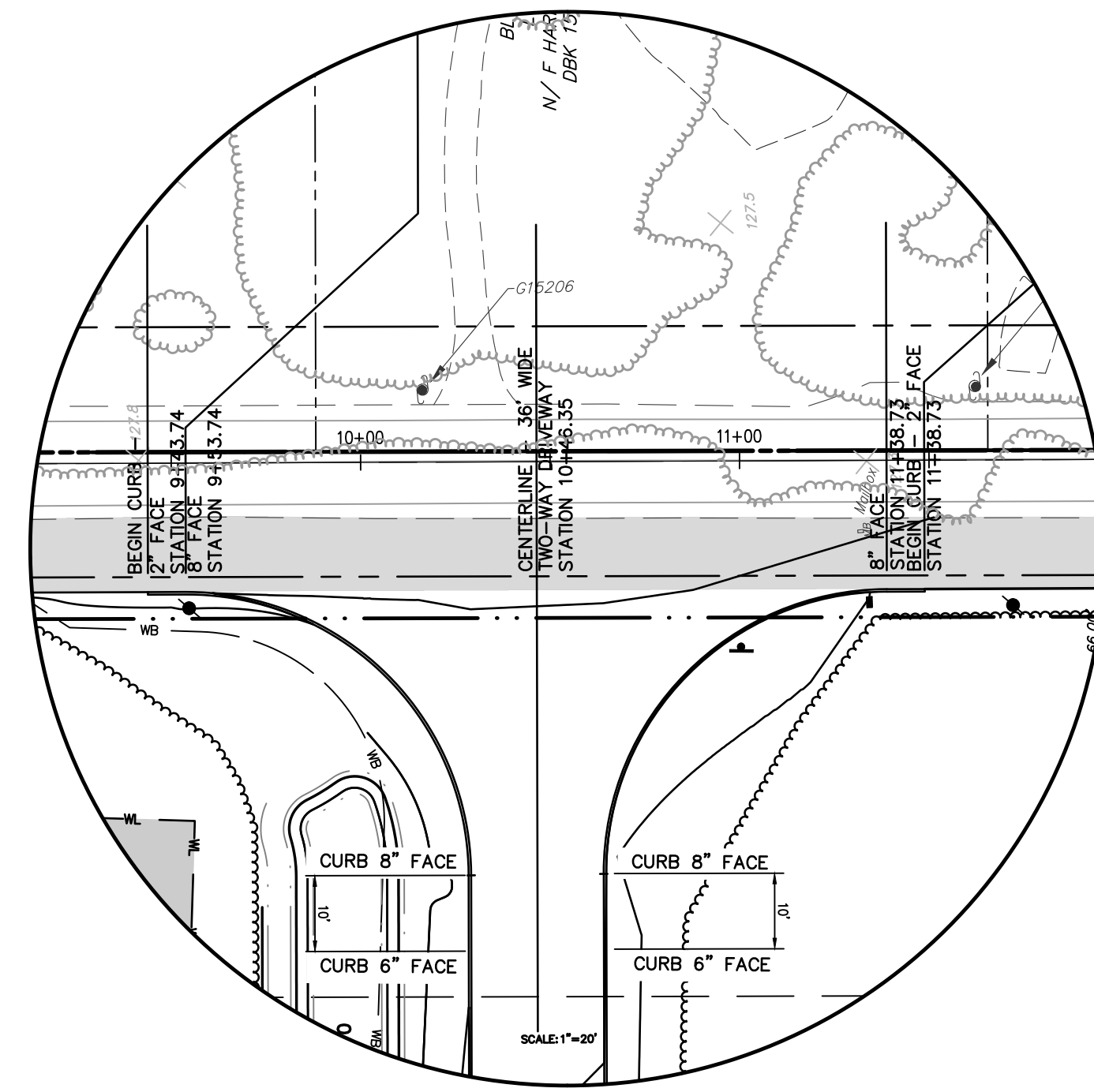
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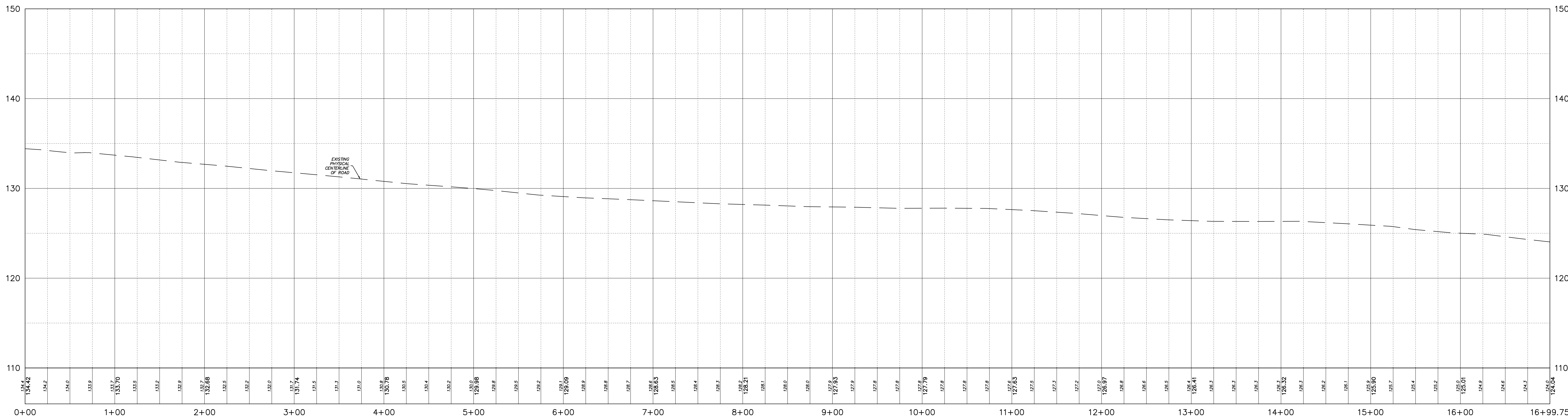
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SCALE: 1"=20'



DETAIL #4
SCALE: 1"=20'



DETAIL #5
SCALE: 1"=20'



BUCK ROAD PROFILE
SCALE: 1"=20'

1 GENERAL
REV DESCRIPTION
AUTH DATE

SERIAL NO.
TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, CALL 811
THREE (3) WORKING DAYS NOTICE
811
IT'S THE LAW!
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Call before you dig
1-800-255-1000

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL
APPROVED, OR COLORED INK SEAL OF THE
RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED
VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED
FOR THE COMMISSIONED PROJECT. ANY
REVISIONS, ADDITIONS, OR DELETIONS
WITHOUT THE WRITTEN CONSENT OF VAN CLEEF
ENGINEERING ASSOCIATES, INC. IS PROHIBITED.
RELIANCE ON THIS PLAN FOR ANY PURPOSE
OTHER THAN THAT WHICH IS INTENDED SHALL BE
AT THE SOLE DISCRETION AND LIABILITY OF THE
APPLICABLE PARTY.

MICHAEL TEKTORES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33951

PROJECT NAME
PROJECT:
PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6

APPLICANT/OWNER:
JAIR&JAS REAL ESTATE LLC
15 POINT COURT
MONMOUTH JUNCTION, NJ 08852

DATE: APRIL 19, 2024
SCALE: AS NOTED

DESIGNED BY: M.T.
DRAWN BY: R.K.V. / R.R.F.
CHECKED BY: M.T.
JOB NUMBER: 2101ELK

PROJECT LOCATION:
1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY
ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

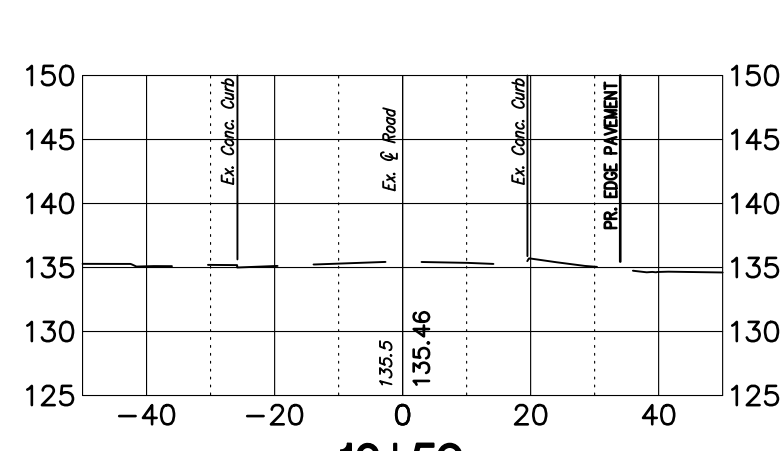
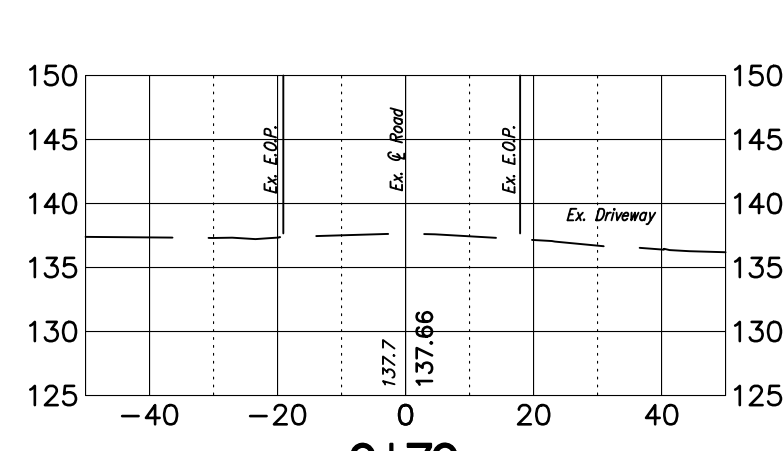
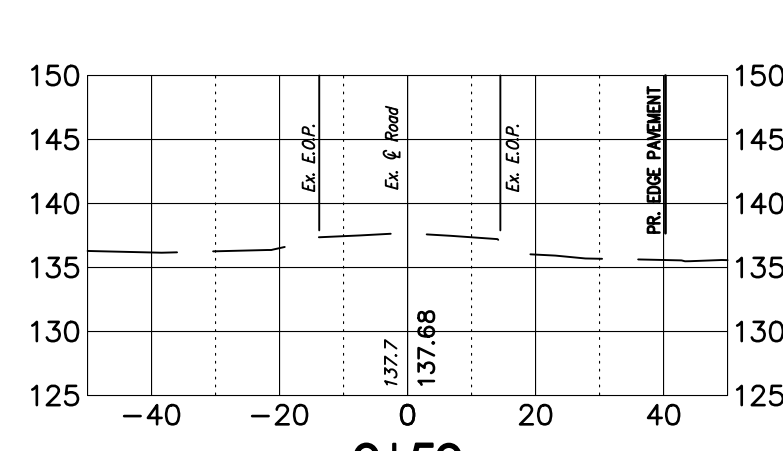
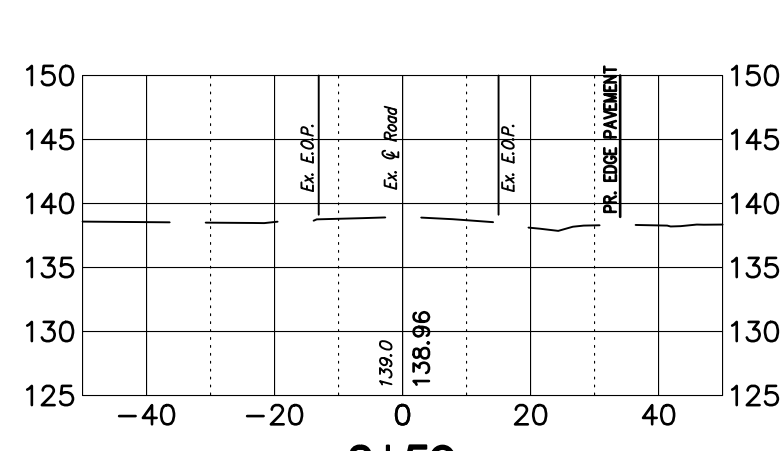
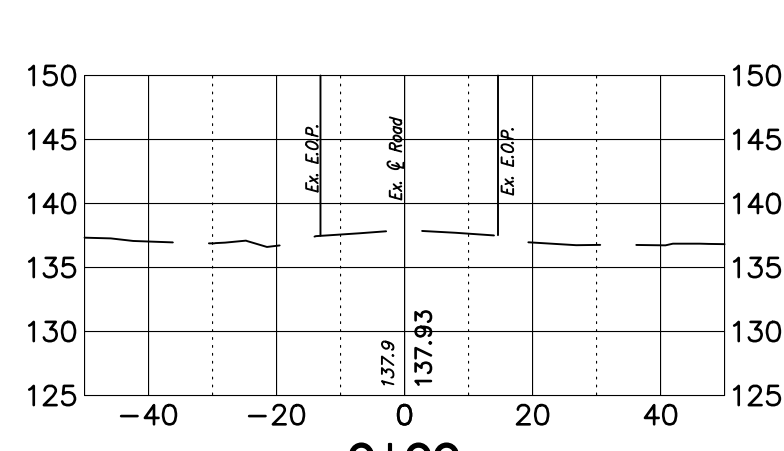
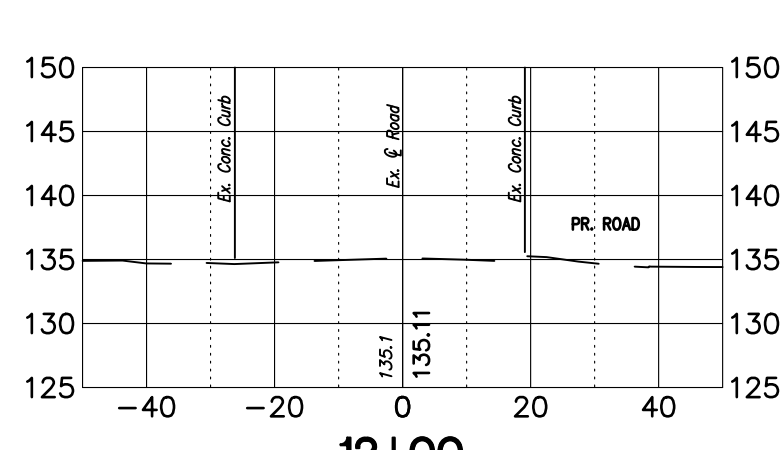
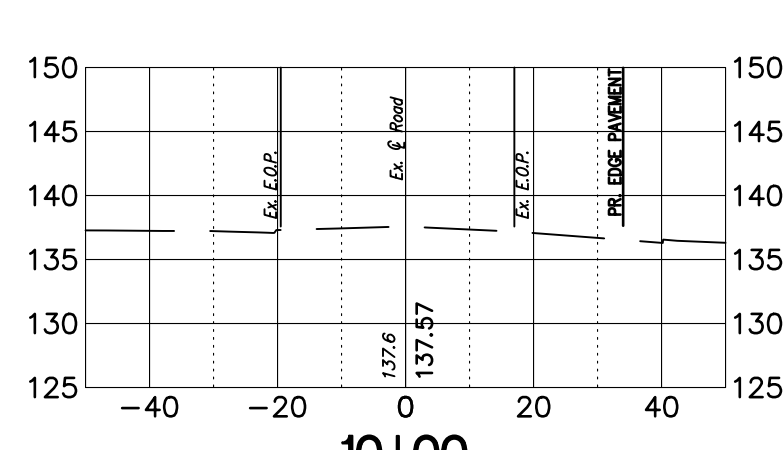
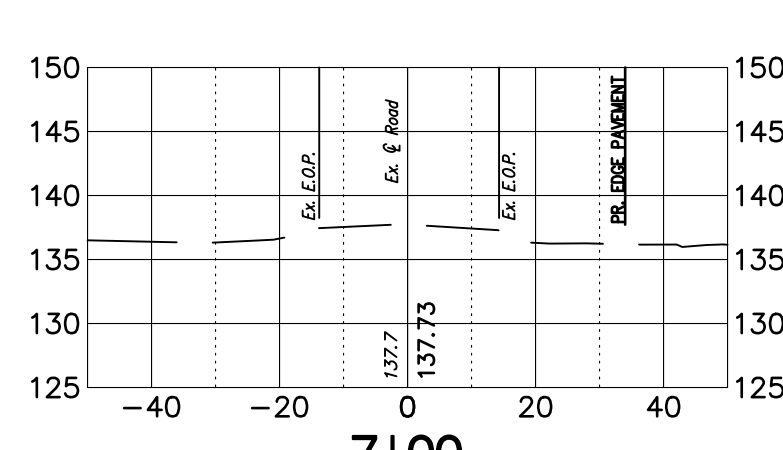
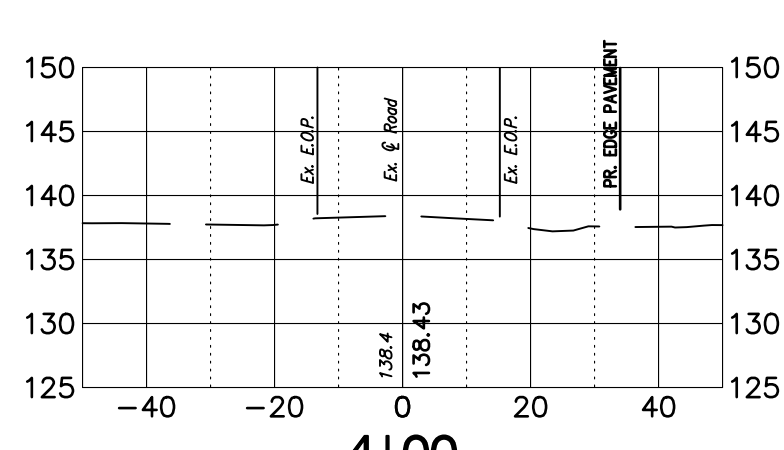
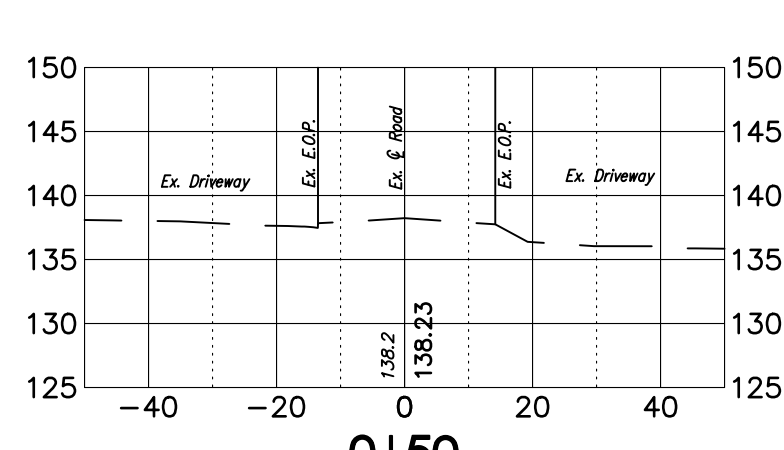
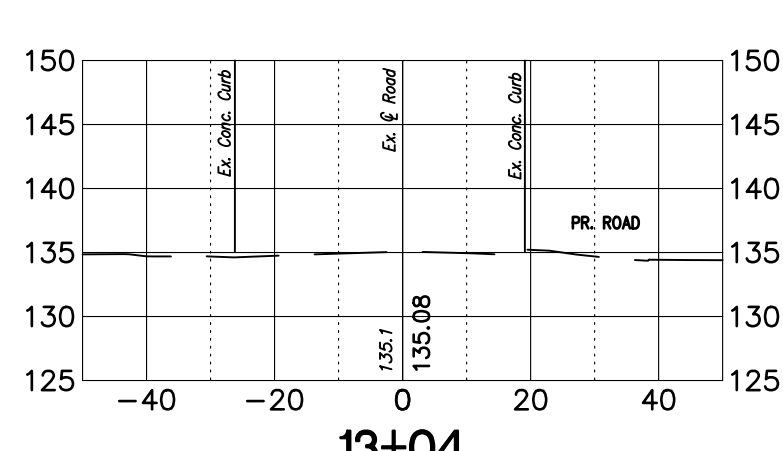
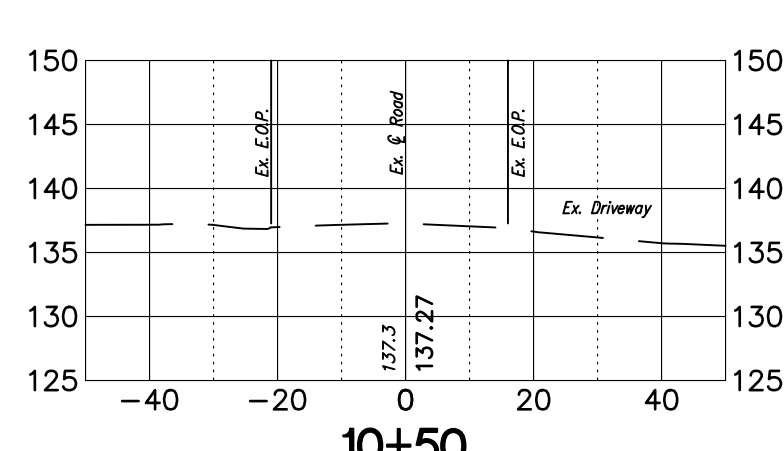
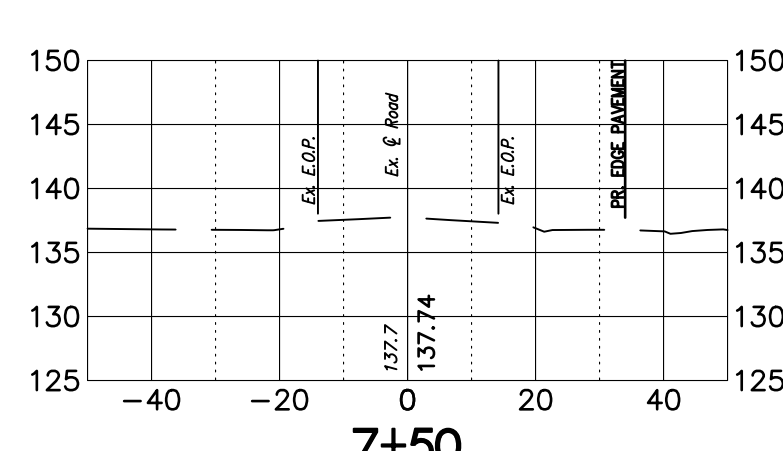
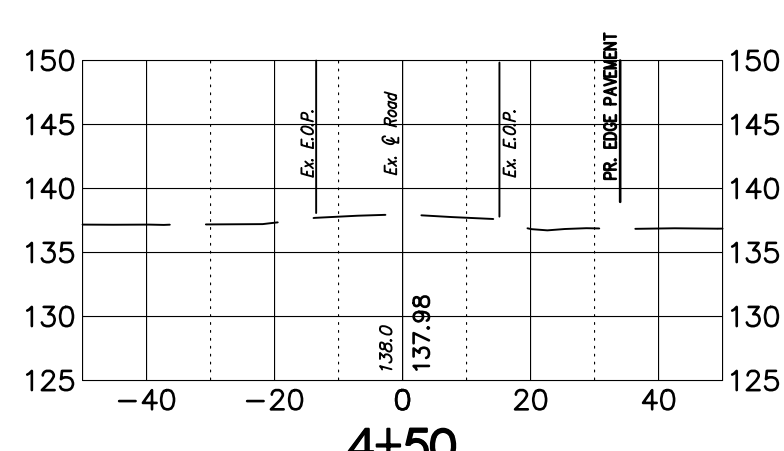
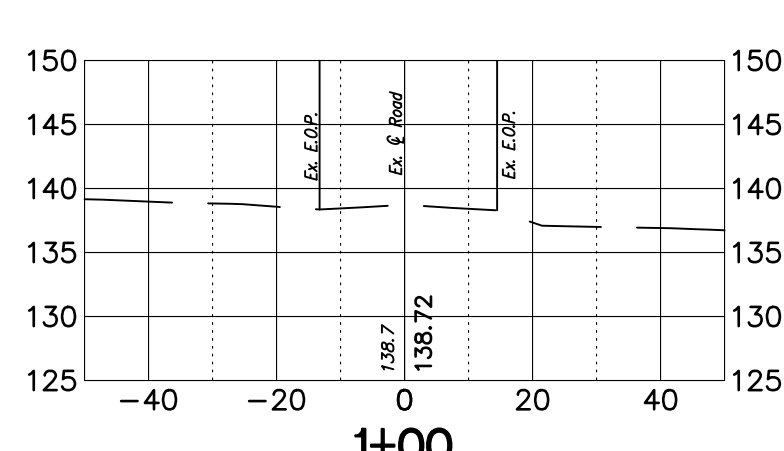
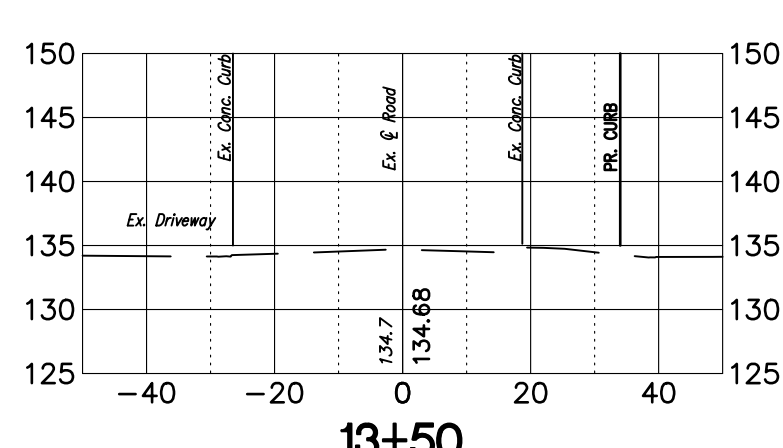
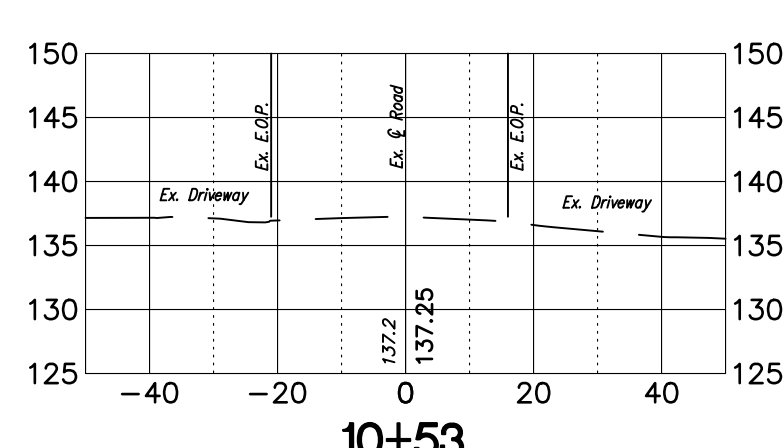
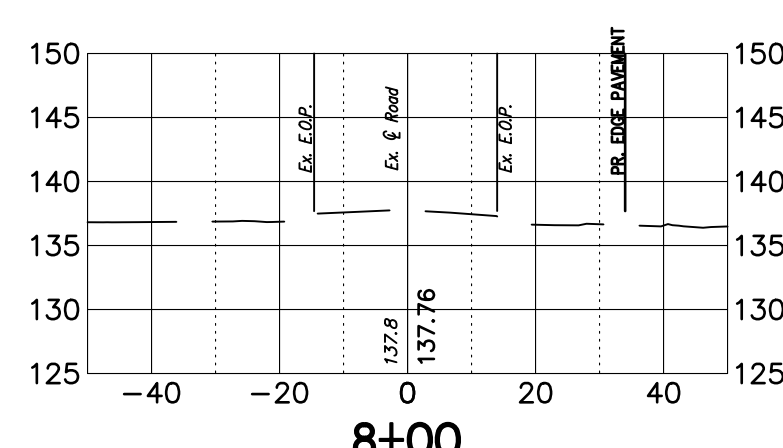
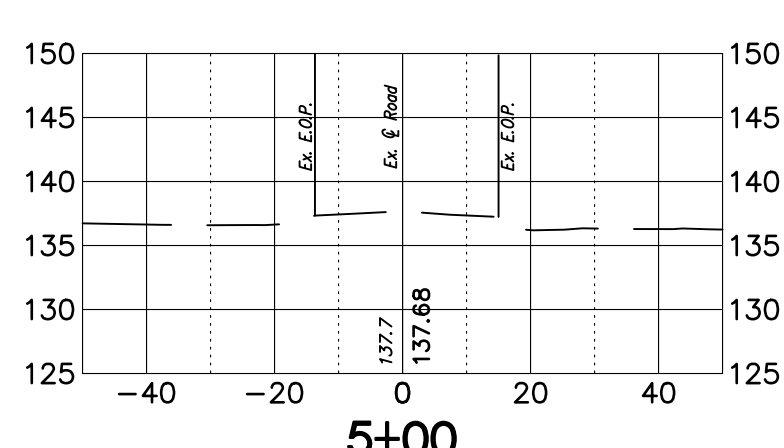
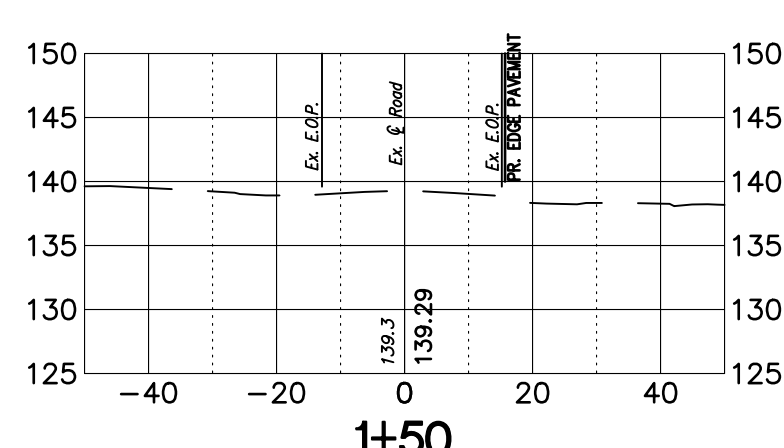
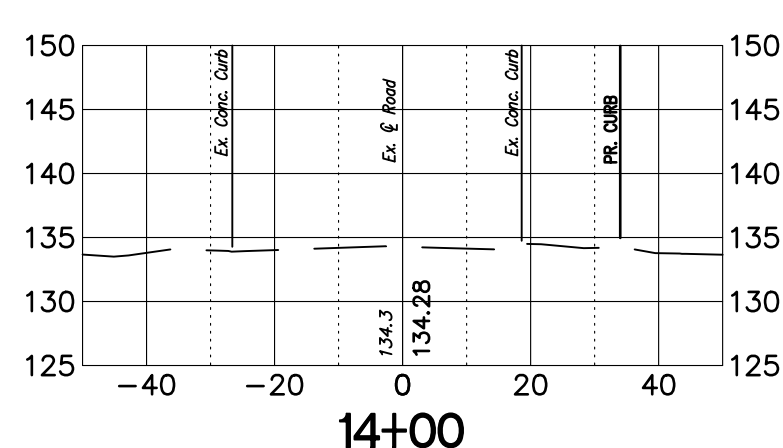
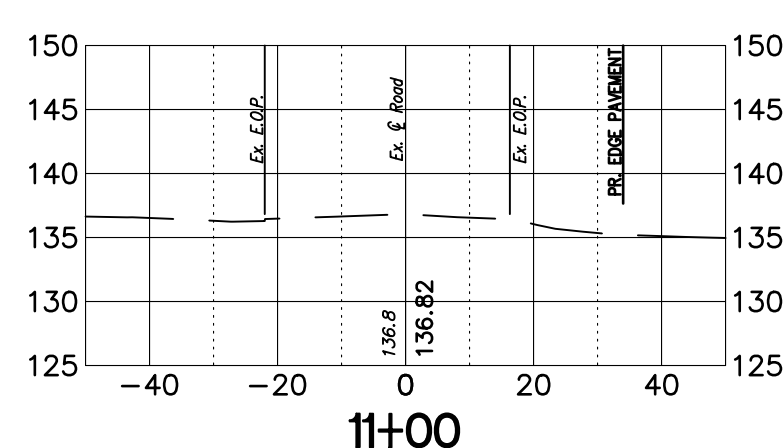
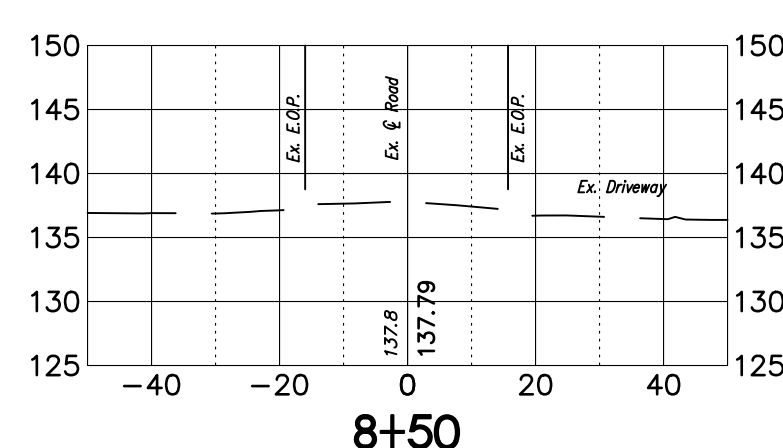
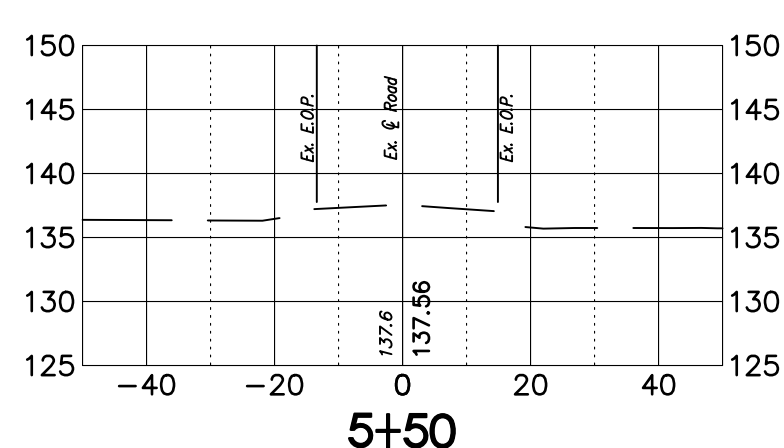
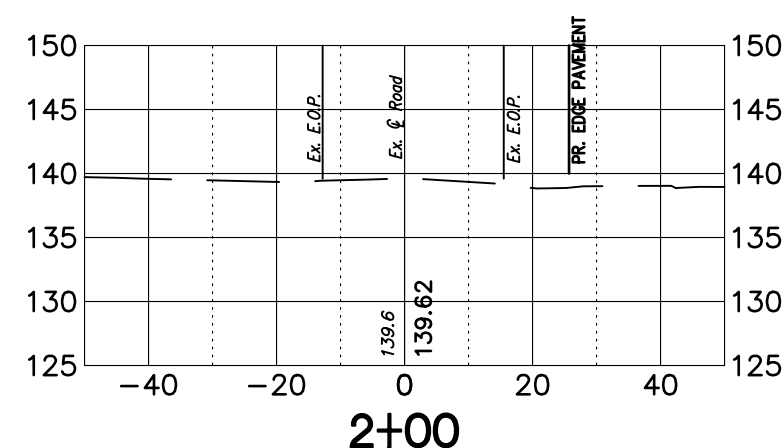
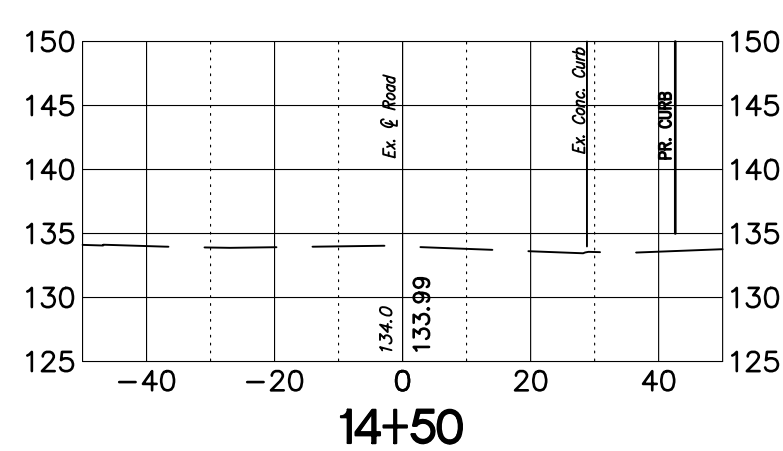
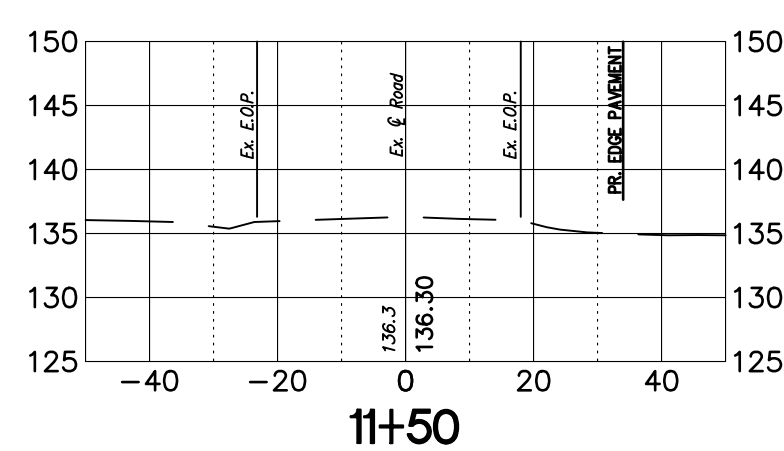
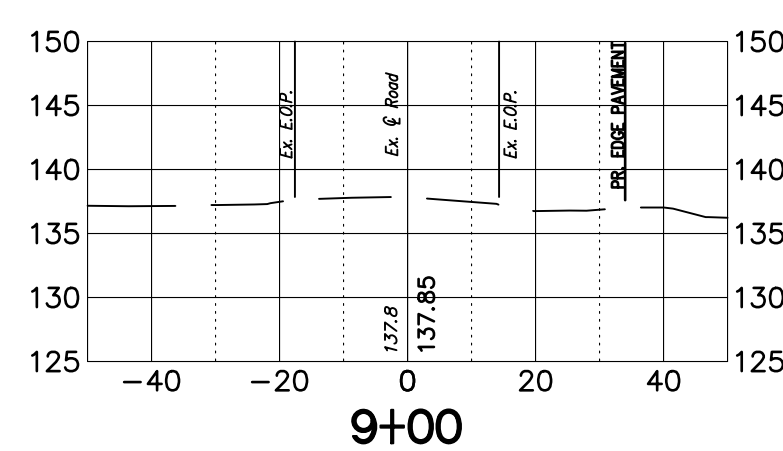
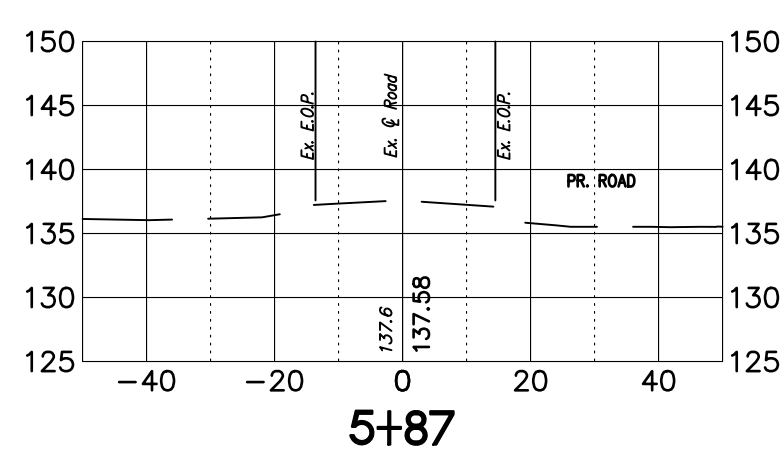
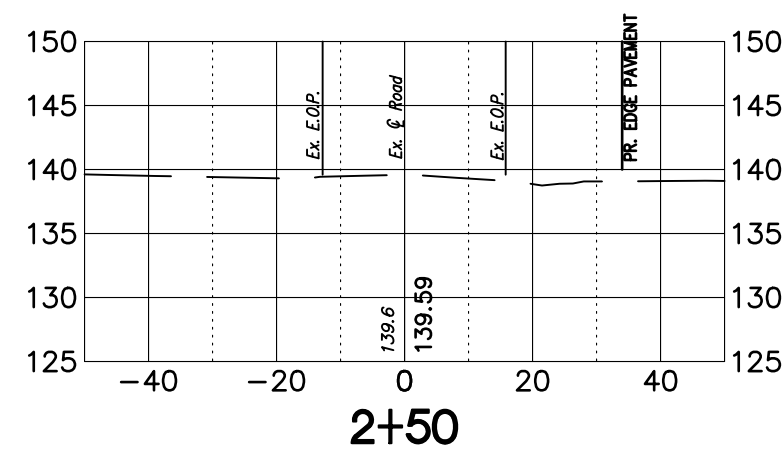
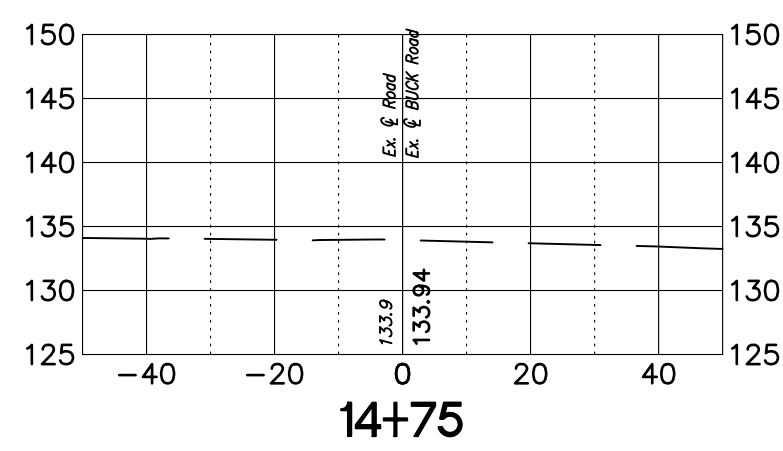
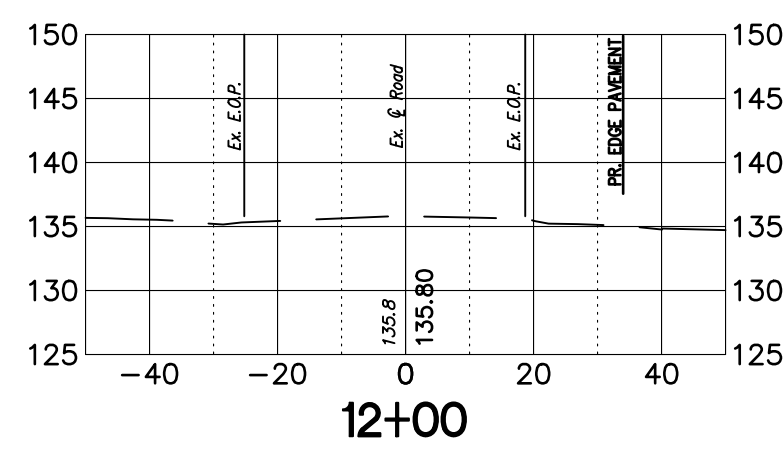
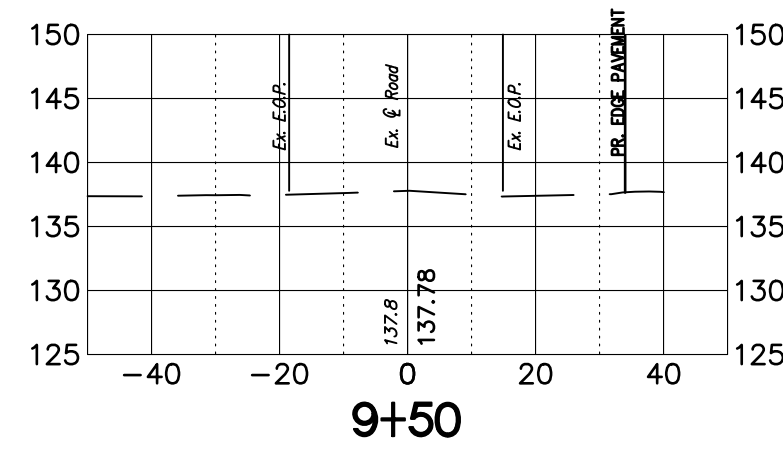
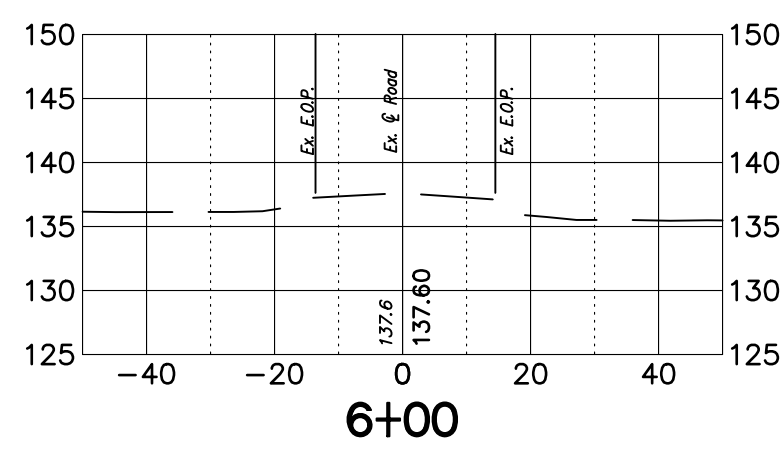
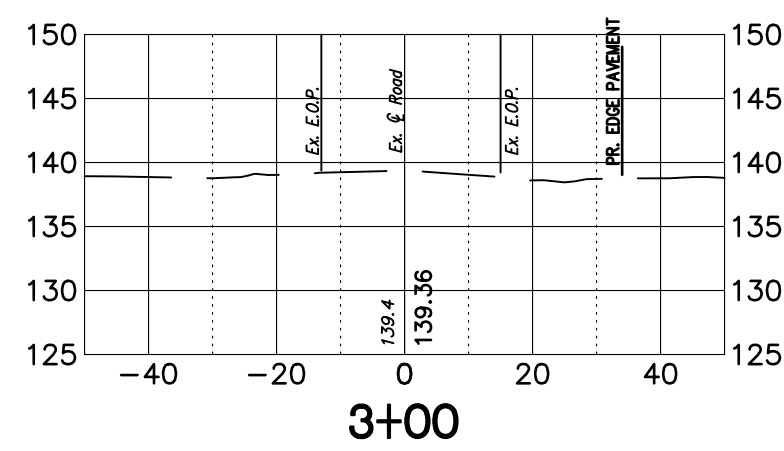
SHEET NO.: 23 OF 30

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONROVIA HWY, SUITE 110, PHILADELPHIA, NJ 08106
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (215) 464-2000
CDE AUTHORIZATION NO. 260428192300

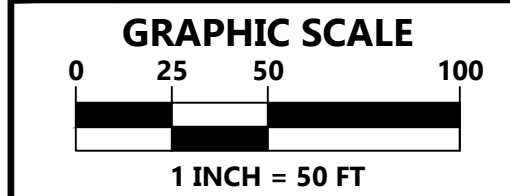
Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MONROVIA HWY, SUITE 110, PHILADELPHIA, NJ 08106
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (215) 464-2000
CDE AUTHORIZATION NO. 260428192300



REV	DESCRIPTION	AUTH	DATE
1	GENERAL	WT	12/06/24

SERIAL NO. _____



PLAN NOTATION
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Michael Textores
MICHAEL TEXTORES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33951



VAN CLEEF ENGINEERING ASSOCIATES, LLC
775 MINORIAL PKWY, SUITE 110, PHILADELPHIA, NJ 08060
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (215) 464-3800
CENR AUTHORIZATION NO. 240428192300

SHEET NAME:

**ELK ROAD
CROSS SECTIONS**

PROJECT:
**PRELIMINARY SITE PLAN
PHASE 1
BLOCK 44, LOT 6**

APPLICANT / OWNER:

**JAISUJAS REAL ESTATE LLC
16 POINT COURT
MONMOUTH JUNCTION, NJ 08852**

DATE: APRIL 19, 2024

SCALE: HORIZ. 1"=30'

DESIGNED BY: M.T.

DRAWN BY: R.K.Y. / R.K.F.

CHECKED BY: M.T.

JOB NUMBER: 2101ELK

PROJECT LOCATION:
**1092 ELK ROAD
BLOCK 44, LOT 6 TAX SHEET 25
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY**

ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL

SHEET NO:

24 of 30

MANAGEMENT OF HIGH ACID PRODUCING SOILS

Where Applicable

This practice is applicable to any high acid-producing soil materials. Such materials have been found in the Coastal Plain areas of Burlington, Camden, Cumberland, Gloucester, Mercer, Middlesex, Monmouth, Ocean, Salem and Somerset Counties.

Methods and Materials

1. Limit the excavation area and exposure time when high acid-producing soils are encountered.
2. Topsoil stripped from the site shall be stored separately from temporarily stockpiled high acid-producing soils.
3. Stockpiles of high acid-producing soil should be located on level land to minimize its movement, especially when this material has a high clay content.
4. Temporarily stockpiled high acid-producing soil material to be stored more than 48 hours should be covered with properly anchored, heavy grade sheets of polyethylene where possible. If not possible, stockpiles shall be covered with a minimum of 3 to 6 inches of straw or chips to minimize erosion of the stockpile. Soil tests shall be taken on the slope to control movement of the stockpiled material. Topsoil shall not be applied to the stockpiles to prevent soil contamination with high acid-producing soils.
5. High acid-producing soils with a pH of 4.0 or less or containing iron sulfide shall be removed from cuts or (excavated areas) shall be ultimately placed or buried with limestone applied at the rate of 10 tons per acre (450 pounds per 1,000 square feet) or more (see Table 4-3) and covered with a minimum of 12 inches of settled soil with a pH of 5.0 or more except as follows:
- a. Areas where trees or shrubs are to be planted shall be covered with a minimum of 24 inches of soil with a pH of 5 or more.
- b. Disposal areas shall not be located with 24 inches of any surface of a slope or bank, such as berms, stream banks, ditches, and others, to prevent potential leaching seepage damages.
6. Equipment used for movement of high acid-producing soils should be cleaned at the end of each day to prevent spreading of high acid-producing soil material to other parts of the site, into streams or stormwater conveyances, and to protect machinery from accelerated rusting.
7. Non-vegetative erosion control practices (stone tracking pads, strategically placed limestone check dams, sediment basins, etc.) should be installed to limit the movement of high acid-producing soils from, around, or off the site.
8. Following burial or removal of high acid-producing soils, topsoiling and seeding of the site (see Temporary Vegetative Cover for Soil Stabilization, Permanent Vegetative Cover for Soil Stabilization, and Topsoiling), mulching must continue for a minimum of 6 months to ensure there is adequate stabilization and that no high acid-producing soil problems emerge. If problems still exist, the affected area must be treated as indicated above to correct the problem.

MAINTAINING VEGETATION

Methods and Materials

A preventive maintenance program anticipates requirements and accomplishes work when it can be done with least effort and expense to the landowner and the public.

Maintenance should occur on a regular basis, consistent with favorable plant growth, soil, and climatic conditions. This involves regular seasonal work for mowing, fertilizing, liming, weeding, pruning, fire control, and pest control.

The degree of preventive maintenance needed depends upon the type of vegetation and its proposed function or use.

1. Mowing is a recurring practice and its intensity depends upon the function of the ground cover. On high to moderate (A to B) maintenance areas, such as lawns, certain recreation fields, and picnic areas, mowing will be frequent (2 to 7 day intervals) and typically at a height of 2.5 to 3 inches. Return clipping mowing (to the turf) is preferred over a mulch to reduce the amount of fertilizer needed to maintain the turf by as much as 50%. Some turf mixtures can be managed as naturalized lawns requiring only one (cool season mixtures) or two (warm season mixtures) mowings per year. Mowing of golf courses should be done at heights no less than 4 inches and should not be done between April 1st and July 1st to avoid disturbing ground nesting birds. The large amount of clipping debris generated by mowing naturalized areas will need to be removed and/or dispersed in a vegetated area.
2. Fertilizing of naturalized areas will be determined by soil testing every 2 to 3 years. Fertilization should be increased the need for liming. Contact the local county extension office for details on soil testing and fertilization and pest control recommendations online at <http://njpest.rutgers.edu/courty/>.
3. Fertilization and additions of other soil amendments are not recommended for managing native vegetation such as in the Pinelands National Reserve. See the Standard for Permanent Vegetative Stabilization for specific requirements in the PNR.
4. Weed invasion may result from mowing and/or disturbance of vegetation. Many newly established grasses will not survive if mowed at heights below 2.5 inches and at intervals greater than 7 days. Brush invasion is a common consequence of lack of mowing. The amount of weeds or brush that can be tolerated in any vegetated area depends upon the intended use of the land. Driveway ways are subject to rapid infestation with weeds and brush. Weeds and brush should be controlled by hand weeding or by herbicide use. Efficiency of control of weeds or brush is accomplished by using herbicides or mechanical weeding.
5. Fire hazard is greater where dry vegetation has accumulated. Remove the vegetation, the greater the hazard.
6. Remove trees and shrubs to remove dead or damaged branches. Remove undesirable or invasive plants to maintain integrity of the landscape and enhance quality of permanent vegetation cover.

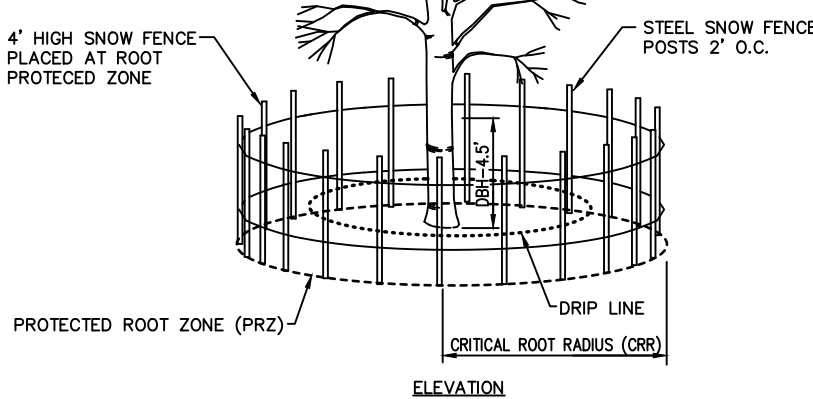
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Methods and Materials

1. Site Preparation
a. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.
b. Immediately prior to seeding and topsoiling, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.
c. Topsoil should be handled to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.
d. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 24.
2. Seeded Preparation
a. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firm, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample materials are available from the local Rutgers Cooperative Extension offices (<http://njpest.rutgers.edu/courty/>). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water-soluble nitrogen unless a soil test indicates otherwise. Fertilizer shall be incorporated into the surface 4 inches. If fertilizer is not available, apply one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.
3. Work line and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrow should be in the same operation should be on the general contour. Continue liming until a reasonable uniform seedbed is prepared.
4. High acid-producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seeded preparation. See Standard for Management of High Acid-Producing Soils for specific requirements.
5. Seeding
a. Select a mixture from Table 4-3 or use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed application shall have been tested and approved by the Soil Conservation District. No seed shall be accepted with a germination test date more than 12 months after date of seed.
6. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover with the specified seed mixture. Time is of the essence. Organic matter content of 2.5% percent. Organic matter content may be raised by additives.
7. Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85°F and above. See Table 4-3 mixtures 1 to 7. Planting rates for warm-season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.
8. Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 80°F. Many grasses become active at 65°F. See Table 4-3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of PLS is not required for cool season grasses.
9. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or coulter seeder. Except for drilled, hydroseeded or coulterseeded seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse-textured soils.
10. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore copollarity, and improve seedling emergence. When the preparation is completed as performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.
11. Hydroseeding is a broadcast seeding method usually involving a truck, or trailer-mounted tank, with an application system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short-fibered mulch may be applied with a no-preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. When poor seed to soil contact occurs, there is a reduced seed germination and growth.
12. Mulching
a. Mulching is required on all seeding. Mulch will protect against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed complete with this mulching requirement. A Straw or Hay, Unrotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimp is used instead of a liquid mulch-binder (adhesive or additive agent), the rate of application is 3 tons per acre. Mulch chopper-blenders must not grind the mulch. Hay or straw application rates must be 3 tons per acre. No tackifiers or adhesive agent is required.
13. Liquid Mulch-Binders – May be used to anchor soil or straw mulch. The rate of application is 3 tons per acre. Mulch chopper-blenders must not grind the mulch. Hay or straw application rates must be 3 tons per acre. No tackifiers or adhesive agent is required.
14. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of knolls. The remainder of the area should be uniform in appearance.
15. Use one of the following:
(1) Organic and Vegetable Based Binders – Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel will be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Vegetable based gels shall be applied to mulch uniformly by hand or mechanically so that at least 80% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs:
a. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
b. Mulch Nettings – Staple paper, jute, cotton, or plastic netting to the soil surface. Use a degradable netting in areas to be mowed.
c. Crimper (mulch anchoring tool) – A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it. Do not use on short fibered mulch. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch application rates must be 3 tons per acre. No tackifiers or adhesive agent is required.
16. Liquid Mulch-Binders – May be used to anchor soil or straw mulch. The rate of application is 3 tons per acre. Mulch chopper-blenders must not grind the mulch. Hay or straw application rates must be 3 tons per acre. No tackifiers or adhesive agent is required.
17. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of knolls. The remainder of the area should be uniform in appearance.
18. Use one of the following:
(1) Organic and Vegetable Based Binders – Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel will be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Vegetable based gels shall be applied to mulch uniformly by hand or mechanically so that at least 80% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs:
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19. Liquid Mulch-Binders – May be used to anchor soil or straw mulch. The rate of application is 3 tons per acre. Mulch chopper-blenders must not grind the mulch. Hay or straw application rates must be 3 tons per acre. No tackifiers or adhesive agent is required.
20. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of knolls. The remainder of the area should be uniform in appearance.
21. Use one of the following:
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a. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
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c. Crimper (mulch anchoring tool) – A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it. Do not use on short fibered mulch. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch application rates must be 3 tons per acre. No tackifiers or adhesive agent is required.
49. Liquid Mulch-Binders – May be used to anchor soil or straw mulch. The rate of application is 3 tons per acre. Mulch chopper-blenders must not grind the mulch. Hay or straw application rates must be 3 tons per acre. No tackifiers or adhesive agent is required.
50. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of knolls. The remainder of the area should be uniform in appearance.
51. Use one of the following:
(1) Organic and Vegetable Based Binders – Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel will be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Vegetable based gels shall be applied to mulch uniformly by hand or mechanically so that at least 80% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs:
a. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
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64. Liquid Mulch-Binders – May be used to anchor soil or straw mulch. The rate of application is 3 tons per acre. Mulch chopper-blenders must not grind the mulch. Hay or straw application rates must be 3 tons per acre. No tack

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

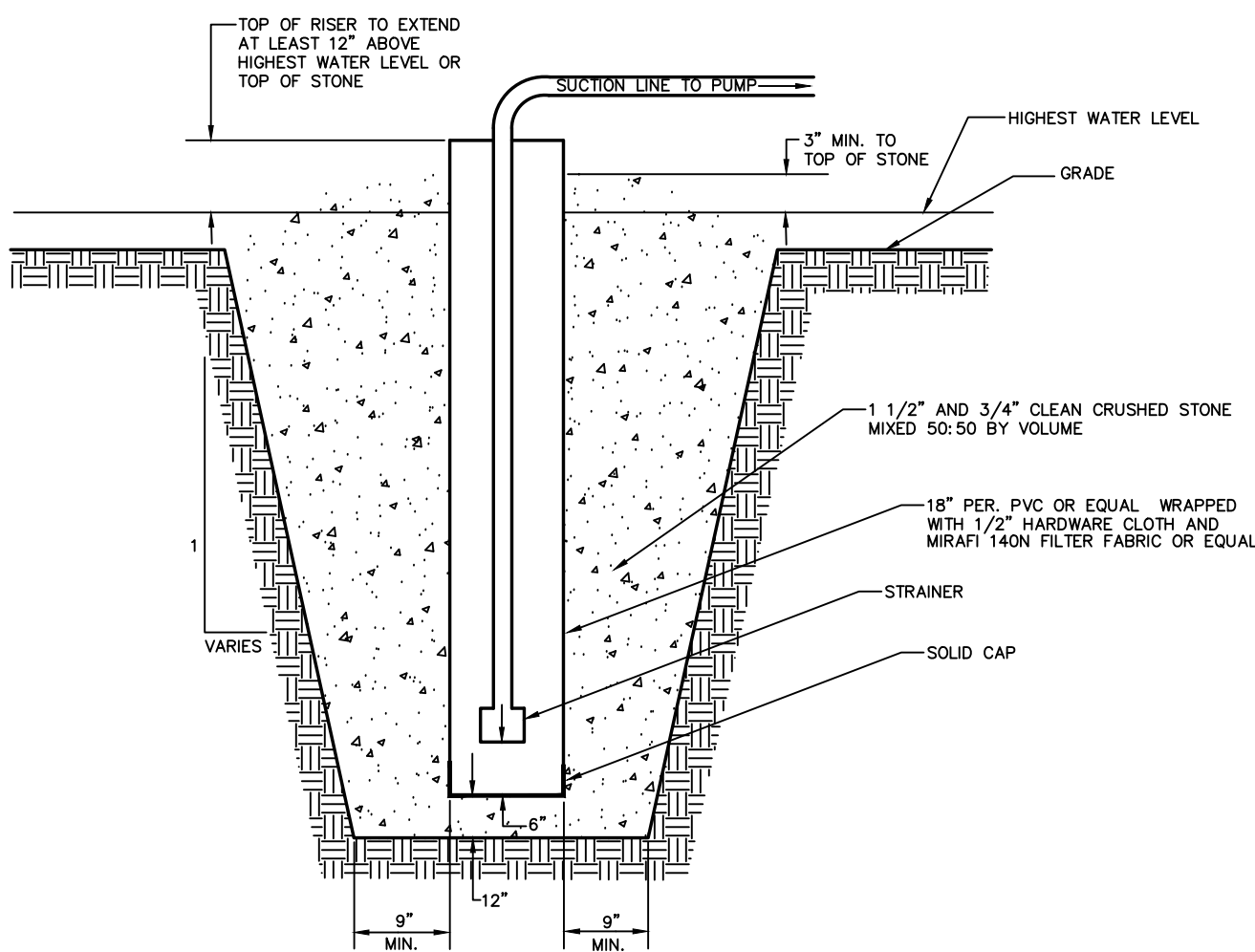
1. MEASURE THE DBH (DIA. OF TREE 4.5' ABOVE GROUND ON UPHILL SIDE OF TREE) IN INCHES.
 2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0 (DEPENDS ON TREE SPECIES) TO EXPRESS THE RESULT IN FEET.
- DBH X 1.5 = CRITICAL ROOT RADIUS (CRR) FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES.
DBH X 1.0 = CRITICAL ROOT RADIUS (CRR) FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



- NOTES:
1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION.
 2. 4' HIGH SNOW FENCE SHALL BE PLACED AT THE DRIP LINE OF THE TREE AND ENCLOSE THE ENTIRE TREE.
 3. BOARDER SHALL NOT BE NAIL TO TREES DURING CONSTRUCTION.
 4. ROOTS SHALL NOT BE CUT IN AN AREA INSIDE THE DRIP LINE OF THE TREE BRANCHES.
 5. PRUNING OF LIMBS IF NECESSARY SHALL BE IN ACCORDANCE WITH TREE PRUNING DETAIL AND UNDER THE SUPERVISION OF A LICENSED NURSESMAN.

TREE PROTECTION DURING CONSTRUCTION

NO SCALE

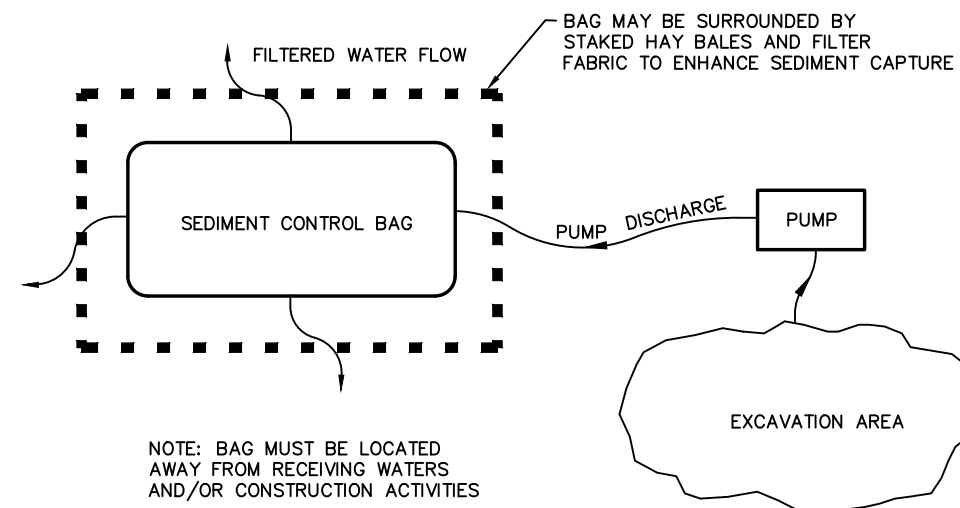


NOTES:

1. PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 18\"/>

DEWATERING PUMP

NOT TO SCALE

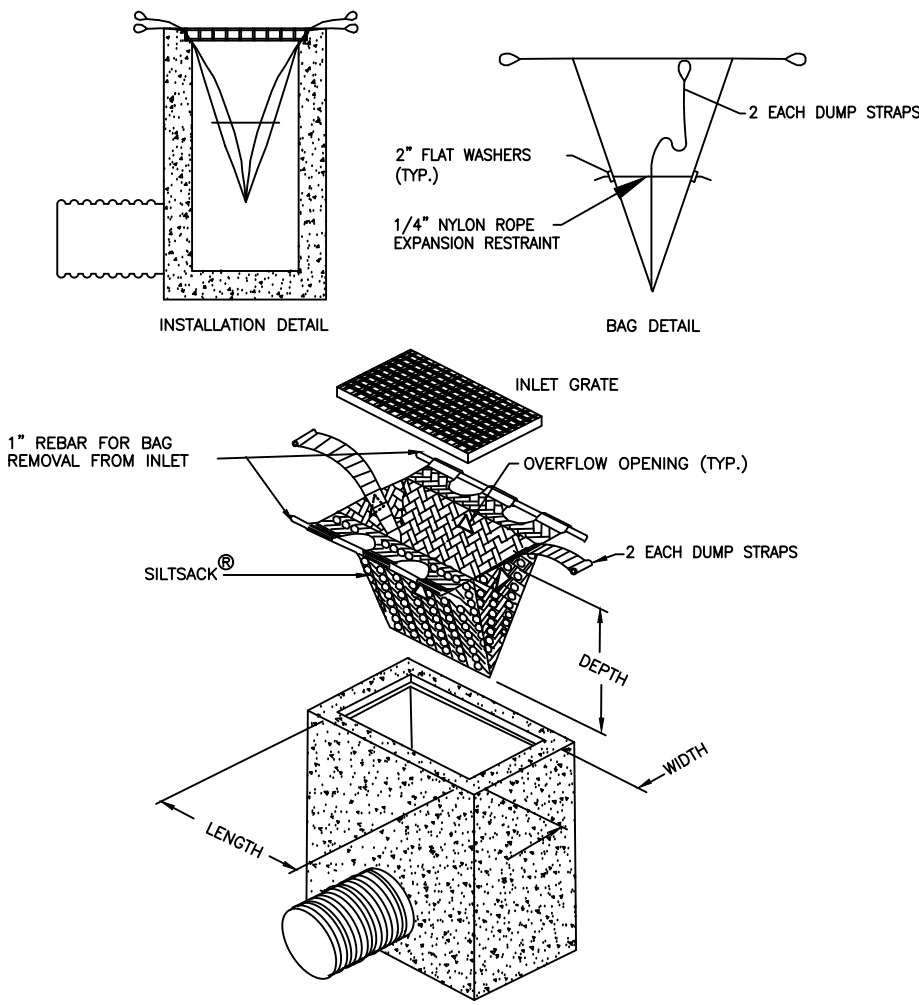


NOTE: BAG MUST BE LOCATED AWAY FROM RECEIVING WATER AND/OR CONSTRUCTION ACTIVITIES

BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

SEDIMENT CONTROL BAG

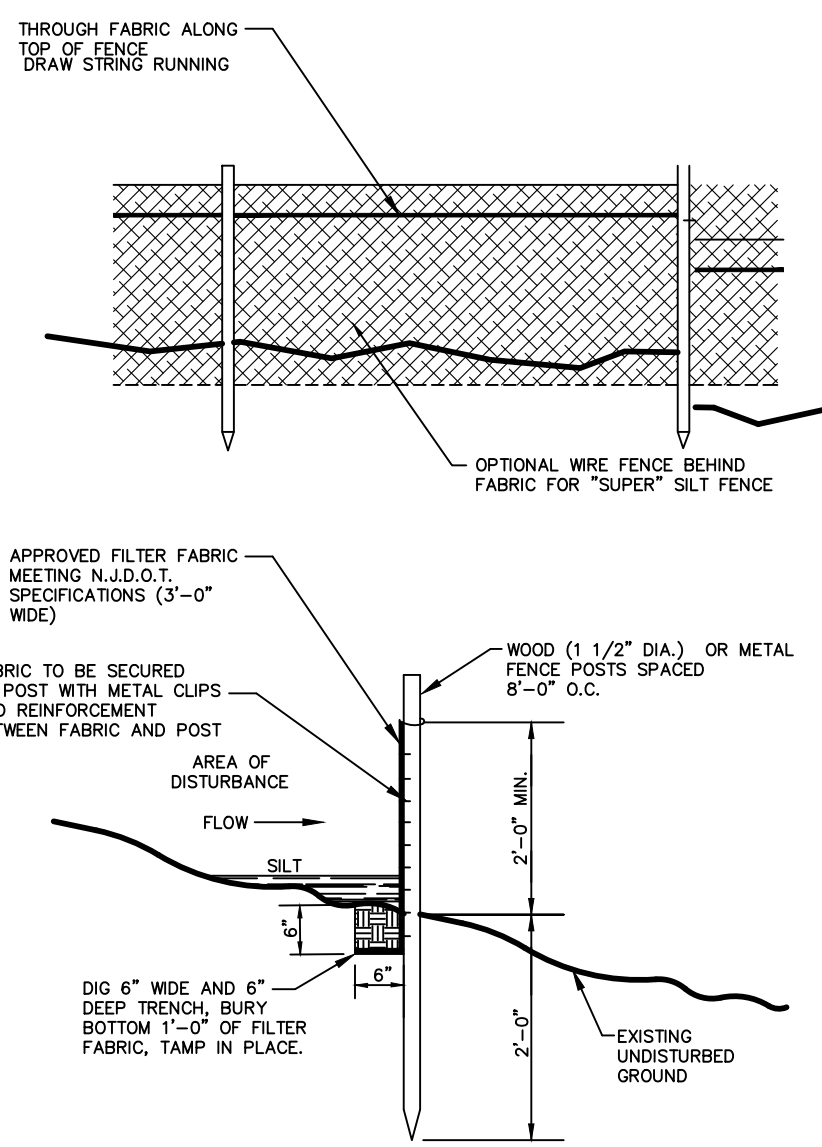
NOT TO SCALE



- NOTES:
1. FILTER BAG SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT.
 2. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS 1/2 FULL.
 3. DAMAGED FILTER BAGS SHOULD BE REPLACED.
 4. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

FILTER BAG INLET PROTECTION

N.T.S.

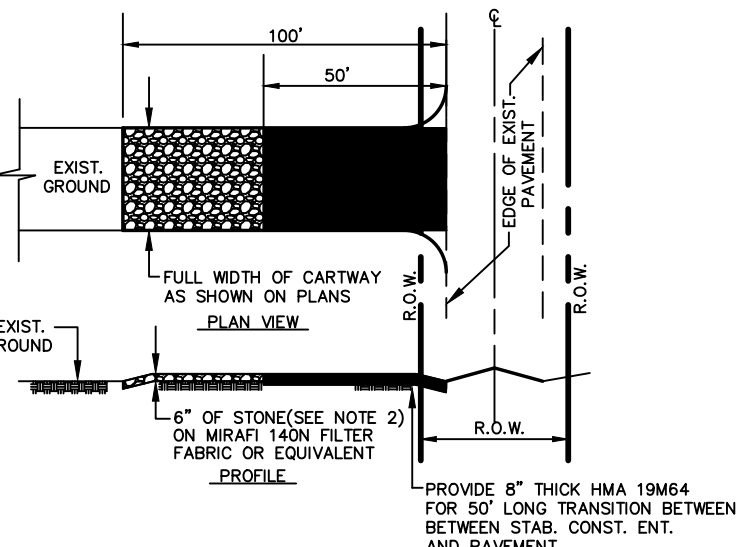


NOTES:

1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5% SLOPE EXCEEDS 5% SILT FENCE SHALL BE BACKED UP WITH SNOW FENCE.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND ITS ENDS.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL BE REMOVED WHEN CONTRIBUTORY DRAINAGE AREA HAS BEEN STABILIZED IN AN APPROVED FASHION.

SILT FENCE WITH SUPER SILT FENCE OPTION

NOT TO SCALE

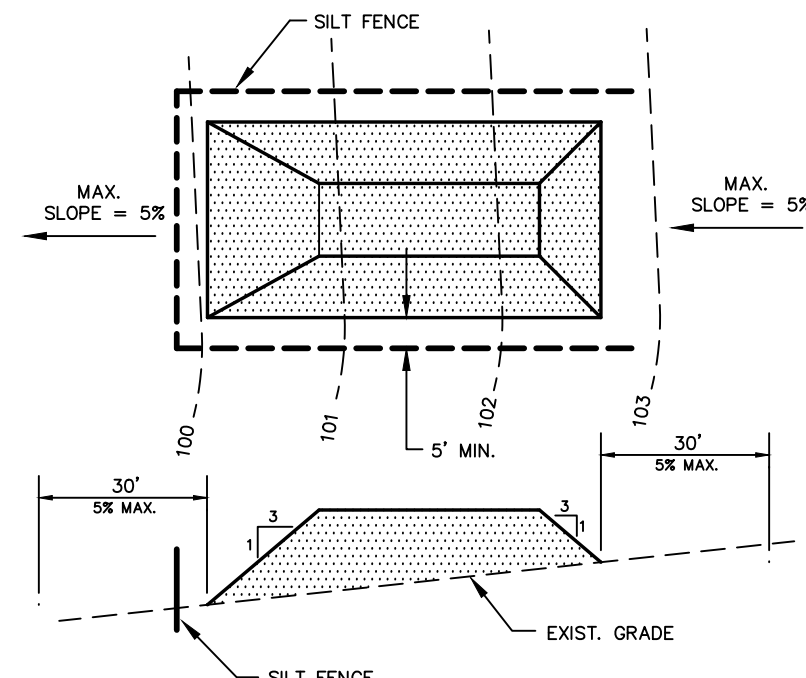


NOTES:

1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE 1 1/2\"/>
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 POINT OF IMPRESS AND EXPRESS.
5. THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE P.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.
7. WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINUOUS OCCURRENCE, ALL CONTRACTORS, BOTH SITE AND DRILLING CONTRACTORS, SHALL BE REQUIRED TO BROOMSWEEP THE ROADWAY AT TWO-HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE DAY END.
8. WHERE SLOPE OF THE ACCESS ROAD EXCEEDS 5%, A STABILIZED BASE OF OT MIX ASPHALT BASE COURSE (HMA/PM4) SHALL BE INSTALLED. THICKNESS OF BASE COURSE TO BE PROVIDED BY THE LOCAL MUNICIPALITY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

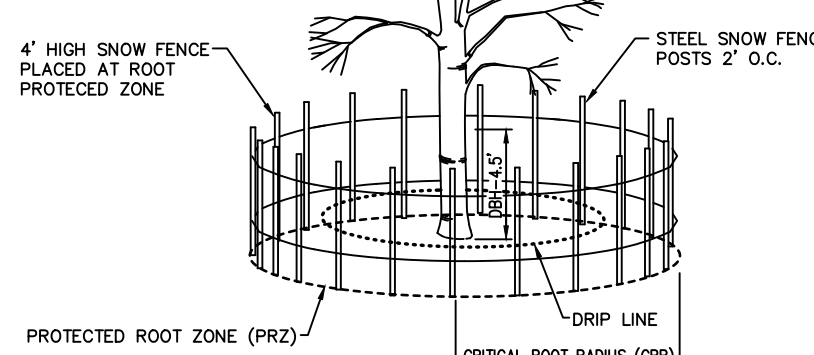
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH STABILIZATION REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED AS DETAILED HEREON.

TOPSOIL STOCKPILE

NOT TO SCALE

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TREE PROTECTION DURING CONSTRUCTION

NO SCALE

REV	DESCRIPTION	AUTH	DATE
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SERIAL NO. _____



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Michael Textores
MICHAEL TEXTORES
NEW JERSEY PROFESSIONAL
ENGINEER LICENSE NUMBER 33951

VAN CLEEF ENGINEERING ASSOCIATES, LLC
700 MEMORIAL PARKWAY, SUITE 110, HILLSBOROUGH, NJ 08043
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 654-3085
CERT. OF AUTHORIZATION NO. 245628132005

SHEET NAME: **SOIL EROSION & SEDIMENT CONTROL DETAILS**
PROJECT: **PRELIMINARY SITE PLAN PHASE 1 BLOCK 44, LOT 6**
APPLICANT/OWNER: **JAIB&JAS REAL ESTATE LLC 14 POINT COURT MONMOUTH JUNCTION, NJ 08852**
DATE: **APRIL 19, 2024**
SCALE: **AS NOTED**
DESIGNED BY: **M.T.**
DRAWN BY: **R.K.Y. / R.R.F.**
CHECKED BY: **M.T.**
JOB NUMBER: **2101ELK**
PROJECT LOCATION: **1092 ELK ROAD BLOCK 44, LOT 6 TAX SHEET 25 TOWNSHIP OF ELK GLOUCESTER COUNTY, NEW JERSEY**
ZONING DISTRICT: **C-2 HIGHWAY COMMERCIAL**

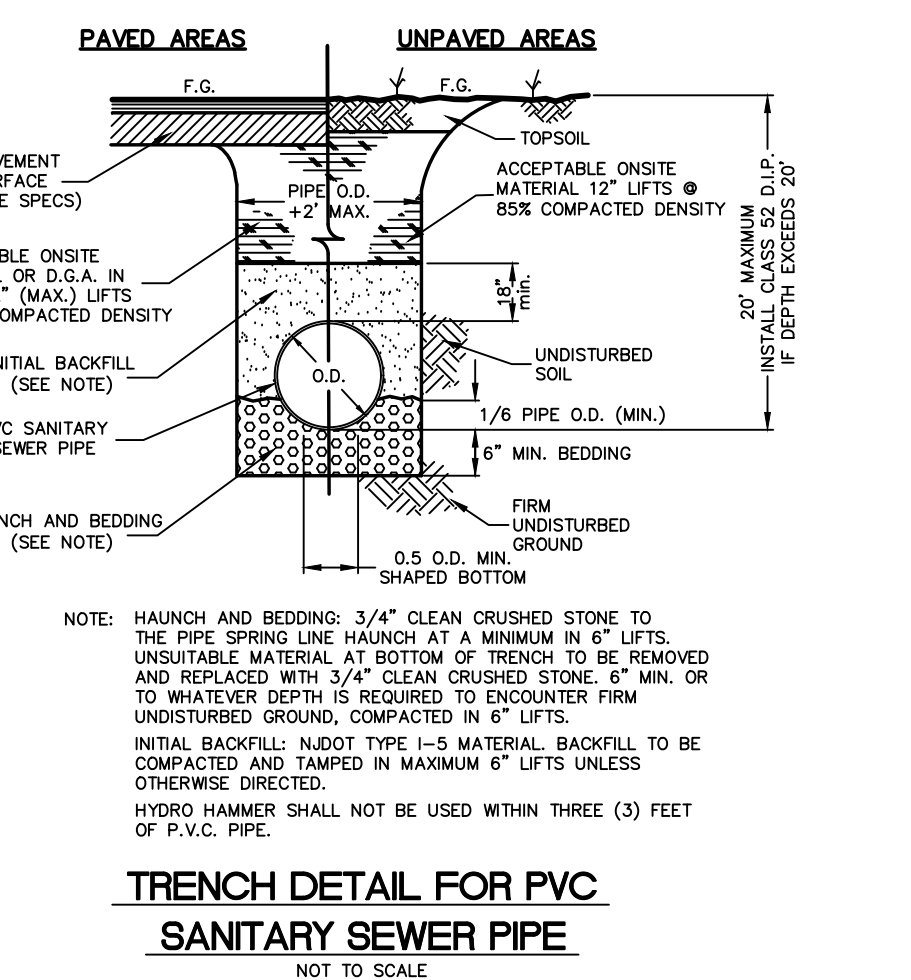
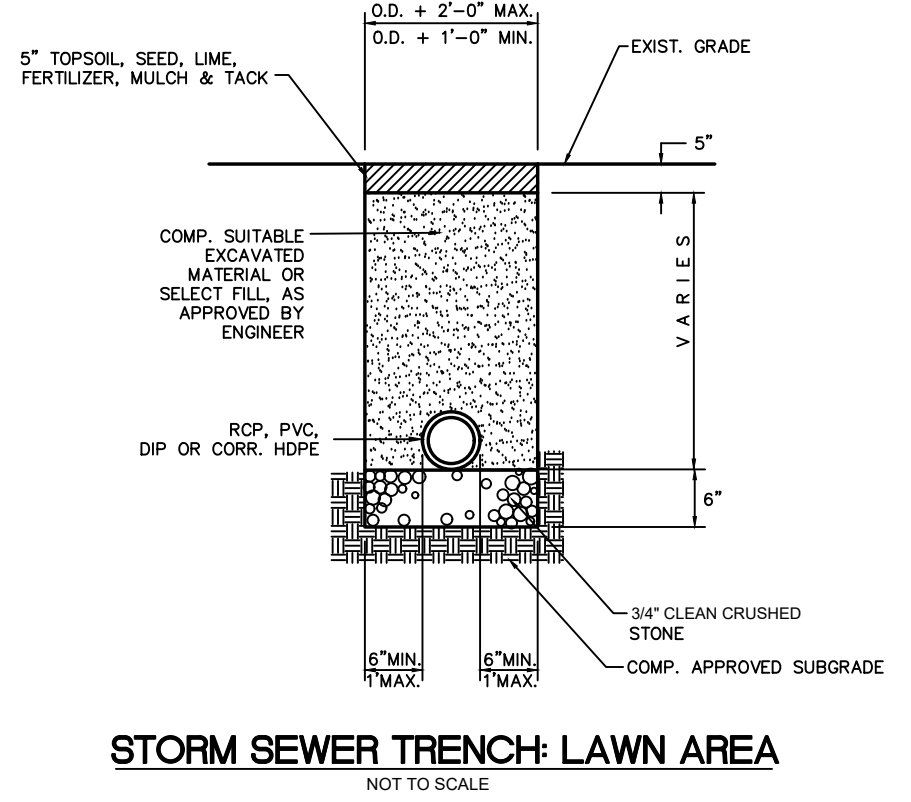
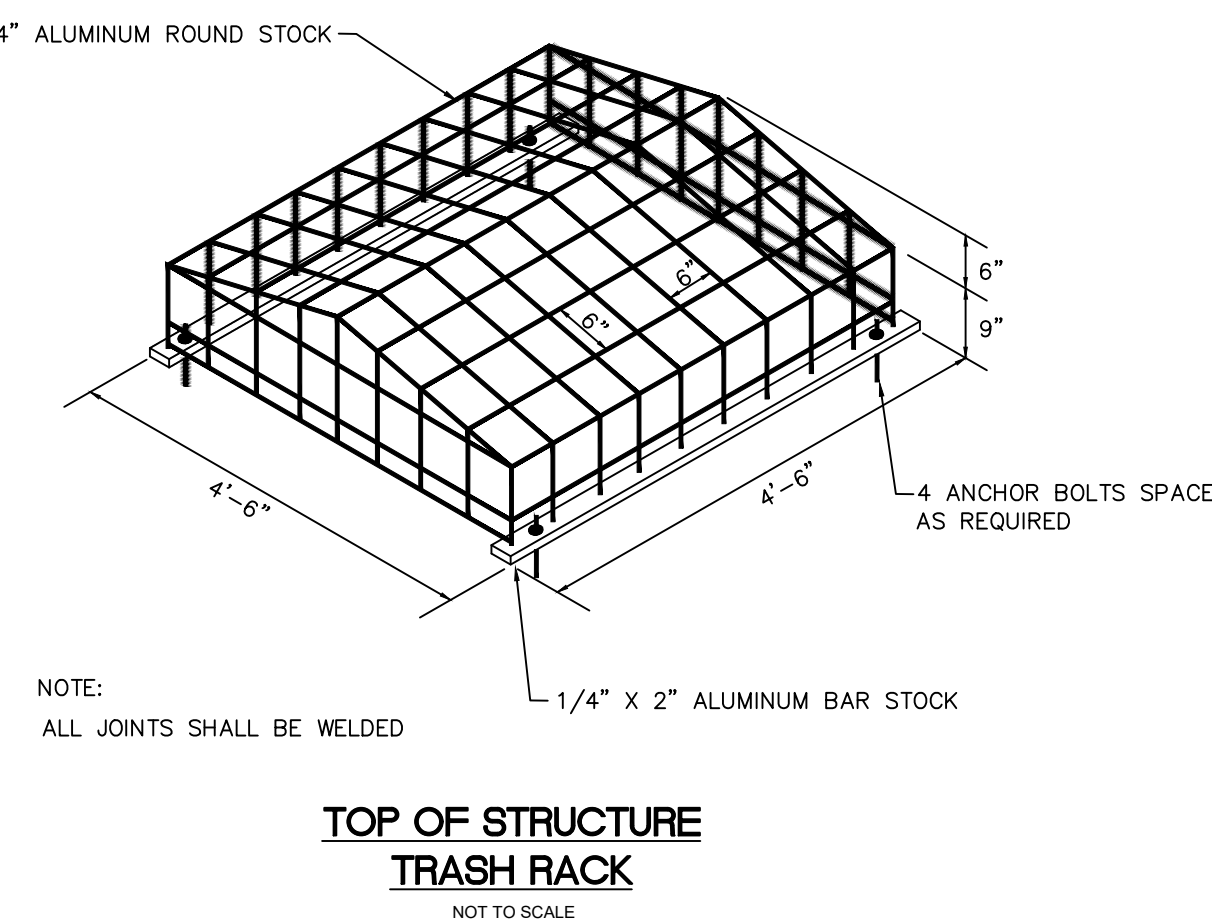
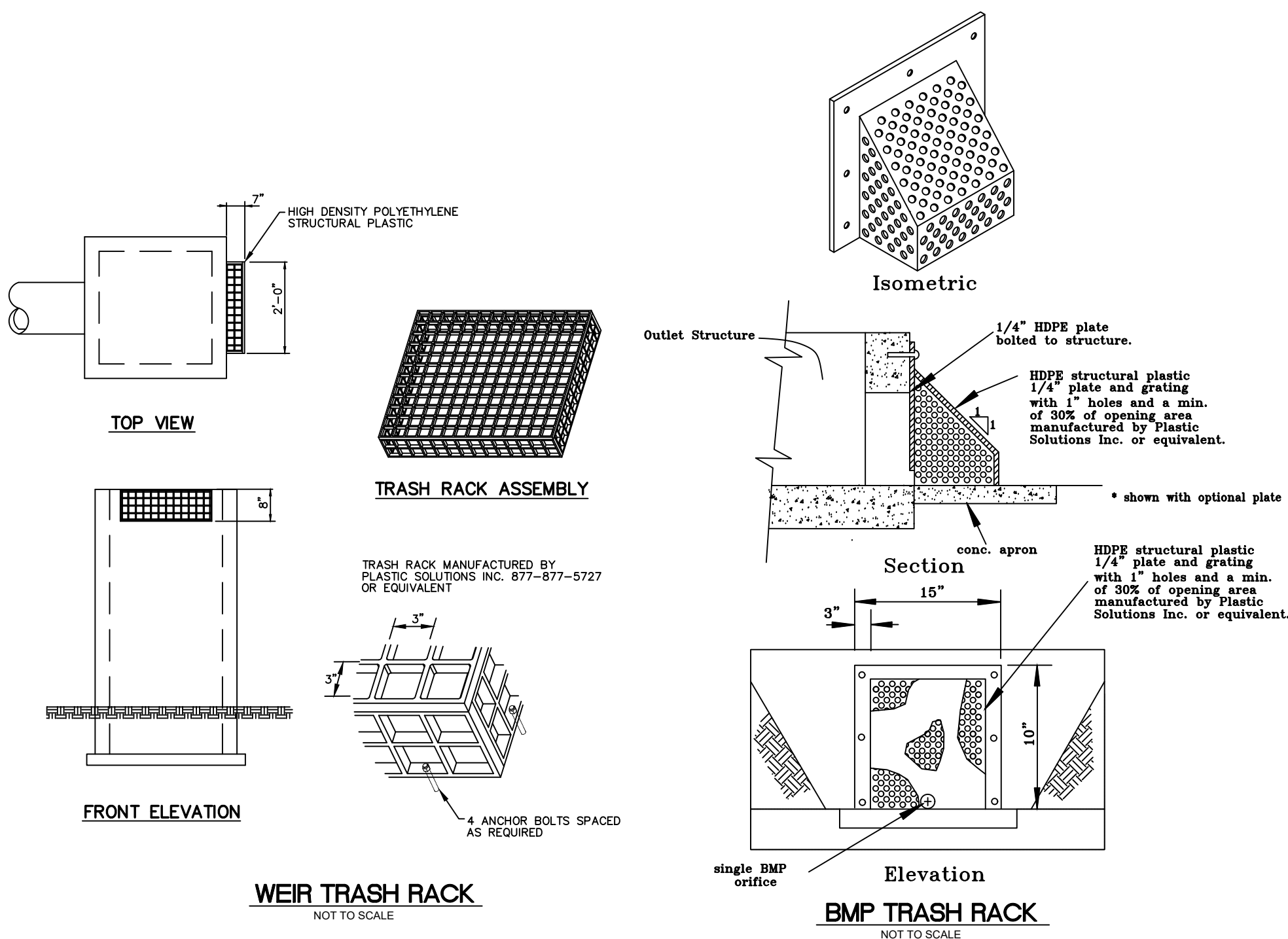
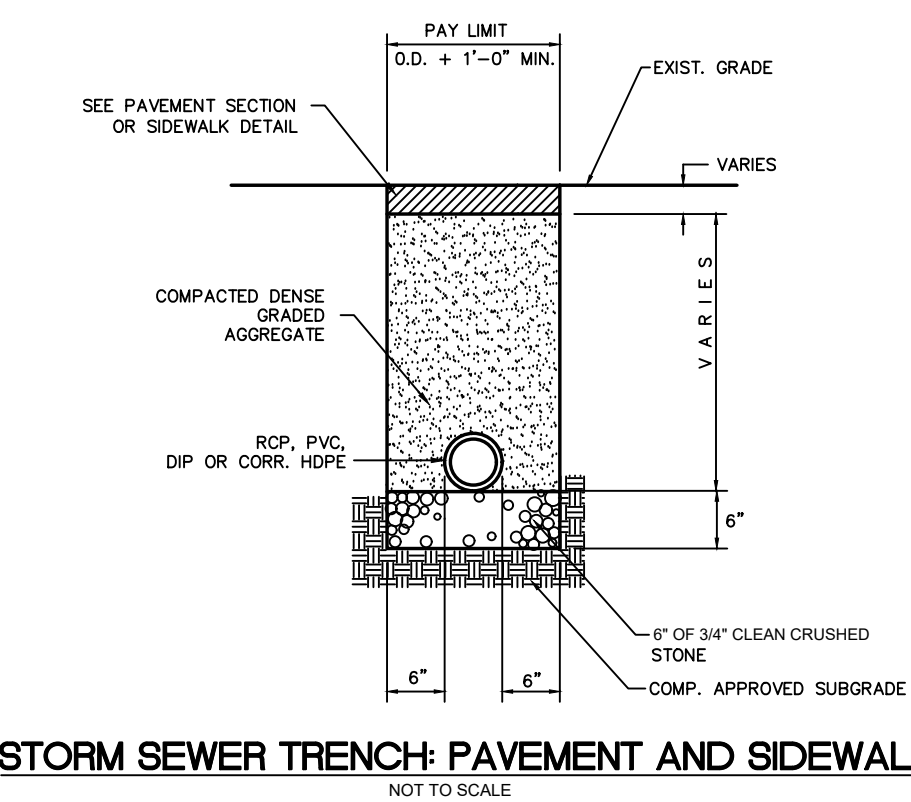
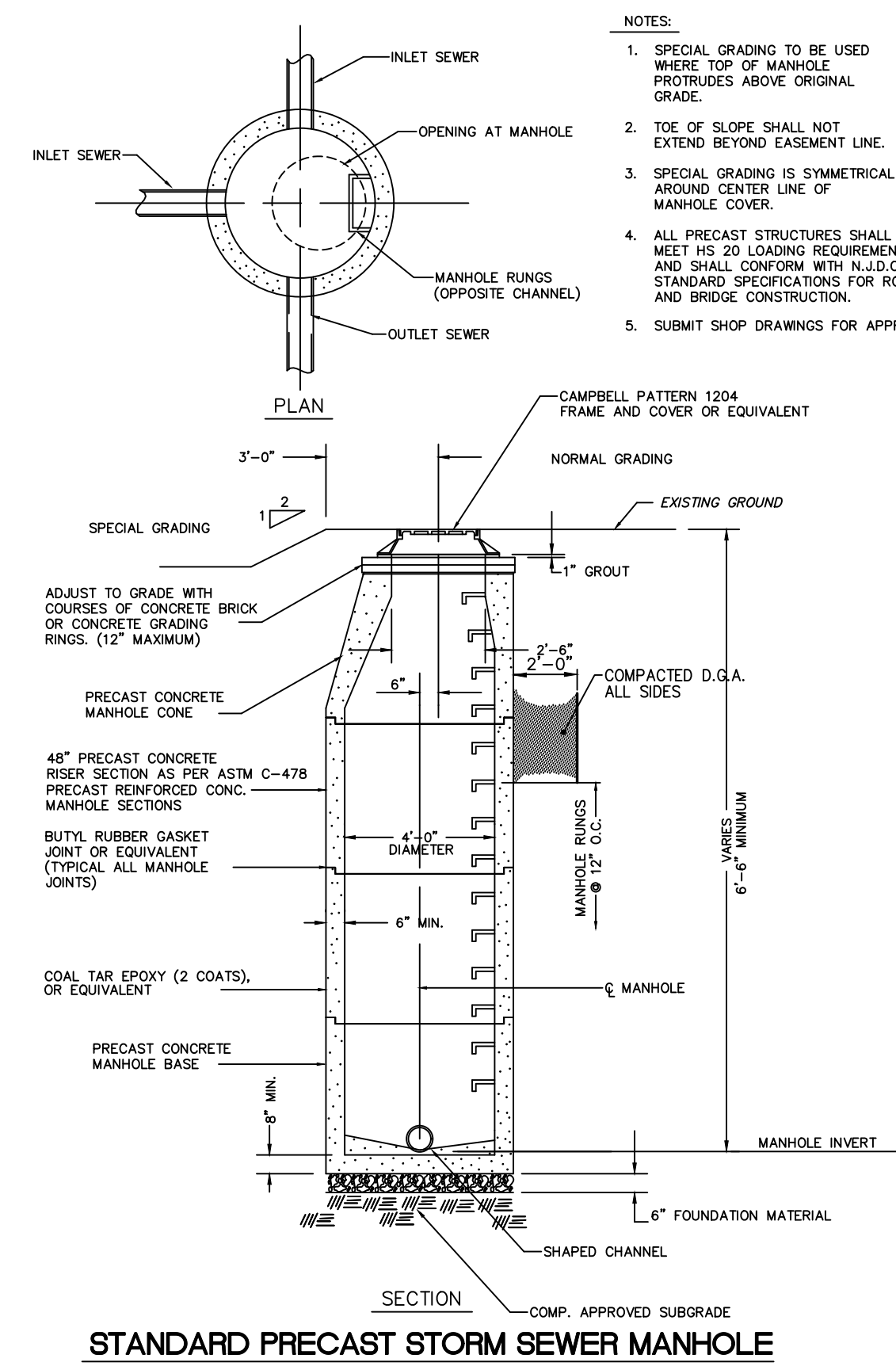
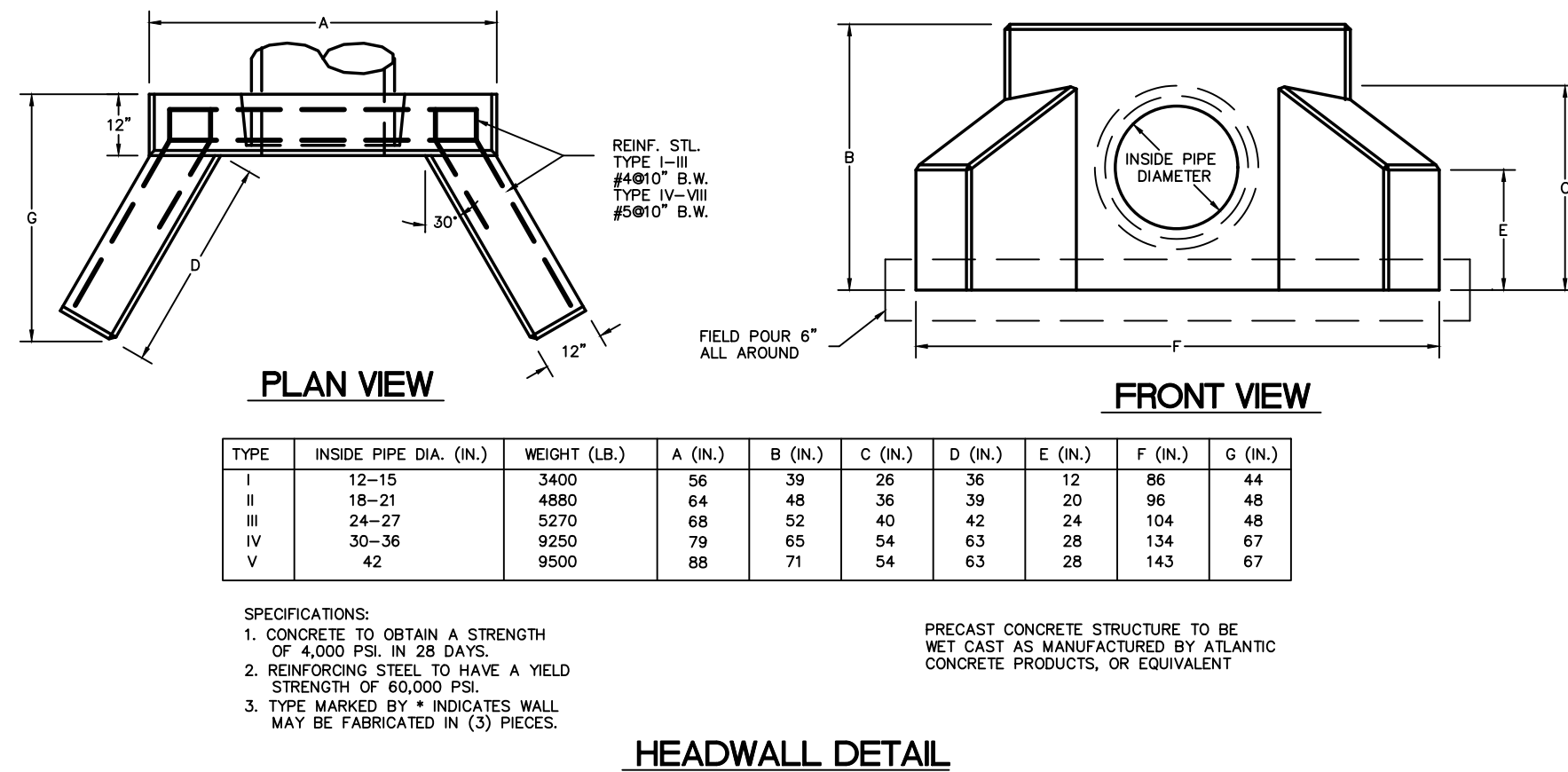
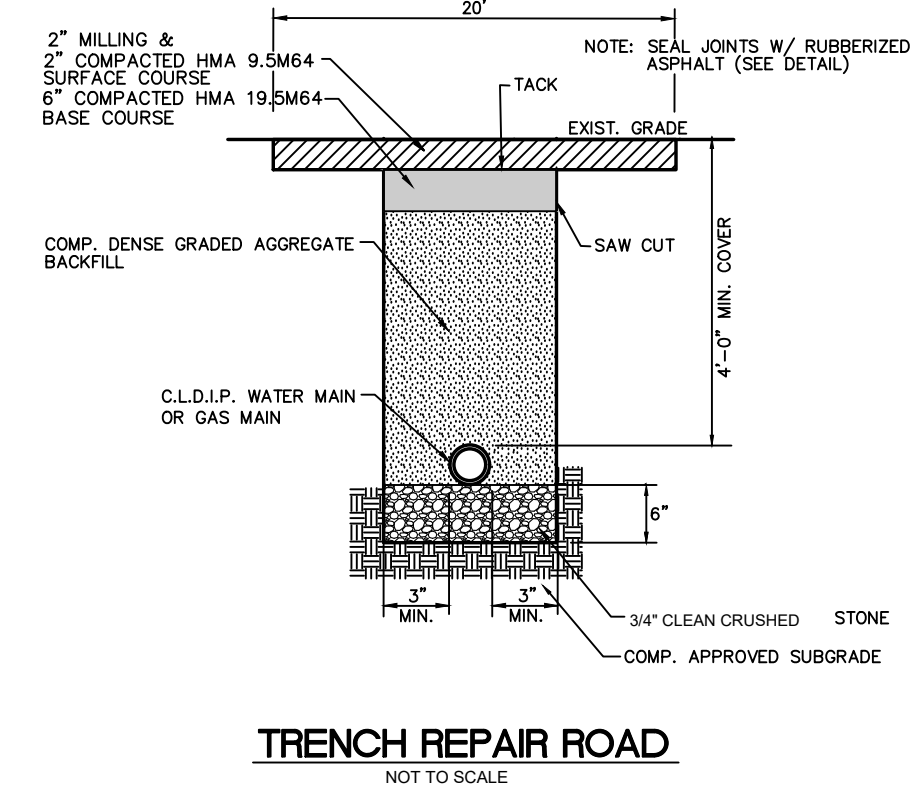
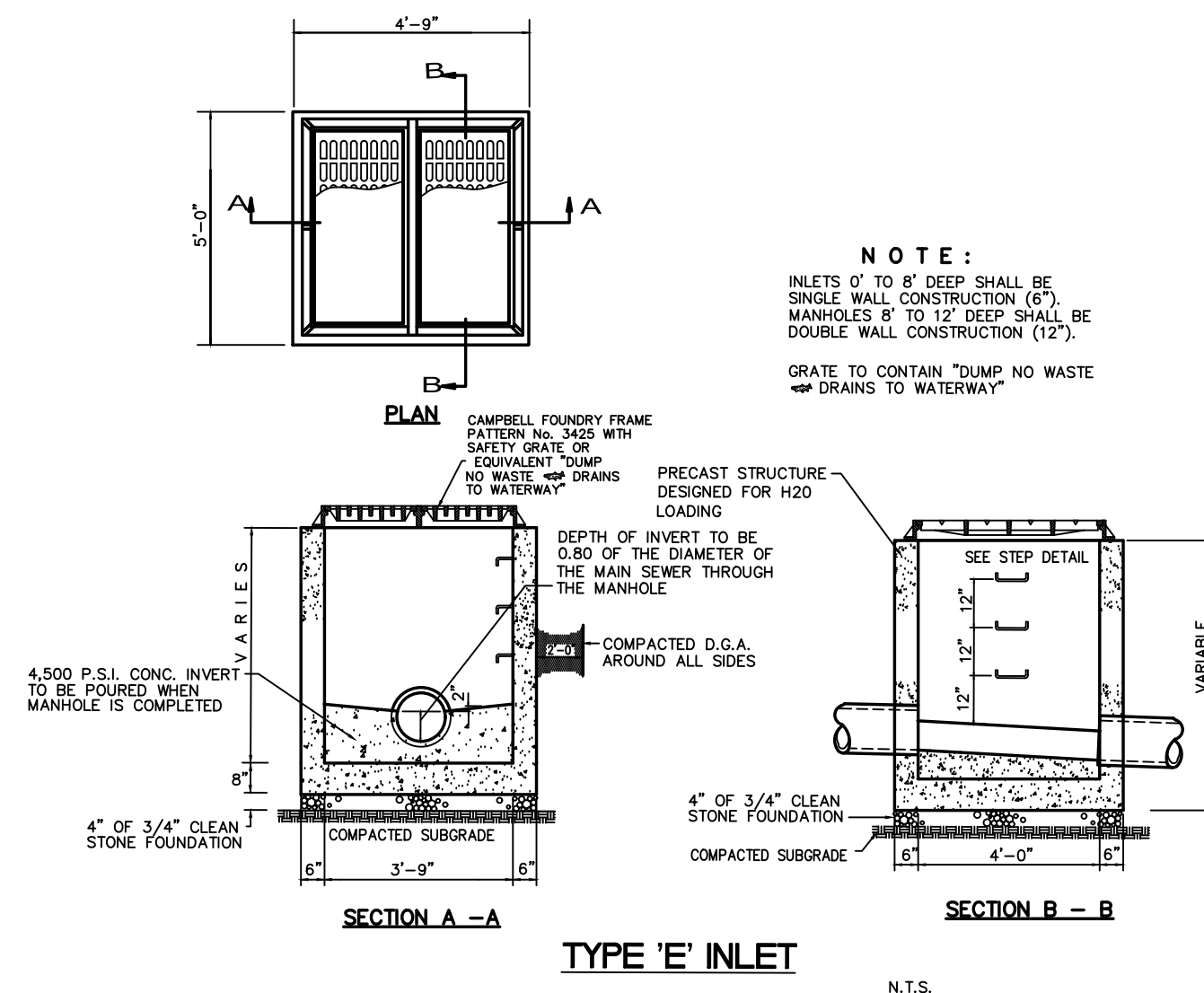
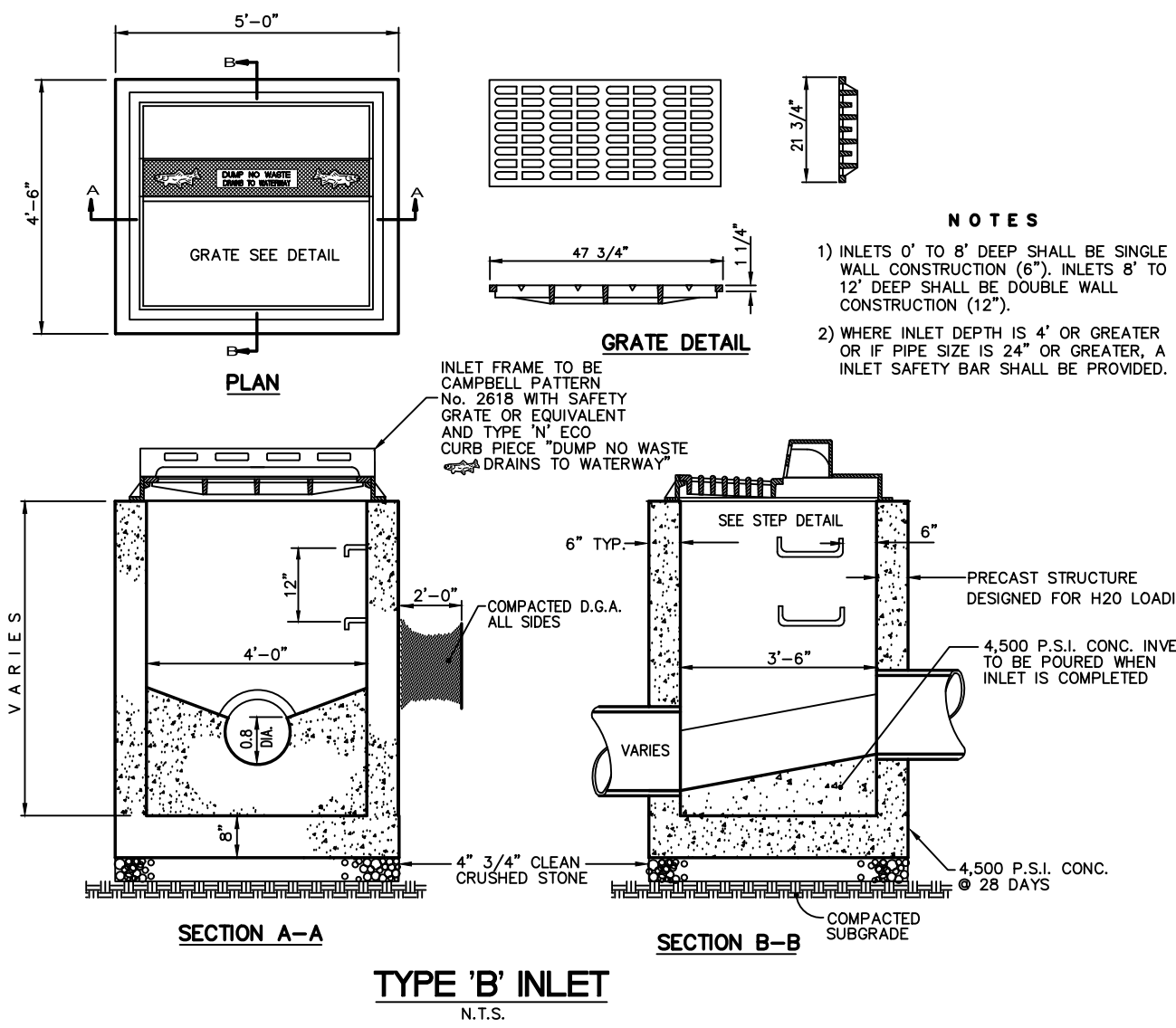
SHEET NO.: **27 of 30**

REFERENCE:

"STANDARD FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY" ADOPTED FEBRUARY 2014 BY THE NEW JERSEY STATE SOIL CONSERVATION COMMITTEE.

GENERAL STORM SEWER NOTES

1. ALL PRECAST DRAINAGE STRUCTURES SHALL CONTAIN REINFORCING STEEL AND BE DESIGNED FOR HS-20 LOADING.
2. SHOP DRAWINGS OF ALL PRECAST DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE OWNERS ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. ALL PRECAST STRUCTURES SHALL COMPLY WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.
3. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL JOINTS SHALL BE MORTARED WITH 2:1 SAND MORTAR UNLESS OTHERWISE NOTED ON THE PLANS.
5. ANY DRAINAGE STRUCTURE THAT IS TO BE LEFT UNCOVERED FOR MORE THAN 8 HOURS SHALL BE PROTECTED WITH BARRICADES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR OSHA STANDARDS.
6. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS CONSTRUCTION OF STORM SEWER PROGRESSES IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION.
7. ALL STORM SEWER CONSTRUCTION SHALL BEGIN AT THE LOWEST ELEVATION.



NOTE:
SEE REPORT ENTITLED "STORMWATER MANAGEMENT REPORT FOR FUELING STATION AND CONVENIENCE STORE - PHASE 1, BLOCK 44, LOT 6" AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES FOR DETAILED INFORMATION REGARDING THE PROPOSED STORMWATER MANAGEMENT FACILITIES

WHERE CONFLICTS EXIST 2007 N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED OR SUPPLEMENTED SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT

1 GENERAL MT 12/04/24
REV DESCRIPTION AUTH DATE

SERIAL NO. _____
TO LOCATE UNDERGROUND UTILITIES
IF YOU ARE NOT SURE, CALL 811
THREE (3) WORKING DAYS NOTICE
WHENEVER
IT'S THE LAW!
Dig Safely.
1-800-775-1000

PLAN NOTATION
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70 MEMORIAL PARKWAY, SUITE 115, HILLSBORO, NJ 08065
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: 908-654-3085
CERT. OF AUTHORIZATION NO. 24562813200

SHEET NAME: **CONSTRUCTION DETAILS**

PROJECT: **PRELIMINARY SITE PLAN PHASE 1 BLOCK 44, LOT 6**

APPLICANT/OWNER: **JAIB&JAS REAL ESTATE LLC 14 POINT COURT MONMOUTH JUNCTION, NJ 08852**
DATE: **APRIL 19, 2024**
SCALE: **AS NOTED**
DESIGNED BY: **M.T.**
DRAWN BY: **R.K.Y. / R.R.F.**
CHECKED BY: **M.T.**
JOB NUMBER: **2101ELK**

PROJECT LOCATION: **1092 ELK ROAD BLOCK 44, LOT 6 TAX SHEET 25 TOWNSHIP OF ELK GLOUCESTER COUNTY, NEW JERSEY**
ZONING DISTRICT: **C-2 HIGHWAY COMMERCIAL**

SHEET NO.: **28 of 30**

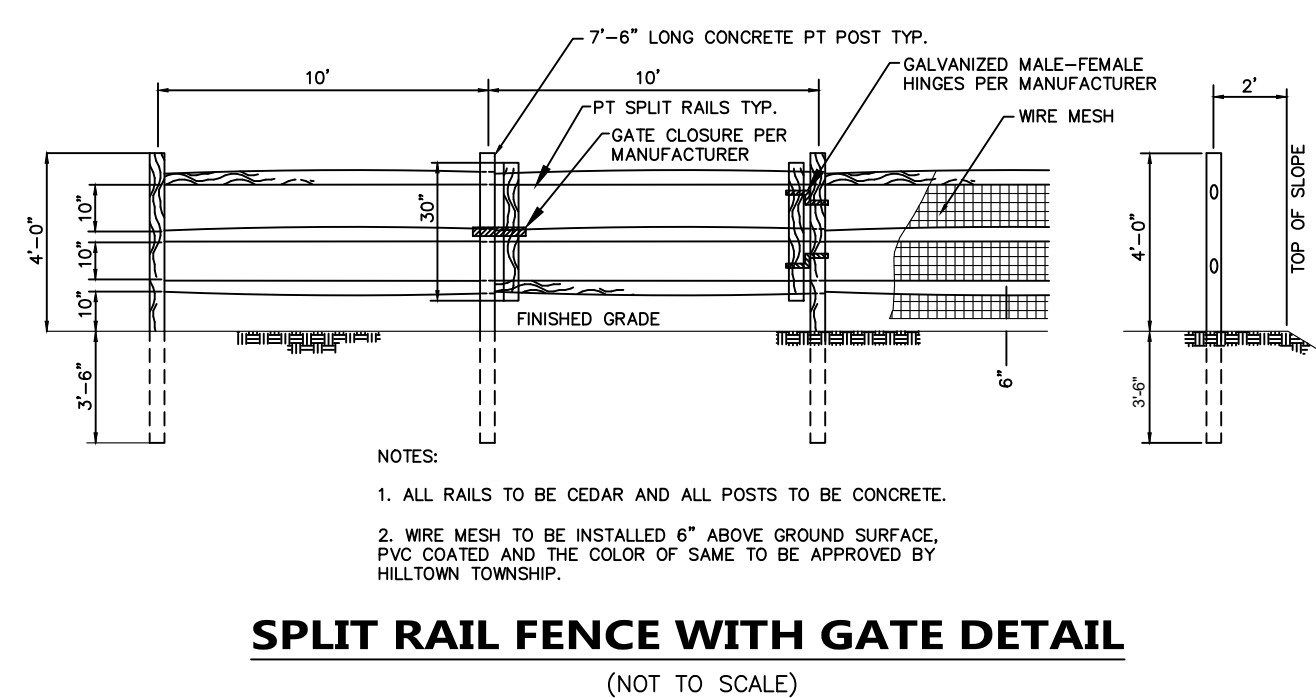
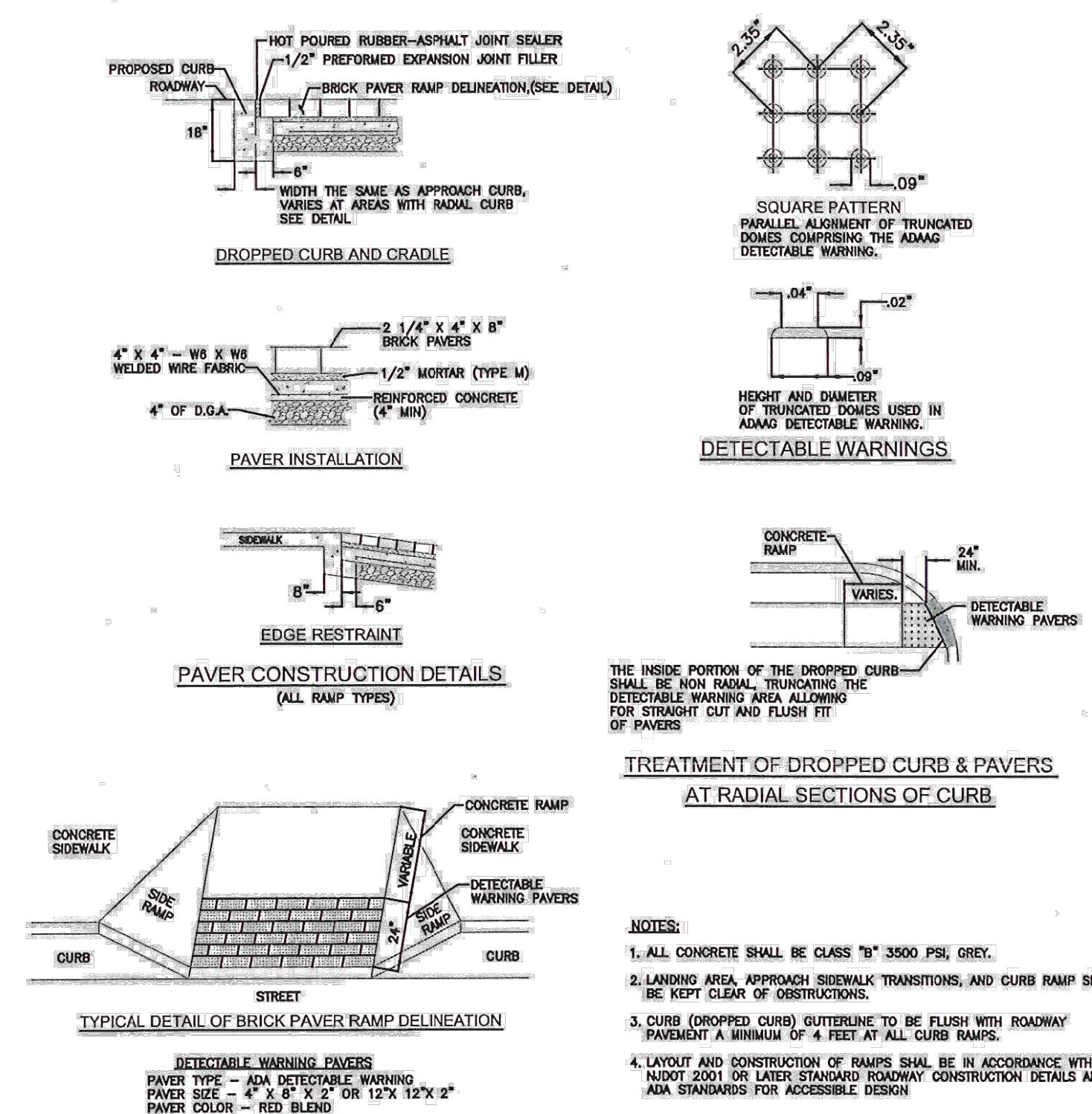
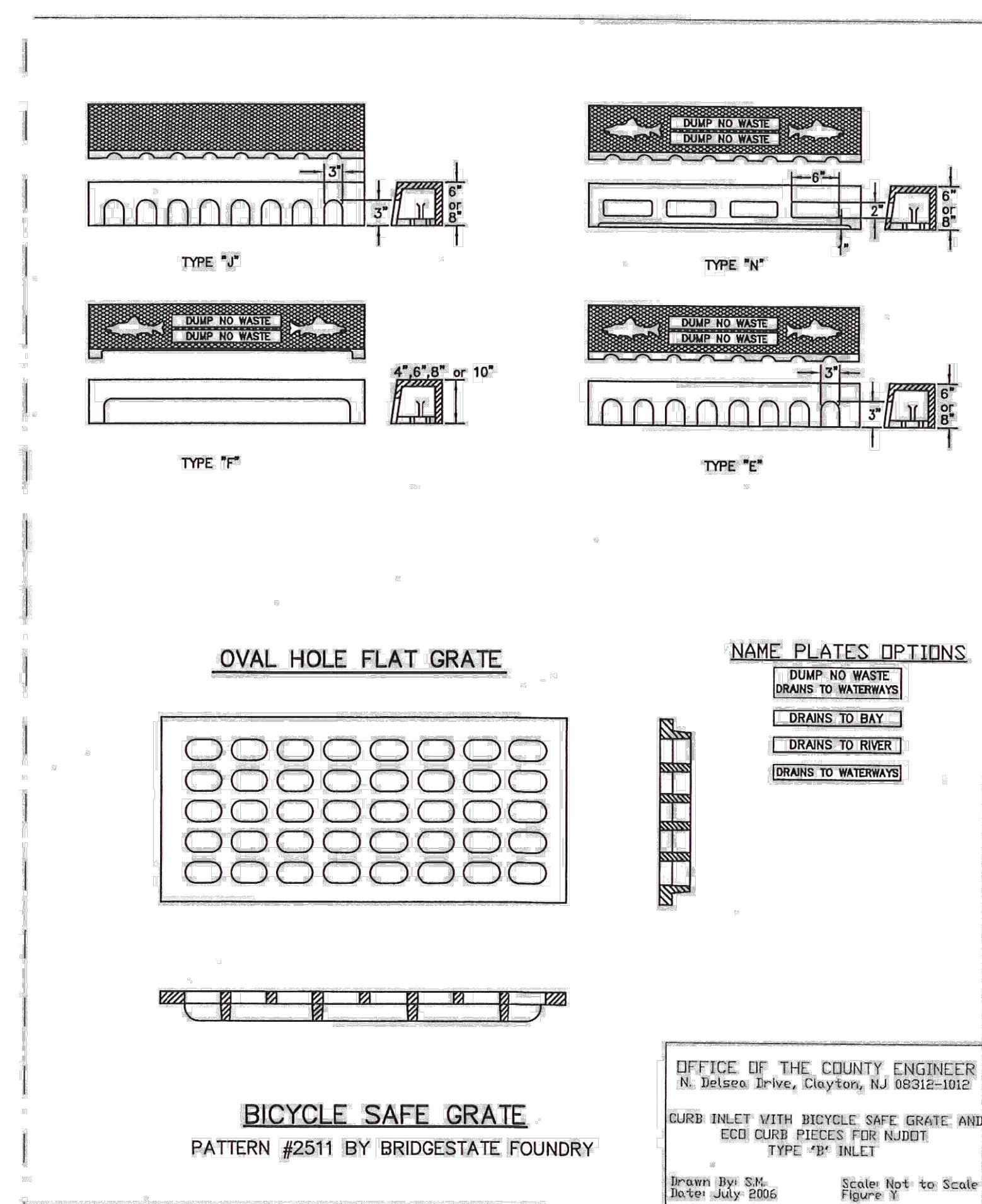
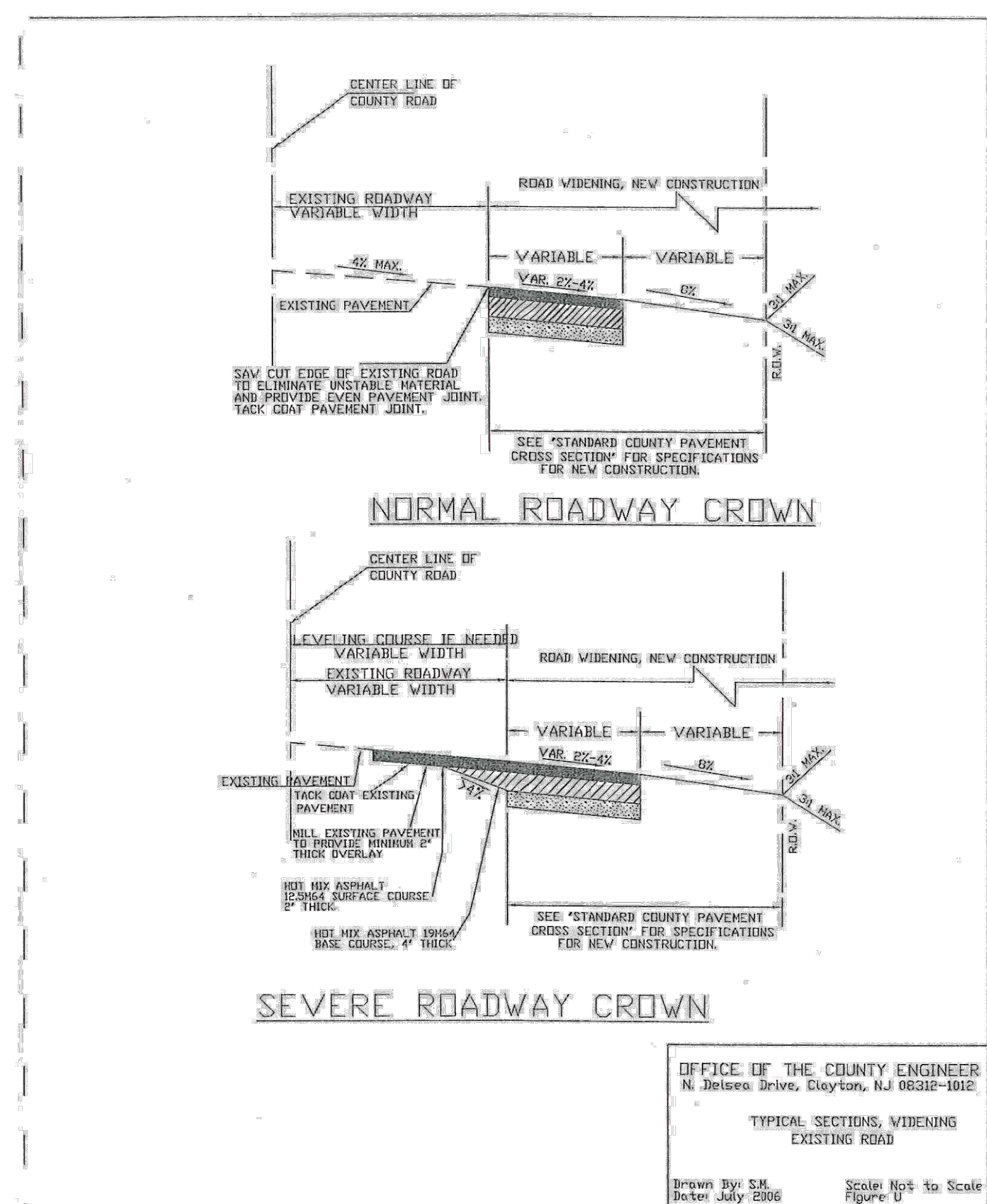
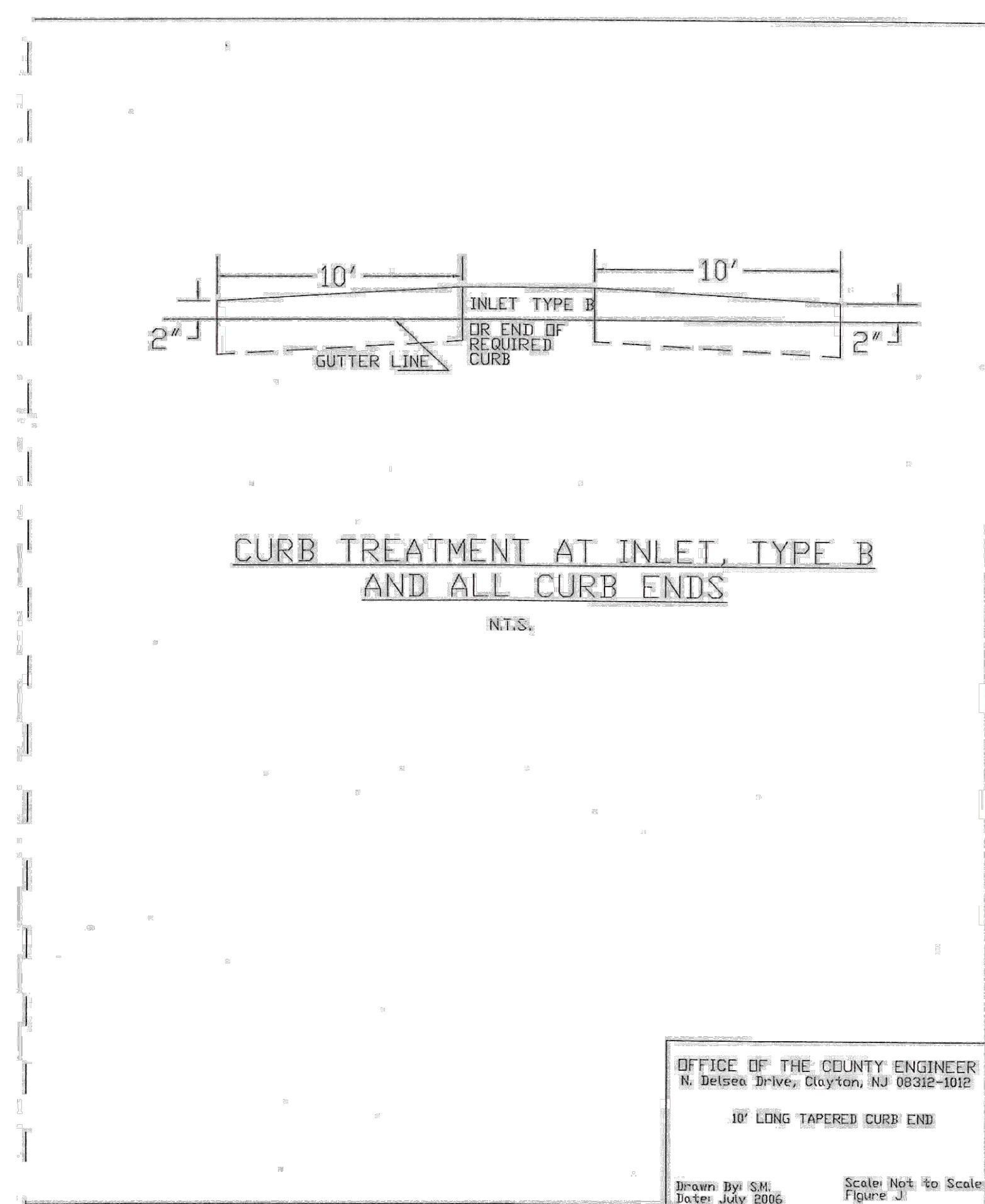


FIGURE 2
CURB RAMP
BRICK PAVER DELINEATION DETAIL

WHERE CONFLICTS EXIST 2007 N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED OR SUPPLEMENTED SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT