

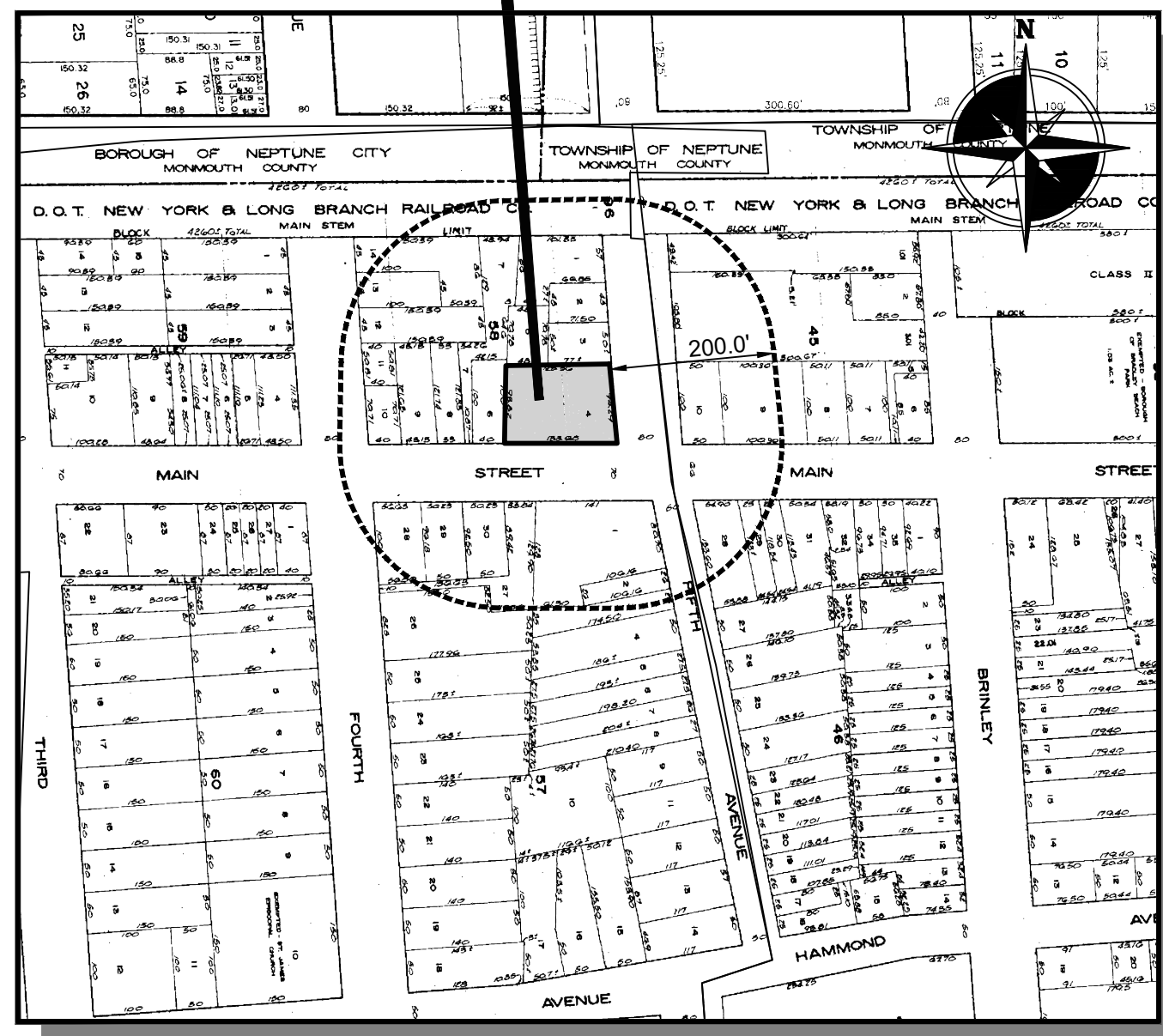
# PRELIMINARY & FINAL MAJOR SITE PLAN

## BLOCK 4 LOT 58

### BRADLEY BEACH BOROUGH

#### MONMOUTH COUNTY, NEW JERSEY

**SITE LOCATION**

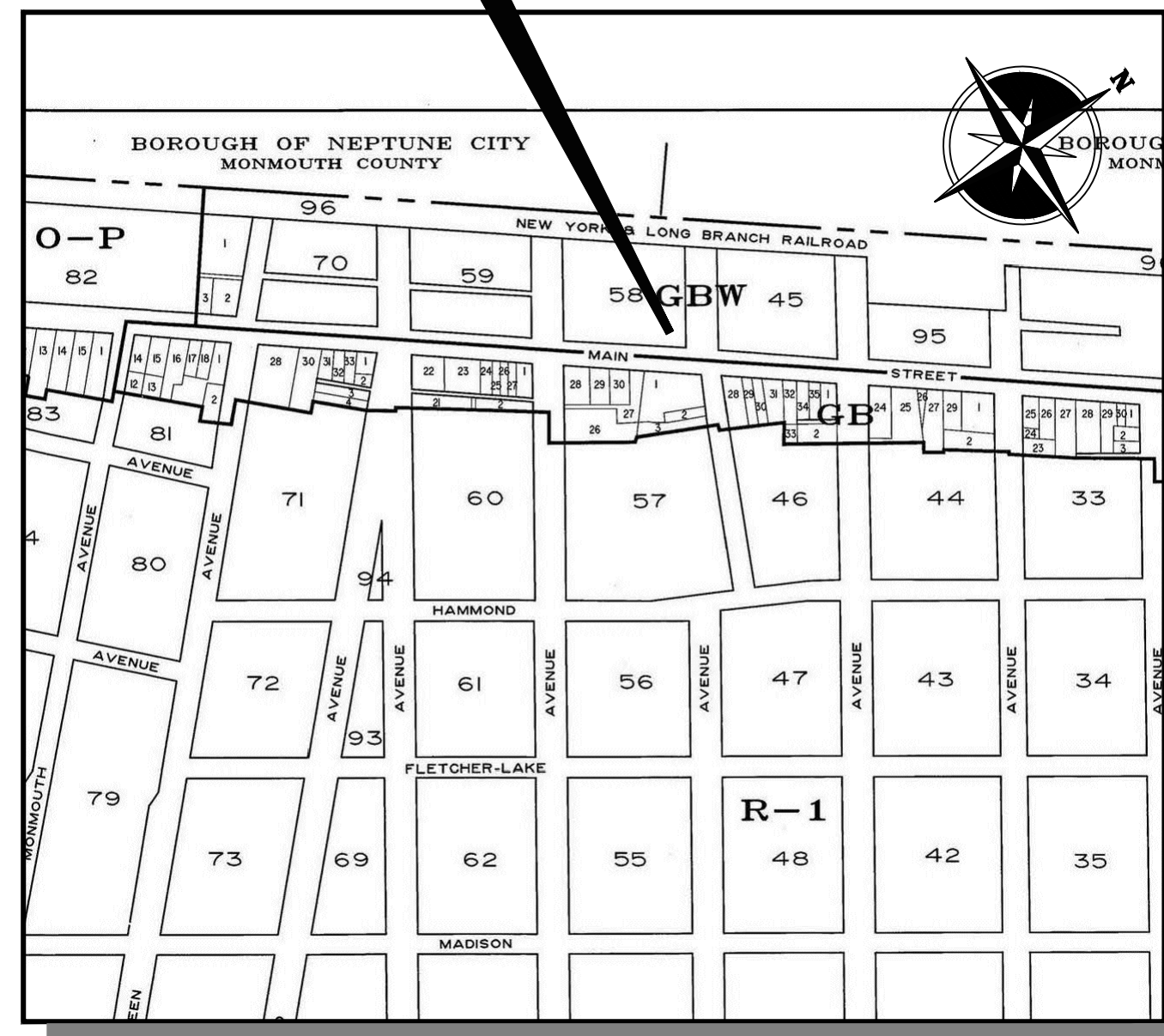


**TAX MAP**

SCALE: 1"=200'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY SHEET NUMBERS #11

**SITE LOCATION**



**ZONING MAP**

N.T.S.

**SITE LOCATION**



**KEY MAP**

SCALE: 1"=200'

**GENERAL NOTES:**

- PROPERTY KNOWN AND DESIGNATED AS LOT 4 IN BLOCK 58 AS SHOWN ON THE BOROUGH OF BRADLEY BEACH TAX MAP, SHEET 11, DATED 06/30/2014.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 4, BLOCK 58, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, STATE OF NEW JERSEY," PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C., DATED 08/23/2023.
- THE TRACT CONTAINS 0.28 AC. = 12,168 S.F.
- ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
- PROPERTY IS LOCATED IN THE GENERAL BUSINESS WEST (GBW) 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 CURRENT FIRM 34025C0334G, DATED JUNE 15, 2022.
- SITE LOCATED WITHIN FLOOD ZONE X AS SHOWN ON THE PRELIMINARY FIRM 34025C0334H, DATED JANUARY 31, 2014.
- ASPHALT PARKING LOT PAVEMENT SURFACES TO BE CLEANED & HAVE CRACKS/JOINTS SEALED.
- PARKING LOT TO BE NEWLY STRIPED WITH NEW CONFIGURATION.
- EXISTING PRECAST BUMPER STOPS TO BE REPLACED.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS/NEOGEOWEB 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 THEREON.
- 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.

**OPERATIONAL INFORMATION:**

- THE RESTAURANT WILL BE OPERATIONAL SEVEN DAYS A WEEK.
- THE HOURS OF OPERATION ARE 11:30 AM TO 9 PM.
- THERE ARE A TOTAL OF 35-40 EMPLOYEES.
- THE MAXIMUM NUMBER OF EMPLOYEES PER SHIFT IS 10 TO 15.
- THE TIME OF DELIVERIES IS 10 AM TO 3 PM, SEVEN DAYS OF WEEK.
- THE LARGEST TRUCK SIZE IS A 20' BOX TRUCK.

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - A. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - B. CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- SOLID WASTE PICKUP IS AND 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.
- 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.
- ANY CURB DEEMED IN NEED OF REPAIR BY THE BOROUGH ENGINEER SHALL BE REPLACED AS NECESSARY. FURTHERMORE THE CURB SHALL BE CUT TO THE NEAREST JOINT TO AIDE IN THE BLENDING OF NEW AND EXISTING CURB.
- ANY SIDEWALK DEEMED IN NEED OF REPAIR BY THE BOROUGH ENGINEER SHALL BE REPLACED AS NECESSARY. FURTHERMORE THE SIDEWALK SHALL BE CUT TO THE NEAREST JOINT TO AIDE IN THE BLENDING OF NEW AND EXISTING SIDEWALK.
- THE PURPOSE OF THIS APPLICATION IS TO CONVERT THE EXISTING BUILDING INTO A RESTAURANT.
- THERE ARE NO WATERCOURSES, RAILROADS, BRIDGES, CULVERTS, STREAMS, OR WETLANDS OR WETLANDS BUFFERS, STEEP SLOPES, OR STREAM CORRIDORS ON SITE.
- 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.
- TWO COPIES OF THE FINAL MAP AS FILED WITH THE BOROUGH TAX ASSESSOR AND ENGINEER WILL BE PROVIDED WITH THIS SUBMISSION.

**DESIGN WAIVERS REQUESTED:**

- IN ACCORDANCE WITH § 450-39, ONE PARKING SPACE IS REQUIRED FOR EACH 100 SQUARE FEET OF FLOOR AREA DESIGNATED FOR COMMERCIAL PURPOSES REGARDING BARS AND RESTAURANTS. REQUIRED 23 SPACES. PROVIDED: 10 SPACES.

**VARIANCES REQUIRED:**

- MINIMUM SIDE SETBACK: REQUIRED 5 FT. PROVIDED: 2.2 FT. (EXISTING CONDITION)
- MINIMUM SIDE SETBACK: REQUIRED 5 FT. PROVIDED: 2.2 FT. (PROPOSED CONDITION)

**CHECKLIST WAIVERS REQUESTED:**

- KEY MAP SHOWING LOCATION OF SURROUNDING PROPERTIES, STREETS, EASEMENTS, MUNICIPAL BOUNDARIES, ETC. WITHIN 500 FT. OF THE PROPERTY.
- SIZE AND LOCATION OF ALL EXISTING STRUCTURES WITHIN 200 FT. OF THE SITE BOUNDARIES. (GENERAL USE FOR SKETCH PLAN).
- EXISTING SYSTEM OF DRAINAGE OF THE PROPERTY AND ANY LARGER TRACT OR BASIN OF WHICH IT IS A PART.
- PRE AND POST DRAINAGE AREA MAPS AND CALCULATIONS.
- PERCOLATION TESTS AND SOIL LOGS WHERE RETENTION BASIN, OR GROUNDWATER RECHARGE IS PROPOSED OR REQUIRED.
- TYPICAL CROSS SECTIONS AND CENTER LINE PROFILES OF ALL PROPOSED STREETS AND DRIVEWAYS, INCLUDING UTILITIES AND STORMWATER FACILITIES.
- FINAL CENTER LINE PROFILES FOR ALL NEW STREETS AND DRIVEWAYS, SHOWING EXISTING GRADES, PROPOSED GRADES, STATIONING AND PROPOSED ELEVATIONS OF ALL PROPOSED VERTICAL CURVES, STATIONING AND PROPOSED ELEVATIONS AT INTERSECTION OF ALL UTILITY AND STORMWATER LINES.
- STATEMENT OF ENVIRONMENTAL IMPACT AND ASSESSMENT (SEIA).

In accordance with the Land Use Law N.J.S.A. 40:55D-12 [d-g], Notice of Property within two hundred feet [200'] of a County road or other County properties shall be given to:

**Monmouth County Planning Board**  
Hall of Records Annex  
P.O. Box 1255  
Freehold, NJ 07728

In accordance with the same Land Use Law, Notice of property adjacent to a State Highway shall be given to:

**Department of Transportation**  
C/O Commissioner of Transportation  
P.O. Box 600  
Trenton, NJ 08625

Below is the list of Public Utilities which provide this service to the Bradley Beach area:

- |   |  |
|---|--|
| <b>Cablevision</b><br>Attn: Land Use Matters<br>1501 Eighteenth Avenue<br>Wall, NJ 07719                        | <b>N.J. Natural Gas Co.</b><br>Attn: Right of Way Department<br>1450 Wyckoff Rd.<br>Wall, NJ 07719                     |
| <b>Jersey Central Power &amp; Light</b><br>Attn: Land Use Matters<br>300 Madison Avenue<br>Morristown, NJ 07960 | <b>New Jersey American Water Co.</b><br>Attn: Donna Short GIS Supervisor<br>1025 Laurel Oak Road<br>Voorhees, NJ 08043 |

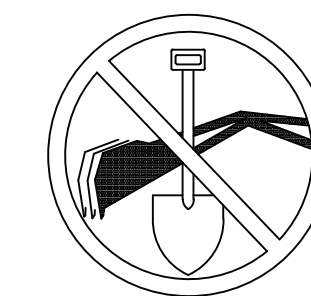
**PROPERTY OWNERS WITHIN 200 FEET**

Muni-Block-Lot	Property Owner	Mailing Address	City State Zip
1308-45-3.01	FIFTH AVENUE HOLDINGS LLC	711 BRINLEY AVENUE	BRADLEY BEACH NJ 07720
1308-45-9	ALLAIRE COMMUNITY BANK C/O KEARNY	120 PASSAIC AVE	FAIRFIELD NJ 07004
1308-46-28	JPM CHASE % LERETA TEXAS OPERATION	PO BOX 182269	COLUMBUS OH 43218
1308-57-1.01	420 MAIN REALTY INC	420 MAIN STREET	BRADLEY BEACH NJ 07720
1308-57-27	PORT PIRES LLC	PO BOX 1383	BELMAR NJ 07719
1308-57-28	SCALA PAUL	319 BRIGHTON AVE	LONG BRANCH NJ 07740
1308-57-29	404 MAIN STREET LLC	207 LAKE TERRACE	BRADLEY BEACH NJ 07720
1308-58-4	GCRM LLC	PO BOX 2440	SPOKANE WA 99210
1308-58-6	DIRECT PROPERTIES INC.	43 HERON ROAD	MIDDLETOWN NJ 07748
1308-58-1	DESANTIS JOSEPH & BARBARA	7 CENTER ST #1605	OCEAN NJ 07712
1308-57-30	NAPLES JOHN	5068 OCEAN AVENUE	BRADLEY BEACH NJ 07720
1308-58-10	COAN THOMAS J & MORRIS FRANK A.	401 MAIN ST OFFICE	BRADLEY BEACH NJ 07720
1308-96-1	RAILROAD PROPERTY C/O NJ TRANSIT	PERKIN STATION	NEWARK NJ 07101
1308-58-7	JOHNSON PAUL L & KIMBERLY D	409 1/2 MAIN ST	BRADLEY BEACH NJ 07720
1308-58-8	JOHNSON PAUL & KIMBERLY D	409 MAIN ST	BRADLEY BEACH NJ 07720
1308-58-9	FREDERICK EVAN J & ALLISON L	405 MAIN ST	BRADLEY BEACH NJ 07720
1308-58-13	PAMPINELLA PHIL & DEPPE KRISTEN	706 FOURTH AVE	BRADLEY BEACH NJ 07720
1308-58-11	ANDREWS GERARD D & MAURA MCHUGH	702 FOURTH AVE	BRADLEY BEACH NJ 07720
1308-58-2	VELASCO RANDY & MIGUEZ PRISCILLA	707 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-58-3	KETCHUM JILL L & RICHARD J	540 SOUTH WEINRICH RD	LAS CRUCES NM 88005
1308-57-2	COSTA ROBERT F & NANCY L	619 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-57-3	HOLTERHOFF JUDITH L	617 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-57-26	GLACKEN CATHY	616 FOURTH AVENUE	BRADLEY BEACH NJ 07720
1308-58-12	FREDERICK JAMES G & DOROTHY	704 FOURTH AVE	BRADLEY BEACH NJ 07720
1308-58-14	708 4TH AVE LLC	PO BOX 203	ALLENHURST NJ 07711
1308-57-1.02	GONZALEZ ISAURA LINDA ETALS	621 FIFTH AVE	BRADLEY BEACH NJ 07720

**OWNER/APPLICANT:**  
RICK LEE  
GCRM, LLC  
P.O. BOX 2440  
SPOKANE, WA 99210  
(530) 220-0550

**BEFORE YOU DIG**  
CALL TOLL FREE  
IN NJ 811 or  
1-800-272-1000

THREE WORKING DAYS BEFORE YOU DIG



THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.



**MATHEW R. WILDER**  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE No. 50652

SHEET INDEX	
SHEET No.	SHEET DESCRIPTION
1	TITLE SHEET
2	SITE LAYOUT & GRADING PLAN
3	LANDSCAPE & LIGHTING PLAN

**APPROVED BY:**  
**BOROUGH OF BRADLEY BEACH PLANNING BOARD**

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE
TOWNSHIP CLERK	DATE

REV	DATE	DESCRIPTION	BY
1	1/23/24	REV PER COMPLETENESS	DS

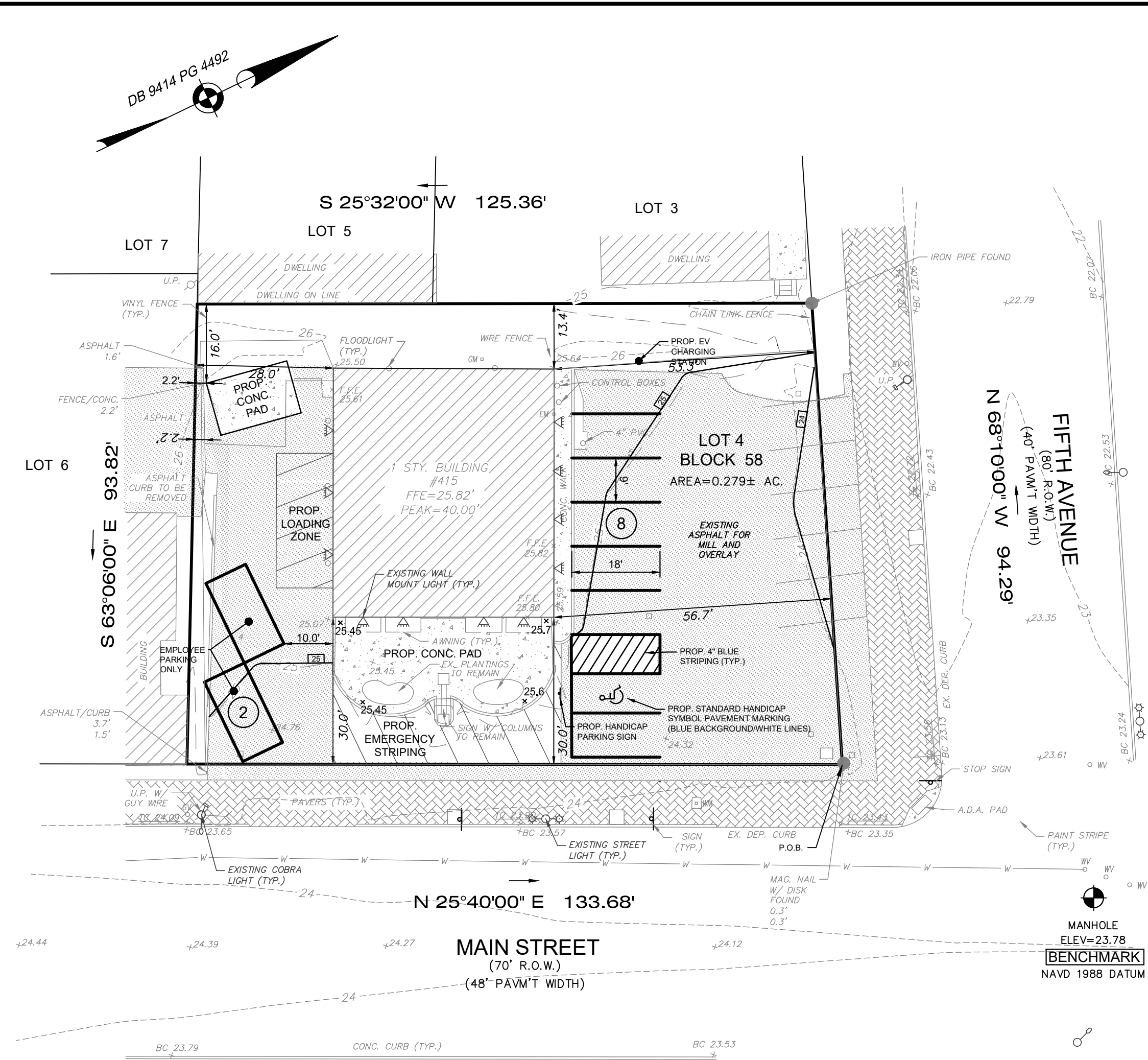
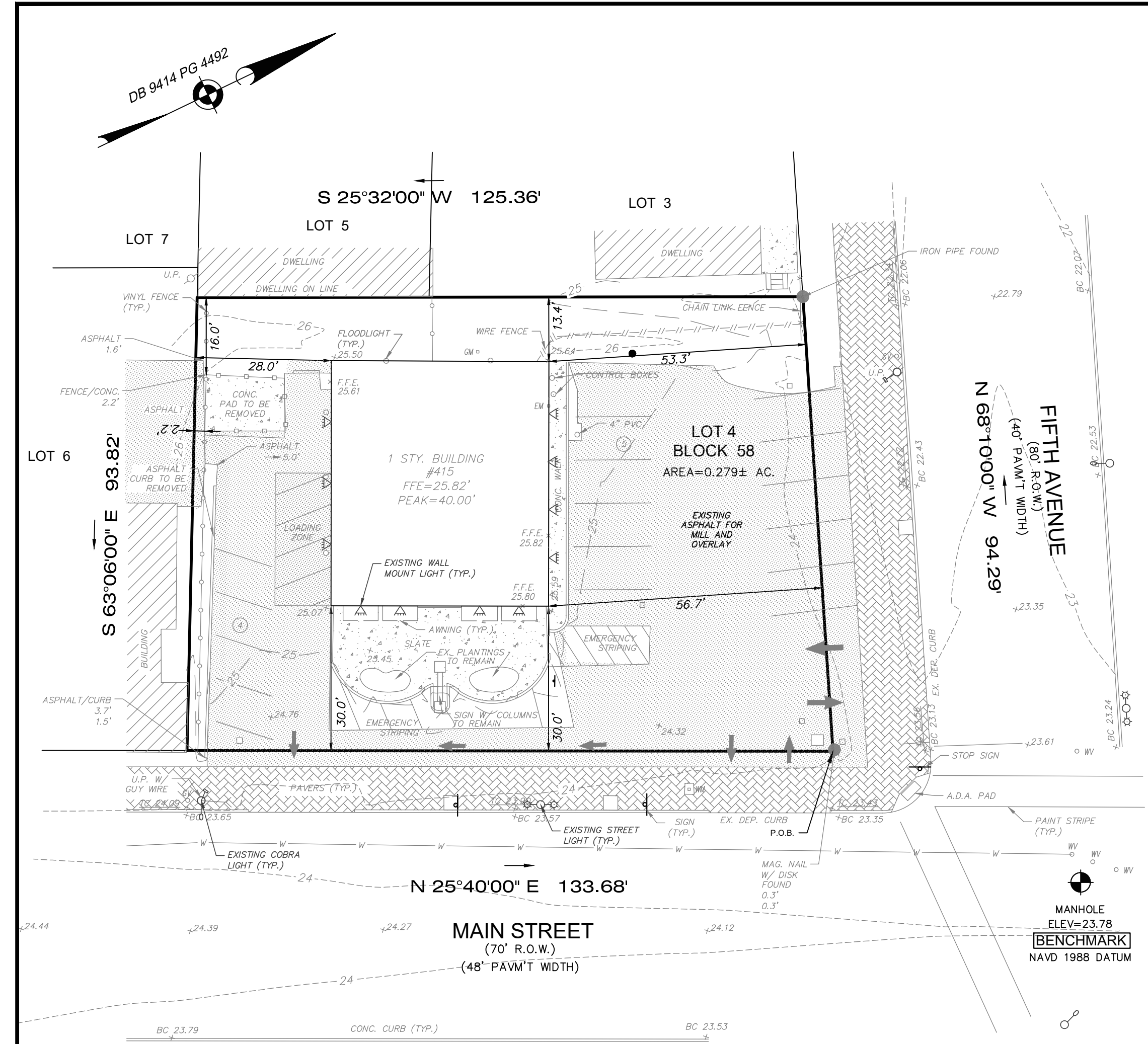
**PRELIMINARY AND FINAL MAJOR SITE PLAN**  
**TITLE SHEET**

**LOT 4 BLOCK 58**  
**415 MAIN STREET**  
**BOROUGH OF BRADLEY BEACH**

**COUNTY OF MONMOUTH NEW JERSEY**

Scale	Drawn By	Date	JOB #	CAD File #	Sheet #
AS NOTED	MD	11/14/23	E23-00616	SITE PLAN	1 OF 3





**ZONE GBW REQUIREMENTS**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 S.F.	12,168 S.F.	N.C.
MIN. LOT DEPTH	100 FT.	93.8 FT.*	N.C.
MIN. LOT WIDTH	50 FT.	125.4 FT.	N.C.
MIN. REAR SETBACK	10 FT.	13.1 FT.	N.C.
MAX. BUILDING COVERAGE	90%	18.8%	18.8%
MAX. IMPERVIOUS COVERAGE	100%	82.0%	82.0%
MAX. BUILDING HEIGHT	48 FT.	14.2 FT.	14.2 FT.

N.C. - NO CHANGE

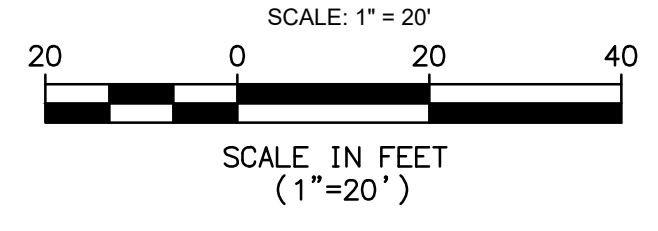
**IMPERVIOUS COVERAGE**

DESCRIPTION	EXISTING	PROPOSED
DWELLING	2,283 S.F.	2,283 S.F.
ASPHALT	6,747 S.F.	6,747 S.F.
SLATE	944 S.F.	0 S.F.
CONCRETE	0 S.F.	994 S.F.
<b>IMPERVIOUS LOT COVERAGE</b>	<b>9,974 S.F.</b>	<b>9,974 S.F.</b>
<b>LOT AREA</b>	<b>12,168 S.F.</b>	
<b>TOTAL IMPERVIOUS</b>	<b>82.0%</b>	<b>82.0%</b>
<b>LOT COVERAGE</b>		

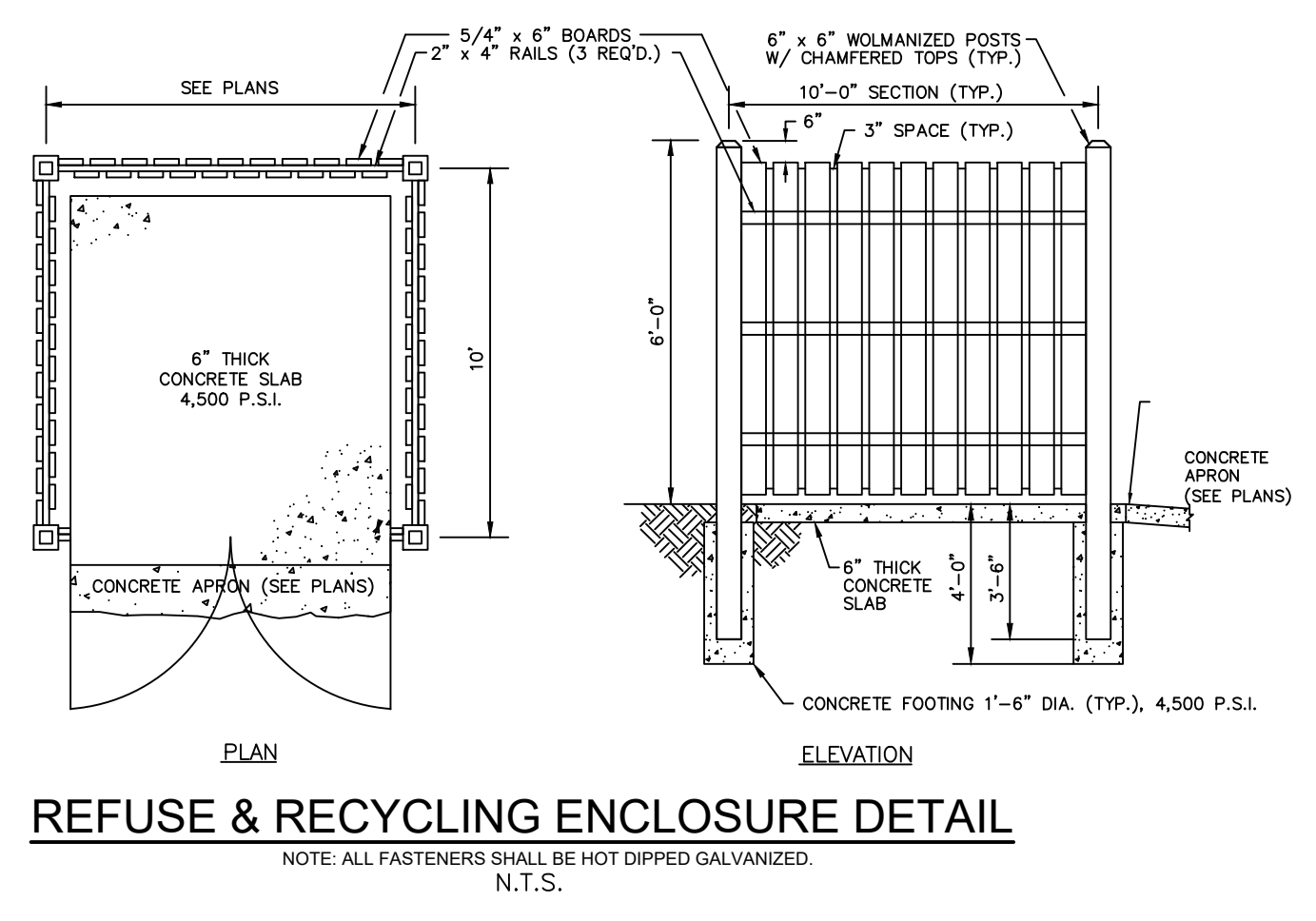
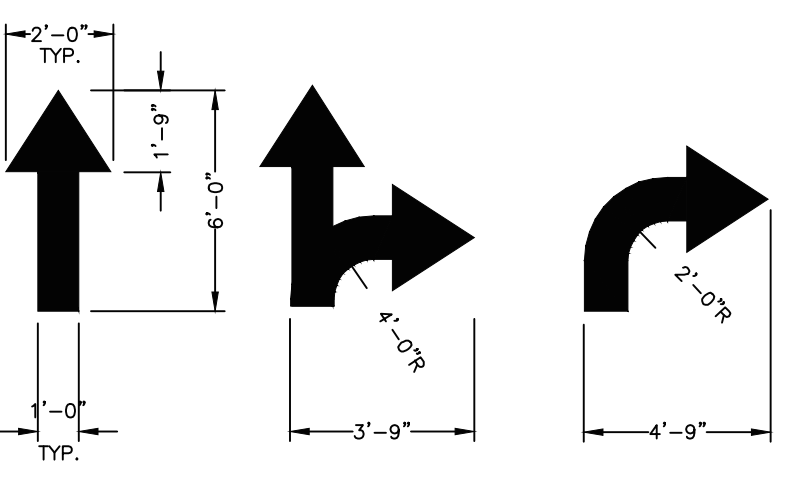
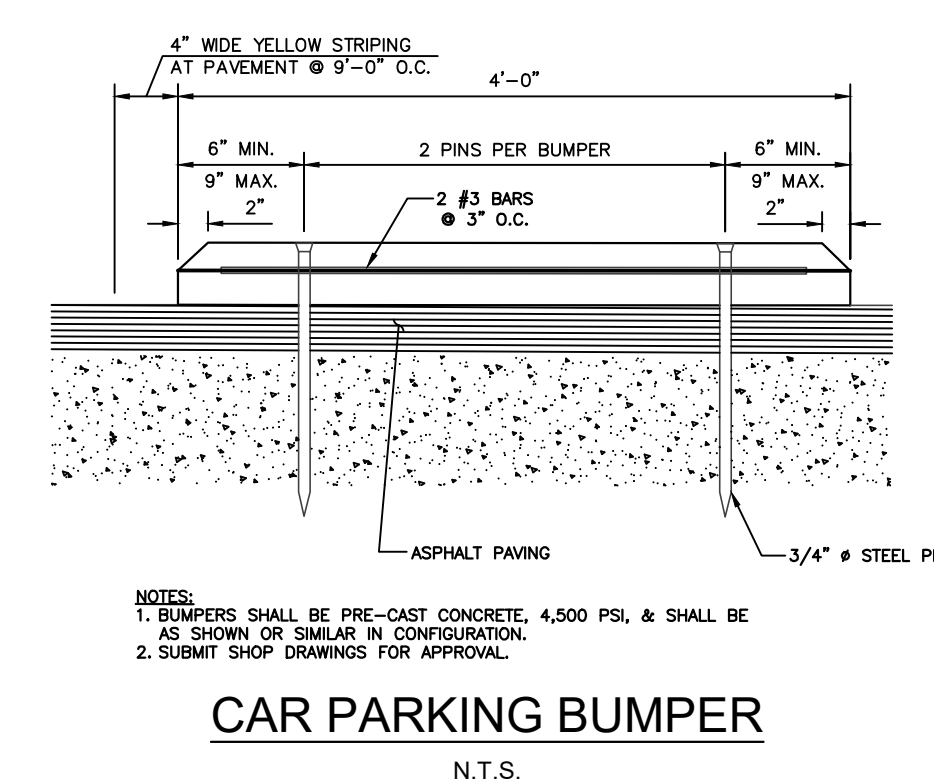
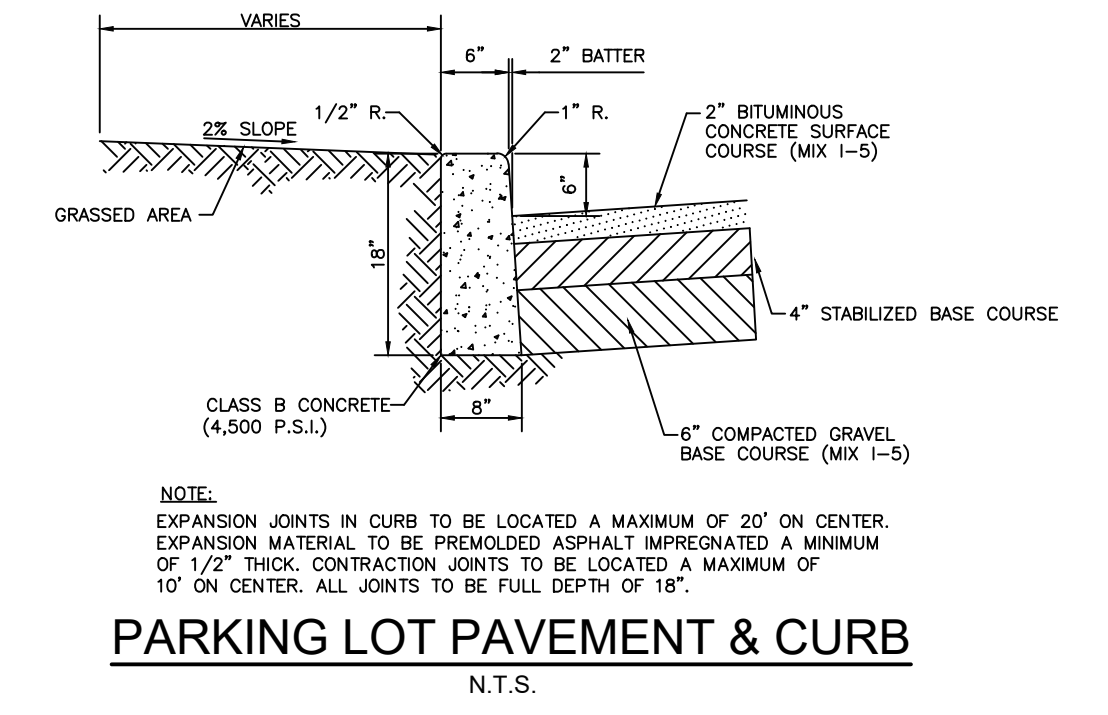
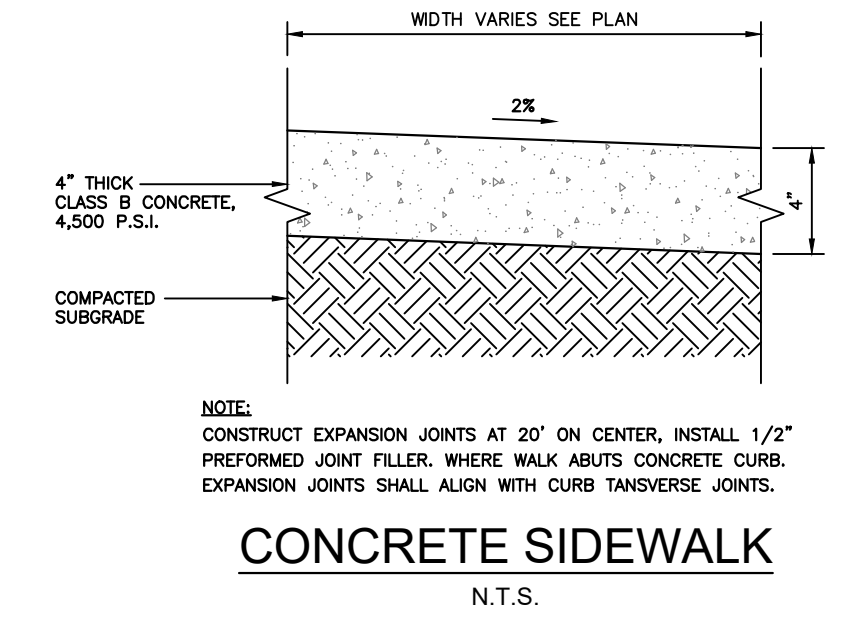
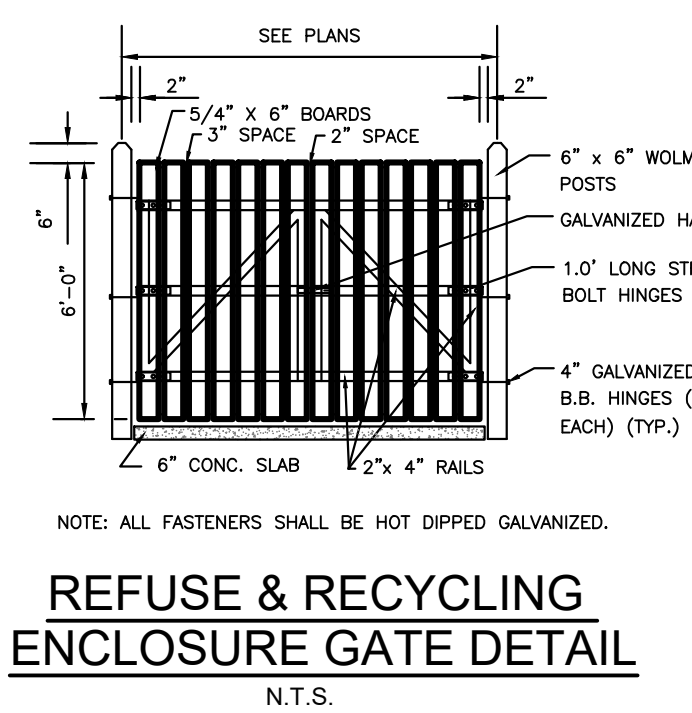
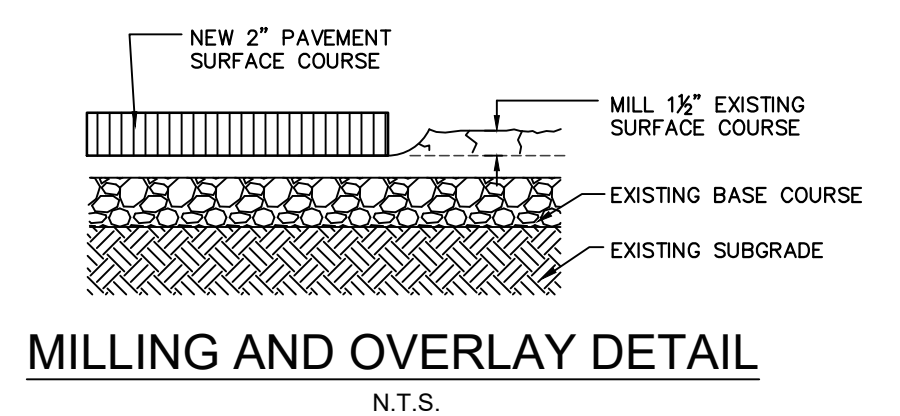
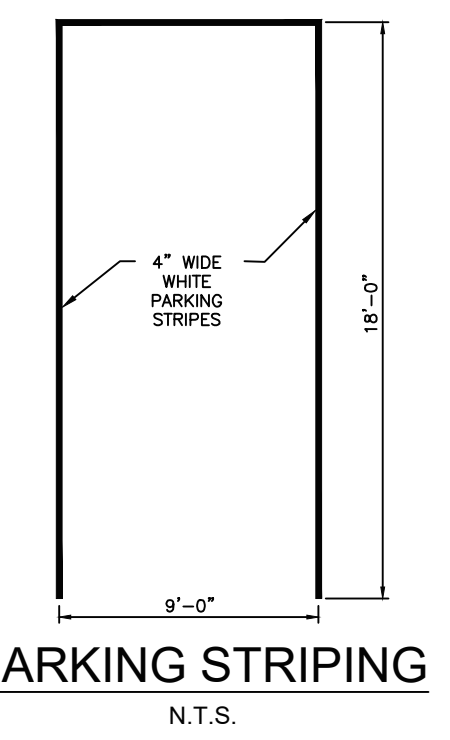
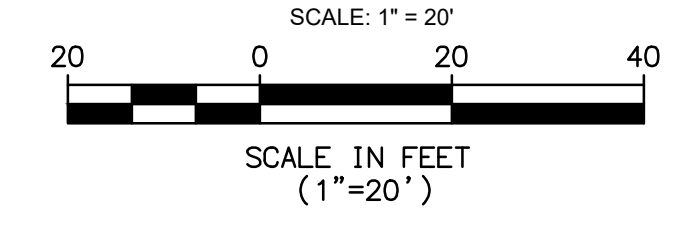
**REQUIRED PARKING (RESTAURANT)**

	REQUIRED	PROPOSED
RESTAURANT - 2,283 S.F. (1 PARKING / 100 S.F.)	23 SPACES	10 SPACES (11 W/ E.V. CREDIT)

**EXISTING CONDITIONS & DEMOLITION PLAN**



**PROPOSED PLAN**



**NOTES:**

- ALL SIGNS MUST BE IN ACCORDANCE WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAY".
- SIGNS SHOWN ARE STANDARD TRAFFIC SIGNS. SEE CONSTRUCTION PLANS FOR SPECIFIC SIGNS TO BE UTILIZED ON THIS PROJECT.
- LETTERS, SYMBOLS AND BORDERS SHALL BE REFLECTORIZED.
- SIGN SHALL BE ERECTED WITH THE BOTTOM OF THE SIGN NOT LESS THAN 7 FT. ABOVE THE PAVEMENT OR GRADE, UNLESS OTHERWISE NOTED.

THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.

CERTIFICATE OF AUTHORIZATION: 24GA28228900

**MORGAN**  
engineering & surveying

P.O. BOX 6232  
TOMS RIVER, N.J. 08754  
TEL: 732-270-9690  
FAX: 732-270-9691  
www.morganengineeringllc.com

**MATHEW R. WILDER**  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE No. 50652

**PRELIMINARY AND FINAL MAJOR SITE PLAN SITE LAYOUT & GRADING PLAN**

**LOT 4 BLOCK 58**  
415 MAIN STREET  
BOROUGH OF BRADLEY BEACH

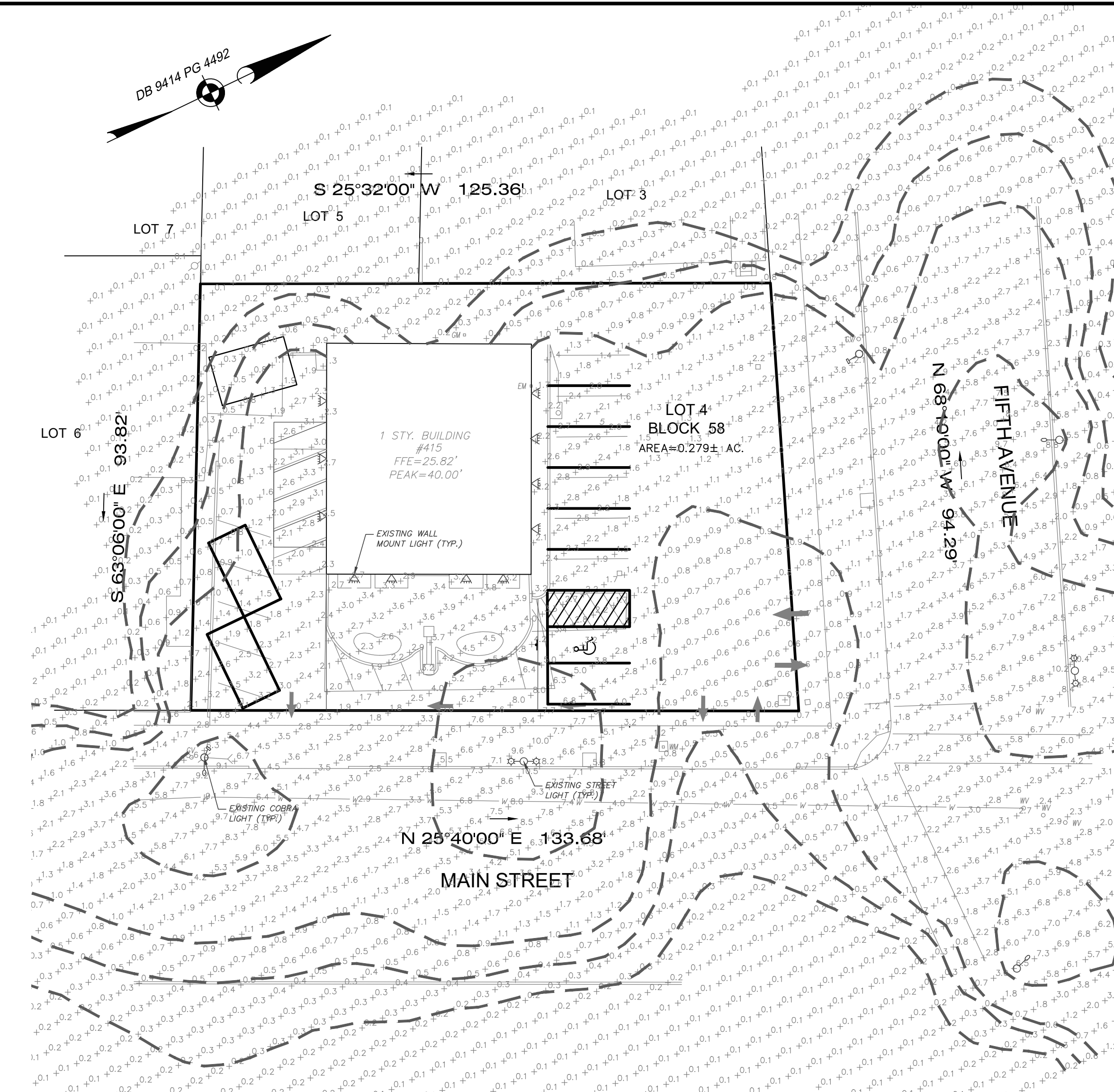
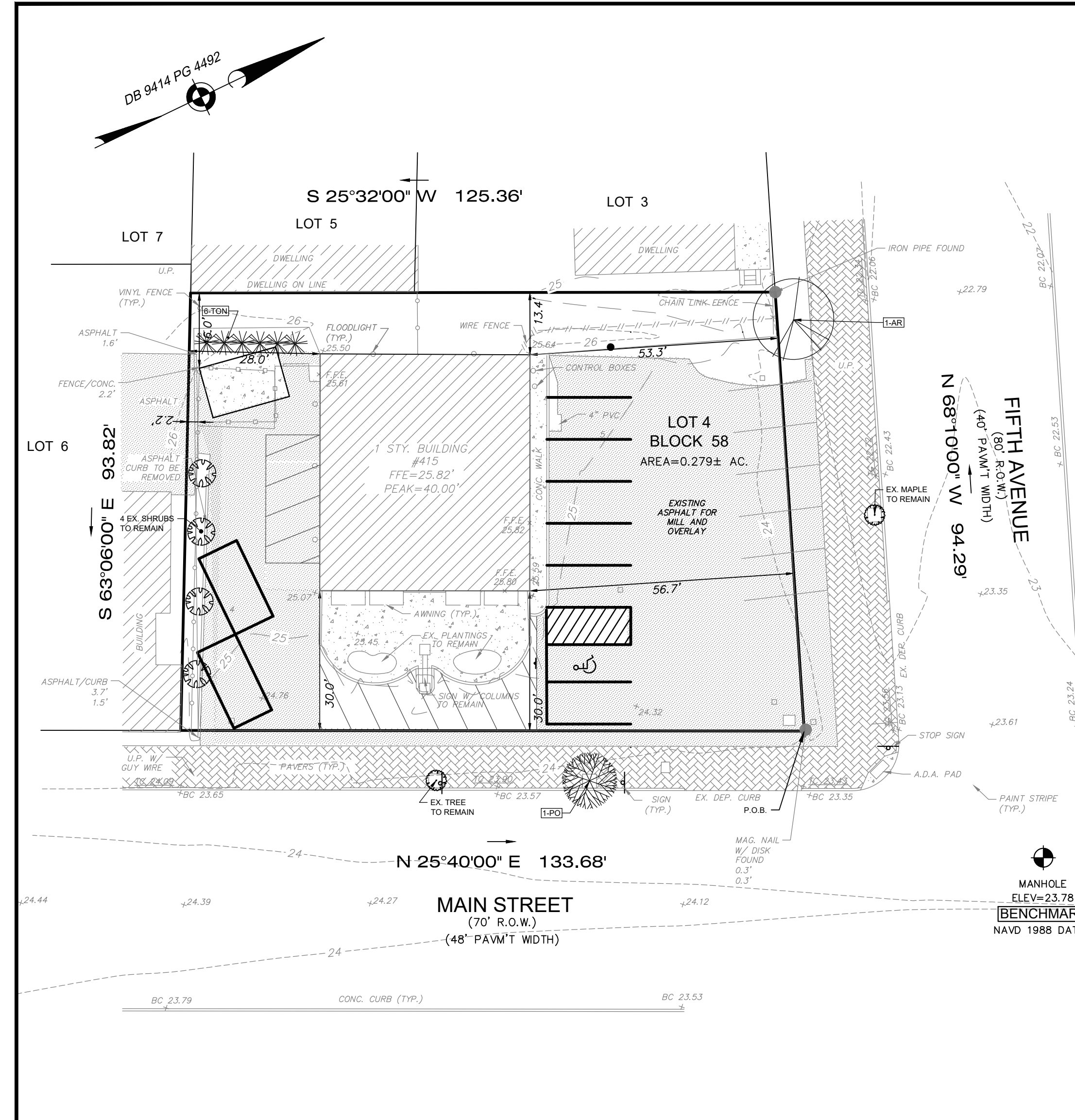
COUNTY OF MORMOUTH NEW JERSEY

REV	DATE	DESCRIPTION	REV PER	COMPLETENESS	DS	BY
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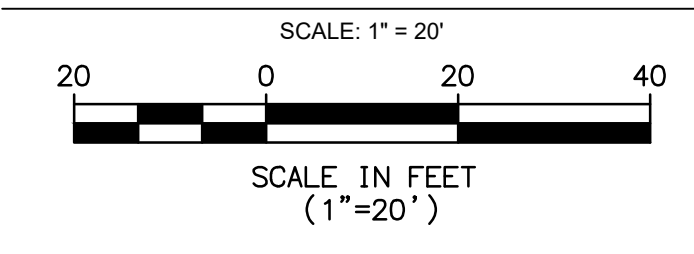
Scale: 1"=20' Drawn By: Date: JOB #: CAD File # Sheet #  
1"=20' MD 11/14/23 E23-00616 SITE PLAN 2 OF 3

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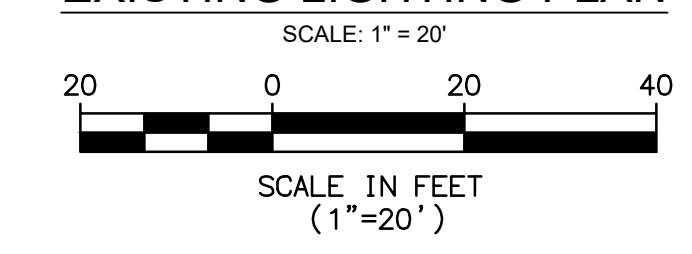




**PROPOSED LANDSCAPE PLAN**



**EXISTING LIGHTING PLAN**



**PLANT SCHEDULE**

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
6	TON	THUJA OCCIDENTALIS NIGRA	DARK AMERICAN ARBORVITAE	6-7' B&B
1	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL. B&B
1	AR	ACER RUBRUM	RED MAPLE	3" CAL. B&B

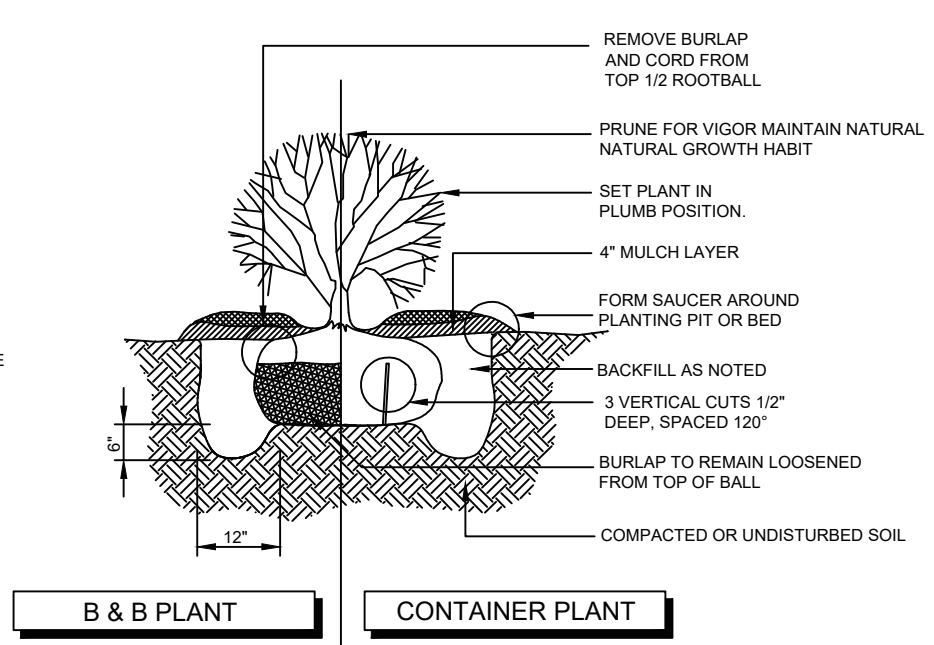
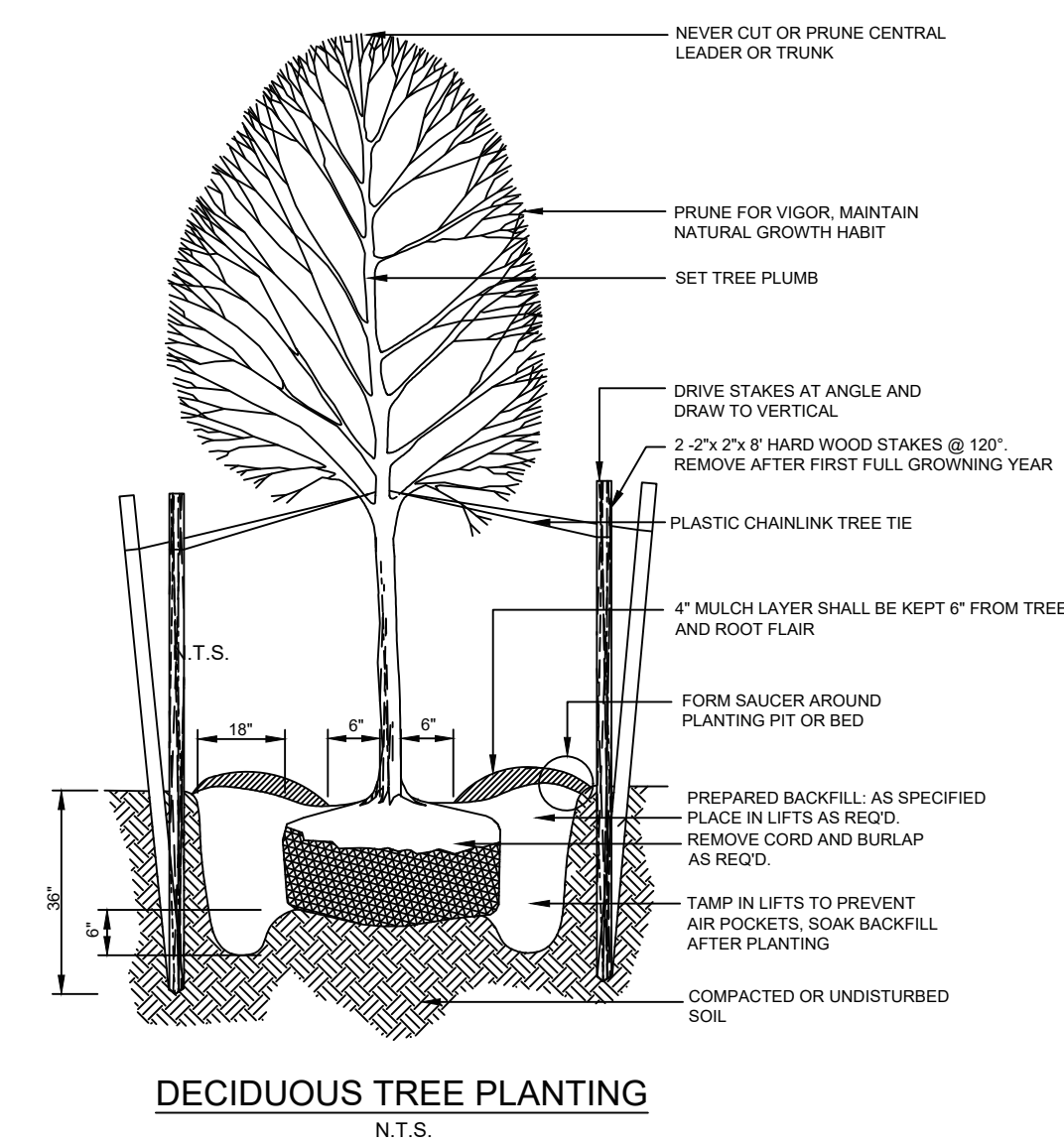
**Existing Light Fixture Schedule**

QUANTITY	MANUFACTURE	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	WATTS
6	LITHONIA LIGHTING	DSX2 LED P1 50K T3M MVOLT HS	DSX2 LED P1 50K T3M MVOLT WITH HOUSESIDE SHIELD	LED	DSX2_LED_P1_50K_T3M_MVOLT_HS.IES	140.0

LIGHTING TO BE AS SPECIFIED OR APPROVED EQUAL.

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area Light	+	2.1 fc	11.3 fc	0.2 fc	56.5:1	10.5:1



NOTE: ANNUALS AND PERENNIALS TO USE CONTAINER PLANT CONDITION

**LANDSCAPING AND PLANTING NOTES:**

- 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.
- STANDARDS: ALL PLANTS SHALL BE IN CONFORMANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. WITH REGARD TO SIZING AND DESCRIPTION.
- 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.
- 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.
- SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE TOWNSHIP ENGINEER.
- PRUNING: EACH TREE OR SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERMEN, INC. STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND BADLY BRUISED BRANCHES SHALL BE REMOVED.
- 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 HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR BALL.
- 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.
- 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.
- ANTI-DESICCANT SPRAY: TREES AND WHEN PLANTED IN LEAF SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS "WILT PROOF".
- 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.
- 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.
- 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.
- 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.
- QUANTITY: THE QUANTITY OF PLANTS INDICATED IN THE PLANT SCHEDULE IS FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL OBTAIN QUANTITIES FOR PRICING BY COMPARING 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.
- GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A FULL YEAR 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 OCCURRING 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL LANDSCAPING AND VEGETATION DURING THE DURATION OF CONSTRUCTION AND UNTIL FINAL PAYMENT.
- ROOT BALLS SHALL BE PLACED ATOP UNDISTURBED SUBGRADE.

THE OWNER OR HIS OR HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.

CERTIFICATE OF AUTHORIZATION: 26A028228900

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LICENSE NO. 50652

**PRELIMINARY AND FINAL MAJOR SITE PLAN LANDSCAPE & LIGHTING PLAN**

LOT 4 BLOCK 58  
415 MAIN STREET  
BOROUGH OF BRADLEY BEACH

COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=20'	MD	11/14/23	E23-00616	SITE PLAN	3 of 3

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