PRELIMINARY AND FINAL MAJOR SITE PLAN

32 CHESTNUT STREET

BLOCK 23 LOT 2

FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

OWNERS WITHIN 200'

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
21	1		2	MISTHOS, PETER C 19 SOUTHARD AVE FARMINGDALE NJ 07727	19 SOUTHARD AVE
21	2		2	KOHN, STANLEY R & DEBRA A 23 SOUTHARD AVE FARMINGDALE, NJ 07727	23 SOUTHARD AVE
21	4		4A	30 SOUTHARD AVE,F'DALE,LLC %F STERN PO BOX 744 FARMINGDALE, NJ 07727	30 SOUTHARD AVE
22	1		5A	NORFOLK SOUTHERN CORP./CONRAIL 110 FRANKLIN ROAD SE ROANOKE, VA 24042	RAILROAD
23	1		4B	30 SOUTHARD AVE,F'DALE,LLC %F STERN PO BOX 744 FARMINGDALE, NJ 07727	30 SOUTHARD AVE
24	2		2	APPLEGATE, ROBERT JR & GENYNE 18 SOUTHARD AVE FARMINGDALE NJ 07727	18 SOUTHARD AVE
24	3		2	BRANDL, ERICH & ROSE ANN 3 WALNUT ST FARMINGDALE NJ 07727 07731	3 WALNUT ST
24	5		2	BROWN, WILLIAM & SUZANNE 17 WATER ST FARMINGDALE, NJ 07727	17 WATER ST
24	6		2	YACALIS, NICHOLAS 1433 MARCONI ROAD WALL, NJ 07719	19 WATER ST
24	7		2	31 WATER STREET, LLC %BONNIE WRIGHT 976 HYSON RD JACKSON, NJ 08527	31 WATER ST
24	8		2	ELIAV, TZACHI 14 BENCHLEY DRIVE MARLBORO, NJ 07746	27 CHESTNUT ST
24	8.01		2	MAYS, DONNA 25 CHESTNUT ST FARMINGDALE, NJ 07727	25 CHESTNUT ST
24	8.02		2	GARTHWAITE, GEORGE & KAREN 1 WALNUT ST FARMINGDALE NJ 07727	1 WALNUT ST
24	9		2	WOLF, EDWARD R & FRED JR 17 CHESTNUT ST FARMINGDALE, NJ 07727	17 CHESTNUT ST
24	10		2	BAXTER, KATHARINE L, TRUSTEE 121 LANTERN LANE N. FORT MEYERS, FL 33917	19 CHESTNUT ST
24	10.01		2	LYNCH, MEGAN C. 15 CHESTNUT STREET FARMINGDALE, NJ 07727	15 CHESTNUT ST
24	11		2	READER, ROBERT M 13 CHESTNUT ST FARMINGDALE, NJ 07727	13 CHESTNUT ST
24	12		2	BALDASARI, MICHAEL & PARTICIA A 20 SOUTHARD AVE FARMINGDALE, NJ 07727	20 SOUTHARD AVE
24	13		2	BRANDL, ALEX & VIRGINIA 5 WALNUT ST FARMINGDALE NJ 07727	5 WALNUT ST

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
28	2.01		4A	DAN MANAGEMENT CO, LLC 10 WATER ST FARMINGDALE, NJ 07727	10 WATER ST
28	5		15C	BORO OF FARMINGDALE 11 ASBURY AVE FARMINGDALE, NJ 07727	9 SECOND AVE
28	9		2	COTTA, DUSTIN & COTTA-KEANE,MELISSA 33 THIRD AVE FARMINGDALE, NJ 07727	33 THIRD AVE
29	1		4A	CROSSLIN CONTRACTOR SUPPLY CORP 34 THIRD AVE FARMINGDALE NJ 07727	34 THIRD AVE
30	1		4A	FRMGDALE BP %JFD ASSOCIATES, INC. 809 W HILL STREET CHARLOTTE, NC 28208	15 RAILROAD AVE
38	1		1	ATLANTIS STAR REALTY GRP, %STANDARD 21 EDGEBORO ROAD EAST BRUNSWICK, NJ 08816	3 FIFTH ST

ALSO TO BE NOTIFIED:

WITHIN 200 FT. OF RAILROAD TRACKS:
CONRAIL CORP.
P.O. BOX 1255
PHILADELPHIA, PA 19178
ATTN: LAND USE MATTERS

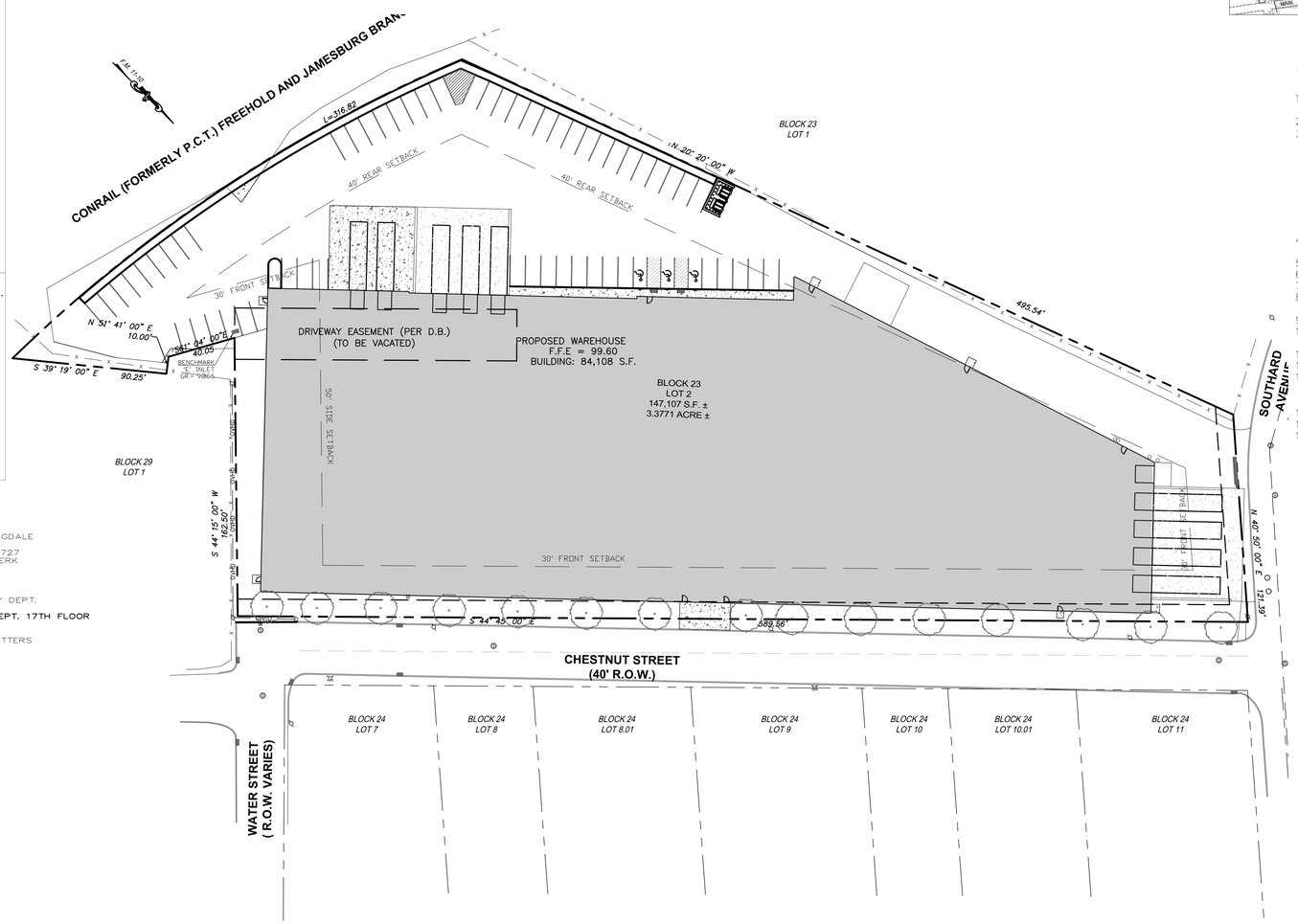
JERSEY CENTRAL POWER & LIGHT
300 MADISON AVENUE
MORRISTOWN, NJ 07962
ATTN: REAL ESTATE DEPT.

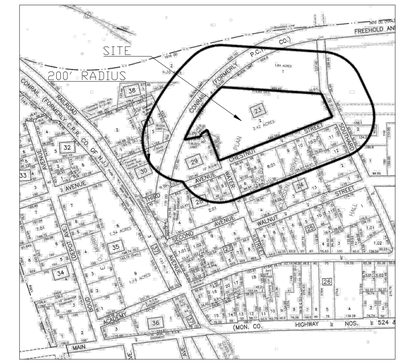
MONMOUTH CABLEVISION
1501 EIGHTEENTH AVENUE
WALL, NJ 07719
ATTN: PUBLIC UTILITY NOTIFICATION

WATER AND SEWER
BOROUGH OF FARMINGDALE
11 ASBURY AVENUE
FARMINGDALE, NJ 07727
ATTN: MUNICIPAL CLERK

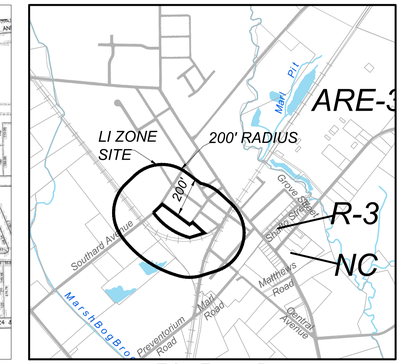
NJ NATURAL GAS
1415 WYCKOFF ROAD
WALL, NJ 07719
ATTN: RIGHT OF WAY DEPT.

VERIZON – LEGAL DEPT. 17TH FLOOR
540 BROAD STREET
NEWARK, NJ 07101
ATTN: LAND USE MATTERS





TAX MAP
N.T.S.



ZONE MAP
N.T.S.

GENERAL NOTES

1. PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 23 LOT 2 AS SHOWN ON SHEET 6&8 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF FARMINGDALE, MONMOUTH COUNTY, NJ.
2. PROPERTY IS LOCATED IN THE LI ZONE.
3. OWNER/APPLICANT:

   OWNER: 32 CHESTNUT REALITY, LLC.
   1556 61ST STREET
   BROOKLYN, N.Y. 11219

   APPLICANT: 32 CHESTNUT REALITY, LLC.
   1556 61ST STREET
   BROOKLYN, N.Y. 11219

4. EXISTING USE: WAREHOUSE
   PROPOSED USE: WAREHOUSE
5. COORDINATES AND ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
6. BENCHMARK IS AN E INLET AT 98.66 ELEVATION LOCATED ON THE SOUTH OF SITE.
7. ERROR OF CLOSURE IS GREATER THAN 1 IN 10000.
8. SITE PLAN IS BASED ON A SURVEY PREPARED BY NEWLINES ENGINEERING & SURVEYING, DATED 10-03-2019.
9. ALL TREES WITHIN LIMITS OF GRADING TO BE REMOVED.
10. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY WITH UTILITY COMPANIES AND ARCHITECT ON EXACT LOCATION OF UTILITIES.
11. DAMAGED CURB OR SIDEWALK TO BE REPLACED AT THE DISCRETION OF THE BOROUGH ENGINEER.
12. SOLID WASTE AND RECYCLING TO BE COLLECTED BY THE BOROUGH OF FARMINGDALE.
13. CONTRACTOR TO CONNECT ALL ROOF LEADERS TO STORM DRAINAGE COLLECTION SYSTEM. ROOF LEADER LOCATIONS ARE TO BE SHOWN ON ARCHITECTURAL PLANS AND VERIFIED BY CONTRACTOR. PIPING SHALL BE A MINIMUM OF 6" PVC.
14. NO KNOWN ENVIRONMENTAL CONSTRAINTS EXIST ONSITE.
15. TOTAL TRACT AREA IS 147,107 SF OR 3.377 ACRES.
16. OUTSIDE AGENCY APPROVALS ARE REQUIRED FROM:
    A. FREEHOLD SOIL CONSERVATION DISTRICT
    B. MONMOUTH COUNTY PLANNING BOARD

ZONING DATA

ZONE: LI (LIGHT-INDUSTRIAL ZONE)

	REQUIRED	EXISTING LOT 2	PROPOSED LOT 2
MIN. LOT AREA	0.46 AC	3.37 AC	3.37 AC
MIN. LOT WIDTH (FRONTAGE)	100'	121.39'	121.39'
MIN. FRONT YARD SETBACK(CHESTNUT)	30'	0.70'	**4.83'* EX.**
MIN. FRONT YARD SETBACK(SOUTHARD AVE.)	30'	47.82'	47.82'
MIN. FRONT BUILDING TBR (CHESTNUT)	30'	0.70'	12.80'
MIN. REAR YARD SETBACK	40'	33.95'	**33.95'***
MIN. SIDE YARD SETBACK	50'	18.58'	**13.5'***
MAX. IMPERVIOUS COVERAGE	80%	96.8%	**91.4%***
MAX. BUILDING COVERAGE	40%	55.9%	**57.1%***
MAX. BUILDING HEIGHT	35'	26'	26'
MINIMUM GROSS FLOOR AREA	1,000 S.F.	82,079 S.F.	84,108 S.F.
MAXIMUM FLOOR AREA RATIO	40%	55.9%	**57.1%***
FREESTANDING SIGN SETBACK	N/A	N/A	N/A
SHADE TREE & UTILITY EASEMENT		7029.2 S.F.	7029.2 S.F.

VARIANCE REQUESTED*

LOADING ZONE CALCULATION

CALCULATIONS	REQUIRED/PROPOSED LOT 2
WAREHOUSE: 4 SPACES OF (40'X20'): 75,001 – 100,000 S.F.	4/9
TOTAL:	4/9

PARKING REQUIREMENT CALCULATIONS

		REQUIRED:	PROPOSED:
WAREHOUSE:	1 SPACE PER 1,000 SF	84 SPACES	54 REGULAR SPACES 3 HANDICAPPED SPACES
TOTAL PARKING SPACES:		84 SPACES	**57 SPACES***

VARIANCE REQUESTED*

SHEET INDEX:

SHEET 1: COVER SHEET
SHEET 2: EXISTING CONDITIONS PLAN
SHEET 3: LAYOUT & DIMENSION PLAN
SHEET 4: GRADING PLAN
SHEET 5: UTILITY PLAN
SHEET 6: DRAINAGE PLAN
SHEET 7: LIGHTING PLAN
SHEET 8: LANDSCAPING PLAN
SHEET 9: DETAIL SHEET #1
SHEET 10: SOIL EROSION & SEDIMENT CONTROL PLAN #1
SHEET 11: SOIL EROSION & SEDIMENT CONTROL PLAN #2
SHEET 12: SOIL MANAGEMENT & PREPARATION PLAN
SHEET 13: TREE PROTECTION PLAN
SHEET 14: TRAFFIC CIRCULATION PLAN

APPROVED BY BOROUGH OF FARMINGDALE PLANNING BOARD
ON _____ BY RESOLUTION # _____

CHAIRPERSON DATE

SECRETARY DATE

ENGINEER DATE

CALL BEFORE YOU DIG
1-800-272-1000
It's THE LAW
NEW JERSEY ONE CALL Dig Safely.

CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019	TR

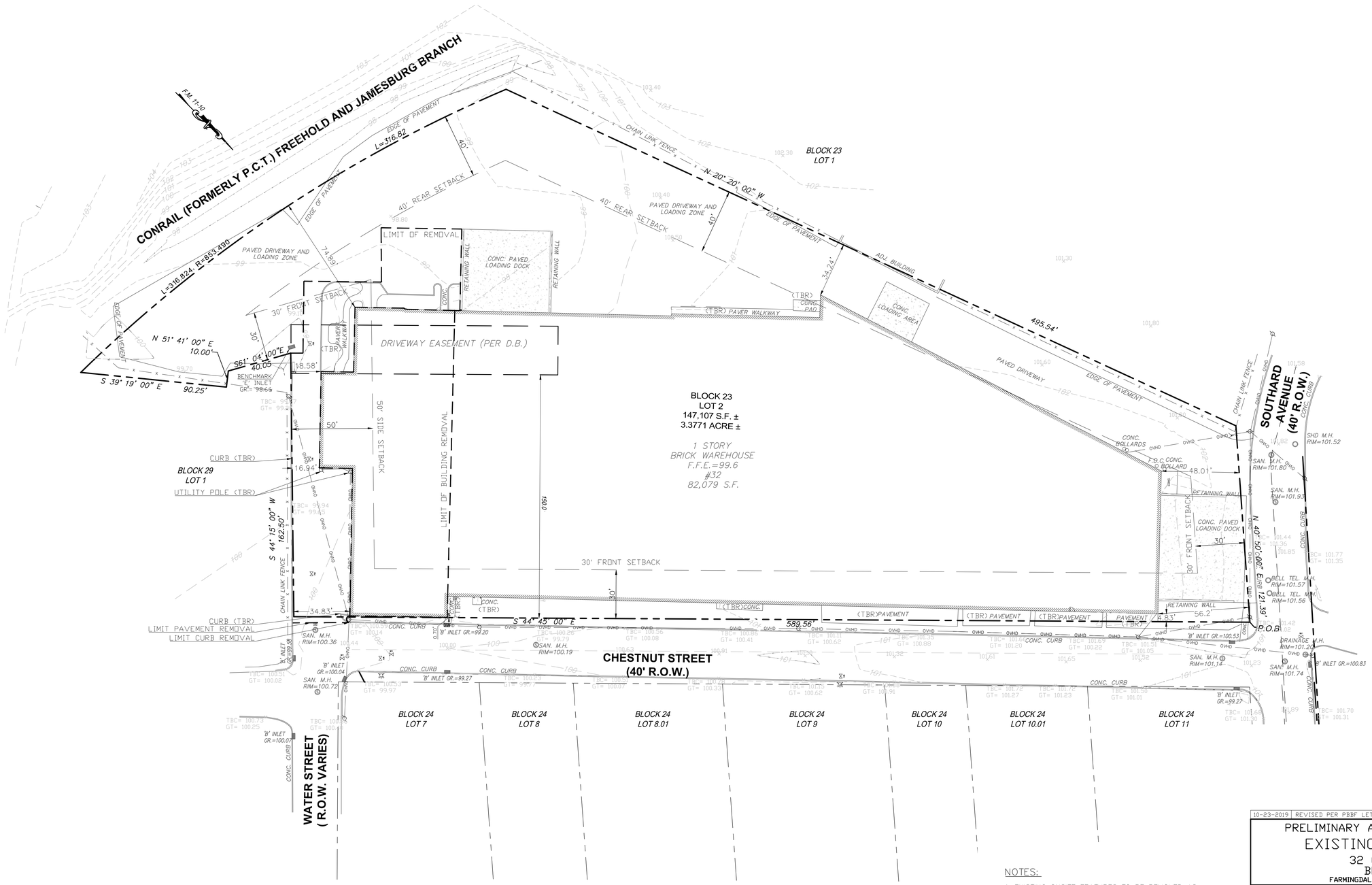
PRELIMINARY AND FINAL MAJOR SITE PLAN
COVER SHEET
32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

NEWLINES ENGINEERING & SURVEY
CERTIFICATE #24GA28264200
315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

GLENN D. LINES, P.E., P.P.
LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)
DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	AS SHOWN
DATE	10-03-2019
SHEET	1 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE
Oct 23, 2019 - 10:34am



NOTES:

1. EXISTING ONSITE FEATURES TO BE REMOVED AS INDICATED (TBR).
2. BOTH HORIZONTAL AND VERTICAL DATUMS NAD83 & NAVD88.
3. BENCHMARK ELEVATION OF 98.66 WAS USED FOR DATUM.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019	TR

PRELIMINARY AND FINAL MAJOR SITE PLAN

EXISTING CONDITIONS PLAN

32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

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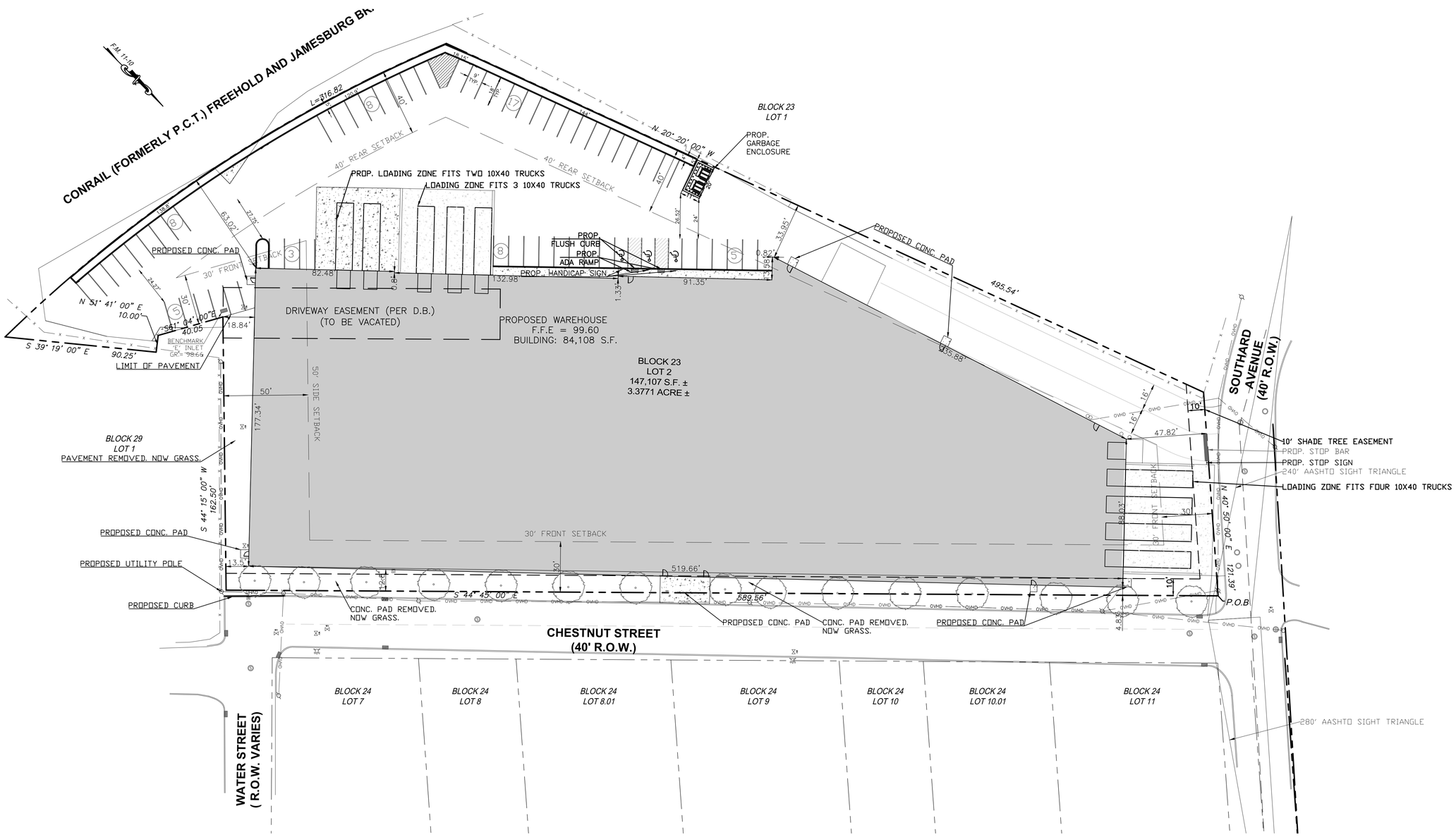
DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 30'
DATE	10-03-2019
SHEET	2 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE



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VARIANCE REQUESTED*

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It's THE LAW
NEW JERSEY ONE CALL Dig Safely.

CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019 — TR

PRELIMINARY AND FINAL MAJOR SITE PLAN
LAYOUT & DIMENSION PLAN
32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

NEWLINES ENGINEERING & SURVEY
CERTIFICATE #24GA28264200
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STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)

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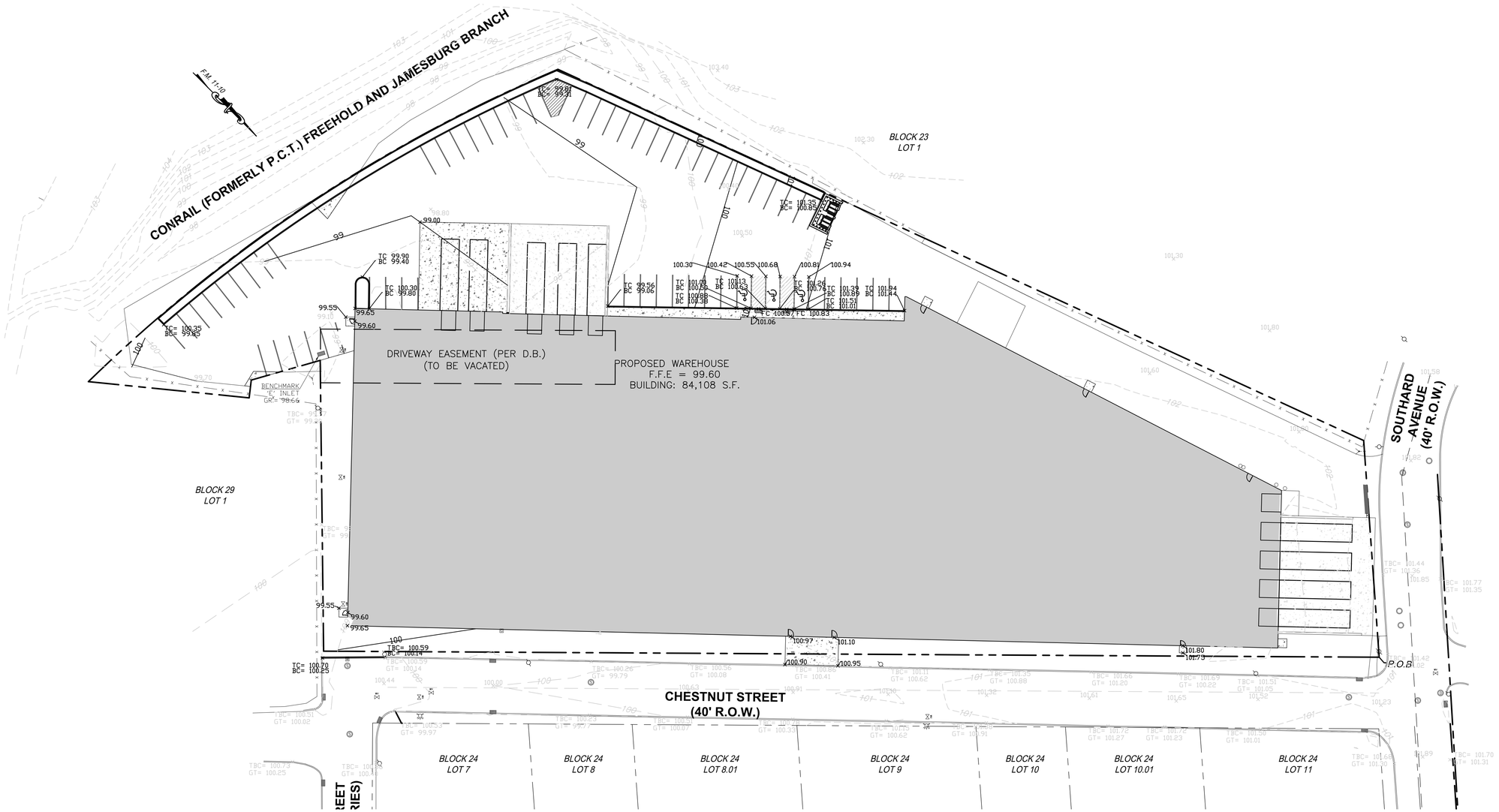
PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 30'
DATE	10-03-2019
SHEET	3 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE



DRAINAGE NOTES:

1. IN EXISTING DRAINAGE AREA THE IMPERVIOUS AREA WAS 3.2278 ACRES AND IN THE PROPOSED DRAINAGE AREA THE IMPERVIOUS IS 3.0856 ACRES.
2. THERE IS A REDUCTION OF IMPERVIOUS BY 0.1422 ACRES. SINCE IMPERVIOUS HAS NOT INCREASED BY A QUARTER OF AN ACRE THERE IS NO NEED TO PROPOSE A STORM WATER SYSTEM.

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10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019	TR

PRELIMINARY AND FINAL MAJOR SITE PLAN

GRADING PLAN

32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

NEWLINES
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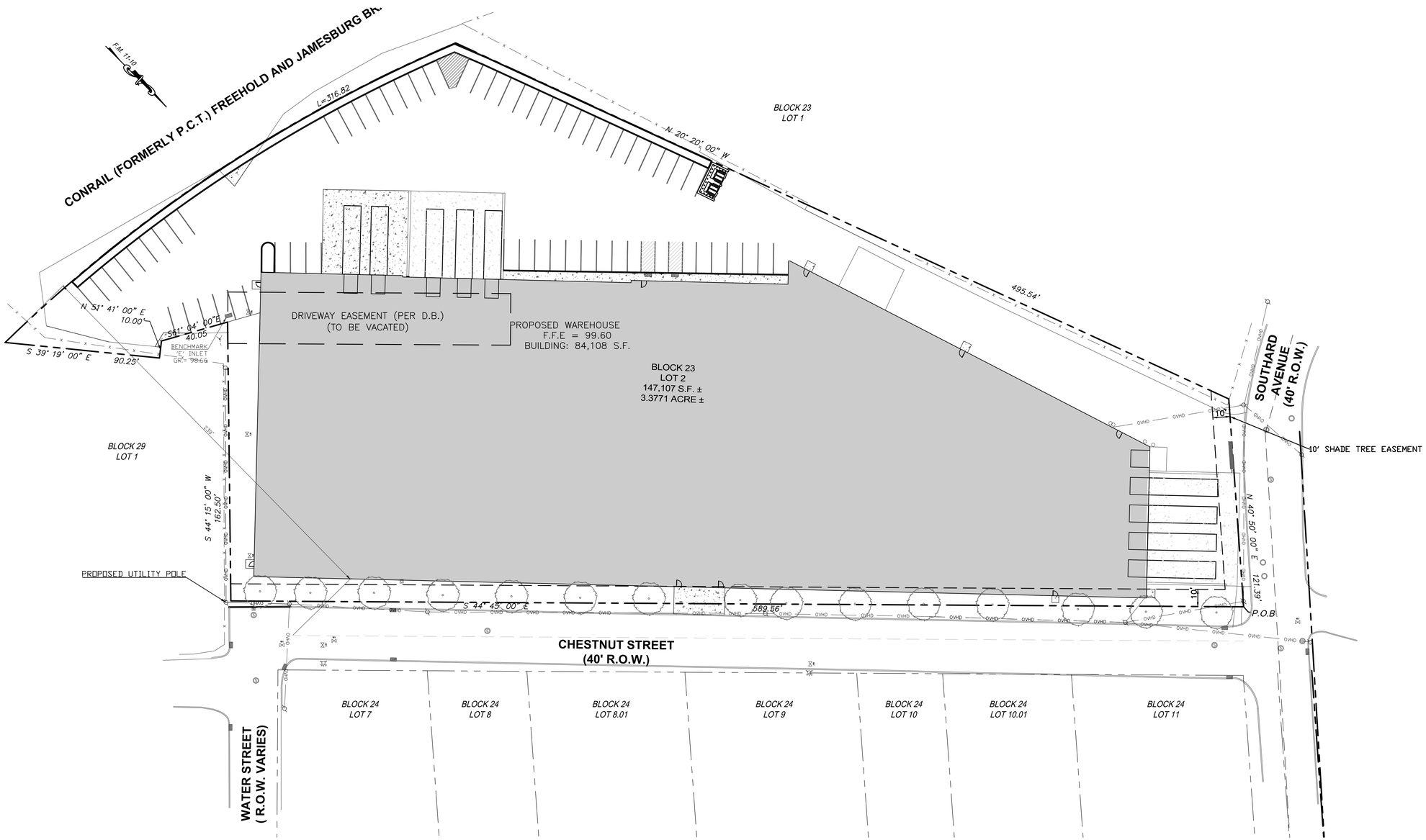
PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 30'
DATE	10-03-2019
SHEET	4 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE



UTILITY NOTES:

1. IN ANY DEVELOPMENT EASEMENTS ALONG REAR PROPERTY LINES, OR ELSEWHERE, FOR UTILITY INSTALLATIONS MAY BE REQUIRED. SUCH EASEMENTS SHALL BE AT LEAST FIFTEEN FEET WIDE AND LOCATED IN CONSULTATION WITH THE UTILITY COMPANIES OR BOROUGH DEPARTMENTS CONCERNED.
2. ALL PUBLIC WATER, FIRE HYDRANTS, STORM SEWERS AND SANITARY SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS OF THE GOVERNMENTAL AUTHORITY, DISTRICT, OR UTILITY COMPANY WHICH HAS JURISDICTION OVER A PARTICULAR IMPROVEMENT.
3. A LETTER APPROVING SUCH A PROPOSED INSTALLATION AND A STATEMENT OF CAPABILITY TO PROVIDE SERVICE, INCLUDING WHO WILL CARRY OUT THE CONSTRUCTION, SIGNED BY A RESPONSIBLE OFFICIAL OF THE GOVERNMENTAL AUTHORITY, DISTRICT, OR UTILITY COMPANY CONCERNED SHALL BE DIRECTED TO THE CHAIRMAN OF THE PLANNING BOARD AND SHALL BE RECEIVED PRIOR TO THE SIGNING OF THE FINAL PLAT.
4. UTILITY EXTENSIONS, INCLUDING DISTRIBUTION AND/OR SUPPLY LINES, REQUIRED IN CONNECTION WITH DEVELOPMENT APPLICATIONS AND/OR CONSTRUCTION PERMITS, SHALL BE CONSTRUCTED UNDERGROUND. IN ALL SUBDIVISIONS AND SITE PLANS, THE DEVELOPER SHALL, WITH THE APPROVAL OF THE BOROUGH ENGINEER, ARRANGE WITH ALL SERVICING UTILITY COMPANIES FOR THE INSTALLATION AND CONSTRUCTION OF THE UTILITIES' DISTRIBUTION AND SUPPLY FACILITIES, BOTH ON TRACT AND OFF TRACT, TO BE UNDERGROUND. ELECTRIC DISTRIBUTION AND SUPPLY FACILITIES AND TELEPHONE LINES SHALL BE CONSTRUCTED UNDERGROUND IN ACCORDANCE WITH THE STANDARD TERMS AND CONDITIONS INCORPORATED AS A PART OF THE UTILITY'S TARIFF FOR ELECTRIC AND TELEPHONE SERVICE AS THE SAME AT THE TIME ARE ON FILE WITH THE STATE OF NEW JERSEY BOARD OF PUBLIC UTILITY COMMISSIONERS AND SHALL SUBMIT TO THE PLANNING BOARD A COPY OF THE WRITTEN INSTRUCTION FROM WHICH UTILITY EVIDENCING COMPLIANCE WITH THIS PROVISIONS. (ORD. NO. 97-01 & 42.12)

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019	TR

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UTILITY PLAN
32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

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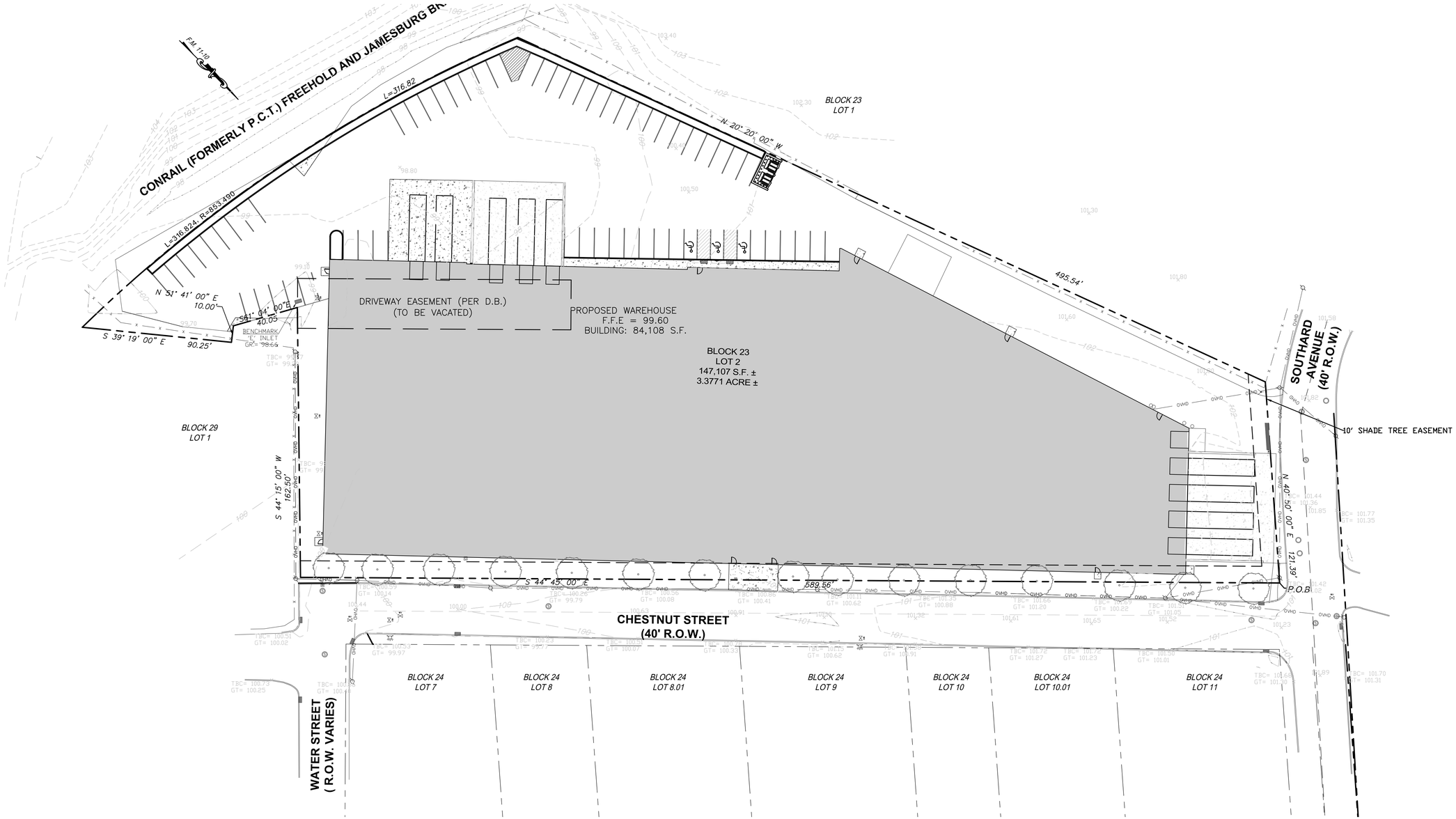
DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 30'
DATE	10-03-2019
SHEET	5 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE



NOTE:

CONTRACTOR TO CONNECT ALL ROOF LEADERS TO STORM DRAINAGE COLLECTION SYSTEM. ROOF LEADER LOCATIONS ARE TO BE SHOWN ON PLANS AND VERIFIED BY CONTRACTOR. PIPING SHALL BE A MINIMUM OF 6" PVC.

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PRELIMINARY AND FINAL MAJOR SITE PLAN

DRAINAGE PLAN

32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

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DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 30'
DATE	10-03-2019
SHEET	6 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE

Schedule

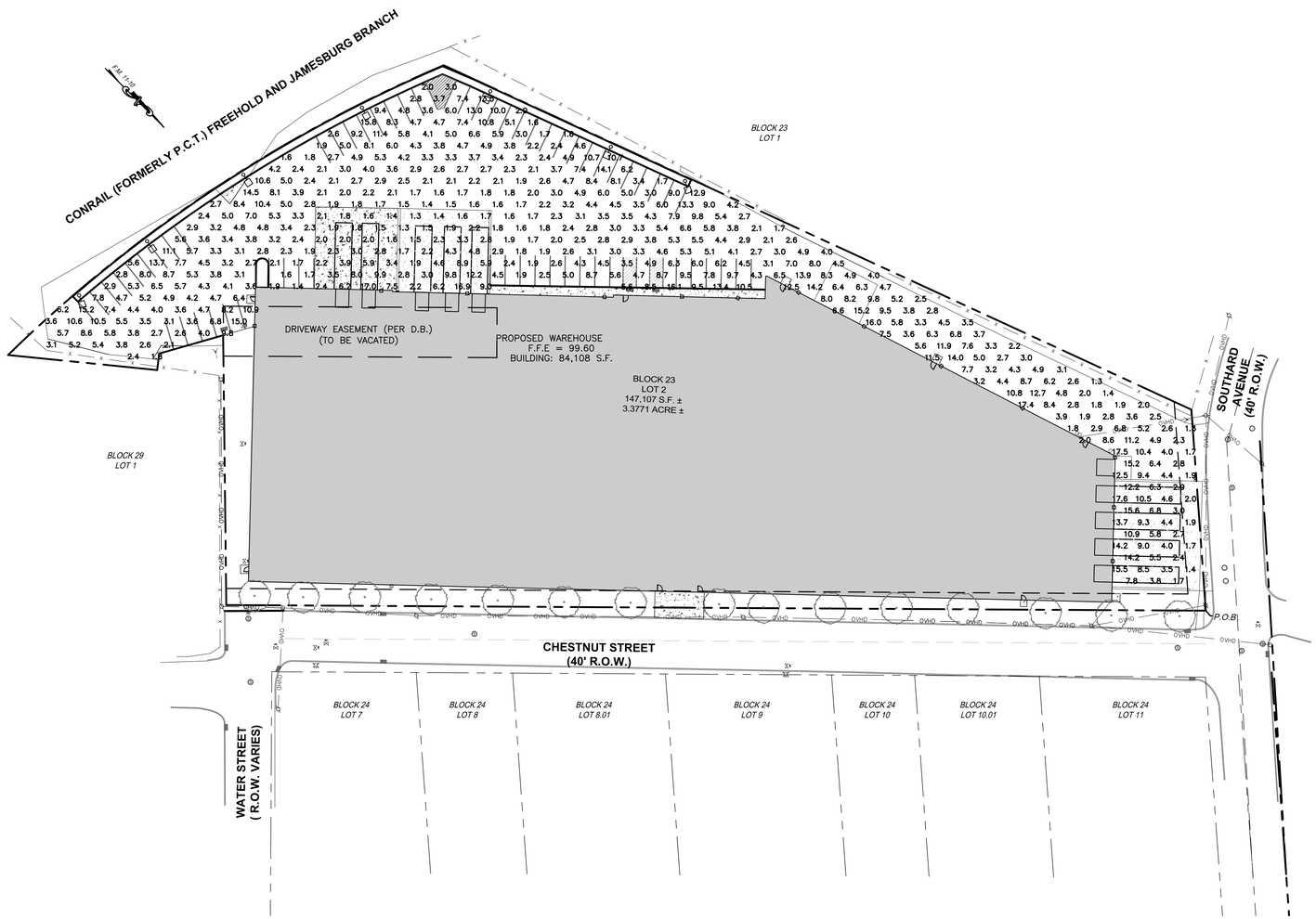
Symbol	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Lamp Height
A	8	RAB Lighting INC.	ALED4T 150-RWLED4T 150-RWLED4T 150SF-WPLED4T 150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS),2 LEDS TILTED 56-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 22-DEGREES FROM STRAIGHT AHEAD. ALED4T78V. ACTUAL PERFORMANCE MAY VARY. SPORTS, STREET, UTILITY, AUTOMOTIVE, HOTEL, ROADWAY DAMP LOCATION, WET LOCATION, OUTDOOR, COMMERCIAL	6	ALED4T150_D10_WS4 (1).ies	3077	1	155.8	20'

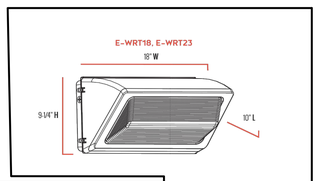
LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	DESCRIPTION	MOUNTING HEIGHT	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
□	13	E-WRT23A-N40Z	20'	ELECTRONIC	CEILING	e-conolight	120V 1P 2W	ACL 2019-03-27 2019-04-02 18:24:37 0.0 EVERFINE GO-R5000_V2 SYSTEM

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	5.06 fc	17.6 fc	1.3 fc	13.95:1	4.02:1



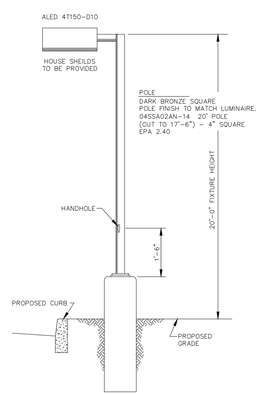


	E-WRT023A	1.43A	0.83A	0.73A	0.63A
E-WRT23A-N40Z	22,700 Lumens	Neutral White (4000K)	168W	≥70CRI	400W PSMH

E-WRT23 10' L x 18" W x 9-1/4" H	16.5 lbs.	15'- 30'

Fixture Specifications

HOUSING	Heavy duty, die-cast aluminum housing with hinged door frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Borosilicate glass prismatic
MOUNTING	(4) 1/2-inch NPS tapped conduit knock outs for flexibility with mounting options

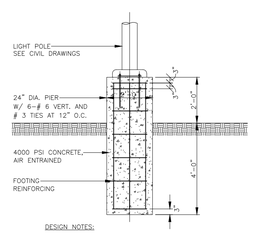


NOTES:

1. ALL LIGHTS MUST BE OPERATED BY TIMERS SO LIGHTS WILL TURN OFF AFTER BUSINESS HOURS.
2. ALL LIGHTS TO BE SHIELDED TO PREVENT GLARE ONTO ADJACENT PROPERTIES AND RESIDENTIAL AREAS.

ON SITE LIGHT POLE AND FIXTURE DETAIL

N.T.S.

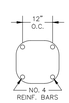


DESIGN NOTES:

1. DESIGN ULT. WIND SPEED: 130 MPH
2. HT. OF POLE, ARMS, FIXTURE = 20 FT. MAX.
3. POLE WIDTH, 4" SQ. OR 4" DIA. MAX.
4. TOTAL FIXTURE AREA: 2.0 SQ. FT. MAX.
5. TOTAL ARM AREA: 1.0 SQ. FT. MAX.
6. APPLICABLE SOIL TYPES: GRAVEL OR SAND

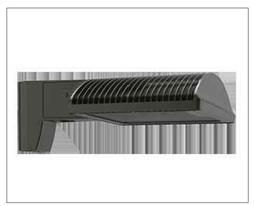
LIGHT POLE FOUNDATION

N.T.S.



FOOTING REINFORCING

N.T.S.



NOTES

1. ALL SITE LIGHTING HAS BEEN DESIGNED TO PROVIDE A MINIMUM OF 0.50 FOOTCANDLES ANYWHERE WITH AN AVERAGE MINIMUM OF 0.50 FOOTCANDLE (MAINTAINED).
2. LIGHT FIXTURES WITH A MOUNTING HEIGHT NOT TO BE MORE THAN TWENTY FEET MEASURED FROM THE GROUND LEVEL TO THE CENTER LINE OF THE LIGHT SOURCE OR THE HEIGHT OF THE BUILDING IF ATTACHED, WHICHEVER IS LOWER.
3. AT NO POINT ON A SITE SHALL LIGHTING INTENSITY BE GREATER THAN 20 LUMENS.
4. NO LIGHT SHALL SHINE DIRECTLY INTO WINDOWS OR ONTO STREETS AND DRIVEWAYS IN SUCH MANNER AS TO INTERFERE WITH OR DISTRACT DRIVER VISION.
5. ALL LIGHT STANCHIONS OR POLES SHALL BE LOCATED WITHIN A CURBED, LANDSCAPED ISLAND.
6. ALL LIGHTING SHALL RECEIVE UNDERGROUND ELECTRICAL SERVICE.
7. ALL LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE TOWNSHIP OF HOWELL AND THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
8. PHOTOMETRIC PATTERNS ARE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE AND DIRT DEPRECIATION MAY AFFECT ACTUAL RESULTS.
9. LIGHTING SHALL BE INSTALLED AND MAINTAINED BY PROPERTY OWNER.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019	TR

PRELIMINARY AND FINAL MAJOR SITE PLAN

LIGHTING PLAN

32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

NEWLINES ENGINEERING & SURVEY
CERTIFICATE #24GA28264200

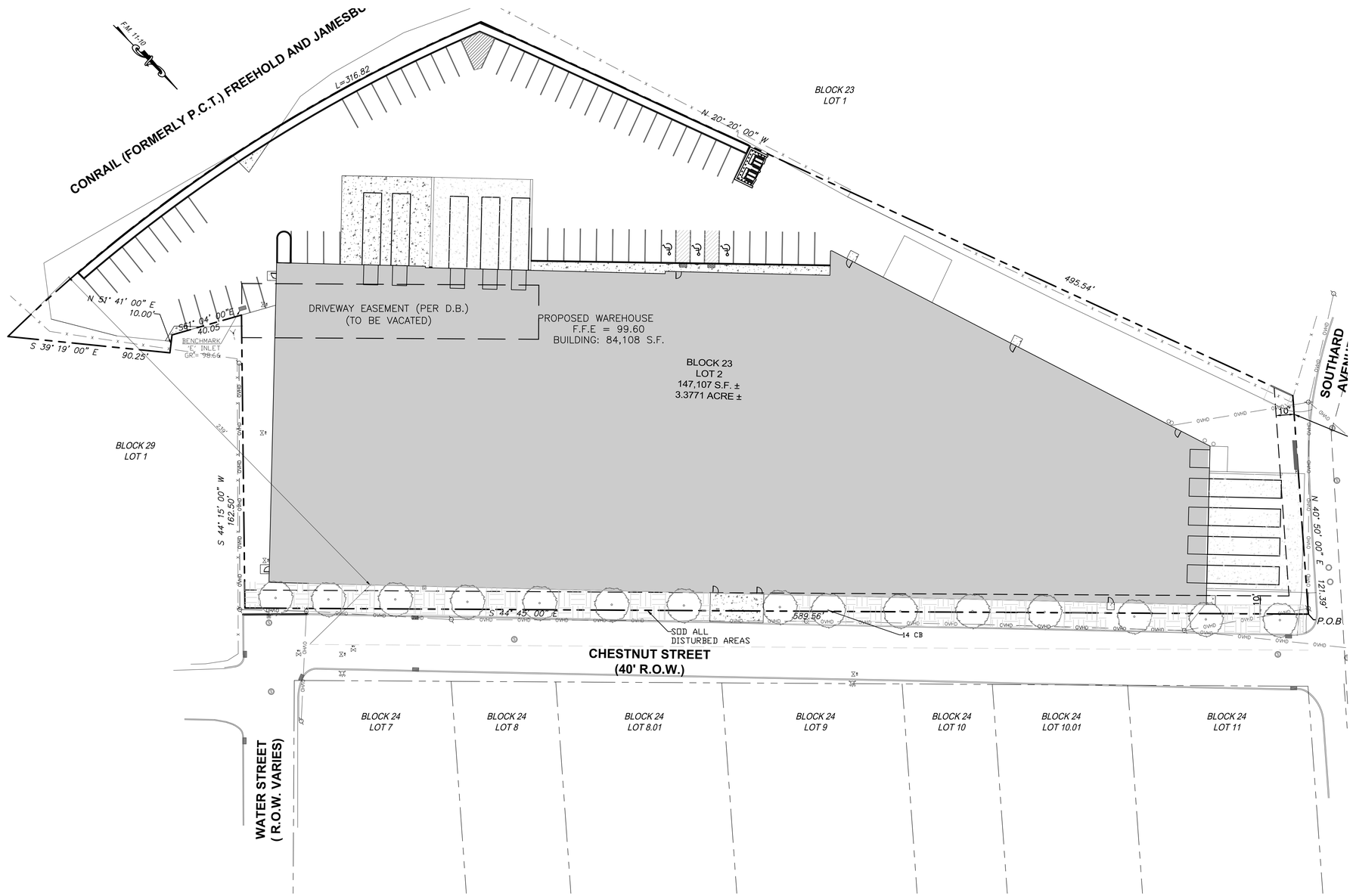
315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

GLENN D. LINES, P.E., P.P.
LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)

DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 40'
DATE	10-03-2019
SHEET	7 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE



PLANTING NOTES:

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, AND STRUCTURES, AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES BEFORE DIGGING PLANT PITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY MARK-OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES AND ORDINANCES GOVERNING THIS WORK. CALL BEFORE YOU DIG – NJ ONE CALL 1-800-272-1000. NEW JERSEY LAW REQUIRES YOU TO NOTIFY YOUR LOCAL UTILITY COMPANY ANYTIME YOU DIG INTO THE GROUND.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE ANSI Z60.1-2004 EDITION, AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. OR THE PLANT MATERIAL WILL BE DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND /OR THE LANDSCAPE ARCHITECT RESERVE THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
5. ALL PLANTS SHALL BE TYPICAL FULL SPECIMENS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SHADE TREES SHALL BE SINGLE-STEM TREES WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER, OF HEIGHT AND CALIPER INDICATED, COMPLYING WITH ANSI Z60.1 2004 EDITION FOR TYPE OF TREES REQUIRED. PROVIDE NORMAL-QUALITY, WELL-BALANCED, CONIFEROUS EVERGREENS, FULL FOLIAGE TO THE GROUND, OF TYPE, HEIGHT, SPREAD, AND SHAPE REQUIRED, COMPLYING WITH ANSI Z60.1.
6. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE BALLED AND BURLAP (B&B). SHRUBS MAY BE EITHER B&B OR CONTAINER GROWN, BUT IF CONTAINER GROWN SHALL MEET THE ANSI STANDARDS FOR SIZE. THE USE OF BARE ROOT MATERIAL SHALL BE PROHIBITED. THE USE OF NYLON TWINE ON THE ROOT BALLS OF PROPOSED PLANT MATERIAL IS PROHIBITED. BURLAP FOR ROOT BALLS SHALL BE BIODEGRADABLE BURLAP. ALL BURLAP SHALL BE PULLED BACK 1/3 FROM THE ROOT BALL AT TIME OF PLANTING.
7. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND FREE FROM DEFECTS AND INJURIES.
8. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHALL BE INSTALLED DURING THE FALL AND SPRING SEASONS EXCEPT FOR TREES THAT ARE SUBJECT TO FALL PLANTING HAZARD. THESE TREES WOULD BE INSTALLED IN SPRING ONLY.
9. FALL PLANTING TIME FOR EVERGREEN TREES IS GENERALLY AUGUST 15 TO DECEMBER 15. FALL PLANTING TIME FOR DECIDUOUS TREES IS GENERALLY OCTOBER 15 TO DECEMBER 15. SPRING PLANTING FOR BOTH EVERGREEN AND DECIDUOUS PLANTS IS GENERALLY MARCH 1 TO MAY 15.
10. THE FOLLOWING TREE VARIETIES HAVE BEEN IDENTIFIED AS HAVING A HIGH DEGREE OF TRANSPLANTATION FAILURE IF PLANTED DURING THE FALL SEASON. THE FALL PLANTING HAZARD TREES INCLUDE THE FOLLOWING GENUS AND SOME CASES PARTICULAR SPECIES: ACER BUERGERIANUM, BETULA, CARPINUS, CELTIS, CERCIDPHYLLUM, CRATEGUS, FAGUS, HALESIA, KOELREUTERIA PANICULATA, ILEX OPACA, LIQUIDAMBAR, LIRIODENDRON TULIPIFERA, MALUS IN LEAF, NYSSA SYLVATICA, OSTRYA, PRUNUS, PYRUS, QUERCUS, EXCEPT QUERCUS PALUSTRIS, SALIX, SORBUS, TILIA TOMENTOSA, ULMUS PARVIFOLIA AND ZELKOVA.
11. PRIOR TO INSTALLATION OF ALL PLANT MATERIAL, THE RESULTS OF PHYSICAL AND CHEMICAL TESTS OF THE SUBSOIL AND TOPSOIL SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT TO ASSESS SOIL COMPOSITION AND IF THE PH IS ACCEPTABLE FOR THE PROPOSED PLANTING.
12. PER MUNICIPAL REQUIREMENTS ALL TREES SHALL BE STAKED, WRAPPED, AND HAVE SAUCERS WITH MULCH.
13. CONTRACTOR SHALL REMOVE ANY AND ALL WIRE BASKETS USED FOR EVERGREEN OR DECIDUOUS TREES AT TIME OF PLANTING.
14. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SOD AS INDICATED ON THE LANDSCAPE PLANS OR THESE NOTES. SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SEEDING SPECIFICATIONS. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
15. THE SITE WILL NOT HAVE AN IRRIGATION SYSTEM. SOD ALL DISTURBED AREAS WITH A DROUGHT TOLERANT LOW MAINTENANCE MIX FORMULA SIMILAR TO NATIONAL SEED COMPANY MIX #25217 OR APPROVED EQUAL CONSISTING OF 40% CREEPING RED FESCUE, 15% BARGENA RED FESCUE, 30% ACCENT PERENNIAL RYE GRASS, AND 15% KENBLUE KENTUCKY BLUEGRASS. SEED AT A RATE OF 6 POUNDS PER 1,000 SQUARE FEET. HYDRO SEED WITH HYDRO MULCH.
16. IDEAL SEEDING/SODDING TIMES ARE GENERALLY BETWEEN APRIL 15 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 15 DEPENDING ON THE WEATHER.
17. CONTRACTOR SHALL NOTIFY THE OWNER OR LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT MATERIALS. THIS WOULD INCLUDE SHALLOW BEDROCK, BOULDERS OR ROCK OUTCROPS, RUBBLE FILL, COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, WET OR POOR SOILS, CONTAMINATED SOIL, DISRUPTION FROM CONSTRUCTION OPERATIONS, OVERHEAD OR UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS, ETC.
18. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED REGARDING SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT OR TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
19. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
20. THE FINAL LANDSCAPE PLANS ARE SUBJECT TO AN ON-SITE INSPECTION BY THE TOWNSHIP LANDSCAPE ARCHITECT BEFORE INSTALLATION OF THE PLANTS AND SUBJECT TO AN INSPECTION BY THE TOWNSHIP LANDSCAPE ARCHITECT AFTER THE INSTALLATION.
21. SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR BETWEEN THE PLANTING SCHEDULE AND THE PLAN, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
22. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH THE ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF THE TREE SHALL NOT BE PRUNED.
23. PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. IF WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12"DEPTH AND FILLED WITH 12"DEEP OF CLEAN 3/8"GRAVEL.
24. TREES AND SHRUBS SHALL ONLY BE PLANTED WHEN THE SOIL IS FROST FREE AND FRIABLE.
25. THE CONTRACTOR SHALL PROVIDE A MINIMUM LAYER OF 6 INCHES OF TOPSOIL IN ALL LAWN AREAS. COMPOST AND TOPSOIL SHALL BE SUPPLIED BY EME INC. 849 ROUTE 539 NEW EGYPT, NJ 08533 609-758-3400 OR APPROVED EQUAL. A FULL SOIL MECHANICAL AND NUTRIENT ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND ROUGH GRADING AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF THE SOIL AMENDMENTS REQUIRED.
26. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 12"OF TOPSOIL IN ALL SHRUB PLANTING AREAS. SOIL PLANTING MIX FOR PLANTING PITS FOR TREES, SHRUBS AND GROUNDCOVER SHALL INCLUDE 1/3 COMPOST AND 2/3RDS TOPSOIL. COMPOST SHALL HAVE A PH VALUE BETWEEN 7.0 AND 8.0, WITH OVER 50% ORGANIC MATTER. TOPSOIL SHALL BE SUPPLIED BY EME INC. 849 ROUTE 539 NEW EGYPT, NJ 08533 609-758-3400 OR APPROVED EQUAL. A FULL SOIL MECHANICAL AND NUTRIENT ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND ROUGH GRADING AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF THE SOIL AMENDMENTS REQUIRED.
27. ALL PLANTING AREAS AND SHRUB BEDS SHALL RECEIVE 3"DEPTH OF COMPOST AS MULCH. COMPOST SHALL HAVE A PH VALUE BETWEEN 7.0 AND 8.0, WITH OVER 50% ORGANIC MATTER. TOPSOIL SHALL BE SUPPLIED BY EME INC. 849 ROUTE 539 NEW EGYPT, NJ 08533 609-758-3400 OR APPROVED EQUAL.
28. UNLESS INDICATED ELSEWHERE ON THE DRAWINGS OR NOTES, ALL PLANT AND SHRUB BEDS SHALL HAVE A CLEAN "SHOVEL-CUT"EDGE.
29. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO EXISTING GRADE AT THE NURSERY.
30. NEWLY INSTALLED PLANT MATERIAL SHALL RECEIVE REGULAR WATERING FROM THE TIME OF INSTALLATION THROUGH THE GUARANTEE PERIOD TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF THE PLANTS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT, IRRIGATION AND LAWN MAINTENANCE DURING CONSTRUCTION AND UNTIL THE OWNER TAKES OVER MAINTENANCE OPERATIONS.
31. THE CONTRACTOR WILL GUARANTEE ALL WORK AND ALL PLANT MATERIALS FOR A 1-YEAR PERIOD FROM THE DATE OF FINAL ACCEPTANCE BY THE TOWNSHIP. ANY PLANT MATERIAL THAT DIES WITHIN THAT 1-YEAR TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP/ROOT BALL, AND REPLACED BY A TREE OR SHRUB OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR.
32. AFTER ONE GROWING SEASON AND THE ESTABLISHMENT OF THE PLANT MATERIAL ON THE SITE, ALL STAKES, GUYING, TREE WRAPPING, AND SAUCERS SHALL BE REMOVED.
33. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON THE SITE SHALL BE PROTECTED BY 4-FOOT-HIGH STANDARD WOOD SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE TREE CANOPY OR DRIP LINE OR IN THE CASE OF SMALLER TREES, A MINIMUM OF 10 FEET FROM THE TREE. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO PRIOR TO THE START OF CONSTRUCTION, GRADING OR CLEARING AND SHALL REMAIN ON THE SITE UNTIL CONSTRUCTION IS COMPLETED. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREE LINE SHALL BE PRUNED, TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
34. CONTRACTOR SHALL EXERCISE CARE AND CAUTION WHILE WORKING AROUND EXISTING TREES AND WILL PROTECT THE TREES FROM DAMAGE. CONTRACTOR SHALL KEEP EQUIPMENT AND MATERIAL STORAGE OUT OF DRIP LINE OF TREE CANOPIES. CONTRACTOR SHALL EXERCISE CARE IN LOCATION AND DIGGING OF TRENCHES FOR ELECTRICAL LINES AND OTHER UTILITIES UNDER EXISTING TREE CANOPIES SO TO MINIMIZE CUTTING OF TREE ROOTS.
35. ALL DEBRIS FROM PLANTING OPERATIONS SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DAILY CLEAN-UP. WALKS, DRIVES AND PARKING AREAS SHALL BE SWEPT BROOM CLEAN. THE SITE AND PROPERTY ARE TO BE LEFT IN A NEAT ORDERLY CONDITION.
36. THE SITE WILL NOT HAVE AN IRRIGATION SYSTEM.

PLANT DEER RESISTANCE KEY

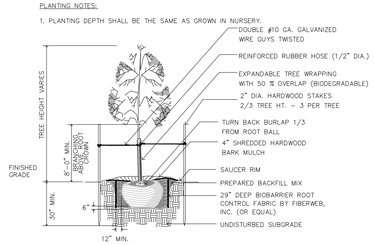
RATING	
A	RARELY DAMAGED
B	SELDOM SEVERELY DAMAGED
C	OCCASIONALLY SEVERELY DAMAGED
D	FREQUENTLY SEVERELY DAMAGED
NR	NOT RATED BY RUTGERS
NOTE: BASED ON INFORMATION FROM THE RUTGERS AGRICULTURE EXPERIMENT STATION	

PLANTING LIST

QUANT.	SYMBOL	LATIN NAME	COMMON NAME	CONTAINER	DEER RESISTANT	MATURE GROWTH (H X W)	PLANTING SIZE	NOTES
15	•	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE EUROPEAN HORNBEAM	B&B	NR	40'-75' X 25'-50'	2"-2.5" CAL., 12'-14' HT.	COLUMNAR TREE, 40' H X 20W; PART SHADE / PART SUN; YELLOW FALL COLOR

PLANTING NOTES:

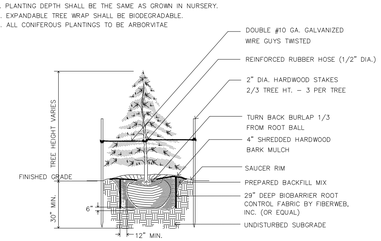
1. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES:

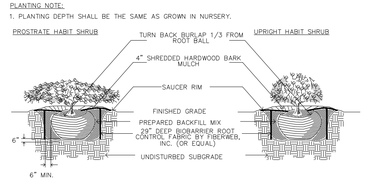
1. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
2. EXPANDABLE TREE WRAP SHALL BE BIODEGRADABLE.
3. ALL CONIFEROUS PLANTINGS TO BE ARBORVITAE.



CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

PLANTING NOTE:

1. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.



SHRUB PLANTING DETAIL
NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019 — TR

PRELIMINARY AND FINAL MAJOR SITE PLAN
LANDSCAPING PLAN
32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

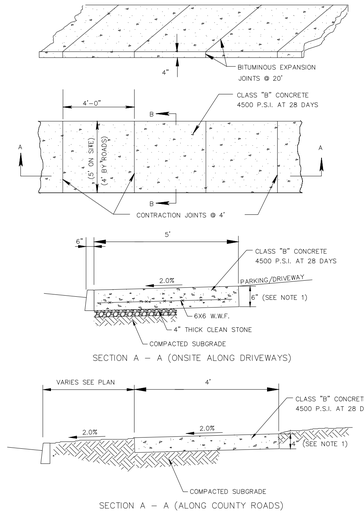
NEWLINES ENGINEERING & SURVEY
CERTIFICATE #24GA28264200
315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

D. THOMAS STEARNS
CERTIFIED LANDSCAPE ARCHITECT
PROFESSIONAL LICENSE NO. NJAS00512

DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 30'
DATE	10-03-2019
SHEET	8 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE

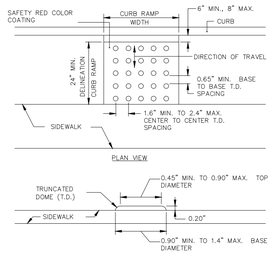


NOTES:

1. PREFORMED BITUMINOUS EXPANSION JOINTS, 1/2" THICK, 4" OR 6" DEEP, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH.
2. THE TOWNSHIP ENGINEER SHALL APPROVE ALL SUBGRADES PRIOR TO THE POURING OF ANY CONCRETE.
3. ALL SIDEWALK THAT IS BROKEN, CRACKED, OR OUT OF ALIGNMENT SHALL BE REPLACED PRIOR TO ACCEPTANCE.
4. CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4500 PSI.
5. THERE SHALL BE A FLOAT FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.
6. HANDICAP RAMPS SHALL HAVE A LIGHT BROOM FINISH WITH THE STRIATIONS PERPENDICULAR TO TRAFFIC.
7. DIMENSIONS SHOWN AS VARIABLE SHALL BE CONFIRMED BY THE ENGINEER.
8. CONCRETE SIDEWALKS TO BE 4' WIDE EXCEPT FOR A 5'X10' WHEELCHAIR PASSING ZONE EVERY 200' MIN.

CONCRETE SIDEWALK DETAIL

NOT TO SCALE

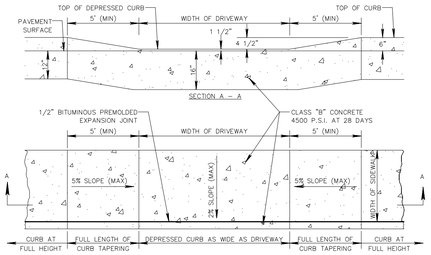


NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREA. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTER LINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET FOR ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE OF ADJACENT THICKNESS.
6. CURB AND HEADER WINING AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR A AS VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
8. THE PUBLIC SIDEWALK CURB RAMP, DETECTABLE WARNING SURFACE (SHADED AREA) SHALL BE SAFETY RED COLOR ON CONCRETE OR 70% COLOR CONTRACT FROM OTHER SURFACE SUCH AS BRICK.
9. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
10. PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
11. DIMENSIONS SHOWN IN TABLE ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE CALCULATED BASED ON CROSS SLOPES SHOWN.

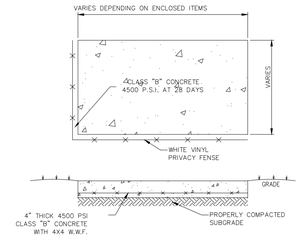
DETECTABLE WARNING SURFACE

NOT TO SCALE



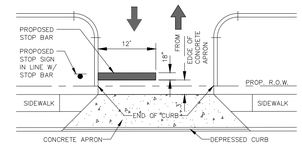
DEPRESSED CURB AND SIDEWALK AT DRIVEWAY OPENINGS

NOT TO SCALE



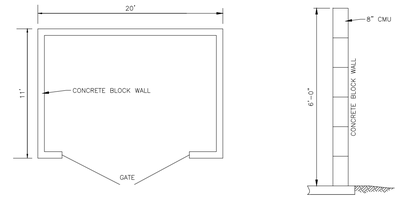
HVAC OR TRASH ENCLOSURE AREA

NOT TO SCALE



ENTRANCE AND STOP BAR DETAIL

NOT TO SCALE



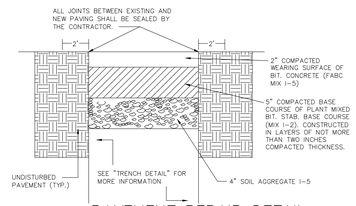
CONSTRUCTION NOTES

ALL FASTENERS SHALL BE GALVANIZED, BRASS OR STAINLESS STEEL.

SIGNS SHALL BE AFFIXED TO (EACH PAIR OF) GATES OF MULTI-COMPARTMENT STORAGE AREAS INDICATING THE NATURE OF WASTE TO BE DEPOSITED INTO/COLLECTED FROM THE CONTAINER(S) INSIDE

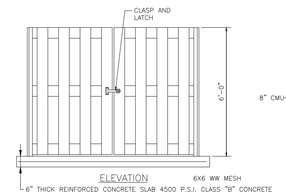
GATES SHALL BE PROVIDED WITH HARDWARE ENABLING THEM TO BE FIXED SECURELY IN THE OPEN POSITION. SPRING-LOADED HINGES AND/OR OTHER MECHANICAL DEVICES SHALL AUTOMATICALLY CLOSE THE GATES, AND SECURE THEM IN THE CLOSED POSITION, ANY TIME THEY ARE NOT FIXED OPEN.

ALL CONCRETE TO BE 4500 P.S.I. CLASS "B" CONCRETE



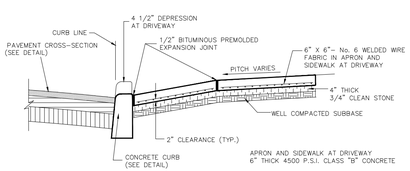
PAVEMENT REPAIR DETAIL

NOT TO SCALE



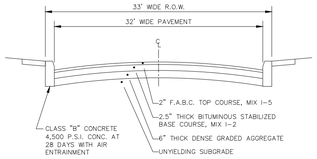
REFUSE/RECYCLABLE STORAGE AREA

N.T.S.



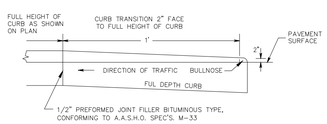
APRON, SIDEWALK AND CURB SECTION AT DRIVEWAY

NOT TO SCALE



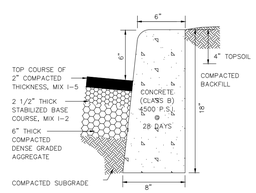
STREET CROSS SECTION

N.T.S.



TYPICAL CURB TAPER

NOT TO SCALE

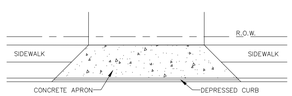


GENERAL NOTES:

1. EXPANSION JOINTS TO BE LOCATED A MAXIMUM OF 20' ON CENTER. EXPANSION MATERIAL TO BE PREMOLDED ASPHALT IMPREGNATED A MINIMUM OF 1/2" THICK. CONTRACTION JOINTS TO BE LOCATED A MAXIMUN OF 10' ON CENTER. ALL JOINTS TO BE FULL DEPTH OF 18".
2. DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

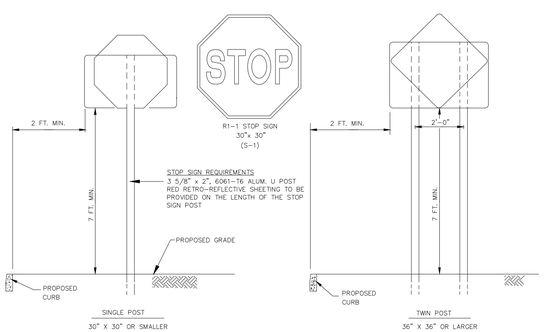
PAVING AND CURB DETAIL

NOT TO SCALE



DEPRESSED CURB AND SIDEWALK AT DRIVEWAY ENTRANCE DETAIL

NOT TO SCALE



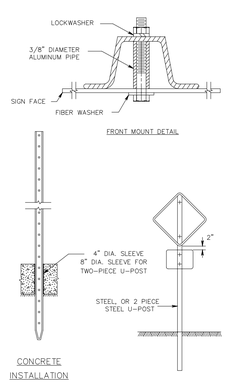
TYPICAL TRAFFIC SIGN MOUNTING DETAIL

NOT TO SCALE

GENERAL NOTES:

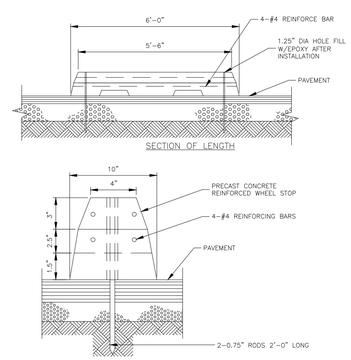
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION, AS STATED IN THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
2. ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM. ONE PIECE ALUM. OR STEEL POST SHALL BE EMBEDDED 3'-6" MAXIMUM.
3. POSTS MAY BE STEEL, ALUMINUM OR 2 PIECE U-POSTS IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123.
4. ALL BOLTS SHALL BE GALVANIZED AND SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.

U-POST DETAIL



TYPICAL TRAFFIC SIGN POST CONNECTION DETAILS

NOT TO SCALE



CONCRETE WHEEL STOP DETAIL

N.T.S.

10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019	TR

PRELIMINARY AND FINAL MAJOR SITE PLAN

DETAIL SHEET #1

32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

NEWLINES ENGINEERING & SURVEY
CERTIFICATE #24GA28264200

315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

GLENN D. LINES, P.E., P.P.

LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)

DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	AS SHOWN
DATE	10-03-2019
SHEET	9 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE

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 OF 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 IN NEW JERSEY, JANUARY 2014 7TH EDITION, REVISED FEBRUARY 2017." LINK TO 2014 STANDARDS: http://www.state.nj.us/agriculture/divisions/anr/njerosion.html
5. N.J.S.A. 4:24–39 ET.SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THERE HAS BEEN COMPLIANCE WITH PROVISIONS OF THE CERTIFIED PLAN FOR PERMANENT MEASURES. ALL SITE WORK, AND ALL WORK AROUND INDIVIDUAL LOTS IN 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 (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL WITHIN 14 DAYS, AT A RATE OF 2–2 1/2 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 1/2 – 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 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 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 FINAL INSPECTION, YOU ARE REQUIRED TO PROVIDE CONFIRMATION THAT THE PROPER TYPE AND AMOUNT OF SEED, LIME AND FERTILIZER HAVE BEEN USED FOR PREMINENT STABILIZATION WORK. STRAW MULCH IS REQUIRED ON ALL SEEDING.
13. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY 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 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 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 DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AREAS 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.
21. REQUIREMENTS FOR STONE BARRIER:
    THE STONE SHALL BE PILED TO A NATURAL ANGLE OF REPOSE WITH A HEIGHT OF AT LEAST 2 FEET.
    THE STONE SHALL MEET ASTM C–33 SIZE NO. 2 (2.5 TO 1.5) OR 3 (2 TO 1 INCH)
22. MAINTENANCE OF SILT FENCE:
    SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF TEH BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
    REPAIR OF REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
    BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.
23. THE SOIL INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR, IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

STANDARD FOR MAINTAINING VEGETATION

A PREVENTIVE MAINTENANCE PROGRAM ANTICIPATES REQUIREMENTS AND ACCOMPLISHES WORK WHEN IT CAN BE DONE WITH LEAST EFFORT AND EXPENSE TO INSURE ADEQUATE VEGETATIVE COVER. MAINTENANCE SHOULD OCCUR ON A REGULAR BASIS, CONSISTENT WITH FAVORABLE PLANT GROWTH, SOIL, AND CLIMATIC CONDITIONS. THIS INVOLVES REGULAR SEASONAL WORK FOR MOWING, FERTILIZING, LIMING, WATERING, PRUNING, FIRE CONTROL, WEED AND PEST CONTROL, RESEEDING, AND TIMELY REPAIRS. THE DEGREE OF PREVENTIVE MAINTENANCE NEEDED DEPENDS UPON THE TYPE OF VEGETATION AND ITS PROPOSED FUNCTION OR USE.

1. MOWING IS A RECURRING PRACTICE AND ITS INTENSITY DEPENDS UPON THE FUNCTION OF THE GROUND COVER. ON HIGH TO MODERATE (A TO B) MAINTENANCE AREAS, SUCH AS LAWNS, CERTAIN RECREATION FIELDS, AND PICNIC AREAS, MOWING WILL BE FREQUENT (2 TO 7 DAY INTERVALS) AND TYPICALLY AT A HEIGHT OF 2.5 TO 3 INCHES. RETURN CLIPPINGS FROM MOWING (MULCHING MOWER) TO THE TURF TO REDUCE THE AMOUNT OF FERTILIZER NEEDED TO MAINTAIN THE TURF BY AS MUCH AS 50%. SOME TURF MIXTURES CAN BE MANAGED AS NATURALIZED STANDS REQUIRING ONLY ONE (COOL SEASON MIXTURES) OR TWO (WARM SEASON MIXTURES) MOWINGS PER YEAR. MOWING OF NATURALIZED AREAS IS TYPICALLY DONE AT HEIGHTS NO LESS THAN 4 INCHES AND SHOULD NOT BE DONE BETWEEN APRIL 1ST AND JULY 15TH TO AVOID DISTURBING GROUND NESTING BIRDS. THE LARGE AMOUNT OF CLIPPING DEBRIS GENERATED BY MOWING NATURALIZED AREAS WILL NEED TO BE REMOVED AND/OR DISPERSED SO THE VEGETATION IS NOT SMOTHERED. BURNING OF NATURALIZED AREAS IS ANOTHER PROCEDURE USED TO MANAGE NATURALIZED TURFS. LOW MAINTENANCE (D) AREAS MAY BE LEFT UNMOWED TO PERMIT NATURAL SUCCESSION. SEE PG. 4–13 FOOTNOTE #4; MAINTENANCE LEVELS A, B, C AND D IN THE STANDARD FOR PERMANENT VEGETATIVE COVER, TABLE 4–3.
2. INCORPORATION OF ORGANIC MATTER (FOR EXAMPLE, MATURE COMPOST) INTO THE SOIL WILL SUBSTANTIALLY REDUCE THE NEED FOR FERTILIZER AND IRRIGATION INPUTS.
3. FERTILIZER AND LIME SHOULD BE APPLIED AS NEEDED TO MAINTAIN A DENSE STAND OF DESIRABLE SPECIES. FREQUENTLY MOWED AREAS AND THOSE ON SANDY SOILS WILL REQUIRE MORE FREQUENT FERTILIZATION BUT AT LOWER NUTRIENT RATES PER APPLICATION.
4. LIME REQUIREMENT SHOULD BE DETERMINED BY SOIL TESTING EVERY 2 OR 3 YEARS. FERTILIZATION MAY INCREASE THE NEED FOR LIMING. CONTACT THE LOCAL COUNTY EXTENSION OFFICE FOR DETAILS ON SOIL TESTING AND FERTILIZATION AND PEST CONTROL RECOMMENDATIONS ONLINE AT HTTP://NJAES.RUTGERS.EDU/COUNTY/.
5. FERTILIZATION AND ADDITIONS OF OTHER SOIL AMENDMENTS ARE NOT RECOMMENDED FOR MANAGING NATIVE VEGETATION SUCH AS IN THE PINELANDS NATIONAL RESERVE. SEE THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION FOR SPECIFIC REQUIREMENTS IN THE PNR.
6. WEED INVASION MAY RESULT FROM ABUSIVE MOWING AND FROM INADEQUATE FERTILIZING AND LIMING. MANY NEWLY ESTABLISHED GRASSES WILL NOT SURVIVE IF MOWED AT HEIGHTS BELOW 2.5 INCHES AND AT INTERVALS GREATER THAN 7 DAYS. BRUSH INVASION IS A COMMON CONSEQUENCE OF LACK OF MOWING. THE AMOUNT OF WEEDS OR BRUSH THAT CAN BE TOLERATED IN ANY VEGETATED AREA DEPENDS UPON THE INTENDED USE OF THE LAND. DRAINAGE WAYS ARE SUBJECT TO RAPID INFESTATION BY WEED AND WOODY PLANTS. THESE SHOULD BE CONTROLLED, SINCE THEY OFTEN REDUCE DRAINAGE WAY EFFICIENCY. CONTROL OF WEEDS OR BRUSH IS ACCOMPLISHED BY USING HERBICIDES OR MECHANICAL METHODS.
7. FIRE HAZARD IS GREATER WHERE DRY VEGETATION HAS ACCUMULATED. THE TALLER THE VEGETATION, THE GREATER THE HAZARD.
8. PRUNE TREES AND SHRUBS TO REMOVE DEAD OR DAMAGED BRANCHES. REMOVE UNDESIRABLE OR INVASIVE PLANTS TO MAINTAIN INTEGRITY OF THE LANDSCAPE AND ENHANCE QUALITY OF PERMANENT VEGETATIVE COVER.

ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL NOTES FOR PROJECTS WITH BASINS

1. BASIN MUST BE PROPERLY CONSTRUCTED AND PERMANENTLY STABILIZED, AND CONDUIT OUTLET PROTECTION INSTALLED, PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
2. THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL HAVE SPECIFIC REQUIREMENTS FOR TOPSOILING, THE INSTALLATION OF SOD, TEMPORARY AND/OR PERMANENT VEGETATIVE COVER AND LAND GRADING. THE TEXT FOUND ON PAGES 4–1 (SEC. 1B), 6–2 (SEC. 2B), 7–1 (SEC. 1C), 8–2 (SEC. 3D) AND 19–4 (LAST PARAGRAPH) SERVE TO HELP MINIMIZE SOIL COMPACTION AND REDUCE MAINTENANCE.
3. OWNERSHIP AND RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE DETENTION STRUCTURE MUST BE DETERMINED DURING DESIGN AND SHOWN ON THE PLANS AND ON THE COMPLETED "HYDRAULIC AND HYDROLOGIC DATA BASE SUMMARY FROM." TO BE EFFECTIVE OVER A LONG PERIOD OF TIME, THE STRUCTURE MUST BE PROPERLY MAINTAINED.

STANDARD FOR TOPSOILING

MATERIALS:

1. TOPSOIL SHOULD BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS 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.
2. 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.

STRIPPING AND STOCKPILING

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

SITE PREPARATION

1. 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.
2. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
3. 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.
4. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING.
5. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEAUSERES, SEDIMENTATION BASINS, AND WATERWAYS.

APPLYING TOPSOIL

1. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
2. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTH 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 H OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL.
3. 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 COOPEATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

STANDARD FOR STABILIZATION WITH MULCH ONLY

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION–RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED. REFER TO SESC NOTE #6.

METHODS AND MATERIALS

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 FOR LAND GRADING

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.

B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.

C. 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.

D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.

F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF3 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 MANUFACTURER.

B. 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 AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

SEQUENCE OF CONSTRUCTION

1. INSTALLATION OF TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AT THE INITIATION OF LAND DISTURBANCE ACTIVITIES. ALL TEMPORARY SOIL EROSION MEASURES MUST INCLUDE SILT FENCE, STAB. CONSTRUCTION ENTRANCE AND INLET PROTECTION.
2. INSTALLATION OF SILT FENCING AND TREE PROTECTION FENCING PRIOR TO ANY LAND DISTURBANCE. (3 DAYS)
3. APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL. (5 DAYS)
4. CONSTRUCT STABILIZED CONSTRUCTION ACCESS WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS. (1 DAY)
5. DEMOLITION, SITE GRADING, CLEARING SITE AS SHOWN ON THE PLANS WITH APPROPRIATE EROSION CONTROL FACILITIES. (3 WEEKS)
6. PROVIDE AND INSTALL TEMPORARY STABILIZATION MEASURES AS REQUIRED. (1 WEEK)
7. ROUGH GRADE, CONSTRUCT CURBS AND UTILITIES (INCLUDING DRAINAGE FACILITIES), PLACE STONE BASE ON ALL PAVED AREAS (8 WEEKS)
8. INSTALL INLET PROTECTION (1 DAY)
9. BEGIN BUILDING CONSTRUCTION. (8 MONTHS)
10. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL. (ON–GOING)
11. CONDUCT SOIL COMPACTION TESTS IN LOCATIONS SHOWN ON SOIL MANAGEMENT & PREPARATION PLAN. TESTING MUST BE WITNESSED BY OCSCD INSPECTOR.
12. IF TESTS PASS, SUBMIT TEST RESULTS TO OCEAN COUNTY SOIL CONSERVATION DISTRICT. TESTING MUST BE WITNESSED BY OCSCD INSPECTOR.
13. IF TESTS FAIL, RESTORATION OF COMPACTED SOILS SHALL BE CONDUCTED THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH).
14. APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5" (4" MINIMUM) FIRMED IN PLACE (SEE STANDARD "TOPSOILING" PG. 8–2).
15. REGRADE AND PERMANENTLY STABILIZE THE LAWN AREAS. (AS REQUIRED)
16. FINAL PAVING AND PERMANENT STABILIZATION OF SITE. (2 WEEKS)
17. REMOVAL OF SOIL EROSION, SEDIMENT CONTROL FACILITIES & PROTECTIVE TREE FENCING WHEN PERMANENT EROSION CONTROL MEASURES ARE ACCEPTED BY THE TOWNSHIP ENGINEER. (1 WEEK)
18. RECEIVE CERTIFICATE OF COMPLIANCE FROM OCEAN COUNTY SOIL CONSERVATION DISTRICT.

STANDARD FOR DUST CONTROL

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES – SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5–1

VEGETATIVE COVER – SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7–1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4–1 AND PERMANENT STABILIZATION WITH SOD, PG. 6–1

SPRAY–ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16–1 DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACR
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) – SPRAY ON POLYACRYLAMIDE (PAM) – DRY SPREAD	APPLY ACCORDING TO MANUFACTURERS INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 26–1		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. LAY–TYPE PLOWS SPACED ABOUT 12 INCHES APART AND MOLD BOARD SPRING–TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMON, USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

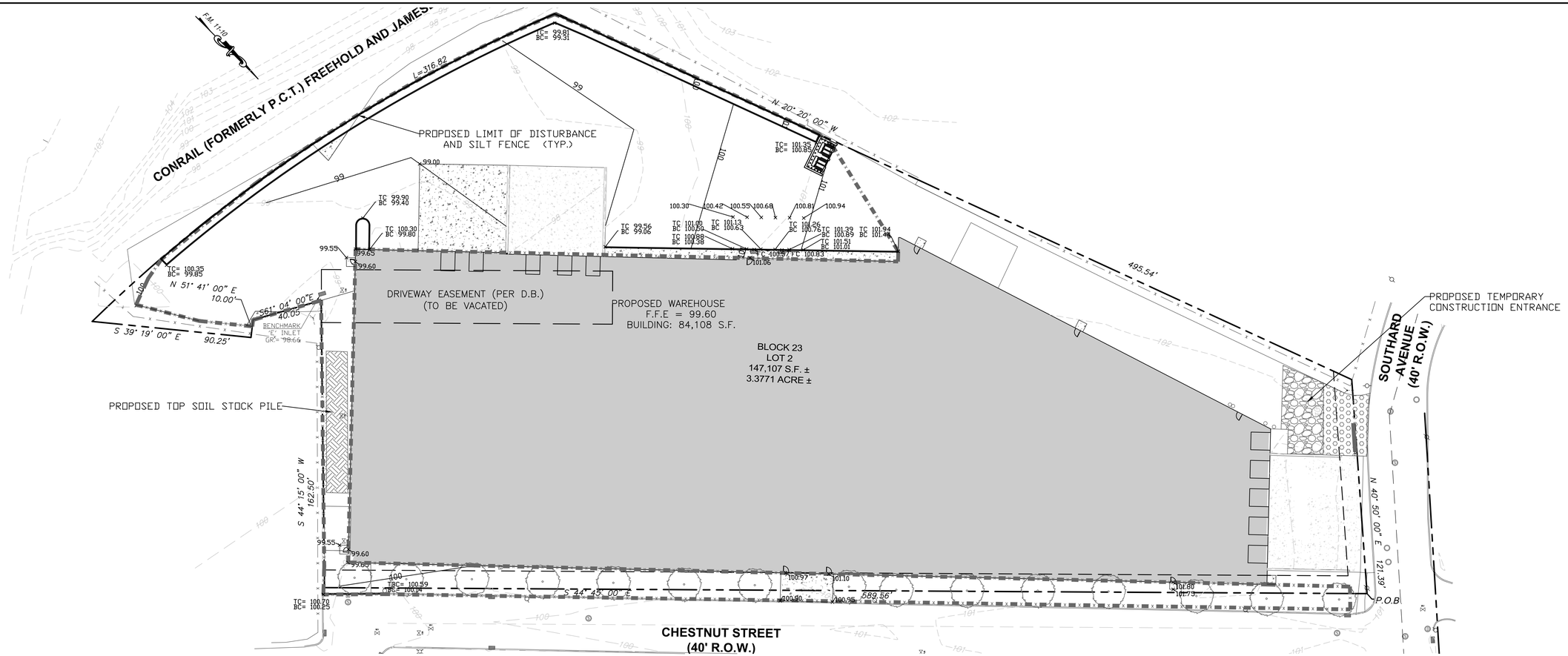
STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

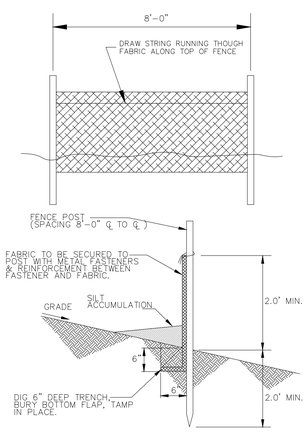
STANDARD FOR DEWATERING

CONDITIONS WHERE PRACTICE APPLIES:

DURING CONSTRUCTION EXCAVATED FACILITIES MAY NEED TO BE DEWATERED TO FACILITATE OR COMPLETE THE CONSTRUCTION PROCESS. THE WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAIN SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER. THIS STANDARD DOES NOT ADDRESS THE REMOVAL OF GROUND WATER THROUGH WELL POINTS ETC. THIS STANDARD DESCRIBES THE FOLLOWING PRACTICE FOR THE REMOVAL OF SEDIMENT LADEN WATERS FROM EXCAVATION AREA:
SILT CONTROL BAGS.

SEDIMENT TANK / SILT CONTROL BAGS ARE CONTAINERS THROUGH WHICH SEDIMENT LADEN WATER IS PUMPED TO TRAP AND RETAIN THE SEDIMENT. A SEDIMENT TANK OR A SILT CONTROL BAG IS TO BE USED ON SITES WERE EXCAVATIONS ARE DEEP, AND S



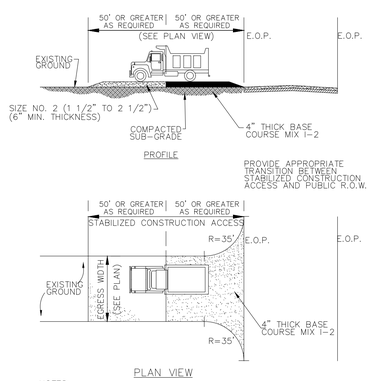


NOTES:

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 23-2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1½ INCHES.
2. "SUPER" SILT FENCE-A METAL FENCE WITH 6 INCH OR SMALLER MESH OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8 FEET ON CENTER AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED, "SUPER" SILT FENCE IS NOT TO BE USED IN PLACE OF PROPERLY DESIGNED DIVERSIONS (PG. 15-1) WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL

NOT TO SCALE



NOTES:

INDIVIDUAL LOT ENTRANCE AND EGRESS-AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT INGRESS/EGRESS POINTS MAY REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF NO. 3 STONE (1" TO 2") TO PREVENT OR MINIMIZE TRACKING OF SEDIMENTS. WIDTH OF THE STONE INGRESS/EGRESS SHALL BE EQUAL TO LOT ENTRANCE WIDTH AND SHALL BE A MINIMUM OF TEN FEET IN LENGTH.
TIRE WASHING-IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH A CLEAN WATER BEFORE ENTERING A PAVED AREA. A WASH STATION MUST BE LOCATED SUCH THAT WASH WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.
WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

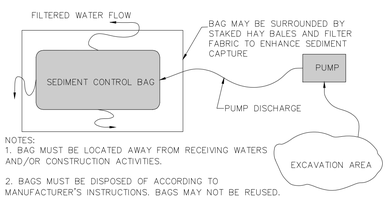
MAINTENANCE:

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

WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE



NOTES:
1. BAG MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
2. BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

DETAIL 14-4 SEDIMENT CONTROL BAG FOR DEWATERING

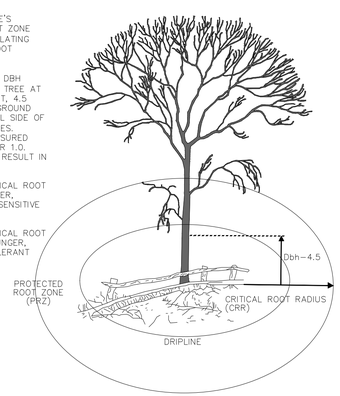
NOT TO SCALE

ESTIMATE A TREE'S PROTECTED ROOT 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 SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



ROOT PROTECTION DURING CONSTRUCTION DETAIL

NOT TO SCALE

CALL BEFORE YOU DIG
1-800-272-1000
It's THE LAW
NEW JERSEY ONE CALL Dig Safely.

CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

10-23-2019 | REVISED PER PBBF LETTER DATED 10-16-2019 | TR

PRELIMINARY AND FINAL MAJOR SITE PLAN
SOIL EROSION & SEDIMENT CONTROL PLAN #2
32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

NEWLINES ENGINEERING & SURVEY
CERTIFICATE #24GA28264200
315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

GLENN D. LINES, P.E., P.P.
LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)
DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 30'
DATE	10-03-2019
SHEET	11 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION TESTING REQUIREMENTS

1. 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. LOCATION ID'S SHALL BE USED TO COMPLETE 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.

B. COMPACTION TESTING METHODS

1. PROBING WIRE TEST (SEE DETAIL)
2. HAND-HELD PENETROMETER TEST (SEE DETAIL)
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
5. 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.
6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARD FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
7. SOIL COMPACTION TESTING IN NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE(6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IN 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.

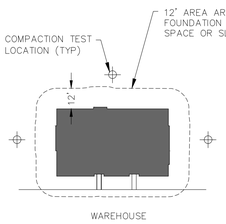
SEQUENCE OF CONSTRUCTION

AFTER ROUGH GRADING SITE TO 4" BELOW PROPOSED GRADES.

1. CONDUCT SOIL COMPACTION TESTS IN LOCATIONS SHOWN ON PLAN.
2. IF TESTS PASS, SUBMIT TEST RESULTS TO OCEAN COUNTY SOIL CONSERVATION DISTRICT.
3. IF TESTS FAIL, RESTORATION OF COMPACTED SOILS SHALL BE CONDUCTED THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH).
4. APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5 INCHES (4 INCHES MINIMUM) FIRMED IN PLACE (SEE STANDARD "TOPSOILING" PG. 8-2).THEN REGRADE AND STABILIZE LAWN AREAS. (AS REQUIRED)
5. RECEIVE CERTIFICATE OF COMPLIANCE FROM FREEHOLD SOIL CONSERVATION DISTRICT.

TOTAL SOIL COMPACTION AREA

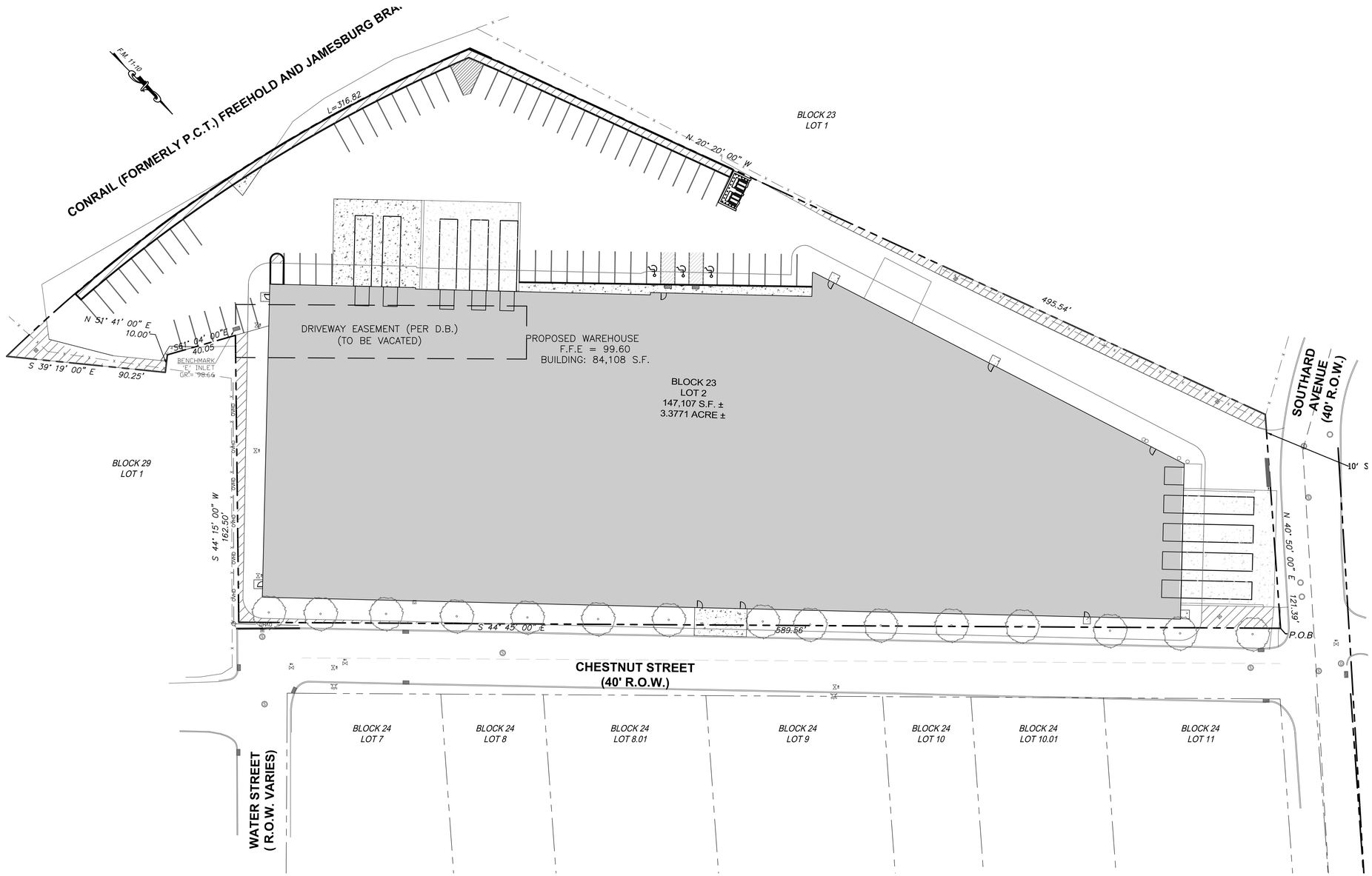
± 0.0678 AC.

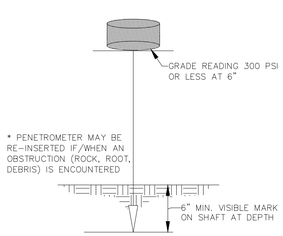


NOTE: SOIL COMPACTION TEST LOCATIONS IDENTIFIED ARE RECOMMENDED LOCATIONS FOR GRADED/DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS AND STRUCTURES OR ON INDIVIDUAL LOTS. FOR GRADED/DISTURBED AREAS WITHIN OPEN OR COMMON SPACES, SOIL COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FREQUENCY LISTED IN THE LEGEND (THIS SHEET).

TYPICAL SOIL COMPACTION TESTING LOCATIONS

NOT TO SCALE

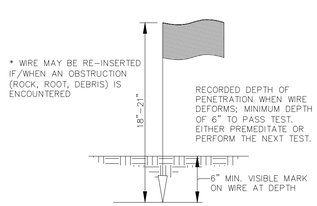




NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNGRADE PRESSURE USED TO ADVANCE THE WIRE.

HANDHELD SOIL PENETROMETER TEST

NOT TO SCALE



NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNGRADE PRESSURE USED TO ADVANCE THE WIRE.

PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)

NOT TO SCALE

LEGEND

SOIL COMPACTION TESTING AREAS

RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1 PER/.5 ACRE)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

10-23-2019	REVISED PER PBBF LETTER DATED 10-16-2019	TR

PRELIMINARY AND FINAL MAJOR SITE PLAN
SOIL MANAGEMENT & PREPARATION PLAN
32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

NEWLINES ENGINEERING & SURVEY
CERTIFICATE #24GA28264200
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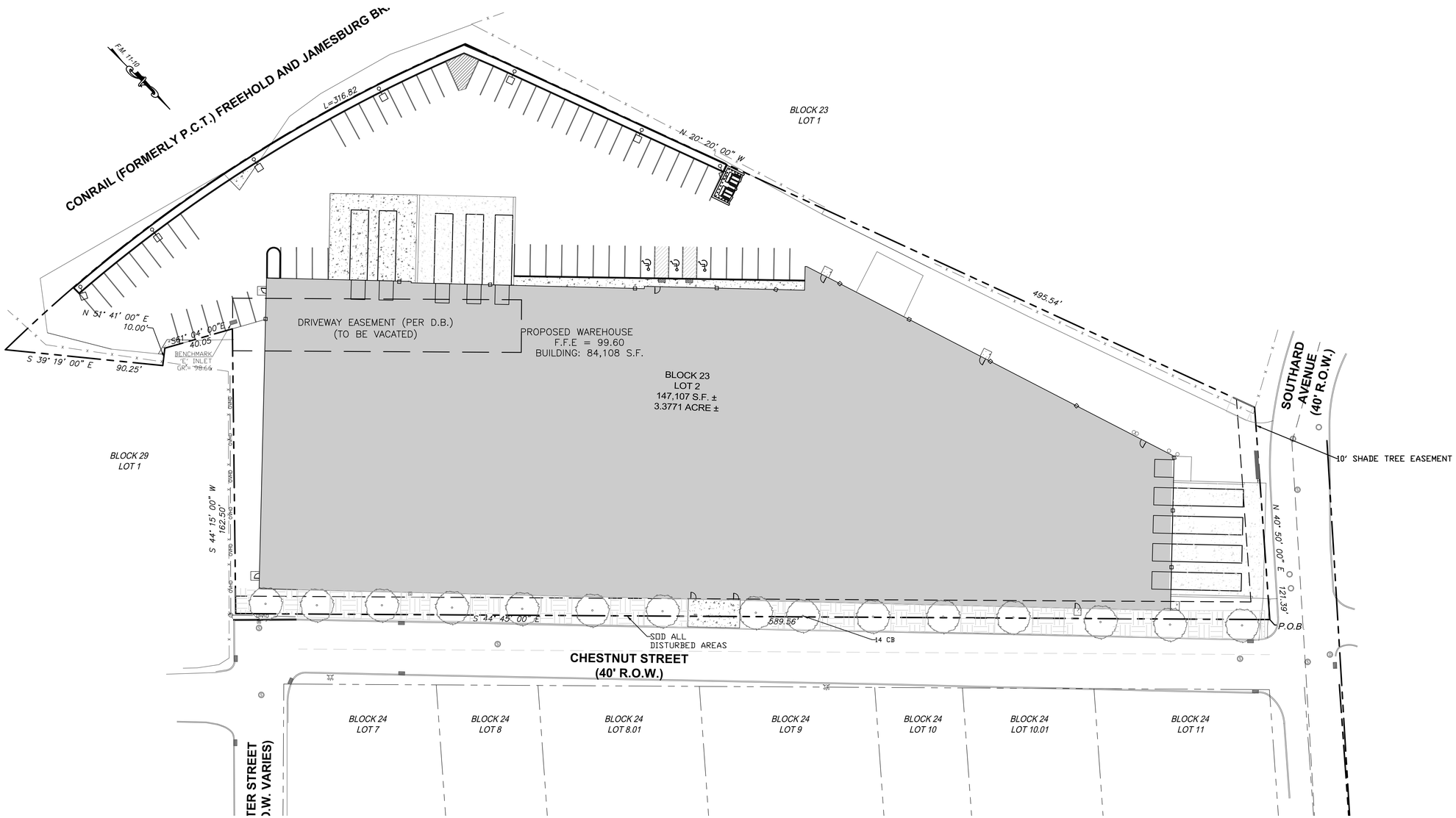
GLENN D. LINES, P.E., P.P.
LICENSED PROFESSIONAL ENGINEER AND PLANNER
STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4066 (P.P.)
DATE

PROJECT NO.	18496
DRAWN BY	TR
SCALE	1" = 30'
DATE	10-03-2019
SHEET	12 OF 14

Z:\2018\18496-Madison-32 Chestnut Street\CAD\18496 MAJOR_SITE

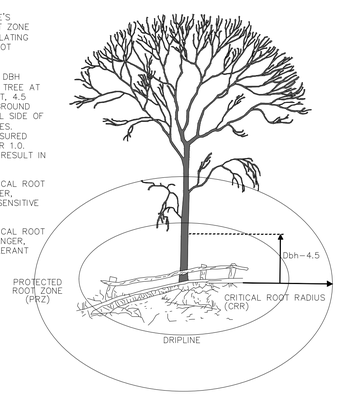


ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)

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 SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



ROOT PROTECTION DURING CONSTRUCTION DETAIL

NOT TO SCALE

TREE PROTECTION MANAGEMENT PLAN NOTES (25-56.3):

1. THE APPLICANT SHALL PROVIDE A TREE LOCATION AND PRESERVATION PLAN WHICH SHALL LOCATE ALL EXISTING TREES AS PROVIDED BELOW. SUCH TREE PRESERVATION PLAN SHALL INCLUDE:
2. FOR ALL AREAS OF THE SITE WHERE SOIL DISTURBANCE OR DEVELOPMENT IS TO OCCUR, AND WITHIN THIRTY FEET OF ANY SUCH AREA, THE LOCATION, TYPE AND CALIPER OF ALL EXISTING TREES WITH A CALIPER OF SIX INCHES OR GREATER MEASURED AT A HEIGHT OF ONE FOOT ABOVE THE BASE OF THE TREE AT PLANTING;
3. FOR ALL OTHER AREAS OF THE SUBJECT SITE, THE GENERAL LOCATION OF AND GENERAL DESCRIPTION OF EXISTING TREES, OR WOODED AREAS CONTAINING EXISTING TREES WITH A CALIPER OF SIX INCHES OR GREATER MEASURED AT A HEIGHT OF ONE FOOT ABOVE THE BASE OF THE TREE AT PLANTING;
4. WHICH OF THE ABOVE TREES ARE TO BE SAVED, AND MEASURES TO BE TAKEN TO INSURE THE SURVIVAL OF THE TREES TO BE SAVED DURING AND AFTER CONSTRUCTION, INCLUDING THE LIMITS OF REGRADING WITHIN THE AREA OF THE BASE OF THE TREE AT PLANTING, PROTECTION OF ROOT SYSTEMS DURING CONSTRUCTION, SUGGESTED TRIMMING AND MAINTENANCE PRIOR TO CONSTRUCTION;
5. NO TREE WITH A CALIPER OF SIX INCHES OR GREATER MEASURED AT A HEIGHT OF ONE FOOT ABOVE THE BASE OF THE TREE AT PLANTING, SHALL BE REMOVED FROM A SITE UNLESS IT IS REPLACED WITH: A SIMILAR TREE FOUR INCHES IN CALIPER ONE FOOT ABOVE THE BASE OF THE TREE AT PLANTING, OR; TWO TREES WITH A MINIMUM TWO AND ONE-HALF INCH CALIPER ONE FOOT ABOVE THE BASE OF THE TREE AT PLANTING, OR; A DONATION OF THREE HUNDRED FIFTY DOLLARS TO THE BOROUGH OF FARMINGDALE SHADE TREE FUND.
6. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, A MINIMUM OF FIFTEEN TREES SHALL BE PROVIDED FOR EACH ACRE OF DEVELOPMENT, EXCLUDING REQUIRED BUFFER AREAS. NO FEWER THAN THIRTY PERCENT OF THE TREES SHALL BE EVER GREEN AND NO FEWER THAN THIRTY PERCENT OF THE TREES SHALL BE DECIDUOUS. EVERGREEN TREES SHALL BE A MINIMUM HEIGHT OF SIX FEET AT PLANTING. DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF FIFTEEN FEET AT PLANTING AND A MATURE HEIGHT OF AT LEAST THIRTY FEET. THEY SHALL BE A MINIMUM CALIPER OF TWO AND ONE HALF INCHES MEASURED AT A HEIGHT OF ONE FOOT ABOVE THE BASE OF THE TREE AT PLANTING, EXCEPT THAT A MINIMUM OF TWO DECIDUOUS TREES PER ACRE SHALL BE NOT LESS THAN FOUR INCHES CALIPER MEASURED ONE FOOT ABOVE THE BASE OF THE TREE. EXISTING TREES WHICH HAVE BEEN SAVED OR REPLACE AS PART OF TREE PRESERVATION UNDER PARAGRAPH (D) ABOVE MAY BE INCLUDED AS PART OF THE REQUIRED TREES PROVIDED THAT THE TREES ARE NOT LOCATED IN A REQUIRED BUFFER AREA, AND PROVIDED THAT, WHERE THE NUMBER OF TREES SAVED OR REPLACED EXCEEDS FIFTEEN PER ACRE, THE NUMBER OF TREES SO SAVED IS NOT REDUCED. THE NUMBER OF TREES PROVIDED SHALL BE PRO-RATED FOR FRACTIONS OF AN ACRE, EXCEPT THAT NOT LESS THAN ONE FOUR INCH CALIPER DECIDUOUS TREE SHALL BE PROVIDED ON ANY SITE. DECIDUOUS TREES THAT DO NOT HAVE A MATURE HEIGHT OF THIRTY FEET OR GREATER MAY BE SUBSTITUTED FOR THE DECIDUOUS TREES WHICH ARE REQUIRED IN THE ABOVE PARAGRAPH PROVIDED THAT: TWO OF THE SMALLER TREES SHALL BE REQUIRED FOR EACH ONE LARGER TREE IT REPLACES; AND NO MORE THAN FIVE DECIDUOUS TREES PER ACRE SHALL BE SUBSTITUTED IN THIS MANNER. NO LESS THAN THIRTY PERCENT OF THE REQUIRED TREES SHALL BE PLANTED IN THE REQUIRED FRONT YARD. THERE SHALL BE NO REQUIREMENT FOR THE MIX OF DECIDUOUS AND EVERGREEN TREES TO BE PLANTED IN A FRONT YARD.
7. STREET TREE PLANTINGS. FOR ALL DEVELOPMENTS, STREET TREES SHALL BE REQUIRED AND SHALL GENERALL BE PLANTED A MAXIMUM OF FORTY FEET APART.

CALL BEFORE YOU DIG
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It's THE LAW
NEW JERSEY ONE CALL Dig Safely.

CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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PRELIMINARY AND FINAL MAJOR SITE PLAN
TREE PROTECTION PLAN
32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

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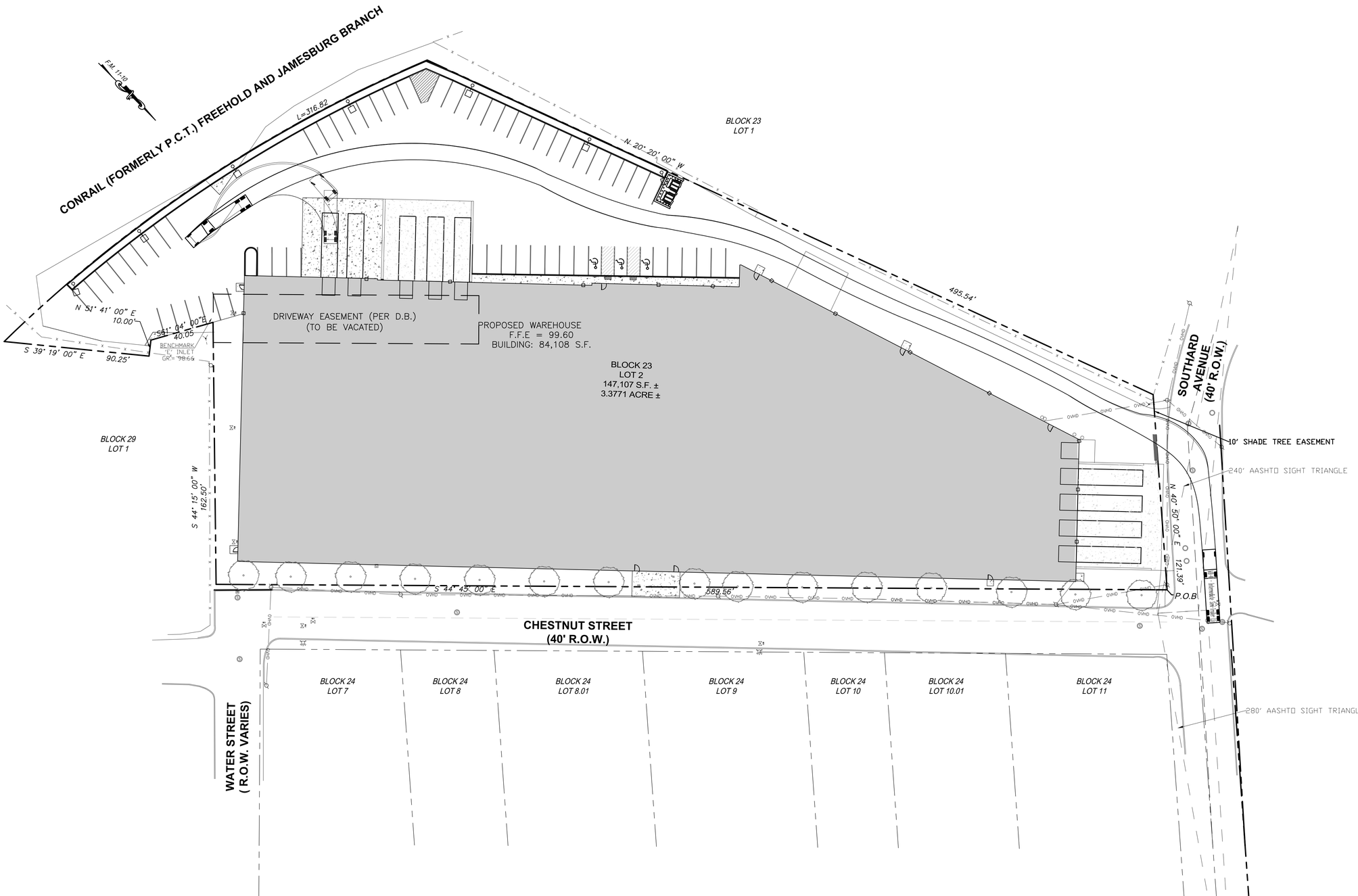

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PRELIMINARY AND FINAL MAJOR SITE PLAN
TRAFFIC CIRCULATION PLAN
32 CHESTNUT STREET
BLOCK 23 LOT 2
FARMINGDALE, MONMOUTH COUNTY, NEW JERSEY

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