

# AMENDED PRELIMINARY AND FINAL SITE PLAN

## FOR

### WCS GROUP, LLC

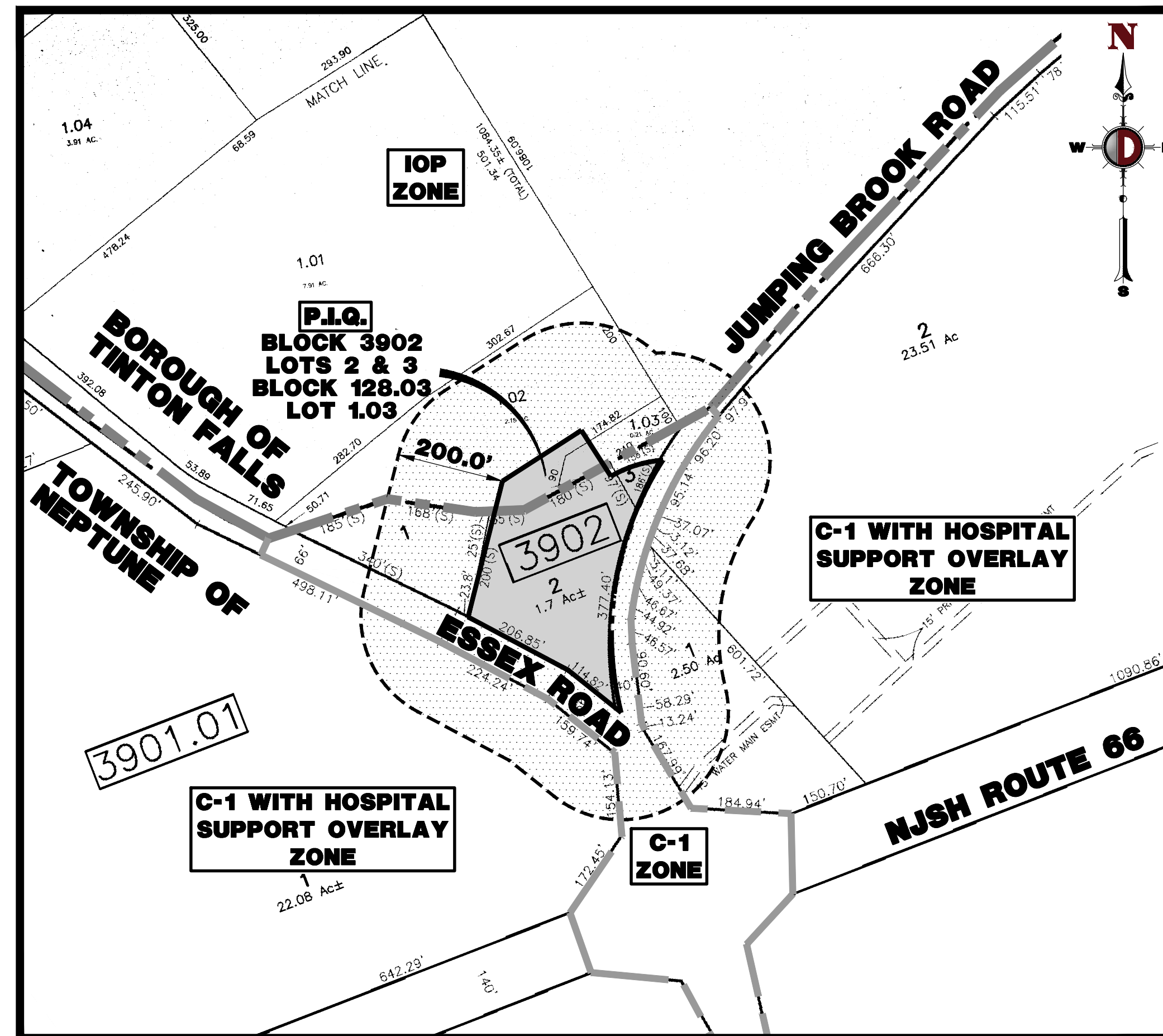
### PROPOSED RETAIL DEVELOPMENT

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

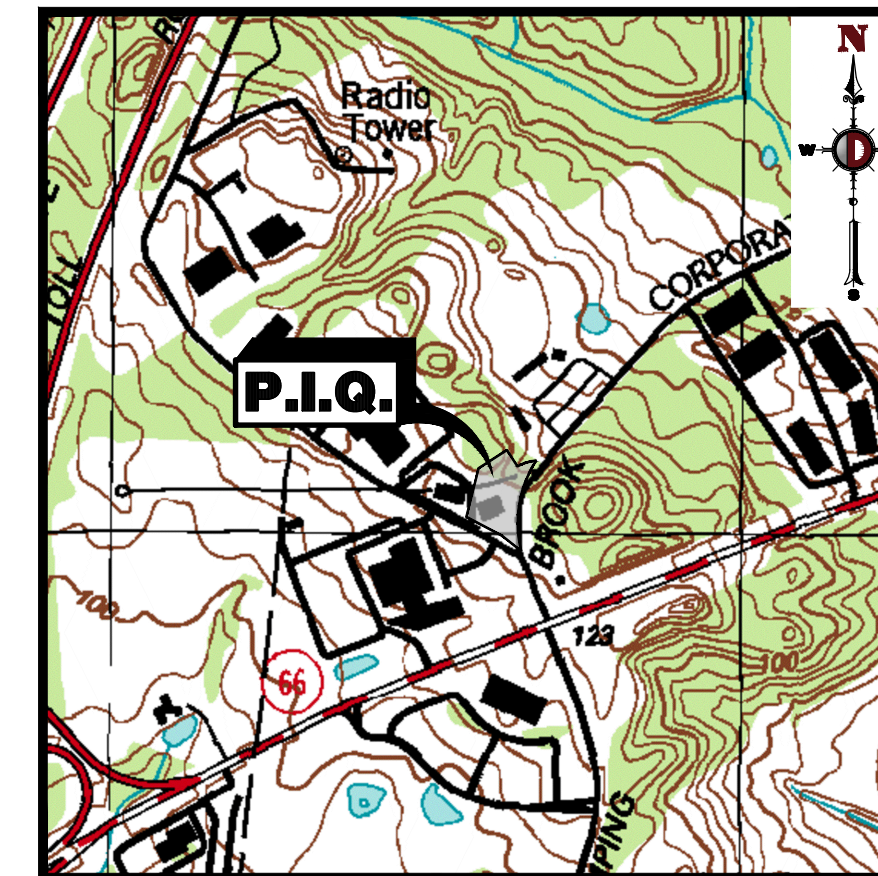
600 ESSEX ROAD  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

#### 200' PROPERTY OWNERS LIST

TOWNSHIP OF NEPTUNE			BOROUGH OF TINTON FALLS		
PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
3601 ROUTE 66, LLC 1 HOVCHILD PL/4000 RT 66 TINTON FALLS, NJ 07753	3901.01	1	TDK-JAMBA AMERICAS INC. 405 ESSEX ROAD TINTON FALLS, NJ 07753	128.03	1.01, 1.02
TDK-JAMBA AMERICAS INC. 405 ESSEX RD TINTON FALLS, NJ 07753	3902	1	WAM TINTON FALLS ASSOCIATES, LLC 1451 OAKTREE ROAD ISELIN, NJ 08830	128.03	47
WCS GROUP, LLC C/O SITAR 1 PHILADELPHIA BLVD. SEA GIRT, NJ 08750	3902	2	ALSO TO BE NOTIFIED:		
STAR, WILLIAM 1 PHILADELPHIA BLVD. SEA GIRT, NJ 08750	3902	3	MUNICIPAL CLERK TOWNSHIP OF NEPTUNE 25 NEPTUNE BLVD. NEPTUNE, NJ 07754-1125		
RED BARON PROP RES LP C/O NATIONAL REAL 3 MANHATTANVILLE RD #202 PURCHASE, NY 10577	3903	1	LAWRENCE FURY MONMOUTH COUNTY SYSTEM COMCAST CABLE COMMUNICATIONS 751 BRICK BLVD. BRICK, NJ 08723		
WAL-MART REAL ESTATE BUSINESS TRUST PO BOX 8050 MS 0555 BENTONVILLE, AR 72712	3903	2	CORPORATE SECRETARY NEW JERSEY RESOURCES CORP. 1415 WICKOFF ROAD WALL, NJ 07719		
ALSO TO BE NOTIFIED:			DOWNNA SHORT, GIS SUPERVISOR NEW JERSEY-AMERICAN WATER CO. 1025 LAUREL OAK RD DOORHEES, NJ 08043		
NEW JERSEY - AMERICAN WATER COMPANY, INC. ATTN: DONNA SHORT GIS SUPERVISOR 1025 LAUREL OAK ROAD DOORHEES, NJ 08043			CORPORATE SECRETARY GPU ENERGY 300 MADISON AVENUE & PUNCHOIL MORRISTOWN, NJ 07960		
VERIZON LEGAL DEPARTMENT 17TH FLOOR C/O LAND USE MATTERS 540 BROAD STREET NEWARK, NJ 07102			VERIZON OF NEW JERSEY 540 BROAD ST. NEWARK, NJ 07102		
NEW JERSEY NATURAL GAS COMPANY ATTN: RIGHT OF WAY DEPARTMENT 1415 WICKOFF ROAD WALL TWP., NJ 07719			SECRETARY TOWNSHIP OF NEPTUNE SEWERAGE AUTH. PO BOX 765 NEPTUNE, NJ 07753		
JERSEY CENTRAL POWER & LIGHT COMPANY ATTN: LAND USE MATTERS 300 MADISON AVENUE MORRISTOWN, NJ 07960			BOROUGH CLERK BOROUGH OF TINTON FALLS 556 TINTON AVENUE TINTON FALLS, NJ 07724		
MONMOUTH CABLEVISION ATTN: LAND USE MATTERS 1501 18TH AVENUE WALL TWP., NJ 07719					
MONMOUTH COUNTY PLANNING BOARD HALL OF RECORDS ANNEX P.O. BOX 1255 FREEHOLD, NJ 07728-1125					
DEPARTMENT OF TRANSPORTATION C/O COMMISSIONER OF TRANSPORTATION P.O. BOX 600 TRENTON, NJ 08625					



AREA MAP  
1" = 200'



KEY MAP  
1" = 1000'

#### APPROVAL BLOCK

PROPOSED: RETAIL DEVELOPMENT  
BLOCK 3902, LOTS 2 & 3 (NEPTUNE)  
BLOCK 128.03, LOT 1.03 (TINTON FALLS)

APPLICANT: WCS GROUP, LLC  
ADDRESS: 1 PHILADELPHIA BOULEVARD  
SEA GIRT, NEW JERSEY 08750

OWNER: WCS GROUP, LLC  
ADDRESS: 1 PHILADELPHIA BOULEVARD  
SEA GIRT, NEW JERSEY 08750

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF BLOCK 3902, LOTS 2 & 3 AND BLOCK 128.03, LOT 1.03 SHOWN HEREIN DEPICTED & THAT I CONCUR WITH THE PLANS.

(OWNER SIGNATURE) \_\_\_\_\_ (DATE) \_\_\_\_\_

(AUTHORIZED AGENT) \_\_\_\_\_ (DATE) \_\_\_\_\_

(APPLICANT SIGNATURE) \_\_\_\_\_ (DATE) \_\_\_\_\_

(NOTARY SIGNATURE) \_\_\_\_\_ (DATE) \_\_\_\_\_

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#### PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

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

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

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

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

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Chapter, New Jersey: 1-908-879-9229 | Central office (contingent) location: 1-732-974-0198 | Newtown, Pennsylvania: 1-267-685-0276  
Allen, Texas: 1-972-534-2100 | Austin, Texas: 1-512-446-2444 | Houston, Texas: 1-281-789-6400  
Denver, Colorado: 1-303-920-8070

TITLE: \_\_\_\_\_

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 SHEET #81  
600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

JOB No: 0467-99-003 DATE: 12/1/2020

DRAWN BY: KAK SCALE: (H) AS SHOWN

DESIGNED BY: DMH SHEET No: 1

CHECKED BY: JMS

CONSTRUCTION CHECK \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION CHECK \_\_\_\_\_ DATE \_\_\_\_\_

DEC Client Code: 0467 Rev. # 0

JOSHUA M. SEWALD  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

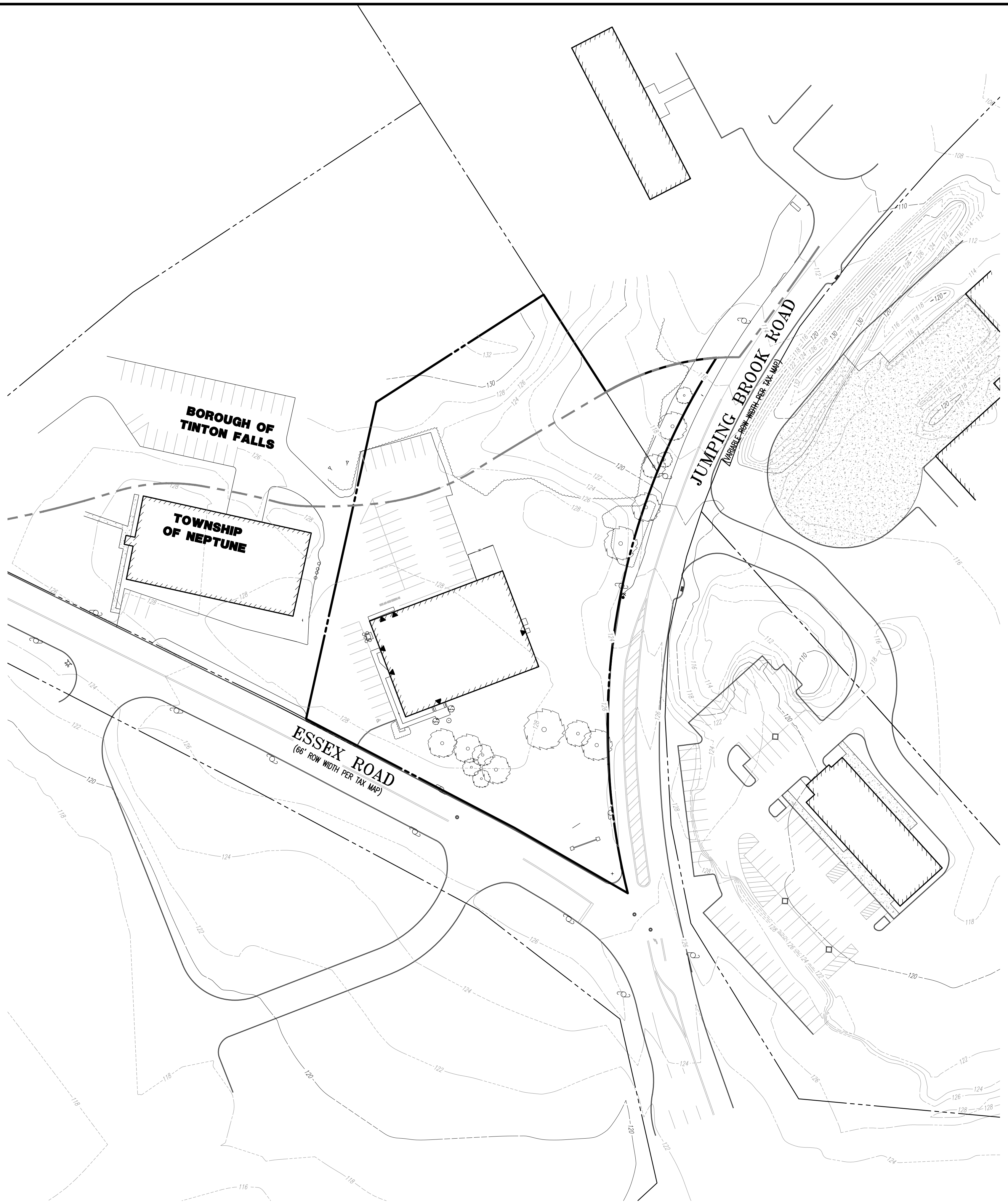
KYLE C. KAVINSKI  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52985

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









NOTES:  
A. OFFSITE ROADWAY STRIPING, CURBING AND UTILITY INFORMATION WAS APPROXIMATED FROM AERIAL PHOTOGRAPHY AND IS FOR ILLUSTRATIVE PURPOSES ONLY.  
B. TOPOGRAPHIC AND OFFSITE PARCEL DATA BASED UPON PUBLISHED MONMOUTH COUNTY GIS.

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 F: 732.974.3521  
[www.dynamiccor.com](http://www.dynamiccor.com)


PROJECT: <b>WCS GROUP, LLC</b> <b>RETAIL DEVELOPMENT</b> BLOCK 3902, LOTS 2 & 3 (TOWNSHIP OF NEPTUNE); TAX MAP SHEET #39 BLOCK 128.03, LOT 1.013 (BOROUGH OF TINTON FALLS); TAX MAP SHEET #81 600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY	JOB NO: 0467-99-003	DATE: 12/1/2020
	DRAWN BY: KAK	SCALE: (H) 1"=50' (V)
	DESIGNED BY: DMH	SHEET NO:

[illegible]

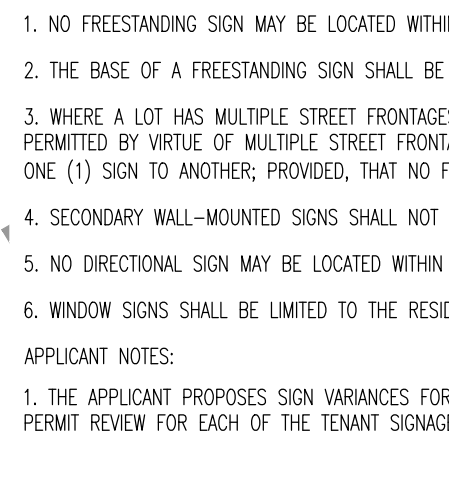




1 INCH = 30 mm

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	<i>(additional offices conveniently located)</i> Chester, New Jersey T: 908.879.9229   Tom's River, New Jersey T: 732.724.0198   Newtown, Pennsylvania T: 267.685.0276 Allentown, Texas T: 972.534.2100   Austin, Texas T: 512.344.2644   Houston, Texas T: 281.799.4600 Delray Beach, Florida T: 561.921.8570		





SECTION:	75% FACE OF WALL = 93.8 FT 12 IN 8 FT	SIGN AREA: HORIZONTAL DIMENSION: PROJECTION: MOUNTING HEIGHT:	32.02 SF TOTAL (V) 39 FT < 12 IN 13.5 FT (V)
REMARKS:	N/A (NOTE 4)	NUMBER OF SIGNS:	N/A
AREA:	50% OF THE PRIMARY BUILDING SIGN (24 SF)	SIGN AREA:	N/A
	1 PER TENANT PER WINDOW, 2 PER TENANT ON ANY WALL, NO MORE THAN 4 SIGNS PER TENANT	NUMBER OF SIGNS:	0
	35% OF TOTAL WINDOW AREA OR 18 SF	SIGN AREA:	N/A
	3 SF	NUMBER OF SIGNS:	0
	3 FT	SIGN HEIGHT:	N/A
	0 FT	SIGN SETBACK:	N/A
NOTING NON-CONFORMANCE	(V): VARIANCE		

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 RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH NMAC 5-2-7 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

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.

GRAPHIC SCALE

A horizontal graphic scale bar is shown below the text. The bar is divided into alternating black and white segments. Above the bar, numerical markings are provided: -30, 0, 15, 30, 60, and 120. The segments represent feet.

1  
INCH = 30 FT.

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**DYNAMIC ENGINEERING**

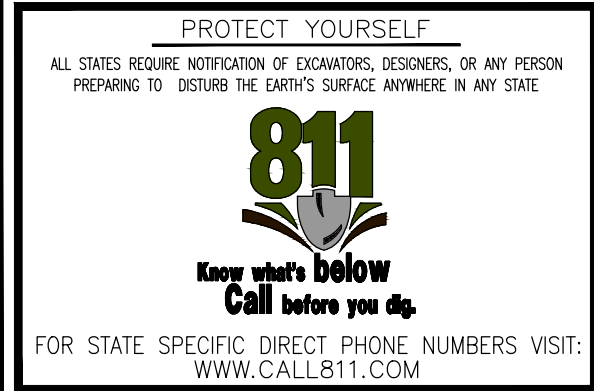
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## DETENTION/INFILTRATION BASIN MAINTENANCE NOTES

1. MAINTAINMENT MAINTENANCE 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 SHALL BE MAINTAINED BY THE OWNER.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES, INCLUDING: PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY, WITH PERMANENT VACUUMING THAT IS SHALL PASS TO ANY SUCCESSIVE OWNER, UNLESS ASSURED BY A GOVERNMENTAL AGENCY, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE RESIDENT. THE RESIDENT SHALL BE RESPONSIBLE FOR PERFORMING VACUUMING AT LEAST TWICE EACH YEAR. ACCUMULATIONS OF ALL STORM SEWER INLETS EVERY SIX MONTHS (FREQUENCY OF VACUUMING MAY BE ADJUSTED TO ONE YEAR IF FIRST YEAR MAINTENANCE RECORDS INDICATE THAT SEDIMENT AND DEBRIS ACCUMULATION IS INSIGNIFICANT); PERIODIC FLUSHING AND CLEANING OF ALL STORM SEWER LINES TO PREVENT 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 GOVERNMENT. THE RESIDENT SHALL BE RESPONSIBLE FOR PAYING FOR SERVICES 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 ARMY, LLC OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ALL FILL MATERIALS WITHIN ANY REQUIRED INFILTRATION OR PERMEABILITY TESTS TO BE CONDUCTED. THE ENGINEER SHALL PROVIDE REPORTS TO THE OWNER.
5. CONTRACTOR TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE A IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND OBTAIN THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNDESIRABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
7. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

## TOWNSHIP UTILITY 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.
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 BE THE RESPONSIBILITY OF THE TOWNSHIP PLANNING BOARD.
3. IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS NECESSARY TO MAINTAIN THE FACILITY, 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 SERVICE.

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.

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

## UTILITY NOTES

1. 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 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 EXIST 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.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 12 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 OTHERWISE DESIGNATED.
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 EQUAL.
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 DESIGNATED.
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-438, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS III, C-507, CLASS III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM C-507, CLASS III, UNLESS OTHERWISE DESIGNATED. UNLESS OTHERWISE SPECIFIED, ALL STORM OR PREPARED FLEXIBLE JOINT SEAMS IN ACCORDANCE WITH ASTM C 890 TO BE UTILIZED TO PROVIDE A SLIT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
15. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL CONFORM TO ASTM F2306. PERFORATED PIPE SHALL HAVE GASKETED SLIT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE ORDERED FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSUMPTION (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
16. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2326 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D2312 AND ASTM F477. FIELD WATERTIGHTNESS REQUIREMENTS FOR PERFORATED PIPE SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F477. HP PIPE SHALL BE ORDERED FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSUMPTION (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 ACCORDONLY.

## GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES	
	EXIST. CABLE LINE		EXIST. SPOT ELEVATIONS
	PROP. CABLE LINE		EXIST. GUTTER ELEV.
	EXIST. ELECTRIC LINE		EXIST. TOP OF CURB ELEV.
	PROP. ELECTRIC LINE		EXIST. FINISH FLOOR ELEV.
	EXIST. FIBER OPTIC LINE		EXIST. GARAGE FLOOR ELEV.
	PROP. FIBER OPTIC LINE		EXIST. FIRE HYDRANT
	EXIST. FUEL LINE		EXIST. WATER VALVE
	PROP. FUEL LINE		EXIST. GAS VALVE
	EXIST. OVERHEAD WIRES		EXIST. GAS METER
	PROP. OVERHEAD WIRES		EXIST. ELECTRIC METER
	EXIST. TELEPHONE LINE		EXIST. CLEAN OUT
	PROP. TELEPHONE LINE		EXIST. WELL
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. WATER SHUT OFF VALVE
	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TELEPHONE BOX
	EXIST. WATER LINE		EXIST. CABLE TV BOX
	PROP. WATER LINE		EXIST. UTILITY POLE
	EXIST. SANITARY SEWER LINE		EXIST. GUY WIRE
			EXIST. LIGHT POLE
			EXIST. BUILDING LIGHT
			EXIST. SHOE BOX LIGHT
			EXIST. COBRA LIGHT POLE
	EXIST. STORM DRAIN LINE		EXIST. TRAFFIC SIGNAL POLE
	PROP. STORM DRAIN LINE		EXIST. MANHOLE
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. "A" INLET
	EXIST. MAJOR CONTOUR & ELEVATION		EXIST. "B" INLET
	PROP. FINISH GRADE CONTOUR & ELEVATION		EXIST. "C" INLET
	EXIST. MONITORING WELL		EXIST. YARD INLET
	APPROX. TEST PIT LOCATION		EXIST. FLARED END SECTION
			EXIST. HEADWALL

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



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TITLE: DRAINAGE & UTILITY PLAN

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 SHEET #81  
600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

JOSHUA M. SEWALD	KYLE C. KAVINSKY
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 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908	 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985
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JOB No: 0467-99-003	DATE: 12/1/2020
DRAWN BY: KAK	SCALE: (H) 1"=30' (V)
DESIGNED BY: DMH	SHEET No:

CHECKED BY: JMS

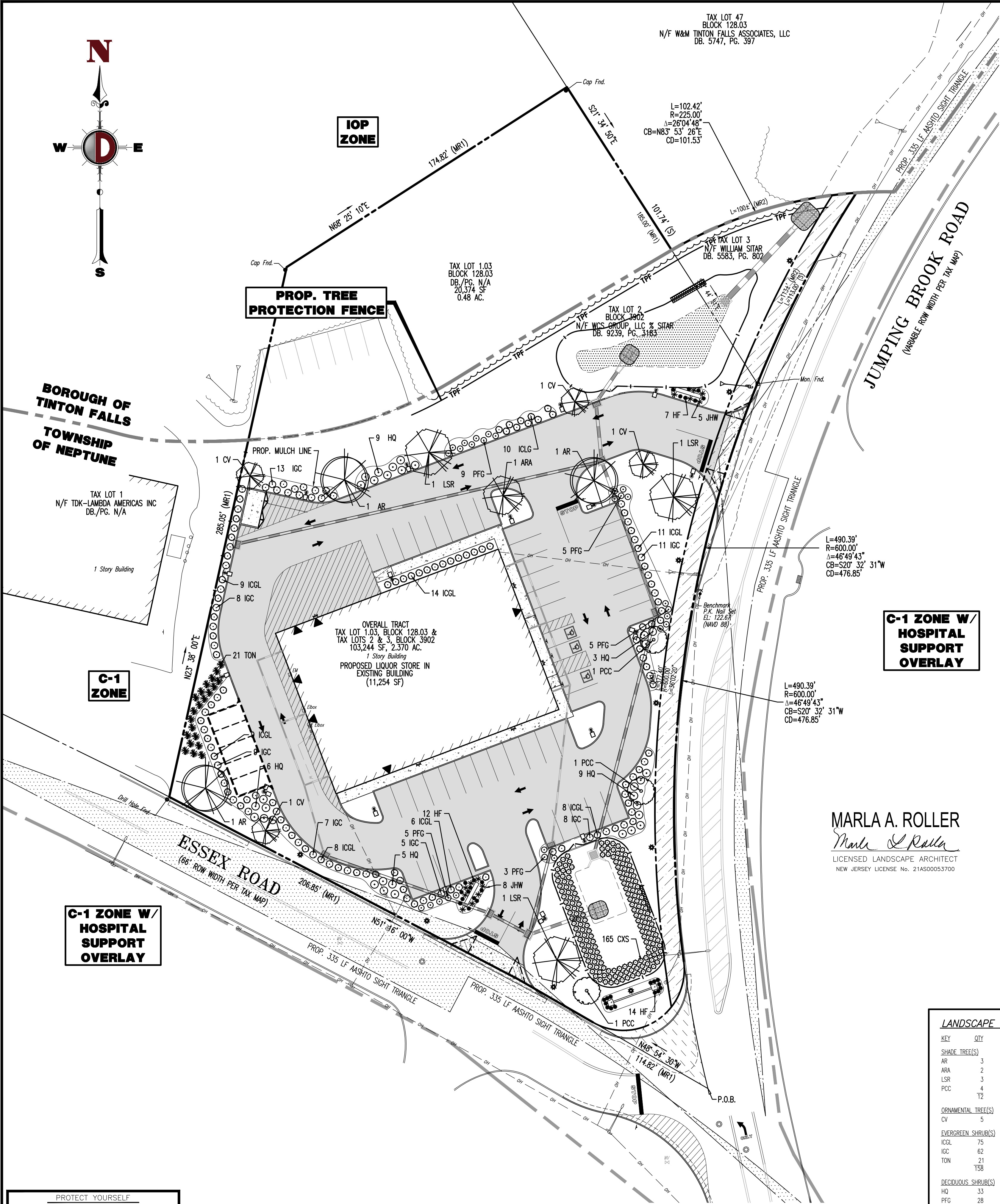
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CONSTRUCTION CHECK DATE

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CONSTRUCTION CHECK	DATE	

DEC Client Code: 0487 Rev. # 0



Plotted: 12/01/20 -- 5:46 PM, By: emcnicilia, Product Ver: 23.1s (LMS Tech)  
File: P:\VEPC PROJECTS\0467\_Site Plan\04679903\SLD.dwg, --> 08 LANDSCAPE PLAN

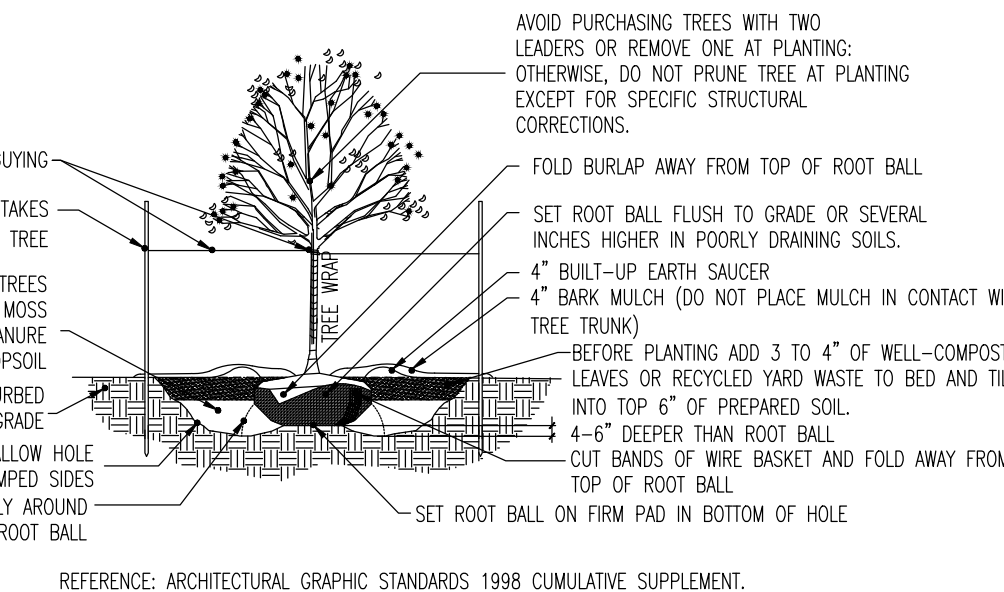


### TOWNSHIP LANDSCAPE REQUIREMENTS

- 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) (M)
- WHERE SUCH PARKING AREA IS LOCATED ON A TRACT ADJACENT TO A RESIDENTIAL USE OR DISTRICT, SUCH BUFFERING SHALL CONSIST OF A MINIMUM SIX (6) FOOT-HIGH VISUALLY IMPERVIOUS SCREEN. THE HEIGHT OF ANY REQUIRED SCREEN SHALL DECREASE TO A MINIMUM 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) (M)
- 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) (M)
- 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 LOADING AREA 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) (M)
- 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 NURSEY-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.F)
- 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)
- 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 ADJACENT TO A PUBLIC RIGHT-OF-WAY. (§ 509.H) (M)
- 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) (M)
- 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 ADJUTING SUCH ISLAND. PLANTING ISLANDS IN PARKING LOTS SHALL ALSO CONFORM TO THE FOLLOWING REQUIREMENTS (§ 509.I.3) (M):
  - 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 PLANTING ISLANDS BETWEEN PARKING BAYS OR THROUGH THE LANDSCAPE ISLANDS ON THE SIDES OF PARKING SPACES, THEIR WIDTH SHALL BE ADDED TO THESE REQUIREMENTS.
  - NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE ROW OF PARKING WITHOUT AN INTERVENING LANDSCAPE ISLAND. (M)
  - WHERE THE PARKING LOT DESIGN WILL RESULT IN PERFORATING CUTTING PERPENDICULARLY THROUGH LANDSCAPE ISLANDS, SIDEWALKS SHALL BE INSTALLED AT REGULAR INTERVALS ACROSS THE ISLANDS.
  - THE REMAINDER OF ANY SUCH INTERIOR PLANTING AREAS NOT CONTAINING TREES SHALL BE PLANTED WITH LOW-GROWING EVERGREEN SHRUBS.
  - PARKING LOT LIGHTING MAY BE SITED WITHIN LANDSCAPE ISLANDS, HOWEVER, WITHOUT HINDERING NECESSARY LIGHTING COVERAGE.
  - ALL NON-RESIDENTIAL AREAS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE PLANTED WITH TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED 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 SIX (6) FOOT-HIGH IMPERVIOUS 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)

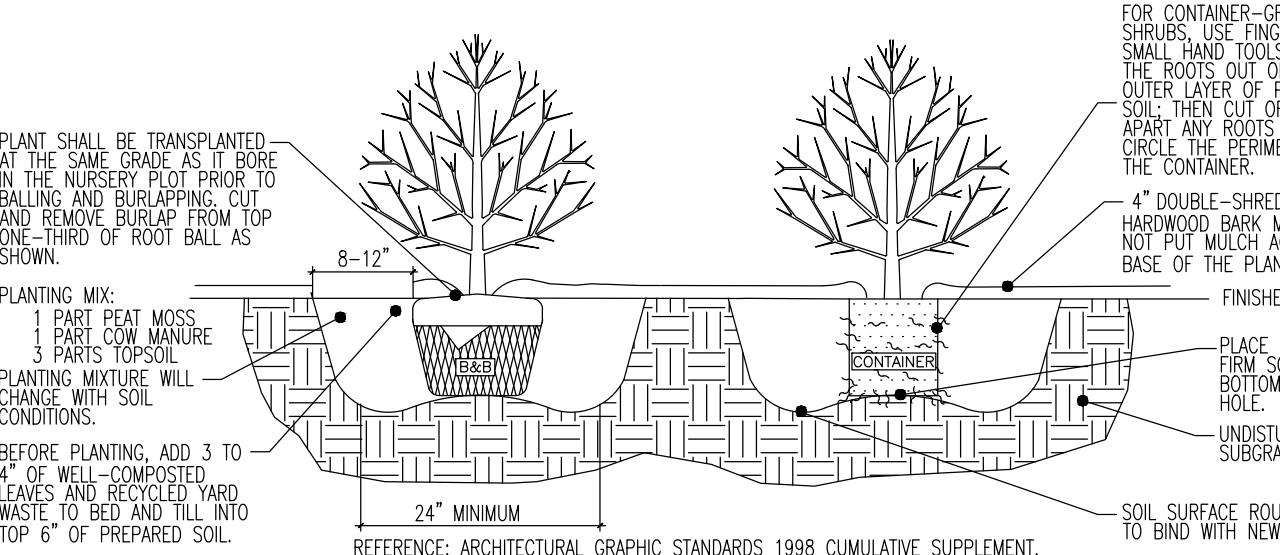
#### NOTES:

- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
- REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ½ 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
- THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING 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 SUBSOIL.



### DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



### DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
AR	3	ACER RUBRUM*	RED MAPLE	3" CAL.	B+B
ARA	2	ACER RUBRUM 'ARMSTRONG'*	ARMSTRONG COLUMNAR RED MAPLE	3" CAL.	B+B
LSR	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'*	SEEDLESS SWEETGUM	3" CAL.	B+B
PCC	4	PIRUS CALLERIANA 'CAPITAL'*	CAPITAL PEAR	3" CAL.	B+B
	12				
ORNAMENTAL TREES(S)					
CV	5	CHONANTHUS VIRGINICUS	WHITE FRINGETREE	8'	B+B
EVERGREEN SHRUB(S)					
ICGL	75	ILEX CRENATA 'GREEN LUSTER'	GREEN LUSTER HOLLY	30"	#3 CAN
ICG	62	ILEX GLABRA COMPACTA	DWARF INKBERRY HOLLY	30"	#5 CAN
TGN	21	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	6'	B+B
	158				
DECIDUOUS SHRUB(S)					
HQ	33	HYDRANGEA QUERQUOLA	OAKLEAF HYDRANGEA	18-24"	#5 CAN
PFG	28	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINCQUEFOIL	18-24"	#3 CAN
	61				
GROUND COVER					
CAP	166	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	15-18" SPRD.	#3 CAN
JHW	13	JUNIPERUS HORIZONTALIS 'WILTON'	WILTON'S BLUE RUG JUNIPER	15-18" SPRD.	#3 CAN
	179				
PERENNIAL(S)					
HF	33	HOSTA FORTUNEI 'AURORE 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. * FALL HAZARD PLANTINGS. SPRING PLANTING ONLY					

### 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 INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- PLANTS SHALL BE PLANTED AT 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. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL REPAIR AS IT IS POSSIBLE TO DO SO. 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 TIME SHALL BE REJECTED AND THE LOSS WILL BE REJECTED BY THE CITY.
- 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.
- ALL PLANTS SHALL BE THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROCEEDS. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE CUT BACK WITH SHARP TOOLS. LONG SIDE BRANCHES SHALL BE CUT BACK WITH SHARP TOOLS AND FUELED AWAY FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING 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-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- 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.
- 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 (7" CALIBER 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 CUT BACK WITH SHARP TOOLS AND FUELED AWAY FROM THE BOTTOM OF THE BALL ONLY.
- EACH TREE AND SHRUB SHALL BE PLANTED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (10-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO SMOOTH AND STRAIGHTEN ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FUELED AWAY FROM THE BOTTOM OF THE BALL ONLY. TOPSOIL COMPLETELY SATURATE THE 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 PROTECTING THEM WITH AN EXISTING TREE PROTECTION FENCE IN THE CENTER OF THE PIT.
- ALL PLANTING AREAS AND SOILS SHALL BE THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROCEEDS. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PRIOR TO THE PLANTING 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 THE PLANNING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATION WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/15

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

ACER RUBRUM PRINUS VARIETIES CARPINUS VARIETIES QUERCUS VARIETIES KOLERUTHERA LIQUIDAMBAR STYRACIFLUA LIRIODENDRON TULIPIFERA PLATANUS ACEROLIA	POPULUS VARIETIES PRINUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES SALIX WEEPING VARIETIES TILIA TOmentosa ZELKOV VARIETIES
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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 SOIL STABILIZATION METHOD.

### PLANTING SPECIFICATIONS

- SCOPE OF WORK  
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.
- 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. INCHES - ALL DIMENSIONS SHALL BE HEALTHY OR NORMAL GROWN. IF 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 (2) INCHES (5 CM) DIAMETER, AND CLAY CLUMPS.  
D. MULCH - FOUR (4) INCHES DOUBLE SHREDED HARDWOOD BARK MULCH.  
E. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS  
F. ORGANIC FERTILIZER - SHALL BE PROCESSED, SLOW SLUDGE WITH MINIMUM CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMUS'.  
G. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE 'GRO-POWER' AND ORGANIC BASE MATERIALS COMPOSED OF DECOMPOSED ANIMAL AND VEGETABLE WASTE, AND COMPOSTED TO SUPPORT BACTERIAL CULTURE, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHORUS 3%, POTASH 1%, AND 5% HUMUS AND 1% HUMIC ACID.  
H. 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 SHEET CLEAN AT THE END OF EACH DAY'S WORK.
- 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 CONTRACTOR'S EXPENSE.  
B. TOPSOILING  
C. 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" DEEPER 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 NITROGEN LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE CONTRACTOR'S EXPENSE.
- SOIL CONDITIONING  
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 GROUND-POWER  
100 POUNDS AGRICULTURAL GYPSUM  
20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP  
B. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6" TO 12" IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR ROOT STRUCTURE. ADD MATERIAL WITH A pH HIGHER THAN 6.5.  
C. MOODY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF MOODY IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS INCLUDING SUBSURFACE DRAINAGE LINES.  
D. MOODY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- PLANTING  
POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.  
A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PIT SHALL BE FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
1 PART PEAT MOSS BY VOLUME  
3 PARTS TOPSOIL BY VOLUME  
1 PART COIL MANURE BY VOLUME  
21 GRAM AGRIFORM PLANTING TABLETS AS FOLLOWS:  
1 TABLET PER 15 GAL. PLANT  
3 TABLETS PER 15 GAL. PLANT  
LARGER PLANTS (2) TWO TABLETS PER 1 1/2" DIAM. OF TRUNK CALIPER  
B. 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.  
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.  
D. PREPARE BASED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.  
E. 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.  
G. NEW PLANT COVER  
A. ALL GROUND COVER AREAS SHALL RECEIVE A 1 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 FIRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING FIRE-EMERGENT. FIRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.  
H. FINISH GRADING  
A. ALL AREAS NOT TO BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS A FOOT OF FINISH GRADE.  
B. 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.  
I. GUARANTEE  
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.  
J. CLEANUP  
A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS FROM HIS WORK. ALL PAVED AREAS SHALL BE GROOMED 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 POSITIONS 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 WEEDING, MOWING, FERTILIZING, AND OTHER OPERATIONS SUCH AS ROLLING, REPAIRING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF TRODDER OR BARE AREAS.  
K. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

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

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

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Allen, Texas 1: 972.534.2100 | Austin, Texas 1: 512.446.2444 | Houston, Texas 1: 281.789.6400  
Denver, North Carolina 1: 541.921.8070

TITLE: LANDSCAPE PLAN

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 SHEET #81  
600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

JOSHUA M. SEWALD  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52908

KYLE C. KAVINSKI  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52985

JOB No: 0467-99-003  
DRAWN BY: KAK  
DESIGNED BY: DMH  
CHECKED BY: JMS

DATE: 12/1/2020  
SCALE: (H) 1"=30'  
(V)  
SHEET No: 8 OF 20

CONSTRUCTION CHECK DATE  
CONSTRUCTION CHECK DATE  
DEC Client Code: 0467  
Rev. # 0











Plotted: 12/01/2020 -- 546 PM, By: emcanellich, -- Product Ver: 23.1s (LMS Tech) --> 11 SEASONS NOTES & DETAILS  
File: P:\VEPC PROJECTS\0467 Site Plan\046799030350.dwg, Unmodified Site Plan\046799030350.dwg

SOIL EROSION AND SEDIMENT CONTROL NOTES

- The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
- All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
- 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.
- 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 work.
- Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the Standard for Stabilization with Mulch Only.
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a mulch anchor, in accordance with State Standards.
- A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
- The Standard for Stabilized Construction Access requires the installation of a 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.
- All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
- Permanent vegetation is to be seeded or soddied on all exposed areas within ten (10) days after final grading.
- At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
- In accordance with the Standard for 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.
- Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
- Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.
- Should the control of the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
- Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
- All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.
- 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:

- 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.
- 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).
- 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 W/ SOIL TESTING; FERTILIZER -- 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
  - SEEDS:
    - 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.
    - WARM SEASON:
      - PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
  - MULCH -- SALT HAY OR SMALL GRASS 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).
- TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS.
- 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.
- 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 FACILITIES.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER 3:1).
- ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- 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.
- 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.
- MAXIMUM SLIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- ANY NONDRILL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 1-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL).
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- 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).
- 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.
- PERMANENT STABILIZATION SPECIFICATIONS: SOD (SEE SOD NOTES)

PERMANENT STABILIZATION SPECIFICATIONS: MULCHING:

- MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRASS STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
- SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
- MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
  - (1) PEG AND TWINE
  - (2) MULCH NETTING
  - (3) LIQUID MULCH-BINDERS
- ANY UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
- 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 SEEDING PREPARATION.
- 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.)
- 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.
- 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.
- 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:

- SITE PREPARATION
- 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.
  - 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.
  - IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SODDED AT 10-12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DRAINAGE UTILITIES (CULVERTS, IRRIGATION SYSTEMS, ETC.).
- LIMESTONE -- LIMEING RATE SHALL BE DETERMINED BY TESTING.
- FERTILIZER -- 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.
- SEEDING METHODS
- SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY Rutgers CO-OPERATIVE 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.
  - 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 INCLUDING PERMANENT VEGETATION MEANS, SOIL VEGETATIVE COVER WITH THE SPECIFIED SEED MIXTURE FOR THE SEED AREA AND MOVED ONCE.
  - 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 RESULTS.
  - 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.
  - CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTRAPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDING OR OUTPACKED 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 BAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
  - AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, FIRMER COMPACTURE, 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.
  - 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 SEEDBED. 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 -- LIMEING RATE SHALL BE DETERMINED BY TESTING.
- FERTILIZER -- 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.
- GENERAL SITE SEEDING MIX:
- |                    |              |                     |
|--------------------|--------------|---------------------|
| ALL FESCUE         | 265 LBS/ACRE | 6.0 LBS/1000 SQ.FT. |
| KY. BLUEGRASS      | 20 LBS/ACRE  | 0.5 LBS/1000 SQ.FT. |
| PERENNIAL RYEGRASS | 20 LBS/ACRE  | 0.5 LBS/1000 SQ.FT. |
- BASIN SEEDING MIX:
- |                     |             |                     |
|---------------------|-------------|---------------------|
| CREeping BENTGRASS  | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
| CREeping RED FESCUE | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
| ALKAU SALTGRASS     | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
- PERMANENT STABILIZATION SPECIFICATIONS:
- MULCHING MULCH MATERIALS TO BE UNROTTED SMALL GRASS 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 CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER THE RATE OF APPLICATION IS 3 TONS PER ACRE.
  - SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 80% OF SOIL SURFACE WILL BE COVERED.
  - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
    - (1) PEG AND TWINE
    - (2) MULCH NETTING
    - (3) LIQUID MULCH-BINDERS
    - (4) CRUMPER (MULCH ANCHORING COUNTER TOOL)
- STABILIZATION
- 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 SOIL COVER. COVER 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
- 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 THE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
  - 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 HYDROSEEDER.
  - MULCH NETTING SUCH AS PAPER ALUTE, EXCELSDOR, COTTON, OR PLASTIC, MAYBE USED.
  - WOOD CHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED EXCEPT IN AREAS OF FLOWING WATER.
  - GRAVEL, CRUSHED STONE, OR SOD AT RATE OF 3 CUBIC YARDS PER 1,000 SQ. FT. AT DEPTH OF 3 INCHES.
  - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
    - (1) PEG AND TWINE
    - (2) MULCH NETTING
    - (3) LIQUID MULCH-BINDERS
    - (4) CRUMPER (MULCH ANCHORING COUNTER TOOL)

PERMANENT SEEDING:

- SITE PREPARATION
- 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.
  - IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
  - TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DRAGGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 4 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
  - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
- SEEDING METHODS
- SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY Rutgers CO-OPERATIVE 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.
  - 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 INCLUDING PERMANENT VEGETATION MEANS, SOIL VEGETATIVE COVER WITH THE SPECIFIED SEED MIXTURE FOR THE SEED AREA AND MOVED ONCE.
  - 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 RESULTS.
  - 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.
  - CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTRAPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDING OR OUTPACKED 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 BAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
  - AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, FIRMER COMPACTURE, 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.
  - 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 SEEDBED. 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 -- LIMEING RATE SHALL BE DETERMINED BY TESTING.
- FERTILIZER -- 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.
- GENERAL SITE SEEDING MIX:
- |                    |              |                     |
|--------------------|--------------|---------------------|
| ALL FESCUE         | 265 LBS/ACRE | 6.0 LBS/1000 SQ.FT. |
| KY. BLUEGRASS      | 20 LBS/ACRE  | 0.5 LBS/1000 SQ.FT. |
| PERENNIAL RYEGRASS | 20 LBS/ACRE  | 0.5 LBS/1000 SQ.FT. |
- BASIN SEEDING MIX:
- |                     |             |                     |
|---------------------|-------------|---------------------|
| CREeping BENTGRASS  | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
| CREeping RED FESCUE | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
| ALKAU SALTGRASS     | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
- PERMANENT STABILIZATION SPECIFICATIONS:
- MULCHING MULCH MATERIALS TO BE UNROTTED SMALL GRASS 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 CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER THE RATE OF APPLICATION IS 3 TONS PER ACRE.
  - SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 80% OF SOIL SURFACE WILL BE COVERED.
  - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
    - (1) PEG AND TWINE
    - (2) MULCH NETTING
    - (3) LIQUID MULCH-BINDERS
    - (4) CRUMPER (MULCH ANCHORING COUNTER TOOL)
- STABILIZATION
- 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 SOIL COVER. COVER 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.

- GENERAL SITE SEEDING MIX:
- |                    |              |                     |
|--------------------|--------------|---------------------|
| ALL FESCUE         | 265 LBS/ACRE | 6.0 LBS/1000 SQ.FT. |
| KY. BLUEGRASS      | 20 LBS/ACRE  | 0.5 LBS/1000 SQ.FT. |
| PERENNIAL RYEGRASS | 20 LBS/ACRE  | 0.5 LBS/1000 SQ.FT. |
- BASIN SEEDING MIX:
- |                     |             |                     |
|---------------------|-------------|---------------------|
| CREeping BENTGRASS  | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
| CREeping RED FESCUE | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
| ALKAU SALTGRASS     | 45 LBS/ACRE | 1.0 LBS/1000 SQ.FT. |
- PERMANENT STABILIZATION SPECIFICATIONS:
- MULCHING MULCH MATERIALS TO BE UNROTTED SMALL GRASS 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 CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER THE RATE OF APPLICATION IS 3 TONS PER ACRE.
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  - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
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    - (3) LIQUID MULCH-BINDERS
    - (4) CRUMPER (MULCH ANCHORING COUNTER TOOL)

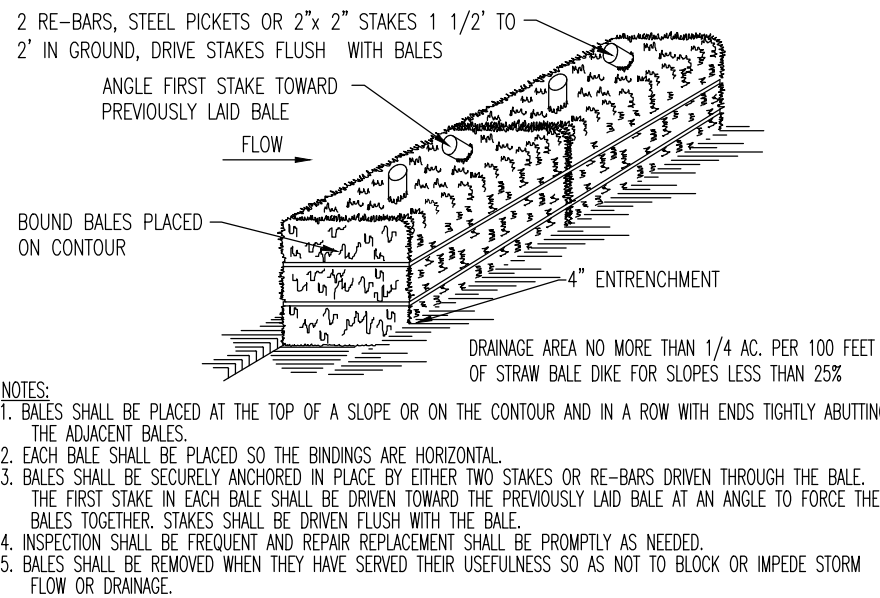
- STABILIZATION
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STANDARD FOR STABILIZATION WITH MULCH ONLY

- 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 THE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- 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 HYDROSEEDER.
- MULCH NETTING SUCH AS PAPER ALUTE, EXCELSDOR, COTTON, OR PLASTIC, MAYBE USED.
- WOOD CHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED EXCEPT IN AREAS OF FLOWING WATER.
- GRAVEL, CRUSHED STONE, OR SOD AT RATE OF 3 CUBIC YARDS PER 1,000 SQ. FT. AT DEPTH OF 3 INCHES.
- MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
  - (1) PEG AND TWINE
  - (2) MULCH NETTING
  - (3) LIQUID MULCH-BINDERS
  - (4) CRUMPER (MULCH ANCHORING COUNTER TOOL)

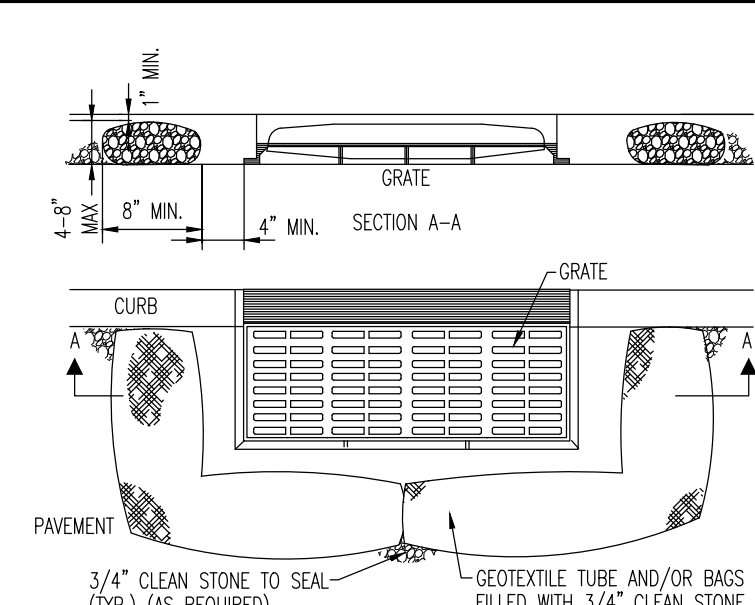
SEQUENCE OF CONSTRUCTION:

- 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 5: FINAL GRADING ON SITE.
- PHASE 6: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.



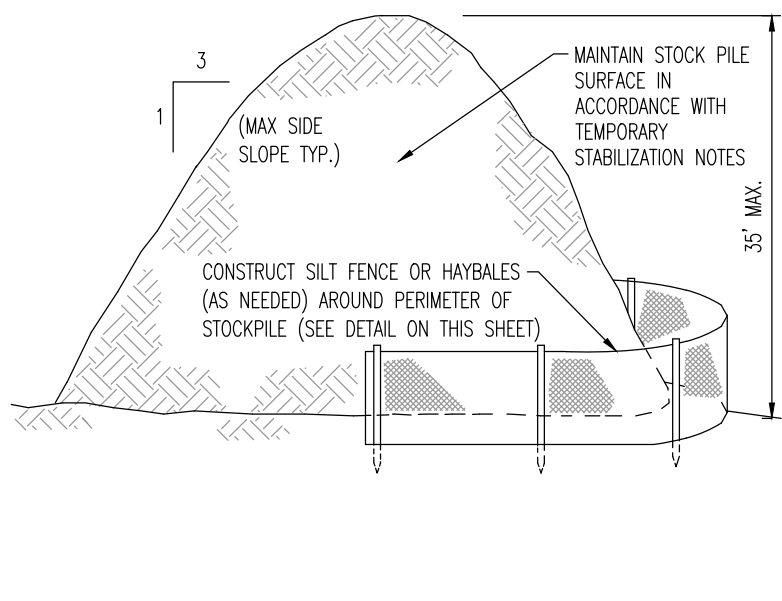
HAYBALE SEDIMENT BARRIER DETAIL

NOT TO SCALE



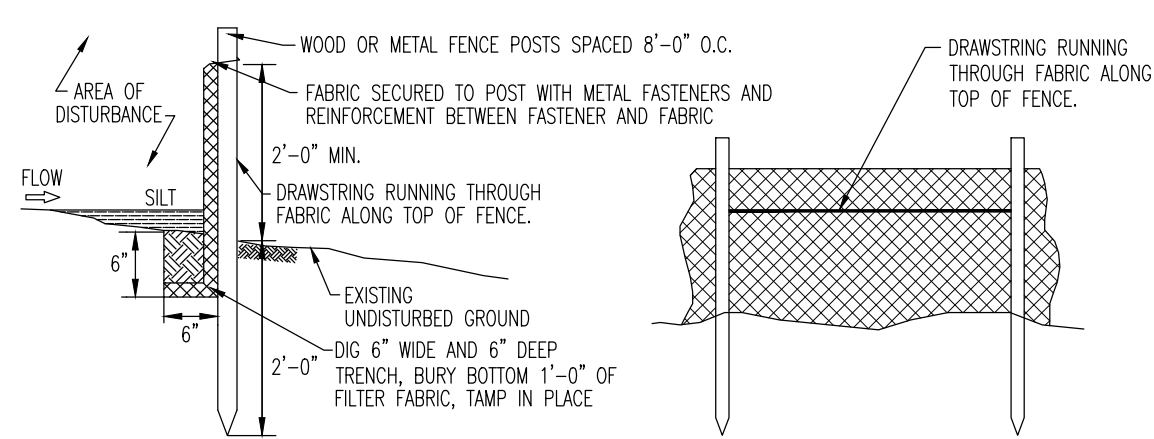
INLET FILTER DETAIL

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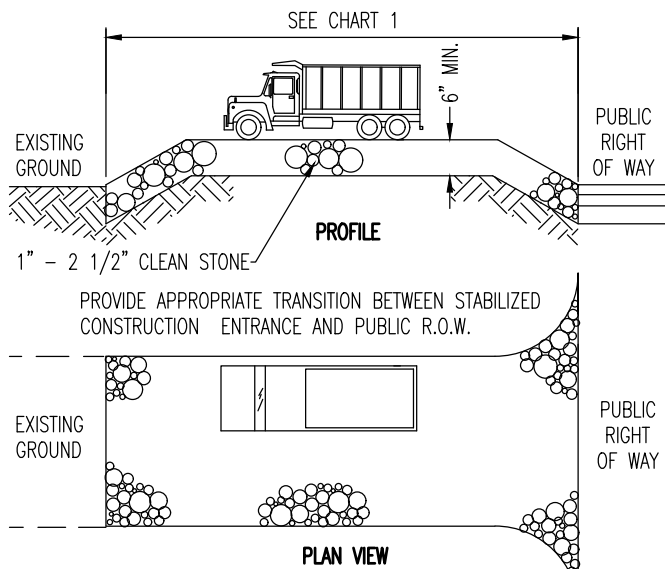
TEMPORARY STOCKPILE DETAIL

NOT TO SCALE



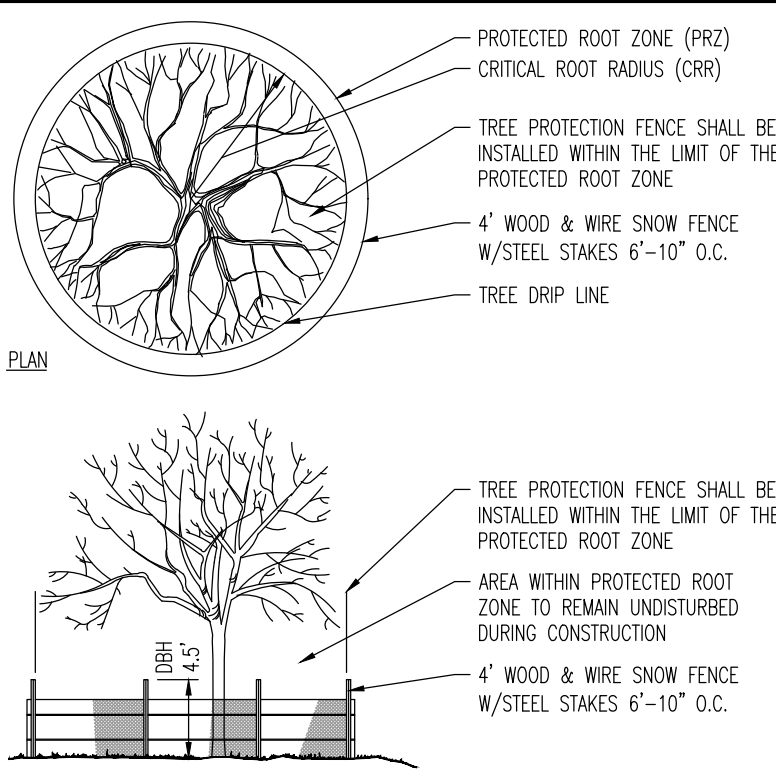
SILT FENCE DETAIL

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

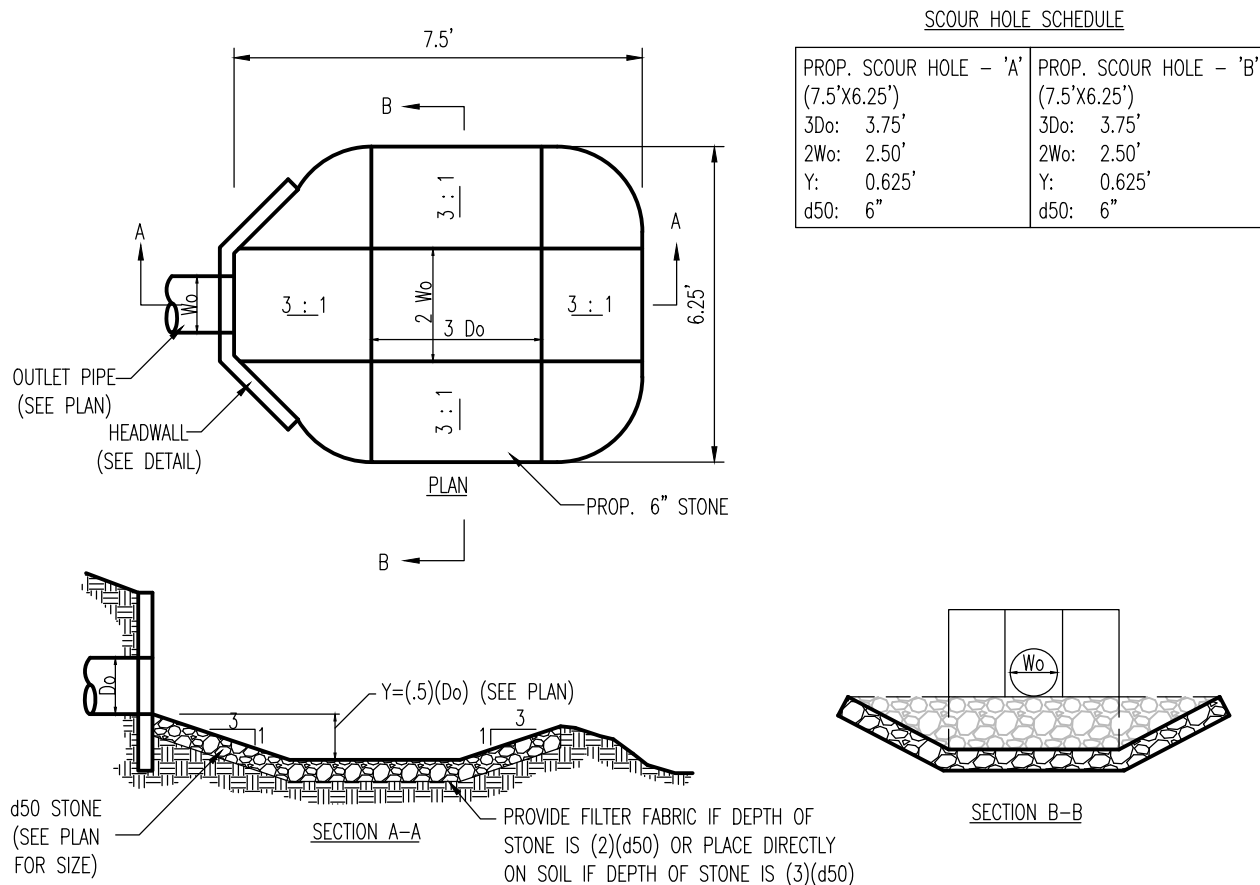
NOT TO SCALE



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

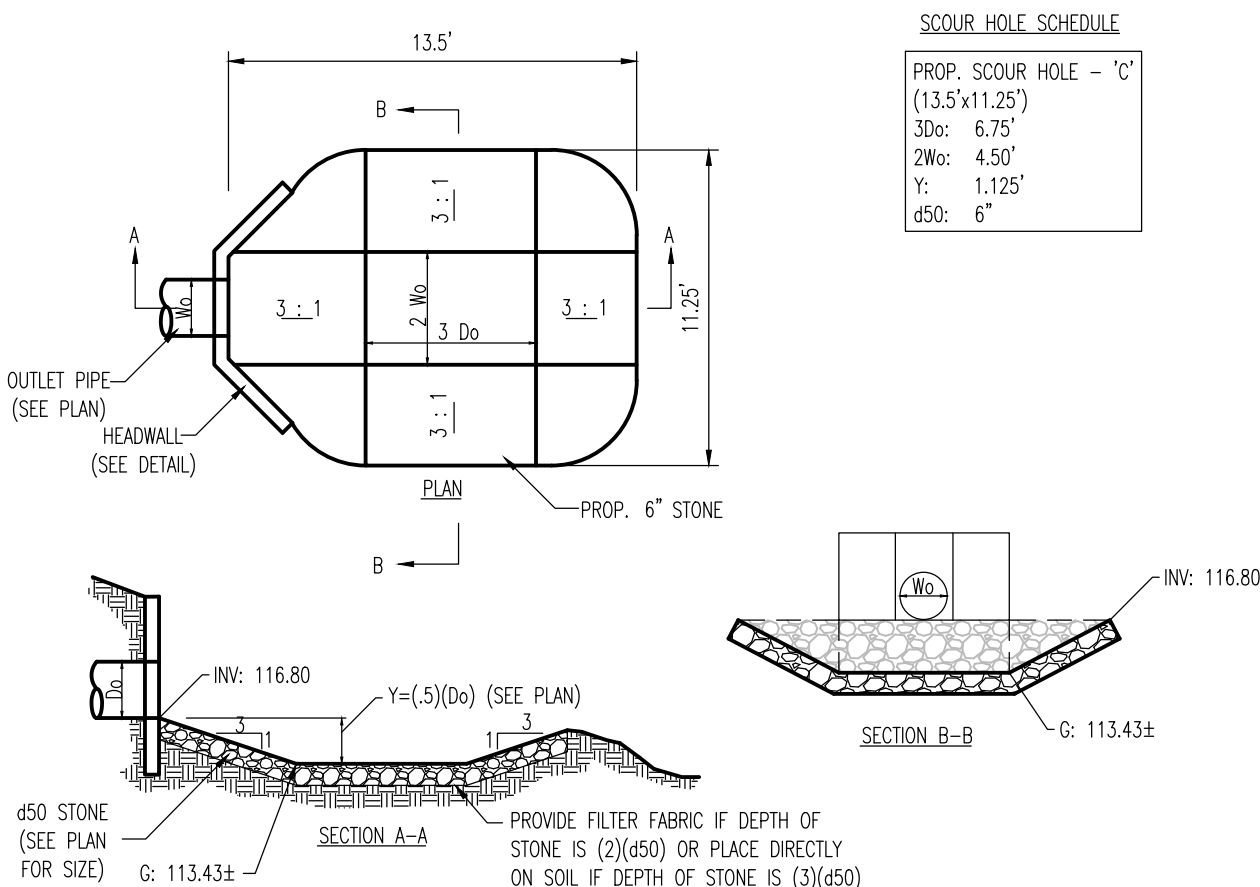
TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE



PREFORMED SCOUR HOLE DETAIL (A + B)

NOT TO SCALE



PREFORMED SCOUR HOLE DETAIL (C)

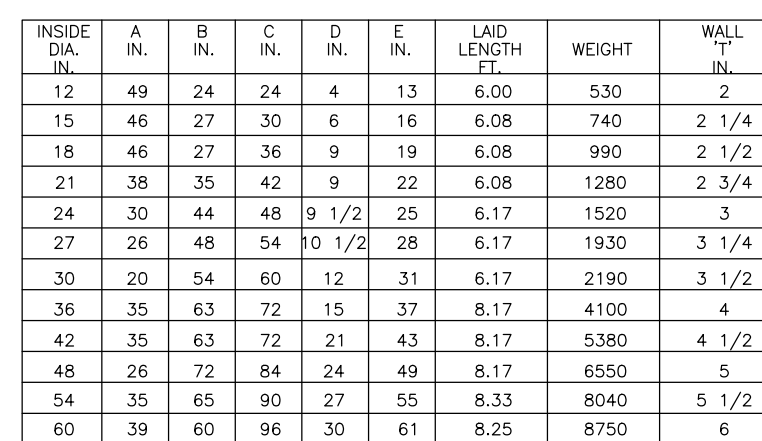
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1994 Main Street Little Combs, NJ 07719 P: 732.974.0188 F: 732.974.9321 www.dynamicco.com			
TITLE: <b>SOIL EROSION &amp; SEDIMENT CONTROL NOTES &amp; DETAILS</b>			
PROJECT: <b>WCS GROUP, LLC</b> <b>RETAIL DEVELOPMENT</b> BLOCK 3902, LOTS 2 & 3 (TOWNSHIP OF NEPTUNE); TAX MAP SHEET #39 BLOCK 128.03, LOT 1.03 (BOROUGH OF TINTON FALLS); TAX MAP SHEET #81 600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY		JOB No: 0467-99-003 DATE: 12/1/2020 DRAWN BY: KAK DESIGNED BY: DMH CHECKED BY: JMS	
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908		KYLE C. KAVINSKI PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985	
CONSTRUCTION CHECK		CONSTRUCTION CHECK	
DEC Client Code: 0467		Rev. # 0	









INSIDE DIA. A IN.	B IN.	C IN.	D IN.	E IN.	LAND LENGTH F IN.	WEIGHT	WALL THICKNESS G IN.	
12	49	24	24	4	13	6.00	530	2
15	46	27	30	6	16	6.08	740	2 1/4
18	46	27	36	9	19	6.08	990	2 1/2
21	38	35	42	9	22	6.08	1280	2 3/4
24	30	44	48	9 1/2	25	6.17	1520	3
27	26	48	54	10 1/2	28	6.17	1930	3 1/4
30	20	54	60	12	31	6.17	2190	3 1/2
36	35	63	72	15	37	6.17	4100	4
42	35	63	72	21	43	6.17	5380	4 1/2
48	26	72	84	24	49	8.17	6550	5
54	35	65	90	27	55	8.33	8040	5 1/2
60	39	60	96	30	61	8.25	8750	6

## CONCRETE FLARED END SECTIONS



**ALL CONCRETE SHALL BE  
4,500 PSI @ 28 DAYS**

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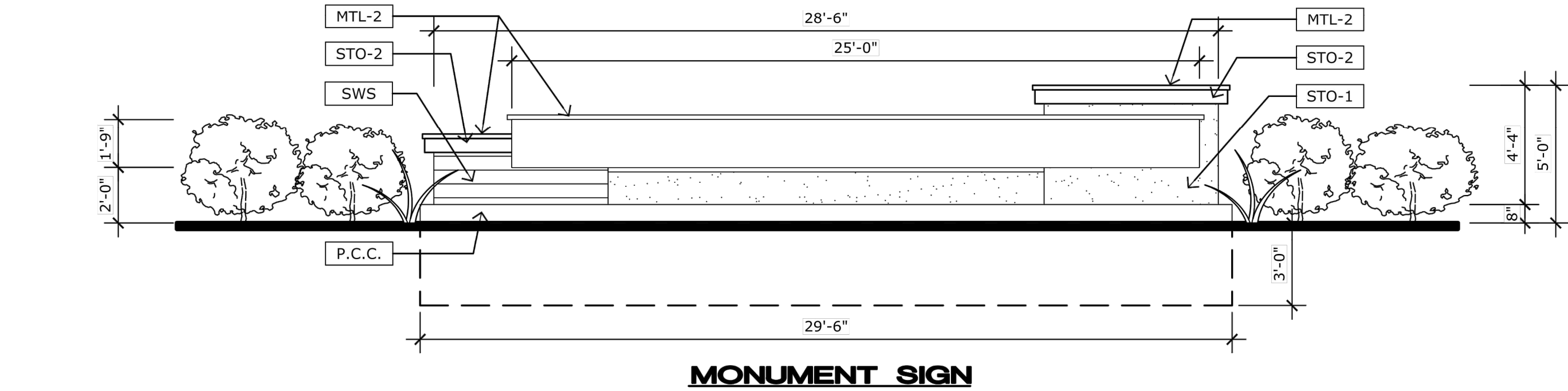
1904 Main Street  
 Lake Como, NJ 07719  
 T: 732.974.0198  
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[www.dynamiceng.com](http://www.dynamiceng.com)

PROJECT: <b>WCS GROUP, LLC</b> <b>RETAIL DEVELOPMENT</b>	JOB No: 0467-99-003	DATE: 12/1/2020
	DRAWN BY: KAK	SCALE: (H) N.T.S. (V)
BLOCK 3902, LOTS 2 & 3 (TOWNSHIP OF NEPTUNE); TAX MAP SHEET #39 BLOCK 128.03, LOT 1.03 (BOROUGH OF TINTON FALLS); TAX MAP SHEET #81 600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY	DESIGNED BY: DMH	SHEET NO:

**KYLE C. KAVINSK**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52985

CONSTRUCTION CHECK		DATE	
CONSTRUCTION CHECK		DATE	





**PROPOSED**  
**NEPTUNE SHOPPING CENTER**  
600 ESSEX AVE, NEPTUNE CITY, NJ 07753



**MONUMENT SIGN DETAIL**  
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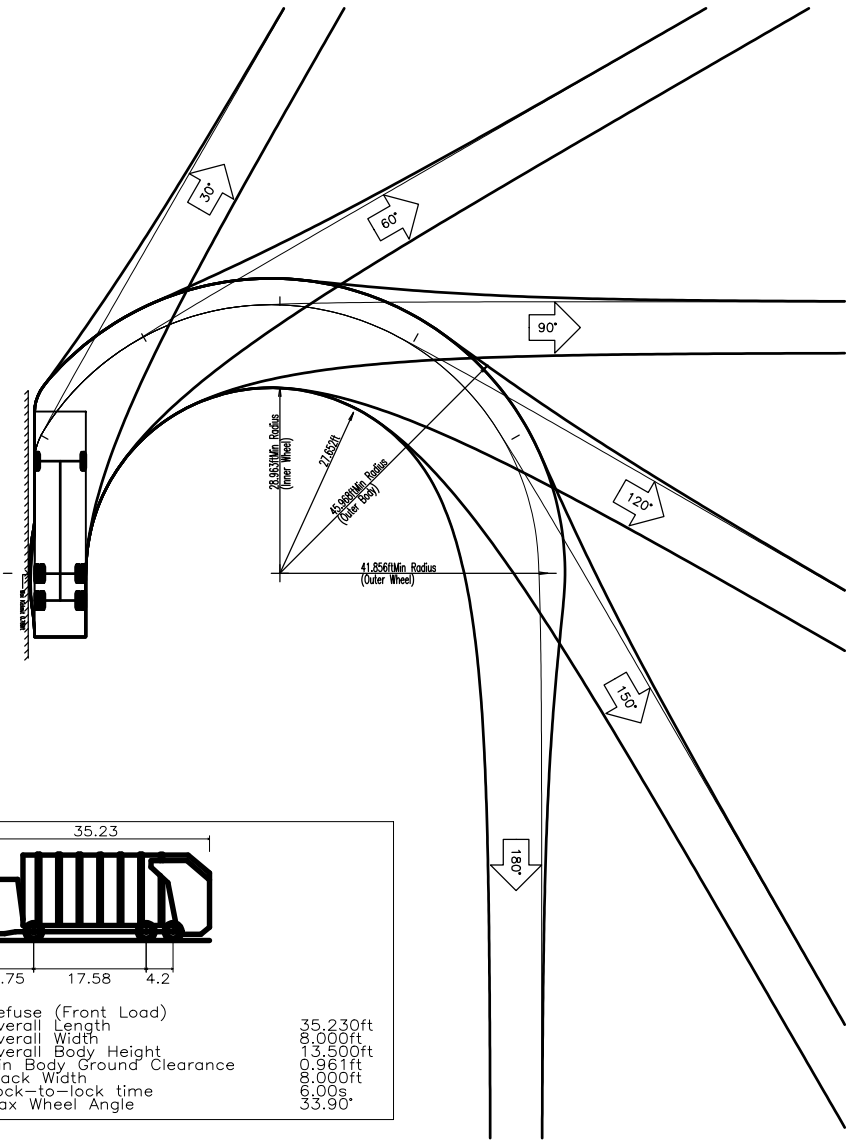
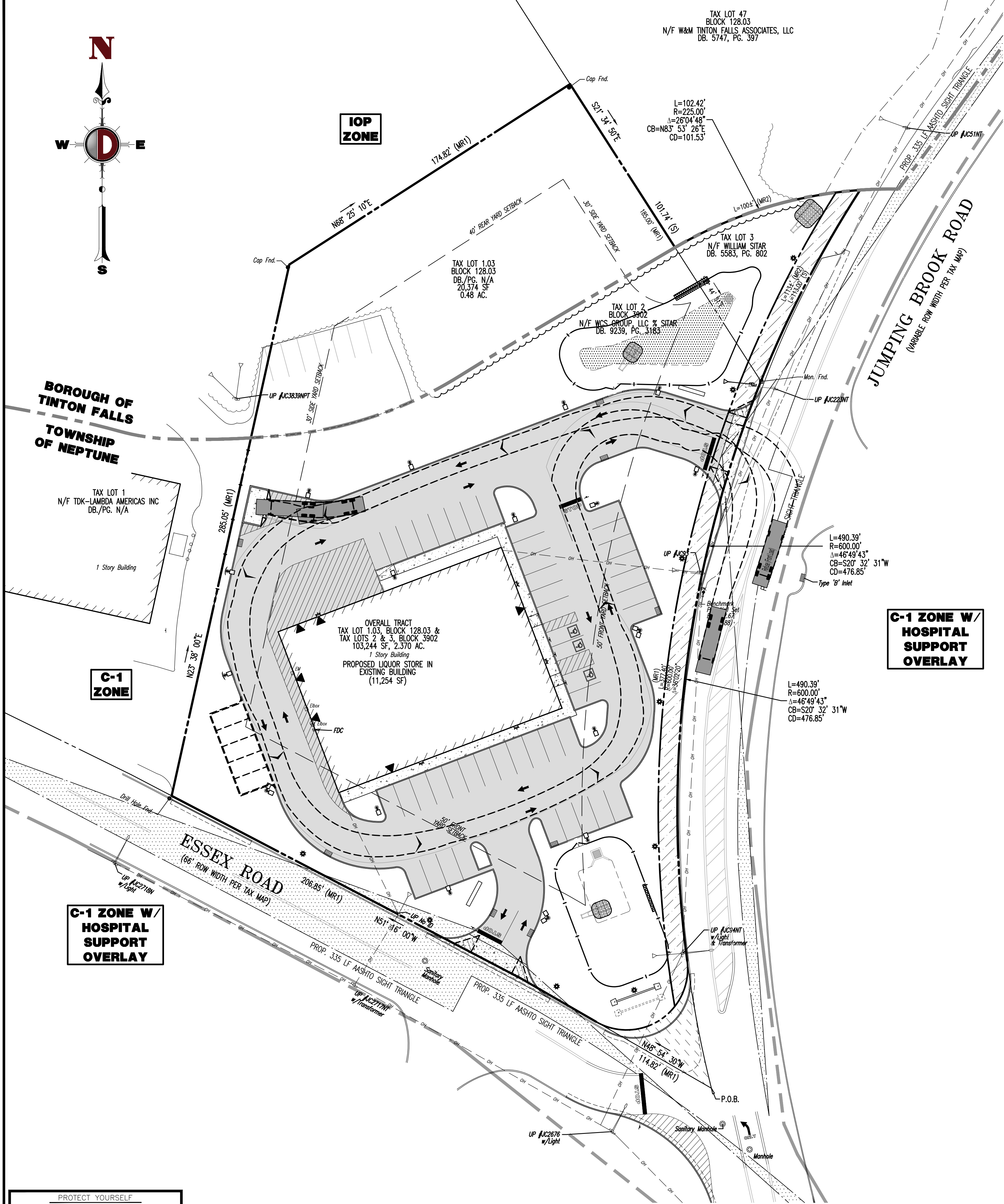


**PYLON SIGN DETAIL**  
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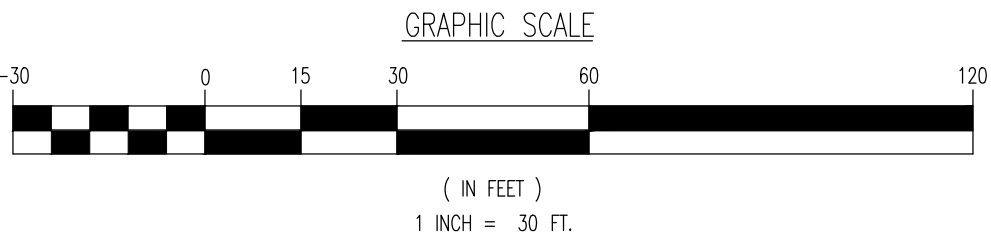
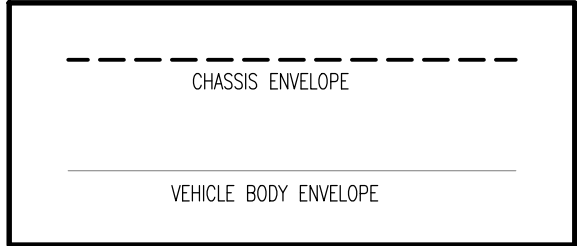
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TITLE: <b>CONSTRUCTION DETAILS</b>	
PROJECT: <b>WCS GROUP, LLC</b> <b>RETAIL DEVELOPMENT</b> BLOCK 3902, LOTS 2 & 3 (TOWNSHIP OF NEPTUNE); TAX MAP SHEET #39 BLOCK 128.03, LOT 1.03 (BOROUGH OF TINTON FALLS); TAX MAP SHEET #81 600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY	JOB No: 0467-99-003 DATE: 12/1/2020 DRAWN BY: KAK SCALE: (H) N.T.S. (V) DESIGNED BY: DMH SHEET No: 14 OF 20 CHECKED BY: JMS CONSTRUCTION CHECK: DATE CONSTRUCTION CHECK: DATE DEC Client Code: 0467 Rev. # 0
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908	KYLE C. KAVINSKI PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985





VEHICLE LEGEND:



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Denver, Colorado 1: 303.921.8070

TITLE: **VEHICLE CIRCULATION PLAN (REFUSE)**

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 SHEET #81  
600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

JOB No: 0467-99-003 DATE: 12/1/2020  
DRAWN BY: KAK SCALE: (H) 1"=30' (V)  
DESIGNED BY: DMH SHEET No: 15  
CHECKED BY: JMS  
CONSTRUCTION CHECK DATE  
CONSTRUCTION CHECK DATE  
DEC Client Code: 0467 Rev. # 0

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PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

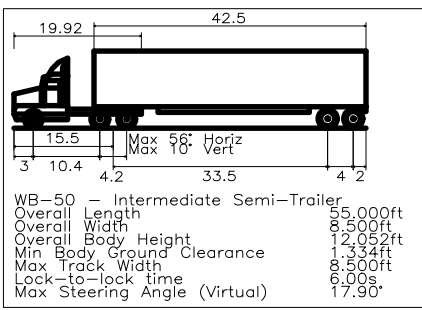
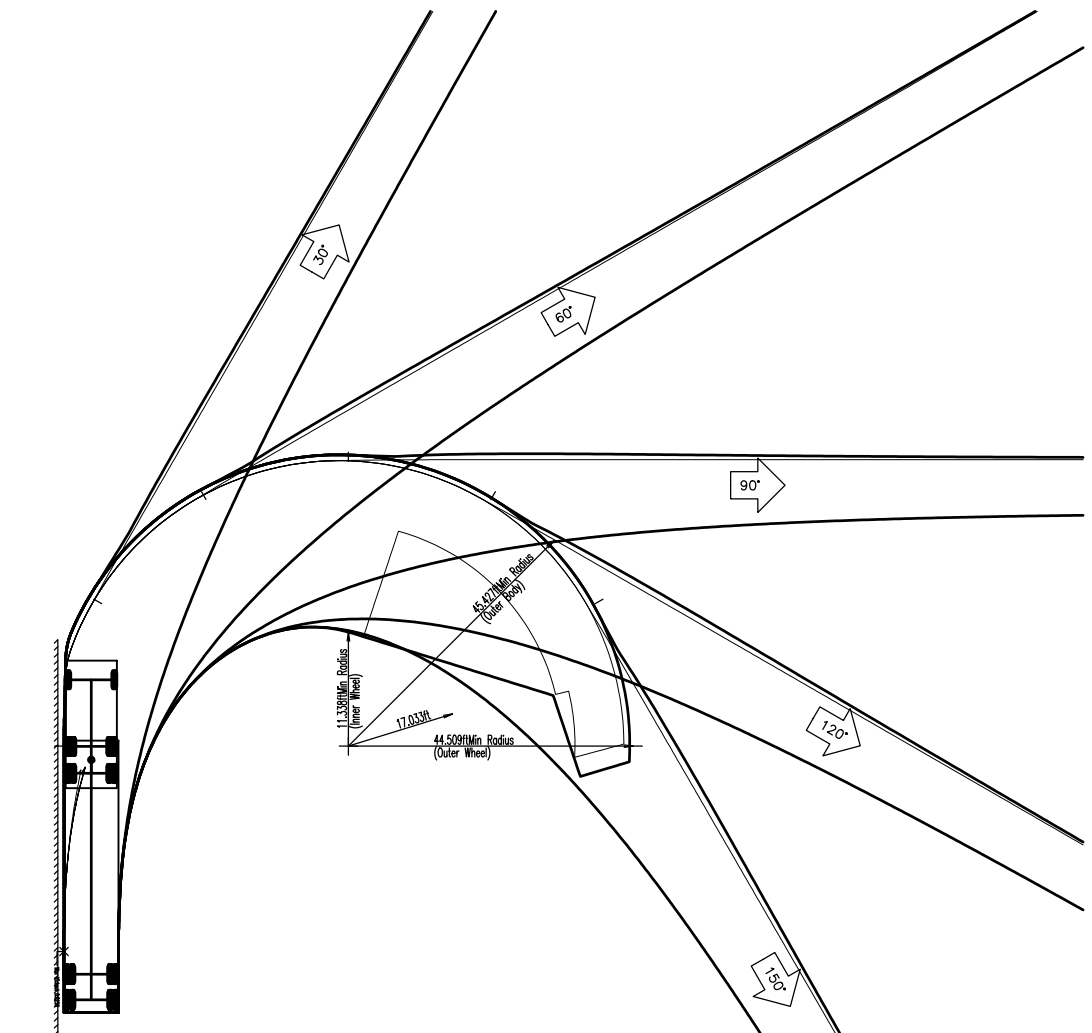
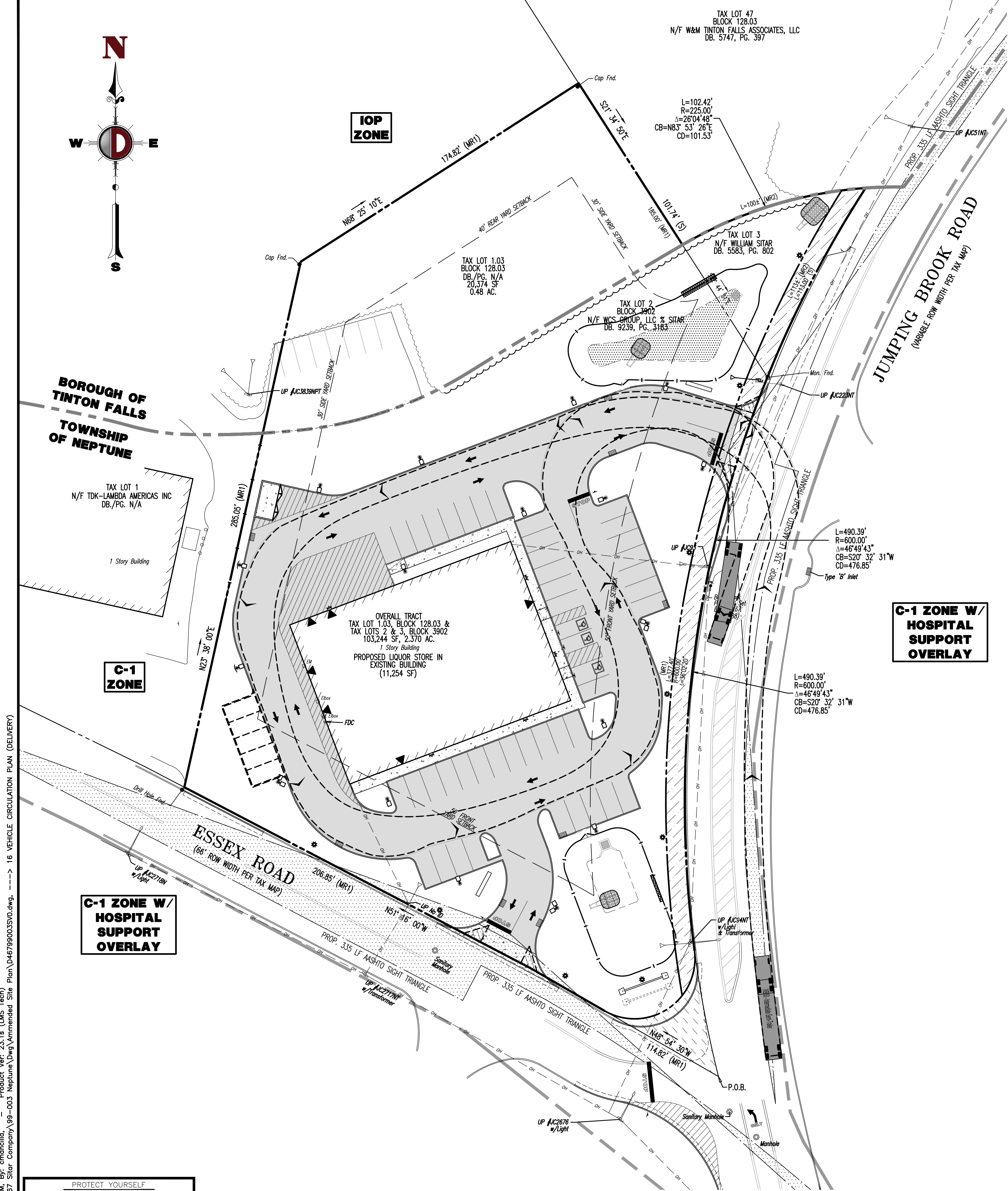
**KYLE C. KAVINSKI**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52985

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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON  
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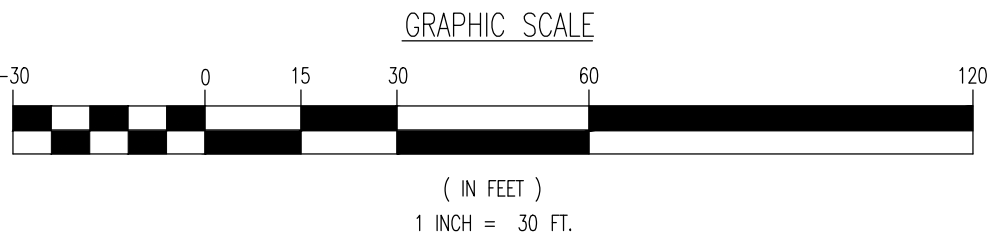
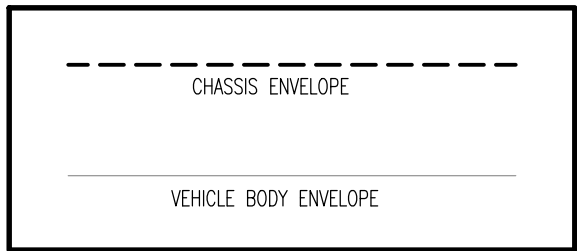
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TITLE: **VEHICLE CIRCULATION PLAN (DELIVERY)**

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 SHEET #81  
600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

JOB No: 0467-99-003 DATE: 12/1/2020  
DRAWN BY: KAK SCALE: (H) 1"=30' (V)  
DESIGNED BY: DMH SHEET No: 16 OF 20  
CHECKED BY: JMS  
CONSTRUCTION CHECK DATE  
DEC Client Code: 0467 Rev. # 0

**JOSHUA M. SEWALD**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

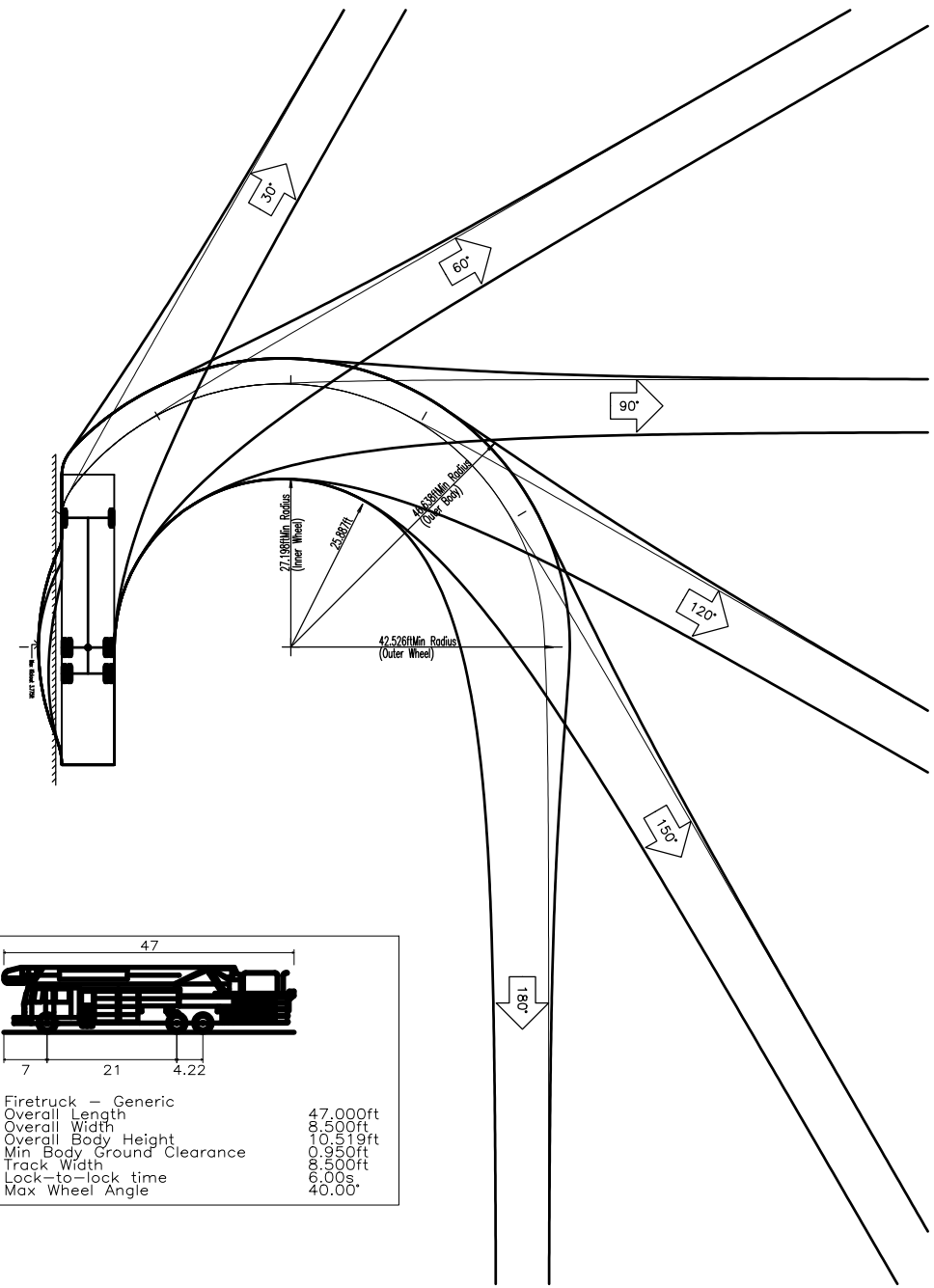
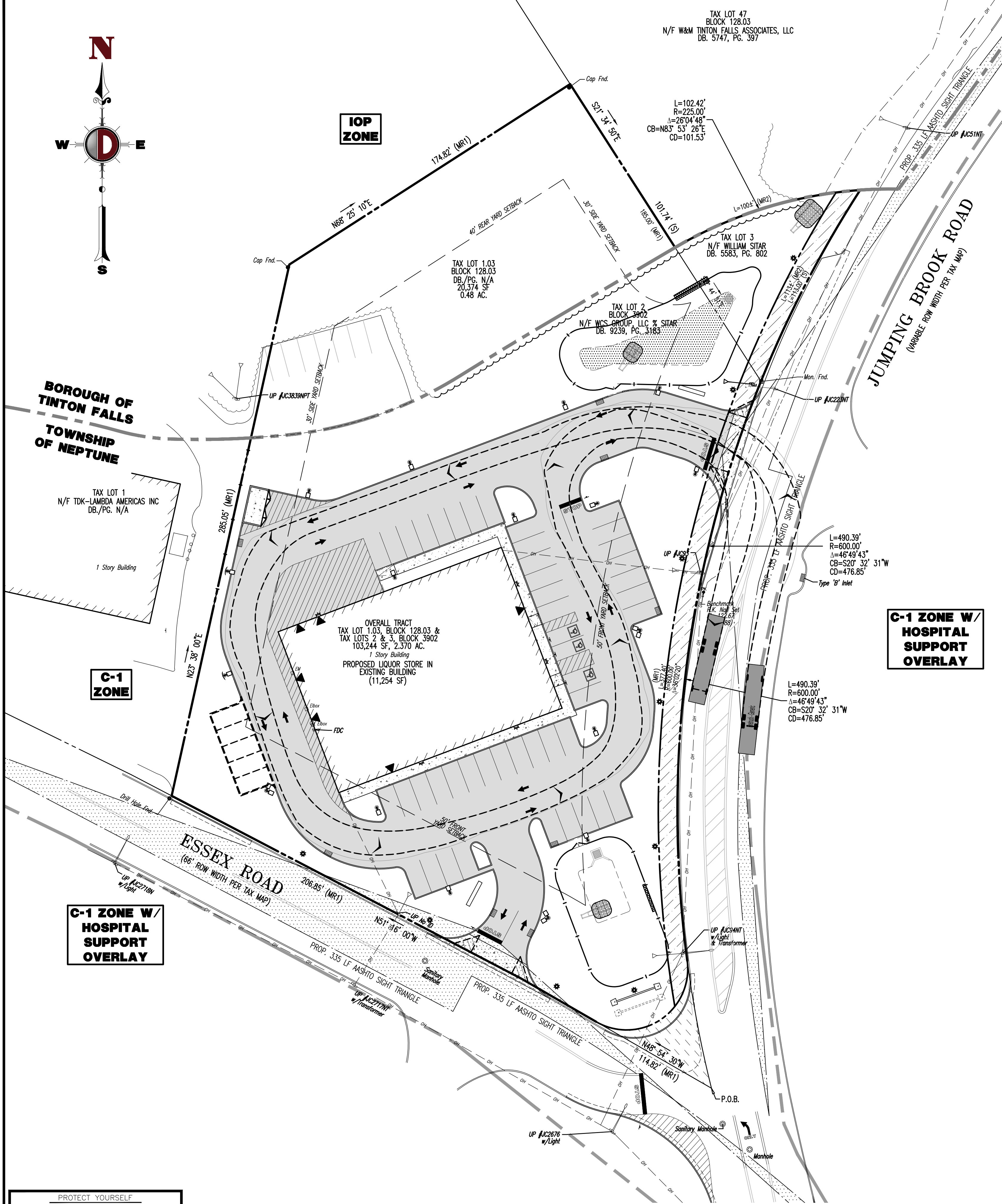
**KYLE C. KAVINSKI**  
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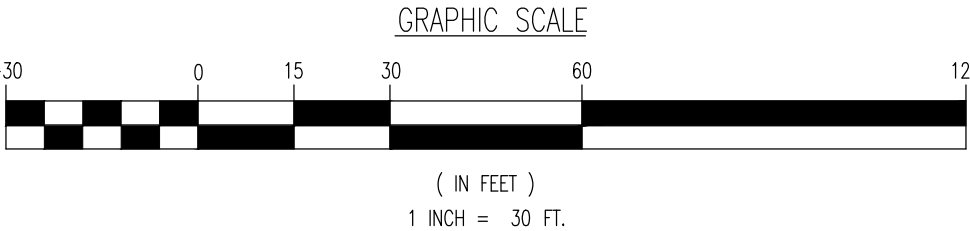
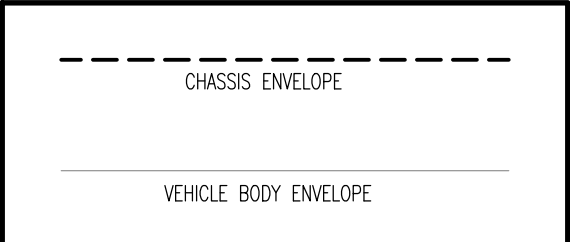
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TITLE: <b>VEHICLE CIRCULATION PLAN (FIRE)</b>	
PROJECT: <b>WCS GROUP, LLC</b> <b>RETAIL DEVELOPMENT</b> BLOCK 3902, LOTS 2 & 3 (TOWNSHIP OF NEPTUNE); TAX MAP SHEET #39 BLOCK 128.03, LOT 1.03 (BOROUGH OF TINTON FALLS); TAX MAP SHEET #81 600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY	JOB No: 0467-99-003 DATE: 12/1/2020 DRAWN BY: KAK SCALE: (H) 1"=30' (V) DESIGNED BY: DMH SHEET No: CHECKED BY: JMS CONSTRUCTION CHECK: DATE DEC Client Code: 0467
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908	KYLE C. KAVINSKI PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985
17 OF 20	

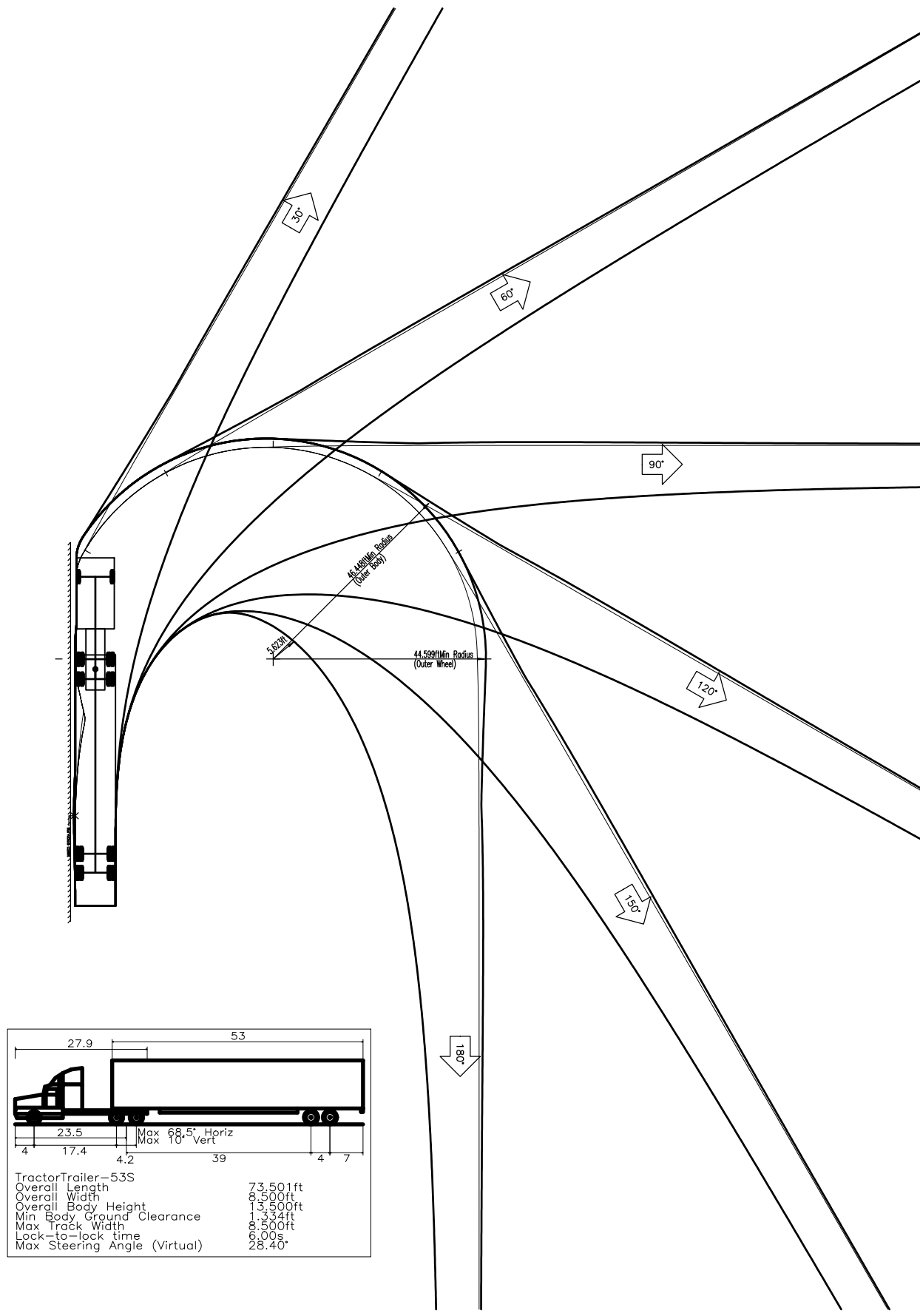
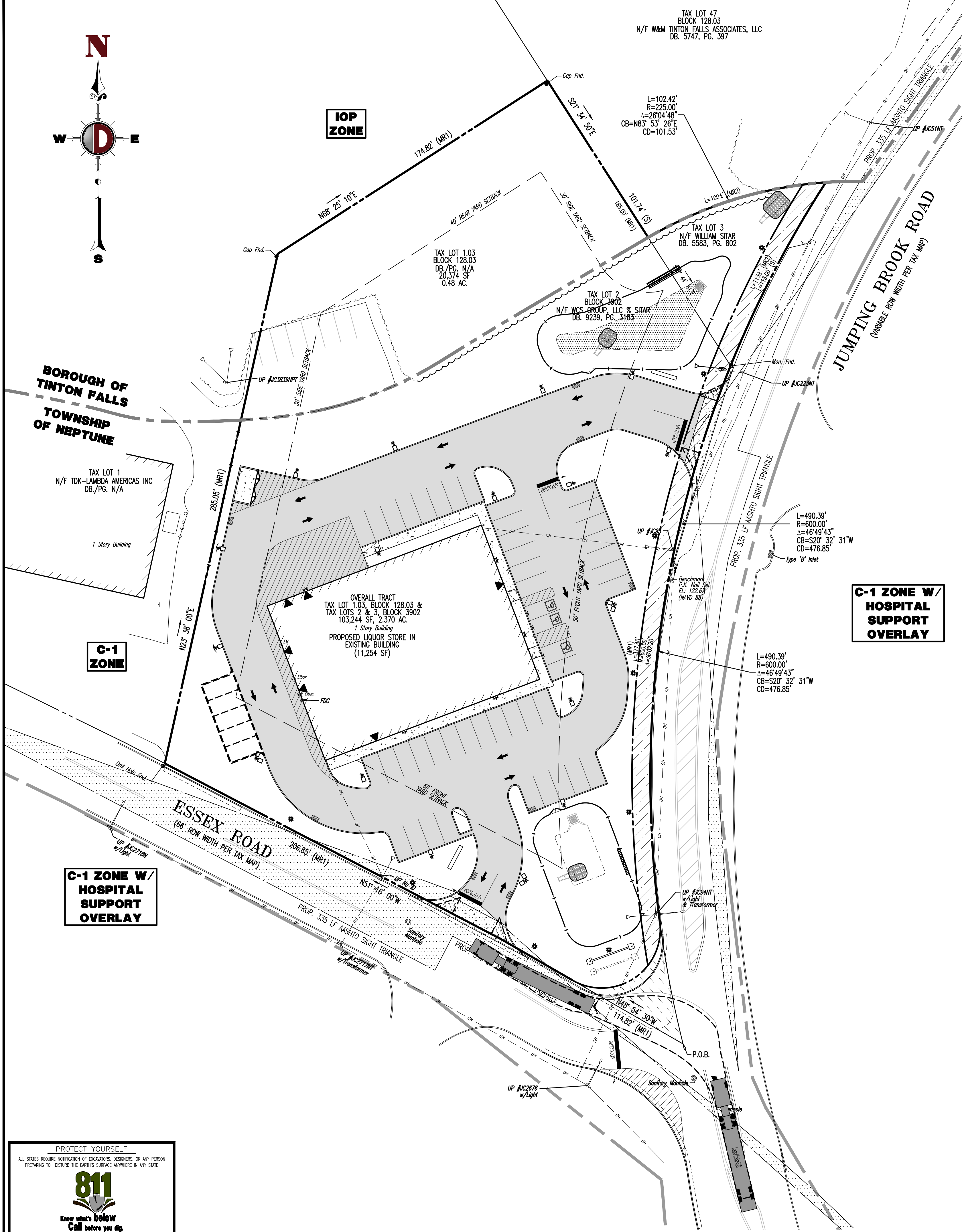
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Allen, Texas 1: 972.534.2100 | Austin, Texas 1: 512.446.2444 | Houston, Texas 1: 281.789.6400  
Dulley Beach, Florida 1: 561.921.8070

**TITLE:** VEHICLE CIRCULATION PLAN (53S)

**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 SHEET #81  
600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

**JOB No:** 0467-99-003  
**DRAWN BY:** KAK  
**DESIGNED BY:** DMH  
**CHECKED BY:** JMS

**CONSTRUCTION CHECK** DATE  
**CONSTRUCTION CHECK** DATE

**DEC Client Code:** 0467

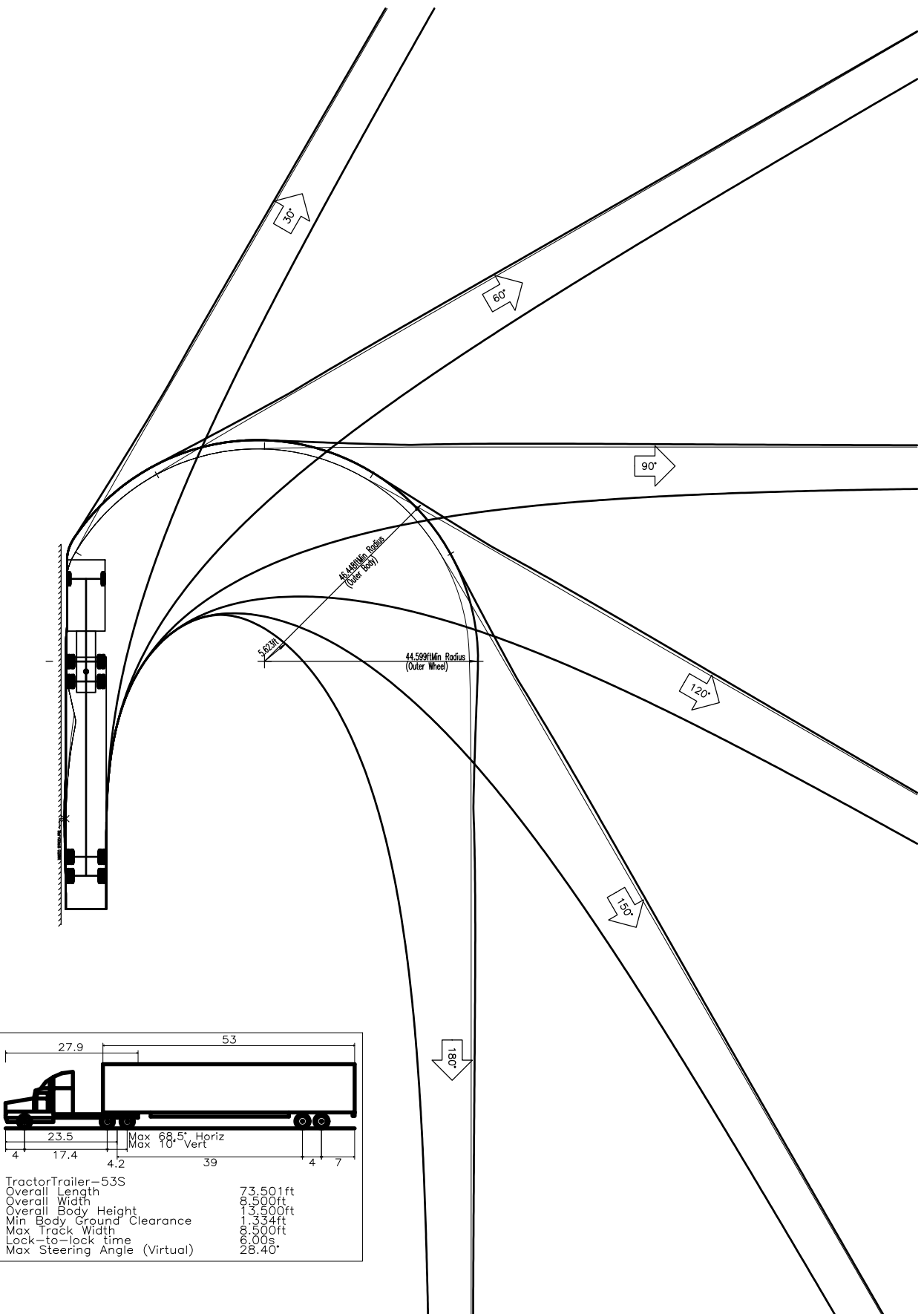
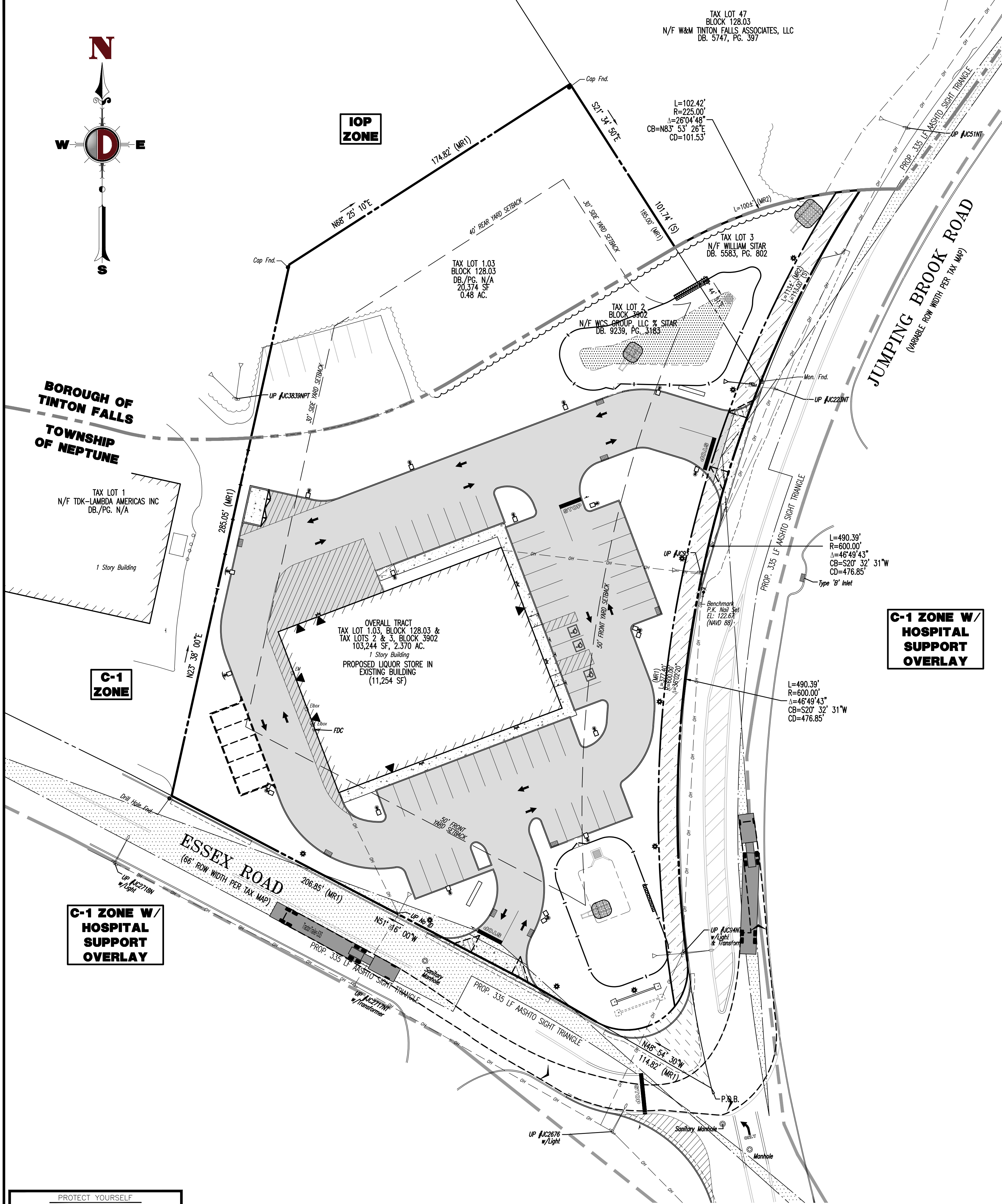
**Rev. #** 0

**18**  
OF 20

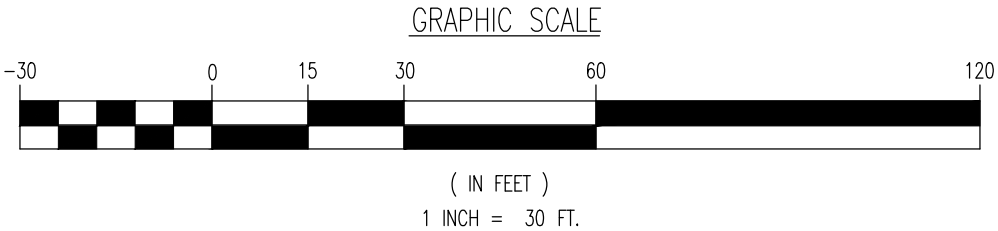
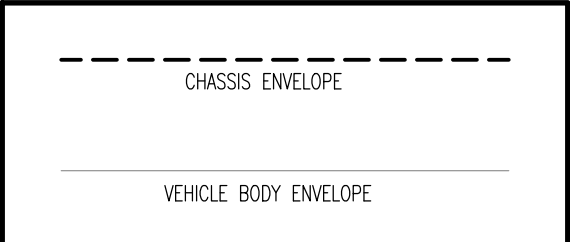
**JOSHUA M. SEWALD**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

**KYLE C. KAVINSKI**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52985





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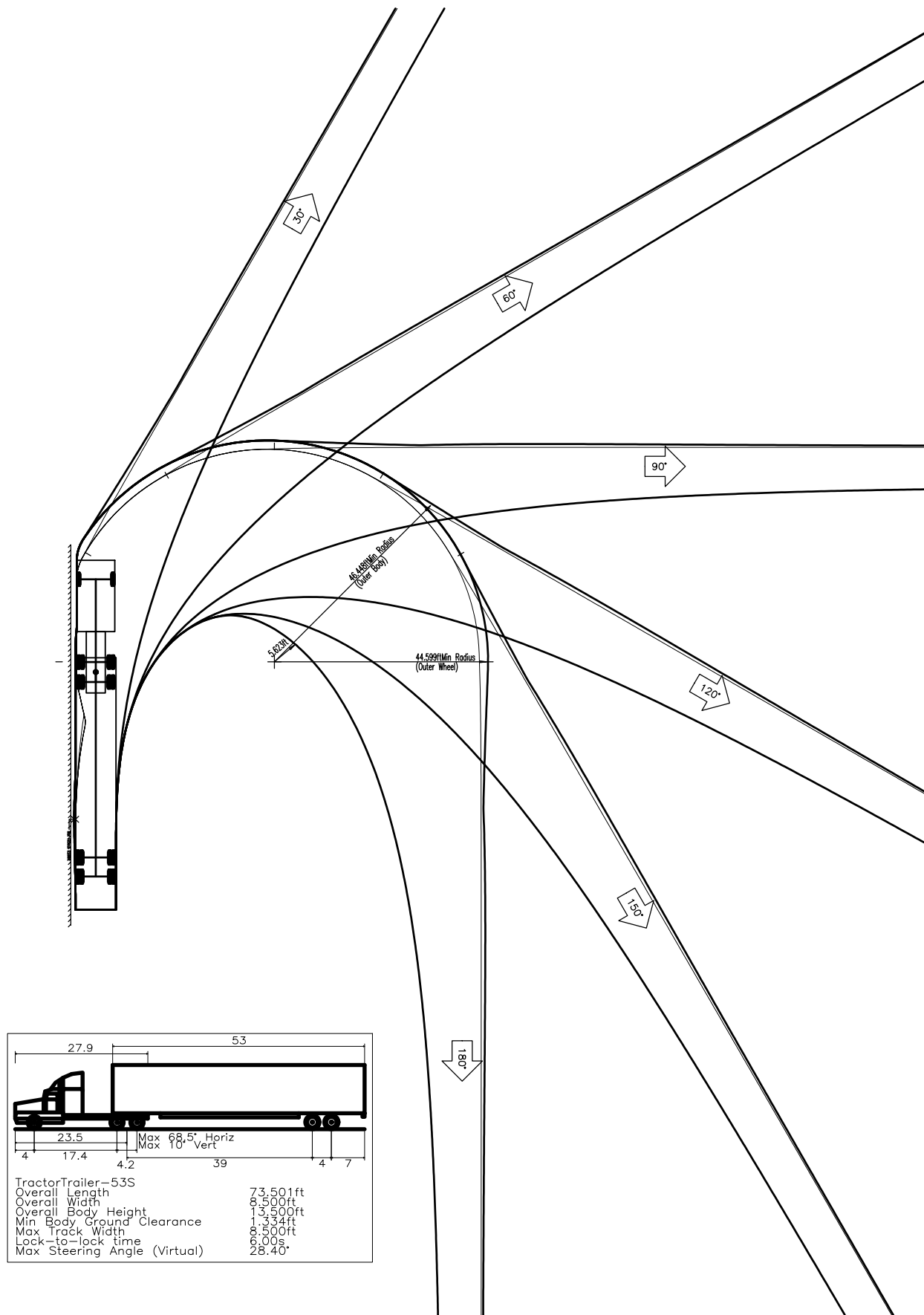
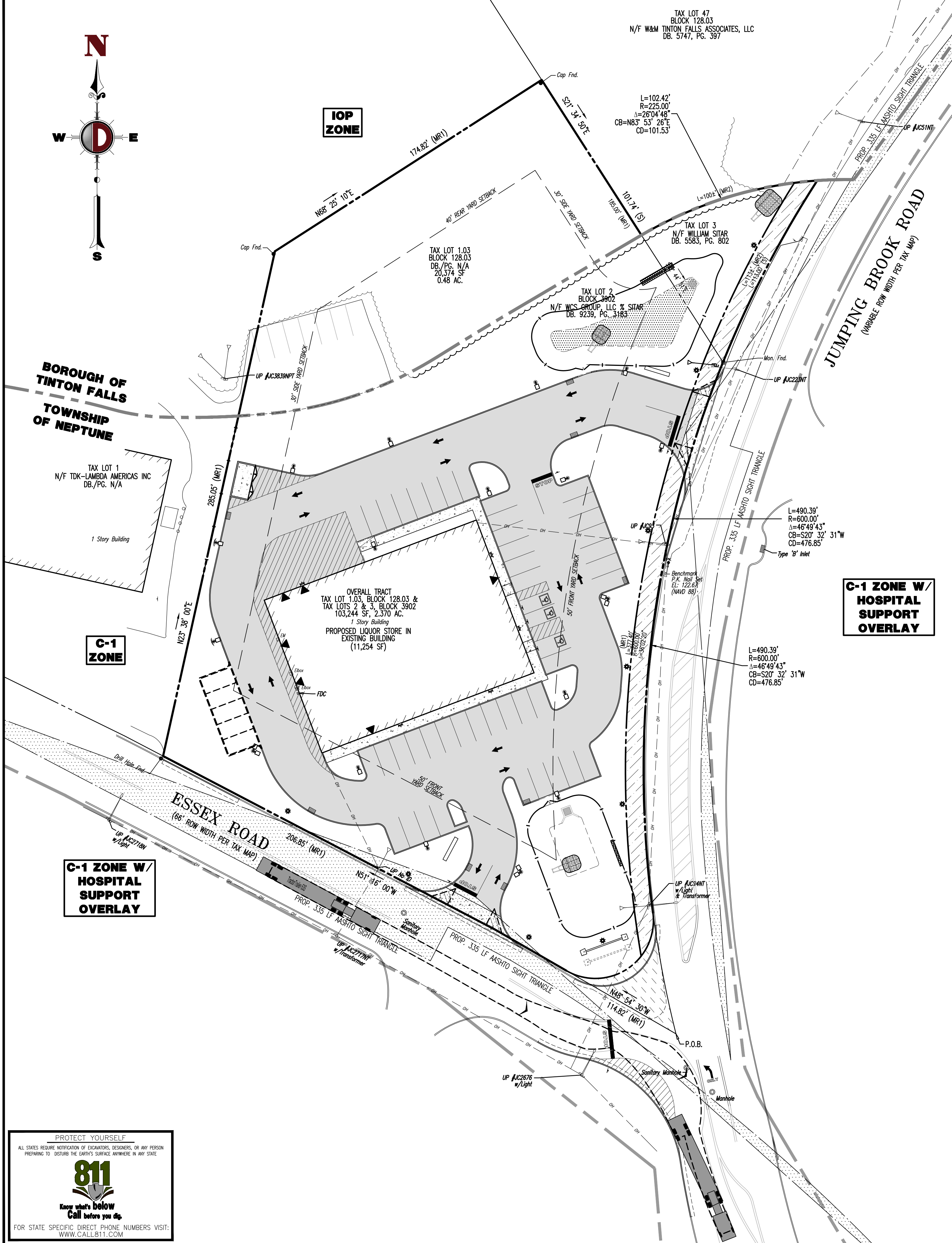
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Allen, Texas 1: 972.534.2100 | Austin, Texas 1: 512.446.2444 | Houston, Texas 1: 281.789.6400  
Dorsey Beach, Illinois 1: 564.921.8070

TITLE: <b>VEHICLE CIRCULATION PLAN (53S)</b>	
PROJECT: <b>WCS GROUP, LLC</b> <b>RETAIL DEVELOPMENT</b> BLOCK 3902, LOTS 2 & 3 (TOWNSHIP OF NEPTUNE); TAX MAP SHEET #39 BLOCK 128.03, LOT 1.03 (BOROUGH OF TINTON FALLS); TAX MAP SHEET #81 600 ESSEX ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY	JOB No: 0467-99-003 DATE: 12/1/2020 DRAWN BY: KAK SCALE: (H) 1"=30' (V) DESIGNED BY: DMH SHEET No: CHECKED BY: JMS CONSTRUCTION CHECK: DATE CONSTRUCTION CHECK: DATE DEC Client Code: 0467 Rev. # 0
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908	KYLE C. KAVINSKI PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52985

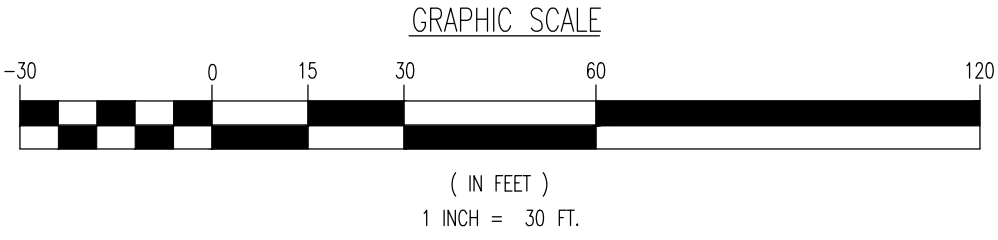
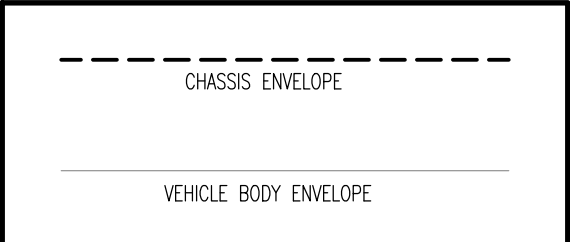
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Denver, Colorado 1: 303.921.8070

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