

PROPOSED TELEPHONE SERVICE-

PROPOSED UNDERGROUND-

ELECTRIC (CONNECTION

PROPOSED GAS SERVICE-(CONNECTION BY OTHERS)

PROPOSED CONCRETE APRON AND DEPRESSED CURB

PROPOSED FULL

PROPOSED WATER SERVICE -

PROPOSED PAVEMENT REPAIR—

AS NECESSARY (TYP.)

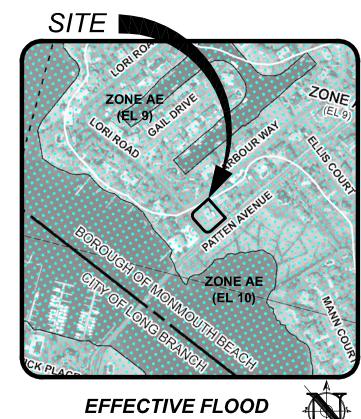
PROPOSED SANITARY—

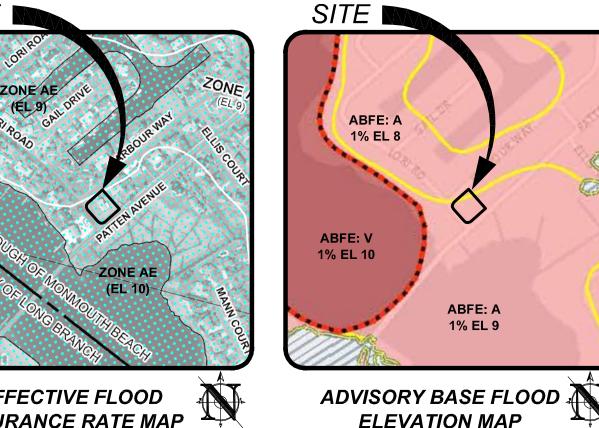
SEWER SERVICE (TYP.)

(CONNECTION BY OTHERS)

BY OTHERS)

(CONNECTION BY OTHERS)





* 1.20

¥ 1.24

× 1.22

WEIN

MEAN HIGH WATER LINE

ESTABLISHED BY ELEVATION ON OCTOBER

× 1.57

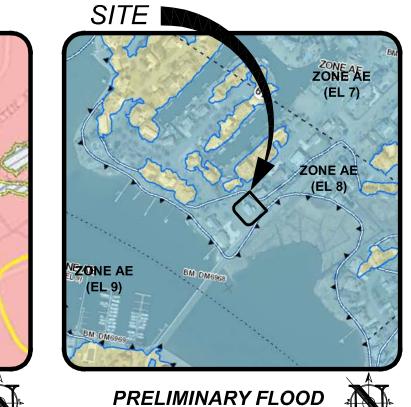
× 1.46

SPRING HIGH WATER LINE

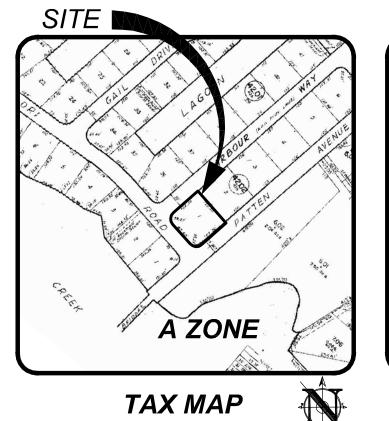
0.25 DIFFERENCE IN MHWL

TIDELANDS CLAIM-

LINE AS PER



Scale: 1"=500'





LOCATION MAP

1. SUBJECT PROPERTY TAX MAP SHEET 7: BLOCK 42.02, LOT 1; 1 LORI ROAD, BOROUGH OF MONMOUTH BEACH, MONMOUTH COUNTY, NEW JERSEY

MEYER, WILLIAM & JOAN C

PURPOSE OF THIS PLAN SET THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH (FOR ZONING AND ENGINEERING) AND TO FREEHOLD SOIL

BASEMAP INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY FRD SURVEYING, LLC, ENTITLED "SURVEY OF BEING REVISED THROUGH 6/17/15.

ARCHITECTURAL INFORMATION SHOWN HEREON IS BASED ON A PLAN PREPARED BY MICHAEL GRAVES ARCHITECTS & DESIGN, ENTITLED "MEYER RESIDENCE, 1 LORI ROAD, MONMOUTH BEACH, NJ," BEING REVISED THROUGH 9/28/16.

ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP, OCEAN COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL ID #FM34025C0203F, DATED 9/25/2009, THE SITE IS LOCATED IN ZONE AE, WITH BASE FLOOD ELEVATIONS OF 9 AND 10. ACCORDING TO FEMA'S HISTORIC ADVISORY FLOOD ELEVATION MAPS, THE SITE IS LOCATED IN ZONE A, WITH A BASE FLOOD ELEVATIONS OF 8 AND 9. ACCORDING TO FEMA'S CURRENT PRELIMINARY WORK MAP ENTITLED, "PRELIMINARY FIRM", COMMUNITY PANEL #FM34025C0203G, DATED 01/31/14,

7. UNDERGROUND UTILITIES NOTIFICATION FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM. SAMPLE

ALL EXISTING UTILITIES SHALL BE UTILIZED FOR THE PROPOSED DWELLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING

INTEGRITY, LOCATION AND ADEQUACY OF EACH UTILITY. MAINTAIN UTILITY SEPARATION PER UTILITY PROVIDER SPECIFICATIONS. SEWER AND WATER SERVICE CONNECTION DETAILS HAVE BEEN INCLUDED IF NECESSARY

UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

11 ROOF LEADER DISCHARGE ALL ROOF LEADER DISCHARGE SHALL BE DIRECTED TOWARD THE MUNICIPAL RIGHT-OF-WAY.

ALL NEW AC UNITS AND GENERATORS SHALL COMPLY WITH THE SETBACKS FOR THE PRINCIPAL STRUCTURE AND SHALL BE SCREENED IN ACCORDANCE WITH ORDINANCE SECTION 30-8.24. REFER TO ARCHITECTURAL PLANS FOR AC UNIT AND GENERATOR LOCATIONS.

13. AVERAGE FRONT YARD SETBACK CALCULATION LOT 2 - 25.56'

AVERAGE = 26.62' REQUIRED FRONT YARD SETBACK FOR HARBOUR WAY

14. STATE PLANE COORDINATES N.A.D. 1983 STATE PLANE COORDINATES (FEET) EASTING (X): 633,960.04 NORTHING (Y): 545,347.57.

NO FRESHWATER WETLANDS WERE OBSERVED ONSITE.

CONSTRUCTION OF THE PROPOSED SINGLE-FAMILY DWELLING WILL RESULT IN LESS THAN 1.00 ACRE OF DISTURBANCE AND LESS THAN 0.25 ACRES OF NET NEW IMPERVIOUS AREA. THEREFORE, THE PROJECT IS NOT CONSIDERED "MAJOR DEVELOPMENT" AS DEFINED BY NJAC 7:8.

BE MADE OF FILTER CLOTH OR OTHER PERMEABLE MATERIAL.

18. PROPOSED DWELLING CONSTRUCTION THE GARAGE AND CRAWLSPACE ARE THE ONLY PROPOSED ENCLOSURES BELOW THE FINISHED FIRST FLOOR. SHOULD AN ADDITIONAL ENCLOSURE BE CONSTRUCTED, IT MUST MEET THE REQUIREMENTS SET FORTH AT NJAC 7:13-11.5(n). THE GARAGE AND CRAWLSPACE WILL MEET THE REQUIREMENTS SET FORTH IN NJAC 7:13-11.5(o). NO BASEMENT IS PROPOSED, AND A FOYER WITH A FLOOR THAT IS NOT ONE FOOT (1') ABOVE THE

ZONING COMPLIANCE CHART A (SINGLE FAMILY) ZONE SINGLE FAMILY HOME: PERMITTED REQUIRED PROPOSED EXISTING 16,599 (0.3 AC) MIN. LOT AREA (SF) 127.3 NO CHANGE MIN. LOT WIDTH (FT MIN. LOT DEPTH (FT) 132.5 NO CHANGE PRINCIPAL BUILDING MIN. FRONT YARD SETBACK (FT) 26.62 (1)(MIN. REAR YARD SETBACK 42.8 38.59 YES MIN. SIDE YARD SETBACK

30-11.4 ABUTTING FRONT YARD (LORI ROAD)(FT) MIN. SIDE YARD SETBACK (FT) MAX. BUILDING HEIGHT (FT) ACCESSORY BUILDING MIN. SIDE/REAR YARD SETBACK (<100 SF)(FT) MIN. SIDE/REAR YARD SETBACK (>100 SF)(FT) YES MAX. GROSS FLOOR AREA MAX. BUILDING HEIGHT (FT/STY) OT COVERAGE MIN. LIVABLE FLOOR AREA -PRINCIPAL (2-STORY ONE FLOOR (SF) YES TOTAL (SF) YES MAX. IMPERVIOUS COVERAGE (%)

MAX. BUILDING COVERAGE (%) (N) EXISTING NON-CONFORMITY N/A - NOT APPLICABLE (E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED (V) PROPOSED VARIANCE (W) PROPOSED WAIVER

a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE 1) PER SCHEDULE 30-11.4 IN THE BOROUGH ORDINANCE, THE FRONT YARD SETBACK IN THE A ZONE SHALL BE "25 FEET EXCEPT THAT NO BUILDING SHALL BE NEARER THE STREET THAN THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN 200 FEET OF EACH SIDE OF

(2) SECTION 30-5.5.F(1) - ROOFED, UNHEATED, OPEN-SIDED PORCHES (ON THE GROUND OR FIRST FLOOR) MAY EXTEND UP TO FIVE (5) FEET INTO THE REQUIRED FRONT YARD SETBACK OR UP TO THREE (3) FEET INTO THE REQUIRED SIDE YARD SETBACK. WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 22-3.2 BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR IN SUBSECTION 22-4.3B., USE OF OTHER BASE FLOOD DATA, UNROOFED LANDINGS, STOOPS AND STAIRS MAY BE PERMITTED TO

3) SECTIONS 30-2.3 & 30-5.12.C - BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE AS MEASURED BY THE CROWN OF THE ROAD OF

VENTILATORS MAY EXCEED THE HEIGHT LIMITATION BY NO MORE THAN FOUR (4) FEET. SUCH FEATURES SHALL NOT EXCEED, IN TOTAL COVERAGE, TWENTY (20%) PERCENT OF THE TOTAL ROOF AREA. (4) SECTION 30-5.5B - FOR THE PURPOSES OF CALCULATING THE AVERAGE FRONT SETBACK OF DWELLINGS 200 FEET ON EITHER SIDE,

LIMITATION BY NOT MORE THAN FIFTEEN (15) FEET EXCEPT THAT SKYLIGHTS. HEATING AND AIR CONDITIONING EQUIPMENT AND

GENERAL NOTES

2. OWNER / APPLICANT

Scale: 1"=300'

1 LORI ROAD

MONMOUTH BEACH, NJ 07750

CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).

PROPERTY WITH TOPOGRAPHY, LOT 4, BLOCK 19, SITUATED IN BOROUGH OF MONMOUTH BEACH, MONMOUTH COUNTY, NEW JERSEY", DATED 10/5/13,

THE SITE IS LOCATED IN ZONE AE, WITH BASE FLOOD ELEVATIONS OF 7, 8 & 9. FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.

8. VERIFICATION OF UTILITIES TEST PITS TO DETERMINE EXACT LOCATIONS.

LOT 3 - 27.68'

15. FRESHWATER WETLANDS

16. <u>STORMWATER MANAGEMENT</u>

17. LANDSCAPED/GRAVEL AREAS
IN ACCORDANCE WITH NJAC 7:7-7.8, THE USE OF PLASTIC UNDER LANDSCAPED OR GRAVEL AREAS IS PROHIBITED. ALL SUB-GRAVEL LINERS SHALL

FLOOD HAZARD AREA IS NOT PERMITTED. THE PROPOSED DECKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN NJAC 7:13-7.2(b)13.

THE LOT AND WITHIN THE SAME BLOCK" - SEE GENERAL NOTE #12

EXTEND UP TO TEN (10) FEET BEYOND THE FRONT SET BACK LINE OF A RESIDENTIAL ZONE. STEPS MAY ENCROACH TEN (10) FEET INTO THE FRONT YARD SETBACK.

. THE IMPROVED STREET ON WHICH IT FRONTS AT THE MID-POINT OF THE LOT. THE BUILDING HEIGHT SHALL NOT EXCEED THIRTY-FIVE (35) FEET EXCEPT IN THOSE INSTANCES WHERE STRUCTURES. IN AREAS OF SPECIAL FLOOD HAZARD, HAVE THE LOWEST FLOOR THIRTY-SIX(36) INCHES ABOVE THE ADVISORY BASE FLOOD ELEVATION AS DEFINED IN CHAPTER 22. IN THOSE INSTANCES THE MAXIMUM BUILDING HEIGHT MAY BE INCREASED BY THREE FEET. THE HEIGHT LIMITATIONS CREATED HEREUNDER SHALL APPLY TO CHIMNEYS, VENTILATORS, SKYLIGHTS, TANKS, STAIR TOWERS, ELEVATOR TOWERS, APPURTENANCES USUALLY CARRIED ABOVE THE ROOF LEVEL AND NONCOMMERCIAL RADIO AND TELEVISION ANTENNAS ATTACHED TO A BUILDING, EXCEPT THAT THE SAME MAY EXCEED THE HEIGHT

THE YARD UPON WHICH THE EXISTING PRINCIPAL BUILDING FACES SHALL BE CONSIDERED THE FRONT YARD AND THE YARD TO THE REAR OF THE EXISTING PRINCIPAL BUILDING SHALL BE CONSIDERED A REAR YARD.

OJECT NAME:

MEYER RESIDENCE

PROJECT INFORMATION

BLOCK 42.02, LOT 1

1 LORI ROAD BOROUGH OF MONMOUTH BEACH,

MONMOUTH COUNTY, NJ

MEYER, WILLIAM & JOAN C. 1 LORI ROAD MONMOUTH BEACH, NJ 07750

MEYER, WILLIAM & JOAN C.

1 I ORI ROAD MONMOUTH BEACH, NJ 07750

APPLICANT'S PROFESSIONALS

ARCHITECT: MICHAEL GRAVES ARCHITECTS & DESIGN

341 NASSAU STREET PRINCETON, NJ 08540 **SURVEYOR:**

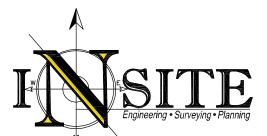
C.C. WIDDIS SURVEYING, LLC

LONG BRANCH, NJ 07740

175 BROADWAY



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



CERTIFICATE OF AUTHORIZATION: 24GA28083200 1913 ATLANTIC AVE., SUITE F4, WALL, NJ 08736 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 SIGNATUR AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

PRELIMINARY

JASON L. FICHTER, PE, PP, CFM, CME NJPE 43118 NJPP 5726 PAPE 61968 DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605

REVISIONS					
v.#	Date	Comment			
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_					
ŝ	10/10/16	REVISED PER ARCHITECT			
_					

REVISED PER ARCHITECT
REVISED PER ARCHITECT
REVISED PER ARCHITECT
REVISED POR CAFRA SUBMISSION
REVISED PER BOROUGH
REVISED PER CLIENT 05/11/16 04/06/16 12/15/15 11/05/15 10/28/15 DESIGNED BY: PRW SCALE: AS SHOWN DATE: 09/10/15 DRAWN BY: TJJ

*J*OB #: **15-565-02** CHECKED BY: **JLF** CAD ID: 15-565-02r6_PLOT

NOT FOR CONSTRUCTION

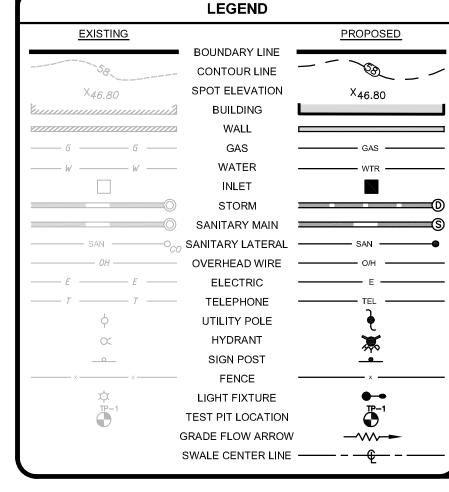
APPROVED BY FOR CONSTRUCTION

PLAN INFORMATION

PLOT PLAN

PLOT PLAN

1 OF 5



PROPOSED CONDITIONS PLAN

LOT 2

PROPOSED 4' SOLID FENCE

— AC UNITS, HEAT PUMP

AND GENERATOR ON ROOF

CENTERLINE

OF SWALE 132.50'

ROOF PEAK ELEV.=32.67

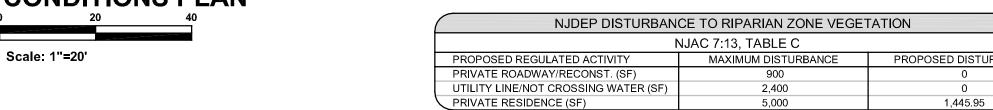
25' SIDE YARD SETBACK

— PROPOSED

4' FENCE

N41°30'40"W

50% OPEN SOLID FENCE FENCE



× 3.64 × 4.09

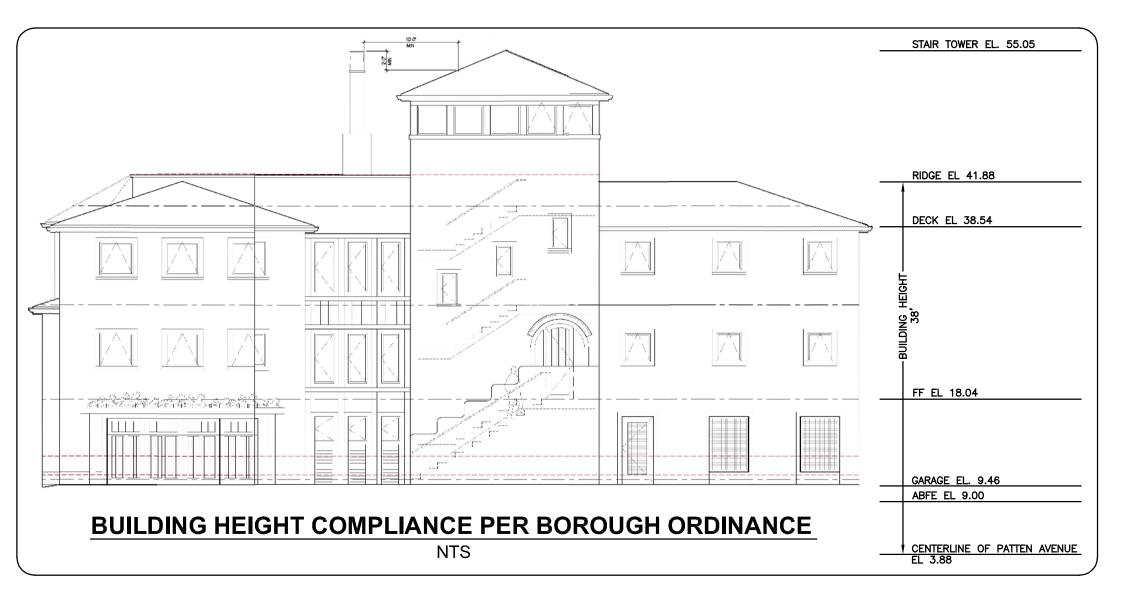
× 4.01

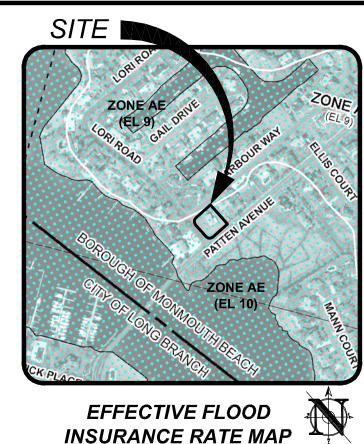
---PROPOSED

× 4.36

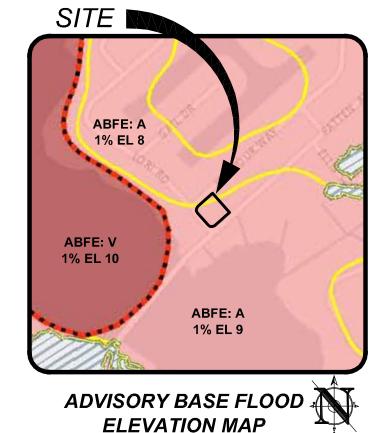
RETAINING WALL

INDEX OF SHEETS		
SHEET NUMBER	SHEET NAME	
1	PLOT PLAN	
2	EXISTING CONDITIONS PLAN	
3	CONSTRUCTION DETAILS	
4	SOIL EROSION & SEDIMENT CONTROL PLAN	
5	SESC NOTES & DETAILS	

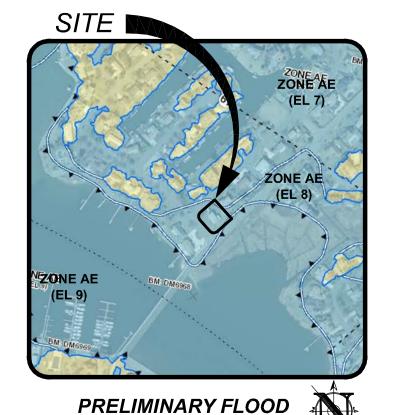




Scale: 1"=500'

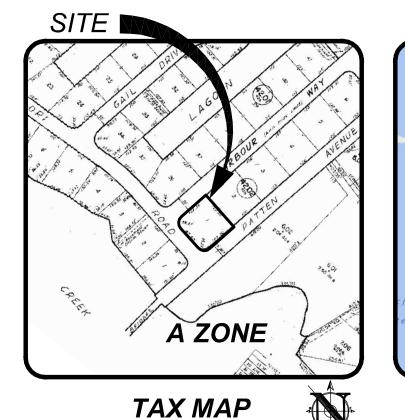


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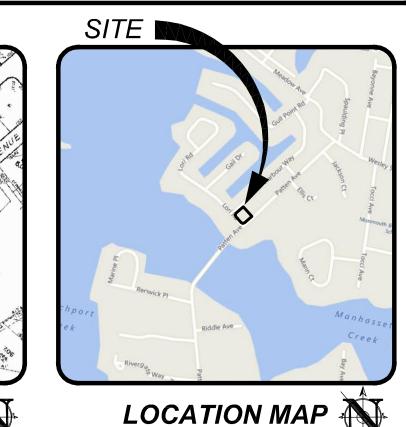


INSURANCE RATE MAP

Scale: 1"=500'



Scale: 1"=300'



LOCATION MAP

Scale: 1"=1000'

1 LORI ROAD MONMOUTH BEACH, NJ 07750 MEYER, WILLIAM & JOAN C.

1 LORI ROAD MONMOUTH BEACH, NJ 07750

ROJECT LOCATION:
BLOCK 42.02, LOT 1

PROJECT INFORMATION

MEYER

RESIDENCE

1 LORI ROAD BOROUGH OF MONMOUTH BEACH,

MONMOUTH COUNTY, NJ

MEYER, WILLIAM & JOAN C.

APPLICANT'S PROFESSIONALS

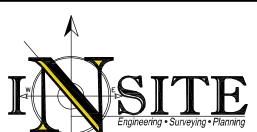
OJECT NAME:

ARCHITECT: MICHAEL GRAVES ARCHITECTS & DESIGN 341 NASSAU STREET PRINCETON, NJ 08540

SURVEYOR: C.C. WIDDIS SURVEYING, LLC 175 BROADWAY LONG BRANCH, NJ 07740



CE Zo				
CALL BEFORE YOU DIGI				
NJ ONE CALL800-272-1000 (at least 3 days prior to excavation)				
ELECTRIC	RED			
GAS / OIL	YELLOW			
COMMUNICATION / TV	ORANGE			
WATER	BLUE			
SEWER	GREEN			
TEMP. SURVEY MARKINGS	MAGENTA			
PROPOSED EXCAVATION	WHITE			



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PRELIMINARY

JASON L. FICHTER. PE. PP. CFM. CME NJPE 43118 NJPP 5726 PAPE 61968 DEPE 3813 NYPE 802295 CTPE 23291

NCPE 33336 DCPE 900682 COPE 36605 REVISIONS

6 REVISED PER ARCHITECT
6 REVISED PER ARCHITECT
6 REVISED PER ARCHITECT
6 REVISED FOR CAFRA SUBMISSION
6 REVISED PER BOROUGH
6 REVISED PER CLIENT

DESIGNED BY: PRW SCALE: AS SHOWN DRAWN BY: TJJ DATE: 09/10/15

JOB #: **15-565-02** CHECKED BY: **JLF**

CAD ID: 15-565-02r6_PLOT \nearrow NOT FOR CONSTRUCTION APPROVED BY

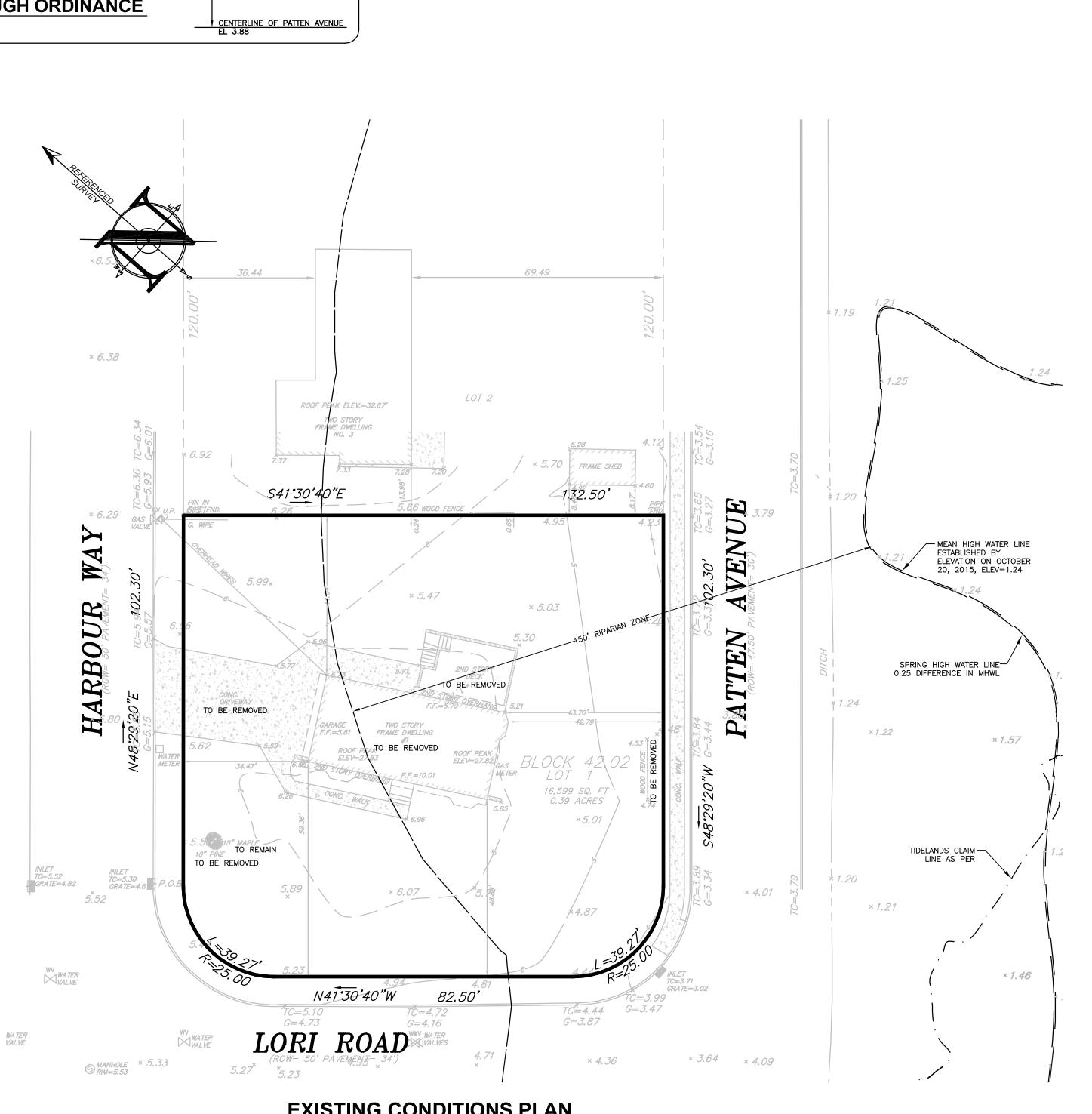
FOR CONSTRUCTION

PLAN INFORMATION RAWING TITLE:

PLOT PLAN

EXISTING CONDITIONS PLAN

2 OF 5



A (SINGLE FAMILY) ZONE USE: PERMITTED/NOT PERMITTED EXISTING REQUIRED PROPOSED COMPLIES MIN. LOT AREA (SF) NO CHANGE 15,000 NO CHANGE MIN. LOT WIDTH (FT) MIN. LOT DEPTH (FT) 132.5 NO CHANGE PRINCIPAL BUILDING MIN. FRONT YARD SETBACK (FT) 38.59 MIN. REAR YARD SETBACK YES MIN. SIDE YARD SETBACK ABUTTING FRONT YARD (LORI ROAD)(FT) 12.72 38.00 MIN. SIDE YARD SETBACK (FT) MAX. BUILDING HEIGHT (FT) ACCESSORY BUILDING MIN. SIDE/REAR YARD SETBACK (<100 SF)(FT) N/A N/A YES YES MIN. SIDE/REAR YARD SETBACK (>100 SF)(FT) MAX. GROSS FLOOR AREA 18 / 1 N/A YES N/A MAX. BUILDING HEIGHT (FT/STY) OT COVERAGE MIN. LIVABLE FLOOR AREA -PRINCIPAL (2-STORY) 3,368 ONE FLOOR (SF) 5,947 TOTAL (SF) 2,300 YES YES 35.8 MAX. IMPERVIOUS COVERAGE (%) MAX. BUILDING COVERAGE (%)

ZONING COMPLIANCE CHART

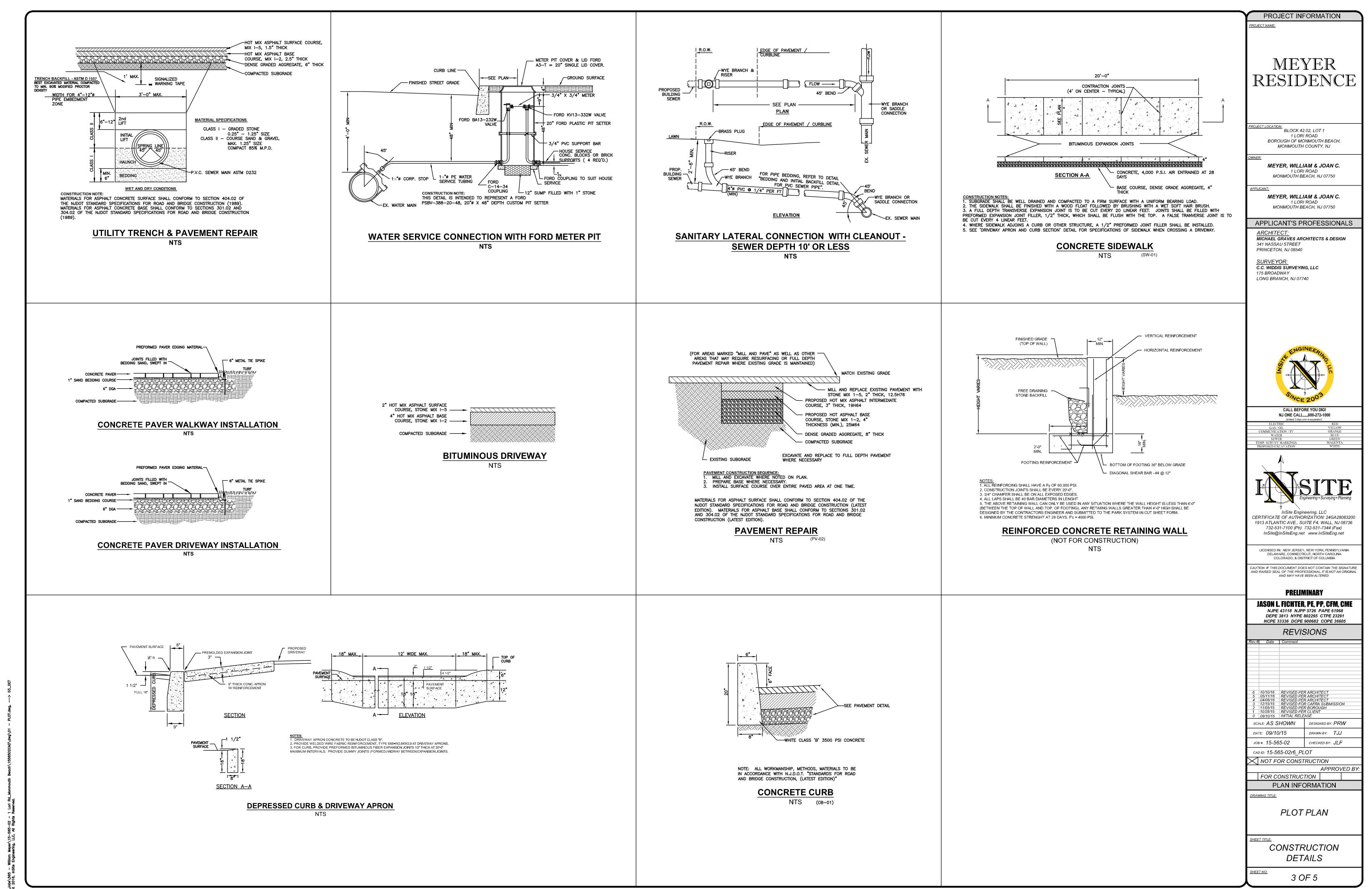
(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE (E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED

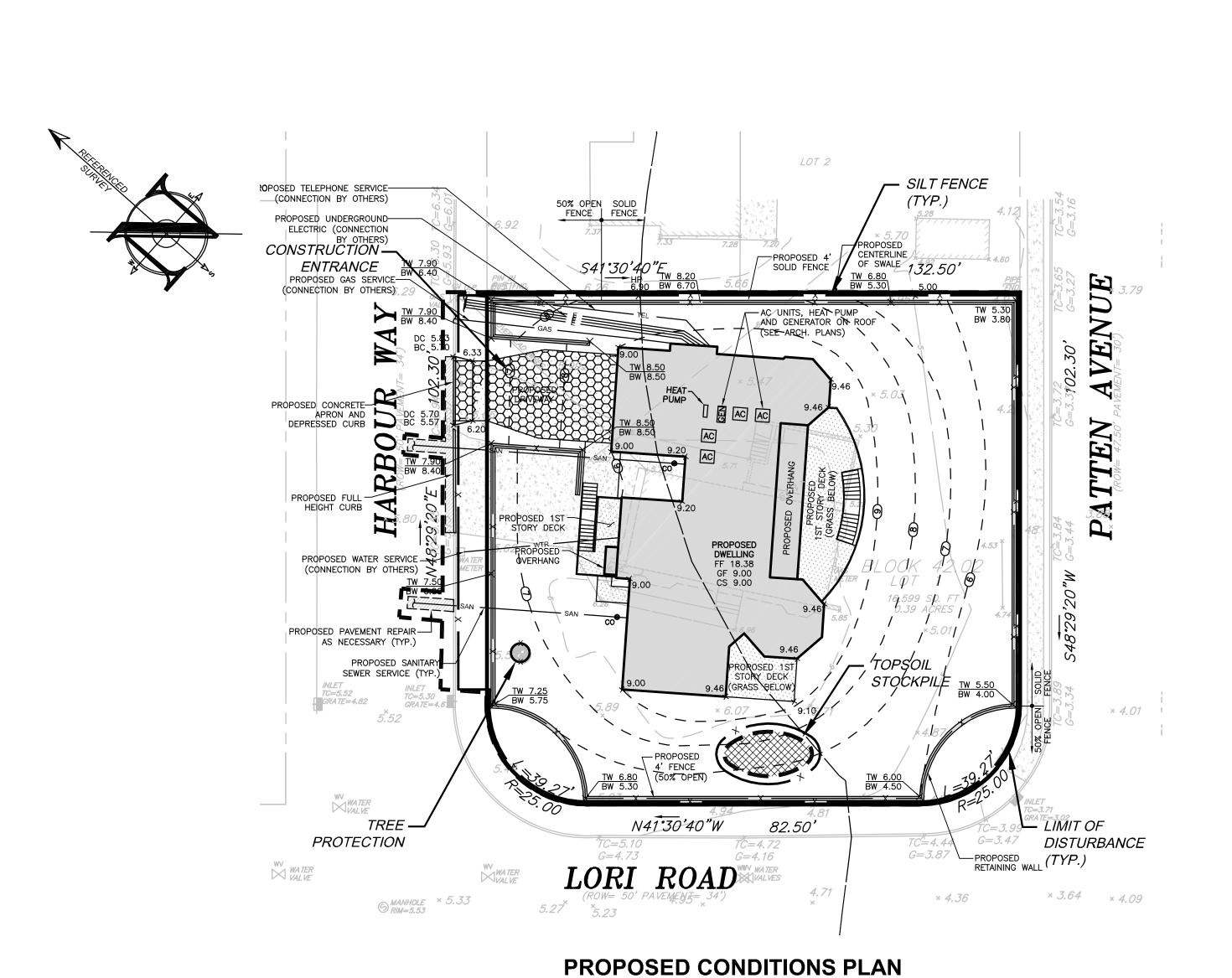
(W) PROPOSED WAIVER (V) PROPOSED VARIANCE a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE 1) PER SCHEDULE 30-11.4 IN THE BOROUGH ORDINANCE, THE FRONT YARD SETBACK IN THE A ZONE SHALL BE "25 FEET EXCEPT THAT NO BUILDING SHALL BE NEARER THE STREET THAN THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT AND WITHIN THE SAME BLOCK" - SEE GENERAL NOTE #12

(2) SECTION 30-5.5.F(1) - ROOFED, UNHEATED, OPEN-SIDED PORCHES (ON THE GROUND OR FIRST FLOOR) MAY EXTEND UP TO FIVE (5) FEET INTO THE REQUIRED FRONT YARD SETBACK OR UP TO THREE (3) FEET INTO THE REQUIRED SIDE YARD SETBACK. WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 22-3.2 BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR IN SUBSECTION 22-4.3B., USE OF OTHER BASE FLOOD DATA, UNROOFED LANDINGS, STOOPS AND STAIRS MAY BE PERMITTED TO EXTEND UP TO TEN (10) FEET BEYOND THE FRONT SET BACK LINE OF A RESIDENTIAL ZONE. STEPS MAY ENCROACH TEN (10) FEET INTO THE FRONT YARD SETBACK. (3) SECTIONS 30-2.3 & 30-5.12.C - BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE AS MEASURED BY THE CROWN OF THE ROAD OF

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LEGEND PROPOSED CONTOUR LINE SPOT ELEVATION X_{46.80} BUILDING WATER (D) SANITARY MAIN OVERHEAD WIRE TELEPHONE UTILITY POLE HYDRANT SIGN POST FENCE LIGHT FIXTURE TEST PIT LOCATION GRADE FLOW ARROW **-**SWALE CENTER LINE — — — — — — — —





SOIL DESIGNATION LEGEND				
MAP UNIT SYMBOL	MAP UNIT NAME			
UdaB	Udorthents, 0 to 8 percent slopes			
UdauB	Udorthents—Urban land complex, 0 to 8 percent slopes			
WATER	Water			

Scale: 1"=20'



SOILS MAP

Scale: 1"=300'

MEYER, WILLIAM & JOAN C. 1 LORI ROAD

MONMOUTH BEACH, NJ 07750

ROJECT LOCATION:
BLOCK 42.02, LOT 1

PROJECT INFORMATION

MEYER

RESIDENCE

1 LORI ROAD BOROUGH OF MONMOUTH BEACH, MONMOUTH COUNTY, NJ

MEYER, WILLIAM & JOAN C. 1 LORI ROAD MONMOUTH BEACH, NJ 07750

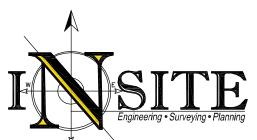
APPLICANT'S PROFESSIONALS ARCHITECT: MICHAEL GRAVES ARCHITECTS & DESIGN 341 NASSAU STREET

SURVEYOR: C.C. WIDDIS SURVEYING, LLC 175 BROADWAY LONG BRANCH, NJ 07740

PRINCETON, NJ 08540



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



CERTIFICATE OF AUTHORIZATION: 24GA28083200 1913 ATLANTIC AVE., SUITE F4, WALL, NJ 08736 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

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

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PRELIMINARY

JASON L. FICHTER, PE, PP, CFM, CME NJPE 43118 NJPP 5726 PAPE 61968 DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

6 10/10/16 REVISED PER ARCHITECT
5 05/11/16 REVISED PER ARCHITECT
4 04/06/16 REVISED PER ARCHITECT
3 12/15/15 REVISED FOR CAFRA SUBMISSION
1 10/28/15 REVISED PER BOROUGH
1 10/28/15 REVISED PER CLIENT
0 09/10/15 INITIAL RELEASE DESIGNED BY: PRW SCALE: AS SHOWN

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APPROVED BY

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SOIL EROSION & SEDIMENT CONTROL PLAN

4 OF 5

CONSTRUCTION / SPPP NOTE

LIMIT OF DISTURBANCE

PROPOSED TREE PROTECTION

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

SOIL EROSION LEGEND

--- STABILIZED CONSTRUCTION ENTRANCE

RIP-RAP APRON, SCOUR HOLE

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 0.41 AC.

STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.

SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. 3 ANY CHANGES TO THE CERTIFIED SOIL FROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT

STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS. 4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT. THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS. PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY

MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND 5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO

6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR. IN ACCORDANCE WITH STATE STANDARDS. 7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE

INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING. 8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH, ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF 9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.

10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING 11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS. NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED

12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SUI FIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE. (OR 450 LBS/SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED 13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING. 15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL. 16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED. 17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6. 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT

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
- 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.
- 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 (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION

- 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 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 FOUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOLUTEST INDICATES OTHERWISE APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
- 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 CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN
- D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING

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

- 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS). IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3
- *SEEDING DATES: 2/15-5/1 AND 8/15-10/15
- B. CONVENTIONAL SEEDING, APPLY 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, 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. 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 IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE 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.
- 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 CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING

- 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 BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- 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 NO 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 FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- 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 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 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 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 TURFGRASS. 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
- (2) SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL
- NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION 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 GROWTH OR 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 LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL
- C. PELLETIZED MULCH, COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS, THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULICH MAT, PELLETIZED MULICH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS. 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 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.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

2. SEEDBED PREPARATION

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION 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

- 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
- 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

COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

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

*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. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPUTANCE IS REQUIRED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANEN 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 650F, SEE TABLE 4-3, MIXTURES 8-20, ADJUSTMENT OF PLANTING RATES TO

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. <u>MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED</u>. 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.

MUI CHING IS REQUIRED ON ALL SEEDING, MUI CH 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 MULICHING 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 NOT GRIND 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 SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- 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
- 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 TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
- (2) SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED 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, MUI CH 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 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.

5.IRRIGATION (WHERE FEASIBLE)

6 TOP DRESSING

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 WEATHER OR ON DROUGHTY SITES.

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 TURE 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 <u>REPORT OF COMPLIANCE</u> IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN <u>APPLICATION RATES MAY</u> BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING EPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE, NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE 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 WINTER OF 2015 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS:

HASE DURATION	
. TEMPORARY SOIL EROSION FACILITIES	CONTINUOUSLY
. ROUGH CLEARING AND GRADING	1 WEEK
. TEMPORARY SEEDING	1 DAY
. UTILITY INSTALLATION	1 WEEK
. CURB CONSTRUCTION	1 WEEK
. CONSTRUCTION OF BUILDINGS	9 MONTHS
MAINTENANCE OF TEMPORARY EROSION CONRTOL MEASURES	CONTINUOUSLY
. PRELIMINARY INSTALLATION OF LANDSCAPE	1 WEEK
FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK

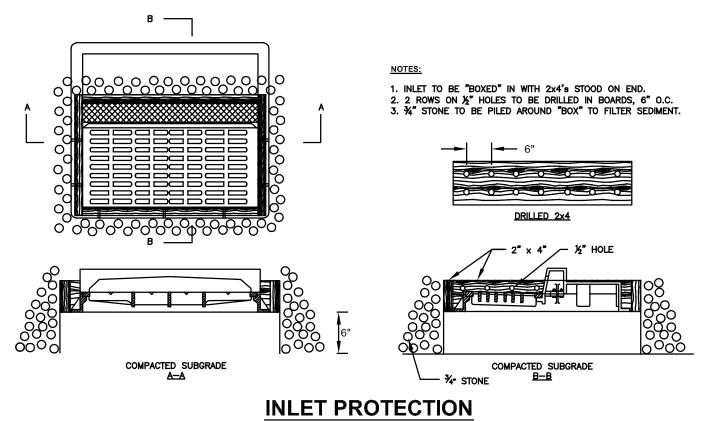
*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES

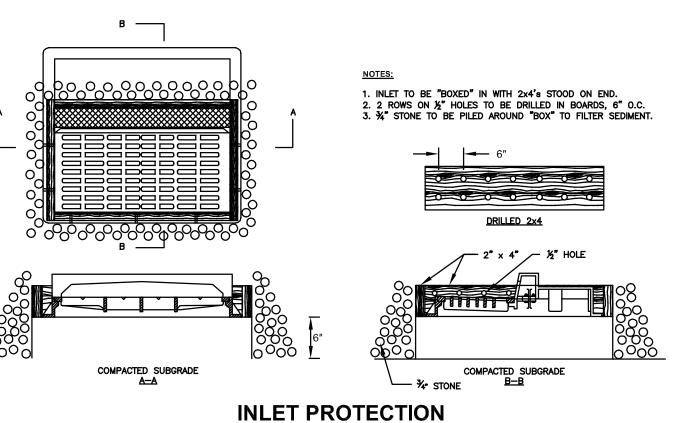
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE 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.)

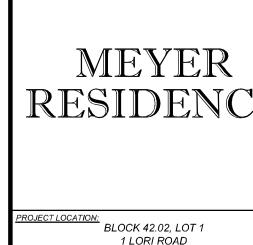
ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.





50' OR GREATER AS REQUIRED

50' OR GREATER AS REQUIRED



PROJECT INFORMATION

BOROUGH OF MONMOUTH BEACH. MONMOUTH COUNTY, NJ

MEYER, WILLIAM & JOAN C. 1 LORI ROAD MONMOUTH BEACH, NJ 07750

PPLICANT. MEYER. WILLIAM & JOAN C. 1 I ORI ROAD MONMOUTH BEACH, NJ 07750

APPLICANT'S PROFESSIONALS MICHAEL GRAVES ARCHITECTS & DESIGN

341 NASSAU STREET PRINCETON, NJ 08540 SURVEYOR:

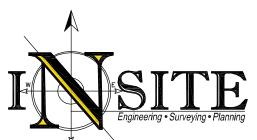
LONG BRANCH, NJ 07740

175 BROADWAY

C.C. WIDDIS SURVEYING, LLC



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



CERTIFICATE OF AUTHORIZATION: 24GA28083200 1913 ATLANTIC AVE., SUITE F4, WALL, NJ 08736 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

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PRELIMINARY

JASON L. FICHTER. PE. PP. CFM. CME NJPE 43118 NJPP 5726 PAPE 61968 DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

DESIGNED BY: **PRW**

DRAWN BY: TJJ

CHECKED BY: **JLF**

APPROVED BY

6	10/10/16	REVISED PER ARCHITECT
5	05/11/16	REVISED PER ARCHITECT
4	04/06/16	REVISED PER ARCHITECT
3	12/15/15	REVISED FOR CAFRA SUBMISSION
2	11/05/15	REVISED PER BOROUGH
1	10/28/15	REVISED PER CLIENT
0	09/10/15	INITIAL RELEASE

 \prec NOT FOR CONSTRUCTION

SCALE: AS SHOWN DATE: 09/10/15 JOB #: **15-565-02** CAD ID: 15-565-02r6 PLOT

TREE PROTECTION (CUT AREAS)

200 FT

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE

ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE

STABILIZED CONSTRUCTION ENTRANCE

| FOR CONSTRUCTION | PLAN INFORMATION RAWING TITLE: PLOT PLAN

SESC NOTES & DETAILS

5 OF 5

Zone (PRZ) by calculating the Critical Root Radius (crr). 1. Measure the dbh (diameter of tree at breast height, 4.5 feet above ground on the uphill side of tree) in inches. 2. Multiply measured dbh by 1.5 or 1.0. Express the result in feet. Dbh x 1.5: Critical root radius for older, unhealthy, or sensitive Dbh x 1.0: Critical root radius for younger, healthy or tolerant Protected Root Zone (PRZ)

SILT FENCE

TREE ROOT PROTECTION

SILT FENCE (TYP

→ 8'-0" MAX. →

TEMPORARY TREE

PRESERVATION FENCING

METAL FENCE POS

(SPACING 8'-0" O.C.)

FENCING TO BE SECURED TO POST WITH MIN. OF 3 FASTENERS PER POST

AS REQUIRED

SECTION THROUGH SOIL STOCKPILE (TYP.)

Tree protection - tile and gravel will allow air circulation to root zone under a fil

TREE PROTECTION (FILL AREAS)