

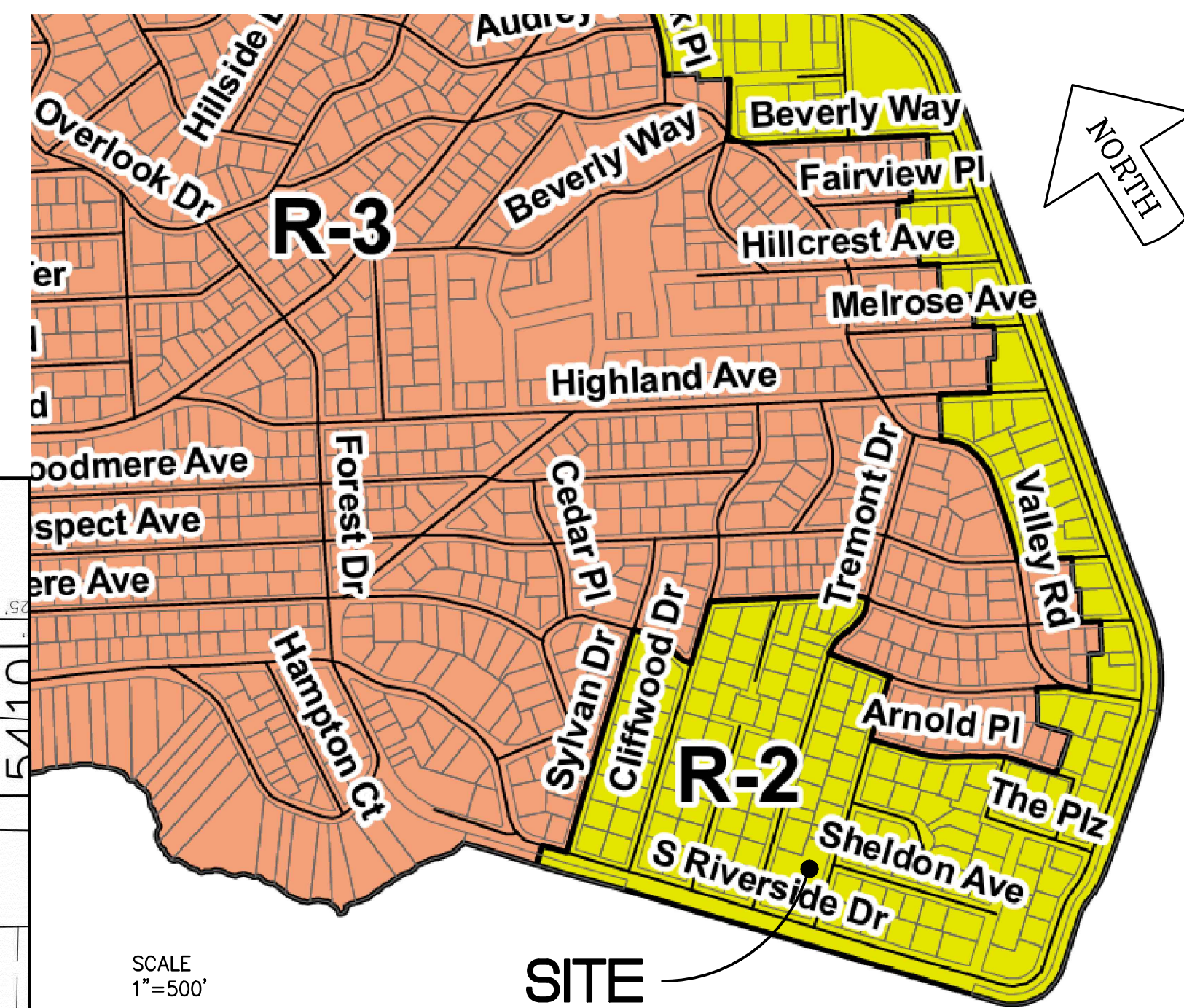
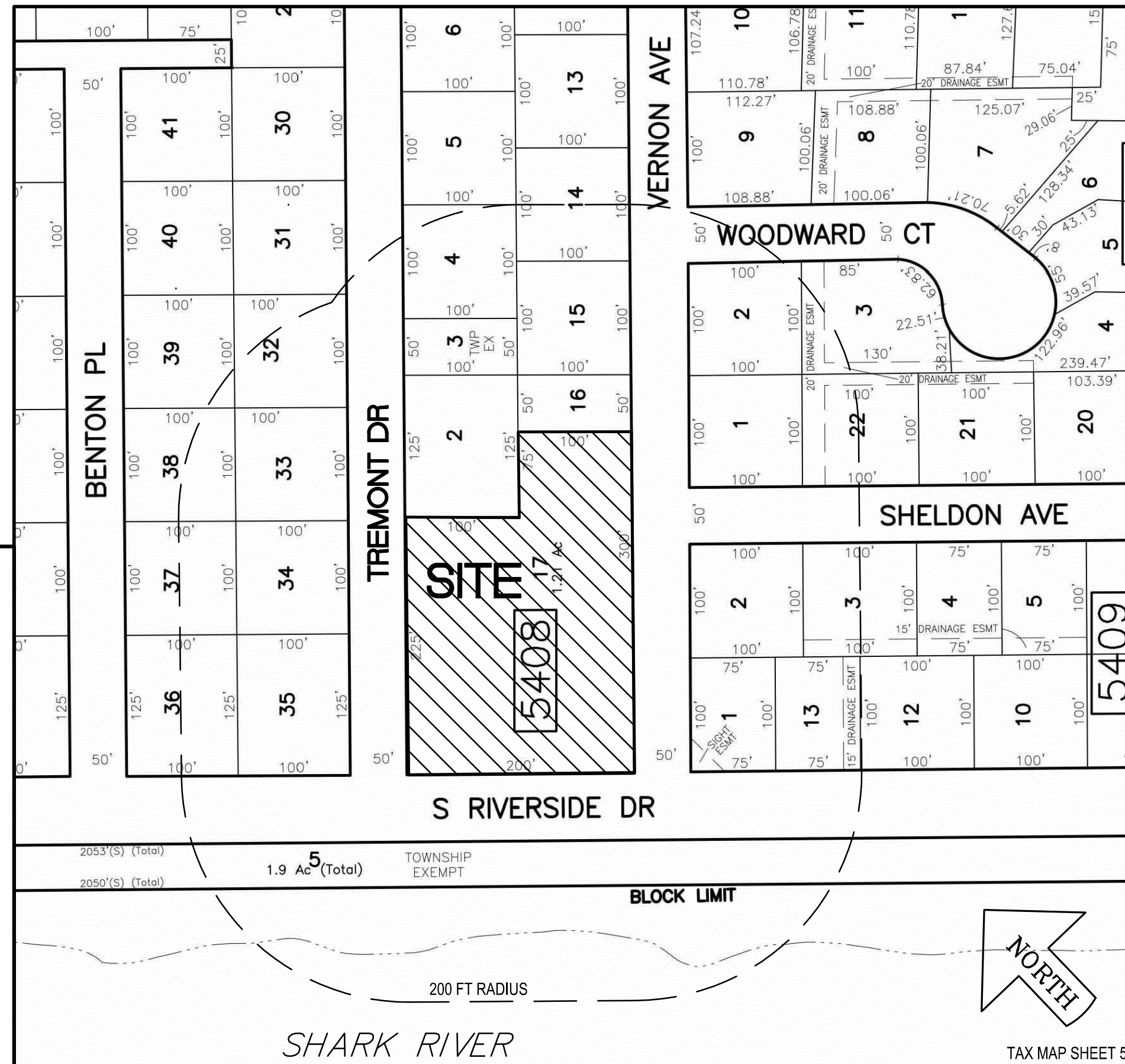
# PRELIMINARY AND FINAL MAJOR SUBDIVISION

425 SOUTH RIVERSIDE DRIVE  
BLOCK 5408 LOT 17

SITUATED IN  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

### LIST OF OWNERS WITHIN 200 FEET

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip
5402	5		403 S RIVERSIDE DR	TOWNSHIP OF NEPTUNE	PO BOX 1125	NEPTUNE, NJ 07754
5401	51		43 TREMONT DR	CLAYVIA CHRISTOPHER & LEA AN	43 TREMONT DR	NEPTUNE TWP, NJ 07753
5403	32		47 TREMONT DR	SMITH, ROBERT A & PATRICE M MCDONOUGH	47 TREMONT DRIVE	NEPTUNE, NJ 07753
5401	33		51 TREMONT DR	MULVEY, JOHN & KATHLEEN	51 TREMONT DR	NEPTUNE, NJ 07753
5403	34		55 TREMONT DR	ATKINS, ARTHUR & CONSTANCE	55 TREMONT DRIVE	NEPTUNE, NJ 07753
5401	35		431 S RIVERSIDE DR	OTTAVIANI, ALBERTO & CROSBY, SUZANNE	431 S RIVERSIDE DRIVE	NEPTUNE, NJ 07753
5401	36		433 S RIVERSIDE DR	STEPHENSON, ALPHONSE J	433 S RIVERSIDE DRIVE	NEPTUNE, NJ 07753
5401	37		32 BENTON PL	LOVE, JENNIFER L & JOHN	32 BENTON PLACE	NEPTUNE, NJ 07753
5401	38		28 BENTON PL	GRAY, TODD & NANCY	28 BENTON PLACE	NEPTUNE, NJ 07753
5401	39		24 BENTON PL	LAURO, L. CARL ANTONIO LO TEMPIO JR	24 BENTON PLACE	NEPTUNE, NJ 07753
5408	2		50 TREMONT DR	MONAHAN, PAUL T & TRICIA A	50 TREMONT DR	NEPTUNE, NJ 07754
5408	3		46 TREMONT DR	TOWNSHIP OF NEPTUNE	PO BOX 1125	NEPTUNE, NJ 07754
5408	4		42 TREMONT DR	BYRNES, RICHARD J & LAURA J	42 TREMONT DRIVE	NEPTUNE, NJ 07753
5408	14		15 VERNON AVE	MORRIS, DANIEL & DANIELLE	15 VERNON AVENUE	NEPTUNE, NJ 07753
5408	15		19 VERNON AVE	KYAN, SHAWN & DONNA	19 VERNON AVE	NEPTUNE, NJ 07753
5408	16		23 VERNON AVE	SRH HOLDING, LLC	23 VERNON AVENUE	NEPTUNE, NJ 07753
5408	17		425 S RIVERSIDE DR	BOSTIAN, WALTER & KATHERINE	425 SOUTH RIVERSIDE DRIVE	NEPTUNE, NJ 07753
5409	1		419 S RIVERSIDE DR	COLASURDO, RICHARD & DONNA	419 SOUTH RIVERSIDE DR	NEPTUNE, NJ 07753
5409	2		24 VERNON AVE	CLEARY, ROGER J & KATHLEEN	24 VERNON AVE	NEPTUNE, NJ 07753
5409	3		112 SHELDON AVE	CELIBERTI, CHRISTOPHER	112 SHELDON AVENUE	NEPTUNE, NJ 07753
5409	12		411 S RIVERSIDE DR	ZAKACH, JEFFREY & LUDITH	411 SOUTH RIVERSIDE DRIVE	NEPTUNE, NJ 07753
5409	13		415 S RIVERSIDE DR	BILHAR, ROBERT W & CECANOVICH, JOSEPH	415 SO RIVERSIDE DR	NEPTUNE, NJ 07753
5410	1		20 VERNON AVE	SUSTA, THOMAS & JOANNE	20 VERNON AVE	NEPTUNE, NJ 07753
5410	2		16 VERNON AVE	BODINE, CARL JOHN & ELAINE RIOZZI	16 VERNON AVE	NEPTUNE, NJ 07753
5410	3		103 WOODWARD CT	SHERMAN, DAVID D III & MEGAN E	103 WOODWARD CT	NEPTUNE, NJ 07753
5410	22		115 SHELDON AVE	SLEEMAN, JAMES G III & SUZANNE	115 SHELDON AVE	NEPTUNE, NJ 07753



	REQUIRED and/or PERMITTED		EXISTING LOT 17.01	PROPOSED LOT 17.01	PROPOSED LOT 17.02	PROPOSED LOT 17.03	PROPOSED LOT 17.04
	REQUIRE	PERMITTED					
Minimum lot area	10,000	4.39 DU/AC	1.21 AC	10,000	10,000	22,500	10,000
Maximum density	4.39 DU/AC	0.63	0.63	**	**	**	**
Maximum floor area ratio (FAR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum lot width	100	200	100	100	100	200	100
Minimum lot depth	100	200	100	100	100	200	100
Minimum front yard setback	100	200	100	100	100	100	100
Minimum side yard setback	25	29.4	34.8	35.6	27.19	36.7	36.7
Minimum rear yard setback	10	10	10	10	25	10	10
Minimum combined side yard setback	25	N/A	25	25	N/A	25	25
Minimum rear yard setback	30	N/A	30	30	N/A	30	30
Maximum percent building cover	30%	14%	30%	30%	22.2%	30%	30%
Maximum percent lot cover	40%	36.2%	40%	40%	39.7%	40%	40%
Maximum number of stories	2.5	1	2.5	2.5	2.5	2.5	2.5
Maximum building height	35	20	35	35	35	35	35
Minimum improvable area	2,400	33,411	3,375	3,375	11,393	3,375	3,375
Minimum improvable area - diameter of a circle (feet)	32	150	45	45	65	45	45
Off-street parking spaces	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Signs	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Existing use or uses:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Proposed use or uses:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Existing floor area	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Proposed floor area:	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\*\* DENSITY PROVIDED: 4 DU/1.21 AC = 3.30 DU/AC

### LIST OF UTILITY COMPANIES

<b>New Jersey American Water Company, Inc.</b> Attn: Domain Short GIS Supervisor 1025 Laurel Oak Road Voorhees, NJ 08043	<b>Verizon</b> Legal Department, 17 <sup>th</sup> Floor C/O Land Use Matters 540 Broad Street Newark, NJ 07102
<b>New Jersey Natural Gas Company</b> Attn: Right of Way Department 1415 Wyckoff Road Wall Twp., NJ 07719	<b>Jersey Central Power &amp; Light Company</b> Attn: Land Use Matters 300 Madison Avenue Morristown, NJ 07960
<b>Monmouth Cablevision</b> Attn: Land Use Matters 1501 18 <sup>th</sup> Avenue Wall Twp., NJ 07719	

INDEX OF SHEETS		ISSUE DATE	REVISION DATE
SHEET No.	DESCRIPTION		
1 OF 7	TITLE SHEET	27 NOV 2023	26 JAN 2024
2 OF 7	EXISTING CONDITIONS/DEMOLITION PLAN		
3 OF 7	SUBDIVISION LAYOUT PLAN		
4 OF 7	GRADING AND UTILITY PLAN		
5 OF 7	SOIL EROSION PLAN		
6 OF 7	LANDSCAPE PLAN		
7 OF 7	SOIL EROSION CONTROL/CONSTRUCTION DETAILS		

### GENERAL NOTES:

- APPLICANT AND OWNER: WALTER & KATHERINE BOSTIAN, 425 SOUTH RIVERSIDE DRIVE, NEPTUNE, NJ 07753
- PROPERTY IS KNOWN AS BLOCK 5408 LOT 17, A/K/A #425 SOUTH RIVERSIDE DRIVE. TOTAL AREA OF LOT 17: 1.21 ACRES
- PROPERTY SHOWN ON TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 54.
- APPLICANT PROPOSES TO DEMOLISH EXISTING DWELLING AND APPURTENANCES AND SUBDIVIDE THE PROPERTY INTO FOUR RESIDENTIAL LOTS. NO BASEMENTS ARE PROPOSED.
- THE SITE IS LOCATED IN THE R-2 ZONE. NO VARIANCES ARE REQUIRED.
- PROPERTY SERVICED BY PUBLIC SEWER, WATER, ELECTRIC, TELEPHONE & GAS UTILITIES. ALL NEW UTILITIES TO BE PLACED UNDERGROUND.
- TOPOGRAPHIC DATUM NAVD 88.
- PROPERTY IS LOCATED IN FLOOD ZONE AE 10, AE 11 AND X (AREA OF MINIMAL FLOODING) AS PER FEMA FLOOD MAP DATED 06/15/2022.
- SURVEY REFERENCE: SURVEY OF PROPERTY TAX LOT 17 BLOCK 5408, 425 SOUTH RIVERSIDE DRIVE, TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NJ AS PREPARED BY JEFFREY S. GRUNN, NJPLS # 43399 DATED 08/23/2022.

A. APPLICATION NO. \_\_\_\_\_  
BLOCK 5408 LOT 17  
ZONE: - R-2

B. I CONSENT TO THE FILING OF THIS PLAN (OR PLAT) WITH THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE.

APPLICANT/OWNER (LOT 17, BLK 5408) \_\_\_\_\_ DATE \_\_\_\_\_

C. I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN (OR PLAT) AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

*Richard DiFolco*  
RICHARD DIFOLCO, P.E., P.L.P. NJ LICENSE # 24343 DATE 11-27-2023

D. APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ADMINISTRATIVE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

E. To be signed before the issuance of a building permit. I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. (if improvements installed.)

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

(if bond posted.)

TOWNSHIP CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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**PRELIMINARY / FINAL MAJOR SUBDIVISION**  
**425 SOUTH RIVERSIDE DRIVE**  
**TOWNSHIP OF NEPTUNE**  
**MONMOUTH COUNTY, NEW JERSEY**  
**TITLE SHEET**  
 TAX MAP SHEET 54  
 BLOCK 5408 LOT 17  
 TOWNSHIP OF NEPTUNE  
 MONMOUTH COUNTY, NEW JERSEY  
 CAD Drawing 863  
 Sheet 1 of 7

J.K.R. ENGINEERING  
 Engineering and Planning Services, LLC  
 15 NORWICH ROAD  
 FREEHOLD, NEW JERSEY 07728  
 Tel: (732) 780-4108  
 Fax: (732) 431-9420  
 email: jkr@jkrengineering.com

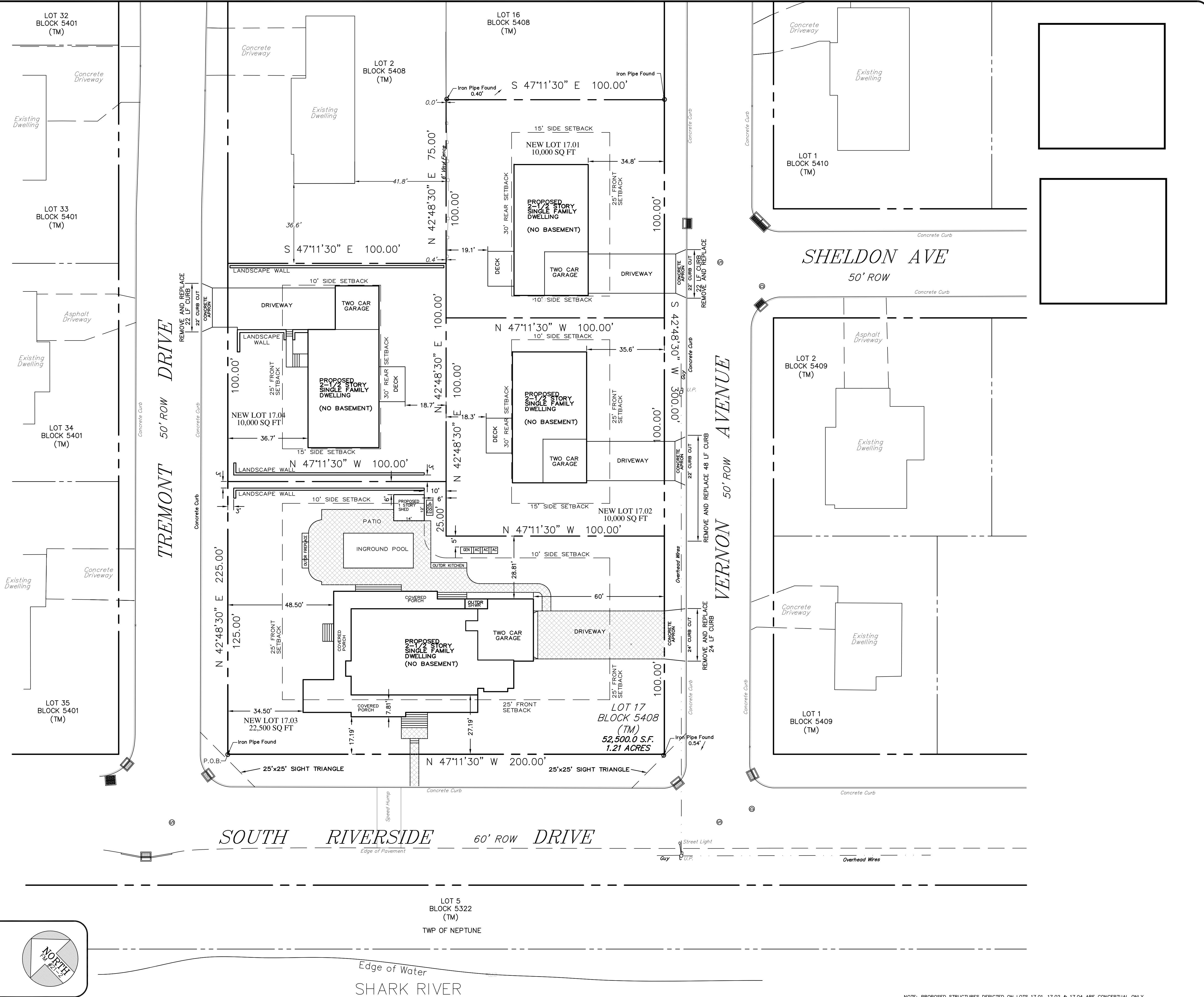
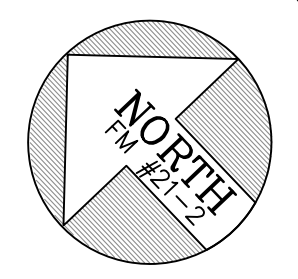
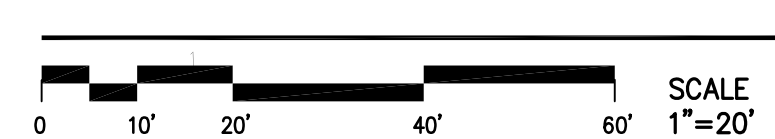
RICHARD DIFOLCO  
 P.E., P.L.P.  
 NJ LICENSE # 24343  
 DATE 11-27-23

REVISIONS  
 L. 11-26-24 COMPLETENESS REVIEW  
 REV. DATE DESCRIPTION



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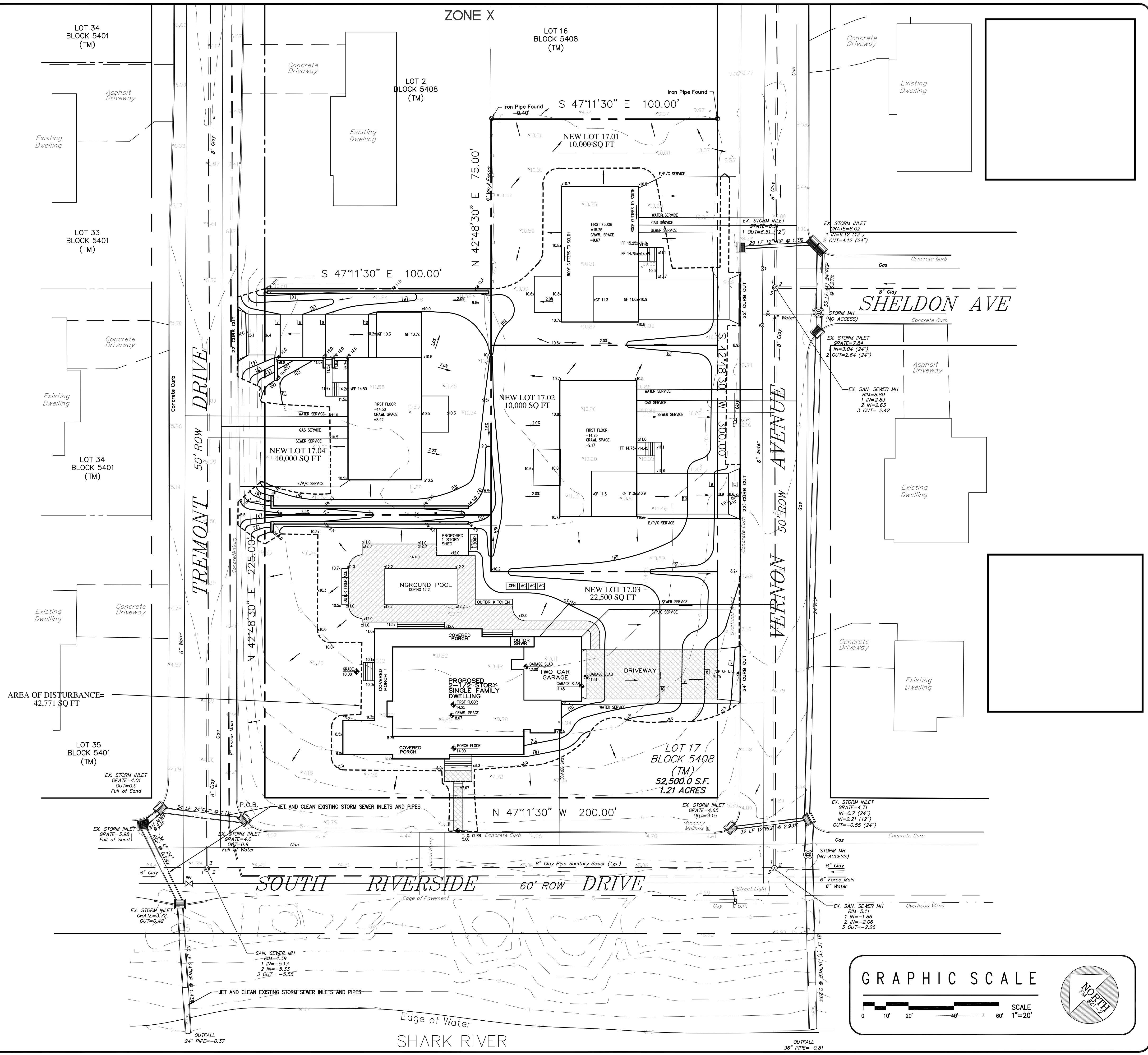
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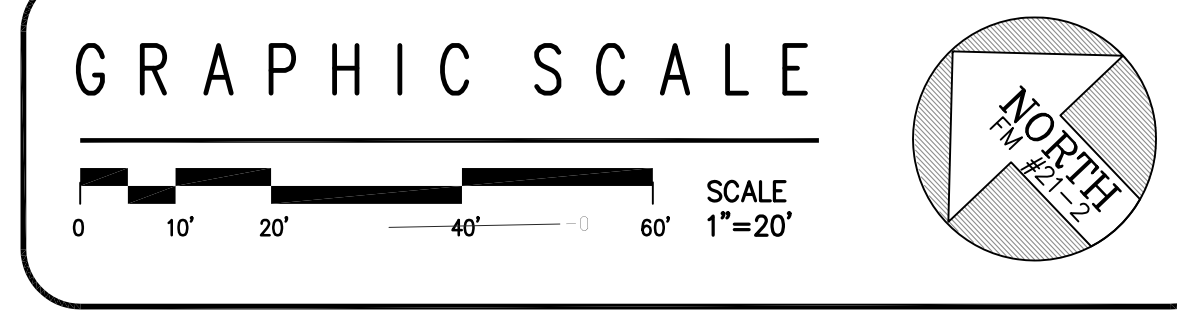
NOTE: PROPOSED STRUCTURES DEPICTED ON LOTS 17.01, 17.02 & 17.04 ARE CONCEPTUAL ONLY AND SUBJECT TO FINAL ARCHITECTURAL PLANS BY OTHERS.

<p><b>PRELIMINARY / FINAL MAJOR SUBDIVISION</b>  <b>425 SOUTH RIVERSIDE DRIVE</b>  <b>SUBDIVISION LAYOUT PLAN</b></p>		<p><b>J.K.R. ENGINEERING</b>          and Planning Services, LLC          Engineering and Planning Service          49 NOMICO ROAD          FREEHOLD, NEW JERSEY 07728          Tel: (732) 780-4108          Fax: (732) 431-8400          email: jkr@jkr-engineering.com</p>	
<p>BLOCK 5408          LOT 17          TOWNSHIP OF NEPTUNE          MONMOUTH COUNTY, NEW JERSEY</p>		<p>27 NOVEMBER 2023          DATE          Certificate of Authorization # 24CA28129100</p>	
<p>DRAWN BY: CHECK BY: DATE: SCALE: FIELD BOOK: SHEET NO. OF SHEETS: DATE BY: 11-27-23 11-27-23 863 3 OF 7</p>	<p>REVISIONS</p>	<p>CAD Drawing          863          Sheet          3 of 7</p>	

"NOTE: ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE."

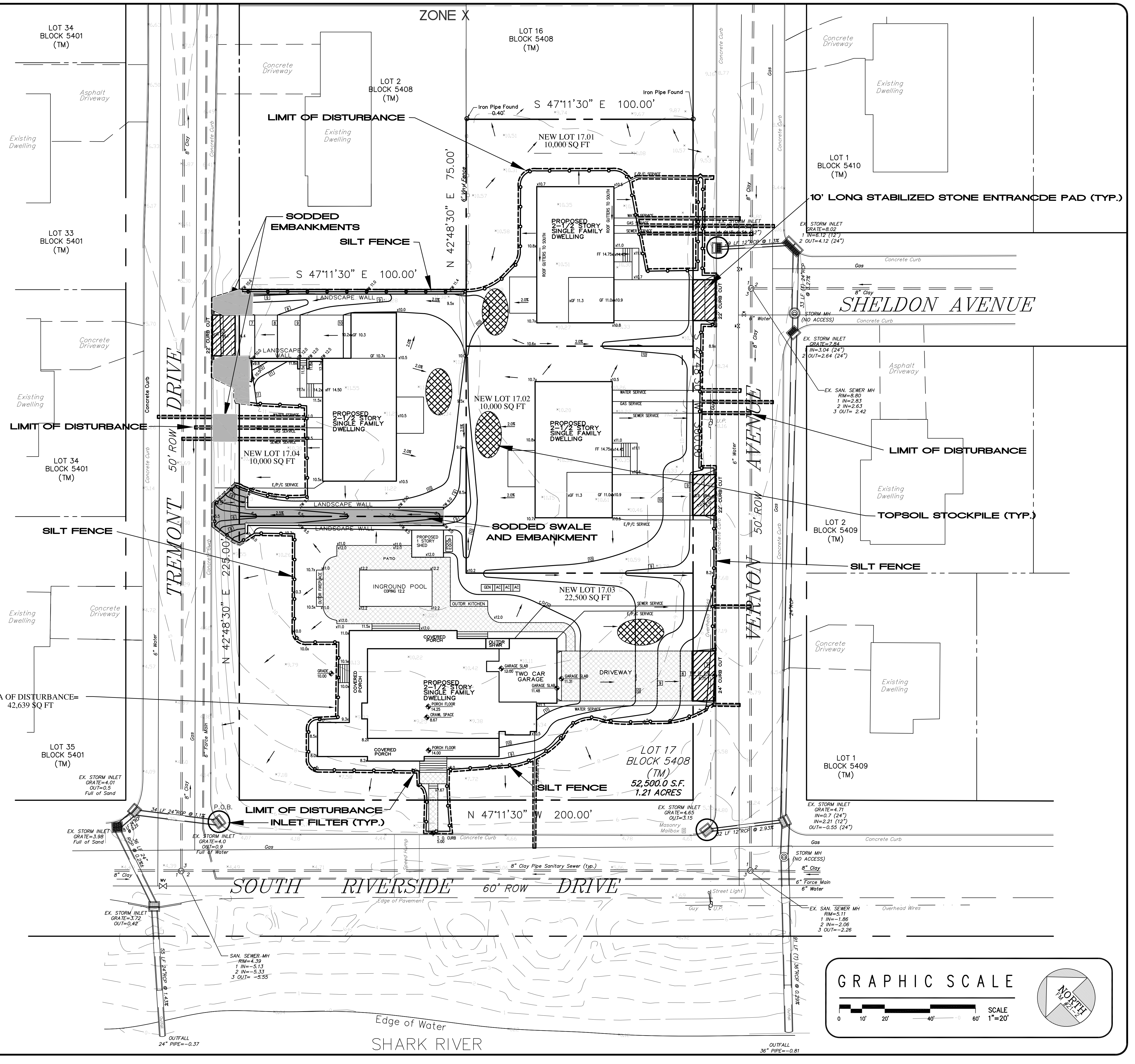
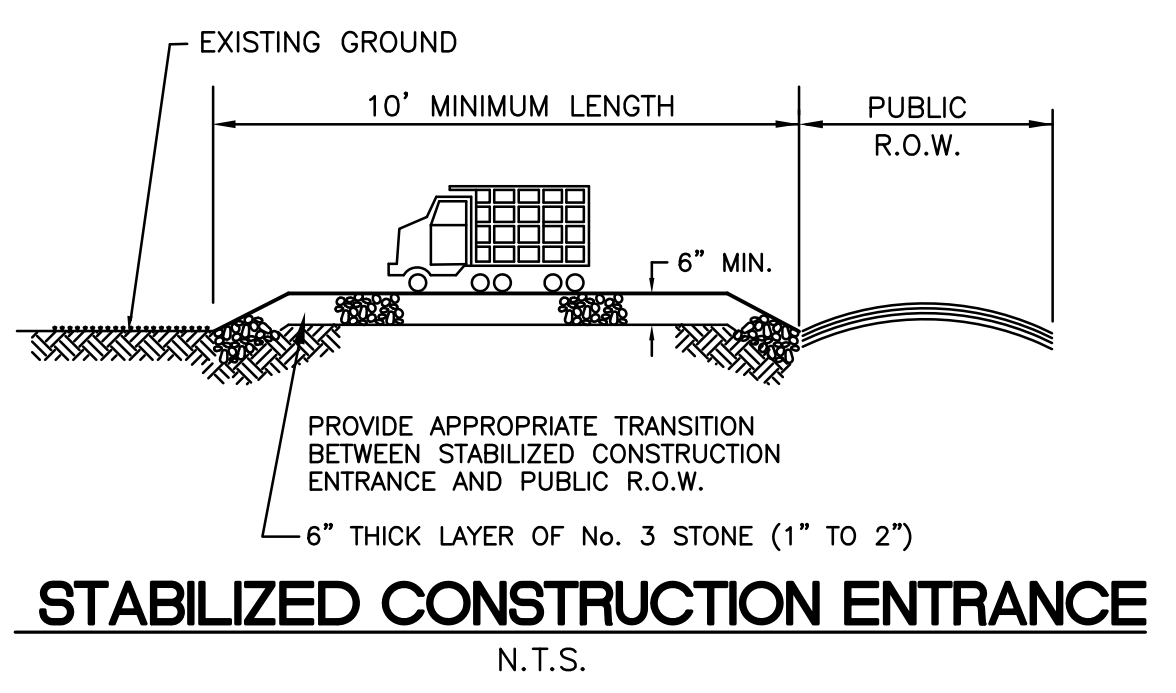
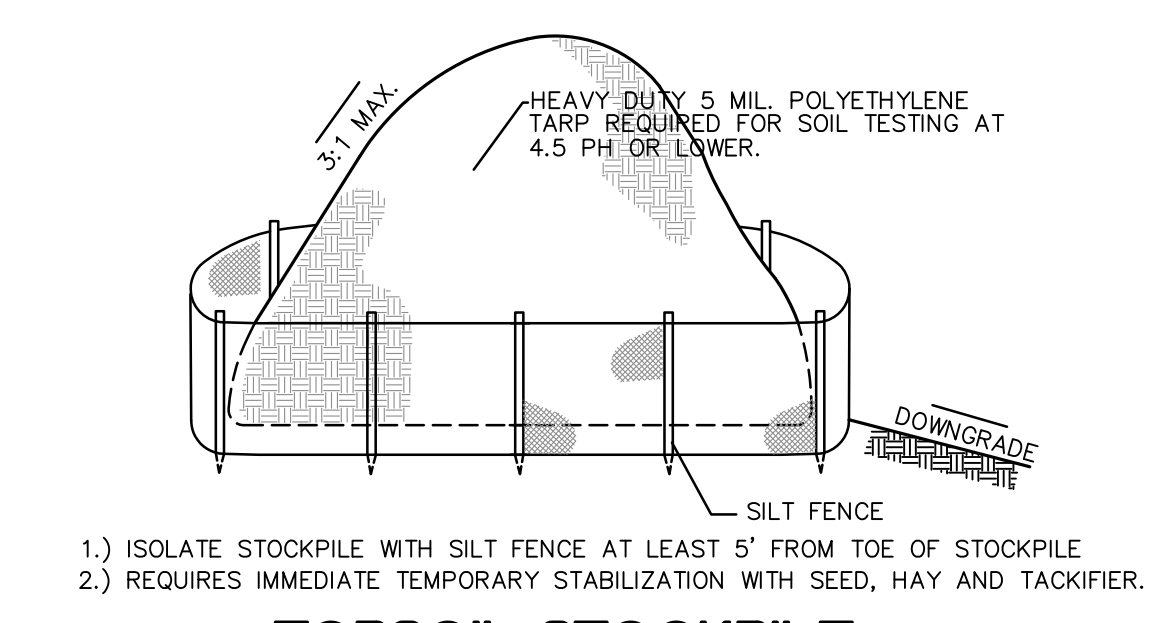
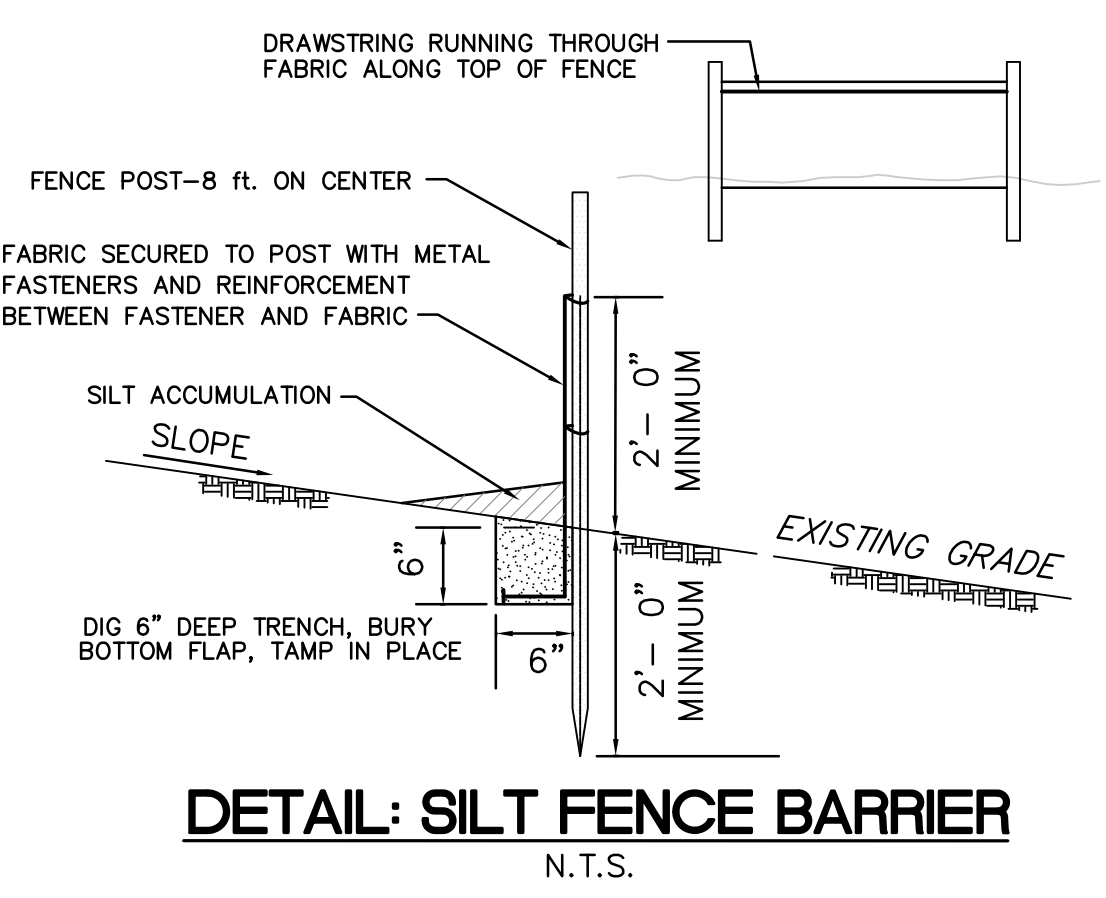
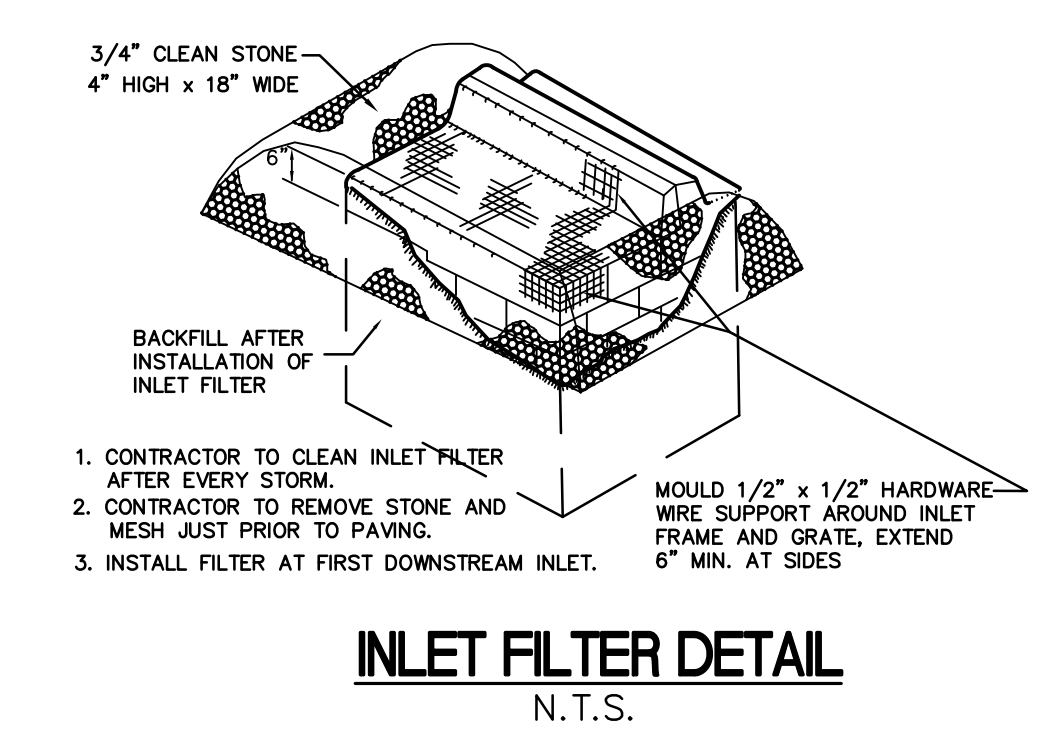


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<b>PRELIMINARY / FINAL MAJOR SUBDIVISION</b> <b>425 SOUTH RIVERSIDE DRIVE</b> <b>GRADING AND UTILITY PLAN</b>	
BLOCK 5408 LOT 17 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY	49 NOMOCO ROAD FREEHOLD, NEW JERSEY 07728 TEL: (732) 431-9400 FAX: (732) 431-9400 email: jkr@jkrengineering.com
J.K.R. ENGINEERING and Planning Service, LLC Engineering and Planning Service Richard DiFolco PROFESSIONAL ENGINEER N. J. REG. NO. 2600	27 NOVEMBER 2023 DATE Certificate of Authorization # 240A28129100
BLOCK 5408 LOT 17 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY	REVISIONS REV. DATE DESCRIPTION BY CHKD BY
CAD Drawing 863	Sheet 4 of 7

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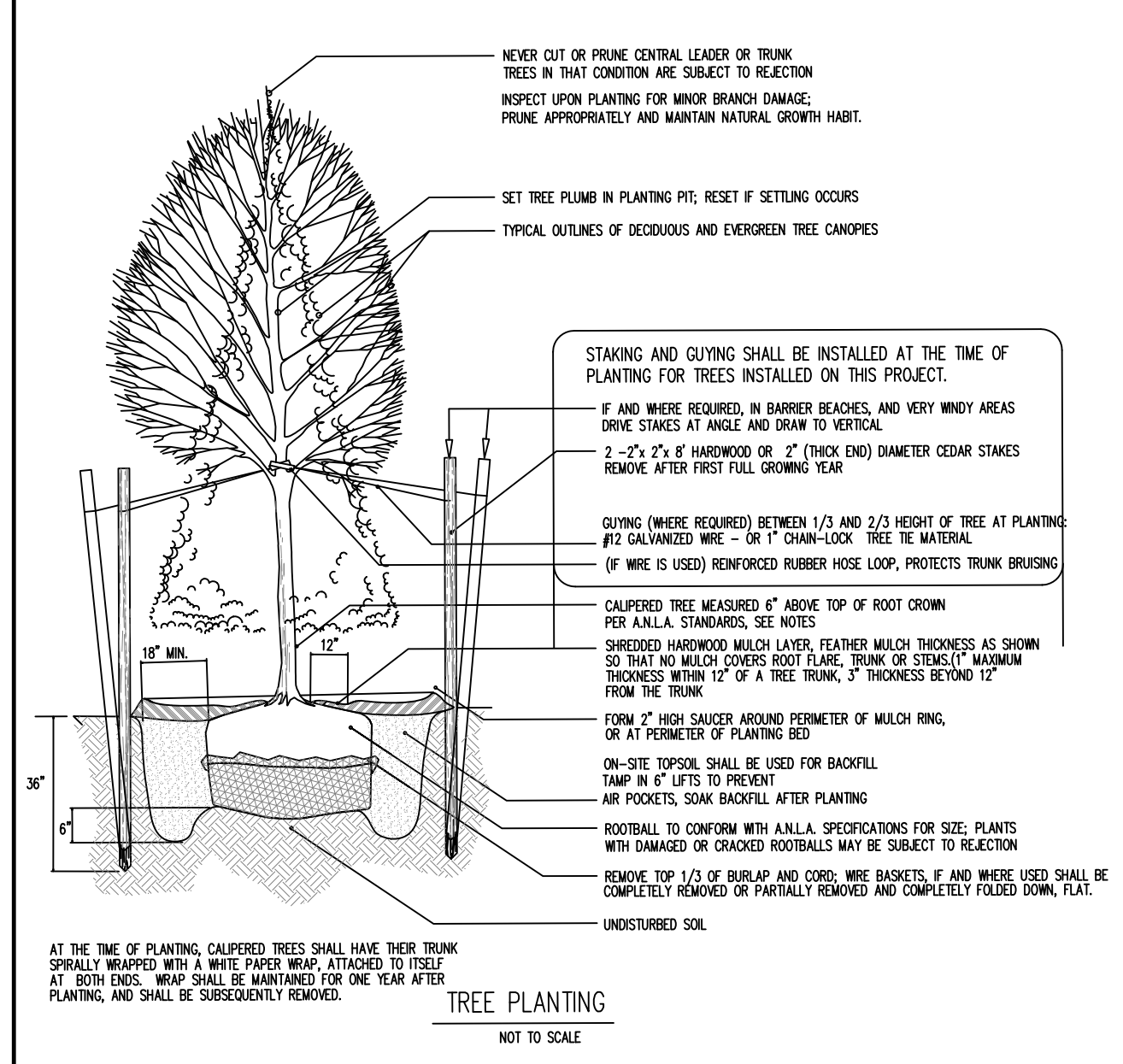
**J.K.R. ENGINEERING**  
and Planning Services, LLC  
Engineering and Consulting Services  
49 VALUCCI ROAD  
FREDONIA, NJ 07728  
Tel: (908) 789-4108  
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email: jkr@jkrengineering.com

**RICHARD DIFOLCO**  
PROFESSIONAL ENGINEER  
No. 12,345,678  
N.J. State Board of Professional Engineers and Land Surveyors

**PRELIMINARY / FINAL MAJOR SUBDIVISION**  
**425 SOUTH RIVERSIDE DRIVE**  
**SOIL EROSION CONTROL PLAN**

**BLOCK 5408**  
**LOT 17**  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

CAD Drawing 863  
Sheet 5 of 7



**NOTES AND SPECIFICATIONS**

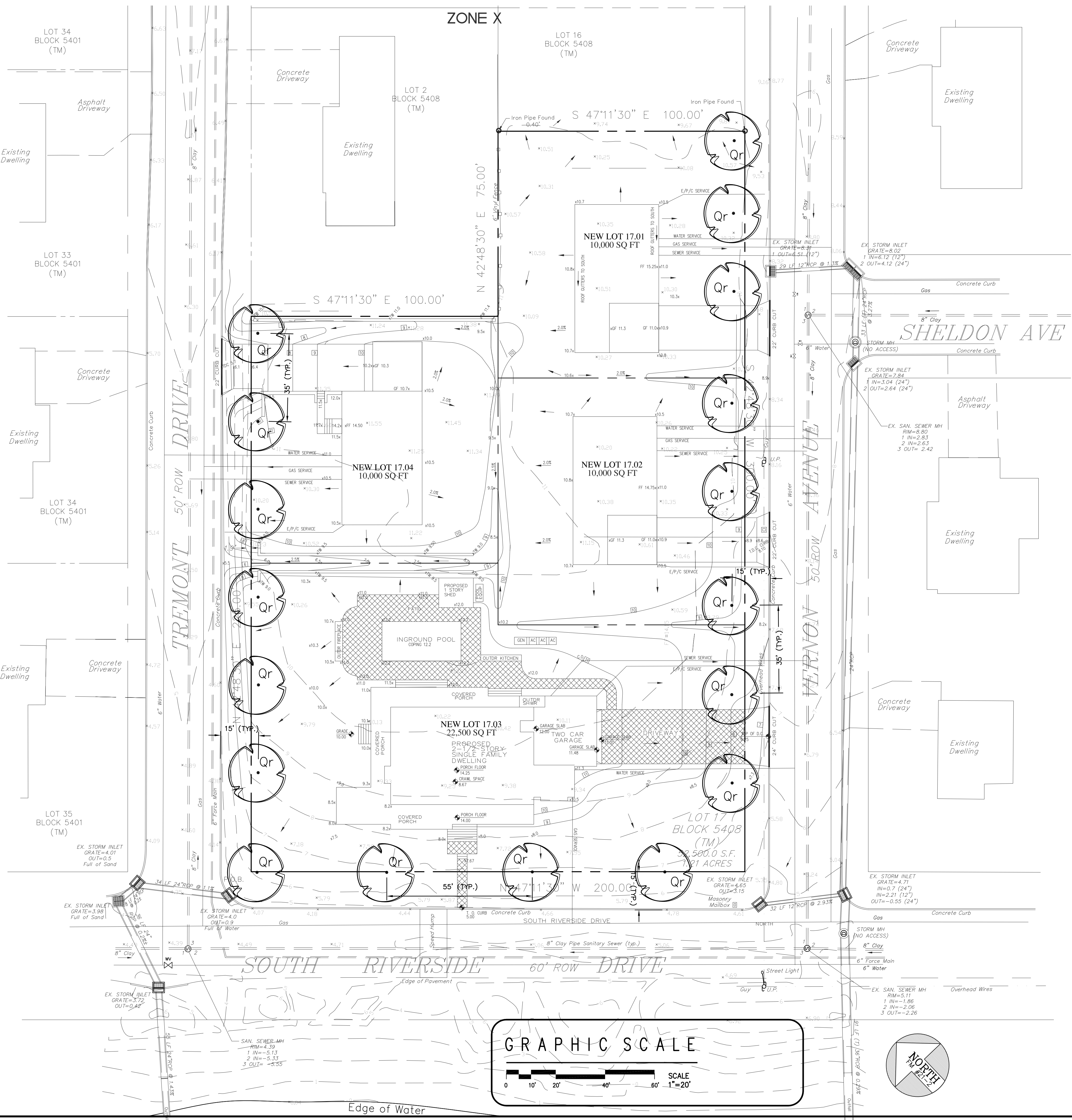
- GENERAL NOTES:
  - THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.
  - THE CONTRACTOR SHALL EXAMINE DRAWINGS AND REQUEST A MARKOUT OF FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES AND THE LIKE AND SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS. WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT IS REQUIRED FOR ANY SUBSTANTIVE CHANGE.
  - ALL PLANT SUBSTITUTIONS, RELOCATIONS AND POTENTIAL FIELD CHANGES SHALL BE SUBJECT TO PRIOR REVIEW AND APPROVAL OF THE TOWNSHIP AND THE DESIGN LANDSCAPE ARCHITECT.
  - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
  - ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF NEPTUNE TOWNSHIP AND ANSI Z601 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
  - ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH ABOVE-GROUND AND UNDERGROUND UTILITIES, SIGN TRIANGLES, PUBLIC WALKWAYS AND ALL EXISTING AND PROPOSED STRUCTURES. ANY PLANTS PROPOSED WITHIN SIGHT TRIANGLES SHALL BE PLACED SO THAT THEY SHALL NOT GROW INTO THE RESTRICTED VIEW CORRIDOR OR VISUAL ENGLISEMENT. NO PLANTS SHALL BE SET CLOSER THAN 30' TO THE BACK OF ANY CURB.
- PLANT MATERIALS:
  - NO PLANT SUBSTITUTION SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES AND NAMED VARIETY OR CULTIVAR, WITHOUT PRIOR PERMISSION IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY.
  - ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM DISEASE/INFECTION.
  - ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND SHALL BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
  - PLANTS MAY BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING NATURAL GROWTH HABIT FOR THE TYPE PLANT. PLANTS WITH BROKEN OR CONFLICTING BRANCHING OR OTHERWISE SIMILARLY FLAWED CONDITION SHALL BE PRUNED. ALL PRUNING SHALL BE PER "NATURAL TARGET" METHODS SHOWN IN THE DETAIL; HOWEVER, THE CENTRAL TRUNK OR LEADER SHALL NEVER BE CUT. PLANTS IN THIS CONDITION SHALL NOT BE ACCEPTED.
  - ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL IDENTIFYING THEIR GENUS, SPECIES AND CULTIVAR OR VARIETY, WHICH SHALL BE LEFT IN PLACE FOR INSPECTION PURPOSES AND SHALL BE REMOVED ONLY UPON APPROVAL OF THE NURSERY STOCK.
- PLANTING:
  - SOIL SHALL BE FROST-FREE AND NOT MUDDY AT THE TIME OF PLANTING.
  - BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 50% TOPSOIL AND 50% FULLY-COMPOSTED VEGETATIVE ORGANIC MATTER. TOPSOIL SHALL MEET THE CURRENT NJDOT SPECIFICATIONS, SECTION 0717, AND SHALL BE TAKEN FROM EITHER ON-SITE OR OFF-SITE SOURCES. SOIL SHALL CONTAIN NO ACIDIC MASH, LARGE STONES, LARGE STICKS, VIABLE WEED SEEDS OR ANY OBJECTIONABLE MATERIALS.
  - THE BACKFILL MATERIAL SHALL BE AMENDED WITH BIOPLEX MYCORRHIZAL INOCULANT AT THE RATE AND MANNER PRESCRIBED BY THE MANUFACTURER'S RECOMMENDATION.
  - AS DRY SOIL CONDITIONS ARE ANTICIPATED, ALL TREE AND SHRUB PLANTINGS (NOT PERENNIALS) SHALL HAVE BACKFILL MATERIAL AMENDED WITH TERRA-SORB COPOLYMER GEL CRYSTALS AT THE RATE AND MANNER PRESCRIBED BY THE MANUFACTURER'S RECOMMENDATION.
  - ALL PLANTS SHALL BE SET TO THE ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE SAME RELATIONSHIP TO THE SURROUNDING GROUND AS THEY WOULD PRIOR TO BEING DUG.
  - GENERALLY, THE CORO BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, WHERE THERE IS DEEMED TO BE EXCESSIVELY SANDY OR NON-COHESIVE SOILS IN ROOTBALLS. REMOVE AT A MINIMUM THE TOP ONE-THIRD OF BURLAP WIRE BASKETS IF PRESENT SHALL BE CUT OFF TOP OF PLANT AND FOLDED FLAT WITH THE BOTTOM OF THE ROOT BALL. PLANTS WITH NON-DEGRADABLE ROOT WRAPS, SUCH AS PLASTICS OR SIMILAR MATERIALS SHALL NOT BE ACCEPTED.
  - ALL PLANTINGS SHALL BE SET IN CONTINUOUS, MASSED PLANTING BEDS, AND NOT AS ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A, NOMINALLY THREE-INCH THICK APPLICATION OF TREE-SHREDED HARDWOOD MULCH FREE OF ANY OBJECTIONABLE OR FOREIGN MATERIALS. THE MULCH AT THE OUTER PERIMETER OF PLANTING PITS AND BEDS SHALL BE PREPARED SO THAT A BARRIER TO RETAIN MOISTURE IS CONSTRUCTED. THE THICKNESS OF THE MULCH SHALL BE FEATHERED WITH TWELVE INCHES OF THE STEMS OR TRUNK, SO THAT THERE IS NO MORE THAN ONE INCH OF MULCH NO MULCH SHALL BE IN DIRECT PHYSICAL CONTACT WITH THE PLANTS BRANCHINGS OR TRUNKS.
- MAINTENANCE:
  - ALL PLANTINGS SHALL BE WATERED AS NECESSARY FOR SOUND HORTICULTURAL PRACTICE FOR THE FIRST FULL GROWING SEASON TO ENSURE THEIR ESTABLISHMENT.
  - STAKING AND GUYING OF TREES AND TREE WRAPS SHALL BE ENTIRELY REMOVED AFTER THE FIRST FULL YEAR OR GROWING SEASON.
  - ALL PLANTINGS SHALL BE GUARANTEED TO SURVIVE WITH VIGOR FOR A MINIMUM OF ONE YEAR AFTER PLANTING, AND SHALL ALSO BE GUARANTEED TO THE MINIMUM STANDARDS OF THE MUNICIPALITY, WHICHEVER IS GREATER.

**PLANTING SCHEDULE**

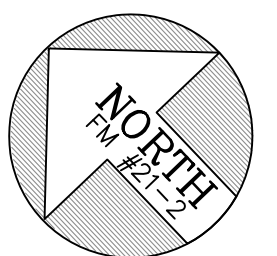
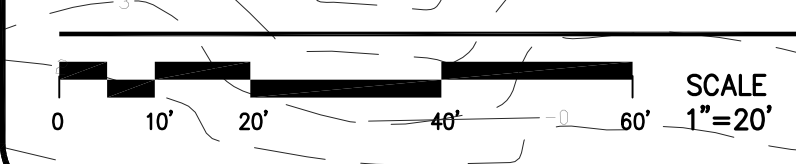
KEY	BOTANICAL NAME	COMMON NAMES AND VARIETIES	QUAN.	SIZE	NOTES	PLANT TYPE
Qr	Quercus rubra	NORTHERN RED OAK	18	3.5" CALIPER	B&B, FULL	DST

**PLANT TYPES**

KEY	PLANT TYPE
DST	DECIDUOUS SHADE TREE



**GRAPHIC SCALE**



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD

49 NOMOCO ROAD  
FREEHOLD, NEW JERSEY 07728  
Tel. (732) 760-4108  
Fax (732) 431-4420  
email: jkr@jkr-engineering.com

**J.K.R. ENGINEERING**  
and Planning Services, LLC  
Engineering and Planning Service

27 November, 2023  
Certificate of Authorization # 240A28129100  
N. J. S. No. 240  
N. J. S. No. 240

**RICHARD BIFALCO**  
PROFESSIONAL ENGINEER

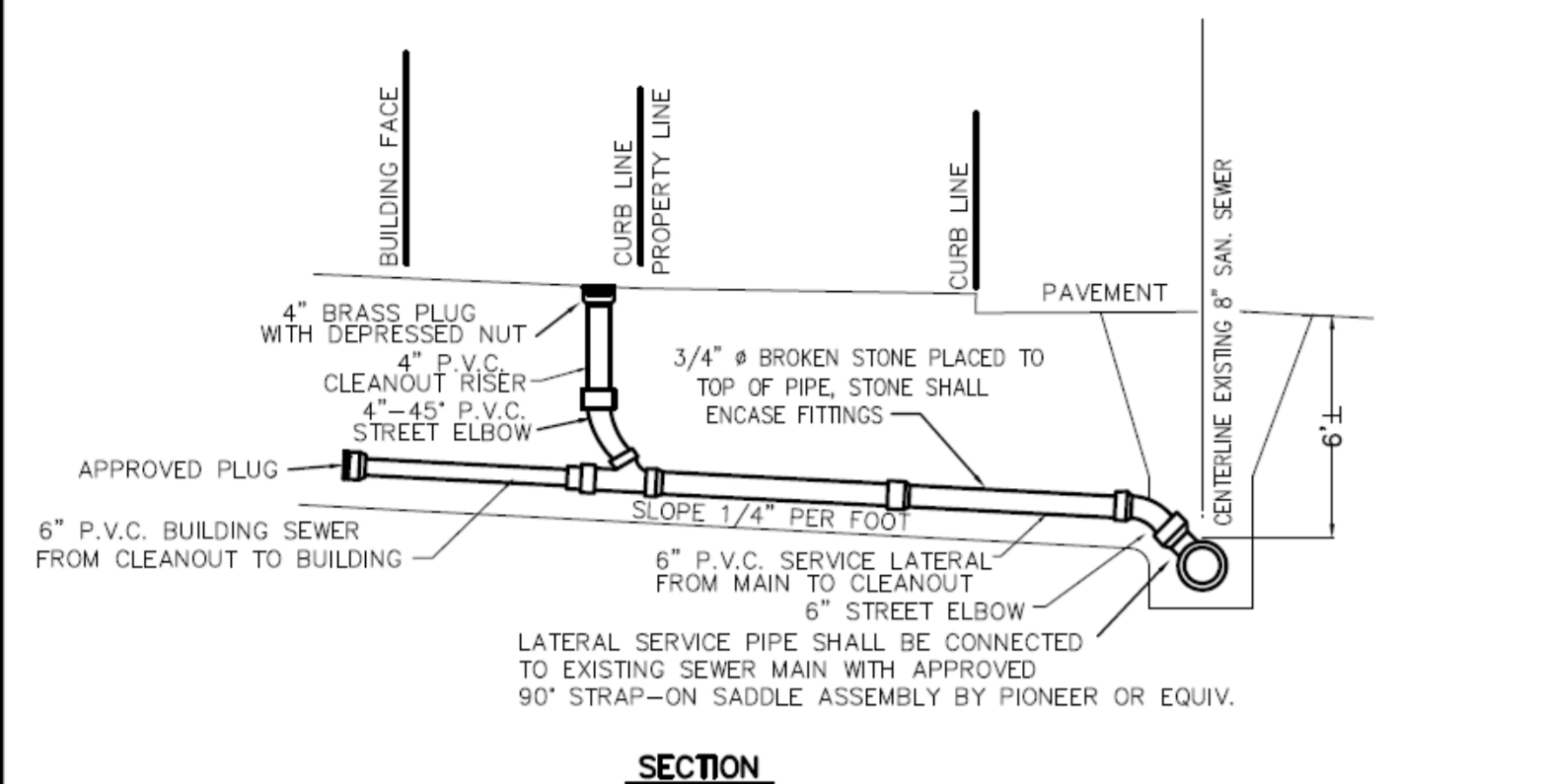
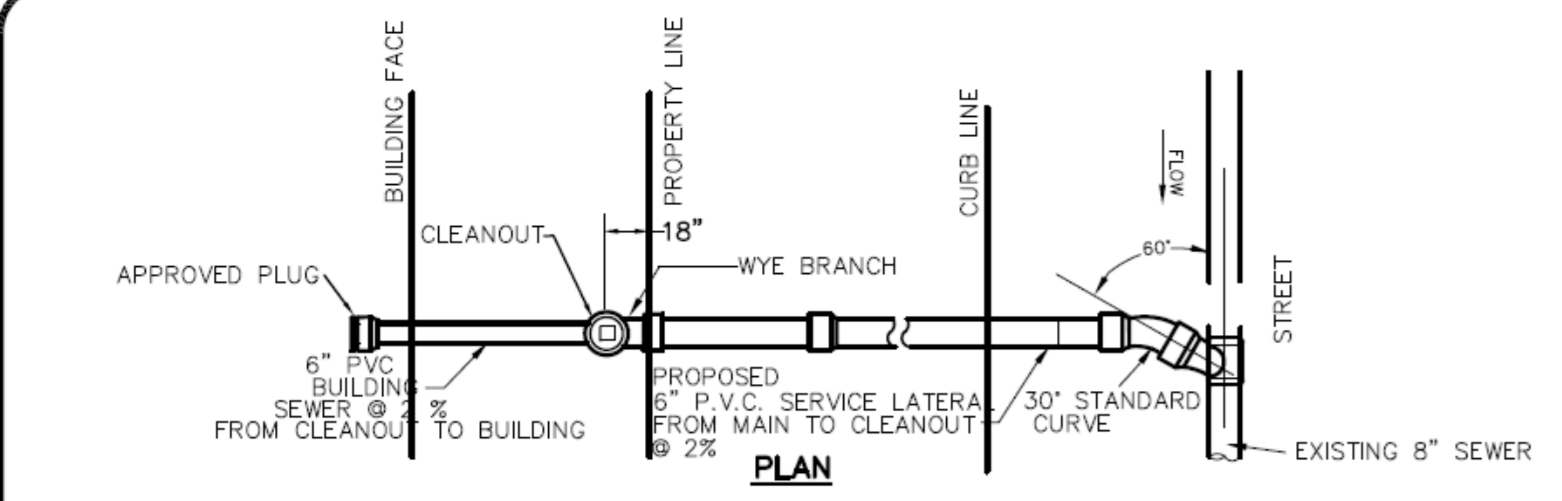
**PRELIMINARY / FINAL MAJOR SUBDIVISION**  
**425 SOUTH RIVERSIDE DRIVE**  
**LANDSCAPE PLAN**

BLOCK 5408  
LOT 17  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

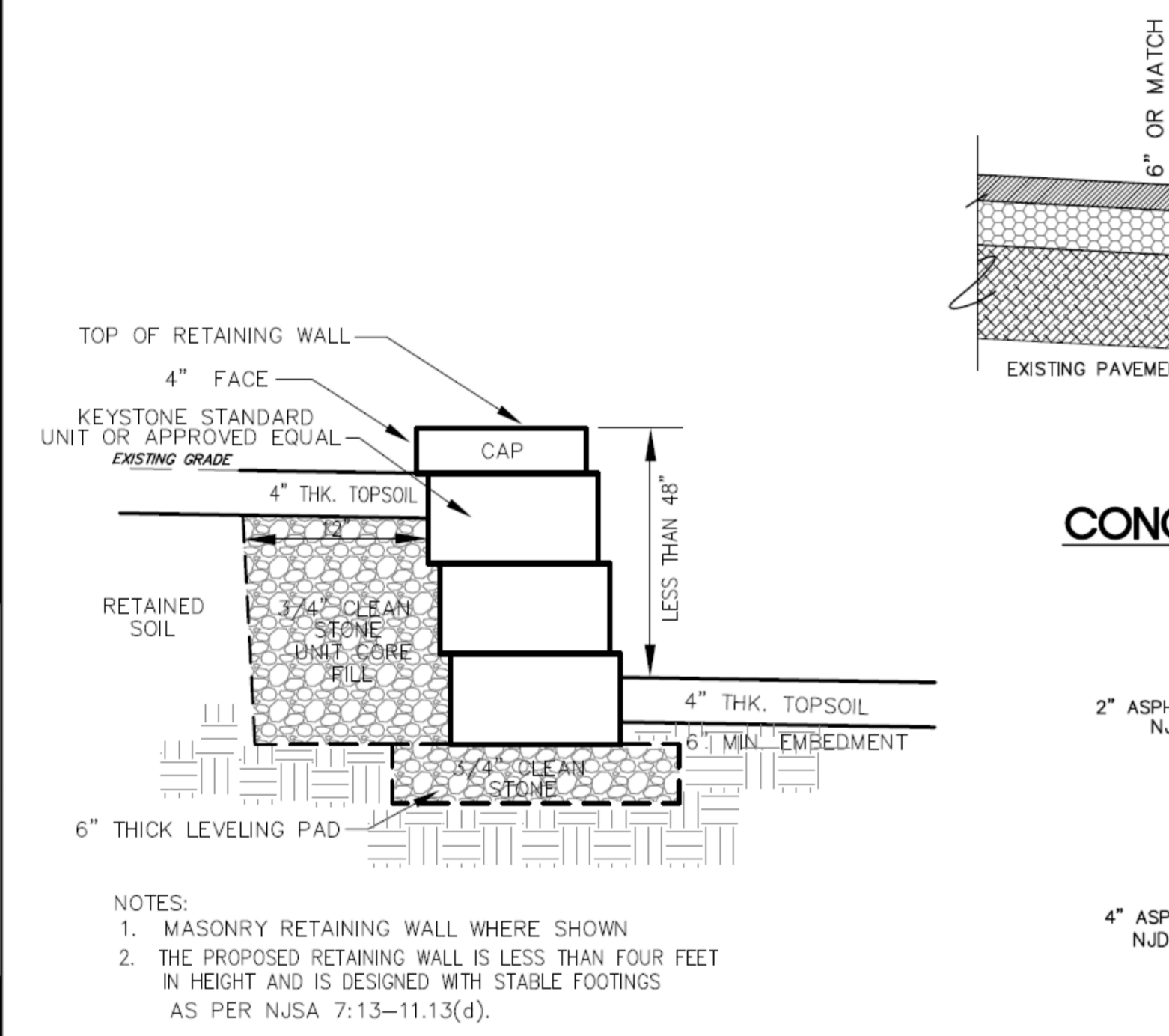
DATE: 11-27-23  
SCALE: AS SHOWN  
FIELD BOOK: FILE NO.: 2408  
JOB NO.: 2408

DRAWN BY: CHECK BY: DATE: SCALE: FIELD BOOK: FILE NO.: JOB NO.: 2408

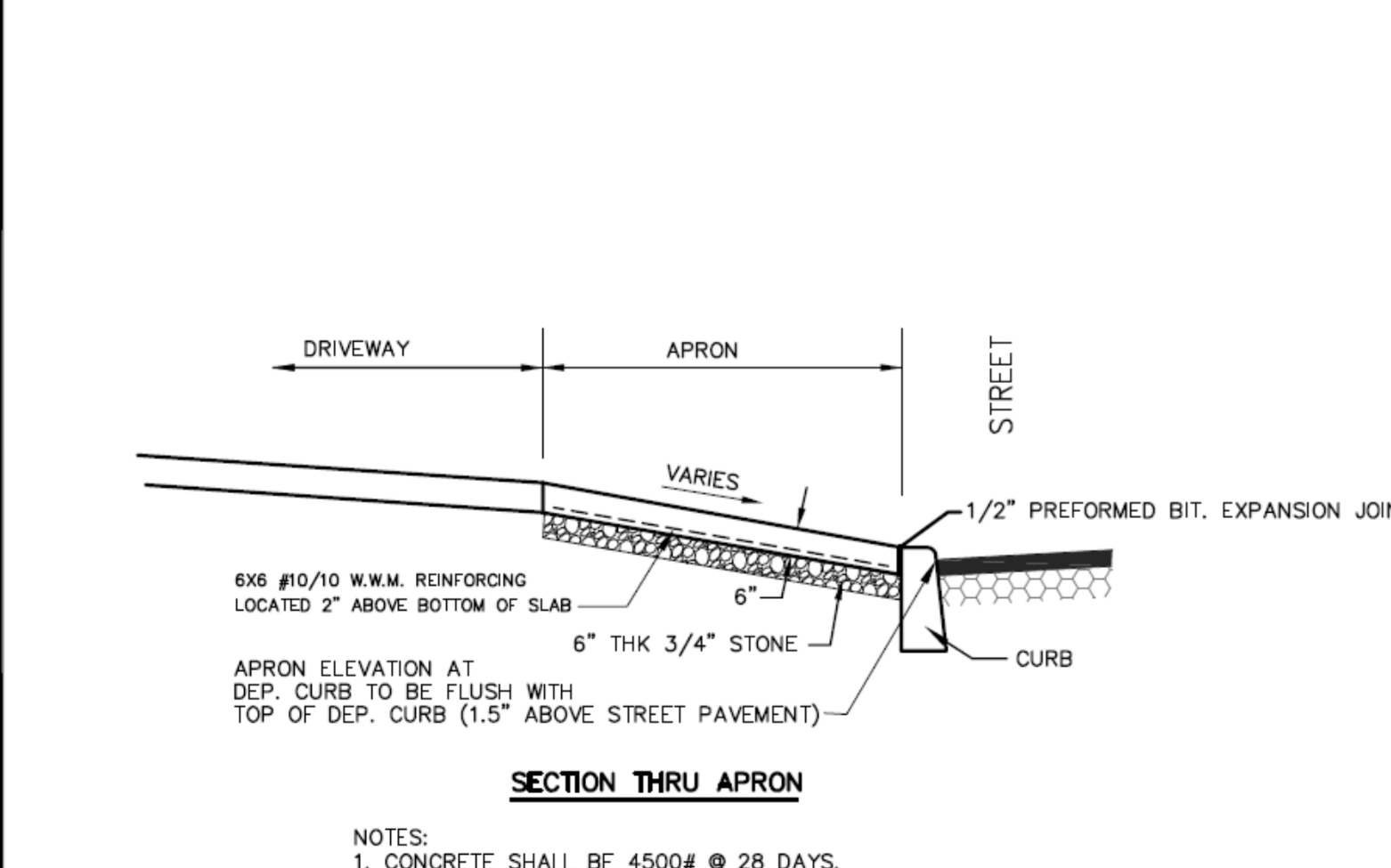
CAD Drawing 863  
Sheet 6 of 7



**SECTION**  
6" SERVICE LATERAL & CLEANOUT  
N.T.S.



**LANDSCAPE MASONRY RETAINING WALL DETAIL**  
N.T.S.



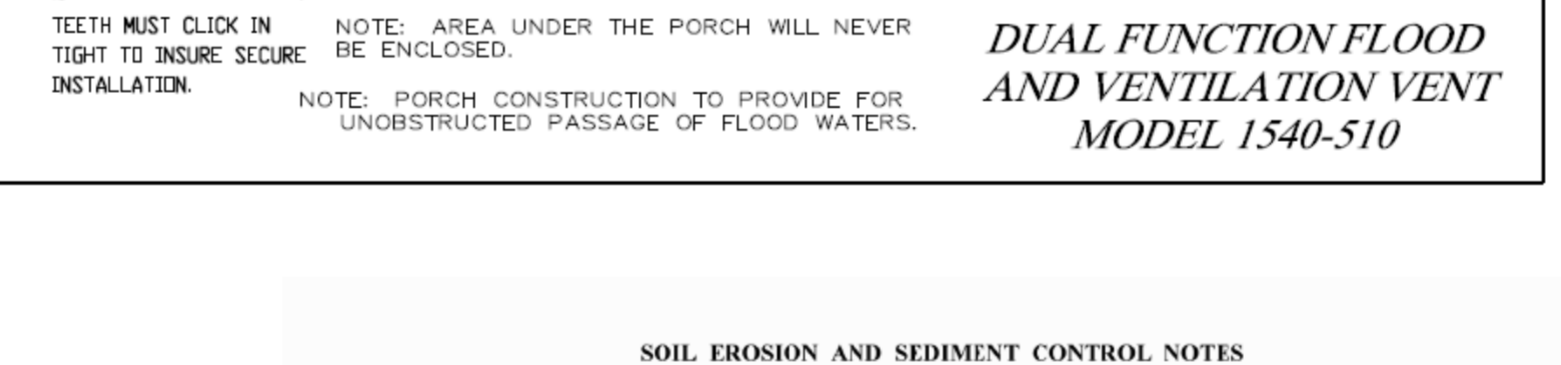
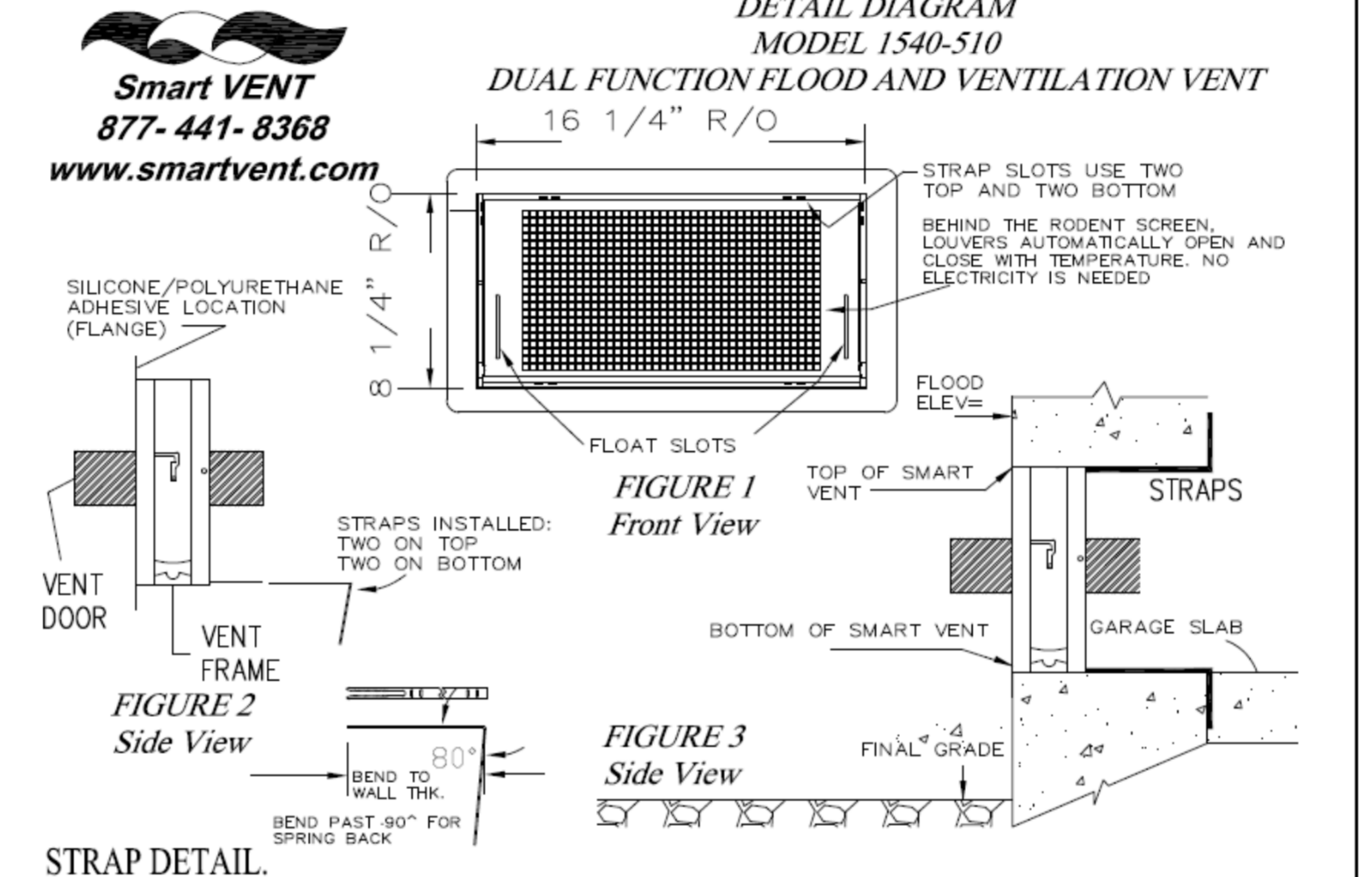
**CONCRETE DRIVEWAY APRON DETAIL**  
N.T.S.

**PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: RESIDENTIAL LOTS MIXTURE #12 - TURF-TYPE TALL FESCUE**  
Seeding rate: 8 lbs. per 1000 sq. ft.  
Fertilization: 11 lbs. per 1000 sq. ft. Of 10-10-10 or equivalent  
OPTIMUM PLANTING PERIOD: 8/15-10/1  
ACCEPTABLE PLANTING PERIOD: 3/1-4/30  
ACCEPTABLE PLANTING PERIOD: 5/1-8/14 WITH IRRIGATION

**NOTICE:**  
THIS PARKING AREA IS SUBJECT TO FLOODING

Sign shall be posted at each residence in accordance with NJAC 7:13-12.6 (4).  
SIGN MATERIAL AND MOUNTING DETAILS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL.  
**PARKING NOTICE DETAIL**  
N.T.S.

**FLOOD VENT CALCULATION:**  
DWELLING/GARAGE SPACE: LOTS 17.01, 17.02 & 17.04  
2060 SF / 200 SF PER FLOOD VENT: 11 FLOOD VENTS REQ'D PER DWELLING  
DWELLING SPACE: LOT 17.03  
2514 SF / 200 SF PER FLOOD VENT: 16 FLOOD VENTS REQ'D PER DWELLING



**DUAL FUNCTION FLOOD AND VENTILATION VENT MODEL 1540-510**

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
  - 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.
  - In accordance with 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 State Soil Erosion and Sediment Control Standards.
  - N.J.S.A. 4:24-39 et. Seq. requires that all 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.
  - 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 2 1/2 tons per acre, according to the Standard for Stabilization with Mulch Only.
  - 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.
  - 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.
  - The Standard for Stabilized Construction Access requires the installation of a full 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.
  - All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
  - Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
  - 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.
  - In accordance with the Standard for Placement 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 (or, 640 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.
  - Conduit Outlet Protection must be installed at all required outlets prior to the drainage system becoming operational.
  - 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.
  - 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.
  - Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if a area greater than 5,000 square feet is disturbed.
  - All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note 66.
  - 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.

Freehold Soil Conservation District  
4000 Kozlaski Road, Freehold, NJ 07728-5033, (732) 683-8500, Fax (732) 683-9140, Email: info@freeholdscd.org

Digitally signed by Richard DiFolco  
Date: 2023.12.21 09:57:37 -05'00'

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION	TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION
<p><b>Definition:</b> Establishment of permanent vegetative cover on exposed soils where permanent vegetation is needed for long-term protection.</p> <p><b>Purpose:</b> To permanently stabilize the soil, ensuring conservation of soil and water, and to enhance the environment.</p> <p><b>Where Applicable:</b> Shows the over-land movement of stormwater runoff; increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.</p> <p><b>Where Applicable:</b> On exposed soils that have a potential for causing off-site environmental damage.</p>	<p><b>Definition:</b> Establishment of temporary vegetative cover or soils exposed for periods of two to five months which are not being graded, not under active construction or not scheduled for permanent seeding within 60 days.</p> <p><b>Purpose:</b> To temporarily stabilize the soil and reduce damage from wind and water erosion until permanent stabilization is accomplished.</p> <p><b>Where Applicable:</b> Provides temporary protection against the impacts of wind and rain, slows the over-land movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.</p> <p><b>Where Applicable:</b> On exposed soils that have the potential for causing off-site environmental damage.</p>
<p><b>1. Site Preparation</b></p> <p>A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.</p> <p>B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.</p> <p>C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A minimum application to a depth of 3 inches (measured) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.</p> <p>D. Install seeded erosion control practices or facilities such as diversion, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.</p>	<p><b>1. Site Preparation</b></p> <p>A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading, pg. 19-1.</p> <p>B. Install seeded erosion control practices or facilities such as diversion, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.</p> <p>C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is preferable only where there is no danger to underground utilities (cables, irrigation systems, etc.).</p>
<p><b>2. Seeded Preparation</b></p> <p>A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and finished according to soil test recommendations such as offered by Rutgers Cooperative Extension. Soil sample analysis 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 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is used inorganic, apply one-half the rate described above during seedbed preparation and repeat another one-half application of the same fertilizer within 3 to 5 weeks after seeding.</p>	<p><b>2. Seeded Preparation</b></p> <p>A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Cooperative Extension. Soil sample analysis 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 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. During rain events, seeding should be established as seed banking. Calcium carbonate is the equivalent standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to plants and legumes.</p>
<p><b>3. Seeding</b></p> <p>A. Select a mixture from Table 4.3 or use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed application shall be done in accordance with the Standard for Seeding. No seed shall be accepted with a germination test date more than 12 months old unless retested.</p>	<p><b>3. Seeding</b></p> <p>A. Select seed from recommendations in Table 7-2.</p>
<p><b>4. Seeding</b></p> <p>A. Seeding rates specified in Table 4.3 or as a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed application shall be done in accordance with the Standard for Seeding. No seed shall be accepted with a germination test date more than 12 months old unless retested.</p>	<p><b>4. Seeding</b></p> <p>A. Seeding rates specified in Table 7-2.</p>

**TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH**

SEED SELECTIONS	SEEDING RATE (pounds)		OPTIMUM SEEDING DATE				OPTIMUM SEED DEPTH" (inches)
	Area	Per 1000 Sq. Ft.	Zone 1a	Zone 1b	Zone 2a	Zone 2b	
<b>COOL SEASON GRASSES</b>							
1. Perennial ryegrass	300	1.0	3/15-4/1	3/1-3/15	2/15-3/1	2/15-3/1	0.5
2. Spring oats	86	2.0	3/15-4/1	3/1-3/15	2/15-3/1	2/15-3/1	1.0
3. Winter barley	96	2.2	8/1-9/15	8/15-9/15	8/15-9/15	8/15-9/15	1.0
4. Annual ryegrass	100	1.0	3/15-4/1	3/1-3/15	2/15-3/1	2/15-3/1	0.5
5. Winter Court Rye	112	2.8	8/1-9/1	8/1-9/1	8/1-9/1	8/1-9/1	1.0
<b>WARM SEASON GRASSES</b>							
6. Paspalum	30	6.5	6/1-8/1	5/15-8/1	5/1-8/1	5/1-8/1	1.0

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**REVISIONS**

NO.	DATE	DESCRIPTION

49 NOMOC ROAD  
FREEHOLD, NEW JERSEY 07788  
Tel. (732) 780-4108  
Fax (732) 431-9420  
email: jkr@jkr-engineering.com

**J.K.R. ENGINEERING**  
Engineering and Planning Services, LLC  
Richard DiFolco  
Professional Engineer

27 NOVEMBER 2023  
Certificate of Authorization # 24GCA28129100

**PRELIMINARY / FINAL MAJOR SUBDIVISION**  
425 SOUTH RIVERSIDE DRIVE  
CONSTRUCTION DETAILS  
SOIL EROSION DETAILS

BLOCK 5408  
LOT 17  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

CAD Drawing 863  
Sheet 7 of 7