PRELIMINARY & FINAL MAJOR SUBDIVISION

21 DENNIS STREET

LOT 39, BLOCK 28

BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200 FT. OF SITE

October 2, 2017
11:35 AM

BOROUGH OF WEST LONG
Block and Lot List

Batch Id: B28 L39

Identification		Name / Street Address / City, State / Property Location	Zip
Block: 28	Lot: 19.04	COSENTINO, ROBERT P & MARY M 18 MITCHELL TERRACE WEST LONG BRANCH, NJ 18 MITCHELL TERRACE	07764
Block: 28	Lot: 19.06	RUSSOMANNO, DIANE 21 MITCHELL TERRACE WEST LONG BRANCH, N J 21 MITCHELL TERRACE	07764
Block: 28	Lot: 19.07	NEUWIRTH, GARY & STELLA 19 MITCHELL TERRACE WEST LONG BRANCH, NJ 19 MITCHELL TERRACE	07764
Block: 28	Lot: 19.08	SMALTINI, FRANK & VALERIE FISHER- 17 MITCHELL TERRACE WEST LONG BRANCH, NJ 17 MITCHELL TERRACE	07764
Block: 28	Lot: 19.09	FERRARO, THEODORE FAMILY TRUST 15 MITCHELL TERRACE WEST LONG BRANCH, NJ 15 MITCHELL TERRACE	07764
Block: 28	Lot: 33.01	BRUSH, RAYMOND J & PATRICIA B 6 DENNIS STREET WEST LONG BRANCH, NJ 6 DENNIS STREET	07764
Block: 28	Lot: 36.01	LIVINGSTON, JOHN C & BERTHA C 8 DENNIS STREET WEST LONG BRANCH, N J 8 DENNIS STREET	07764
Block: 28	Lot: 72	GRAFF, MICHAEL A & TOBI E 26 BROOKWILLOW AVE WEST LONG BRANCH, NJ 26 BROOKWILLOW AVE	07764
Block: 28	Lot: 87	SHAHEEN, S HENRY PO BOX 282 WEST LONG BRANCH, NJ 310 NORWOOD AVENUE	07764
Block: 28	Lot: 37.01	FODERARO, ROCCO & JOAN 10 DENNIS STREET WEST LONG BRANCH, N J	07764
Block: 28	Lot: 19.05	CRUZ, PETAGAY M & ELPIDIO 20 MITCHELL TERRACE WEST LONG BRANCH, NJ 20 MITCHELL TERRACE	07764
Block: 28	Lot: 41	FACCONE, SUSAN P & XULIANO THOMAS 17 DENNIS STREET WEST LONG BRANCH, NJ 17 DENNIS STREET	07764
Block: 28	Lot: 42	BONETT, PERRY L & WENDY 13 DENNIS STREET WEST LONG BRANCH, NJ 13 DENNIS STREET	07764
Block: 28	Lot: 43	DAMBRISI, THOMAS & CORTESE, CARA 11 DENNIS STREET WEST LONG BRANCH, NJ 11 DENNIS STREET	07764
Block: 28	Lot: 50	STEETS, ROBERT & ROSANNE 56 WALL STREET WEST LONG BRANCH, NJ 56 WALL STREET	07764
Block: 28	Lot: 52	KILLEEN, THERESA L. 60 WALL STREET WEST LONG BRANCH, NJ 60 WALL STREET	07764
Block: 28	Lot: 53	MANCINI, NICHOLAS F & YVONNE 64 WALL STREET WEST LONG BRANCH, NJ 64 WALL STREET	07764
Block: 28	Lot: 55	GAUDIOUS, CARMEN V & MARY ANN 68 WALL STREET WEST LONG BRANCH, NJ 68 WALL STREET	07764
Block: 28	Lot: 56.01	FACCONE, ALEXANDRA A 25 BROOKWILLOW AVENUE WEST LONG BRANCH, NJ 25 BROOKWILLOW AVE	07764
Block: 28	Lot: 56.02	FACCONE, ALEXANDRA A 25 BROOKWILLOW AVENUE WEST LONG BRANCH, NJ 25 BROOKWILLOW AVE	07764

LIST OF UTILITY COMPANIES

New Jersey American Water Company Inc,
Donna Short/ GIS Supervisor
1025 laurel Oak Rd
Voorhees, NJ 08043

JCP&L Co.
Attn: Richard Cohen
300 Madison Ave
Morristown, NJ 07962

Verizon
175 W. Main Street
Freehold, NJ 07728
Attn: Corporate Secretary/
Senior Right Of Way Agent

Comcast Cable Company
403 South Street
Eatontown, NJ 07724
Attn: General Manager

New Jersey natural Gas Co.
P O Box 1378
1415 Wyckoff Road
Wall, NJ 07719
Attn: Corporate Secretary /
Right of Way Dept.

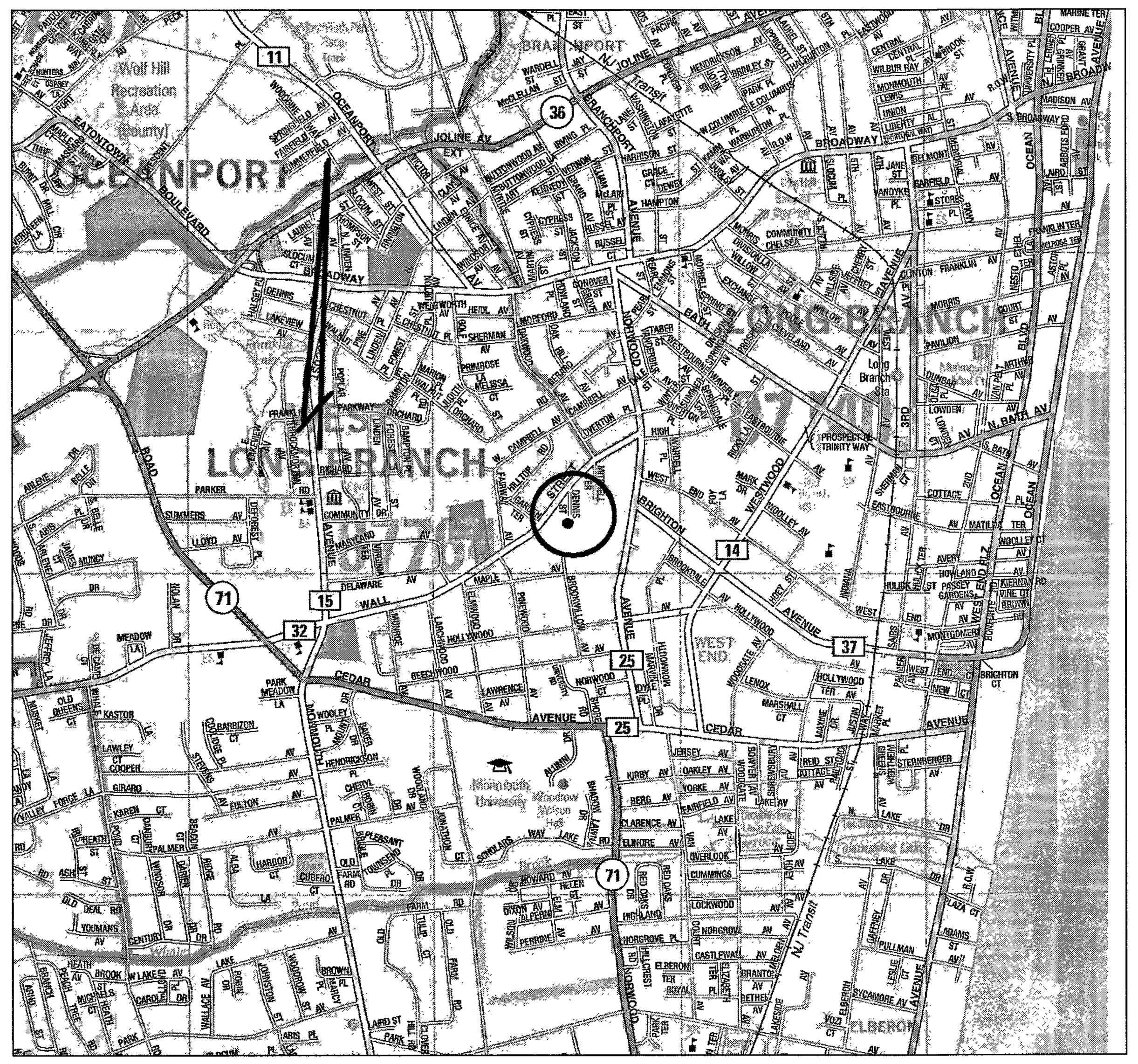
TRWRA
1 Highland Ave.
Monmouth Beach, NJ 0775[illegible]

Long Branch Sewerage Authority
150 Joline Ave
Long Branch, NJ 07740
Mailing Address:
P O Box 720
Long Branch, NJ 07740

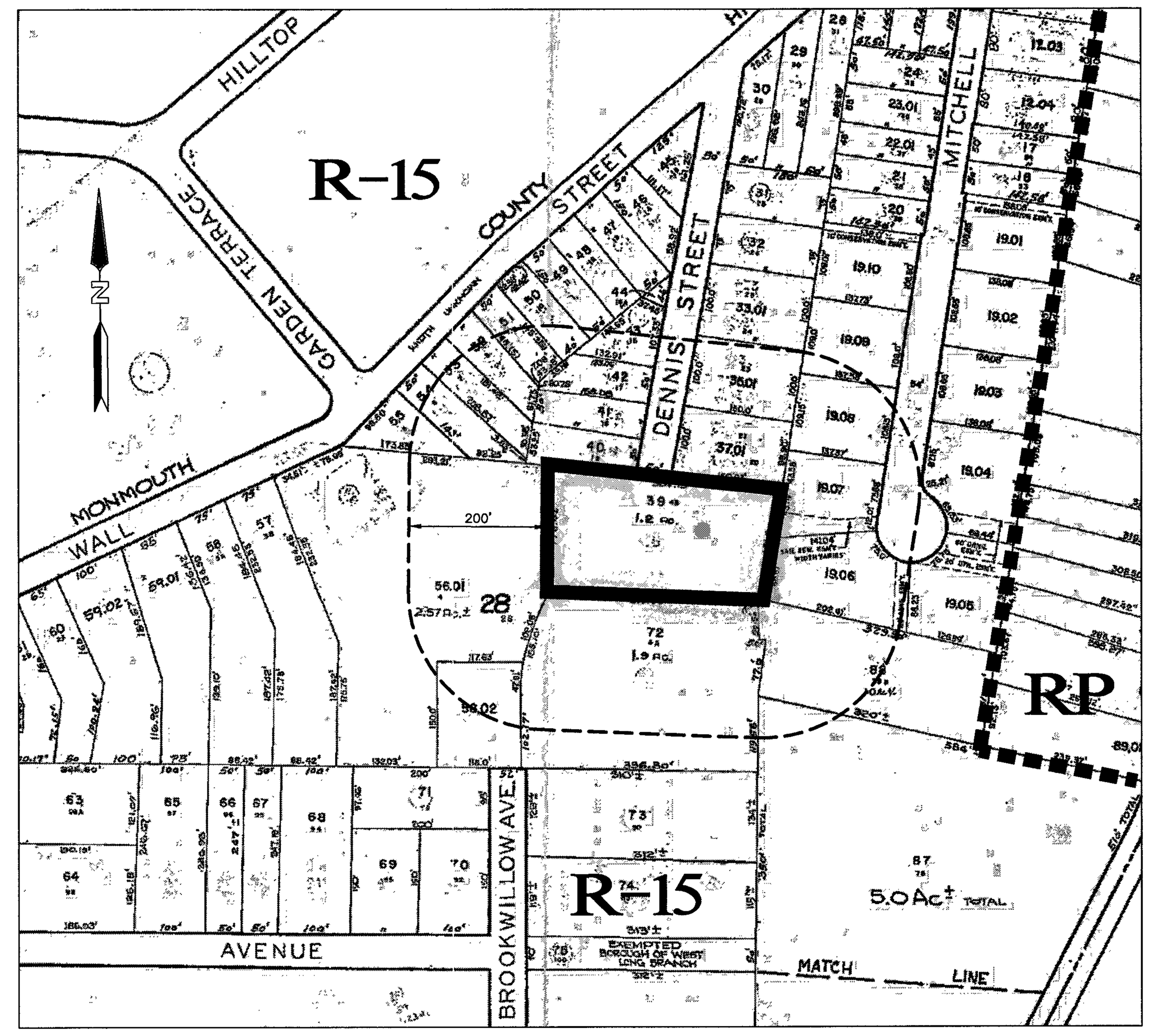
(If on State HWY)
NJ Dept of Transportation
1035 Parkway Ave
Trenton, NJ 08625

And

Monmouth County Planning Board
P O Box 1255
Freehold, NJ 07727-1255



KEY MAP
SCALE: 1"=2000'±



TAX MAP
SCALE: 1"=200'

AREA MAP
SCALE: 1"=200'

GENERAL NOTES:

1. PROPERTY KNOWN AS LOT 39 IN BLOCK 28 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 10.
2. OUTBOUND SURVEY PREPARED BY CHARLES SURMONTE P.E. & P.L.S. DATED 1-11-16.
3. HORIZONTAL AND VERTICAL DATUM ARE ASSUMED.
4. THE APPLICANT PROPOSES TO SUBDIVIDE THE SUBJECT PROPERTY TO CREATE (2) RESIDENTIAL LOTS.
5. TOTAL LOT AREA PRIOR TO SUBDIVISION: 51,998 S.F. (1.19 Ac.)
6. PROPERTY IS SITUATED IN THE R-15 (SINGLE FAMILY RESIDENTIAL) ZONE.

REQUIREMENTS OF R-15 ZONE:

	REQUIRED	PROP. LOT 39.01	PROP. LOT 39.02
MIN. LOT AREA	15,000 S.F.	21,501 S.F.	22,028 S.F.
MIN. LOT WIDTH	100 FT.	> 100 FT.	> 100 FT.
MIN. LOT FRONTAGE		> 100 FT.	> 100 FT.
PRINCIPAL BUILDING			
MIN. FRONT YARD SETBACK	35 FT.	35 FT.	35 FT.
MIN. SIDE YARD SETBACK	10 FT.	10 FT.	10 FT.
MIN. SIDE YARD SETBACK COMBINED	30 FT.	30 FT.	30 FT.
MIN. REAR YARD SETBACK	25 FT.	25 FT.	25 FT.
MAXIMUM BUILDING COVERAGE	25% (6,695 S.F.)	13.9%	13.7%
MAXIMUM LOT COVERAGE	38% (10,518 S.F.)	< 38%	< 38%

THE APPLICANT SEEKS A VARIANCE FOR EXISTING NON-CONFORMING LOT WIDTH ON IMPROVED ROAD — 100 FT. REQUIRED, 50.02 FT. EXISTING

7. THIS PROJECT IS NOT A MAJOR DEVELOPMENT SINCE THE NET INCREASE OF THE IMPERVIOUS AREA IS LESS THAN 1/4 ACRE AND THE PROPOSED DISTURBANCE IS LESS THAN ONE ACRE.
   PROPOSED DISTURBANCE: 42,356 S.F.

EXISTING IMPERVIOUS AREA (RECENTLY REMOVED):

DWELLING AND FRONT WALKS:	1179 S.F.
GARAGE AND SIDE CONCRETE PATIO	803 S.F.
SHED	160 S.F.
GRAVEL DRIVEWAY	2819 S.F.
	5501 S.F.

PROPOSED IMPERVIOUS AREA:

CUL-DE-SAC	5728 S.F.
DRIVEWAYS	803 S.F.
	160 S.F.
	7591 S.F.

8. APPLICANT/OWNER: ERCOLINO BUILDERS & DEVELOPERS, LLC
   4 MITCHELL TERRACE
   WEST LONG BRANCH 07764
9. ELECTRIC SERVICE SHALL BE OVERHEAD
10. LIST OF OUTSIDE AGENCIES:
    - MONMOUTH COUNTY PLANNING BOARD
    - FREEHOLD SOIL CONSERVATION DISTRICT
    - TWO RIVER WATER RECLAMATION AUTHORITY

INDEX

SHEET No.	DESCRIPTION
1	COVER SHEET & GENERAL NOTES
2	IMPROVEMENT PLAN
3	LANDSCAPING PLAN
4	SOIL EROSION AND SEDIMENT CONTROL PLAN
5	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
6	LIGHTING PLAN
7	CONSTRUCTION DETAILS
SHEET 1 OF 1	FINAL PLAT – MAJOR SUBDIVISION

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF WEST LONG BRANCH

CHAIRMAN ________ DATE ________

SECRETARY ________ DATE ________

ENGINEER ________ DATE ________

NO.	DATE	DESCRIPTION

COVER SHEET AND GENERAL NOTES

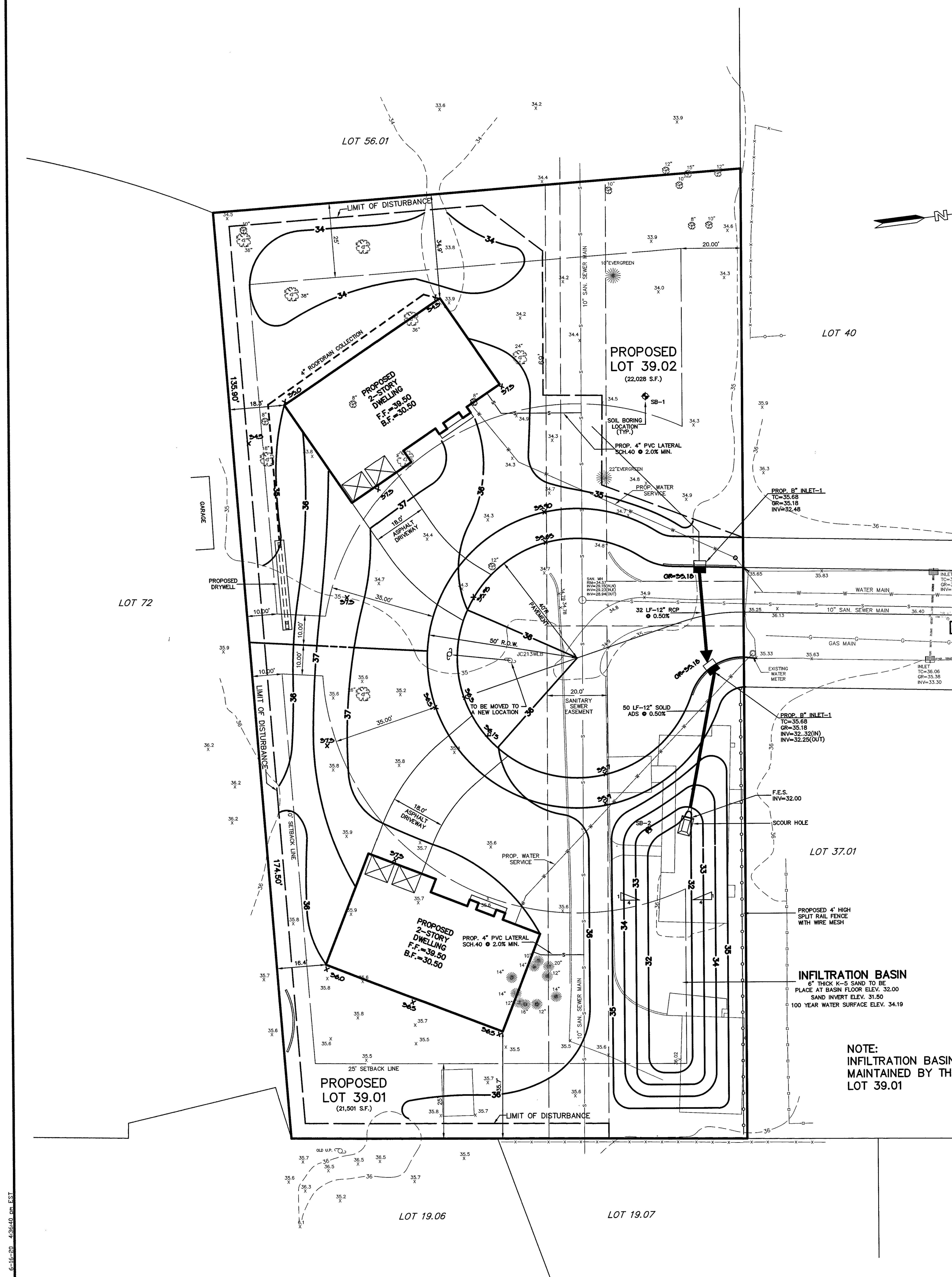
21 DENNIS STREET
LOT 39 BLOCK 28

BOROUGH OF WEST LONG BRANCH — MONMOUTH COUNTY — NEW JERSEY

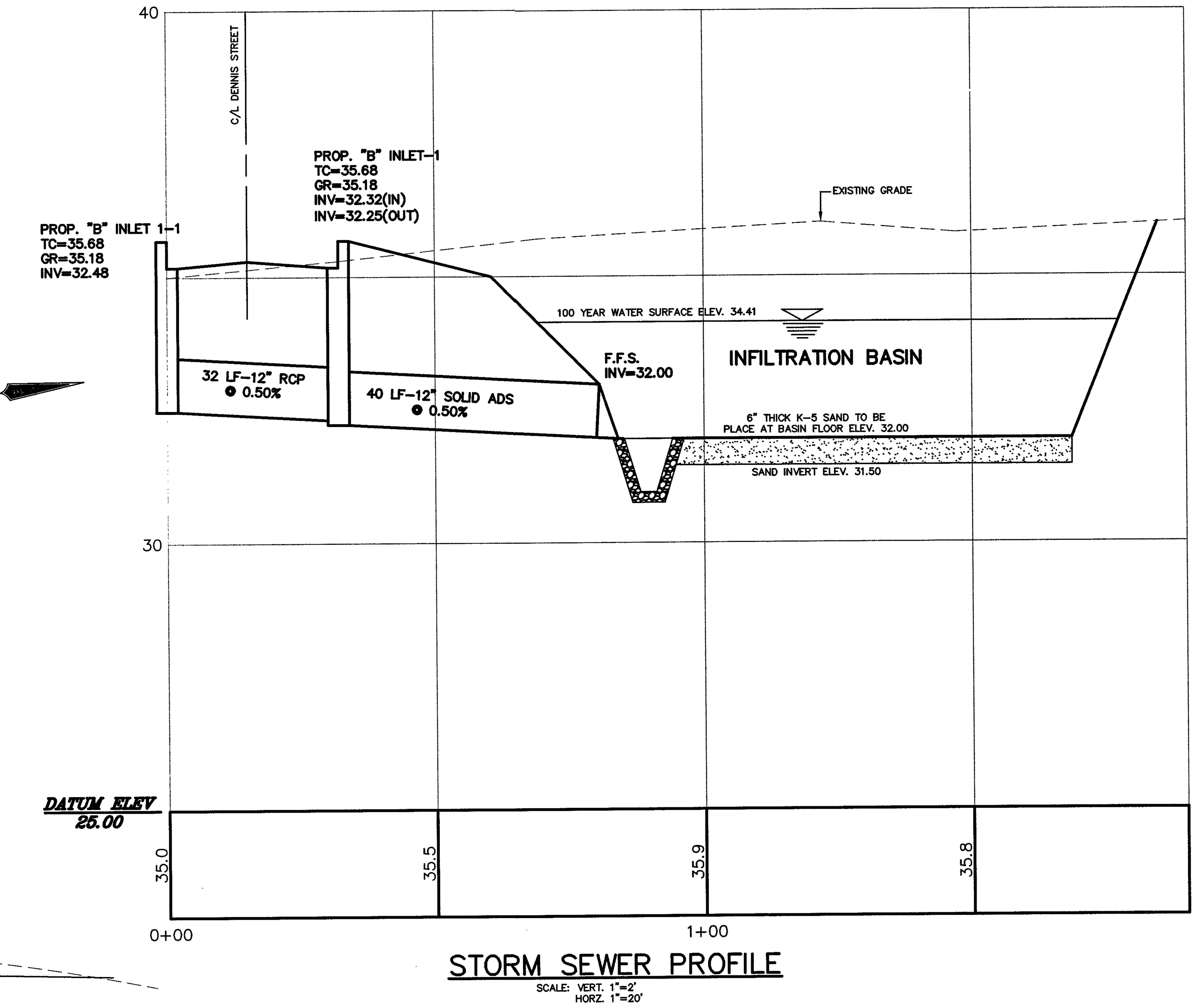
Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	DATE:	SCALE:	SHEET:
17-753	02-17-20	AS SHOWN	1 OF 7



NOTE:
INFILTRATION BASIN SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER OF PROPOSED LOT 39.01



STORM SEWER PROFILE
SCALE: VERT. 1"=2'
HORZ. 1"=20'

SOIL BORING NO. 1
21 Dennis St.
Lot 59, Block 28
Borough of West Long Branch
Monmouth County, New Jersey
Project No. 19-7122

0 – 5"	Brown sandy topsoil, 10 YR 5/3
5" – 10"	Light yellowish brown loamy sand, 10 YR 6/4
10" – 4'8"	Brownish yellow loamy sand, 10 YR 6/6
4'8" – 5'2"	Yellowish brown sand, 10 YR 5/6
5'2" – 5'5"	Yellow sand, 10 YR 7/8
5'5" – 6'5"	Brownish yellow sand, 10 YR 6/6
6'5" – 7'8"	Yellowish brown sand, 10 YR 5/6
7'8" – 8'0"	Brownish yellow sand, 10 YR 6/8
8'0" – 12'0"	Yellowish brown sand, 10 YR 5/6

Boring performed on 12/12/19
Boring location: 25'into lot, 50' to right from Dennis St. pavement
Permeability sample taken at 5' deep
Seasonal high water not indicated
Standing water not encountered
Weather: 36°, Sunny with clouds
Boring performed by R.C. Burdick P.E.P.P.P.C

[illegible]
Robert C. Burdick P.E. 30929

SOIL BORING NO. 2
21 Dennis St.
Lot 59, Block 28
Borough of West Long Branch
Monmouth County, New Jersey
Project No. 19-7122

0 – 6"	Brown sandy topsoil, 10 YR 5/3
6" – 10"	Light yellowish brown loamy sand, 10 YR 6/4
10" – 1'0"	Yellowish brown loamy sand, 10 YR 5/6
1'0" – 3'10"	Brownish yellow sand, 10 YR 6/6
3'10" – 4'5"	Yellowish sand, 10 YR 7/8
4'5" – 5'5"	Brownish yellow sand, 10 YR 6/6
5'5" – 6'0"	Brownish yellow sand, 10 YR 6/8
6'0" – 7'0"	Brownish yellow sand, 10 YR 6/8 marbled with light yellowish brown sand, 2.5Y 6/3
7'0" – 7'5"	Brownish yellow sand, 10 YR 6/8 marbled with light yellowish brown sand, 2.5Y 6/3 and brownish yellow sand, 10 YR 6/8
7'5" – 8'0"	Brownish yellow sand, 10 YR 6/8 with yellowish brown sand, 1o YR 5/8
8'0" – 12'0"	Yellowish brown loamy sand, 10 YR 5/6

Boring performed on 12/12/19
Boring location: 25'into lot, 50' to left from Dennis St. pavement
Permeability sample taken at 5' deep
Seasonal high water not indicated
Standing water not encountered
Weather: 36°, Sunny with clouds
Boring performed by R.C. Burdick P.E.P.P.P.C

[illegible]
Robert C. Burdick P.E. 30929

NO.	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SUBDIVISION
IMPROVEMENT PLAN
21 DENNIS STREET
LOT 39 BLOCK 28

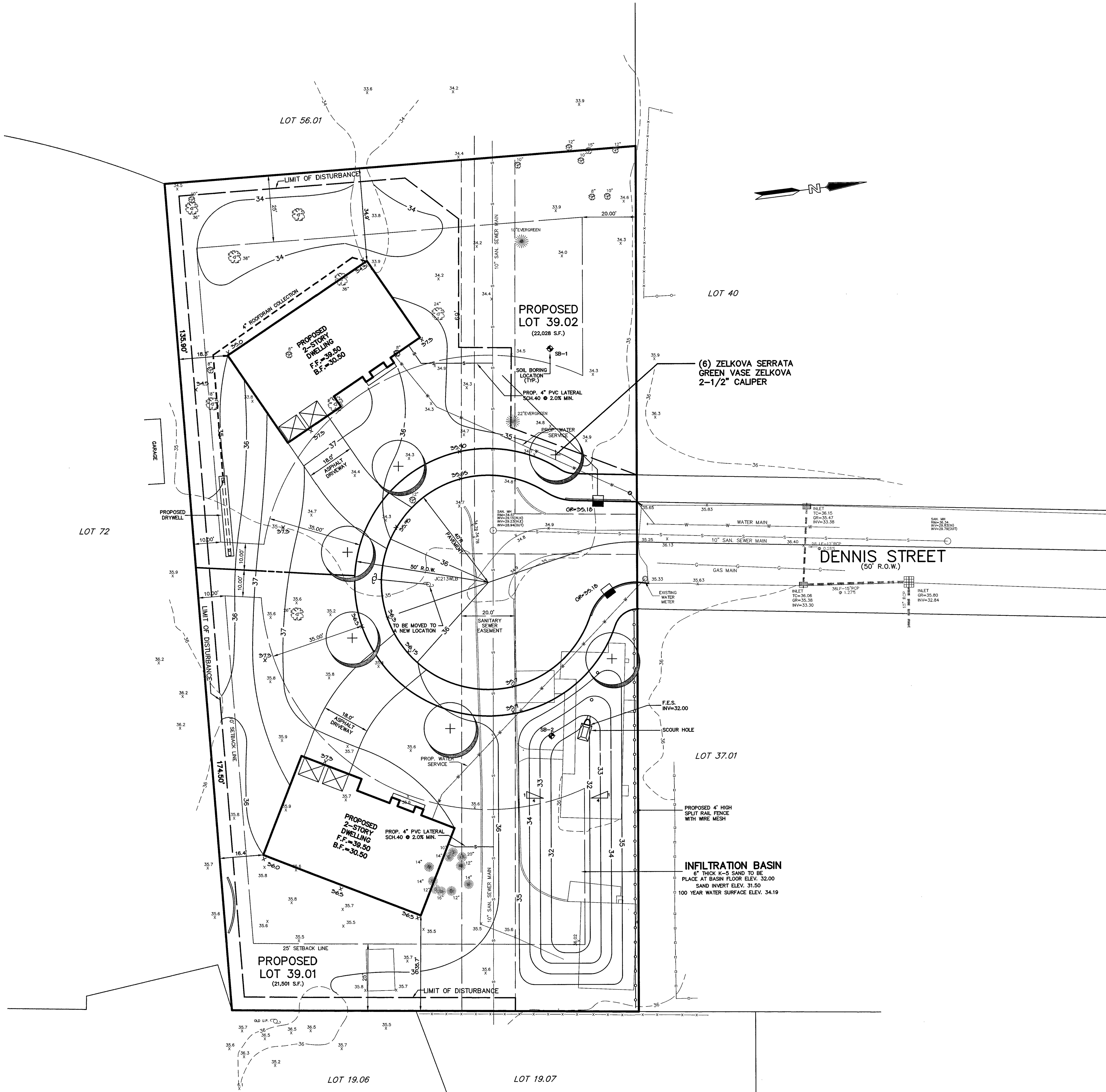
BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

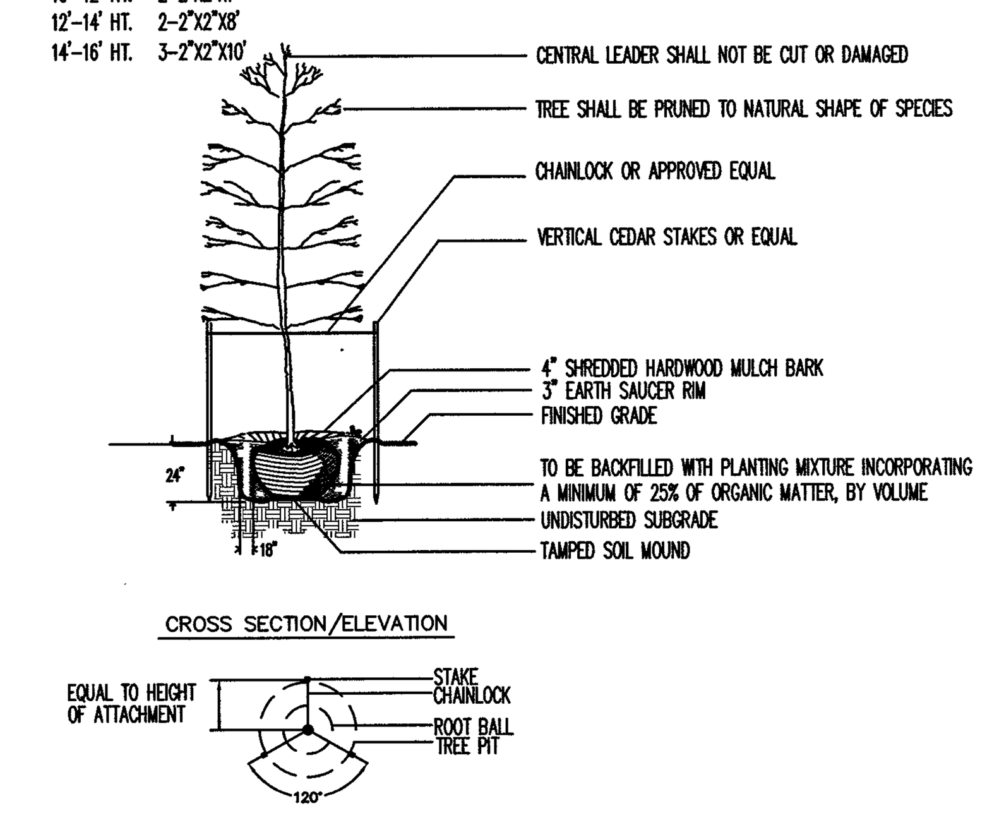
301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	DATE:	SCALE:	SHEET:
17-753	02-17-20	1"=20'	2 OF 7

17-753Imp.dwg 6-16-20 4:36:40 pm EST



TREE SIZE	STAKES
8'-10' HT.	2-2"X2"X6'
10'-12' HT.	2-2"X2"X7'
12'-14' HT.	2-2"X2"X8'
14'-16' HT.	3-2"X2"X10'



NOTE:
ALL NEW TREES PLANTED SHALL HAVE WIRE TRANSPORTATION BASKET REMOVED BEFORE PLANTING

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEANUP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FOR TREES AND A MINIMUM OF TWO (2) YEAR FOR SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT SHRUBS NOT PLANTED FROM DRYING. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15, SEPTEMBER 15 THROUGH NOVEMBER 15. PLANTING IS ACCEPTABLE DURING OTHER MONTHS IF WEATHER PERMITS, THE GROUND IS NOT FROZEN AND SUPPLEMENTAL WATERING IS PROVIDED IN THE SUMMER.
11. NO PLANTS, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUM AND STRAIGHT. SET AT SUCH LEVELS THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED PRIOR TO PLANTING. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES MUST NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD AND HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED, UNLESS OTHERWISE NOTED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED.
16. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWNS
17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH
18. TOPSOIL MIXTURE FOR BACKFILLING PLANTED AREAS SHALL CONSIST OF 2 PARTS BY VOLUME LOAMY TOPSOIL THOROUGHLY MIXED WITH ONE PART PEAT MOSS. APPLY 10-6-4 STARTER FERTILIZER AS PER MANUFACTURER'S RECOMMENDATION.
19. ALL DISTURBED AREAS TO BE TREATED WITH 6" TOP SOIL & SEEDED OR SODDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON THE SOIL EROSION & SEDIMENT CONTROL PLAN.

THIS PLAN IS TO BE USED FOR LANDSCAPING PURPOSES ONLY

NO.	DATE	DESCRIPTION

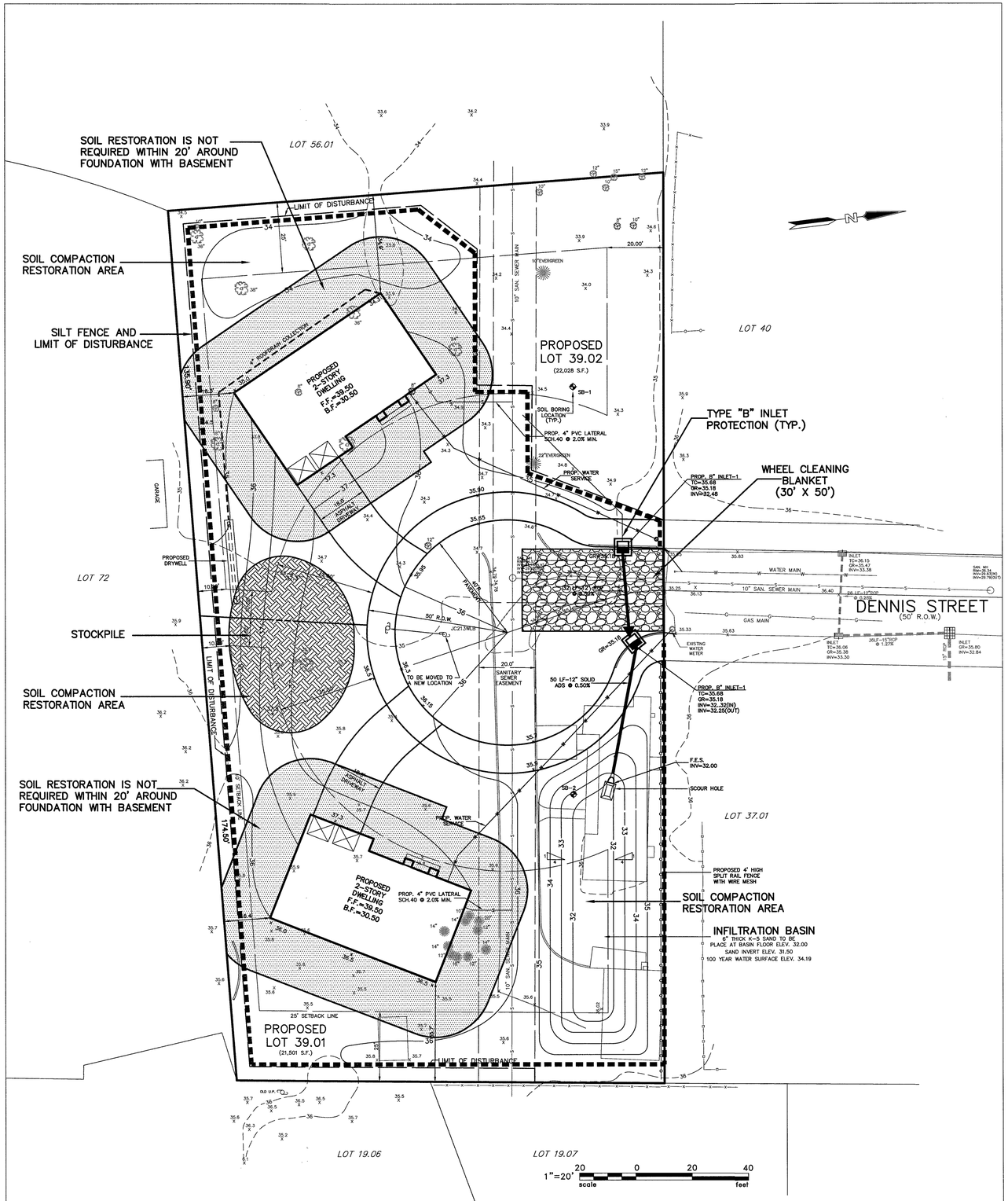
PRELIMINARY & FINAL MAJOR SUBDIVISION
LANDSCAPING PLAN
21 DENNIS STREET
LOT 39 BLOCK 28

BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	DATE:	SCALE:	SHEET:
17-753	02-17-20	1"=20'	3 OF 7



STANDARD FOR LAND GRADING

Conditions Where Practice Applies

This practice is applicable where grading to planned elevations is practical and it is determined that grading is needed. Grading that involves the disturbance of vegetation over large areas shall be avoided. It may be necessary to provide for temporary stabilization of large areas.

Water Quality Enhancement

Proper grading of disturbed sites will protect against soil loss from erosion, enhance establishment of permanent vegetative cover and help to properly manage stormwater runoff all of which will reduce off site discharge of pollutants.

Planning Criteria

The grading plan and installation shall be based upon adequate topographic surveys and investigations. The plan is to show the location, slope, cut, fill and finish elevation of the surfaces to be graded. The plan should also include auxiliary practices for safe disposal of runoff water, slope stabilization, erosion control and drainage. Facilities such as waterways, ditches, diversions, grade stabilization structures, retaining walls and subsurface drains should be included where necessary.

Erosion control measures shall be designed and installed in accordance with the applicable standard contained herein.

The development and establishment of the plan shall include the following:

1. The cut face of earth excavations and fills shall be no steeper than the safe angle of repose for the materials encountered and flat enough for proper maintenance.
2. The permanently exposed faces of earth cuts and fills shall be vegetated or otherwise protected from erosion.
3. Provisions shall be made to safely conduct surface water to storm drains or suitable water courses and to prevent surface runoff from damaging cut faces and fill slopes.
4. Subsurface drainage is to be provided to areas having a high water table, to intercept seepage that would adversely affect slope stability, building foundations or create undesirable wetness. See Standard for Subsurface Drainage, pg. 32-1.
5. Adjoining property shall be protected from excavation and filling operations.
6. Fill shall not be placed adjacent to the bank of a stream or channel, unless provisions are made to protect the

Soil Management and Preparation

Subgrade soils prior to the application of topsoil shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.

This section of this Standard addresses the potential for excessive soil compaction in light of the intended land use, testing for excessive soil compaction where permanent vegetation is to be established and mitigation of excessive soil compaction when appropriate.

Due to use or setting, certain disturbed areas will not require compaction remediation including, but not limited to the following:

1. Within 20 feet of building foundations with basements, 12 feet from slab or crawl space construction.
2. Where soils or gravel surfaces will be required to support post-construction vehicular traffic loads such as roads, parking lots and driveways (including gravel surfaces), bicycle paths or pedestrian walkways (sidewalks etc)
3. Airports, railways or other transportation facilities
4. Areas requiring industry or government specified soil designs, including golf courses, landfills, wetland restoration, septic disposal fields, wet/land ponds, etc.
5. Areas governed or regulated by other local, state or federal regulations which dictate soil conditions
6. Brownfields (capped uses), urban redevelopment areas, in fill areas, recycling yards, junk yards, and quarries
7. Slopes determined to be inappropriate for safe operation of equipment
8. Portions of a site where no heavy equipment travel or other disturbance has taken place
9. Areas receiving temporary vegetative stabilization in accordance with the Standard.
10. Where the area available for remediation practices is 500 square feet or less in size.
11. Locations containing shallow (close to the surface) bedrock conditions.

Areas of the site which are subject to compaction testing and/or mitigation shall be graphically denoted on the certified soil erosion control plan.

Soil compaction remediation or testing to prove remediation is not necessary will be required in areas where permanent vegetation is to be established that are not otherwise exempted above. Testing method shall be selected, and soil compaction testing shall be performed by, the contractor or other project owner's representative (e.g. engineer). A minimum of two (2) tests shall be performed for projects with an overall limit of disturbance of up to one (1) acre and at a rate of two (2) tests per acre of the overall limit of disturbance for larger areas which shall be evenly distributed over the area of disturbance subject to testing. Tests shall be performed in areas representative of the construction activity prevailing in the area. In the event this testing indicates compaction in excess of the maximum thresholds indicated for the testing method, the contractor/owner shall have the option to perform compaction mitigation over the entire disturbed area (excluding exempt areas) or to perform additional testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Soil Test Method Options

1. Probing Wire Test Method

   This test shall be conducted with a firm wire (15-1/2 gauge steel wire - e.g. survey marker flag, straight wire stock, etc.), 18 to 21 inches in length, with 6" inches from one end visibly marked on the wire. Conduct wire flag test by holding the wire flag near the flag end and push it vertically into the soil at several different locations in the field to the lesser of a 6 inch depth or the depth at which it bends due to resistance in the soil. Record the depth at which it bends due to resistance in the soil. The wire should penetrate without bending or deforming at least 6" into the ground by hand, without the use of tools. If penetration fails and an obstruction is suspected (rocks, root, debris, etc.) the test can be repeated in the same general area. If the test is successful the soil is not excessively compacted. If the wire is difficult to insert (wire bends or deforms prior to reaching 6 inches in depth) the soil may be excessively compacted and compaction mitigation or further testing via method 3 or 4 below is required, the choice of which is at the contractor/owner's discretion.

2. Handheld Soil Penetrometer Test Method

   This test shall be conducted based on the Standard Operation Procedure (SOP) #RCE2010-001, prepared by the Rutgers Cooperative Extension, Implemented June 1, 2010, last revised February 28, 2011. A result of less than or equal to 300 psi shall be considered passing. If the result is greater than 300 psi the soil may be excessively compacted and compaction mitigation or further testing via method 3 or 4 below is required, the choice of which is at the contractor/owner's discretion.

3. Tube Bulk Density Test Method

   This test shall be certified by a New Jersey Licensed Professional Engineer utilizing only undisturbed samples (reconstitution of the sample not permitted) collected utilizing the procedure for Soil Bulk Density Tests as described in the USDA NRCS Soil Quality Test Kit Guide, Section 1-4, July 2001. When the texture of the soil to be tested is a sand or loamy sand and lack of soil cohesion or the presence of large amounts of coarse fragments, roots or worm channels prevent the taking of undisturbed samples, this test shall not be used.

   Where the results of replicate tests differ by more than ten percent (10%), the samples shall be examined for the following defects:

   i. Cracks, worm channels, large root channels or poor soil tube contact within the samples;
   ii. Large pieces of gravel, roots or other foreign objects
   iii. Smearing or compaction of the upper or lower surface of the samples

   If any of the defects described in 3 (i-iii) above are found, the defective core(s) shall be discarded and the test repeated using a new replicate sample for each defective replicate sample. The bulk density (defined as the weight of dry soil per volume) results shall be compared with the Maximum Dry Bulk Densities in Table 19-1. A result of less than or equal to the applicable maximum bulk density shall be considered passing. If the result is greater than the maximum bulk density the soil shall be considered excessively compacted and compaction mitigation is required.

4. Nuclear Density Test Method

   This test shall be certified by a New Jersey Licensed Professional Engineer and conducted by a nuclear gauge certified inspector pursuant to ASTM D6938 . The bulk density measurement results shall be compared with the Maximum Dry Bulk Densities in Table 19-1. A result of less than or equal to the applicable maximum bulk density shall be considered passing. If the result is greater than the maximum bulk density the soil shall be considered excessively compacted and compaction mitigation is required.

Table 19-1 – Maximum Dry Bulk Densities (grams/cubic centimeter) by soil type

Soil Type/Texture	Bulk Density (g/cc)
Coarse, Medium and Fine Sands and Loamy Sands	1.80
Very Fine Sand and Loamy Very Fine Sand	1.77
Sandy Loam	1.75
Loam, Sandy Clay Loam	1.70
Clay Loam	1.65
Sandy Clay	1.60
Silt, Silt Loam	1.55
Silty Clay Loam	1.50
Silty Clay	1.45
Clay	1.40

Source: USDA Natural Resource Conservation Service, Soil Quality Information Sheet, Soil Quality Resource Concerns: Compaction, April 1996

5. Additional testing methods which comform to ASTM standards and specificaitons, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Procedures for Soil Compaction Mitigation

If subgrade soils are determined to be excessively compacted by testing, as identified above, procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover. Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.) or in the alternative, another method as specified by a New Jersey Licensed Professional Engineer.

Installation Requirements

Timber, logs, brush, rubbish, rocks, stumps and vegetative matter which will interfere with the grading operation or affect the planned stability or fill areas shall be removed and disposed of according to the plan.

Topsoil is to be stripped and stockpiled in amounts necessary to complete finish grading of all exposed areas requiring topsoil. See Standard for Topsoiling, pg. 8-1.

Fill material is to be free of brush, rubbish, timber, logs, vegetative matter and stumps in amounts that will be detrimental to constructing stable fills.

All structural fills shall be compacted as determined by structural engineering requirements for their intended purpose and as required to reduce slipping, erosion or excessive saturation.

All disturbed areas shall be left with a neat and finished appearance and shall be protected from erosion. See Standards for Permanent Vegetative Cover for Soil Stabilization, pg. 4-1.

Trees to be retained shall be protected if necessary in accordance with the Standard for Tree Protection During Construction, pg. 9-1.

STANDARD FOR TOPSOILING

Methods and Materials

1. Materials
   - A. Topsoil should be friable[1], loamy[2], 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 be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desicate seedlings and adversely impact growth). Topsoil hauled in from offsite should have a minimum organic matter content of 2.75 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 justifies stripping.
   - B. Stripping should 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. In lieu of soil tests, see lime rate guide in seedbed preparation for Permanent Vegetative Cover for Soil Stabilization, pg. 4-1.
   - 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 the 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. 19-1.
   - 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. Immediately prior to topsoiling, the surface should be scarified 6" to 12" where there has been soil compaction. This will help insure a good bond between the topsoil and subsoil. **This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).**
   - 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 a depth of 5 inches (unsettled) is recommended. 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).

NO.	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SUBDIVISION
SOIL EROSION AND SEDIMENT CONTROL PLAN
SOIL MANAGEMENT AND PREPARATION PLAN
LOT 39 BLOCK 28

BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	DATE:	SCALE:	SHEET:
17-753	02-17-20	AS SHOWN	4 OF 7

TEMPORARY VEGETATIVE COVER

SITE PREPARATION

1. 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.
2. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, WATERWAYS.
3. 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 (CABLE, IRRIGATION SYSTEMS, etc.)

SEEDBED PREPARATION

1. APPLY GROUND LIME STONE 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 1000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMINIG RATE SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY. CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
2. WORK LIME AND FERTILIZER INTO SOIL AS PRACTICAL TO A DEPTH OF 4' WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OF DISKING OPERATION SHOULD BE ON THE GENERAL CONTOURS, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
3. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
4. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.

SEEDING (SELECTION, RATE, DATES AND DEPTH)

COOL SEASON GRASSE (SELECT FROM ONE OF THE FOLLOWING)

SEED SELECTION	SEEDING RATE	OPTIMUM SEEDING DATE	OPTIMUM SEED DEPTH
PERENNIAL RYEGRASS	1.0 LBS/1000 S.F.	02/15 - 05/1, 8/15 - 10/15	0.5 INCH

WARM SEASON GRASSES

SEED SELECTION	SEEDING RATE	OPTIMUM SEEDING DATE	
PEARL MILLET	0.50 LBS/1000 S.F.	05/1 - 09/1	1 INCH

1. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER OR DROP SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
2. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY AND IMPROVE SEEDLING EMERGENCE.
3. APPLY MULCH PER SPECIFICATIONS PROVIDED.

PERMANENT VEGETATIVE COVER

SITE PREPARATION

1. GRADE AS REQUIRED 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.
2. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH TEH STANDARD FOR LAND GRADING.
3. 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 SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED. IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
4. INSTALL NEEDED ROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS.

SEEDBED PREPARATION

1. UNIFORMLY APPLY GROUND LIME STONE 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 1000 SQUARE FEET USING 10-10-10 OR EQUIVALET WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SOIL SURFACE 4 INCHES.
IF FERTILIZER IS NOT INCORPORATED, APPLY 1/2 THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER 1/2 RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING.
2. WORK LIME AND FERTILIZER INTO SOIL AS PRACTICAL TO A DEPTH OF 4' WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OF DISKING OPERATION SHOULD BE ON THE GENERAL CONTOURS, CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
3. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OF LESS OR CONTAINING IRON SULFIED SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION.

SOD PLACEMENT

1. SOD STRIP SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
2. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS (SEEMS) THAT ARE STAGGERED. OPEN SPACES INVITE EROSUION.
3. LIGHTLY ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS AND INVASION OF WEEDS.
4. ON SLOPES GREATER THAN 3:1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES BIODEGRADABLE PLASTIC SPIKES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
5. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERSTANDING OF SOD. THE SAMETECHNIQUE CAN BE USED TO ANOTHER SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
6. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL WATER PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 1 INCH. MAINTAIN WATER FOR AT LEAST TWO WEEKS.

SEEDING MIXTURE (#2 FROM TABLE 4-2)

WARM SEASON GRASSES

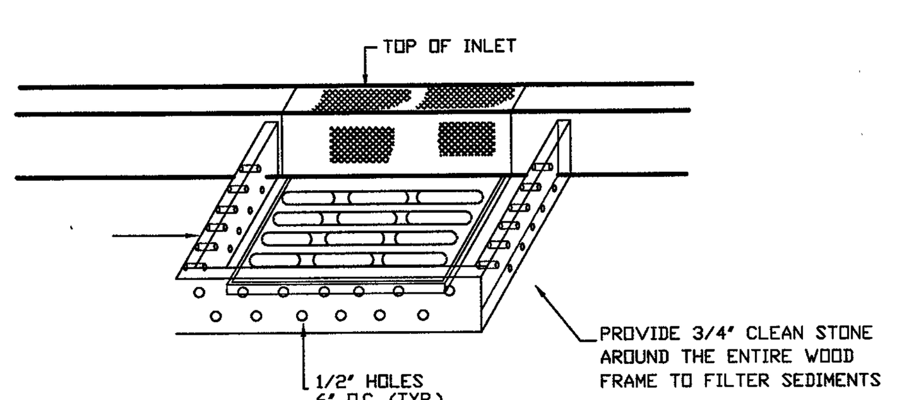
SEED SELECTION	SEEDING RATE	OPTIMUM SEEDING DATE
DEERTONGUE OR	0.35 LBS/1000 S.F. 0.10 LBS/1000 S.F.	02/1 - 04/30 02/1 - 04/30

SEEDING MIXTURE (#13 FROM TABLE 4-2)

COOL SEASON GRASSE (SELECT FROM ONE OF THE FOLLOWING)

SEED SELECTION	SEEDING RATE	OPTIMUM SEEDING DATE	ACCEPTABLE SEEDING DATE
HARD FESCUE	4.0 LBS/1000 S.F.	08/15-10/3	02/01-04/30
PERENNIAL RYEGRASS	1.0 LBS/1000 S.F.	08/15-10/3	02/01-04/30
KENTUCKY BLUEGRASS	1.0 LBS/1000 S.F.	08/15-10/3	02/01-04/30

1. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER OR DROP SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
2. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY AND IMPROVE SEEDLING EMERGENCE.
3. APPLY MULCH PER SPECIFICATIONS PROVIDED.
3. APPLY MULCH PER SPECIFICATIONS PROVIDED.



TYPE "B" INLET PROTECTION

N.T.S.

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 THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION ISD 3TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED OR SEED.

APPLICATION - SPRED MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000 S.F. SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING ASHALL BE ACOMPLISHED 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 SLOPE, AND COSTS.

1. 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 CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH EACH PEGS WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREA TO BE MOWED.
3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HORROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVESABLE BY TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH. LIKE A DISC HORROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH IN VALLEYS, AND AT THE CREST OF THE BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. 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, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED TO AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

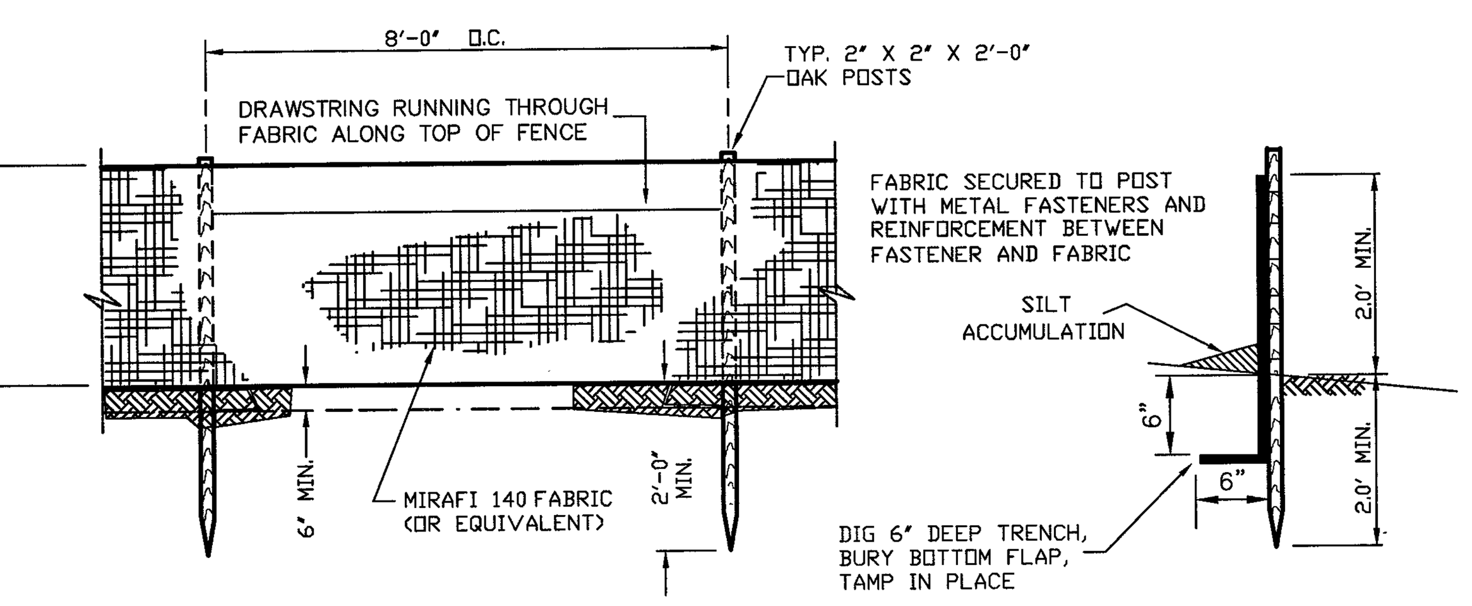
B. WOOD FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OF GERMINATION INHIBITING, USED AT THE RATE OF 1500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAING CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENT. THE DRY PELLERS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 IBS/1000 S.F. 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, SEEDED AREAS WHERE WEED-SEED FREE MULCH 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 SPREADING PELLETIZED MULCH ON THE SEED BED 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 MIN. OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETAION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER ON DROUGHTY SITES.
6. TOPDRESSING
SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN SECTION-2A SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW UP ON TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1000 S.F. EVERY 3 TO 5 WEEKS UNTIL THE GROSS NIROGEN DEFICIENCY IN THE TURF IS AMELIORATED.
7. ESTABLISHING PERMANENT VEGETATION 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 THE TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETAION. 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 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANGAGED.

SEQUENCE OF CONSTRUCTION

1. INSTALLATION OF SEDIMENT FABRIC PRIOR TO ANY LAND DISTURBANCE.
2. CONSTRUCT VEHICLE WHEEL-CLEANING BLANKET WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS.
3. CLEAR SITE AND PERFORM INITIAL SITE GRADING, WITH APPROPRIATE EROSION CONTROL FACILITIES.
4. APPLY TEMPORARY SEEDING
5. CONSTRUCT DRAINAGE FACILITIES
6. CONSTRUCT NEW DWELLING
7. CONSTRUCT WATER AND SERWER SERVICE
8. CONSTRUCT DRYWELLS
9. CONSTRUCT CURB
10. CONSTRUCT DRIVEWAY
11. CONSTRUCT CUL-DE-SAC BASE COURSE
12. MAINTANANCE OF TEMPORARY EROSION CONTROL MEASURES
13. RESTORATION OF COMPACTED SOILS THROUGH DEEP SCARIFICATION/TILLAGE (6' MINIMUM) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, etc.).
14. PERFORM FINE GRADING, APPLY FINAL SEEDING & INSTALL LANDSCAPING
15. CONSTRUCT FINAL PAVEMENT COURSE
16. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES WHEN PERMANENT EROSION CONTROL MEASURES ARE ACCEPTED BY THE FREEHOLD SOIL CONSERVATION DISTRICT.



TEMPORARY SILTATION CONTROL FENCE

NOTE:

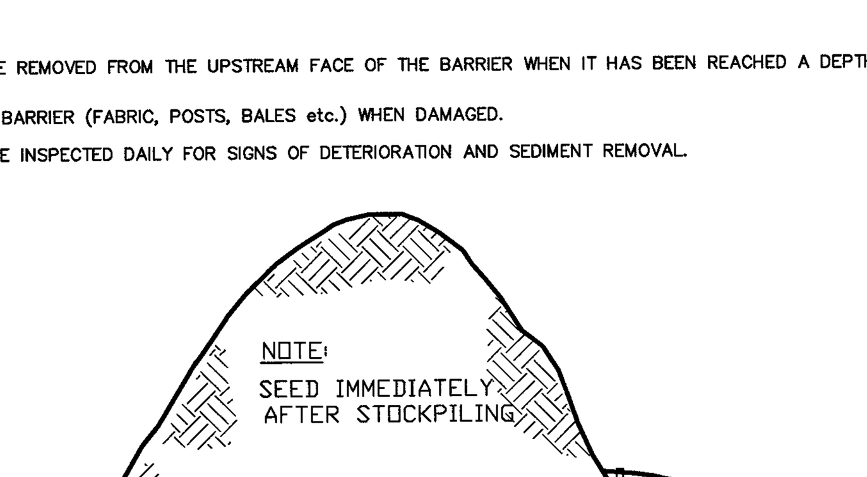
ALL SILT FENCE WILL BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH RAIN.

REQUIREMENTS FOR SILT FENCE:

1. FENCE POST SHALL BE SPACED 8 FEET CENTER TO CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
2. "SUPER" SILT FENCE - A METAL FENCE WITH 6 INCHES OR SMALLER MESH OPENING AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POST, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THE 8 FEET ON CENTER AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED. "SUPER" SILT FENCE IS NOT TO BE USED IN PLACE OF PROPERLY DESIGNED DIVERSIONS WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS et.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

MAINTENANCE:

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS BEEN REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES etc.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.



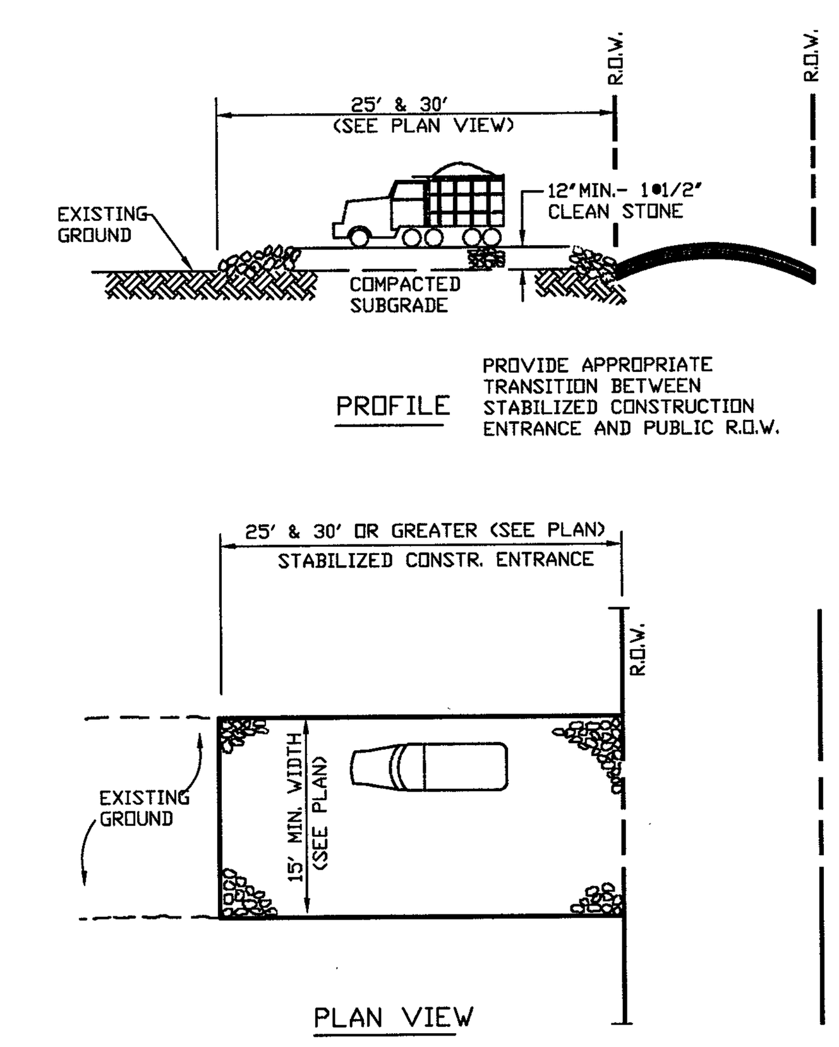
TYPICAL TOPSOIL STOCKPILE

N.T.S.

NOTES:
1. 4"-6" STRIPPING DEPTH IS COMMON (BUT MAY VARY). STOCKPILES SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFFSITE ENVIRONMENTAL DAMAGE. STOCKPILE SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS DESCRIBED HEREON. REFER TO TEMPORARY OR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION.
2. STOCKPILES NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE OR WITHIN 100 FEET OF A NATURAL STREAM.

CONSTRUCTION ACCESS TABLE

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAIN SOILS	FINE GRAIN SOILS
0 TO 2%	50'	100'
2 TO 5%	100'	200'
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	



VEHICLE WHEEL-CLEANING BLANKET

N.T.S.

STABILIZED CONSTRUCTION ACCESS:

INDIVIDUAL LOT ENTRANCE AND EGRESS - AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT INGRESS/EGRESS POINTS MAY REQUIRE A STABILIZED CONSTRICTION ENTRANCE CONSISTING OF No. 3 STONE (1" OR 2") TO PREVENT OR MINIMIZE TRACKING OF SEDIMENTS. WIDTH OF STONE INGRESS/EGRESS SHALL BE EQUAL TO LOT ENTRANCE WIDTH AND SHALL BE A MINIMUM OF TEN FEET IN LENGTH.

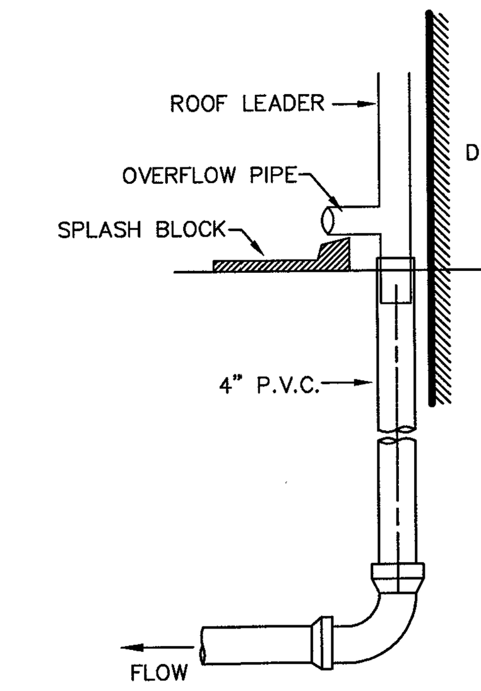
TIRE WASHING - IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH CLEAN WATER BEFORE ENTERING A PAVED ROAD. A WASH STATION MUST BE LOCATED SUCH THAT WASH WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.

WHEN 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 HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

MAINTENANCE:

THE ENTRANCE SHALL MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TO DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENTS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) 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.



ROOFDRAIN CONNECTION DETAIL

NOT TO SCALE

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.
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 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 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 2 - 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 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.
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.
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 TREE OR 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.
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. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
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.

NO.	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SUBDIVISION

SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

22 DENNIS STREET

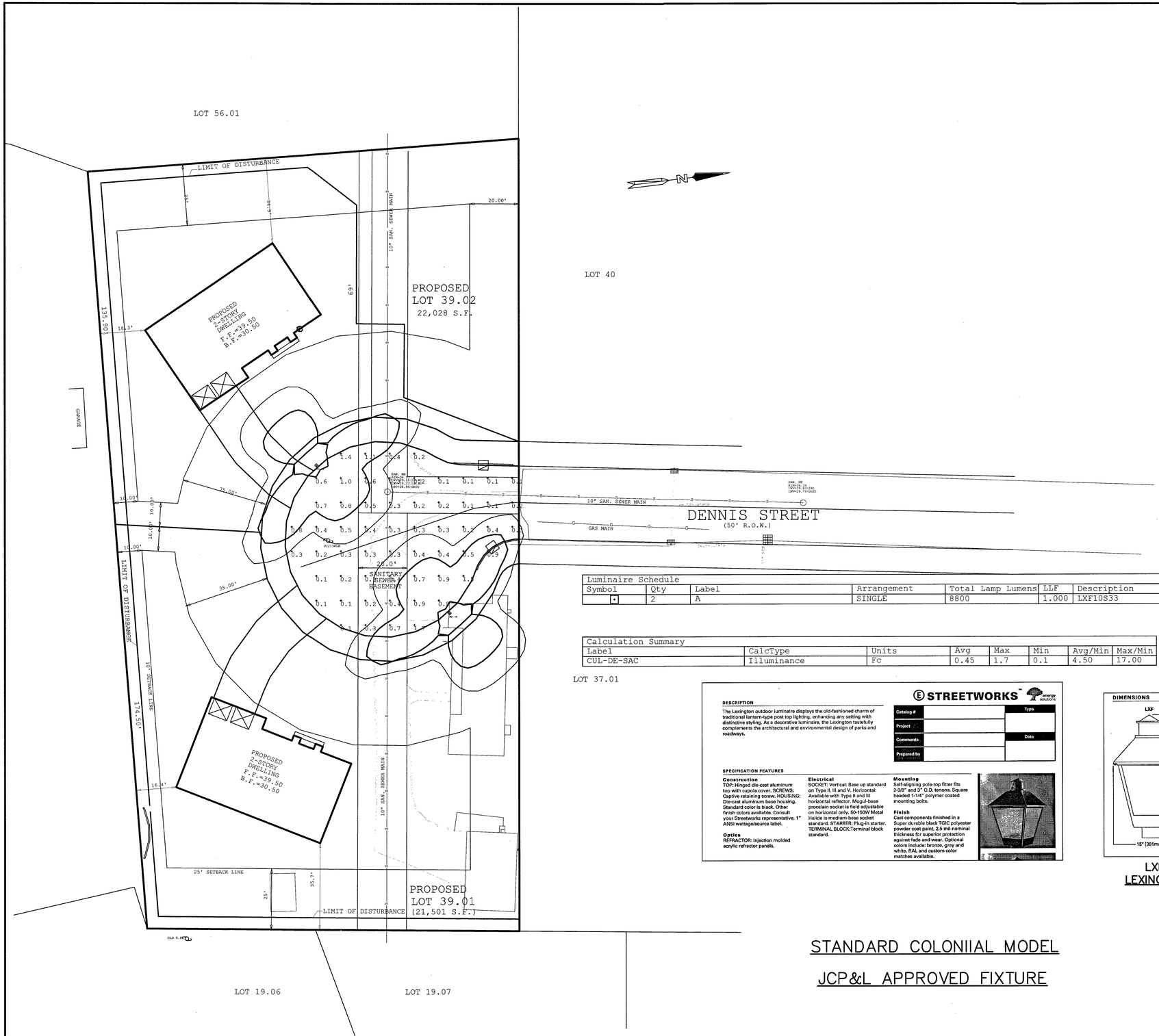
LOT 39 BLOCK 28

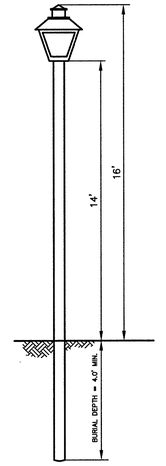
BOROUGH OF WEST LONG BRANCH — OCEAN COUNTY — NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	DATE:	SCALE:	SHEET:
17-753	02-17-20	NONE	5 OF 7





FIBERGLASS POLE
N.T.S.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
+	2	A	SINGLE	8800	1.000	LXF10S33

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CUL-DE-SAC	Illuminance	Fc	0.45	1.7	0.1	4.50	17.00

STREETWORKS

DESCRIPTION

The Lexington outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington tastefully complements the architecural and environmental design of parks and roadways.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
TOP: Hinged die-cast aluminum top with cupola cover. SCREWS: Captive retaining screw. HOUSING: Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

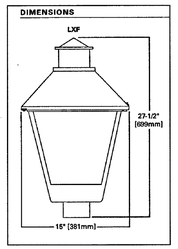
Optics
REFRACTOR: Injection molded acrylic refractor panels.

Electrical
SOCKET: Vertical: Base up standard on Type II, III and V. Horizontal: Available with Type II and III horizontal reflector. Mogul-base procelain socket is field adjustable on horizontal only. 50-150W Metal Halide is medium-base socket standard. STARTER: Plug-in starter. TERMINAL BLOCK:Terminal block standard.

Mounting
Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

Finish
Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

DIMENSIONS



LXF
LEXINGTON

STANDARD COLONIIAL MODEL

JCP&L APPROVED FIXTURE

NO.	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SUBDIVISION

LIGHTING PLAN

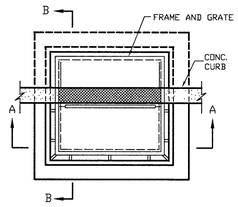
21 DENNIS STREET
LOT 39 BLOCK 28

BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

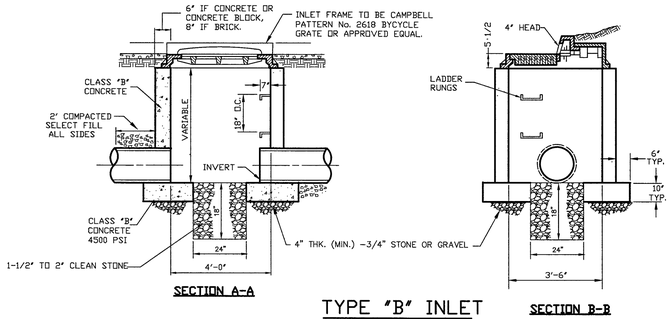
PROJECT No.	DATE:	SCALE:	SHEET:
17-753	02-17-20	1"=20'	6 OF 7



PLAN

GENERAL NOTES

1. FOOTING TO BE N.J.D.O.T. CLASS "B" CONCRETE
2. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE THE OUTSIDE WALL SHALL BE PLASTERED WITH 1/2" THICK CEMENT PLASTER
3. FRAME AND GRATE TO BE NO. 2618 AS MANUFACTURED BY CAMPBELL FOUNDARY Co., OR EQUAL.
4. PROVIDE 7/8" DIA. ALUMINUM LADDER RUNGS, 12" O.C.
5. ALL STORM SEWER PIPE SHALL HAVE A 6" STONE BEDDING TO 1/2 DIAMETER OF PIPE.
6. INLETS 0' TO 8' DEEP SHALL BE SINGLE WALL CONSTRUCTION (6"). INLETS 8' TO 12' DEEP SHALL BE DOUBLE WALL CONSTRUCTION (12").
7. WHERE INLET DEPTH IS 4' OR GREATER, OR IF PIPE SIZE IS 24" OR GREATER, A INLET SAFETY BAR SHALL BE PROVIDED.

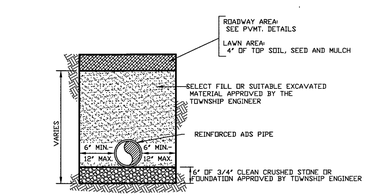


SECTION A-A

SECTION B-B

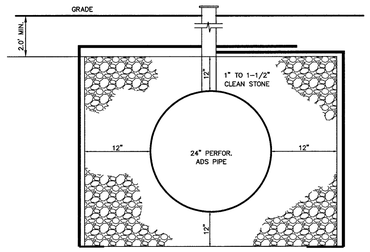
TYPE "B" INLET

N.T.S.

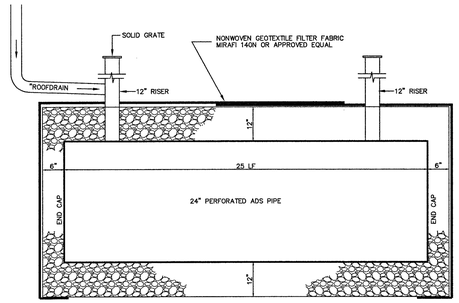


TYPICAL STORM SEWER TRENCH

N.T.S.



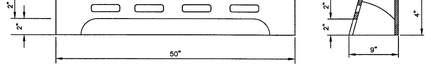
SECTION



PROFILE

ROOF DRYWELL SYSTEM

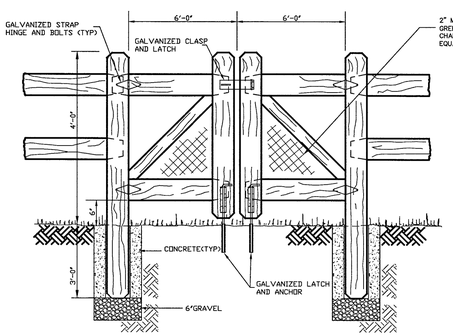
N.T.S.



NOTES:
1. MATERIAL: GRAY CAST IRON ASTM A48-83, CLASS 30B
2. AASHTO HS20-44 HIGHWAY LOADING
3. SUPPLIED WITHOUT SURFACE COATING
4. CURB PIECE MANUFACTURED BY CAMPBELL FOUNDARY CO. PATERN No. 2618
5. IN RETROFIT SITUATIONS THIS CURB PIECE WILL FIT EXISTING CAMPBELL FOUNDARY CO. MANUFACTURED CURB INLETS FOR NJDOT TYPES B, B1, B2, D, D1 & D-2

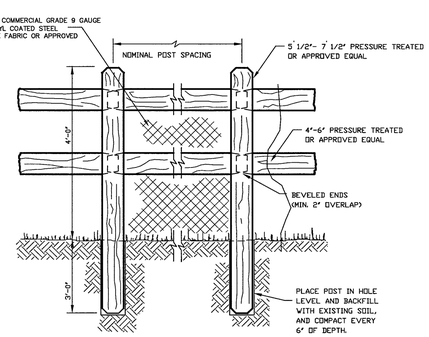
CURB PIECE TYPE "N-ECO"

N.T.S.



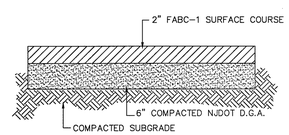
SPLIT RAIL FENCE W/GATE

N.T.S.



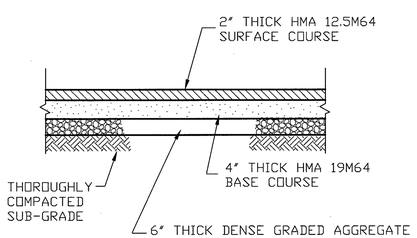
SPLIT RAIL FENCE

N.T.S.



RESIDENTIAL ASPHALT DRIVEWAY DETAIL

N.T.S.



TYPICAL PAVEMENT SECTION

N.T.S.

NO.	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SUBDIVISION

CONSTRUCTION DETAILS

21 DENNIS STREET

LOT 39 BLOCK 28

BOROUGH OF WEST LONG BRANCH | MONMOUTH COUNTY | NEW JERSEY

Charles Surmonte P.E. & P.L.S.

New Jersey Professional Engineer and Land Surveyor

License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	DATE:	SCALE:	SHEET:
17-753	02-17-20	NONE	7 OF 7