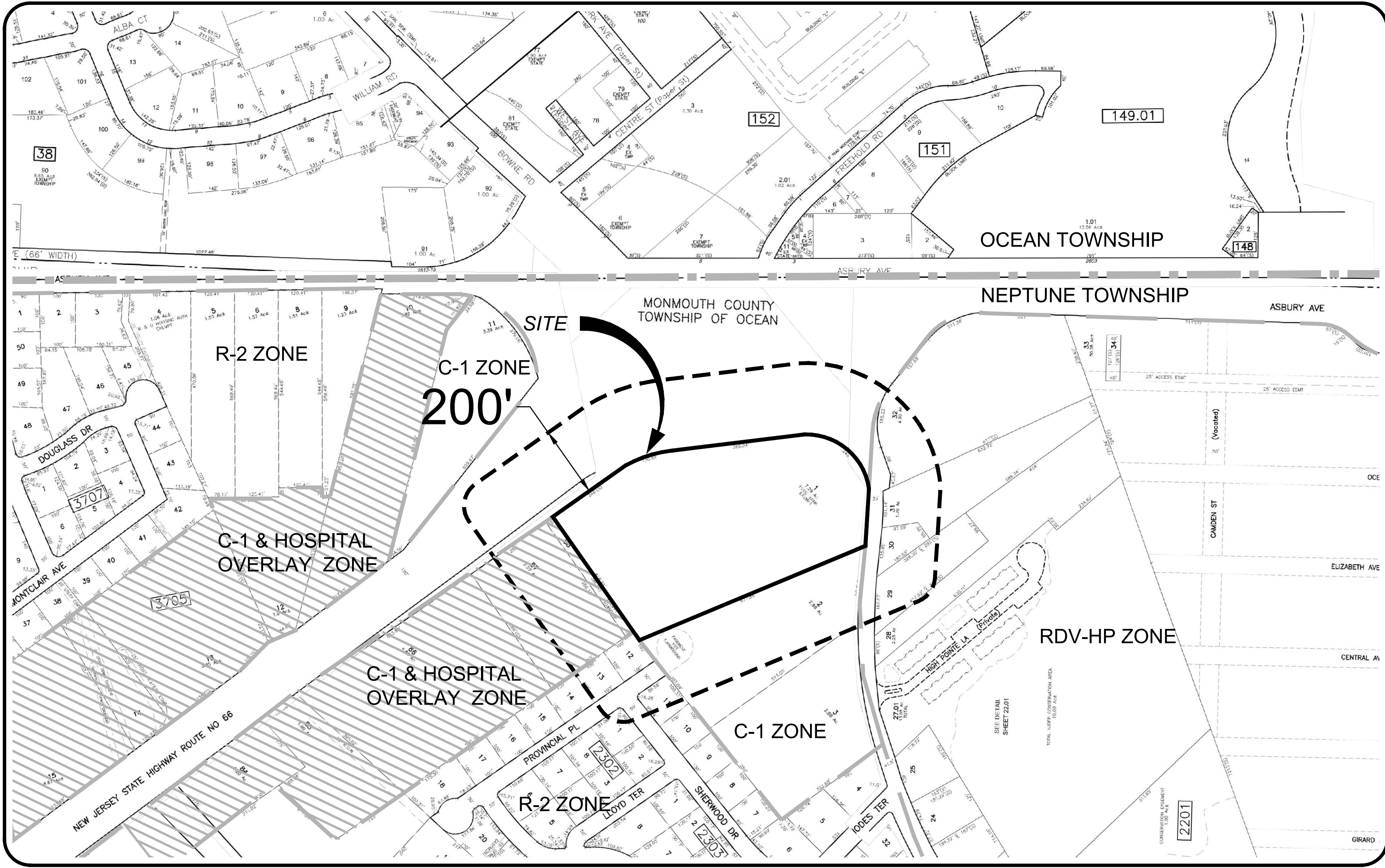
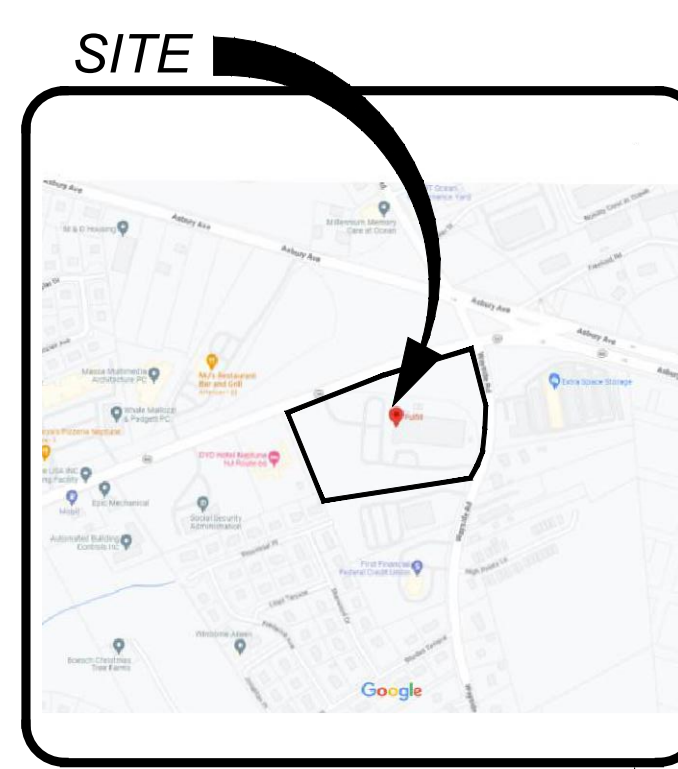
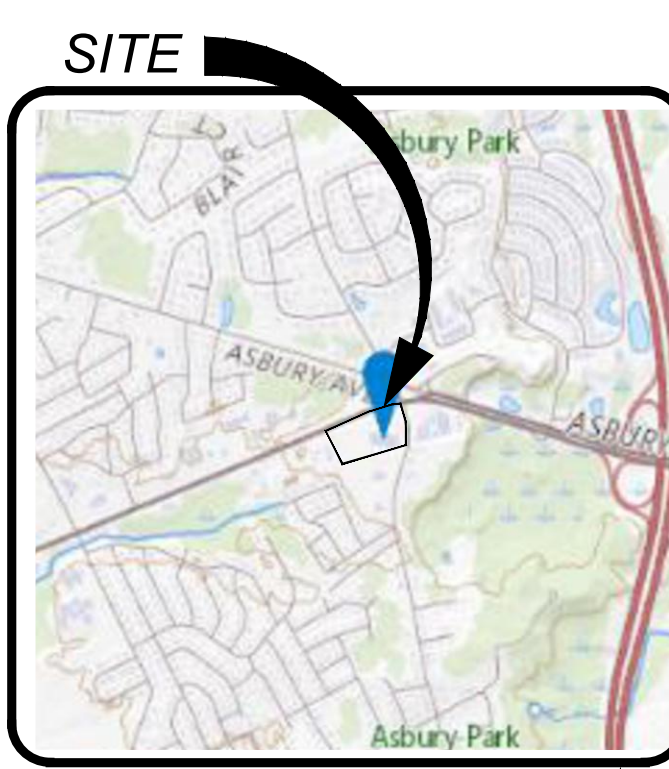


NEPTUNE, MONMOUTH COUNTY, NEW JERSEY



ZONING COMPLIANCE CHART						
C-1 (PLANNED COMMERCIAL DEVELOPMENT) ZONE (§ 404.04)						
CIVIC & SOCIAL ORGANIZATIONS: PERMITTED USE						
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES	
SCHED. B	MIN. LOT AREA (AC)	2.5	7.21	NO CHANGE	YES	
SCHED. B	MIN. LOT WIDTH (FT)	500	2064.7	NO CHANGE	YES	
SCHED. B	MIN. LOT DEPTH (FT)	500	2064.7	NO CHANGE	YES	
SCHED. B	MIN. LOT DEPTH (FT)	600	824.2	NO CHANGE	YES	
SCHED. B	PRINCIPAL BUILDING					
SCHED. B	MIN. FRONT YARD SETBACK (N/ ROUTE 66) (FT)	50	74.1	NO CHANGE	YES	
SCHED. B	MIN. FRONT YARD SETBACK (WAYSIDE ROAD) (FT)	50	61.4	NO CHANGE	YES	
SCHED. B	MIN. REAR YARD SETBACK (FT)	40	132.8	102.2	YES	
SCHED. B	MIN. SIDE YARD SETBACK (ONE SIDE) (FT)	30	387.6	368.6	YES	
SCHED. B	BOTH SIDES (FT)	N/A	N/A	NO CHANGE	YES	
SCHED. B	MAX. BUILDING HEIGHT (FT)	40	34.63	NO CHANGE	YES	
SCHED. B	MAX. BUILDING HEIGHT (STORIES)	2	1.12	NO CHANGE	YES	
SCHED. B	LOT COVERAGE					
SCHED. B	MAX. BUILDING COVERAGE (%)	30	12.7	16.0	YES	
SCHED. B	MAX. TOTAL LOT COVERAGE (%)	65	35.3	40.5	YES	
SCHED. B	MIN. IMPROV. AREA (AC) (SF)	84,900	223,400	223,400	YES	
SCHED. B	MIN. IMPROVABLE AREA DIAMETER OF CIRCLE (FEET)	189	189	NO CHANGE	YES	
SCHED. B	MAX. FLOOR AREA RATIO	0.60	0.13	0.17	YES	
(A) EXISTING NON-COMFORMITY		(I) IMPROVED CONDITION	N/A	(I) APPLICABLE		
(E) EXISTING VARIANCE		(X) VARIANCE / NON-CONFORMITY ELIMINATED	N/S	NOT SPECIFIED		
(W) PROPOSED VARIANCE		(X) VARIANCE / NON-CONFORMITY ELIMINATED	N/S	NOT SPECIFIED		
(G) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE						
(1) PER ORD. 807-1 BUILDING HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT ALL CORNERS OF THE LOT TO THE TOP OF THE HIGHEST ROOF BEAM AT A FLAT OR SHED ROOF, THE DECK LEVEL ON A MANSARD ROOF, AND THE AVERAGE HEIGHT BETWEEN THE EAVES AND THE RIDGE LEVEL FOR GABLE, HIP, AND GAMBLER ROOFS.						
AVERAGE GRADE: (112.08 + 112.36 + 112.25 + 112.00 + 112.34 + 112.53) / 6 = 112.26						
BUILDING HEIGHT: 116.08 - 112.26 = 34.63						


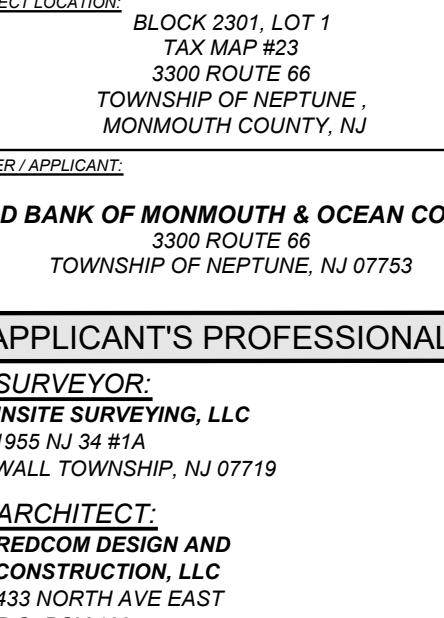
PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 412.17)						
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES	
412.7 B	STALL SIZE (FT)	9 x 18	9 x 18.2 (N)	9 x 18	YES	
412.7 B	PARKING PROHIBITED IN FRONT SETBACK	OUTSIDE FRONT SETBACK	OUTSIDE FRONT SETBACK	OUTSIDE FRONT SETBACK	YES	
412.7 A	NUMBER OF PARKING SPACES	TOTAL = 56 SPACES	85 SPACES (NCLN 3.A)	86 SPACES (NCLN 3.A)	YES	
	WAREHOUSE & DISTRIBUTION FACILITY: 1 PER 2,500 SF OF GFA	43,316 SF / 2,500 = 18 SPACES				
	OFFICE: 1 PER 300 SF OF GFA	11,331 SF / 300 = 38 SPACES				
412.7 F	MAX. NUMBER OF PARKING SPACES	>10% OF REQUIRED SPACES	85 SPACES (181%)	88 SPACES (157%) (I)	NO (N)	
	WAREHOUSE & DISTRIBUTION FACILITY: 1 PER 2,500 SF OF GFA	REQUIRED = 47 SPACES	REQUIRED = 47 SPACES	REQUIRED = 56 SPACES		
	OFFICE: 1 PER 300 SF OF GFA	23,754 SF / 2,500 = 14 SPACES	23,754 SF / 2,500 = 14 SPACES	23,754 SF / 2,500 = 17 SPACES		
		9,818 SF / 300 = 33 SPACES	9,818 SF / 300 = 33 SPACES	11,595 SF / 300 = 39 SPACES		
514.9 B	MIN. AISLE WIDTH (PERPENDICULAR PARKING)(FT)	24	23.8 (N)	NO CHANGE (N)	NO (N)	
514.9 B	MIN. WAREHOUSE DRIVEWAY WIDTH (TWO WAY)(FT)	24	23.8	NO CHANGE (N)	NO (N)	
514.9 B	MAX. WAREHOUSE DRIVEWAY WIDTH (TWO WAY)(FT)	30	34.4 (N)	NO CHANGE (N)	NO (N)	
514.10 A E	MIN. FRONT YARD SETBACK (FT)	15	50	NO CHANGE	YES	
509.1.1	MIN. SIDE YARD PARKING LOT SETBACK (FT)	15	103.3	NO CHANGE	YES	
509.1.1	MIN. REAR YARD PARKING LOT SETBACK (FT)	10	40.5	NO CHANGE	YES	
514.8.3	MIN. PARKING SETBACK TO BUILDING (FT)	10	17.3	24	YES	
514.4.1	MIN. WAREHOUSE LOADING BERTHS (20,000 TO 39,999 SF)			NO CHANGE	YES	
(A) EXISTING NON-CONFORMITY	(B) IMPROVED CONFORMITY	N/A - NOT APPLICABLE				
(C) EXISTING VARIANCE	(X) VARIANCE / NON-CONFORMITY ELIMINATED	N/S - NOT SPECIFIED				
(D) EXISTING VARIANCE	(W) PROPOSED VARIANCE					
(3) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE						



OWNER/APPLICANT	
I HEREBY CERTIFY THAT I AM THE OWNER/APPLICANT OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE NEPTUNE TOWNSHIP PLANNING BOARD.	
OWNER	DATE
NOTARY PUBLIC	
SWORN AND SUBSCRIBED TO BEFORE ME THIS 10TH DAY OF JANUARY	
NOTARY PUBLIC	DATE

INDEX OF SHEETS			
SHEET #	TITLE SHEET	SHEET TITLE	INITIAL RELEASE / REV DATE
C100	TITLE SHEET	05/10/23	03/08/24
C101	PLAN NOTES	05/10/23	03/08/24
C102	EXISTING CONDITIONS PLAN	05/10/23	03/08/24
C103	SITE PREPARATION PLAN	05/10/23	03/08/24
C104	SOIL EROSION PLAN	05/10/23	03/08/24
C301	TURNING MOVEMENT PLAN DELIVERY	05/10/23	03/08/24
C302	TURNING MOVEMENT PLAN FIRE TRUCK	01/10/24	03/08/24
C303	LOADING DRAINAGE & UTILITIES DETAILS	05/10/23	03/08/24
C600	LANDSCAPE AND LIGHTING PLAN	08/25/23	03/08/24
C601	LANDSCAPE AND LIGHTING DETAILS	05/10/23	03/08/24
C800	CONSTRUCTION DETAILS	01/10/24	03/08/24
C801	CONSTRUCTION DETAILS NOTES	05/10/23	03/08/24
C802	SOIL EROSION & SEDIMENT CONTROL PLAN	05/10/23	03/08/24
C803	SOIL EROSION & SEDIMENT CONTROL DETAILS	05/10/23	03/08/24

PLANNING BOARD APPROVAL	
APPROVED BY THE TOWNSHIP OF NEPTUNE PLANNING BOARD	
BOARD CHAIRPERSON	DATE
ADMINISTRATIVE OFFICER	DATE
BOARD ENGINEER	DATE

PROJECT INFORMATION	
PROJECT NAME	
<div>  </div>	
PROJECT LOCATION	
<div> <div> <div>BLOCK 2301, LOT 1</div> <div>TAX MAP 603</div> <div>3300 ROUTE 66</div> <div>TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY NJ</div> </div> <div>  </div> </div>	
OWNER / APPLICANT	
<div> <div>FOOD BANK OF MONMOUTH & OCEAN COUNTY</div> <div>3300 ROUTE 66</div> <div>TOWNSHIP OF NEPTUNE, NJ 07753</div> </div>	
APPLICANT'S PROFESSIONALS	
SURVEYOR:	
<div> <div>INSITE SURVEYING, LLC</div> <div>1925 W. 31 ST</div> <div>WALL TOWNSHIP, NJ 07719</div> </div>	
ARCHITECT:	
<div> <div>REDCOMB DESIGN AND CONSTRUCTION, LLC</div> <div>433 NORTH AVE EAST</div> <div>P.O. BOX 160</div> <div>WESTFIELD, NJ 07090</div> </div>	
ATTORNEY:	
<div> <div>JENNIFER S. KRIMKO, ESQ.</div> <div>ANSELL GRIMM & AARON, PC</div> <div>1500 LAWRENCE AVENUE - CN7807</div> <div>OCEAN, NJ 07712</div> </div>	



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ELECTRIC	RED
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COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA28083
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
 732-531-7100 (Ph) 732-531-7344 (Fax)
 InSite@InSiteEng.net www.InSiteEng.net

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Christopher M. Bednarski

CHRISTOPHER M. BEDNARSKI, P.E.
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24GE05256400

[illegible]

5	03/08/24	REVISED PER ZB COMMENTS
4	01/10/24	REVISED PER FSCD & CLIENT COMMENTS
3	10/20/23	PLANNING BOARD SUBMISSION
2	09/27/23	REV PER CLIENT COMMENTS

1	08/25/23	REV PER CLIENT COMMENTS
0	05/10/23	INITIAL RELEASE
SCALE: AS SHOWN		DESIGNED BY: STC
DATE: 05/10/23		DRAWN BY: SGD

DATE: 03/10/20	DRAWN BY: SCD
JOB #: 23-2111-01	CHECKED BY: CMB
CAD ID: 23-2111-01r5	

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APPROVED BY:	
FOR CONSTRUCTION	

FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE:		

PRELIMINARY & FINAL
MAJOR SITE PLAN

SHEET TITLE:

TITLE SHEET

SHEET NO: *C100*

[illegible][illegible]

File: N:\sub\2111 - Fulfill Food Bank - 3300 Route 66, Neptune, NJ\2111-0101.dwg Job: C200 Existing Conditions Plan
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EXISTING

PROPOSED

BOUNDARY LINE

CONTOUR LINE

SPOT ELEVATION

WALL

GAS

WATER

INLET

STORM

SAN

SANITARY LATERAL

OVERHEAD WIRE

ELECTRIC

TELEPHONE

UTILITY POLE

HYDRANT

SIGN POST

FENCE

LIGHT FIXTURE

TEST PIT LOCATION

GRADE FLOW ARROW

SWALE CENTER LINE

BOUNDARY LINE

CONTOUR LINE

SPOT ELEVATION

WALL

GAS

WTR

INLET

STORM

SAN

SANITARY LATERAL

OVERHEAD WIRE

ELECTRIC

TELEPHONE

UTILITY POLE

HYDRANT

SIGN POST

FENCE

LIGHT FIXTURE

TEST PIT LOCATION

GRADE FLOW ARROW

SWALE CENTER LINE

LEGEND

GENERAL NOTES

1. SURVEY DATA

SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY PARTIAL TOPO SURVEY OF BLOCK 2301, LOT 1, 3300 ROUTE 66", BEING DATED 03/17/23, LAST REVISED 09/18/23.

HORIZONTAL DATUM: NAD83

VERTICAL DATUM: NAVD88

PROJECT INFORMATION

PROJECT NAME: FULFILL FOOD BANK

PROJECT LOCATION: BLOCK 2301, LOT 1
TAX MAP #23
3300 ROUTE 66
TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NJ

OWNER / AGENT: FOOD BANK OF MONMOUTH & OCEAN COUNTY
3300 ROUTE 66
TOWNSHIP OF NEPTUNE, NJ 07753

APPLICANT'S PROFESSIONALS

SURVEYOR: INSITE SURVEYING, LLC
1955 NJ 34 #14
WALL TOWNSHIP, NJ 07719

ARCHITECT: REDCOM DESIGN AND
CONSTRUCTION, LLC
433 NORTH AVE EAST
P.O. BOX 160
WESTFIELD, NJ 07090

ATTORNEY: JENNIFER S. KRIMKO, ESQ.
ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE - CN7807
OCEAN, NJ 07712

INSITE ENGINEERING, LLC
SINCE 2003

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ELECTRIC	RED
GAS	YELLOW
COMMUNICATIONS	BLUE
WATER	GREEN
TEMP. VENT. MARKERS	MAGNETIC
PROPOSED EXCAVATION	WHITE

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Christopher M. Bednarski
CHRISTOPHER M. BEDNARSKI, P.E.
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24609256400

REVISIONS

Rev.	Date	Description
1	03/18/24	REVISED PER 726 COMMENTS
2	07/04/24	REVISED PER 726 COMMENTS
3	10/20/23	PLANNING BOARD SUBMISSION
4	08/17/23	REV PER CLIENT COMMENTS
5	08/25/23	REV PER CLIENT COMMENTS
6	08/25/23	INITIAL CLIENT REVIEW

SCALE: 1"=30'

DESIGNED BY: STC

DRAWN BY: SGD

CHECKED BY: CMB

DATE: 05/10/23

JOB #: 23-2111-01

CAD ID: 23-2111-015

APPROVED BY:

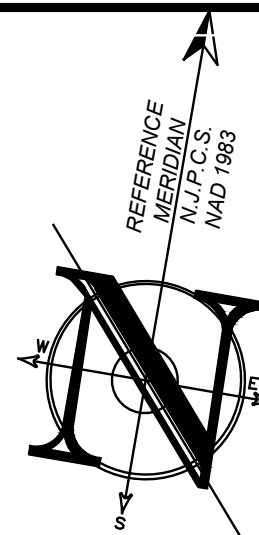
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PLAN INFORMATION

PRELIMINARY & FINAL
MAJOR SITE PLAN

SHEET TITLE: EXISTING CONDITIONS
PLAN

SHEET NO: C200



LEGEND	
EXISTING	PROPOSED

PAVEMENT LEGEND	
	CONCRETE REMOVAL
	STRUCTURE REMOVAL
SITE PREPARATION LEGEND	
	(TBR) TO BE REMOVED
	(TR) TO REMAIN

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

FULFILL
FOOD BANK

fulfill
MONMOUTH & OCEAN

PROJECT LOCATION

BLOCK 2301, LOT 1
TAX MAP #23
3300 ROUTE 66
TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NJ

OWNER / AGENT

FOOD BANK OF MONMOUTH & OCEAN COUNTY
3300 ROUTE 66
TOWNSHIP OF NEPTUNE, NJ 07753

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1855 NJ 34 #14
WALL TOWNSHIP, NJ 07719

ARCHITECT:
REDCOM DESIGN AND
CONSTRUCTION, LLC
433 NORTH AVE EAST
P.O. BOX 160
WESTFIELD, NJ 07090

ATTORNEY:
JENNIFER S. KRIMKO, ESQ.
ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE - CN7807
OCEAN, NJ 07712

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GAS, OIL	YELLOW
COMMUNICATION, TV	ORANGE
SEWER	GREEN
TEMP. WATER MAINS	MAGENTA
PROPOSED EXCAVATION	WHITE

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CERTIFICATE OF AUTHORIZATION: 24GA28083200
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CHRISTOPHER M. BEDNARSKI, P.E.
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24609256400

REVISIONS

REV.	DATE	DESCRIPTION
1	03/08/24	REVISED PER 726 COMMENTS
2	07/04/24	REVISED PER 726 CLIENT COMMENTS
3	10/20/23	PLANNING BOARD SUBMISSION
4	08/17/23	REV PER CLIENT COMMENTS
5	08/25/23	REV PER CLIENT COMMENTS
6	08/25/24	INITIAL CLIENT REVIEW

SCALE: 1"=30'
DATE: 05/10/23
JOB #: 23-2111-01
CADD #: 23-2111-01r5

DESIGNED BY: STC
DRAWN BY: SGD
CHECKED BY: CMB

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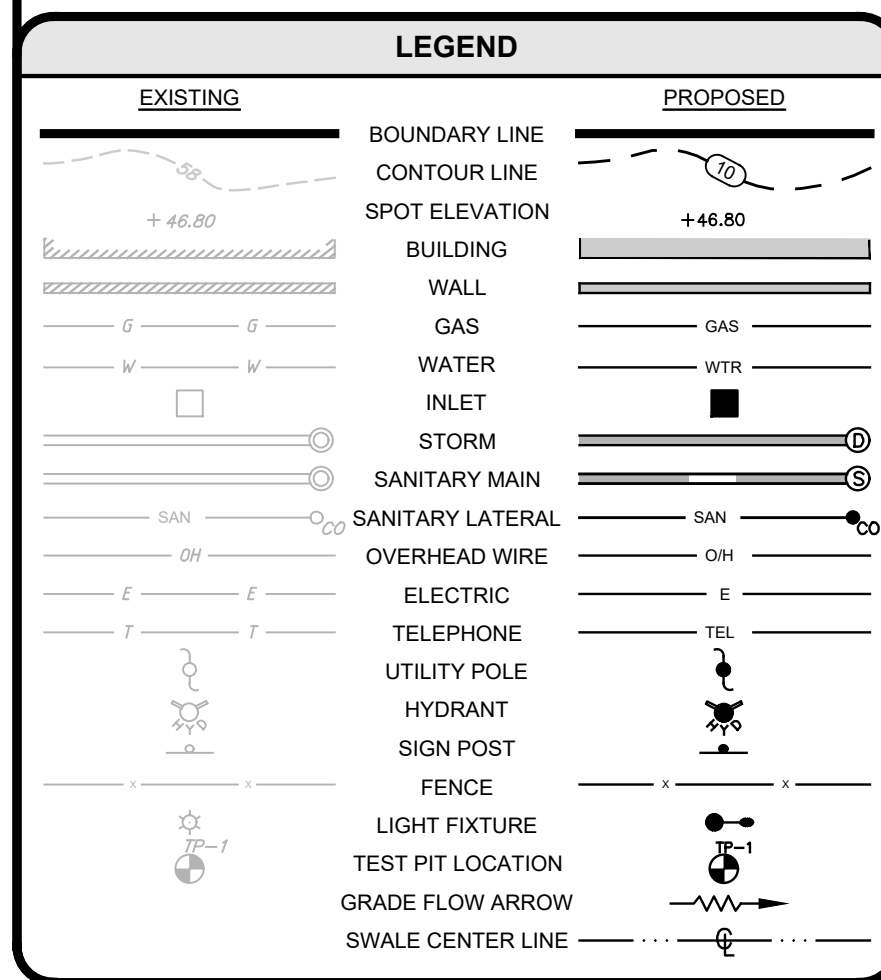
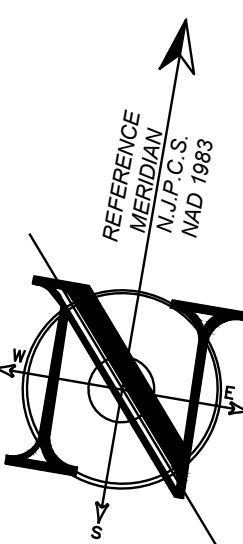
PLAN INFORMATION

PRELIMINARY & FINAL
MAJOR SITE PLAN


SHEET TITLE:
SITE PREPARATION
PLAN

SHEET NO.:
C201

File: X:\web\2111 - Fulfill\23-2111-01 - 3300 Route 66, Neptune, NJ\23-2111-01\DWG\Job\Site-Planning Conditions.dwg --> C201 Site Preparation Plan
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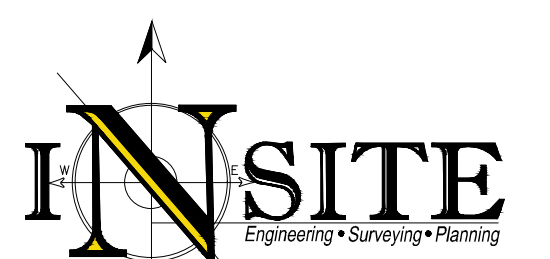
PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 412.17)						
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES	
412.17.B	STALL SIZE (FT)	9 x 18	9 x 18.2 (N)	9 x 18	YES (N)	
412.17.C	PARKING PROHIBITED IN FRONT SETBACK	OUTSIDE FRONT SETBACK	OUTSIDE FRONT SETBACK	OUTSIDE FRONT SETBACK	YES (N)	
TABLE 4.2	NUMBER OF PARKING SPACES	TOTAL: 50 SPACES 43,315 SF / 2,500 = 16 SPACES	85 SPACES (INCL. 3A)	86 SPACES (INCL. 3A)	YES (N)	
412.17.F	WAREHOUSE & DISTRIBUTION FACILITY: 1 PER 2,500 SF OF GFA OFFICE: 1 PER 300 SF OF GFA	11,331 SF / 300 = 38 SPACES 10% OF REQUIRED SPACES	85 SPACES (181%) REQUIRED = 47 SPACES 33,754 SF / 2,000 = 14 SPACES 9,616 SF / 300 = 33 SPACES	88 SPACES (157%) (I) REQUIRED = 50 SPACES 34,346 SF / 2,500 = 17 SPACES 11,906 SF / 300 = 39 SPACES	NO (N)	
514.8.9	MIN. WAREHOUSE & DISTRIBUTION FACILITY: 1 PER 2,500 SF OF GFA OFFICE: 1 PER 300 SF OF GFA	11,331 SF / 300 = 38 SPACES 10% OF REQUIRED SPACES	85 SPACES (181%) REQUIRED = 47 SPACES 33,754 SF / 2,000 = 14 SPACES 9,616 SF / 300 = 33 SPACES	88 SPACES (157%) (I) REQUIRED = 50 SPACES 34,346 SF / 2,500 = 17 SPACES 11,906 SF / 300 = 39 SPACES	NO (N)	
TABLE 5.1	MIN. WAREHOUSE DRIVEWAY WIDTH (PERPENDICULAR PARKING) (FT)	24	23.8 (N)	NO CHANGE (N)	NO (N)	
TABLE 5.2	MIN. WAREHOUSE DRIVEWAY WIDTH (TWO WAY) (FT)	24	23.8 (N)	NO CHANGE (N)	NO (N)	
TABLE 5.2	MAX. WAREHOUSE DRIVEWAY WIDTH (TWO WAY) (FT)	24	23.8 (N)	NO CHANGE (N)	NO (N)	
TABLE 5.1.0.4.E	MIN. FRONT YARD SETBACK (FT)	15	50	NO CHANGE (N)	YES (N)	
509.1.1	MIN. SIDE YARD PARKING LOT SETBACK (FT)	15	108.3	NO CHANGE (N)	YES (N)	
509.1.1	MIN. REAR YARD PARKING LOT SETBACK (FT)	10	49.5	NO CHANGE (N)	YES (N)	
514.8.3	MIN. PARKING SETBACK TO BUILDING (FT)	10	17.3	24	YES (N)	
TABLE 4.1	MIN. WAREHOUSE LOADING BERTHS (20,000 TO 10,999 SF)	1	1	NO CHANGE	YES (N)	
(N) EXISTING NONCONFORMITY	(I) IMPROVED CONDITION	N/A - NOT APPLICABLE				
(E) EXISTING VARIANCE	(X) VARIANCE / NON-CONFORMITY ELIMINATED	N/S - NOT SPECIFIED				
(N) EXISTING VARIANCE	(P) PROPOSED WAIVER					
(N) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE						

PROJECT INFORMATION	
PROJECT NAME:	
<div>  </div>	
PROJECT LOCATION:	
BLOCK 2301, LOT 1 TAX MAP #23 3300 ROUTE 66 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ	
OWNER/APPLICANT:	
FOOD BANK OF MONMOUTH & OCEAN COUNTY 3300 ROUTE 66 TOWNSHIP OF NEPTUNE, NJ 07753	
APPLICANT'S PROFESSIONALS	
SURVEYOR:	
INSITE SURVEYING, LLC 1955 NJ 34 #18 WALL TOWNSHIP, NJ 07719	
ARCHITECT:	
REDCOM DESIGN AND CONSTRUCTION LLC 433 NORTH AVE EAST P.O. BOX 160 WESTFIELD, NJ 07090	
ATTORNEY:	
JENNIFER S. KRIMKO, ESQ. ANSELL GRIMM & AARON, PC 1550 LAWRENCE AVENUE - CN7807 OCEAN, NJ 07712	



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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA28083200
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PROFESSIONAL ENGINEER
NJPE LIC. NO. 24GE05256400

REVISIONS

[illegible]

DATE: 05/10/23	DRAWN BY: SGD
JOB #: 23-2111-01	CHECKED BY: CMB
CAD ID: 23-2111-01r5	

APPROVED BY			
FOR CONSTRUCTION			

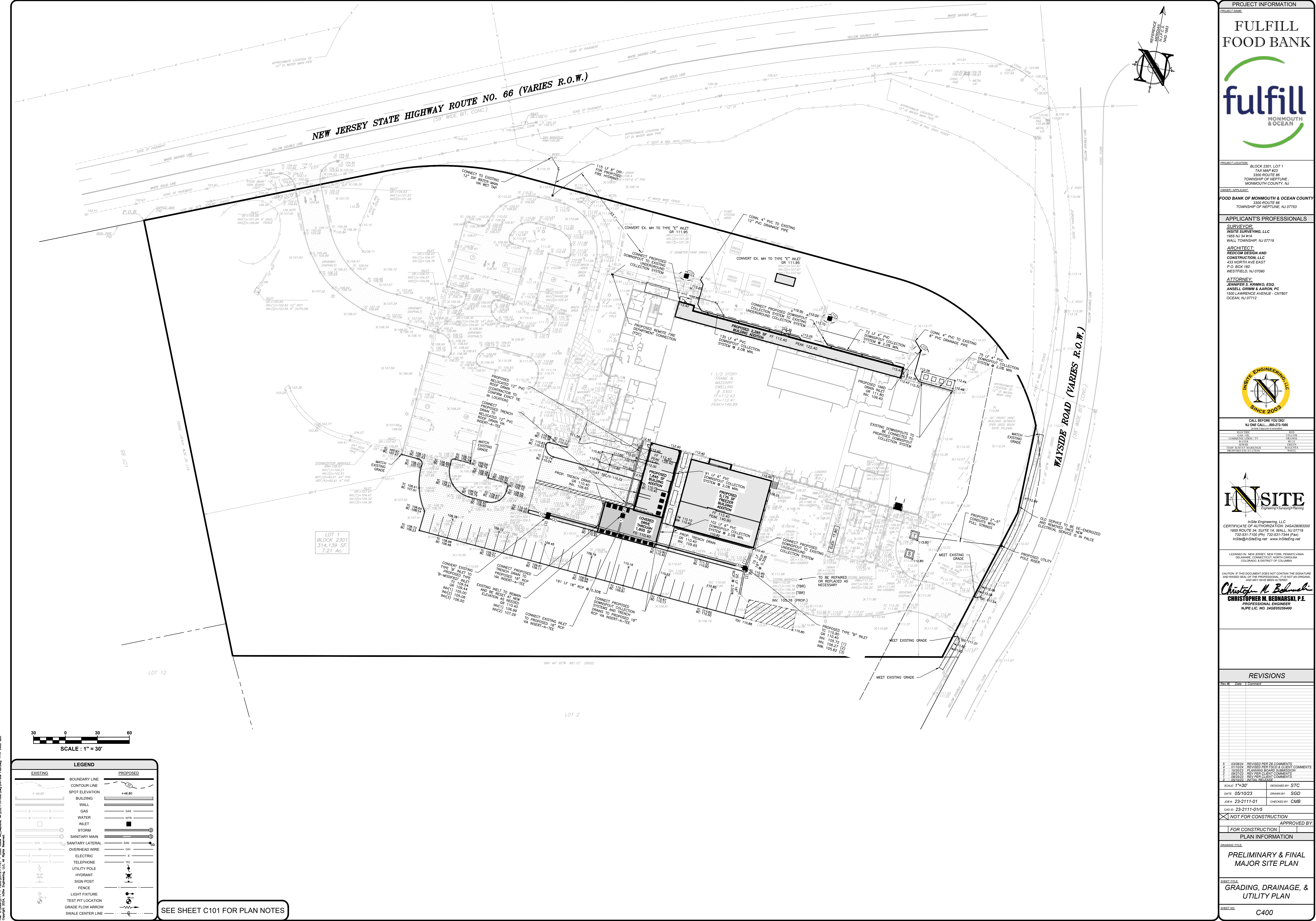
PLAN INFORMATION

PRELIMINARY & FINAL
MAJOR SITE PLAN

SHEET 171 OF 171

SITE LAYOUT PLAN

SHEET NO: _____



300 0 30 60

SCALE: 1" = 30'

EXISTING

PROPOSED

BOUNDARY LINE

CONTOUR LINE

SPOT ELEVATION

BUILDING

WALL

GAS

WATER

INLET

STORM

SANITARY MAIN

SANITARY LATERAL

OVERHEAD WIRE

ELECTRIC

TELEPHONE

UTILITY POLE

HYDRANT

SIGN POST

FENCE

LIGHT FIXTURE

TEST PIT LOCATION

GRADE FLOW ARROW

SWALE CENTER LINE

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

FULFILL
FOOD BANK

fulfill
MONMOUTH & OCEAN

PROJECT LOCATION

BLOCK 2301, LOT 1
TAX MAP #23
3300 ROUTE 66
TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NJ

OWNER/APPLICANT

FOOD BANK OF MONMOUTH & OCEAN COUNTY
3300 ROUTE 66
TOWNSHIP OF NEPTUNE, NJ 07753

APPLICANT'S PROFESSIONALS

SURVEYOR
INSITE SURVEYING, LLC
1955 NJ 34 #14
WALL TOWNSHIP, NJ 07719

ARCHITECT
NECOM DESIGN AND
CONSTRUCTION, LLC
433 NORTH AVE EAST
P.O. BOX 160
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ATTORNEY
JENNIFER S. KRIMKO, ESQ.
ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE - CNT807
OCEAN, NJ 07712

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INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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732-531-1100 (PH) 732-531-7244 (FAX)
insite@insiteeng.net www.insiteeng.net

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Christopher M. Bednarski
CHRISTOPHER M. BEDNARSKI, P.E.
PROFESSIONAL ENGINEER
N.J.P.E. LIC. NO. 246095256400

REVISIONS

Rev. # Date Description

5 03/08/24 REVISED PER 72 COMMENTS

4 07/10/24 REVISED PER 72 & 73 COMMENTS

3 10/20/23 PLANNING BOARD SUBMISSION

2 08/07/23 REV PER CLIENT COMMENTS

1 08/25/23 REV PER CLIENT COMMENTS

0 INITIAL DESIGN

SCALE: 1"=30'

DESIGNED BY: STC

DATE: 05/10/23

DRAWN BY: SGD

JOB #: 23-2111-01

CHECKED BY: CMB

CAD ID: 23-2111-01/5

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE

PRELIMINARY & FINAL
MAJOR SITE PLAN

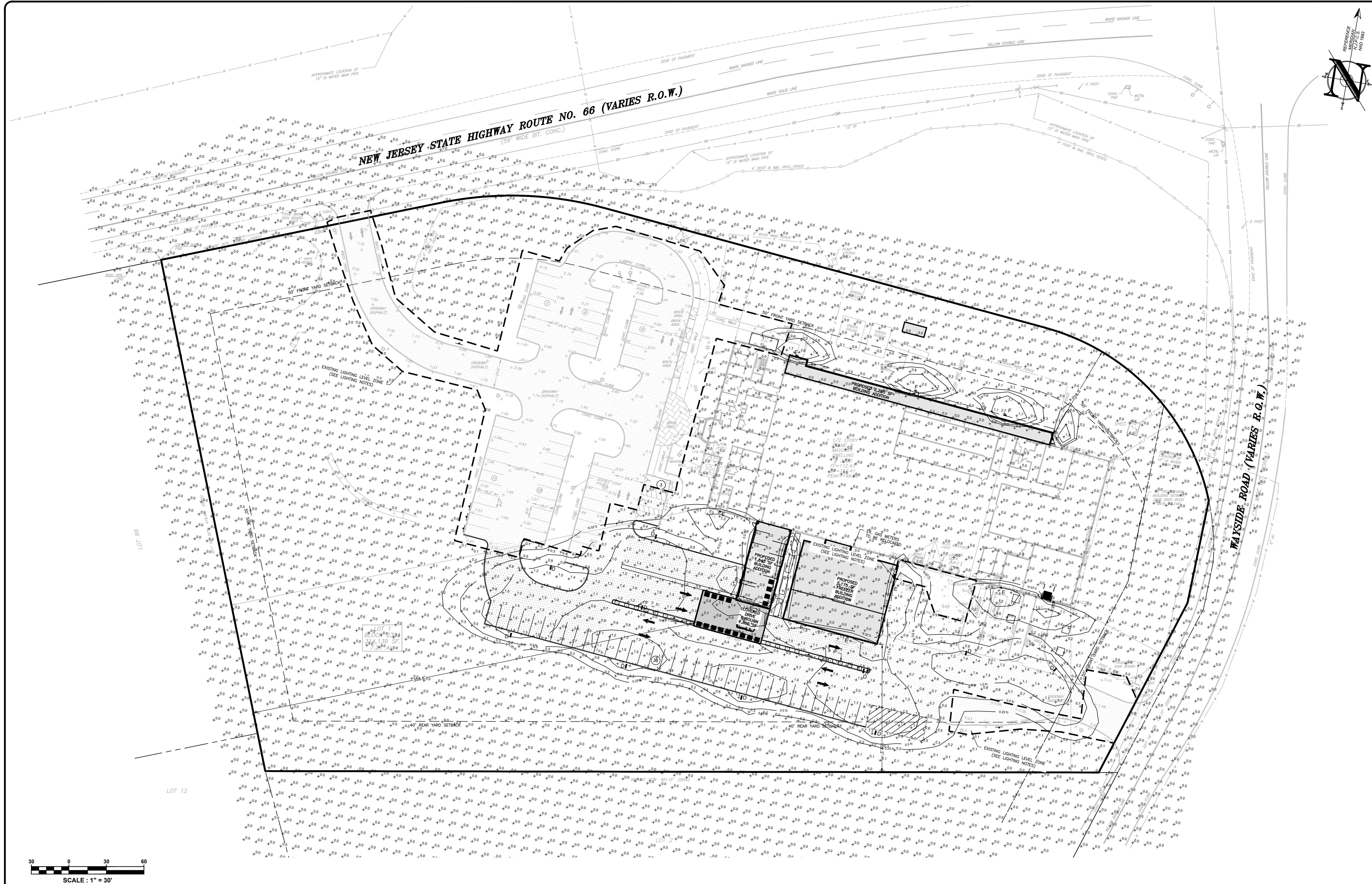
SHEET TITLE

GRADING, DRAINAGE, &
UTILITY PLAN

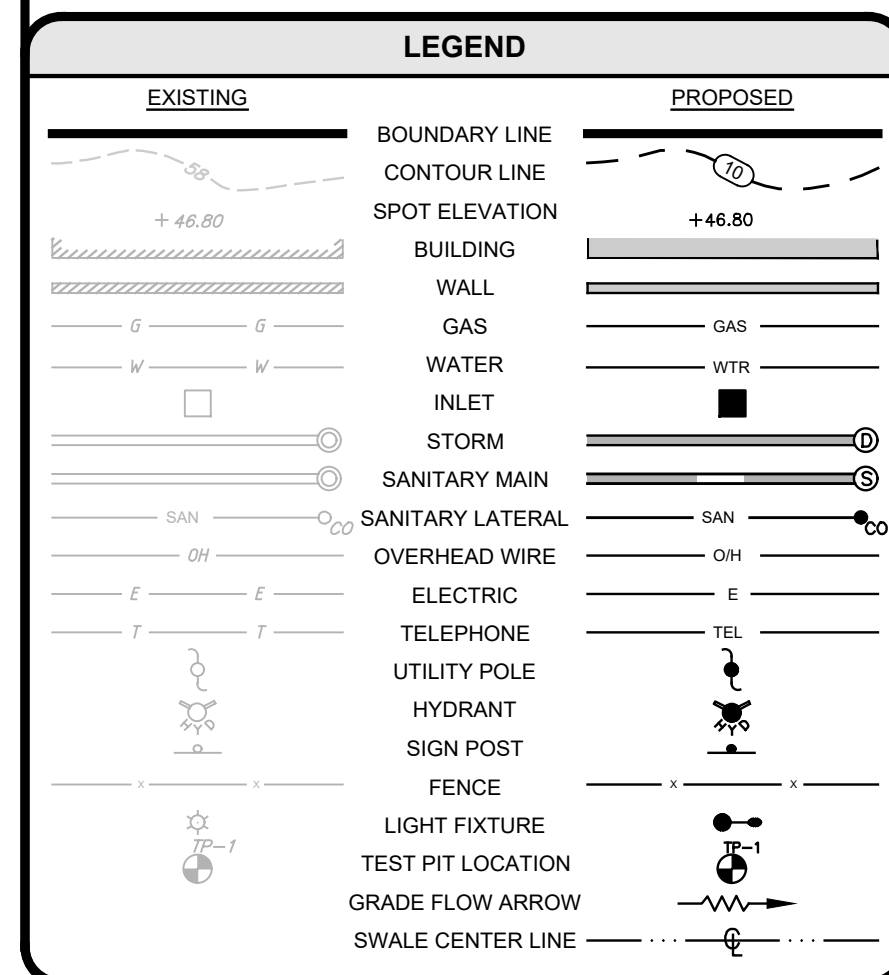
SHEET NO.

C400

File: N:\work\2111 - Fulfill Food Bank - 3300 Route 66, Neptune, NJ\21110700.dwg (A) - Landscape and Lighting.dwg, --> C600 Landscape and Lighting Plan
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30 0 30 60
SCALE: 1" = 30'



SEE SHEET C101 FOR PLAN NOTES

SCHEDULE OF LIGHTING REQUIREMENTS (§ 511)					
ORD SECTION	STANDARD	PERMITTED	EXISTING	PROPOSED	COMPLIES
§ 511.0	MIN. LIGHTING LEVEL (FC)	0.5	0.17 (N)	TO COMPLY	YES (N)
§ 511.1	MAX. LIGHT FIXTURE HEIGHT (FT)	14 (N)(b)	17 (N)	TO COMPLY	YES (N)(V)
§ 511.2	AVG. TO MIN. ILLUMINATION RATIO	4.1	0.0 (N)	TO COMPLY	YES (N)
§ 511.2	MAX. TO MIN. ILLUMINATION RATIO	10:1	0.0 (N)	TO COMPLY	YES (N)
(N) EXISTING NON-COMFORMITY					
(V) PROPOSED VARIANCE					
(a) LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN FOURTEEN (14) FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL TO THE CENTERLINE OF THE LIGHT SOURCE.					
(b) LIGHT FIXTURES ATTACHED TO THE EXTERIOR OF A BUILDING SHALL BE DESIGNED TO BE ARCHITECTURALLY COMPATIBLE WITH THE STYLE, MATERIALS, COLORS AND DETAILS OF SUCH BUILDING AND OTHER LIGHTING FIXTURES USED ON THE SITE CONSIDERATION SHALL ALSO BE GIVEN TO THE TYPE OF LIGHT SOURCE UTILIZED AND THE LIGHT QUALITY SUCH PRODUCE.					

EXISTING LUMINAIRE SCHEDULE						
LABEL	QTY	DESCRIPTION	WATTAGE	LAYOUT	MOUNT HEIGHT	DIRECTION OF ILLUMINATION
A	12	EXISTING POLE MOUNTED LIGHT	NS	SINGLE	17'	DOWN
B	1	EXISTING BUILDING MOUNTED LIGHT	NS	SINGLE	6'	DOWN
C	3	EXISTING BUILDING MOUNTED LIGHT	NS	SINGLE	16'	DOWN

- NOTE:
1. THE MOUNTING HEIGHT OF EXISTING LIGHT FIXTURES WAS OBTAINED USING A BOSCH GLM 40 LASER MEASURE.
 2. THE FOOTCANDLE (FC) VALUES IN THESE ZONE WERE OBTAINED THROUGH THE USE OF A LIGHT METER DURING A SITE VISIT ON 08/31/23. THIS ZONE CONTAINS VALUES FROM EXISTING LIGHT FIXTURES AT THE SITE. THESE EXISTING LIGHTING FIXTURES WILL REMAIN.

PROPOSED LUMINAIRE SCHEDULE						
LABEL	QTY	DESCRIPTION	WATTAGE	LAYOUT	MOUNT HEIGHT	DIRECTION OF ILLUMINATION
D	10	LITHONIA LIGHTING DSX0 LED P1 30K 30K 2M MVOLT HS G1	30.0 WATT	SINGLE	17'	DOWN
E	11	LITHONIA LIGHTING DSX0 LED 10C 350 30K 12M MVOLT	13.3 WATT	SINGLE	12'	DOWN
F	4	LITHONIA LIGHTING DSX0 LED 10C 350 30K 12M MVOLT	13.3 WATT	SINGLE	6'	DOWN

- NOTE:
1. THE FOOTCANDLE (FC) VALUES OUTSIDE OF THE EXISTING LIGHTING ZONES WERE OBTAINED THROUGH THE USE OF THE VISUAL LIGHTING PROGRAM.
 2. LIGHTING TEMPLATE VALUES SHOWN ARE: 1.0 AND 0.50 FOOTCANDLES.
 3. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.
 4. LIGHT LEVELS IS TO BE DIMMED OR UTILIZE MOTION SENSOR FIXTURES WHEN THE BUILDING IS NOT IN USE IN ORDER TO REDUCE LIGHT POLLUTION.
 5. ALL LIGHTING SHALL PROVIDE FOR NON-GLARE LIGHTS FOCUSED DOWNWARD.
 6. THE APPLICANT SHALL SHIELD ALL PARKING LOT LIGHTING SPILLAGE FROM ADJACENT PROPERTIES IN ACCORDANCE WITH ORDINANCE SECTION 511 A.2.

PLANTING SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
II	16	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2-2.5' TALL

(CONT.)

PROJECT INFORMATION

PROJECT NAME: **FULFILL FOOD BANK**

PROJECT LOCATION: BLOCK 201, LOT 1
TAX MAP #23
3300 ROUTE 66
TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NJ

OWNER/APPLICANT: **FOOD BANK OF MONMOUTH & OCEAN COUNTY**
3300 ROUTE 66
TOWNSHIP OF NEPTUNE, NJ 07753

APPLICANT'S PROFESSIONALS

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1855 NJ 34 #14
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ARCHITECT:
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OCEAN, NJ 07712

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CONCRETE	YELLOW
TEMP. SENSING	GREEN
PROPOSED EXCAVATION	WHITE

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INSITE Engineering, LLC
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Christopher M. Bednarski
CHRISTOPHER M. BEDNARSKI, P.E.
PROFESSIONAL ENGINEER
NJ P.E. NO. 24659356400

REVISIONS

REV	DATE	DESCRIPTION
1	05/10/23	DESIGNED BY: STC
2	05/10/23	DRAWN BY: SGD
3	05/10/23	CHECKED BY: CMB
4	05/10/23	NOT FOR CONSTRUCTION

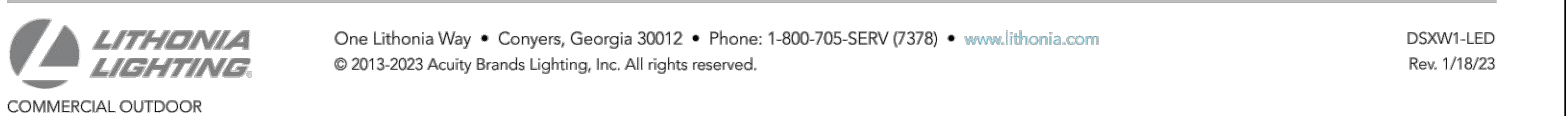
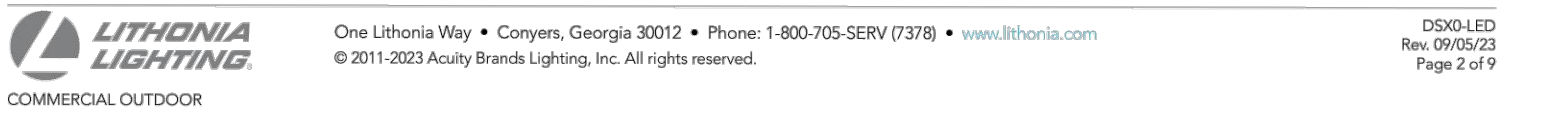
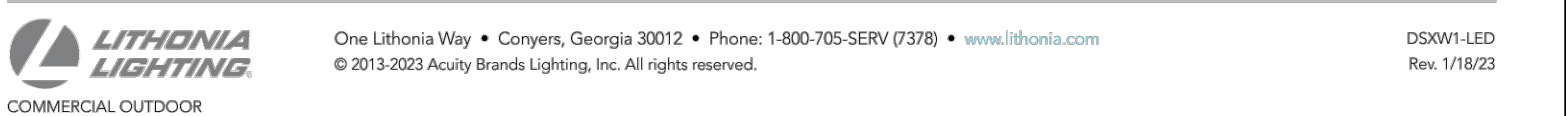
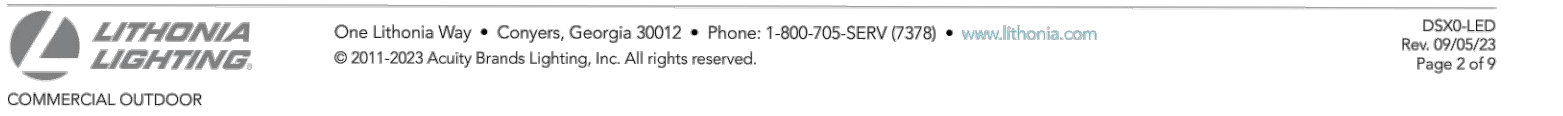
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PLAN INFORMATION

**PRELIMINARY & FINAL
MAJOR SITE PLAN**

**LANDSCAPE AND
LIGHTING PLAN**

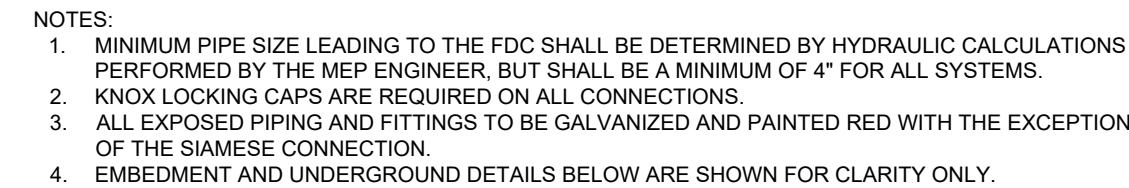
C600



SHEET NO: C601



NOTE: THE CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVES WITH COMPATABLE TAPPING VALVES



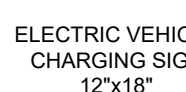
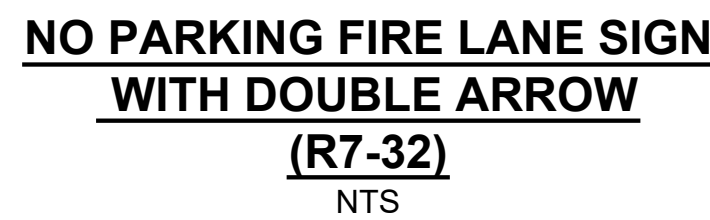
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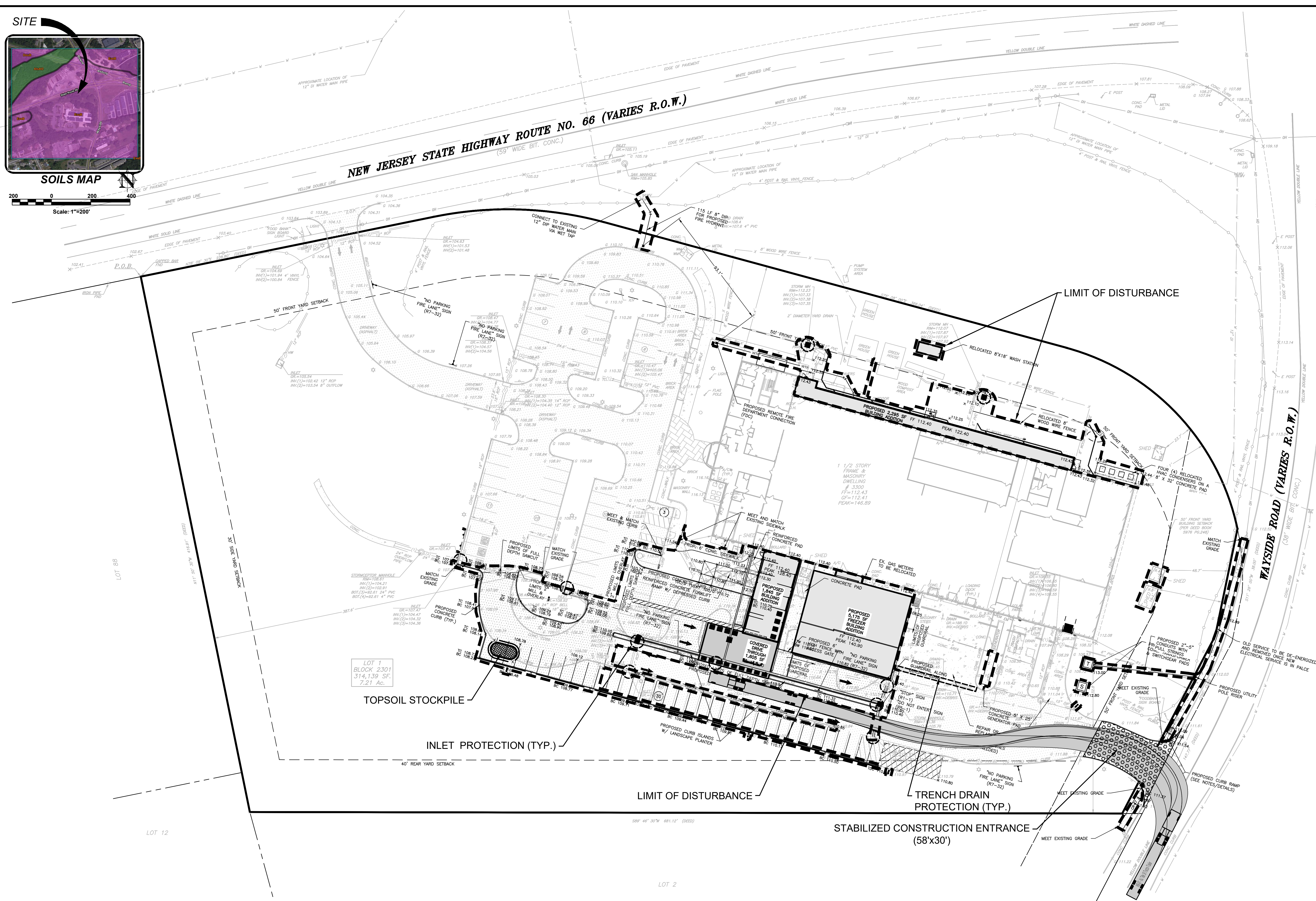
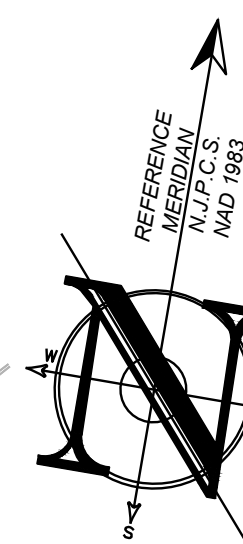
DOWNSPOUT COLLECTION SYSTEM
CAPACITY CALCUATION
FREEZER BUILDING ADDITION

DOWNSPOUT COLLECTION SYSTEM
CAPACITY CALCUATION
DRIVE THROUGH ACCESS BUILDING ADDITION

DOWNSPOUT COLLECTION SYSTEM
CAPACITY CALCUATION
NORTH SIDE BUILDING ADDITION



SOILS MAP



30 0 30 60

SCALE : 1" = 30'

EXISTING	PROPOSED

SOIL EROSION LEGEND

The diagram illustrates various soil erosion control measures and their corresponding symbols:

- LIMIT OF DISTURBANCE:** Represented by a dashed line.
- SILT FENCE:** Represented by a line with 'X' marks.
- INLET PROTECTION:** Represented by a square with a circle inside.
- PROPOSED TREE PROTECTION:** Represented by a circle with a cross inside.
- SOIL COMPACTION TEST LOCATION:** Represented by a circle with a cross inside, similar to the tree protection symbol.
- STABILIZED CONSTRUCTION ENTRANCE:** Represented by a rectangular area with a brick-like pattern.
- RIP-RAP APRON, SCOUR HOLE:** Represented by a rectangular area with a brick-like pattern, similar to the stabilized entrance.
- SOIL RESTORATION AREA:** Represented by a rectangular area with a brick-like pattern, similar to the stabilized entrance.

SEE SHEET C101 FOR PLAN NOTES

SOIL RESTORATION EXEMPTION

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

[illegible]

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE FIELD PREPARED SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INCLUDING, BUT NOT LIMITED TO, THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION, THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- N.J.S.A. 42A-9.1, SED, REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. IN NEW JERSEY, A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE PROJECT, 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 EROSION CONTROL.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RESEED. IF THE TEMPORARY SEEDING, IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARD.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABLE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
- THE STANDARD FOR ACCESS ROADS 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 CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR INTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION IS TO BE SEEDING OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A MANNER THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY TREATED WITH LIME. SEEDING AT THE RATE OF 1 TON OF LIME PER TON OF SOIL, OR 400 LBS (100.50) SQ FT OF SURFACE AREA AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5.0 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED ON ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING. SHOULD THE CONTROL OF 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.
- STOCKPILES AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY TO STORE MATERIALS TO THE CERTIFIED PLAN. STAGINGS AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A SOIL EROSION AND SEDIMENT CONTROL PLAN. CONSTRUCTION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 1,000 SQUARE FEET IS DISTURBED.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL, NOTE #16. 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.

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, PG. 15-1.
- B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND SCARPINGS. SEE STANDARDS 1 THROUGH 42.
- C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SURFACED 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. SEEDING PREPARATION
- A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAJORS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 50 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 15-30-10 OR EQUIVALENT WITH 5%N WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMEING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
- B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE SURFACE SHOULD BE RETIELLED IN ACCORDANCE WITH THE ABOVE.
- D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4.0 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

3. SEEDING

- A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SQ FT (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH OF SANDY SOILS). IN ACCORDANCE WITH TABLE 7.2, PAGE 7.
- "SEEDING DATES: 2/15-5/1 AND 8/15-10/15"
- B. CONVENTIONAL SEEDING: SEEDS TO BE SOWN UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTRAKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDING OR GUNTRAPPED SEEDING, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR GRASSING. DEPTH OF SEED PLACEMENT MAY BE 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. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 11 MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEEDS AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT REDUCES 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, FIRING 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

- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY, UNWETTED SMALL, GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (75 TO 100 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER, THE RATE OF APPLICATION SHALL BE 1/2 TON PER ACRE. MULCH SHALL BE APPLIED IN A CRIS-CROSS AND A SQUARE PATTERN, SECURE TYING AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
- B. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
- C. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
- D. USE ONE OF THE FOLLOWING:
- (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
- (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCELL 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 RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
- NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
- B. WOOD-FIBER OR PAPER-FIBER MULCH SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,000 POUNDS PER ACRE OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER AND MAY 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 SEEDING PERIODS IN SPRING AND FALL.
- C. PELLETED MULCH, COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COLOR PIGMENTS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS, THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH THAT PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 0.75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED SEED IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER APPLYING PELLETED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5. IRRIGATION (WHERE FEASIBLE)
- IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. TOP DRESSING
- SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL, TO THE EXTENT THAT TURF FAILURE MAY DEVELOP IN THAT REGION. TOP DRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 17 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS ALLEVIATED.
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
- THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR, THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4.3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS BOTH VEGETATIVE COVER OF THE SEEDBED SPECIES AND MOVED SOIL. NOTE THIS DESIGNATION OF MOVED SOIL DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

- APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

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 STANDARD FOR LAND GRADING.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHOULD BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDING PREPARATION
- A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAJORS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://WWW.RUTGERS.EDU/COUNTY). FERTILIZER SHALL BE APPLIED AT THE RATE OF 50 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 5%N WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND RETRY ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
- B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- C. HIGH ACID PRODUCING SOIL, SOILS HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 10 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING

- A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS REPRODUCTION OF PLANTING RATES IS COMPLETED.
- SEED MIXTURE
- | SEED MIXTURE | PLANTING RATE |
|--|---------------------|
| HAND RESCUE AND/OR STRONG CREEPER/RED RESCUE | 1.500 LBS/AC (1500) |
| PERENNIAL RYEGRASS | 1.400 (1400) |
| KENTUCKY BLUEGRASS | 1.400 (1400) |
- "ACCEPTABLE SEEDING DATES: 2/1-6/30 AND 5/1-8/14"
- "OPTIMAL SEEDING DATES: 8/15-10/30"
- "SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED"
1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS BOTH VEGETATIVE COVER WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDBED AREA AND MOVED SOIL.
2. WARM SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY 80°F AND ABOVE. SEE TABLE 4.3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 80°F. MANY GRASSES BECOME ACTIVE AT 60°F. SEE TABLE 4.3 MIXTURES 8 TO 20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTRAKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDING OR GUNTRAPPED SEEDING, SEED SHALL BE INCORPORATED INTO THE SOIL, WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR GRASSING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
- C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 11 MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEEDS AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT REDUCES SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

4. MULCHING

- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THE MULCHING REQUIREMENT.
- A. STRAW OR HAY, UNWETTED SMALL, GRASS STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (75 TO 100 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER, THE RATE OF APPLICATION SHALL BE 1/2 TON PER ACRE. MULCH SHALL BE APPLIED IN A CRIS-CROSS AND A SQUARE PATTERN, SECURE TYING AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
- B. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
- C. APPLICATION, SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 80% OF THE SOIL SURFACE IS COVERED FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE TO 100 POUNDS WITH EACH SECTION.
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY 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, STEEPNESS OF SLOPES, AND COSTS:
- A. USE ONE OF THE FOLLOWING:
- (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
- (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCELL WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
- NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

- B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, IN NEW JERSEY JANUARY 2010 GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,000 POUNDS PER ACRE OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- C. PELLETED MULCH, COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COLOR PIGMENTS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS, THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH THAT PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 0.75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED SEED IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER APPLYING PELLETED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

3. SEDIMENT TANK / SILT CONTROL BASINS ARE CONTAINERS THROUGH WHICH SEDIMENT LADEN WATER IS PUMPED TO TRAP AND RETAIN THE SEDIMENT. A SEDIMENT TANK OR A SILT CONTROL BASIN IS TO BE USED ON SITES WHERE EXCAVATIONS ARE DEEP AND SPACE IS LIMITED AND WHERE DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO STREAM AND STORM DRAINAGE SYSTEMS IS TO BE AVOIDED.
- A. LOCATION - CONTAINERS (TANKS OR BASINS) SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BASINS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.
- B. TANK SIZE - THE FOLLOWING FORMULA SHOULD BE USED IN DETERMINING THE STORAGE VOLUME OF THE TANK: 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. TYPICAL TANK CONFIGURATION IS SHOWN ON DETAIL 14-3. TANKS MAY BE CONNECTED IN SERIES TO INCREASE EFFECTIVENESS.
- C. TANKS CONSIST OF TWO CONCENTRIC CIRCULAR PIPES (CMP), ATTACHED TO A WATER-TIGHT FABRICATE. THE INNER CMP IS PERFORATED WITH 1" HOLES ON 6" CENTERS AND IS WRAPPED WITH GEOTEXTILE AND HARDWARE CLOTH. PUMPED WATER IS DISCHARGED INTO THE INNER CMP WHERE IT FLOWS THROUGH THE GEOTEXTILE INTO THE SPACE BETWEEN THE TWO CONCENTRIC CMPs. A DISCHARGE LINE IS ATTACHED TO THE OUTER CMP AND DRAWS FILTERED WATER FROM THE ANNULUS BETWEEN THE TWO CONCENTRIC CMPs. THE DISCHARGE LINE MAY BE CONNECTED TO ANOTHER TANK WHERE IT DRAINS TO THE INNER CMP OF THE SECOND TANK. THIS SERIES CONFIGURATION MAY BE CONTROLLED INDEFINITELY.
- D. SEDIMENT CONTROL BASINS MUST BE LOCATED AWAY FROM RECEIVING WATERS AND DISPOSED OF ACCORDING TO MANUFACTURERS INSTRUCTIONS. SEE DETAIL 14-4. BASINS MAY BE COMBINED WITH TEMPORARY FILTERS (ITEM 4, FOLLOWING) FOR ENHANCED FILTRATION.
4. TEMPORARY FILTERS FOR SMALL IMPROVEMENTS - FOR SMALL QUANTITIES OF PONDED WATER SUCH AS MAY BE FOUND IN SHALLOW EXCAVATIONS (SMALL TRENCHES, MANGROVE INSTALLATIONS, ETC.) A SEDIMENT FILTER MAY BE CONSTRUCTED USING COMBINATIONS OF HAY BALES, SMALL CLEAN STONE AND FILTER FABRIC. THIS METHOD IS LIMITED TO SMALL QUANTITIES OF TRAPPED SURFACE WATER (PUMPED SURFACE WATER TRAPPED ON WELLS POINTS IS EXCLUDED FROM THIS STANDARD) AND WHERE SEDIMENTS ARE NOT HIGHLY COLLOIDAL IN NATURE.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE FALL OF 2008 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY. ONCE THE REQUIRED APPROVALS ARE SECURED, ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

PHASE	DURATION
1. INSTALL TEMPORARY SOIL EROSION FACILITIES	IMMEDIATELY
2. SITE DEMOLITION	1 WEEK
3. ROUGH CLEARING AND GRADING	2 WEEKS
4. TEMPORARY SEEDING	IMMEDIATELY
5. UTILITY INSTALLATION	2 WEEKS
6. INSTALL INLET PROTECTION	IMMEDIATELY
7. CURB AND SIDEWALK CONSTRUCTION	1 WEEK
8. PAVEMENT SUB-BASE	1 WEEK
9. CONSTRUCTION OF BUILDING ADDITIONS	6 MONTHS
10. MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
11. PRELIMINARY INSTALLATION OF LANDSCAPING	1 WEEK
12. FINAL PAVEMENT CONSTRUCTION	1 WEEK
13. FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE #1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSURE THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY.

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE #4.0 OF SOIL EROSION & SEDIMENT CONTROL NOTES).

ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.

STANDARDS FOR TOPSOILING

1. MATERIALS

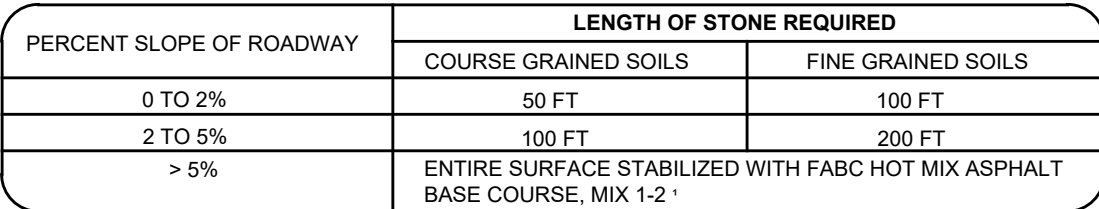
- A. TOPSOIL SHOULD BE FRAMBLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT EXCEED CONDUCTIVITY LESS THAN 0.5 MILLIMOS PER CENTIMETER. MORE THAN 0.5 MILLIMOS MAY DEGRADATE SEEDLING AND ADVERSELY IMPACT GROWTH. IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.5 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL, NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
2. STRIPPING AND STOCKPILING
- A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL INTO THE SOIL, WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.
- B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5.
- D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
- E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN. SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG. 7-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.

3. SITE PREPARATION

- A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE.
- B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG. 15-1.
- C. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
- D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 15-1.
- E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
4. APPLYING TOPSOIL
- A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE, I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
- B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CLOSING, ETC. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 1-1).
- C. FURTHER TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, REAPPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGROCHEMICAL PROPERTIES.

STANDARD FOR DEWATERING

1. REMOVABLE PUMPING STATIONS ARE USED WHEN LONG DURATIONS OF PUMPING ARE REQUIRED. THE NUMBER OF REMOVABLE STATIONS AND THEIR LOCATIONS SHALL BE SHOWN ON THE PLANS AND SHALL CONFORM TO DETAIL 14-1. WATER PUMPED FROM THE STATION SHALL BE DISCHARGED INTO A SEDIMENT BASIN OR SUITABLE FILTER AREA.
- A. THE SUCTION HOSE FROM THE PUMP SHALL BE PLACED INSIDE THE INNER PIPE TO BEGIN DEWATERING. THE DISCHARGE HOSE SHALL BE PLACED IN A STABILIZED AREA DOWNSTREAM OF UNSTABILIZED AREAS TO PREVENT EROSION.
- B. MAINTENANCE: THE INNER PIPE CAN EASILY BE REMOVED TO FACILITATE CHANGING THE GEOTEXTILE WHEN IT CLOS. MAINTENANCE MUST BE PERFORMED WHEN THE PUMP RUNS DRY AND BACKED UP WATER REMAINS.
2. SUMP PITS ARE TEMPORARY PITS WHICH ARE USED TO REMOVE EXCESS WATER WHILE MINIMIZING SEDIMENTATION. THE NUMBER OF SUMP PITS AND THEIR LOCATIONS SHALL BE INCLUDED ON THE PLANS. PITS MAY BE RELOCATED TO OPTIMIZE USE OF DISCHARGE LOCATION CHANGES MUST BE COORDINATED WITH THE LOCAL CONSERVATION DISTRICT. THE DESIGN MUST CONFORM TO THE GENERAL CRITERIA OUTLINED ON DETAIL 14-2. A PERFORATED VERTICAL STAKE IS WRAPPED WITH 2" HARDWARE CLOTH AND GEOTEXTILE FABRIC THEN PLACED IN THE CENTER OF AN EXCAVATED PIT WHICH IS THEN BACKFILLED WITH FILTER MATERIAL CONSISTING OF ANYTHING FROM CLEAN GRAVEL (MINIMAL FINES) TO ASTM #30 STONE (1/2 MAXIMUM DIAMETER). WATER IS THEN PUMPED FROM THE CENTER OF THE STAKEPIPE TO A SUITABLE DISCHARGE AREA SUCH AS INTO A SEDIMENT BASIN OR SUITABLE FILTER.
3. SEDIMENT TANK / SILT CONTROL BASINS ARE CONTAINERS THROUGH WHICH SEDIMENT LADEN WATER IS PUMPED TO TRAP AND RETAIN THE SEDIMENT. A SEDIMENT TANK OR A SILT CONTROL BASIN IS TO BE USED ON SITES WHERE EXCAVATIONS ARE DEEP AND SPACE IS LIMITED AND WHERE DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO STREAM AND STORM DRAINAGE SYSTEMS IS TO BE AVOIDED.
- A. LOCATION - CONTAINERS (TANKS OR BASINS) SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BASINS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.
- B. TANK SIZE - THE FOLLOWING FORMULA SHOULD BE USED IN DETERMINING THE STORAGE VOLUME OF THE TANK: 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. TYPICAL TANK CONFIGURATION IS SHOWN ON DETAIL 14-3. TANKS MAY BE CONNECTED IN SERIES TO INCREASE EFFECTIVENESS.
- C. TANKS CONSIST OF TWO CONCENTRIC CIRCULAR PIPES (CMP), ATTACHED TO A WATER-TIGHT FABRICATE. THE INNER CMP IS PERFORATED WITH 1" HOLES ON 6" CENTERS AND IS WRAPPED WITH GEOTEXTILE AND HARDWARE CLOTH. PUMPED WATER IS DISCHARGED INTO THE INNER CMP WHERE IT FLOWS THROUGH THE GEOTEXTILE INTO THE SPACE BETWEEN THE TWO CONCENTRIC CMPs. A DISCHARGE LINE IS ATTACHED TO THE OUTER CMP AND DRAWS FILTERED WATER FROM THE ANNULUS BETWEEN THE TWO CONCENTRIC CMPs. THE DISCHARGE LINE MAY BE CONNECTED TO ANOTHER TANK WHERE IT DRAINS TO THE INNER CMP OF THE SECOND TANK. THIS SERIES CONFIGURATION MAY BE CONTROLLED INDEFINITELY.
- D. SEDIMENT CONTROL BASINS MUST BE LOCATED AWAY FROM RECEIVING WATERS AND DISPOSED OF ACCORDING TO MANUFACTURERS INSTRUCTIONS. SEE DETAIL 14-4. BASINS MAY BE COMBINED WITH TEMPORARY FILTERS (ITEM 4, FOLLOWING) FOR ENHANCED FILTRATION.
4. TEMPORARY FILTERS FOR SMALL IMPROVEMENTS - FOR SMALL QUANTITIES OF PONDED WATER SUCH AS MAY BE FOUND IN SHALLOW EXCAVATIONS (SMALL TRENCHES, MANGROVE INSTALLATIONS, ETC.) A SEDIMENT FILTER MAY BE CONSTRUCTED USING COMBINATIONS OF HAY BALES, SMALL CLEAN STONE AND FILTER FABRIC. THIS METHOD IS LIMITED TO SMALL QUANTITIES OF TRAPPED SURFACE WATER (PUMPED SURFACE WATER TRAPPED ON WELLS POINTS IS EXCLUDED FROM THIS STANDARD) AND WHERE SEDIMENTS ARE NOT HIGHLY COL



NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.

