

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN FOR PROPOSED MIXED-USE BUILDING TAX MAP SHEET #11, BLOCK 59, LOTS 9-11 301 MAIN STREET, BRADLEY BEACH, MONMOUTH COUNTY, NJ

PROJECT INFORMATION

PROJECT NAME:
PROPOSED MIXED-USE BUILDING

PROJECT LOCATION: TAX MAP SHEET #11
BLOCK 59, LOTS 9-11, 301 MAIN STREET
BLOCK 59, LOT 12, 704 1/2 THIRD AVENUE
BOROUGH OF BRADLEY BEACH,
MONMOUTH COUNTY, NJ

OWNER:
301 MAIN STREET HOLDINGS, LLC
PO BOX 185
GLEN ROCK, 07452
Ph (201) 914-7094

APPLICANT:
301 MAIN STREET HOLDINGS, LLC
PO BOX 185
GLEN ROCK, 07452
Ph (201) 914-7094

APPLICANT'S PROFESSIONALS

ATTORNEY:
MICHAEL A. BRUNO, ESQ.
GIORDANO, HALLERAN & CIESLA, PC
125 HALF MILE ROAD, SUITE 300
RED BANK, NJ 07071

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 ROUTE 35, SUITE C
OCEAN, NJ 07712

SURVEYOR:
FRD SURVEYING, LLC
136 GOLF VIEW BOULEVARD
TOMS RIVER, NJ 08753



CALL BEFORE YOU DIG!
NJ ONE CALL...800-272-1000
Call 24 hours a day, 7 days a week

ELECTRIC	RED
WATER	YELLOW
SEWER	ORANGE
TELEPHONE	GREEN
TEMP. SURVEY MARKERS	MAGENTA
PROPOSED UTILITIES	WHITE

INSITE Engineering & Surveying
InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24A28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7244 (FAX)
InSite@InSiteEng.net www.InSiteEng.net

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

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RABBED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

Patrick R. Ward, PE, PP
N.J.P.E. 24GE0097000 N.J.P.P. 3310062800

REVISIONS

Rev. #	Date	Comment
0	03/12/20	INITIAL RELEASE
1	03/12/20	SCALE AS SHOWN DESIGNED BY: PRW
2	03/12/20	DATE: 03/12/20 DRAWN BY: TJJ
3	03/12/20	JOB #: 20-1356-01 CHECKED BY: PRW
4	03/12/20	CAD ID: 20-1356-01r0_AMENDED
5	03/12/20	NOT FOR CONSTRUCTION
6	03/12/20	APPROVED BY:
7	03/12/20	FOR CONSTRUCTION
8	03/12/20	PLAN INFORMATION
9	03/12/20	DRAWING TITLE:
10	03/12/20	AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

TO BE NOTIFIED BY CERTIFIED MAIL

Monmouth County Planning Board
1 East Main St.
Hall of Records Annex
Freehold, NJ 07728

Verizon-NJ
c/o Wireline Engineering
999 West Main St., Flr 2
Freehold, NJ 07728-2525

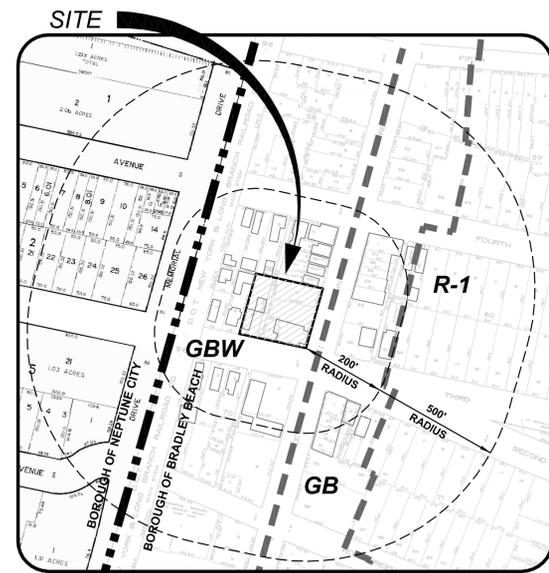
N.J. Natural Gas Co.
1450 Wyckoff Rd.
P.O. Box 1464
Wall, NJ 07719

New Jersey American Water Co.
661 Shrewsbury Avenue
Shrewsbury, NJ 07702

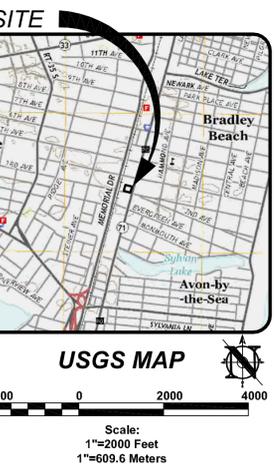
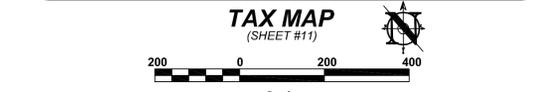
Jersey Central Power & Light
300 Madison Avenue
Morristown, NJ 07960

PROPERTY OWNERS WITHIN 200 FEET (BRADLEY BEACH)(03/05/20)

Block-Lot: 71-1 KEUNG, YATMAN & DIANA 25 OAKLAND RD OLD BRIDGE, NJ 08857 RE: 130 MAIN ST	Block-Lot: 60-2 KOSTANTINON, JOSEPH & CAELMISA, LISA 621 FOURTH AVE BRADLEY BEACH, NJ 07720 RE: 621 FOURTH AVE	Block-Lot: 60-3 DOWNEY, BRIAN 619 FOURTH AVE BRADLEY BEACH, NJ 07720 RE: 619 FOURTH AVE	Block-Lot: 60-20 SPERDUTO, LINDA L 7 ROSEWOOD RD BRADLEY BEACH, NJ 07720 RE: 619 FOURTH AVE	Block-Lot: 60-22 300 MAIN BRADLEY BEACH, LLC 300 MAIN ST BRADLEY BEACH, NJ 07720 RE: 300 MAIN ST	Block-Lot: 60-2 AFFRUNITI, STEPHEN & MICHELLE 620 THIRD AVE BRADLEY BEACH, NJ 07720 RE: 620 THIRD AVE	Block-Lot: 60-14 WILLIAMS, ELLIOTT C/O SARA WILLIAMS 1048 FAIRVIEW PL HILLSIDE, NJ 07025 RE: 708 THIRD AVE	Block-Lot: 60-15 MERPLE, MARTIN 31 VIOLET CIRCLE HOWELL, NJ 07731 RE: 708 THIRD AVE (REAR)	Block-Lot: 60-3 MERRLE, MARTIN 31 VIOLET CIRCLE HOWELL, NJ 07731 RE: 708 THIRD AVE (REAR)	Block-Lot: 60-22 300 MAIN BRADLEY BEACH, LLC 300 MAIN ST BRADLEY BEACH, NJ 07720 RE: 300 MAIN ST	Block-Lot: 60-2 HEALY, JEREMAH & MOLLY 707 THIRD AVE BRADLEY BEACH, NJ 07720 RE: 707 THIRD AVE	Block-Lot: 60-2 GRILL, WILLIAM & BELINA 41 STRATFORD PLAC DEAL, NJ 07723 RE: 318 MAIN ST	Block-Lot: 60-2 GRILL, WILLIAM & BELINA 41 STRATFORD PLAC DEAL, NJ 07723 RE: 318 MAIN ST	Block-Lot: 60-2 TUCKER, ROGER R III & SHERYL H. PO BOX 397 BRADLEY BEACH, NJ 07720 RE: 314 MAIN ST	Block-Lot: 60-2 TWO GUYS PROPERTIES, LLC 48 KENNEDY BLVD OLD BRIDGE, NJ 08857 RE: 314 MAIN ST	Block-Lot: 60-2 GOMEZ, HENRY & GUEINILDA 315 MAIN STREET BRADLEY BEACH, NJ 07720 RE: 315 MAIN ST	Block-Lot: 60-2 315 MAIN STREET 88, LLC 84 MONMOUTH ROAD OKANUS, NJ 07755 RE: 315 MAIN ST	Block-Lot: 60-2 VILLAFUERTE, JESUS ADAN 1108 GREEN GROVE RD NEPTUNE, NJ 07753 RE: 705 FOURTH AVE	Block-Lot: 59-7 GOMEZ, HENRY & GUEINILDA 315 MAIN STREET BRADLEY BEACH, NJ 07720 RE: 315 MAIN ST	Block-Lot: 71-2 VOKHSHORZADEH, SHAH RAZ 602 EVERGREEN AVE BRADLEY BEACH, NJ 07720 RE: 625 SECOND AVE	Block-Lot: 71-3 DUNNICK, CHRISTI A 623 SECOND AVE BRADLEY BEACH, NJ 07720 RE: 623 SECOND AVE	Block-Lot: 70-1 RENE BRADLEY BEACH HOUSE, LLC 554 A UNION AVE STE 18H BRIDgewater, NJ 08807 RE: 709 THIRD AVE	Block-Lot: 70-5 CURRY ENTERPRISES, LLC N CURRY, F. 2418 ROBIN WAY MANASSAS, NJ 08735 RE: 121 MAIN ST	Block-Lot: 70-10 SILVA, ANTONIO JR 704 1/2 EVERGREEN AV REAR BRADLEY BEACH, NJ 07720 RE: 704 1/2 EVERGREEN AV REAR	Block-Lot: 60-54 BARTLETT, ANDREW J 4704 BROAD ST WALL, NJ 07753 RE: 312 MAIN ST	Block-Lot: 60-23 D'ARNO, RE, LLC 310 MAIN ST BRADLEY BEACH, NJ 07720 RE: 310 MAIN ST
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ZONE
GBW GENERAL BUSINESS WEST - PROJECT SITE
GB GENERAL BUSINESS
R-1 RESIDENTIAL



Scale: 1"=2000 Feet
1"=609.6 Meters



Scale: 1"=2000 Feet
1"=609.6 Meters

ZONING COMPLIANCE CHART

ORD SECTION	STANDARD	REQUIRED	EXISTING	EXISTING	PROPOSED	COMPLIES
450-29.1.D(1)(a)	MIN. LOT AREA (SF)	5,000	18,365 (0.42 AC)	6,453 (0.15 AC)	28,322 (0.65 AC)	YES
450-29.1.D(1)(b)	MIN. LOT WIDTH (FT)	50	110.57	43.00 (N)	163.59 (X)	YES
450-29.1.D(1)(c)	MIN. LOT DEPTH (FT)	100	163.96	150.39	163.96	YES
450-45 A	MIN. LANDSCAPE BUFFER TO RESIDENTIAL ZONE/USE (FT)	10	99.2	51.7	1.27 (V)	NO
450-29.1.D(1)(g)	PRINCIPAL BUILDING					
	MIN. FRONT YARD SETBACK	0	0.6	N/A	0	YES
	MAIN STREET (FT)	0	15.0	24.2	0	YES
	THIRD AVENUE (FT)	0	0.6	N/A	0	YES
450-33(1)	MIN. SETBACK FROM CURB - PRINCIPAL BUILDING	12	13.4	N/A	12.76	YES
	MAIN STREET (FT)	12	13.4	N/A	12.76	YES
450-29.1.D(1)(i)	MIN. REAR YARD SETBACK - PRINCIPAL BUILDING (FT)	10	29.0	51.7	10.00	YES
450-29.1.D(1)(j)	MIN. SIDE YARD SETBACK - PRINCIPAL BUILDING (FT)	0	N/A	1.3	0.33	YES
450-29.1.D(1)(k)	MAX. BUILDING HEIGHT - PRINCIPAL (FT)	48	(a)	(a)	48.00	YES
450-29.1.D(1)(l)	MAX. BUILDING HEIGHT - PRINCIPAL (STORIES)	4	(a)	(a)	4	YES
450-29.1.D(1)(m)	ACCESSORY STRUCTURE					
	MIN. REAR YARD SETBACK - ACCESSORY BUILDING (FT)	5	N/A	N/A	N/A	YES
450-29.1.D(1)(n)	MIN. SIDE YARD SETBACK - ACCESSORY BUILDING (FT)	5	N/A	N/A	N/A	YES
450-29.1.D(1)(o)	MAX. BUILDING HEIGHT - ACCESSORY (FT/STORIES)	16'1"	N/A	N/A	N/A	YES
450-29.1.D(1)(p)	MAX. BUILDING AREA - ACCESSORY (SF)	120	N/A	N/A	N/A	YES
	LOT COVERAGE					
450-29.1.D(1)(q)	MAX. BUILDING COVERAGE (%)	90	18.2	24.3	63.9	YES
450-29.1.D(1)(r)	MAX. IMPERVIOUS COVERAGE (%)	100	95.9	31.4	93.2	YES
(N) EXISTING NON-CONFORMITY	(I) IMPROVED CONDITION	N/A - NOT APPLICABLE				
(E) EXISTING VARIANCE	(X) VARIANCE / NON-CONFORMITY ELIMINATED	N/S - NOT SPECIFIED				
(V) PROPOSED VARIANCE	(W) PROPOSED WAIVER	N/S - NOT SPECIFIED				
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE						

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART

ORD SECTION	STANDARD	REQUIRED (RESIDENTIAL)	REQUIRED (COMMERCIAL)	PROPOSED	COMPLIES
450-41.B(11) & 450-42A(10)	STALL SIZE (FT)	9 X 18	9 X 18	9 X 18	YES
450-39 C	NUMBER OF PARKING SPACES		0 SPACES REQUIRED WHEN <1,000 SF	58 SPACES (V)	NO
	RETAIL COMMERCIAL: 1 PER 200 SF OF FLOOR AREA			(INCLUDING 3 HC SPACES)	
	GARDEN APARTMENTS: 1.8 PER 1 BR		1.8 X 8 = 14.4 SPACES		
	GARDEN APARTMENTS: 2 PER 2 BR		2 X 22 = 44 SPACES		
			(58.4 TOTAL REQUIRED)		
450-41.B(7)	MIN. DRIVEWAY DISTANCE TO INTERSECTION (FT)	50	N/S	70.17	YES
450-41.B(1) & 450-42A(1)	MIN. DRIVEWAY WIDTH (TWO-WAY)(FT)	20	20	24	YES
450-41.B(1)	MIN. DRIVEWAY SETBACK TO ADJOINING PROPERTY (FT)	5	N/S	14.59	YES
450-41.B(2)	MIN. DRIVEWAY CURB CUT (TWO-WAY)(FT)	26	N/S	29	YES
450-41.B(2)	MAX. DRIVEWAY APRON WIDTH AT PROPERTY LINE (TWO-WAY)(FT)	24	N/S	25	(W) NO
450-41.B(2)	MAX. DRIVEWAY APRON WIDTH AT CURB (TWO-WAY)(FT)	26	N/S	29	(W) NO
450-41.B(2)	MAX. NUMBER OF DRIVEWAYS PER LOT	1	N/S	2	NO
450-41.B(7) & 450-41.A(6)	MIN. DRIVEWAY DISTANCE TO PROPERTY LINE (FT)	30	30	14.59	(W) NO
450-41.B(8) & 450-42.A(7a)	MIN. AISLE WIDTH (FT)	25	25	24	(W) NO
450-42A(1)	MIN. DRIVEWAY SETBACK TO RESIDENTIAL PROPERTY LINE (FT)	5	N/S	N/A	N/A
450-43.B	MIN. NUMBER OF LOADING SPACES (UP TO 10,000 SF FLOOR AREA)(12W X 45L X 14H)		1	0	(V) NO

SIGNAGE COMPLIANCE CHART

ORDINANCE SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
450-47.D	MAX. SIGN PROJECTION FROM PORCH OR BUILDING (FT)	4	TO COMPLY	YES
450-47.D	MAX. SIGN LENGTH (FT)	3	TO COMPLY	YES
450-47.D	MAX. SIGN WIDTH (FT)	2	TO COMPLY	YES
450-47.D	MAX. NUMBER OF SIGNS ALLOWED ON FRONT OF BUILDING	1	TO COMPLY	YES
450-47.D	MAX. NUMBER OF SIGNS ALLOWED ON SIDE OF BUILDING	1	TO COMPLY	YES
450-47.E	MIN. AWNING HEIGHT ABOVE SIDEWALK (FT)	8.5	TO COMPLY	YES
450-52.A	MAX. AWNING EXTENSION FROM SURFACE PLANE OF LARGEST FACADE (FT)	5	TO COMPLY	YES
450-52.A	MAX. AREA OF AWNING GRAPHICS	10% OF AWNING AREA	TO COMPLY	YES
450-48.G(2)	MAX. AREA OF PERMANENT WINDOW SIGN LETTERING	20% OF WINDOW AREA	TO COMPLY	YES
450-50.A(1)	MAX. NUMBER OF FACADE SIGNS PER STOREFRONT	1	TO COMPLY	YES
450-50.A(1)	MAX. NUMBER OF IDENTIFICATION SIGNS PER STOREFRONT	2	TO COMPLY	YES
450-50.A(2)	MAX. SIZE OF WALL MOUNTED SIGN (FT)	THE LESSER OF 10% OF 1ST FLOOR FACADE AREA OR 40 SF	TO COMPLY	YES
450-50.A(2)	MAX. SIZE OF PROJECTION SIGN (SF)	12	TO COMPLY	YES
450-50.A(2)	MIN. PROJECTION SIGN HEIGHT ABOVE SIDEWALK(FT)	8.5	TO COMPLY	YES
450-50.A(2)	MIN. ILLUMINATED WALL MOUNTED DIRECTORY IN MULTI-TENANT BUILDING (6 FOOT MAX.)	1	TO COMPLY	YES

APPROVALS REQUIRED

TYPE OF APPROVAL	APPROVING AUTHORITY	REQUIRED	EXEMPTION/ WAIVER	NOT APPLICABLE
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN	BOROUGH OF BRADLEY BEACH PLANNING BOARD	X		
SITE PLAN	MONMOUTH COUNTY PLANNING BOARD		X	
SOIL EROSION & SEDIMENT CONTROL CERTIFICATION	FREEHOLD SOIL CONSERVATION DISTRICT	X		
ACCESS PERMIT	NEW JERSEY DEPARTMENT OF TRANSPORTATION	X		

CHECKLIST WAIVERS REQUESTED (3)

CHECKLIST #	REQUIREMENT
B.36	TOPOGRAPHIC FEATURES 50' BEYOND PROPERTY LINES
D.11	STATEMENT OF ENVIRONMENTAL IMPACT AND ASSESSMENT

DESIGN WAIVERS REQUESTED (5)

ORD. SECTION	REQUIREMENT
450-41.B(2)	24' MAXIMUM DRIVEWAY APRON WIDTH AT PROPERTY LINE, WHERE 28' IS PROPOSED
450-41.B(2)	26' MAXIMUM DRIVEWAY APRON WIDTH AT CURB, WHERE 29' IS PROPOSED
450-41.B(2)	1 DRIVEWAY PER LOT, WHERE 2 ARE PROPOSED
450-41.B(8)	25' MINIMUM AISLE WIDTH, WHERE 24' IS PROPOSED
450-41.B(7)	30' MIN. DRIVEWAY DISTANCE TO PROPERTY LINE, WHERE 14.59' IS PROPOSED

VARIANCES REQUESTED (3)

ORD. SECTION	REQUIREMENT
450-43.B	MINIMUM OF ONE (1) LOADING SPACE REQUIRED, WHERE NONE ARE PROPOSED
450-45.A	10' MINIMUM LANDSCAPE BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL ZONE/USE, WHERE 1.27' IS PROPOSED
450-39.C	58.4 PARKING SPACES REQUIRED, WHERE 58 PARKING SPACES ARE PROPOSED

CERTIFICATIONS

OWNER
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE BOROUGH OF BRADLEY BEACH PLANNING BOARD.

OWNER _____ DATE _____

NOTARY PUBLIC
SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC _____ DATE _____

PLANNING BOARD
THE APPLICATION WAS APPROVED AS AN AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN BY THE BOROUGH OF BRADLEY BEACH PLANNING BOARD ON _____

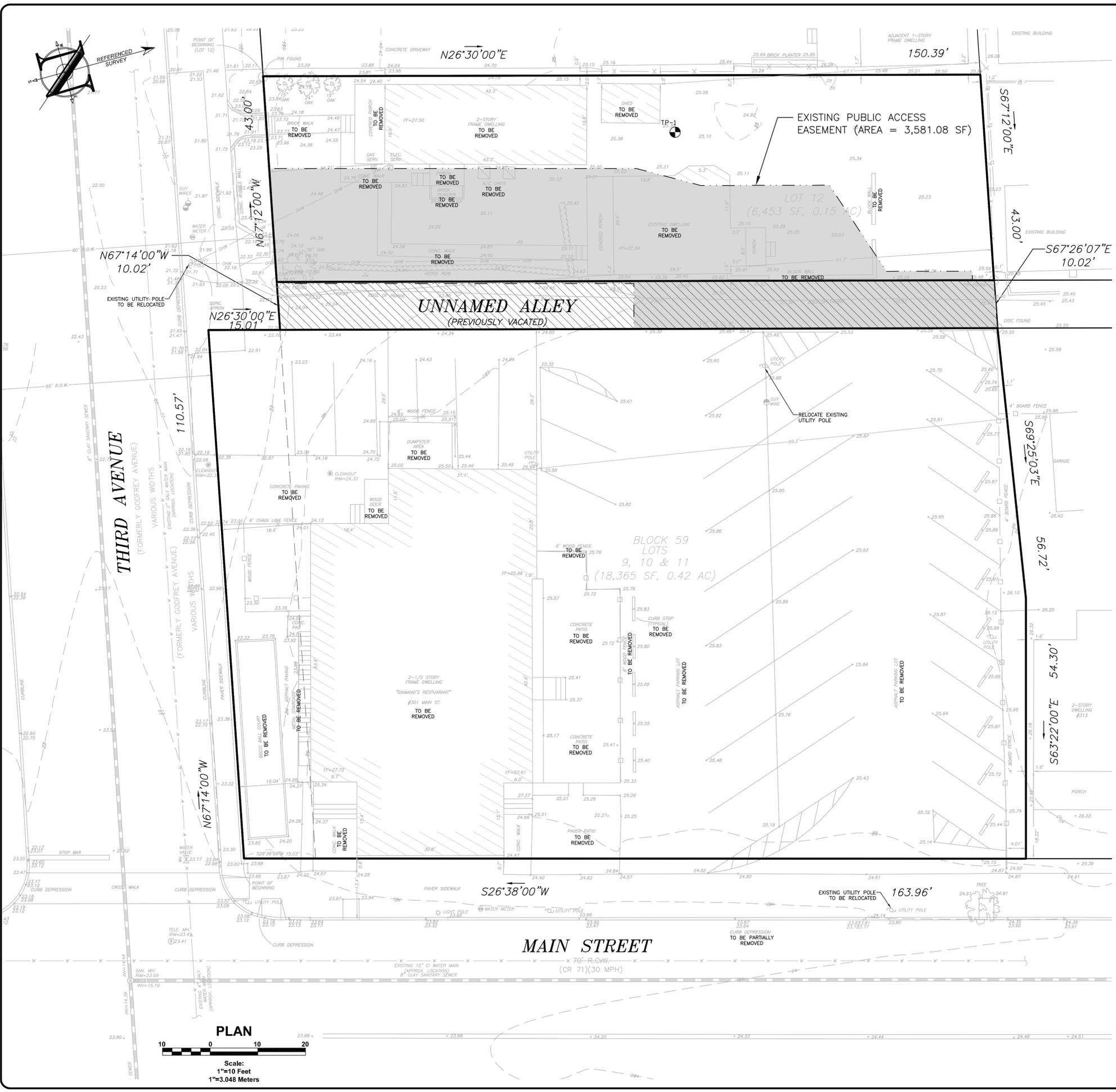
CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

INDEX OF SHEETS:

SHEET #	TITLE SHEET	INITIAL RELEASE	REV. DATE
1	TITLE SHEET	03/12/20	
2	EXISTING CONDITIONS & DEMOLITION PLAN	03/12/20	
3	SITE PLAN	03/12/20	
4	GRADING & UTILITY PLAN	03/12/20	
5	LANDSCAPE & LIGHTING PLAN	03/12/20	
6	LANDSCAPE & LIGHTING NOTES & DETAILS	03/12/20	
7	CONSTRUCTION DETAILS	03/12/20	
8	CONSTRUCTION DETAILS	03/12/20	
9	SOIL EROSION & SEDIMENT CONTROL PLAN	03/12/20	
10	BESC NOTES & DETAILS	03/12/20	



PROJECT INFORMATION

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PROJECT LOCATION: TAX MAP SHEET #11
BLOCK 59, LOTS 9-11, 301 MAIN STREET
BLOCK 59, LOT 12, 704 1/2 THIRD AVENUE
BOROUGH OF BRADLEY BEACH,
MONMOUTH COUNTY, NJ

OWNER: **301 MAIN STREET HOLDINGS, LLC**
PO BOX 185
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Ph (201) 914-7094

APPLICANT: **301 MAIN STREET HOLDINGS, LLC**
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Engineering • Surveying • Planning

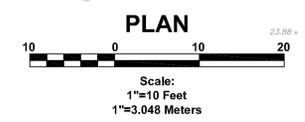
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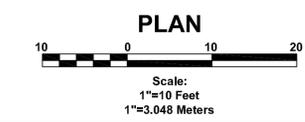
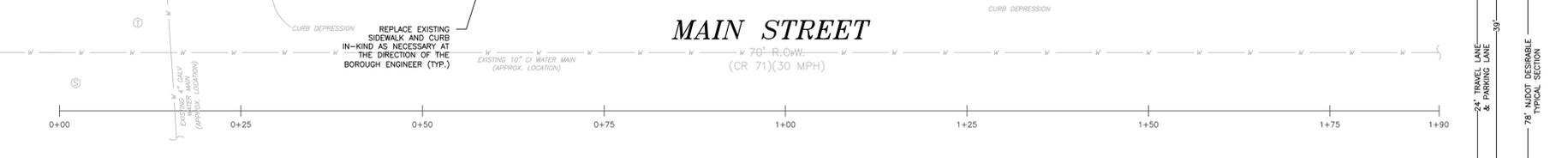
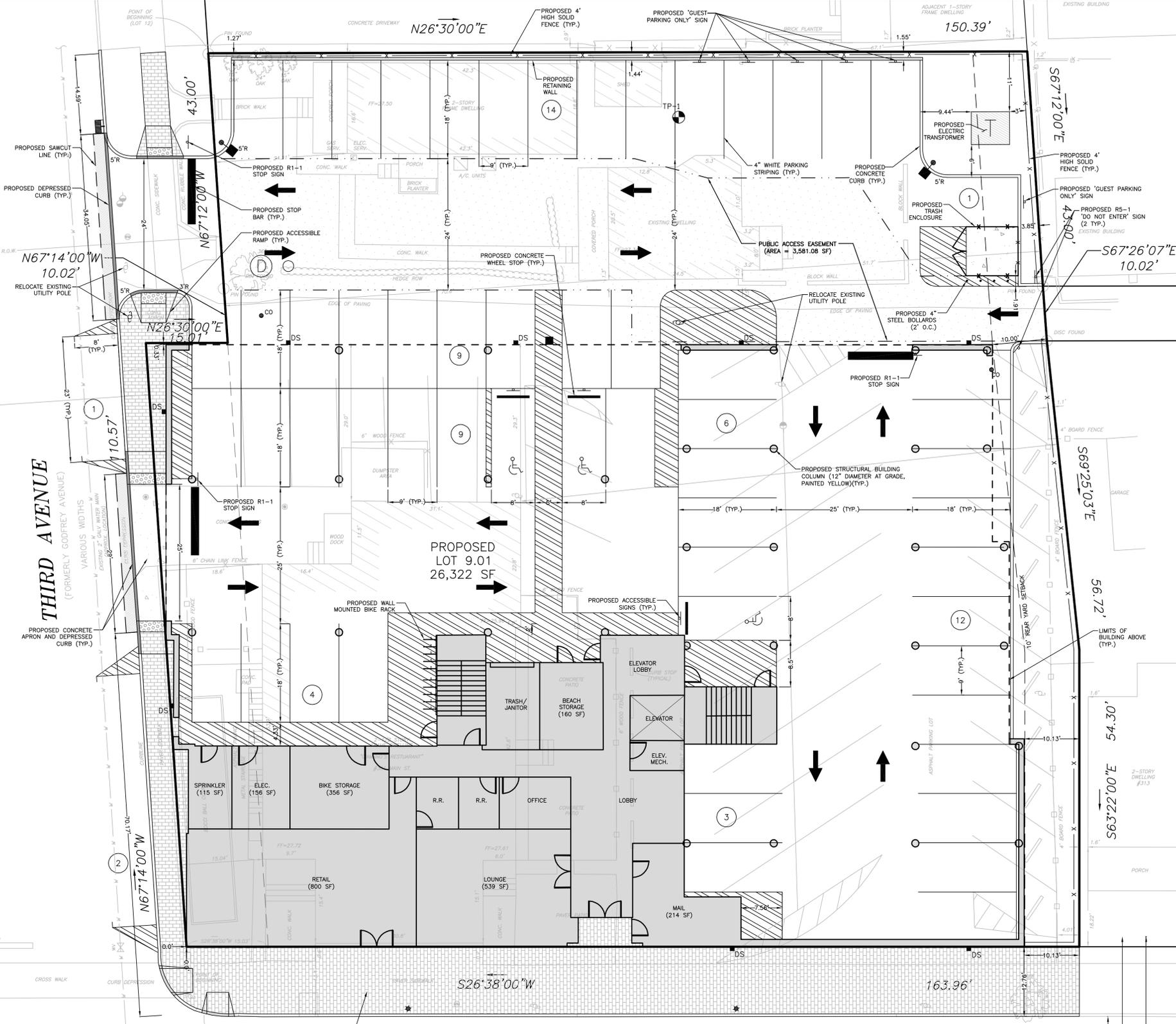
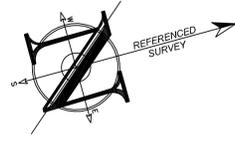
LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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PATRICK R. WARD, PE, PP
NJPE 24GE0097000 NJPP 331.00626800

REVISIONS		
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0	03/12/20	INITIAL RELEASE
SCALE: AS SHOWN DESIGNED BY: PRW		
DATE: 03/12/20 DRAWN BY: TJJ		
JOB #: 20-1356-01 CHECKED BY: PRW		
CAD ID: 20-1356-01A, AMENDED		
NOT FOR CONSTRUCTION		
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FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE:		
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN		
SHEET TITLE:		
EXISTING CONDITIONS & DEMOLITION PLAN		
SHEET NO:		
2 OF 10		





GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #11; BLOCK 59, LOTS 9-11, 301 MAIN STREET AND LOT 12, 704 1/2 THIRD AVENUE, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
301 MAIN STREET HOLDINGS, LLC
PO BOX 185
GLEN ROCK, NJ 07452
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO ADDRESS THE BOROUGH'S REQUIREMENTS FOR AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN. THIS PLAN HAS ALSO BEEN PREPARED TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT (FSCD), MONMOUTH COUNTY PLANNING BOARD (MCPB) AND NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) AS REQUIRED.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY BRO SURVEY, ENTITLED "TOPOGRAPHIC SURVEY, LOTS 9, 10, 11 & 12 BLOCK 59, SITUATED IN BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY", WITH THE LATEST REVISION BEING DATED 12/22/14. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES AN ASSUMED DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY MONTEFORTE ARCHITECTURAL STUDIO BEING DATED 3/12/20.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #FM340250334F, DATED 9/25/09, THE SITE IS LOCATED IN ZONE X. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #FM340250334F, DATED 01/31/14, THE SITE IS LOCATED IN ZONE X. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
- CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- STRUCTURAL FILL MATERIAL**
THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. SEPARATE UTILITY PERMIT APPLICATIONS WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK (GAS, ELECTRIC, WATER, SEWER, ETC.) IN NJDOT ROW. APPLICANT HAS TO BE RESPECTIVE UTILITY COMPANY.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- POTABLE WATER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING WATER MAIN IS COORDINATED PROPERLY.
- SANITARY SEWER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THE PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE SEWERAGE AUTHORITY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.
- STORMWATER MANAGEMENT**
THE PROPOSED DISTURBANCE IS LESS THAN ONE ACRE, THEREFORE THE PROJECT IS NOT CLASSIFIED AS A MAJOR DEVELOPMENT PER NJAC 7-8.1.2.
- PHASING**
THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED AS ONE PHASE.

PROJECT INFORMATION

PROJECT NAME: PROPOSED MIXED-USE BUILDING

PROJECT LOCATION: TAX MAP SHEET #11
BLOCK 59, LOTS 9-11, 301 MAIN STREET
BLOCK 59, LOT 12, 704 1/2 THIRD AVENUE
BOROUGH OF BRADLEY BEACH,
MONMOUTH COUNTY, NJ

OWNER: 301 MAIN STREET HOLDINGS, LLC
PO BOX 185
GLEN ROCK, NJ 07452
Ph (201) 914-7094

APPLICANT: 301 MAIN STREET HOLDINGS, LLC
PO BOX 185
GLEN ROCK, NJ 07452
Ph (201) 914-7094

APPLICANT'S PROFESSIONALS

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125 HALF MILE ROAD, SUITE 300
RED BANK, NJ 07701

ARCHITECT: MONTEFORTE ARCHITECTURAL STUDIO
733 ROUTE 35, SUITE C
OCEAN, NJ 07712

SURVEYOR: FRD SURVEYING, LLC
136 GOLF VIEW BOULEVARD
TOMS RIVER, NJ 08753

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PATRICK R. WARD, PE, PP
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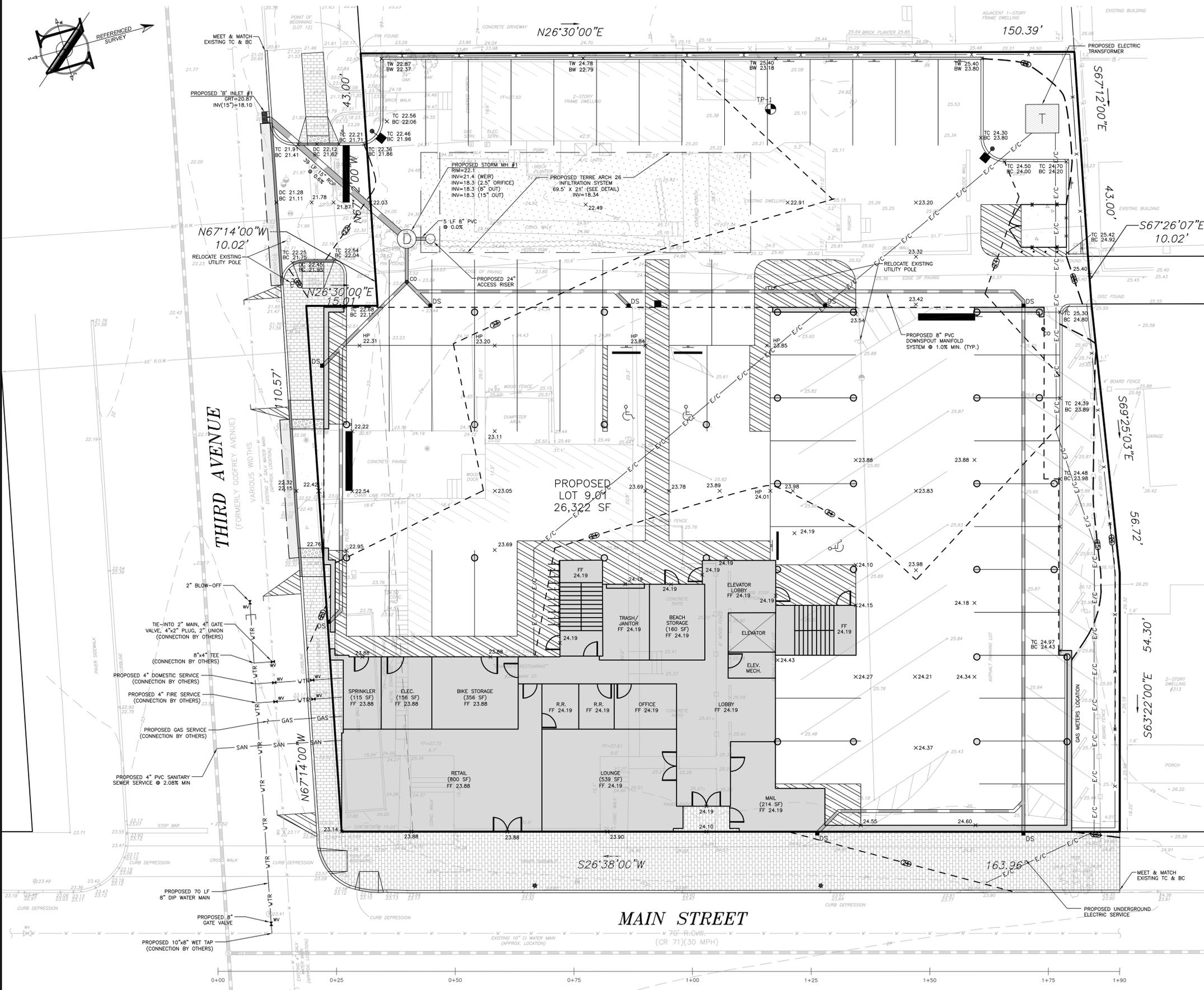
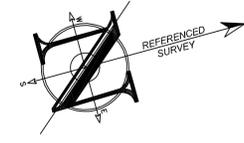
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CAD ID: 20-1356-01r0_AMENDED

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DRAWING TITLE: AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

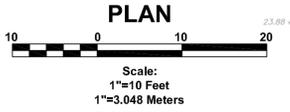
SHEET TITLE: SITE PLAN

SHEET NO.: 3 OF 10



THIRD AVENUE
(FORMERLY GODFREY AVENUE)

MAIN STREET



PROJECT INFORMATION

PROPOSED MIXED-USE BUILDING

301 MAIN STREET HOLDINGS, LLC
PO BOX 185
GLEN ROCK, 07452
Ph (201) 914-7094

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136 GOLF VIEW BOULEVARD
TOMS RIVER, NJ 08753



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ELECTRIC	RED
LIQUID	YELLOW
COMMUNICATION	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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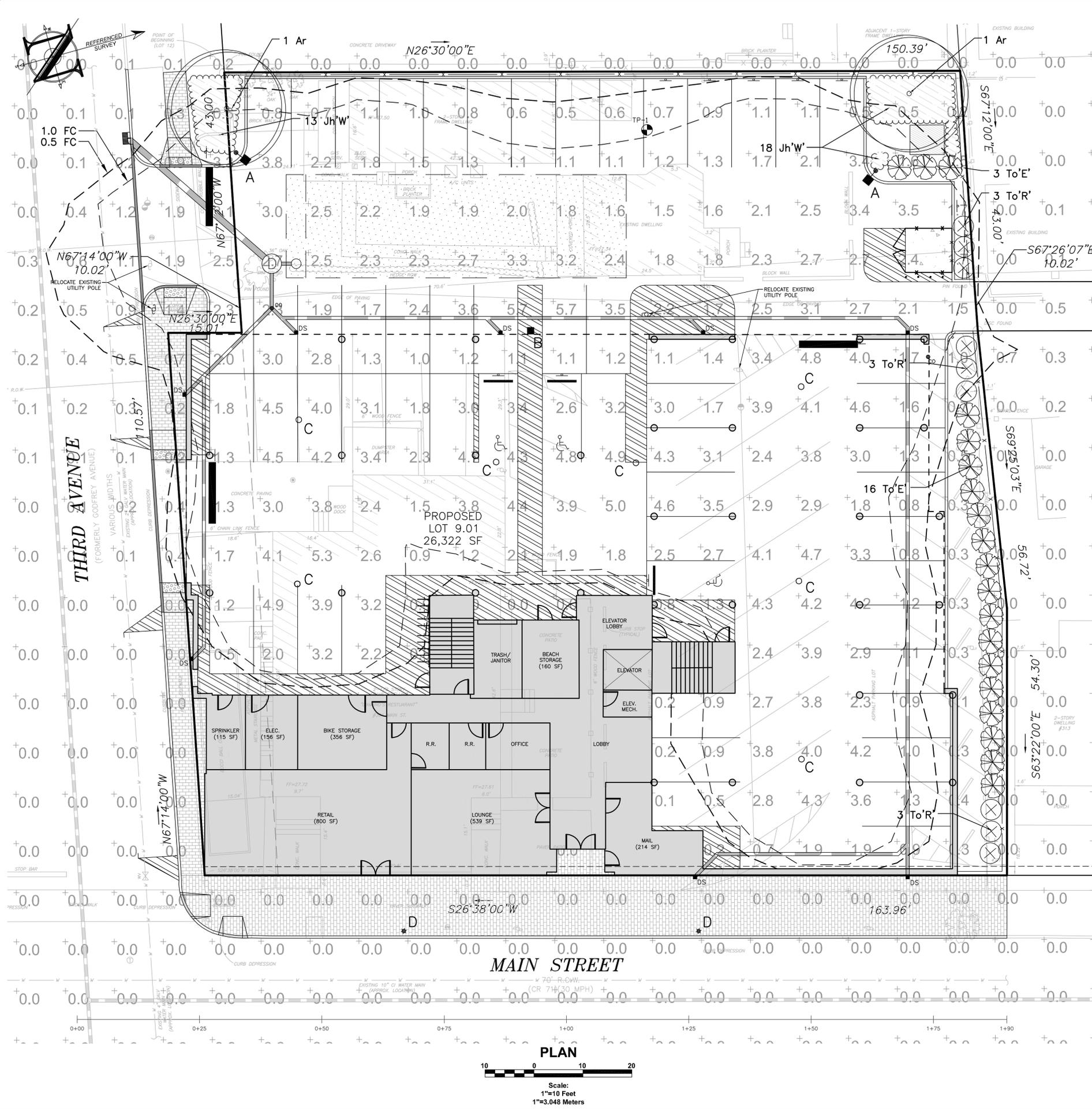
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		PLAN INFORMATION

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

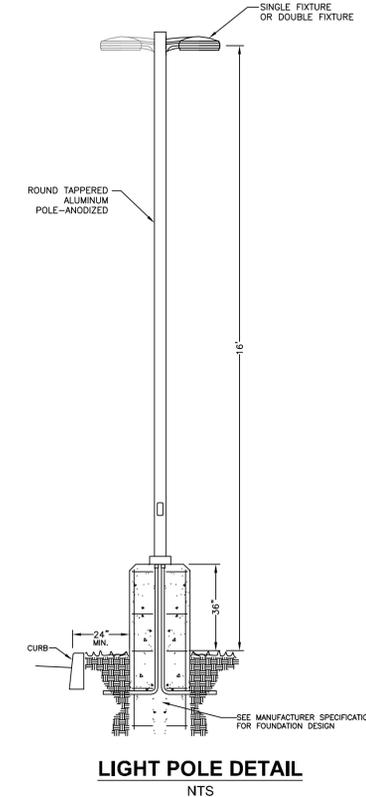
GRADING & UTILITY PLAN

4 OF 10

NOTES:
1. SEPARATE UTILITY PERMIT APPLICATIONS WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK (GAS, ELECTRIC, WATER, SEWER, ETC.) IN NIDOT ROW.
2. CONTRACTOR TO VERIFY EXISTING INFRASTRUCTURE PRIOR TO INSTALLING WATER SERVICE IMPROVEMENTS.



- GENERAL PLANTING NOTES**
- THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
 - AN AGRONOMIC SOILS REPORT SHALL BE PREPARED BY THE OWNER AND FURNISHED TO THE CONTRACTOR, AND ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS.
 - QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
 - ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.
 - ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
 - TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREES PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
 - TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD, WHENEVER FEASIBLE. TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE UNDERSIGNED FOR DECISION ON PLACEMENT.
 - ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 3" MIN. THK. MULCH AT BASE OF TRUNK.
 - GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AT 18" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
 - MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
 - REFER TO PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION.
 - ALL TURF AREAS ARE TO BE SODED WITH AN APPROVED GRASS MIXTURE.
 - ALL TURF AREAS AND PLANTING AREAS ARE TO IRRIGATED. THE CONTRACTOR IS TO PROVIDE A DETAILED IRRIGATION PLAN AND GAIN TOWNSHIP APPROVAL PRIOR TO INSTALLATION.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A 1-YEAR PERIOD FROM THE RELEASE OF THE PERFORMANCE BOND. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEE PERIOD.
 - SEE LANDSCAPING NOTES AND DETAIL SHEET FOR ADDITIONAL PLANTING NOTES.



PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS (43)					
To'R	9	Thuja occidentalis 'Rheingold'	Rheingold Arborvitae	36" MIN. HT	cont.
To'E	19	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6" MIN. HT	B&B
Jh'W	31	Juniperus horizontalis	Blue Rug Juniper	1 GAL.	cont.
TREES (2)					
Ar	2	Acer rubrum	Red Maple	3"-3 1/2" cal	B&B

LUMINAIRE SCHEDULE

LABEL	QTY.	DESCRIPTION	VOLTAGE	MOUNT HEIGHT	TYPE	DIRECTION OF ILLUMINATION	COLOR
A	2	KAD LED 40C 530 30K R4 MVOLT HS	71	16'	AREA (SINGLE)	DOWN	DBXD
B	1	WDGE3 LED P1 70CRI RFT 30K	52	16'	WALL	DOWN	DBXD
C	6	PGX LED P3 30K T5R MVOLT	54	9.6'	CEILING	DOWN	DBXD
D	2	RL54B4B2ANW80AN	80	12'	POST	POST TOP	BLK

NOTE:

- LIGHTING TEMPLATE VALUES SHOWN ARE: 1.0 & 0.50 FOOTCANDLES.
- ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.
- OWNER/APPLICANT AND ARCHITECT OF RECORD SHALL CONFIRM MINIMUM ADEQUATE EGRESS LIGHTING LEVELS ARE PROVIDED WITHIN COVERED PARKING AREA IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION CODES. LIGHTING SHOWN HEREON IS PROVIDED TO SATISFY BOROUGH ORDINANCE REQUIREMENTS FOR PARKING LOT LIGHTING AND IS NOT INTENDED TO SATISFY CONSTRUCTION CODE REQUIREMENTS FOR BUILDING LIGHTING.

PROJECT INFORMATION

PROPOSED MIXED-USE BUILDING

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BLOCK 59, LOTS 9-11, 301 MAIN STREET
BLOCK 59, LOT 12, 704 1/2 THIRD AVENUE
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PLAN INFORMATION

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
LANDSCAPE & LIGHTING PLAN

SHEET NO.:
5 OF 10

I. GENERAL SITE PLANTING

THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADINGS. THE CONTRACTOR SHALL INCORPORATE ALL SOIL AMENDMENTS AND FERTILIZERS DESCRIBED HEREIN. THE SOIL PREPARATION SPECIFIED BELOW SHALL BE ADJUSTED ACCORDING TO THE ANALYSIS, FOLLOWING APPROVAL FROM THE UNDERSIGNED.

A. WEED CONTROL FOR LAWN, SHRUB & GROUND COVER AREAS (EXCEPT SLOPES)

1. REMOVE ALL EXISTING WEEDS FROM SURFACE AND UNDERGROUND AREAS.
2. IRRIGATION IS TO BE INSTALLED WHERE NOTED ON PLAN ACCORDING TO SHOP DRAWINGS.
3. FERTILIZE ALL SHRUB/GROUND COVER AREAS. APPLY 10 LBS. OF 16-0-0 COMMERCIAL FERTILIZER PER 1,000 SQ. FT. OR AS DIRECTED BY SOILS REPORT.
4. WATER ALL SHRUB/GROUND COVER AREAS FOR THREE (3) WEEKS TO GERMINATE WEED SEEDS. APPLY WATER AT LOW RATE TO AVOID EROSION.
5. LICENSED APPLICATOR SHALL APPLY SYSTEMIC WEED KILLER TO ALL PLANTING AREAS PER MANUFACTURER'S SPECIFICATIONS.

B. TOPSOIL PRESERVATION

TOPSOIL, MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE RE-DISTRIBUTED ON ALL REGARDED SURFACES. AT LEAST THREE (3) INCHES OF EVEN COVER SHALL BE PROVIDED TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING. IF EXCESS TOPSOIL REMAINS, THE THICKNESS SHALL BE INCREASED. IF ADDITIONAL IS REQUIRED, THE DEVELOPER SHALL PROVIDE IT. REMOVAL OF EXCESS TOPSOIL SHALL ONLY BE PERMITTED IN ACCORDANCE WITH A PLAN APPROVED BY THE MUNICIPAL AGENCY.

C. SOIL PREPARATION & FINAL GRADINGS

1. ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
- 2.ROUGH GRADE: SITE TO BE RECEIVED BY LANDSCAPE CONTRACTOR. TO WITHIN 1/10 FOOT PLUS OR MINUS, BY OWNER BASED UPON GRADING PLAN.
3. FINAL GRADE: FINAL GRADE TO CONSIST OF GRADING, RAKING AND HAND WORK NECESSARY TO ACHIEVE DESIRED CONTOUR AND FLOW LINE PATTERNS RESULTING IN EVENLY FINISHED SURFACES FREE OF DEBRIS AND LITTER.
4. SPREADER ALL LAWN, SHRUBS AND GROUND COVER AREAS. AMENDMENTS AND FERTILIZERS PRESCRIBED IN SOILS REPORT. THROUGHLY MIX INTO SOIL TO DEPTH OF 6" OR MORE AND FINE GRADE. CONTRACTOR TO IMPORT SOIL NECESSARY TO ATTAIN DESIGN GRADINGS AND SERIES. ALL IMPORTED SOIL SHALL BE FREE OF WEEDS AND DEBRIS AND HAVE BALANCED PH, SMOOTH AND EVEN GRADING FOR PROPER DRAINAGE. FINAL GRADE SHALL BE 1" BELOW WALKTOP OF CURB. REMOVE FROM THE SITE ALL STONES OVER 2" IN SIZE.

D. PLANTING

PLANT TREES, SHRUBS AND GROUND COVER AS CALLED FOR WHERE INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET.

1. GROUND COVER - FLATS AND/OR CUTTINGS: ALL PLANT MATERIALS SPECIFIED AS PLUGS OR FLAT STOCK ON PLANTING PLAN SHALL REMAIN IN THE FLATS UNTIL THE TIME OF TRANSPLANTING. THE FLAT SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT SOIL DOES NOT FALL APART WHEN LIFTING PLANT FROM FLAT. GROUND COVER PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR DURING PLANTING. ROOTS SHALL NOT BE EXPOSED TO THE AIR EXCEPT WHILE ACTUALLY BEING PLANTED. WILTED PLANTS WILL NOT BE ACCEPTED. AT THE TIME OF PLANTING, THE SOIL AROUND EACH PLANT SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT AIR POCKETS. PLANTS TO BE PLANTED IN TRIANGULAR SPACING AS SPECIFIED ON CENTERLINE. ALL CUTTINGS SHALL BE MINIMUM OF 6" LONG. WATER IMMEDIATELY AFTER EACH PLANTING. ONE INCH OF WATER PENETRATION IS OBTAINED. CARE SHALL BE EXERCISED AT ALL TIMES TO PROTECT THE PLANTS AFTER PLANTING. ANY DAMAGE TO PLANTS BY TRAMPLING OR OTHER OPERATIONS OF THIS CONTRACT SHALL BE REPAIRED IMMEDIATELY.
2. SHRUBS: PLANT ALL CONTAINER GROWN PLANTS IN PLANTING PITS AS DIRECTED ON TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROUGHLY MIX BACKFILL ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. CONTRACTOR SHALL CONSTRUCT BASINS AROUND ALL TREES. BASINS SHALL NOT EXCEED TOP OF ROOT BALL CROWN.
3. TREES: ALL TREES SHALL HAVE A CALIPER OF TWO AND ONE-HALF (2 1/2) INCHES OR SPECIFIED CALIPER IN PLANTING SCHEDULE AND THEY SHALL BE NURSERY GROWN OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, AND HAVE STRAIGHT TRUNKS. TREES SHALL BE PROPERLY PLANTED AND STAKED ACCORDING TO TREE AND SHRUB PLANTING AND STAKING EVERGREEN PLANTING & STAKING DETAIL AND PROVISION MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. THE APPLICANT SHALL REPLACE DEAD OR DYING TREES DURING THE NEXT PLANTING SEASON.
4. TOP DRESSING: TOP DRESS ALL GROUND COVER AND SHRUB AREAS WITH 2" THICK LAYER OF OSG (ORGANIC GROUND COVER) AS SPECIFIED ON PLANTING PLAN.

E. SOD

1. AREAS SHALL HAVE A SMOOTH CONTINUAL GRADE BETWEEN EXISTING OF FIXED CONTROLS, SUCH AS WALKS, CURBS, CATCH BASINS, ROLL, SCARP, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN SOIL STRUCTURE.
2. APPLY FERTILIZERS AS SPECIFIED BY SOIL ANALYSIS TO DEPTH OF 6".
3. SOD SHALL BE INSTALLED THE SAME DAY AS IT IS DELIVERED. SOD SHALL NOT BE LEFT ON PALLETS IN THE HOT SUN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO SOD NOT INSTALLED ON DAY OF DELIVERY.
4. UNROLL SOD CAREFULLY AND PLACE IN STAGGERED PATTERN OF STRIPS. SOD SHALL BE INSTALLED AGAINST ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.
5. FOLLOWING INSTALLATION, SOD SHALL BE IRRIGATED THOROUGHLY TO PROVIDE MOISTURE PENETRATION TO AT LEAST 6" INTO PREPARED SOIL.
6. ALL SOD SHALL BE HANDLED AND LAID IN A HIGH STANDARD OF WORKMANSHIP MANNER. ALL JOINTS, EDGES AND CUTS SHALL FIT TIGHTLY SO THAT THERE ARE NO VOIDS. THE FINAL APPEARANCE SHALL BE ONE OF A CONTINUOUS LAWN. SECTIONS OF SOD LESS THAN 16" LONG OR 9" WIDE SHALL NOT BE USED.
7. NO SOD AREA WILL BE ACCEPTED UNTIL APPROVED BY AUTHORITY HAVING JURISDICTION OVER THE UNDERSIGNED, AS REQUIRED.

II. GENERAL SLOPE PLANTING

A. PLANTING PREPARATION

1. SLOPE TEXTURING: A. CUT SLOPES: THESE SURFACES SHALL BE ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS. B. FILL SLOPES: THESE SURFACES SHALL BE COMPACTED AND FINISHED AND ALSO ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.
2. WEED ERADICATION: A. MANUALLY REMOVE EXISTING VEGETATION WHERE NOTED ON PLAN AND DISPOSE OFFSITE. B. FERTILIZE ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF TWO (2) CONSECUTIVE WEEKS. C. WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF TWO (2) CONSECUTIVE WEEKS. THE UNDERSIGNED SHALL APPROVE SPECIFIC WATERING DURATION AND FREQUENCY DESIGNED TO GERMINATE ALL RESIDUAL WEED SEEDS. D. IF PERENNIAL WEEDS APPEAR, DISCONTINUE WATERING PROCESS FOR TWO (2) DAYS. THEN APPLY RECOMMENDED HERBICIDE BY LICENSED APPLICATOR. IF ANNUAL WEEDS APPEAR, USE STRAIGHT CONTACT HERBICIDE AS PER THE LICENSED APPLICATOR'S RECOMMENDATIONS. NO WATER SHALL BE APPLIED FOR A MINIMUM OF FOUR (4) DAYS FOLLOWING APPLICATION CONTACT WEED KILLER. E. ALLOW SUFFICIENT PERIOD OF TIME TO INSURE THAT ALL WEEDS ARE DEAD.
3. WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF THREE (3) WEEKS. A SHORTER WATERING PERIOD MAY BE PERMISSIBLE AT THE DISCRETION OF THE UNDERSIGNED AND/OR THE PEST CONTROL ADVISOR. DISCONTINUE WATERING FOR ONE (1) DAY PRIOR TO THE SECOND APPLICATION OF THE HERBICIDE. RE-APPLY A STRAIGHT CONTACT WEED KILLER, AS PER THE PEST CONTROL ADVISOR'S RECOMMENDATIONS, FOR EFFECTIVE WEED CONTROL. ALLOW A MINIMUM OF FOUR (4) DAYS WITHOUT IRRIGATION.
4. REMOVE ALL DESIGNATED WEEDS FROM SLOPES ERG-R07-01E.

PLANT TREES AND SHRUBS AS INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET. SUBSTITUTIONS OF PLANTS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE UNDERSIGNED. INSTALL ALL CONTAINER GROWN PLANTS ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROUGHLY MIX THE SPECIFIED MATERIALS FOUND IN THE SOIL ANALYSIS AND THOSE SPECIFIED IN THE PLANTING DETAIL SHEET WITH THE SITE SOIL PRIOR TO BACKFILLING OF PLANTING PITS.

III. GENERAL LANDSCAPING NOTES

1. **CLEANUP**: AFTER ALL INSTALLATION OPERATIONS HAVE BEEN COMPLETED, REMOVE ALL RUBBISH, EXCESS SOIL, EMPTY PLANT CONTAINERS AND TRASH FROM THE SITE DAILY. ALL SCARS, RUTS AND OTHER MARKS IN THE AREA CAUSED BY THIS WORK SHALL BE REPAIRED AND THE GROUND LEFT IN A NEAT, ORDERLY CONDITION. LEAVE SITE IN BROOM-CLEAN CONDITION AT THE END OF EACH DAY.
2. **MAINTENANCE**: 1. DURING INSTALLATION, THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF LABORERS AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED. PLANT MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, CARING OF PLANTS, INCLUDING GROUND COVERS, SHRUBS, VINES AND TREES, EDGING AND MOWING LAWNS, FERTILIZING, CONTROL OF PESTS AND DISEASES, AND MAINTAINING WALKS FREE OF DEBRIS AND DIRT. UPON COMPLETION OF EACH AREA, THE CONTRACTOR, THE UNDERSIGNED, THE OWNER, ALONG WITH THE OWNER'S MAINTENANCE REPRESENTATIVE SHALL CONDUCT AN INSPECTION OF COMPLETED AREA. AT THE TIME, A LIST OF CORRECTIONS, IF ANY, SHALL BE MADE. ALL CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 2. AFTER ALL WORK HAS BEEN COMPLETED, INSPECTED AND ACCEPTED, ALL AREAS SHALL BE MAINTAINED FOR A PERIOD OF NINETY (90) CALENDAR DAYS OR AS LONG AS IS NECESSARY TO ESTABLISH TREES, SHRUBS, TURF AND GROUND COVER WITHOUT BARE SPOTS. 3. KEEP ALL AREAS WEED-FREE, ADEQUATELY WATERED AND NEATLY CULTIVATED FOR THE NINETY (90) PERIOD. REMOVE ALL DEBRIS FROM SITE AND KEEP THE ENTIRE SITE BROOM-CLEAN. TURF AREAS ARE TO BE MOWED WEEKLY. 4. RE-SEED ALL BARE SPOTS IN TURF AREAS AT TWO (2) WEEK INTERVALS AND MAINTAIN UNTIL AN EVEN STAND OF TURF IS OBTAINED. RE-SEED ALL SLOPE AREAS THAT FAIL TO GERMINATE EVENLY. REPAIR ALL ERODED SURFACES AT NO COST TO THE OWNER. 5. DAMAGE TO ANY PLANTED AREA SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED AND REPLANTED. 6. THE PROJECT SHALL BE SO CARED FOR THAT A NEAT, CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND THE UNDERSIGNED. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO MAKE A MINIMUM OF ONE (1) VISIT PER WEEK FOR MAINTENANCE PURPOSES DURING THE MAINTENANCE PERIOD (90 DAYS). 7. AT THE END OF THE MAINTENANCE PERIOD, ALL AREAS THAT HAVE BEEN PLANTED SHALL BE FERTILIZED WITH COMMERCIAL FERTILIZER. ANALYSIS AND RATE OF APPLICATION SHALL BE PER THE SOILS REPORT. 8. THE CONTRACTOR SHALL REQUEST A FINAL SITE VISIT SEVEN (7) DAYS PRIOR TO THE END OF THE MAINTENANCE PERIOD (90 DAYS). THIS REQUEST SHALL BE WRITTEN AND DIRECTED TO THE OWNER AND THE UNDERSIGNED. UPON WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER AND THE UNDERSIGNED, THE CONTRACTOR SHALL BE RELIEVED OF ANY FURTHER MAINTENANCE.
3. **GUARANTEE**: ALL TURF, GROUND COVER AND SHRUBS SHALL BE GUARANTEED TO LIVE AND GROW THROUGH THE FIRST GROWING SEASON. TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR AT NO COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEE.
4. **INSPECTION DURING CONSTRUCTION**: 1. OBSERVATION VISITS SPECIFIED HEREIN SHALL BE MADE BY THE UNDERSIGNED OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST OBSERVATION AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE TIME THAT THE OBSERVATION IS REQUESTED. A. UPON COMPLETION OF GRADING AND SOIL CONDITIONING PRIOR TO PLANTING. B. WHEN TREES ARE SPOTTED FOR PLANTING, BUT PRIOR TO WHEN PLANTING HOLES ARE EXCAVATED. C. WRITTEN ACCEPTANCE OF THE PROJECT TO RELEASE THE CONTRACTOR FROM FURTHER MAINTENANCE SHALL OCCUR AFTER FINAL OBSERVATION WITH THE OWNER OR HIS REPRESENTATIVE AT THE END OF THE MAINTENANCE PERIOD.

F. VERIFICATION OF DIMENSIONS

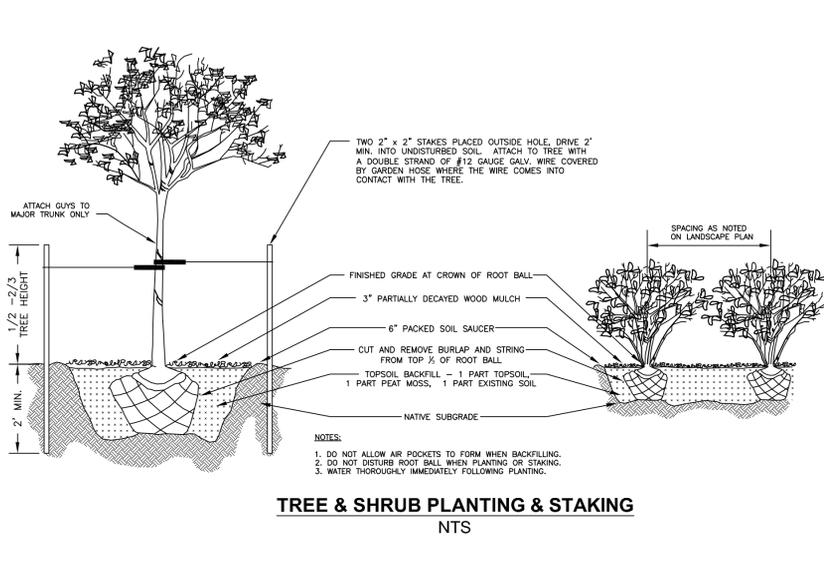
ALL SCALED DIMENSIONS ARE APPROXIMATE. PRIOR TO PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY NOTIFY THE UNDERSIGNED OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY THE UNDERSIGNED.

G. UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH LINES AND PLANT LOCATIONS. PROMPTLY NOTIFY THE UNDERSIGNED TO ARRANGE FOR RELOCATIONS OF UTILITIES OR PLANTING LOCATIONS. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM HIS WORK.

H. EXISTING TREES

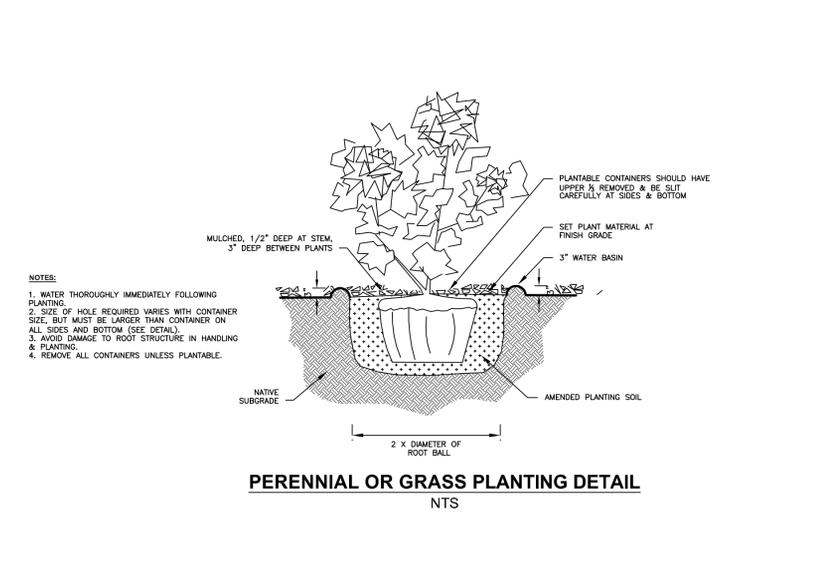
CONTRACTOR IS TO TAKE CARE IN PRESERVING ANY EXISTING TREES GREATER THAN OR EQUAL TO 6" ON THE SITE. DAMAGE OR LOSS OF THESE TREES WILL RESULT IN REPLACEMENT OF EQUAL SIZE BY THE LANDSCAPE CONTRACTOR.



TREE & SHRUB PLANTING & STAKING NTS

TYPE A LIGHT FIXTURE NTS

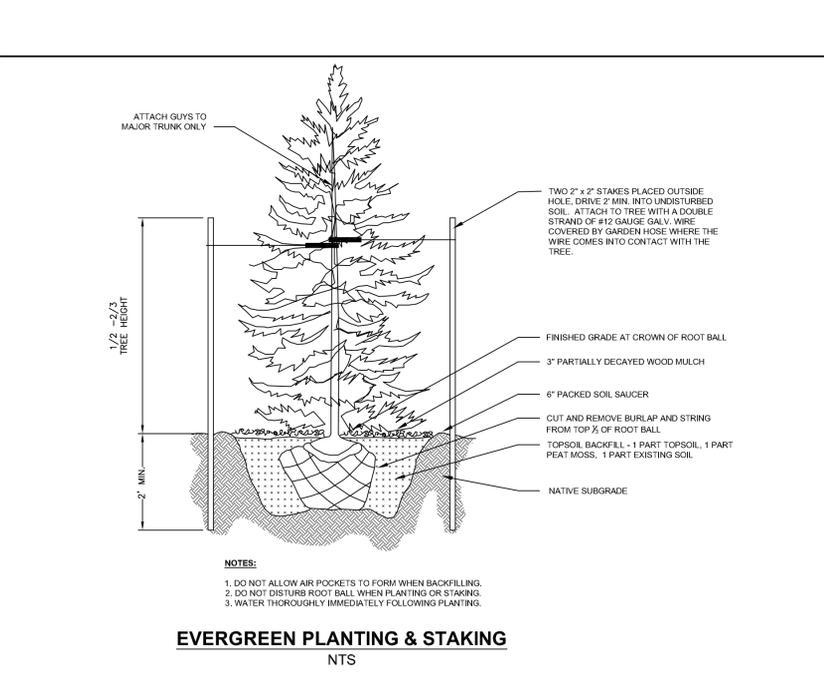
TYPE B LIGHT FIXTURE NTS



PERENNIAL OR GRASS PLANTING DETAIL NTS

TYPE C LIGHT FIXTURE NTS

TYPE D STREETLIGHT NTS



EVERGREEN PLANTING & STAKING NTS

PROJECT INFORMATION

PROJECT NAME: PROPOSED MIXED-USE BUILDING

PROJECT LOCATION: TAX MAP SHEET #11 BLOCK 59, LOTS 9-11; 301 MAIN STREET BLOCK 59, LOT 12; 704 1/2 THIRD AVENUE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

OWNER: 301 MAIN STREET HOLDINGS, LLC PO BOX 185 GLEN ROCK, 07452 Ph (201) 914-7094

APPLICANT: 301 MAIN STREET HOLDINGS, LLC PO BOX 185 GLEN ROCK, 07452 Ph (201) 914-7094

APPLICANT'S PROFESSIONALS

ATTORNEY: MICHAEL A. BRUNO, ESQ. GIORIANO, HALLERAN & CIESLA, PC 125 HALF MILE ROAD, SUITE 300 RED BANK, NJ 07071

ARCHITECT: MONTEFORTE ARCHITECTURAL STUDIO 733 ROUTE 35, SUITE C OCEAN, NJ 07712

SURVEYOR: FRD SURVEYING, LLC 136 GOLF VIEW BOULEVARD TOMS RIVER, NJ 08753

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

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PATRICK R. WARD, PE, PP N.J.P.E. 24GE0079000 N.J.P.P. 3310062800

REVISIONS

Rev.#	Date	Comment
0	03/13/20	INITIAL RELEASE

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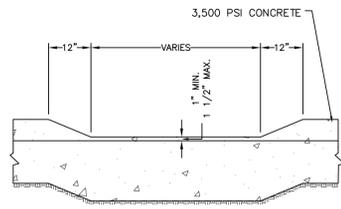
APPROVED BY: FOR CONSTRUCTION

PLAN INFORMATION

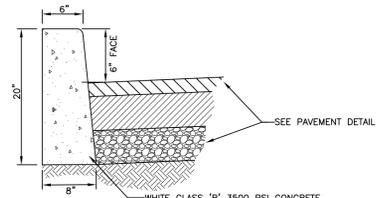
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SHEET TITLE: LANDSCAPE & LIGHTING NOTES & DETAILS

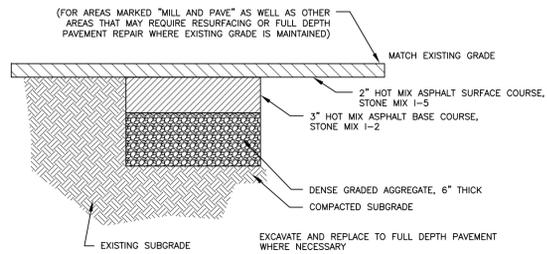
SHEET NO: 6 OF 10



DEPRESSED CONCRETE CURB
NTS (CB-05)



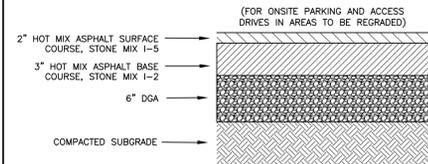
CONCRETE CURB
NTS (CB-01)



PAVEMENT REPAIR
NTS (PV-02)

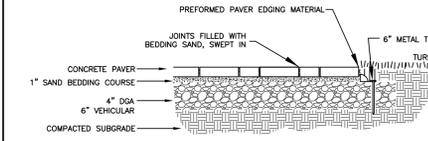
PAVEMENT CONSTRUCTION SEQUENCE:
1. MILL AND EXCAVATE WHERE NOTED ON PLAN.
2. PREPARE BASE WHERE NECESSARY.
3. INSTALL SURFACE COURSE OVER ENTIRE PAVED AREA AT ONE TIME.

MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

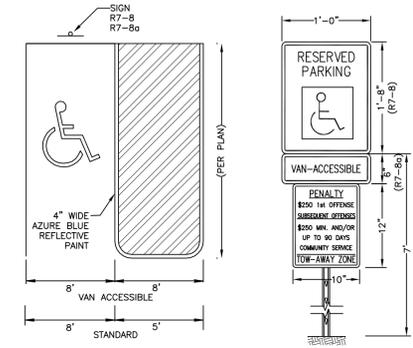


PAVEMENT SECTION
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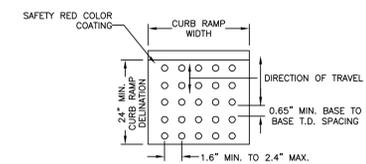
MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).



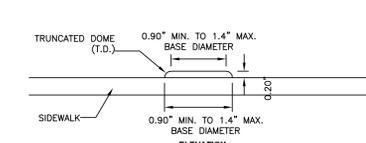
CONCRETE PAVER WALKWAY INSTALLATION
NTS



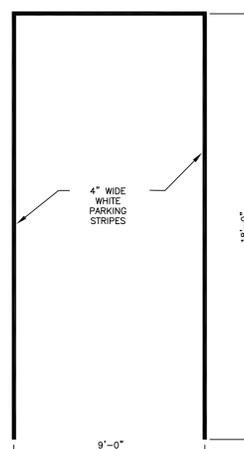
ACCESSIBLE PARKING STALL
NTS (HC-01)



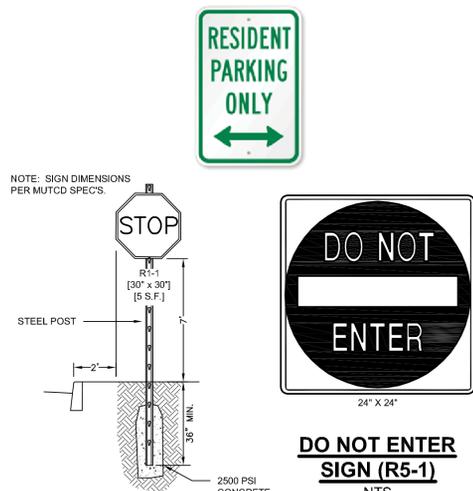
ACCESSIBLE RAMP
NTS (HC-09)



ACCESSIBLE RAMP
DETECTABLE WARNING SURFACE
NTS (HC-09)



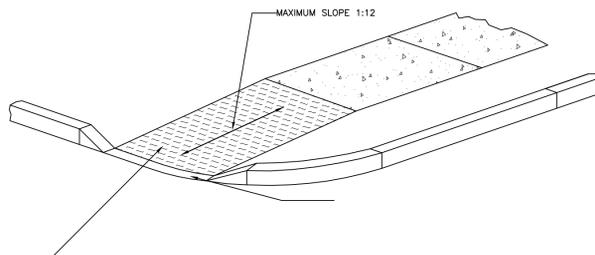
PARKING STRIPING
NTS (SG-07)



SIGN POST DETAIL
NTS



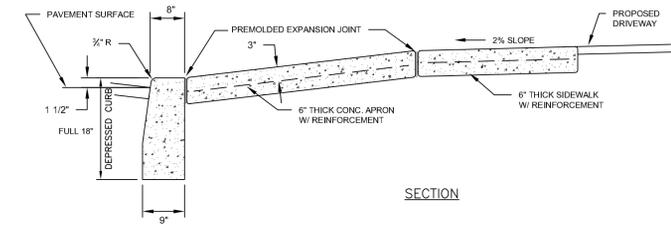
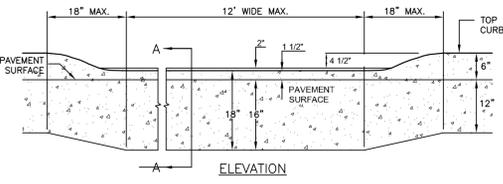
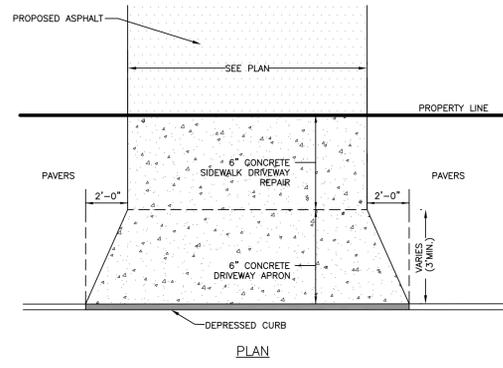
DO NOT ENTER SIGN (R5-1)
NTS



ACCESSIBLE RAMP
NTS

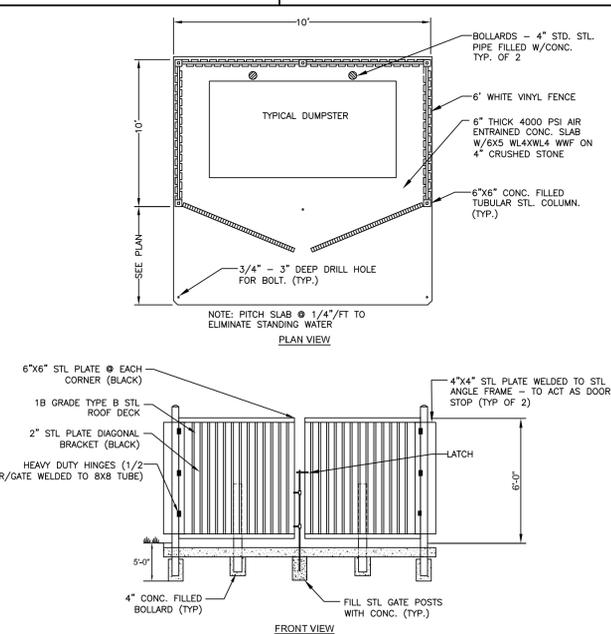
ACCESSIBLE RAMP SURFACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH TECHNICAL SECTION 4.23 OF THE REGULATIONS IN THAT ALL SURFACES SHALL HAVE DETECTABLE WARNINGS ON WALKING SURFACES, INCLUDING CONTRASTING COLORS (SEE DETAIL).

CONCRETE CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH TECHNICAL SECTION 4.7.2 OF THE ADA REGULATIONS IN THAT TRANSITIONS FROM RAMP TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES AFTER FINAL PAVING.

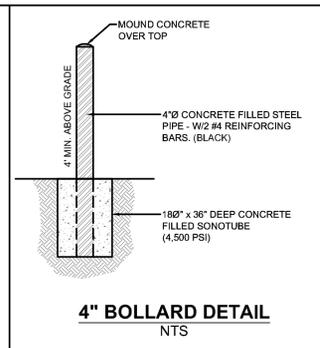


DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK
NTS

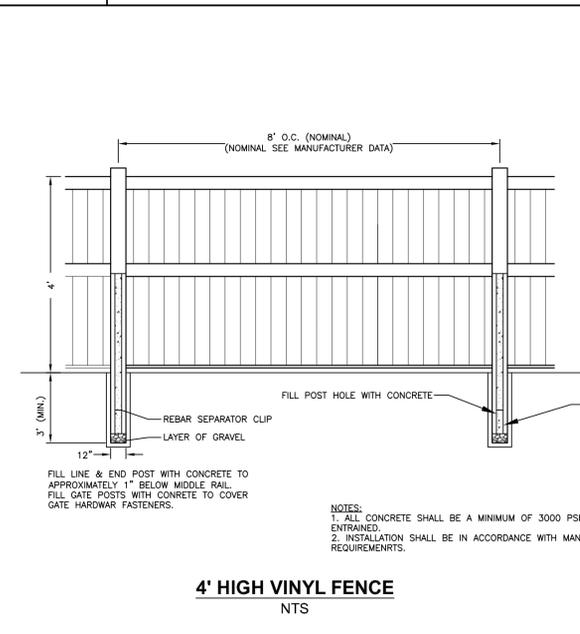
NOTES:
1. ALL SIDEWALK AND DRIVEWAY APRON CONCRETE TO BE NJDOT CLASS "B".
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" (MAXIMUM) INTERVALS. PROVIDE DUMMY JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH BETWEEN EXPANSION JOINTS.
3. PROVIDE WELDED WIRE FABRIC REINFORCEMENT, TYPE 6X6-W2 9XW2.9 AT DRIVEWAY APRONS.
4. CURB AND SIDEWALK SHALL BE POURED SEPARATELY.
5. LONGITUDINAL JOINTS BETWEEN CURB AND SIDEWALK SHALL BE PREFORMED BITUMINOUS FIBER EXPANSION MATERIAL 1/2" THICK.
6. FOR CURB, PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" MAXIMUM INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.



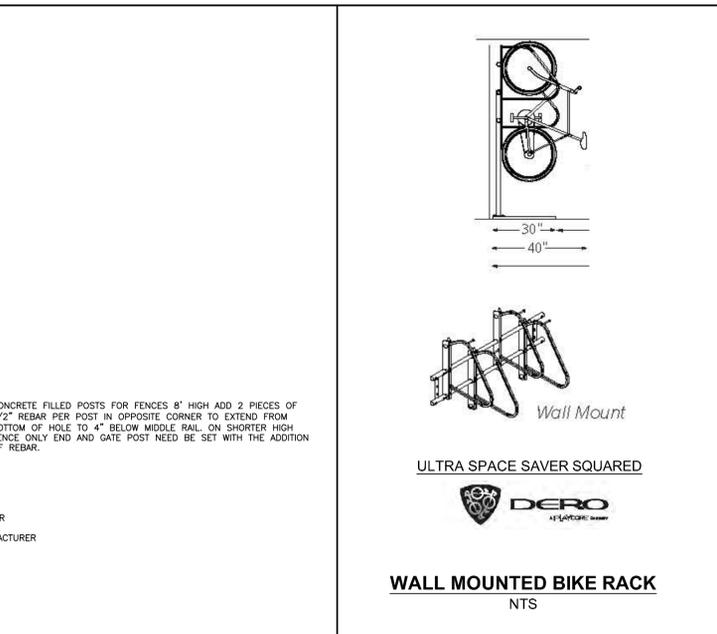
VINYL AND STEEL DUMPSTER ENCLOSURE
NTS



4" BOLLARD DETAIL
NTS



4" HIGH VINYL FENCE
NTS



WALL MOUNTED BIKE RACK
NTS

PROJECT INFORMATION

PROJECT NAME: **PROPOSED MIXED-USE BUILDING**

PROJECT LOCATION: TAX MAP SHEET #11
BLOCK 59, LOTS 9-11; 301 MAIN STREET
BLOCK 59, LOT 12; 704 1/2 THIRD AVENUE
BOROUGH OF BRADLEY BEACH,
MONMOUTH COUNTY, NJ

OWNER: **301 MAIN STREET HOLDINGS, LLC**
PO BOX 185
GLEN ROCK, 07452
Ph (201) 914-7094

APPLICANT: **301 MAIN STREET HOLDINGS, LLC**
PO BOX 185
GLEN ROCK, 07452
Ph (201) 914-7094

APPLICANT'S PROFESSIONALS

ATTORNEY: **MICHAEL A. BRUNO, ESQ.**
GIORDANO, HALLERAN & CIESLA, PC
125 HALF MILE ROAD, SUITE 300
RED BANK, NJ 07701

ARCHITECT: **MONTEFORTE ARCHITECTURAL STUDIO**
733 ROUTE 35, SUITE C
OCEAN, NJ 07712

SURVEYOR: **FRD SURVEYING, LLC**
136 GOLF VIEW BOULEVARD
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COMMUNICATION	ORANGE
WATER	GREEN
TEMP. SURVEY MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE

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InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
InSite@InSiteEng.net www.InSiteEng.net

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NJPE 24GE0079000 NJPP 33L100626800

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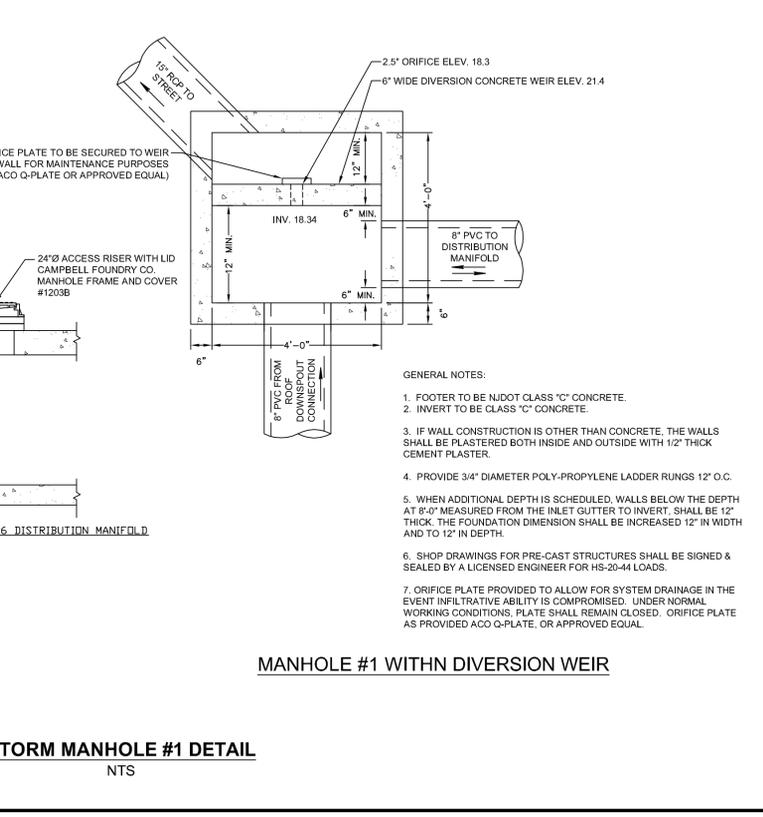
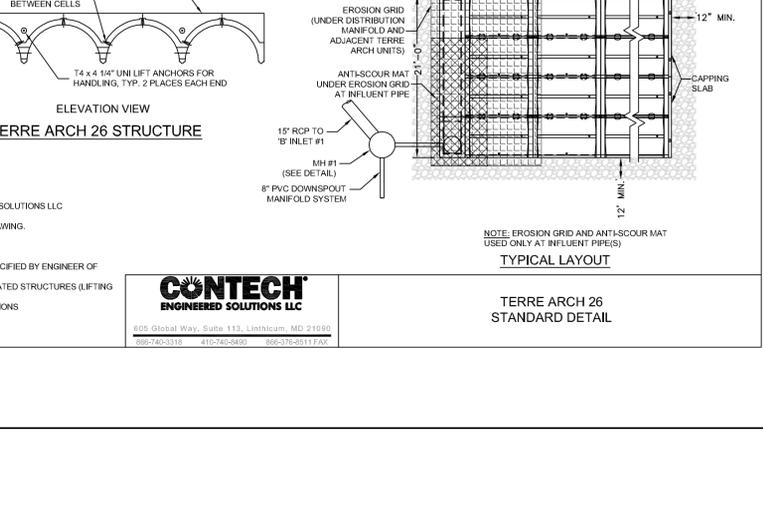
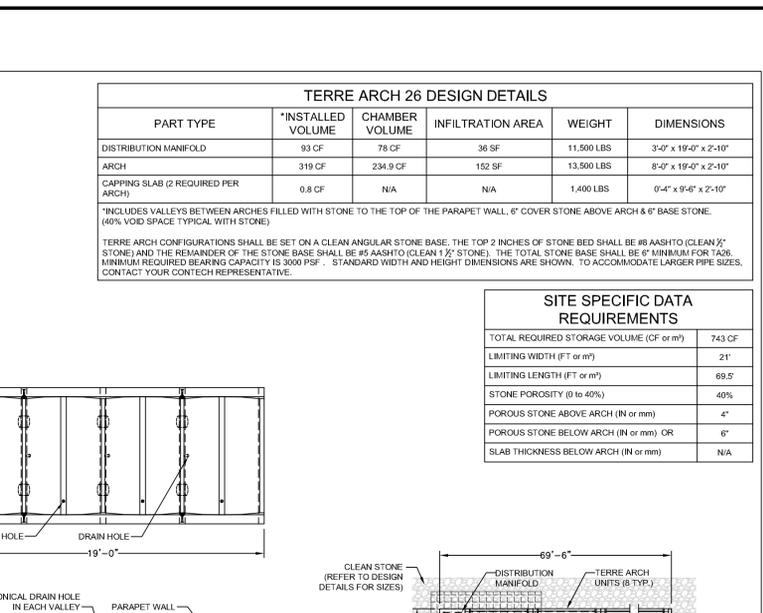
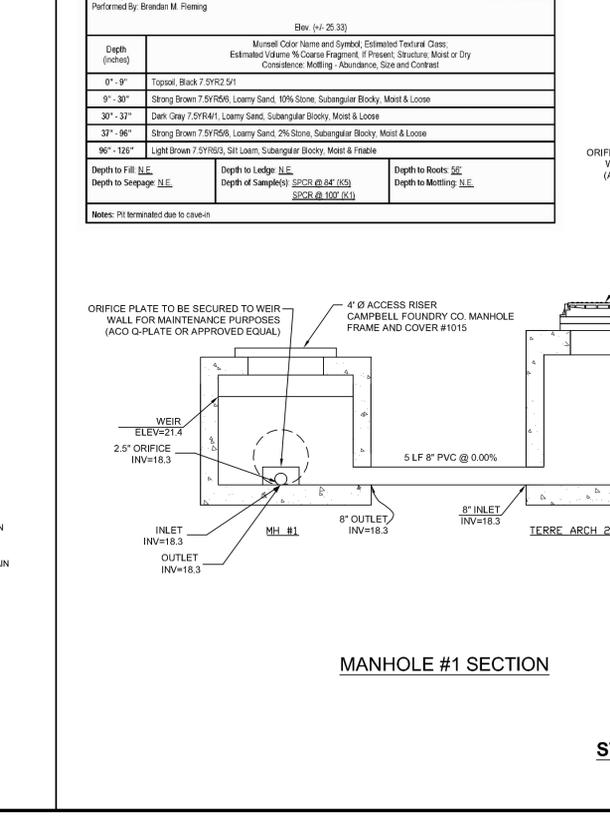
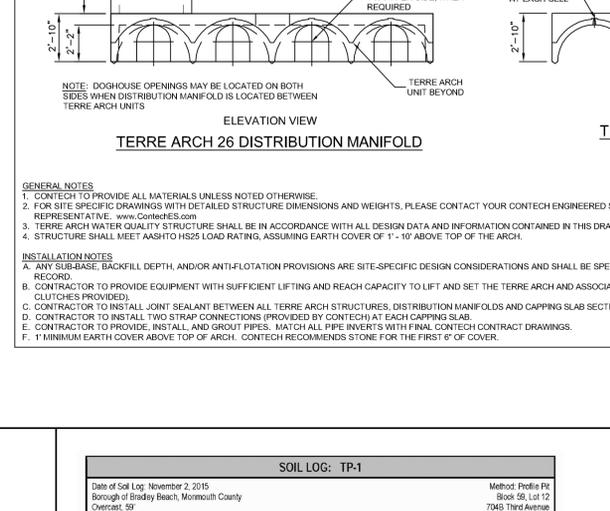
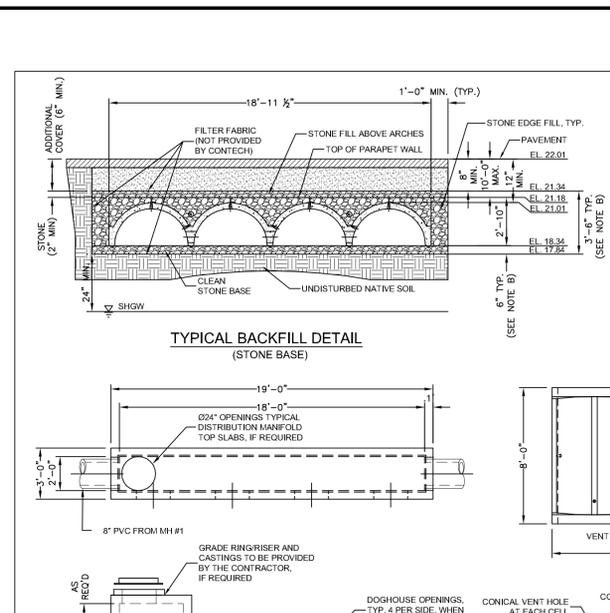
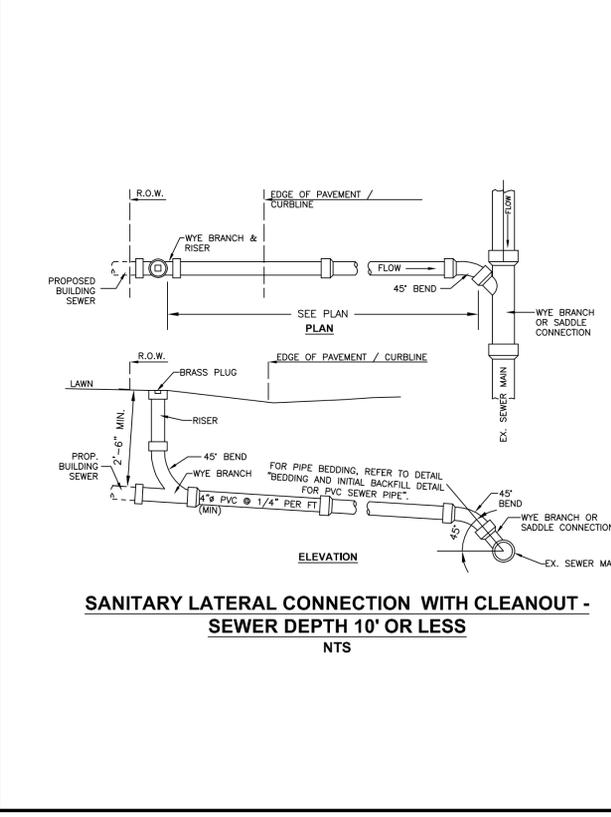
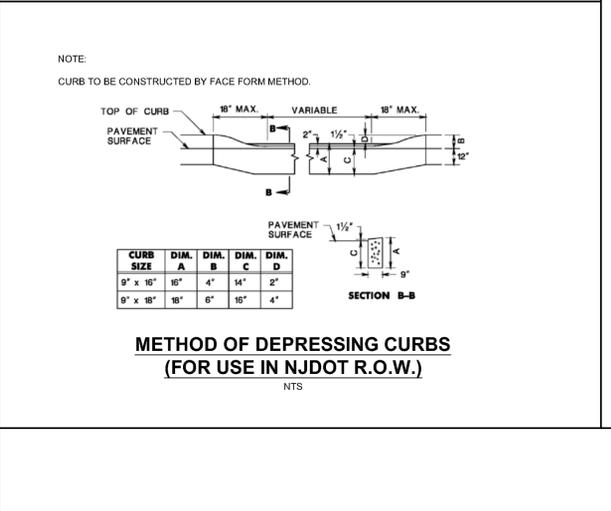
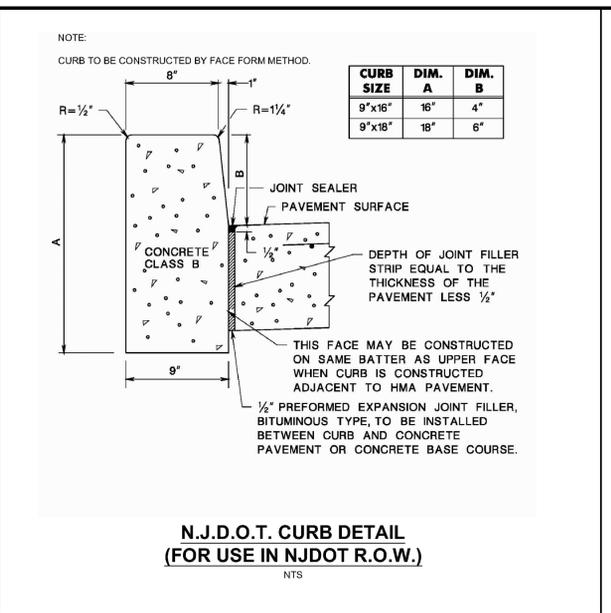
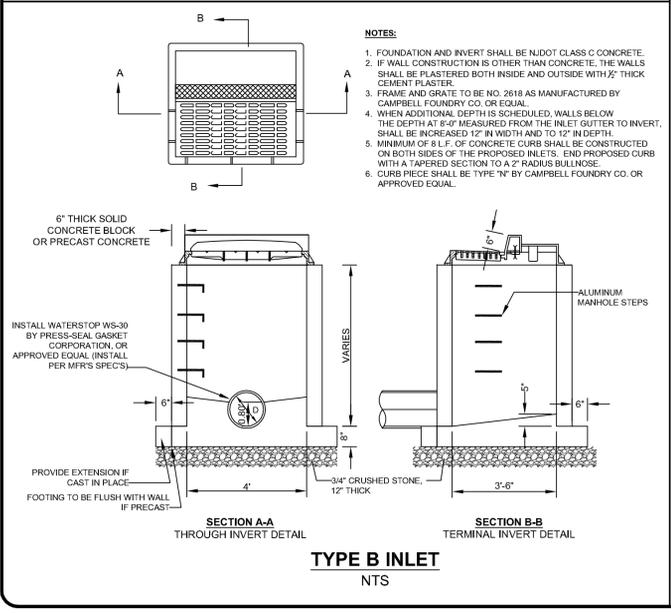
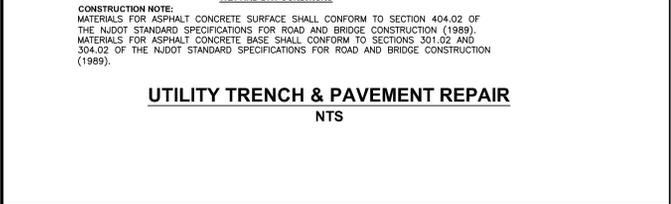
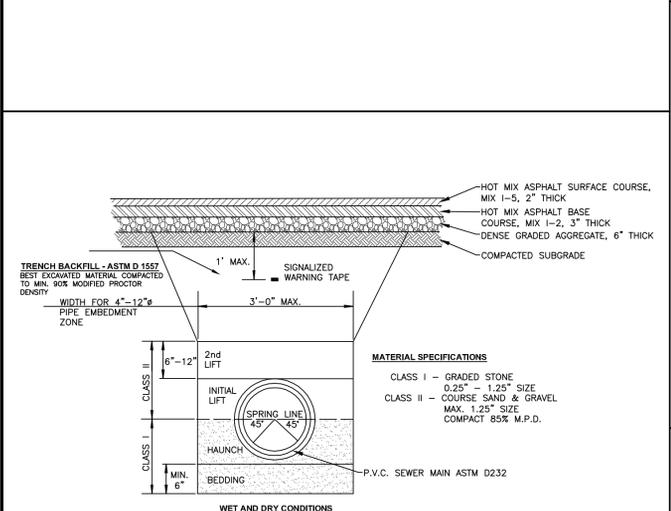
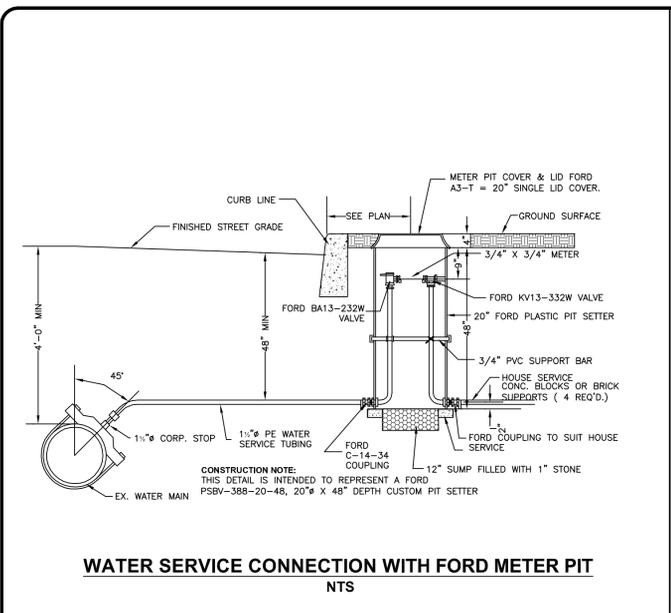
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PLAN INFORMATION

DRAWING TITLE: **AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **CONSTRUCTION DETAILS**

SHEET NO: **7 OF 10**



PROJECT INFORMATION

PROJECT NAME: **PROPOSED MIXED-USE BUILDING**

PROJECT LOCATION: TAX MAP SHEET #11
BLOCK 59, LOTS 9-11, 301 MAIN STREET
BLOCK 59, LOT 12, 704 1/2 THIRD AVENUE
BOROUGH OF BRADLEY BEACH,
MONMOUTH COUNTY, NJ

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PO BOX 185
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APPLICANT: **301 MAIN STREET HOLDINGS, LLC**
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ATTORNEY: **MICHAEL A. BRUNO, ESQ.**
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ARCHITECT: **MONTEFORTE ARCHITECTURAL STUDIO**
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OCEAN, NJ 07712

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COMMUNICATION TV	ORANGE	18"	ORANGE
WATER	GREEN	18"	GREEN
SEWER	RED	18"	RED
TEMP SURVEY MARKERS	MAGENTA	18"	MAGENTA
PROPOSED EXCAVATION	WHITE	18"	WHITE

INSITE
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InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7244 (FAX)
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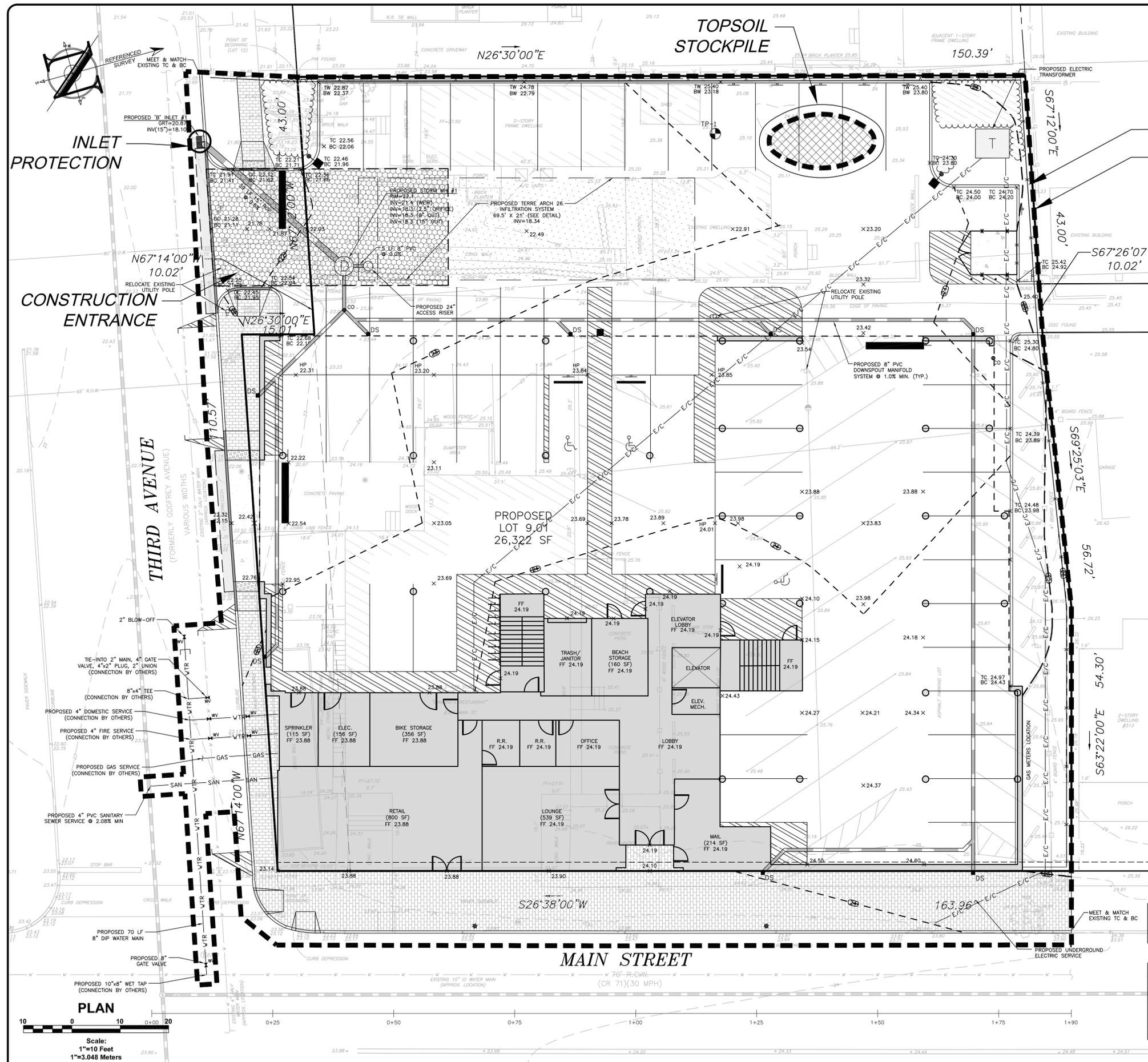
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE: **AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **CONSTRUCTION DETAILS**

SHEET NO: **8 OF 10**



PROJECT INFORMATION

PROPOSED MIXED-USE BUILDING

PROJECT LOCATION: TAX MAP SHEET #11
 BLOCK 59, LOTS 9-11, 301 MAIN STREET
 BLOCK 59, LOT 12, 704 1/2 THIRD AVENUE
 BOROUGH OF BRADLEY BEACH,
 MONMOUTH COUNTY, NJ

OWNER:
301 MAIN STREET HOLDINGS, LLC
 PO BOX 185
 GLEN ROCK, NJ 07452
 Ph (201) 914-7094

APPLICANT:
301 MAIN STREET HOLDINGS, LLC
 PO BOX 185
 GLEN ROCK, NJ 07452
 Ph (201) 914-7094

APPLICANT'S PROFESSIONALS

ATTORNEY:
 MICHAEL A. BRUNO, ESQ.
 GIORDANO, HALLERAN & CIESLA, PC
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 RED BANK, NJ 07701

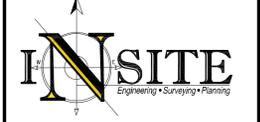
ARCHITECT:
 MONTEFORTE ARCHITECTURAL STUDIO
 733 ROUTE 35, SUITE C
 OCEAN, NJ 07712

SURVEYOR:
 FRD SURVEYING, LLC
 136 GOLF VIEW BOULEVARD
 TOMS RIVER, NJ 08753



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PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA28083200
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LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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Patrick R. Ward, PE, PP
 NJPE 24GE09079000 NJPP 33100626800

REVISIONS

Rev.#	Date	Comment
0	03/12/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: PRW

DATE: 03/12/20 DRAWN BY: TJJ

JOB #: 20-1356-01 CHECKED BY: PRW

CAD ID: 20-1356-01_0_AMEDED

APPROVED BY: [Signature]

PLAN INFORMATION

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

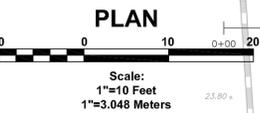
SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.: 9 OF 10

SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
Evu	EVESBORO-URBAN LANDCOMPLEX, 0-5% SLOPES	A

SOIL EROSION & SEDIMENT CONTROL LEGEND		
SYMBOL	ITEM	QUANTITY
---	LIMIT OF DISTURBANCE	31,317 SF (0.72 AC)
---	SILT FENCE	350 LF
---	STABILIZED CONSTRUCTION ENTRANCE	21 CY
○	INLET PROTECTION	1 UNITS

REFER TO SHEET 10 OF 10 FOR SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS



THIS SHEET TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 42-24.9 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2.5 TONS PER ACRE. ACCORDING TO STATE STANDARDS FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITH FILTER FABRIC 10 DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL, WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE IMMEDIATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE (OR 450 LBS/SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILES AND STAGING LOCATIONS IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
 - C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. SEEDBED PREPARATION
 - A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE WALLERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND APPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
 - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
 - D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
3. SEEDING
 - A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (SEEDS IN SHADY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.
*SEEDING DATES: 2/15-5/1 AND 9/15-10/15
 - B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
 - C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. ALSO SEE SECTION 4 MULCHING. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO CONSTRICTED WITH ROCKS, STUMPS, ETC..
 - D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD WHEN PERFORMED ON THE CONTOUR. SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
4. MULCHING
 - A. STRAW OR HAY, UNNITTED SMALL GRAM STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
 - APPLICATION: SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 80% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITH EACH SECTION.
 - ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
 1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAPES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
 3. CRIMPER MULCH ANCHORING TOOL. A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
 4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
 - a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
 - b. USE ONE OF THE FOLLOWING:
 - (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
 - (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

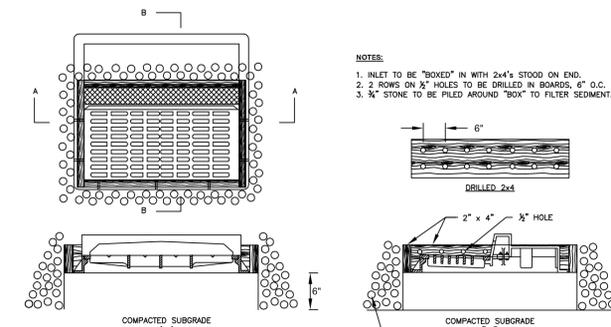
1. SITE PREPARATION
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDBED PREPARATION
 - A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE WALLERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
 - B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - C. HIGH ACID PRODUCING SOILS SHALL HAVE A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
3. SEEDING
 - A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS THE SEEDING RATES WILL BE MAXIMIZED.

SEED MIXTURE	PLANTING RATE
HARD FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (175)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS	1 (45)

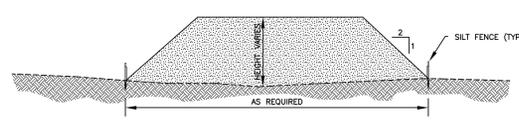
 *OPTIMAL SEEDING DATES: 2/14-3/0 AND 5/1-9/14"
 **OPTIMAL SEEDING DATES: 9/15-10/30
 ***SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED.
 - B. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.
 - C. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY 85°F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
 - D. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85°F. MANY GRASSES BECOME ACTIVE AT 65°F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.
 - E. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
 - F. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR. SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
 - G. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER-MOUNTED TANK WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. ALSO SEE SECTION 4 MULCHING. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO CONSTRICTED WITH ROCKS, STUMPS, ETC..
 - H. MULCHING
 - A. STRAW OR HAY, UNNITTED SMALL GRAM STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
 - APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 80% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITH EACH SECTION.
 - ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
 1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAPES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
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CONSTRUCTION SEQUENCE

- EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE SUMMER OF 2020 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS:
- | PHASE | DURATION |
|--|--------------|
| 1. TEMPORARY SOIL EROSION FACILITIES CONTINUOUSLY FOR LAND GRADING | CONTINUOUSLY |
| 2. SITE DEMOLITION | 1 WEEK |
| 3. ROUGH CLEARING AND GRADING (BASINS SHALL BE EXCAVATED NO FURTHER THAN 1 FOOT ABOVE FINAL GRADE) | 2 WEEKS |
| 4. TEMPORARY SEEDING | 1 WEEK |
| 5. UTILITY INSTALLATION | 3 WEEKS |
| 6. CURB CONSTRUCTION | 1 WEEK |
| 7. PAVEMENT SUB-BASE | 1 WEEK |
| 8. CONSTRUCTION OF BUILDINGS | 9 MONTHS |
| 9. MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES | CONTINUOUSLY |
| 10. PRELIMINARY INSTALLATION OF LANDSCAPE | 1 WEEK |
| 11. FINAL PAVEMENT COURSE | 1 WEEK |
| 12. FINAL CONSTRUCTION STABILIZATION OF SITE | 1 WEEK |
| 13. FINAL EXCAVATION/CONSTRUCTION OF STORMWATER BASINS | 1 WEEK |
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
- THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY. DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.
- STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIV., (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.

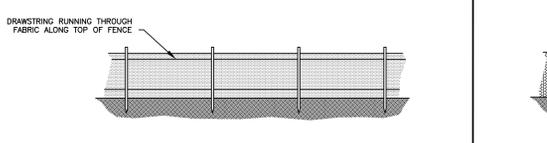


INLET PROTECTION
NTS



SECTION THROUGH SOIL STOCKPILE (TYP.)
NTS

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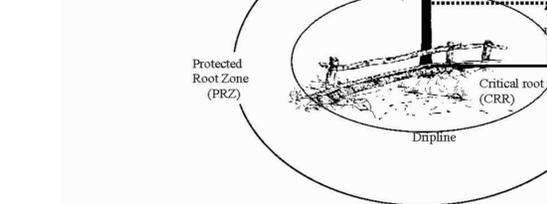


TEMPORARY TREE PRESERVATION FENCING
NTS

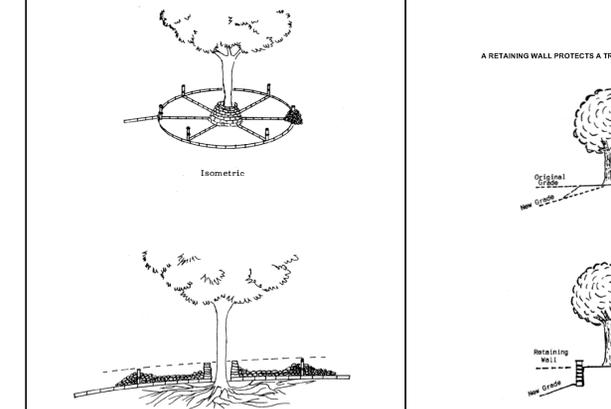


SILT FENCE
NTS

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



TREE PROTECTION (FILL AREAS)
NTS

TREE PROTECTION (CUT AREAS)

NTS

Tree protection - fill and gravel will allow air circulation to tree root zone under a fill

PROJECT INFORMATION

PROJECT NAME:
PROPOSED MIXED-USE BUILDING

PROJECT LOCATION: TAX MAP SHEET #11
BLOCK 59, LOTS 9-11; 301 MAIN STREET
BLOCK 59, LOT 12; 704 1/2 THIRD AVENUE
BOROUGH OF BRADLEY BEACH,
MONMOUTH COUNTY, NJ

OWNER:
301 MAIN STREET HOLDINGS, LLC
PO BOX 185
GLEN ROCK, 07452
Ph (201) 914-7094

APPLICANT:
301 MAIN STREET HOLDINGS, LLC
PO BOX 185
GLEN ROCK, 07452
Ph (201) 914-7094

ATTORNEY:
MICHAEL A. BRUNO, ESQ.
GIORDANO, HALLERAN & CIESLA, PC
125 HALF MILE ROAD, SUITE 300
RED BANK, NJ 07701

ARCHITECT:
MONTEPORTE ARCHITECTURAL STUDIO
733 ROUTE 35, SUITE C
OCEAN, NJ 07712

SURVEYOR:
FRD SURVEYING, LLC
136 GOLF VIEW BOULEVARD
TOMS RIVER, NJ 08753



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INSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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732-531-7100 (PH) 732-531-7244 (FAX)
Insite@InsiteEng.net www.InSiteEng.net

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

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PATRICK R. WARD, PE, PP
N.J.P.E. 24GE0079000 N.J.P.P. 33L10062800

REVISIONS

Rev.#	Date	Comment
0	03/12/20	INITIAL RELEASE
SCALE: AS SHOWN DESIGNED BY: PRW		
DATE: 03/12/20 DRAWN BY: TJJ		
JOB #: 20-1356-01 CHECKED BY: PRW		
CAD ID: 20-1356-010_ AMENDED		
NOT		