PRELIMINARY & FINAL MAJOR SITE PLAN **FOR** WHALERS' POINT

BLOCK 45, LOT 1 TAX MAP SHEET #7 2613-2615 ROUTE 88 BOROUGH OF POINT PLEASANT, OCEAN COUNTY, NJ

OPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS		48	521 CURTIS AVE	2	AULT, HARLEY F & LINDA A	
45 1	2613-15 LAKEWOOD RD	4A	R2T2, LLC 1103 INDUSTRIAL PKWY,ST D BRICK NJ	08724	22			521 CURTIS AVENUE PT PLEASANT NJ	087
45	2600 AUSTIN AVE	15F	OCEAN PINES CONDO C/O PIN		48 23	519 CURTIS AVE	2	LEONE, FRANK 519 CURTIS AVE PT PLEASANT NJ	087
4			PO BOX 1082 POINT PLEASANT BEACH NJ	08742	48	517 CURTIS AVE	2	EVANS, EMIL J & FELIXCA A	001
45 4 01	2600 AUSTIN AVE UNIT 101	2	KELLY, STEPHANIE 2600 AUSTIN AVE UNIT 101 PT PLEASANT NJ	08742	24			44 E MUNSELL AVE LINDEN NJ	070
45	2600 AUSTIN AVE UNIT 102	2	DONAHUE, MICHAEL		48 25	515 CURTIS AVE	2	CHENEY, ANDREW F & FEENEY, 515 CURTIS AVE PT PLEANSANT NJ	DE 087
.02			2600 AUSTIN AVE #102 PT PLEASANT NJ	08742	48	513 CURTIS AVE	2	EVANS, EMIL J & FELIXCA A	
45 4 03	2600 AUSTIN AVE UNIT 103	2	CLARK, BRIAN 2600 AUSTIN AVE UNIT 103 POINT PLEASANT NJ	08742	26			44 E MUNSELL AVE LINDEN NJ	070
45	2600 AUSTIN AVE UNIT 104	2	FRASER, THOMAS	00742	48 27	511 CURTIS AVE	2	HORNUNG, JOAN EST OF 511 CURTIS AVE PT PLEASANT, N J	08
.04			2600 AUSTIN AVE UNIT 104 POINT PLEASANT NJ	08742	193 1	2612 LAKEWOOD RD	4A	LANDAU, ROBERT 406 SLEIGHT AVE	
45 4 .05	2600 AUSTIN AVE UNIT 105	2	MALARON ASSOC LLC 71 STONY HILL DR MORGANVILLE, NJ	07751				STATEN ISLAND NY	103
45	2600 AUSTIN AVE UNIT 106	2	MAURO, COURTNEY R 2600 AUSTIN AVE, UNIT 106		193 2	2608-10 LAKEWOOD RD	4A	LITWIN PROPERTIES LLC 1111 HOLLYWOOD BOULEVARD PT PLEASANT NJ	081
.06			POINT PLEASANT NJ	08742	193	2605 OAK ST	2	ARTACHE, MARIANNE 2605 OAK STREET	
45 4 .07	2600 AUSTIN AVE UNIT 107	2	WHITE, CECILIA 2600 AUSTIN AVE UNIT 107 PT PLEASANT NJ	08742		2603 OAK ST	2	PT PLEASANT NJ	081
45	2600 AUSTIN AVE UNIT 108	2	EDVARDSEN, ELLEN L. 2600 AUSTIN AVE, UNIT 108		193 3.01	2803 OAN SI	2	BALLESTRIERI, NICOLE 2603 OAK STREET POINT PLEASANT BEACH NJ	08
45	2600 AUSTIN AVE UNIT 109	2	POINT PLEASANT, NJ KNAPP, ERIC W	08742	193 5	2600 LAKEWOOD RD	4A	MAC LINTON LLC 2600 RT 88	
.09	2000 AUSTIN AVE CHIT 103		2600 AUSTIN AVE #109 POINT PLEASANT NJ	08742	194	2610 OAK ST	2	POINT PLEASANT NJ HENRY & LOUISE HOLDING LLC	081
45 4	2600 AUSTIN AVE UNIT 110	2	O'HARE, THOMAS 2600 AUSTIN AVE UNIT 110		12			1 AIRPORT RD LAKEWOOD, NJ	08
45	2600 AUSTIN AVE UNIT 111	2	PT PLEASANT NJ SOLE, ANDREW	08742	194 14	810 CURTIS AVE	2	WEAVER, ANTHONY & LISA 810 CURTIS AVENUE POINT PLEASANT NJ	08
.11			29 LONG HILL RD NEW VERNON NJ	07976	203	2700 LAKEWOOD RD	4A	CML REALTY LLC	Uo
45 4	2600 AUSTIN AVE UNIT 112	2	O'BRIEN, TRACEY 2600 AUSTIN AVE UNIT 112 PT PLEASANT NJ	08742	1			2700 LAKEWOOD RD PT PLEASANT NJ	08
45	2600 AUSTIN AVE UNIT 113	2	1900 CAPITAL TRUST II	20146					

2600 AUSTIN AVE UNIT 120 2

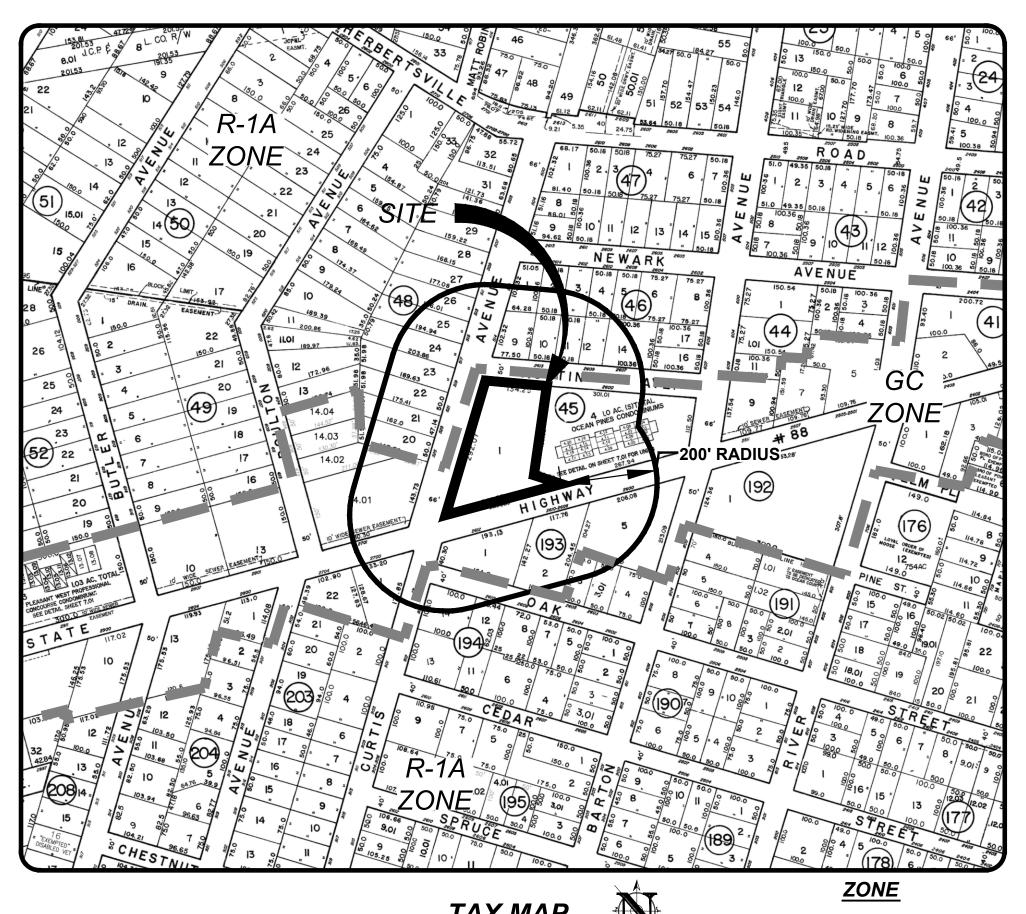
46 2609 AUSTIN AVE

48 610 BOULTON AVE 14.02

525 CURTIS AVE

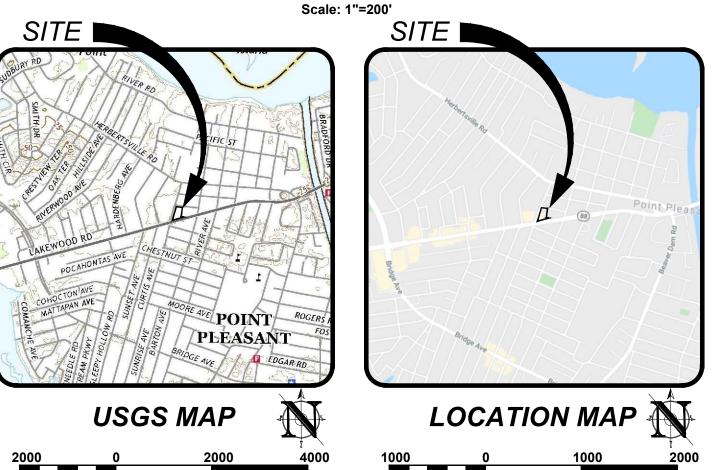
LITH ITY CONTACTO

	UTILITY CONTACTS
x	Ocean County Planning Board 119 Hooper Ave., Toms River, NJ 08753
<u>X</u>	State of New Jersey Department of Transportation 1035 Parkway, Trenton, NJ 08625
_	State of New Jersey Department of Environmental Prote 1510 Hooper Ave., Toms River, NJ 08753
	U.S. Army Corps of Engineers 100 Penn Square East, Philadelphia, PA 19107
X	Jersey Central Power & Light Madison & Punchbowl Rd, Morristown, NJ 07960
X	New Jersey Natural Gas 1415 Wyckoff Road, Wall, NJ 07719
X	AT & T 4260 US Highway 1, Monmouth Junction, NJ 08852
X	Verizon – New Jersey 175 West Main St, Freehold, NJ 07728-2525
X	Comcast Cablevision 751 Brick Blvd. Brick, NJ 08723
x	Borough of Point Pleasant Department of Public Works 2233 Bridge Ave. Point Pleasant, NJ 08742
	Obtain a list from



GC = GENERAL COMMERCIAL R-1A = SINGLE-FAMILY

Scale: 1"=1000'



Scale: 1"=2000'

HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION. C901 SOIL EROSION & SEDIMENT CONTROL DETAILS
C902 SOIL EROSION & SEDIMENT CONTROL DETAILS

GENERAL NOTES

1.	<u>APPLICANT</u>	<u>OWNER</u>
	R2T2, LLC	R2T2, LLC
	1103 INDUSTRIAL PARKWAY	1103 INDUSTRIAL PARKWAY
	BRICK, NJ 08724	BRICK, NJ 08724
	732-223-3520	732-223-3520

- 2. PROJECT SITE BEING KNOWN AND DESIGNATED AS BLOCK 45, LOT 1; AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF
- 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
- HORIZONTAL DATUM: NAD 83
- 6. 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 FLOODPLAIN: ZONE X
- 7. BASED ON NJDEP GEOWEB REVIEW ON 4/7/2020, NO WETLANDS OR WETLAND TRANSITION AREAS EXIST ON SITE
- 8. 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) THA 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.
- 9. 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.
- 10. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL

ZONING BOARD APPROVAL

BOARD ENGINEER

EXISTING CONDITIONS PLAN SITE LAYOUT PLAN GRADING, DRAINAGE & UTILITY PLAN

LANDSCAPE AND LIGHTING DETAILS

SOIL EROSION & SEDIMENT CONTROL PLAN

SOIL EROSION & SEDIMENT CONTROL DETAILS

LANDSCAPE PLAN

CONSTRUCTION DETAILS CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

PROJECT INFORMATION

WHALERS' POINT

BLOCK 45, LOT 1 2613-2615 ROUTE 88

R2T2, LLC

1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

BOROUGH OF POINT PLEASANT OCEAN COUNTY NEW JERSEY

R2T2, LLC 1103 INDUSTRIAL PARKWAY

APPLICANT'S PROFESSIONALS

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

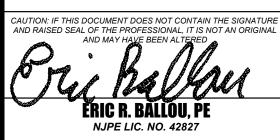


NJ ONE CALL....800-272-1000



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



		REVIS	SIONS
Rev.#	‡ Date	Comment	
5 4	10/16/20 09/10/20		R SITE MODIFICATIONS R ARCHITECTURAL REVISI
3	06/09/20	REVISED PE	R NJDOT
2	06/08/20 05/20/20	NO REVISION	R NJDOT N THIS SHEET
0	04/17/20	INITIAL RELE	
SC	ALE: AS S	SHOWN	DESIGNED BY: EGE
DA	TE: 04/17	7/20	DRAWN BY: GEP
JO	в#: 20-13	371-01	CHECKED BY: ERB
CA	D ID: 20-1	371-01r1	
\times	NOT F	OR CONST	RUCTION

FOR CONSTRUCTION PLAN INFORMATION

DATE

REV. DATE: 10/16/20 10/16/20 10/16/20 10/16/20

10/16/20 10/16/20 10/16/20 10/16/20 10/16/20 10/16/20 10/16/20 10/16/20

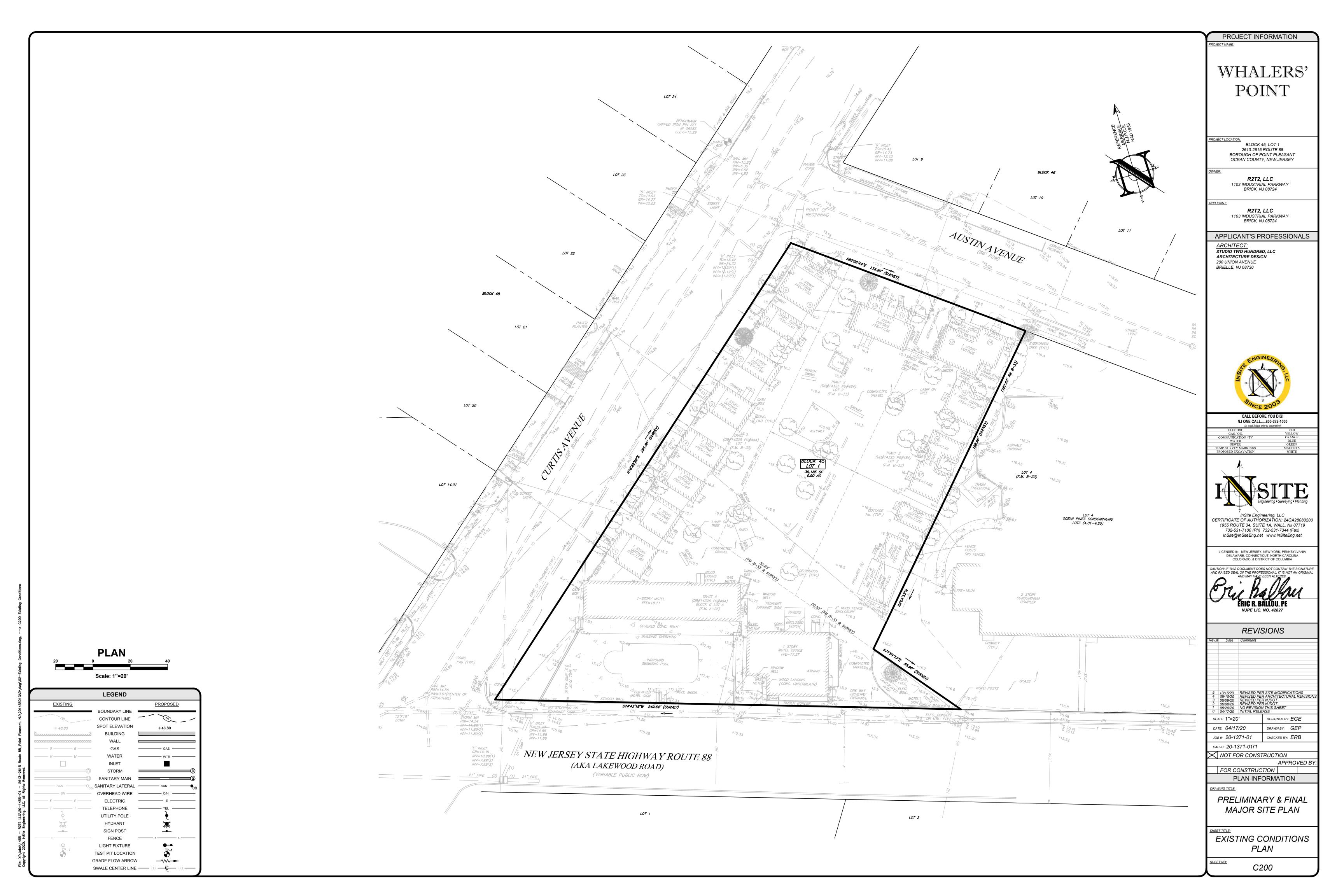
10/16/20

10/16/20

PRELIMINARY & FINAL MAJOR SITE PLAN

APPROVED BY

TITLE SHEET



		OMPLIANCE CHART			
	AFFORDABLE H	OUSING OVERLAY Z	ZONE		
	19-15C.5: PERMITTED USE: MULTI-I	FAMILY DEVELOPME	ENT (5 OR MORE	UNITS)	
	19-15C.6: ACCESSORY USES:	OFF-STREET PARK	ING/SIGNS/WALI	LS	
ORDINANCE	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
§19-15C.7	MIN. LOT AREA (AC)	0.80	0.90	NO CHANGE	YES
§19-15C.7	MIN. LOT WIDTH (FT)	150	154	NO CHANGE	YES
§19-15C.7	MIN. LOT FRONTAGE (HIGHWAY #88) (FT)	150	245	NO CHANGE	YES
	PRINCIPAL BUILDING				
§19-15C.7	MIN. FRONT YARD SETBACK (HIGHWAY #88) (FT)	50	5.2 (E)	50	YES
§19-15C.7	MIN. REAR YARD SETBACK (FT)	30	4.0 (E)	17.5 (V)	NO (V)
§19-15C.7	MIN. SIDE YARD SETBACK	30	1.0 (E)	20 (V)	NO (V)
§19-15C.7	MAX. BUILDING HEIGHT (FT)	42	<35	41	YES
§19-15C.7	MAX. BUILDING HEIGHT (STORIES)	3	2	3	YES
§ 9-12e	MAX. SIGN AREA	20	N/A	20	YES
§19-15C.7	MAX. IMPERVIOUS COVERAGE (%)	70	82.4 (E)	68	YES
	PERMITTED DENSITY		` ,		
§19-15C.4	MAXIMUM 8 UNITS PER ACRE	8 UNITS PER ACRE		26.7 UNITS PER ACRE (V)	NO (V)
	ON-CONFORMATY				
(V) PROPOSED N/A - NOT APP					

	PARKING, DRIVEWAY 8	& LOADING COMPLIANCE CHART	(§ 19-28.5)	
ORD.SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
§19-28.4b.2	STALL SIZE (FT)	10 X 20	9 X 18	NO (W)
(RSIS)	STALL SIZE (FT)	9 X 18 (RSIS)	9 X 18	YES
§19-28.5	NUMBER OF PARKING SPACES	TOTAL = 47.2 SPACES	48 SPACES	YES
	1.8 SPACES PER 1-BEDROOM UNIT	4 UNITS X 1.8 SPACES = 7.2 SPACES	(INCLUDING 2 HANDICAP SPACES)	
	2.0 SPACES PER 2-BEDROOM UNIT	20 UNITS X 2.0 SPACES = 40 SPACES		
§19-28.5	MIN. AISLE WIDTH (90 DEGREE PARKING)(FT)	24	24	YES
§19-28.5	MIN. DRIVEWAY WIDTH (ONE WAY)(FT)	16	20	YES
§19-28.5a	MIN. CURB CUT DISTANCE TO INTERSECTION (FT)	25	20.8	NO (W)
§19-28.5c	MIN DISTANCE TO PROPERTY LINE	5	0	NO (W)
§19-28.5c	GENERAL LOCATION REQUIRMENT	NO PARKING WITHIN FRONT YARD	PROPOSED FRONT YARD PARKING	NO (W)
(W) DESIG	SN WIAVER			

DESIGN WAIVERS

SECTION 19-28.4b2 SIZE OF PARKING STALLS: REQUIRED: 10' x 20'

PROPOSED: 9' x 18' SECTION 19-28.5a LOCATION OF CURB CUTS:

REQUIRED: 25' FROM INTERSECTION PROPOSED: 21.8'

GENERAL LOCATION (PARKING) REQUIRED: NOT LOCATED IN FRONT SETBACK / MINIMUM 5' FROM PROPERTY LINE PROPOSED: LOCATED IN FRONT SETBACK / 2'-3.5' FROM PROPERTY/ROW LINE

GEOMETRY, SIGNAGE & STRIPING NOTES

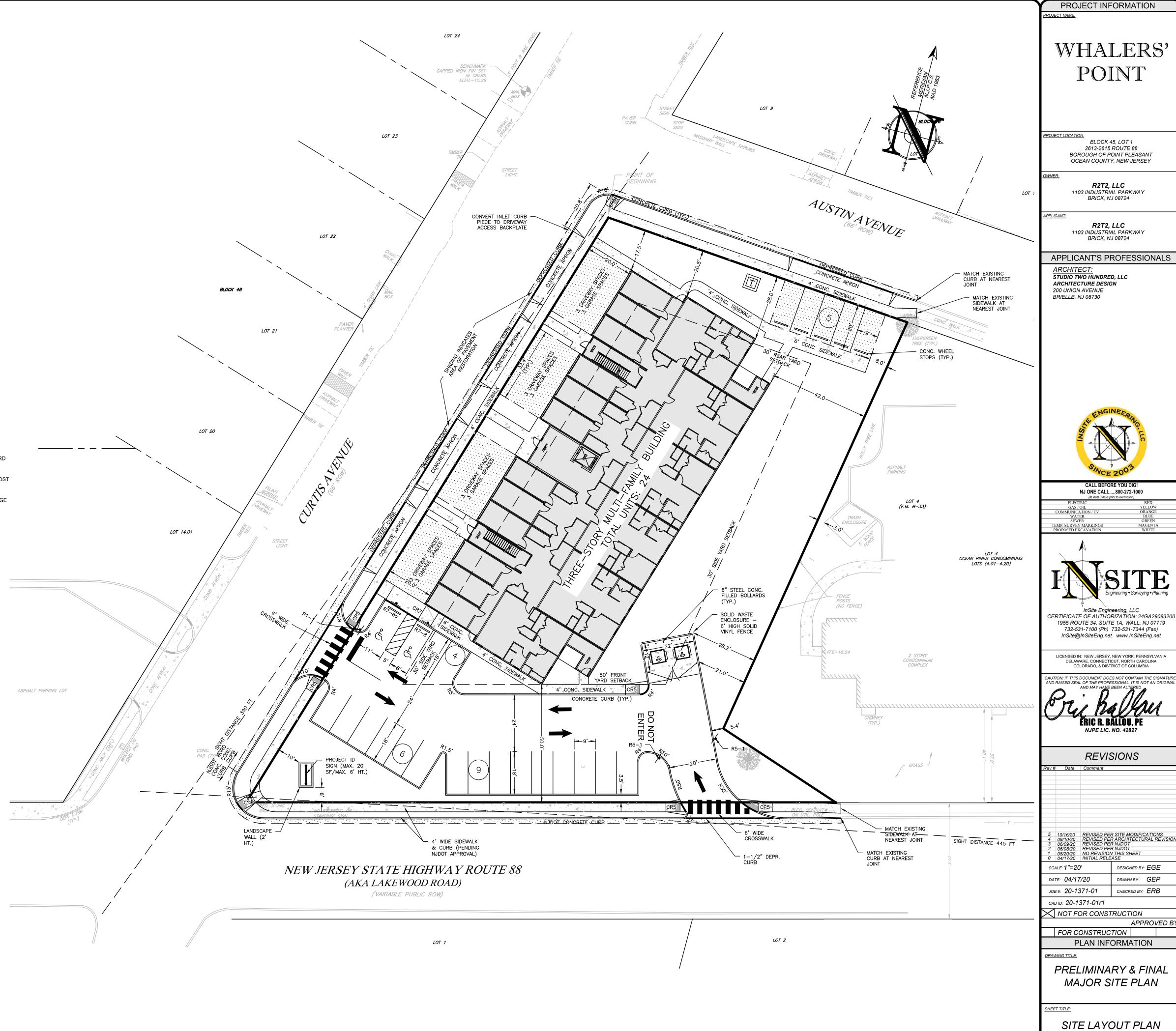
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY 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, INCLUDING TRAFFIC CONTROL MEASURES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
- ALL SIDEWALK RAMPS AND OTHER HANDICAPPED FACILITIES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS. SIDEWALKS SHALL NOT EXCEED A 5% RUNNING OR A 2% CROSS SLOPE, ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS TO CONFORM TO APPLICABLE BARRIER FREE DESIGN STANDARDS.
- ALL HANDICAP DETECTABLE WARNING STRIPS TO BE CAST IN PLACE, ALL HANDICAP PARKING SPACES TO BE INDICATED WITH PAVEMENT MARKINGS AND SIGNAGE AS PER DETAIL / PLAN.
- ALL STRIPING TO BE PAINTED UNLESS OTHERWISE NOTED OR DIRECTED BY

- 7. ALL VERTICAL CURBING TO BE CONCRETE WITH 6-INCH CURB REVEAL.
- ALL CURBS/APRONS WITHIN AND ADJACENT TO RT. 88 TO NJDOT STANDARD DETAILS AND SPECIFICATIONS.
- ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM TO ANY APPLICABLE 9. MAIL DELIVERY TO BE WITHIN EACH BUILDING OR TO UTILIZE EXTERIOR POST BOXES (AS PER OWNER / POST MASTER).
 - 10. SEE ARCHITECTURAL PLANS FOR SITE / PROJECT SIGN. ADDRESS SIGNAGE SHOWN UPON ARCHITECTURAL CONSTRUCTION DOCUMENTS SUBMITTED FOR BUILDING PERMIT.
 - 11. CONNECTIONS TO EX. PAVEMENT / SIDEWALK SHALL BE SAW CUT.

20	0	20	40

SCALE: 1" = 20'

	LEGEND	
EXISTING		PROPOSED
	BOUNDARY LINE	
58	_ CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
Kummumm	BUILDING	
	WALL	
——— G ———— G ———	— GAS	———— GAS ————
——— W ———— W ———	WATER	——— WTR ———
	INLET	
	STORM	
	SANITARY MAIN	
SAN	CO SANITARY LATERAL	———— SAN ————
——————————————————————————————————————	OVERHEAD WIRE	O/H
——— E ———— E ———	222011110	—— Е ——
	TELEPHONE	TEL
ę	UTILITY POLE	•
270	HYDRANT	×
	SIGN POST	
x x	FENCE	x x
π−1	LIGHT FIXTURE	⊕ TP–1
	TEST PIT LOCATION	•
	GRADE FLOW ARROW	-



POINT

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

R2T2, LLC 1103 INDUSTRIAL PARKWAY

BRICK, NJ 08724

R2T2, LLC 1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

CALL BEFORE YOU DIG!

NJ ONE CALL....800-272-1000

REVISIONS

DESIGNED BY: **EGE**

DRAWN BY: GEP

CHECKED BY: **ERB**

PLAN INFORMATION

C300

SHEET NO:

APPROVED BY

GRADING & UTILITY NOTES

PROVIDED AWAY FROM ALL BUILDINGS.

1. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88

- 2. SIDEWALK SLOPES SHALL NOT EXCEED A 5% RUNNING OR 2% CROSS SLOPE.
- SLOPE.

 3. LANDSCAPED AREAS SHALL BE GRADED AT A MINIMUM SLOPE OF 1% BUT
- 4. ALL CURB SHALL BE CONCRETE WITH A 6" REVEAL, UNLESS OTHERWISE
- 5. ALL PAVEMENT AREAS SHALL HAVE A MINIMUM SLOPE OF 0.5% UNLESS OTHERWISE NOTED.
- 6. ALL SIDEWALK RAMPS AND OTHER HANDICAPPED FACILITIES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS. SIDEWALKS SHALL NOT EXCEED A 5% RUNNING OR A 2% CROSS SLOPE, ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS TO CONFORM TO APPLICABLE BARRIER FREE DESIGN STANDARDS. DEPRESSED CURB AT HANDICAP RAMPS SHALL BE CONCRETE VS. BELGIAN BLOCK TO ENSURE A SMOOTH SURFACE AND FLUSH TRANSITION FROM ADJACENT PAVEMENT.
- 7. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOPSOIL WHEN SOD IS BEING INSTALLED OR 6" CLEAN TOPSOIL FOR SEED.
- POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
- 7. ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- 8. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
- 9. PROJECT WILL BE SERVICED BY THE FOLLOWING UTILITIES, ALL ONSITE UTILITIES TO BE PLACED UNDERGROUND IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS AND SPECIFICATIONS (TO BE CONFIRMED AND COORDINATED BY CONTRACTOR).

TELEPHONE: VERIZON (BELL ATLANTIC)
GAS: NJ NATURAL GAS

ELECTRIC: JCP&L

CABLE: COMCAST CABLEVISION

WATER: PT. PLEASANT BOROUGH DEPT. OF PUBLIC WORKS
SEWER: PT. PLEASANT BOROUGH DEPT. OF PUBLIC WORKS

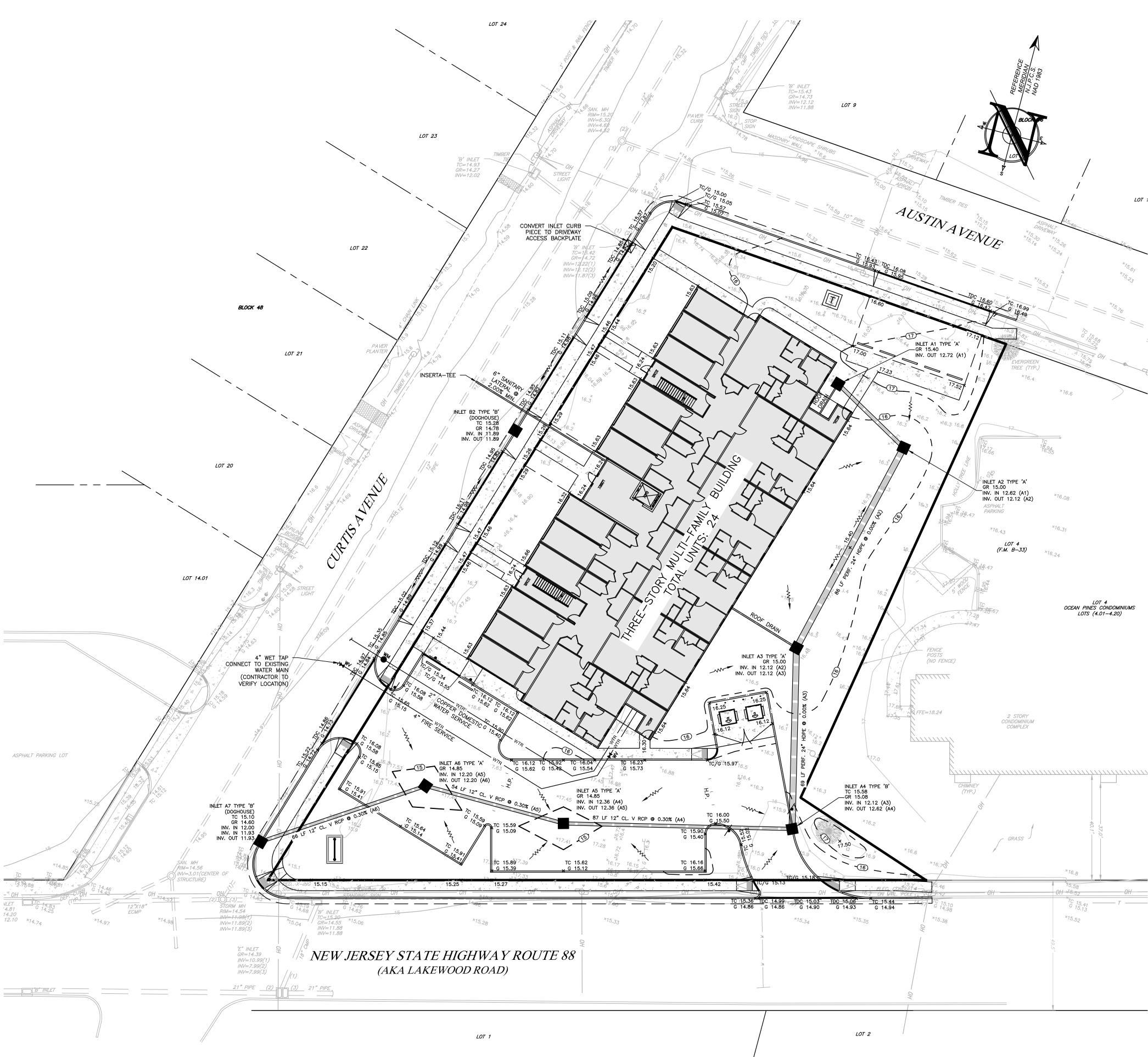
- 11. CONTRACTOR SHALL PERFORM TEST PITS AS NECESSARY TO VERIFY DEPTHS, SIZES AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONNECTING THE PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
- 12. CONTRACTOR SHALL REVIEW MEP/ARCHITECTURAL PLANS AND CONFIRM ALL UTILITY CONNECTIONS. ALL UTILITY CONNECTIONS SHALL BE REVIEWED & VERIFIED BY THE CONTRACTOR PRIOR TO START OF SITE CONSTRUCTION. FINISHED FLOOR ELEVATIONS, ADJACENT GRADE ELEVATIONS, DOORWAY LOCATIONS SHALL ALSO BE REVIEWED AND VERIFIED BY THE CONTRACTOR WITH ANY DISCREPANCIES TO BE IDENTIFIED TO ARCHITECT AND ENGINEER.
- 13. CONTRACTOR SHALL COORDINATE ELECTRIC SERVICE WITH JCP&L AND PROJECT ARCHITECT INCLUDING SELECTION AND PLACEMENT OF ELECTRICAL TRANSFORMERS AND PAD SPECIFICATIONS, CONDUIT LOCATIONS, AND INSTALLATION REQUIREMENTS.
- 14. ENGINEER SHALL BE PROVIDED WITH SHOP DRAWINGS AND PRODUCT CATALOGUE INFORMATION FOR ALL WATER, SANITARY SEWER, STORM SEWER, MANHOLE OR CATCH BASIN STRUCTURES, CONDUITS, MATERIALS

- ETC. FOR REVIEW AND APPROVAL PRIOR TO PURCHASING. PIPE LENGTHS INDICATED ON PLANS ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE, CONTRACTOR RESPONSIBLE TO VERIFY PIPE QUANTITIES PRIOR TO PURCHASE.
- 15. ALL SANITARY AND DRAINAGE STRUCTURES SHALL BE PRECAST
- SHALL NOT BE GREATER THAN 3:1 WITH POSITIVE DRAINAGE TO BE

 16. UNLESS OTHERWISE INDICATED:

GASKETED JOINT (ASTM-3034).

- a. RCP SHALL BE CLASS V WALL, BELL AND SPIGOT TYPE WITH O-RING
- b. HDPE PIPES SHALL BE ADS PERFORATED N-12 OR APPROVED EQUAL.
 c. DIP WATER MAIN SHALL BE CLASS 54 CEMENT LINED DUCTILE IRON
- PIPE.
 d. SANITARY SEWER LATERALS SHALL BE PVC SDR-35, PUSH ON,
- 17. ALL NEW WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 3.5 FT OF COVER
- 18. ALL NEW SANITARY SEWER LATERALS SHALL BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.
- 19. A 10-FT. HORIZONTAL DISTANCE SHALL SEPARATE WATER MAINS AND SANITARY SEWER MAINS. WHERE SUCH SEPARATION IS NOT POSSIBLE, THE WATER MAINS AND SANITARY SEWER MAINS SHALL BE INSTALLED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER MAIN. WHERE SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER MAIN SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS FOR A DISTANCE OF 10 FEET IN EITHER DIRECTION OF THE WATER MAIN (N.J.A.C. 7:10-11.7(D)-5).
- 20. ADEQUATE STRUCTURAL SUPPORT OF SEWERS AND WATER LINES SHALL BE PROVIDED AT ALL POINTS OF CROSSING TO PREVENT EXCESSIVE DEFLECTION, SETTLEMENT OR DAMAGE. CROSSINGS SHALL BE ARRANGED SUCH THAT THE JOINTS IN PIPES ARE EQUIDISTANT AND AS FAR APART AS POSSIBLE FROM THE OPPOSING PIPE.
- 21. WHERE UTILITIES CROSS BENEATH EXISTING / PROPOSED WATER MAINS OR STORM AND SANITARY SEWERS, THE UTILITY CONTRACTOR SHALL PROVIDE ADEQUATE STRUCTURAL SUPPORT BY INSTALLING SELECT BACKFILL FROM THE UTILITY TO THE SPRING LINE OF THE WATER MAIN OR SEWER. SELECT BACKFILL SHALL BE CLEAN SAND OR NJDOT SOIL I-9 COMPACTED TO 95% OF THE MODIFIED PROCTOR AGGREGATE TYPE DENSITY ASTM D-698 METHOD D. IT SHALL EXTEND A MINIMUM OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING.
- 22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NJDOT 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).
- 23. 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, INCLUDING TRAFFIC CONTROL MEASURES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
- 24. ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- 25. ALL CURBS/APRONS WITHIN AND ADJACENT TO RT. 88 TO NJDOT STANDARD DETAILS AND SPECIFICATIONS.





	LEGEND	
EXISTING		PROPOSED
	BOUNDARY LINECONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
Kuuummummin h	BUILDING	
	WALL	
——————————————————————————————————————	GAS	———— GAS ————
——— W ———— W ———	WATER	——— WTR ———
	INLET	
	STORM	0
	SANITARY MAIN	
SANO	SANITARY LATERAL	SAN
———— ОН ————	OVERHEAD WIRE	
——— E ———— E ———	ELECTRIC	——— Е ———
	TELEPHONE	TEL
ę	UTILITY POLE	•
\	HYDRANT	\mathbf{x}
	SIGN POST	<u>.</u>
x x	FENCE	x x
	LIGHT FIXTURE	● •
6	TEST PIT LOCATION	
	GRADE FLOW ARROW	-

SWALE CENTER LINE -------

3 06/09/20 REVISED PER NJDOT
2 06/08/20 REVISED PER NJDOT
1 05/20/20 NO REVISION THIS SHEET
0 04/17/20 INITIAL RELEASE

SCALE: 1"=20' DESIGNED BY: EGE

DATE: 04/17/20 DRAWN BY: GEP

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

CAD ID: 20-1371-01r1

NOT FOR CONSTRUCTION

PROJECT INFORMATION

WHALERS'

POINT

BLOCK 45, LOT 1

2613-2615 ROUTE 88

BOROUGH OF POINT PLEASANT

OCEAN COUNTY, NEW JERSEY

R2T2, LLC

1103 INDUSTRIAL PARKWAY

BRICK, NJ 08724

R2T2, LLC

1103 INDUSTRIAL PARKWAY

BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

CALL BEFORE YOU DIG!

NJ ONE CALL....800-272-1000

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

JTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATUR

NJPE LIC. NO. 42827

REVISIONS

COMMUNICATION / TV

TEMP. SURVEY MARKINGS PROPOSED EXCAVATION

ARCHITECT: STUDIO TWO HUNDRED, LLC

ARCHITECTURE DESIGN

200 UNION AVENUE

BRIELLE, NJ 08730

ROJECT LOCATION:

APPLICANT:

APPROVED BY
FOR CONSTRUCTION

PLAN INFORMATION

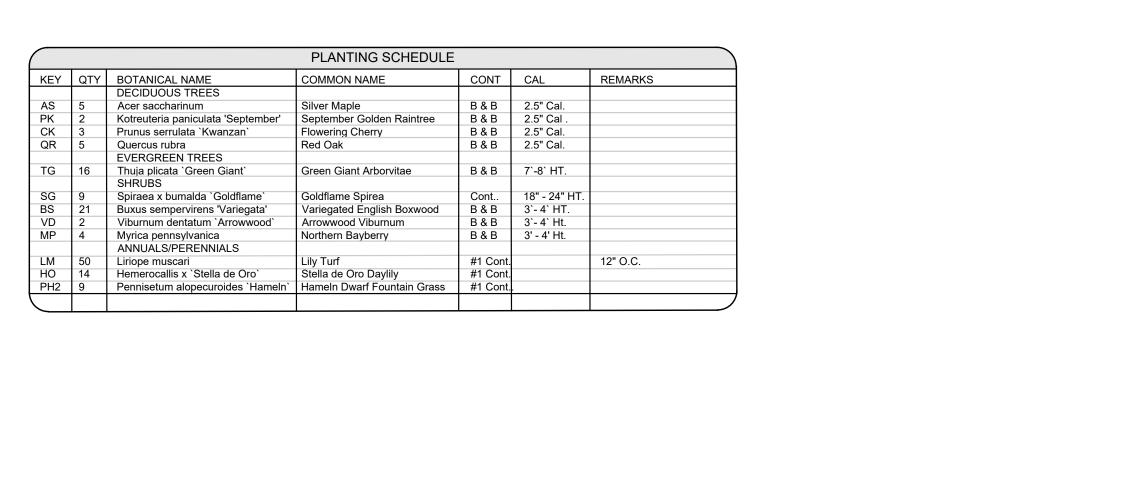
DRAWING TITLE:

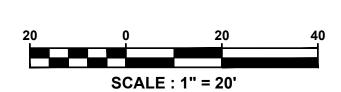
PRELIMINARY & FINAL MAJOR SITE PLAN

HEET TITLE:

GRADING, DRAINAGE & UTILITY PLAN

<u>неет no:</u> **С.4**0





	LEGEND	
EXISTING		PROPOSED
	BOUNDARY LINE	>>
58	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
<u>kummummumm</u>	BUILDING	
	WALL	
G G	- GAS	——— GAS ———
W W	_ WATER	———— WTR ———
	INLET	
	STORM	
	SANITARY MAIN	
SAN O	SANITARY LATERAL	SAN
——————————————————————————————————————	OVERHEAD WIRE	O/H -
E E	- ELECTRIC	E
	- TELEPHONE	TEL
ę	UTILITY POLE	•
, Co	HYDRANT	×
	SIGN POST	
x x	FENCE	x x
☆ <i>TP−1</i>	LIGHT FIXTURE	⊕ TP–1
	TEST PIT LOCATION	•
	GRADE FLOW ARROW	• • •
	SWALE CENTER LINE	 ···-



WHALERS'

POINT

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

R2T2, LLC 1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

R2T2, LLC 1103 INDUSTRIAL PARKWAY

BRICK, NJ 08724

APPLICANT'S PROFESSIONALS ARCHITECT: STUDIO TWO HUNDRED, LLC ARCHITECTURE DESIGN



CALL BEFORE YOU DIG! NJ ONE CALL....800-272-1000

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

AUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE ND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL

REVISIONS

DESIGNED BY: **EGE** DRAWN BY: GEP

DATE: 04/17/20 JOB#: **20-1371-01** CHECKED BY: **ERB** CAD ID: 20-1371-01r1 NOT FOR CONSTRUCTION

APPROVED BY FOR CONSTRUCTION PLAN INFORMATION

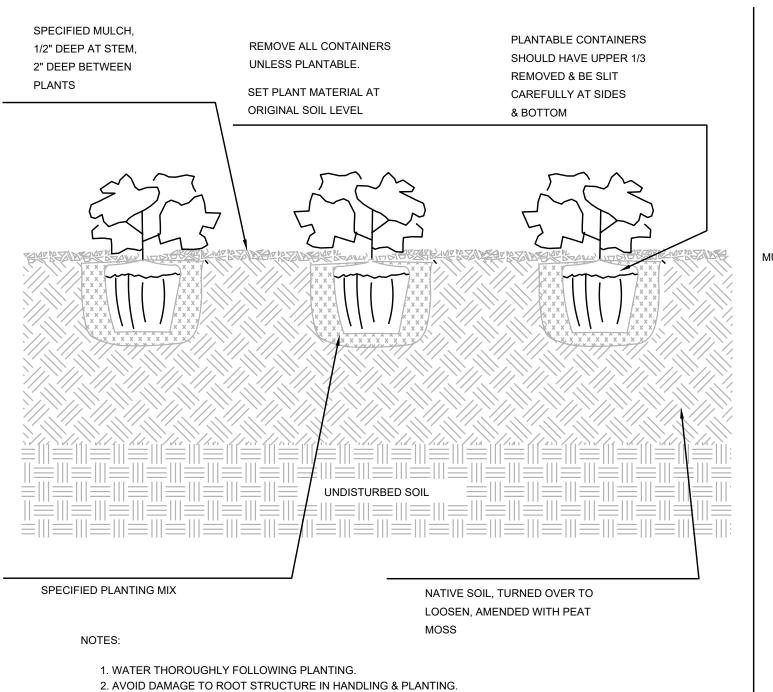
PRELIMINARY & FINAL MAJOR SITE PLAN

LANDSCAPE PLAN



SWALE CENTER LINE ------

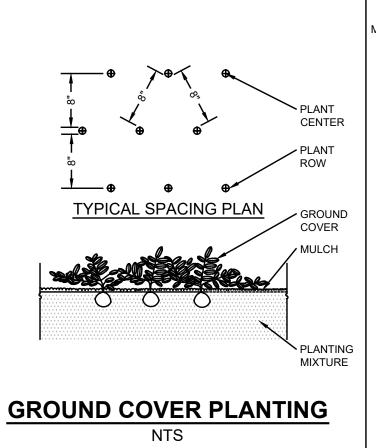
C60



GROUND COVER PLANTING

CONTAINERS SHOULD HAVE UPPER 1/3 REMOVED & BE SLIT CAREFULLY AT SIDES & - SET PLANT MATERIAL AT MULCHED, 1/2" DEEP AT STEM, FINISH GRADE 3" DEEP BETWEEN PLANTS ---- 3" WATER BASIN - AMENDED PLANTING SOIL SUBGRADE -← 2 X DIAMETER OF ROOT BALL ← 1. WATER THROUGHLY IMMEDIATELY FOLLOWING PLANTING. 2. SIZE OS 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



TWO 2" x 2" STAKES PLACED OUTSIDE HOLE, DRIVE 2' MIN. INTO UNDISTURBED SOIL. ATTACH TO TREE WITH A DOUBLE STRAND OF #12 GAUGE GALV. WIRE COVERED BY GARDEN HOSE WHERE THE WIRE COMES INTO CONTACT WITH THE ATTACH GUYS TO MAJOR TRUNK ONLY -SPACING AS NOTED ON LANDSCAPE PLAN - FINISHED GRADE AT CROWN OF ROOT BALL -— 3" PARTIALLY DECAYED WOOD MULCH - 6" PACKED SOIL SAUCER CUT AND REMOVE BURLAP AND STRING FROM TOP 1/3 OF ROOT BALL Menser service TOPSOIL BACKFILL - 1 PART TOPSOIL, 1 PART PEAT MOSS, 1 PART EXISTING SOIL - NATIVE SUBGRADE 1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. 2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING. 3. WATER THROUGHLY IMMEDIATELY FOLLOWING PLANTING.

TREE & SHRUB PLANTING & STAKING

LED Site Wallforms® 18 or 36 LED Wall Mounted Luminaires New super bright white LED technology ED modules with comfortable 3500K color temperature. nprove light listribution and · LED Site Wallforms are constructed of heavy-duty cast aluminum with a flat tempered glass lens and concealed hardware for vandal resistance. StarView® DarkSky Compliant with flat glass lens meets IES/IDA full cutoff designation. Typical Halffor 18 LED Typical Half for 60 Watt LED Ordering Information Isofootcandle Lines of Horizontal Illumination Isolootcandle Lines of Horizontal Illumination 1 Fixture | 2 Electrical Module | 3 Finish BL Black 18L3KUV1 18L5KUV1 DB Dark Bronze LG Light Gray 36L3KUY1 36L5KUV1 SG Stealth Gray® PS Platinum Silver WH White Fixture Electrical Module Finish EXAMPLE: SWI / 36L5KUV / BL Site Wallforms are also available with the following lamp sources: 50W Metal Halide 50W High Pressure Sodium 60VV Incandescent • 13-42W Compact Fluorescent 1/2 Maximum --- Maximum X Candela trace 1/2 Maximum --- Maximum x Candela trace -- Candela point Refer to full catalog or website for additional details. *For LED; 18L = 18 LED Emitters; 36L = 36 LED Emitters; 3K = 3500K color temperature; 5K = 5100K color temperature; UV = Universal Voltage from 120 to 277V with a ± 10% tolerance. KIN LIGHTING Mailing Address: Business Address: Because of a continuing product Printed in U.S.A. P.O. Box 60080 16555 East Gale Avenue improvement program, Kim 93019032 www.kimlighting.com 91716-0080 Phone 626.968 5666 Change specifications Version 1.1 (8/11) Phone: 626.968.5666 change specifications FAX: 626.369.2695 © Copyright 2011 Kim Lighting / Hubbell Lighting, Inc. All rights reserved Reproduction in whole or in part without permission is strictly prohibited.

TYPICAL WALL MOUNT FIXTURE

Urban HADCO Hagerstown by (signify 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: TX0348G2BA2A5EWA5DDASTCLONSP1H Ordering guide TXO3 TX03 A Afinial 1 Hex head bolts A Black 3 Type 3 32 323 G2 Gen 2 A Octagonal fitter B B finial 2 Allen head bolts B White 5 Type 5 Hagerstown 48 481 **B** Round fitter w/scalloped petals E 120 VAC G Verde | 3W Type 3 Wide | H 208/240/277 VAC LED post top 64 64¹ C Fluted tapered hourglass fitter 4 C Cfinial D Smooth tapered hourglass fitter 4 **D** Difinial H Bronze K 347 VAC Tapered fluted fitter w/scalloped E E finial J Green flower petals 4 **F** F finial R Twist-lock receptacle⁴ Tall round fluted fitter 4 **G** G finial H Round contemporary fitter H H finial N No photo control Tapered fluted w/round stepped fitter N No finial Round fluted long fitter Decorative leaf fitter w/scalloped petals Ordering guide continued Optional programs Color Temps Voltages Optional dimming² 1st option² 2nd option² 3rd option² Surge protection **W** 3000K **A** 120-277 VAC **3** 350mA **DA** 4hrs 25% reduction **AST** CLO SP1 10kV/10kA (standard) H HSS N 4000K B 347-480 VAC²³ 5 530 mA DB 4hrs 50% reduction Adjustable Constant SP2 20kV/20kA (optional) N No options 700mA DC 4hrs 75% reduction Start Up Light Output The Life **1** 1050mA¹ **DD** 6hrs 25% reduction **N** DE 6hrs 50% reduction No1st No 2nd No 3rd **DF** 6hrs 75% reduction option option DG 8hrs 25% reduction DH 8hrs 50% reduction DJ 8hrs 75% reduction DALI Compatible with DALI N No dimming 1. Configurations with 48 (48) and 64 (64) LED array boards are not compatible with the 1050mA (1) drive current. 2. Configurations with 347-480VAC (B) voltage are not compatible with optional dimming or optional programming. 3. Configurations with 32 (32) LEDs at 350mA (3) and 530mA (5) currents are not compatible with 347-480 VAC (B) voltage. 4. Configurations with C, D, E, G pods are not compatible with the Twist Lock receptacle (R) photo control.

Urban_Spec Sheet_TX03.pdf 12/18 page 1 of 5

TYPICAL LIGHT FIXTURE

WHALERS' POINT

PROJECT INFORMATION

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

R2T2, LLC 1103 INDUSTRIAL PARKWAY

BRICK, NJ 08724

R2T2, LLC

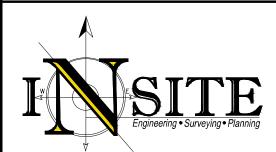
1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

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

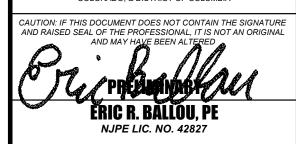


NJ ONE CALL....800-272-1000



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



REVISIONS

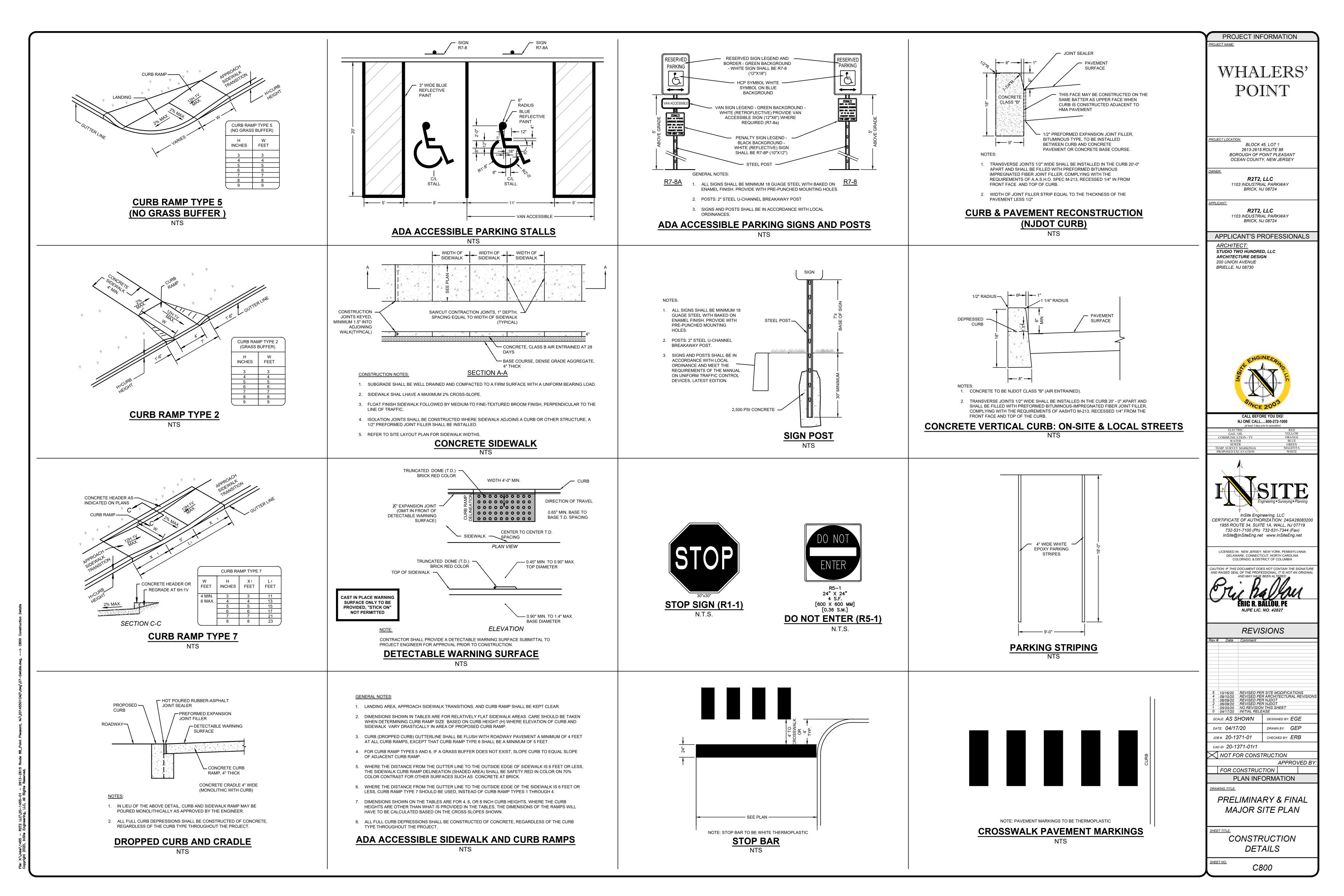
Rev.#	Date	Comment	
5	10/16/20		R SITE MODIFICATIONS
4	09/10/20		R ARCHITECTURAL REVISION
3	06/09/20 06/08/20	REVISED PEI	
1	05/20/20		N THIS SHEET
0	04/17/20	INITIAL RELE	
800	ALE: AS S	HOMM	DESIGNED BY: EGE
SUA	ALE. AS S	TIOVVIV	DESIGNED BY. EGE
DAT	TE: 04/17	7/20	DRAWN BY: GEP
JOB#: 20-1371-01			CHECKED BY: ERB
CAL	D ID: 20-1	371-01r1	
\times	NOT F	OR CONST	RUCTION
		•	APPROVED BY

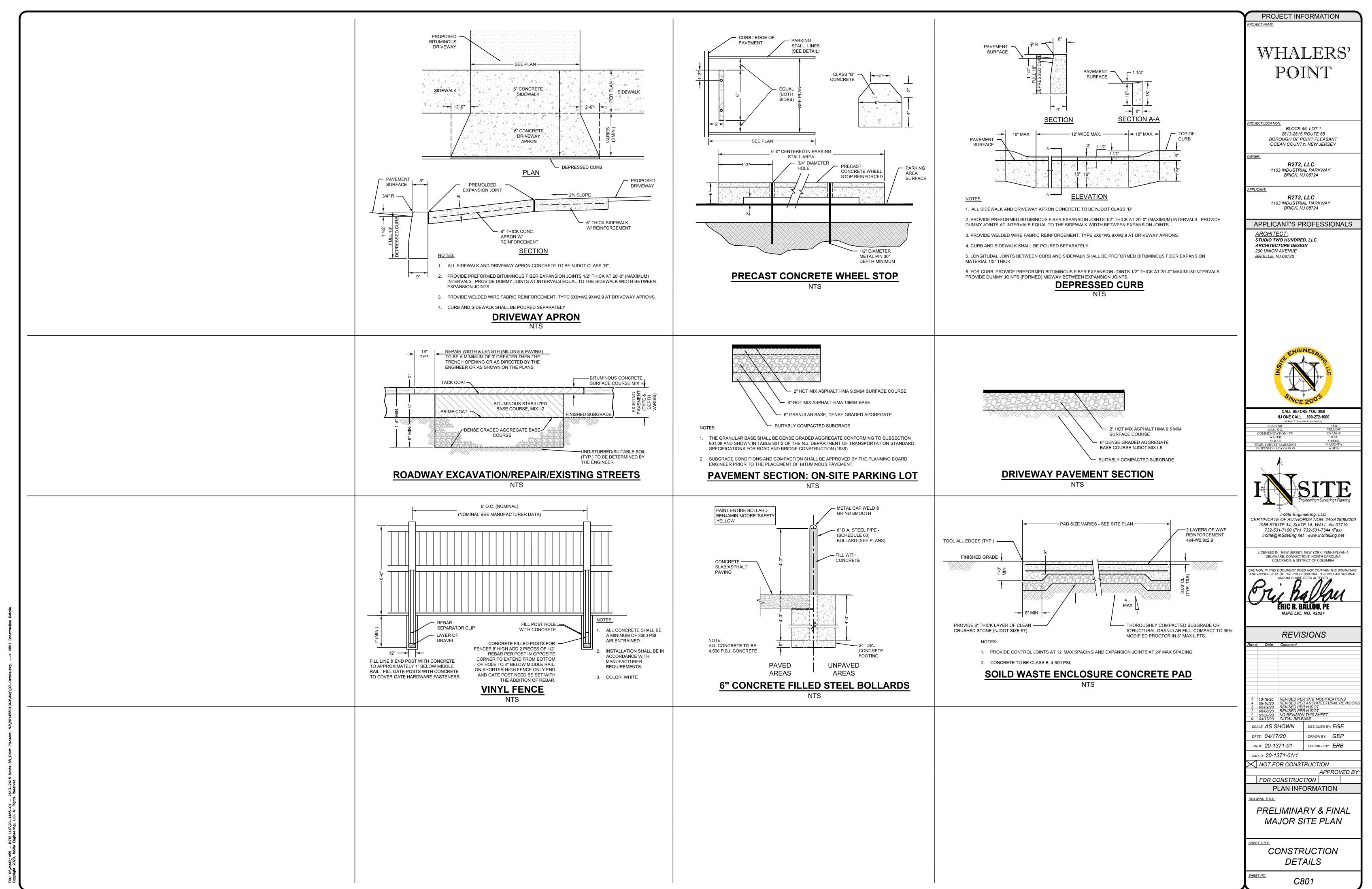
FOR CONSTRUCTION

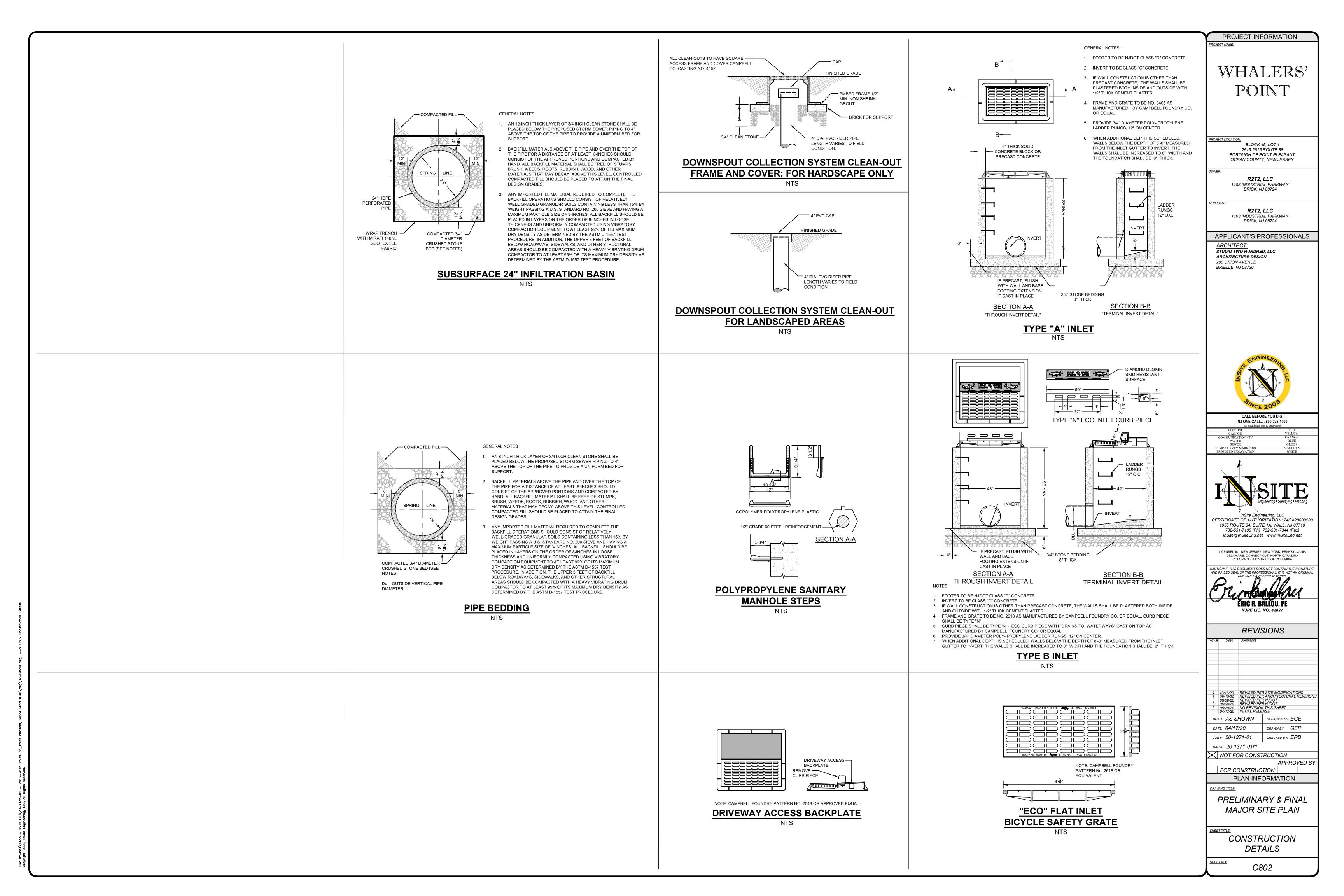
PLAN INFORMATION

PRELIMINARY & FINAL MAJOR SITE PLAN

LANDSCAPE AND LIGHTING DETAILS

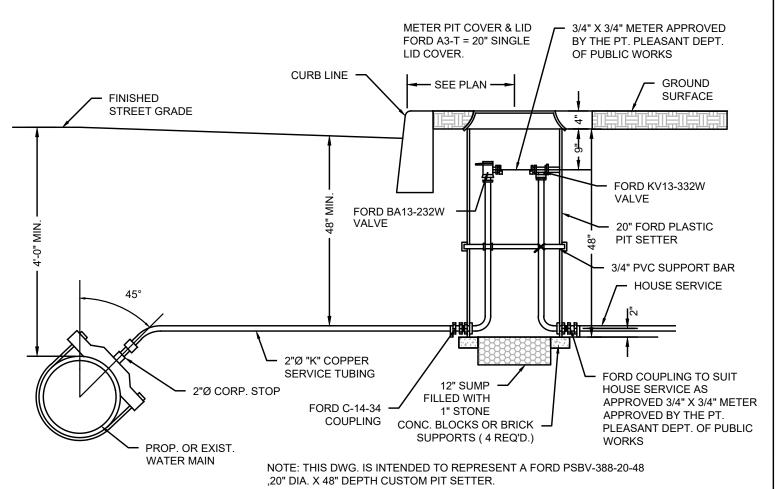




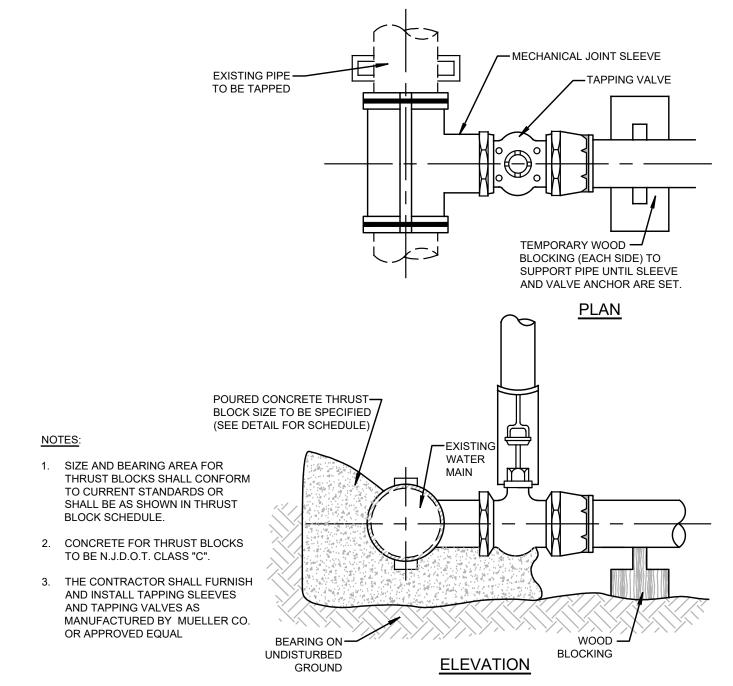


WATER NOTES:

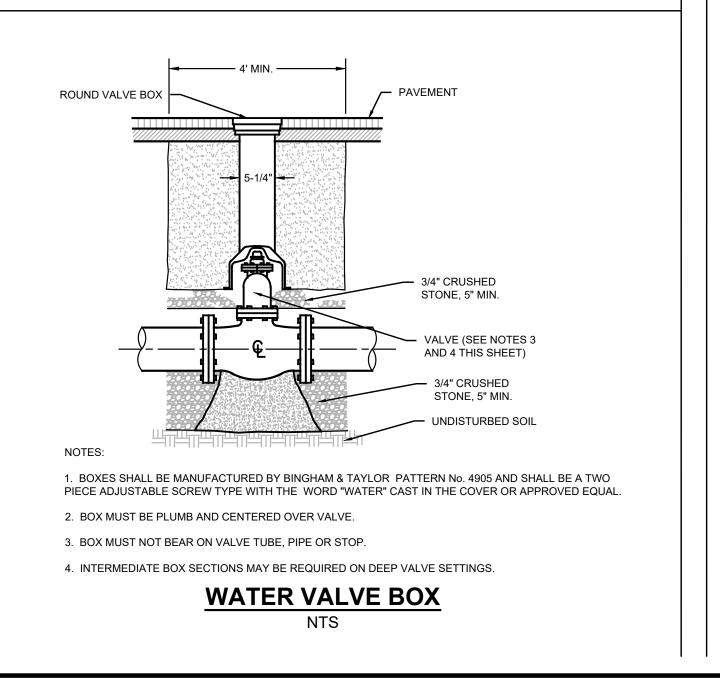
- 1. WATER MAINS SHALL BE CLASS 54 US PIPE TR-FLEX, CEMENT-LINED DUCTILE IRON PIPE WITH MECHANICAL RETAINING GLANDS AND THRUST BLOCKS AT BENDS AND FITTINGS. MAINS SHALL BE IN CONFORMANCE WITH A.N.S.I. STANDARD A21.5-1976 (A.W.W.A. C151-76). PIPE TO BE POLYETHYLENE ENCASED AND INSTALLED PER MANUFACTURERS 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.
- 4. 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.
- 6. 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.
- 7. 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 CAVE-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 AND 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.
- 10. FILTER CLOTH SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING HAS DEEMED THE
- 11. AFTER THE ENGINEER HAS INSPECTED THE COMPLETED INSTALLATION OF VALVES, AND WATER MAIN, AND THE EXCAVATIONS, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND <u>BEFORE BACKFILLING</u> 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.
- 12. 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 "HTH", "PERCHLARON", AND "MAXOXHLOR" 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.
- 13. THRUST BLOCKS AND MECHANICAL RETAINER GLANDS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS.
- 14. 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.
- 18. ALL LABOR EQUIPMENT, MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- 19. CONTRACTOR IS RESPONSIBLE TO DE-CHLORINATE ANY HEAVILY CHLORINATED WATER PRIOR TO DISPOSAL IN ACCORDANCE WITH APPLICABLE N.J.D.E.P. REQUIREMENTS.
- 20. ALL WATER MAINS AND APPURTENANCES TO BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH OF PT. PLEASANT DEPT. OF PUBLIC WORKS ENGINEERING STANDARDS.
- 21. 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)5].
- 22. VALVES TO BE LOCATED IN ACCORDANCE WITH NJDEP-BUREAU OF SAFE DRINKING WATER REQUIREMENTS (N-1 AT INTERSECTIONS).
- 23. ALL NEW MAINS TO BE LAID WITH A MINIMUM OF 4 FEET COVER OVER THE PIPE TO PREVENT FREEZING.
- 24. 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
- 25. 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
- 26. ALL WATER PIPES SHALL BE CLASS 54, CEMENT-LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS.

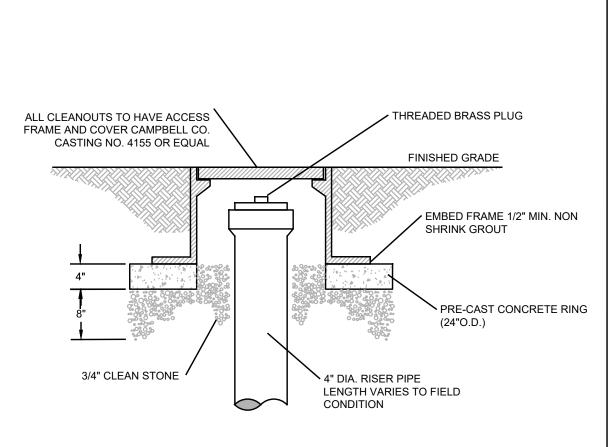


TYPICAL SERVICE CONNECTION WITH FORD METER PIT

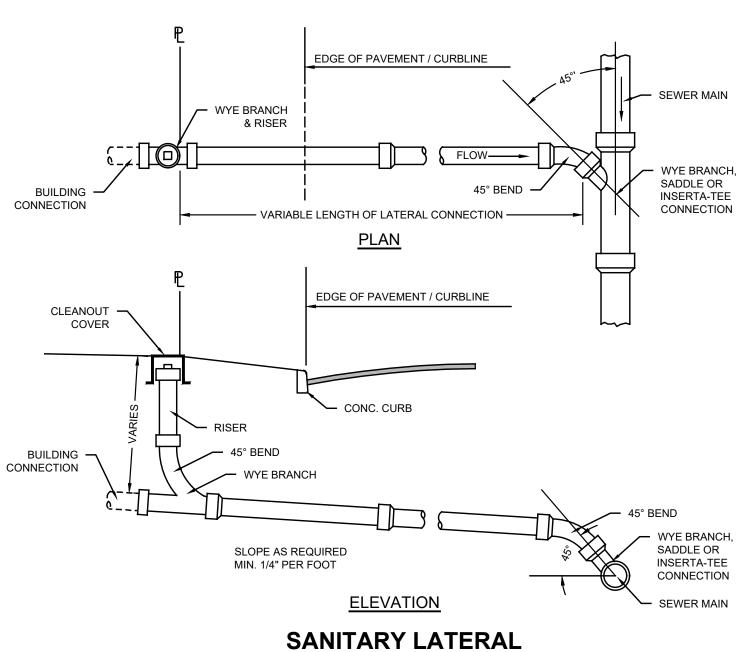


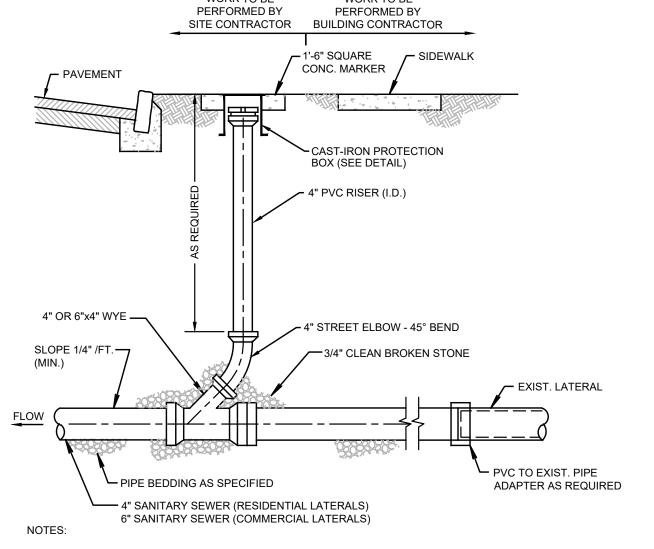
TAPPING VALVE AND SLEEVE WET TAP ASSEMBLY





SANITARY SEWER CLEANOUT FRAME AND COVER

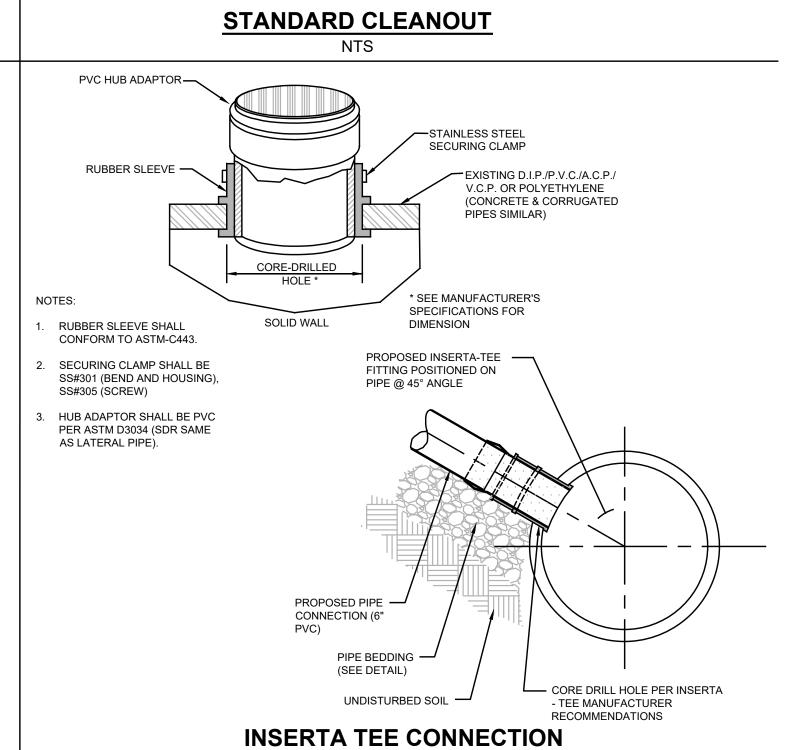




1. CLEANOUT SHALL BE LOCATED (1) ONE FOOT BEFORE PROPERTY LINE IF NO CURB EXISTS, OR AS DIRECTED BY THE ENGINEER.

2. CONTRACTOR SHALL FABRICATE AND SUPPLY (2) WRENCHES TO L.B.S.A. FOR REMOVAL OF CLEAN-OUT CAP.

3. PIPE SHALL BE SDR35 PVC UNLESS SPECIFICALLY APPROVED OTHERWISE.



WHALERS' POINT

PROJECT INFORMATION

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

R2T2, LLC 1103 INDUSTRIAL PARKWAY

R2T2, LLC

1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

STUDIO TWO HUNDRED, LLC ARCHITECTURE DESIGN 200 UNION AVENUE

BRIELLE, NJ 08730



CALL BEFORE YOU DIG NJ ONE CALL....800-272-1000

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

JTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATUR

REVISIONS REVISED PER SITE MODIFICATIONS
REVISED PER ARCHITECTURAL REVISION
REVISED PER NJDOT
REVISED PER NJDOT SCALE: AS SHOWN DESIGNED BY: **EGE** DRAWN BY: GEP DATE: **04/17/20** JOB#: **20-1371-01** CHECKED BY: ERB CAD ID: **20-1371-01r1** NOT FOR CONSTRUCTION APPROVED BY FOR CONSTRUCTION PLAN INFORMATION

PRELIMINARY & FINAL MAJOR SITE PLAN

CONSTRUCTION DETAILS

- 1. 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.
- 2. 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.
- 3. SITE COORDINATES: 455,100 N 610,470 E
- 4. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
- 5. 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.
- 6. BASED ON NJDEP GEOWEB REVIEW ON 4/7/2020, NO WETLANDS OR WETLAND TRANSITION AREAS EXIST ON SITE.
- 7. 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.
- 8. 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.
- 9. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NJDOT 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 NOTE:

- 1. 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.
- 2. 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.
- 3. SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 4. 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 MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
- 5. 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. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
- 6. THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

OCSCD SOIL EROSION AND SEDIMENT CONTROL NOTES

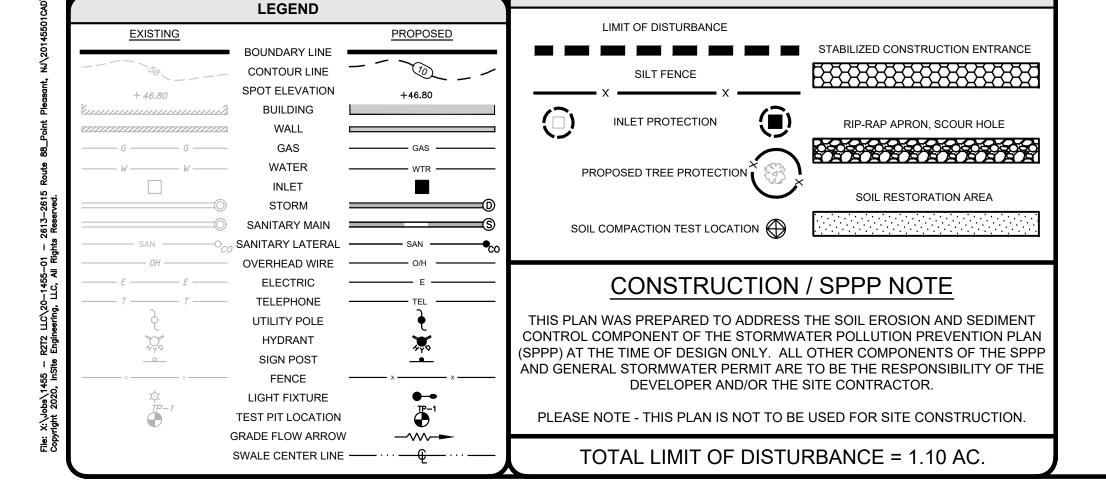
- 1. THE OCEAN COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBANCE.
- 2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 4. 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 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/NJEROSION.HTML
- 5. 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 I SUBDIVISIONS, MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- 6. 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 ½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- 7. 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 ½ TO 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- 8. 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.
- 9. ANY STEEP SLOPES (3:1 OR GREATER) OR ANY EXISTING ROADWAYS RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES.
- 10. 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.
- 11. ALL SEDIMENT WASHED, DROPPED, SPILLED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES WILL BE REMOVED IMMEDIATELY.
- 12. PERMANENT VEGETATION IS TO BE SEEDED 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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
- 17. 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
- 18. 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

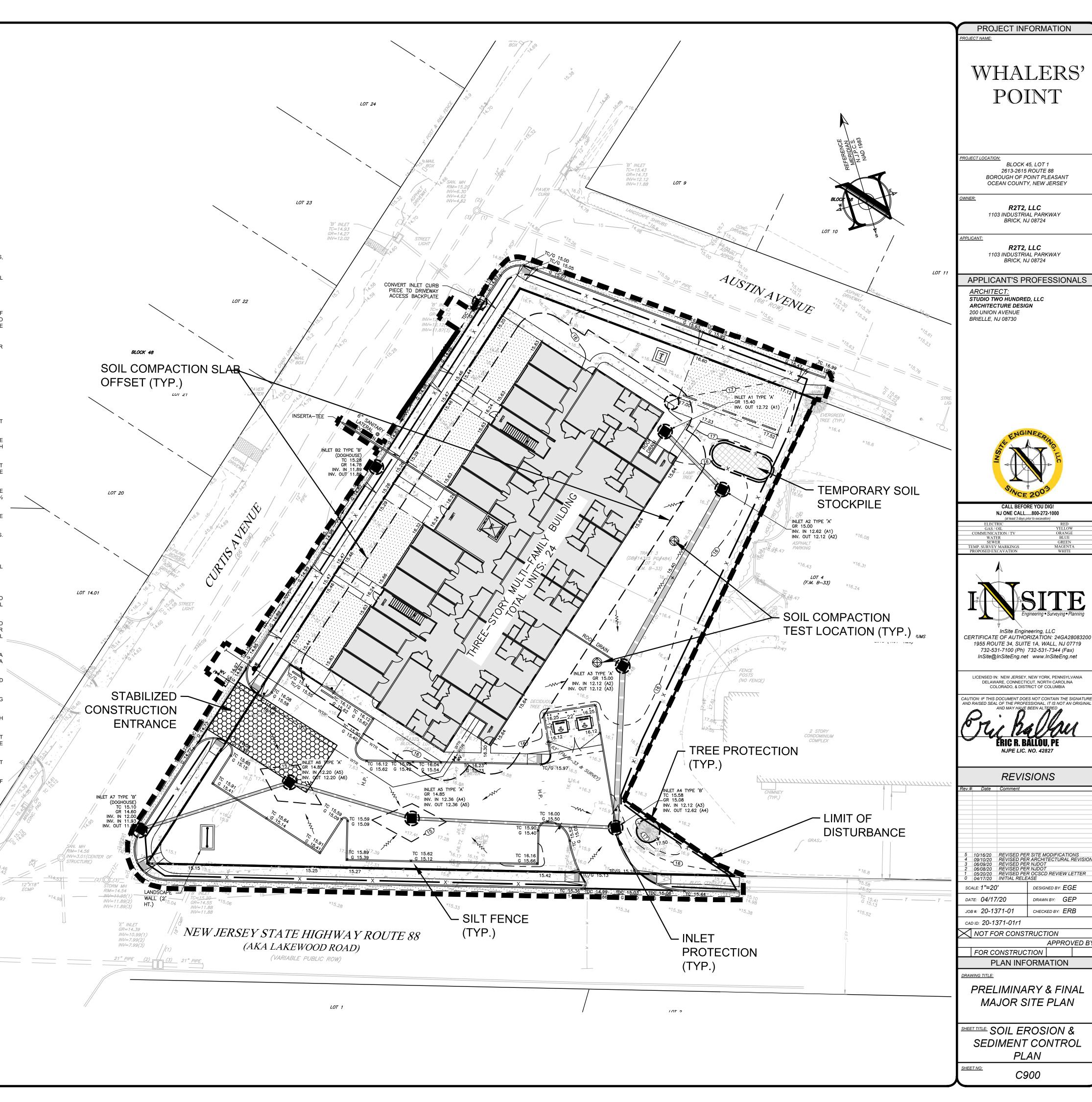
WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR THESE ACTIVITIES.

- 19. 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.
- 20. 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.

SOIL EROSION LEGEND







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

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 JNIFORM 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 BASINS, AND WATERWAYS

2. SEEDBED PREPARATION

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

A LINIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED. ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN 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 RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, 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 SEEDBED IS PREPARED

C. HIGH ACID PRODUCING SOIL. 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.

A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED

> HARD FESCUE AND/OR STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS KENTUCKY BLUEGRASS

*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14** *OPTIMAL SEEDING DATES: 8/15-10/30

SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

1 SEFDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.

2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY 850 F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS. 3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 850F.

MANY GRASSES BECOME ACTIVE AT 65OF. SEE TABLE 4-3. MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES. B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP

SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.

C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER-MOUNTED TANK WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED. WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

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

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

APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES,

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW. ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE. b. USE ONE OF THE FOLLOWING:

(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURE GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. <u>MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED</u>. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C.PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAYECTI CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO AW SEEDED AREA AND WATERED, FORM A MULCHMAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO0.4 INCHES OF WATER, THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT

FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT

SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE. TOP DRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED. APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL, THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCEIS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING REPORT OF COMPLIANCEFROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING, ESTABLISHING PERMANENT ATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE SPRING OF 2021 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

PF	HASE	DURATION
1.	INSTALL TEMPORARY SOIL EROSION FACILITIES (CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, INSTALL SILT FENCE, INSTALL TREE PROTECTION FENCING)	IMMEDIATELY
2.	SITE DEMOLITION	6 WEEKS
3.	ROUGH CLEARING AND GRADING	2 WEEKS
4.	TEMPORARY SEEDING	IMMEDIATELY
5.	UTILITY INSTALLATION	2 WEEKS
6.	INSTALL INLET PROTECTION	IMMEDIATELY
7.	CURB AND SIDEWALK CONSTRUCTION	1 WEEK
8.	PAVEMENT SUB-BASE	1 WEEK
9.	CONSTRUCTION OF BUILDING	9 MONTHS
10.	MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
11.	SOIL COMPACTION TESTING AND/OR SUBSOIL COMPACTION REMEDIATION**	1 WEEK
12.	PRELIMINARY INSTALLATION OF LANDSCAPING	1 WEEK
13.	FINAL PAVEMENT COURSE	1 WEEK
14.	FINAL CONSTRUCTION/PERMANENT STABILIZATION OF SITE	1 WEEK

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL FROSION AND SEDIMENT CONTROL NOTES

**TESTING AND/OR RESTORATION OF COMPACTED SOILS (THROUGH DEEP SCARIFICATION/TILLAGE - 6" MINIMUM DEPTH) SHALL BE DONE PRIOR TO THE PLACEMENT OF TOPSOIL. SOIL COMPACTION TESTING MUST BE WITNESSED BY AN OCSCD INSPECTOR

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

THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR

TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY.

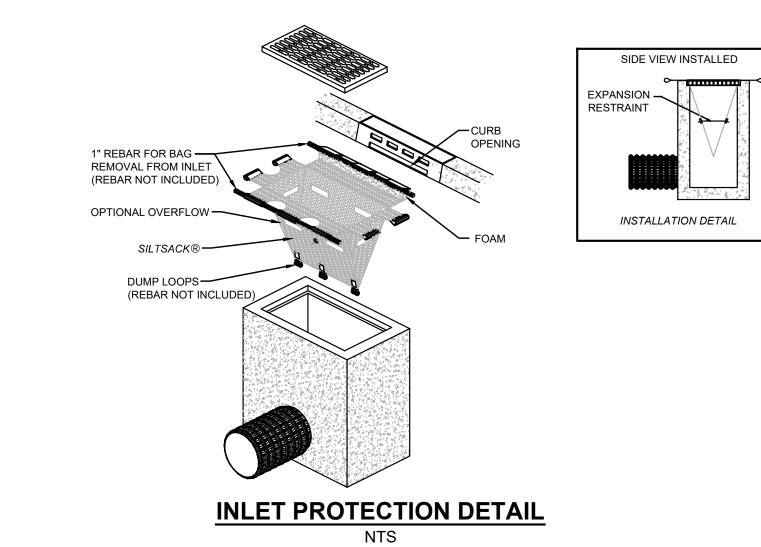
DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

PUBLIC R.O.W.

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

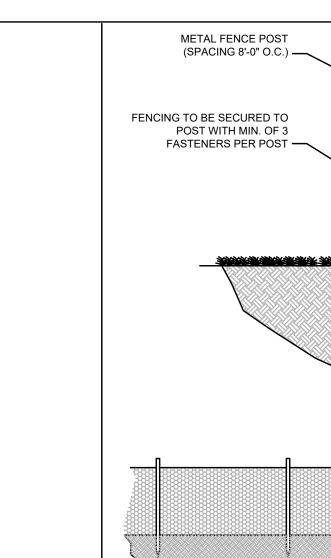
50' OR GREATER AS REQUIRED



—SILT FENCE (TYP.)

SECTION THROUGH SOIL STOCKPILE (TYP.)

AS REQUIRED



TREE PROTECTION FENCING

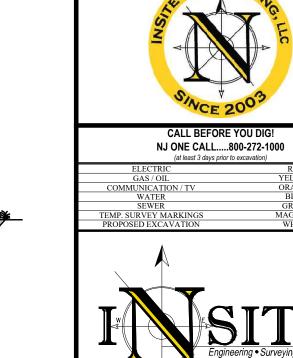
A RETAINING WALL PROTECTS A

TREE FROM A LOWERED GRADE

RETAINING

TREE PROTECTION

(CUT AREAS)



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

PROJECT INFORMATION

WHALERS'

BLOCK 45, LOT 1

2613-2615 ROUTE 88

BOROUGH OF POINT PLEASANT

OCEAN COUNTY, NEW JERSEY

R2T2, LLC

1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

R2T2, LLC 1103 INDUSTRIAL PARKWAY

BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

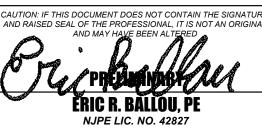
STUDIO TWO HUNDRED, LLC ARCHITECTURE DESIGN

200 UNION AVENUE

BRIELLE, NJ 08730

APPLICANT:

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA COLORADO, & DISTRICT OF COLUMBIA



REVISIONS

#	Date	Comment				
4						
+						
+						
7						
I						
4						
+						
+						
T						
T						
I	10/16/20		R SITE MODIFICATIONS			
4	09/10/20		R ARCHITECTURAL REVISION			
4	06/09/20	REVISED PER				
+	06/08/20	REVISED PER	R NJDOT R OCSCD REVIEW LETTER			
+	05/20/20 04/17/20	INITIAL RELE				
_	04/11/20	INTIAL NELL	AGE			
A	LE: AS S	HOWN	DESIGNED BY: EGE			
١7	E: 04/17	7/20	DRAWN BY: GEP			
DB#: 20-1371-01			CHECKED BY: ERB			
۱D	סו סו: 20-1371-01r1					
1	NOT FOR CONSTRUCTION					
1	NOT FOR CONSTRUCTION					

NOT FOR CONSTRUCTION APPROVED BY

PRELIMINARY & FINAL MAJOR SITE PLAN

SOIL EROSION & SEDIMENT CONTROL <u>DETAILS</u>

SHEET NO:

PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W. ASTM C-33 50' OR GREATER AS REQUIRED SIZE NO. 2 OR 3 STONE PUBLIC - EXISTING -GROUND **PLAN VIEW**

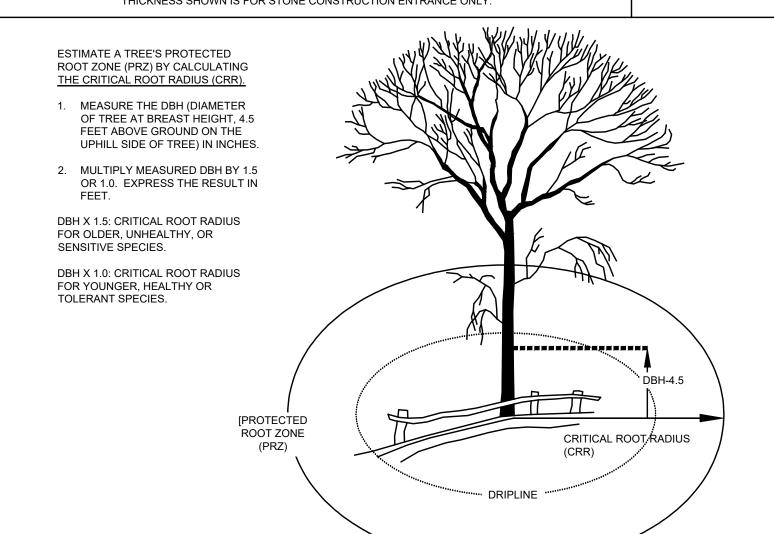
			
DEDOENT OF ODE OF DOADINAY	LENGTH OF STONE REQUIRED		
PERCENT SLOPE OF ROADWAY	COURSE GRAINED SOILS	FINE GRAINED SOILS	
0 TO 2%	50 FT	100 FT	
2 TO 5%	100 FT	200 FT	
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 1		

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

TREE ROOT PROTECTION

STABILIZED CONSTRUCTION ENTRANCE

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



TREE PROTECTION - TILE AND GRAVEL WILL ALLOW

TREE PROTECTION (FILL AREAS)

SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN

WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

(CABLES, IRRIGATION SYSTEMS, ETC.).

ACCORDANCE WITH THE ABOVE

ACCORDANCE WITH TABLE 7-2, PAGE 7-3.

*SEEDING DATES: 2/15-5/1 AND 8/15-10/15

MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL

BE DEFMED COMPLIANCE WITH THIS MULICHING REQUIREMENT

NETTING IN AREAS TO BE MOWED

b. USE ONE OF THE FOLLOWING:

FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.

OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL

2. <u>SEEDBED PREPARATION</u>

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES,

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS

CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION

ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL

C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN

A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF

B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL

INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT

C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE

WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED

SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE

D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE

CAPILLARITY AND IMPROVE SEEDLING EMERGENCE THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL

CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED

SOIL POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH HYDROSEEDING MAY BE USED

FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

A. STRAW OR HAY, UNNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE

(70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER

(TACKIFYING OR ADHESIVE AGENT). THE RATE OF APPLICATION IS 3 TONS PER ACRE, MULCH CHOPPER-BLOWERS MUST NOT

GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF

APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE

WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE

DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE, DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN

ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH

2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE

3. CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY

DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO

ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR,

WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS

(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS

CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE

USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH

FOLLOWING APPLICATION TO MULCH. DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE

IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL

NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION

(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION. MISCIBLE WITH WATER WHEN DILUTED AND

B WOOD-FIBER OR PAPER-FIBER MULCH, SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OF

GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT

MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS

CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND

RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER, THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON

WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING

PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS.

MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE

OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE

D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING

CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF

10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL

COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES

MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND

FOR CONSTRUCTION PLAN INFORMATION

OF EXCESSIVE SOIL COMPACTION WHEN APPROPRIATE

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

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, WET/LINED 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. 10. LOCATIONS CONTAINING SHALLOW (CLOSE TO THE SURFACE) BEDROCK CONDITIONS.

AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION SHALL BE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.

SOIL COMPACTION REMEDIATION OR TESTING TO PROVE REMEDIATION IS NOT NECESSARY WILL BE REQUIRED IN AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED THAT ARE NOT OTHERWISE EXEMPTED ABOVE. TESTING METHOD SHALL BE SELECTED, AND SOIL COMPACTION TESTING SHALL BE PERFORMED BY, THE CONTRACTOR OR OTHER PROJECT OWNER'S REPRESENTATIVE (E.G. ENGINEER). A MINIMUM OF TWO (2) TESTS SHALL BE PERFORMED FOR PROJECTS WITH AN OVERALL LIMIT OF DISTURBANCE OF UP TO ONE (1) ACRE AND AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE FOR LARGER AREAS WHICH SHALL BE EVENLY DISTRIBUTED OVER THE AREA OF DISTURBANCE SUBJECT TO TESTING. TESTS SHALL BE PERFORMED IN AREAS REPRESENTATIVE OF THE CONSTRUCTION ACTIVITY PREVAILING IN THE AREA. IN THE EVENT THIS TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE TESTING METHOD, THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM COMPACTION MITIGATION OVER THE ENTIRE DISTURBED AREA (EXCLUDING EXEMPT AREAS) OR TO PERFORM ADDITIONAL TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM 4. DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

SOIL TEST METHOD OPTIONS

HANDHELD SOIL PENETROMETER TEST METHOD

THIS TEST SHALL BE CONDUCTED WITH A FIRM WIRE (15-1/2 GAUGE STEEL WIRE - E.G. SURVEY MARKER FLAG, STRAIGHT WIRE STOCK, ETC.), 18 TO 21 INCHES IN LENGTH, WITH 6" INCHES FROM ONE END VISIBLY MARKED ON THE WIRE. CONDUCT WIRE FLAG TEST BY HOLDING THE WIRE FLAG NEAR THE FLAG END AND PUSH IT VERTICALLY INTO THE SOIL AT SEVERAL DIFFERENT LOCATIONS IN THE FIELD TO THE LESSER OF A 6 INCH DEPTH OR THE DEPTH AT WHICH IT BENDS DUE TO RESISTANCE IN THE SOIL. RECORD THE DEPTH AT WHICH IT BENDS DUE TO RESISTANCE IN THE SOIL. THE WIRE SHOULD PENETRATE WITHOUT BENDING OR DEFORMING AT LEAST 6" INTO THE GROUND BY HAND, WITHOUT THE USE OF TOOLS. IF PENETRATION FAILS AND AN OBSTRUCTION IS SUSPECTED (ROCKS, ROOT, DEBRIS, ETC.) THE TEST CAN BE REPEATED IN THE SAME GENERAL AREA. IF THE TEST IS SUCCESSFUL THE SOIL IS NOT EXCESSIVELY COMPACTED. IF THE WIRE IS DIFFICULT TO INSERT (WIRE BENDS OR DEFORMS PRIOR TO REACHING 6 INCHES IN DEPTH) THE SOIL MAY BE EXCESSIVELY COMPACTED AND COMPACTION MITIGATION OR FURTHER TESTING VIA METHOD 3 OR 4 BELOW IS REQUIRED, THE CHOICE OF WHICH IS AT THE CONTRACTOR/OWNER'S DISCRETION.

THIS TEST SHALL BE CONDUCTED BASED ON THE STANDARD OPERATION PROCEDURE (SOP) #RCE2010-001, PREPARED BY THE RUTGERS COOPERATIVE EXTENSION, IMPLEMENTED JUNE 1, 2010, LAST REVISED FEBRUARY 28, 2011. A RESULT OF LESS THAN OR EQUAL TO 300 PSI SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN 300 PSI THE SOIL MAY BE EXCESSIVELY COMPACTED AND COMPACTION MITIGATION OR FURTHER TESTING VIA METHOD 3 OR 4 BELOW IS REQUIRED, THE CHOICE OF WHICH IS AT THE CONTRACTOR/OWNER'S DISCRETION.

3. TUBE BULK DENSITY TEST METHOD THIS TEST SHALL BE CERTIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER UTILIZING ONLY UNDISTURBED SAMPLES (RECONSTITUTION OF THE SAMPLE NOT PERMITTED) COLLECTED UTILIZING THE PROCEDURE FOR SOIL BULK DENSITY TESTS AS DESCRIBED IN THE USDA NRCS SOIL QUALITY TEST KIT GUIDE, SECTION 1-4, JULY 2001. WHEN THE TEXTURE OF THE SOIL TO BE TESTED IS A SAND OR LOAMY SAND AND LACK OF SOIL COHESION OR THE PRESENCE OF LARGE AMOUNTS OF COARSE FRAGMENTS, ROOTS OR WORM CHANNELS PREVENT THE TAKING OF UNDISTURBED SAMPLES, THIS TEST SHALL NOT BE USED.

WHERE THE RESULTS OF REPLICATE TESTS DIFFER BY MORE THAN TEN PERCENT (10%), THE SAMPLES SHALL BE EXAMINED FOR THE FOLLOWING DEFECTS:

i. CRACKS, WORM CHANNELS, LARGE ROOT CHANNELS OR POOR SOIL TUBE CONTACT WITHIN THE SAMPLES;

ii. LARGE PIECES OF GRAVEL, ROOTS OR OTHER FOREIGN OBJECTS iii. SMEARING OR COMPACTION OF THE UPPER OR LOWER SURFACE OF THE SAMPLES

IF ANY OF THE DEFECTS DESCRIBED IN 3 (I-III) ABOVE ARE FOUND, THE DEFECTIVE CORE(S) SHALL BE DISCARDED AND THE TEST REPEATED USING A NEW REPLICATE SAMPLE FOR EACH DEFECTIVE REPLICATE SAMPLE. THE BULK DENSITY (DEFINED AS THE WEIGHT OF DRY SOIL PER VOLUME) RESULTS SHALL BE COMPARED WITH THE MAXIMUM DRY BULK DENSITIES IN TABLE 19-1. A RESULT OF LESS THAN OR EQUAL TO THE APPLICABLE MAXIMUM BULK DENSITY SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN THE MAXIMUM BULK DENSITY THE SOIL SHALL BE CONSIDERED EXCESSIVELY COMPACTED AND COMPACTION MITIGATION IS REQUIRED.

4. NUCLEAR DENSITY TEST METHOD

THIS TEST SHALL BE CERTIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND CONDUCTED BY A NUCLEAR GAUGE CERTIFIED INSPECTOR PURSUANT TO ASTM D6938 . THE BULK DENSITY MEASUREMENT RESULTS SHALL BE COMPARED WITH THE MAXIMUM DRY BUILK DENSITIES IN TABLE 19-1. A RESULT OF LESS THAN OR FOLIAL TO THE APPLICABLE MAXIMUM BUILK DENSITY SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN THE MAXIMUM BULK DENSITY THE SOIL SHALL BE CONSIDERED EXCESSIVELY COMPACTED AND COMPACTION MITIGATION IS REQUIRED.

TABLE 19-1 - MAXIMUM DRY BULK DENSITIES (GRAMS/CUBIC CENTIMETER) BY SOIL TYPE SOIL TYPE/TEXTURE BULK DENSITY (G/CC)

COARSE, MEDIUM AND FINE SANDS AND LOAMY SANDS VERY FINE SAND AND LOAMY VERY FINE SAND SANDY LOAM LOAM, SANDY CLAY LOAM CLAY LOAM 1.65

SANDY CLAY 1.60 SILT, SILT LOAM 1.55 SILTY CLAY LOAM 1.50 SILTY CLAY

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

COCEDURES 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.

TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETATIVE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE PLAN. TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISH GRADING OF ALL EXPOSED AREAS REQUIRING TOPSOIL, SEE STANDARD FOR TOPSOILING, PG. 8-1.

FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.

ALL STRUCTURAL FILLS SHALL BE COMPACTED AS DETERMINED BY STRUCTURAL ENGINEERING REQUIREMENTS FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESSIVE SATURATION.

ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION. SEE

STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1.

TREES TO BE RETAINED SHALL BE PROTECTED IF NECESSARY IN ACCORDANCE WITH THE STANDARD FOR TREE PROTECTION DURING CONSTRUCTION, PG. 9-1.

- TOPSOIL SHOULD BE FRIABLE1, LOAMY2, 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 IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.

A. 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.

GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH

- THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG.
- 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 SUBSOIL 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.

TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIFLD CAPACITY (SEE GLOSSARY)

- B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES. SPORTS FIELDS, LANDFILL 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. 1-1).
- 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

- 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. 2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED
- ON THE CERTIFIED SOIL EROSION CONTROL PLAN. 3. 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. 4. 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.

A. PROBING WIRE TEST (SEE DETAIL)

- B. HAND-HELD PENETROMETER TEST (SEE DETAIL) C .TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED
- D. 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 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 MAYBE SUBSTITUTED SUBJECT TO

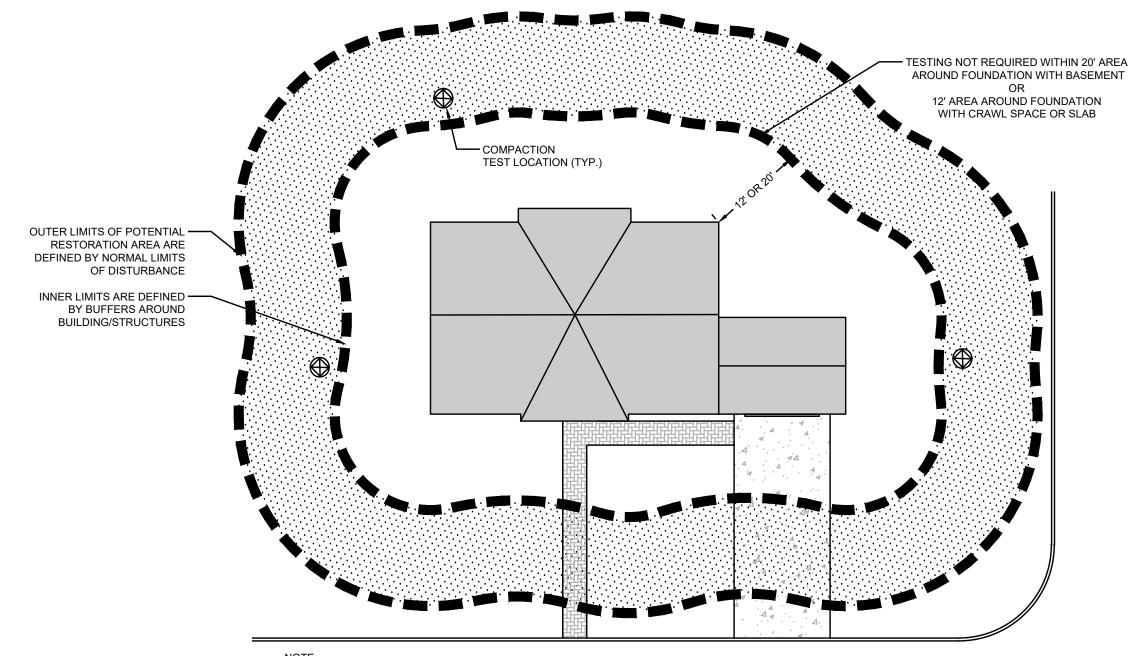
STANDARDS FOR STABILIZATION WITH MULCH ONLY

1. SITE PREPARATION

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS
- B. 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.

2. PROTECTIVE MATERIALS A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000

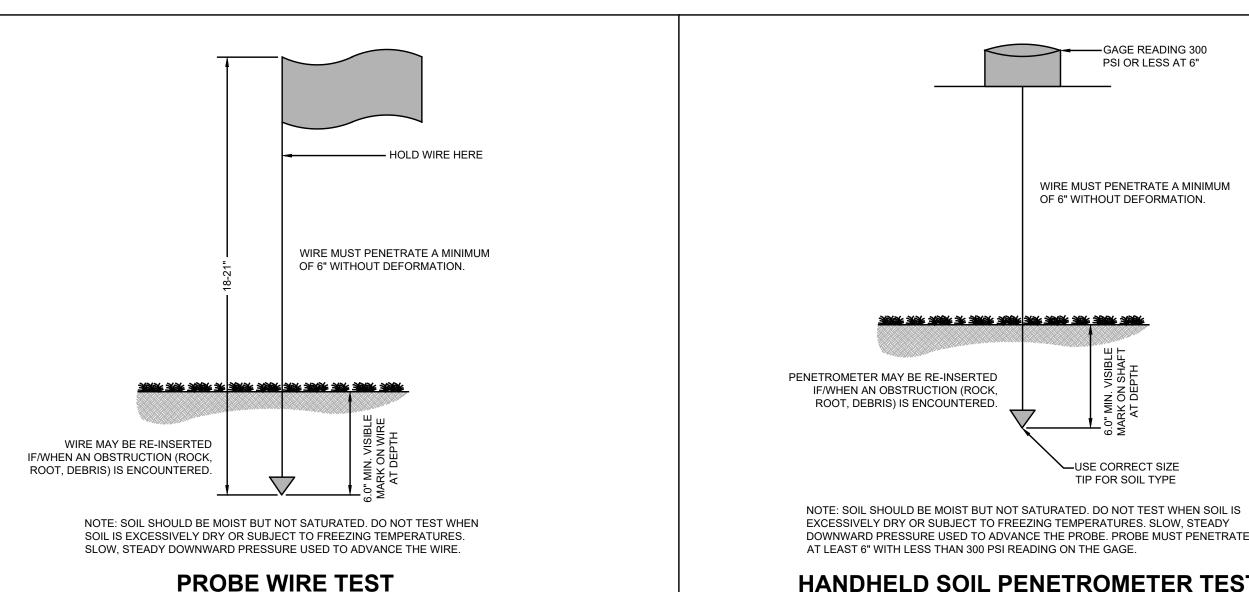
- SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
- C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER. D. 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
- E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED. F. 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.
- G. 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.
- 3. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS. DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES A PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL
- DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS B. MULCH NETTINGS - STAPLE 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. C. CRIMPER MULCH ANCHORING COULTER 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.
- D. LIQUID MULCH-BINDERS 1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
- 2. USE ONE OF THE FOLLOWING: a. 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
- b. SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND OLLOWING 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.



1. 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. 4. RECOMMENDED SPACING FOR SOIL COMPACTION TEST LOCATION(S) IS APPROXIMATELY 1 TEST PER .5 ACRE.

TYPICAL SOIL COMPACTION: TESTING LOCATIONS



DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE

HANDHELD SOIL PENETROMETER TEST

WHALERS'

PROJECT INFORMATION

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

R2T2, LLC 1103 INDUSTRIAL PARKWAY

APPLICANT: R2T2, LLC

BRICK, NJ 08724

1103 INDUSTRIAL PARKWAY BRICK, NJ 08724

APPLICANT'S PROFESSIONALS

STUDIO TWO HUNDRED, LLC

ARCHITECTURE DESIGN 200 UNION AVENUE BRIELLE, NJ 08730



NJ ONE CALL....800-272-1000 COMMUNICATION / T



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 COLORADO. & DISTRICT OF COLUMBIA

UTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE

REVISIONS

5 10/16/20 REVISED PER SITE MODIFICATIONS 4 09/10/20 REVISED PER ARCHITECTURAL REVISION: 3 06/09/20 REVISED PER NJDOT 2 06/08/20 REVISED PER NJDOT 4 05/20/20 REVISED PER OCSCD REVIEW LETTER 5 04/17/20 INITIAL RELEASE SCALE: AS SHOWN DESIGNED BY: EGE DATE: **04/17/20** DRAWN BY: GEP CHECKED BY: ERB JOB#: **20-1371-01** CAD ID: **20-1371-01r1** NOT FOR CONSTRUCTION

APPROVED BY

PLAN INFORMATION RAWING TITLE:

FOR CONSTRUCTION

PRELIMINARY & FINAL MAJOR SITE PLAN

**SOIL EROSION SEDIMENT CONTROL <u>DETAILS</u>

SHEET NO: