PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
PROPOSED OFFICE BUILDING

BLOCK 95, LOT 3
TAX MAP SHEET #14
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200'

Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	PAMSPIN
88	2		1101 BLVD	AURELY & SOPHIA LLC	500 N ELBERON AVE A	ATLANTIC CITY NJ	08401	1529_88_2
88	3		106 W 11TH ST	WHITE, JOHN C & LISA M	15019 PEYTON ST	PHILADELPHIA PA	19116	1529_88_3
88	4		112 W 11TH ST	WALESIEWICZ, JOSEPH & PATRICIA	39 LOVELL DR	WANAQUE NJ	07465	1529_88_4
88	4.01		1102 CENTRAL AVE	NOLAN, JOAN A TRUST	1102 CENTRAL AVE	SHIP BOTTOM NJ	08008	1529_88_4.01
89	3		1101 CENTRAL AVE	THULIN, CARL V. JR & KATHLEEN J	143 NORTH LAKESHORE DRIVE	MANAHAWKIN NJ	08050	1529_89_3
94	29		209 W 11TH ST	PEIST, KENNETH W & KATHLEEN	209 W 11TH ST	SHIP BOTTOM NJ	08008	1529_94_29
94	30.01		203 W 11TH ST	ATKINS, EILEEN H	203 W 11TH ST	SHIP BOTTOM NJ	08008	1529_94_30.01
94	30.02		201 W 11TH ST	MCFADDEN, JOHN	201 W 11TH STREET	SHIP BOTTOM NJ	08008	1529_94_30.02
94	30.03		202 W 10TH ST	MATTIA ALBERT & ANTONUCCI, M & M	115 ORANGE RD	MONTCLAIR NJ	07042	1529_94_30.03
94	30.04		1001 CENTRAL AVE	SICONOLFI, JOVAN L & P L ETAL	1001 CENTRAL AVE	SHIP BOTTOM NJ	08008	1529_94_30.04
94	5		206 W 10TH ST	MCMANUS, KEVIN & CULLINAN, LAURA	12 MARILYN DR	WOODCLIFF LAKE NJ	07677	1529_94_5
95	1.01		104 W 10TH ST	GOLDSTEIN, PHILLIP E & LINDA S	2 HIGH MEADOW RD	GOSHEN NY	10924	1529_95_1.01
95	1.02		100 W 10TH ST	DEBLOIS, DAVID & GLADYS E	3 VINEYARD CT	MONROE TOWNSHIP NJ	08831	1529_95_1.02
95	1.03		101 W 11TH ST	NIELSEN, MICHELE	101 WEST 11TH ST	SHIP BOTTOM NJ	08008	1529_95_1.03
95	1.04		105 W 11TH ST	HEFFERNAN, WILLIAM P JR & K O	34 VALLEY VIEW ROAD	WARREN NJ	07059	1529_95_1.04
95	2.01		108 W 10TH ST	10TH STREET PARTNERS LLC	1 NOBLE COURT	LONG VALLEY NJ	07853	1529_95_2.01
95	4		1018 CENTRAL AVE	OAKES, RUSSELL & BRENDA	PO BOX 35	BAPTISTOWN NJ	08803	1529_95_4
95	5		109 W 11TH ST	SPALL, THOMAS EDWARD & JEAN M	140 SUNSET AVENUE	GREENFIELD TWP PA	18407	1529_95_5
98	1		901 LONG BEACH BLVD	FAMILY CARE INVESTMENTS LLC	2125 RT 88 E	BRICK NJ	08724	1529_98_1
98	2.01		902 CENTRAL AVE	110 9TH ST LLC	417 HOLYOKE AVE	BEACH HAVEN NJ	08008	1529_98_2.01
99	1		903 CENTRAL AVE	LA QUAGLIA FAMILY LLC	280 BERKELEY AVENUE	BLOOMFIELD NJ	07003	1529_99_1
99	28		203 W 10TH ST	VAN SCIVER, MARY E	840 N TOWN & RIVER DR	FT MYERS FL	33919	1529_99_28
99	29		903 CENTRAL AVE	LA QUAGLIA FAMILY LLC	280 BERKELEY AVENUE	BLOOMFIELD NJ	07003	1529_99_29

UTILITY CONTACTS

ATLANTIC CITY ELECTRIC REAL ESTATE DEPT
5100 HARDING HWY, MAYS LANDING, NJ 08330

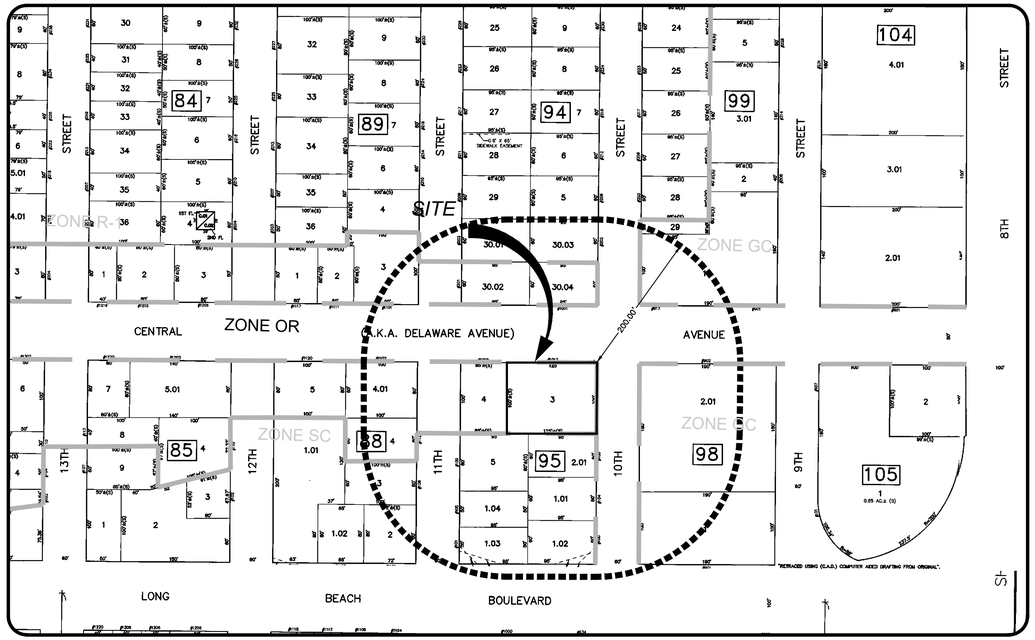
VERIZON
148 OLD SOUTH BROADWAY, MANAHAWKIN, NJ 08050

OCEAN COUNTY PLANNING BOARD
PO BOX 2191, TOMS RIVER, NJ 08754-2191

COMCAST CABLE
ATTN: JOSH COSULICH, TECH. SUPERVISOR
850 ROUTE 37 WEST, TOMS RIVER, NJ 08753

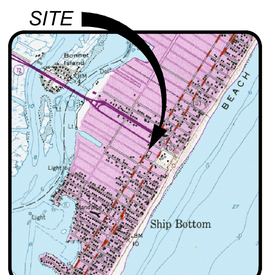
NJ NATURAL GAS CO.
ATTN: JOAN PURCARO, RIGHT OF WAY REPRESENTATIVE
1415 WYCKOFF RD.
PO BOX 1464, WALL, NJ 07719

SEE SHEET C101 FOR PLAN NOTES

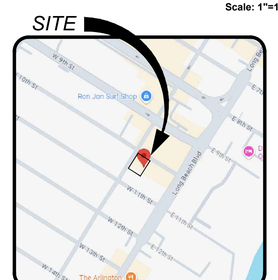


TAX MAP
100 0 100 200
Scale: 1"=100'

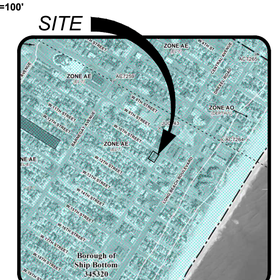
ZONE
ZONE OR - OFFICE RESIDENTIAL ZONE
ZONE GC - GENERAL COMMERCIAL ZONE
ZONE R-1 - SINGLE-FAMILY RESIDENTIAL ZONE
ZONE SC - SHORE COMMERCIAL ZONE



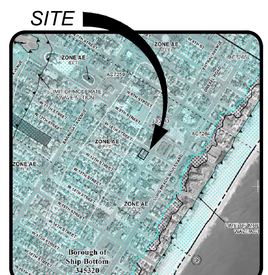
USGS MAP
2000 0 2000 4000
Scale: 1"=2000'



LOCATION MAP
500 0 500 1000
Scale: 1"=500'



EFFECTIVE FLOOD INSURANCE RATE MAP
1000 0 1000 2000
Scale: 1"=1000'



PRELIMINARY FLOOD INSURANCE RATE MAP
1000 0 1000 2000
Scale: 1"=1000'

PLANNING BOARD APPROVAL

APPROVED BY THE BOROUGH OF SHIP BOTTOM LAND USE BOARD

BOARD CHAIRPERSON — DATE

BOARD SECRETARY — DATE

BOARD ENGINEER — DATE

INDEX OF SHEETS:

SHEET #:	SHEET TITLE:	INITIAL RELEASE:	REV. DATE:
C100	TITLE SHEET	07/24/25	
C101	PLAN NOTES	07/24/25	
C200	EXISTING CONDITIONS	07/24/25	
C300	SITE LAYOUT PLAN	07/24/25	
C400	GRADING, DRAINAGE, & UTILITIES PLAN	07/24/25	
C600	LANDSCAPE PLAN	07/24/25	
C601	LIGHTING PLAN	07/24/25	
C602	LANDSCAPE & LIGHTING NOTES & DETAILS	07/24/25	
C700	CONSTRUCTION DETAILS	07/24/25	
C701	CONSTRUCTION DETAILS	07/24/25	
C702	CONSTRUCTION DETAILS	07/24/25	
C800	SOIL EROSION & SEDIMENT CONTROL PLAN	07/24/25	
C801	SOIL EROSION & SEDIMENT CONTROL NOTES	07/24/25	
C802	SOIL EROSION & SEDIMENT CONTROL DETAILS	07/24/25	

PROJECT INFORMATION

PROJECT NAME:
PROPOSED OFFICE BUILDING

PROJECT LOCATION:
BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

Douglas D. Clelland

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC
NOT FOR CONSTRUCTION	
	APPROVED BY:
FOR CONSTRUCTION	

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
TITLE SHEET

SHEET NO:
C100

GENERAL SITE PLANTING

THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADING. 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 DISPOSE OFFSITE.
2. IRRIGATION IS TO BE INSTALLED WHERE NOTED ON PLAN ACCORDING TO SHOP DRAWINGS.
3. FERTILIZE ALL SHRUB/GROUND COVER AREAS. APPLY 10LBS. OF 16-20-0 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 REDISTRIBUTED ON ALL REGRADED SURFACES. AT LEAST THREE (3) INCHES OF EVEN COVER SHALL BE PROVIDED TO ALL DISTRIBUTED 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 GRADING
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. SPREAD OVER ALL LAWN, SHRUB AND GROUND COVER AREAS, AMENDMENTS AND FERTILIZER PRESCRIBED IN SOILS REPORT. THOROUGHLY MIX INTO SOIL TO DEPTH OF SIX INCHES OR MORE AND FINE GRADE. CONTRACTOR TO IMPORT SOIL NECESSARY TO ATTAIN DESIGN GRADES AND BERMS, 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 WALK/TOP 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 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 O.C. (ON CENTER). ALL CUTTINGS SHALL BE MINIMUM OF 6" LONG. WATER IMMEDIATELY AFTER EACH PLANTING UNTIL 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 ½) 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 PROPERLY CARED 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 OGC (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, SCARIFY, 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 ENDS, JOINTS, 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 18" LONG OR 9" WIDE SHALL NOT BE USED.
7. NO SOD AREA WILL BE ACCEPTED UNTIL APPROVED BY AUTHORITY HAVING JURISDICTION OR THE UNDERSIGNED, AS REQUIRED.

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 BASED UPON SOIL ANALYSIS. BEGIN WATERING PROCESS TO ACTIVATE FERTILIZER AND ADDITIVE CHEMICALS.
   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.
   f. 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 ERADICATION, ALLOW A MINIMUM OF FOUR (4) DAYS WITHOUT IRRIGATION.RO
   g. REMOVE ALL DESICCATED WEEDS FROM SLOPES.

B. PLANTING
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.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
2. SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
3. SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
4. THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION

WATER NOTES

1. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED WATER MAINS TO EXISTING WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
3. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE WATER SYSTEM SHALL BE SUBMITTED AND APPROVED.
4. REFER TO TECHNICAL SPECIFICATIONS FOR WATER MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
5. ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH BOROUGH OF SHIP BOTTOM WATER & SEWER UTILITY DEPARTMENT AND NJDEP REQUIREMENTS.
6. ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-3.15).
7. ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 3.5 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
8. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
9. UNLESS OTHERWISE INDICATED DIP WATER MAIN SHALL BE CLASS 53 CEMENT LINED DUCTILE IRON PIPE. (POLYETHYLENE ENCASEMENT)
10. A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS.

PUBLIC UTILITY NOTES

1. ALL PUBLIC UTILITY SERVICE CONNECTIONS TO BUILDINGS TO BE LOCATED UNDERGROUND.
2. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY.
3. GAS AND ELECTRICAL SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY ATLANTIC CITY ELECTRIC AND NEW JERSEY NATURAL GAS. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO ATLANTIC CITY ELECTRIC AND NEW JERSEY NATURAL GAS PROJECT ENGINEER AND THE PROJECT OWNER.
4. TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COMCAST. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
5. CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.

GENERAL LANDSCAPING NOTES

A. CLEAN-UP
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.

B. 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 THIS 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 WILL BE MAINTAINED FOR A PERIOD OF NINETY (90) CALENDAR DAYS OR AS LONG AS IS NECESSARY TO ESTABLISH THRIVING 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.

C. 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 GUARANTEED.

D. 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
2. OBSERVATION VISITS ARE SUGGESTED FOR THE FOLLOWING PARTS OF THE WORK:
   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.

E. 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.

F. 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.

G. 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.

H. INSTALLATION
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.

I. PLANTING SPECIFICATIONS
ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.

J. FINAL GRADING AND PLANTING
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.

K. TREE PLANTINGS
1. 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.
2. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 3" MIN. THK. MULCH AT BASE OF TRUNK.

L. GROUNDCOVER
GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 18" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.

M. TURF
ALL TURF AREAS ARE TO BE SODDED WITH AN APPROVED GRASS MIXTURE.

*SEE LANDSCAPING NOTES AND DETAIL SHEET FOR ADDITIONAL PLANTING NOTES.

SITE LAYOUT NOTES

1. ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
2. ALL STOP BARS SHALL BE 24' WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
3. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS
4. ALL SIDEWALK RAMPS MARKED HCR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
5. WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.
6. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CONCRETE CURBING. ALL PROPOSED CURBING WITHIN MUNICIPAL OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
7. ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
8. RETAINING WALLS REQUIRE STRUCTURAL DESIGN BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
9. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
10. SEE LANDSCAPE PLANS FOR DETAILS ON HARDSCAPE AND PLANTING MATERIALS.
11. SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.

GRADING NOTES

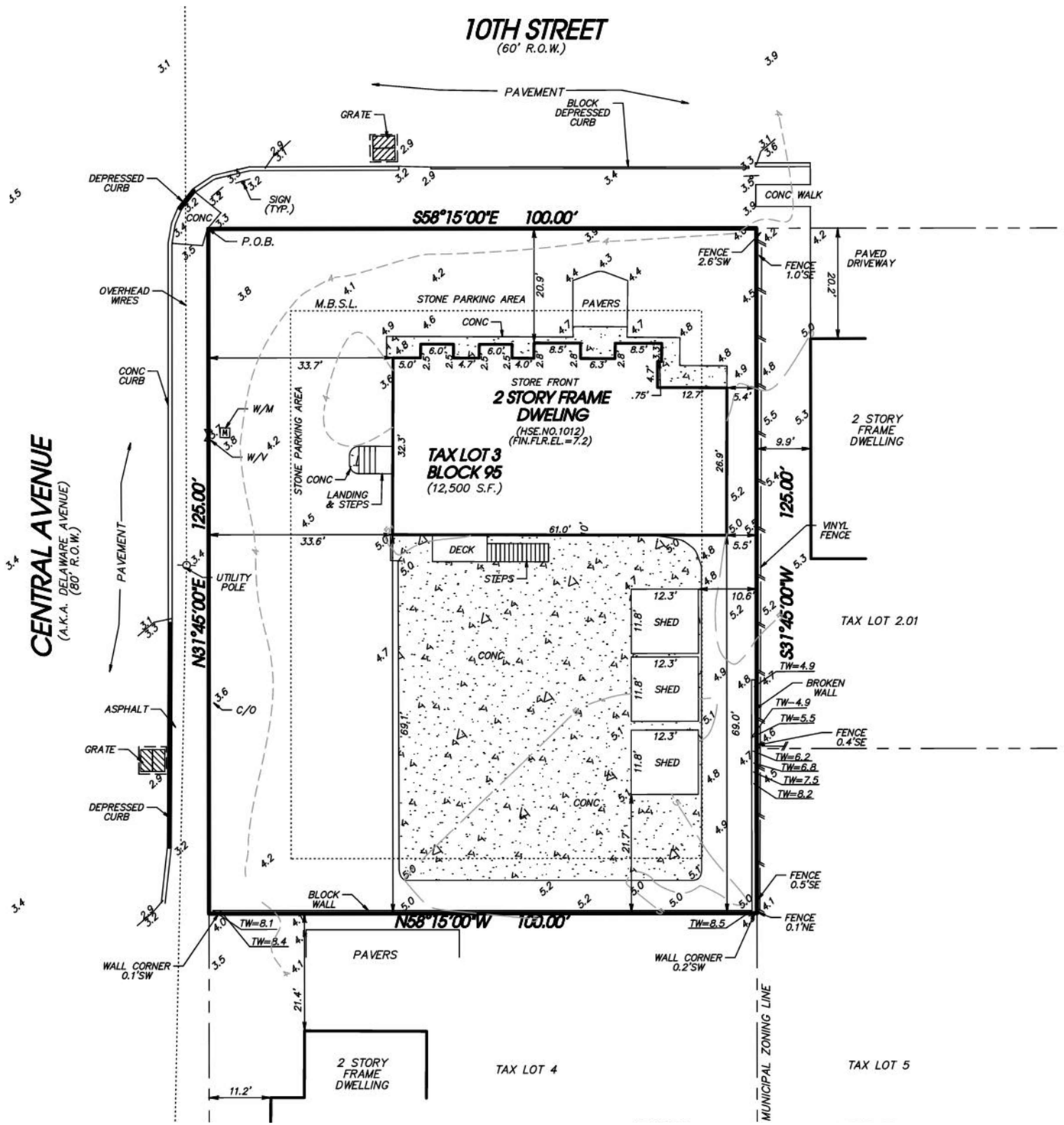
1. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
2. ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.
3. ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
4. FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
   a. ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
   b. ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
   c. RAMP RUNS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.3%).
   d. ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
   e. ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
5. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
6. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
7. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
8. ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.

DRAINAGE NOTES

1. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
2. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL STORM DRAINAGE SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
3. BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
4. UNLESS OTHERWISE INDICATED:
   a. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED.
   b. HDPE PIPES SHALL BE ADS N-12 WITH WATER TIGHT JOINTS OR APPROVED EQUAL.
   c. STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.
5. ALL STORM PIPES TO BE CLEANED AND TELEVISED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

SANITARY SEWER NOTES

1. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER TO EXISTING SEWER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
3. ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH BOROUGH OF SHIP BOTTOM WATER & SEWER UTILITY DEPARTMENT AND NJDEP REQUIREMENTS.
4. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL SANITARY SEWER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
5. ANY DAMAGE CAUSED TO THE EXISTING SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE SEWER OWNER) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE SEWER OWNER'S SATISFACTION.
6. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
7. PRI



10 0 10 20

SCALE : 1" = 10'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
10	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

NOTE: BASE PLAN SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "CONCEPT PLAN #1, TX LOT 3, BLOCK 95, BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY" PREPARED BY GRAVATT CONSULTING GROUP, DATED NOVEMBER 12, 2024.

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:

BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

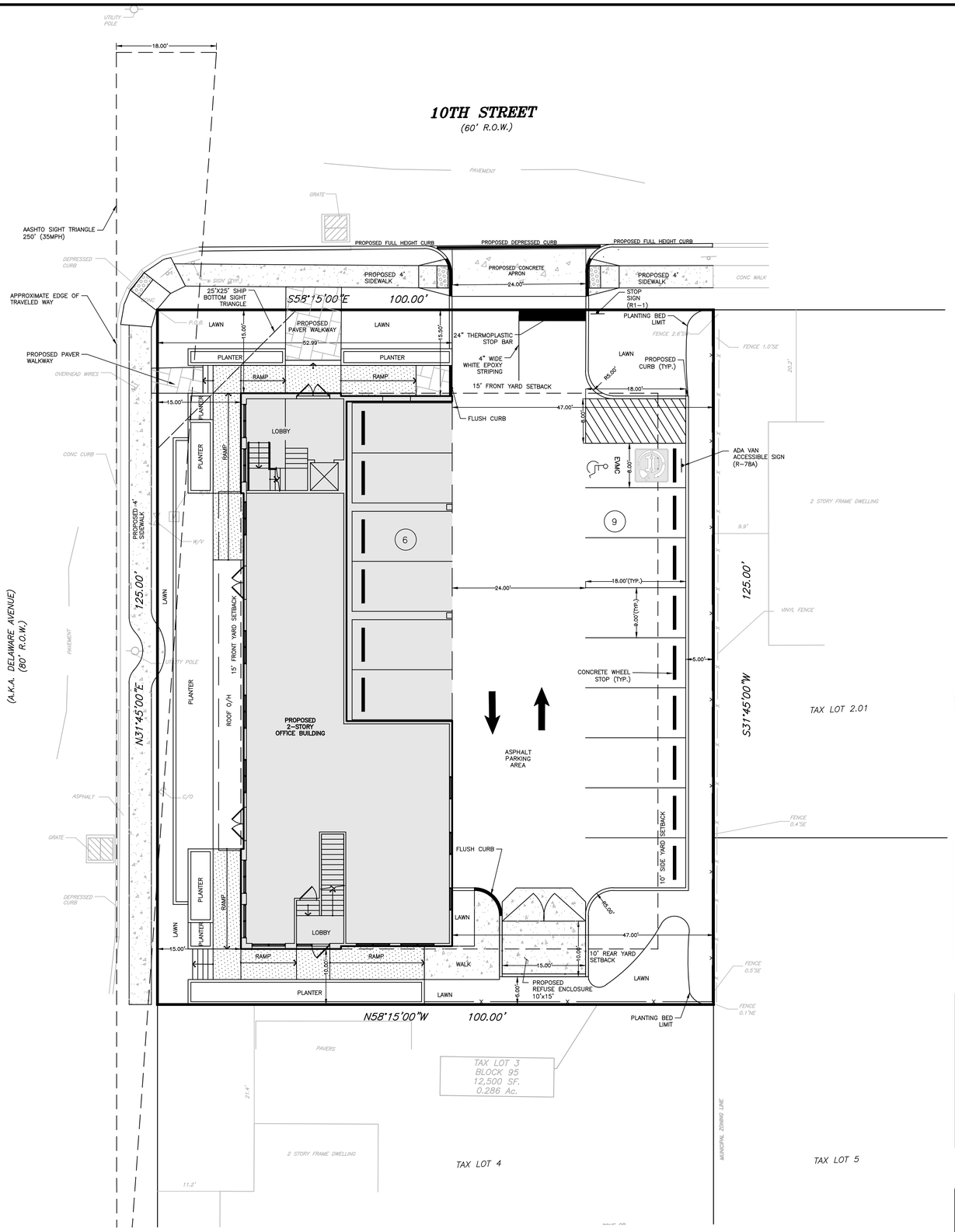
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

EXISTING CONDITIONS

SHEET NO:

C200



10 0 10 20

SCALE : 1" = 10'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
100	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

ZONING COMPLIANCE CHART

OR (OFFICE RESIDENTIAL ZONE) ZONE (§ 16.36.010)

BUILDER'S OFFICE USE: NOT PERMITTED (V)
DESIGN STUDIO OFFICE USE: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
16.36.010.D	MIN. LOT AREA (SF)	6,000	12,500 (0.28 AC)	NO CHANGE	YES
16.36.010.D	MIN. LOT WIDTH (FT)	60	125	NO CHANGE	YES
16.36.010.D	MIN. LOT FRONTAGE (FT)	60	125	NO CHANGE	YES
16.36.010.D	MIN. LOT DEPTH (FT)	80	125	NO CHANGE	YES
	PRINCIPAL BUILDING				
16.36.010.D	MIN. FRONT YARD SETBACK (CENTRAL AVENUE) (FT)	15	N/A	15.00	YES
16.36.010.D	MIN. FRONT YARD SETBACK (10TH STREET) (FT)	15	N/A	15.00	
16.36.010.D	MIN. REAR YARD SETBACK (FT)	10	N/A	10.00	YES
16.36.010.D	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	10	N/A	47.00	YES
	BOTH SIDES (FT)	20	N/A	N/A	YES
16.36.010.C	MAX. BUILDING HEIGHT (FT)	32 (1)	N/A	30.42	YES
16.36.010.C	MAX. BUILDING HEIGHT (STORIES)	2.5	N/A	2	YES
	LOT COVERAGE				
16.36.010.D	MAX. BUILDING COVERAGE (%)	35	N/A	29.98	YES
16.36.010.D	MAX. IMPERVIOUS COVERAGE (%)	80	N/A	76.99	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

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) FOR ALL LOTS WEST OF THE LONG BEACH BOULEVARD THAT HAVE BEEN FILLED TO 16 INCHES FOR INTERIOR LOTS AND 20 INCHES FOR LOTS FRONTING THE BAY OR LAGOON, THE BUILDING HEIGHT SHALL BE MEASURED FROM THE ELEVATION OF THE TOP OF THE GROUND LEVEL SLAB, A MAXIMUM OF FOUR INCHES ABOVE THE REQUIRED FILL, OR ABOVE THE REQUIRED FILL GRADE IF NO SLAB IS PROPOSED.

(2) EACH CORNER LOT SHALL HAVE TWO FRONT YARDS, ONE SIDE YARD AND ONE REAR YARD; THE SIDE AND REAR YARD TO BE DESIGNATED AT THE TIME OF APPLICATION FOR A CONSTRUCTION PERMIT.

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 16.52.080)

ORD.SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
§16.52.080B.3.	STALL SIZE (FT)	9 X 18	9 X 18	YES
§16.36.010F.2.	NUMBER OF PARKING SPACES USE: 1 PER 250 SF OF FLOOR AREA	5,060 SF / 250 = 20.25 SPACES (1) 21 SPACES REQUIRED	15 (V)	NO
§16.52.080E.2.	MIN. AISLE WIDTH (PERPENDICULAR PARKING)(FT)	24	24.00	YES
§16.52.080E.2.	MIN. DRIVEWAY WIDTH (TWO WAY)(FT)	24	24.00	YES
§16.52.080C.2.	MAX. CURB CUT WIDTH(FT)	24	24.00	YES
§16.52.080C.4.	MIN. DRIVEWAY DISTANCE TO INTERSECTION (FT)	35	52.99	YES
§16.52.080B.5.	MIN. BUFFER TO RESIDENTIAL USE (FT)	5 (2)	5.00	YES
DEFINITION	MIN. SIZE OF HANDICAP PARKING SPACES (FT)	8 X 18	8x18	YES
DEFINITION	MIN. WIDTH OF HANDICAP ACCESS AISLE (FT)	5	8.00	YES
A.D.A REG.	MIN. NUMBER OF ACCESSIBLE PARKING	1	1	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

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) NET LEASABLE FLOOR AREA = 5,060 SF / 250 SF = 20.25

(2) THE MINIMUM SETBACK AREA FOR ANY NONRESIDENTIAL USE SHALL INCLUDE A PLANTED BUFFER OF FIVE FEET IN WIDTH ALONG ANY COMMON PROPERTY LINE WITH A RESIDENTIAL DISTRICT OR USE

ELECTRIC VEHICLE PARKING SUMMARY (P.L. 1975, c. 291)

PARKING LOT OR GARAGE NOT COVERED IN C.40:55D-66.20.3.b.(1)

SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
3.c.	MINIMUM NUMBER OF MAKE-READY (MR) PARKING SPACES			
3.b.(1)(a)	25 OR FEWER OFF-STREET PARKING SPACES	1	1	YES
3.b.(1)(e)	MINIMUM NUMBER OF ADA PARKING SPACES	5% OF MAKE-READY PARKING SPACES	1	YES

(MR) "MAKE-READY" MEANS THE PRE-WIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE-READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY," AS USED IN P.L.2019, c.362 (C.48:25-1 et al.).

* RETAIL WITH FEWER THAN 25 SPACES EXEMPT, 0 EV SPACES REQUIRED.

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:

BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

Douglas D. Clelland

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev #	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

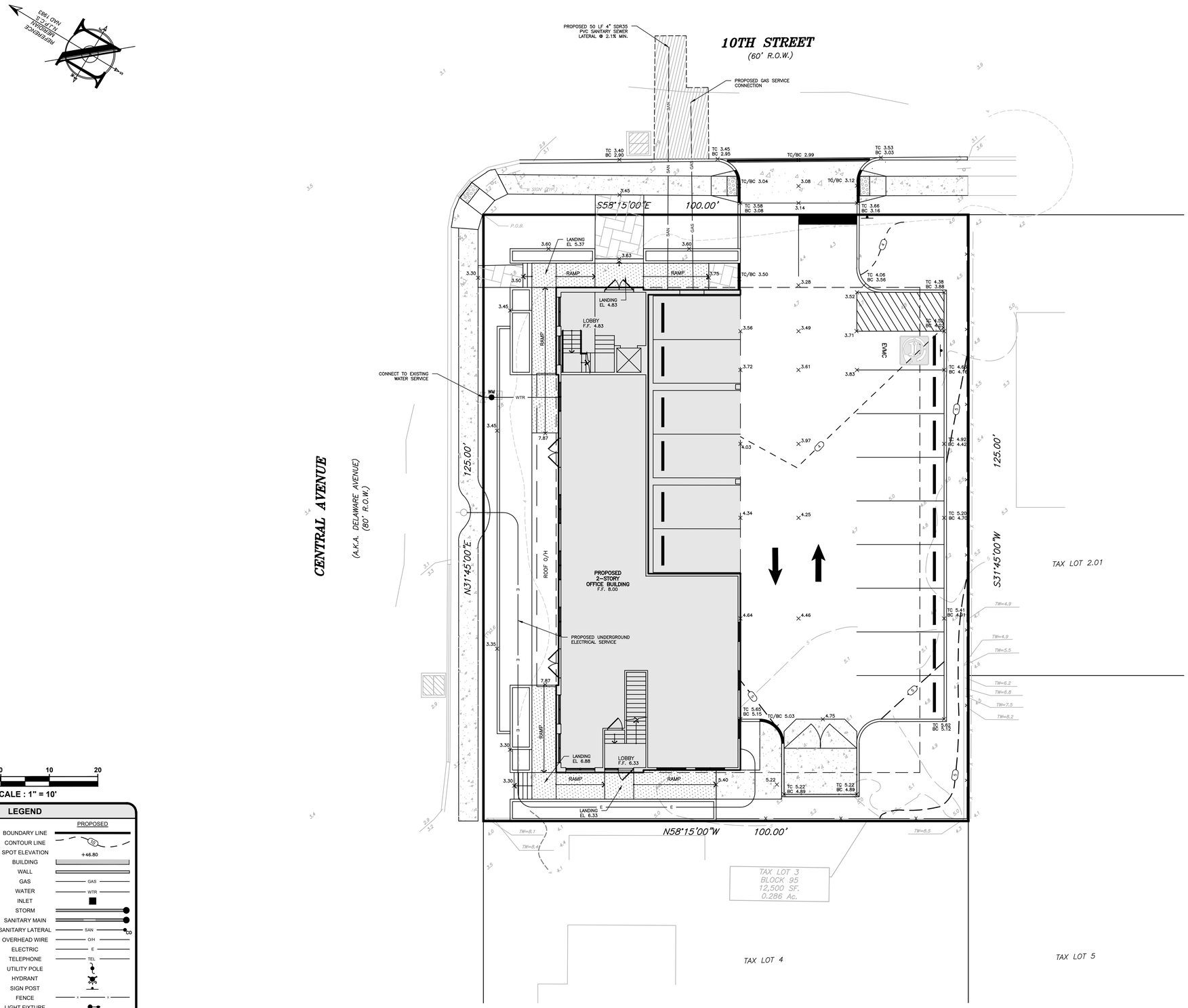
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO:

C300



10 0 10 20

SCALE : 1" = 10'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:
BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev #	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

☒ NOT FOR CONSTRUCTION

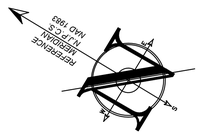
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

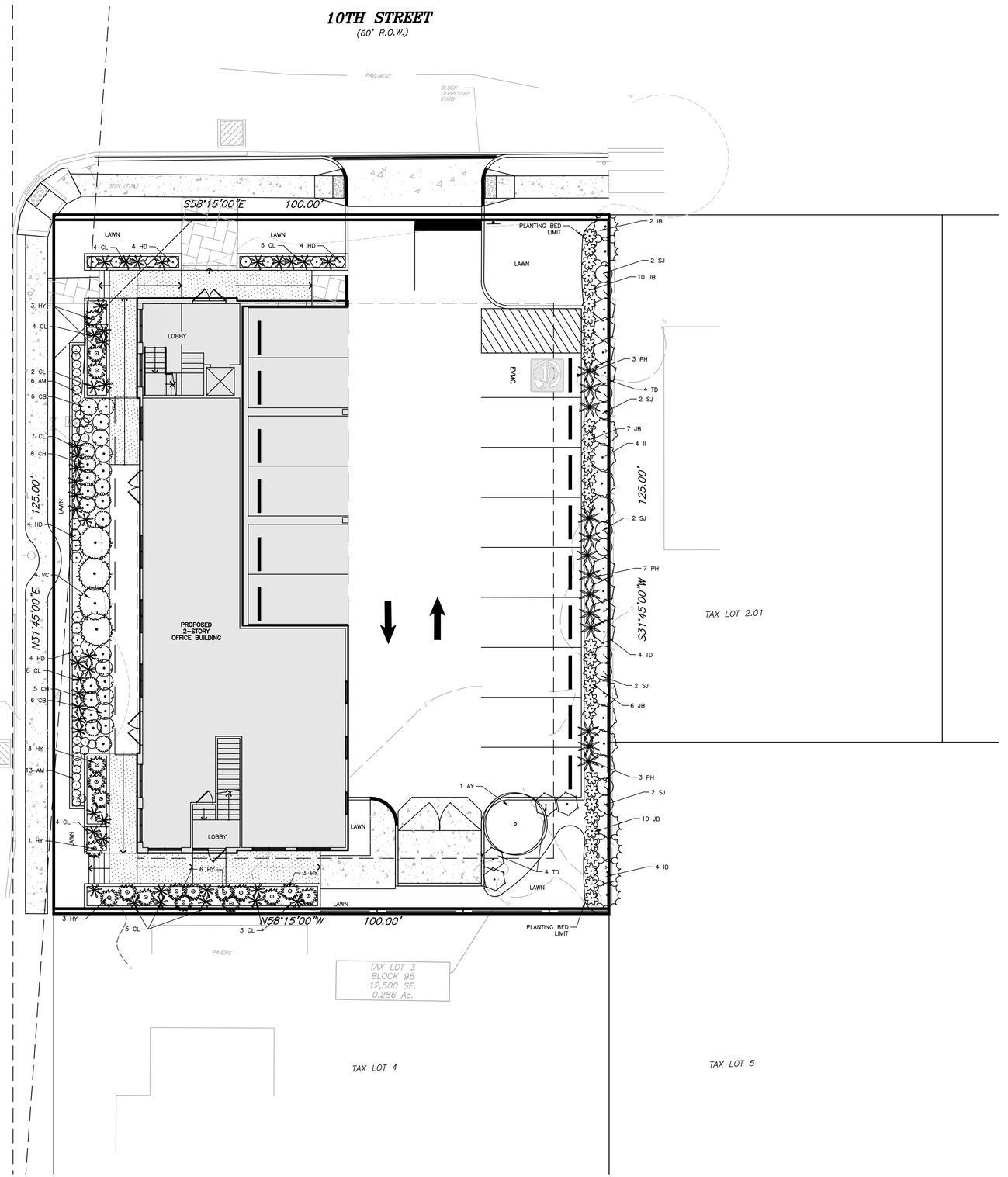
DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING, DRAINAGE, & UTILITY PLAN

SHEET NO:
C400



PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	ROOT
		TREE (1)				
AY	1	ACER RUBURM RED MAPLE	OCTOBER GLORY RED MAPLE	3" CALIPER	40'-50' HT	(B+B)
		PERENNIAL (1)				
AM	29	ACHILLEA X MOONSHINE	MOONSHINE YARROW	1 GAL	12" - 24" HT	(Cont.)
		SHRUBS (10)				
CH	13	CLETHRA ALNIFOLIA HUMMINGBIRD	HUMMINGBIRD SUMMERSWEET	3 GAL	18" - 24" HT	(Cont.)
CB	12	CARYOPTERIS X CLANDONENSIS BLUE MIST	BLUE MIST SPIRA	2 GAL	18" - 24" HT	(Cont.)
IB	6	ILEX X MESERVEACE BLUE PRINCESS	BLUE PRINCESS HOLLY	3 GAL	3' - 4' HT	(B+B)
SJ	10	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	1 GAL	8' - 10' HT	(Cont.)
II	8	ILEX GLABRA COMPACTO	COMPACT INKBERRY	5 GAL	2' - 2.5' HT	(Cont.)
TD	8	TAXUS X MEDIA DENSIFORMIS	DENSE YEW	1 GAL	2' - 2.5' HT	(B+B)
JB	33	JUNIPERUS SQUAMATA BLUE STAR	BLUE STAR JUNIPER	1 GAL	15" - 18" HT	(Cont.)
PH	13	PANICUM VIRGATUM HEAVY METAL	HEAVY METAL SWITCH GRASS	3 GAL		(Cont.)
HY	15	HYDRANGEA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	3 GAL	1.5' - 2' HT	(Cont.)
VC	4	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	1 GAL	2.5' - 3' HT	(Cont.)
		GROUNDCOVER (1)				
CL	43	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL	1' HT	(Cont.)
HD	19	HOSTA X BIG DADDY	BIG DADDY HOSTA	1 GAL		(Cont.)



CENTRAL AVENUE
(A.K.A. DELAWARE AVENUE)
(80' R.O.W.)

10 0 10 20
SCALE : 1" = 10'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
100	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:

BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

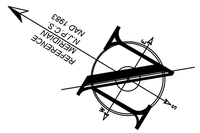
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

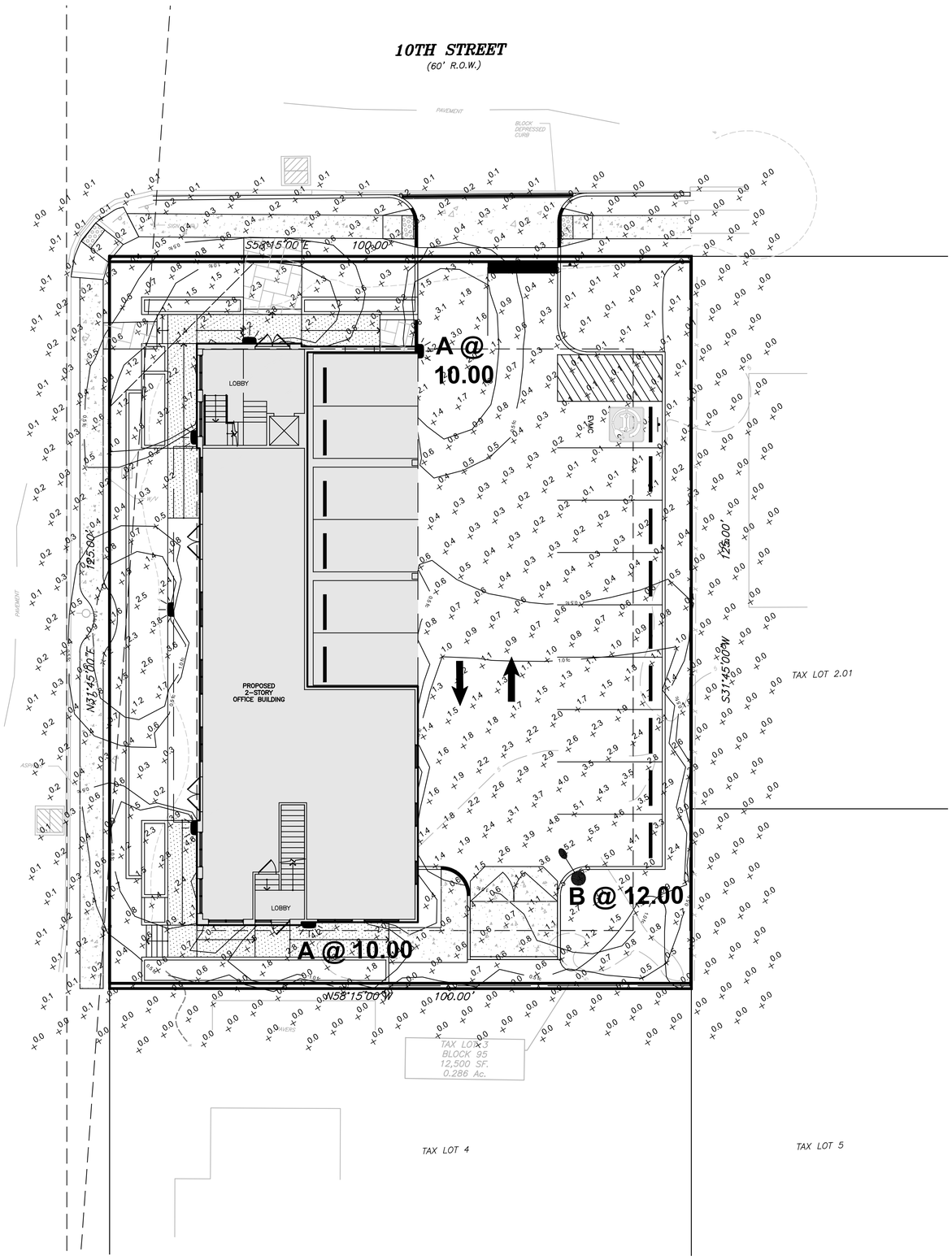
C600



SCHEDULE OF LIGHTING REQUIREMENTS (§ 16.52.040)				
ORD. SECTION	STANDARD	PERMITTED	PROPOSED	COMPLIES
16.52.040.B	MIN. AVERAGE LIGHT INTENSITY AT INTERSECTION (fc)	0.5	0.5	YES
16.52.040.B	MIN. AVERAGE LIGHT INTENSITY (fc)	0.3	0.6	YES
16.52.040.B	MAX. MOUNTING HEIGHT (FT)	25	12	YES

LUMINAIRE SCHEDULE									
LABEL	QTY.	MANUFACTURER	CATALOG NUMBER	LIGHT TYPE	LUMENS	COLOR (K)	DIRECTION OF ILLUMINATION	MOUNTING TYPE	MOUNTING HEIGHT
A	6	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	LED	1,537	3,000	DOWN	WALL	SEE PLAN
B	1	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI TFTM	LED	7,446	3,000	FORWARD	POLE	12'

NOTES:
1. LIGHTING CONTOUR VALUES SHOWN ARE: 1.0, 0.50 AND 0.25 FOOTCANDLES.
2. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.



10 0 10 20

SCALE : 1" = 10'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x	FENCE	x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:

BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

LIGHTING PLAN

SHEET NO:

C601

WPX LED
Wall Packs

5 YEAR warranty

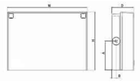
Catalog Number	
Notes	
Type	

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location A	Side Conduit Location B	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.1 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W [1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V [1]	E4WH	Emergency battery backup, CEC compliant (4W, 0° C min.) [2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20° C min.) [2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell [3]	Note: For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 4kV surge protection standard, except WPX1 LED P1 package, which comes with 2.5kV surge protection standard. Add SPD4KV option to get WPX1 LED P1 with 4kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD4KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40 C to 40 C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L70/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 4kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 4kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaries come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output to dim the luminaires.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

WPX LED
Rev. 03/08/22

WALL MOUNTED LIGHT: TYPE A
NTS

D-Series Size 1
LED Area Luminaire

d-series

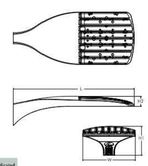
Catalog Number	
Notes	
Type	

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution		Voltage	Mounting
DSX1 LED	Forward optics: P1 P2 P3 P4 P5 P6 P7 P9 — Rotated optics: P10 [1] P12 [1] P11 [1] P13 [1]	(This section 70CRI only): 30K 3000K; 40K 4000K; 50K 5000K; 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	70CRI; 70CRI; 70CRI; 80CRI; 80CRI; 80CRI; 80CRI; 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare [1]; T4M Type IV medium; T4LG Type IV low glare [1]; T5W Type V wide; T5M Type V medium; T5LG Type V low glare; T5VW Type V wide [1]; BLC3 Type III backlight control [1]; BLC4 Type IV backlight control; LCCO Left corner cutoff [1]; RCCO Right corner cutoff [1]		MVOLT (120V-277V) [3]; HVOLT (347V-480V) [3,4]; XVOLT (277V - 480V) [3,4]; 120 [5,6]; 208 [5,6]; 240 [5,6]; 277 [5,6]; 347 [5,6]; 480 [5,6]	Shipped included: SPA Square pole mounting (4@ drilling); RPA Round pole mounting (4@ drilling); SPA5 Square pole mounting #5 drilling [1]; RPA5 Round pole mounting #5 drilling [1]; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket [1]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

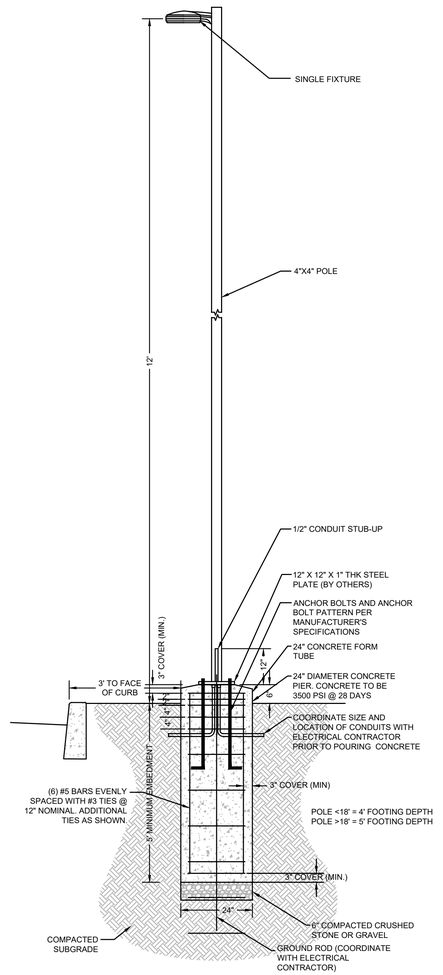
Control options		Other options		Finish (required)	
Shipped installed: NLTAIR2 PIRHN — NLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [7,8,9]; PIR — High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [7,8,9]; PER — NEMA twist-lock receptacle only (controls ordered separately) [10]; PERS — Five-pin receptacle only (controls ordered separately) [10]	PER7 Seven-pin receptacle only (controls ordered separately) [11]; FAO Field adjustable output [12,13]; BL30 Bi-level switched dimming, 30% [9,11]; BL50 Bi-level switched dimming, 50% [9,11]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [11]; DS Dual switching [9,11,14]	Shipped installed: SPD20KV 20kV surge protection; HS Houseside shield (Black finish standard) [11]; L90 Left rotated optics [1]; R90 Right rotated optics [1]; CCE Coastal Construction [15]; HA 50°C ambient operation [16]; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V) [17]; DF Double fuse (208, 240, 480V) [17]. Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)		DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

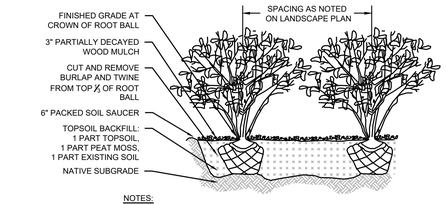
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

DSX1 LED
Rev. 04/29/25
Page 1 of 10

POLE MOUNTED LIGHT: TYPE B
NTS

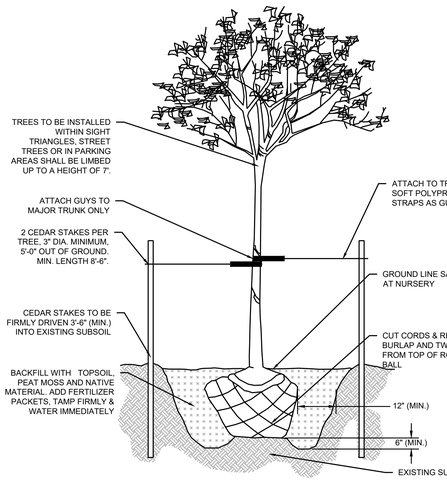


LIGHT POLE DETAIL
NTS



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER THROUGHLY IMMEDIATELY FOLLOWING PLANTING.

SHRUB PLANTING
NTS



NOTE:
FOR TREES OTHER THAN STREET TREES, PROVIDE RIGID, PLASTIC OPEN MESH TRUNK GUARDS FOR DEER PROTECTION.

TREE PLANTING & STAKING DETAIL
NTS

GENERAL LANDSCAPE MAINTENANCE NOTES

1. LAWNS (MAINTAINED TURF AREAS): ALL MAINTAINED LAWNS SHALL BE AT A MOWN HEIGHT OF 2.5"-3". THE CUT SHALL NOT REMOVE MORE THAN 1/3 OF THE BLADE HEIGHT THEREFORE LAWN SHALL BE MOWED WHEN IT REACHES A HEIGHT OF 3.5"-4". LIME, FERTILIZER AND OTHER SOIL AMENDMENTS SHALL BE APPLIED AT REGULAR INTERVALS BASED UPON SOIL TESTS AND RECOMMENDATIONS FROM A CERTIFIED SOIL TESTING LAB. SUCH SOIL TESTS SHALL BE PERFORMED ONCE A YEAR IN EARLY MARCH. AT LARGER SITES, SEVERAL SOIL SAMPLES AND TESTS SHALL BE TAKEN FOR THE VARIOUS AREAS OF THE SITE.
2. PLANTING BEDS: ALL PLANTING BEDS SHALL BE EDGED (3"-4" DEEP AND WIDE V-GROOVE EDGE BETWEEN TURF AND MULCH BEDS) AND MULCH REPLENISHED AS NECESSARY (MINIMUM 3 TIMES PER YEAR) TO MAINTAIN 3"-4" DEPTH OF MULCH UNLESS THE GROUNDCOVER OR PLANTING HAS COMPLETELY COVERED THE BED, PRECLUDING THE NEED FOR MULCH. ALL BEDS SHALL BE MAINTAINED FREE OF WEEDS AND PLANT DEBRIS.
3. PRUNING: ALL PLANTS SHALL BE PERIODICALLY PRUNED OF DEAD, DAMAGED OR DISEASED BRANCHES TO MAINTAIN THE VIGOR OF THE PLANT AND MAINTAIN A SAFE CONDITION. PRUNING SHALL MAINTAIN THE NATURAL FORM OR HABIT OF THE PLANT UNLESS A FORMAL HEDGE HAS BEEN SPECIFIED BY THE LANDSCAPE ARCHITECT. FLOWERING SHRUBS AND TREES SHOULD BE PRUNED AFTER FLOWERING TO LIMIT IMPACT UPON FOLLOWING SEASON FLOWER BUDS UNLESS SAFETY CONCERNS WARRANT IMMEDIATE PRUNING. HEDGES SHALL BE SHEARED TO A TRAPEZOIDAL FORM TO PREVENT SHADING OF LOWER BRANCHES.
4. IRRIGATION: ALL PLANTS AND LAWN AREAS SHALL BE IRRIGATED OR WATERED AS NECESSARY TO MAINTAIN VIGOROUS AND HEALTHY GROWTH. THE UNDERGROUND IRRIGATION SYSTEM SHALL BE PERIODICALLY INSPECTED AND MAINTAINED AS PER MANUFACTURER'S RECOMMENDATIONS TO ASSURE PROPER APPLICATION.
5. CHEMICAL APPLICATIONS: FUNGICIDES, HERBICIDES AND PESTICIDES SHALL BE APPLIED ONLY AS NECESSARY TO TREAT SPECIFIC PROBLEMS AS THEY ARE OBSERVED. ALL TREATMENTS SHALL BE PERFORMED BY TRAINED AND LICENSED PERSONNEL IN ACCORDANCE WITH ALL REGULATIONS.
6. FLOWER BEDS: SEASONAL PLANTING BEDS SHALL BE PLANTED IN SPRING, SUMMER AND FALL AS SPECIFIED. PERENNIAL VEGETATION SHALL BE REMOVED AS APPROPRIATE IN THE FALL. ORNAMENTAL GRASSES SHALL BE CUT IN THE SPRING TO PROMOTE PROPER PLANT GROWTH AND A NEAT, CLEAN APPEARANCE, BUT NOT DIMINISH THEIR WINTER INTEREST.
7. PAVEMENTS: ALL PAVEMENTS INCLUDING STREETS, PATIOS, SIDEWALKS, BIKEWAYS, ETC. SHALL BE MAINTAINED FREE OF LITTER, GRASS CLIPPINGS, STAINS, SNOW AND ICE, DEBRIS, LEAVES, BRANCHES AND FRUIT. BENCHES AND STREET FURNISHINGS SHOULD BE PERIODICALLY CLEANED. DEBRIS, LEAVES AND BRANCHES SHALL BE REMOVED FROM ALL STORM WATER GRATES, CHANNELS AND APRONS.
8. PLANT MATERIAL: PLANT MATERIAL WHICH ARE NOT GROWING IN A VIGOUROUS MANNER AND ANY DEAD PLANTS SHALL BE REPLACED AS NECESSARY TO ACHIEVE INTENDED DESIGN DURING THE NEXT SPRING OR FALL PLANTING SEASON IN ORDER TO MAINTAIN THE INTEGRITY OF THE ORIGINAL LANDSCAPE DESIGN.
9. GREENBELT AREAS: DESIGNATED GREENBELT AREAS ARE TO REMAIN UNDISTURBED EXCEPT FOR THE NECESSARY REMOVAL OF ANY DEAD, DIESEASED OR DAMAGED TREES THAT WILL COMPROMISE THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC. TOWNSHIP LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO ANY DISTURBANCE FOR WHATEVER REASON IN ANY GREENBELT AREA.
10. MEADOW OPEN SPACE: THE INTENT OF THE MEADOW OPEN SPACE AREA IS HARBOR GROWTH FOR SUCCESSIONAL WOODLAND DEVELOPMENT. NO DISTURBANCE OR MOWING SHALL TAKE PLACE IN THESE AREAS EXCEPT THE REMOVAL OF DEBRIS, WEEDS, ETC. AS APPROVED BY THE TOWNSHIP LANDSCAPE ARCHITECT.
11. PONDS FENCE: THE EDGE OF THE WET PONDS SHALL BE CLEANED OF ALL WEEDS AND DEBRIS ON A MONTHLY BASIS. THE BIOLOGS SHALL BE SECURED IN PLACE AND CHECKED TWO TIMES PER YEAR. PLANTING BEDS SHALL BE MULCHED AS NOTED ABOVE.
12. POND AERATOR: POND AERATORS ARE TO BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WARRANTY REQUIREMENTS.

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:
PROPOSED OFFICE BUILDING

PROJECT LOCATION:
BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

Douglas D. Clelland

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

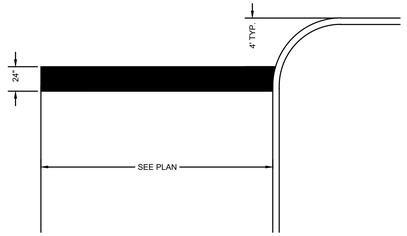
PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
LANDSCAPE & LIGHTING NOTES & DETAILS

SHEET NO:
C602

STOP SIGN (R1-1)
NTS



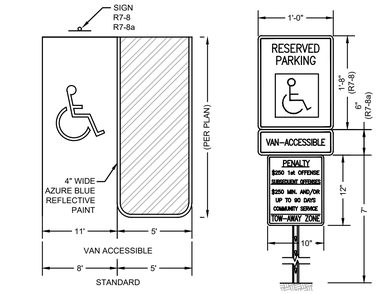
STOP BAR
NTS

GENERAL NOTES:

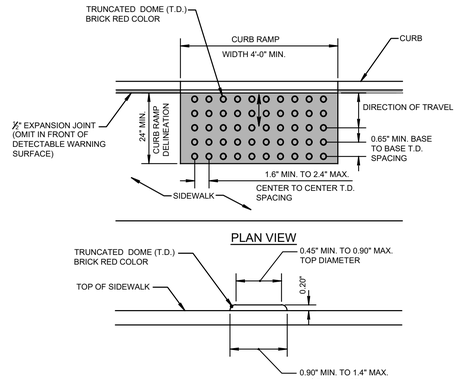
1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTERLINE SHALL BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS, EXCEPT THAT CURB RAMP TYPE 6 SHALL BE A MINIMUM OF 5 FEET.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, THE SIDEWALK CURB RAMP DELINEATION (SHADED AREA) SHALL BE SAFETY RED IN COLOR ON 70% COLOR CONTRAST FOR OTHER SURFACES SUCH AS CONCRETE AT BRICK.
6. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF THE SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPES 1 THROUGH 4.
7. DIMENSIONS SHOWN ON THE TABLES ARE FOR 4, 6, OR 8 INCH CURB HEIGHTS, WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON THE CROSS SLOPES SHOWN.
8. ALL FULL CURB DEPRESSIONS SHALL BE CONSTRUCTED OF CONCRETE, REGARDLESS OF THE CURB TYPE THROUGHOUT THE PROJECT.

ADA ACCESSIBLE SIDEWALK AND CURB RAMPS
NTS

BOARD ON BOARD DUMPSTER PAD ENCLOSURE
NTS



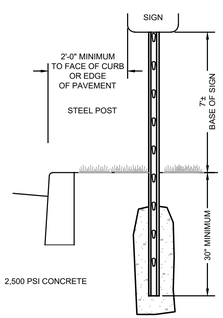
ACCESSIBLE PARKING STALL
NTS



NOTE:

CONTRACTOR SHALL PROVIDE A DETECTABLE WARNING SURFACE SUBMITTAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

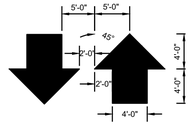
DETECTABLE WARNING SURFACE
NTS



NOTES:

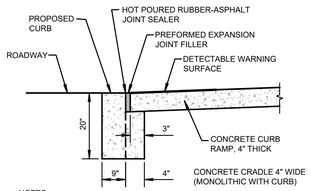
1. ALL SIGNS SHALL BE MINIMUM 18 GUAGE STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE-PUNCHED MOUNTING HOLES.
2. POSTS: 2" STEEL U-CHANNEL BREAKAWAY POST.
3. SIGNS AND POSTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCE AND MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN POST
NTS



NOTE:
1. ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECION 3B OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"
2. THESE ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.

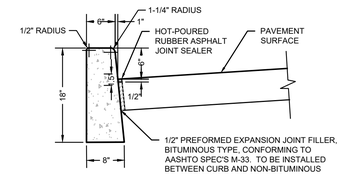
TRAFFIC ARROW PAVEMENT MARKINGS
NTS



NOTES:

1. IN LIEU OF THE ABOVE DETAIL, CURB AND SIDEWALK RAMP MAY BE POURED MONOLITHICALLY AS APPROVED BY THE ENGINEER.
2. ALL FULL CURB DEPRESSIONS SHALL BE CONSTRUCTED OF CONCRETE, REGARDLESS OF THE CURB TYPE THROUGHOUT THE PROJECT.

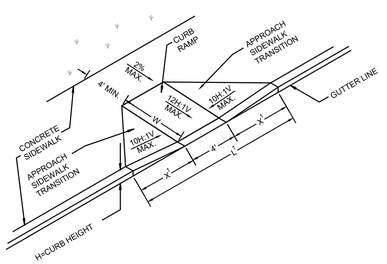
DROPPED CURB AND CRADLE
NOT TO SCALE



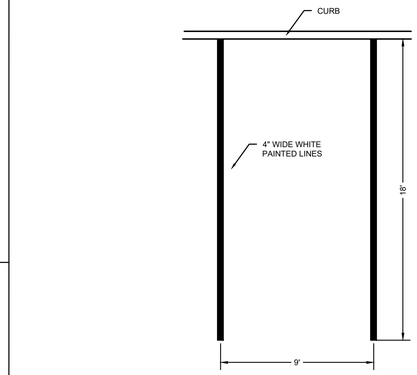
NOTES:

1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' - 0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. CURB SHALL BE SAW CUT TO THE NEAREST JOINT TO AIDE IN THE BLENDING OF NEWLY CONSTRUCTED CURB WITH EXISTING CURB.

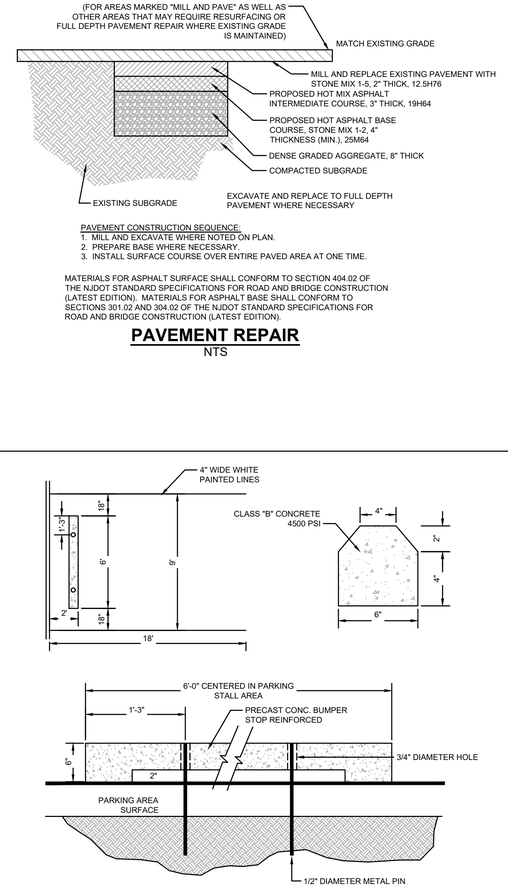
CONCRETE VERTICAL CURB
NTS



CURB RAMP TYPE 1
NTS



PARKING STRIPING
NTS



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 REPAIR
NTS

PRECAST CONCRETE WHEEL STOP
NTS

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:
BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE:	AS SHOWN	DESIGNED BY:	JMW
DATE:	07/24/25	DRAWN BY:	M-S
JOB #:	25-2462-01	CHECKED BY:	DDC

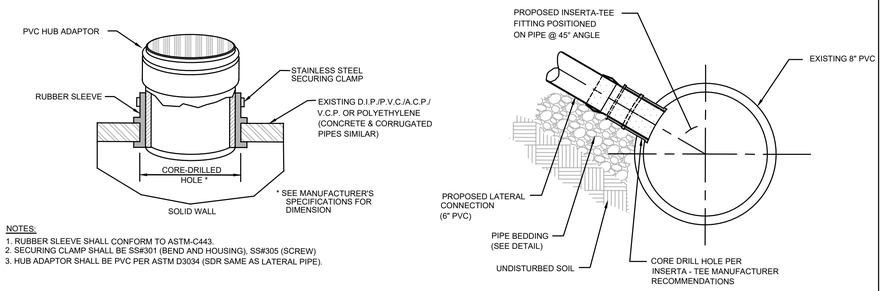
NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

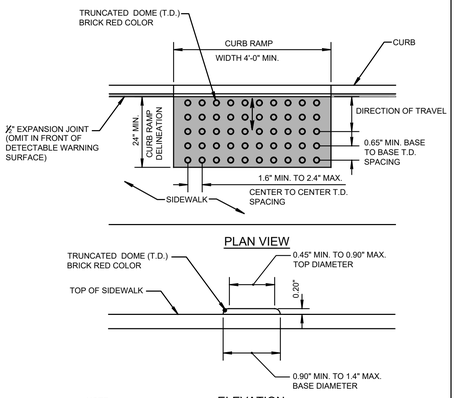
SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
C700



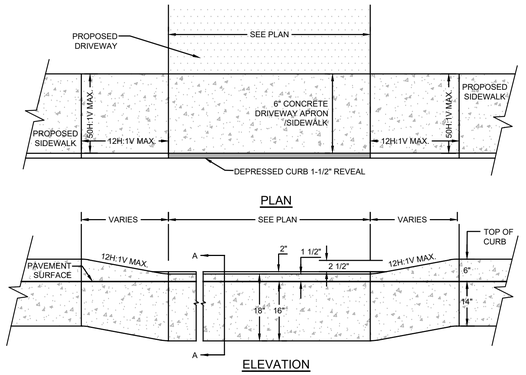
NOTES:
1. RUBBER SLEEVE SHALL CONFORM TO ASTM-C443.
2. SECURING CLAMP SHALL BE SS#301 (BEND AND HOUSING), SS#305 (SCREW)
3. HUB ADAPTOR SHALL BE PVC PER ASTM D3034 (SDR SAME AS LATERAL PIPE).

SANITARY SEWER INSERTA TEE CONNECTION
NTS



NOTE:
CONTRACTOR SHALL PROVIDE A DETECTABLE WARNING SURFACE SUBMITTAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

DETECTABLE WARNING SURFACE
NTS



NOTES:

1. ALL SIDEWALK AND DRIVEWAY APRON CONCRETE TO BE NJDOT CLASS "B".

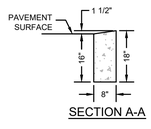
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" (MAXIMUM) INTERVALS. PROVIDE DUMMY JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH BETWEEN EXPANSION JOINTS.

3. PROVIDE WELDED WIRE FABRIC REINFORCEMENT, TYPE 6X6=W2.9XW2.9 AT DRIVEWAY APRONS.

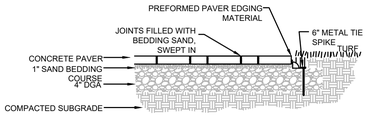
4. CURB AND SIDEWALK SHALL BE POURED SEPARATELY.

5. LONGITUDAL 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.

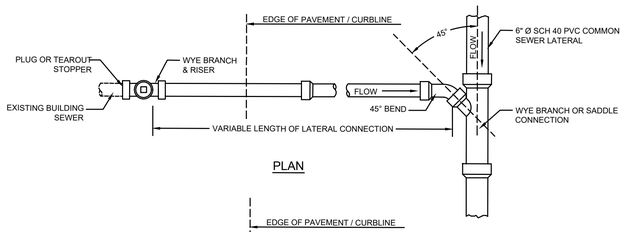


DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK
NTS



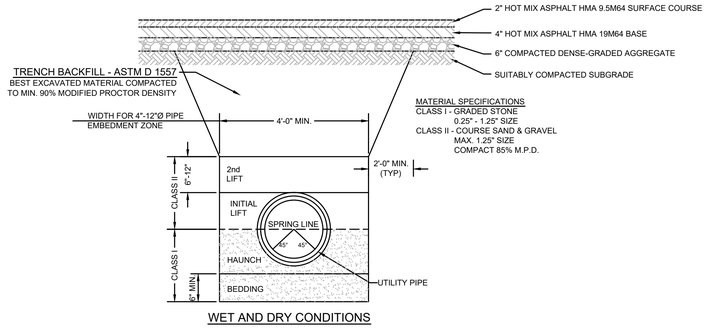
CONCRETE PAVER WALKWAY
NTS

CONSTRUCTION NOTES:
1.INFRARED PAVEMENT REPAIR FOR THE CITY RIGHT-OF-WAY IMPROVEMENTS



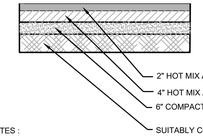
STANDARD LATERAL CONNECTION WITH CLEANOUT - SEWER DEPTH 10' OR LESS
NTS

IN ACCORDANCE WITH NJAC 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAI (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRCUTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.



PAVEMENT NOTE: MATERIALS FOR ASPHALT CONCRETE SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989). MATERIALS FOR ASPHALT CONCRETE BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989).

UTILITY TRENCH & PAVEMENT REPAIR
NTS



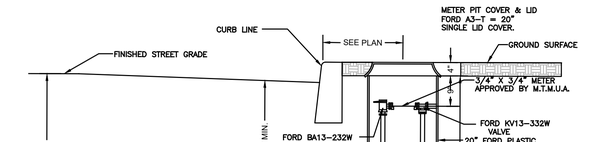
NOTES :

1. ALL SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. FILL PLACEMENT AS NEEDED SHALL BE PLACED IN ACCORDANCE WITH GEOTECHNICAL REPORT,SUBGRADE CONDITIONS AND COMPACTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF DENSE GRADED AGGREGATE

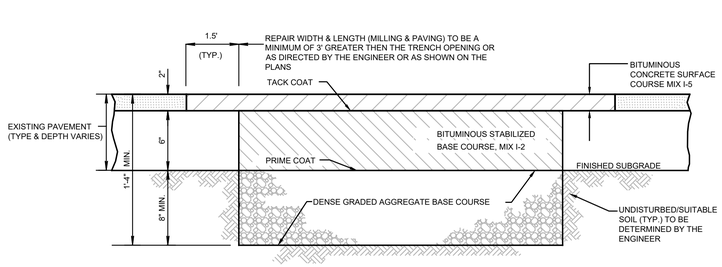
2. BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. DENSE GRADED AGGREGATE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557.

3. THE GRANULAR BASE SHALL BE DENSE GRADED AGGREGATE CONFORMING TO NJDOT SPECIFICATIONS SECTION 901.10 AND TABLE 901.10.01-1 OR SOIL AGGREGATE DESIGNATED I-5 CONFORMING TO NJDOT SPECIFICATIONS SECTION 901.09 AND SHOWN IN TABLE 901-2 OR APPROVED BY GEOTECHNICAL ENGINEER.

HMA PAVEMENT SECTION
NTS



TYPICAL SERVICE CONNECTION WITH FORD METER PIT
NTS



ROADWAY EXCAVATION/REPAIR/EXISTING STREETS
NTS

CONSTRUCTION NOTES:
1.INFRARED PAVEMENT REPAIR FOR THE CITY RIGHT-OF-WAY IMPROVEMENTS

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:
BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev. #	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE:	AS SHOWN	DESIGNED BY:	JMW
DATE:	07/24/25	DRAWN BY:	M-S
JOB #:	25-2462-01	CHECKED BY:	DDC

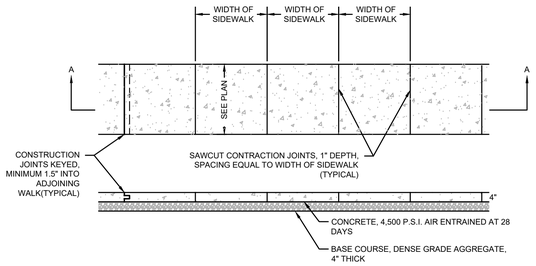
☒ NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
C701



SECTION A-A

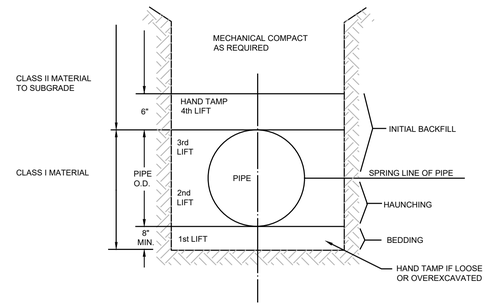
CONSTRUCTION NOTES:

1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
2. FLOAT FINISH SIDEWALK FOLLOWED BY MEDIUM-TO FINE-TEXTURED BROOM FINISH, PERPENDICULAR TO THE LINE OF TRAFFIC.
3. ISOLATION JOINTS SHALL BE CONSTRUCTED WHERE SIDEWALK ADJOINS A CURB OR OTHER STRUCTURE, A 1/2" PREFORMED JOINT FILLER SHALL BE INSTALLED.

CONCRETE SIDEWALK

NTS

NOTE:
CLASS I MATERIAL - 3/4" BROKEN STONE
CLASS II MATERIAL - COARSE SAND AND GRAVEL



PIPE BEDDING DETAIL

NTS

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:

BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO:

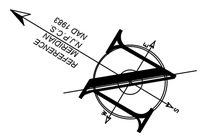
C702

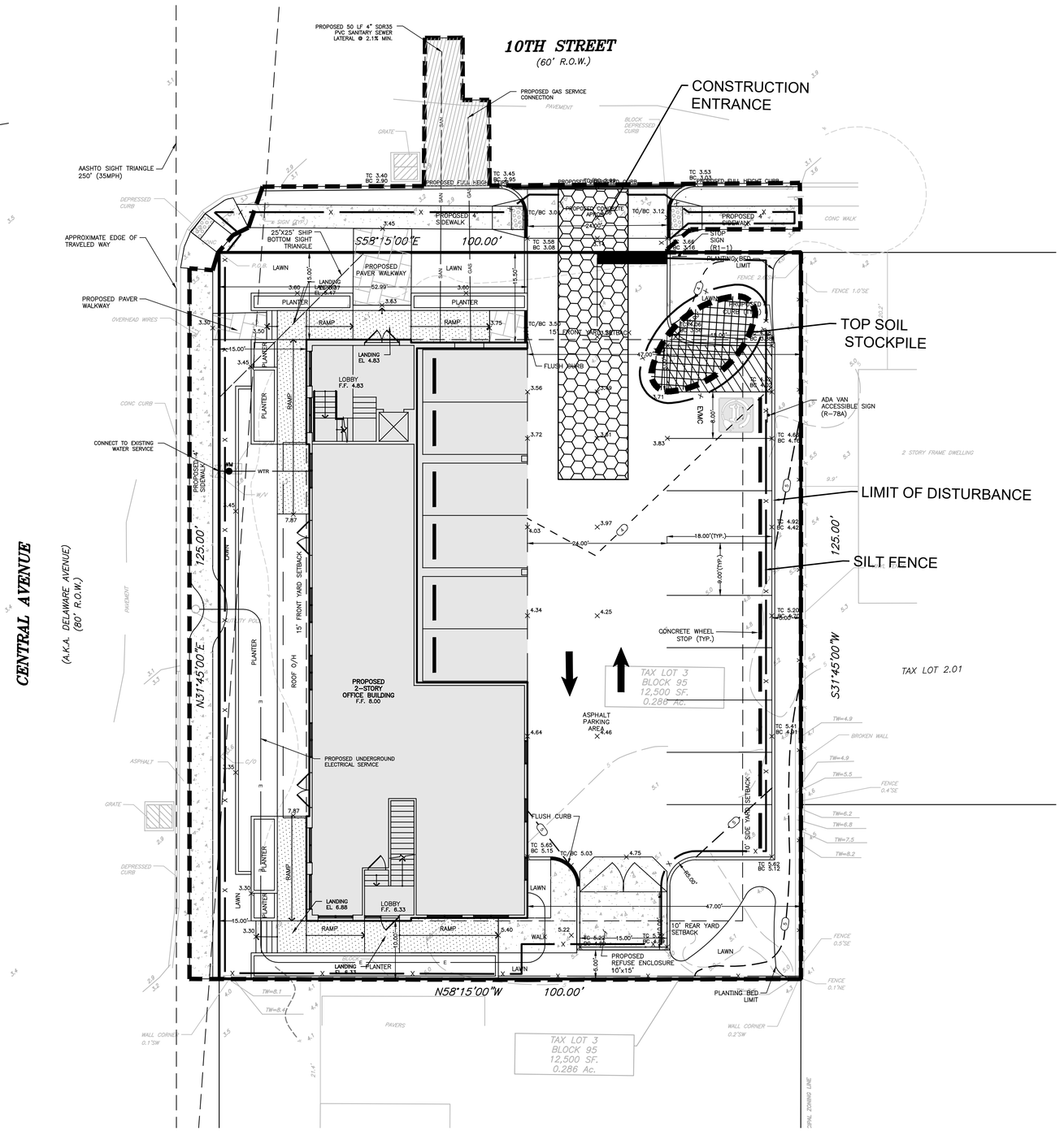
SOILS MAP

400 0 400 800

Scale: 1"=400'

SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
PstAt	Psammaquents, sulfidic, 0 to 2 percent slopes, frequently flooded	A/D





10 0 10 20

SCALE : 1" = 10'

NOTE:
ALL PAVED SURFACES TO BE SWEPT DAILY DURING CONSTRUCTION.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
50	CONTOUR LINE	50
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
- PROPOSED TREE PROTECTION
- SOIL COMPACTION TEST LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP APRON, SCOUR HOLE
- SOIL RESTORATION AREA

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

SEE SHEET C101 FOR PLAN NOTES

TOTAL LIMIT OF DISTURBANCE = 0.33 AC.

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:
BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:
JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

☒ NOT FOR CONSTRUCTION

APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NO:
C800

SOIL EROSION AND SEDIMENT CONTROL NOTES

OCSCD SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE DISTRICT INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED IN ACCORDANCE WITH "THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION, JANUARY 2014, REVISED JULY 2017." (SESC STANDARDS) ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE SESC STANDARDS.
3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. 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. THE REVISED PLANS MUST MEET ALL CURRENT SESC STANDARDS. STANDARDS: HTTP://WWW.STATE.NJ.US/AGRICULTURE/DIVISIONS/ANR/NRCS/NJEROSION.HTML
5. N.J.S.A 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THERE HAS BEEN COMPLIANCE WITH PROVISIONS OF A CERTIFIED PLAN FOR PERMANENT MEASURES. ALL SITE WORK, AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE PRESSURE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL WITHIN 14 DAYS, AT A RATE OF 2 TO 2 ½ TONS PER ACRE AND ANCHORED IN PLACE ACCORDING TO THE SESC STANDARD FOR STABILIZATION WITH MULCH ONLY.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E., STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 1 ½ TO 2 TONS PER ACRE AND ANCHORED IN PLACE ACCORDING TO THE SESC 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 (3:1 OR GREATER) OR ANY EXISTING ROADWAYS RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES.
10. THE SESC STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD USING CLEAN, CRUSHED, ANGULAR STONE (ASTM C-33, SIZE NO. 2 OR 3) AT ALL CONSTRUCTION DRIVEWAYS WHERE VEHICLES WILL ACCESS PAVED ROADWAYS FROM UNPAVED AREAS OF THE SITE.
11. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED 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 PROPERLY ANCHORED IN PLACE IS REQUIRED ON ALL SEEDING IN ACCORDANCE TO THE SESC STANDARDS.
12. 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.
13. IN ACCORDANCE WITH THE SESC 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 SEEDBED 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.
14. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. CONDUIT OUTLET PROTECTION INSTALLATION SHALL BE POSTPONED IN BASINS ACTING AS SEDIMENT BASINS DURING CONSTRUCTION.
15. 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 SESC STANDARD FOR DEWATERING.
16. 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, MULCH SHALL BE APPLIED AND ANCHORED IN PLACE, OR OTHER DUST CONTROL METHOD SHALL BE EMPLOYED AS REQUIRED BY THE SESC STANDARD FOR DUST CONTROL.
17. 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 AN AMENDED 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 WILL BE REQUIRED FOR THESE ACTIVITIES.
18. ALL SOIL STOCKPILES ARE TO BE SURROUNDED WITH A SEDIMENT BARRIER AND STABILIZED IN ACCORDANCE WITH THE SESC STANDARDS. STOCKPILES SHOULD BE SITUATED SO AS TO NOT OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
19. 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 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 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" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-4.

*SEEDING DATES: 2/15-5/1 AND 8/15-10/15

B. 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.

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 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.

D. 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. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED 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 (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 95% 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 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 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. STAKES 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 PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE ATTRIBUTES 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.

      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.

C. 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 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 0.2 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 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 COVERAGE.

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 STANDARDS 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 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, 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. 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 PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING

(ZONE 6B)

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 RETESTED.

SEED MIXTURE #13 FOR LAWN AREAS	PLANTING RATE LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (175)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS (BLEND)	1 (45)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

SEED MIXTURE #7 FOR BASIN, SIDE SLOPES, AND SWALES	PLANTING RATE LBS/ 2,000 (LBS/ACRE)
STRONG CREEPING RED FESCUE	3 (130)
KENTUCKY BLUEGRASS	1 (50)
PERENNIAL RYEGRASS	0.5 (20)
OR REDTOP	0.25 (10)
PLUS WHITE CLOVER	0.10 (5)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

3. 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.

4. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 850 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.

5. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 8 MANY GRASSES BECOME ACTIVE AT 650F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATE COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

B. 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 COARSE-TEXTURED SOIL.

C. 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.

D. 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 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.

4. MULCHING

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 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 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 OF SLOPES, AND COSTS.

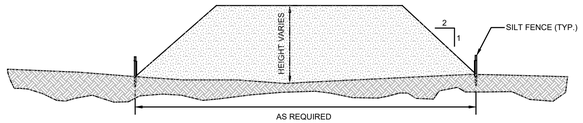
1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH 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 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 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 SALT HAY, 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 PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. 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 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.

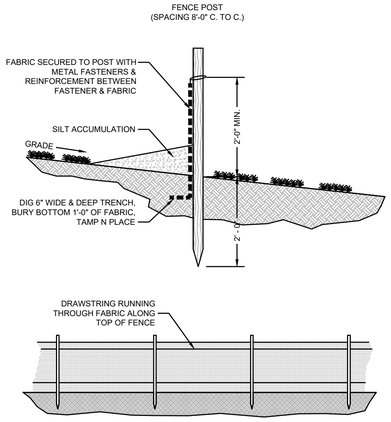
B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER



SECTION THROUGH SOIL STOCKPILE (TYP.)

NTS

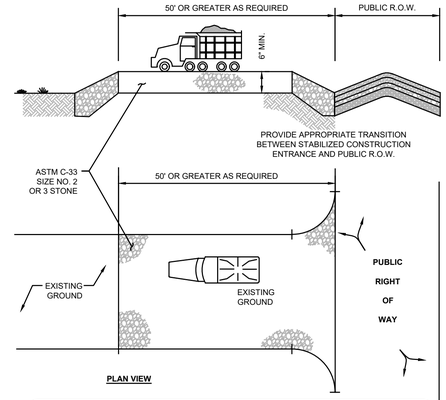


SILT FENCE DETAIL

NTS

SEDIMENT BARRIER MAINTENANCE

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.



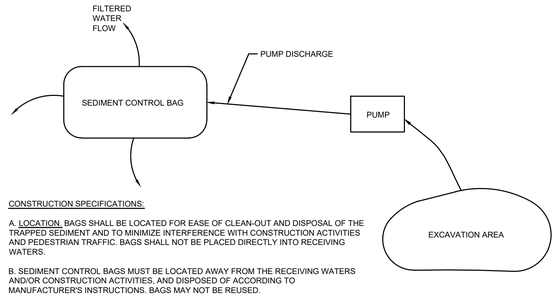
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 [1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

NTS

NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.



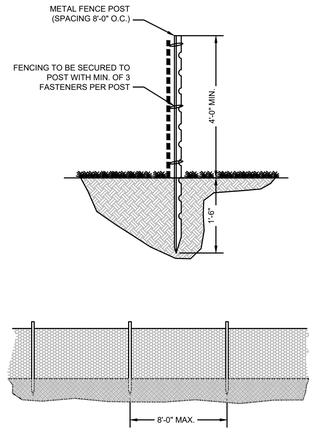
CONSTRUCTION SPECIFICATIONS:

A. LOCATION: BAGS SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BAGS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.

B. SEDIMENT CONTROL BAGS MUST BE LOCATED AWAY FROM THE RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES, AND DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

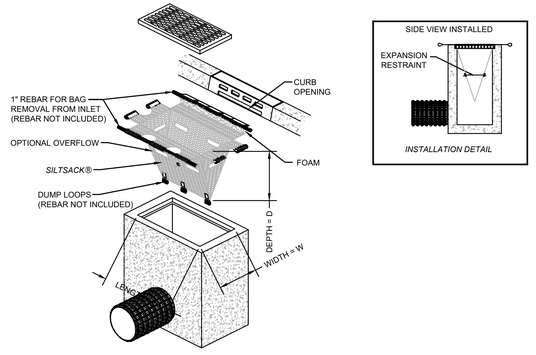
SEDIMENT CONTROL BAG FOR DEWATERING

NOT TO SCALE



TREE PROTECTION FENCING

NTS



INLET PROTECTION DETAIL

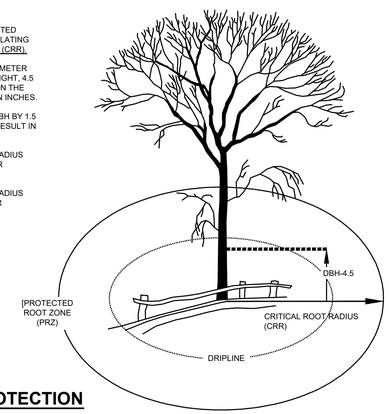
NTS

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

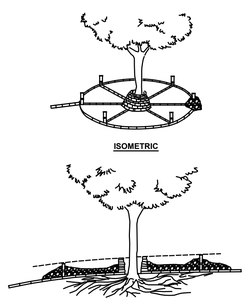
DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



TREE ROOT PROTECTION

NTS

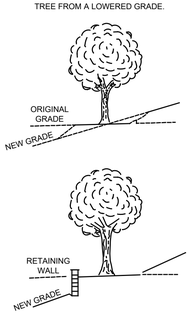


TREE PROTECTION - TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL.

TREE PROTECTION (FILL AREAS)

NTS

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE.



TREE PROTECTION (CUT AREAS)

NTS

PROJECT INFORMATION

PROJECT NAME:

PROPOSED OFFICE BUILDING

PROJECT LOCATION:

BLOCK 95, LOT 3
1012 CENTRAL AVENUE
BOROUGH OF SHIP BOTTOM,
OCEAN COUNTY, NJ

OWNER:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT:

JS PRO, LLC
28 RODEO DRIVE
WEST CREEK, NJ 08092

APPLICANT'S PROFESSIONALS

ATTORNEY:
NICHOLAS F. TALVACCHIA, ESQ.
COOPER LEVENSON, ATTORNEY IN LAW
ATLANTIC CITY, NJ 08401

ARCHITECT:
PLAN ARCHITECTURE
267 PASCACK RD.
WASHINGTON TOWNSHIP, NJ 07676

SURVEYOR:
GRAVATT CONSULTING GROUP
414 LACEY RD
FIRKED RIVER, NJ 08731

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	07/24/25	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: JMW
DATE: 07/24/25	DRAWN BY: M-S
JOB #: 25-2462-01	CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: *SOIL EROSION & SEDIMENT CONTROL DETAILS*

SHEET NO:

C802