

**NJDOT ACCESS PERMIT PLANS
FOR
B & B COMMERCIAL, LLC
PROPOSED DRIVEWAY CLOSURE & SITE IMPROVEMENTS**



KEY MAP

OWNER/APPLICANT:

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON PREFERENCES INCLUDING:

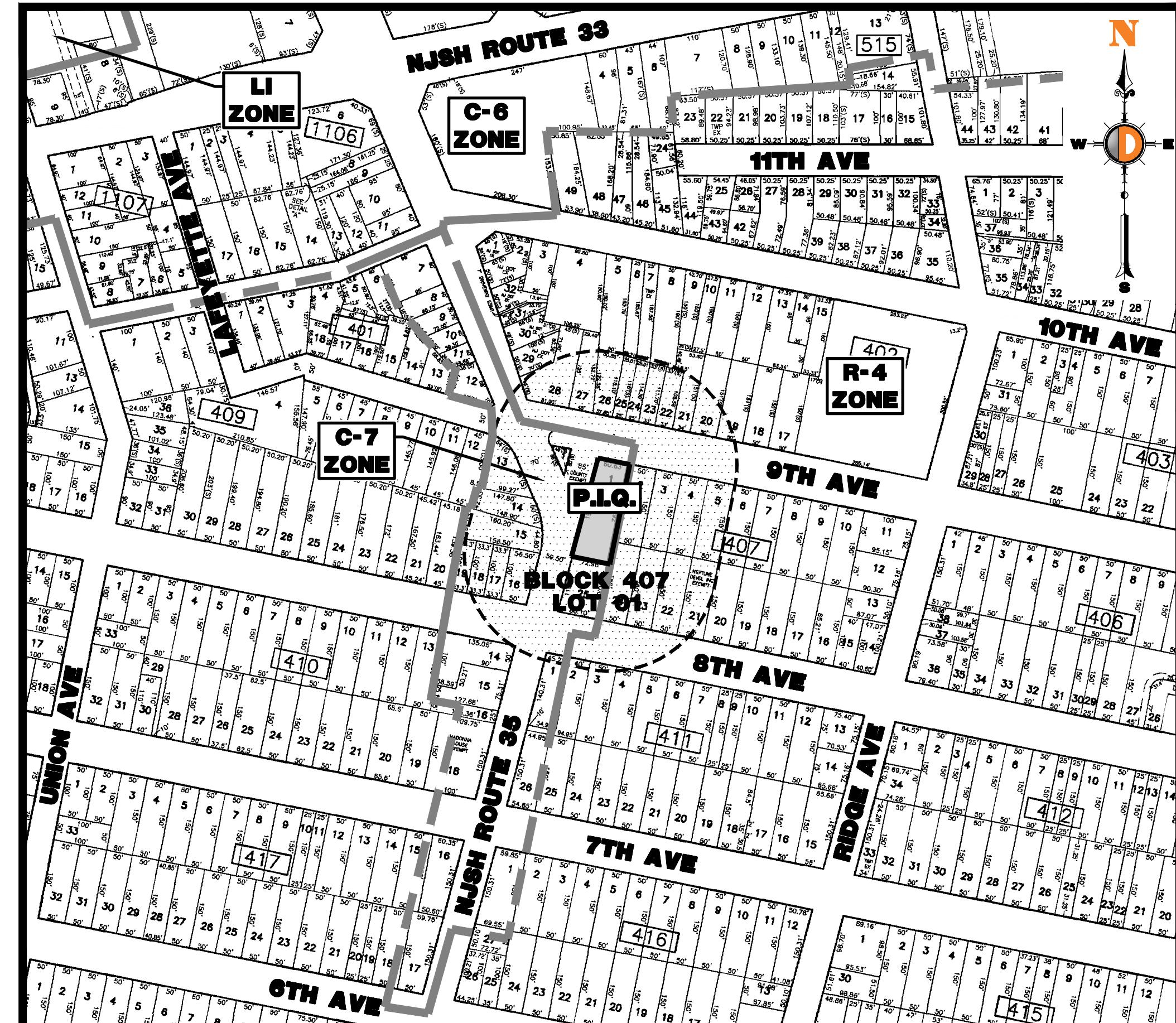
THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCORPORATED.
TOPOGRAPHIC PLAN
CHARLES SURMONTE PE. & P.L.S.
301 MAIN STREET, 2ND FLOOR
ALLENHURST, NEW JERSEY 07711
FILE #: 23-866
DATED: 02/15/2024
LAST REVISED: 05/08/2024

PRELIMINARY AND FINAL SITE PLAN
DYNAMIC ENGINEERING CONSULTANTS, PC
1904 MAIN STREET
LAKE COMO, NEW JERSEY 07719
FILE #: 5152 24-00429
DATE: 06/16/2025

PUBLIC UTILITIES

ELECTRIC	JERSEY CENTRAL POWER & LIGHT COMPANY 300 MADISON AVENUE MORRISTOWN, NJ 07960
WATER	NEW JERSEY - AMERICAN WATER COMPANY, INC. 1025 LAUREL OAK ROAD VOORHEES, NJ 08043
SEWER	TOWNSHIP OF NEPTUNE SEWERAGE AUTHORITY 634 OLD CORLIES AVENUE NEPTUNE TWP., NJ 07753
GAS	NEW JERSEY NATURAL GAS COMPANY 1415 WYCKOFF ROAD WALL TWP., NJ 07719

NOTE: 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 AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATION.



AREA MAP

1" = 200'

NJDOT WAIVERS REQUESTED

NJDOT ACCESS CODE PROVISION	PROVISION DESCRIPTION
N.J.A.C. 16:47-APPENDIX H-3	1" = 30' SCALE PLANS
N.J.A.C. 16:47-APPENDIX H-3-4.	500' OF FEATURES

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STANDARD DETAILS AND SPECIFICATIONS TO BE USED

THE NEW JERSEY DEPARTMENT OF TRANSPORTATION 2019 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SHALL GOVERN AS UPDATED AND AMENDED PER NJDOT BASELINE DOCUMENT CHANGES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM IF SUPPLEMENTARY SPECIFICATIONS ARE APPLICABLE.

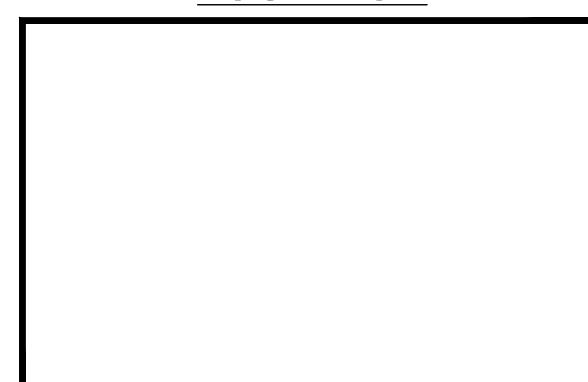
STANDARD SPECIFICATIONS AND BASELINE DOCUMENT CHANGES AVAILABLE AT:
<https://www.nj.gov/transportation/eng/specs/2019/Division.shtml>

THE NEW JERSEY DEPARTMENT OF TRANSPORTATION 2016 STANDARD ROADWAY CONSTRUCTION – TRAFFIC CONTROL – BRIDGE CONSTRUCTION DETAILS AND THE 2007 STANDARD ELECTRICAL DETAILS SHALL GOVERN. WHERE THERE IS A DISCREPANCY BETWEEN THE STANDARD DETAILS AND ANY DETAILS PROVIDED ON THESE PLANS, THE STANDARD DETAILS SHALL GOVERN AND THE

AND ANY DETAILS SHOWN ON THESE PLANS, THE STANDARD DETAILS
ENGINEER SHALL BE NOTIFIED.

STANDARD DETAILS AVAILABLE AT:
<https://www.nj.gov/transportation/eng/CADD/v8/>

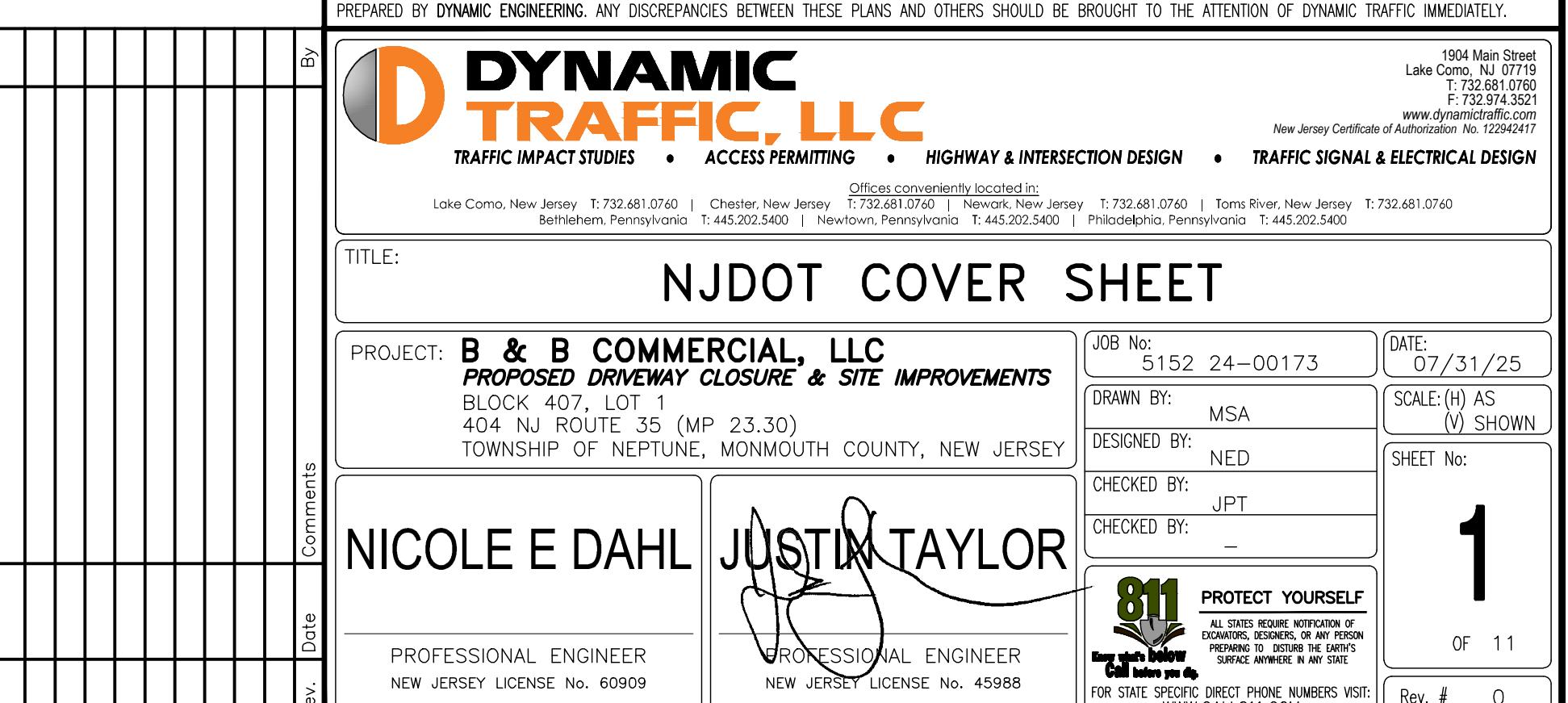
NJDOT APPROVAL STAMP
LOCATION



NDOT PERMIT

ES:
THESE PLANS MAY NOT BE USED FOR CONSTRUCTION UNLESS STAMPED FOR APPROVAL BY
NJDOT.
CHANGES MADE TO THESE PLANS SUBSEQUENT TO SIGNATURE BY THE CONSULTANT MAY BE
DETERMINED BY THE COMPARISON OF THE PLANS FILED AT THE DEPARTMENT WITH THOSE
FILED AT THE OFFICE OF THE CONSULTANT.

THESE PLANS ARE FOR THE DESIGN AND CONSTRUCTION OF WORK WITHIN THE NJDOT ROW ONLY. FOR INFORMATION ON IMPROVEMENTS OUTSIDE OF THE NJDOT ROW, SEE PLANS





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A vertical strip of a photograph showing a grassy area and a paved surface.

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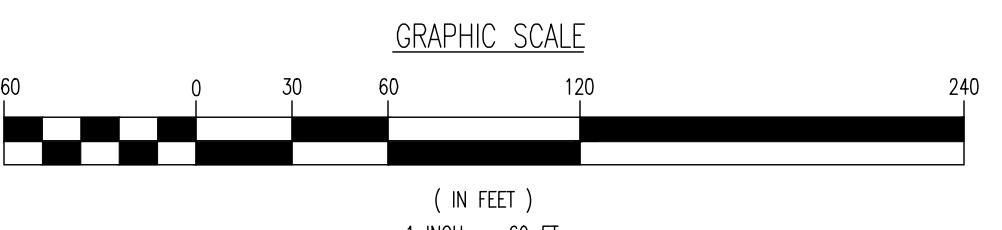
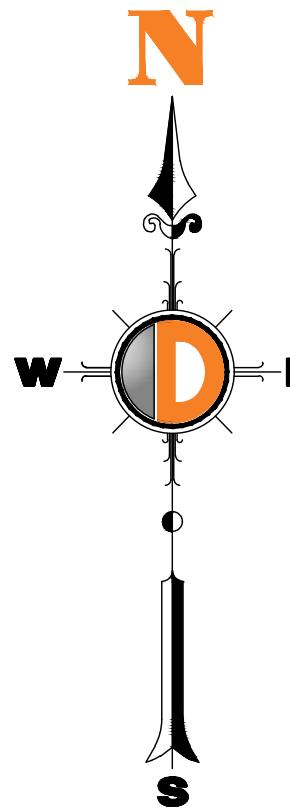
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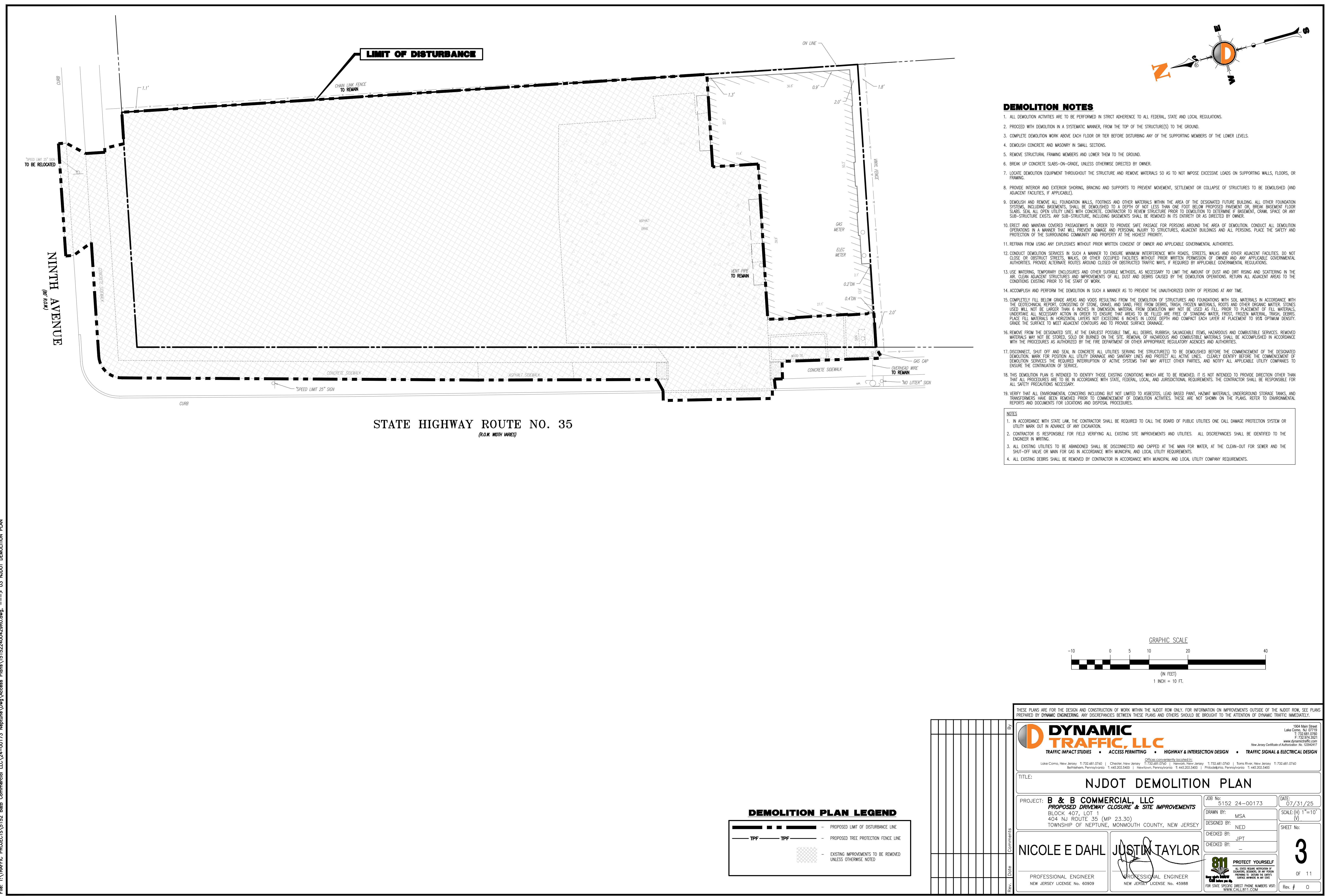
RIGHT

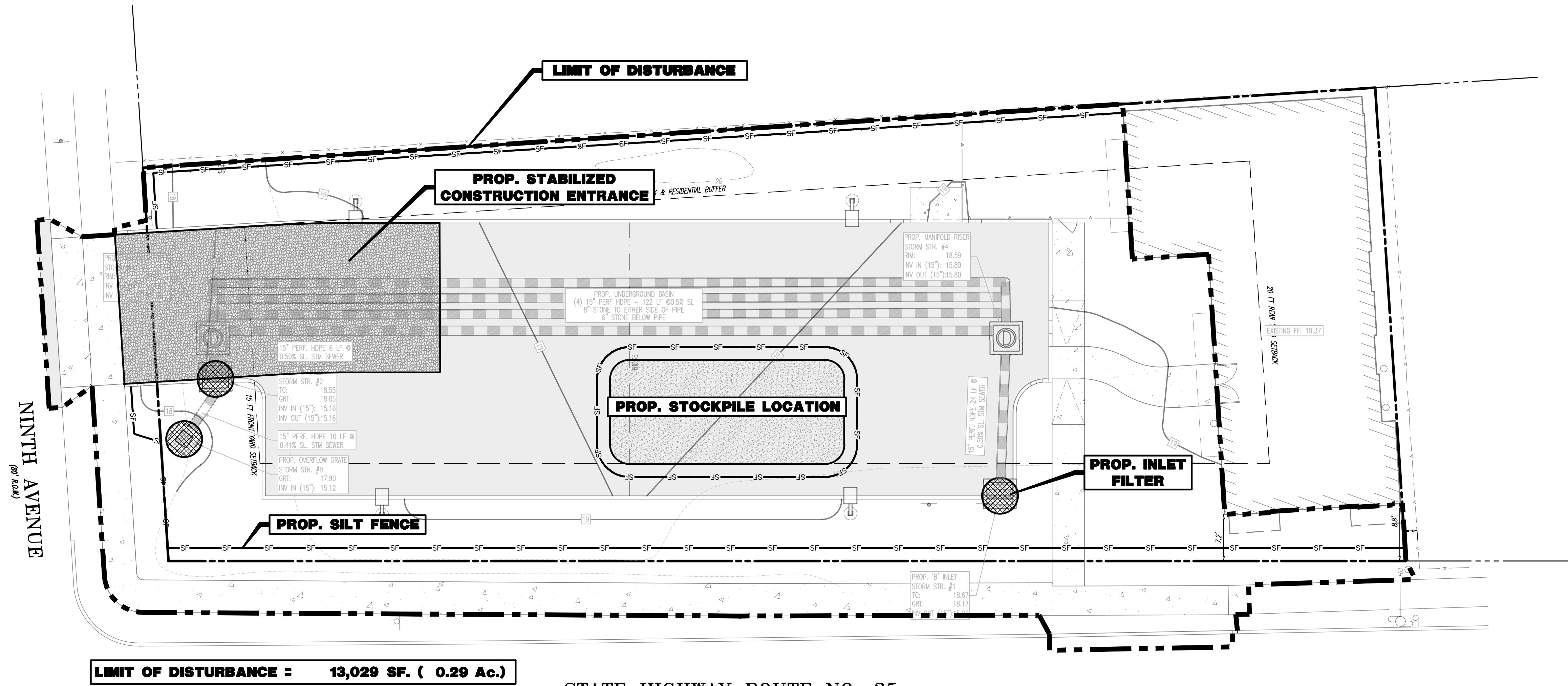
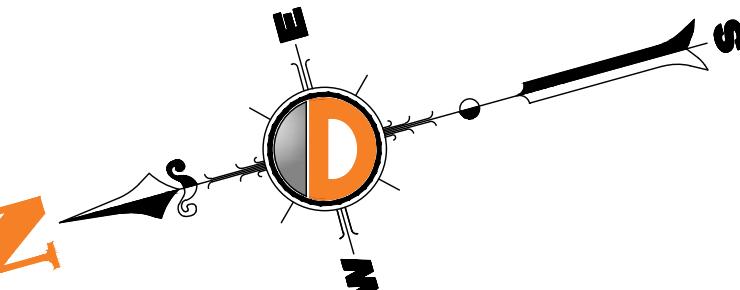
NEARMAP AERIAL IMAGERY DATED 03/09/2025

500' AERIAL MAP

1" = 60'





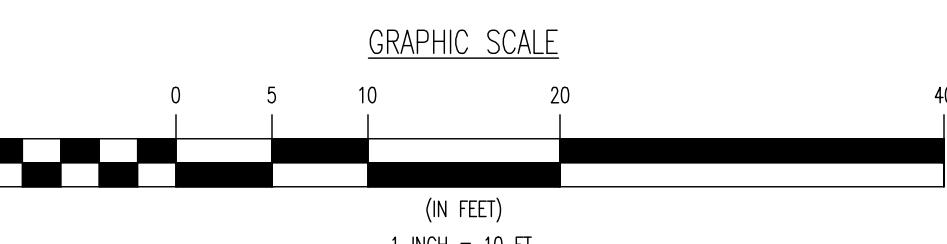


LIMIT OF DISTURBANCE = 13,029 SF. (0.29 Ac.)

STATE HIGHWAY ROUTE NO. 35

EROSION CONTROL LEGEND

SEE SHEET 08 OF 13 FOR SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS



SEQUENCE OF CONSTRUCTION:

PHASE 1: INSTALL STONE ANTI-TRAILING PAD AND OTHER SOIL EROSION CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING.
 PHASE 2: CLEAR AND ROUGH GRADE.
 PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
 PHASE 4: FINAL GRADING ON SITE.
 PHASE 5: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
 2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS 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 STATE DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED, UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
 5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 1 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
 6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
 7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
 8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
 9. ALL SOIL, WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR INTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
 10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
 11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROWTH COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
 12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS./1,000 SQ. FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
 13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTLETS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
 14. UNFILTERED DOWNTHERWATERS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DOWNTHERWATER OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DOWNTHERWATER METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DOWNTHERWATER.
 15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
 16. STOCKPILES AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 50,000 SQUARE FEET IS DISTURBED.
 17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

STANDARD FOR DUST CONTROL

DEFINITION - THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.
 PURPOSE - TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.
 WHERE APPLICABLE, THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
 MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCH ONLY
 VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD
 SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
	7:1	COARSE SPRAY	1,200
	12.5:1	FINE SPRAY	235
	4:1	FINE SPRAY	300

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING - TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 SPRINKLING - ONCE THE SURFACE IS WET.
 BARRIERS - SOIL BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
 CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED IN STEEP SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
 STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR STABILIZATION WITH MULCH ONLY**STANDARD FOR 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 GRAADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADED.
 B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE AMENDED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADED.
 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 (NOT GROUNDED) IS RECOMMENDED.
 D. IMMEDIATELY PRIOR TO SEEDING, THE SOIL SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. PROTECTIVE MATERIALS
 A. UNPINTED SMALL-GRAN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
 B. SYNTHETIC ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 C. WOODCHIPS, OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
 D. MULCH NETTING, SUCH AS PAPER JUTE, COTTON, OR PLASTIC, MAY BE USED.
 E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
 F. CRUSHED STONE OR SLAG 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 MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
 A. PEG AND TWINE
 B. MULCH NETTING
 C. CRIMPER MULCH ANCHORING COULTER TOOL
 D. LIQUID MULCH-BINDERS

STANDARD FOR PERMANENT STABILIZATION WITH SOD**METHODS AND MATERIALS**

1. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
 2. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
 3. SOIL SHOULD BE OF THE APPROPRIATE COARSENESS, APPROXIMATELY 1/8 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)
 4. SOIL SHOULD BE OF THE APPROPRIATE COARSENESS, APPROXIMATELY 1/8 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)

5. SOIL SHOULD BE OF THE APPROPRIATE COARSENESS, APPROXIMATELY 1/8 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)
 6. ONLY MULCH, FRESH, UNHEATED SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

7. SITE PREPARATION
 A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRAADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADED. P.G. 4.1.1.
 B. INSTALLED NEEDER EROSION CONTROL, PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, Dikes AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS. SEE STANDARDS 4.2.4 THROUGH 4.16.

8. SOIL PREPARATION
 A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL CO-OPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN AND INCORPORATED INTO THE SURFACE 4". IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE AS FOLLOWS:
 SOIL TEXTURE TONS/ACRE LBS/1000 SQ. FT
 CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL 3 135
 SANDY CLAY, LOAM, SILT 2 90
 LOAMY SAND, SAND 1 45

PULVERIZED DOLOMITE LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.
 B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARRROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARRROWING OR DISCING OPERATION SHOULD BE AS UNIFORM AS POSSIBLE. THE GROWING SEED IS TO BE PLANTED AS SOON AS POSSIBLE.
 C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARRROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARRROWING OR DISCING OPERATION SHOULD BE AS UNIFORM AS POSSIBLE. THE GROWING SEED IS TO BE PLANTED AS SOON AS POSSIBLE.

D. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
 E. STRAW OR HAY, UNPINTED SMALL GRAN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT). THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CRIMPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEEDS.

F. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
 G. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

H. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

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J. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

K. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

L. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

M. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

N. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

O. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

P. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EASIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

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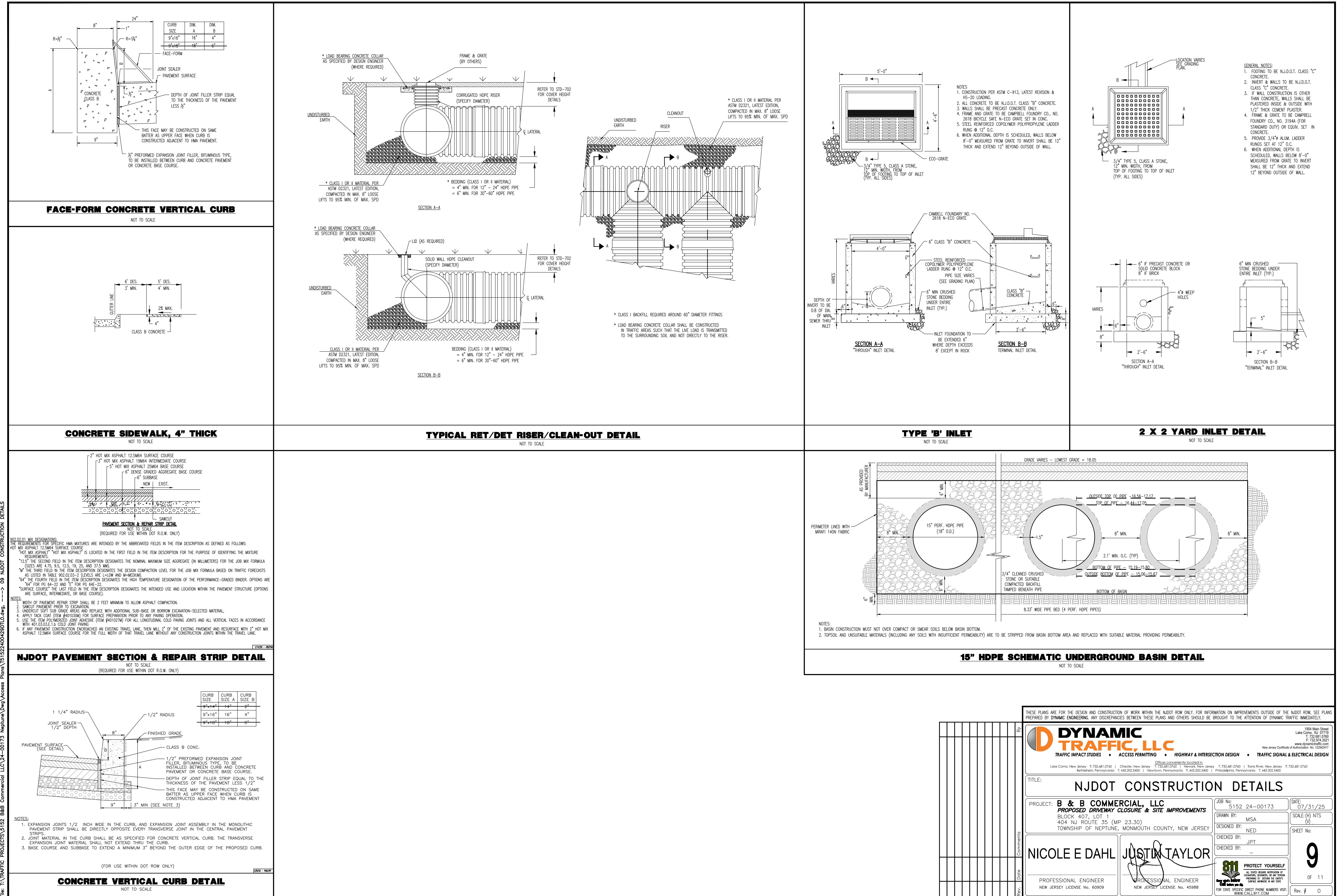
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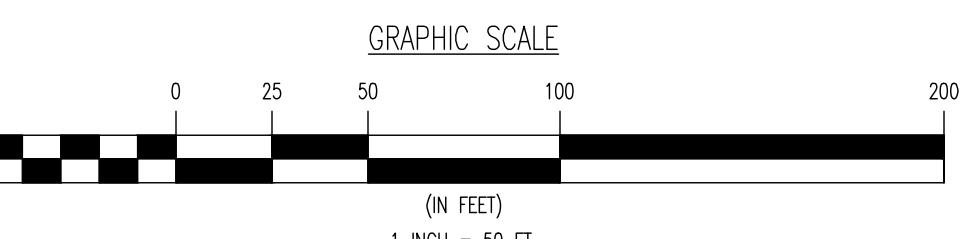
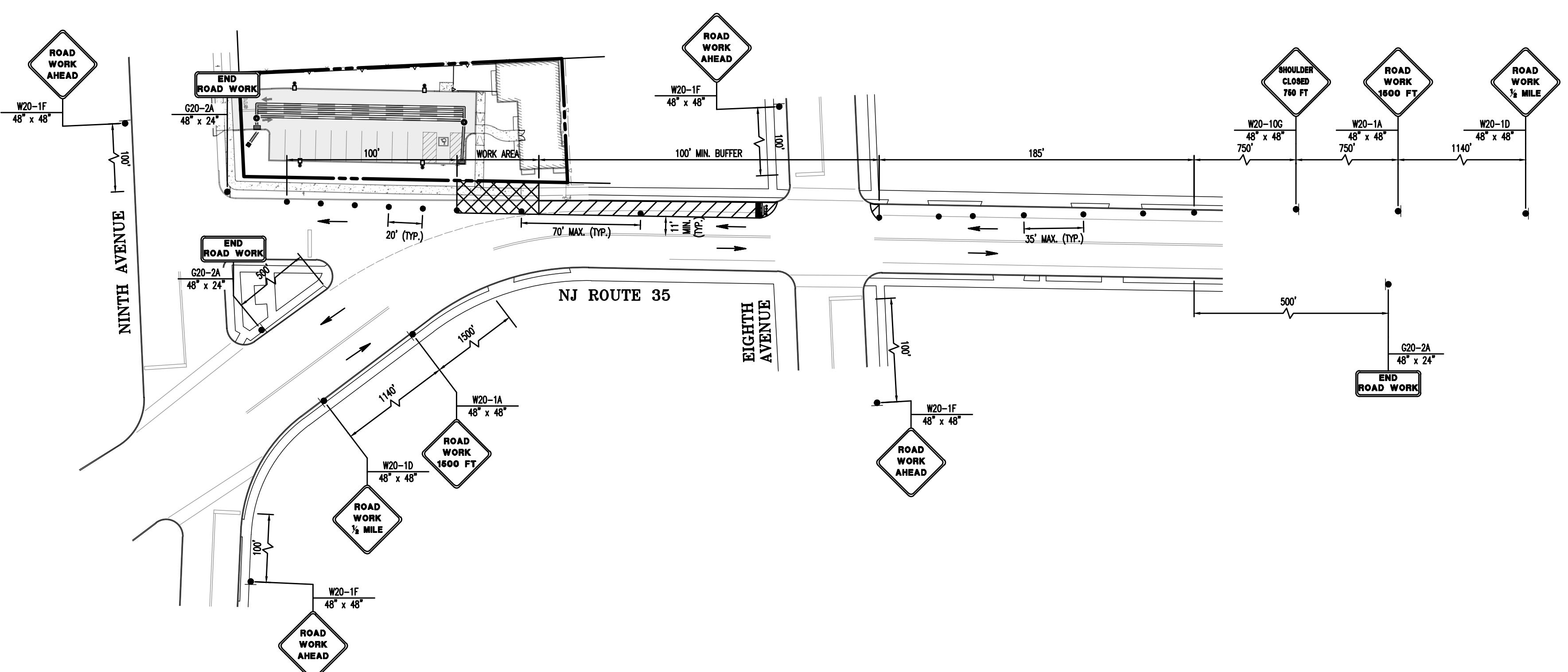
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THESE PLANS ARE FOR THE DESIGN AND CONSTRUCTION OF WORK WITHIN THE NJDOT ROW ONLY. FOR INFORMATION ON IMPROVEMENTS OUTSIDE OF THE NJDOT ROW, SEE PLANS PREPARED BY DYNAMIC ENGINEERING. ANY DISCREPANCIES BETWEEN THESE PLANS AND OTHERS SHOULD BE BROUGHT TO THE ATTENTION OF DYNAMIC TRAFFIC IMMEDIATELY.

DYNAMIC TRAFFIC, LLC
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New Jersey Certificate of Authorization No. 122447

TITLE: NJDOT TRAFFIC CONTROL PLAN	
PROJECT: B & B COMMERCIAL, LLC PROPOSED DRIVEWAY CLOSURE & SITE IMPROVEMENTS BLOCK 407, LOT 1 404 NJ ROUTE 35 (MP 23.30) TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY	JOB No: 5152 24-00173 DATE: 07/31/25 DRAWN BY: MSA DESIGNED BY: NED CHECKED BY: JPT SHEET No: 11 Comments
NICOLE E DAHL PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 60909	JUSTIN TAYLOR PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 45988 811 PROTECT YOURSELF Call Before You Dig 811 ALWAYS REQUEST NOTIFICATION OF UNDERGROUND UTILITIES BEFORE YOU DIG TO ENSURE THE SAFETY OF SURFACE AMENITIES IN ANY STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Comments

Date

Rev.

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