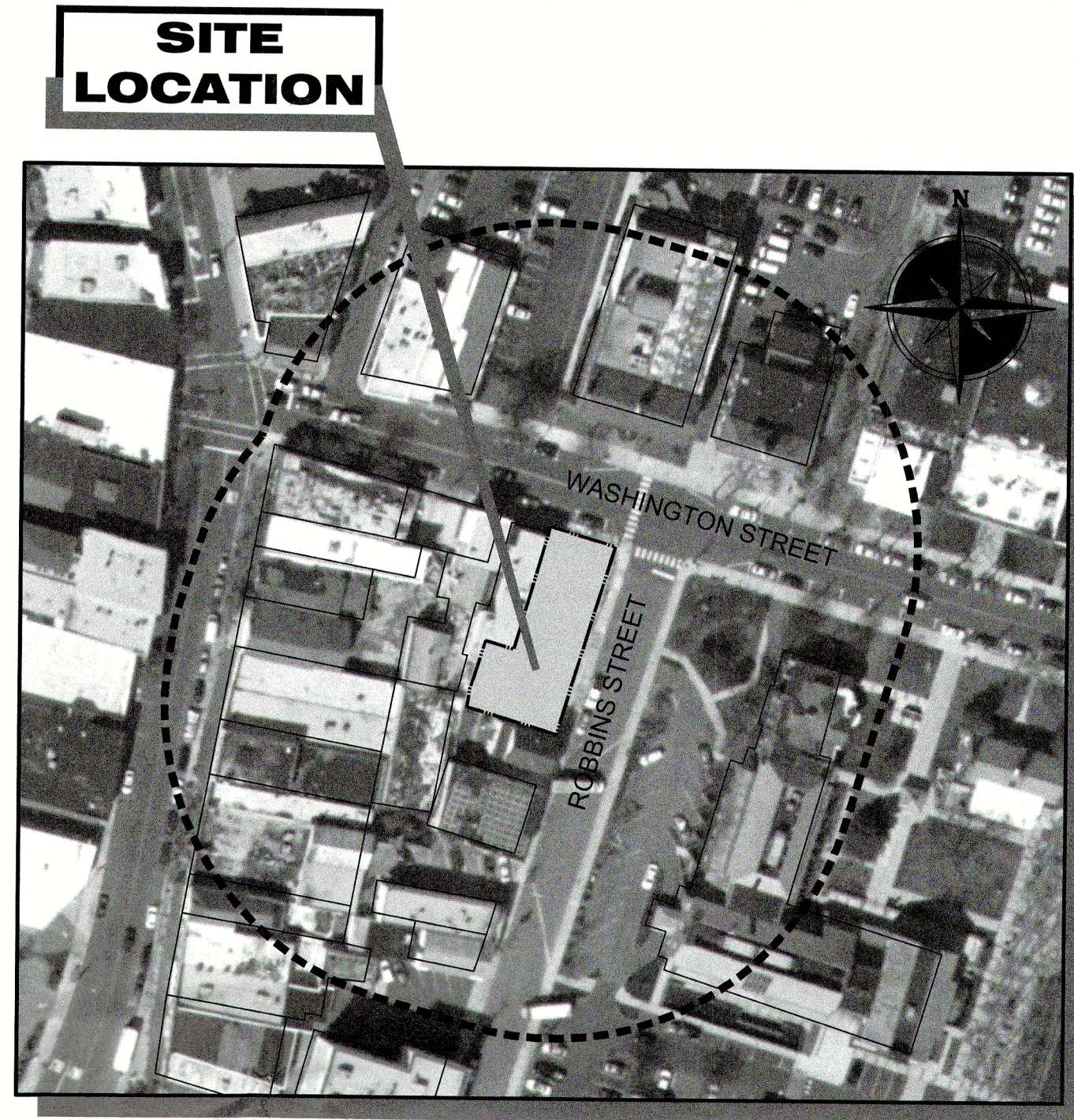
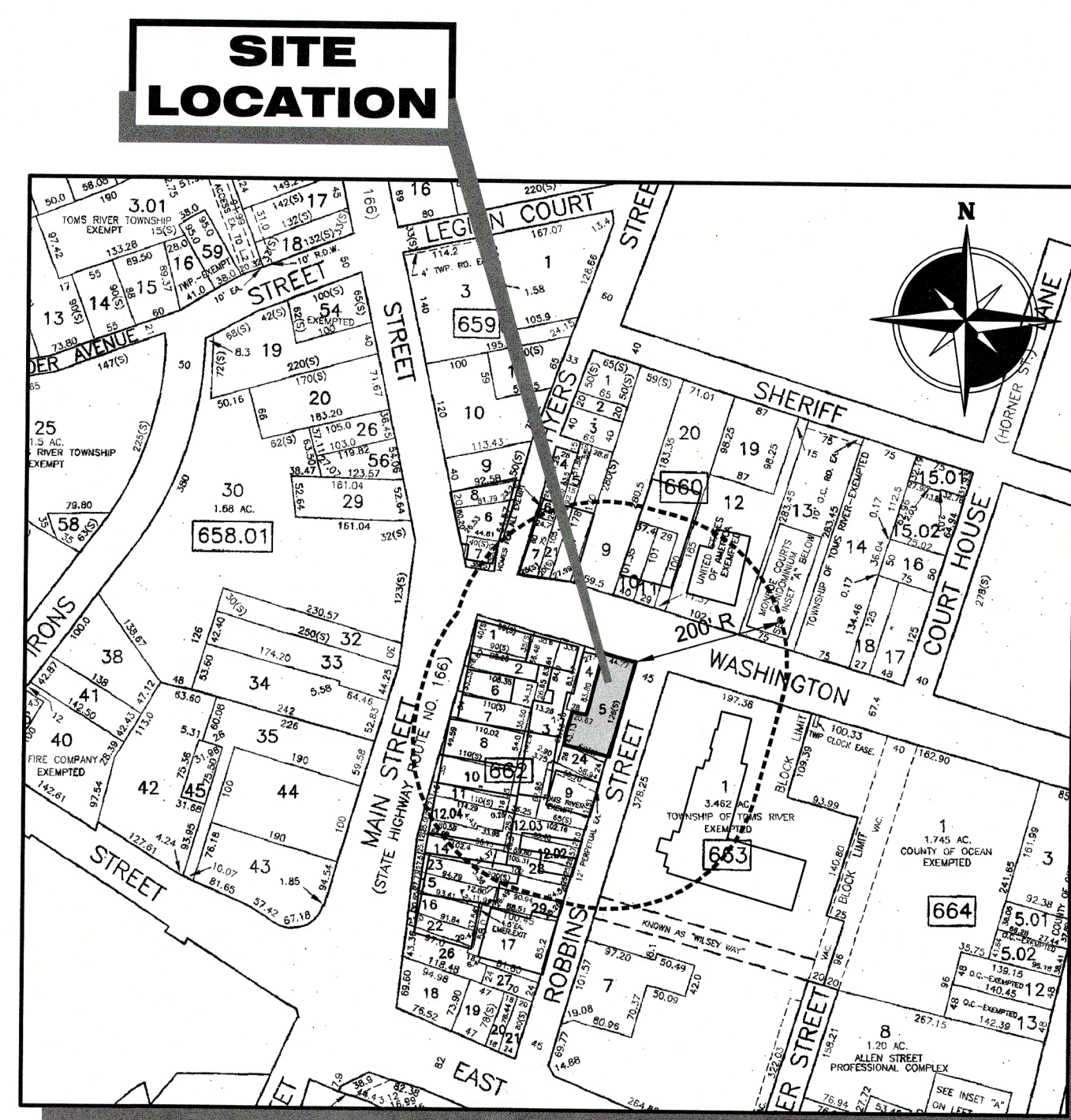


D(6) AMENDED VARIANCE AND PRELIMINARY & FINAL MAJOR SITE PLAN BLOCK 662 LOT 5 TOMS RIVER TOWNSHIP, OCEAN COUNTY, NEW JERSEY



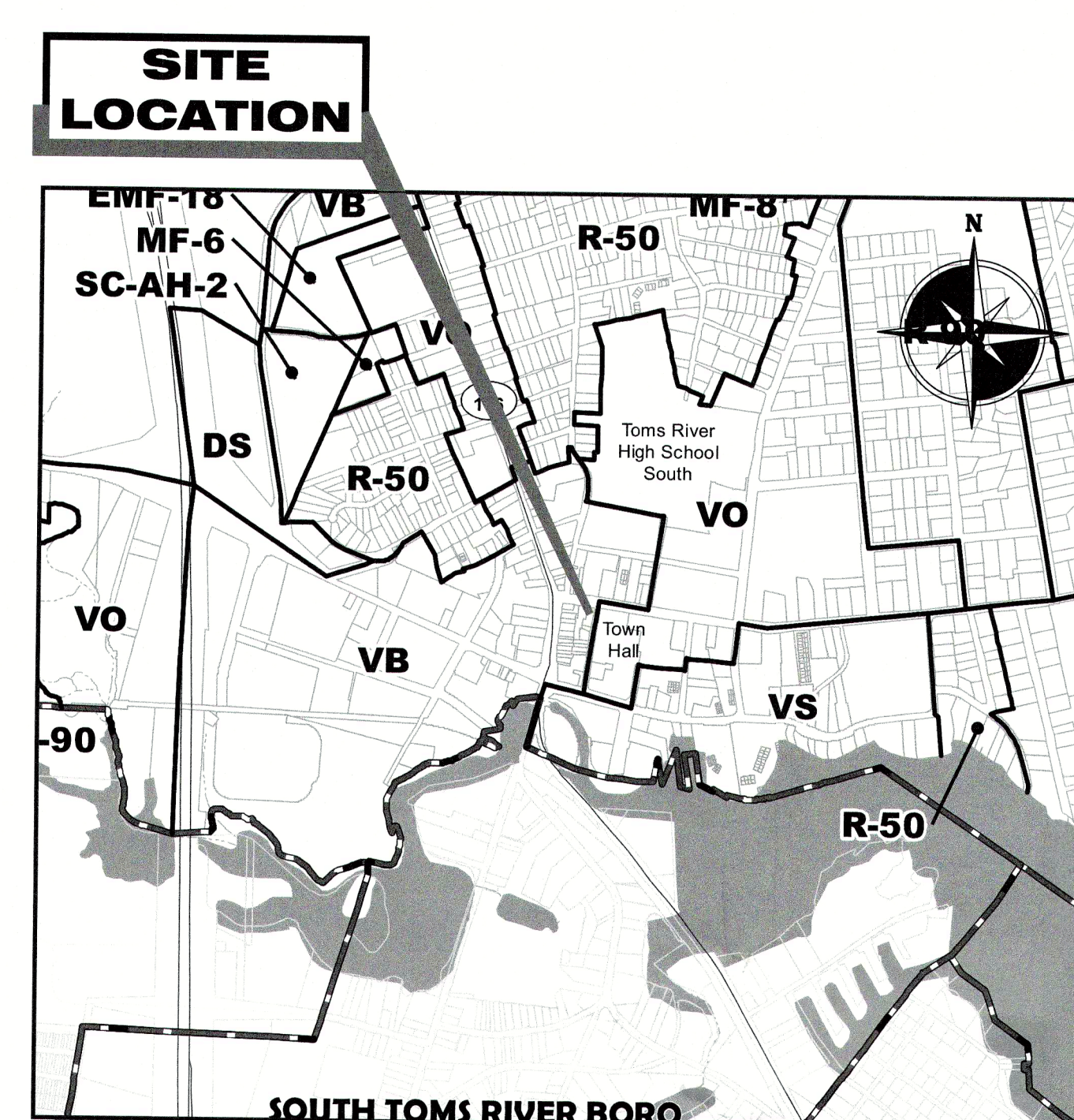
AERIAL MAP

SCALE: 1"=100'
MAP INFORMATION TAKEN FROM "NJGIN" STATE OF NEW JERSEY - GIS OPEN DATA
DO NOT SCALE ADJACENT STRUCTURES UNLESS DIMENSIONED ON PLAN



TAX MAP

TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF TOMS RIVER,
OCEAN COUNTY, NEW JERSEY SHEET NUMBERS #76.01
SCALE: NTS



ZONING MAP

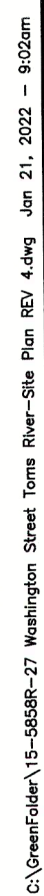
SCALE: NTS

GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 5 IN BLOCK 662 AS SHOWN ON THE TOWNSHIP OF TOMS RIVER TAX MAP, SHEET 76.01.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 5, BLOCK NO. 662, TOWNSHIP OF TOMS RIVER, COUNTY OF OCEAN, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 8/17/2015.
- THE TRACT CONTAINS 0.151 AC. = 6,585 S.F.
- HORIZONTAL DATUM IS ASSUMED.
- ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
- PROPERTY IS LOCATED IN THE VB(VILLAGE BUSINESS) ZONE.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- SITE LOCATED WITHIN FLOOD ZONE X AS SHOWN ON THE PRELIMINARY FIRM MAP 34029C0283F, DATE SEPTEMBER 29, 2016.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- ALL DISTURBED AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES, IF APPLICABLE.
- SOLID WASTE PICKUP WILL BE BY PRIVATE HAULER.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIALS AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE SAME.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.321(F) (OSHA COMPETENT PERSON), MORGAN ENGINEERING, L.L.C., ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS "TO BE REMOVED."

PROPERTY OWNERS WITHIN 200 FEET (4/27/2018)

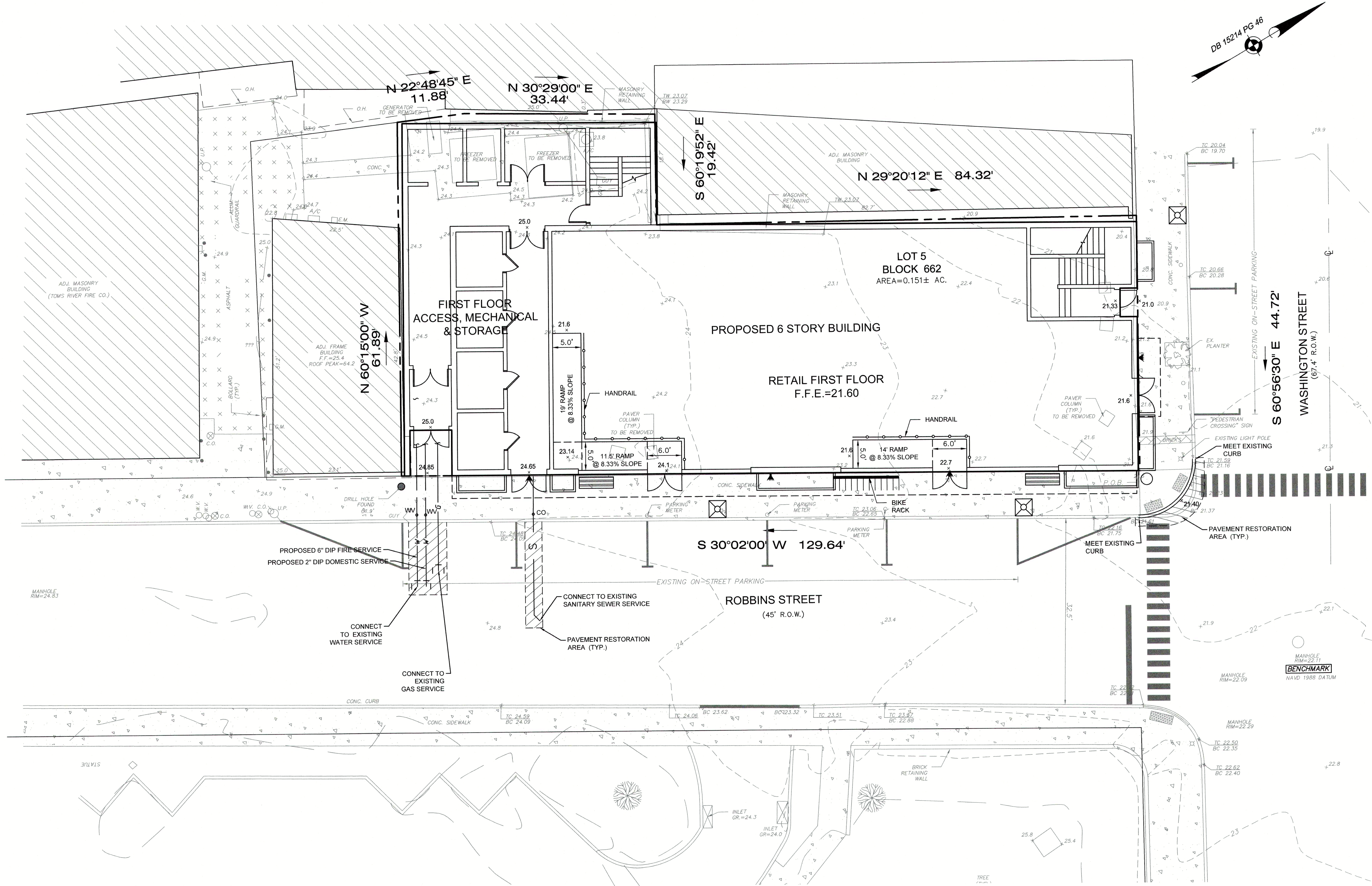
TOWNSHIP OF TOMS RIVER Property Owners List										8 Washington Street Toms River, NJ 08753 732.946.7400 Fax: 732.946.7400
Block	Lot	Owner	Address	Address	Address	Town	State	Zip	Send to the Attention	
1	559 - 7		2 WASHINGTON STREET	JONES, THOMAS & LINDA	2 WASHINGTON STREET	TOMS RIVER, NJ	08753			
2	460 - 6		7 HYERS STREET	DOF HOLDINGS LLC	PO BOX 553	WESTFIELD, NJ	07091			
3	560 - 7		10 WASHINGTON STREET	TOMS RIVER REAL ESTATE INVEST LLC	P.O. BOX 531	TOMS RIVER, NJ	08754-0531			
4	460 - 8		18 WASHINGTON STREET	YIELD, APRIL J.	3337 OAK POINT DRIVE	TOMS RIVER, NJ	08753-6826			
5	460 - 9	1351 ALBANY BLVD	33 WASHINGTON STREET	LOTANO SPEEDY & SONS LLC	216 MAIN STREET	TOMS RIVER, NJ	08753			
6	460 - 12		40 WASHINGTON STREET	UNITED STATES OF AMERICA	PO BOX 3009	TOMS RIVER, NJ	08754-1009			
7	460 - 23		MONROE COURTS	MONROE COURTS CONDO ASSOC INC	44 WASHINGTON STREET	TOMS RIVER, NJ	08753			
8	460 - 21		10 WASHINGTON STREET	TOMS RIVER REAL ESTATE INVEST LLC	P.O. BOX 531	TOMS RIVER, NJ	08754-0531			
9	462 - 1		73 MAIN STREET	DOWNTOWN, INC	9 CENTRAL AVENUE	TOMS RIVER, NJ	08753			
10	462 - 2		69 MAIN STREET	T & S SCHULZ, LLC	947 78RD STREET	BROOKLYN, NY	11228			
11	462 - 3	LE CAPONES	33 WASHINGTON STREET	J.F.M. INVESTMENTS LLC	3504 CHURCHILL DRIVE	TOMS RIVER, NJ	08753-4814			
12	462 - 5		27 WASHINGTON STREET	27 WASHINGTON ST ASSOCIATES LLC	217 WASHINGTON STREET	TOMS RIVER, NJ	08753			
13	462 - 6	RESTAURANT	63 MAIN STREET	63 MAIN STREET LLC @ COCCO	847 OCEAN VIEW DRIVE	TOMS RIVER, NJ	08753			
14	462 - 7		59 MAIN STREET	MOSELEY, LAMAR & PHILIP	29 DOUGLAS ROAD	STATEN ISLAND, NY	11054			
15	462 - 8	CHAMPAGNE ROOM REST	55 MAIN STREET	CHAMPAGNE ROOM LLC	55 MAIN STREET	TOMS RIVER, NJ	08753			
16	462 - 9		26 ROBBINS STREET	FIRE CO. - TOMS RIVER CO NO 1	26 ROBBINS ST	TOMS RIVER, NJ	08753-7629			
17	462 - 10	75 BUS DEVELOP OFFICE	31 MAIN STREET	TOMS RIVER BUSINESS DEV COMP	218 MAIN STREET	TOMS RIVER, NJ	08753			
18	462 - 11		49 MAIN STREET	JPM REALTY ASSOCIATES LLC	49 MAIN STREET	TOMS RIVER, NJ	08753-7425			
19	462 - 12		47 MAIN STREET	FUGGIE LAW FIRM PC	47 MAIN STREET	TOMS RIVER, NJ	08753			
20	462 - 13	chris	45 MAIN STREET	HOMAN, MICHAEL & BRUCE	147 SW GRAND RESERVE BLVD	PORT ST LOUIS, IL	61880			
21	462 - 14	chris	30 ROBBINS STREET	FUGGIE & FUGGIE LLC	20 ROBBINS STREET	TOMS RIVER, NJ	08753-7629			
22	462 - 15	HARRIS DEPT STORE	31 MAIN STREET	HOMANES REAL ESTATE INVESTMENTS LLC	31 MAIN STREET	TOMS RIVER, NJ	08753			
23	462 - 17	11802 ALBANY	8 ROBBINS STREET	TOMS RIVER DOWNTOWN CORP CENTER LLC	24 MAIN STREET	TOMS RIVER, NJ	08753			
24	462 - 23	HARRIS DEPT STORE	31 MAIN STREET	HOMANES REAL ESTATE INVESTMENTS LLC	31 MAIN STREET	TOMS RIVER, NJ	08753			
25	462 - 24		28 ROBBINS STREET	GRAY SPARKING INC	1135 12TH STREET SE	BANDON, OR	97411			
26	462 - 28		31 ROBBINS STREET	CHAMPAGNE ROOM LLC	55 MAIN STREET	TOMS RIVER, NJ	08753			
27	463 - 1		33 WASHINGTON STREET	TOWNSHIP OF TOMS RIVER	PO BOX 728	TOMS RIVER, NJ	08754-0728			
28	462 - 2	NO DEPARTMENT		No Natural Gas Co	P.O. Box 1378	Wall, NJ	07719	BOB	Representative	
29	462 - 3		No American Water Co. Inc.		1025 Laurel Rd Road	Voortman, NJ	08041	Dennis	Don Shon, Greg Sager	
30	462 - 4		Initial Meeting		1151 Route D West	Toms River, NJ	08753		General Manager	
31	462 - 5	Central Coast Communications			800 Route D West	Toms River, NJ	08753		Construction Site	
32	462 - 6	Toms River Municipal Utility Authority			340 Route D West	Toms River, NJ	08753			
33	462 - 7	JETRAIL - E-Tra Energy Corporation			333 Westport Springs Road Bldg. 1, Route 302	Andover, NJ	07003			
34	462 - 8	Ocean County Planning Board			P.O. Box 1381	Toms River, NJ	08754-0138			
35	462 - 9	Department of Transportation			1039 Parkway Ave	Trenton, NJ	08625			



SCALE IN FEET
(1"=10')

- UTILITY NOTES:
1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWNSHIP OF TOMS RIVER MUNICIPAL UTILITIES AUTHORITY RULES, REGULATIONS, FEES, SPECIFICATIONS AND SUBMISSION OF BONDS IN EFFECT AT THE TIME OF MEETING ALL CONDITIONS FOR FINAL APPROVAL.
 3. RELOCATION AND/OR SLEEVING OF EXISTING SERVICE CONNECTIONS IN CONFLICT WITH ANY UNDERGROUND UTILITIES SHALL BE AT APPLICANTS EXPENSE UNDER DIRECTION OF TOMS RIVER TOWNSHIP MUA INSPECTOR. NO RE-ALLOCATIONS OF SLEEVES SHALL BE COVERED PRIOR TO INSPECTION BY TOMS RIVER MUA.
 4. NO SANITARY SEWER LATERAL CLEAN-OUTS AND WATER SERVICE CURB VALVES/CURB BOXES WILL BE INSTALLED IN DRIVEWAY APRONS OR WALKWAY. IF DURING CONSTRUCTION, ANY SEWER LATERAL CLEAN-OUTS AND/OR WATER SERVICE CURB BOXES ARE FOUND IN THESE NOTED AREAS, THEY WILL BE REQUIRED TO BE RELOCATED BY THE APPLICANT/DEVELOPER AT THEIR COSTS.
 5. ALL SANITARY AND POTABLE WATER CROSSINGS MUST MAINTAIN MINIMUM SEPARATION AS PROVIDED IN THE NJAC SPECIFICATIONS.

GRADING NOTE:
INTERIOR RAMPS SHOWN ARE OPTIONAL BASED UPON FINAL TENANT FIT OUT OF RETAIL SPACE INCLUDING EXTERIOR DOOR LOCATIONS



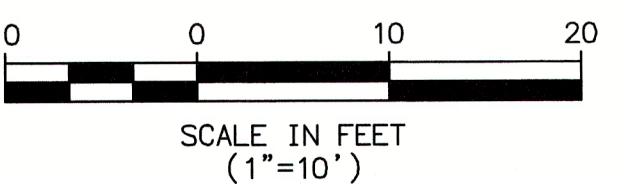
LEGEND

---	EXISTING CONTOUR	---	EXISTING WATER VALVE/LINE
---	PROPOSED CONTOUR	---	PROPOSED WATER VALVE/LINE
x 100.5	EXISTING SPOT ELEVATION	---	EXISTING GAS VALVE/LINE
x 100.5	PROPOSED SPOT ELEVATION	---	PROPOSED GAS VALVE/LINE
+	TEST PIT LOCATION	---	EXISTING UTILITY POLE
---	EXISTING CURB INLET	---	EXISTING LIGHT FIXTURE
---	PROPOSED CURB INLET	---	PROPOSED HYDRANT
---	PROPOSED 'E' INLET	---	TRAFFIC SIGN
---	EXISTING STORM MANHOLE	---	EXISTING TREE LINE
---	PROPOSED STORM MANHOLE	---	PROPOSED TREE LINE
---	EXISTING STORM SEWER	---	MONUMENT FOUND
---	PROPOSED STORM SEWER	---	PIN FOUND
---	EXISTING SANITARY MANHOLE	---	CAPPED PIN
---	PROPOSED SANITARY MANHOLE	---	DRAINAGE FLOW ARROW
---	EXISTING SANITARY MAIN	---	
---	PROPOSED SANITARY MAIN	---	
---	EXISTING ELECTRIC LINE	---	
---	EXISTING FENCE	---	
---	PROPOSED FENCE	---	

4	1/14/22	REV PER ARCHITECTURAL PLANS	DS
3	7/28/21	REV PER ARCHITECTURAL PLANS	DS
2	2/5/20	REV PER ARCHITECTURAL PLANS	KG
1	3/14/18	REV PER TOWNSHIP REVIEW	DS
REV	DATE	DESCRIPTION	BY

CERTIFICATE OF AUTHORIZATION: 24GA28228800
MORGAN
engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

Matthew R. Wilder
MATTHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652



**D(6) AMENDED VARIANCE
AND PRELIMINARY AND
FINAL MAJOR SITE PLAN**

GRADING & DRAINAGE PLAN

LOTS NO. 5 BLOCK NO. 662
TOWNSHIP OF TOMS RIVER
COUNTY OF OCEAN NEW JERSEY

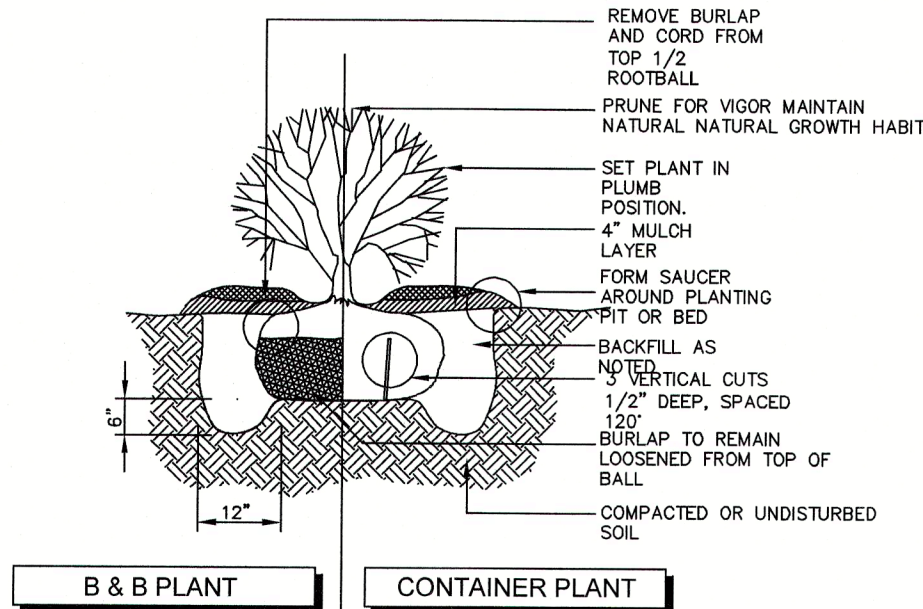
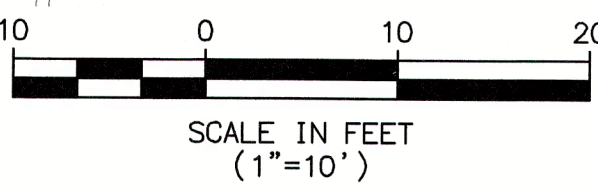
Scale:	Drawn By:	Date:	JOB #	Sheet #
1"=10'	DS	8/28/2017	27 WASHINGTON STREET	3 OF 6

C:\Users\jw\Documents\27 Washington Street\New Site\27 Washington Street.dwg Jun 17, 2022 1:40:28 PM

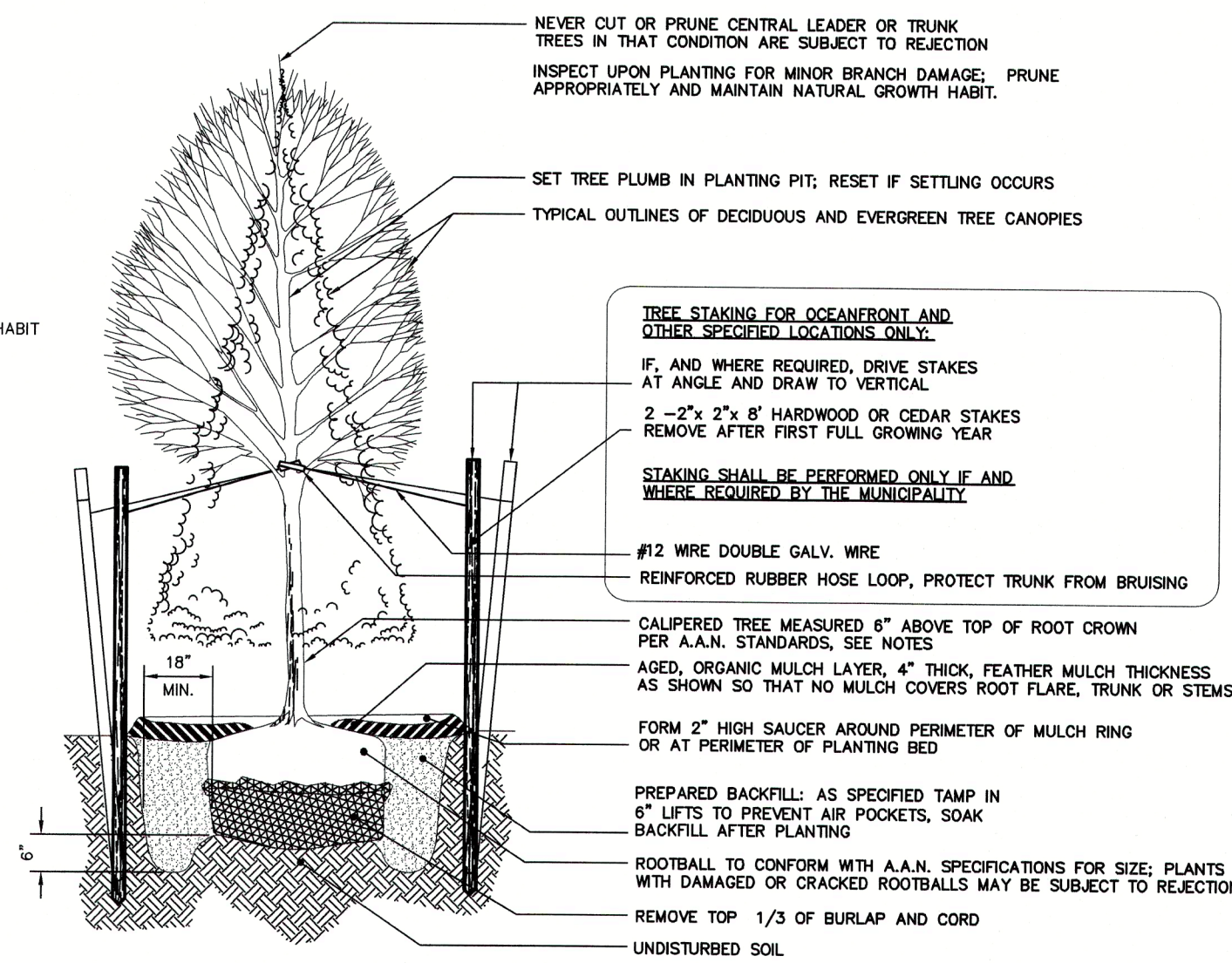
LANDSCAPING AND PLANTING NOTES:

- 1) THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- 2) STANDARDS: ALL PLANTS SHALL BE IN CONFORMANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. WITH REGARD TO SIZING AND DESCRIPTION.
- 3) QUALITY: ALL PLANTS SHALL BE NURSERY GROWN AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- 4) SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE TOWNSHIP ENGINEER.
- 5) SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE TOWNSHIP ENGINEER.
- 6) PRUNING: EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED.
- 7) ROOT SYSTEMS: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR BALL.
- 8) PROTECTOR: ROOTBALLS, TRUNKS, BRANCHES AND FOLIAGE OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED, IN KIND, PRIOR TO INSTALLATION.
- 9) MULCH: IMMEDIATELY FOLLOWING PLANT INSTALLATION ALL TREE AND SHRUB PLANTING PITS SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH OR OTHER MATERIAL APPROVED BY THE TOWNSHIP ENGINEER. THE LIMITS OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT; FOR EVERGREEN TREES CLUSTER OR SHRUB MASSES, A MULCHED BED SHALL BE CREATED.
- 10) ANTI-DESICCANT SPRAY: TREES AND WHEN PLANTED IN LEAF SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS "WILT PROOF".
- 11) PLANTING MIX BEFORE BACKFILLING: THE TOPSOIL BACKFILL MIXTURE SHALL BE PREPARED AND MIXED TO THE FOLLOWING PROPORTIONS: DECIDUOUS PLANTS - TWO PARTS BY VOLUME OF TOPSOIL, ONE PART ORGANIC COMPOST AND FIVE POUNDS BONE MEAL PER CUBIC YARD. EVERGREEN PLANTS - THREE PARTS BY VOLUME OF TOPSOIL AND ONE PART ORGANIC COMPOST. FERTILIZER - TO THE ABOVE MIXTURES, ADD THREE POUNDS OF SPECIFIED COMMERCIAL FERTILIZER FOR TREES UP TO THREE INCHES (3") IN CALIPER AND ONE POUND PER INCH OF CALIPER FOR LARGER TREES. SHRUBS SHALL BE FERTILIZED WITH SIX (6) OUNCES OF FERTILIZER FOR SHRUBS FOUR FEET (4') AND OVER.

- 12) STAKING AND GUYING: ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO ACCEPTED INDUSTRY PRACTICE. THEY SHALL ALSO BE WRAPPED IMMEDIATELY AFTER THEY ARE PLANTED WITH APPROVED TREE WRAP IN CONFORMANCE WITH ACCEPTED INDUSTRY PRACTICE.
- 13) LAYOUT: THE CONTRACTOR SHALL LAY OUT WITH IDENTIFIABLE STAKES, THE LOCATION OF ALL PLANTS AND THE ARRANGEMENT AND OUTLINES OF PLANTING BEDS AS INDICATED ON THE DRAWINGS. THE LAYOUT OF PLANTING SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO ANY EXCAVATION OF PLANTING PITS OR PREPARATION OF PLANTING BEDS. ALL PLANTING SHALL BE THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT AND LAYOUT OF PLANTING BEDS. MINOR ADJUSTMENTS TO TREE LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IF MAJOR ADJUSTMENTS ARE ANTICIPATED.
- 14) ADVERSE CONDITIONS: THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IN WRITING OF ANY SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO PLANT GROWTH. THE DOCUMENTED CONDITIONS SHALL INCLUDE A PROPOSAL FOR CORRECTING THE SITUATION, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE TOWNSHIP ENGINEER.
- 15) QUANTITY: THE QUANTITY OF PLANTS INDICATED IN THE PLANT SCHEDULE IS FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL OBTAIN QUANTITIES FOR PRICING BY COMPLYING NUMBERS FROM THE PLANTS ILLUSTRATED ON THE DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE PLANT SCHEDULE, THE QUANTITIES ILLUSTRATED ON THE DRAWINGS SHALL TAKE PRECEDENCE.
- 16) GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR 2 YEARS FROM THE DATE OF INSTALLATION. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND NOTIFY THE OWNER IN WRITING IF PROBLEMS ARE O CURING OR SITUATIONS DEVELOP THAT APPEAR DETRIMENTAL TO THE PLANT MATERIAL. ANY PLANT MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE TO THE OWNER. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK OR THERE IS 25% OF THE CROWN DEAD.
- 17) THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL LANDSCAPING AND VEGETATION DURING THE DURATION OF CONSTRUCTION AND UNTIL FINAL PAYMENT.
- 18) ROOT BALLS SHALL BE PLACED ATOP UNDISTURBED SUBGRADE.



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING
N.T.S.

Statistics				
Description	Symbol	Avg	Max	Avg/Min
Street Light	+	0.9 fc	7.7 fc	77.0:1 9.0:1

Schedule										
QUANTITY	LABEL	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LAMP LUMENS	LLF	WATTS		
4	A	WSQ LED 2 10A700 /50K S84 MVOLT	WSQ LED WITH 1 MODULE	20 LED/FTS	700MA DRIVER	5000K COLOR TEMPERATURE	TYPE A LENS	LED	WSQ_LED_2_10A700_50K_S84_MVOLT.IES	4122.563 1 47
3	B	KACM LED 20C 530 40K RS MVOLT	KACM LED WITH 20-LEDS	@530MA	4000K	AND TYPE RS OPTICS	LED	KACM_LED_20C_530_40K_RS_MVOLT.IES		4704.154 1 35

LANDSCAPE NOTE:

1. ALL TREE STUMPS AND OTHER TREE PARTS OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH THE LOCAL AND/OR STATE REQUIREMENTS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.

PLANT SCHEDULE

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
12	CA	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2 GAL.
8	BMWG	BUXUS MICROPHYLLA 'WINTER GEM'	WINTERGREEN BOXWOOD	15-18" B&B
8	SB	SPIREA BUMALDA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.
3	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-2.5" CAL./B&B

REV	DATE	DESCRIPTION	BY
4	1/14/22	REV PER ARCHITECTURAL PLANS	DS
3	7/28/21	REV PER ARCHITECTURAL PLANS	DS
2	2/5/20	REV PER ARCHITECTURAL PLANS	KG
1	3/14/18	REV PER TOWNSHIP REVIEW	DS

D(6) AMENDED VARIANCE AND PRELIMINARY AND FINAL MAJOR SITE PLAN

LOTS NO. 5 BLOCK NO. 662

TOWNSHIP OF TOMS RIVER
COUNTY OF OCEAN NEW JERSEY

Scale	Drawn By	Date	JOB #	Sheet #
1"=10'	DS	8/28/2017	27 WASHINGTON STREET	4 OF 6

WSQ LED
Architectural Wall Sconce

Intermed available with WSQ option only.

Specifications
Luminaire
Height: 9-3/8" (23.9cm)
Width: 10" (25.4cm)
Depth: 9" (22.9cm)
Weight: 17 lbs (7.7kg)

Optional Back Box (BBW)
Height: 4" (10.2cm)
Width: 5-1/2" (14.0cm)
Depth: 1-1/2" (3.8cm)

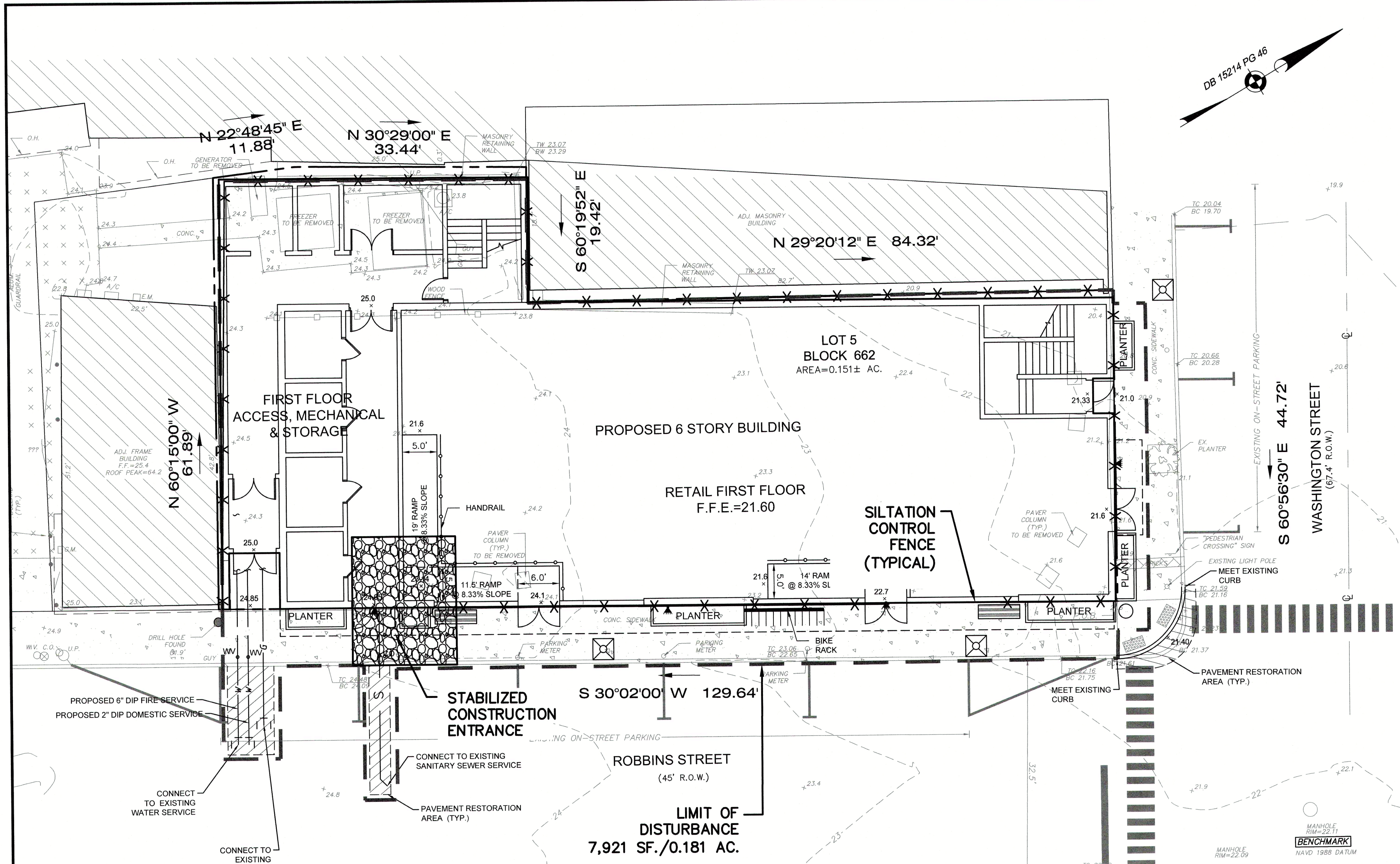
Introduction
The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50 - 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information
EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DBBXTD

Series	Light Engine	Performance Factor	Backlight	Wiring	Mounting	Options	Notes
WSQ LED	1 Decapier 10A700 (10A700)	700 options: 10A700/50K 10A700/40K 10A700/30K	SR3 SR3 SR3	SR3 SR3 SR3	SR3 SR3 SR3	SR3 SR3 SR3	SR3 SR3 SR3

Emergency Battery Operation
The emergency battery backup (EBB) option is integral to the Luminaire. An external housing is required. This design provides flexible emergency operation while providing the benefits of the product. All EBB configurations include an independent secondary draw with an integral safety to immediately detect AC power loss. Two light engines are wired in parallel to ensure operation in emergency mode and provide independent component redundancy. These designs have met various interpretations of NFPA 101, 101.6, 101.6.2.

NOTES
1. WSQ LED Series operates on any line voltage from 120-277V (50/60Hz). 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1050, 1100, 1150, 1200, 1250, 1300, 1350, 1400, 1450, 1500, 1550, 1600, 1650, 1700, 1750, 1800, 1850, 1900, 1950, 2000, 2050, 2100, 2150, 2200, 2250, 2300, 2350, 2400, 2450, 2500, 2550, 2600, 2650, 2700, 2750, 2800, 2850, 2900, 2950, 3000, 3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3500, 3550, 3600, 3650, 3700, 3750, 3800, 3850, 3900, 3950, 4000, 4050, 4100, 4150, 4200, 4250, 4300, 4350, 4400, 4450, 4500, 4550, 4600, 4650, 4700, 4750, 4800, 4850, 4900, 4950, 5000, 5050, 5100, 5150, 5200, 5250, 5300, 5350, 5400, 5450, 5500, 5550, 5600, 5650, 5700, 5750, 5800, 5850, 5900, 5950, 6000, 6050, 6100, 6150, 6200, 6250, 6300, 6350, 6400, 6450, 6500, 6550, 6600, 6650, 6700, 6750, 6800, 6850, 6900, 6950, 7000, 7050, 7100, 7150, 7200, 7250, 7300, 7350, 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, 7800, 7850, 7900, 7950, 8000, 8050, 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- SEQUENCE OF CONSTRUCTION
- INSTALLATION OF SEDIMENT FABRIC PRIOR TO ANY LAND DISTURBANCE. 1 DAY
 - CONSTRUCT VEHICLE WHEEL-CLEANING BLANKET WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS. 1 DAY
 - CONSTRUCTION OF BUILDING 12-18 MONTHS
 - REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES WHEN PERMANENT EROSION CONTROL MEASURES ARE ACCEPTED BY THE TOWNSHIP ENGINEER. 1 DAY



SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY, OCEAN COUNTY, NJ

SOIL MAP
SCALE: NTS

OCEAN COUNTY SOIL CONSERVATION DISTRICT

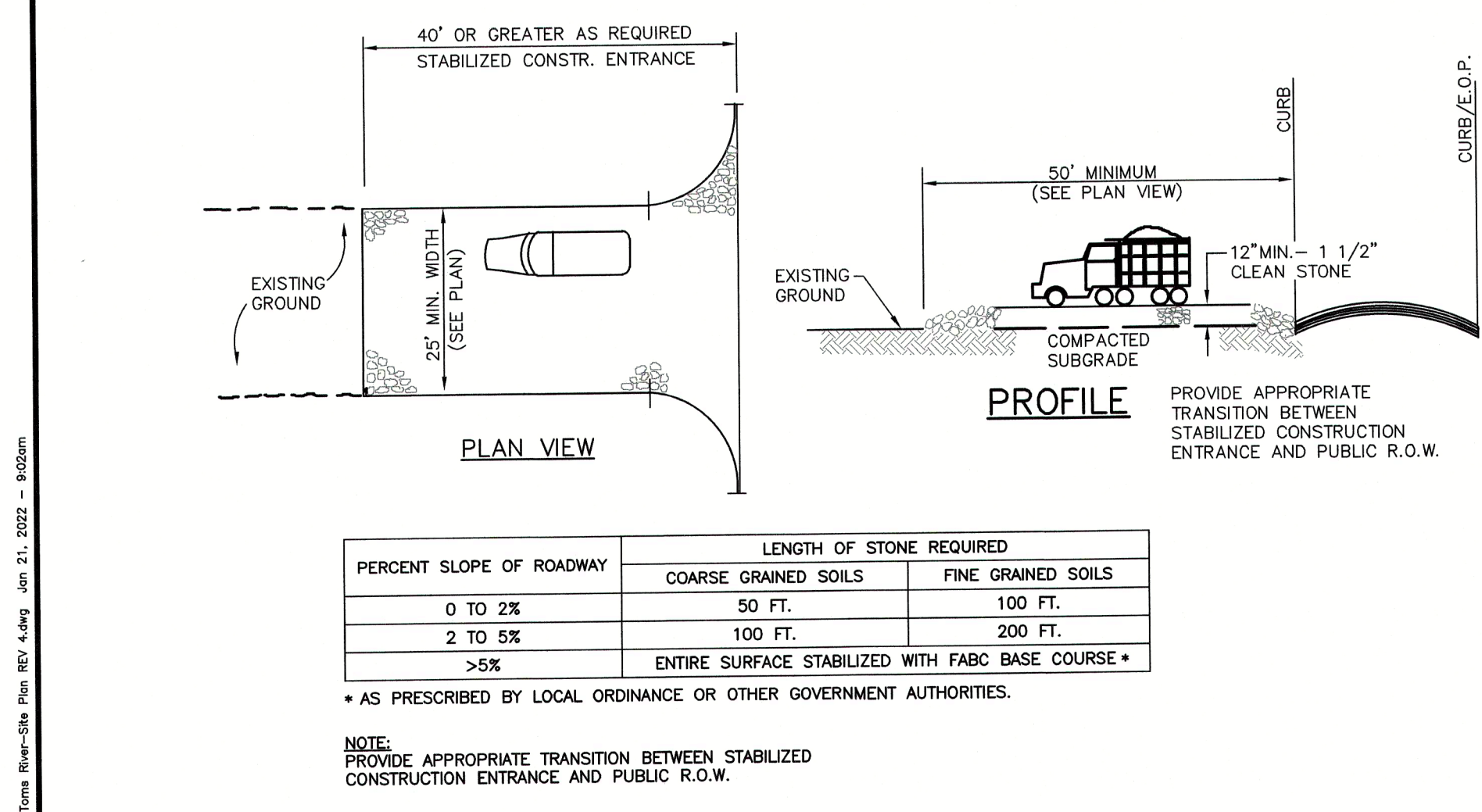
714 LACEY ROAD, FORKED RIVER, NJ 08731
TELEPHONE NUMBER : (609)-971-7002
FAX NUMBER : (609)-971-3391

GENERAL NOTES
TRACT AREA: 0.151 ACRES
AREA OF DISTURBANCE: 0.179 ACRES
SITE SOILS: 100% UR Urban Land

SOIL EROSION AND SEDIMENT CONTROL NOTES

- The Ocean County Soil Conservation District shall be notified forty-eight (48) hours in advance of any land disturbance.
- All work is to be done in accordance with the State Standards for Soil Erosion and Sediment Control in New Jersey.
- All Soil Erosion and Sediment Control practices are to be installed prior to any major soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
- 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. 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 no Certificates of Occupancy be issued before there has been compliance with provisions of a certified plan for permanent measures. All site work, and all work around individual lots in subdivisions, must be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the Municipality.
- Any disturbed areas that will be left exposed more than thirty (30) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of 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 State Standard for Stabilization with Mulch Only.
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 1 1/2 to 2 tons per acre, according to 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.
- Any steep slopes (3:1 or greater) or any existing roadways receiving pipeline installation will be backfilled and stabilized daily, as the installation continues.
- The Standard for Stabilized Construction Access requires the installation of a stone pad at all construction driveways where vehicles will access paved roadways from unpaved areas of the site.
- All sediment washed, dropped, spilled, or tracked onto roadways (public or private) or other impervious surfaces 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 of the final inspection, you are required to provide confirmation that the proper type and amount of seed, lime and fertilizer have been used for permanent stabilization work. Straw mulch is required on all seeding.
- 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 Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be covered with a minimum of twelve (12) inches of soil having a pH of 5 or more prior to seedbed preparation. Areas where trees or shrubs are to be planted shall be covered with a minimum of twenty-four (24) inches of soil having a pH of 5 or more.
- Conduit Outlet Protection must be installed at all required outfalls 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. The District reserves the right to determine when certification of a new and separate Soil Erosion and Sediment Control Plan will be required for these activities.
- All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #9.
- 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.

REV	DATE	DESCRIPTION	BY
4	1/14/22	REV PER ARCHITECTURAL PLANS	DS
3	7/28/21	REV PER ARCHITECTURAL PLANS	DS
2	2/5/20	REV PER ARCHITECTURAL PLANS	KG
1	3/14/18	REV PER TOWNSHIP REVIEW	DS

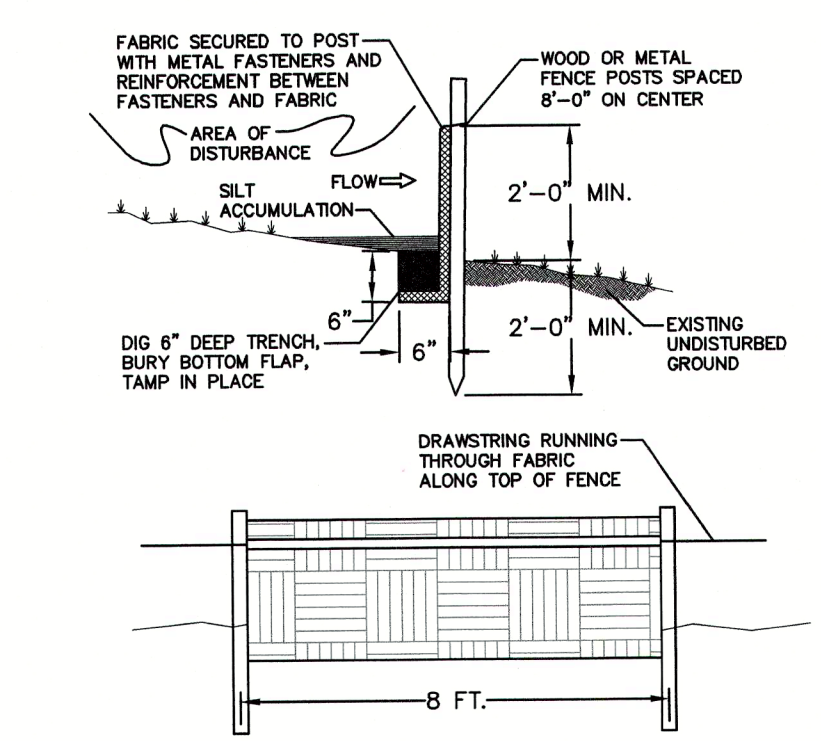


TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

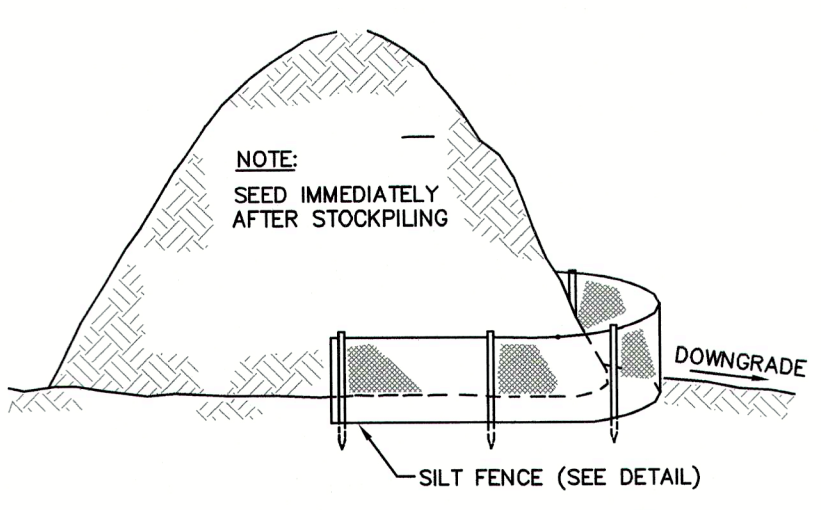
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE *	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNMENT AUTHORITIES.

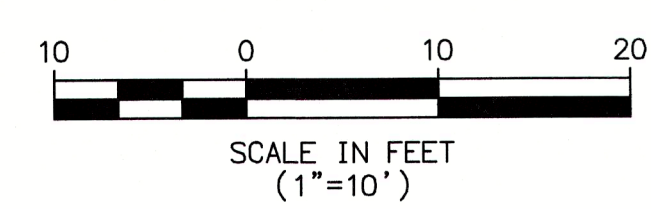
NOTE:
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.



- REQUIREMENTS FOR SILT FENCE:
- FENCE SHALL BE SPACED 8 FEET CENTER TO CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
 - A METAL FENCE WITH 6 INCHES OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS. TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC INSIDE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH 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, DROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.



TYPICAL TOPSOIL STOCKPILE
N.T.S.



CERTIFICATE OF AUTHORIZATION: 24GA28228000

MORGAN
engineering & surveying
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TOMS RIVER, N.J. 08754
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FAX: 732-270-9891

Matthew R. Wilder
MATTHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 50652

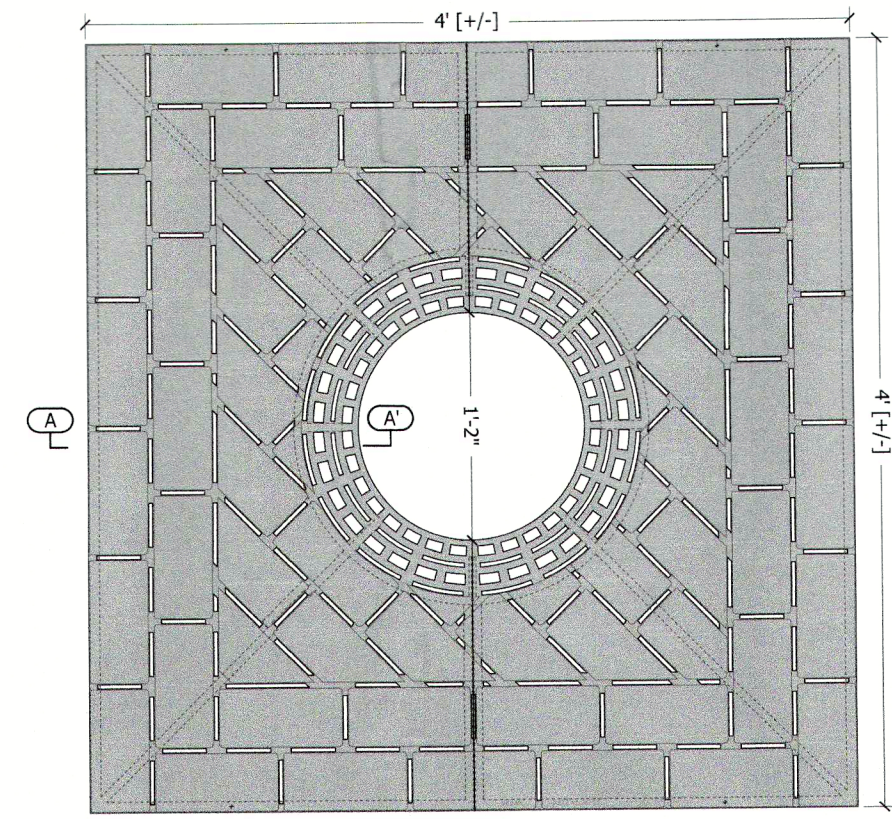
D(6) AMENDED VARIANCE AND PRELIMINARY AND FINAL MAJOR SITE PLAN SOIL EROSION & SEDIMENT CONTROL PLAN

LOTS NO. 5 BLOCK NO. 662
TOWNSHIP OF TOMS RIVER
COUNTY OF OCEAN NEW JERSEY

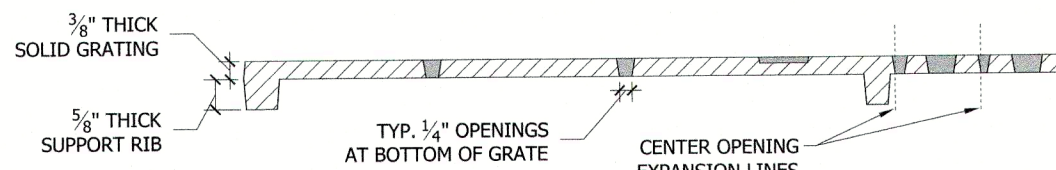
Scale: 1"=10'	Drawn By: DS	Date: 8/28/2017	Job #: 27 WASHINGTON STREET	Sheet #: 5 of 6
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COUNTY NOTES:

- CHEEK WALLS
CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING.
- CROSSWALKS
FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES.
SHOULD BE PLACED A MINIMUM DISTANCE OF 4'-0" FROM STOP AND YIELD LINES.
FOR UN-SIGNALIZED AREAS, CROSSWALKS SHOULD BE PLACED A MINIMUM DISTANCE OF 20'-0" AWAY FROM ON ROAD PARKING ZONES. FOR SIGNALIZED AREAS, CROSSWALKS SHOULD BE PLACED A MINIMUM DISTANCE OF 40'-0" FROM ON ROAD PARKING ZONES.
PEDESTRIAN CROSSWALK IS 6'-0" MINIMUM.
USE LONGITUDINAL LINES AT 6'-0" LONG AND 2" WIDE WITH A SPACING OF 2' APART. SPACING SHOULD BE DESIGNED SO THE PAINTED AREAS AVOID THE WHEEL PATHS.
- CURB RAMPS
CONSTRUCT CURB RAMPS WITH A MINIMUM 4'-0" X 4'-0" CLEAR SPACE BEFORE THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK.
SLOPES THAT EXCEED 5.00% OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESSIBLE ROUTE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
CURB RAMP WIDTH IS 4'-0" MINIMUM.
ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE).
THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 1.00%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 8.00% AND IT IS NOT NECESSARY TO HAVE THE LENGTH GREATER THAN 15'-0".
FOR BLENDED TRANSITION CURB RAMPS (TYPE 3), THE MAXIMUM RUNNING SLOPE IS 5% WITH A MAXIMUM 2% CROSS SLOPE.
- FLUSH CURB
CONSTRUCT TOP OF PLAIN CEMENT CONCRETE FLUSH CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
CONSTRUCT FLUSH CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. THE VERTICAL ALIGNMENT OF A CURB RAMP, EXCLUDING FLARES, SHALL BE PLANAR. GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. RAMP TRANSITIONS BETWEEN WALKS, GUTTERS, TURNING SPACES, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES OF 1/4" MINIMUM.
FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE FLUSH CURB MUST EXTEND FROM THE OUTER MOST EDGE OF EACH CROSSWALK.
- DETECTABLE WARNING SURFACES
NO SEPARATION BETWEEN DETECTABLE WARNING SURFACES FOR MEDIANS LESS THAN 4'-0" BETWEEN BACK OF CURBS.
PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURBS WHEN APPROPRIATE.
THE PUBLIC SIDEWALK CURB RAMP, DETECTABLE WARNING SURFACES (SHADED AREA) SHALL BE SET TO RED COLOR EXCEPT IF THE MANIPULATES HAVE ESTABLISHED AN ALTERNATIVE COLOR SCHEME.
FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE DETECTABLE WARNING SURFACE MUST BE PLACED ALONG THE ENTIRE FLUSH CURB AND THE DOMES MUST BE PLACED IN SUCH A WAY THAT THE DIRECTION OF TRAVEL IS ORIENTED INTO THE CROSSWALK.
- DRIVEWAYS
6.00 % MAXIMUM SLOPE FOR THE DRIVEWAY APRON.
1.12' MAXIMUM VERTICAL CHANGE IN HEIGHT BETWEEN THE ROAD SURFACE AND THE DEPRESSED CURB AT THE DRIVEWAY APRON.
- JOINTS
PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
- TURNING SPACES
TURNING SPACES, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS, UNLESS AN EXCEPTION IS GRANTED.
TURNING SPACE SHOULD BE 4'-0" X 4'-0" MINIMUM CLEAR SPACE. IF THE TURNING SPACE IS CONSTRAINED TO BE MORE THAN 11' MUST BE WITHIN THE 11' LENGTH ALONG THE UNCONSTRICTED SIDE. FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE TURNING SPACE MUST BE A MINIMUM OF 8'-0" DEPTH INCLUDING THE DETECTABLE WARNING SURFACE ALONG THE FLUSH CURB/ROADWAY.
1/4" TURNING SPACES ARE REQUIRED AT EVERY ACCESSIBLE PEDESTRIAN SIGNAL/PUSH BUTTON LOCATION.
TURNING SPACES SHALL BE CONSTRUCTED AT THE TOP OF EVERY PERPENDICULAR RAMP AND AT THE BOTTOM OF EVERY PARALLEL RAMP.
- NON-WALK SURFACES
NON-WALK AREA IS AN OBSTRUCTION OR GRASS/NO-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
- PEDESTRIAN PUSH BUTTONS
THE DETAILS DEPICT PEDESTRIAN PUSH BUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSH BUTTONS. FOR ALTERNATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSH BUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSH BUTTON STUD POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
PUSH BUTTON LOCATION SHALL BE COMPLIANT WITH THE CURRENT MUTCD.
ADJUST TO A LEVEL SLIP SURFACE TO PROVIDE ACCESS FROM A WHEELCHAIR, AND WHERE THERE IS A NON-SLIP WHEELCHAIR ACCESSIBLE ROUTE TO THE RAMP.
BETWEEN 1'-6" AND 10'-0" OF THE EDGE OF CURB, SHOULDER OR PAVEMENT.
PARALLEL TO THE CURB/ROADWAY TO BE USED.
MOUNT PEDESTRIAN PUSH BUTTON 42" ABOVE THE SIDEWALK OR FINISHED GRADE TO THE CENTER OF THE PUSH BUTTON. MAXIMUM 18" LATERALLY FROM TURNING SPACE. IN ADDITION, THE PEDESTRIAN PUSH BUTTON MUST ALSO BE 5'-0" MINIMUM DISTANCE FROM THE CURB RAMP AND 2'-0" MINIMUM DISTANCE BETWEEN A CATCH BASIN AND THE PEDESTRIAN PUSH BUTTON.
- SIDE FLARES
ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE).
SIDE FLARES, 10.00% MAXIMUM SLOPE WHERE THE PEDESTRIAN PATH CROSSES THE CURB RAMP.
SIDE FLARES MUST BE PARALLEL TO THE CURB LINE.
GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 (1:3) MAXIMUM. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN ACCESS ROUTE.
SIDE FLARE WIDTH IS TYPICALLY 24" AND A MINIMUM OF 12".
- SIDEWALKS
NOTES THE AREA CONSIDERED TO BE THE "PEDESTRIAN ACCESSIBLE ROUTE".
THE MAXIMUM SIDEWALK CROSS SLOPE IS 2.00% MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE MAXIMUM GRADE IS 5.00%. FOR SIDEWALKS ALONG STREETS, HOWEVER, THE LONGITUDINAL GRADE OF THE SIDEWALK SHOULD BE CONSISTENT WITH THE GRADE OF THE ADJACENT ROADWAY. IF THE 4.00% GRADE IS NOT FEASIBLE DUE TO TOPOGRAPHY AND OTHER PHYSICAL CONSTRAINTS, THE LOWEST PRACTICAL GRADE GREATER THAN 5.00% SHOULD BE USED. SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 6'-0" X 5'-0" ARE PROVIDED EVERY 200'.
SIDE FLARE WIDTH IS TYPICALLY 24" AND A MINIMUM OF 12".
- TRAVEL LANES
THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
- CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
- ALL HANDICAP RAMPS CONSTRUCTED IN THIS CONTRACT SHALL MEET ACCESSIBILITY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES.
- GRADE BREAKS
GRADE BREAKS AT THE TOP AND BOTTOM OF THE CURB RAMP SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN.
GRADE BREAKS ARE NOT PERMITTED ON THE SURFACE OF RAMP RUNS OR TURNING SPACES.
SURFACE SLOPES THAT MEET AT THE GRADE BREAKS SHALL BE FLUSH.
- ALL VERTICAL SURFACE DISCONTINUITIES SHALL NOT EXCEED 1/4" IN HEIGHT. ANY VERTICAL SURFACE DISCONTINUITY BETWEEN 1/4" AND 1/2" SHALL BE BEVELED AT A SLOPE NO GREATER THAN 50% ACROSS THE ENTIRE DISCONTINUITY.
- HORIZONTAL OPENINGS IN GRATES AND JOINTS SHALL NOT EXCEED 1/2" IN DIAMETER AND THE GRATES SHALL BE PLACED SO THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- THE CROSS SLOPE FOR CURB RAMPS, BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 2% MAXIMUM. AT PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL, THE CROSS SLOPE SHALL BE PERMITTED TO MATCH THE STREET GRADE. PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL ARE CROSSINGS WHERE THERE IS NO YIELD OR STOP SIGN OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE.
- ANY UTILITY POLE RELOCATIONS WITHIN THE LIMITS OF ROAD WIDENING ARE TO BE COMPLETED PRIOR TO THE ISSUANCE OF A ROAD OPENING PERMIT FROM THE OCEAN COUNTY ENGINEER'S OFFICE.
- THE DEVELOPER IS REQUIRED TO OBTAIN A ROAD OPENING PERMIT FROM THE OCEAN COUNTY ENGINEER DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT-OF-WAY.
- THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEER FOR THE COUNTY IMPROVEMENTS PRIOR TO THE ISSUANCE OF A TCO/CO FROM THE MUNICIPALITY AND RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITHIN THE MUNICIPALITY FOR THE COMPLETION OF SAID IMPROVEMENTS.
- ALIGNMENT AND GRADE FOR CURB IMPROVEMENTS ALONG THE COUNTY ROAD SHALL BE ESTABLISHED BY THE DEVELOPER'S ENGINEER AS APPROVED BY THE OCEAN COUNTY ENGINEER. STAKE OUT OF ALL CURB SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE EXECUTED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR. CURB AS BUILT SHALL BE SUBMITTED TO THE OCEAN COUNTY ENGINEER WILL INCLUDE TOP AND BOTTOM OF CURB, MONUMENTS WHERE APPLICABLE, SHALL BE SIGNED AND SEALED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR AND ACCOMPANIED BY A MONUMENT CERTIFICATION WHERE APPLICABLE.
- COUNTY ROAD IMPROVEMENTS MUST HAVE BASE PAVEMENT COURSE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCIES.



Plan

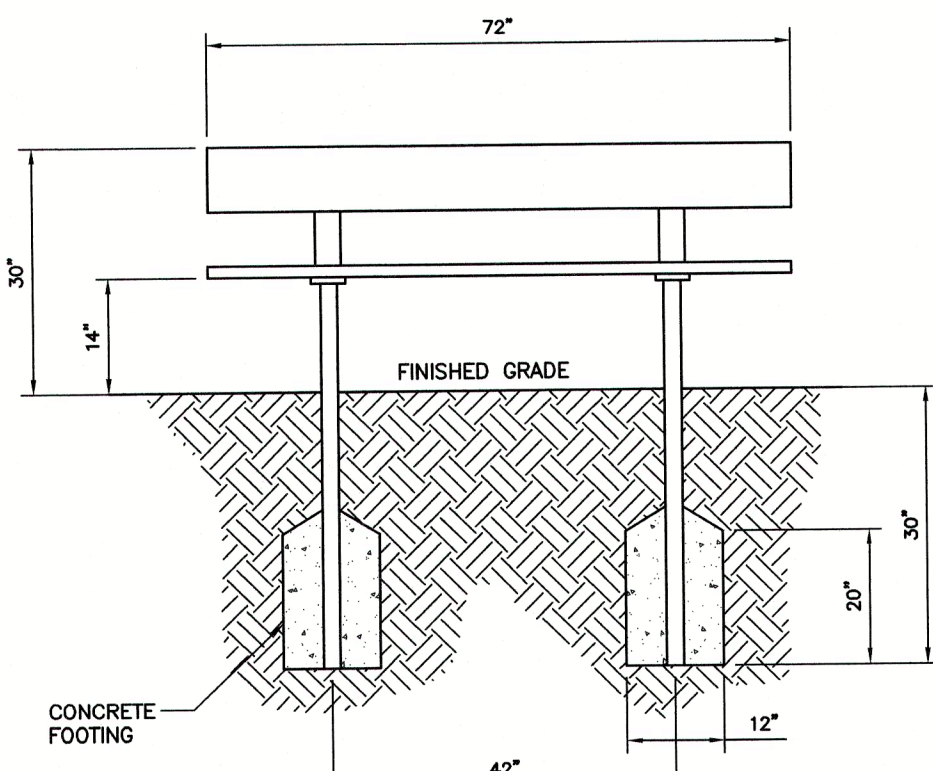


Section A-A'

TREE GRATE DETAIL

N.T.S.

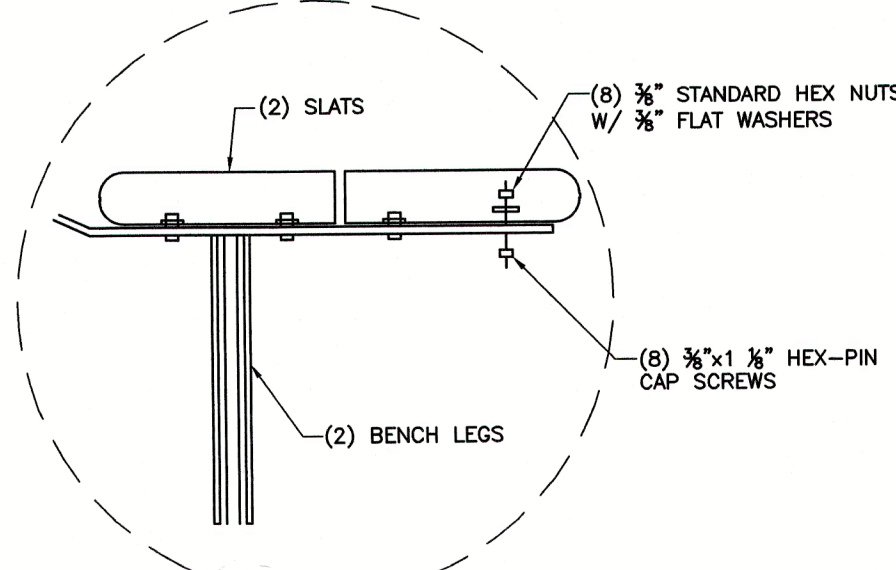
OR APPROVED EQUAL.



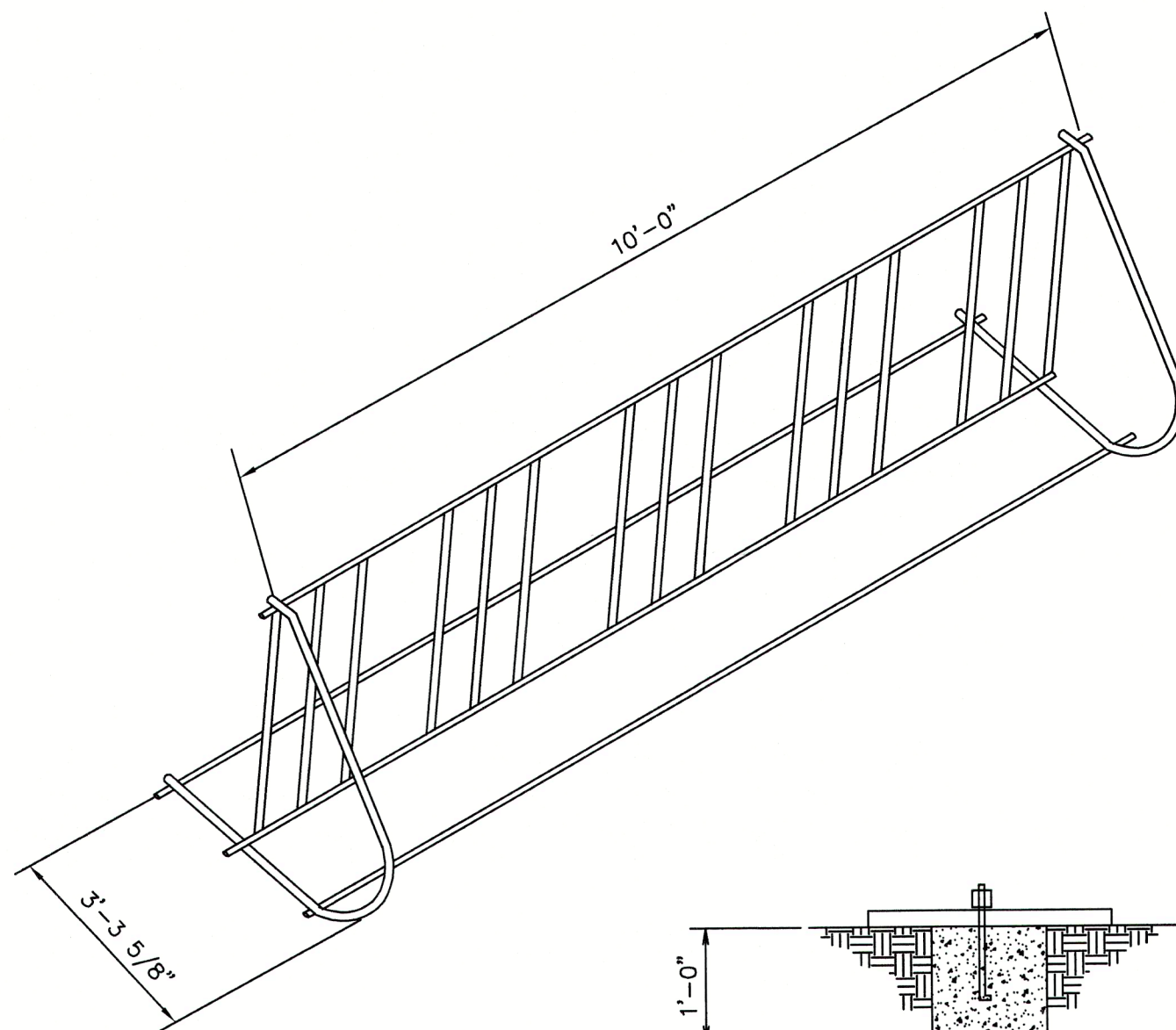
BENCH DETAIL

N.T.S.

OR APPROVED EQUAL.



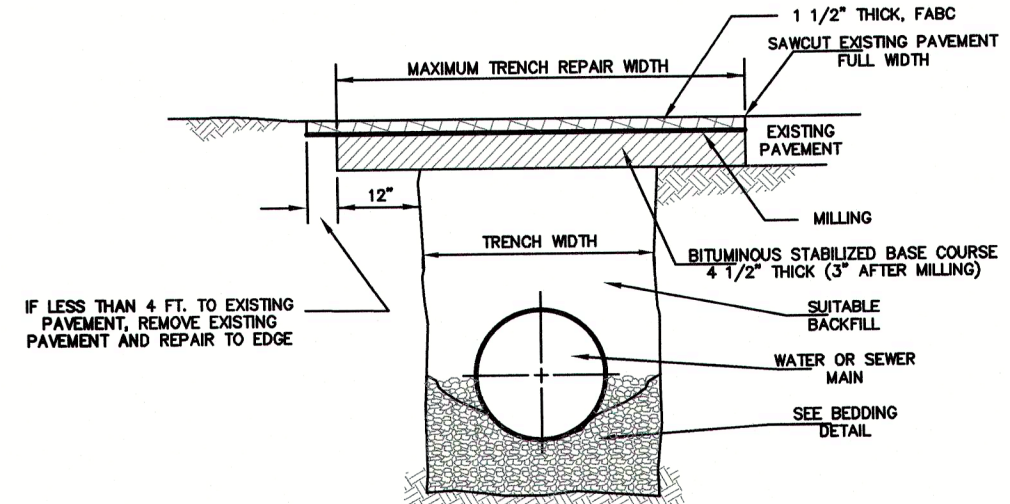
NOTE:
BENCH TO BE 12 GAUGE PERFORATED STEEL
TENDERTUFF BENCH #100090 AS MANUFACTURED
BY LANDSCAPE STRUCTURES INC. COLOR AS
SELECTED BY OWNER.



BIKE RACK DETAIL

N.T.S.

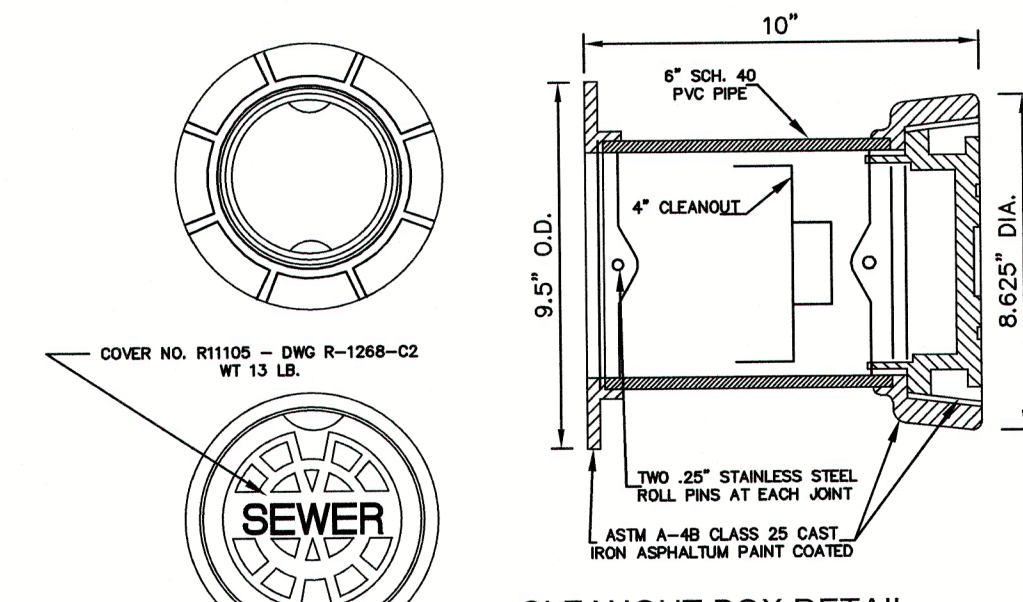
NOTE: BIKE RACK TO BE INSTALLED PER
MANUFACTURERS RECOMMENDATIONS
OR APPROVED EQUAL.



TRENCH & PAVEMENT REPAIR

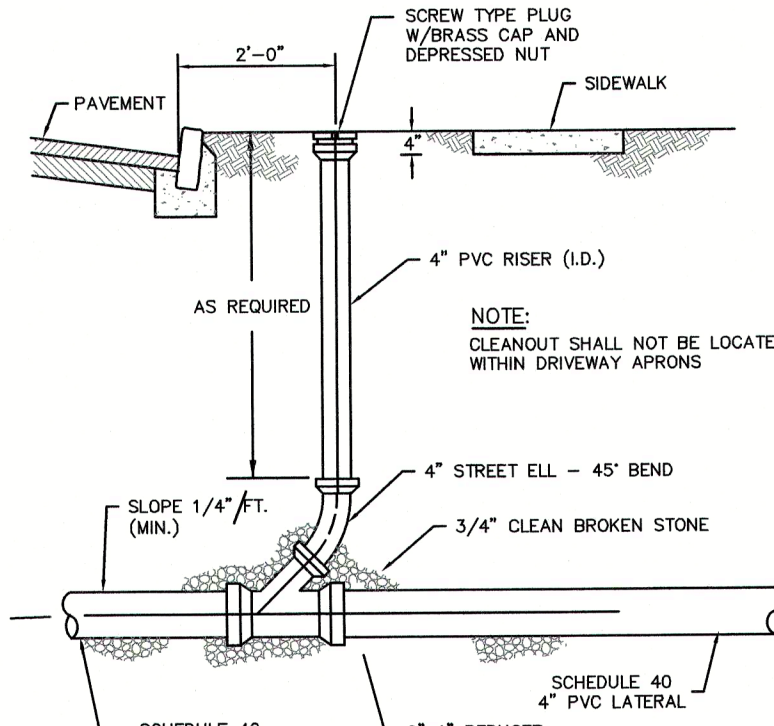
N.T.S.

- CONSTRUCTION NOTES:
- SERVICE CONNECTION TRENCHES ARE TO BE REPAIRED AS ABOVE.
 - ANY SUPERFICIAL SURFACE DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE THE LIMIT SHOWN, SHALL BE PAVED WITH SURFACE COURSE. WHEN THE BASE COURSE OF THE EXISTING PAVEMENT IS DAMAGED BEYOND THE LIMIT SHOWN THE CONTRACTOR SHALL EXCAVATE 6" BEYOND THE DAMAGES AREA AND REPLACE IT WITH BITUMINOUS STABILIZED BASE COURSE.



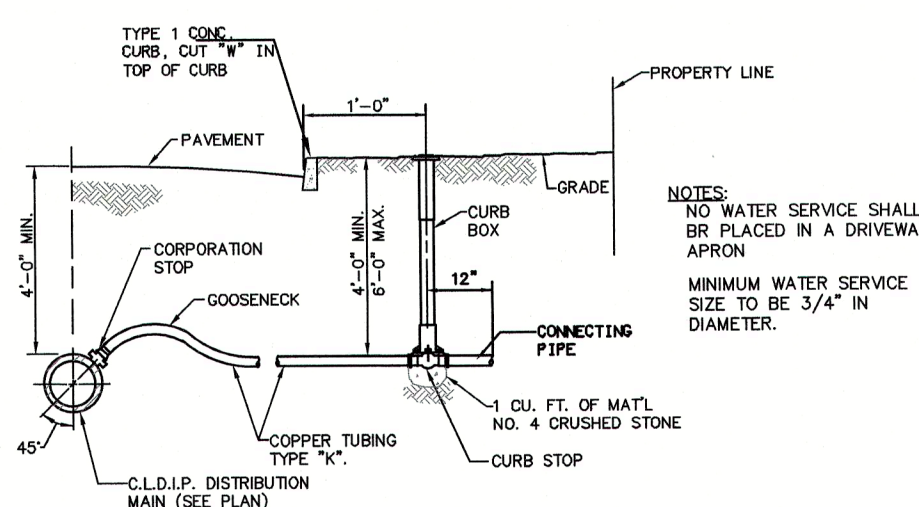
CLEANOUT BOX DETAIL

N.T.S.



STANDARD CLEANOUT DETAIL

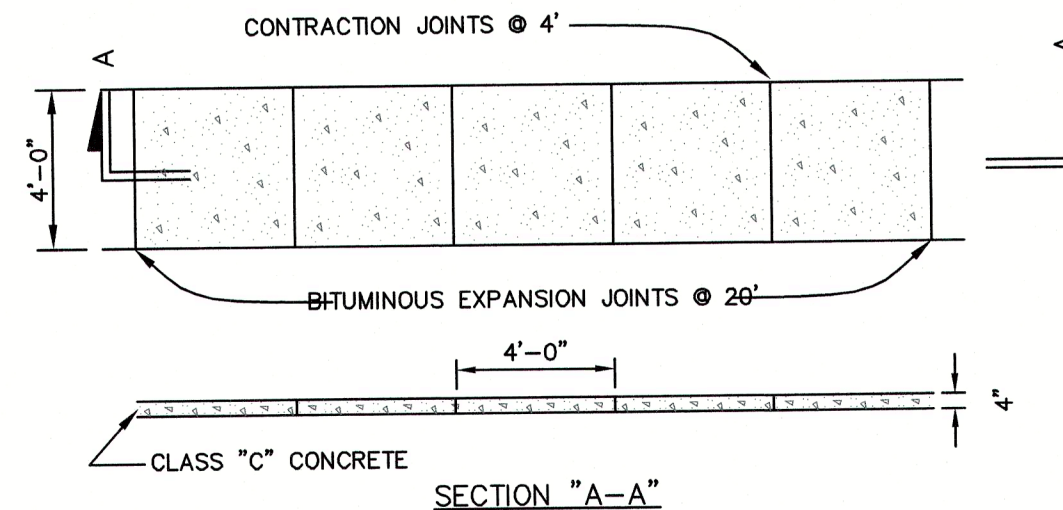
N.T.S.



TYPICAL WATER SERVICE CONNECTION

INSTALLATION

N.T.S.



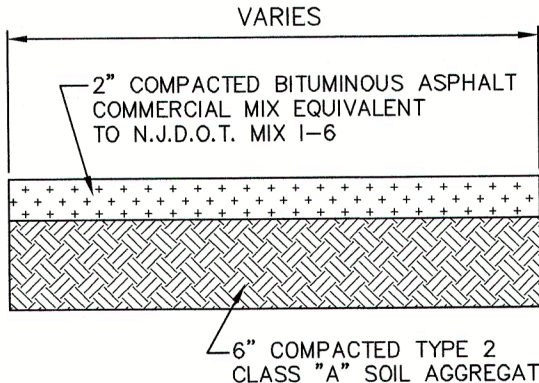
SECTION "A-A"

SIDEWALK NOTES:

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

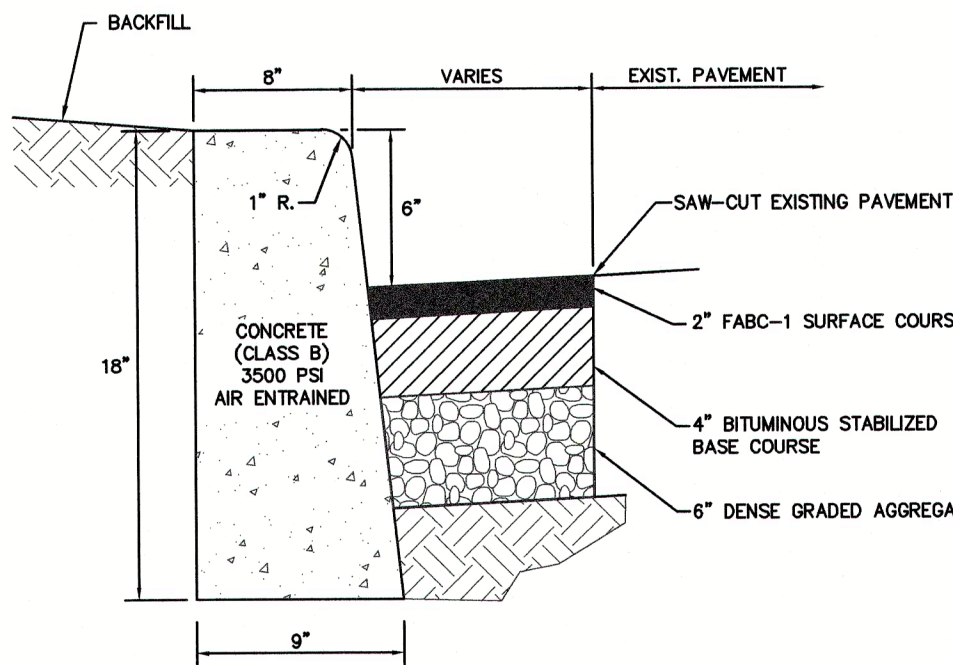
SIDEWALK DETAIL

N.T.S.



ASPHALT DRIVEWAY DETAIL

NOT TO SCALE



CONCRETE CURB AND PAVEMENT SECTION (COUNTY)

NOT TO SCALE

4	1/14/22	REV PER ARCHITECTURAL PLANS	DS
3	7/28/21	REV PER ARCHITECTURAL PLANS	DS
2	2/5/20	REV PER ARCHITECTURAL PLANS	KG
1	3/14/18	REV PER TOWNSHIP REVIEW	DS
REV	DATE	DESCRIPTION	BY

D(6) AMENDED VARIANCE
AND PRELIMINARY AND
FINAL MAJOR SITE PLAN

CONSTRUCTION DETAILS

LOTS NO. 5 BLOCK NO. 662

TOWNSHIP OF TOMS RIVER

COUNTY OF OCEAN NEW JERSEY

Scale:	Drawn By:	Date:	JOB #	Sheet #
NTS	DS	8/28/2017	27 WASHINGTON STREET	6 OF 6

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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