

December 15, 2020

(NJLS Service)

West Long Branch Borough Planning Board
C/O Chris Ann DeGenaro, Secretary
965 Broadway
West Long Branch, NJ 07764

RECEIVED
Planning Board
DEC 18 2020
Zoning Board
Borough of West Long Branch

Re: Collard Realty, LLC
PB #2020-01
193 Wall Street – Block 19, Lots 47 and 48.01 (NC Zone)
Response to First Engineering Review/ Hearing of 8/20/20.
File No. E19-00280

RECEIVED
Planning Board
DEC 18 2020
Zoning Board
Borough of West Long Branch

Dear Ms. DeGenaro:

Enclosed please find the following materials, regarding the above referenced proposed Minor Site Plan:

- Six (6) full size and fourteen (14) 11 x 17 copies of the Minor Site Plan, last revised 12/7/20, Revision #3, Sheets 1-5.
- Six (6) full size and fourteen (14) 11 x 17 copies of the Survey, last revised 10/2/20, Revision #2

The above plans have been revised to address comments from T & M's review letter of 8/7/20 and the August 20, 2020 team meeting:

A. Engineering Review:

1. Planning and Zoning

Informational.

- 1.1 Lot 48.01 is listed as an "Additional Lot" in the tax records, and as such the zoning analysis chart appears to reflect same.
- 1.2 Testimony will be provided regarding potential use of a portion of the site as a showroom.
- 1.3a. Buffer: Section 18-6.5.d – Survey has been updated to include location of the existing vegetation. Fencing and plantings have been provided to fill in buffer.
- b. Section 18-7.3 – Infill plantings are provided in existing vegetation to create a visual screen. Applicant has provided both fencing and plantings.
- c. Section 18-7.4.a.1:
 - i. Applicant requests a waiver from providing curbed edging on exiting gravel parking lot.

· PO BOX 5232, TOMS RIVER, NEW JERSEY 08754 (TEL.) 732.270.9690 (FAX) 732.270.9691 ·

Service@MorganEngineeringLLC.com
WWW.MORGANENGINEERINGLLC.COM

- ii. Paved ADA Van accessible parking space, signage and striping is provided.
 - iii. Accessible route into the building with compliance hard surfacing is provided.
 - d. Section 18-7.4.a.7. – Two Pole Mounted Lights have been provided within the parking area.
 - e. Section 18-7.4.a.8.e. – The parking is non striped as it is a gravel lot. The number of stalls has been reduced to 12 and with 15 required a variance is requested.
 - f. Signage associated with ADA accessibility is provided.
 - g. The shed has been located on the survey and is proposed to be relocated onsite.
 - h. The building heights have been provided for the existing building and garage.
- 1.4 a. The existing front yard setback non-conformity will remain unchanged.
- b. The existing side yard setback non-conformity will remain unchanged.
- c. The existing side yard and rear yard setback non-conformities will remain unchanged and the Use of garage is to be storage of landscape equipment.
- 1.5 Applicant to provide testimony regarding positive criteria for granting of variances associated with this application.

Applicant to testify as to possible negative criteria as associated with this application.

2. Off- site Improvements

- 2.1 Informational – A letter of no interest from the Monmouth County Planning Board will be provided.
- 2.2 Informational – No utility connections are anticipated within the Monmouth County Right-of-Way.

3. Traffic Circulation and Layout

- 3.1 ADA Standards are provided. One van accessible handicapped parking stall has been provided.
- 3.2 ADA accessible route into building is provided. The accessible route from the handicapped stall to the building shall be via public sidewalk and on-site sidewalk.
- 3.3 A note is provided indicating all improvements meet 2010 ADA Standards.
- 3.4 The applicant shall provide any access easement or licensed agreement for adjacent properties if required.

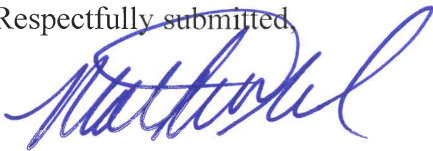
- 3.5 Detail and screening are provided at the proposed trash enclosure to be located on the northwestern side of the property.
 - 3.6 Tenant will provide testimony regarding the proposed bulk storage bins.
 - 3.7 The parking stall has been shifted. Parking has been restricted from in front of the staircase with concrete bumper stops.
 - 3.8 Testimony will be provided by the Tenant indicating no fertilizers, pesticides or other chemicals will not be stored on the premises.
 - 3.9 Applicant to testify regarding parking adequacy and building usage.
 - 3.10 A note is provided regarding the replacement of any existing curb/sidewalk damage as a result of construction.
 - 3.11 Fire lane signs are provided. No striping is proposed as the parking is gravel.
 - 3.12 Testimony will be provided regarding deliveries and loading.
 - 3.13 Turning templates are provided for the front loader trash vehicle.
 - 3.14 Applicant to testify regarding site operations.
4. Grading and Drainage
- 4.1 The project is not considered a major project.
 - 4.2 The increase in impervious coverage is de minimis and should be considered negligible.
 - 4.3 Applicant to provide testimony and existing drainage issues and patters.
 - 4.4 Applicant to testify regarding existing grade and ponding potential along northerly property line.
5. Landscaping and Lighting
- 5.1 Additional plantings are provided along three sides of the proposed trash enclosure.
 - 5.2 The large trees along the sidewalk of Wall Street have been relocated.
 - 5.3 A note has been provided to indicate that all plant material is guaranteed for a period of 2 years from the date of the performance bond release.
 - 5.4 Applicant will provide testimony regarding Irrigation.
 - 5.5 Lighting is provided.

6. General

- 6.1 – a. Precast concrete bin block detail is provided.
 - b. Trash enclosure detail provided.
 - c. Proposed water feature will be provided.
- 6.2 Testimony was provided.
- 6.3 Signature Block is provided.
- 6.4 The plans denote that all dumpsters will be covered in accordance with stormwater regulation and gates will be self-closing.
- 6.5 Testimony will be provided regarding hours of operation and number of employees.
- 6.6 List of all required/requested design waivers are depicted on plans.
- 6.7 Testimony will be provided regarding any proposed new utility equipment.
- 6.8 List of all federal, state, regional and/or municipal approvals or permits required are provided on the plans.
- 6.9 No existing or proposed easements are known.
- 6.10 Informational. Applicant agrees to obtain all necessary approvals.
- 6.11 Informational.

If additional information is required, kindly advise.

Respectfully submitted,



Mathew R. Wilder, P.E., P.P., CFM, CME

Morgan Engineering, LLC

P.O. Box 5232

Toms River, NJ 08754

732.270.9690 office

732.270.9691 fax

mathew@MorganEngineeringLLC.com

Service@MorganEngineeringLLC.com

Cc: T & M – Francis Mullan (w 2 enclosures)
Jennifer Krimko, Esq. (w/5 copies of plans)

MINOR SITE PLAN

BLOCK 19 LOTS 47 & 48.01

BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET

September 25, 2019 01:56 PM BOROUGH OF WEST LONG BRANCH Block and Lot Listing
Batch Id: 819 147

Identification	Name	Street Address	City, State	Zip
Block: 19 Lot: 57 Qual:	WEST LONG BRANCH SHOPPING CTR. INC.	95 W. MAIN ST. SUITE 5-108 CHESTER, NJ 175 LOCUST AVENUE		07930
Block: 19 Lot: 50 Qual:	WEST LONG BRANCH SHOPPING CTR. INC.	95 W. MAIN ST. SUITE 5-108 CHESTER, NJ 175 LOCUST AVENUE		07930
Block: 19 Lot: 48.01 Qual:	COLLARD REALTY, LLC	PO BOX 3187 SEA BRIGHT, NJ WALL ST		07760
Block: 19 Lot: 48.01 Qual:	COLLARD REALTY, LLC	PO BOX 3187 SEA BRIGHT, NJ WALL ST		07760
Block: 20 Lot: 1 Qual:	200 WALL ST, LLC	200 WALL STREET WEST LONG BRANCH, NJ 200 WALL STREET		07764
Block: 20 Lot: 2 Qual:	OLD FIRST UNITED METHODIST CHURCH	LOCUST AVENUE WEST LONG BRANCH, NJ LOCUST AVENUE		07764
Block: 18 Lot: 40 Qual:	PAOLANTONIO, JOHN JR.	470 MONMOUTH ROAD WEST LONG BRANCH, NJ 187 WALL STREET		07764
Block: 19 Lot: 48.02 Qual:	185 LOCUST, LLC	185 LOCUST AVENUE WEST LONG BRANCH, NJ 185 LOCUST AVENUE		07764

New Jersey American Water Company Inc.
Dorina 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.

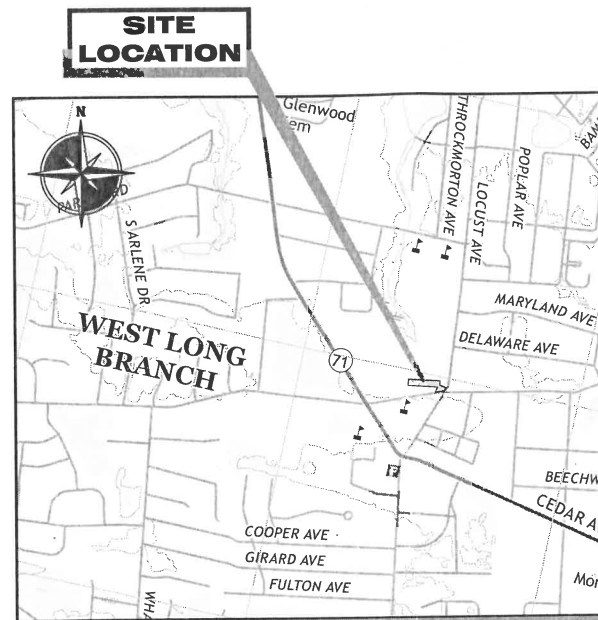
TRWRA
1 Highland Ave.
Monmouth Beach, NJ 07750

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

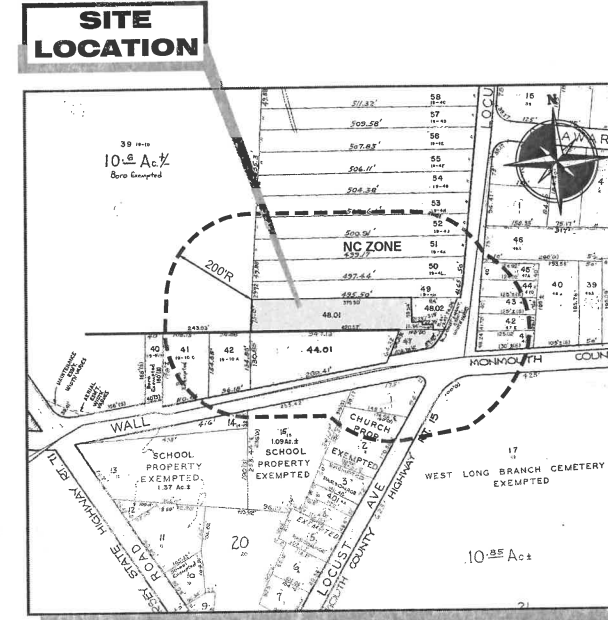
And

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



LOCATION MAP

SCALE: 1"=1000'



TAX MAP

TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY, SHEET NUMBER B
SCALE: 1"=200'

SHEET INDEX	
SHEET No.	SHEET DESCRIPTION
1	TITLE SHEET
2	SITE PLAN AND LIGHTING PLAN
3	GRADING & UTILITY PLAN
4	LANDSCAPE PLAN AND DETAILS
5	SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

UTILITY DISCLAIMER:
UNDERGROUND UTILITY INFORMATION DEPICTED ON THESE PLANS IS BASED ON UTILITY FEATURES OBSERVED AT THE GROUND SURFACE AND/OR UTILITY PLANS PROVIDED BY CLIENT/PROPERTY OWNER (IF PROVIDED). MORGAN ENGINEERING LLC DID NOT PERFORM A DETAILED SUBSURFACE UTILITY INVESTIGATION FOR ON-SITE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESENCE/ABSENCE OF SUBSURFACE UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES VIA CONTRACTING WITH A PRIVATE UTILITY COMPANY AND/OR CONTACTING NJ ONE-CALL. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES.

APPROVED BY BOROUGH OF WEST LONG BRANCH MUNICIPAL UTILITIES AUTHORITY

DIRECTOR OF ENGINEERING DATE

**BEFORE YOU DIG
CALL TOLL FREE
IN NJ 811 or
1-800-272-1000**

THREE WORKING DAYS BEFORE YOU DIG



OWNER / APPLICANT:
MR. THOMAS COLLARD
193 WALL ST.
WEST LONG BRANCH, NJ

TENANT:
VISION LANDSCAPING, LLC
OWNER:
ALAIN BELTY

MORGAN
engineering & surveying
www.morganengineeringllc.com

CERTIFICATE OF AUTHORIZATION: 240A3822800
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

Matthew R. Wilder
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652

GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOTS 47 & 48.01 IN BLOCK 19 AS SHOWN ON THE BOROUGH OF WEST LONG BRANCH TAX MAP, SHEET B.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOTS 47 & 48.01, BLOCK 19, BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, STATE OF NEW JERSEY," PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C., DATED 8/19/2019.
- THE TRACT CONTAINS 0.789 AC. = 34,385 S.F.
- ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
- PROPERTY IS LOCATED IN THE NC ZONE.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ALL DISTURBED AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES.
- SOLID WASTE PICKUP IS AND WILL BE BY PRIVATE HAULER.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE SAME.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 26:23-2.2(1)(c) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON). MORGAN ENGINEERING, L.L.C., ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS "TO BE REMOVED".
- EXISTING LOCATIONS FOR SEWER LATERAL AND WATER SERVICE TO BE USED FOR THE PROPOSED BUILDING. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO THE DEMOLITION OF ANY BUILDINGS.
- NO FERTILIZERS, PESTICIDES OR OTHER CHEMICALS WILL NOT BE STORED ON THE PROPERTY.
- CONTRACTOR IS RESPONSIBLE FOR ANY EXISTING CURB/SIDEWALK DAMAGED AS A RESULT OF CONSTRUCTION.

APPROVED BY:
BOROUGH OF WEST LONG BRANCH
PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

REV	DATE	DESCRIPTION	BY
3	12/17/20	REVISION PER RESOLUTION COMPLIANCE	DS
2	7/18/20	REVISION LAYOUT	DS
1	3/27/20	REVISION PER TOWNSHIP COMMENTS	KG

MINOR SITE PLAN

TITLE SHEET

193 WALL STREET
LOTS 47 & 48.01 BLOCK 19
BOROUGH OF WEST LONG BRANCH
TAX MAP SHEET 8

COUNTY OF MONMOUTH NEW JERSEY

Scale	Drawn By	Date	JOB #	CAD File #	Sheet #
NTS	DS	9/4/19	E19-00280	SITE PLAN	1 of 5



D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.55 LP
 Length: 20"
 Width: 13"
 Height: 27"
 Weight: 16 lbs
 (max)

Capable Luminaire

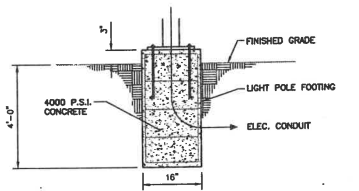
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocenter interoperability.
- This luminaire is part of an A+ Certified solution for ROAM or Xfibre™ Wireless control networks, providing cut-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+ visit www.acuitybrands.com/a+

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately.

PROPOSED LIGHT POLE
 LIGHTING TO BE AS SPECIFIED OR APPROVED EQUAL.

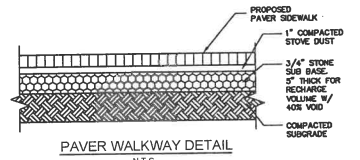
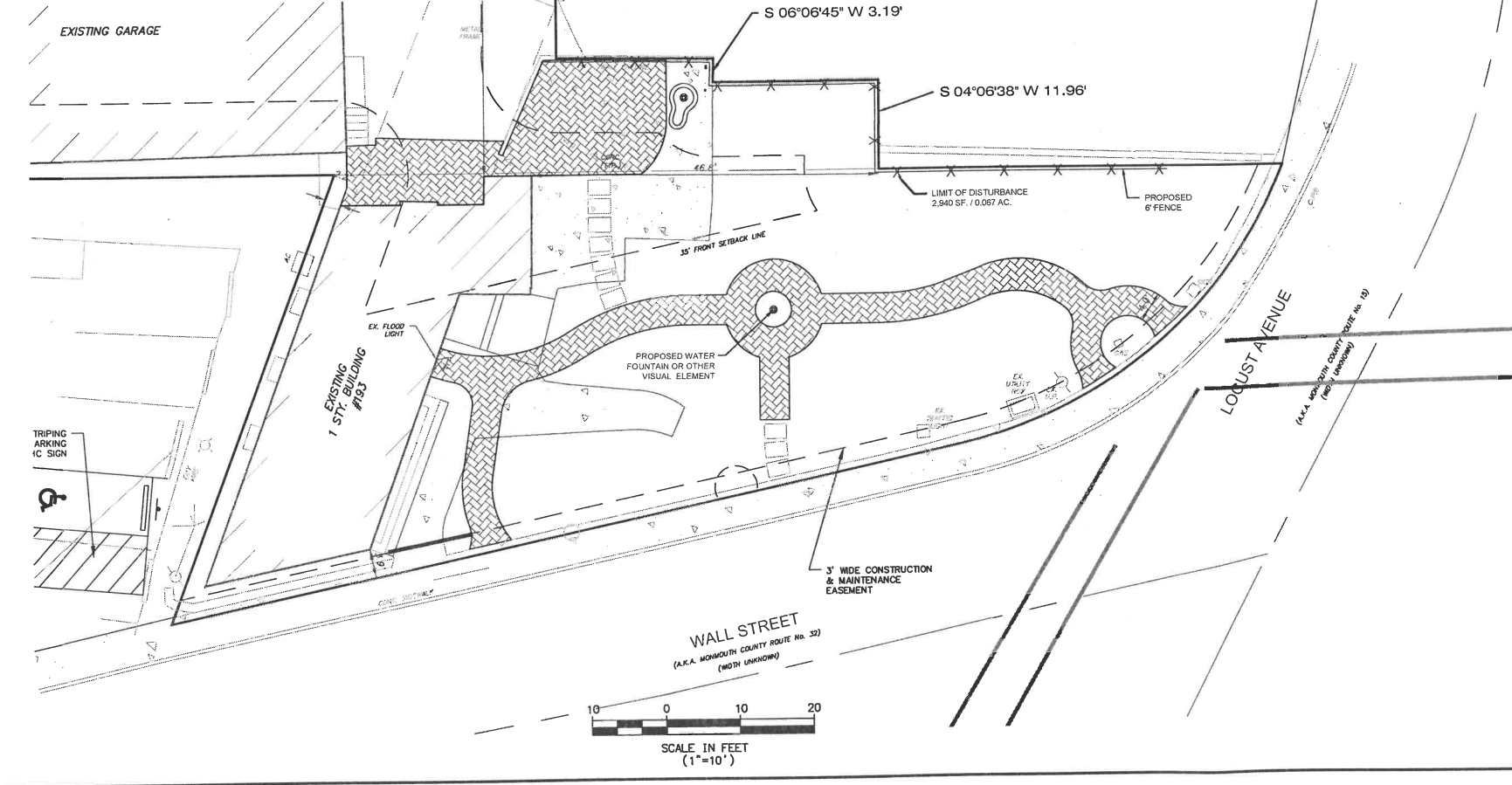
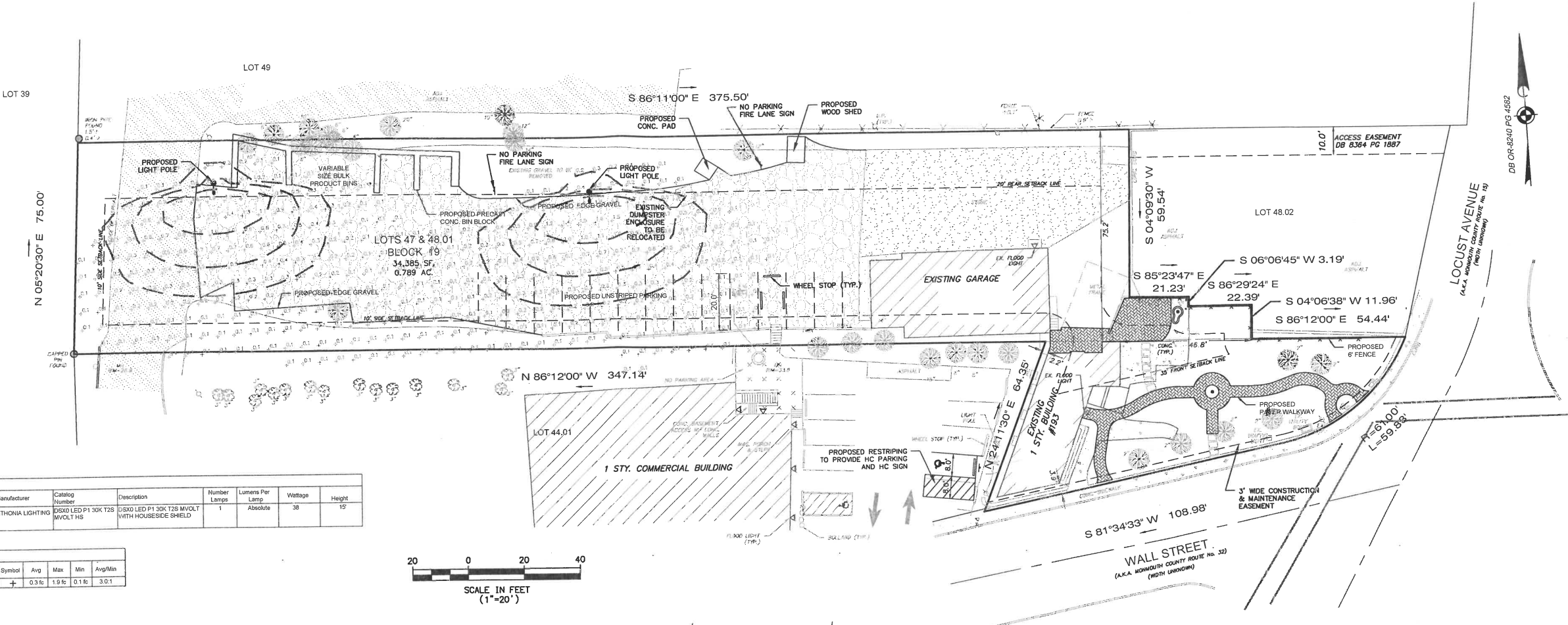
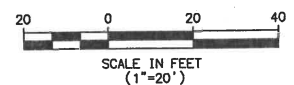


NOTES
 LIGHT POLE FOUNDATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. UTILITY COMPANY TO PROVIDE AND VERIFY LIGHT POLE BASE SPECIFICATIONS AND INSTALLATION.

LIGHT POLE MOUNTING DETAIL
 N.T.S.

Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage	Height
2	LITHONIA LIGHTING	DSXO LED P1 30K T2S MVOLT HS	DSXO LED P1 30K T2S MVOLT WITH HOUSESIDE SHIELD	1	Absolute	38	15'

Description	Symbol	Avg	Max	Min	Avg/Min
Area Light	+	0.3 ft	1.9 ft	0.1 ft	3.0:1



IMPERVIOUS COVERAGE		
DESCRIPTION	EXISTING	PROPOSED
BUILDING	2,946 S.F.	2,946 S.F.
CONCRETE	1,056 S.F.	117 S.F.
STONE	3,132 S.F.	3,132 S.F.
ASPHALT	2,140 S.F.	2,140 S.F.
PAVERS	-	1,204 S.F.
IMPERVIOUS LOT COVERAGE	9,274 S.F.	9,539 S.F.
LOT AREA	34,385 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	27.0%	27.7%

NC ZONE (NEIGHBORHOOD COMMERCIAL) REQUIREMENTS		
LAND USE ORDINANCE	REQUIRED	PROVIDED
MIN. LOT AREA	22,500 SF.	34,385 SF.
MIN. LOT WIDTH	150 FT.	168.81 FT.
MIN. YARD REQUIREMENTS: (PRINCIPAL BUILDING)		
MIN. FRONT YARD SETBACK	35 FT.	3.9 FT.*
MIN. REAR YARD SETBACK	20 FT.	75.2 FT.
MIN. SIDE YARD SETBACK (ONE)	10 FT.	2.2 FT.*
MIN. SIDE YARD SETBACK (BOTH)	25 FT.	49.0 FT.
MAX. BUILDING COVERAGE	30%	8.6%
MAX. BUILDING HEIGHT	30 FT.	<30
MAX. BUILDING HEIGHT (STORIES)	2 STY.	1 STY.
MAX. IMPERVIOUS COVERAGE	65%	27.7%

* EXISTING NON-CONFORMING
 VARIANCES REQUIRED: 1. NOT PROVIDING A LANDSCAPE BUFFER

REV	DATE	DESCRIPTION	BY
3	12/7/20	REVISED PER RESOLUTION COMPLIANCE	DS
2	7/16/20	REVISED LAYOUT	DS
1	3/27/20	REVISED PER TOWNSHIP COMMENTS	KG

CERTIFICATE OF AUTHORIZATION: 246A28228800

MORGAN
 engineering & surveying
 www.morganengineeringllc.com

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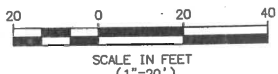
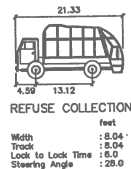
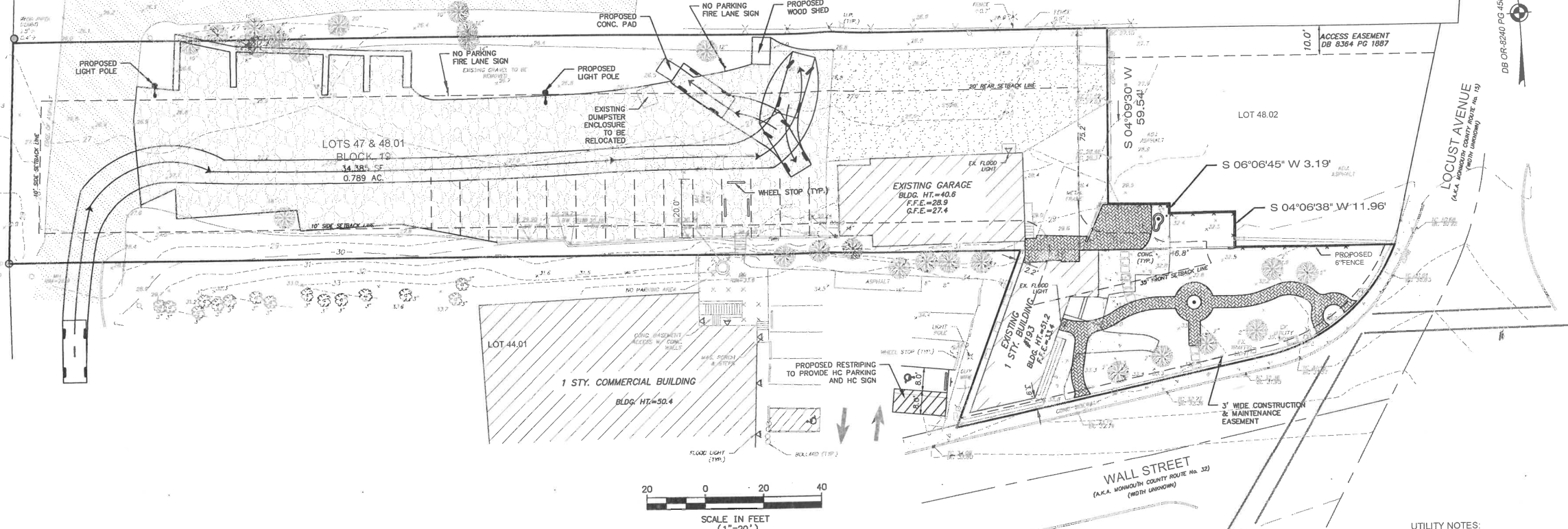
MINOR SITE PLAN
SITE PLAN AND LIGHTING PLAN

193 WALL STREET
 LOTS 47 & 48.01 BLOCK 19
 BOROUGH OF WEST LONG BRANCH
 TAX MAP SHEET 8
 COUNTY OF MONMOUTH NEW JERSEY

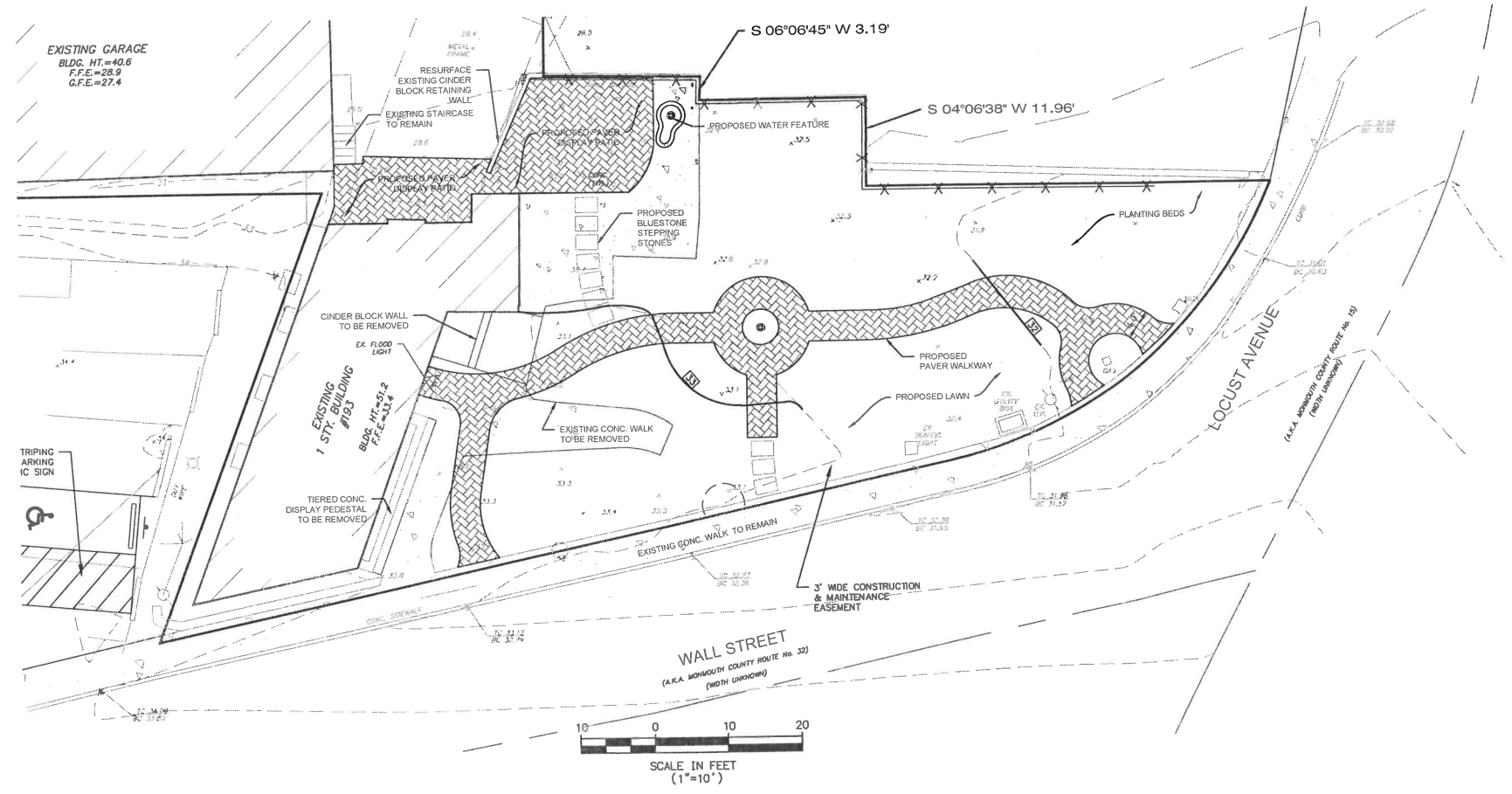
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 Date: 9/4/19
 Job #: E19-00280
 CAD File #: SITE PLAN
 Sheet #: 2 OF 5

LOT 39

LOT 49



- UTILITY NOTES:**
1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 2. IF ANY UTILITIES WORK IS REQUIRED, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BOROUGH OF WEST LONG BRANCH MUNICIPAL UTILITIES AUTHORITY RULES, REGULATIONS, FEES, SPECIFICATIONS AND SUBMISSION OF BONDS IN EFFECT AT THE TIME OF MEETING ALL CONDITIONS FOR FINAL APPROVAL.
 3. EXISTING PARKING LOT TO BE MILLED, RESURFACED, & RE-STRIPPED AS NECESSARY TO ACCOMMODATE NEW PARKING AND CIRCULATION.
 4. ALL HANDICAP PARKING AND ACCESS TO MEET ALL REQUIRES OF 2010 ADA STANDARDS, AS APPROPRIATE.



LEGEND

---	EXISTING CONTOUR	---	EXISTING WATER VALVE/LINE
---	PROPOSED CONTOUR	---	PROPOSED WATER VALVE/LINE
+	EXISTING SPOT ELEVATION	+	EXISTING GAS VALVE/LINE
+	PROPOSED SPOT ELEVATION	+	PROPOSED GAS VALVE/LINE
+	TEST PIT LOCATION	+	EXISTING UTILITY POLE
+	EXISTING CURB INLET	+	EXISTING LIGHT FIXTURE
+	PROPOSED CURB INLET	+	PROPOSED HYDRANT
+	PROPOSED T INLET	+	TRAFFIC SIGN
+	EXISTING STORM MANHOLE	+	STREET SIGN
+	PROPOSED STORM MANHOLE	+	EXISTING TREE LINE
+	EXISTING STORM SEWER	+	PROPOSED TREE LINE
+	PROPOSED STORM SEWER	+	MONUMENT FOUND
+	EXISTING SANITARY MANHOLE	+	PIV FOUND
+	PROPOSED SANITARY MANHOLE	+	CAPPED PIV
+	EXISTING SANITARY MAIN	+	DRAINAGE FLOW ARROW
+	PROPOSED SANITARY MAIN		
+	EXISTING ELECTRIC LINE		
+	EXISTING FENCE		
+	PROPOSED FENCE		

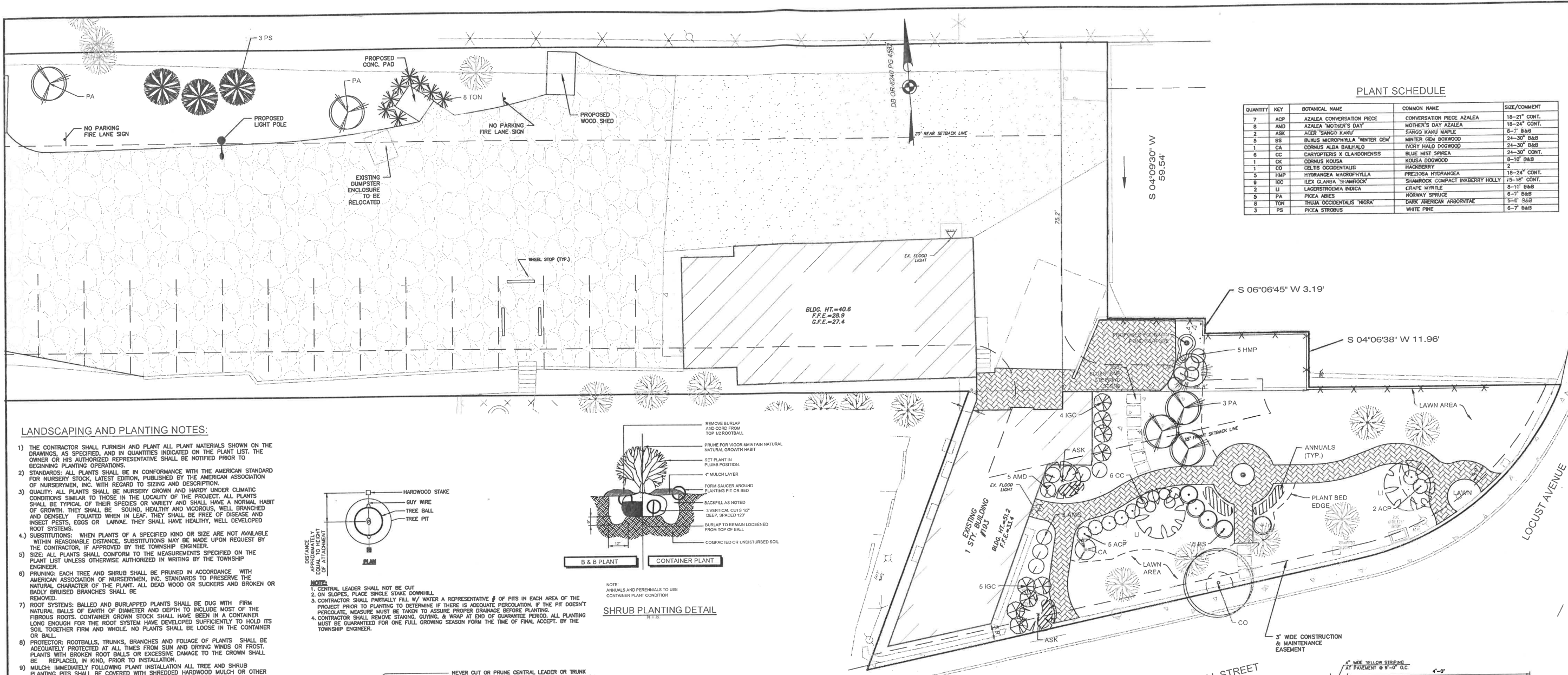
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REV	DATE	DESCRIPTION	BY

CERTIFICATE OF AUTHORIZATION: 240A20229000
MORGAN
 engineering & surveying
 P.O. BOX 5232
 TOMS RIVER, N.J. 08754
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 www.morganengineeringllc.com

Matthew R. Wilder
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**MINOR SITE PLAN
 GRADING & UTILITY PLAN**
 193 WALL STREET
 LOTS 47 & 48.01 BLOCK 19
 BOROUGH OF WEST LONG BRANCH
 TAX MAP SHEET 8
 COUNTY OF MONMOUTH NEW JERSEY

Scale: AS SHOWN
 Drawn By: DS
 Date: 9/4/19
 Job #: E19-00280
 CAD File #: SITE PLAN
 Sheet #: 3 of 5



PLANT SCHEDULE

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
7	ACP	AZALEA CONVERSATION PIECE	CONVERSATION PIECE AZALEA	18-21" CONT.
8	AMD	AZALEA "MOTHER'S DAY"	MOTHER'S DAY AZALEA	18-21" CONT.
2	ASK	AZER "SANGO KAMU"	SANGO KAMU MAPLE	8-7" 8&B
3	BS	BUXUS MICROPHYLLA "WINTER GEM"	WINTER GEM BOXWOOD	24-30" 8&B
1	CA	CORNUS ALBA BAIHALO	IVORY HALO DOGWOOD	24-30" 8&B
6	CC	CARYOPHTERIS X CLAUDONENSIS	BLUE HST SPIREA	24-30" CONT.
1	CK	CORNUS KOUSA	KOUSA DOGWOOD	8-10" 8&B
1	CO	CALTEA OCCIDENTALIS	HACKBERRY	2
3	HMP	HYDRANGEA MACROPHYLLA	PREZIOSA HYDRANGEA	18-24" CONT.
9	IGC	ILEX GLABRA "SHAMROCK"	SHAMROCK COMPACT INKBERRY HOLLY	15-18" CONT.
2	LI	LIGUSTRUM INDICA	CHERRY WATTLE	8-10" 8&B
3	PA	PICEA ABIES	NORWAY SPRUCE	6-7" 8&B
8	YGN	THUJA OCCIDENTALIS "NIGRA"	DARK "AMERICAN" ARBORVITAE	3-8" 5&B
3	PS	PICEA STROBUS	WHITE PINE	6-7" 8&B

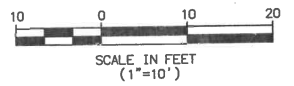
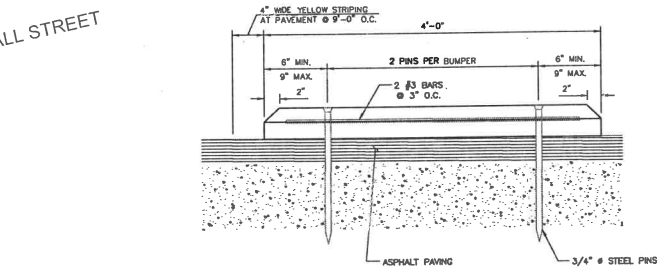
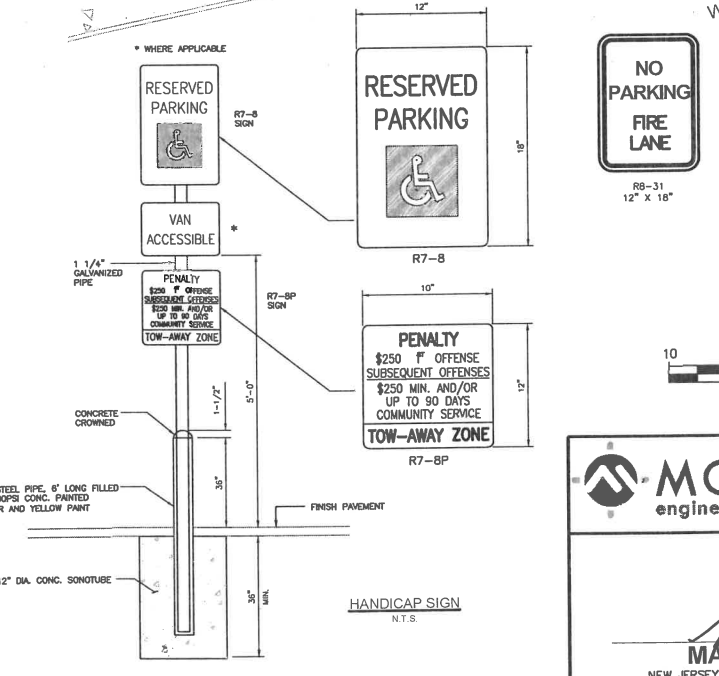
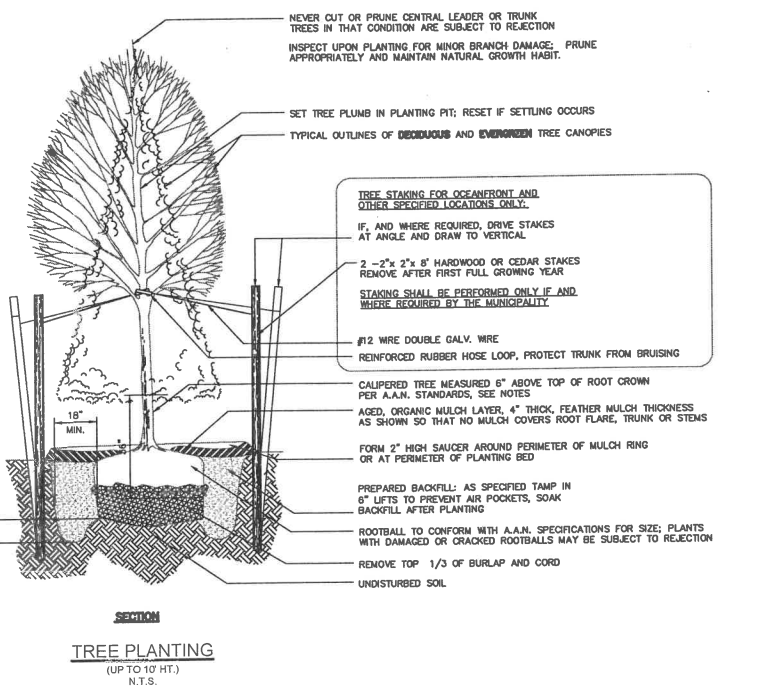
LANDSCAPING AND PLANTING NOTES:

- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- STANDARDS: ALL PLANTS SHALL BE IN CONFORMANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. WITH REGARD TO SIZING AND DESCRIPTION.
- QUALITY: ALL PLANTS SHALL BE NURSERY GROWN AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE TOWNSHIP ENGINEER.
- SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE TOWNSHIP ENGINEER.
- PRUNING: EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERMEN, INC. STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED.
- ROOT SYSTEMS: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR BALL.
- PROTECTOR: ROOTBALLS, TRUNKS, BRANCHES AND FOLIAGE OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED, IN KIND, PRIOR TO INSTALLATION.
- MULCH: IMMEDIATELY FOLLOWING PLANT INSTALLATION ALL TREE AND SHRUB PLANTING PITS SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH OR OTHER MATERIAL APPROVED BY THE TOWNSHIP ENGINEER. THE LIMITS OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT; FOR EVERGREEN TREES CLUSTER OR SHRUB MASSES, A MULCHED BED SHALL BE CREATED.
- ANTI-DESICCANT SPRAY: TREES AND WHEN PLANTED IN LEAF SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS "WILT PROOF".
- PLANTING MIX BEFORE BACKFILLING: THE TOPSOIL BACKFILL MIXTURE SHALL BE PREPARED AND MIXED TO THE FOLLOWING PROPORTIONS: DECIDUOUS PLANTS TWO PARTS BY VOLUME OF TOPSOIL, ONE PART ORGANIC COMPOST AND FIVE POUNDS BONE MEAL PER CUBIC YARD. EVERGREEN PLANTS - THREE PARTS BY VOLUME OF TOPSOIL AND ONE PART ORGANIC COMPOST.
- FERTILIZER - TO THE ABOVE MIXTURES, ADD THREE POUNDS OF SPECIFIED COMMERCIAL FERTILIZER FOR TREES UP TO THREE INCHES (3") IN CALIPER AND ONE POUND PER INCH OF CALIPER FOR LARGER TREES. SHRUBS SHALL BE FERTILIZED WITH SIX (6) OUNCES OF FERTILIZER FOR SHRUBS FOUR FEET (4') AND OVER.
- STAKING AND GUYING: ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO ACCEPTED INDUSTRY PRACTICE. THEY SHALL ALSO BE WRAPPED IMMEDIATELY AFTER THEY ARE PLANTED WITH APPROVED TREE WRAP IN CONFORMANCE WITH ACCEPTED INDUSTRY PRACTICE.
- LAYOUT: THE CONTRACTOR SHALL LAY OUT WITH IDENTIFIABLE STAKES, THE LOCATION OF ALL PLANTS AND THE ARRANGEMENT AND OUTLINES OF PLANTING BEDS AS INDICATED ON THE DRAWINGS. THE LAYOUT OF PLANTING BEDS SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO ANY EXCAVATION OF PLANTING PITS OR PREPARATION OF PLANTING BEDS. ALL PLANTING SHALL BE THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT AND LAYOUT OF PLANTING BEDS. MINOR ADJUSTMENTS TO TREE LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IF MAJOR ADJUSTMENTS ARE ANTICIPATED.
- ADVERSE CONDITIONS: THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IN WRITING OF ANY SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO PLANT GROWTH. THE DOCUMENTED CONDITIONS SHALL INCLUDE A PROPOSAL FOR CORRECTING THE SITUATION INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE TOWNSHIP ENGINEER.
- QUANTITY: THE QUANTITY OF PLANTS INDICATED IN THE PLANT SCHEDULE IS FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL OBTAIN QUANTITIES FOR PRICING BY COMPILING NUMBERS FROM THE PLANTS ILLUSTRATED ON THE DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE PLANT SCHEDULE, THE QUANTITIES ILLUSTRATED ON THE DRAWINGS SHALL TAKE PRECEDENCE.
- GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR TWO FULL YEARS FROM THE DATE OF INSTALLATION. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND NOTIFY THE OWNER IN WRITING IF PROBLEMS ARE O CURING OR SITUATIONS DEVELOP THAT APPEAR DETRIMENTAL TO THE PLANT MATERIAL. ANY PLANT MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE TO THE OWNER. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK OR THERE IS 25% OF THE CROWN DEAD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL LANDSCAPING AND VEGETATION DURING THE DURATION OF CONSTRUCTION AND UNTIL FINAL PAYMENT.
- ROOT BALLS SHALL BE PLACED ATOP UNDISTURBED SUBGRADE.
- IRRIGATION IS NOT BEING PROVIDED ON SITE.



SHRUB PLANTING DETAIL
N.T.S.

NOTE: ANNUALS AND PERENNIALS TO USE CONTAINER PLANT CONDITION



CERTIFICATE OF AUTHORIZATION: 240A3222909

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Matthew R. Wilder
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652

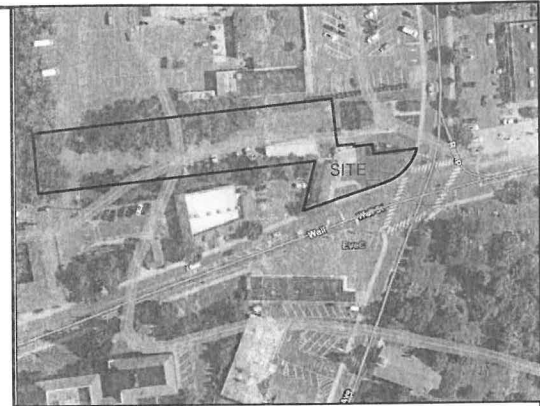
**MINOR SITE PLAN
LANDSCAPE AND
DETAILS PLAN**
193 WALL STREET

LOTS 47 & 48.01 BLOCK 19
BOROUGH OF WEST LONG BRANCH
TAX MAP SHEET 8

COUNTY OF MOUNTAIN NEW JERSEY

REV.	DATE	DESCRIPTION	BY
3	12/7/20	REVISED PER RESOLUTION COMPLIANCE	DS
2	7/19/20	REVISED LAYOUT	DS
1	3/27/20	REVISED PER TOWNSHIP COMMENTS	KG

Scale: 1"=10' Drawn By: DS Date: 9/4/19 Job #: E19-02280 CAD File #: SITE PLAN Sheet #: 4 of 5



SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY, MONMOUTH COUNTY, NJ

SOIL MAP

SCALE: NTS

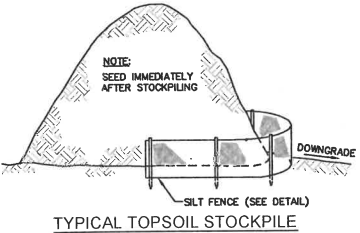
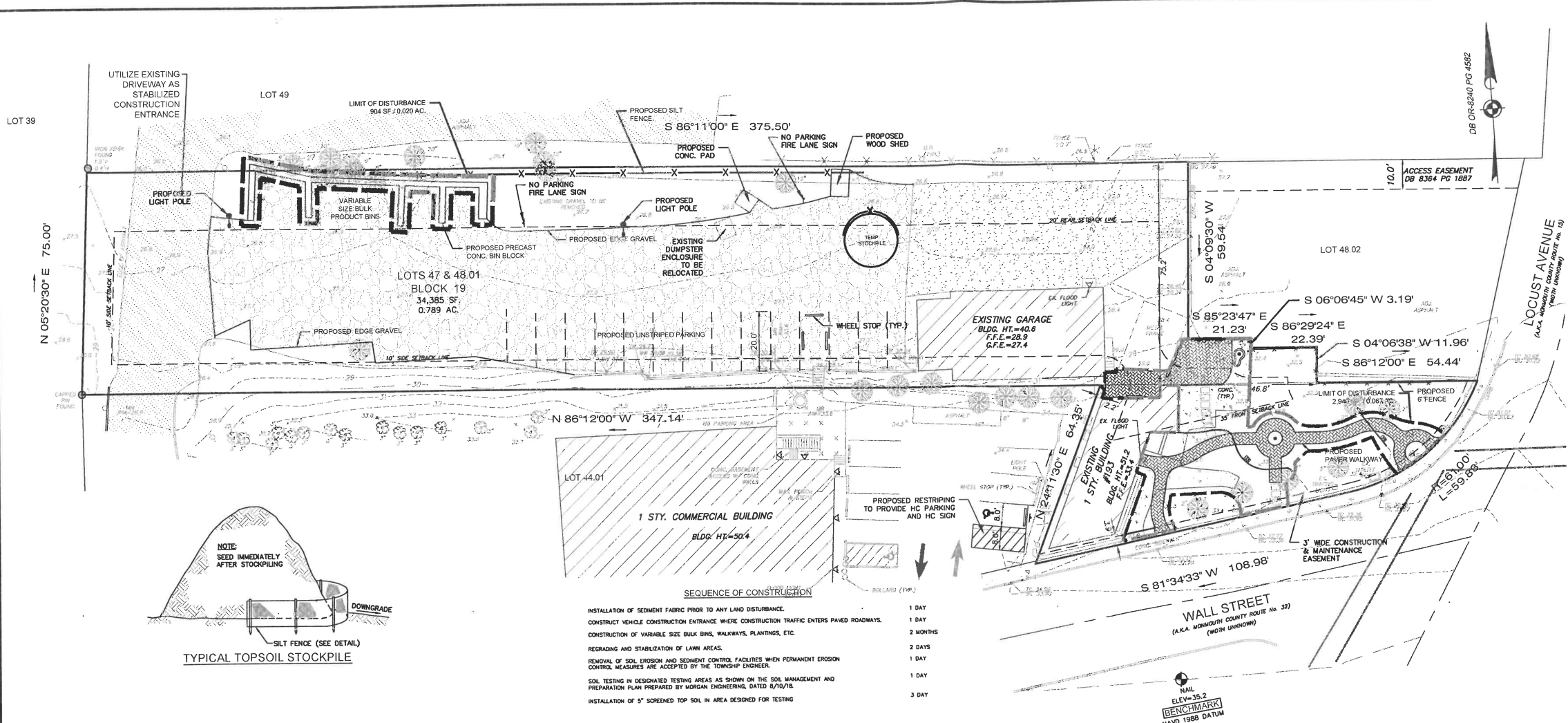
FREEHOLD COUNTY SOIL CONSERVATION DISTRICT

211 FREEHOLD ROAD, MANALAPAN, NEW JERSEY 07728
 TELEPHONE NUMBER : (732) 446-2300
 FAX NUMBER : (732) 446-9140

GENERAL NOTES

TRACT AREA: 0.789 ACRES
 TOTAL AREA OF DISTURBANCE: 0.114 ACRES

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
 2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR 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. IN THAT N.J.S.A. 4:24-38 ET SEQ. REQUIRES THAT NO CERTIFICATE 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 FOR 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 FOR MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE 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 2-2½ 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. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A AND A MULCH ANCHOR IN ACCORDANCE TO 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 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 ENTRANCE CONSISTING OF 1" - 2" STONE FOR A MINIMUM LENGTH OF 10' EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCCED OFF.
 9. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO THE PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
 10. PERMANENT VEGETATION IS TO BE SEED OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
 11. AT THE TIME THE 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 ADHERE TO THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL 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 SULFIDE SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/50 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 OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
 14. UNFILTERED DRAINAGE IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DRAINAGE OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DRAINAGE METHODS USED MUST BE IN ACCORDANCE WITH STANDARD FOR DRAINAGE.
 15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRAYED 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 #8.
 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.



SEQUENCE OF CONSTRUCTION

INSTALLATION OF SEDIMENT FABRIC PRIOR TO ANY LAND DISTURBANCE.	1 DAY
CONSTRUCT VEHICLE CONSTRUCTION ENTRANCE WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS.	1 DAY
CONSTRUCTION OF VARIABLE SIZE BULK BINS, WALKWAYS, PLANTINGS, ETC.	2 MONTHS
REGRADE AND STABILIZATION OF LAWN AREAS.	2 DAYS
REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES WHEN PERMANENT EROSION CONTROL MEASURES ARE ACCEPTED BY THE TOWNSHIP ENGINEER.	1 DAY
SOIL TESTING IN DESIGNATED TESTING AREAS AS SHOWN ON THE SOIL MANAGEMENT AND PREPARATION PLAN PREPARED BY MORGAN ENGINEERING, DATED 8/10/16.	1 DAY
INSTALLATION OF 5" SCREENED TOP SOIL IN AREA DESIGNED FOR TESTING	3 DAY

SEEDING SCHEDULE

1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
2. TEMPORARY SEEDING SHALL CONSIST OF EITHER:

COOL SEASON GRASSES	RATES	SEEDING DATES	DEPTH
PERENNIAL RYEGRASS	1.0 LBS./S.F.	3/1-5/15 OR 8/15-10/1	0.5 IN.
SPRING OATS	2.0 LBS./S.F.	3/1-5/15 OR 8/15-10/1	1.0 IN.
WINTER BARLEY	2.2 LBS./S.F.	8/15-10/1	1.0 IN.
WINTER CEREAL RYE	2.8 LBS./S.F.	8/1-11/15	1.0 IN.
WARM SEASON GRASSES			
PEARL MILLET	0.5 LBS./S.F.	5/15-8/15	1.0 IN.
MILLET (GERMAN OR HUNGARIAN)	0.7 LBS./S.F.	5/15-8/15	1.0 IN.
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS. PER 1,000 S.F.), EXCEPT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH.
4. THE REVISED STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY REQUIRE APPLICANTS TO PERFORM A SOIL TEST TO DETERMINE THE LIME APPLICATION RATE PRIOR TO PERMANENT STABILIZATION. APPLY FERTILIZER AT A RATE OF 500 LBS PER ACRE OR 11 LBS PER 1,000 SF USING 10-10-10.
5. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, LUMPS OR ANY OTHER UNSUITABLE MATERIAL.
6. PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

SEEDING	RATES
TALL FESCUE	6.0 LBS./1,000 SF. OR 265 LBS/ACRE
KENTUCKY BLUEGRASS (BLEND)	0.5 LBS./1,000 SF. OR 20 LBS/ACRE
PERENNIAL RYEGRASS (BLEND)	0.5 LBS./1,000 SF. OR 20 LBS/ACRE

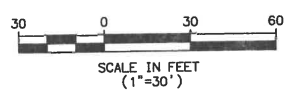
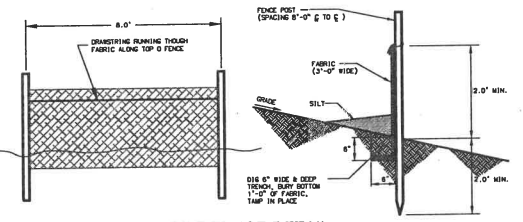
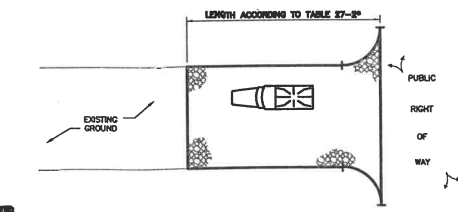
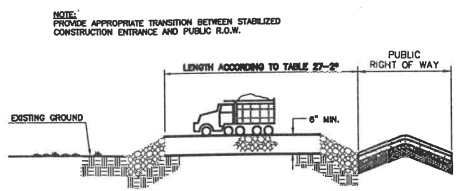
OPTIMAL SEEDING DATES: 8/15-10/1
 ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14*
 * ONLY IF PROPERTY IS IRRIGATED
 SEED TO A DEPTH OF 0.5 IN.
7. THE SEEDING SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER OR LIGHT DRAG.
8. STRAW MULCH IS REQUIRED ON ALL SEEDING AND MUST BE ANCHORED (TACKED) ACCORDING TO CURRENT STATE STANDARDS.

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 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 SHALL 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 BASIN, AND WATERWAYS, AS APPLICABLE.
2. **SEEDBED 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 SERVICE. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES, ([HTTP://NJAES.RUTGERS.EDU/COUNTY/](http://njaes.rutgers.edu/county/)). FERTILIZER SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SF OF 10-10-10, OR EQUIVALENT WITH 50% 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 REPEAT ANOTHER ONE-HALF 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, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEED BED IS PREPARED.
 - C. HIGH ACIDIC PRODUCING SOILS HAVING A PH OF 4 OR LESS, OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH FABRIC BASE COURSE *	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITIES.



CERTIFICATE OF AUTHORIZATION: 36GA2822890

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MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 50652

REV	DATE	DESCRIPTION	BY
1	3/27/20	REVISED PER TOWNSHIP COMMENTS	KC

MINOR SITE PLAN
SOIL EROSION & SEDIMENT CONTROL PLAN
 193 WALL STREET

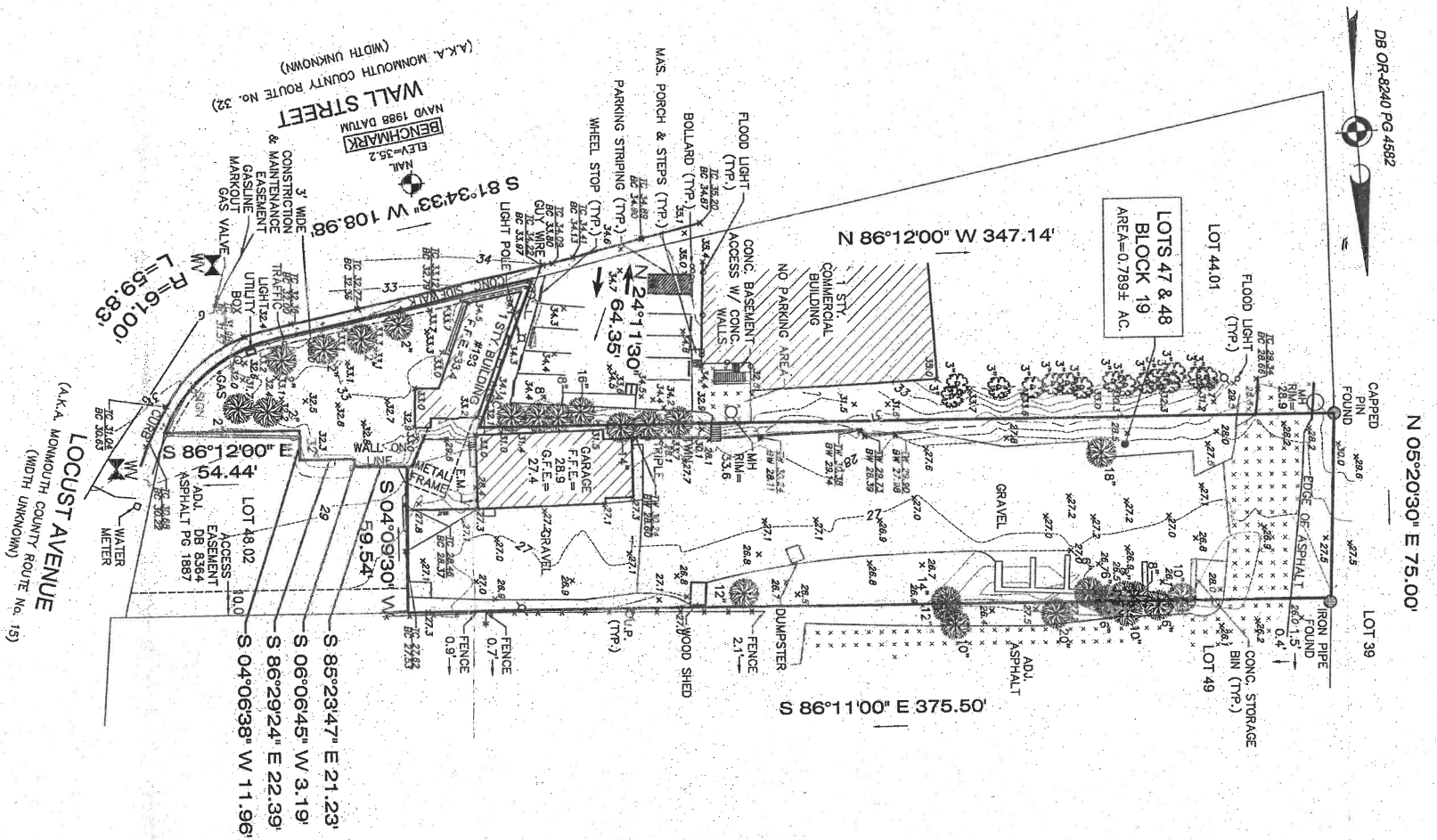
LOTS 47 & 48.01 BLOCK 19
 BOROUGH OF WEST LONG BRANCH
 TAX MAP SHEET 8

COUNTY OF MONMOUTH NEW JERSEY

Scale: AS NOTED
 Drawn By: DS
 Date: 11/13/19
 Job #: 19-0028
 CAD File #: SITE PLAN
 Sheet #: 5 OF 5

C:\pwworking\1111-00000\193 Wall Street, West Long Branch, NJ 08754 - 3.dwg, Date: 11/13/2019, 7:11am

REV	DATE	DESCRIPTION	BY
1	9/22/20	REVISED TO ADD ADDITIONAL FIELD WORK	KG
2	10/22/20	REVISED TO ADD ADDITIONAL FIELD WORK	KG




PREPARED FOR: THOMAS COLLARD.

- NOTES:
1. ALL ELEVATIONS ARE IN NAVD88 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
 2. BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM SURVEY PERFORMED BY OTHERS.

IMPORTANT NOTES, PLEASE REVIEW:

- READ AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND UTILITIES, OR OTHER EASEMENTS, OR RIGHTS, OR RIGHTS OF RECORD.
- FURTHER INVESTIGATION AND EXAMINATION OF THE PROPERTY IS NECESSARY TO ESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (S.A.C. 15-9-51(9))

DB OR-8240 PG 4582



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PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 34300

**BOUNDARY AND
TOPOGRAPHIC SURVEY**

LOTS 47 & 48
BOROUGH OF WEST LONG BRANCH
COUNTY OF MONMOUTH
NEW JERSEY

Scale:	1"=40'
Drawn By:	DKC
Date:	8/19/19
Job #:	EIG-00280
Draw File #:	TPO

Sheet #	1
of	1