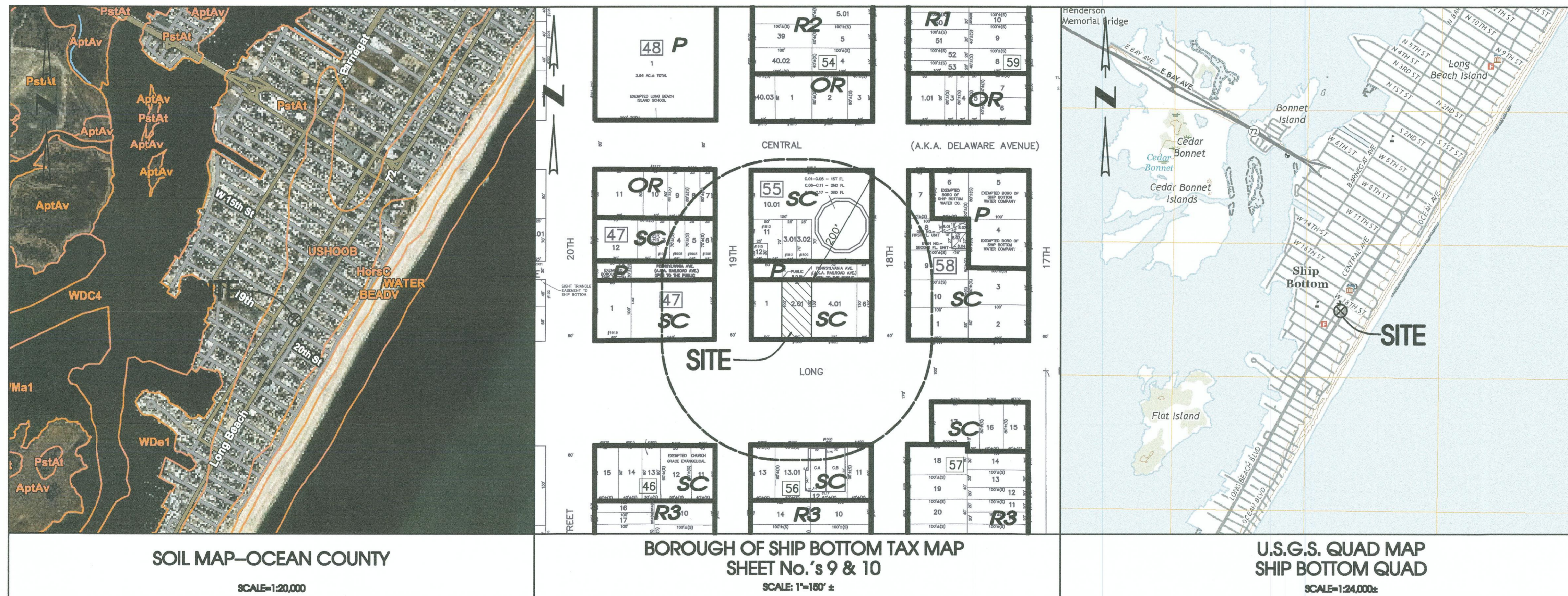


Preliminary / Final Major Site Plan

1809 LONG BEACH BOULEVARD, LLC

Block 55 Lots 1.C.A & 2.01
 1809 Long Beach Boulevard
 Borough of Ship Bottom, Ocean County, New Jersey



APPROVED AS A PRELIMINARY AND FINAL MAJOR SITE PLAN
 BY THE BOROUGH OF SHIP BOTTOM LAND USE BOARD
 ON _____

CHAIRMAN _____ DATE _____

ENGINEER _____ DATE _____

SECRETARY _____ DATE _____

1
6

OWNER/APPLICANT:
 1809 LONG BEACH BOULEVARD, LLC
 1815 LONG BEACH BOULEVARD
 SHIP BOTTOM, NJ 08008

INDEX OF SHEETS

Sheet #	Sheet Title
1/6	TITLE SHEET
2/6	EXISTING CONDITIONS MAP
3/6	SITE PLAN
4/6	LANDSCAPE PLAN
5/6	SOIL EROSION PLAN & DETAIL SHEET
6/6	CONSTRUCTION DETAILS

TITLE SHEET

PREPARED FOR
1809 LONG BEACH BOULEVARD, LLC

BLOCK 55 LOTS 1.C.A & 2.01
 BOROUGH OF SHIP BOTTOM
 OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
 ENGINEERING PLANNING LAND SURVEYING GPS
 (732) 244-3030 VOICE 508 MAIN STREET
 (856) 695-2830 VOICE TOMS RIVER, NJ 08783
 (732) 244-3044 FAX www.ecenr.com
 CERTIFICATE OF AUTHORIZATION No. 24027935600

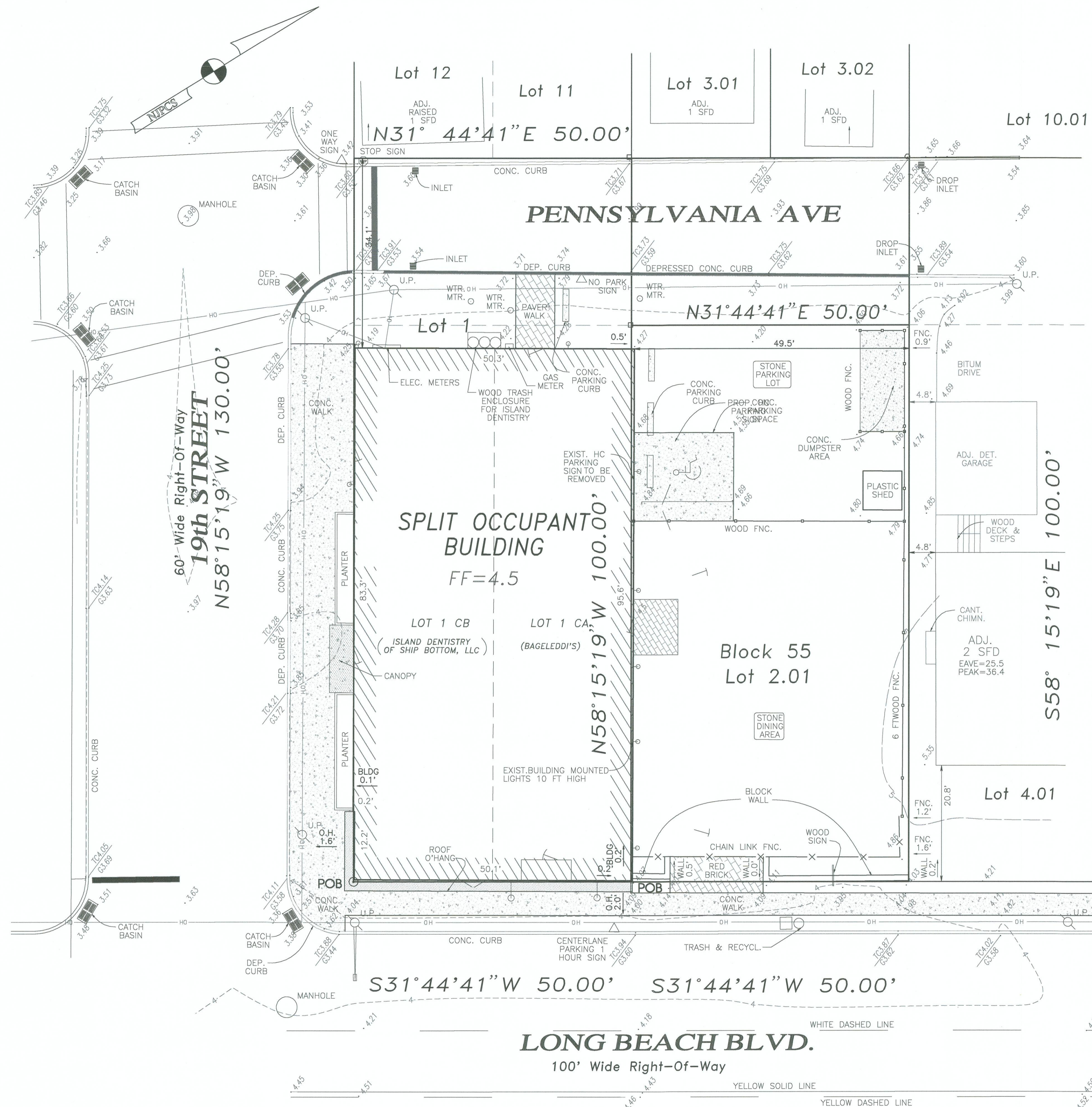
JAY F. PIERSON, P.L.S., P.P.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR - 27492
 NEW JERSEY PROFESSIONAL PLANNER - 02020

ROBERT J. HARRINGTON, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER 26320

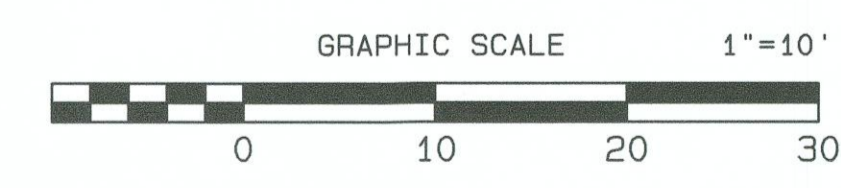
REVISIONS Project Desc.: Path: J:\2020\20200403\20200403.pro Plot Date/Time: Thu Dec 10, 2020 / 11:28:35

PROPERTY OWNERS WITHIN 200 FEET

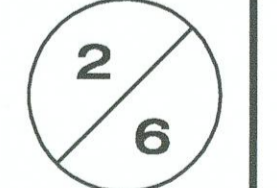
PROPERTY ID PROPERTY LOCATION OWNERS NAME & ADDRESS



PUBLIC UTILITY LIST



META DATA
UNITS: USFT
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88



EXISTING CONDITIONS

PREPARED FOR
1809 LONG BEACH BOULEVARD, LLC

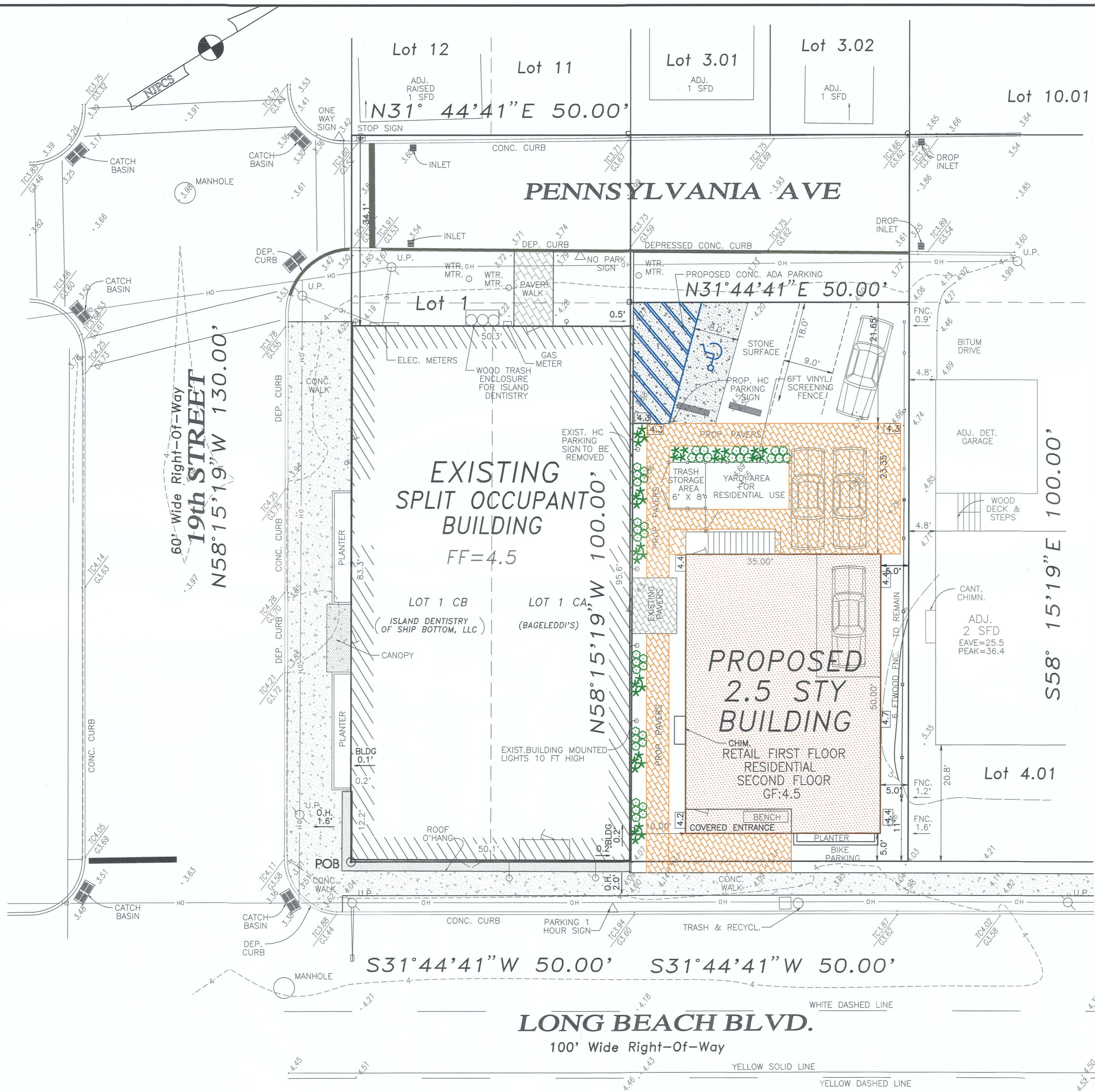
BLOCK 55 LOTS 1.C.A & 2.01
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
JAY F. PIERSON, PLS., P.P.
ROBERT J. HARRINGTON, PE
JACOB M. MARSHANO, PE, PP
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CERTIFICATE OF AUTHORIZATION No. 246278-25000

JOB No.: 20200403	TAX MAP SHEET No.: 10
DRAWN BY: DLG	SCALE: 1" = 10'
CHECKED BY: RJH	DATE PREPARED: 10/13/2020

JAY F. PIERSON, P.L.S., P.P.
NEW JERSEY PROFESSIONAL LAND SURVEYOR #27482
NEW JERSEY PROFESSIONAL PLANNER #29252

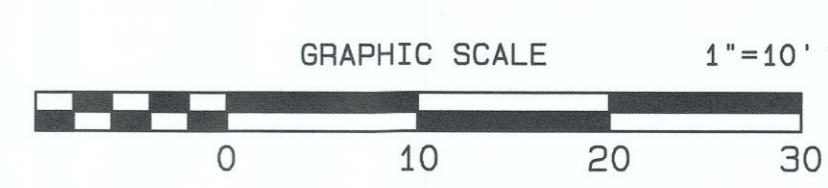
ROBERT J. HARRINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER 38320



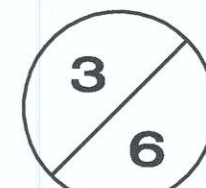
- GENERAL NOTES:
1. APPLICANT PROPOSES TO ELIMINATE THE OUTDOOR SEATING APPROVED ON LOT 2.01 AS DOCKET NO. 2018-04. SITE PLAN INCLUDES LOT 1 CA AND LOT 2.01. PROPOSED ON LOT 2.01 IS A 2.5 STORY BUILDING WITH RETAIL USE LOCATED ON THE FIRST FLOOR AND APARTMENT LOCATED ABOVE. THE FIRST FLOOR CONSISTS OF 1443 SF FOR RETAIL USE AND 225 SF GARAGE TO BE USED BY THE APARTMENT.
 2. BAGEL SHOP USE ADMINISTRATIVELY APPROVED FOR LOT 1CA. WILL REMAIN AS ORIGINALLY APPROVED. NO ON SITE PARKING, 10 SEATS INSIDE.
 3. THIS APPLICATION WILL MAINTAIN THE SHARED TRASH ENCLOSURE AND PARKING PREVIOUSLY APPROVED.
 4. A CROSS ACCESS EASEMENT IS PROPOSED 10 FEET WIDE RUNNING FROM LONG BEACH BOULEVARD TO PENNSYLVANIA AVENUE.
 5. SITE PLAN BASED ON A SURVEY PREPARED BY EAST COAST ENGINEERING, DATED 09/23/2020.
 6. ELEVATIONS ARE ON N.A.V.D. 1985.
 7. LOT 2.01 CONTAINS 5,000 SQ. FT.
 8. THE ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
 9. PROPERTY SHOWN ON TAX MAP SHEET 10.
 10. WATER SERVICE PROVIDED BY EXISTING CONNECTION TO MUNICIPAL WATER SUPPLY.
 11. SEWER SERVICE PROVIDED BY EXISTING CONNECTION TO MUNICIPAL SEWERAGE AUTHORITY.
 12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.321(O) (OSHA COMPETENT PERSON).
 13. SOLID WASTE DISPOSAL TO BE PROVIDED BY COMMERCIAL CARTING SERVICE.
 14. PROPOSED BUILDING MOUNTED SIGN SHALL NOT EXCEED 20% OF THE AREA OF THE FACE OF THE WALL UPON WHICH SUCH SIGN IS ATTACHED.
 15. LIST OF REQUIRED OUTSIDE AGENCY APPROVALS:
OCEAN COUNTY PLANNING BOARD
OCEAN COUNTY SOILS CONSERVATION DISTRICT
 16. PARKING CALCULATION:
lot 1CA
RESTAURANT USE ADMINISTRATIVE APPROVAL(2017) FOR 10 INDOOR SEATS
NO ON SITE PARKING
LOT 2.01
3 bedroom apt requires 2 spaces
Retail 1443 sf requires 1 per 250 sf 1443/250= 5.7spaces
Total required 8, 7 spaces provided.
Township parking available on Long Beach Boulevard.
 17. HOURS OF OPERATION ARE APPROXIMATELY 7 A.M. TO 10 P.M. / 7 DAYS PER WEEK.
 18. LIGHTING HOURS ARE FROM DUSK TILL 10PM (APPROX). SECURITY LIGHTING ONLY AFTER 10 PM.
 19. LOT 2.01 HAS A RESTRICTION LIMITING DRIVEWAYS TO PENNSYLVANIA AVE ONLY. NO DRIVEWAYS PERMITTED ON LONG BEACH BOULEVARD.
 20. LIST OF VARIANCES:
-VARIANCE REQUIRED FOR FRONT setback 15 feet required 5.0 FT PROPOSED
-VARIANCE REQUIRED FOR LOT WIDTH 60 FT REQUIRED, 50.0 FT EXISTING.
-VARIANCE REQUIRED FOR LOT FRONTAGE, 60 FT REQUIRED, 50.0 FT EXISTING.
-VARIANCE REQUIRED FROM required parking: 8 SPACES REQUIRED, 7 SPACES PROVIDED.

SC SHORE COMMERCIAL ZONE REQUIREMENTS	REQUIRED	LOT 2.01
MINIMUM LOT WIDTH:	60 FT.	50.00 FT.(PV)
MINIMUM LOT FRONTAGE:	60 FT.	50.00 FT.(PV)
MINIMUM LOT DEPTH:	80 FT.	100.00 FT.
MINIMUM LOT AREA:	4,800 S.F.	5,000 S.F.
MINIMUM FRONT YARD SETBACK:	15 FT.	5.0 FT.(PV)
MINIMUM REAR YARD SETBACK:	10 FT./15 FT.	45.0 FT.
MINIMUM SIDE SETBACK:	5 FT.	6.0 FT.
MAXIMUM BUILDING LOT COVERAGE:	35 %	35 %
MAXIMUM LOT COVERAGE:	90 %	88 %
MAXIMUM BUILDING HEIGHT:	35 FT.	34.2 FT.
MAXIMUM HEIGHT IN STORES:	2.5	2.5
ACCESSORY BUILDINGS:		
MINIMUM SIDE SETBACK:	5 FT.	N/A
MINIMUM REAR SETBACK:	5 FT.	N/A

N/A = NOT APPLICABLE
ENC = EXISTING NON-COMFORMITY
PV = PROPOSED VARIANCE



META DATA
UNITS: USFT
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88



- LEGEND
- - MONUMENT FOUND
 - - MONUMENT SET
 - - CAPPED PIN FOUND
 - - CAPPED PIN SET
 - - IRON PIPE FOUND
 - - IRON PIPE SET
 - - NAIL FOUND
 - - NAIL SET
 - - OVERHEAD WIRES
 - - UTILITY POLE
 - - FIRE HYDRANT
 - - POINT OF BEGINNING
 - - EXISTING ELEVATION
 - - EXISTING CONTOUR
 - - PROPOSED CONTOUR
 - - PROPOSED ELEVATION
 - - DRAINAGE FLOW ARROW

IMPROVEMENT PLAN

PREPARED FOR
1809 LONG BEACH BOULEVARD, LLC

BLOCK 55 LOTS 1.C.A & 2.01
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

JOB No.: 20200403 TAX MAP SHEET No.: 10

DRAWN BY: RJH SCALE: 1" = 10'

CHECKED BY: RJH DATE PREPARED: 10/13/2020

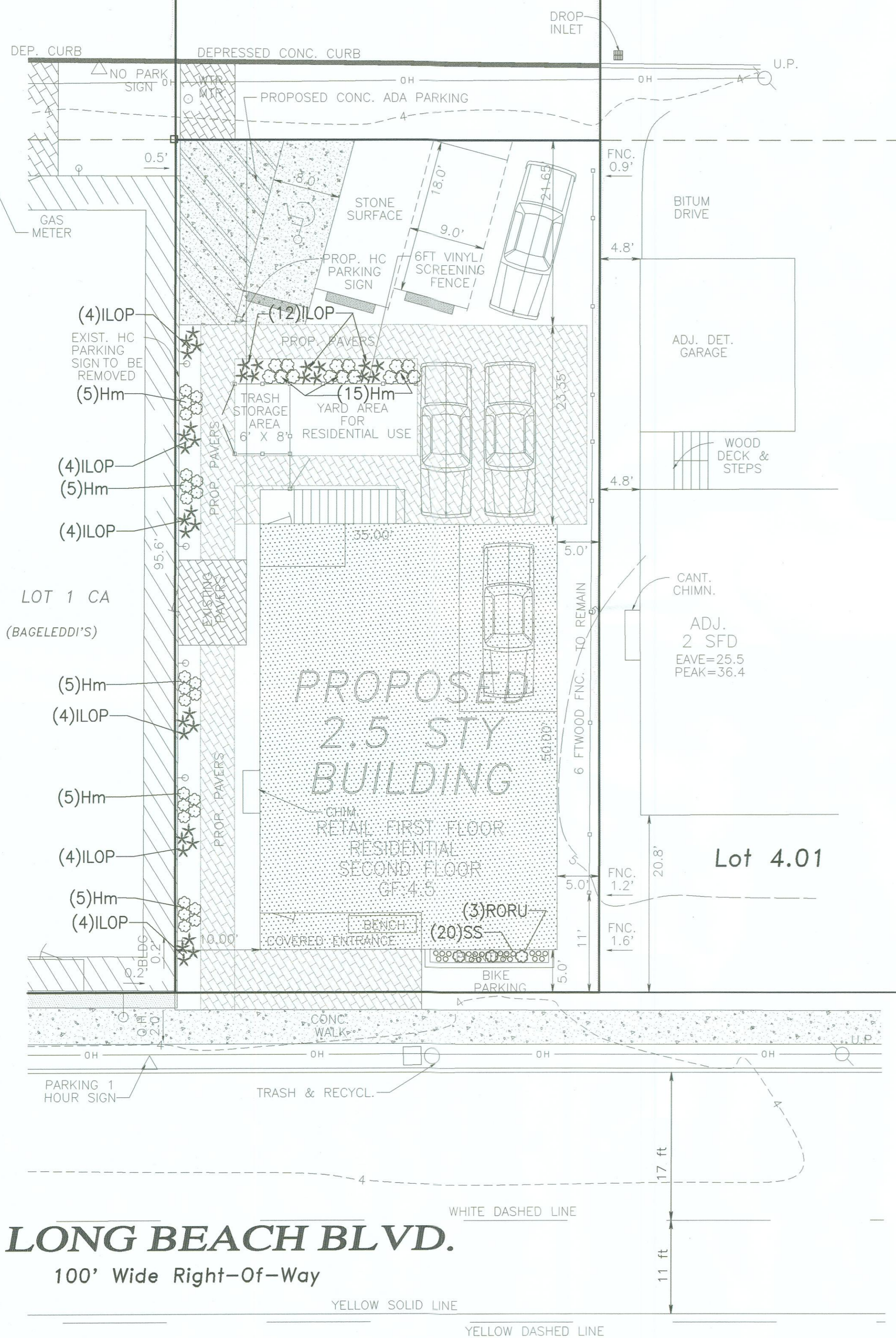
East Coast Engineering, Inc.

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(732) 244-3030 VOICE
(732) 244-3044 FAX WWW.EASTCOASTENR.COM
CERTIFICATE OF AUTHORIZATION No. 2426733500

JAY F. PIERSON, P.L.S., P.P. **ROBERT J. HARRINGTON, P.E.**

NEW JERSEY PROFESSIONAL LAND SURVEYOR - 27482 NEW JERSEY PROFESSIONAL PLANNER - 00228 NEW JERSEY PROFESSIONAL ENGINEER - 39320

PENNSYLVANIA AVE



LONG BEACH BLVD.

100' Wide Right-Of-Way

MAINTENANCE PLAN FOR STORM WATER MANAGEMENT SYSTEM

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.
OWNER: MICHAEL IACONO
250 BEACHVIEW DRIVE
MANAHAWKAN, NJ 08050

THE PERSON RESPONSIBLE FOR MAINTENANCE SHALL MAINTAIN A DETAILED LOG OF ALL PREVENTATIVE AND CORRECTIVE MAINTENANCE OF THE STORM WATER COLLECTION SYSTEM. THIS SHALL INCLUDE A RECORD OF ALL INSPECTIONS, PREVENTATIVE MAINTENANCE AND/OR CORRECTIVE MAINTENANCE.

THE PERSON RESPONSIBLE FOR MAINTENANCE SHALL RETAIN AND MAKE AVAILABLE, UPON REQUEST BY ANY PUBLIC ENTITY WITH ADMINISTRATIVE, HEALTH, ENVIRONMENTAL OR SAFETY AUTHORITY OVER THE SITE, THE MAINTENANCE PLAN, DOCUMENTATION, LOG, REPORTS AND SO ON.

THE PERSON RESPONSIBLE FOR MAINTENANCE SHALL EVALUATE THE EFFECTIVENESS OF THE MAINTENANCE PLAN AT LEAST ONCE PER YEAR AND ADJUST THE PLAN AS NEEDED.

THE ENTITY RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY SHALL BE RESPONSIBLE FOR SUBMITTING TO THE PRINCIPAL PUBLIC WORKS MANAGER A SUMMARY OF MAINTENANCE WORK PERFORMED DURING THE REPORTING PERIOD. THIS SUMMARY SHALL BE SUBMITTED ONCE EVERY CALENDAR YEAR BY FEBRUARY 15th OF THE YEAR FOLLOWING THE REPORTING PERIOD. EFFECTIVE STORMWATER MANAGEMENT SYSTEM PERFORMANCE REQUIRES REGULAR AND THOROUGH MAINTENANCE. INSUFFICIENT MAINTENANCE CAN RESULT IN REDUCED WATER QUALITY AND INABILITY TO HANDLE THE REQUIRED STORM RUNOFF VOLUMES.

A. GENERAL MAINTENANCE:
ALL INFILTRATION BASIN COMPONENTS EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT MUST BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST FOUR TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. SUCH COMPONENTS MAY INCLUDE BOTTOMS, RIPRAP OR GABION APRONS, AND INFLOW POINTS. THIS APPLIES TO BOTH SURFACE AND SUBSURFACE INFILTRATION BASINS. SEDIMENT REMOVAL SHOULD TAKE PLACE WHEN THE BASIN IS THOROUGHLY DRY. DISPOSAL OF DEBRIS, TRASH, SEDIMENT AND OTHER WASTE MATERIAL SHOULD BE DONE AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. STUDIES HAVE SHOWN THAT READILY VISIBLE STORMWATER MANAGEMENT FACILITIES LIKE INFILTRATION BASINS RECEIVE MORE FREQUENT AND THOROUGH MAINTENANCE THAN THOSE IN LESS VISIBLE, MORE REMOTE LOCATIONS. READILY VISIBLE FACILITIES CAN ALSO BE INSPECTED FASTER AND MORE EASILY BY MAINTENANCE AND MOSQUITO CONTROL PERSONNEL.

B. VEGETATED AREAS:
MOWING AND/OR TRIMMING OF VEGETATION MUST BE PERFORMED ON A REGULAR SCHEDULE BASED ON SPECIFIC SITE CONDITIONS. GRASS SHOULD BE MOWED AT LEAST TWICE A MONTH DURING THE GROWING SEASON. VEGETATED AREAS MUST ALSO BE INSPECTED AT LEAST ANNUALLY FOR EROSION AND SOODOR. THE STRUCTURE MUST BE INSPECTED FOR UNWANTED TREE GROWTH AT LEAST ONCE A YEAR. WHEN ESTABLISHING OR RESTORING VEGETATION, BIWEEKLY INSPECTIONS OF VEGETATION HEALTH SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON OR UNTIL THE VEGETATION IS ESTABLISHED. ONCE ESTABLISHED, INSPECTIONS OF VEGETATION HEALTH DENSITY AND DIVERSITY SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY DURING BOTH THE GROWING AND NON-GROWING SEASONS. IF VEGETATION HAS GREATER THAN 50 PERCENT DAMAGE, THE AREA SHOULD BE REESTABLISHED IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND THE INSPECTION REQUIREMENTS PRESENTED ABOVE. ALL USE OF FERTILIZERS, MECHANICAL TREATMENTS, PESTICIDES, AND OTHER MEANS TO ASSURE OPTIMUM VEGETATION HEALTH MUST NOT COMPROMISE THE INTENDED PURPOSE OF THE INFILTRATION BASIN. ALL VEGETATION DEFICIENCIES SHOULD BE ADDRESSED WITHOUT THE USE OF FERTILIZERS AND PESTICIDES WHENEVER POSSIBLE. ALL VEGETATED AREAS SHOULD BE INSPECTED AT LEAST ANNUALLY FOR UNWANTED GROWTH, WHICH SHOULD BE REMOVED WITH MINIMUM DISRUPTION TO THE REMAINING VEGETATION AND BASIN SUBSOIL.

C. STRUCTURAL COMPONENTS
ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, SPALLING, EROSION, AND DETERIORATION AT LEAST ANNUALLY.

D. OTHER MAINTENANCE CRITERIA
THE MAINTENANCE PLAN MUST INDICATE THE APPROXIMATE TIME IT WOULD NORMALLY TAKE TO DRAIN THE MAXIMUM DESIGN STORM RUNOFF VOLUME BELOW THE BOTTOM OF THE BASIN. THIS NORMAL DRAIN OR DRAWDOWN TIME SHOULD THEN BE USED TO EVALUATE THE BASIN'S ACTUAL PERFORMANCE. IF SIGNIFICANT INCREASES OR DECREASES IN THE NORMAL DRAIN TIME ARE OBSERVED, THE BASIN'S BOTTOM SURFACE, SUBSOIL, AND BOTH GROUNDWATER AND TAILWATER LEVELS MUST BE EVALUATED AND APPROPRIATE MEASURES TAKEN TO COMPLY WITH THE MAXIMUM DRAIN TIME REQUIREMENTS AND MAINTAIN THE PROPER FUNCTIONING OF THE BASIN. THIS APPLIES TO BOTH SURFACE AND SUBSURFACE INFILTRATION BASINS. THE BOTTOM SAND LAYER IN A SURFACE INFILTRATION BASIN SHOULD BE INSPECTED AT LEAST MONTHLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. THE PERMEABILITY RATE OF THE SOIL BELOW THE BASIN MAY ALSO BE RETESTED PERIODICALLY. IF THE WATER FALLS TO INFILTRATE 72 HOURS AFTER THE END OF THE STORM, CORRECTIVE MEASURES MUST BE TAKEN. ANNUAL TILLING BY LIGHT EQUIPMENT CAN ASSIST IN MAINTAINING INFILTRATION CAPACITY AND BREAK UP CLOGGED SURFACES.

EQUIPMENT:
EQUIPMENT SUITABLE TO PROPERLY ACCOMPLISH THE MAINTENANCE TASKS SHALL BE USED TO MAINTAIN ALL PORTIONS OF THE STORMWATER MANAGEMENT SYSTEM. THE CATCH BASINS AND PIPING SYSTEM SHALL BE CLEANED TWICE ANNUALLY WITH JET/VAC MACHINERY TO PROVIDE COMPLETE CLEANING OF SEDIMENT AND DEBRIS. MANUAL CLEANING WITH SHOVELS AND BROOMS CAN BE CONDUCTED WITHIN THE CATCH BASINS IF NECESSARY IN BETWEEN SCHEDULED SIMILAR CLEANING SCHEDULES AND DEVICES SHALL BE EMPLOYED IN MAINTAINING THE SUBSURFACE INFILTRATION SYSTEM. ALL SEDIMENT MUST BE REMOVED AT EACH CLEANING AS IT IS CRITICAL TO PREVENT CLOGGING OF THE SOILS IN A SUBSURFACE SYSTEM. THE GRASS LOCATED ON INFILTRATION BASIN SIDEWALLS AND PERIMETER AREA SHALL BE CUT WITH CONVENTIONAL LAWNMOWERS AND CLIPPING SHALL BE COLLECTED AND PROPERLY DISPOSED OF. ALL LEAVES OR OTHER DEBRIS IN THIS AREA SHALL BE RAKED, COLLECTED AND DISPOSED OF. THE BASIN BOTTOM SHALL ALSO BE RAKED FREE OF DEBRIS, LEAVES OR OTHER SEDIMENT MANUALLY AS NEEDED. THE 1/2 INCH SURFACE SAND OF THE BASIN BOTTOM SHALL BE REMOVED AND REPLACED WITH A SMALL LIGHTWEIGHT RUBBER-TIRED TRACTOR THAT WOULD NOT IMPOSE ADDITIONAL COMPACTION OF SOILS.

OIL SEPARATOR HOODS:
OIL SEPARATOR HOODS SHALL BE MAINTAINED AS PER MANUFACTURERS SUGGESTIONS. COLLECTED OIL REMOVAL SHALL BE PERFORMED BY A CONTRACTOR THAT SPECIALIZES IN OIL REMOVAL AND DISPOSAL.

CATCH BASINS:
CATCH BASINS SHALL BE CONSTRUCTED WITH STONE SUMP TO PROVIDE COMPLETE EMPTYING AFTER ALL STORM EVENTS. THESE STONES SUMPS MAY REQUIRE ANNUAL OR BI-ANNUAL REPLACEMENT OF STONE IN ORDER TO PREVENT CLOGGING OF THE BOTTOMS.

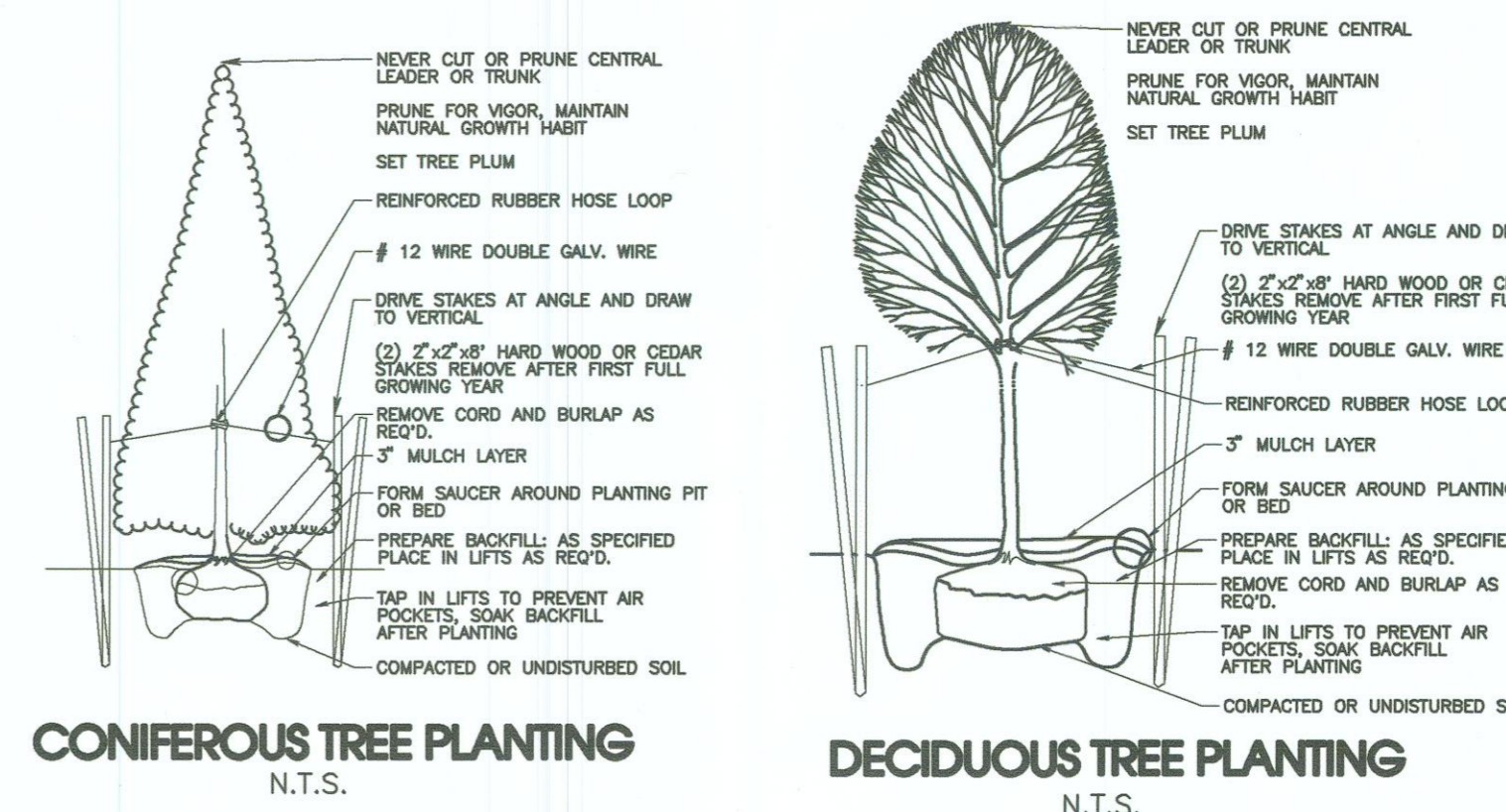
WATER LEVELS:
THE DIAGRAM BELOW INDICATES THE WATER LEVELS OF VARIOUS STORMS. THE PERSON RESPONSIBLE FOR MAINTENANCE SHALL RECORD WATER LEVELS AFTER STORMS AND SHALL COMPARE STORMS TO THE DIAGRAM BELOW. IF THE BASIN APPEARS TO BE MAINTAINING HIGHER WATER LEVELS OR RETAINS THE WATER LONGER THAN NORMAL THE DESIGN ENGINEER SHALL BE NOTIFIED.

MAINTENANCE COST ESTIMATE:
LAWN CUTTING WITHIN BASIN AREA: APPROXIMATELY 2 CUTS PER MONTH OVER SIX MONTHS AT \$50.00 PER CUT = \$600.00 PER YEAR.
DEBRIS REMOVAL/RAKING OF INFILTRATION BASIN: APPROXIMATELY ONCE A MONTH AT \$20.00 PER CLEANING = \$240.00 PER YEAR.
FERTILIZATION OF BASIN VEGETATION: AS NEEDED, NO EXCESS FERTILIZATION PERMITTED, APPROXIMATE COST OF \$300.00 PER YEAR.
TILLING OF BASIN BOTTOM TO PROMOTE INFILTRATION: CONDUCTED ONCE A YEAR, APPROXIMATE COST OF \$40.00 PER OCCURRENCE.
REPLACEMENT OF BASIN BOTTOM SAND: REMOVE AND PROPERLY DISPOSE OF BOTTOM SAND AND REPLACE WITH NEW SAND THAT MEETS THE REQUIRED SPECIFICATIONS, APPROXIMATELY 26 CUBIC YARDS OF SAND PLUS EQUIPMENT AND LABOR WOULD BE AN APPROXIMATE COST OF \$500.00 PER OCCURRENCE.

CLEANING OF CATCH BASINS AND OR MANHOLES: CLEANING WITH A VAC-TRUCK SHALL OCCUR AT LEAST ONCE ANNUALLY AT A COST OF APPROXIMATELY \$100.00 PER STRUCTURE.
CLEANING OF PIPES, BOTH SOLID AND PERFORATED: CLEANING WITH A JET-VAC TRUCK SHALL OCCUR AT LEAST ONCE ANNUALLY AT AN APPROXIMATE COST OF \$1,000-\$2,000.

LANDSCAPE LEGEND

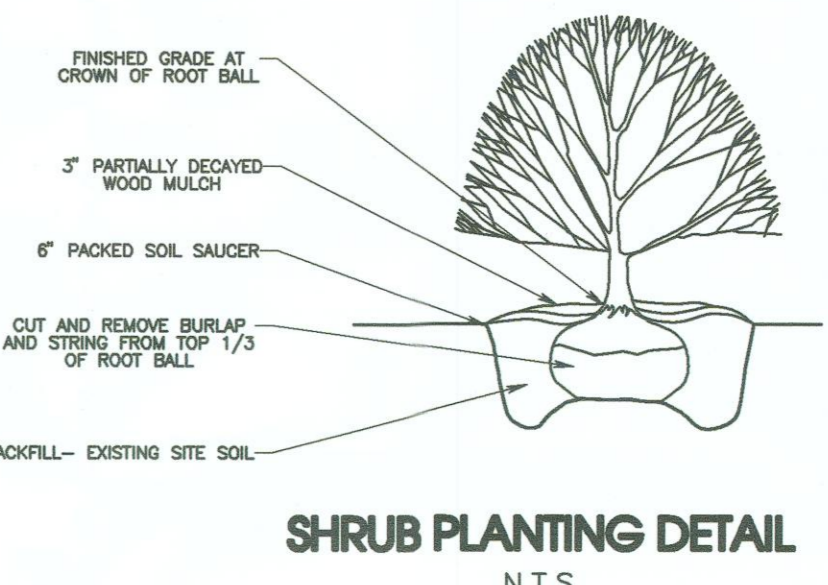
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
SS	20	Schizachyrium Scoparium	LITTLE BLUE STEM	1' 1 GAL.
ILOP	36	Ilex opaca Aiton	AMERICAN HOLLY	2'-3' 3 GAL.
Hm	40	Hydrangea Macrophylla	HYDRANGEA	18"-24" 3 GAL.
RORU	3	rosa rugosa	RUGOSA ROSE	18"-24" 3 GAL.



CONIFEROUS TREE PLANTING
N.T.S.

DECIDUOUS TREE PLANTING
N.T.S.

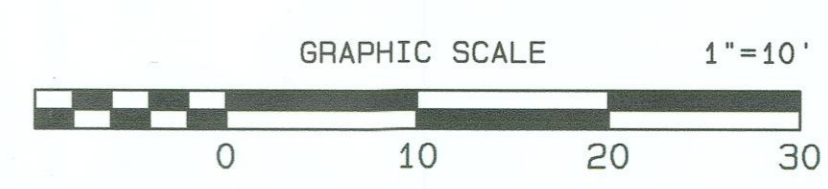
NOTE: BALL OF ALL PLANTS TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING



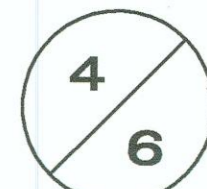
SHRUB PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES:

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN-UPS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FOR TREES AND A MINIMUM OF ONE (1) GROWING YEAR FOR SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- IN SO FAR AS IT IS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT SHRUBS NOT PLANTED FROM DRYING. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z-60.1 (2004) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER ETC. SHALL BE USED FOR PLANTING.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTING SEASONS ARE DEFINED AS "SPRING PLANTING SEASON" MARCH 15 THROUGH MAY 15. "FALL PLANTING SEASON" SEPT. 15 THROUGH NOV. 15. PLANTING IS ACCEPTABLE DURING OTHER MONTHS IF WEATHER PERMITS, THE GROUND IS NOT FROZEN AND SUPPLEMENTAL WATERING IS PROVIDED IN THE SUMMER.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS PRIOR TO PLANTING. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (7" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES MUST NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. ALL PRUNING CUTS WILL BE MADE TO NATURAL TARGETS.
- LANDSCAPED AREAS TO BE IRRIGATED BY SPRINKLER SYSTEMS. DETAILS AND DESIGN ARE TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED SHALL BE PLANTED WITH GRASS OR SOD.
- SOME TREES AND SHRUBS ON SITE TO BE SAVED WHEN FEASIBLE. DETERMINATION TO BE BY TOWNSHIP ENGINEER DURING CONSTRUCTION.
- ALL TREES AND SHRUBS TO MULCHED WITH 3" OF HARDWOOD BARK MULCH.



META DATA
UNITS: USFT
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88



LANDSCAPING PLAN

PREPARED FOR
1809 LONG BEACH BOULEVARD, LLC

BLOCK 55 LOTS 1.C.A & 2.01
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

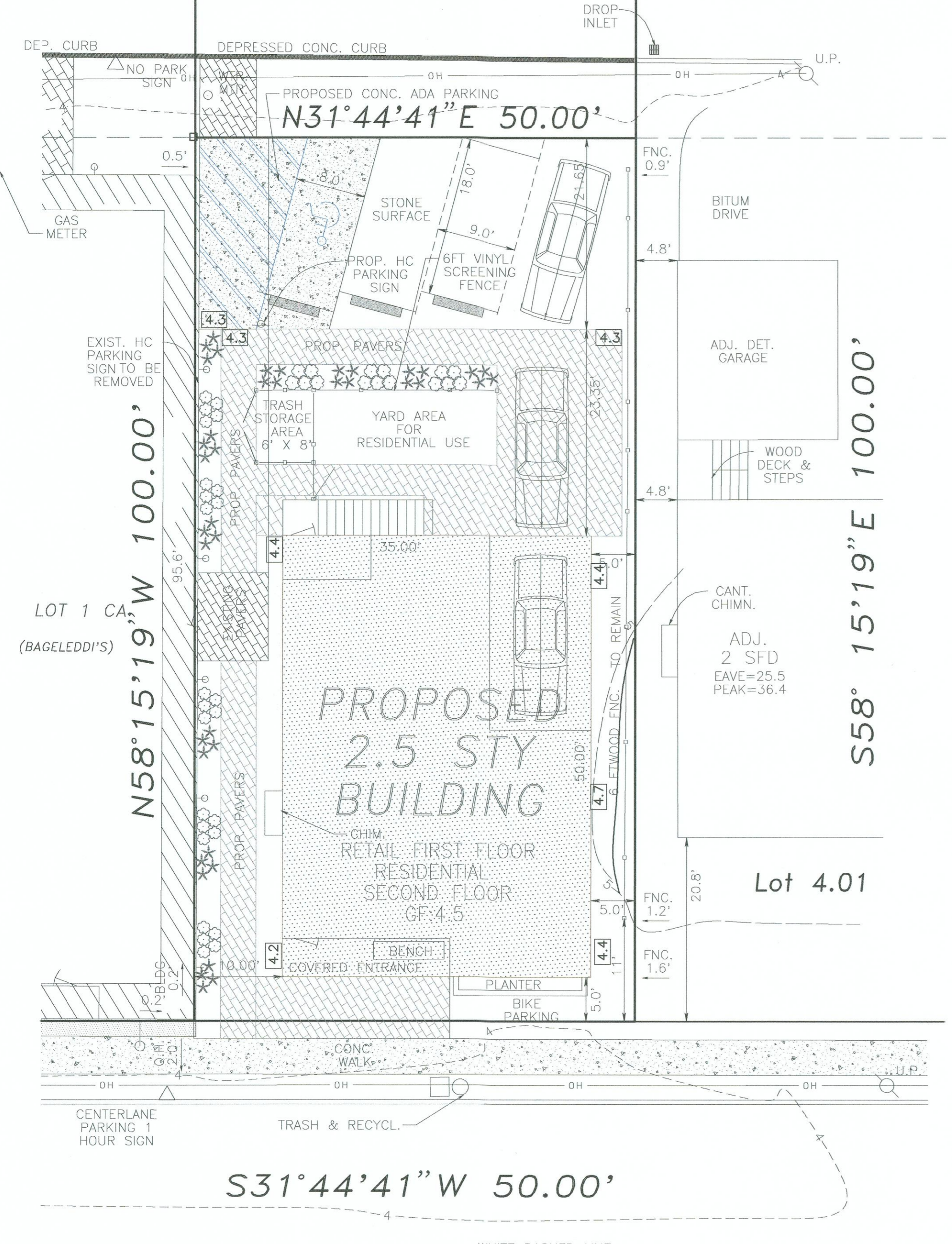
JOB No.: 20200403 TAX MAP SHEET No.: 10
DRAWN BY: DLG SCALE: 1"=10'
CHECKED BY: RJH DATE PREPARED: 10/13/2020

(732) 244-3030 VOICE 508 MAIN STREET
(609) 895-2800 VOICE TOMS RIVER, NJ 08785
(732) 244-3044 FAX WWW.OCEANCO.PE.E

JAY F. PIERSON, P.L.S., P.P. **ROBERT J. HARRINGTON, P.E.**

FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

PENNSYLVANIA AVE



SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE OCEAN COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBANCE.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, IN NEW JERSEY.
3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. THE SUBMITTER SHALL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT. THE REVISED PLANS MUST MEET ALL CURRENT & THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL AND SEDIMENT CONTROL MEASURES IN NEW JERSEY, REVISED JULY 2011.
5. THE SUBMITTER SHALL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT. THE REVISED PLANS MUST MEET ALL CURRENT & THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL AND SEDIMENT CONTROL MEASURES IN NEW JERSEY, REVISED JULY 2011.
6. BY DISTURBING 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 WITHIN 14 DAYS, AT A RATE OF 2 TO 2-1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 1-1/2 TO 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
8. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS IN AREAS WHERE NO UTILITIES ARE PRESENT. THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
9. ANY STEEP SLOPES, CUTS OR GRADATIONS ON ANY EXISTING ROADWAYS RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.
10. THE STANDARD FOR STABILIZATION OF CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD USING CLEAN CRUSHED ANGULAR STONE (NO. 2 OR 3) AT ALL CONSTRUCTION DRIVEWAYS WHERE VEHICLES WILL ACCESS PAVED ROADWAYS FROM UNPAVED AREAS OF THE SITE.
11. ALL SEDIMENT MULCH, DROPPED, SPILLED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES SHALL BE REMOVED IMMEDIATELY.
12. PERMANENT VEGETATION IS TO BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING, AT THE TIME OF THE FINAL INSPECTION. YOU ARE REQUIRED TO PROVIDE CONFIRMATION THAT THE PROPER TYPE AND AMOUNT OF SEED, LIME AND FERTILIZER HAVE BEEN USED FOR PERMANENT STABILIZATION WORK. STRAW MULCH IS REQUIRED ON ALL SEEDING.
13. 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.
14. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
15. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. CONDUIT OUTLET PROTECTION IS NOT REQUIRED IN BASINS ACTING AS SEDIMENT BASINS DURING CONSTRUCTION.
16. UNLIMITED CONTAMINATING IS NOT PERMITTED. NECESSARY PREPARATIONS MUST BE TAKEN DURING ALL DEMOLITION OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT. DEMOLITION OPERATIONS MUST BE COMPLETED WITHIN THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE INSTALLED IMMEDIATELY.
17. SHOULD THE CONTROL OF EROSION AT THE SITE BE NECESSARY, THE SITE WILL BE FENCED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE INSTALLED IMMEDIATELY.
18. STOCKPILES AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLAN IS REQUIRED.
19. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
20. STOCKPILES SHOULD BE SITUATED SUCH AS TO NOT OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
21. 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 THIS PROJECT.

- ### SOIL COMPACTION MITIGATION NOTES:
1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
 2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (OF MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.), IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
 3. SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE OF MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

- ### TOPSOILING NOTES:
1. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
 2. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5" (MINIMUM 4") FIRMED IN PLACE IS REQUIRED.
 3. PURSUANT TO THE REQUIREMENTS IN SECTION 2 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED.

- ### SOIL COMPACTION TESTING REQUIREMENTS:
1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 8.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
 2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY IDENTIFIED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
 3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS AND ATTACHED TO THE COMPACTION MITIGATION CERTIFICATION FORM AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLETION FROM THE DISTRICT.
 4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLD INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO: (1) PERFORM DEEP SCARIFICATION/TILLAGE (MIN. 6" DEEP) SHALL BE DONE PRIOR TO PLACEMENT OF TOPSOIL. SOIL COMPACTION TESTING MUST BE WITNESSED BY DISTRICT INSPECTOR. (2) PERFORM ADDITIONAL MORE DETAILED TESTING TO ESTABLISH THE LOCATION AND DEPTH OF EXCESSIVE COMPACTION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED LICENSED PROFESSIONAL.

- ### COMPACTION TESTING METHODS:
- A. PROBING WIRE TEST (SEE DETAIL)
 - B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
 - C. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
 - D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL NUCLEAR DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

- ### PROCEDURES FOR SOIL COMPACTION MITIGATION:
- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (OF MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.), IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER, SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

- ### CONSTRUCTION SCHEDULE:
1. TREE REMOVAL & CLEARING OF LOT: (1 WEEK)
 2. INSTALLATION OF TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AT THE INITIATION OF LAND DISTURBANCE ACTIVITIES. ALL TEMPORARY SOIL EROSION MEASURES MUST BE INCLUDED (SEE FENCE ALONG PAVED STREETS, STONE TRACKING CONTROL AND INLET PROTECTION). (1 WEEK)
 3. CONSTRUCTION OF DWELING UNIT: (16-22 WEEKS)
 4. UNDERGROUND UTILITIES: (2-3 WEEKS)
 5. DRIVEWAY TO BE GRADDED AND INSTALLED: (1-2 WEEKS)
 6. SOIL COMPACTION TESTING AND SUBSOIL COMPACTION REMEDIATION, TESTING AND/OR RESTORATION OF COMPACTED SOILS THROUGH DEEP SCARIFICATION/TILLAGE (MIN. 6" DEEP) SHALL BE DONE PRIOR TO PLACEMENT OF TOPSOIL. SOIL COMPACTION TESTING MUST BE WITNESSED BY DISTRICT INSPECTOR.
 7. DRIVEWAY SHALL BE GRADDED, UNDERLAIN, FINISHED AND LANDSCAPED: (1-2 WEEKS)
 8. PERMANENT STABILIZATION MEASURES INSTALLED: (1-2 WEEKS)
 9. SOIL EROSION MEASURES REMOVED: (1 WEEK)
 10. FINAL SITE CLEANUP: (1 WEEK)
 11. CONTRACTOR RESPONSIBLE TO PROVIDE PROPER CERTIFICATION REGARDING COMPACTION TESTING OR TILLING.

- ### STABILIZATION NOTES: (RATES ARE ALL PER 1,000 SQUARE FEET)
- PREPARE SEEDBEDS. ALL DEBRIS MUST BE REMOVED FROM TOPSOIL (OF MINIMUM DEPTH) BEFORE WORK IS PERFORMED.
- APPLY NINEY (90) POUNDS GROUND LIMESTONE (OR AS DETERMINED BY A SOIL TEST) PER 1,000 SQUARE FEET.
- APPLY NINEY (90) POUNDS STRAW MULCH. ALL STRAW MULCH MUST BE PROPERLY TACKED (ANCHORED).
- NOTE: AT THE TIME OF FINAL INSPECTION, YOU ARE REQUIRED TO SUBMIT A SOIL COMPACTION MITIGATION VERIFICATION FORM. YOU MUST ALSO PROVIDE CONFIRMATION THAT THE PROPER TYPE AND AMOUNT OF SEED, LIME AND FERTILIZER HAVE BEEN USED FOR PERMANENT STABILIZATION WORK.

SEEDING MIXTURES FOR HOME LAWNS: ALL SEED MUST BE INCORPORATED OR RAKED INTO THE SOIL.

PLANT SPECIES	SEEDING RATE (POUNDS PER 1,000 SQUARE FEET)
MIX #1 TALL FESCUE (TURF-TYPE) PERENNIAL RYEGRASS KENTUCKY BLUEGRASS	6.0 0.5 0.5 TOTAL 7.0 POUNDS PER 1,000 SQUARE FEET
MIX #2 HARD FESCUE STRONG CREeping RED FESCUE CHEWINGS FESCUE PERENNIAL RYEGRASS	3.0 1.0 1.0 0.25 TOTAL 5.25 POUNDS PER 1,000 SQUARE FEET
MIX #3 HARD FESCUE PERENNIAL RYEGRASS KENTUCKY BLUEGRASS	4.0 1.0 1.0 TOTAL 6.0 POUNDS PER 1,000 SQUARE FEET

SOIL EROSION AND SEDIMENT CONTROL DEVICES

1. SOIL EROSION: SOIL EROSION WILL BE MINIMIZED THROUGH TWO METHODS.
 - A. THE FIRST BY NOT DISTURBING THE EXISTING SURFACE UNTIL IT BECOMES NECESSARY.
 - B. THE SECOND BY IMMEDIATELY STABILIZING ALL DISTURBED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC WITHIN THIRTY (30) DAYS IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SCHEDULE.
 - C. IMMEDIATELY AFTER FINAL GRADING ALL EXPOSED SOILS WILL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SCHEDULE.
2. SEDIMENT CONTROL: SEDIMENT CONTROL WILL BE ACHIEVED BY:
 - A. INSTALLATION OF SEDIMENT FILTER FENCE.

SOIL STABILIZATION

- FIVE INCHES OF UNSETTLED TOPSOIL TO BE PROVIDED IN ALL AREAS TO BE STABILIZED.
- ### TEMPORARY STABILIZATION SCHEDULE
- SEEDBED PREPARATION
LIMESTONE (PULVERIZED DOLOMITIC LIMESTONE) 135 LBS/1000 SF
FERTILIZER 10-10-10 11 LBS/1000 SF
- ANY OF THE FOLLOWING CROPS MAY BE UTILIZED:
1. OPTIMUM SEEDING DATES: FEB. 15 THRU MAY 1 & AUG. 15 THRU OCT. 15
SPRING OATS 2.0 LBS/1000 SF
RYEGRASS (PERENNIAL) 1.0 LBS/1000 SF
WINTER BARLEY 1.0 LBS/1000 SF
WINTER CEREAL RYE 2.8 LBS/1000 SF
 2. OPTIMUM SEEDING DATES: MAY 1 THRU SEPT. 1
PEARL MILLET 0.5 LBS/1000 SF
MILLET (GERMAN OR HUNGARIAN) 0.7 LBS/1000 SF
SUDANGRASS 0.7 LBS/1000 SF
WEEPING LOVEGRASS 0.2 LBS/1000 SF
- ALL THE ABOVE CROPS MAY BE PLANTED THROUGHOUT THE SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.
- ### PERMANENT STABILIZATION SCHEDULE
1. OPTIMUM SEEDING DATES: FEB. 15 THRU MAY 1 & AUG. 15 THRU OCT. 15
- SEEDBED PREPARATION
LIMESTONE (PULVERIZED DOLOMITIC LIMESTONE) 180 LBS/1000 SF
FERTILIZER 10-10-10 11 LBS/1000 SF
35-0-0 SLOW RELEASE NITROGEN 7 LBS/1000 SF
- SEED MIXTURE
TALL FESCUE 6.0 LBS/1000 SF
PERENNIAL RYEGRASS 1.0 LBS/1000 SF

NOTE: ALL AREAS TO BE STABILIZED BY GRASS WILL BE UNCOMPACTED TO A MINIMUM DEPTH OF FOUR (4) INCHES. SODDING: SOD SHALL BE 90% TALL TURF-TYPE TALL FESCUE AND 10% KENTUCKY BLUEGRASS "CERTIFIED SOD", FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASS, OF UNIFORM THICKNESS (5/8" PLUS OR MINUS 1/4" THICK AT TIME OF CUTTING) AND IS TO BE FRESH AND INSTALLED ON TOPSOIL WITHIN 36 HOURS OF BEING HARVESTED. ALL METHODS OF SEEDBED PREPARATION AND SEEDING SHALL CONFORM TO THOSE METHODS OUTLINED IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. SEED SHALL BE MECHANICALLY PLANTED OR RAKED INTO THE SOIL SURFACE AND MULCHED AS REQUIRED. MULCHING: MULCH TO BE UTILIZED FOR STABILIZATION DURING OFF SEASON OPERATION AND FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER (AS MAY BE REQUIRED) SHALL BE UNROTATED SALT HAY OR SMALL GRAIN STRAW AND APPLIED AT A RATE OF 90 TO 115 LBS/1000 SF. ANCHORED BY THE PEG AND TWINE METHOD, STAPLED PAPER JUTE NETTING, LIQUID SYNTHETIC OR TERRA-TACK APPLIED AT RATES AS RECOMMENDED BY THE MANUFACTURER.

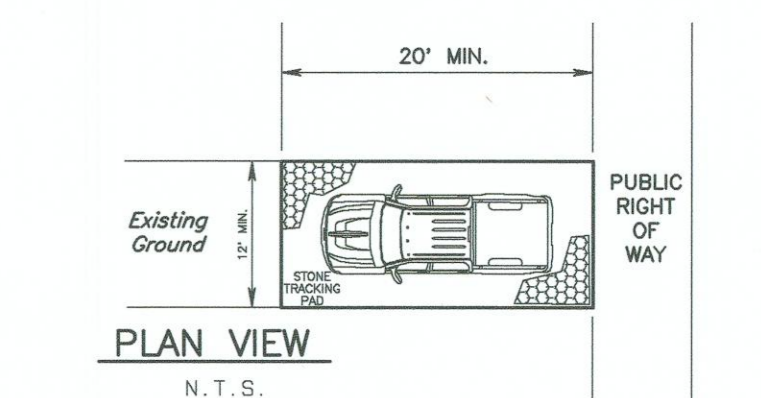
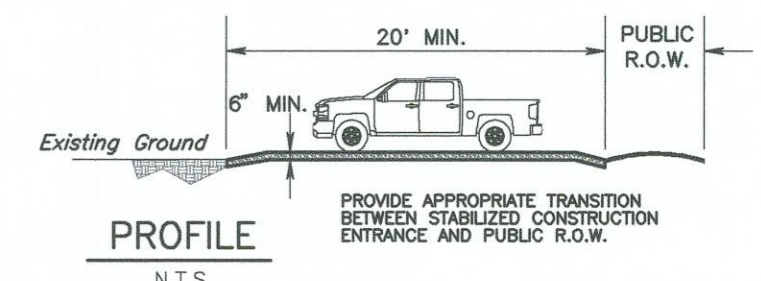
ALL REGRADED AREAS TO BE STABILIZED AS FOLLOWS:
90lbs. GROUND OR PULVERIZED DOLOMITIC LIMESTONE
11lbs. 10-10-10 OR 10-10-10 FERTILIZER
2.5lbs. TALL FESCUE
1.5lbs. HARD FESCUE
1.0lbs. PERENNIAL RYEGRASS
ALL LIME, FERTILIZER AND SEED MUST BE INCORPORATED INTO THE TOPSOIL, MULCH WITH GRAIN STRAW OR SALT HAY AT 90lbs. ALL MULCH MUST BE PROPERLY ANCHORED (ALL RATES PER 1000 s.f.)

DUST CONTROL

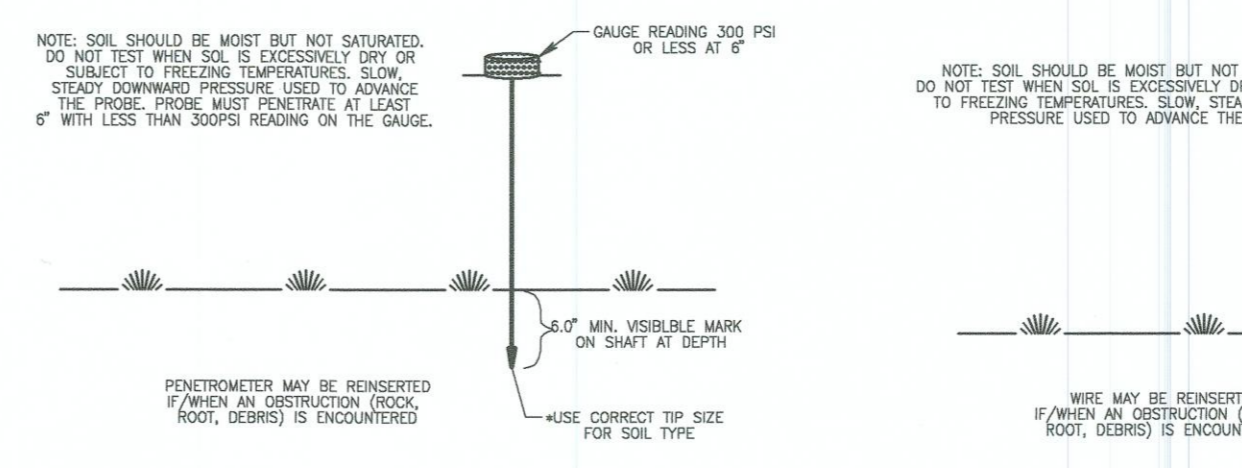
1. ALL DISTURBED AREAS NOT SUBJECT TO CONSTRUCTION OR CONSTRUCTION TRAFFIC WITHIN THIRTY (30) DAYS SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SCHEDULE.
2. GRAVEL SUBBASE SHALL BE INSTALLED ON NEW PARKING LOT AS SOON AS PRACTICABLE.
3. DISTURBED PORTIONS OF THE SITE SHALL BE SPRINKLED PERIODICALLY DURING DRY PERIODS TO REDUCE WIND-BORNE SOIL PARTICLES.

ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL NOTES FOR PROJECTS WITH BASINS

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



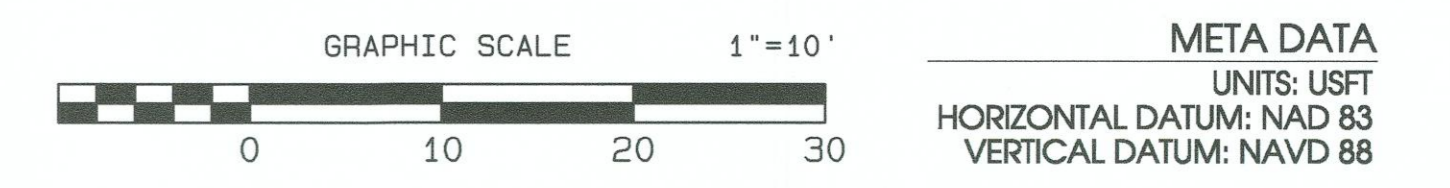
- ### GENERAL NOTES:
1. STONE SIZE = ASTM C-33, SIZE NO. 2 (2.5"-1.5") OR SIZE NO. 3 (2"-1.5"). USE CLEAN ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE USED, REQUIRING ADDITIONAL MAINTENANCE AND UPGRADING.
 2. STONE PAD SLOPE = 2% MAX.
- ### MAINTENANCE NOTES FOR STABILIZED CONSTRUCTION ENTRANCES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL STONE, SPILLED, DROPPED, WASHED OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.
 2. WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY OTHER METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.
- N.T.S.



LONG BEACH BLVD.

100' Wide Right-Of-Way
WHITE DASHED LINE
YELLOW SOLID LINE
YELLOW DASHED LINE

FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



SOIL EROSION AND SEDIMENT CONTROL PLAN

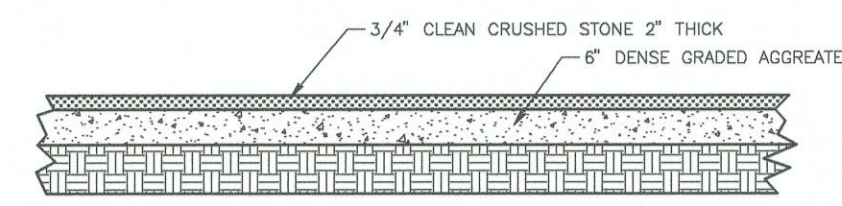
PREPARED FOR
1809 LONG BEACH BOULEVARD, LLC

BLOCK 55 LOTS 1.C.A & 2.01
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

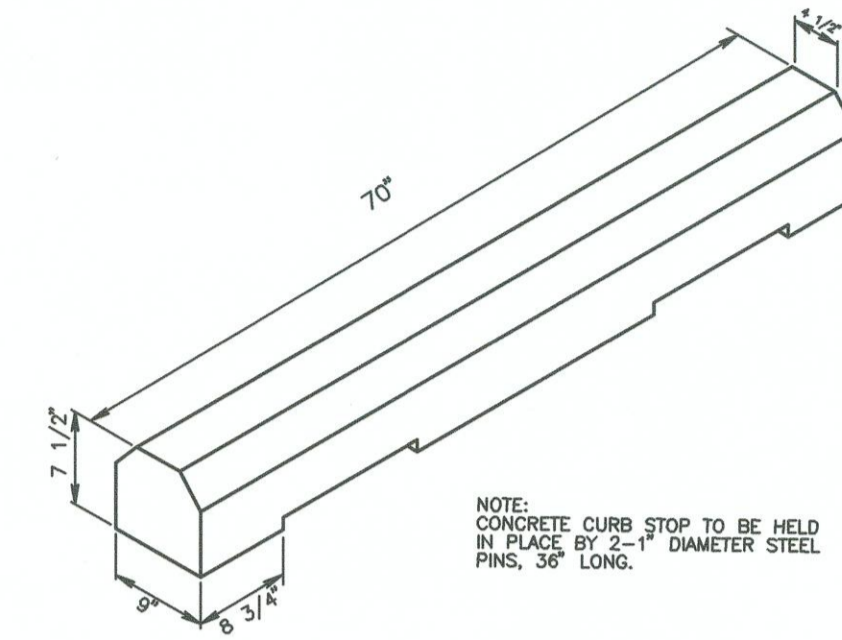
East Coast Engineering, Inc.
JAY F. PIERSON, P.L.S., P.P.
ROBERT J. HARRINGTON, P.E.

ENGINEERING PLANNING LAND SURVEYING GPS
(732) 244-3030 VOICE (732) 244-3030 FAX
508 MAIN STREET TOMS RIVER, NJ 08783
www.ecen.net
CERTIFICATE OF AUTHORIZATION NO. 2452792000

REVISIONS
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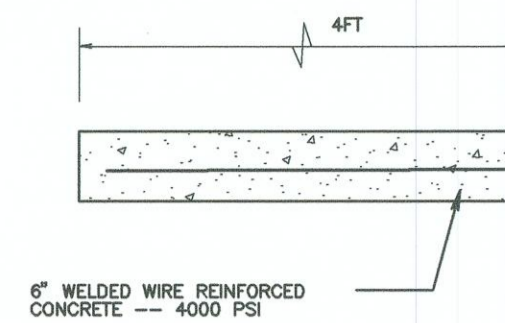


GRAVEL PARKING AREA DETAIL
N.T.S.

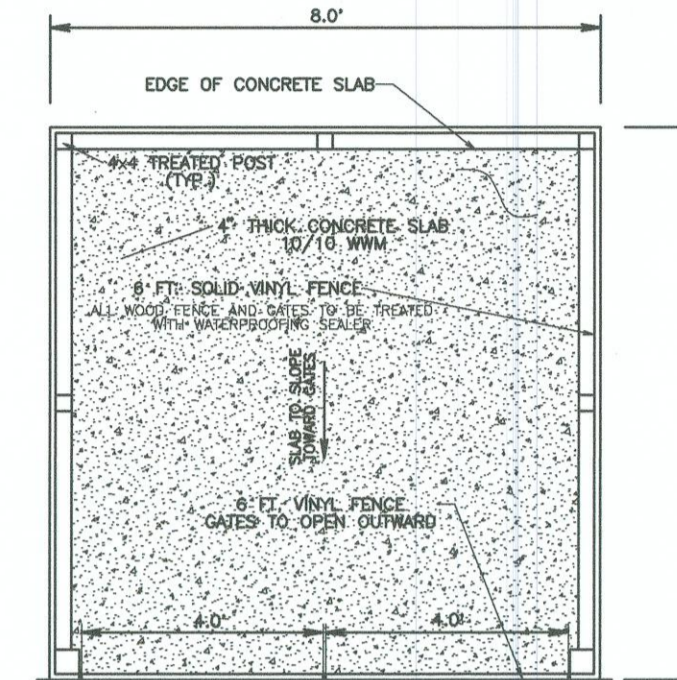


CONCRETE CURB STOP DETAIL
N.T.S.

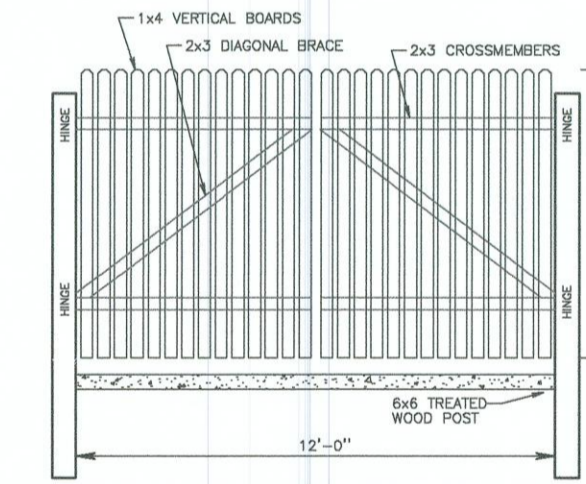
NOTE:
CONCRETE CURB STOP TO BE HELD
IN PLACE BY 2-1" DIAMETER STEEL
PINS, 36" LONG.



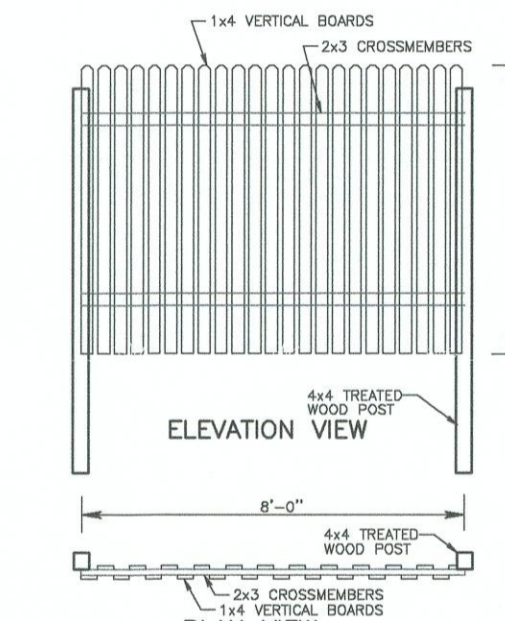
CONCRETE PARKING AREA DETAIL
N.T.S.



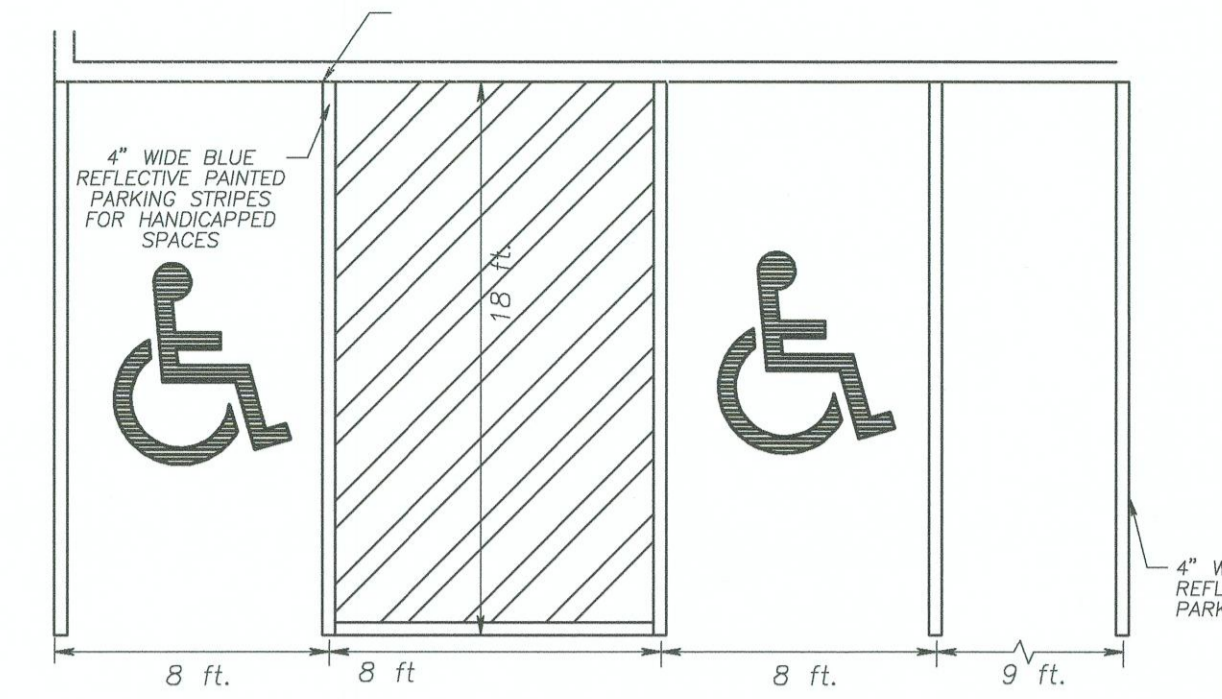
TRASH ENCLOSURE DETAIL
N.T.S.



10' WOOD GATE DETAIL
N.T.S.

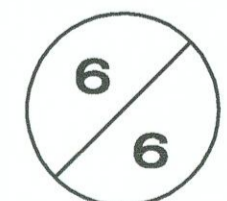


BOARD ON BOARD FENCE DETAIL
N.T.S.



PARKING LOT STRIPING DETAIL
N.T.S.

META DATA
UNITS: USFT
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88



CONSTRUCTION DETAILS

PREPARED FOR
1809 LONG BEACH BOULEVARD, LLC

BLOCK 55 LOTS 1.C.A & 2.01
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
ENGINEERING PLANNING LAND SURVEYING GPS
(732) 244-3030 VOICE 508 MAIN STREET
(856) 863-2600 VOICE TOMS RIVER, NJ 08783
(732) 244-3044 FAX www.ecinc.net
CERTIFICATE OF AUTHORIZATION No. 24027035603

JOB No.: 20200403	TAX MAP SHEET No.: 10
DRAWN BY: DLG	SCALE: 1" = 10'
CHECKED BY: RLH	DATE PREPARED: 10/13/2020

JAY F. PIERSON, P.L.S., P.P.
NEW JERSEY PROFESSIONAL LAND SURVEYOR 27492
NEW JERSEY PROFESSIONAL PLANNER 02822

ROBERT J. HARRINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER 38320