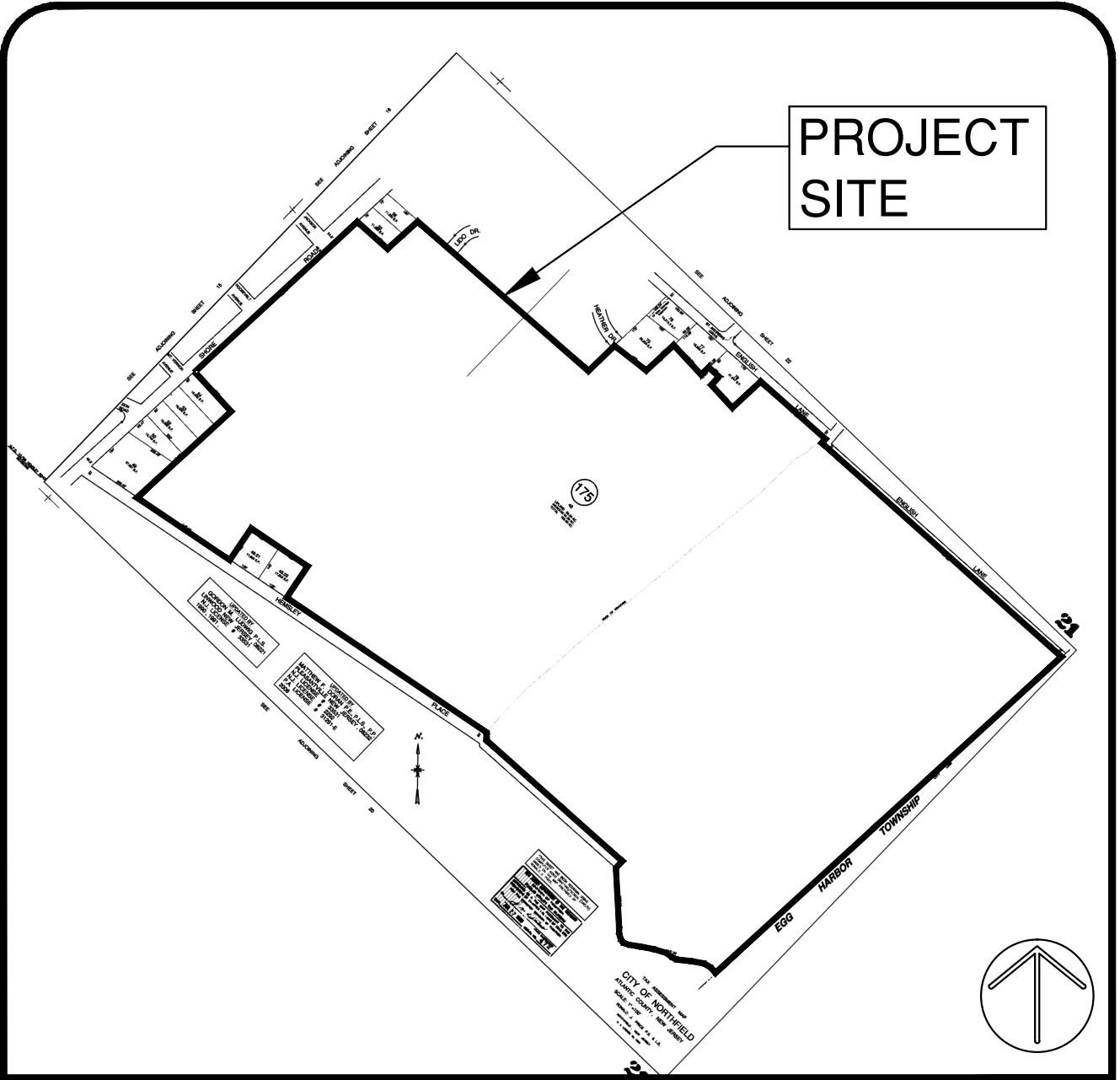


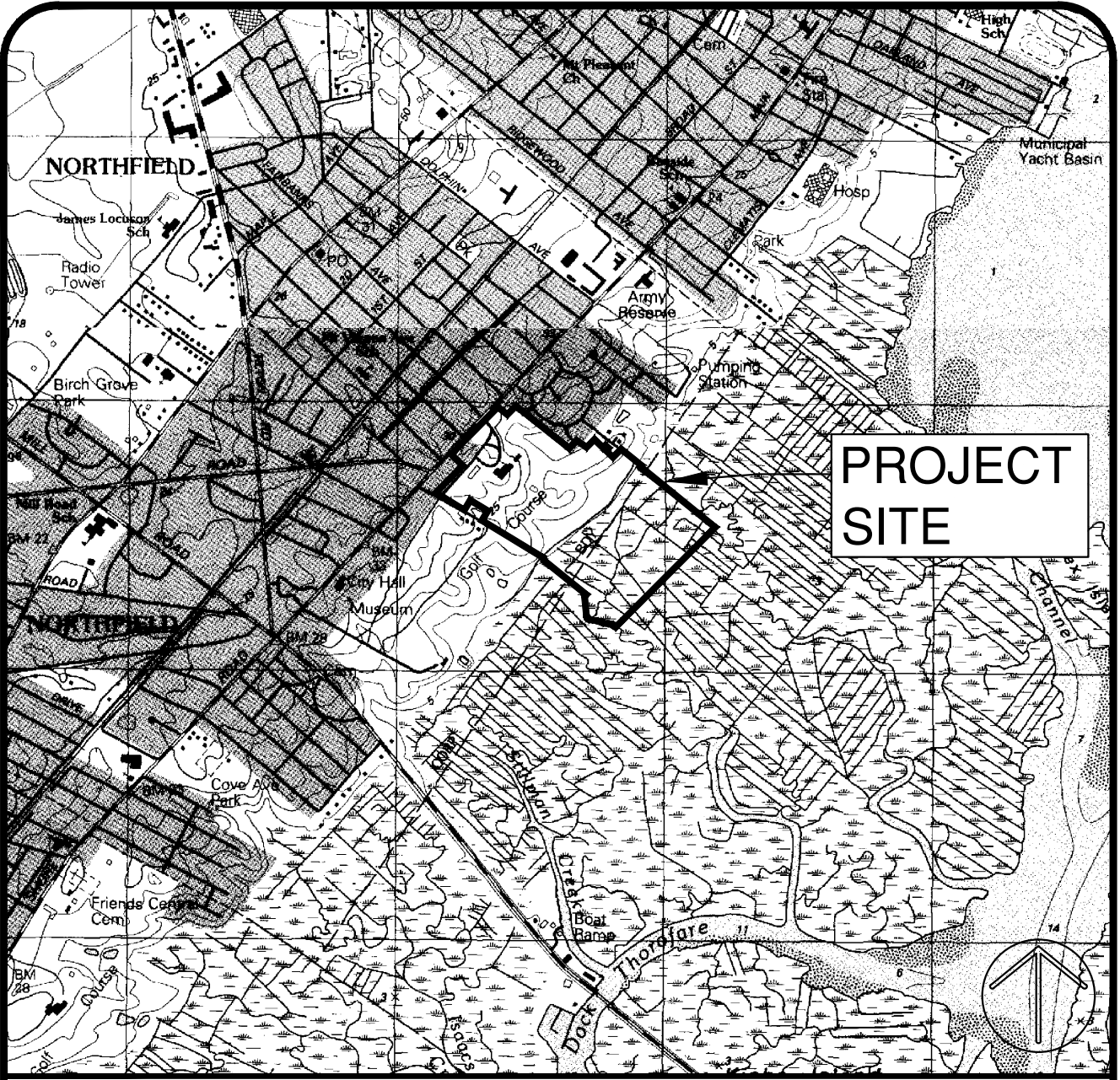
GENERAL LOCATION
(BING MAP)

1" = 1000'



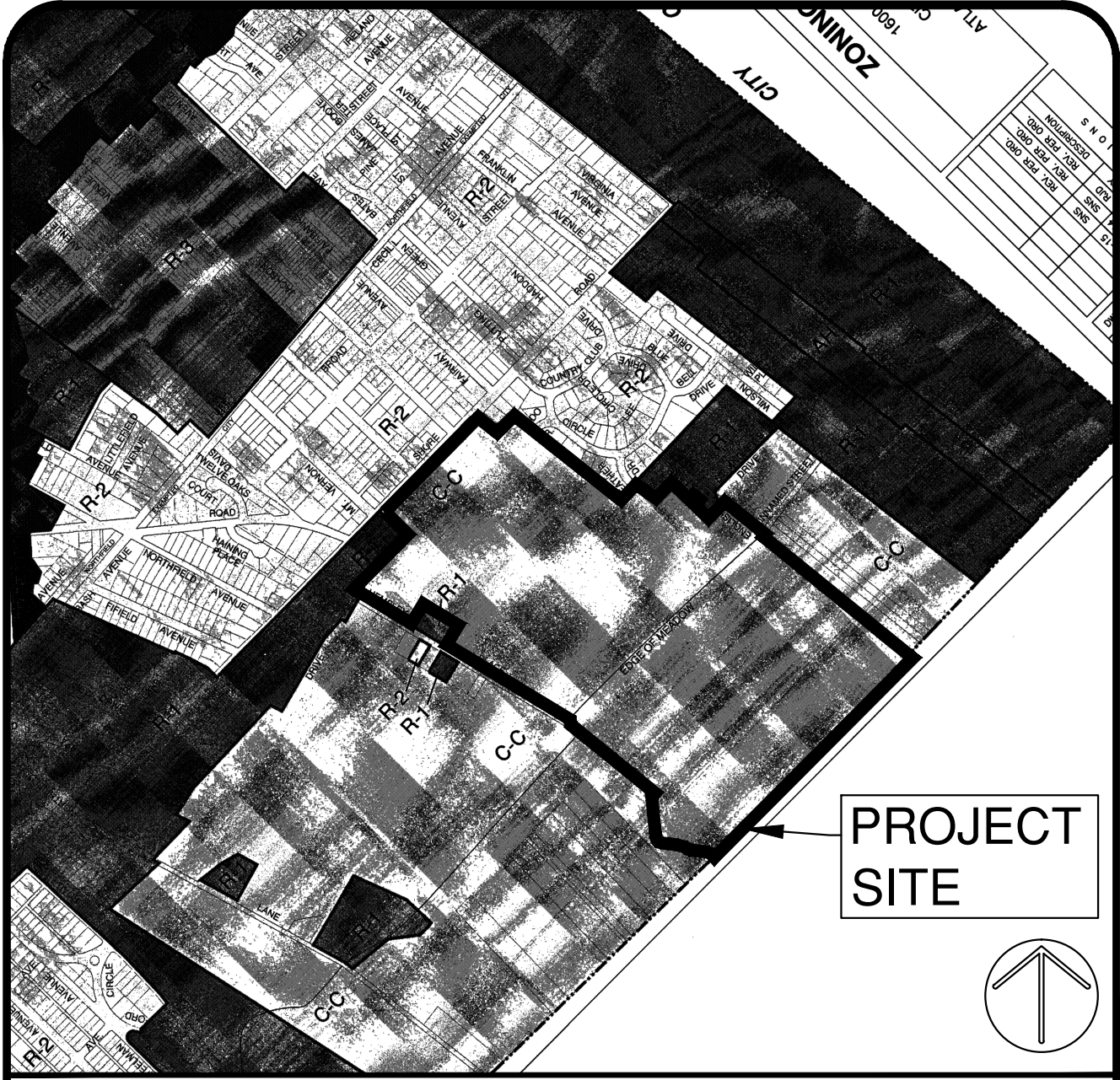
CITY OF NORTHFIELD TAX MAP
(SHEET #21)

1" = 600'



U.S.G.S. MAP
(OCEAN CITY QUADRANGLE)

1" = 2000'



CITY OF NORTHFIELD ZONING MAP
(C-C - COUNTRY CLUB DISTRICT)

1" = 1000'



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Engineers, Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION #263270280

COVER SHEET

BLOCK 175, LOT 48

CITY OF NORTHFIELD

ATLANTIC COUNTY, NEW JERSEY

STEVEN L. FILIPPONE

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29230

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REVISION DATE BY



DATE: 10/25/19 DRAWN BY: MJH

SCALE: AS NOTED CHECKED BY: SLF

PROJECT #: 7496 SHEET: 1 OF 8

To Be Submitted Under
Separate Cover

General Notes

- Owner/Applicant:
ACCC Properties, LLC c/o Tim Larson
202 Reeves Road
Bridgeton, New Jersey 08302
- The project site is known as Block 175, Lot 48 as shown on the City of Northfield Tax Map, Plate #21. It contains approximately 102.6 acres.
- The property is located in the C-C - Country Club Zoning District. It contains the Atlantic City Country Club.
- It is the intent of the applicant to remove the existing 106 space parking lot and construct a new 155 space parking lot.
- Stormwater runoff generated by the expanded lot will be retained on-site for infiltration.
- There are no proposed changes to the existing signage or buildings.
- Any concrete curb or sidewalk and/or asphalt pavement disturbed within the right-of-way shall be repaired in kind.
- All traffic signs, utility poles, mailboxes and traffic safety devices moved during construction shall be reinstalled in their proper location.
- This application requires approval from the following agencies:
City of Northfield Planning Board
Atlantic County Planning Board
Cape Atlantic Conservation District

Survey Information

Outbound survey information was taken from a plan entitled "Property Survey" prepared by Arthur W. Ponzio Co. & Associates, Inc., 400 N. Dover Ave., Atlantic City, NJ; Arthur Ponzio, Jr, NJPLS. The survey was prepared for a title report with a date of March 6, 2014. Elevations were taken from a plan prepared by Noon-Mathis Associates, 101 Rose Dr., Mullica Hill, NJ; Michael Zimmerman, NJPLS. The survey was prepared in August 2016.

SURVEY INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate "Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

SCHEDULE OF SHEETS

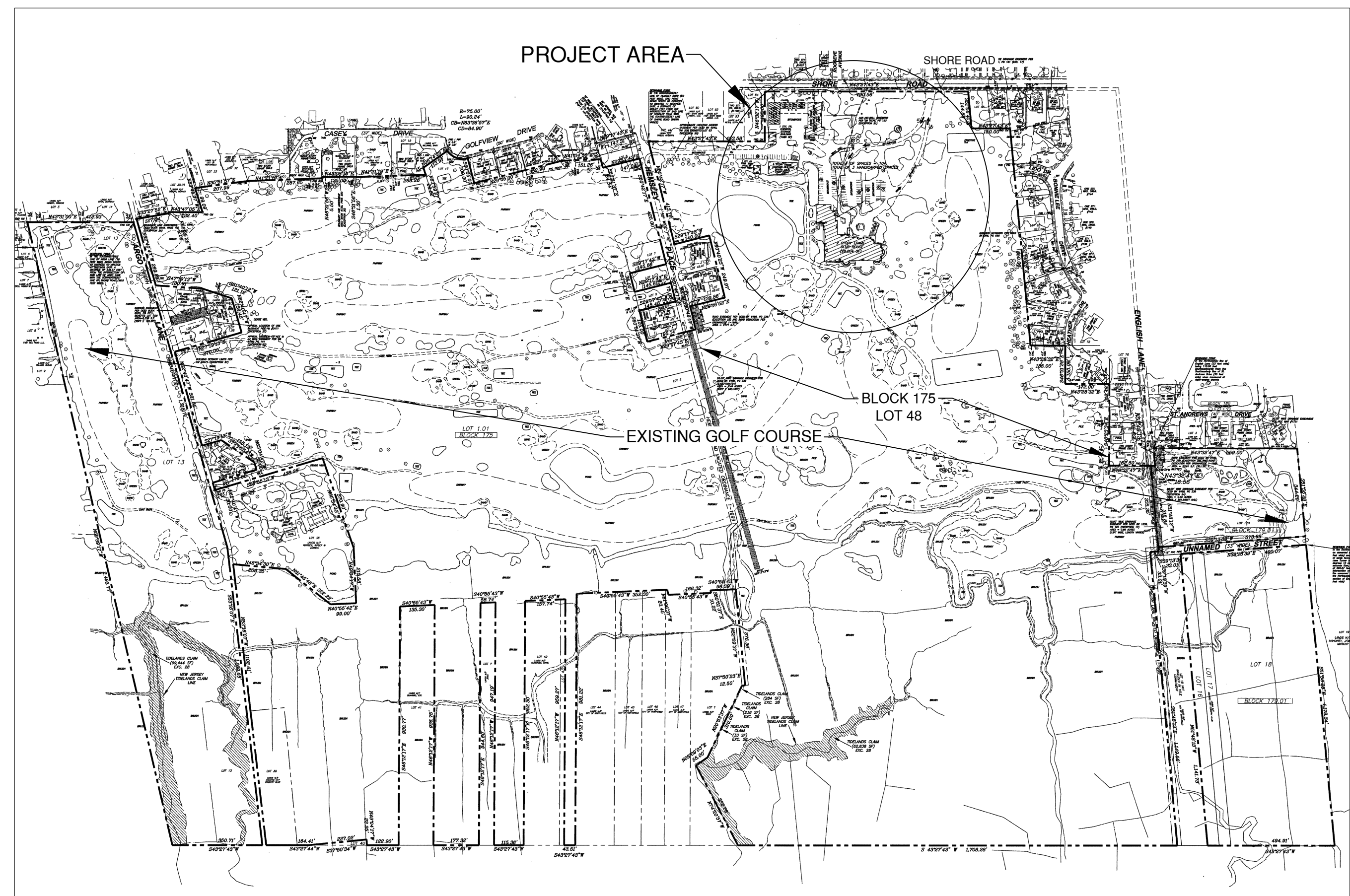
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COVER SHEET	1 OF 8	10/25/19	-
EXISTING CONDITIONS PLAN.....	2 OF 8	10/25/19	-
SITE PLAN.....	3 OF 8	10/25/19	-
GRADING & DRAINAGE PLAN.....	4 OF 8	10/25/19	-
LIGHTING & LANDSCAPE PLAN.....	5 OF 8	10/25/19	-
ENGINEERING DETAILS	6 OF 8	10/25/19	-
ENGINEERING DETAILS	7 OF 8	10/25/19	-
SOIL CONSERVATION PLAN.....	8 OF 8	10/25/19	-

CITY OF NORTHFIELD APPROVAL BLOCK

Chairman _____ Date _____
Secretary _____ Date _____
Engineer _____ Date _____

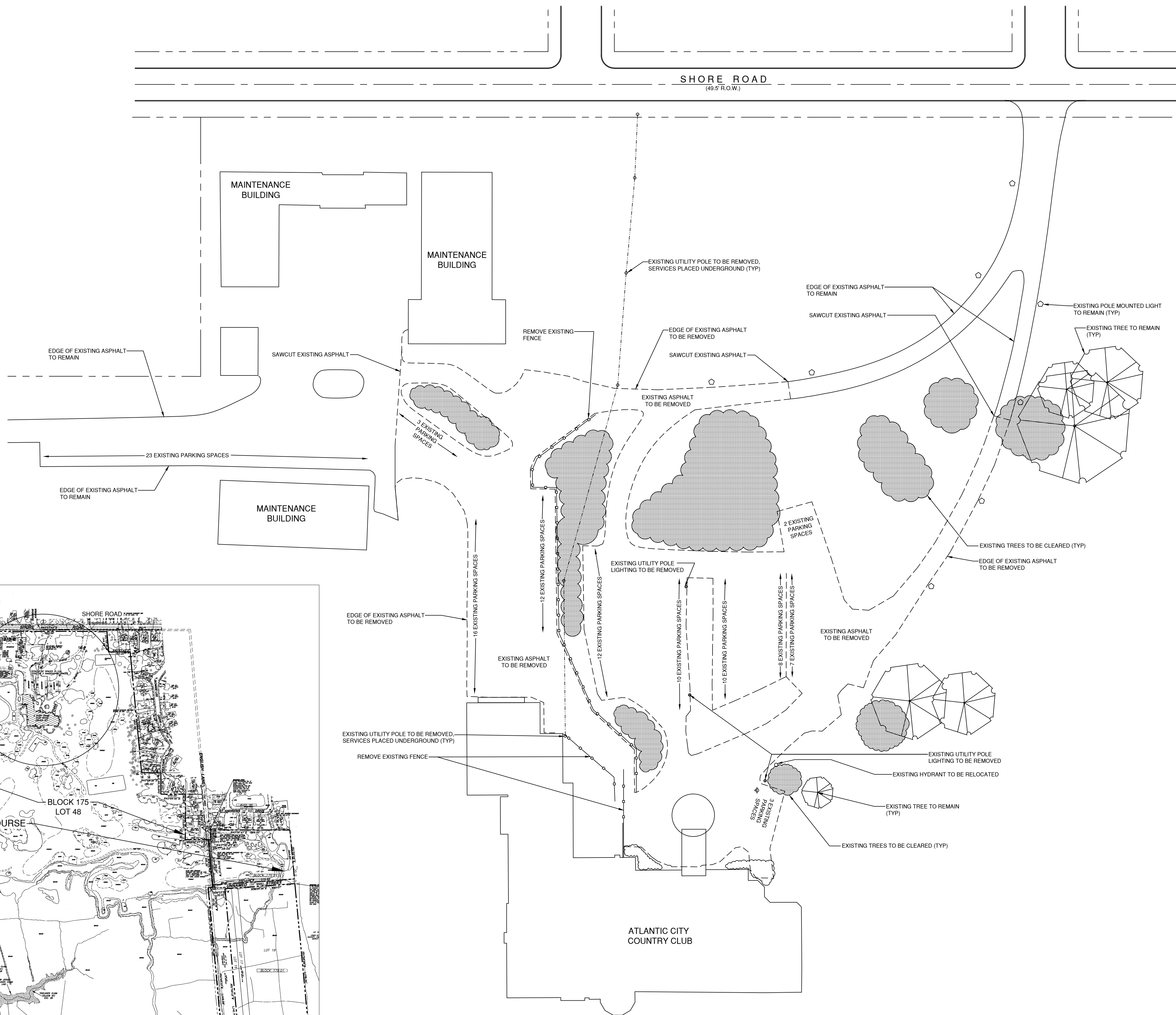


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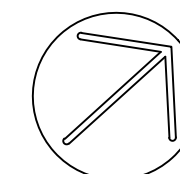
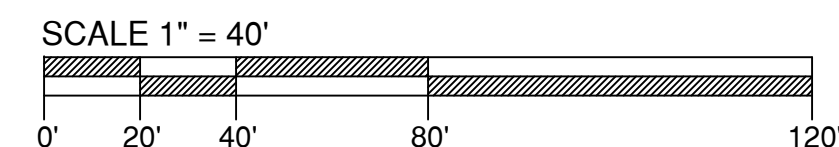


OVERALL KEY MAP

N.T.S.



EXISTING CONDITIONS PLAN



STEVEN L. FILIPPONE
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29230

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REVISION	DATE	BY

EDA
Engineers - Landscape Architects - Planners

DATE: 10/25/19

DRAWN BY: MJH

SCALE: 1"=40'

CHECKED BY: SLF

PROJECT #: 7496

SHEET: 2 OF 8

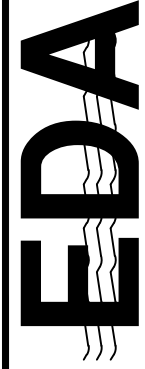
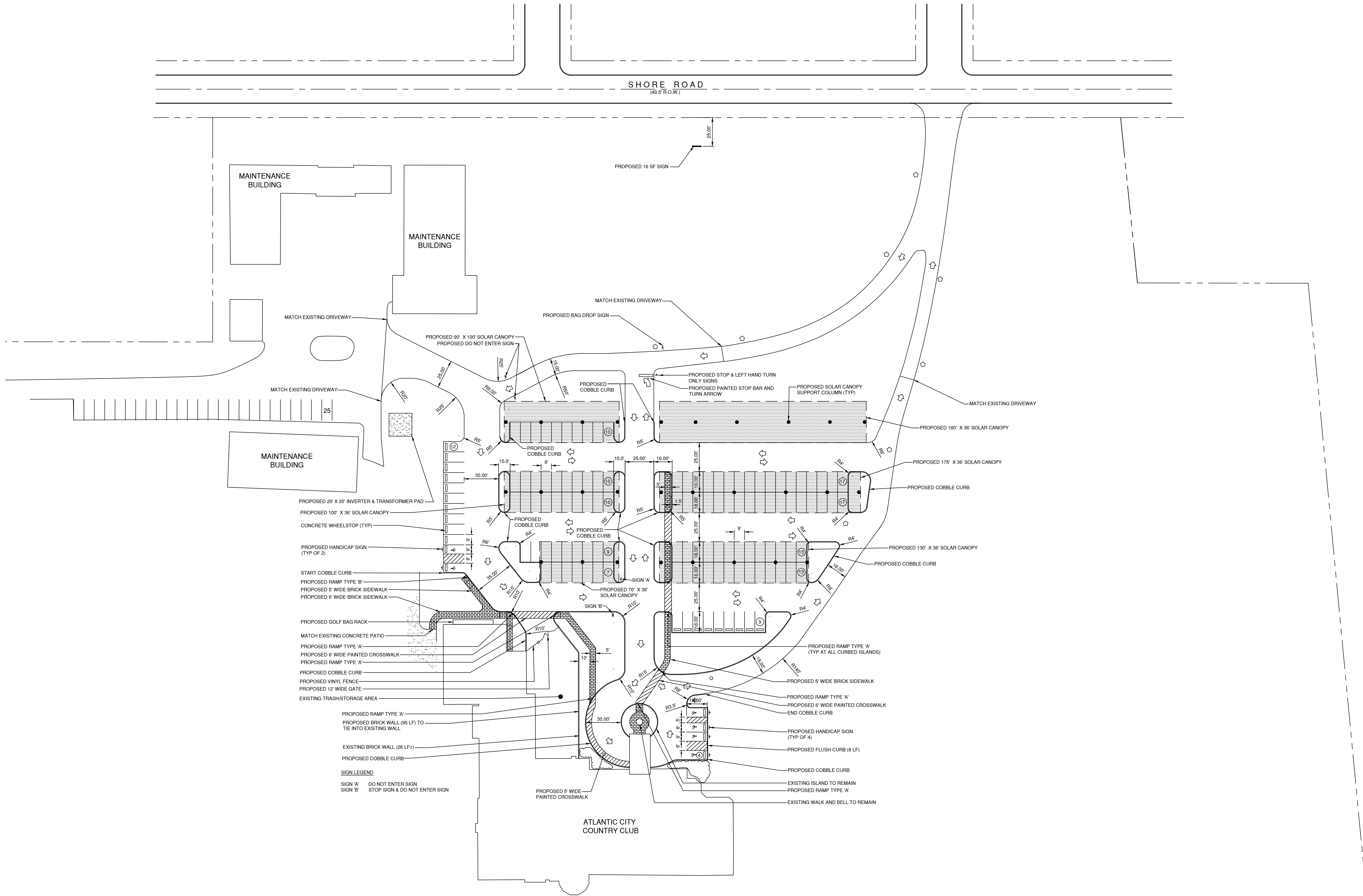
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Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 26342/9/0860

EXISTING CONDITIONS PLAN
BLOCK 175, LOT 48
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

SITE PLAN



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SITE PLAN

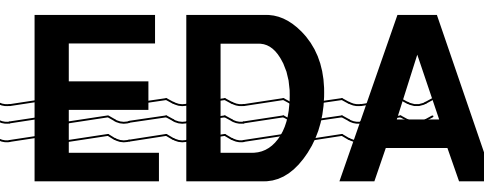
BLOCK 175, LOT 48
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

STEVEN L. FILIPPONE

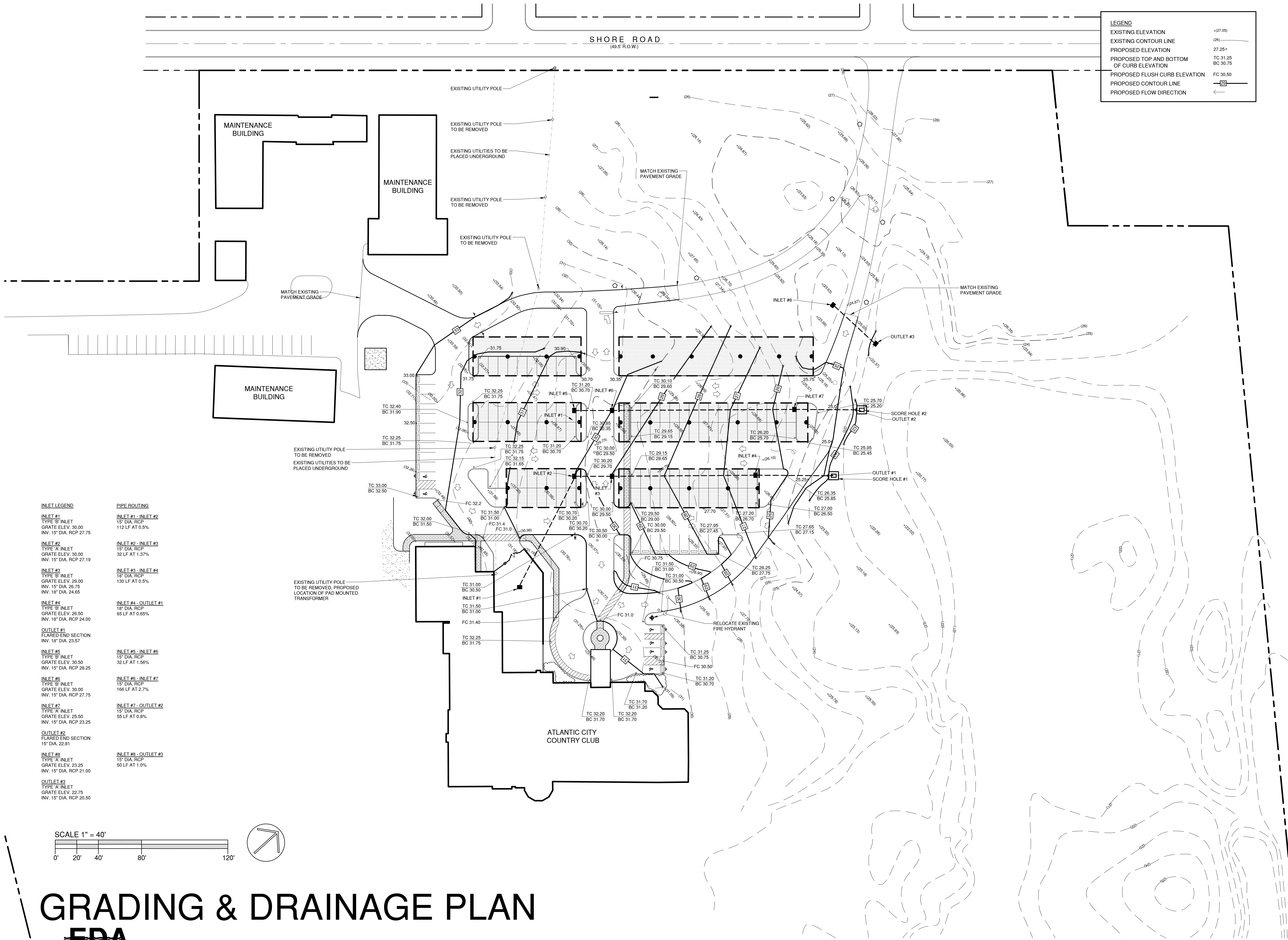
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REVISION	DATE	BY
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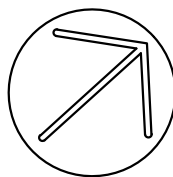
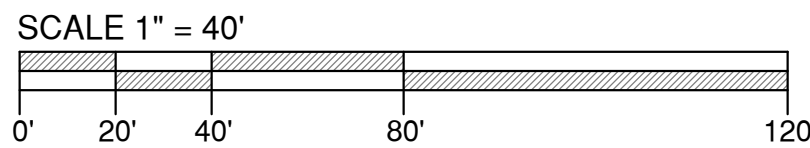
DATE: 10/25/19	DRAWN BY: MJH
SCALE: 1"=40'	CHECKED BY: SLF
PROJECT #: 7496	SHEET: 3 OF 8



LEGEND	
EXISTING ELEVATION	+ (27.05)
EXISTING CONTOUR LINE	(26)
PROPOSED ELEVATION	27.25+
PROPOSED TOP AND BOTTOM OF CURB ELEVATION	TC 31.25 BC 30.75
PROPOSED FLUSH CURB ELEVATION	FC 30.50
PROPOSED CONTOUR LINE	(27)
PROPOSED FLOW DIRECTION	←

INLET LEGEND	
INLET #1 TYPE 'B' INLET GRATE ELEV. 30.00 INV. 15' DIA. RCP 27.75	INLET #2 - INLET #3 15' DIA. RCP 32 LF AT 1.37%
INLET #2 TYPE 'A' INLET GRATE ELEV. 30.00 INV. 15' DIA. RCP 27.19	INLET #3 - INLET #4 15' DIA. RCP 130 LF AT 0.5%
INLET #3 TYPE 'B' INLET GRATE ELEV. 29.00 INV. 15' DIA. RCP 26.75 INV. 18' DIA. RCP 24.65	INLET #4 - OUTLET #1 18' DIA. RCP 65 LF AT 0.65%
INLET #4 TYPE 'B' INLET GRATE ELEV. 26.50 INV. 18' DIA. RCP 24.00	INLET #5 - INLET #6 15' DIA. RCP 32 LF AT 1.56%
OUTLET #1 FLARED END SECTION INV. 18' DIA. RCP 23.57	INLET #6 - INLET #7 15' DIA. RCP 166 LF AT 2.7%
INLET #5 TYPE 'B' INLET GRATE ELEV. 30.50 INV. 15' DIA. RCP 28.25	INLET #7 - OUTLET #2 15' DIA. RCP 55 LF AT 0.8%
INLET #6 TYPE 'B' INLET GRATE ELEV. 30.00 INV. 15' DIA. RCP 27.75	OUTLET #2 FLARED END SECTION 15' DIA. RCP 22.81
INLET #7 TYPE 'A' INLET GRATE ELEV. 25.50 INV. 15' DIA. RCP 23.25	INLET #8 - OUTLET #3 15' DIA. RCP 50 LF AT 1.0%
OUTLET #2 FLARED END SECTION 15' DIA. RCP 22.81	OUTLET #3 TYPE 'A' INLET GRATE ELEV. 22.75 INV. 15' DIA. RCP 20.50
INLET #8 TYPE 'A' INLET GRATE ELEV. 23.25 INV. 15' DIA. RCP 21.00	
OUTLET #3 TYPE 'A' INLET GRATE ELEV. 22.75 INV. 15' DIA. RCP 20.50	

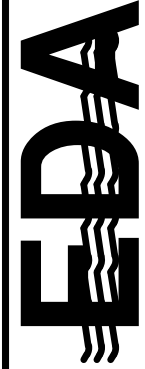
PIPE ROUTING	
INLET #1 - INLET #2 15' DIA. RCP 112 LF AT 0.5%	INLET #2 - INLET #3 15' DIA. RCP 32 LF AT 1.37%
INLET #3 - INLET #4 15' DIA. RCP 130 LF AT 0.5%	INLET #4 - OUTLET #1 18' DIA. RCP 65 LF AT 0.65%
INLET #5 - INLET #6 15' DIA. RCP 32 LF AT 1.56%	INLET #6 - INLET #7 15' DIA. RCP 166 LF AT 2.7%
INLET #7 - OUTLET #2 15' DIA. RCP 55 LF AT 0.8%	INLET #8 - OUTLET #3 15' DIA. RCP 50 LF AT 1.0%
OUTLET #2 FLARED END SECTION 15' DIA. RCP 22.81	OUTLET #3 TYPE 'A' INLET GRATE ELEV. 22.75 INV. 15' DIA. RCP 20.50
INLET #8 TYPE 'A' INLET GRATE ELEV. 23.25 INV. 15' DIA. RCP 21.00	
OUTLET #3 TYPE 'A' INLET GRATE ELEV. 22.75 INV. 15' DIA. RCP 20.50	



GRADING & DRAINAGE PLAN



Engineers - Landscape Architects - Planners



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Engineers Environmental Planners Landscape Architects
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CERTIFICATE OF AUTHORIZATION 2834270380

GRADING & DRAINAGE PLAN
BLOCK 175, LOT 48
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

STEVEN L. FILIPPONE

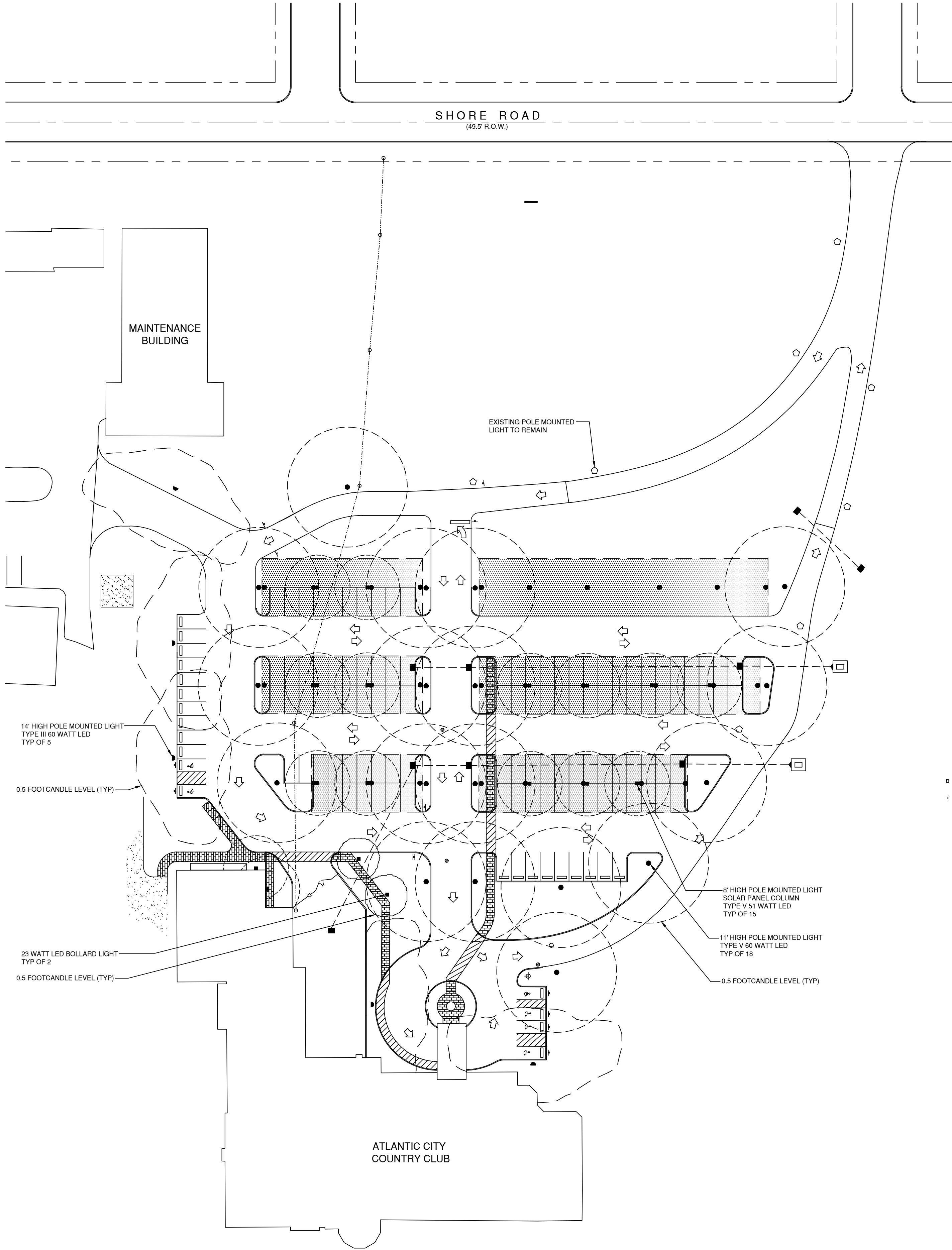
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29230

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REVISION	DATE	BY
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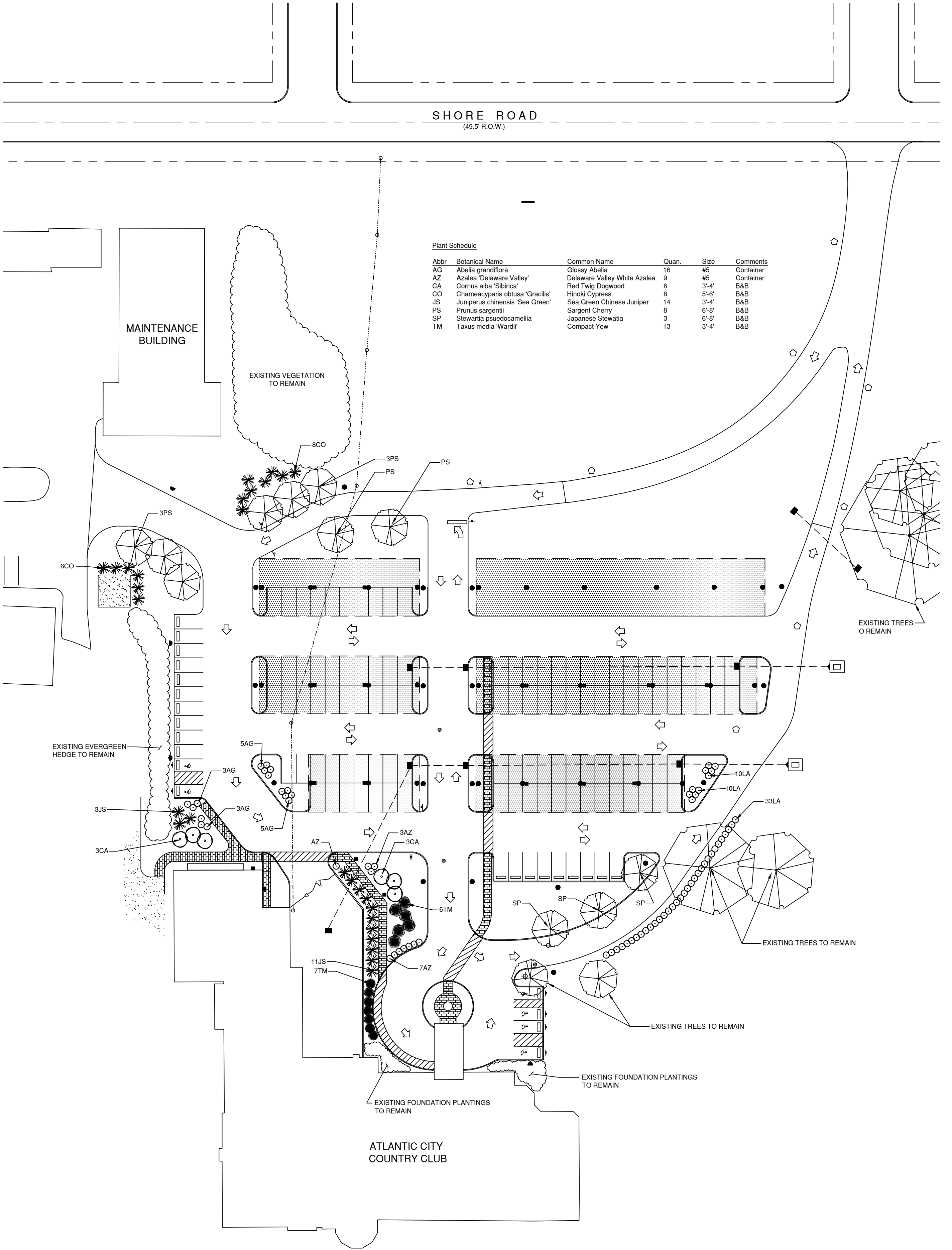
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SCALE: 1"=40'	CHECKED BY: SLF
PROJECT #: 7496	SHEET: 4 OF 8



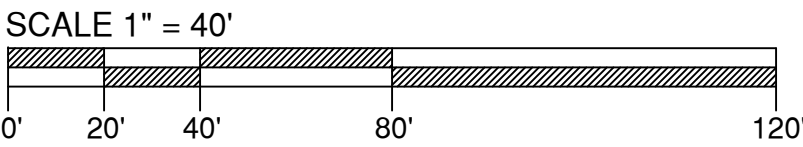
LIGHTING PLAN



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LANDSCAPE PLAN



Plant Schedule				
Abbr	Botanical Name	Common Name	Quan.	Size
AG	Abelia grandiflora	Glossy Abelia	16	#5
AZ	Azalea Delaware Valley	Delaware Valley White Azalea	9	#5
CA	Cornus alba 'Sibirica'	Red Twig Dogwood	6	3'-4'
CO	Chamaecyparis obtusa 'Gracilis'	Hinoki Cypress	8	5'-6'
JS	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	14	3'-4'
PS	Prunus sargentii	Sargent Cherry	8	6'-8'
SP	Stewartia pseudocamellia	Japanese Stewartia	3	6'-8'
TM	Taxus media 'Wardii'	Compact Yew	13	3'-4'

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LANDSCAPE & LIGHTING PLAN
BLOCK 175, LOT 48
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

STEVEN L. FILIPPONE

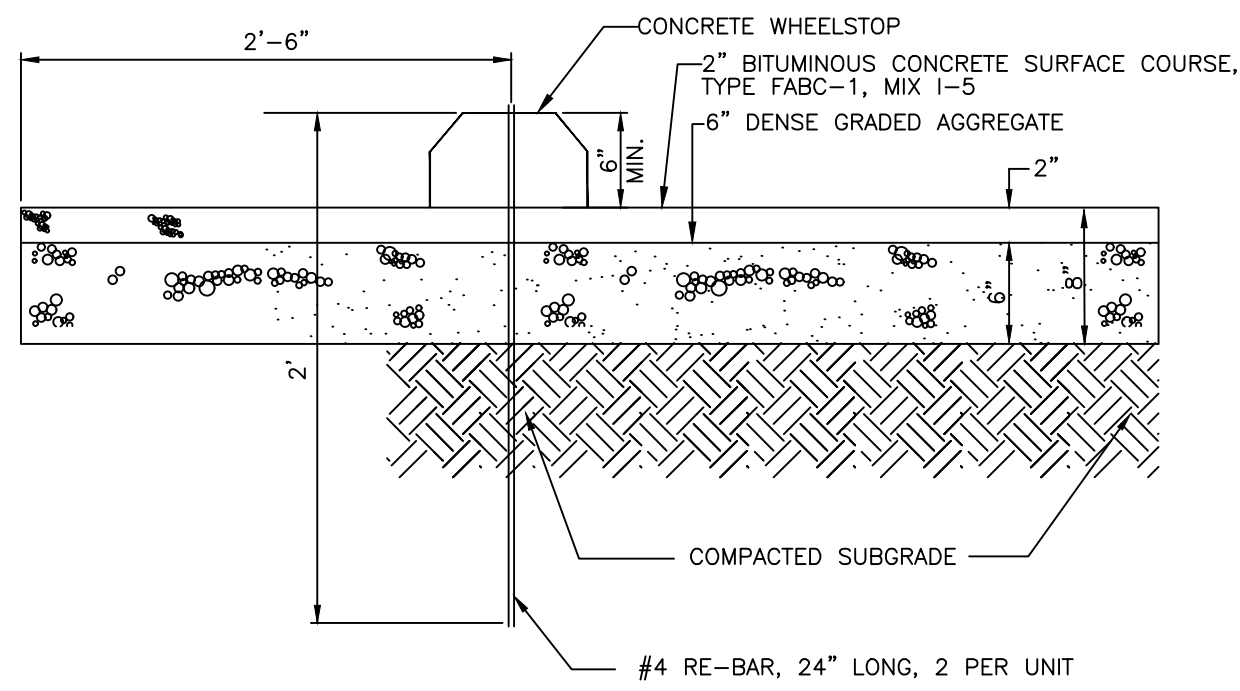
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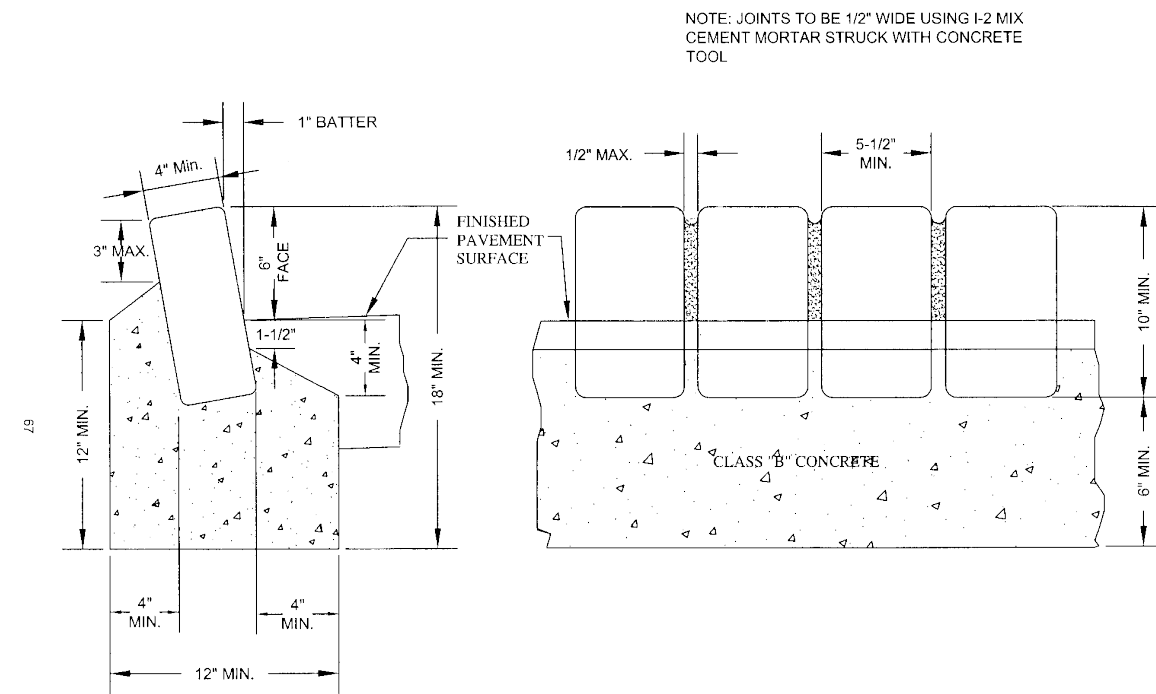
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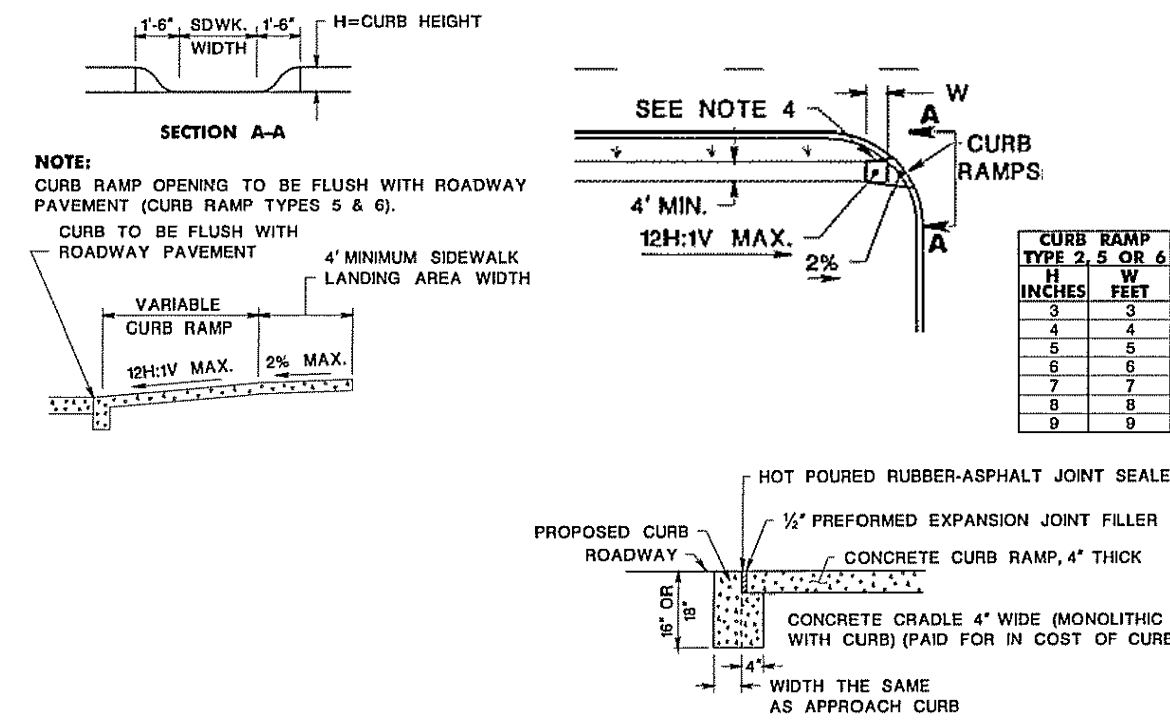
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PROJECT #: 7496	SHEET: 5 OF 8



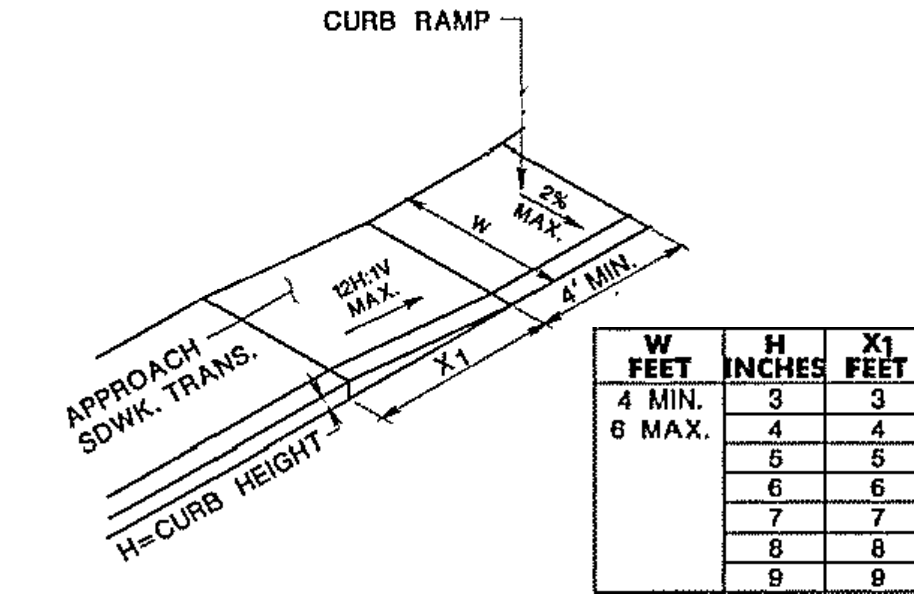
ASPHALT PAVING & WHEELSTOP DETAIL



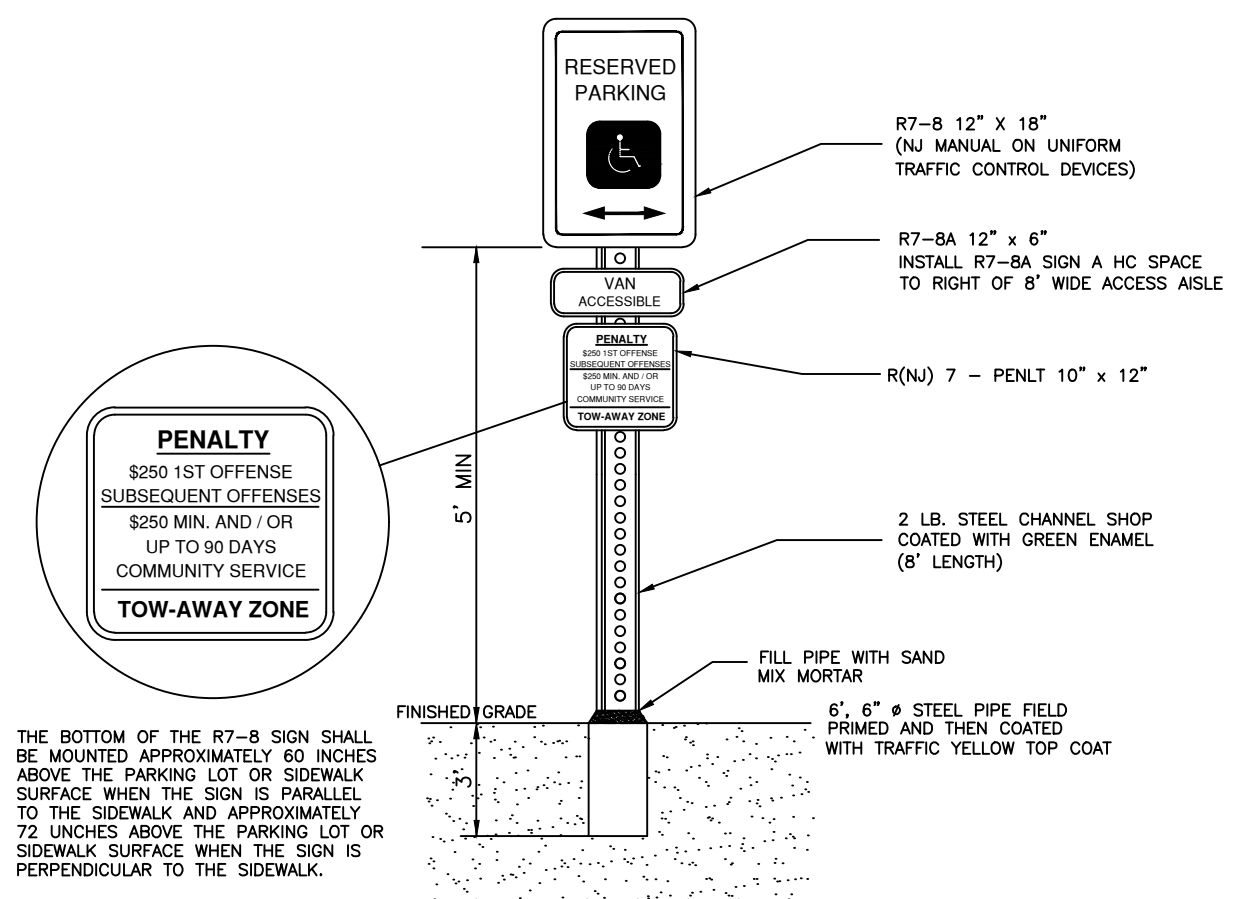
COBBLE CURB DETAIL



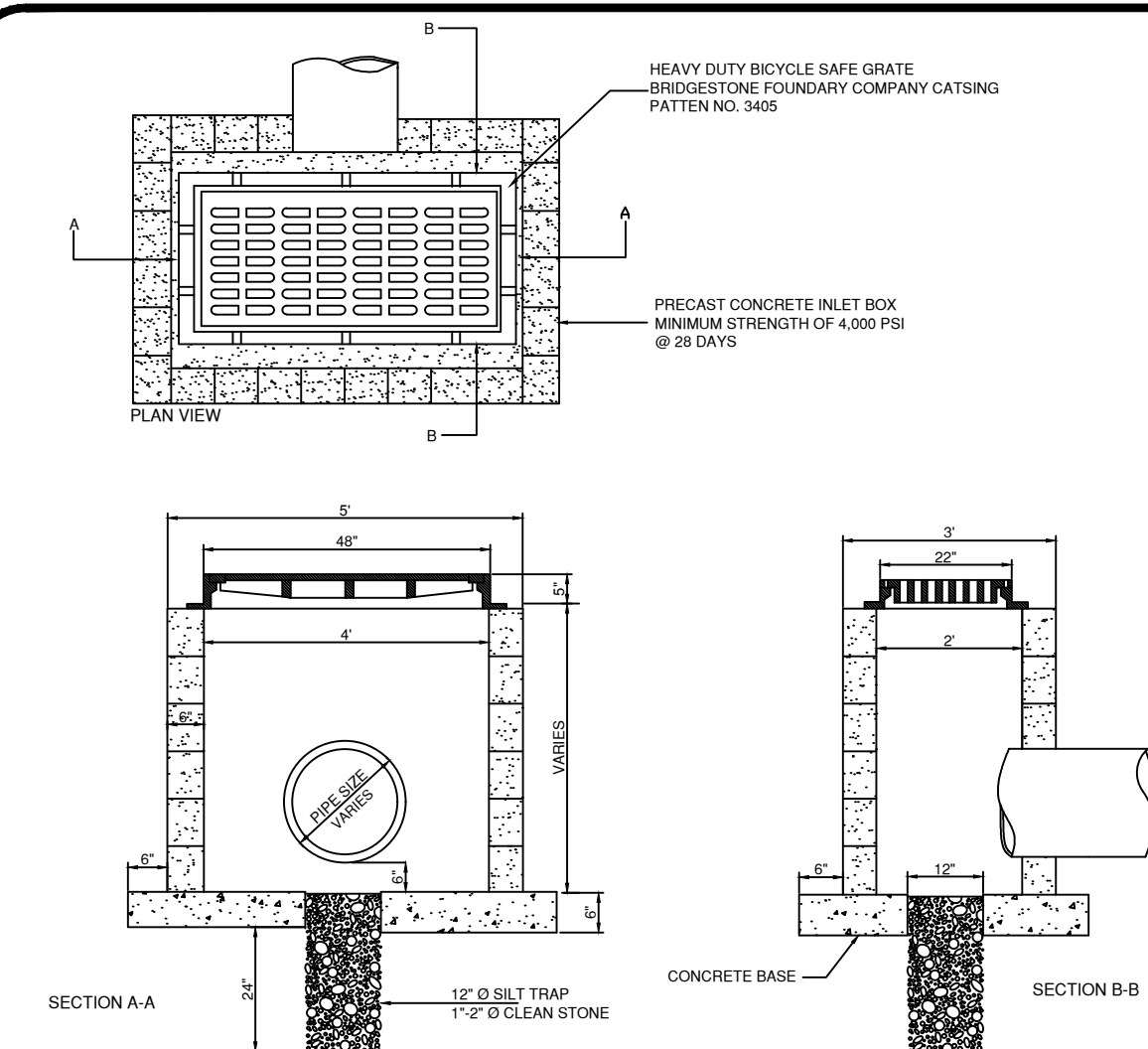
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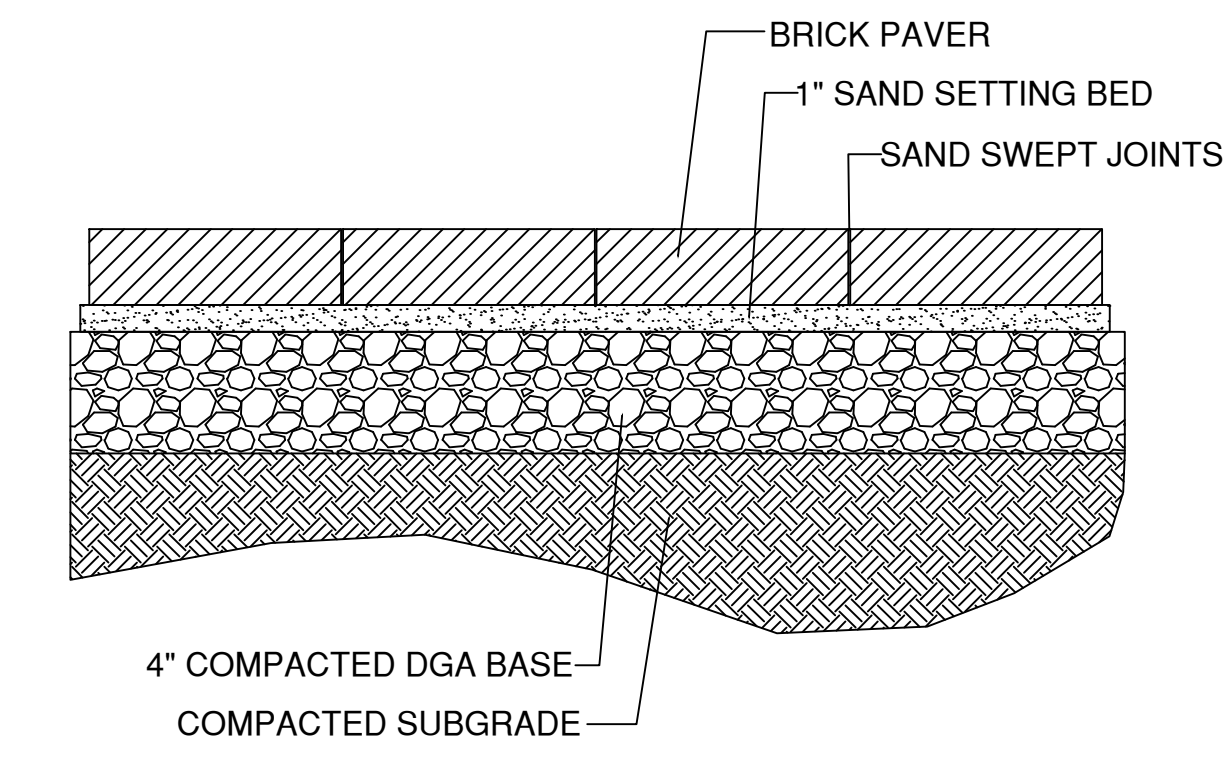
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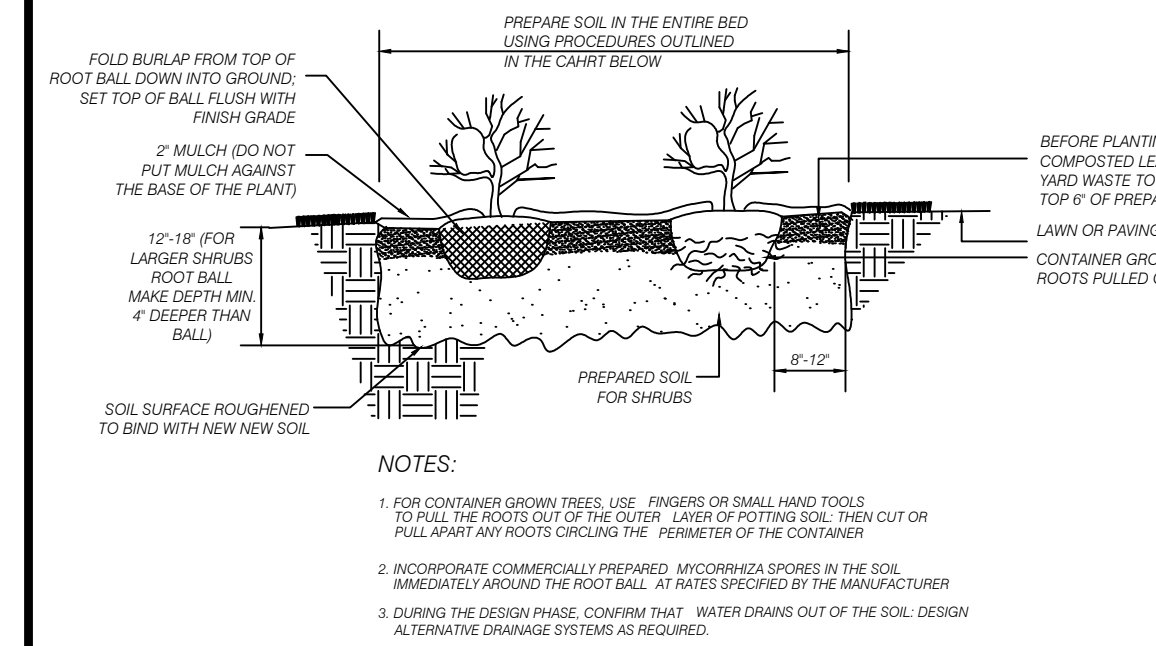
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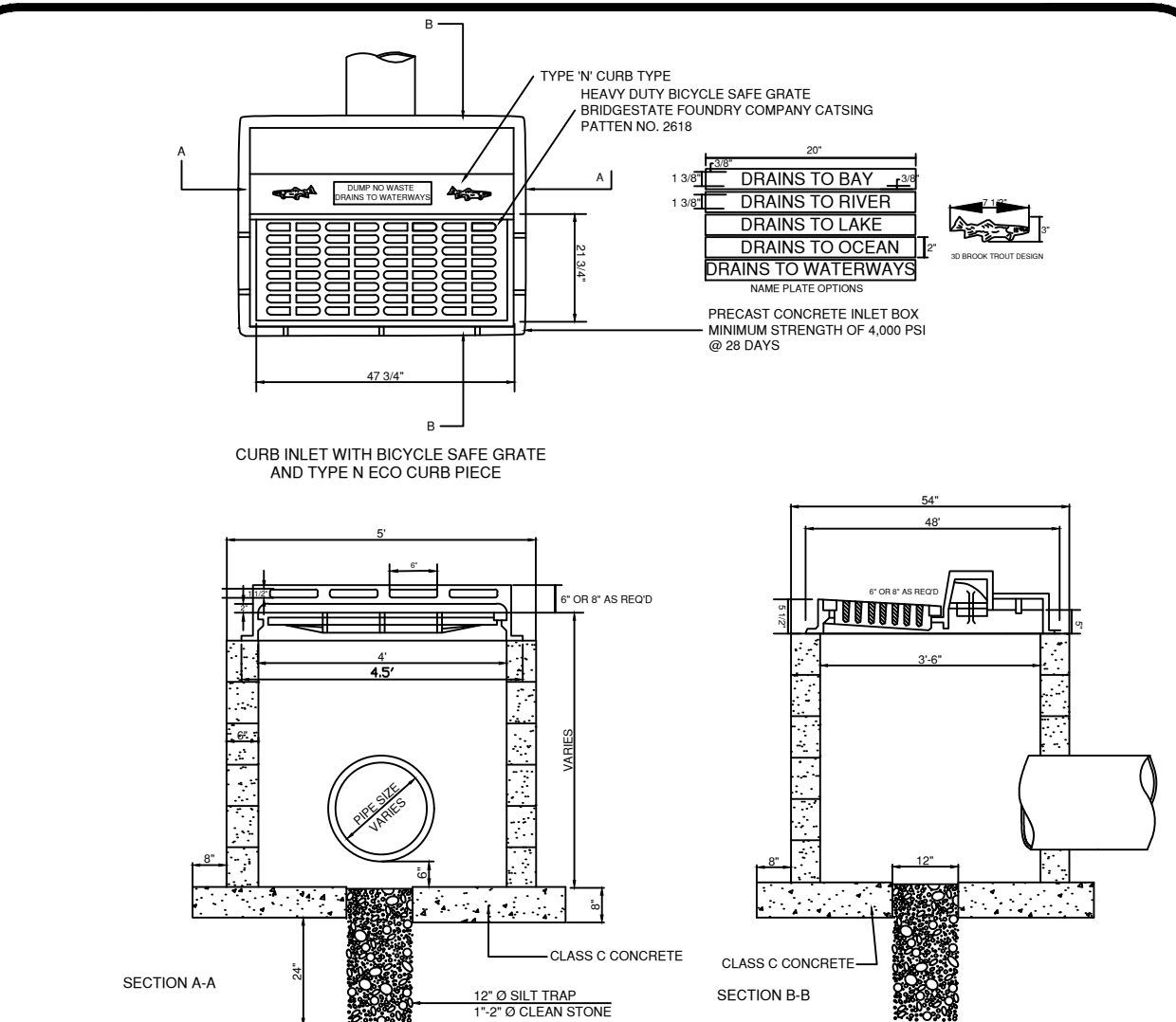
TYPE 'A' INLET DETAIL



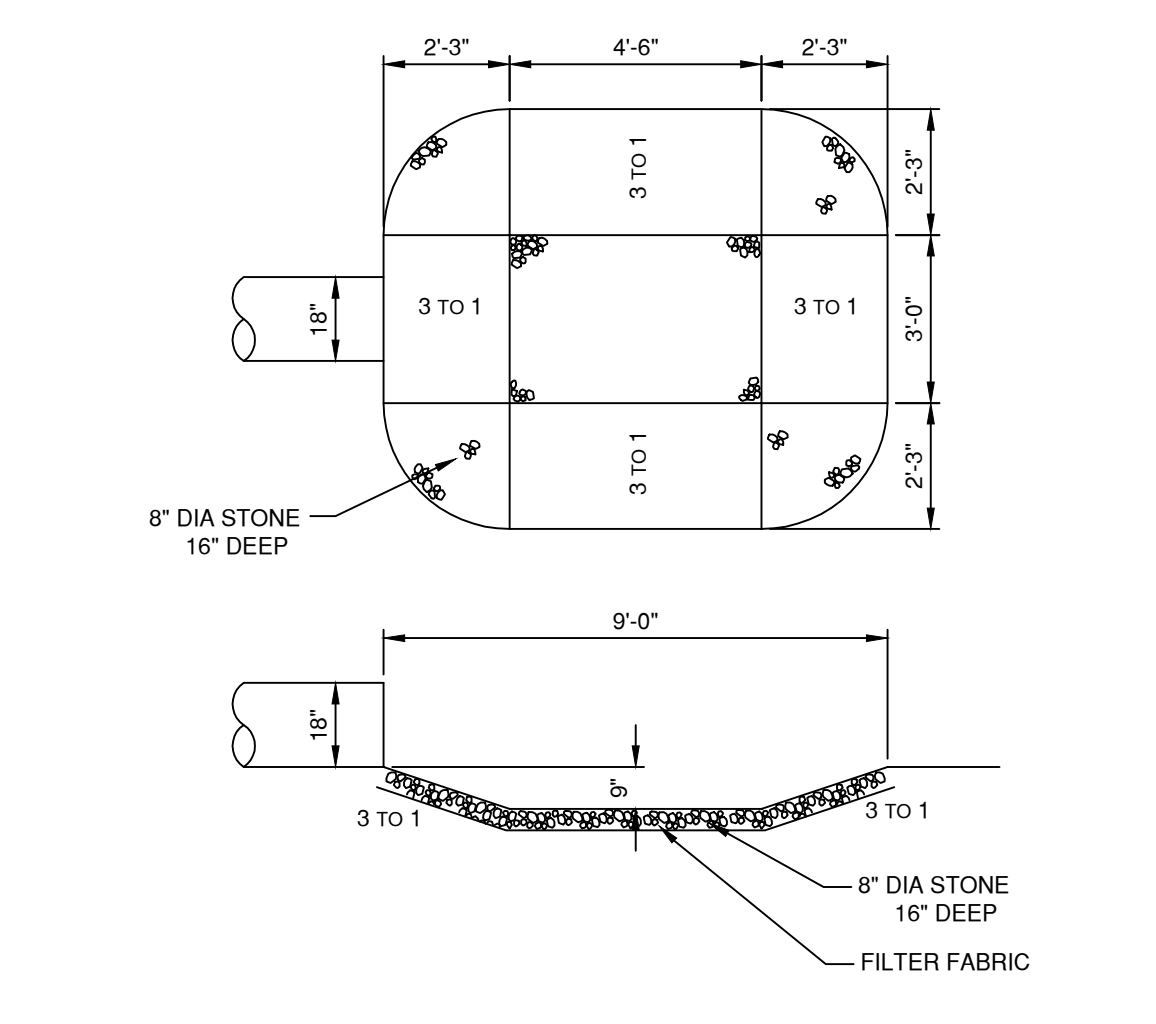
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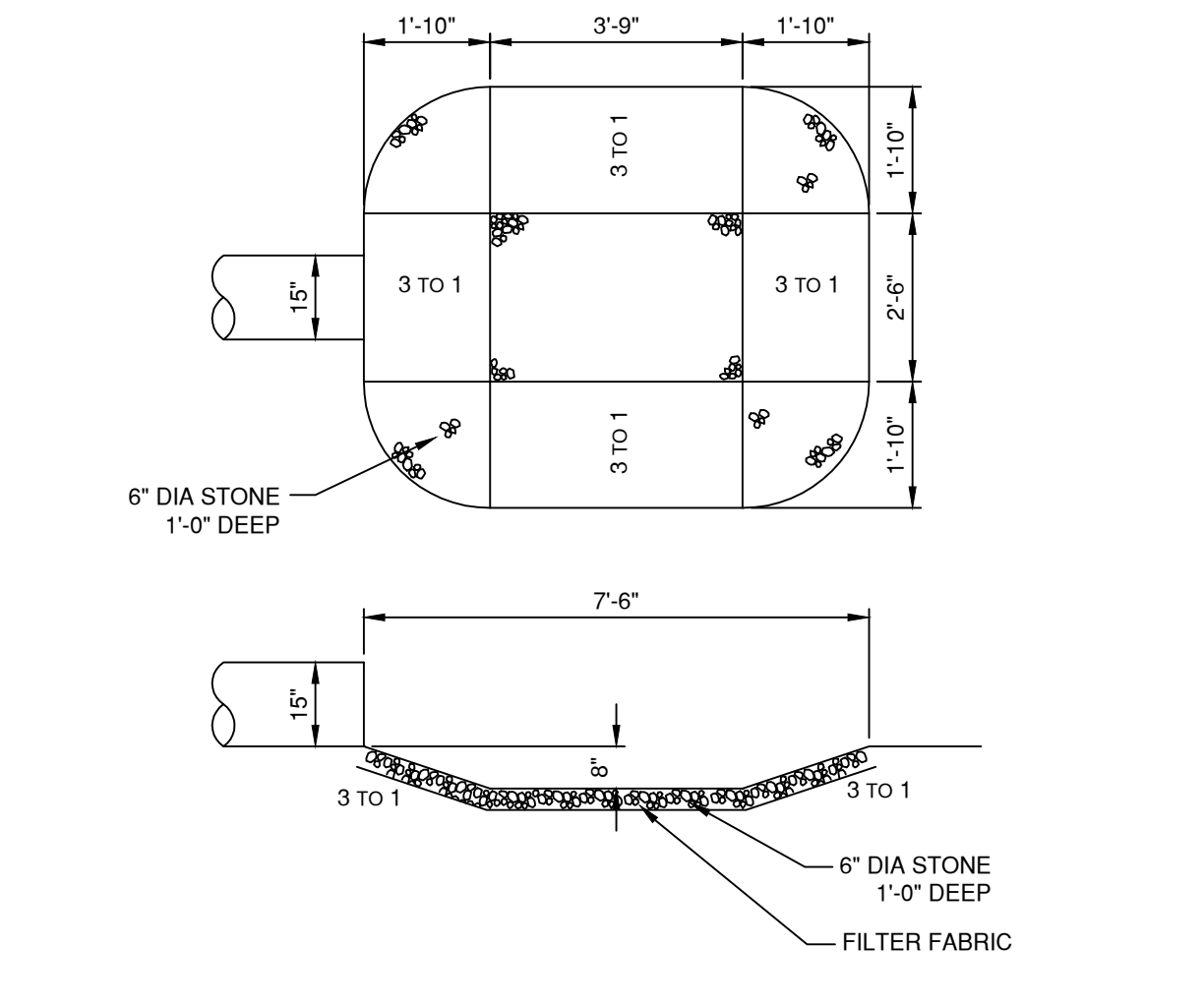
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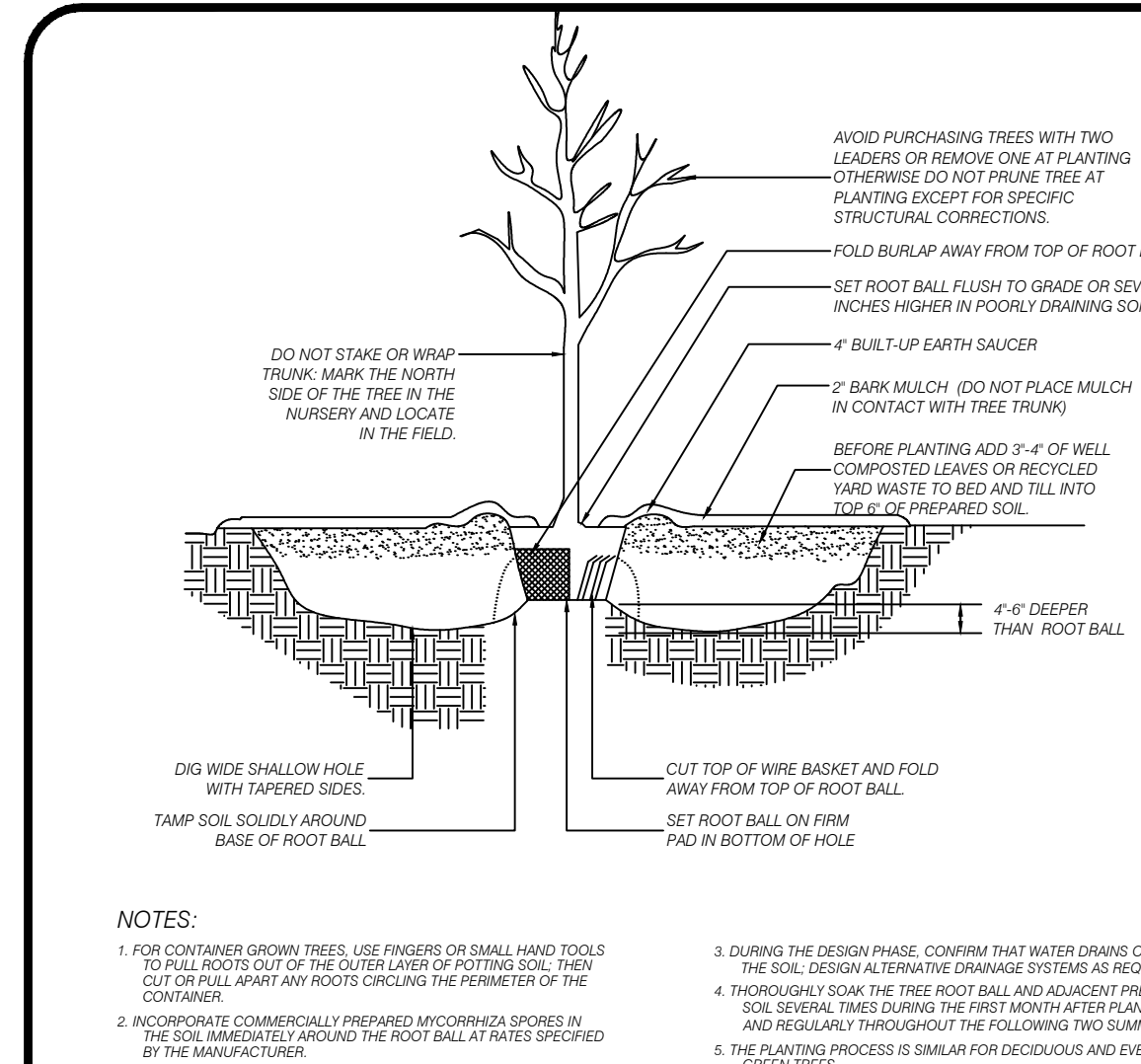
TYPE 'B' INLET DETAIL



SCOUR HOLE #1 DETAIL



SCOUR HOLE #2 DETAIL



TREE PLANTING DETAIL

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CERTIFICATE OF AUTHORIZATION 2642670060

ENGINEERING DETAILS
BLOCK 175, LOT 48
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

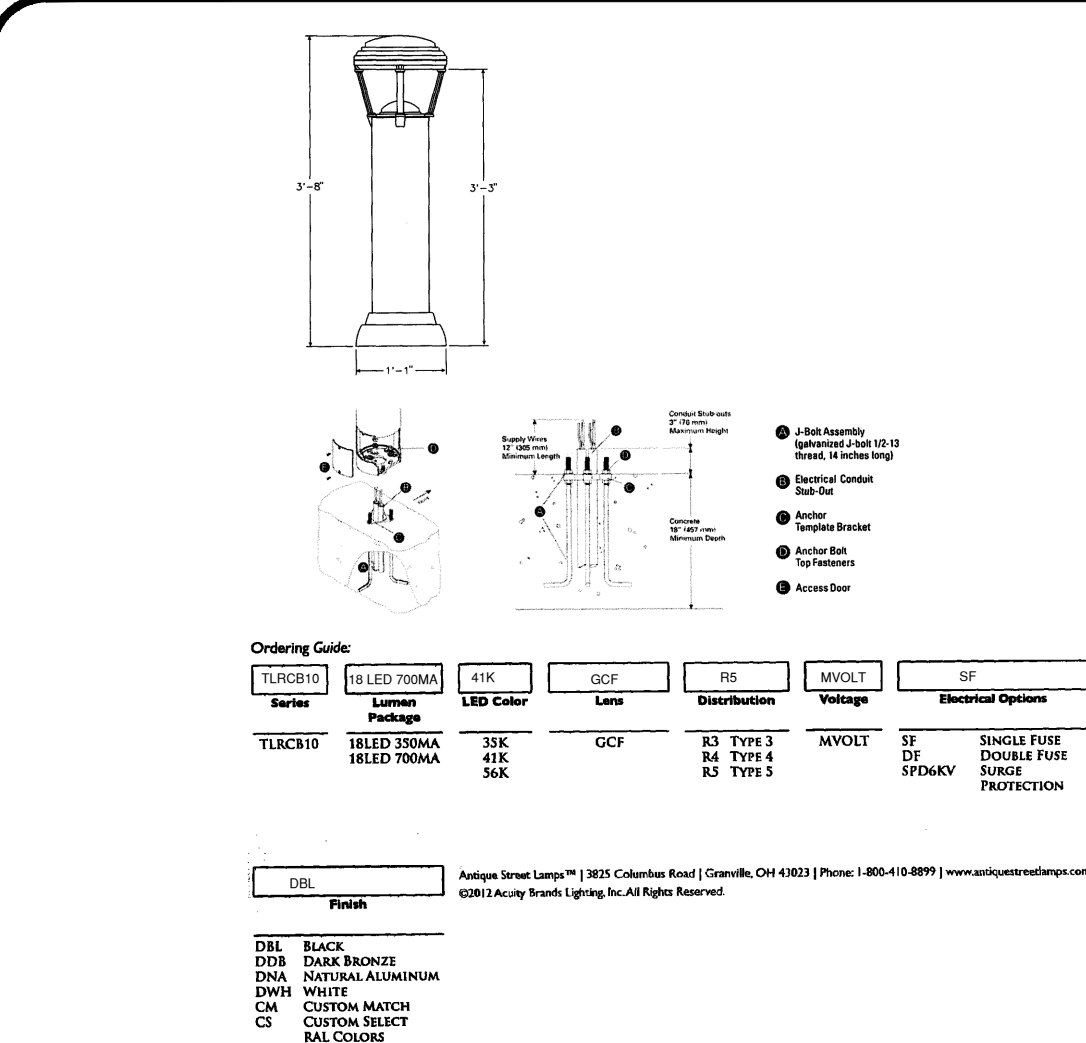
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PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29230

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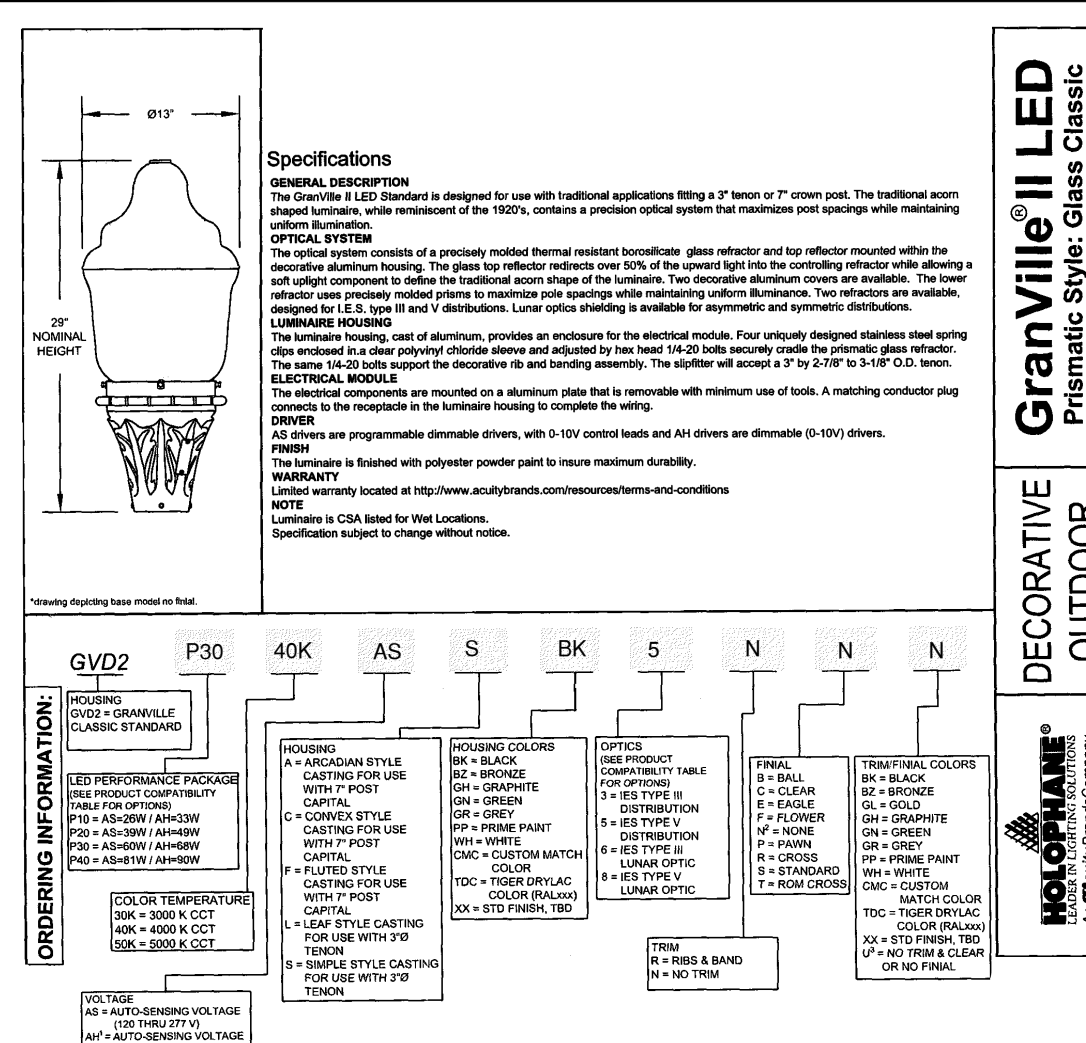
REVISION	DATE	BY

EDA

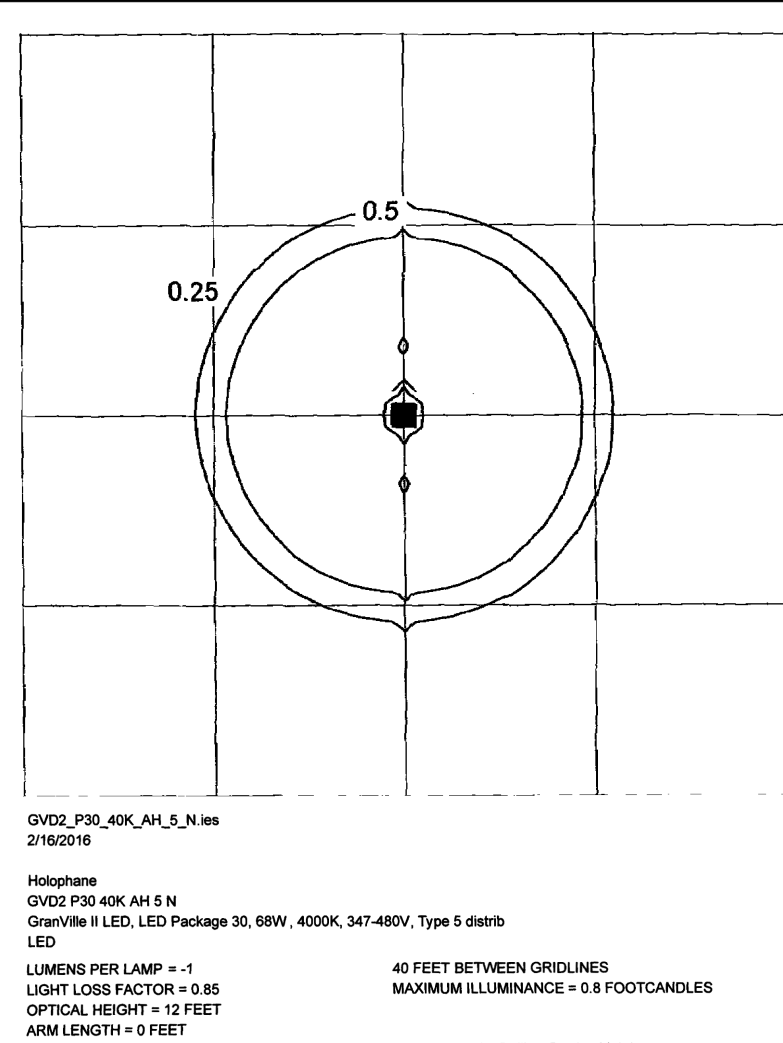
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SCALE: N.T.S. CHECKED BY: SLF
PROJECT #: 7496 SHEET: 6 OF 8



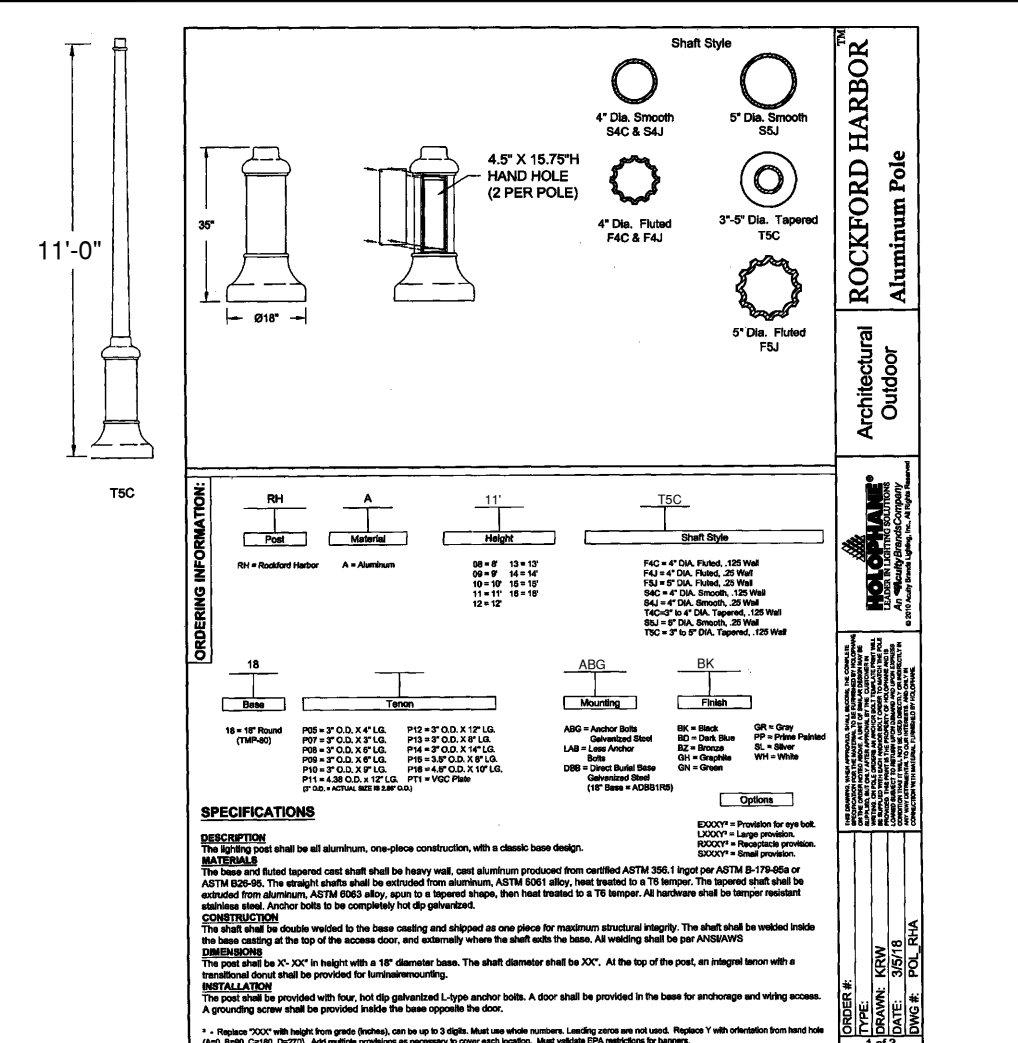
BOLLARD LIGHT DETAIL



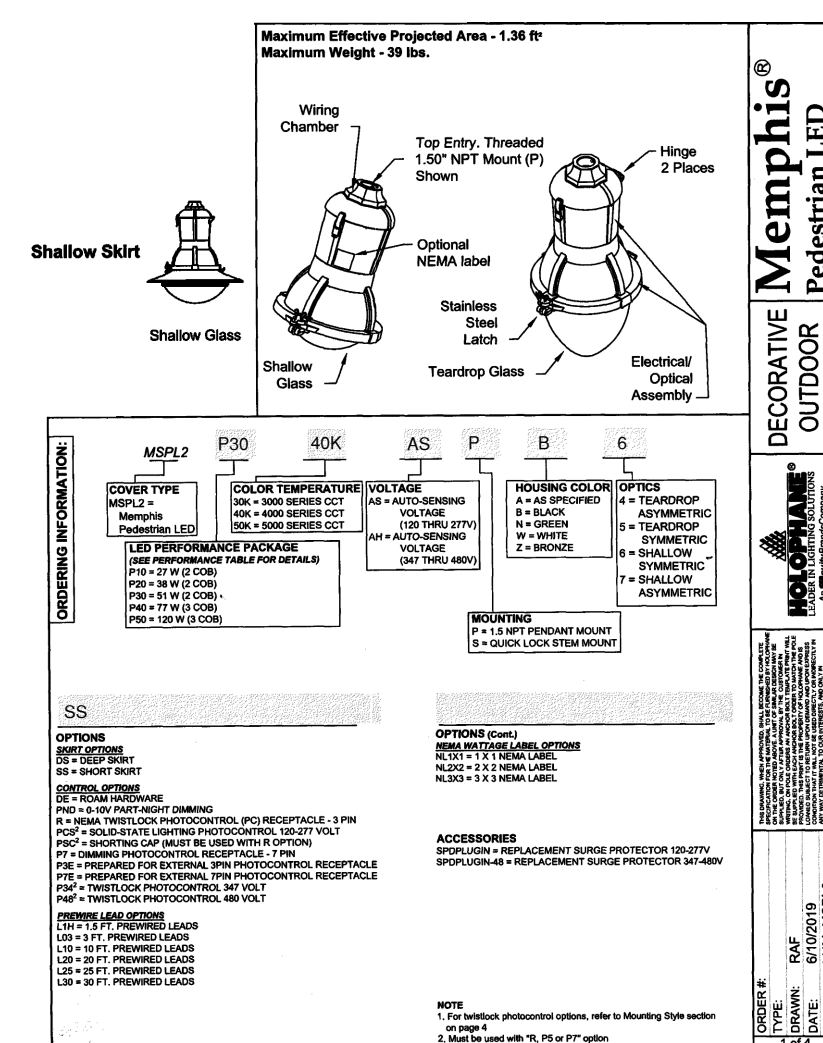
POLE MOUNTED LIGHT DETAIL



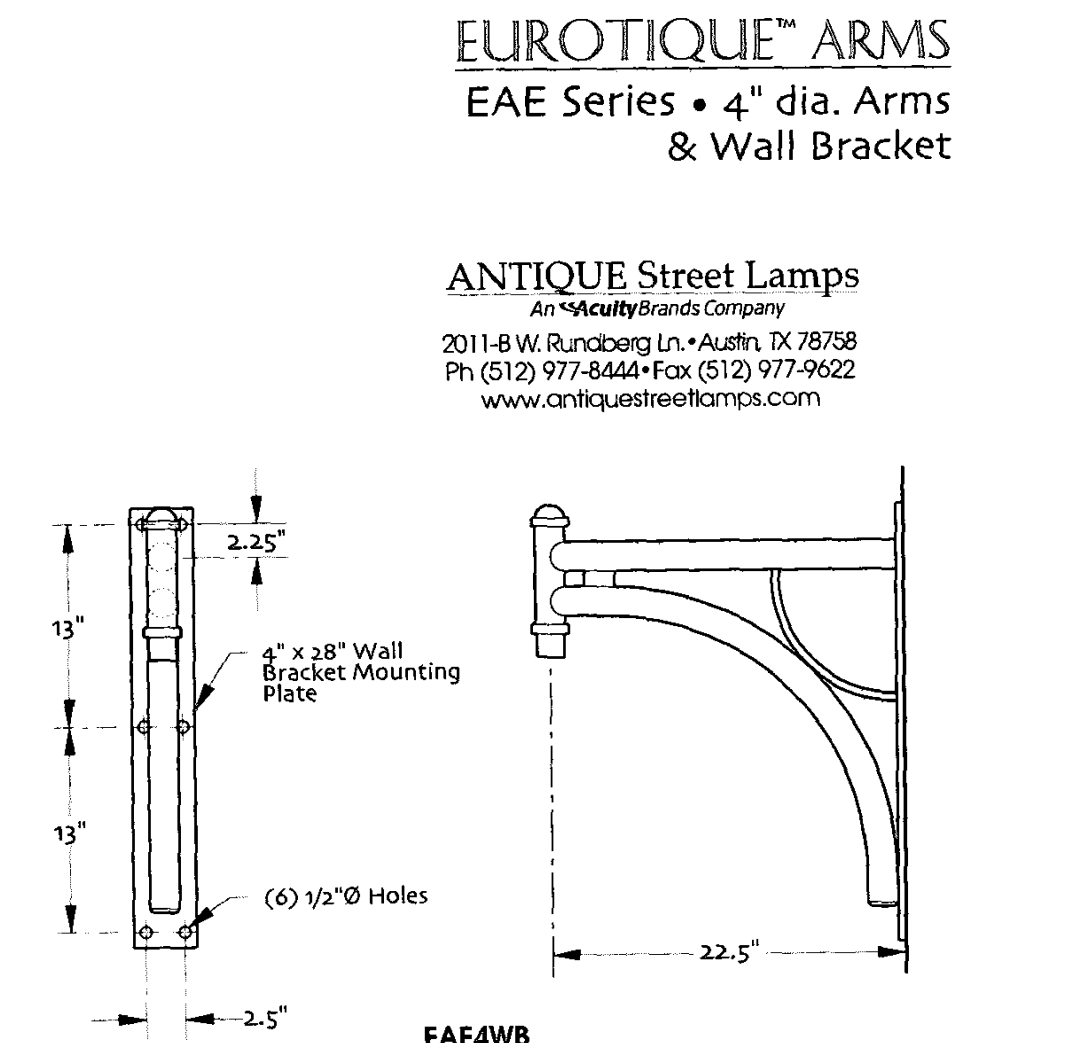
POLE LIGHT FOOTCANDLE DETAIL



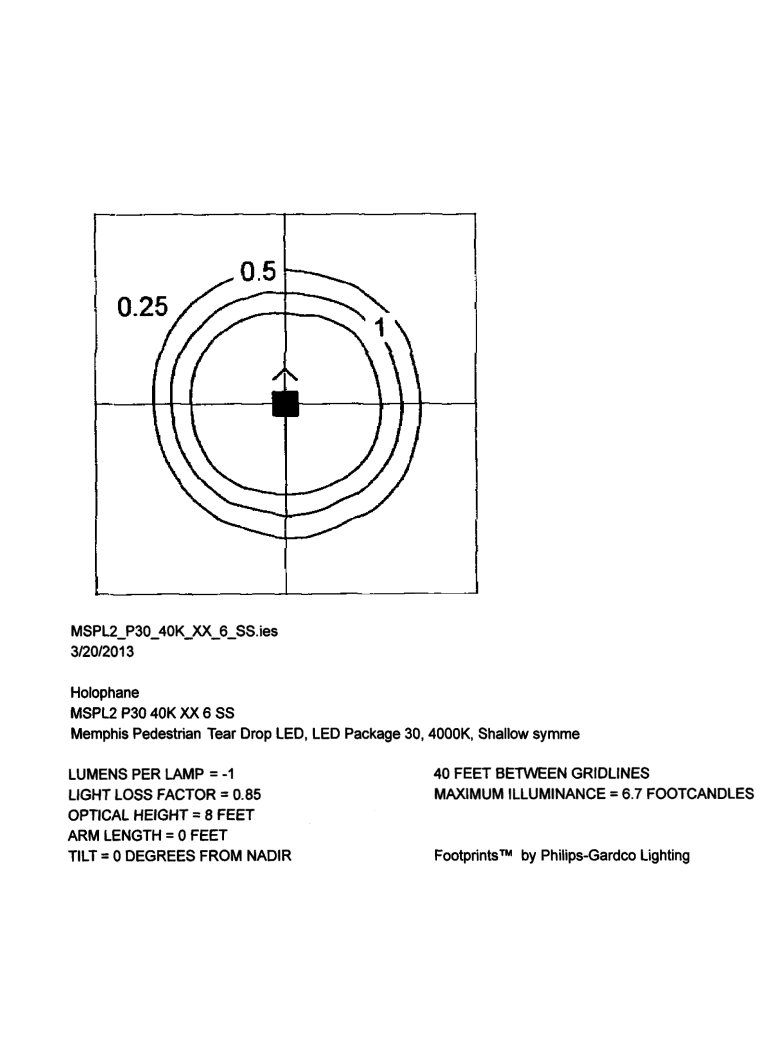
LIGHT POLE DETAIL



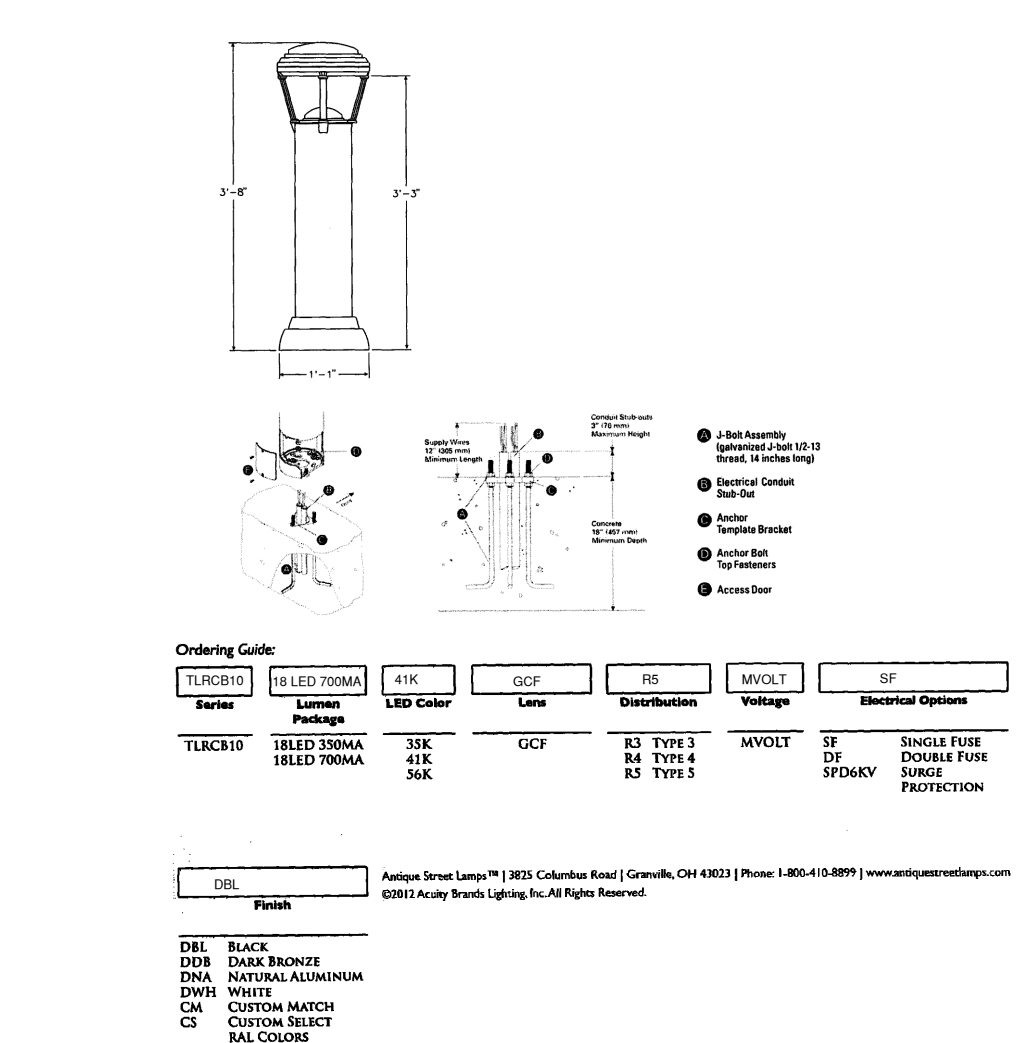
SOLAR PANEL COLUMN MOUNTED LIGHT DETAIL



COLUMN MOUNT DETAIL



COLUMN LIGHT FOOTCANDLE DETAIL



BOLLARD LIGHT DETAIL

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REVISION DATE BY

EDA

DATE: 10/25/19 DRAWN BY: MJH

SCALE: N.T.S. CHECKED BY: SLF

PROJECT #: 7496 SHEET: 7 OF 8

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CAMBRIDGE PROFESSIONAL OFFICES
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(609) 390-0332 • Fax: (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 26342/07/08/09

ENGINEERING DETAILS
BLOCK 175, LOT 48
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

SOIL EROSION AND SEDIMENT CONTROL PLAN

- All applicable erosion and sediment control practices shall be in place prior to any grading or installation of proposed structures or utilities.
- Soil Erosion and Sediment Control practices on this plan shall be constructed in accordance with the standards for Soil Erosion and Sediment Control in New Jersey.
- Applicable erosion and sediment control practices shall be left in place until construction is completed and/or the area is stabilized.
- The contractor shall perform all work, furnish all materials and install all measures required to reasonably control soil erosion resulting from construction operations and prevent excessive flow of sediment from the construction site.
- Any disturbed area that is to be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and fertilization in accordance with the New Jersey Standards and their rates should be included in the narrative. If the season prohibits temporary seeding, the disturbed areas will be mulched with salt hay or equivalent and anchored in accordance with the New Jersey Standards (i.e. peg and twine, mulch netting or liquid mulch binder).
- It shall be the responsibility of the developer to provide confirmation of lime, fertilizer and seed and seed application and rates of application at the request of the Soil Conservation District.
- All critical areas subject to erosion will receive a temporary seeding in combination with straw mulch at a rate of 2 tons per acre, according to the New Jersey Standards immediately following rough grading.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All sedimentation structures will be inspected and maintained on a regular basis and after every storm event.
- A crushed stone, tire cleaning pad will be installed wherever a construction access exists. The stabilized pad will be installed according to the standards for stabilized construction access.
- All driveways must be stabilized with 2 1/2" crushed stone or sub-base prior to individual lot construction.
- All paved areas must be kept clean at all times.
- All catch basin inlets will be protected according to the certified plan.
- All storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- All dewatering operations must discharge directly into a sediment filter area. The sediment filter should be composed of a suitable sediment filter fabric. (see detail). The basin must be dewatered to normal pool within 10 days of the design storm.
- N.J.S.A. 4:24-39, Est Seq. requires that no certificate of occupancy be issued before all provisions of the certified soil erosion and sediment control plan have been complied with for permanent measures. All site work for the project must be completed prior to the district issuing a report of compliance as a prerequisite to the issuance of a certificate of occupancy by the municipality.
- Mulching is required on all seeded areas to insure against erosion before grass is established to promote earlier vegetation cover.
- Offsite sediment disturbance may require additional control measures to be determined by the erosion control inspector.
- A copy of the certified Soil Erosion and Sediment Control Plan must be maintained on the project site during construction.
- The Soil Conservation District shall be notified 48 hours prior to any land disturbance.
- Any conveyance of this project prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
- Immediately after the completion of stripping and stockpiling of topsoil, the stockpile must be stabilized according to the standard for temporary vegetative cover. Stabilize topsoil with straw mulch for protection if the season does not permit the application and establishment of temporary seeding. All soil stockpiles are not to be located within fifty (50) feet of a floodplain, slope, roadway or drainage facility and the base must be protected with a sediment barrier.
- Any changes to the site plan will require the submission of a revised Soil Erosion and Sediment Control Plan to the Soil Conservation District. The revised plan must be in accordance with the current New Jersey Standards for Soil Erosion and Sediment Control.
- Methods for the management of high acid producing soils shall be in accordance with the standards. High acid producing soils are those found to contain iron sulfides or have a pH of 4 or less.
- Temporary and permanent seeding measures must be applied according to the New Jersey Standards, and mulched with salt hay or equivalent and anchored in accordance with the New Jersey Standards (i.e. peg and twine, mulch netting or liquid mulch binder).
- Maximum side slopes of all exposed surfaces shall not be constructed steeper than 3:1 unless otherwise approved by the district.
- Dust is to be controlled by an approved method according to the New Jersey Standards and may include watering with a solution of calcium chloride and water.
- Adjoining properties shall be protected from excavation and land filling operations on the proposed site.
- Use staged construction methods to minimize exposed surfaces, where applicable.
- All vegetative material shall be selected in accordance with American Standards for Nursery Stock of the American Association of the Nurseryman and in accordance with the New Jersey Standards.
- Natural vegetation and species shall be retained where specified on the Landscaping Plan.
- The soil erosion inspector may require additional soil erosion measures to be installed, as directed by the district inspector.

STORMWATER MANAGEMENT MAINTENANCE PROGRAM

Basin Maintenance

In order to ensure that all retention and detention basins function properly, a maintenance program must be followed. The following are the minimum requirements for the maintenance of all basins.

- Annual visual inspection of outlet structures and basins.
 - Inspection of outlet structures to include checking for obstructions of outfall pipes and the accumulation of silts and sediments.
 - Inspection of basins to include the removal of debris and accumulated particles such as silts and sediments.
- For maintenance of vegetated basins:
 - Mowing of grass is required regularly to ensure the aesthetic quality of the site. All clippings shall be raked and bagged to avoid thatch buildup.
 - A dense turf, with extensive root growth, is encouraged to reduce erosion and enhance infiltration throughout the bottom and the side of the basin. Well-established turf of the floor and sides will grow through sediment deposits, thus forming a porous turf and preventing the formation of an impermeable layer.
 - Grasses of the fescue family are recommended for seeding, primarily due to their adaptability to dry sandy soil, drought resistance, hardiness, and ability to withstand brief inundations. Fescues will also permit longer intervals between mowings.
 - Seed type: A mixture of the following special water-tolerant seed will ensure a high quality grass for retention basins.

INGREDIENTS	SEEDING RATE
Mixture B	
Fescue	2.1Lb./1,000 SF
Perennial Rye Grass	0.25Lb./1,000 SF
Kentucky Bluegrass	0.25Lb./1,000 SF
White Clover	0.10Lb./1,000 SF
- Fertilizing and liming: Bi-Annually
Fertilize with 10-20-10 at a rate of 11lbs./1,000 SF
Lime with pulverized dolomite limestone at a rate of 90lbs./1,000 SF
- Long term Maintenance
 - In order to ensure proper function of all basins, every seven years each basin bottom shall be scarified to a depth of 4" to remove sediments and silts. Then 4" of topsoil must be added and reseeded.

STORMWATER STRUCTURE MAINTENANCE

Maintenance is the work required to keep structures in practice, or restore them to their original physical and functional condition. Maintenance as it applies to this situation shall be devised into two stages: that which is necessary to allow for continuing performance of stormwater controls during the construction period and long term maintenance following construction. Both stages are necessary for the life of the stormwater structures and systems.

STORMWATER MANAGEMENT MAINTENANCE PROGRAM

- MINIMUM REQUIREMENTS FOR MAINTENANCE
 - TRENCHES/SWALES
Trenches/Swailes to be inspected for rubbish or channel obstructions, bank failure, accumulation of silts and sediments, undesirable vegetation growth, rodents, and overall system failure.
 - OUTLET STRUCTURE/CONDUIT
Inspection of outlet structures and conduit to include checking for pipe, accumulation of silts and sediments, cracking, corrosion, deterioration from freezing, salt or chemicals, excessive wear or damage from settling.
 - SPILLWAYS/INLETS/MANHOLES
Inspection to include checking for cracking, rodents, obstructions(silt-sediment, trash or other.) Check any gates, racks, or grates, for damage from corrosion, ice debris. Check for unauthorized modifications, tampering or vandalism.
- LONG TERM MAINTENANCE
As noted, any basin, pipe, pit, trench or inlet not functioning as designed will be thoroughly as prescribed. Any system that continues to remain inoperable after thorough cleaning must be removed and replaced.

RESPONSIBILITY

All on-site retention facilities shall be the sole responsibility of the developer/owner, he assigns and/or heir. The responsibility shall include but not be limited to installation, inspection, and maintenance.

DETENTION FACILITY MAINTENANCE

The primary mechanical equipment use in the Annual Maintenance of the Basins will be for lawn cutting. The exact type and size of this equipment is to be determined by the maintenance service under contract for the project.

MULCHING

Mulching is required on all seeding. It is defined as stabilizing exposed soils with non-vegetative materials. The purpose is to protect exposed soil surfaces from erosion damage and to reduce offsite environmental damage. Mulching provides temporary mechanical protection against wind or rainfall induced soil erosion until permanent vegetative cover may be established. 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.

SITE PREPARATION

- Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg 19-1.
- Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

PROTECTIVE MATERIALS

- Mulch materials should be unrotted small grain straw, hay free of seeds, or salt hay to be applied at the rate of 2.0 to 2.5 tons per acre (90 to 115 pounds per 1,000 square feet.)

Asphalt emulsion is recommended at the rate of 600 to 1,200 gallons per acre. This is suitable for a limited period of time where travel by people, animals, or machines is not a problem.

Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.

Wood-fiber or paper-fiber mulch at a rate of 1,500 pounds per acre may be applied by a hydroseeder.

Mulch netting such as paper jute, excelsior, cotton, or plastic, may be used.

Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.

Gravel, crushed stone, or slag at the rate of 9 cubic yards per 1,000 SF applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (ASTM C-33) is recommended.

- Mulch anchoring should be accomplished immediately after placement 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 depending upon the size of the area, steepness of slopes, and costs.
 - 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 twine to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine with two or more round turns.
 - Mulch Netting - Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
 - 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 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.
- Liquid Mulch-Binders - May be used to anchor salt hay, hay, or straw mulches
 - 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.
 - Use one of the following:
 - Emulsified asphalt - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1, and CRS-2). Apply 0.04 gal./sq. yd. or 194 gal./acre on flat slopes less than 8 feet high. On slopes 8 feet or more high, use 0.075 gal./sq. yd. or 353 gal./acre. These materials may be difficult to apply uniformly and will discolor surfaces.
 - Organic and Vegetable Based Binders - Naturally occurring, power based, hydrophilic materials that mixed with formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetative gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf grass. Vegetable based gels shall be applied at rates and weather conditions recommended by the manufacturer.
 - High polymer synthetic emulsion, with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersed in water. It shall be applied at rates weather conditions recommended by the manufacturer and remain tacky until germination of grass.

STANDARDS FOR TOPSOILING

METHODS AND MATERIALS

Topsoil should be friable and loamy, free of debris, objectionable weeds and stones, and contain no toxic substance that may be harmful to plant growth, a pH range of 5.7-5.9 is recommended. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter). Topsoil hauled in from off site should have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.

- Stockpiling
 - Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
 - Stockpiles should be vegetated in accordance with temporary seeding specifications on soil erosion sheet.
- Site Preparation
 - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.
 - Subsoil should be tested for time requirement and limestone, if needed, should be applied to bring soil pH to 6.5 and incorporate into as nearly as practical to a depth of 4 inches.
 - Immediately prior to topsoil distribution, the surface should be scarified to provide a good bond with the topsoil.
 - Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways.
- Applying Topsoil
 - Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity.
 - A uniform application to a depth of 5 inches (unsettled) is recommended. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more.

DUST CONTROL STANDARDS

The following methods should be considered for dust control at the request of the Township Construction Code Official, or upon inspection by an S.C.D. official.

- Spray - On Adhesive - On mineral soils (not effective on muck soils.) Keep traffic off these areas.

Water Dilution	Type of Nozzle	Apply Gallons/Acre
Anionic asphalt emulsion	7:1	Coarse spray 1,200
Latex emulsion	12 1/2:1	Fine spray 235
Resin in water	4:1	Fine spray 300
- 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. Chisel-type plows spaced about 12 inches apart, and 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 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 at a rate that will keep surface moist but not cause or flakes fine enough to feed through commonly used spreaders 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.
- Mulch - Stabilization with approved mulches and vegetation cover being temporary or permanent.

SEEDING SPECIFICATIONS

Temporary Seeding		
Fertilizer	(10-20-10 or equivalent)	11 Lbs./1,000 SF
Limestone	(50% Calcium plus MgO)	90 Lbs./1,000 SF
Perennial Rye Grass	(Lotium multiflorum)	1 Lb./1,000 SF
Permanent Seeding		
Fertilizer	(10-20-10 or equivalent)	11 Lbs./1,000 SF
Limestone	(50% Calcium plus MgO)	90 Lbs./1,000 SF
Mixture B-15	Kentucky Bluegrass (Three Cultivar Blend) Hard Fescue	0.9 Lbs./1,000 SF 4.0 Lbs./1,000 SF
	Perennial Rye Grass	0.7 Lbs./1,000 SF

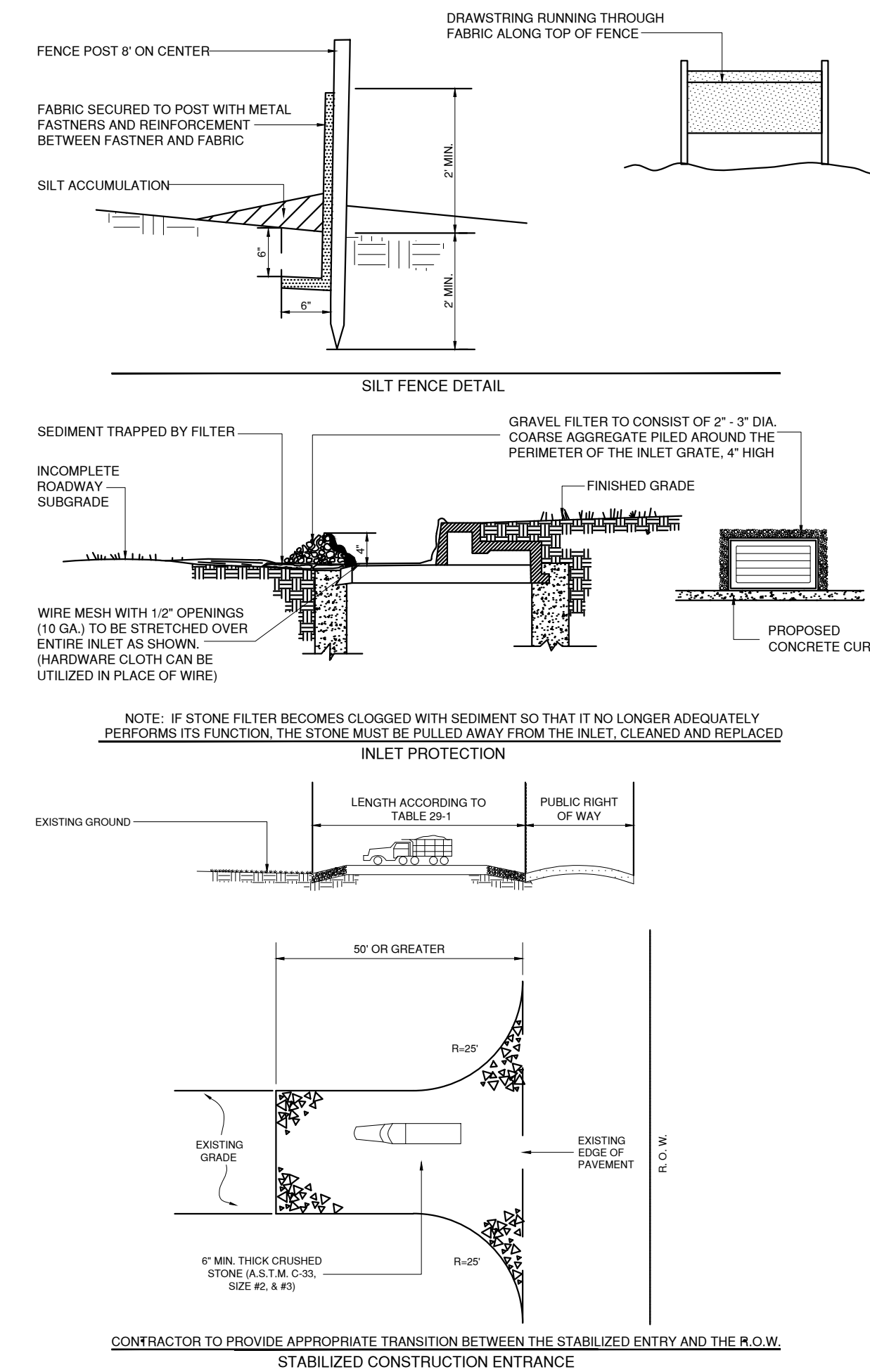
FERTILIZER

Work lime and fertilizer into soil as nearly as practical to depth of four inches (4"). Remove from the surface all stones two inches (2") or larger. Roll soil to firm the seed bed where feasible. Use specifications as shown above.
Note: Optimum seeding dates February 1 to April 30 and August 15 to October 30.

PHASE	OPERATION	TIME PERIOD
A.	ESTABLISH EROSION CONTROL MEASURES	2 DAYS
B.	SITE CLEARING	3 DAYS
C.	ROUGH GRADING	2 DAYS
D.	CONSTRUCT STORMWATER BASIN INCLUDING VEGATATIVE STABILIZATION	N/A
E.	CONSTRUCT SANITARY SEWER SYSTEM & WATER SYSTEM	N/A
F.	CONSTRUCT STORM DRAINAGE STRUCTURES	3 DAYS
G.	FINE GRADE AND CONSTRUCT STONE BASE	3 DAYS
H.	CONSTRUCT DRAINAGE SWALES	N/A
I.	PERFORM TEMPORARY SEEDING AS NECESSARY	2 DAYS
J.	PERFORM PAVING AND CONSTRUCT SIDEWALKS	5 DAYS
K.	LAY BUILDING FOUNDATIONS AND CONSTRUCT DWELLINGS	N/A
L.	PERFORM PERMANENT SEEDING AND LANDSCAPING	5 DAYS

CONSTRUCTION WILL BEGIN WINTER 2016-2017

CONSTRUCTION SEQUENCE



Maintenance

The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto roadways. This may require periodic 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.

SOIL CONSERVATION NOTES



S.C.D. SOILS MAP

SCALE: 1"=300'

SOILS DESCRIPTION

LAND COVER

- | | |
|-----------------------------------|-------------|
| A. Total Area of Site..... | 102 Acres |
| B. Present Cover..... | Developed |
| C. Total Area of Disturbance..... | 2.95 Acres |
| D. Adjacent Site Conditions..... | Residential |

RESPONSIBILITY

All soil erosion and sediment control measures and facilities shall be the sole responsibility of the developer/owner. The responsibility shall include, but not be limited to installation, inspection, and maintenance of conditions during and following construction.

OWNER

ACCC Properties, LLC c/o Tim Larson
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Bridgeton, NJ 08302
(609) 861-2100

GENERAL INFORMATION

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Engineers Environmental Planners Landscape Architects

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5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION #263470380

SOIL EROSION & SEDIMENT CONTROL
BLOCK 175 LOT 48
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

STEVEN L. FILIPPONE

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29230

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REVISION	DATE	BY
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EDA
Engineers - Landscape Architects - Planners

DATE: 10/25/19	DRAWN BY: MJH
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SCALE: AS NOTED	CHECKED BY: SLF
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PROJECT #: 7496	SHEET: 8 OF 8
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EDA

Engineers - Landscape Architects - Planners