

PROJECT INFORMATION

PROJECT NAME:
WHALERS' POINT

PROJECT LOCATION:
BLOCK 45, LOT 1
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY

OWNER:
R272, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT:
R272, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

ARCHITECT:
STUDIO TWO HUNDRED, LLC
ARCHITECTURE DESIGN
200 UNION AVENUE
BRIDGEVILLE, NJ 08730



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NJ ONE CALL... 800-272-1000

ELECTRIC	BLUE
GAS	YELLOW
COMMUNICATION TV	ORANGE
SEWER	GREEN
TRIP SURVEY MARKINGS	MAGENTA
PROMISED EXCAVATION	WHITE



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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Eric Ballou
ERIC R. BALLOU, PE
NJPE LIC. NO. 42827

REVISIONS

Rev.	Date	Comment
5	10/16/20	REVISED PER SITE MODIFICATIONS
4	09/10/20	REVISED PER ARCHITECTURAL REVISIONS
3	08/09/20	REVISED PER ARCHITECTURAL REVISIONS
2	06/08/20	REVISED PER NUDOT
1	02/20/20	NO REVISIONS TO THIS SHEET
0	04/17/20	INITIAL RELEASE

SCALE: 1"=20'
DATE: 04/17/20
JOB #: 20-1371-01
CAD ID: 20-1371-0111

DESIGNED BY: EGE
DRAWN BY: GEP
CHECKED BY: ERB

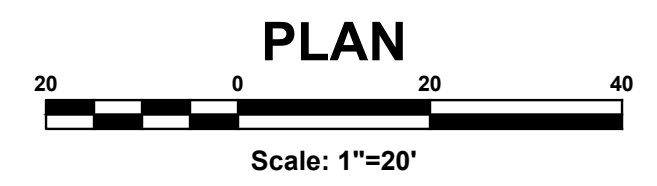
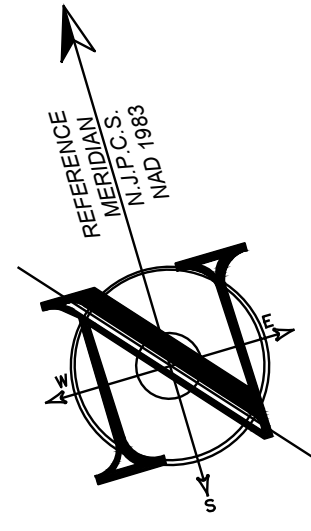
NOT FOR CONSTRUCTION
APPROVED BY:

FOR CONSTRUCTION
PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
EXISTING CONDITIONS PLAN

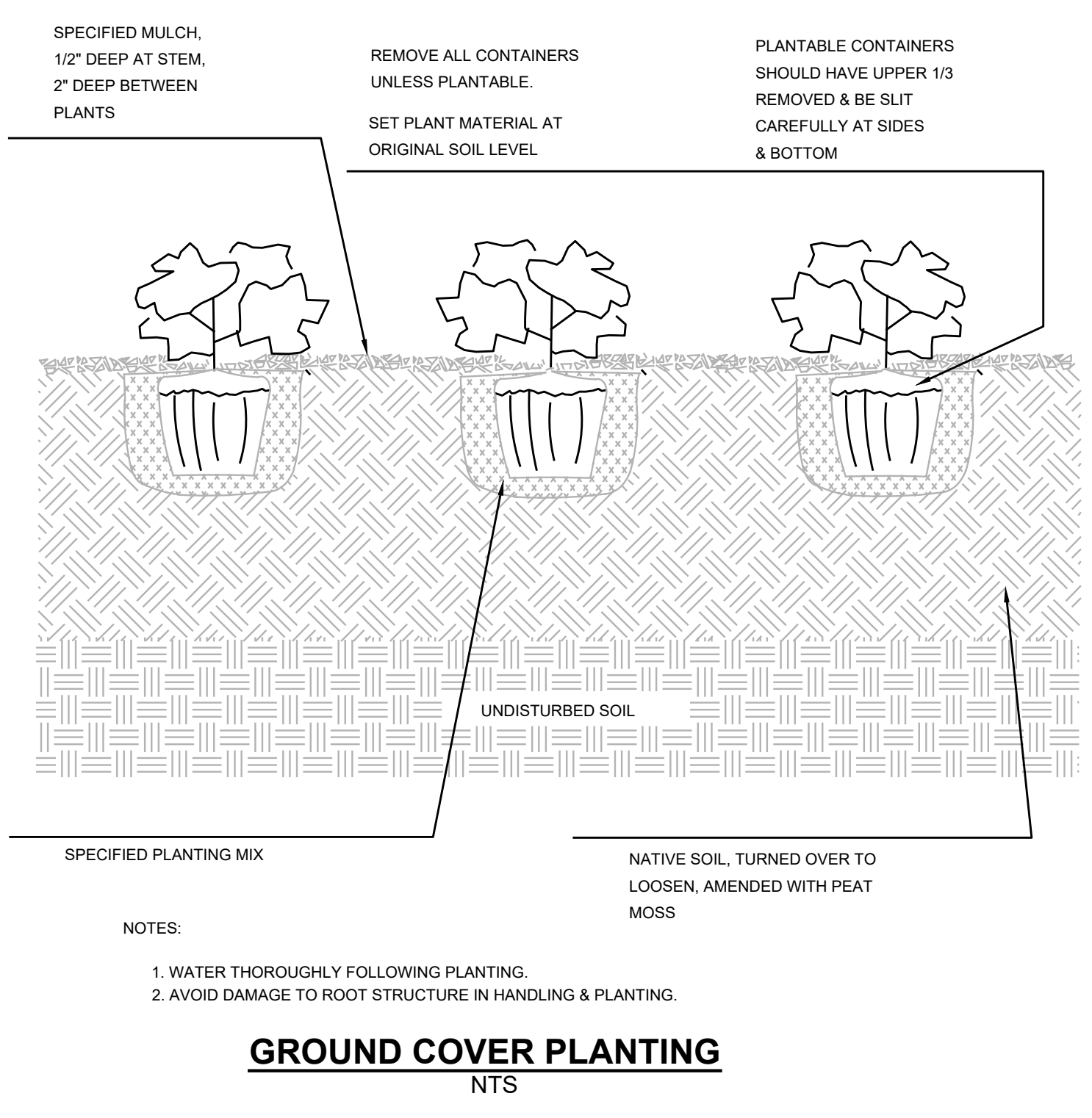
SHEET NO.:
C200



LEGEND

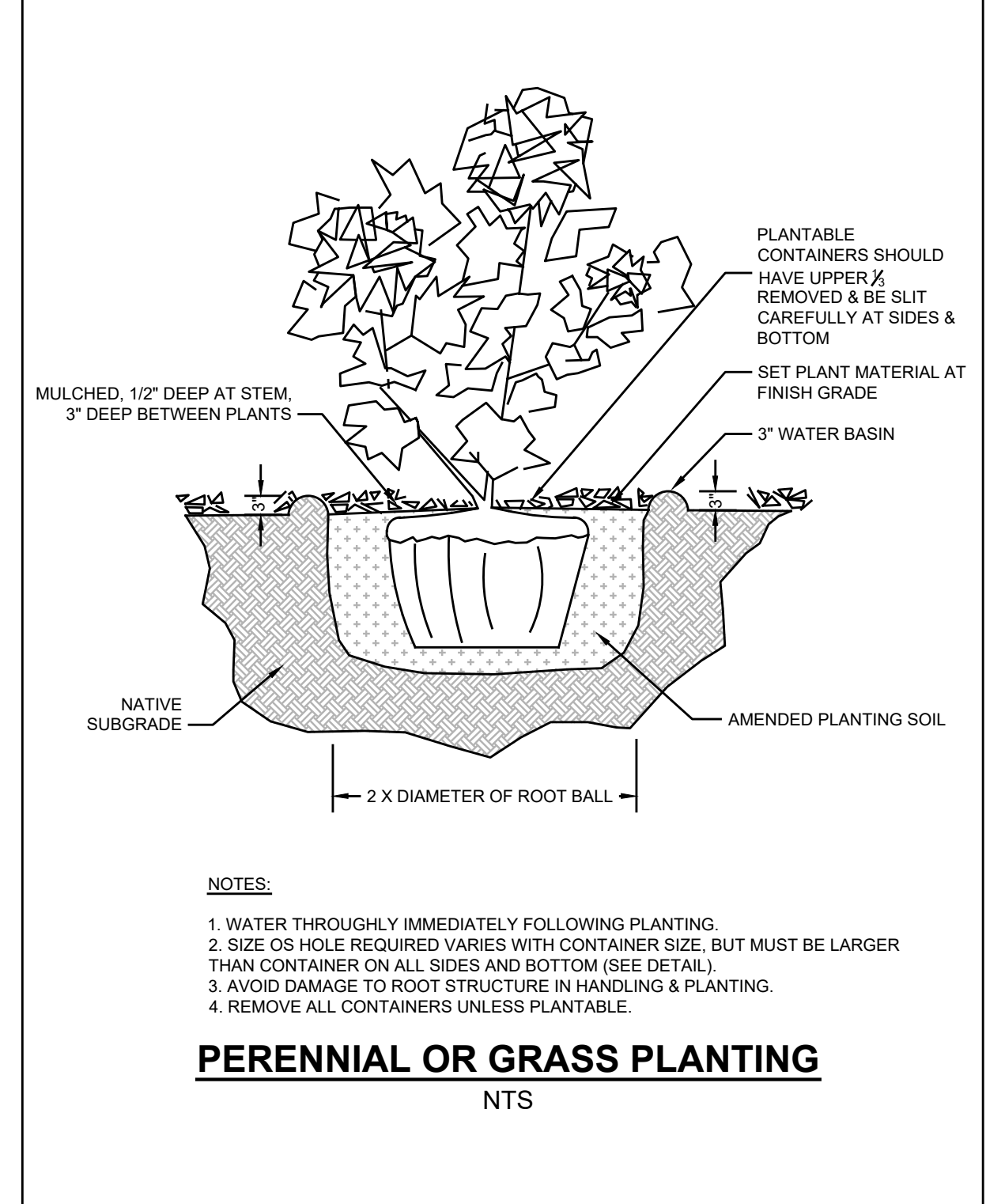
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

File: S:\Jobs\1465 - R272, LLC\20-1371-01 - 2613-2615 Route 88, Pt. Pleasant, NJ\20146501.dwg
 Date: 04/17/20
 Author: EGE
 Title: C200 - Existing Conditions
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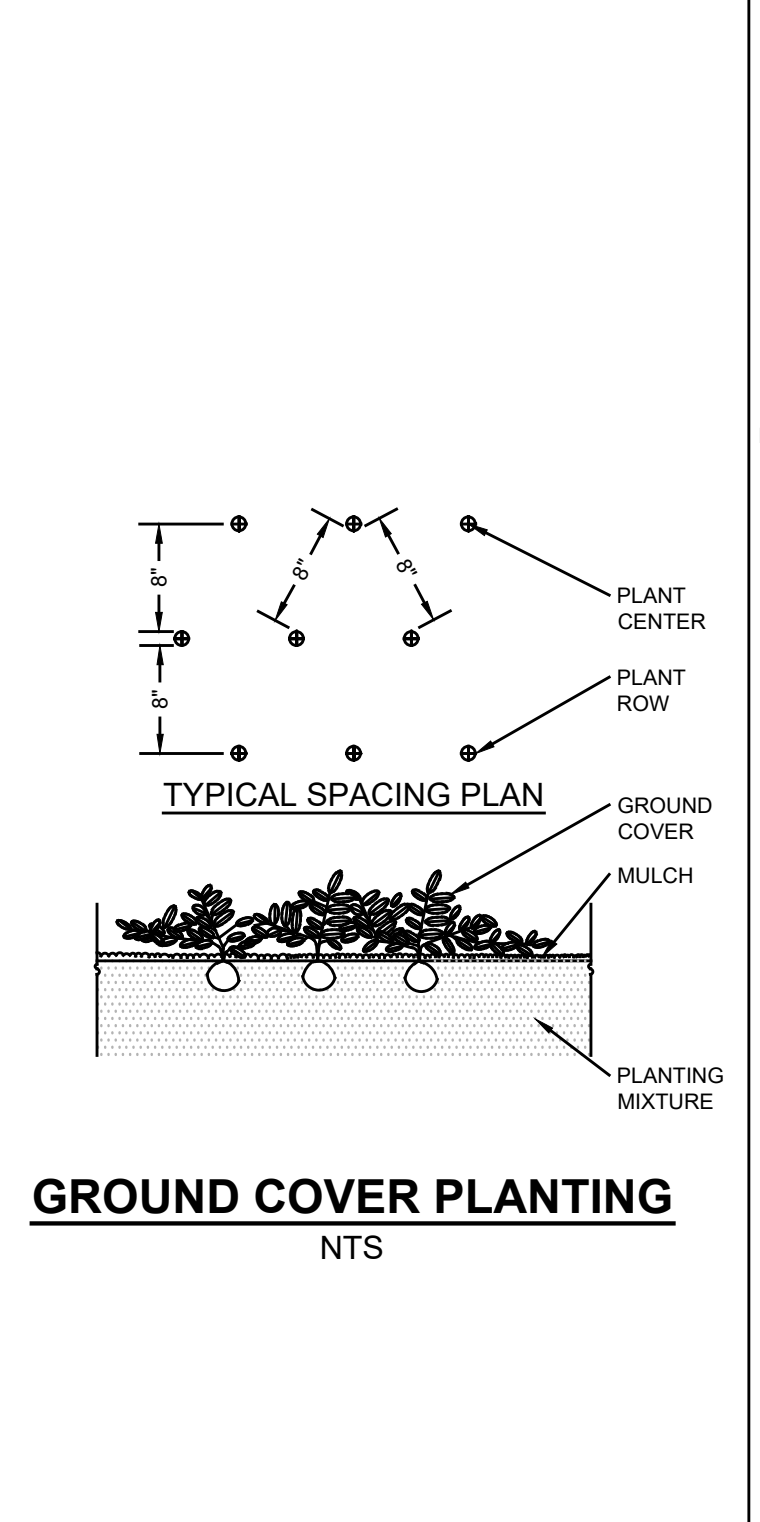
- NOTES:
1. WATER THOROUGHLY FOLLOWING PLANTING.
 2. AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.

GROUND COVER PLANTING
NTS

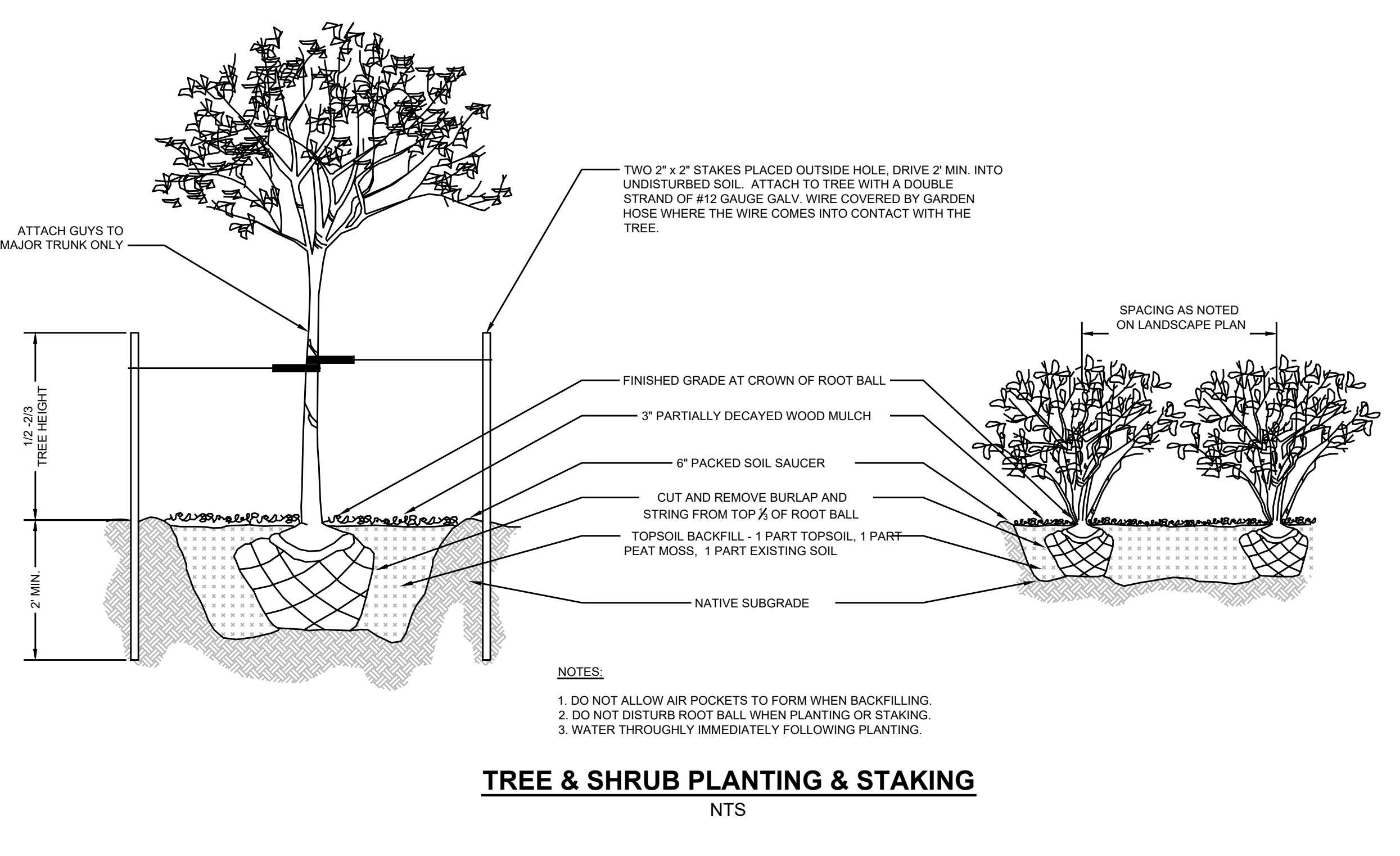


- NOTES:
1. WATER THOROUGHLY IMMEDIATELY FOLLOWING PLANTING.
 2. SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM (SEE DETAIL).
 3. AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.
 4. REMOVE ALL CONTAINERS UNLESS PLANTABLE.

PERENNIAL OR GRASS PLANTING
NTS



GROUND COVER PLANTING
NTS



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
 3. WATER THOROUGHLY IMMEDIATELY FOLLOWING PLANTING.

TREE & SHRUB PLANTING & STAKING
NTS

LED Site Wallforms®

18 or 36 LED Wall Mounted Luminaires

LED module: SW1/36LSKJW/DB, SW3/36LSKJW/SG

Uniquely canted LED modules improve light distribution and throw.

Star-View® DarkSky Compliant with flat glass lens meets IESIDA full cutoff designation.

Fixture	Electrical Module	Finish
SW1	18LSKJW1	BL Black
SW3	36LSKJW1	DB Dark Bronze
	36LSKJW1	LG Light Gray
	36LSKJW1	SC Stealth Gray®
		PS Platinum Silver
		YWH White

EXAMPLE: SW1 / 36LSKJW / BL

Typical Half for 18 LED: Isofootcandle Lines of Horizontal Illumination 8' Mounting Height.

Typical Half for 60 Watt LED: Isofootcandle Lines of Horizontal Illumination 8' Mounting Height.

1/2 Maximum Candle trace --- Maximum Candle point

KIM LIGHTING www.kimlighting.com

Mailing Address: P.O. Box 60080, City of Industry, CA 91716-0080

Business Address: 16555 East Gale Avenue, City of Industry, CA 91745, Phone: 626.948.3444, Fax: 626.369.2855

Because of a continuing product improvement program, Kim Lighting reserves the right to change specifications without notice.

Printed in U.S.A. 93019032 Version 1.1 (B11)

TYPICAL WALL MOUNT FIXTURE
NTS

HADCO by @ignify

Urban Hagerstown TX03 Post top

Hadco's Hagerstown LED post top gives you the ability to create a unique style through our modular post top concepts to blend into any residential and historic urban settings. With the latest LED technology you can seamlessly replace traditional HID technology to maximize energy savings and significantly reduce total cost of ownership. The Hagerstown luminaire provides excellent uniformity, traditional customizable look, with the benefits of modern technology.

example: TX0348G2BA2A5EWA5DASTCLONSPIH

Series	LEDs	Gen.	Pods	Fixials	Fasteners	Finishes	Optics	Photo controls
TX03	32 32'	G2	Gen2	A Octagonal fitter B Round fitter w/scalloped petals C Flared tapered hourglass fitter* D Smooth tapered hourglass fitter* E Tapered fluted fitter w/scalloped flower petals* G Tall round fluted fitter* H Round contemporary fitter J Tapered fluted w/round stepped fitter L Round fluted long fitter T Decorative leaf fitter w/scalloped petals	1 Hex head bolts 2 Allen head bolts	A Black B White G Venle H Bronze J Green	3 Type 3 5 Type 5 3W Type 3 Wide	Bluton eye photo controls E 120 VAC H 208/240/277 VAC K 347 VAC R Twist-lock receptacle* N No photo control

Color Temp	Voltages	Currents	Optional dimming	1st option	2nd option	3rd option	Surge protection	Options
W 3000K	A 120-277 VAC	3 350mA	DA 4hrs 25% reduction DB 4hrs 50% reduction DC 4hrs 75% reduction DD 6hrs 25% reduction DE 6hrs 50% reduction DF 6hrs 75% reduction DG 8hrs 25% reduction DH 8hrs 50% reduction DJ 8hrs 75% reduction DALI Compatible with DALI N No dimming	AST Adjustable Start Up	CLO Constant Light Output	OTL Over The Life	SPI 10kV/10kA (standard) SP2 20kV/20kA (optional)	H HSS N No options

1. Configurations with 48 (48) and 64 (64) LED array boards are not compatible with the 1050mA (3) drive current.
2. Configurations with 24-480VAC (8) voltage are not compatible with optional dimming or optional programming.
3. Configurations with 24 (24) LEDs at 350mA (3) and 530mA (5) currents are not compatible with 347-480 VAC (8) voltage.
4. Configurations with C,D,E,G pods are not compatible with the Twist-Lock receptacle (R) photo control.

TYPICAL LIGHT FIXTURE
NTS

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APPLICANT: R272, LLC, 1103 INDUSTRIAL PARKWAY, BRICK, NJ 08724

APPLICANT'S PROFESSIONALS:

ARCHITECT: STUDIO TWO HUNDRED, LLC, ARCHITECTURE DESIGN, 200 UNION AVENUE, BRIELLE, NJ 08730

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INSITE ENGINEERING, LLC SINCE 2003

INSITE ENGINEERING, LLC
Engineering • Surveying • Planning

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SCALE: AS SHOWN DESIGNED BY: EGE

DATE: 04/17/20 DRAWN BY: GEP

JOB #: 20-1371-01 CHECKED BY: ERB

CAD ID: 20-1371-01/1

NOT FOR CONSTRUCTION APPROVED BY:

FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: LANDSCAPE AND LIGHTING DETAILS

SHEET NO.: C602

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WHALERS' POINT

PROJECT LOCATION:
BLOCK 45, LOT 1
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY

OWNER:
R2T2, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT:
R2T2, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

ARCHITECT:
STUDIO TWO HUNDRED, LLC
ARCHITECTURE DESIGN
200 UNION AVENUE
BRIDGE, NJ 08730



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NJ One Call website

ELECTRIC	BLUE
GAS/SEWER	YELLOW
COMMUNICATION/TV	ORANGE
WATER	RED
SEWER	GREEN
TRIP SURVEY MARKINGS	MAGENTA
PROMISED EXCAVATION	WHITE



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA2803200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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NJ/PE LIC. NO. 42827

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1	03/20/20	NO REVISION THIS SHEET
0	04/17/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: EGE

DATE: 04/17/20 DRAWN BY: GEP

JOB #: 20-1371-01 CHECKED BY: ERB

CAD ID: 20-1371-0111

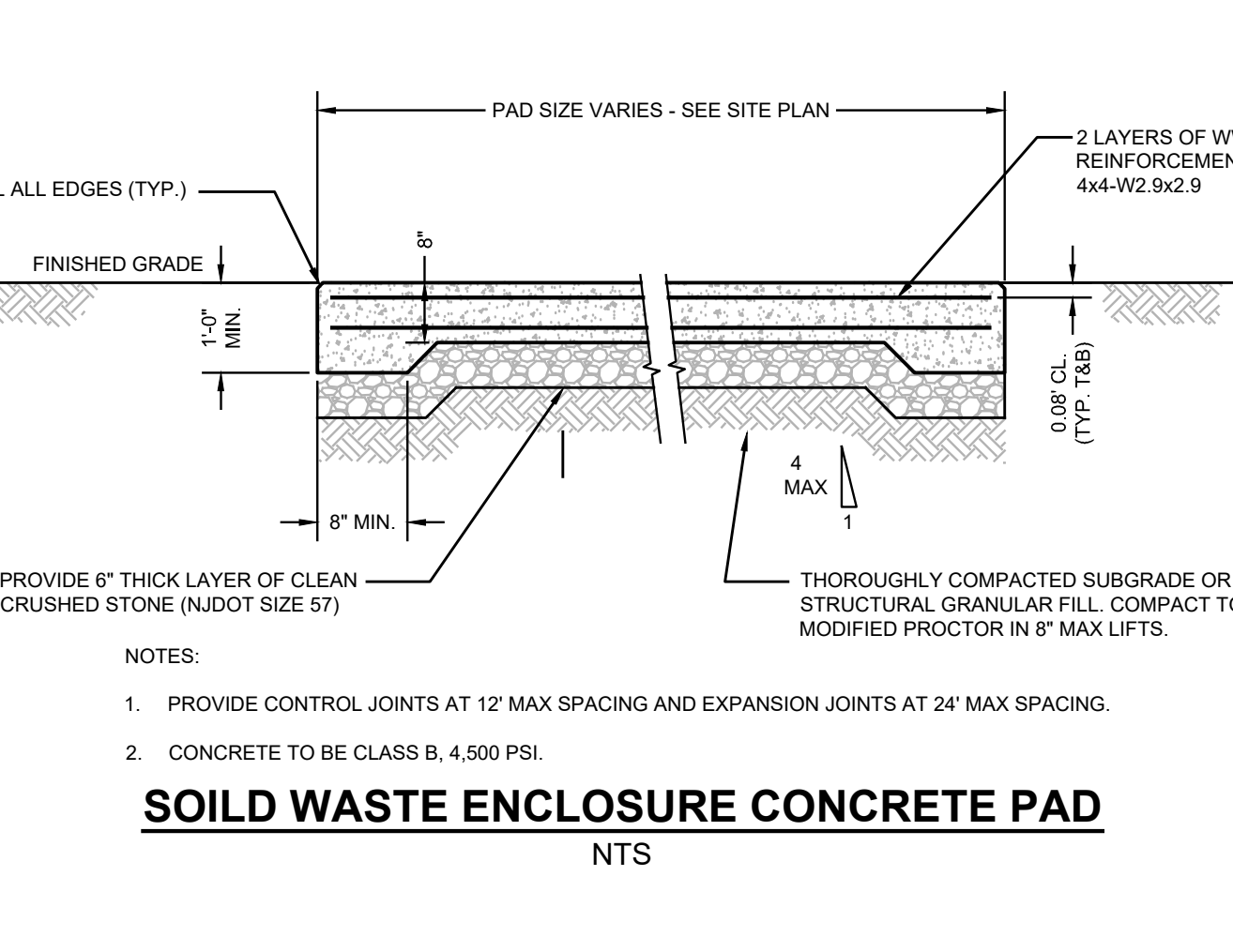
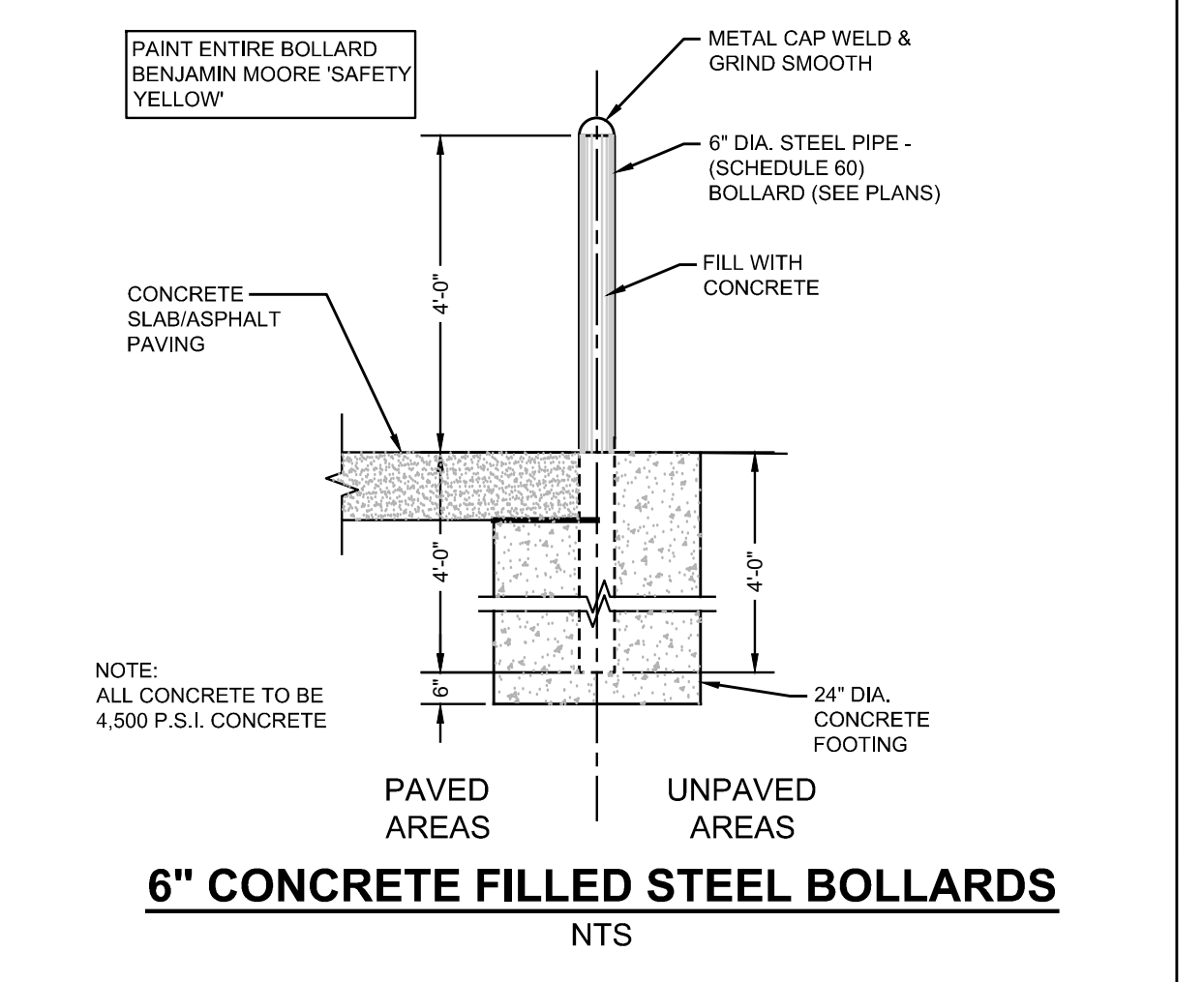
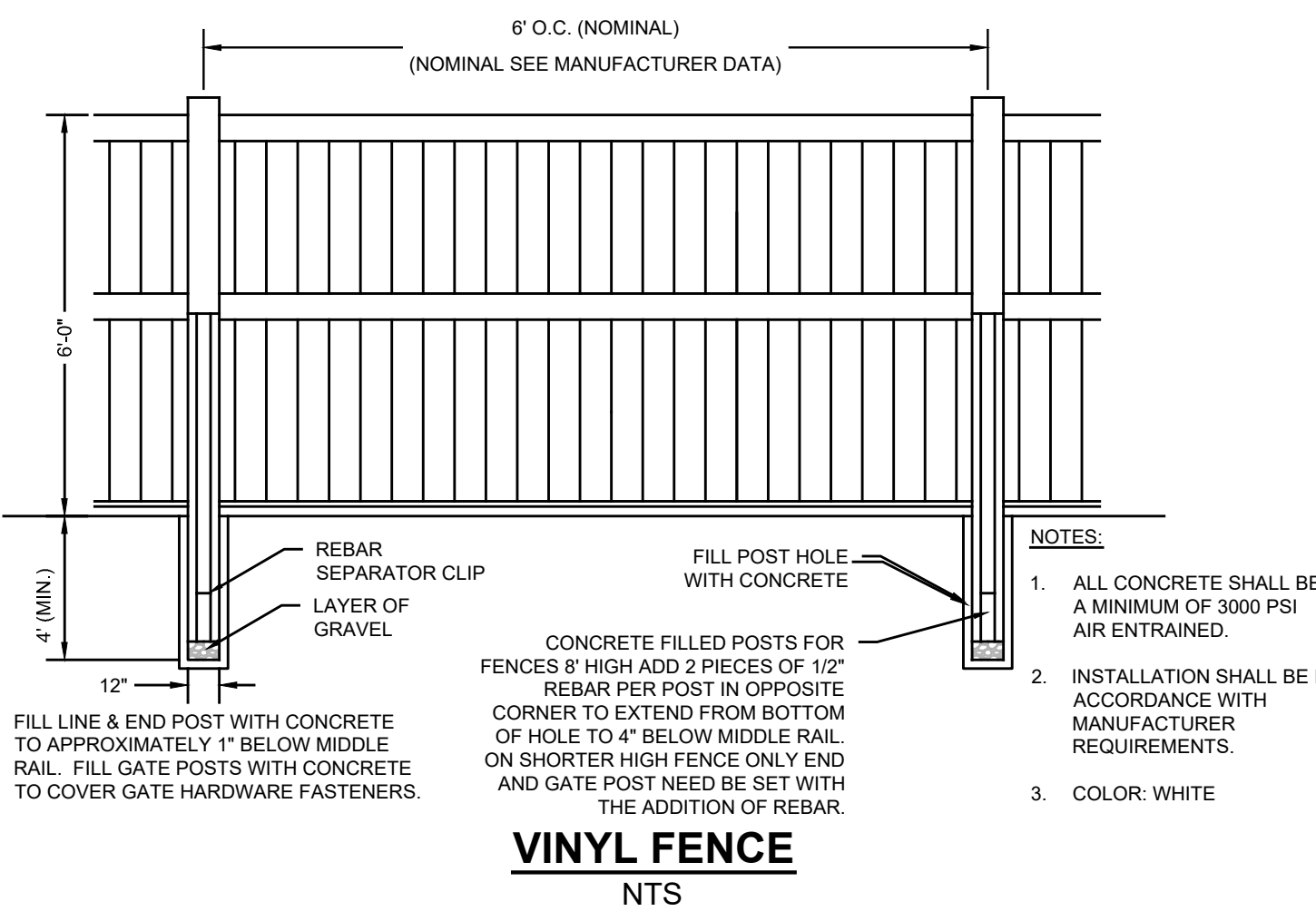
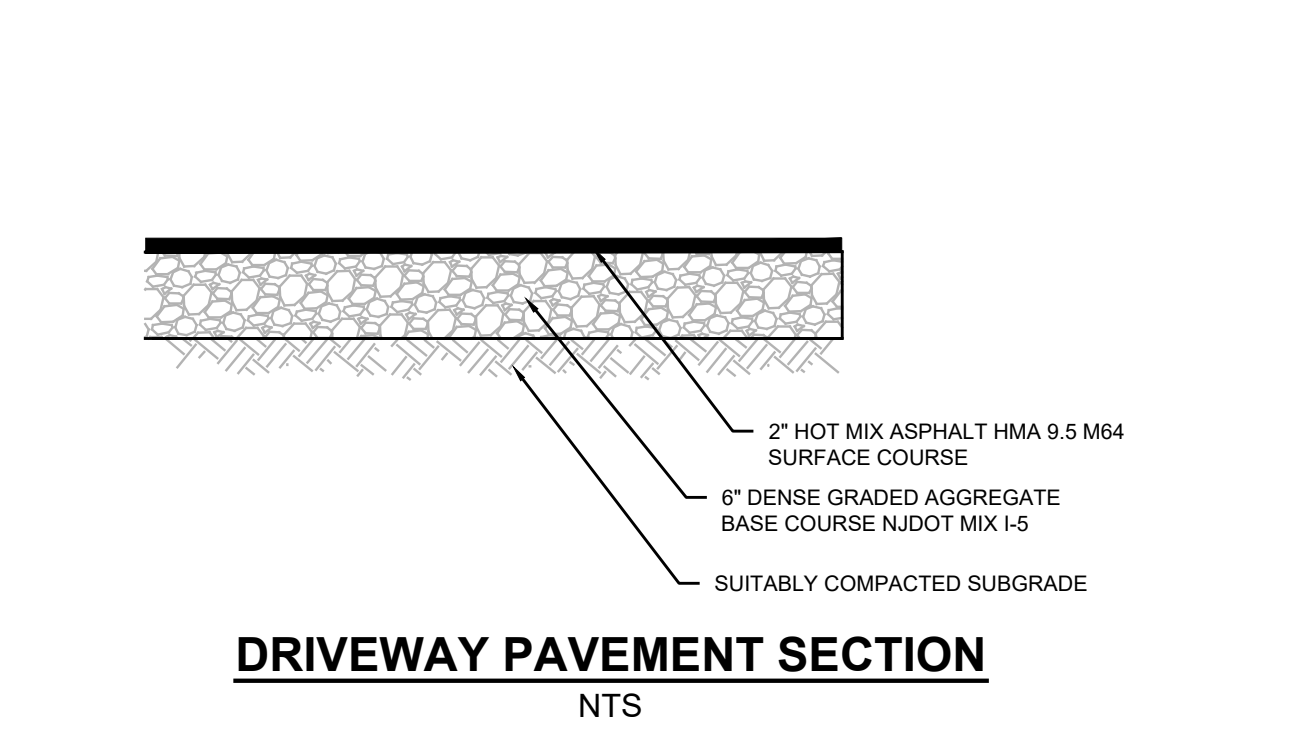
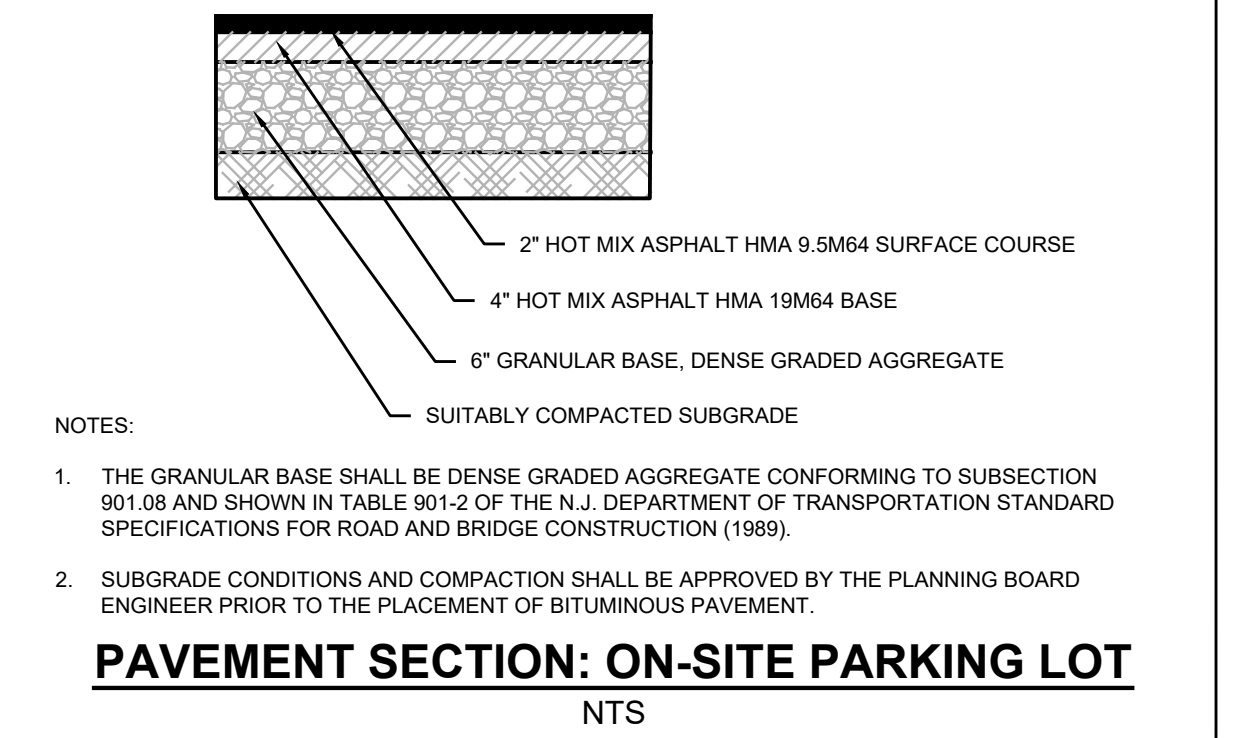
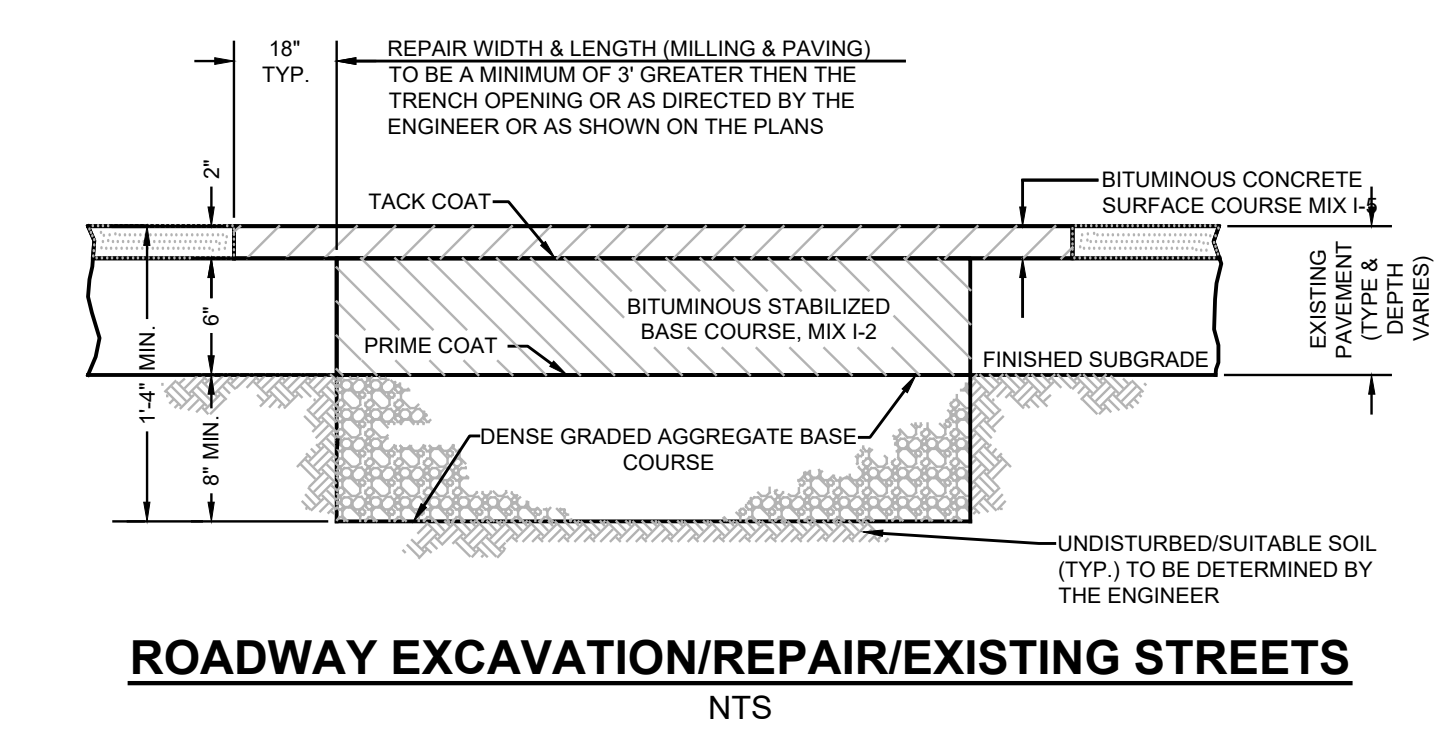
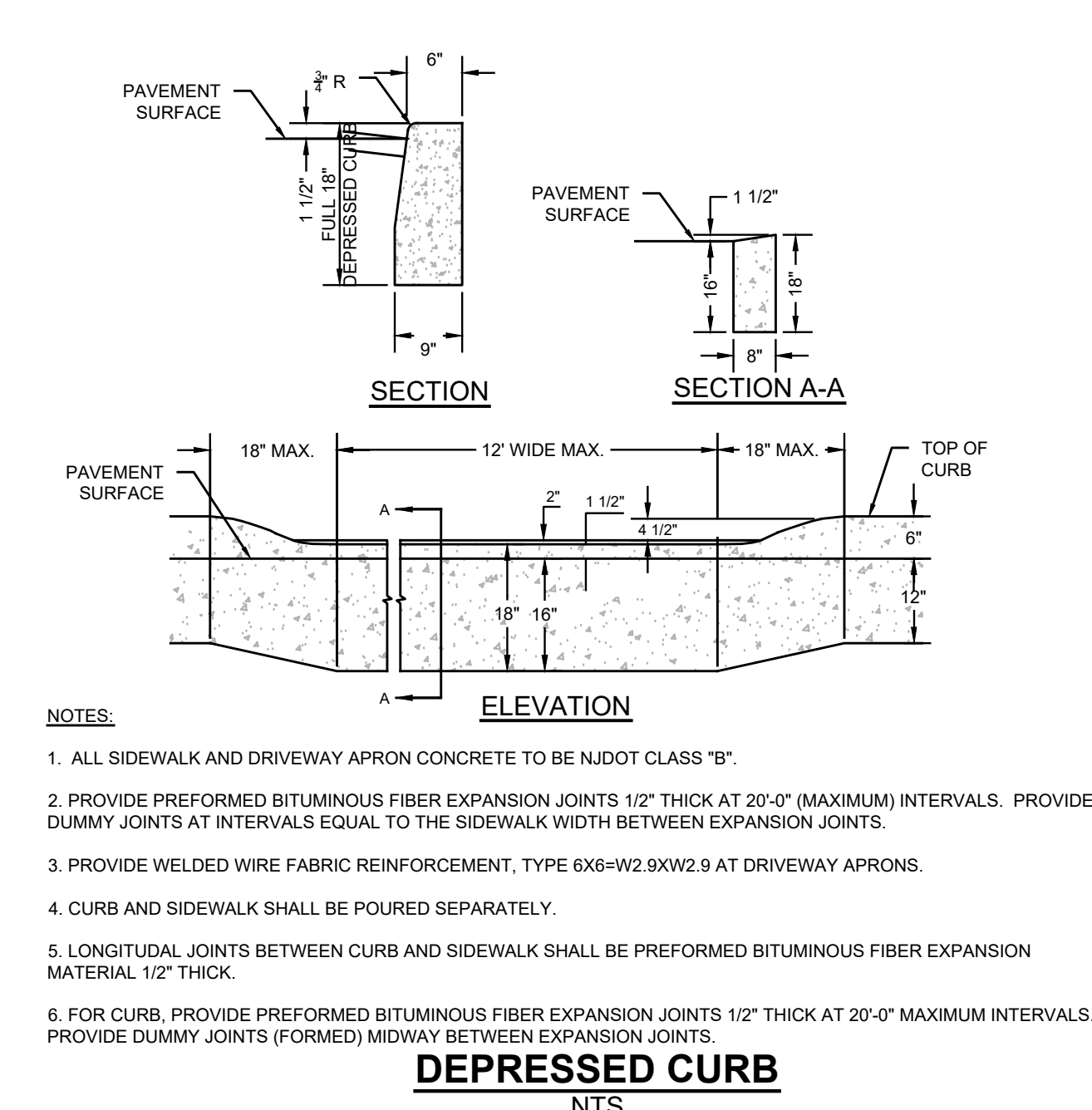
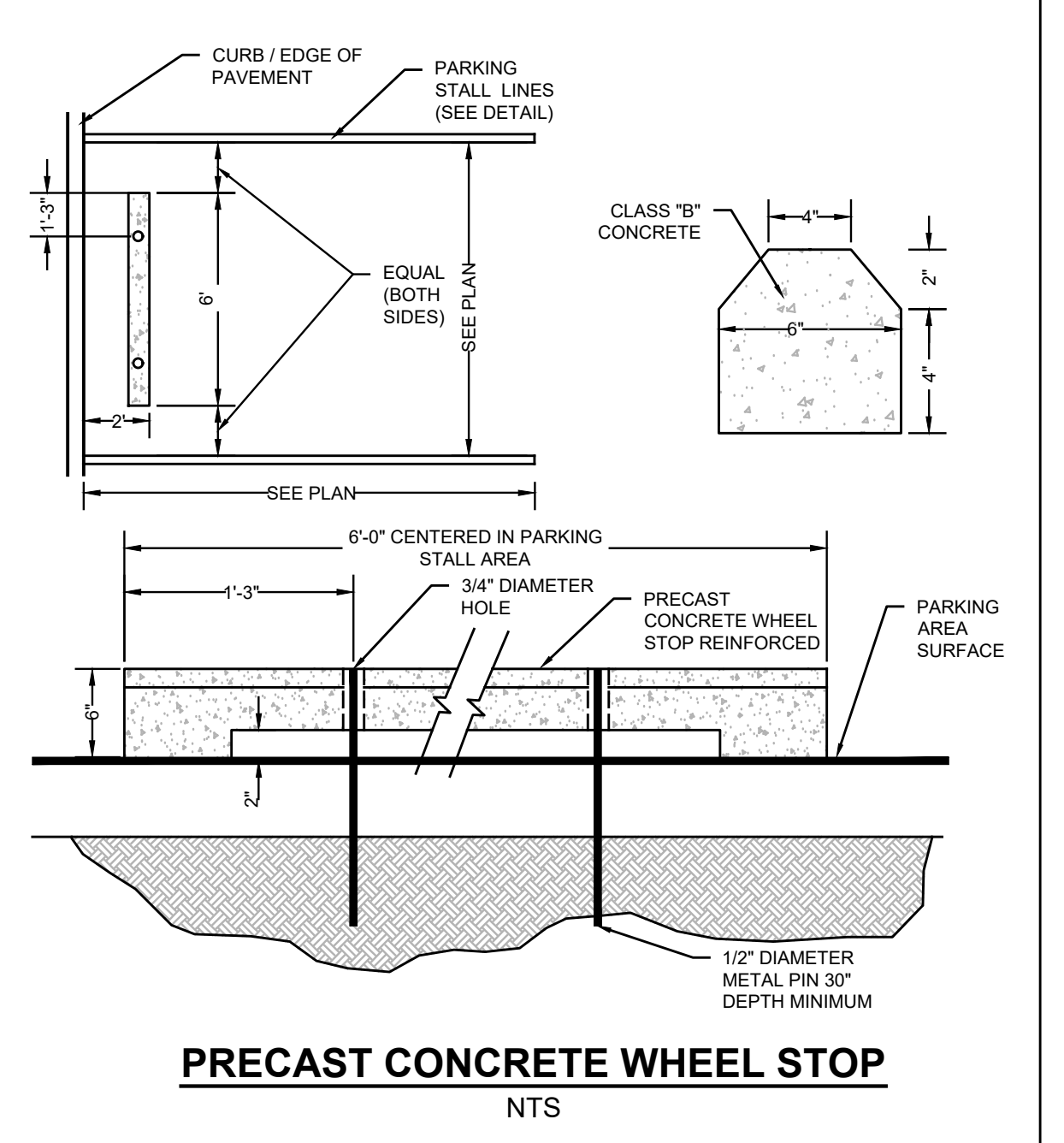
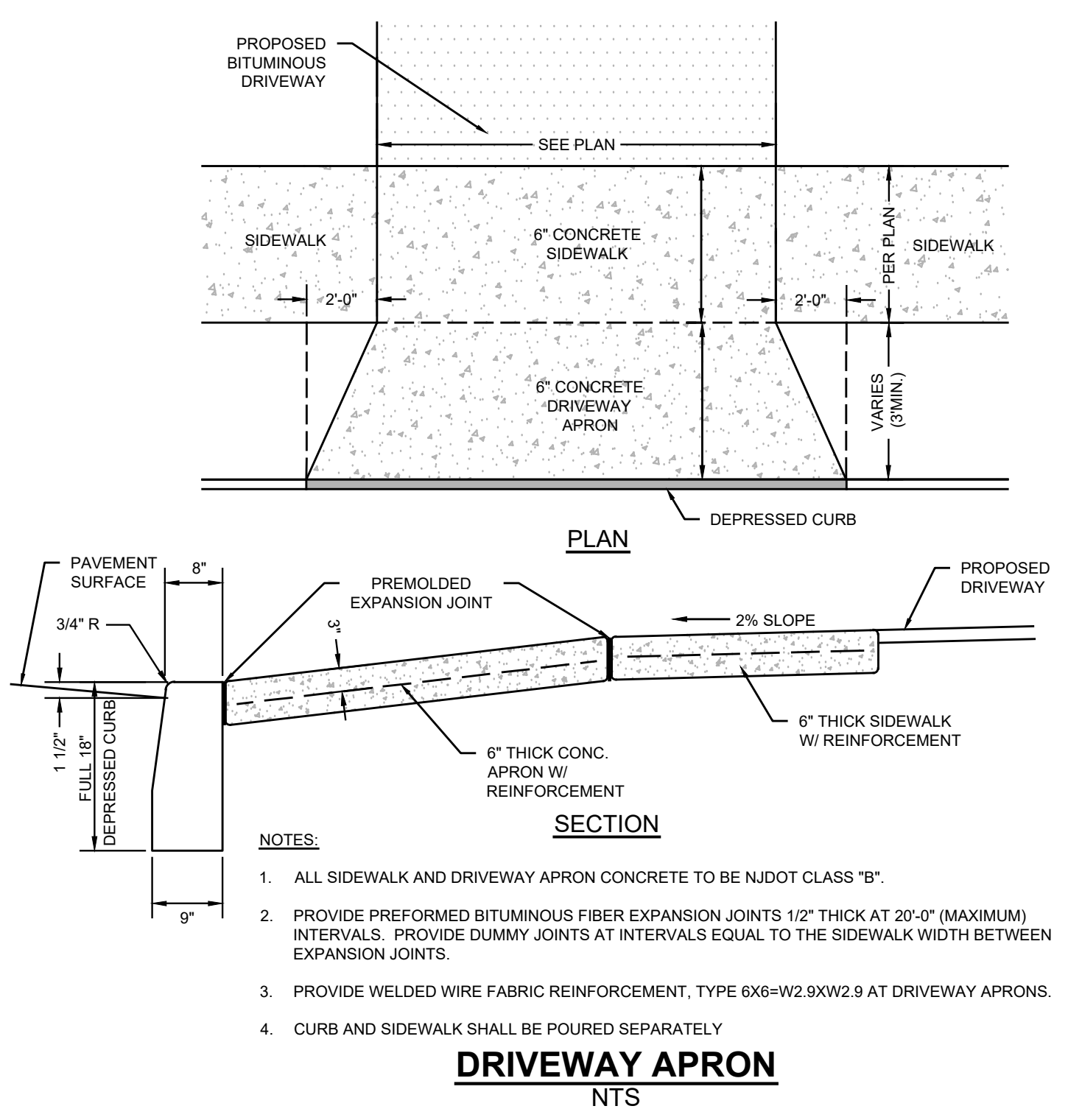
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FOR CONSTRUCTION PLAN INFORMATION

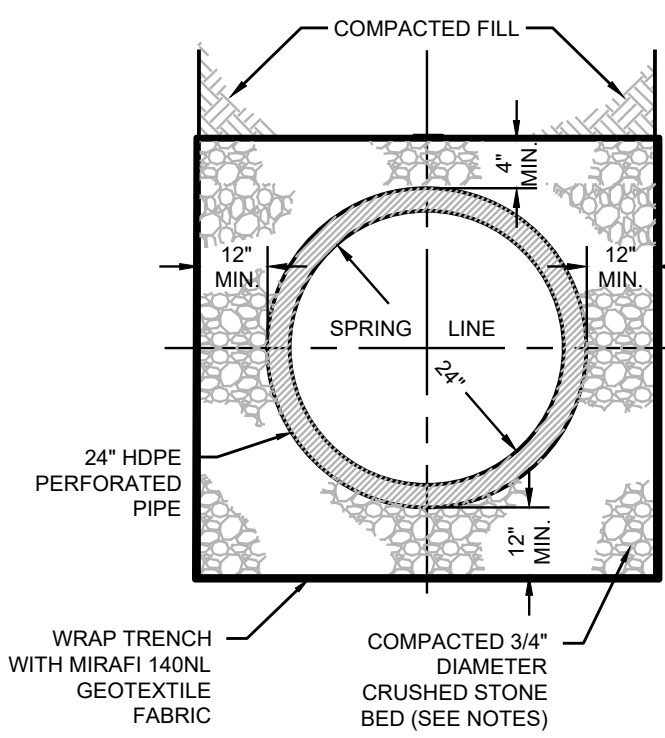
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PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.: C801



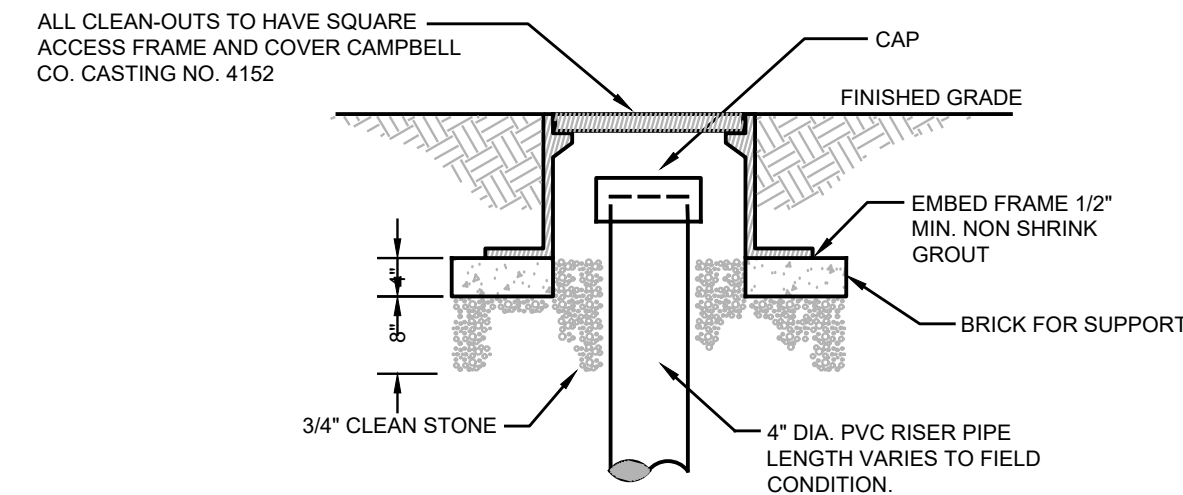
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- GENERAL NOTES**
1. AN 12-INCH THICK LAYER OF 3/4 INCH CLEAN STONE SHALL BE PLACED BELOW THE PROPOSED STORM SEWER PIPING TO 4" ABOVE THE TOP OF THE PIPE TO PROVIDE A UNIFORM BED FOR SUPPORT.
 2. BACKFILL MATERIALS ABOVE THE PIPE AND OVER THE TOP OF THE PIPE FOR A DISTANCE OF AT LEAST 8-INCHES SHOULD CONSIST OF THE APPROVED PORTIONS AND COMPACTED BY HAND. ALL BACKFILL MATERIAL SHALL BE FREE OF STUMPS, BRUSH, WEEDS, ROOTS, RUBBISH, WOOD, AND OTHER MATERIALS THAT MAY DECAY ABOVE THIS LEVEL. CONTROLLED COMPACTED FILL SHOULD BE PLACED TO ATTAIN THE FINAL DESIGN GRADES.
 3. ANY IMPORTED FILL MATERIAL REQUIRED TO COMPLETE THE BACKFILL OPERATIONS SHOULD CONSIST OF RELATIVELY WELL-GRADED GRANULAR SOILS CONTAINING LESS THAN 15% BY WEIGHT PASSING A U.S. STANDARD NO. 200 SIEVE AND HAVING A MAXIMUM PARTICLE SIZE OF 3-INCHES. ALL BACKFILL SHOULD BE PLACED IN LAYERS ON THE ORDER OF 8-INCHES IN LOOSE THICKNESS AND UNIFORMLY COMPACTED USING VIBRATORY COMPACTION EQUIPMENT TO AT LEAST 92% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE. IN ADDITION, THE UPPER 3 FEET OF BACKFILL BELOW ROADWAYS, SIDEWALKS, AND OTHER STRUCTURAL AREAS SHOULD BE COMPACTED WITH A HEAVY VIBRATING DRUM COMPACTOR TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE.

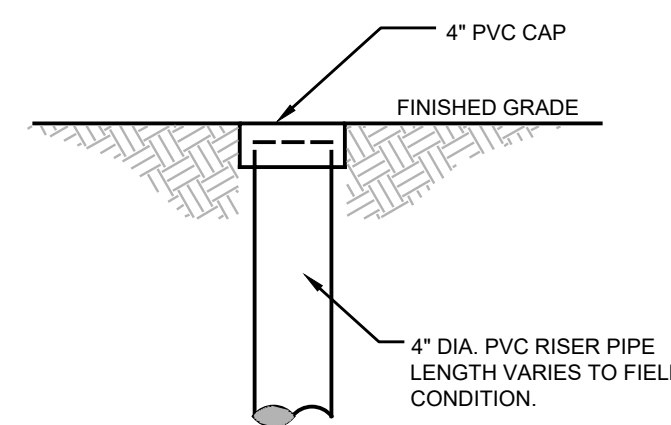
SUBSURFACE 24" INFILTRATION BASIN

NTS



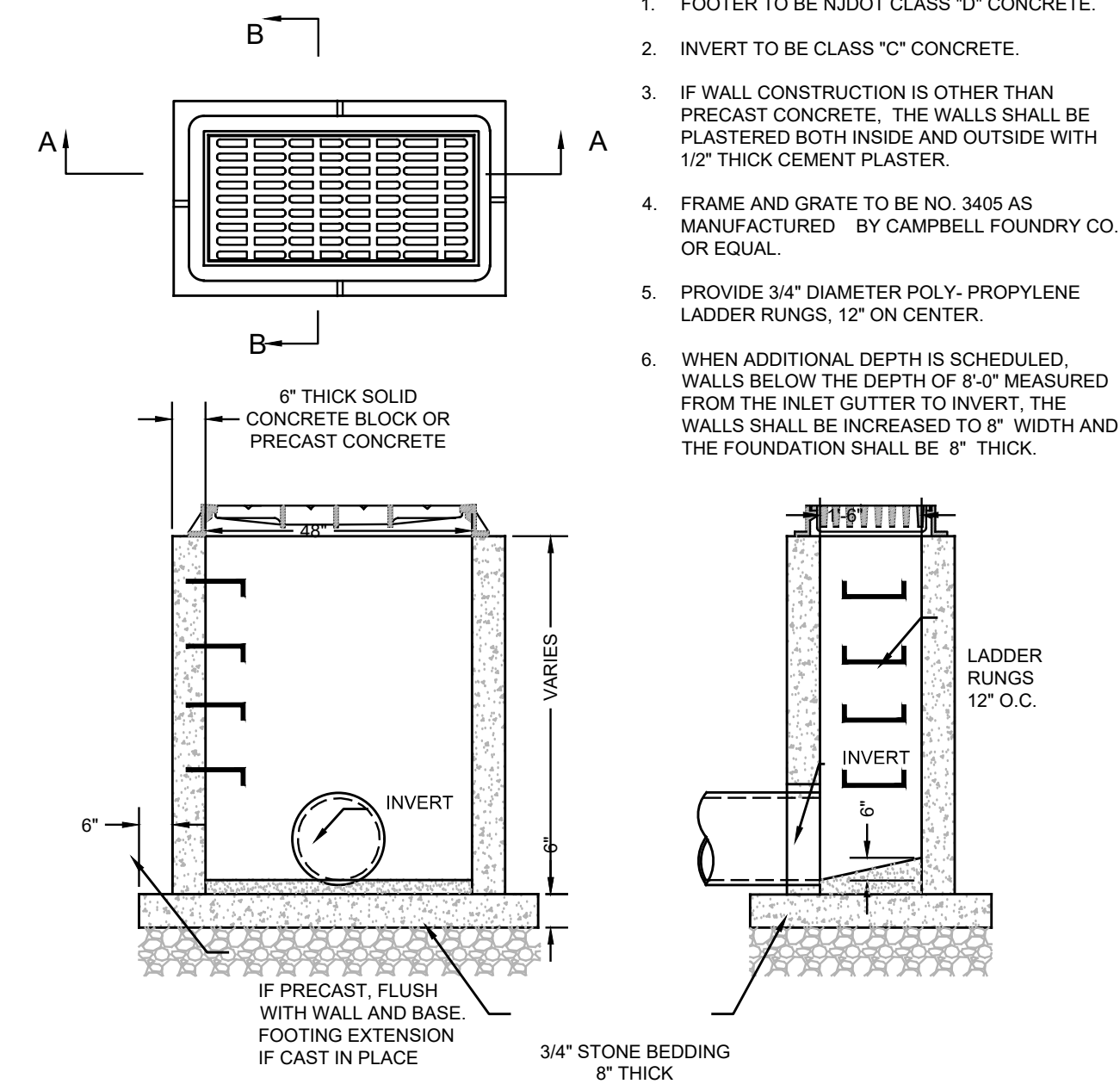
DOWNSPOUT COLLECTION SYSTEM CLEAN-OUT FRAME AND COVER: FOR HARDSCAPE ONLY

NTS



DOWNSPOUT COLLECTION SYSTEM CLEAN-OUT FOR LANDSCAPED AREAS

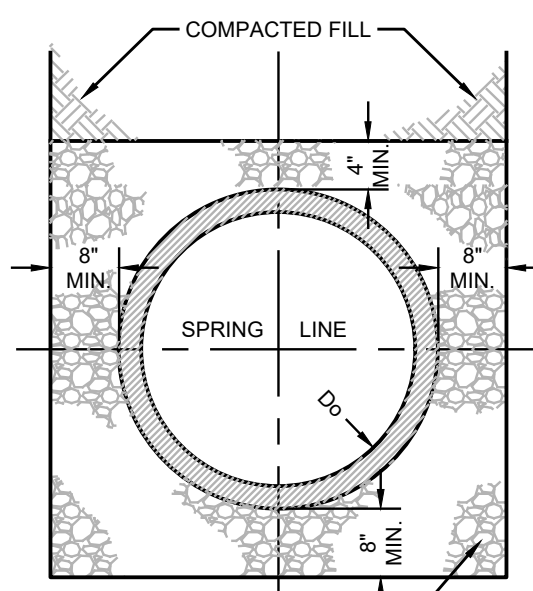
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TYPE "A" INLET

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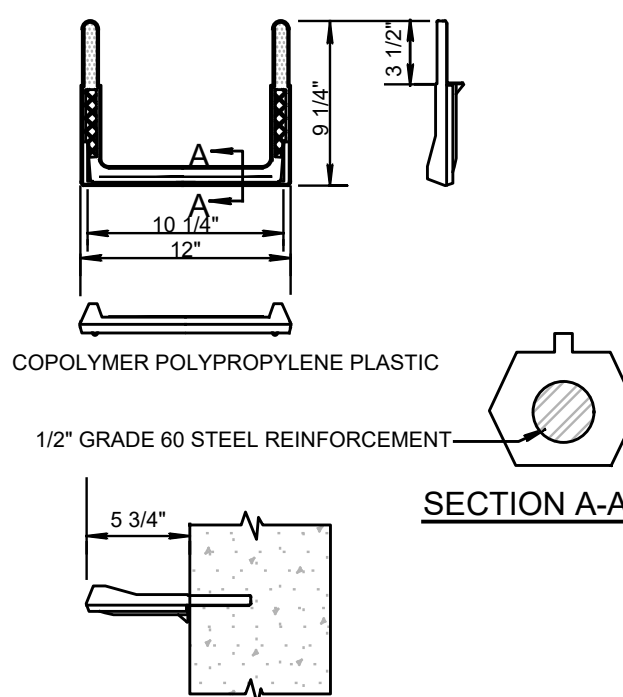
- GENERAL NOTES:**
1. FOOTER TO BE NJDOT CLASS "D" CONCRETE.
 2. INVERT TO BE CLASS "C" CONCRETE.
 3. IF WALL CONSTRUCTION IS OTHER THAN PRECAST CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
 4. FRAME AND GRATE TO BE NO. 3405 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
 5. PROVIDE 3/4" DIAMETER POLY-PROPYLENE LADDER RUNGS, 12" ON CENTER.
 6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, THE WALLS SHALL BE INCREASED TO 8" WIDTH AND THE FOUNDATION SHALL BE 8" THICK.



- GENERAL NOTES**
1. AN 8-INCH THICK LAYER OF 3/4 INCH CLEAN STONE SHALL BE PLACED BELOW THE PROPOSED STORM SEWER PIPING TO 4" ABOVE THE TOP OF THE PIPE TO PROVIDE A UNIFORM BED FOR SUPPORT.
 2. BACKFILL MATERIALS ABOVE THE PIPE AND OVER THE TOP OF THE PIPE FOR A DISTANCE OF AT LEAST 8-INCHES SHOULD CONSIST OF THE APPROVED PORTIONS AND COMPACTED BY HAND. ALL BACKFILL MATERIAL SHALL BE FREE OF STUMPS, BRUSH, WEEDS, ROOTS, RUBBISH, WOOD, AND OTHER MATERIALS THAT MAY DECAY ABOVE THIS LEVEL. CONTROLLED COMPACTED FILL SHOULD BE PLACED TO ATTAIN THE FINAL DESIGN GRADES.
 3. ANY IMPORTED FILL MATERIAL REQUIRED TO COMPLETE THE BACKFILL OPERATIONS SHOULD CONSIST OF RELATIVELY WELL-GRADED GRANULAR SOILS CONTAINING LESS THAN 15% BY WEIGHT PASSING A U.S. STANDARD NO. 200 SIEVE AND HAVING A MAXIMUM PARTICLE SIZE OF 3-INCHES. ALL BACKFILL SHOULD BE PLACED IN LAYERS ON THE ORDER OF 8-INCHES IN LOOSE THICKNESS AND UNIFORMLY COMPACTED USING VIBRATORY COMPACTION EQUIPMENT TO AT LEAST 92% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE. IN ADDITION, THE UPPER 3 FEET OF BACKFILL BELOW ROADWAYS, SIDEWALKS, AND OTHER STRUCTURAL AREAS SHOULD BE COMPACTED WITH A HEAVY VIBRATING DRUM COMPACTOR TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE.

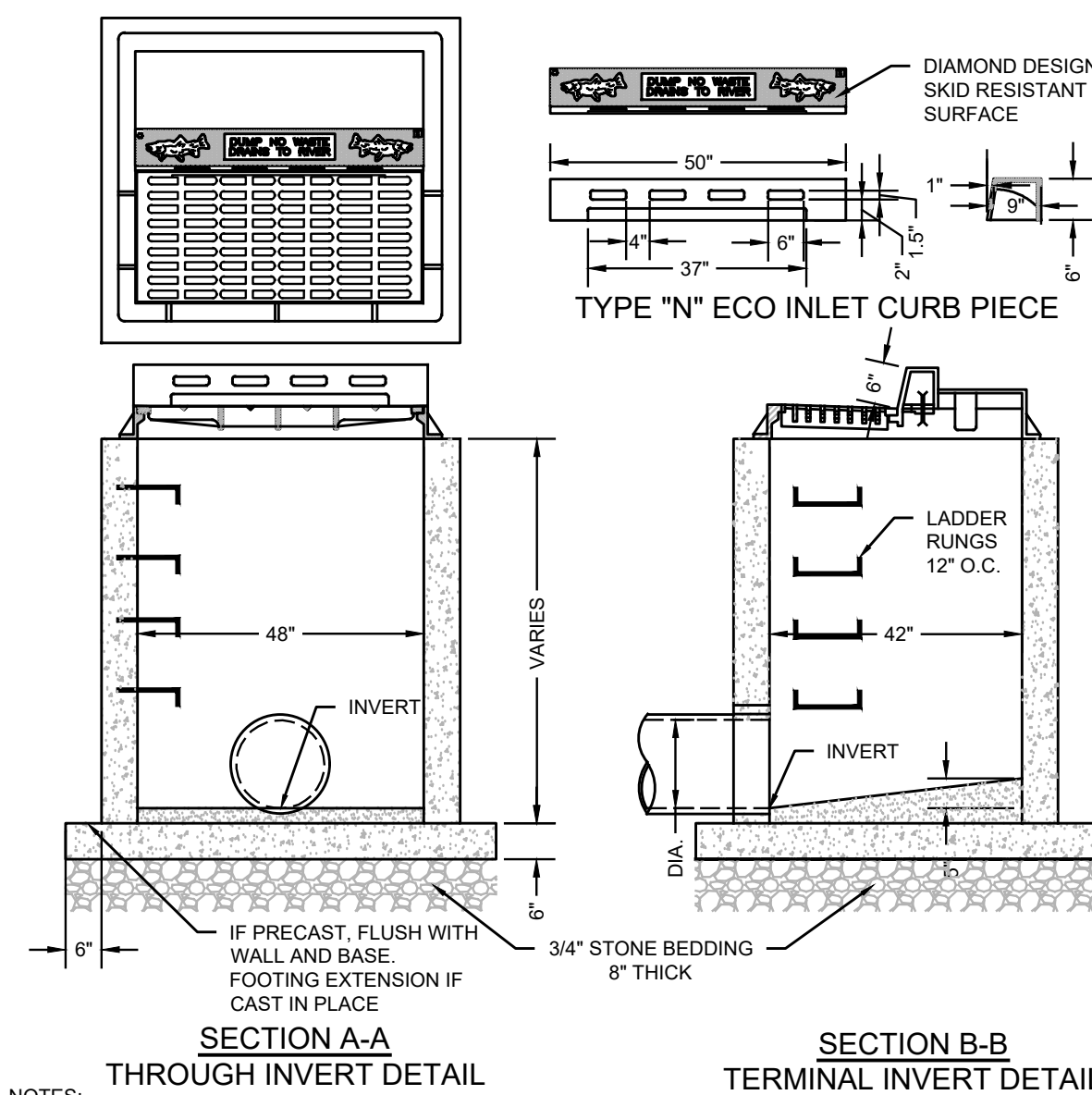
PIPE BEDDING

NTS



POLYPROPYLENE SANITARY MANHOLE STEPS

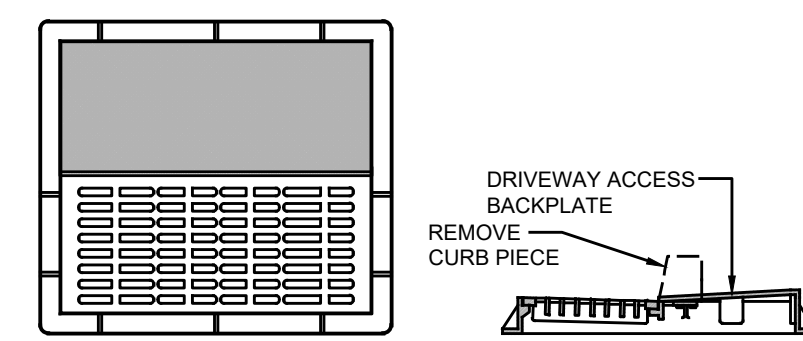
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TYPE B INLET

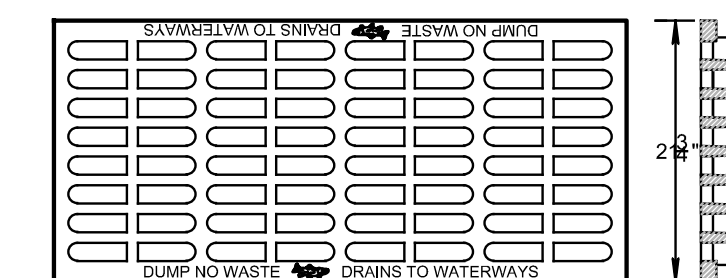
NTS

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 4. FRAME AND GRATE TO BE NO. 2618 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL. CURB PIECE SHALL BE TYPE "N".
 5. CURB PIECE SHALL BE TYPE "N" - ECO CURB PIECE WITH "DRAINS TO WATERWAYS" CAST ON TOP AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
 6. PROVIDE 3/4" DIAMETER POLY-PROPYLENE LADDER RUNGS, 12" ON CENTER.
 7. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, THE WALLS SHALL BE INCREASED TO 8" WIDTH AND THE FOUNDATION SHALL BE 8" THICK.



DRIVEWAY ACCESS BACKPLATE

NTS



"ECO" FLAT INLET BICYCLE SAFETY GRATE

NTS

PROJECT INFORMATION

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2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY

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1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

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SINCE 2003

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INSITE
Engineering • Surveying • Planning

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2	06/08/20	REVISED PER NJDOT
1	02/20/20	NO REVISIONS TO THIS SHEET
0	02/17/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: EGE
DATE: 04/17/20 DRAWN BY: GEP
JOB #: 20-1371-01 CHECKED BY: ERB
CAD ID: 20-1371-011

NOT FOR CONSTRUCTION APPROVED BY: _____

FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE: **PRELIMINARY & FINAL MAJOR SITE PLAN**

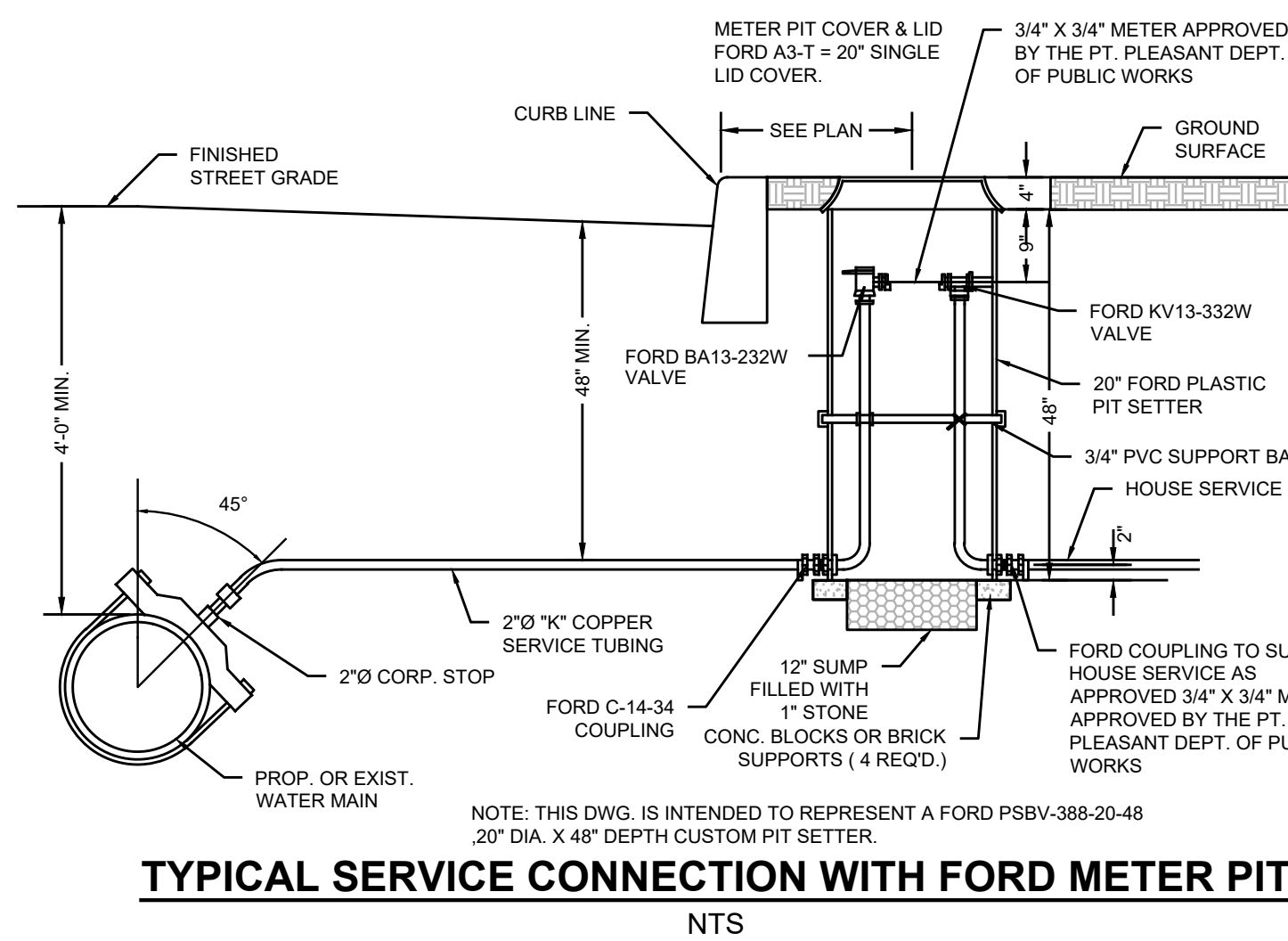
SHEET TITLE: **CONSTRUCTION DETAILS**

SHEET NO.: **C802**

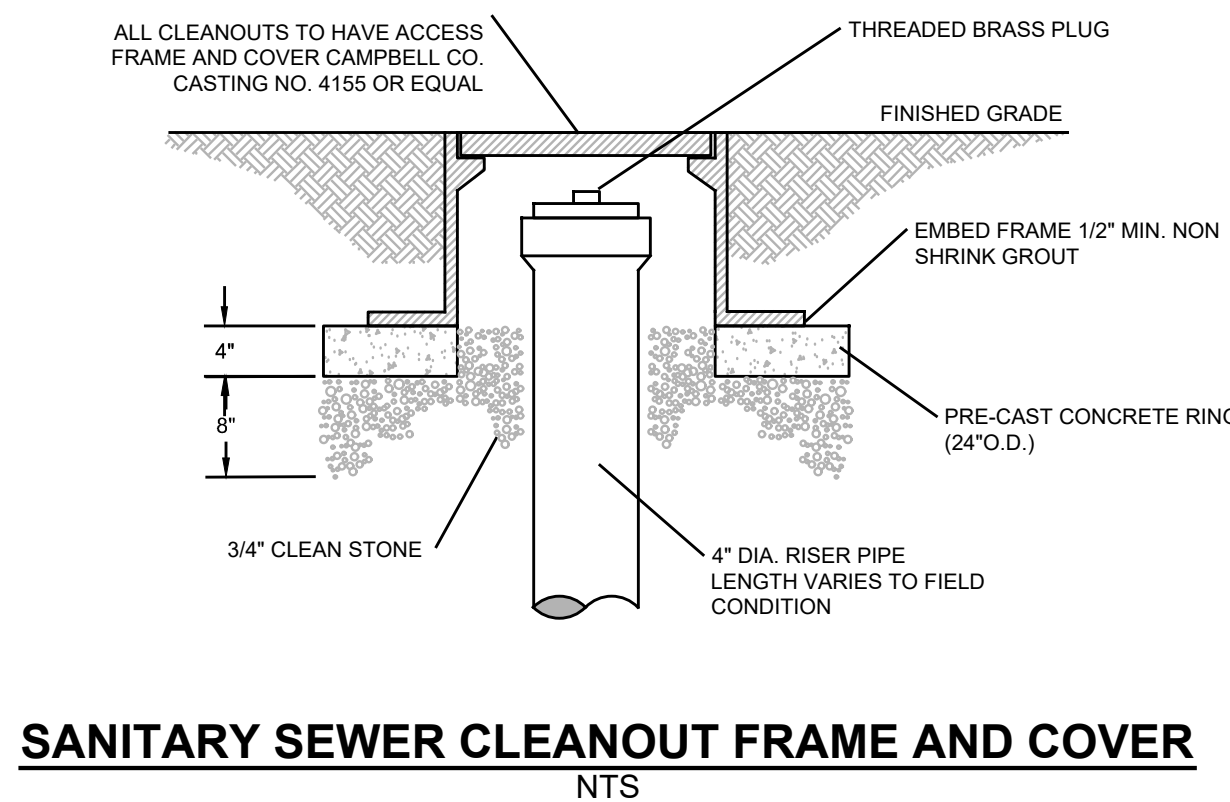
File: X:\whal\1405 - R2T2, LLC\20-1405-01 - 2613-2615 Route 88, Pt Pleasant, NJ\20140501(CAD)\V07-Detailing.dwg -> 2020, Construction Details
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WATER NOTES:

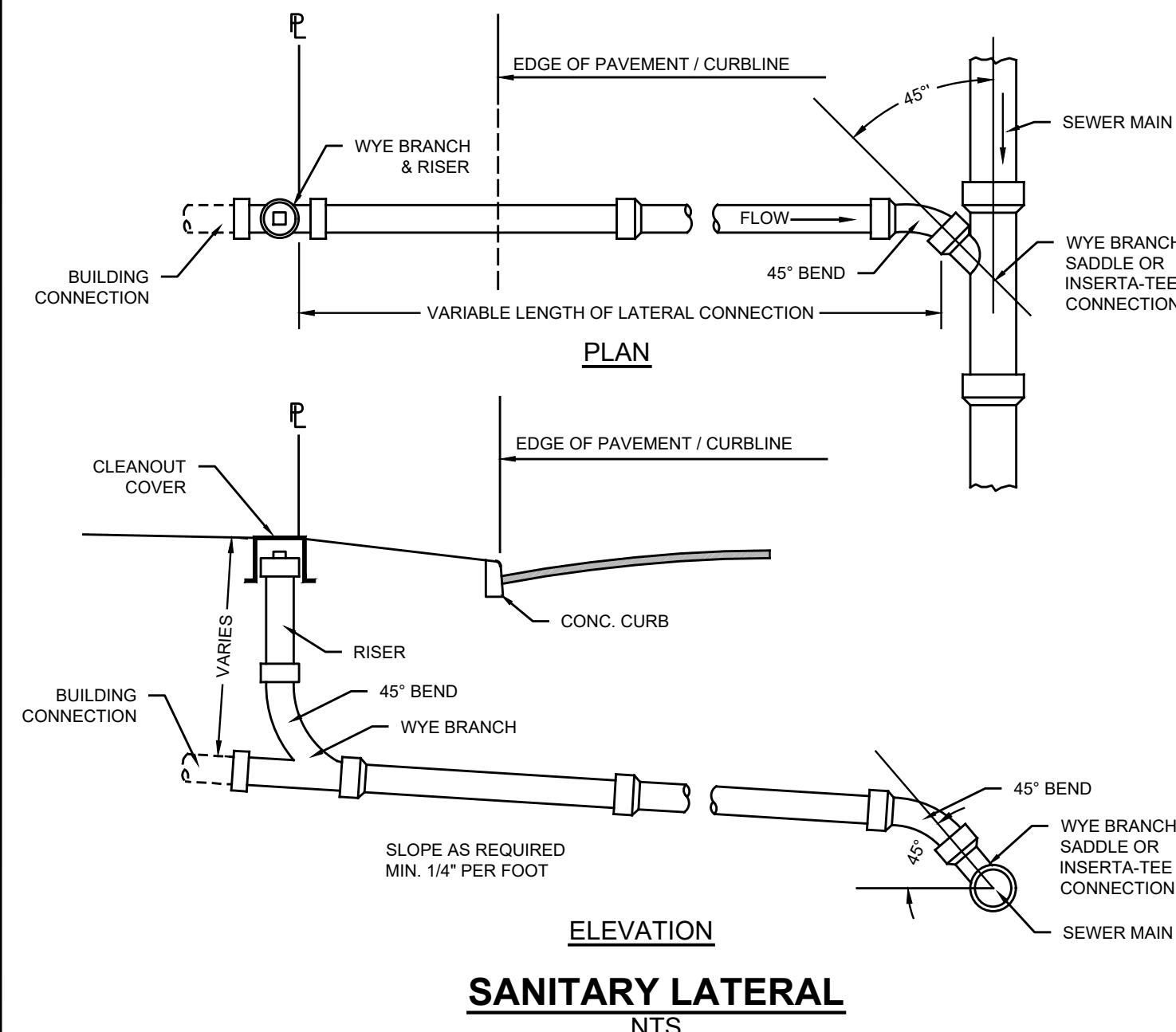
- WATER MAINS SHALL BE CLASS 54 US PIPE TR-FLEX, CEMENT-LINED DUCTILE IRON PIPE WITH MECHANICAL RETAINING GLANDS AND THRUST BLOCKS AT BENDS AND FITTINGS. MAINS SHALL BE IN CONFORMANCE WITH A.N.S.I. STANDARD A21.5-1976 (A.W.W.A. C151-76). PIPE TO BE POLYETHYLENE ENCASED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- GATE VALVES SHALL BE IN CONFORMANCE WITH A.N.S.I./A.W.W.A. STANDARD C500-80 AND SHALL BE SUEZ STANDARD VALVES. MUELLER MECHANICAL JOINT VALVES AS MANUFACTURED BY DRESSER, INC. OR APPROVED EQUAL VALVES SHALL BE NON-RISING STEM. MECHANICAL JOINT BE FURNISHED WITH A (2") SQUARE OPERATING NUT AND SHALL OPEN BY TURNING TO THE RIGHT. VALVE SHALL BE 100% SOLID HEAT CURED EPOXY COATED HOLIDAY-FREE IN THE WATERWAY.
- VALVE BOXES SHALL BE MANUFACTURED BY BINGHAM AND TAYLOR, OR APPROVED EQUAL. BOXES SHALL HAVE A MINIMUM OF 8-1/4 INCH DIAMETER AND SHALL BE AN ADJUSTABLE SCREW TYPE WITH THE BOX EXTENDING FROM THE SURFACE TO (3") INCHES ABOVE THE VALVE BONNET BASE. VALVE BOX SHALL BE CAST IRON WITH A STANDARD COAL TAR FOUNDRY DIP WITH CAST IRON WATER DROP COVER AND THE WORD "WATER" CAST IN COVER. VALVE BOX COVER SHALL BE INSTALLED FLUSH WITH THE EXISTING GRADE ELEVATION.
- CONCRETE FOR VALVE SEATS AND THRUST BLOCKS SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3,000 PSI.
- SELECT GRANULAR BACKFILL MATERIAL SHALL BE SOIL AGGREGATE TYPE I-6 (POROUS FILL, CLEAN GRAVEL OR STONE) OBTAINED FROM DRY SOURCES AND SHALL BE FREE FROM STUMPS, BRUSH, WEEDS, ROOTS, RUBBISH, WOOD AND OTHER MATERIAL THAT MAY DECAY. GRADATION SHALL CONFORM TO TABLE 901-2, FOR TYPE I-6 IN ARTICLE 901.09 OF THE (N.J.D.O.T.) NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TWELVE (12") INCH LIFTS.
- TIE RODS SHALL BE THREE QUARTER (3/4") INCH DIAMETER THREADED STEEL BARS. RODS SHALL HAVE A MINIMUM YIELD STRESS OF 36,000 PSI. MECHANICAL RETAINER GLANDS AND TIE RODS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS.
- COUPLINGS SHALL BE DRESSER STYLE NUMBER 153 FOR PIPE SIZES THROUGH (30") INCH DIAMETER.
- SHEETING, SHORING AND BRACING SHALL BE CLOSED VERTICAL SHEETING, TONGUE AND GROOVE THAT IS BRACED TO PREVENT THE CAVING IN OF TRENCHES. ALL LABOR EQUIPMENT, MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. MATERIALS FOR SHEETING SHALL BE TONGUE AND GROOVE WOODEN PLANKS OR TIMBER OR STEEL CONFORMING TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. TIMBER SHALL BE A MINIMUM OF 3" THICK. SHEETING SHALL BE LEFT IN PLACE. SHORING AND BRACING SHALL BE REMOVED.
- BROKEN STONE FOUNDATION CUSHION SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING HAS DEEMED THE SOILS CONDITIONS INFERIOR. BROKEN STONE SHALL CONFORM TO ARTICLE 901.03 OF THE STANDARD SPECIFICATIONS AS CURRENTLY AMENDED. THE SIZE OF BROKEN STONE SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER FOR SIZE NUMBER 2, 4, 5 OR 6 AS SHOWN IN TABLE 901-1. STANDARD SIZES OF COARSE AGGREGATES OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- FILTER CLOTH SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING HAS DEEMED THE SOIL INFERIOR.
- AFTER THE ENGINEER HAS INSPECTED THE COMPLETED INSTALLATION OF VALVES, AND WATER MAIN, AND THE EXCAVATIONS, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND BEFORE BACKFILLING EQUIPMENT REQUIRED TO PRESSURE TEST THE PIPE. THE PIPE SHALL BE PRESSURIZED TO 150 PSI FOR A PERIOD OF TWO (2) HOURS. PRESSURE SHALL NOT VARY MORE THAN FIVE (5) PSI. THE VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY, AND THE TEST PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A MANNER SATISFACTORY TO THE ENGINEER. BEFORE APPLYING THE TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE BY INSTALLING CORPORATION COCKS AT SUCH POINTS SO THAT THE AIR CAN BE EXPELLED AS THE LINE IS FILLED WITH WATER. IF THE JOINTS LEAK, REPAIRS OR REPLACEMENTS SHALL BE MADE. TESTING SHALL BE IN CONFORMANCE WITH A.W.W.A. STANDARD C600-77.
- THE CONTRACTOR SHALL DISINFECT ALL WATER MAINS IN ACCORDANCE WITH A.W.W.A. STANDARD FOR "DISINFECTING WATER MAINS" DESIGNATION C-601. COMMERCIAL PRODUCTS SUCH AS "HYTH", "FERRICHLOR", AND "MAXOXOLON" MAY BE USED IN FLAKE OR CRYSTAL FORM, BUT IN NO INSTANCE WILL TABLETS BE PERMITTED TO BE USED IN THE DISINFECTION OF WATER MAINS. THE CHLORINE DOSAGE SHALL INITIALLY PRODUCE 50 PPM RESIDUAL TO THE WATER AND MAINTAIN A MINIMUM RESIDUAL OF 25 PPM AFTER 24 HOURS. AFTER SATISFACTORY DISINFECTION OF THE TEST SECTION, THE LINE SHALL BE CONTINUOUSLY FLUSHED UNTIL THE RESULTANT CHLORINE RESIDUAL EQUALS ONE PPM OR THE RESIDUAL OF THE SYSTEM, WHICHEVER IS GREATER. AFTER FINAL FLUSHING AND BEFORE THE WATER MAIN IS PLACED IN SERVICE, SAMPLES SHALL BE COLLECTED FROM EACH END OF THE MAIN AND TESTED FOR BACTERIOLOGIC QUALITY. IF THE INITIAL DISINFECTION FAILS TO PRODUCE SATISFACTORY SAMPLES, DISINFECTION SHALL BE REPEATED UNTIL SATISFACTORY SAMPLES HAVE BEEN OBTAINED.
- THRUST BLOCKS AND MECHANICAL RETAINER GLANDS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS.
- ALL BOROUGH OWNED VALVES SHALL BE OPERATED BY THE BOROUGH OF PT. PLEASANT DEPT. OF PUBLIC WORKS PERSONNEL. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE ANY BOROUGH OWNED VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, FIVE (5) DAYS IN ADVANCE OF VALVE OPERATING REQUIREMENTS.
- ALL LABOR EQUIPMENT, MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- CONTRACTOR IS RESPONSIBLE TO DE-CHLORINATE ANY HEAVILY CHLORINATED WATER PRIOR TO DISPOSAL, IN ACCORDANCE WITH APPLICABLE N.J.D.E.P. REQUIREMENTS.
- ALL WATER MAINS AND APPURTENANCES TO BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH OF PT. PLEASANT DEPT. OF PUBLIC WORKS ENGINEERING STANDARDS.
- WATER MAINS AND SANITARY SEWER MAINS SHALL BE SEPARATED BY A 10 FOOT HORIZONTAL DISTANCE. WHERE SUCH SEPARATION IS NOT POSSIBLE, THE WATER MAINS AND SEWER MAINS SHALL BE INSTALLED IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER MAIN AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT) WHERE SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER MAIN SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON PIPE) WITH WATERTIGHT JOINTS FOR A DISTANCE OF 10 FEET IN EITHER DIRECTION OF THE WATER MAIN (NJAC 7:10-11.10(E)).
- VALVES TO BE LOCATED IN ACCORDANCE WITH NJDEP-BUREAU OF SAFE DRINKING WATER REQUIREMENTS (N-1 AT INTERSECTIONS).
- ALL NEW MAINS TO BE LAID WITH A MINIMUM OF 4 FEET COVER OVER THE PIPE TO PREVENT FREEZING.
- A SOLID DUCTILE IRON TAPPING SLEEVE SUCH AS THE MUELLER H-615 TAPPING SLEEVE OR APPROVED EQUAL SHALL BE UTILIZED FOR ALL TAPS 2-INCHES OR LARGER. THE TAPPING SLEEVE SHALL PASS PRESSURE TESTING BASED ON AWWA STANDARDS BEFORE TAP IS MADE.
- VALVE BOX PARTS FOR ALL VALVES SHALL BE PROVIDED BY THE APPLICANT. ALL TAPPING GATE VALVES LARGER THAN 2-INCHES AND ALL CURB VALVES/STOPS REGARDLESS OF SIZE REQUIRE A VALVE BOX WITH THE WORD "WATER" CAST IN THE COVER.
- ALL WATER PIPES SHALL BE CLASS 54, CEMENT-LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS.



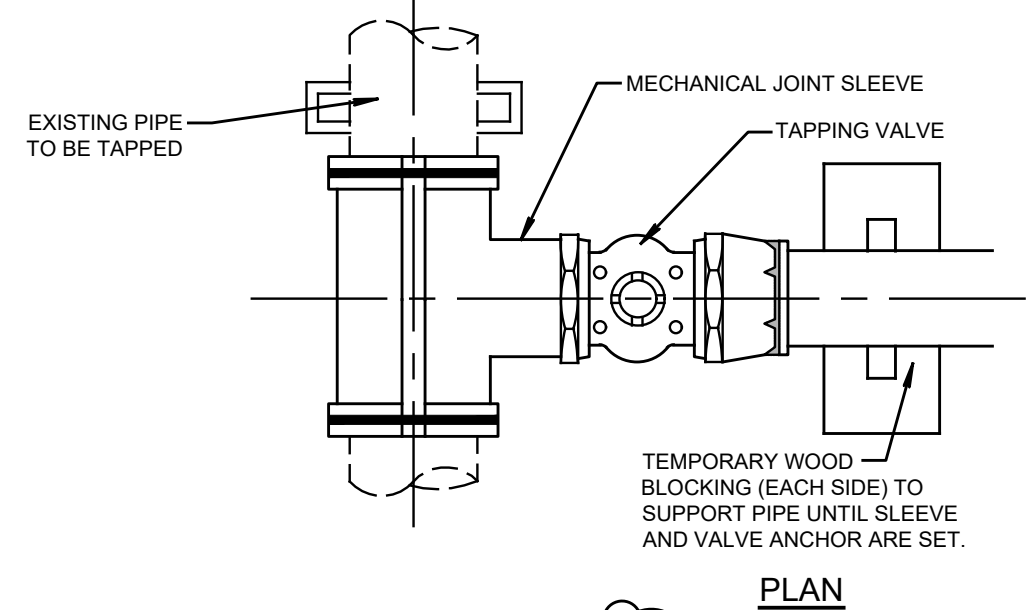
TYPICAL SERVICE CONNECTION WITH FORD METER PIT
NTS



SANITARY SEWER CLEANOUT FRAME AND COVER
NTS



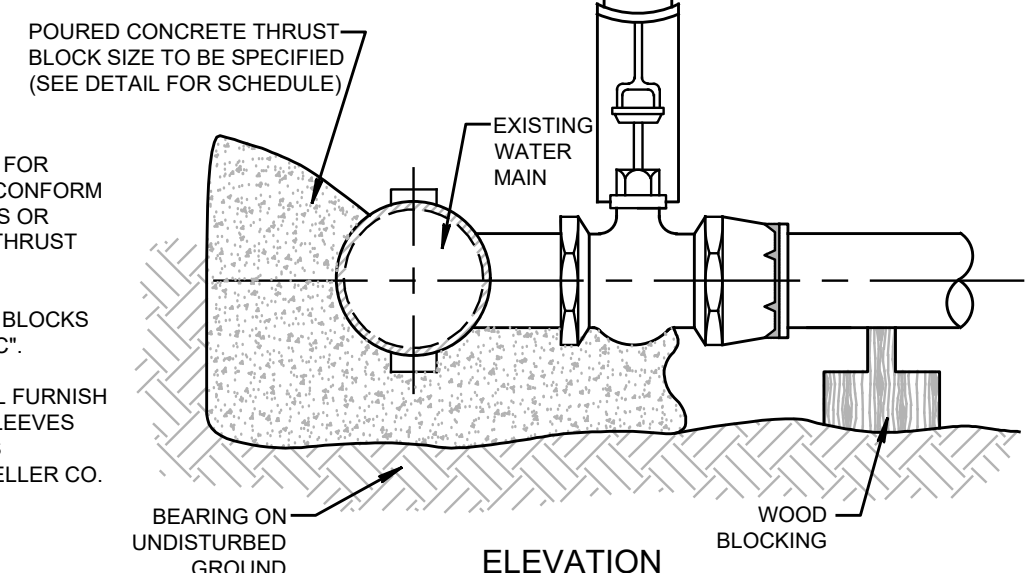
SANITARY LATERAL
NTS



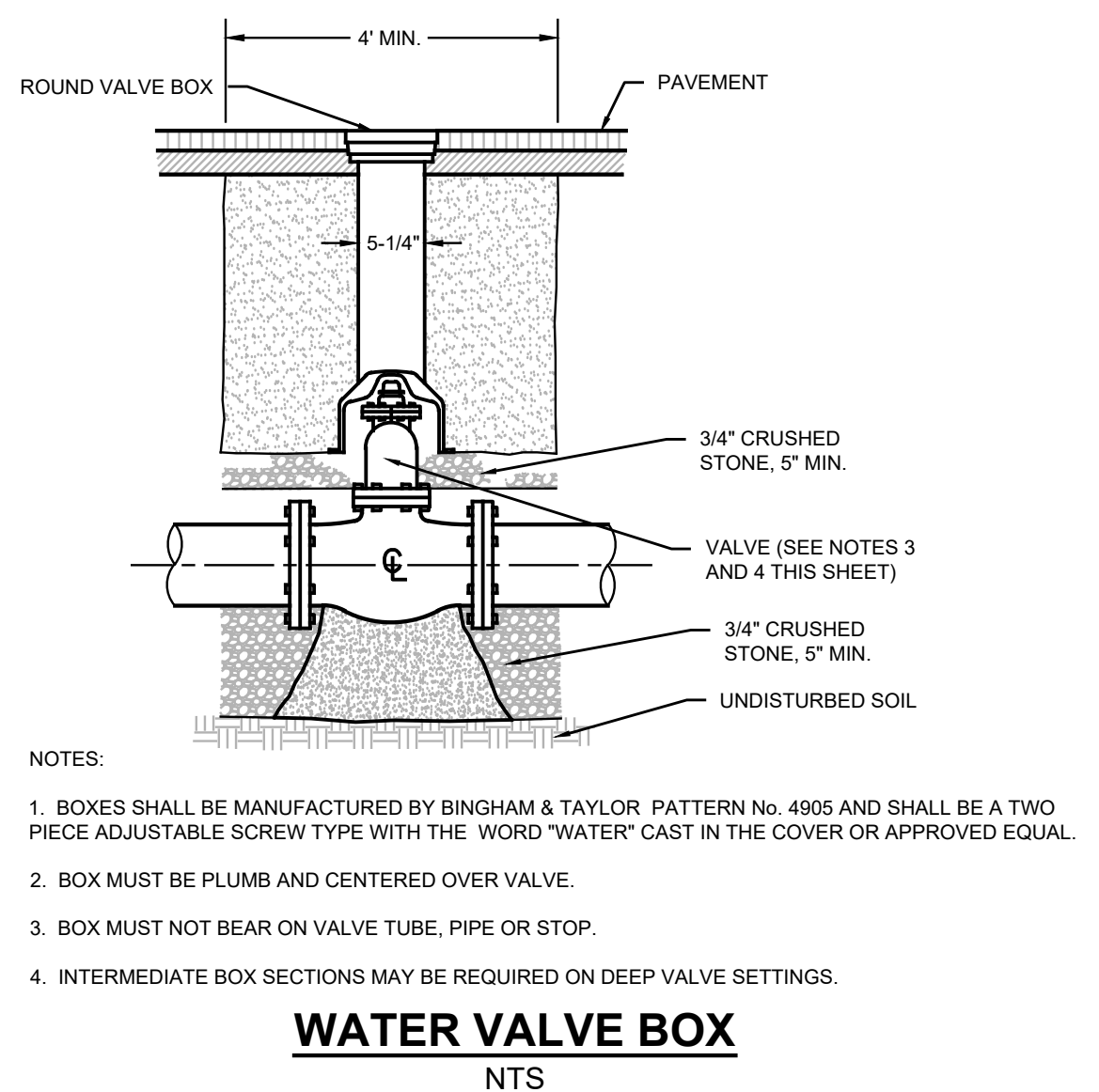
TAPPING VALVE AND SLEEVE WET TAP ASSEMBLY
NTS

NOTES:

- SIZE AND BEARING AREA FOR THRUST BLOCKS SHALL CONFORM TO CURRENT STANDARDS OR SHALL BE AS SHOWN IN THRUST BLOCK SCHEDULE.
- CONCRETE FOR THRUST BLOCKS TO BE N.J.D.O.T. CLASS "C".
- THE CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVES AND TAPPING VALVES AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUAL.

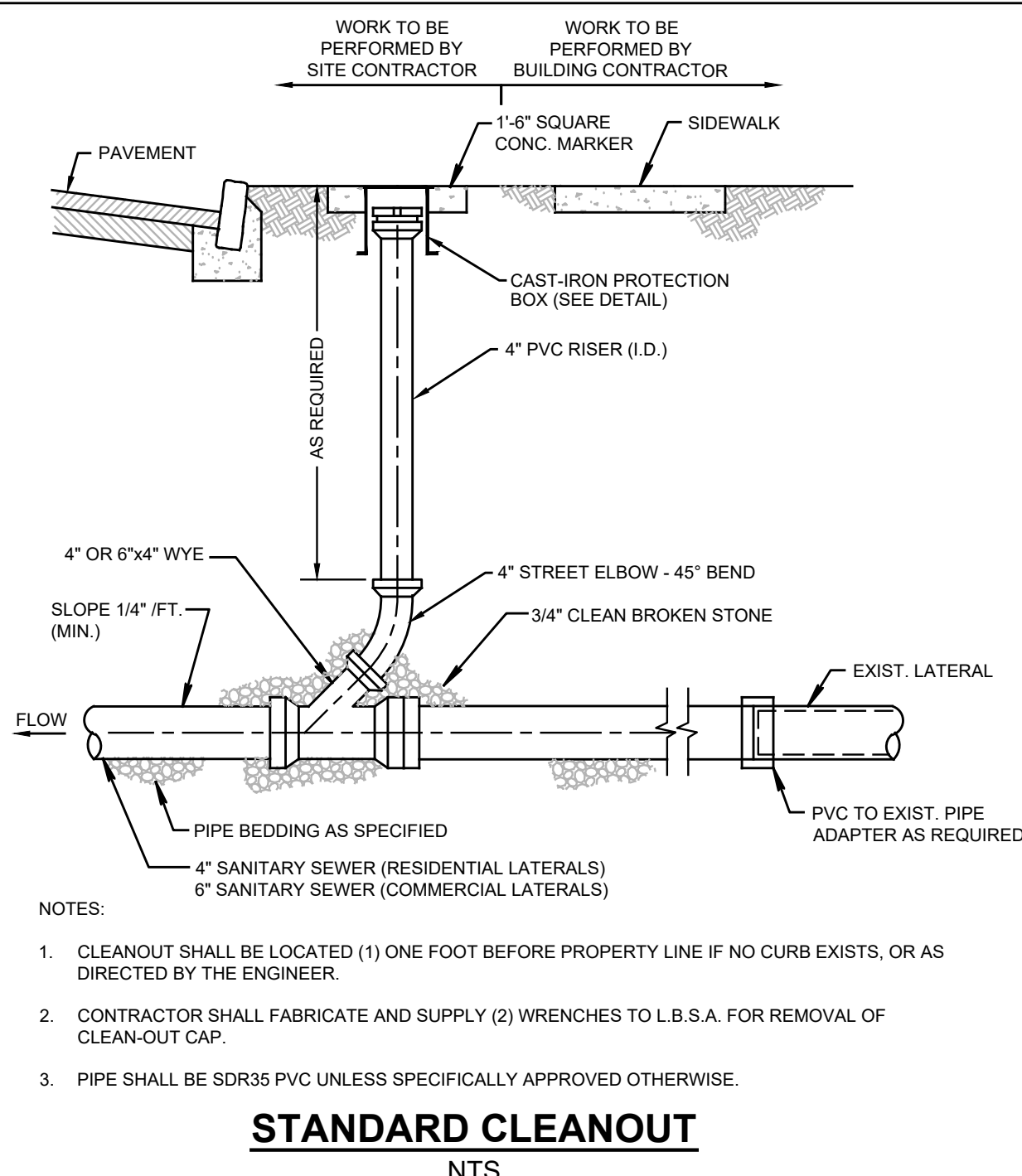


POURED CONCRETE THRUST BLOCK
NTS



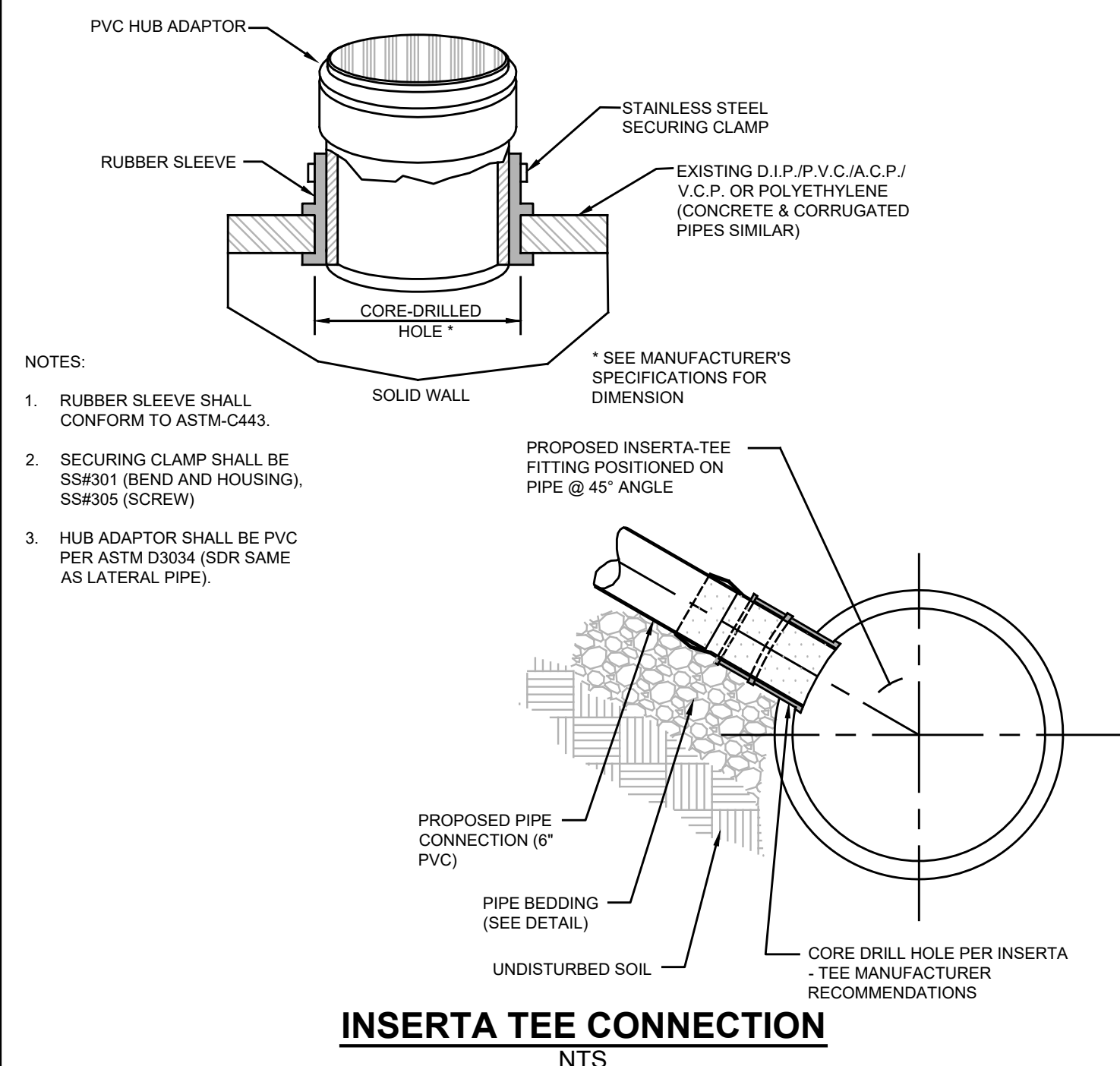
- NOTES:**
- BOXES SHALL BE MANUFACTURED BY BINGHAM & TAYLOR PATTERN No. 4905 AND SHALL BE A TWO PIECE ADJUSTABLE SCREW TYPE WITH THE WORD "WATER" CAST IN THE COVER OR APPROVED EQUAL.
 - BOX MUST BE PLUMB AND CENTERED OVER VALVE.
 - BOX MUST NOT BEAR ON VALVE TUBE, PIPE OR STOP.
 - INTERMEDIATE BOX SECTIONS MAY BE REQUIRED ON DEEP VALVE SETTINGS.

WATER VALVE BOX
NTS



- NOTES:**
- CLEANOUT SHALL BE LOCATED (1) ONE FOOT BEFORE PROPERTY LINE IF NO CURB EXISTS, OR AS DIRECTED BY THE ENGINEER.
 - CONTRACTOR SHALL FABRICATE AND SUPPLY (2) WRENCHES TO L.B.S.A. FOR REMOVAL OF CLEAN-OUT CAP.
 - PIPE SHALL BE SDR35 PVC UNLESS SPECIFICALLY APPROVED OTHERWISE.

STANDARD CLEANOUT
NTS



- NOTES:**
- RUBBER SLEEVE SHALL CONFORM TO ASTM-C443.
 - SECURING CLAMP SHALL BE SS#301 (BEND AND HOUSING), SS#305 (SCREW)
 - HUB ADAPTOR SHALL BE PVC PER ASTM D3034 (SDR SAME AS LATERAL PIPE).

INSERTA TEE CONNECTION
NTS

PROJECT INFORMATION

PROJECT NAME:
WHALERS' POINT

PROJECT LOCATION:
BLOCK 45, LOT 1
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY

OWNER:
R272, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT:
R272, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

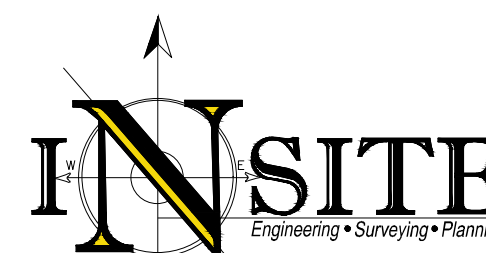
APPLICANT'S PROFESSIONALS:

ARCHITECT:
STUDIO TWO HUNDRED, LLC
ARCHITECTURE DESIGN
200 UNION AVENUE
BRIDGE, NJ 08730



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(NJ One Call is a registered trademark)

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TRAP SEWER MARKINGS	MAGENTA
PROMISED EXCAVATION	WHITE



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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Eric R. Ballou
ERIC R. BALLOU, PE
NJPE LIC. NO. 42827

REVISIONS

Rev. #	Date	Comment
5	10/16/20	REVISED PER SITE MODIFICATIONS
4	09/10/20	REVISED PER ARCHITECTURAL REVISIONS
3	08/09/20	REVISED PER NUDOJ
2	06/08/20	REVISED PER NUDOJ
1	03/20/20	NO REVISIONS ON THIS SHEET
0	04/17/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: EGE
DATE: 04/17/20 DRAWN BY: GEP
JOB #: 20-1371-01 CHECKED BY: ERB
CAD ID: 20-1371-0111

NOT FOR CONSTRUCTION APPROVED BY: _____

FOR CONSTRUCTION PLAN INFORMATION

PRELIMINARY & FINAL MAJOR SITE PLAN

CONSTRUCTION DETAILS

SHEET NO. **C803**

GENERAL NOTES

- PROJECT SITE BEING KNOWN AND DESIGNATED AS BLOCK 45, LOT 1; AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF BOROUGH OF POINT PLEASANT, OCEAN COUNTY, NEW JERSEY (SHEET 7), CONTAINING 0.90 ACRES.
- BOUNDARY, TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS SHOWN BASED UPON MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 45, LOT 1 - TAX PLATE 7, 2613-2615 STATE HIGHWAY 88, SITUATED IN POINT PLEASANT BOROUGH, OCEAN COUNTY, NEW JERSEY" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED 01/31/19.
- SITE COORDINATES: 455,100 N 610,470 E
- HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
- PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34029C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, THE PROPERTY IS NOT LOCATED IN A FLOODPLAIN: ZONE X.
- BASED ON NIDEF GEOWEB REVIEW ON 4/7/2020, NO WETLANDS OR WETLAND TRANSITION AREAS EXIST ON SITE.

- THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.

- ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SOIL EROSION AND SEDIMENT CONTROL NOTES

- TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.

- SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.

- SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

- PROCEDURES FOR SOIL COMPACTION MITIGATION. 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.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

- THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0089323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.

- THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

OCSO SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE OCEAN COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBANCE.

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

- 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.

- 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. THE REVISED PLANS MUST MEET ALL CURRENT "THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION, JANUARY 2014, REVISED JULY 2017. LINK TO 2014 STANDARDS: [HTTP://WWW.STATE.NJ.US/AGRICULTURE/DIVISIONS/ANR/NRC/NJERISON.HTML](http://www.state.nj.us/agriculture/divisions/anr/nrc/njerison.html)

- N.J.S.A. 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THERE HAS BEEN COMPLIANCE WITH PROVISIONS OF A CERTIFIED PLAN FOR PERMANENT MEASURES. ALL SITE WORK, AND ALL WORK AROUND INDIVIDUAL LOTS 1 SUBDIVISIONS, MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.

- 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 WITHIN 14 DAYS, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.

- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 1 1/2 TO 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.

- 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.

- ANY STEEP SLOPES (3:1 OR GREATER) OR ANY EXISTING ROADWAYS RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES.

- THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD USING CLEAN CRUSHED ANGULAR STONE (ASTM C-33, SIZE NO. 2 OR 3) AT ALL CONSTRUCTION DRIVEWAYS WHERE VEHICLES WILL ACCESS PAVED ROADWAYS FROM UNPAVED AREAS OF THE SITE.

- ALL SEDIMENT WASHED, DROPPED, SPILLED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES WILL BE REMOVED IMMEDIATELY.

- PERMANENT VEGETATION IS TO BE SEEDS OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. AT THE TIME OF THE FINAL INSPECTION, YOU ARE REQUIRED TO PROVIDE CONFIRMATION THAT THE PROPER TYPE AND AMOUNT OF SEED, LIME AND FERTILIZER HAVE BEEN USED FOR PERMANENT STABILIZATION WORK. STRAW MULCH IS REQUIRED ON ALL SEEDING.

- 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.

- 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 COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.

- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. CONDUIT OUTLET PROTECTION IS NOT REQUIRED IN BASINS ACTING AS SEDIMENT BASINS DURING CONSTRUCTION.

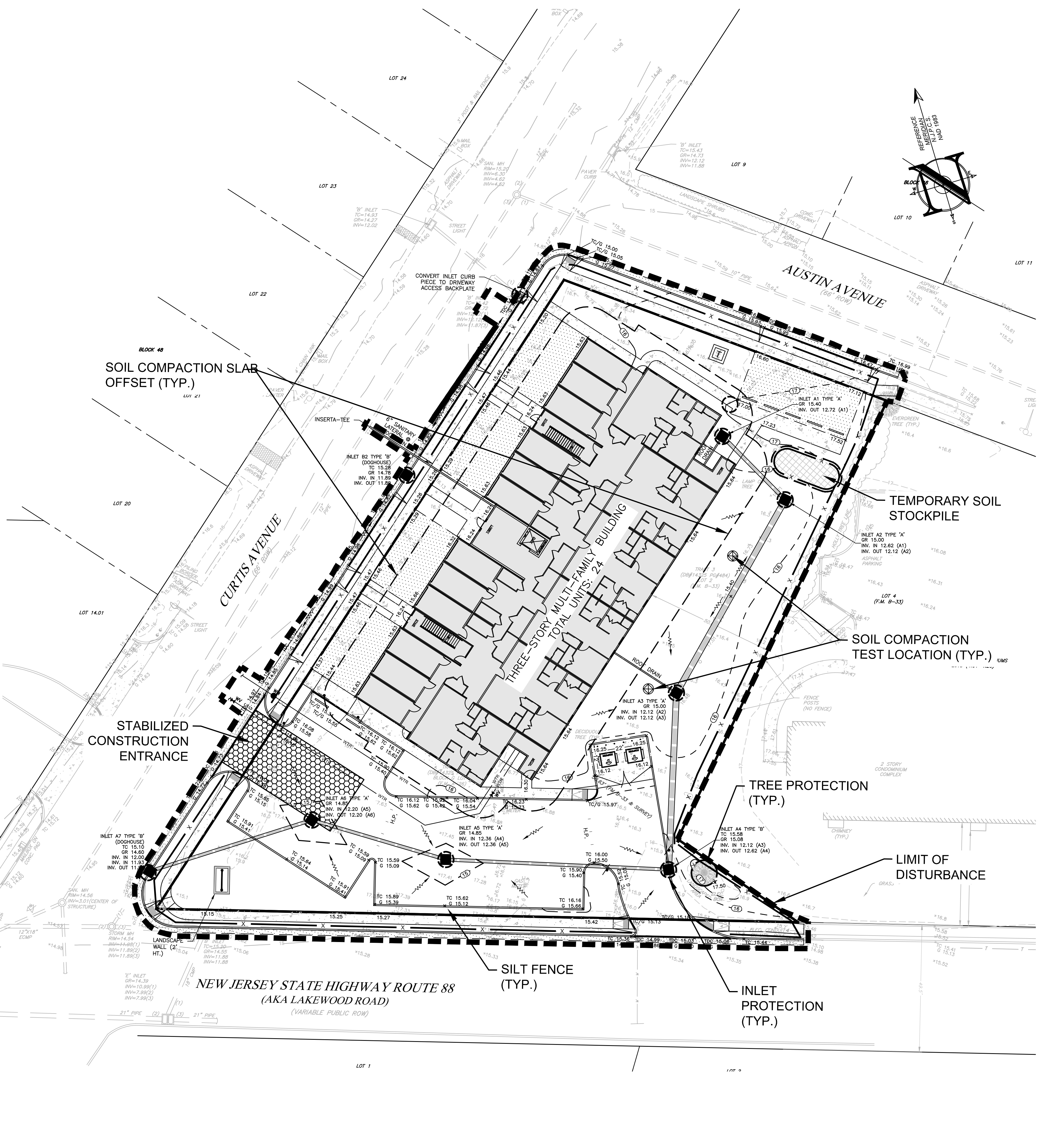
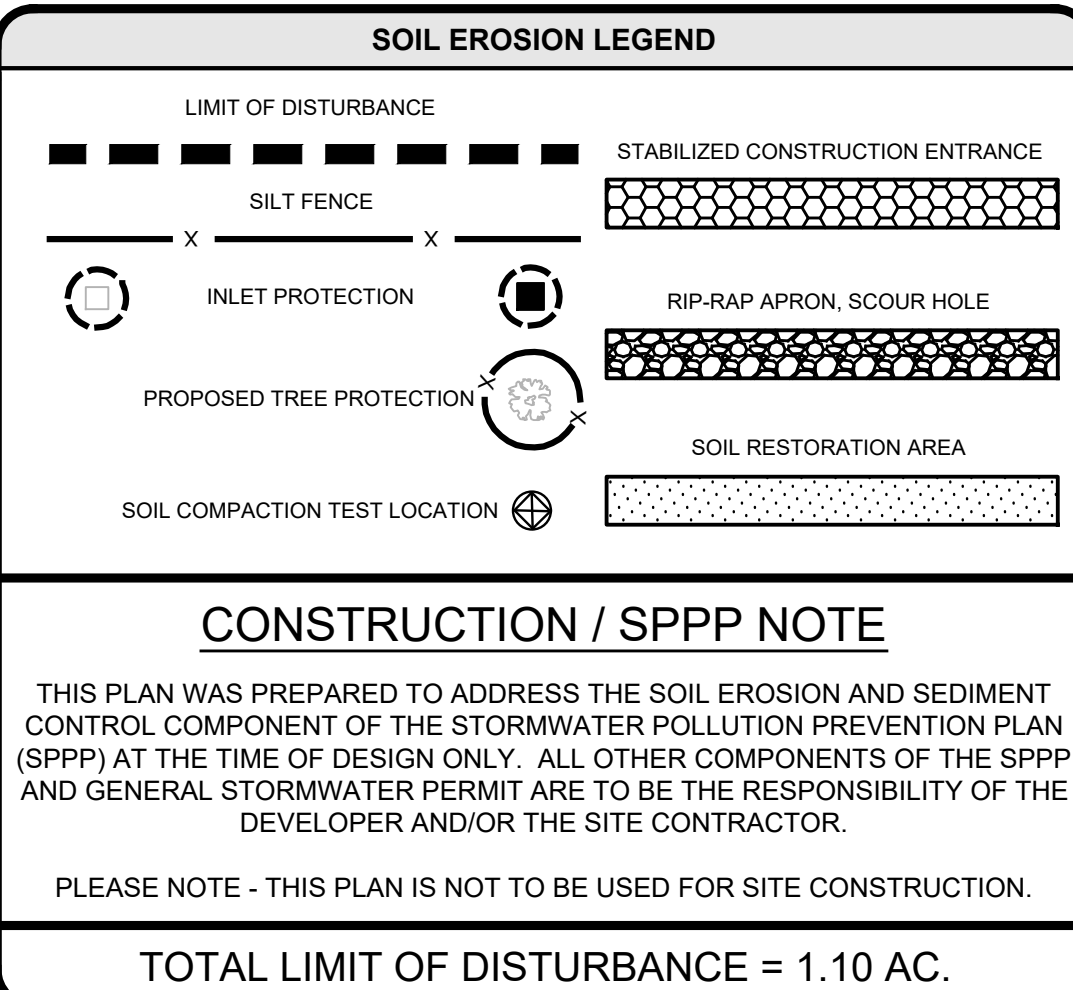
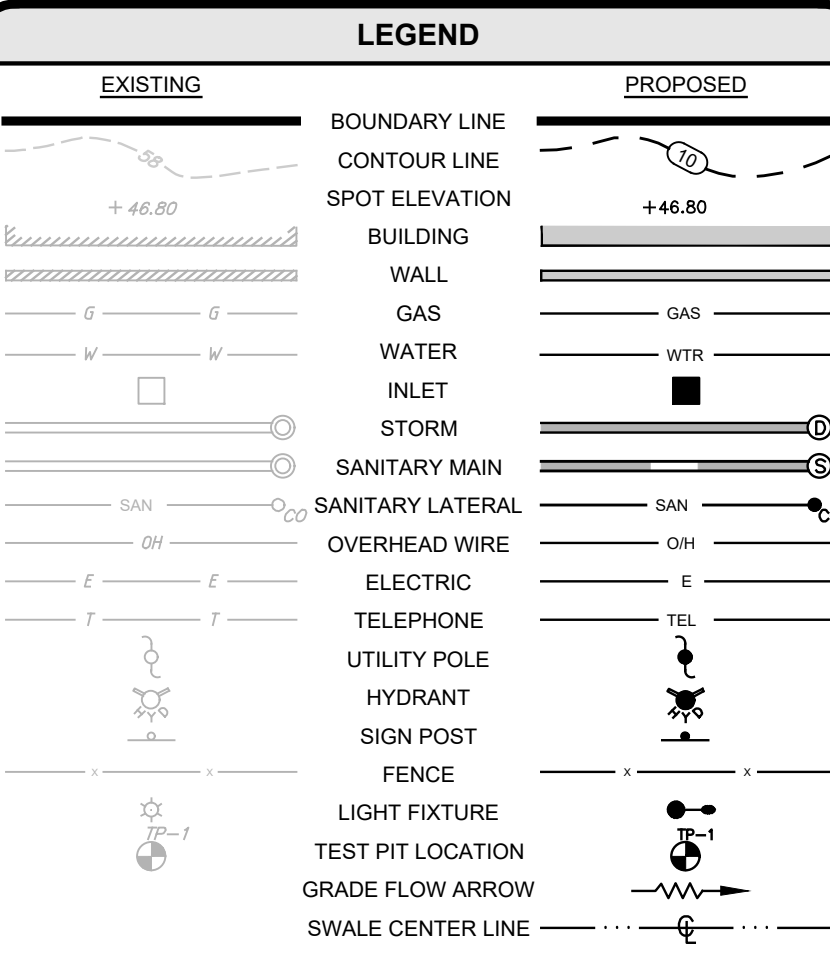
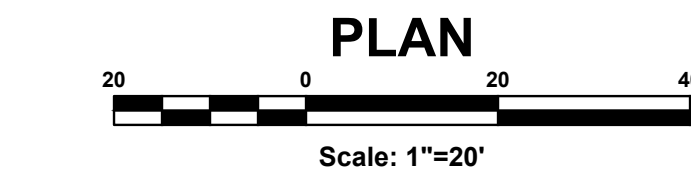
- UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.

- 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. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR THESE ACTIVITIES.

- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6. STOCKPILES SHOULD BE SITUATED SO AS TO NOT OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.

- 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.



PROJECT INFORMATION

PROJECT NAME: **WHALERS' POINT**

PROJECT LOCATION: BLOCK 45, LOT 1
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY

OWNER: **R272, LLC**
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT: **R272, LLC**
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

ARCHITECT: **STUDIO TWO HUNDRED, LLC**
ARCHITECTURE DESIGN
200 UNION AVENUE
BRIELLE, NJ 08730

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ELECTRIC	BLUE
GAS	YELLOW
COMMUNICATION/TV	ORANGE
SEWER	PURPLE
WATER	GREEN
PROMISED EXCAVATION	WHITE

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
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LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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Eric Ballou
ERIC R. BALLOU, PE
NJPE LIC. NO. 42827

REVISIONS

Rev. #	Date	Comment
5	10/16/20	REVISED PER SITE MODIFICATIONS
4	09/10/20	REVISED PER ARCHITECTURAL REVISIONS
3	08/09/20	REVISED PER NUDOT
2	06/08/20	REVISED PER NUDOT
1	02/20/20	REVISED PER NUDOT
0	04/17/20	REVISED PER NUDOT INITIAL RELEASE

SCALE: 1"=20'

DATE: 04/17/20 DESIGNED BY: EGE
JOB #: 20-1371-01 DRAWN BY: GEP
CAD ID: 20-1371-0111 CHECKED BY: ERB

NOT FOR CONSTRUCTION APPROVED BY: _____

FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE: **PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NO.: **C900**

The X:\whal\1465 - R272, LLC\20-1371-01 - 2613-2615 Route 88, Pt. Pleasant, NJ\20146501\DWG\08-SEDC.dwg -> C900_SEDC.dwg
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PROJECT INFORMATION

PROJECT NAME: WHALERS' POINT

PROJECT LOCATION: BLOCK 45, LOT 1 2613-2615 ROUTE 88 BOROUGH OF POINTE PLASANT OCEAN COUNTY, NEW JERSEY

OWNER: R272, LLC 1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

APPLICANT: R272, LLC 1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

APPLICANT'S PROFESSIONALS ARCHITECT: STUDIO TWO HUNDRED, LLC ARCHITECTURE DESIGN 200 UNION AVENUE BRIELLE, NJ 08730

INSITE ENGINEERING, LLC logo and contact information including phone number 800-272-1000 and website insiteeng.net.

CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34 SUITE 1A WALL, NJ 07719

LICENSED IN: NEW JERSEY NEW YORK PENNSYLVANIA DELAWARE CONNECTICUT NORTH CAROLINA COLORADO & DISTRICT OF COLUMBIA

Eric R. Ballou, PE N.J.P.E. LIC. NO. 42827

REVISIONS

Table with columns for Rev #, Date, and Comment. Contains revision history for the site plan.

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... B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION...

- 2. SEEDBED PREPARATION: A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED... B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES...

- 3. SEEDING: A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE... B. SEED MIXTURE: HARD FESCUE AND/OR STRONG CREEPING RED FESCUE...

- 4. MULCHING: A. APPLY MULCH UNIFORMLY BY HAND OR MECHANICALLY... B. MULCHING IS REQUIRED ON ALL SEEDING... C. STRAW OR HAY UNROTATED SMALL GRAIN STRAW...

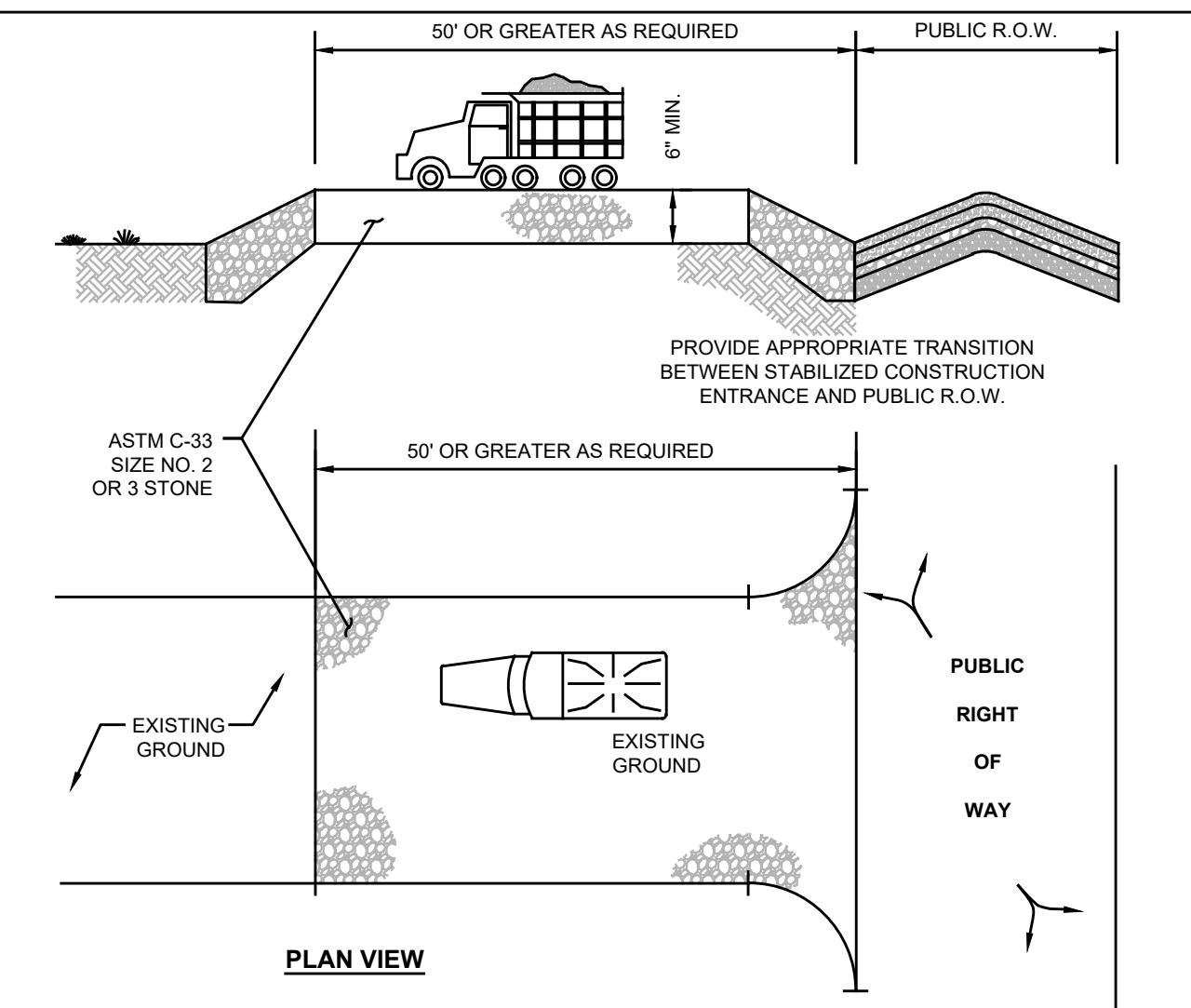
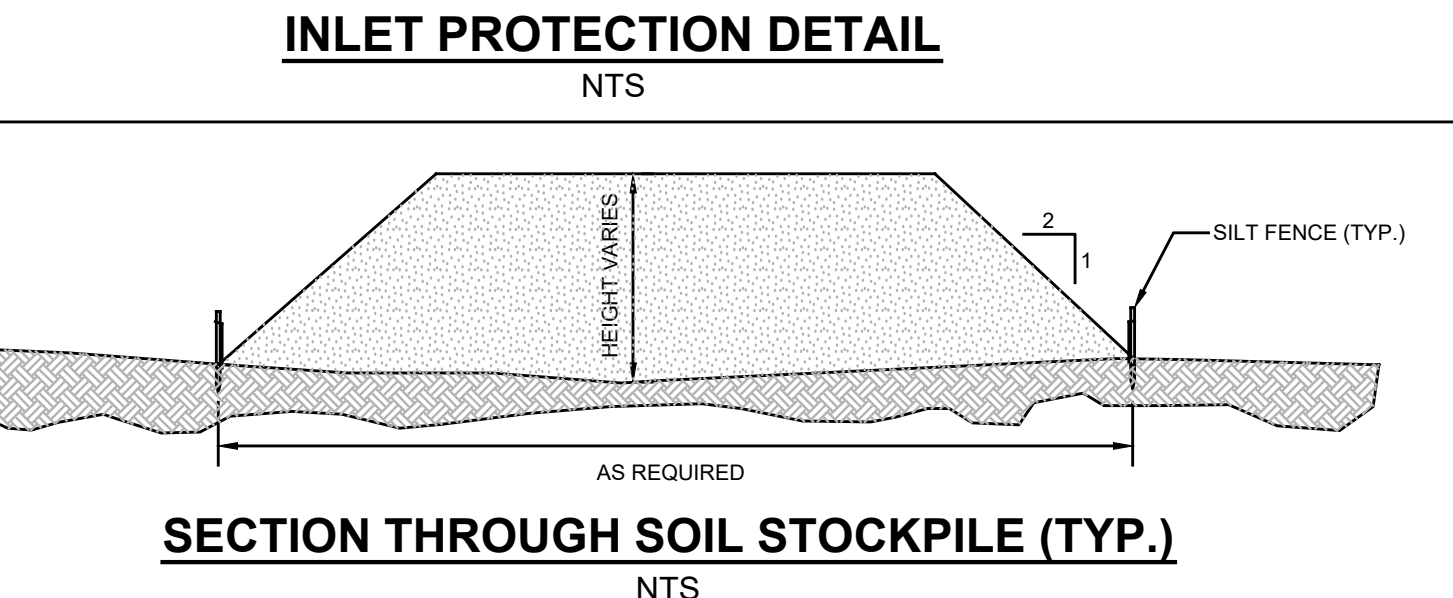
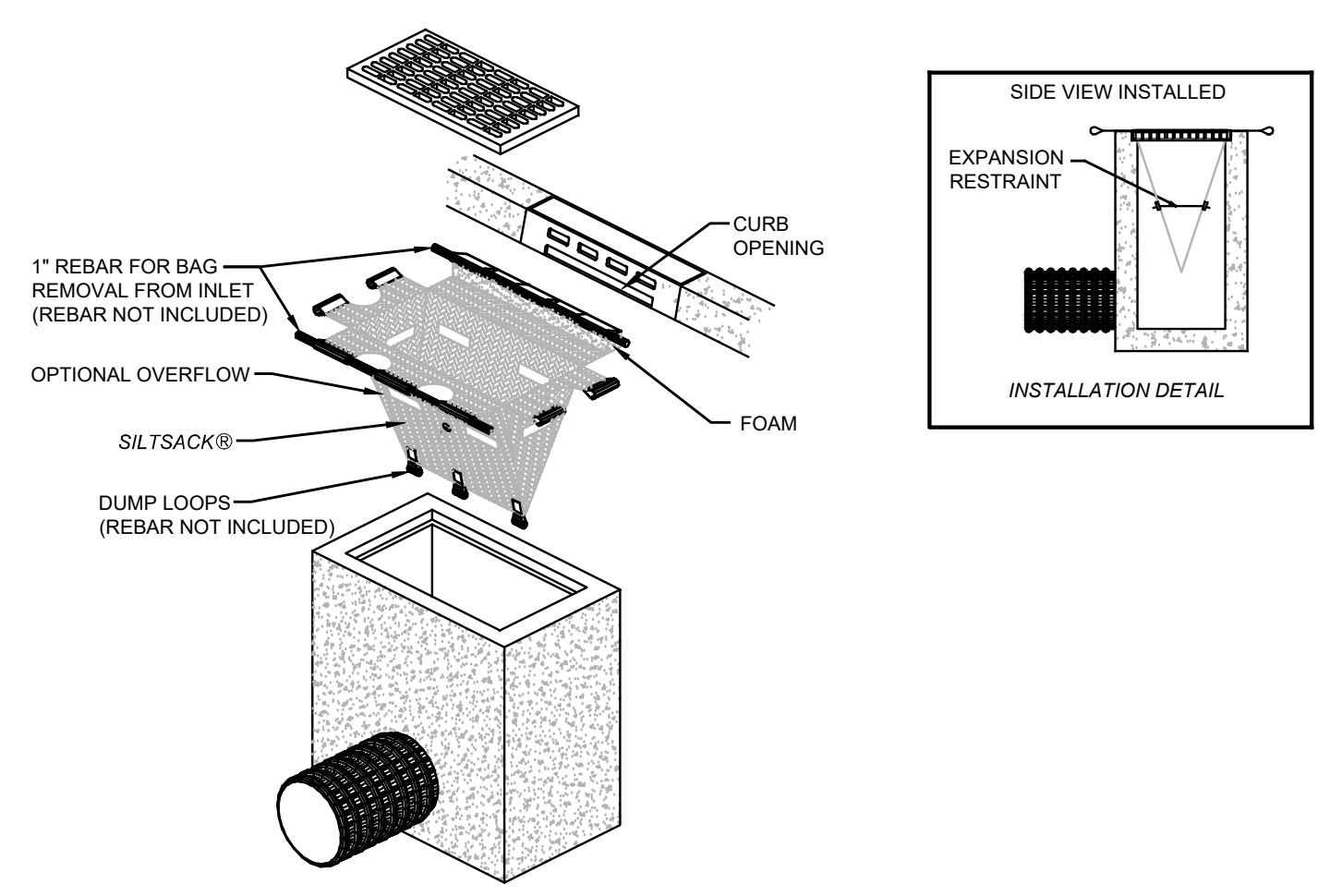
- 5. IRRIGATION (WHERE FEASIBLE): A. IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDLING WITH ADEQUATE WATER... B. TOP DRESSING: SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER...

- 6. WOOD-FIBER OR PAPER-FIBER MULCH: SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS... C. PELLETED MULCH COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT...

CONSTRUCTION SEQUENCE

Table with columns PHASE and DURATION. Lists 13 construction phases from temporary soil erosion facilities to final construction/permanent stabilization.

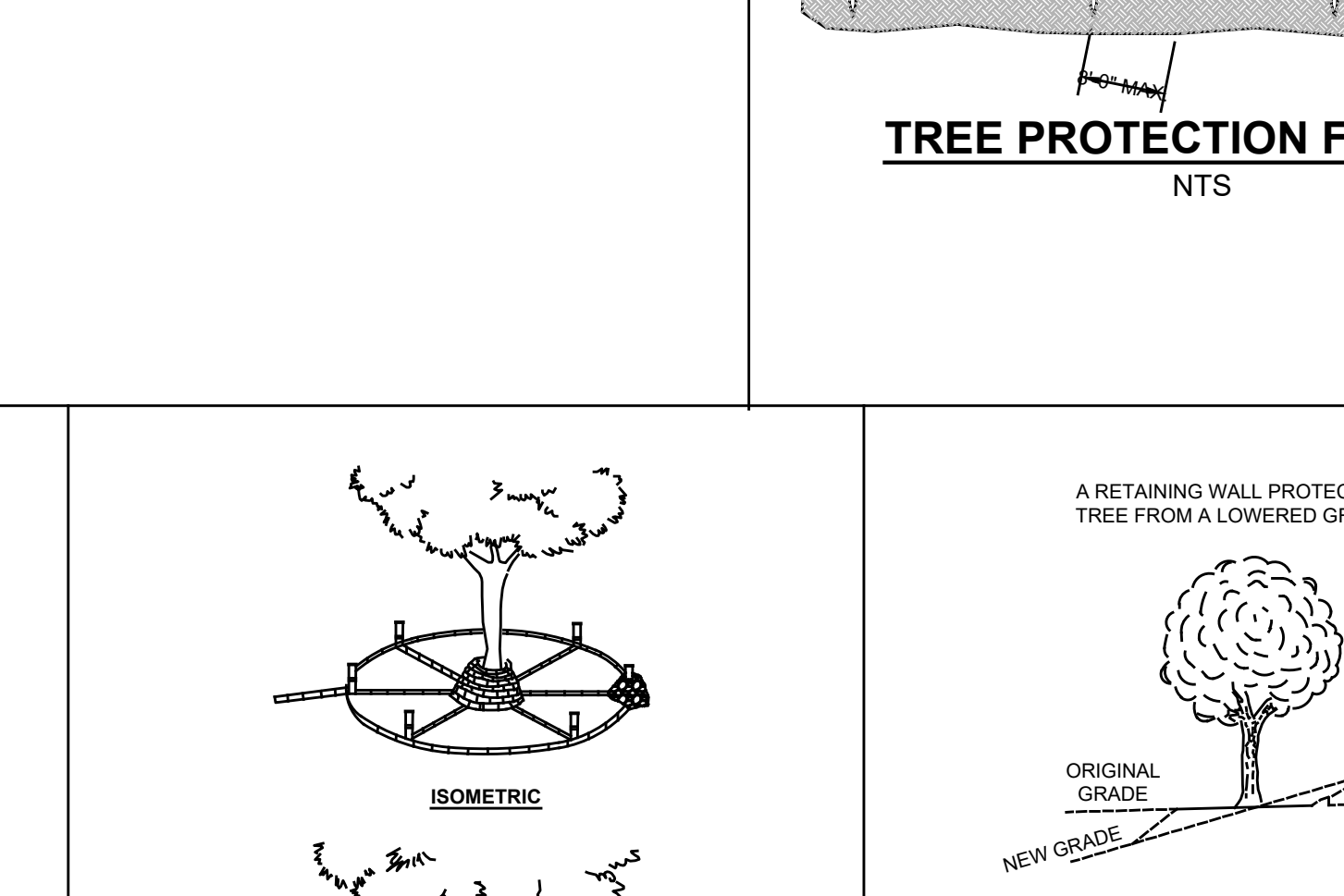
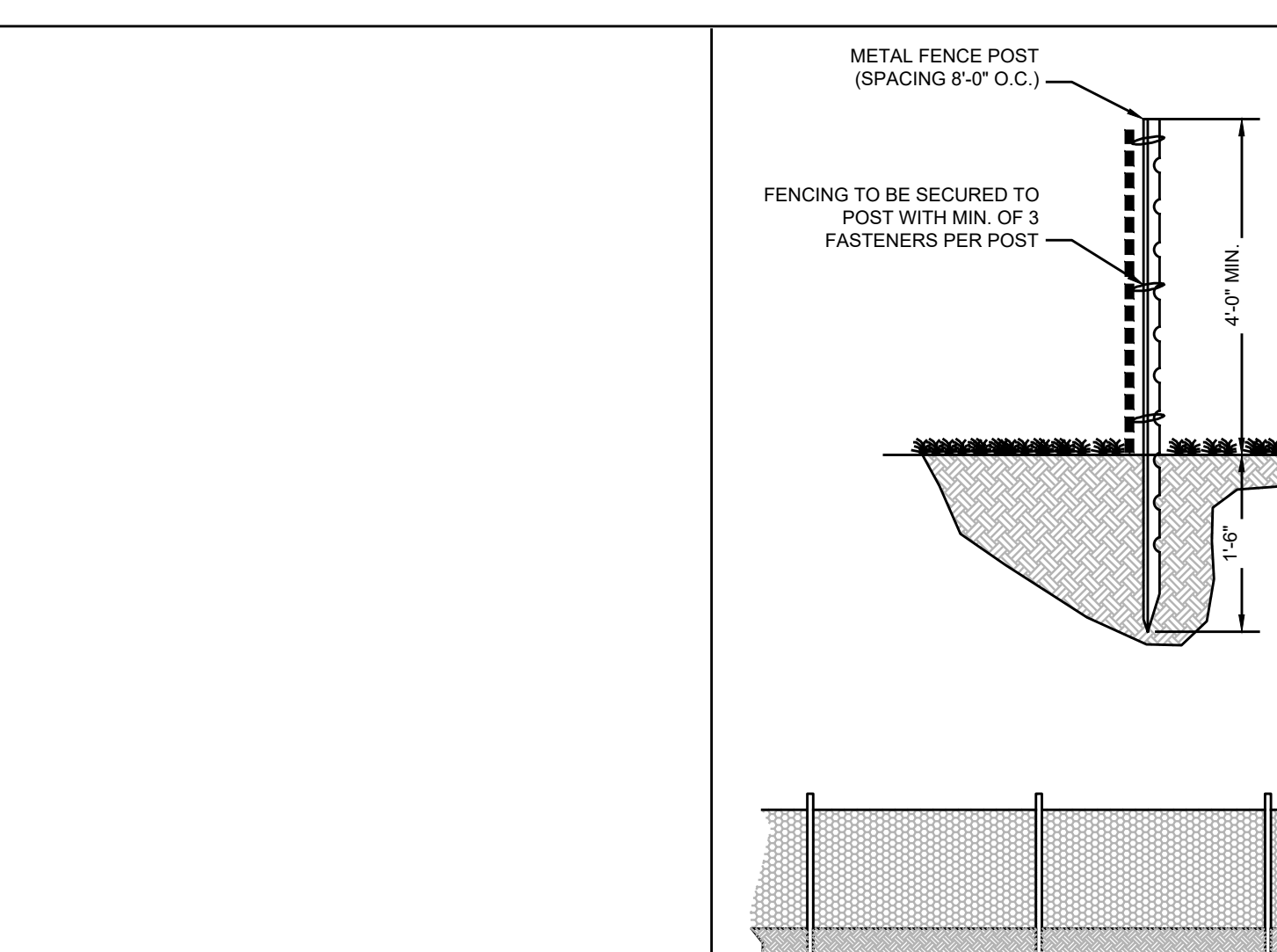
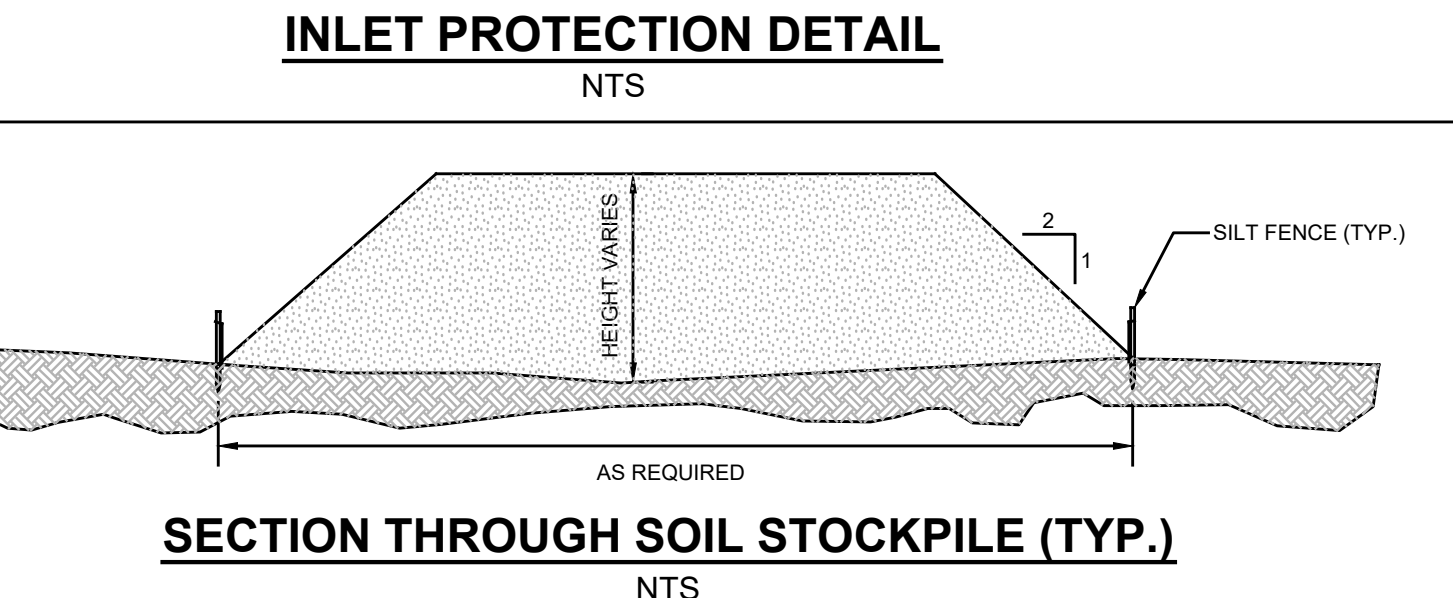
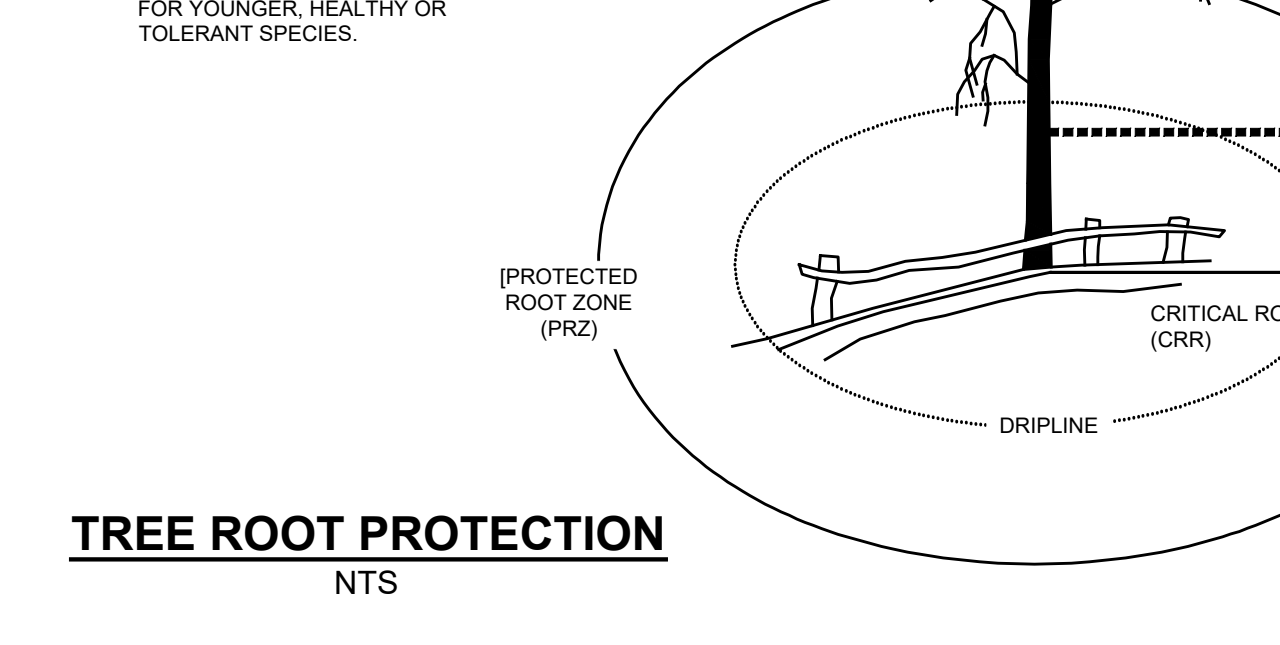
*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES... **TESTING AND/OR RESTORATION OF COMPACTED SOILS (THROUGH DEEP SCARIFICATION/ILLAGE - 6" MINIMUM DEPTH) SHALL BE DONE PRIOR TO THE PLACEMENT OF TOPSOIL.



LENGTH OF STONE REQUIRED table. Columns: PERCENT SLOPE OF ROADWAY, COURSE GRAINED SOILS, FINE GRAINED SOILS. Rows: 0 TO 2%, 2 TO 5%, > 5%.

STABILIZED CONSTRUCTION ENTRANCE

- 1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY. NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION... (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS...



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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:

- WITHIN 20 FEET OF BUILDING FOUNDATIONS WITH BASEMENTS, 12 FEET FROM SLAB OR CRAWL SPACE CONSTRUCTION.
- 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).
- AIRPORTS, RAILWAYS OR OTHER TRANSPORTATION FACILITIES
- AREAS REQUIRING INDUSTRY OR GOVERNMENT SPECIFIED SOIL DESIGNS, INCLUDING GOLF COURSES, LANDFILLS, WETLAND RESTORATION, SEPTIC DISPOSAL FIELDS, WETLAND PONDS, ETC.
- AREAS GOVERNED OR REGULATED BY OTHER LOCAL, STATE OR FEDERAL REGULATIONS WHICH DICTATE SOIL CONDITIONS
- BROWNFIELDS (CAPPED USES), URBAN REDEVELOPMENT AREAS, IN-FILL AREAS, RECYCLING YARDS, JUNK YARDS, QUARRIES AND
- SLOPES DETERMINED TO BE INAPPROPRIATE FOR SAFE OPERATION OF EQUIPMENT
- PORTIONS OF A SITE WHERE NO HEAVY EQUIPMENT TRAVEL OR OTHER DISTURBANCE HAS TAKEN PLACE
- AREAS RECEIVING TEMPORARY VEGETATIVE STABILIZATION IN ACCORDANCE WITH THE STANDARD.
- WHERE THE AREA AVAILABLE FOR REMEDIATION PRACTICES IS 500 SQUARE FEET OR LESS IN SIZE.
- 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 ADDITIONAL TESTING 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 (11-1/2 GAUGE STEEL WIRE - E.G. SURVEY MARKER FLAG, STRAIGHT WIRE STOOK, 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 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 (RESTITUTION 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:

- CRACKS, WORM CHANNELS, LARGE ROOT CHANNELS OR POOR SOIL TUBE CONTACT WITHIN THE SAMPLES;
- LARGE PIECES OF GRAVEL, ROOTS OR OTHER FOREIGN OBJECTS
- 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 D6988. 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.

SOIL TYPE/TEXTURE	BULK DENSITY (G/CU)
COARSE, MEDIUM AND FINE SANDS AND LOAMY SANDS	1.80
VERY FINE SAND	1.77
SANDY LOAM	.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

ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, 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 STANDARD 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

1. MATERIALS

- TOPSOIL SHOULD BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- TOPSOIL SUBSTITUTE 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

- FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
- STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5.
- A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
- STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- 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

- 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.
- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.
- 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.
- PRIOR TO TOPSOILING, THE SUBGRADE SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 19-1.
- 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

- TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
- A UNIFORM APPLICATION TO THE TARGET AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMS IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING, ETC.. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 11-1).
- PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

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.

PROCEDURES FOR SOIL COMPACTION MITIGATION
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.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

STANDARDS FOR STABILIZATION WITH MULCH ONLY

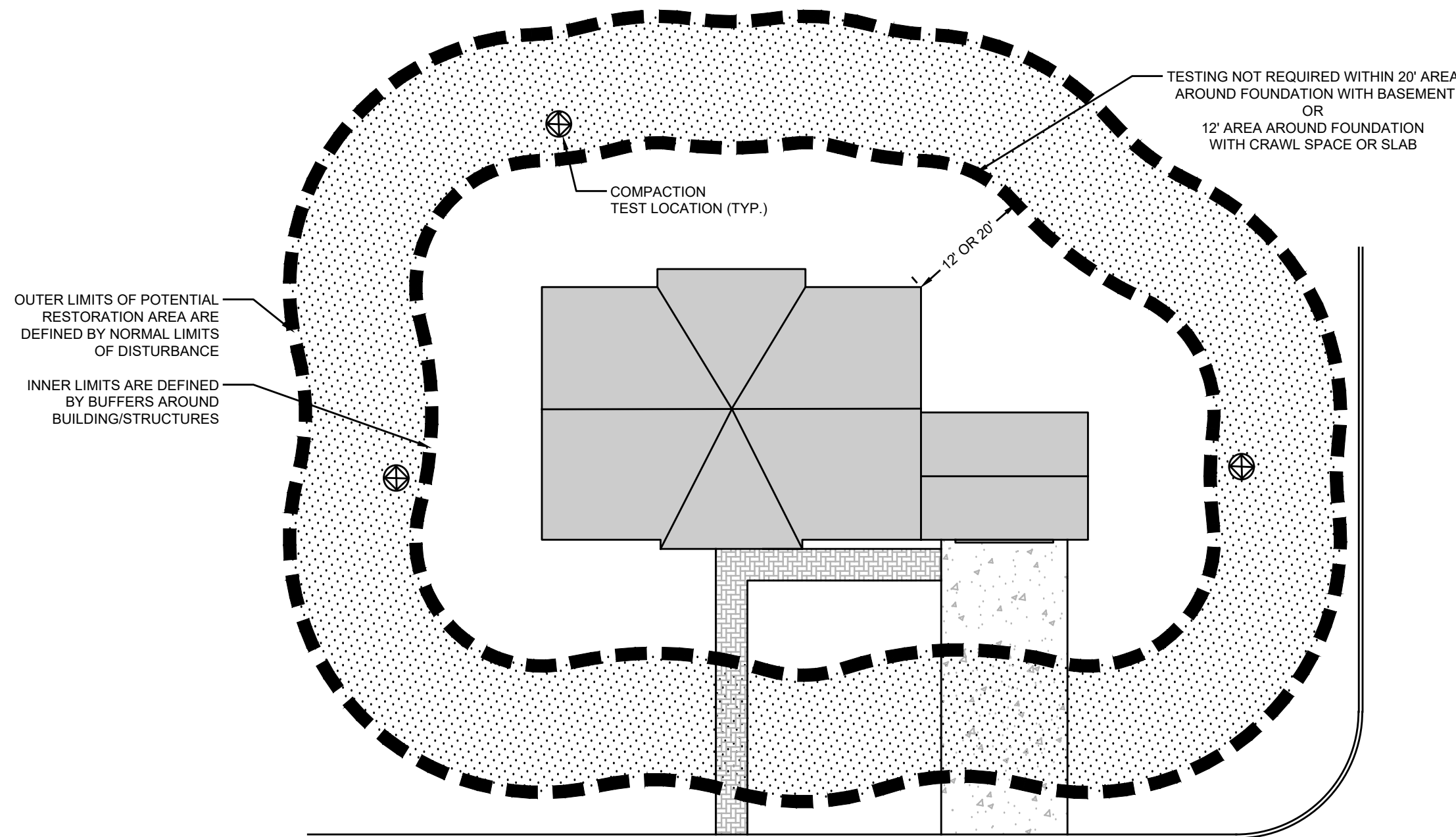
- SITE PREPARATION**
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

- PROTECTIVE MATERIALS**
 - UNROTTED SMALL-GRAIN STRAW: AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 30 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
 - SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
 - MULCH NETTING, SUCH AS PAPER NET, EXCELSON, COTTON, OR PLASTIC, MAY BE USED.
 - WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
 - GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

- MULCH ANCHORING** - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF INCH OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
 - 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. STRIKES 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 PEG WITH TWO OR MORE ROUND TURNS.
 - MULCH NETTINGS - STRIKE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
 - CRUMPER MULCH ANCHORING COLLATER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

- LIQUID MULCH-BINDERS**
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

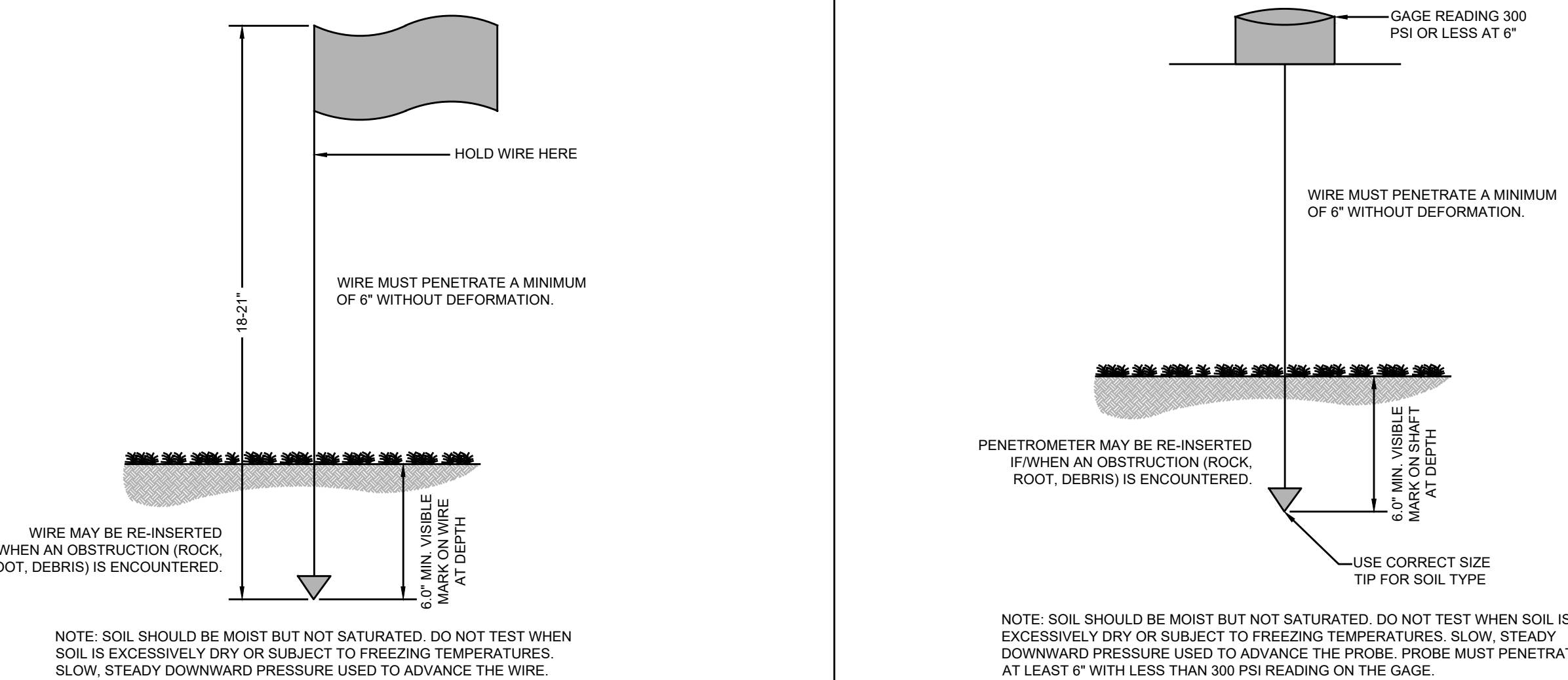
- USE ONE OF THE FOLLOWING:
 - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCELLIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.



- NOTE:
- SOIL COMPACTION TESTING LOCATIONS ARE RECOMMENDED LOCATIONS FOR GRADED AND DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS AND STRUCTURES OR ON INDIVIDUAL LOTS.
 - FOR AREAS THAT ARE LESS THAN 1 ACRE, THE TEST LOCATION DENSITY IS A MINIMUM OF TWO (2) TESTS.
 - FOR MULTIFAMILY HOUSING, NON-RESIDENTIAL BUILDING/STRUCTURES AND TOWNHOUSE BUILDINGS, THE TESTING BOUNDARY SHALL BE AROUND THE OUTSIDE OF EACH BUILDING/STRUCTURE.
 - RECOMMENDED SPACING FOR SOIL COMPACTION TEST LOCATION(S) IS APPROXIMATELY 1 TEST PER 5 ACRES.

TYPICAL SOIL COMPACTION: TESTING LOCATIONS

NTS



PROBE WIRE TEST

NTS

HANDHELD SOIL PENETROMETER TEST

NTS

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PROJECT INFORMATION

PROJECT NAME:
WHALERS' POINT

PROJECT LOCATION:
BLOCK 45, LOT 1
2613-2615 ROUTE 88
BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY

OWNER:
R272, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT:
R272, LLC
1103 INDUSTRIAL PARKWAY
BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

ARCHITECT:
STUDIO TWO HUNDRED, LLC
ARCHITECTURE DESIGN
200 UNION AVENUE
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WATER	BROWN
SEWER	GREEN
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PROMISED EXCAVATION	WHITE

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Eric Ballou
ERIC R. BALLOU, PE
NJ PE LIC. NO. 42827

REVISIONS

Rev.	Date	Comment
5	10/16/20	REVISED PER SITE MODIFICATIONS
4	09/10/20	REVISED PER ARCHITECTURAL REVISIONS
3	08/09/20	REVISED PER MUDJOT
2	06/08/20	REVISED PER NUDOT
1	02/20/20	REVISED PER GE/SCD REVIEW LETTER
0	04/17/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: EGE

DATE: 04/17/20 DRAWN BY: GEP

JOB #: 20-1371-01 CHECKED BY: ERB

CAD ID: 20-1371-01/1

NOT FOR CONSTRUCTION APPROVED BY:

FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NO.
C902