	SHEET INDEX		
Sheet Number	Sheet Title	Drawing Date	Drawing Revisio Date
1	COVER SHEET	1/16/2023	4/5/2023
2	EXISTING CONDITIONS AND DEMOLITION PLAN	1/16/2023	4/5/2023
3	WETLANDS PERMITTING PLAN	1/16/2023	4/5/2023
4	SUBDIVISION LAYOUT PLAN	1/16/2023	4/5/2023
5	SITE AND LAYOUT PLAN	1/16/2023	4/5/2023
6	GRADING AND DRAINAGE PLAN	1/16/2023	4/5/2023
7	GRADING AND DRAINAGE PLAN	1/16/2023	4/5/2023
8	GRADING AND DRAINAGE PLAN	1/16/2023	4/5/2023
9	GRADING AND DRAINAGE PLAN	1/16/2023	4/5/2023
10	UTILITY PLAN	1/16/2023	4/5/2023
11	UTILITY PLAN	1/16/2023	4/5/2023
12	UTILITY PLAN	1/16/2023	4/5/2023
13	UTILITY PLAN	1/16/2023	4/5/2023
14	ROADWAY PROFILES	1/16/2023	4/5/2023
15	STORM SEWER PROFILES	1/16/2023	4/5/2023
16	STORM SEWER PROFILES	1/16/2023	4/5/2023
17	SOIL EROSION AND SEDIMENT CONTROL PLAN	1/16/2023	4/5/2023
18	SOIL EROSION AND SEDIMENT CONTROL PLAN	1/16/2023	4/5/2023
19	SOIL RESTORATION PLAN	1/16/2023	4/5/2023
20	LANDSCAPING PLAN	1/16/2023	4/5/2023
21	LANDSCAPING NOTES AND DETAILS	1/16/2023	4/5/2023
22	WOODLANDS MANAGEMENT PLAN	1/16/2023	4/5/2023
23	LIGHTING PLAN AND DETAILS	1/16/2023	4/5/2023
24	CONSTRUCTION DETAILS	1/16/2023	4/5/2023
25	CONSTRUCTION DETAILS	1/16/2023	4/5/2023
26	CONSTRUCTION DETAILS	1/16/2023	4/5/2023
27	CONSTRUCTION DETAILS	1/16/2023	4/5/2023

PRELIMINARY AND FINAL MAJOR SUBDIVISION FOR **COUNTRY WOODS AT NEPTUNE** BLOCK 3101 LOT 1 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FT

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
3101	1	Diocese of Trenton 701 Lawrenceville Road Trenton, New Jersey 08638	701 Lawrenceville Road
3101	2	Holy Innoncents Church 3455 W Bangs Avenue Neptune, New Jersey 07753	3455 W Bangs Avenue
3101	3	Lipschitz, Jacob & Miriam 188 Hadassah Lane Lakewood, New Jersey 08701	188 Hadassah Lane
3101	4	Redeemer Lutheran Church 3531 Highway 33 Neptune, New Jersey 07753	3531 Highway 33
3101	5.01	Hamilton Fire Company 10 Jumping Brook Road Neptune, New Jersey 07753	10 Jumping Brook Road
3101	7	DeRosa, Francis & Claire 16 Jumping Brook Road Neptune, New Jersey 07753	16 Jumping Brook Road
3101	8	Caruso, Michael & Deborah 20 Jumping Brook Road Neptune, New Jersey 07753	20 Jumping Brook Road
3201	45	Kunze, Joseph & Felicia 24 Country Club Drive Neptune, New Jersey 07753	24 Country Club Drive
3201	46	Braun, Frank 26 Country Club Drive Neptune, New Jersey 07753	26 Country Club Drive
3201	47	Kagan, Gary 28 Country Club Drive Neptune, New Jersey 07753	28 Country Club Drive
3201	48	Emmich, Valentine & Josephine 30 Country Club Drive Neptune, New Jersey 07753	30 Country Club Drive
3201	49	Fortune, Charles 32 Country Club Drive Neptune, New Jersey 07753	32 Country Club Drive
3201	50	Badger, Robert & Shirley 34 Country Club Drive Neptune, New Jersey 07753	34 Country Club Drive
3201	51	Craig, Theodore & Annie 36 Country Club Drive Neptune, New Jersey 07753	36 Country Club Drive
3201	52	McGhee, Michael & Kristen 38 Country Club Drive Neptune, New Jersey 07753	38 Country Club Drive
3201	53	Lakhani, Jagdish 556 Monmouth Place Long Branch, New Jersey 07740	556 Monmouth Place
3206	11	Carton, Stephen, Jr. Krista 39 Country Club Drive Neptune, New Jersey 07753	39 Country Club Drive
3206	12	Schweighardt, Paul John Jr. 37 Country Club Drive Neptune, New Jersey 07753	37 Country Club Drive
3206	13	Heard, Tyrone & Derryl 35 Country Club Drive Neptune, New Jersey 07753	35 Country Club Drive
3206	14	Arkilic, Arman & Phan, Annie 1106 Park Avenue, Apt. 1L Hoboken, New Jersey 07030	1106 Park Avenue, Apt. 1L
3206	15	Zago, James 31 Country Club Drive Neptune, New Jersey 07753	31 Country Club Drive
3206	16	Verga, Kathleen Thompson 29 Country Club Drive Neptune, New Jersey 07753	29 Country Club Drive
3206	17	Leone, Karen & Vincent 27 Country Club Drive Neptune, New Jersey 07753	27 Country Club Drive
3206	18	Garbarine, Donald 25 Country Club Drive Neptune, New Jersey 07753	25 Country Club Drive
3206	19	Jaghab, Wendy 23 Country Club Drive Neptune, New Jersey 07753	23 Country Club Drive
3206	20	Menter, Ivelis 2 Golf Court Neptune, New Jersey 07753	2 Golf Court
3207	11	McNamee, Daniel & Evelyn 19 Court Club Drive Neptune, New Jersey 07753	19 Court Club Drive
3207	12	DeAngelis, Anthony & Lorraine 17 Country Club Drive Neptune, New Jersey 07753	17 Country Club Drive
3207	13	Skellinger, Gary & Judith 15 Country Club Drive Neptune, New Jersey 07753	15 Country Club Drive
3207	14	Annunziata, Paul & Anita 13 Country Club Drive Neptune, New Jersey 07753	13 Country Club Drive
3207	15	Gargone, Glenn & Karin 11 Country Club Drive Neptune, New Jersey 07753	11 Country Club Drive

		Walsh Joseph & Marie-Filen	[
3207	16	9 Country Club Drive Neptune, New Jersey 07753	9 Country Club Drive
3207	17	Lee-Chambarry, Lorienne 7 Country Club Drive Neptune, New Jersey 07753	7 Country Club Drive
3207	18	Thickening, Maurice & Sandra 5 Country Club Drive Neptune, New Jersey 07753	5 Country Club Drive
3207	19	Garbarine, Joseph & Linda 3 Country Club Drive Neptune, New Jersey 07753	3 Country Club Drive
3207	20	Hargadon, Donna One Country Club Drive Neptune, New Jersey 07753	One Country Club Drive
3208	1	Smith, Steven & Catherine 2 Country Club Drive Neptune, New Jersey 07753	2 Country Club Drive
3208	2	Aganon, Aurora 4 Country Club Drive Neptune, New Jersey 07753	4 Country Club Drive
3208	3	Lang, Steven & Jelinski, Ashley 6 Country Club Drive Neptune, New Jersey 07753	6 Country Club Drive
3208	4	Kelly, Rocco & Ann 8 Country Club Drive Neptune, New Jersey 07753	8 Country Club Drive
3208	5	Trainor, Neil & Patricia 10 Country Club Drive Neptune, New Jersey 07753	10 Country Club Drive
3208	6	Whitver, Bruce & Aquino, Linda 12 Country Club Drive	12 Country Club Drive
3208	7	Neptune, New Jersey 07753 Togneri, Marc & Mairead 14 County Club Drive	14 County Club Drive
3208	8	Neptune, New Jersey 07753 Harris, William & Joanne 16 Country Club Drive	16 Country Club Drive
3208	9	Neptune, New Jersey 07753 Cattanach, Joseph & Charlene 18 Country Club Drive	18 Country Club Drive
3208	10	Neptune, New Jersey 07753 Cavezza, Rosa Maria 20 Country Club Drive	20 Country Club Drive
2208	11	Larosa, Francesco	3516 Springhouse Way
4001	8	Celina, Texas 75009 Hovsons, Inc. 4000 Route 66 Tinton Falls, New Jersey	4000 Route 66
4001	9	07753 Dunbar, Blanche Anita 40 Lynn Drive	40 Lynn Drive
4001	10	Neptune, New Jersey 07753 Hagan, Amber, Mastriana, Michele	
4001	10	One Jeanne Drive Neptune, New Jersey 07753	
4001	11	3 Jeanne Drive Neptune, New Jersey 07753	3 Jeanne Drive
4002	5	Skender, Catherine 2 Jeanne Drive Neptune, New Jersey 07753	2 Jeanne Drive
4104	1	Dortissant, Jean 32 W Jumping Brook Road Neptune, New Jersey 07753	32 W Jumping Brook Road
4104	2	Perez, Efren & Susan 31 Jumping Brook Road Neptune, New Jersey 07753	31 Jumping Brook Road
4104	3	Francis, Patricia 29 Jumping Brook Road Neptune, New Jersey 07753	29 Jumping Brook Road
4104	4	Bandstra, Robert 27 Jumping Brook Road Neptune, New Jersey 07753	27 Jumping Brook Road
4104	5	Uychich, Matthew 35 Jumping Brook Road Neptune, New Jersey 07753	35 Jumping Brook Road
4104	6	Agbajoh-Laoye, G. OTY 23 Jumping Brook Road Neptune, New Jersey 07753	23 Jumping Brook Road
4104	7	Manasse, Smith & Israel, Josephine 21 Jumping Brook Road Neptune, New Jersey 07753	21 Jumping Brook Road
4104	8	Virgilio, Thomas 19 Jumping Brook Road Neptune, New Jersey 07753	19 Jumping Brook Road
4104	9	Downing JB TIC I, II, III, IV, LLC 3633 Highway 33 Lakewood, New Jersey 08701	3633 Highway 33
4104	22	McDonald, Enos & Jodie Ann 28 West Jumping Brook Road Neptune, New Jersey 07753	28 West Jumping Brook Road
4104	23	Brown, Carrie Elizabeth 30 West Jumping Brook Road Neptune, New Jersey 07753	30 West Jumping Brook Road

UTILITY PROVIDERS

Neptune Twp. Construction Official	Neptune Twp Environmental Comm.
PO Box 1125	PO Box 1125
Neptune, New Jersey 07754	Neptune, New Jersey 07754
Neptune Twp. Planning Board	Monmouth Co. Planning Board
PO Box 1125	Hall of Records East Main Street
Neptune, New Jersey 07754	Freehold, New Jersey 07728
Verizon – Legal Department 17th Floor C/O Land Use Matters 540 Broad Street Newark, New Jersey 07102	NJNG – ROW Department 1415 Wyckoff Road Wall, New Jersey 07719
JCP&L – Land Use Matter	Monmouth Cablevision Land Use Matters
300 Madison Avenue	1501 18th Avenue
Morristown, New Jersey 07960	Wall, New Jersey 07719
NJDOT- Comm. Of Transportation	Neptune Twp. Clerk's Office
PO Box 600	PO Box 1125
Trenton, New Jersey 08625	Neptune, New Jersey 07754
NJAW – Donna Short GIS Supervisor	Freehold Soil Conservation District
1025 Laurel Oak Road	4000 Kozloski Road
Voorhees, New Jersey 08043	Freehold, New Jersey 07728

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COMMERCIAL



														INDIVIDU	AL LOT Z	ONING DA	TA TABL	E															
													"R-1 ZONE"	(VERY LOW ORDINAN	V DENSITY CE NO. 21	(RESIDEN -44 CLUSTE	FIAL) ZONII ER OPTION	NG DISTRIC	СТ														
	REQUIREMENT	PROPOSED BL 3101.01, LOT 1	PROPOSED BL 3101.01, LOT 2	PROPOSED BL 3101.01, LOT 3	PROPOSED BL 3101.01, LOT 4	PROPOSED BL 3101.01, LOT 5	PROPOSED BL 3101.01, LOT 6	PROPOSED BL 3101.01, LOT 7	PROPOSED BL 3101.01, LOT 8	PROPOSED BL 3101, LOT 10	PROPOSED BL 3101, LOT 11	PROPOSED BL 3101, LOT 12	PROPOSED BL 3101, LOT 13	PROPOSED BL 3101, LOT 14	PROPOSED BL 3101, LOT 15	PROPOSED BL 3101, LOT 16	PROPOSED BL 3101, LOT 17	PROPOSED BL 3101, LOT 18	PROPOSED BL 3101, LOT 19	PROPOSED BL 3101, LOT 20	PROPOSED BL 3101, LOT 21	PROPOSED BL 3101, LOT 22	PROPOSED BL 3101, LOT 23	PROPOSED BL 3101, LOT 24	PROPOSED BL 3101, LOT 25	PROPOSED BL 3101, LOT 26	PROPOSED BL 3101, LOT 27	PROPOSED BL 3101, LOT 28	PROPOSED BL 3101, LOT 29	PROPOSED BL 3101, LOT 30	PROPOSED BL 3101, LOT 31	PROPOSED BL 3101, LOT 32	PROPOSED OPEN SPACE LOT BL 3101, LOT 33
/IN. LOT AREA	7,500 SF	10,758 SF	10,200 SF	10,200 SF	9,593 SF	9,593 SF	10,200 SF	10,200 SF	9,593 SF	13,452 SF	11,475 SF	11,707 SF	10,258 SF	10,200 SF	10,200 SF	10,200 SF	10,200 SF	11,958 SF	10,200 SF	12,870 SF	10,287 SF	15,134 SF	12,568 SF	10,200 SF	10,200 SF	18,484 SF	11,913 SF	13,452 SF	809,819 SF				
/IN. LOT WIDTH	75 FT	90.00 FT	85.00 FT	85.00 FT	90.00 FT	90.00 FT	85.00 FT	85.00 FT	90.00 FT	100.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	100.00 FT	85.00 FT	85.00 FT	85.00 FT	75.20 FT	75.20 FT	85.00 FT	85.00 FT	90.00 FT	83.00 FT	100.00 FT	> 75 FT
/IN. LOT DEPTH	75 FT	119.99 FT	119.99 FT	19.99 FT	120.00 FT	120.00 FT	120.00 FT	120.00 FT	120.00 FT	135.00 FT	135.00 FT	135.00 FT	135.00 FT	135.00 FT	135.00 FT	123.80 FT	120.00 FT	126.57 FT	120.00 FT	153.74 FT	120.00 FT	120.00 FT	120.00 FT	136.88 FT	135.00 FT	135.00 FT	135.00 FT						
/IN. LOT FRONTAGE	100 FT	203.99 FT	85.00 FT	85.00 FT	177.81 FT	177.81 FT	85.00 FT	85.00 FT	177.81 FT	228.56 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	92.46 FT	82.74 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	213.80 FT	85.00 FT	80.75 FT	85.71 FT	63.34 FT*	63.49 FT*	85.00 FT	85.00 FT	76.16 FT	80.00 FT	228.56 FT	80.00 FT
											-	•											•					* - 1 01	FRONTAGE	HAS BEEN RE			

APPROVED AS A PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAN BY THE TOWNSHIP OF NEPTUNE PLANNING BOARD ON			
ATTEST:			
BOARD CHAIRMAN			
	1	04/05/2023	REVISED PER COMPLETENESS REVIEW LETTER, DATED MAR
BOARD SECRETARY	No.	Date	Revision
BOARD ENGINEER			SCALE IN FEET

GENERAL NOTES:

PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 3101, LOT 1 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF NEPTUNE TOWNSHIP, SHEET NO. 31 AND IS SITUATED IN THE "R-1 (VERY LOW DENSITY RESIDENTIAL) ZONING DISTRICT. THE SUBJECT PROPERTY CONTAINS A TOTAL OF ±1,269,766 SF, ±29.149 ACRES AS SHOWN ON THE SURVEY INDICATED IN NOTE 4.2.

APPLICANT:

2. <u>OWNER</u>

DIOCESE OF TRENTON C/O SCOT PIROZZI DÍR. OF CONSTRUCTION & REAL ESTATE 701 LAWRENCEVILLE ROAD LAWRENCEVILLE, NEW JERSEY 08648

RMH AT COUNTRY WOODS, LLC C/O ROGER MUMFORD 247 BRIDGE AVENUE, SUITE 5 RED BANK, NEW JERSEY 07701

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PLAN HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

MR. SCOT PIROZZI - DIOCESE OF TRENTON

- <u>EXISTING USE:</u> VACANT PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- 4. THE APPLICANT PROPOSES TO SUBDIVIDE THE PROPERTY TO CREATE 32 LOTS, OF WHICH 31 LOTS WILL BE SINGLE FAMILY RESIDENTIAL AND ONE WILL BE AN OPEN SPACE LOT. THE SITE WILL BE ACCESSED FROM TEE PLACE AND WILL BE EXTENDED INTO THE PROPERTY. AN EMERGENCY ACCESS DRIVEWAY IS PROPOSED AT THE EAST SIDE OF THE PROPERTY AND WILL CONNECT TO ADJACENT LOT 2 THROUGH AN EXISTING 50-FOOT ACCESS EASEMENT.
- 5. BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY PREPARED FOR BLOCK 5.1. 3101, LOT 1 SITUATED IN TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED 11-24-2021, LAST REVISED 12-14-2022.
- 5.2. TOPOGRAPHIC AND WETLANDS INFORMATION TAKEN FROM A PLAN ENTITLED "WETLANDS LOCATION PLAN, PREPARED FOR BLOCK 3101, LOT 1 SITUATED IN TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED 1-5-2022, LAST REVISED 10-6-2022.
- 5.3. SUBDIVISION INFORMATION SHOWN TAKEN FROM A PLAN ENTITLED "PRELIMINARY AND FINAL MAJOR SUBDIVISION, PREPARED FOR LOT 1, BLOCK 3101, SITUATED IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED 4-5-2023.
- 5.4. THE HORIZONTAL AND VERTICAL DATUM REFERENCED ON THIS SURVEY IS BASED ON GPS OBSERVATIONS AND IS RELATIVE TO NAD 83 AND NGVD 88 ADJUSTMENT.
- UNDERGROUND UTILITY INFORMATION IN THE AREA OF DISTURBANCE ARE SHOWN BASED ON ABOVE 5.5. GROUND OBSERVATIONS AT TIME OF SURVEY.
- 5.6. FLOOD ZONE INFORMATION SHOWN TAKEN FROM FEMA FIRM PANEL 34025C0329F, LAST REVISED JUNE 15, 2022.
- 6. WHERE APPLICABLE, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND PRIOR TO THE PLACEMENT OF ANY PAVEMENT
- 7. ALL CONSTRUCTION SHALL CONFORM WITH THE TOWNSHIP OF NEPTUNE DESIGN STANDARDS AND DETAILS.
- 8. TRASH AND RECYCLING DISPOSAL SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF NEPTUNE DEPARTMENT OF PUBLIC UTILITIES REQUIREMENTS.
- ALL SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE 'ISSUED FOR CONSTRUCTION'.
- 11. 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.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND CABLE 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. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS PRIOR TO PERFORMING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES ASSOCIATED WITH THE UTILITIES. ALL REPAIRS SHALL BE TO THE SATISFACTION OF THE AGENCIES GOVERNING THOSE UTILITIES.
- 13. ANY CONFLICTS ENCOUNTERED WITH EXISTING UTILITIES MUST BE ADDRESSED. COORDINATE RELOCATION WITH RESPECTIVE UTILITY COMPANY.
- 14. ANY IMPORTED FILL SHALL MEET THE DEFINITION OF CLEAN FILL, PURSUANT TO THE TECHNICAL REQUIREMENTS FOR SITE REMEDIATION (NJAC 7:26E-1.8).

COORDINATE WITH ARCHITECT AS REQUIRED.

- 15. FRESHWATER WETLANDS LOI HAS BEEN ISSUED BY NJDEP, FILE #1334.22-0003.1. A FRESHWATER WETLANDS GENERAL PERMIT AND TRANSITION AREA WAIVER-BUFFER AVERAGING PERMIT IS PENDING.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ANY AREA THAT HE/SHE DISTURBED BEYOND THE PROPERTY LIMITS TO ITS ORIGINAL CONDITION.
- 17. CONTRACTOR TO PROVIDE NECESSARY FOUNDATION DRAINS AND WATER-PROOFING AROUND FOUNDATION.
- 18. THE PLANS ILLUSTRATE A CONCEPTUAL SINGLE FAMILY DWELLING FOOTPRINT AND DRIVEWAY ON EACH LOT. INDIVIDUAL PLOT PLANS WILL BE PREPARED AND SUBMITTED TO THE TOWNSHIP FOR REVIEW ILLUSTRATING THE DESIRED LOT LAYOUT, BUILDING FOOTPRINT AND DRIVEWAY ORIENTATION FOR EACH FUTURE OWNER.
- 19. TEST PITS WERE EXCAVATED ON JANUARY 10, 2022, MARCH 16, 2022, AND MARCH 18, 2022 AND WERE OBSERVED BY A REPRESENTATIVE FROM FRENCH AND PARRELLO ASSOCIATES. REFER TO THE STORMWATER REPORT FOR SOIL LOG INFORMATION. IF WATER TABLE OR UNSUITABLE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AND DESIGN ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY ROAD OPENING PERMITS THAT MAY BE 20. REQUIRED FOR THE INSTALLATION OF NEW UTILITY SERVICES OR DRIVEWAY OPENINGS. THE CONTRACTOR SHALL ALSO COORDINATE ALL WORK WITHIN TEE PLACE AND COUNTY CLUB DRIVE WITH THE TOWNSHIP AND TRAFFIC SAFETY DEPARTMENT TO ENSURE THAT ALL TRAFFIC CONTROL MEASURES ARE IN PLACE AND THE SAFE FLOW OF TRAFFIC.
- 21. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT APPROVAL FORM THE TOWNSHIP ENGINEER.
- 22. RETAINING WALL DETAILS AND CALCULATIONS WILL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 23. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE DRAINAGE BASINS AND STORMWATER MANAGEMENT FACILITIES.
- 24. ANY CURB AND/OR PAVEMENT ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED AS PART OF CONSTRUCTION SHALL BE RELACED AND/OR REPAIRED.
- 25. ALL PAVEMENT MARKING, STRIPING ETC. SHALL BE PROVIDED WITHIN TEE PLACE AT THE COMPLETION OF ALL WORK WITHIN R.O.W. COORDINATE WITH THE TOWNSHIP.

					OR 6 RAD	60 FEET, FOR LOTS ON IUS	I CURVES LESS THAN	1 500 FOOT
23, 2023	MS/SP Revised By	BRD Checked By	FRENCH & PARRELLO ASSOCIATES New Jersey & New York & Penns	<u>Corporate Office:</u> 1800 Rt 34, Suite 101 Wall, New Jersey 07719 732.312.9800 FPAengineers.com	PRELIM COU	COVE F INARY AND FIN F NTRY WOC TAX MAP BLOCK TOWNSHIP MONMOUTH COU	R SHEET FOR IAL MAJOR SU FOR DDS AT NE P SHEET 31 3101 LOT 1 OF NEPTUNE INTY NEW JERSE	
	•				DATE: 01/16/2023	DESIGNED BY:	SCALE: AS SHOWN	PROJECT NUMBER
			BRIAN R. DECINA, P.E.		DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
			PROFESSIONAL ENGINEER, N.J. LIC. N	o. GE45149	SP	BRD		1 of 27



 OVERHEAD	WIRES	

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SOIL EROSION AND SEDIMENT CONTROL NOTES 1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.	PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION 1. SITE PREPARATION A CRADE AS NEEDED AND FEASIBLE TO DEPART THE LISE OF CONVENTIONAL FOUNDAL
 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 	STANDARDS, FOR LAND GRADING. B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOILING APPLICATION, THE SUBSOIL SHA
EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS. 4. N.J.S.A 4: 24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR	D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSION
PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOLL 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 SOLL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.	2. SEEDBED PREPARATION A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPER/ ACRE OR 11 POUNDS PER 1,000 S.F. OF 10-10-10 OR EQUIVALENT WITH 5 FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALFTHE RATE DESCRIBED WEEKS AFTER SEEDING.
B. ANT DISTORBED AREAS THAT WILL BE LEFT EAROSED MORE THAN SIATT (60) DATS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.	B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL T OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UN
6. 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.	3. 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.	A. PERMANENT SEEDING SHALL CONSISTING OF THE FOLLOWING MIXES OR APPI THRU OCTOBER 15: HARD FESCUE © 4.0#/1,000 S.F. PERENNIAL EXECTION 0 1.0#/1,000 S.F.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION 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.	KENTUCKY BLUEGRASS © 1.0#/1,000 S.F. PERMANENT SEEDING SHALL BE PROVIDED ON ALL THE DETENTION BASIN S EQUAL – ACCEPTABLE SEEDING DATES ARE BETWEEN MARCH 1 THRU AUGU
 ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY. 10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. 	SEEDING DATES ARE AUGUST 15 THRU OCTOBER 1: CREEPING BENTGRASS @1#/1,000 S.F. CREEPING RED FESCUE @1#/1,000 S.F.
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.	B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WIT
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/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	 INCH DEEPER ON COARSE-IEXTURED SOIL. C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSU PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WA
 SHRUBS ARE TO BE PLANTED. 13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. 14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING. 	D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A T SPRAYING THE MIX ONTO THE PREPARED SEEDBED. <u>MULCH SHALL NOT BE</u> IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER AR SEED GERMINATION AND GROWTH. 4. MULCHING
 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. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE 	MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION E CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS REQUIREMENT. A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, API
CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED. 17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.	INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO PRESENCE APPLICATION- SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTION 70
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT. FREEHOLD SOIL CONSERVATION DISTRICT 4000 KOZLOSKI ROAD	ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO N STEEPNESS OF SLOPES, AND COSTS. 1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES O TO SOUL SUBFACE BY STEEPHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A
FREEHOLD NEW JERSEY 07728 (732) 683-8500 ACID SOILS NOTES	 MULCH NETTING. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE SOI CRIMPER (MULCH ANCHORING COULTER TOOL) – A TRACTOR-DRAWN IMPLEMENT,
IN ORDER TO PROVIDE SUITABLE CONDITIONS FOR GROWTH AND VEGETATION AND TO PREVENT THE ACIDIFYING OF DRAINAGE WATER IN THOSE AREAS UNDERLAIN WITH ACID FORMATIONS WITH A ph BELOW 4.0 THE FOLLOWING REQUIREMENT SHALL BE MET:	INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED. 4. LIQUID MULCH BINDERS-MAY BE USED TO ANCHOR SALT HAY OR STRAW MULCH.
 2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOILS. 3. STOCKPILES OF HIGH ACID PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS 	A. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE M B. USE ONE OF THE FOLLOWING: 1 ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING POWDER BA
A HIGH CLAY CONTENT. 4. TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED 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 FROSION OF THE STOCKPILE SHIT FENCE SHALL BE INSTALLED AT THE TOP OF SLOPE TO CONTAIN MOVEMENT OF	CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER THIS STATE.
THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID PRODUCING SOIL. 5. HIGH ACID PRODUCING SOILS WITH A PH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT)	WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT
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: A. AREAS WHERE TREES OR SHRUBS ARE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A PH OF 5 OR MORE.	 WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBE RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A H' SEEDING PERIODS IN SPRING AND FALL. PELLETIZED MULCH. COMPRESSED AND EXTRUDE PAPER AND OR WOOD FIBER PRO
 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. 6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH 	SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE AT THE RATE OF 60-75LBS/1,000 SQUARE FEET WITH 0.2 TO 0.4 INCHES OF WA WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TA
ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING. 7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PRACTICES (STONE TRACKING PADS,	COVERAGE. 5. IRRIGATION (WHERE FEASIBLE)
 CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID—PRODUCING SOILS FROM, AROUND, OR OFF THE STEE. 8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID—PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), <u>MONITORING MUST CONTINUE FOR A MINIMUM OF 6</u> MONTHS TO ENSURE THERE IS ADECIDIATE STABILIZATION AND THAT NO HIGH ACID—PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STUL EXIST 	IF SOIL MOISTURE IS DEFICIENT, AND MULCH IS NOT USED, SUPPLY NEW SEEDING ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEA
THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.	
OF SOIL EROSION AND SEDIMENT CONTROL MEASURES 1. PROVIDE TEMPORARY STABILIZATION OF ALL DISTURBED AREAS AND INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND ALL OTHER NECESSARY SOIL EROSION MEASURES. (2 WEEKS)	
 REMOVE TREES AND VEGETATION TO LIMITS OF DISTURBANCE. (3 WEEKS) CLEAR AND ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT SITE IMPROVEMENTS. (2 WEEKS) 	
 INSTALL ALL STORMWATER MANAGEMENT SYSTEMS. (4 WEEKS) INSTALL ROADWAY, SIDEWALK AND CONCRETE CURBS. (4 WEEKS) 	
 CLEAR AND GRADE BUILDING AREAS, CONSTRUCT BUILDINGS. (ONGOING) ESTABLISH FINISHED GRADE, AND PROVIDE PERMANENT VEGETATIVE COVER. (4 WEEKS) 	
8. REMOVE ACCESS PROTECTION, AND SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED. (1 WEEK) THE 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 SEDIMENT CONTROL PLAN MAY BE REQUIRED.	
	(PRZ) RADIUS
SILT FENCE & TEMPORARY SUMP TO BE INSTALLED	snova is in the up is in the up is it is i
LOT LINE ON ALL LOTS	
INDIVIDUAL LOT SOIL CONTROL MEASURES TO BE	
INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON INDIVIDUAL DWELLINGS. THESE MEASURES TO APPLY TO SUBSEQUENT OWNERS IF TITLE	
IS CONVEYED.	
100 PROPOSED CONTOUR	TREE PROTECTION FENCE
PROPOSED DWELLING	
STONE ON COMPACTED SUBGRADE	PROTECTED ROOT ZONE (PRZ)

SECTION
TREE PROTECTION-TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL
TREE PROTECTION IN FILL AREAS

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TYPICAL DETAIL FOR

INDIVIDUAL LOT SOIL EROSION MEASURES

TYPICAL HAY BALE OR SILT FENCE FOR

-INDIVIDUAL LOT EROSION PROTECTION

INSTALL AT CURB LINE

TREE PROTECTION DETAIL NOT TO SCALE

DRIPLIN

ESTIMATE A TREE'S PROTECTED ROOT ZONE

RADIUS (CRR)

(PRZ) BY CALCULATING THE CRITICAL ROOT

1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF THE TREE) IN INCHES. 2. 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.

ROOT PROTECTION DURING CONSTRUCTION GUIDE

DBH-4.5

UTILITIES SHOULD BE TUNNELED BENEATH TREE ROOTS. THE DRAWINGS ON THE LEFT SHOW TRENCHING THAT WOULD PROBABLY KILL THE TREE. THE DRAWINGS ON THE RIGHT SHOW HOW TUNNELING UNDER THE TREE WILL PRESERVE MANY OF THE IMPORTANT FEEDER ROOTS

TREE PROECTION-UNDERGROUND UTILITY INSTALLATION

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE

TEMPORARY STOCKPILE

NOT TO SCALE

D, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS MALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

ID/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A ZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER 2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEED AREAS WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE PREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL

NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS ROM WOOD. PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS IY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM

N, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN ONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

CCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING LE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN

WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

TIC NETTING TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. DR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES TANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE AGENT IS REQUIRED.

AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, 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 N A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

WNS DUE TO PRESENCE OF WEED SEED. D OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA S AND DISTRIBUTION 70 TO 90 POUNDS WITHIN EACH SECTION.

AY FREE OF SEEDS, APPLIED AT THE RATE OF 1 1 TO 2 TONS ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT

URE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO ITH THIS REQUIREMENT.

ATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN L BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED. JSUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER, AND FERTILIZER AND MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FINERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. HYDROSEEDING EED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED

BE USED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR ATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF $\frac{1}{2}$ TO $\frac{1}{2}$ INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE

THE DETENTION BASIN SIDE SLOPES AND BASIN BOTTOM. THE SEED MIX SHALL BE SEED MIXTURE 17 AND CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EN MARCH 1 THRU AUGUST 14 AND OPTIMAL

LOWING MIXES OR APPROVED EQUAL – ACCEPTABLE SEEDING DATES ARE BETWEEN MARCH 1 THRU APRIL 30 AND OPTIMAL SEEDING DATES ARE AUGUST 15

4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING

NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

ZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION CAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF THE RATE DESCRIBED ABOVE DURING THE SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5

DUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE LITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH ATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

METHODS AND MATERIALS

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. SEE STANDARDS 11 THROUGH 42.

1. SITE PREPARATION

E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS, SEE ACID SOIL NOTES.

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

3. BOARDS OR FENCING SHALL NOT BE NAILED TO TREES DURING CONSTRUCTION.

NOTE:

3'-0" X 3'-0" CUTOFF WALL UNDER UPSTREAM EDGE OF

No. Date

RIP RAP SLOPE

W=CHANNEL BED WIDTH

4. FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE PROTECTED ROOT ZONE (PRZ).

8. UTILITIES SHALL BE TUNNELED UNDER TREES TO PREVENT CUTTING OF IMPORTANT FEEDER ROOTS.

3 D o

Wa

FOR DEFINED CHANNELS. PLAN VIEW

Α-

ELEVATION

-GRAVEL FILTER BLANKET

IF REQUIRED BY SOIL CONDITIONS

Revision

SCALE IN FEET

COOL SEASON GRASSES

SPRING OATS

WARM SEASON GRASSES

PEARL MILLET

TREE PROTECTION NOTES

2. PROTECTIVE MATERIALS

NOT A PROBLEM.

D. LIQUID MULCH -BINDERS

1. SITE PREPARATION

2. SEEDBED PREPARATION

3. SEEDING

4. MULCHING

2. USE ONE OF THE FOLLOWING

STABILIZATION WITH MULCH

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 MULCH. B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS OR MACHINES IS

C. 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.

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.

C. 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.

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.

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.

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.)

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWSE. APPLIED 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 PREPARED.

C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RECTIFIED IN ACCORDANCE WITH THE ABOVE.

A. TEMPORARY SEEDING SHALL CONSISTING OF THE FOLLOWING SEED SELECTIONS OR APPROVED EQUAL:

@ 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

0.5#/1,000 S.F. WITH OPTIMUM SEED DEPTH OF 1.0 INCH

AROUND WALL

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 1 TO 1 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1 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 INCLUDED IN THE TANK WITH SEED.</u> 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.

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION AND IN ACCORDANCE WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. THE CONTRACTOR SHALL TAKE WHATEVER ADDITIONAL MEASURES NECESSARY TO PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES AND STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL WITHIN DRIP LINE, EXCESS FOOT OR VEHICLE TRAFFIC OR PARKING OF VEHICLES WITHIN DRIP LINE. 2. A FOUR FOOT HIGH SNOW FENCE SHALL BE PLACED BEYOND THE CRITICAL ROOT RADIUS OF TREES DESIGNATED TO BE PRESERVED, TREE ROOT SYSTEMS COMMONLY EXTEND WELL BEYOND THE DRIP LINE. INDIVIDUAL TREES TO BE PRESERVED SHALL BE COMPLETELY ENCIRCLED WITH FENCING.

5. DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP, SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR LICENSED TREE EXPERT.

5. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH AS CLOSE AS POSSIBLE TO THE BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS, AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE. 7. EXISTING TREES TO REMAIN WITHIN THE LIMITS OF THE CONTRACT WORK SHALL BE REGULARLY WATERED TO MAINTAIN THEIR HEALTH.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED						
	COURSE GRAINED SOILS	FINE GRAINED SOILS					
0 TO 2%	50 FEET	100 FEET					
2% TO 5%	100 FEET	200 FEET					
> 5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE,						

CONSTRUCTION SPECIFICATIONS

- STONE SIZE USE ASTM C-33, SIZE NO. 2 (21 TO 11 IN.) OR 3 (2 TO 1 IN.). USE CLEAN CRUSHED ANGULAR STONES, CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE.
- LENGTH 50 FEET MINIMUM WHERE SOILS ARE COURSE GRAINED (SAND OR GRAVEL), OR 100 FEET MINIMUM WHERE SOILS ARE FINE GRAINED (CLAYS OR SILTS), EXCEPT WHERE THE TRAVEL LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY. THESE LENGTHS MAY BE INCREASED WHERE FIELD CONDITIONS DICTATE. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STADDUCTOR DAY (SEE STANDARD FOR DIVERSION) WHERE SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD (SEE STANDARD FOR DIVERSIONS). WHERE DIVERSION IS NOT POSSIBLE. THE LENGTH OF THE STABILIZED PAD SHALL BE SHOWN AS IN TABLE ABOVE. WHERE THE SLOPE OF THE ACCESS ROAD EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE, MIX I-2, SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF A DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR OTHER GOVERNING AUTHORITY. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE.

WHERE A STABILIZED CONSTRUCTION ENTRANCE EXIT TRAVERSES BETWEEN TWO BUILDINGS, IT SHALL B STONED THE ENTIRE LENGTH OF THE RIGHT-OF-WAY, MOUNTABLE STONE BERMS PLACED ACROSS THE WIDTH OF THE EXIT MAY ALSO BE REQUIRED AT THE TRANSITION POINT BETWEEN PAVED AND NON-PAVED AREAS TO TRAP SEDIMENTS WHICH ARE CARRIED BY STORMWATER FLOWING ALONG THE CURBLINE. 3. <u>THICKNESS</u> – NOT LESS THAN 6 INCHES.

- 4. <u>WIDTH</u> NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- TIRE WASHING IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH CLEAN WATER BEFORE ENTERING A PAVED AREA. A WASH STATION MUST BE LOCATED SUCH THAT WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS. MHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE
- INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY THE HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY
- MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS (PRIVATE OR PUBLIC) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

17340.002

STABILIZED CONSTRUCTION ENTRANCE

DESIGNED BY: SCALE: PROJECT NUMBE 01/16/2023 WGS AS SHOWN **BRIAN R. DECINA, P.E.** FIELD BOOK CHECKED BY: RAWN BY SHEE⁻ WGS PROFESSIONAL ENGINEER, N.J. LIC. No. GE45149 BRD 18 of 27

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OTE	SINGLE	FAMILY	UNIT

	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
GLORY'	OCTOBER GLORY RED MAPLE	3.0" CAL.	B&B	60`-80` HEIGHT, 40`-50` SPREAD	RED FALL FOLIAGE
	EASTERN RED CEDAR	6`-8` HEIGHT	B&B	40`-60` HEIGHT, 25`-30` SPREAD	EVERGREEN TREE
	AMERICAN HOLLY	6`-8` HEIGHT	B&B	40`-60` HEIGHT, 25`-30` SPREAD	EVERGREEN WITH BERRIES
	BALD CYPRESS	2.5" CAL.	B&B	40`-60` HEIGHT, 25`-30` SPREAD	YELLOW FALL COLOR
	NORWAY SPRUCE	6`-8` HEIGHT	B&B	40`-60` HEIGHT, 25`-30` SPREAD	EVERGREEN TREE
	AMERICAN SYCAMORE	3.0" CAL.	B&B	75`-100` HEIGHT AND SPREAD	EXFOLIATING BARK, YELLOW-ORANGE FALL FOLIAGE
	SCARLET OAK	2.5" CAL.	B&B	60`-80` HEIGHT, 40`-50` SPREAD	RED FALL FOLIAGE
	WESTERN RED CEDAR	8` HEIGHT	B&B	40`-60` HEIGHT, 25`-30` SPREAD	EVERGREEN TREE
	DOUGLAS FIR	6`-8` HEIGHT	B&B	40`-60` HEIGHT, 25`-30` SPREAD	EVERGREEN TREE

			FPA	<u>Corporate Office:</u> 1800 Rt 34, Suite 101 Wall, New Jersey 07719 732.312.9800	PRELIMI	LANDSCA FC NARY AND FINA	PING PLAN DR AL MAJOR SUB	DIVISION
			FRENCH & PARRELLO ASSOCIATES	FPAengineers.com	COU		DR DS AT NEP	TUNE
			New Jersey 🔺 New York 🔺 Penns	sylvania 🔺 Georgia		BLOCK 3	101 LOT 1	
3, 2023	MS/SP	BRD)		TOWNSHIP (OF NEPTUNE	
	Revised By	Checked By				MONMOUTH COUN	TY NEW JERSEY	
80			IMMAN /		DATE: 01/16/2023	DESIGNED BY:	SCALE: 1" = 40'	PROJECT NUMBER: 17340.002
			MICHAEL J. PIGA, L.L.A.	-	DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
			LICENSED LANDSCAPE ARCHIECT, N.J.	LIC. No. AS000909	JB	BRD		20 of 27

PLANTING NOTES

- 1. THE LANDSCAPE PLANS SHALL BE USED FOR LANDSCAPING PURPOSES ONLY. THE CONTRACTOR SHOULD EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
- ALL PLANTING SHALL BE IN CONFORMANCE WITH THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS, CURRENT EDITION. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS BORERS, AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANT MATERIAL SHALL BE TAGGED AT THE NURSERY SOURCE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 3. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOLS RELATED TO THE EXECUTION OF THIS CONTRACT.
- 4. EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND.
- 5. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT THE NURSERY. ALL PLANT MATERIAL SHALL BE PLANTED SO THAT THE TOP OF THE ROOTBALL IS NO HIGHER OR LOWER THAN THE EXISTING/FINISHED GRADE DEPENDENT UPON SOIL CONDITIONS.
- 6. IN THE EVENT THAT PLANTING DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE LANDSCAPING PLAN SHALL GOVERN. THE USE AND PLANTING OF BARE ROOT MATERIAL SHALL BE PROHIBITED.
- 7. ANY SUBSTITUTIONS OF PLANT MATERIAL WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC., SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- 8. PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
- 9. UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED. DECIDUOUS TREES SHALL BE PRUNED BY REMOVAL OF 1/3 OF THE INTERIOR BRANCHING STRUCTURE WITHOUT ALTERING THE ORIGINAL BRANCHING FORM OF THE TREE.
- 10. ALL DISTURBED AREAS, NOT BEING PLANTED, SHALL BE TOPSOILED 4" THICK, FERTILIZED, SEEDED, AND MULCHED WITH APPROVED MULCH. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS, AND OTHER FOREIGN MATTER.
- 11. CUT AND LOOSEN SISAL HEMP CHOKE TIE AROUND TREE TRUNK. ALL PLASTIC MATERIAL SHALL NOT BE PERMITTED. ALL WIRE BASKETS AND PLASTIC LINERS OF CONTAINER GROWN TREES AND SHRUBS MUST BE COMPLETELY REMOVED. NO CONTAINER GROWN MATERIAL WILL BE ACCEPTED IF IT IS ROOT BOUND AND NOT ROOT PRUNED. THE USE OF NYLON TWINE ON ROOT BALLS IS PROHIBITED.
- 12. THE DEPTH OF PLANT PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1 1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE TOWNSHIP.
- 13. GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART. GUY WIRES TO SECOND BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE THREE GUYS PER TREE UNLESS OTHERWISE INDICATED. ALL TREE STAKES, GUY WIRES, TREÉ WRAPPING AND SAUCERS SHALL BE REMOVED AFTER ONE GROWING SEASON.
- 14. PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
- 15. IN THE EVENT THAT EXISTING VEGETATION IS REMOVED BEYOND THE CLEARING LIMITS SHOWN ON THE PLANS, ADDITIONAL PLANTING MUST BE PROVIDED AS APPROVED BY THE TOWNSHIP AND AT NO COST TO THE OWNER.
- 16. PLANTING BACKFILL MIXTURE SHALL CONSIST OF ONE PART TOPSOIL, ONE PART NATIVE SOIL AND ONE PART PEAT MOSS. NOTE THAT PLANTING MIXTURE MAY CHANGE BASED UPON SOIL CONDITIONS.
- 17. MULCH, 4" IN DEPTH, SHALL BE TREATED SHREDDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. MULCH SHALL BE INSTALLED WITH A MAXIMUM OF ONE (1) INCH WITHIN ONE (1) FOOT ON THE TREE'S ROOT FLARE. A NON-PLASTIC WEED RETARDANT BARRIER SHALL BE USED IN ALL NON GRASSED AREAS. MULCH SHALL BE FINE GRADED FOR A PLEASING APPEARANCE. THE USE OF MARBLE OR PINE BARK CHIPS IS PROHIBITED. MULCH VOLCANOES ARE NOT PERMITTED.
- 18. ALL PLANT MATERIAL SHALL BE GIVEN A MINIMUM OF 5 GALLONS OF WATER AT THE TIME OF INSTALLATION AND SHALL BE WATERED AT INTERVALS DURING ESTABLISHMENT TO ENSURE ADAPTATION TO THE SITE. PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL, THE CONTRACTOR SHALL FILL EACH PLANTING PIT WITH WATER AND ALLOW IT TO FULLY PERCOLATE INTO THE GROUND PRIOR TO PLACEMENT OF THE PLANT. THE CONTRACTOR SHALL NOTIFY EITHER THE TOWNSHIP OR PROJECT LANDSCAPE ARCHITECT OF ANY PERCOLATION PROBLEMS PRIOR TO INSTALLATION.
- 19. PREFERRED PLANTING TIME PERIODS ARE FROM SEPTEMBER 1 TO NOVEMBER 30 OR MARCH 20 TO MAY 31. NO PLANTING SHALL BE EXECUTED DURING ABNORMALLY HOT WEATHER NOR WHEN THE GROUND IS FROZEN
- 20. THE CONTRACTOR SHALL REMOVE ALL DAMAGED BRANCHES AND NURSERY TAGS AT THE TIME OF INSTALLATION.
- 21. ALL TURF SHALL RECEIVE FERTILIZER CONSISTING OF 10-6-4 (50% ORGANIC) COMPOSITION. APPLIED AT 3 LB. PER 100 SQ. FT. SLOW RELEASE FERTILIZER TABLETS OR PACKETS OF 20-10-5 COMPOSITION SHALL BE ADDED TO ALL PLANTING PITS AT THE FOLLOWING RATIOS: 1 PER SHRUB, 2 PER DECIDUOUS OR EVERGREEN TREES UP TO 2" IN CALIPER AND 3 FOR DECIDUOUS AND EVERGREEN TREES ABOVE 2" IN CALIPER.
- 22. EACH TREE THAT IS PLANTED MUST BE TAGGED WITH A DURABLE LABEL BEARING THE GENUS, SPECIES, VARIETY, PLANT PATENT NUMBER (IF APPLICABLE) AND CULTURAL REQUIREMENTS AND MUST BE INSPECTED PRIOR TO REMOVAL.
- 23. ALL GROUPED SHRUBS SHALL BE MULCHED TOGETHER TO FORM ONE CONTINUOUS PLANTING BED.
- 24. CONTRACTOR TO BE RESPONSIBLE FOR SEEDING AREAS BEING DISTURBED BY CONSTRUCTION. SEED MIXTURE TO BE IN ACCORDANCE WITH SOIL CONSERVATION DISTRICT'S STANDARDS.
- 25. ALL TREES FOUR (4) FEET OR GREATER IN HEIGHT SHALL BE STAKED PER TOWNSHIP DESIGN STANDARDS.
- 26. ALL SHRUBS SHALL BE INSTALLED A MINIMUM OF THREE (3) FEET BEHIND THE CURB.
- 27. ALL PLANT RELOCATIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

28. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR PERIOD OF TWO YEARS FROM THE TIME OF PLANTING.

TREE PRUNING DETAIL NOT TO SCALE

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

- 1. ALL EVERGREEN TREES TO BE STAKED AND/OR GUYED AS SPECIFIED IN THE DETAIL AND THE PLANTING NOTES
- 2. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
- 3. NEVER CUT LEADERS.
- 4. PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES. SEE TREE PRUNING DETAIL.
- 5. STAKES SHALL BE WHITE OR RED CEDAR, OAK, OR LOCUST TREATED WITH ACCEPTABLE WOOD PRESERVATIVE

SET 2 STAKES OR GUYS 1/2 TO -2/3rd's UP HEIGHT OF TREE. SEE TREE STAKING AND GUYING DETAIL 4" OF MULCH KEEP MULCH AWAY FROM ROOT COLLAR (SEE PLANTING NOTES FOR MATERIAL TYPES) MULCH VOLCANOES ARE NOT PERMITTED MOUND MULCH 6 INCHES -HIGH TO FORM SAUCER FINAL GRADE ----

REMOVE ALL PLASTIC MATERIAL SYNTHETIC BURLAP AND STRING OR CONTAINERS TO BE REMOVED AT THE TIME OF PLANTING PLANTING MIXTURE AS SPECIFIED -IN PLANTING NOTES

FERTILIZER TABLET/PACKET (2 -OR 3) SCARIFY TO 4" DEPTH AND -RECOMPACT

STAKES TO EXTEND 18" BELOW -TREE PIT IN UNDISTURBED GROUND ROOTBALL ON UNDISTURBED SOIL -

EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

THIN BRANCHES AND FOLLAGE (NOT ALL
THIN DIVENUES AND TOLIAGE (NOT ALL
BRANCH TIPS) BY 1/3 RETAINING NORMAL
PLANT SHAPE (EXCEPT EVERGREEN MATERIAL

SET ROOT COLLAR AT FINISHED CRADE
SET ROOT COLLAR AT TIMISHED GRADE
REMOVE ALL PLASTIC MATERIAL SYNTHETIC BURLAP AND STRING OR CONTAINERS TO BE REMOVED AT THE TIME OF PLANTING
KEEP MULCH AWAY FROM ROUT COLLAR
BACKEUL AUGMENTED WITH TOPSON
DACKITLE ACCMENTED WITH TOF SOL
SCARIFT TO 4 DEPTH AND RECOMPACT
COMPACTED SUBGRADE
•

SHRUB PLANTING DETAIL NOT TO SCALE

SEEDING/SODDING SPECIFICATIONS

FOLLOWS:

- EITHER 4/1 TO 5/31 OR 8/15 TO 10/16.
- PINELANDS NURSERIES, COLUMBUS, NJ, MODEL # CS2 OR APPROVED EQUAL.

MULCH (DEPTH AND MATERIAL AS SPECIFIED -IN PLANTING NOTES)

INCORPORATE 2 INCHES OF -PEAT INTO 6 INCHES OF PLANTING MIXTURE AS SPECIFIED IN THE PLANTING NOTES UNDISTURBED SUBGRAGE

(4)

(5)

6

- CONTRACTOR TO PROVED A MULCHED PLANTING BED FOR SHRUBS GROUPED TOGETHER. MULCHED BEDS MAY VARY IN SHAPE AND SIZE TO CONFORM WITH SHRUB LAYOUT
- 2. DO NOT PRUNE EVERGREEN SHRUBS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES

THE CONTRACTOR WILL BE RESPONSIBLE FOR RE-ESTABLISHING ALL AREAS DISTURBED BY CONSTRUCTION. THE SEEDING/SODDING WILL BE IN ACCORDANCE WITH FREEHOLD COUNTY SOIL CONSERVATION DISTRICT STANDARDS. SPECIFIC SEED/SOD TYPES SHALL BE USED AS

A. ALL DISTURBED AREAS SHALL BE SEEDED AND/OR SODDED AS SHOWN ON THE LANDSCAPE PLAN WITH LOFTS SUMMER STRESS MIXTURE OR APPROVED EQUAL SEED SHALL BE APPLIED AT A RATE OF 170 LBS/ACRE BETWEEN THE PERIODS OF

SLOPED AREAS 3:1 AND GREATER SHALL RECEIVE IN COMBINATION WITH THE ABOVE SPECIFIED GRASS MIXTURE AN EROSION CONTROL MATTING BY BONTERRA AMERICA,

GROUNDCOVER PLANTING DETAIL

TYPICAL BIORETENTION BASIN PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
BR	3	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	B&B	40`-70` HEIGHT AND SPREAD	EXFOLIATING BARK, YELLOW FALL FOLIAGE
QP	1	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	60`-80` HEIGHT, 40`-50` SPREAD	YELLOW FALL FOLIAGE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
CA	9	CLETHRA ALNIFOLIA	SUMMERSWEET PEPPERBUSH	2`-3` HEIGHT	B&B	5`-8` HEIGHT AND SPREAD	WHITE FLOWERS
CS	12	CORNUS SERICEA	RED TWIG DOGWOOD	2`-3` HEIGHT	B&B	4'-6' HEIGHT AND SPREAD	RED TWIGS IN WINTER
IG	9	ILEX GLABRA	INKBERRY HOLLY	2`-3` HEIGHT	B&B	5`-8` HEIGHT AND SPREAD	BROADLEAF EVERGREEN
LA	23	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	1 GAL.	POT	2'-4' HEIGHT AND SPREAD	ORNAMENTAL GRASS
νн	12	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2`-3` HEIGHT	B&B	6`-12` HEIGHT AND SPREAD	BUSHY UPRIGHT BLUEBERRY SHRUB
				·	·		

CALCULATIONS:

TYPICAL BASIN PLANTING: 50' X 50' = 2,500 SF

TOTAL BASIN BOTTOM = 23,422 SF 23.422 / 2.500 = 9.37

TYPICAL BIORETENTION BASIN PLANTINGS X 9.37 = TOTAL BIORETENTION BASIN PLANTINGS FOR ALL BASINS ON SITE. SEE BELOW

TOTAL BIOR	OTAL BIORETENTION BASIN PLANTING SCHEDULE FOR ALL BASINS ON SITE								
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS		
BR	28	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	B&B	40`-70` HEIGHT AND SPREAD	EXFOLIATING BARK, YELLOW FALL FOLIAGE		
QP	10	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	60`-80` HEIGHT, 40`-50` SPREAD	YELLOW FALL FOLIAGE		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS		
CA	84	CLETHRA ALNIFOLIA	SUMMERSWEET PEPPERBUSH	2`-3` HEIGHT	B&B	5`-8` HEIGHT AND SPREAD	WHITE FLOWERS		
CS	112	CORNUS SERICEA	RED TWIG DOGWOOD	2`-3` HEIGHT	B&B	4'-6' HEIGHT AND SPREAD	RED TWIGS IN WINTER		
IG	84	ILEX GLABRA	INKBERRY HOLLY	2`-3` HEIGHT	B&B	5`-8` HEIGHT AND SPREAD	BROADLEAF EVERGREEN		
LA	216	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	1 GAL.	POT	2'-4' HEIGHT AND SPREAD	ORNAMENTAL GRASS		
VH	112	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2`-3` HEIGHT	B&B	6`-12` HEIGHT AND SPREAD	BUSHY UPRIGHT BLUEBERRY SHRUB		

TOTAL BIOR	OTAL BIORETENTION BASIN PLANTING SCHEDULE FOR ALL BASINS ON SITE									
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LA	216	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	1 GAL.	POT	2'-4' HEIGHT AND SPREAD	ORNAMENTAL GRASS			
∨н	112	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2`-3` HEIGHT	B&B	6`-12` HEIGHT AND SPREAD	BUSHY UPRIGHT BLUEBERRY SHRUB			

LEGEND:

TYPICAL BIORETENTION BASIN PLANTING PLAN (2,500 SF)

МІХ				SEED MIX SUPPLI	ER:			
SEED	NG RATE	REC	OMMENDED PLANTING DATE	EDNOT OFFIC				
20-40 LBS. / ACRE 4/1 - 5/31 OR 8/15 - 10/15			OR AN APPROVE 8884 MERCER PI MEADVILLE PA, 1 TELEPHONE 800- FAX: 814-336-5 WEB: WWW.ERNS1	D EQUAL KE 6335 -873–3321 5191 TSEED.COM				
			FRENCH & PARRELLO ASSOCIATES	Corporate Office: 1800 Rt 34, Suite 101 Wall, New Jersey 07719 732.312.9800 FPAengineers.com	LA PRELIM COU	NDSCAPING NO FC INARY AND FINA FC NTRY WOO TAX MAP	DTES AND DETA DR AL MAJOR SUB DR DS AT NEP SHEET 31	AILS DIVISION TUNE
H 23, 2023	MS/SP Revised By	BRD Checked By		Sylvania 🔺 Georgia		BLOCK 3 TOWNSHIP (MONMOUTH COUN	101 LOT 1 DF NEPTUNE ITY NEW JERSEY	
			IMAAL / /		DATE: 01/16/2023	DESIGNED BY: JB	SCALE: AS SHOWN	PROJECT NUMBER: 17340.002
			IVIIGHAEL J. PIGH, L.L.A.		DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:

LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000909

DRAWN BY:

JB

CHECKED BY:

BRD

FIELD BOOK

21 of 2

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	WOODLANDS PLAN SUMM	ARY				_								
REPRESENTATIVE FIVE (5%) EARED SHALL BE INVENTORIED.	SPECIES	TOTAL INVENTORIED (5% OF WOODED AREA)	TOTAL IN WOODED AREAS (APPROX.) 29.15 AC	AVERAGE PER WOODED ACRE (APPROX.)	TO BE REMOVED (13.42 AC OF WOODED AREA) (APPROX.)									
_OTS @ 100 FT X 100 FT	SWEETGUM (LIQUIDAMBAR STYRACIFLUA)	51	1020	35	470									
	RED CEDAR (JUNIPERUS VIRGINIANA)	3	60	2	27		_							
	RED MAPLE (ACER RUBRUM)	17	340	12	161	1	-	04/05/2023	REVISED PI	ER COMPLE	ENESS REVI	EW LETTER	, DATED M	AR(
	AMERICAN HOLLY (ILEX OPACA)	2	40	2	27	No.		Date			Re	vision		
	BLACK CHERRY (PRUNUS SEROTINA)	7	140	5	67				50		0		50	
				TOTAL	752						SCALE	IN FEE	T	
						-								

TREE PLOT A						
NO.	SPECIES	DBH				
1	SWEETGUM	4"				
2	SWEETGUM	5"				
3	SWEETGUM	5"				
4	SWEETGUM	6"				
5	SWEETGUM	7"				
6	SWEETGUM	7"				
7	SWEETGUM	8"				
8	SWEETGUM	8"				
9	SWEETGUM	8"				
10	SWEETGUM	8"				
11	SWEETGUM	8"				
12	SWEETGUM	8"				
13	SWEETGUM	8"				
14	SWEETGUM	9"				
15	SWEETGUM	9"				
16	SWEETGUM	10"				
17	SWEETGUM	10"				
18	SWEETGUM	10"				
19	SWEETGUM	10"				
20	SWEETGUM	11"				
21	SWEETGUM	11"				
22	SWEETGUM	12"				
23	SWEETGUM	13"				
24	SWEETGUM	14"				
25	SWEETGUM	14"				
26	SWEETGUM	16"				
27	SWEETGUM	24"				
28	SWEETGUM	28"				
29	HOLLY	6"				
30	RED MAPLE	4"				
31	RED MAPLE	9"				
32	RED MAPLE	10"				
33	RED MAPLE	13"				
34	RED MAPLE	13"				

NO.	SPECIES	DBH				
1	SWEETGUM	4"				
2	SWEETGUM	5"				
3	SWEETGUM	6"				
4	SWEETGUM	6"				
5	SWEETGUM	7"				
6	SWEETGUM	8"				
7	SWEETGUM	12"				
8	SWEETGUM	14"				
9	SWEETGUM	14"				
10	RED CEDAR	7"				
11	RED CEDAR	8"				
12	RED CEDAR	15"				
13	RED MAPLE	10"				
14	RED MAPLE	12"				
15	RED MAPLE	12"				
16	RED MAPLE (2)	14" / 14"				
17	RED MAPLE	15"				
18	RED MAPLE	30"				
19	HOLLY	4"				
20	CHERRY	4"				
21	CHERRY	4"				
22	CHERRY	5"				
23	CHERRY	6"				
24	CHERRY (2)	10" / 10"				

LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000909

	TREE PLOT C						
NO.	SPECIES	DBH					
1	SWEETGUM	4"					
2	SWEETGUM	6"					
3	SWEETGUM	6"					
4	SWEETGUM	8"					
5	SWEETGUM	9"					
6	SWEETGUM	10"					
7	SWEETGUM (2)	12" / 12"					
8	SWEETGUM	16"					
9	SWEETGUM	16"					
10	SWEETGUM	18"					
11	SWEETGUM	20"					
12	SWEETGUM (2)	20" / 20"					
13	SWEETGUM	24"					
14	RED MAPLE	5"					
15	RED MAPLE	8"					
16	RED MAPLE	12"					
17	RED MAPLE	18"					
18	CHERRY	16"					

23, 2023	MS/SP	BRD
	Revised By	Checked By
100		

PRELIMINARY AND FINAL MAJOR SUBDIVISION COUNTRY WOODS AT NEPTUNE

BRD

JB

BLOCK 3		
TOWNSHIP (
MONMOUTH COUN	TY NEW JERSEY	
DESIGNED BY:	SCALE:	PROJECT NUMBER
JB	1"=50'	17340.002

22 of 27

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	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
	0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0
	NOTES: 1. CONTRACTOR TO PROV AND FOR PROPOSED FO 2. LIGHT FIXTURE PRODUC PRODUCT: S MANUFACTURER: C Y F 3. FIXTURE TO MOUNT ON
Luminaire Schedule Arr. Uabel Description Arr. Lum. Lumens LLF Model A COOPER #ACN-080-LED-D-U-33-X-1-X-BK-4-7030-U86758 (JCPL STANDARDS @3000k), 13' MOUNTING HEIGHT 101.3 11765 1.000 Image: Calculation Summary Label CalcType Units Avg Max Min Avg/Min Max/Min Area Illuminance Fc 0.2 3.4 0.0 N.A. N.A. Cul-de-Sac Illuminance Fc 0.7 1.6 0.3 2.3 5.3 Cul-de-Sac Road Illuminance Fc 0.7 3.2 0.0 N.A. N.A. Tee Place Illuminance Fc 0.8 3.4 0.1 8.2 34.0 24.0 Any ConFlictS PRIOR To THE INSTALLATION OF PLICHAE SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO PURCHASING OF ANY MATERIALS.	Image:

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C		01/16/2023	JB	1"=40'	17340.002
	MICHAEL J. PIGA, L.L.A.	DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
	LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000909	JB	BRD		23 of 27

6"	2'-0''	8"	1'-6''				
8"	2'-6"	8"	2'-0"				
10"	3'-6"	10"	2'-0"				
12"	4'-0''	1'-0''	3'-0"				
16" 5'-0" 1'-2" 4'-0"							

45° BENDS							
D	А	В	С				
6"	1'-6"	8"	1'–3''				
8"	1'-6"	8"	2'-0''				
10"	2'-3"	10"	2'-6"				
12"	2'-6"	1'-0''	3'-4"				
16"	3'-4''	1'-2"	3'-10"				

22 1/2" – 11 1/4" BENDS							
D	А	В	С				
6"	1'-6"	8"	1'-3''				
8"	1'-6"	8"	2'-0''				
10"	1'-6"	10"	2'-6"				
12"	1'-6"	1'-0''	3'-4''				
16"	2'-0''	1'-2"	3'-10"				

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WATER SURFACE ELEVATION TABULATION TABLE										
	2 YR. STORM ELEV.	10 YR. STORM ELEV.	100 YR. STORM ELEV.	ESTIMATED SHWT	BOTTOM BASIN ELEV.	TOP BASIN ELEV.	SOIL REPLACEMENT THICKNESS (FT.)	SOIL REPLACEMENT INFILTRATION RATE (IN/HR)		
BASIN 1	78.48	79.06	80.19	73.10	78.00	80.50	4.90	_		
BASIN 2	83.66	83.91	84.46	79.90	83.50	84.50	3.60	_		
BASIN 3	85.11	85.51	86.01	81.10	84.60	86.10	3.50	-		
BASIN 4	80.82	81.1	81.94	76.70	80.70	82.50	4.00	10.00		
BASIN 6	81.51	82.09	82.48	77.10	81.00	82.50	3.90	5.00		
BASIN 7	80.23	80.70	81.15	76.30	79.80	81.50	3.50	10.00		
BASIN 8	80.39	80.66	81.25	76.70	80.20	81.50	3.50	5.00		
BASIN 9	80.87	80.94	81.07	76.80	80.50	82.50	3.70	5.00		

					FRENCH & PARRELLO ASSOCIATES	Corporate Office: 1800 Rt 34, Suite 101 1800 Rt 34, Suite 101 FOR Wall, New Jersey 07719 732.312.9800 FPAengineers.com FOR CIATES FPAengineers.com New York Pennsylvania		TION DETAILS OR IAL MAJOR SUE OR DDS AT NEF SHEET 31 3101 LOT 1	S UBDIVISION EPTUNE	
1	04/05/2023	REVISED PER COMPLETENESS REVIEW LETTER, DATED MARCH 23, 2023	MS/SP	BRD			TOWNSHIP	OF NEPTUNE		
No.	Date	Revision	Revised By	Checked By			MONMOUTH COU	NTY NEW JERSE	Y	
			•			DATE: 01/16/2023	DESIGNED BY: MS	SCALE: AS SHOWN	PROJECT NUMBER: 17340.002	
					BRIAN R. DECINA, P.E.	DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:	
		SCALE IN FEET			PROFESSIONAL ENGINEER, N.J. LIC. No. GE45149	MS	BRD		26 of 27	

OUTLET STRUCTURE DETAIL TABLE										
	T.G. ELEV.	BOTTOM BASIN ELEV.	WEIR 1 WIDTH (FT.)	WEIR 1 ELEV.	WEIR 2 WIDTH (FT.)	WEIR 2 ELEV.	ORIFICE DIA. (IN.)	ORIFICE INV.	OUTLET PIPE SIZE	OUTLET PIPE INV.
OUTLET STRUCTURE-1	80.55	78.00	0.33	79.00	-	-	-	-	15" RCP	77.15
OUTLET STRUCTURE-4	82.55	80.70	-	-	-	-	2.50	80.86	15" RCP	79.03
OUTLET STRUCTURE-5	81.55	78.50	3.75	79.50	-	-	-	-	15" RCP	78.69
OUTLET STRUCTURE-7	81.55	79.80	4.50	80.50	-	-	-	-	15" RCP	79.56
OUTLET STRUCTURE-8	81.76	80.20	-	-	-	-	2.50	81.20	15" RCP	79.57
OUTLET STRUCTURE-B	81.28	78.50	2.00	79.40	4.50	79.63	3.00	78.60	15" RCP	78.25
OUTLET STRUCTURE-C	81.55	79.50	0.75	80.00	_	-	2.50	79.57	15" RCP	79.30

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

MS

BRD

PROFESSIONAL ENGINEER, N.J. LIC. No. GE45149

27 of 27

NOTES: