AMENDED PRELIMINARY AND FINAL SITE PLAN

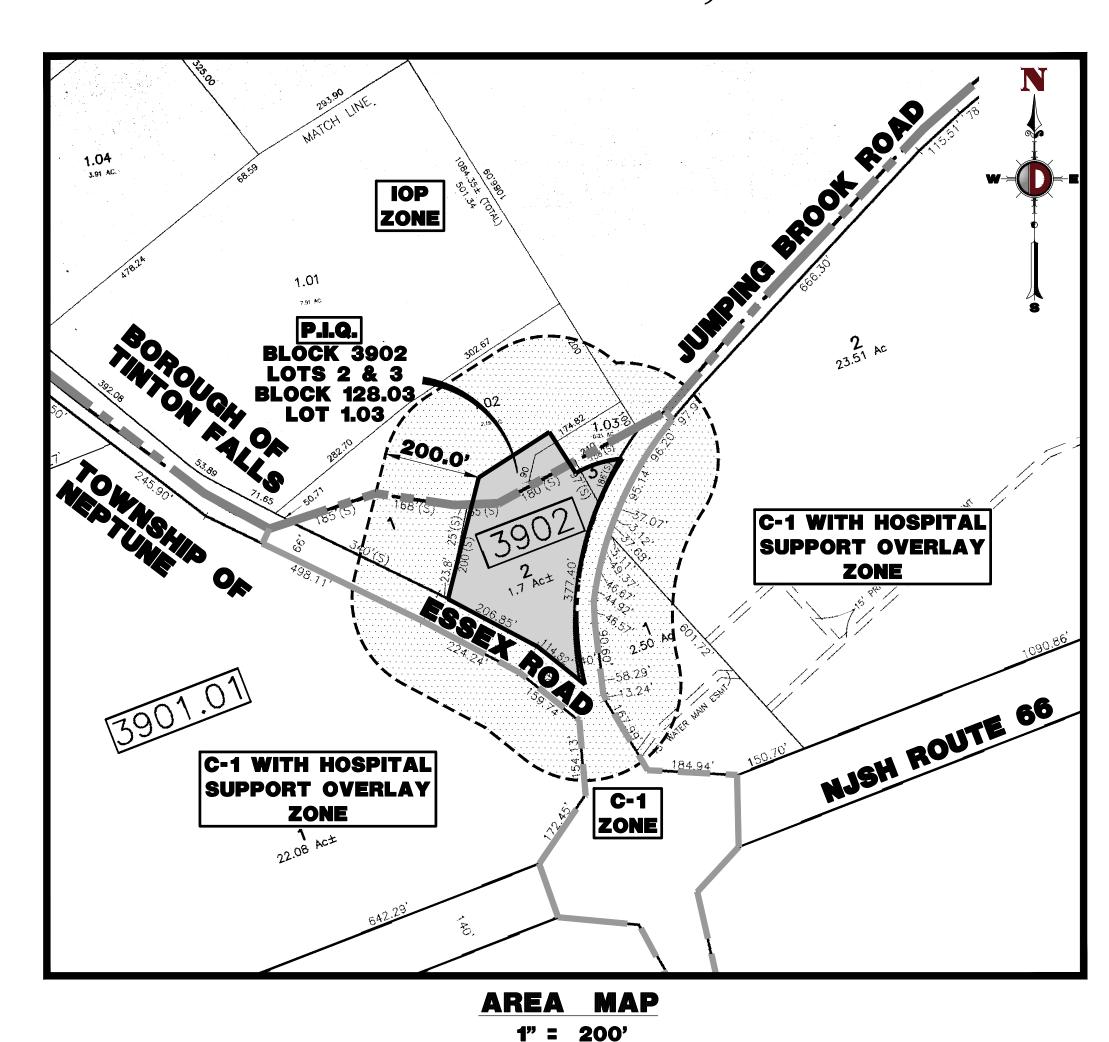
FOR WCS GROUP, LLC PROPOSED RETAIL DÉVELOPMENT

BLOCK 3902, LOTS 2 & 3 (TOWNSHIP OF NEPTUNE); TAX MAP SHEET #39 - LATEST REV. DATED 11/2014 BLOCK 128.03, LOT 1.03 (BOROUGH OF TINTON FALLS); TAX MAP SHEET #81 - LATEST REV. DATED 03/09/2010 600 ESSEX ROAD

> TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY

CORPORATE SECRETARY GPU ENERGY 300 MADISON AVENUE & PUNCHBOWL SECRETARY TOWNSHIP OF NEPTUNE SEWERAGE AUTH. BOROUGH CLERK BOROUGH OF TINTON FALLS 556 TINTON AVENUE TINTON FALLS, NJ 07724

	REQUIRED AND/OR PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA	108,900 SF (2.50 AC)	103,244 SF (2.37 AC) (E)	102,226 SF (2.35 AC) (V
MAXIMUM LOT DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO (FAR)	0.6	0.11	0.11
MINIMUM LOT WIDTH	500 FT	294.05 FT (E)	294.05 FT (E)
MINIMUM LOT FRONTAGE	500 FT	812 FT	745.6 FT
MINIMUM LOT DEPTH	600 FT	281.3 FT (E)	281.3 FT (E)
MINIMUM FRONT YARD SETBACK (JUMPING BROOK ROAD)	50 FT	62.6 FT	62.6 FT
MINIMUM FRONT YARD SETBACK (ESSEX ROAD)	50 FT	42.1 FT (E)	42.1 FT (E)
MINIMUM SIDE YARD SETBACK	30 FT	35.9 FT	35.9 FT
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	196.0 FT	196.0 FT
MINIMUM REAR YARD SETBACK	40 FT	184.7 FT	177.9 FT
MAXIMUM PERCENT BUILDING COVER	30%	10.9% (11,254 SF)	11.0% (11,254 SF)
MAXIMUM PERCENT LOT COVER	65%	31.1% (32,081 SF)	48.3% (49,388 SF)
MAXIMUM NUMBER OF STORIES	2 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT
MINIMUM IMPROVABLE AREA	84,900 SF	51,292 SF (1.18 AC) (E)	51,292 SF (1.18 AC) (E
MINIMUM IMPROVABLE AREA (DIAMETER OF CIRCLE)	189 FT	169.58 FT (E)	169.58 FT (E)
OFF-STREET PARKING SPACES	46	46	46
LOADING SPACES	1	0	1
SIGNS	3	1	6 (V)



Radio Tower
P.I.Q.
14
KEY MAP

	APPROVAI	L BLOCK
BLOCK 3902, L	TAIL DEVELOPMENT OTS 2 & 3 (NEPTUNE) LOT 1.03 (TINTON FALLS)	
APPLICANT: V ADDRESS: 1	VCS GROUP, LLC PHILADELPHIA BOULEVARD SEA GIRT, NEW JERSEY 08750	
ADDRESS: 1	VCS GROUP, LLC. PHILADELPHIA BOULEVARD SEA GIRT, NEW JERSEY 08750	
I HEREBY CERTI BLOCK 128.03,	FY THAT I AM THE OWNER OF LOT 1.03 SHOWN HEREIN DEI	RECORD OF BLOCK 3902, LOTS 2 & 3 AN PICTED & THAT I CONCUR WITH THE PLANS.
(OWNER SIGNATI	URE)	(DATE)
(AUTHORIZED AC	DENT)	(DATE)
(APPLICANT SIGN	NATURE)	(DATE)
(NOTARY SIGNAT	URE)	(DATE)

DRAWING INDEX 1 of 20 ERIAL MAP 2 of 20 URROUNDING AREA MA 3 of 20 EMOLITION PLAN 4 of 20 5 of 20 TE PLAN ADING PLAN 6 of 20 7 of 20 8 of 20 HTING PLAN 9 of 20 DIL EROSION & SEDIMENT CONTROL PLAN 10 of 20 DIL EROSION & SEDIMENT CONTROL NOTES & DETAILS 11 of 20 ONSTRUCTION DETAILS 12 of 20 INSTRUCTION DETAILS 13 of 20 ONSTRUCTION DETAILS 14 of 20 HICLE CIRCULATION PLAN (REFUSE 15 of 20 16 of 20 EHICLE CIRCULATION PLAN (FIRE) 17 of 20 EHICLE CIRCULATION PLAN (53S) 18 of 20 EHICLE CIRCULATION PLAN (53S) 19 of 20 HICLE CIRCULATION PLAN (53S) 20 of 20

PLANNING BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSE DATE ADMINISTRATIVE OFFICER DATE BOARD ENGINEER DATE

CONSTRUCTION CHECK DATE

EC Client Code: 0467

DYNAMIC

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Allen, Texas T: 972.534.2100 | Austin, Texas T: 512.646.2646 | Houston, Texas T: 281.789.6400 COVER SHEET PROJECT: WCS GROUP, LLC RETAIL DEVELOPMENT BLOCK 3902, LOTS 2 & 3 (TOWNSHIP OF NEPTUNE); TAX MAP SHEET #39 BLOCK 128.03, LOT 1.03 (BOROUGH OF TINTON FALLS); TAX MAP SHEËT #81 DESIGNED BY 600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY JOSHUA M. SĘWALD || KYLE C. KAVINSK CONSTRUCTION CHECK

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 52985

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUC

PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, P.C. 1904 MAIN STREET LAKE COMO, NJ 07719

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EXISTING USE OR USES: INDUSTRIAL (E)

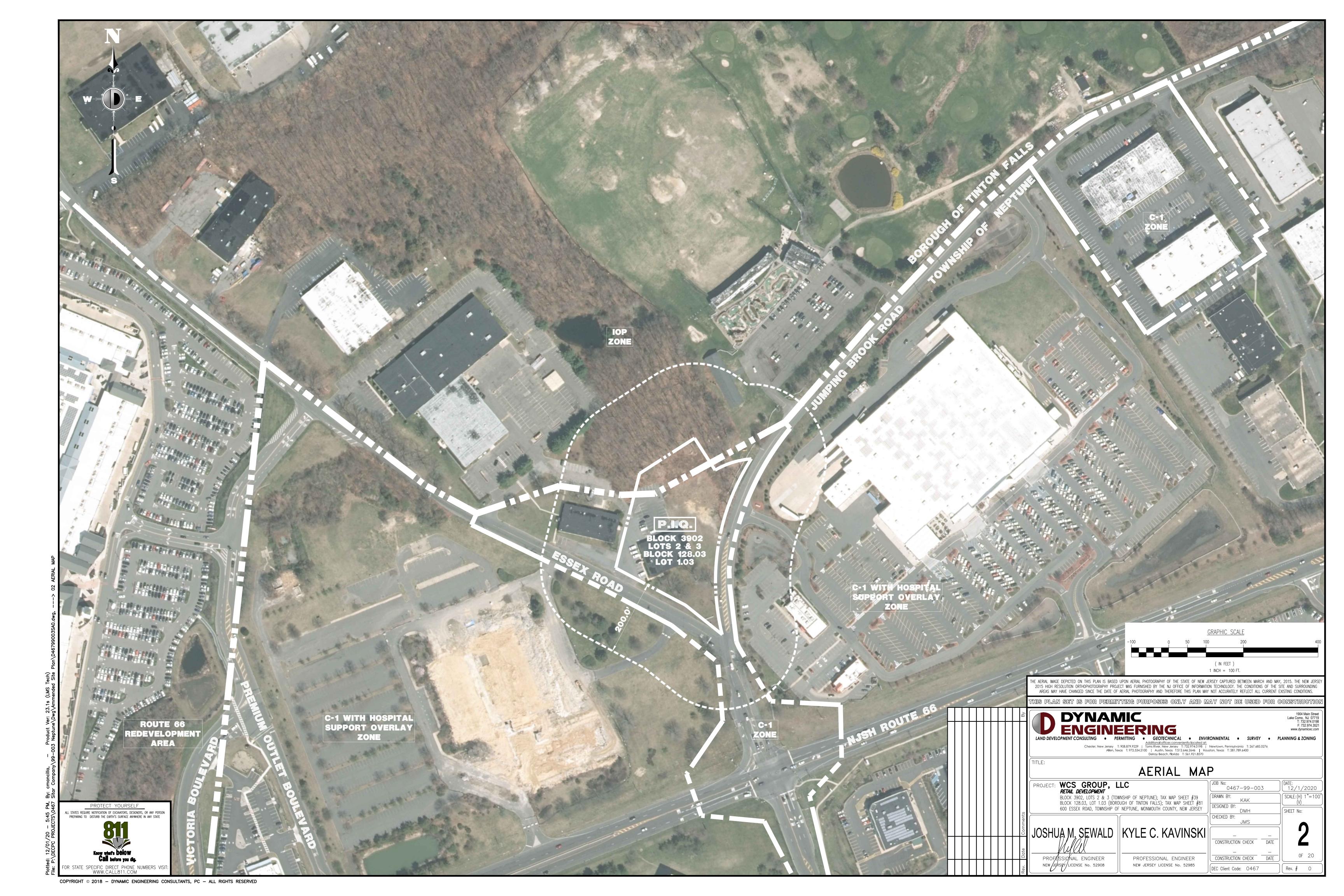
EXISTING FLOOR AREA: 11,254 SF

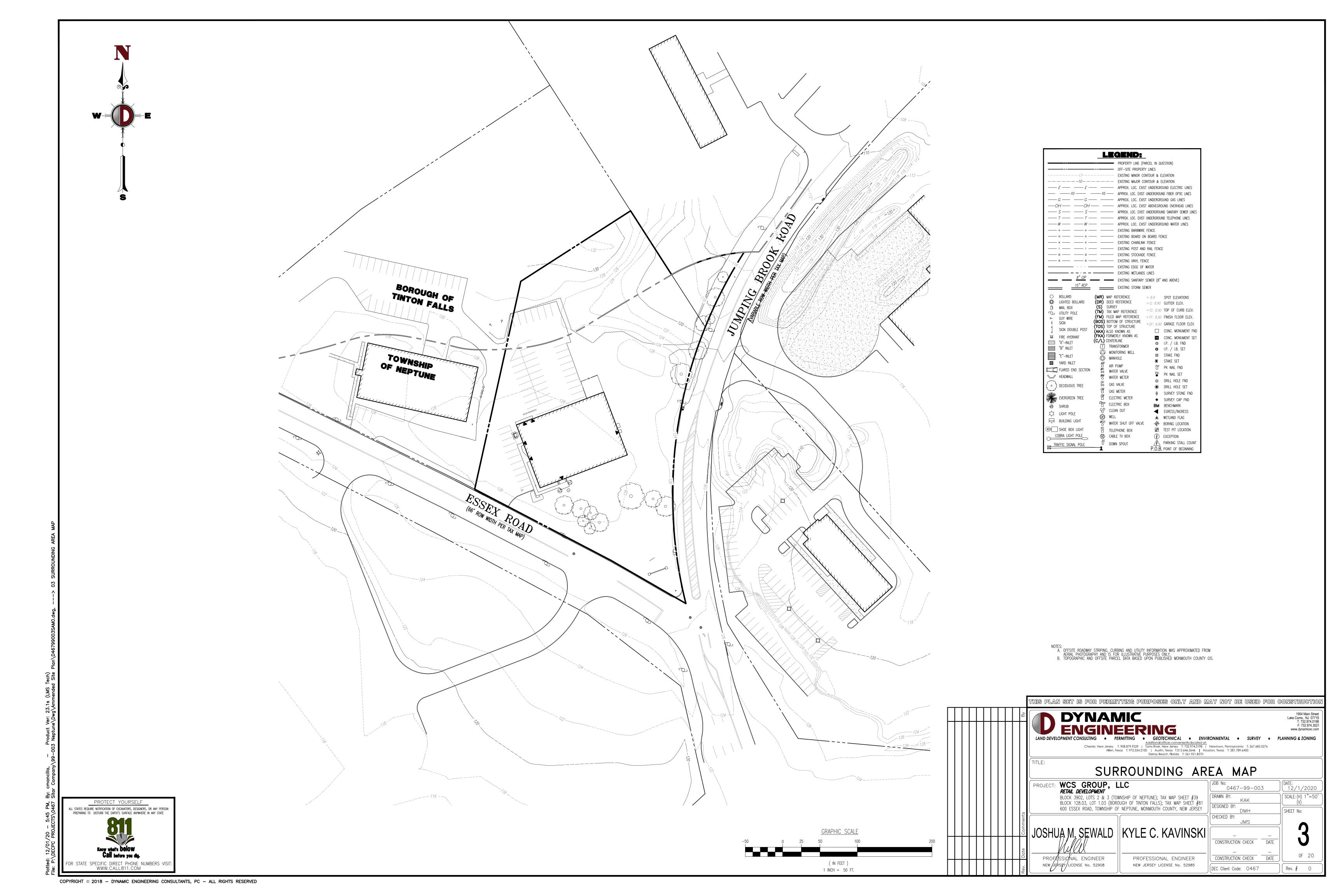
PROPOSED FLOOR AREA: 11,254 SF

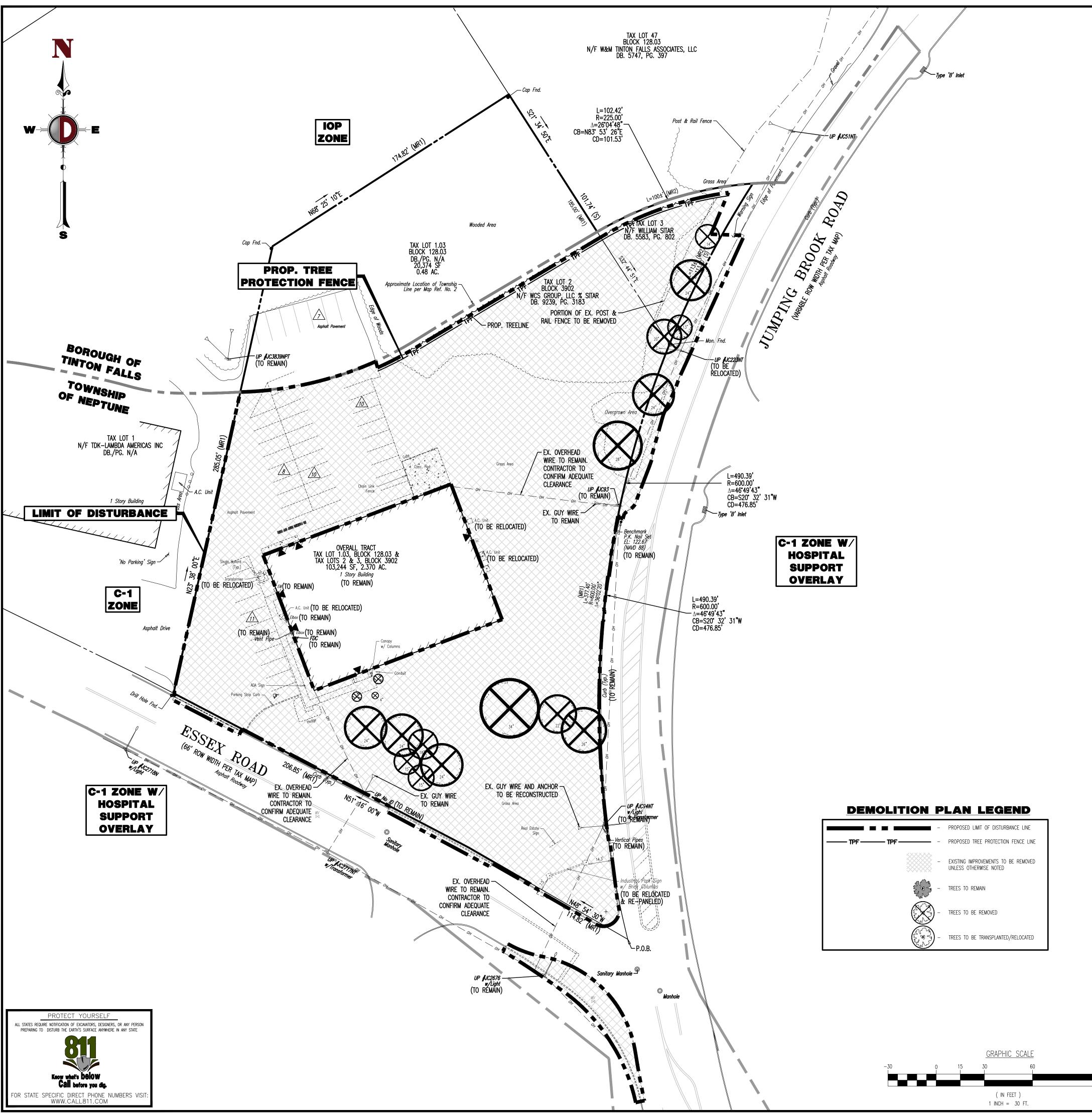
PROPOSED USE OR USES: RETAIL DEVELOPMENT

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

C/O COMMISSIONER OF TRANSPORTATION







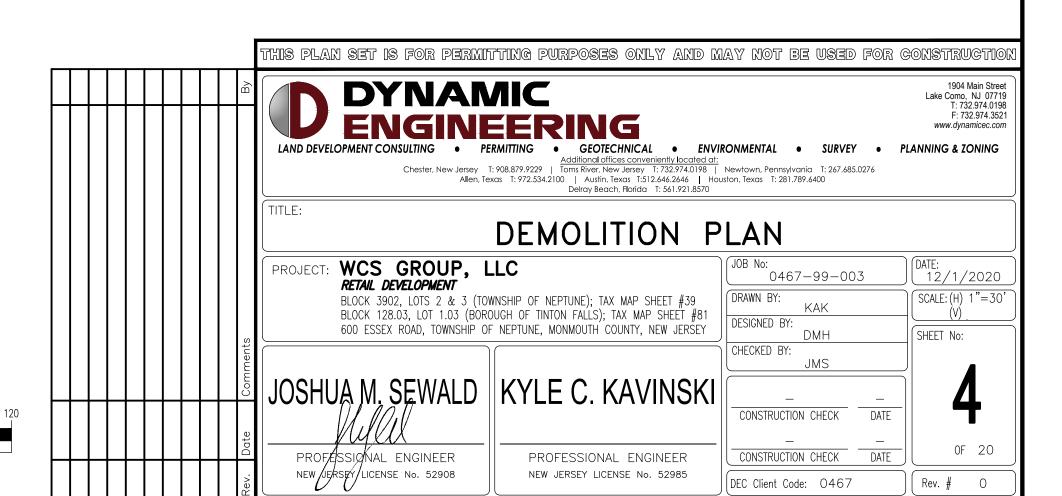
DEMOLITION NOTES

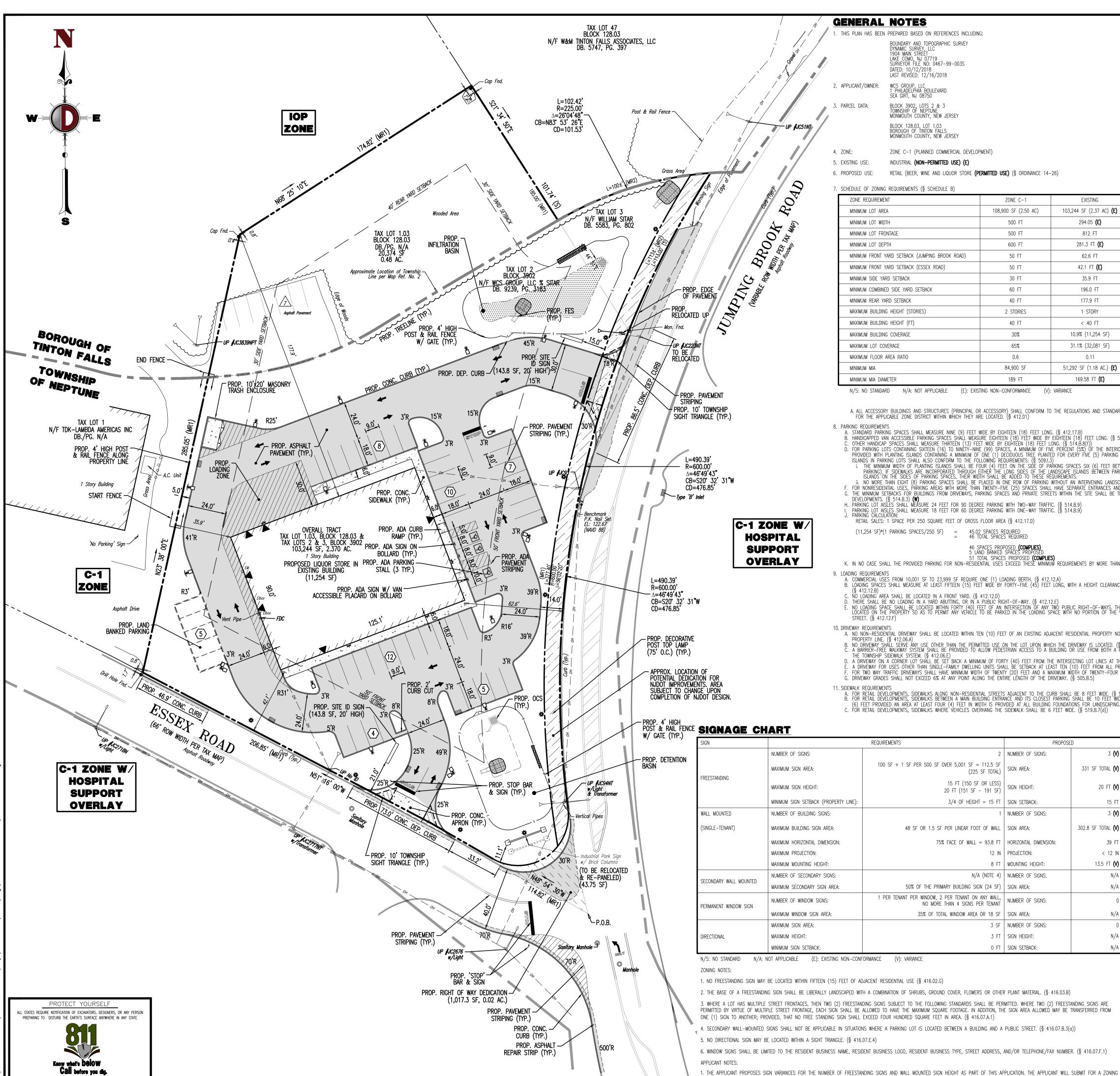
- 1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- 2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- 3. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- 4. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
- 5. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
- 6. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- 7. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
- 8. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- 9. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- 10. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 11. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- 12. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- 13. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 14. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- 15. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
- 16. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

NOT

- 1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- 2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- 3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
- 4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES AND HVAC EQUIPMENT WITH THE PROJECT ARCHITECT





FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT

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GENERAL NOTES

THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY AND TOPOGRAPHIC SURVEY DYNAMIC SURVEY, LLC 1904 MAIN STREET LAKE COMO, NJ 07719 SURVEYOR FILE NO: 0467-99-003S

LAST REVIŚED: 12/16/2018 WCS GROUP, LLC 1 PHILADELPHIA BOULEVARD SEA GIRT, NJ 08750 APPLICANT/OWNER: 3. PARCEL DATA:

> MONMOUTH COUNTY, NEW JERSEY BLOCK 128.03, LOT 1.03 BOROUGH OF TINTON FALLS MONMOUTH COUNTY, NEW JERSEY

ZONE C-1 (PLANNED COMMERCIAL DEVELOPMENT)

Industrial (non-permitted use) (e) EXISTING USE:

6. PROPOSED USE: RETAIL (BEER, WINE AND LIQUOR STORE **(PERMITTED USE)** (§ ORDINANCE 14-26)

7. SCHEDULE OF ZONING REQUIREMENTS (§ SCHEDULE B)

ZONE REQUIREMENT	ZONE C-1	EXISTING	PROPOSED
MINIMUM LOT AREA	108,900 SF (2.50 AC)	103,244 SF (2.37 AC) (E)	102,226 SF (2.35 AC) (V)
MINIMUM LOT WIDTH	500 FT	294.05 (E)	294.05 (E)
MINIMUM LOT FRONTAGE	500 FT	812 FT	745.6 FT
MINIMUM LOT DEPTH	600 FT	281.3 FT (E)	281.3 FT (E)
MINIMUM FRONT YARD SETBACK (JUMPING BROOK ROAD)	50 FT	62.6 FT	62.6 FT
MINIMUM FRONT YARD SETBACK (ESSEX ROAD)	50 FT	42.1 FT (E)	42.1 FT (E)
MINIMUM SIDE YARD SETBACK	30 FT	35.9 FT	35.9 FT
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	196.0 FT	196.0 FT
MINIMUM REAR YARD SETBACK	40 FT	177.9 FT	177.9 FT
MAXIMUM BUILDING HEIGHT (STORIES)	2 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT (FT)	40 FT	< 40 FT	< 40 FT
MAXIMUM BUILDING COVERAGE	30%	10.9% (11,254 SF)	11.0% (11,254 SF)
MAXIMUM LOT COVERAGE	65%	31.1% (32,081 SF)	48.3% (49,388 SF)
MAXIMUM FLOOR AREA RATIO	0.6	0.11	0.11
MINIMUM MIA	84,900 SF	51,292 SF (1.18 AC.) (E)	51,292 SF (1.18 AC.) (E)
MINIMUM MIA DIAMETER	189 FT	169.58 FT (E)	169.58 FT (E)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

A. ALL ACCESSORY BUILDINGS AND STRUCTURES (PRINCIPAL OR ACCESSORY) SHALL CONFORM TO THE REGULATIONS AND STANDARDS WHICH GOVERN THE PRINCIPAL BUILDING FOR THE APPLICABLE ZONE DISTRICT WITHIN WHICH THEY ARE LOCATED. (§ 412.01)

8. PARKING REQUIREMENTS

STANDARD PARKING SPACES SHALL MEASURE NINE (9) FEET WIDE BY EIGHTEEN (18) FEET LONG. (§ 412.17.8)

A. STANDARD PARKING SPACES SHALL MEASURE NINE (9) FEET WIDE BY EIGHTEEN (18) FEET LUNG. (§ 412.17.B)

B. HANDICAPPED VAN ACCESSIBLE PARKING SPACES SHALL MEASURE EIGHTEEN (18) FEET WIDE BY EIGHTEEN (18) FEET LONG. (§ 514.B.8(f))

C. OTHER HANDICAP SPACES SHALL MEASURE THIRTEEN (13) FEET WIDE BY EIGHTEEN (18) FEET LONG. (§ 514.B.8(f))

D. FOR PARKING LOTS CONTAINING SIXTEEN (16) TO NINETY—NINE (99) SPACES, A MINIMUM OF FIVE PERCENT (5%) OF THE INTERIOR AREA OF THE PARKING LOT SHALL BE PROVIDED WITH PLANTING ISLANDS CONTAINING A MINIMUM OF ONE (1) DECIDIOUS TREE PLANTED FOR EVERY FIVE (5) PARKING SPACES ABUTTING SUCH ISLAND. PLANTING ISLANDS IN PARKING LOTS SHALL ALSO CONFORM TO THE FOLLOWING REQUIREMENTS: (§ 509.1.3)

i. The minimum width of planting islands shall be four (4) feet on the side of parking spaces six (6) feet between parking bays (head-to-head parking). If sidewalks are incorporated through either the long sides of the landscape islands between parking bays or through the landscape islands on the sides of parking spaces, their width shall be added to these requirements.

ii. No more than eight (8) parking spaces shall be placed in one row of parking without an intervening landscape island. (W)

F. For nonresidential uses, parking areas with more than twenty-five (25) spaces shall have separate entrances and exits, where possible. (§ 514.B.1)

G. The minimum setbacks for buildings from driveways, parking spaces and private streets within the site shall be ten (10) feet for nonresidential

PARKING LOT AISLES SHALL MEASURE 24 FEET FOR 90 DEGREE PARKING WITH TWO-WAY TRAFFIC. (§ 514.B.9)

I. PARKING LOT AISLES SHALL MEASURE 18 FEET FOR 60 DEGREE PARKING WITH ONE—WAY TRAFFIC. (§ 514.B.9)
J. PARKING CALCULATION:

RETAIL SALES: 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA (§ 412.17.D) (11,254 SF)*(1 PARKING SPACES/250 SF) =

100 SF + 1 SF PER 500 SF OVER 5,001 SF = 112.5 SF

1 TOTAL SPACES PROPOSED **(COMPLIES**

K. IN NO CASE SHALL THE PROVIDED PARKING FOR NON-RESIDENTIAL USES EXCEED THESE MINIMUM REQUIREMENTS BY MORE THAN TWENTY (20%) PERCENT. (§ 412.17.F)

S EPON 10.001 SE TO 23.000 SE PEOLIDE ONE (1) LOADING BEPTH (8 412.12.A) B. LOADING SPACES SHALL MEASURE AT LEAST FIFTEEN (15) FEET WIDE BY FORTY-FIVE (45) FEET LONG, WITH A HEIGHT CLEARANCE OF NOT LESS THAN FIFTEEN (15) FEET.

C. NO LOADING AREA SHALL BE LOCATED IN A FRONT YARD. (§ 412.12.D) THERE SHALL BE NO LOADING IN A YARD ABUTTING, OR IN A PUBLIC RIGHT-OF-WAY. (§ 412.12.

. NO LOADING SPACE SHALL BE LOCATED WITHIN FORTY (40) FEET OF AN INTERSECTION OF ANY TWO PUBLIC RIGHT-OF-WAYS. THE OFF-STREET LOADING SPACE SHALL BE LOCATED ON THE PROPERTY SO AS TO PERMIT ANY VEHICLE TO BE PARKED IN THE LOADING SPACE WITH NO PORTION OF THE VEHICLE EXTENDING INTO THE PUBLIC

10. DRIVEWAY REQUIREMENTS

REQUIREMENTS

A. NO NON-RESIDENTIAL DRIVEWAY SHALL BE LOCATED WITHIN TEN (10) FEET OF AN EXISTING ADJACENT RESIDENTIAL PROPERTY NOR WITHIN FIVE (5) FEET OF ANY OTHER PROPERTY LINE. (§ 412.06.A) B. NO DRIVEWAY SHALL SERVE ANY USE OTHER THAN THE PERMITTED USE ON THE LOT UPON WHICH THE DRIVEWAY IS LOCATED. (§ 412.06.D)
C. A BARRIER-FREE WALKWAY SYSTEM SHALL BE PROVIDED TO ALLOW PEDESTRIAN ACCESS TO A BUILDING OR USE FROM BOTH A PARKING LOT WITHIN THE SITE AND FROM

THE TOWNSHIP SIDEWALK SYSTEM. (§ 412.06.E) D. A DRIVEWAY ON A CORNER LOT SHALL BE SET BACK A MINIMUM OF FORTY (40) FEET FROM THE INTERSECTING LOT LINES AT THE CORNER. (§ 505.B.2.(a)) (W) A DRIVEWAY FOR USES OTHER THAN SINGLE-FAMILY DWELLING UNITS SHALL BE SETBACK AT LEAST TEN (10) FEET FROM ALL PROPERTY LINES. (§ 505.B.2.(b)) (W)

FOR TWO WAY TRAFFIC DRIVEWAYS SHALL HAVE MINIMUM WIDTH OF TWENTY (20) FEET AND A MAXIMUM WIDTH OF TWENTY-FOUR (24) FEET. (§ 505.B.4) (W)

NUMBER OF SIGNS:

SIGN AREA:

SIGN HEIGHT:

NUMBER OF SIGNS:

PROPOSED

331 SF TOTAL (V)

302.8 SF TOTAL (V)

< 12 IN

13.5 FT **(V**

20 FT **(**\

A. FOR RETAIL DEVELOPMENTS, SIDEWALKS ALONG NON-RESIDENTIAL STREETS ADJACENT TO THE CURB SHALL BE 8 FEET WIDE. (§ 519.B.7(b)) (W)

B. FOR RETAIL DEVELOPMENTS, SIDEWALKS BETWEEN A MAIN BUILDING ENTRANCE AND ITS CLOSEST PARKING SHALL BE 10 FEET WIDE. THIS WIDTH MAY BE REDUCED TO SIX

(6) FEET PROVIDED AN AREA AT LEAST FOUR (4) FEET IN WIDTH IS PROVIDED AT ALL BUILDING FOUNDATIONS FOR LANDSCAPING. (§ 519.B.7(c)) (W) C. FOR RETAIL DEVELOPMENTS, SIDEWALKS WHERE VEHICLES OVERHANG THE SIDEWALK SHALL BE 6 FEET WIDE. (§ 519.B.7(d))

(225 SF TOTAL)

3/4 OF HEIGHT = 15 FT | SIGN SETBACK:

75% FACE OF WALL = 93.8 FT | HORIZONTAL DIMENSION:

12 IN PROJECTION:

N/A (NOTE 4) | NUMBER OF SIGNS:

8 FT | MOUNTING HEIGHT:

3 SF | NUMBER OF SIGNS:

3 FT | SIGN HEIGHT:

0 FT | SIGN SETBACK

15 FT (150 SF OR LESS)

20 FT (151 SF - 191 SF)

48 SF OR 1.5 SF PER LINEAR FOOT OF WALL | SIGN AREA:

50% OF THE PRIMARY BUILDING SIGN (24 SF) | SIGN AREA: 1 PER TENANT PER WINDOW, 2 PER TENANT ON ANY WALL, NUMBER OF SIGNS:

35% OF TOTAL WINDOW AREA OR 18 SF | SIGN AREA:

NO MORE THAN 4 SIGNS PER TENANT

12. BUFFER REQUIREMENTS

A. ALL DRIVEWAYS AND PARKING LOTS SHALL BE SUITABLY BUFFERED AND SCREENED. BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING A SIDES OF A PARKING LOT EXPOSED TO VIEW. (§ 503.B.1) (W)

B. WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT. SUCH SCREENING SHALL CONSIST OF A MINIMUM SIX (6) FOOT-HIGH VISUALLY IMPERVIOUS SCREEN. THE HEIGHT OF ANY REQUIRED SCREEN SHALL DECREASE TO A MAXIMUM OF THREE (3) FEET IN HEIGHT WHERE DRIVEWAYS APPROACH SIDEWALKS OR WALKWAYS, IN ORDER TO PROVIDE ADEQUATE VISIBILITY OF PEDESTRIANS FROM MOTOR VEHICLES AND`POLICE VISIBILITY INTO THE LOT. (§ 503.B.2) **(W)** C. BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A LOADING AREA EXPOSED TO VIEW. WHERE SUCH LOADING AREA IS

LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT, SUCH BUFFERING SHALL CONSIST OF A MINIMUM TWENTY-FIVE (25) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW. (§ 503.C.1) (W)

D. SCREENING FOR LOADING AREAS SHALL CONSIST OF A MINIMUM TEN (10) FOOT HIGH VISUALLY IMPERVIOUS SCREEN. IF SUCH SCREEN CONSISTS OF A WALL OR FENCE, THE BUFFER AREA BETWEEN THE WALL OR FENCE AND THE LOT LINE SHALL BE A MINIMUM OF TEN (10) FEET IN WIDTH AND SHALL ALSO BE EXTENSIVELY PLANTED WITH BOTH

DECIDUOUS AND EVERGREEN TREES. (§ 503.C.2) (W)

A. FOR NON-RESIDENTIAL USES, FENCES AND DECORATIVE WALLS MAY BE ERECTED IN THE FRONT YARD EXTENDING TO THE REAR OR SIDE LOT LINES, PROVIDED: (§ WHEN SUCH FENCES AND WALLS ARE LOCATED WITHIN FIFTEEN (15) FEET OF A STREET LINE THEY SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT, AS MEASURED FROM

THE GROUND LEVEL. FENCE POSTS, CORNERS, GATEWAYS, AND WALL PIERS AND ENTRYWAYS SHALL NOT EXCEED FIVE (5) FEET IN HEIGHT.

ii. WHEN SUCH FENCES AND WALLS ARE LOCATED MORE THAN FIFTEEN (15) FEET FROM A STREET LINE THEY SHALL NOT EXCEED SIX (6) FEET IN HEIGHT, AS MEASURE FROM THE GROUND LEVEL. FENCE POSTS, CORNERS, GATEWAYS, AND WALL PIERS AND ENTRYWAYS SHALL NOT EXCEED SEVEN (7) FEET IN HEIGHT.

B. FOR NON-RESIDENTIAL USES, BOTH DECORATIVE WALLS AND SOLID OR NON-SOLID FENCES SHALL BE PERMITTED TO BE LOCATED IN SIDE OR REAR YARDS, PROVIDED SUCH SHALL NOT EXCEED SIX (6) FEET IN HEIGHT, AS MEASURED FROM THE GROUND LEVEL. FENCE POSTS, CORNERS, GATEWAYS, AND WALL PIERS AND ENTRYWAYS MAY NOT

EXCEED SEVEN (7) FEET IN HEIGHT. (§ 412.07.B.2(b))

A. ALL NON-RESIDENTIAL REFUSE AND RECYCLABLE DISPOSAL COLLECTION AREAS SHALL BE SUITABLY BUFFERED AND SCREENED TO MINIMIZE THE IMPACTS OF NOISE, ODORS DISPOSAL AND COLLECTION ACTIVITIES AND VIEWS OF COLLECTION BINS AND DUMPSTERS. BUFFERING AND SCREENING SHALL MINIMIZE SUCH IMPACTS BOTH FROM WITHIN THE SITE ITSELF, AS WELL AS FROM ADJACENT AND NEARBY PROPERTIES AND PUBLIC RIGHTS-OF-WAY. BUFFERING SHALL CONSIST OF A MINIMUM FOUR (4) FOOT WIDE AREA SURROUNDING ALL SIDES OF SUCH FACILITY EXPOSED TO VIEW. IF SUCH FACILITY IS LOCATED ON A SITE ADJACENT TO A RESIDENTIAL USE OR ZONE, SUCH BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT AREA SURROUNDING ALL SIDES OF SUCH FACILITY EXPOSED TO VIEW. SCREENING SHALL CONSIST OF A MINIMUM (6) FOOT-HIGH MASONRY WALL, SOLID WOODEN FENCE OR ACCESSORY BUILDING WITH GATES OR DOORS AND RAMPED ACCESS TO FACILITATE THE MOVEMENT OF BINS DR DUMPSTERS. THE BASE OF SUCH SCREEN SHALL BE PLANTED WITH A MINIMUM FOUR (4) FOOT HIGH EVERGREEN HEDGE ALONG THE SIDES AND REAR OF SAME. (\$

15. ARCHITECTURAL REQUIREMENTS

A. THE MINIMUM PERMITTED ROOF PITCH SHALL BE EIGHT ON 12, AND ALL GABLES ON A BUILDING SHALL BE OF THE SAME PITCH. A FLAT ROOF MAY BE PERMITTED ON A BUILDING OF A MINIMUM OF TWO STORIES IN HEIGHT, PROVIDED THAT ALL VISIBLY EXPOSED WALLS SHALL HAVE AN ARTICULATED CORNICE THAT PROJECTS OUT HORIZONTALLY FROM THE VERTICAL BUILDING WALL PLANE. A MANSARD ROOF MAY BE PERMITTED, BUT ONLY IF SUCH IS LOCATED ON THE THIRD STORY OF A BUILDING, \$502.B.4)

- COMPLETELY AND INTEGRALLY ENCLOSING SUCH STORY. FLAT OR MANSARD ROOFS SHALL BE PROHIBITED ON ALL ONE-STORY BUILDINGS. (§ 502.B.4)

 B. PERMITTED RETAIL AND PERSONAL SERVICE BUSINESS USES LOCATED IN BUSINESS DISTRICTS MAY HAVE LARGE PANE DISPLAY WINDOWS ON THE GROUND LEVEL, PROVIDED
- THAT SUCH WINDOW SHALL BE FRAMED BY THE SURROUNDING WALL AND SHALL NOT COMPRISE GREATER THAN SEVENTY-FIVE (75) OF THE TOTAL GROUND LEVEL FACADE AREA OF SUCH BUILDING. (§ 502.B.5)
 C. RETAIL STORES ORIENTED TOWARDS A STREET OR PARKING LOT SHALL HAVE A MINIMUM OF 50% OF THE FIRST FLOOR BUILDING FACADE THAT FACES A STREET OR PARKING
- LOT CONSIST OF GLASS DISPLAY WINDOWS. (§ 502.D.1) D. IN NO INSTANCE SHALL A BUILDING ELEVATIÒN HAVE A'HOMOGENEOUS FACADE WITHOUT A VARIATION IN MATERIALS, TEXTURES OR OTHER DESIGN FEATURES. (§ 502.D.4)
- 16. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.

17. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING

18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. 19. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCY UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT

20. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

21. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

22. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

23. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

24. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

25. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

26. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE CCGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES AND INDEMNITY OBLIGATIONS. ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPO RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS

27. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AN SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

28. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

29. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

30. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE

. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY

32. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

33. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIFLE

35. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

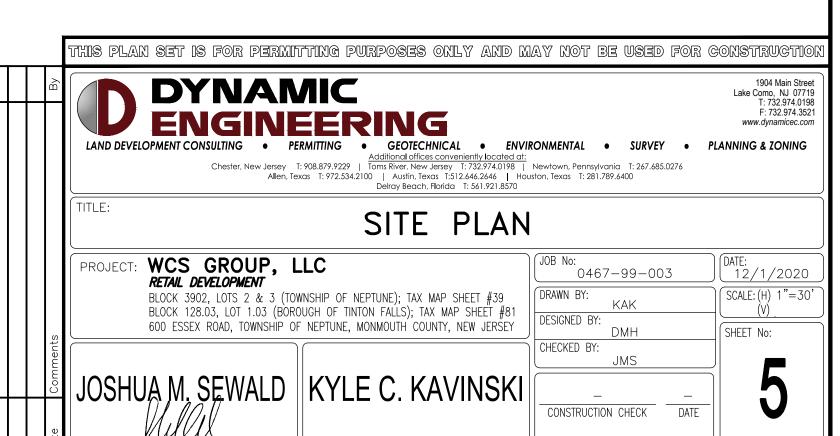
TOWNSHIP NOTES

PROFESSIONAL ENGINEER

RSFY/LICENSE No. 52908

1. ALL PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH ADA REQUIREMENTS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NEPTUNE TOWNSHIP DESIGN STANDARDS AND DETAILS.
3. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING AND PLANNING.
4. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
5. ALL CONSTRUCTION PERMITS FOR THE DEMOLITION OF THE STRUCTURES WILL BE OBTAINED PRIOR TO DEMOLITION.
6. DURING CONSTRUCTION, DEVELOPER SHALL COMPLY WITH SOLID WASTE, PUBLIC HEALTH AND NOISE CODES.
7. ANY FILL TO BE IMPORTED SHALL BE CERTIFIED CLEAN.
8. THE OWNER WILL SUBMIT A ZONING PERMIT FOR EACH SIGN AS TENANT SPACE IS LEASED.

(IN FEET) 1 INCH = 30 FT.



PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 52985

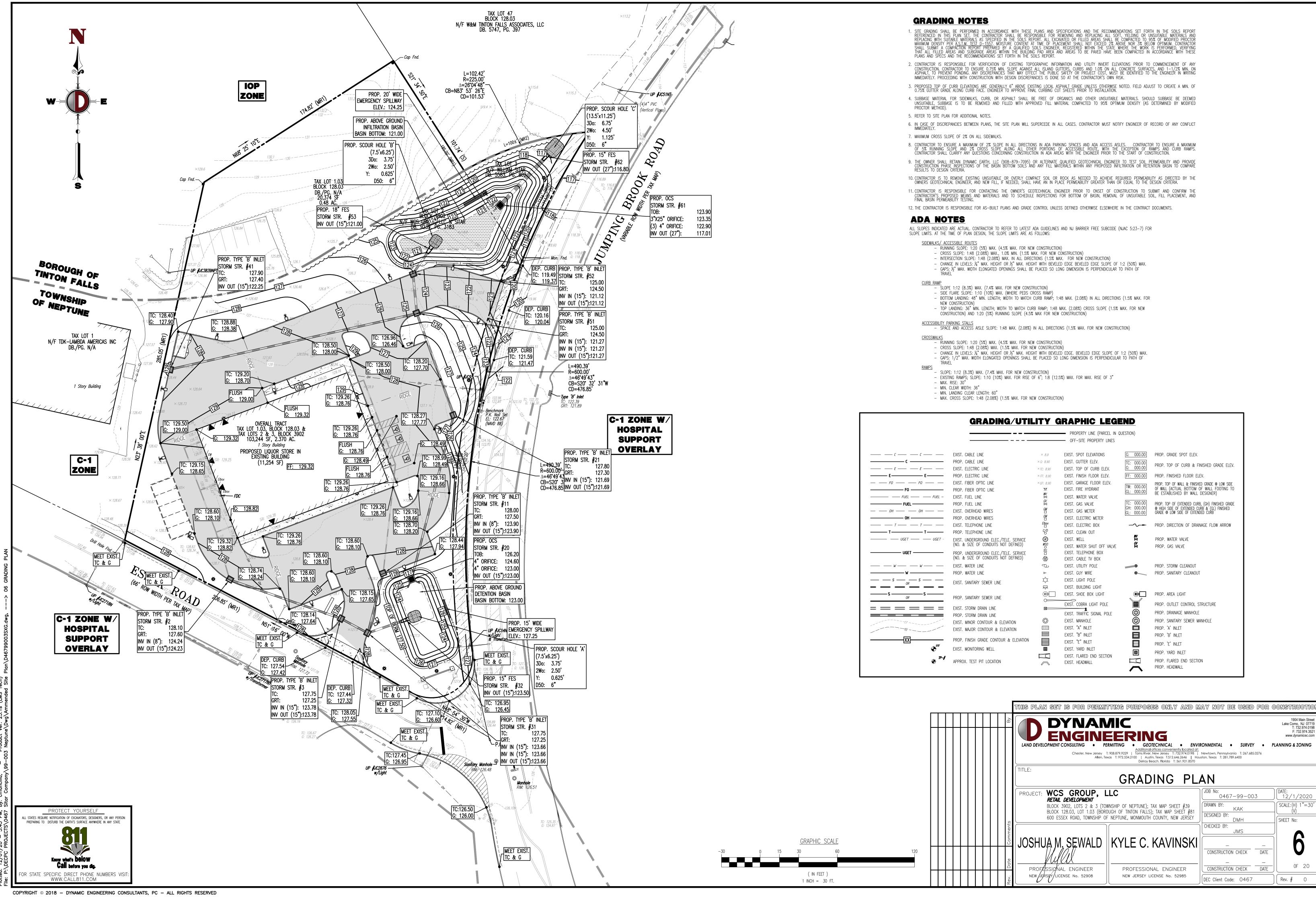
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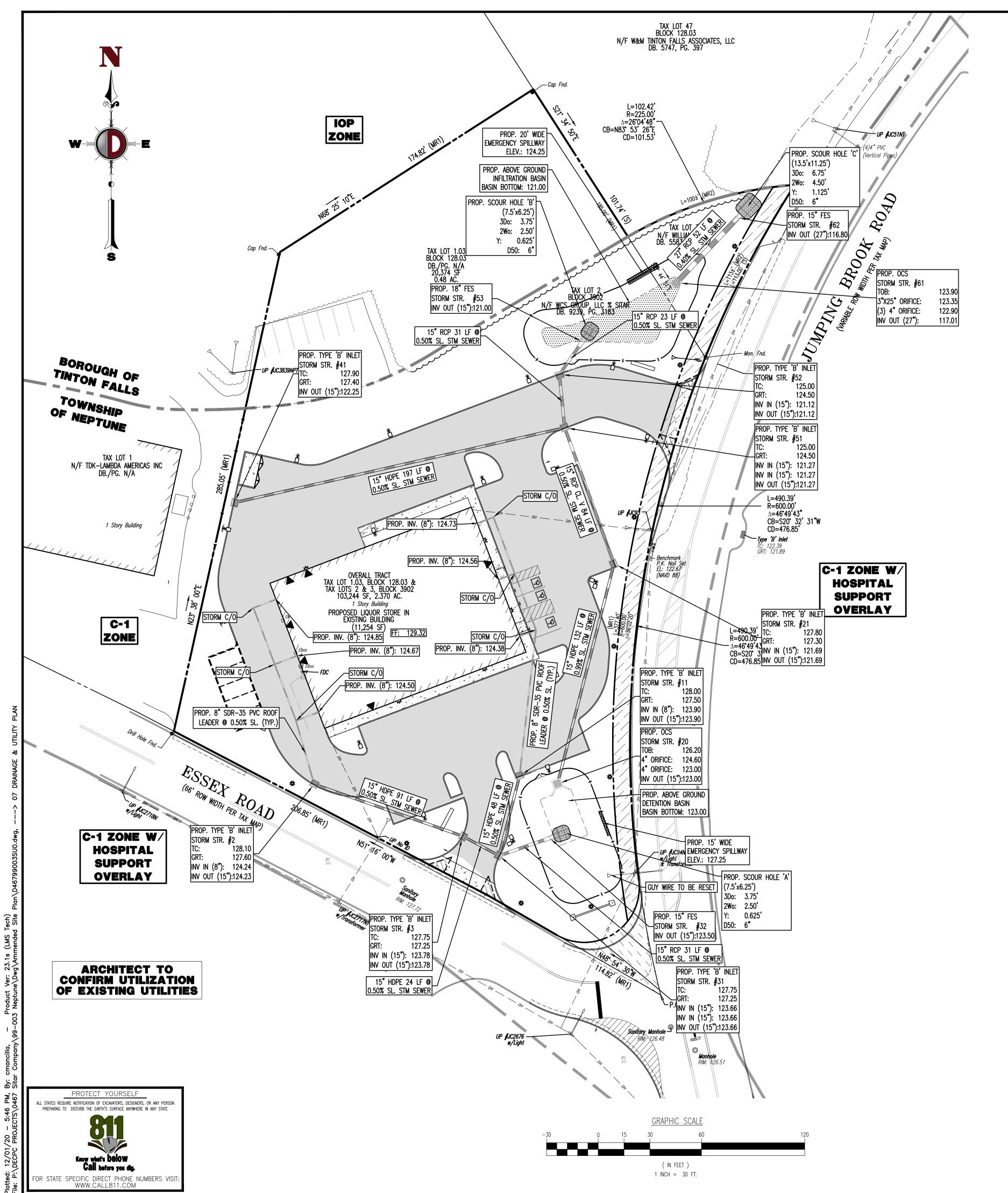
Rev. # O

CONSTRUCTION CHECK DATE

DEC Client Code: 0467

PERMIT REVIEW FOR EACH OF THE TENANT SIGNAGE AS LEASES ARE ISSUED.





DETENTION/INFILTRATION BASIN MAINTENANCE NOTES

- 1. STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO INSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STAGNANT WATER. THE PRIVATELY OWNED PORTION OF THE SYSTEM
- 2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY, WITH PERMANENT ARRANGEMENTS THAT IS SHALL PASS TO ANY SUCCESSIVE OWNER, UNLESS ASSUMED BY A GOVERNMENTAL AGENCY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: VISUAL INSPECTION OF ALL SYSTEM COMPONENTS AT LEAST TWICE EACH YEAR; VACUUMING OF ALL STORM SEWER INLETS ONCE EVERY SIX MONTHS (FREQUENCY OF VACUUMING MAY BE ADJUSTED TO ONCE A YEAR IF FIRST YEAR MAINTENANCE RECORDS INDICATE THAT SEDIMENT AND DEBRIS ACCUMULATION IS INSIGNIFICANT); REVERSE FLUSHING AND VACUUMING IF SYSTEM INSPECTIONS INDICATE SIGNIFICANT ACCUMULATION OF SEDIMENT IN THE PIPES; AND PERIODIC REMOVAL AND DISPOSAL OF OTHER MATERIAL AND DEBRIS,
- 3. IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS IN NEED OF MAINTENANCE. THE OWNER SHALL AFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE. IF THE OWNER FAILS OR REFUSES TO PERFORM SUCH MAINTENANCE AND REPAIR, THE MUNICIPALITY MAY IMMEDIATELY PROCEED TO DO SO AND SHALL BILL THE COST THEREOF TO THE OWNER.
- 4. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- 5. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER
- 6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN,
- 7. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

TOWNSHIP UTILITY NOTES

REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.

- 1. STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO INSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STAGNANT WATER.

 2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY. MAINTENANCE SHALL FOLLOW THE OPERATIONS MAINTENANCE MANUAL APPROVED BY THE NEPTUNE TOWNSHIP PLANNING BOARD.

 3. IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS NEED OF MAINTENANCE. THE OWNER SHALL AFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWNSHIP ENGINEER.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

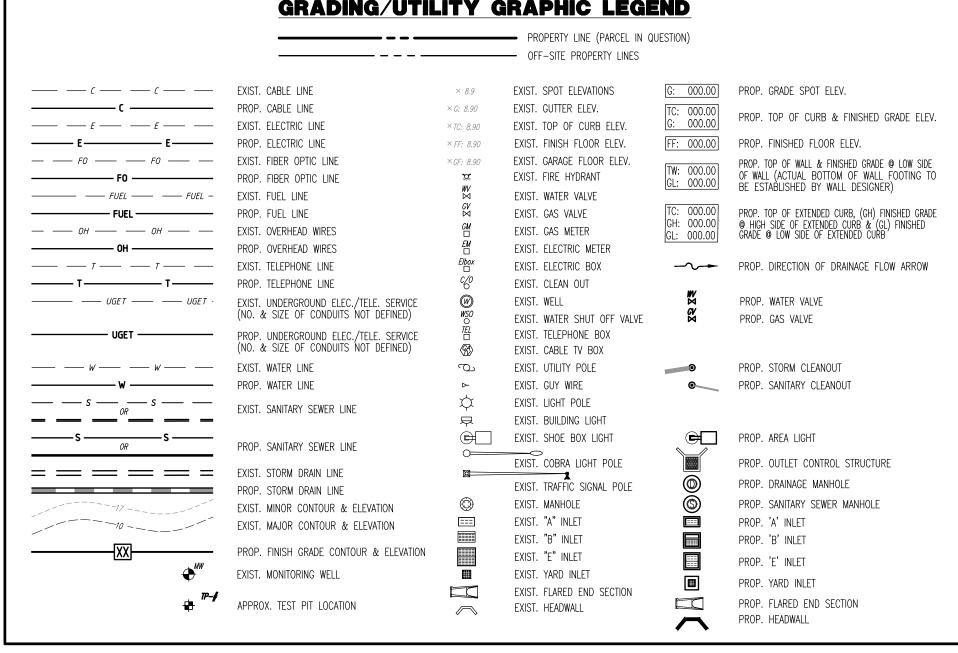
ANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL

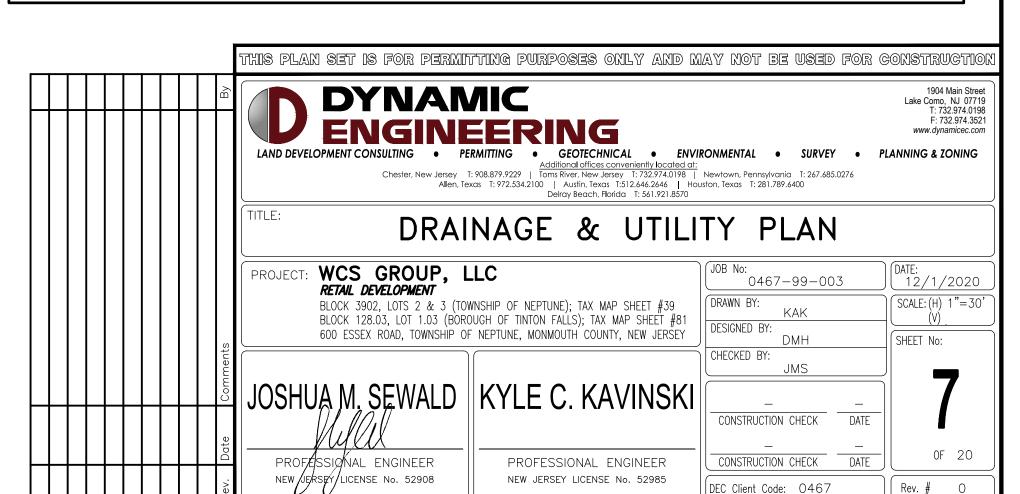
UTILITY NOTES

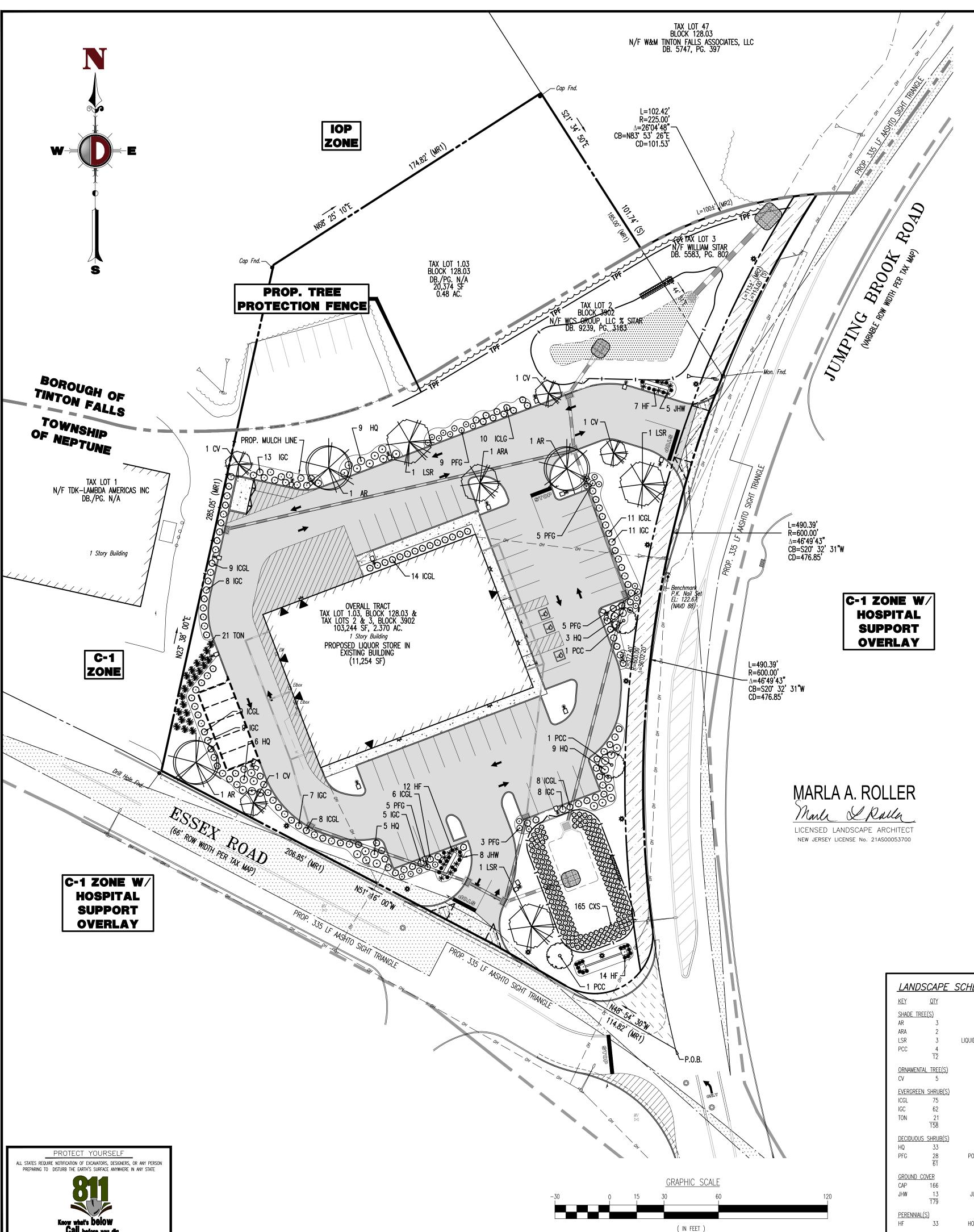
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
- 3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- 4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- 5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.

REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

- 6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
- . SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS
- 8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED
- 9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
- 10. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
- 11. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE
- 12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
- 13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- 14. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
- 15. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
- 16. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- 17. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.







1 INCH = 30 FT.

TOWNSHIP LANDSCAPE REQUIREMENTS

A. ALL DRIVEWAYS AND PARKING LOTS SHALL BE SUITABLY BUFFERED AND SCREENED. BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW. (§ 503.B.1) (W)

B. WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT, SUCH SCREENING SHALL CONSIST OF A MINIMUM SIX (6) FOOT-HIGH VISUALLY IMPERVIOUS SCREEN. THE HEIGHT OF ANY REQUIRED SCREEN SHALL DECREASE TO A MAXIMUM OF THREE (3) FEET IN HEIGHT WHERE DRIVEWAYS APPROACH SIDEWALKS OR WALKWAYS, IN ORDER TO PROVIDE ADEQUATE VISIBILITY OF PEDESTRIANS FROM MOTOR VEHICLES AND POLICE VISIBILITY INTO THE LOT. (\$ 503.B.2) (W)

C. BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT WIDE AREA SURROUNDING ALL SIDES OF A LOADING AREA EXPOSED TO VIEW. WHERE SUCH LOADING AREA

C. BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOUT WIDE AREA SURROUNDING ALL SIDES OF A LOADING AREA EXPOSED TO VIEW. WHERE SUCH LOADING AREA SURROUNDING ALL SIDES OF A MINIMUM TWENTY—FIVE (25) FOOT WIDE AREA SURROUNDING ALL SIDES OF A PARKING LOT EXPOSED TO VIEW. (§ 503.C.1) (W)

D. SCREENING FOR LOADING AREAS SHALL CONSIST OF A MINIMUM TEN (10) FOOT HIGH VISUALLY IMPERVIOUS SCREEN. IF SUCH SCREEN CONSISTS OF A WALL OR FENCE, THE BUFFER AREA BETWEEN THE WALL OR FENCE AND THE LOT LINE SHALL BE A MINIMUM OF TEN (10) FEET IN WIDTH AND SHALL ALSO BE EXTENSIVELY PLANTED WITH BOTH DECIDIOUS AND EVERGREEN TREES. (§ 503.C.2) (W)

E. THE LANDSCAPING PLAN SHALL BE PREPARED BY A NEW JERSEY CERTIFIED LANDSCAPE ARCHITECT. (§ 509)

DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES AT TIME OF PLANTING. EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT TIME OF PLANTING. LOW-GROWING EVERGREEN SHRUBS SHALL BE A MINIMUM OF TWO AND ONE-HALF (2½) FEET IN HEIGHT AT TIME OF PLANTING. SIZE OF OTHER PLANTINGS SHALL DEPEND ON SETTING AND TYPE OF PLANT MATERIAL. (§ 509.D)

ONLY NURSERY-GROWN PLANT MATERIAL SHALL BE UTILIZED. (§ 509.E)
ALL LANDSCAPED AREAS SHALL BE WELL MAINTAINED AND KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS, TALL GRASS, OTHER OVERGROWN CONDITIONS AND THE STORAGE OF ANY EQUIPMENT OR MATERIALS. (§ 509.E) THE DEVELOPER SHALL BE REQUIRED TO REPLACE DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE OF A FINAL ZONING PERMIT FOR OCCUPANCY. (§ 509.F)

J. THE BASE OF ALL SIDES OF A BUILDING SHALL BE PLANTED WITH FOUNDATION PLANTINGS CONSISTING OF EVERGREEN AND/OR SEMI-EVERGREEN SHRUBS AND TREES. SUCH PLANTINGS SHALL BE A MINIMUM OF TWO (2) FEET HIGH AT TIME OF PLANTING AND SPACED AN AVERAGE OF THREE FEET ON CENTER. THIS FOUNDATION PLANTING REQUIREMENT SHALL NOT APPLY TO THE SIDES OF BUILDINGS THAT ARE DIRECTLY ABUTTING A PUBLIC RIGHT-OF-WAY. (§ 509.H) (W) FOUNDATION PLANTING REQUIREMENT SHALL NOT APPLY TO THE SIDES OF BUILDINGS THAT ARE DIRECTLY ABUTTING A PUBLIC RIGHT-OF-WAY. (§ 509.H) (W)

K. THE PERIMETER OF ALL PARKING LOTS SHALL BE SETBACK FROM ALL REAR AND SIDE LOT LINES BY A MINIMUM OF TEN (10) FEET. (§ 509.I.1) (W)

L. FOR PARKING LOTS CONTAINING SIXTEEN (16) TO NINETY-NINE (99) SPACES, A MINIMUM OF FIVE PERCENT (5%) OF THE INTERIOR AREA OF THE PARKING LOT SHALL BE PROVIDED WITH PLANTING ISLANDS CONTAINING A MINIMUM OF ONE (1) DECIDUOUS TREE PLANTED FOR EVERY FIVE (5) PARKING SPACES ABUTTING SUCH ISLAND. PLANTING ISLANDS IN PARKING LOTS SHALL ALSO CONFORM TO THE FOLLOWING REQUIREMENTS (§ 509.I.3) (W):

i. THE MINIMUM WIDTH OF PLANTING ISLANDS SHALL BE FOUR (4) FEET ON THE SIDE OF PARKING SPACES SIX (6) FEET BETWEEN PARKING BAYS (HEAD-TO-HEAD PARKING). IF SIDEWALKS ARE INCORPORATED THROUGH EITHER THE LONG SIDES OF THE LANDSCAPE ISLANDS BETWEEN PARKING BAYS OR THROUGH THE LANDSCAPE ISLANDS ON THE SIDES OF PARKING SPACES, THEIR WIDTH SHALL BE ADDED TO THESE REQUIREMENTS.

IN MOUNDED THAN EIGHT (8) PARKING SPACES, THEIR WIDTH SHALL BE ADDED TO THESE REQUIREMENTS.

LANDSCAPE ISLANDS ON THE SIDES OF PARKING SPACES, THEIR WIDTH SHALL BE ADDED TO THESE REQUIREMENTS.

ii. NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE ROW OF PARKING WITHOUT AN INTERVENING LANDSCAPE ISLAND. (W)

iii. WHERE THE PARKING LOT DESIGN WILL RESULT IN PEDESTRIANS CUTTING PERPENDICULARLY THROUGH LANDSCAPE ISLANDS, SIDEWALKS SHALL BE INSTALLED AT REGULAR INTERVALS ACROSS THE ISLANDS.

iv. THE REMAINDER OF ANY SUCH INTERIOR PLANTING AREAS NOT CONTAINING TREES SHALL BE PLANTED WITH LOW-GROWING EVERGREEN SHRUBS.

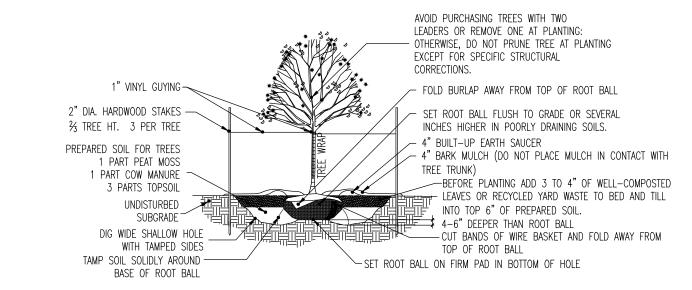
v. PARKING LOT LIGHTING MAY BE SITED WITHIN LANDSCAPE ISLANDS, HOWEVER, WITHOUT HINDERING NECESSARY LIGHTING COVERAGE.

M. ALL NON-RESIDENTIAL REFUSE AND RECYCLABLE DISPOSAL COLLECTION AREAS SHALL BE SUITABLY BUFFERED AND SCREENED TO MINIMIZE THE IMPACTS OF NOISE, ODORS, DISPOSAL AND COLLECTION ACTIVITIES AND VIEWS OF COLLECTION BINS AND DUMPSTERS. BUFFERING AND SCREENING SHALL MINIMIZE SUCH IMPACTS BOTH FROM WITHIN THE SITE ITSELF, AS WELL AS FROM ADJACENT AND NEARBY PROPERTIES AND PUBLIC RIGHTS—OF—WAY. BUFFERING SHALL CONSIST OF A MINIMUM FOUR (4) FOOT WIDE APEA SURROLINDING ALL SIDES OF SUCH FACILITY EXPOSED TO VIEW IF SUCH FACILITY IS LOCATED ON A SITE ADJACENT TO A RESIDENTIAL LISE OR (4) FOOT WIDE AREA SURROUNDING ALL SIDES OF SUCH FACILITY EXPOSED TO VIEW. IF SUCH FACILITY IS LOCATED ON A SITE ADJACENT TO A RESIDENTIAL USE OR ZONE, SUCH BUFFERING SHALL CONSIST OF A MINIMUM TEN (10) FOOT AREA SURROUNDING ALL SIDES OF SUCH FACILITY EXPOSED TO VIEW. SCREENING SHALL CONSIST OF A MINIMUM SIX (6) FOOT—HIGH MASONRY WALL, SOLID WOODEN FENCE OR ACCESSORY BUILDING WITH GATES OR DOORS AND RAMPED ACCESS TO FACILITATE THE MOVEMENT OF BINS OR DUMPSTERS. THE BASE OF SUCH SCREEN SHALL BE PLANTED WITH A MINIMUM FOUR (4) FOOT HIGH EVERGREEN HEDGE ALONG THE SIDES AND REAR OF SAME. (§ 515.A.1)

NOTES:

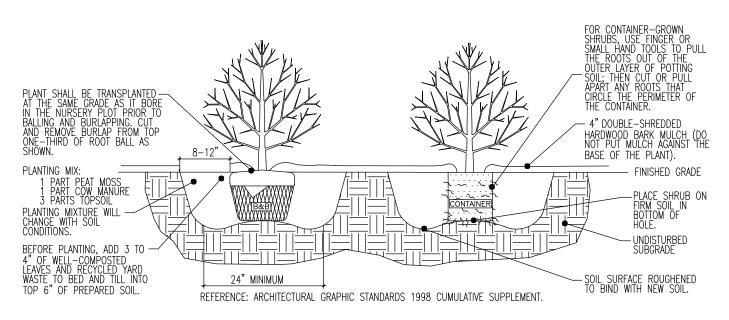
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

- REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/3 FROM TOP ROOT BALL
- PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY. . THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE



DECIDUOUS TREE PLANTING DETAIL

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

LANDSCAPE SCHEDULE COMMON NAME <u>REMARKS</u> ACER RUBRUM* RED MAPLE ARMSTRONG COLUMNAR RED MAPLE 3" CAL. B+B ACER RUBRUM 'ARMSTRONG'* LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'* SEEDLESS SWEETGUM 3" CAL. B+B PYRUS CALLERYANA 'CAPITAL'* CAPITAL PEAR 3" CAL. B+B B+B CHIONANTHUS VIRGINICUS WHITE FRINGETREE ILEX CRENATA 'GREEN LUSTER' GREEN LUSTER HOLLY ILEX GLABRA COMPACTA DWARF INKBERRY HOLLY #5 CAN THUJA OCCIDENTALIS 'NIGRA' DARK AMERICAN ARBORVITAE B+B HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA POTENTILLA FRUTICOSA 'GOLDFINGER' GOLDFINGER BUSH CINQUEFOIL 18-24" #3 CAN COTONEASTER APICULATUS CRANBERRY COTONEASTER 15-18" SPRD. #3 CAN JUNIPERUS HORIZONTALIS 'WILTONI' WILTON'S BLUE RUG JUNIPER 15-18" SPRD #3 CAN HOSTA FORTUNEI 'AUREO MARGINATA' VARIEGATED HOSTA 2 GAL. CONTAINER NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING NOTES

PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO 2. THE CONTRACTOR STALL BE NEST ONSIDEL FOR FORM THE DATE OF ACCEPTANCE FOR TREES AND SHRIPS REPLACEMENTS. SHALL BE MADE AT THE BEGINNING OF THE FIRST

ALL PLANT MATERIAL SHALL BE GUAKANTEED BY THE CUNTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS, REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.

INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.

DURING THIS PERIOD WILL BE REJECTED.

7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.

9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.

10. PLANTING OPERATIONS SHALL BE PERFORMED DIVING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITHIN STANDARD PROFESSION OF THE PLANTING AND THE DEPAITION OF THE BALL ONLY.

DEPAITION OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL

SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFCTURER'S INSTRUCTIONS.

1. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.

2. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT. WILL BE ESTABLISHED. LOCALE PLANT IN THE CENTER OF THE PIT.

13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3

OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC.

MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.

14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL

BE DONE WITH CLEAN, SHARP TOOLS.

15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL

PROPERTY OF THE PROPERTY OF TH

E FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5—10—5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT HE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND

HE RUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.

6. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.

7. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.

8. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

PLANTS 3/15 TO 12/15 LAWN 3/15 TO 6/15

FURTHERMORE, THE FOLLOWING TREE TREES IN THIS SEASON. 'ARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE

ACEN NOBACIÓN
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELREUTERIA
LIQUIDAMBAR STYRACIFLUA ŠALIX WEEPING VARIETIES TILIA TOMENTOSA

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT. PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON. 19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

PLATANUS ACFREGLIA

- A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.

 2. MATERIALS
- A. GENERAL ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY
- AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.

 B. PLANTS ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.

 C. TOPSOIL LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO
- INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOD D. MULCH — FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.

 3. FERTILIZER AND SOIL CONDITIONER — PLANTED AREAS A. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
- B. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE 'GRO— POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. POTOS HALL SEED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. POTOS HALL SEED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. POTOS HALL SEED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. POTOS HALL SEED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PROSPENIES TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PROSPENIES TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PROSPENIES TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PROSPENIES TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PROSPENIES TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%.
- A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAY'S WORK.
- 5. WEEDING
 A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE
- A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
- A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.: 20 POUNDS 'GRO-POWER' 100 POUNDS AGRICULTURAL GYPSUM 20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF
- S SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT FOR PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

 1 PART PEAT MOSS BY VOLUME
 1 PART COW MANURE BY VOLUME
 3 PARTS TOPSOIL BY VOLUME
 3 PARTS TOPSOIL BY VOLUME
 3 PARTS TOPPOPULY PLANTING TABLETS AS FOLLOWS:

13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

PROFESSIONAL ENGINEER

RSFY/LICENSE No. 52908

- 21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
 2 TABLETS PER 1 GAL. PLANT
 3 TABLETS PER 5 GAL. PLANT
 4 TABLETS PER 15 GAL. PLANT
 - LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
- PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY. C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
- WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.

 3. GROUND COVER
- A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
 B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
 C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
 D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR O APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
- A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
 B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
 C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
- A UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK, ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE
- OWNER'S AUTHORIZED REPRESENTATIVE.

 B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

 C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

CONSTRUCTION CHECK

EC Client Code: 0467

CONSTRUCTION CHECK DATE

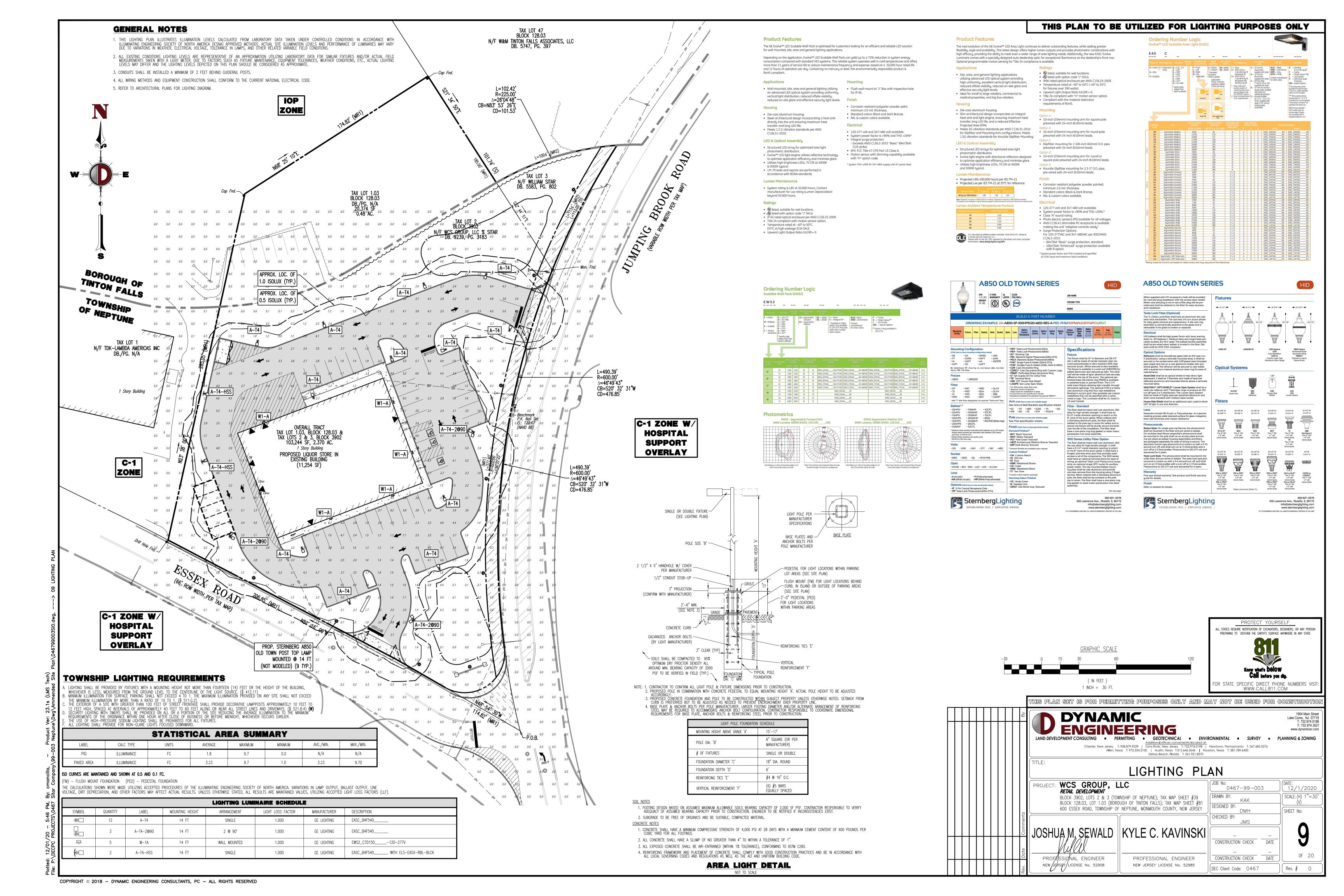
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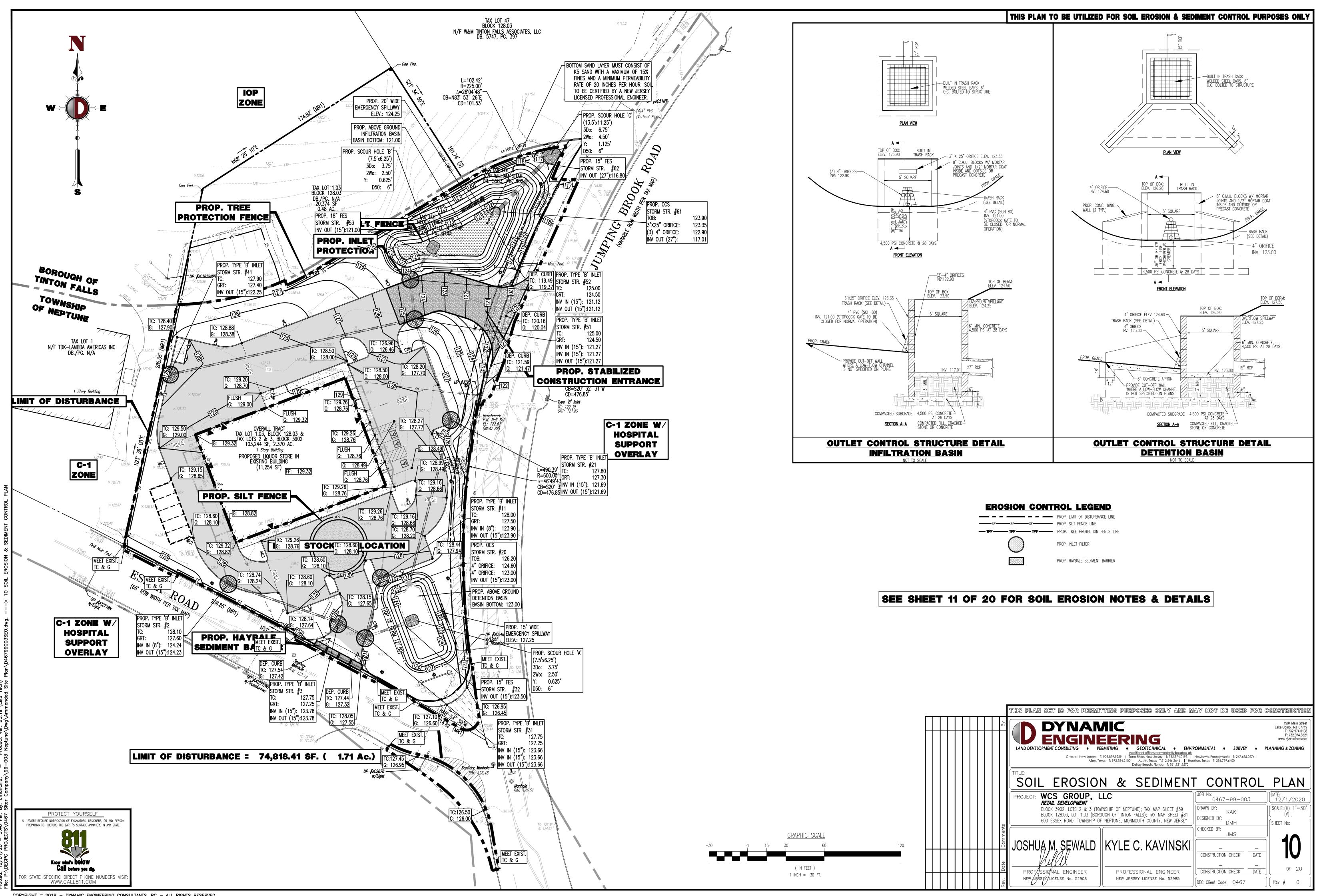


PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 52985

OR STATE SPECIFIC DIRECT PHONE NUMBERS VISI





- 1. The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing
- 2. All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper
- sequence, and maintained until permanent protection is established. 3. Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
- 4. N.J.S.A 4:24-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented, including provisions for stabilization and site
- 5. Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 ½ tons per acre, according to the Standard for Stabilization with Mulch Only
- 6. Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a

suitable equivalent, and a mulch anchor, in accordance with State Standards.

- 7. A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
- 8. The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1"-2") stone for a minimum length of ten feet
- (10') equal to the lot entrance width. All other access points shall be blocked off. 9. All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
- 10. Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading. 11. At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
- 12. In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs/1,000 sq ft of surface area) and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where trees or shrubs are to be planted.
- 13. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational 14. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to
- minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering. 15. Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
- 16. Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
- 17. All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6. 18. The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.

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

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. 2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING, IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BE BOUND IN ACCORDANCE WITH THE STATE STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS. . STABILIZATION SPECIFICATIONS — TEMPORARY SEEDING AND MULCHING:

- LIME - TO BE DETERMINED VIA SOIL TESTING; FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". COOL SEASON:

PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.

MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.

5. TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS. 6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING. 7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL

8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER 3:1). 9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT. 10. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE

PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. 11. A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. BLANKET SHALL BE 1-1/2" TO 2" CRUSHED STONE AND AT LEAST 30' X 100', AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED. 12. MAXIMUM SLIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.

13. ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA. 14. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

15. ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL). 16. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUT FALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL 17. ALL DE-WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT

FILTER FABRIC (SEE DETAIL). 18. PERMANENT VEGETATION TO BE SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED 19. PERMANENT STABILIZATION SPECIFICATIONS: SOD (SEE SOD NOTES)

20. PERMANENT STABILIZATION SPECIFICATIONS: MULCHING A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ.

B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED. C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:

(1) PEG AND TWINE (2) MULCH NETTING

FACILITIES.

(3) LIQUID MULCH-BINDERS 21. ALL' ÚNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.

22. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. 23. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE

REMOVED OR TREATED IN SUCH A WAY TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. (IF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED.) 24. ALL SITE WORK FOR SITE PLANS WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.

25. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.

26. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

STABILIZATION SPECIFICATIONS TEMPORARY SEEDING AND MULCHING:

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19—1.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42. C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

- LIMESTONE — LIMING RATE SHALL BE DETERMINED BY TESTING.

- 500 LBS/ ACRE OR 11 LBS/ 1000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. BED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO—OPERATIVE EXTENSION. SOIL SAMPLE
MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11
POUNDS PER 1,000 SQUARE FEET OF 10—20—10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE
PER SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY
CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES
B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.
THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1—1

FIGS.

- MULCH - UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY AT A RATE OF 1.5-2 TONS PER ACRE 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO

COOL SEASON. <u>PERENNIAL R</u>YE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.

THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, LIQUID MULCH BÍNDER, OR CRIMPER

PERMANENT SEEDING:

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE—STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS,

A. SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.

1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED APPA AND MOWED ONCE.

2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 850 F AND ABOVE, SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING SOLIS. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 850F. MANY GRASSES BECOME ACTIVE AT 650F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING, DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.

C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

– LIMESTONE – LIMING RATE SHALL BE DETERMINED BY TESTING. – FERTILIZER – 500 LBS/ ACRE OR 11 LBS/ 1000 SF OF 10—10—10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.

TALL FESCUE – 265 LBS/ACRE 6.0 LBS/1000 SQ.FT.

KY. BLUEGRASS – 20 LBS/ACRF 0.5 LRS/1000 SQ.FT. PERENNIAL RYEGRASS — 20 LBS/ACRE

CREEPING BENTGRASS - 45 LBS/ACRE 1.0 LBS/1000 SQ.FT 1.0 LBS/1000 SQ.FT CREEPING RED FESCUE - 45 LBS/ACRE ALKALI SALTGRASS – 45 LBS/ACRE

PERMANENT STABILIZATION SPECIFICATIONS A. MULCHING MULCH MATERIALS TO BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT. EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH—BINDER THE RATE OF APPLICATION IS 3 TONS PER ACRE.

B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF SOIL SURFACE WILL BE COVERED.

C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:

MULCH NETTING 3) LIQUID MULCH—BINDERS D. CRÍMPER (MULCH ANCHORING COULTER TOOL)

PERMANENT, EROSION RESISTANT GROUND COVER TO BE PROVIDED BETWEEN PANEL ROWS AND UNDER PANEL ROWS AS WELL AS OTHER DISTURBED AREAS. ESTABLISHING VEGETATION UNDER PANELS MAY BE DIFFICULT DUE TO LACK OF SUN AND LIMITED PRECIPITATION. THOUGHT SHOULD BE GIVEN TO ESTABLISHING VEGETATIVE GROUND COVER PRIOR TO PANEL CONSTRUCTION. INSTALLATION MAY BE FACILITATED BY PHASING THE GRADING AND STABILIZATION SEQUENCE OF SUBSEQUENT PROJECT AREAS TO ALLOW SUFFICIENT TIME TO ALLOW VEGETATION TO BECOME ESTABLISHED PRIOR TO PANEL INSTALLATION.

STANDARD FOR STABILIZATION WITH MULCH ONLY

A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAYBE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER. . WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A

D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAYBE USED.
E. WOOD CHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED EXCEPT IN AREAS OF FLOWING WATER.
F. GRAVEL, CRUSHED STONE, OR SLAG AT RATE OF 9 CUBIC YARDS PER 1000 SQ. FT. AT DEPTH OF 3 INCHES.
G. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:

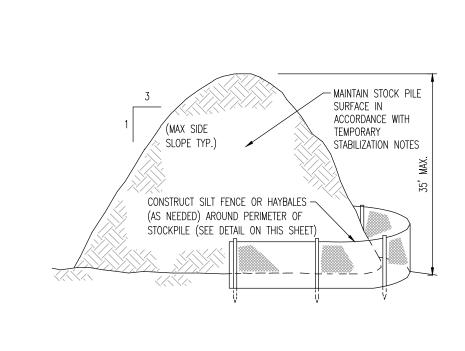
(1) PFG AND TWINE 2) MULCH NETTING (3) LIQUID MULCH-BINDERS (4) CRIMPER (MULCH ANCHORING COULTER TOOL)

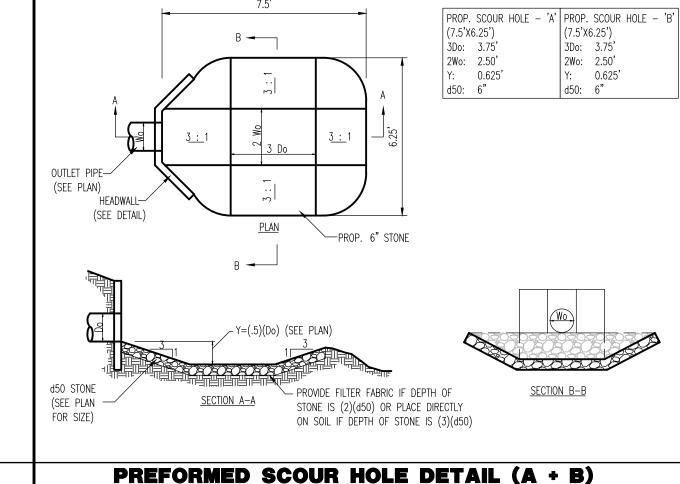
SEQUENCE OF CONSTRUCTION:

PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING. PHASE 2: CLEAR AND ROUGH GRADE FOR STRUCTURES REQUIRING EXCAVATION.

PHASE 3: EXCAVATION, CONSTRUCTION, AND STABILIZATION OF DETENTION BASIN(S), EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES. PHASE 4: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.

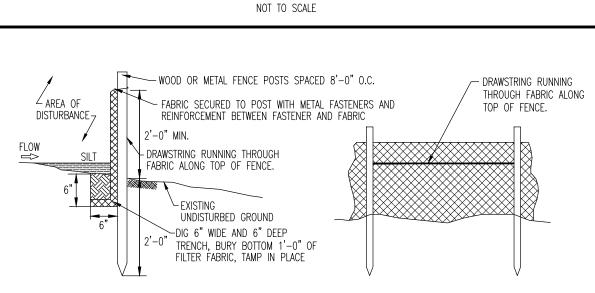
PHASE 6: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.





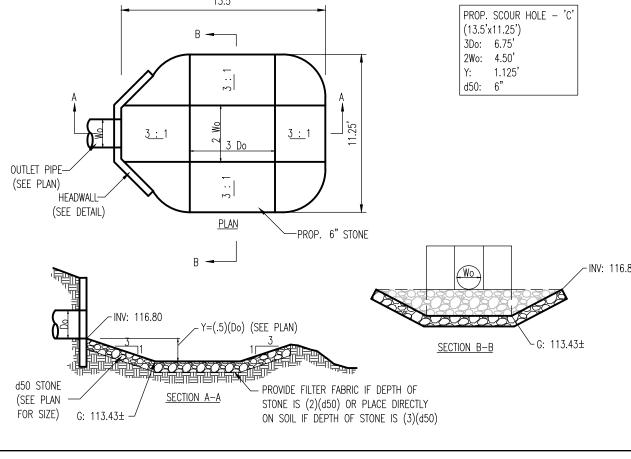
SCOUR HOLE SCHEDULE

SCOUR HOLE SCHEDULE



TEMPORARY STOCKPILE DETAIL

. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. 2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT T FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES. 4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE. 5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT 6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM 7. FENCE POSTS 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 A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES 8. A MFTAL FENCE WITH 6 INCH 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 WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMEN' 9. 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 GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL

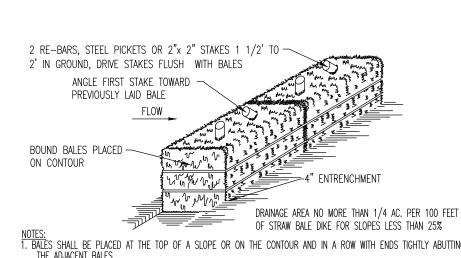


NOT TO SCALE

SILT FENCE DETAIL NOT TO SCALE

INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

PREFORMED SCOUR HOLE DETAIL (C)



BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING ACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE.

THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE . INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDE 5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM

HAYBALE SEDIMENT BARRIER DETAIL

NOT TO SCALE

SEE CHART 1 $1" - 2 \frac{1}{2}$ " CLEAN STONE PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W. GROUND OF WAY PLAN VIEW LENGTH OF STONE REQUIRED PERCENT SLOPE COARSE GRAINED SOILS FINE GRAINED SOILS OF ROADWAY ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE ((1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

4" MIN. SECTION A-A CURB PAVEMENT ☐ GEOTEXTILE TUBE AND/OR BAGS PLAN VIEW FILLED WITH 3/4" CLEAN STONE (TYP.) (AS REQUIRED)

1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL. 2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.

WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.

INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES. HE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM VENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

INLET FILTER DETAIL

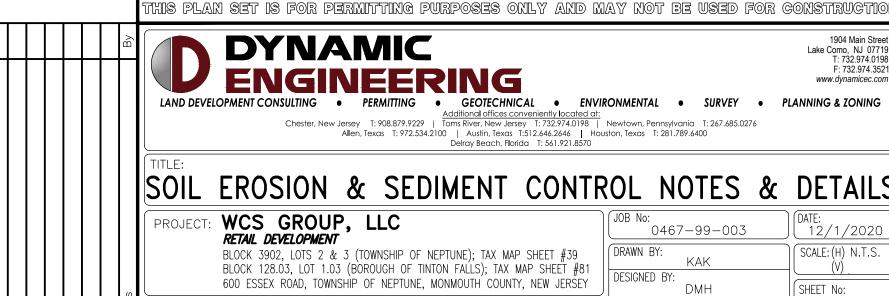
NOT TO SCALE

PROTECTED ROOT ZONE (PRZ) - CRITICAL ROOT RADIUS (CRR) - TREE PROTECTION FENCE SHALL BE INSTALLED WITHIN THE LIMIT OF THE PROTECTED ROOT ZONE - 4' WOOD & WIRE SNOW FENCE W/STEEL STAKES 6'-10" O.C. - TREE PROTECTION FENCE SHALL BE INSTALLED WITHIN THE LIMIT OF THE PROTECTED ROOT ZONE - AREA WITHIN PROTECTED ROOT ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION - 4' WOOD & WIRE SNOW FENCE W/STEEL STAKES 6'-10" O.C.

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR) 1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES. 2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET

SITE CONSTRUCTION DETAIL

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES. DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES. TREE PROTECTION DURING



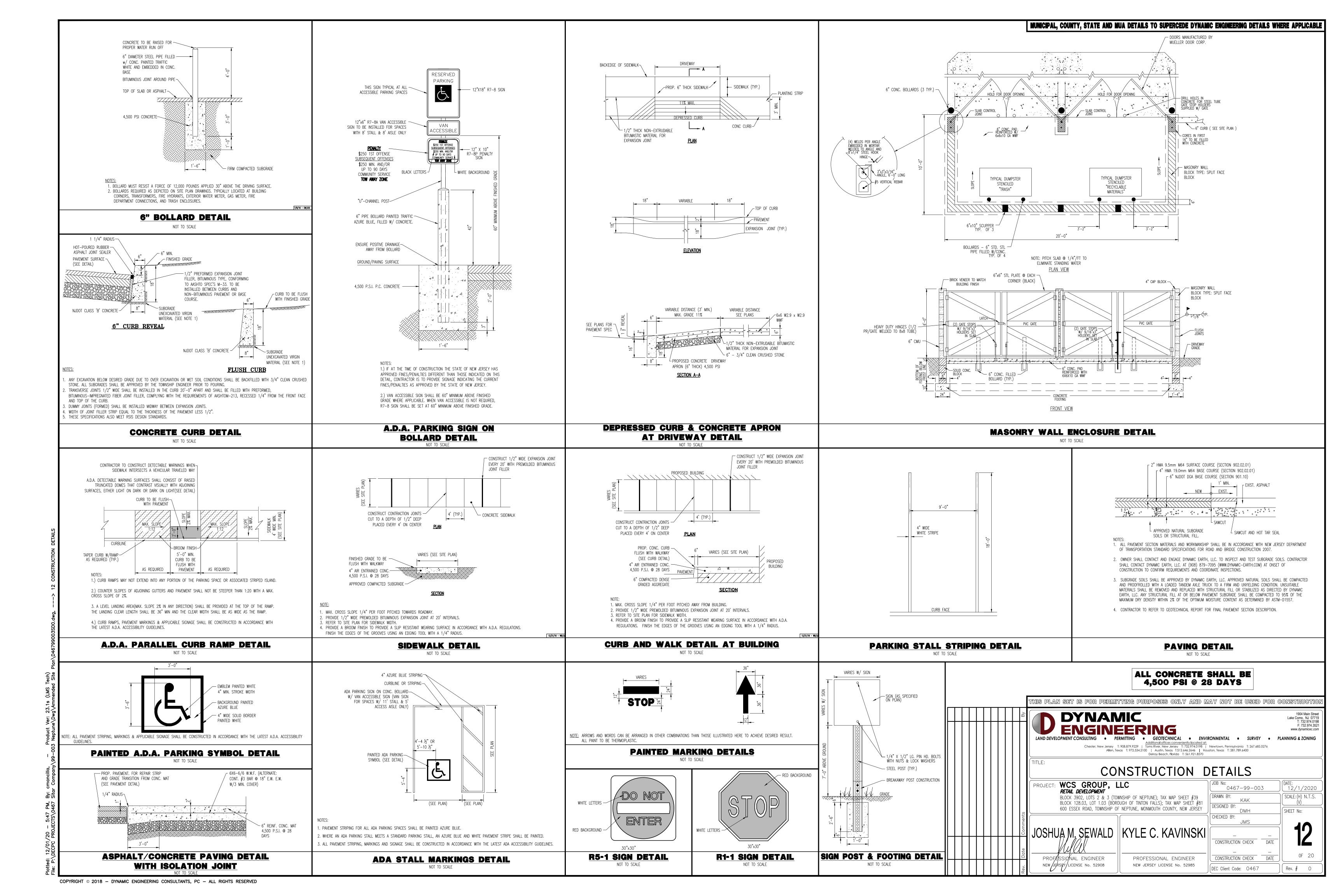
JOSHUA M. SEWALD KYLE C. KAVINSK

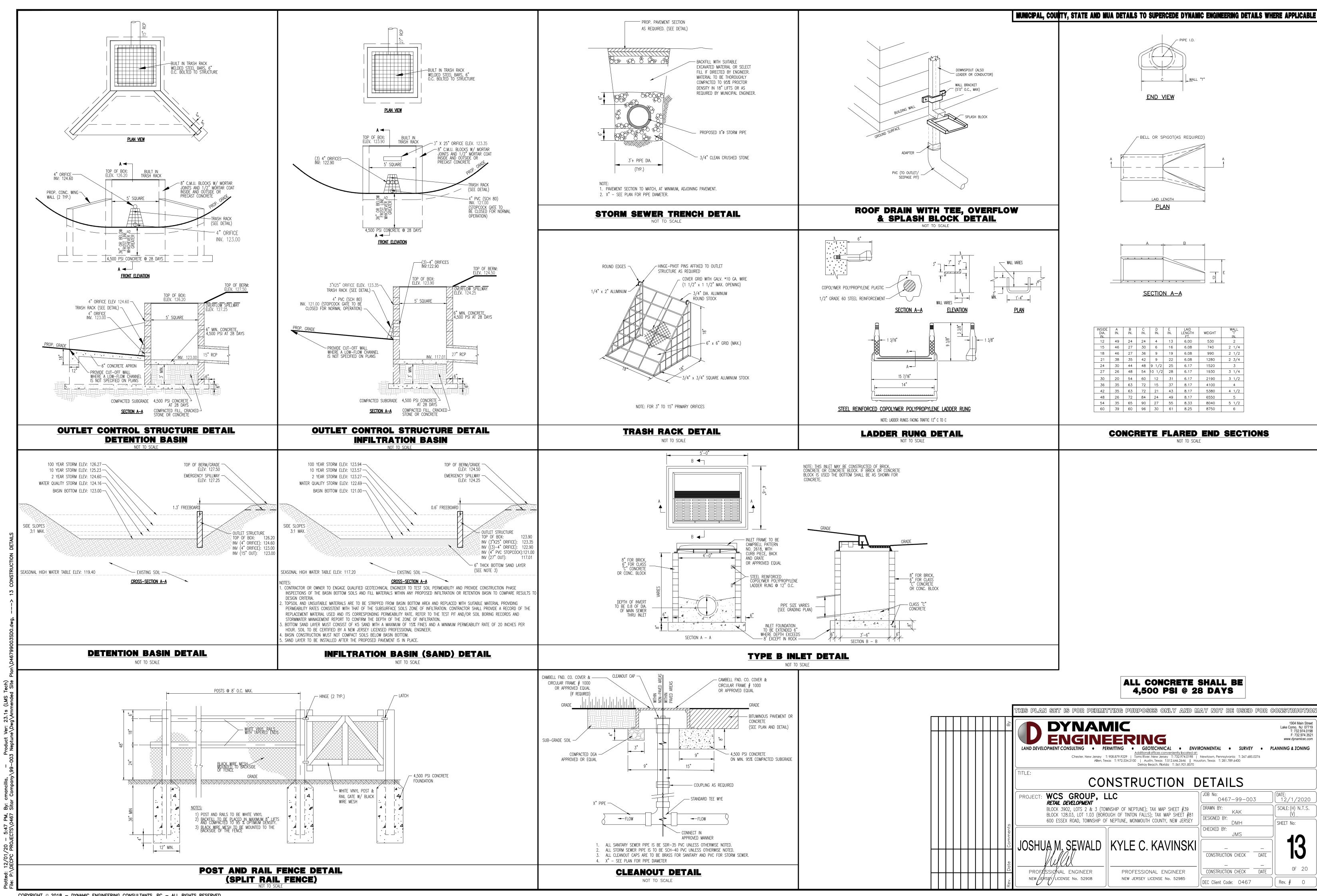
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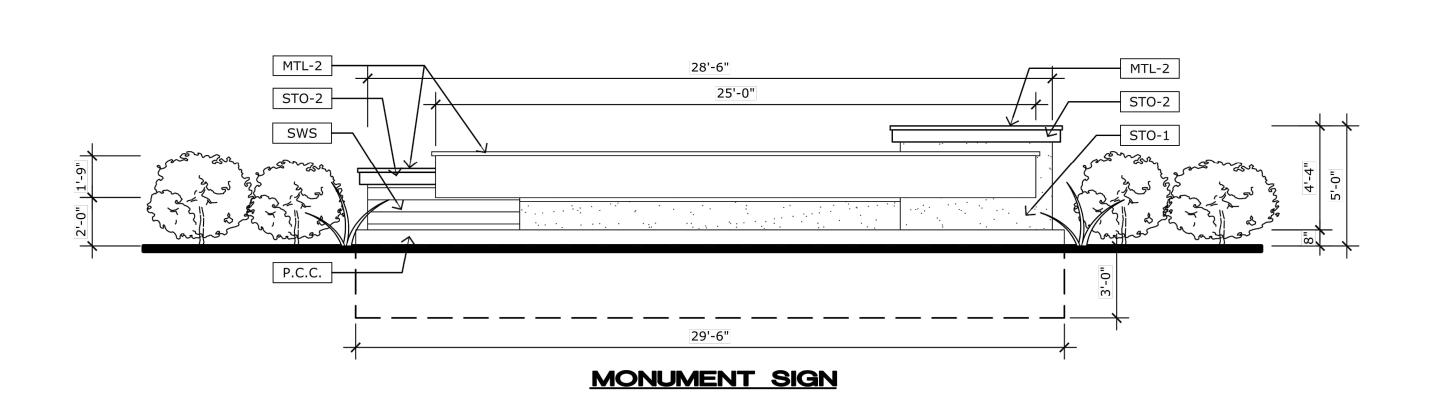
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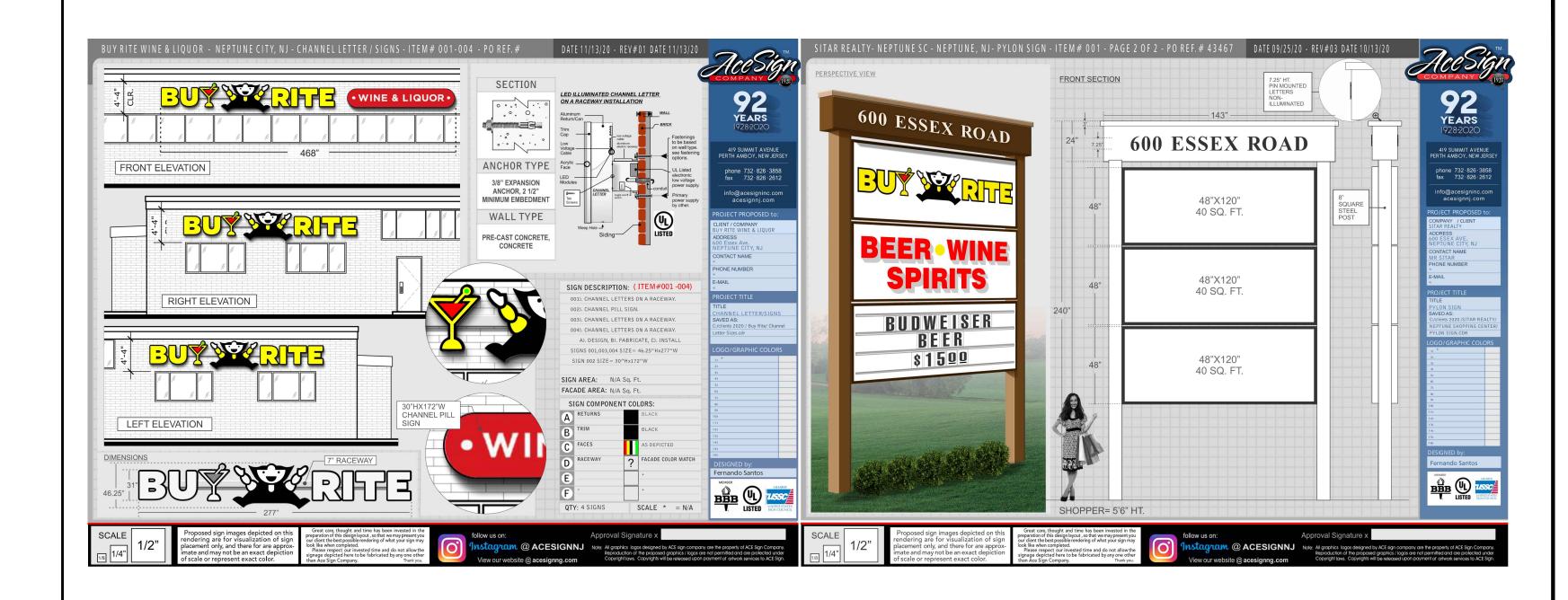


NEPTUNE SHOPPING CENTER
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MONUMENT SIGN DETAIL

NOT TO SCALE



PYLON SIGN DETAIL

NOT TO SCALE

