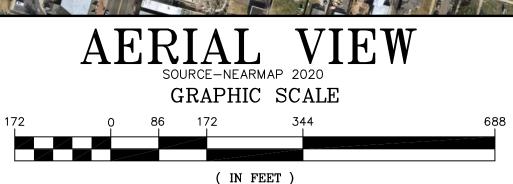


PRELIMINARY & FINAL MAJOR SITE PLAN "Residences at 900 Main" BLOCK 95 LOTS 5 & 7 SITUATED IN BOROUGH OF BELMAR

MONMOUTH COUNTY, NEW JERSEY

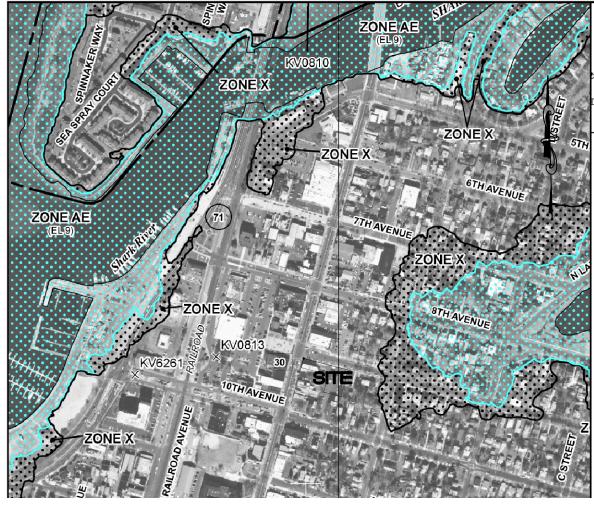


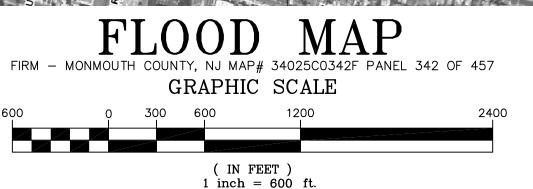


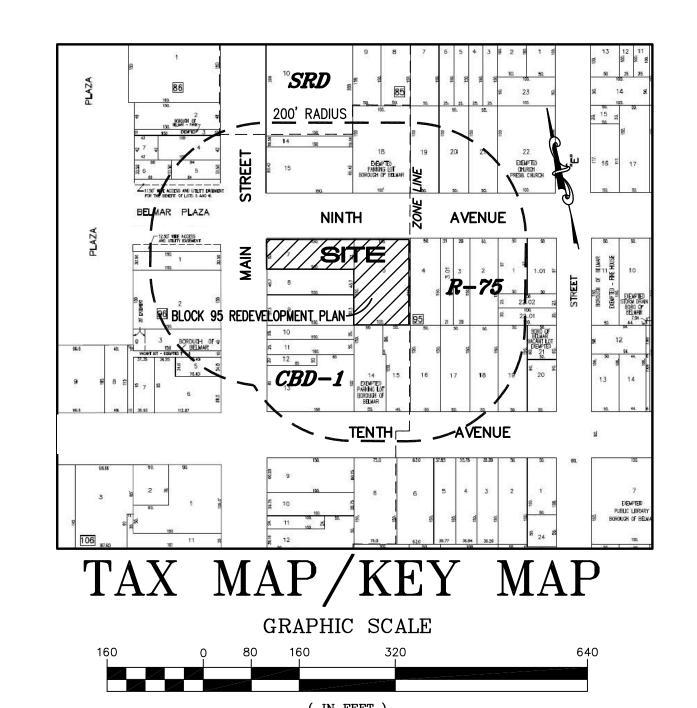
 $1 \text{ inch} = 172 \pm \text{ft}$

REVISION

DATE







1 inch = 160 ft

D. APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF BELMAR

LIST OF UTILITIES	_
Jersey Central Power & Light Co. Attn: Craig Mandel 300 Madison Avenue P.O. Box 1911 Morristown, NJ 07962	Verizon New Jersey Inc. Attn: Ralph Sotomayor - ROW 5100 Belmar Boulevard Farmingdale, NJ 07727
Dave Kuyendall, Engineering Monmouth Cablevision 1501 18th Avenue Post Office Box 58	Monmouth County Planning Board Hall of Records Annex, 2nd Floor E. Main Street P.O. Box 1255 Freehold, NJ 07728
Wall, New Jersey 07719 Borough of Belmar P.O. Box A	Public Service Electric and Gas Compan Manager - Corporate Properties 80 Park Plaza. T6B

Newark, NJ 07102 INDEX OF SHEETS

SHEET No. DESCRIPTION

20 MAR 2020 1 OF 9 TITLE SHEET

2 OF 9 EXISTING CONDITION - DEMOLITION PLAN 3 OF 9 SITE PLAN

4 OF 9 GRADING & UTILITIES PLAN

5 OF 9 SOIL EROSION & SEDIMENT CONTROL PLAN 6 OF 9 LANDSCAPE PLAN

7 OF 9 LIGHTING PLAN 8 OF 9 CONSTRUCTION DETAILS 9 OF 9 SOIL EROSION CONTROL DETAILS A. APPLICATION NO._____ LOTS 5 & 7 ZONE: - CBD-1/BLOCK 95 REDEVELOPMENT PLAN B. I CONSENT TO THE FILING OF THIS PLAN (OR PLAT) WITH THE PLANNING BOARD OF THE BOROUGH OF BELMAR. APPLICANT: (LOTS 5 & 7, BLOCK 95) SACHEM POND, LLC PO BOX 126, AVON, NJ 07717

OWNER: (LOTS 5 & 7, BLOCK 95) SACHEM POND, LLC PO BOX 126, AVON, NJ 07717

HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN (OR PLAT) AND THAT ALL P.E., P.P. NJ LICENSE # 24343

DATE	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE
. To be signed before the issuance o	f a building permit.
	EQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A ALL APPLICABLE CODES AND ORDINANCES.
(if improvements installed.)	
BOROUGH ENGINEER	DATE
(if hand posted)	

Α.	GENERAL INFORMATION PROPERTY BEING KNOWN AS BLOCK 95 AND LOTS 5 & 7 AS SHOWN ON TAX MAP SHEET # 16. THE SITE IS KNOWN AS THE BLOCK 95, LOTS 5 & 7 REDEVELOPMENT PLAN AS ADOPTED BY THE BOROUGH OF BELMAR ON DECEMBER 17, 2019.	-				BY CHK'D.
B.	TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAP OF TAX MAP LOTS 5 AND 7 BLOCK 95 BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY: RONNIE VAN HUSS, NJPLS # 35889 DATED 11/08/16. BOUNDARY SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND SURVEY, PREPARED FOR BANK OF AMERICA" PREPARED BY GALLAS SURVEY GROUP, GREGORY S. GALLAS, NJPLS #36244 DATED 5/6/15 AND REVISED TO 1/28/16.					
C.	THE SITE TO BE DEVELOPED IS LOCATED IN THE CBD-1 CENTRAL BUSINESS DISTRICT ZONE DISTRICT. THE SITE IS LOCATED IN THE COASTAL METROPOLITAN PLANNING AREA.					
D.	SITE TO BE SERVICED BY EXISTING PUBLIC WATER AND SEWER. GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE ARE AVAILABLE ON NINTH AVENUE.					
E.	SITE CONTAINS 22,950 SQUARE FEET (0.5268 Acres)					
F.	THE PROPOSED DEVELOPMENT IS IN FULL COMPLIANCE WITH THE BLOCK 95, LOTS 5 & 7 REDEVELOPMENT PLAN. APPLICANT PROPOSES TO CONSTRUCT A FOUR-STORY, 12,959 SQ FT MIXED USE BUILDING CONTAINING 3,000 SQ FT OF OFFICE/RETAIL SPACE ON THE GROUND FLOOR. THE FOUR STORY BUILDING WILL PROVIDE THREE RESIDENTIAL FLOORS OVER THE GROUND FLOOR ENTRY LOBBY, THE OFFICE/RETAIL USE, AND THE ENCLOSED PARKING AREAS. THE BUILDING WILL CONTAIN A TOTAL OF 30 RESIDENTIAL APARTMENT UNITS. FIFTEEN (15) ONE-BEDROOM					DESCRIPTION
	APARTMENT UNITS AND FIFTEEN (15) TWO-BEDROOM APARTMENT UNITS ARE PROPOSED. ONSITE PARKING AREAS, ARE PROPOSED. RECONSTRUCTION OF ROADWAY AREAS, SIDEWALK AREAS, CURBING AND PARKING CONFIGURATION IS PROPOSED ALONG A PORTION OF NINTH AVENUE.					DATE
	RECONSTRUCTION OF SIDEWALK AREAS ARE PROPOSED ON MAIN STREET. A SIX FOOT HIGH SOLID FENCE IS PROPOSED ALONG THE EASTERLY SITE BOUNDARY WHICH IS A RESIDENTIAL PROPERTY	Ш				REV.
G.	ZONE BOUNDARY. THE APPLICANT PROPOSES TO CONSOLIDATE LOT 5 AND LOT 7 INTO ONE NEW LOT. THE NEW LOT NUMBER IS TO BE ASSIGNED BY THE BOROUGH TAX ASSESSOR.	ے	7 07728 108	9420 EERING.COM		
н.	ALL EXISTING BUILDINGS, WALKWAYS, SERVICE CONNECTIONS, FENCES, ETC. ON LOTS 5 AND 7 ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE AS NOTED AND SHOWN ON THE PLAN.	OCO ROAD	JERSEY 780-41			
ı.	PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING).	NOMOCO	(732)	, こ @		
	BULK REQUIREMENTS AS PER BLOCK 95 LOTS 5 & 7 REDEVELOPMENT PLAN	49	FREEHOLD, Tel.	Fax email: JKR		
	MINIMUM LOT AREA: 7,000 SQ FT	\vdash		<u> </u>	2020	

LOT 7 = 7,950 SQ FT TOTAL CONSOLIDATED LOT AREA PROVIDED = 22,950 SQ FT (0.5268 AC.) MINIMUM LOT WIDTH: LOT 7 = 53.0 FT. MINIMUM FRONT YARD SETBACK: 0 FT. FRONT YARD SETBACK PROVIDED: MAIN STREET = 1.0 FT. MINIMUM REAR YARD SETBACK: A MINIMUM FORTY FOOT BUILDING SETBACK SHALL BE PROVIDED ALONG ANY RESIDENTIAL PROPERTY ZONE BOUNDARY, OTHEWISE MINIMUM REAR YARD SETBACK IS 10 FEET. REAR YARD SETBACK PROVIDED: 18.33 FT. (REAR YARD ABUTS THE CBD-1 ZONE) MINIMUM SIDE YARD SETBACK: A MINIMUM FORTY FOOT BUILDING SETBACK SHALL BE PROVIDED ALONG ANY RESIDENTIAL PROPERTY ZONE BOUNDARY. SIDE YARD SETBACK PROVIDED: 41 FT. (SIDE YARD ABUTS THE R-75 ZONE) SIX FOOT HIGH SOLID FENCE IS PROVIDED ALONG RESIDENTIAL PROPERTY

MAXIMUM DENSITY: 57 RESIDENTIAL UNITS/ACRE DENSITY PROVIDED: 30 UNITS / 0.5268 AC. = 56.95 RU/AC MAXIMUM BUILDING FAR: 2.0 (FAR CALCULATIONS DO NOT APPLY TO INTERIOR PARKING AREAS) BUILDING FAR PROVIDED: FIRST FLOOR = 5,478 SQ FT BUILDING FAR PROVIDED: SECOND FLOOR = 14,290 SQ FT

BUILDING FAR PROVIDED: THIRD FLOOR = 14.290 SQ FT BUILDING FAR PROVIDED: FOURTH FLOOR = 11.318 SQ FT TOTAL BUILDING FAR: 45,376 SQ FT/22,950 SQ FT = 1.977

ZONE BOUNDARY AND THE PARKING AREA IS SETBACK 3 FEET FROM THE PROPERTY LINE TO THE INSIDE FACE OF THE PROPOSED CURB.

MAXIMUM IMPERVIOUS SURFACE: EXISTING IMPERVIOUS PERCENTAGE PRIOR TO DEMOLITION OR 80%, WHICHEVER IS GREATER. MAXIMUM IMPERVIOUS SURFACE ALLOWED = EXISTING IMPERVIOUS AREAS OF SITE PRIOR TO DEMOLITION = 20,867 SQ FT OR 90.92% IMPERVIOUS SURFACE PROVIDED = 20,695 SQ FT OR 90.18%

MAXIMUM BUILDING HEIGHT: 4 STORIES BUILDING HEIGHT PROVIDED: 4 STORIES

BUILDINGS WITH INTERIOR PARKING: 1. STREET FRONTING BUILDINGS MAY NOT EXCEED 46 FEET AT THE STREET-LINE MEASURED TO THE ROOF DECK OF A FLAT ROOF. PROVIDED: < 45'-11¾"
2. MAXIMUM HEIGHT OF THE EAVE OF A 4-STORY BUILDING SHALL NOT EXCEED 46 FEET AND THE

AVERAGE HEIGHT OF THE ROOF BETWEEN THE EAVE AND THE PEAK OF THE ROOF SHALL NOT EXCEED 46 FEET. PROVIDED: $< 45'-11\frac{3}{4}"$ 3. MAXIMUM HEIGHT OF PARAPET LINE OF A FLAT ROOF SHALL NOT EXCEED 52 FEET ABOVE

GRADE AS MEASURED FROM THE CENTERLINE OF THE STREET UPON WHICH THE BUILDING FRONTS. 4. ANY PORTION OF A BUILDING WHICH IS BOTH (a) WITHIN 75 FEET OF A STREET PROPERTY LINE ALONG 9TH AVENUE AND (b) WITHIN 50' OF A RESIDENTIAL ZONE PROPERTY LINE SHALL NOT EXCEED 3 STORIES AND 36 FEET IN HEIGHT, MEASURED TO THE ROOF DECK OF SAID PORTION OF A BUILDING. PROVIDED: < 35'-11¾"

REQUIRED PARKING

PARKING CALCULATIONS

REQUIRED RATIO

N-RESIDENTIAL USE - 3,000 SQ FT	2 Spaces/1000 SQ FT	3000 SQ FT x 2 Spaces/10	000 SQ FT = 6 SPACES				
SIDENTIAL UNITS - (30)	1.5 Spaces/1 UNIT AND/OR; WHICHEVER IS GREATER	es/1 UNIT = 45 SPACES VER IS GREATER					
ONE-BEDROOM + 15 TWO-BEDROOM = 45 BEDROOMS	1.0 Space/BEDROOM	BEDROOM = 45 SPACES					
ROPOSED PARKING	LOCATION		PROVIDED				
I-STREET PARKING	NINTH AVENUE		1 NEW SPACE				
I-SITE PARKING	EXTERIOR SURFACE = 19,	INTERIOR GARAGE = 25	44 SPACES				
		TOTAL PROVIDE	D 45 SPACES** SEE BELOW				
SHARED PARKING ALLOWANCE = 50% OF THE PARKING REQUIREMENT OF THE EVENING/WEEKEND USE MAY BE MET THROUGH PARKING ALREADY PROVIDED FOR THE WEEKDAY USE							

			DY PROVIDED FOR THE WEEKDAY USE
ICE AND GENERAL RETAIL	WEEKDAY USE	6 SPACES	SHARE 6 WEEKDAY USE SPACES
IDENTIAL	EVENING/WEEKEND USE	45 SPACES	PERCENT USED = $6/45 = 13.3\%$ (COMPLIES <50%)

PARKING SUMMARY REQUIRED RESIDENTIAL PARKING USING SHARED PARKING ALLOWANCE (45-6 = 39) 39 SPACES REQUIRED NON-RESIDENTIAL PARKING TOTAL REQUIRED AND PROVIDED NEW PARKING

** A DESIGN WAIVER IS REQUESTED FOR PROVIDING "TANDEM PARKING". A TOTAL OF 45 SPACES ARE PROVIDED SHOWING COMPLIANCE WITH THE PARKING REQUIREMENT. IN ADDITION, THE APPLICANT IS PROPOSING FIVE (5) ADDITIONAL "TANDEM SPACES" (DESIGNATED AS PARKING SPACES # 45- # 49). THESE FIVE EXTRA SPACES ARE NOT REQUIRED, BUT ARE PROPOSED TO PROVIDE ADDITIONAL ONSITE RESIDENT PARKING.

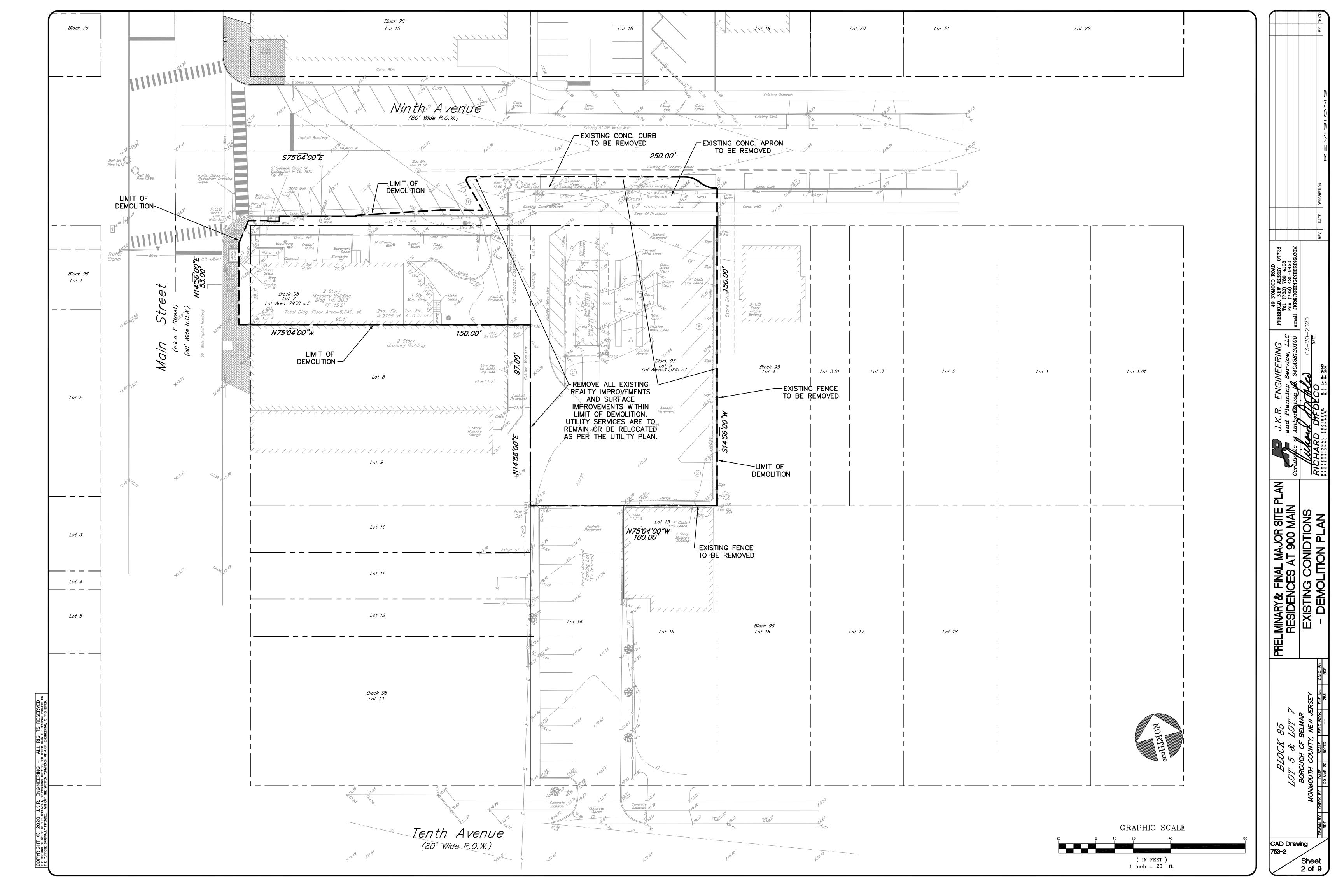
OWNER & APPLICANT:

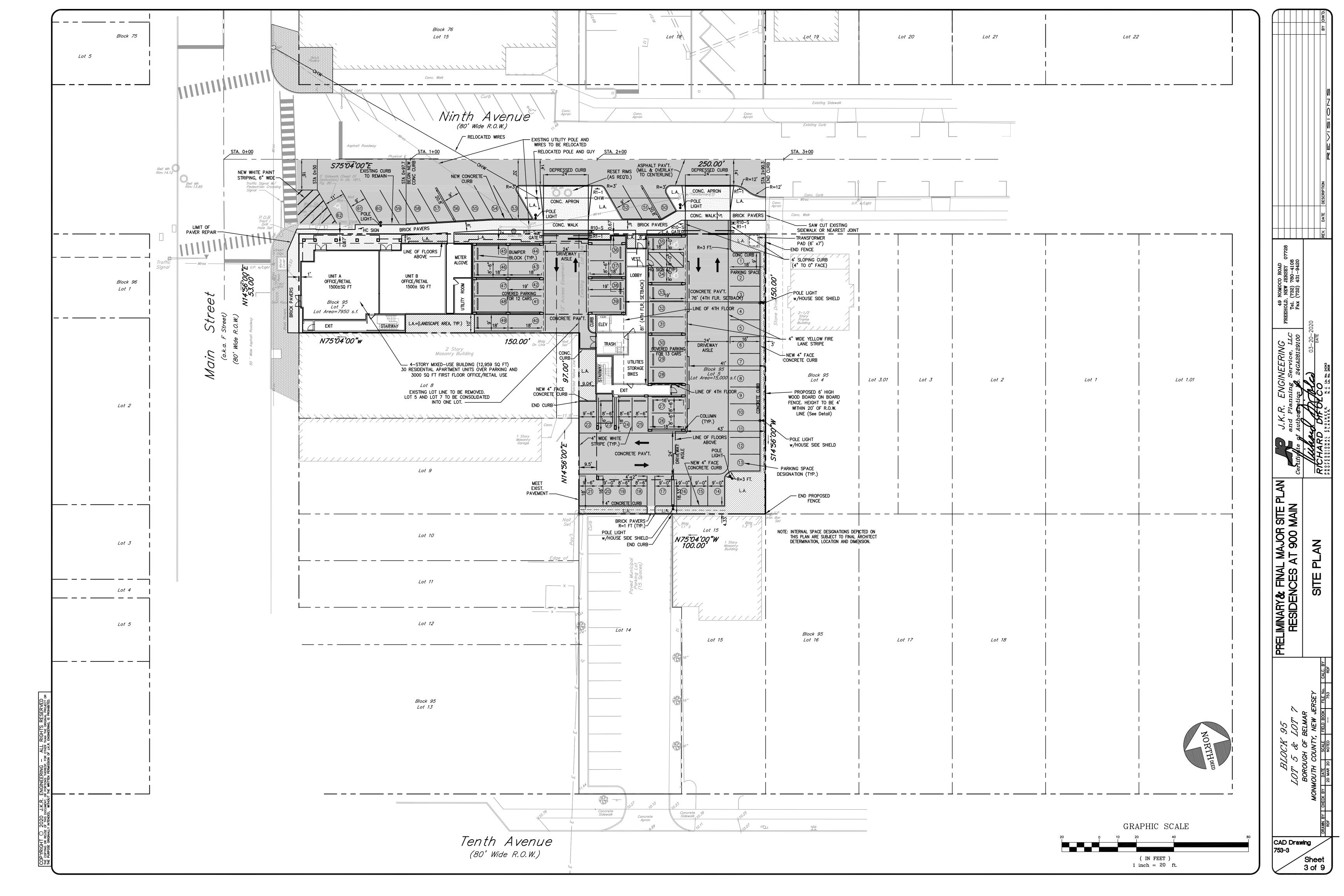
LOTS 5 & 7, BLOCK 95 SACHEM POND, LLC PO BOX 126 AVON, NJ 07717 PHONE (732) 521-2900 FAX (609) 395-8289

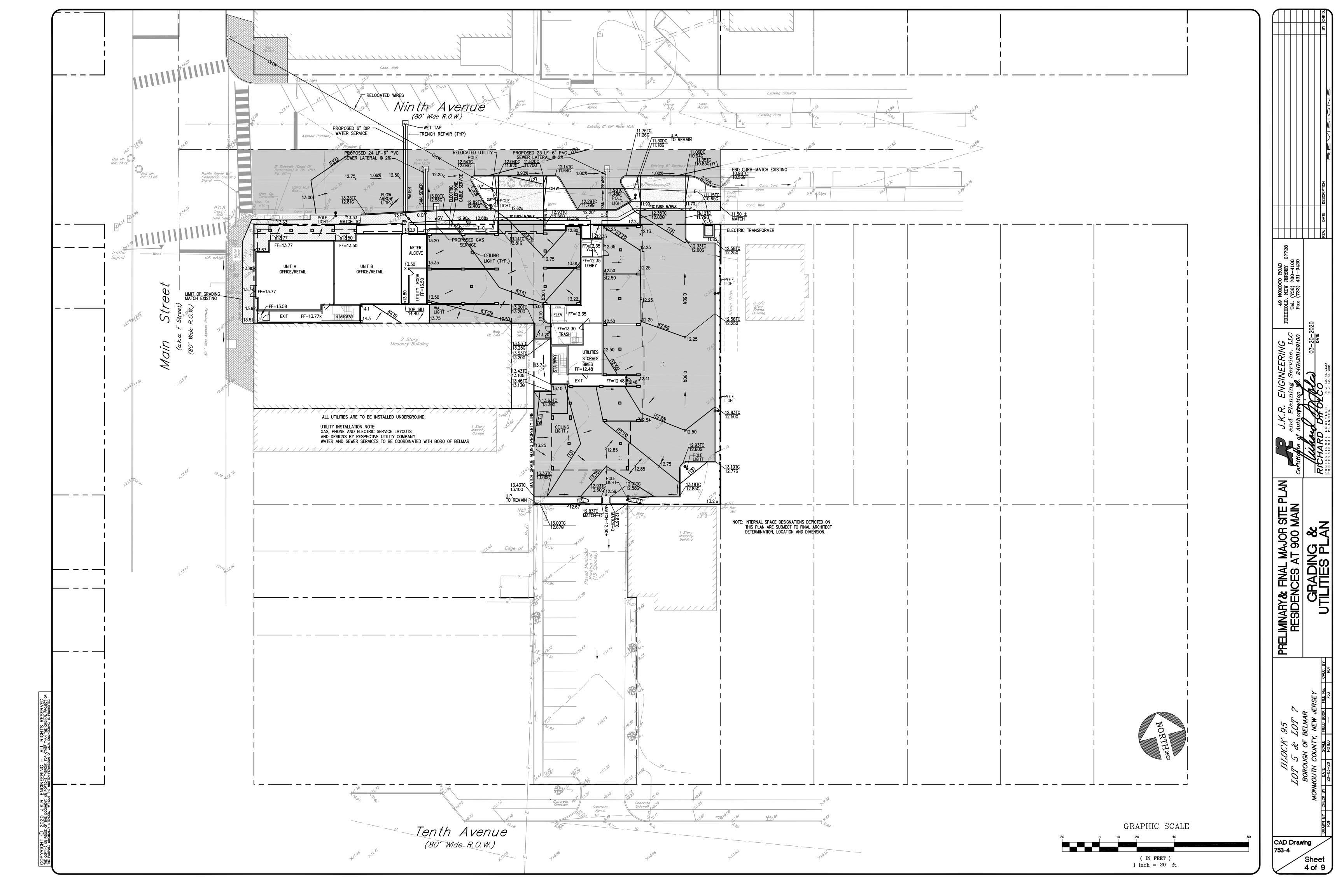
CAD Drawing Sheet

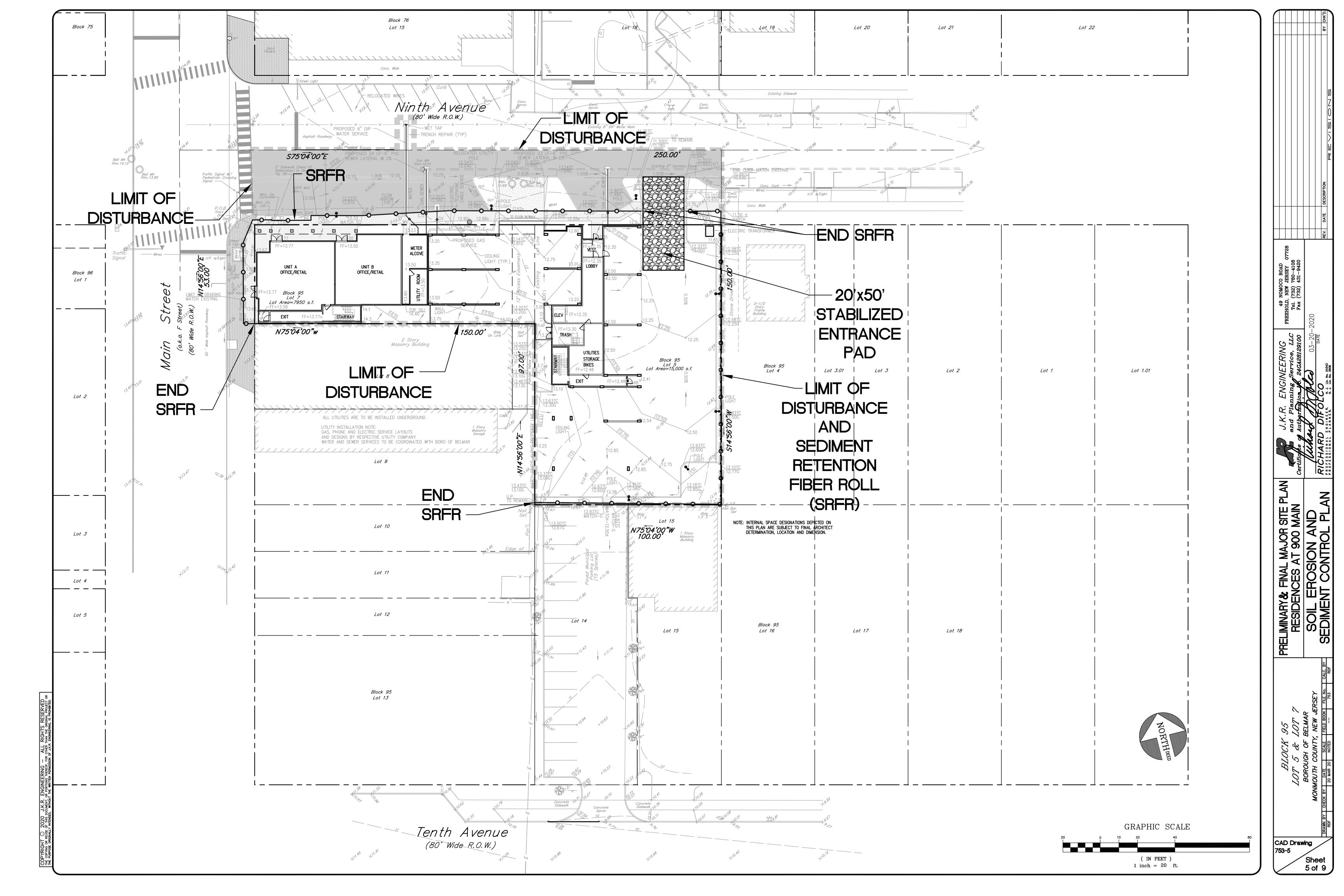
Belmar, NJ 07719

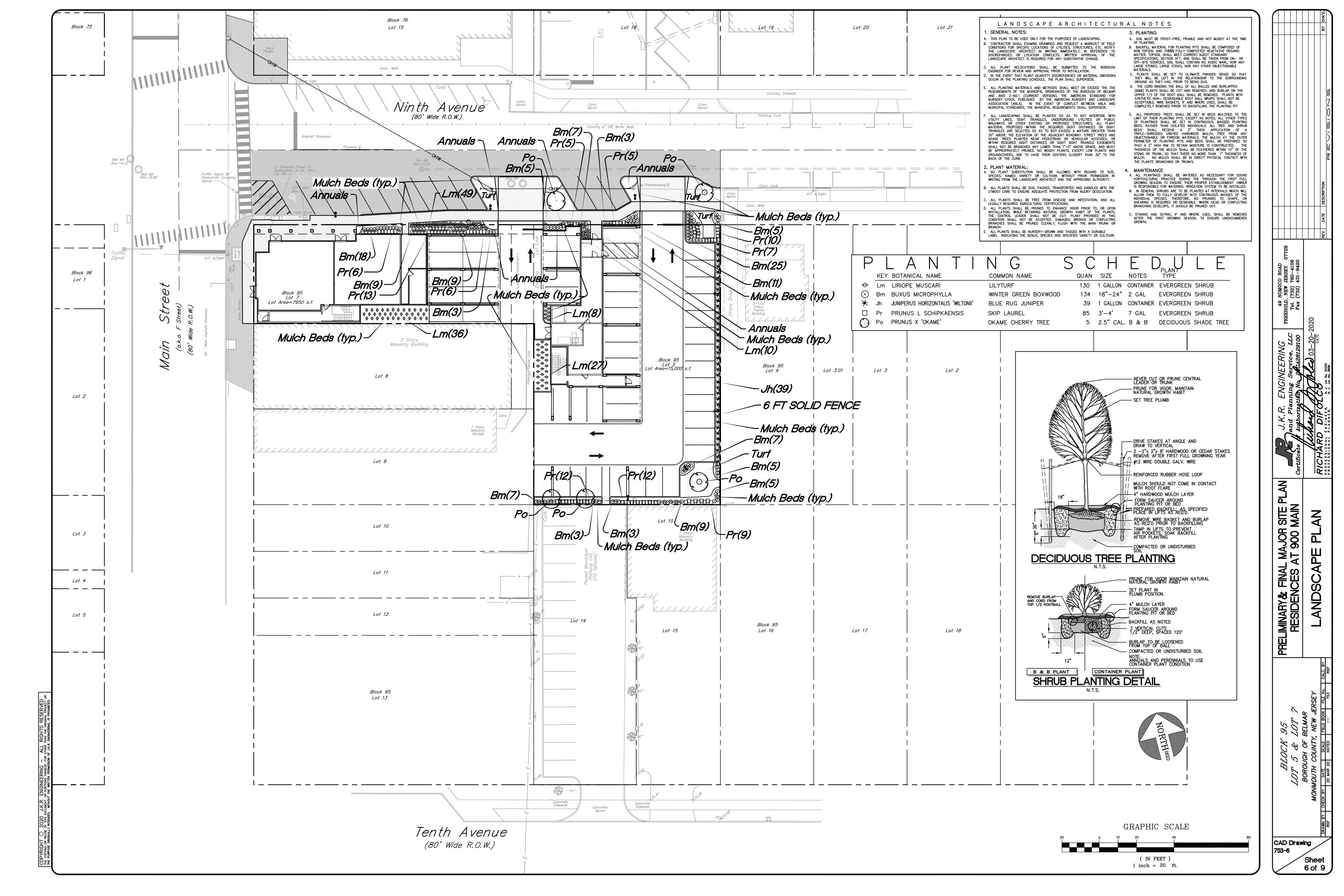
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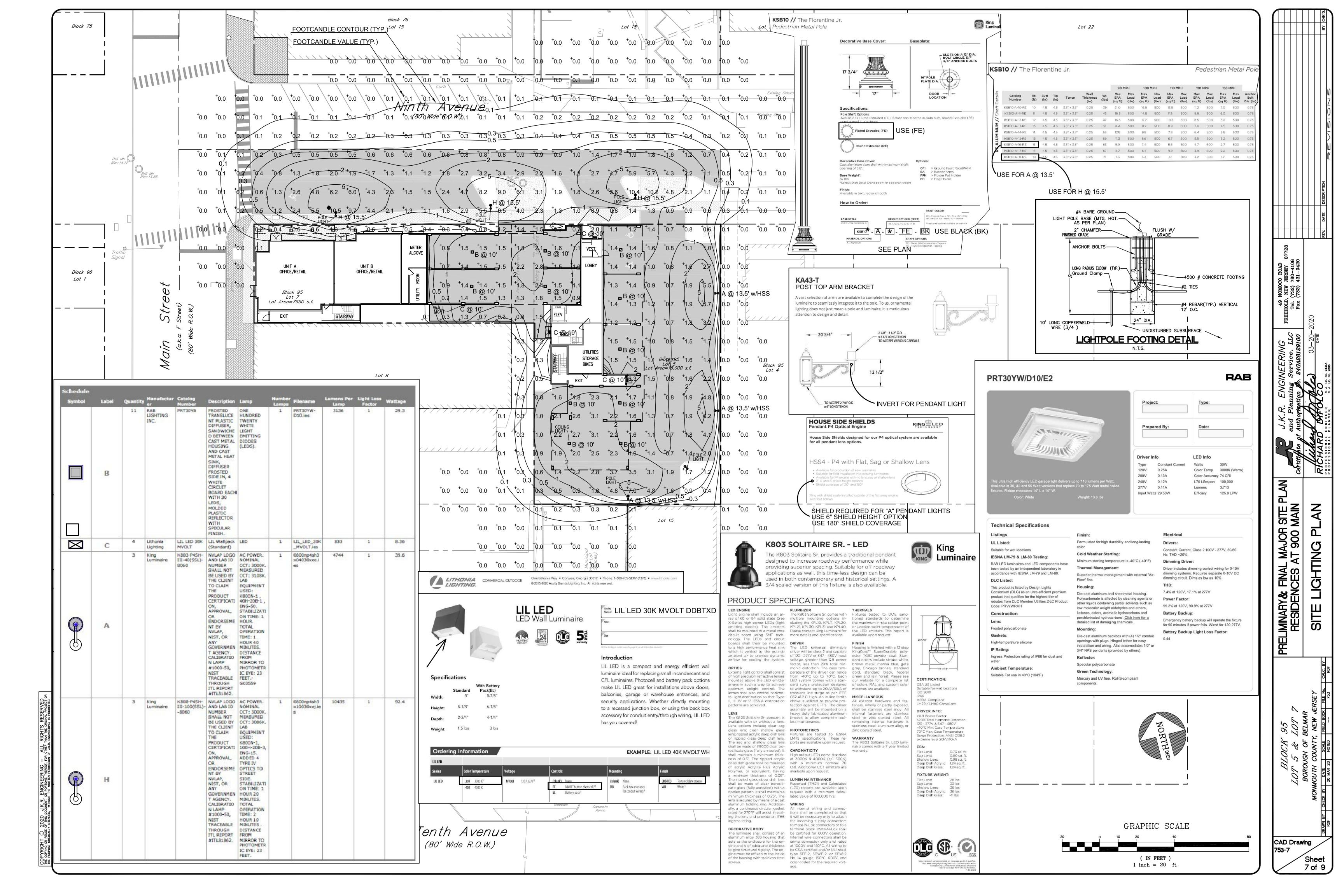


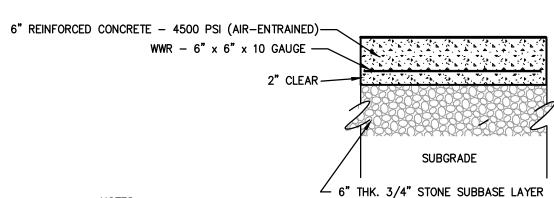






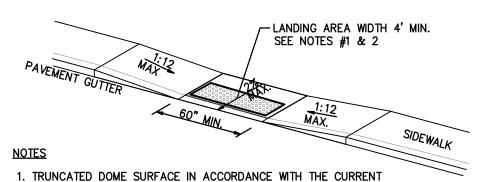






1. SUBGRADE COMPACTION SHALL BE APPROVED BY THE MUNICIPAL ENGINEER. 2. PROVIDE 1/2" BIT. EXP. JOINTS AT MAX. 12 FT INTERVALS O.C. BOTH WAYS

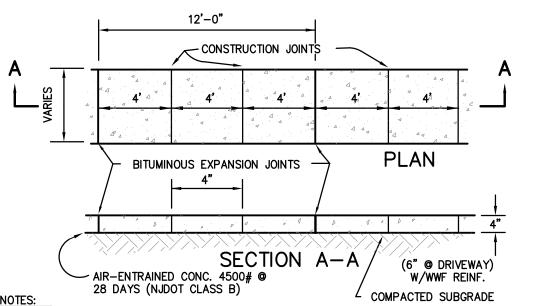
ON-SITE CONCRETE PAVEMENT/SLAB DETAIL



ADA RULES AND REGULATIONS. COLOR — RED. 2. PROVIDE MAXIMUM 1/4 INCH LIP BETWEEN DEPRESSED CURB AND PAVEMENT GUTTER.

HC CURB RAMP DETAIL

N.T.S.



1.)A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 12 FEET (MINIMUM). CONSTRUCTION JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH.

2.)THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL TO PROVIDE A 1/2" RADIUS.

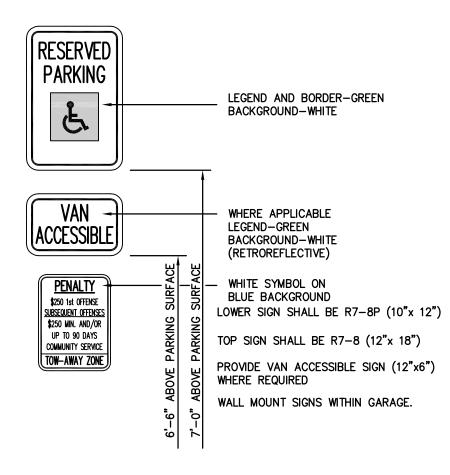
SIDEWALK DETAIL

2" ASPHALT CONCRETE SURFACE NJDOT FABC MIX I-5 UP TO SIX (6) INCHES OF DGA 4" ASPHALT CONCRETE BASE STONE SUBBASE, IF REQUIRED BY NJDOT BSBC MIX I-2 THE ENGINEER. SUBGRADE

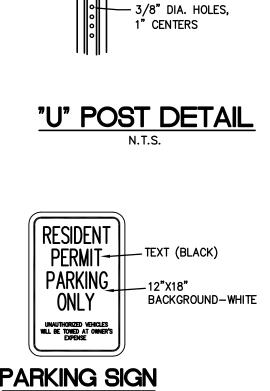
1. THE GRANULAR BASE SHALL BE DENSE GRADED AGGREGATE CONFORMING TO SUBSECTION 901.08 OR SOIL AGGREGATE DESIGNATED I-5 CONFORMING TO SUBSECTION 901.09 AND SHOWN IN TABLE 901-2 OF N.J. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989)

2. SUBGRADE COMPACTION SHALL BE APPROVED BY THE MUNICIPAL ENGINEER.

NINTH AVENUE PAVEMENT DETAIL



ACCESSIBLE PARKING SIGN



- GALVANIZED STEEL "U" POST, NOMINAL

WEIGHT = 2 lb./ft.

LENGTH = 10' MINIMUM

PARKING SIGN 12" x 18"

PARKING AREA APRON 1/2" PREFORMED BIT. EXPANSION JOINT 6X6 #10/10 W.W.M. REINFORCING LOCATED 2" ABOVE BOTTOM OF SLAB APRON ELEVATION AT DEP. CURB TO BE FLUSH WITH TOP OF DEP. CURB (1.5" ABOVE STREET PAVEMENT)-

> 1. CONCRETE SHALL BE 4500# @ 28 DAYS (AIR-ENTRAINED). 2. APRON SHALL BE HAND BROOM FINISHED. 3. PROVIDE 1/2" BIT. EXP. JOINTS AT MAX. 12 FT INTERVALS O.C. BOTH WAYS

CONCRETE DRIVEWAY APRON DETAIL N.T.S

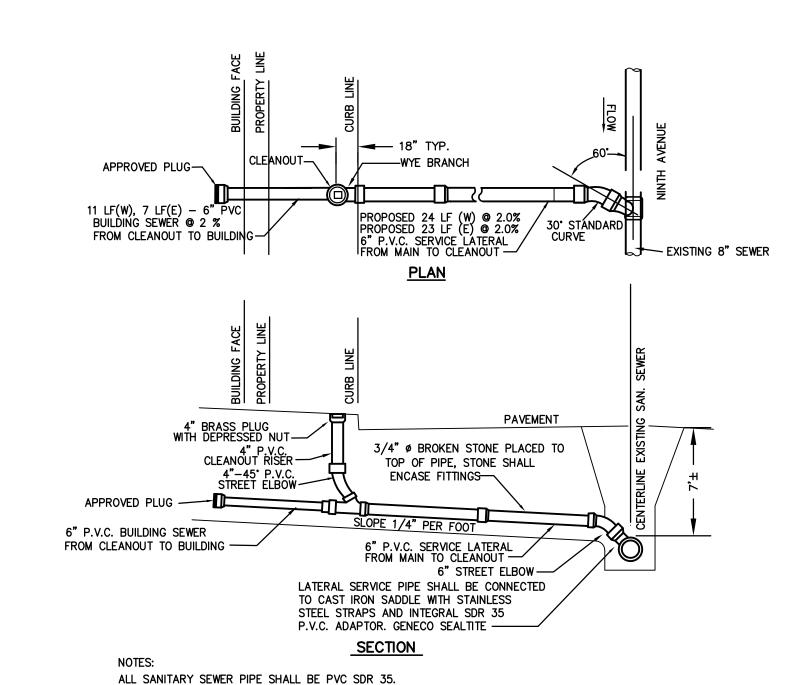
SECTION THRU APRON



- 1.) DIMENSIONS: 4" H x 6" W x 72" L WEIGHT: 38 LBS. W/5 PIN HOLES PER BUMPER 2.) SECURE TO CONCRETE PAVEMENT W/ 1/2" DIA SS LAG BOLTS, 8" LONG W/ ANCHORS & WASHERS 3.) MATERIAL: RECYCLED TIRES
- 4.) MODEL: WHITE STRIPE DESIGNER BLOCK AS SUPPLIED BY SEALCOATING.COM OR APPROVED EQUAL 5.) SET FACE OF BUMPER 16 FT FROM DRIVEWAY AISLE EDGE

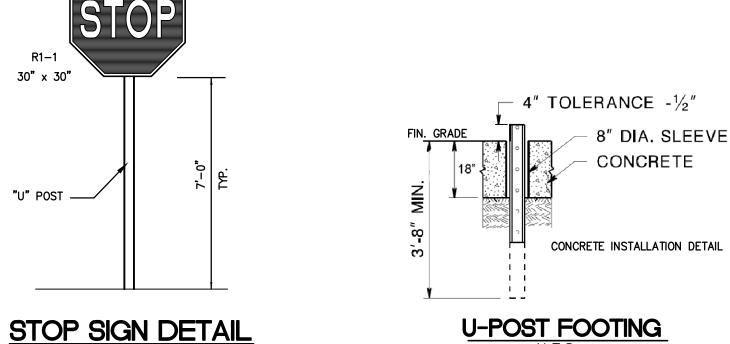
LOW-PROFILE RUBBER BUMPER BLOCK DETAIL

– 8' MAX — 2"X4" RAIL PRESSURE TREATED 4"X4" POSTS
PRESSURE TREATED BOARD ON BOARD FENCE DETAIL



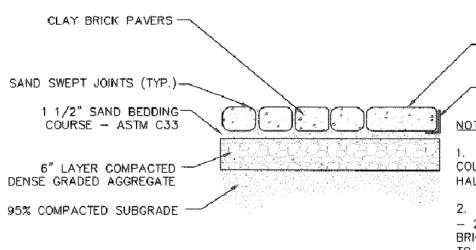
6" SERVICE LATERAL & CLEANOUT

"U" POST



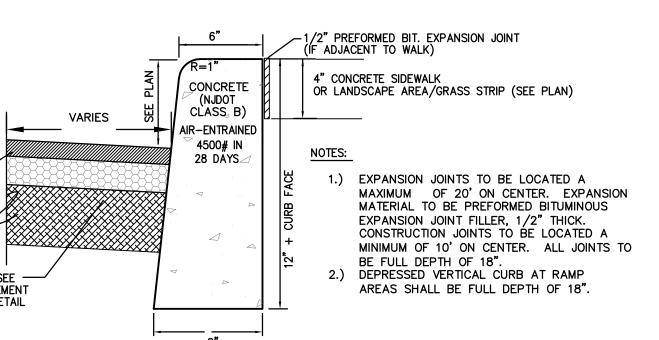
GENERAL CONSTRUCTION NOTES

- 1. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CON-STRUCTION. LOCATIONS OF EXISTING UTILITIES AS SHOWN ON
- 2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL
- 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS "TO
- 5. THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITY CONNECTIONS TO EXISTING USES (IF ANY). IF THE CONNECTIONS AND SERVICE LATERALS ARE CAPABLE OF SERVICING THE PROPOSED USE, AND MEET THE SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY, THEY ARE TO BE REUSED. IF NO CONNECTIONS EXIST, OR IF THEY ARE OF SUBSTANDARD OR UNUSABLE DESIGN, NEW UTILITY SERVICE
- 6. SANITARY SEWER MAINS, GAS MAINS, WATER MAINS, ELECTRIC LINES AND TELEPHONE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE
- 7. WALKWAYS SHOULD SLOPE AWAY FROM BUILDING AT A MINIMUM
- 8. THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE HIGHER THAN THE FINISHED FLOOR ELEVATION. ALL BASEMENT WALLS ARE TO BE WATERPROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
- TO CHANGE DEPENDING UPON FINAL ARCHITECTURAL DESIGN. THE ENGINEER SHALL BE NOTIFIED OF ANY CHANGES IN THE BUILDING DESIGN PRIOR TO BEGINNING CONSTRUCTION, OR IMMEDIATELY AS THEY MAY OCCUR DURING CONSTRUCTION.
- 10. IF THE CONTRACTOR ENCOUNTERS QUESTIONABLE SOIL CONDITIONS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION IN THE AREA OF
- 11. IF THE CONTRACTOR ENCOUNTERS ANY CONFLICTING UTILITY INFORMATION, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
- MANUFACTURERS SPECIFICATIONS. GRADES, SLOPES AND INVERTS OF PIPES ARE TO BE VERIFIED AND CONFIRMED BY THE CONTRACTOR PRIOR TO BACKFILLING.



-CLAY BRICK PAVER SOLDIER COURSE PERMALOC EDGING (WHEN REQUIRED) BRICKS TO BE "OLD SERIES" PAVER - 2 1/4"x4"x8" COLOR "OLD TOWNE" AS MANUFACTURED BY PINE HALL BRICK (800) 334-8689 OR APPROVED EQUAL.

2. SOLDIER COURSE TO BE "OLD SERIES" PAVER - 2 1/4"x4"x8" AS MANUFACTURED BY PINE HALL BRICK (800) 334-8689 OR APPROVED EQUAL. COLOR TO BE SELECTED BY OWNER PRIOR TO INSTALLATION.



CONCRETE VERTICAL CURB DETAIL

CAD Drawing

THESE PLANS ARE TO BE CONSIDERED APPROXIMATE.

APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ONTHE PROJECT

BE REMOVED".

LINES ARE TO BE INSTALLED AT THE LOCATIONS INDICATED. THE SIZE AND LOCATION OF THE UTILITY LINES MAY BE SUBJECT TO CHANGE BY THE APPROPRIATE UTILITY AUTHORITY.

APPROPRIATE UTILITY AUTHORITY.

PITCH OF 1/4" PER FOOT, MAXIMUM PITCH 1" PER FOOT.

9. THE FINISHED FLOOR ELEVATION OF THE BUILDING MAY BE SUBJECT

12. ALL UTILITY PIPE TO BE INSTALLED IN THE PROJECT'S TO THE

CLAY BRICK PAVER DETAIL

SEE — PAVEMENT DETAIL

Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long-term

To permanently stabilize the soil, ensuring conservation of soil and water, and to enhance the environment.

Methods and Materials

structures, channel stabilization measures, sediment basins, and waterways.

Slows the over-land movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.

Where Applicable On exposed soils that have a potential for causing off-site environmental damage.

Site Preparation

Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in 1. accordance with Standard for Land Grading.

Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading

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

Seedbed Preparation

Uniformly apply ground limestone and fertilizer to topsoil which has been spread and Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 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 soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid-Producing Soils for

- Select a mixture from Table 4-3 or use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation Distric Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested
 - 1. 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 a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the seeded area and mowed once.
 - 2. Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 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.
 - 3. 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.
- Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on
- After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be
- 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. Shortfibered mulch may be applied with a hydroseeder following seeding. (also see Section 4-Mulching below). Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. When poor seed to soil contact occurs, there is a reduced seed germination and growth.

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

A. Straw or Hay. Unrotted small grain straw, hay free of seeds, to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must <u>not</u> grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application - Spread mulch uniformly by hand or mechanically so that at least 85% of the soil

surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness

1. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure

2. Mulch Nettings - Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a

degradable netting in areas to be mowed 3. Crimper (mulch anchoring coulter tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to must be 3 tons per acre. No tackifying or adhesive agent is required.

mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern.

Liquid Mulch-Binders - May be used to anchor salt hay, hay or straw mulch.

Secure twine around each peg with two or more round turns.

- 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
- result in a phytotoxic effect or impede growth of turf grass. Use at rates and 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
- ited and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

Wood-fiber or paper-fiber mulch - shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. Mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding

Pelletized mulch - compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weedseed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil

Irrigation (where feasible)

If soil moisture is deficient supply new seeding with adequate water (a minimum of 1/4 inch applied up to twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A - Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists in the soil to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross nitrogen deficiency in the turf is ameliorated.

Establishing Permanent Vegetative Stabilization

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a <u>Report of Compliance</u> from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and moved once. Note this designation of moved once does not guarantee the permanency of the turf

should other maintenance factors be neglected or otherwise mismanaged.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

Establishment of temporary vegetative cover on soils exposed for periods of two to 6 months which are not being graded, not under active construction or not scheduled for permanent seeding within 60 days.

To temporarily stabilize the soil and reduce damage from wind and water erosion until permanent stabilization is

Water Quality Enhancement

Provides temporary protection against the impacts of wind and rain, slows the over land movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.

Where Applicable

Methods and Materials

On exposed soils that have the potential for causing off-site environmental damage

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

- A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Liming rates shall be established via soil testing. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
- B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
- C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled
- D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid
- Seeding

A. Select seed from recommendations in Table 7-2. TABLE 7-2

TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH.

SEED SELECTIONS		SEEDING RATE (pounds)		OPTIMUM SEEDING DATE Based on Plant Hardiness Zone ³				SEED						
	Per Acre	P 10 Sq.	00	ZOI 5b,		ZONE 6b		ZON 7a,						
	СО	OL SEA	SON	GRA	SSES	s								
1. Perenníal ryegrass	100	1	0	3/15 6/1 8/1- 9/15		3/1- 5/15 8/15 10/1	-	2/15- 5/1 8/15- 10/15						
2. Spring oats	86	2	0	3/15- 6/1 8/1- 9/15		6/1 5/15 8/1- 8/15-		2/15- 5/1 8/15- 10/15						
3. Winter Barley	96	2	2	8/1- 9/15							8/15- 10/15			
4. Annual ryegrass	100	1	0	3/15- 6/1 8/1- 9/15		6/1 8/1-		6/1 8/1-		6/1 6/1 8/1- 8/1-			2/15- 5/1 8/15- 10/15	-
5. Winter Cereal Rye	112	2	8	8/1 - 11/1									8/1 - 12/15	
	WA	RM SE	SON	I GRA	SSE	s								
6. Pearl millet	20	0	5	6/1-8	6/1-8/1		6/1-8/1		6/1-8/1 5/15- 8/15			5/1-9	0/1 1.0	
7. Millet (German or Hungarian)	30	0.7	6/1	-8/1	5/15 8/15		5/1-9/	/1	1.0					

- Seeding rate for warm season grass, selections 5 7 shall be adjusted to reflect the amount of Pure Line Seed (PLS) as determined by a germination test result. No adjustment is required for cool season grasses. May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated. Plant Hardiness Zone (see figure 7-1, pg. 7-4.)
- Conventional Seeding. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.
- 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 rank with seed. Short fibered mulch may be applied with a hydroseeder following seeding, (also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth, Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.
- After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

4 Twice the depth for sandy soils

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

A. Straw or Hay. Unprotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tack 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 95% of the soil surface

schoring 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.

will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square

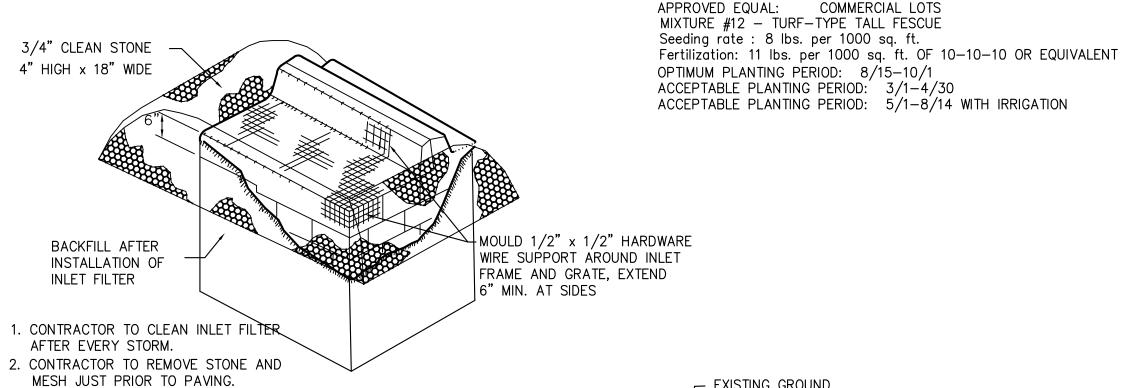
feet sections and distribute 70 to 90 pounds within each section.

- Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface b stretching twine between pegs in a cris-cross and a square pattern. Secure twine around each peg with
- Mulch Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
- Crimper (mulch anchoring tool). A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must
- 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

Liquid Mulch-Binders. – May be used to anchor hay or straw mulch.

- Use one of the following: (1) Organic and Vegetable Based Binders – Naturally occurring, powder based,
- hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state. $(2) \hspace{1cm} \textbf{Synthetic Binders} - \textbf{High polymer synthetic emulsion, miscible with water when} \\$
- 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. Note: All names give above are registered trade names. This does not constitute a
- commendation of these products to the exclusion of other products. B. Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 ponds per acre (or as recommended by the project manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is
- limited to flatter slopes and during optimum seeding periods in spring and fall. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, forma mulch mat. Pelletized mulch shall be applies in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs./1,000 square feet and activated with 0. to 0.4 inches of water. This material has bee found to be beneficial for use on small lawn or renovation areas. seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not

Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.



Material and Performance Specification

Netting: UV Degradable Polyethylene

25 ft (7.62 m)

4.52 lb/ft3 (72.40 kg/m3)

ECWATTLES are flexible, cylindrical Sediment Retention Fiber Rolls (SRFRs)

comprised of various types of compressed matrixes, designed to reduce

used as perimeter controls, slope interceptor devices, check dams, around

in accordance to East Coast Erosion Blankets, LLC's Wattle Installation

Guidelines and secured with wooden stakes.

Tubular Black Polypropylene. Photodegradable.

Product

Netting

Closure

9" Straw Wattle

100% Straw Fiber 2.8 lbs/Lf.

hydraulic energy and filter sediment-laden stormwater runoff on slopes and in

channels. Each pallet is shrink-wrapped and labeled. SRFRs are designed to be

temporary soil stockpiles, at ourb outs and drain inlets. SRFRs should be installed

⊢9" DIA. STRAW WATTLE

WHERE SHOWN ON PLAN

ALONG LIMIT OF DISTURBANCE

(ECWATTLES OR APPROVED EQUAL)

INLET FILTER DETAIL (AS DIRECTED)

Proud Member and Participant of

443 Bricker Road Bernville, PA 19506

1.800.582.4005+1.610.488.8496 Fax +1.610.488.8494

Sediment Retention Fiber Rolls

100% Agricultural Straw

ECWATTLES are flexible, cylindrical Sediment Retention Fiber Rolls (SRFRs) comprised of various types of compressed matrixes, designed to reduce hydraulic energy and filter sediment-laden stormwater runoff on slopes and in channels. Each

pallet is shrink-wrapped and labeled. SRFRs are designed to be used as perimeter controls, slope interceptor devices, check

dams, around temporary soil stockpiles, at curb cuts and drain inlets. SRFRs should be installed in accordance to East Coast

Erosion Blankets, LLC's Wattle Installation Guidelines and secured with wooden stakes.

WOOD STAKE-8 ft. ON CENTER

SILT ACCUMULATION

9" DIA. STRAW WATTLE —

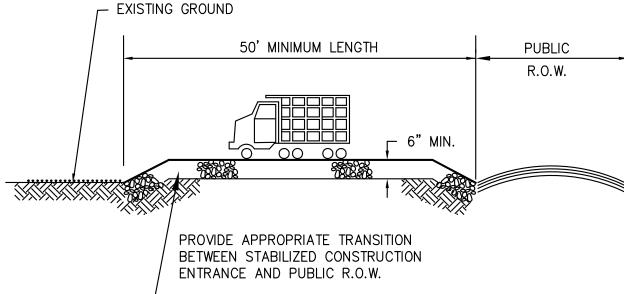
Density

9" Straw Wattle

Pallets/truck

www.eastcoasterosion.com

3. INSTALL FILTER AT FIRST DOWNSTREAM INLET.



PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR

STABILIZED CONSTRUCTION ENTRANCE N.T.S.

6" THICK LAYER OF No. 3 STONE (1" TO 2")

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

Soil Erosion and Sediment Control Standards.

- 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
- 4. N.J.S.A 4:24-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lct-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 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
- Standard for Stabilization with Mulch Only. 6. Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a

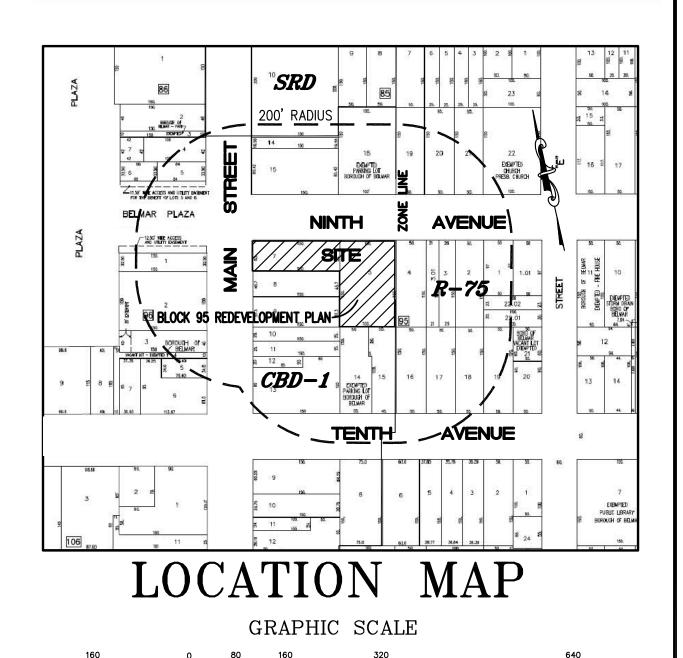
areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 ½ tons per acre, according to the

- suitable equivalent, and a mulch anchor, in accordance with State Standards. 7. A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize
- streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading. 8. The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points
- where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1"-2") stone for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
- 9. All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately. 10. Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
- 11. At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
- 12. In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs/1,000 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.
- 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

16. Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the

certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised

Freehold Soil Conservation District 4000 Kozloski Road, Freehold, NJ 07728-5033, (732) 683-8500, fax (732) 683-9140, Email: info@freeholdscd.org.



(IN FEET)

1 inch = 160 ft

SEQUENCE OF CONSTRUCTION

SEQUENCE OF CONSTRUCTION. THE FOLLOWING SCHEDULE SHALL BE ADHERED TO. IF NECESSARY, TO MODIFY THE TIME SEQUENCES, THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED AND SUPPLIED WITH THE MODIFIED TIME SCHEDULE.

1. INSTALL SILT WATTLES.	1 WEEK
2. CLEARING OF SITE WITHIN PROPOSED WORK AREA.	1 MONTH
3. STABILIZE ALL EXPOSED SOIL NOT SUBJECT TO TRAFFIC.	1 WEEK
4. CONSTRUCT STABILIZED ENTRANCE PAD	1 WEEK
5. INSTALL UTILITIES	3 WEEKS
6. BRING SITE TO GRADE	1 WEEK
7. CONSTRUCT BUILDING	36 WEEKS
8. CONSTRUCT CURB AND SIDEWALKS. CONSTRUCT SITE PAVEMENT.	3 WEEKS
9. PAVE NINTH AVENUE	1 WEEK
10. INSTALL LANDSCAPING, AND PERMANENT VEGETATIVE COVER	1 WEEK

REMOVE S.E. & S.C. MEASURES.

DETAIL: SEDIMENT RETENTION FIBER ROLL (SRFR)

CAD Drawing

1 WEEK