AGENDA
PLANNING BOARD
MEETING TIME 7:00 PM - MAIN MEETING ROOM
JANUARY 7, 2026

1. OPENING STATEMENT

2. ROLL CALL

MR. DAVID MERCES Class IV Member	MS. ROSEANN ETESON Class I/Mayor's Designee
MR. CARL RATHJEN Class IV Member	MR. JOHN RENTSCHLER Class II/Public Official Member
MR. KEVIN COLANGELO Class IV Member	MR. KEVIN SETTEMBRINO Class III/Township Committee Member
MR. STEVE SCHWEIZER Class IV Member	
MR. VLAD BERSON Class IV Member	MR. JAY BANASIAK Alternate #1
MR. JOSEPH AMECANGELO Class IV Member	MR. JAMES PISANO Alternate #2

3. SALUTE TO THE FLAG

4. READING OF AGENDA BY THE SECRETARY

5. APPROVAL OF MINUTES
   Minutes to be posted to Township Website Upon Approval

6. APPROVAL OF RESOLUTIONS

   None

7. ADMINISTRATIVE MATTERS

   Request for Extension of Time #2019-201 – LaSalle, Lincroft, Inc. (Christian Brothers Academy), Block 1063, Lot 67.01, Newman Springs Road, R-220 Zone.

   Master Plan Consistency Review of Ordinance 2026-3491 entitled "Ordinance Amending Chapter 540 Of The Code Of The Township Of Middletown Governing The Development Standards for Block 1045, Lots 2, 3, and 4 On The Township's Official Tax Maps"

8. OLD BUSINESS

None

9. NEW BUSINESS

9.I. #2025-206 – Christian Brothers Academy, 850 Newman Springs Road, Block 1063, Lot 67.01, Located In The R-220 Zone.

The applicant is seeking Minor Site Plan Approval to construct a 458.1 square feet accessory HVAC system with fencing and associated landscaping.

Documents:

CBA PLANNERS TECHNICAL MEMO 122625.PDF
CBA_AIR CONDITIONER_1ST ENGINEERING REVIEW.PDF
CBA HVAC MINOR SITE PLAN RESUBMISSION_R122325S.PDF
CBA VARSITY GYM HVAC UNITS-082925.PDF

9.II. #2025-400 – Milano Brothers Builders, LLC, Walada Avenue & Arlington Avenue, Block 158, Lot 1; Block 159, Lot 3; Block 122, Lot 122, Located In The R-7 Zone.

The applicant is seeking Preliminary & Final Major Subdivision Approval and Minimum Lot Frontage Variances where 75 feet is required, and 39.27 feet is proposed for New Lot 1; 64 feet is proposed for New Lot 2; 39.27 feet is proposed for New Lot 3; and 66.45 feet is proposed for New Lot 4.

Documents:

WALDA AVENUE PLANNERS TECHNICAL MEMORANDUM.PDF
WALADA AVENUE T AND M REVIEW.PDF
WALADA AVENUE SUBDIVISION PLAN.PDF

9.III. #2025-401 – Neuro-Inclusive Neighborhoods Of NJ 1, LLC, 911 Middletown-Lincroft Road, Block 990, Lot 57, Located In The R-30 Zone.

The applicant is seeking Preliminary & Final Major Subdivision to create eight (8) lots. Two (2) of the lots will contain single family homes each of which will be owned and occupied by six (6) individuals, each of whom have Intellectual and Developmental Disabilities.

Documents:

911 MIDDLETOWN LINCROFT RD PLANNER TECH MEMO.PDF
911 MIDDLETOWN LINCROFT RD T AND M REVIEW LETTER.PDF
SUBDIVISION PLAN 911 MIDDLETOWN LINCROFT 12-18-2025.PDF
IDD CONCEPT_10-03-2025 LOT5 BOYS PLAT.PDF
IDD CONCEPT_10-03-2025 LOT6 GIRLS PLAT.PDF
WESTWIND HOME OPTION A_10-03-2025 PLAT.PDF
WESTWIND HOME OPTION B_10-03-2025 PLAT.PDF
WESTWIND HOME OPTION C_10-03-2025 PLAT.PDF
TREE MANAGEMENT PLAN (1).PDF
PRE DEVELOPMENT POND DRAINAGE AREA PLAN 12.22.25.PDF

10. ADJOURNMENT

TOWNSHIP OF MIDDLETOWN

Planning Board
One Kings Highway
Middletown, NJ 07748-2504

DAVID MERCES
Chairman

Organized December 14, 1667
"Pride in Middletown"

AMY H. CITRANO, P.P., A.I.C.P.
Director of Planning

DEBRA YURO
Board Secretary

Tel: (732) 615-2102
Fax: (732) 615-2103

TECHNICAL MEMORANDUM

DATE: December 26, 2025
BOARD: Planning Board
APPLICATION: Christian Brothers Academy (#2025-206)
850 Newman Springs Road - Christian Brothers Academy
Block 1063, Lot 67.01
Minor Site Plan

PROJECT DESCRIPTON AND HISTORY

The applicant proposes to install a 481 sf HVAC mechanical system on top of a 458 sf concrete pad adjacent to the existing varsity gym; enclose the system with an 8' tall chain-link fence with black privacy slats and with lockable gate access; and install a 4' wide concrete sidewalk around the perimeter of the concrete pad and landscaping.

In 2009, the applicant sought site plan and conditional use permit approval for various building additions and site plan improvements. The Planning Board granted approval with conditions in 2009 (2009-202) but the improvements were never completed.

In 2021, the applicant obtained site plan approval from the Planning Board for building additions and site improvements (2019-201). In 2024, the applicant obtained amended site plan approval for the construction of an artificial turf baseball facility, bleachers, press box and improvements to walkways, drainage, and utilities. The applicant was granted extensions of time in February 2024 and February 2025.

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The 143.814-acre tract is located on Newman Springs Road approximately 2 ½ miles west of the Garden State Parkway across from Thompson Park. The site contains the Christian Brothers Academy including the Main Academic Complex, Brothers Residence, sprint barn, Benilde Hall, Henderson Hall, McKenna Hall, Soloman Hall, Valentine Hall, two Maintenance Garages, LaSalle Auxiliary building, two storage sheds, baseball field, tennis and basketball courts, two running tracks, and associated parking, landscaping and lighting.

The site is located in the Rural/Estate Residence (R-220) Zone District. Private schools are permitted conditionally in the R-220 Zone. The Low Density Single Family Residential (R-45) and Office Research (OR-1) Zones are to the north; the R-220 and Residence and Office (R-O) Zones are to the south; the Low

Density Single Family Residence (R-90), R-45 and R-O Zones are to the east, and the R-45 and R-220 Zones are to the west.

PLANNING COMMENTS

1. Conditional Use Standards –
   Chapter 540-818 sets forth the standards for Private and/or parochial schools within a single family residential zone. Testimony shall be provided whether circumstances have changed with the current proposal from the 2021 Site Plan approval related to the Conditions for Private and/or parochial schools. At the time of the 2021 approval (#2019-201) the applicant was in compliance with the Conditions, and agreed to conform to all signage requirements.

   A. Convents, social halls, athletic fields and buildings and similar uses which are accessory to the educational use shall be permitted.

   B. Educational uses shall adhere to the following:
      (1) Elementary schools shall have a minimum lot area of five acres, plus one acre for each 25 students in excess of 300 students, based upon the maximum functional capacity of the school.
      (2) Secondary schools shall have a minimum lot area of five acres, plus one acre for each 25 students or fraction thereof based upon the maximum functional capacity of the school.

   C. Educational uses shall be screened from adjacent residential zones or existing residences adjacent to the site in accordance with the provisions of § 540-606B of this chapter and/or shall provide fencing along such property lines as may be deemed adequate by the Planning Board.

   D. Permitted signs. One freestanding sign not larger than 35 square feet in area and not exceeding eight feet in height. In addition, facade signage occupying an area no greater than 5% of the front facade. Schools which border more than one street may have one freestanding sign facing each street. Only one freestanding EMC sign is permitted in accordance with § 540-635U.

   E. Lot coverage shall not exceed 30%.

2. Minor Site Plan – The applicant proposes to install 481 sf HVAC system adjacent to the varsity gymnasium on top of a 458 sf concrete pad; enclose the system with an 8’ tall chain-link fence with black privacy slats and with lockable gate access; and install a 4’ wide concrete sidewalk around the perimeter of the concrete pad.

3. HVAC Equipment - Chapter 540-508(I) requires HVAC equipment for nonresidential and mixed land uses to meet the accessory structure setback standards for the relevant zone. The subject property is in the R-220 Zone and minimum accessory structure setback standards are 115’ from the front, 75’ from the side and rear. The applicant shall indicate in testimony compliance with these standards.

4. Landscaping and Lighting – Chapter 540-632 requires that HVAC equipment be screened from public view. The screening shall consist of densely planted evergreen shrubs, which shall grow to not less than five feet after one growing season, along with a solid screening element, such as a solid and uniform fence at least five feet in height on four sides. The applicant proposes to enclose the HVAC system with an 8’ tall chain-link fence with black privacy slats and with lockable gate. Landscaping is

proposed along the northeastern perimeter. A design waiver may be required from providing a landscaped screen along for the remaining sides of the HVAC system.

A. The applicant shall indicate in testimony if tree removal is proposed. If so, compliance with the Township Tree Removal/Replacement regulations found in Chapter 423 Article VI.
B. We defer additional landscaping comments to the Board Engineer.
C. No lighting is proposed as part of this application.

5. Fire Advisory Board review and approval shall be made a condition of approval.

DOCUMENTS REVIEWED

- Minor Site Plan for Christian Brothers Academy Varsity Gym Air Conditioning, consisting of three (3) sheets, prepared by Kennedy Consulting Engineers, LLC, dated September 8, 2025, last revised December 23, 2025;
- Architectural Site Plan for CBA Varsity Gym Air Conditioning, consisting of three (3) sheets, prepared by Kellenyi Johnson Wagner Architects, dated August 29, 2025;
- NJ Department of Environmental Protection Freshwater Wetlands Letter of Interpretation: Line Verification, dated January 19, 2018;
- Written request of waivers, undated;
- Project Narrative, undated;
- Disclosure Statement;
- Certificate of Title, prepared by John Giunco;
- Verification that property taxes are current;
- Zoning Officer Denial; and
- Development Permit Application.

We reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

Report Prepared by:

Amy H. Citrano

Amy H. Citrano, PP, AICP
Director of Planning

Patricia Dunkak
Sustainability Coordinator

LOCATION MAP



YOUR GOALS. OUR MISSION.

MIPB-R8482 December 18, 2025

Ms. Debi Yuro, Board Secretary *via E-Mail (dyuro@middletownnj.org)*
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

Re: Varsity Gymnasium Air Conditioning
Christian Brothers Academy
850 Newman Springs Road
Block 1063, Lot 67.01
Minor Site Plan
First Engineering Review

Dear Board Members:

As requested, our office has reviewed the above referenced amended major site plan application, consisting of the following:

- Minor Site Plan titled "Christian Brothers Academy CBA Varsity Gym Air Conditioning" prepared by James A. Kennedy, P.E., of Kennedy Consulting Engineers, LLC, dated September 8, 2025, consisting of three (3) sheets.
- Architectural Plan titled "CBA Varsity Gym Air Conditioning" prepared by Eric L. Wagner, A.I.A., and Richard R. Kane, A.I.A., of Kellenyi Johnson Wagner, dated August 29, 2025, consisting of three (3) sheets.

Based on our review, we offer the Board the following comments and suggestions:

A. Project Description

The approximately 143-acre property currently contains the private Christian Brothers Academy boys' high school along with associated athletic facilities and ancillary site improvements. The site is located in the Rural Estate Residence (R-220) Zone of the Township with frontage along Newman Springs Road (CR 520). The applicant received prior approval for various sports field improvements in 2021 which are currently under construction.

With this application, the applicant is proposing an HVAC unit in the rear of the existing varsity gymnasium, to the west of the faculty parking lot. The proposed HVAC unit will be ground mounted on a concrete pad surrounded by river stone and the existing sidewalk between the gymnasium and the intended work is to be removed and relocated. The unit will be screened by an 8'-0" high fence with privacy slats.

B. Design Waivers/Variances:

1. We defer to the Board Planner with respect to any variances or waivers.

C. Off-Site and Off-Tract Improvements

1. No off-site or off-tract improvements are proposed.

Le: **Township of Middletown**
Attn: Debi Yuro, Board Secretary

Re: **Varsity Gymnasium Air Conditioning**
Christian Brothers Academy
850 Newman Springs Road
Block 1063, Lot 67.01
Amended Preliminary and Final Major Site Plan
First Engineering Review

D. Site Requirements/Layout

1. The applicant should clarify the height of the proposed HVAC unit. We note that as the unit is to be screened by an 8'-0" high chain link fence with privacy slats and the architectural elevation views indicate the unit will be slightly taller than the fence.

2. A construction detail shall be provided for the proposed fence.

3. We note that the existing sidewalk which is to be removed and relocated connects to the faculty parking lot to the east of the gymnasium. A note shall be added to the plans indicating that all improvements shall be in accordance with the current ADA regulations, where applicable.

4. Per Section 540-632.A.(1). of the Township Ordinance, screening of the HVAC unit shall consist of densely planted evergreen shrubs which shall grow to not less than five feet tall after one growing season. Currently no evergreen trees are proposed. The applicant shall provide the required screening or a design waiver will be required.

5. The applicant shall provide testimony on conformance with noise level standards set in Ordinance 540-528.C.(1).

E. Drainage/Grading

1. The project proposes minimal land disturbance and minimal increase in impervious coverage. No drainage-related improvements are proposed as part of this application. The applicant shall provide testimony regarding any anticipated drainage impacts for the project.

F. Landscaping and Lighting

1. The minor site plan indicates that all trees within the project area are to be protected and none will be removed. Should any trees require removal during construction, the applicant shall apply for a tree removal permit with the Township.

2. The applicant proposes no landscaping improvements as part of the proposed development.

3. The applicant proposes no lighting improvements as part of the proposed development.

G. Miscellaneous

1. The Applicant shall provide all information requested by the Board during the public hearing(s).

2. Approvals or letters of service or letters of no interest should be obtained from the following agencies, where applicable:

    a. Fire Advisory Board.
    b. All other agencies and departments having jurisdiction.

Le: **Township of Middletown**
Attn: Debi Yuro, Board Secretary

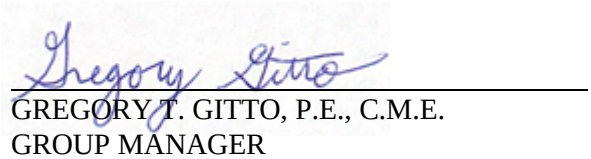
Re: **Varsity Gymnasium Air Conditioning**
Christian Brothers Academy
850 Newman Springs Road
Block 1063, Lot 67.01
Amended Preliminary and Final Major Site Plan
First Engineering Review

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, P.E., C.M.E.
MIDDLETOWN PLANNING BOARD ENGINEER



GREGORY T. GITTO, P.E., C.M.E.
GROUP MANAGER

RRK:GTG:GMM:STF

cc: Amy Citrano, PP, AICP, Director of Planning, (acitrano@middletownnj.org)

\\tandmassociates.local\Public\Projects\MIPB\R8482\Correspondence\CBA_Air Conditioner_1st Engineering Review.docx

MINOR SITE PLAN

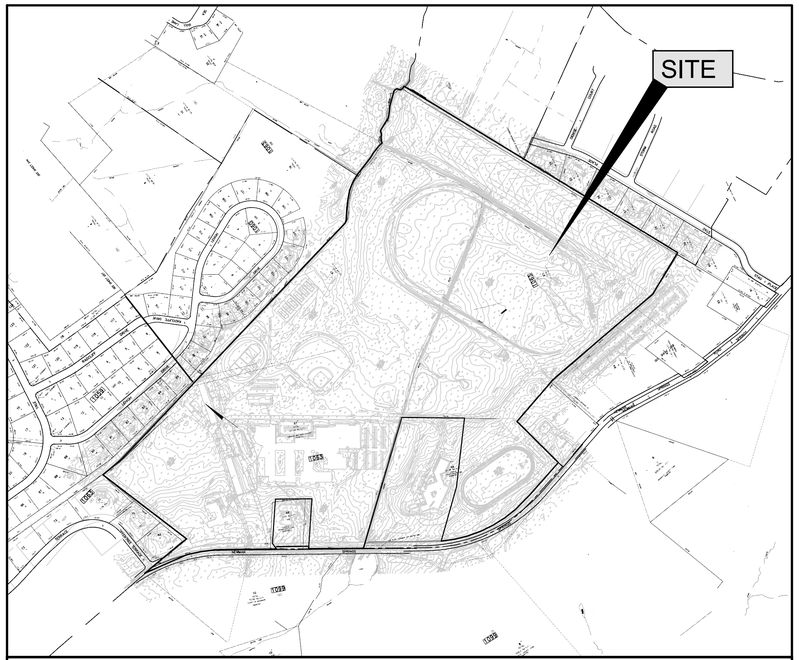
PREPARED FOR:

CHRISTIAN BROTHERS ACADEMY
CBA VARSITY GYM AIR CONDITIONING

LOT 67.01 - BLOCK 1063, TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEET #267
(TAX MAP, DATED DECEMBER 17, 1992)

BLOCK	LOT	OWNER & ADDRESS
1332	1063-38	JUMPING BROOK PROPERTY LLC 140 MIDDLETOWN LINCROFT LINCROFT NJ 07738
1332	1063-39.01	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN NJ 07748
1332	1063-78	UNIVERSITY HEIGHTS AT LINCROFT LEHIGH DR LINCROFT NJ 07738
1332	1063-64	LINCROFT BIBLE CHURCH OF MIDDL INC. 790 NEWMAN SPRINGS RD LINCROFT NJ 07738
1332	1063-66.01	DE LA SALLE HALL INC 810 NEWMAN SPRINGS RD LINCROFT NJ 07738
1332	1063-67.01	LASALLE LINCROFT INC. 850 NEWMAN SPRINGS RD LINCROFT NJ 07738
1332	1099-10	COUNTY OF MONMOUTH - BD OF RC 805 NEWMAN SPRINGS RD LINCROFT NJ 07738
1332	1099-8	COUNTY OF MONMOUTH -BD OF REC 805 NEWMAN SPRINGS RD LINCROFT NJ 07738
1332	1063-69	SIMONE DOMINIC & EVELYN 22 GREENTREE TERR LINCROFT NJ 07738
1332	1061-8	BAKER JOHN 858 NEWMAN SPRINGS RD LINCROFT NJ 07738
1332	1061-9	PANTALEIRE ALEXEY & KHOROSH VERA 860 NEWMAN SPRINGS RD LINCROFT NJ 07738
1332	1063-57	GALLINA GIANNI & LAURA 6 STAG PLACE LINCROFT NJ 07738
1332	1063-10	K.HOVNANIAN AT MIDDLETOWN IV LLC 110 FIELDCREST AVE 5TH FL EDISON NJ 08837
1332	1063-70	TOTI PETER & CHRISTINA 26 GREEENTREE TERRACE LINCROFT NJ 07738
1332	1063-71	SZOLDATITS JOSEPH F 30 GREENTREE TERR LINCROFT NJ 07738
1332	1063-65	FSC DENAREAL ESTATE TRUST 800 NEWMAN SPRINGS RD LINCROFT NJ 07738
1332	1063-104	PICA ANDREW J & SCAUTO JACLN 98 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-68	LASALLE LINCROFT INC. 820 NEWMAN SPRINGS RD, LINCROFT NJ 07738
1332	1063-88	WINTERS ROBERT C III & BARBARA C 222 YALE DR LINCROFT NJ 07738
1332	1063-89	CASALE CHARLES & MARISA 59 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-90	PREFER JOSEPH W & LAUREN A 61 LEHIGH DR LINCROFT NJ 07738
1332	1063-91	LIOTTA ERMINIO J & DENISE R 63 LEHIGH DR LINCROFT NJ 07738
1332	1063-92	SHAHABUDDIN MEAH A &ZESMIN FAOZIA 65 LEHIGH DR LINCROFT NJ 07738
1332	1063-93	ZYSKOWSKI BERNARD R & BARBARA J 67 LEHIGH DR LINCROFT NJ 07738
1332	1063-94	KELLY ANTHONY & JENNIFER 69 LEHIGH DR LINCROFT NJ 07738
1332	1063-95	MAPLES JARED & MARY 71 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-96	CONNOLLY STEPHEN & DOMINIQUE 73 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-97	ALVAREZ MANUEL & JUDY O GORMAN A 75 LEHIGH DR LINCROFT NJ 07738
1332	1063-98	RUGGIERI LEONARD V & ADELE 77 LEHIGH DR LINCROFT NJ 07738
1332	1063-99	BERGRUD MARIA ELENA & JUSTIN 106 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-100	FINNEGAN MARK & KELLY 106 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-101	MILHOMENS LEANDRO J & AMANDA S 104 LEHIGH DR LINCROFT NJ 7738
1332	1063-102	MAURO MICHAEL & MARY 102 LEHIGH DR LINCROFT NJ 07738
1332	1063-103	HEANEY TIMOTHY & ANGELINA F 100 LEHIGH DR LINCROFT NJ 07738
1332	1063-58	ERN GARY R & ADRIENNE 12 STAG PL LINCROFT NJ 07738
1332	1063-59	TROIA THOMAS & TERESA 18 STAG PL LINCROFT NJ 07738
1332	1063-60	MIDDLETON ROBERT & LAURA K. 24 STAG PL LINCROFT NJ 07738
1332	1063-53	LADDAGA VINCENT T&WINGERTER ERIKA A 24 DENISE COURT LINCROFT NJ 07738
1332	1063-54	YESERSKI DAVID & ELIZABETH 102 STAG PL LINCROFT NJ 07738
1332	1063-55	RAINERI STEVEN B & CLADINE SHANNON 104 STAG PL LINCROFT NJ 07738
1332	1063-56	SIMLER RONALD B & MARIE 2 STAG PL LINCROFT NJ 07738
1332	1063-10C0703	HENRY JOHN M & ALISON 65 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-10C0704	MIKULA KARIN R TRUSTEE 67 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-10-C0705	FRIEDMAN GARY S & SUSAN R 69 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-10-C0801	RIZOV VADIM 71 LAWLEY DRIVE LINCROFT NJ 07738

200' PROPERTY OWNERS



LOCATION MAP
APPROX. SCALE: 1" =500'

GENERAL NOTES:

1. PROPERTY BEING KNOWN AS LOT 67.01 IN BLOCK 1063 AS SHOWN ON SHEET NO. 267, DATED DECEMBER 17, 1992 OF THE CURRENT OFFICIAL TAX MAP OF THE TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY.
2. MINOR SITE PLAN APPROVAL IS HEREBY REQUESTED FOR PLACEMENT OF ACCESSORY MECHANICAL EQUIPMENT IN EXCESS OF 100 SF FOR THE CBA VARSITY GYM.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE R-220 ZONE. THE EXISTING SCHOOL IS A CONDITIONAL USE WITHIN THE ZONE. ALL REQUIREMENTS FOR THE CONDITIONAL USE OF A SECONDARY SCHOOL ARE MET.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHICAL MAP OF PROPERTY KNOWN AS LOTS 66.01, 67.01 & 68 IN BLOCK 1063 (CHRISTIAN BROTHERS ACADEMY), TOWNSHIP OF MIDDLETOWN , MONMOUTH COUNTY, NEW JERSEY", CONSISTING OF NINE (9) SHEETS DATED JULY 20, 2017, LAST REVISED MAY 10, 2019, AND PREPARED BY YORKANIS & WHITE, INC.

   ADDITIONAL BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY OUTBOUND SURVEY MAP FOR PROPERTY KNOWN AS LOTS 66.01, 67.01 & 68 IN BLOCK 1063 (CHRISTIAN BROTHERS ACADEMY), TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY", DATED DECEMBER 8, 2025 AND SIGNED ON DECEMBER 9, 2025 AND PREPARED BY YORKANIS & WHITE, INC.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) AND B (AREAS BETWEEN LIMITS OF100-YEAR FLOOD AND 500-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 340313 0014 B DATED FEBRUARY 15, 1984, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. APPLICANT / PROPERTY OWNER:
   La Salle LINCROFT, INC.
   820 NEWMAN SPRINGS ROAD
   LINCROFT, NJ 07738
7. UTILITIES:

WATER SERVICE:	NJ AMERICAN WATER CO.
SEWER SERVICE:	MIDDLETOWN SEWER AUTHORITY
TELEPHONE SERVICE:	VERIZON
ELECTRIC SERVICE:	JERSEY CENTRAL POWER & LIGHT COMPANY
CABLE TELEVISION:	COMCAST CABLEVISION OF MONMOUTH COUNTY
GAS SERVICE:	NEW JERSEY NATURAL GAS COMPANY

ZONING INFORMATION:
ZONE R-220 PRIVATE SCHOOL

DESCRIPTION	REQUIRED	APPROVED/ CONSTRUCTED	PROPOSED
GROSS LOT AREA (MIN.)	41 Acres (c)**	143.814 Acres	143.814 Acres
BUILDABLE LOT AREA (MIN.)	N/A	± 105 Acres	± 105 Acres
LOT FRONTAGE (NEWMAN SPRINGS ROAD)	325 FT	2,523.9 FT	2,523.9 FT
BUILDING SETBACKS (MIN.)			
FRONT SETBACK	115 FT	157.4 FT	157.4 FT
SIDE SETBACK	75 FT	64.0 FT[5]	64.0 FT[5]
REAR SETBACK	125 FT	± 10 FT[1] 25 FT[2]	± 10 FT[1] 25 FT[2]
LOT COVERAGE (MAX.)		90.0 FT[3]	90.0 FT[3]
A. BUILDINGS APPROVED/CONSTRUCTED BLDG AREA = 284,837 SF	6 %	4.55 %	4.55 %
B. TOTAL IMPERVIOUS APPROVED/CONSTRUCTED IMP. AREA = 908,814 SF PROPOSED IMP. AREA = 909,446 SF	30 % (c)	14.5 %	14.5 %
MAX. FLOOR AREA RATIO	N/A		
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-STORY	2-STORY
PRINCIPAL BUILDING	35 FT	<35 FT	<35 FT
ACCESSORY BUILDING	16 FT 25 FT (BARN)	20.0 FT[4]	
FENCE HEIGHT	8 FT		8 FT

PROJECT ATTORNEY:
JOHN GIUNCO, ESQ.
125 HALF MILE ROAD
P.O. BOX 190
MIDDLETOWN, N.J. 07748

PROJECT SURVEYOR:
JOHN T. LUTS, PLS
YORKANIS & WHITE, INC.
23 VILLAGE COURT
HAZLET, NJ 07730

PROJECT ARCHITECT:
KELLENYI JOHNSON WAGNER ARCHITECTS
ERIC WAGNER, R.A.
21 PETERS PLACE
RED BANK, N.J. 07701

CERTIFICATION:
APPROVED AS AN MINOR SITE PLAN,
BY THE TOWNSHIP OF MIDDLETOWN ON _____.

_____ CHAIRPERSON

ATTEST:
_____ PLANNING BOARD ENGINEER _____ DATE
_____ BOARD SECRETARY _____ DATE

OWNER'S CERTIFICATION:
I/WE ARE THE OWNER (S) OF THE SUBJECT PROPERTY AND HEREBY GIVE CONSENT TO THE DEVELOPMENT AS DEPICTED ON THESE PLANS.

AUTHORIZATION GIVEN ON DEVELOPMENT APPLICATION

_____ DATE

VARIANCE
VARIANCE APPROVED
(c) CONDITIONAL USE REQUIREMENTS
(c)** SECONDARY SCHOOLS: MINIMUM LOT AREA OF 5 ACRES PLUS ONE ACRE FOR EACH 25 STUDENTS BASED UPON THE MAXIMUM FUNCTIONAL CAPACITY OF THE SCHOOL. THEREFORE: 5 ACRES + 900 STUDENTS*(1 ACRE/25 STUDENTS) = 41 ACRES.
[5] SIDE SETBACK FOR ADDITION TO LACROSSE MAINTENANCE SHED (APPROVED)
[1] EXISTING/PROPOSED SIDE/REAR SETBACK FOR MAINTENANCE SHED (APPROVED)
[2] EXISTING/PROPOSED SIDE/REAR SETBACK FOR THE "ROUND BARN" (APPROVED)
[3] PROPOSED SIDE/REAR SETBACK FOR THE TENNIS PAVILION (APPROVED)
[4] PROPOSED BUILDING HEIGHT OF BASEBALL FIELD PRESSBOX (APPROVED)

PARKING SUMMARY		
AS PER TOWNSHIP ORDINANCE		
HIGH SCHOOL		
1 SPACE FOR EACH THREE STUDENTS BASED ON DESIGN CAPACITY		
900 CHILDREN = 3*1 SPACE=300 SPACES		
TOTAL PARKING REQUIRED: 300 SPACES (8 ADA SPACES REQUIRED)		
EXISTING PARKING		
AREA	EXISTING	APPROVED/CONSTRUCTED
MAINTENANCE BUILDING	18	18
BROTHER'S RESIDENCE	23	23 (INCL. 1 ADA SPACE)
MAIN BUILDING		
MAIN ENTRANCE	18	18 (INCL. 2 ADA SPACES)
FACULTY LOT	89	89 (INCL. 4 ADA SPACES)
THEATRE LOT	174	174 (INCL. 7 ADA SPACES)
BENILDE HALL	9	15 (INCL. 1 ADA SPACE)
MCKENNA HALL	76	91 (INCL. 4 ADA SPACES)
TENNIS COURTS	0	10 (INCL. 1 ADA SPACE)
TRACK & FIELD	0	25 (INCL. 2 ADA SPACES)
LACROSSE FIELD	0	30 (INCL. 2 ADA SPACES)
SOCCER FIELDS (GRAVEL LOT) APPROX.	100	100
	507	593 (INCL. 24 ADA SPACES - TOTAL)

INDEX OF SHEETS

	FILE	NO.	PLAN DATE
TITLE SHEET	TS-1	1 OF 4	12/23/25
CRITICAL AREAS MAP	CAM-1	2 OF 4	12/23/25
OVERALL SITE PLAN	OSP-1	3 OF 4	12/23/25
AIR CONDITIONING LAYOUT PLAN	LP-1	4 OF 4	12/23/25

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12/23/25	REVISED FOR MUNICIPAL REVIEW	DS

MINOR SITE PLAN
CHRISTIAN BROTHERS ACADEMY
VARSITY GYM AIR CONDITIONING
LOT 67.01, BLOCK 1063, TAX MAP SHEET NO. 267, DATED 12/17/92
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY – NEW JERSEY

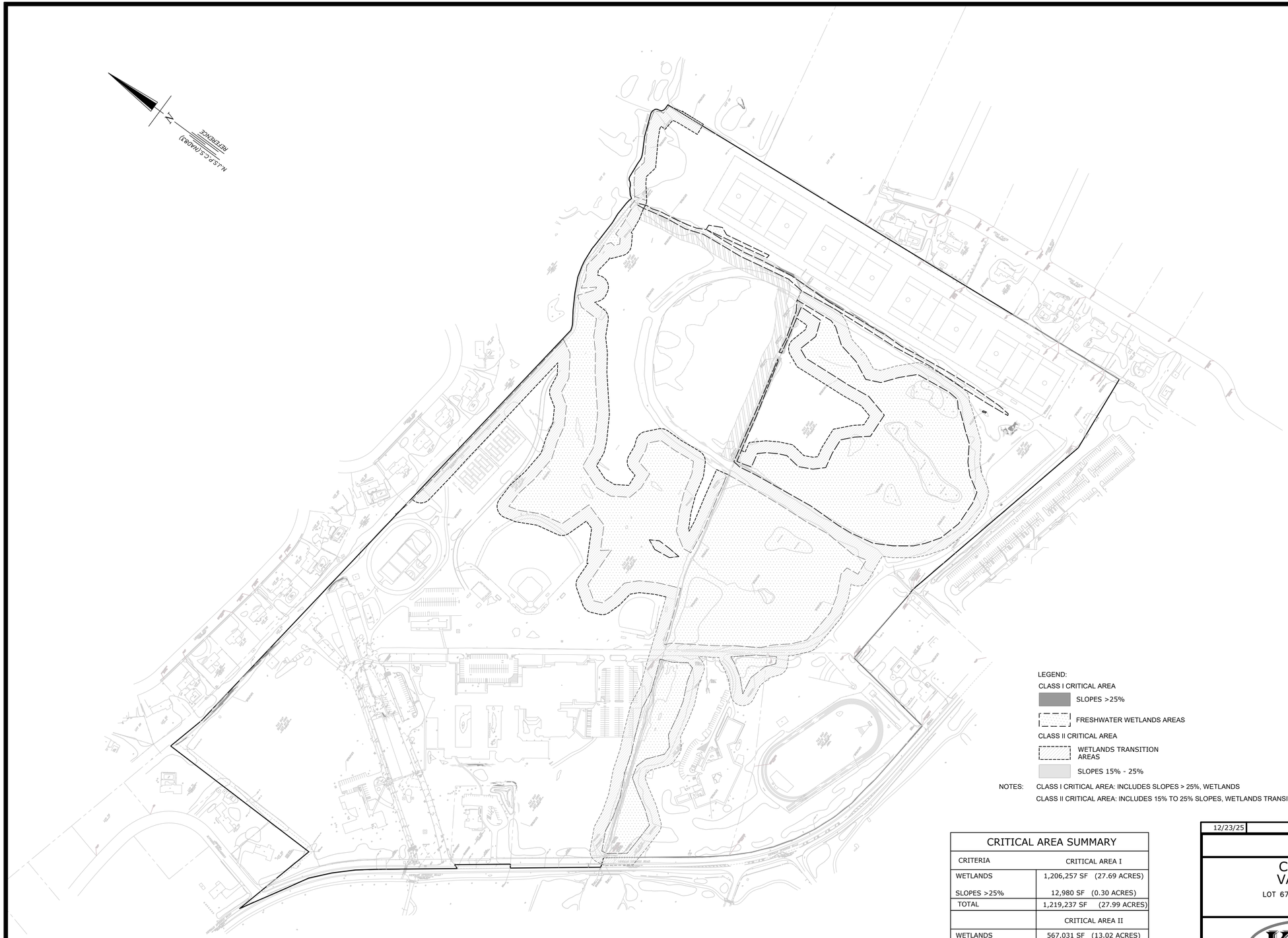
KCE
COA 24GA28049700
Kennedy Consulting Engineers, LLC
211 Maple Avenue
Red Bank, New Jersey 07701
732.212.9393 TEL • 732.212.9399 FAX

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

TITLE SHEET
1 of 4

FILENAME: TS-1
DRAWN BY: DS
DATE: 09/08/25

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LEGEND:

CLASS I CRITICAL AREA

SLOPES >25%

FRESHWATER WETLANDS AREAS

CLASS II CRITICAL AREA

WETLANDS TRANSITION AREAS

SLOPES 15% - 25%

NOTES: CLASS I CRITICAL AREA: INCLUDES SLOPES > 25%, WETLANDS

CLASS II CRITICAL AREA: INCLUDES 15% TO 25% SLOPES, WETLANDS TRANSITION AREAS

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

1 inch = 200ft.

CRITICAL AREA SUMMARY	
CRITERIA	CRITICAL AREA I
WETLANDS	1,206,257 SF (27.69 ACRES)
SLOPES >25%	12,980 SF (0.30 ACRES)
TOTAL	1,219,237 SF (27.99 ACRES)
	CRITICAL AREA II
WETLANDS TRANSITION AREAS	567,031 SF (13.02 ACRES)
SLOPES 15% - 25%	19,729 SF (0.45 ACRES)
TOTAL	586,760 SF (13.47 ACRES)

CONTIGUOUS DEVELOPABLE AREA	
CRITERIA	TOTAL PROPOSED LOT 67.01
≥ 2.5 ACRES	*4,605,245 SF (105.72 ACRES)

NOTES: *AREA ALSO INCLUDES 25% OF CLASS II CRITICAL AREAS.

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VARSITY GYM AIR CONDITIONING

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KCE
COA 24GA28049700
Kennedy Consulting Engineers, LLC
211 Maple Avenue
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732.212.9393 TEL • 732.212.9399 FAX

CRITICAL AREAS MAP

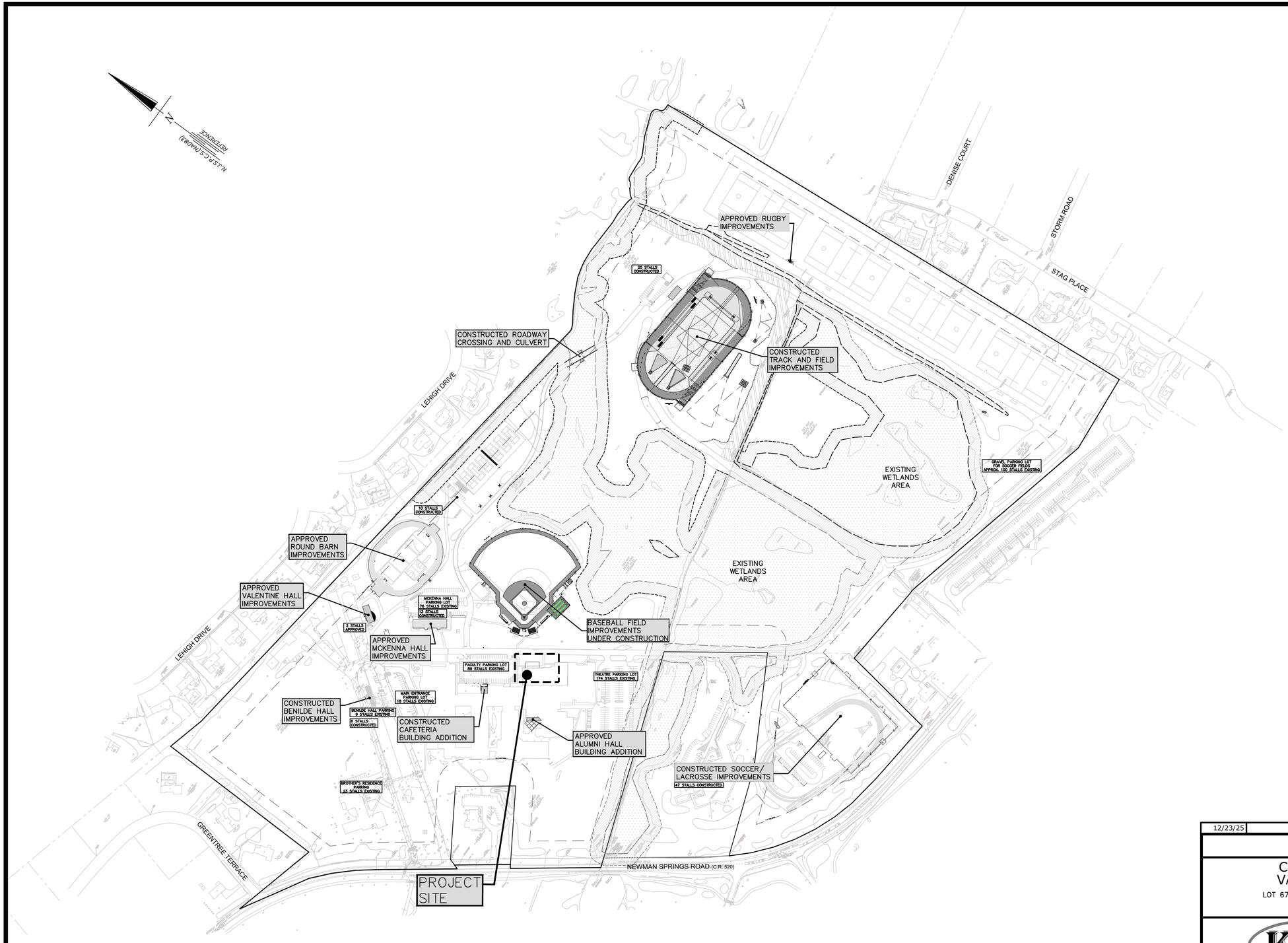
2 of 4

FILENAME: CAM-1
DRAWN BY: DS
DATE: 09/08/25

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

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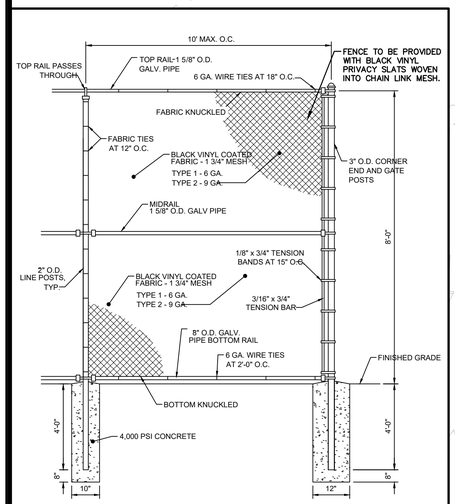
OVERALL SITE PLAN

3 of 4

FILENAME:	OSP-1
DRAWN BY:	DS
DATE:	09/08/25

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

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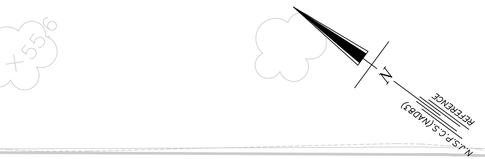


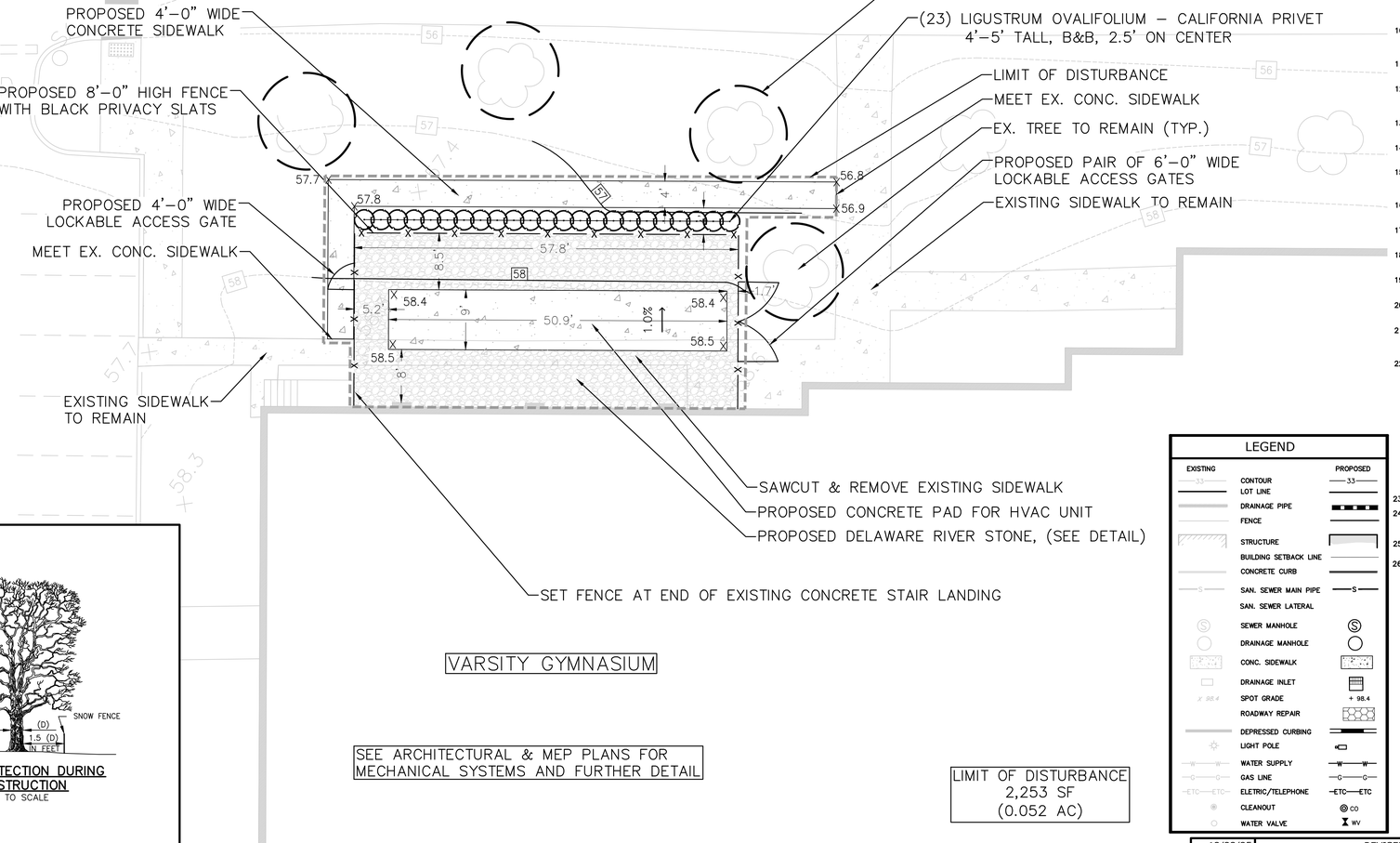
8' CHAINLINK FENCE WITH BLACK PRIVACY SLATS

NOT TO SCALE

NOTES:

1. ALL FABRIC SHALL BE BLACK VINYL COATED (THERMALLY FUSED AND BONDED).
2. TIES SHALL BE HOT-DIP GALVANIZED, .90 OZ. ZINC PER SQ. FT. WITH BLACK VINYL COATING.
3. ALL POSTS, RAILS, AND APPURTENANCES SHALL BE HOT-DIP GALVANIZED WITH BLACK VINYL COATING.
4. FENCE TO BE PROVIDED WITH BLACK VINYL PRIVACY SLATS WOVEN INTO CHAIN LINK MESH.
5. ALL POSTS AND RAILS SHALL CONFORM TO: GROUP IA: (ASTM F1043) SCHEDULE 40 STEEL PIPE, ASTM F1083 REGULAR GRADE (30,000 PSI YIELD).
6. FENCING SYSTEM IS DESIGNED TO WITHSTAND A WIND SPEED OF 105 MPH.





VARSITY GYMNASIUM

SEE ARCHITECTURAL & MEP PLANS FOR MECHANICAL SYSTEMS AND FURTHER DETAIL

LIMIT OF DISTURBANCE
2,253 SF
(0.052 AC)

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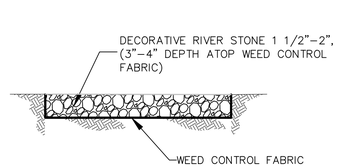
LEGEND

EXISTING		PROPOSED
33	CONTOUR	33
	LOT LINE	
	DRAINAGE PIPE	
	FENCE	
	STRUCTURE	
	BUILDING SETBACK LINE	
	CONCRETE CURB	
S	SAN. SEWER MAIN PIPE	S
	SAN. SEWER LATERAL	
S	SEWER MANHOLE	S
	DRAINAGE MANHOLE	
	CONC. SEWALK	
	DRAINAGE INLET	
X 98.4	SPOT GRADE	+ 98.4
	ROADWAY REPAIR	
	DEPRESSED CURBING	
	LIGHT POLE	
W W	WATER SUPPLY	W W
G G	GAS LINE	G G
ETC ETC	ELETRIC/TELEPHONE	ETC ETC
	CLEANOUT	CO
	WATER VALVE	WV

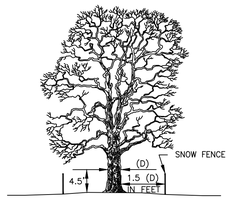
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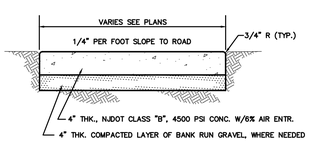
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STONE DETAIL
NOT TO SCALE

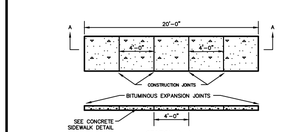


TREE PROTECTION DURING CONSTRUCTION
NOT TO SCALE



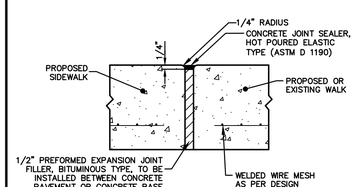
NOTE:
CROSS SLOPE ON ALL WALKWAYS AND OTHER BARRIER FREE PATHS SHALL NOT EXCEED 2%.

TYPICAL SIDEWALK
NOT TO SCALE



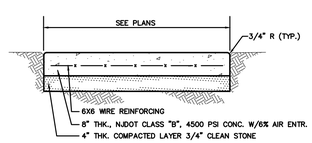
CONSTRUCTION NOTES:
A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY TWENTY (20) FEET.
CONSTRUCTION JOINTS SHALL BE INSTALLED EVERY FOUR (4) FEET THE FULL WALK WIDTH.
THERE SHALL BE A FLOAT FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.

SIDEWALK JOINT DETAIL
NOT TO SCALE



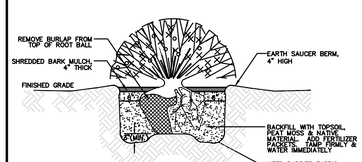
NOTE:
1. REFER TO CONCRETE SIDEWALK DETAILS FOR CONCRETE DEPTH AND STRENGTH.

EXPANSION JOINT DETAIL
NOT TO SCALE



CONCRETE HVAC EQUIPMENT PAD
NOT TO SCALE

NOTE:
1. CONCRETE PAD SHALL MEET HVAC EQUIPMENT MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.



SHRUB PLANTING DETAIL
NOT TO SCALE

DATE	REVISION	BY
12/23/25	REVISED FOR MUNICIPAL REVIEW	DS

MINOR SITE PLAN

CHRISTIAN BROTHERS ACADEMY
VARSITY GYM AIR CONDITIONING

LOT 67.01, BLOCK 1063, TAX MAP SHEET NO. 267, DATED 12/17/92
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY – NEW JERSEY

KCE
COA 24GA28049700
Kennedy Consulting Engineers, LLC
211 Maple Avenue
Red Bank, New Jersey 07701
732.212.9393 TEL * 732.212.9399 FAX

AIR CONDITIONING LAYOUT & GRADING PLAN

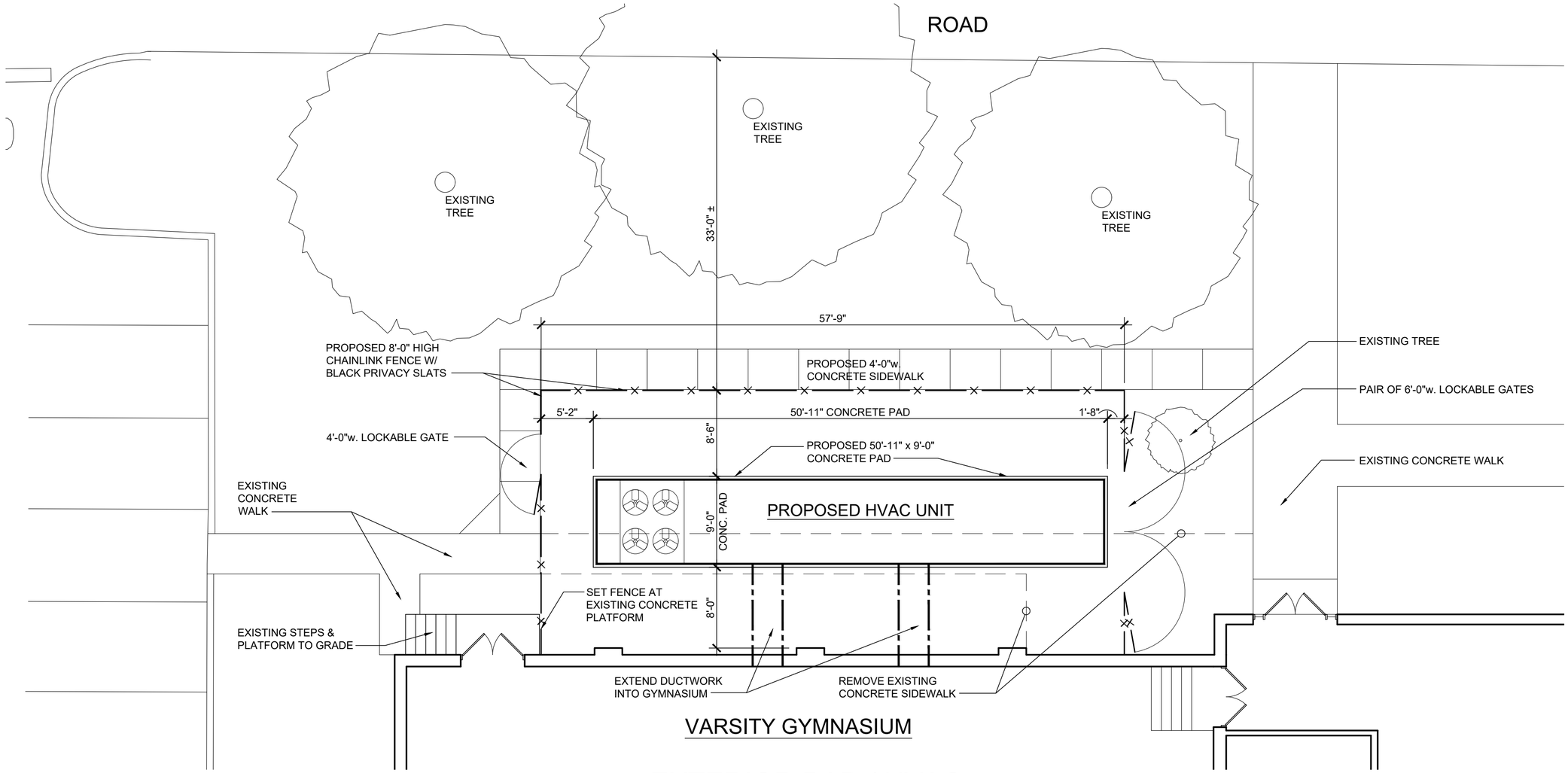
4 of 4

FILENAME:	LP-1
DRAWN BY:	DS
DATE:	09/08/25

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

DIGITAL SIGNATURE VALID FOR PDF ONLY

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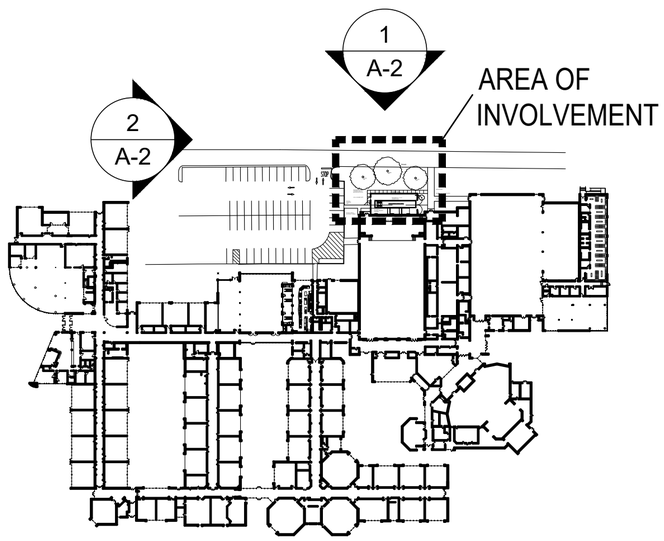
EXTERIOR PAD / HVAC UNIT LOCATION PLAN

1/8" = 1'-0"

1 A-1



RENDERING



KEY PLAN

N.T.S.

2 A-1

KEY PLAN / SITE PLAN

CBA VARSITY GYM AIR CONDITIONING

850 NEWMAN SPRINGS ROAD BLOCK 1063 LOT 67.01

LINCROFT NEW JERSEY

KELLENYI JOHNSON WAGNER NJ

21 PETERS PLACE RED BANK, NJ

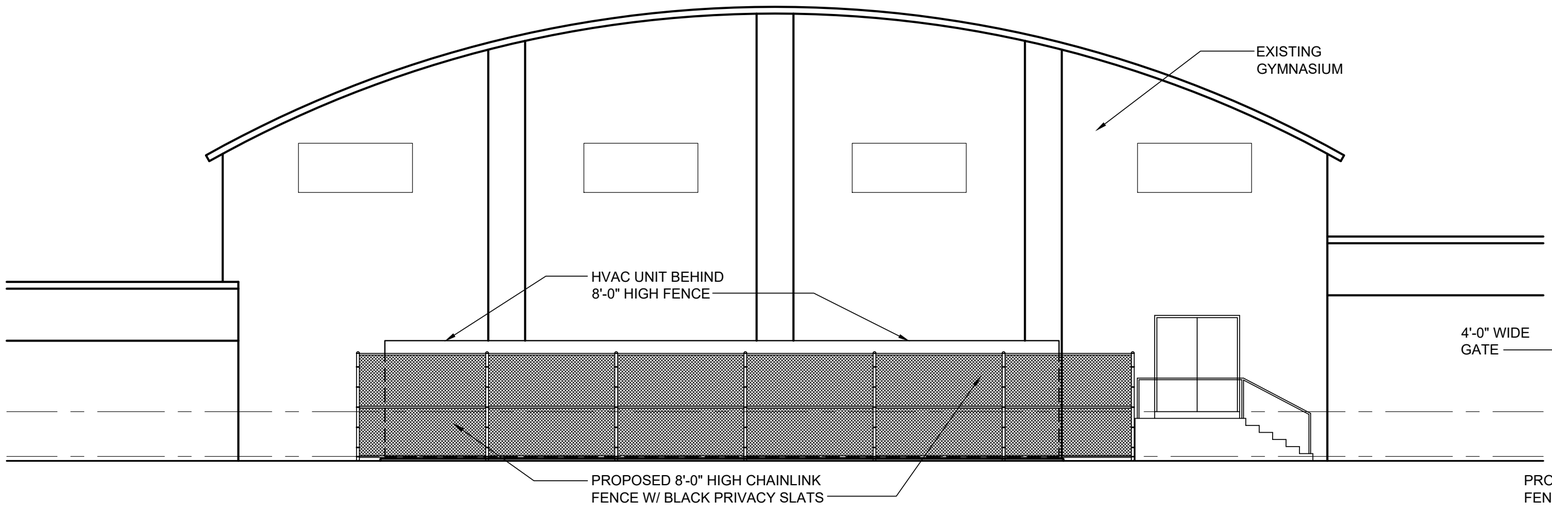
ERIC L. WAGNER AIA 10366

RICHARD R. KANE AIA 12809

DN GN DATE 8/29/25

architects

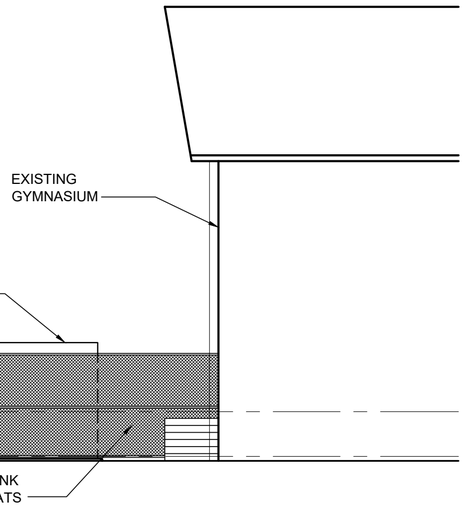
4296



NORTH ELEVATION

1/8" = 1'-0"

1
A-2



SOUTH ELEVATION

1/8" = 1'-0"

2
A-2

PROPOSED ELEVATIONS

CBA VARSITY GYM AIR CONDITIONING

850 NEWMAN SPRINGS ROAD BLOCK 1063 LOT 67.01
LINCROFT NEW JERSEY

KELLENYI JOHNSON WAGNER
21 PETERS PLACE RED BANK, NJ
ERIC L. WAGNER AIA 10366
RICHARD R. KANE AIA 12809

DN GN DATE 8/29/25

architects
4296







3 of 3

4296

architects

KELLENYI JOHNSON WAGNER

21 PETERS PLACE RED BANK, NJ

ERIC L. WAGNER AIA 10366
RICHARD R. KANE AIA 12809

DN GN DATE 8/29/25

EXISTING PHOTOS AT GYMNASIUM

CBA VARSITY GYM AIR CONDITIONING

850 NEWMAN SPRINGS ROAD BLOCK 1063 LOT 67.01

LINCROFT NEW JERSEY

TOWNSHIP OF MIDDLETOWN

Planning Board
1 Kings Highway
Middletown, NJ 07748-2504

DAVID MERCES
Chairman

Organized December 14, 1667
"Pride in Middletown"

AMY H. CITRANO, P.P., A.I.C.P.
Director of Planning

DEBRA YURO
Planning Board Secretary

Tel: (732) 615-2102
Fax: (732) 615-2103

TECHNICAL MEMORANDUM

DATE: December 19, 2025
BOARD: Planning Board
APPLICATION: Milano Builders
Walada Avenue & Arlington Avenue
Block 122, Lot 122; Block 158, Lot 1; Block 159, Lot 3
Preliminary & Final Major Subdivision with Variances

PROJECT DESCRIPTION

The subject property contains three (3) existing vacant, wooded lots located to the rear of existing single family homes along Walada Avenue in Port Monmouth. The applicant is proposing to subdivide the subject property into four (4) new single family residential lots. Access to the new lots will be from an existing unimproved right of way from Walada Avenue known as Barton Place (40 ft ROW). The applicant proposes to improve Barton Place with a 40 ft wide cul-de-sac (28 ft wide cartway). There is an unimproved right of way named Arlington Avenue the borders the subject property to the rear and south. The applicant proposes to vacate this ROW as part of this proposal.

The table below compares the lot requirements to the proposed conditions for the 4-lot subdivision. Variance relief is required for lot frontage for all new lots. Variance relief may be required for minimum circle diameter, minimum gross floor area and first floor area and number of stories. Testimony shall be provided and the zoning table on the cover sheet shall be revised.

Zoning Table: 10-Lot Subdivision

	R-7 Zone Standard	New Lot 1	New Lot 2	New Lot 3	New Lot 4
Min. Lot Area:	7,500 sf	13,909 sf	12,800 sf	18,136 sf	13,565 sf
Min. Lot Frontage	75 ft	39.27 ft *	64 ft*	39.27 ft*	66.45 ft*
Min. Buildable Lot Area	5,000 sf	13,909 sf	12,800 sf	18,136 sf	13,565 sf
Min. Circle Diameter	50 ft	Testimony to be provided	Testimony to be provided	Testimony to be provided	Testimony to be provided

	R-7 Zone Standard	New Lot 1	New Lot 2	New Lot 3	New Lot 4
Min. Building Setbacks:					
Front	20 ft	≥20 ft	≥20 ft	≥20 ft	≥20 ft
Side	10 ft	≥ 10 ft	>10 ft	>10 ft	>10 ft
Rear	20 ft	≥ 20 ft	>20 ft	>20 ft	>20 ft
Min. Gross Floor Area	900 sf	Testimony to be provided	Testimony to be provided	Testimony to be provided	Testimony to be provided
Min. First Floor Area	800 sf	Testimony to be provided	Testimony to be provided	Testimony to be provided	Testimony to be provided
Max. Building Coverage	35%	≤35%	≤35%	≤35%	≤35%
Max. Lot Coverage	40%	≤40%	≤40%	≤40%	≤40%
Max. Building Height	2 ½ stories/35'	≤28 ft; Number of stories to be provided	≤28 ft; Number of stories to be provided	≤28 ft; Number of stories to be provided	≤28 ft; Number of stories to be provided

* Variance relief shall be required.

The proposal requires a "Planning Variance" for the proposed improvement of Barton Place. As indicated by the Board Engineer, the applicant proposes a 28 ft. wide paved road with an approximately 18.5 ft. radius cul-de-sac within the Barton Place Right-of-Way. The proposed radius does not meet RSIS requirements for cul-de-sacs which require a minimum 40 ft. radius and an additional 8 ft. radius beyond the edge of the cartway to the proposed Right-of-Way (48 ft. radius R.O.W.). Additionally, the applicant is proposing pervious pavement within the new Barton Place roadway; and this is not an acceptable design for a municipal roadway as per the Township Engineer.

Additionally, existing off-site lots known as Block 159 Lot 4 and Block 158 Lot 5 are adjacent to the proposed cul-de-sac. These existing lots will become corner lots due to the proposed cul-de-sac, making them non-conforming in lot area and potentially street-side yard setbacks.

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property contains three (3) existing vacant, wooded lots and totals 46,445 square feet in area, located to the rear of existing single family homes along Walada Avenue in Port Monmouth. The subject property is located within Flood Zone AE (BFE 13). No freshwater wetlands are on the subject property as per the submitted NJDEP LOI.

The unimproved right of way known as Barton Place will be improved for access from Walada Avenue to the proposed subdivision. The unimproved right of way named Arlington Avenue borders the subject property to the rear and south. The applicant proposes to vacate this ROW as part of this proposal.

The subject property is located in the Residential (R-7) Zone and surrounded by residential uses in the R-7 Zone to the north, east, and west and by B-2 Zone to the south. Adjacent to the east of the subject property is Township owned open space on the ROSI.

PLANNING COMMENTS

1. **Zoning Compliance**
   a. Minimum Lot Frontage – A variance is required for minimum lot frontage for all four (4) new lots.

	Required	New Lot 1	New Lot 2	New Lot 3	New Lot 4
Min. Lot Frontage	75 ft	39.27 ft *	64 ft*	39.27 ft*	66.45 ft*

   b. Minimum Circle Diameter – 50 ft is required. The applicant shall indicate in testimony the proposed minimum circle diameter and revise the cover sheet. A variance may be required.
   c. Minimum Gross Floor Area – 900 sf is required. The applicant shall indicate in testimony the proposed minimum gross floor area and revise the cover sheet. A variance may be required.
   d. Minimum First Floor Area – 800 sf is required. The applicant shall indicate in testimony the proposed minimum gross first floor area and revise the cover sheet. A variance may be required.
   e. Number of Stories – 2 ½ stories are permitted. The applicant shall indicate in testimony the proposed number of stories and revise the cover sheet. A variance may be required.
   f. Off-site lots (Block 159 Lot 4 and Block 158 Lot 5) – Require variances for lot area and street side yard setback as a result of the proposal.
   g. "Planning" Variance – The applicant is seeking what is commonly referred to as a "Planning Variance." 540-504A requires every principal building shall be built upon a lot with frontage *improved* to meet the Township requirements; and the Township Engineer will not accept the proposed pervious pavement design. The pervious pavement shall be replaced with a material acceptable to the Township Engineer and Board Engineer.

      Barton Place is proposed to be improved less than RSIS requirements. The Planning Board may grant a variance to permit the construction of a building that fronts upon a street that has not been improved to Township standards - as long as the following conditions are satisfied:
      a. Adequate access for firefighting equipment, ambulances and other emergency vehicles is provided to ensure the protection of health and safety. We defer to the Fire Advisory Board review; and
      b. The future street layout shown on the official Township map is preserved.

   Additionally, the applicant must demonstrate to the Board that the circumstances of the case do not require the residences to be related to a street, or that disallowing the construction of a residence on the subject lot will entail practical difficulty or unnecessary hardship.

2. **Environmental**
   a. Wetlands – The applicant obtained a Letter of Interpretation (LOI) from the NJDEP dated December 22, 2022, valid through 2027, verifying there is no presence of wetlands on the subject property.

   b. Flood Hazard Area – The subject property is located in Flood Zone AE (BFE 13). Township Floodplain Administrator review and approval for the design of the homes and building height shall be made a condition of approval.

c. Wooded Areas - As per 540-651, no more than 40% of the wooded areas within the net tract area shall be cleared or developed. The applicant shall submit the percentage of clearance to ensure compliance with this standard or a design waiver shall be required.

- Additionally, as per Ch. 423 Article VI a Tree Management Plan was submitted. The Tree Management Plan indicates a total of 212 required replacement trees. Five (5) street trees are proposed. Street trees shall not be counted to fulfill this requirement. The applicant shall indicate in testimony compliance with tree replacement requirements.

3. Design and Layout

a. Proposed Street Vacation – The applicant proposes the vacation of a portion of the unimproved 40' right of way known as Arlington Avenue adjacent to the subject property. In 2023, residents along Gordon Court adjacent to the Arlington Avenue right of way, submitted a street vacation request. This request was circulated to Township Departments and applicable outside agencies and no objections were received. Township Committee approval is required for the applicant's request to vacate a portion of Arlington Avenue and shall be made a condition of approval.

b. The proposed cul-de-sac will have a 40' right-of-way and 28' cartway with concrete curb and sidewalk. We defer to the Board Engineer and Fire Advisory Review Board whether the proposed construction and design of the road that it meets Township standards.

- The applicant shall indicate in testimony whether the proposed cul-de-sac will be a public road. The road must be accepted by the Township Engineer.

c. The proposed building footprints and lot coverage for each new building lot max out the standards for building and lot coverage in the R-7 Zone. As per Section 540-624D(2), the applicant shall provide testimony for all proposed lots about the availability of usable rear yard and the ability to put accessory structures such as swimming pool, sheds, etc.

d. The applicant shall indicate in testimony and provide colored renderings of the proposed residential building designs for compliance with 540-604B-C with special attention to color, finish and material to avoid the appearance of a large undifferentiated project.
- Any ground mounted generators or HVAC units proposed for the dwellings? If so, these units shall be screened as per 540-632.
- Any signage proposed for the identification of the development?

e. Sidewalk is proposed except for the frontage along off-site Block 159 Lot 4. The Planning Board can either grant a waiver and require a payment in lieu for that portion; or require sidewalk on both sides of the street.

f. Stormwater management – The plans indicate two drywells per new lot in the rear yard. The plans also indicate 15 ft wide pervious driveways for each home lot and for the cul-de-sac. The applicant shall indicate in testimony maintenance responsibility of this proposed stormwater management system. We defer to the Board Engineer for additional comments related to stormwater management.

- In agreement with the Environmental Commission's review, there is a concern about the use of pervious pavement for the driveways and cul-de-sac, mainly with the required maintenance

so as not to lose the ability to percolate stormwater. The applicant shall indicate in testimony the ongoing maintenance plan for the proposed stormwater management system, specifically the pervious pavement.

- A 15' wide drainage easement is proposed along New Lots 1 and 2. As per 540-614A, an easement document shall be filed as a condition of approval.

g. Utilities –TOMSA approval review will be required for sewer connection. We defer to the Board Engineer for additional utility comments.

4. Landscaping & Lighting

a. As per Section 540-622B(6), seven (7) street trees are required and only five (5) street trees are proposed along the new lots. Existing trees may be used towards this requirement. Testimony shall be provided how the applicant will conform with this requirement.

b. Section 540-645E(2) requires that street trees shall have a minimum caliper of three (3") inches measured one (1') foot from the butt. The Landscape Plan notes the caliper between 2.5" to 3". The plans shall be revised to comply with this ordinance requirement.

c. Section 540-622B(6) the applicant shall provide percentage of additional trees (not including street trees and trees to remain) required not less than 10 per acre and species breakdown.

d. Each new lot is proposed to contain a portion of the existing wooded area. The applicant shall indicate in testimony whether this wooded area is to remain and if a conservation easement may be considered to maintain the wooded area on each new lot.

e. Street lighting is proposed including five (5) street lights at 16' height, along the cul-de-sac road. The lights shall be consistent with JCPL design standards.

f. We defer to the Board Engineer for additional landscaping and lighting comments.

5. Miscellaneous

a. All utilities shall be installed underground in conformance with RSIS standards.

b. Proposed block and lot numbers shall be approved by the Middletown Township Tax Assessor.

c. Street naming shall be approved by the Middletown Township Committee.

d. Affordable Housing Trust Fund – A contribution will be required to the Township Affordable Housing Trust Fund at time of issuance of certificates of occupancy, pursuant to Section 16-531.C.19.

e. Encroachments - It appears that improvements from off-site Block 159 Lot 4 encroach into the unimproved right of way Barton Place. Also, it appears there is a fence encroachment on New Lot 4 from off-site Lots Block 159 Lots 2, 3 and 4. The applicant shall address in testimony how these encroachments are to be removed.

6. Approving Agencies

Final approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction.

- Freehold Soil Conservation District
- TOMSA
- Middletown Floodplain Administrator
- Middletown Township Fire Advisory Board

DOCUMENTS REVIEWED

- Completeness submission letter, prepared by Crest Engineering Associates, Inc. dated September 29, 2025;
- Preliminary & Final Major Subdivision Plans, consisting of thirteen (13) sheets, prepared by Crest Engineering Associates, Inc., dated May 30, 2023, last revised September 29, 2025;
- Boundary and Topographic Survey, consisting of two (2) sheets, prepared by DPK Consulting, LLC, dated December 11, 2021, last revised September 22, 2025;
- NJDEP Land Use Permitting Report;
- Final Plat of Major Subdivision for Walada Enterprises, LLC, prepared by Crest Engineering Associates Inc., dated April 23, 2025;
- Tree Management Plan, prepared by Crest Engineering Associates Inc., dated March 10, 2025;
- Authorization for Freshwater Wetlands Letter of Interpretation- Extension for Walada Enterprises, LLC from the New Jersey Department of Environmental Protection, dated December 22, 2022;
- Soil Report, prepared by Air, Land & Sea Environmental Management Services, Inc., dated July 19, 2022;
- Written request for waivers;
- Project narrative, undated;
- Disclosure of Ownership;
- Certificate of Title letter, dated June 12, 2025;
- Affidavit of Ownership;
- W-9 Form;
- Verification that property taxes are current;
- Zoning Officer Denial; and
- Application for Development Permit.

We reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

Report Prepared by:

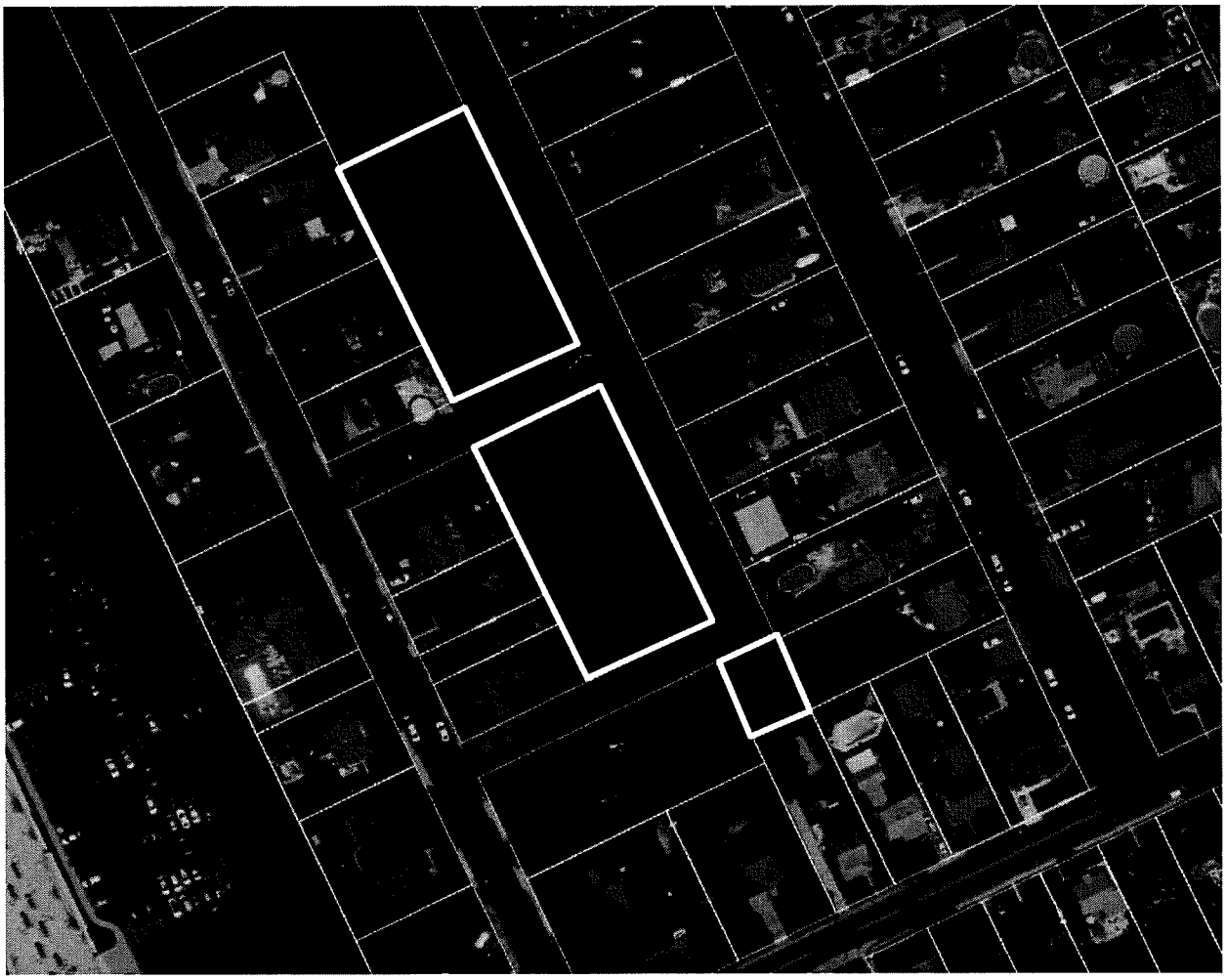
Amy Citrano

Amy H. Citrano, PP, AICP
Director of Planning

Patricia Dunkak

Patricia Dunkak
Sustainability Coordinator

LOCATION MAP



YOUR GOALS. OUR MISSION.

MIPB-R9140 December 18, 2025

Ms. Debi Yuro, Secretary *via E-Mail (dyuro@middletownnj.org)*
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

Re: Milano Brothers, LLC
Walada Avenue & Arlington Avenue
Blocks 122, 158, & 159, Lots 122, 1, & 3
Preliminary & Final Major Subdivision
First Engineering Review

Dear Board Members:

As requested, our office has reviewed the above referenced Preliminary & Final Major Subdivision application, consisting of the following:

- Preliminary & Final Major Subdivision Plan, prepared by Robert D. Sive, P.E., of Crest Engineering Associates, Inc., dated May 30, 2023, last revised September 29, 2025, consisting of thirteen (13) sheets.
- Final Plat prepared by Daniel P. Hundley, P.L.S., of Crest Engineering Associates, Inc., dated April 23, 2025, last revised September 29, 2025, consisting of one (1) sheet.
- Boundary and Topographic Survey prepared by James J. Heiser, P.L.S., of DPK Consulting, LLC, dated December 23, 2023, last revised September 22, 2025, consisting of one (1) sheet..
- Tree Management Plan prepared by Robert D. Sive, P.E., of Crest Engineering Associates. Inc., dated March 20, 2025, consisting of one (1) sheet.
- Soils Report prepared by Z. John Zingis Jr. of Air, Land & Sea Environmental Management Services, dated July 19, 2022.
- Completeness Review, prepared by Amy Citrano, P.P. of the Township of Middletown, dated October 8, 2025.
- NJDEP Land Use Permitting Report
- NJDEP LOI Extension Letter prepared by Ariana Tsiattalos, of NJDEP, dated December 22, 2022.

Based on our review and site visit, we offer the Board the following comments and suggestions:

A. Project Description

The tract in question consists of Lot 1 of Block 1589, Lot 2 of Bock 159, and Lot 122 of Block 12 and located within the R-7 zone. The tract fronts on two unimproved right-of-way paper streets, Arlington Avenue and Barton Place. The overall tract area is undeveloped and wooded.

The applicant is seeking Major Subdivision approval to subdivide three (3) combined lots as well as vacate a portion of the Arlington Avenue right-of-way for the creation of four (4) new lots fronting on Barton Place. The subject application proposes the construction of four (4) single family residential dwellings within the proposed lots, along with constructing a new roadway and cul-de-sac on Barton Place with associated curbing and sidewalk to connect to Walada Avenue. Utility extensions are proposed from Walada Avenue to service the proposed dwellings. Additionally, the applicant proposes to construct an underground infiltration system within proposed Lots 1 & 2, as well as individual drywell systems on each of the four proposed Lots.

Le: **Township of Middletown**
Attn: Ms. Debi Yuro, Secretary

Re: **Milano Brothers, LLC**
Walada Avenue & Arlington Avenue
Blocks 122, 158, & 159, Lots 122, 1, & 3
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B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-624.K	The building envelope for any lot shall be of such dimensions that it shall be able to contain within it the shape of a circle whose minimum diameter is not less than 50 FT	Lot 1: 44 FT Lot 2: 44 FT Lot 3: 44 FT Lot 4: 44 FT (Applicant to Confirm)	Variances Required for Proposed Lots 1, 2, 3, & 4
540-916.(3)	Minimum Lot Frontage of 75 FT.	Lot 1: 39.27 FT Lot 2: 64.00 FT Lot 3: 39.27 FT Lot 4: 66.45 FT	Variances Required for Proposed Lots 1, 2, 3, & 4
540-609.I.(3)	The minimum slope for lawns shall be 3/4%	Approximately: Lot 3: 0.4% Lot 4: 0.4%	Waivers Required for Proposed Lots 3& 4
540-609.I.(4)	The maximum lawn grading within five feet of a building is 10%.	Approximately: Lot 1 = 21% Lot 2 = 49% Lot 4 = 34%	Waivers Required.
540-612.J	Access drives for single- and two-family dwellings shall have a minimum width of 10 feet and a maximum width of 12 feet when they provide access to a one-car garage	Lot 1: 15 FT Lot 2: 15 FT Lot 3: 15 FT Lot 4: 15 FT	Testimony to be provided.
540-619.B.4	Garages, whether attached or detached, shall be arranged to open to the side or rear of the lot, except fully detached garages located entirely to the rear of the principal building.	Garages to open to the front of the lot.	Wavier Required.
540-622.B.6	Besides screening and street tree requirements, additional trees shall be planted throughout the subdivision. The number of trees planted shall be not less than 10 per acre, calculated on the basis of the entire subdivision tract.	No additional trees proposed.	Wavier Required.
540-631.C.2(a)	Flexible asphalt concrete pavements shall have an equivalent structural depth of at least 10 inches for local, local collector, and minor collector streets. Having a minimum wearing surface of not less than 1 1/2 inches of pavement, hot-mix asphalt (HMA) (Mix 9.5M64), and a minimum HMA (Mix 19M64) base course of not less than 2 1/2 inches and a dense-graded aggregate base course to provide the remaining depth.	The applicant does not propose 9.5M64 HMA Surface Course or 19M64 HMA Base Course. Porous asphalt pavement proposed.	Waiver Required.

Le: **Township of Middletown**
Attn: Ms. Debi Yuro, Secretary

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First Engineering Review

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-634.A	Sidewalk construction shall be required on both sides of all streets within a development and entirely around the perimeter of all cul-de-sacs. Where the development abuts only one side of an existing street, the sidewalks shall only be required for that side. Sidewalks shall also be constructed at other places, such as pedestrian walkways, access points to open space or where the sidewalk can connect to another existing sidewalk system.	Sidewalk is only proposed along both sidewalks of the street, with the exception of the north side of Barton Place abutting adjacent Lot 4.	Waiver required.
540.641.G	Minimum two-way pavement width shall be 30 ft. for local roads.	Roadway Width: 28 FT	Waiver Required.
540-651.B	In zone districts in the Township where the maximum percent of lot coverage is greater than 15%, no more than 40% of such wooded areas within the net tract area may be cleared or developed. The remaining 60% shall be maintained as permanent open space or preserved within the lot.	Approximate Clearing Limit > 40%	Waiver Required.

C. Off-Site and Off-Tract Improvements

1. The applicant proposes a pervious pavement drainage system within the public roadway of Barton Place. This proposal will create challenges of ensuring restoration of this drainage system to its original design specifications if/when future excavation/repairs are conducted by the Township, Utility Authorities, or local contractors. In addition, maintenance of the system will be challenging for the Township. As such, we do not recommend this drainage proposal. The applicant shall investigate alternative drainage solutions to eliminate this system from the Township Right-of-Way.

2. The applicant proposes a 28 ft. wide paved road with an approximately 18.5 ft. radius cul-de-sac within the Barton Place Right-of-Way. The proposed radius does not meet Township Ordinance§540.641.D.(3) to provide a 50 ft. paved radius, nor does it meet RSIS requirements for cul-de-sacs which require a 40 ft. radius and an additional 8 ft. radius beyond the edge of the cartway to the proposed Right-of-Way (48 ft. radius R.O.W.). The applicant shall review the design and provide plans complying with RSIS and Township requirements. In addition, the applicant shall provide the radius dimension of the paved area of the cul-de-sac on the plans, currently, the only dimension provided is the radius to the proposed Right-of-Way.

Le: **Township of Middletown**
Attn: Ms. Debi Yuro, Secretary

Re: **Milano Brothers, LLC**
Walada Avenue & Arlington Avenue
Blocks 122, 158, & 159, Lots 122, 1, & 3
Preliminary & Final Major Subdivision
First Engineering Review

3. The applicant proposes sidewalk along the property frontages as well as on the south side of Barton Place to the intersection of Walada Avenue. No sidewalk is proposed on the north side of Barton Place to connect to this intersection. Per Ordinance §540-634.A, sidewalk is required on both sides of all streets within a development. If sidewalk is not installed, an appropriate contribution should be made in accordance with Ordinance §540-419.A. It should be noted that sidewalks are required per RSIS requirements.

4. The applicant shall be responsible to mill and overlay the pavement along Walada Avenue with 2 inches of 9.5M64 surface course pavement to 1 ft. beyond the outside limits of trenching or, to the opposite side curb line if trenching extends beyond the centerline. Repair areas shall be rectangular in nature. Based on available mapping, it appears the existing gas main is in the west side of Walada Avenue and additional excavation and street restoration will be required than depicted on the plans.

5. The applicant shall be aware that any damages to the existing pavement due to the proposed construction shall be repaired or replaced to the satisfaction of the Township Engineer.

6. We recommend the applicant provide crosswalk and stop bar striping at the intersection of Walada Avenue.

7. The plans shall be revised to dimension the proposed curb radii at the intersection of Walada Avenue. The minimum curb radius shall be 5 ft.

8. The applicant proposes a sanitary sewer extension from Walada Avenue. We defer to TOMSA for review of the sanitary sewer improvements.

9. The applicant is proposing to relocate a fence that exists within the Barton Place Right-of-Way which appears to be owned by Lot 4. The fence is proposed to be relocated within the property boundaries of Lot 4. Based on aerial imagery, it appears there is an existing above-ground pool in the rear yard of Lot 4 which may conflict with the relocated fence. The applicant shall provide testimony regarding this. A construction easement agreement will be required to be obtained from the owner of Lot 4.

D. Site Requirements/Layout

1. It is noted that no-parking restrictions are proposed on both sides of the proposed roadway. The R7-1 sign detail shall be revised to be consistent with MUTCD standards.

2. The applicant is proposing driveways and garages on each lot. Per RSIS a one-car garage and driveway combination count as 2 spaces. therefore, it appears that adequate parking is provided for the proposed single-family dwellings, however, the applicant shall provide testimony to confirm.

3. The applicant proposes 15 FT wide driveways with garages. Per Ordinance §540-612.J., access drives for single-family dwellings with a one-car garage are permitted to be a maximum of 12 FT and drives serving two-car garages may be up to 24 FT wide. The applicant shall confirm if the garages are proposed as one- or two-car garages. A design waiver may be required upon further review.

Le: **Township of Middletown**
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4. The applicant shall note locations of A/C and other mechanical equipment on the individual plot plans, these areas shall be screened in accordance with the requirements of the Ordinance and shall meet any applicable setback requirements.

5. It is noted that the nearest existing fire hydrant is located on the corner of Walada Avenue and Main Street, over 400FT from the intersection of Walada Avenue and Barton Place. The applicant proposes a fire hydrant at the cul-de-sac bulb. We defer further review to the Township Fire Advisory Board.

6. The plans shall revise the circle diameter to be measured within the lot's buildable envelope.

E. Drainage/Grading

1. The proposed area of disturbance exceeds 1.0 acre (1.02 acres) and the increase in motor vehicular surface (0.18 ac) and non-motor vehicular impervious surface (0.18 ac), therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8, and is subject to the NJDEP Stormwater Management standards.

2. The applicant indicates that the stormwater quantity requirement is addressed by reducing the post construction peak runoff rates and the volumes for the 2, 10 and 100-year storm events by using (2) drywells for each proposed dwelling, Pervious Paving driveway systems and a stone trench.

3. This project increase in motor vehicle impervious surface area does not exceeds 0.25 acres; therefore, the water quality requirements are not applicable per N.J.A.C. 7:8-5.5.

4. The applicant indicates that the project meets the groundwater recharge requirements to maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site, in accordance with N.J.A.C. 7:8-5.4(a)2i(1) by (2) drywells for each proposed dwelling, Pervious Paving, driveway systems and a stone trench.

5. The applicant is proposing pervious pavement within the new Barton Place roadway. After discussion with the Township Engineer, this is not an acceptable design for a municipal roadway. The Township does not have the capabilities to maintain this system and this system does not meet Township Roadway standards. The applicant shall re-evaluate the drainage design to remove pervious pavement from within the Township Right-of-Way and provide an alternative design.

6. Per Section 7:8-5.8(c) of RSIS, the responsibility for maintenance of the stormwater system in a residential development shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The applicant shall provide testimony confirming that the stormwater systems will be maintained by a Homeowners Association (HOA). HOA documents outlining maintenance responsibilities shall be provided as a condition of any approval.

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7. The application shall provide the following documents for review,
    - FEMA Map
    - Test pits information on "Grading and Drainage Plan"
    - Roof drain connection to the drywells
    - Locations of the inspection port for the stone trench and drywells.
    - Infiltration basin notes.
    - Stormwater Management Facilities Operations & Maintenance.
    - the X (1/2 length of basin, X direction in feet) and Y (1/2 length of basin, Y direction in feet) swapped Groundwater Mounding Calculations

8. The applicant appears to propose flood vents at each dwelling and is within the fluvial 100-year floodplain. The applicant shall confirm and provide the following,
    a. Confirm compliance with the NJDEP Flood Hazard Area (FHA) rules.
    b. Provide all required permits associated with this project.
    c. Depict the flood plain limits on the plans.
    d. We defer to the Township Floodplain Administrator for any additional comments.

9. According to NJ SWM BMP Chapter 12, Soil Testing Criteria, Section 2.3, two (2) soil borings are required for each green infrastructure if the BMP is greater than 500 square feet in area.

10. Applicant shall provide the offsite (adjacent lots) topo and contours to ensure no offsite runoff sheet flows onto adjacent properties.

11. Applicant shall revise the width of the Stone Trench Detail from 5.5' to 10' in the plan view detail.

12. Pursuant to NJAC 7:8-5.2(m) all stormwater management measures must be reflected in a deed notice recorded in the Office of the Monmouth County Clerk. A form of deed notice should be submitted to the Township for approval before filing.

13. As part of the NJDEP Stormwater reporting procedures the applicant should complete and submit to the Township Engineer the NJPDES Tier A, MS4 – Attachment D – Major Development Stormwater Summary sheet upon final approval from the Board. A copy shall also be provided to the Board Engineer.

14. Pursuant to Ordinance 540-609.I.((3), a minimum yard slope of 0.75% is required, whereas there appear to be areas in Lots 3 & 4 with slopes as low as approximately 0.4%. The applicant shall review and increase the minimum slopes proposed, as feasible.

15. The plans should be revised to reduce/eliminate the slopes within 5 feet of the buildings to a maximum of 10% in accordance with Ordinance 540-609.I.((4).

16. Detailed grading information shall be provided for the proposed curb ramps along Walada Avenue.

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F. Environmental

1. It is noted that the applicant has received a Freshwater Wetlands Letter of Interpretation – Extension which verified the absence of any wetlands on the property. This extension is valid until October 2027.

2. It is noted that this property is located within the AE-13 Flood zone. We defer further review to the Township Floodplain Manager.

G. Lighting and Landscaping

1. The applicant is proposing post top streetlights with a 16 ft. mounting height. The applicant shall confirm that the proposed streetlighting meets the requirements of the Ordinance, Section 540-643.

2. Per section 540-528.C.12(a) of the Ordinance, light spillage shall not exceed 0.5 foot-candles beyond any property line. Based on the proposed lighting levels it appears that there is spillage into Lots 4 and 5 exceeding 0.5 fc. The plans shall be revised to address this. The applicant shall also address any issues with glare and provide adequate shielding for nearby residences.

3. The applicant shall review the lighting at the southern curb ramp on Walada Avenue. It appears an existing streetlight on Walada will provide additional illumination for this crossing. However, this was not modeled in the lighting plan. The applicant shall confirm that the crossing will be adequately lit.

4. A Light Pole Foundation construction detail shall be provided.

5. The lighting schedule and plans shows a quantity of 5 total light poles, but the colonial post top standard detail states 6 total streetlights. The applicant shall revise the plans accordingly.

6. The applicant shall confirm that the proposed lighting will be directed downwards.

7. The applicant shall confirm if the proposed lighting will be dark sky compliant.

8. Ordinance §540-651.B permits no more than 40% of wooded areas within the net tract area to be cleared or developed. The proposed clearing appears to exceed this requirement. The plans shall be revised to confirm.

9. Ordinance §540-645 requires street trees to be planted at a maximum spacing of 30 ft. on center. Based on a total frontage of 209 FT, 7 street trees are required whereas 5 are proposed. The plans shall be revised to comply, or a design waiver will be required.

10. In additional to street tree requirements, Ordinance §540-622.B.6. requires 10 additional trees per acre to be planted throughout subdivisions, whereas no additional trees are proposed. The plans shall be revised to comply, or a design waiver will be required.

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11. Ordinance §540-645.E.2. requires shade trees to have a minimum caliper size of three (3) inches, whereas, the plans note 2.5 to 3 inches. The plan shall be revised to provide a minimum of 3-inch caliper.

12. Ordinance §540-645.B requires that proposed street trees shall not lie closer than five feet to sidewalks. The plans shall be revised to confirm compliance with this requirement.

13. The applicant has provided a Tree Management Plan. The following comments pursuant to the tree removal and replacement requirements of Ordinance 2024-3446 are offered:

    a. The plan bases tree removal on 0.1-acres tree inventory plots. As less than 1 acre of the tract is proposed to be cleared, the number and species of trees to be removed are to be based on the actual count.
        i. The tree count shall include the existing tree along the north lot line of Lot 5, which is located outside the limit shown on the woodlands management plan, as it would require removal for the construction of the roadway and sidewalk.
    b. Per the tree removal and replacement calculations, a total of 212 replacement trees are required. The landscaping plan proposes 5 street trees, however only up to 5% of trees required by a landscaping plan may be credited towards replacement requirements. Therefore only 1 street tree may be credited as a replacement tree.
    c. The applicant shall advise how they will comply with the tree replacement and/or waiver requirements by either providing the remaining 211 trees on-site, by providing the remaining 211 trees off-site, or, if a waiver is approved by the Board, by providing a contribution to the Tree Replacement Trust Fund.
    d. The Tree Management Plan and tree replacement requirements are also subject to review to the Township Engineer, Township Planner, and the Township's Tree Expert. We defer further review to them for same.

14. It appears a marginal +/-6" buffer strip is proposed between the curb and sidewalk which will be difficult to maintain. We recommend this be eliminated.

H. <u>Subdivision</u>

1. The applicant proposes right-of-way vacations for portions of the unimproved paper streets, Arlington Avenue and Barton Place. As a condition of approval, the applicant will be required to receive approval the Township Committee prior to filing the subdivision. The limits of the Right-of-Way vacations should be reviewed by the Township Engineer. The Township Committee should also determine if the additional sections of Arlington Avenue within these areas should remain as paper streets or be vacated to the adjacent properties.

2. The applicant shall obtain confirmation in writing from the Township Tax Assessor that the proposed lot numbering is acceptable. Additionally, the existing lots are within separate blocks, however the proposed lot numbering does not indicate which block the proposed lots will be a part of. This should be confirmed with the Tax Assessor as well.

3. The plan shall be revised to include additional curve data for the proposed lots lines along the cul-de-sac (delta angle/chord distance/chord bearing).

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4. Drainage and utility easements are depicted on the plans. The Subdivision plan should be revised to further dimension the proposed easements from proposed lots lines and provide additional line/curve data for confirmation of easement limits.

5. If approved, easement documents and metes and bounds descriptions for all easements shall be provided for review by the Board Engineer and Board Attorney.

I. Miscellaneous

1. The plans shall be revised to depict existing structures on adjacent lots abutting the property. Additionally, Lots 4 & 5 should further detail existing improvements on the property to help further assess any impacts of the proposed improvements.

2. The plans shall be revised to properly indicate all waivers and variances required/requested for this application.

3. The final plan submitted for signatures must be signed by the owner and notarized.

4. The applicant shall be responsible to obtain a road opening permit from the Township Department of Public Works for utility connections on Walada Avenue.

5. A note shall be added to the plan stating that all improvements will be ADA/PROWAG compliant where applicable.

6. Approvals or letters of service should be obtained from the following agencies:

    - Middletown Township Fire Advisory Board
    - Township of Middletown Sewerage Authority (TOMSA).
    - Monmouth County Planning Board
    - NJDEP
    - Freehold Soil Conservation District.
    - New Jersey American Water
    - New Jersey Natural Gas
    - Comcast Cable
    - JCP&L
    - Verizon
    - All other agencies and departments having jurisdiction.

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If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, P.E., C.M.E.
MIDDLETOWN PLANNING BOARD ENGINEER

Gregory Gitto

GREGORY T. GITTO, P.E., C.M.E
GROUP MANAGER

RRK:GTG:GMM:AJA

cc: Amy Citrano, PP, AICP, Director of Planning, (acitrano@middletownnj.org)

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PRELIMINARY & FINAL MAJOR SUBDIVISION

Block 158, Tax Lot 1
Block 159, Tax Lot 3
Block 122, Tax Lot 122

MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

LIST OF OWNERS WITHIN 200'

BLOCK	TAX LOT	OWNER
122	99	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
122	100	BONELLO, GIUSEPPE & JESSICA 5 WALADA AVE PORT MONMOUTH, NJ 07758
122	101	ROSE, WILLIAM & DIANE 7 WALADA AVE PORT MONMOUTH, NJ 07758
122	103	MILLER, CLAUDE W & NANCY M 9 WALADA AVE PORT MONMOUTH, NJ 07758
122	104	PITTA, VICTOR FELIPE & SAMANTHA LUC 11 WALADA AVE PORT MONMOUTH, NJ 07758
122	105	VIDAL, JOHN CHARLES & JOHN JR. 15 WALADA AVE PORT MONMOUTH, NJ 07758
122	106	SMITH, THOMAS & ERICA M 17 WALADA AVE PORT MONMOUTH, NJ 07758
122	107	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
122	111	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
122	112	MARTIN, KATHLEEN R. 18 GORDON COURT PORT MONMOUTH, NJ 07758
122	113	LEE, HYON K & IN K KIM 17 GORDON COURT PORT MONMOUTH, NJ 07758
122	114	BIXBY, ADAM & COLLEEN 15 GORDON COURT PORT MONMOUTH, NJ 07758
122	115	SEGHAN, WILLIAM J & DEBORAH W 13 GORDON COURT PORT MONMOUTH, NJ 07758
122	116	UNKEL, DANIEL & WERNER, AMY 11 GORDON COURT PORT MONMOUTH, NJ 07758
122	117	FERRANTE, ROBERT C 13 KIMBERLY CT, APT. 26 RED BANK, NJ 07701
122	118	MAY, NATHAN & KATELYN 7 GORDON CT PORT MONMOUTH, NJ 07758
122	119	GLYNN, MICHAEL & GUMINA LAURENE 5 GORDON CT PORT MONMOUTH, NJ 07758
122	120	SHEARER, JOHN C 3 GORDON CT PORT MONMOUTH, NJ 07758
122	121	HWANG, SOK Y & BETH A HWANG 1 GORDON CT PORT MONMOUTH, NJ 07758
122	122	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
122	123.01	BUONO, TORI & VITALE NICHOLAS JOHN 160 MAIN ST PORT MONMOUTH, NJ 07758
122	123.02	MCCARTHY, DENNIS J PO BOX 4232 MIDDLETOWN, NJ 07748
122	123.03	ZIVANOVIC, VLADIMIR & WHITNEY LEE 158 MAIN ST PORT MONMOUTH, NJ 07758
122	124	RYAN, GEORGE 156 MAIN ST PORT MONMOUTH, NJ 07758
122	125	HOHMANN, HENRY & BARBARA 154 MAIN ST PORT MONMOUTH, NJ 07758
122	126	PETROSKO, HILDEGARD & PETERSON, CARMEN 152 MAIN ST PORT MONMOUTH, NJ 07758
122	127	LIN, TENG MING & ZOU, MICHELE 150 MAIN ST PORT MONMOUTH, NJ 07758
158	1	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
158	2	LIN, KENNY WEN-CHEH 6 WALADA AVE PORT MONMOUTH, NJ 07758
158	4	PEREZ, LAURA 8 WALADA AVE PORT MONMOUTH, NJ 07758
158	5	HEIDT, BRIAN R & MELORE JACQUELYN 10 WALADA AVE PORT MONMOUTH, NJ 07758.
159	1	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
159	2	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
159	3	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
159	4	SADEKI, DEAN D & PETERSON 12 WALADA AVE PORT MONMOUTH, NJ 07758
159	5	MAYER, JUSTIN & CORTNEY 12 WALADA AVE PORT MONMOUTH, NJ 07758
159	6	HURL, ROBERT M JR. & RAUCHBACH STEPH 16 WALADA AVE PORT MONMOUTH, NJ 07758
159	7	FARLEY, SCOTT & AIMEE 18 WALADA AVE PORT MONMOUTH, NJ 07758
264	5	HANNEY, SANDRA A 161 MAIN STREET PORT MONMOUTH, NJ 07758
272	17	ESCOBAR, ROXANNA B 739 CAMPBELL AVE PORT MONMOUTH, NJ 07758
272	18	ROBERTSON, TRISHA 157 MAIN ST PORT MONMOUTH, NJ 07758
272	19	STEFANSKI, DANIEL & DOMINGUEZ, REBECCA 155 MAIN ST PORT MONMOUTH, NJ 07758



VICINITY MAP

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ZONE : RESIDENTIAL ~ R-7 ZONE

MINIMUMS:	REQUIRED:	NEW LOT 1:	NEW LOT 2:	NEW LOT 3:	NEW LOT 4:
LOT AREA (Interior Lot)	7,500 S.F.	13,909 S.F.	12,800 S.F.	18,136 S.F.	13,565 S.F.
LOT FRONTAGE (Interior Lot)	75 FT.	39.27 FT. *	64.00 FT. *	39.27 FT. *	68.45 FT.
CIRCLE DIAMETER	50 FT.	> 50 FT.	>50 FT.	>50 FT.	>50 FT.
BUILDABLE LOT AREA	5,000 FT.	13,909 S.F.	12,800 S.F.	18,136 S.F.	13,565 S.F.
FLOOR AREA, GROSS (Multi-Story)	800 S.F.	≥ 800 S.F.	≥ 800 S.F.	≥ 800 S.F.	≥ 800 S.F.
PRINCIPAL BUILDING					
FRONT SETBACK	20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.
SIDE SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
SIDE, STREET SETBACK	10 FT.	N/A	N/A	N/A	N/A
REAR SETBACK	20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.
ACCESSORY BUILDING					
SIDE SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
REAR SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
MAXIMUMS:					
BUILDING COVERAGE	35%	≤ 35%	≤ 35%	≤ 35%	≤ 35%
LOT COVERAGE	40%	≤ 40%	≤ 40%	≤ 40%	≤ 40%
BUILDING HEIGHT	28 FT. 2.5 STORIES	≤ 28 FT.	≤ 28 FT.	≤ 28 FT.	≤ 28 FT.

* VARIANCE REQUIRED

GENERAL NOTES:

1. PROPERTY KNOWN AS BLOCK 158, TAX LOT 1, BLOCK 159, TAX LOT 3 & BLOCK 122, TAX LOT 122, AS SHOWN ON SHEET 14, LAST REVISED 12/02/11, OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MIDDLETOWN TOWNSHIP. THE PROPERTY IS SITUATED WITHIN THE R-7 RESIDENTIAL ZONE.
2. BOUNDARY, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY BY DPK CONSULTING, DATED 12/11/2021.
3. NO FRESHWATER WETLANDS ARE WITHIN THE AREA OF PROPOSED DEVELOPMENT, AS PER A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI) EXTENSION "ABSENT" LETTER, FILE AND ACTIVITY NUMBER 1331-17-0011.1FWW220001, DATED DECEMBER 22, 2022.
4. THE PROPERTY LIES WITHIN THE AE FLOOD HAZARD AREA, WITH A BASE FLOOD ELEVATION OF 13, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0081F, EFFECTIVE DATE SEPTEMBER 25, 2009.
5. THE PROPERTY IS CURRENTLY WOODED AND VACANT. BARTON PLACE AND ARLINGTON AVENUE ARE UNDEVELOPED, PAPER STREETS.
6. THE PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO 4 RESIDENTIAL LOTS AND INCLUDE THE IMPROVEMENT OF BARTON PLACE WITH A 28 FOOT WIDE PAVED CARTWAY WITH CURB AND SIDEWALK WHICH MATCHES THE ROADWAY DEVELOPMENT IN THE AREA. A PORTION OF ARLINGTON AVENUE SHALL BE VACATED.
7. BARTON PLACE AND ARLINGTON AVENUE ARE PAPER STREETS (UNIMPROVED) WITH 40 FOOT WIDE RIGHT-OF-WAYS. AS PART OF THIS SUBDIVISION DEVELOPMENT, BARTON PLACE WOULD BE CLASSIFIED AS MEDIUM INTENSITY RESIDENTIAL ACCESS STREET/CUL-DE-SAC. WHILE THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) REQUIRES A RIGHT-OF-WAY WIDTH OF 50 FEET, A 40 FOOT WIDE RIGHT-OF-WAY WITH A 28 FOOT WIDE CARTWAY WITH CURB AND SIDEWALK IS PROPOSED TO MATCH THE NEIGHBORHOOD. THE PORTION OF THE ARLINGTON AVENUE RIGHT-OF-WAY WHICH ABUTS THE SUBJECT TRACT SHALL BE VACATED.
8. PARKING REQUIREMENTS:

   4 BEDROOM SINGLE-FAMILY RESIDENTIAL DWELLINGS
   2.5 PARKING STALLS PER DWELLING
   EACH NEW LOT SHALL PROVIDE 3 ON-SITE PARKING STALLS WITHIN A GARAGE AND/OR DRIVEWAY AREA
9. THE PROPOSED RESIDENTIAL LOTS SHALL BE SERVED BY THE EXISTING PUBLIC POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEMS.
10. WASTE AND RECYCLABLES FROM THE PROPOSED DWELLINGS WILL BE REMOVED BY THE PUBLIC SANITATION SERVICE VIA CURBSIDE PICK-UP.
11. PROPOSED DWELLING ELEVATIONS AND LOT GRADING IS PRELIMINARY. LIMITS OF GRADING AND DISTURBANCE MAY VARY WITH THE IMPLEMENTATION OF RETAINING WALLS, TERRACING, RETENTION OF SLOPES, LANDSCAPING, ETC., WHICH WILL BE DETERMINED AND FINALIZED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT AND ARCHITECTURAL DESIGN.
12. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH LOCAL CODE AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST REQUIREMENTS.
13. ALL AREAS NOT DESIGNATED FOR ROADWAYS, DWELLINGS, SIDEWALKS AND/OR DRIVEWAYS SHALL BE PLANTED, LANDSCAPED, OR TOPSOILED IN ACCORDANCE WITH THE LANDSCAPE PLAN. ALL TOPSOIL, FERTILIZER, SEED, SOD, MULCH AND PLACEMENT THEREOF SHALL CONFORM TO THE MOST CURRENT REQUIREMENTS OF THE SOIL CONSERVATION DISTRICT.
14. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. LOCATION AND INSTALLATION OF NEW UTILITIES AND SERVICE CONNECTIONS NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF OTHERS.
15. THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS.
16. THERE ARE NO WATER COURSES WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
17. NO SWAMPS, BOGS OR PONDS EXIST WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
18. ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN, UNLESS NOTED OTHERWISE. ANY EXISTING FENCE ENCROACHMENTS FROM ADJACENT PROPERTIES ONTO THE SUBJECT PROPERTY SHALL BE RELOCATED, AS REQUIRED.
19. ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ENCLOSED DETAILS, THE MIDDLETOWN TOWNSHIP LAND USE ORDINANCE AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
20. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
21. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
22. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
23. PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
24. ANY IMPORTED SOIL SHALL BE CERTIFIED CLEAN FILL/SOIL WHICH MEETS THE DEFINITION OF CLEAN FILL IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SITE REMEDIATION STANDARDS (FOUND AT N.J.A.C. 7:26E).
25. THE PROPOSED DWELLINGS SHALL BE CONSTRUCTED SUCH THAT THE AREA UNDERNEATH THE FINISHED FIRST FLOOR IS SUFFICIENTLY WET FLOOD PROOFED IN ACCORDANCE WITH NFIP TECHNICAL BULLETIN 7 WET FLOODPROOFING REQUIREMENTS AND LIMITATION.

	A	B	C
1	Sheet List Table		
2	Sheet Number	Sheet Title	Revision
3	1	Cover Sheet	9/29/2025
4	2	Existing Conditions Plan	9/29/2025
5	3	Site Layout Plan	9/27/2024
6	4	Grading Plan	9/27/2024
7	5	Utility Plan	9/27/2024
8	6	Landscape Plan	9/27/2024
9	7	Lighting Plan	9/29/2025
10	8	Profile & Detail Sheet	9/27/2024
11	9	Detail Sheet	9/27/2024
12	10	Soil Erosion & Sediment Control Plan	9/27/2024
13	11	Soil Erosion & Sediment Control Compaction Plan	9/27/2024
14	12	Soil Erosion & Sediment Control Details	--
15	13	Soil Erosion & Sediment Control Notes	10/5/2023
16			
17	1 of 1	Final Plat	9/29/2025

OWNER

WALADA ENTERPRISES, LLC
30 N. LAKE DRIVE
MIDDLETOWN, NJ 07748

APPLICANT

MILANO BROTHERS BUILDERS INC.
845 BROAD STREET
SHREWSBURY, NJ 07702

APPROVED BY
MIDDLETOWN TOWNSHIP PLANNING BOARD

DATE _____ CHAIRMAN _____

ATTEST _____ SECRETARY _____

DATE _____ ENGINEER _____

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

_____

_____

SWORN TO AND SUBSCRIBED BEFORE ME.

_____ _____
DATE NOTARY PUBLIC OF NEW JERSEY

NO	DESCRIPTION	DATE	BY
6	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/22/25	9/29/25	RDS
5	REV. FOR TOWNSHIP PLANNING BOARD SUBMISSION	4/25/25	RDS
4	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	DPK RDS
3	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/9/24	1/10/24	RDS
2	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/5/23	DPK RDS
1	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/28/23	9/5/23	RDS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE, WILLISTOWN TOWNSHIP, N.J. 08835, PH.(609)448-1880
13 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, PH.(732)244-0099
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1" = 100'
DRAWN RDS
CHECKED RDS
SHEET 1 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
TAX MAP SHEET NO. 14, LAST REV. 12/02/11
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

PROJ. NO. 13027

COVER SHEET

CAD FILE: 13027 COV.DWG

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STATE PLANE COORDINATE SYSTEM NAD 83

ARLINGTON AVENUE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

BARTON PLACE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

ARLINGTON AVENUE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

WALADA AVENUE
(40' R.O.W. PER TAX MAP)

MAIN STREET

BLOCK 159
TAX LOT 3
(21,600 S.F.)
(0.4959 AC.)

BLOCK 158
TAX LOT 1
(21,600 S.F.)
(0.4959 AC.)

BLOCK 122
TAX LOT 122
(3,248 S.F.)
(0.0744 AC.)

P.O.B.

S25°58'12"E 200.00'

N64°01'48"E 108.00'

S64°01'48"W 108.00'

N25°58'12"W 200.00'

S25°58'12"E 64.90'

S64°01'48"W 50.00'

N64°01'48"E 50.00'

N25°58'12"W 64.90'

TAX LOT 1
TAX LOT 2
TAX LOT 3
TAX LOT 4
TAX LOT 5
TAX LOT 6
TAX LOT 7
TAX LOT 8
TAX LOT 9
TAX LOT 100
TAX LOT 101
TAX LOT 102
TAX LOT 103
TAX LOT 104
TAX LOT 105
TAX LOT 106
TAX LOT 107
TAX LOT 108
TAX LOT 109
TAX LOT 110
TAX LOT 111
TAX LOT 112
TAX LOT 113
TAX LOT 114
TAX LOT 115
TAX LOT 116
TAX LOT 117
TAX LOT 118
TAX LOT 119
TAX LOT 120
TAX LOT 121
TAX LOT 122
TAX LOT 123.01
TAX LOT 123.02
TAX LOT 123.03
TAX LOT 124
TAX LOT 125
TAX LOT 126
TAX LOT 127

FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO. 1331-16-0016.1

NJ STATE WETLANDS BOUNDARY LINE

SCALE: (1 inch = 30 Feet)
30 0 30 60 90

LEGEND

- EX. WOODS LINE
- EX. CONTOUR
- EX. SPOT ELEVATION
- EX. UTILITY POLE w/OVERHEAD WIRES
- EX. TREE

MIDDLETOWN TOWNSHIP LAND USE CODE 540-624 CRITICAL AREAS SCHEDULE

A(1)(a)[1] TIDAL WETLANDS -- IN ACCORDANCE WITH NJDEP AUTHORIZATION FOR FRESHWATER WETLANDS LETTER OF INTERPRETATION – EXTENSION, FILE AND ACTIVITY NO. 1331-17-0011.1FWW220001, DATED DECEMBER 22, 2022, THE SITE DOES NOT CONTAIN TIDAL WETLANDS.

A(1)(a)[2] NONTIDAL WETLANDS -- IN ACCORDANCE WITH NJDEP AUTHORIZATION FOR FRESHWATER WETLANDS LETTER OF INTERPRETATION – EXTENSION, FILE AND ACTIVITY NO. 1331-17-0011.1FWW220001, DATED DECEMBER 22, 2022, THE SITE DOES NOT CONTAIN NONTIDAL WETLANDS.

A(1)(a)[3] STEEP SLOPES -- IN ACCORDANCE WITH THIS EXISTING CONDITIONS PLAN WITH TOPOGRAPHY, THE SITE DOES NOT CONTAIN STEEP SLOPES.

A(1)(a)[4] SURFACE WATERS -- IN ACCORDANCE WITH THIS EXISTING CONDITIONS PLAN WITH TOPOGRAPHY, THE SITE DOES NOT CONTAIN SURFACE WATERS AND/OR WATERCOURSES.

A(1)(b)[1] STEEP SLOPES -- IN ACCORDANCE WITH THIS EXISTING CONDITIONS PLAN WITH TOPOGRAPHY, THE SITE DOES NOT CONTAIN STEEP SLOPES.

A(1)(b)[2] TRANSITION AREAS -- IN ACCORDANCE WITH NJDEP AUTHORIZATION FOR FRESHWATER WETLANDS LETTER OF INTERPRETATION – EXTENSION, FILE AND ACTIVITY NO. 1331-17-0011.1FWW220001, DATED DECEMBER 22, 2022, THE SITE DOES NOT CONTAIN FRESHWATER WETLANDS TRANSITION AREAS.

NO	DESCRIPTION	DATE	BY/ AGS
1	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/25/25	8/29/25	RDS

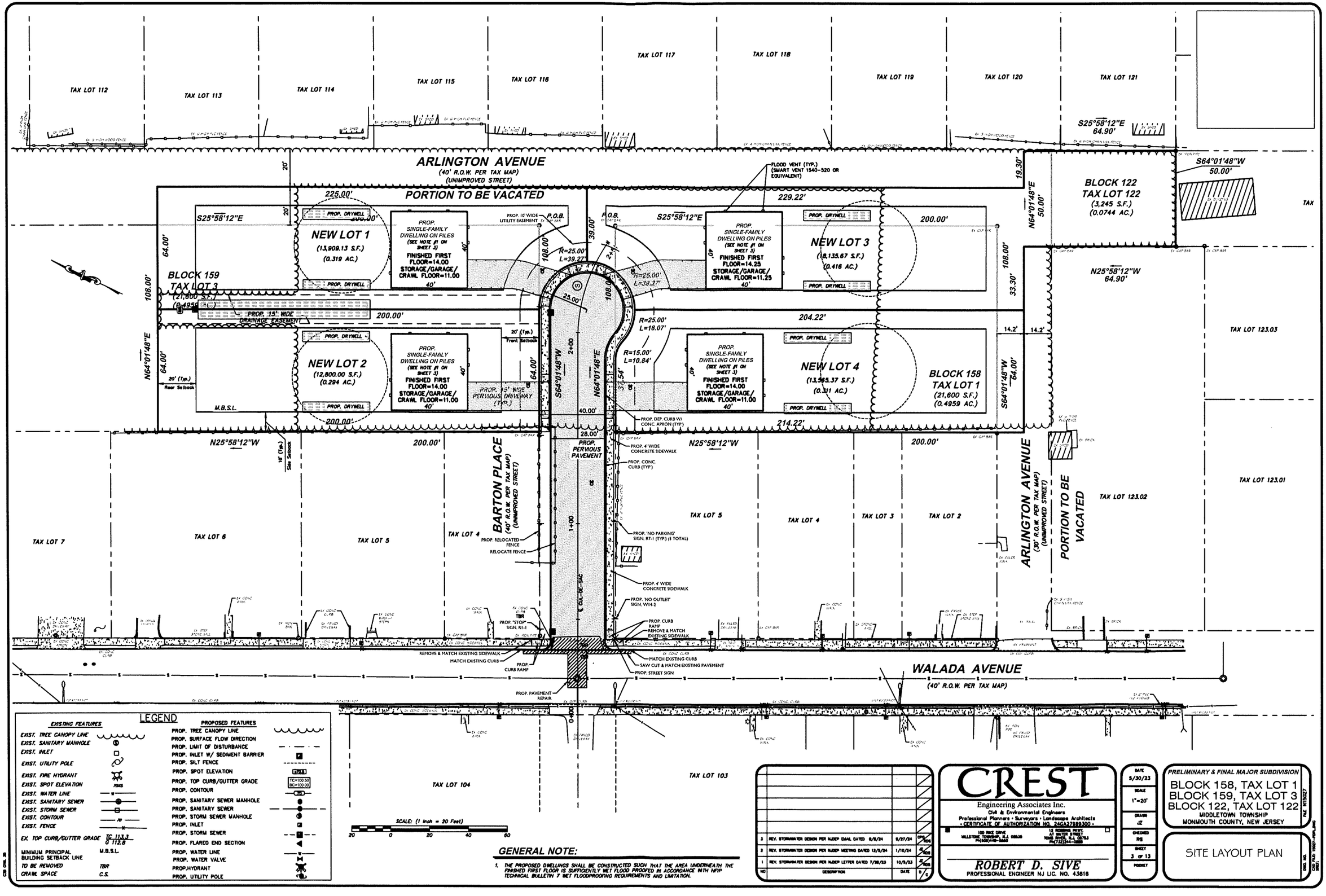
CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27998300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, Ph:(609)448-1660
11 ROBBINS PKWY, ATLANTIC HIGHLANDS, N.J. 07716, Ph:(732)872-0555
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43818

DATE 8/30/25
SCALE 1"=30'
DRAWN RDS
CHECKED RDS
SHEET 2 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
DWG. NO. 15027

EXISTING CONDITIONS PLAN

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LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
EXIST. TREE CANOPY LINE		PROP. TREE CANOPY LINE	
EXIST. SANITARY MANHOLE	S	PROP. SURFACE FLOW DIRECTION	
EXIST. INLET		PROP. LIMIT OF DISTURBANCE	
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER	
EXIST. FIRE HYDRANT		PROP. SILT FENCE	
EXIST. SPOT ELEVATION	75.45	PROP. SPOT ELEVATION	75.45
EXIST. WATER LINE	W	PROP. TOP CURB/GUTTER GRADE	TC=100.50 BC=100.00
EXIST. SANITARY SEWER	S	PROP. CONTOUR	100
EXIST. STORM SEWER	D	PROP. SANITARY SEWER MANHOLE	
EXIST. CONTOUR	70	PROP. SANITARY SEWER	
EXIST. FENCE		PROP. STORM SEWER MANHOLE	
EX. TOP CURB/GUTTER GRADE	TC 113.3 G 112.8	PROP. INLET	
MINIMUM PRINCIPAL BUILDING SETBACK LINE	M.B.S.L.	PROP. STORM SEWER	
TO BE REMOVED	TBR	PROP. FLARED END SECTION	
CRAWL SPACE	C.S.	PROP. WATER LINE	
		PROP. WATER VALVE	
		PROP. HYDRANT	
		PROP. UTILITY POLE	

GENERAL NOTE:

1. THE PROPOSED DWELLINGS SHALL BE CONSTRUCTED SUCH THAT THE AREA UNDERNEATH THE FINISHED FIRST FLOOR IS SUFFICIENTLY WET FLOOD PROOFED IN ACCORDANCE WITH NFIP TECHNICAL BULLETIN 7 WET FLOODPROOFING REQUIREMENTS AND LIMITATION.

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	CPK
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/8/24	1/10/24	CPK
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/30/23	10/3/23	CPK

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27888300 •
105 RACE DRIVE, MILLSTONE TOWNSHIP, N.J. 08510, PH:(609)448-0880
15 MORNING AVENUE, AT WATER STREET, TOMS RIVER, N.J. 08753, PH:(732)244-0099
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=20'
DRAWN JZ
CHECKED RDS
SHEET 3 OF 13
PODNET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE NO. M13027

SITE LAYOUT PLAN

CAD FILE: (SHEET-PLAN)
DWG. NO.

CAD DWG. 39

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TAX LOT 112
TAX LOT 113
TAX LOT 114
TAX LOT 115
TAX LOT 116
TAX LOT 117
TAX LOT 118
TAX LOT 119
TAX LOT 120
TAX LOT 121
TAX LOT 123.03
TAX LOT 123.01
TAX LOT 123.02

ARLINGTON AVENUE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

FLOOD VENT (TYP.)
(SMART VENT 1540-520 OR EQUIVALENT)

NEW LOT 1
(13,909.13 S.F.)
(0.319 AC.)

NEW LOT 2
(12,800.00 S.F.)
(0.294 AC.)

NEW LOT 3
(18,135.87 S.F.)
(0.416 AC.)

NEW LOT 4
(13,565.37 S.F.)
(0.311 AC.)

PROP. SINGLE-FAMILY DWELLING ON PILES
(SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/CRAWL FLOOR=11.00

PROP. SINGLE-FAMILY DWELLING ON PILES
(SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.25
STORAGE/GARAGE/CRAWL FLOOR=11.25

PROP. DRYWELL
PERVIOUS DRIVEWAY
PROP. 15' WIDE PERVIOUS PAVEMENT

PROP. OUTLET STRUCTURE No.1
GR.=9.35
5'W×9'H ORIFICE= 7.10
4' WEIR ELEV. =8.50
12" PIPE INV. (OUT)= 5.60

PROP. BUBBLER TYPE "A" INLET w/ SCOUR HOLE
GR.= 7.10
12"Ø INV. = 5.60

8 LF 12"Ø HDPE PIPE @ 0.00%

PROP. 90'x10'x2' STONE TRENCH w/ FIVE 15"Ø PERFORATED PIPE
15" INV. = 6.75
TRENCH BOTTOM ELEV. = 6.50
WQDS ELEV. = 6.53
2-YR ELEV.= 7.35
10-YR ELEV. =7.70
100-YR ELEV. =8.46

PROP. 35'x5.5'x2' DRYWELL w/ THREE 12"Ø PERFORATED PIPE (TYP.)

91 LF 15"Ø HDPE PIPE @ 0.25%

PROP. OUTLET STRUCTURE NO. 2
GR.=9.90
9.5"Ø ORIFICE INV.= 7.60
9" PIPE INV. (OUT)= 7.50

END CAP

PROP. DEP. CURB W/ CONC. APRON (TYP.)

PROP. 4' WIDE CONCRETE SIDEWALK

PROP. CONC. CURB (TYP.)

PROP. PERVIOUS PAVING & DRIVEWAYS
BOTTOM AREA = 7,992 SF
BOTTOM ELEV. = 7.5
DESIGN PERMEABILITY RATE=0.5 IN/HR
WQDS ELEV. = 7.66
2-YR ELEV.= 7.82
10-YR ELEV. =8.02
100-YR ELEV. =8.47

PROP. PERVIOUS PAVEMENT INSPECTION PORT

PROP. 157 LF 6"Ø PERFORATED PIPE @ 0.0%

PROP. OVERFLOW INLET (TYPE "B")
GR.=9.00
6" PIPE INV. (OUT)= 7.50

PROP. CURB RAMP
REMOVE & MATCH EXISTING SIDEWALK

REMOVE & MATCH EXISTING SIDEWALK
MATCH EXISTING CURB
PROP. CURB RAMP

MATCH EXISTING CURB
SAW CUT & MATCH EXISTING PAVEMENT

PROP. PAVEMENT REPAIR

BARTON PLACE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

1+00 ℄ CUL-DE-SAC

ARLINGTON AVENUE
(30' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

WALADA AVENUE
(40' R.O.W. PER TAX MAP)

TAX LOT 7
TAX LOT 6
TAX LOT 5
TAX LOT 4
TAX LOT 5
TAX LOT 4
TAX LOT 3
TAX LOT 2
TAX LOT 104
TAX LOT 103

SCALE: (1 inch = 20 Feet)
20 0 20 40 60

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
EXIST. TREE CANOPY LINE		PROP. TREE CANOPY LINE	
EXIST. SANITARY MANHOLE	S	PROP. SURFACE FLOW DIRECTION	
EXIST. INLET		PROP. LIMIT OF DISTURBANCE	
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER	
EXIST. FIRE HYDRANT		PROP. SILT FENCE	
EXIST. SPOT ELEVATION	70.63	PROP. SPOT ELEVATION	71.63
EXIST. WATER LINE	W	PROP. TOP CURB/GUTTER GRADE	TC=100.50 BC=100.00
EXIST. SANITARY SEWER	S	PROP. CONTOUR	70
EXIST. STORM SEWER		PROP. SANITARY SEWER MANHOLE	
EXIST. CONTOUR	70	PROP. SANITARY SEWER	
EXIST. FENCE		PROP. STORM SEWER MANHOLE	
EX. TOP CURB/GUTTER GRADE	TC 113.3 G 112.8	PROP. INLET	
MINIMUM PRINCIPAL BUILDING SETBACK LINE	M.B.S.L.	PROP. STORM SEWER	
TO BE REMOVED	TBR	PROP. FLARED END SECTION	
CRAWL SPACE	C.S.	PROP. WATER LINE	W
		PROP. WATER VALVE	
		PROP. HYDRANT	
		PROP. UTILITY POLE	

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	CPK/RDS
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/8/24	1/10/24	RDS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/8/23	RDS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 RIKE DRIVE, WILLSTONE TOWNSHIP, N.J. 08535, PH.(609)448-5660
13 HORSEBRIDGE PKWY, A1 WATER STREET, TOMS RIVER, N.J. 08753, PH.(732)244-0885

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=20'
DRAWN JZ
CHECKED RDS
SHEET 4 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE NO. M15027

GRADING AND DRAINAGE PLAN

CAD FILE: 15027-PRELIM-FINAL
ENG. NO.

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TAX LOT 112

TAX LOT 113

TAX LOT 114

TAX LOT 115

TAX LOT 116

TAX LOT 117

TAX LOT 118

TAX LOT 119

TAX LOT 120

TAX LOT 121

EX. 3' HIGH WOOD FENCE

EX. 4' HIGH WOOD FENCE

EX. 6' HIGH PVC FENCE

EX. 4' HIGH CHAIN LINK FENCE

EX. 5' HIGH CHAIN LINK FENCE

ARLINGTON AVENUE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

FLOOD VENT (TYP.)
(SMART VENT 1540-520 OR EQUIVALENT)

PROP. DRYWELL

NEW LOT 1
(13,909.13 S.F.)
(0.319 AC.)

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/ CRAWL FLOOR=11.00
40' x 40'

PROP. 10' WIDE UTILITY EASEMENT

PROP. FIRE HYDRANT W/ 6" GATE VALVE

PROP. SAN. MH RIM=10.10 INV. OUT=4.85

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.25
STORAGE/GARAGE/ CRAWL FLOOR=11.25
40' x 40'

NEW LOT 3
(18,135.67 S.F.)
(0.416 AC.)

PROP. 15' WIDE DRAINAGE EASEMENT

PROP. SANITARY SEWER CLEANOUT (TYP.)

PROP. 4"Ø SAN. PVC LATERAL @2.0% (TYP.)

NEW LOT 2
(12,800.00 S.F.)
(0.294 AC.)

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/ CRAWL FLOOR=11.00
40' x 40'

PROP. 1"Ø POTABLE WATER SERVICE (TYP.)

PROP. POTABLE WATER CURB VALVE & METER PIT (TYP.)

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/ CRAWL FLOOR=11.00
40' x 40'

NEW LOT 4
(13,565.37 S.F.)
(0.311 AC.)

TAX LOT 123.03

TAX LOT 123.01

TAX LOT 123.02

EX. BRICK

EX. 5' HIGH CHAIN LINK FENCE

EX. PAVEMENT

EX. CONC. CURB

EX. CONC. SIDEWALK

EX. FAILED SIDEWALK

EX. STONE WALL

EX. FAILED WALK

EX. CONC. WALK

EX. CONC. CURB

EX. STEPS

EX. 8" PVC SANITARY SEWER PIPE

BARTON PLACE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PROP. 6"Ø CEMENT LINED DUCTILE IRON PIPE, CLASS 52

PROP. 205± LF 8" PVC PIPE SDR-35 @ 0.75%

0+00

1+00

2+00

2+50

CL OF PROP. 8" PVC SAN. PIPE

ARLINGTON AVENUE
(30' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

TAX LOT 7

TAX LOT 6

TAX LOT 5

TAX LOT 4

TAX LOT 5

TAX LOT 4

TAX LOT 3

TAX LOT 2

TAX LOT 104

TAX LOT 103

CONNECT TO BENCHMARK

PROP. INV. "D"=3.30 (IN)

PROP. PAVEMENT REPAIR

SAW CUT & MATCH EXISTING PAVEMENT

WET TAP TO EXISTING WATER MAIN (CONTRACTOR SHALL FIELD VERIFY OUTSIDE DIAMETER AND MATERIAL OF EXISTING WATER MAIN TO DETERMINE APPROPRIATE WET TAP SLEEVE/MATERIALS)

WALADA AVENUE
(40' R.O.W. PER TAX MAP)

SCALE: (1 Inch = 20 Feet)

20 0 20 40 60

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
EXIST. TREE CANOPY LINE		PROP. TREE CANOPY LINE	
EXIST. SANITARY MANHOLE	S	PROP. SURFACE FLOW DIRECTION	
EXIST. INLET		PROP. LIMIT OF DISTURBANCE	
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER	
EXIST. FIRE HYDRANT		PROP. SILT FIELD FENCE	
EXIST. SPOT ELEVATION	70.43	PROP. SPOT ELEVATION	71.43
EXIST. WATER LINE	W	PROP. TOP CURB/GUTTER GRADE	TC=100.50 BC=100.00
EXIST. SANITARY SEWER	S	PROP. CONTOUR	75
EXIST. STORM SEWER	D	PROP. SANITARY SEWER MANHOLE	
EXIST. CONTOUR	70	PROP. SANITARY SEWER	S
EXIST. FENCE		PROP. STORM SEWER MANHOLE	
EX. TOP CURB/GUTTER GRADE	TC 113.3 C 112.8	PROP. INLET	
MINIMUM PRINCIPAL BUILDING SETBACK LINE	M.B.S.L.	PROP. STORM SEWER	D
TO BE REMOVED	TBR	PROP. FLARED END SECTION	
CRAWL SPACE	C.S.	PROP. WATER LINE	W
		PROP. WATER VALVE	
		PROP. HYDRANT	
		PROP. UTILITY POLE	

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	8/27/24	CPK/ RDS
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/5/24	1/10/24	RDS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/26/23	10/3/23	CPK/ RDS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, Ph(609)448-2600
12 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, Ph(732)244-0099
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=20'
DRAWN JZ
CHECKED RS
SHEET 5 OF 13
POCKET

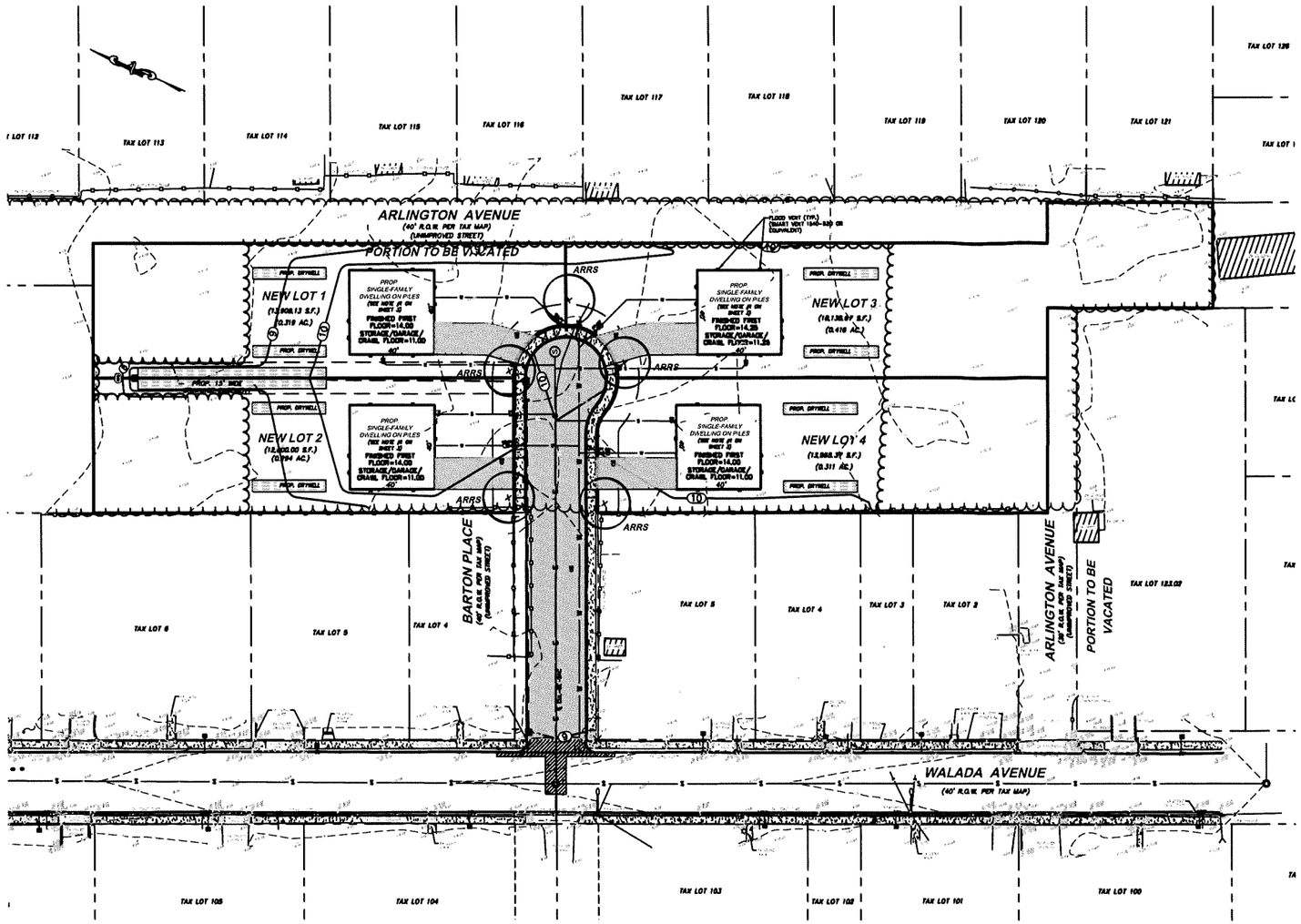
PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
PROJ. NO. M15027

UTILITY PLAN

ENGR. INIT.
CAD FILE: 15027-PLANS
PROJ.:

CB DWG. 28

001-15500\15027\DESIGN PLANS\15027-PDPL.DWG, 10/7/2024 1:48:25 PM

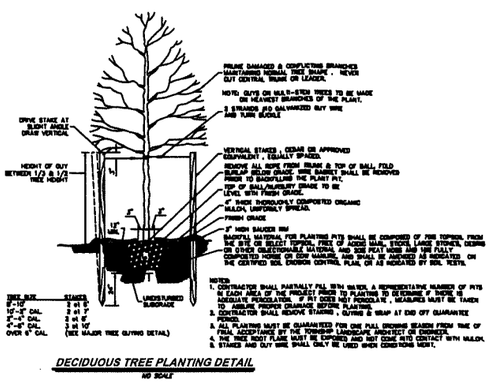


SCALE: (1 Inch = 30 Feet)

30 0 30 60 90

LEGEND

- = EXIST. WOODS LINE
- = PROP. LIMIT OF CLEARING
- = EXIST. CONTOUR
- = PROP. CONTOUR
- = EX. UTILITY POLE W/OVERHEAD WIRES
- ARRS = PROP. ACER RUBRUM "RED SUNSET", RED SUNSET RED MAPLE, 2½"-3" CAL., B&B



NOTES:
1. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOES NOT PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
2. CONTRACTOR SHALL REMOVE STAKING, GUYING & WRAP AT END OFF GUARANTEE PERIOD.
3. ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM TIME OF FINAL ACCEPTANCE BY THE TOWNSHIP LANDSCAPE ARCHITECT OR ENGINEER.
4. THE TREE ROOT FLARE MUST BE EXPOSED AND NOT COVERED WITH MULCH.
5. STAKES AND GUY WIRE SHALL ONLY BE USED WHEN CONDITIONS MERIT.

DECIDUOUS TREE PLANTING DETAIL
NO SCALE

LANDSCAPE NOTES

1. GENERAL NOTES:

A. THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.

B. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE DESIGNER IMMEDIATELY IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING.

C. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.

D. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF MIDDLETOWN TOWNSHIP AND ANSI Z-60.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. IN THE EVENT OF CONFLICTS BETWEEN THE A.N.L.A. STANDARDS AND MUNICIPAL STANDARDS, THE MUNICIPAL STANDARDS SHALL SUPERSEDE.

E. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED AT THE PERIMETER OF THE SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY APPROVED TREE PROTECTION FENCING. SEE TREE SAVE/TREE CLEAR PLAN FOR LOCATION AND DETAILS PERTAINING TO TREE PROTECTION.

F. ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, OR PUBLIC WALKWAYS OR ANY OTHER EXISTING OR PROPOSED STRUCTURE. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 7'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED.

G. THE APPLICANT SHALL WALK THE AREA WHERE THE EXISTING TREES CURRENTLY ACTS AS A BUFFER TO THE RESIDENTIAL COMMUNITY ALONG POTTER ROAD AFTER PRELIMINARY SITE CLEARING AND SUPPLEMENT PLANTINGS TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

2. PLANT MATERIAL:

A. NO PLANT SUBSTITUTION WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR SHALL BE ALLOWED WITHOUT THE PERMISSION OF THE TOWNSHIP ENGINEER OR APPROVING AUTHORITY PRIOR TO INSTALLATION. ALL PLANT RELOCATIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

B. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.

C. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION AND BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.

D. ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT; MATERIAL PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.

E. ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES, NAMED VARIETY OR CULTIVAR. "JERSEY GROWN" PLANT MATERIAL PREFERRED.

3. PLANTING:

A. SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING. PLANTING HOLES SHOULD BE A MINIMUM OF 12 INCHES LARGER IN DIAMETER THAN THE SOIL BALL OR ROOT MASS.

B. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL FROM THE SITE OR SELECT TOPSOIL, FREE OF ACIDIC MARL, STICKS, LARGE STONES, DEBRIS OR OTHER OBJECTIONABLE MATERIAL AND 30% PEAT MOSS AND 10% FULLY COMPOSTED HORSE OR COW MANURE, AND SHALL AMENDED AS INDICATED ON THE CERTIFIED SOIL EROSION CONTROL PLAN, OR AS INDICATED BY SOIL TESTS.

C. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. A RING OF PACKED SOIL SHALL BE PLACED AROUND THE FINISHED PLANTING HOLE OF EACH TREE. THIS SAUCER SHALL BE A MINIMUM OF FOUR INCHES HIGHER THAN THE FINISHED GRADE. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE DESIGNER, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUNDED TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDED MANNER.

D. THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER PORTION OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTED. WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.

E. ALL TREES SHALL RECEIVE A 4" THICK APPLICATION OF THOROUGHLY COMPOSTED ORGANIC, SHREDDED HARDWOOD MULCH FREE OF ANY OBJECTIONABLE MATERIALS, SPREAD TO A MAXIMUM THICKNESS OF 1 INCH WITHIN 12 INCHES OF PLANT TRUNK OR STEM. ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. FOR EVERGREEN TREES, THE MULCH BED SHALL EXTEND A MINIMUM OF 12" BEYOND THE DRIP LINE OF THE LOWEST TIER OF BRANCHES. ALL PROPOSED SHRUBS SHALL BE SET IN CONTINUOUS MASSED PLANTING BEDS, RATHER THAN AS ISOLATED INDIVIDUALS.

F. THE CONTRACTOR SHALL WATERED PLANTS THOROUGHLY ON THE SAME DAY AS INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.

4. MAINTENANCE

A. OWNER IS RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS SHALL RECEIVE PERIODIC MAINTENANCE BY WATERING, WEEDING, SPRAYING, FERTILIZING, PRUNING OR OTHER HORTICULTURAL PRACTICES, AS REQUIRED TO ENSURE VIABILITY.

B. REGULAR WATERING SHALL BE PROVIDED TO ENSURE ESTABLISHMENT AND GROWTH. WATER ALL PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASON. IF RAINFALL IS INSUFFICIENT, WATER THOROUGHLY TWO TIMES PER WEEK TO ENSURE PROPER ESTABLISHMENT.

C. PLANTS SHALL BE INSPECTED PERIODICALLY AND DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANT. SHRUBS SHOULD BE PERMITTED TO GROW INTO CONTINUOUS MASSED PLANTING BEDS AND NOT BE PRUNED INTO ISOLATED INDIVIDUALS.

D. ONE YEAR AFTER INSTALLATION OF ALL PLANT MATERIALS, STAKING AND TREE WRAPS SHALL BE REMOVED.

GENERAL SEEDING NOTES

TOPSOIL: TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS TO MINIMUM DEPTH OF 6 INCHES.

FERTILIZATION/LIMING: SHALL BE APPLIED AT SUCH RATES AS DETERMINED NECESSARY FOR GOOD PLANT GROWTH PER SOIL TEST FINDINGS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.

SEED: SEED WITH SELECT HIGH QUALITY SEED. SEED MIXTURE AND RATES SHALL BE AS SPECIFIED BELOW. TO ENSURE AN EVEN UNIFORM COVERAGE, SEED SHALL BE APPLIED IN TWO SUCCESSIVE SOWINGS, WITH THE SECOND SOWING PERPENDICULAR TO THE FIRST. THE RATE OF EACH SOWING SHALL BE ½ OF THE TOTAL SEEDING RATE SPECIFIED. TO ENSURE GOOD GERMINATION SEED SHALL BE RAKED INTO THE SOIL TO A DEPTH OF ½ INCH.

SEED MIXTURE: FESCUE
KENTUCKY BLUEGRASS
PERENNIAL RYEGRASS

SEE SHEET 10, SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS, FOR SEEDING SPECIFICATIONS.

MULCHING: ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCH MAY BE EITHER DRY STRAW OR HAY FREE OF WILD SEEDS. APPLY AT A RATE OF 100 LBS. PER 1,000 SQ. FT.

WATERING: SEEDED AREAS SHALL BE WATERED DAILY TO ENSURE GOOD GERMINATION. UPON GERMINATION WATERING MAY BE DECREASED BUT SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR APPROXIMATELY THREE WEEKS FOLLOWING GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED.

PLANTING DATES: MARCH 15 TO MAY 15 OR AUGUST 15 TO OCTOBER 15.

THIS DRAWING IS TO BE USED FOR LANDSCAPE PURPOSES ONLY

NO	DESCRIPTION	DATE	BY
2	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	CMS/MDB
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/9/23	CMS/MDB

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RACE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH:(609)448-2820
13 HOBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, PH:(732)244-0088
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

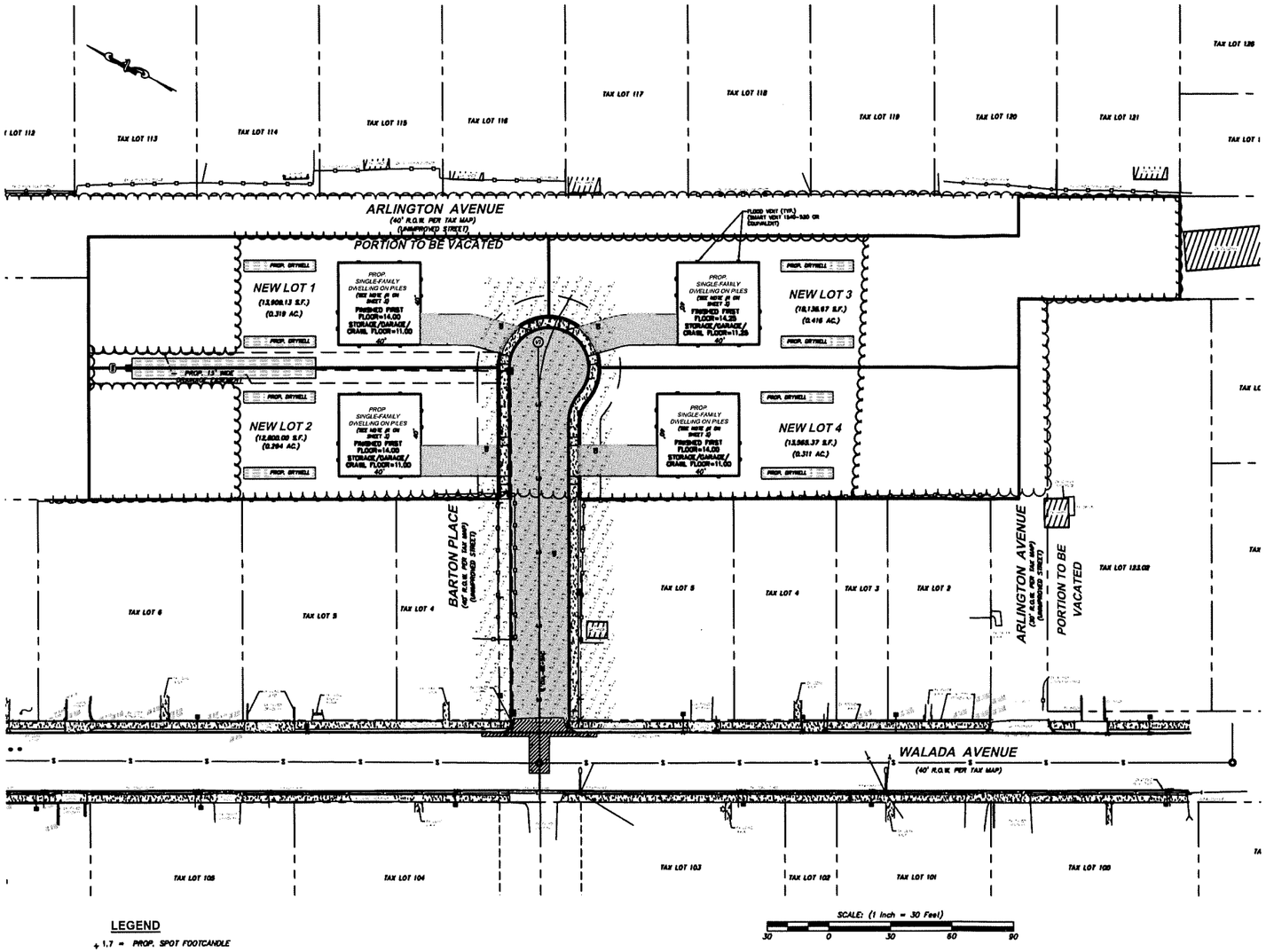
DATE 5/30/23
SCALE 1"=30'
DRAWN JZ
CHECKED RS
SHEET 6 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
PAC NO.15027

LANDSCAPE PLAN

ENGR. NO.
CAD FILE (FILE name):

091-15509\15027\DESIGN PLANS\15027-LAND.DWG, 10/1/2024 1:52:39 PM
CS DWG 36



SCALE: (1 Inch = 30 Feet)

30 0 30 60 90

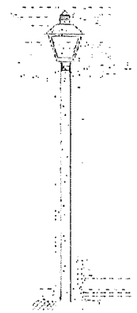
LEGEND

+1.7 = PROP. SPOT FOOTCANDLE

Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	Arrangement	Total Lamp Lumens	LLF	Description
■	5	NHL-LPT2-30W-4000-UNV-BX-PT	16 FT.	SINGLE	3115.2	0.900	4000K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
New Layout	Illuminance	Fc	0.66	1.9	0.0	N.A.	N.A.

COLONIAL POST TOP STANDARD LUMINAIRE



WITH 16' FOOT FIBERGLASS POLE

BLACK FIBERGLASS POLE

100 WATT
HIGH PRESSURE SODIUM

6 TOTAL STREET LIGHTS

Jersey Central Power & Light	COLONIAL POST TOP STANDARD LUMINAIRE

TYPICAL LIGHT FIXTURE DETAIL

NO SCALE

CONTACT JCP&L FOR PURCHASE AND INSTALLATION INFORMATION

LIGHTING NOTES

1. AN AVERAGE OF 0.1 FOOTCANDLES SHALL BE PROVIDED WITHIN THE ROADWAY.
2. LIGHT POLES AND FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE UTILITY COMPANY'S REQUIREMENTS.
3. STREET LIGHTING ELECTRICAL PLANS AND CIRCUIT DIAGRAMS ARE THE RESPONSIBILITY OF OTHERS.
4. JCP&L SHALL DETERMINE DIRECT BURIAL POLE LENGTH TO ENSURE A 16 FOOT MOUNTING HEIGHT, AS REQUIRED BY MANALAPAN TOWNSHIP.

THIS DRAWING IS TO BE USED FOR LIGHTING PURPOSES ONLY

NO	DESCRIPTION	DATE	BY
3	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/22/25	8/26/25	RS/ROS
2	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 5/5/24	9/27/24	DRS/ROS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/3/23	RS/ROS

CREST
Engineering Associates Inc.
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Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH(609)-448-3668
12 ROBBINS PKWY, AT WATER STREET, YARDS CREEK, N.J. 08078, PH(732)-544-0888
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=30'
DRAWN RS
CHECKED RS
SHEET 7 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION

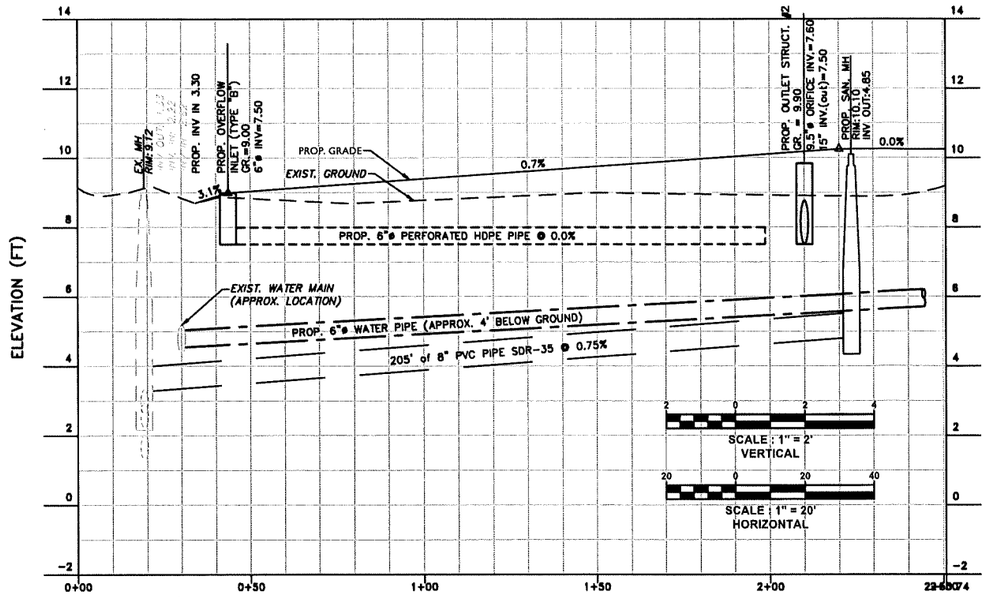
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

PROJ. NO. 115027

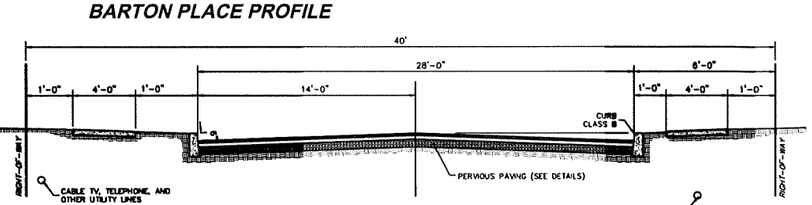
LIGHTING PLAN

DWG. NO. CAD FILE (FILE NAME)

051-115027\15027\DESIGN PLANS\15027-LIGHT.DWG, 9/29/2025 10:55:52 AM



BARTON PLACE PROFILE



TYPICAL ROADWAY SECTION

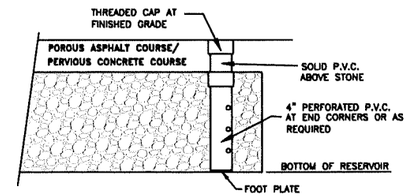
NO SCALE

GENERAL NOTES FOR POROUS PAVEMENT:

1. PERVIOUS PAVEMENT AREAS SHALL BE COMPACTED IF CONSTRUCTED ON IN-SITU SOILS OR DEEP FILLED IF CONSTRUCTED ON FILL SOILS, WHICH SHOULD BE A STRUCTURAL SAND BASED FILL.
2. STORAGE BED AGGREGATE MUST BE PLACED IN 6" MAXIMUM THICKNESS LIFTS & COMPACTED USING PLATE COMPACTORS IN ACCORDANCE WITH BMP MANUAL REQUIREMENTS.
3. PERVIOUS PAVEMENT AREAS SHALL BE PROTECTED FROM RUNOFF UNTIL THE CONTRIBUTORY AREAS HAVE BEEN STABILIZED.
4. FILTER FABRIC SHOULD BE A NON-WOVEN GEOTEXTILE AMOCO 4552 OR APPROVED EQUAL.
5. POROUS PAVEMENT SHOULD CONSIST OF COURSE AGGREGATE MIX WITH 100% PASSING ½", 95% PASSING ⅜", 35% PASSING #4, 15% PASSING #8, 10% PASSING #16 AND 2% PASSING #30 U.S. STANDARD SIEVE SIZES WITH A 5.75%-6.00% ASPHALT BINDER BY WEIGHT.
6. DEPTH FROM THE BOTTOM OF THE BMP TO THE SEHWT MUST BE MINIMUM 2 FEET SEPARATION.
7. THE POROSITY OF THE PERMEABLE ASPHALT SURFACE MUST BE 18-25%.
8. THE BINDER USED IN THE SURFACE COURSE MUST BE PERFORMANCE GRADED FOR THE TYPE OF USE; THEREFORE, THE ASPHALT PLANT MUST ALSO BE ADVISED OF THE TYPE OF SURFACE COURSE SPECIFIED IN ORDER TO USE THE CORRECT BINDER FOR THE INSTALLATION. FOR PARKING LOTS, POLYMER MODIFIED BINDER PG 64E-22 MUST BE SPECIFIED AS IT HAS BEEN SHOWN TO MINIMIZE SCUFFING CAUSED BY AUTOMOBILES WITH POWER STEERING.
9. THE POROSITY OF ANY PERMEABLE ASPHALT BASE COURSE MUST BE 25%
10. MINIMUM AIR TEMPERATURE FOR PAVING: 50° F.
11. INSTALLATION OF PERMEABLE ASPHALT REQUIRES DIFFERENT TEMPERATURE GUIDELINES, AS FOLLOWS, THAN THOSE OF IMPERVIOUS ASPHALT:

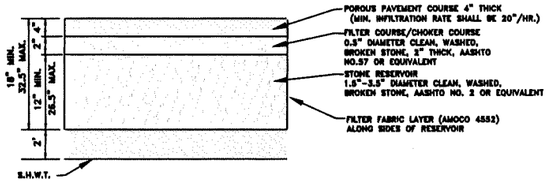
    ASPHALT BASE COURSE: 200-245° F.
    FINISH ROLLING BASE COURSE: 140-190° F.
    ASPHALT SURFACE COURSE: 200-320° F. AND
    FINISH ROLLING SURFACE COURSE: 110-140° F.

12. VEHICULAR USE IS PROHIBITED FOR AT LEAST 48 HOURS ONCE THE PAVEMENT INSTALLATION IS COMPLETE.
13. POST-CONSTRUCTION TESTING OF THE PERMEABLE ASPHALT SURFACE COURSE IS REQUIRED AND MUST CONFORM TO THE METHODS OF EITHER ASTM C1701: STANDARD TEST METHOD FOR INFILTRATION RATE OF IN PLACE PERVIOUS CONCRETE OR ASTM C1781: STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE UNIT PAVEMENT SYSTEMS. AT LEAST THREE LOCATIONS MUST BE USED FOR THE TEST, AND THEY SHOULD BE SPACED EVENLY ACROSS THE PERVIOUS PAVING SYSTEM. FAILURE TO ACHIEVE THE MINIMUM DESIGN INFILTRATION RATE OF THE SURFACE COURSE AT ONE OR MORE LOCATION INDICATES THE SYSTEM CANNOT BE PUT IN SERVICE UNTIL THE SYSTEM IS CORRECTED TO YIELD ALL PASSING VALUES.
14. DO NOT USE DE-ICING COMPOUNDS/SALT/SAND OVER PERVIOUS PAVEMENT TO CONTROL SNOW/ICE.
15. DO NOT DUMP/STORE ANY CONSTRUCTION/LANDSCAPING/HAZERDOUS MATERIALS OVER PERVIOUS PAVEMENT. ELIMINATE INTRUSION OF HEAVY EQUIPTMENT/VEHICLES FROM ENTERING PERVIOUS PAVEMENT AREA.
16. PERFORM REGULAR MAINTENANCE OF THE PERVIOUS PAVEMENT AREA PER "OPERATION AND MAINTENANCE MANUAL" PREPARED FOR THE SITE COVERING PERVIOUS PAVEMENT AREA. GENERAL MAINTENANCE FOR POROUS PAVEMENT SHALL ALSO FOLLOW NJDEP BMP MANUAL CHAPTER 9.6
17. PERFORM TESTING OF THE SURFACE COURSE OF THE PERVIOUS PAVEMENT FOR INFILTRATION RATE EACH SPRING, AS SPECIFIED IN THE "OPERATION AND MAINTENANCE MANUAL" PREPARED FOR THE SITE COVERING THE PERVIOUS PAVEMENT AREA.
18. TESTING MUST BE PERFORMED ON THE SUBSOIL BELOW THE STORAGE BED AFTER EXCAVATION BUT PRIOR TO PLACEMENT OF THE STONE IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING SECTION IN APPENDIX E OF THE BMP MANUAL. TESTING RESULTS MUST BE PROVIDED TO THE TOWNSHIP ENGINEER AND WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTIONS MUST BE TAKEN.
19. THE SURFACE COURSE MUST BE INSPECTED AFTER EVERY STORM EXCEEDING ONE INCH OF RAINFALL.



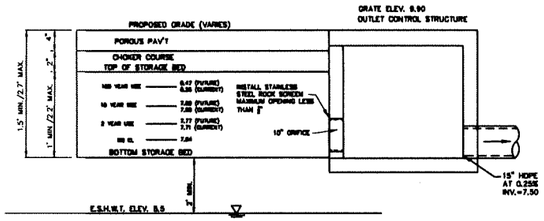
INSPECTION PORT & OVERFLOW FOR PERVIOUS PAVING DETAIL

NOT TO SCALE



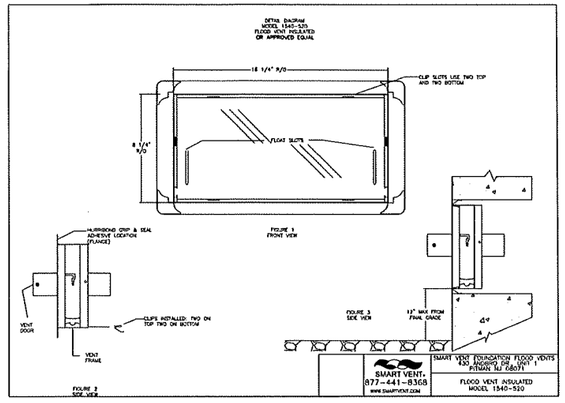
PERVIOUS PAVING DETAIL

NOT TO SCALE



PERVIOUS PAVING W/ INFILTRATION SECTION

NOT TO SCALE



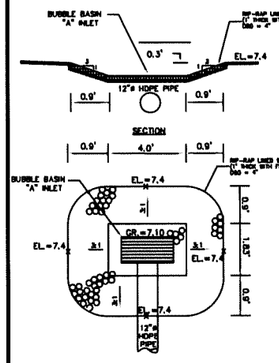
DETAILED SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION: SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY: FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

FLOOD VENT DETAIL

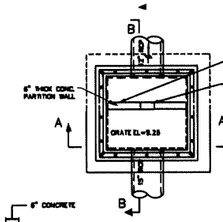
NOT TO SCALE



PLAN

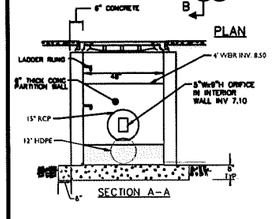
BUBBLER INLET WITH SCOUR HOLE

NOT TO SCALE

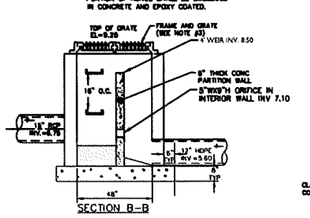


GENERAL NOTES

1. FOOTER TO BE N.J.D.O.T. CLASS "B" (4,500 PSI, 28 DAY TEST) CONC.
2. INVERT TO BE CLASS "B" (4,500 PSI) CONCRETE.
3. CASTING TO BE CAMPBELL FOUNDRY CO.
4. PROVIDE 7/8" DIA. ALUMINUM LADDER RUNGS AS SHOWN (SEE DETAIL). PORTION OF RUNGS SHALL BE EMBEDDED IN CONCRETE AND EPOXY COATED.

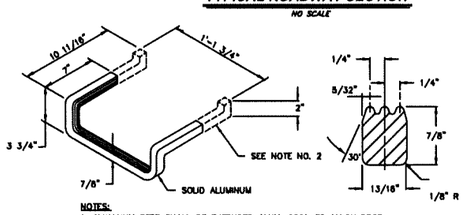


PLAN



OUTLET CONTROL STRUCTURE NO. 1 (MODIFIED TYPE E INLET DETAIL)

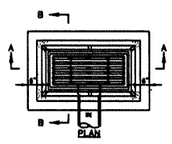
NOT TO SCALE



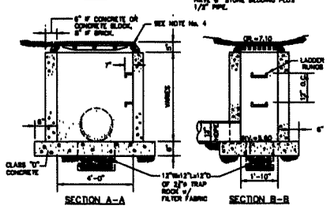
NOTES:
1. ALUMINUM STEP SHALL BE EXTRUDED ALUM. 6061-T6 ALLOY DROP FRONT DESIGN OR APPROVED EQUAL
2. THE PORTION TO BE IMBEDDED IN THE CONCRETE SHALL BE COATED WITH COALTAR PITCH OR OTHER APPROVED MATERIAL.

LADDER RUNG

NOT TO SCALE

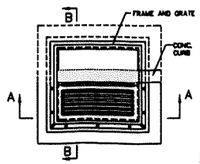


GENERAL NOTES
1. FOOTER TO BE N.J.D.O.T. CLASS "B" CONCRETE.
2. INVERT TO BE CLASS "C" CONCRETE.
3. 6" WALL CONSTRUCTION IS OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE No. 3432 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
5. PROVIDE 7/8" DIA. ALUM. LADDER RUNGS, 12" O.C.
6. ALL STORM SEWER PIPE SHALL HAVE 6" STONE BEDDING PLUS 1/2" PIPE.



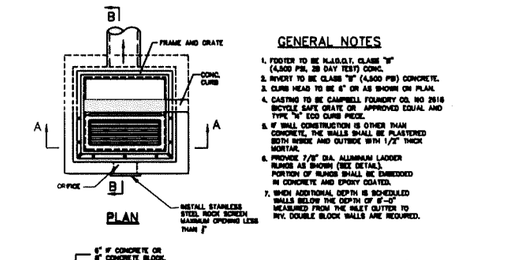
PROPOSED BUBBLER TYPE "A" INLET

NOT TO SCALE



OVERFLOW INLET (TYPE B)

NOT TO SCALE



OUTLET CONTROL STRUCTURE NO. 2 (MODIFIED TYPE B INLET DETAIL)

NOT TO SCALE

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	CPM/RDS
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/8/24	1/10/24	RDS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/26/23	10/6/23	RDS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 RIKE DRIVE, WILLISTOWN TOWNSHIP, N.J. 08853, PH(856)740-3660
15 ROBBINS PKWY., ATLANTIC HIGHLANDS, NJ 07716, TOMS RIVER, N.J. 08753, PH(732)244-0666
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE AS SHOWN
DRAWN JZ
CHECKED RS
SHEET 8 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION

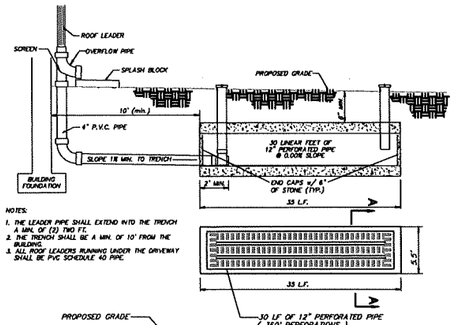
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

FILE NO. 15027

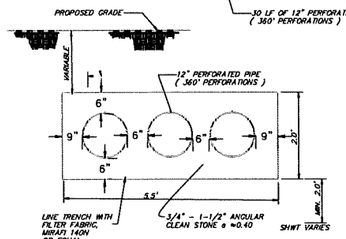
PROFILE AND DETAILS & SE & SC DETAILS

DWG. NO. 15027-PDPLDWG
CAD FILE: 15027-PDPLDWG

001-15500\15027\DESIGN PLANS\15027-PDPLDWG, 10/1/2024 2:18:21 PM



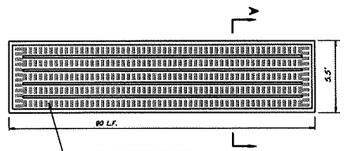
NOTES:
1. THE LEADER PIPE SHALL EXTEND INTO THE TRENCH A MIN. OF (2) TWO FT.
2. THE TRENCH SHALL BE A MIN. OF 10' FROM THE BUILDING.
3. ALL ROOF LEADERS RUNNING UNDER THE DRIVEWAY SHALL BE PVC SCHEDULE 40 PIPE.

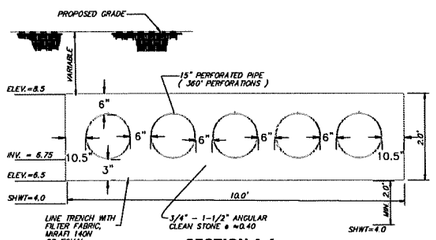


SECTION A-A

DRYWELL DETAIL

NO SCALE

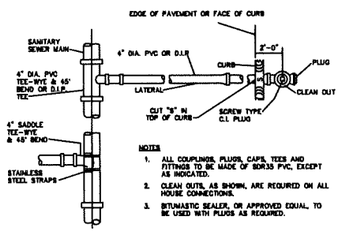




SECTION A-A

STONE TRENCH DETAIL

NO SCALE

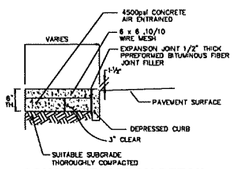


NOTES
1. ALL COUPLINGS, PLUGS, CAPS, TEES AND FITTINGS TO BE MADE OF SDR35 PVC, EXCEPT AS INDICATED.
2. CLEAN OUTS, AS SHOWN, ARE REQUIRED ON ALL HOUSE CONNECTIONS.
3. BITUMASTIC SEALER, OR APPROVED EQUAL, TO BE USED WITH PLUGS AS REQUIRED.

PLAN

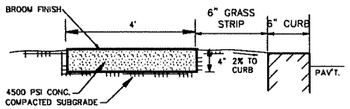
TYPICAL SANITARY SEWER 4 INCH HOUSE CONNECTION INSTALLATION

S1L



CONCRETE APRON DETAIL

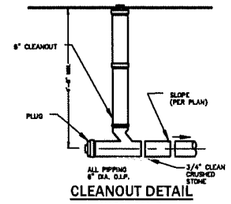
NOT TO SCALE



CONCRETE SIDEWALK DETAIL

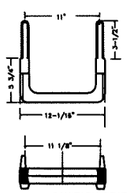
NOT TO SCALE

NOTES:
1. CONCRETE TO BE N.J.S.H.D. CLASS "B"
2. PROVIDED PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'.0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS



CLEANOUT DETAIL

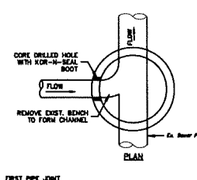
NOT TO SCALE



NOTE:
POST FABRICATION, FUSION- BONDED, EPOXY COATED 1/2 INCH DEFORMED STEEL BAR

SANITARY SEWER POLYPROPYLENE MANHOLE STEP.

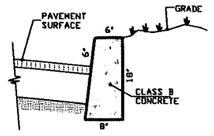
S1J



CONSTRUCTION NOTES:
1. A FLEXIBLE MANHOLE BOOT IS TO BE INSTALLED AT ALL MANHOLE AND PIPE CONNECTIONS.
2. FLEXIBLE BOOTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. RECONSTRUCT BENCH TO PROVIDE SMOOTH FLOW THROUGH MANHOLE.
4. ALL EXISTING MANHOLES SHALL BE REHABILITATED AS DETERMINED BY THE ENGINEER.

CONNECTION TO EXISTING MANHOLE

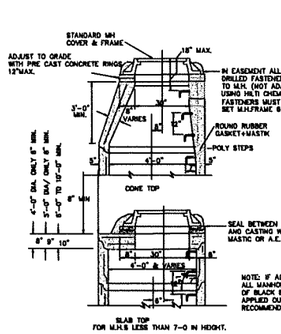
N.T.S.



CONCRETE CURB

NOT TO SCALE

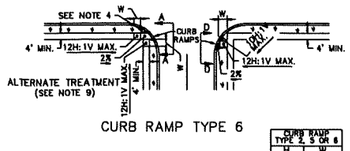
NOTES:
1. CONCRETE TO BE N.J.S.H.D. CLASS "B"
2. PROVIDED PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'.0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS



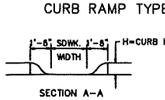
PRE CAST SANITARY SEWER CONCRETE MANHOLE

S1A

ALL M.H.S TO BE INTERIOR EPOXY COATED.

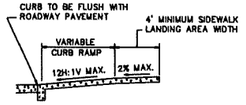


CURB RAMP TYPE 6



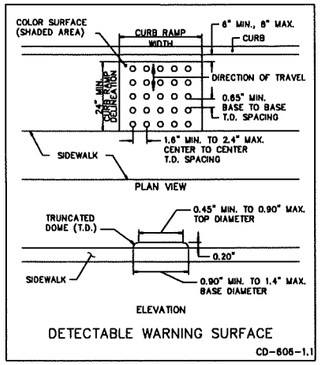
CURB RAMP TYPE 2, 3 OR 8	
H INCHES	W FEET
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	8
9	9

NOTE:
CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).



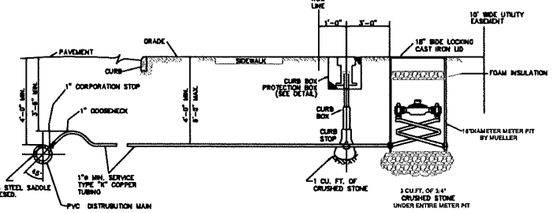
SECTION THROUGH CURB RAMPS 1 THROUGH 6

GENERAL NOTES:
1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 8 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
8. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
9. PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
10. DIMENSIONS SHOWN IN TABLES ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS. WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON CROSS SLOPES SHOWN.



DETECTABLE WARNING SURFACE

CD-606-1.1



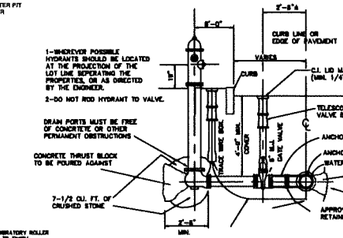
1"ø HOUSE SERVICE CONNECTION

WATER/IRRIGATION MAIN IN STREET OR BENEATH OPPOSITE SIDEWALK
"W"OR "I" TO BE ETCHED IN CURB FACE IN FRONT OF CURB BOX LOCATION

N.T.S

WATER MAIN SIZE	HYDRANT CAP COLOR	SHERWIN WILLIAMS NUMBER (INDUSTRIAL ENAMEL)
6"	RED	S.W. 4061
8"-10"	ORANGE	S.W. 4062
12"-14"	GREEN	S.W. 4071
16 & UP	UNITED BLUE	S.W. 4074

TOPS TO BE PAINTED (EXTRA WORK)
AIR RELEASE CANDY CANES TO BE PAINTED BRICK.

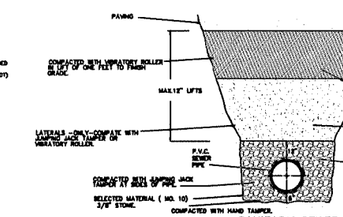


1-WHEREVER POSSIBLE HYDRANTS SHOULD BE LOCATED AT THE PROJECTION OF THE LOT LINE SEPERATING THE PROPERTIES, OR AS DIRECTED BY THE ENGINEER.
2-DO NOT ROD HYDRANT TO VALVE.

FIRE HYDRANT ASSEMBLY

W1J

N.T.S.



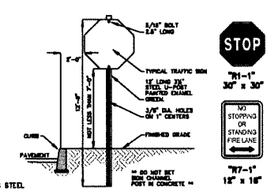
LATERALS -ONLY- COMPACTED WITH VIBRATORY ROLLER IN LIFT OF ONE FEET TO FINISH GRADE. COMPACTED WITH JUMPING JACK TAMPER OR VIBRATORY ROLLER.

SANITARY SEWER REQUIRED BACKFILL/COMPACTION.

S2H

GENERAL NOTES

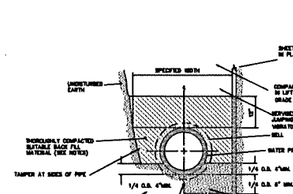
1. SUITABLE BACK FILL MATERIAL SHALL BE SELECT MATERIAL(1-2 (N.J.D.O.T.) WHEN ON SITE SUITABLE MATERIAL IS NOT AVAILABLE.
2. CHOKED CRUSHED STONE MAY BE SUBSTITUTED FOR SELECT MATERIAL(NO.6) 1-2 (N.J.D.O.T.) AS APPROVED BY THE ENGINEER. CHOKED CRUSHED STONE SHALL BE CRUSHED STONE (COARSE AGGREGATE NO. 57 AS PER N.J.D.O.T. SPECIFICATIONS) CHOKED WITH SAND WHICH WILL PASS A NO. 10 SIEVE AND BE RETAINED ON A NO. 200 SIEVE.
3. ALL TRENCHES AND EXCAVATION TO BE GIVEN THE STEEPEST SLOPE PRACTICABLE.
4. COMPACTION SHALL BE PERFORMED IN MAXIMUM 12" LIFTS UNLESS ANOTHER COMPACTED EFFORT IS PROVED BY A SOIL ENGINEER.
5. COMPACTED BACK FILL SHALL BE AS A MINIMUM 90% OF MAXIMUM DRY DENSITY OF SOIL AS DETERMINED BY ASTM D-1557.
6. COMPACTION OF THE TOP 3 FEET OF THE TRENCH (SURFACE ZONE) UNDER AREAS TO BE PAVED SHALL ACHIEVE AS A MINIMUM 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
7. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND SEALED WITH EMULSIFIED ASPHALT.
8. ON AREAS SEALED WITH EMULSIFIED ASPHALT, DRY SAND SHALL BE SPRINKLED TO PREVENT PICK UP BY TRAFFIC.



1. ALL REGULATORY AND WARNING SIGNS SHALL BE HIGH INTENSITY REFLECTIVE SHEETING.
2. ALL OTHER SIGNS SHALL BE ENGINEER GRADE SHEETING.
3. ALL SIGNS AFFECTING COUNTY ROAD TRAFFIC SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
4. SIGN POSTS SHALL BE 3.65 LB/FT.

TYPICAL TRAFFIC SIGN POST DETAIL

NOT TO SCALE



ORDINARY BEDDING

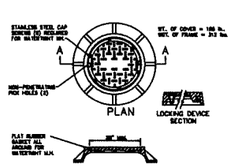
BEDDING DETAIL(WATER MAIN --RESPD.)

W1K

N.T.S.

COLUMNS	TABLE OF TRENCH WIDTHS			
1	2	3	4	5
PIPE DIA.	SPEC. WIDTH	STONE OR GRAVEL BEDDING TO 1/4 POINT	TO 1/2 POINT	CONC. CRADLE
6"-8"	2'-0"	2'-0"	2'-0" TO 4'-0"	OVER 4'-0"
10"-12"	2'-0"	2'-0"	2'-0" TO 5'-0"	OVER 5'-0"
16"-24"	2'-0"	4'-0"	4'-0" TO 6'-0"	OVER 6'-0"

NOTES
1. ALL TRENCHES & EXCAVATIONS TO BE GIVEN THE STEEPEST SIDE SLOPE PRACTICAL.
2. IF THE WIDTH OF THE TRENCH AT OR BELOW THE OUTSIDE TOP OF THE PIPE EXCEEDS THE WIDTH IN COLUMN 2, THE SPACE BETWEEN THE PIPE AND THE SIDE OF THE TRENCH OR SHEETING SHALL BE BACK FILLED WITH CLEAN WELL GRADED SAND OR SELECT MATERIAL 1 E BEDDING TO THE 1/4 POINT OF THE PIPE. IF THE TRENCH WIDTH EXCEEDS THE WIDTH IN COLUMN 3 THE CLEAN WELL GRADED SAND OR SELECT MATERIAL 1 E SHALL BE BROUGHT UP TO THE 1/2 POINT OF THE PIPE. IF THE TRENCH WIDTH EXCEEDS THE WIDTH IN COLUMN 4, THE CONTRACTOR SHALL PROVIDE CONCRETE CRADLE AS SHOWN ON THIS DETAIL AND BACK FILL WITH CLEAN WELL GRADED SAND OR SELECT MATERIAL 1 E BEDDING TO THE 1/2 POINT OF THE PIPE. 90° DIA. OR SMALLER.
3. COMPACTED BACK FILL SHALL BE AS A MINIMUM 90% OF MAXIMUM DRY DENSITY OF SOIL AS DETERMINED BY A.S.T.M. D-1557 (MODIFIED PROCTOR DENSITY)
4. COMPACTION OF THE TOP 3 FEET OF THE TRENCH (SURFACE ZONE) UNDER AREAS TO BE PAVED SHALL ACHIEVE AS A MINIMUM 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. D-1557.
5. ALL RELEASE ASSEMBLY TO BE INSTALLED AT ALL PIPELINE HIGH POINTS.
6. SUITABLE BACK FILL MATERIAL SHALL BE SELECT MATERIAL 1 E (SUBDIV) WHEN ONSITE SUITABLE MATERIAL IS NOT AVAILABLE.
7. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND SEALED WITH EMULSIFIED ASPHALT.
8. ON AREAS SEALED WITH EMULSIFIED ASPHALT, DRY SAND SHALL BE SPRINKLED TO PREVENT PICK UP BY TRAFFIC.



WATERTIGHT SANITARY MANHOLE FRAME AND COVER

S1B

NOTE:
A-IN EASEMENT OR REMOTE AREAS, LOCKING DEVICES WILL BE REQUIRED.
B-ALL CASTING MUST BE MARKED ,ENABLING HOLES TO LINE UP.
C-MANHOLE COVERS - MINIMUM 30" DIAMETER AND RATED FOR H25 LOAD.

NO	DESCRIPTION	DATE	BY/CK
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	CPK/ RDS
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/5/24	1/10/24	JZ/ RDS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/26/23	10/3/23	JZ/ RDS

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• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 RIKE DRIVE, WILLISTONE TOWNSHIP, N.J. 08533, PH.(609)748-1630
13 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, PH.(732)244-0880
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE	5/30/23
SCALE	NO SCALE
DRAWN	JZ
CHECKED	RS
SHEET	9 OF 13
POCKET	

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 2
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE NO. 15027

SITE DETAILS & SE & SC DETAILS

DWG. NO. 15027-PRLIM2

CAD FILE: 15027-PRLIM2

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CD1 STHL 29

PRELIMINARY & FINAL MAJOR SUBDIVISION

Block 158, Tax Lot 1
Block 159, Tax Lot 3
Block 122, Tax Lot 122

MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

LIST OF OWNERS WITHIN 200'

BLOCK	TAX LOT	OWNER
122	99	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
122	100	BONELLO, GIUSEPPE & JESSICA 5 WALADA AVE PORT MONMOUTH, NJ 07758
122	101	ROSE, WILLIAM & DIANE 7 WALADA AVE PORT MONMOUTH, NJ 07758
122	103	MILLER, CLAUDE W & NANCY M 9 WALADA AVE PORT MONMOUTH, NJ 07758
122	104	PITTA, VICTOR FELIPE & SAMANTHA LUC 11 WALADA AVE PORT MONMOUTH, NJ 07758
122	105	VIDAL, JOHN CHARLES & JOHN JR. 15 WALADA AVE PORT MONMOUTH, NJ 07758
122	106	SMITH, THOMAS & ERICA M 17 WALADA AVE PORT MONMOUTH, NJ 07758
122	107	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
122	111	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
122	112	MARTIN, KATHLEEN R. 19 GORDON COURT PORT MONMOUTH, NJ 07758
122	113	LEE, HYON K & IN K KIM 17 GORDON COURT PORT MONMOUTH, NJ 07758
122	114	BIXBY, ADAM & COLLEEN 15 GORDON COURT PORT MONMOUTH, NJ 07758
122	115	SEGHAN, WILLIAM J & DEBORAH W 13 GORDON COURT PORT MONMOUTH, NJ 07758
122	116	UNKEL, DANIEL & WERNER, AMY 11 GORDON COURT PORT MONMOUTH, NJ 07758
122	117	FERRANTE, ROBERT C 13 KIMBERLY CT, APT. 26 RED BANK, NJ 07701
122	118	MAY, NATHAN & KATELYN 7 GORDON CT PORT MONMOUTH, NJ 07758
122	119	GLYNN, MICHAEL & GUMINA LAURENE 5 GORDON CT PORT MONMOUTH, NJ 07758
122	120	SHEARER, JOHN C 3 GORDON CT PORT MONMOUTH, NJ 07758
122	121	HWANG, SOK Y & BETH A HWANG 1 GORDON CT PORT MONMOUTH, NJ 07758
122	122	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
122	123.01	BUONO, TORI & VITALE NICHOLAS JOHN 160 MAIN ST PORT MONMOUTH, NJ 07758
122	123.02	MCCARTHY, DENNIS J PO BOX 4232 MIDDLETOWN, NJ 07748
122	123.03	ZIVANOVIC, VLADIMIR & WHITNEY LEE 158 MAIN ST PORT MONMOUTH, NJ 07758
122	124	IRWIN, GEORGE 156 MAIN ST PORT MONMOUTH, NJ 07758
122	125	HOHMANN, HENRY & BARBARA 154 MAIN ST PORT MONMOUTH, NJ 07758
122	126	PETRICHKO, HILDEGARD & PETERSON, CARMEN 152 MAIN ST PORT MONMOUTH, NJ 07758
122	127	LIN, TENG MING & ZOU, MICHELE 150 MAIN ST PORT MONMOUTH, NJ 07758

BLOCK	TAX LOT	OWNER
158	1	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
158	2	LIN, KENNY WEN-CHEH 6 WALADA AVE PORT MONMOUTH, NJ 07758
158	4	PEREZ, LAURA 8 WALADA AVE PORT MONMOUTH, NJ 07758
158	5	HEIDT, BRIAN R & MELORE JACQUELYN 10 WALADA AVE PORT MONMOUTH, NJ 07758.
159	1	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
159	2	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
159	3	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
159	4	SADEKI, DEAN D & PETERSON 12 WALADA AVE PORT MONMOUTH, NJ 07758
159	5	MAYER, JUSTIN & CORTNEY 12 WALADA AVE PORT MONMOUTH, NJ 07758
159	6	HURL, ROBERT M JR. & RAUCHBACH STEPH 16 WALADA AVE PORT MONMOUTH, NJ 07758
159	7	FARLEY, SCOTT & AIMEE 18 WALADA AVE PORT MONMOUTH, NJ 07758
264	5	NANNEY, SANDRA A 161 MAIN STREET PORT MONMOUTH, NJ 07758
272	17	ESCOBAR, ROXANNA B 739 CAMPBELL AVE PORT MONMOUTH, NJ 07758
272	18	ROBERTSON, TRISHA 157 MAIN ST PORT MONMOUTH, NJ 07758
272	19	STEFANSKI, DANIEL & DOMINGUEZ, REBECCA 155 MAIN ST PORT MONMOUTH, NJ 07758



VICINITY MAP

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

	A	B	C
1		*Sheet List Table*	
2	Sheet Number	Sheet Title	Revision
3	1	Cover Sheet	9/29/2025
4	2	Existing Conditions Plan	9/29/2025
5	3	Site Layout Plan	9/27/2024
6	4	Grading Plan	9/27/2024
7	5	Utility Plan	9/27/2024
8	6	Landscape Plan	9/27/2024
9	7	Lighting Plan	9/29/2025
10	8	Profile & Detail Sheet	9/27/2024
11	9	Detail Sheet	9/27/2024
12	10	Soil Erosion & Sediment Control Plan	9/27/2024
13	11	Soil Erosion & Sediment Control Compaction Plan	9/27/2024
14	12	Soil Erosion & Sediment Control Details	--
15	13	Soil Erosion & Sediment Control Notes	10/5/2023
16			
17	1 of 1	Final Plat	9/29/2025

GENERAL NOTES:

1. PROPERTY KNOWN AS BLOCK 158, TAX LOT 1, BLOCK 159, TAX LOT 3 & BLOCK 122, TAX LOT 122, AS SHOWN ON SHEET 14, LAST REVISED 12/02/11, OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MIDDLETOWN TOWNSHIP. THE PROPERTY IS SITUATED WITHIN THE R-7 RESIDENTIAL ZONE.
2. BOUNDARY, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY BY DPK CONSULTING, DATED 12/11/2021.
3. NO FRESHWATER WETLANDS ARE WITHIN THE AREA OF PROPOSED DEVELOPMENT, AS PER A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI) EXTENSION "ABSENT" LETTER, FILE AND ACTIVITY NUMBER 1331-17-0011.1FWW220001, DATED DECEMBER 22, 2022.
4. THE PROPERTY LIES WITHIN THE AE FLOOD HAZARD AREA, WITH A BASE FLOOD ELEVATION OF 13, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0081F, EFFECTIVE DATE SEPTEMBER 25, 2009.
5. THE PROPERTY IS CURRENTLY WOODED AND VACANT. BARTON PLACE AND ARLINGTON AVENUE ARE UNDEVELOPED, PAPER STREETS.
6. THE PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO 4 RESIDENTIAL LOTS AND INCLUDE THE IMPROVEMENT OF BARTON PLACE WITH A 28 FOOT WIDE PAVED CARTWAY WITH CURB AND SIDEWALK WHICH MATCHES THE ROADWAY DEVELOPMENT IN THE AREA. A PORTION OF ARLINGTON AVENUE SHALL BE VACATED.
7. BARTON PLACE AND ARLINGTON AVENUE ARE PAPER STREETS (UNIMPROVED) WITH 40 FOOT WIDE RIGHT-OF-WAYS. AS PART OF THIS SUBDIVISION DEVELOPMENT, BARTON PLACE WOULD BE CLASSIFIED AS MEDIUM INTENSITY RESIDENTIAL ACCESS STREET/CUL-DE-SAC. WHILE THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) REQUIRES A RIGHT-OF-WAY WIDTH OF 50 FEET, A 40 FOOT WIDE RIGHT-OF-WAY WITH A 28 FOOT WIDE CARTWAY WITH CURB AND SIDEWALK IS PROPOSED TO MATCH THE NEIGHBORHOOD. THE PORTION OF THE ARLINGTON AVENUE RIGHT-OF-WAY WHICH ABUTS THE SUBJECT TRACT SHALL BE VACATED.
8. PARKING REQUIREMENTS:

   4 BEDROOM SINGLE-FAMILY RESIDENTIAL DWELLINGS
   2.5 PARKING STALLS PER DWELLING
   EACH NEW LOT SHALL PROVIDE 3 ON-SITE PARKING STALLS WITHIN A GARAGE AND/OR DRIVEWAY AREA
9. THE PROPOSED RESIDENTIAL LOTS SHALL BE SERVED BY THE EXISTING PUBLIC POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEMS.
10. WASTE AND RECYCLABLES FROM THE PROPOSED DWELLINGS WILL BE REMOVED BY THE PUBLIC SANITATION SERVICE VIA CURBSIDE PICK-UP.
11. PROPOSED DWELLING ELEVATIONS AND LOT GRADING IS PRELIMINARY. LIMITS OF GRADING AND DISTURBANCE MAY VARY WITH THE IMPLEMENTATION OF RETAINING WALLS, TERRACING, RETENTION OF SLOPES, LANDSCAPING, ETC., WHICH WILL BE DETERMINED AND FINALIZED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT AND ARCHITECTURAL DESIGN.
12. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH LOCAL CODE AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST REQUIREMENTS.
13. ALL AREAS NOT DESIGNATED FOR ROADWAYS, DWELLINGS, SIDEWALKS AND/OR DRIVEWAYS SHALL BE PLANTED, LANDSCAPED, OR TOPSOILED IN ACCORDANCE WITH THE LANDSCAPE PLAN. ALL TOPSOIL, FERTILIZER, SEED, SOD, MULCH AND PLACEMENT THEREOF SHALL CONFORM TO THE MOST CURRENT REQUIREMENTS OF THE SOIL CONSERVATION DISTRICT.
14. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. LOCATION AND INSTALLATION OF NEW UTILITIES AND SERVICE CONNECTIONS NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF OTHERS.
15. THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS.
16. THERE ARE NO WATER COURSES WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
17. NO SWAMPS, BOGS OR PONDS EXIST WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
18. ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN, UNLESS NOTED OTHERWISE. ANY EXISTING FENCE ENCROACHMENTS FROM ADJACENT PROPERTIES ONTO THE SUBJECT PROPERTY SHALL BE RELOCATED, AS REQUIRED.
19. ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ENCLOSED DETAILS, THE MIDDLETOWN TOWNSHIP LAND USE ORDINANCE AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
20. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
21. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF 'OTHER' UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE 'OTHER' UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
22. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
23. PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
24. ANY IMPORTED SOIL SHALL BE CERTIFIED CLEAN FILL/SOIL WHICH MEETS THE DEFINITION OF CLEAN FILL IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SITE REMEDIATION STANDARDS (FOUND AT N.J.A.C. 7:26E).
25. THE PROPOSED DWELLINGS SHALL BE CONSTRUCTED SUCH THAT THE AREA UNDERNEATH THE FINISHED FIRST FLOOR IS SUFFICIENTLY WET FLOOD PROOFED IN ACCORDANCE WITH NFIP TECHNICAL BULLETIN 7 WET FLOODPROOFING REQUIREMENTS AND LIMITATION.

ZONE : RESIDENTIAL ~ R-7 ZONE

MINIMUMS:	REQUIRED:	NEW LOT 1:	NEW LOT 2:	NEW LOT 3:	NEW LOT 4:
LOT AREA (Interior Lot)	7,500 S.F.	13,909 S.F.	12,800 S.F.	18,136 S.F.	13,565 S.F.
LOT FRONTAGE (Interior Lot)	75 FT.	39.27 FT. *	64.00 FT. *	39.27 FT. *	66.45 FT.
CIRCLE DIAMETER	50 FT.	> 50 FT.	>50 FT.	>50 FT.	>50 FT.
BUILDABLE LOT AREA	5,000 FT.	13,909 S.F.	12,800 S.F.	18,136 S.F.	13,565 S.F.
FLOOR AREA, GROSS (Multi-Story)	800 S.F.	≥ 800 S.F.	≥ 800 S.F.	≥ 800 S.F.	≥ 800 S.F.
PRINCIPAL BUILDING					
FRONT SETBACK	20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.
SIDE SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
SIDE, STREET SETBACK	10 FT.	N/A	N/A	N/A	N/A
REAR SETBACK	20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.
ACCESSORY BUILDING					
SIDE SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
REAR SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
MAXIMUMS:					
BUILDING COVERAGE	35%	≤ 35%	≤ 35%	≤ 35%	≤ 35%
LOT COVERAGE	40%	≤ 40%	≤ 40%	≤ 40%	≤ 40%
BUILDING HEIGHT	28 FT. 2.5 STORIES	≤ 28 FT.	≤ 28 FT.	≤ 28 FT.	≤ 28 FT.

* VARIANCE REQUIRED

APPROVED BY
MIDDLETOWN TOWNSHIP PLANNING BOARD

OWNER
WALADA ENTERPRISES, LLC
30 N. LAKE DRIVE
MIDDLETOWN, NJ 07748

DATE _____ CHAIRMAN _____

ATTEST _____ SECRETARY _____

APPLICANT
MILANO BROTHERS BUILDERS INC.
643 BROAD STREET
SHREWSBURY, NJ 07702

DATE _____ ENGINEER _____

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

_____

_____

SWORN TO AND SUBSCRIBED BEFORE ME.

DATE _____ *NOTARY PUBLIC OF NEW JERSEY* _____

NO	DESCRIPTION	DATE	BY
5	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/22/25	9/29/25	RDS
4	REV. FOR TOWNSHIP PLANNING BOARD SUBMISSION	4/25/25	RDS
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	8/27/24	CMV
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/8/24	1/10/24	RDS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/5/23	RDS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RACE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH.(609)448-8888
12 ROBBINS PKWY, AT WATER STREET, YORK SPRGS, N.J. 08753, PH.(717)244-0888

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1" = 100'
DRAWN RDS
CHECKED RDS
SHEET 1 OF 13
POCKET

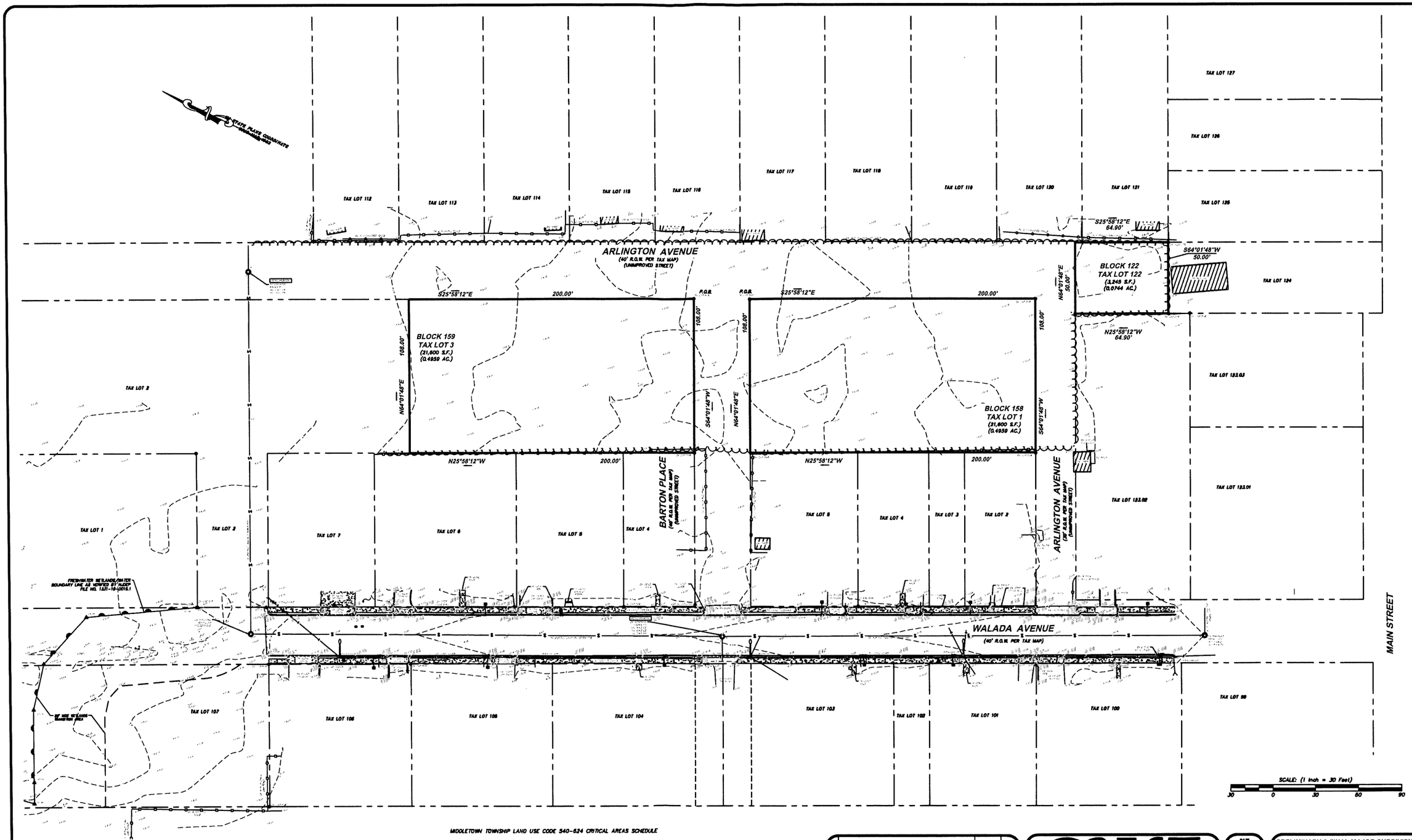
PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
TAX MAP SHEET NO. 14, LAST REV. 12/02/11
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

PROJ. # 13027

COVER SHEET

DWG. NO. 001-15509.15027.DESIGN PLANS.DWG
CAD FILE: 15509 COV.DWG

001-15509.15027.DESIGN PLANS\15027.COV.DWG, 9/29/2025 10:57:37 AM



LEGEND

- EX. WOODS LINE
- EX. CONTOUR
- EX. SPOT ELEVATION
- EX. UTILITY POLE w/OVERHEAD WIRES
- EX. TREE

MIDDLETOWN TOWNSHIP LAND USE CODE 540-624 CRITICAL AREAS SCHEDULE

A(1)(a)(1) TIDAL WETLANDS -- IN ACCORDANCE WITH NJDEP AUTHORIZATION FOR FRESHWATER WETLANDS LETTER OF INTERPRETATION - EXTENSION, FILE AND ACTIVITY NO. 1331-17-0011.1FWW220001, DATED DECEMBER 22, 2022, THE SITE DOES NOT CONTAIN TIDAL WETLANDS.

A(1)(a)(2) NONTIDAL WETLANDS -- IN ACCORDANCE WITH NJDEP AUTHORIZATION FOR FRESHWATER WETLANDS LETTER OF INTERPRETATION - EXTENSION, FILE AND ACTIVITY NO. 1331-17-0011.1FWW220001, DATED DECEMBER 22, 2022, THE SITE DOES NOT CONTAIN NONTIDAL WETLANDS.

A(1)(a)(3) STEEP SLOPES -- IN ACCORDANCE WITH THIS EXISTING CONDITIONS PLAN WITH TOPOGRAPHY, THE SITE DOES NOT CONTAIN STEEP SLOPES.

A(1)(a)(4) SURFACE WATERS -- IN ACCORDANCE WITH THIS EXISTING CONDITIONS PLAN WITH TOPOGRAPHY, THE SITE DOES NOT CONTAIN SURFACE WATERS AND/OR WATERCOURSES.

A(1)(b)(1) STEEP SLOPES -- IN ACCORDANCE WITH THIS EXISTING CONDITIONS PLAN WITH TOPOGRAPHY, THE SITE DOES NOT CONTAIN STEEP SLOPES.

A(1)(b)(2) TRANSITION AREAS -- IN ACCORDANCE WITH NJDEP AUTHORIZATION FOR FRESHWATER WETLANDS LETTER OF INTERPRETATION - EXTENSION, FILE AND ACTIVITY NO. 1331-17-0011.1FWW220001, DATED DECEMBER 22, 2022, THE SITE DOES NOT CONTAIN FRESHWATER WETLANDS TRANSITION AREAS.

NO	DESCRIPTION	DATE	BY/CHKD
1	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/22/25	8/29/25	RDS/

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27988300 •
100 BIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH.(609)146-9800
13 KEARNEY PKWY, A1 SUITE 3, FORD HYDE, N.J. 08753, PH.(732)244-0888
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 8/30/25
SCALE 1"=30'
DRAWN RDS
CHECKED RDS
SHEET 2 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE 15027

EXISTING CONDITIONS PLAN
DWG. NO.

001-15500\15027\DESIGN PLANS\ExCond.dwg, 9/29/2025 10:36:52 AM

TAX LOT 112 | TAX LOT 113 | TAX LOT 114 | TAX LOT 115 | TAX LOT 116 | TAX LOT 117 | TAX LOT 118 | TAX LOT 119 | TAX LOT 120 | TAX LOT 121

ARLINGTON AVENUE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

FLOOD VENT (TYP.)
(SMART VENT 1540-520 OR EQUIVALENT)

S25°58'12"E 64.90'

S64°01'48"W 50.00'

BLOCK 122
TAX LOT 122
(3,245 S.F.)
(0.0744 AC.)

N64°01'48"E 50.00'

N25°58'12"W 64.90'

TAX LOT 123.03

TAX LOT 123.01

TAX LOT 123.02

S25°58'12"E 225.00'

NEW LOT 1
(13,909.13 S.F.)
(0.319 AC.)

PROP. DRYWELL

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/CRAWL FLOOR=11.00

PROP. 15' WIDE UTILITY EASEMENT

P.O.B.

R=25.00'
L=39.27'

S25°58'12"E 229.22'

NEW LOT 3
(8,135.67 S.F.)
(0.416 AC.)

FINISHED FIRST FLOOR=14.25
STORAGE/GARAGE/CRAWL FLOOR=11.25

200.00'

BLOCK 159
TAX LOT 3
(21,600 S.F.)
(0.4959 AC.)

PROP. 15' WIDE DRAINAGE EASEMENT

20' (Typ.) Front Setback

20' (Typ.) Rear Setback

M.B.S.L.

NEW LOT 2
(12,800.00 S.F.)
(0.294 AC.)

FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/CRAWL FLOOR=11.00

PROP. 15' WIDE PERVIOUS DRIVEWAY (Typ.)

R=25.00'
L=18.07'

R=15.00'
L=10.84'

204.22'

NEW LOT 4
(13,565.37 S.F.)
(0.311 AC.)

FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/CRAWL FLOOR=11.00

BLOCK 158
TAX LOT 1
(21,600 S.F.)
(0.4959 AC.)

214.22'

N25°58'12"W 200.00'

16' (Typ.) Side Setback

PROP. DEP. CURB W/ CONC. APRON (TYP.)

PROP. PERVIOUS PAVEMENT

PROP. 4' WIDE CONCRETE SIDEWALK

PROP. CONC. CURB (TYP.)

PROP. 'NO PARKING' SIGN. R7-1 (TYP.) (5 TOTAL)

PROP. 4' WIDE CONCRETE SIDEWALK

PROP. 'NO OUTLET' SIGN. W14-2

PROP. CURB RAMP

REMOVE & MATCH EXISTING SIDEWALK

HATCH EXISTING CURB

SAW CUT & MATCH EXISTING PAVEMENT

PROP. STREET SIGN

PROP. 'STOP' SIGN. R1-1

PROP. CURB RAMP

REMOVE & MATCH EXISTING SIDEWALK

HATCH EXISTING CURB

PROP. PAVEMENT REPAIR

BARTON PLACE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

ARLINGTON AVENUE
(30' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

WALADA AVENUE
(40' R.O.W. PER TAX MAP)

TAX LOT 7 | TAX LOT 6 | TAX LOT 5 | TAX LOT 4 | TAX LOT 5 | TAX LOT 4 | TAX LOT 3 | TAX LOT 2

TAX LOT 104 | TAX LOT 103

SCALE: (1 Inch = 20 Feet)
20 0 20 40 60

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
EXIST. TREE CANOPY LINE		PROP. TREE CANOPY LINE	
EXIST. SANITARY MANHOLE	S	PROP. SURFACE FLOW DIRECTION	
EXIST. INLET		PROP. LIMIT OF DISTURBANCE	
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER	
EXIST. FIRE HYDRANT		PROP. SILT FENCE	
EXIST. SPOT ELEVATION	70.65	PROP. SPOT ELEVATION	70.65
EXIST. WATER LINE	W	PROP. TOP CURB/GUTTER GRADE	TC=100.50 BC=100.00
EXIST. SANITARY SEWER	S	PROP. CONTOUR	70
EXIST. STORM SEWER	D	PROP. SANITARY SEWER MANHOLE	
EXIST. CONTOUR	70	PROP. SANITARY SEWER	S
EXIST. FENCE	H	PROP. STORM SEWER MANHOLE	
EX. TOP CURB/GUTTER GRADE	TC 113.3 G 112.8	PROP. INLET	
		PROP. STORM SEWER	D
		PROP. FLARED END SECTION	
MINIMUM PRINCIPAL BUILDING SETBACK LINE	M.B.S.L.	PROP. WATER LINE	W
		PROP. WATER VALVE	
TO BE REMOVED	TBR	PROP.HYDRANT	
CRAWL SPACE	C.S.	PROP. UTILITY POLE	

GENERAL NOTE:

1. THE PROPOSED DWELLINGS SHALL BE CONSTRUCTED SUCH THAT THE AREA UNDERNEATH THE FINISHED FIRST FLOOR IS SUFFICIENTLY WET FLOOD PROOFED IN ACCORDANCE WITH NFIP TECHNICAL BULLETIN 7 WET FLOODPROOFING REQUIREMENTS AND LIMITATION.

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	CMS/MCB
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/8/24	1/10/24	CMS/MCB
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/9/23	CMS/MCB

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27883300 •
100 RIKE DRIVE, WILLSTOWN JUNCTION, N.J. 08875, PH:(609)448-0880
15 HORNING PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, PH:(732)244-0888
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=20'
DRAWN JZ
CHECKED RS
SHEET 3 OF 13
POSNET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE: M15027

SITE LAYOUT PLAN

DWG. NO. SLSDP-PLANS

CAD FILE: M15027-PDPLANS

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TAX LOT 112
TAX LOT 113
TAX LOT 114
TAX LOT 115
TAX LOT 116
TAX LOT 117
TAX LOT 118
TAX LOT 119
TAX LOT 120
TAX LOT 121
TAX LOT 123.03
TAX LOT 123.01
TAX LOT 123.02
TAX LOT 7
TAX LOT 6
TAX LOT 5
TAX LOT 4
TAX LOT 3
TAX LOT 2
TAX LOT 104
TAX LOT 103

ARLINGTON AVENUE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

FLOOD VENT (TYP.)
(SMART VENT 1540-520 OR EQUIVALENT)

NEW LOT 1
(13,909.13 S.F.)
(0.319 AC.)

NEW LOT 2
(12,800.00 S.F.)
(0.294 AC.)

NEW LOT 3
(18,135.87 S.F.)
(0.416 AC.)

NEW LOT 4
(13,565.37 S.F.)
(0.311 AC.)

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/ CRAWL FLOOR=11.00
40'

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.25
STORAGE/GARAGE/ CRAWL FLOOR=11.25
40'

PROP. DRYWELL

PERVIOUS DRIVEWAY

PROP. 15' WIDE DRAINAGE EASEMENT

93 LF 15"Ø HDPE PIPE @ 0.25%

PROP. OUTLET STRUCTURE No. 1
GR.=9.25
5"W x 9"H ORIFICE= 7.10
4' WEIR ELEV. =8.50
12" PIPE INV. (OUT)= 5.60

PROP. BUBBLER TYPE "A" INLET w/ SCOUR HOLE
GR.= 7.10
12"Ø INV. = 5.60

8 LF 12"Ø HDPE PIPE @ 0.00%

PROP. 90'x10'x2' STONE TRENCH w/ FIVE 15"Ø PERFORATED PIPE
15" INV. = 6.75
TRENCH BOTTOM ELEV. = 6.50
WQDS ELEV. = 6.53
2-YR ELEV. = 7.35
10-YR ELEV. =7.70
100-YR ELEV. =8.46

PROP. 35'x5.5'x2' DRYWELL w/ THREE 12"Ø PERFORATED PIPE (TYP.)

PROP. OUTLET STRUCTURE NO. 2
GR.=9.90
9.5"Ø ORIFICE INV.= 7.60
8" PIPE INV. (OUT)= 7.50

END CAP

PROP. DEP. CURB W/ CONC. APRON (TYP.)

PROP. 4' WIDE CONCRETE SIDEWALK

PROP. CONC. CURB (TYP)

PROP. PERVIOUS PAVING & DRIVEWAYS
BOTTOM AREA = 7,992 SF
BOTTOM ELEV. = 7.5
DESIGN PERMEABILITY RATE=0.5 IN/HR
WQDS ELEV. = 7.66
2-YR ELEV. = 7.82
10-YR ELEV. =8.02
100-YR ELEV. =8.47

PROP. PERVIOUS PAVEMENT INSPECTION PORT

PROP. 157 LF 6"Ø PERFORATED PIPE @ 0.0%

PROP. OVERFLOW INLET (TYPE "B")
GR.=9.00
6" PIPE INV. (OUT)= 7.50

PROP. CURB RAMP
REMOVE & MATCH EXISTING SIDEWALK

REMOVE & MATCH EXISTING SIDEWALK
MATCH EXISTING CURB
PROP. CURB RAMP
MATCH EXISTING CURB
SAW CUT & MATCH EXISTING PAVEMENT

PROP. PAVEMENT REPAIR

BARTON PLACE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

ARLINGTON AVENUE
(30' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

WALADA AVENUE
(40' R.O.W. PER TAX MAP)

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
EXIST. TREE CANOPY LINE		PROP. TREE CANOPY LINE	
EXIST. SANITARY MANHOLE	S	PROP. SURFACE FLOW DIRECTION	
EXIST. INLET		PROP. LIMIT OF DISTURBANCE	
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER	
EXIST. FIRE HYDRANT		PROP. SILT FENCE	
EXIST. SPOT ELEVATION	70.83	PROP. SPOT ELEVATION	70.83
EXIST. WATER LINE	W	PROP. TOP CURB/GUTTER GRADE	TC=100.50 BC=100.00
EXIST. SANITARY SEWER		PROP. CONTOUR	70
EXIST. STORM SEWER		PROP. SANITARY SEWER MANHOLE	
EXIST. CONTOUR	70	PROP. SANITARY SEWER	
EXIST. FENCE		PROP. STORM SEWER MANHOLE	
EX. TOP CURB/GUTTER GRADE	TC 113.3 G 112.8	PROP. INLET	
		PROP. STORM SEWER	
MINIMUM PRINCIPAL BUILDING SETBACK LINE	M.B.S.L.	PROP. FLARED END SECTION	
		PROP. WATER LINE	
TO BE REMOVED	TBR	PROP. WATER VALVE	
CRAWL SPACE	C.S.	PROP.HYDRANT	
		PROP. UTILITY POLE	

SCALE: (1 inch = 20 Feet)
20 0 20 40 60

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 6/6/24	9/27/24	SMB
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/5/24	1/10/24	SMB
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/9/23	SMB

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 RIKE DRIVE, WILLSTONE TOWNSHIP, N.J. 08535, PH.(609)448-3660
13 REMINGTON PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, PH.(732)240-3666
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43818

DATE 5/30/23
SCALE 1"=20'
DRAWN JZ
CHECKED RS
SHEET 4 of 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE #15027

GRADING AND DRAINAGE PLAN

EMAIL MAIL
SURVEY
CAD FILE: 15027-PLAN

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TAX LOT 112

TAX LOT 113

TAX LOT 114

TAX LOT 115

TAX LOT 116

TAX LOT 117

TAX LOT 118

TAX LOT 119

TAX LOT 120

TAX LOT 121

EX. 3' HIGH WOOD FENCE

EX. 4' HIGH CHAIN LINK FENCE

EX. 6' HIGH PVC FENCE

EX. 5' HIGH WOOD FENCE

EX. SHED

EX. GARAGE

EX. DRIVEWAY

ARLINGTON AVENUE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

PORTION TO BE VACATED

PROP. DRYWELL

NEW LOT 1
(13,909.13 S.F.)
(0.319 AC.)

NEW LOT 2
(12,800.00 S.F.)
(0.294 AC.)

NEW LOT 3
(18,135.67 S.F.)
(0.416 AC.)

NEW LOT 4
(13,565.37 S.F.)
(0.311 AC.)

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.00
STORAGE/GARAGE/ CRAWL FLOOR=11.00
40'

PROP. SINGLE-FAMILY DWELLING ON PILES (SEE NOTE #1 ON SHEET 3)
FINISHED FIRST FLOOR=14.25
STORAGE/GARAGE/ CRAWL FLOOR=11.25
40'

PROP. 10' WIDE UTILITY EASEMENT

PROP. FIRE HYDRANT W/ 6" GATE VALVE

FLOOD VENT (TYP.) (SMART VENT 1540-520 OR EQUIVALENT)

PROP. SAN. MH RIM=10.10 INV OUT=4.85

PROP. 15' WIDE DRAINAGE EASEMENT

PROP. SANITARY SEWER CLEANOUT (TYP.)

PROP. 4"Ø SAN PVC LATERAL @2.0% (TYP.)

PROP. 1"Ø POTABLE WATER SERVICE (TYP.)

PROP. POTABLE WATER CURB VALVE & METER PIT (TYP.)

TAX LOT 123.03

TAX LOT 123.01

TAX LOT 123.02

PORTION TO BE VACATED

ARLINGTON AVENUE
(30' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

BARTON PLACE
(40' R.O.W. PER TAX MAP)
(UNIMPROVED STREET)

TAX LOT 7

TAX LOT 6

TAX LOT 5

TAX LOT 4

TAX LOT 3

TAX LOT 2

TAX LOT 104

TAX LOT 103

PROP. 4"Ø CEMENT LINED DUCTILE IRON PIPE, CLASS 52

PROP. 205LF 8" PVC PIPE SDR-35 @ 0.75%

2+00

1+00

0+00

EX. CONC. CURB

EX. CONC. SIDEWALK

EX. CONC. APRON

EX. CONC. CURB & GUTTER

EX. CONC. STEPS

EX. STONE WALL

EX. FALSE DRIVEWAY

EX. PAVEMENT

EX. 3' HIGH CHAIN LINK FENCE

EX. SHED

EX. BRICK PAVEMENT

EX. STEPS

EX. 8" PVC SANITARY SEWER PIPE

EX. MANHOLE RIM=11.01 W INV A=4.31 W INV B=3.71

EX. 2" LOG INV.=10.40

CONNECT TO EX. MANHOLE RIM=9.43 W INV A=3.63 W INV B=3.23 W INV C=3.83

BENCHMARK

PROP. INV. 13"=3.30 (IN)

PROP. PAVEMENT REPAIR

SAW CUT & MATCH EXISTING PAVEMENT

WET TAP TO EXISTING WATER MAIN (CONTRACTOR SHALL FIELD VERIFY OUTSIDE DIAMETER AND MATERIAL OF EXISTING WATER MAIN TO DETERMINE APPROPRIATE WET TAP SLEEVE/MATERIALS)

WALADA AVENUE
(40' R.O.W. PER TAX MAP)

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
EXIST. TREE CANOPY LINE		PROP. TREE CANOPY LINE	
EXIST. SANITARY MANHOLE	S	PROP. SURFACE FLOW DIRECTION	
EXIST. INLET		PROP. LIMIT OF DISTURBANCE	
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER	
EXIST. FIRE HYDRANT		PROP. SILT FENCE	
EXIST. SPOT ELEVATION	70X13	PROP. SPOT ELEVATION	21X13
EXIST. WATER LINE	W	PROP. TOP CURB/GUTTER GRADE	TC=100.50 GC=100.00
EXIST. SANITARY SEWER	S	PROP. CONTOUR	70
EXIST. STORM SEWER	D	PROP. SANITARY SEWER MANHOLE	
EXIST. CONTOUR	70	PROP. SANITARY SEWER	
EXIST. FENCE	X	PROP. STORM SEWER MANHOLE	
EX. TOP CURB/GUTTER GRADE	TC 113.3 / G 112.8	PROP. INLET	
MINIMUM PRINCIPAL BUILDING SETBACK LINE	M.B.S.L.	PROP. STORM SEWER	
TO BE REMOVED	TBR	PROP. FLARED END SECTION	
CRAWL SPACE	C.S.	PROP. WATER LINE	W
		PROP. WATER VALVE	
		PROP. HYDRANT	
		PROP. UTILITY POLE	

SCALE: (1 inch = 20 Feet)
20 0 20 40 60

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	8/27/24	CPK/RDS
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/8/24	1/10/24	CPK/RDS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/26/23	10/5/23	CPK/RDS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
103 RHC DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH(609)446-9660
12 ROBBINS PKWY, AT WATER STREET, YORK RIVER, N.J. 08753, PH(732)344-3666
ROBERT D. SIVE'
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=20'
DRAWN JZ
CHECKED RS
SHEET 5 OF 13
POCKET

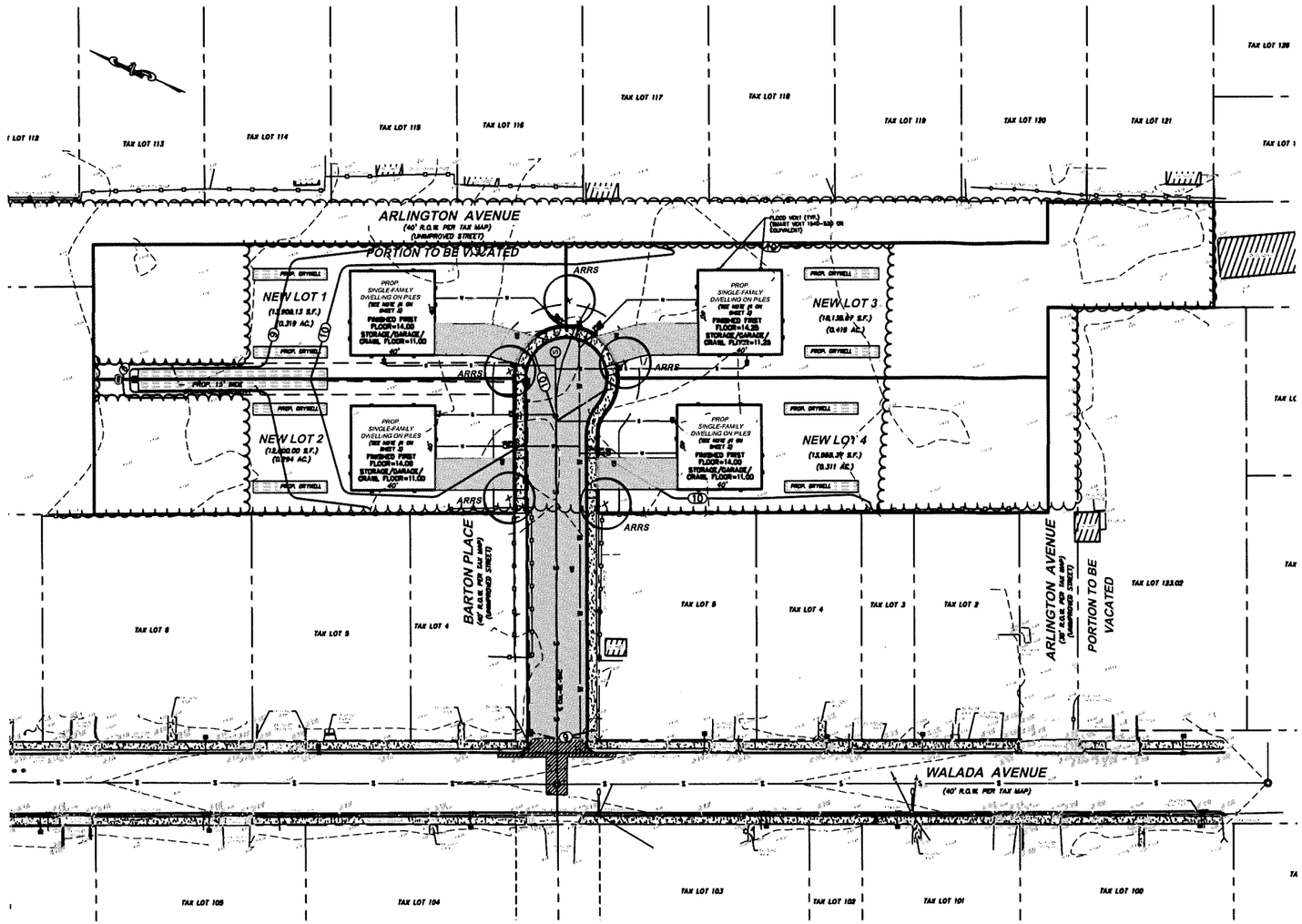
PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE NO. M19027

UTILITY PLAN

ENGINEERING NO. 23007-PDP-UTIL

CAD FILE: 23007-PDP-UTIL

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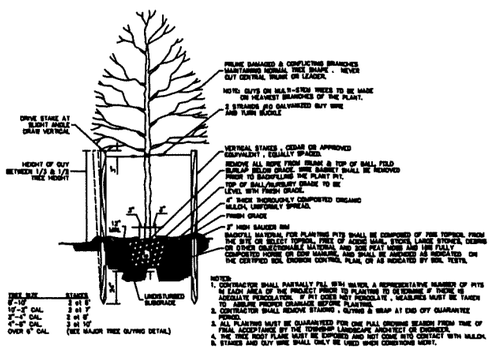


SCALE: (1 Inch = 30 Feet)

30 0 30 60 90

LEGEND

- EXIST. WOODS LINE
- PROP. LIMIT OF CLEARING
- EXIST. CONTOUR
- PROP. CONTOUR
- EX. UTILITY POLE W/OVERHEAD WIRES
- ARRS = PROP. ACER RUBRUM 'RED SUNSET', RED SUNSET RED MAPLE, 2½"-3" CAL., B&B



TREE SIZE	STAKES
1"-2" CAL.	2 at 5'
2½"-3" CAL.	3 at 6'
3½"-4" CAL.	3 at 8'
4½"-5" CAL.	3 at 10'
OVER 6" CAL.	(SEE MAJOR TREE GUYING DETAIL)

DECIDUOUS TREE PLANTING DETAIL
NO SCALE

LANDSCAPE NOTES

1. GENERAL NOTES:

A. THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.

B. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE DESIGNER IMMEDIATELY IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING.

C. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.

D. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF MIDDLETOWN TOWNSHIP AND ANSI Z-60.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. IN THE EVENT OF CONFLICTS BETWEEN THE A.N.L.A. STANDARDS AND MUNICIPAL STANDARDS, THE MUNICIPAL STANDARDS SHALL SUPERSEDE.

E. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED AT THE PERIMETER OF THE SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY APPROVED TREE PROTECTION FENCING. SEE TREE SAVE/TREE CLEAR PLAN FOR LOCATION AND DETAILS PERTAINING TO TREE PROTECTION.

F. ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, OR PUBLIC WALKWAYS OR ANY OTHER EXISTING OR PROPOSED STRUCTURE. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 7'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED.

G. THE APPLICANT SHALL WALK THE AREA WHERE THE EXISTING TREES CURRENTLY ACTS AS A BUFFER TO THE RESIDENTIAL COMMUNITY ALONG POTTER ROAD AFTER PRELIMINARY SITE CLEARING AND SUPPLEMENT PLANTINGS TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

2. PLANT MATERIAL:

A. NO PLANT SUBSTITUTION WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR SHALL BE ALLOWED WITHOUT THE PERMISSION OF THE TOWNSHIP ENGINEER OR APPROVING AUTHORITY PRIOR TO INSTALLATION. ALL PLANT RELOCATIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

B. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.

C. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION AND BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.

D. ALL PLANTS SHALL BE PRUNED TO ENHANCE WOOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT; MATERIAL PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.

E. ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES, NAMED VARIETY OR CULTIVAR. "JERSEY GROWN" PLANT MATERIAL PREFERRED.

3. PLANTING:

A. SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING. PLANTING HOLES SHOULD BE A MINIMUM OF 12 INCHES LARGER IN DIAMETER THAN THE SOIL BALL OR ROOT MASS.

B. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL FROM THE SITE OR SELECT TOPSOIL, FREE OF ACIDIC WEED, STICKS, LARGE STONES, DEBRIS OR OTHER OBJECTIONABLE MATERIAL AND 20% PEAT MOSS AND 10% FULLY COMPOSTED HORSE OR COW MANURE, AND SHALL AMENDED AS INDICATED ON THE CERTIFIED SOIL EROSION CONTROL PLAN, OR AS INDICATED BY SOIL TESTS.

C. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. A RING OF PACKED SOIL SHALL BE PLACED AROUND THE FINISHED PLANTING HOLE OF EACH TREE. THIS SAUCER SHALL BE A MINIMUM OF FOUR INCHES HIGHER THAN THE FINISHED GRADE. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE DESIGNER, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUNDED TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDED MANNER.

D. THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER PORTION OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTED. WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.

E. ALL TREES SHALL RECEIVE A 4" THICK APPLICATION OF THOROUGHLY COMPOSTED ORGANIC SHREDDED HARDWOOD MULCH FREE OF ANY OBJECTIONABLE MATERIALS, SPREAD TO A MAXIMUM THICKNESS OF 1 INCH WITHIN 12 INCHES OF PLANT TRUNK OR STEM. ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. FOR EVERGREEN TREES, THE MULCH BED SHALL EXTEND A MINIMUM OF 12" BEYOND THE DRIP LINE OF THE LOWEST TIER OF BRANCHES. ALL PROPOSED SHRUBS SHALL BE SET IN CONTINUOUS MASSED PLANTING BEDS, RATHER THAN AS ISOLATED INDIVIDUALS.

F. THE CONTRACTOR SHALL WATERED PLANTS THOROUGHLY ON THE SAME DAY AS INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.

4. MAINTENANCE

A. OWNER IS RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS SHALL RECEIVE PERIODIC MAINTENANCE BY WATERING, WEEDING, SPRAYING, FERTILIZING, PRUNING OR OTHER HORTICULTURAL PRACTICES, AS REQUIRED TO ENSURE VIABILITY.

B. REGULAR WATERING SHALL BE PROVIDED TO ENSURE ESTABLISHMENT AND GROWTH. WATER ALL PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASON. IF RAINFALL IS INSUFFICIENT, WATER THOROUGHLY TWO TIMES PER WEEK TO ENSURE PROPER ESTABLISHMENT.

C. PLANTS SHALL BE INSPECTED PERIODICALLY AND DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANT. SHRUBS SHOULD BE PERMITTED TO GROW INTO CONTINUOUS MASSED PLANTING BEDS AND NOT BE PRUNED INTO ISOLATED INDIVIDUALS.

D. ONE YEAR AFTER INSTALLATION OF ALL PLANT MATERIALS, STAKING AND TREE WRAPS SHALL BE REMOVED.

GENERAL SEEDING NOTES

TOPSOIL: TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS TO MINIMUM DEPTH OF 6 INCHES.

FERTILIZER/LIMING: SHALL BE APPLIED AT SUCH RATES AS DETERMINED NECESSARY FOR GOOD PLANT GROWTH PER SOIL TEST FINDINGS. AT LEAST 40# OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.

SEED: SEED WITH SELECT HIGH QUALITY SEED. SEED MIXTURE AND RATES SHALL BE AS SPECIFIED BELOW. TO ENSURE AN EVEN UNIFORM COVERAGE, SEED SHALL BE APPLIED IN TWO SUCCESSIVE SOWINGS, WITH THE SECOND SOWING PERPENDICULAR TO THE FIRST. THE RATE OF EACH SOWING SHALL BE ½ OF THE TOTAL SEEDING RATE SPECIFIED. TO ENSURE GOOD GERMINATION SEED SHALL BE RAKED INTO THE SOIL TO A DEPTH OF ¼ INCH.

SEED MIXTURE: FESCUE
KENTUCKY BLUEGRASS
PERENNIAL RYEGRASS

SEE SHEET 10, SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS, FOR SEEDING SPECIFICATIONS.

MULCHING: ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCH MAY BE EITHER DRY STRAW OR HAY FREE OF WILD SEEDS. APPLY AT A RATE OF 100 LBS. PER 1,000 SQ. FT.

WATERING: SEEDED AREAS SHALL BE WATERED DAILY TO ENSURE GOOD GERMINATION. UPON GERMINATION IRRIGATION MAY BE DECREASED BUT SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR APPROXIMATELY THREE WEEKS FOLLOWING GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED.

PLANTING DATES: MARCH 15 TO MAY 15 OR AUGUST 15 TO OCTOBER 15.

THIS DRAWING IS TO BE USED FOR LANDSCAPE PURPOSES ONLY

NO	DESCRIPTION	DATE	CHK'D
2	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	8/27/24	RS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/25/23	10/5/23	RS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
109 PARK DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH.(609)448-8889
13 ROBBINS PKWY, AT WATER STREET, YORK BEACH, N.J. 03793, PH.(207)244-0888
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43818

DATE 5/30/23
SCALE 1"=30'
DRAWN JZ
CHECKED RS
SHEET 6 OF 13
POCKET

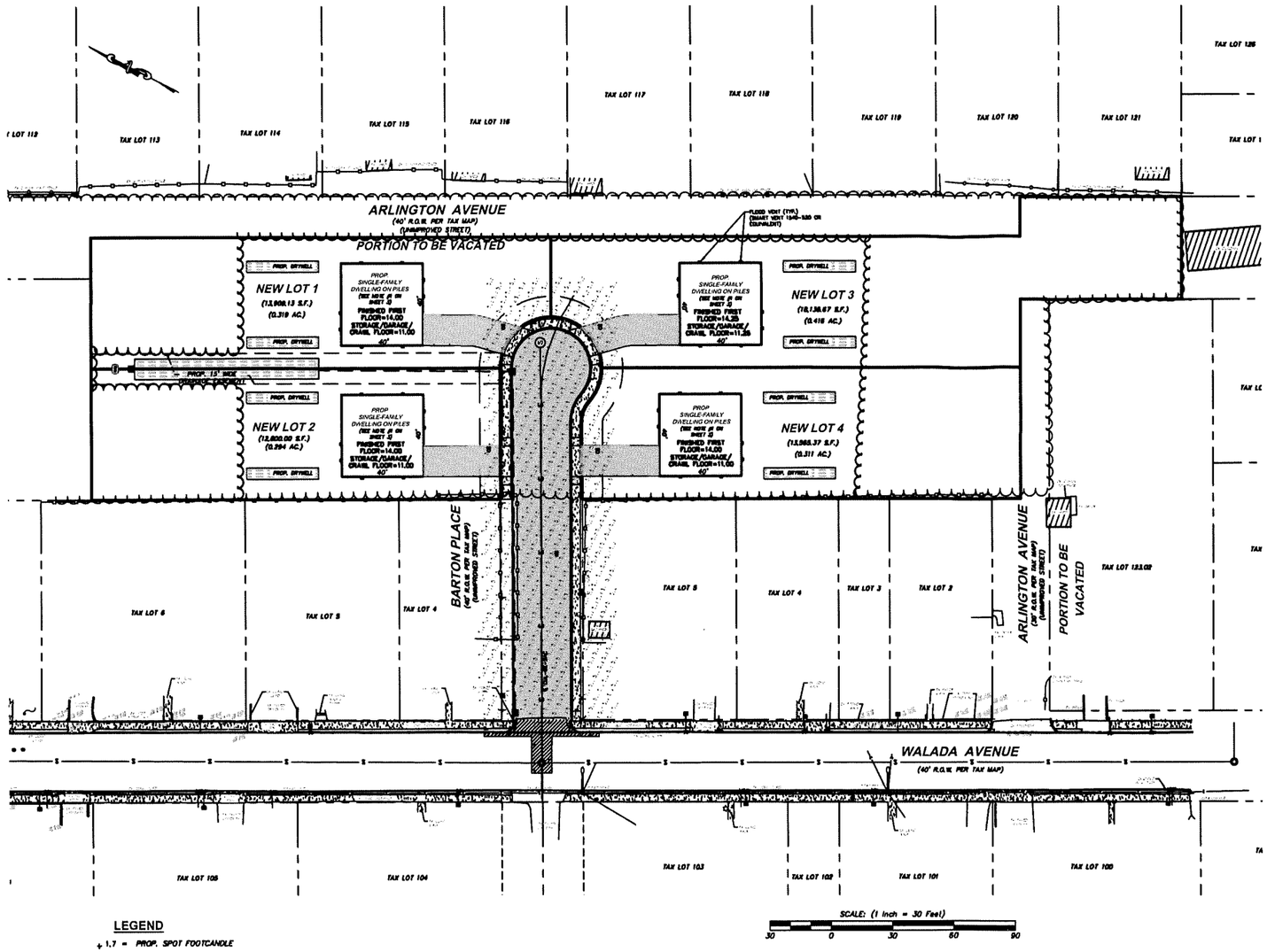
PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
PROJ. #115027

LANDSCAPE PLAN

DRWG. NO. CR PLAN (FINAL MAJOR SUBD).DWG

CR DWG. 39

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LEGEND

+1.7 = PROP. SPOT FOOTCANDLE

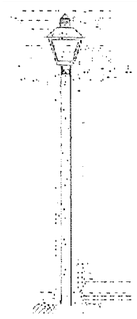
SCALE: (1 Inch = 30 Feet)

30 0 30 60 90

Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	Arrangement	Total Lamp Lumens	LLF	Description
■	5	NHL-LPT2-30W-4000-UNV-BX-PT	16 FT.	SINGLE	3115.2	0.900	4000K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
New Layout	Illuminance	Fc	0.66	1.9	0.0	N.A.	N.A.

COLONIAL POST TOP STANDARD LUMINAIRE



WITH 16 FOOT FIBERGLASS POLE

BLACK FIBERGLASS POLE

100 WATT
HIGH PRESSURE SODIUM

6 TOTAL STREET LIGHTS

Jersey Central Power & Light — COLONIAL POST TOP STANDARD LUMINAIRE

TYPICAL LIGHT FIXTURE DETAIL

NO SCALE

CONTACT JCP&L FOR PURCHASE AND INSTALLATION INFORMATION

LIGHTING NOTES

1. AN AVERAGE OF 0.1 FOOTCANDLES SHALL BE PROVIDED WITHIN THE ROADWAY.
2. LIGHT POLES AND FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE UTILITY COMPANY'S REQUIREMENTS.
3. STREET LIGHTING ELECTRICAL PLANS AND CIRCUIT DIAGRAMS ARE THE RESPONSIBILITY OF OTHERS.
4. JCP&L SHALL DETERMINE DIRECT BURIAL POLE LENGTH TO ENSURE A 16 FOOT MOUNTING HEIGHT, AS REQUIRED BY MANALAPAN TOWNSHIP.

THIS DRAWING IS TO BE USED FOR LIGHTING PURPOSES ONLY

NO	DESCRIPTION	DATE	BY / CK
3	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/22/25	9/29/25	RS / RDS
2	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/6/24	9/27/24	RS / RDS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/9/23	RS / RDS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 RHE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH(609)446-9660
13 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, PH(732)244-0099

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=30'
DRAWN RS
CHECKED RS
SHEET 7 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION

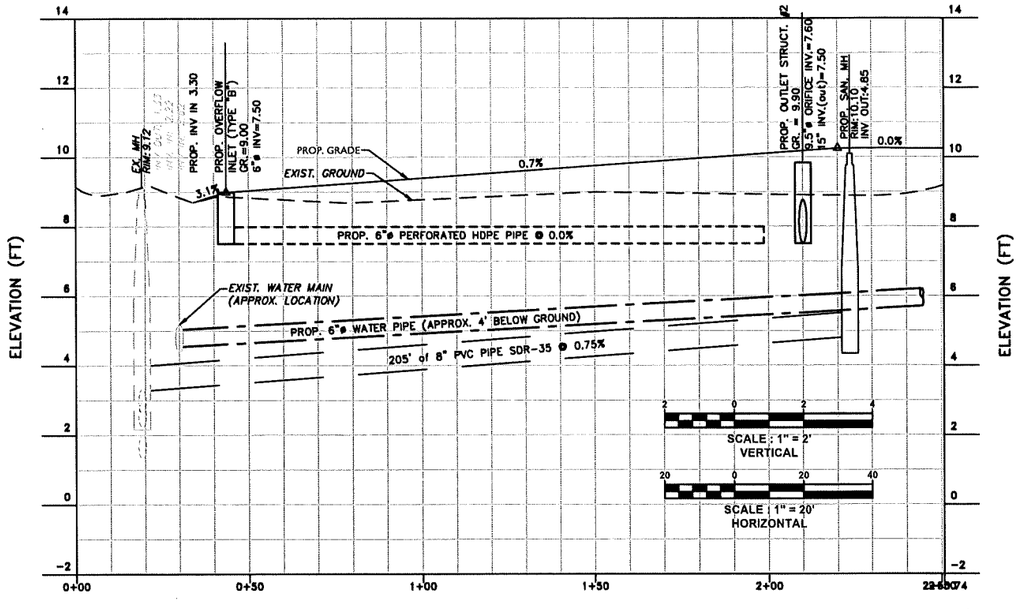
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

FILE NO. M150227

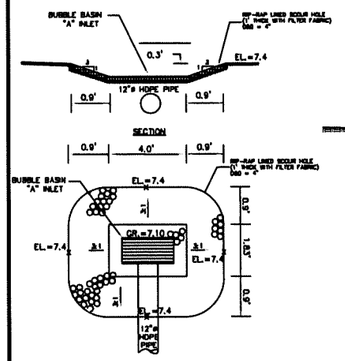
LIGHTING PLAN

DWG. NO. 23-027-LIGHT

001-15500\1502\DESIGN PLANS\1502 7-LIGHT.DWG, 9/29/2025 10:55:52 AM



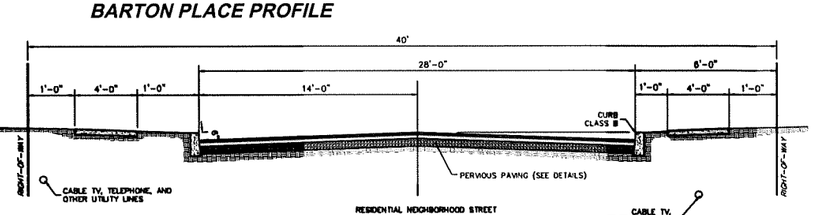
BARTON PLACE PROFILE



PLAN

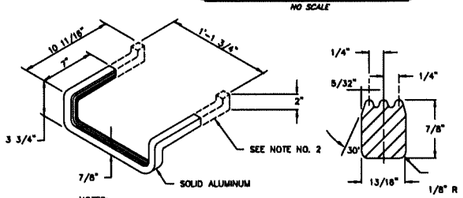
BUBBLER INLET WITH SCOUR HOLE

NOT TO SCALE



TYPICAL ROADWAY SECTION

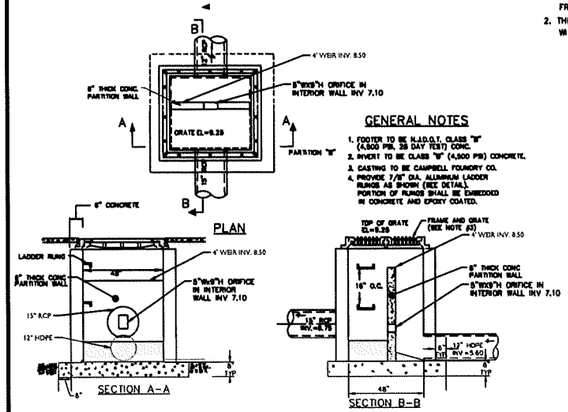
NO SCALE



NOTES:
1. ALUMINUM STEP SHALL BE EXTRUDED ALUM. 6061-T6 ALLOY DROP FRONT DESIGN OR APPROVED EQUAL
2. THE PORTION TO BE IMBEDDED IN THE CONCRETE SHALL BE COATED WITH COALTAR PITCH OR OTHER APPROVED MATERIAL.

LADDER RUNG

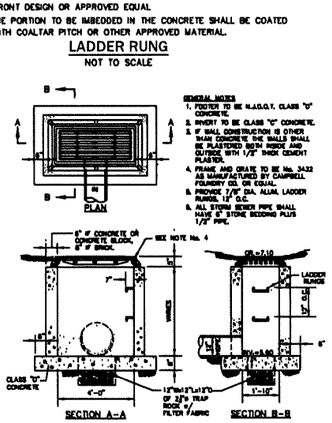
NOT TO SCALE



OUTLET CONTROL STRUCTURE NO. 1
(MODIFIED TYPE E INLET DETAIL)

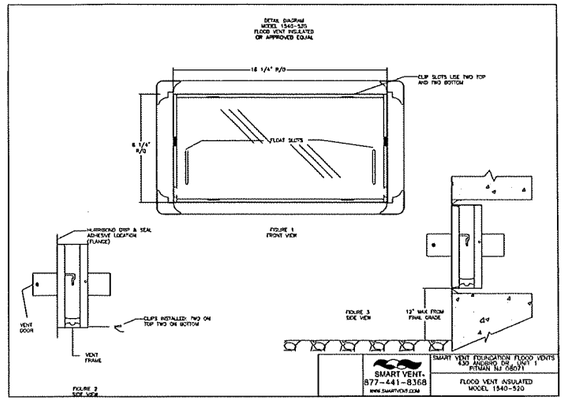
NOT TO SCALE

GENERAL NOTES
1. FOOTER TO BE N.J.D.O.T. CLASS "B" (4,500 PSI, 28 DAY TEST) CONC.
2. INVERT TO BE CLASS "B" (4,500 PSI) CONCRETE.
3. CASTING TO BE CAMPBELL FOUNDRY CO.
4. PROVIDE 7/8" DIA. ALUMINUM LADDER RUNGS AS SHOWN (REF. DETAIL). PORTION OF RUNGS SHALL BE EMBEDDED IN CONCRETE AND EPOXY COATED.



PROPOSED BUBBLER TYPE "A" INLET

NOT TO SCALE



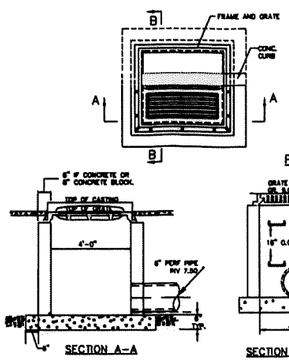
DETAILED SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION: SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY: FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

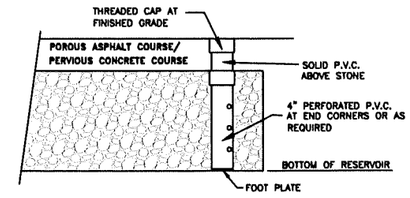
FLOOD VENT DETAIL

NOT TO SCALE



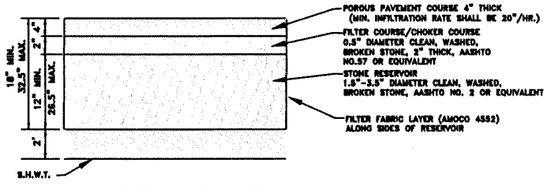
GENERAL NOTES FOR POROUS PAVEMENT:

1. PERVIOUS PAVEMENT AREAS SHALL BE COMPACTED IF CONSTRUCTED ON IN-SITU SOILS OR DEEP FILLED IF CONSTRUCTED ON FILL SOILS, WHICH SHOULD BE A STRUCTURAL SAND BASED FILL.
2. STORAGE BED AGGREGATE MUST BE PLACED IN 6" MAXIMUM THICKNESS LIFTS & COMPACTED USING PLATE COMPACTORS IN ACCORDANCE WITH BMP MANUAL REQUIREMENTS.
3. PERVIOUS PAVEMENT AREAS SHALL BE PROTECTED FROM RUNOFF UNTIL THE CONTRIBUTORY AREAS HAVE BEEN STABILIZED.
4. FILTER FABRIC SHOULD BE A NON-WOVEN GEOTEXTILE AMOCO 4552 OR APPROVED EQUAL.
5. POROUS PAVEMENT SHOULD CONSIST OF COURSE AGGREGATE MIX WITH 100% PASSING ½", 95% PASSING ⅜", 35% PASSING #4, 15% PASSING #8, 10% PASSING #16 AND 2% PASSING #30 U.S. STANDARD SIEVE SIZES WITH A 5.75%-6.00% ASPHALT BINDER BY WEIGHT.
6. DEPTH FROM THE BOTTOM OF THE BMP TO THE ESHWT MUST BE MINIMUM 2 FEET SEPARATION.
7. THE POROSITY OF THE PERMEABLE ASPHALT SURFACE MUST BE 15-25%.
8. THE BINDER USED IN THE SURFACE COURSE MUST BE PERFORMANCE GRADED FOR THE TYPE OF USE; THEREFORE, THE ASPHALT PLANT MUST ALSO BE ADVISED OF THE TYPE OF SURFACE COURSE SPECIFIED IN ORDER TO USE THE CORRECT BINDER FOR THE INSTALLATION. FOR PARKING LOTS, POLYMER MODIFIED BINDER PG 64E-22 MUST BE SPECIFIED AS IT HAS BEEN SHOWN TO MINIMIZE SCUFFING CAUSED BY AUTOMOBILES WITH POWER STEERING.
9. THE POROSITY OF ANY PERMEABLE ASPHALT BASE COURSE MUST BE 25%
10. MINIMUM AIR TEMPERATURE FOR PAVING: 50° F.
11. INSTALLATION OF PERMEABLE ASPHALT REQUIRES DIFFERENT TEMPERATURE GUIDELINES, AS FOLLOWS, THAN THOSE OF IMPERVIOUS ASPHALT:
    ASPHALT BASE COURSE: 200-245° F.
    FINISH ROLLING BASE COURSE: 140-150° F.
    ASPHALT SURFACE COURSE: 200-230° F. AND
    FINISH ROLLING SURFACE COURSE: 110-140° F.
12. VEHICULAR USE IS PROHIBITED FOR AT LEAST 48 HOURS ONCE THE PAVEMENT INSTALLATION IS COMPLETE.
13. POST-CONSTRUCTION TESTING OF THE PERMEABLE ASPHALT SURFACE COURSE IS REQUIRED AND MUST CONFORM TO THE METHODS OF EITHER ASTM C1701: STANDARD TEST METHOD FOR INFILTRATION RATE OF IN PLACE PERVIOUS CONCRETE OR ASTM C1781: STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE UNIT PAVEMENT SYSTEMS. AT LEAST THREE LOCATIONS MUST BE USED FOR THE TEST, AND THEY SHOULD BE SPACED EVENLY ACROSS THE PERVIOUS PAVING SYSTEM. FAILURE TO ACHIEVE THE MINIMUM DESIGN INFILTRATION RATE OF THE SURFACE COURSE AT ONE OR MORE LOCATION INDICATES THE SYSTEM CANNOT BE PUT IN SERVICE UNTIL THE SYSTEM IS CORRECTED TO YIELD ALL PASSING VALUES.
14. DO NOT USE DE-ICING COMPOUNDS/SALT/SAND OVER PERVIOUS PAVEMENT TO CONTROL SNOW/ICE.
15. DO NOT DUMP/STORE ANY CONSTRUCTION/LANDSCAPING/HAZERDOUS MATERIALS OVER PERVIOUS PAVEMENT. ELIMINATE INTRUSION OF HEAVY EQUIPMENT/VEHICLES FROM ENTERING PERVIOUS PAVEMENT AREA.
16. PERFORM REGULAR MAINTENANCE OF THE PERVIOUS PAVEMENT AREA PER "OPERATION AND MAINTENANCE MANUAL" PREPARED FOR THE SITE COVERING PERVIOUS PAVEMENT AREA. GENERAL MAINTENANCE FOR POROUS PAVEMENT SHALL ALSO FOLLOW NJDEP BMP MANUAL CHAPTER 8.8
17. PERFORM TESTING OF THE SURFACE COURSE OF THE PERVIOUS PAVEMENT FOR INFILTRATION RATE EACH SPRING, AS SPECIFIED IN THE "OPERATION AND MAINTENANCE MANUAL" PREPARED FOR THE SITE COVERING THE PERVIOUS PAVEMENT AREA.
18. TESTING MUST BE PERFORMED ON THE SUBSOIL BELOW THE STORAGE BED AFTER EXCAVATION BUT PRIOR TO PLACEMENT OF THE STONE IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING SECTION IN APPENDIX E OF THE BMP MANUAL. TESTING RESULTS MUST BE PROVIDED TO THE TOWNSHIP ENGINEER AND WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTIONS MUST BE TAKEN.
19. THE SURFACE COURSE MUST BE INSPECTED AFTER EVERY STORM EXCEEDING ONE INCH OF RAINFALL.



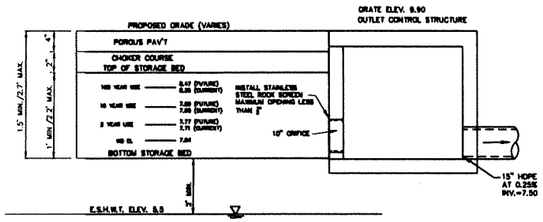
INSPECTION PORT & OVERFLOW FOR PERVIOUS PAVING DETAIL

NOT TO SCALE



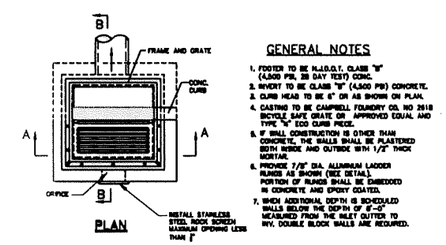
PERVIOUS PAVING DETAIL

NOT TO SCALE

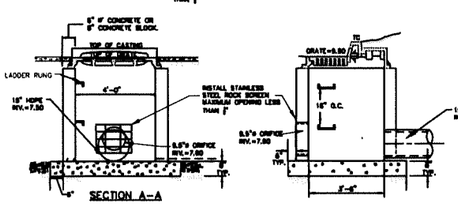


PERVIOUS PAVING W/ INFILTRATION SECTION

NOT TO SCALE



GENERAL NOTES
1. FOOTER TO BE N.J.D.O.T. CLASS "B" (4,500 PSI, 28 DAY TEST) CONC.
2. INVERT TO BE CLASS "B" (4,500 PSI) CONCRETE.
3. CURB HEAD TO BE 6" OR AS SHOWN ON PLAN.
4. CASTING TO BE CAMPBELL FOUNDRY CO. NO 2618 BICYCLE SAFE GRATE OR APPROVED EQUAL AND TYPE "B" ECO CURB PIECE.
5. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK MORTAR.
6. PROVIDE 7/8" DIA. ALUMINUM LADDER RUNGS AS SHOWN (REF. DETAIL). PORTION OF RUNGS SHALL BE EMBEDDED IN CONCRETE AND EPOXY COATED.
7. WHEN ADDITIONAL DEPTH IS SCHEDULED WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET CUTTOM TO INV. DOUBLE BLOCK WALLS ARE REQUIRED.



OUTLET CONTROL STRUCTURE NO. 2
(MODIFIED TYPE B INLET DETAIL)

NOT TO SCALE

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	CMA
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/8/24	1/10/24	CMA
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/26/23	10/8/23	CMA

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 RHE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH(609)446-9660
19 ROBBINS PKWY, AT WATER STREET, YORK RIVER, N.J. 08753, PH(732)244-0088
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

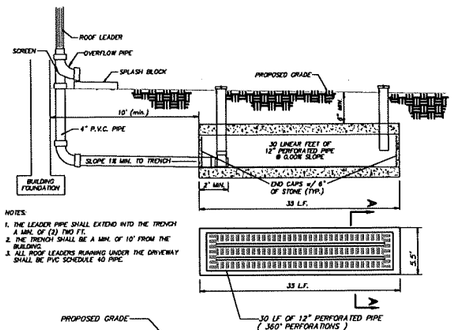
DATE 5/30/23
SCALE AS SHOWN
DRAWN JZ
CHECKED RS
SHEET 8 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE: M15027

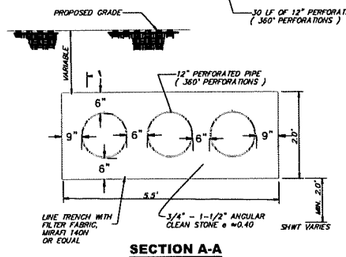
PROFILE AND DETAILS & SE & SC DETAILS

CAD FILE: 15027-PDPLANS
DWG. NO.

001-15500\15027\DESIGN PLANS\15027-PDPLDWG, 10/7/2024 2:18:21 PM



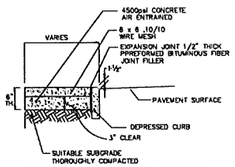
NOTES:
1. THE LEADER PIPE SHALL EXTEND INTO THE TRENCH A MIN. OF (2) TWO FT.
2. THE TRENCH SHALL BE A MIN. OF 10' FROM THE BUILDING.
3. ALL ROOF LEADERS RUNNING UNDER THE DRIVEWAY SHALL BE PVC SCHEDULE 40 PIPE.



SECTION A-A

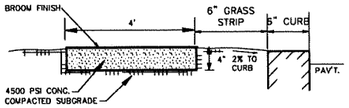
DRYWELL DETAIL

NO SCALE



CONCRETE APRON DETAIL

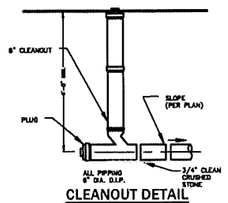
NOT TO SCALE



CONCRETE SIDEWALK DETAIL

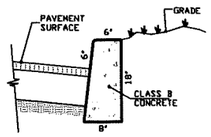
NOT TO SCALE

NOTES:
1. CONCRETE TO BE N.J.S.H.D. CLASS "B"
2. PROVIDED PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'.0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS



CLEANOUT DETAIL

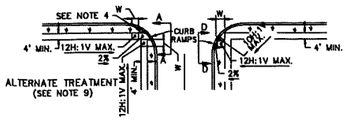
NOT TO SCALE



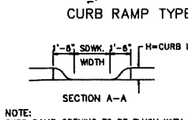
CONCRETE CURB

NOT TO SCALE

NOTES:
1. CONCRETE TO BE N.J.S.H.D. CLASS "B"
2. PROVIDED PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'.0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS

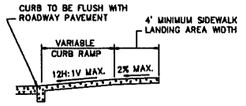


CURB RAMP TYPE 6



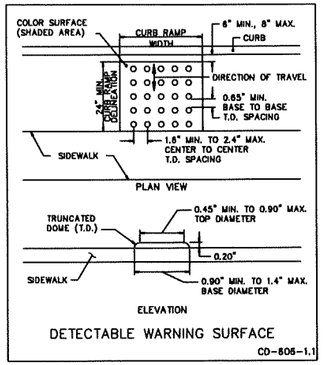
CURB RAMP TYPE 2, 5 OR 6	
H INCHES	W FEET
3	3
4	3
5	3
6	3
7	3
8	3
9	3

NOTE:
CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).



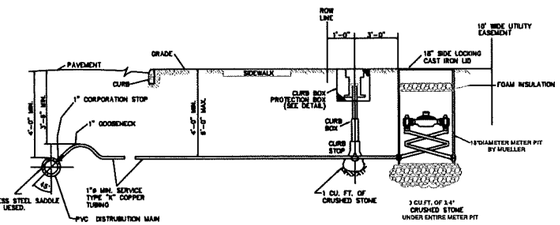
SECTION THROUGH CURB RAMPS 1 THROUGH 6

GENERAL NOTES:
1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 8 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
8. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
9. PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
10. DIMENSIONS SHOWN IN TABLES ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS. WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON CROSS SLOPES SHOWN.



DETECTABLE WARNING SURFACE

CD-505-1.1

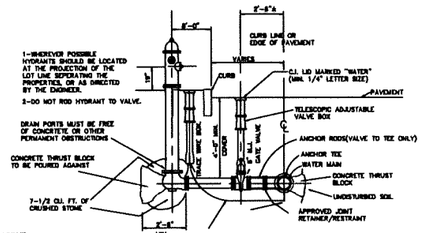


1"ø HOUSE SERVICE CONNECTION

WATER/IRRIGATION MAIN IN STREET OR BENEATH OPPOSITE SIDEWALK
"W"OR "I" TO BE ETCHED IN CURB FACE IN FRONT OF CURB BOX LOCATION

N.T.S

WATER MAIN SIZE	HYDRANT CAP COLOR	SHERWIN WILLIAMS NUMBER (INDUSTRIAL ENAMEL)
6"	RED	S.W.A081
8"-10"	ORANGE	S.W.A082
12"-14"	GREEN	S.W.6771
16" & UP	LITE BLUE	S.W.6786
TOPS TO BE PAINTED (EXTRA SHEN)		
ALL RELEASE CANDY COATED TO BE PAINTED GREEN.		



1-WHENEVER POSSIBLE HYDRANTS SHOULD BE LOCATED AT THE PROJECTION OF THE LOT LINE SEPERATING THE PROPERTIES, OR AS DIRECTED BY THE ENGINEER.

2-DO NOT ROD HYDRANT TO VALVE.

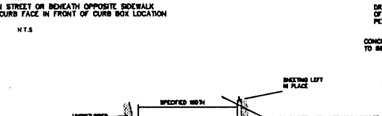
DRAIN PORTS MUST BE FREE OF CONCRETE OR OTHER PERMANENT OBSTRUCTIONS

CONCRETE THRUST BLOCK TO BE POURED AGAINST

FIRE HYDRANT ASSEMBLY

W1J

N.T.S.



1. ALL REGULATORY AND WARNING SIGNS SHALL BE HIGH INTENSITY REFLECTIVE SHEETING.
2. ALL OTHER SIGNS SHALL BE ENGINEER GRADE SHEETING.
3. ALL SIGNS AFFECTING COUNTY ROAD TRAFFIC SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
4. SIGN POSTS SHALL BE 2.25 LB./FT.

TYPICAL TRAFFIC SIGN POST DETAIL

NOT TO SCALE

ORDINARY BEDDING

BEDDING DETAIL(WATER MAIN -UNDER-)

W1K

N.T.S.

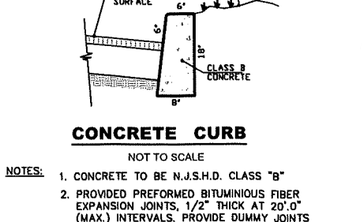
COLUMNS	1	2	3	4	5
	TABLE OF TRENCH WIDTHS				
PIPE DIA.	SPEC. WIDTH	STONE OR GRAVEL BEDDING TO 1/4 POINT	TO 1/2 POINT	CONC. CRADLE	
6"-8"	2'-0"	2'-6"	2'-6" TO 4'-0"	OVER 4'-0"	
10"-12"	2'-6"	2'-6"	2'-6" TO 5'-0"	OVER 5'-0"	
14"-24"	3'-0"	4'-0"	4'-0" TO 8'-0"	OVER 8'-0"	

NOTES:
1. ALL THICKNESS & EXCAVATIONS TO BE GIVEN THE STEEPEST SIDE SLOPE PRACTICAL.
2. IF THE WIDTH OF THE TRENCH AT OR BELOW THE OUTSIDE TOP OF THE PIPE EXCEEDS THE WIDTH IN COLUMN 2, THE SPACE BETWEEN THE PIPE AND THE SIDES OF THE TRENCH SHALL BE BEDDED TO THE 1/4 POINT WITH CLEAN WELL GRADED SAND OR SELECT MATERIAL 1 2 (SEE NOTE 3). IF THE WIDTH OF THE TRENCH AT OR BELOW THE OUTSIDE TOP OF THE PIPE EXCEEDS THE WIDTH IN COLUMN 3, THE CLEAN WELL GRADED SAND OR SELECT MATERIAL 1 2 SHALL BE ENCLOSED UP TO THE 1/2 POINT OF THE PIPE. IF THE WIDTH OF THE TRENCH WITH EXCEEDS THE WIDTH IN COLUMN 4, THE CONTRACTOR SHALL PROVIDE A CLASS "B" CONCRETE CRADLE INSTEAD OF CLEAN WELL GRADED SAND OR SELECT MATERIAL 1 2 BEDDING TO THE 1/2 POINT OF THE PIPE. 90° DIA. OR SMALLER.
3. COMPACTED BACK FILL SHALL BE AS A MINIMUM 85% OF MAXIMUM DRY DENSITY OF SOIL AS DETERMINED BY A.S.T.M. D-1557 (MODIFIED PROCTOR DENSITY)
4. COMPACTION OF THE TOP 2 FEET OF THE TRENCH (SURFACE ZONE) UNDER AREAS TO BE PAVED SHALL ACHIEVE AS A MINIMUM 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. D-1557.
5. AN RELEASE ASSEMBLY TO BE INSTALLED AT ALL PIPELINE HIGH POINTS.
6. SUITABLE BACK FILL MATERIAL SHALL BE SELECT MATERIAL 1 2 (A.S.H.T.O.) WHEN SUITABLE NATURAL MATERIAL IS NOT AVAILABLE.
7. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND SEALED WITH EMULSIFIED ASPHALT
8. OR AREAS SEALED WITH EMULSIFIED ASPHALT, DRY SAND SHALL BE SPRINKLED TO PREVENT PICK UP BY TRAFFIC.

WATERTIGHT SANITARY MANHOLE FRAME AND COVER

S1B

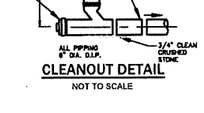
NOTE:
A-IN EASEMENT OR REMOTE AREAS, LOCKING DEVICES WILL BE REQUIRED.
B-ALL CASTING MUST BE MARKED ,ENABLING HOLES TO LINE UP.
C-MANHOLE COVERS - MINIMUM 30" DIAMETER AND RATED FOR H35 LOAD.



PRE CAST SANITARY SEWER CONCRETE MANHOLE

S1A

ALL M.H.S TO BE INTERIOR EPOXY COATED.



NOTE:
POST FABRICATION, FUSION-BONDED, EPOXY COATED 1/2 INCH DEFORMED STEEL BAR

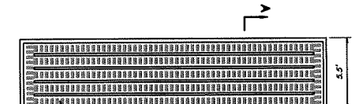
SANITARY SEWER POLYPROPYLENE MANHOLE STEP.

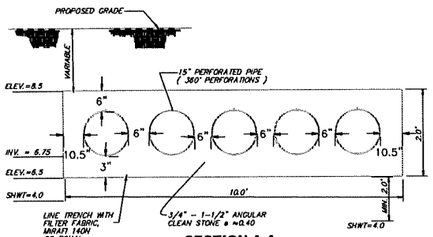
S1J

CONSTRUCTION NOTES:
1. A FLEXIBLE MANHOLE BOOT IS TO BE INSTALLED AT ALL MANHOLE AND PIPE CONNECTIONS.
2. FLEXIBLE BOOTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. RECONSTRUCT BENCH TO PROVIDE SMOOTH FLOW THROUGH MANHOLE.
4. ALL EXISTING MANHOLES SHALL BE REHABILITATED AS DETERMINED BY THE ENGINEER.

CONNECTION TO EXISTING MANHOLE

N.T.S.

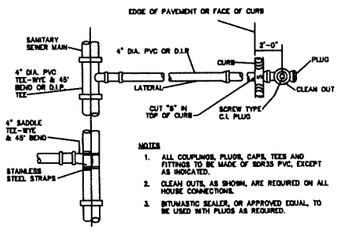




SECTION A-A

STONE TRENCH DETAIL

NO SCALE



NOTES
1. ALL COUPLINGS, PLUGS, CAPS, TEES AND FITTINGS TO BE MADE OF SDR35 PVC, EXCEPT AS INDICATED.
2. CLEAN OUTS, AS SHOWN, ARE REQUIRED ON ALL HOUSE CONNECTIONS.
3. BITUMASTIC SEALER, OR APPROVED EQUAL, TO BE USED WITH PLUGS AS REQUIRED.

PLAN

TYPICAL SANITARY SEWER 4 INCH HOUSE CONNECTION INSTALLATION

S1L

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	9/27/24	CPK
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/3/24	1/10/24	RS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/2/23	RS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 PIKE DRIVE, WALL STONE TOWNSHIP, N.J. 08535 PH.(609)448-1650
12 ROBBINS PKWY, 1ST WATER STREET, TOMS RIVER, N.J. 08753 PH.7332246-0888
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43818

DATE 5/30/23
SCALE NO SCALE
DRAWN JZ
CHECKED RS
SHEET 9 of 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 2
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

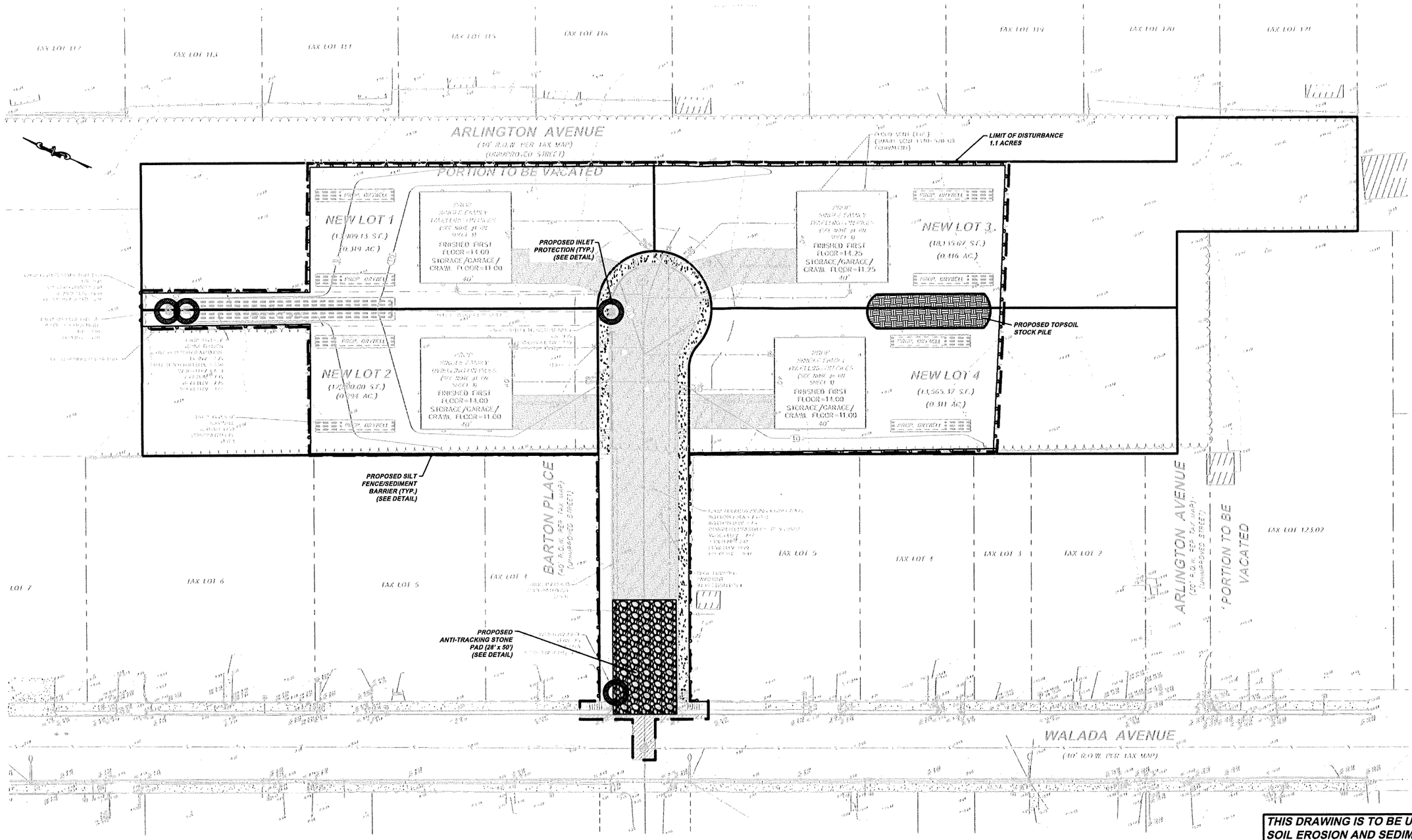
SITE DETAILS & SE & SC DETAILS

DWG. NO.
CAD FILE: 15027-PLANS
DRWG:

P.I.C. N15027

CD DWG. 29

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LEGEND

- = EXIST. WOODS LINE
- = PROP. LIMIT OF CLEARING
- 104 = EXIST. CONTOUR
- 105 = PROP. CONTOUR
- E = EX. UTILITY POLE W/OVERHEAD WIRES

SCALE: (1 Inch = 20 Feet)

20 0 20 40 60

THIS DRAWING IS TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	8/27/24	SMS
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/5/24	1/10/24	SMS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/5/23	SMS

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100 PARK DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH.(609)448-0055
13 ROBBINS PKWY, AT RIVER STREET, TOMS RIVER, N.J. 08753, PH.(732)244-0088
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=20'
DRAWN JZ
CHECKED RS
SHEET 10 OF 13
POCKET

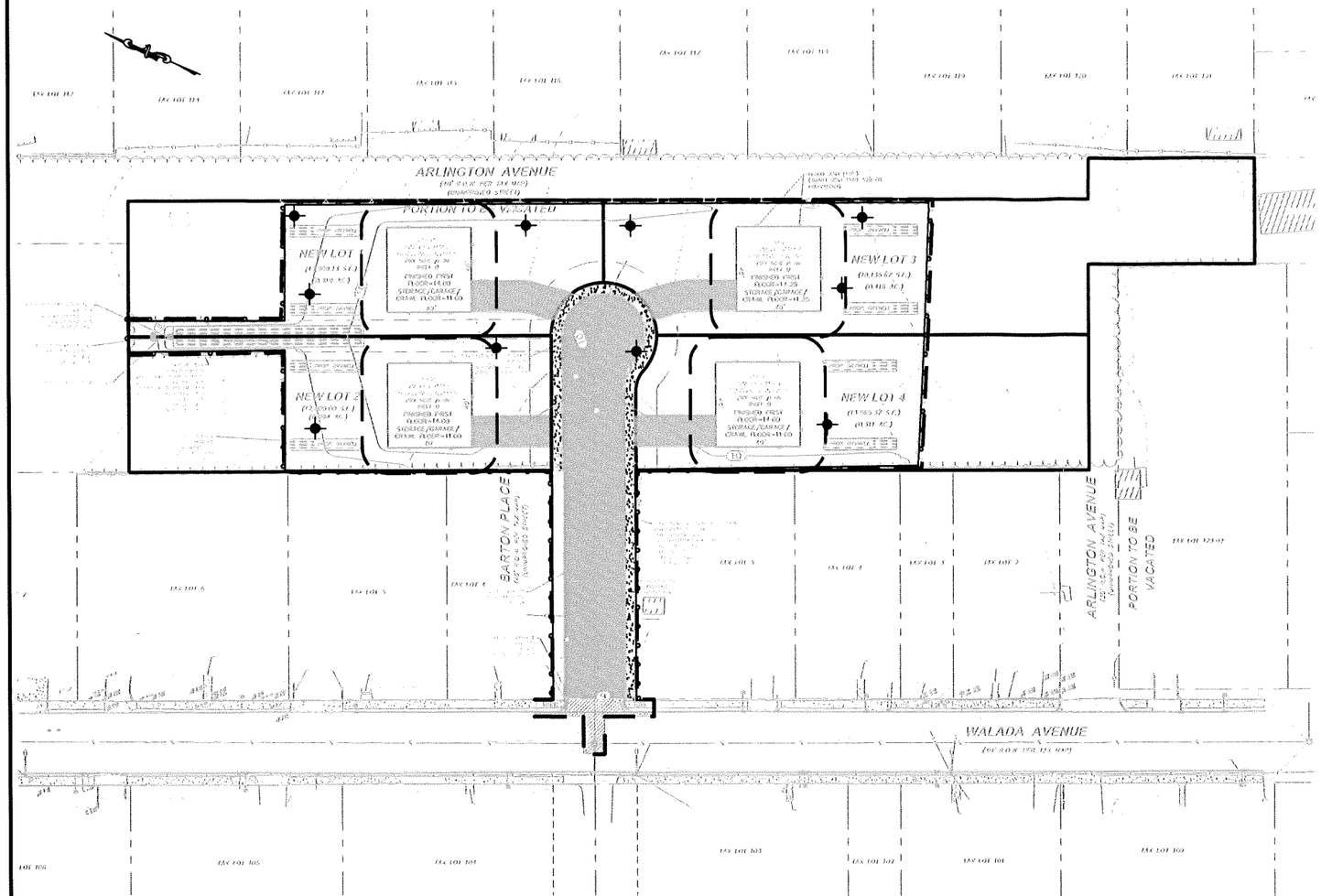
PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
PLC. M15027

SOIL EROSION & SEDIMENT CONTROL PLAN

BAR SCALE: 1"=20'

CB DWG. 39

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SCALE: (1 inch = 30 Feet)

30 0 30 60 90

LEGEND

= SOIL COMPACTION TESTING AREAS

= RECOMMENDED SOIL COMPACTION TESTING LOCATION (APPROX. 2 PER/ACRE)

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION TESTING REQUIREMENTS

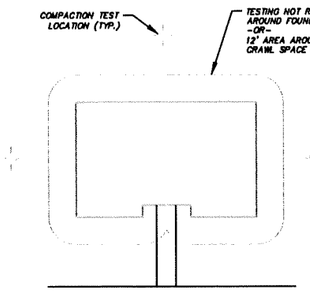
1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION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

B. COMPACTION TESTING METHODS

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

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

1. PROCEDURES 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 AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBMITTED, SUBJECT TO DISTRICT APPROVAL.



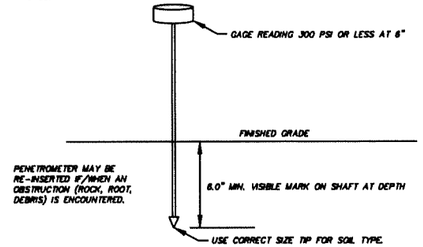
MULTIFAMILY HOUSING OR OTHER NON-RESIDENTIAL BUILDING/STRUCTURE

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

TYPICAL SOIL COMPACTION TESTING LOCATIONS

NO SCALE

NOTE:
SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE AT LEAST 6" WITH LESS THAN 300 PSI READING ON THE GAGE.



HANDHELD SOIL PENETROMETER TEST

NO SCALE

THIS DRAWING IS TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL COMPACTION PURPOSES ONLY.

NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/8/24	8/27/24	CMK
2	REV. STORMWATER DESIGN PER NJDEP MEETING DATED 12/8/24	1/10/24	RDS
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/28/23	10/8/24	RDS

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109 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, PH:(609)448-5880
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ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1"=30'
DRAWN JZ
CHECKED RDS
SHEET 11 of 13
POCKET

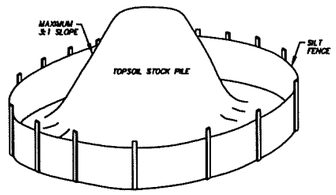
PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE NO. M15027

SOIL EROSION & SEDIMENT CONTROL COMPACTION PLAN

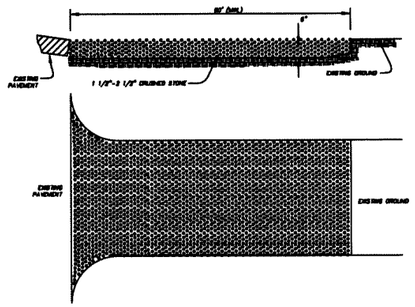
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TOPSOIL STOCKPILE DETAIL
NO SCALE



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRADED SOILS	FINE GRAINED SOILS
0 to 2%	50 ft.	100 ft.
2 to 5%	100 ft.	200 ft.
5%	ENTIRE SURFACE STABILIZED WITH FABRIC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

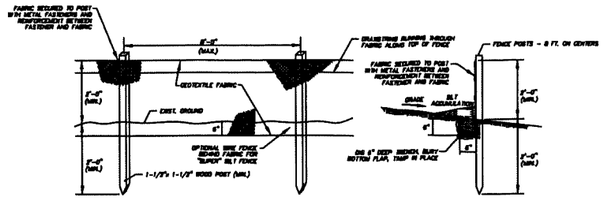
GENERAL NOTES

1. INDIVIDUAL LOT ENTRANCE AND EXERCISE - AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT ENTRANCE/EXERCISE POINTS MAY BECOME A STABILIZED CONSTRUCTION ENTRANCE CONSTING OF NO. 2 STONE (1" TO 2") TO PROVIDE OR MINIMIZE TRACKING OF SEDIMENTS. WIDTH OF THE STONE ENTRANCE/EXERCISE SHALL BE EQUAL TO LOT ENTRANCE WIDTH AND SHALL BE A MINIMUM OF TEN FEET IN LENGTH.
2. TIRE WASHING - IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH CLEAN WATER BEFORE ENTERING A PAVED AREA. A WASH STATION MUST BE LOCATED SUCH THAT WASH WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.
3. WHERE THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT EXITING OR LEAVING THE SITE.

MAINTENANCE NOTES

1. THE ENTRANCE SHALL BE MAINTAINED AS A CONDITION WHICH WILL PREVENT TRACKING OF 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.
2. WHERE ACCUMULATION OF DUST/SEDIMENT IS IMMEDIATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER AREAS POINTS WHICH ARE NOT STABILIZED SHALL BE WASHED OFF.

ANTI-TRACKING STONE PAD DETAIL
NO SCALE



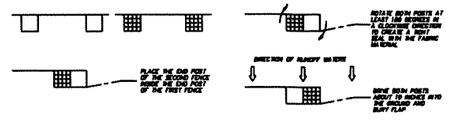
GENERAL NOTES

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER, THEY SHALL EXTEND AT LEAST 8 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (IN ACCORDANCE WITH FIGURE 23-3 OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY MANUAL). POST SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM SHORTEST DIMENSION OF 1"-1/2 INCHES.
2. "SUPER SILT FENCE" - A METAL FENCE WITH 6 INCH OR SMALLER MESH OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8 FEET ON CENTERS AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO SUSTAIND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOAD IS EXPECTED. "SUPER" SILT FENCE IS NOT TO BE USED IN PLACE OF PROPERLY DESIGNED DIVERSIONS (PAGE 18-1 OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY MANUAL) WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SILT USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL PREVENT TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

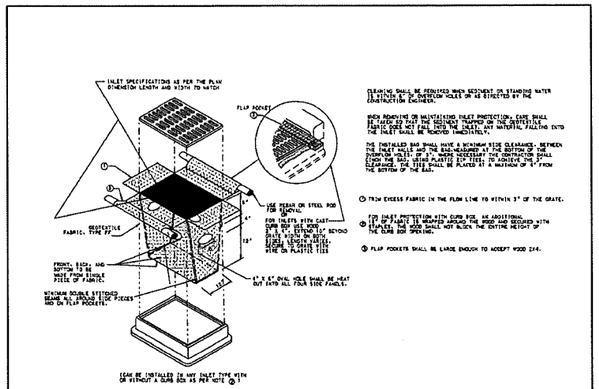
MAINTENANCE NOTES

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/3 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES, ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

SILT FENCE / SEDIMENT BARRIER DETAIL
NO SCALE

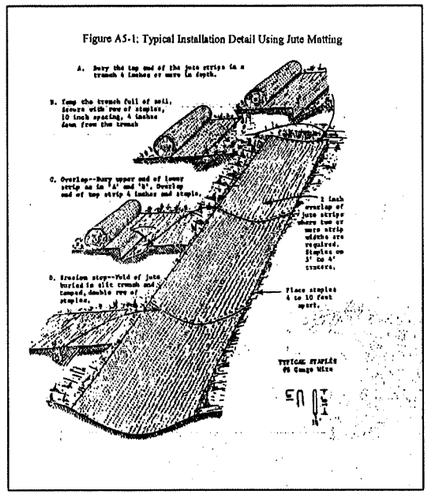


ATTACHING TWO SILT FENCES DETAIL
NO SCALE

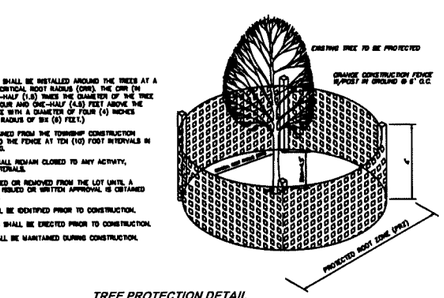


INLET PROTECTION INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE FILTER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.

INLET PROTECTION DETAIL
NO SCALE

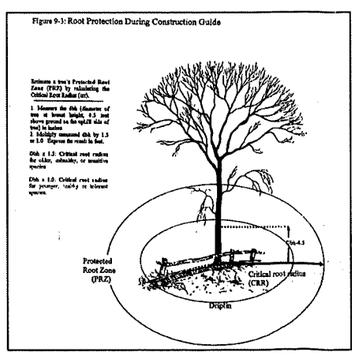


JUTE MATTING DETAIL
NO SCALE



1. THE TREE PROTECTION FENCING SHALL BE INSTALLED AROUND THE TREES AT A DISTANCE DETERMINED BY THE CRITICAL ROOT RADIUS (CRR). THE CRR (IN FEET) SHALL BE ONE AND ONE-HALF (1.5) TIMES THE DIAMETER OF THE TREE (IN INCHES) WHEN MEASURED FOUR AND ONE-HALF (4.5) FEET ABOVE THE GROUND. (FOR EXAMPLE, A TREE WITH A DIAMETER OF FOUR (4) INCHES WOULD HAVE A CRITICAL ROOT RADIUS OF SIX (6) FEET.)
2. WARNING SIGNAGE, TO BE OBTAINED FROM THE TOWNSHIP CONSTRUCTION OFFICE, SHALL BE ATTACHED TO THE FENCE AT TEN (10) FOOT INTERVALS IN THE TOP THIRD OF THE FENCING.
3. THE PROTECTED ROOT ZONE SHALL REMAIN CLOSED TO ANY ACTIVITY, INCLUDING THE STAGING OF MATERIALS.
4. NO FENCING SHALL BE DISTURBED OR REMOVED FROM THE LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED OR WRITTEN APPROVAL IS OBTAINED FROM THE TOWNSHIP ENGINEER.
5. TREES TO BE PROTECTED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION.
6. THE TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION.
7. TREE PROTECTION FENCING SHALL BE MAINTAINED DURING CONSTRUCTION.

TREE PROTECTION DETAIL
NO SCALE



NO	DESCRIPTION	DATE

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27889300 •
100 RACE DRIVE, HILLSTONE TOWNSHIP, N.J. 08535, PH.(609)448-0888
13 ROBBINS PKWY, #1 WATER STREET, YORK HAVEN, P.A. 17370, PH.(717)244-0888

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE NO SCALE
DRAWN JZ
CHECKED RS
SHEET 12 OF 13
POCKET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
PLC #15027

SOIL EROSION & SEDIMENT CONTROL DETAILS

DWG. NO. PLC #15027 Sheet 12 of 13

CB CIVIL 9

Table 4–2
Permanent Stabilization Mixtures for Various Uses

Application	PLANTING MIXTURES BY SOIL DRAINAGE CLASS (1) (see Table 4–3)		
	Excessively Drained	Well to Moderately Well Drained	Somewhat Poorly to Poorly Drained
Residential/commercial lots	12, 14, 17	12, 14, 15, 16, 17	18
Pond and channel banks, dikes, berms and dams	2, 7, 8, 12	7, 8, 9, 10, 11, 17	2, 10, 18, 19
Drainage ditches, swales, detention basins	2, 11, 13	2, 9, 11, 13, 14, 19	2, 10, 18, 19
Filter Strips	14	13, 14	13, 14
Grassed waterways, spillways	2, 3, 11, 12, 14	8, 9, 11, 12, 13, 14	2, 11, 13, 14
Recreation areas, athletic fields	7, 14, 17, 20	14, 15, 16, 17, 20	18
Special Problem Sites Steep slopes and banks, roadsides, borrow areas	2, 3, 6, 8	2, 3, 7, 8, 10, 11, 12, 17, 20	2, 11, 12, 13, 14
Sand and gravel pits, Sanitary landfills	1, 2, 3, 4, 5, 6, 21	1, 2, 3, 4, 5, 6, 10, 17, 20	2, 10
Dredged material, spoilbanks, Borrow areas	2, 3, 6, 20	2, 3, 6, 11	2, 10
Streambanks & shorelines(2)	2, 10, 22, 23a	2, 10, 21b, 22, 23a, 23b	2, 10, 21a, 23a, b, c, d
Utility rights-of-way	3, 6, 20	3, 9	10, 11, 19

1. Refer to Soil Surveys for drainage class descriptions.
2. Refer to Soil Bioengineering Standard for additional seed mixtures.
3. Spillways only
4. See Appendix E for description of turf grasses and cultivars

Table 4–3
PERMANENT VEGETATIVE MIXTURES, PLANTINGS RATES AND PLANTINGS DATES (1)

SEED MIXTURE (2)	PLANTING RATE (3)		PLANTING DATES O=Optimal Planting period A=Acceptable Planting period PLANT HARDINESS ZONES								MAINTENANCE LEVEL(4)	REMARKS
			Zone 5b, 6a			Zone 6b			Zone 7a, 7b			
	lbs/Acre	lbs/1,000 sq. ft.	2/15-3/31	4/1-7/31	8/1-10/1	2/15-3/31	4/1-6/15	8/1-10/15	2/15-3/31	4/1-6/15	8/1-10/15	
WARM SEASON SEED MIXTURES												
Hard fescue and/or Chewings fescue and/or Strong creeping red fescue (Formerly creeping red fescue) and Kentucky bluegrass (blend)	175 45 45	4.0 1.0 1.0	A	A^5	O	A	A^5	O	A	A^5	O	A–C B–D
												General Use/Recreation.

Footnotes:

1. See Appendix B for descriptions of turf grass mixtures and cultivars. The actual amount of warm season grass mixture used in Table 3 (seed mix 1–7) shall be adjusted to reflect the amount of Pure Live Seed (PLS) as determined by germination testing results. No adjustment is required for cool season grasses (seed mixtures 8–20).
2. Seeding mixtures and/or rates not listed above may be used if recommended by the local Soil Conservation District, Natural Resources Conservation Service; recommendations of Rutgers Cooperative Extension may be used if approved by the Soil Conservation District. Legumes (halpeo, crownvetch, trefoil, lespedeza) should be mixed with proper innoculant prior to planting.
3. 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 vegetative cover means 80% vegetative coverage of the seeded area and mowed once. Grass seed mixture checked by the State Seed Analyst, New Jersey Department of Agriculture, Trenton, New Jersey, will assure the purchaser that the mixture obtained is the mixture ordered, pursuant to the N.J. State Seed Law, N.J.S.A. 4:8–17.13 et. seq.

   O = optimal planting period A = acceptable planting period

4. Maintenance Level:

   A: Intensive mowing, (2–4 days), fertilization, lime, pest control and irrigation (Examples – high maintenance lawns, commercial and recreation areas, public facilities).

   B: Frequent mowing, (4–7 days), occasional fertilization, lime and weed control (Examples – home lawns, commercial sites, school sites).

   C: Periodic mowing (7–14 days), occasional fertilization and lime (Examples – home lawns, parks).

   D: Infrequent or no mowing, fertilization and lime the first year of establishment (Examples – roadsides, recreation areas, public open spaces).

5. Summer seedings should only be conducted when site is irrigated. Mixes including white clover require that at least six weeks of growing season remain after seeding to ensure establishment before freezing conditions.
6. Seeding in the spring is best. Do not seed after mid–summer. Sites ready for seeding in the late summer or fall can be seeded to grass and mulched and the crownvetch over–seeded the following spring.
7. Plant Hardiness Zone – Property in question is within Zone 6b.

STANDARDS FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS:

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 WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID–PRODUCING SOIL.
5. HIGH ACID–PRODUCING SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 460 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) 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 WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING 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 MATERIALS 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 DAM, SEDIMENT BARRIER, WOOD CHIPS) 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 SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING 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.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

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 the Standards for Soil Erosion and Sediment Control in New Jersey (Standards) for Land Grading, pg 19–1.
   B. Immediately prior to seeding and topsoil application, the subsoil shall be analyzed for composition in accordance with the Standard for Land Grading.
   C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 6 inches (compacted) 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.
2. Seedbed Preparation
   A. Uniformly apply ground limestone and fertilizer to topsoil which has been restored and loosened, according to soil test recommendations such as offered by Rutgers Co–operative Extension. Soil tests and recommendations from the Rutgers Cooperative Extension offices (Adler@aesop.rutgers.edu/Jones@A). Fertilizer shall be spread at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10–10–10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply and mix into the surface soil during seedbed preparation and repeat another one half rate application at the same fertilizer within 2 to 3 weeks after seeding.
   B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring–tooth harrow, or other suitable equipment. The final harrowing or similar operation should be on the general contour. Continue tillage until a reasonably uniform seedbed is prepared.
   C. Where seed problems will occur, leave nearly a pit of 4 or less or scarifying the subsoil should be covered with a minimum of 12 inches of soil having a pH of 6 or more before subsoiling seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.
3. Seeding
   A. Select a mixture from Table 4–3 or use mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service unless a variation is approved by the Soil Conservation District. Seed germination must have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested.
      1. 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 coverage of the seeded area and mowed once. Grass seed mixture checked by the Seed Analyst, New Jersey Department of Agriculture, Trenton, New Jersey, will assure the purchaser that the mixture obtained is the mixture ordered, pursuant to the N.J. State Seed Law, N.J.S.A. 4:8–17.13 et. seq.
      2. Warm season grasses are grasses and legumes which germinate growth at high temperatures, generally late May 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.
      3. Cool Season Grasses are grasses and legumes which germinate growth at temperatures below 65o F. Many grasses become active at 50o F. See Table 4–3, mixtures 8–20. Adjustment of planting rates to compensate for the amount of Pure Live Seed is not required for these grasses.
   B. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, grain drill or cultipacker seeder. Except for dilled, hydroseeded or bellybanded seedings, seed shall be incorporated into the soil, 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 soil.
   C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing 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 hydroseeder following seeding. (Also see Section4–Mulching). Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil because poor seed to soil contact reduces seed germination and growth.
   D. After seeding, finish the soil with a corrugated roller to ensure good seed–to–soil contact, restore uniformity, and improve seedling emergence. This is the preferred method. When performed on the contour, wheel erosion will be minimized and water conservation on site will be maximized.
4. Mulching

   Mulching is required on all seedling. Mulch will lessen rainfall erosion before grass is established and will promote faster and denser establishment. The importance of vegetation nutrients to control soil erosion shall be deemed compliance with this mulching requirement.

   A. Straw or Hay. Unrotted small grain straw, hay free of weeds, applied at the rate of 1–1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), ensure that where a crimper is used instead of a liquid mulch–binder (tackifier or soil mulching agent), the rate of application is 2 tons per acre. Mulch shaper–blowers must not grind the mulch. Hay mulch is not recommended for establishing the turf or lawns due to the presence of weed seed.

      Application: Spread mulch uniformly by hand or mechanically so that approximately 90% of the soil surface will be 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.

      (1) 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.

      (2) Mulch Netting. Plastic paper, jute, cotton, or plastic nettings to the soil surface. Use degradable netting in areas to be mowed.

      (3) Crimper (mulch anchoring crusher tool). A tractor–drawn implement, consisted like a disc harrow, especially designed to punch or dent some of the mulch into the soil surface. Mulch fibers 3 to 4 inches into the soil so as not to anchor it and leave part standing erect. This method is not recommended for use by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No seedbed or additional soil preparation is required.

      (4) Liquid Mulch–Binders – May be used to anchor hay or straw mulch.

      (a) Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

      (b) 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 monofilament networks of insoluble polymers. The applied gel must be physiologically harmless and not result in a phytotoxic effect on the seed, soil or surrounding vegetation. Use at rates and weather conditions as shown may need further evaluation for use in this state. Many non products are available, some of which may need further evaluation for use in this state.

      (2) Synthetic Binders – High polymer synthetic emulsion, mixable with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

      Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

   B. Wood–fiber or paper–fiber mulch – Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

   C. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co–polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60–75 lbs/1,000 square feet and watered with 0.2 to 0.4 inches of water. This material will form a thin mat which is drafted on an area where straw mulch and tackifier agent are not practical or desirable.

      Applying the 1st 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

STANDARD FOR DEWATERING

Conditions Where Dewater Applies

This standard may be utilized for any location where dewatering of a significant accumulation of sediments is required during construction. Typically, this is the removal of accumulated storm water from excavations prior to the placement of foundations, utilities, etc. Typically, water is pumped to temporary storage areas (frac tanks) and released into nearby vegetated areas. Sediment laden water may also be pumped directly to a properly installed filter bag. The capacity of sediment removal is dependent upon the porosity of sediment accumulated in the filter bag. Filter bags may easily be replaced when needed by loading the site. Filters and materials required for dewatering are usually available from local suppliers.

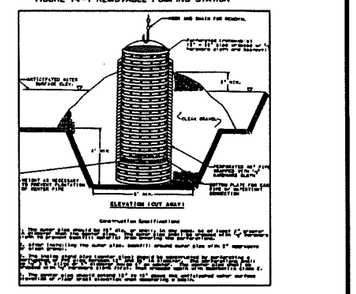
Design Criteria

1. Dewatering Pumping Facilities are used when long durations of pumping are required. The number of removable sediment and trash traps should be shown on the plans and shall conform to detail N.J. 16–1, label pumped from the standard. Discharged into a sediment basin or sediment filter area.

Construction Specifications

A. The pump intake hose must be placed inside the dewatering device. The discharge hose must be placed in a manner that will not cause erosion or flooding of the site.
B. Maintenance – The inlet pipe area must be removed by mechanical methods for dewatering when it clogs.
C. Sediment removed from the dewatering device shall be disposed of properly.
D. See Detail 14–1 for additional specifications.

FIGURE 14–1 REMOVABLE PUMPING STATION

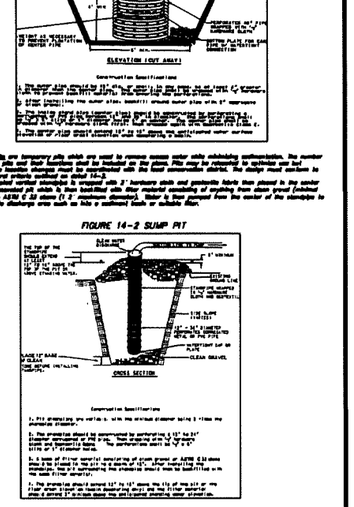


Construction Specifications

1. Pump discharge hose must be secured to the frame to prevent movement.
2. Sediment must be removed and the filter bag replaced when sediment accumulation reaches one half the height of the filter bag.
3. Filter bags must be placed on a stable surface.

4. Sump pits are temporary pits, which are used to remove excess water while accomplishing construction. The number of sump pits and locations will be indicated on the plans. Pits may be expanding to optimize size but shall not encroach upon the minimum distance to property lines, roadways, and structures as shown on the plans. Pits shall be constructed in the general manner as detailed and shall be maintained in a functional condition throughout the duration of the project. A perforated pipe shall be encased with 3" bankrun stone and geotextile fabric then placed in the center of each pit. Pits shall then be backfilled with clean washed stone. Depending on the depth of excavation, steps may be required to maintain the 4' minimum distance to property lines. Pits shall be maintained to the satisfaction of the engineer. Pits shall be removed when no longer required and the area restored to match the surrounding grade.

FIGURE 14–2 SUMP PIT



Construction Specifications

1. Pits shall be excavated manually or with the smallest excavator having a 2 ft bucket size.
2. The excavated area shall be compacted by surcharging a 12" to 24" layer of clean stone and thoroughly tamping.
3. Pits shall be backfilled with clean washed stone and the perforated pipe removed.
4. A base of filter material consisting of crush gravel or clean stone of AASHTO #3 stone shall be placed in the bottom of the excavation to a depth of 12" to 24" and thoroughly tamped.
5. Pits shall be maintained to the satisfaction of the engineer. Pits shall be removed when no longer required and the area restored to match the surrounding grade.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

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 the Standards for Soil Erosion and Sediment Control in New Jersey (Standards) for Land Grading, pg 19–1.
   B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 17 through 42.
   C. Immediately prior to seeding, the compacted subsoil shall be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
2. Seedbed Preparation
   A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co–operative Extension. Soil tests and recommendations from the Rutgers Cooperative Extension offices. 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 insoluble nitrogen unless a soil test indicates otherwise. Liming rates shall be established via soil testing. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
   B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or similar operation should be on the general contour. Continue tillage until a reasonably uniform seedbed is prepared.
   C. Topsoil combined just before seeding, if traffic has left the soil compacted, the area must be recilled in accordance with the above.
   D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils.
3. Seeding
   A. Select seed from recommendations in Table 7–2 below.

TABLE 7–2
TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH

SEED SELECTIONS	SEEDING RATE (1) (pounds)		OPTIMUM SEEDING DATE (2) Based on Plant Hardiness Zone (3)			OPTIMUM SEEDING (4) DEPTH (inches)
	Per Acre	Per 1,000 sq. ft.	ZONE 5b, 6a	ZONE 6b	ZONE 7a, 7b	
COOL SEASON GRASSES						
1. Perennial ryegrass	100	1.0	3/1–5/15 8/15–10/1	3/1–5/15 8/15–10/1	3/15–5/15 8/15–10/15	0.5
2. Spring oats	86	2.0	3/1–5/15 8/1–8/15	3/1–5/15 8/15–10/1	3/15–5/15 8/15–10/15	1.0
3. Winter Barley	86	2.2	8/1–8/15	8/15–10/1	8/15–10/15	1.0
4. Annual ryegrass	100	1.0	3/1–5/15 8/1–8/15	3/1–5/15 8/15–10/1	3/15–5/15 8/15–10/15	0.5
5. Winter Cereal Rye	112	2.6	8/1 – 11/1	8/1 – 11/15	8/1 – 12/15	1.0
WARM SEASON GRASSES						
6. Pearl millet	30	0.5	5/1–8/1	5/15–8/15	5/1–8/1	1.0
7. Millet (German or Hungarian)	30	0.7	5/1–8/1	5/15–8/15	5/1–8/1	1.0

1. Seeding rate for warm season grass, sometimes 5 – 7 shall be adjusted to reflect the amount of Pure Live Seed (PLS) as determined by germination test result. No adjustment is required for cool season grasses.
2. May be planted throughout summer if soil moisture is adequate or seedbed area can be irrigated.
3. Plant Hardiness Zone
4. Rates the depth for sandy soils

   B. Conventional Seeding. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for dilled, hydroseeded or bellybanded seedings, seed shall be incorporated into the soil, 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 soil.
   C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing 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 hydroseeder following seeding. (Also see Section4–Mulching). Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil because poor seed to soil contact reduces seed germination and growth.
   D. After seeding, finish the soil with a corrugated roller to ensure good seed–to–soil contact, restore uniformity, and improve seedling emergence. This is the preferred method. When performed on the contour, wheel erosion will be minimized and water conservation on site will be maximized.
4. Mulching

   Mulching is required on all seedling. Mulch will lessen rainfall erosion before grass is established and will promote faster and denser establishment. The importance of vegetation nutrients to control soil erosion shall be deemed compliance with this mulching requirement.

   A. Straw or Hay. Unrotted small grain straw, hay free of weeds, applied at the rate of 1–1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), ensure that where a crimper is used instead of a liquid mulch–binder (tackifier or soil mulching agent), the rate of application is 2 tons per acre. Mulch shaper–blowers must not grind the mulch. Hay mulch is not recommended for establishing the turf or lawns due to the presence of weed seed.

      Application: Spread mulch uniformly by hand or mechanically so that approximately 90% of the soil surface will be 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.

      (1) 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.

      (2) Mulch Netting. Plastic paper, jute, cotton, or plastic nettings to the soil surface. Use degradable netting in areas to be mowed.

      (3) Crimper (mulch anchoring crusher tool). A tractor–drawn implement, consisted like a disc harrow, especially designed to punch or dent some of the mulch into the soil surface. Mulch fibers 3 to 4 inches into the soil so as not to anchor it and leave part standing erect. This method is not recommended for use by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No seedbed or additional soil preparation is required.

      (4) Liquid Mulch–Binders – May be used to anchor hay or straw mulch.

      (a) Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

      (b) 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 monofilament networks of insoluble polymers. The applied gel must be physiologically harmless and not result in a phytotoxic effect on the seed, soil or surrounding vegetation. Use at rates and weather conditions as shown may need further evaluation for use in this state. Many non products are available, some of which may need further evaluation for use in this state.

      (2) Synthetic Binders – High polymer synthetic emulsion, mixable with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

      Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

   B. Wood–fiber or paper–fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

   C. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co–polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60–75 lbs/1,000 square feet and watered with 0.2 to 0.4 inches of water. This material will form a thin mat which is drafted on an area where straw mulch and tackifier agent are not practical or desirable.

      Applying the 1st 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY–EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF THE SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE–CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24–39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES IF A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS OR A LOT–BY–LOT OR SECTION–BY–SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL PLAN. THE SUB–BASE SHALL BE INSTALLED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL PLAN WHICH HAS BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2½ TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB–BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB–BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" – 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT–OF–WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON–VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 460 LBS./1,000 SQ FT.) OF SURFACE, AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES I

TOWNSHIP OF MIDDLETOWN

Planning Board
1 Kings Highway
Middletown, NJ 07748-2504

DAVID MERCES
Chairman

Organized December 14, 1667
"Pride in Middletown"

AMY H. CITRANO, P.P., A.I.C.P.
Director of Planning

DEBRA YURO
Planning Board Secretary

Tel: (732) 615-2102
Fax: (732) 615-2103

TECHNICAL MEMORANDUM

DATE: December 26, 2025
BOARD: Planning Board
APPLICATION: Neuro Inclusive Neighborhoods of NJ 1 LLC
911 Middletown Lincroft Road
Block 990, Lot 57
Preliminary & Final Major Subdivision Plan

PROJECT DESCRIPTION

The subject property is located on Middletown Lincroft Road, and contains approximately 11.8 acres of which 2.2 acres is wooded. Part of the property is assessed as farmland. The property is improved with a single family residential use with accessory farm uses and amenities. All improvements are proposed to be removed to accommodate the proposal.

The applicant proposes to subdivide the property into 10 new lots, of which eight (8) will be building lots for single-family homes; and two (2) lots containing critical areas and will remain undeveloped. Two (2) of the building lots will contain single family homes that each will be owned and occupied by six (6) individuals of whom have intellectual and development disabilities. Care services for and the oversight of these individuals will be provided in each home. Access is proposed via a 50' Right of Way (28' Cartway) from Middletown Lincroft Road terminating in a cul-de-sac. Sidewalk is proposed around the cul-de-sac and the southern side of the proposed road, and northern side except for in front of the critical area lot.

The table below compares the lot requirements to the proposed conditions for the 10-lot subdivision. No variance relief is required.

Zoning Table: 10-Lot Subdivision

	R-30 Zone Standard	New Lot 1	New Lot 2	New Lot 3	New Lot 4	New Lot 5	New Lot 6	New Lot 7	New Lot 8	Critical Area Lot 9	Critical Area Lot 10
Min. Lot Area:	30,000 sf	37,079 sf	33,748 sf	35,657 sf	42,502 sf	38,315 sf	41,051 sf	45,313 sf	46,224 sf	41,194 sf	99,237 sf
Min. Lot Frontage	150 ft	203 ft	150 ft	171 ft	141 ft*	95 ft*	119 ft*	150 ft	232 ft	437 ft	422 ft
Min.	23,000 sf	32,685 sf	29,462 sf	35,657 sf	42,502 sf	27,874 sf	36,970 sf	45,313 sf	46,224 sf	N/A	N/A

	R-30 Zone Standard	New Lot 1	New Lot 2	New Lot 3	New Lot 4	New Lot 5	New Lot 6	New Lot 7	New Lot 8	Critical Area Lot 9	Critical Area Lot 10
Buildable Lot Area											
Min. Circle Diameter	99'	109'	109'	120'	100'	84'*	89'*	102'	99'	N/A	N/A
Min. Building Setbacks:											
Front	50 ft	50 ft	50 ft	50 ft	50 ft	53 ft	85 ft	50 ft	50 ft	N/A	N/A
Side	20 ft	44 ft	24 ft	27 ft	23 ft	26 ft	20 ft	26 ft	51 ft	N/A	N/A
Rear	50 ft	116 ft	122 ft	121 ft	83 ft	67 ft	128 ft	194 ft	57 ft	N/A	N/A
Min. Gross Floor Area	1,650 sf	6,909 sf	5,871 sf	6,909 sf	6,124 sf	7,440 sf	7,790 sf	6,909 sf	5,871 sf	N/A	N/A
Min. First Floor Area	1,150 sf	2,631 sf	2,417 sf	2,631 sf	3,348 sf	2,678 sf	2,853 sf	2,631 sf	2,417 sf	N/A	N/A
Max. Building Coverage	10%	7.6%	7.46%	7.9%	9.65%	8.75%	8.61%	6.22%	5.45%	N/A	N/A
Max. Lot Coverage	15%	14.95%	14.71%	14.81%	14.98%	14.54%	15%	12.14%	10.89%	N/A	N/A
Max. Building Height	2 ½ stories/35'	2 stories/34.7 ft	2 stories/29.6 ft	2 stories/29.8 ft	2 stories/27.9 ft	2 ½ stories/25.7 ft	2 ½ stories/31.8 ft	2 stories/30.5 ft	2 stories/31.5 ft	N/A	N/A

* Per lot frontage and circle diameter definition, lots with curved alignments the minimum lot frontage and circle diameter may be reduced by 40% of the minimum standard

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property is located on Middletown Lincroft Road, and contains approximately 11.8 acres of which 2.2 acres is wooded. Part of the property is assessed as farmland. The property is improved with a single family residential use with accessory farm uses and amenities. All improvements are proposed to be removed to accommodate the proposal.

The subject property is located in the Residential (R-30) Zone and surrounded by residential uses and Homeowners Association open space in the R-30 Zone.

PROPERTY HISTORY

In 2014, the subject property was granted final major subdivision approval from the Planning Board for a nine (9) lot cul-de-sac subdivision of which six (6) were new residential building lots, and two (2) open space lots. The existing dwelling was to remain on its own lot. This approval expired.

PLANNING COMMENTS

1. Nature of the Use – The proposal is for single family residential use and is a permitted use in the R-30 Zone. The proposal indicates that two (2) of the eight (8) homes will be for individuals with

Intellectual and Developmental Disabilities (IDD). Will the IDD Homes be deed-restricted? Is there potential that the remaining six (6) homes will be converted to additional IDD homes.

2. **Zoning Compliance**
   a. Building Height – A building height calculation table shall be submitted to confirm that all dwellings will conform to maximum height restrictions (number of stories and height).
   b. Basements – The proposed residential architectural designs contain walk-out basements. The applicant shall provide a calculation that complies with the definition of "basement" and percentage of exposed walls.

3. **Environmental**
   a. Wetlands – The applicant obtained a Letter of Interpretation (LOI) from the NJDEP dated September 3, 2025 verifying the presence of wetlands and their resource value on the subject property and requires a 50' buffer. This verification is valid for five years.
      - Proposed Building Lots 1 and 2 and Critical Area Lots 9 and 10 contain wetlands and wetlands transition areas. As per 540-614, a Conservation Easement is required for these critical areas, and shall include the environmental sensitive area plus 25' from the boundary. The easement shall be marked on the Final Subdivision Map and marked by a visible border such as a split rail fence or post.
      - The existing ponds are to remain. The applicant shall indicate in testimony whether split rail fencing or another type of enclosure is proposed to ensure safety. Also, are the proposed Critical Area lots to be used for passive open space by residents?

   b. Environmental Impact Report – The EIR describes the proposal to contain eight (8) multi family residential properties. The applicant shall confirm in testimony the proposal, and revise text accordingly.
      - The applicant shall indicate in testimony whether a permit will be made to the NJDEP for disturbance to vegetation and wildlife habitat; the ponds and improvement of the existing driveway that serves as a dam between the ponds.

   c. Steep Slopes – As per 540-636D, Slope Regulations, the applicant shall provide the percentage of disturbance for each buildable lot for slopes 10%-14.9%; and demonstrate that proposed disturbance to slopes greater than 15% for each buildable lot is essential to a reasonable use of the property.

   d. Wooded Areas - As per 540-651, no more than 20% of the wooded areas within the net tract area shall be cleared or developed. The applicant shall submit the percentage of clearance to ensure compliance with this standard or a design waiver shall be required.
      - Additionally, as per Ch. 423 Section 12 a Tree Management Plan was submitted by the applicant for review and approval. As per the Tree Management Plan, 755 trees are required to be planted on site. The applicant proposes to fulfill this requirement by planting 78 trees on site, and payment in lieu for the remaining required on-site replacement trees. In order to grant this waiver and/approve the payment in lieu, consultation with the Township Engineer and Township Arborist will be required. Another option for fulfillment of this requirement is planting the replacement trees at an off site location chosen by the Board in consultation with the Township professionals. This shall be made a condition of approval.

4. **Design and Layout**

a. The proposed cul-de-sac will have a 50' right-of-way and 28' cartway with concrete curb and sidewalk. We defer to the Board Engineer whether the proposed construction and design of the road that it meets Township standards.

b. The applicant shall indicate whether the proposed roadway is intended to be private or public? If public, a "Planning" variance will be required.

c. The proposed building footprints and lot coverage for each new building lot are close to the maximum standards for building and lot coverage in the R-30 Zone. As per Section 540-624D(2), the applicant shall provide testimony for all proposed lots about the availability of usable rear yard and the ability to put accessory structures such as swimming pool, sheds, etc. Specifically the rear yards of Lots 1 and 2 are significantly constrained by critical areas limiting the use of the rear yard.

d. The applicant shall indicate in testimony and provide colored renderings of the proposed residential building designs for compliance with 540-604B-C with special attention to color, finish and material to avoid the appearance of a large undifferentiated project.
   - Any ground mounted generators or HVAC units proposed for the dwellings? If so, these units shall be screened as per 540-632.
   - Any signage proposed for the identification of the development?

e. Sidewalk is proposed except for the frontage along Critical Area Lot 10. Sidewalks shall be provided or a design waiver requested from Section 540-634A. A contribution in lieu of sidewalks may be granted by the Board for that section of the subdivision.

f. Stormwater management – The plans indicate two drywells per building lot. The applicant shall indicate in testimony maintenance responsibility of this proposed stormwater management system. We defer to the Board Engineer for additional comments related to stormwater management.

g. Utilities – The applicant is proposing to connect the sewer for the subdivision to an existing 20' wide sewer easement located off-site. TOMSA approval review and approval will be required for this connection. We defer to the Board Engineer for additional comments.

5. **Landscaping & Lighting**

a. As per Section 540-622B(6), freeman maple trees are proposed along the cul-de-sac road. The quantity is compliant with our street tree rules. The spacing exceeds 30' on center in some places. The applicant shall provide testimony and a design waiver may be required.

b. Section 540-645E(2) requires that street trees shall have a minimum caliper of three (3") inches measured one (1') foot from the butt. Sheet 9 notes the caliper between 2.5" to 3". The plans shall be revised to comply with this ordinance requirement.

c. Section 540-622B(6) the applicant shall provide percentage of additional trees (not including street trees and trees to remain) required not less than 10 per acre and species breakdown.

d. Street lighting is proposed including 13 street lights at 16' height, along the cul-de-sac road. The lights shall be consistent with JCPL design standards.

e. We defer to the Board Engineer for additional landscaping and lighting comments.

6. Miscellaneous

a. As per the Township Health Director, a NJDEP Licensed Well Driller must decommission the wells on site.

b. All utilities shall be installed underground in conformance with RSIS standards.

c. Proposed block and lot numbers shall be approved by the Middletown Township Tax Assessor.

d. If the proposed roadway will be public, street naming shall be approved by the Middletown Township Committee.

e. Affordable Housing Trust Fund – A contribution will be required to the Township Affordable Housing Trust Fund at time of issuance of certificates of occupancy, pursuant to Section 16-531.C.19.

7. **Approving Agencies**

Final approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction.

- NJDEP
- Freehold Soil Conservation District
- TOMSA
- Monmouth County Planning Board
- Middletown Township Fire Advisory Board
- Middletown Environmental Commission

DOCUMENTS REVIEWED

- Tree Management Plan prepared by Engenuity Infrastructure LLC, dated December 18, 2025;
- Preliminary & Final Plat Major Subdivision for Neuro-Inclusive Neighborhoods of New Jersey, LLC, consisting of fifteen (15) sheets, prepared by Engenuity Infrastructure LLC, dated October 10, 2025, last revised December 18, 2025;
- Preliminary & Final Plat – Major Subdivision, prepared by Gallas Surveying Group, dated July 24, 2025, last revised October 7, 2025;
- Environmental Impact Statement prepared for Neuro Inclusive Neighborhoods of New Jersey LLC, prepared by Engenuity Infrastructure, dated October 10, 2025;
- Stormwater Management Report prepared for Neuro Inclusive Neighborhoods of New Jersey LLC, prepared by Engenuity Infrastructure, dated October 10, 2025;
- Stormwater Management Testing Report, prepared by Geo-Technology Associates, Inc., dated October 9, 2025;
- Magnolia Oaks Single Family Home Option A, consisting of five (5) sheets, prepared by Anzzolin Architectural LLC, dated October 3, 2025;

- Magnolia Oaks Single Family Home Option B, consisting of five (5) sheets, prepared by Anzzolin Architectural LLC, dated October 3, 2025;
- Magnolia Oaks Single Family Home Option C, consisting of five (5) sheets, prepared by Anzzolin Architectural LLC, dated October 3, 2025;
- IDD Home Desing Lot #5 (Boys), consisting of five (5) sheets, prepared by Anzzolin Architectural LLC, dated October 3, 2025;
- IDD Home Desing Lot #6 (Girls), consisting of five (5) sheets, prepared by Anzzolin Architectural LLC, dated October 3, 2025;
- Boundary & Topographic Survey for Block 990, Lot 57, prepared by Gallas Surveying Group, dated September 29, 2025;
- Certificate of Title Letter, prepared by Rick Brodksy, dated October 16, 2025;
- NJ Department of Environmental Protection Freshwater Wetlands Letter of Interpretation: Line Verification, dated September 3, 2025;
- Written request for waivers, prepared by Engenuity Infrastructure, LLC, dated September 15, 2025;
- Letter Brief, prepared by Rick Brodsky, dated July 30, 2025;
- Project Narrative, undated;
- Affidavit of Ownership;
- Disclosure of Ownership;
- Verification that property taxes are current;
- W-9 Form signed;
- Zoning Officer Denial; and
- Application for Development Permit.

We reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

Report Prepared by:

Amy Citrano

Amy H. Citrano, PP, AICP
Director of Planning

Patricia Dunkak

Patricia Dunkak
Sustainability Coordinator

LOCATION MAP



MIPB-R9160 December 19, 2025

Ms. Debi Yuro, Secretary *via E-Mail (dyuro@middletownnj.org)*
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

Re: Neuro-Inclusive Neighborhoods of New Jersey, LLC
911 Middletown-Lincroft Road (CR-50)
Block 990, Lot 57
Preliminary & Final Major Subdivision
First Engineering Review

Dear Board Members:

As requested, our office has reviewed the above referenced site plan application, consisting of the following:

- Preliminary and Final Major Subdivision Plat, prepared by Jaclyn J. Flor, P.E., P.P., C.M.E., of Engenuity Infrastructure LLC, dated September 19, 2025, consisting of fifteen (15) sheets.
- Preliminary and Final Major Subdivision Plat, prepared by Gregory S. Gallas, P.L.S., of Gallas Surveying Group, dated July 24, 2025, last revised October 7, 2025, consisting of one (1) sheet.
- Boundary & Topographic Survey of Block 990, Lot 57, prepared by Gregory S. Gallas, P.L.S., of Gallas Surveying Group, dated September 25, 2025, consisting of one (1) sheet.
- Stormwater Management Report, prepared by Jaclyn J. Flor, P.E., P.P., C.M.E., of Engenuity Infrastructure LLC, dated October 10, 2025.
- Stormwater Management Testing Report, prepared by Kyle T. Plaza, P.E., and Robert Dykstra, P.E., of Geo-Technology Associates, Inc., dated October 9, 2025.
- Environmental Impact Statement, prepared by Jaclyn J. Flor, P.E., P.P., C.M.E., of Engenuity Infrastructure LLC, dated October 10, 2025.
- Freshwater Wetlands Letter of Interpretation Line Verification, prepared by Taryn Pittfield, Environmental Specialist 3, of NJDEP, dated September 3, 2025.
- IDD Home Design Submission for Lot #5 (Boys), prepared by Adam Anzzolin, A.I.A., of Anzzolin Architectural LLC, dated October 3, 2025, consisting of five (5) sheets.
- IDD Home Design Submission for Lot #6 (Girls), prepared by Adam Anzzolin, A.I.A., of Anzzolin Architectural LLC, dated October 3, 2025, consisting of five (5) sheets.
- Magnolia Oaks Single-Family Home Design Option A, prepared by Adam Anzzolin, A.I.A., of Anzzolin Architectural LLC, dated October 3, 2025, consisting of five (5) sheets.
- Magnolia Oaks Single-Family Home Design Option B, prepared by Adam Anzzolin, A.I.A., of Anzzolin Architectural LLC, dated October 3, 2025, consisting of five (5) sheets.
- Magnolia Oaks Single-Family Home Design Option C, prepared by Adam Anzzolin, A.I.A., of Anzzolin Architectural LLC, dated October 3, 2025, consisting of five (5) sheets.
- Township of Middletown Application Checklist for 540-410 Preliminary Major Subdivision, deemed complete November 24, 2025.
- Township of Middletown Application Checklist for 540-412 Final Major Subdivision, deemed complete November 24, 2025.
- Letter Brief, prepared by Rick Brodsky, dated July 30, 2025;
- Project Narrative, undated;

Le: **Township of Middletown**
Attn: Ms. Debi Yuro, Secretary

Re: **Neuro-Inclusive Neighborhoods of New Jersey, LLC**
911 Middletown-Lincroft Road (CR-50)
Block 990, Lot 57
Preliminary & Final Major Subdivision
First Engineering Review

Based on our review and site visit, we offer the Board the following comments and suggestions:

A. Project Description

The subject property is a 11.829-acre tract of land consisting of Lot 57 within Block 990 and is located within the Medium Density Single-Family Residence (R-30) Zone. The site, also known as 911 Middletown-Lincroft Road, is located off an existing paved driveway intersecting to the east of Middletown-Lincroft Road (CR-50) and is neighbored by residential units on the south, west, and north. The existing conditions of the location currently consist of the paved driveway at the Middletown-Lincroft Road intersection, tennis and basketball courts to the north of the driveway, a frame barn to the south, and a two-story house and greenhouse with ancillary site features. All existing site features are intended to be removed as part of the proposed development.

With this application, the applicant is seeking preliminary and final major subdivision approval for the subdivision of the existing Lot 57 into ten (10) lots; eight (8) single-family residential properties and two (2) open space lots. Two of the lots will contain homes that each will be owned and occupied by individuals each of whom have Intellectual and Developmental Disabilities ("IDD"). Care services for oversight of these individuals will be provided in each of these homes. These homes are both located on walkout lots and the walkout basement level on these homes will be partially finished for laundry, recreation room, and a suite for onsite supervisors. Homes on the other six lots will be sold to the general public, which may include parents of the disabled persons.

Each of the homes will be improved with ancillary site features including but not limited to driveways, walkways, patios, landscaping, and drywells. The proposal also includes the construction of a new roadway known as Cornerstone Way in replacement of the existing paved driveway. The proposed roadway will also include the construction of a roadway abutment and culvert. The proposed Cornerstone Way roadway will contain concrete sidewalk, curb, lighting, landscaping, drainage, and utility improvements.

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B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-609.I.(4)	The maximum lawn grading within five feet of a building is 10%.	Approximately: Lot 1 = 30% Lot 2 = 14% Lot 7 = 12% Lot 8 = 25%	Waiver Required.
540-622. B.6	Besides screening and street tree requirements, additional trees shall be planted throughout the subdivision. The number of trees planted shall be not less than 10 per acre, calculated on the basis of the entire subdivision tract.	1 additional tree proposed for each lot.	Wavier Required.
540-624.A.2	Each lot shall contain a contiguous developable area in accordance with the buildable lot area as specified in the schedule in § 540-902. Up to 25% of the contiguous developable area of any lot can be Class II Critical Areas.	Residential Buildings on Lots 1 & 2 disturb Class I Critical Areas.	Waiver May Be Required
540-624.A.(5)(c)	Where any yard of a residential development is within a freshwater wetlands transition area, the required yard setback shall be maintained between the building or structures and the transition area boundary. The project has a 50 FT wetlands transition area.	Residential Buildings on Lots 1 & 2 are not dimensioned from the transition area.	Waiver Required
540-636.D.	Within any development or tract, construction on steep slopes of 10% or more shall be restricted as contained herein. (1) Slopes of 10%, but less than 15%: a maximum of 30% of the total area in this slope category may be used for construction purposes. (2) Slopes of 15% or more: disturbance of these slopes shall only be permitted where the applicant demonstrates that each disturbance is essential to a reasonable use of property.	Steep slope disturbance is proposed. Area of slopes in each category & disturbance of same to be calculated by applicant.	Waiver may be required

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ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-634.A	Sidewalk construction shall be required on both sides of all streets within a development and entirely around the perimeter of all cul-de-sacs. Where the development abuts only one side of an existing street, the sidewalks shall only be required for that side. Sidewalks shall also be constructed at other places, such as pedestrian walkways, access points to open space or where the sidewalk can connect to another existing sidewalk system.	Sidewalk is proposed along both sides of the street, except for a portion of the north side of Cornerstone Way between Middletown-Lincroft Road and the road abutment.	Waiver required.
540.641.D.7	In no case shall the paving width of a two-way cul-de-sac or loop street be reduced to less than 30 feet.	Roadway Width: 28 FT	Waiver Required.
540-645.C	Street trees are to be planted at a maximum spacing of 30 ft. on center.	Space exceed 30 ft at several locations along building lots. No trees are proposed along the roadway abutment area.	Waiver Required.

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C. Off-Site and Off-Tract Improvements

1. The project site fronts on Middletown-Lincroft Road, County Route 50. We defer to Monmouth County for further review and comment. Any revisions due to County review shall be incorporated to the plan set for the Board's review.

2. The site plans indicate the proposed roadway is proposed within a 50 ft. right-of-way. The applicant shall confirm whether this roadway is intended to be dedicated as public right-of-way or remain private. Testimony shall be provided to same. Any dedication to the Township must be approved by the Township Committee and should be reviewed by the Township Engineer and Township Attorney.

3. The following is noted pursuant to the Street Design Standards of Ordinance §540-641,

    a. A 28 ft. wide paved road is proposed, whereas a minimum paved width of 30 ft is required for a two-way roadway per §540.641.D.(7). A design waiver will be required.
    b. The cul-de-sac is proposed with an approximately 51 ft. radius, which meets the minimum requirements of §540.641.D.(3) for a 50 ft. cul-de-sac radius. The plan shall be revised to dimension the radius of the paved area of the cul-de-sac on the plans, currently, the only dimension provided is the radius to the proposed property lines.
    c. The proposed cul-de-sac road is approximately 930 ft. to the point of turn around, which exceeds the 600 ft. length standard per §540-641.D(3). A design waiver will be required.
    d. Per Ordinance §540-641.G, Figure No. 5, sidewalks are to be set back a minimum of 3 feet from the face of the curb, whereas the sidewalk is setback 2 feet. A design waiver will be required.

4. The site plans shall be revised to clarify locations of any on street-parking restrictions. Based upon a 28 ft. cartway width, parking should be restricted along one side of the roadway and around the cul-de-sac.

5. Per Ordinance §540-634.A, sidewalk is required on both sides of all streets within a development. The applicant proposes sidewalk along all both sides of the street within the development, with the exception of a portion of the north side of Cornerstone Way, between the roadway abutment and Middletown-Lincroft Road. The applicant should confirm whether sidewalk could be installed and what additional permitting from NJDEP would be required to do so. If sidewalk is not installed, an appropriate contribution should be made in accordance with Ordinance §540-419.A.

6. The plans indicate that the roadway abutment and culvert is to be designed by others under a separate cover. If approved, the final design plans and structural calculations signed and sealed by a licensed engineer shall, as approved by NJDEP, shall be provided to the Township as a condition of approval.

7. The applicant shall show any guiderail associates with the bridge abutment on the plans. We have concerns that the guiderail may impact Lots 1 & 7, potentially conflicting with driveway access.

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In addition, the applicant shall ensure that any proposed guardrails will not conflict with the improvements shown on the plan including sidewalk, lighting, landscaping, etc.

8. Per Section R403.5.3 of the 2010 ADA Standards for Accessible Design, where the clear width of a pedestrian access route is less than 5' wide, a 5'x5' minimum passing space shall be provided every 200'. It is recommended that all proposed sidewalks be made 5' wide minimum to satisfy ADA passing space requirements.

9. The applicant shall provide a note on the plans that any sidewalk which is deteriorated or not compliant with ADA/PROWAG requirements shall be repaired to the satisfaction of the Township's Engineer.

10. The applicant shall be aware that any damages to the existing pavement, sidewalk, and curb due to the proposed construction shall be repaired or replaced to the satisfaction of the Township's Engineer. A note shall be added to the plans indicating same.

11. The plans shall be revised to dimension the proposed curb radii at the intersection of Middletown-Lincroft Road.

12. The applicant proposes a sanitary sewer extension from the northwest corner of the property to an existing sanitary sewer easement on adjacent Lot 31. We defer to TOMSA for review of the sanitary sewer improvements.

D. Site Requirements/Layout

1. The proposed driveway location for Lot 3 poses challenges for vehicles to enter the drive efficiently efficiently. It is recommended to revise the location/layout of the proposed driveway.

2. The plan shall be revised to address the sharp curb in the driveway for Lot 4.

3. The plans shall be revised to dimension the width of the proposed driveways.

4. The site plan shows multiple dwelling layouts which appear to be consistent with the submitted architectural plans. The site plan shall be revised to identify which architectural option is proposed for each lot.

5. The plans evaluate the critical area requirements of Ordinance §540-624.A, to establish buildable lot area. However, as Lots 1 & 2 largely contain a mix of Class I & Class II critical area, pursuant to §540-624.A.(3), this area is to be considered Class I only. The buildable lot area of these lots should be revised to reflect this. A design waiver may be required.

6. Pursuant to Ordinance §540-624.A.(5)(c), where any yard of a residential development is within a freshwater wetlands transition area, the required yard setback shall be maintained between the building or structures and the transition area boundary. The project has a 50 FT wetlands transition

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area which impacts the rear/side yard setbacks of Lot 1 and rear yard setback of Lot 2. The plans shall be revised to dimension the setbacks of Lots 1 & 2 from the transition area, or a design waiver will be required.

7. The plans shall be revised to also demonstrate compliance with the Slope Regulations of Ordinance §540-636.D.(1) which permits up to 30% of slopes between 10%-15% to be disturbed for construction. Based upon the slope information provided, disturbance of slopes in excess of 15% is proposed. The applicant shall provide testimony demonstrating this disturbance is essential to reasonable use of the property. A design waiver may be required.

8. The applicant shall note locations of A/C and other mechanical equipment on the individual plot plans, these areas shall be screened in accordance with the requirements of the Ordinance and shall meet any applicable setback requirements.

E. Traffic Impact, Parking, & Circulation

1. The Township's parking requirements for proposed single-family dwellings require two parking spaces for each single-family dwelling. Based on the proposed garage and driveway combinations for the single-family dwellings on Lots 1, 2, 3, 4, 7, & 8, this requirement is being met for these Lots. The applicant should provide further clarity regarding the parking needs of the proposed 8-bedroom and 9-bedroom dwellings. The Township's parking requirements do not explicitly address the demand for this proposed use. Testimony shall be provided demonstrating that the number of parking spaces provided for each lot will be adequate for this use.

2. Design Vehicle Circulation Plans shall be provided for Middletown's E-One Platform 95 Cyclone II ladder truck. We defer to the Township Fire Advisory Board for review of emergency vehicle access and circulation requirements.

3. The applicant shall coordinate with the Township Fire Advisory Board regarding emergency access and fire lane requirements.

F. Drainage/Grading

1. The proposed area of disturbance exceeds 1 acre and the increase in regulated motor vehicular surface exceeds 0.25 acres , therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8, and is subject to the NJDEP Stormwater Management standards.

2. The applicant indicates that the stormwater quantity requirement is addressed by reducing the post construction peak runoff rates and the volumes for the 2, 10 and 100-year storm events by using (16) Dry Well (2 units per lot) and (1) Underground Infiltration System.

3. The project increases in motor vehicle impervious surface area exceeds 0.25 acres; therefore, the water quality requirements are applicable per N.J.A.C. 7:8-5.5. The applicant indicates using (1)

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Underground Infiltration System that has been designed to comply with the 80% TSS removal requirement.

4. The project is located within the Metropolitan area and, therefore, the groundwater recharge requirements do not apply in accordance with N.J.A.C. 7:8-5.4(b)2.

5. NJDEP permit will be required from the Bureau of Dam Safety and Flood Control, and the Division of Land Resource Protection for Freshwater Wetlands GP 16 permit and a Flood Hazard Area Verification.

6. The applicant shall be cognizant the NJPACT Inland Flood Protection Rules amendments to the NJDEP FHA and SWM rules came into effect on July 17,2023. All plans, calculations and design are to be developed in accordance with these changes. Therefore, the applicant shall provide the current design storms and future design storms for review.

7. The applicant shall provide a narrative to indicate how the project will meet any NJDEP permit requirements associated with this project. For example, does the proposed roadway impact the existing pond storage?

8. As per NJDEP Stormwater BMP Manual Chapter 5,
   a. There is no minimum value for TC and an assumed TC value may not be used for the pre & post-construction condition. Moreover, the maximum sheet flow length in post-construction shall not exceed the McCuen-Spiess limitation or 100-ft, whichever is shorter. The applicant shall provide the revised the Tc accordingly.
   b. NRCS methodology is the only method acceptable for use in the computation of stormwater runoff. The applicant shall revise the calculations accordingly.
   c. Per Page 7, “Conditions regarding the use of exfiltration in Stormwater Runoff Routing Computations” pretreatment is required prior to the runoff infiltration into the subsurface. This pretreatment requirement does not apply to BMPs with a contributory drainage area of 1 acre or less, except when the pretreatment is a design requirement even without using exfiltration in the routing. Any roof runoff that discharges to the infiltration basin may be pretreated by leaf screens, first flush diverters, or roof washers. The applicant shall address this accordingly.

9. The applicant shall provide the following documents for review,
   a. Metropolitan planning area and FEMA Maps
   b. Groundwater mounding calculations
   c. Pipe calculations and inlet drainage area map
   d. Operations and Maintenance Manual.

10. The applicant shall provide the following information on the plans,
    a. Test Pit information that includes infiltration rates and seasonal high groundwater elevations
    b. Existing and Proposed Tc path information

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c. The dimensions of the infiltration basin
d. Infiltration basin construction notes
e. Details for pretreatment prior to entry into the proposed infiltration basin as well as the proposed drywells.

11. The proposed BMPs are not allowed to fully infiltrate any storm greater than the WQ design storm. The infiltration basin is fully detaining and infiltrating storms up to the 100-year. Please revise/address.

12. The Geotechnical Report currently includes only groundwater elevations. Please include seasonal high groundwater elevations in the report. If no seasonal high groundwater is observed based on site conditions, kindly provide a narrative explanation.

13. Per Section 7:8-5.8(c) of RSIS, the responsibility for maintenance of the stormwater system in a residential development shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The applicant shall provide testimony confirming that the stormwater systems will be maintained by a Homeowners Association (HOA). HOA documents outlining maintenance responsibilities shall be provided as a condition of any approval.

14. Pursuant to NJAC 7:8-5.2(m) all stormwater management measures must be reflected in a deed notice recorded in the Office of the Monmouth County Clerk. A form of deed notice should be submitted to the Township for approval before filing.

15. As part of the NJDEP Stormwater reporting procedures the applicant should complete and submit to the Township Engineer the NJPDES Tier A, MS4 – Attachment D – Major Development Stormwater Summary sheet upon final approval from the Board. A copy shall also be provided to the Board Engineer.

16. The plans should be revised to reduce/eliminate the slopes within 5 feet of the buildings to a maximum of 10% in accordance with Ordinance 540-609.I.((4).

17. The plans shall be revised to include proposed cross slopes along the entire roadway length. A typical cross section should be provided for the crown section and superelevation section.

18. Revise the grading plan and utility plan to include the proposed alignment for review against the profile views.

19. We note that several of the proposed dwelling are below the proposed grade of the new roadway and direct yard runoff towards the dwellings, which is not preferred. The applicant shall advise if alternative designs were considered where finished floor elevations of the dwellings were at or above the roadway elevation.

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20. Several of the proposed driveways are pitched towards the garage on the side of the dwellings. This shall be addressed. Runoff should not be directed towards the dwelling.

21. Review the proposed grading in the rear yard of Lot 2, as it appears grading needs to be revised, or a retaining wall may be required along the west side of the walk-out area beneath the rear deck.

22. The survey shall be revised to confirm that the topographic elevations were obtained from in-field measurements and date of the field survey.

23. If approved, at the time of building permit applications, plot grading/drainage plans shall be provided for review.

G. Environmental

Environmental Impact Report

1. Overall: The proposed project does not discuss compliance with Township Conservation Easement Code (§ 540-614. – Easements B (1). The applicant should address if this is because they are pursuing validated NJDEP permits, as outlined under § 540-614. – Easements B (4 c), or include a compliance section to address the Township Conservation Easement Code.

2. Section I. Project Description: The applicant should provide additional information pertaining to the construction of the proposed project in the report (i.e., staging and access, other temporary disturbances taking place during construction) to demonstrate compliance with § 540-615 A (1).

3. Section II A. Air Quality: The applicant states that "the most recent NJDEP Air Quality Summary Report available is for the year 2023). An updated report based upon data collected throughout 2024 was published by NJDEP, dated October 2025. The applicant should review the newest Air Quality Report and revise this report accordingly.

4. Section II C. Hydrology: A review of NJDEP GeoWeb indicates that the project site is underlain by the New Jersey Coastal Plain Aquifer System SSA ("Sole Source Aquifer") and a composite confining unit aquifer. The applicant should provide information regarding these aquifers in the EIR report.

5. Section II H. Wetlands: The applicant should rewrite this section to clarify that the wetlands and wetland swale present within the project site have received LOI verification from NJDEP. The applicant should also clarify the types of freshwater wetland permits sought for the proposed project. Section H. *Wetlands* reports that a Freshwater Wetlands GP18 permit will be required for the proposed project, while *Table 3: List of Licenses, Permits, or Other Approvals Needed* under Section VI. *List of Licenses, Permits, and Other Approvals* reports that a Freshwater Wetlands GP16 permit is in progress for the proposed project.

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6. Section II I. Vegetation: The applicant should indicate the source of the information pertaining to the "endangered and threatened vegetation within Monmouth County", presented in Table 1.

7. Section II J. Wildlife: A review of the NJDEP Landscape Project v3.4 for the Piedmont Plains landscape region indicates that the project site contains potential habitat for black-crowned night heron (State-listed Threatened Species [Rank 3]) and Great Blue Heron (State-listed Species of Special Concern [Rank 2]). The applicant should include these species under “Section K/ Habitat”.

8. Section II L. Aquatic Organisms: The first paragraph in this section appears to be unfinished. The applicant should review and revise accordingly. A review of the Vernal Habitat Landscape v3.4 data layer indicates that the entire project site is classified as "Potential vernal habitat area". The “911 Middletown Lincroft Rd Landscape Project” Map included in the EIR on Page 19 also illustrates vernal pools onsite, identified as the two ponds, and vernal pool habitat. As such, the applicant should include a full discussion of the potential vernal pools and their associated habitat on site as well as an evaluation of potential proposed impacts to these resources.

9. Section II O. Land Use: NJDEP GeoWeb maps the project site as "residential, rural, single unit" land use with mapped deciduous wooded wetlands on the property. The applicant should reference this classification in the appropriate section of the report.

10. Section II P. Aesthetics: The applicant discusses the proposed landscaping and re-planting of the project site following construction in this section. The applicant should indicate that all tree planting proposed for the post-construction project site will take place in accordance with the Township's existing street tree and landscaping ordinances (§ 540-645. - Street trees and § 540-622. - Landscaping and shade trees, respectively). Any necessary approvals under this section should be discussed in the report.

11. Section II Q. History: The applicant should clarify in the report that no impacts to this resource are anticipated to occur under the proposed project as no historic resources are present.

12. Section II R. Archaeology: The applicant should clarify in the report that no impacts to this resource are anticipated to occur under the proposed project as no archaeological resources are present.

13. Section VI. List of Licenses, Permits, and other Approvals: Under the Introduction, the applicant indicated that "The client aims to reduce the hazard classification of the dam" currently present within the project site. The applicant should revise the report to clarify how this reduction would take place and provide information on any necessary licenses, permits, and/or approvals which will be sought from the NJDEP Bureau of Dam Safety and Flood Control to achieve this project goal. The applicant shall provide the Township with copies of all approved licenses, permits, and other authorizations upon receipt.

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Preliminary & Final Plat

14. The applicant should include a note on the Site Plan and Critical Plan to reference the approved NJDEP LOI under File No. 1331-05-0003.1 FWW240001. The plans should further include the respective 50-foot transition area and be labeled clearly in a callout or the legend.

H. Lighting and Landscaping

1. The applicant shall provide a Tree Management Plan demonstrating compliance with the tree removal and replacement requirements of Ordinance 2024-3446. This plan will also be subject to review to the Township Engineer, Township Planner, and the Township's Tree Expert. Additional comments will be provided upon receipt. Additionally, the applicant shall provide the survey from which the tree information was based upon.

2. Ordinance §540-645.B requires that proposed street trees shall not lie closer than five feet to sidewalks. The plans shall be revised to confirm compliance with this requirement.

3. Ordinance §540-645.C requires street trees to be planted at a maximum spacing of 30 ft. on center. Several locations along the proposed building lots have street trees exceeding this space, mainly at driveway locations. It is also noted that the pond and bridge present within the two open space lots would prevent additional landscaping along the frontage of the properties. A design waiver will be required.

4. Ordinance §540-645.C.(1) states that no street tree shall be planted less than 25 feet from an existing or proposed streetlight, whereas several proposed street trees are shown to be located within less than the minimum distance from the light fixtures along Cornerstone Way. The plans shall be revised to provide separation between the proposed landscaping and lighting as feasible, or a design waiver will be required.

5. Ordinance §540-651 states that where the maximum percent of lot coverage is 15% or less, no more than 20% of such wooded areas within the net tract area may be cleared or developed. The plans shall be revised to clarify the percentage of wooded areas to be cleared within the net tract area. A design waiver may be required.

6. In additional to street tree requirements, Ordinance §540-622.B.6. requires 10 additional trees per acre to be planted throughout subdivisions, based upon the entire subdivision tract. Based on a lot area of 11.83 acres, 119 additional trees would be required. The plans shall be revised to comply, or a design waiver will be required.

7. Ordinance §540-645.E.2. requires shade trees to have a minimum caliper size of three (3) inches, whereas, the plans note 2.5 to 3 inches. The plan shall be revised to provide a minimum of 3-inch caliper.

8. The landscaping schedule for the foundation plantings should be revised to reflect number of plants

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for each building. Additionally, the plan notes that the final landscaping layout would be approved by the Homeowner Association's Architectural Review Board. This shall be largely consistent with the final approved plans.

9. The landscaping plan shall be revised to provide typical landscaping notes related to plant material, planting installation, and maintenance.

10. A note shall be included on the landscaping plan stating that the contractor shall guarantee all plant material for a period of two years from the time of acceptance by the Township.

11. It is recommended that the applicant substitute the following shade tree species for Monmouth County Native species:
    a. Freeman Maple
    b. Natchez Crape Myrtle
    c. Korean Feather Reed Grass

12. The lighting plan shall be revised to provide lighting for the new intersection and crosswalk on Middletown-Lincroft Road.

13. The applicant shall confirm adequate spacing for the proposed light fixtures between the proposed sidewalk and existing roadway, as well as along the road abutment and culvert. A light pole footing construction detail shall be provided.

14. The applicant is proposing post top streetlights with a 16 ft. mounting height. The applicant shall confirm that the proposed streetlighting meets the requirements of the Ordinance, Section 540-643.

15. The applicant shall confirm that the proposed lighting will be directed downwards.

16. The applicant shall confirm if the proposed lighting will be dark sky compliant.

17. We defer to the Building Department for review and approval of the proposed light pole footings.

I. Subdivision

1. The applicant shall obtain confirmation in writing from the Township Tax Assessor that the proposed lot numbering is acceptable.

2. The subdivision plat shall clarify if the proposed roadway is intended to be private or public.

3. Conservation Easements in conformance with Ordinance §540-614 shall be provided, where applicable.

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4. If approved, easement documents and metes and bounds descriptions for all easements, open space dedications, and any proposed right of way dedication shall be provided for review by the Board Engineer and Board Attorney.

J. Miscellaneous

1. The plans shall be revised to include a chart of all waivers and variances required/requested for this application.

2. The final plan submitted for signatures must be signed by the owner and notarized.

3. The Applicant shall provide a point-by-point response to this review letter.

4. The Applicant shall provide all information requested by the Board during the public hearing(s).

5. The applicant shall be responsible to obtain a road opening permit from Monmouth County for utility connections on Middletown-Lincroft Road (CR-50).

6. Engineer's estimate of the cost of the proposed improvements will be required as a condition of any approval.

7. Performance Guarantees and Engineering Inspection Fees will be required as a condition of any approval.

8. Approvals or letters of service should be obtained from the following agencies:

    - Middletown Township Fire Advisory Board
    - Township of Middletown Sewerage Authority (TOMSA).
    - Monmouth County Planning Board
    - NJDEP
    - Freehold Soil Conservation District.
    - New Jersey American Water
    - New Jersey Natural Gas
    - Comcast Cable
    - JCP&L
    - Verizon
    - All other agencies and departments having jurisdiction.

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If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, P.E., C.M.E.
MIDDLETOWN PLANNING BOARD ENGINEER

Gregory Gitto

GREGORY T. GITTO, P.E. CME
GROUP MANAGER

RRK:GTG:GMM

cc: Amy Citrano, P.P., AICP, Director of Planning

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PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION FOR: NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY, LLC

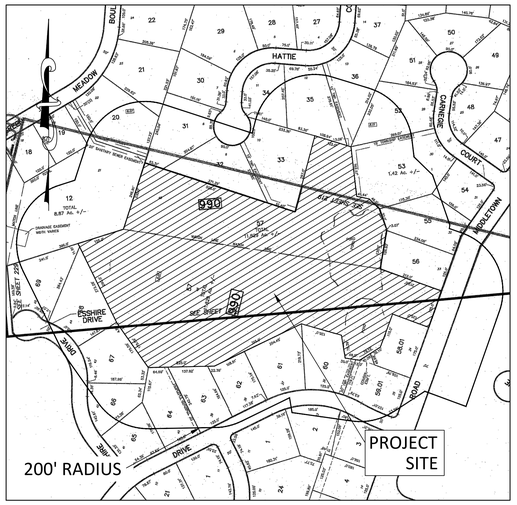
TAX MAP SHEET 219 & 230 DATED JUNE 2004

BLOCK 990 LOT 57

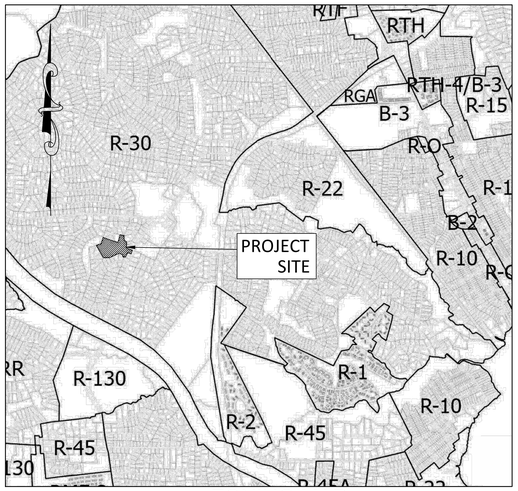
TOWNSHIP OF MIDDLETOWN, NJ

ZONE R-30

SEPTEMBER 19, 2025



KEY MAP
SHEET 219 & 230
SCALE 1"=200'



ZONING MAP
JANUARY 2025
SCALE: 1"=2000'

200' PROPERTY OWNERS LIST:

MAY 20,2025
FOR BLOCK 990 LOT 57

OWNER & ADDRESS REPORT

BLOCK & LOT	PROPERTY OWNER	MAILING ADDRESS	CITY, STATE, ZIP
1332-990-12	GREEN MEADOW EST HOMEOWNERS ASSOC	PO BOX 245	LINCROFT NJ 07738
1332-990-57-QFARM	BLOCK 990 LOT 57 LLC	159 NEW DORP PLAZA	STATEN ISLAND NY 10306
1332-998-27	MIDDLETOWN UNITED METHODIST CHURCH	924 MIDDLETOWN-LINCROFT R	MIDDLETOWN NJ 07748
1332-990-68	CARLUCCI ROBERT & MARIE NICOLE	32 ESSHIRE DR	MIDDLETOWN NJ 07748
1332-992-2	ECKERT JOSEPH	11 MARCSHIRE DRIVE	MIDDLETOWN NJ 07748
1332-990-58.01	GUNN LILYANNE & KEVIN P	901 MIDDLETOWN-LINCROFT R	MIDDLETOWN NJ 07748
1332-990-62	MCKENNA THOMAS & ROBERTA	32 MARCSHIRE DR	MIDDLETOWN NJ 07748
1332-990-63	ALFANO MICHAEL & DOREEN	42 MARCSHIRE DR	MIDDLETOWN NJ 07748
1332-990-64	AMATO SALVATORE & VELAZQUEZ CHRIS	52 MARCSHIRE DR	MIDDLETOWN NJ 07748
1332-990-32	FEUDI JOSEPH ALEXANDER III &CHRISTA	62 HATTIE COURT	MIDDLETOWN NJ 07748
1332-990-53	PARRELLO DINA	61 CARNEGIE CT	MIDDLETOWN NJ 07748
1332-990-56	GIRARD MATTHEW C & EMILY A	921 MIDDLETOWN-LINCROFT R	MIDDLETOWN NJ 07748
1332-990-55	KOUSOURIS CHRISTOS & IRENE	931 MIDDLETOWN LINCROFT R	MIDDLETOWN NJ 07748
1332-990-33	PENA MANUEL ANGEL & PAOLA	72 HATTIE CT	MIDDLETOWN NJ 07748
1332-990-65	SKARZYNSKI SUZANNE M	2 ESSHIRE DR	MIDDLETOWN NJ 07748
1332-990-66	ANZALONE CHRISTOPHER JOHN & MEGAN	12 ESSHIRE DR	MIDDLETOWN NJ 07748
1332-990-67	PIASECKI ROBERT & VERA	22 ESSHIRE DR	MIDDLETOWN NJ 07748
1332-990-59.01	MARKEY RYAN & DANIELLE	2 MARCSHIRE DR	MIDDLETOWN NJ 07748
1332-990-60	WETHERBY JASON MICHAEL & ARIEL	12 MARCSHIRE DR	MIDDLETOWN NJ 07748
1332-990-61	FRANZBLAU JASON & D AMORE RENEE	22 MARCSHIRE DRIVE	MIDDLETOWN NJ 07748
1332-992-3	CRON MICHAEL A & STEPHANIE A	1 MARCSHIRE DR	MIDDLETOWN NJ 07748
1332-990-69	CUMMINS GLENN R. & DONNA M	42 ESSHIRE DR	MIDDLETOWN NJ 07748
1332-990-70	WEISS ELLEN R.	31 ESSHIRE DR	MIDDLETOWN NJ 07748
1332-998-28	IANNONE JAMES & LISA	28 TERRY LANE	MIDDLETOWN NJ 07748
1332-998-29	TWIGG DAVID & ELLEN	29 TERRY LANE	MIDDLETOWN NJ 07748
1332-990-57	BLOCK 990 LOT 57 LLC	159 NEW DORP PLAZA	STATEN ISLAND NY 10306

PUBLIC UTILITIES:

TELEPHONE
ROBERT SCHROEDER/MANAGER
VERIZON NEW JERSEY INC.
999 W. MAIN ST, FREEHOLD, NJ 07728

GAS:
JOHN B. WYCKOFF, P.E. MANAGER – DISTRIBUTION ENGINEERING
NEW JERSEY NATURAL GAS CO.
1415 WYCKOFF RD – PO BOX 1464 WALL, NJ 07719

SEWER:
SUPERVISOR OF MIDDLETOWN SEWER AUTHORITY
PO BOX 205 BELFORD, NJ 07718

WATER:
NEW JERSEY AMERICAN WATER CO.
661 SHREWSBURY AVENUE, SHREWSBURY NJ 07702

ELECTRIC:
JERSEY CENTRAL POWER & LIGHT COMPANY
300 MADISON AVE MORRISTOWN, NJ 07960

CABLE:
RON BERNARDI – CONSTRUCTION FOREMAN
COMCAST CABLEVISION OF MONMOUTH COUNTY INC.
403 SOUTH ST, EATONTOWN, NJ 07724

TO BE NOTIFIED IF WITHIN 200 FEET OF OLD C.R.R. NOW KNOWN AS MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS:

BAYSHORE OUTFALL AUTHORITY
MR. RICHARD ELLISON
200 HARBOR WAY, BELFORD, NJ 07718

NEW JERSEY TURNPIKE AUTHORITY
PO BOX 5042, WOODBRIDGE, NJ 07095

APPROVED AS A MAJOR SUBDIVISION PLAN BY
THE MIDDLETOWN TOWNSHIP PLANNING BOARD ON _____.

_____
CHAIRPERSON DATE

ATTEST:

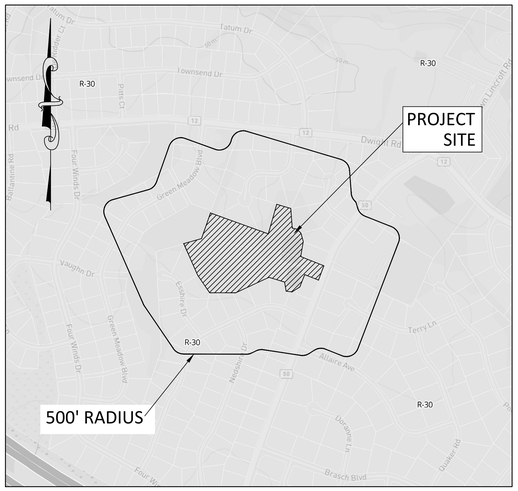
_____
SECRETARY DATE

_____
BOARD ENGINEER DATE

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY, LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 4870
(248) 703-4653

ENGINEER:
ENGENUITY INFRASTRUCTURE, LLC
JACLYN J. FLOR, PE, PP, CME
NJ PE# 24GE04542600
2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
PHONE: (732)741-3176

ATTORNEY:
RICK BRODSKY, ESQ
ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE
OCEAN TOWNSHIP, NJ 07712
PHONE: (732) 643-5255



KEY MAP
SCALE: 1"=500'

PLAN INDEX

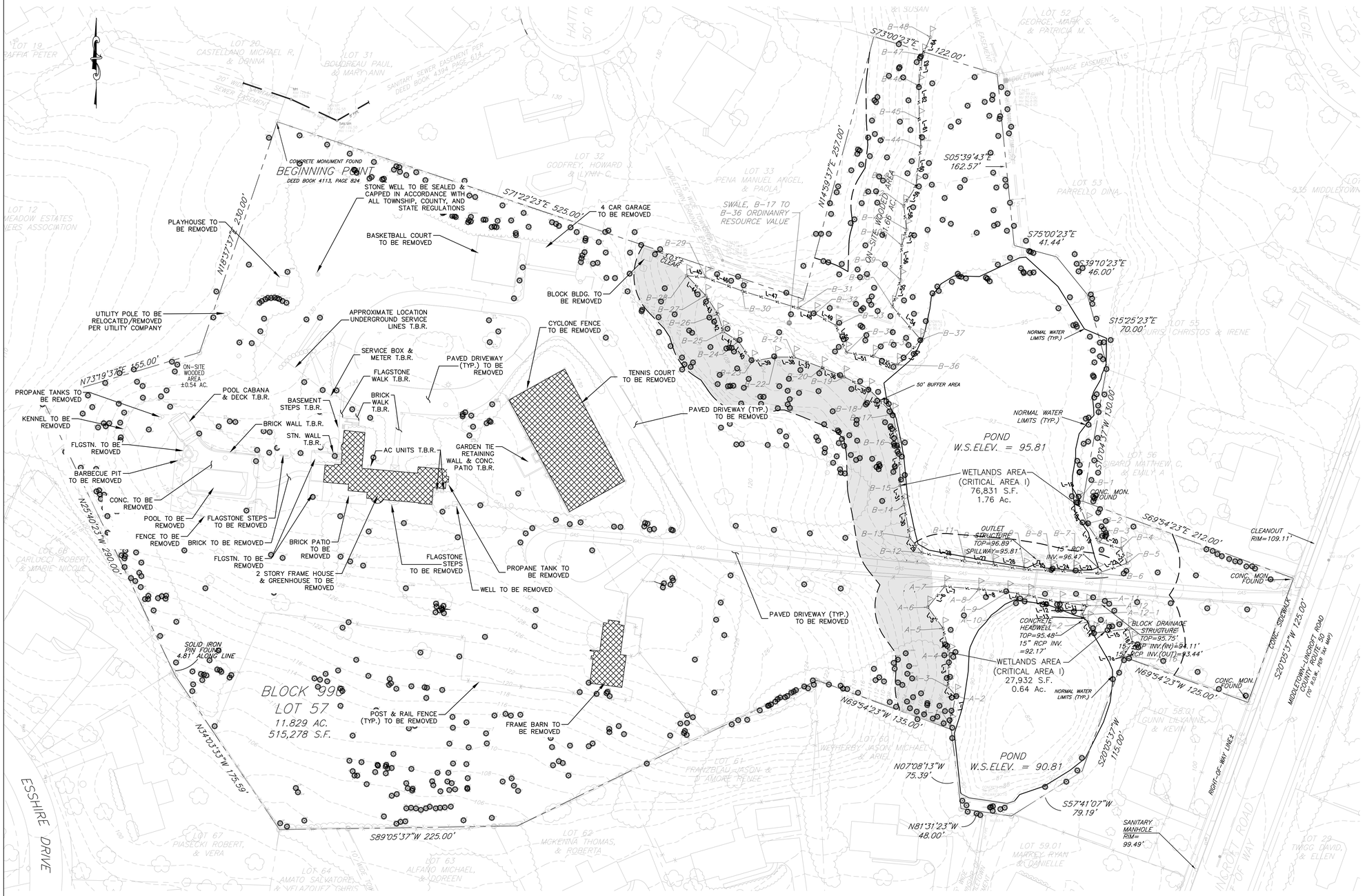
1 OF 18	CVR	COVER SHEET
2 OF 18	EX	EXISTING CONDITIONS AND DEMO PLAN
3 OF 18	CA	CRITICAL AREAS PLAN
4 OF 18	CSP	SITE PLAN
5 OF 18	GR-1	GRADING AND DRAINAGE PLAN
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PROJECT NO. NNNJ-00010
DRAWING **CVR**
SHEET NO. **1** OF **18**

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FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 – project\Plans\NNNJ-00010_CVR.dwg



GENERAL NOTES

1. PLAN BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY CIVIL ORIGINAL BOUNDARY & ENVIRONMENTAL ENGINEERING, INC. IN AUGUST OF 2013, FIELD VERIFIED BY GALLAS SURVEYING GROUP IN JULY OF 2025
2. WETLANDS LINE BASED ON WETLANDS LOCATION PLAN, DELINEATED BY ENVIRONMENTAL TECHNOLOGY, INC. OF CHESTER, NJ IN MAY OF 2024. THEN SURVEYED BY GALLAS SURVEYING GROUP ON SURVEY DATED AUGUST 12, 2025
3. THIS SURVEY MAKES NO REPRESENTATION TO ANY ENVIRONMENTAL, SUBSURFACE CONDITIONS OR UTILITIES AFFECTING THESE PREMISES.
4. NORTH AS REFERENCED TO HEREON IS BASED UPON THE NEW JERSEY STATE PLANE COORDINATE BEARING SYSTEM (NAD '83), VERTICAL DATUM REFERENCED TO NAVD 1988
5. THERE ARE NO DELINEATED FLOODWAYS AND FLOOD HAZARD AREAS ON THE PROPERTY IN QUESTION. EXISTING STREAM AND 2 EXISTING PONDS LOCATED ON THE SAID STREAM DO NOT HAVE MORE THAN 50 ACRES OF CONTRIBUTING DRAINAGE AREA AT THE LOWEST POINT OF DISTURBANCE. ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS NO STREAM ENCROACHMENT LINES ARE REQUIRED TO BE DELINEATED.
6. ALL BASEMENT FLOOR ELEVATIONS TO BE TWO (2) FEET ABOVE SEASONAL HIGH WATER TABLE.
7. LOCATION OF THE EXISTING GAS MAIN WITHIN MIDDLETOWN–LINCROFT R.O.W. IS SHOWN APPROXIMATELY ONLY.
8. EXISTING WELLS TO BE SEALED AND CAPPED IN ACCORDANCE WITH ALL TOWNSHIP, COUNTY AND STATE REGULATIONS.
9. ALL EFFORT SHALL BE MADE TO PRESERVE EXISTING TREES. TREES SHOWN AS TO BE REMOVED ON THIS PLAN ARE TO BE PRESERVED IF FOUND TO BE POSSIBLE TO DO SO IN THE FIELD.
10. ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST EDITION.
11. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

ACREAGE TABLE:

BLOCK 990, LOT 57	11.829 AC
WOODED AREAS ON–SITE	±2.20 AC

LEGEND:

- EXIST. LIGHT
- EXIST. UTILITY POLE
- EXIST. TREE LINE
- EXIST. INDIVIDUAL TREE
- EXIST. CONTOUR LINE
- SOIL BOUNDARY
- EXIST. FENCE
- EXIST. STORM PIPE
- EXIST. MAIL BOX
- EXIST. TREE TYPE, DIA. AND LOCATION SHOWN OUTSIDE OF PROPOSED LIMITS OF DISTURBANCE AND TO REMAIN
- EXIST. TREE TO BE REMOVED

EXISTING CONDITIONS AND DEMOLITION PLAN

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
EXISTING CONDITIONS & DEMO PLAN
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
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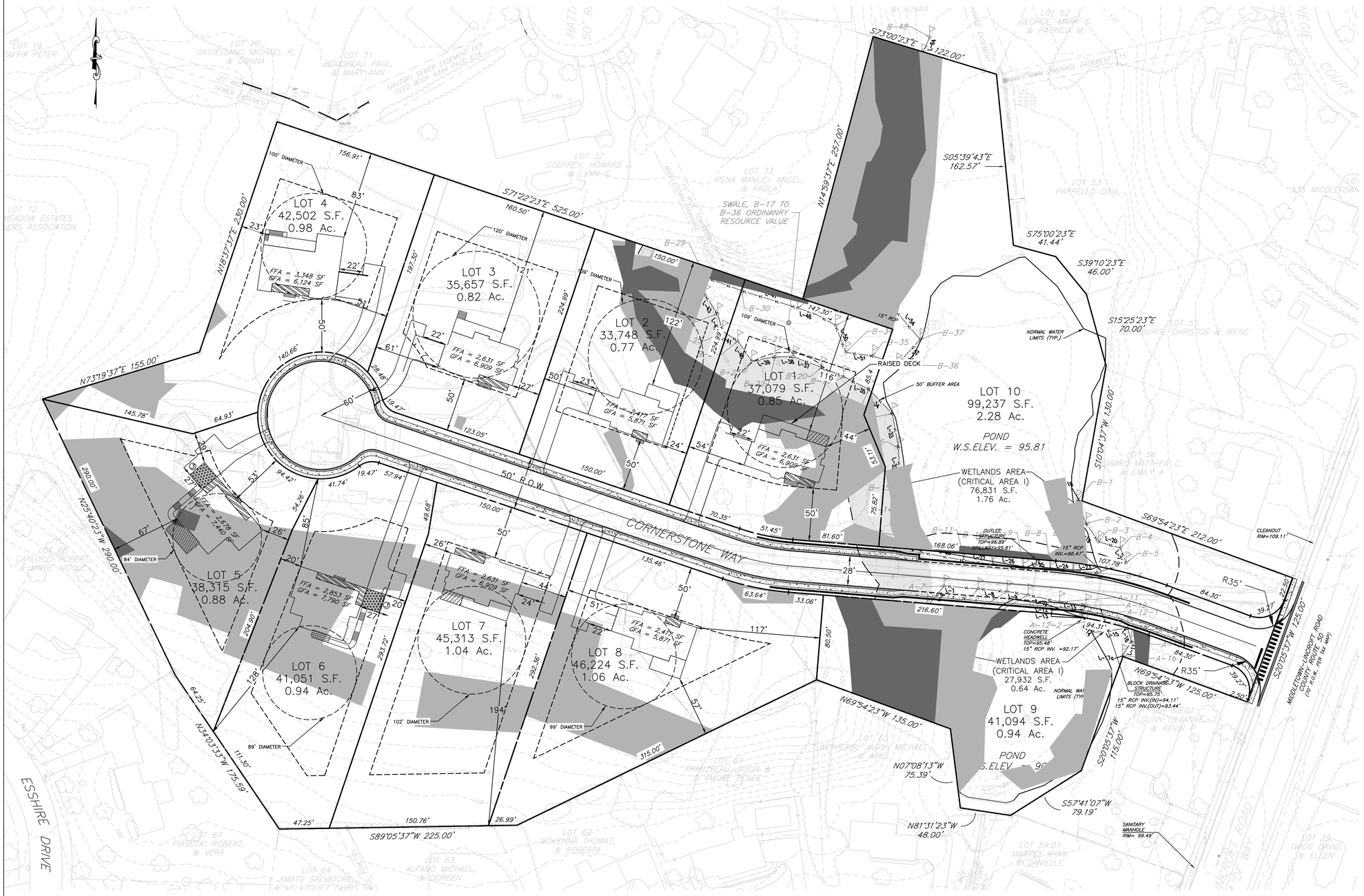
OWNER / DEVELOPER / APPLICANT:
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14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000
10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
EX
SHEET NO.
2 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_EX.dwg

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DEVELOPABLE AREA REQUIREMENT COMPLIANCE TABLE

LOT	SLOPE	AREA (SF)	ALLOWED FACTOR	CONTIGUOUS DEVELOPABLE AREA (23000 SF MIN)
LOT 1	0% - 14.99%	24,180.61	100%	24,180.61
	15% - 24.99% (CLASS II)	9,835.87	100% / 25%	8,504.12
	>25% (CLASS I)	3,062.52	0%	0
		TOTAL AREA = 37,079 SF		TOTAL AREA = 32,685 SF
LOT 2	0% - 14.99%	24,862.40	100%	24,862.40
	15% - 24.99% (CLASS II)	4,599.16	100% / 25%	4,599.16
	>25% (CLASS I)	4,286.44	0%	0
		TOTAL AREA = 33,748 SF		TOTAL AREA = 29,462 SF
LOT 3	0% - 14.99%	35,554.68	100%	35,554.68
	15% - 24.99% (CLASS II)	102.32	100% / 25%	102.32
	>25% (CLASS I)	0	0%	0
		TOTAL AREA = 35,657 SF		TOTAL AREA = 35,657 SF
LOT 4	0% - 14.99%	39,985.24	100%	39,985.24
	15% - 24.99% (CLASS II)	2,516.76	100% / 25%	2,516.76
	>25% (CLASS I)	0	0%	0
		TOTAL AREA = 42,502 SF		TOTAL AREA = 42,502 SF
LOT 5	0% - 14.99%	18,462.29	100%	18,462.29
	15% - 24.99% (CLASS II)	19,183.32	100% / 25%	9,411.40
	>25% (CLASS I)	669.39	0%	0
		TOTAL AREA = 38,315 SF		TOTAL AREA = 27,874 SF
LOT 6	0% - 14.99%	26,707.32	100%	26,707.32
	15% - 24.99% (CLASS II)	14,343.68	100% / 25%	10,262.75
	>25% (CLASS I)	0	0%	0
		TOTAL AREA = 41,051 SF		TOTAL AREA = 36,970 SF
LOT 7	0% - 14.99%	36,584.11	100%	36,584.11
	15% - 24.99% (CLASS II)	8,728.89	100% / 25%	8,728.89
	>25% (CLASS I)	0	0%	0
		TOTAL AREA = 45,313 SF		TOTAL AREA = 45,313 SF
LOT 8	0% - 14.99%	35,255.62	100%	35,255.62
	15% - 24.99% (CLASS II)	10,968.38	100% / 25%	10968.38
	>25% (CLASS I)	0	0%	0
		TOTAL AREA = 46,224 SF		TOTAL AREA = 46,224 SF
LOT 9	0% - 14.99%	21,662.20	100%	21,662.20
	15% - 24.99% (CLASS II)	11,311.90	100% / 25%	8,267.53
	>25% (CLASS I)	8,119.90	0%	0
		TOTAL AREA = 41,094 SF		OPEN SPACE
LOT 10	0% - 14.99%	70,949.65	100%	70,949.65
	15% - 24.99% (CLASS II)	17,424.66	100% / 25%	17,424.66
	>25% (CLASS I)	10,862.69	0%	0
		TOTAL AREA = 99,237 SF		OPEN SPACE

NOTE: 100% OF CLASS II AREA COUNTED TOWARDS CONTIGUOUS DEVELOPABLE AREA UNTIL IT EXCEEDS 25% OF TOTAL BUILDABLE LOT AREA. ONLY 25% OF ADDITIONAL CLASS II AREA IS COUNTED AS CONTIGUOUS DEVELOPABLE AREA

LEGEND

CLASS II CRITICAL AREA (15-25% SLOPE)

CLASS I CRITICAL AREA (>25% SLOPE)

CRITICAL AREAS PLAN

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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DRAWN BY: CS
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ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
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PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
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PROJECT NO. NNNJ-00010
DRAWING
CA
SHEET NO.
3 OF 18

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_CRITICAL_AREAS.dwg

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SITE PLAN

TABLE 1

OFF-STREET REQUIRED PARKING SUMMARY FOR SINGLE-FAMILY DETACHED PER RSIS:

LOT(S)	CATEGORY	PARKING REQUIREMENT	PARKING CALCULATION	TOTAL
1, 3, 7	5 BEDROOM (TYPE A)	3.0 SPACES PER DWELLING	1 X 3.0 =	3
2, 8	5 BEDROOM (TYPE B)	3.0 SPACES PER DWELLING	1 X 3.0 =	3
4	4 BEDROOM (TYPE C)	2.5 SPACES PER DWELLING	1 X 2.5 =	2.5
5	8 BEDROOM (IDD B)	3.0 SPACES PER DWELLING	1 X 3.0 =	3
6	9 BEDROOM (IDD G)	3.0 SPACES PER DWELLING	1 X 3.0 =	3

1. SEE SHEET 3 (CRITICAL AREAS PLAN) FOR CALCULATIONS.
2. PER MIDDLETOWN TOWNSHIP ZONING SCHEDULE: MAX BUILDING HEIGHT ON LOTS 100 FT WIDE SHALL BE 28 FT. BUILDING HEIGHT MAY INCREASE 1 FT FOR EVERY 5 FT OF LOT WIDTH ABOVE 100 FT, BUT SHALL NOT EXCEED 35 FT.
3. PER BUILDING HEIGHT DEFINITION: HEIGHT MEASURED FROM THE AVERAGE ELEVATION OF THE EXISTING PREDEVELOPMENT GRADE TO THE HIGHEST POINT OF THE ROOF OR TO THE MEAN HEIGHT LEVEL OF THE DISTANCE MEASURED BETWEEN THE EAVES AND RIDGE FOR GABLE AND HIP ROOFS.
4. PER LOT FRONTAGE DEFINITION: THE MIN LOT FRONTAGE SHALL NOT BE LESS THAN THE REQUIRED LOT FRONTAGE, EXCEPT THAT ON CURVED ALIGNMENTS WITH AN OUTSIDE RADIUS OF LESS THAN 500 FT, THE MIN DISTANCE SHALL BE NOT BE LESS THAN 60% OF THE REQUIRED LOT FRONTAGE (90 FT).
5. PER MINIMUM CIRCLE DIAMETER REQUIREMENTS: THE MIN CIRCLE DIAMETER MAY BE REDUCED BY 40% AT LOTS THAT PREDOMINANTLY FRONT UPON A CUL-DE-SAC BULB.
6. PER RSIS: A TWO-CAR GARAGE AND DRIVEWAY SHALL COUNT AS 3.5 OFF-STREET PARKING SPACES, PROVIDED A MINIMUM WIDTH OF 20 FT IS PROVIDED FOR A MINIMUM LENGTH OF 18 FT.
7. PROPOSED HOUSING CONTAINS NO GARAGE. NUMBER DISPLAYS HOW MANY PARKED VEHICLES CAN FIT IN PARKING AREA. NO STRIPING TO TAKE PLACE.

ZONING TABLE
R-30: MEDIUM DENSITY, SINGLE-FAMILY RESIDENCE ZONE

REQUIREMENT	REQUIRED	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3	PROP. LOT 4	PROP. LOT 5	PROP. LOT 6	PROP. LOT 7	PROP. LOT 8	PROP. LOT 9	PROP. LOT 10
MIN. LOT AREA - INTERIOR	30,000 SF	37,079 SF	33,748 SF	35,657 SF	42,502 SF	38,315 SF	41,051 SF	45,313 SF	46,224 SF	N/A	N/A
MIN. FRONTAGE - INTERIOR	150 FT / 90 FT (4)	203 FT	150 FT	171 FT	141 FT (4)	95 FT (4)	119 FT (4)	150 FT	232 FT	N/A	N/A
MIN. LOT AREA - CORNER	34,000 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	41,194 SF	99,237 SF
MIN. FRONTAGE - CORNER	170 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	437	422
MIN. CIRCLE DIAMETER	99 FT / 75 FT (5)	109 FT	109 FT	120 FT	100 FT	84 FT (5)	89 FT (5)	102 FT	99 FT	N/A	N/A
MIN. BUILDABLE LOT AREA	23,000 SF	32,685 SF (1)	29,462 SF (1)	35,657 SF (1)	42,502 SF (1)	27,874 SF (1)	36,970 SF (1)	45,313 SF (1)	46,224 SF (1)	N/A	N/A
MIN. FRONT YARD SETBACK	50 FT	50 FT	50 FT	50 FT	50 FT	53 FT	85 FT	50 FT	50 FT	N/A	N/A
MIN. SIDE YARD SETBACK	20 FT	44 FT	24 FT	27 FT	23 FT	26 FT	20 FT	26 FT	51 FT	N/A	N/A
MIN. STREET SIDE YARD SETBACK	25 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MIN. REAR YARD SETBACK	50 FT	116 FT	122 FT	121 FT	83 FT	67 FT	128 FT	194 FT	57 FT	N/A	N/A
MIN. STREET REAR YARD SETBACK	50 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX. BUILDING COVERAGE	10%	7.60%	7.46%	7.90%	9.65%	8.75%	8.61%	6.22%	5.45%	N/A	N/A
MAX. LOT COVERAGE	15%	14.95%	14.71%	14.81%	14.98%	14.54%	15.00%	12.14%	10.89%	N/A	N/A
MAX. BUILDING HEIGHT	2.5 STORIES / 35 FT (2) (3)	2 STY / 34.7 FT	2 STY / 29.6 FT	2 STY / 29.8 FT	2 STY / 27.9 FT	2.5 STY / 25.7 FT	2.5 STY / 31.8 FT	2 STY / 30.5 FT	2 STY / 31.5 FT	N/A	N/A
MIN. GROSS FLOOR AREA - TOTAL	1,650 SF	6,909 SF	5,871 SF	6,909 SF	6,124 SF	7,440 SF	7,790 SF	6,909 SF	5,871 SF	N/A	N/A
MIN. GROSS FLOOR AREA - 1ST	1,150 SF	2,631 SF	2,417 SF	2,631 SF	3,348 SF	2,678 SF	2,853 SF	2,631 SF	2,417 SF	N/A	N/A
MIN. REQUIRED PARKING SPACES	TABLE 1	3 SPACES (6)	3 SPACES (6)	3 SPACES (6)	2.5 SPACES (6)	3 SPACES (7)	3 SPACES (7)	3 SPACES (6)	3 SPACES (6)	N/A	N/A

LEGEND

- PRINCIPAL STRUCTURE
- COVERED DECK
- FULL DEPTH PAVEMENT
- CONCRETE SIDEWALK
- PORCH
- UNCOVERED DECK
- PATIO
- PAVED WALKWAY
- GRASSED LANDSCAPING
- PORT COCHERE

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
MAGNOLIA OAKS
SITE PLAN
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000

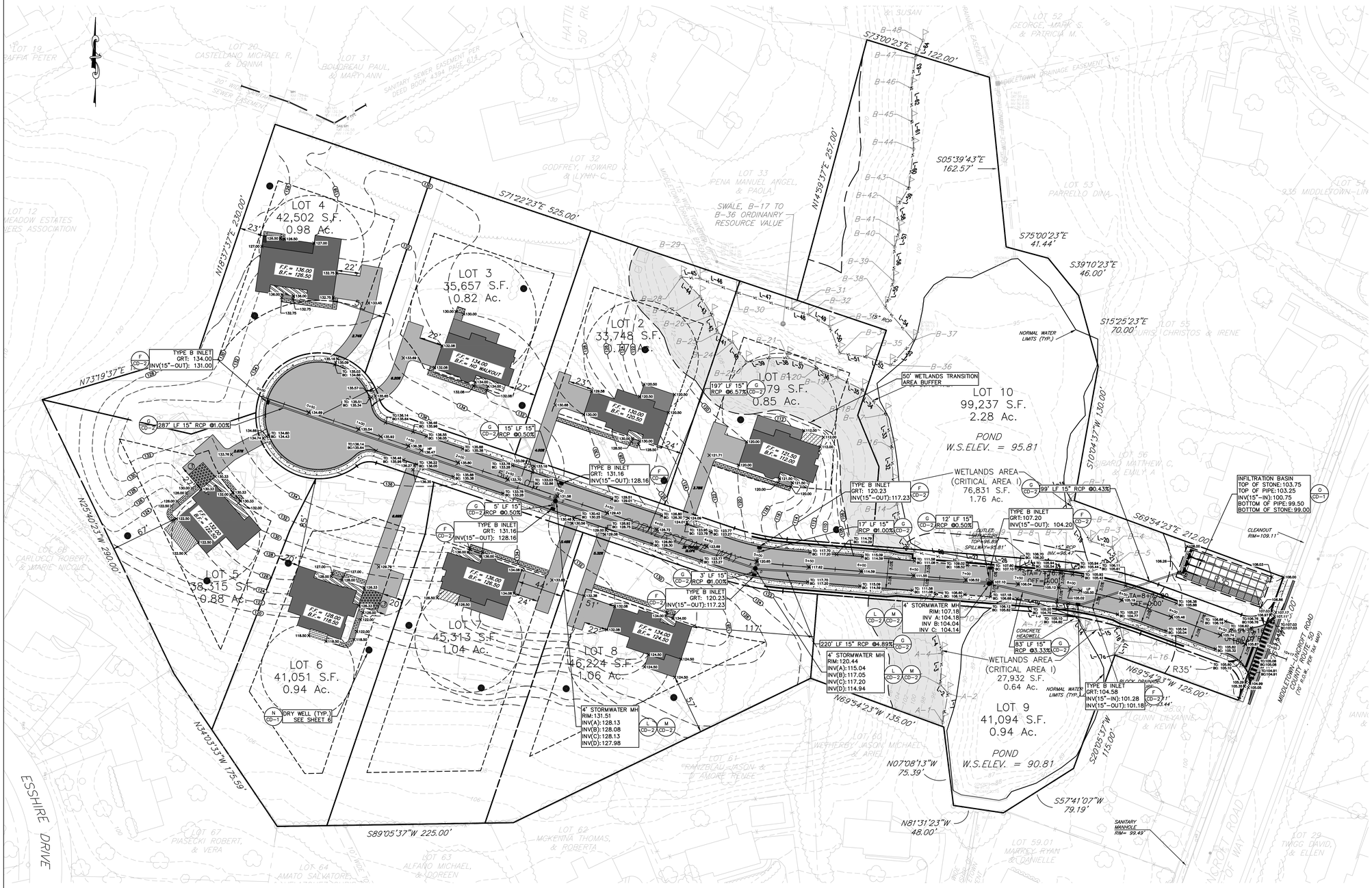
10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
CSP
SHEET NO.
4 OF 18

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GRADING & DRAINAGE PLAN

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REV. NO.	DATE	DRWN	CHKD	REMARKS
1	12/18/25	CS	JJF	REVISED PER BOARD SECRETARY'S CHECKLIST COMPLETENESS LETTER

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
MAGNOLIA OAKS
GRADING PLAN
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

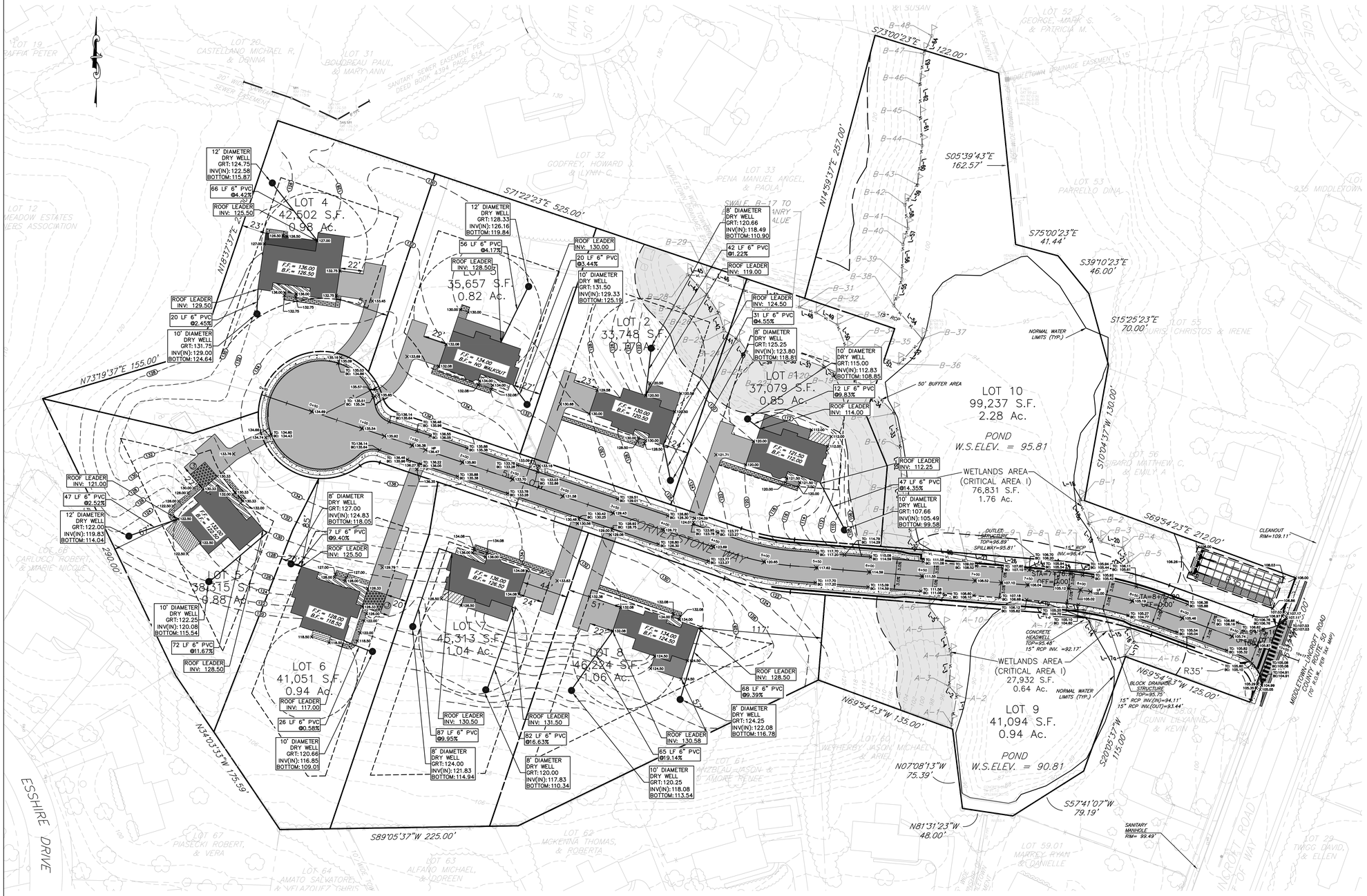
OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000
10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
GR-1
SHEET NO.
5 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_GRADING.dwg

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DRY WELL LOCATION PLAN

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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APPROVED BY: JJF
DATE: 12/18/25

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GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
DRY WELL LOCATION PLAN
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
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14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

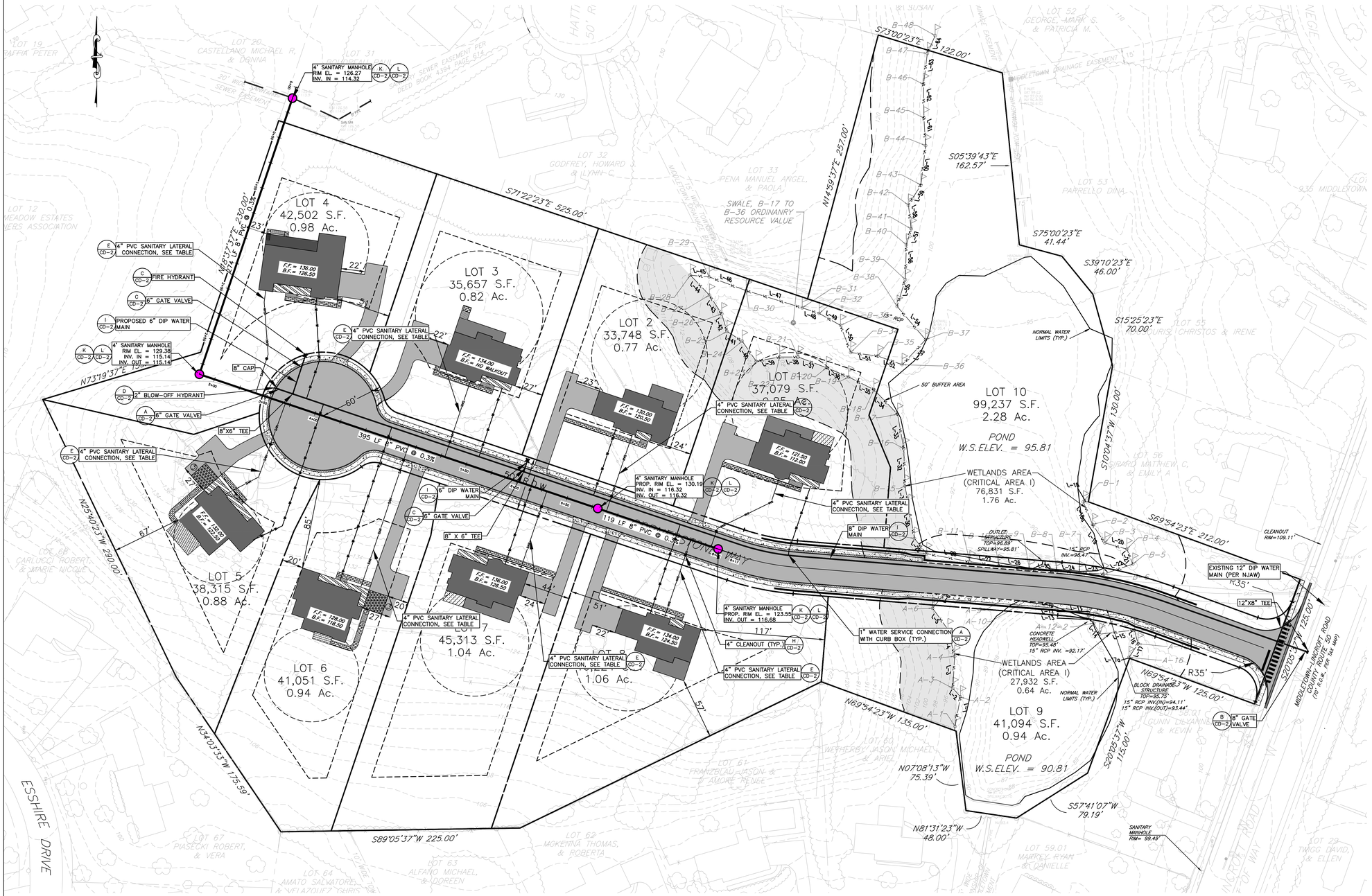
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CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000

10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
GR-2
SHEET NO.
6 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_GRADING.dwg

NOT FOR CONSTRUCTION



UTILITIES PLAN

SANITARY SEWER LATERAL TABLE					
LOT	GROUND FLOOR ELEVATION	LENGTH OF LATERAL	INVERT AT MAIN	SLOPE OF LATERAL	COMMENTS
1	112.0	97.5	116.67	2.0%	HAS TO USE HUNG PLUMBING BELOW FIRST FLOOR
2	120.5	76.0	116.33	2.0%	USE DEEP HOUSE CONNECTION
3	134.0	75.0	115.92	2.0%	USE DEEP HOUSE CONNECTION
4	126.5	98.0	115.30	2.0%	USE DEEP HOUSE CONNECTION
5	122.5	109.0	115.40	2.0%	USE DEEP HOUSE CONNECTION
6	118.5	141.0	115.69	2.0%	
7	126.5	77.0	116.18	2.0%	USE DEEP HOUSE CONNECTION
8	124.5	76.5	116.61	2.0%	USE DEEP HOUSE CONNECTION

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
UTILITIES PLAN
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

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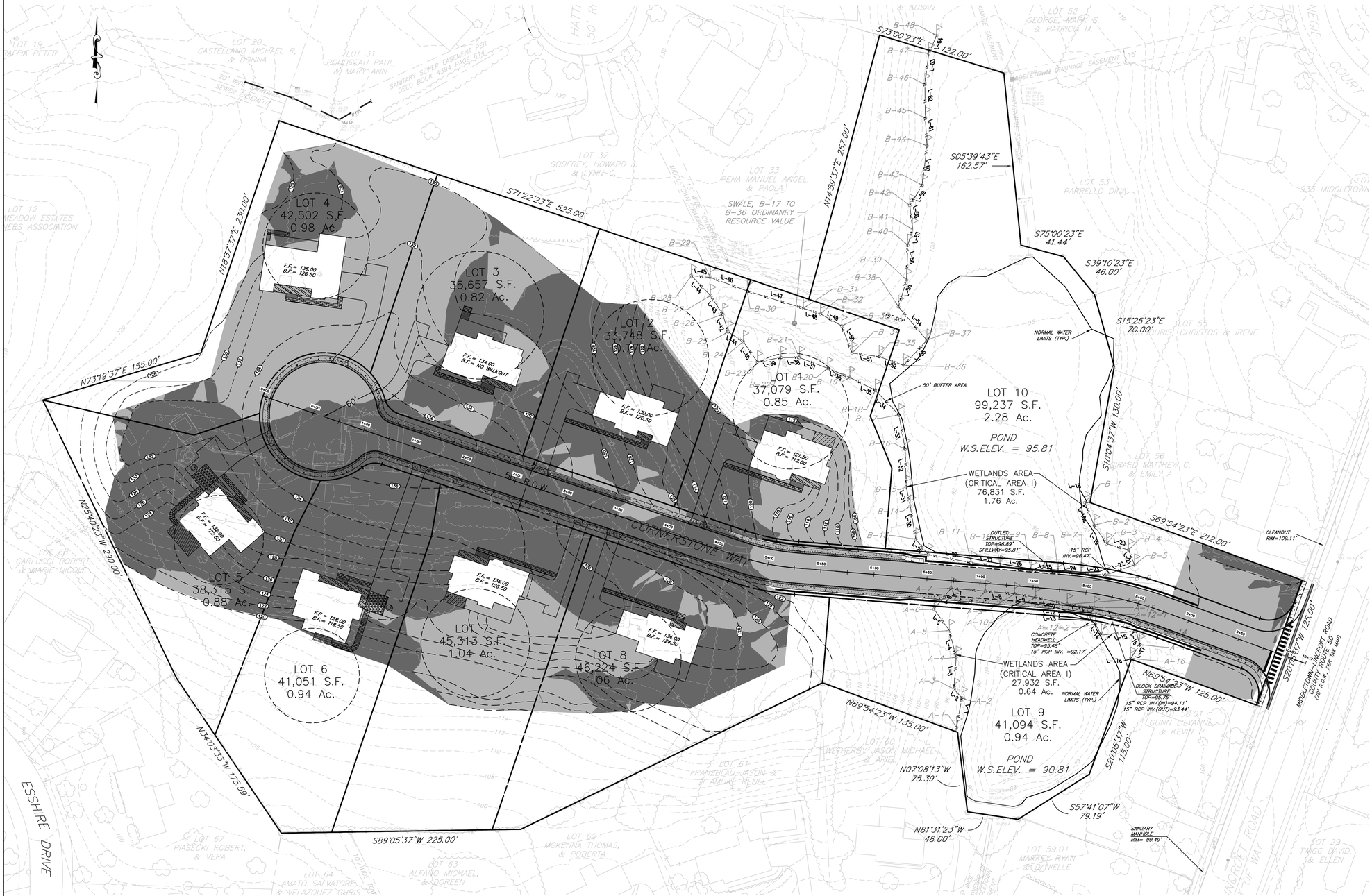
JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
10/10/2025
DATE
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000

PROJECT NO. NNNJ-00010
DRAWING
GR-3
SHEET NO.
7 OF 18

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CUT & FILL PLAN

TOTAL VOLUMES		
CUT (CY)	FILL (CY)	NET TOTAL (CY)
8343.82	8156.83	186.99 (CUT)

LEGEND

CUT

FILL

NOTES:

1. PER ORDINANCE THE 3807 CY OF CUT FROM BASEMENT EXCAVATIONS ARE EXCLUDED FROM THE VOLUME CALCULATIONS.

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 ft.

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CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
CUT & FILL PLAN
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
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LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000

10/10/2025
DATE

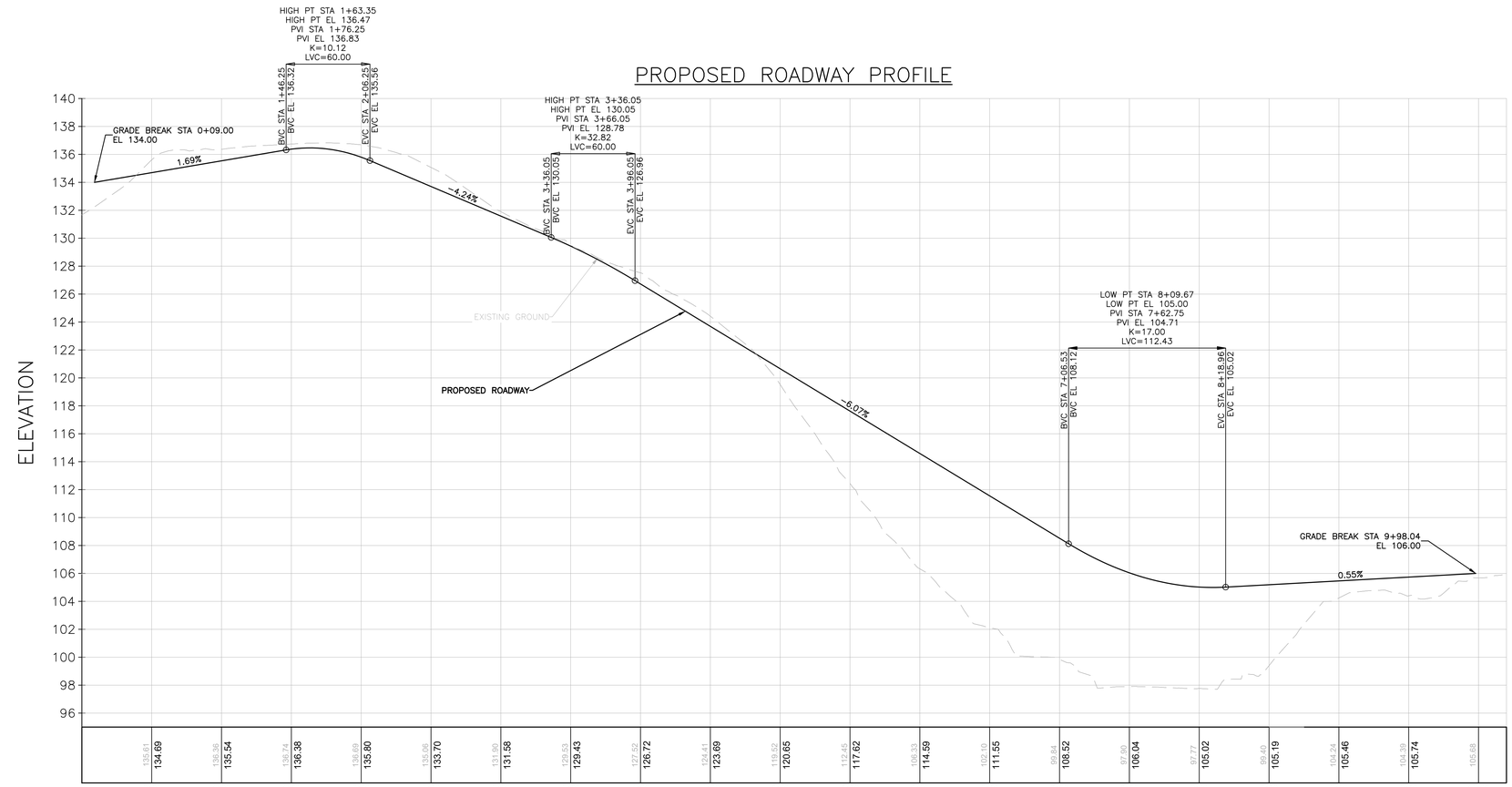
PROJECT NO. NNNJ-00010
DRAWING
GR-4
SHEET NO.
8 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_GRADING.dwg

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PROPOSED ROADWAY PROFILE

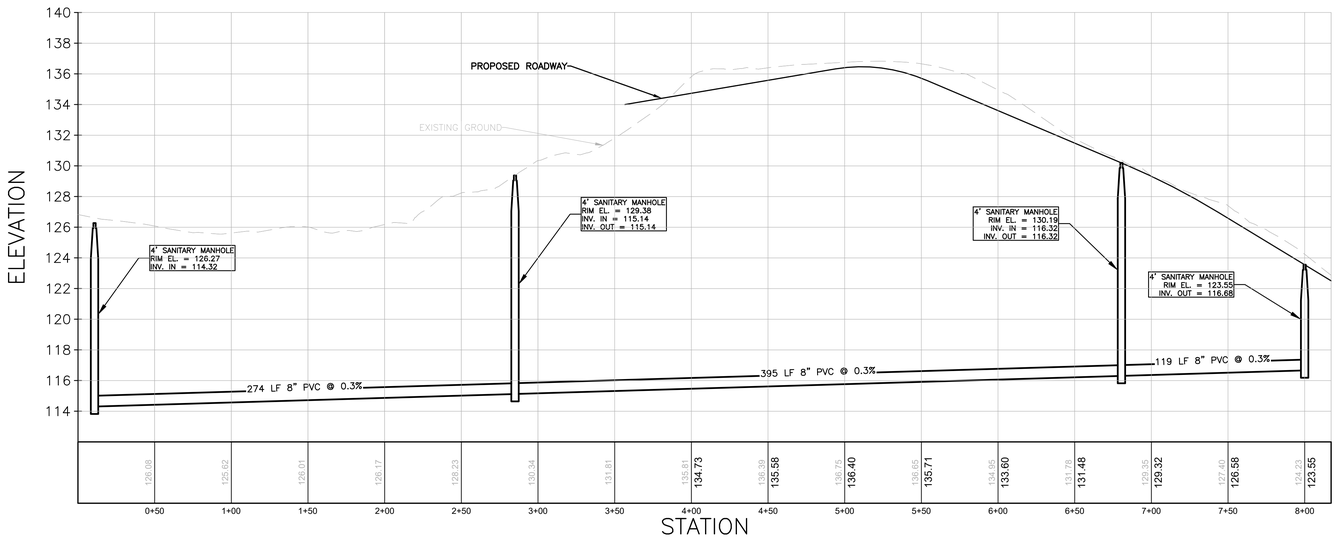


GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

VERTICAL SCALE
4 0 2 4
(IN FEET)
1 inch = 4 ft.

ROADWAY PROFILE

SANITARY SEWER PROFILE



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

VERTICAL SCALE
4 0 2 4
(IN FEET)
1 inch = 4 ft.

SANITARY PROFILE

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
PROFILES
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

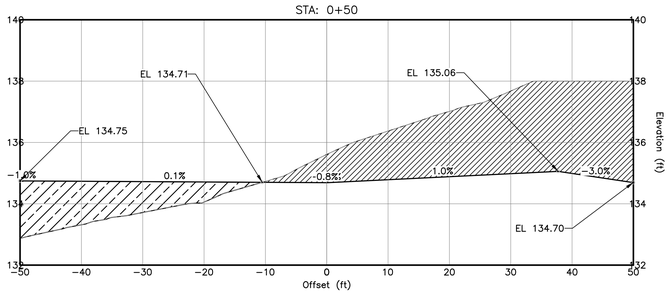
OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000
10/10/2025
DATE

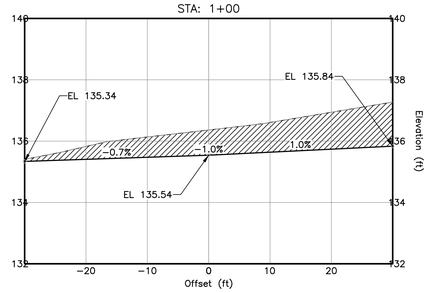
PROJECT NO. NNNJ-00010
DRAWING
GR-5
SHEET NO.
9 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_GRADING.dwg

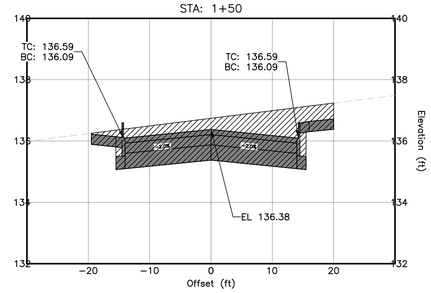
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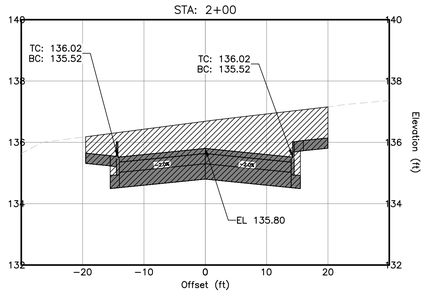
39.36 SF FILL
120.48 SF CUT



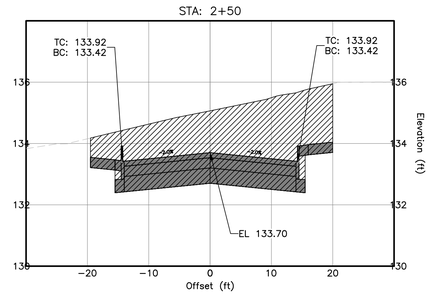
48.43 SF CUT



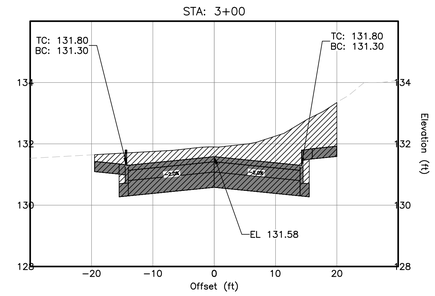
52.68 SF CUT



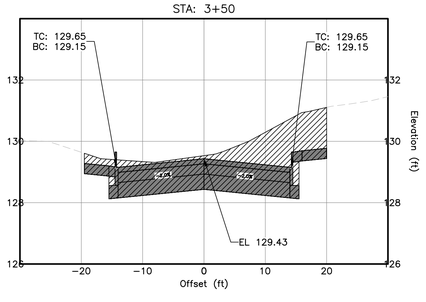
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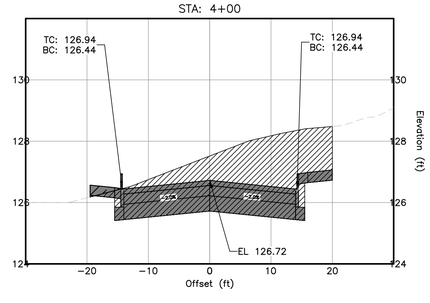
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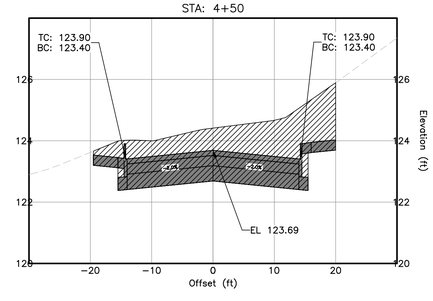
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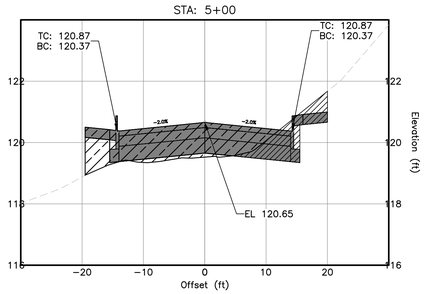
55.24 SF CUT



67.53 SF CUT



69.47 SF CUT



31.93 SF FILL
10.47 SF CUT

LEGEND

CUT

FILL

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

VERTICAL SCALE

(IN FEET)
1 inch = 2 ft.

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ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
ROADWAY CROSS SECTIONS I
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
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STATE OF NJ LICENCE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000

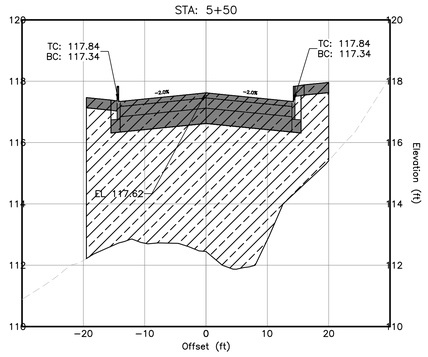
10/10/25
DATE

PROJECT NO. NNNJ-00010
DRAWING
CS-1
SHEET NO.
10 OF **18**

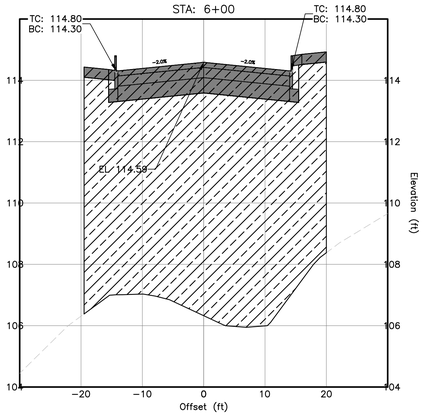
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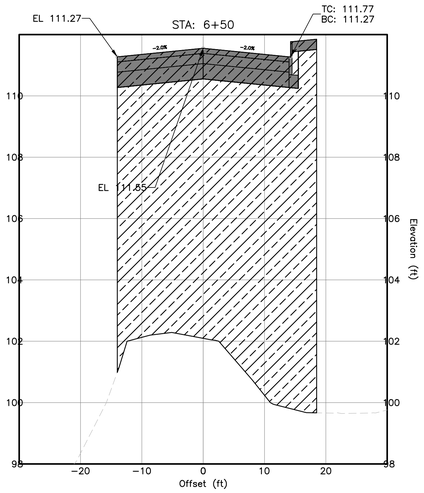
NOT FOR CONSTRUCTION



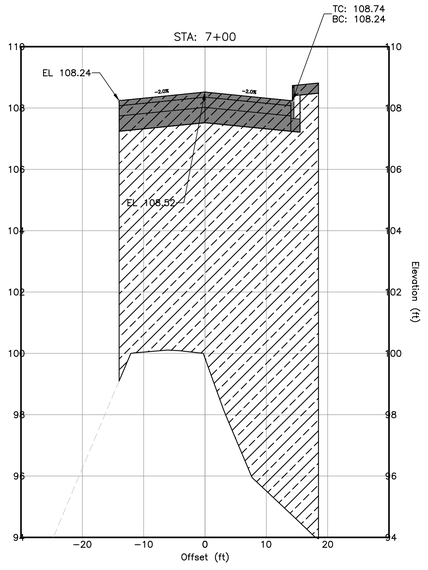
181.57 SF FILL



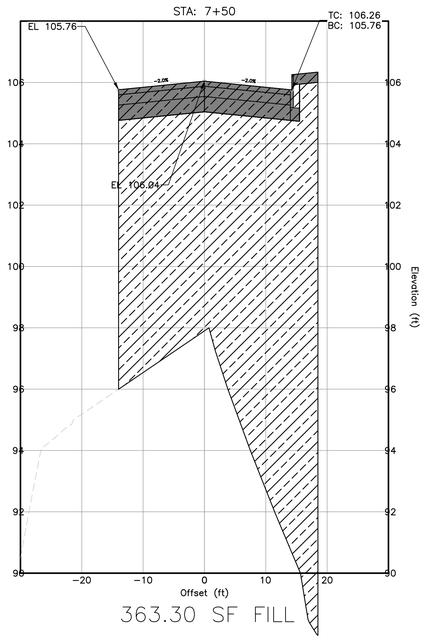
307.65 SF FILL



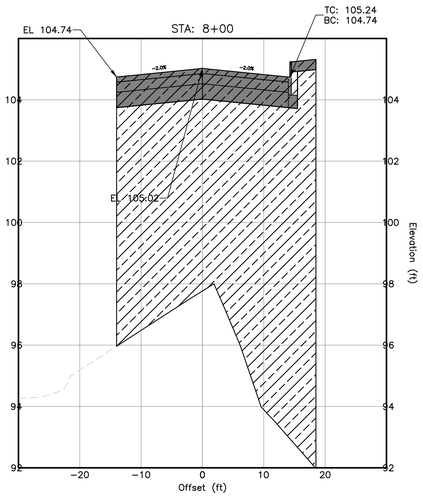
331.02 SF FILL



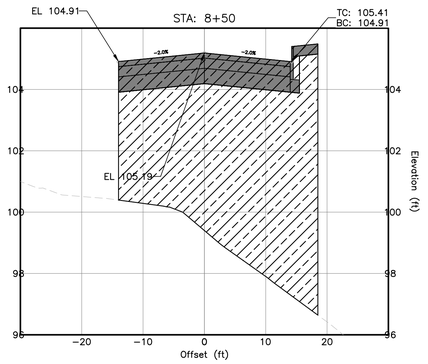
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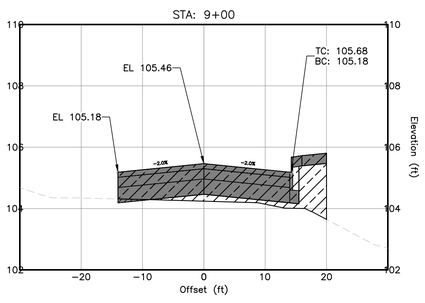
363.30 SF FILL



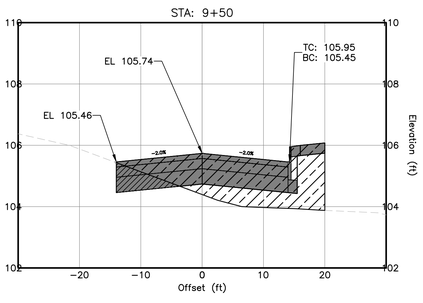
300.62 SF FILL



201.33 SF FILL



41.75 SF FILL



43.46 SF FILL
5.06 SF CUT

LEGEND

CUT

FILL

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

VERTICAL SCALE
2 0 1 2
(IN FEET)
1 inch = 2 ft.

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REV. NO.	DATE	DRWN	CHKD	REMARKS
1	12/18/25	CS	JJF	REVISED PER BOARD SECRETARY'S CHECKLIST COMPLETENESS LETTER

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
ROADWAY CROSS SECTIONS II
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

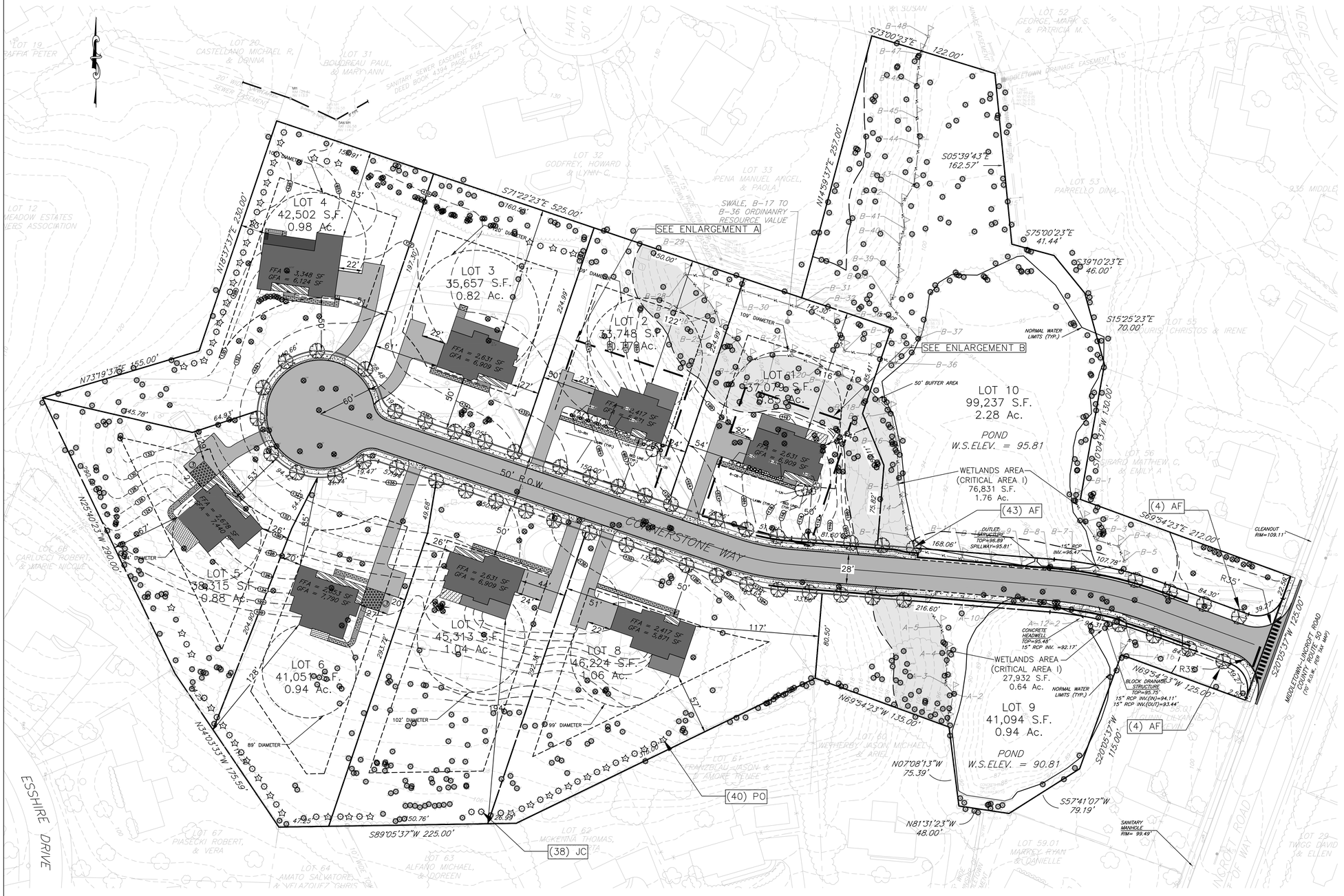
JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENCE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000
10/10/25
DATE

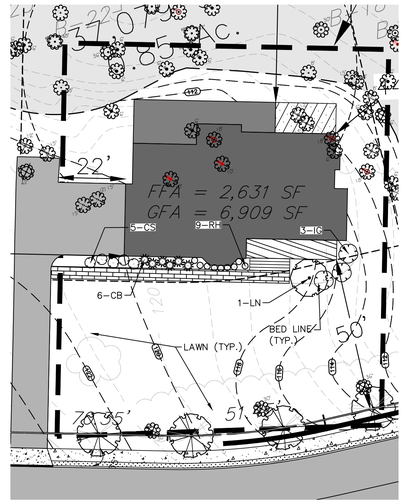
PROJECT NO. NNNJ-00010
DRAWING
CS-2
SHEET NO.
11 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_GRADING.dwg

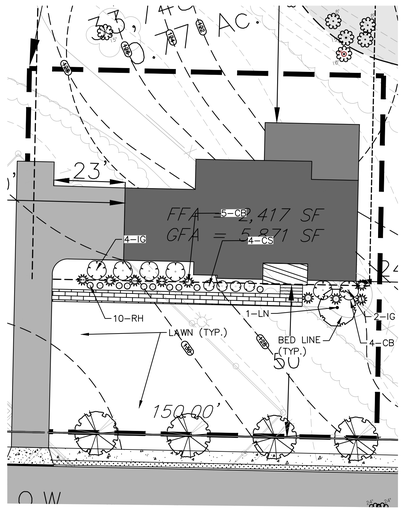
NOT FOR CONSTRUCTION

NOTES
1. SEE ENLARGEMENT A & B FOR AN EXAMPLE LANDSCAPING LAYOUT. EACH HOME OWNER SHALL ADOPT A LANDSCAPING LAYOUT AND HAVE IT APPROVED BY THE HOME OWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD.





ENLARGEMENT A



ENLARGEMENT B

LANDSCAPING SCHEDULE (SEE ENLARGEMENT A & B)

SYMBOL	NAME	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	LN	2	Lagerstroemia x 'Natchez' / Natchez Crape Myrtle	1" CAL.	B&B
SHRUBS					
	IG	9	Ilex glabra 'Shamrock' / Inkberry Holly	1.5'-2'	CONT.
	CS	9	Cornus sericea / RedTwig Dogwood	1.5'-2'	CONT.
GRASSES					
	CB	15	Calamagrostis brachytricha / Korean Feather Reed Grass	1'	CONT.
PERENNIALS					
	RH	19	Rudbeckia hirta / Black-Eyed Susan	#1	CONT.

LANDSCAPING PLAN

TREE PLAN SUMMARY TABLE

TREE SIZE (DBH)	EXISTING NUMBER OF TREES	EXISTING TREES TO BE REMOVED	REPLACEMENT TREES FOR EACH TREE REMOVED	NUMBER OF REPLACEMENT TREES (MIN. 2.5" CALIPER)
<6"	3	2	0	0
6"-7.9"	291	50	15%*	44
8"-15.9"	373	113	2	226
16"-18"	62	24	4	96
18.1"-21"	6	0	5	0
21.1"-24"	53	14	6	84
24.1"-27"	0	0	7	0
27.1"-31"	29	7	8	56
31.1"-37"	31	12	9	108
37.1"-41"	13	2	10	20
>41"	34	11	11	121
TOTAL	895	235		755

NOTE
* REPLACEMENT TREES FOR EACH TREE REMOVED SIZED GREATER THAN OR EQUAL TO 6" AND LESS THAN 8" ARE BASED ON THE PERCENTAGE OF THESE TREES REMOVED FROM THE ENTIRE SITE PER MIDDLETOWN ORDINANCE NO. 2024-3446.

PLANT-SCHEDULE(TREES)

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	QTY	REMARKS
	AF	Acer freemanii 'Armstrong' / Freeman Maple	2.5"-3"	45'-70'	51	TREE TO BE PLANTED
	PO	Picea omorika / Serbian Spruce	2.5"-3"	10'-30'	40	TREE TO BE PLANTED
	JC	Juniperus communis / Common Juniper	2.5"-3"	10'-20'	38	TREE TO BE PLANTED
			VAR.	VAR.	660	EX. TREE TO REMAIN
			VAR.	VAR.	235	EX. TREE TO BE REMOVED

EXISTING TOTAL TREES = 895
EXISTING TREES TO BE REMOVED = 235
EXISTING TREES TO REMAIN = 660
TREES TO BE PLANTED = 755
TOTAL TREES = 1,415

10 TREES PER ACRE REQUIRED PER MIDDLETOWN ECODE 540-622
SITE AREA = 11.829 AC
THEREFORE 119 TREES ARE REQUIRED FOR THE SITE AND 1,415 ARE PROPOSED/EXISTING

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	DRWN	CHKD	REMARKS
1	12/18/25	CJP	STA	REVISED PER BOARD SECRETARY'S CHECKLIST COMPLETENESS LETTER

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PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
MAGNOLIA OAKS
LANDSCAPING PLAN
TAX MAP SHEET 219 + 230
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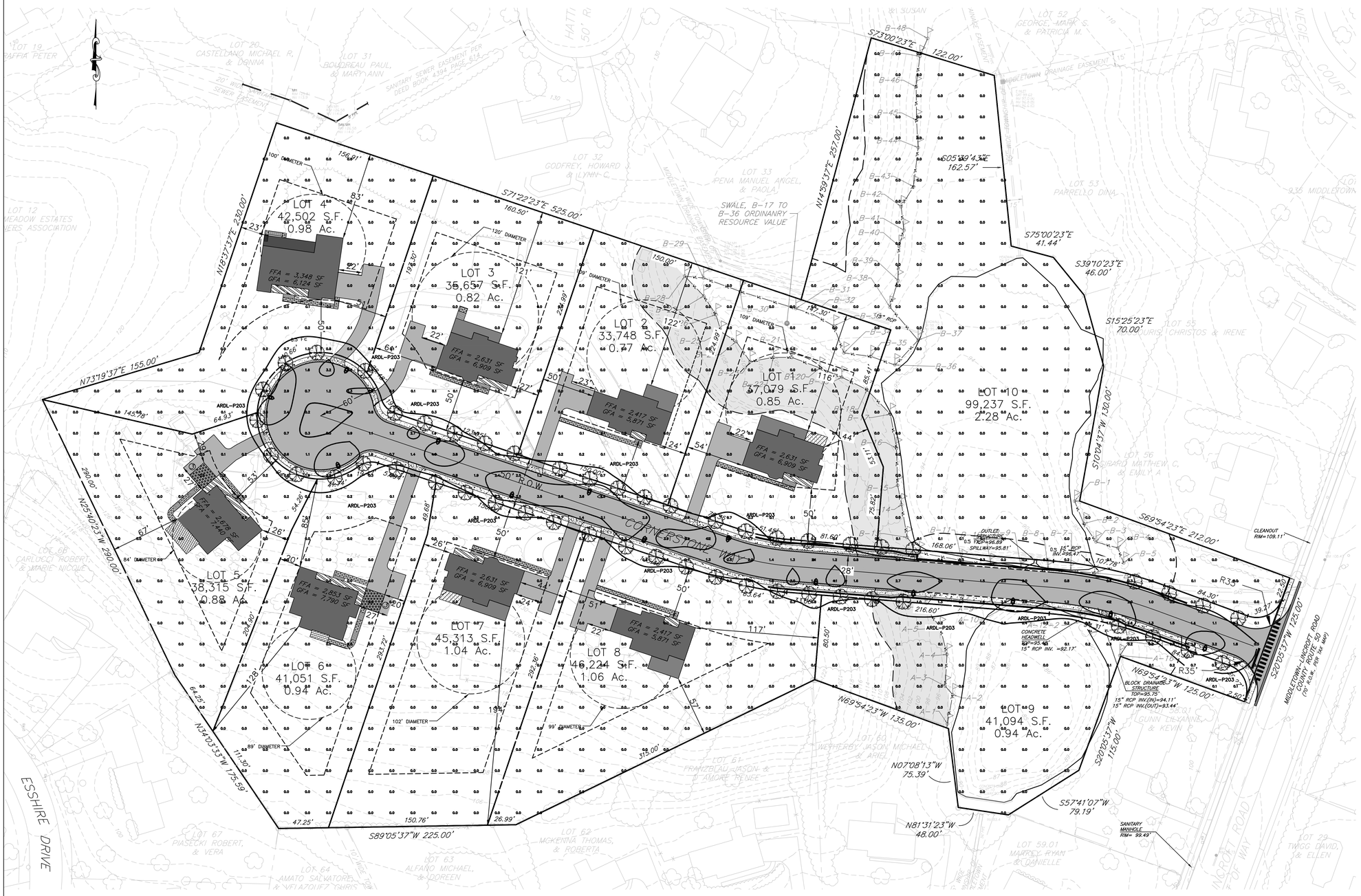
JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
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10/10/2025
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PROJECT NO. NNNJ-00010
DRAWING
LS
SHEET NO.
12 OF **18**

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NOT FOR CONSTRUCTION



LIGHTING PLAN

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Filename	Lamp Output	LLF	Wattage	Mounting AFG (FT)
	ARDL-P203	13	American Electric	American Revolution Deluxe LED Series ARDL	ARDL-P203-XXXXX 40K-R3-PY.ies	8,172	1.00	90	16

Calculation Summary				
CalcType	**Units**	**Avg**	**Max**	**Min**
Illuminance	Fc	0.22	4.30	0.00

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

American Revolution Deluxe LED
Series ARDL

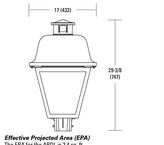
PRODUCT OVERVIEW



Applications:

Roadways
Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ARDL is 2.4 sq. ft.
Fixture weight = 39lbs.
Shown with SCC cupola option. Reference page 3 for detail on cupola options

Features:

OPTICAL

Producing between 3,200-14,400 lumens, the ARDL family replaces up to 250W HID luminaires with optimal performance and visual comfort in a variety of applications.

Silicone optics provide superior optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution.

IP66 proven workhorse LED light engine in 16 different output packages.

Available in color temperature choices of 2700K, 3000K and 4000K, all at a 70 CRI minimum

Silicon optics provide crisp, well defined lighting distributions in four (4) distinct light distribution options; Type II, Type III, Type IV, and Type V

Acrylic or Polycarbonate panel lenses available

ELECTRICAL

LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Saves an expected of 40-60% over comparable HID luminaires.

Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA (standard) or 20kV/10kA protection.

Luminaire available with either a 0-10v dimmable driver or DALI D4i driver. Luminaire is continuous and step dimming capable via AO option or other installed controls.

XVOLT tank driver option for protection against dropped neutrals and other power quality issues.

MECHANICAL

Die-cast aluminum housing, engineered for sturdy lifelong performance complete with die-cast aluminum hood featuring a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access.

Standard paint finish is smooth semi-gloss.

Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.

CONTROLS

The Acuity designed ANSI 7-pin receptacle is available, which supports traditional locking style photocontrols such as the Extreme long-life solid-state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

The DC Connect option is a factory embedded low voltage dusk to dawn photocontrol that increases longevity vs. line voltage controls and also eliminates the need to separately inventory controls.

The Local Connect option provides a simple means to collect luminaire attribute data, asset location information and execute point-to-point on/off/dim commands via secure Bluetooth link using smartphone platforms.

Cell Connect is an embedded network photocontrol with cellular communication. It provides digital switching, precise dimming, and revenue grade metrology. Cell Connect leverage D4i drivers to communicate real-time data to USInfo, a cloud-based asset management system.

Additionally, it can be equipped with sensor-ready technology to support Zhaga standard sensors enabling smart city solutions utilizing long range network nodes to enable remote monitoring and control.

Variety of cupola options to accommodate nearly any node on the market in an aesthetic shroud.

STANDARDS

Rated from -40°C up to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with all applicable ANSI C136 standards

Government Procurement
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Note: Specifications subject to change without notice.
American Revolution Deluxe LED Series - ARDL

AEL American Electric Lighting

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DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
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PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
LIGHTING PLAN
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

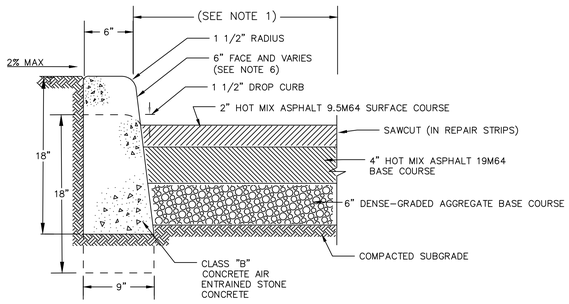
OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
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STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000
10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
LI
SHEET NO.
13 OF 18

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_LIGHTING.dwg

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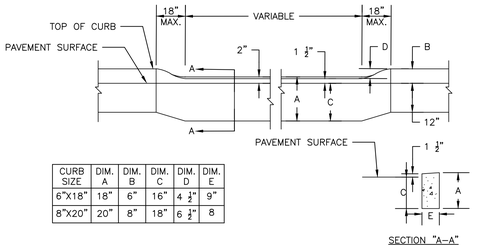


NOTES:
1) IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, A 2' WIDE PAVEMENT REPAIR STRIP SHALL BE CONSTRUCTED ALONG PROPOSED CURB. THE FOLLOWING ITEMS OF WORK WITHIN THE REPAIR STRIP ARE INCLUDED UNDER 6"X9"X18" CONCRETE VERTICAL CURB:
- SAWCUT
- CONCRETE CURING AND SEALING COMPOUND
- EXCAVATION, UNCLASSIFIED
- BACKFILL MATERIAL
- COMPACTED SUBGRADE
- DENSE-GRADED AGGREGATE BASE COURSE
- HOT MIX ASPHALT 19M64 BASE COURSE – REMOVAL OF MONOLITHIC CONCRETE CURB AND GUTTER (IF REQUIRED)

2) SPRINKLER HEADS TO BE RESET AND/OR RELOCATED, IF REQUIRED. COST TO BE INCLUDED IN THE CURB ITEM. IF TOPSOILING, 4" THICK, FERTILIZING AND SEEDING, TYPE A-3 AND STRAW MULCHING ARE SEPARATE PAY ITEMS, THEY SHALL BE PAID FOR SEPARATELY. OTHERWISE THEY SHALL BE INCLUDED IN THE CURB ITEM.
3) FOR 8" CURB FACE, CURB DEPTH SHALL BE INCREASED TO 20".
4) FULL CURB DEPTH SHALL BE MAINTAINED AT DROP CURBS.
5) 4" THICK, COARSE AGGREGATE SIZE NO. 57 SHALL BE CONSTRUCTED UNDERNEATH PROPOSED CURB IN WET FIELD CONDITIONS AS DIRECTED BY ENGINEER.
6) TOP OF CURB SHALL NOT BE SET HIGHER THAN ADJACENT EXISTING OR PROPOSED SIDEWALK UNDER ANY CONDITION.
7) ALL CONCRETE SURFACES SHALL BE TREATED WITH A CONCRETE CURING AND SEALING COMPOUND.

6"X9"X18" CONCRETE VERTICAL CURB

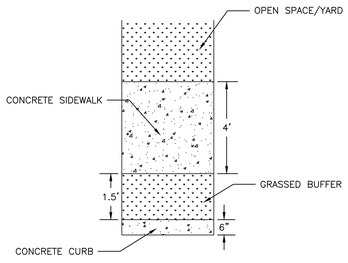
DETAIL A — NTS — CD-1



CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D	DIM. E
6"X18"	18"	6"	16"	4 1/2"	9"
8"X20"	20"	8"	18"	6 1/2"	8

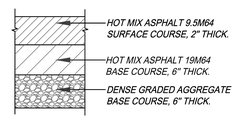
DEPRESSED CURB AT DRIVEWAY

DETAIL G — NTS — CD-1



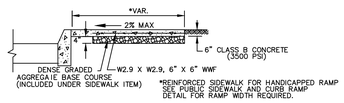
GRASSED BUFFER

DETAIL L — NTS — CD-1



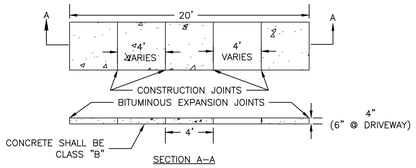
MONMOUTH COUNTY PAVEMENT REPAIR

DETAIL M — NTS — CD-1



CONCRETE DRIVEWAY, REINFORCED, 6" THICK

DETAIL B — NTS — CD-1



SECTION A–A

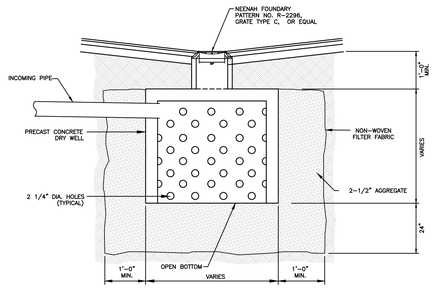
CONSTRUCTION NOTES:
1. A PREFORMED, BITUMINOUS EXPANSION JOINT ½" THICK, 4" WIDE, AND EXTENDED THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY TWENTY (20) FEET.
2. CONSTRUCTION JOINTS SHALL BE INSTALLED EVERY FOUR (4) FEET THE FULL WALK WIDTH. HOWEVER, WHERE SIDEWALK IS DISTINCTLY WIDER THAN 5 FEET, THE JOINT SPACING IS TO BE INCREASED TO PROVIDE APPROXIMATELY SQUARE CONCRETE SIDEWALK FLAGS BETWEEN JOINTS. CONSTRUCTION AND EXPANSION JOINT SPACING WHERE SIDEWALK ABUTS THE EXISTING SIDEWALK IN THE COUNTY RIGHT-OF-WAY SHALL MATCH THE EXISTING JOINT SPACING.
3. THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL. CONCRETE FINISHING WHERE THE SIDEWALK ABUTS THE EXISTING SIDEWALK IN THE COUNTY RIGHT-OF-WAY SHALL MATCH THE EXISTING CONCRETE FINISHING.
4. CONCRETE SIDEWALK THAT ABUT BUILDINGS SHALL PROVIDE A 6" TO 8" THICK HAUNCH FOR A WIDTH OF 6" TO 8".
5. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, CONSTRUCTION WHICH DOES NOT CONFORM TO THE TOLERANCES SPECIFIED (IE. WHICH EXCEEDS THE MAXIMUM OR IS LESS THAN THE MINIMUM) WILL BE REMOVED AND REPLACED WITHOUT COST TO THE OWNER.
6. CONCRETE FOR CURBS, SIDEWALKS, CURB RAMPS AND MONOLITHIC CURB RAMP CRADLES SHALL BE NJDOT CLASS B.
7. EXPANSION JOINTS WITH PREFORMED EXPANSION JOINT FILLER FOR CONCRETE (BITUMINOUS TYPE), SHALL BE PROVIDED AS FOLLOWS.

   3.1 ½" THICK AT LONGITUDINAL INTERVALS OF APPROXIMATELY TWENTY FEET (20') AND BETWEEN ALL SIDEWALK CURB RAMPS AND MONOLITHIC CURB RAMP CRADLES.

   3.2 ½" THICK BETWEEN CURB AND SIDEWALK, AROUND ALL STRUCTURES OR APPURTENANCES, SUCH AS MANHOLES, JUNCTION BOXES AND UTILITY POLES, AND ADJACENT TO ANY FIXED STRUCTURE.
8. EXPANSION JOINT MATERIAL SHALL BE TRIMMED AS TO BE SLIGHTLY BELOW THE SURFACE OF THE CONCRETE.
9. JOINT SEALER WHERE SHOWN OR REQUIRED SHALL CONFORM TO NJDOT SPECIFICATION 914. HOT-POURED JOINT SEALER SHALL CONFORM TO ASTM D 6690. COLD-APPLIED JOINT SEALER SHALL CONFORM TO ASTM D 5893, TYPE SL OR TYPE NS.
10. TOOLED JOINTS SHALL BE PROVIDED WITH A GROOVING TOOL SO AS TO DIVIDE THE CONCRETE SURFACE INTO BLOCKS AS CLOSELY APPROACHING A SQUARE AS PRACTICABLE. GROOVES SHALL BE CUT TO A DEPTH OF AT LEAST ¼ INCH AND SHALL BE FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF ¼ INCH.
11. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, EXPANSION AND TOOLED JOINTS IN CONCRETE SURFACES SHALL BE ALIGNED WITH JOINTS IN CURBS.
12. PUBLIC SIDEWALK CURB RAMPS, TURNING SPACES, BLENDED TRANSITIONS AND CLEAR SPACES WITHIN THE PEDESTRIAN ACCESS ROUTE SHALL NOT CONTAIN GRATINGS, COVERS, UTILITY BOXES OR SIMILAR OBSTRUCTION. OUTSIDE OF THE ABOVE AREAS, GRATINGS IN PUBLIC SIDEWALKS MAY HAVE OPENINGS NO GREATER THAN ½ INCH WIDE MEASURED PARALLEL TO DIRECTION OF TRAVEL.

CONCRETE SIDEWALK

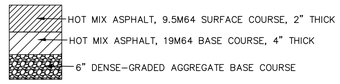
DETAIL H — NTS — CD-1



NOTES:
1. MAXIMUM OVERALL DEPTH IS VARIABLE.
2. STRUCTURE CAN BE CAST IN PLACE AS SPECIFIED OR PRECAST BOTTOM-LESS MANHOLE MAY BE USED.
3. A MINIMUM OF 12" OF CLEAN STONE TO SURROUND ENTIRE STRUCTURE
4. STRUCTURE WALLS TO BE PERFORATED ON ALL SIDES.

DRY WELL

DETAIL N — NTS — CD-1



PAVEMENT DETAIL

DETAIL C — NTS — CD-1

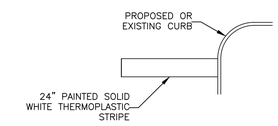


R1-1
30" x 30"
(5.5 S.F.)

NOTES:
1. DIMENSIONS, COLORS, AND DETAILS OF SIGNS AND SYMBOLS TO FOLLOW STANDARDS IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL SIGNS TO BE ASTM D 4956 TYPE III SHEETING.

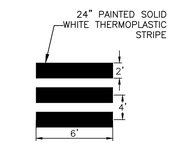
STOP SIGN

DETAIL D — NTS — CD-1



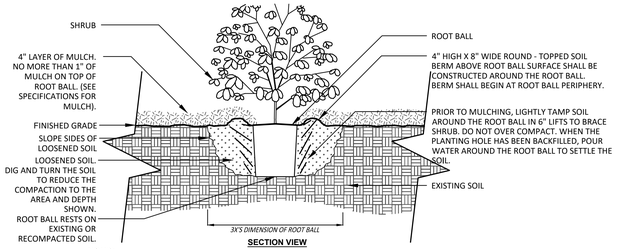
STOP BAR

DETAIL E — NTS — CD-1



CROSSWALK STRIPING

DETAIL F — NTS — CD-1

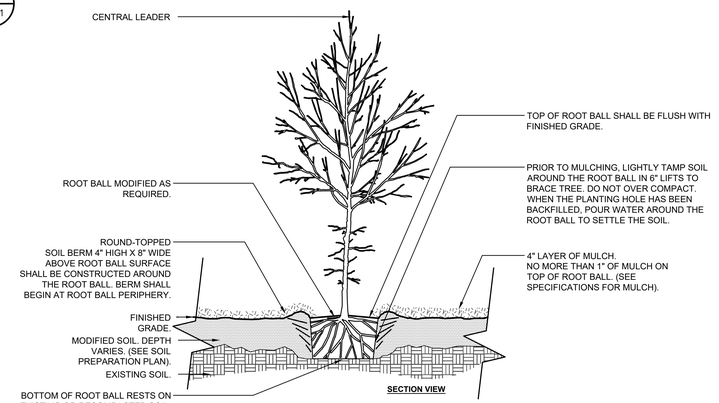


SECTION VIEW

NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

SHRUB PLANTING

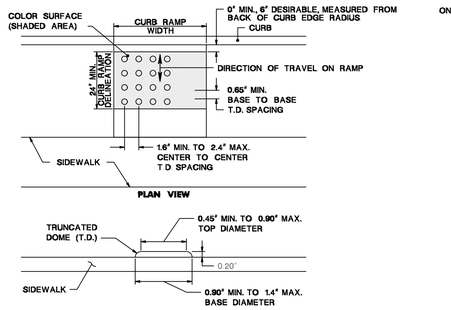
DETAIL I — NTS — CD-1

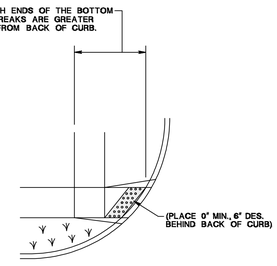


SECTION VIEW

TREE PLANTING

DETAIL J — NTS — CD-1





ALTERNATE TREATMENT
(SEE NOTE 1)

NOTES:
1. A STANDARD DETECTABLE WARNING (DWS) SURFACE IS NOT AVAILABLE TO FIT THIS APPLICATION, AND THEREFORE ONE WILL NEED TO BE CUSTOMIZED. THE DWS SHOULD COVER THE ENTIRE WIDTH OF THE RAMP. THE ROWS OF DOMES ON THE DWS SHOULD FOLLOW THE DIRECTION OF TRAVEL OF THE RAMP, SO PEDESTRIANS WHO USE MOBILE DEVICES CAN TRACK BETWEEN THE DOMES.

DETECTABLE WARNING SURFACE

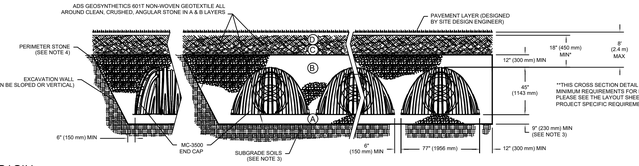
DETAIL K — NTS — CD-1

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
   CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



DETENTION BASIN

DETAIL O — NTS — CD-1

CONSTRUCTION DETAILS I

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURES

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
CONSTRUCTION DETAILS I
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

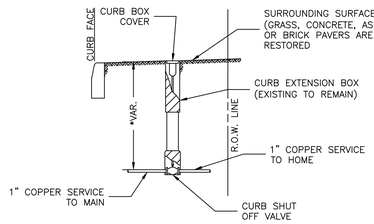
JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000
10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
CD-1
SHEET NO.
14 OF 18

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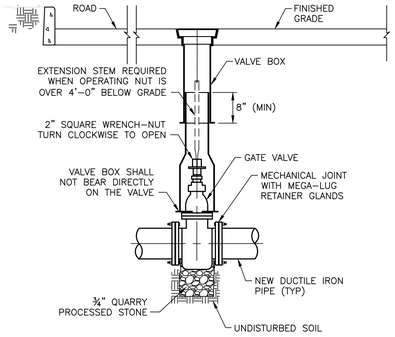
NOT FOR CONSTRUCTION

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 – project\Plans\NNNJ-00010_DETAILS.dwg



WATER SERVICE CONNECTION

DETAIL A — NTS — CD-2

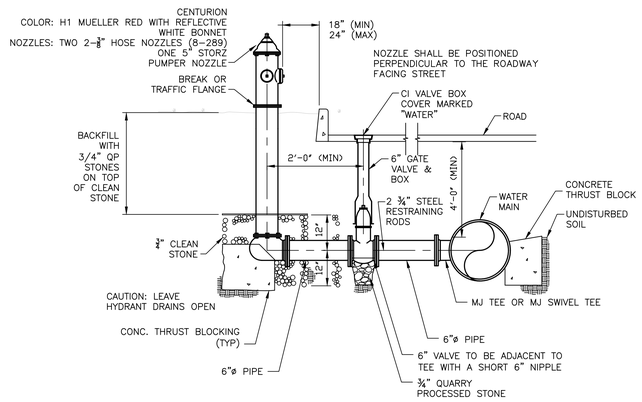


GATE VALVE INSTALLATION NOTES:

1. GATE VALVE SHALL OPEN RIGHT (CLOCKWISE).

VALVE INSTALLATION

DETAIL B — NTS — CD-2

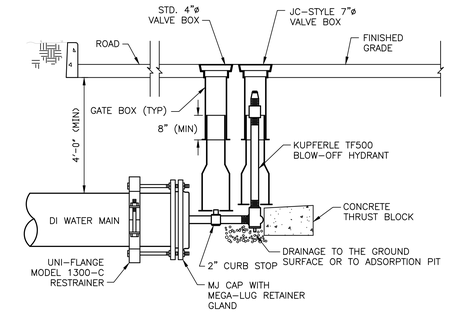


GATE VALVE, VALVE BOX, AND FIRE HYDRANT NOTES:

1. IF GROUND WATER IS FOUND TO BE WITHIN 7FT OF THE GROUND SURFACE, THEN:
   A. HYDRANT DRAINS SHOULD BE PLUGGED. WHEN THE DRAINS ARE PLUGGED THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER.
   B. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE.
   C. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY SEWERS, STORM SEWERS, OR STORM DRAINS.
2. INSTALL CLEAN STONE AROUND THE HYDRANT BASE. WEEP HOLES AT BASE SHALL NOT BE BLOCKED.
3. HYDRANT SHALL HAVE 6" MJ SHOES, 1-7/32" PENTAGON OPERATING NUTS AND CAP NUTS THAT OPEN RIGHT.
4. FINAL LOCATION OF NEW FIRE HYDRANTS WILL BE DETERMINED BY OWNER AND ENGINEER DURING CONSTRUCTION.

GATE VALVE, VALVE BOX AND FIRE HYDRANT

DETAIL C — NTS — CD-2

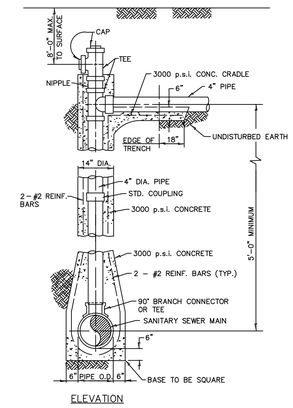


BLOW-OFF HYDRANT NOTE:

HYDRANTS SHALL BE 3'-6" BURY AND WILL OPERATE BY THE USE OF A PORTABLE TOP STOCK WHICH WILL COUPLE TO THE HYDRANT AT OR NEAR THE GROUNDLINE. EACH HYDRANT SHALL BE INSTALLED UNDERGROUND IN A 5-1/4" ADJUSTABLE GATE BOX AND HAVE A BRASS THREAD PROTECTOR IN PLACE WHEN NOT IN USE. BRASS THREAD PROTECTOR WILL HAVE A 2" SQUARE NUT AS MANUFACTURED BY KUPFERLE FOUNDRY, ST. LOUIS, MO, TF500, OR APPROVED EQUAL.

BLOW-OFF

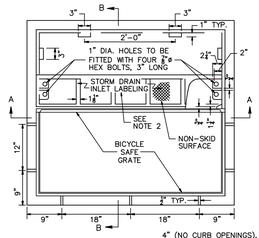
DETAIL D — NTS — CD-2



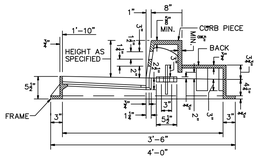
ELEVATION

DEEP HOUSE SANITARY LATERAL CONNECTION

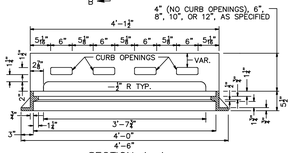
DETAIL E — NTS — CD-2



SECTION B-B



SECTION B-B

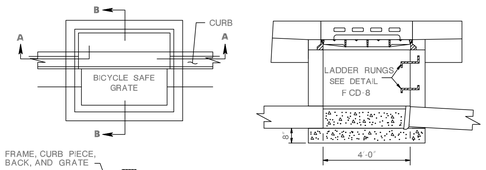


SECTION A-A

NOTES:

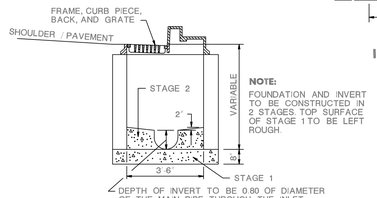
1. INLET FRAME AND BICYCLE SAFE GRATE SHALL BE CAMPBELL FOUNDRY COMPANY PATTERN NO. 2618 WITH A TYPE 'N' CURB PIECE, OR APPROVED EQUAL, UNLESS NOTED OTHERWISE.
2. THE CLEAR SPACE IN THE CURB OPENING OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS TWO OR MORE CLEAR SPACES, MUST HAVE AN AREA OF NO MORE THAN SEVEN (7.0) SQUARE INCHES, OR BE NO GREATER THAN TWO (2.0) INCHES ACROSS THE SMALLEST DIMENSION.
3. STORM DRAIN INLET LABEL TO READ "NO DUMPING, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE RE. INCLUDE FISH LOGOS ON BOTH SIDES OF THE LABEL.

FRAME AND GRATE



SECTION A-A

INLET TYPE B

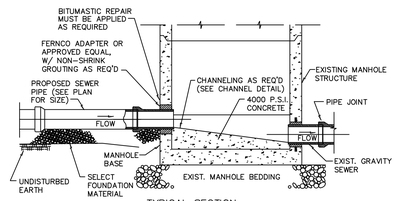


SECTION B-B

STRUCTURE

TYPE "B" INLET

DETAIL F — NTS — CD-2



TYPICAL SECTION

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPERATION OF THE EXISTING SEWERS CONNECTED TO THE EXISTING MANHOLE. AT NO TIME SHALL THE CONSTRUCTION OF THE NEW SEWER MAIN IMPEDE THE OPERATION OF THE EXISTING SANITARY SEWERS.
2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW INTO EXISTING SEWER.

   PIPE SHALL BE SEALED USING FERNCO MANHOLE ADAPTERS OR EQUAL, AND NON-SHRINK GROUT.

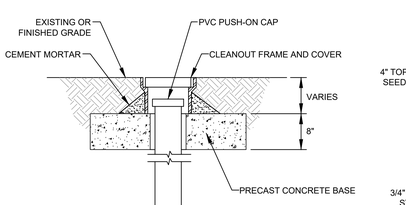
   EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE A GOOD, SOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH.

   ALL LOOSE CONCRETE, RUST OF REINFORCING RODS, AND OTHER FOREIGN MATERIALS SHALL BE REMOVED AND THE CAVITY CLEANED WITH WATER OR AIR UNDER PRESSURE, AS NECESSARY. APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE.

   THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 P.S.I.
3. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.

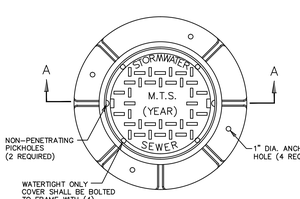
SEWER CONNECTION TO EXISTING MANHOLE DETAIL

DETAIL G — NTS — CD-2



SANITARY CLEANOUT

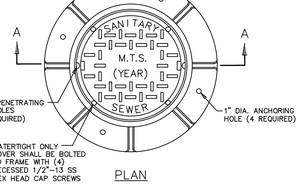
DETAIL H — NTS — CD-2



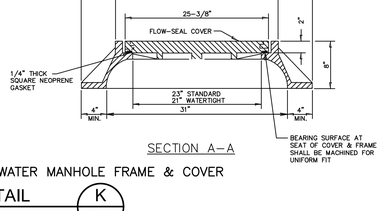
PLAN

NOTES:

1. STANDARD MANHOLE FRAME AND COVER SHALL BE PATTERN NO. 1202B W/ FLOW-SEAL COVER AS MANUFACTURED BY THE CAMPBELL FOUNDRY CO., OR APPROVED EQUAL.
   WATERTIGHT MANHOLE FRAME & COVER SHALL BE PATTERN 1202B- MODIFIED AS MANUFACTURED BY THE CAMPBELL FOUNDRY CO. OR APPROVED EQUAL.
2. MANHOLE FRAMES AND COVERS TO BE HEAVY DUTY, CONFORMING TO A.S.T.M. SPECIFICATION A-48 CLASS 30-B WITHOUT SHOP COAT OF ASPHALTIC PITCH, AND SHALL BE DESIGNED FOR AASHTO H520-44 HIGHWAY LOADING.
3. IN EASEMENTS AND REMOTE AREAS, WATERTIGHT COVERS AND FRAMES MUST BE PROVIDED.



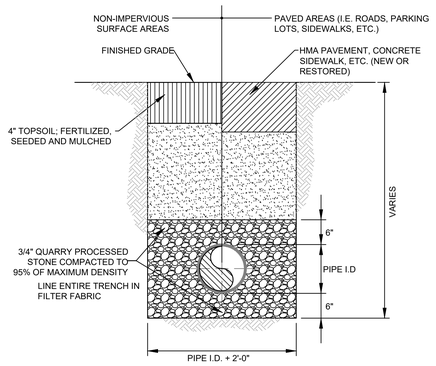
PLAN



SECTION A-A

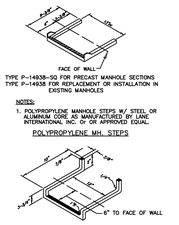
SANITARY & STORMWATER MANHOLE FRAME & COVER

DETAIL K — NTS — CD-2

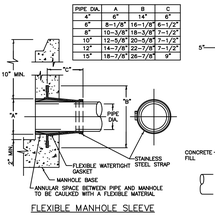


PIPE BEDDING

DETAIL I — NTS — CD-2

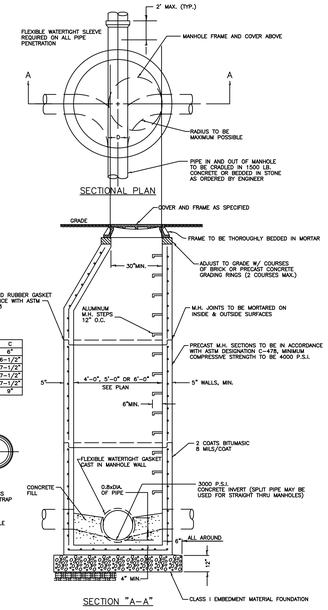


M.H. STEPS



PIPE DIA.	A	B	C
4"	6"	14"	6"
8"	8-1/8"	16-1/8"	6-1/2"
8"	10-3/8"	18-3/8"	7-1/2"
10"	12-5/8"	20-5/8"	7-1/2"
12"	14-7/8"	22-7/8"	7-1/2"
15"	18-7/8"	26-7/8"	9"

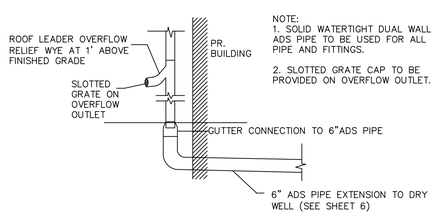
FLEXIBLE MANHOLE SLEEVE



SECTION "A-A"

SANITARY AND STORMWATER MANHOLE

DETAIL L — NTS — CD-2



NOTE:
1. SOLID WATERTIGHT DUAL WALL ADS PIPE TO BE USED FOR ALL PIPE AND FITTINGS.

2. SLOTTED GRATE CAP TO BE PROVIDED ON OVERFLOW OUTLET.

ROOF LEADER CONNECTION

DETAIL J — NTS — CD-2

CONSTRUCTION DETAILS II

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
CONSTRUCTION DETAILS II
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENCE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000

10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
CD-2
SHEET NO.
15 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 – project\Plans\NNNJ-00010_DETAILS.dwg

NOT FOR CONSTRUCTION

A SESC-3 SEDIMENT CONTROL FENCE TO BE PLACED ALONG LOD

E SESC-3 TOPSOIL STOCKPILE

D SESC-3 STABILIZED CONSTRUCTION ENTRANCE

LOT 4
42,502 S.F.
0.98 Ac.

LOT 3
35,657 S.F.
0.82 Ac.

LOT 2
33,748 S.F.
0.77 Ac.

LOT 1
37,079 S.F.
0.85 Ac.

LOT 10
99,237 S.F.
2.28 Ac.

POND
W.S.ELEV. = 95.81

LOT 5
38,315 S.F.
0.88 Ac.

LOT 6
41,051 S.F.
0.94 Ac.

LOT 7
45,313 S.F.
1.04 Ac.

LOT 8
46,224 S.F.
1.06 Ac.

LOT 9
41,094 S.F.
0.94 Ac.

POND
W.S.ELEV. = 90.81

WETLANDS AREA
(CRITICAL AREA I)
76,831 S.F.
1.76 Ac.

WETLANDS AREA
(CRITICAL AREA I)
27,932 S.F.
0.64 Ac.

TOTAL LIMIT OF DISTURBANCE = 7.00 AC

50' R.O.W.

CORNERSTONE WAY

TOPSOIL STOCKPILE

SWALE, B-17 TO B-36 ORDINANRY RESOURCE VALUE

50' BUFFER AREA

NORMAL WATER LIMITS (TYP.)

OUTLET STRUCTURE TOP=96.89' SPILLWAY=95.81'

15" RCP INV.=96.47'

CONCRETE HEADWELL TOP=95.48' 15" RCP INV. =92.17'

BLOCK DRAINAGE STRUCTURE TOP=95.75' 15" RCP INV.(IN)=94.11' 15" RCP INV.(OUT)=93.44'

CLEANOUT RIM=109.11'

SANITARY MANHOLE RIM= 99.49'

MIDDLETOWN DRAINAGE EASEMENT

SANITARY SEWER EASEMENT PER DEED BOOK 4394, PAGE 614

WATER EASEMENT

MIDDLETOWN-LINCROFT ROAD COUNTY ROUTE 50 (70' R.O.W. PER TAX MAP)

NECK COURT

HATTON ROAD

ESSHIRE DRIVE

LOT 19 PAFFIA PETER

LOT 20 CASTELLANO MICHAEL R. & DONNA

LOT 31 BOUDREAU PAUL & MARY ANN

LOT 32 GODFREY, HOWARD & LYNN C.

LOT 33 PENA MANUEL ANGEL & PAOLA

LOT 52 GEORGE MARK S. & PATRICIA M.

LOT 53 PARRELLO DINA

LOT 55 CHRISTOS & IRENE

LOT 56 BOARD MATTHEW C. & EMILY A

LOT 12 MEADOW ESTATES OWNERS ASSOCIATION

LOT 68 CARLUCCI ROBERT & MARIE NICOLE

LOT 67 PIASECKI ROBERT & VERA

LOT 64 AMATO SALVATORE & VELAZQUEZ CHRIS

LOT 63 ALFANO MICHAEL & DOREEN

LOT 62 MCKENNA THOMAS & ROBERTA

LOT 61 FRANZBLAU JASON & D'AMORE RENEE

LOT 60 WETHERBY JASON MICHAEL & ARIEL

LOT 59.01 MARKEY RYAN & DANIELLE

LOT 29 TWOG DAVID & ELLEN

LOT GUNN DEANNE & KEVIN

SOIL EROSION & SEDIMENT CONTROL PLAN

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
SESC-1
SHEET NO.
16 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_SESC.dwg

NOT FOR CONSTRUCTION

STANDARD FOR
TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

Definition

Establishment of temporary vegetative cover on soils exposed for periods of two to 6 months which are not being graded, not under active construction or not scheduled for permanent seeding within 60 days.

Purpose

To temporarily stabilize the soil and reduce damage from wind and water erosion until permanent stabilization is accomplished.

Water Quality Enhancement

Provides temporary protection against the impacts of wind and rain, slows the overland movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.

Where Applicable

On exposed soils that have the potential for causing off-site environmental damage.

Methods and Materials

I. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, p. 19-1.

B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and water-ways. See Standards 11 through 42.

C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

II. Seedbed Preparation

A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. 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 insoluble nitrogen unless a soil test indicates otherwise. Apply limestone per soil testing. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.

B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonably uniform seedbed is prepared.

C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled as above.

D. Soils high on sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.

III. Seeding

A. Select seed from recommendations in Table.

SEED SELECTION	SEEDING RATES 1/ (pounds)		OPTIMUM SEEDING DATE 2/ Based on Plant Hardiness Zone 3/			OPTIMUM SEED DEPTH 4/ (inches)
	Per Acre	Per 1,000 Sq. Ft.	ZONE 5	ZONE 6	ZONE 7	
COOL SEASON GRASSES						
Perennial ryegrass	100	1.0	3/15-6/1 8/1-9/15	3/1-5/15 8/15-10/1	2/15-5/1 8/15-10/15	0.5
Spring Oats	86	2.0	3/15-6/1 8/1-9/15	3/1-5/15 8/15-10/1	2/15-5/1 8/15-10/15	1.0
Winter Barley	96	2.2	8/1-9/15	8/15-10/1	8/15-10/15	1.0
Annual ryegrass	100	1.0	3/15-6/1 8/1-9/15	3/1-6/1 8/1-9/15	2/15-5/1 8/15-10/15	0.5
Winter Cereal Rye	112	2.8	8/1-11/1	8/1-11/15	8/1-12/15	1.0
WARM SEASON GRASSES						
Pearl millet	20	0.5	6/1-8/1	5/15-8/15	5/1-9/1	1.0
Millet (German or Hungarian)	30	0.7	6/1-8/1	5/15-8/15	5/1-9/1	1.0

1. Seeding rate for warm season grass, shall be adjusted to reflect the amount of Pure Line Seed (PLS) as determined by a germination test result. No adjustment is required for cool season grasses.
2. May be planted throughout summer if soil moisture is adequate or can be irrigated
3. Plant Hardiness Zone (see below)
4. Twice the depth for sandy soils

Zone 5b (-10 to -15) Portions of Sussex and Warren Counties

Zone 6a (-5 to -10) Portions of Sussex, Warren, Passaic, Morris, Somerset and Hunterdon counties.

Zone 6b (0 to -5) Portions of Bergen, Camden, Essex and Gloucester, Hunterdon, Mercer, Middlesex, Hudson, Monmouth, Ocean, Burington, Morris, Passaic, Somerset, Union, Atlantic, Cumberland, and Cape May counties.

Zone 7a (5 to 0) Portions of Camden, Gloucester, Salem, Cumberland, Cape May, Atlantic, Burlington, Ocean, and Monmouth counties.

Zone 7b (10 to 5) Portions of Cape May, Atlantic, Ocean and Monmouth counties.

B. Conventional Seeding – Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, 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 soil.

C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation 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 hydroseeder following seeding. (also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.

D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seeding emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

IV. Mulching

Mulching is required on all seeding. Mulch will insure 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 compliance with this mulching requirement.

A. Straw or Hay. Unrotted small grain straw, hay free of seeds, or salt hay to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application. Spread mulch uniformly by hand or mechanically so that approximately 95% of the soil surface will be 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.

1. 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 cris-cross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Nettings – Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
3. 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 and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.
4. Liquid Mulch-Binders – May be used to anchor salt hay or straw mulches.
   a. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance.
   b. 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 membranred networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.
      (2) Synthetic binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

B. Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 ponds per acre (or as recommended by the project manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

C. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or desirable.

Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

STANDARD FOR
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Definition

Establishment of permanent vegatative cover on exposed soils where perennial vegetation is needed for long term protection.

Purpose

To permanently stabilize the soil, assuring conservation of soil and water, and to enhance the environment.

Water Quality Enhancement

Slows the over-land movement of stormwater runoff,increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveya nces.

Where Applicable

On exposed soils that have a potential for causing off-site environmental damage.

Methods and Materials

I. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading.

B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.

C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure . A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with Standard for Topsoiling.

D. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways.

Seedbed Preparation

A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seed-bed preparation and repeat another one-half the rate application of the same fertilizer within 3 to 5 weeks after seeding.

B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

C. 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 seedbed preparation. See standard for Management of High Acid Producing Soils.

II. Seeding

A. Use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. The recommended seed mixture is as follows: Fine Fescue (Blend) 45 lbs. per acre ,10 lbs per 1000 sq. ft., Hard Fescue 20 lbs. per acre .50 lbs per 1,000 sq. ft. Chewing Fescue 5 lbs per .10 lbs per 1,000 sq. ft., Tall fescue 265 lbs. per acre or 6 lbs. per 1,000 sq. Ft : Perennial ryegrass (blend) 20 lbs. per acre or .5 lbs. per 1,000 sq. Ft : Turf type tall fescue 350 lbs per acre 8 lbs per 1,000 sq. ft. : Hard fescue 130 lbs. per acre or 3 lbs. per 1,000 sq. Ft : Chewing fescue 45 lbs. per acre or 1 lbs. per 1,000 sq. Ft : Strong Creeping red fescue 45 lbs. per acre or 1 lbs. per 1,000 sq. Ft : Perennial ryegrass 10 lbs. per acre or .25 lbs. per 1,000 sq. Ft Optimal planting period 3/1-4/30 or 8/15-10/15. Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested

1. 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 coverage with the specified seed mixture for the seeded area and mowed once.
2. Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85o 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.
3. Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 85oF. Many grasses become active at 65oF. 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.

B. Conventional Seeding – Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked 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 soil.

C. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seeding emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

D. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation 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 hydroseeder following seeding. Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.

IV. Mulching

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 compliance with this mulching requirement.

A. Straw or Hay. Unrotted small grain straw, hay free of seeds, or salt hay to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application – Spread uniformly by hand mechanically so that approximately 85% of the soil surface will be 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 should 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.

1. 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.
2. Mulch Nettings – Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
3. 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 and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.
4. Liquid Mulch-Binders – May be used to anchor salt hay or straw mulches.
   a. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance.
   b. 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 membranred networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.
      (2) Synthetic binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

B. Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no rowth or germination inhibiting materials, used at the rate of 1,500 poun per acre (or as recommen d by the product manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with the seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

C. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or desirable.

Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

V. Irrigation (where feasible)

If soil moisture is deficient, and mulch is not used, supply new seedings with adequate water (a minimum of 1/4 inch twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

VI. Topdressing

Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A – Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists in the soil to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross nitrogen deficiency in the turf is ameliorated.

VII. Establishing Permanent Vegetative Stabilization

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rate is required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. This rate applies to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once.

STANDARD
FOR
STABILIZATION WITH MULCH ONLY

Definition

Stabilizing exposed soils with non-vegetative materials exposed for periods longer than 14 days

Purpose

To protect exposed soil surfaces from erosion damage and to reduce offsite environmental damage.

Water Quality Enhancement

Provides temporary mechanical protectionagainst wind or rainfall induced soil erosion until permanent vegitative cover may be established.

Where Applicable

This practice is applicable to areas subject to erosion, where the season and other conditions may not be suitable for growing an erosion-resistant cover or where stabilization is needed for a short period until more suitable protection can be applied.

Method and Materials

1. Site Preparation
   A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading
   B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.
2. Protective Materials
   A. Unrotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly at 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the soil cannot be seen below the mulch.
   B. Synthetic or organic soil stabilizers may be used under siutable conditions and in quanlyities 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 a hydroseeder.
   D. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.
   E. Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.
   F. Gravel, crush stone, or slag at the rate of 9 cubic yards per 1,000 sq. ft. applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (ASTM C-33) is recommended.
3. Mulch anchoring should be accomplished immeadiately after placement of hay or straw mulch to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area and steepness of slopes.
   A. Peg and Drive – Drive 8 to 10 inch peg 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 cris-cross and square pattern. Secure twine around each peg with two or more round turns.
   B. Mulch nettings – Staple paper, cotton, amd plastic nettings over mulch. Use a epradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and 300 feet long.
   C. Crimper Mulch Anchoring Coulter Tool – A tractor-drawn implement espeially desinged to punch and anchor mulch into the soil surface. This practice affords maximum erosion control, but its use is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.
   D. Liquid Mulch – Binders
      1. Application should be havier at edge where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance.
      2. Use one of the following:
         a. Organic and Vegitable Based Binbers – Naturally occuring, powder based hydrophilic material that mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect of impede growth of turfgrass. Vegetable based gels shall be applied at rates and weather conditions recommendedby the manufacturer.
         b. Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATESOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12"OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24"WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BEREQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

STANDARD FOR TOPSOILING

DEFINITION

TOPSOILING ENTAILS THE DISTRIBUTION OF SUITABLE QUALITY SOIL ON AREAS TO BE VEGETATED.

PURPOSE

TO IMPROVE THE SOIL MEDIUM FOR PLANT ESTABLISHMENT AND MAINTENANCE.

WATER QUALITY ENHANCEMENT

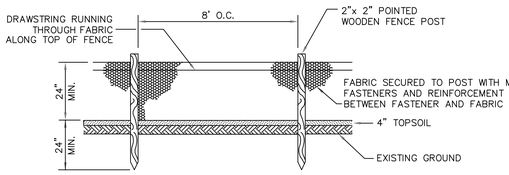
GROWTH AND ESTABLISHMENT OF A VIGOROUS VEGETATIVE COVER IS FACILITATED BY TOPSOIL, PREVENTING SOIL LOSS BY WIND AND RAIN OFFSITE AND INTO STREAMS AND OTHER STORMWATER CONVEYANCES.

WHERE APPLICABLE

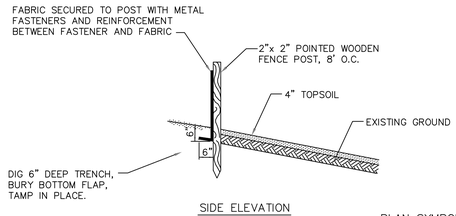
TOPSOIL SHALL BE USED WHERE SOILS ARE TO BE DISTURBED AND WILL BE REVEGETATED.

METHODS AND MATERIALS

1. MATERIALS
   A. TOPSOIL SHOULD BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH.SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
   B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
2. STRIPPING AND STOCKPILING
   A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
   B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5.
   D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   F. STOCKPILES SHALL BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION.WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
3. SITE PREPARATION
   A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE
   B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.
   C. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
   D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 19-1.
   E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNE



FRONT ELEVATION



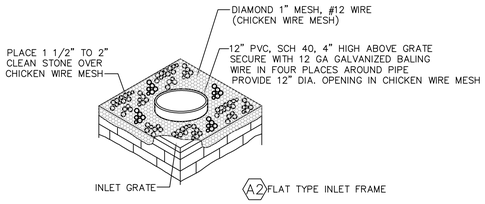
SIDE ELEVATION

PLAN SYMBOL C1

SEDIMENT CONTROL FENCE

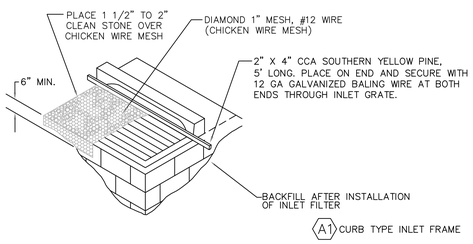
DETAIL A

NTS SESC-3



GENERAL NOTES:

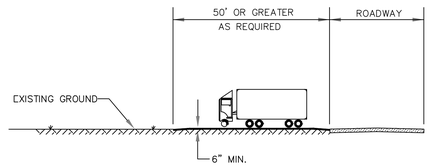
1. CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM.
2. FILTER FABRIC, WOOD PIECE OR PVC PIPE TO BE REMOVED AFTER PAVING OR FINAL GRADING AND ESTABLISHMENT OF VEGETATION.

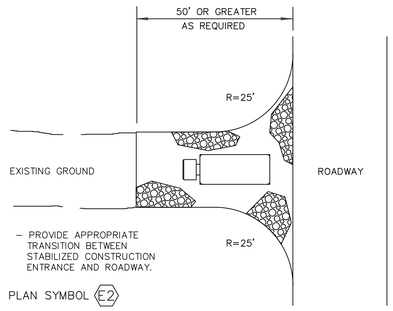


INLET FILTER PROTECTION

DETAIL B

NTS SESC-3





PLAN SYMBOL E2

Stone Size – Use ASTM C–33, size No. 2 (2 ½ to 1 ½ in) or 3 (2 to 1 in). Use clean crushed angular stone. Crushed concrete of similar size may be substituted but will require more frequent upgrading and maintenance.

Table 29–1: Lengths of Construction Exits on Sloping Roadbeds

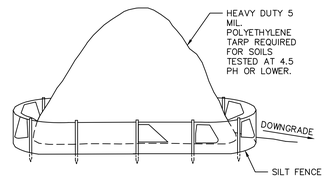
Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 Feet	100 Feet
2 to 5%	100 Feet	200 Feet
> 5%	Entire surface stabilized with Hot Mix Asphalt Base Course, Mix 1–2	

1. As prescribed by local ordinance or other governing authority.

STABILIZED CONSTRUCTION ENTRANCE

DETAIL D

NTS SESC-3



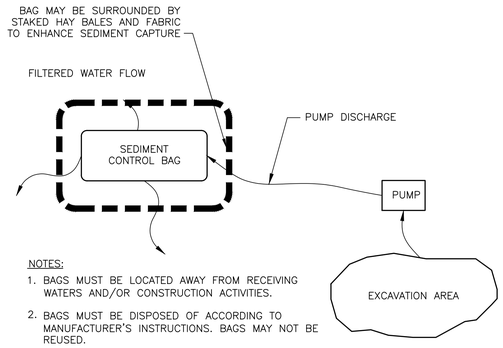
NOTES:

1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE

DETAIL E

NTS SESC-3



NOTES:

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

SEDIMENT CONTROL BAG FOR DEWATERING

DETAIL C

NTS SESC-3

PROPOSED CONSTRUCTION SEQUENCE — APPROX. DURATION:

1. APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION & SEDIMENT CONTROL. — 2 DAYS
2. CLEARING OF THE SITE (INCLUDING DEMOLITION OF STRUCTURES). — 45 DAYS
3. TEMPORARY STABILIZATION OF AREAS INITIALLY DISTURBED. STABILIZATION TO BE ACCOMPLISHED BY USE OF TEMPORARY SEEDING AND/OR STRAW MULCHING OR EQUIVALENT MATERIAL AT A RATE OF TWO TONS PER ACRE, ACCORDING TO STATE STANDARDS. — 1 DAYS
4. CONSTRUCT BUILDINGS AND RELATED APPURTENANCES. — 300 DAYS
5. INSTALLATION OF CURB, SIDEWALK, UTILITIES AND OTHER MATERIALS FOR ROADWAY CONSTRUCTION. — 65 DAYS
6. INSTALLATION OF TOPSOILING, FERTILIZING, SEEDING, AND MULCHING. — 14 DAYS
7. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL DEVICES AFTER ESTABLISHED VEGETATIVE GROWTH HAS OCCURRED. — 3 DAYS

THE TOTAL ESTIMATED TIME OF CONSTRUCTION IS 430 DAYS*

* NOTE: PROPOSED CONSTRUCTION SEQUENCE IS PROVIDED FOR SOIL CONSERVATION DISTRICT USE ONLY.

TOTAL PROJECT DISTURBED AREA = 7.00 ACRES
NO LAND DISTURBING CONSTRUCTION ACTIVITIES ARE TO OCCUR OUTSIDE THE INDICATED LIMITS OF DISTURBANCE.

SOIL EROSION & SEDIMENT CONTROL DETAILS

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
SESC DETAILS
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000

10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
SESC-3
SHEET NO.
18 OF **18**

FILE NAME: n:\neuro-inclusive neighborhoods of nj\nnnj-00010 – project\Plans\NNNJ-00010_SESC.dwg

NOT FOR CONSTRUCTION

SCHEDULE - ABBREVIATIONS	
ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ACP	ACOUSTIC CEILING PANEL
ADDL	ADDITIONAL
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
B	
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BM	BEAM
C	
[	CHANNEL
CC	CENTER TO CENTER
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
D	
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
E	
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENT	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR
G	
GL	GLASS OR GLAZING
GYP BD	GYPSUM BOARD
H	
HC	HANDICAP(PED)
HDW	HARDWARE
HM	HOLLOW METAL
HT/HGT	HEIGHT
I	
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
IN	INCH(ES)
INSUL	INSULATION
INT	INTERIOR

SCHEDULE - ABBREVIATIONS	
ABB	DESCRIPTION
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAV	LAVATORY
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NSPC	NATIONAL STANDARD PLUMBING CODE
NTS	NOT TO SCALE
NUM	NUMBER
O	
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PLB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PTD	PAINTED
Q	
QTY	QUANTITY
R	
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
REF	REFER / REFERENCE
RF	ROOF
RFG	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
S	
S	SOUTH
SCHD	SCHEDULE
SF	SQUARE FOOT
SIM	SIMILAR
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
SYS	SYSTEM
T	
T/	TOP OF
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WIN	WINDOW

GENERAL ADMINISTRATIVE NOTES:

1. THIS CONTRUCTION PLAN SET PROVIDES BUILDING DETAILS FOR A RESIDENTIAL RENOVATION OR NEW HOME PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
3. REFER TO ADDITIONAL PROJECT SPECIFIC NOTES CALLED OUT ON OTHER SHEETS FOR ADDITIONAL INFORMATION.
4. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY DELAY THE PROGRESS OF THE WORK.
5. NO CHANGE ORDERS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE OWNER IN ADVANCE.
6. THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT AND THE OWNER, PARTIAL WAIVERS OF LIEN FOR EACH AND EVERY INVOLVED SUBCONTRACTOR AND SUB-SUBCONTRACTOR EACH MONTH, AS A PREREQUISITE FOR EACH MONTHLY PROJECT PROGRESS PAYMENT.
7. SUBMITTALS: ALL PRODUCT SUBMISSIONS AND SHOP DRAWINGS SHALL BE FORWARDED TO THE OWNER AND ARCHITECT FOR APPROVAL.
8. ALL CORRESPONDENCE WILL BE VIA THE OWNER, UNLESS OTHERWISE SPECIFIED IN WRITING.



IDD HOME DESIGN

BLOCK 990, LOT 57 - Lot #5 (BOYS)

911 Middletown Road
Middletown, NJ 07748

OWNER / DEVELOPER / APPLICANT:

NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY, LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 4870
(248) 703-4653

PLAT SUBMISSION
10/03/2025

LIST OF DRAWINGS			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	REV DATE
A0.0	COVER SHEET, ABBREVIATIONS & GENERAL NOTES		
A1.0	BASEMENT PLAN		
A1.1	1ST FLOOR PLAN		
A1.2	2ND FLOOR PLAN		
A1.3	HOME ELEVATIONS		
A9.0	BASEMENT FLOOR AXON		
A9.1	FIRST FLOOR AXON		
A9.2	SECOND FLOOR AXON		

PROJECT GENERAL NOTES.

1. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE PROVIDED TO INDICATE DESIGN INTENT ONLY. LARGE-SCALE DETAILS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS - THE CONTRACTOR SHALL REQUEST NECESSARY DIMENSIONS NOT SHOWN ON THE DRAWINGS FROM THE ARCHITECT.
3. NOT ALL SPECIFICATIONS LISTED ARE RELEVANT TO THIS PROJECT, GC TO COORDINATE GENERAL SPECIFICATIONS WITH PROJECT SCOPE OF WORK. PLEASE NOTIFY ARCHITECT OF DISCREPANCIES.
4. NO DEVIATIONS FROM THESE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH. ALL DOORS AND WINDOWS IN WALL OPENINGS ARE DIMENSIONED TO THE CENTER OF THE WINDOW OR DOOR.
6. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
7. MINOR DETAILS, LIKE BRACING, BRIDGING, GROUNDS, ETC NOT ON THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR
8. COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH WORK.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS AND EXACT LOCATIONS AND DIMENSIONS OF UTILITY ENTRANCE LOCATIONS SHALL BE PER THE SITE DRAWINGS. CONTRACTOR SHALL REQUEST ARCHITECT TO PROVIDE ADDITIONAL DIMENSIONS AS NECESSARY WHERE NONE ARE PROVIDED BY THE DRAWINGS, SPECIFICATIONS, OR PER MANUFACTURER'S RECOMMENDATIONS.
10. DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION - THE CONTRACTOR SHALL SUPERVISE CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE ALL APPLICABLE SAFETY REGULATIONS TO BE FOLLOWED STRICTLY.
11. ALL WORK RELATED TO THE NEW INSTALLATION OF COMPONENTS SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
12. ALL WORK MATERIALS AND METHODS SHALL CONFORM TO ALL APPLICABLE CODES OR ORDINANCES - THE CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK.
13. ALL REQUESTS FOR INFORMATION PROMPTED BY THE BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND THE BUILDING INSPECTORS FIELD REPORT TO ENSURE AN ACCURATE AND TIMELY RESPONSE

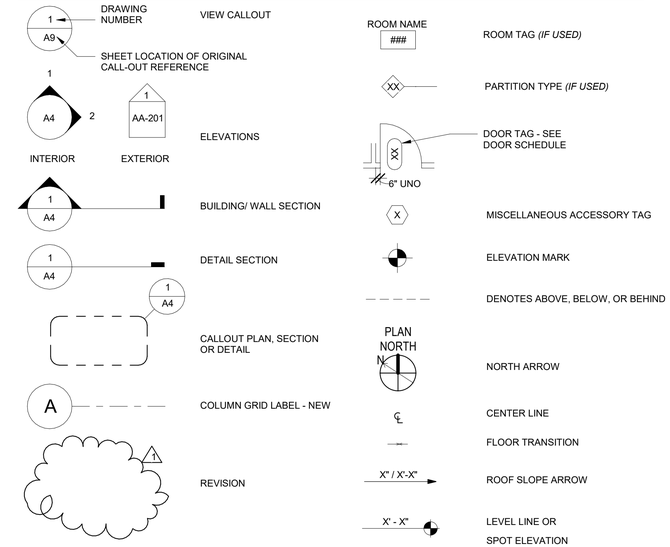
THE GENERAL CONTRACTOR SHALL:

1. COORDINATE THE WORK OF ALL TRADES AND THE OWNER'S REQUIREMENTS FOR ALL THE WORK INDICATED IN THESE CONTRACT DOCUMENTS AND ASSUME FINAL RESPONSIBILITY FOR ALL CONSTRUCTION COORDINATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK OF THE SUB-CONTRACTORS ALONG WITH THE DELIVERY AND INSTALLATION OF ITEMS BEING PROVIDED AND INSTALLED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS INCLUDED IN THESE CONTRACT DOCUMENTS - SOME ITEMS IN THESE DOCUMENTS MAY REQUIRE LONG LEAD TIMES OR SPECIAL COORDINATION. SUBSTITUTIONS WILL NOT BE ALLOWED FOR MATERIAL NOT ORDERED IN A TIMELY FASHION.
3. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIT AND FINISH OF ALL COMPONENTS OF THE PROJECT.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE AT ALL TIMES FOR THE SAFETY CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS REQUIRED BY ANY AGENCY HAVING JURISDICTION THE ARCHITECT'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. COORDINATE ALL WORK WITH OWNER'S TELEPHONE SYSTEM, INTERNET AND CABLE PROVIDER.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE HOME, BUILDING OR BUILDINGS THROUGHOUT THE PROJECT TO FINAL COMPLETION AND OWNER'S ACCEPTANCE.
7. VERIFY REQUIREMENTS FOR FIRE EXTINGUISHER LOCATIONS AND INSTALLATION, PER REQUIREMENTS OF THE LOCAL FIRE MARSHALL.
8. PERFORM ALL WORK SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROTECT ALL MONUMENTS, IRON PINS AND PROPERTY CORNERS DURING CONSTRUCTION.
10. CONFIRM ALL CONSTRUCTION COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
11. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND GRADE CONDITIONS, (BOTH NEW AND EXISTING) REPORTING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY PHASE OF THE WORK.
12. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION - ALL CONFLICTS AND/OR DISCREPANCIES SHALL BE NOTED AND SENT TO THE ARCHITECT WITH AT LEAST TEN CALENDAR DAYS TO REVIEW PRIOR TO STARTING THAT PORTION OF THE WORK IN ORDER TO AVOID PROJECT DELAYS.
13. CONTRACTOR SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION PRIOR TO INSTALLATION OF CONSTRUCTION.
14. CONTRACTOR SHALL PREPARE ALL WALLS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
15. STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL THE PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION.
16. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
17. CONTRACTOR SHALL COMPLY WITH ALL SITE, CIVIL SOIL EROSION MEASURES IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIREMENTS.

PROJECT REQUIREMENTS:

1. THE GENERAL CONTRACTOR SHALL HAVE AT LEAST SEVEN (7) YEARS EXPERIENCE IN PROJECTS OF SIMILAR SCOPE.
2. THE WORK INDICATED IN THESE DOCUMENTS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF NEW JERSEY.
3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY AND OSHA REGULATIONS IN THE PERFORMANCE OF THE WORK INDICATED IN THESE DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY, AND LOCAL PERMITS AND APPROVALS TO PERFORM THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
5. THE GENERAL CONTRACTOR AND THE GC'S SUBCONTRACTORS SHALL BE PROPERLY LICENSED TO PERFORM WORK IN NEW JERSEY.
6. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL INSURANCE AND BONDS AS REQUIRED BY THE OWNER.
8. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS, ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES AND REQUIREMENTS, AND OWNER'S REQUIREMENTS.

SYMBOLS



WOOD FRAMING NOTES:

-ROUGH CARPENTRY SHALL CONFORM TO THE PRESCRIPTIVE STANDARDS IN THE CURRENT IRC AS WELL AS THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST VERSION, AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. IN THE CASE OF CONFLICTS BETWEEN THESE PUBLICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

-DIMENSIONS AND SIZES OF FRAMING SHOWN ON PLANS BASED ON PRELIMINARY SIZING AND LAYOUT. VERIFY ALL FRAMING MEMBER DIMENSIONS, SIZES, QUANTITIES, AND LOCATIONS BASED ON ACTUAL FIELD CONDITIONS TO REFLECT VARIATIONS IN EXISTING FRAMING SIZES AND LOCATION, WALL LAYOUT, REQUIRED ROUGH OPENINGS, EXISTING COLUMN / BEARING WALL LOCATIONS, ETC. AND MAKE THE NECESSARY REVISIONS.

-ALL FRAMING SHALL FOLLOW ALL RECOMMENDATIONS IN THE 2015 ED. WFCM GUIDE (WOOD FRAME CONSTRUCTION IN HIGH WIND AREAS) FOR 120 MPH EXPOSURE B.

-G.C. TO ENSURE THAT ALL COLUMN POINT LOADS AND BEARING WALLS HAVE A CONTINUOUS LOAD PATH FROM POINT OF ORIGIN TO FOUNDATION.

-INTERIOR WALL DIMENSIONS WILL BE DICTATED BY THE LOCATION OF THE LOAD BEARING COLUMNS AND WALLS BELOW. REPORT ALL DISCREPANCIES TO THE ARCHITECT IN WRITING FOR APPROVAL BEFORE PROCEEDING.

-DOUBLE FRAMING MEMBERS UNDER ALL PARALLEL PARTITIONS, BATHROOM SHOWERS AND TUBS, AND ALL EQUIPMENT.

-ALL STRUCTURE THAT IS NOT LABELED SHALL FOLLOW THE SIZING AS NOTED. TYPICALLY THE EXTERIOR AND INTERIOR WINDOW AND DOOR HEADERS ARE (2) 2X12 AT OPENINGS > 6' WIDE OR (2) 2X10 AT OPENINGS < 6' WIDE OR AS INDICATED ON PLANS

- PROVIDE 1 BASE PLATE AND 2 TOP PLATES AT ALL WALLS, ALL FLOOR JOISTS ARE AS PER PLAN.

- INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.

- ENTIRE HOME TO RECEIVE WEATHER BARRIER WRAP INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

- 2X10 MINIMUM #2 DOUGLAS FIR LEDGER BOARD SHALL BE CONNECTED TO EXISTING RIM BOARD WITH 1/2" DIAMETER BY 4" LONG MINIMUM GALVANIZED LAG SCREWS AT 6" OC STAGGERED TOP AND BOTTOM; MAINTAIN 2" FROM TOP AND BOTTOM TO CENTER OF SCREW.

-PROVIDE 2X12 OR 1 1/4" TIMBERSTRAND LSL RIM BOARDS AT ALL EXTERIOR RIM JOIST LOCATIONS.

-ALTERNATE OR SUBSTITUTED FLOOR AND ROOF FRAMING SYSTEMS ARE TO BE DESIGNED FOR APPROPRIATE LOADS AND SPANS AS DICTATED IN THE GENERAL NOTES. CONTRACTOR TO SUPPLY ALL SPECIFICATIONS, SHOP DRAWINGS AND LAYOUT DRAWINGS TO LOCAL CODE OFFICIAL AND ARCHITECT PRIOR TO ORDERING MATERIALS.

-FOLLOW MANUFACTURES DETAILS FOR ALL ENGINEERED LUMBER FRAMING SYSTEMS. PROVIDE OWNER / ARCHITECT ALL CONNECTION INSTALLATION CUT SHEETS - INCLUDING BUT NOT LIMITED TO: CANTILEVERS, BEARING POINTS, WEB STIFFENERS, SQUASH BLOCKS, NAIL PATTERNS, AND ALL ENG. TO ENG. CONNECTIONS.

-MAINTAIN 2" CLEAR FROM WOOD FRAMING TO MASONRY AS REQ'D BY BUILDING CODE.

-LUMBER SHALL BE AIR OR KILN DRIED WITH A MOISTURE CONTENT LESS THAN 15%. LUMBER SHALL BE FREE OF LARGE KNOTS, CHECKS, SPLITS, OR OTHER DEFECTS THAT MAY JEOPARDIZE DEVELOPED STRENGTH OF THE COMPLETED ASSEMBLY.

-DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER. LUMBER USED AS STUDS (VERTICAL APPLICATIONS ONLY) SHALL BE PERMITTED TO BE NO. 3 OR STUD GRADE.

-SET JOISTS WITH NATURAL CAMBER UP.

-GLUE ALL SHEATHING USING CONTINUOUS BEADS OF CONSTRUCTION ADHESIVE ON ALL SUPPORTING MEMBERS. WALL AND ROOF SHEATHING SHALL BE INSTALLED USING ADHESIVE COATED NAILS. FLOOR SHEATHING SHALL BE INSTALLED USING SCREWS. SHEATHING SHALL BE AS FOLLOWS, OR AN EQUAL PRODUCT THAT PROVIDES EQUIVALENT STRENGTH, DURABILITY, AND SPAN RATINGS.

EXTERIOR WALL	1/2" APA-RATED 24/0 CDX PLYWOOD
FLOOR	3/4" ADVANTECH T&G UNDERLAYMENT
ROOF	1/2" APA-RATED 32/16 CDX PLYWOOD

-WALLS SHALL BE FRAMED WITH 2x4" OR 2"X6" LUMBER @ 16" O.C. UNLESS OTHERWISE NOTED. FOR BEARING WALLS THAT ARE NOT CONTINUOUSLY SHEATHED ON ONE SIDE, PROVIDE SOLID BLOCKING AT INTERVALS NOT TO EXCEED 4 FEET.

-INSTALL DOUBLE JOISTS UNDER INTERIOR WALLS WHERE WALLS ARE PARALLEL TO JOISTS.

-INTERIOR AND EXTERIOR HEADERS SHALL BE BUILT UP (DOUBLE) 2" NOMINAL THICKNESS DIMENSIONAL LUMBER, SIZED IN ACCORDANCE WITH IRC, UNLESS OTHERWISE NOTED ON PLANS. WHERE HEADERS ARE BUILT FROM 2" NOMINAL THICKNESS LUMBER, PROVIDE 1/2" PLYWOOD SPACER TO ENSURE HEADER IS SAME THICKNESS AS WALL FRAMING.

-PROVIDE SOLID WOOD BRIDGING FOR FLOOR JOIST SPANS EXCEEDING 8 FEET. INSTALL BRIDGING SUCH THAT MAXIMUM SPACE BETWEEN BRIDGING IS 4 FEET.

-WOOD IN CONTACT WITH MASONRY OR CEMENT SHALL BE PRESSURE TREATED. PROVIDE SILL FOAM SEALER BETWEEN MASONRY AND SILL PLATES. FLOOR JOISTS WITHIN 18" OF FINISHED GRADE SHALL BE PRESSURE TREATED.

-PROVIDE FIRE STOPPING AT ALL WALLS AND FLOORS AS NEEDED PER IRC.

-HIP RAFTERS, VALLEY RAFTERS, AND ROOF RIDGES SHALL BE LVL MEMBERS OF ONE SIZE LARGER THAN RAFTERS, UNLESS OTHERWISE NOTED.

-PROVIDE BOTH RIDGE STRAPS AND COLLAR TIES IN UPPER 1/3 OF ROOF FOR EACH PAIR OF OPPOSING ROOF RAFTERS.

-WHERE CUTS/NOTCHES, ETC. ARE MADE IN FRAMING MEMBERS IN ACCORDANCE WITH IRC, REINFORCE CUT AREAS WITH MATERIAL OF EQUIVALENT STRENGTH.

-PROVIDE APPROVED FRAMING HANGERS, ANCHORS ETC. FOR ALL RAFTER/JOIST CONNECTIONS TO FLUSH BEAMS, HEADERS, AND GIRDERS. GC TO CONFIRM LOCAL CODE FOR SPECIAL STRAPS, HURRICANE CLIPS, ETC. REQUIREMENTS. ALL HANGERS TO BE "SIMPSON" OR EQUAL.

-TRUSSES SHALL BE DESIGNED AS COMPLETE ASSEMBLY. TRUSS DESIGN DRAWINGS SHOWING DESIGN LOADS, REQUIRED BLOCKING AND BRACING, AND REACTIONS SHALL BE PROVIDED IN ADVANCE OF STARTING FRAMING WORK. TRUSS DESIGN DRAWINGS SHALL BE SIGNED AND SEALED BY AN ENGINEER WHO IS LICENSED TO PRACTICE IN THE STATE OF NJ.

-MATERIAL PROPERTIES FOR ENGINEERED LUMBER SHALL MEET/EXCEED THE FOLLOWING SPECIFICATIONS. FASTEN BUILT-UP LVL BEAMS AS PER MANUFACTURER INSTRUCTIONS. I-JOISTS SHALL BE TRUSJOIST TJI230 BY WEYERHAEUSER OR APPROVED EQUAL.

-NAILS: ALL SHEATHING NAILS SHALL BE COMMON NAILS; ALL FRAMING NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

-GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.

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No.	Description	Date

IDD HOME DESIGN - LOT #5 (BOYS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

COVER SHEET, ABBREVIATIONS & GENERAL NOTES

SHEET NAME

As indicated

SCALE

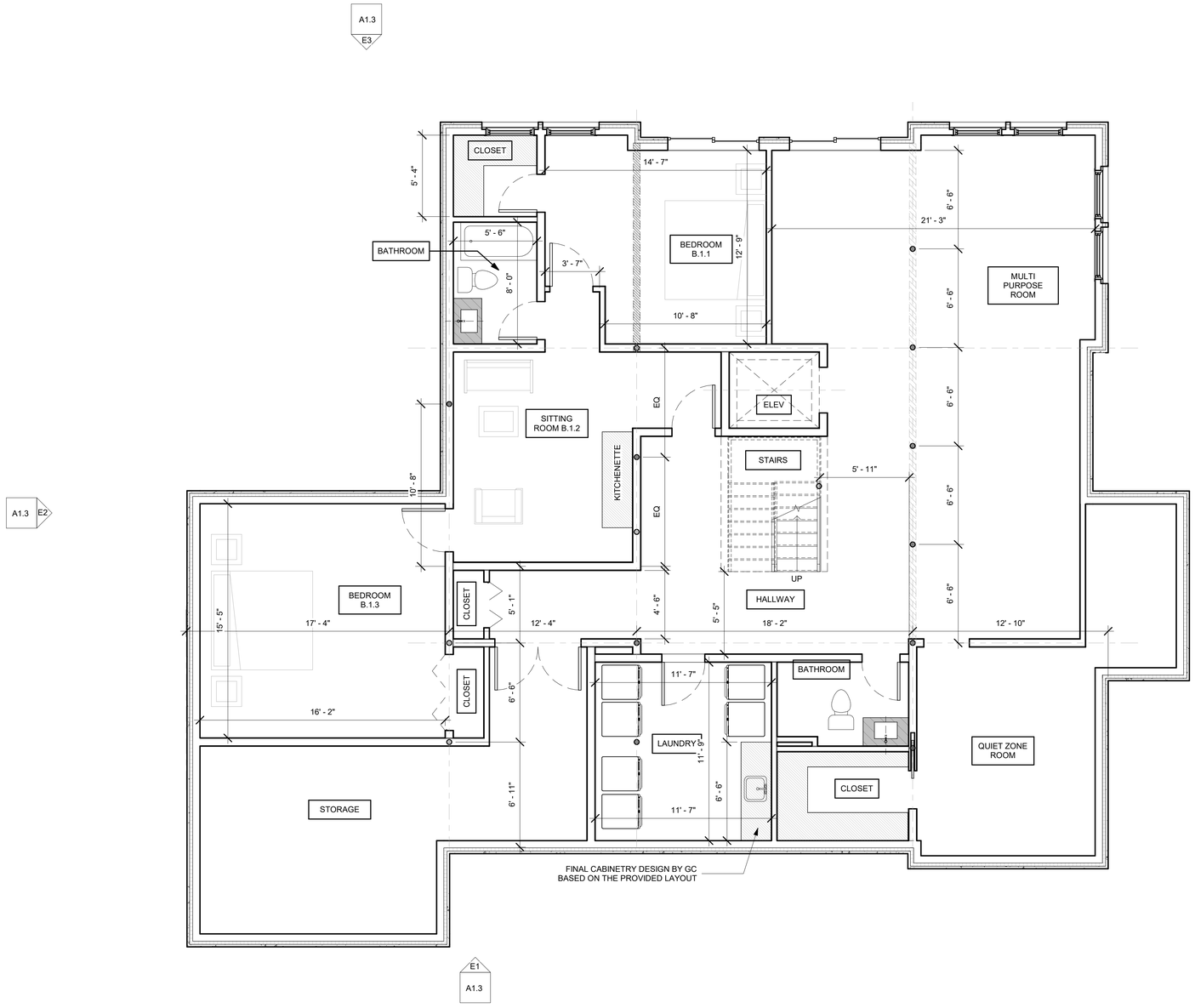
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PROJECT NUMBER

A0.0

SHEET NO.

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1 BASEMENT PLAN
1/4" = 1'-0"

IDD BOYS - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,678 SQFT
FIRST FLOOR AREA	= 2,678 SQFT
SECOND FLOOR AREA	= 2,084 SQFT

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SEAL

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BLOCK 990, LOT 57

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BASEMENT PLAN

SHEET NAME

1/4" = 1'-0"

SCALE

IDD-B-HOME-001-2025

PROJECT NUMBER

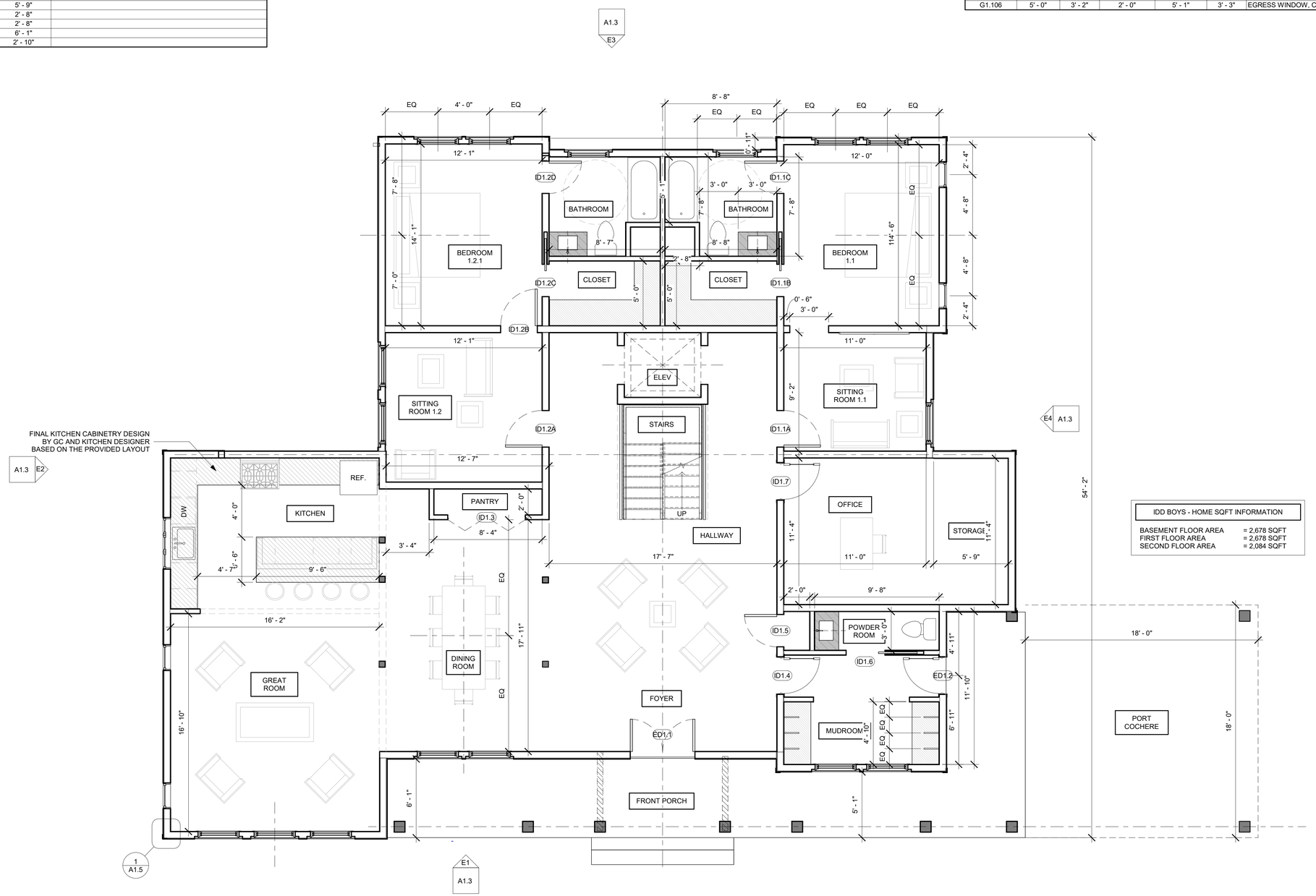
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SHEET NO.

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DOOR SCHEDULE - FIRST FLOOR					
#	HEIGHT	WIDTH	RO HEIGHT	RO WIDTH	COMMENTS
ED1.1	7' - 0"	5' - 0"			ROUGH OPENING VIF, FINAL DOOR SELECTION BY OWNER
ED1.2	6' - 11 1/2"	2' - 11"	7' - 0"	3' - 0"	
ID1.1A	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.1B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID1.1C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.2A	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.2B	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.2C	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID1.2D	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.3	6' - 8"	6' - 0"	7' - 0"	6' - 1"	
ID1.4	6' - 11 1/2"	2' - 11"	7' - 0"	3' - 0"	
ID1.5	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.6	6' - 8"	3' - 0"	7' - 0"	3' - 1"	
ID1.7	6' - 11 1/2"	2' - 11"	7' - 0"	3' - 0"	
ID1.9	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.10	6' - 5"	2' - 6"	6' - 9"	2' - 8"	
ID1.16	6' - 8"	5' - 0"	6' - 9"	5' - 1"	
ID1.17	6' - 8"	3' - 0"	7' - 0"	3' - 2"	
ID1.18	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.71	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.76	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.77	6' - 8"	6' - 0"	6' - 9"	6' - 1"	
ID1.92	6' - 8"	5' - 8"	7' - 0"	5' - 9"	
ID1.105	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID1.107	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.110	6' - 8"	6' - 0"	6' - 9"	6' - 1"	
ID1.114	6' - 8"	2' - 10"	6' - 9"	2' - 10"	

WINDOW SCHEDULE - FIRST FLOOR						
#	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH	COMMENTS
1.10	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
1.11	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
1.12	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.4	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.16	5' - 0"	3' - 2"	2' - 6"	5' - 1"	3' - 3"	
G1.18	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.19	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.20	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
G1.22	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.42	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.43	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.65	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
G1.66	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
G1.67	4' - 0"	4' - 0"	3' - 6"	4' - 1"	4' - 1"	
G1.71	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.72	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.73	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.76	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.77	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.80	2' - 0"	2' - 0"	5' - 0"	2' - 1"	2' - 1"	
G1.81	2' - 0"	2' - 0"	5' - 0"	2' - 1"	2' - 1"	
G1.105	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.106	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12



6 1ST FLOOR PLAN
1/4" = 1'-0"

IDD BOYS - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,678 SQFT
FIRST FLOOR AREA	= 2,678 SQFT
SECOND FLOOR AREA	= 2,084 SQFT

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No.	Description	Date

IDD HOME DESIGN - LOT #5 (BOYS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

1ST FLOOR PLAN

SHEET NAME

1/4" = 1'-0"

SCALE

IDD-B-HOME-001-2025

PROJECT NUMBER

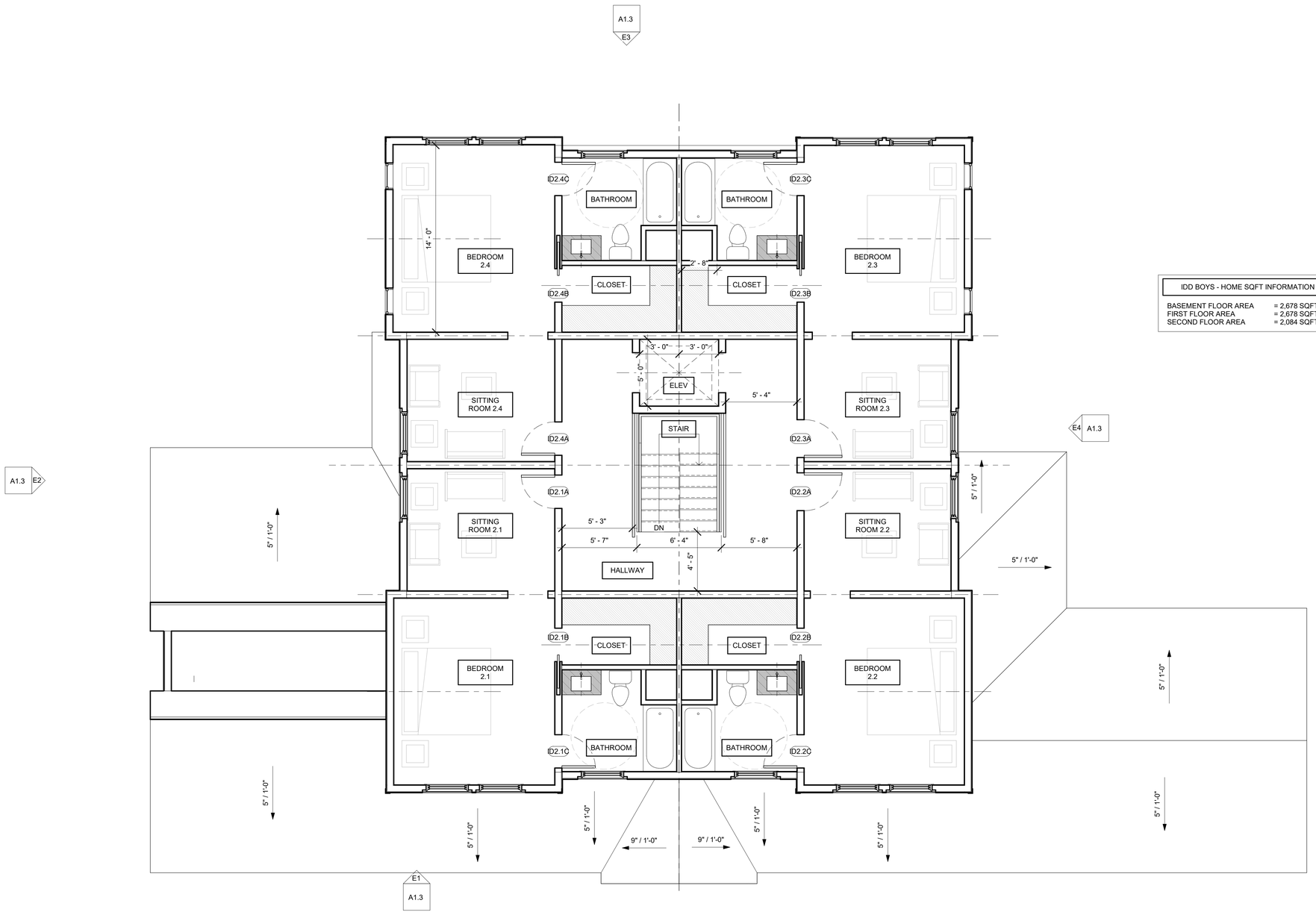
A1.1

SHEET NO.

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DOOR SCHEDULE - SECOND FLOOR					
DOOR NUMBER	HEIGHT	WIDTH	RO HEIGHT	RO WIDTH	COMMENTS
ID2.1A	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.1B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID2.1C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.2A	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID2.2B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID2.2C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.3A	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID2.3B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID2.3C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.4A	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.4B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID2.4C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	

WINDOW SCHEDULE - SECOND FLOOR						
#	HEIGHT	WIDTH	RO WIDTH	RO HEIGHT	SILL HEIGHT	COMMENTS
G1.23	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.24	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.25	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 6"	
G1.26	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.30	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.31	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.32	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 6"	
G1.33	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.41	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	
G1.46	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.47	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.48	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.49	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.50	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.51	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.57	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 9 1/2"	
G1.58	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 9 1/2"	
G1.59	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	
G1.82	2' - 0"	2' - 0"	2' - 1"	2' - 1"	5' - 9 1/2"	
G1.83	2' - 0"	2' - 0"	2' - 1"	2' - 1"	5' - 9 1/2"	
G1.96	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	
G1.97	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	



S6 2ND FLOOR PLAN
1/4" = 1'-0"

IDD BOYS - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,678 SQFT
FIRST FLOOR AREA	= 2,678 SQFT
SECOND FLOOR AREA	= 2,084 SQFT

ANZZOLIN ARCHITECTURAL LLC
904 PROSPECT AVE
SPRING LAKE HEIGHTS, NJ 07762
www.anzzolinarchitect.com
732-312-8926

SEAL

ADAM ANZZOLIN, AIA
NJ LICENSE # 01821300

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISING SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PERSECUTED TO THE FULLEST EXTENT OF THE CURRENT STATUTES.

No.	Description	Date

IDD HOME DESIGN - LOT #5 (BOYS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

2ND FLOOR PLAN

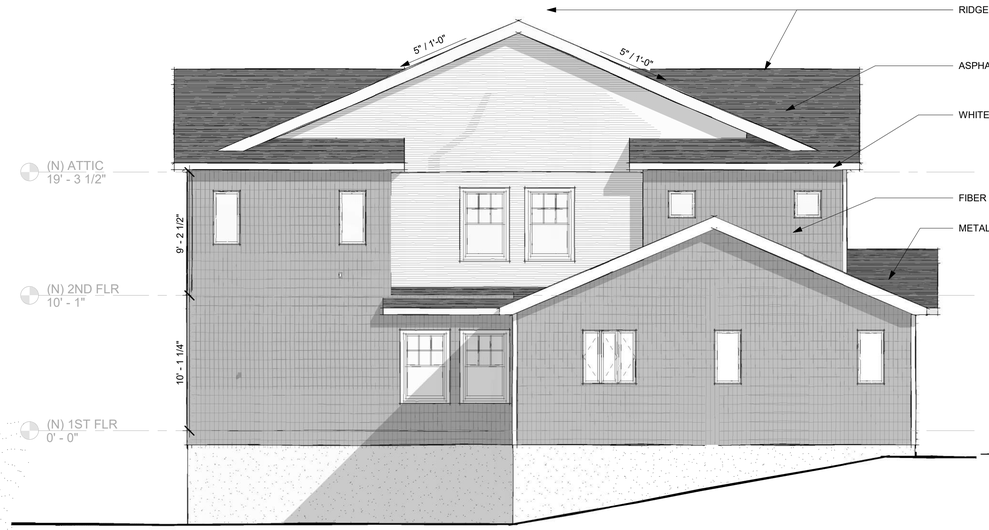
SHEET NAME

1/4" = 1'-0"
SCALE

IDD-B-HOME-001-2025
PROJECT NUMBER

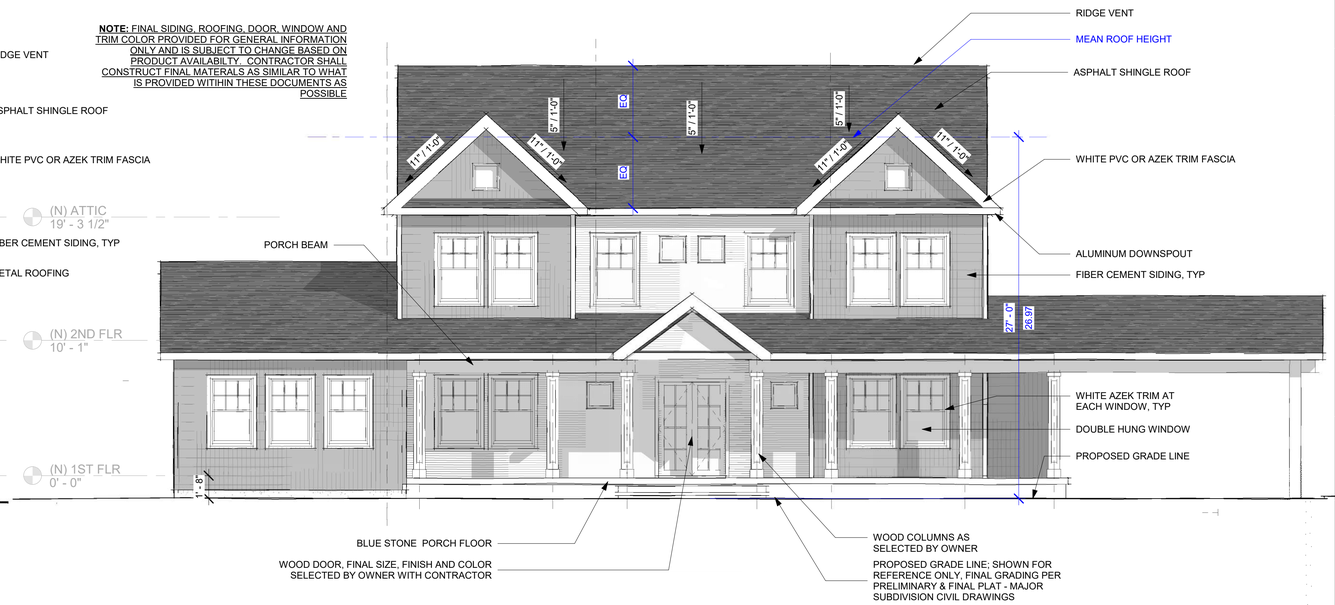
A1.2
SHEET NO.

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E2 FINAL SOUTH SIDE ELEVATION
3/16" = 1'-0"

NOTE: FINAL SIDING, ROOFING, DOOR, WINDOW AND TRIM COLOR PROVIDED FOR GENERAL INFORMATION ONLY AND IS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILTY. CONTRACTOR SHALL CONSTRUCT FINAL MATERALS AS SIMILAR TO WHAT IS PROVIDED WITHIN THESE DOCUMENTS AS POSSIBLE



E1 FINAL FRONT ELEVATION
3/16" = 1'-0"



E4 FINAL NORTH SIDE ELEVATION
3/16" = 1'-0"



E3 FINAL BACK ELEVATION
3/16" = 1'-0"

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No.	Description	Date

IDD HOME DESIGN - LOT #5 (BOYS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

HOME ELEVATIONS

SHEET NAME

3/16" = 1'-0"

SCALE

IDD-B-HOME-001-2025

PROJECT NUMBER

A1.3

SHEET NO.

10/1/2025 4:49:25 PM

SCHEDULE - ABBREVIATIONS	
ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ACP	ACOUSTIC CEILING PANEL
ADDL	ADDITIONAL
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
B	
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BM	BEAM
C	
[	CHANNEL
CC	CENTER TO CENTER
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
D	
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
E	
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENT	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR
G	
GL	GLASS OR GLAZING
GYP BD	GYPSUM BOARD
H	
HC	HANDICAP(PED)
HDW	HARDWARE
HM	HOLLOW METAL
HT/HGT	HEIGHT
I	
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
IN	INCH(ES)
INSUL	INSULATION
INT	INTERIOR

SCHEDULE - ABBREVIATIONS	
ABB	DESCRIPTION
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAV	LAVATORY
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NSPC	NATIONAL STANDARD PLUMBING CODE
NTS	NOT TO SCALE
NUM	NUMBER
O	
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PLB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PTD	PAINTED
Q	
QTY	QUANTITY
R	
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
REF	REFER / REFERENCE
RF	ROOF
RFG	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
S	
S	SOUTH
SCHD	SCHEDULE
SF	SQUARE FOOT
SIM	SIMILAR
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
SYS	SYSTEM
T	
T/	TOP OF
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WIN	WINDOW

GENERAL ADMINISTRATIVE NOTES:

1. THIS CONTRUCTION PLAN SET PROVIDES BUILDING DETAILS FOR A RESIDENTIAL RENOVATION OR NEW HOME PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
3. REFER TO ADDITIONAL PROJECT SPECIFIC NOTES CALLED OUT ON OTHER SHEETS FOR ADDITIONAL INFORMATION.
4. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY DELAY THE PROGRESS OF THE WORK.
5. NO CHANGE ORDERS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE OWNER IN ADVANCE.
6. THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT AND THE OWNER, PARTIAL WAIVERS OF LIEN FOR EACH AND EVERY INVOLVED SUBCONTRACTOR AND SUB-SUBCONTRACTOR EACH MONTH, AS A PREREQUISITE FOR EACH MONTHLY PROJECT PROGRESS PAYMENT.
7. SUBMITTALS: ALL PRODUCT SUBMISSIONS AND SHOP DRAWINGS SHALL BE FORWARDED TO THE OWNER AND ARCHITECT FOR APPROVAL.
8. ALL CORRESPONDENCE WILL BE VIA THE OWNER, UNLESS OTHERWISE SPECIFIED IN WRITING.



IDD HOME DESIGN

BLOCK 990, LOT 57 - Lot #6 (GIRLS)

911 Middletown Road
Middletown, NJ 07748

OWNER / DEVELOPER / APPLICANT:

NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY, LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 4870
(248) 703-4653

PLAT SUBMISSION
10/03/2025

LIST OF DRAWINGS			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	REV DATE
A0.0	COVER SHEET, ABBREVIATIONS & GENERAL NOTES		
A1.0	BASEMENT PLAN		
A1.1	1ST FLOOR PLAN		
A1.2	2ND FLOOR PLAN		
A1.3	HOME ELEVATIONS		
A9.0	BASEMENT FLOOR AXON		
A9.1	FIRST FLOOR AXON		
A9.2	SECOND FLOOR AXON		

PROJECT GENERAL NOTES.

1. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE PROVIDED TO INDICATE DESIGN INTENT ONLY. LARGE-SCALE DETAILS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS - THE CONTRACTOR SHALL REQUEST NECESSARY DIMENSIONS NOT SHOWN ON THE DRAWINGS FROM THE ARCHITECT.
3. NOT ALL SPECIFICATIONS LISTED ARE RELEVANT TO THIS PROJECT, GC TO COORDINATE GENERAL SPECIFICATIONS WITH PROJECT SCOPE OF WORK. PLEASE NOTIFY ARCHITECT OF DISCREPANCIES.
4. NO DEVIATIONS FROM THESE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH. ALL DOORS AND WINDOWS IN WALL OPENINGS ARE DIMENSIONED TO THE CENTER OF THE WINDOW OR DOOR.
6. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
7. MINOR DETAILS, LIKE BRACING, BRIDGING, GROUNDS, ETC NOT ON THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR
8. COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH WORK.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS AND EXACT LOCATIONS AND DIMENSIONS OF UTILITY ENTRANCE LOCATIONS SHALL BE PER THE SITE DRAWINGS. CONTRACTOR SHALL REQUEST ARCHITECT TO PROVIDE ADDITIONAL DIMENSIONS AS NECESSARY WHERE NONE ARE PROVIDED BY THE DRAWINGS, SPECIFICATIONS, OR PER MANUFACTURER'S RECOMMENDATIONS.
10. DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION - THE CONTRACTOR SHALL SUPERVISE CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE ALL APPLICABLE SAFETY REGULATIONS TO BE FOLLOWED STRICTLY.
11. ALL WORK RELATED TO THE NEW INSTALLATION OF COMPONENTS SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
12. ALL WORK MATERIALS AND METHODS SHALL CONFORM TO ALL APPLICABLE CODES OR ORDINANCES - THE CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK.
13. ALL REQUESTS FOR INFORMATION PROMPTED BY THE BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND THE BUILDING INSPECTORS FIELD REPORT TO ENSURE AN ACCURATE AND TIMELY RESPONSE

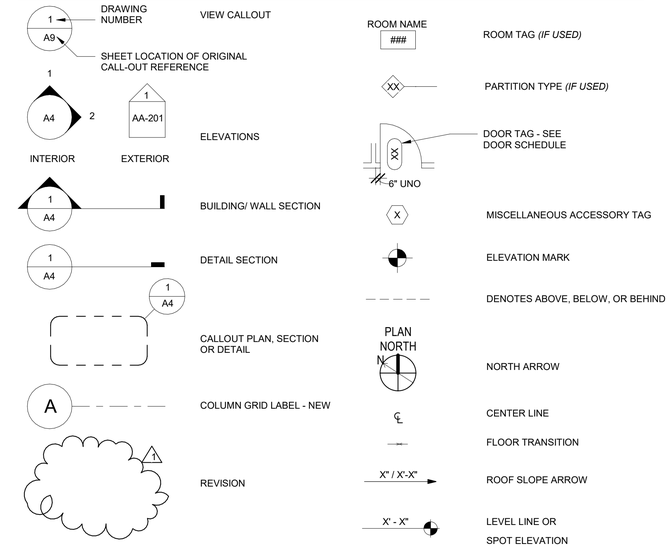
THE GENERAL CONTRACTOR SHALL:

1. COORDINATE THE WORK OF ALL TRADES AND THE OWNER'S REQUIREMENTS FOR ALL THE WORK INDICATED IN THESE CONTRACT DOCUMENTS AND ASSUME FINAL RESPONSIBILITY FOR ALL CONSTRUCTION COORDINATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK OF THE SUB-CONTRACTORS ALONG WITH THE DELIVERY AND INSTALLATION OF ITEMS BEING PROVIDED AND INSTALLED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS INCLUDED IN THESE CONTRACT DOCUMENTS - SOME ITEMS IN THESE DOCUMENTS MAY REQUIRE LONG LEAD TIMES OR SPECIAL COORDINATION. SUBSTITUTIONS WILL NOT BE ALLOWED FOR MATERIAL NOT ORDERED IN A TIMELY FASHION.
3. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIT AND FINISH OF ALL COMPONENTS OF THE PROJECT.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE AT ALL TIMES FOR THE SAFETY CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS REQUIRED BY ANY AGENCY HAVING JURISDICTION THE ARCHITECT'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. COORDINATE ALL WORK WITH OWNER'S TELEPHONE SYSTEM, INTERNET AND CABLE PROVIDER.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE HOME, BUILDING OR BUILDINGS THROUGHOUT THE PROJECT TO FINAL COMPLETION AND OWNER'S ACCEPTANCE.
7. VERIFY REQUIREMENTS FOR FIRE EXTINGUISHER LOCATIONS AND INSTALLATION, PER REQUIREMENTS OF THE LOCAL FIRE MARSHALL.
8. PERFORM ALL WORK SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROTECT ALL MONUMENTS, IRON PINS AND PROPERTY CORNERS DURING CONSTRUCTION.
10. CONFIRM ALL CONSTRUCTION COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
11. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND GRADE CONDITIONS, (BOTH NEW AND EXISTING) REPORTING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY PHASE OF THE WORK.
12. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION - ALL CONFLICTS AND/OR DISCREPANCIES SHALL BE NOTED AND SENT TO THE ARCHITECT WITH AT LEAST TEN CALENDAR DAYS TO REVIEW PRIOR TO STARTING THAT PORTION OF THE WORK IN ORDER TO AVOID PROJECT DELAYS.
13. CONTRACTOR SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION PRIOR TO INSTALLATION OF CONSTRUCTION.
14. CONTRACTOR SHALL PREPARE ALL WALLS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
15. STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL THE PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION.
16. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
17. CONTRACTOR SHALL COMPLY WITH ALL SITE, CIVIL SOIL EROSION MEASURES IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIREMENTS.

PROJECT REQUIREMENTS:

1. THE GENERAL CONTRACTOR SHALL HAVE AT LEAST SEVEN (7) YEARS EXPERIENCE IN PROJECTS OF SIMILAR SCOPE.
2. THE WORK INDICATED IN THESE DOCUMENTS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF NEW JERSEY.
3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY AND OSHA REGULATIONS IN THE PERFORMANCE OF THE WORK INDICATED IN THESE DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY, AND LOCAL PERMITS AND APPROVALS TO PERFORM THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
5. THE GENERAL CONTRACTOR AND THE GC'S SUBCONTRACTORS SHALL BE PROPERLY LICENSED TO PERFORM WORK IN NEW JERSEY.
6. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL INSURANCE AND BONDS AS REQUIRED BY THE OWNER.
8. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS, ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES AND REQUIREMENTS, AND OWNER'S REQUIREMENTS.

SYMBOLS



WOOD FRAMING NOTES:

-ROUGH CARPENTRY SHALL CONFORM TO THE PRESCRIPTIVE STANDARDS IN THE CURRENT IRC AS WELL AS THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST VERSION, AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. IN THE CASE OF CONFLICTS BETWEEN THESE PUBLICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

-DIMENSIONS AND SIZES OF FRAMING SHOWN ON PLANS BASED ON PRELIMINARY SIZING AND LAYOUT. VERIFY ALL FRAMING MEMBER DIMENSIONS, SIZES, QUANTITIES, AND LOCATIONS BASED ON ACTUAL FIELD CONDITIONS TO REFLECT VARIATIONS IN EXISTING FRAMING SIZES AND LOCATION, WALL LAYOUT, REQUIRED ROUGH OPENINGS, EXISTING COLUMN / BEARING WALL LOCATIONS, ETC. AND MAKE THE NECESSARY REVISIONS.

-ALL FRAMING SHALL FOLLOW ALL RECOMMENDATIONS IN THE 2015 ED. WFCM GUIDE (WOOD FRAME CONSTRUCTION IN HIGH WIND AREAS) FOR 120 MPH EXPOSURE B.

-G.C. TO ENSURE THAT ALL COLUMN POINT LOADS AND BEARING WALLS HAVE A CONTINUOUS LOAD PATH FROM POINT OF ORIGIN TO FOUNDATION.

-INTERIOR WALL DIMENSIONS WILL BE DICTATED BY THE LOCATION OF THE LOAD BEARING COLUMNS AND WALLS BELOW. REPORT ALL DISCREPANCIES TO THE ARCHITECT IN WRITING FOR APPROVAL BEFORE PROCEEDING.

-DOUBLE FRAMING MEMBERS UNDER ALL PARALLEL PARTITIONS, BATHROOM SHOWERS AND TUBS, AND ALL EQUIPMENT.

-ALL STRUCTURE THAT IS NOT LABELED SHALL FOLLOW THE SIZING AS NOTED. TYPICALLY THE EXTERIOR AND INTERIOR WINDOW AND DOOR HEADERS ARE (2) 2X12 AT OPENINGS > 6' WIDE OR (2) 2X10 AT OPENINGS < 6' WIDE OR AS INDICATED ON PLANS

- PROVIDE 1 BASE PLATE AND 2 TOP PLATES AT ALL WALLS, ALL FLOOR JOISTS ARE AS PER PLAN.

- INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.

- ENTIRE HOME TO RECEIVE WEATHER BARRIER WRAP INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

- 2X10 MINIMUM #2 DOUGLAS FIR LEDGER BOARD SHALL BE CONNECTED TO EXISTING RIM BOARD WITH 1/2" DIAMETER BY 4" LONG MINIMUM GALVANIZED LAG SCREWS AT 6" OC STAGGERED TOP AND BOTTOM; MAINTAIN 2" FROM TOP AND BOTTOM TO CENTER OF SCREW.

-PROVIDE 2X12 OR 1 1/4" TIMBERSTRAND LSL RIM BOARDS AT ALL EXTERIOR RIM JOIST LOCATIONS.

-ALTERNATE OR SUBSTITUTED FLOOR AND ROOF FRAMING SYSTEMS ARE TO BE DESIGNED FOR APPROPRIATE LOADS AND SPANS AS DICTATED IN THE GENERAL NOTES. CONTRACTOR TO SUPPLY ALL SPECIFICATIONS, SHOP DRAWINGS AND LAYOUT DRAWINGS TO LOCAL CODE OFFICIAL AND ARCHITECT PRIOR TO ORDERING MATERIALS.

-FOLLOW MANUFACTURES DETAILS FOR ALL ENGINEERED LUMBER FRAMING SYSTEMS. PROVIDE OWNER / ARCHITECT ALL CONNECTION INSTALLATION CUT SHEETS - INCLUDING BUT NOT LIMITED TO: CANTILEVERS, BEARING POINTS, WEB STIFFENERS, SQUASH BLOCKS, NAIL PATTERNS, AND ALL ENG. TO ENG. CONNECTIONS.

-MAINTAIN 2" CLEAR FROM WOOD FRAMING TO MASONRY AS REQ'D BY BUILDING CODE.

-LUMBER SHALL BE AIR OR KILN DRIED WITH A MOISTURE CONTENT LESS THAN 15%. LUMBER SHALL BE FREE OF LARGE KNOTS, CHECKS, SPLITS, OR OTHER DEFECTS THAT MAY JEOPARDIZE DEVELOPED STRENGTH OF THE COMPLETED ASSEMBLY.

-DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER. LUMBER USED AS STUDS (VERTICAL APPLICATIONS ONLY) SHALL BE PERMITTED TO BE NO. 3 OR STUD GRADE.

-SET JOISTS WITH NATURAL CAMBER UP.

-GLUE ALL SHEATHING USING CONTINUOUS BEADS OF CONSTRUCTION ADHESIVE ON ALL SUPPORTING MEMBERS. WALL AND ROOF SHEATHING SHALL BE INSTALLED USING ADHESIVE COATED NAILS. FLOOR SHEATHING SHALL BE INSTALLED USING SCREWS. SHEATHING SHALL BE AS FOLLOWS, OR AN EQUAL PRODUCT THAT PROVIDES EQUIVALENT STRENGTH, DURABILITY, AND SPAN RATINGS.

EXTERIOR WALL	1/2" APA-RATED 24/0 CDX PLYWOOD
FLOOR	3/4" ADVANTECH T&G UNDERLAYMENT
ROOF	1/2" APA-RATED 32/16 CDX PLYWOOD

-WALLS SHALL BE FRAMED WITH 2x4" OR 2"X6" LUMBER @ 16" O.C. UNLESS OTHERWISE NOTED. FOR BEARING WALLS THAT ARE NOT CONTINUOUSLY SHEATHED ON ONE SIDE, PROVIDE SOLID BLOCKING AT INTERVALS NOT TO EXCEED 4 FEET.

-INSTALL DOUBLE JOISTS UNDER INTERIOR WALLS WHERE WALLS ARE PARALLEL TO JOISTS.

-INTERIOR AND EXTERIOR HEADERS SHALL BE BUILT UP (DOUBLE) 2" NOMINAL THICKNESS DIMENSIONAL LUMBER, SIZED IN ACCORDANCE WITH IRC, UNLESS OTHERWISE NOTED ON PLANS. WHERE HEADERS ARE BUILT FROM 2" NOMINAL THICKNESS LUMBER, PROVIDE 1/2" PLYWOOD SPACER TO ENSURE HEADER IS SAME THICKNESS AS WALL FRAMING.

-PROVIDE SOLID WOOD BRIDGING FOR FLOOR JOIST SPANS EXCEEDING 8 FEET. INSTALL BRIDGING SUCH THAT MAXIMUM SPACE BETWEEN BRIDGING IS 4 FEET.

-WOOD IN CONTACT WITH MASONRY OR CEMENT SHALL BE PRESSURE TREATED. PROVIDE SILL FOAM SEALER BETWEEN MASONRY AND SILL PLATES. FLOOR JOISTS WITHIN 18" OF FINISHED GRADE SHALL BE PRESSURE TREATED.

-PROVIDE FIRE STOPPING AT ALL WALLS AND FLOORS AS NEEDED PER IRC.

-HIP RAFTERS, VALLEY RAFTERS, AND ROOF RIDGES SHALL BE LVL MEMBERS OF ONE SIZE LARGER THAN RAFTERS, UNLESS OTHERWISE NOTED.

-PROVIDE BOTH RIDGE STRAPS AND COLLAR TIES IN UPPER 1/3 OF ROOF FOR EACH PAIR OF OPPOSING ROOF RAFTERS.

-WHERE CUTS/NOTCHES, ETC. ARE MADE IN FRAMING MEMBERS IN ACCORDANCE WITH IRC, REINFORCE CUT AREAS WITH MATERIAL OF EQUIVALENT STRENGTH.

-PROVIDE APPROVED FRAMING HANGERS, ANCHORS ETC. FOR ALL RAFTER/JOIST CONNECTIONS TO FLUSH BEAMS, HEADERS, AND GIRDERS. GC TO CONFIRM LOCAL CODE FOR SPECIAL STRAPS, HURRICANE CLIPS, ETC. REQUIREMENTS. ALL HANGERS TO BE "SIMPSON" OR EQUAL.

-TRUSSES SHALL BE DESIGNED AS COMPLETE ASSEMBLY. TRUSS DESIGN DRAWINGS SHOWING DESIGN LOADS, REQUIRED BLOCKING AND BRACING, AND REACTIONS SHALL BE PROVIDED IN ADVANCE OF STARTING FRAMING WORK. TRUSS DESIGN DRAWINGS SHALL BE SIGNED AND SEALED BY AN ENGINEER WHO IS LICENSED TO PRACTICE IN THE STATE OF NJ.

-MATERIAL PROPERTIES FOR ENGINEERED LUMBER SHALL MEET/EXCEED THE FOLLOWING SPECIFICATIONS. FASTEN BUILT-UP LVL BEAMS AS PER MANUFACTURER INSTRUCTIONS. I-JOISTS SHALL BE TRUSJOIST TJI230 BY WEYERHAEUSER OR APPROVED EQUAL.

-NAILS: ALL SHEATHING NAILS SHALL BE COMMON NAILS; ALL FRAMING NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

-GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.

ANZZOLIN ARCHITECTURAL LLC
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ADAM ANZZOLIN, AIA
SEAL NJ LICENSE # 01821300

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No.	Description	Date

IDD HOME DESIGN - LOT #6 (GIRLS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

COVER SHEET, ABBREVIATIONS & GENERAL NOTES

SHEET NAME

As indicated

SCALE

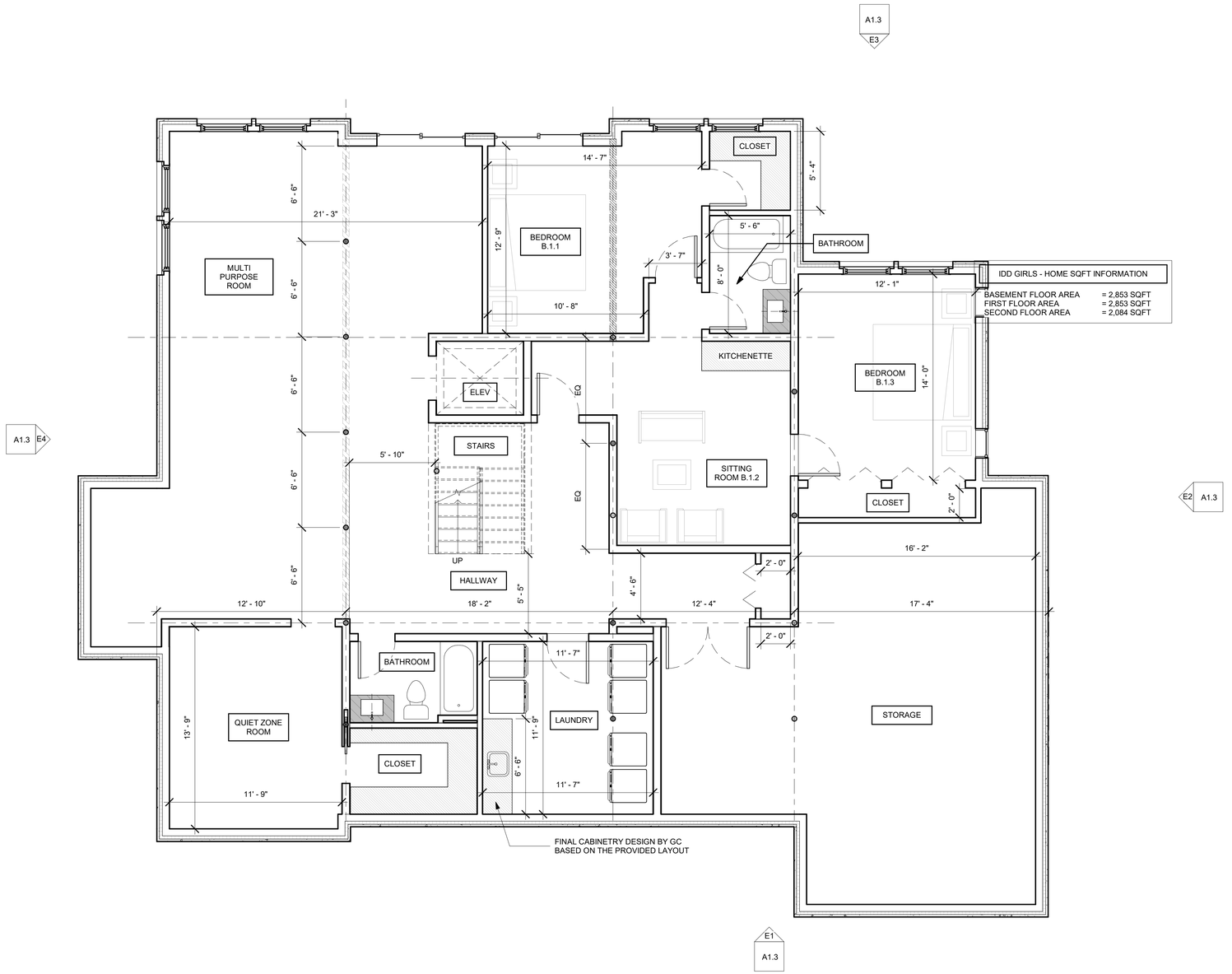
IDD-G-HOME-002-2025

PROJECT NUMBER

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SHEET NO.

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IDD GIRLS - HOME SQFT INFORMATION

BASEMENT FLOOR AREA	= 2,853 SQFT
FIRST FLOOR AREA	= 2,853 SQFT
SECOND FLOOR AREA	= 2,084 SQFT

1 BASEMENT PLAN
1/4" = 1'-0"

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No.	Description	Date

IDD HOME DESIGN - LOT #6 (GIRLS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

BASEMENT PLAN

SHEET NAME

1/4" = 1'-0"

SCALE

IDD-G-HOME-002-2025

PROJECT NUMBER

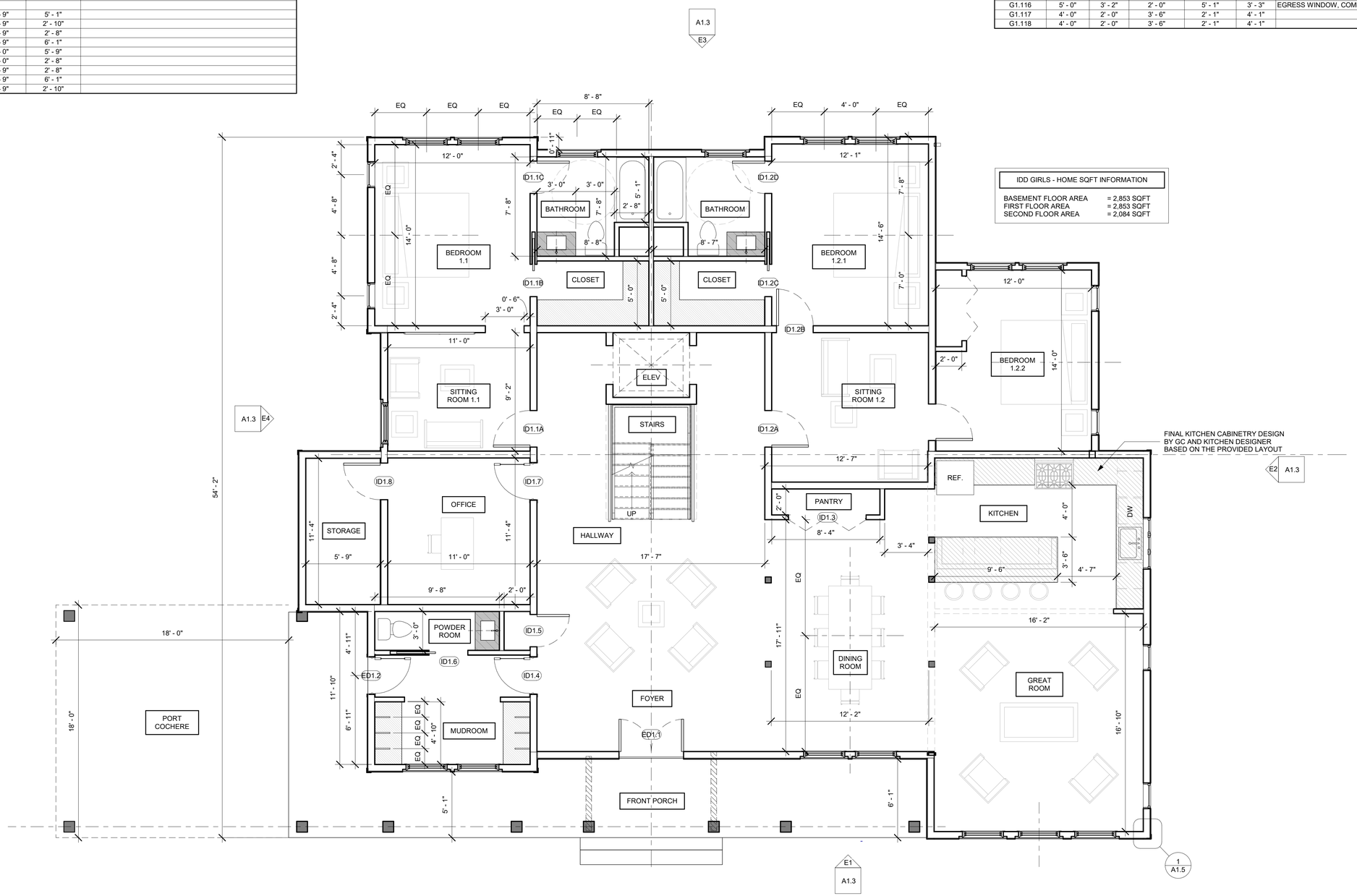
A1.0

SHEET NO.

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DOOR SCHEDULE - FIRST FLOOR					
#	HEIGHT	WIDTH	RO HEIGHT	RO WIDTH	COMMENTS
ED1.1	7' - 0"	5' - 0"			ROUGH OPENING VIF, FINAL DOOR SELECTION BY OWNER
ED1.2	6' - 11 1/2"	2' - 11"	7' - 0"	3' - 0"	
ID1.1A	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.1B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID1.1C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.2A	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.2B	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.2C	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID1.2D	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.3	6' - 8"	6' - 0"	7' - 0"	6' - 1"	
ID1.4	6' - 11 1/2"	2' - 11"	7' - 0"	3' - 0"	
ID1.5	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.6	6' - 8"	3' - 0"	7' - 0"	3' - 1"	
ID1.7	6' - 11 1/2"	2' - 11"	7' - 0"	3' - 0"	
ID1.8	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.9	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.10	6' - 5"	2' - 6"	6' - 9"	2' - 8"	
ID1.12	6' - 8"	3' - 0"	7' - 0"	3' - 2"	
ID1.15	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.19	6' - 8"	5' - 0"	6' - 9"	5' - 1"	
ID1.20	6' - 8"	5' - 0"	6' - 9"	5' - 1"	
ID1.23	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.24					
ID1.27	6' - 8"	5' - 0"	6' - 9"	5' - 1"	
ID1.71	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.76	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.77	6' - 8"	6' - 0"	6' - 9"	6' - 1"	
ID1.92	6' - 8"	5' - 8"	7' - 0"	5' - 9"	
ID1.105	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID1.107	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.110	6' - 8"	6' - 0"	6' - 9"	6' - 1"	
ID1.114	6' - 8"	2' - 10"	6' - 9"	2' - 10"	

WINDOW SCHEDULE - FIRST FLOOR						
#	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH	COMMENTS
1.10	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
1.11	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
1.12	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.4	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.16	5' - 0"	3' - 2"	2' - 6"	5' - 1"	3' - 3"	
G1.18	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.19	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.20	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
G1.22	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.42	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.43	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.65	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
G1.66	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
G1.67	4' - 0"	4' - 0"	3' - 6"	4' - 1"	4' - 1"	
G1.71	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.72	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.73	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.76	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.77	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.80	2' - 0"	2' - 0"	5' - 0"	2' - 1"	2' - 1"	
G1.81	2' - 0"	2' - 0"	5' - 0"	2' - 1"	2' - 1"	
G1.115	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.116	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.117	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	
G1.118	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"	



6 1ST FLOOR PLAN
1/4" = 1'-0"

IDD GIRLS - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,853 SQFT
FIRST FLOOR AREA	= 2,853 SQFT
SECOND FLOOR AREA	= 2,084 SQFT

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No.	Description	Date

IDD HOME DESIGN - LOT #6 (GIRLS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

1ST FLOOR PLAN

SHEET NAME

1/4" = 1'-0"

SCALE

IDD-G-HOME-002-2025

PROJECT NUMBER

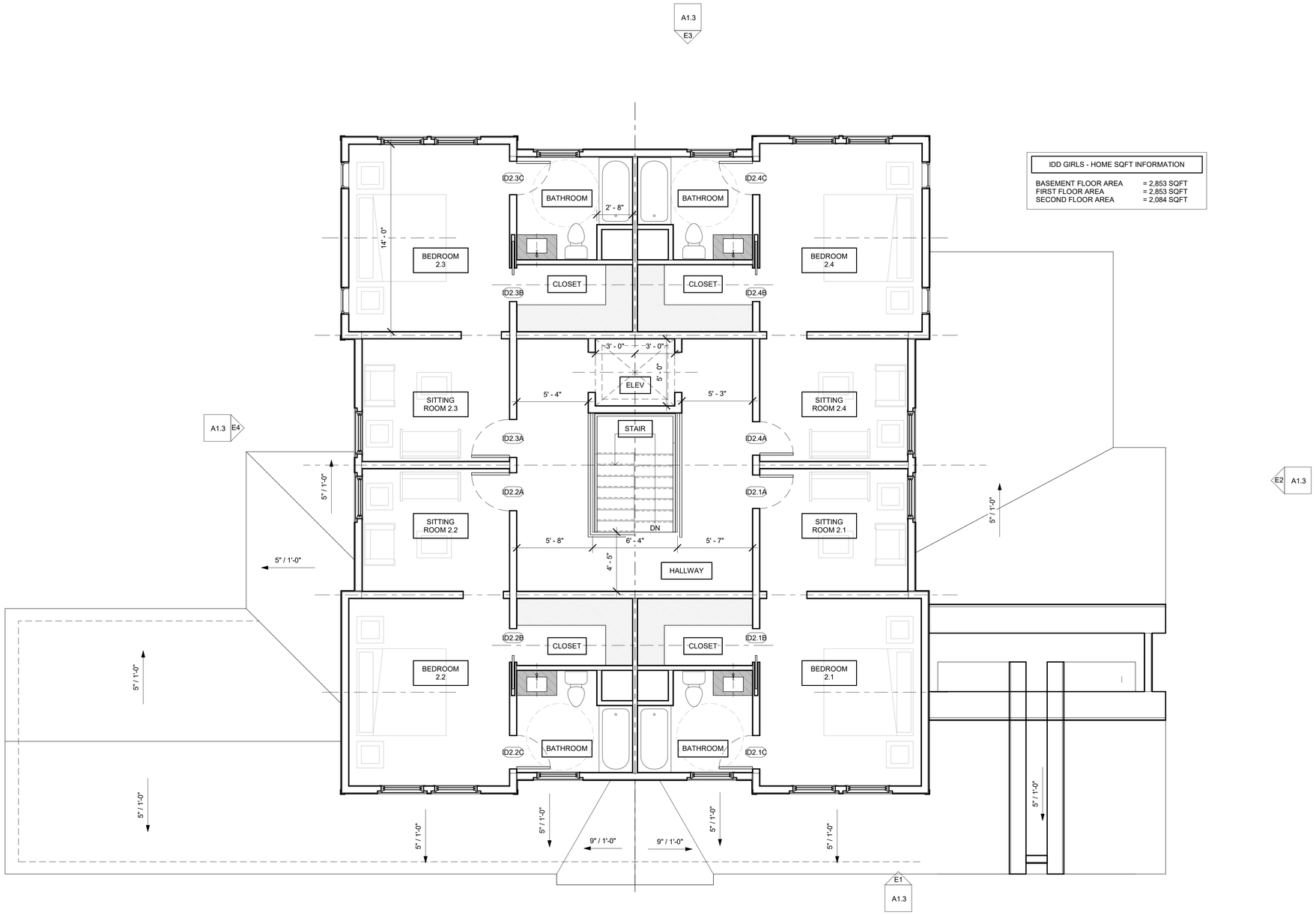
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SHEET NO.

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DOOR SCHEDULE - SECOND FLOOR					
DOOR NUMBER	HEIGHT	WIDTH	RO HEIGHT	RO WIDTH	COMMENTS
ID2.1A	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.1B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID2.1C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.2A	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID2.2B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID2.2C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.3A	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID2.3B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID2.3C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.4A	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.4B	6' - 8"	2' - 6"	7' - 0"	2' - 8"	
ID2.4C	6' - 8"	2' - 6"	6' - 9"	2' - 8"	

WINDOW SCHEDULE - SECOND FLOOR						
#	HEIGHT	WIDTH	RO WIDTH	RO HEIGHT	SILL HEIGHT	COMMENTS
G1.23	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.24	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.25	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 6"	
G1.26	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.30	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.31	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.32	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 6"	
G1.33	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.41	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	
G1.46	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.47	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.48	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.49	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.50	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.51	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	EGRESS WINDOW, COMBINED UNIT WITH 2.12
G1.57	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 9 1/2"	
G1.58	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 9 1/2"	
G1.59	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	
G1.82	2' - 0"	2' - 0"	2' - 1"	2' - 1"	5' - 9 1/2"	
G1.83	2' - 0"	2' - 0"	2' - 1"	2' - 1"	5' - 9 1/2"	
G1.96	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	
G1.97	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"	



S6 2ND FLOOR PLAN
1/4" = 1'-0"

IDD GIRLS - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,853 SQFT
FIRST FLOOR AREA	= 2,853 SQFT
SECOND FLOOR AREA	= 2,084 SQFT

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No.	Description	Date

IDD HOME DESIGN - LOT #6 (GIRLS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

2ND FLOOR PLAN

SHEET NAME

1/4" = 1'-0"

SCALE

IDD-G-HOME-002-2025

PROJECT NUMBER

A1.2

SHEET NO.

10/1/2025 4:37:33 PM



E2 FINAL SOUTH SIDE ELEVATION
3/16" = 1'-0"

NOTE: FINAL SIDING, ROOFING, DOOR, WINDOW AND TRIM COLOR PROVIDED FOR GENERAL INFORMATION ONLY AND IS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY. CONTRACTOR SHALL CONSTRUCT FINAL MATERALS AS SIMILAR TO WHAT IS PROVIDED WITIHIN THESE DOCUMENTS AS POSSIBLE



E1 FINAL FRONT ELEVATION
3/16" = 1'-0"



E4 FINAL NORTH SIDE ELEVATION
3/16" = 1'-0"



E3 FINAL BACK ELEVATION
3/16" = 1'-0"

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No.	Description	Date

IDD HOME DESIGN - LOT #6 (GIRLS)

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

HOME ELEVATIONS

SHEET NAME

3/16" = 1'-0"
SCALE

IDD-G-HOME-002-2025
PROJECT NUMBER

A1.3
SHEET NO.

10/1/2025 4:37:42 PM

SINGLE FAMILY HOME DESIGN

BLOCK 990, LOT 57 - OPTION A

911 Middletown Road
Middletown, NJ 07748

OWNER:

Magnolia Oaks Communities LLC

PO BOX 702815

Plymouth, MI 48170

PLAT SUBMISSION
10/03/2025

SCHEDULE - ABBREVIATIONS	
ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ACP	ACOUSTIC CEILING PANEL
ADDL	ADDITIONAL
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
B	
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BM	BEAM
C	
[	CHANNEL
CC	CENTER TO CENTER
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
D	
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
E	
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENT	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR
G	
GL	GLASS OR GLAZING
GYP BD	GYPSUM BOARD
H	
HC	HANDICAP(PED)
HDW	HARDWARE
HM	HOLLOW METAL
HT/HGT	HEIGHT
I	
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
IN	INCH(ES)
INSUL	INSULATION
INT	INTERIOR

SCHEDULE - ABBREVIATIONS	
ABB	DESCRIPTION
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAV	LAVATORY
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NSPC	NATIONAL STANDARD PLUMBING CODE
NTS	NOT TO SCALE
NUM	NUMBER
O	
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PLB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PTD	PAINTED
Q	
QTY	QUANTITY
R	
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
REF	REFER / REFERENCE
RF	ROOF
RFG	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
S	
S	SOUTH
SCHD	SCHEDULE
SF	SQUARE FOOT
SIM	SIMILAR
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
SYS	SYSTEM
T	
T/	TOP OF
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WIN	WINDOW

LIST OF DRAWINGS			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	REV DATE
A0.0	COVER SHEET, ABBREVIATIONS & GENERAL NOTES		
A1.0	BASEMENT PLAN		
A1.1	FIRST FLOOR PLANS		
A1.2	SECOND FLOOR PLAN		
A1.3	HOME ELEVATIONS		

GENERAL ADMINISTRATIVE NOTES:

1. THIS CONTRUCTION PLAN SET PROVIDES BUILDING DETAILS FOR A RESIDENTIAL RENOVATION OR NEW HOME PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
3. REFER TO ADDITIONAL PROJECT SPECIFIC NOTES CALLED OUT ON OTHER SHEETS FOR ADDITIONAL INFORMATION.
4. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY DELAY THE PROGRESS OF THE WORK.
5. NO CHANGE ORDERS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE OWNER IN ADVANCE.
6. THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT AND THE OWNER, PARTIAL WAIVERS OF LIEN FOR EACH AND EVERY INVOLVED SUBCONTRACTOR AND SUB-SUBCONTRACTOR EACH MONTH, AS A PREREQUISITE FOR EACH MONTHLY PROJECT PROGRESS PAYMENT.
7. SUBMITTALS: ALL PRODUCT SUBMISSIONS AND SHOP DRAWINGS SHALL BE FORWARDED TO THE OWNER AND ARCHITECT FOR APPROVAL.
8. ALL CORRESPONDENCE WILL BE VIA THE OWNER, UNLESS OTHERWISE SPECIFIED IN WRITING.



PROJECT GENERAL NOTES.

1. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE PROVIDED TO INDICATE DESIGN INTENT ONLY. LARGE-SCALE DETAILS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS - THE CONTRACTOR SHALL REQUEST NECESSARY DIMENSIONS NOT SHOWN ON THE DRAWINGS FROM THE ARCHITECT.
3. NOT ALL SPECIFICATIONS LISTED ARE RELEVANT TO THIS PROJECT, GC TO COORDINATE GENERAL SPECIFICATIONS WITH PROJECT SCOPE OF WORK. PLEASE NOTIFY ARCHITECT OF DISCREPANCIES.
4. NO DEVIATIONS FROM THESE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH. ALL DOORS AND WINDOWS IN WALL OPENINGS ARE DIMENSIONED TO THE CENTER OF THE WINDOW OR DOOR.
6. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
7. MINOR DETAILS, LIKE BRACING, BRIDGING, GROUNDS, ETC NOT ON THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR
8. COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH WORK.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS AND EXACT LOCATIONS AND DIMENSIONS OF UTILITY ENTRANCE LOCATIONS SHALL BE PER THE SITE DRAWINGS. CONTRACTOR SHALL REQUEST ARCHITECT TO PROVIDE ADDITIONAL DIMENSIONS AS NECESSARY WHERE NONE ARE PROVIDED BY THE DRAWINGS, SPECIFICATIONS, OR PER MANUFACTURER'S RECOMMENDATIONS.
10. DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION - THE CONTRACTOR SHALL SUPERVISE CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE ALL APPLICABLE SAFETY REGULATIONS TO BE FOLLOWED STRICTLY.
11. ALL WORK RELATED TO THE NEW INSTALLATION OF COMPONENTS SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
12. ALL WORK MATERIALS AND METHODS SHALL CONFORM TO ALL APPLICABLE CODES OR ORDINANCES - THE CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK.
13. ALL REQUESTS FOR INFORMATION PROMPTED BY THE BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND THE BUILDING INSPECTORS FIELD REPORT TO ENSURE AN ACCURATE AND TIMELY RESPONSE

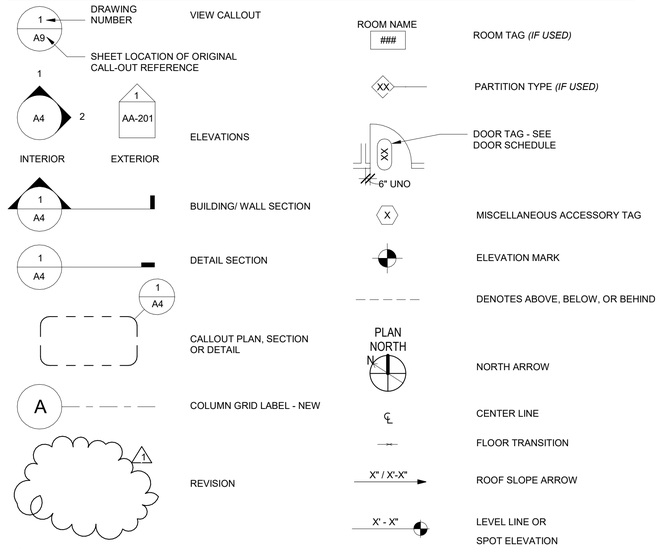
THE GENERAL CONTRACTOR SHALL:

1. COORDINATE THE WORK OF ALL TRADES AND THE OWNER'S REQUIREMENTS FOR ALL THE WORK INDICATED IN THESE CONTRACT DOCUMENTS AND ASSUME FINAL RESPONSIBILITY FOR ALL CONSTRUCTION COORDINATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK OF THE SUB-CONTRACTORS ALONG WITH THE DELIVERY AND INSTALLATION OF ITEMS BEING PROVIDED AND INSTALLED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS INCLUDED IN THESE CONTRACT DOCUMENTS - SOME ITEMS IN THESE DOCUMENTS MAY REQUIRE LONG LEAD TIMES OR SPECIAL COORDINATION. SUBSTITUTIONS WILL NOT BE ALLOWED FOR MATERIAL NOT ORDERED IN A TIMELY FASHION.
3. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIT AND FINISH OF ALL COMPONENTS OF THE PROJECT.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE AT ALL TIMES FOR THE SAFETY CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS REQUIRED BY ANY AGENCY HAVING JURISDICTION THE ARCHITECT'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. COORDINATE ALL WORK WITH OWNER'S TELEPHONE SYSTEM, INTERNET AND CABLE PROVIDER.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE HOME, BUILDING OR BUILDINGS THROUGHOUT THE PROJECT TO FINAL COMPLETION AND OWNER'S ACCEPTANCE.
7. VERIFY REQUIREMENTS FOR FIRE EXTINGUISHER LOCATIONS AND INSTALLATION, PER REQUIREMENTS OF THE LOCAL FIRE MARSHALL.
8. PERFORM ALL WORK SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROTECT ALL MONUMENTS, IRON PINS AND PROPERTY CORNERS DURING CONSTRUCTION.
10. CONFIRM ALL CONSTRUCTION COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
11. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND GRADE CONDITIONS, (BOTH NEW AND EXISTING) REPORTING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY PHASE OF THE WORK.
12. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION - ALL CONFLICTS AND/OR DISCREPANCIES SHALL BE NOTED AND SENT TO THE ARCHITECT WITH AT LEAST TEN CALENDAR DAYS TO REVIEW PRIOR TO STARTING THAT PORTION OF THE WORK IN ORDER TO AVOID PROJECT DELAYS.
13. CONTRACTOR SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION PRIOR TO INSTALLATION OF CONSTRUCTION.
14. CONTRACTOR SHALL PREPARE ALL WALLS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
15. STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL THE PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION.
16. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
17. CONTRACTOR SHALL COMPLY WITH ALL SITE, CIVIL SOIL EROSION MEASURES IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIREMENTS.

PROJECT REQUIREMENTS:

1. THE GENERAL CONTRACTOR SHALL HAVE AT LEAST SEVEN (7) YEARS EXPERIENCE IN PROJECTS OF SIMILAR SCOPE.
2. THE WORK INDICATED IN THESE DOCUMENTS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF NEW JERSEY.
3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY AND OSHA REGULATIONS IN THE PERFORMANCE OF THE WORK INDICATED IN THESE DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY, AND LOCAL PERMITS AND APPROVALS TO PERFORM THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
5. THE GENERAL CONTRACTOR AND THE GC'S SUBCONTRACTORS SHALL BE PROPERLY LICENSED TO PERFORM WORK IN NEW JERSEY.
6. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL INSURANCE AND BONDS AS REQUIRED BY THE OWNER.
8. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS, ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES AND REQUIREMENTS, AND OWNER'S REQUIREMENTS.

SYMBOLS



WOOD FRAMING NOTES:

-ROUGH CARPENTRY SHALL CONFORM TO THE PRESCRIPTIVE STANDARDS IN THE CURRENT IRC AS WELL AS THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST VERSION, AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. IN THE CASE OF CONFLICTS BETWEEN THESE PUBLICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

-DIMENSIONS AND SIZES OF FRAMING SHOWN ON PLANS BASED ON PRELIMINARY SIZING AND LAYOUT. VERIFY ALL FRAMING MEMBER DIMENSIONS, SIZES, QUANTITIES, AND LOCATIONS BASED ON ACTUAL FIELD CONDITIONS TO REFLECT VARIATIONS IN EXISTING FRAMING SIZES AND LOCATION, WALL LAYOUT, REQUIRED ROUGH OPENINGS, EXISTING COLUMN / BEARING WALL LOCATIONS, ETC. AND MAKE THE NECESSARY REVISIONS.

-ALL FRAMING SHALL FOLLOW ALL RECOMMENDATIONS IN THE 2015 ED. WFCM GUIDE (WOOD FRAME CONSTRUCTION IN HIGH WIND AREAS) FOR 120 MPH EXPOSURE B.

-G.C. TO ENSURE THAT ALL COLUMN POINT LOADS AND BEARING WALLS HAVE A CONTINUOUS LOAD PATH FROM POINT OF ORIGIN TO FOUNDATION.

-INTERIOR WALL DIMENSIONS WILL BE DICTATED BY THE LOCATION OF THE LOAD BEARING COLUMNS AND WALLS BELOW. REPORT ALL DISCREPANCIES TO THE ARCHITECT IN WRITING FOR APPROVAL BEFORE PROCEEDING.

-DOUBLE FRAMING MEMBERS UNDER ALL PARALLEL PARTITIONS, BATHROOM SHOWERS AND TUBS, AND ALL EQUIPMENT.

-ALL STRUCTURE THAT IS NOT LABELED SHALL FOLLOW THE SIZING AS NOTED. TYPICALLY THE EXTERIOR AND INTERIOR WINDOW AND DOOR HEADERS ARE (2) 2X12 AT OPENINGS > 6' WIDE OR (2) 2X10 AT OPENINGS < 6' WIDE OR AS INDICATED ON PLANS

- PROVIDE 1 BASE PLATE AND 2 TOP PLATES AT ALL WALLS, ALL FLOOR JOISTS ARE AS PER PLAN.

- INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.

- ENTIRE HOME TO RECEIVE WEATHER BARRIER WRAP INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

- 2X10 MINIMUM #2 DOUGLAS FIR LEDGER BOARD SHALL BE CONNECTED TO EXISTING RIM BOARD WITH 1/2" DIAMETER BY 4" LONG MINIMUM GALVANIZED LAG SCREWS AT 6" OC STAGGERED TOP AND BOTTOM; MAINTAIN 2" FROM TOP AND BOTTOM TO CENTER OF SCREW.

-PROVIDE 2X12 OR 1 1/4" TIMBERSTRAND LSL RIM BOARDS AT ALL EXTERIOR RIM JOIST LOCATIONS.

-ALTERNATE OR SUBSTITUTED FLOOR AND ROOF FRAMING SYSTEMS ARE TO BE DESIGNED FOR APPROPRIATE LOADS AND SPANS AS DICTATED IN THE GENERAL NOTES. CONTRACTOR TO SUPPLY ALL SPECIFICATIONS, SHOP DRAWINGS AND LAYOUT DRAWINGS TO LOCAL CODE OFFICIAL AND ARCHITECT PRIOR TO ORDERING MATERIALS.

-FOLLOW MANUFACTURES DETAILS FOR ALL ENGINEERED LUMBER FRAMING SYSTEMS. PROVIDE OWNER / ARCHITECT ALL CONNECTION INSTALLATION CUT SHEETS - INCLUDING BUT NOT LIMITED TO: CANTILEVERS, BEARING POINTS, WEB STIFFENERS, SQUASH BLOCKS, NAIL PATTERNS, AND ALL ENG. TO ENG. CONNECTIONS.

-MAINTAIN 2" CLEAR FROM WOOD FRAMING TO MASONRY AS REQ'D BY BUILDING CODE.

-LUMBER SHALL BE AIR OR KILN DRIED WITH A MOISTURE CONTENT LESS THAN 15%. LUMBER SHALL BE FREE OF LARGE KNOTS, CHECKS, SPLITS, OR OTHER DEFECTS THAT MAY JEOPARDIZE DEVELOPED STRENGTH OF THE COMPLETED ASSEMBLY.

-DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER. LUMBER USED AS STUDS (VERTICAL APPLICATIONS ONLY) SHALL BE PERMITTED TO BE NO. 3 OR STUD GRADE.

-SET JOISTS WITH NATURAL CAMBER UP.

-GLUE ALL SHEATHING USING CONTINUOUS BEADS OF CONSTRUCTION ADHESIVE ON ALL SUPPORTING MEMBERS. WALL AND ROOF SHEATHING SHALL BE INSTALLED USING ADHESIVE COATED NAILS. FLOOR SHEATHING SHALL BE INSTALLED USING SCREWS. SHEATHING SHALL BE AS FOLLOWS, OR AN EQUAL PRODUCT THAT PROVIDES EQUIVALENT STRENGTH, DURABILITY, AND SPAN RATINGS.

EXTERIOR WALL	1/2" APA-RATED 24/0 CDX PLYWOOD
FLOOR	3/4" ADVANTECH T&G UNDERLAYMENT
ROOF	1/2" APA-RATED 32/16 CDX PLYWOOD

-WALLS SHALL BE FRAMED WITH 2x4" OR 2"X6" LUMBER @ 16" O.C. UNLESS OTHERWISE NOTED. FOR BEARING WALLS THAT ARE NOT CONTINUOUSLY SHEATHED ON ONE SIDE, PROVIDE SOLID BLOCKING AT INTERVALS NOT TO EXCEED 4 FEET.

-INSTALL DOUBLE JOISTS UNDER INTERIOR WALLS WHERE WALLS ARE PARALLEL TO JOISTS.

-INTERIOR AND EXTERIOR HEADERS SHALL BE BUILT UP (DOUBLE) 2" NOMINAL THICKNESS DIMENSIONAL LUMBER, SIZED IN ACCORDANCE WITH IRC, UNLESS OTHERWISE NOTED ON PLANS. WHERE HEADERS ARE BUILT FROM 2" NOMINAL THICKNESS LUMBER, PROVIDE 1/2" PLYWOOD SPACER TO ENSURE HEADER IS SAME THICKNESS AS WALL FRAMING.

-PROVIDE SOLID WOOD BRIDGING FOR FLOOR JOIST SPANS EXCEEDING 8 FEET. INSTALL BRIDGING SUCH THAT MAXIMUM SPACE BETWEEN BRIDGING IS 4 FEET.

-WOOD IN CONTACT WITH MASONRY OR CEMENT SHALL BE PRESSURE TREATED. PROVIDE SILL FOAM SEALER BETWEEN MASONRY AND SILL PLATES. FLOOR JOISTS WITHIN 18" OF FINISHED GRADE SHALL BE PRESSURE TREATED.

-PROVIDE FIRE STOPPING AT ALL WALLS AND FLOORS AS NEEDED PER IRC.

-HIP RAFTERS, VALLEY RAFTERS, AND ROOF RIDGES SHALL BE LVL MEMBERS OF ONE SIZE LARGER THAN RAFTERS, UNLESS OTHERWISE NOTED.

-PROVIDE BOTH RIDGE STRAPS AND COLLAR TIES IN UPPER 1/3 OF ROOF FOR EACH PAIR OF OPPOSING ROOF RAFTERS.

-WHERE CUTS/NOTCHES, ETC. ARE MADE IN FRAMING MEMBERS IN ACCORDANCE WITH IRC, REINFORCE CUT AREAS WITH MATERIAL OF EQUIVALENT STRENGTH.

-PROVIDE APPROVED FRAMING HANGERS, ANCHORS ETC. FOR ALL RAFTER/JOIST CONNECTIONS TO FLUSH BEAMS, HEADERS, AND GIRDERS. GC TO CONFIRM LOCAL CODE FOR SPECIAL STRAPS, HURRICANE CLIPS, ETC. REQUIREMENTS. ALL HANGERS TO BE "SIMPSON" OR EQUAL.

-TRUSSES SHALL BE DESIGNED AS COMPLETE ASSEMBLY. TRUSS DESIGN DRAWINGS SHOWING DESIGN LOADS, REQUIRED BLOCKING AND BRACING, AND REACTIONS SHALL BE PROVIDED IN ADVANCE OF STARTING FRAMING WORK. TRUSS DESIGN DRAWINGS SHALL BE SIGNED AND SEALED BY AN ENGINEER WHO IS LICENSED TO PRACTICE IN THE STATE OF NJ.

-MATERIAL PROPERTIES FOR ENGINEERED LUMBER SHALL MEET/EXCEED THE FOLLOWING SPECIFICATIONS. FASTEN BUILT-UP LVL BEAMS AS PER MANUFACTURER INSTRUCTIONS. I-JOISTS SHALL BE TRUSJOIST TJI230 BY WEYERHAEUSER OR APPROVED EQUAL.

-NAILS: ALL SHEATHING NAILS SHALL BE COMMON NAILS; ALL FRAMING NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

-GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION A

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

COVER SHEET, ABBREVIATIONS & GENERAL NOTES

SHEET NAME

As indicated

SCALE

MAGNOLIA-SF-A-2025

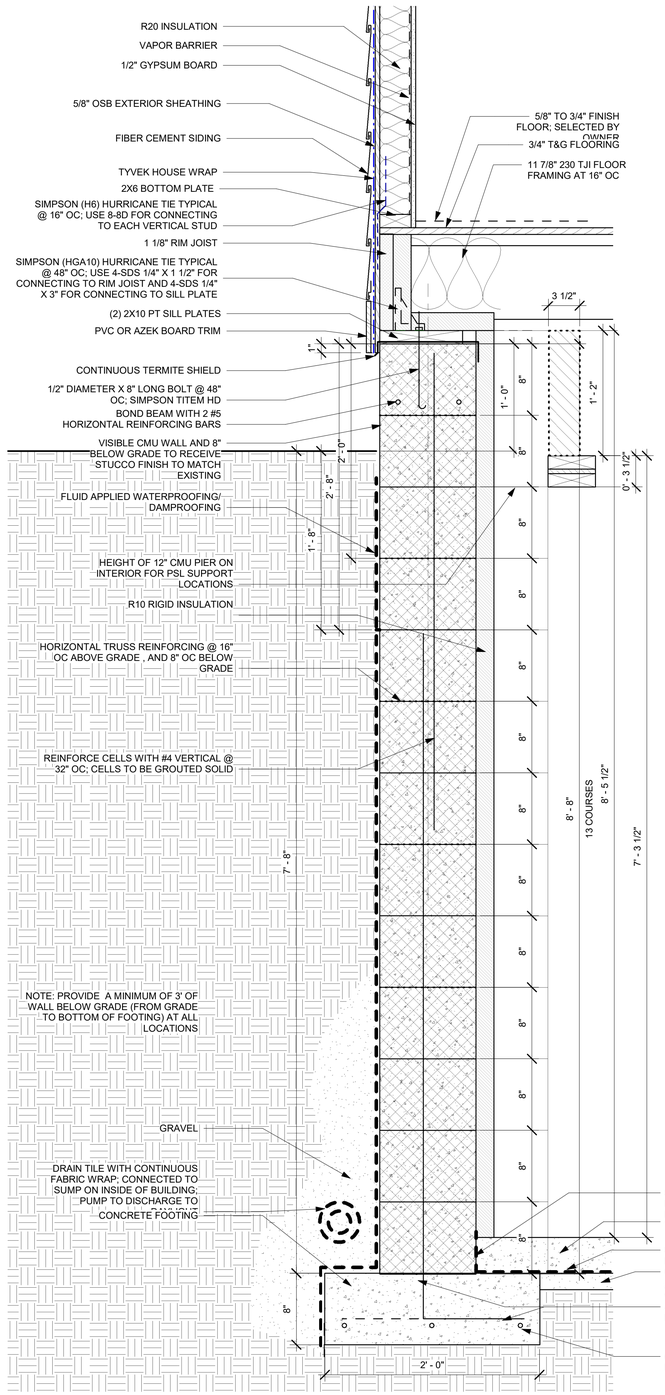
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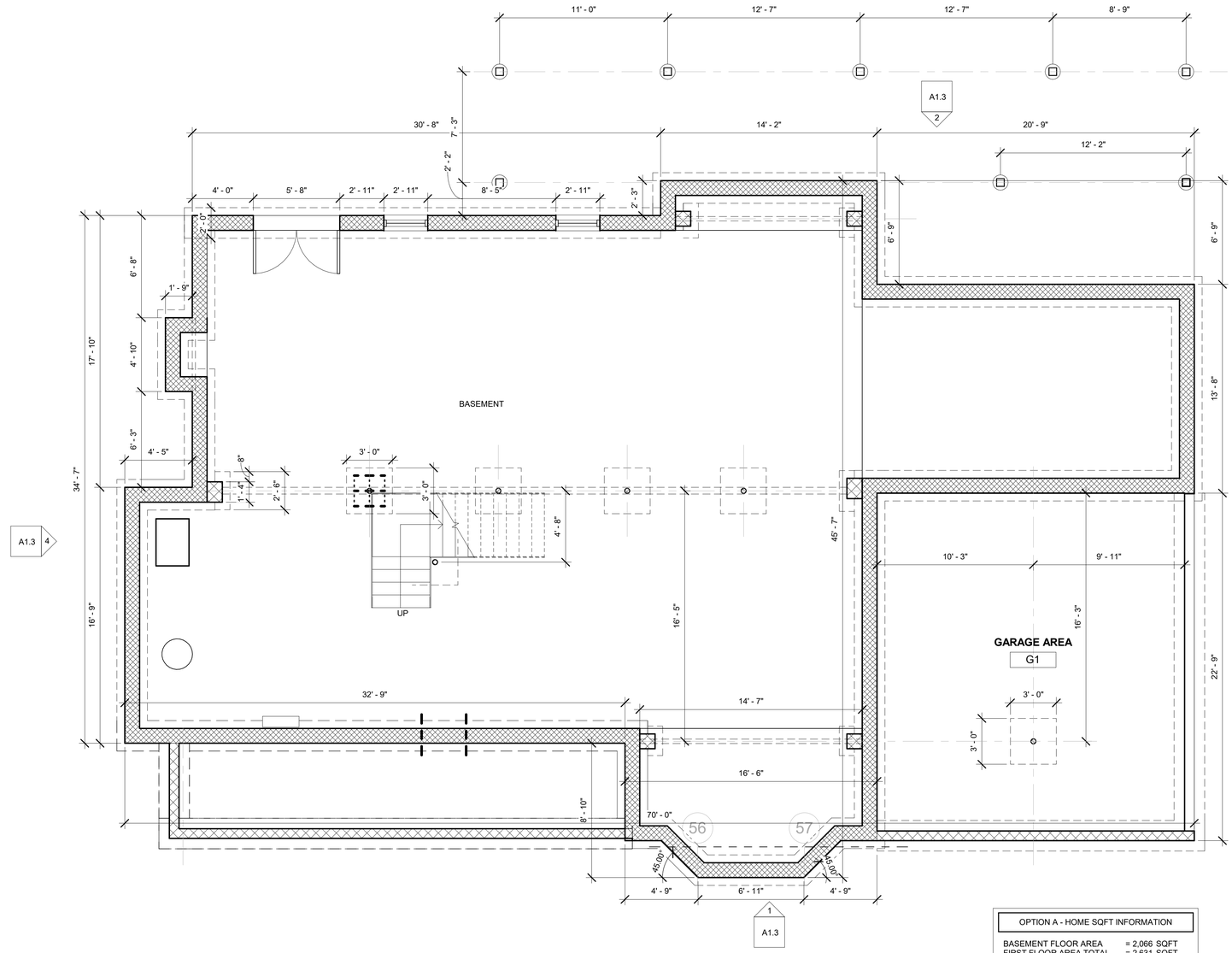
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WINDOW SCHEDULE - BASEMENT						
#	LEVEL	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH
0.1	(N) T OF FTG	5' - 0"	2' - 4"	1' - 7 1/2"	5' - 1"	2' - 5"
0.2	(N) T OF FTG	5' - 0"	2' - 4"	1' - 7 1/2"	5' - 1"	2' - 5"



2 FOUNDATION DETAIL
1 1/2" = 1'-0"



OPTION A - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,066 SQFT
FIRST FLOOR AREA TOTAL	= 2,631 SQFT
FIRST FLOOR AREA	= 2,081 SQFT
GARAGE AREA	= 550 SQFT
SECOND FLOOR AREA	= 2,212 SQFT

1 FOUNDATION PLAN
1/4" = 1'-0"

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION A

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

BASEMENT PLAN

SHEET NAME

As indicated

SCALE

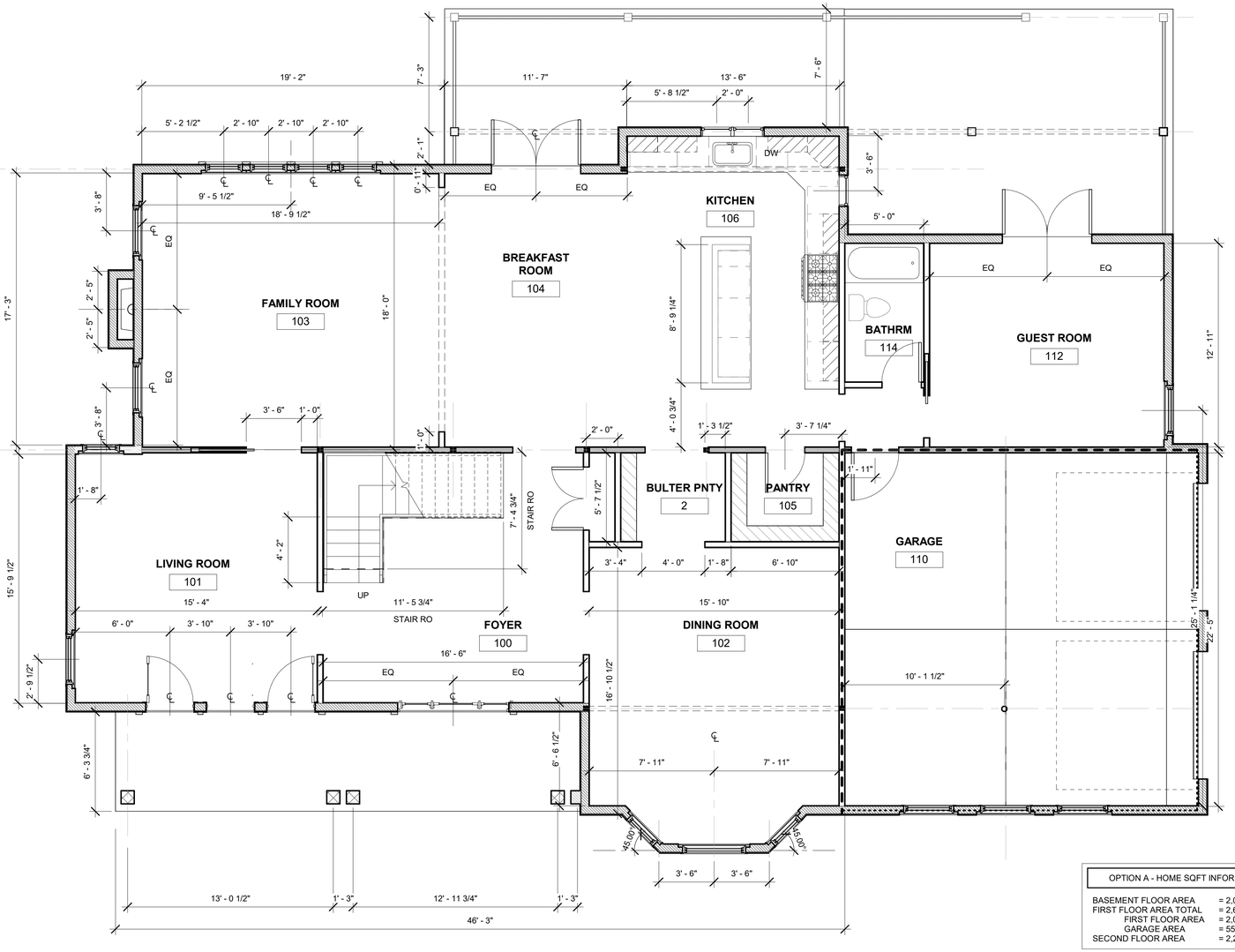
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PROJECT NUMBER

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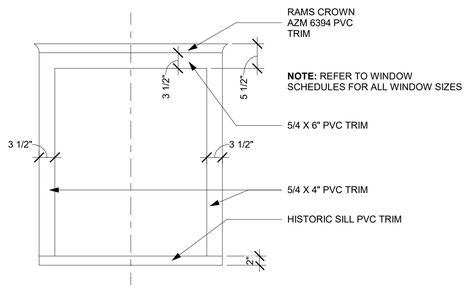
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3 PROPOSED FLOOR PLAN
1/4" = 1'-0"

OPTION A - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,066 SQFT
FIRST FLOOR AREA TOTAL	= 2,631 SQFT
FIRST FLOOR AREA	= 2,081 SQFT
GARAGE AREA	= 550 SQFT
SECOND FLOOR AREA	= 2,212 SQFT



NOTE: REFER TO WINDOW SCHEDULES FOR ALL WINDOW SIZES

1 TYPICAL WINDOW DETAIL
3/4" = 1'-0"

DOOR SCHEDULE - FIRST FLOOR					
#	LOCATION	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT
100A	(N) 1ST FLR	3' - 0"	6' - 8"	5' - 8 1/2"	7' - 0"
100B	(N) 1ST FLR	4' - 0"	6' - 8"	4' - 2"	7' - 0"
101C	(N) 1ST FLR	3' - 1"	6' - 11"	3' - 2"	7' - 0"
101D	(N) 1ST FLR	3' - 6"	6' - 8"	3' - 8"	7' - 0"
104A	(N) 1ST FLR	5' - 8"	6' - 8"	5' - 9"	7' - 0"
105	(N) 1ST FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
110C	(N) 1ST FLR	3' - 0"	6' - 8"	3' - 2"	7' - 0"
112A	(N) 1ST FLR	2' - 8"	6' - 8"	2' - 10"	7' - 0"
112B	(N) 1ST FLR	5' - 8"	6' - 8"	5' - 9"	7' - 0"
114F	(N) 1ST FLR	8' - 1"	6' - 8"	8' - 1"	9' - 0"
114G	(N) 1ST FLR	8' - 1"	6' - 8"	8' - 1"	9' - 0"
114J	(N) 1ST FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"

NOTE: ALL WINDOWS ON THE FIRST FLOOR SHALL BE INSTALLED A MINIMUM OF 24" ABOVE THE FINISHED FLOOR PER SECTION R312.2

WINDOW SCHEDULE - FIRST FLOOR						
#	LEVEL	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH
1.1	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
1.2	(N) 1ST FLR	5' - 0"	4' - 0"	2' - 0"	5' - 1"	4' - 1"
1.3	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
1.4	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
1.5	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
1.6	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
1.7	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
1.8	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
1.9	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
1.10	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
1.11	(N) 1ST FLR	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"
1.12	(N) 1ST FLR	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"
1.13	(N) 1ST FLR	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"
1.14	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
1.17	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
3.16	(N) 1ST FLR	5' - 0"	3' - 2"	0' - 6 1/2"	5' - 1"	3' - 3"
3.17	(N) 1ST FLR	5' - 0"	3' - 2"	0' - 6 1/2"	5' - 1"	3' - 3"
3.18	(N) 1ST FLR	5' - 0"	3' - 2"	0' - 6 1/2"	5' - 1"	3' - 3"

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ADAM ANZZOLIN, AIA
SEAL NJ LICENSE # 01821300

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No.	Description	Date

MAGNOLIA OAKS SINGLE FAMILY HOME OPTION A

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

FIRST FLOOR PLANS

SHEET NAME

As indicated

SCALE

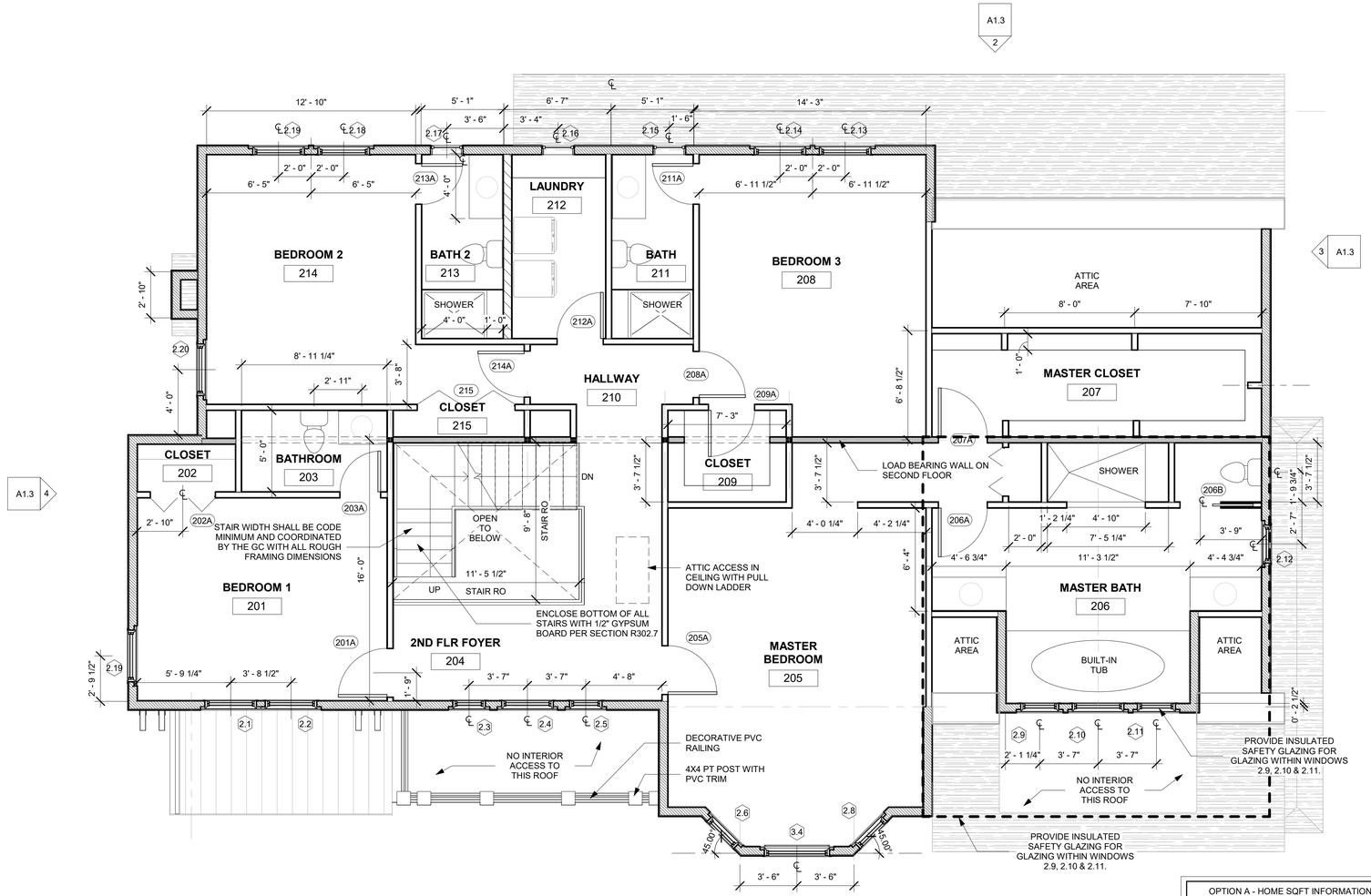
MAGNOLIA-SF-A-2025

PROJECT NUMBER

A1.1

SHEET NO.

9/30/2025 3:28:23 PM



1 (N) 2ND FLR
1/4" = 1'-0"

OPTION A - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,066 SQFT
FIRST FLOOR AREA TOTAL	= 2,631 SQFT
FIRST FLOOR AREA	= 2,081 SQFT
GARAGE AREA	= 550 SQFT
SECOND FLOOR AREA	= 2,212 SQFT

NOTE: ALL WINDOWS ON THE SECOND FLOOR SHALL BE INSTALLED A MINIMUM OF 24" ABOVE THE FINISHED FLOOR PER SECTION R312.2

WINDOW SCHEDULE - ATTIC FLOOR

#	LEVEL	HEIGHT	WIDTH	RO HEIGHT	RO WIDTH	SILL HEIGHT
2.27	(N) ATTIC	4' - 0"	6' - 0"	4' - 1"	6' - 1"	2' - 8 1/2"
3.0	(N) ATTIC	5' - 1"	4' - 0"	5' - 1 1/2"	4' - 0 1/2"	1' - 3"
3.1	(N) ATTIC	2' - 0"	2' - 0"	2' - 1"	2' - 1"	4' - 10"
3.2	(N) ATTIC	2' - 0"	3' - 0"	2' - 1"	3' - 1"	4' - 10"
3.3	(N) ATTIC	2' - 0"	2' - 0"	2' - 1"	2' - 1"	4' - 10"
3.4	(N) ATTIC	5' - 1"	4' - 0"	5' - 1 1/2"	4' - 0 1/2"	1' - 3"
3.5	(N) ATTIC	2' - 0"	2' - 0"	2' - 1"	2' - 1"	4' - 10"
3.6	(N) ATTIC	2' - 0"	3' - 0"	2' - 1"	3' - 1"	4' - 10"
3.7	(N) ATTIC	2' - 0"	2' - 0"	2' - 1"	2' - 1"	4' - 10"

WINDOW SCHEDULE - SECOND FLOOR

#	LEVEL	HEIGHT	WIDTH	RO WIDTH	RO HEIGHT	SILL HEIGHT
2.1	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.2	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.3	(N) 2ND FLR	5' - 0"	2' - 0"	2' - 1"	5' - 1"	2' - 6"
2.4	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.5	(N) 2ND FLR	5' - 0"	2' - 0"	2' - 1"	5' - 1"	2' - 6"
2.6	(N) 2ND FLR	5' - 0"	2' - 4"	2' - 5"	5' - 1"	2' - 6"
2.7	(N) 2ND FLR	5' - 0"	4' - 0"	4' - 1"	5' - 1"	2' - 6"
2.8	(N) 2ND FLR	5' - 0"	2' - 4"	2' - 5"	5' - 1"	2' - 6"
2.9	(N) 2ND FLR	5' - 0"	2' - 4"	2' - 5"	5' - 1"	2' - 6"
2.10	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.11	(N) 2ND FLR	5' - 0"	2' - 4"	2' - 5"	5' - 1"	2' - 6"
2.12	(N) 2ND FLR	5' - 0"	2' - 4"	2' - 5"	5' - 1"	2' - 6"
2.13	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.14	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.15	(N) 2ND FLR	4' - 0"	2' - 0"	4' - 1"	2' - 1"	4' - 0"
2.16	(N) 2ND FLR	4' - 0"	2' - 0"	4' - 1"	2' - 1"	4' - 0"
2.17	(N) 2ND FLR	4' - 0"	2' - 0"	4' - 1"	2' - 1"	4' - 0"
2.18	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.19	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.19	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.20	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"

DOOR SCHEDULE - SECOND FLOOR

DOOR NUMBER	LOCATION	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT
105AAA	(N) 2ND FLR	3' - 0"	6' - 8"	3' - 2"	7' - 0"
201A	(N) 2ND FLR	3' - 0"	6' - 8"	3' - 2"	7' - 0"
202A	(N) 2ND FLR	4' - 0"	6' - 8"	4' - 1"	7' - 0"
203A	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
205A	(N) 2ND FLR	3' - 0"	6' - 8"	3' - 2"	7' - 0"
206A	(N) 2ND FLR	3' - 0"	6' - 8"	3' - 2"	7' - 0"
206B	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
207A	(N) 2ND FLR	3' - 0"	6' - 8"	3' - 2"	7' - 0"
208A	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
209A	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
211A	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
212A	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
213A	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
214A	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
215	(N) 2ND FLR	6' - 0"	6' - 8"	6' - 1"	7' - 0"

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION A

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

SECOND
FLOOR PLAN

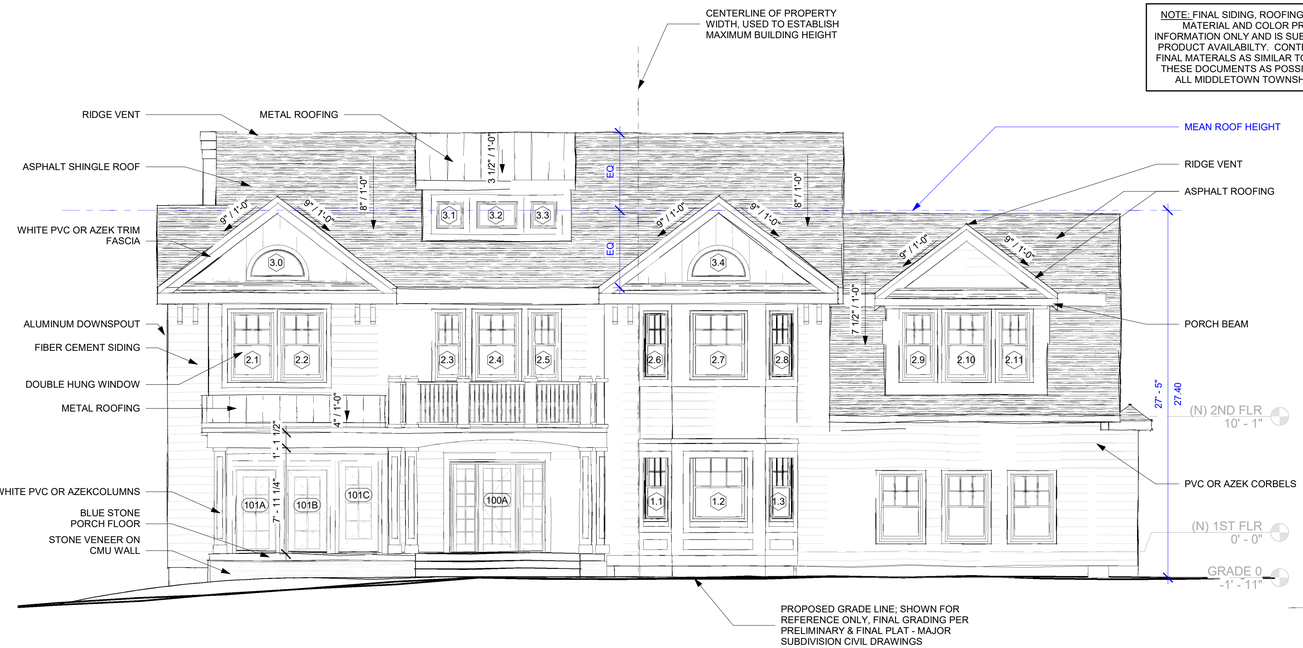
SHEET NAME

1/4" = 1'-0"
SCALE

MAGNOLIA-SF-A-2025
PROJECT NUMBER

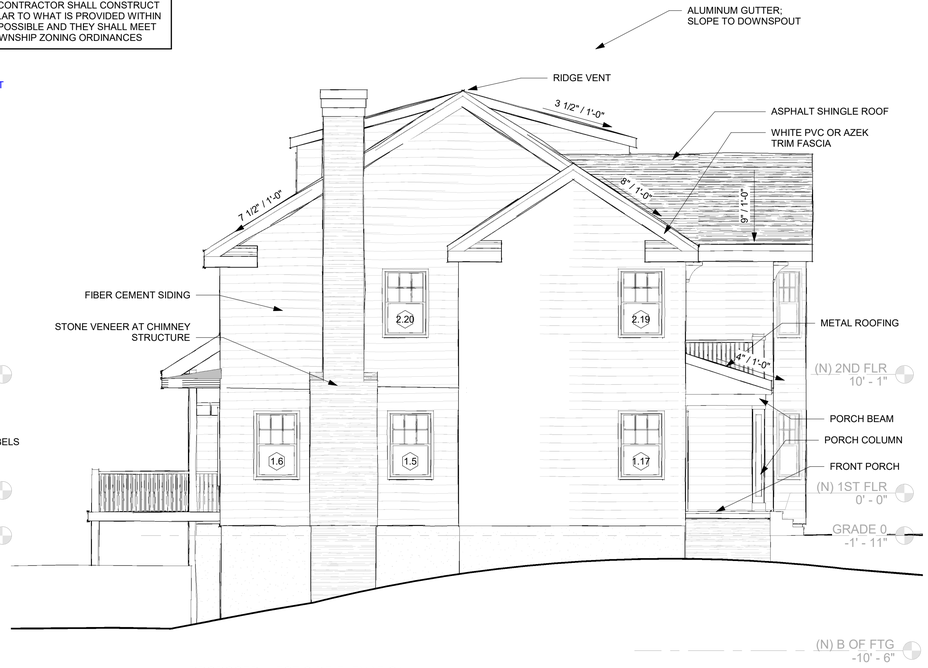
A1.2
SHEET NO.

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NOTE: FINAL SIDING, ROOFING, DOOR, WINDOW AND TRIM MATERIAL AND COLOR PROVIDED FOR GENERAL INFORMATION ONLY AND IS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY. CONTRACTOR SHALL CONSTRUCT FINAL MATERALS AS SIMILAR TO WHAT IS PROVIDED WITHIN THESE DOCUMENTS AS POSSIBLE AND THEY SHALL MEET ALL MIDDLETOWN TOWNSHIP ZONING ORDINANCES

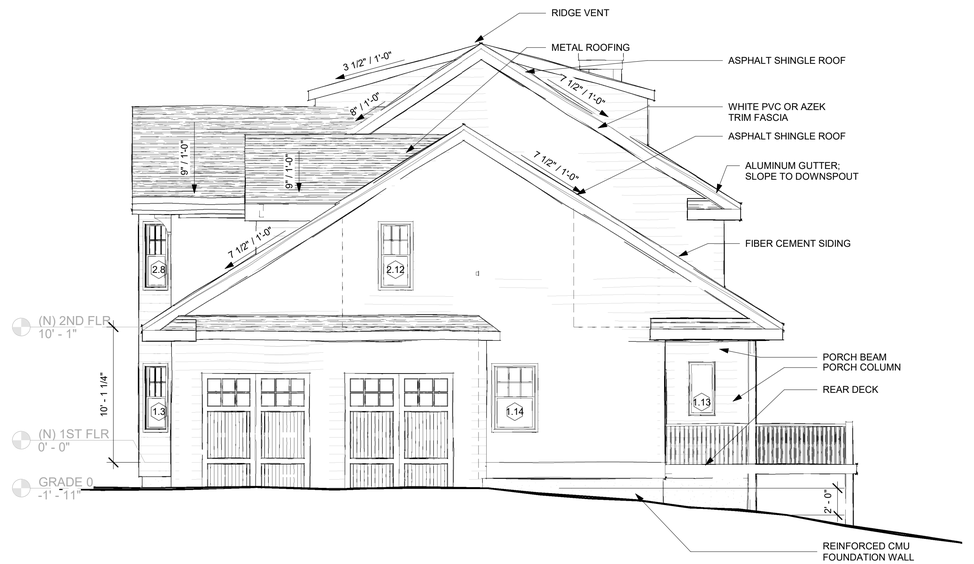
1 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



4 PROPOSED WEST SIDE ELEVATION
3/16" = 1'-0"



2 BACK ELEVATION
3/16" = 1'-0"



3 PROPOSED EAST SIDE ELEVATION
3/16" = 1'-0"

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION A

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

HOME ELEVATIONS

SHEET NAME

3/16" = 1'-0"
SCALE

MAGNOLIA-SF-A-2025
PROJECT NUMBER

A1.3
SHEET NO.

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SCHEDULE - ABBREVIATIONS	
ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ACP	ACOUSTIC CEILING PANEL
ADDL	ADDITIONAL
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
B	
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BM	BEAM
C	
[	CHANNEL
CC	CENTER TO CENTER
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
D	
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
E	
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENT	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR
G	
GL	GLASS OR GLAZING
GYP BD	GYPSUM BOARD
H	
HC	HANDICAP(PED)
HDW	HARDWARE
HM	HOLLOW METAL
HT/HGT	HEIGHT
I	
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
IN	INCH(ES)
INSUL	INSULATION
INT	INTERIOR

SCHEDULE - ABBREVIATIONS	
ABB	DESCRIPTION
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAV	LAVATORY
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NSPC	NATIONAL STANDARD PLUMBING CODE
NTS	NOT TO SCALE
NUM	NUMBER
O	
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PLB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PTD	PAINTED
Q	
QTY	QUANTITY
R	
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
REF	REFER / REFERENCE
RF	ROOF
RFG	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
S	
S	SOUTH
SCHD	SCHEDULE
SF	SQUARE FOOT
SIM	SIMILAR
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
SYS	SYSTEM
T	
T/	TOP OF
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WIN	WINDOW

GENERAL ADMINISTRATIVE NOTES:

1. THIS CONTRUCTION PLAN SET PROVIDES BUILDING DETAILS FOR A RESIDENTIAL RENOVATION OR NEW HOME PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
3. REFER TO ADDITIONAL PROJECT SPECIFIC NOTES CALLED OUT ON OTHER SHEETS FOR ADDITIONAL INFORMATION.
4. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY DELAY THE PROGRESS OF THE WORK.
5. NO CHANGE ORDERS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE OWNER IN ADVANCE.
6. THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT AND THE OWNER, PARTIAL WAIVERS OF LIEN FOR EACH AND EVERY INVOLVED SUBCONTRACTOR AND SUB-SUBCONTRACTOR EACH MONTH, AS A PREREQUISITE FOR EACH MONTHLY PROJECT PROGRESS PAYMENT.
7. SUBMITTALS: ALL PRODUCT SUBMISSIONS AND SHOP DRAWINGS SHALL BE FORWARDED TO THE OWNER AND ARCHITECT FOR APPROVAL.
8. ALL CORRESPONDENCE WILL BE VIA THE OWNER, UNLESS OTHERWISE SPECIFIED IN WRITING.



SINGLE FAMILY HOME DESIGN

BLOCK 990, LOT 57 - HOME TYPE B

911 Middletown Road
Middletown, NJ 07748

OWNER:

Magnolia Oaks Communities LLC
PO BOX 702815
Plymouth, MI 48170

PLAT SUBMISSION
10/03/2025

LIST OF DRAWINGS			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	REV DATE
A0.0	COVER SHEET, ABBREVIATIONS & GENERAL NOTES		
A1.0	BASEMENT PLAN		
A1.1	FIRST FLOOR PLANS		
A1.2	SECOND FLOOR PLAN		
A1.3	HOME ELEVATIONS		

PROJECT GENERAL NOTES.

1. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE PROVIDED TO INDICATE DESIGN INTENT ONLY. LARGE-SCALE DETAILS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS - THE CONTRACTOR SHALL REQUEST NECESSARY DIMENSIONS NOT SHOWN ON THE DRAWINGS FROM THE ARCHITECT.
3. NOT ALL SPECIFICATIONS LISTED ARE RELEVANT TO THIS PROJECT, GC TO COORDINATE GENERAL SPECIFICATIONS WITH PROJECT SCOPE OF WORK. PLEASE NOTIFY ARCHITECT OF DISCREPANCIES.
4. NO DEVIATIONS FROM THESE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH. ALL DOORS AND WINDOWS IN WALL OPENINGS ARE DIMENSIONED TO THE CENTER OF THE WINDOW OR DOOR.
6. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
7. MINOR DETAILS, LIKE BRACING, BRIDGING, GROUNDS, ETC NOT ON THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR
8. COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH WORK.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS AND EXACT LOCATIONS AND DIMENSIONS OF UTILITY ENTRANCE LOCATIONS SHALL BE PER THE SITE DRAWINGS. CONTRACTOR SHALL REQUEST ARCHITECT TO PROVIDE ADDITIONAL DIMENSIONS AS NECESSARY WHERE NONE ARE PROVIDED BY THE DRAWINGS, SPECIFICATIONS, OR PER MANUFACTURER'S RECOMMENDATIONS.
10. DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION - THE CONTRACTOR SHALL SUPERVISE CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE ALL APPLICABLE SAFETY REGULATIONS TO BE FOLLOWED STRICTLY.
11. ALL WORK RELATED TO THE NEW INSTALLATION OF COMPONENTS SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
12. ALL WORK MATERIALS AND METHODS SHALL CONFORM TO ALL APPLICABLE CODES OR ORDINANCES - THE CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK.
13. ALL REQUESTS FOR INFORMATION PROMPTED BY THE BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND THE BUILDING INSPECTORS FIELD REPORT TO ENSURE AN ACCURATE AND TIMELY RESPONSE

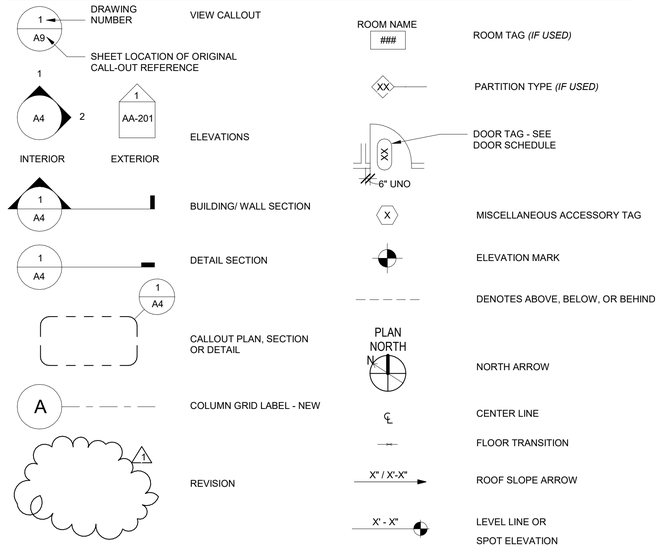
THE GENERAL CONTRACTOR SHALL:

1. COORDINATE THE WORK OF ALL TRADES AND THE OWNER'S REQUIREMENTS FOR ALL THE WORK INDICATED IN THESE CONTRACT DOCUMENTS AND ASSUME FINAL RESPONSIBILITY FOR ALL CONSTRUCTION COORDINATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK OF THE SUB-CONTRACTORS ALONG WITH THE DELIVERY AND INSTALLATION OF ITEMS BEING PROVIDED AND INSTALLED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS INCLUDED IN THESE CONTRACT DOCUMENTS - SOME ITEMS IN THESE DOCUMENTS MAY REQUIRE LONG LEAD TIMES OR SPECIAL COORDINATION. SUBSTITUTIONS WILL NOT BE ALLOWED FOR MATERIAL NOT ORDERED IN A TIMELY FASHION.
3. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIT AND FINISH OF ALL COMPONENTS OF THE PROJECT.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE AT ALL TIMES FOR THE SAFETY CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS REQUIRED BY ANY AGENCY HAVING JURISDICTION THE ARCHITECT'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. COORDINATE ALL WORK WITH OWNER'S TELEPHONE SYSTEM, INTERNET AND CABLE PROVIDER.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE HOME, BUILDING OR BUILDINGS THROUGHOUT THE PROJECT TO FINAL COMPLETION AND OWNER'S ACCEPTANCE.
7. VERIFY REQUIREMENTS FOR FIRE EXTINGUISHER LOCATIONS AND INSTALLATION, PER REQUIREMENTS OF THE LOCAL FIRE MARSHALL.
8. PERFORM ALL WORK SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROTECT ALL MONUMENTS, IRON PINS AND PROPERTY CORNERS DURING CONSTRUCTION.
10. CONFIRM ALL CONSTRUCTION COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
11. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND GRADE CONDITIONS, (BOTH NEW AND EXISTING) REPORTING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY PHASE OF THE WORK.
12. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION - ALL CONFLICTS AND/OR DISCREPANCIES SHALL BE NOTED AND SENT TO THE ARCHITECT WITH AT LEAST TEN CALENDAR DAYS TO REVIEW PRIOR TO STARTING THAT PORTION OF THE WORK IN ORDER TO AVOID PROJECT DELAYS.
13. CONTRACTOR SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION PRIOR TO INSTALLATION OF CONSTRUCTION.
14. CONTRACTOR SHALL PREPARE ALL WALLS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
15. STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL THE PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION.
16. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
17. CONTRACTOR SHALL COMPLY WITH ALL SITE, CIVIL SOIL EROSION MEASURES IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIREMENTS.

PROJECT REQUIREMENTS:

1. THE GENERAL CONTRACTOR SHALL HAVE AT LEAST SEVEN (7) YEARS EXPERIENCE IN PROJECTS OF SIMILAR SCOPE.
2. THE WORK INDICATED IN THESE DOCUMENTS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF NEW JERSEY.
3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY AND OSHA REGULATIONS IN THE PERFORMANCE OF THE WORK INDICATED IN THESE DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY, AND LOCAL PERMITS AND APPROVALS TO PERFORM THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
5. THE GENERAL CONTRACTOR AND THE GC'S SUBCONTRACTORS SHALL BE PROPERLY LICENSED TO PERFORM WORK IN NEW JERSEY.
6. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL INSURANCE AND BONDS AS REQUIRED BY THE OWNER.
8. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS, ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES AND REQUIREMENTS, AND OWNER'S REQUIREMENTS.

SYMBOLS



WOOD FRAMING NOTES:

-ROUGH CARPENTRY SHALL CONFORM TO THE PRESCRIPTIVE STANDARDS IN THE CURRENT IRC AS WELL AS THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST VERSION, AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. IN THE CASE OF CONFLICTS BETWEEN THESE PUBLICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

-DIMENSIONS AND SIZES OF FRAMING SHOWN ON PLANS BASED ON PRELIMINARY SIZING AND LAYOUT. VERIFY ALL FRAMING MEMBER DIMENSIONS, SIZES, QUANTITIES, AND LOCATIONS BASED ON ACTUAL FIELD CONDITIONS TO REFLECT VARIATIONS IN EXISTING FRAMING SIZES AND LOCATION, WALL LAYOUT, REQUIRED ROUGH OPENINGS, EXISTING COLUMN / BEARING WALL LOCATIONS, ETC. AND MAKE THE NECESSARY REVISIONS.

-ALL FRAMING SHALL FOLLOW ALL RECOMMENDATIONS IN THE 2015 ED. WFCM GUIDE (WOOD FRAME CONSTRUCTION IN HIGH WIND AREAS) FOR 120 MPH EXPOSURE B.

-G.C. TO ENSURE THAT ALL COLUMN POINT LOADS AND BEARING WALLS HAVE A CONTINUOUS LOAD PATH FROM POINT OF ORIGIN TO FOUNDATION.

-INTERIOR WALL DIMENSIONS WILL BE DICTATED BY THE LOCATION OF THE LOAD BEARING COLUMNS AND WALLS BELOW. REPORT ALL DISCREPANCIES TO THE ARCHITECT IN WRITING FOR APPROVAL BEFORE PROCEEDING.

-DOUBLE FRAMING MEMBERS UNDER ALL PARALLEL PARTITIONS, BATHROOM SHOWERS AND TUBS, AND ALL EQUIPMENT.

-ALL STRUCTURE THAT IS NOT LABELED SHALL FOLLOW THE SIZING AS NOTED. TYPICALLY THE EXTERIOR AND INTERIOR WINDOW AND DOOR HEADERS ARE (2) 2X12 AT OPENINGS > 6' WIDE OR (2) 2X10 AT OPENINGS < 6' WIDE OR AS INDICATED ON PLANS

- PROVIDE 1 BASE PLATE AND 2 TOP PLATES AT ALL WALLS, ALL FLOOR JOISTS ARE AS PER PLAN.

- INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.

- ENTIRE HOME TO RECEIVE WEATHER BARRIER WRAP INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

- 2X10 MINIMUM #2 DOUGLAS FIR LEDGER BOARD SHALL BE CONNECTED TO EXISTING RIM BOARD WITH 1/2" DIAMETER BY 4" LONG MINIMUM GALVANIZED LAG SCREWS AT 6" OC STAGGERED TOP AND BOTTOM; MAINTAIN 2" FROM TOP AND BOTTOM TO CENTER OF SCREW.

-PROVIDE 2X12 OR 1 1/4" TIMBERSTRAND LSL RIM BOARDS AT ALL EXTERIOR RIM JOIST LOCATIONS.

-ALTERNATE OR SUBSTITUTED FLOOR AND ROOF FRAMING SYSTEMS ARE TO BE DESIGNED FOR APPROPRIATE LOADS AND SPANS AS DICTATED IN THE GENERAL NOTES. CONTRACTOR TO SUPPLY ALL SPECIFICATIONS, SHOP DRAWINGS AND LAYOUT DRAWINGS TO LOCAL CODE OFFICIAL AND ARCHITECT PRIOR TO ORDERING MATERIALS.

-FOLLOW MANUFACTURES DETAILS FOR ALL ENGINEERED LUMBER FRAMING SYSTEMS. PROVIDE OWNER / ARCHITECT ALL CONNECTION INSTALLATION CUT SHEETS - INCLUDING BUT NOT LIMITED TO: CANTILEVERS, BEARING POINTS, WEB STIFFENERS, SQUASH BLOCKS, NAIL PATTERNS, AND ALL ENG. TO ENG. CONNECTIONS.

-MAINTAIN 2" CLEAR FROM WOOD FRAMING TO MASONRY AS REQ'D BY BUILDING CODE.

-LUMBER SHALL BE AIR OR KILN DRIED WITH A MOISTURE CONTENT LESS THAN 15%. LUMBER SHALL BE FREE OF LARGE KNOTS, CHECKS, SPLITS, OR OTHER DEFECTS THAT MAY JEOPARDIZE DEVELOPED STRENGTH OF THE COMPLETED ASSEMBLY.

-DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER. LUMBER USED AS STUDS (VERTICAL APPLICATIONS ONLY) SHALL BE PERMITTED TO BE NO. 3 OR STUD GRADE.

-SET JOISTS WITH NATURAL CAMBER UP.

-GLUE ALL SHEATHING USING CONTINUOUS BEADS OF CONSTRUCTION ADHESIVE ON ALL SUPPORTING MEMBERS. WALL AND ROOF SHEATHING SHALL BE INSTALLED USING ADHESIVE COATED NAILS. FLOOR SHEATHING SHALL BE INSTALLED USING SCREWS. SHEATHING SHALL BE AS FOLLOWS, OR AN EQUAL PRODUCT THAT PROVIDES EQUIVALENT STRENGTH, DURABILITY, AND SPAN RATINGS.

EXTERIOR WALL	1/2" APA-RATED 24/0 CDX PLYWOOD
FLOOR	3/4" ADVANTECH T&G UNDERLAYMENT
ROOF	1/2" APA-RATED 32/16 CDX PLYWOOD

-WALLS SHALL BE FRAMED WITH 2x4" OR 2"X6" LUMBER @ 16" O.C. UNLESS OTHERWISE NOTED. FOR BEARING WALLS THAT ARE NOT CONTINUOUSLY SHEATHED ON ONE SIDE, PROVIDE SOLID BLOCKING AT INTERVALS NOT TO EXCEED 4 FEET.

-INSTALL DOUBLE JOISTS UNDER INTERIOR WALLS WHERE WALLS ARE PARALLEL TO JOISTS.

-INTERIOR AND EXTERIOR HEADERS SHALL BE BUILT UP (DOUBLE) 2" NOMINAL THICKNESS DIMENSIONAL LUMBER, SIZED IN ACCORDANCE WITH IRC, UNLESS OTHERWISE NOTED ON PLANS. WHERE HEADERS ARE BUILT FROM 2" NOMINAL THICKNESS LUMBER, PROVIDE 1/2" PLYWOOD SPACER TO ENSURE HEADER IS SAME THICKNESS AS WALL FRAMING.

-PROVIDE SOLID WOOD BRIDGING FOR FLOOR JOIST SPANS EXCEEDING 8 FEET. INSTALL BRIDGING SUCH THAT MAXIMUM SPACE BETWEEN BRIDGING IS 4 FEET.

-WOOD IN CONTACT WITH MASONRY OR CEMENT SHALL BE PRESSURE TREATED. PROVIDE SILL FOAM SEALER BETWEEN MASONRY AND SILL PLATES. FLOOR JOISTS WITHIN 18" OF FINISHED GRADE SHALL BE PRESSURE TREATED.

-PROVIDE FIRE STOPPING AT ALL WALLS AND FLOORS AS NEEDED PER IRC.

-HIP RAFTERS, VALLEY RAFTERS, AND ROOF RIDGES SHALL BE LVL MEMBERS OF ONE SIZE LARGER THAN RAFTERS, UNLESS OTHERWISE NOTED.

-PROVIDE BOTH RIDGE STRAPS AND COLLAR TIES IN UPPER 1/3 OF ROOF FOR EACH PAIR OF OPPOSING ROOF RAFTERS.

-WHERE CUTS/NOTCHES, ETC. ARE MADE IN FRAMING MEMBERS IN ACCORDANCE WITH IRC, REINFORCE CUT AREAS WITH MATERIAL OF EQUIVALENT STRENGTH.

-PROVIDE APPROVED FRAMING HANGERS, ANCHORS ETC. FOR ALL RAFTER/JOIST CONNECTIONS TO FLUSH BEAMS, HEADERS, AND GIRDERS. GC TO CONFIRM LOCAL CODE FOR SPECIAL STRAPS, HURRICANE CLIPS, ETC. REQUIREMENTS. ALL HANGERS TO BE "SIMPSON" OR EQUAL.

-TRUSSES SHALL BE DESIGNED AS COMPLETE ASSEMBLY. TRUSS DESIGN DRAWINGS SHOWING DESIGN LOADS, REQUIRED BLOCKING AND BRACING, AND REACTIONS SHALL BE PROVIDED IN ADVANCE OF STARTING FRAMING WORK. TRUSS DESIGN DRAWINGS SHALL BE SIGNED AND SEALED BY AN ENGINEER WHO IS LICENSED TO PRACTICE IN THE STATE OF NJ.

-MATERIAL PROPERTIES FOR ENGINEERED LUMBER SHALL MEET/EXCEED THE FOLLOWING SPECIFICATIONS. FASTEN BUILT-UP LVL BEAMS AS PER MANUFACTURER INSTRUCTIONS. I-JOISTS SHALL BE TRUSJOIST TJI230 BY WEYERHAEUSER OR APPROVED EQUAL.

-NAILS: ALL SHEATHING NAILS SHALL BE COMMON NAILS; ALL FRAMING NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

-GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION B
BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

COVER SHEET, ABBREVIATIONS & GENERAL NOTES
SHEET NAME

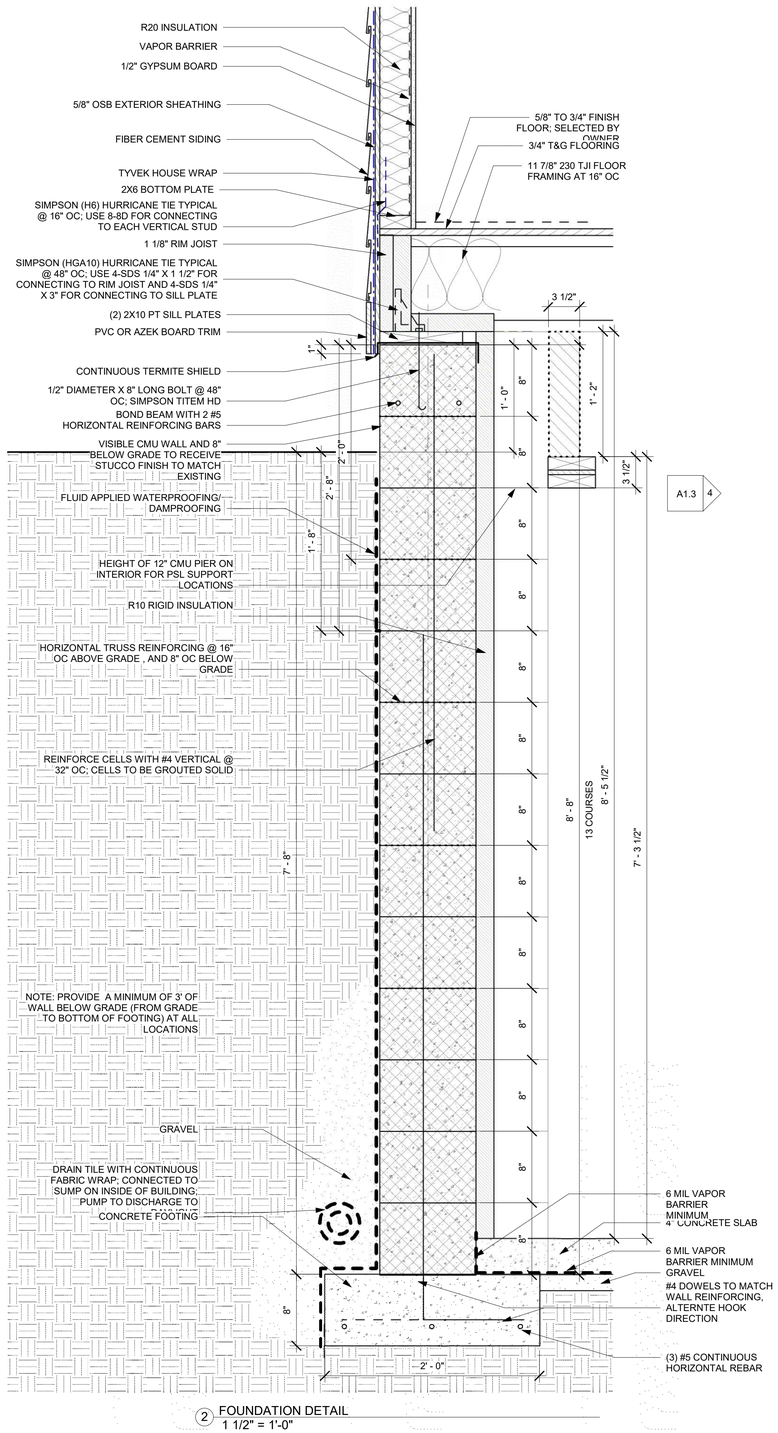
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MAGNOLIA-SF-B-2025
PROJECT NUMBER

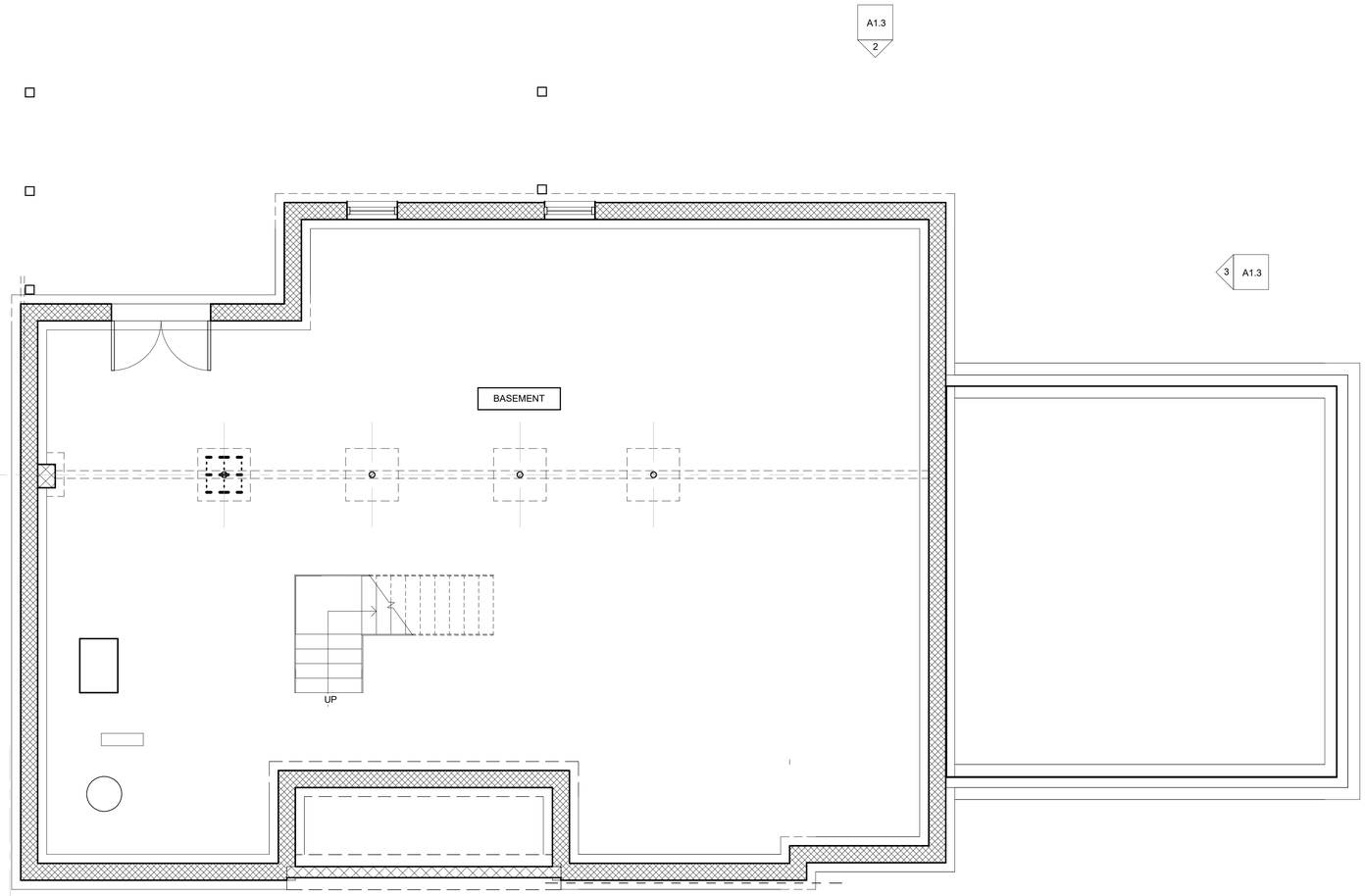
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WINDOW SCHEDULE - BASEMENT						
#	LEVEL	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH



2 FOUNDATION DETAIL
1 1/2" = 1'-0"



1 BASEMENT PLAN
1/4" = 1'-0"

OPTION B - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 1,868 SQFT
FIRST FLOOR AREA TOTAL	= 2,417 SQFT
FIRST FLOOR AREA	= 1,878 SQFT
GARAGE AREA	= 539 SQFT
SECOND FLOOR AREA	= 1,586 SQFT

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION B

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

BASEMENT PLAN

SHEET NAME

As indicated

SCALE

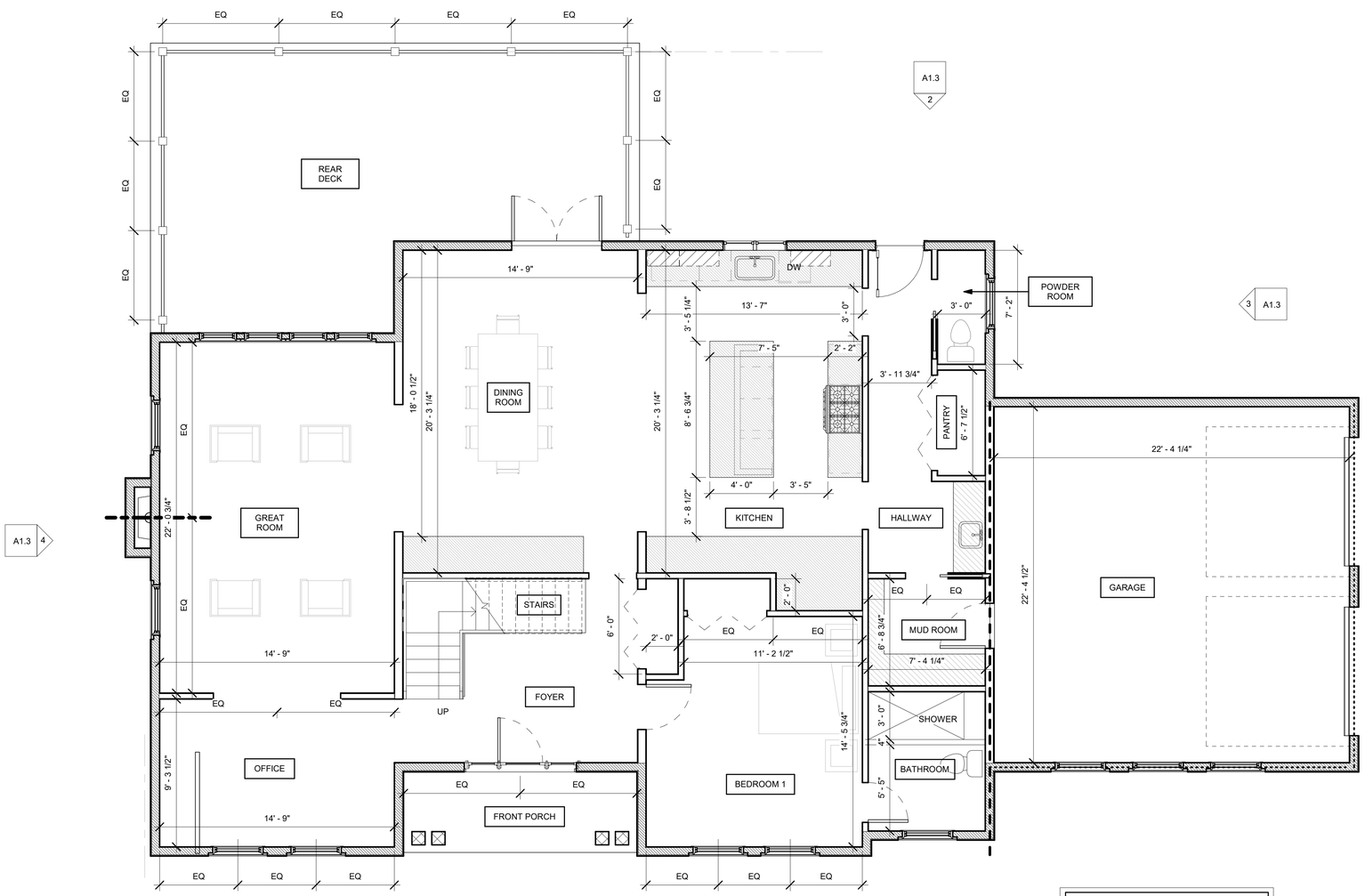
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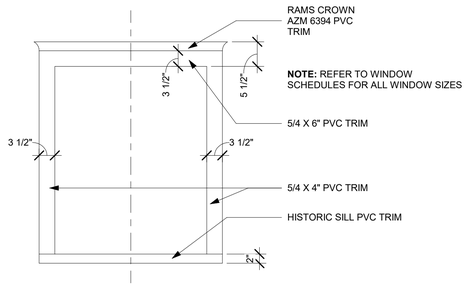
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3 PROPOSED FLOOR PLAN
1/4" = 1'-0"



NOTE: REFER TO WINDOW SCHEDULES FOR ALL WINDOW SIZES

1 TYPICAL WINDOW DETAIL
3/4" = 1'-0"

OPTION B - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 1,868 SQFT
FIRST FLOOR AREA TOTAL	= 2,417 SQFT
FIRST FLOOR AREA	= 1,878 SQFT
GARAGE AREA	= 539 SQFT
SECOND FLOOR AREA	= 1,586 SQFT

NOTE: ALL WINDOWS ON THE FIRST FLOOR SHALL BE INSTALLED A MINIMUM OF 24" ABOVE THE FINISHED FLOOR PER SECTION R312.2

DOOR SCHEDULE - FIRST FLOOR

#	LOCATION	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT
104A	(N) 1ST FLR	5' - 8"	6' - 8"	5' - 9"	7' - 0"
112A	(N) 1ST FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
114AA	(N) 1ST FLR	2' - 8"	6' - 8"	2' - 10"	7' - 0"
114M	(N) 1ST FLR	3' - 0"	6' - 11"	5' - 8 1/2"	7' - 0"
114N	(N) 1ST FLR	8' - 1"	6' - 8"	8' - 1"	9' - 0"
114O	(N) 1ST FLR	8' - 1"	6' - 8"	8' - 1"	9' - 0"
114P	(N) 1ST FLR	5' - 0"	6' - 8"		
114S	(N) 1ST FLR	5' - 0"	6' - 8"		
114T	(N) 1ST FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
114U	(N) 1ST FLR	3' - 1"	6' - 11 1/2"	3' - 2"	7' - 0"
114V	(N) 1ST FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
114X	(N) 1ST FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
114Z	(N) 1ST FLR	6' - 0"	6' - 8"	6' - 1"	7' - 0"

WINDOW SCHEDULE - FIRST FLOOR

#	LEVEL	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH
1.5	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
1.17	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
3.19	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
3.20	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
3.21	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
3.22	(N) 1ST FLR	5' - 0"	2' - 4"	2' - 0"	5' - 1"	2' - 5"
3.23	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
3.24	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
3.25	(N) 1ST FLR	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"
3.26	(N) 1ST FLR	4' - 0"	2' - 0"	3' - 6"	2' - 1"	4' - 1"
3.27	(N) 1ST FLR	5' - 0"	3' - 2"	0' - 6 1/2"	5' - 1"	3' - 3"
3.28	(N) 1ST FLR	5' - 0"	3' - 2"	0' - 6 1/2"	5' - 1"	3' - 3"
3.29	(N) 1ST FLR	5' - 0"	3' - 2"	0' - 6 1/2"	5' - 1"	3' - 3"
3.30	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
3.31	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
3.32	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"
3.50	(N) 1ST FLR	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION B

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

FIRST FLOOR PLANS

SHEET NAME

As indicated

SCALE

MAGNOLIA-SF-B-2025

PROJECT NUMBER

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SHEET NO.

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NOTE: ALL WINDOWS ON THE SECOND FLOOR SHALL BE INSTALLED A MINIMUM OF 24" ABOVE THE FINISHED FLOOR PER SECTION R312.2

1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

OPTION B - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 1,868 SQFT
FIRST FLOOR AREA TOTAL	= 2,417 SQFT
FIRST FLOOR AREA	= 1,878 SQFT
GARAGE AREA	= 539 SQFT
SECOND FLOOR AREA	= 1,586 SQFT

WINDOW SCHEDULE - SECOND FLOOR

#	LEVEL	HEIGHT	WIDTH	RO WIDTH	RO HEIGHT	SILL HEIGHT
2.3	(N) 2ND FLR	5' - 0"	2' - 0"	2' - 1"	5' - 1"	2' - 6"
2.4	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.19	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
2.20	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
3.33	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
3.34	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
3.44	(N) 2ND FLR	5' - 0"	2' - 0"	2' - 1"	5' - 1"	2' - 6"
3.45	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"
3.46	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"
3.51	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 6"
3.52	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"
3.53	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"
3.54	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"
3.55	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"
3.56	(N) 2ND FLR	5' - 1"	4' - 0"	4' - 0 1/2"	5' - 1 1/2"	10' - 6"
3.57	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"
3.58	(N) 2ND FLR	5' - 0"	3' - 2"	3' - 3"	5' - 1"	2' - 0"

DOOR SCHEDULE - SECOND FLOOR

DOOR NUMBER	LOCATION	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT
114FF	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
114GG	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
114HH	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
114II	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
114JJ	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
114KK	(N) 2ND FLR	3' - 0"	6' - 8"	3' - 2"	7' - 0"
114LL	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
114MM	(N) 2ND FLR	3' - 0"	6' - 8"	3' - 2"	7' - 0"
114NN	(N) 2ND FLR	4' - 0"	6' - 8"	4' - 1"	7' - 0"
114OO	(N) 2ND FLR	4' - 0"	6' - 8"	4' - 1"	7' - 0"
201A	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"
203A	(N) 2ND FLR	2' - 8"	6' - 8"	2' - 10"	7' - 0"
205A	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
209A	(N) 2ND FLR	2' - 6"	6' - 8"	2' - 8"	7' - 0"
212A	(N) 2ND FLR	2' - 10"	6' - 8"	2' - 10"	7' - 0"

ANZZOLIN ARCHITECTURAL LLC
904 PROSPECT AVE
SPRING LAKE HEIGHTS, NJ 07762
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732-312-8926

ADAM ANZZOLIN, AIA
SEAL NJ LICENSE # 01821300

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION B

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

SECOND FLOOR PLAN

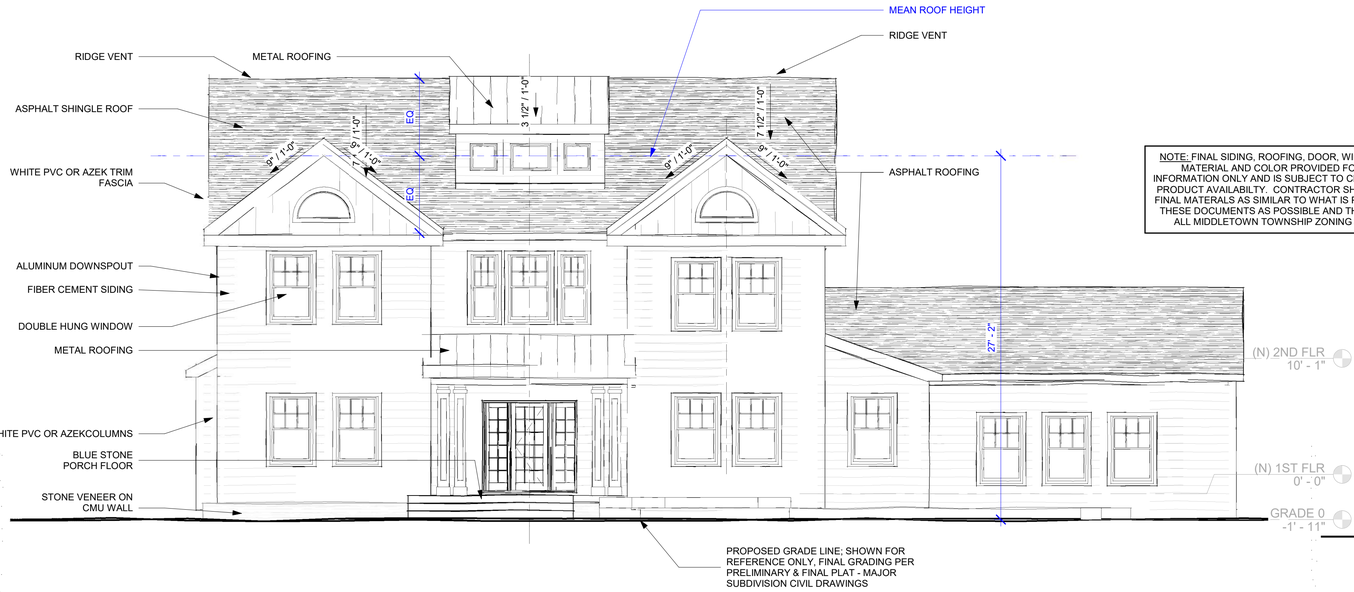
SHEET NAME

1/4" = 1'-0"
SCALE

MAGNOLIA-SF-B-2025
PROJECT NUMBER

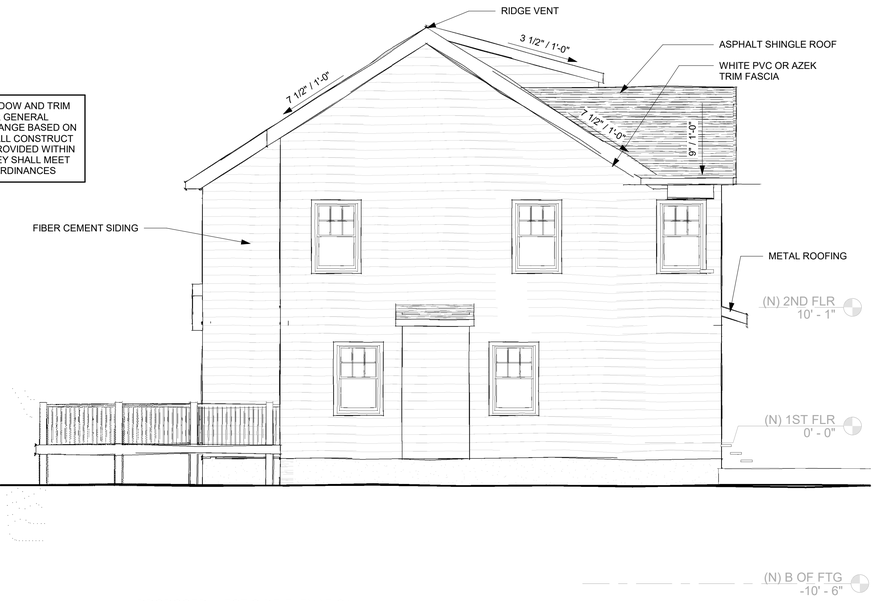
A1.2
SHEET NO.

9/30/2025 3:24:28 PM



NOTE: FINAL SIDING, ROOFING, DOOR, WINDOW AND TRIM MATERIAL AND COLOR PROVIDED FOR GENERAL INFORMATION ONLY AND IS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY. CONTRACTOR SHALL CONSTRUCT FINAL MATERALS AS SIMILAR TO WHAT IS PROVIDED WITHIN THESE DOCUMENTS AS POSSIBLE AND THEY SHALL MEET ALL MIDDLETOWN TOWNSHIP ZONING ORDINANCES

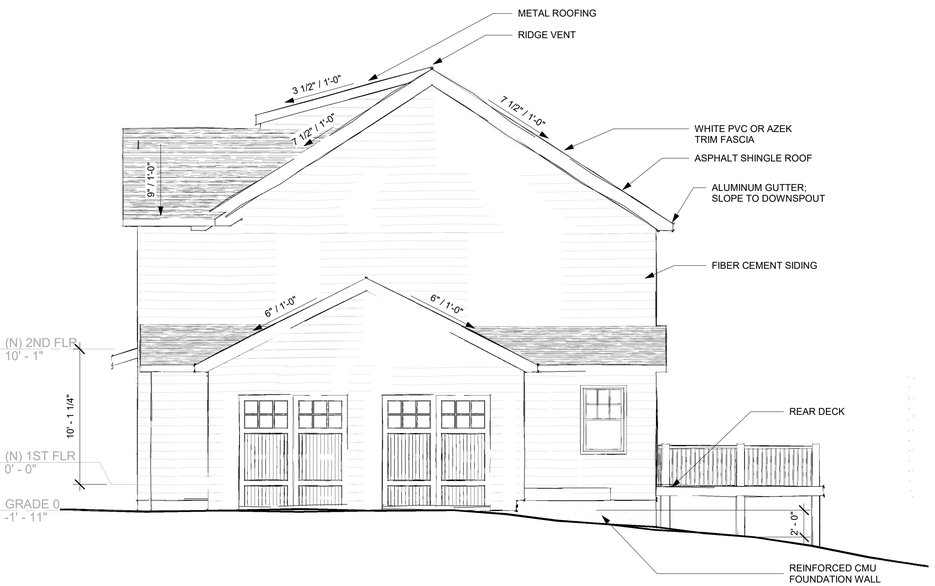
1 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



4 PROPOSED WEST SIDE ELEVATION
3/16" = 1'-0"



2 BACK ELEVATION
3/16" = 1'-0"



3 PROPOSED EAST SIDE ELEVATION
3/16" = 1'-0"

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION B

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

HOME ELEVATIONS

SHEET NAME

3/16" = 1'-0"
SCALE

MAGNOLIA-SF-B-2025
PROJECT NUMBER

A1.3
SHEET NO.

9/30/2025 3:24:31 PM

SINGLE FAMILY HOME DESIGN

BLOCK 990, LOT 57 - HOME TYPE C

911 Middletown Road
Middletown, NJ 07748

OWNER / DEVELOPER / APPLICANT:

NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY, LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 4870
(248) 703-4653

PLAT SUBMISSION
10/03/2025

GENERAL NOTES:

1. THE SCOPE OF WORK FOR THIS SET OF DRAWINGS INCLUDES THE CONSTRUCTION OF A NEW HOME ON PRECAST CONCRETE FOUNDATION WALL WITH CONCRETE FOOTING. A NEW GAS LINE, GAS METER, WATER LINE, SEWER AND ELECTRICAL SERVICES WILL BE PROVIDED. REFER TO CIVIL DRAWING PACKAGE FOR ALL WORK RELATED TO THE SITE WORK AND UTILITY CONNECTIONS.
2. **CONTRACTOR IS RESPONSIBLE** FOR ATTAINING ALL REQUIRED BUILDING PERMITS.
3. **CONTRACTOR IS RESPONSIBLE** FOR ATTAINING MARKOUTS OF ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION OR DIGGING.
4. **CONTRACTOR IS RESPONSIBLE** FOR COORDINATING THE CONDENSING UNITS LOCATION, GAS METER LOCATION AND GAS EXHAUST LOCATIONS PER CODE REQUIREMENTS AND WITHIN THE SETBACKS.
5. **CONTRACTOR IS RESPONSIBLE** FOR FOLLOWING ALL CURRENT BUILDING CODES AS LISTED BELOW:

CODE REFERENCE: N.J.A.C. 5:23-UNIFORM CONSTRUCTION CODE, STATE OF NEW JERSEY

5:23-3.21	**INTERNATIONAL RESIDENTAIL CODE, NJ EDITION (2021)**
5:23-6	**NJ REHABILITATION SUBCODE**
5:23-7	**BARRIER FREE SUBCODE**
5:23-3.16	**THE NATIONAL ELECTRICAL CODE (2020) NFPA 70**
5:23-3.20	**INTERNATIONAL MECHANICAL CODE, NJ EDITION (2021)**
5:23-3.22	**INTERNATIONAL FUEL GAS CODE, NJ EDITION (2021)**
5:23-3.15	**NATIONAL STANDARD PLUMBING CODE, NJ EDITION (2021)**
5:23-3.18	**INTERNATIONAL ENERGY CONSERVATION CODE, NJ EDITION (2021)**
5:23-3.7	**BARRIER FREE SUBCODE**

6. ALL PRODUCTS OR SPECIFIED PRODUCT SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS.

DESIGN LOADS:		
DEAD LOAD	**LIVE LOAD**	**WIND LOAD**
10 PSF (FIRST FLOOR)	40 PSF (FIRST FLOOR)	115 MPH
20 PSF (SECOND FLOOR)	40 PSF (SECOND FLOOR)	**SNOW LOAD**
20 PSF (ATTIC FLOOR)	40 PSF (ATTIC FLOOR)	20 PSF (GROUND SNOW LOAD)
25 PSF (ROOF)	15 PSF (ROOF)	

GENERAL SPECIFICATIONS:

SOIL
- FOLLOWING STRIPPING OF SURFACE TOP SOIL, STRIPPING OR ORGANIC MATERIALS AND RELOCATION OF EXISTING UTILITIES THE SUB-GRADE SURFACE IN AREAS WITHIN THE FOOTPRINT OF THE ADDITION SHALL BE THOROUGHLY COMPACTED.
- AFTER EXCAVATION FOR NEW FOOTINGS, THOROUGHLY COMPACT TRENCH BOTTOM WITH A VIBRATING PLATE COMPACTOR FOR SANDY OR GRAVELY SOILS.
- GRADING AT PERIMETER OF NEW ADDITION SHALL BE SLOPED @ MINIMUM OF 5 PERCENT AWAY FROM STRUCTURE FOR A MINIMUM OF 10 FEET.

CONCRETE
- 4000 PSI CONCRETE FOR ALL FOOTINGS
- FOOTINGS SHALL BE MINIMUM 3'-0" BELOW FINAL GRADE; VERIFY WITH LOCAL CODES

MASONRY
- ALL CELLS WITH REINFORCING SHALL BE GROUTED SOLID; REINFORCING PER DETAILS.
- USE TYPE M MORTAR; WALL ANCHOR 1 FOOT FROM CORNERS MAXIMUM, 4 FOOT O/C; USE LOAD BEARING MASONRY BLOCK ONLY.

ROOFING
- 3' OF ICE GUARD AT START OF ALL OVERHANGS AND VALLEYS
- 15# FELT PAPER ALL ROOF SURFACES
- GAK-ELK TIMBERLINE 25-YEAR ASPHALT SHINGLES OR APPROVED EQUAL; INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.
- VENT ROOF AS INDICATED IN ROOF PLANS.

WOOD FRAMING
- REFER TO SPECIFIC FRAMING NOTES

ELECTRICAL
- REFER TO SPECIFIC ELECTRICAL NOTES

INSULATION
- 3 ½" SPRAY INSULATION WITH INTEGRAL VAPOR BARRIER @ 3.5" EXTERIOR WALLS; MINIMUM R-21
- 5 ½" FIBERGLASS BATT INSULATION WITH VAPOR BARRIER @ 5.5" EXTERIOR WALLS; MINIMUM R-21
- 13.75" FIBERBLASS BATT INSULATION WITH VAPOR BARRIER @ CEILINGS; MINIMUM R-49
- 10" FIBERBLASS BATT INSULATION WITH VAPOR BARRIER @ FLOORS AS REQUIRED; MINIMUM R-30;
- R-10 FOAMULAR NGX F-250 RIGID INSULATION ON ENTIRE EXTERIOR OF THE HOME.
- ZIP SYSTEM® R-SHEATHING @ AS EXTERIOR SHEATHING AS AN ALTERNATIVE TO THE R-10 RIGID ON THE EXTERIOR.
- USE VENT BAFFLES AS REQUIRED AND AS INDICATED IN THE DRAWINGS.

MECHANICAL SYSTEM
- MECHANICAL SYSTEM TO INCLUDE FORCED HOT AIR GAS FURNACE AND AC UNIT BY OWNER; EXTEND SUPPLY AND RETURN DUCTWORK AS REQUIRED PER CODE MINIMUM.
- PROVIDE TWO HVAC SYSTEMS, ONE THAT SERVES FIRST AND BASEMENT FLOORS AND SECOND THAT SERVES THE SECOND FLOOR.
- PROVIDE MINIMUM 390CFM VENTILATION FAN IN ALL BATHROOMS.

PLUMBING
- ALL PLUMBING TO BE IN ACCORDANCE WITH THE LOCAL PLUMBING CODE.
- ALL BATHROOM VANITY STYLES AND FINISHES AS SELECTED BY OWNER WITH CONTRACTOR.

MISCELLANEOUS
- SMOKE DETECTORS IN EACH BEDROOM AND CARBON MONOXIDE COMBO DETECTORS ON EACH FLOOR AND 10' FROM EACH BEDROOM SHALL BE INSTALLED PER CURRENT ELECTRICAL CODE.
- PROVIDE BUILT-IN SHELVING, HANGING AREAS AND DRAWERS IN ALL CLOSETS. FINAL CLOSET DESIGN BY OTHERS. CONTRACTOR SHALL COORDINATE CLOSET DESIGN WITH THE OWNER ALONG WITH MATERIALS, FINISHES AND COST IMPLICATIONS FOR EACH CLOSET.
- ALL GUTTERS (HALF ROUND BLACK ALUMINUM) AND DOWNSPOUTS (BLACK ROUND).

SPECIFIC MATERIAL SPECIFICATIONS:
- ALL MATERIAL AND FIXTURE SELECTIONS ARE TO BE PROVIDED AS LISTED UNLESS CHANGE HAS BEEN FORMALLY SUBMITTED TO ARCHITECT AND APPROVED BY BOTH ARCHITECT AND OWNER. CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL FINAL MATERIAL FINISHES AND COST IMPLICATIONS OF THEM FOR THE HOME.

FLOORING
- 3 1/4" RED OAK WOOD FLOORING THROUGHOUT HOUSE, FINISH AS SELECTED BY OWNER WITH CONTRACTOR.
- WOOD BASE TRIM AND CROWN MODELING STYLE AS SELECTED BY OWNER WITH CONTRACTOR.
- BATHROOMS AND MUDROOM TO HAVE TILE FLOORS AS SELECTED BY OWNER WITH CONTRACTOR.

PAINTS
- ALL WALLS TO RECEIVE ONE COAT OF GLIDDEN GRIPPER PRIMER AT A MINIMUM.
- ALL WALLS TO RECEIVE TWO COATS OF FINISH PAINT; FINISH PAINT COLOR TO BE BENJAMIN MOORE AS DIRECTED BY OWNER.
- ALL FINAL PAINT COLORS TO BE SELECTED BY OWNER.
- PAINTS IN BATHROOM AREA TO BE MOISTURE AND MILDEW RESISTANT TYPE PAINTS.

DRYWALL
- ALL DRYWALL IS TO BE 1/2" USG.
- ALL DRYWALL IN ALL BATHROOMS SHALL BE 1/2" MOLD RESISTANT.
- ALL SURFACES TO RECEIVE TILE ARE TO HAVE 1/2" USG CEMENT BOARD.

INTERIOR DOOR
- INTERIOR DOORS SHALL BE 7' MOLDED DOORS, STYLE SELECTED BY OWNER;
- ALL DOORS ARE TO HAVE 1 1/2" PAIR BUTTS.
- ALL DOORS ARE TO BE PAINTED AS PER SPECIFICATIONS.
- ALL DOOR HARDWARE SHALL BE SELECTED BY THE OWNER & INSTALLED BY THE GENERAL CONTRACTOR.
- ALL FRONT EXTERIOR AND GARAGE ENTRY DOORS TO BE PAINTED / SEALED AS PER OWNER.

RECESSED LIGHTING
- ALL RECESSED LIGHTING LOCATED IN CEILING WITH INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND FIXTURE TYP SHALL BE SELECTED BY OWNER.

EXTERIOR WINDOWS
- ALL EXTERIOR WINDOWS SHALL BE ANDERSON WINDOWS SERIES 400, FINAL STYLE TO BE SELECTED BY OWNER WITH CONTRACTOR; SIZE OF WINDOWS AS INDICATED ON THE DRAWINGS. ALL WINDOWS SHALL HAVE BLACK OUTSIDE FRAMES WITH WHITE INTERIOR TRIM AND WHITE EXTERIOR AZEK PVC TRIM. **ALL WINDOW ENERGY VALUES SHALL MEET THE VALUES AT A MINIMUM AS ESTABLISHED PER THE RESCHECK REPORT INCLUDED SEPARATELY FROM THIS SET OF DRAWINGS.**

EXTERIOR DOOR
- EXTERIOR DOOR SHALL BE A ANDERSON DOORS AS SELECTED BY OWNER; DOOR HARDWARE SHALL BE SELECTED BY OWNER. **ALL EXTERIOR DOOR ENERGY VALUES SHALL MEET THE VALUES AT A MINIMUM AS ESTABLISHED PER THE RESCHECK REPORT INCLUDED SEPARATELY FROM THIS SET OF DRAWINGS.**

KITCHEN CABINETS AND COUNTERTOPS
GC SHALL COORDINATE THE FINAL DIMENSIONS OF SPACE AND PROVIDE TO THE OWNER PRIOR TO CABINET SELECTION. GC SHALL PURCHASE AND INSTALL CABINETS AND COUNTERTOPS AS SELECTED BY OWNER.

APPLIANCES
- REFER TO A1.1A FOR TABLE OF ALL KITCHEN APPLIANCES
- OWNER WILL SELECT ALL OTHER APPLIANCES. GC SHALL COORDINATE THE FINAL DIMENSIONS WITH ALL APPLIANCES SELECTED BY OWNER. GC SHALL INSTALL 1/4" COPPER LINE FOR REFRIGERATOR AND HOT WATER HOOK UP FOR DISHWASHER.
- ICEMAKER IN BUTLER PANTRY REQUIRES COLD WATER WATER HOOK UP

GENERAL ADMINISTRATIVE NOTES:
1. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY DELAY THE PROGRESS OF THE WORK.
2. NO CHANGE ORDERS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE OWNER IN ADVANCE.
3. THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT AND THE OWNER, PARTIAL WAIVERS OF LIEN FOR EACH AND EVERY INVOLVED SUBCONTRACTOR AND SUB-SUBCONTRACTOR EACH MONTH, AS A PREREQUISITE FOR EACH MONTHLY PROJECT PROGRESS PAYMENT.
4. SUBMITTALS: ALL PRODUCT SUBMISSIONS AND SHOP DRAWINGS SHALL BE FORWARDED TO THE OWNER AND ARCHITECT FOR APPROVAL.
5. ALL CORRESPONDENCE WILL BE VIA THE OWNER, UNLESS OTHERWISE SPECIFIED IN WRITING.



WOOD FRAMING NOTES:
-ROUGH CARPENTRY SHALL CONFORM TO THE PRESCRIPTIVE STANDARDS IN THE CURRENT IRC AS WELL AS THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST VERSION, AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. IN THE CASE OF CONFLICTS BETWEEN THESE PUBLICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
-DIMENSIONS AND SIZES OF FRAMING SHOWN ON PLANS BASED ON PRELIMINARY SIZING AND LAYOUT. VERIFY ALL FRAMING MEMBER DIMENSIONS, SIZES, QUANTITIES, AND LOCATIONS BASED ON ACTUAL FIELD CONDITIONS TO REFLECT VARIATIONS IN EXISTING FRAMING SIZES AND LOCATION, WALL LAYOUT, REQUIRED ROUGH OPENINGS, EXISTING COLUMN / BEARING WALL LOCATIONS, ETC. AND MAKE THE NECESSARY REVISIONS.
-ALL FRAMING SHALL FOLLOW ALL RECOMMENDATIONS IN THE 2015 ED. WFCM GUIDE (WOOD FRAME CONSTRUCTION IN HIGH WIND AREAS) FOR 120 MPH EXPOSURE B.
-G.C. TO ENSURE THAT ALL COLUMN POINT LOADS AND BEARING WALLS HAVE A CONTINUOUS LOAD PATH FROM POINT OF ORIGIN TO FOUNDATION.
-INTERIOR WALL DIMENSIONS WILL BE DICTATED BY THE LOCATION OF THE LOAD BEARING COLUMNS AND WALLS BELOW. REPORT ALL DISCREPANCIES TO THE ARCHITECT IN WRITING FOR APPROVAL BEFORE PROCEEDING.
-DOUBLE FRAMING MEMBERS UNDER ALL PARALLEL PARTITIONS, BATHROOM SHOWERS AND TUBS, AND ALL EQUIPMENT.
-ALL STRUCTURE THAT IS NOT LABELED SHALL FOLLOW THE SIZING AS NOTED. TYPICALLY THE EXTERIOR AND INTERIOR WINDOW AND DOOR HEADERS ARE (2) 2X12 AT OPENINGS > 6' WIDE OR (2) 2X10 AT OPENINGS < 6' WIDE OR AS INDICATED ON PLANS
- PROVIDE 1 BASE PLATE AND 2 TOP PLATES AT ALL WALLS, ALL FLOOR JOISTS ARE AS PER PLAN.
- INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.
- ENTIRE HOME TO RECEIVE WEATHER BARRIER WRAP INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- 2X10 MINIMUM #2 DOUGLAS FIR LEDGER BOARD SHALL BE CONNECTED TO EXISTING RIM BOARD WITH 1/2" DIAMETER BY 4" LONG MINIMUM GALVANIZED LAG SCREWS AT 6" OC STAGGERED TOP AND BOTTOM; MAINTAIN 2" FROM TOP AND BOTTOM TO CENTER OF SCREW.
-PROVIDE 2X12 OR 1 1/4" TIMBERSTRAND LSL RIM BOARDS AT ALL EXTERIOR RIM JOIST LOCATIONS.
-ALTERNATE OR SUBSTITUTED FLOOR AND ROOF FRAMING SYSTEMS ARE TO BE DESIGNED FOR APPROPRIATE LOADS AND SPANS AS DICTATED IN THE GENERAL NOTES. CONTRACTOR TO SUPPLY ALL SPECIFICATIONS, SHOP DRAWINGS AND LAYOUT DRAWINGS TO LOCAL CODE OFFICIAL AND ARCHITECT PRIOR TO ORDERING MATERIALS.
-FOLLOW MANUFACTURES DETAILS FOR ALL ENGINEERED LUMBER FRAMING SYSTEMS. PROVIDE OWNER / ARCHITECT ALL CONNECTION INSTALLATION CUT SHEETS - INCLUDING BUT NOT LIMITED TO: CANTILEVERS, BEARING POINTS, WEB STIFFENERS, SQUASH BLOCKS, NAIL PATTERNS, AND ALL ENG. TO ENG. CONNECTIONS.
-MAINTAIN 2" CLEAR FROM WOOD FRAMING TO MASONRY AS REQ'D BY BUILDING CODE.
-LUMBER SHALL BE AIR OR KILN DRIED WITH A MOISTURE CONTENT LESS THAN 15%. LUMBER SHALL BE FREE OF LARGE KNOTS, CHECKS, SPLITS, OR OTHER DEFECTS THAT MAY JEOPARDIZE DEVELOPED STRENGTH OF THE COMPLETED ASSEMBLY.
-DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER. LUMBER USED AS STUDS (VERTICAL APPLICATIONS ONLY) SHALL BE PERMITTED TO BE NO. 3 OR STUD GRADE.
-SET JOISTS WITH NATURAL CAMBER UP.
-GLUE ALL SHEATHING USING CONTINUOUS BEADS OF CONSTRUCTION ADHESIVE ON ALL SUPPORTING MEMBERS. WALL AND ROOF SHEATHING SHALL BE INSTALLED USING ADHESIVE COATED NAILS. FLOOR SHEATHING SHALL BE INSTALLED USING SCREWS. SHEATHING SHALL BE AS FOLLOWS, OR AN EQUAL PRODUCT THAT PROVIDES EQUIVALENT STRENGTH, DURABILITY, AND SPAN RATINGS.

EXTERIOR WALL	1/2" APA-RATED 24/0 CDX PLYWOOD
FLOOR	3/4" ADVANTECH T&G UNDERLAYMENT
ROOF	1/2" APA-RATED 32/16 CDX PLYWOOD

-WALLS SHALL BE FRAMED WITH 2x4" OR 2"X6" LUMBER @ 16" O.C. UNLESS OTHERWISE NOTED. FOR BEARING WALLS THAT ARE NOT CONTINUOUSLY SHEATHED ON ONE SIDE, PROVIDE SOLID BLOCKING AT INTERVALS NOT TO EXCEED 4 FEET.
-INSTALL DOUBLE JOISTS UNDER INTERIOR WALLS WHERE WALLS ARE PARALLEL TO JOISTS.
-INTERIOR AND EXTERIOR HEADERS SHALL BE BUILT UP (DOUBLE) 2" NOMINAL THICKNESS DIMENSIONAL LUMBER, SIZED IN ACCORDANCE WITH IRC, UNLESS OTHERWISE NOTED ON PLANS. WHERE HEADERS ARE BUILT FROM 2" NOMINAL THICKNESS LUMBER, PROVIDE 1/2" PLYWOOD SPACER TO ENSURE HEADER IS SAME THICKNESS AS WALL FRAMING.
-PROVIDE SOLID WOOD BRIDGING FOR FLOOR JOIST SPANS EXCEEDING 8 FEET. INSTALL BRIDGING SUCH THAT MAXIMUM SPACE BETWEEN BRIDGING IS 4 FEET.
-WOOD IN CONTACT WITH MASONRY OR CEMENT SHALL BE PRESSURE TREATED. PROVIDE SILL FOAM SEALER BETWEEN MASONRY AND SILL PLATES.
-FLOOR JOISTS WITHIN 18" OF FINISHED GRADE SHALL BE PRESSURE TREATED.
-PROVIDE FIRE STOPPING AT ALL WALLS AND FLOORS AS NEEDED PER IRC.
-HIP RAFTERS, VALLEY RAFTERS, AND ROOF RIDGES SHALL BE LVL MEMBERS OF ONE SIZE LARGER THAN RAFTERS, UNLESS OTHERWISE NOTED.
-PROVIDE BOTH RIDGE STRAPS AND COLLAR TIES IN UPPER 1/3 OF ROOF FOR EACH PAIR OF OPPOSING ROOF RAFTERS.
-WHERE CUTS/NOTCHES, ETC. ARE MADE IN FRAMING MEMBERS IN ACCORDANCE WITH IRC, REINFORCE CUT AREAS WITH MATERIAL OF EQUIVALENT STRENGTH.
-PROVIDE APPROVED FRAMING HANGERS, ANCHORS ETC. FOR ALL RAFTER/JOIST CONNECTIONS TO FLUSH BEAMS, HEADERS, AND GIRDERS. GC TO CONFIRM LOCAL CODE FOR SPECIAL STRAPS, HURRICANE CLIPS, ETC. REQUIREMENTS.
-TRUSSES SHALL BE DESIGNED AS COMPLETE ASSEMBLY. TRUSS DESIGN DRAWINGS SHOWING DESIGN LOADS, REQUIRED BLOCKING AND BRACING, AND REACTIONS SHALL BE PROVIDED IN ADVANCE OF STARTING FRAMING WORK. TRUSS DESIGN DRAWINGS SHALL BE SIGNED AND SEALED BY AN ENGINEER WHO IS LICENSED TO PRACTICE IN THE STATE OF NJ.
-MATERIAL PROPERTIES FOR ENGINEERED LUMBER SHALL MEET/EXCEED THE FOLLOWING SPECIFICATIONS. FASTEN BUILT-UP LVL BEAMS AS PER MANUFACTURER INSTRUCTIONS. I-JOISTS SHALL BE TRUSJOIST TJI230 BY WEYERHAEUSER OR APPROVED EQUAL.

PROJECT GENERAL NOTES.
1. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE PROVIDED TO INDICATE DESIGN INTENT ONLY. LARGE-SCALE DETAILS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.
2. NOT ALL SPECIFICATIONS LISTED ARE RELEVANT TO THIS PROJECT, GC TO COORDINATE GENERAL SPECIFICATIONS WITH PROJECT SCOPE OF WORK. PLEASE NOTIFY ARCHITECT OF DISCREPANCIES.

THE GENERAL CONTRACTOR SHALL:
1. COORDINATE THE WORK OF ALL TRADES AND THE OWNER'S REQUIREMENTS FOR ALL THE WORK INDICATED IN THESE CONTRACT DOCUMENTS AND ASSUME FINAL RESPONSIBILITY FOR ALL CONSTRUCTION COORDINATION.
2. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIT AND FINISH OF ALL COMPONENTS OF THE PROJECT.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE AT ALL TIMES FOR THE SAFETY CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS REQUIRED BY ANY AGENCY HAVING JURISDICTION THE ARCHITECT'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
4. COORDINATE ALL WORK WITH OWNER'S TELEPHONE SYSTEM, INTERNET AND CABLE PROVIDER.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE HOME, BUILDING OR BUILDINGS THROUGHOUT THE PROJECT TO FINAL COMPLETION AND OWNER'S ACCEPTANCE.
6. VERIFY REQUIREMENTS FOR FIRE EXTINGUISHER LOCATIONS AND INSTALLATION, PER REQUIREMENTS OF THE LOCAL FIRE MARSHALL.
7. PERFORM ALL WORK SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

PROJECT REQUIREMENTS:
1. THE GENERAL CONTRACTOR SHALL HAVE AT LEAST SEVEN (7) YEARS EXPERIENCE IN COMMERCIAL PROJECTS OF SIMILAR SCOPE.
2. THE WORK INDICATED IN THESE DOCUMENTS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF NEW JERSEY.
3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY AND OSHA REGULATIONS IN THE PERFORMANCE OF THE WORK INDICATED IN THESE DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY, AND LOCAL PERMITS AND APPROVALS TO PERFORM THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
5. THE GENERAL CONTRACTOR AND THE GC'S SUBCONTRACTORS SHALL BE PROPERLY LICENSED TO PERFORM WORK IN NEW JERSEY.
6. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL INSURANCE AND BONDS AS REQUIRED BY THE OWNER.
8. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS, ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES AND REQUIREMENTS, AND OWNER'S REQUIREMENTS.

LIST OF DRAWINGS

SHEET NUMBER	SHEET NAME	REV DATE	CURRENT REVISION
A1.0	GENERAL NOTES AND SITE PLANS		
A1.1	BASEMENT PLAN		
A1.2	1ST FLOOR PLAN		
A1.3	2ND FLOOR PLAN AND ELEVATIONS		
A1.4	HOME ELEVATIONS		

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION C

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

GENERAL NOTES AND SITE PLANS
SHEET NAME

As indicated
SCALE

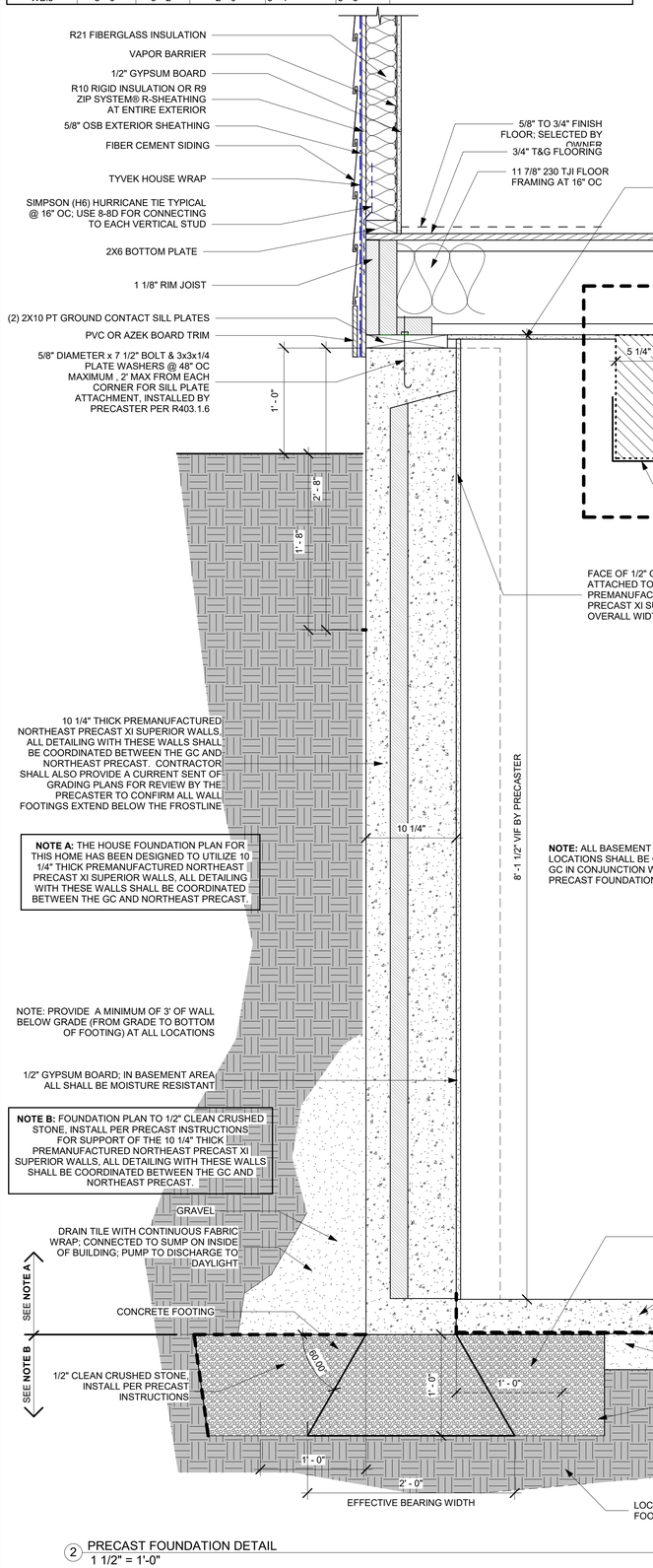
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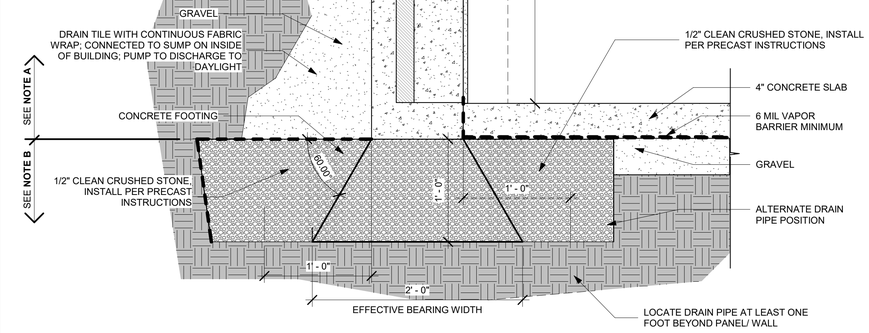
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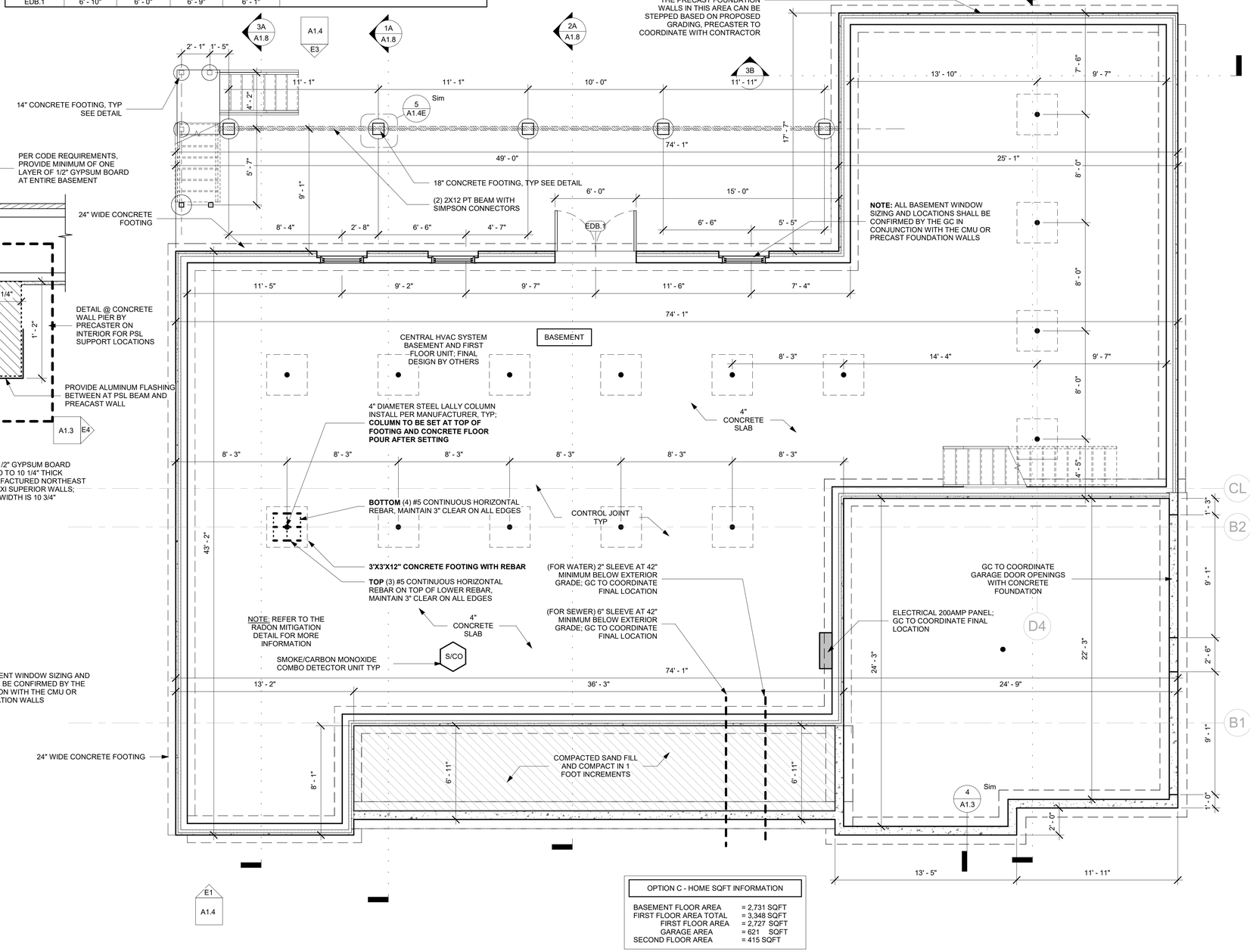
WINDOW SCHEDULE - BASEMENT						
#	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH	COMMNETS
WB.1	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	
WB.2	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	
WB.3	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	

DOOR SCHEDULE - BASEMENT					
#	HEIGHT	WIDTH	RO HEIGHT	RO WIDTH	COMMENTS
EDB.1	6' - 10"	6' - 0"	6' - 9"	6' - 1"	





2 PRECAST FOUNDATION DETAIL
1 1/2" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

OPTION C - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,731 SQFT
FIRST FLOOR AREA TOTAL	= 3,348 SQFT
FIRST FLOOR AREA	= 2,727 SQFT
GARAGE AREA	= 621 SQFT
SECOND FLOOR AREA	= 415 SQFT

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION C

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

BASEMENT PLAN
SHEET NAME

As indicated
SCALE

MAGNOLIA-SF-C-2025
PROJECT NUMBER

A1.1
SHEET NO.

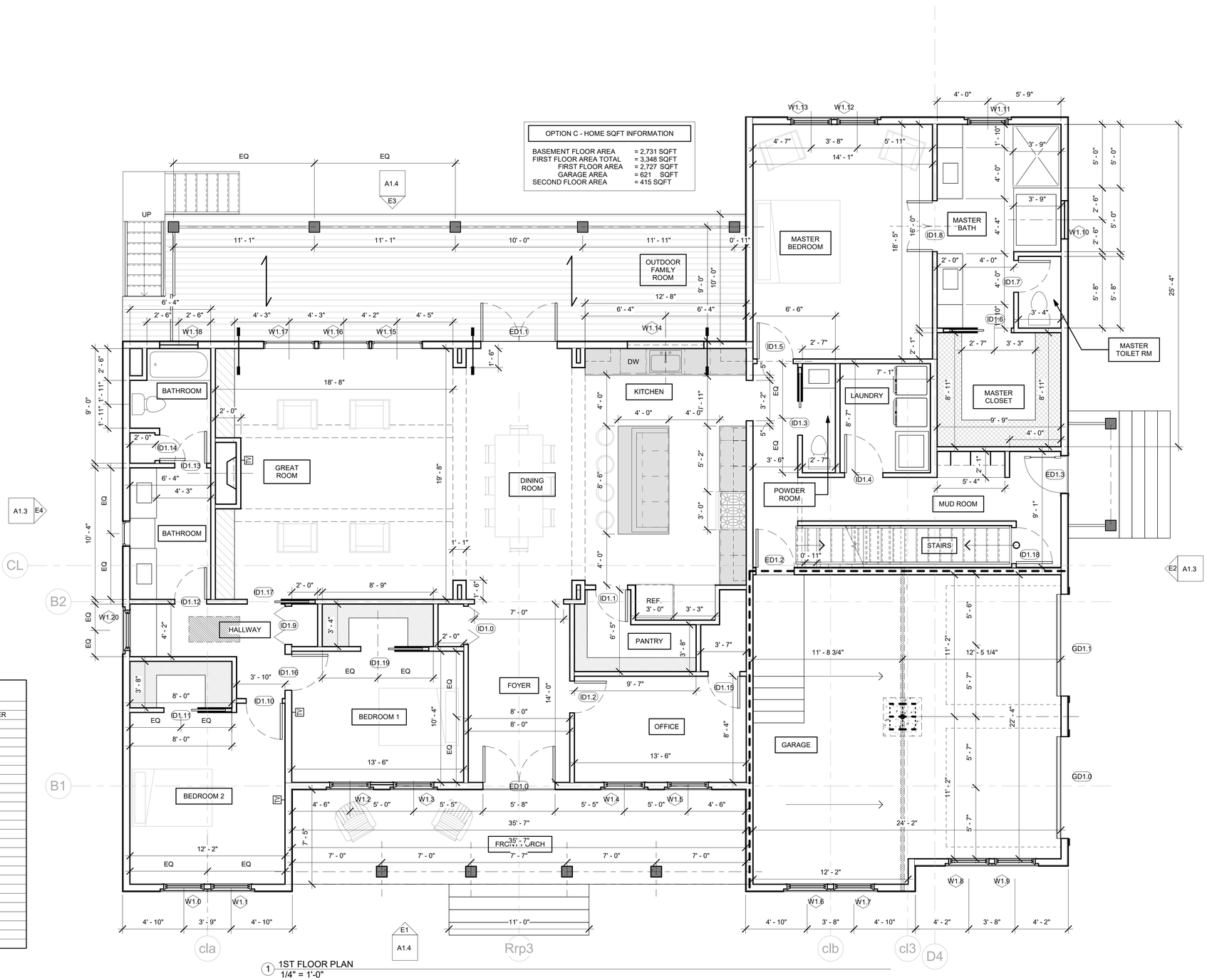
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WINDOW SCHEDULE - FIRST FLOOR						
#	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH	COMMENTS
W1.0	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.1	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.2	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.3	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.4	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.5	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.6	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.7	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.8	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.9	6' - 0"	3' - 2"	1' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.10	2' - 0"	3' - 0"	5' - 0"	2' - 1"	3' - 1"	PROVIDE SAFETY GLAZING
W1.11	6' - 0"	3' - 2"	2' - 0"	6' - 1"	3' - 3"	PROVIDE SAFETY GLAZING
W1.12	6' - 0"	3' - 2"	2' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.13	6' - 0"	3' - 2"	2' - 0"	6' - 1"	3' - 3"	EGRESS WINDOW
W1.14	4' - 0"	6' - 0"	4' - 0"	4' - 1"	6' - 1"	PROVIDE SAFETY GLAZING
W1.15	7' - 0"	4' - 0"	1' - 0"	7' - 1"	4' - 1"	PROVIDE SAFETY GLAZING
W1.16	7' - 0"	4' - 0"	1' - 0"	7' - 1"	4' - 1"	PROVIDE SAFETY GLAZING
W1.17	7' - 0"	4' - 0"	1' - 0"	7' - 1"	4' - 1"	PROVIDE SAFETY GLAZING
W1.18	2' - 0"	3' - 0"	6' - 0"	2' - 1"	3' - 1"	PROVIDE SAFETY GLAZING
W1.19	4' - 0"	2' - 0"	3' - 4 1/2"	2' - 1"	4' - 1"	EGRESS WINDOW
W1.20	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW

EXTERIOR WINDOWS REQUIREMENTS
- ALL WINDOWS SHALL BE ANDERSEN 400 SERIES WINDOWS MINIMUM UNLESS OTHERWISE NOTED. FINISH, COLOR AND HARDWARE AS PER OWNER.
- ALL WINDOWS SHALL HAVE SCREENS.
- ALL WINDOWS ARE TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- BATHROOM WINDOWS SHALL BE TEMPERED
- ALL WINDOWS ARE TO BE CAULKED AND SEALED.
- ALL WINDOWS ARE TO HAVE FLASHING INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- (* OR EGRESS) DENOTES EGRESS WINDOW - SEE REQUIREMENTS BELOW
- ALL WINDOWS SHALL HAVE LOW-E GLAZING
- CONTRACTOR SHALL COORDINATE ALL WINDOW SIZES, ROUGH OPENINGS REQUIREMENTS AND HEADERS.
- WINDOW STYLE TO BE SELECTED BY OWNER; SIZE OF WINDOWS AS INDICATED ON THE DRAWINGS.

EGRESS WINDOW REQUIREMENTS
THE SILL HEIGHT ABOVE THE FINISHED FLOOR IS A MAX. OF 44"
THE MINIMUM OPENING AREA OF THE EGRESS WINDOW IS 5.7 SQUARE FEET.
THE MINIMUM EGRESS WINDOW OPENING HEIGHT IS 24" HIGH.
THE MINIMUM EGRESS WINDOW OPENING IS 20" WIDE.
THE EGRESS WINDOW MUST HAVE A GLASS AREA OF NOT LESS THAN 8% OF THE TOTAL FLOOR AREA OF ROOM(S) FOR WHICH IT IS SERVICING, TO ALLOW THE MINIMUM AMOUNT OF SUFFICIENT NATURAL LIGHT. *
THE EGRESS WINDOW MUST HAVE A OPENING AREA OF NOT LESS THAN 4% OF THE TOTAL FLOOR AREA OF ROOM(S) FOR WHICH IT IS SERVICING, TO ALLOW THE MINIMUM AMOUNT OF NATURAL VENTILATION. *

OPTION C - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,731 SQFT
FIRST FLOOR AREA TOTAL	= 3,348 SQFT
FIRST FLOOR AREA	= 2,727 SQFT
GARAGE AREA	= 621 SQFT
SECOND FLOOR AREA	= 415 SQFT



1 1ST FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE - FIRST FLOOR					
#	HEIGHT	WIDTH	RO HEIGHT	RO WIDTH	COMMENTS
ED1.0	7' - 0"	5' - 8"	7' - 1"	5' - 9"	ROUGH OPENING VIF, FINAL DOOR SELECTION BY OWNER
ED1.1	8' - 0"	6' - 0"	8' - 1"	6' - 1"	FRENCH DOOR, FINAL DOOR SELECTION BY OWNER
ED1.2	6' - 8"	3' - 0"	6' - 9"	3' - 2"	20-MIN FIRE RATED DOOR
ED1.3	6' - 11 1/2"	3' - 0"	7' - 0"	3' - 1"	
GD1.0	7' - 9"	8' - 0"	9' - 0"	8' - 0"	CLOPLAY COACHMAN SERIES, REFER TO NOTES
GD1.1	7' - 9"	8' - 0"	9' - 0"	8' - 0"	CLOPLAY COACHMAN SERIES, REFER TO NOTES
ID1.0	6' - 8"	3' - 0"	7' - 0"	3' - 2"	
ID1.1	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.2	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.3	6' - 8"	2' - 8"	7' - 0"	2' - 10"	
ID1.4	6' - 8"	3' - 0"	6' - 9"	3' - 2"	
ID1.5	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.6	6' - 8"	2' - 8"	7' - 0"	2' - 10"	
ID1.7	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.8	6' - 8"	4' - 0"	7' - 0"	4' - 2"	
ID1.9	6' - 8"	3' - 0"	7' - 0"	3' - 2"	
ID1.10	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.11	6' - 8"	2' - 8"	7' - 0"	2' - 10"	
ID1.12	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.13	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.14	6' - 8"	2' - 0"	6' - 9"	2' - 2"	
ID1.15	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID1.16	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.17	6' - 8"	2' - 8"	7' - 0"	2' - 10"	
ID1.18	6' - 8"	2' - 10"	6' - 9"	2' - 10"	
ID1.19	6' - 8"	2' - 8"	7' - 0"	2' - 10"	

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION C

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

1ST FLOOR PLAN

SHEET NAME

1/4" = 1'-0"

SCALE

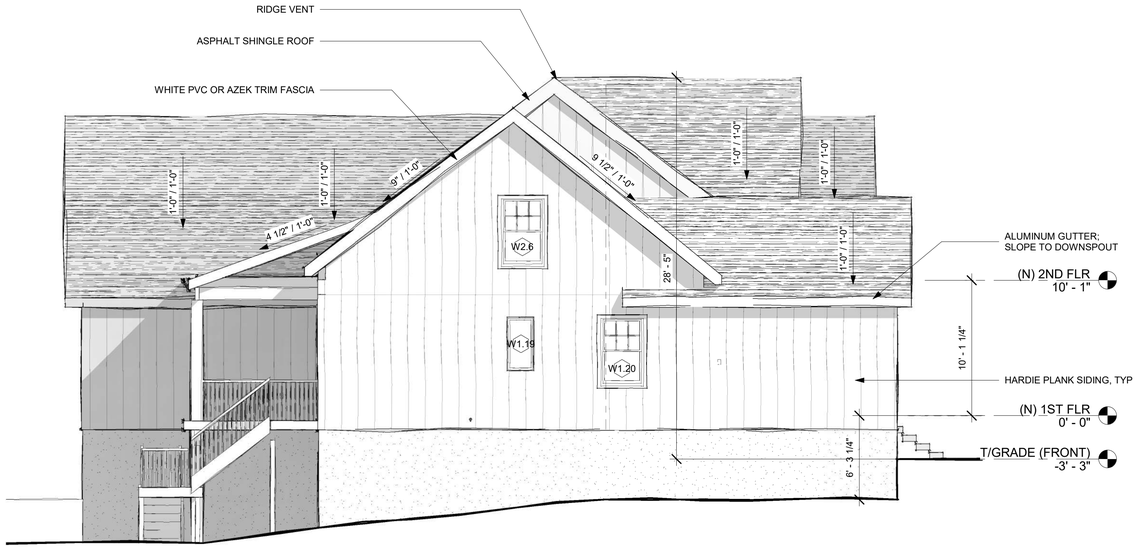
MAGNOLIA-SF-C-2025

PROJECT NUMBER

A1.2

SHEET NO.

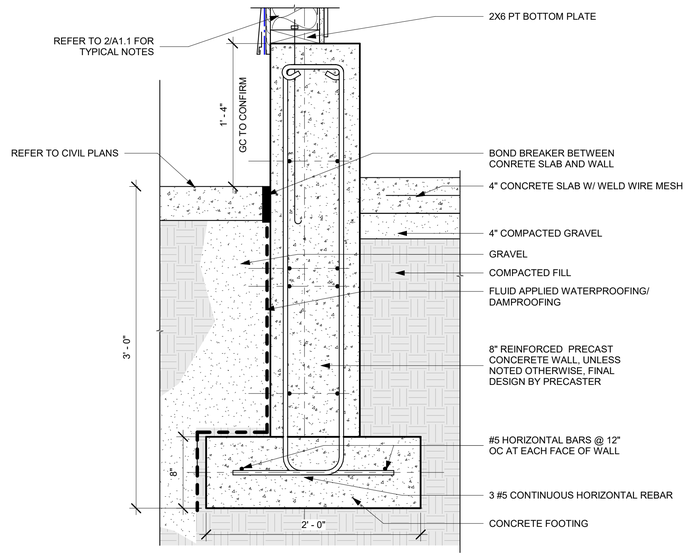
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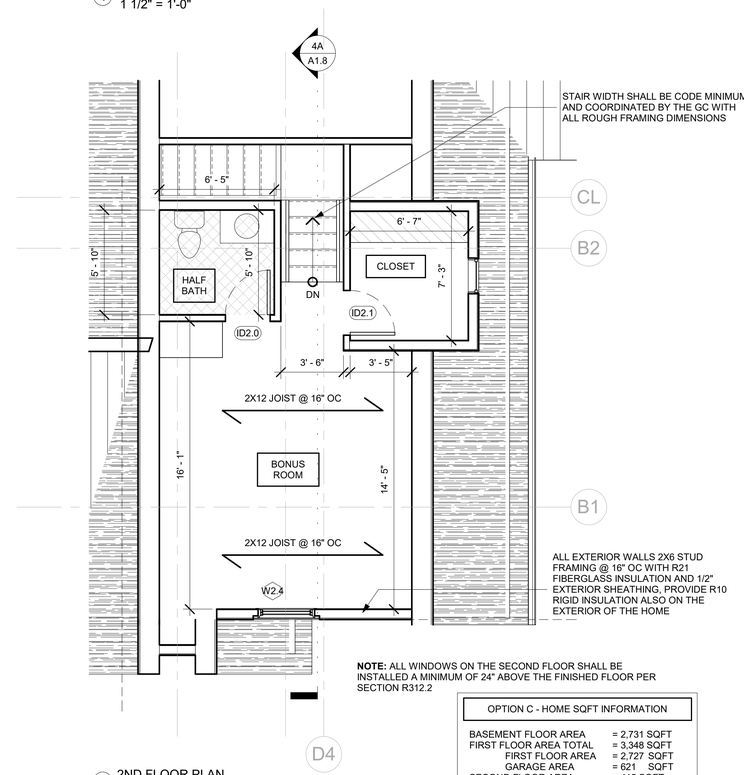
E4 FINAL EAST SIDE ELEVATION
3/16" = 1'-0"



E2 FINAL WEST SIDE ELEVATION
3/16" = 1'-0"



4 FOUNDATION DETAIL @ GARAGE
1 1/2" = 1'-0"



NOTE: ALL WINDOWS ON THE SECOND FLOOR SHALL BE INSTALLED A MINIMUM OF 24" ABOVE THE FINISHED FLOOR PER SECTION R312.2

S4 2ND FLOOR PLAN
1/4" = 1'-0"

OPTION C - HOME SQFT INFORMATION	
BASEMENT FLOOR AREA	= 2,731 SQFT
FIRST FLOOR AREA TOTAL	= 3,348 SQFT
FIRST FLOOR AREA	= 2,727 SQFT
GARAGE AREA	= 621 SQFT
SECOND FLOOR AREA	= 415 SQFT

DOOR SCHEDULE - SECOND FLOOR

DOOR NUMBER	HEIGHT	WIDTH	RO HEIGHT	RO WIDTH	COMMENTS
ID2.0	6' - 8"	2' - 6"	6' - 9"	2' - 8"	
ID2.1	6' - 8"	2' - 6"	6' - 9"	2' - 8"	

WINDOW SCHEDULE - SECOND FLOOR

#	HEIGHT	WIDTH	RO WIDTH	RO HEIGHT	SILL HEIGHT	COMMENTS
A1.1	2' - 0"	1' - 4"	2' - 1"	1' - 5"	0' - 4 1/2"	WITHIN ATTIC AREA
A1.2	2' - 0"	1' - 4"	2' - 1"	1' - 5"	0' - 4 1/2"	WITHIN ATTIC AREA
W2.1	5' - 0"	2' - 0"	2' - 1"	5' - 1"	3' - 0"	WITHIN ATTIC AREA
W2.2	5' - 0"	3' - 2"	3' - 3"	5' - 1"	3' - 0"	WITHIN ATTIC AREA
W2.3	5' - 0"	2' - 0"	2' - 1"	5' - 1"	3' - 0"	WITHIN ATTIC AREA
W2.4	5' - 0"	3' - 2"	3' - 3"	5' - 1"	3' - 0"	EGRESS WINDOW
W2.5	4' - 0"	2' - 0"	4' - 1"	2' - 1"	3' - 0"	
W2.6	5' - 0"	3' - 2"	3' - 3"	5' - 1"	0' - 10"	WITHIN ATTIC AREA

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION C

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

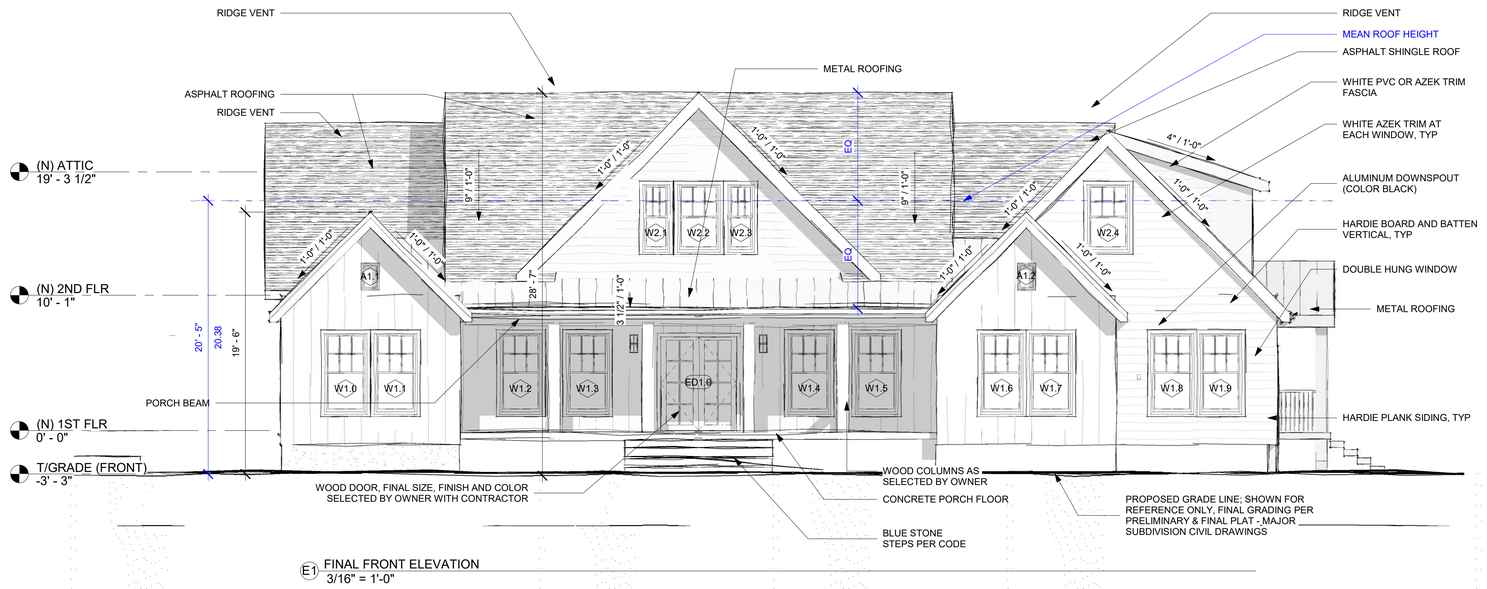
2ND FLOOR PLAN AND ELEVATIONS
SHEET NAME

As indicated
SCALE

MAGNOLIA-SF-C-2025
PROJECT NUMBER

A1.3
SHEET NO.

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E1 FINAL FRONT ELEVATION
3/16" = 1'-0"



E3 FINAL BACK ELEVATION
3/16" = 1'-0"

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No.	Description	Date

MAGNOLIA OAKS
SINGLE FAMILY HOME
OPTION C

BLOCK 990, LOT 57

PLAT SUBMISSION DRAWINGS

Date	10/03/2025
Drawn by	AA
Checked by	AA

HOME ELEVATIONS

SHEET NAME

3/16" = 1'-0"
SCALE

MAGNOLIA-SF-C-2025
PROJECT NUMBER

A1.4
SHEET NO.

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TREE MANAGEMENT PLAN

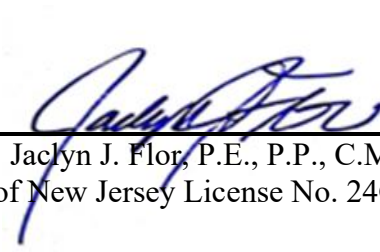
PREPARED FOR:

Neuro Inclusive Neighborhoods of New Jersey, LLC
Block 990, Lot 57
911 Middletown-Lincroft Road
Middletown, Monmouth County, New Jersey

PREPARED BY:

Engenuity Infrastructure
2 Bridge Avenue, Suite 323
Red Bank, New Jersey 07701
(732) 741-3176

December 18, 2025



Jaclyn J. Flor, P.E., P.P., C.M.E.
State of New Jersey License No. 24GE045426

We are submitting this Tree Management Plan based on Ordinance No. 2024-3446 Section 12. The size of the trees are shown on Table 1, the location of existing trees and the location of new trees can be found on the Landscaping Plan sheet which is Sheet 9 of 18, in plan set entitled "Preliminary & Final Plat – Major Subdivision for: Neuro-Inclusive Neighborhoods of New Jersey, LLC" prepared by ENGenuity Infrastructure dated 10/10/25 and revised 12/18/25, this sheet can be found in Appendix A. Additionally, tree details can be found on sheet 14 of 18 which is also in Appendix A. The location of this Tree Management plan is 911 Middletown Lincroft Road, Middletown, NJ, on existing Block 990, Lot 57. The proposed site consists of the following 10 lot subdivision and development of 8 single family homes on 8 single family lots and 2 lots for common areas surrounding the pond. The intention of the Developer is to name the development Magnolia Oaks. Magnolia Oaks will be served by a public roadway connecting to Middletown Lincroft Road. There are existing regulated wetlands on the property that will be almost entirely preserved.

As indicated on Table 1 235 trees will be removed, and based on the size of trees to be removed 755 trees are required per Ordinance No. 2024-3446. Street shade trees will be planted, 51 in total, however per Ordinance No. 2024-3446 these trees do not count towards offsetting the 755 trees required. Therefore, on sheet 9 we show trees for buffer landscaping which offset 78 trees to be planted, however to plant the total of 755 trees would crowd the site with trees and they would not have adequate spacing for survival. Therefore, the Applicant may need to find an alternate way to address the tree ordinance, such as a contribution to the Tree Replacement Trust Fund. It should be noted that since many trees onsite have lost their leaves due to winter, tree species identification cannot occur until Spring.

In conclusion, the Applicant is prepared to address Ordinance No. 2024-3446 through a combination of tree plantings to the extent feasible based on available land onsite (it should be noted that wetland buffers restrict disturbance in the areas near the ponds), and monetary contribution to the Tree Replacement Trust Fund.

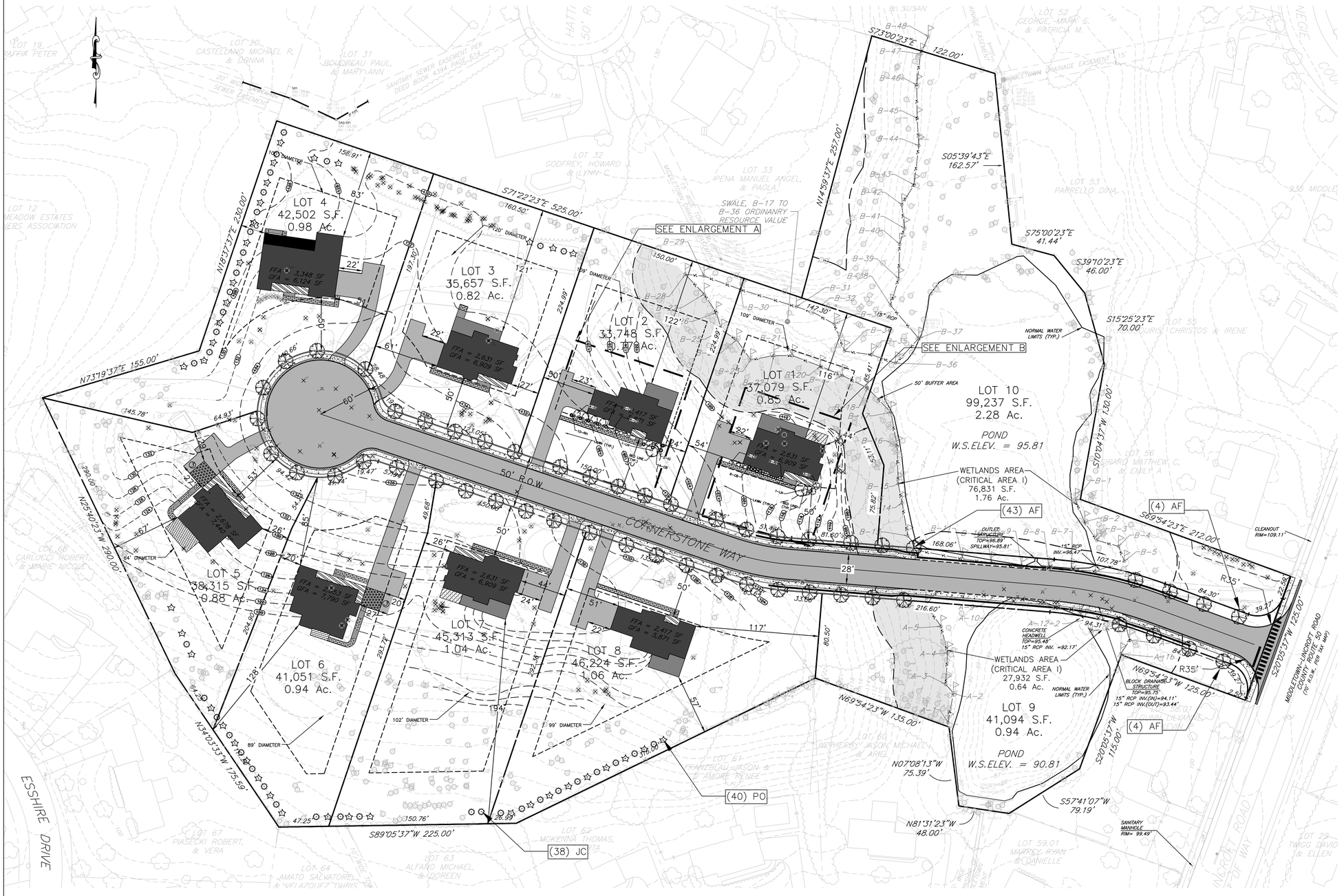
TABLE 1				
TREE SIZE (DBH)	**EXISTING NUMBER OF TREES**	**EXISTING TREES TO BE REMOVED**	**REPLACEEMENT TREES FOR EACH TREE REMOVED**	**NUMBER OF REPLACEMENT TREES (MIN. 2.5" CALIPER)**
<6"	3	2	0	0
6"-7.9"	291	50	15%	44
8"-15.9"	373	113	2	226
16"-18"	62	24	4	96
18.1"-21"	6	0	5	0
21.1"-24"	53	14	6	84
24.1"-27"	0	0	7	0
27.1"-31"	29	7	8	56
31.1"-37"	31	12	9	108
37.1"-41"	13	2	10	20
>41"	34	11	11	121
TOTAL	**895**	**235**		**755**

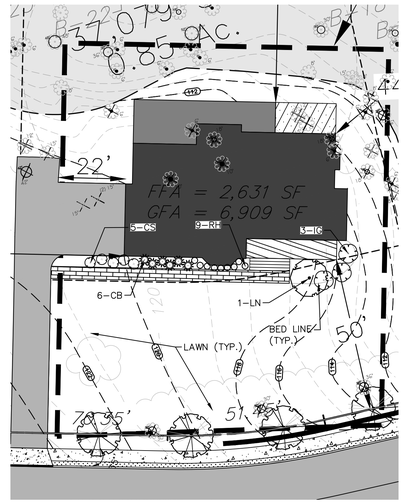
Note:

* Replacement trees for each tree removed sized greater than or equal to 6" and less than 8" are based on the percentage of these trees removed from the entire site per Middletown Ordinance No. 2024-3446.

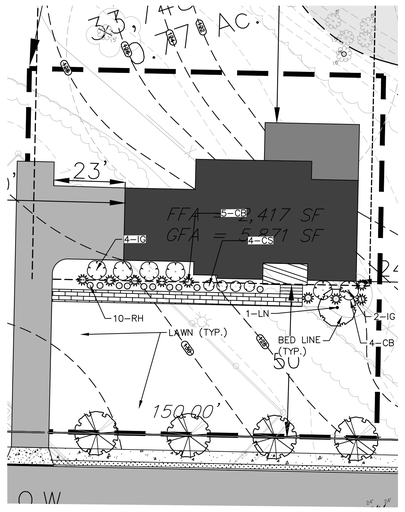
APPENDIX A

NOTES
1. SEE ENLARGEMENT A & B FOR AN EXAMPLE LANDSCAPING LAYOUT. EACH HOME OWNER SHALL ADOPT A LANDSCAPING LAYOUT AND HAVE IT APPROVED BY THE HOME OWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD.





ENLARGEMENT A



ENLARGEMENT B

LANDSCAPING SCHEDULE (SEE ENLARGEMENT A & B)					
SYMBOL	NAME	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	LN	2	Lagerstroemia x 'Natchez' / Natchez Crape Myrtle	1" CAL.	B&B
SHRUBS					
	IG	9	Ilex glabra 'Shamrock' / Inkberry Holly	1.5'-2'	CONT.
	CS	9	Cornus sericea / RedTwig Dogwood	1.5'-2'	CONT.
GRASSES					
	CB	15	Calamagrostis brachytricha / Korean Feather Reed Grass	1'	CONT.
PERENNIALS					
	RH	19	Rudbeckia hirta / Black-Eyed Susan	#1	CONT.

LANDSCAPING PLAN

TREE PLAN SUMMARY TABLE				
TREE SIZE (DBH)	EXISTING NUMBER OF TREES	EXISTING TREES TO BE REMOVED	REPLACEMENT TREES FOR EACH TREE REMOVED	NUMBER OF REPLACEMENT TREES (MIN. 2.5" CALIPER)
<6"	3	2	0	0
6"–7.9"	291	50	15%*	44
8"–15.9"	373	113	2	226
16"–18"	62	24	4	96
18.1"–21"	6	0	5	0
21.1"–24"	53	14	6	84
24.1"–27"	0	0	7	0
27.1"–31"	29	7	8	56
31.1"–37"	31	12	9	108
37.1"–41"	13	2	10	20
>41"	34	11	11	121
TOTAL	895	235		755

NOTE
* REPLACEMENT TREES FOR EACH TREE REMOVED SIZED GREATER THAN OR EQUAL TO 6" AND LESS THAN 8" ARE BASED ON THE PERCENTAGE OF THESE TREES REMOVED FROM THE ENTIRE SITE PER MIDDLETOWN ORDINANCE NO. 2024-3446.

PLANT–SCHEDULE(TREES)						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	QTY	REMARKS
	AF	Acer freemanii 'Armstrong' / Freeman Maple	2.5"–3"	45'–70'	51	TREE TO BE PLANTED
	PO	Picea omorika / Serbian Spruce	2.5"–3"	10'–30'	40	TREE TO BE PLANTED
	JC	Juniperus communis / Common Juniper	2.5"–3"	10'–20'	38	TREE TO BE PLANTED
			VAR.	VAR.	660	EX. TREE TO REMAIN
			VAR.	VAR.	235	EX. TREE TO BE REMOVED

EXISTING TOTAL TREES = 895
EXISTING TREES TO BE REMOVED = 235
EXISTING TREES TO REMAIN = 660
TREES TO BE PLANTED = 755
TOTAL TREES = 1,415

10 TREES PER ACRE REQUIRED PER MIDDLETOWN ECODE 540-622
SITE AREA = 11.829 AC
THEREFORE 119 TREES ARE REQUIRED FOR THE SITE AND 1,415 ARE PROPOSED/EXISTING

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	DRWN	CHKD	REMARKS
1	12/18/25	CJP	STA	REVISED PER GRADING CHANGES AND TREE PLAN

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 10/10/25

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
MAGNOLIA OAKS
LANDSCAPING PLAN
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

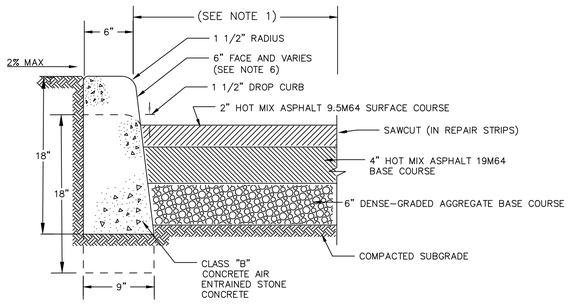
JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA2826800
10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING LS
SHEET NO. 9 OF 15

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FILE NAME: N:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_LS&G_2.dwg

NOT FOR CONSTRUCTION

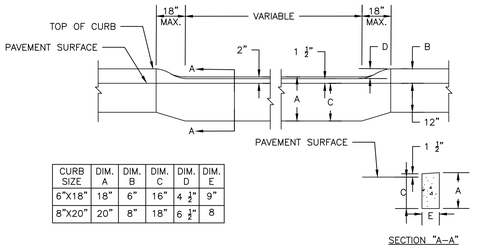


NOTES:
1) IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, A 2' WIDE PAVEMENT REPAIR STRIP SHALL BE CONSTRUCTED ALONG PROPOSED CURB. THE FOLLOWING ITEMS OF WORK WITHIN THE REPAIR STRIP ARE INCLUDED UNDER 6"X9"X18" CONCRETE VERTICAL CURB:
- SAWCUT
- CONCRETE CURING AND SEALING COMPOUND
- EXCAVATION, UNCLASSIFIED
- BACKFILL MATERIAL
- COMPACTED SUBGRADE
- DENSE-GRADED AGGREGATE BASE COURSE
- HOT MIX ASPHALT 19M64 BASE COURSE – REMOVAL OF MONOLITHIC CONCRETE CURB AND GUTTER (IF REQUIRED)

2) SPRINKLER HEADS TO BE RESET AND/OR RELOCATED, IF REQUIRED. COST TO BE INCLUDED IN THE CURB ITEM. IF TOPSOILING, 4" THICK, FERTILIZING AND SEEDING, TYPE A-3 AND STRAW MULCHING ARE SEPARATE PAY ITEMS, THEY SHALL BE PAID FOR SEPARATELY. OTHERWISE THEY SHALL BE INCLUDED IN THE CURB ITEM.
3) FOR 8" CURB FACE, CURB DEPTH SHALL BE INCREASED TO 20".
4) FULL CURB DEPTH SHALL BE MAINTAINED AT DROP CURBS.
5) 4" THICK, COARSE AGGREGATE SIZE NO. 57 SHALL BE CONSTRUCTED UNDERNEATH PROPOSED CURB IN WET FIELD CONDITIONS AS DIRECTED BY ENGINEER.
6) TOP OF CURB SHALL NOT BE SET HIGHER THAN ADJACENT EXISTING OR PROPOSED SIDEWALK UNDER ANY CONDITION.
7) ALL CONCRETE SURFACES SHALL BE TREATED WITH A CONCRETE CURING AND SEALING COMPOUND.

6"X9"X18" CONCRETE VERTICAL CURB

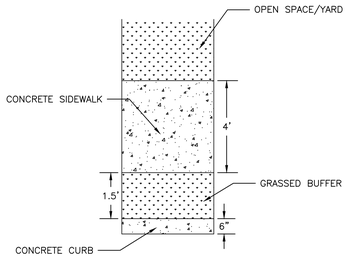
DETAIL A — NTS — CD-1



CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D	DIM. E
6"X18"	18"	6"	16"	4 1/2"	9"
8"X20"	20"	8"	18"	6 1/2"	8

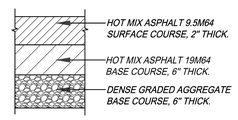
DEPRESSED CURB AT DRIVEWAY

DETAIL G — NTS — CD-1



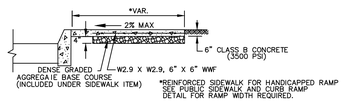
GRASSED BUFFER

DETAIL L — NTS — CD-1



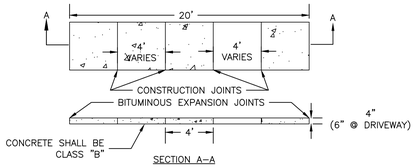
MONMOUTH COUNTY PAVEMENT REPAIR

DETAIL M — NTS — CD-1



CONCRETE DRIVEWAY, REINFORCED, 6" THICK

DETAIL B — NTS — CD-1



SECTION A–A

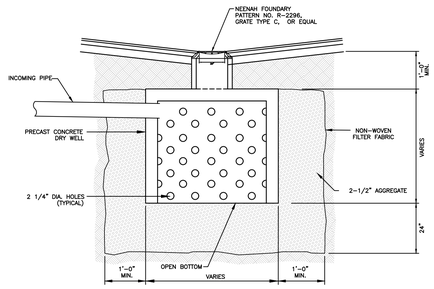
CONSTRUCTION NOTES:
1. A PREFORMED, BITUMINOUS EXPANSION JOINT ½" THICK, 4" WIDE, AND EXTENDED THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY TWENTY (20) FEET.
2. CONSTRUCTION JOINTS SHALL BE INSTALLED EVERY FOUR (4) FEET THE FULL WALK WIDTH. HOWEVER, WHERE SIDEWALK IS DISTINCTLY WIDER THAN 5 FEET, THE JOINT SPACING IS TO BE INCREASED TO PROVIDE APPROXIMATELY SQUARE CONCRETE SIDEWALK FLAGS BETWEEN JOINTS. CONSTRUCTION AND EXPANSION JOINT SPACING WHERE SIDEWALK ABUTS THE EXISTING SIDEWALK IN THE COUNTY RIGHT-OF-WAY SHALL MATCH THE EXISTING JOINT SPACING.
3. THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL. CONCRETE FINISHING WHERE THE SIDEWALK ABUTS THE EXISTING SIDEWALK IN THE COUNTY RIGHT-OF-WAY SHALL MATCH THE EXISTING CONCRETE FINISHING.
4. CONCRETE SIDEWALK THAT ABUT BUILDINGS SHALL PROVIDE A 6" TO 8" THICK HAUNCH FOR A WIDTH OF 6" TO 8".
5. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, CONSTRUCTION WHICH DOES NOT CONFORM TO THE TOLERANCES SPECIFIED (IE. WHICH EXCEEDS THE MAXIMUM OR IS LESS THAN THE MINIMUM) WILL BE REMOVED AND REPLACED WITHOUT COST TO THE OWNER.
6. CONCRETE FOR CURBS, SIDEWALKS, CURB RAMPS AND MONOLITHIC CURB RAMP CRADLES SHALL BE NJDOT CLASS B.
7. EXPANSION JOINTS WITH PREFORMED EXPANSION JOINT FILLER FOR CONCRETE (BITUMINOUS TYPE), SHALL BE PROVIDED AS FOLLOWS.

   3.1 ½" THICK AT LONGITUDINAL INTERVALS OF APPROXIMATELY TWENTY FEET (20') AND BETWEEN ALL SIDEWALK CURB RAMPS AND MONOLITHIC CURB RAMP CRADLES.

   3.2 ½" THICK BETWEEN CURB AND SIDEWALK, AROUND ALL STRUCTURES OR APPURTENANCES, SUCH AS MANHOLES, JUNCTION BOXES AND UTILITY POLES, AND ADJACENT TO ANY FIXED STRUCTURE.
8. EXPANSION JOINT MATERIAL SHALL BE TRIMMED AS TO BE SLIGHTLY BELOW THE SURFACE OF THE CONCRETE.
9. JOINT SEALER WHERE SHOWN OR REQUIRED SHALL CONFORM TO NJDOT SPECIFICATION 914. HOT-POURED JOINT SEALER SHALL CONFORM TO ASTM D 6690. COLD-APPLIED JOINT SEALER SHALL CONFORM TO ASTM D 5893, TYPE SL OR TYPE NS.
10. TOOLED JOINTS SHALL BE PROVIDED WITH A GROOVING TOOL SO AS TO DIVIDE THE CONCRETE SURFACE INTO BLOCKS AS CLOSELY APPROACHING A SQUARE AS PRACTICABLE. GROOVES SHALL BE CUT TO A DEPTH OF AT LEAST ¼ INCH AND SHALL BE FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF ¼ INCH.
11. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, EXPANSION AND TOOLED JOINTS IN CONCRETE SURFACES SHALL BE ALIGNED WITH JOINTS IN CURBS.
12. PUBLIC SIDEWALK CURB RAMPS, TURNING SPACES, BLENDED TRANSITIONS AND CLEAR SPACES WITHIN THE PEDESTRIAN ACCESS ROUTE SHALL NOT CONTAIN GRATINGS, COVERS, UTILITY BOXES OR SIMILAR OBSTRUCTION. OUTSIDE OF THE ABOVE AREAS, GRATINGS IN PUBLIC SIDEWALKS MAY HAVE OPENINGS NO GREATER THAN ½ INCH WIDE MEASURED PARALLEL TO DIRECTION OF TRAVEL.

CONCRETE SIDEWALK

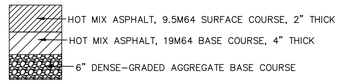
DETAIL H — NTS — CD-1



NOTES:
1. MAXIMUM OVERALL DEPTH IS VARIABLE.
2. STRUCTURE CAN BE CAST IN PLACE AS SPECIFIED OR PRECAST BOTTOM-LESS MANHOLE MAY BE USED.
3. A MINIMUM OF 12" OF CLEAN STONE TO SURROUND ENTIRE STRUCTURE
4. STRUCTURE WALLS TO BE PERFORATED ON ALL SIDES.

DRY WELL

DETAIL N — NTS — CD-1



PAVEMENT DETAIL

DETAIL C — NTS — CD-1

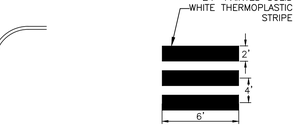


R1-1
30" x 30"
(5.5 S.F.)

NOTES:
1. DIMENSIONS, COLORS, AND DETAILS OF SIGNS AND SYMBOLS TO FOLLOW STANDARDS IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL SIGNS TO BE ASTM D 4956 TYPE III SHEETING.

STOP SIGN

DETAIL D — NTS — CD-1

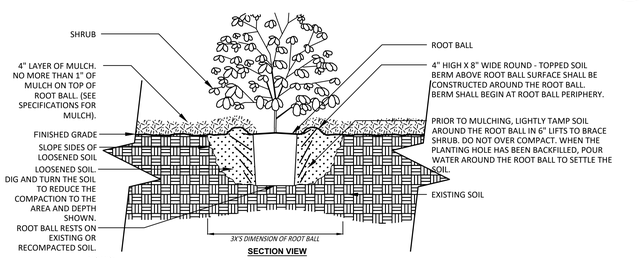


STOP BAR

DETAIL E — NTS — CD-1

CROSSWALK STRIPING

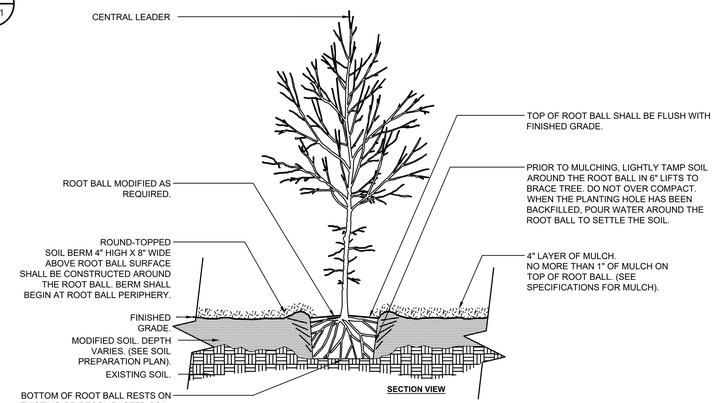
DETAIL F — NTS — CD-1



NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

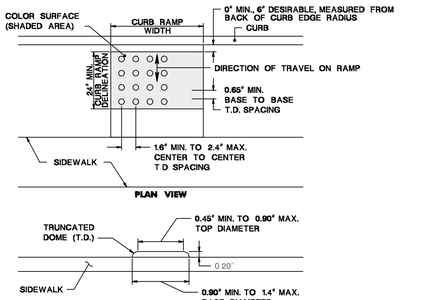
SHRUB PLANTING

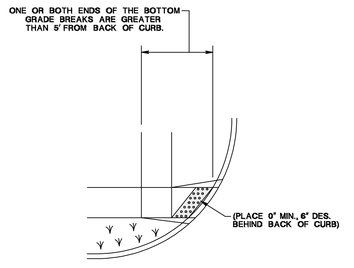
DETAIL I — NTS — CD-1



TREE PLANTING

DETAIL J — NTS — CD-1





NOTES:
1. A STANDARD DETECTABLE WARNING (DWS) SURFACE IS NOT AVAILABLE TO FIT THIS APPLICATION, AND THEREFORE ONE WILL NEED TO BE CUSTOMIZED. THE DWS SHOULD COVER THE ENTIRE WIDTH OF THE RAMP. THE ROWS OF DOMES ON THE DWS SHOULD FOLLOW THE DIRECTION OF TRAVEL OF THE RAMP, SO PEDESTRIANS WHO USE MOBILE DEVICES CAN TRACK BETWEEN THE DOMES.

DETECTABLE WARNING SURFACE

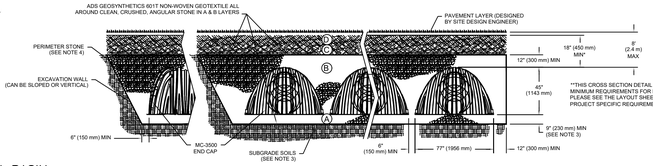
DETAIL K — NTS — CD-1

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
   CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



DETENTION BASIN

DETAIL O — NTS — CD-1

CONSTRUCTION DETAILS I

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: CS
DRAWN BY: CS
SHEET CHK'D BY: JJF
CROSS CHK'D BY: SA
APPROVED BY: JJF
DATE: 12/18/25

ENGENUITY INFRASTRUCTURES

ENGENUITY INFRASTRUCTURE
GALLERIA: 2 BRIDGE AVE., SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

PRELIMINARY & FINAL PLAT - MAJOR SUBDIVISION
CONSTRUCTION DETAILS I
TAX MAP SHEET 219 + 230
BLOCK 990, LOT 57
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER / DEVELOPER / APPLICANT:
NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY LLC
14496 NORTH SHELDON ROAD, SUITE 230
PLYMOUTH, MI 48170
(248) 703-4653

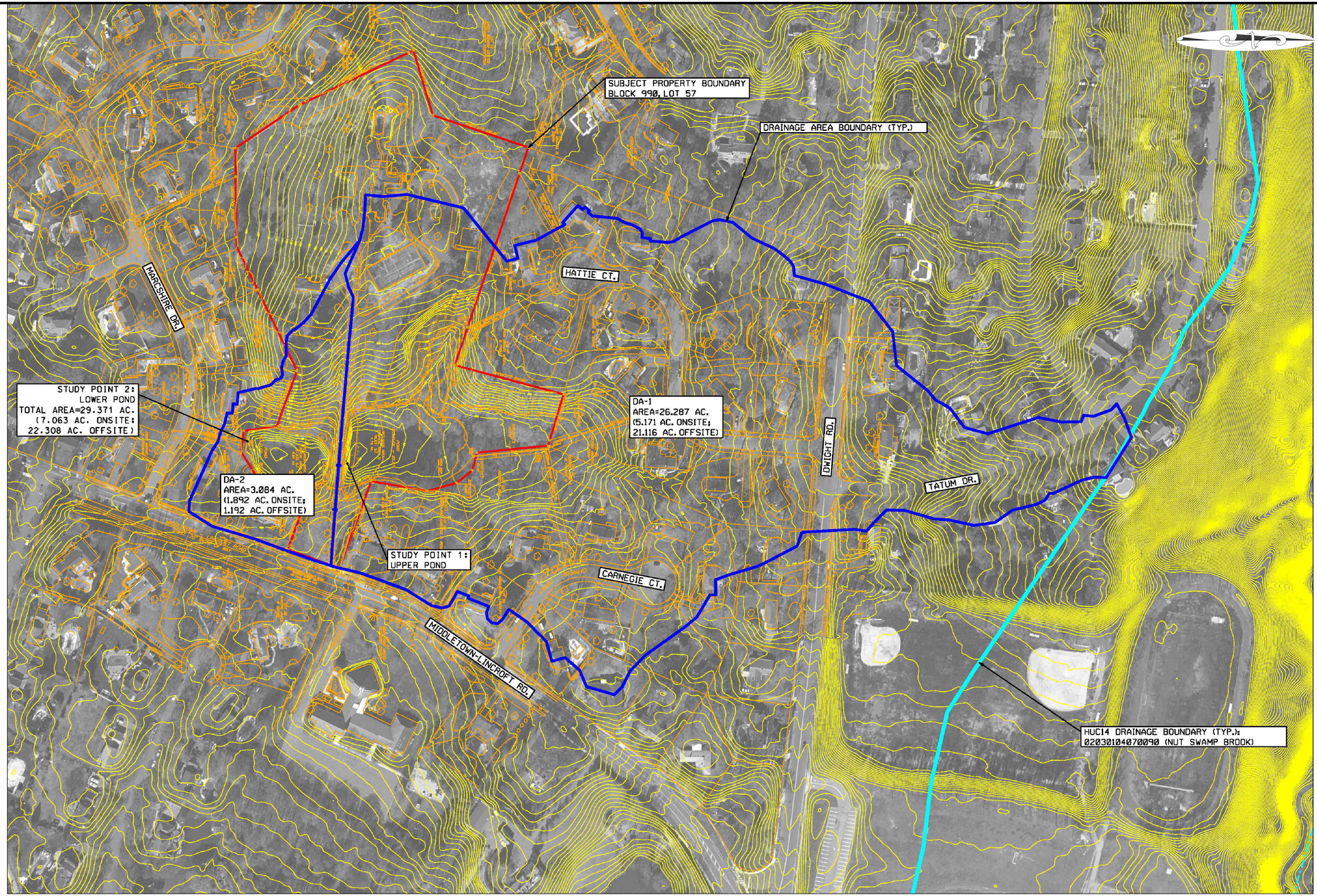
JACLYN J. FLOR, P.E., P.P., C.M.E
CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000
10/10/2025
DATE

PROJECT NO. NNNJ-00010
DRAWING
CD-1
SHEET NO.
14 OF 18

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FILE NAME: N:\neuro-inclusive neighborhoods of nj\nnnj-00010 - project\Plans\NNNJ-00010_DETAILS.dwg

NOT FOR CONSTRUCTION



NOTES / REFERENCES:

1. VERTICAL DATUM NAVD88 FEET
2. CONTOURS SOURCED FROM: "PRELIMINARY & FINAL PLAT – MAJOR SUBDIVISION" PLANS PREPARED BY ENGENUITY INFRASTRUCTURE, LLC; AND 2014 U.S. GEOLOGICAL SURVEY CMGP LIDAR: POST SANDY (NEW JERSEY).
3. AERIAL IMAGERY (2020). HUC14 BOUNDARY AND STREAM NETWORKS ARE SOURCED FROM NJ GEOGRAPHIC INFORMATION NETWORK.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

WHITESTONE
An Employee-Owned Company
1959 HIGHWAY 34 BUILDING A, SUITE 102, WALL, NJ 07719
732-592-2101 WHITESTONEASSOC.COM

REVISIONS:

REV:	DATE:	COMMENTS:	BY:
.	.	.	.

NOT APPROVED FOR CONSTRUCTION

JOB NO.:	EJ2524523.000
DRAWN BY:	TC
CHECKED BY:	MTB
DATE:	12/22/25
SCALE:	1" = 100'

PROJECT:

UPPER POND DAM
NJDEP FILE NO. 19-135

FOR

NEURO-INCLUSIVE NEIGHBORHOODS OF NEW JERSEY, LLC

911 MIDDLETOWN LINCROFT ROAD
BLOCK 990, LOT 57
MIDDLETOWN, MONMOUTH COUNTY, NJ

NJ CERTIFICATE OF AUTHORIZATION LICENSE NUMBER 24GA279380000

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MATTHEW T. BRUNO

STATE OF NEW JERSEY
MATTHEW T. BRUNO
No. 24GE06106500
LICENSED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE06106500

SHEET TITLE:

PRE-DEVELOPMENT POND DRAINAGE AREA PLAN

SHEET NUMBER:

1 OF 1

REVISIONS - 0

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