

SOILS MAP OURCE: SOIL SURVEY OF ATLANTIC COUNTY, NJ

CERTIFIED 200' PROPERTY LIST

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS		PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
88 19	210 WEST MILL RD	2	GALLAGHER, RICHARD M. 210 WEST MILL ROAD NORTHFIELD NJ	08225	92 45	25 LOCUST DR	2	LOVELAND, PAIGE K & SCHAF 16 STURBRIDGE CT EGG HARBOR TWP, NJ	O8234
88 20	220 W MILL RD	2	HODSON, RACHEL 220 W MILL RD NORTHFIELD, NJ	08225	92 4 9.02	1620 ZION RD	2	MCGEE, NICOLA 1620 ZION RD NORTHFIELD, NJ	08225
88 21	230 W MILL RD	2	JONES, FRANKLIN 230 W MILL RD NORTHFIELD,NJ	08225	98 1	47 MILL RD	4.A	NEW JERSEY-AMERICAN WATER P.O.BOX 2738-1 WATER ST CAMDEN , NEW JERSEY	CO.
88 22	232 MILL RD	15D	HARVEY D JOHNSON POST 295 232 MILL RD NORTHFIELD NJ	AMER LEG 08225	98 11.04	8 BIRCHFIELD CT	2	RYAN, HANNAH & GREGORY 8 BIRCHFIELD COURT NORTHFIELD, NJ	08225
88 23	244 W MILL RD L24	2	CALLAHAN, MADONNA M 244 W MILL RD NORTHFIELD, NJ	08225	98 11.05	7 BIRCHFIELD CT	2	DIGNEO, GREGORY & LYNDSAY 7 BIRCHFIELD CT NORTHFIELD, NJ	08225
92 5	303 CLARK PLC	2	VASSALLO, HUGH E. 732 HARBOR AVE	08330	98 11.06	5 BIRCHFIELD CT	2	CAPRIO, JOSEPH & ASHLEY K 5 BIRCHFIELD COURT NORTHFIELD, NJ	NIGHT 08225
92 6	301 CLARK PLC	2	SCHALLUS, THOMAS & KATHLEE 301 CLARK PL NORTHFIELD, NJ	EN 08225	98 11.07	3 BIRCHFIELD CT	2	ADAMS BRIAN & PASTORE LIS 3 BIRCHFIELD COURT NORTHFIELD, NJ	A 08225
92 7	300 CLARK PLC	2	ANDREWS, DAVID & FRANCINE 300 CLARK PLACE	08225	98 12	1723 TILTON RD	2	PORTOCK, JAMES JR 205 ROSS LANE LINWOOD NJ	08221
92 8	302 CLARK PLC	2	ROTELLA, KAYLEE 302 CLARK PLACE	08225	98 13	WABASH AVE	1	PORTOCK, JAMES JR 205 ROSS LANE LINWOOD NJ	08221
92 18	259 W MILL RD	2	KEEN, EARL & MARGE 259 W MILL ROAD	08225	98 14	1715 TILTON RD	2	NESBITT, DARLENE 1715 TILTON ROAD NORTHFIELD NJ	08225
92 19	257 MILL RD	15F	JANSEN, STEPHEN E & NANCY 257 MILL ROAD		98 15	1711 TILTON RD	4A	RANDOLPH, BRUCE W & RUTH 1711 TILTON ROAD NORTHFIELD NJ	
92 20	251 W MILL RD	2	PRICE, DANIEL R 251 W MILL RD	08225	98 16	TILTON RD	1	RANDOLPH, BRUCE W. 1711 TILTON RD NORTHFIELD NJ	08225
92 21	247 W MILL RD	2	NOECKER, DANIELLE & JUSTIN 247 WEST MILL ROAD		102 24	16 OAKVIEW DR	2	GOLLOTTO, JOSEPH & DONNA 16 OAKVIEW DR NORTHFIELD NJ	08225
92 22	243 W MILL RD	2 .	WEBER, JASON 515 PARK ROAD	08330	102 25	1708 TILTON RD	2	GORDON, DEBORAH 1708 TILTON RD NORTHFIELD, NJ	08225
92 23	241 W MILL RD L24	15C	CITY OF NORTHFIELD P.O.BOX 1	08225	600	BIKE-PEDESTRIAN PATH L2-5,7-11	15C	NORTHFIELD, CITY OF 1600 SHORE ROAD NORTHFIELD NJ	08225
92 26	227 MILL RD	2.	NORTHFIELD NJ SPITZ, SHARON M. 227 W MILL RD NORTHFIELD NJ	08225	92 25	1823 WABASH AVE L28629	4A	MASON PROPERTIES LLC 3031 OCEAN HEIGHTS AVE EGG HARBOR TWP,NJ	08234
92 27	211 MILL RD	2	HOLLOWAY, MARGARET H 211 W MILL RD NORTHFIELD NJ	08225	93 7	6 LOCUST DR	2	US BANK TRUST, NA, C/O HUDSON HOM 3701 REGRET BLVD., SUITE 20	ES
92 30	WABASH AVE REAR L31	15C	CITY OF NORTHFIELD P.O.BOX 266 NORTHFIELD NJ	08225	93 8	4 LOCUST DR TDV	15F	RVING, TX HUNT, CAROLYN B 4 LOCUST DR NORTHFIELD NJ	75063
92 32	WABASII AVE	1	BURKARD EST, BADER, WM B 217 GIBBON ST ALEXANDRIA VA	22314	93 9	2 LOCUST DR	2	ARSENIS, CHRISTINE 2 LOCUST DR	08225
92 33	WABASH AVE	1	MASON PROPERTIES LLC 3031 OCEAN HEIGHTS AVE EGG HARBOR TWP,NJ	08234	97 14	1640 TILTON RD	4A	NORTHFIELD NJ MATISON, CHARLES & HILLAR 305 ROYAL AVENUE LINWOOD NJ	08225 Y 08221
92 34	WABASH AVE	1	MASON PROPERTIES LLC 3031 OCEAN HEIGHTS AVE EGG HARBOR TWP,NJ	08234	103	15 OAKVIEW DR	2	SOBKOW, ROBERT N & JUDITH 15 OAKVIEW DR NORTHFIELD NJ	
92 35	1 LOCUST DR	2	JUCKETT, PATRICIA ANNE 1 LOCUST DRIVE	08225				100	30223
			NORTHFIELD NJ	00223					

BARRET-PELLICANO, BRIGID & BARRET, I

DEDERA, JOSEPH J & PATRICIA R

08225

08225

3 LOCUST DRIVE NORTHFIELD NJ

NORTHFIELD, NJ

NORTHFIELD NJ

PFEIFLE, ELLEN

NORTHFIELD, NJ

BROWN, HELEN

NORTHFIELD, NJ

GRASSO, FRANCIS G

NORTHFIELD NJ

237 NORTHFIELD AVE.

5 LOCUST DRIVE LLC

3 LOCUST DR

5 LOCUST DR

9 LOCUST DR

13 LOCUST DR

17 LOCUST DR

Gables on Wabash SITE PLAN

BLOCK 92 LOTS 25, 28, 29, 33, & 34 CITY OF NORTHFIELD, ATLANTIC COUNTY, NEW JERSEY

GENERAL NOTES

- 1. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTHFIELD ORDINANCE No.7-2018, ADDED 9/25/2018, CODE SECTION 215-152.1, WHICH SPECIFICALLY ALLOWS AGE-RESTRICTED AFFORDABLE HOUSING ON THE SUBJECT PROPERTY.
- 2. TOTAL EXISTING TRACT SIZE EQUALS 6.42 ACRES.
- 3. TOTAL AREA TO BE DISTURBED EQUALS 5.19 ACRES (80.8%).
- 4. THE PROJECT IS SITUATED ON SOIL STRUCTURES CONSISTING OF DOWNER LOAMY SAND, AS DEPICTED IN THE USDA SOIL SURVEY OF ATLANTIC COUNTY, NEW JERSEY.
- 5. A REQUEST FOR LETTER OF INTERPRETATION IS BEING SUBMITTED TO N.J.D.E.P. TO CLARIFY THAT NO WETLANDS EXIST ON OR WITHIN 300 FEET OF THE PROPERTY.
- 6. THE PROPERTY IS A FORMER CONSTRUCTION YARD DATING BACK PRIOR TO THE 1930'S. TWO BUILDINGS AND A SHED REMAIN AT THE SITE. THE YARD AREA IS NOW GRASSED.
- REMAIN UNDEVELOPED. 8. THIS PROJECT IS SUBJECT TO REVIEW AND APPROVAL OF THE NORTHFIELD PLANNING BOARD, CAPE

7. THE PROPERTY HAS FRONTAGE ALONG WABASH AVE AND MILL ROAD. THE MILL ROAD FRONTAGE IS TO

- 9. TWO ACCESS POINTS ON WABASH AVENUE ARE PROPOSED.
- 10. THE ENTIRE PROPERTY IS ZONED AH1-AR, AFFORDABLE HOUSING 1 AGE-RESTRICTED HOUSING. THE PROPOSED DEVELOPMENT IS FOR A 77-UNIT, 5-BUILDING, AGE-RESTRICTED GARDEN APARTMENTS COMPLEX WITH ASSOCIATED FACILITIES.
- 11. RECREATION FACILITIES WILL BE PROVIDED IN THE FORM OF A CLUBHOUSE WITHIN BUILDING #5, PICKLE ADJACENT TO THE CLUBHOUSE.
- 12. SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE
- 13. THE NORTHFIELD FIRE DEPARTMENT STATION #1 IS LOCATED 0.25 MILES FROM THE SITE AND STATION
- 14. THE PROJECT SITE IS SITUATED 0.25 MILES FROM THE NORTHFIELD POLICE DEPARTMENT.

ATLANTIC CONSERVATION DISTRICT, AND NEW JERSEY PINELANDS COMMISSION.

- 15. OUTBOUNDS AND TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM "TOPOGRAPHIC SURVEY", BLOCK 92, LOTS 25, 28, 29, 33, AND 34, PREPARED BY DUFFY, DOLCY, McMANUS, & ROESCH, WILLIAM P. McManus, New Jersey Professional Land Surveyor Number 31660, Dated 07/30/2021.
- 16. VERTICAL DATUM USED FOR ELEVATIONS SHOWN IS NAVD 88.
- 17. TOTAL IMPERVIOUS COVERAGE = 119,534 SF, 2.74 Ac.
- 18. TOTAL BUILDING COVERAGE = **52,350**± **SF (18.7%)**

- 19. PROJECT WILL BE SERVICED BY ATLANTIC CITY ELECTRIC COMPANY FOR ELECTRIC SERVICE.
- 20. TELEPHONE SERVICE TO THE SITE WILL BE PROVIDED BY VERIZON.
- 21. SOUTH JERSEY GAS WILL PROVIDE GAS SERVICE TO THE SITE.
- 22. NEW JERSEY AMERICAN WATER COMPANY WILL PROVIDE WATER SERVICE.
- 23. SANITARY SEWER SERVICE WILL BE PROVIDED BY ONE CONNECTION TO THE NORTHFIELD MUA
- 24. THIS SITE PLAN AND ALL ATTACHED AND RELATED DOCUMENTS PREPARED BY DIXON ASSOCIATES ARE INSTRUMENTS OF PROPRIETARY SERVICE TO THE PARTIES FOR WHICH THE SERVICES ARE INTENDED. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT.
- 25. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND WITH THE WORK ON THIS PLAN. ANY DISCREPANCIES DISCOVERED BETWEEN SITE CONDITIONS, AND ANY INFORMATION PROVIDED IN THE SITE PLAN DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE CONSTRUCTION OF THAT ASPECT OF THE WORK.
- 26. THESE PLANS ARE NOT COMPLETE CONSTRUCTION DOCUMENTS UNLESS ACCOMPANIED BY THE FULL SET OF PLANS, AND ALL REPORTS RELATED TO THE DESIGN ELEMENTS WITHIN THIS PLAN. THE CONTRACTOR MUST REFER TO THE FULL SET OF DOCUMENTS FOR CONSTRUCTION PURPOSES.
- 27. CONTRACTOR MUST REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING-RELATED INFORMATION.
- 28. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- BALL COURT, SWIMMING POOL, GAZEBO, AND PET WALK AREA SPREAD ACROSS A LAWN AREA 29. CONTRACTOR SHALL AVAIL HIMSELF WITH ALL PERTINENT APPROVAL DOCUMENTS INCLUDING THE RESOLUTION OF APPROVAL WHICH CONTAINS CONDITIONS WHICH MUST BE MET IN THE FIELD. THIS MAY INCLUDE AND THE CONTRACTOR SHALL OBTAIN THE REVIEW LETTERS ISSUED BY THE PLANNING BOARD PROFESSIONAL CONSULTANTS. CONTRACTOR SHALL FOLLOW THE CONDITIONS OF APPROVAL. IF THE CONSTRUCTION WORK REVEALS A DISCREPANCY OR LIMITATION IN COMPLIANCE WITH ALL OF THE CONDITIONS OF APPROVAL, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IN CONFLICT.
 - 30. THE CONTRACTOR AND OWNER SHALL DESIGNATE INDIVIDUALS RESPONSIBLE FOR THE CONSTRUCTION SITE SAFETY, DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:23 - 2.21 (E) OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND CFR 1926 (F), AN OSHA COMPETENT PERSON.
 - 31. CONTRACTOR SHALL REPAIR OR REPLACE AT THE OWNER'S DISCRETION ANY EXISTING CONDITIONS WHICH ARE DAMAGED DURING CONSTRUCTION, AND ANY CONSTRUCTED PORTION OF THE WORK WHICH IS SUBSEQUENTLY DAMAGED DURING THE CONDUCT OF REMAINING CONSTRUCTION WORK.
 - 32. THIS PLAN MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DIXON ASSOCIATES ENGINEERING LLC
 - 33. COPYRIGHT 2021, DIXON ASSOCIATES ENGINEERING LLC, ALL RIGHTS RESERVED.

OWNER/APPLICANT

MASON PROPERTIES LLC 3031 OCEAN HEIGHTS AVE EGG HARBOR TWP,NJ 08234

ORDINANCE REFERENCE	ITEM	REQUIRED	PROPOSED/PROVIDED	STATUS
215-152.1A.	PERMITTED USES	PLANNED ADULT COMMUNITY OF GARDEN APARTMENTS FOR 55 AND OVER CITIZENS	PLANNED ADULT COMMUNITY OF GARDEN APARTMENTS FOR 55 AND OVER CITIZENS	CONFORMS
215-152.1B.1.	ACCESSORY USES	PRIVATE GARAGE OR STORAGE SUBJECT TO 215-98	NOT PROPOSED	NOT APPLICABLE
215-152.1B.2.	ACCESSORY USES	OFF-STREET PARKING SUBJECT TO 215-105	OFF-STREET PARKING SUBJECT TO 215-105	CONFORMS
215-152.1B.3.	ACCESSORY USES	SIGNS SUBJECT TO 215-113	SIGNS SUBJECT TO 215-113	CONFORMS
215-152.1B.4.	ACCESSORY USES	FENCES AND HEDGES SUBJECT TO 215-95	FENCES AND HEDGES SUBJECT TO 215-95	CONFORMS
215-152.1C.1.	UNIT DENSITY	MAXIMUM 12 UNITS PER ACRE (77 UNITS)	12.0 UNITS PER ACRE (77 UNITS)	CONFORMS
215-152.1C.1.	AFFORDABLE HOUSING SET ASIDE	15% OF UNITS	15% OF UNITS	CONFORMS
215-152.1C.2.a.	NORTHERN BUILDING SETBACK	40' MINIMUM; AVERAGE 50'	43' MINIMUM; 50' AVERAGE	CONFORMS
215-152.1C.2.b.	EASTERN BUILDING SETBACK	30'; MINIMUM SEPARATION TO RESIDENTIAL OF 80'	30'; GREATER THAN 80' TO RESIDENTIAL	CONFORMS
215-152.1C.2.c.	SOUTHERN BUILDING SETBACK	50' FOR RESIDENTIAL; 30' FOR NON-RESIDENTIAL LESS THAN 1.5 STORIES	50' FOR RESIDENTIAL; NO NON-RESIDENTIAL	CONFORMS
215-152.1C.3.	BUILDING HEIGHT	MAXIMUM 3 STORIES OR 45'	3 STORIES; LESS THAN 45 FEET	CONFORMS
215-152.1C.3.	PARKING ON LOWER LEVEL	PERMITTED WHEN 3 STORIES IN HEIGHT	PARKING ON LOWER LEVEL WITH 3 STORIES	CONFORMS
215-152.1C.3.	RESIDENTIAL UNITS	PERMITTED ON ONLY TWO FLOORS IN ANY BUILDING	RESIDENTIAL UNITS ON 2 FLOORS OF EACH BUILDING	CONFORMS
215-152.1C.4.	OPEN SPACE	40% OF GROSS TRACT AREA; 20% WITHIN NET TRACT AREA	42.0% OF GROSS TRACT AREA; 42.0% OF NET TRACT AREA	CONFORMS
215-152.1C.5.a.	DISTANCE BETWEEN BUILDINGS (BOTH FACING WALLS WITH WINDOWS)	MIN. 50' OR TWO TIMES EAVE HEIGHT	70' OR GREATER (TWO TIMES EAVE HEIGHT)	CONFORMS
215-152.1C.5.b.	DISTANCE BETWEEN BUILDINGS (ONE FACING WALL WITH WINDOWS)	MIN. 25' OR TWO TIMES EAVE HEIGHT	70' OR GREATER (TWO TIMES EAVE HEIGHT)	CONFORMS
215-152.1C.5.c.	DISTANCE BETWEEN BUILDINGS (NEITHER FACING WALLS WITH WINDOWS)	MIN. 25' OR EAVE HEIGHT	70' OR GREATER (TWO TIMES EAVE HEIGHT)	CONFORMS
215-152.1C.6.	ACTIVE AND PASSIVE RECREATION AREAS	SHALL BE PROVIDED TO BOARD'S SATISFACTION	TO BE PROVIDED TO BOARD'S SATISFACTION	CONFORMS
215-152.1C.7.	MAXIMUM IMPERVIOUS SURFACE	65%	42.7%	CONFORMS
215-152.1C.8.	LANDSCAPE BUFFER	MIN. 25' ALONG ALL PROPERTY LINES	25' ALONG ALL PROPERTY LINES	CONFORMS
RESIDENTIAL SITE MPROVEMENTS STANDARDS	PARKING COUNT	1.8*38 ONE BED UNITS = 68 SPACES 2.0*39 TWO BED UNITS = 78 SPACES TOTAL REQUIRED = 146 SPACES	72 STRUCTURED SPACES 74 ON-SITE SPACES 146 TOTAL SPACES	CONFORMS
2010 A.D.A. STANDARDS	ACCESSIBLE PARKING COUNT	1 VAN ACCESSIBLE	5 VAN-ACCESSIBLE SPACES	CONFORMS

ZONING SCHEDULE

INDEX OF SHEETS					
SHEET NUMBER	DESCRIPTION	REVISION DATE			
1 OF 9	COVER AND INFORMATION SHEET				
2 OF 9	EXISTING CONDITIONS PLAN				
3 OF 9	SITE PLAN				
4 OF 9	GRADING & DRAINAGE PLAN				
5 OF 9	UTILITY PLAN				
6 OF 9	LIGHTING PLAN				
7 OF 9	SESC PLAN				
8 OF 9	SESC NOTES				
9 OF 9	DETAILS				

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT ☐ SUBDIVISION REVIEW ☐ SITE PLAN REVIEW FILE NO. RECEIVED COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES | NO | PLANNING APPROVED ☐ DISAPPROVED ☐ FAVORABLE □ UNFAVORABLE ☐ RECOMMENDATIONS

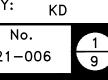
CITY OF NORTHFIELD PLANNING BOARD

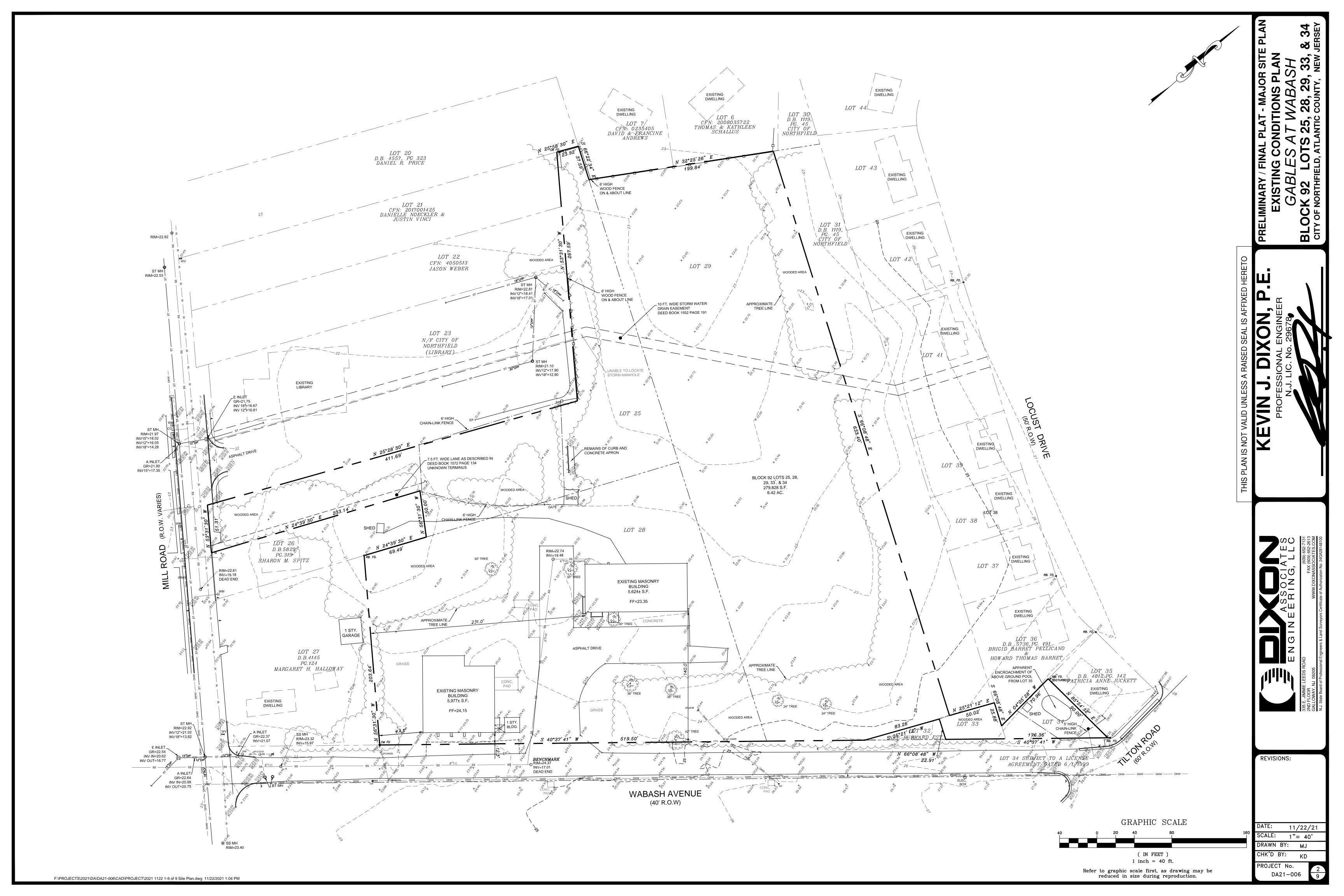
-	BOARD CHAIRMAN	DAT
	BOARD SECRETARY	DAT
	BOARD ENGINEER	DAT
	TOWNSHIP CLERK	DAT
	TOWNSHIP TAX COLLECTOR	DAT

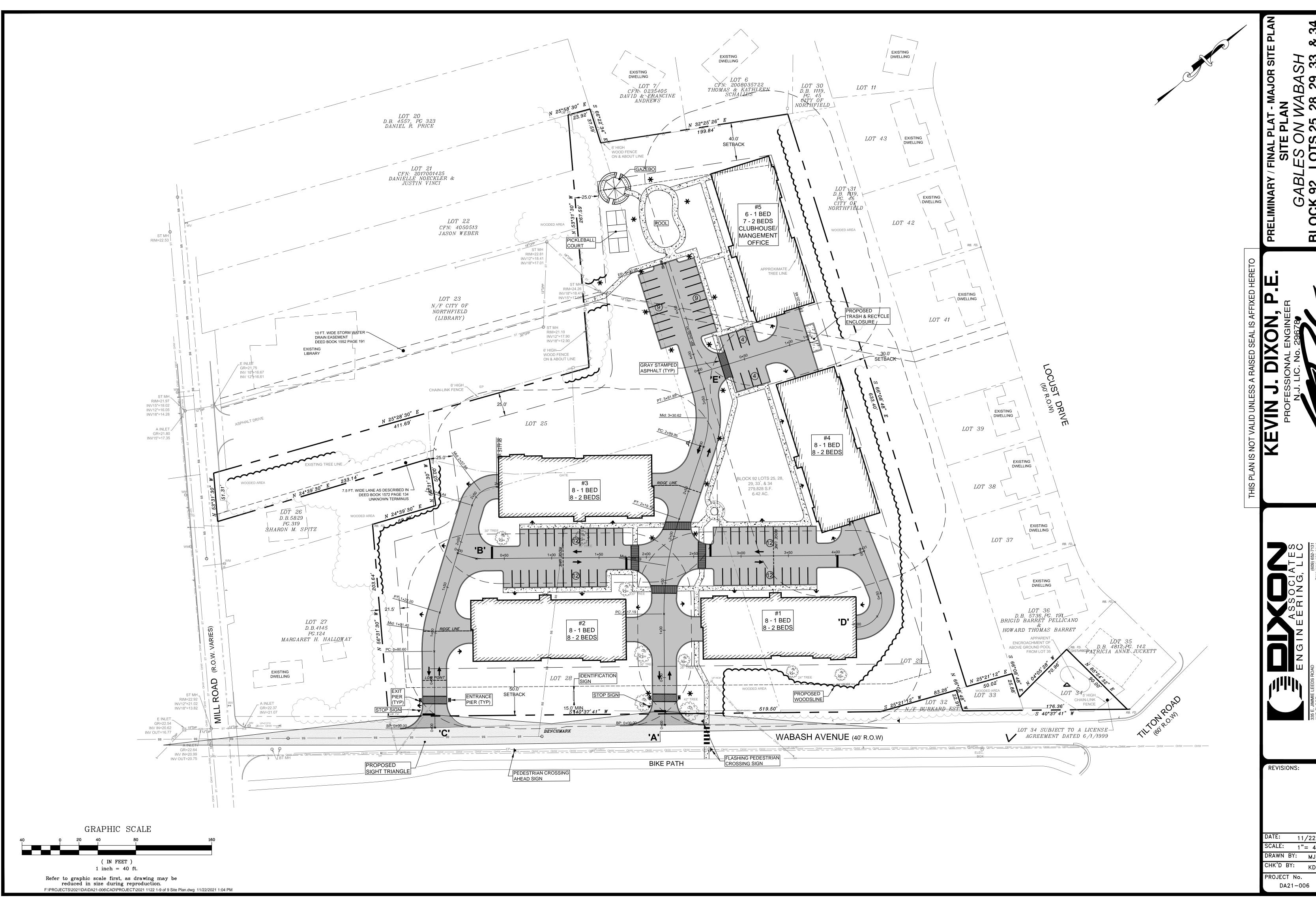
REVISIONS:

11/22/21 AS SHOWN

PROJECT No. DA21-006



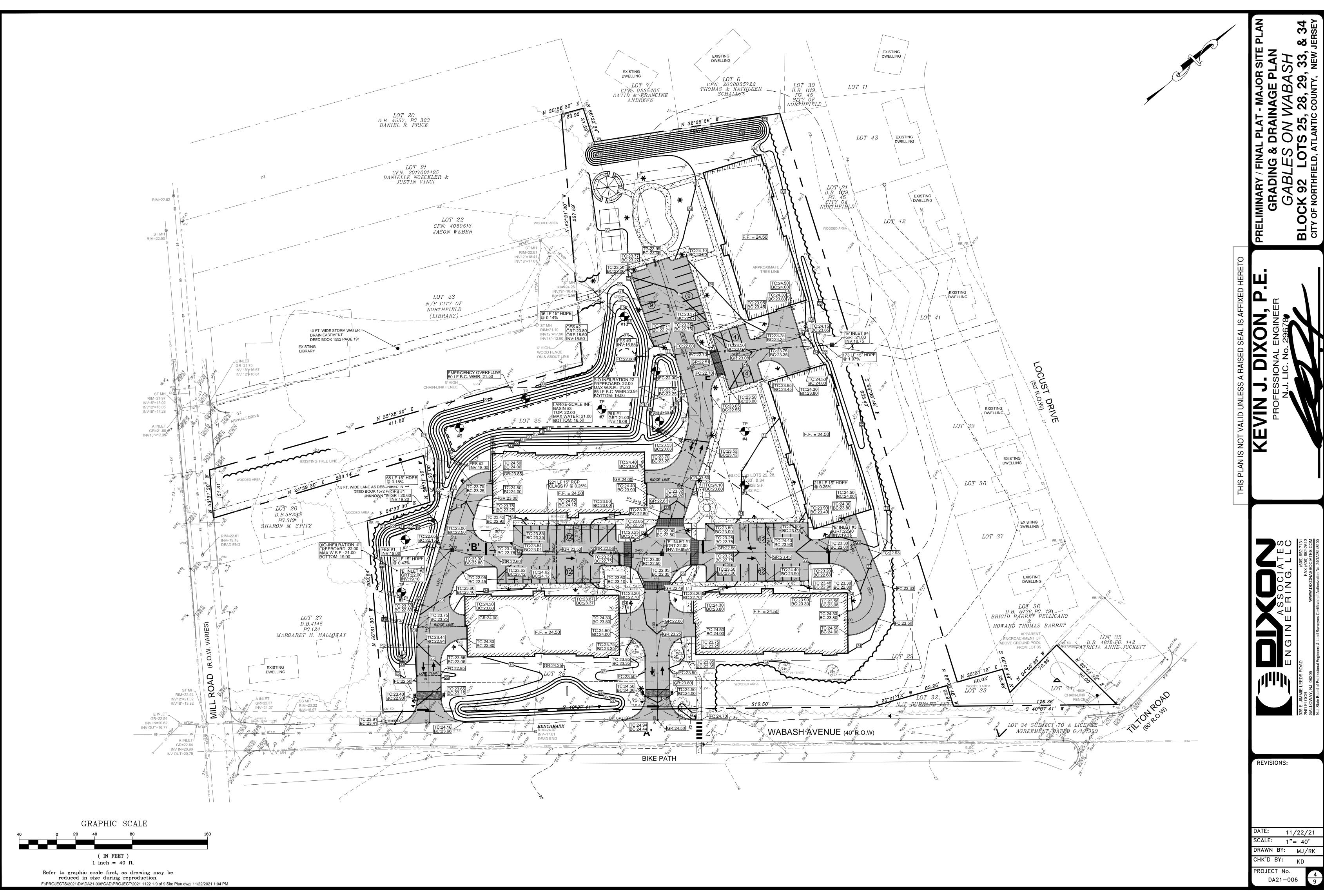




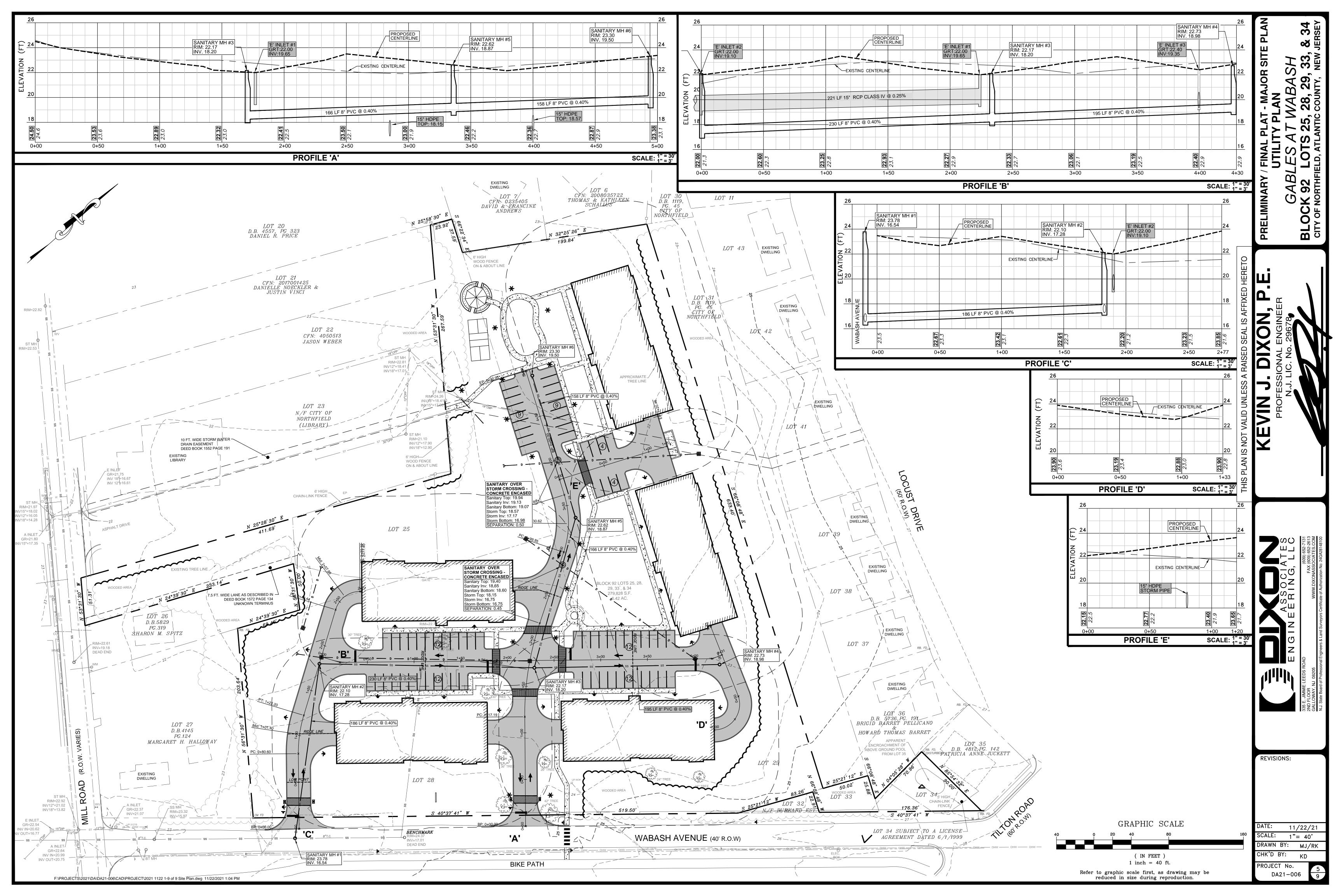
34 ISEY

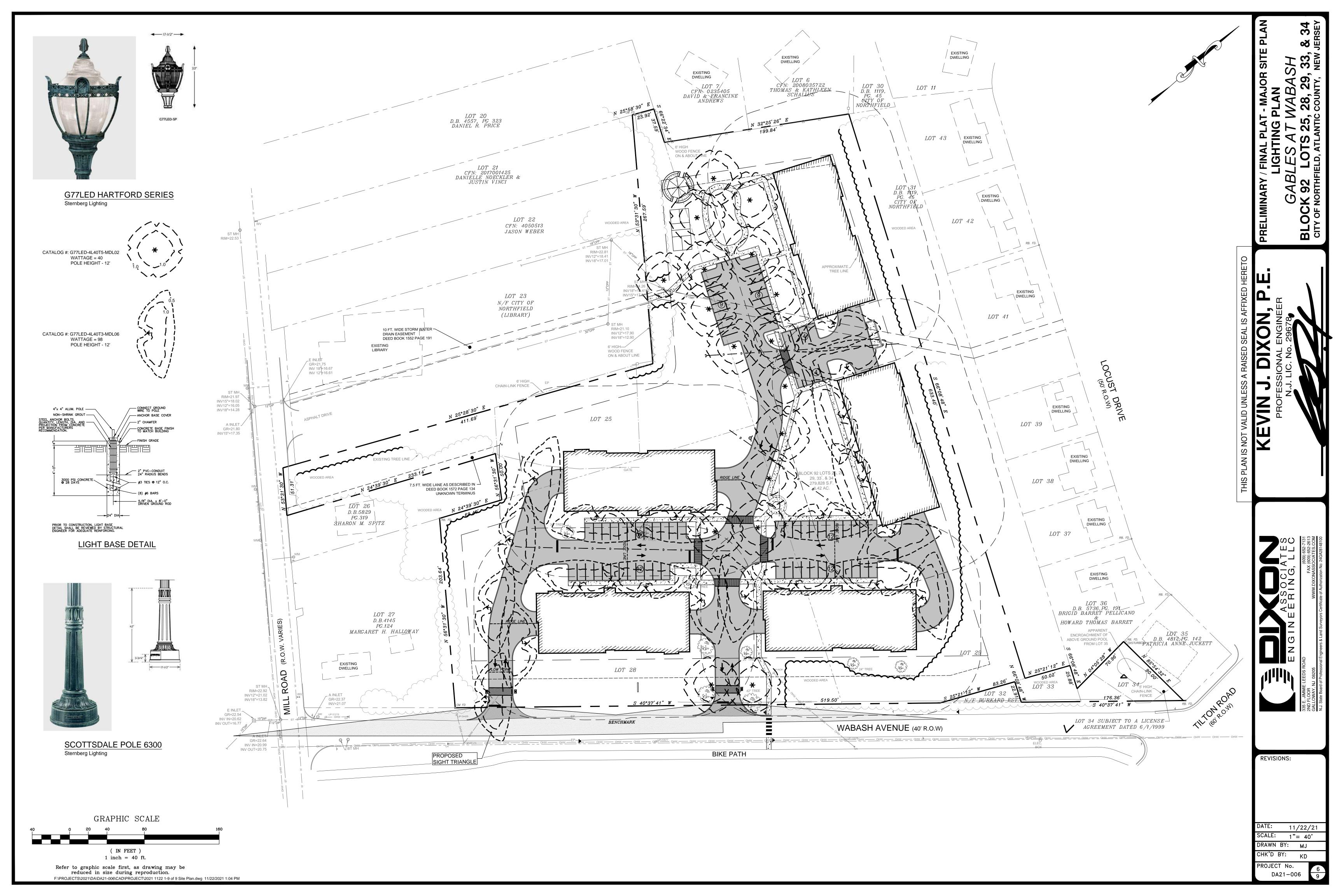
11/22/21 1"= 40'

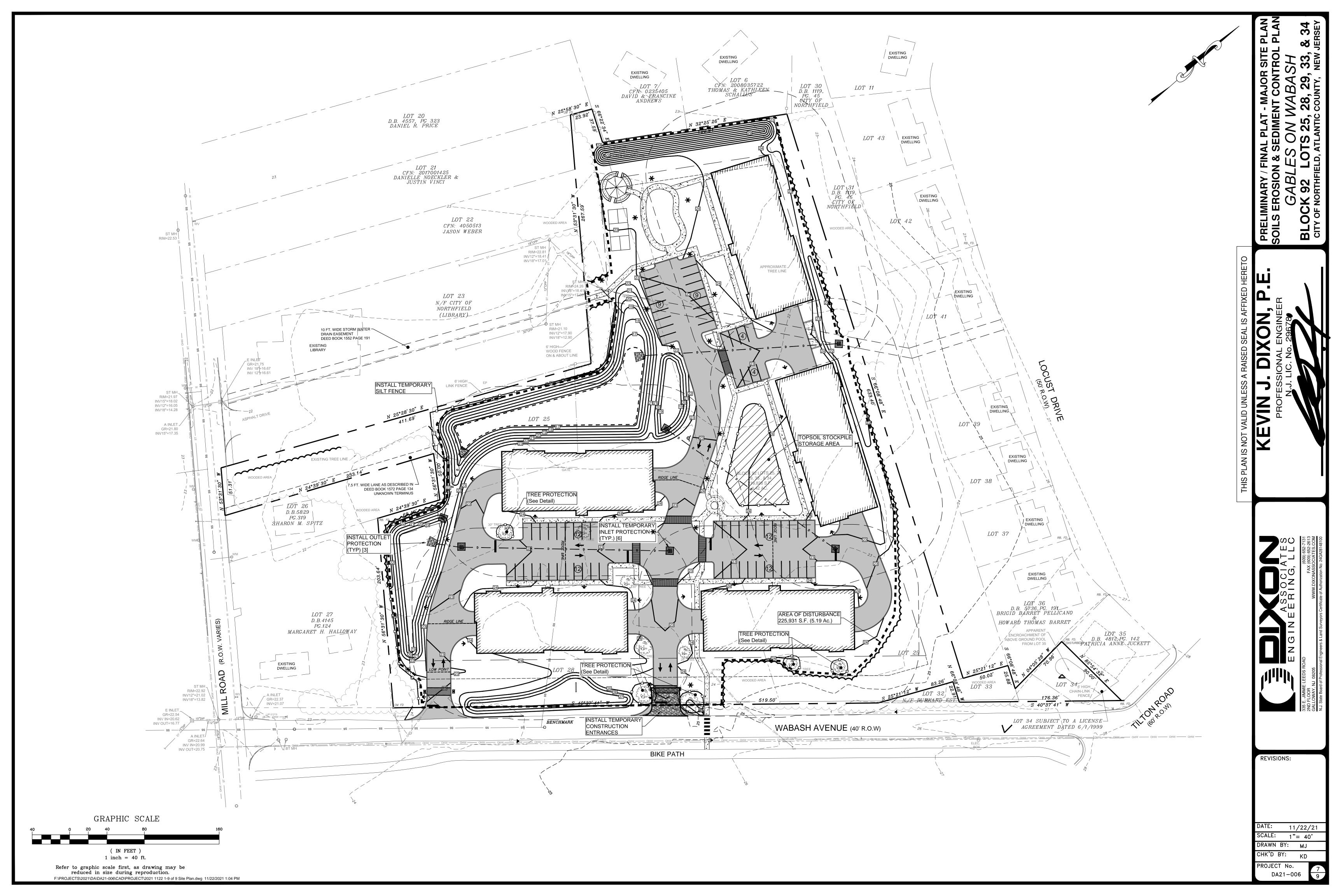
DRAWN BY: MJ/RK



11/22/21 1"= 40' DRAWN BY: MJ/RK







Soil erosion and sediment control practices on the plan shall be constructed in accordance with the "Standards for Soil Erosion and Sediment Control in New Jersey.'

The contractor shall schedule and conduct his operations to minimize erosion of soils and to prevent silting and muddying of streams, rivers, irrigation systems and impoundment's (lakes, reservoirs, etc.) Construction of drainage facilities and performance of their contract work which will contribute to the control of erosion and dimentation shall be carried out in conjunction with earthwork operations or as soon thereafter as practicable.

The area of bare soil exposed at any one time by construction operations shall be kept to a minimum. Prior to a suspension of construction operations for a period of 20 days or more, any area that has been

When borrow material is obtained from other than commercially operated sources, erosion of the borrow site shall be so controlled both during and after the completion of the work that erosion will be minimized and sediment will not enter streams or other bodies of water. Waste or disposal areas and construction roads shall be located and constructed in a manner that will keep sediment from entering streams.

be used wherever and appreciable number of stream crossings are necessary. Unless otherwise approved in writing by the engineers, mechanized equipment shall not be operated in live streams.

during the construction and removal of such barriers to minimize the muddying of the stream.

Water from aggregate washing or other operations containing sediment shall be treated by filtration, a settling basin or other means sufficient to reduce the sediment content.

into or near rivers, streams, impoundment's or into natural or manmade channels leading thereto. Wash water from concrete mining operations shall not be allowed to enter live streams.

of pollution shall be complied with in the performance of the contract.

shall immediately receive temporary seeding and fertilization in accordance with the New Jersey Standards. 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 matting or liquid mulch binder).

of 2 tons per acre, according to the New Jersey Standards immediately following rough grading. 4. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion

5. All soil erosion and sedimentation structures will be inspected and maintained on a regular basis and after

. The quantity and quality of the topsoil on site shall be inspected to justify stripping. All areas to be disturbed shall be stripped of topsoil and the soil shall be stockpiled for redistribution after site grading

has been completed.

The base of all stockpiles shall be protected by a hay bale barrier or sediment fence. Stockpiles shall be vegetated in accordance with standards for temporary vegetative cover A crushed stone, tire cleaning pad shall be installed wherever a construction entrance exists, at construction

adjacent to a paved road and on individual lots where construction of the lot takes place after the adjacent

construction entrances. Stone size shall be ASTM C-33, size No. 2 (2-1/2" to 1-1/2") or No. 3 (2" to 1") Use clean crushed angular stone. Crushed concrete conforming to the same diameter may be substituted but must be maintained more closely than stone.

Crushed stone pads for individual lots and staging areas shall be 25' long and the width of the driveway. Stone shall be No. 3 (2" to 1").

3. Paved roadways must be kept clean at all times. Any accumulation of dust or sediment dropped, washed, or tracked onto paved streets shall be removed immediately with a power broom, street sweeper or by

9. All storm drainage outlets will be stabilized, as required, before the discharge points become operational.

0. Contractor shall notify Cape Atlantic Conservation District and owner in writing, 72 hours prior to any land disturbance

. Soil having a pH of 4.0 or less or containing iron sulfide must be covered with a minimum of 12 inches of soil having a pH of 5.0 or more before seed bed preparation.

2. It shall be the responsibility of the developer to provide confirmation of lime, fertilizer and seed application

. NJSA 4:24-39 et seq., requires that no Certificate of Occupancy be issued before all the 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. A request for District inspection for the release of a Report of Compliance must be make 5 working days in advance. This applies to both Complete (final) and Conditional (temporary) Certificates.

. NJSA 4:24-39 et seq. requires that upon permanent site stabilization and completion of construction the

5. Off site sediment disturbance may require additional control measures to be determined by the erosion control

26. A copy of the certified Soil Erosion and Sediment Control Plan must be maintained on the project site during

8. Any changes to the site plan will require the submission of a revised Soil Erosion and Sediment Control Plan

Jersey Standards for Soil Erosion and Sediment Control.

approved by the District.

The Soil Erosion Inspector may require additional soil erosion measures to be installed, as directed by the

. Project construction shall be phased in such a manner as to reduce the amount of exposed soils. Areas larger than 5,000 square feet of exposed soil left unstabilized for 30 days or more shall be treated for wind erosion

A. The following Hydroseeder application shall apply to all areas requiring dust control which are not

I. A soil stabilizer erosion control product shall be applied to the exposed surfaces. CFM P-2000

II. In a water filled hydroseeder tank, add CFM P-2000 @ 20 lbs. per 2,000 gallons of water

V. Add seed and fertilizer per temporary vegetation requirements.

VI. Hydroseed the exposed area at a rate of 2,000 gallons of water per acre.

B. All areas requiring dust control that are susceptible to construction traffic shall receive the following

I. A water truck or equally sufficient means of moistening the soil shall be maintained on the

II. Exposed soils shall be sufficiently sprinkled until the surface is wet.

2. Site Preparation for soil stabilization and temporary and permanent vegetative cover.

A. Seed bed preparation, seeding, mulch application and mulch anchoring all grading shall be done in accordance with the Standards for Land Grading Section 19 of the "Standards". The cut face of earth excavations shall not exceed the safe angle of repose for the materials encountered. Permanently exposed faces shall be vegetated and protected from erosion.

B. Fertilizer may be applied at a rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent. In addition, for permanent vegetative cover, 300 pounds 38-0-0 per acre or equivalent of flow release nitrogen may be used in lieu of top dressing (per p. 3.2.7, sect. IV). Apply limestone (equivalent to 50 percent calcium plus magnesium oxides) at (135 pounds per 1,000 square feet). Pulverized dolomitic limestone is preferred.

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow, or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonable uniform, fine seed bed is prepared. For permanent vegetative cover, all but clay or silty soils and coarse sands should be rolled to form the seed bed

D. Remove from the surface all stones two inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

E. Inspect seed bed just before seeding. If traffic has left the soil compacted, the area must be retilled

F. Soils having a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5.0 or more before seed bed preparation. The added soil shall be limed as above. 33. Permanent Vegetative Cover / Grass.

A. Upon the completion of land grading and immediately prior to seeding the surface shall be scarified 6" to 12" to increase soil infiltration. Care shall be taken to avoid any underground utilities and no deep tillage in those areas.

B. Seed bed preparation shall include the application of ground limestone and fertilizers. Fertilizer shall be applied at a rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen. Apply limestone at a rate of 2 ton per acre or 90

C. Work lime and fertilizer into the soil to a depth of 4", continuing tillage until a reasonable seed

D. Seeding mixtures for home lawns: All seed must be incorporated or raked into the soil

Plant Species Seeding Rate (Pounds per 1,000 square feet) Tall Fescue (turf-type) Perennial Ryegrass

Kentucky Bluegrass Total 7.0 pounds per 1,000 square feet Hard Fescue (Strong) Creeping Red Fescue 1.0 Chewings Fescue

Perennial Ryegrass

and Sediment Control in New Jersey".

pounds per 1,000 square feet.

Total 5.25 pounds per 1,000 square feet Hard Fescue Perennial Ryegrass 1.0

Kentucky Bluegrass Total 6.0 pounds per 1,000 square feet Recommendations by Rutgers Cooperative Extension may be used if approved by the Soil Conservation District. Refer to page 4-14 of the "Standards for Soil Erosion

E. Apply seed uniformly by hand, cycle (centrifugal) seeder, drop seeder, frill, cultipacker seeder, or hydroseeder. The latter may be justifiable for large, steep areas where conventional vehicles cannot travel. Mulch shall not be included in the tank with the seed. Except for drilled, hydro seed or cultipacked seedings, seed shall be incorporated into the soil, to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.

F. After seeding, firming the soil with a corrugated roller will assure good seed to soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on the site

G. Seeding dates shall be 2/1 - 4/30 & 8/15 - 10/30 for optimal planting dates.

Acceptable planting dates also include 5/1 - 8/14.

34. Temporary Vegetative Cover

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

B. Upon the completion of land grading and immediately prior to seeding the surface shall be scarified 6" to 12" to increase soil infiltration. Care shall be taken to avoid any underground utilities and no deep tillage in these areas.

C. Seed bed preparation shall include the application of ground limestone and fertilizers. Fertilizer shall be applied at a rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen. Apply limestone at a rate of 2 tons/acre unless soils testing indicates otherwise.

D. Work lime and fertilizer into the soil to a depth of 4", continuing tillage until a reasonable seed

E. Seed shall be Perennial Rye grass applied at a rate of 100 lbs / acre.

F. Seeding dates shall be 2/15 - 5/1 & 8/15 - 10/15 for optimal planting dates

35. Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and earlier establishment. (The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement).

A. Mulch materials should be unrotted small grain straw, hay free of seeds, or salt hay to be applied at the rate of 2 to 2 1/2 tons per acre (90 to 115 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch binder (tackifying or adhesive agent), the rate of application must be double the lower rate. Mulch chopper blowers must not grind the material.

B. Spread uniformly by hand or mechanically so that approximately 75% to 95% of the soil surface will be covered. For uniform distribution of hand spread mulch, divide area into sections of 1,000 square feet and distribute 90 to 115 pounds within each section.

C. Mulch anchoring shall be performed in accordance with Section 5 of the "Standards". Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. Anchoring shall be one of the following types: Peg and twine - placing pegs every four feet in all directions and securing a cross hatch of twine around all stakes; Mulch netting - stapling paper, cotton or plastic netting over mulch; Crimper Mulch anchoring Coulter Tool - use of tractor driven implement designed to punch and anchor the mulch in place; and Liquid Mulch-binders applied with a hydro seeder to secure the mulch in place.

36. Any dewatering required for the construction of utility trenches, stormwater basins or any other excavation activities shall comply with the Standard for Dewatering as outlined in the "Standards for Soil Erosion and Sediment Control in New Jersey". Suction pumps shall be placed in a removable pumping station as per the attached detail. This method offers a minimal amount of sediment from entering the dewatering

A. The discharge end of the pump line shall be directed into a sediment basin, sediment tank or sediment control bag.

B. Sediment tanks storage volume should equal one gallon for each gallon per minute capacity of the

C. Sediment bags must be located away from the receiving waters and construction activities. Bags may not be reused and must be disposed of in accordance with the manufacturer's instructions. 37. It shall be the responsibility of the contractor to maintain all permanent stabilization measures as

Jersey" (7-99) until final project acceptance has been made by owner and certified by the Cape Atlantic Conservation District.

required in the contract specifications and the "Standards for Soil Erosion and Sediment Control in New

38. The property owner shall be responsible for any erosion and sedimentation that may occur below stormwater outfalls or off site as a result of construction of the project, after acceptance.

39. Construction Sequence:

a. Installation of all temporary soil erosion and sediment control structures and devices prior to land

b. All drainage facilities shall be protected from siltation during construction until completion

c. Final grade lawn areas and permanently stabilize.

d. Collect silt and sediment deposits and redistribute back on site

e. Landscape site.

40. A Report of Compliance must be obtained from the District prior to receiving a Certificate of Occupancy from the municipality. A request for a District inspection for the release of a Report of Compliance must be made 5 working days in advance. This applies to both Complete (final) and Conditional (temporary) Certificates. All streets and units must be properly identified. A Report of Compliance will not be released for a unit if it can not be identified. Identify all units at the site by Block, Lot, and Street Address.

Standard for Topsoiling

1. Materials

A. Topsoil should be friable, loamy, free of debris, objectionable weeds and stones, and contain no toxic percent. Organic matter content may be raised by additives.

B. 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.

2. Stripping and Stockpiling

A. Field exploration should be made to determine whether quantity and/or quality of surface soil justifies stripping

B. Stripping should be confined to the immediate construction area.

C. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5. In lieu of soil tests, see lime rate guide in seedbed preparation for Permanent Vegetative Cover for

E. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental

F. Stockpiles should be vegetated in accordance with standards previously described herein; see standards for Permanent or Temporary Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.

A. 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

B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seedling, mulch application and anchoring, and maintenance. See the Standard for Land Grading.

C. 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

D. Immediately prior to topsoiling, the surface should be scarified 6" to 12" where there has been soil compaction. This will help insure a good bond between the topsoil and subsoil. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.)

Applying Topsoil

A. Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e. less than field capacity (see Standards for Soil Erosion and Sediment Control in New Jersey).

B. A uniform application to a depth of 5 inches (unsettled) is required. Soils with a pH of 4.0 or less containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more, in

B. 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.

Standard for Dewatering

. During construction excavated facilities 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 practices for the removal of sediment laden waters from excavation areas: removable pumping

2. Water discharged from excavated areas on construction sites may be a significant contributor of sediment to surface waters during construction. Water must be removed and disposed of in order for construction to move forward. Typically, water is pumped or containment berms are breached and sediment laden waters are permitted to flow uncontrolled into surface waters such as streams or lakes. By employing practices described in this standard, the majority of sediment suspended in waters may easily be removed prior to leaving the site. Filters and materials

3. Sump Pits are temporary pits which are used to remove excess water while minimizing sedimentation. The number of sump pits and their locations shall be included on the plans. Pits may be relocated to optimize use but discharge location changes must be coordinated with the local conservation district. The design must conform to the general criteria outlined on the sump pit detail.

discharge area such as into a sediment basin or suitable filter. 4. Silt Control Bags are containers through which sediment laden water is pumped to trap and retain the sediment.

Silt control bags are to be used on sites where excavations are deep, and space is limited and where direct discharge

A. Location. Containers (bags) shall be located for ease of clean-out and disposal of the trapped sediment and to minimize interference with construction activities and pedestrian traffic. Bags shall not be placed directly into receiving

B. Sediment Control Bags must be located away from receiving waters and/or construction activities and be disposed of according to manufacturer's instructions. See Sediment Bag Detail.

5. Temporary filters for small impoundments. For small quantities of ponded water such as may be found in shallow excavations (small trenches, manhole installations, etc.) a sediment filter may be constructed using combinations of hay bales, small clean stone and filter fabric. This method is limited to small quantities of trapped surface water (pumping of well points is excluded from this standard) and where sediments are not highly colloidal in

Dust Control Notes

The following methods should be considered for controlling dust:

Mulches - See Standard for Stabilization with Mulches Only (pg. 5-1)

of sediment laden water to stream and storm drainage systems is to be avoided.

Vegetative Cover - See Standard for Temporary Vegetative Cover (pg. 7-1), Permanent Vegetative

Table 16-1: Dust Control Materials WATER TYPE OF DILUTION NOZZLE GALLONS/ACRE Anionic asphalt emulsion 7:1 Coarse Spray 1200 12.5:1 Fine Spray 235 Latex emulsion 4:1 Fine Spray Resin in water

See Sediment Basin standard (pg. 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. Chisel-type

may produce the desired effect.

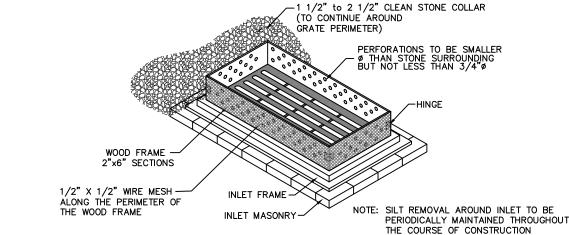
Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar

Calcium Chloride - Shall be in the form of loose, dry granulates of flakes fine enough to feed through commonly 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.

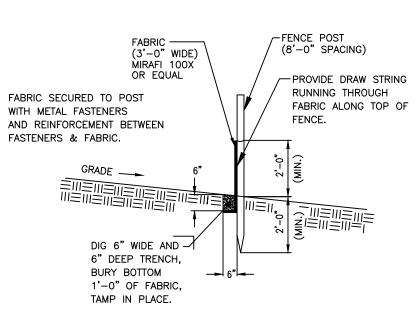
Stone - Cover surface with crushed stone or coarse gravel.

Standards for Soil Erosion and Sediment Control in New Jersey 16-1.2 July 2017

DURING EARTH MOVING ACTIVITIES THE CONTRACTOR SHALL GIVE SPECIAL CONSIDERATION TO KEEPING DUST TO A MINIMUM. EXPOSED AREA MUST BE STABILIZED APPLY POLYACRYLAMIDE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.



INLET PROTECTION DETAIL



TEMPORARY SILT FENCE DETAIL

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements 1. Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil

2. Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.

3. Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.

4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

vegetative cover.

A. Probing Wire Test (see detail) B. Hand-held Penetrometer Test (see detail)

C .Tube Bulk Density Test (licensed professional engineer required D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

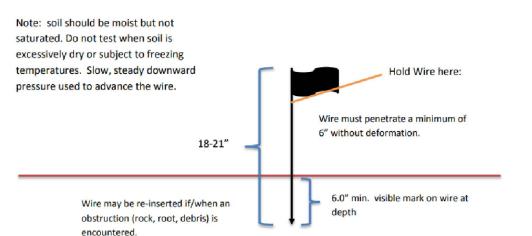
Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth)

Procedures for Soil Compaction Mitigation

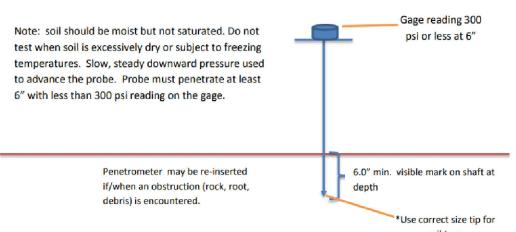
Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

Probing Wire Test- 15.5 ga steel wire (survey flag)



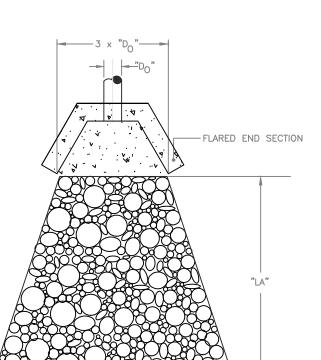
Handheld Soil Penetrometer Test



THIS PLAN SHALL BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

ALL TOPSOIL STORAGE AREAS TO BE REMOVED PRIOR TO OCCUPANCY OF FACILITY.

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.



OUTLET	"La"	"W"	"Do"	"D ₅₀ "	"E"
FES #1	8'	7'	15"	3"	6"
FES #2	8'	7'	15"	3"	6"
FES #3	8'	7'	15"	3"	6"

1. THE GRADE OF LAND LOCATED WITHIN SIX FEET OF AN EXISTING TREE THAT WILL REMAIN ON THE SITE

AFTER CONSTRUCTION SHALL NOT BE RAISED OR LOWERED MORE THAN SIX INCHES UNLESS COMPENSATEI

2. FOR EXISTING TREES THAT WILL REMAIN ON THE SITE AFTER CONSTRUCTION, NO VEHICULAR EQUIPMENT IS TO BE DRIVEN WITHIN SIX FEET OF SUCH TREES, AND NO BUILDING MATERIALS MAY BE STACKED OR STORED

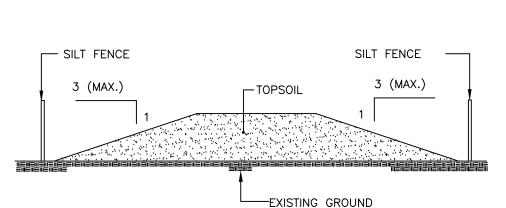
1. SLOPE OF RIP-RAP SHALL BE 0%. 2. SIDE SLOPES SHALL BE 2:1 OR FLATTER.

4. WHERE THERE IS A WELL DEFINED CHANNEL DOWNSTREAM OF THE APRON, THE BOTTOM WIDTH OF THE APRON SHALL BE AT LEAST FOUAL TO THE BOTTOM WIDTH OF THE CHANNEL THE STRUCTURAL LINING SHALL EXTEND AT LEAST ONE FOOT ABOVE THE TAILWATER ELEVATION BUT NO LOWER THAN TWO

5. THERE SHALL BE NO BENDS OR CURVES AT THE INTERSECTION

OF THE CONDUIT AND APRON. 6. FIFTY PERCENT, BY WEIGHT OF THE RIP-RAP MIXTURE SHALL BE SMALLER THAN MEDIAN STONE SIZE DESIGNATED AS D THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE D₅₀ SIZE. THE RIP-RAP SHALL BE REASONABLY

CONDUIT OUTLET PROTECTION DETAIL

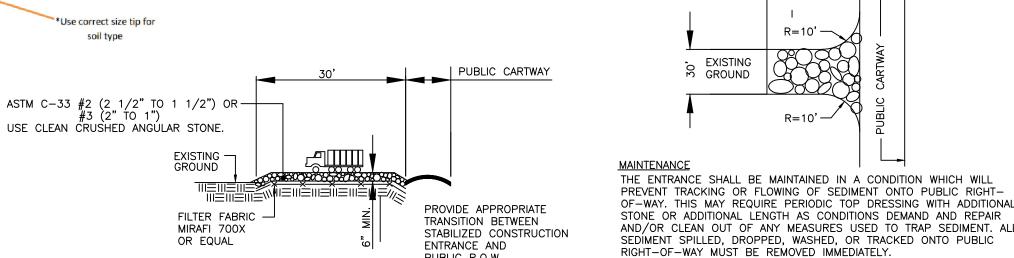


1. TOPSOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE.

2. STOCKPILE SHALL RECEIVE TEMPORARY VEGETATIVE STABILIZATION IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY IMMEDIATELY AFTER COMPLETION OF STOCKPILE.

3. STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY FEET OF A FLOODPLAIN, SLOPES, ROADWAY, OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL



STABILIZED CONSTRUCTION ENTRANCE DETAIL N.T.S.

PUBLIC R.O.W.



40

- WOOD SLAT SNOW FENC

NOTE:
LOCATE FENCE AT DRIPLIN

- METAL POST

FINISH GRADE

11/22/21 SCALE: 1"= 40'

REVISIONS:

DRAWN BY: KD PROJECT No. DA21-006

All applicable erosion and sediment control practices shall be left in place until construction is completed

disturbed and left exposed shall receive temporary stabilization.

Frequent fording of live streams will not be permitted; therefore, temporary bridges or other structures shall

When work areas or gravel pits are located in or adjacent to live streams, such areas shall be separated from the main stream by a dike or other barrier to keep sediment from entering a flowing stream. Care shall be taken

Pollutants such as fuels, lubricants, bitumens, raw sewage and other harmful materials shall not be discharged

. All applicable regulations of fish and wildlife agencies and statutes relating to the prevention and abatement

Any disturbed area that will be left exposed for more than sixty (60) days and not subject to construction traffic

s. All critical areas subject to erosion will receive a temporary seeding in combination with straw mulch at a rate

every storm event

Soil stockpiles shall be located so as not to obstruct natural drainage or cause off site environmental damage.

phase lines where a paved roadway meets an unpaved road, at all construction material staging areas located Construction entrances shall conform to the length shown on the table with the detail on this page for

The thickness of all stone pads shall be a minimum of 6" thick.

for the scheduling of a required pre construction meeting on-site.

rates at the request of Cape Atlantic Conservation District.

contractor shall apply to the Cape Atlantic Conservation District for final compliance inspection to check that all the provisions of the certified soil erosion and sediment control plan have been complied with for permanent

. Any conveyance of this project prior to its completion will transfer full responsibility for compliance with the certified plan to all subsequent owners.

to the Cape Atlantic Conservation District. The revised plan must be in accordance with the current New . Maximum side slopes of all exposed surfaces shall not be constructed steeper than 3:1 unless otherwise

with one of the following methods:

susceptible to construction traffic. Polyacrylamide or an approved equal shall be used.

III. Agitate for 20 minutes after the polymer has been added to the tank. IV. Add 500 lbs. of wood fiber mulch per acre.

substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desicate seedlings and adversely impact growth.) Topsoil hauled in from offsite should have a minimum organic matter content of 2.75

Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.

D. A 4 to 6 inch stripping depth is common, but may vary depending on the particular soil.

mixture. Time is of the essence.

E. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways in accordance with the Standards for Soil Erosion and Sediment

accordance with the Standard for Management of High Acid Producing Soil.

stations, sump pits, portable sedimentation tanks and silt control bags.

described herein are readily available and are easy to install and maintain.

A perforated vertical standpipe is wrapped with 1/2" hardware cloth and geotextile fabric then placed in the center of an excavated pit which is then backfilled with filter material consisting of anything from clean gravel (minimal fines) to ASTM C 33 stone (1-1/2" maximum diameter). Water is then pumped from the center of the standpipe to a suitable

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.

Apply according to manufacture's instruction. Polyacrylamide (PAM) - spray on May also be used as an additive to sediment basins to

Polyacrylamide (PAM) - dry spray Flocculate and precipitate suspended colloids.

plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which

Sprinkling - Site is sprinkled until the surface is wet.

material can be used to control air currents and soil blowing.

3. DURING CONSTRUCTION NO TREES ARE TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY OR 4. TREE PROTECTION SHALL BE ERECTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL **EXISTING TREE PROTECTION DETAIL** requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent

PLAN

=M=N=N=N=N=N=N=N=N=N=N=N

L MEDIAN STONE

__FILTER FABRIC MIRAFI

700X OR APPROVED

SIZE "D₅₀"

EQUAL



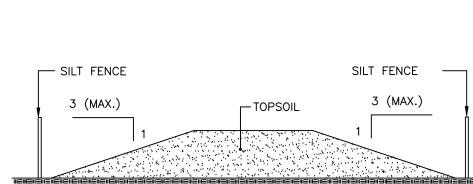
NOTES:

WITHIN SIX FEET OF SUCH TREES.

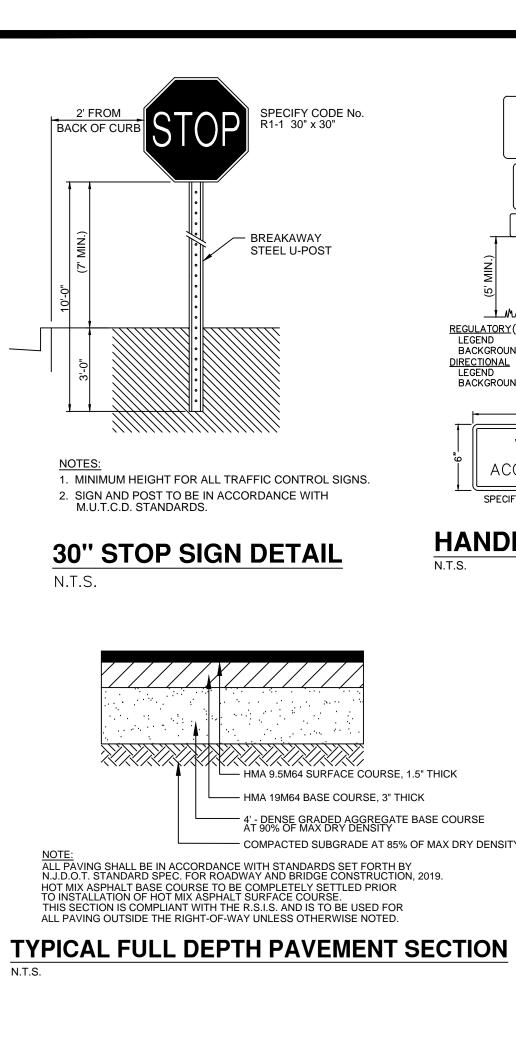
3. THERE SHALL BE NO OVERFALL AT THE END OF THE APRON OR AT THE END OF THE CULVERT.

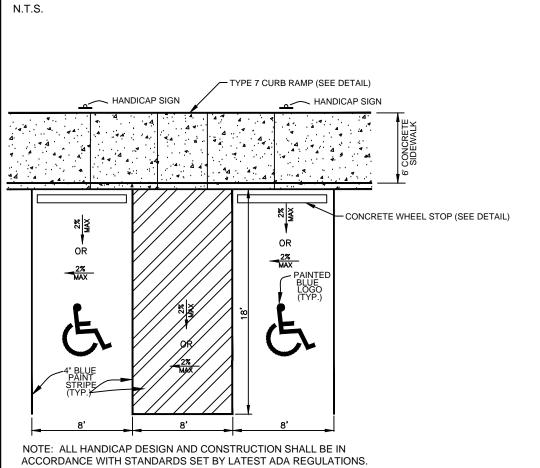
THIRDS OF THE VERTICAL CONDUIT DIMENSION ABOVE THE

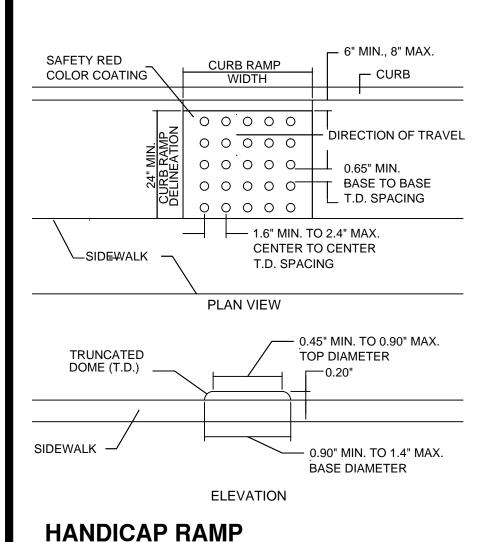
TYPE "A"



F:\PROJECTS\2021\DA\DA21-006\CAD\PROJECT\2021 1122 1-9 of 9 Site Plan.dwg 11/22/2021 1:49 PM

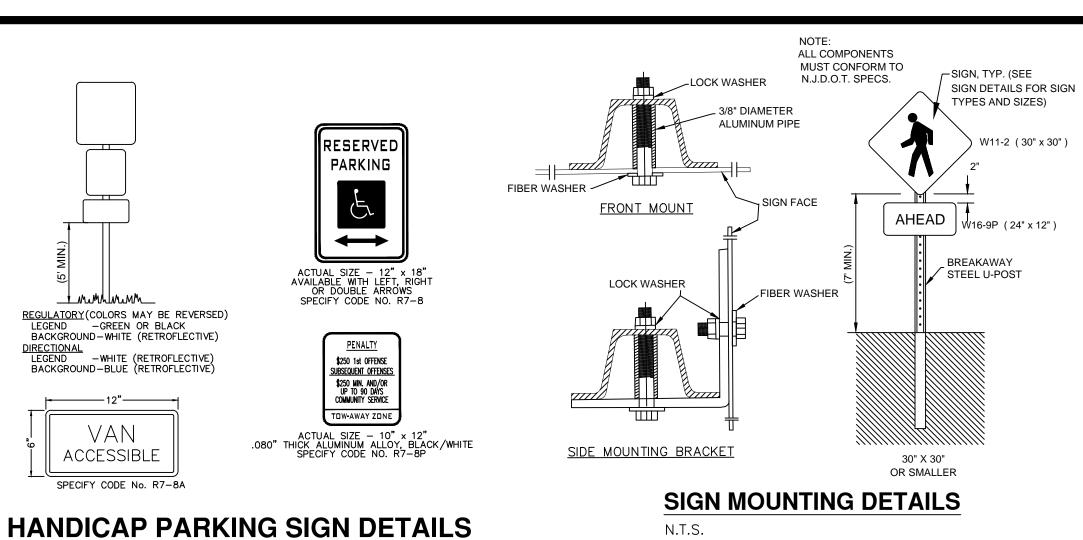






HANDICAP PARKING DETAIL





4" MAX (TOPSOIL)

RSIS - VERTICAL GRANITE BLOCK CURB

1. TURE RESTORATION TO CONSIST OF A MINIMUM OF 4" SELECT TOPSOIL, FERTILIZER AND SEED AS PER SPECIFICATIONS

3. CONCRETE SHALL BE CLASS B WITH 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI AND 6% ±1.5% AIR ENTRAINMENT.

1' - 6"

AT CURB RAMPS,

FOLLOW ADJ. GRADE DO NOT ALLOW CORNERS TO STICK UP BEYOND TOP OF CUR

DEPRESSED GRANITE BLOCK CURB TRANSITION

MATERIAL AS SPECIFIED AND RECESSED $\frac{1}{4}$ " FROM FACE AND TOP OF CURB.

6. EXPANSION AND CONTROL JOINTS SHALL BE INCLUDED IN PRICE BID FOR CURB.

- MAINTAIN FULL DEPTH

4 4 4 4 4

1. SIDEWALK SHALL BE MINIMUM 4' WIDE & 4" THICK.

3. SURFACE GROOVES SHALL BE CUT AT LEAST 1/4" DEEP AT RIGHT ANGLES TO THE LINE OF THE SIDEWALK AND AT INTERVALS EQUAL TO SIDEWALK WIDTH.

5. FINISH SHALL BE WOOD FLOAT, FOLLOWED BY

BROOMING TO A NEAT, WORKMANLIKE SURFACE.

CONCRETE SIDEWALK DETAIL

EXPANSION JOINTS SHALL BE 1/2" WIDE AND PROVIDED AT INTERVALS NO GREATER THAN 20 FEET AND SHALL

BE FILLED WITH 1/2" THICK CELLULAR COMPRESSION MATERIAL TO WITHIN 1/4" OF TOP OF WALK.

SURFACE EDGES SHALL BE ROUNDED TO 1/2" RADIUS.

4"- 4000 P.S.I. CONCRETE AT 28 DAYS (6" AT DRIVEWAYS)

COMPACTED SUBGRADE @ 90% OF MAX DRY DENSITY

CROSS-SECTION

VARIES 4' TO 6'

1% MIN, 2% MAX TOWARD STREET

BELGIAN BLOCK CURB SHALL BE CONTRIBUTED FOR FUTURE MAINTENANCE BY THE TOWNSHIP.

2. IF SUBGRADE MATERIAL IS UNSUITABLE, CONTRACTOR TO REMOVE PER ENGINEER'S DISCRETION AND REPLACE WITH SELECT FILL

4. EXPANSION JOINTS "WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND BEHIND THE CONCRETE PORTION OF THE CURB WHEN

CONSTRUCTED ALONG A CONCRETE SIDEWALK OR DRIVEWAY APRON. EXPANSION JOINTS SHALL BE FILLED WITH CELLULAR COMPRESSION

5. CONTROL JOINTS SHALL BE CUT MID-WAY BETWEEN EXPANSION JOINTS IN THE CONCRETE PORTION OF THE CURB TO MATCH THE NEAREST

7. THIS DETAIL TO BE USED FOR ALL VERTICAL CURB WITHIN THE RESIDENTIAL DEVELOPMENT THAT IS OUTSIDE THE RIGHT-OF-WAY.

8. UPON COMPLETION OF THE CURB INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE TOWNSHIP, A RESERVE SUPPLY OF 10% OF THE TOTAL

2' MIN. REFER

N.T.S.

N.T.S.

N.T.S.

JOINTS TO BE MAX 1" WIDE AND POINTED WITH 1:2 MIX CEMENT MORTAR. JOINT TO BE CLEANED AND DAMP PRIOR TO POINTING

TURF RESTORATION WIDTH VARIES PER EXISTING CONDITIONS

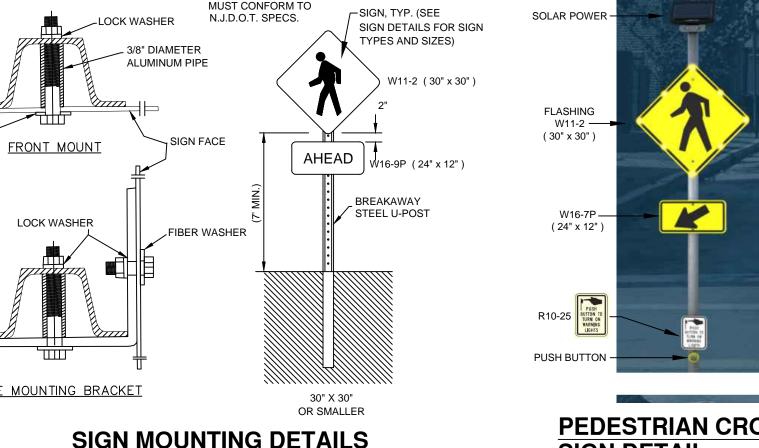
> CLASS 'B' CONCRETE

> > **PROFILE**

- GRANITE CURB BLOCK

PAVEMENT SURFACE

— BOTTOM OF CONCRETE



ADJUST TO GRADE WITH BRICK

AND MORTAR AS REQUIRED

(MAX. 3 COURSES OF BRICK)

THEN SEAL WATERTICHT WITH

FORCE MAIN DISCHARGE RECEIVING MANHOLES)

MANHOLE INTERIOR SHALL INCLUDE A

PVC LINER (REQUIRED ONLY FOR -

POLYPROPOLYENE MANHOLE —

PRECAST MANHOLE -

3/4" CRUSHED STONE BASE TO FIRM GROUND OR 10" MIN.

SECTION A-A

SEE NOTE

12H:1V MAX.

ALIGNED

2% MAX.

1'-6" - H=CURB HEIGHT

CURB RAMP OPENING TO BE FLUSH WITH ROADWAY

∀ ¥

CURB '-6" RAMP

NJDOT CURB RAMP TYPE 5 DETAIL

SECTION A-A

4' MIN.— 1

-CURB RAMP

VARIABLE CURB RAMP

12H:1V MAX.

FOR CURB RAMP TYPES 5 AND 6, IF A GRASS

BUFFER DOES NOT EXIST, SLOPE CURB TO

EQUAL SLOPE OF ADJACENT CURB RAMP.

LANDING

2% MAX.

VARIABLE LANDING OR

TURNING SPACE -

_2% MAX.

CONCRETE CHANNEL THROUGH

COAT ALL BENCHES & CHANNELS

N.T.S.

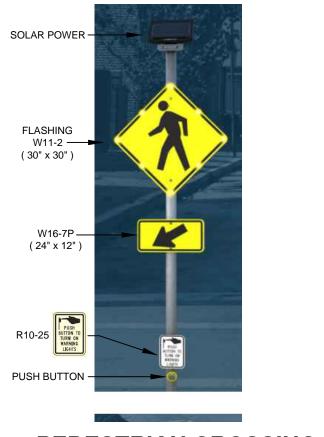
WITH TWO (2) COATS OF SIKAGARD 62

MANHOLE TO HAVE SAME

RUNGS @ 12" O.C.

2 COATS OF ASPHALTIC PITCH

PEDESTRIAN CROSSING SIGN DETAIL N.T.S.



CAMPBELL NO 1203B MANHOLE FRAME AND COVER OR APPROVED EQUAL

- EXISTING GROUND

MANHOLE CONE

PRECAST REINFORCED CONCRETE

SEAL WITH NON-SHRINK

-48" I.D. CONCRETE MANHOLE RISER

1', 2', 3', OR 4' LONG CONFORMING TO A.S.T.M. C-478-68, LATEST ED

- APPLY ONE COAT OF COAL TAR OR ASPHALT PITCH

SEAL WITH "A-LOK" MANHOLE PIPE SEAL MANUFACTURED BY ATLANTIC CONCRETE PRODUCTS CO. OR

APPROVED EQUAL RUBBER GASKET

CAST INTERGRALLY IN MANHOLE WALL

POLYPROPYLENE

LADDER RUNGS

SECTION B-B

JOINT SHALL BE IN ACCORDANCE

(SEE MANHOLE COVER DETAIL)

STANDARD PRECAST SANITARY MANHOLE

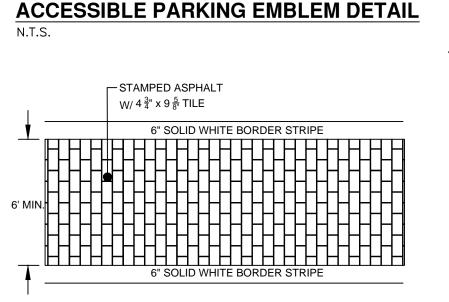
USE PATTERN NUMBER 3425 BICYCLE SAFE GRATE

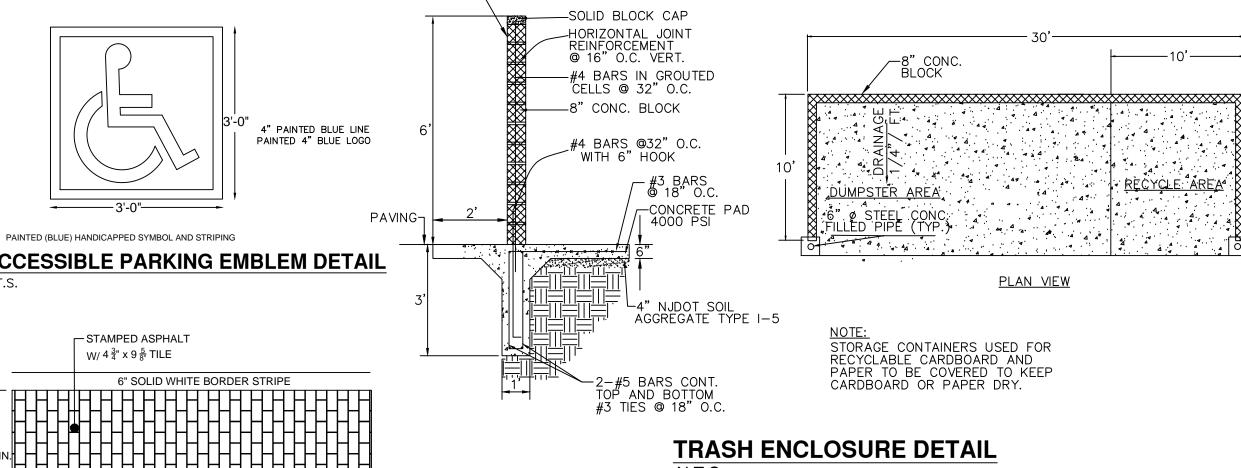
BACKFILL AROUND ALL INLET, MANHOLES AND OTHER APPURTENANCES SHALL BE COMPLETED IN 6 INCH LIFTS. EACH LIFT MUST BE COMPACTED TO A DENSE AND STABLE STATE BEFORE CONTINUING WITH THE NEXT LIF

2. GRATE MUST HAVE A LABEL CONTAINING A CAUTIONARY MESSAGE ABOUT DUMPING POLLUTANTS. MESSAGE MUST READ "NO DUMPING DRAINS TO WATERWAYS" AND CONTAINS A FISH GRAPHIC.

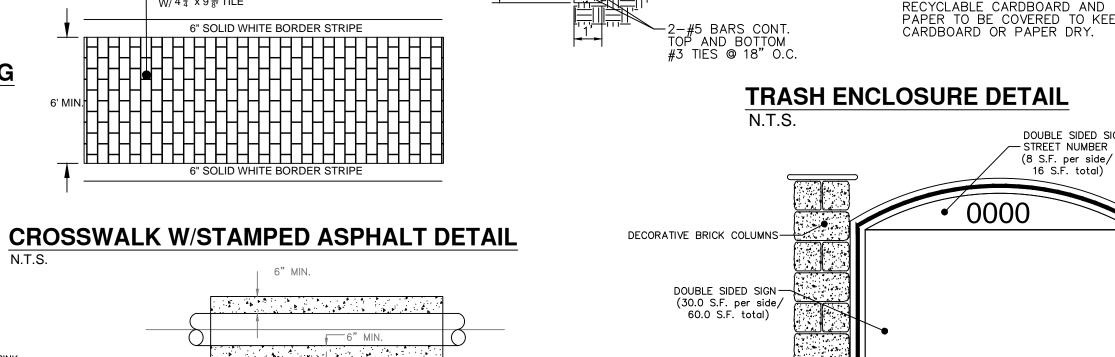
TYPE "E" INLET DETAIL

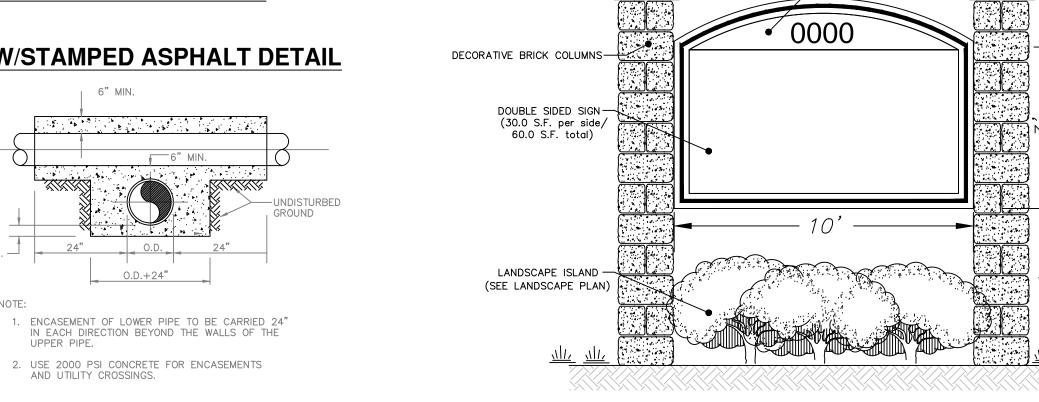
CAMPBELL FOUNDRY CO.



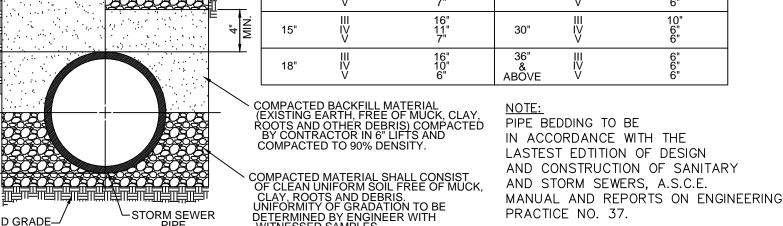


_EXTERIOR FINISH
TO MATCH BUILDING

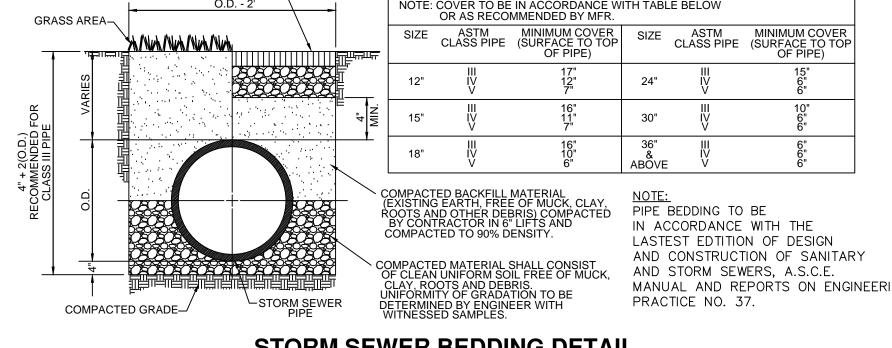


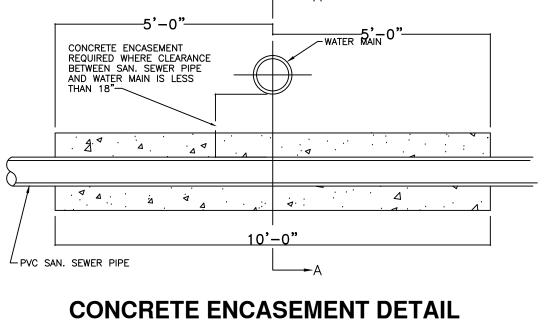






STORM SEWER BEDDING DETAIL N.T.S.

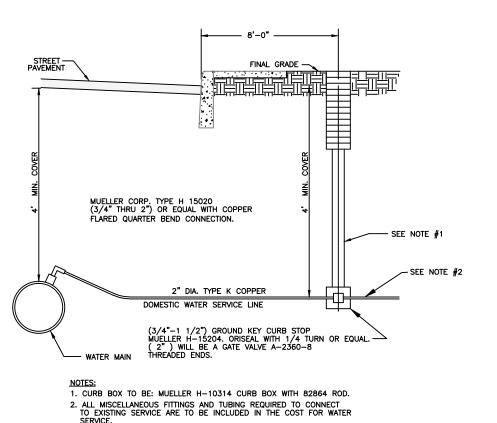




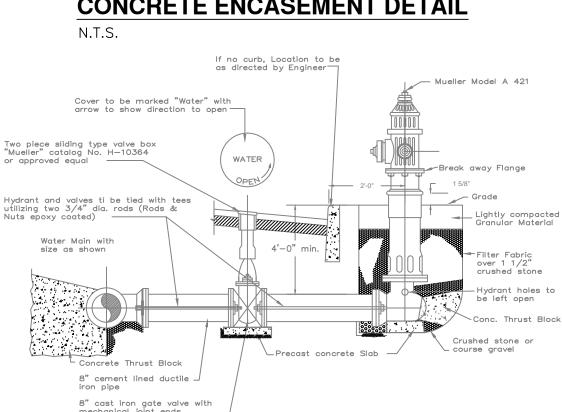
3

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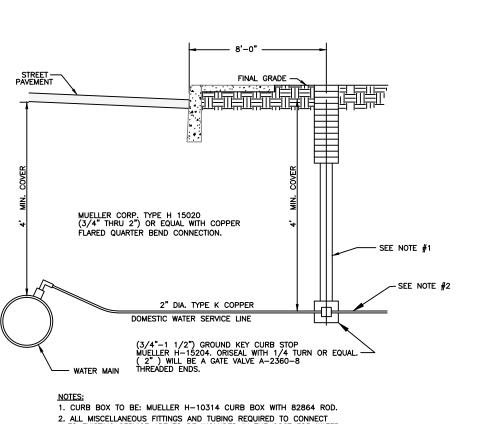
4



WATER SERVICE CONNECTION DETAIL



HYDRANT ASSEMBLY DETAIL N.T.S.



N.T.S.

TURNING SPACE L4' MIN

OFFSET

12H:1V MAX.

—2% MAX.

VARIABLECURBRAMP'-6" - H=CURB HEIGHT

WIDTH

SECTION B-B

SCALE: DRAWN BY: CHK'D BY: PROJECT No.

REVISIONS:

11/22/21

KD

DA21-006 g

1"= 40'

