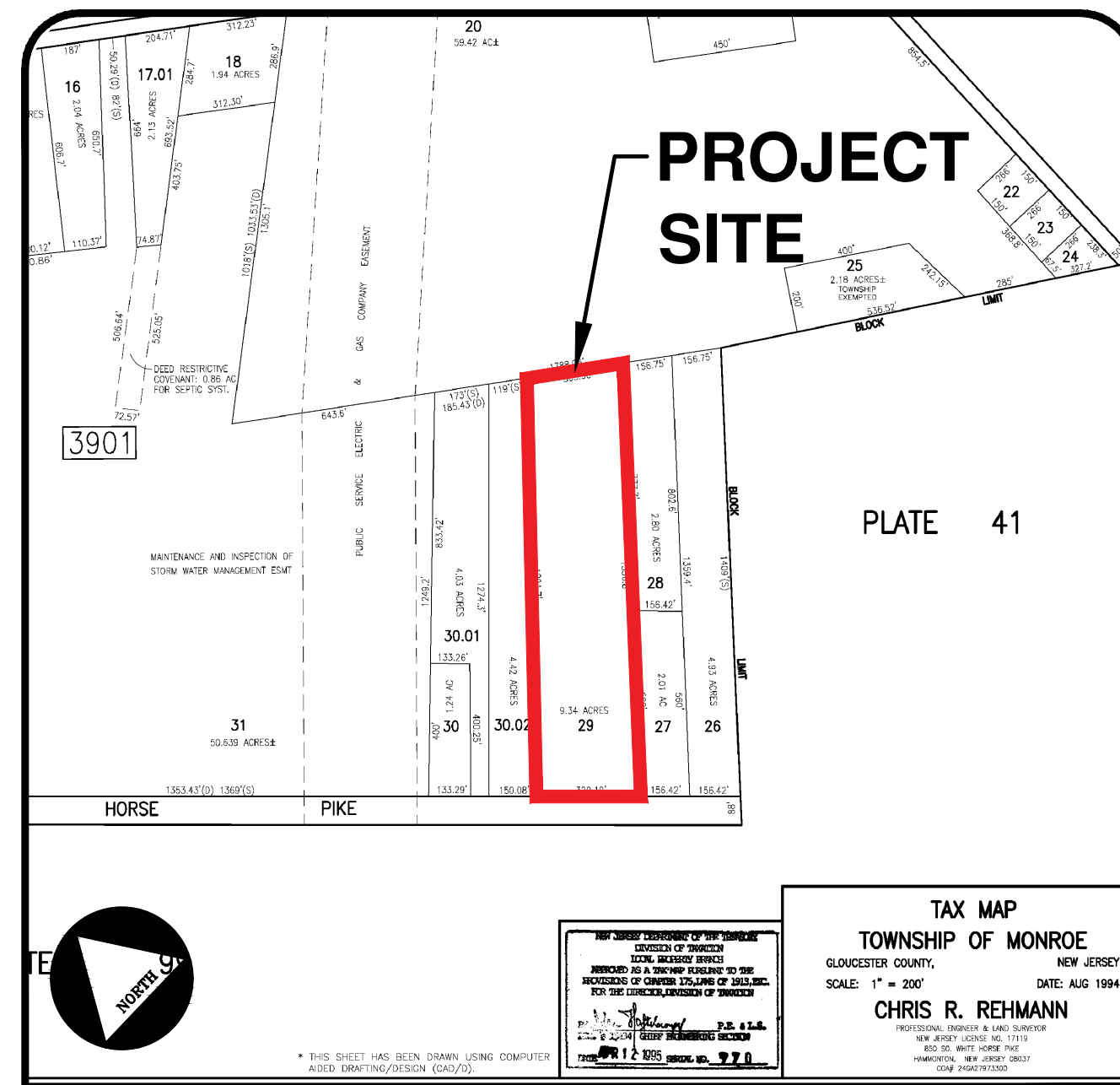
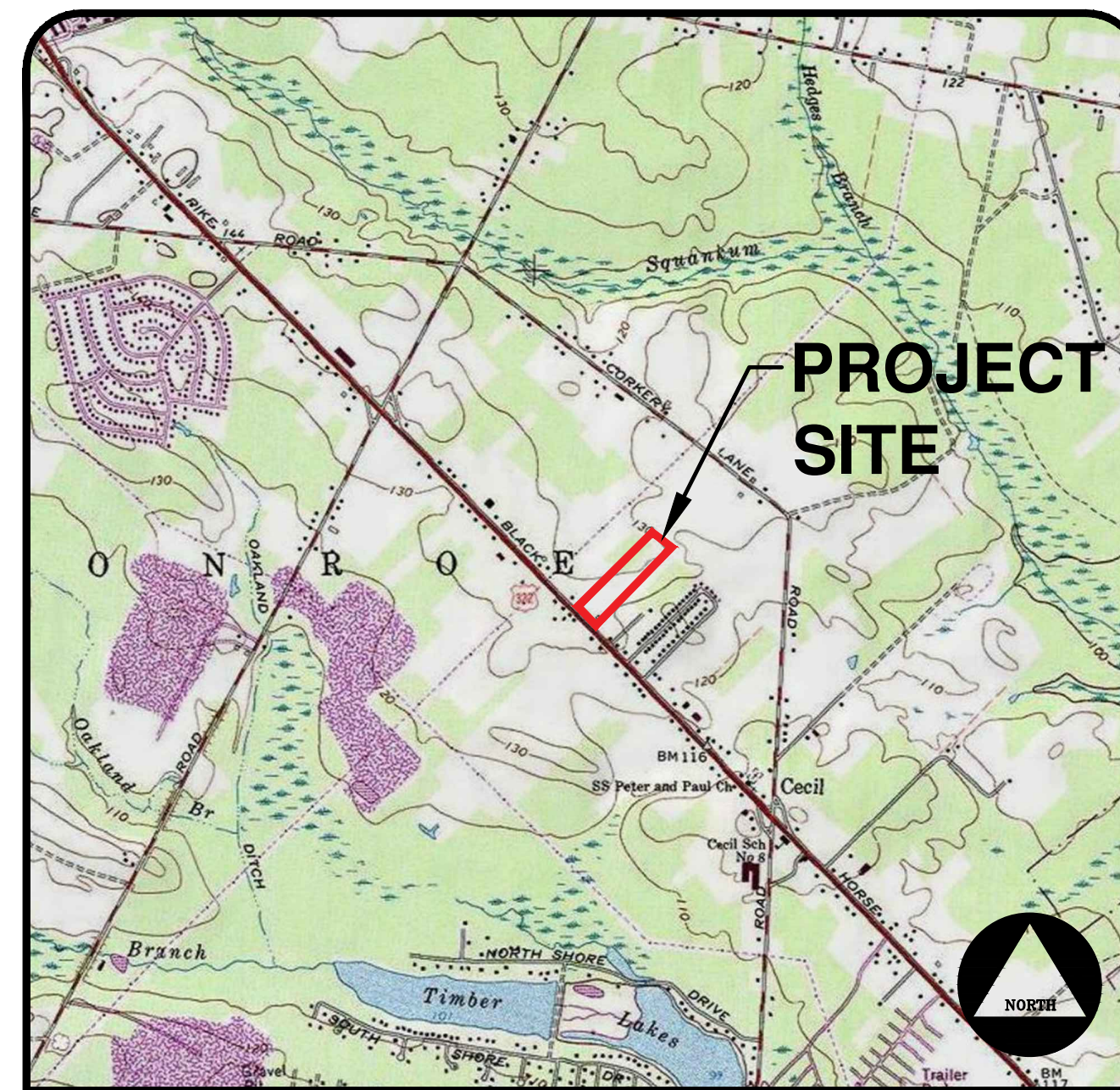


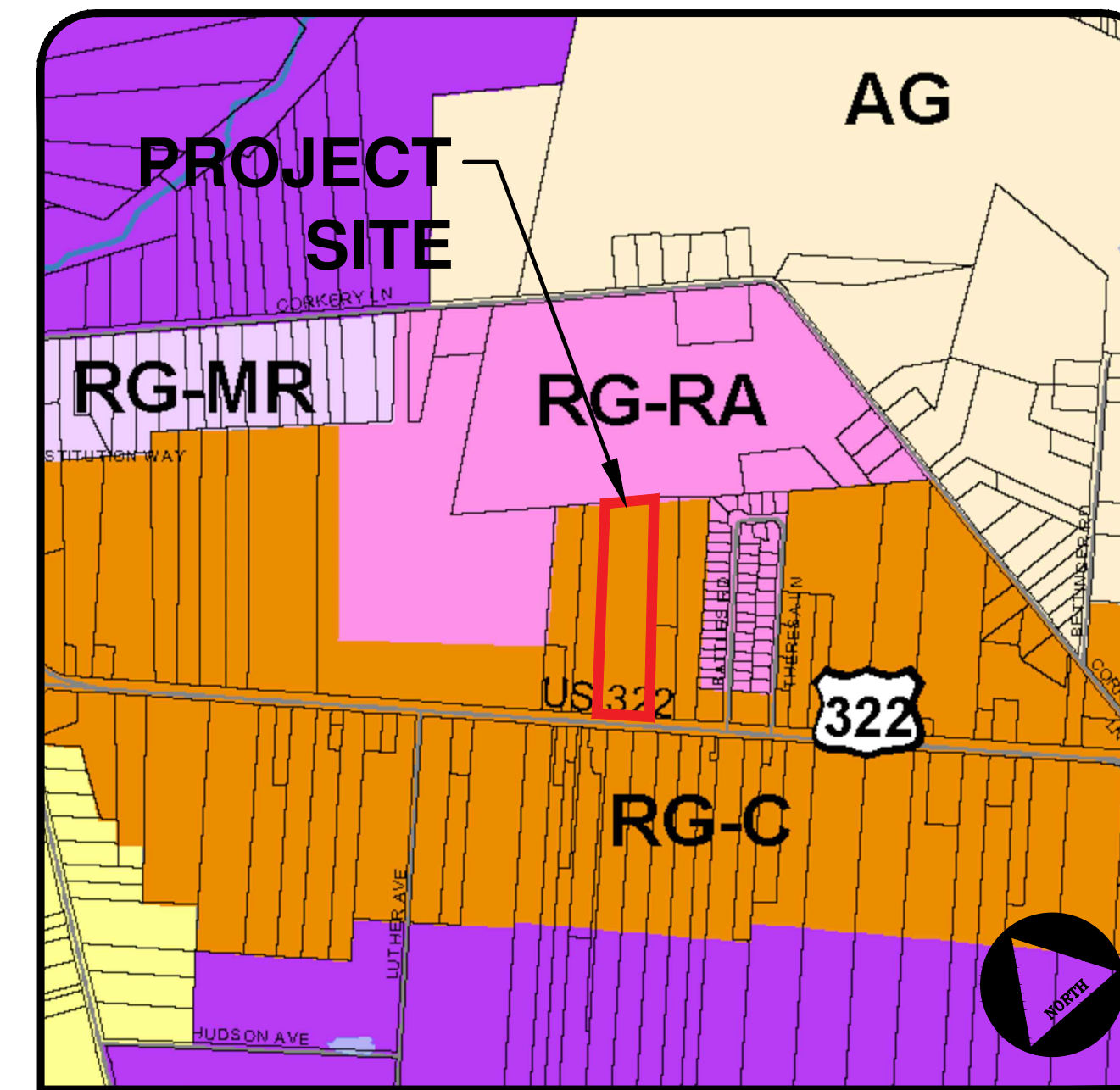
GENERAL LOCATION
(GLOUCESTER COUNTY ROADWAY MAP)



MONROE TOWNSHIP TAX MAP
(SHEET #39)

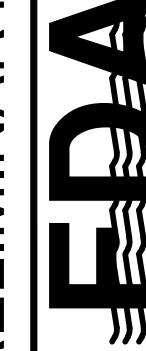


U.S.G.S. MAP



MONROE TOWNSHIP ZONING MAP
(RG-C) REGIONAL GROWTH COMMERCIAL DISTRICT

PRELIMINARY PLAT - SITE PLAN



Engineering Design Associates, P.A.
Cambridge Professional Offices
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION #2642970350

COVER SHEET
BLOCK 3901, LOT 29
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200' OF BLOCK 3901, LOTS 29 MONROE TOWNSHIP, GLOUCESTER COUNTY, NJ

Lot	Owner	Address
29	White & Blue, LLC	2174 S. Black Horse Pike
28	James Cannon	3215 Main Road
27	Franklinville, NJ	08322
26	Phone: 609-381-0295	

Monroe Municipal Utilities Authority
372 Main Street South
Williamstown, NJ 08094
856-629-1444

Atlantic City Electric
Joseph B. Riding, Mgr.
5100 Harding Hwy.
Mays Landing, NJ 08330
1-800-442-3788

Verizon New Jersey
9 Gates Avenue
Montclair, NJ 07042
1-800-VERIZON

Public Service Electric and Gas Company
Manager - Corporate Properties
80 Park Plaza, 768
Newark, NJ 07102
1-800-436-4565

South Jersey Gas
Corporate Headquarters
1 South Jersey Plaza
Folsom, NJ 08037
1-888-766-9900

Comcast Cable Co.
301 South Main Road
Vineland, NJ 08360
Attn: Construction Department
1-800-COMCAST

County Planning Department
Gloucester County Planning Board
1200 North Delsea Drive
Clayton, NJ 08312
856-307-6650

State Highways
Attn: Highway Inspector
NJ Department of Transportation
One Executive Campus
Route 70 West
Cherry Hill, NJ 08002
856-486-6600

County Highways
Gloucester County Highway Department
1200 North Delsea Drive
Clayton, NJ 08312
856-307-6400

PROPERTY OWNERS LIST WITHIN 200'

- 1. Applicant**
White & Blue, LLC
James Cannon
3215 Main Road
Franklinville, NJ 08322
Phone: 609-381-0295
- Project Location**
2174 S. Black Horse Pike
Williamstown, NJ 08094
- 2.** The project site is known as Block 3901, Lot 29, as shown on the Monroe Township Tax Map, Sheet #39.
- 3.** The project site is located in the (RG-C) Regional Growth Commercial District.
- 4.** The project site is currently wooded and consists of 404,780.1 SF (9.29 ± AC).
- 5.** It is the intent of the applicant to construct one 48,000 SF commercial building on the property. The building is to consist of 4,000 SF of office space (2 story, 8,000 SF total) and 44,000 SF of warehouse space with 3.41 acres of outdoor storage space.
- 6.** The proposed building will be serviced by an on-site septic system and well.
- 7.** All concrete curb, sidewalk, pavement disturbed in kind within road right-of-ways are to be repaired in kind.
- 8.** All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
- 9.** Stormwater Calculations are submitted under separate cover. Calculations were prepared by Engineering Design Associates and dated June 2019 & revised August 2019.
- 10.** The proposed application will require approvals from the following agencies:
- New Jersey Pinelands Commission
 - Monroe Township Land Use Board
 - Gloucester County Planning Board
 - Gloucester County Health Department
 - New Jersey Department of Transportation

GENERAL NOTES

Outbound and topographic information taken from a plan entitled "Topographic Survey" 2174 South Black Horse Pike situated in Township of Monroe, County of Gloucester, New Jersey prepared by Ewing Associates, Bruce A. Ewing, NJPLS #35835 & dated 10/5/20. Vertical datum referenced NAVD 1988.

SURVEY INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate " Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

**(RG-C) REGIONAL GROWTH COMMERCIAL DISTRICT
LIGHT INDUSTRIAL (CONDITIONAL USE)**

Requirement	Required	Proposed	Variance
Lot Area	20,000 SF	404,780.10 SF	No
Lot Width/Frontage	100'	319.52'	No
Front Yard Setback	50'	81.3'	No
Side Yard Setback	20'	25' min.	No
Rear Yard Setback	35'	398.0'	No
Lot Coverage (max)	70%	56.84%	No
Buffers	25'	25', 62.5'	No
Building Height (max)	35'	<35'	No

Parking
44,000 SF Warehouse Space
8,000 SF Office Space

Offices- 1 space/ 200 SF	40	40	No
Warehouse- 1 space/ 1500 SF	30	30	No
TOTAL	70	70	No

In accordance with section 175-161.6A(2)(d), light industrial, manufacturing, and wholesale distribution and warehouse facilities, this project meets all requirements, 1-14, of the conditional use requirements.

ZONING INFORMATION

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

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REVISION	DATE	BY
REV. PER TRAFFIC ENG.	2/15/21	MAJ
REV. PER BOARD PLANNER	2/11/21	MAJ
REV. PER RESOLUTION	12/22/20	MAJ
REV. FOR SESC SUB.	10/29/20	MAJ
REV. PER BOARD ENG. & PLANNER REPORTS	10/5/20	MAJ
REV. PER BOARD ENG. & PLANNER REPORTS	9/23/20	MAJ
REV. PER TWP & COUNTY SUBMISSION	12/18/19	MAJ
REV. PER NJ PINELANDS COMMISSION	10/2/19	MAJ
REV. PER NJ PINELANDS COMMISSION	8/7/19	MAJ

**SITE PLAN FOR
WHITE & BLUE, LLC
BLOCK 3901, LOT 29
MONROE TOWNSHIP
GLOUCESTER COUNTY, NJ**



SCHEDULE OF SHEETS

COVER SHEET	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
EXISTING CONDITIONS/ DEMOLITION PLAN	1 OF 12	6/19/19	2/15/21
SITE PLAN	2 OF 12	6/19/19	10/29/20
GRADING & DRAINAGE PLAN	3 OF 12	6/19/19	2/11/21
SOIL EROSION & SEDIMENT CONTROL PLAN	4 OF 12	6/19/19	12/22/20
LANDSCAPING & LIGHTING PLAN	5 OF 12	6/19/19	10/29/20
NJDOT PLAN	6 OF 12	6/19/19	12/22/20
ENGINEERING DETAILS PLAN	7 OF 12	6/19/19	2/15/21
ENGINEERING DETAILS PLAN	8 OF 12	6/19/19	12/22/20
ENGINEERING DETAILS PLAN	9 OF 12	6/19/19	10/5/20
ENGINEERING DETAILS PLAN	10 OF 12	10/5/20	12/22/20
ENGINEERING DETAILS PLAN	11 OF 12	10/5/20	12/22/20
SOIL EROSION & SEDIMENT CONTROL PLAN	12 OF 12	6/19/19	10/5/20

I HEREBY CONSENT TO THE FILING OF THESE PLANS

DATE 1-17-2020
 DATE 1-17-2020

MONROE TOWNSHIP APPROVAL BLOCK

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

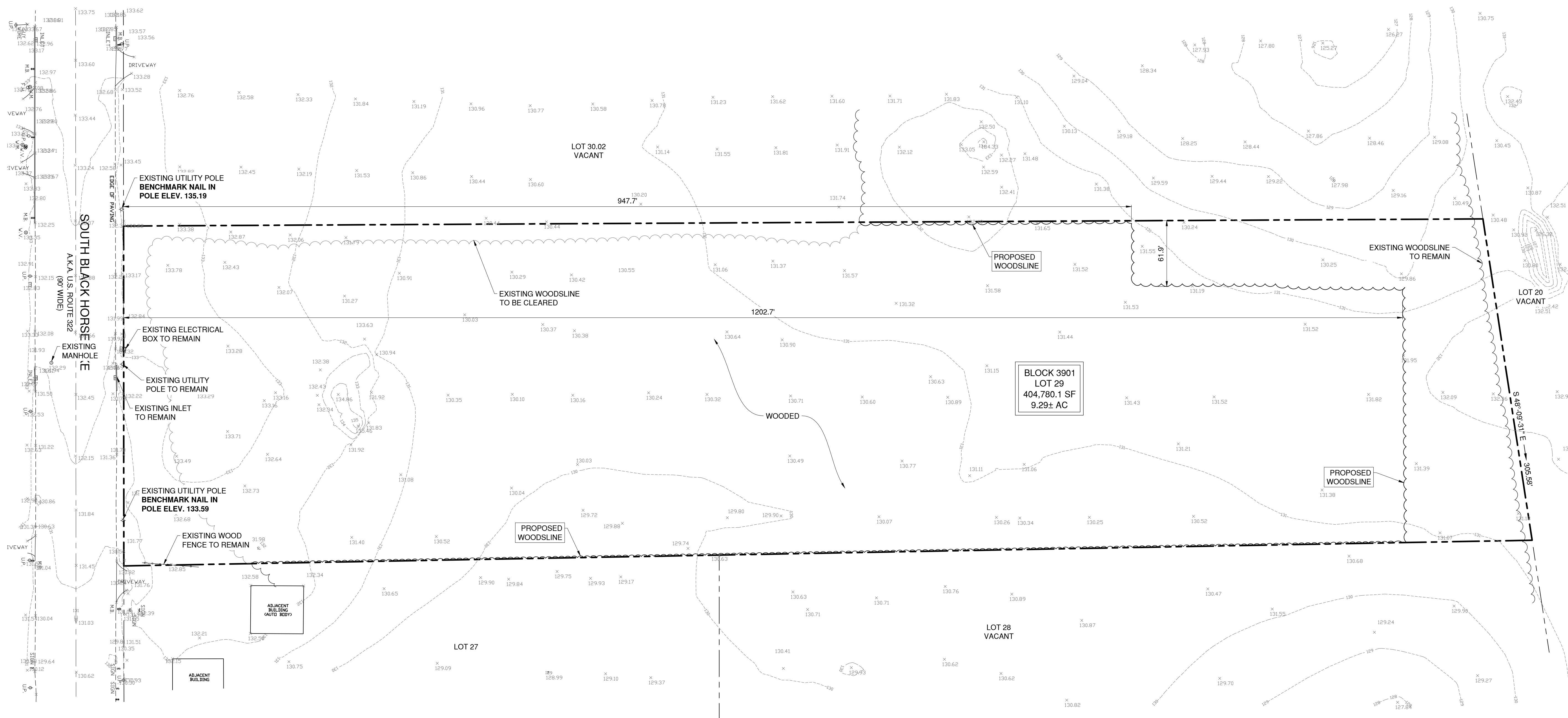
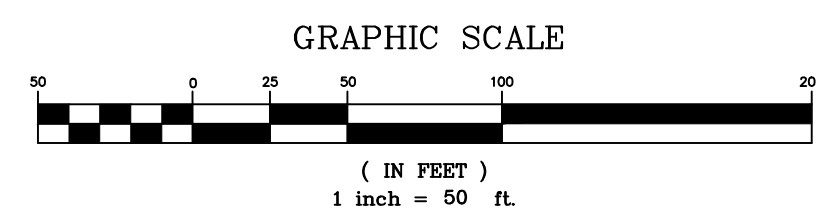


DATE: 6/19/19	DRAWN BY: MAJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 8146	SHEET: 1 OF 12

DEMOLITION PLAN



Engineers - Landscape Architects - Planners



PRELIMINARY PLAT - SITE PLAN



Engineering Design Associates, P.A.
 Engineers, Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive Ocean View, New Jersey 08230
 (609) 390-0332 • Fax (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 2636270350

DEMOLITION PLAN
 BLOCK 3901, LOT 29
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

JOSEPH H. MAFFEI

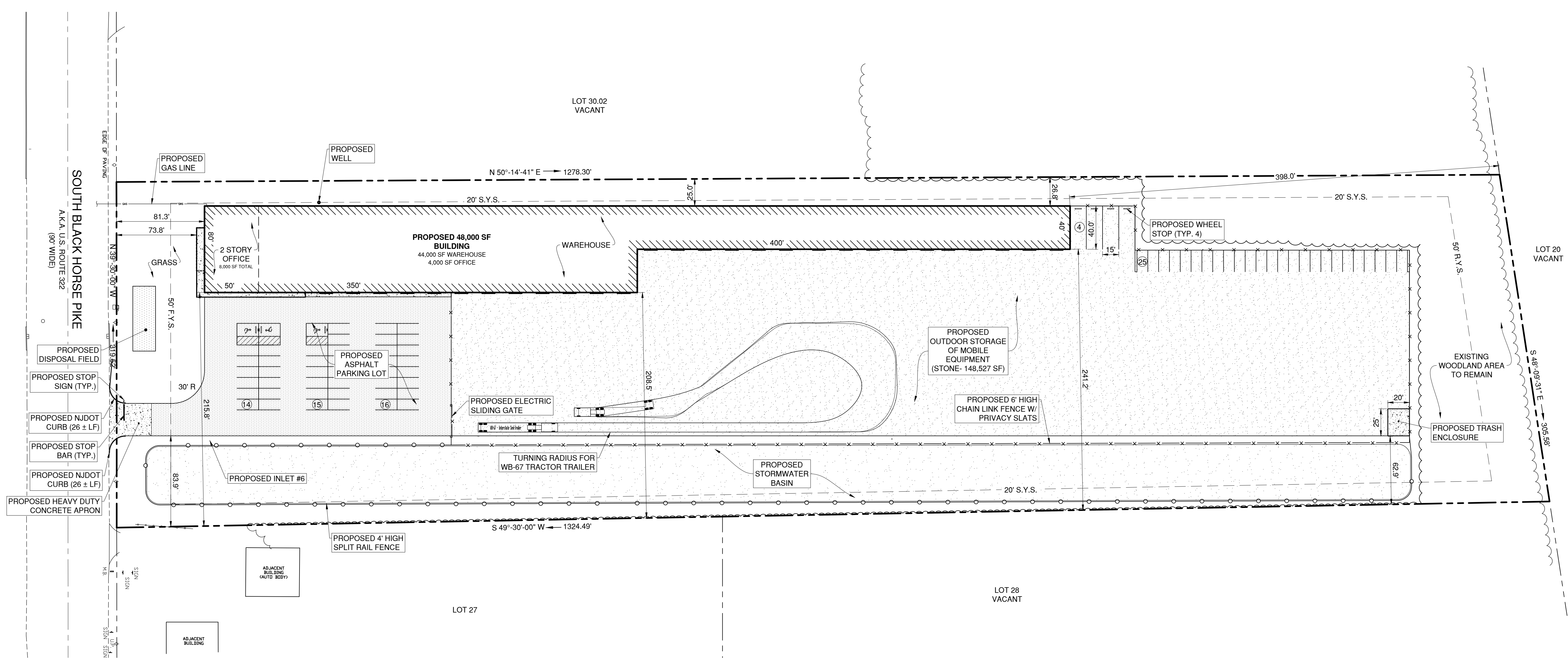
PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #37894

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REVISION	DATE	BY
REV. FOR SESC SUB.	10/29/20	MAJ
REV. PER BOARD ENG. & PLANNER REPORTS	10/5/20	MAJ
REV. PER TWP & COUNTY SUBMISSION	12/18/19	MAJ

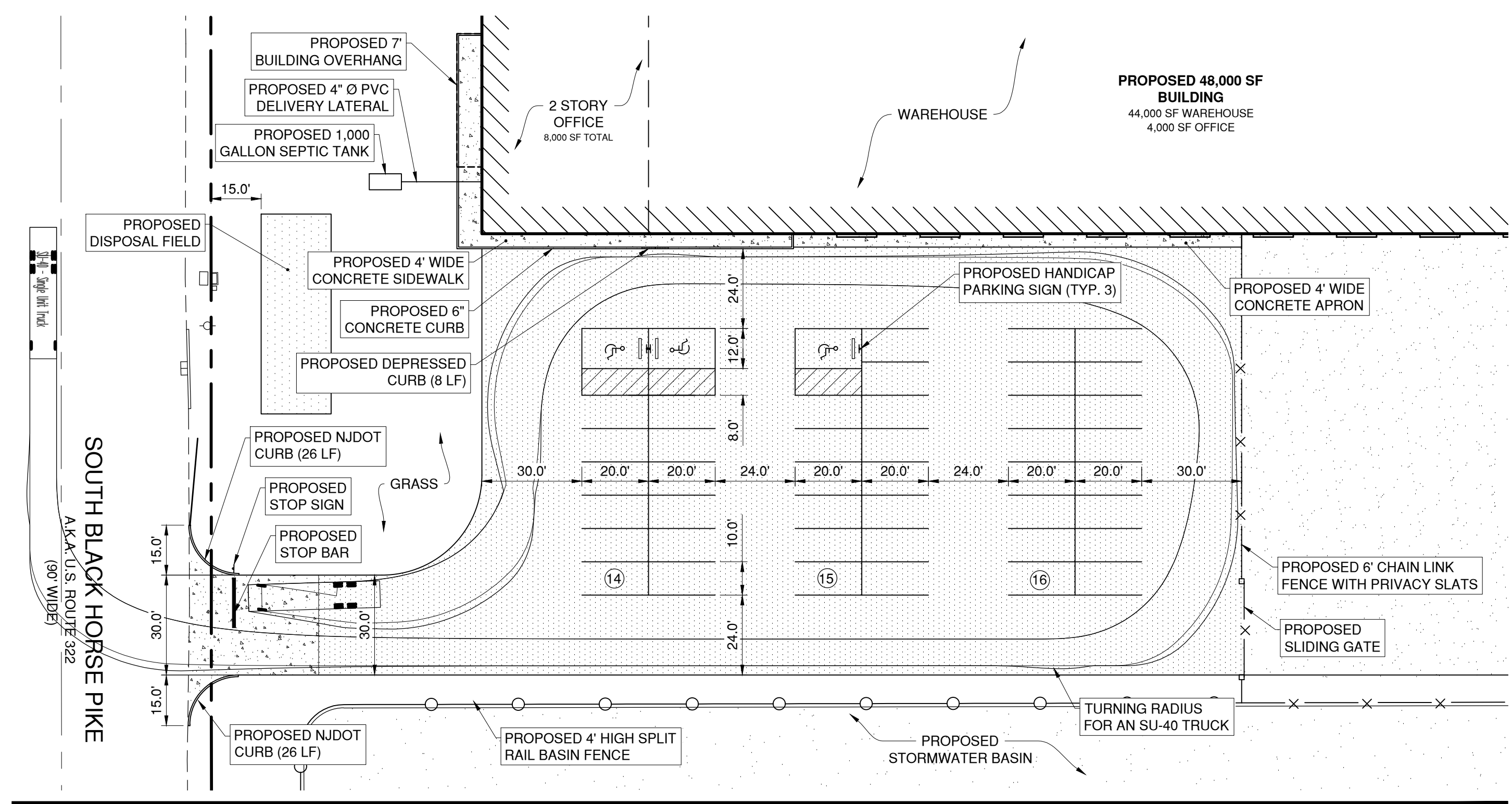
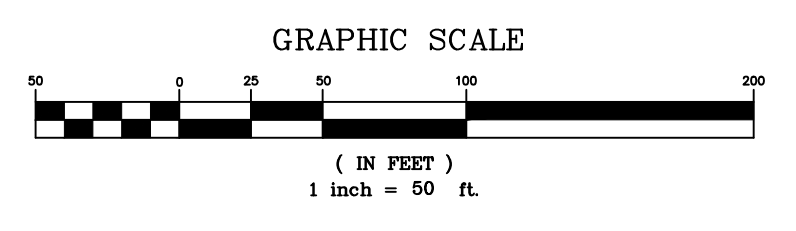


DATE: 6/19/19	DRAWN BY: MAJ
SCALE: 1" = 80'	CHECKED BY: JHM
PROJECT #: 8146	SHEET: 2 OF 12



NOTE: SEE NJDOT PLAN (SHEET 7) FOR SIGHT TRIANGLE.
 NOTE: SEE SHEET 11 FOR RODENT CONTROL NOTES.

SITE PLAN



SITE PLAN PARKING ENLARGEMENT

1"=30'

PRELIMINARY PLAT - SITE PLAN

EDA Engineering Design Associates, P.A.
 Engineers, Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive Ocean View, New Jersey 08230
 (609) 390-0332 • Fax (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 24542710560

SITE PLAN
 BLOCK 3901, LOT 29
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

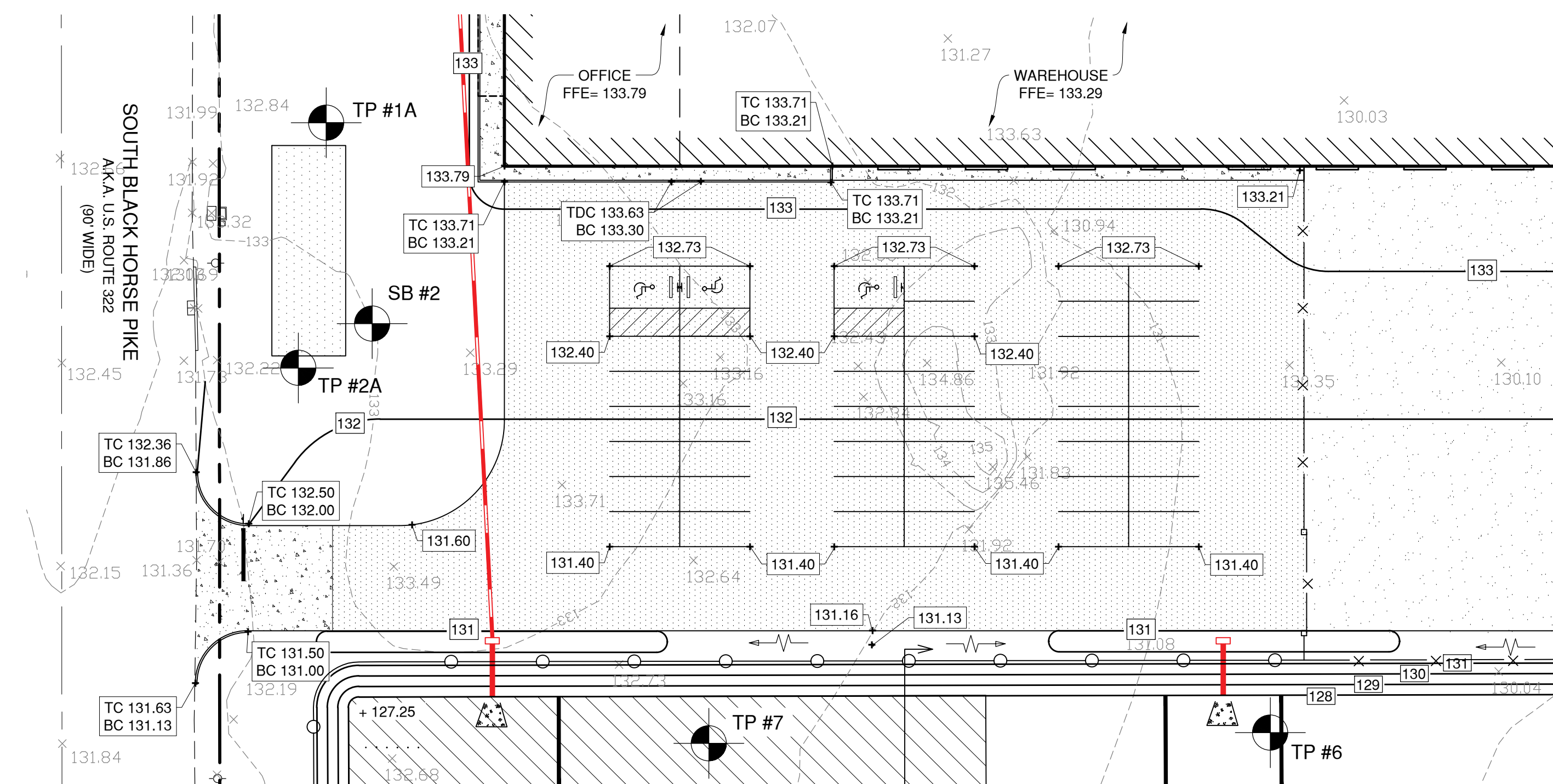
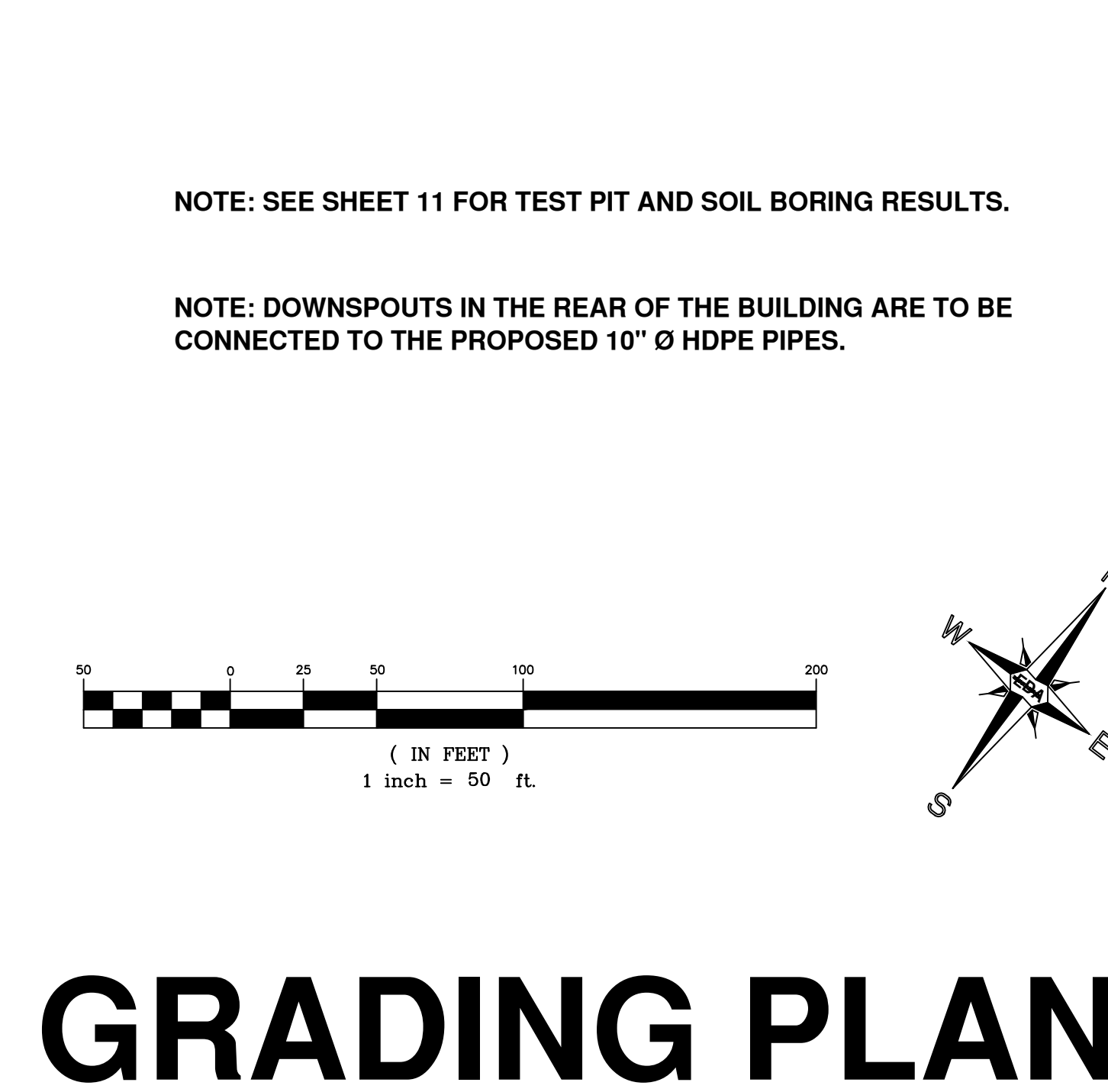
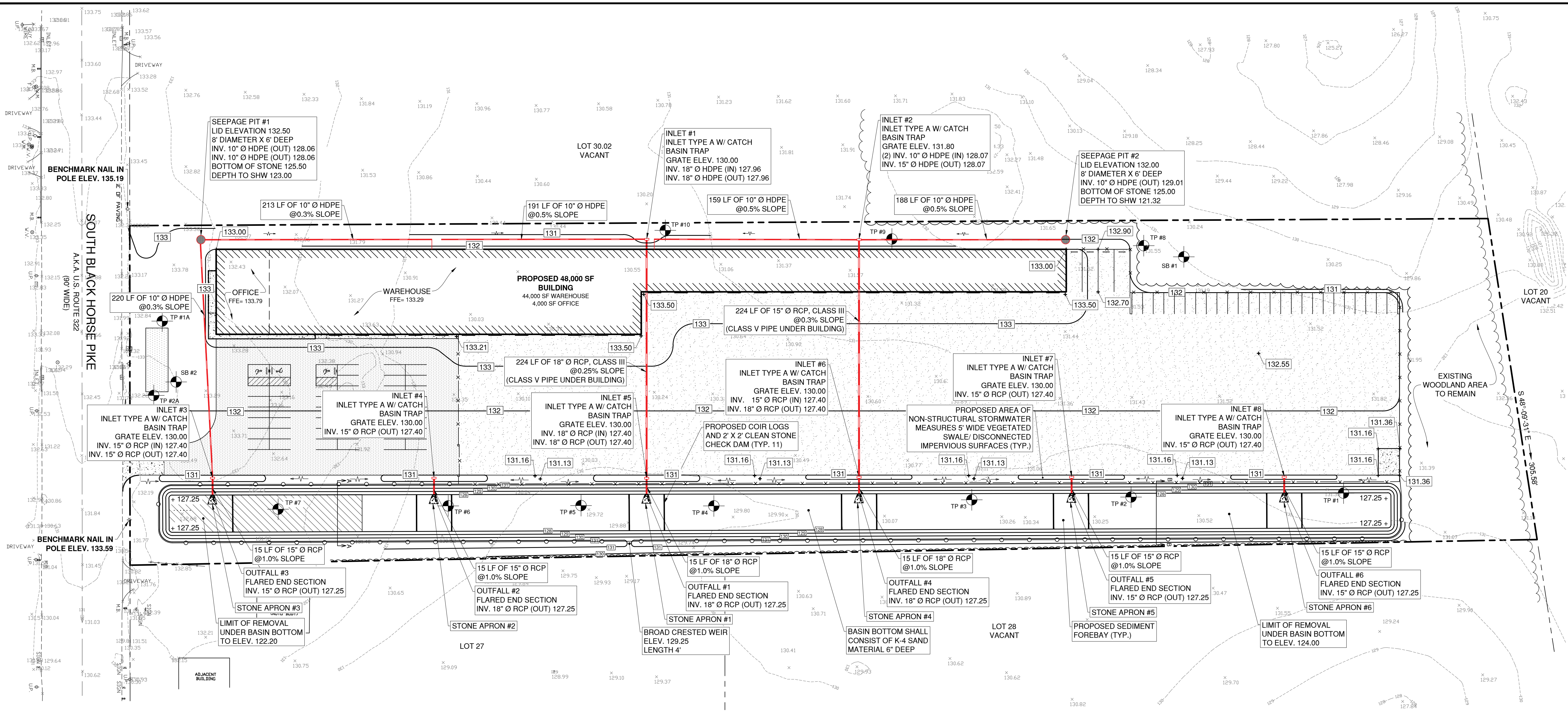
JOSEPH H. MAFFEI
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #37894

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REVISION	DATE	BY
REV. PER BOARD PLANNER	2/11/21	MAJ
REV. PER RESOLUTION	12/22/20	MAJ
REV. PER BOARD ENG. & PLANNER REPORTS	10/5/20	MAJ
REV. PER BOARD ENG. & PLANNER REPORTS	9/23/20	MAJ
REV. PER TWP & COUNTY SUBMISSION	12/18/19	MAJ
REV. PER NJ PINELANDS COMMISSION	10/2/19	MAJ
REV. PER NJ PINELANDS COMMISSION	8/7/19	MAJ



DATE: 6/19/19	DRAWN BY: MAJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 8146	SHEET: 3 OF 12



TEST PIT #1A

DEPTH	DESCRIPTION
0'-10"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
10'-20"	10YR 6/4 Light Yellowish Brown, Sandy Loam, Subangular Blocky, Friable
20'-48"	7.5YR 6/8 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
48'-110"	10YR 7/6 Yellow, Sandy Loam, Subangular Blocky, Friable
110'-150"	10YR 7/4 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 7/1 Light Gray, Few, Fine & Faint

Depth of Seasonal High Water: 110"
 Depth of Groundwater: >150"
 Date Performed: 11/13/2020
 Waived By: Gloucester County Health Dept.
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 133.50

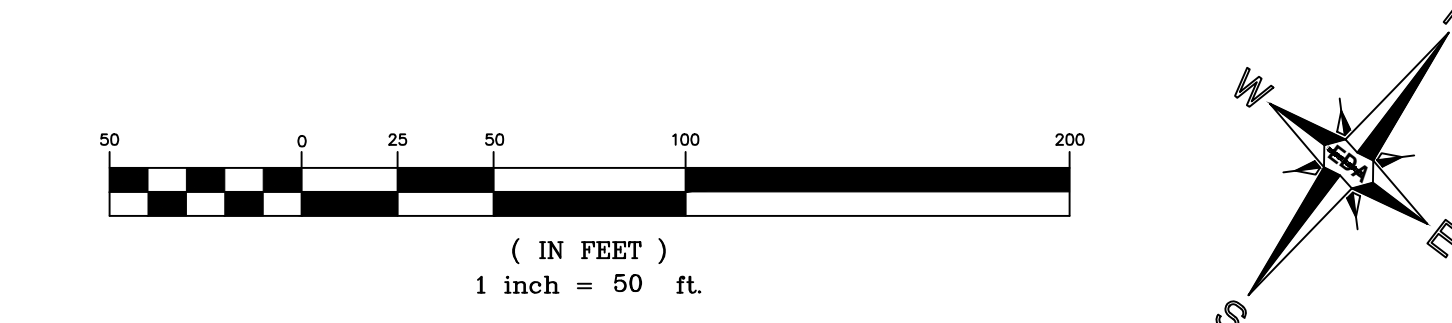
TEST PIT #2A

DEPTH	DESCRIPTION
0'-12"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
12'-33"	10YR 6/4 Light Yellowish Brown, Sandy Loam, Subangular Blocky, Friable
33'-72"	10YR 6/6 Brownish Yellow, Sandy Loam, Subangular Blocky, Friable
72'-118"	7.5YR 6/8 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
118'-140"	7.5YR 6/6 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable w/mottles of 10YR 7/1 Light Gray, Few, Fine & Faint
140'-154"	10YR 7/3 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 8/1 White, Common, Medium & Distinct

Depth of Seasonal High Water: 118"
 Depth of Groundwater: >154"
 Date Performed: 11/13/2020
 Waived By: Gloucester County Health Dept.
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 132.50

NOTE: SEE SHEET 11 FOR TEST PIT AND SOIL BORING RESULTS.

NOTE: DOWNSPOUTS IN THE REAR OF THE BUILDING ARE TO BE CONNECTED TO THE PROPOSED 10" Ø HDPE PIPES.



GRADING PLAN

GRADING PLAN ENLARGEMENT

PRELIMINARY PLAT - SITE PLAN

EDA Engineering Design Associates, P.A.
 Cambridge Professional Offices
 6001 300-9332
 (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 2A697970390

GRADING & DRAINAGE PLAN
 BLOCK 3901, LOT 29
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

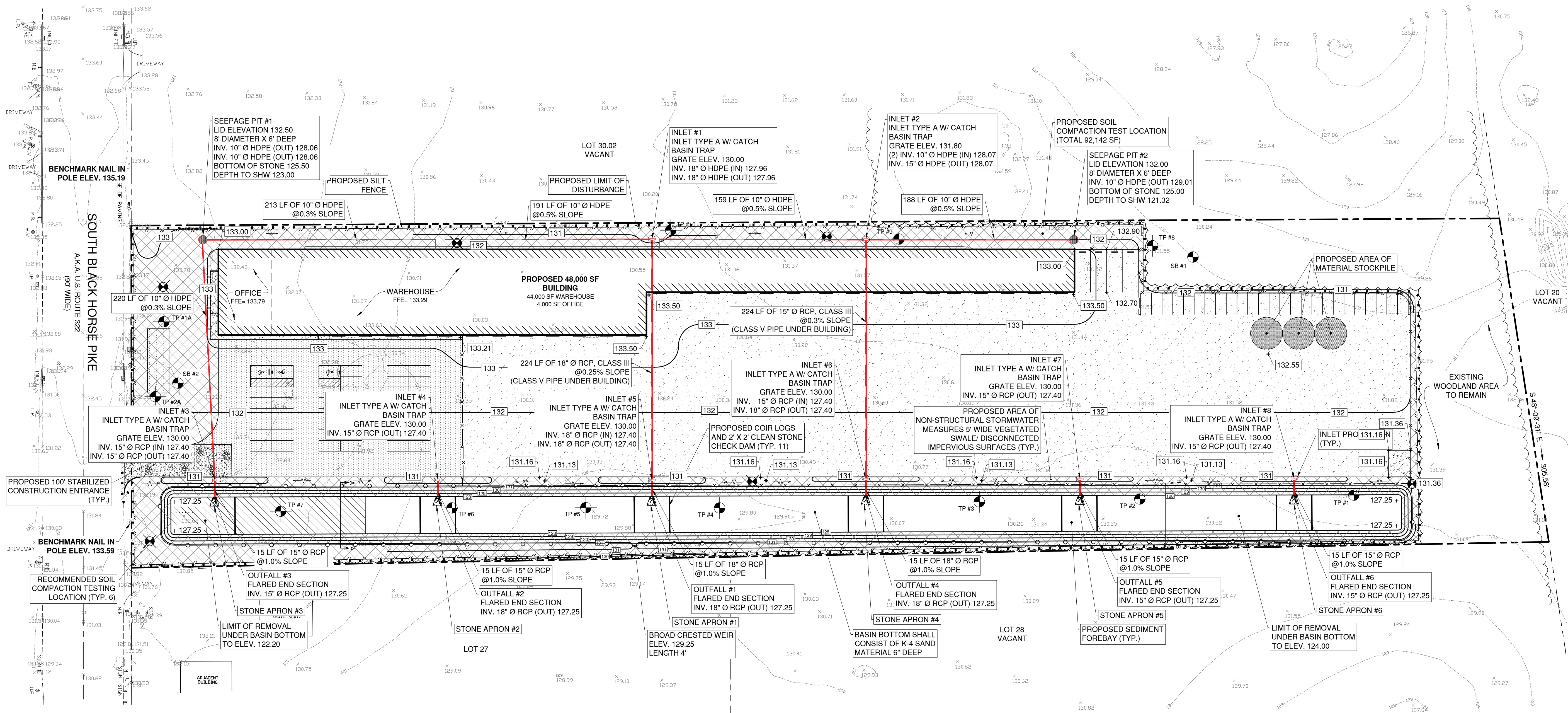
JOSEPH H. MAFFEI
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REV. PER BOARD ENG. & PLANNER REPORTS	9/23/20	MAJ
REV. PER TWP & COUNTY SUBMISSION	12/18/19	MAJ
REV. PER NJ PINELANDS COMMISSION	10/2/19	MAJ
REV. PER NJ PINELANDS COMMISSION	8/7/19	MAJ



DATE: 6/19/19	DRAWN BY: MAJ
SCALE: 1" = 50'	CHECKED BY: JHM
PROJECT #: 8146	SHEET: 4 OF 12

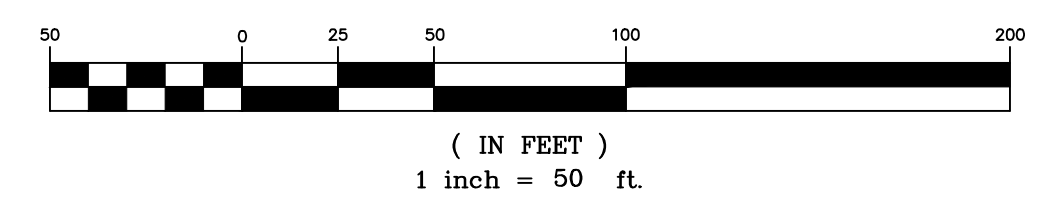
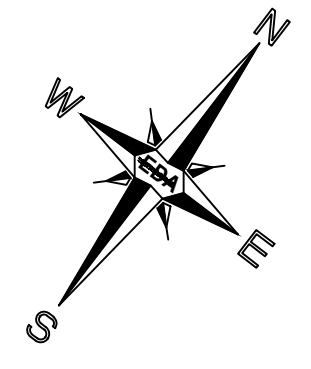
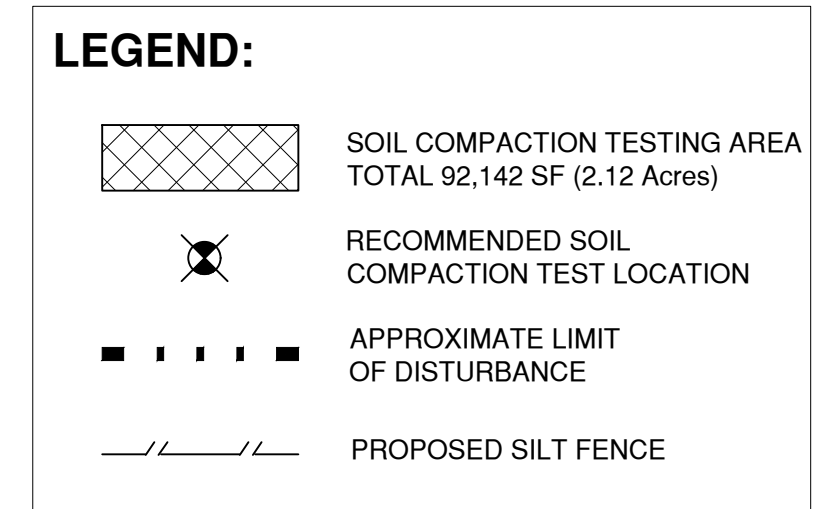


SOIL EROSION NOTES:
 A REPORT OF COMPLIANCE MUST BE OBTAINED FROM THE DISTRICT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY FROM THE MUNICIPALITY. A REQUEST FOR A DISTRICT INSPECTION FOR THE RELEASE OF A REPORT OF COMPLIANCE MUST BE MADE 5 WORKING DAYS IN ADVANCE. THIS APPLIES TO BOTH COMPLETE (FINAL) AND CONDITIONAL (TEMPORARY) CERTIFICATES. ALL STREETS AND UNITS MUST BE PROPERLY IDENTIFIED. A REPORT OF COMPLIANCE WILL NOT BE RELEASED FOR A UNIT IF IT CAN NOT BE IDENTIFIED. IDENTIFY ALL UNITS AT THE SITE BY BLOCK, LOT AND STREET ADDRESS.

REMOVE ALL SEDIMENT THAT MAY BE SPILLED, DROPPED OR TRACKED OFF THE PROJECT SITE. ALL PAVED RIGHTS OF WAY ADJACENT TO THE PROJECT SITE MUST BE MAINTAINED IN A CLEAN, SWEEPED CONDITION THROUGHOUT CONSTRUCTION. IT MAY BE NECESSARY TO INSTALL CRUSHED STONE PAD(S) TO HELP REDUCE OFF SITE TRACKING OF SEDIMENT.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

- TOPSOIL & SOIL DE-COMPACTION REQUIREMENTS**
- A minimum of 5 inches of topsoil is required on areas to be vegetated to improve the soil medium for plant establishment and maintenance per Chapter 8 of the "Standards for Soil Erosion and Sediment Control in New Jersey" dated July 2017.
 - Subgrade soils shall be free of excessive compaction to a depth of 6 inches to enhance the establishment of permanent vegetative cover per Chapter 19 of the "Standards for Soil Erosion and Sediment Control in New Jersey" dated July 2017.
 - Subsoils are to be proactively de-compacted or soil compaction tested prior to the application of topsoil. Compaction testing method/procedure shall be performed per Chapter 19 by the contractor or other project owner's representative. If the testing indicates subsoil compaction, the subsoil shall be de-compacted to a depth of 6 inches prior to the application of topsoil.
 - If compaction testing is not performed, subsoils shall be scarified/tilled to a minimum depth of 6 inches as part of the sequence of construction 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 substituted subject to District approval.



Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

- 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.
- Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.
- 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 mitigation 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.
- 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 exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the successively compacted area would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Tube Bulk Density Test (licensed professional engineer required)
- Nuclear Density Test (licensed professional engineer required)

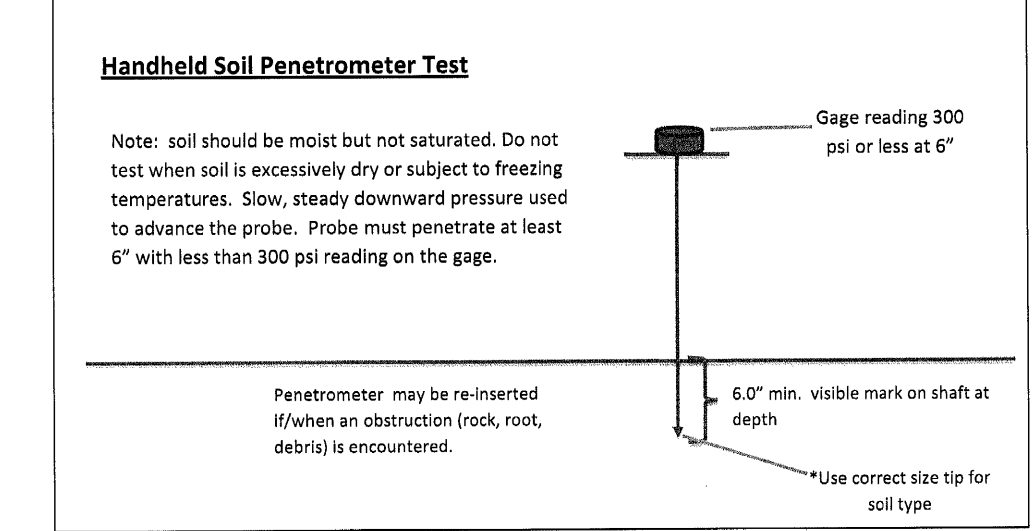
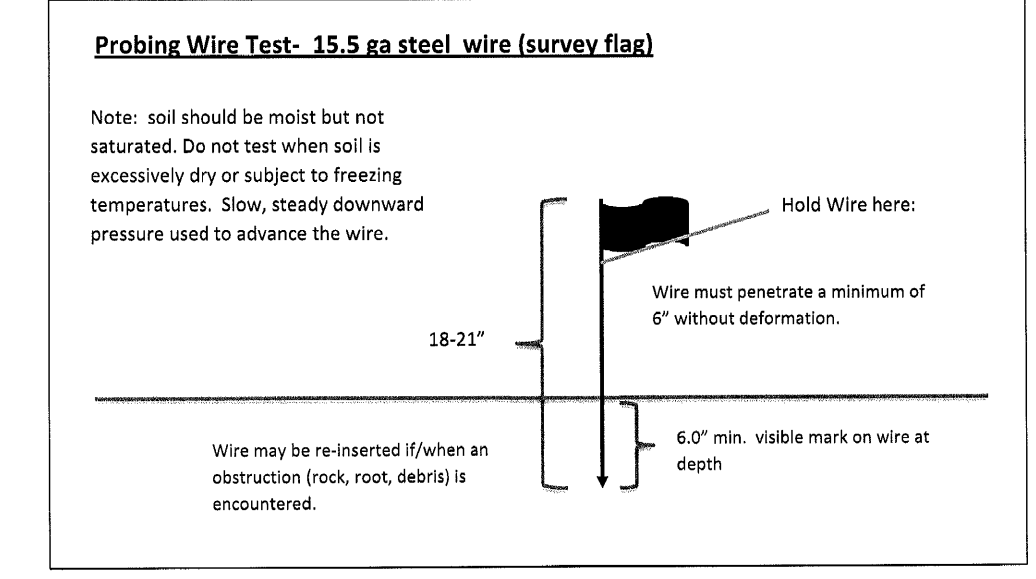
Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

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 substituted subject to District Approval.



PRELIMINARY PLAT - SITE PLAN

EDA Engineering Design Associates, P.A.
 Engineers, Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive Ocean View, New Jersey 08220
 (609) 390-0332 • Fax (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 2636270360

SOIL EROSION & SEDIMENT CONTROL
 BLOCK 3901, LOT 29
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #37894

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REV. PER BOARD ENG. & PLANNER REPORTS	10/5/20	MAJ
REV. PER BOARD ENG. & PLANNER REPORTS	9/23/20	MAJ
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REV. PER NJ PINELANDS COMMISSION	8/7/19	MAJ



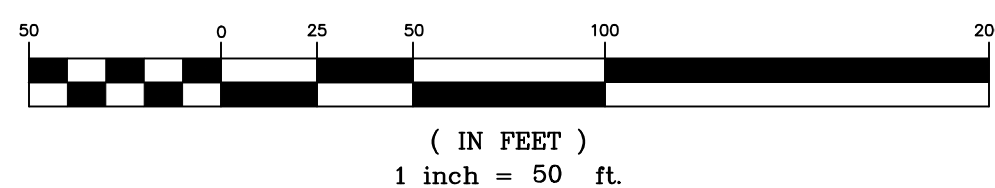
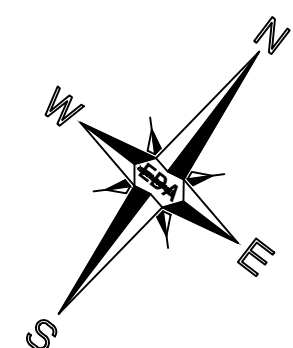
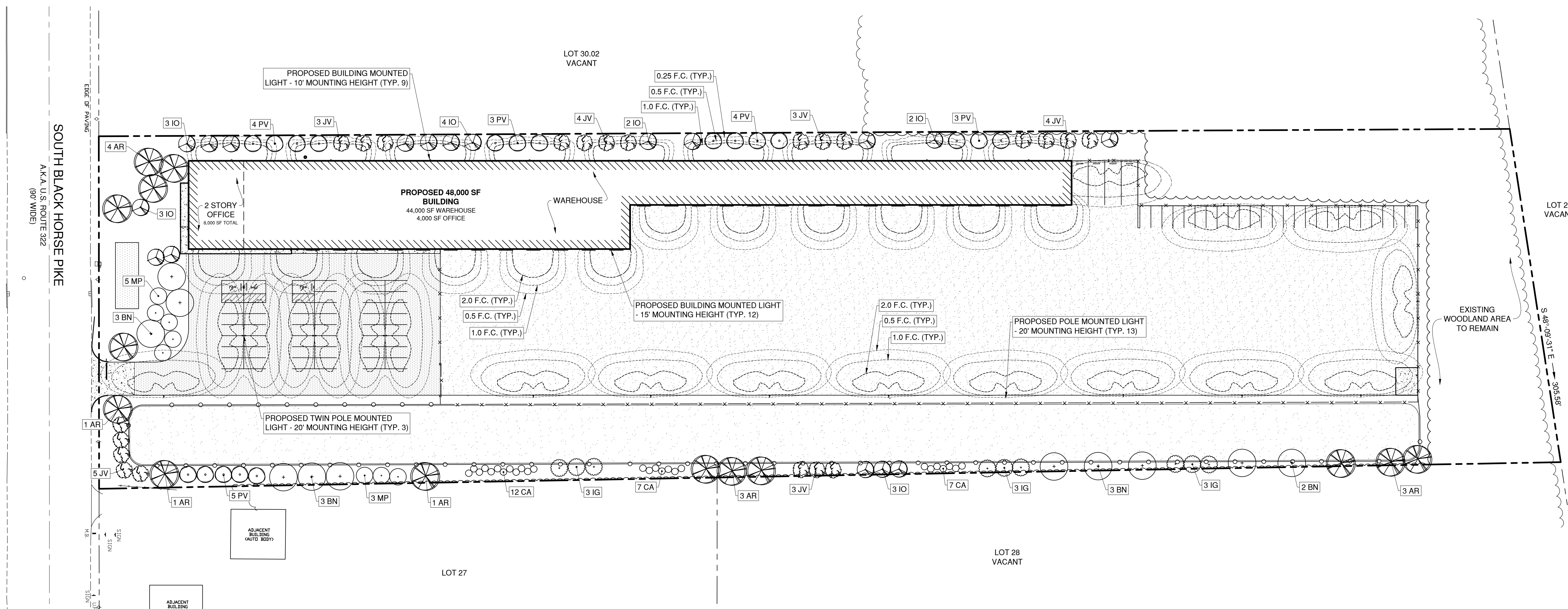
DATE: 6/19/19	DRAWN BY: MAJ
SCALE: 1" = 50'	CHECKED BY: JHM
PROJECT #: 8146	SHEET: 5 OF 12

SOIL EROSION & SEDIMENT CONTROL PLAN

LIGHTING & LANDSCAPING PLAN



Engineers - Landscape Architects - Planners



NOTE:
TREES SHALL BE AT LEAST 10' IN HEIGHT WHEN PLANTED AND BE OF A SPECIES COMMON TO THE AREA, BE OF BALLED AND BURLAPPED NURSERY STOCK, AND BE FREE OF INSECT AND DISEASE.
ANY PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED WITHIN ONE YEAR OF ONE GROWING SEASON.

PLANT SCHEDULE					
Abbr	Botanical Name	Common Name	Quantity	Size	Comment
EVERGREEN TREES					
IO	<i>Ilex opaca</i>	American Holly	15	6'-8'	B & B
JV	<i>Juniperus virginiana</i>	Red Cedar	22	6'-8'	B & B
PV	<i>Pinus virginiana</i>	Virginia Pine	19	6'-8'	B & B
SHRUBS					
CA	<i>Clethra alnifolia</i> 'Hummingbird'	Sweet pepperbush	26	15"-18"	3 Gal.
IG	<i>Ilex glabra</i> 'Compacta'	Inkberry Holly	9	30"-36"	7 Gal.
MP	<i>Myrica pensylvanica</i>	Northern Bayberry	8	4'-5'	7 Gal.
DECIDUOUS TREES					
AR	<i>Acer Rubrum</i>	Red Maple	14	1 1/2"-2"	B & B
BN	<i>Betula Nigra</i>	River Birch	13	10-12'	B & B

PRELIMINARY PLAT - SITE PLAN



Engineering Design Associates, P.A.
Cambridge Professional Offices
5 Cambridge Drive Ocean View, New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 2636270350

LIGHTING & LANDSCAPING PLAN
BLOCK 3901, LOT 29
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

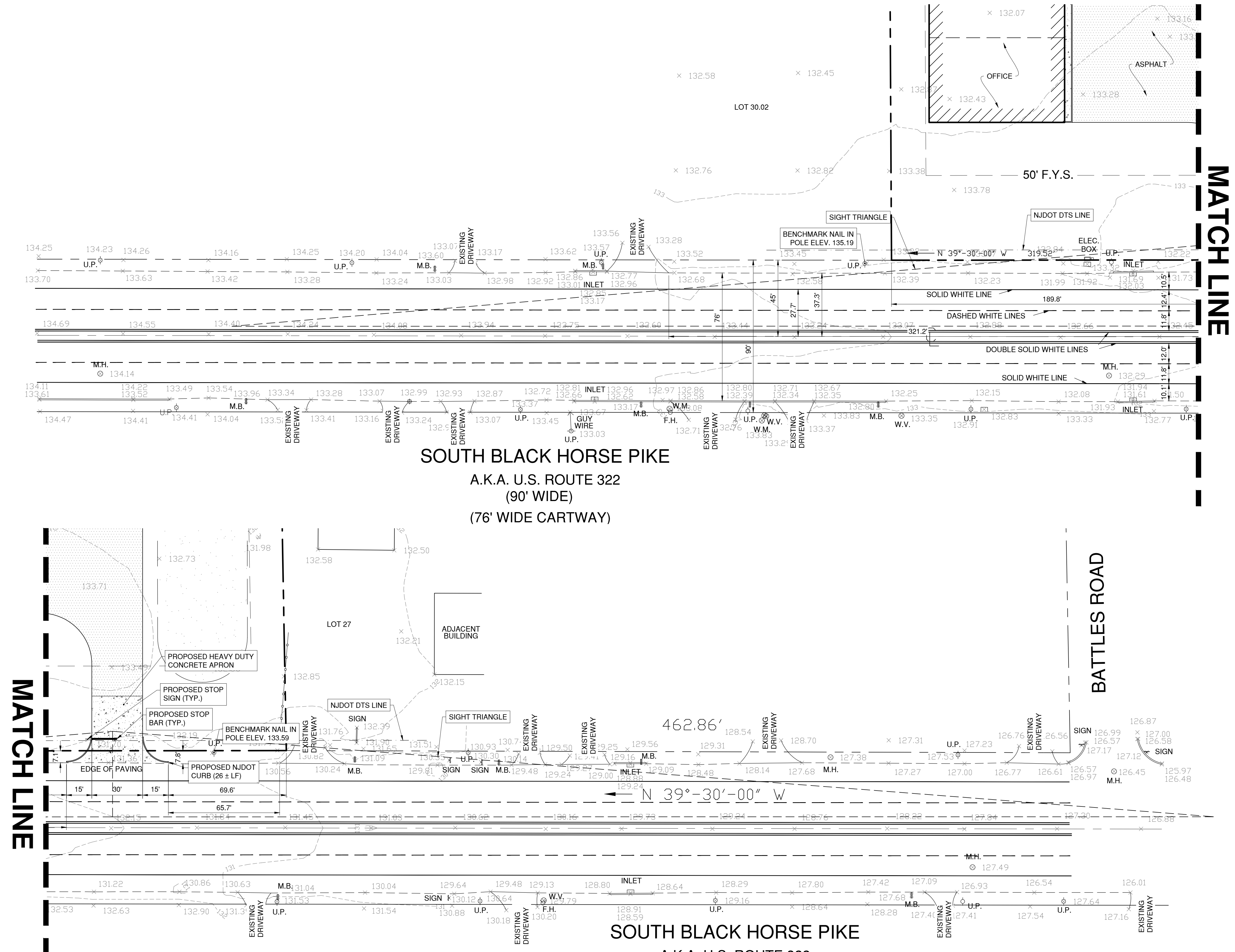
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REV. PER BOARD ENG. & PLANNER REPORTS	9/23/20	MAJ
REV. PER TWP & COUNTY SUBMISSION	12/18/19	MAJ
REV. PER NJ PINELANDS COMMISSION	10/2/19	MAJ
REV. PER NJ PINELANDS COMMISSION	8/7/19	MAJ
REVISION	DATE	BY



DATE: 6/19/19	DRAWN BY: MAJ
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PROJECT #: 8146	SHEET: 6 OF 12

NJDOT PLAN S. BLACK HORSE PIKE



PRELIMINARY PLAT - SITE PLAN

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 Engineers, Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
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NJDOT PLAN
SOUTH BLACK HORSE PIKE
BLOCK 3901, LOT 29
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

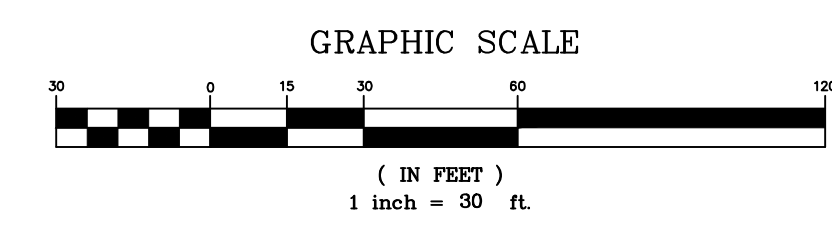
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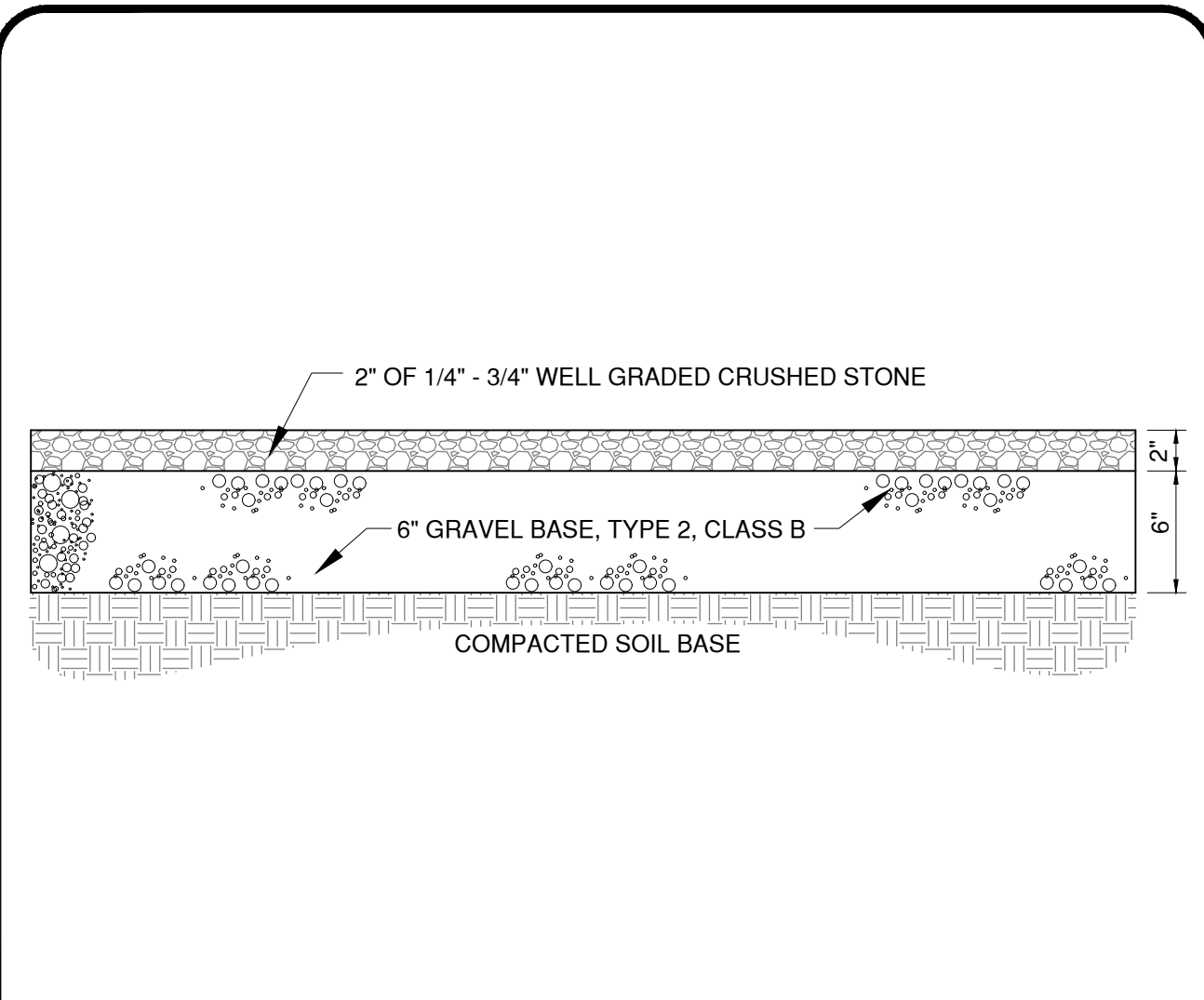
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REV. PER NJ PINELANDS COMMISSION	8/7/19	MAJ

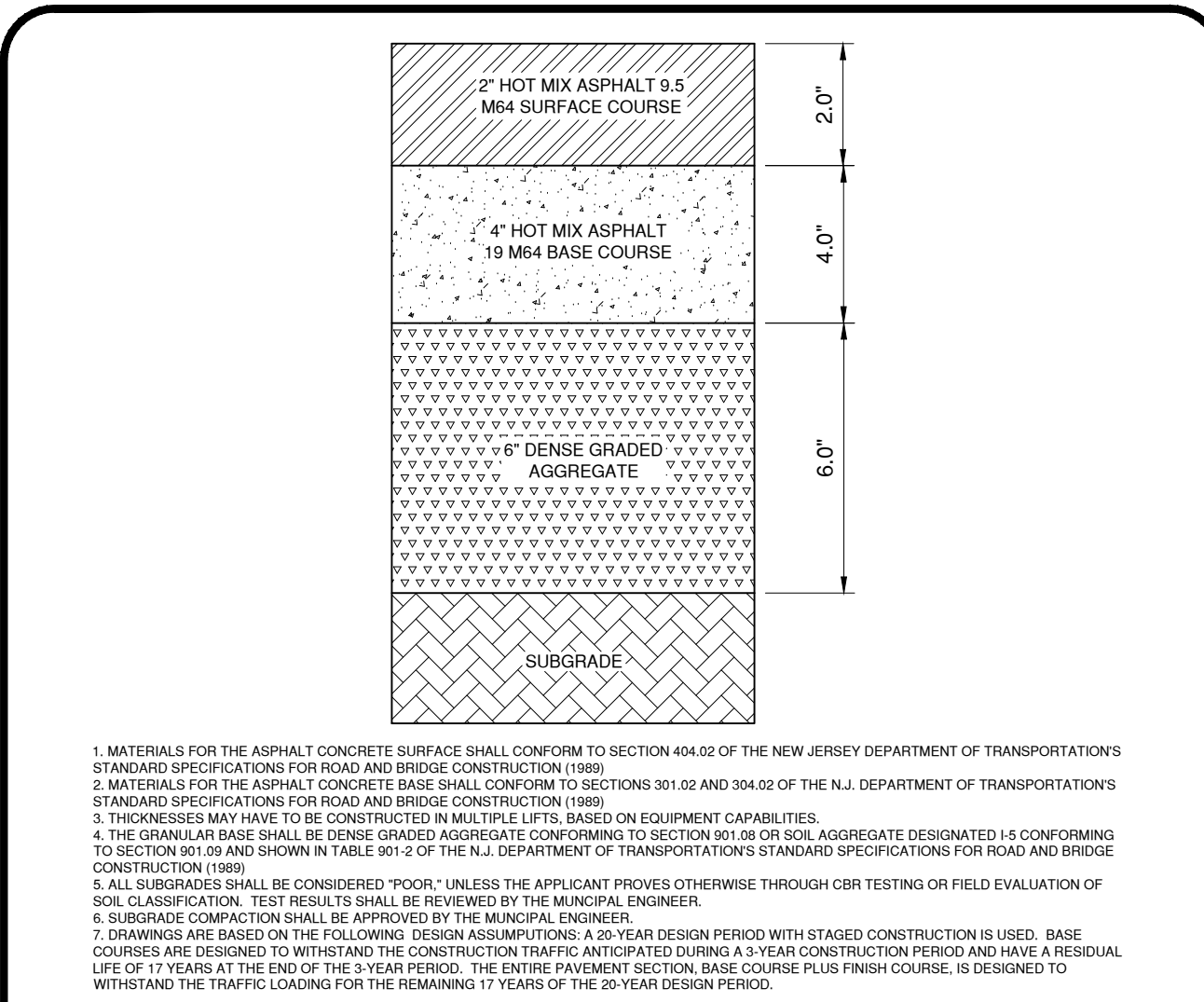


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PROJECT #: 8146	SHEET: 7 OF 12

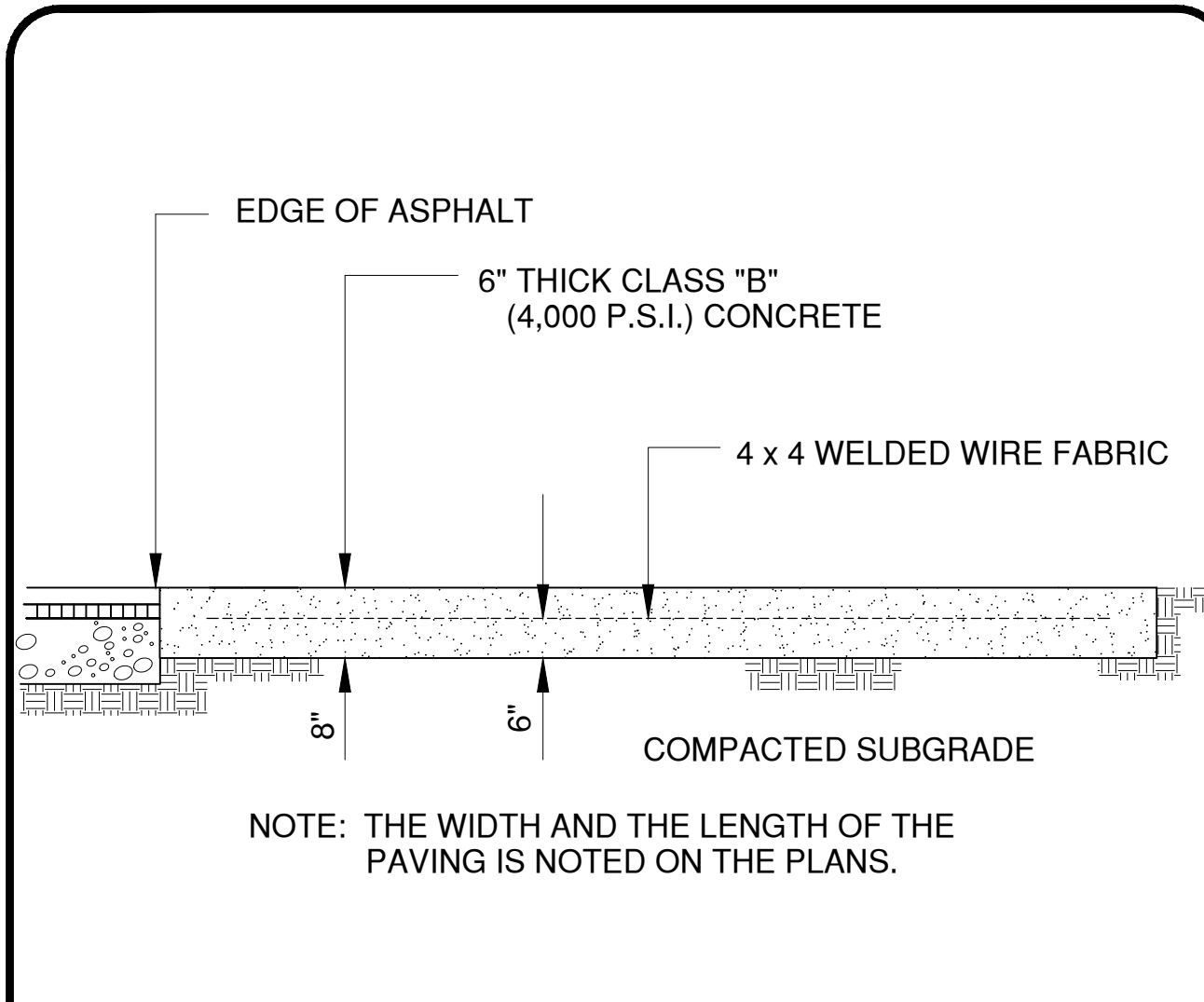




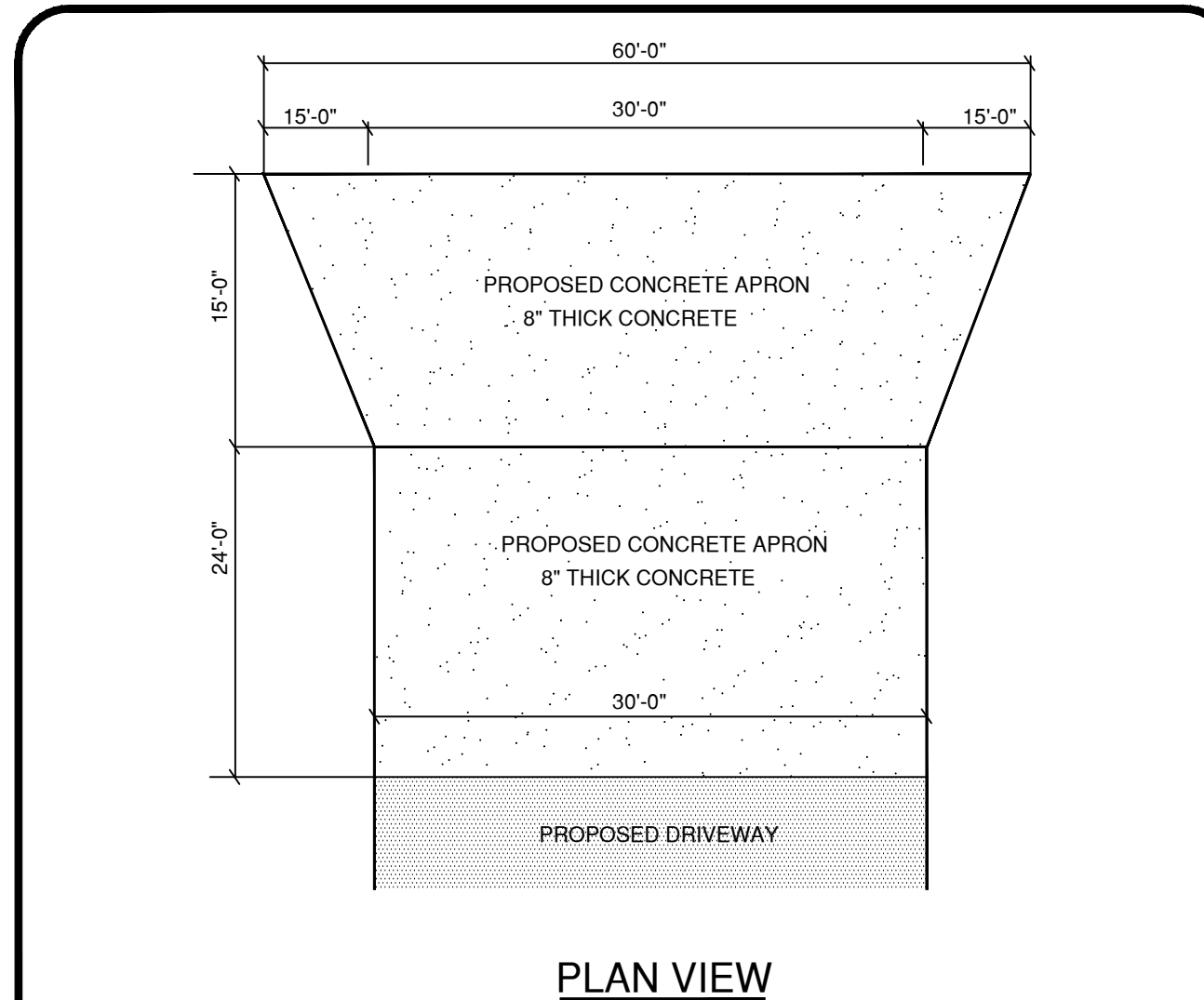
STONE PAVING DETAIL N.T.S



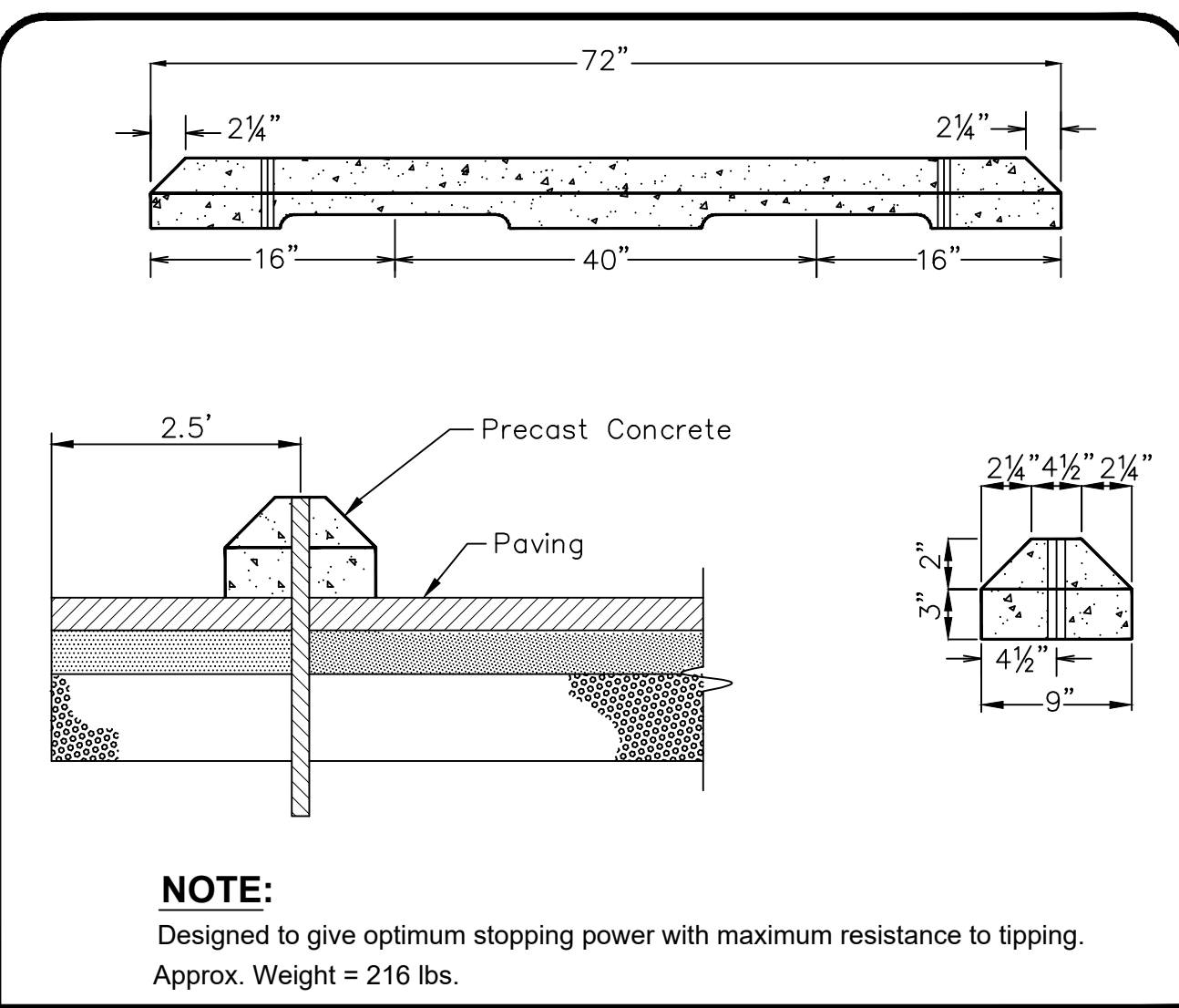
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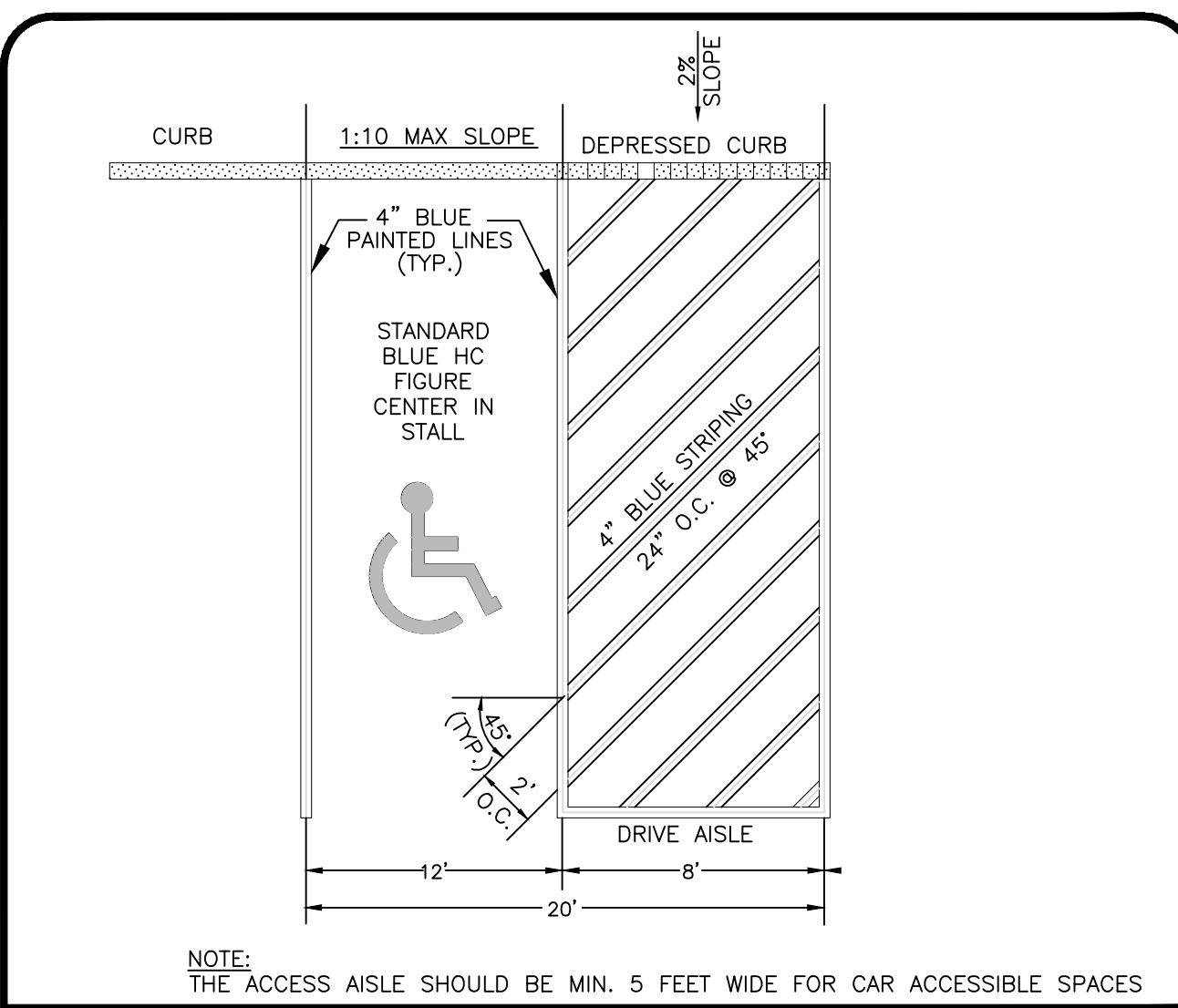
CONCRETE APRON DETAIL PROFILE VIEW N.T.S



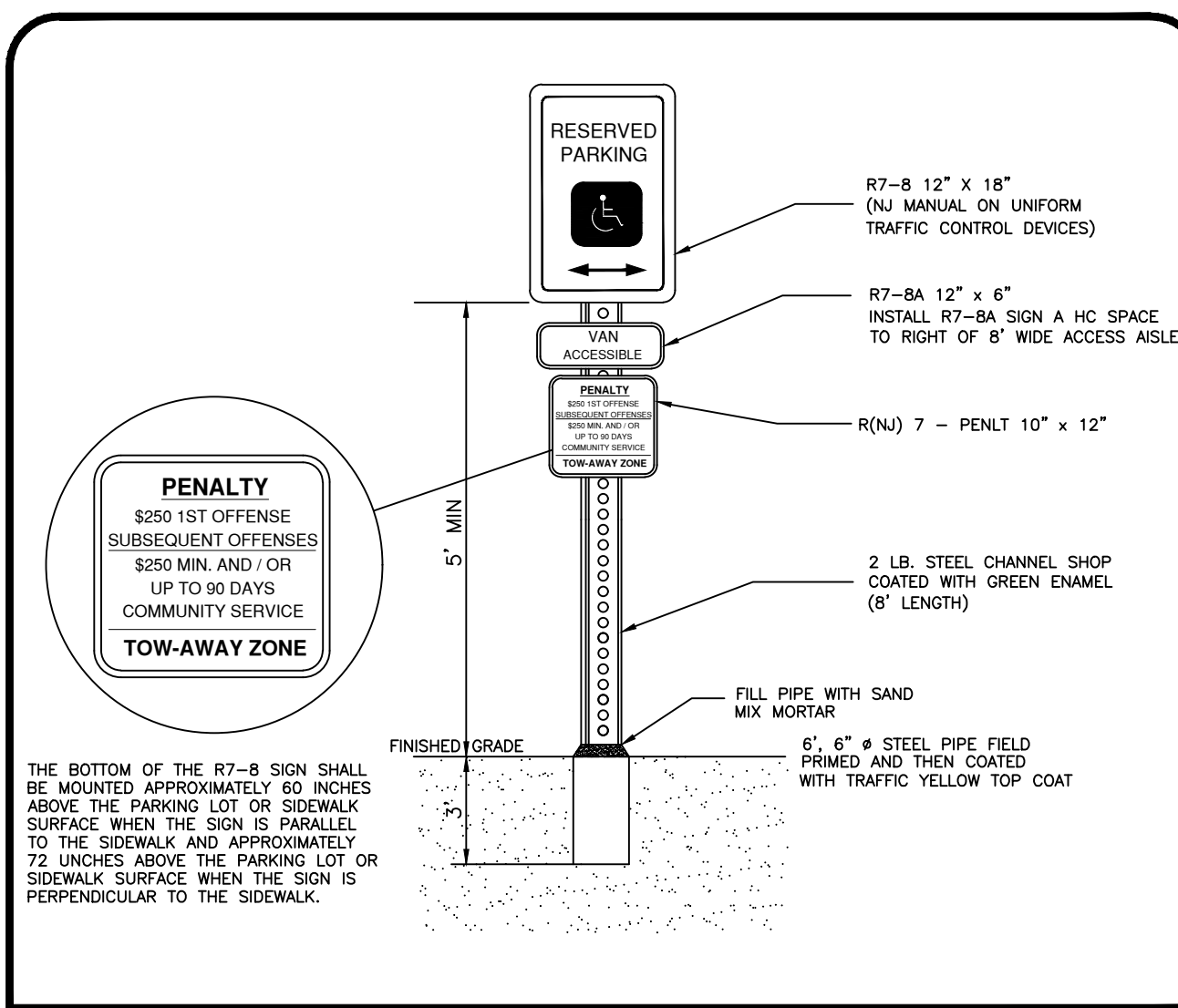
CONCRETE APRON DETAIL PLAN VIEW N.T.S



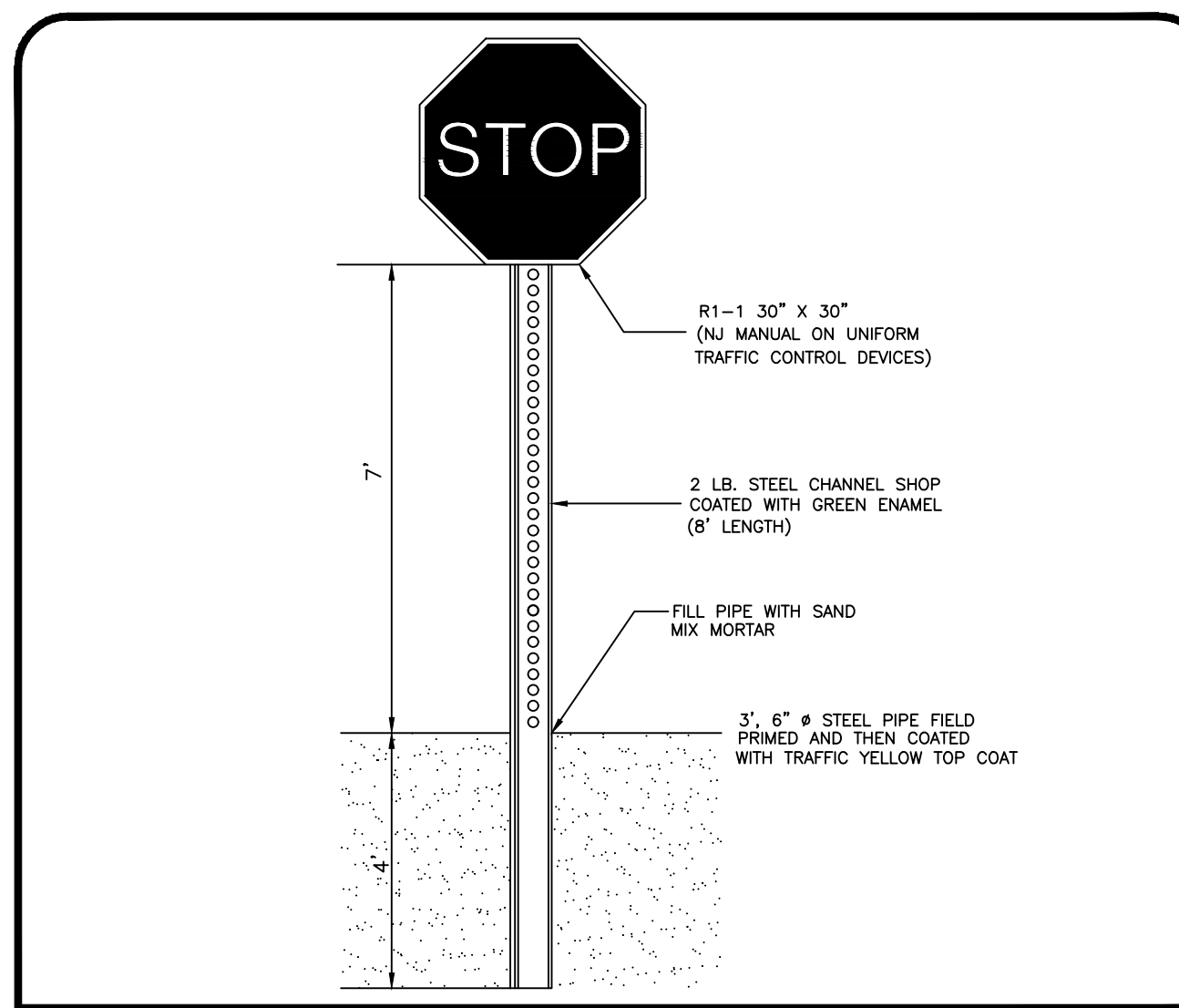
WHEEL STOP DETAIL N.T.S



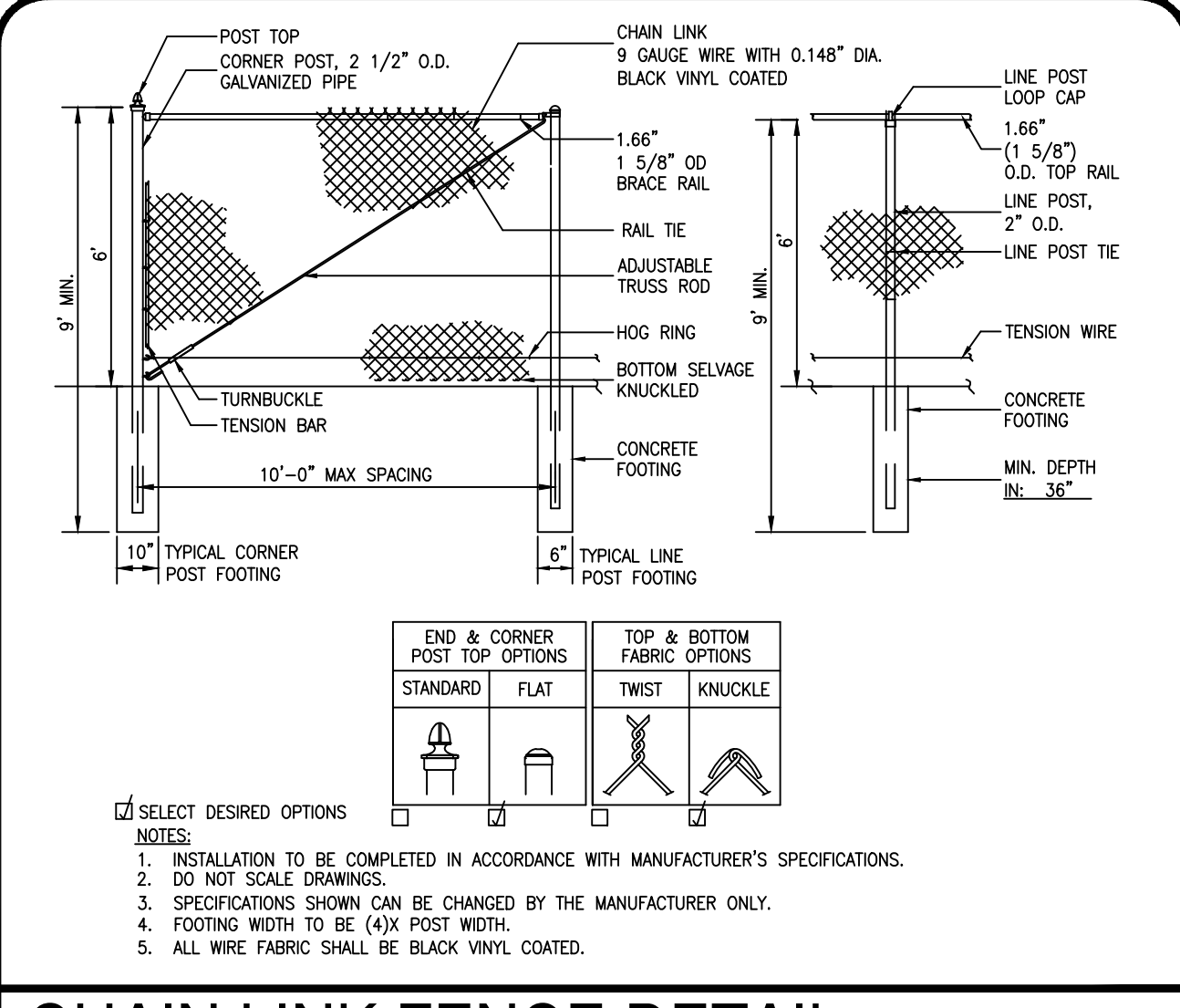
HANDICAP PARKING DETAIL N.T.S



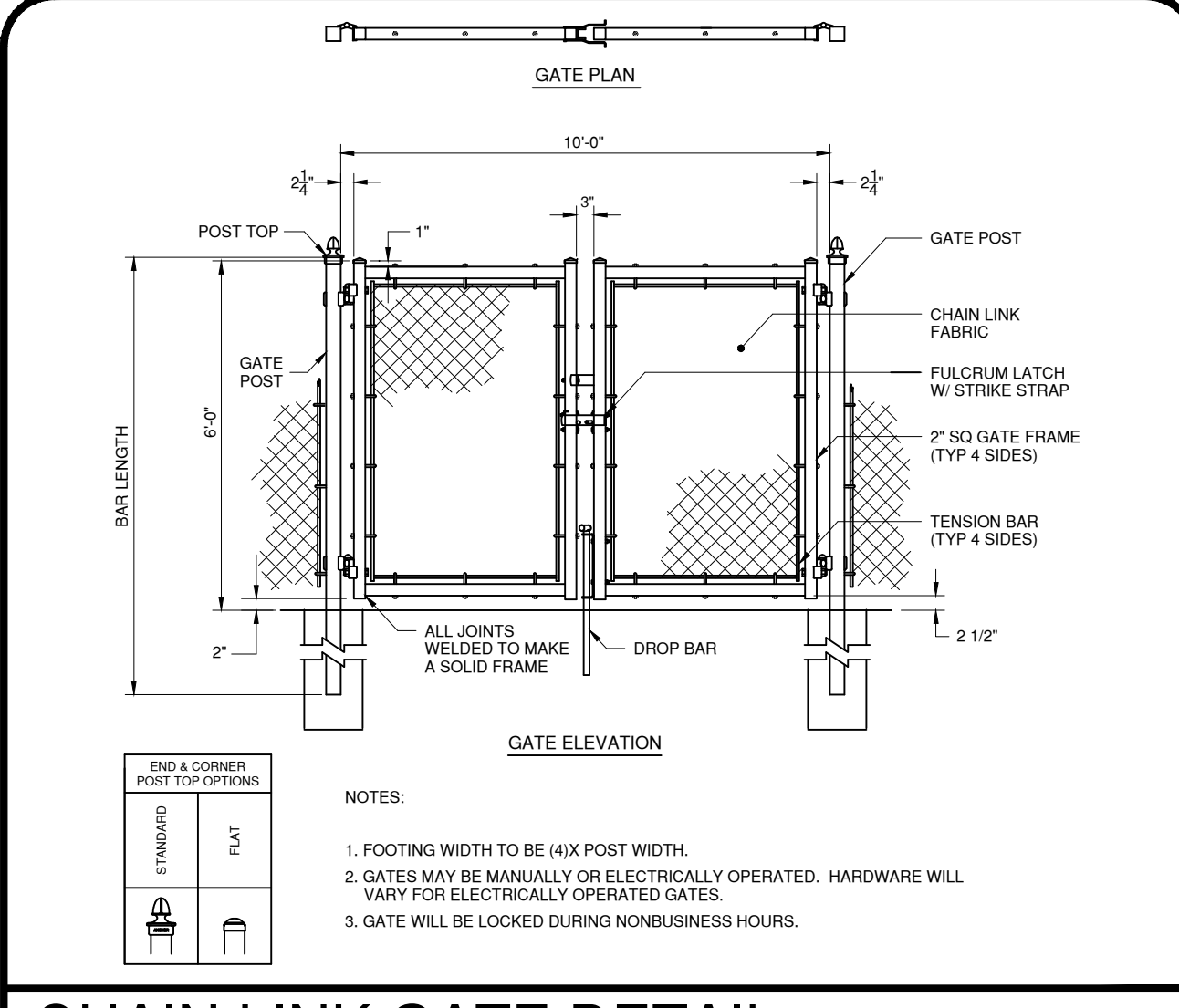
HANDICAP PARKING SIGN DETAIL N.T.S



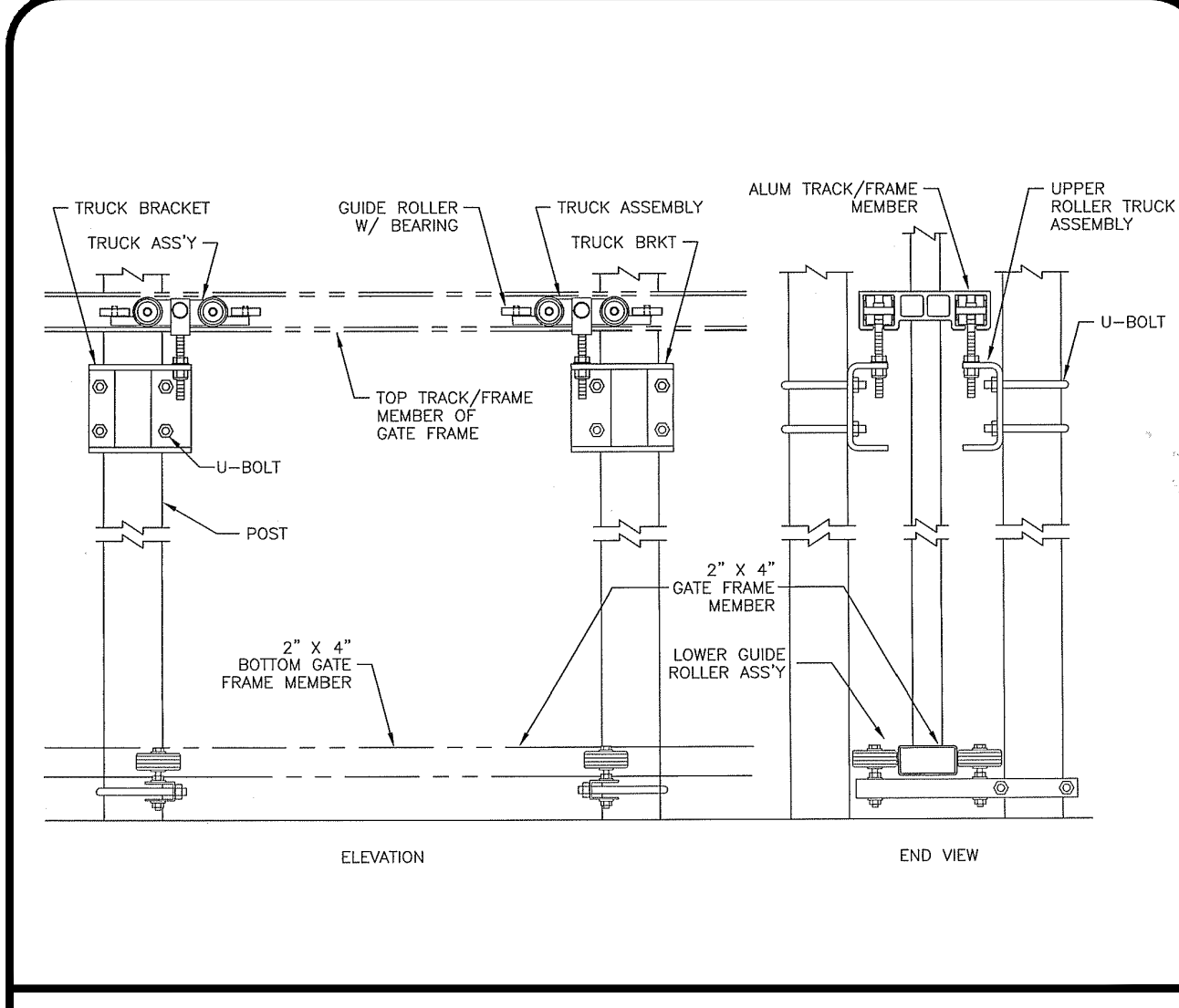
STOP SIGN DETAIL N.T.S



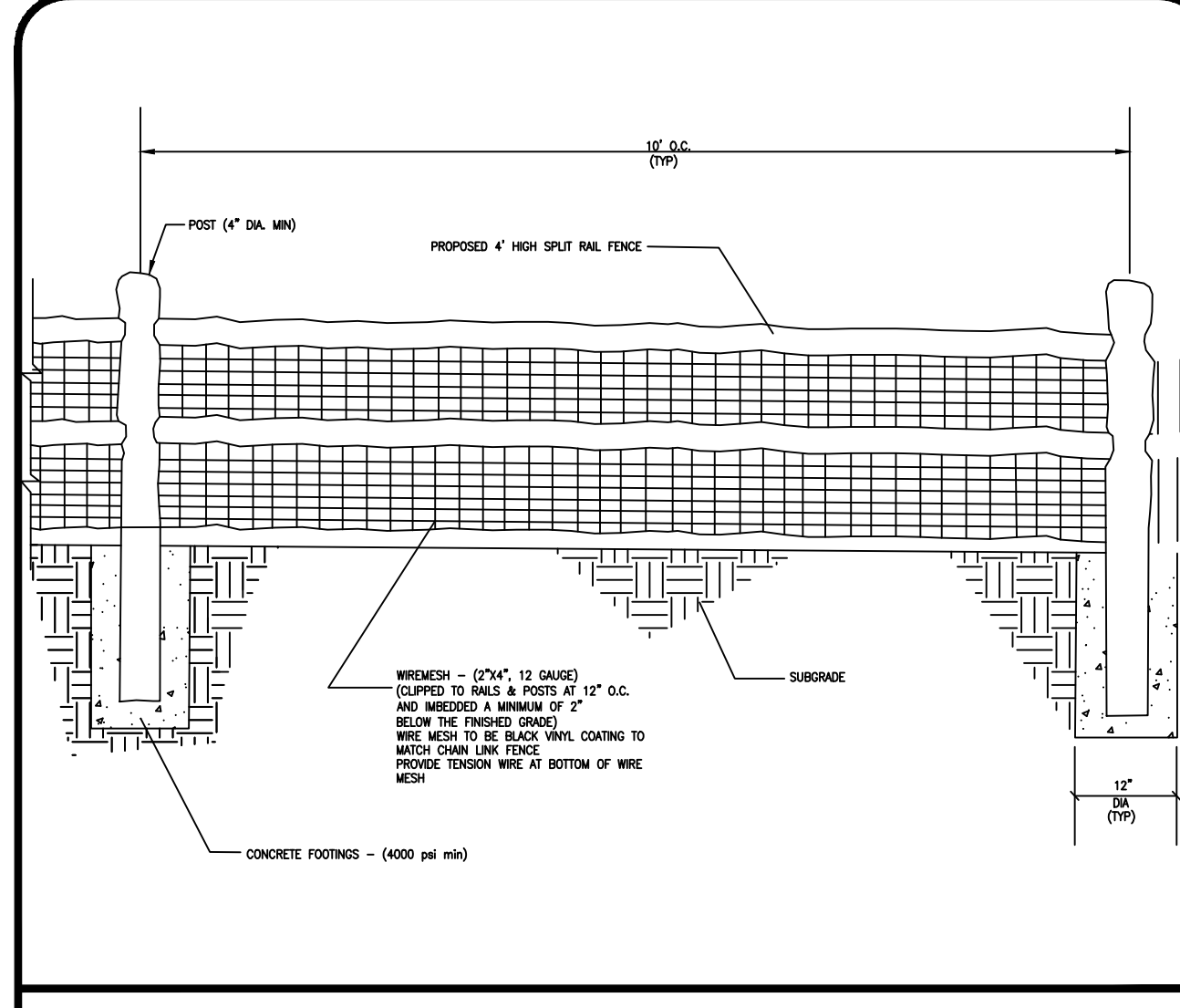
CHAIN LINK FENCE DETAIL N.T.S



CHAIN LINK GATE DETAIL N.T.S



SLIDING GATE DETAIL N.T.S



SPLIT RAIL FENCE DETAIL N.T.S

PRELIMINARY PLAT - SITE PLAN

EDA Engineering Design Associates, P.A.
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 CERTIFICATE OF AUTHORIZATION: 2636270350

ENGINEERING DETAILS
 BLOCK 3901, LOT 29
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

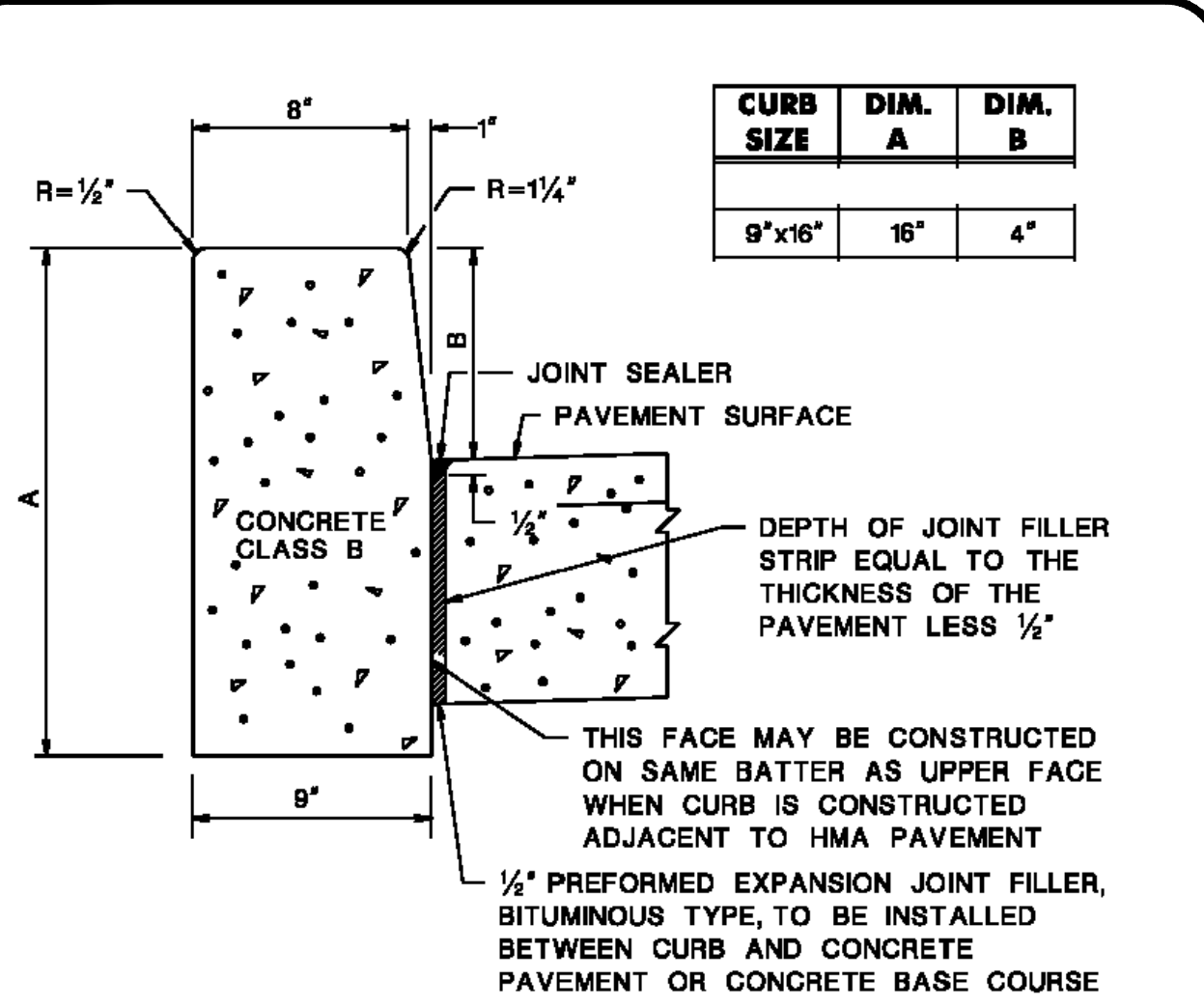
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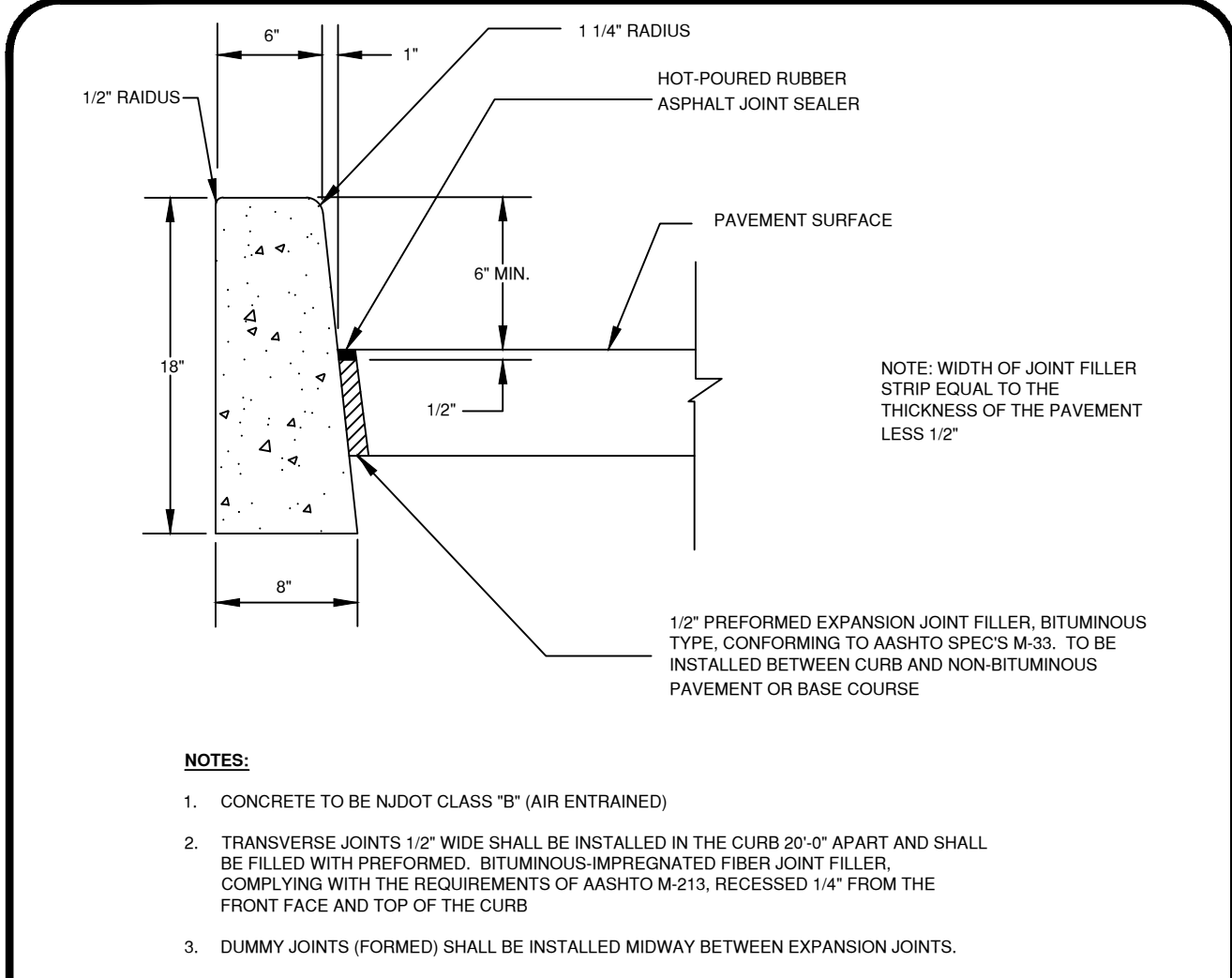


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PROJECT #: 8146	SHEET: 8 OF 12



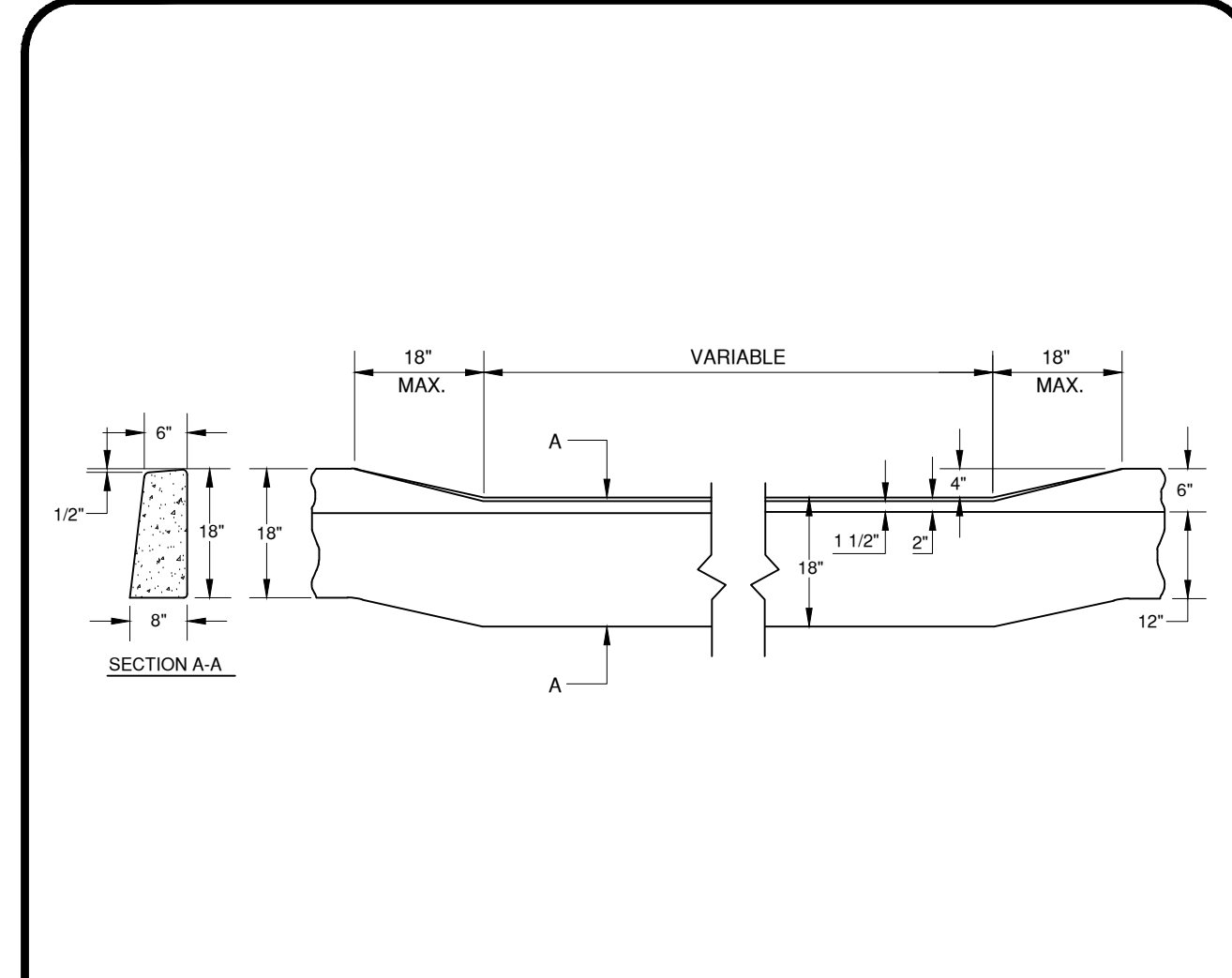
NJDOT CURB DETAIL

N.T.S



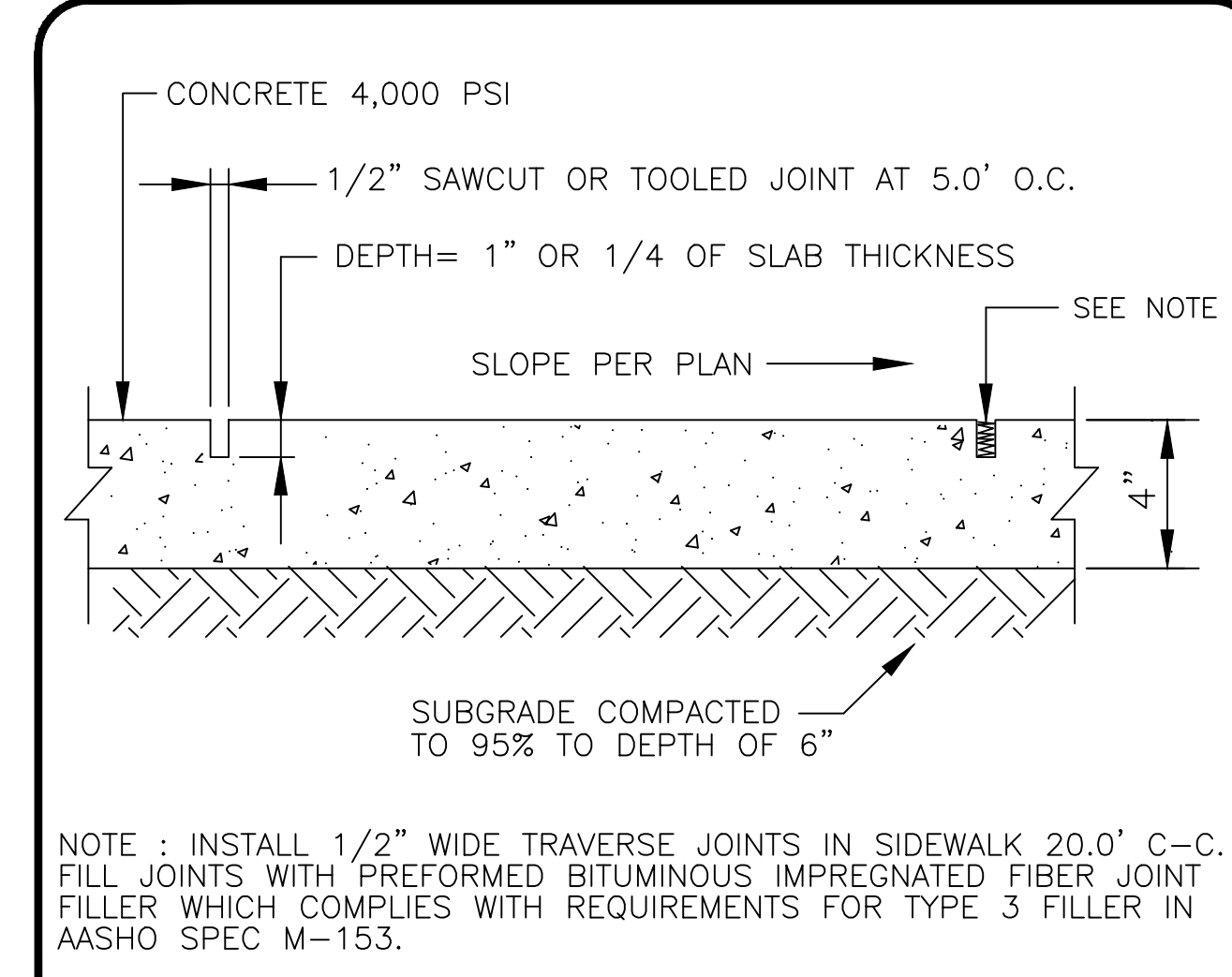
ON-SITE CURB DETAIL

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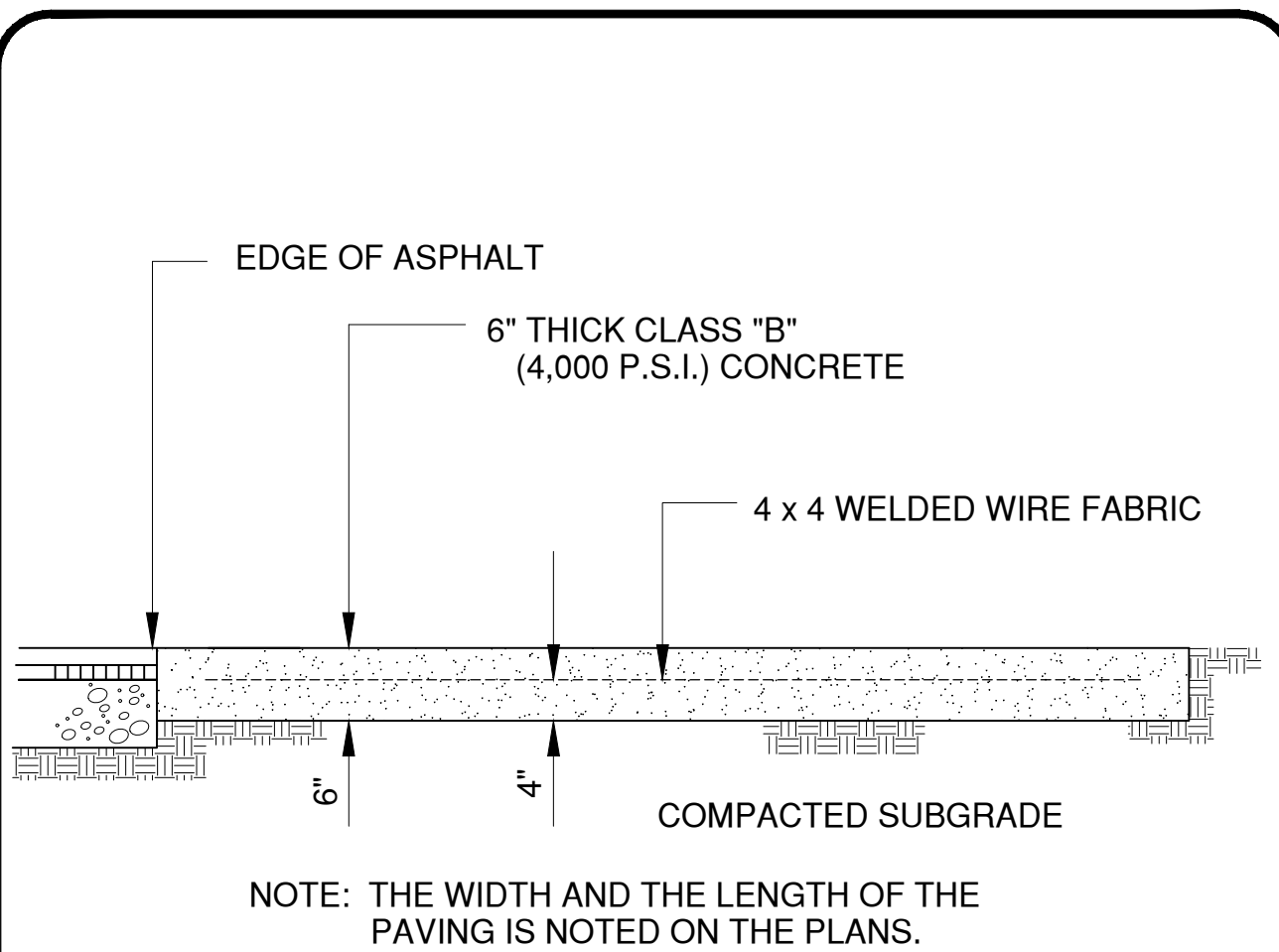
DEPRESSED CURB DETAIL

N.T.S



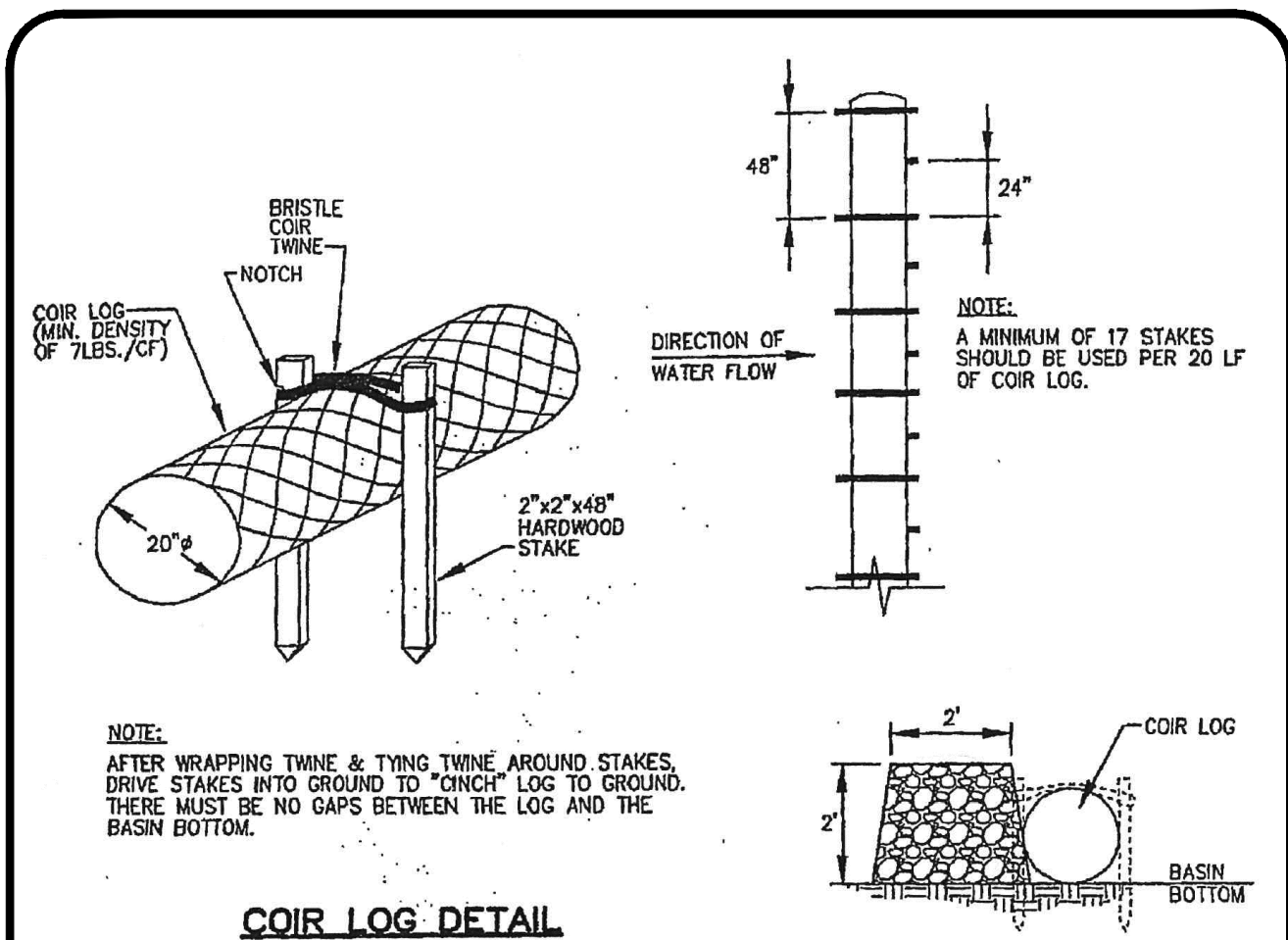
CONCRETE SIDEWALK DETAIL

N.T.S



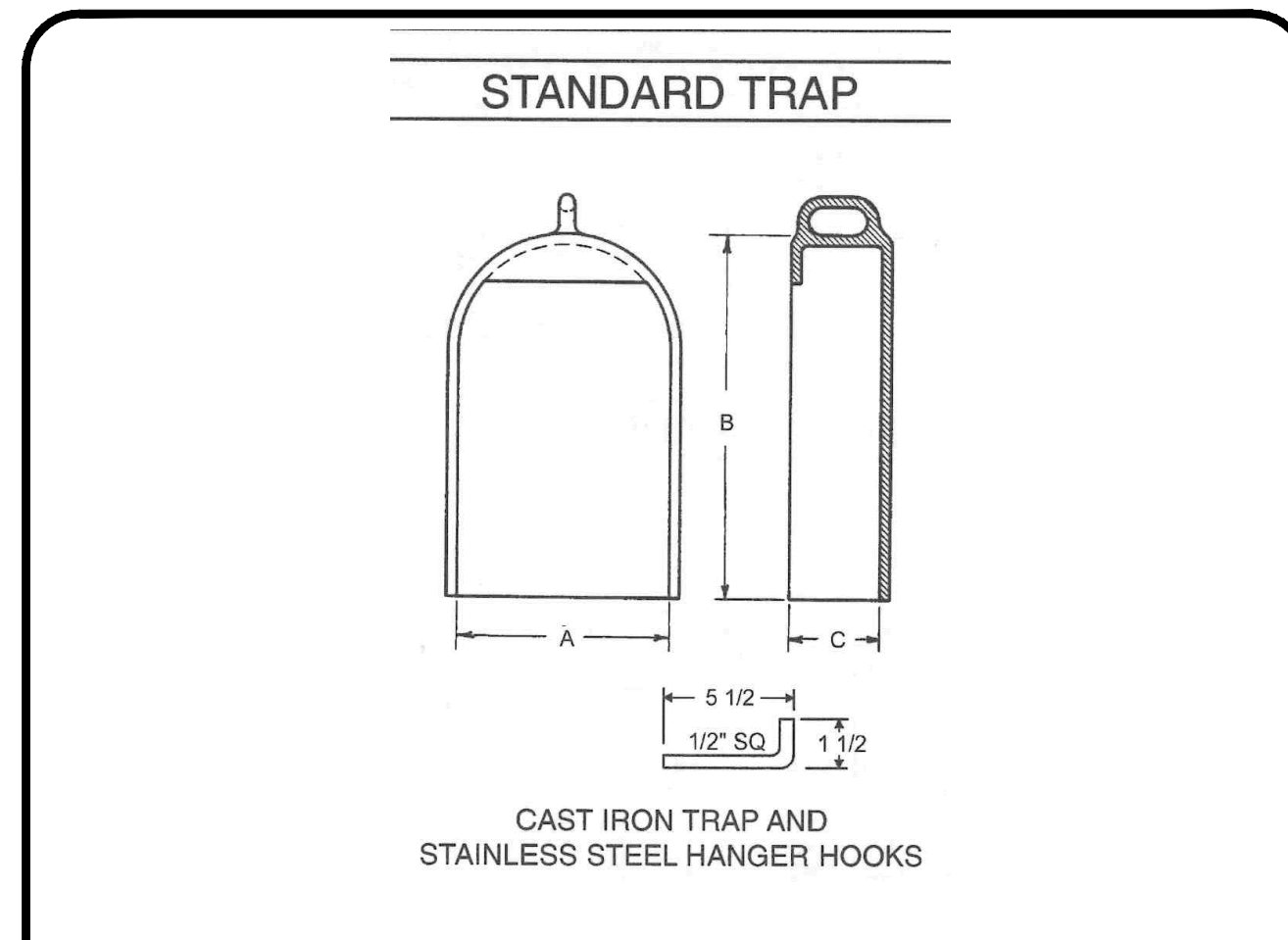
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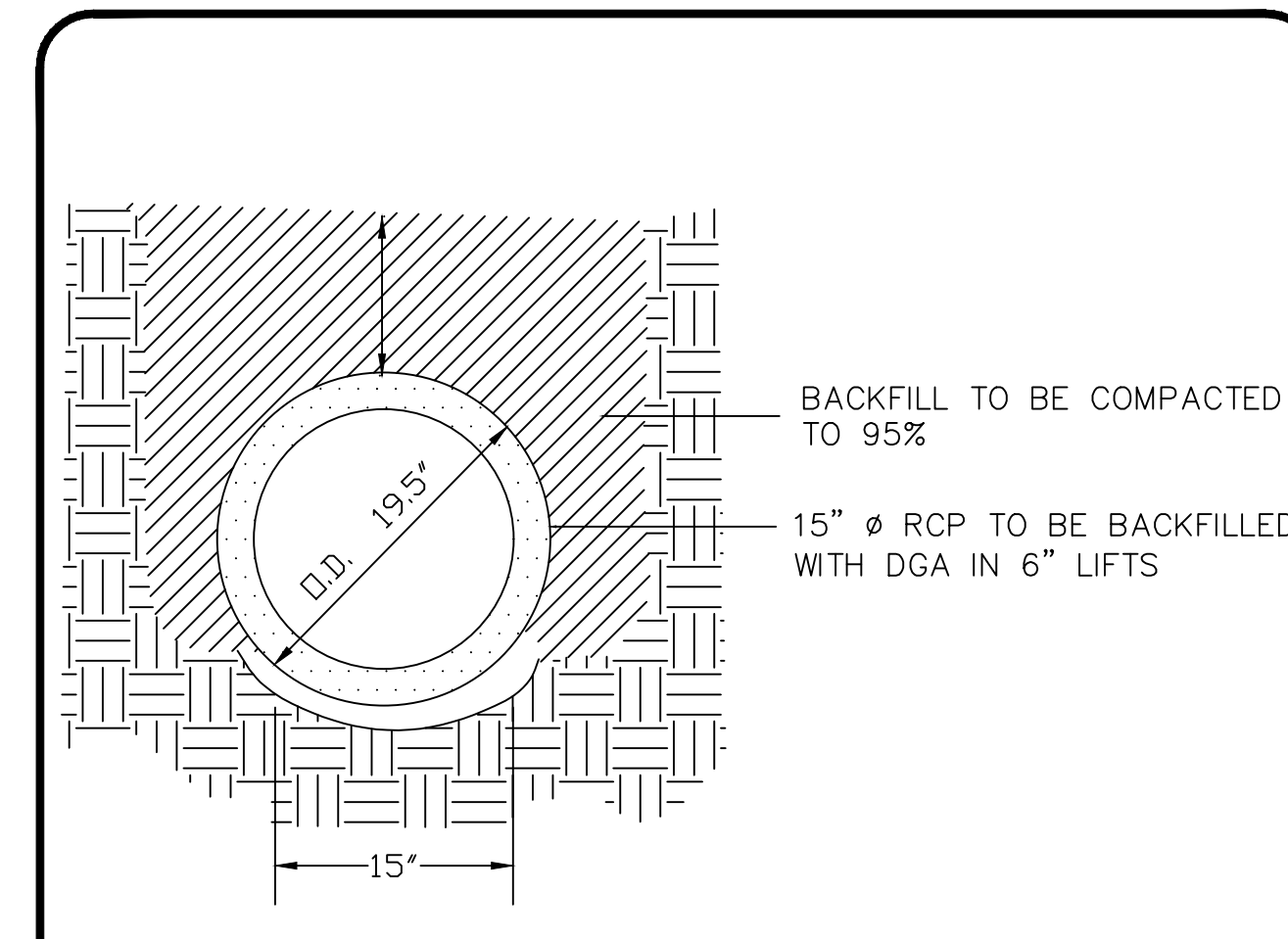
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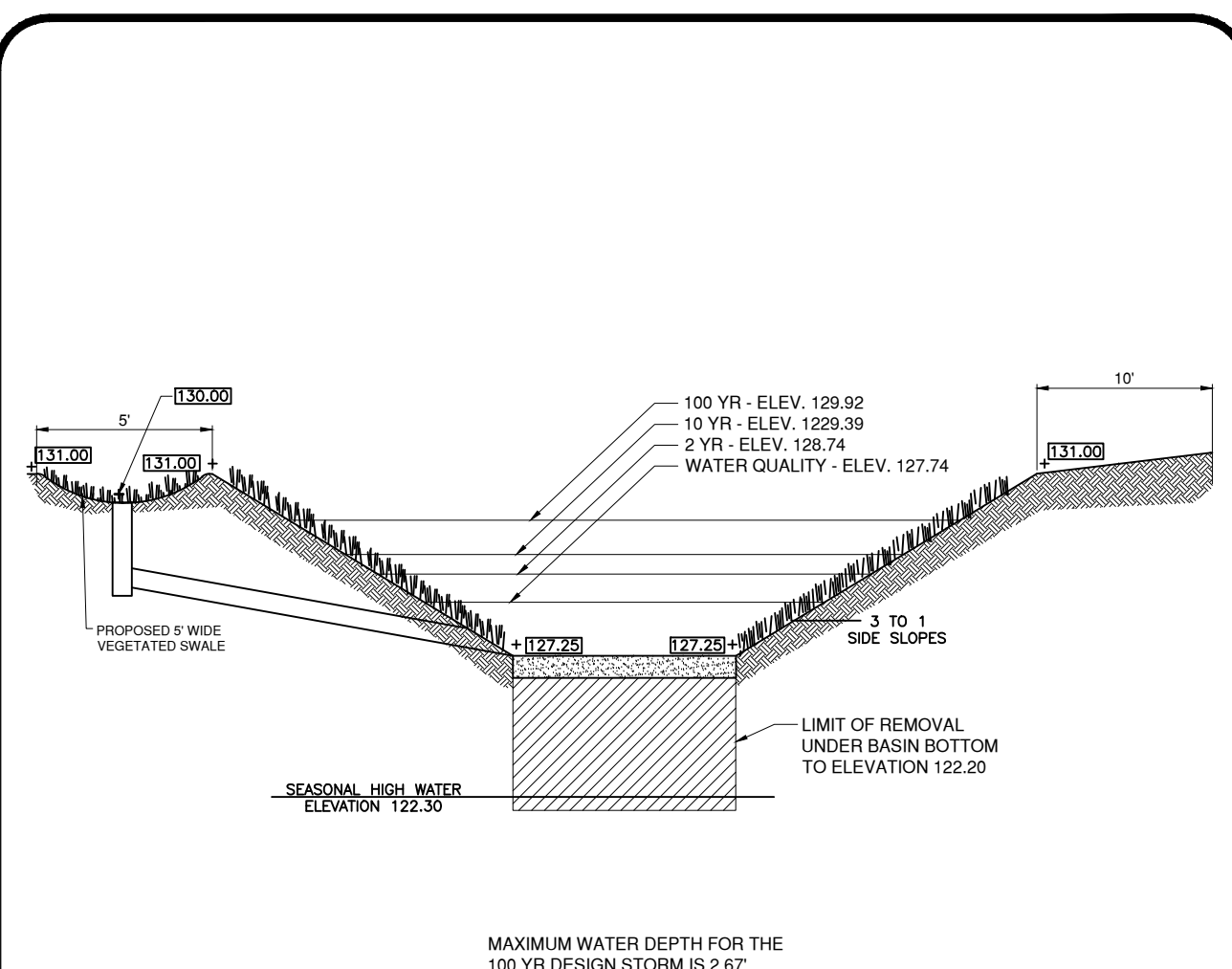
CATCH BASIN TRAP

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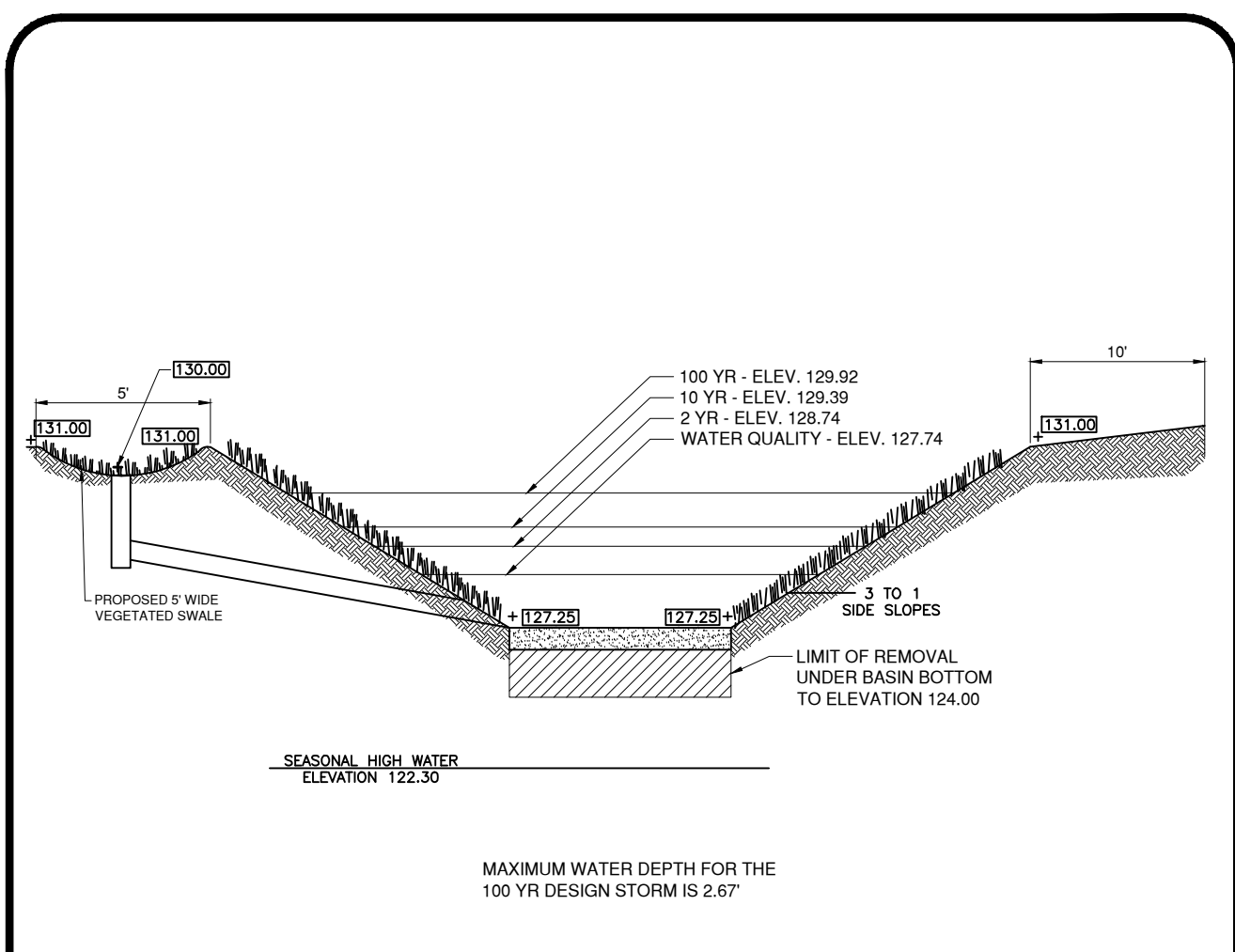
PIPE BEDDING DETAIL

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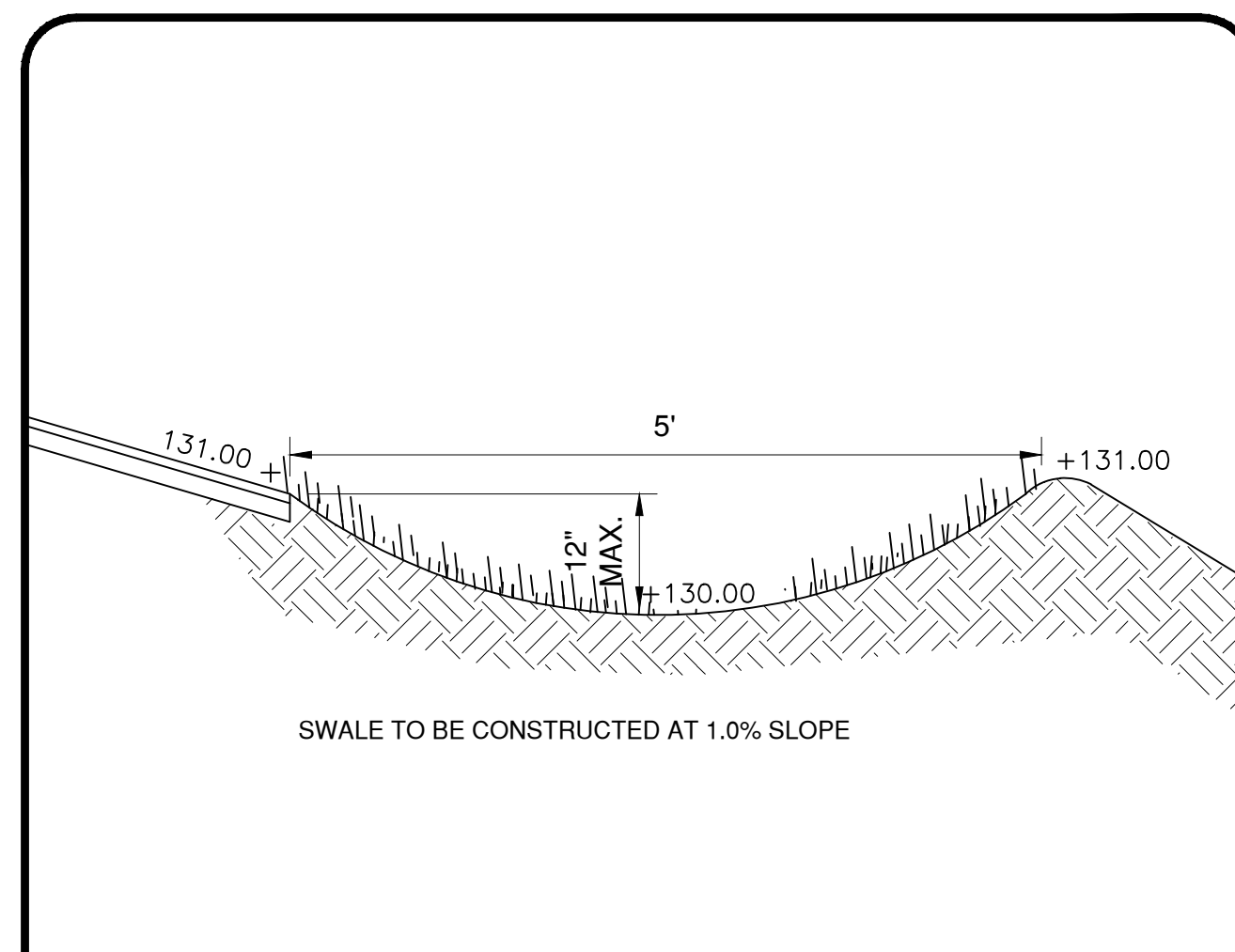
STORMWATER BASIN DETAIL

N.T.S



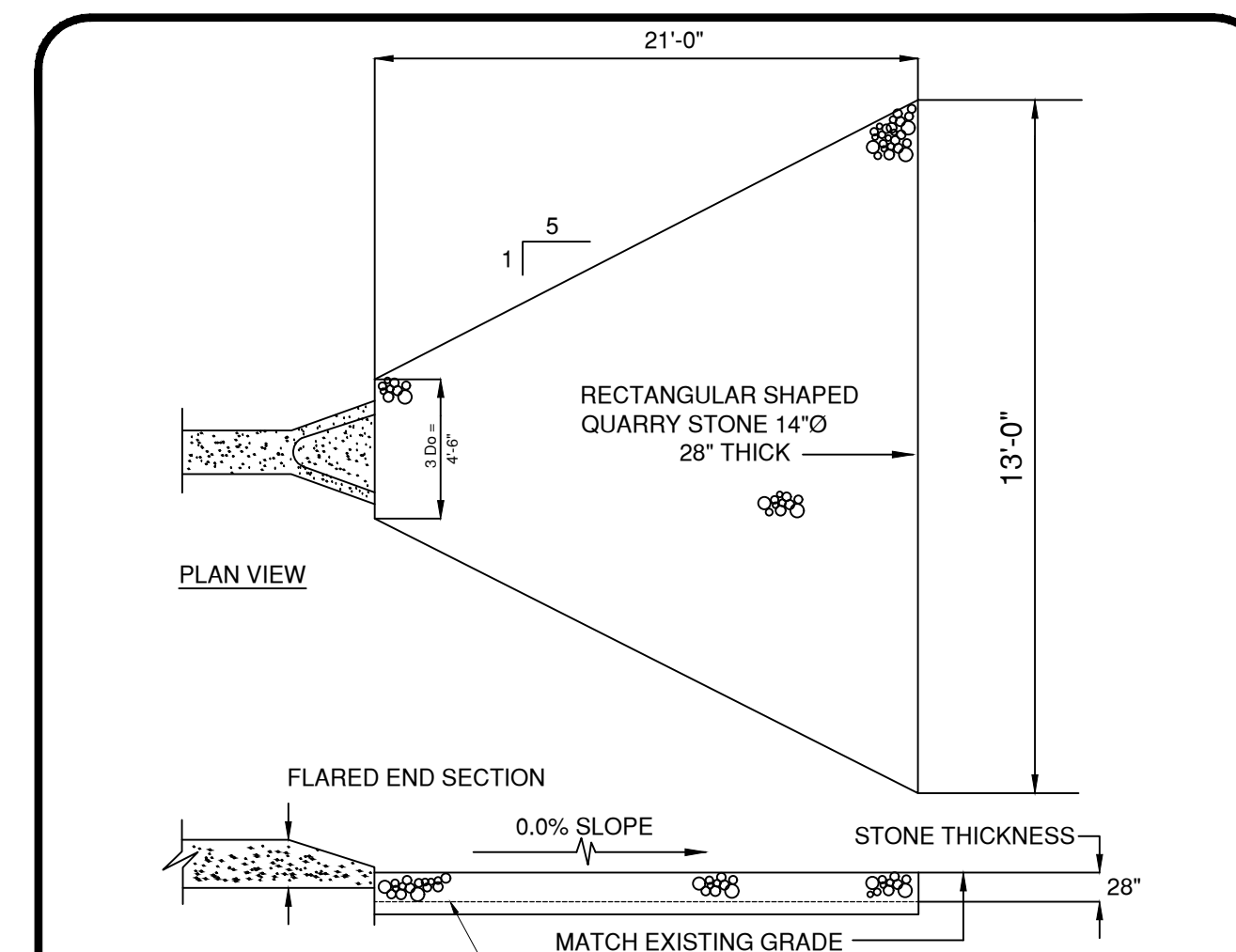
STORMWATER BASIN DETAIL

N.T.S



VEGETATIVE SWALE DETAIL

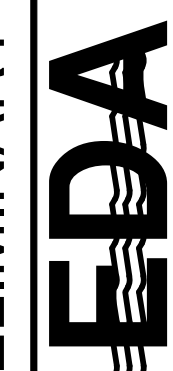
N.T.S



STONE APRON #1 DETAIL

N.T.S

PRELIMINARY PLAT - SITE PLAN



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MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

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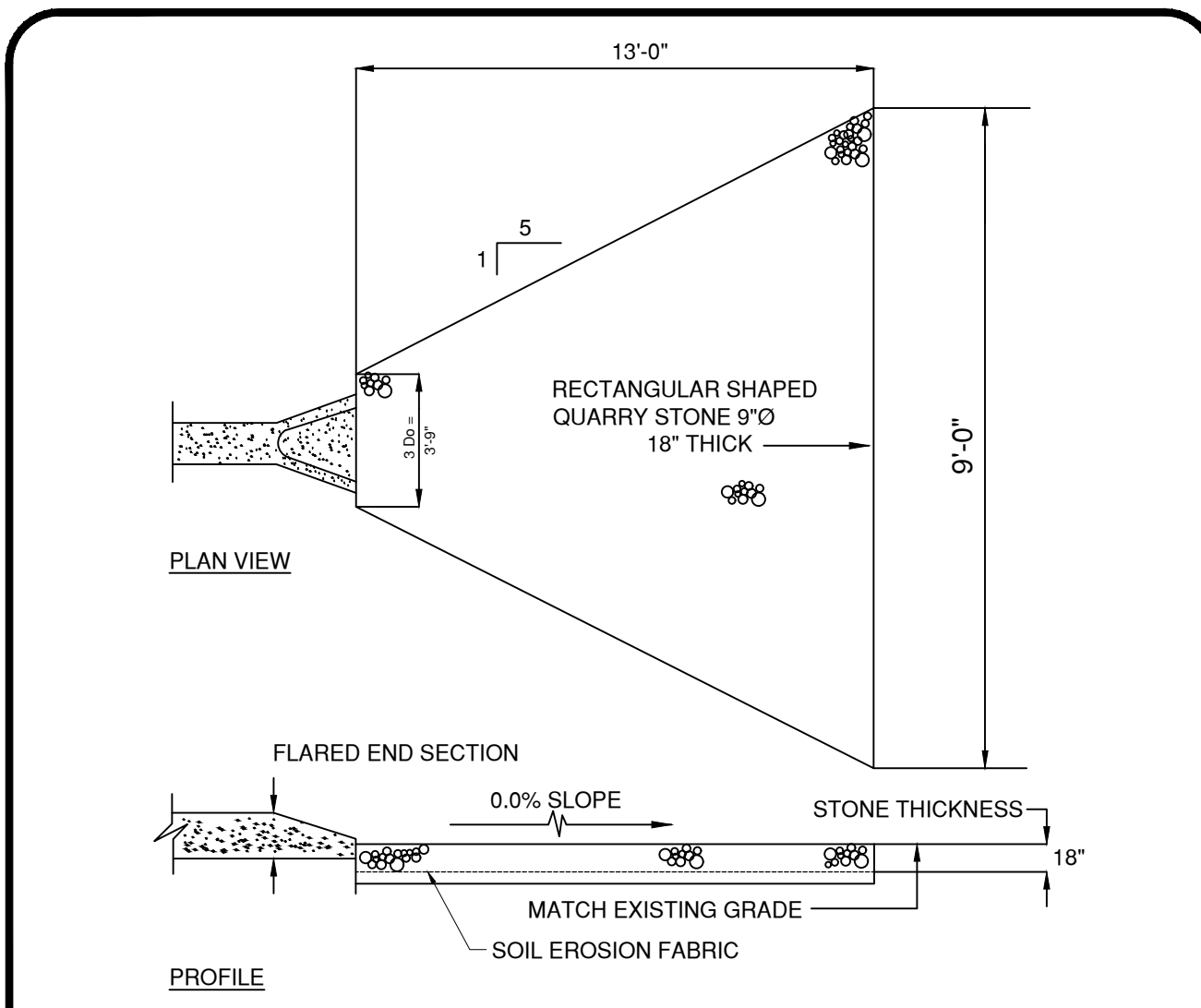
Joseph H. Maffei

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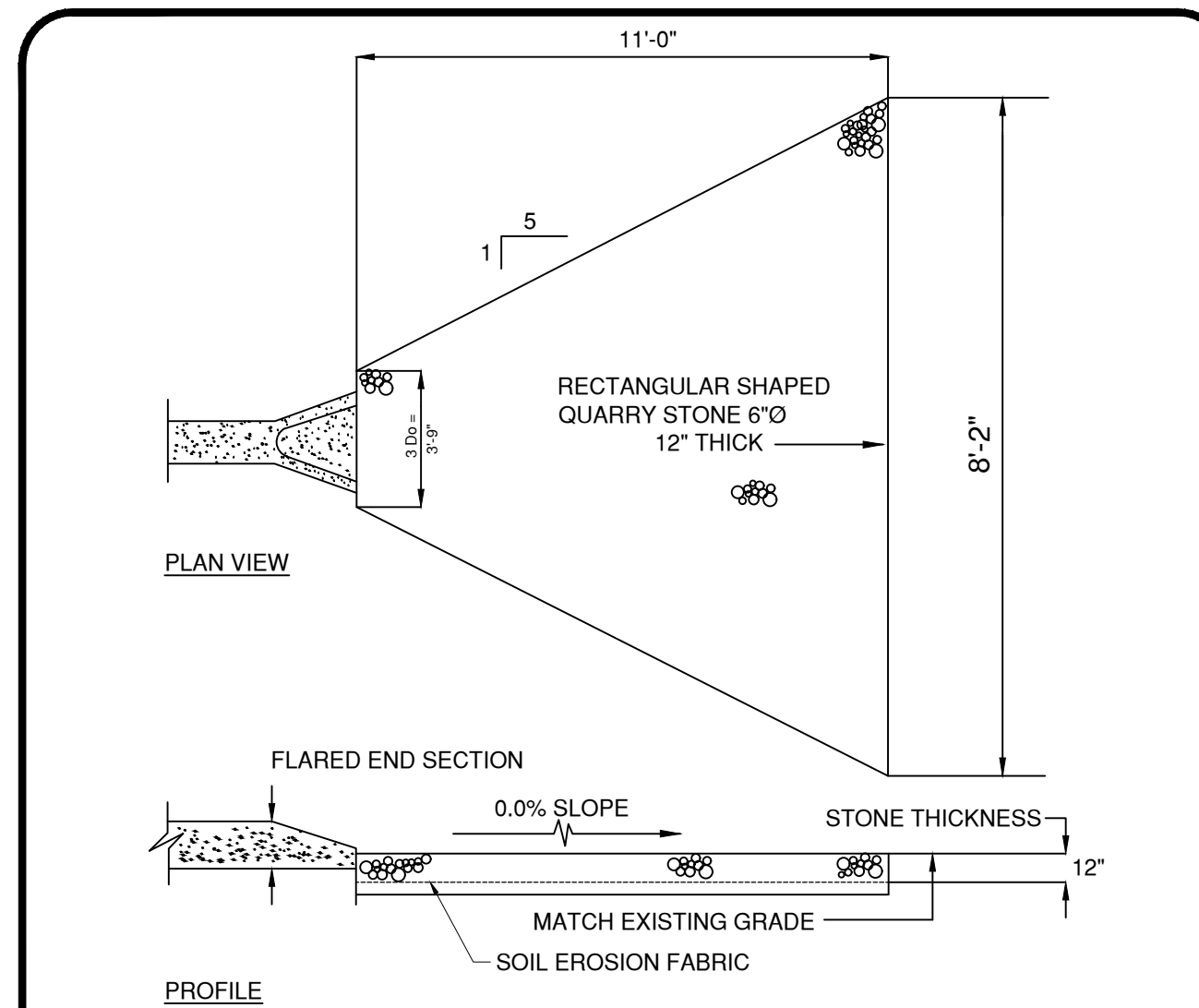
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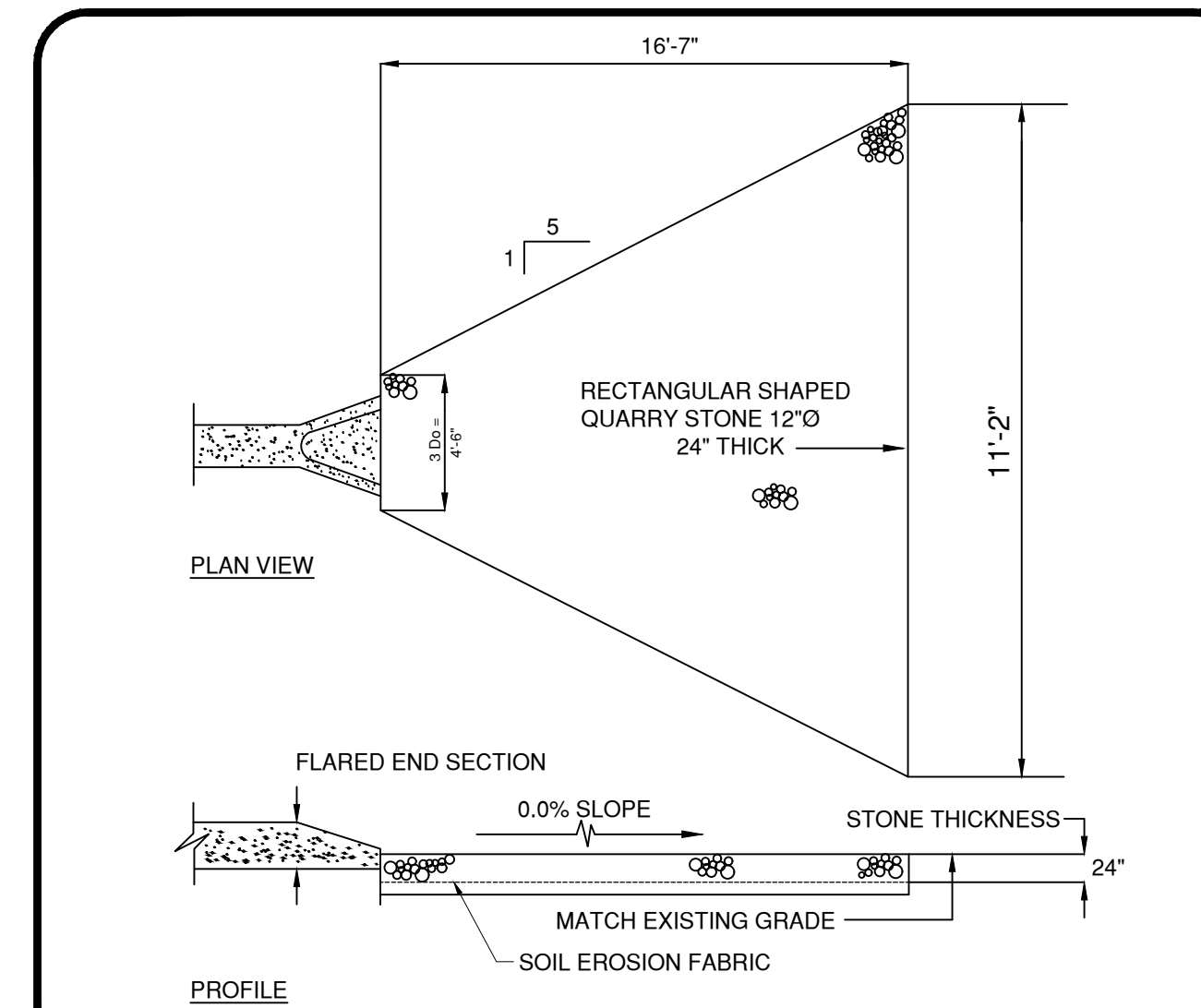
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PROJECT #: 8146	SHEET: 9 OF 12



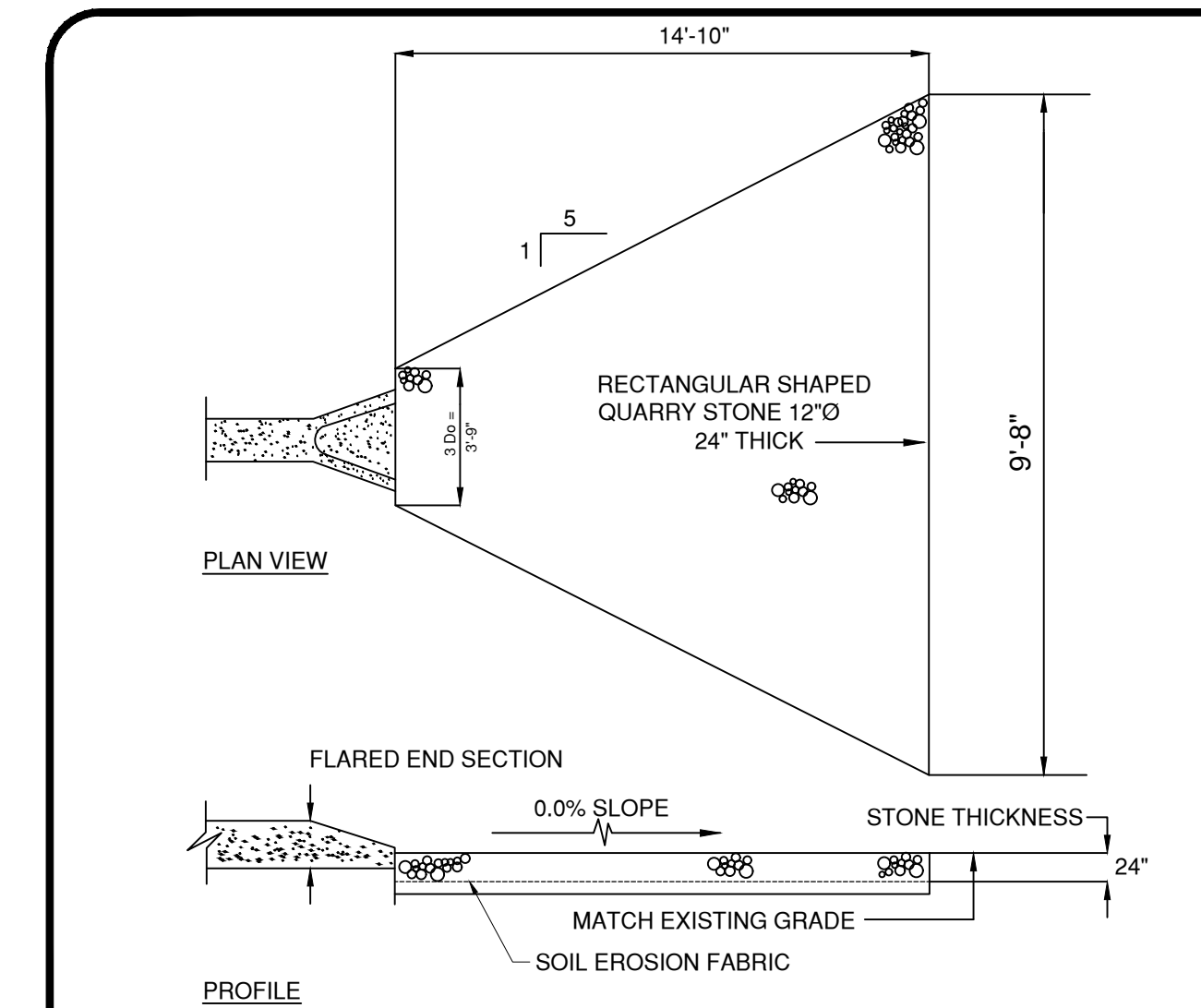
STONE APRON #2 DETAIL N.T.S



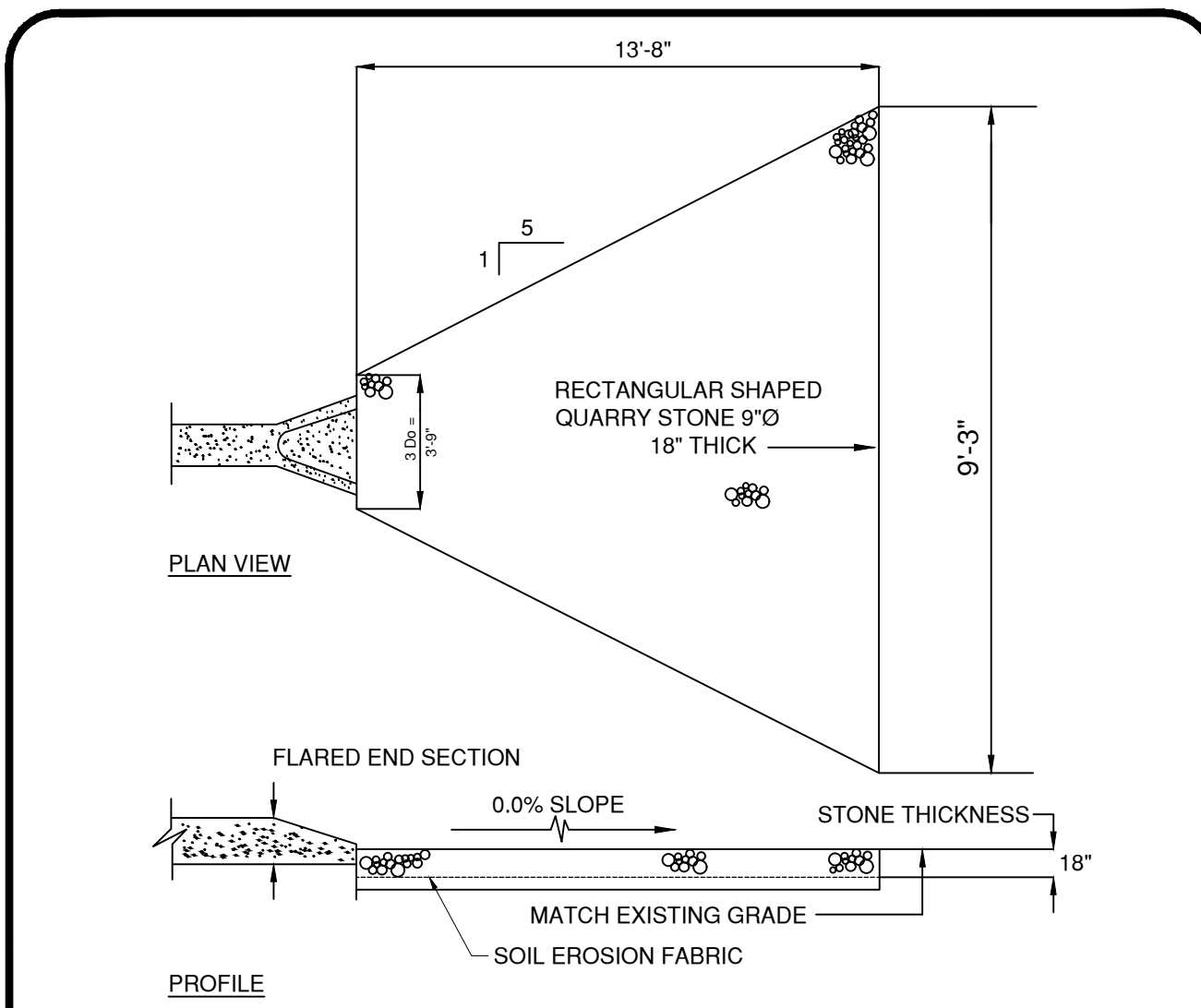
STONE APRON #3 DETAIL N.T.S



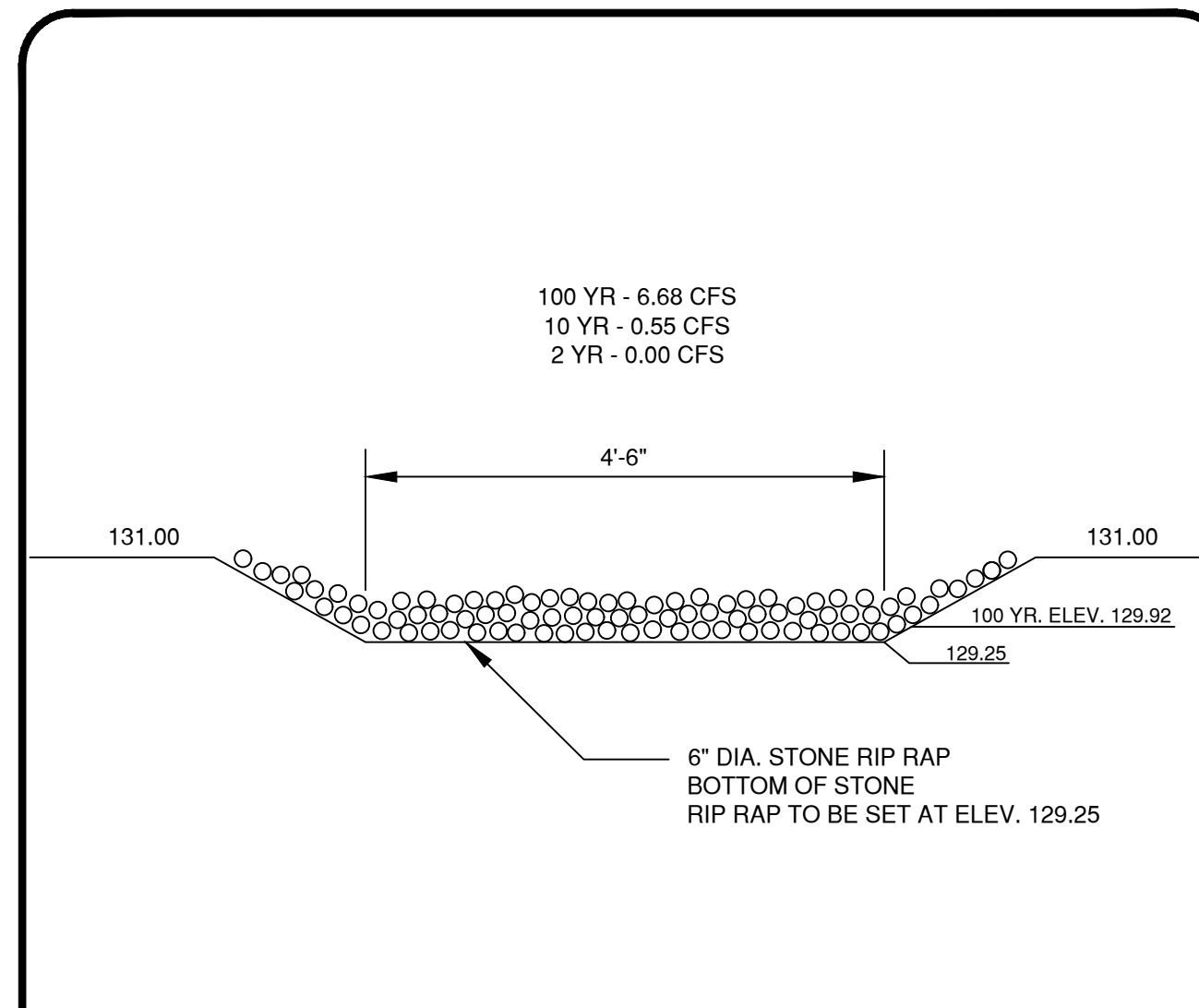
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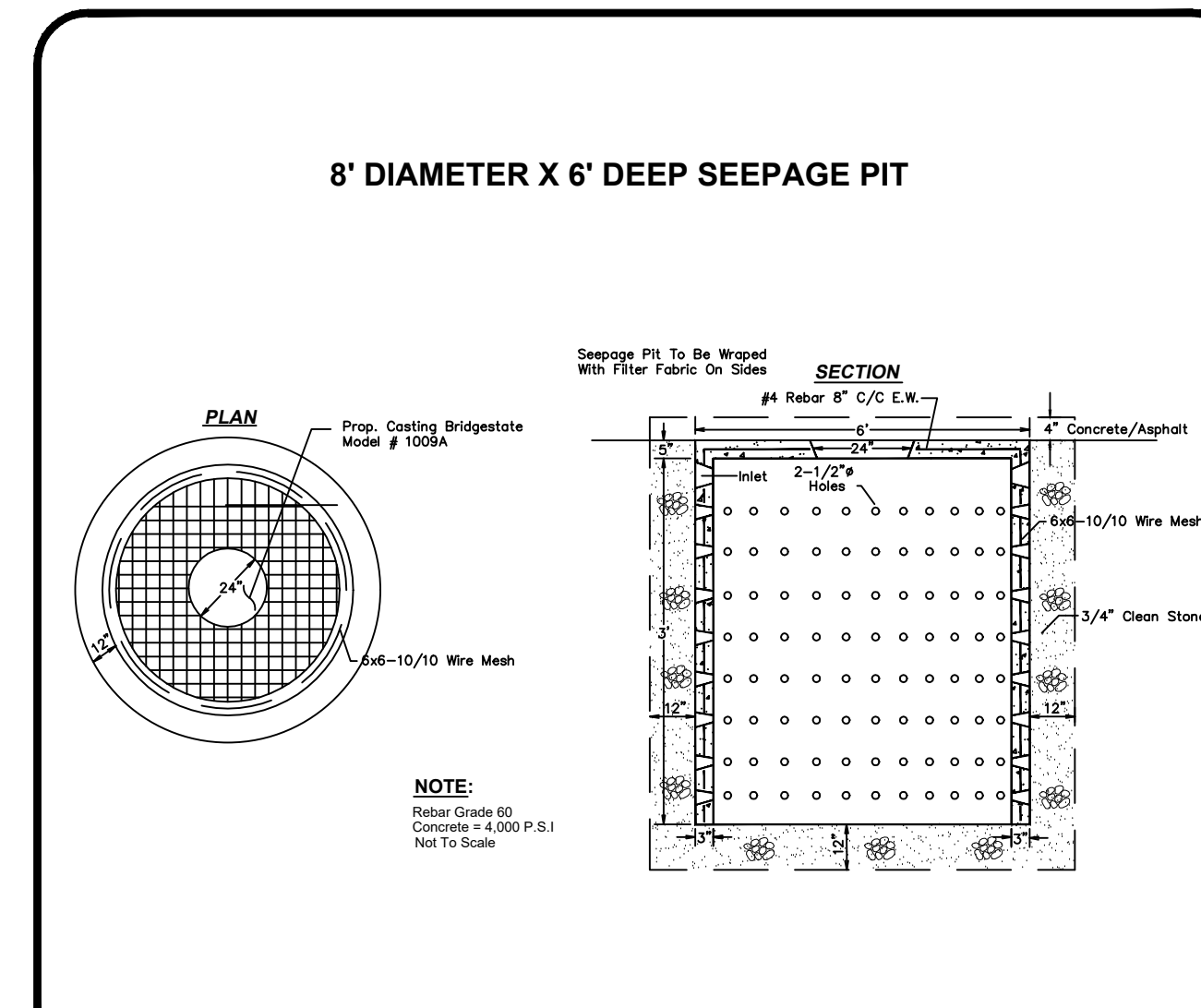
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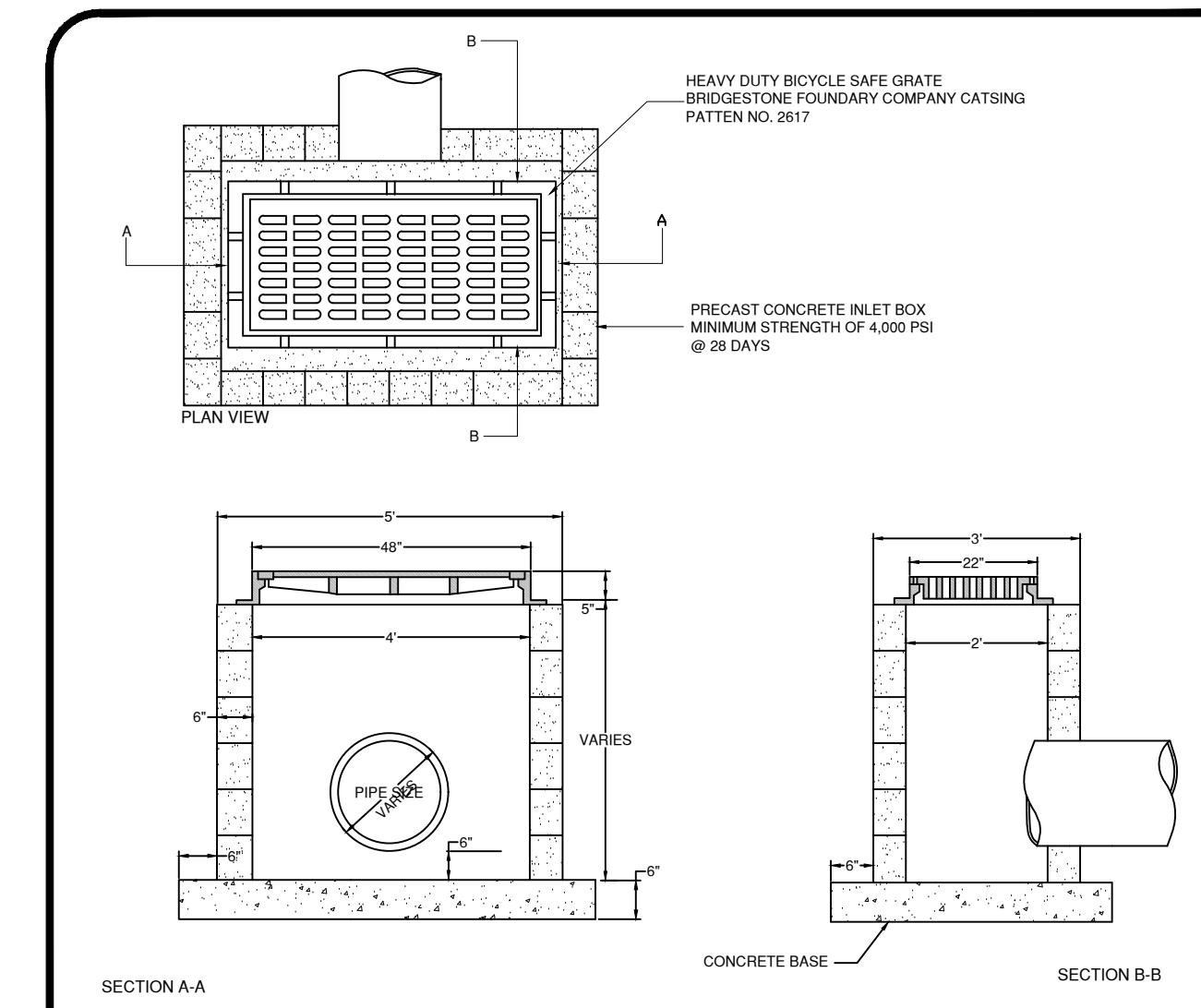
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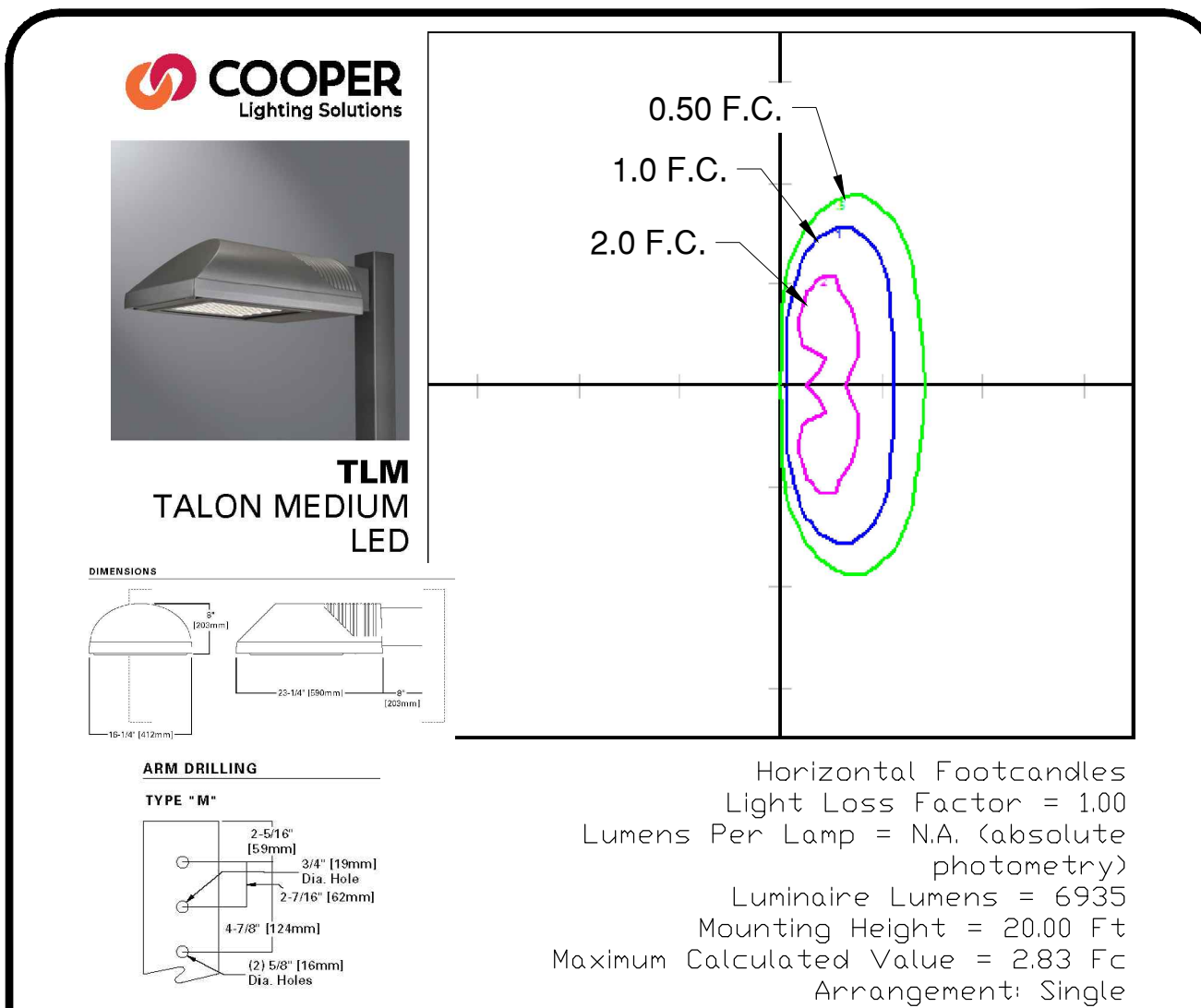
WEIR DETAIL N.T.S



SEEPAGE PIT DETAIL N.T.S



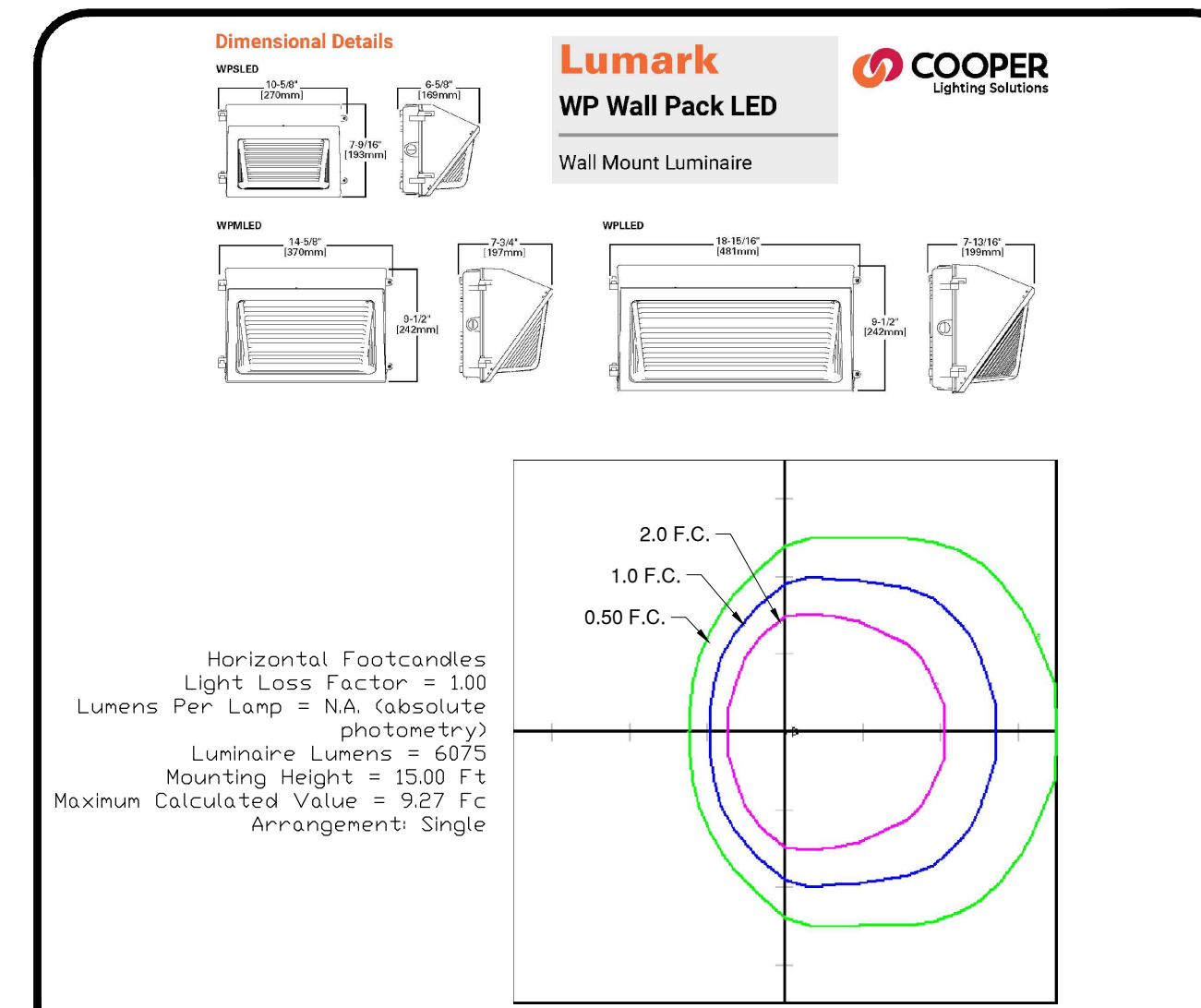
INLET TYPE A DETAIL N.T.S



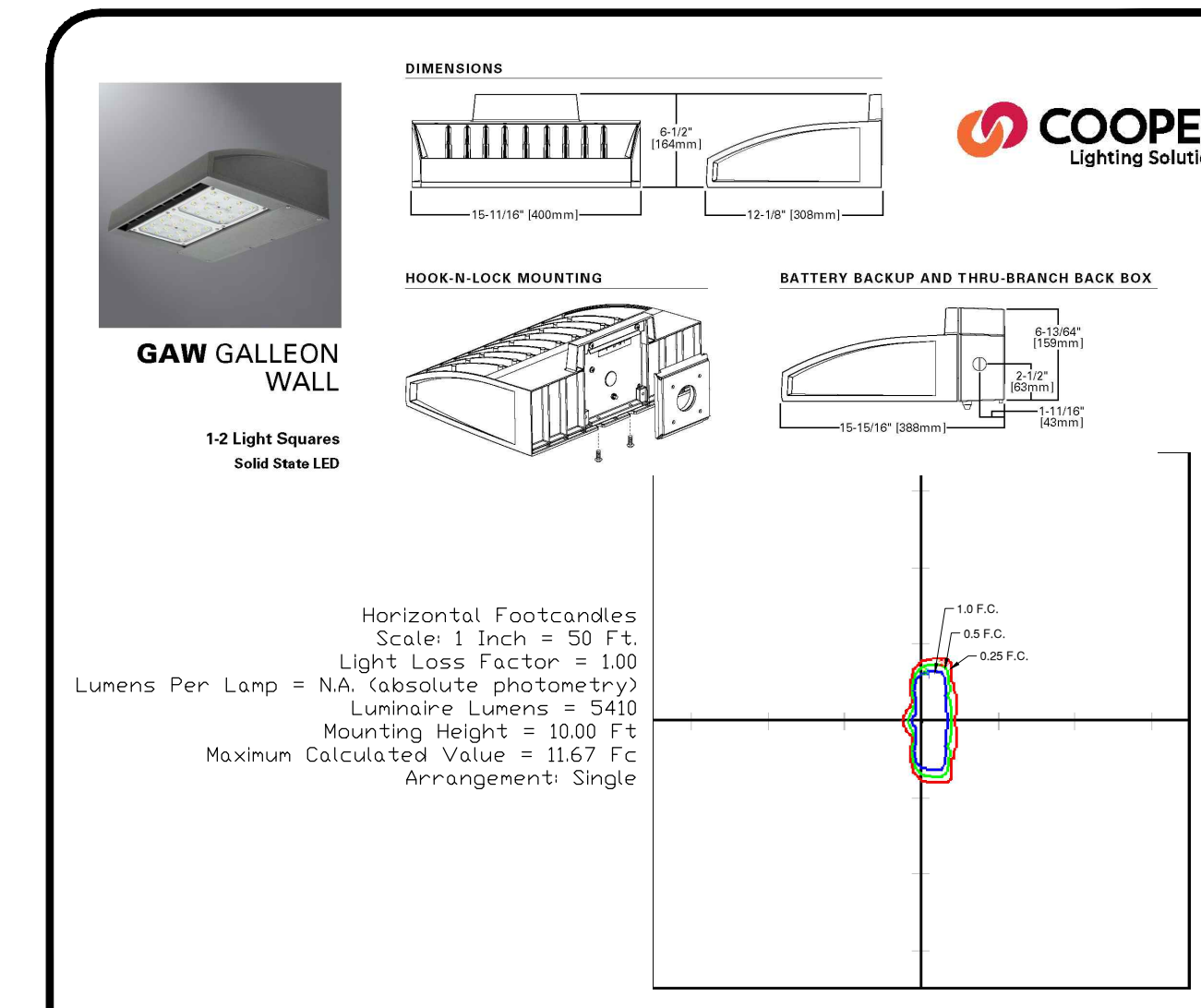
POLE MOUNTED LIGHT DETAIL N.T.S

Model	Mounting Height (Feet)	Effective Projected Area (Sq. Feet)	Beam Spread (Feet)	Beam Angle (Degrees)	Beam Diameter (Inches)	Beam Length (Inches)	Beam Weight (Pounds)	Maximum Effective Projected Area (Square Feet)	Max. Fixture Lumens (Footcandle)
SSA1000	10	10	10	10	10	10	10	10	10
SSA1500	15	15	15	15	15	15	15	15	15
SSA2000	20	20	20	20	20	20	20	20	20
SSA2500	25	25	25	25	25	25	25	25	25
SSA3000	30	30	30	30	30	30	30	30	30
SSA3500	35	35	35	35	35	35	35	35	35
SSA4000	40	40	40	40	40	40	40	40	40
SSA4500	45	45	45	45	45	45	45	45	45
SSA5000	50	50	50	50	50	50	50	50	50
SSA5500	55	55	55	55	55	55	55	55	55
SSA6000	60	60	60	60	60	60	60	60	60
SSA6500	65	65	65	65	65	65	65	65	65
SSA7000	70	70	70	70	70	70	70	70	70
SSA7500	75	75	75	75	75	75	75	75	75
SSA8000	80	80	80	80	80	80	80	80	80
SSA8500	85	85	85	85	85	85	85	85	85
SSA9000	90	90	90	90	90	90	90	90	90
SSA9500	95	95	95	95	95	95	95	95	95
SSA10000	100	100	100	100	100	100	100	100	100

POLE MOUNTED LIGHT BASE DETAIL N.T.S



BUILDING MOUNTED LIGHT DETAIL (FRONT OF BUILDING) N.T.S



BUILDING MOUNTED LIGHT DETAIL (REAR OF BUILDING) N.T.S

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 CERTIFICATE OF AUTHORIZATION: 2636270350

ENGINEERING DETAILS
 BLOCK 3901, LOT 29
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 GLOUCESTER COUNTY, NEW JERSEY

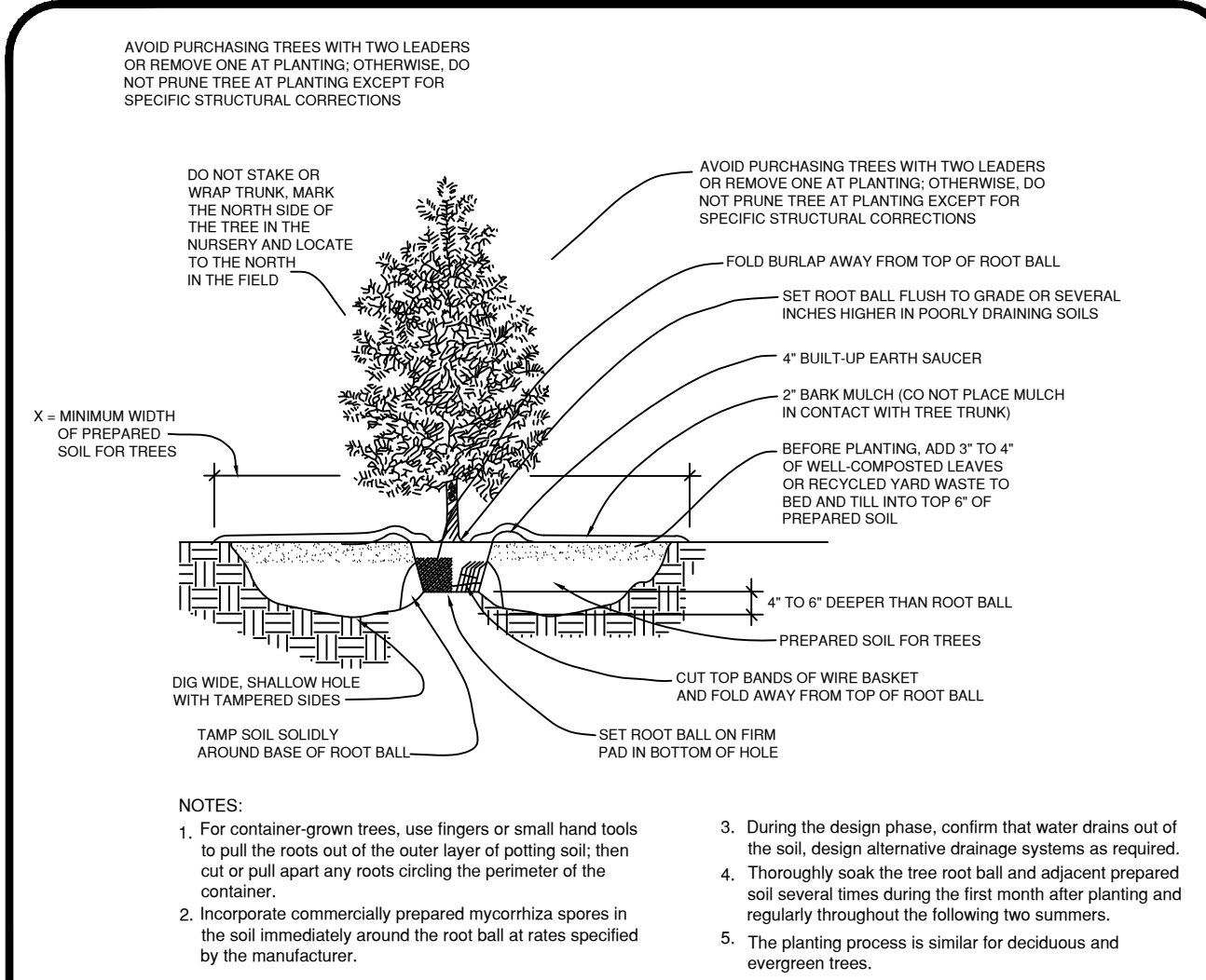
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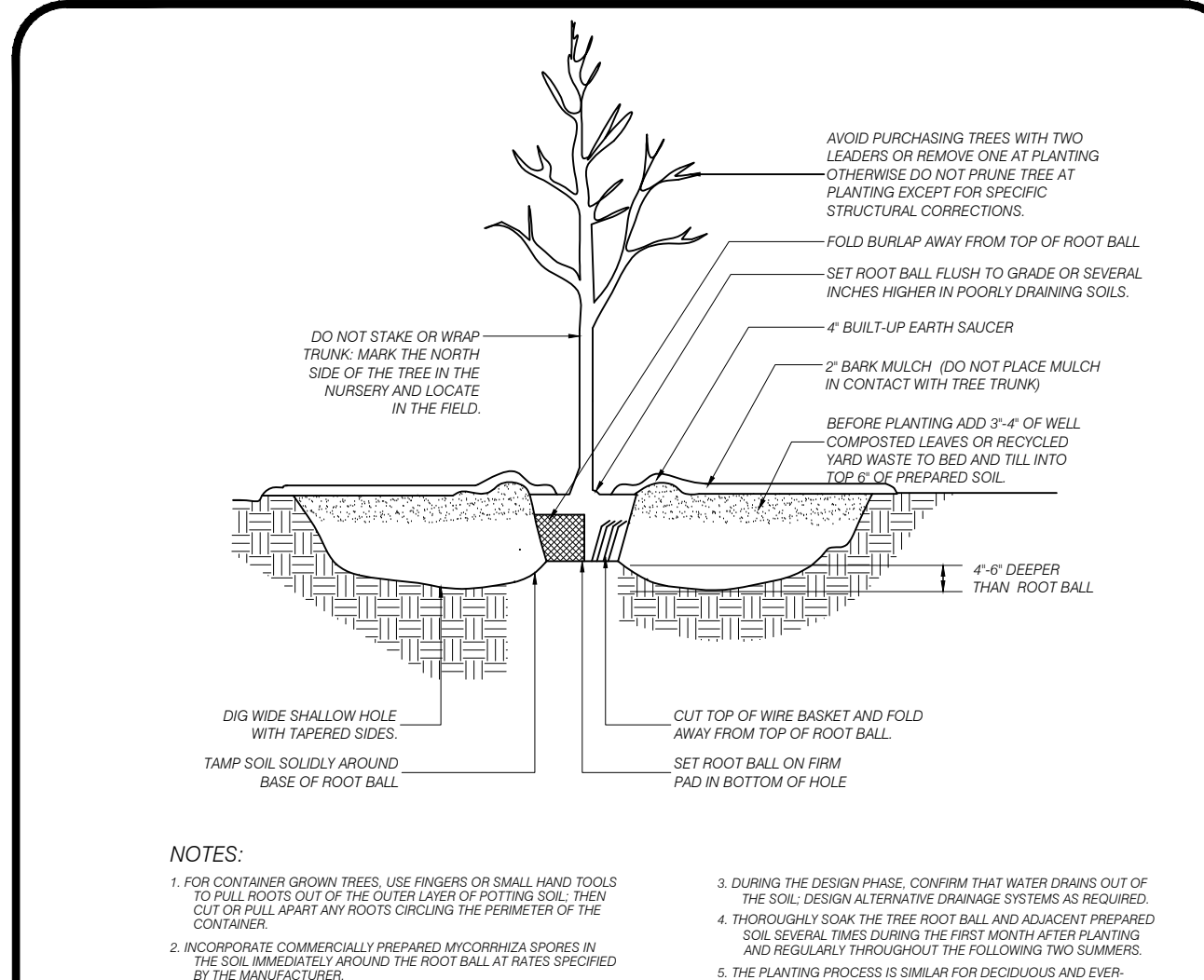
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REVISION	DATE	BY

EDAA

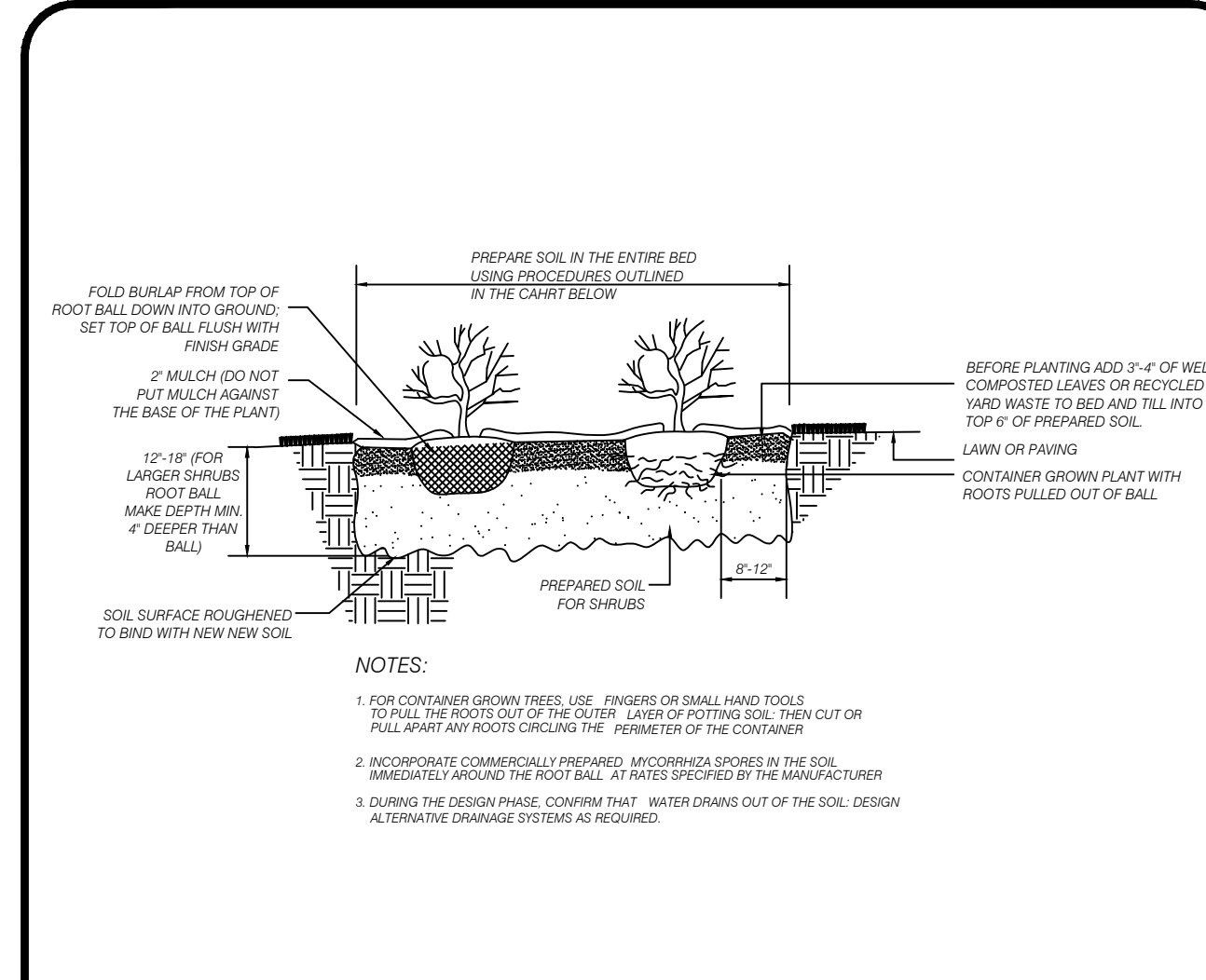
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SCALE: N.T.S.	CHECKED BY: JHM
PROJECT #: 8146	SHEET: 10 OF 12



EVERGREEN TREE PLANTING DETAIL N.T.S.



SHADE TREE PLANTING DETAIL N.T.S.



SHRUB PLANTING DETAIL N.T.S.

LANDSCAPE CONTRACTOR NOTES

- DRAWINGS TO BE SCALED FOR PURPOSES OF LOCATING SOIL, BERMS, PLANT MATERIAL, PLANTING BEDS, GROUND COVER AREAS AND OTHER SITE AMENITIES SHOWN. DRAWINGS ARE DIAGRAMATIC; PLANT MATERIAL SUBJECT TO FIELD ADJUSTMENT.
- ALL PLANT MATERIAL TO BE SET IN PREPARED MULCH BEDS. FINAL BED LINES TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. PLAN HOLDS PRECEDENT.

GRASSES

AREAS TO BE SEEDED SHALL CONSIST OF THE FOLLOWING SEED MIXTURES TO INSURE A HIGH QUALITY GRASS.

Switch Grass - 0.35 Lbs/1,000 SF
 Sheep Fescue - 0.45 Lbs/1,000 SF
 Little Bluestem - 0.45 Lbs/1,000 SF
 Deer Tongue - 0.25 Lbs/1,000 SF
 Partridge Pea - 0.25 Lbs/1,000 SF

FERTILIZING AND LIMING SHALL BE COMPLETED PRIOR TO SEEDING LAWN AREAS TWICE PER YEAR.

PLANTING BED

PLANTING BED TO BE CONSTRUCTED AS SHOWN ON DETAIL. BED TO BE CONSTRUCTED USING THE FOLLOWING SPECIFICATIONS OR AN APPROVED EQUAL.

- MULCH - BEDS TO BE FILLED WITH A 4" LAYER OF LICORICE ROOT MULCH (RIGHT DRESS INC.)
- WEED BARRIER - MULCH TO BE PLACED OVER TERRA TOP LS WEED CONTROL FABRIC OR 4 MIL BLACK POLYETHYLENE.

LANDSCAPE CONTRACTOR NOTES N.T.S.

TEST PIT #1

DEPTH	DESCRIPTION
0" - 3"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
3" - 23"	10YR 6/6 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
23" - 42"	7.5YR 6/6 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
42" - 53"	10YR 6/6 Brownish Yellow, Sandy Loam, Subangular Blocky, Friable
53" - 68"	10YR 6/6 Brownish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
68" - 79"	10YR 7/6 Yellow, Loamy Sand, Subangular Blocky, Friable
79" - 111"	10YR 7/4 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable
111" - 132"	10YR 7/3 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 8/1 White, Few, Fine & Faint & layers of 10YR 5/6 Yellowish Brown, Sandy Loam, Subangular Blocky, Friable

Depth of Seasonal High Water: 111"
 Depth of Groundwater: >132"
 Date Performed: 5/2/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 131.35

TEST PIT #2

DEPTH	DESCRIPTION
0" - 5"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
5" - 30"	10YR 6/6 Brownish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
30" - 68"	7.5YR 6/8 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
68" - 105"	7.5YR 6/6 Reddish Yellow, Loamy Sand, Subangular Blocky, Friable
105" - 123"	10YR 7/6 Yellow, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 7/1 Light Gray, Few, Fine & Faint

Depth of Seasonal High Water: 105"
 Depth of Groundwater: >123"
 Date Performed: 5/2/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 130.30

TEST PITS #1 & #2 N.T.S.

TEST PIT #3

DEPTH	DESCRIPTION
0" - 3"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
3" - 28"	10YR 6/4 Light Yellowish Brown, Sandy Clay Loam, Subangular Blocky, Friable
28" - 47"	10YR 6/6 Brownish Yellow, Sandy Loam, Subangular Blocky, Friable
47" - 72"	10YR 6/6 Brownish Yellow, Sandy Loam, Subangular Blocky, Friable
72" - 80"	10YR 7/6 Yellow, Loamy Sand, Subangular Blocky, Friable
80" - 110"	10YR 7/6 Yellow, Sand, Single Grain, Loose
110" - 125"	10YR 7/6 Yellow, Sand, Single Grain, Loose w/mottles of 10YR 7/1 Light Gray, Few, Fine & Faint

Depth of Seasonal High Water: 110"
 Depth of Groundwater: >125"
 Date Performed: 5/2/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 130.50

TEST PIT #4

DEPTH	DESCRIPTION
0" - 5"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
5" - 24"	10YR 6/4 Light Yellowish Brown, Sandy Clay Loam, Subangular Blocky, Friable
24" - 67"	10YR 6/6 Brownish Yellow, Sandy Loam, Subangular Blocky, Friable w/40% Coarse Fragments
67" - 104"	10YR 7/6 Yellow, Loamy Sand, Subangular Blocky, Friable
104" - 120"	10YR 7/4 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 8/1 White, Few, Fine & Faint
80" - 110"	10YR 7/6 Yellow, Sand, Single Grain, Loose
110" - 125"	10YR 7/6 Yellow, Sand, Single Grain, Loose w/mottles of 10YR 7/1 Light Gray, Few, Fine & Faint

Depth of Seasonal High Water: 104"
 Depth of Groundwater: >120"
 Date Performed: 5/2/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 129.75

TEST PITS #3 & #4 N.T.S.

TEST PIT #5

DEPTH	DESCRIPTION
0" - 7"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
7" - 42"	10YR 6/4 Light Yellowish Brown, Sandy Clay, Massive & Firm
42" - 65"	7.5YR 6/6 Reddish Yellow, Sandy Loam, Subangular Blocky, Friable
65" - 84"	7.5YR 7/6 Reddish Yellow, Loamy Sand, Subangular Blocky, Friable
84" - 96"	10YR 7/6 Yellow, Loamy Sand, Subangular Blocky, Friable
96" - 120"	10YR 6/4 Light Yellowish Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 8/1 White, Few, Fine & Faint

Depth of Seasonal High Water: 96"
 Depth of Groundwater: >120"
 Date Performed: 5/2/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 129.70

TEST PIT #6

DEPTH	DESCRIPTION
0" - 6"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
6" - 26"	10YR 6/6 Brownish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
26" - 35"	10YR 6/4 Light Yellowish Brown, Sandy Loam, Subangular Blocky, Friable
35" - 80"	10YR 6/6 Brownish Yellow, Sandy Loam, Subangular Blocky, Friable
80" - 108"	10YR 7/4 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable
108" - 135"	10YR 7/3 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 8/1 White, Common, Medium & Distinct

Depth of Seasonal High Water: 108"
 Depth of Groundwater: >135"
 Date Performed: 5/2/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 130.60

TEST PITS #5 & #6 N.T.S.

TEST PIT #7

DEPTH	DESCRIPTION
0" - 5"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
5" - 24"	10YR 6/6 Brownish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
24" - 88"	7.5YR 6/6 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
88" - 120"	10YR 6/6 Brownish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
120" - 132"	10YR 7/4 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 7/1 Light Gray, Few, Fine & Faint

Depth of Seasonal High Water: 120"
 Depth of Groundwater: >132"
 Date Performed: 5/2/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 132.30

TEST PIT #8

DEPTH	DESCRIPTION
0" - 5"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
5" - 40"	10YR 6/4 Light Yellowish Brown, Sandy Loam, Subangular Blocky, Friable
40" - 83"	7.5YR 6/6 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
83" - 116"	7.5YR 6/4 Light Brown, Sandy Loam, Subangular Blocky, Friable
116" - 130"	10YR 7/3 Very Pale Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 8/1 White, Common, Medium & Distinct

Depth of Seasonal High Water: 116"
 Depth of Groundwater: >130"
 Date Performed: 9/25/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 131.55

TEST PITS #7 & #8 N.T.S.

TEST PIT #9

DEPTH	DESCRIPTION
0" - 7"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
7" - 25"	10YR 6/4 Light Yellowish Brown, Sandy Clay Loam, Subangular Blocky, Friable
25" - 87"	7.5YR 6/8 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
87" - 119"	7.5YR 5/4 Brown, Sandy Loam, Subangular Blocky, Friable
119" - 133"	10YR 6/4 Light Yellowish Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 8/1 White, Common, Medium & Distinct

Depth of Seasonal High Water: 119"
 Depth of Groundwater: >133"
 Date Performed: 9/25/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 131.75

TEST PIT #10

DEPTH	DESCRIPTION
0" - 5"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
5" - 28"	10YR 6/4 Light Yellowish Brown, Sandy Clay Loam, Subangular Blocky, Friable
28" - 49"	10YR 6/6 Brownish Yellow, Sandy Loam, Subangular Blocky, Friable
49" - 79"	7.5YR 6/6 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
79" - 112"	10YR 6/4 Light Yellowish Brown, Loamy Sand, Subangular Blocky, Friable
112" - 128"	10YR 6/3 Pale Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 7/1 Light Gray, Common, Medium & Distinct

Depth of Seasonal High Water: 112"
 Depth of Groundwater: >128"
 Date Performed: 9/25/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 130.75

TEST PITS #9 & #10 N.T.S.

SOIL BORING #1

DEPTH	DESCRIPTION
0" - 4"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
4" - 33"	10YR 6/6 Brownish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
33" - 70"	7.5YR 6/8 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
70" - 99"	7.5YR 6/6 Reddish Yellow, Loamy Sand, Subangular Blocky, Friable

Depth of Seasonal High Water: Not Encountered to 99"
 Depth of Groundwater: Not Encountered to 99"
 Date Performed: 8/5/19
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 131.00

SOIL BORING #2

DEPTH	DESCRIPTION
0" - 5"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
5" - 37"	10YR 6/6 Brownish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
37" - 105"	7.5YR 6/8 Reddish Yellow, Sandy Clay Loam, Subangular Blocky, Friable
105" - 118"	7.5YR 6/6 Reddish Yellow, Loamy Sand, Subangular Blocky, Friable

Depth of Seasonal High Water: Not Encountered to 118"
 Depth of Groundwater: Not Encountered to 118"
 Date Performed: 10/5/20
 Performed By: Christopher J. Carey, LLA
 Existing Grade Elevation: 133.00

SOIL BORING #1 & #2 N.T.S.

RODENT CONTROL AND EXTERMINATION

- The purpose is to control existing rodent populations and any displacement that may occur onto adjacent properties due to proposed construction.
- Prior to any construction, a qualified sanitarian shall survey the proposed project area for evidence of any rodent activity. If deemed necessary, a control program by a certified pest control operator shall be initiated.
- At least 10 days before construction, the pest control operator shall rid the project site of rats and their carcasses and prevent migration to adjacent properties.

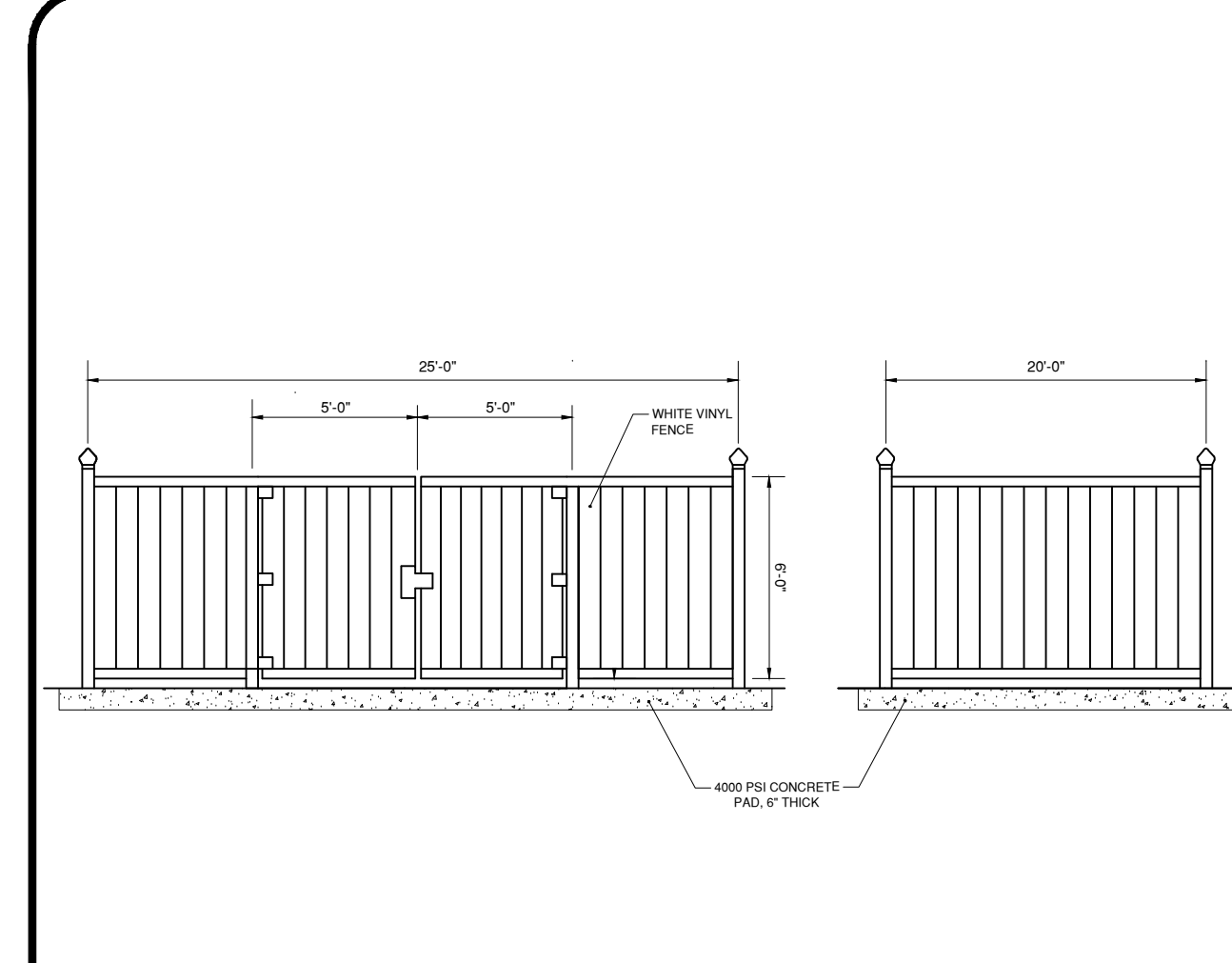
PEST CONTROL OPERATOR

- The pest control operator shall be required to submit a signed statement reporting the visible results obtained from the rat control program and they type and amounts of toxic baits in each location, this report shall be submitted after the initial baiting and after all follow up inspections.
- The pest control operator must be aware of the antidote for each rodenticide used.

EXTERMINATING MATERIALS

- The application of exterminating materials shall conform to Section 7:30 of the New Jersey Administrative Codes.
- Toxic Baits
 - Liquid anticomagulant baits may be used where there is no competing water supply. This type of bait is to be used at the discretion of the certified pest operator.
 - Toxic bait in the form of one pound paraffinized block shall be placed in stormwater structures located on adjacent roadways.
 - Baits shall be placed in appropriate locations within stormwater structures as determined by the pest control operator.
 - Bait blocks shall be securely fastened in its location with wire.
 - All visible carcasses of rats shall be removed and disposed to the satisfaction of the engineer.
 - All toxic baits located in stormwater structures shall on the fifth day after initial baiting be inspected and renewed as required.

RODENT CONTROL & EXTERMINATION NOTES



TRASH ENCLOSURE DETAIL N.T.S.

PRELIMINARY PLAT - SITE PLAN

EDA Engineering Design Associates, P.A.
 Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive Ocean View, New Jersey 08230
 (609) 390-0332 • Fax (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 26342/0350

ENGINEERING DETAILS
 BLOCK 3901, LOT 29
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #37894

Joseph H. Maffei

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REV. PER RESOLUTION	DATE	BY
12/22/20	MAJ	
REVISION	DATE	BY

EDA

DATE: 10/5/20	DRAWN BY: MAJ
SCALE: N.T.S.	CHECKED BY: JHM
PROJECT #: 8146	SHEET: 11 OF 12

