PRELIMINARY AND FINAL MAJOR SITE PLAN FOR RENOVATIONS AND SITE **IMPROVEMENTS OF NEPTUNE SANSONE KIA**

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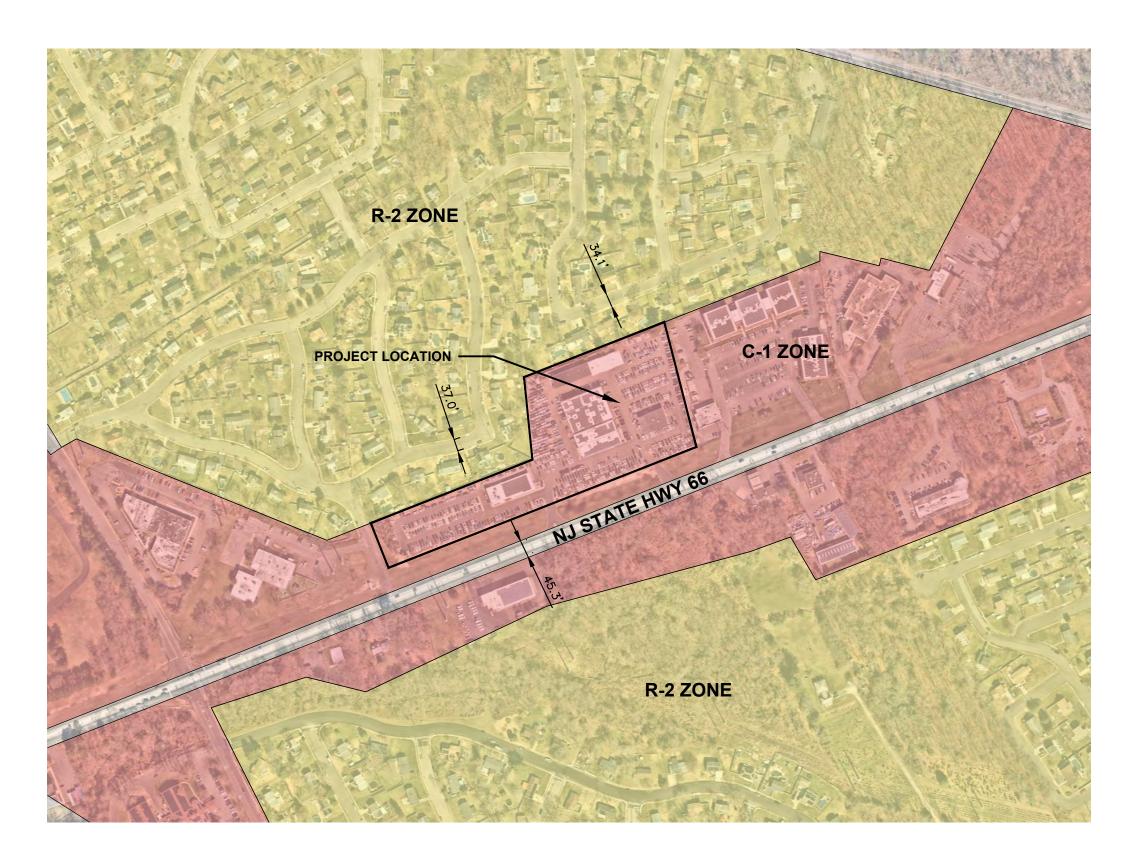
PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 3705, LOTS 15 & 16

	🛎 Buffer Rej	NEPTUNE TOWN		, , , , , , , , , , , , , , , , , , ,
		25 Neptuna Bivd PO Box 1125 Neptuna, NJ 07754-11		
		73,2,988,5200	· · · · · · · · · · · · · · · · · · ·	
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List of adjoinin	g feature(s) that in	tersect 200 foot buffer from Su	bject Property.	
Adjoining Proper		Owner	Owner Street	Owney Addition
2301 84	3330 ROUTE 66	PETRO REALTY LLC	935 ROUTE 34 STR 3-A	MATAWAN, NJ 07747
2401 1	3410 ROUTE 66	RT 66 PROPERTIES, LLC %MYNT PROP LLC	90 DAYTON AVE BLDG#5 #200	PASSAIC, NJ 07055
2401 20	3430 ROUTE 66.	HEROD, TERRANCE B	3430 ROUTE 66	NEPTUNE, NJ 0775a
2401 21	3420 ROUTE 66	GARCED, HUMBERID & CATHERINE	1155 DEAL ROAD	OCBAN, NJ 07712
3701 7	12 HARVARD AVE	ALMANZAR JUAN & RUBY	12 HARVARD AVENUE	NEPTUNE NI 07753
3701. 8	14 HARVARD AVE	BREWTON, ANDREW	14 HARVARD AVE	NEPTUNE, NJ. 07753
3701. 9	3443 ROUTH 66	3443 RT 66 LLC	246 MONMOUTH ROAD	OAKHURSE, NJ 07758
3703 6	15 HARVARD AVE	DAYE, REGINALD Q	15 HARVARD AVR	NEPTONE, NJ 07753
3703 7	2 WILLIAMS RD	EXERSEL, DAVID & CAROLIN	2 WILLIAMS RD	NEPTUNE, NJ 07753
3704 5	5 COLUMBIA RD	ECHOLS, VALERIE D	5 COLUMBIA ROAD	NEPTUNE, NJ 07753
3704 6	S COLUMBIA RD	DISTERANO, VINCENT ANTHONY INABREIT	3 COLUMBIA ROAD	NEPTUNE, NJ 07753
3704 7	19 HARVARD AVE	MAYES, LINDA P	AVENUE	NEPTONE NJ 07753
3704 8	DARIMOUTH RD	SAFFKAL JOHN M & ELIZABETH A	2 DARIMOUTH ROAD	NEPTUNE, NJ 07733
3705 13	אא גרוד ג'ראי ולאגי. אא גרוד ג'ראי ולאגי	ONEILL INVESTMENTS LLC	3301CROUTE 66	NEPTUNE NJ
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Block Lot Quali	fer <u>Location</u>	Gwner	Davaj Ovence Strevt	oped by Civil Solutions, using m created on 8/27
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ite plan of <u>NEPTUNE KIA</u>	DEALERSHIP FACILITY
lock <u>3705</u> Lot	<u> 15 & 16 </u>
ate <u> </u>	Scale <u>_AS_NOTED</u> TALTY, I.I.C
ddress <u>3401–3425 ROUTI</u>	E NO. 66 NEPTUNE, NEW JERSEY 07753
I CONSENT TO THE FILING	G OF THIS SITE PLAN WIITH THE PLANNING BOAR
OWNER	DATE
	HAVE PREPARED THE SITE PLAN AND THAT AL ATION THEREON DEPICTED IS CORRECT.
NAME	TITLE & LICENS
I HAVE REVIEWED THIS SI ORDINANCES UNDER THAT	TE PLAN AND CERTIFY THAT IT MEETS ALL CODU JURISDICTION.
DATE	MUNICIPAL ENG
DATE APPROVED BY PLANNING	
APPROVED BY PLANNING	MUNICIPAL ENG BOARD:
APPROVED BY PLANNING PRELIMINARY:	

BLOCK 3705, LOTS 15 & 16 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY



PROJECT LOCATION MAP SCALE: 1'' = 300'

	SANSONE KIA PARKING REQUIREMENTS		
 RD	OFF-STREET PARKING REQUIREMENTS PER SECTION LDO-412.17D; TABLE 4.2: AUTOMOTIVE SALES (INDOOR) USE REQUIRES 2.5 SPACES PER 1,000 S.F. PER GROSS FLOOR AREA OF INTERIOR SALES SPACE + 3 SPACES PER SERVICE BAY.		
 N <i>LL</i>	GROSS FLOOR AREA: TOTAL FLOOR AREA OF SALES BUILDING IS 7,691 S.F. TOTAL FLOOR AREA OF SERVICE BUILDING USED FOR PARTS/SERVICE (NOT SERVICE BAYS) IS 1,523 S.F. TOTAL FLOOR AREA FOR KIA DEALERSHIP IS 9,214 S.F. KIA DEALERSHIP WILL HAVE 11 SERVICE BAYS (ONE WILL BE USED FOR CARWASH)		
ISE	PARKING REQUIREMENT: 9,214 S.F. / 1,000 S.F. * 2.5 SPACES = 23 SPACES + <u>11 BAYS * 3 SPACES PER BAY = 33 SPACES</u> TOTAL PARKING SPACES REQUIRED = 56 SPACES		
DES AND	OFF-STREET PARKING PROVIDED: CUSTOMER PARKING = 12 EMPLOYEE PARKING = 37 PARKING PROVIDED = 49 SERVICE PARKING = 33 VEHICLE DISPLAY PARKING = 156		
IGINEER	TOTAL ON SITE PARKING PROVIDED = 238 HANDICAP PARKING FOR KIA: BASED ON THE 49 PARKING SPACES FOR CUSTOMERS AND EMPLOYEES, 2 HANDICAP PARKING SPACES ARE REQUIRED. WE ARE PROVIDING 2 HANDICAP PARKING SPACES.		
	EV MAKE READY PARKING SPACES: 1 EV MAKE READY PARKING SPACE IS REQUIRED FOR PARKING LOTS WITH 50 OR FEWER OFF-STREET PARKING SPACES, SINCE WE HAVE 49 PARKING SPACES, 1 EV MAKE READY SPACE IS REQUIRED. THE APPLICANT IS PROVIDING TWO (2) EV	2	04/03/2

MAKE READY PARKING SPACES.

2	04/03/25	REVISED TO ADD CAR WASH
1	04/03/25 01/03/25	REVISED PER FSCD COMMENTS
No.	Date	Revision



GENERAL NOTES:

- PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 3705, LOTS 15 & 16 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF NEPTUNE TOWNSHIP, SHEET NO. 37 AND IS SITUATED IN THE "C-1 (PLANNED COMMERCIAL DEVELOPMENT) ZONING DISTRICT. THE SUBJECT PROPERTY CONTAINS A TOTAL OF ± 279,084.35 SF, ± 6.4 ACRES AS SHOWN ON THE SURVEY INDICATED IN NOTE 4.1.
- <u>OWNER:</u> PMB 66 REALTY, LLC APPLICANT: SANSONE JR'S 66 AUTO MALL 3401-3425 ROUTE NO. 66 3401-3425 ROUTE NO. 66 NEPTUNE, NEW JERSEY 07753 NEPTUNE, NEW JERSEY 07753

EXISTING USE: CAR DEALERSHIF PROPOSED USE: CAR DEALERSHIP - RENOVATION TO ENHANCE BUILDING FOR KIA BRAND

- 4. BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES
- 4.1. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "MAP OF PROPERTY PREPARED FOR PMB 66 REALTY, LLC, 3401 3414 N.J.S.H. ROUTE 66, TAX LOTS 13-17 IN BLOCK 9033 & TAX LOT 34 IN BLOCK 9000, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, PARTIAL TOPOGRAPHIC SURVEY", PREPARED BY BUTLER SURVEYING & MAPPING, INC.; JOHN J. BUTLER, P.L.S.; DATED 09/05/2024.
- 4.2. TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "LIMITED TOPOGRAPHIC SURVEY PREPARED FOR PORTION OF LOTS 15 & 16, BLOCK 3705 SITUATED IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY FRENCH & PARRELLO ASSOCIATES; DATED 09/12/2024.

4.3. FLOOD ZONE INFORMATION SHOWN TAKEN FROM FEMA FIRM PANEL 34025C0327F, LAST REVISED SEPTEMBER 25, 2009. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', MINIMAL FLOOD HAZARD ZONE.

6. BUILDING ZONE DISTRICT C-1 REQUIREMENTS:

PRINCIPAL BUILDING REQUIREMENTS:	PERMITTED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA (SF)	2.5 AC (108,900 SF)	6.4 AC (279,084.35 SF)	279,084.35 SF
MAXIMUM DENSITY	N/A	N/A	N/A
MAXIMUM F.A.R.	0.8	0.16	NO CHANGE
MINIMUM LOT WIDTH (FT)	500	1.033.68	NO CHANGE
MINIMUM LOT FRONTAGE (FT)	500	1,033.68	NO CHANGE
MINIMUM LOT DEPTH (FT)	600	403.01*	NO CHANGE
MINIMUM FRONT YARD SETBACK (FT)	40	60.2	NO CHANGE
MINIMUM SIDE YARD SETBACK (FT)	30	33.9	NO CHANGE
MINIMUM COMBINED YARD SETBACK	60	101.6	NO CHANGE
MINIMUM REAR YARD SETBACK (FT)	40	27.7*	NO CHANGE
MINIMUM PERCENT BUILDING COVER (%)	30%	16.24	NO CHANGE
MAXIMUM PERCENT LOT COVER (%)	65%	85%*	85.27%***
MAXIMUM NUMBER OF STORIES	2	1	NO CHANGE
MAXIMUM BUILDING HEIGHT (FT)	40	23.5	NO CHANGE
MINIMUM IMPROVABLE LOT AREA (SF)	84,900	252,807	NO CHANGE
MAXIMUM IMPROVABLE AREA - DIAMETER OF CIRCLE (FT)	189	> 189	NO CHANGE
OFF-STREET PARKING SPACES (KIA DEALERSHIP)	56	238	NO CHANGE
LOADING SPACES	3	3**	NO CHANGE

* = EXISTING VARIANCE CONDITION ** = UNSTRIPED

*** = VARIANCE REQUIRED

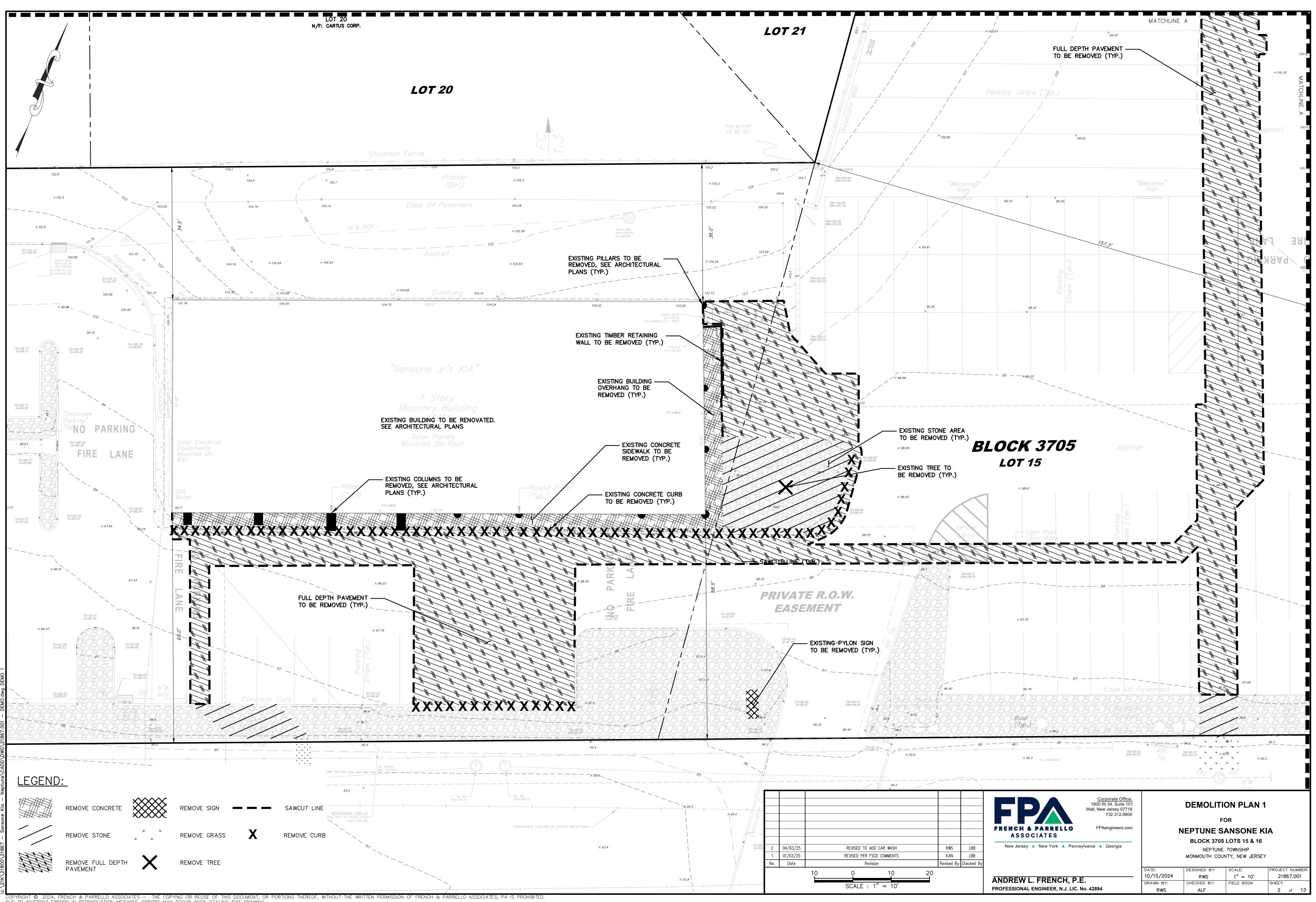
7. ALL CONSTRUCTION SHALL CONFORM WITH TOWNSHIP OF NEPTUNE DESIGN STANDARDS AND DETAILS.

- 8. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO FINAL SURFACE PAVEMENT INSTALLATION.
- 9. THE SITE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ADA AND NEW JERSEY BARRIER FREE CODE
- REQUIREMENTS. 10. SOIL EROSION AND SEDIMENT CONTROL SHALL FALL UNDER THE JURISDICTION OF THE FREEHOLD SOIL CONSERVATION DISTRICT.
- 11. ALL SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
- 12. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- 13. ALL DESIGN FEATURES DEPICTED HEREON WERE BASED ON CONSTRAINTS AND REGULATIONS IN EFFECT AT THE TIME OF PREPARATION AND INITIAL PRESENTATION OF THIS PLAN. ALL CURRENT DEVELOPMENT CONSTRAINTS SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF ANY ACTIVITY BASED ON THIS PLAN.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND TV SERVICE LOCATIONS. LOCATION OF UTILITIES AS SHOWN ON THESE PLANS ARE PLOTTED FROM AVAILABLE DATA ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED AS TO EXACTNESS. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATION. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATIONS ONLY. CONTRACTOR SHALL CALL "NJ ONE CALL" 811 OR (800-272-1000) PRIOR TO CONSTRUCTION.
- 15. TRASH AND WASTE DISPOSAL SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE TOWNSHIP OF NEPTUNE. TRASH AND WASTE DISPOSAL SHALL BE PROVIDED BY A PRIVATE CARRIER. ALL GARBAGE PICKUP TO BE BY PRIVATE HAULER AND ONLY OCCUR DURING BUSINESS HOURS.
- 16. ALL PROPOSED SOD AND LAWN AREAS MUST BE GRADED WITH LIGHTWEIGHT CONSTRUCTION EQUIPMENT.
- 17. ALL PROPOSED STRIPING ON SITE MUST BE THERMOPLASTIC.
- 18. THE OWNER IS REQUIRED TO REPAIR ANY PAVEMENT, CURB, OR SIDEWALK THAT IS IN DISREPAIR OR DAMAGED AS A RESULT OF THE PROPOSED IMPROVEMENTS TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
- 19. DELIVERIES TO THE SITE WILL ONLY OCCUR DURING BUSINESS HOURS AND BE CONDUCTED FROM WITHIN THE SITE. TRUCKS SHALL NOT STOP AND UNLOAD FROM THE PUBLIC ROADS.

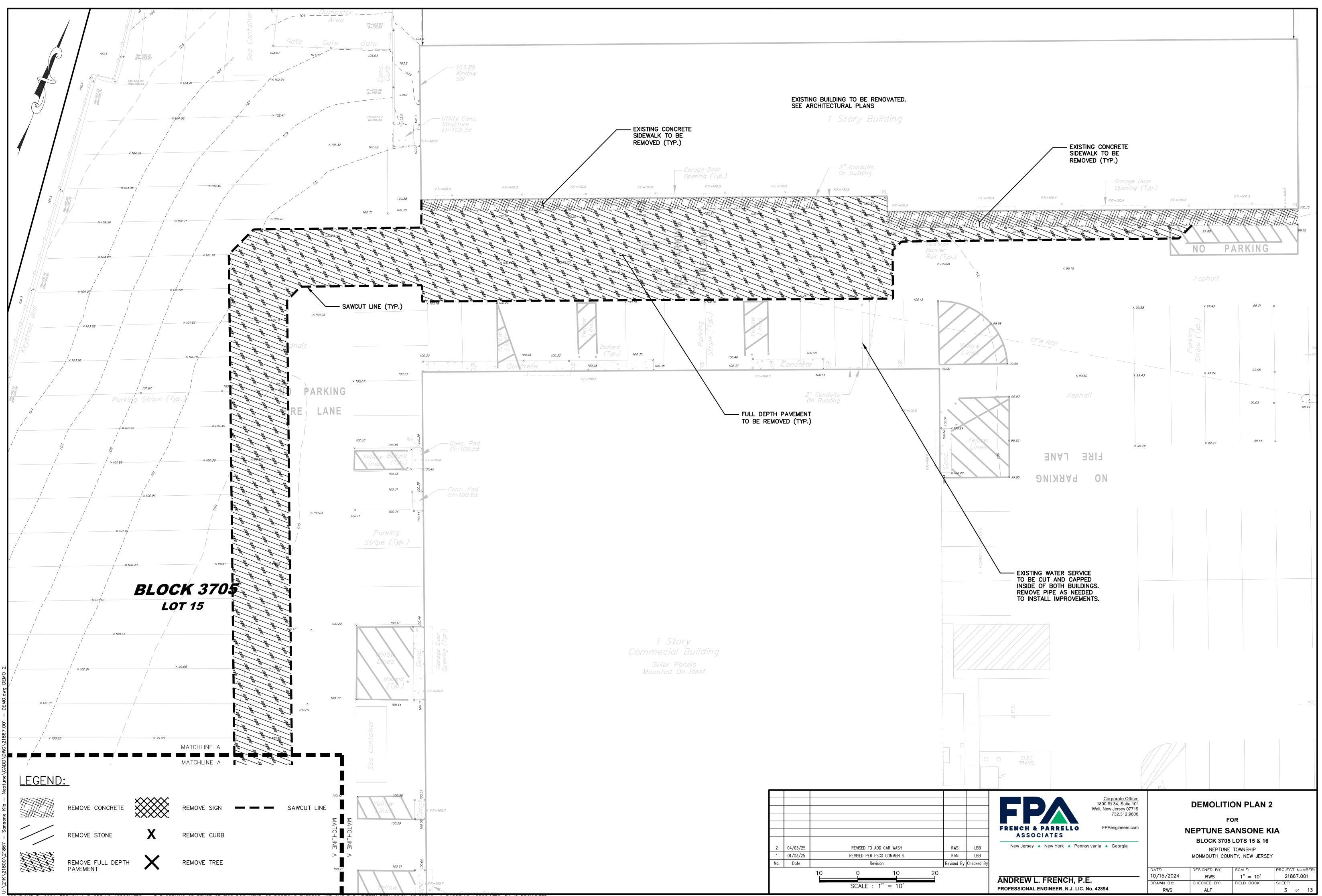
20. DURING CONSTRUCTION, THE APPLICANT SHALL COMPLY WITH SOLID WASTE, PUBLIC HEALTH, AND NOISE CODES.

21. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING AND PLANNING.

		FPA	<u>Corporate Office:</u> 1800 Rt 34, Suite 101 Wall, New Jersey 07719		COVER	SHEET		
			732.312.9800		F	OR		
		FRENCH & PARRELLO Associates	FPAengineers.com	1		ANSONE KI	A	
DWC		New Jersey 🔺 New York 🔺 Pennsy	/Ivania 🔺 Georgia			LOTS 15 & 16		
 RWS KAN	LBB LBB					TOWNSHIP		
 	Checked By				MONMOUTH COU	NTY, NEW JERSEY		
				DATE:	DESIGNED BY:	SCALE:	PROJECT	NUMBER:
		ANDREW L. FRENCH, P.E		10/15/2024	RWS		2186	7.001
		•		DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:	
		PROFESSIONAL ENGINEER, N.J. LIC. N	lo. 42894	RWS	ALF		1 0	of 13

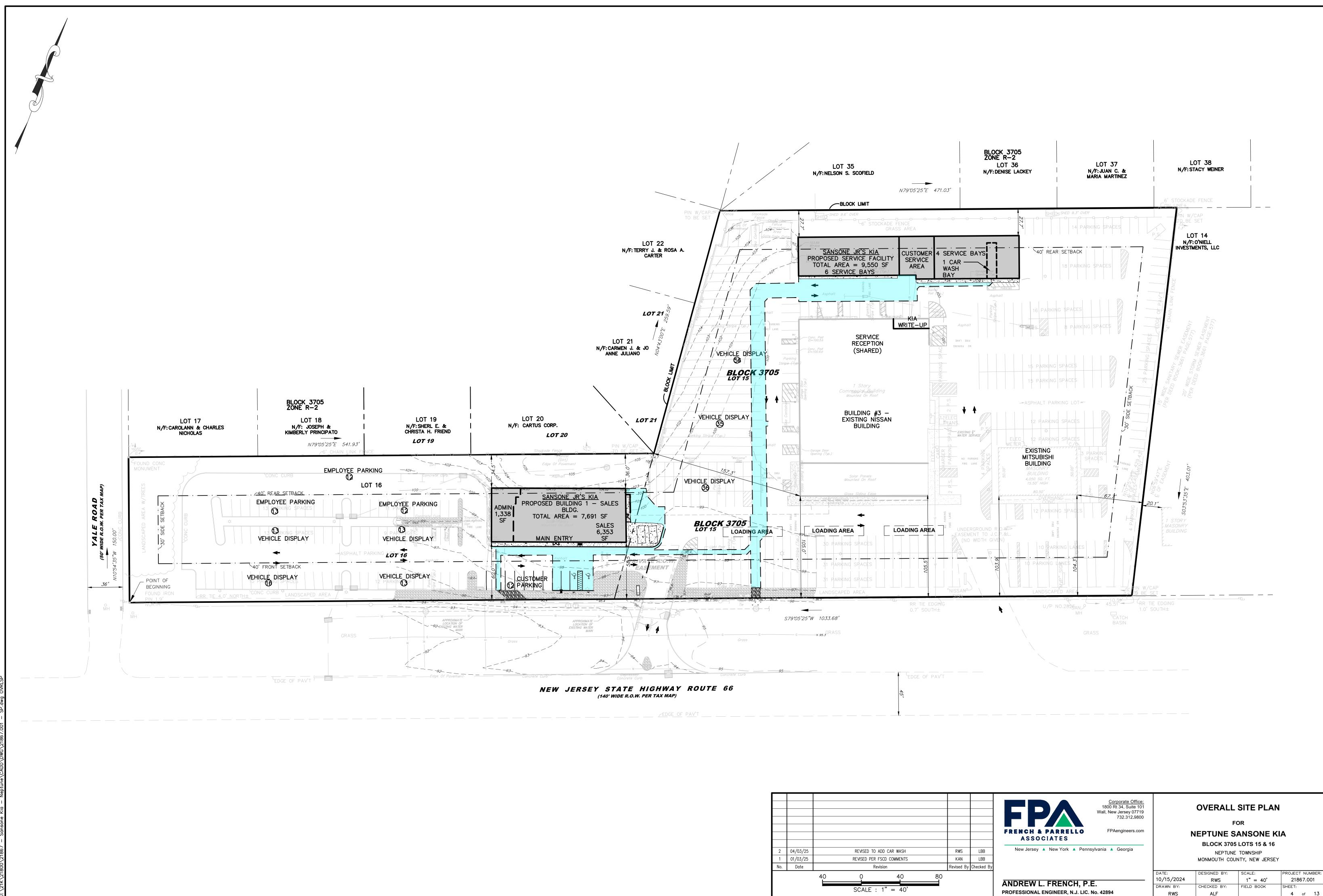


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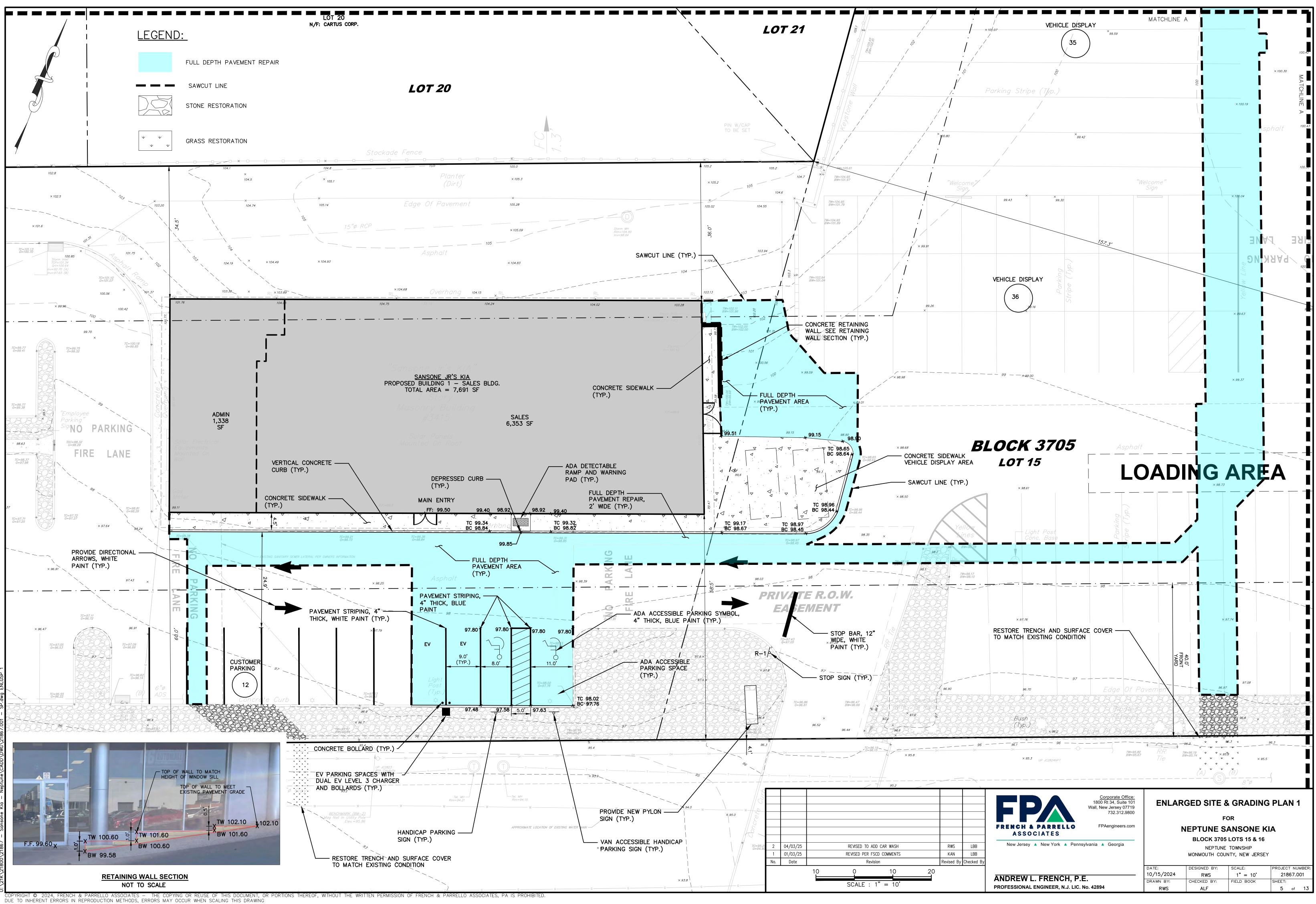
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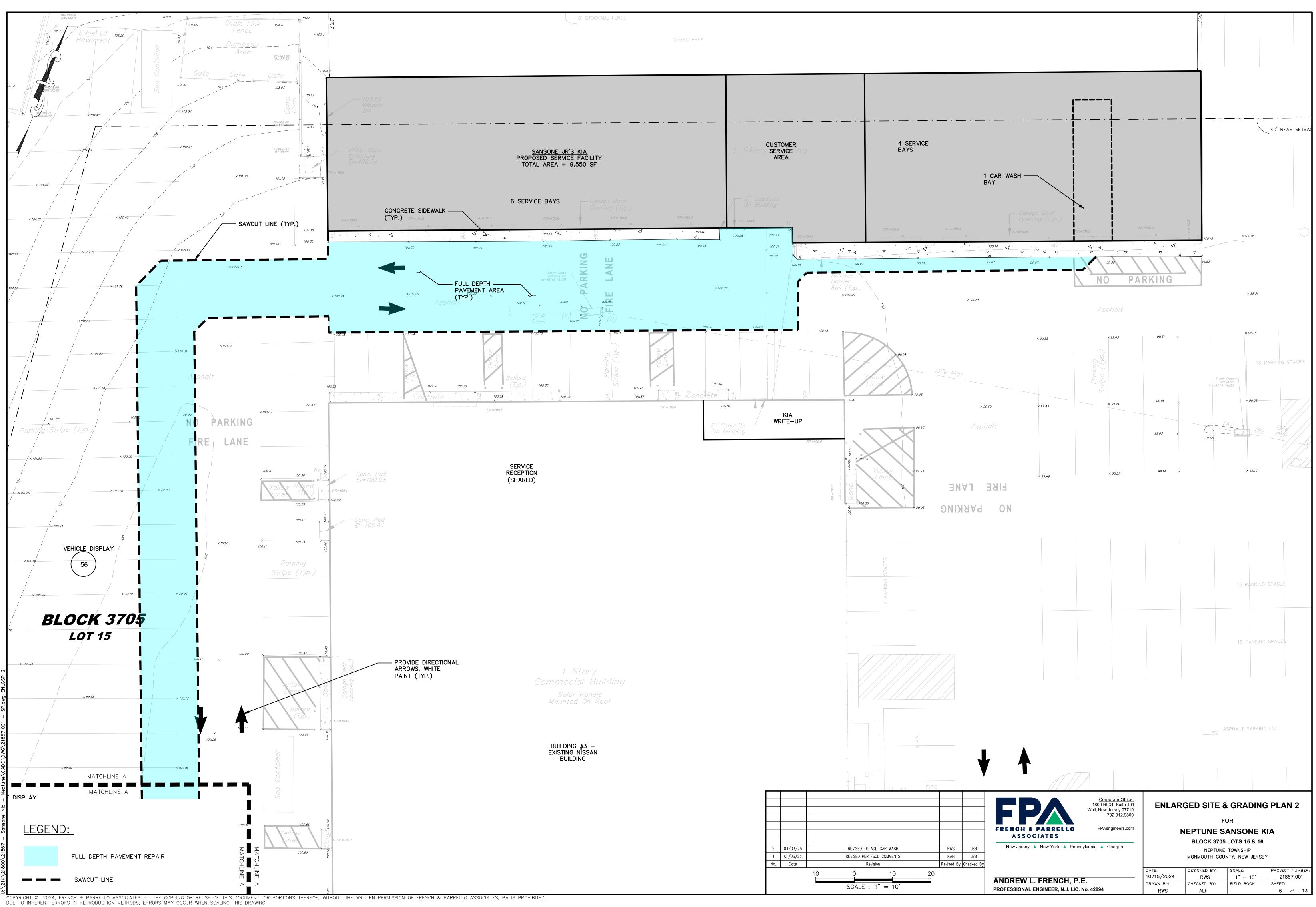
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No.	Date		Revi	sion
	·	10	0	10
			SCALE :	1" = 10'

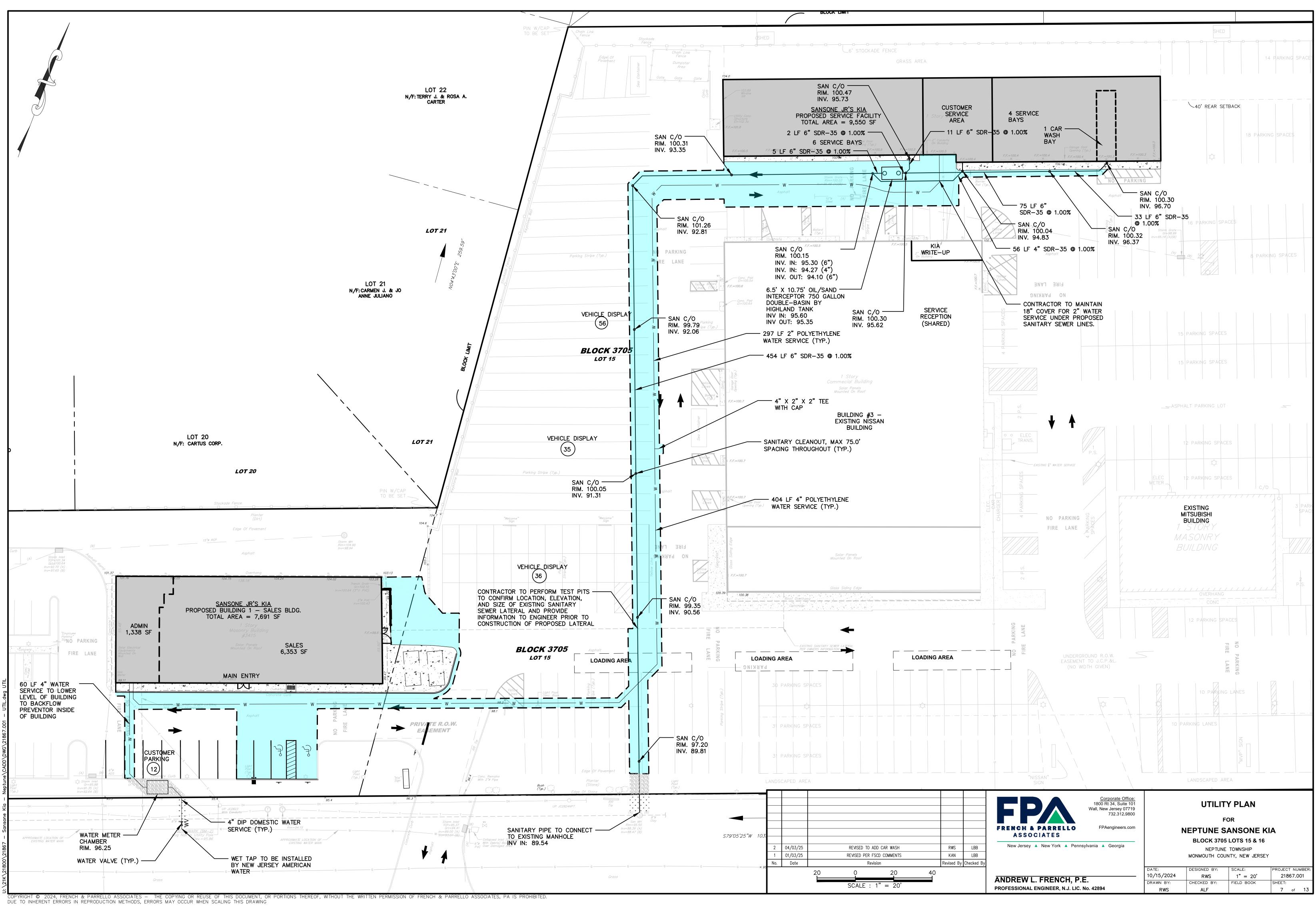


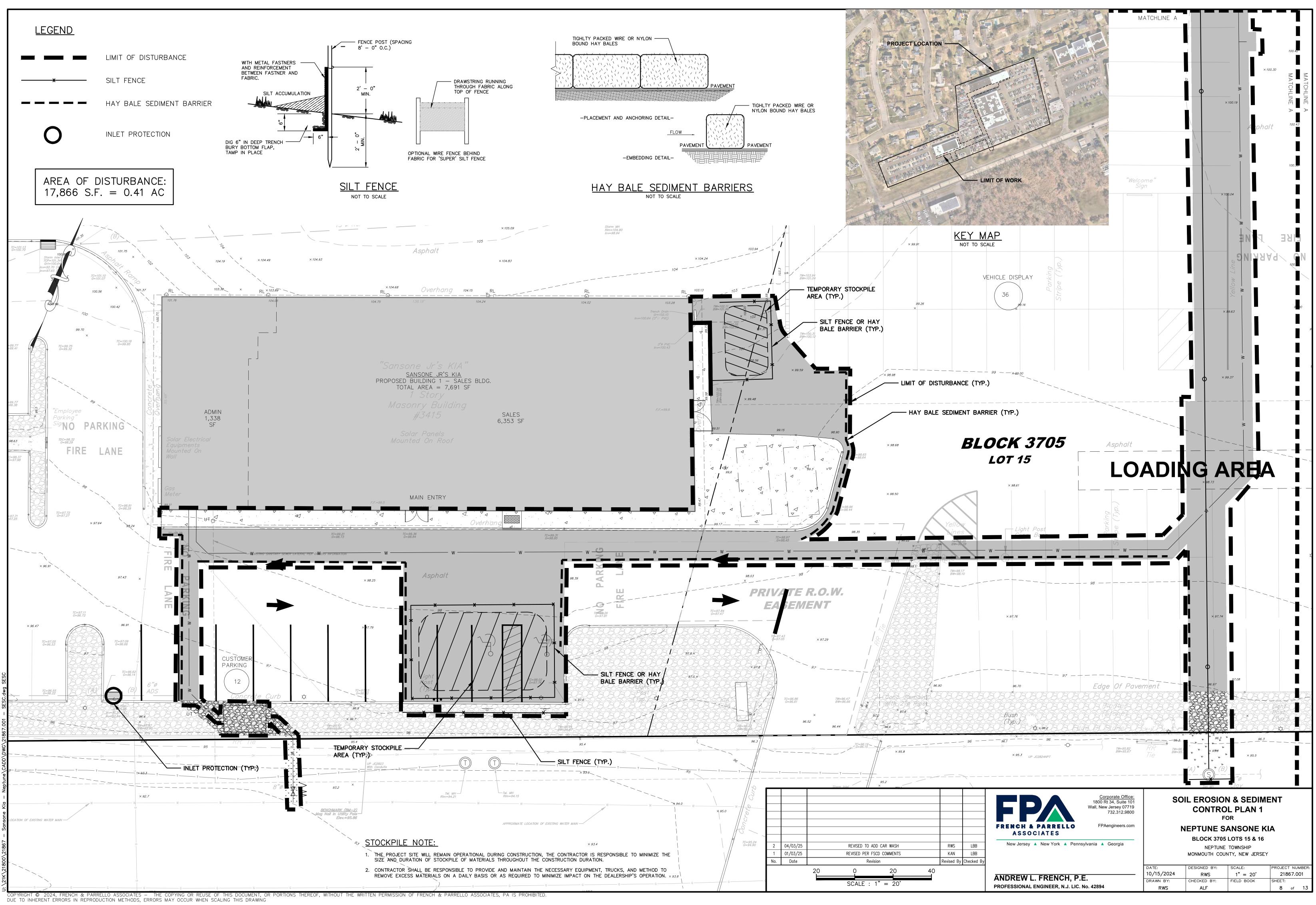
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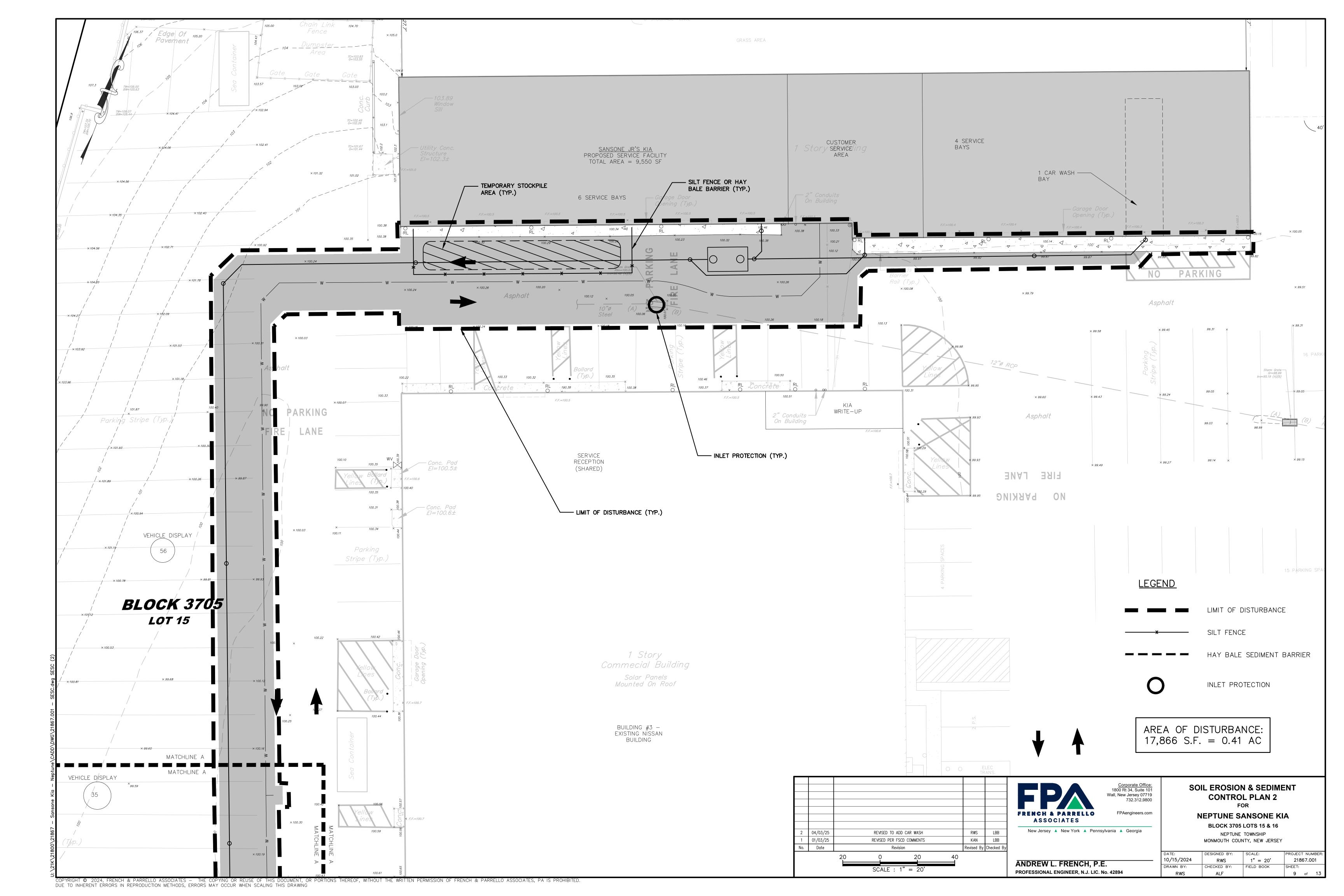
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			SCALE :	1" = 40'











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	B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL COMPACTION IN ACCORDANCE WITH THE STAN
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.	C. TOPSOIL SHOULD BE HANDLED ONLY WHEN ITS STRUCTURE, A UNIFORM APPLICATION TO A D
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	SITES. TOPSOIL SHALL BE AMENDED WITH ORG STANDARD FOR TOPSOILING. D. INSTALL NEEDED EROSION CONTROL PRACTICE:
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.	STABILIZATION STRUCTURES, CHANNEL STABILI 2. SEEDBED PREPARATION
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	A. UNIFORMLY APPLY GROUND LIMESTONE ANI AND FIRMED, ACCORDING TO SOIL TEST RE CO-OPERATIVE EXTENSION SOIL SAMPLE M COOPERATIVE EXTENSION OFFICES (HTTP:/
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 STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.	BE APPLIED AT THE RATE OF 500 POUNDS 10–10–10 OR EQUIVALENT WITH 50% WATE INDICATES OTHERWISE AND INCORPORATED
5. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.	INCORPORATED, APPLY ONE-HALFTHE RATI PREPARATION AND REPEAT ANOTHER ONE- WITHIN 3 TO 5 WEEKS AFTER SEEDING.
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.	B. WORK LIME AND FERTILIZER INTO THE TOP: INCHES WITH A DISC, SPRING TOOTH HARR HARROWING OR DISKING OPERATION SHOUL UNTIL A REASONABLE UNIFORM SEEDBED I
3. 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 ENTRANCE 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.	C. HIGH ACID PRODUCING SOIL. SOILS HAVING SHALL BE COVERED WITH A MINIMUM OF 1 BEFORE INITIATING SEEDBED PREPARATION. 5. SEEDING
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.	A. PERMANENT SEEDING SHALL CONSISTING O ACCEPTABLE SEEDING DATES ARE BETWEEN DATES ARE AUGUST 15 THRU OCTOBER 15
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.	HARD FESCUE @ 4.0# PERENNIAL RYEGRASS @ 1.0#
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.	KENTUCKY BLUEGRASS @ 1.0# PERMANENT SEEDING SHALL BE PROVIDED BASIN BOTTOM. THE SEED MIX SHALL BE S MIXTURE OR APPROVED EQUAL – ACCEPT AUGUST 14 AND OPTIMAL
2. 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/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.	SEEDING DATES ARE AUGUST 15 THRU OC CREEPING BENTGRASS CREEPING RED FESCUE ALKALI SALTGRASS
3. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.	PLEASE NOTE THAT OTHER SEED MIXTUR STANDARDS FOR SOIL EROSION AND SEE
4. 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.	B. CONVENTIONAL SEEDING IS PERFORMED BY (CENTRIFUGAL) SEEDER, DROP SEEDER, DR HYDROSEEDED OR CULTIPACKED SEEDINGS,
5. 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.	WITHIN 24 HOURS OF SEEDBED PREPARATI DRAGGING. DEPTH OF SEED PLACEMENT M/ C. AFTER SEEDING, FIRMING THE SOIL WITH A
6. 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.	SEED-TO-SOIL CONTACT, RESTORE CAPILL THE PREFERRED METHOD. WHEN PERFORME MINIMIZED AND WATER CONSERVATION ON D. HYDROSEEDING IS A BROADCAST SEEDING
7. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.	TRAILER-MOUNTED TANK, WITH AN AGITATI WATER, AND FERTILIZER AND SPRAYING TH <u>NOT BE INCLUDED IN THE TANK WITH SEEL</u> HYDROSEEDER FOLLOWING SEEDING. HYDRO
8. 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.	BECAUSE SEED AND FERTILIZER ARE APPLI THE SOIL. WHEN POOR SEED TO SOIL CON GERMINATION AND GROWTH.
4000 KOZLOSKI ROAD FREEHOLD NEW JERSEY 07728 (732) 683–8500	MULCHING IS REQUIRED ON ALL SEEDING. MULCH ESTABLISHED AND WILL PROMOTE FASTER AND E VEGETATION SUFFICIENT TO CONTROL SOIL EROSI REQUIREMENT.
ACID SOILS NOTES	A. STRAW OR HAY. UNROTTED SMALL GRAIN S OF 1 $\frac{1}{2}$ TO 2 TONS ACRE (70 TO 90 POUN
N ORDER TO PROVIDE SUITABLE CONDITIONS FOR GROWTH AND VEGETATION AND TO PREVENT THE ACIDIFYING OF DRAINAGE VATER IN THOSE AREAS UNDERLAIN WITH ACID FORMATIONS WITH A ph BELOW 4.0 THE FOLLOWING REQUIREMENT SHALL BE VIET:	A CRIMPER IS USED INSTEAD OF A LIQUID THE RATE OF APPLICATION IS 3 TONS PEF THE MULCH. HAY MULCH IS NOT RECOMME TO PRESENCE OF WEED SEED.
 LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID PRODUCING SOILS ARE ENCOUNTERED. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOILS. 	APPLICATION- SPREAD MULCH UNIFORMLY APPROXIMATELY 95% OF THE SOIL SURFAC HAND-SPREAD MULCH, DIVIDE AREA INTO DISTRIBUTION 70 TO 90 POUNDS WITHIN E
. STOCKPILES OF HIGH ACID PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.	ANCHORING SHALL BE ACCOMPLISHED IMME WIND OR WATER. THIS MAY BE DONE BY C THE SIZE OF THE AREA, STEEPNESS OF SL
WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL	. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN P SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STA MULCH. SECURE MULCH TO SOIL SURFACE BY ST AND A SQUARE PATTERN. SECURE TWINE AROUN
. HIGH ACID PRODUCING SOILS WITH A pH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS OR	MULCH NETTING. STAPLE PAPER, JUTE, COTTON, DEGRADABLE NETTING IN AREAS TO BE MOWED.
DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACE OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5 OR MORE EXCEPT AS FOLLOWS:	5. CRIMPER (MULCH ANCHORING COULTER TOOL) – DISC HARROW, ESPECIALLY DESIGNED TO PUSH O 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHO
A. AREAS WHERE TREES OR SHRUBS ARE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A $_{ m PH}$ OF 5 OR MORE.	TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE I CONTOUR OF SLOPES. STRAW MULCH RATE MUST AGENT IS REQUIRED.
B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24" OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES AND OTHERS TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.	. LIQUID MULCH BINDERS-MAY BE USED TO ANCHO
EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.	 A. APPLICATIONS SHOULD BE HEAVIER AT ED AND AT CRESTS OF BANKS. REMAINDER O B. USE ONE OF THE FOLLOWING:
NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, 1 SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE.	. ORGANIC AND VEGETABLE BASED BINDERS - NA MATERIALS THAT MIXED WITH WATER FORMULATE SATISFACTORY CURING CONDITIONS WILL FORM M VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HAP
. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID—PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO	OR IMPEDE GROWTH OF TURFGRASS. USE AT RAT THE MANUFACTURER TO ANCHOR MULCH MATERI, WHICH MAY NEED FURTHER EVALUATION FOR USI
	2. SYNTHETIC BINDERS – HIGH POLYMER SYNTHETIC FOLLOWING APPLICATION TO MULCH, DRYING AND DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT THE MANUFACTURER AND REMAIN TACKY UNTIL O
CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION	NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED COMMENDATION OF THESE PRODUCTS TO THE EX
OF SOIL EROSION AND SEDIMENT CONTROL MEASURES 3	5. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BI CONTAINING NO GROWTH OR GERMINATION INHIBI POUNDS PER ACRE (OR AS RECOMMENDED BY T DATA AND ACRE (OR AS RECOMMENDED BY T DATA AND A DATA AND AND A DATA AND AND AND AND AND AND AND AND AND AN
. PROVIDE TEMPORARY STABILIZATION OF ALL DISTURBED AREAS AND INSTALL SILT FENCE, HAY BALE BARRIERS AND ALL OTHER NECESSARY SOIL EROSION MEASURES. (1 WEEK)	BY A HYDROSEEDER. THIS MULCH SHALL NOT BE FLATTER SLOPES AND DURING OPTIMUM SEEDING
2. CLEAR AND ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT SITE IMPROVEMENTS. (2 WEEKS)	 PELLETIZED MULCH. COMPRESSED AND EXTRUDE CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS APPLIED TO A SEEDED AREA AND WATERED, FOR APPLIED IN ACCORDANCE WITH THE MANUFACTUR
3. CONSTRUCTION RENOVATION OF BUILDING. (6 MONTHS) H. FULL DEPTH PAVEMENT REMOVAL AND OTHER DEMOLITION FOR SITE IMPROVEMENTS. (4 WEEKS)	HAND OR MECHANICAL SPREADER AT THE RATE INCHES OF WATER. THIS MATERIAL HAS BEEN FO
5. INSTALL CONCRETE CURB AND SIDEWALK. (2 WEEKS)	RENOVATION AREAS, SEED AREAS WHERE WEED- STRAW MULCH AND TACKIFIER AGENT ARE NOT F
6. ESTABLISH FINISHED GRADE, AND MILL PAVEMENT. (1 WEEK)	APPLY THE FULL 0.2 TO 0.4 INCHES OF WATER BED IS EXTREMELY IMPORTANT FOR SUFFICIENT PROVIDE SOIL COVERAGE.
 INSTALL FINAL PAVEMENT SURFACE. (1 WEEK) REMOVE ACCESS PROTECTION, AND SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED. (1 WEEK) 	. IRRIGATION (WHERE FEASIBLE)
HE ABOVE SCHEDULE IS FOR THE IMPLEMENTATION AND INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. CONTRACTOR MAY MODIFY AND/OR CREATE HIS OWN SCHEDULE. IF THE CONSTRUCTION SCHEDULE IS MODIFIED, A REVISION TO THE CERTIFIED SOIL EROSION AND EDIMENT CONTROL PLAN MAY BE REQUIRED.	IF SOIL MOISTURE IS DEFICIENT, AND MULCH IS WATER (A MINIMUM OF 1/4 INCH APPLIED UP T ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN WEATHER OR ON DROUGHTY SITES.

2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR

DISTURBING ACTIVITY.

PROPER

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

- 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.
 - PRIOR TO SEEDING AND TOPSOILING APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. ULD BE HANDLED ONLY WHEN ITS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL
 - A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL L SHALL BE AMENDED WITH ORGANIC MATTER, AS NÈEDED, IN ÁCCORDANCE WITH THE R TOPSOILING
 - DED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE ON STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
 - APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS VE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS EXTENSION OFFICES (HTTP: //NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. OF R EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST THERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT ED, APPLY ONE-HALFTHE RATE DESCRIBED ABOVE DURING THE SEEDBED N AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER 5 WEEKS AFTER SEEDING.
 - AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE SONABLE UNIFORM SEEDBED IS PREPARED. RODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE OVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE
 - SEEDING SHALL CONSISTING OF THE FOLLOWING MIXES OR APPROVED EQUAL -SEEDING DATES ARE BETWEEN MARCH 1 THRU APRIL 30 AND OPTIMAL SEEDING
 - @ 4.0#/1,000 S.F ARD FESCUE ERENNIAL RYEGRASS @ 1.0#/1,000 S.F. ENTUCKY BLUEGRASS @ 1.0#/1,000 S.F.

ATING SEEDBED PREPARATION. SEE ACID SOIL NOTES.

- SEEDING SHALL BE PROVIDED ON ALL THE DETENTION BASIN SIDE SLOPES AND DM. THE SEED MIX SHALL BE SEED MIXTURE 17 AND CONSIST OF THE FOLLOWING APPROVED EQUAL - ACCEPTABLE SEEDING DATES ARE BETWEEN MARCH 1 THRU AND OPTIMAL TES ARE AUGUST 15 THRU OCTOBER 1
- REEPING BENTGRASS @1#/1,000 S.F. @1#/1,000 S.F. REEPING RED FESCUE LKALI SALTGRASS @1#/1,000 S.F.
- OTE THAT OTHER SEED MIXTURES CAN BE USED IN ACCORDANCE WITH THE DS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- AL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE AL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED. ED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL IOURS OF SEEDBED PREPARATION TO A DEPTH OF $\frac{1}{4}$ TO $\frac{1}{2}$ INCH, BY RAKING OR DEPTH OF SEED PLACEMENT MAY BE $\frac{1}{4}$ INCH DEEPER ON COARSE-TEXTURED SOIL.
- NG, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD OIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS RED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE ND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- NG IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK. OR UNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED. FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL LUDED IN THE TANK WITH SEED. SHORT-FINERED MULCH MAY BE APPLIED WITH A ER FOLLOWING SEEDING. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD TED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO HEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED AND GROWTH.
- IRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF CIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS
- HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE TONS ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT). F APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE CE OF WEED SEED.
- SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT TELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF AD MULCH. DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND N 70 TO 90 POUNDS WITHIN EACH SECTION.
- SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY TER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE AREA, STEEPNESS OF SLOPES, AND COSTS.
- PRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING JLCH TO SOIL SURFACE BY STRECHING TWINE BETWEEN PEGS IN A CRIS-CROSS ATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
- TAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE SOIL SURFACE. USE A NG IN AREAS TO BE MOWED. NCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A
- FCIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH TO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS FED TO AREAS TRAVERSABLE BY A TRACTOR. WHICH MUST OPERATE ON THE PES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE
- DERS-MAY BE USED TO ANCHOR SALT HAY OR STRAW MULCH.
- IS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, STS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE. NE OF THE FOLLOWING:
- ETABLE BASED BINDERS NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC VIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER RING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE IALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT H OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY R TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF FURTHER EVALUATION FOR USE IN THIS STATE.
- 5 HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND ATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR TER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY ER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
- GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
- APER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER OWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED R. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- COMPRESSED AND EXTRUDE PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY MERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN DED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE DANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY ICAL SPREADER AT THE RATE OF 60-75LBS/1.000 SQUARE FEET WITH 0.2 TO 0.4 THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR S. SEED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE D TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.
- 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED Y IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO
- FEASIBLE)
- IS DEFICIENT, AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE IM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL HIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT

STABILIZATION WITH MULCH

- METHODS AND MATERIALS 1. SITE PREPARATION
 - 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.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. FROM INLET SEE STANDARDS 11 THROUGH 42.
- 2. PROTECTIVE MATERIALS
- A. UN-ROTTED 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. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, ie. THE SOIL CAN NOT BE BELOW THE
- ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS В. SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS OR MACHINES IS NOT A PROBLEM
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
- D. 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 HYROSEEDER.
- MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
- F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT
- G. GRAVEL, CRUSHED STONE, OR SAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM-C-33) IS RECOMMENDED.
- 3. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES
- A. PEG AND TWINE DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
- B. MULCH NETTING STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
- CRIMPER MULCH ANCHORING COULTER TOOL A TRACTOR-DAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT IS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
- D. LIQUID MULCH -BINDERS
- 1. APPLICATION SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE. 2. USE ONE OF THE FOLLOWING:
- A. ORGANIC AND VEGETABLE BASED BINDER NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
- B. SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION
 - 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.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
 - 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.)
- 2. SEEDBED 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 POUNDS PER 1,000 S.F. OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A
 - SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE AS ESTABLISHED BY 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 TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A
 - DISC. SPRING TOOTH 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 C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE
 - RECTIFIED IN ACCORDANCE WITH THE ABOVE. D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS, SEE ACID SOIL NOTES.
- 3. SEEDING
 - A. TEMPORARY SEEDING SHALL CONSISTING OF THE FOLLOWING SEED SELECTIONS OR APPROVED EQUAL: COOL SEASON GRASSES
 - SPRING OATS @ 2.0#/1,000 S.F., WITH OPTIMUM SEED DEPTH OF 1.0 INCH WINTER CEREAL RYE @ 2.8#/1,000 S.F., WITH OPTIMUM SEED DEPTH OF 1.0 INCH

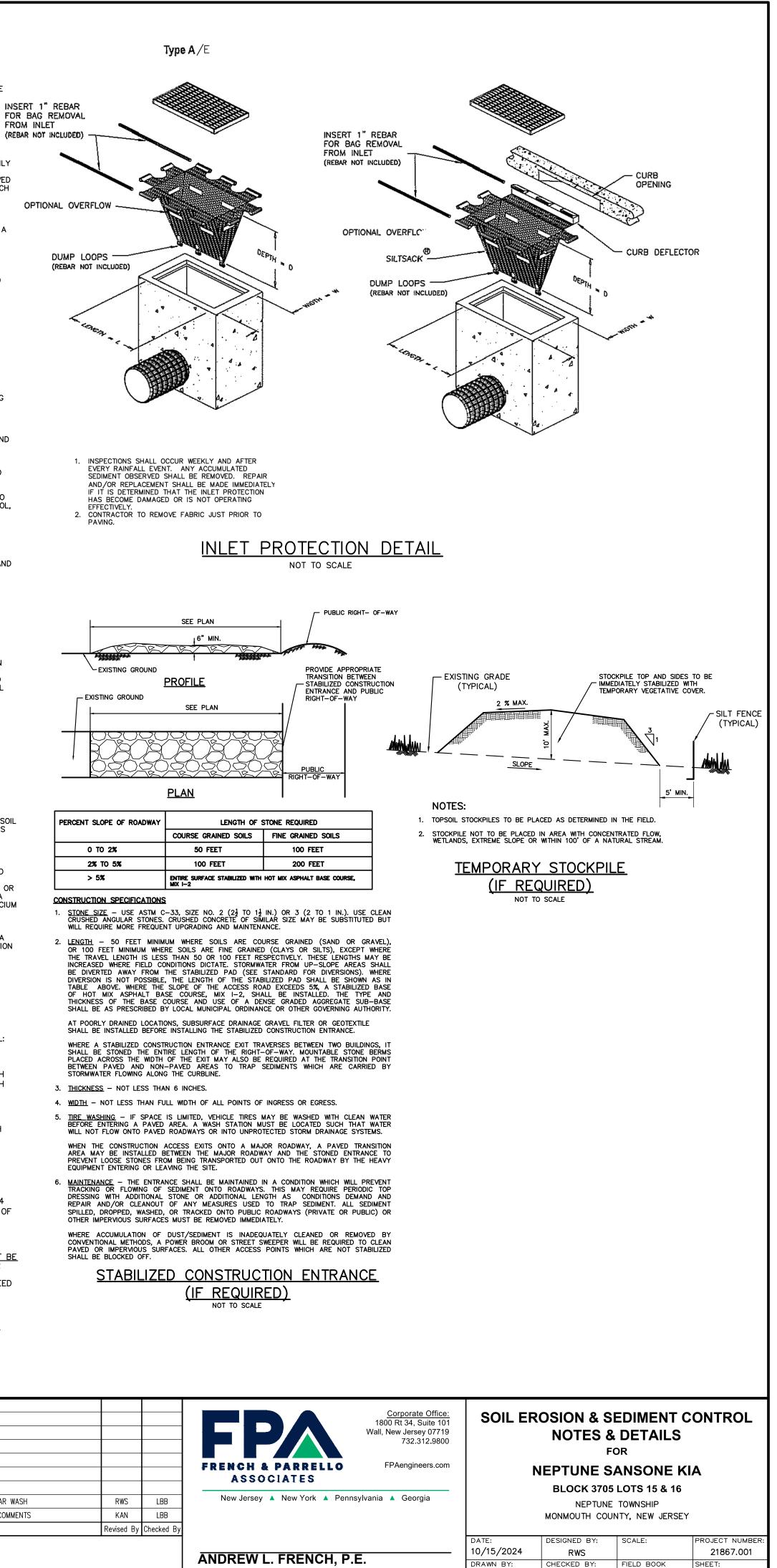
WARM SEASON GRASSES

- PEARL MILLET © 0.5#/1,000 S.F. WITH OPTIMUM SEED DEPTH OF 1.0 INCH PLEASE NOTE THAT OTHER SEED SELECTIONS CAN BE USED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 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 $\frac{1}{4}$ TO $\frac{1}{2}$ INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE $\frac{1}{4}$ INCH DEEPER ON COARSE-TEXTURED SOIL.
- C. 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. <u>MULCH SHALL NOT BE</u> INCLUDED IN THE TANK WITH SEED. SHORT-FINERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. 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. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
- D. 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.

4. MULCHING

REFER TO THE MULCH NOTES, NOTE 4 UNDER THE PERMANENT VEGETATIVE COVER SECTION.

2	04/03/25 01/03/25	REVISED TO ADD CAR WASH
1	01/03/25	REVISED PER FSCD COMMENTS
No.	Date	Revision

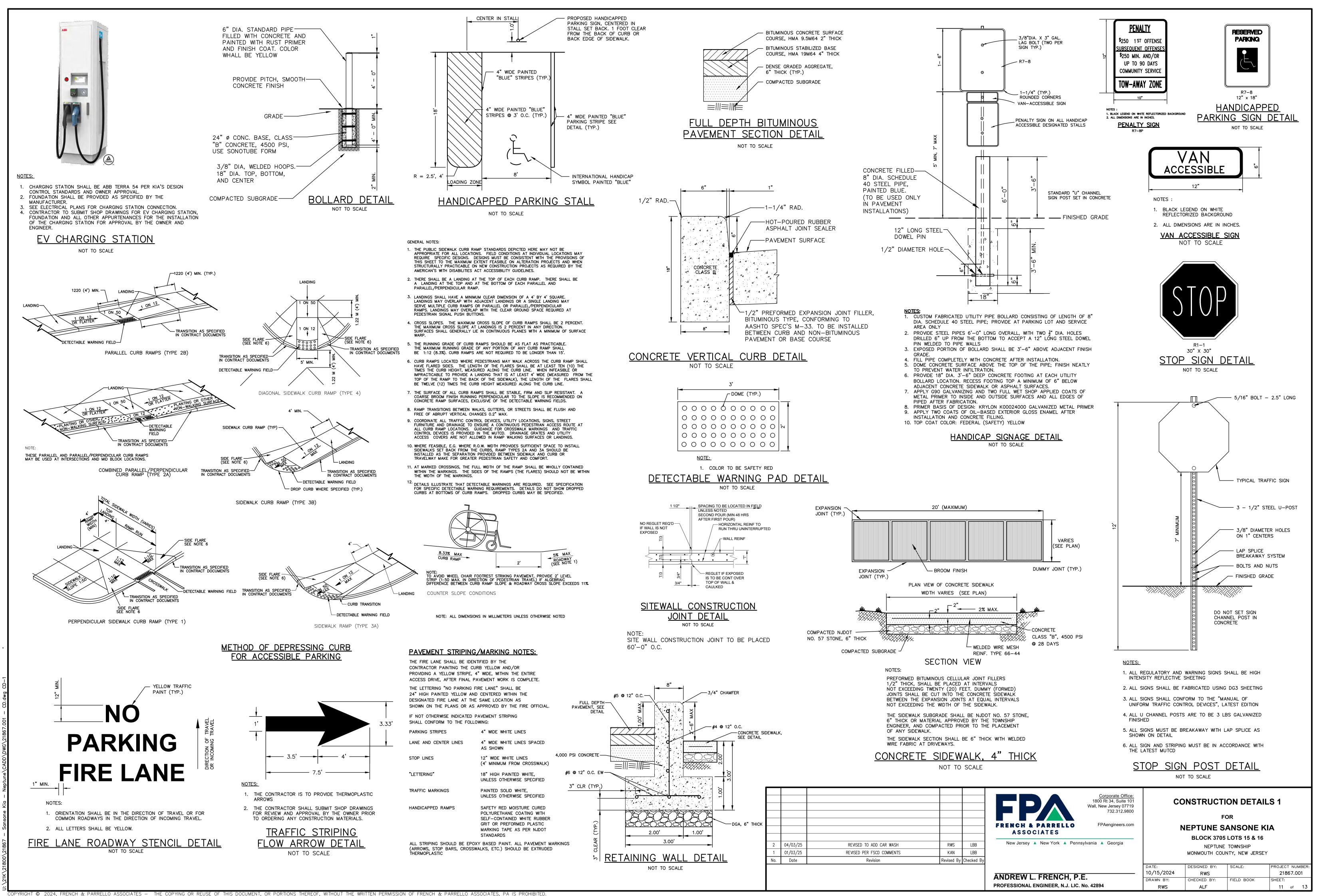


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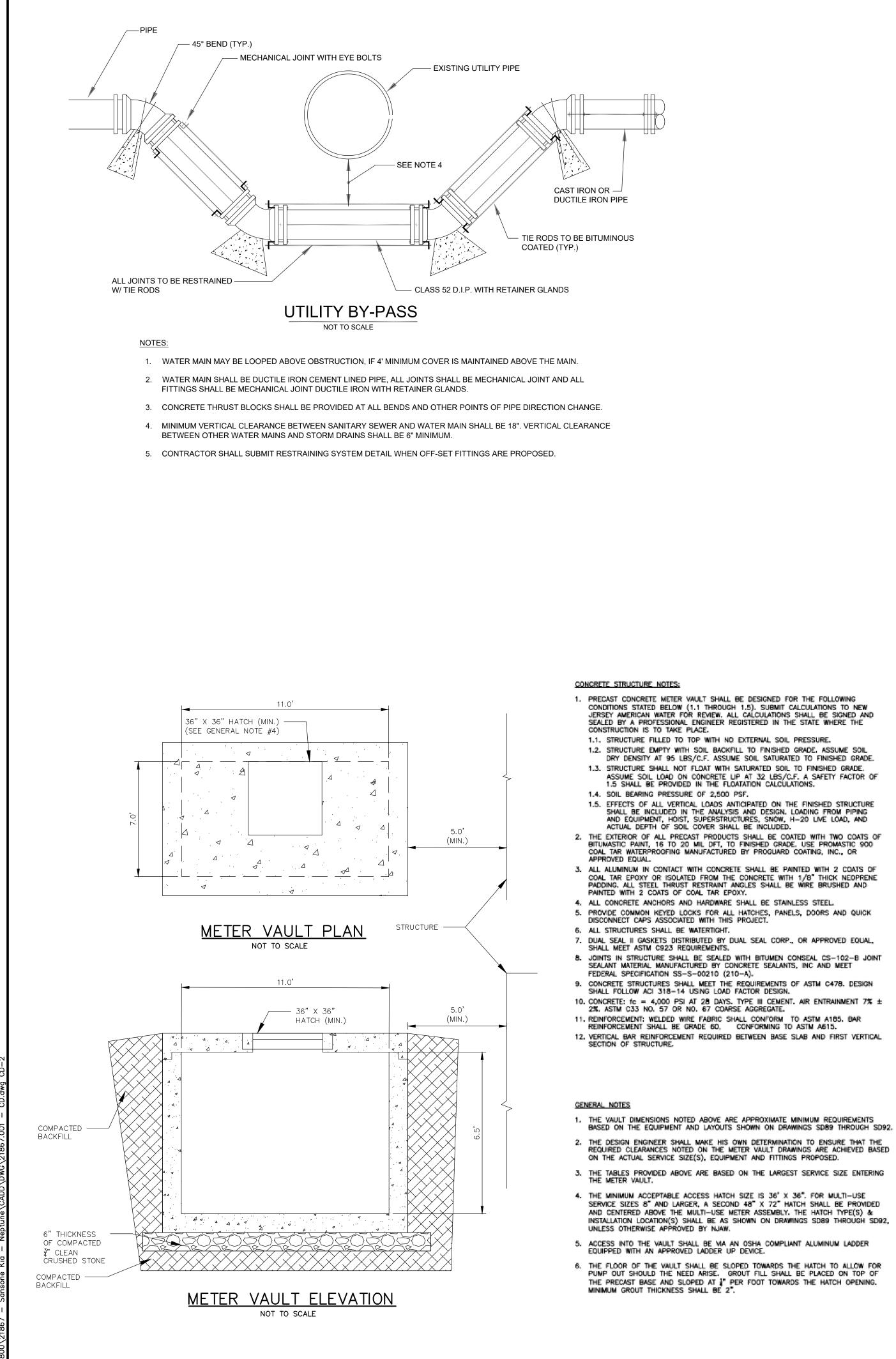
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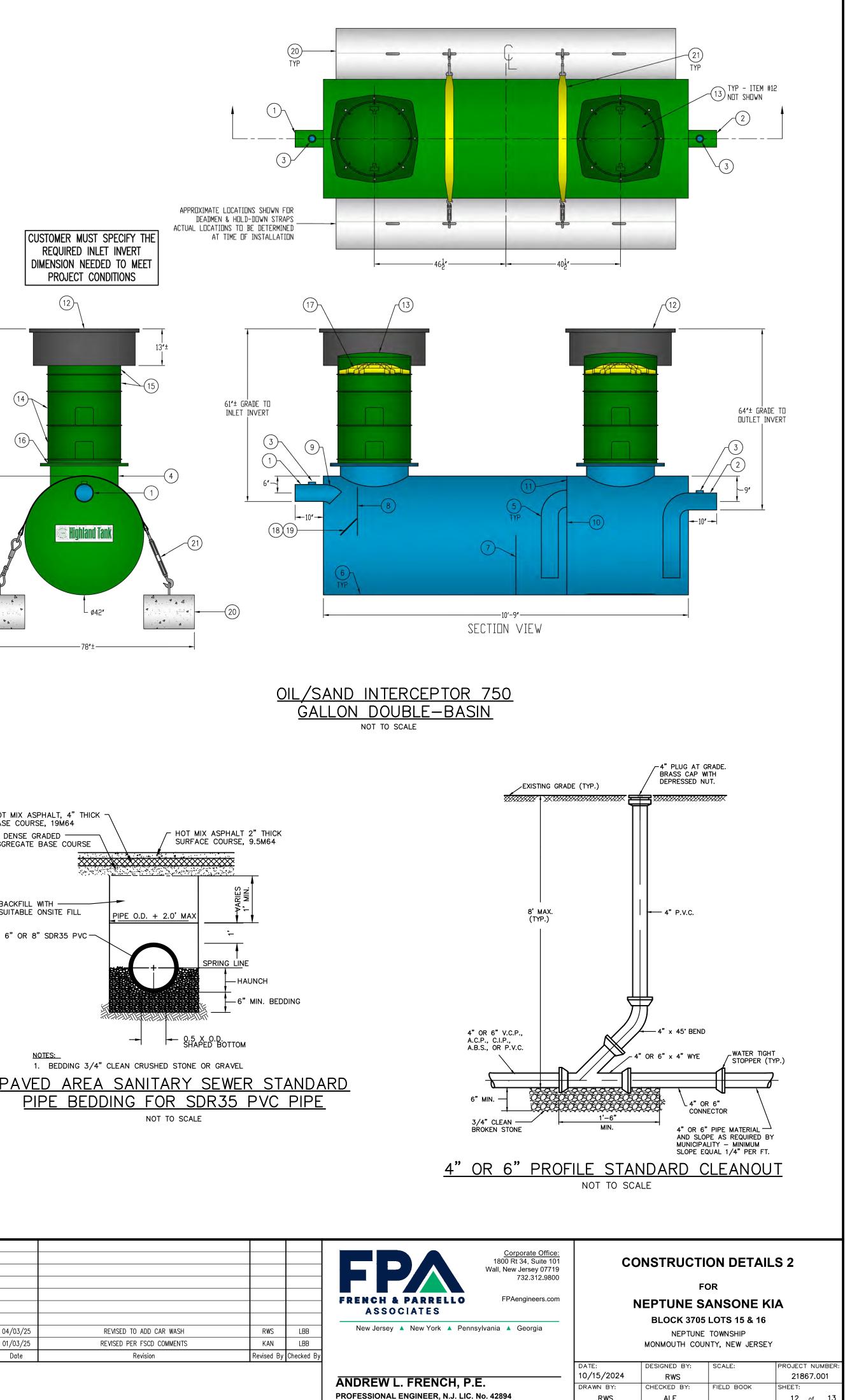
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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DOCUMENT, O



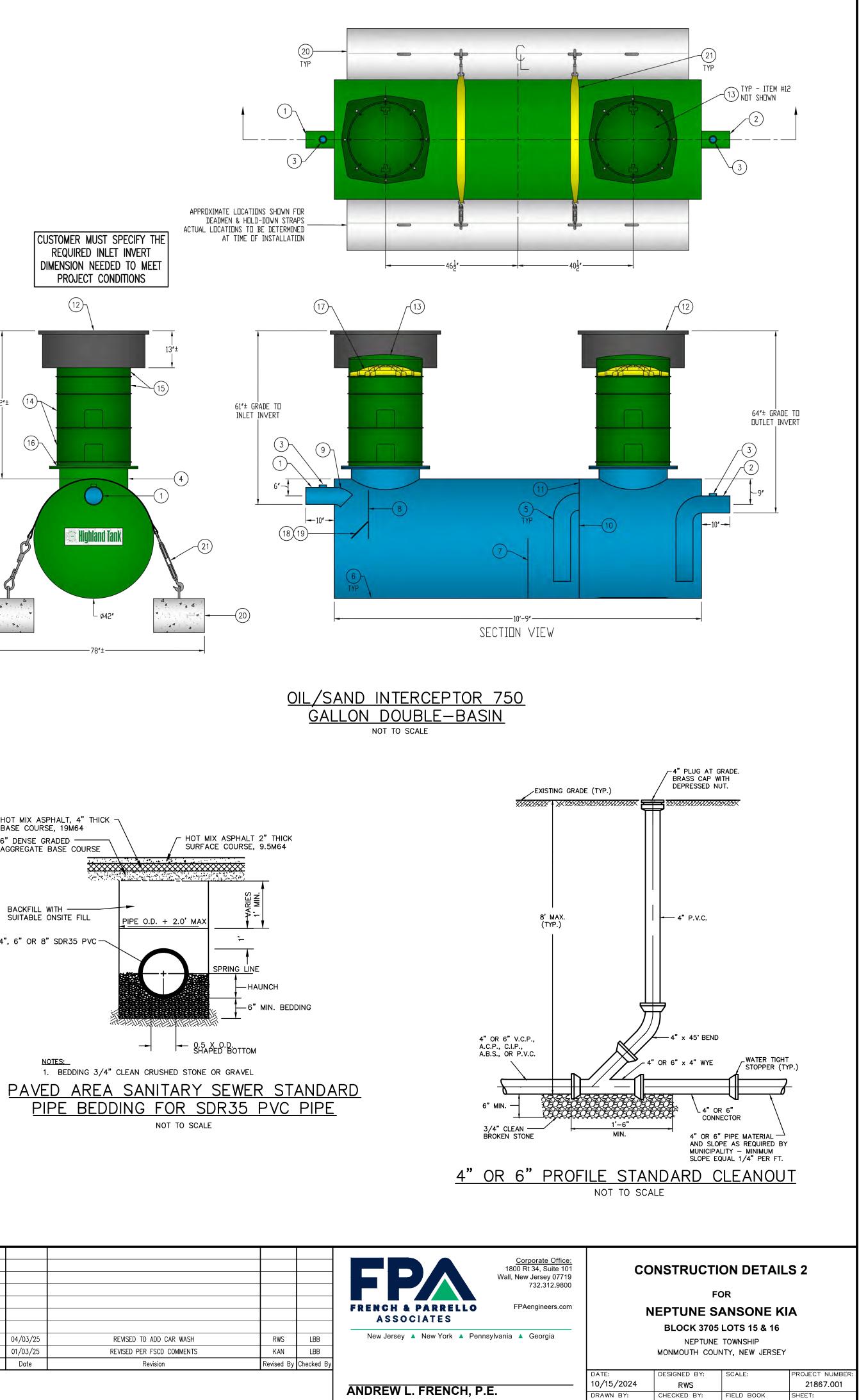
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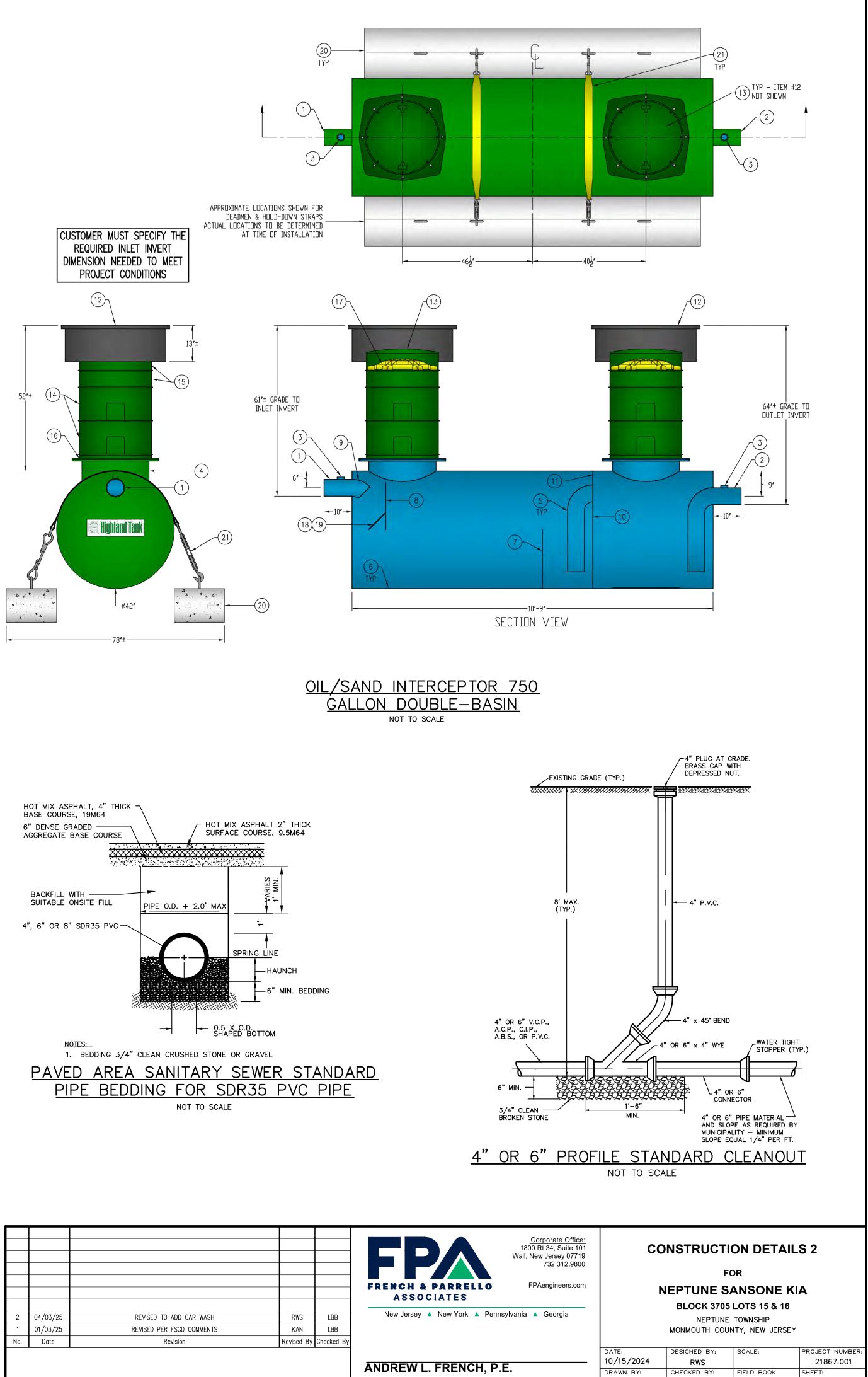


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SEALANT MATERIAL MANUFACTURED BY CONCRETE SEALANTS, INC AND MEET 9. CONCRETE STRUCTURES SHALL MEET THE REQUIREMENTS OF ASTM C478. DESIGN SHALL FOLLOW ACI 318-14 USING LOAD FACTOR DESIGN. CONCRETE: fc = 4,000 PSI AT 28 DAYS. TYPE III CEMENT. AIR ENTRAINMENT 7% ± 2%. ASTM C33 NO. 57 OR NO. 67 COARSE AGGREGATE.

7. DUAL SEAL II GASKETS DISTRIBUTED BY DUAL SEAL CORP., OR APPROVED EQUAL, 8. JOINTS IN STRUCTURE SHALL BE SEALED WITH BITUMEN CONSEAL CS-102-B JOINT

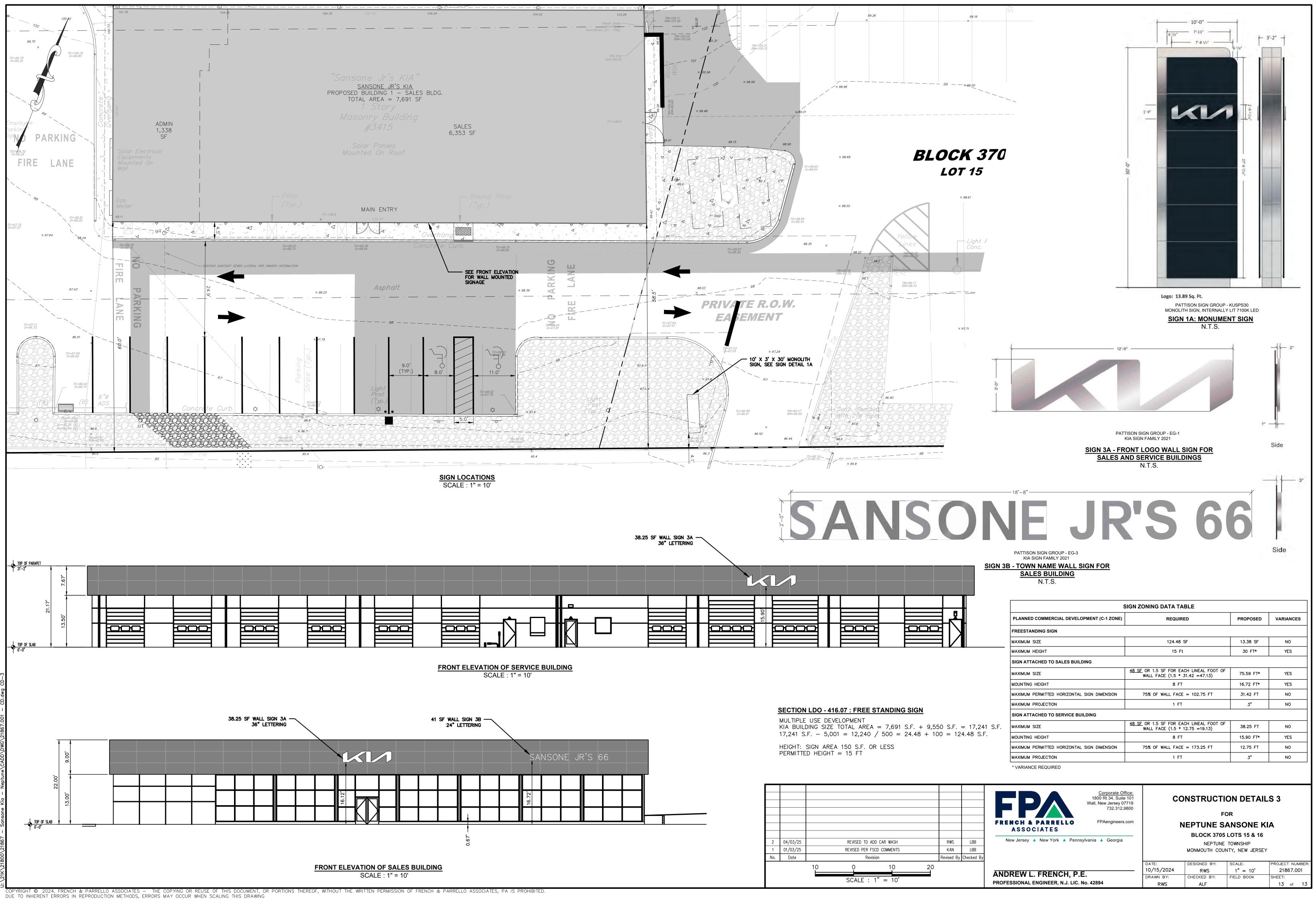
4. ALL CONCRETE ANCHORS AND HARDWARE SHALL BE STAINLESS STEEL. PROVIDE COMMON KEYED LOCKS FOR ALL HATCHES, PANELS, DOORS AND QUICK DISCONNECT CAPS ASSOCIATED WITH THIS PROJECT.

COAL TAR WATERPROOFING MANUFACTURED BY PROGUARD COATING, INC., OR 3. ALL ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH 2 COATS OF COAL TAR EPOXY OR ISOLATED FROM THE CONCRETE WITH 1/8" THICK NEOPRENE PADDING. ALL STEEL THRUST RESTRAINT ANGLES SHALL BE WIRE BRUSHED AND

1.5. EFFECTS OF ALL VERTICAL LOADS ANTICIPATED ON THE FINISHED STRUCTURE SHALL BE INCLUDED IN THE ANALYSIS AND DESIGN. LOADING FROM PIPING AND EQUIPMENT, HOIST, SUPERSTRUCTURES, SNOW, H-20 LIVE LOAD, AND ACTUAL DEPTH OF SOIL COVER SHALL BE INCLUDED. THE EXTERIOR OF ALL PRECAST PRODUCTS SHALL BE COATED WITH TWO COATS OF BITUMASTIC PAINT, 16 TO 20 MIL DFT, TO FINISHED GRADE. USE PROMASTIC 900

1.2. STRUCTURE EMPTY WITH SOIL BACKFILL TO FINISHED GRADE, ASSUME SOIL DRY DENSITY AT 95 LBS/C.F. ASSUME SOIL SATURATED TO FINISHED GRADE. 1.3. STRUCTURE SHALL NOT FLOAT WITH SATURATED SOIL TO FINISHED GRADE. ASSUME SOIL LOAD ON CONCRETE LIP AT 32 LBS/C.F. A SAFETY FACTOR OF 1.5 SHALL BE PROVIDED IN THE FLOATATION CALCULATIONS.

1. PRECAST CONCRETE METER VAULT SHALL BE DESIGNED FOR THE FOLLOWING CONDITIONS STATED BELOW (1.1 THROUGH 1.5). SUBMIT CALCULATIONS TO NEW JERSEY AMERICAN WATER FOR REVIEW. ALL CALCULATIONS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE



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