

# PRELIMINARY & FINAL MINOR SITE PLAN FOR: SURFSIDE MARINA

BLOCK 3 LOT 16 & 16.01  
BOROUGH OF SEA BRIGHT, NJ  
ZONE B-2

MAY 24, 2021

**OWNER / APPLICANT:**  
SURFSIDE MARINE CORPORATION  
140 ELMSMERE ROAD  
BRONXVILLE, NY 10708

**ENGINEER:**  
ENGENUITY INFRASTRUCTURE, LLC  
JACLYN J. FLOR, PE, PP, CME  
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25 BRIDGE AVENUE, SUITE 201  
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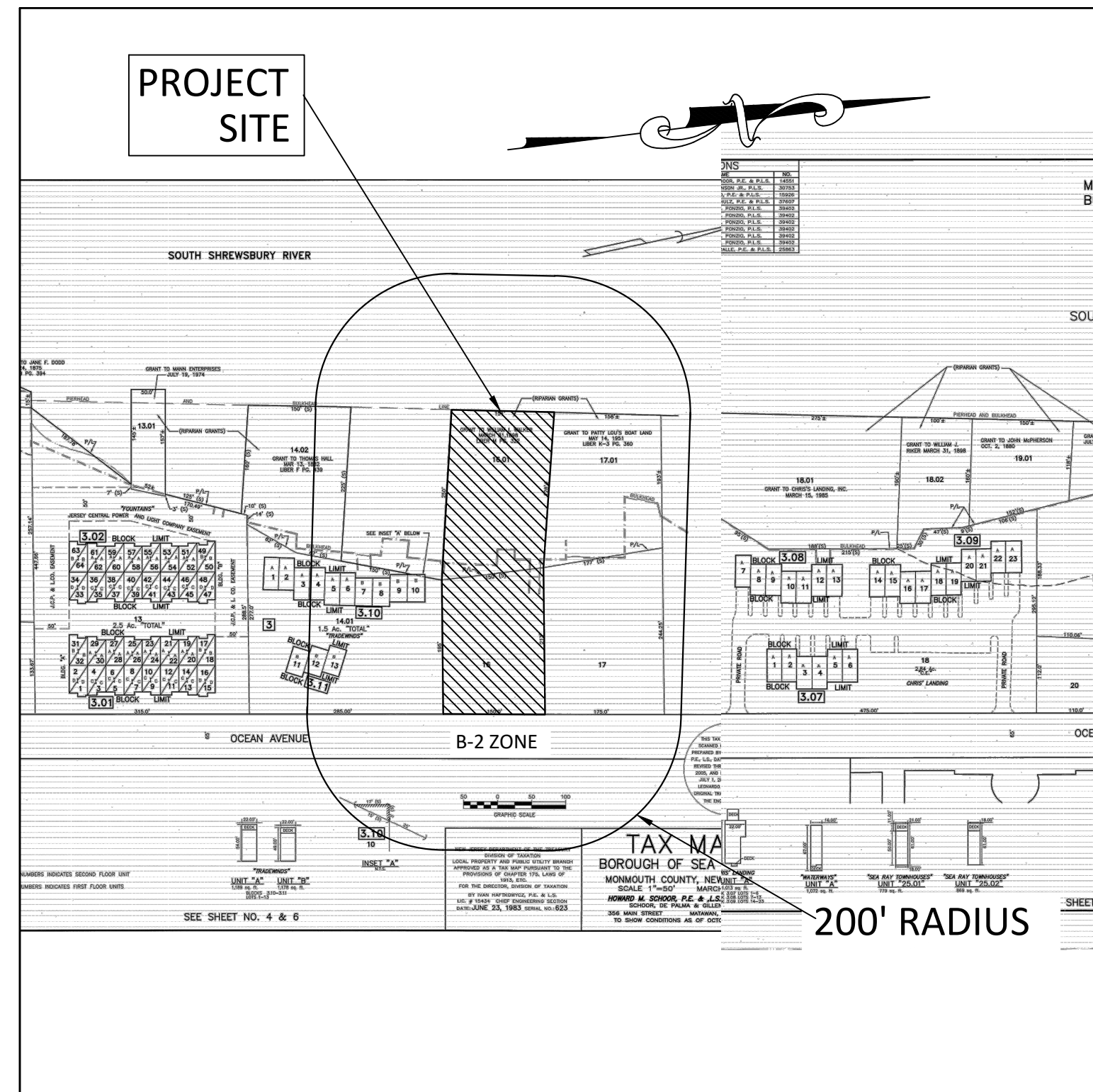
APPROVED AS A MINOR SITE PLAN BY  
THE SEA BRIGHT BOROUGH PLANNING BOARD (BOARD OF ADJUSTMENT)  
ON \_\_\_\_\_.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

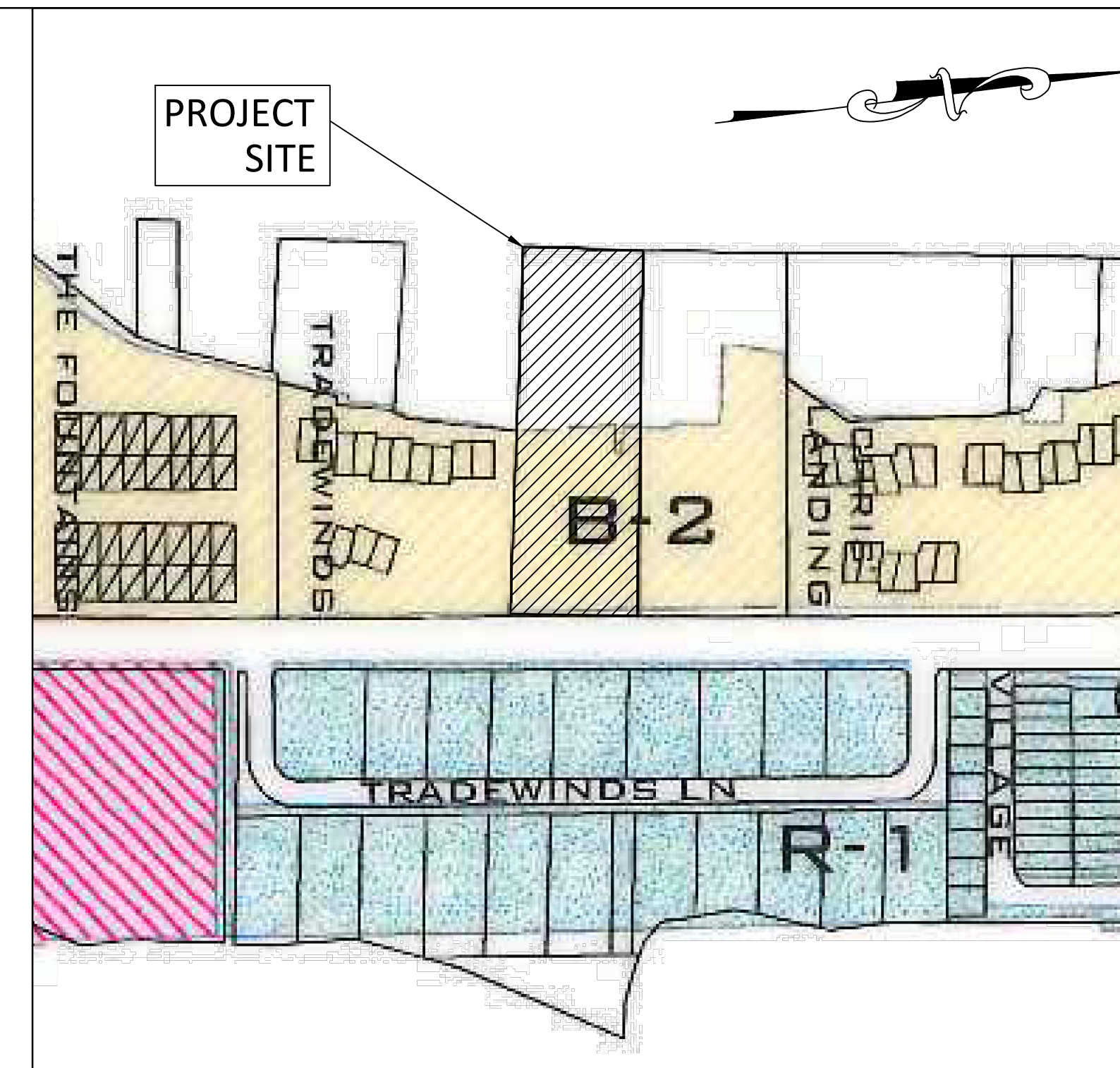
ATTEST:

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



**KEY MAP**  
SHEETS 5 & 7  
SCALE 1"=200'



**ZONING MAP**  
APRIL 2011  
SCALE: 1"=20'±

**PUBLIC UTILITIES:**

<b>ELECTRIC:</b> JCP&L 331 NEWMAN SPRINGS ROAD BUILDING 3 RED BANK NJ 07701	<b>WATER:</b> NJ AMERICAN WATER CO. 661 SHREWSBURY AVENUE WALL, NJ 07702	<b>CABLE:</b> COMCAST CABLE COMMUNICATION, LLC 403 SOUTH STREET EATONTOWN, NJ 07724
<b>GAS:</b> NEW JERSEY NATURAL GAS 1415 WYKOFF ROAD WALL, NJ 07719	<b>TELEPHONE:</b> VERIZON NEW JERSEY, INC. 175 W. MAIN STREET FREEHOLD TOWNSHIP, NJ 07728	

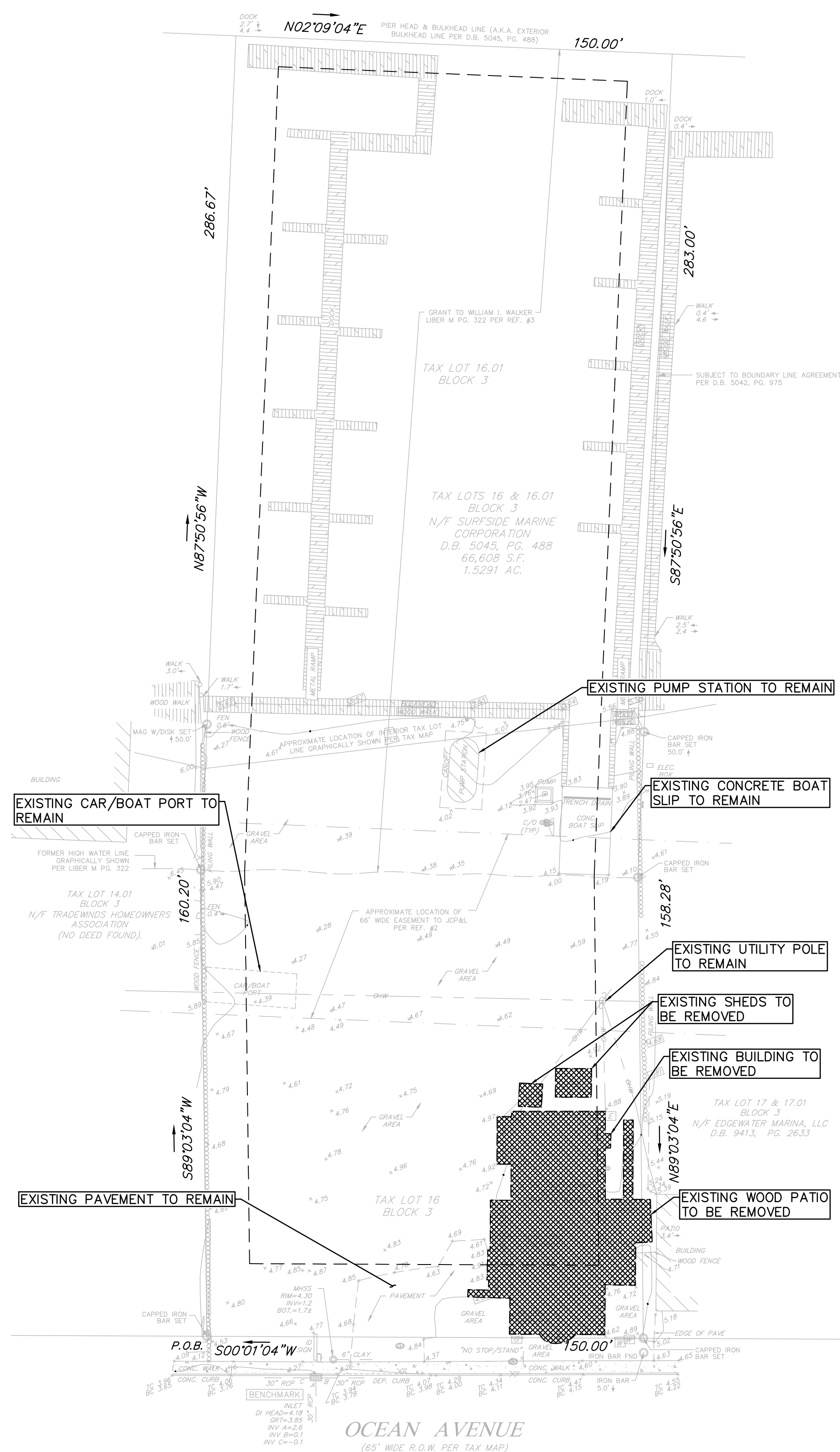
PROJECT NO. SETT-00200  
DRAWING  
**CVR**  
SHEET NO.  
1 OF 7

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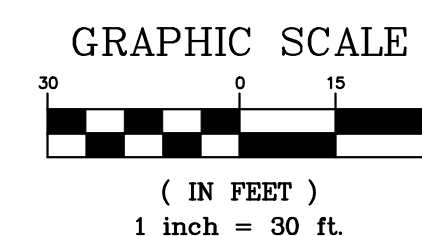


SHREWSBURY RIVER



GENERAL NOTES:

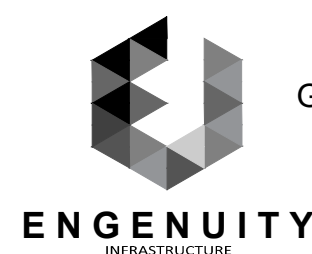
1. SURVEY INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, TAX LOT 16, BLOCK 3, 1306 OCEAN AVENUE, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY" DATED MAY 4, 2021 PREPARED BY JAMES J. HEISER, PLS.
2. ENGENUITY INFRASTRUCTURE MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ENGENUITY INFRASTRUCTURE FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ENGENUITY INFRASTRUCTURE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CALL FOR A MARK-OUT PRIOR TO ANY WORK.
3. PREMISES ARE COMMONLY KNOWN AS 1306 OCEAN AVENUE, SEA BRIGHT, NEW JERSEY.
4. ALSO KNOWN AS LOT 16, IN BLOCK 3 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
5. ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST EDITION.
6. IF THIS DOCUMENT DOSE NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.



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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:            MJB  
 DRAWN BY:            JWP  
 SHEET CHK'D BY:            MJB  
 CROSS CHK'D BY:            JJE  
 APPROVED BY:            JJE  
 DATE:            MAY 24, 2021



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**EXISTING CONDITIONS & DEMO PLAN**  
  
 BLOCK 3, LOT 16 & 16.01  
 SEA BRIGHT BOROUGH  
 MONMOUTH COUNTY, NEW JERSEY

**OWNER / APPLICANT:**  
 SURFSIDE MARINE CORPORATION  
 140 ELMSMERE ROAD  
 BRONXVILLE, NY 10708

JACLYN J. FLOR, P.E., P.P., C.M.E.  
 CONSULTING ENGINEER  
  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF NJ LICENCE NO. 24GE045426  
 CERTIFICATE OF AUTHORIZATION 24GA28268000

5/24/2021  
 DATE

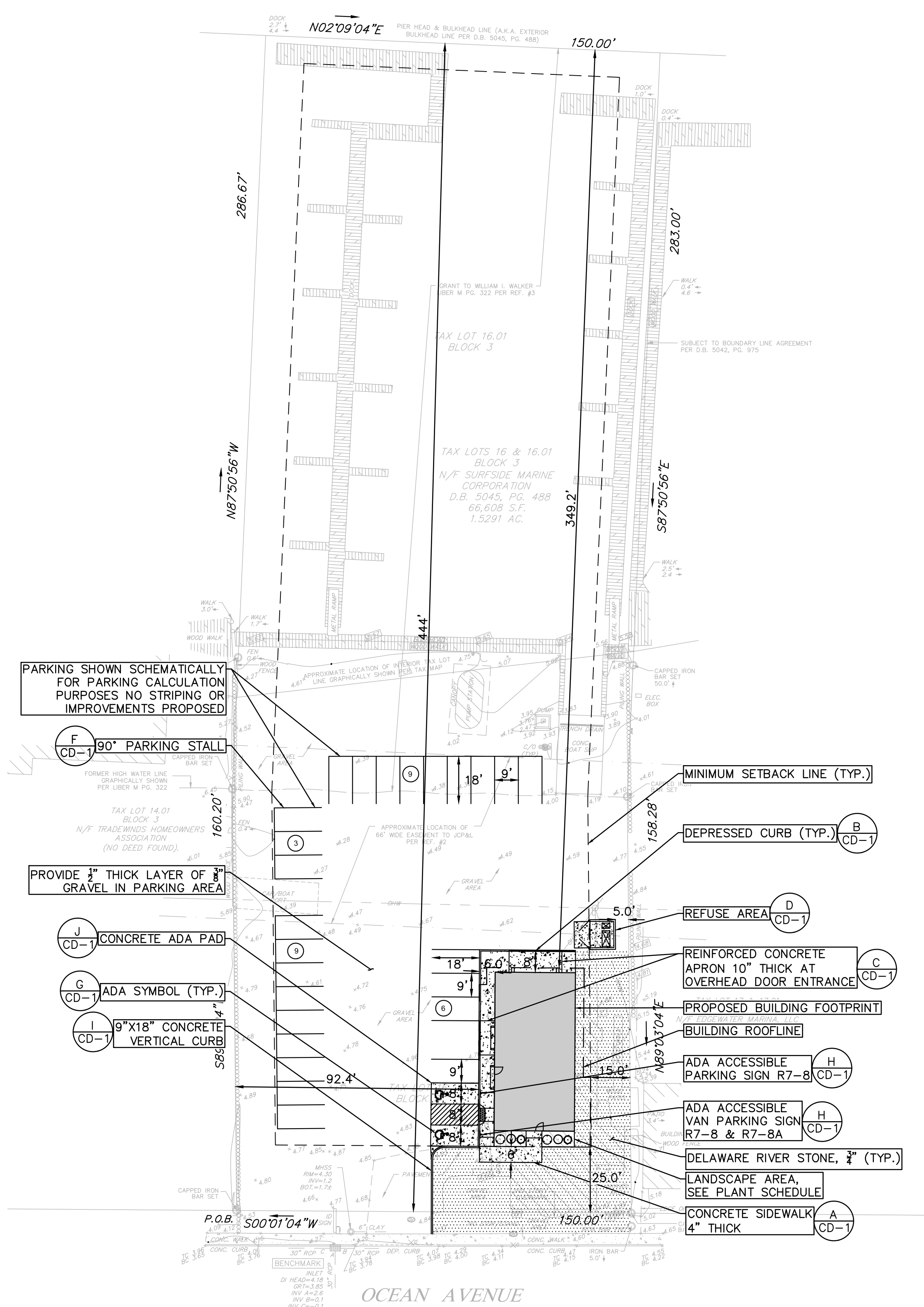
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**2** OF **7**



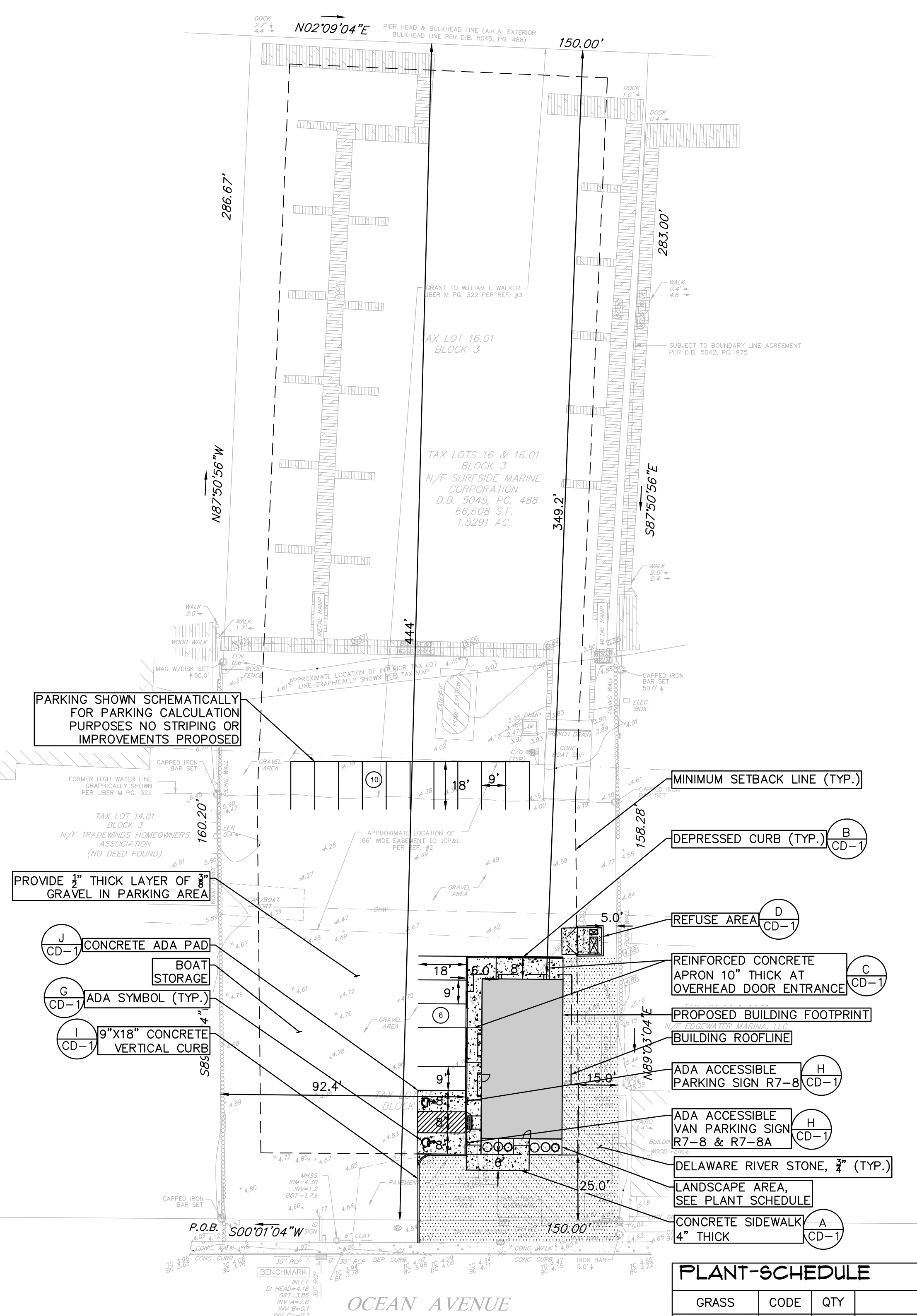
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SHREWSBURY RIVER

SHREWSBURY RIVER



**IN-SEASON**



**OFF-SEASON**

**GENERAL NOTES:**

1. SURVEY INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHICAL SURVEY, TAX LOTS 16 & 16.01 BLOCK 3, 1306 OCEAN AVENUE, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY" DATED MAY 19, 2021 PREPARED BY JAMES J. HEISER, PLS.
2. ENGENUITY INFRASTRUCTURE MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ENGENUITY INFRASTRUCTURE FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ENGENUITY INFRASTRUCTURE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES IN THE FIELD PRIOR TO EXCAVATION. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CALL FOR A MARK-OUT PRIOR TO ANY WORK.
3. PREMISES ARE ALSO KNOWN AS BLOCK 3, LOTS 16 & 16.01 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
4. PROPERTY LOCATED IN FIRM ZONE AE AS SHOWN ON THE EFFECTIVE MAP 34025C0201G DATED JUNE 20, 2018.
5. ALL PROPOSED IMPROVEMENTS SHALL BE A.D.A. COMPLIANT, WHERE APPLICABLE.
6. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.
7. THE LAYOUT AND DESIGN ARE SUBJECT TO FURTHER MODIFICATION TO COMPLY WITH APPROVALS FROM AGENCIES HAVING JURISDICTION OVER THE SITE.
8. SIDEWALK ALONG FRONTAGE TO BE REPLACED AS DIRECTED BY BOARD ENGINEER.

ZONING TABLE B-2 ZONE			
ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 S.F.	66,608 S.F.	66,608 S.F.
MIN. LOT WIDTH	100'	150'	150'
MIN. LOT DEPTH	25'	444'	444'
MIN. FRONT YARD SETBACK	25'	0' (ENC)	25.0'
MIN. SIDE YARD SETBACK	15'	2' (ENC)	15.0'
MIN. SIDE YARD SETBACK (BOTH)	30'	100'	107.4'
MIN. REAR YARD SETBACK	10'	129'	349.2'
MAX BLD'G HEIGHT	35'; 3 STORY	2½ STORY	35'; 3 STORY
MAX BLD'G COVERAGE	30%	4.8%	3.1%
MAX LOT COVERAGE	50%	47.4%	45.0%
MIN. GFA	N/A	N/A	N/A
MIN. PARKING REQUIRED	26		27

(ENC) - EXISTING NON-CONFORMITY TO REMAIN  
(V) - VARIANCE

**IN-SEASON PARKING CALCULATION:**

1. 1-BEDROOM APARTMENT PER RSIS = 1.8 SAY 2.0 SPACES
2. 47 BOATS/JET SKIS BERTHED X 0.5 SPACES = 23.5 SPACES

**TOTAL = 25.5 SAY 26 SPACES**

**OFF-SEASON PARKING CALCULATION:**

1. 1-BEDROOM APARTMENT PER RSIS = 1.8 SAY 2.0 SPACES
2. 47 BOATS/JET SKIS BERTHED X 0.25 SPACES = 11.75 SPACES

**TOTAL = 13.75 SAY 14 SPACES**

**APPLICABLE ZONING SECTIONS**

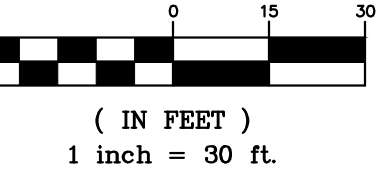
§130-29.F

PARKING OR STORAGE IN YARDS. THE PARKING OR STORAGE OF BOATS, VEHICLES OR OTHER EQUIPMENT IN ANY FRONT YARD SETBACK, SIDE YARD SETBACK OR REAR YARD SETBACK IS PROHIBITED, EXCEPT THAT MOTOR VEHICLES MAY BE PARKED UPON A DRIVEWAY.

**LEGEND**

- BUILDING
- STONE
- CONCRETE
- LANDSCAPING

**GRAPHIC SCALE**



GRASS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS
	CK	2	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	Pot	
	MG	2	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal.	Pot	FULL PLANTS
	PS	2	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 gal.	Pot	FULL PLANTS

DESIGNED BY: MJB  
 DRAWN BY: JWP  
 SHEET CHK'D BY: MJB  
 CROSS CHK'D BY: JJE  
 APPROVED BY: JJE  
 DATE: MAY 24, 2021



**ENGENUITY INFRASTRUCTURE**  
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**CONSTRUCTION PLAN**  
 BLOCK 3, LOT 16 & 16.01  
 SEA BRIGHT BOROUGH  
 MONMOUTH COUNTY, NEW JERSEY

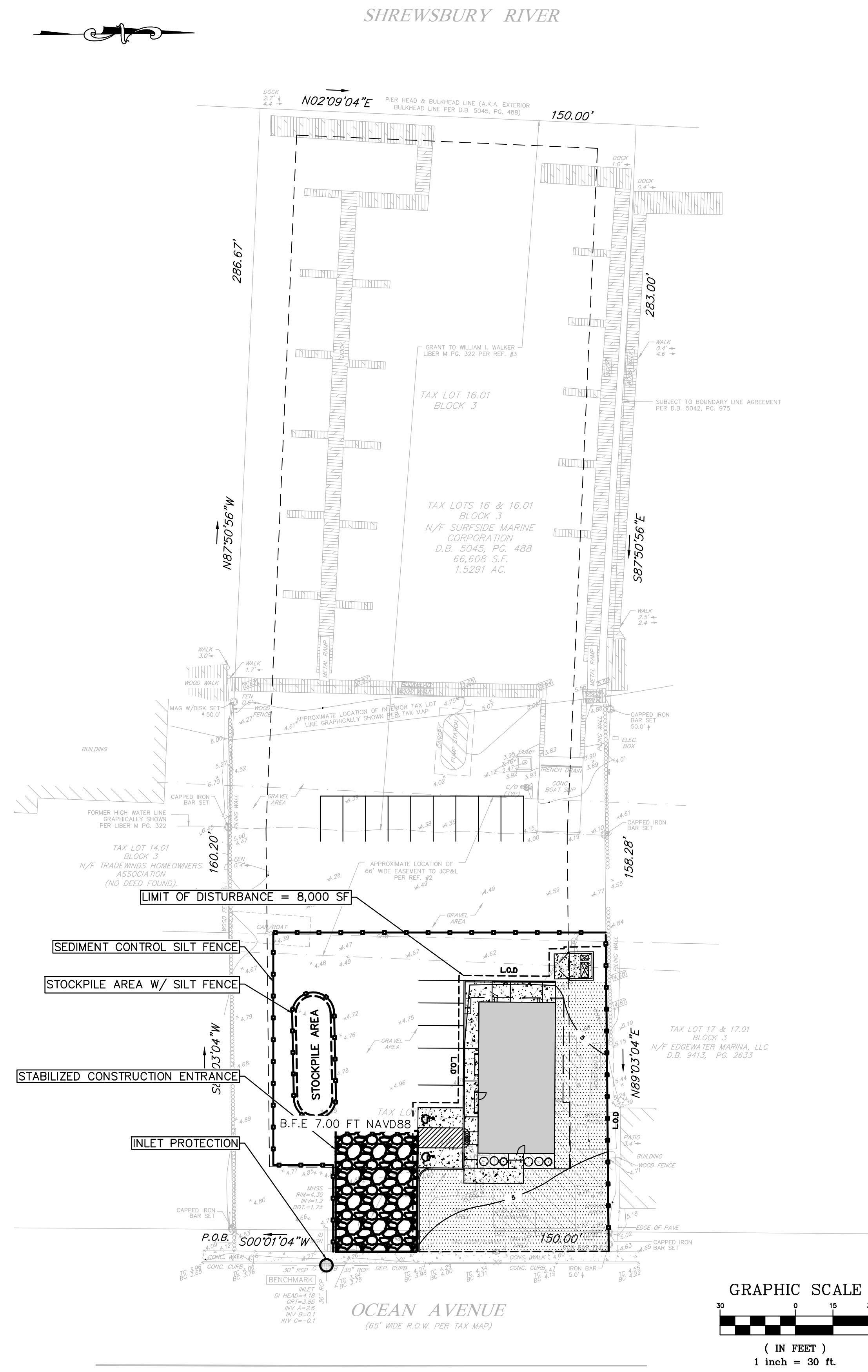
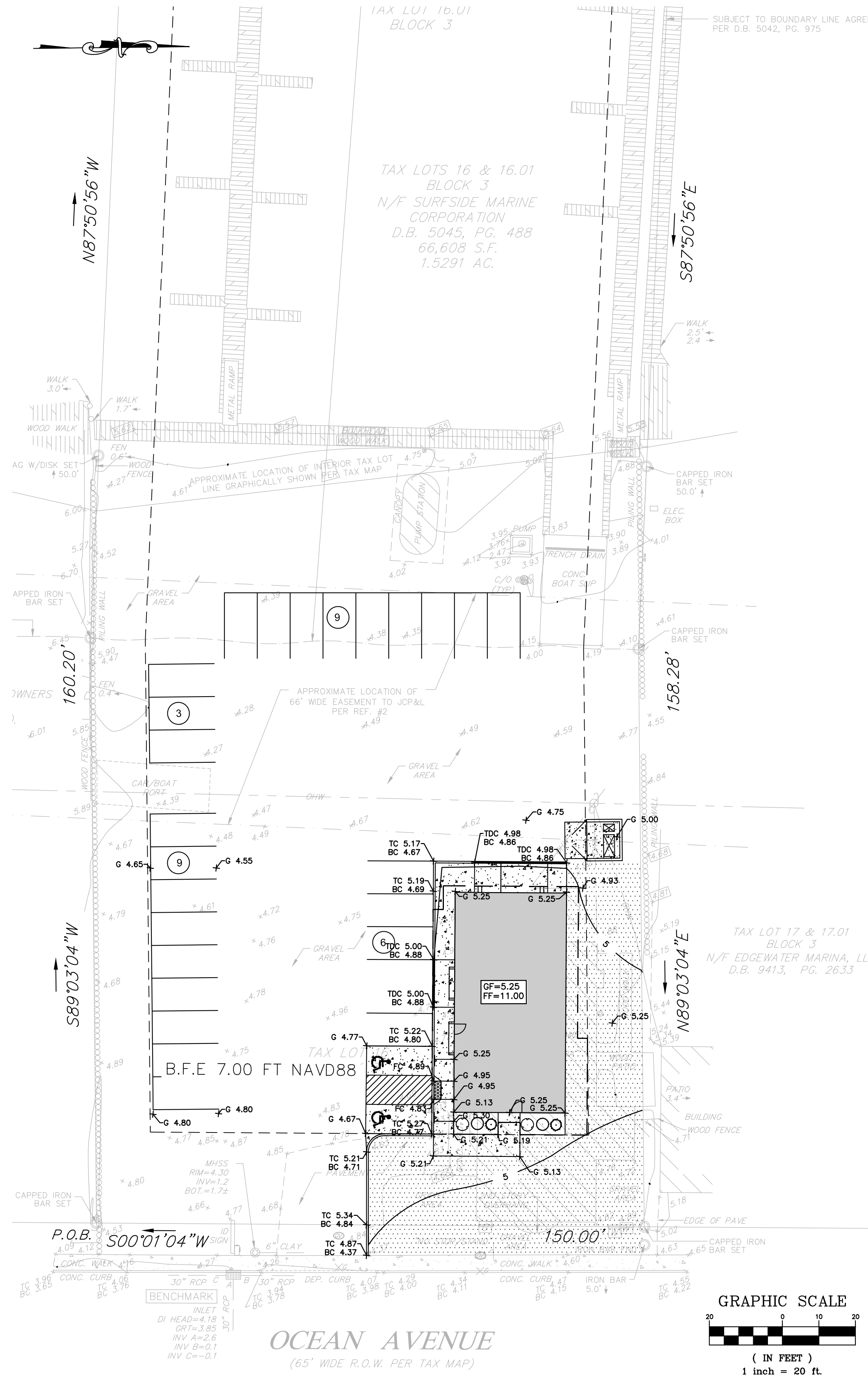
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PROJECT NO. SETT-00200  
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**CP**  
 SHEET NO.  
**3** OF **7**

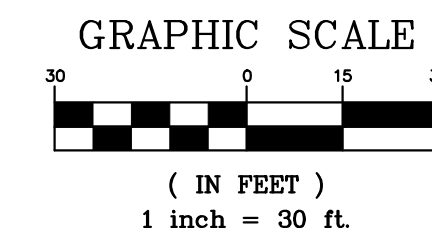
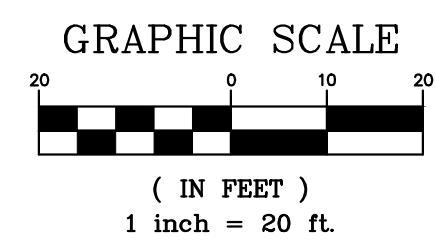


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**LEGEND**

	BUILDING
	STONE
	CONCRETE
	LANDSCAPING



DESIGNED BY:            MJB  
 DRAWN BY:            JWP  
 SHEET CHK'D BY:            MJB  
 CROSS CHK'D BY:            JJE  
 APPROVED BY:            JJE  
 DATE:            MAY 24, 2021



**ENGENUITY INFRASTRUCTURE**  
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 RED BANK, NJ 07701  
 732.741.3176  
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**GRADING, UTILITY, & SOIL EROSION AND SEDIMENT CONTROL PLAN**  
 BLOCK 3, LOT 16 & 16.01  
 SEA BRIGHT BOROUGH  
 MONMOUTH COUNTY, NEW JERSEY

**OWNER / APPLICANT:**  
 SURFSIDE MARINE CORPORATION  
 140 ELMSTERE ROAD  
 BRONXVILLE, NY 10708

JACLYN J. FLOR, P.E., P.P., C.M.E.  
 CONSULTING ENGINEER

5/24/2021

DATE

PROJECT NO. SETT-00200  
 DRAWING

**GP/UP/SESC- 1**

SHEET NO.  
**4** OF **7**

LICENSED PROFESSIONAL ENGINEER  
 STATE OF NJ LICENCE NO. 24GE045426  
 CERTIFICATE OF AUTHORIZATION 24GA28268000



STANDARD FOR  
TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

Definition

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

Purpose

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

Water Quality Enhancement

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

Where Applicable

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

Methods and Materials

- I. 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, p. 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.).
- II. 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. Apply limestone at the rate of 2 tons/acre unless soil testing indicates otherwise. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and 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 discing operation should be on the general contour. Continue tillage until a reasonably uniform seedbed is prepared.
  - C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled as above.
  - D. Soils high on sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.
- III. Seeding
  - A. Select seed from recommendations in Table.

SEED SELECTION	SEEDING RATES 1/ (pounds)		OPTIMUM SEEDING DATE 2/ Based on Plant Hardiness Zone 3/			OPTIMUM SEED DEPTH 4/ (inches)
	Per Acre	Per 1,000 Sq. Ft.	ZONE 5	ZONE 6	ZONE 7	
<b>COOL SEASON GRASSES</b> Perennial ryegrass	100	1.0	3/15-6/1 8/1-9/15	3/1-5/15 8/15-10/1	2/15-5/1 8/15-10/15	0.5
Spring Oats	86	2.0	3/15-6/1 8/1-9/15	3/1-5/15 8/15-10/1	2/15-5/1 8/15-10/15	1.0
Winter Barley	96	2.2	8/1-9/15	8/15-10/1	8/15-10/15	1.0
Annual ryegrass	100	1.0	3/15-6/1 8/1-9/15	3/1-5/15 8/1-9/15	2/15-5/1 8/15-10/15	0.5
Winter Cereal Rye	112	2.8	8/1-11/1	8/1-11/15	8/1-12/15	1.0
<b>WARM SEASON GRASSES</b> Pearl millet	20	0.5	6/1-8/1	5/15-8/15	5/1-9/1	1.0
Millet (German or Hungarian)	30	0.7	6/1-8/1	5/15-8/15	5/1-9/1	1.0

- 1. Seeding rate for warm season grass, shall be adjusted to reflect the amount of Pure Line Seed (PLS) as determined by a germination test result. No adjustment is required for cool season grasses.
- 2. May be planted throughout summer if soil moisture is adequate or can be irrigated
- 3. Plant Hardiness Zone 3 (see below)
- 4. Twice the depth for sandy soils

Zone 5b (-10 to -15) Portions of Sussex and Warren Counties

Zone 6a (-5 to -10) Portions of Sussex, Warren, Passaic, Morris, Somerset and Hunterdon counties.

Zone 6b (0 to -5) Portions of Bergen, Camden, Essex and Gloucester, Hunterdon, Mercer, Middlesex, Hudson, Monmouth, Ocean, Burlington, Morris, Passaic, Somerset, Union, Atlantic, Cumberland, and Cape May counties.

Zone 7a (5 to 0) Portions of Camden, Gloucester, Salem, Cumberland, Cape May, Atlantic, Burlington, Ocean, and Monmouth counties.

Zone 7b (10 to 5) Portions of Cape May, Atlantic, Ocean and Monmouth counties.

B. Conventional Seeding – Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or outpucker seeder. Except for drilled, hydroseeded or outpucked 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 fibred 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 seeding emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

IV. Mulching

Mulching is required on all seeding. Mulch will insure sufficient 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, or salt hay 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 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 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 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 or straw mulches.

a. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. Remainder of 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 at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

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 pounds 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 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 been 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.

STANDARD FOR  
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Definition

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

Purpose

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

Who is Responsible

The Township of Howell is responsible for the maintenance of permanent soil erosion and sediment control measures after completion of construction. The contractor shall be responsible during construction.

Water Quality Enhancement

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

Where Applicable

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

Methods and Materials

- I. 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 Standard for Topsoiling.
  - D. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways.
- II. Seedbed Preparation
  - A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firm, 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://njces.rutgers.edu/county/>). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 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 seed-bed preparation and repeat another one-half the rate application of the same fertilizer within 3 to 5 weeks after seeding.
  - 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 discing 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.
- III. Seeding
  - A. Use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. The recommended seed mixture is as follows: Fine Fescue (Blend) 45 lbs. per acre, 10 lbs per 1000 sq. ft., Hard Fescue 20 lbs. per acre, 50 lbs per 1,000 sq. ft., Chewung Fescue 5 lbs per 10 lbs per 1,000 sq. ft., Tall fescue 265 lbs. per acre or 6 lbs. per 1,000 sq. Ft.; Perennial ryegrass (blend) 20 lbs. per acre or 5 lbs. per 1,000 sq. Ft.; Turf type tall fescue 350 lbs per acre or 8 lbs per 1,000 sq. Ft.; Hard fescue 175 lbs. per acre or 4 lbs. per 1,000 sq. Ft.; Chewung fescue 45 lbs. per acre or 1 lbs. per 1,000 sq. Ft.; Strong Creeping rad fescue 45 lbs. per acre or 1 lbs. per 1,000 sq. Ft.; Perennial ryegrass 10 lbs. per acre or 25 lbs. per 1,000 sq. Ft. Optimal planting period 3/1-4/30 or 8/15-10/15. 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.
  - B. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to 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.
  - C. Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85o F and above. See Table 4-3 mixtures 1 to 7. Planting rates for warm-season grasses shall be the amount of Pure Line Seed (PLS) as determined by germination testing results.
  - D. Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 85oF. Many grasses become active at 65oF. See Table 4-3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of PLS is not required for cool season grasses.
- Conventional Seeding – Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or outpucker seeder. Except for drilled, hydroseeded or outpucked 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.
- After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seeding emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.
- 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 fibred mulch may be applied with a hydroseeder following seeding. 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.

IV. 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, or salt hay 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 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 uniformly by hand 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 should 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 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 or straw mulches.

a. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. Remainder of 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 at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

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 pounds 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 the 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 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 been 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.

V. Irrigation (where feasible)

If soil moisture is deficient, and mulch is not used, supply new seedlings with adequate water (a minimum of 1/4 inch twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

VI. Topdressing

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

VII. Establishing Permanent Vegetative Stabilization

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rate is required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. This rate applies to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage (of the seeded species) and mowed once.

STANDARD  
FOR  
STABILIZATION WITH MULCH ONLY

Definition

Stabilizing exposed soils with non-vegetative materials exposed for periods longer than 14 days

Purpose

To protect exposed soil surfaces from erosion damage and to reduce offsite environmental damage.

Water Quality Enhancement

Provides temporary mechanical protection against wind or rainfall induced soil erosion until permanent vegetative cover may be established.

Where Applicable

This practice is applicable to areas subject to erosion, where the season and other conditions may not be suitable for growing an erosion-resistant cover or where stabilization is needed for a short period until more suitable protection can be applied.

Method and Materials

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. 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.

2. Protective Materials

A. Unrotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly at 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down devices may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the soil cannot be seen below the mulch.

B. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.

C. Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) may be applied by a hydroseeder.

D. Mulch netting, such as paper, jute, excelsior, cotton, or plastic, may be used.

E. Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.

F. Gravel, crush stone, or slag at the rate of 9 cubic yards per 1,000 sq. ft. applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (ASTM C-33) is recommended.

3. Mulch anchoring should be accomplished immediately after placement of hay or straw mulch to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area and steepness of slopes.

A. Peg and Drive – Drive 8 to 10 inch peg 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 square pattern. Secure twine around each peg with two or more round turns.

B. Mulch nettings – Staple paper, cotton, and plastic nettings over mulch. Use a eradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and 300 feet long.

C. Crimper Mulch Anchoring Coupler Tool – A tractor-drawn implement especially designed to punch and anchor mulch into the soil surface. This practice affords maximum erosion control but its use is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.

D. Liquid Mulch – Binders

1. Application should be heavier at edge where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance.

2. Use one of the following:

a. Organic and Vegetable Based Binders – Naturally occurring, powder based hydrophilic material that mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect of impede growth of turfgrass. Vegetable based gels shall be applied at rates and weather conditions recommended by the manufacturer.

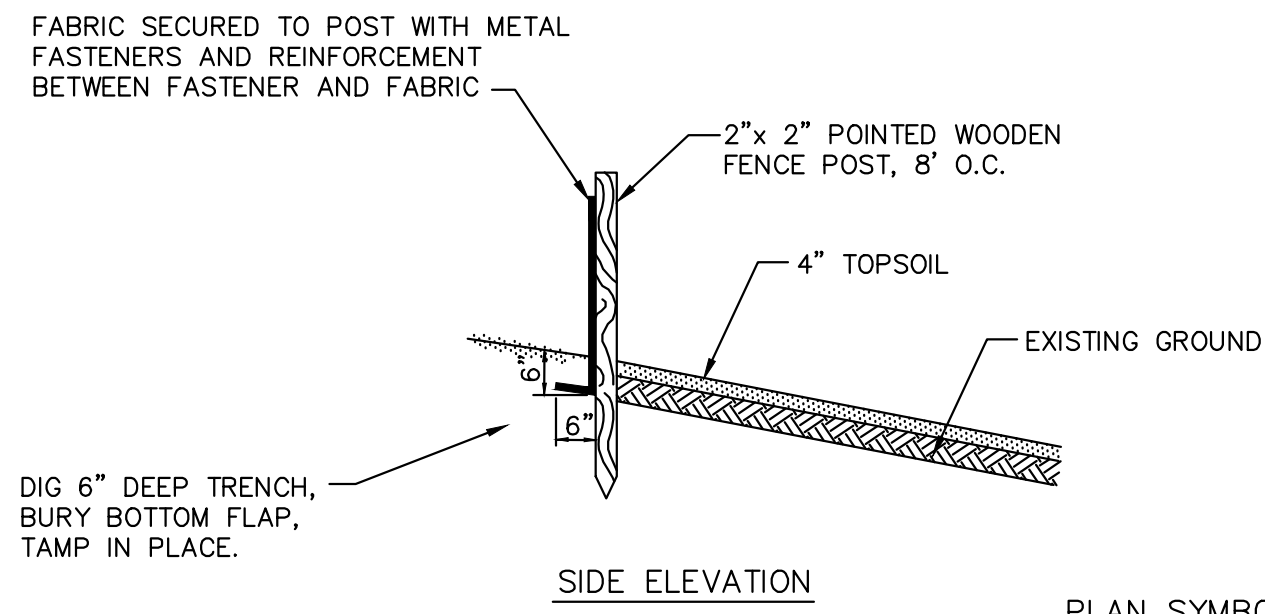
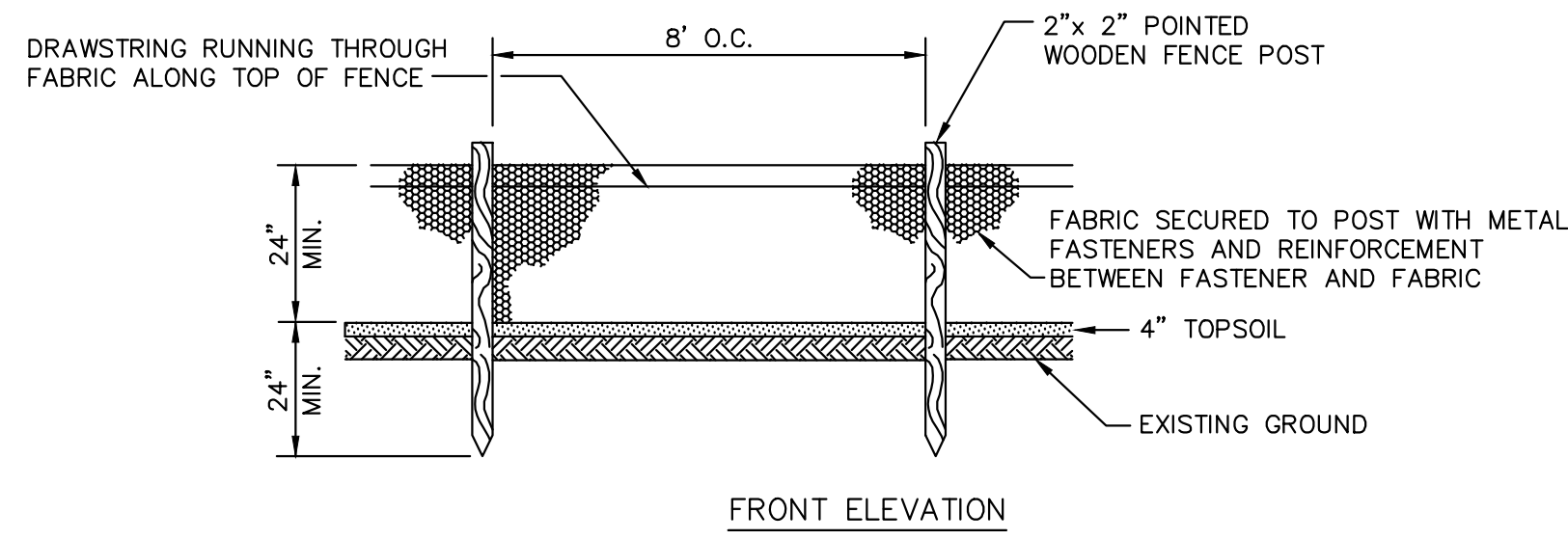
b. Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATES SOIL EROSION AND SEDIMENT CONTROL STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL BE PROTECTED BY A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO CONSTRUCTION TRAFFIC, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS./1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE WITHIN THE DISTRICT PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF

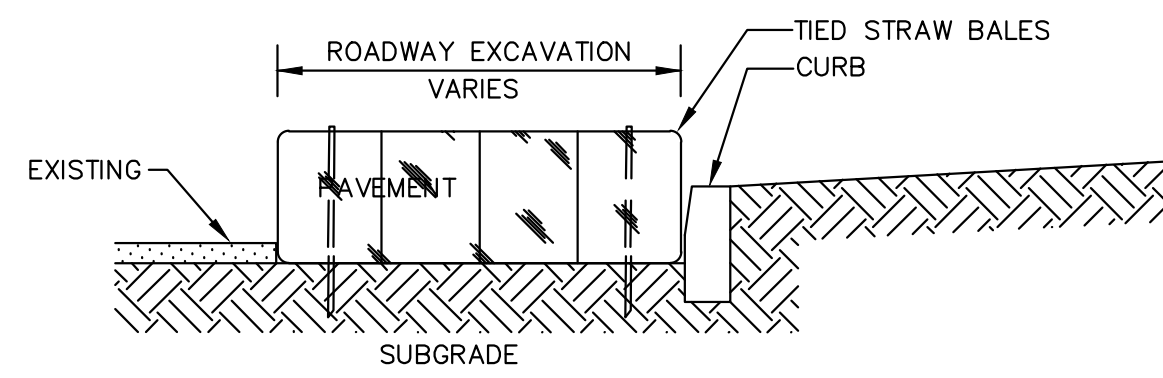
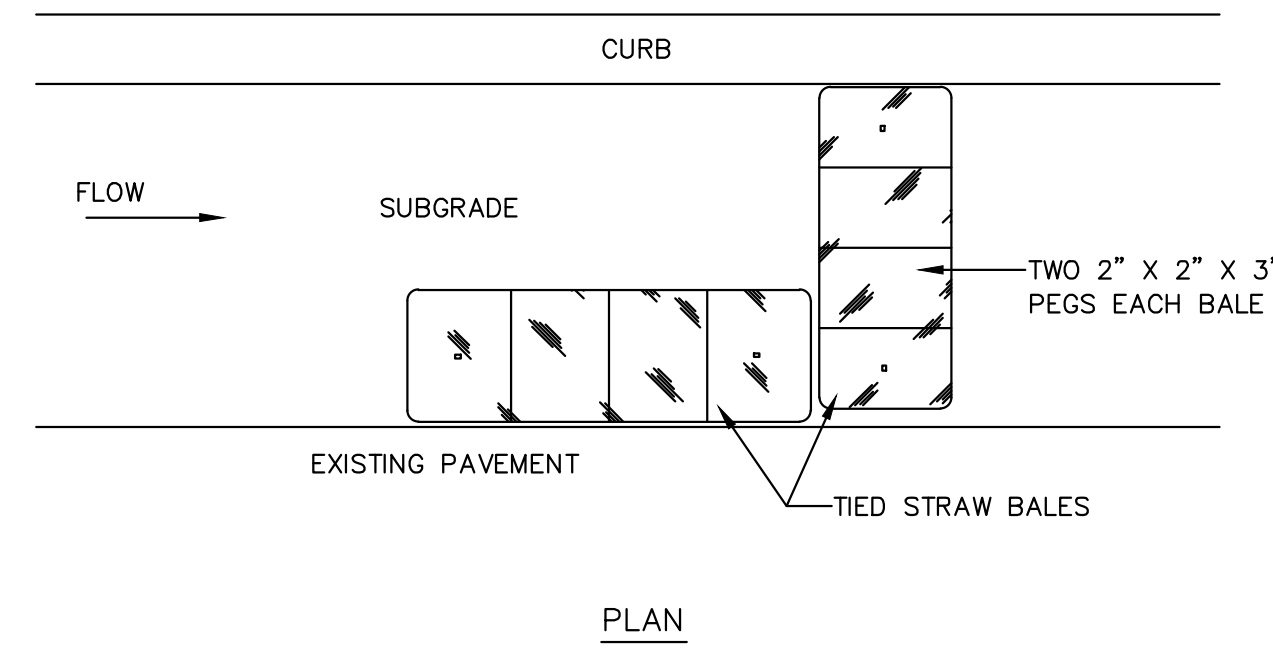


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**SEDIMENT CONTROL FENCE**  
DETAIL A  
NTS

PLAN SYMBOL C1



**STRAW BALE EROSION PROTECTION FOR ROADWAY EXCAVATION**  
DETAIL C  
NTS

PLAN SYMBOL E1

**SOIL EROSION LEGEND**

- (A1) INLET FILTER, CURB TYPE
- (A2) INLET FILTER, FLAT GRATE TYPE
- (C1) SEDIMENT CONTROL FENCE
- (E2) STABILIZED CONSTRUCTION ACCESS
- LIMIT OF DISTURBANCE

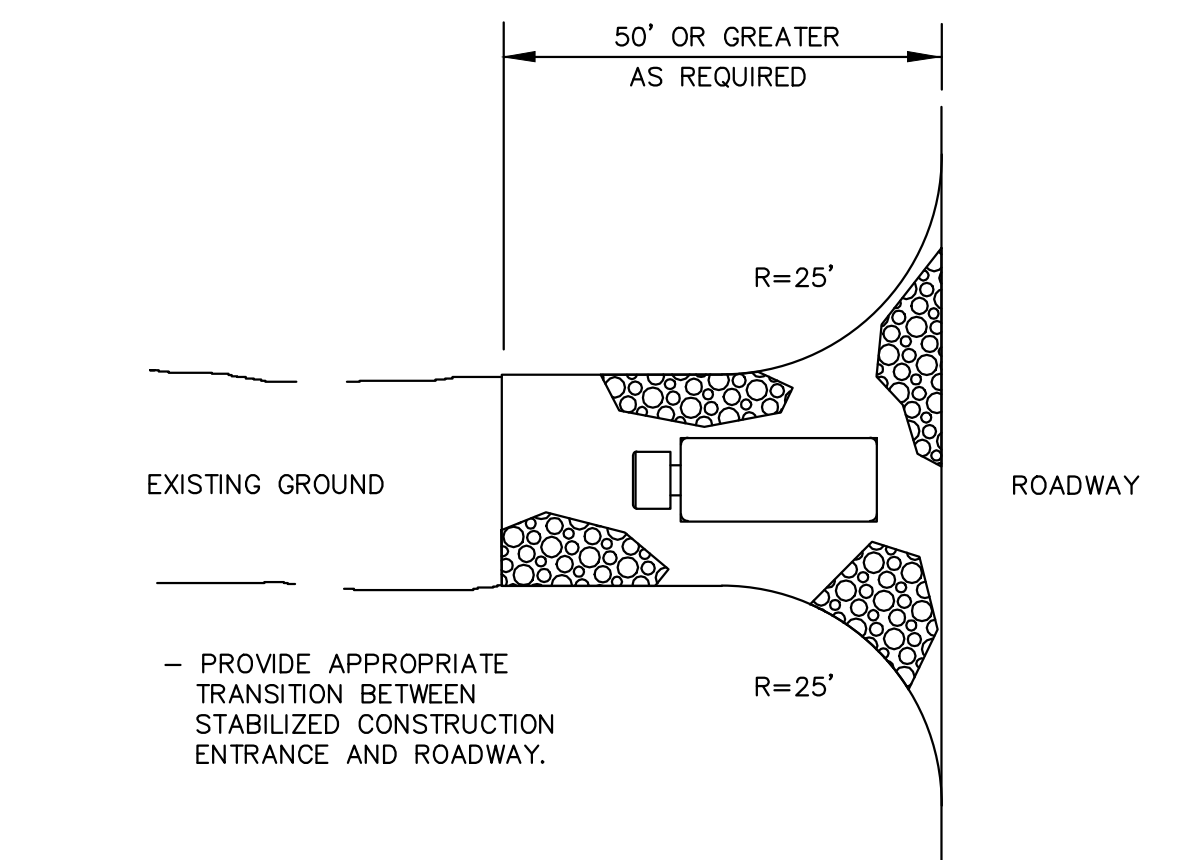
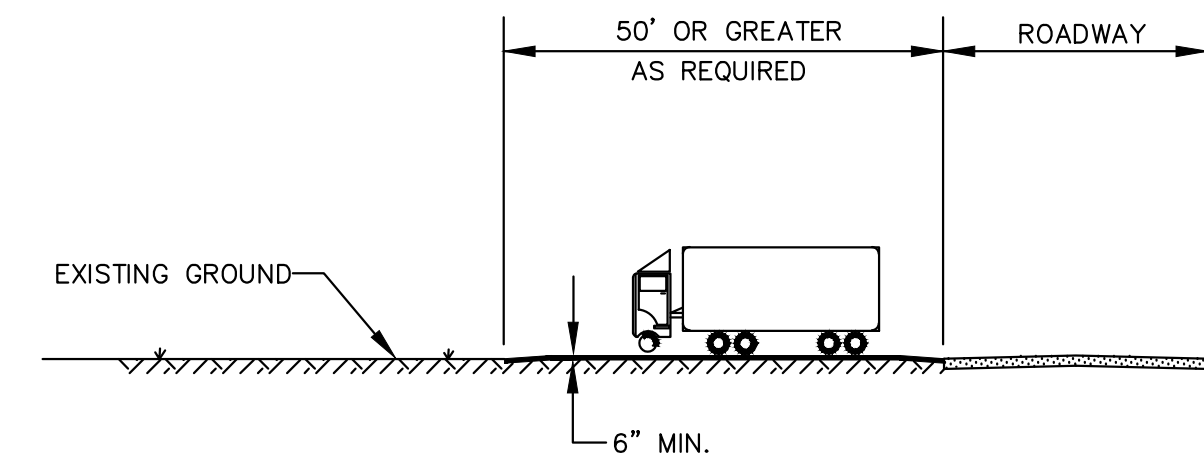
**PROPOSED CONSTRUCTION SEQUENCE**

- | PROPOSED CONSTRUCTION SEQUENCE   | APPROX. DURATION |
|--|------------------|
| 1. APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION & SEDIMENT CONTROL.  | 2 DAYS           |
| 2. CLEARING OF THE SITE (INCLUDING DEMOLITION OF STRUCTURES).  | 10 DAYS          |
| 3. TEMPORARY STABILIZATION OF AREAS INITIALLY DISTURBED. STABILIZATION TO BE ACCOMPLISHED BY USE OF TEMPORARY SEEDING AND/OR STRAW MULCHING OR EQUIVALENT MATERIAL AT A RATE OF TWO TONS PER ACRE, ACCORDING TO STATE STANDARDS. | 7 DAYS           |
| 4. INSTALLATION OF CURB, SIDEWALK AND OTHER MATERIALS FOR SITE CONSTRUCTION.   | 30 DAYS          |
| 5. CONSTRUCT BUILDING AND RELATED APPURTENANCES.   | 180 DAYS         |
| 6. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL DEVICES AFTER ESTABLISHED VEGETATIVE GROWTH HAS OCCURRED.  | 1 DAYS           |

**THE TOTAL ESTIMATED TIME OF CONSTRUCTION IS 230 DAYS\***

\* NOTE: PROPOSED CONSTRUCTION SEQUENCE IS PROVIDED FOR SOIL CONSERVATION DISTRICT USE ONLY.

**TOTAL PROJECT DISTURBED AREA = 0.184 ACRES**  
NO LAND DISTURBING CONSTRUCTION ACTIVITIES ARE TO OCCUR OUTSIDE THE INDICATED LIMITS OF DISTURBANCE.



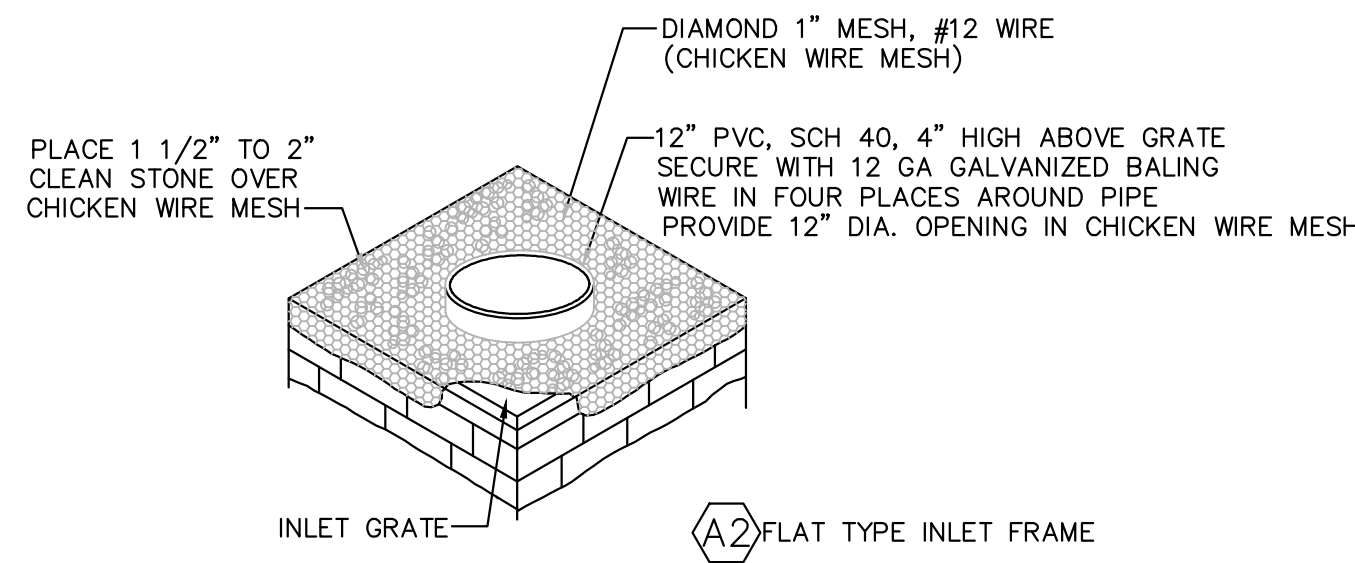
Stone Size - Use ASTM C-33, size No. 2 (2 1/2 to 1 1/2 in) or 3 (2 to 1 in). Use clean crushed angular stone. Crushed concrete of similar size may be substituted but will require more frequent upgrading and maintenance.

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

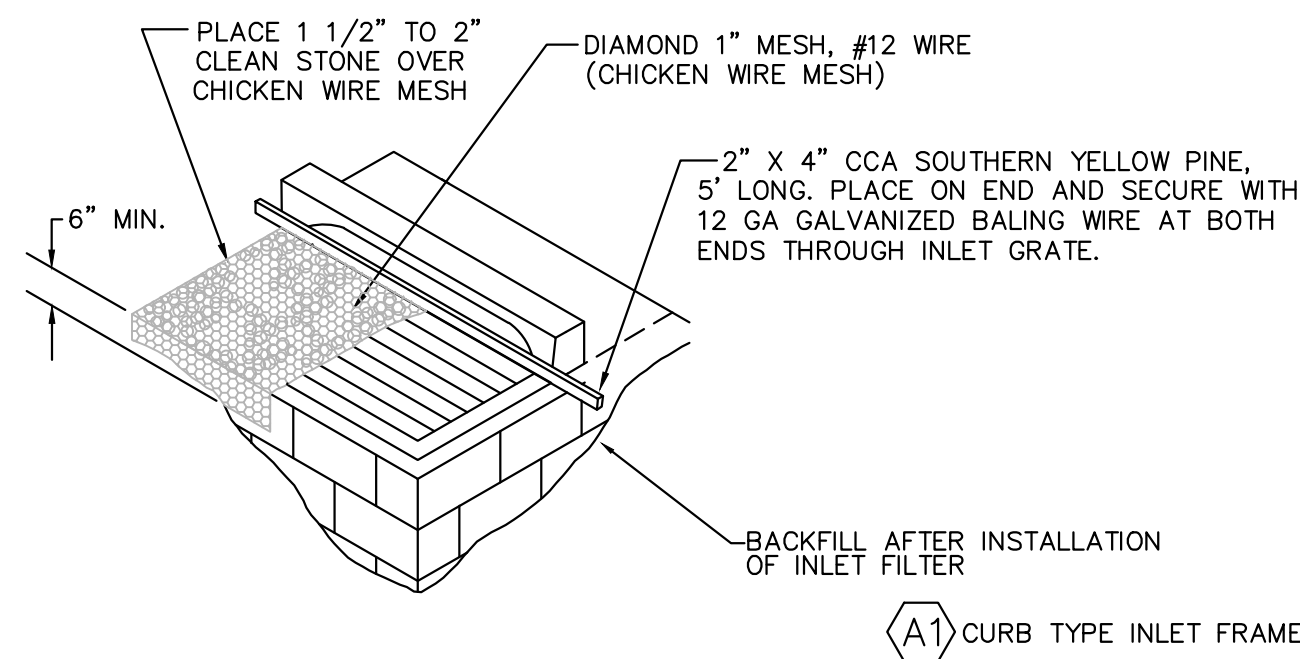
Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 Feet	100 Feet
2 to 5%	100 Feet	200 Feet
> 5%	Entire surface stabilized with FABC base course <sup>1</sup>	

1. As prescribed by local ordinance or other governing authority.

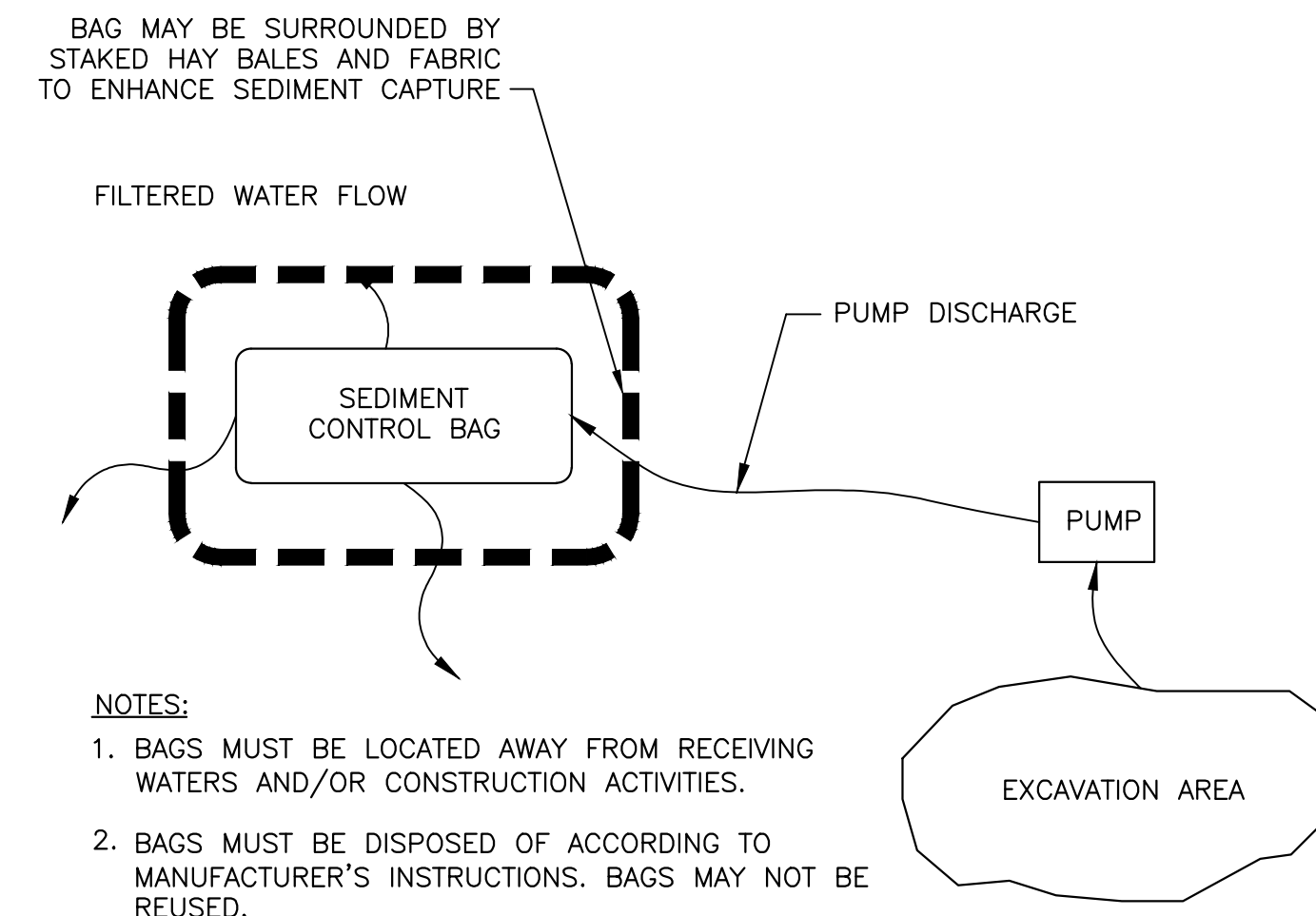
**STABILIZED CONSTRUCTION ENTRANCE**  
DETAIL B  
NTS



- GENERAL NOTES:**
- CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM.
  - FILTER FABRIC, WOOD PIECE OR PVC PIPE TO BE REMOVED AFTER PAVING OR FINAL GRADING AND ESTABLISHMENT OF VEGETATION.



**INLET FILTER PROTECTION**  
DETAIL D  
NTS

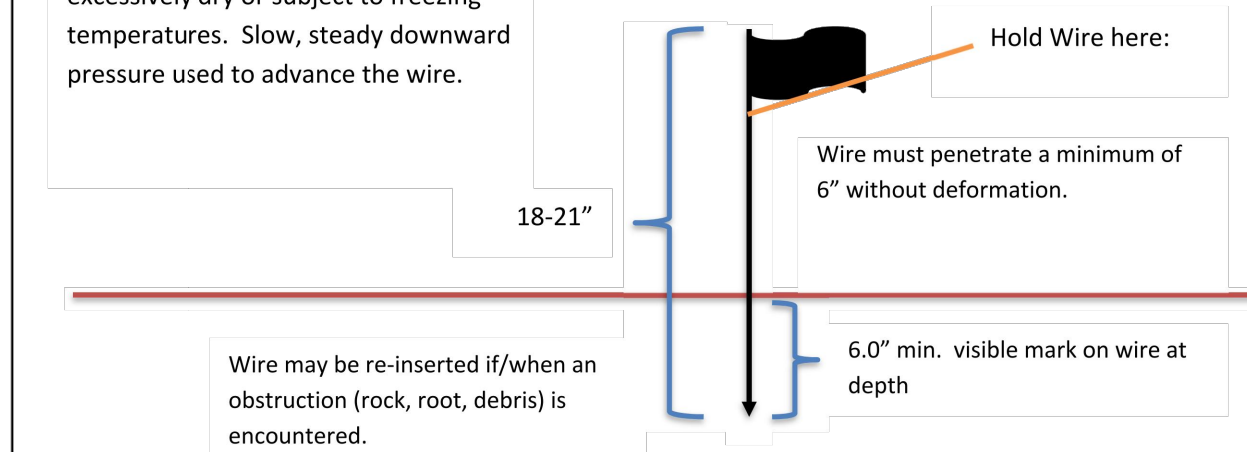


- NOTES:**
- BAGS MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
  - BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

**Simplified Testing Methods**

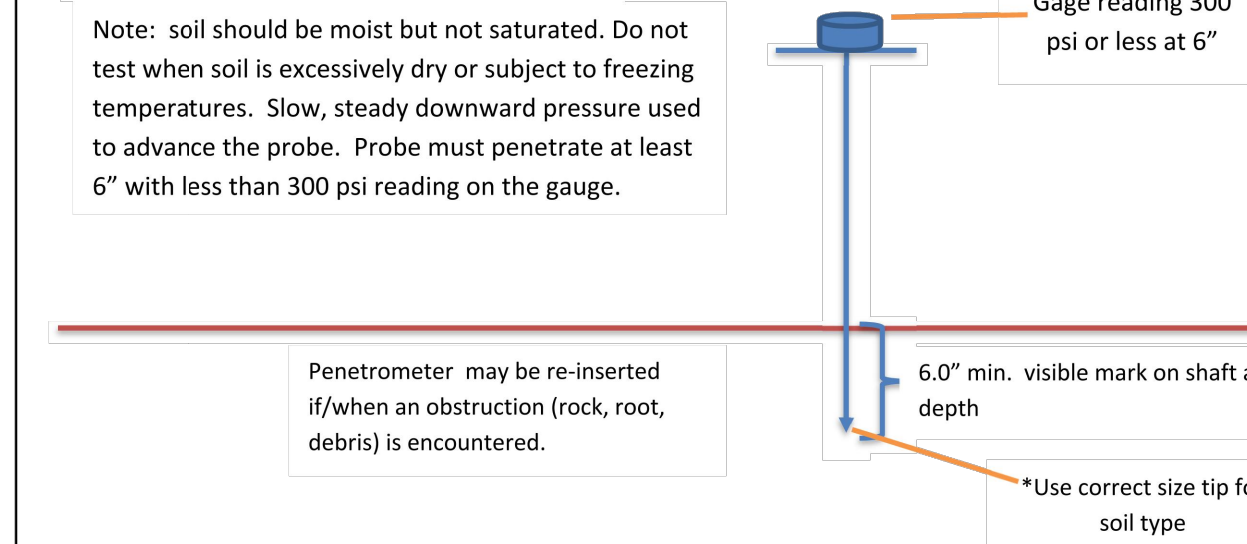
**Probing Wire Test- 15.5 ga steel wire (survey flag)**

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.

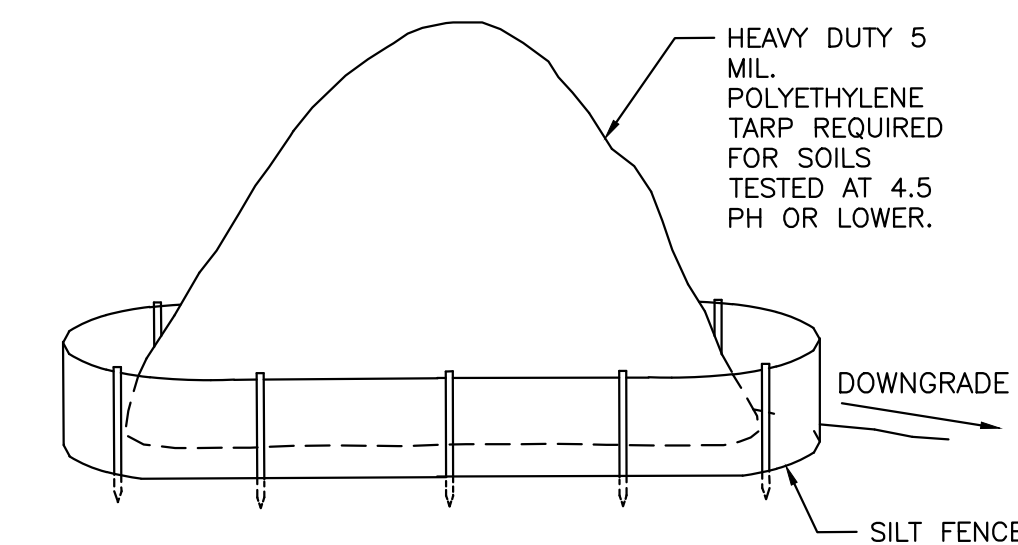


**Handheld Soil Penetrometer Test**

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6 inches with less than 300 psi reading on the gauge.



**SOIL COMPACTION**



- NOTES:**
- ALL STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

**TOPSOIL STOCKPILE**  
DETAIL F  
NTS

DESIGNED BY: MJB  
DRAWN BY: JWP  
SHEET CHK'D BY: MJB  
CROSS CHK'D BY: JJE  
APPROVED BY: JJE  
DATE: MAY 24, 2021

**ENGENUITY INFRASTRUCTURE**  
GALLERIA: 2 BRIDGE AVE., SUITE 323  
RED BANK, NJ 07701  
732.741.3176  
ENGENUITYNJ.COM

**SOIL EROSION AND SEDIMENT CONTROL DETAILS**  
BLOCK 3, LOT 16 & 16.01  
SEA BRIGHT BOROUGH  
MONMOUTH COUNTY, NEW JERSEY

**OWNER / APPLICANT:**  
SURFSIDE MARINE CORPORATION  
140 ELMSMERE ROAD  
BRONXVILLE, NY 10708

JACLYN J. FLOR, P.E., P.P., C.M.E.  
CONSULTING ENGINEER

LICENSED PROFESSIONAL ENGINEER  
STATE OF NJ LICENCE NO. 24GE045426  
CERTIFICATE OF AUTHORIZATION 24GA28268000

5/24/2021

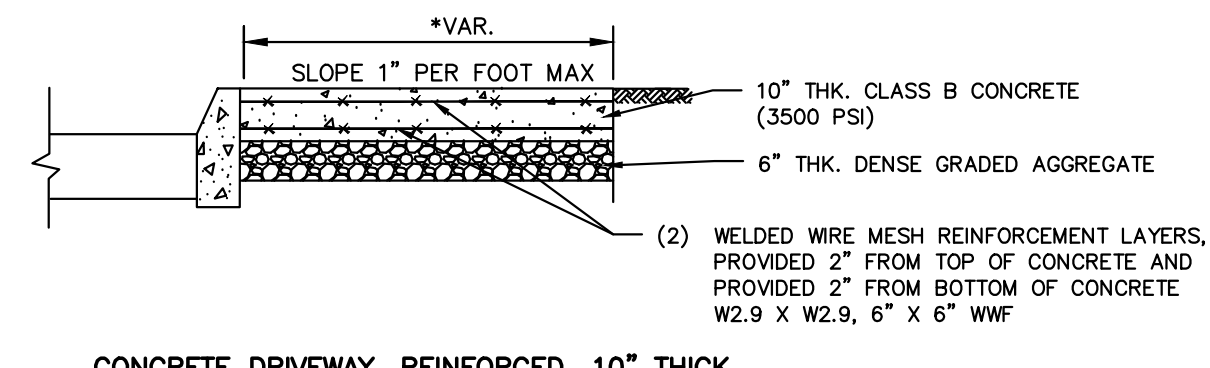
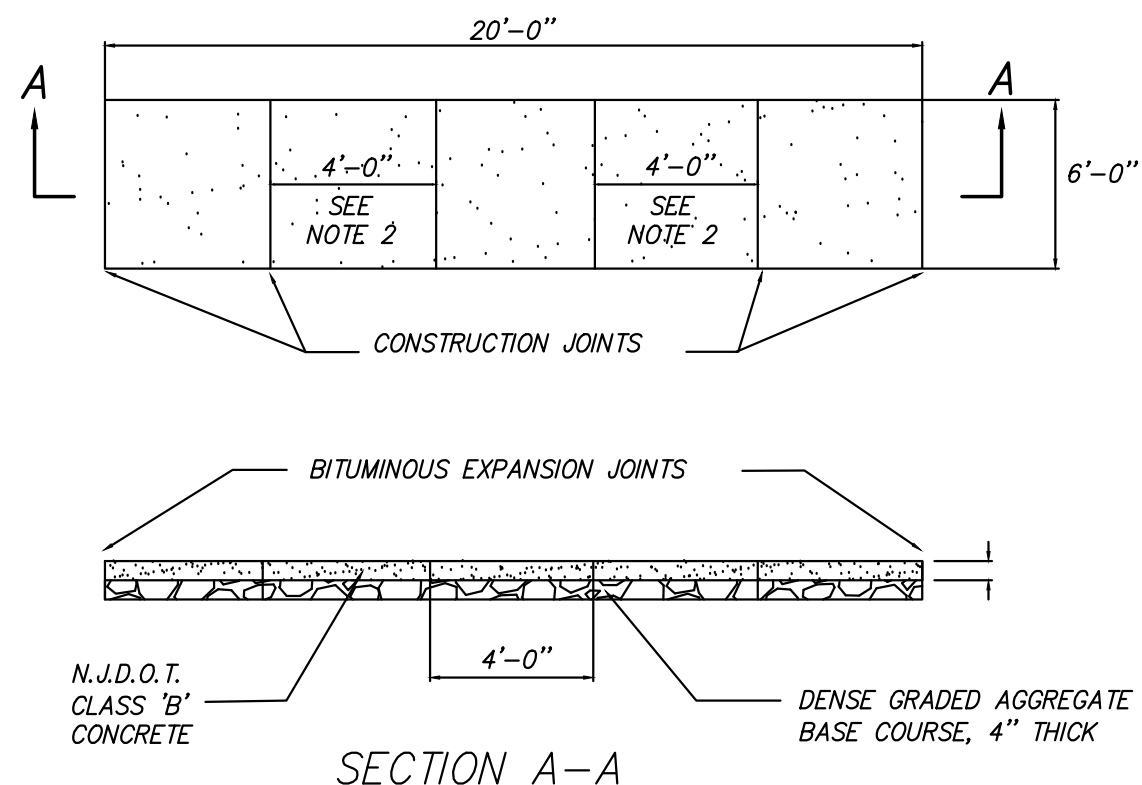
DATE

PROJECT NO. SETT-00200  
DRAWING

**SESC-3**

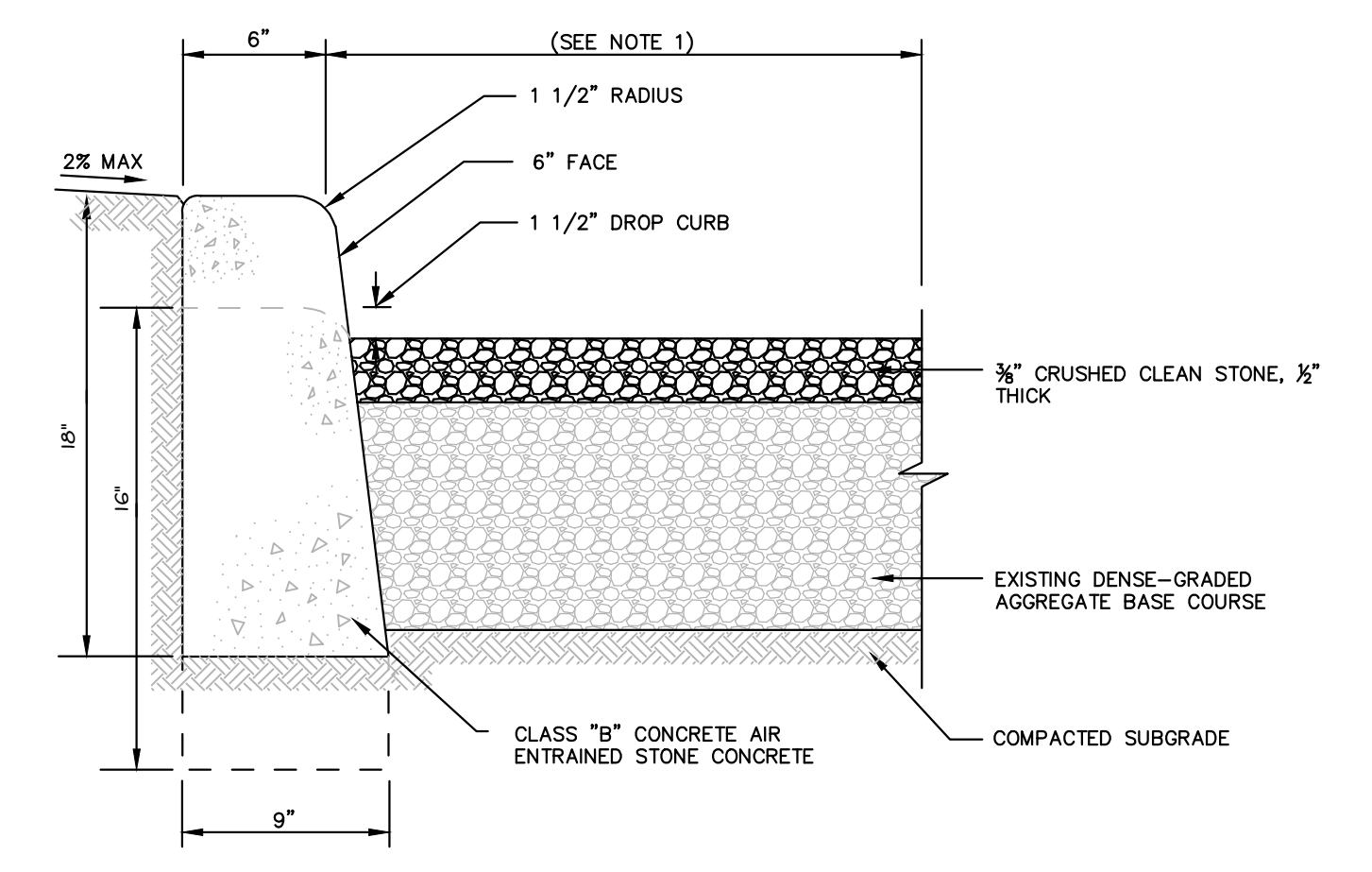
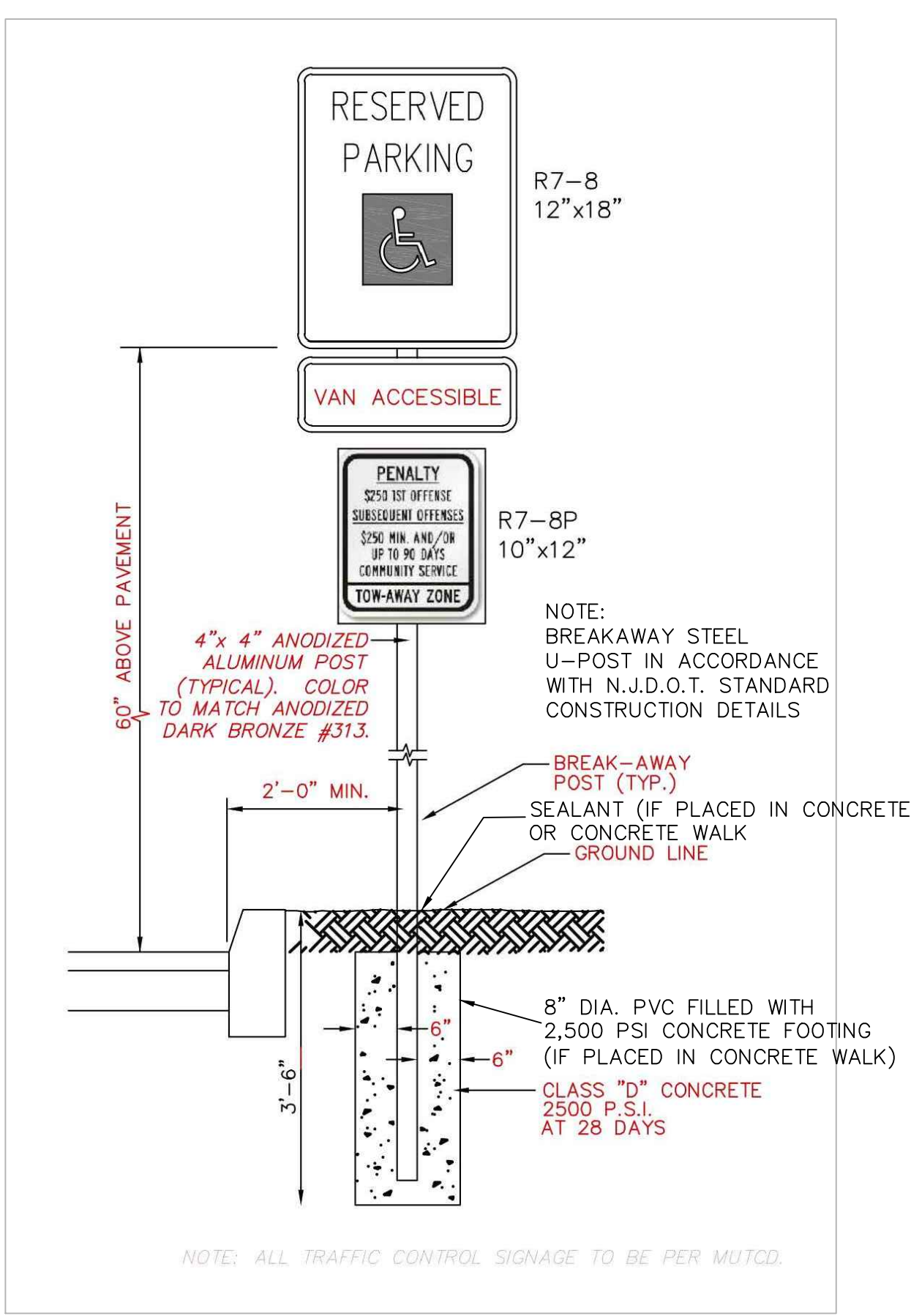
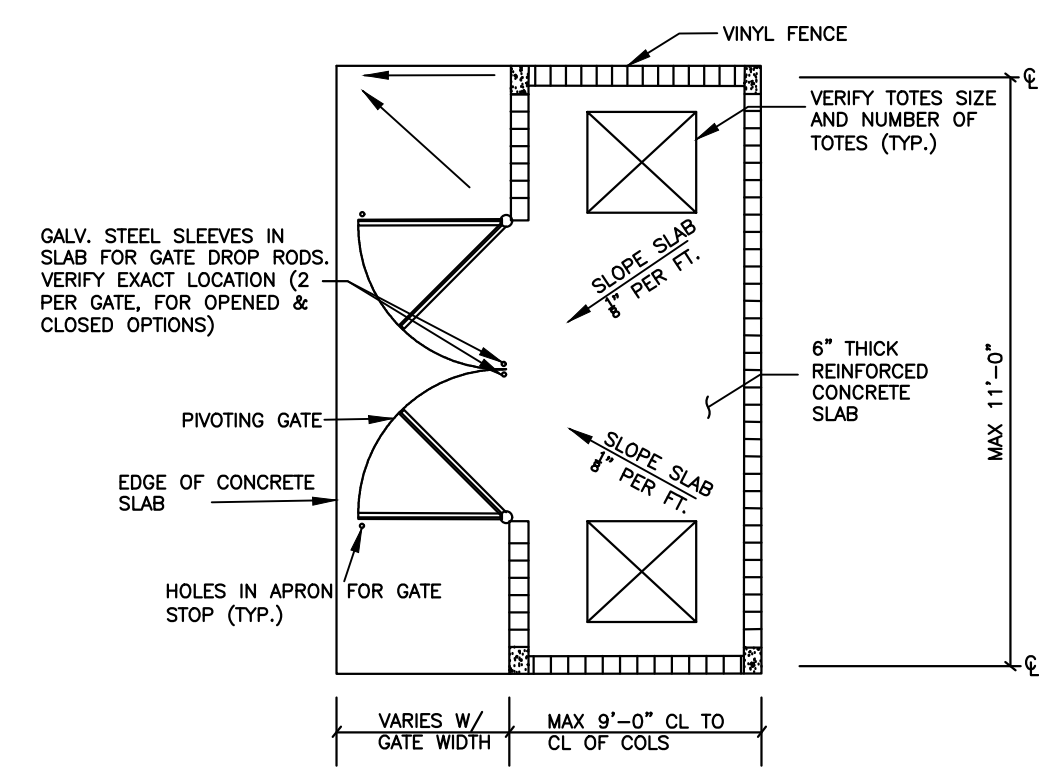
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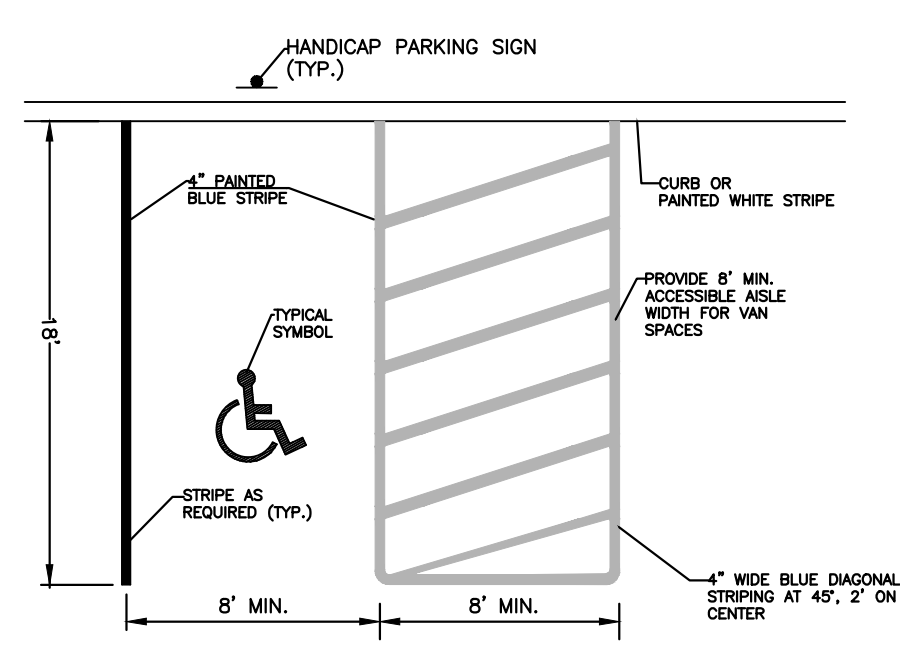
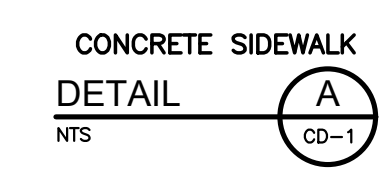


CONCRETE SIDEWALK NOTES:

1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 5" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY TWENTY (20) FEET.
2. CONSTRUCTION JOINTS SHALL BE INSTALLED EVERY FOUR (4) FEET THE FULL WALK WIDTH. HOWEVER, WHERE SIDEWALK IS DISTINCTLY WIDER THAN 5 FEET, THE JOINT SPACING IS TO BE INCREASED TO PROVIDE APPROXIMATELY SQUARE CONCRETE SIDEWALK FLAGS BETWEEN JOINTS. CONSTRUCTION AND EXPANSION JOINT SPACING WHERE SIDEWALK ABUTS THE EXISTING SIDEWALK IN THE COUNTY RIGHT-OF-WAY SHALL MATCH THE EXISTING JOINT SPACING.
3. THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL. CONCRETE FINISHING WHERE THE SIDEWALK ABUTS THE EXISTING SIDEWALK IN THE COUNTY RIGHT-OF-WAY SHALL MATCH THE EXISTING CONCRETE FINISHING.
4. CONCRETE SIDEWALK THAT ABUT BUILDINGS SHALL PROVIDE A 6" TO 8" THICK HAUNCH FOR A WIDTH OF 6" TO 8".
5. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, CONSTRUCTION WHICH DOES NOT CONFORM TO THE TOLERANCES SPECIFIED (IE. WHICH EXCEEDS THE MAXIMUM OR IS LESS THAN THE MINIMUM) WILL BE REMOVED AND REPLACED WITHOUT COST TO THE OWNER.
6. CONCRETE FOR CURBS, SIDEWALKS, CURB RAMPS AND MONOLITHIC CURB RAMP CRADLES SHALL BE NIDOT CLASS B.
7. EXPANSION JOINTS WITH PREFORMED EXPANSION JOINT FILLER FOR CONCRETE (BITUMINOUS TYPE), SHALL BE PROVIDED AS FOLLOWS.
  - 3.1 1/2" THICK AT LONGITUDINAL INTERVALS OF APPROXIMATELY TWENTY FEET (20') AND BETWEEN ALL SIDEWALK CURB RAMPS AND MONOLITHIC CURB RAMP CRADLES.
  - 3.2 1/2" THICK BETWEEN CURB AND SIDEWALK, AROUND ALL STRUCTURES OR APPURTENANCES, SUCH AS MANHOLES, JUNCTION BOXES AND UTILITY POLES, AND ADJACENT TO ANY FIXED STRUCTURE.
8. EXPANSION JOINT MATERIAL SHALL BE TRIMMED AS TO BE SLIGHTLY BELOW THE SURFACE OF THE CONCRETE.
9. JOINT SEALER WHERE SHOWN OR REQUIRED SHALL CONFORM TO NIDOT SPECIFICATION 914. HOT-POURED JOINT SEALER SHALL CONFORM TO ASTM D 690. COLD-APPLIED JOINT SEALER SHALL CONFORM TO ASTM D 5893, TYPE SL OR TYPE NS.
10. TOOLED JOINTS SHALL BE PROVIDED WITH A GROOVING TOOL, SO AS TO DIVIDE THE CONCRETE SURFACE INTO BLOCKS AS CLOSELY APPROACHING A SQUARE AS PRACTICABLE. GROOVES SHALL BE CUT TO A DEPTH OF AT LEAST 1/2 INCH AND SHALL BE FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH.
11. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, EXPANSION AND TOOLED JOINTS IN CONCRETE SURFACES SHALL BE ALIGNED WITH JOINTS IN CURBS.
12. PUBLIC SIDEWALK CURB RAMPS, TURNING SPACES, BLENDED TRANSITIONS AND CLEAR SPACES WITHIN THE PEDESTRIAN ACCESS ROUTE SHALL NOT CONTAIN GRATINGS, COVERS, UTILITY BOXES OR SIMILAR OBSTRUCTION. OUTSIDE OF THE ABOVE AREAS, GRATINGS IN PUBLIC SIDEWALKS MAY HAVE OPENINGS NO GREATER THAN 1/2 INCH WIDE MEASURED PARALLEL TO DIRECTION OF TRAVEL.



- NOTE: 1) IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, A 2" WIDE PAVEMENT REPAIR STRIP SHALL BE CONSTRUCTED ALONG PROPOSED CURB. THE FOLLOWING ITEMS OF WORK WITHIN THE REPAIR STRIP ARE INCLUDED UNDER 9" x 18" CONCRETE VERTICAL CURB:
- SAWCUT
  - CONCRETE CURING AND SEALING COMPOUND
  - EXCAVATION, UNCLASSIFIED
  - BACKFILL MATERIAL
  - COMPACTED SUBGRADE
  - DENSE-GRADED AGGREGATE BASE COURSE
  - HOT MIX ASPHALT 10MM BASE COURSE - REMOVAL OF MONOLITHIC CONCRETE CURB AND GUTTER (IF REQUIRED)
- 2) CURB DEPTH SHALL BE MAINTAINED AT DROP CURBS.
  - 3) 4" THICK, COARSE AGGREGATE SIZE NO. 57 SHALL BE CONSTRUCTED UNDERNEATH PROPOSED CURB IN WET FIELD CONDITIONS AS DIRECTED BY ENGINEER.
  - 4) TOP OF CURB SHALL NOT BE SET HIGHER THAN ADJACENT EXISTING OR PROPOSED SIDEWALK UNDER ANY CONDITION.
  - 5) ALL CONCRETE SURFACES SHALL BE TREATED WITH A CONCRETE CURING AND SEALING COMPOUND.



GENERAL NOTES - SIGN POSTS:

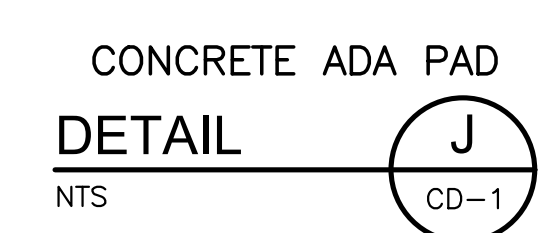
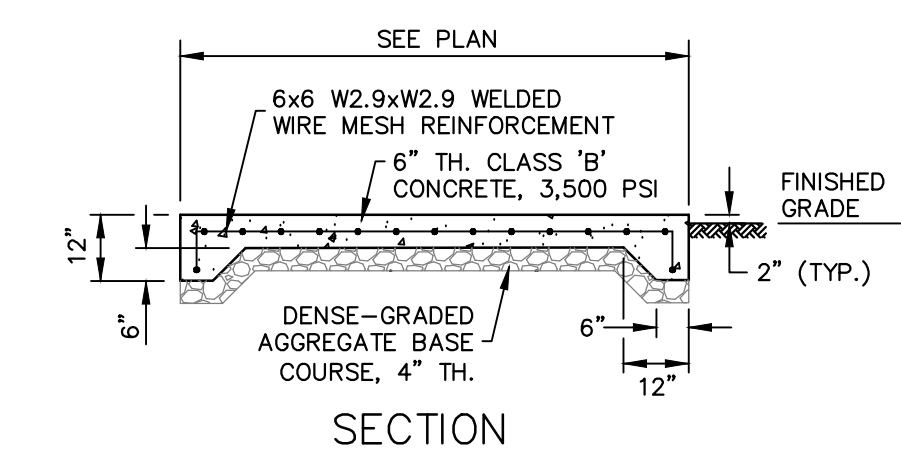
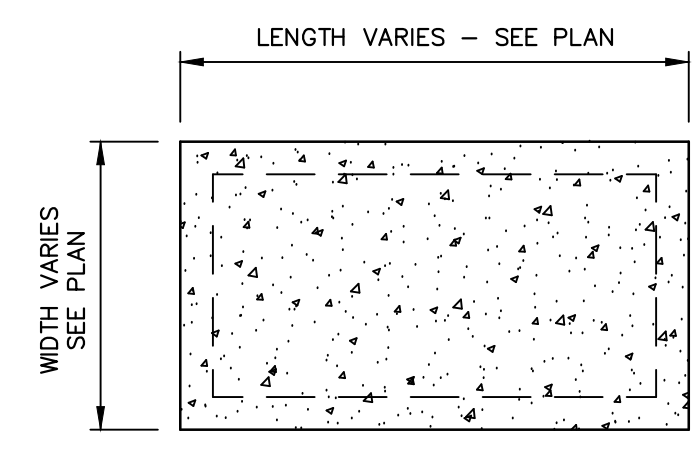
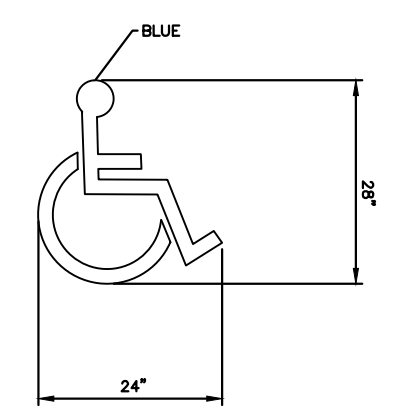
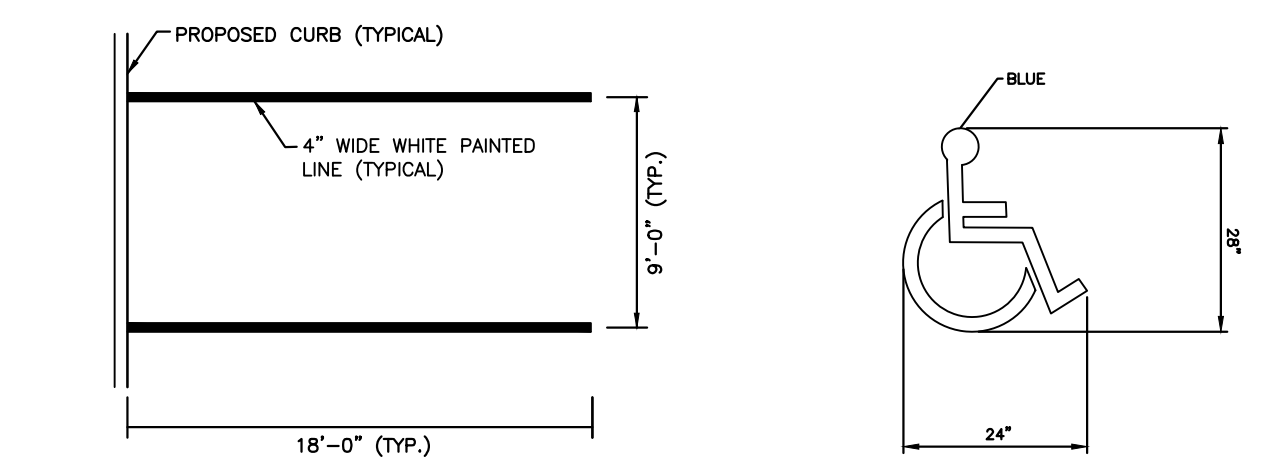
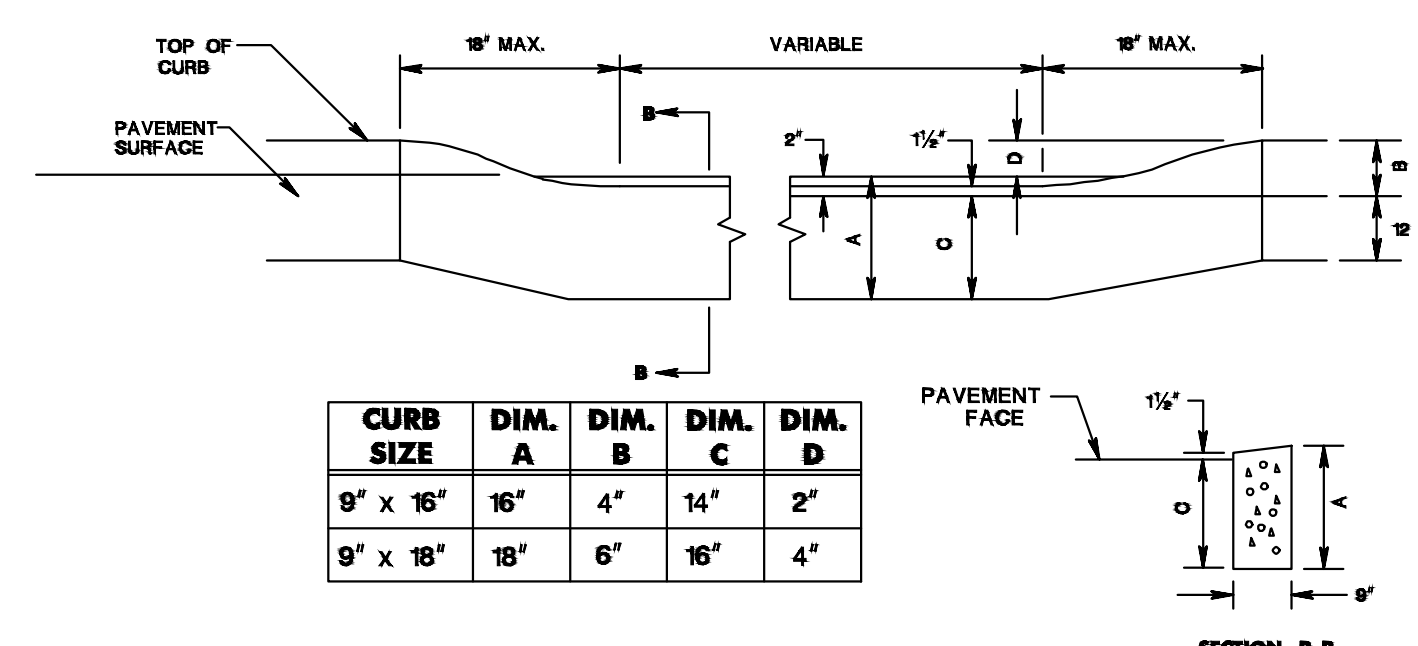
1. ALL POSTS TO BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND AS INDICATED BELOW.
2. ALL SMALL SIGN SUPPORTS TO BE OF THE BREAKAWAY TYPE WITH EXCEPTION OF THOSE INSTALLED BEHIND GUIDE RAIL OR OTHER ROADSIDE BARRIER.
3. ALL STEEL POSTS AND BRACKETS TO BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING TO BE ACCORDING TO ASTM A123.
4. ALL STEEL U-POST SIGN SUPPORTS MUST BE INSTALLED FACING THE PREDOMINANT TRAFFIC FLOW. USE A MOUNTING BRACKET ON SIDE MOUNTED SIGNS SUCH AS "ONE WAY" SIGNS INSTALLED IN MEDIANS.
5. SIGN PANEL SIZES ARE TO DETERMINE POST TYPE AND NUMBER AS SHOWN ON THIS DETAIL.
6. BOLTS ARE NOT TO PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT, BUT ARE TO ENGAGE ALL THREADS IN THE NUT.
7. WHEN SIGNS ARE INSTALLED ON SLOPES 10:1V OR FLATTER, THE MINIMUM VERTICAL CLEARANCE REQUIREMENTS FOR SIGNS ARE:

FOR SINGLE POST INSTALLATIONS - THE MINIMUM DISTANCE BETWEEN THE EDGE OF THE PAVEMENT AND THE BOTTOM OF ANY PANEL MUST BE 7 FEET, AND THE MINIMUM DISTANCE FROM EDGE OF PAVEMENT TO THE TOP OF ANY SIGN PANEL MUST BE 9 FEET.

WHERE GRADING OF 10:1V OR FLATTER CANNOT BE OBTAINED, OR WHERE CURB OR BERM IS GREATER THAN 4 INCHES, THE MINIMUM VERTICAL CLEARANCE WILL BE MEASURED FROM THE GROUND LINE TO THE BOTTOM OF THE SIGN.

8. THE HORIZONTAL OFFSET FROM EDGE OF PAVEMENT TO EDGE OF SIGN IS DERIVED FROM SECTION 2A.19 OF THE MUTCD.

9. EXTRUDED ALUMINUM SIGN PANELS ARE NOT PERMITTED FOR USE WITH STEEL U-POST SIGN SUPPORTS.



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DESIGNED BY:	MJB
DRAWN BY:	JWP
SHEET CHK'D BY:	MJB
CROSS CHK'D BY:	JJE
APPROVED BY:	JJE
DATE:	MAY 24, 2021



ENGENUITY INFRASTRUCTURE  
GALLERIA: 2 BRIDGE AVE., SUITE 323  
RED BANK, NJ 07701  
732.741.3176  
ENGENUITYNJ.COM

CONSTRUCTION DETAILS  
BLOCK 3, LOT 16 & 16.01  
SEA BRIGHT BOROUGH  
MONMOUTH COUNTY, NEW JERSEY

OWNER / APPLICANT:  
SURFSIDE MARINE CORPORATION  
140 ELMSMERE ROAD  
BRONXVILLE, NY 10708

JACLYN J. FLOR, P.E., P.P., C.M.E.  
CONSULTING ENGINEER  
5/24/2021  
DATE  
LICENSED PROFESSIONAL ENGINEER  
STATE OF NJ LICENCE NO. 24GE045426  
CERTIFICATE OF AUTHORIZATION 24GA28268000

PROJECT NO. SETT-00200
DRAWING CD-1
SHEET NO. 7 OF 7





**SETTEMBRINO**  
**ARCHITECTS**

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License No. AI 15163

OWNER  
Mr. Chip Schultz  
Surfside Marina  
1306 Ocean Avenue  
Sea Bright, NJ 07760

CIVIL ENGINEER  
Engenuity Infrastructure, LLC  
2 Bridge Avenue, Suite 323  
Red Bank, NJ 07701

STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL ENGINEER

No.	Description	Date
1	Owner Review	04.22.21
2	Revised as per Owners Review	04.30.21
3	Revised to suit DFE requirements	05.27.21
4	Zoning Submission	06.07.21

JOB NO. 21.017

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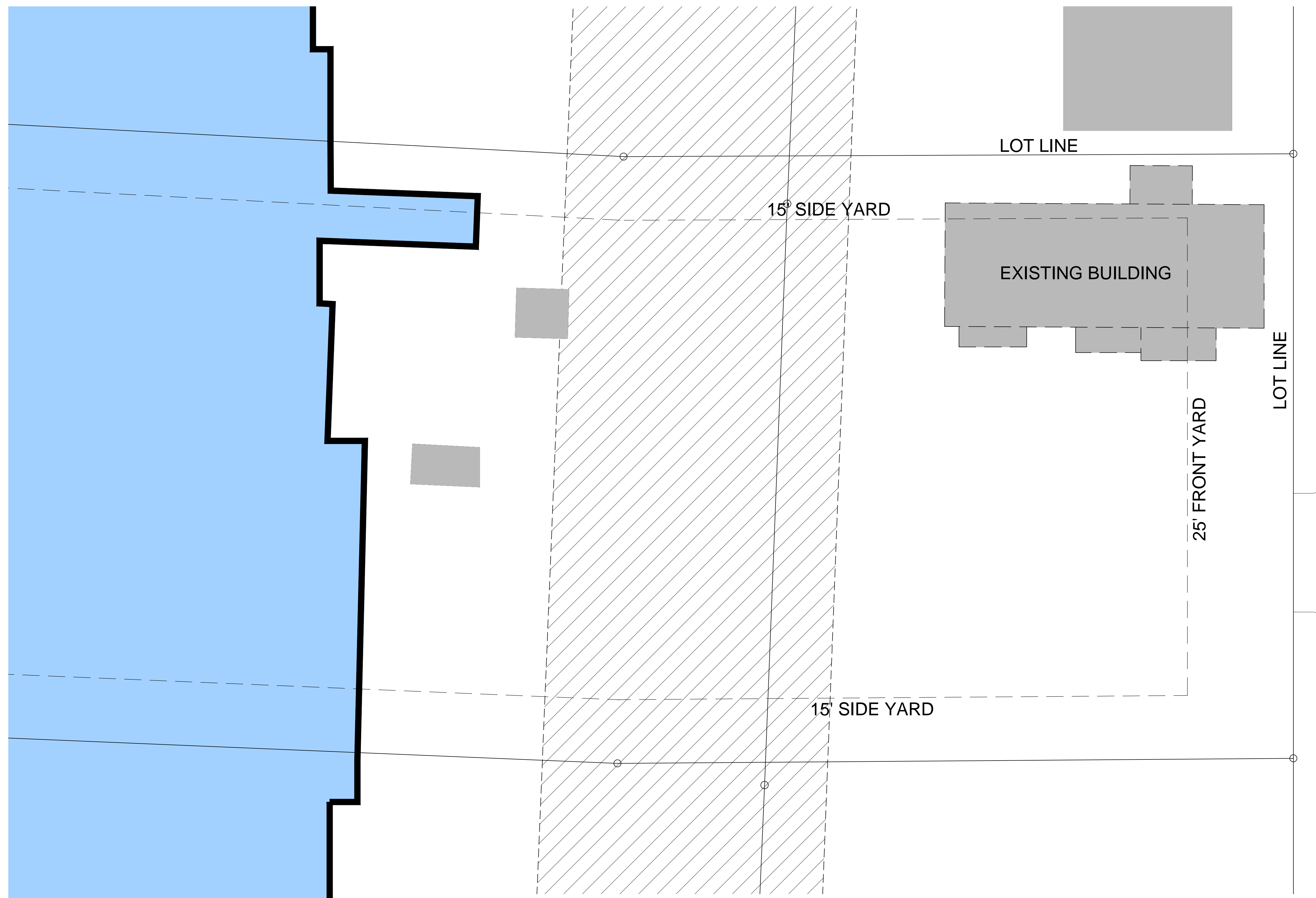
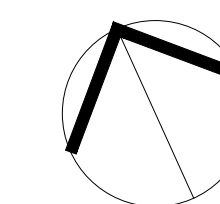
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**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

EXISTING SITE PLAN







# SETTEMBRINO ARCHITECTS

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2 Bridge Avenue, Suite 323  
Red Bank, NJ 07701

STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL ENGINEER

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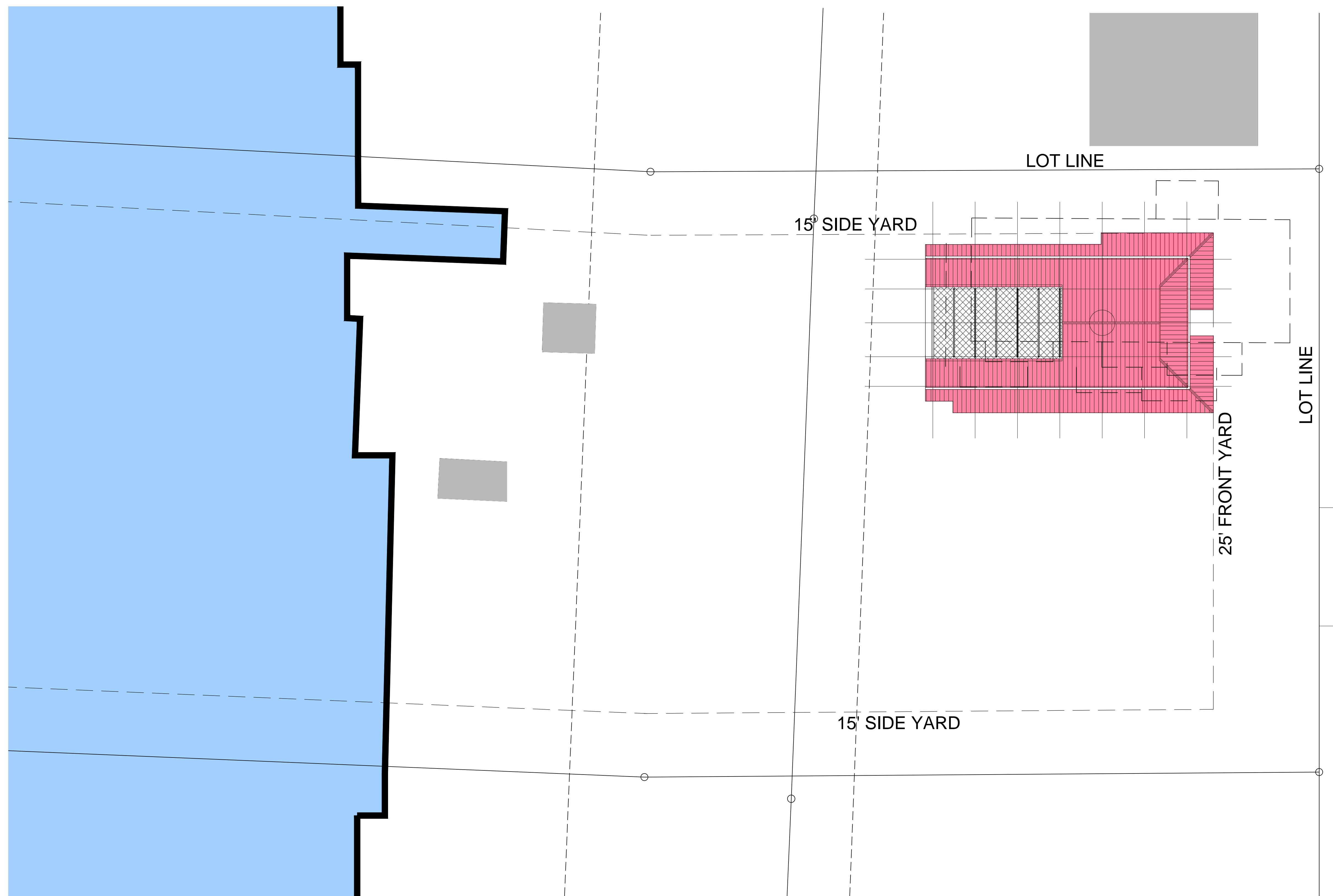
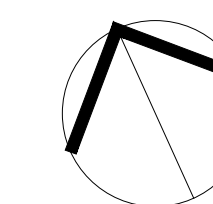
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## NEW MARINE WORKSHOP BUILDING

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

SITE PLAN







**SETTEMBRINO**  
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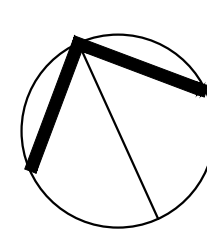
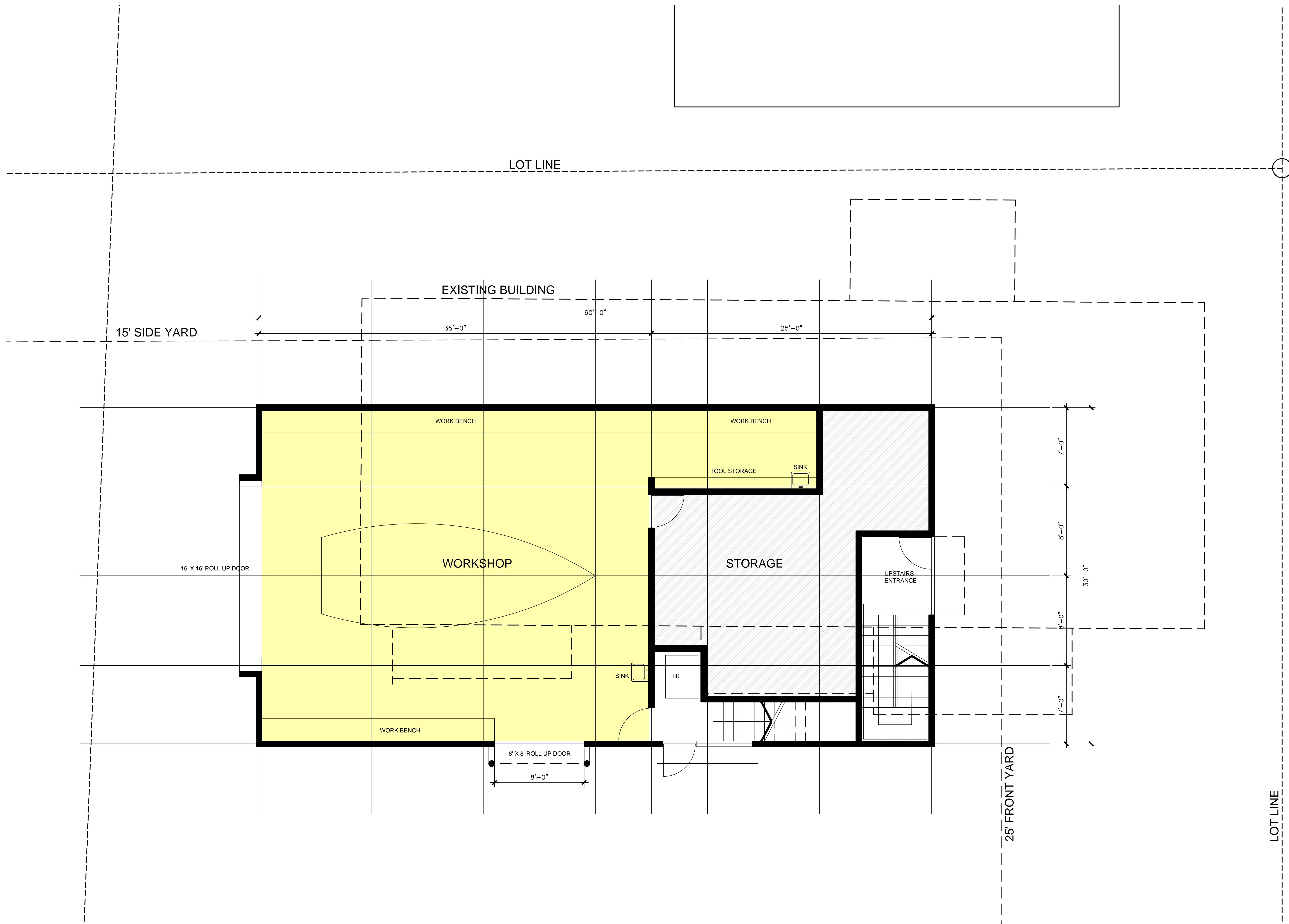
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**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

PLAN AT ELEVATION 5.00'  
WORKSHOP LEVEL

**A.100**







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STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL ENGINEER

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4	Zoning Submission	06.07.21

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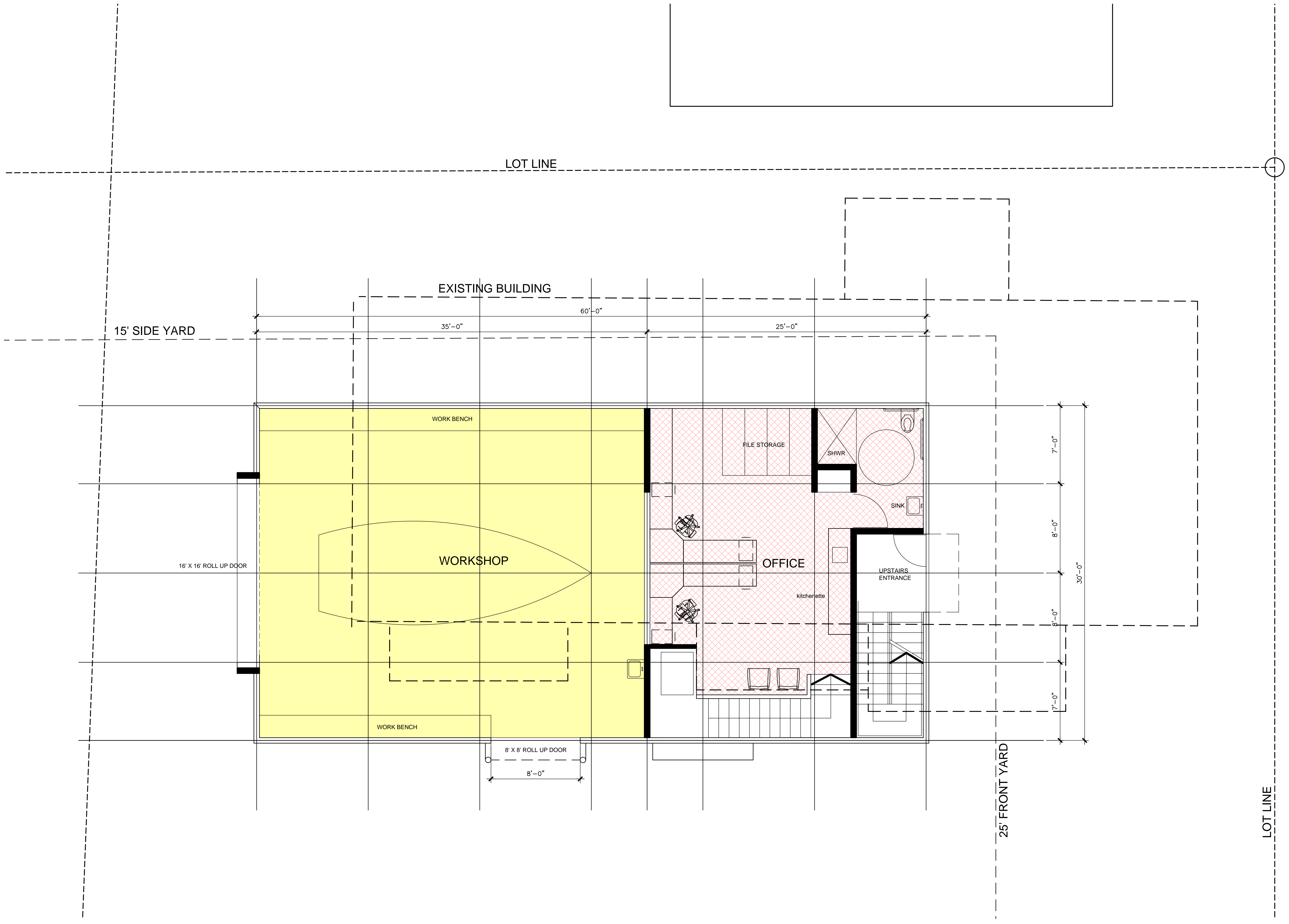
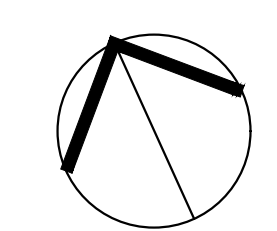
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**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

PLAN AT ELEVATION 13.00'  
OFFICE LEVEL







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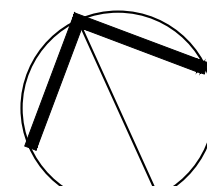
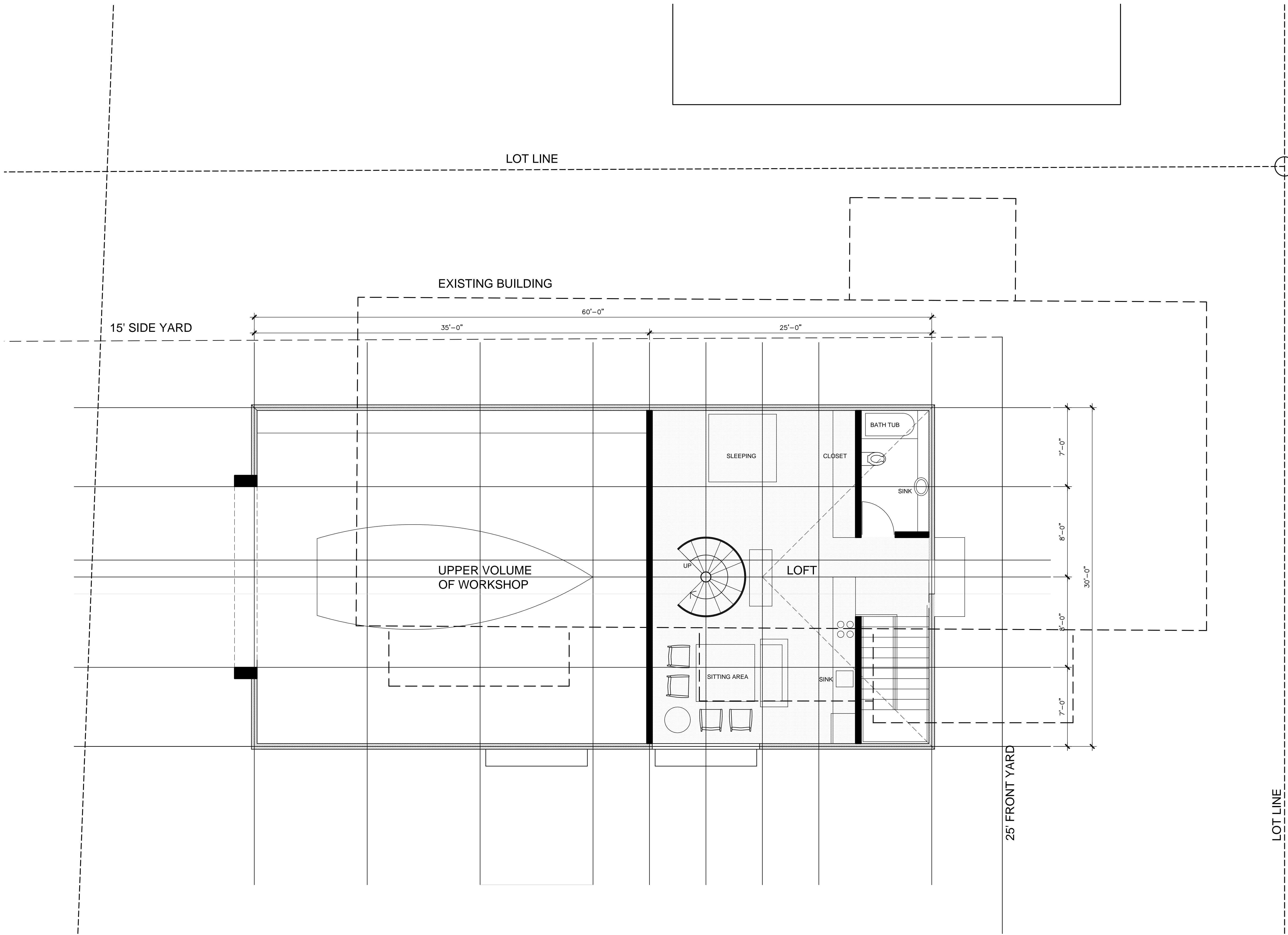
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**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

PLAN AT ELEVATION 23.00'  
LOFT LEVEL

**A.102**







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STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL ENGINEER

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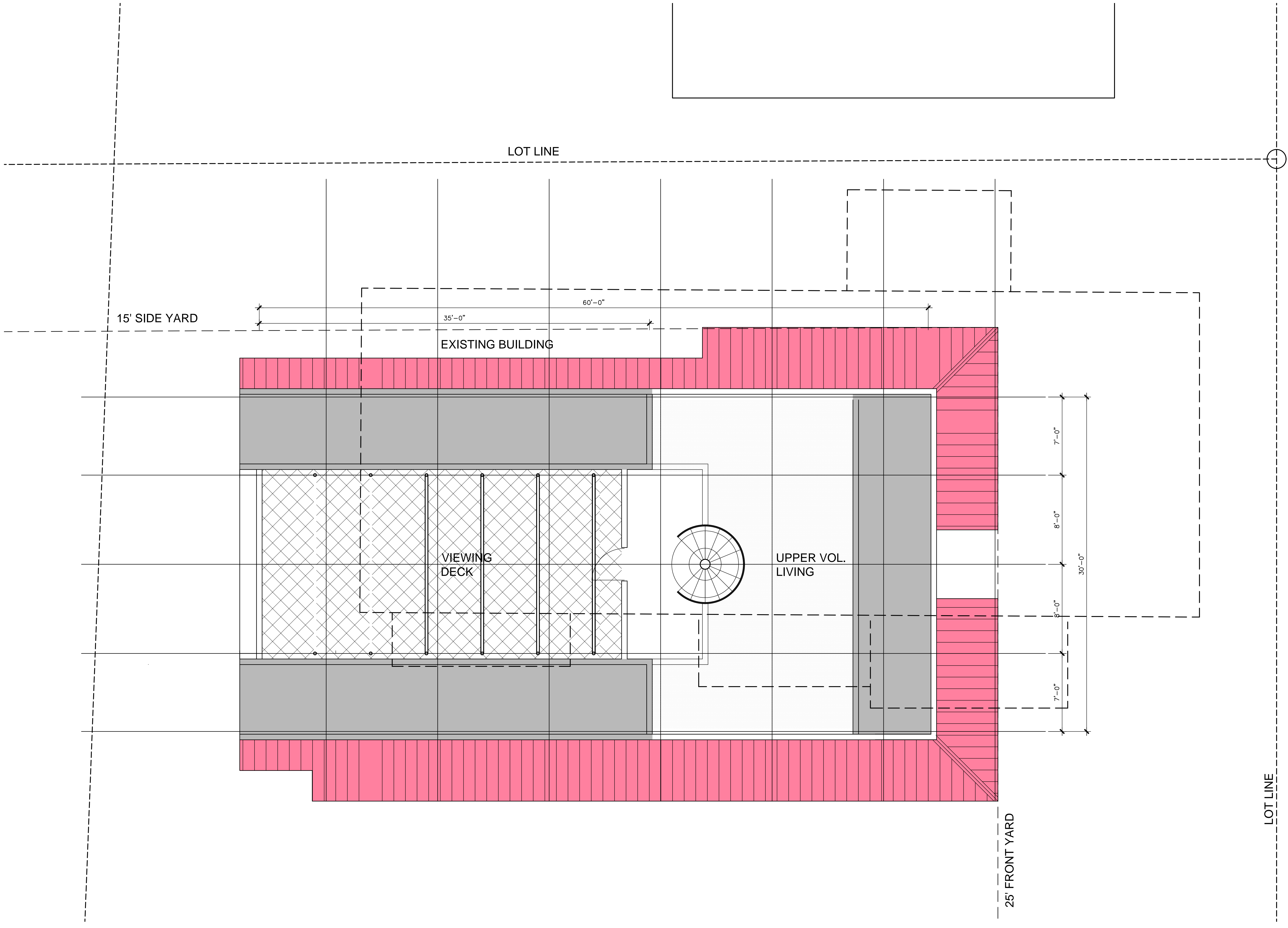
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**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

PLAN AT ELEVATION 31.30'  
DECK LEVEL

**A.103**







**SETTEMBRINO  
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Red Bank, NJ 07701

STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL ENGINEER

No.	Description	Date
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3	Revised to suit DFE requirements	05.27.21
4	Zoning Submission	06.07.21

JOB NO. 21.017

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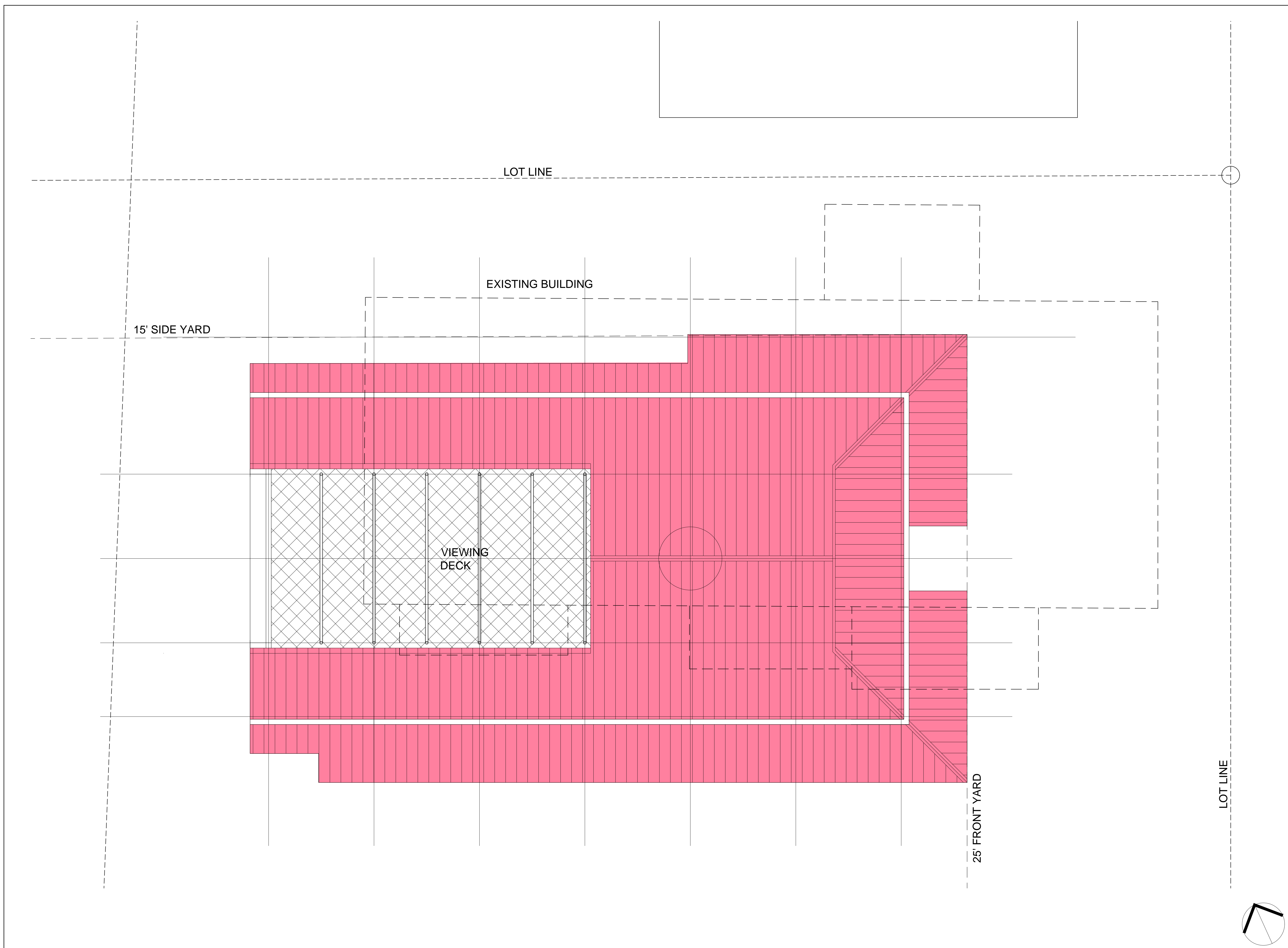
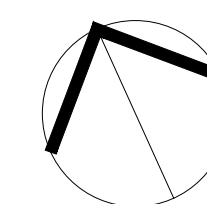
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CAD FILE:

**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

ROOF PLAN







**SETTEMBRINO  
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STRUCTURAL ENGINEER

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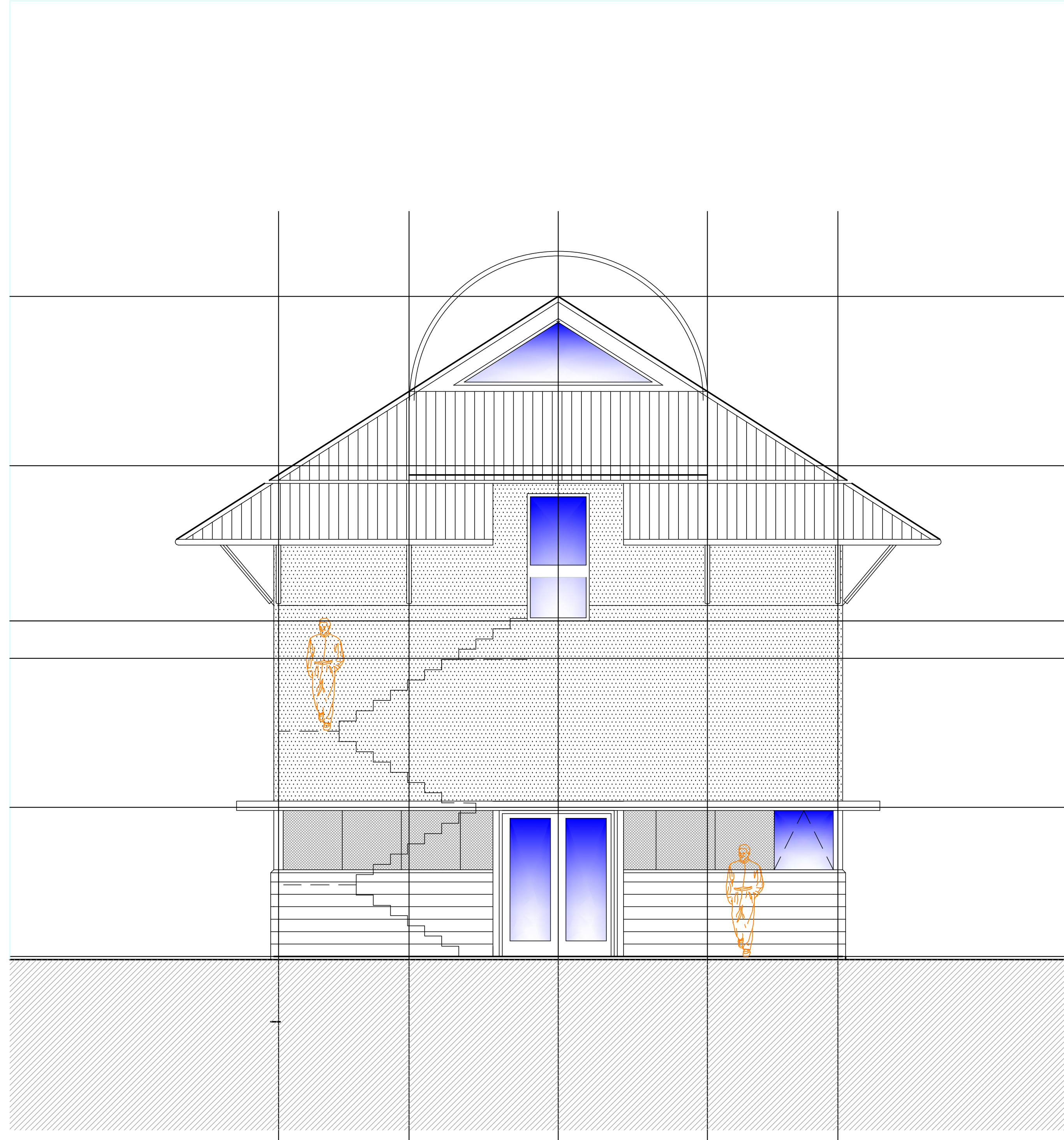
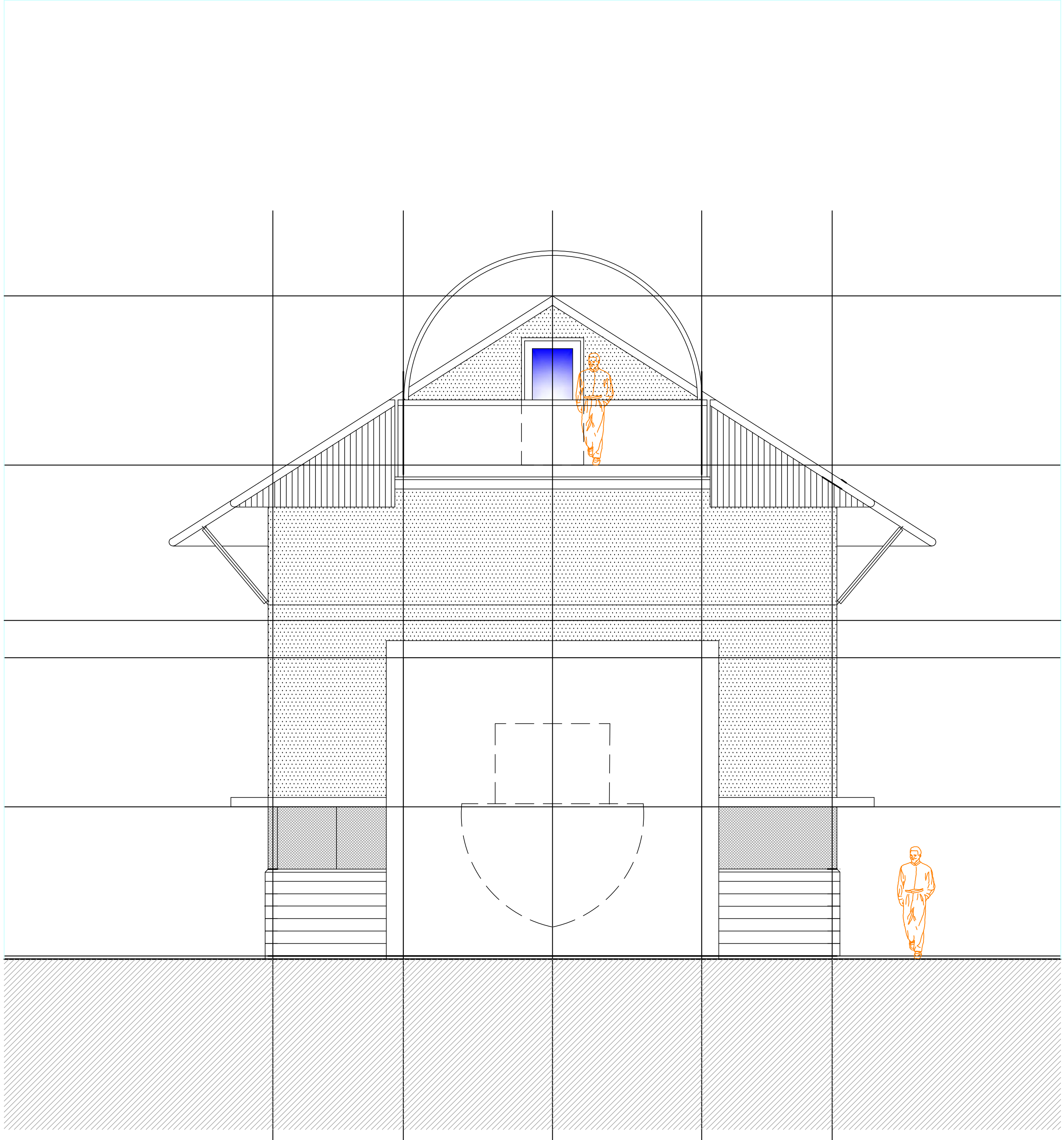
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**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

ELEVATIONS

**A.105**



WEST ELEVATION

1/4"=1'-0" 1

EAST ELEVATION

1/4"=1'-0" 2





**SETTEMBRINO  
ARCHITECTS**

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STRUCTURAL ENGINEER

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DATE:

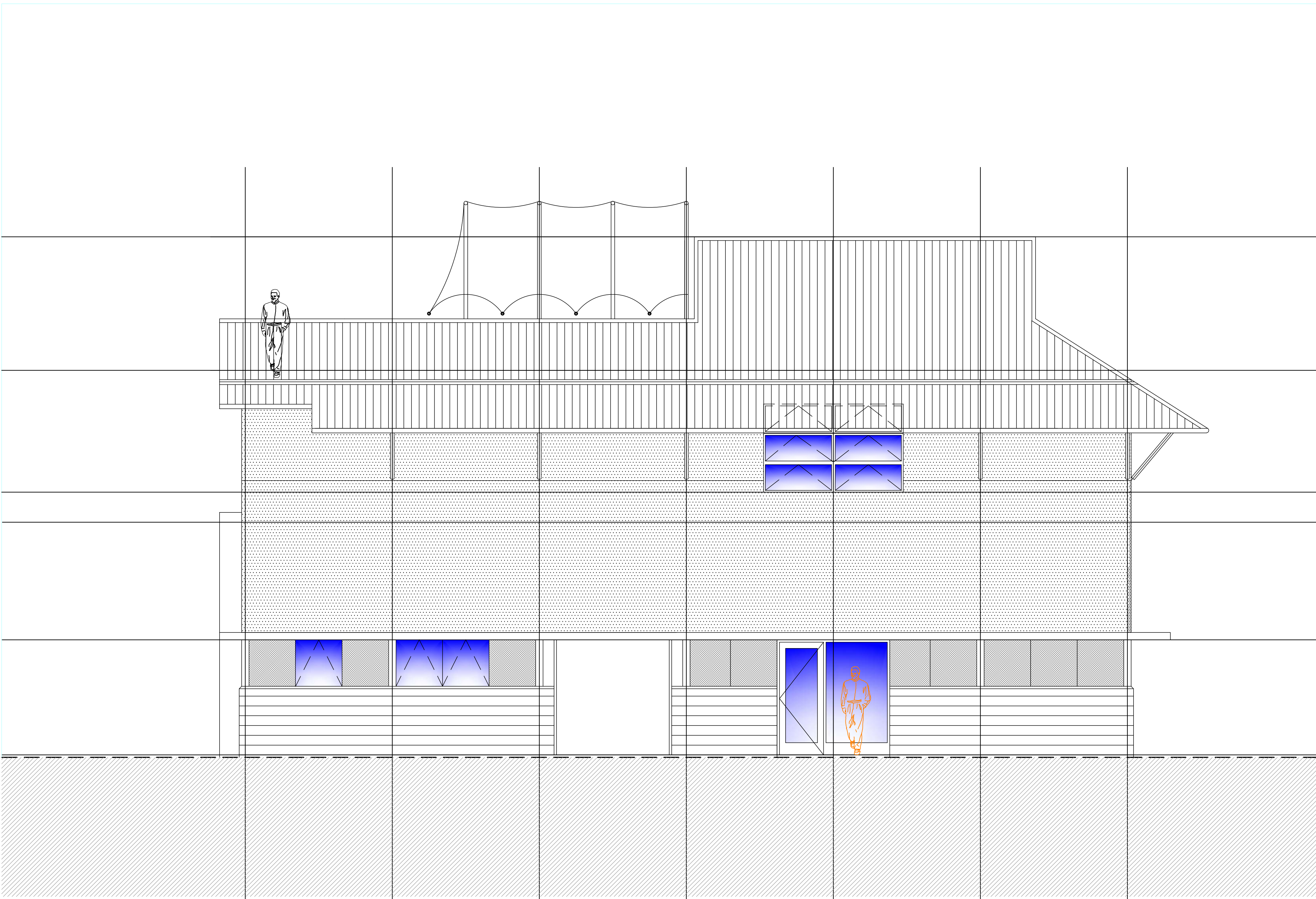
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**NEW MARINE  
WORKSHOP BUILDING**

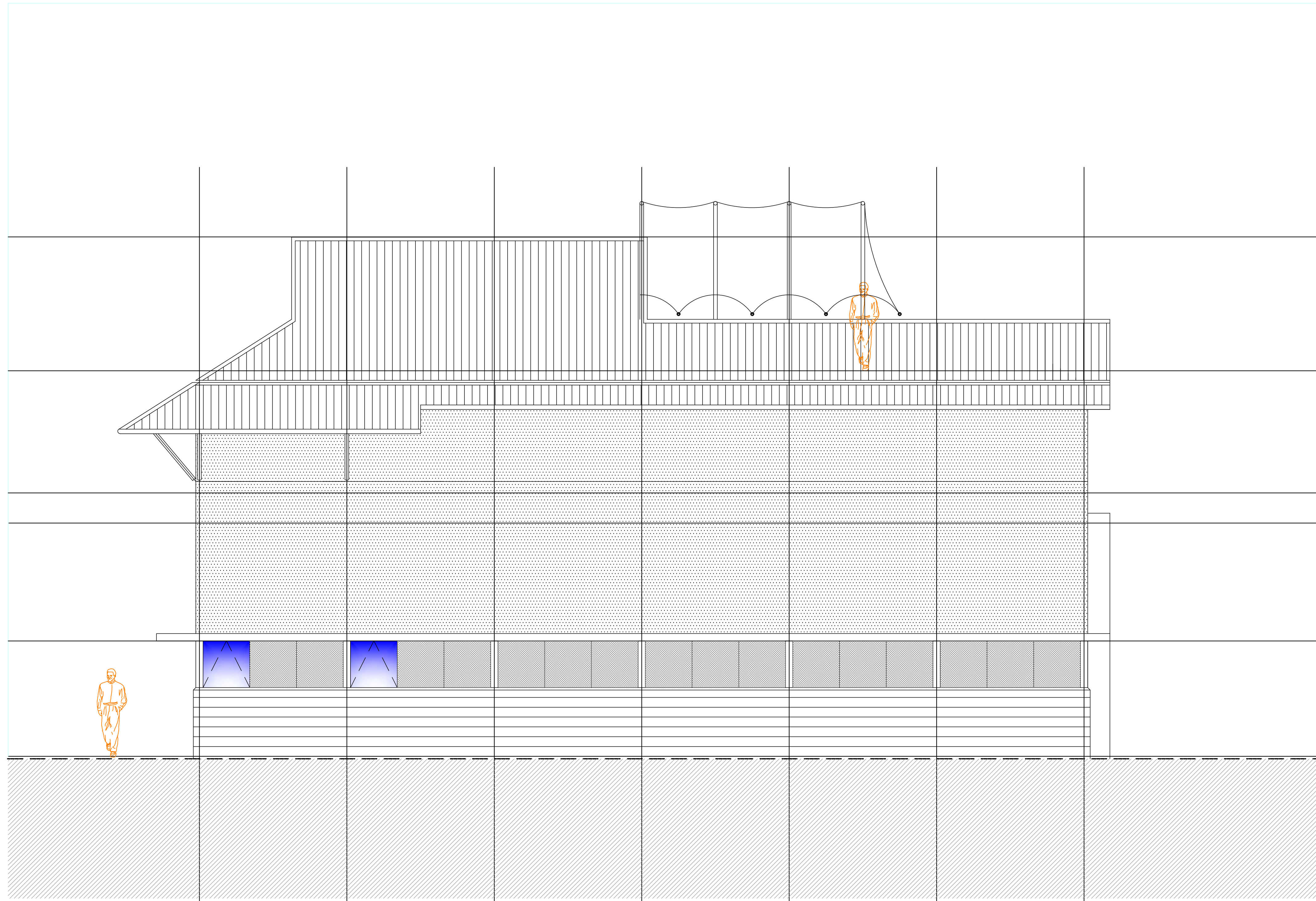
1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

ELEVATIONS

**A.106**







**SETTEMBRINO**  
ARCHITECTS

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Red Bank, NJ 07701  
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3	Revised to suit DFE requirements	05.27.21
4	Zoning Submission	06.07.21

JOB NO. 21.017

DRAWN BY: CHECKED BY:

DATE:

CAD FILE:

**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

ELEVATIONS

**A.107**





**SETTEMBRINO**  
ARCHITECTS

25 Bridge Avenue | Suite 201  
Red Bank, NJ 07701  
732.741.4900 (o) | 732.741.4977 (f)

*Kevin M. Settembrino*  
Kevin M. Settembrino, AIA, LEED AP  
License No. AI 15163

OWNER  
Mr. Chip Schultz  
Surfside Marina  
1306 Ocean Avenue  
Sea Bright, NJ 07760

CIVIL ENGINEER  
Engenuity Infrastructure, LLC

2 Bridge Avenue, Suite 323  
Red Bank, NJ 07701

STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL ENGINEER

No.	Description	Date
1	Owner Review	04.22.21
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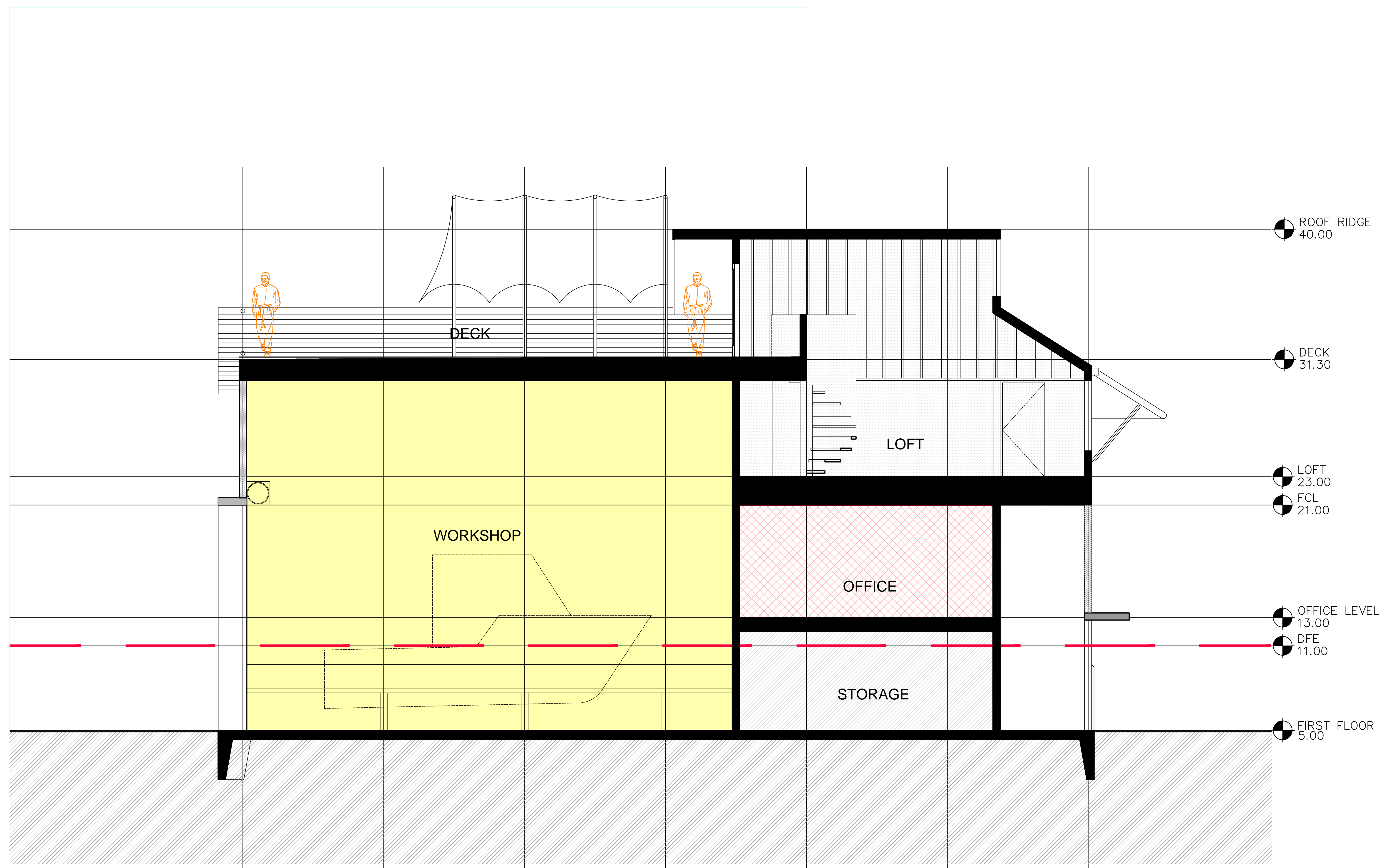
CAD FILE:

**NEW MARINE  
WORKSHOP BUILDING**

1306 Ocean Avenue,  
Sea Bright,  
New Jersey 07760

SECTION

**A.108**



LONG SECTION ON CENTERLINE OF BUILDING

SCALE: 1/4"=1'-0" 1





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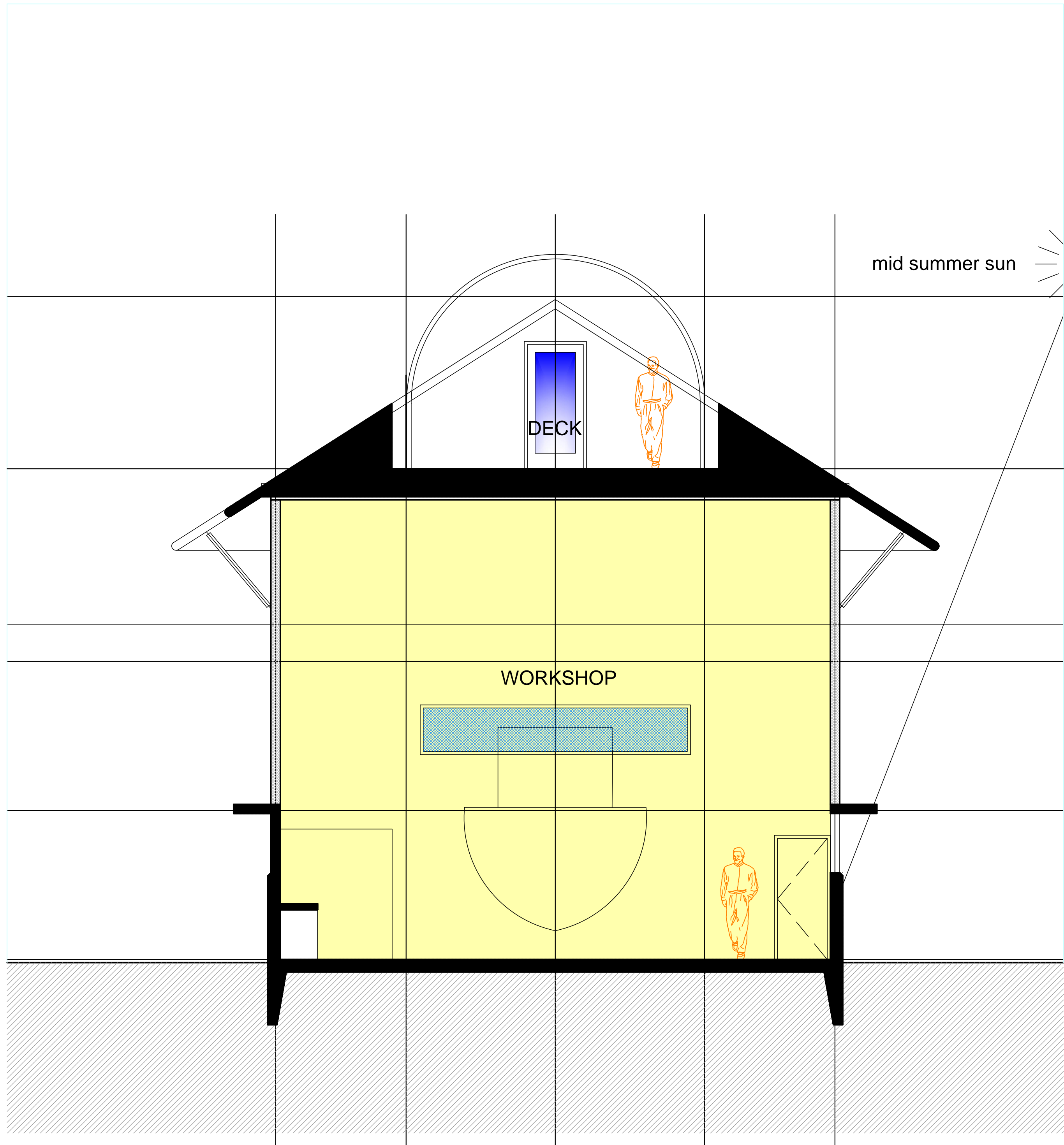
CAD FILE:

**NEW MARINE  
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SECTIONS

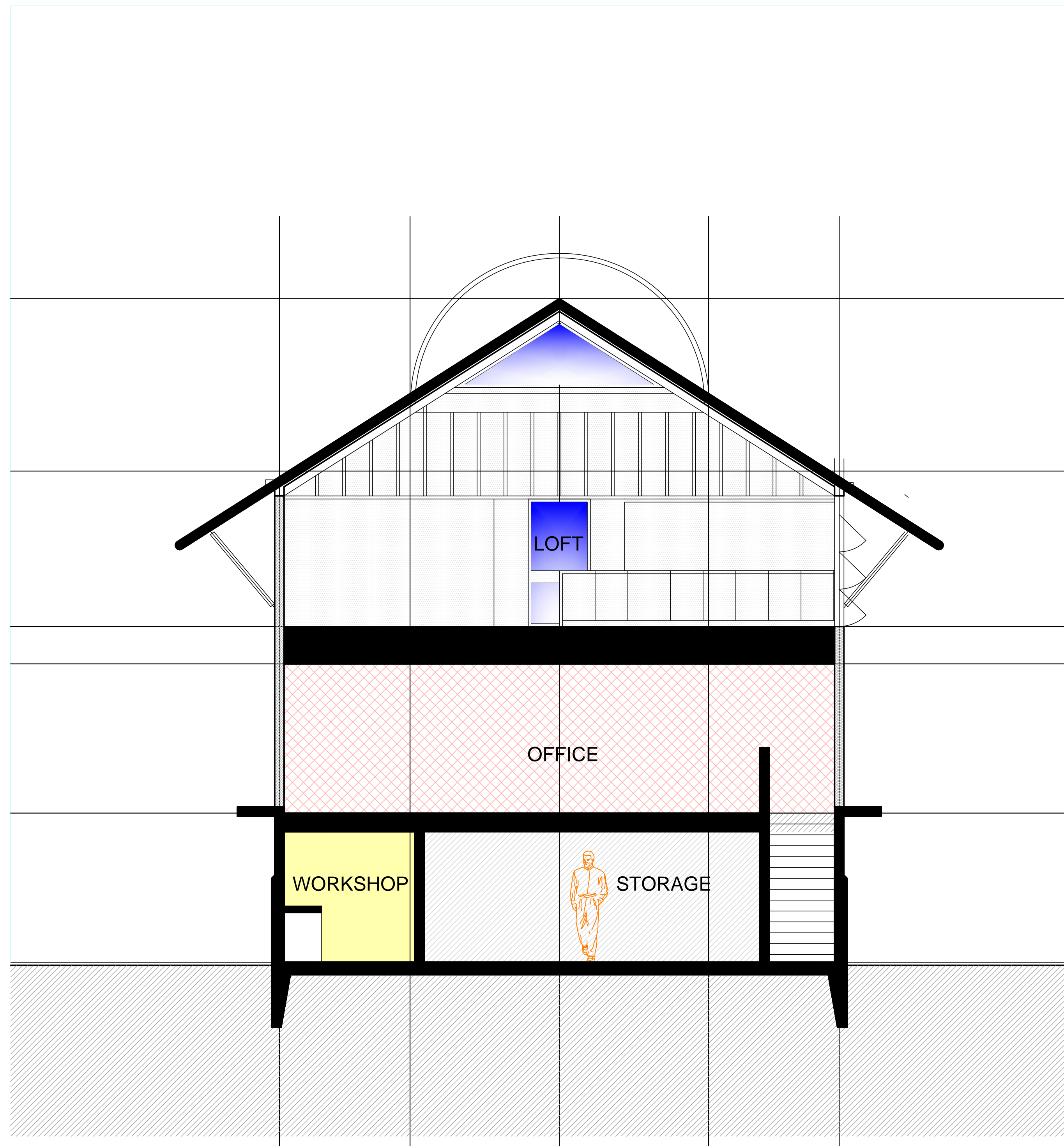
**A.109**



CROSS SECTION AT WORKSHOP

1/4"=1'-0"

1



CROSS SECTION AT OFFICE

1/4"=1'-0"

2