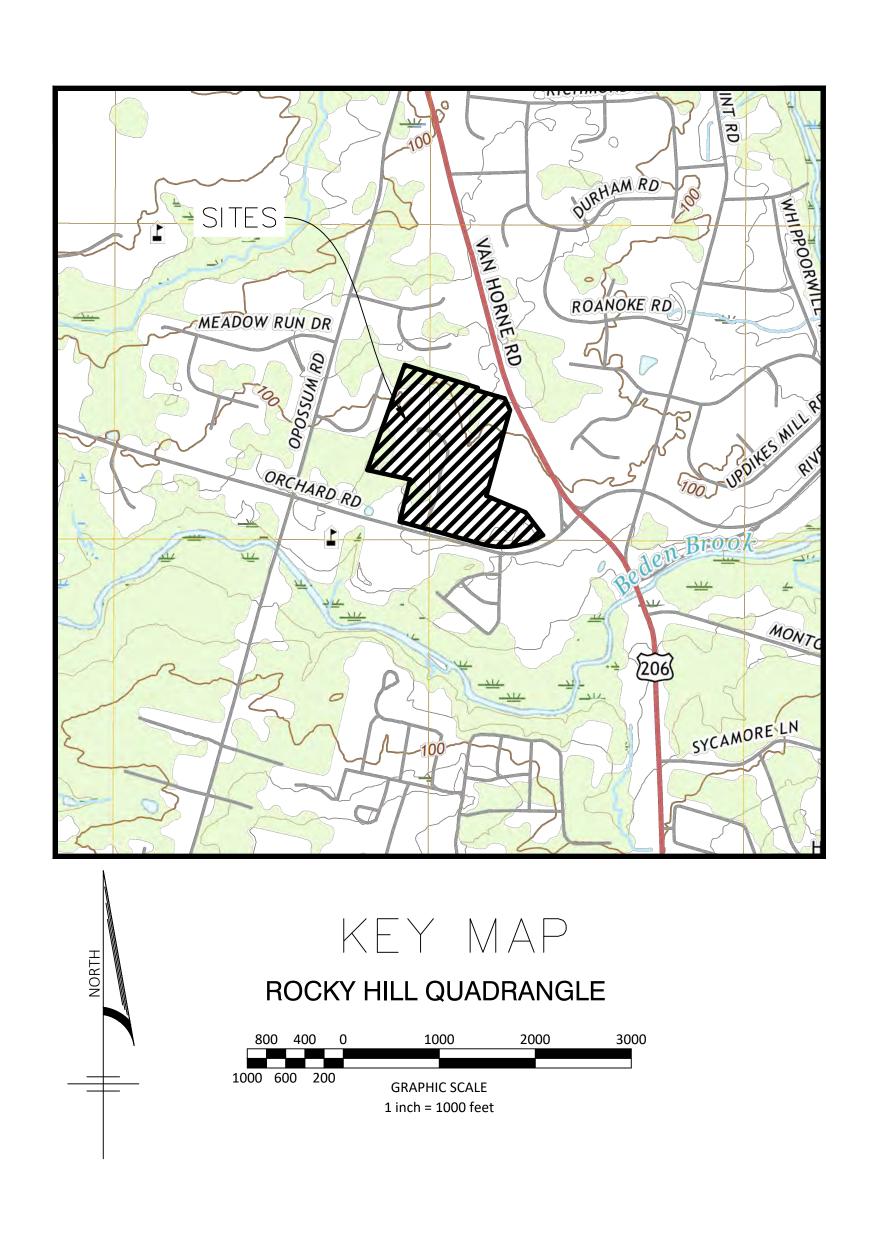
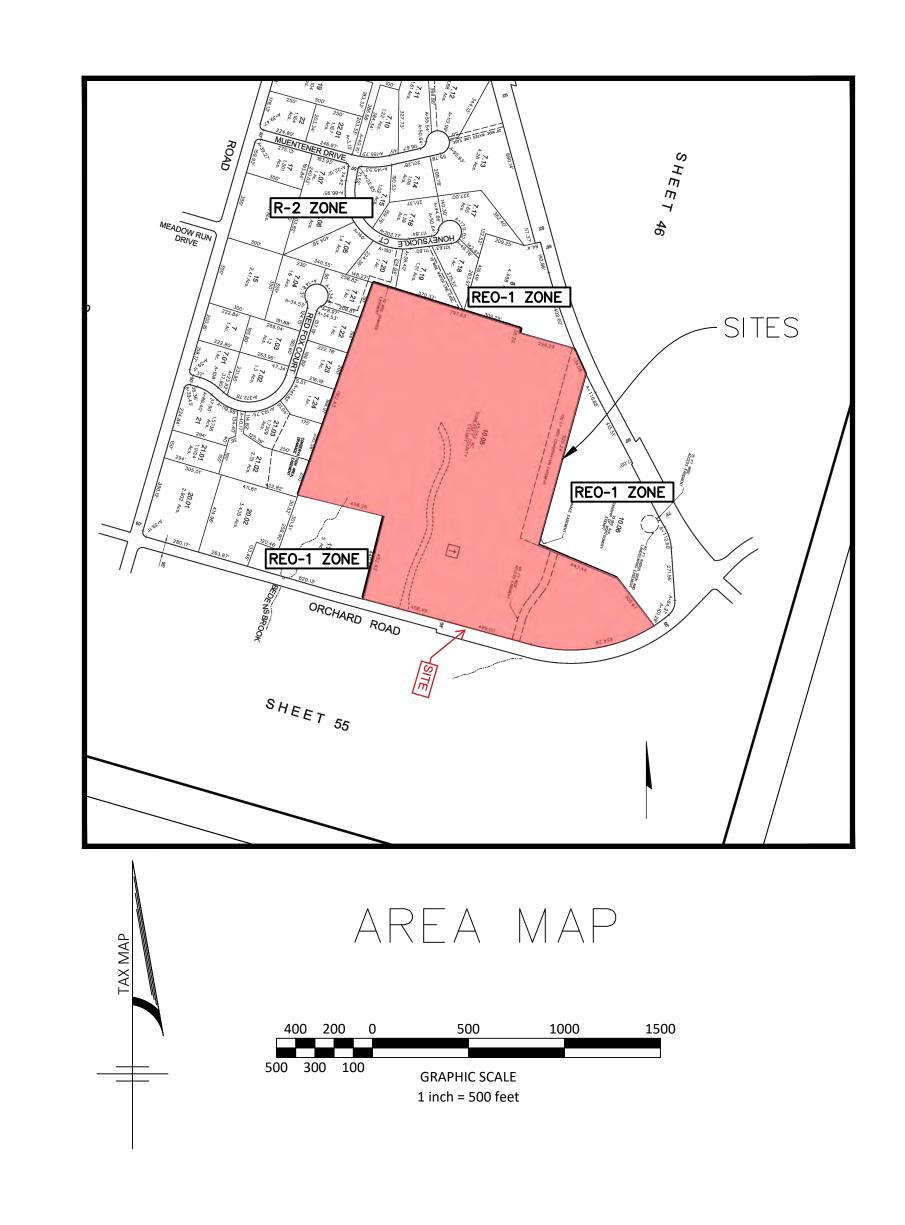
# OWNERS LIST

# AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE MONTGOMERY SENIOR AFFORDABLE HOUSING

BLOCK 20001, LOT 10.05

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY







NORTH	AEF	RIAL	MAF	)
Z	400 200 0	500	1000	1500
	500 300 100	GRAPHIC SCALE 1 inch = 500 feet		

# DRAWING INDEX

Revision Date Description TITLE SHEET **EXISTING CONDITIONS** 02/13/24 DEMOLITION PLAN 02/13/24 MAJOR SUBDIVISION PLAN 02/13/24 LAYOUT PLAN 02/13/24 GRADING PLAN 02/13/24 01/24/24 PROFILES LANDSCAPE PLAN 01/24/24 LIGHTING PLAN 01/24/24 LANDSCAPE & LIGHTING DETAILS 12/21/23 02/13/24 BASIN PLANTING DETAILS SOIL EROSION & SEDIMENT CONTROL PLAN 02/13/24 SOIL EROSION & SEDIMENT CONTROL DETAILS ORÍGINAL SUBMISSION CONSTRUCTION DETAILS 01/24/24 CONSTRUCTION DETAILS 02/13/24

BASIN CROSS-SECTIONS

**GENERAL NOTES** SOMERSET COUNTY IMPROVEMENT AUTHORITY RPM DEVELOPMENT GROUP 77 PARK STREET MONTCLAIR, NJ 07042 SOMERVILLE, NJ 08876

SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44). EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR

SOMERTSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATED 11/16/16.

EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.

5. SITE COORDINATES: 577,558' N, 448,234' E 6. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88

THE PROPERTY IS LOCATED IN FLOOD ZONES X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34035C0241E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. 8. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR IS REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES

ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ADDITIONALLY ALL WORK SHALL ALSO COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR.

10. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION AT LEAST 72 HOURS IN ADVANCE OF ANY

11. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE

12. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

Zoning Schedule			
Montgomery Senior Affordable Housing			
Proposed Block 20001, Lot 10.07			
Proposed			
Min. Lot Area	4.21 Ac		
Min. Building Setback	40 FT		
Max. Building Coverage	15.0 %		
Max. Impervious Coverage	25.0 %		
Existing	33.5% (61,489 SF)		
Proposed	58.7 % (107,600 SF)		
Max. Building Height	48 FT		
	3 Stories		

Parking Table				
Required: (Residential Site Improvements Standards)				
<ul> <li>1-Bedroom Garden Apartment – 1.8 Spaces / Unit</li> </ul>				
• 1.8 x 70 = 126 Spaces				
<ul> <li>2- Bedroom Garden Apartment – 2.0 Spaces / Unit</li> </ul>				
• 2.0 x 1 = 2 Spaces				
<ul> <li><u>Total Required = 128 Spaces</u></li> </ul>				
Proposed:				
<ul> <li><u>Total Proposed = 129 Spaces*</u></li> </ul>				

\* Additional existing spaces are available and will be counted towards a potential future second phase of development

APPROVED BY THE MONTGOMERY TOWNSHIP PLANNING BOARD AS AN AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION, FINAL MAJOR SITE PLAN & BULK VARIANCE:

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

CHAIRMAN	DATE
SECRETARY	DATE

TITLE SHEET PROJECT No.: RPM-211 AS SHOWN RELEASED BY: KES 02/21/23 HECKED BY: Sheet Number KES

DRAWN BY:

RZH

OF 16

REMOVE EXISTING BASIN MODIFICATIONS

RESOLUTION COMPLIANCE

RESOLUTION COMPLIANCE

DRCC 10/20/23 REVIEW MEMO

RESOLUTION COMPLIANCE

MM SHORE POINT

**ENGINEERING** 

Certificate of Authorization No. 24GA28317800

Kevin E. Shelly P.E. PE No. GE05031300

PO Box 257, Manasquan, NJ 08736 T: 732-924-8100 | F: 732-924-8110

www.shorepointengineering.com

Kevin E. Shelly, P.E.

N.J. Lic. No. GE05031300

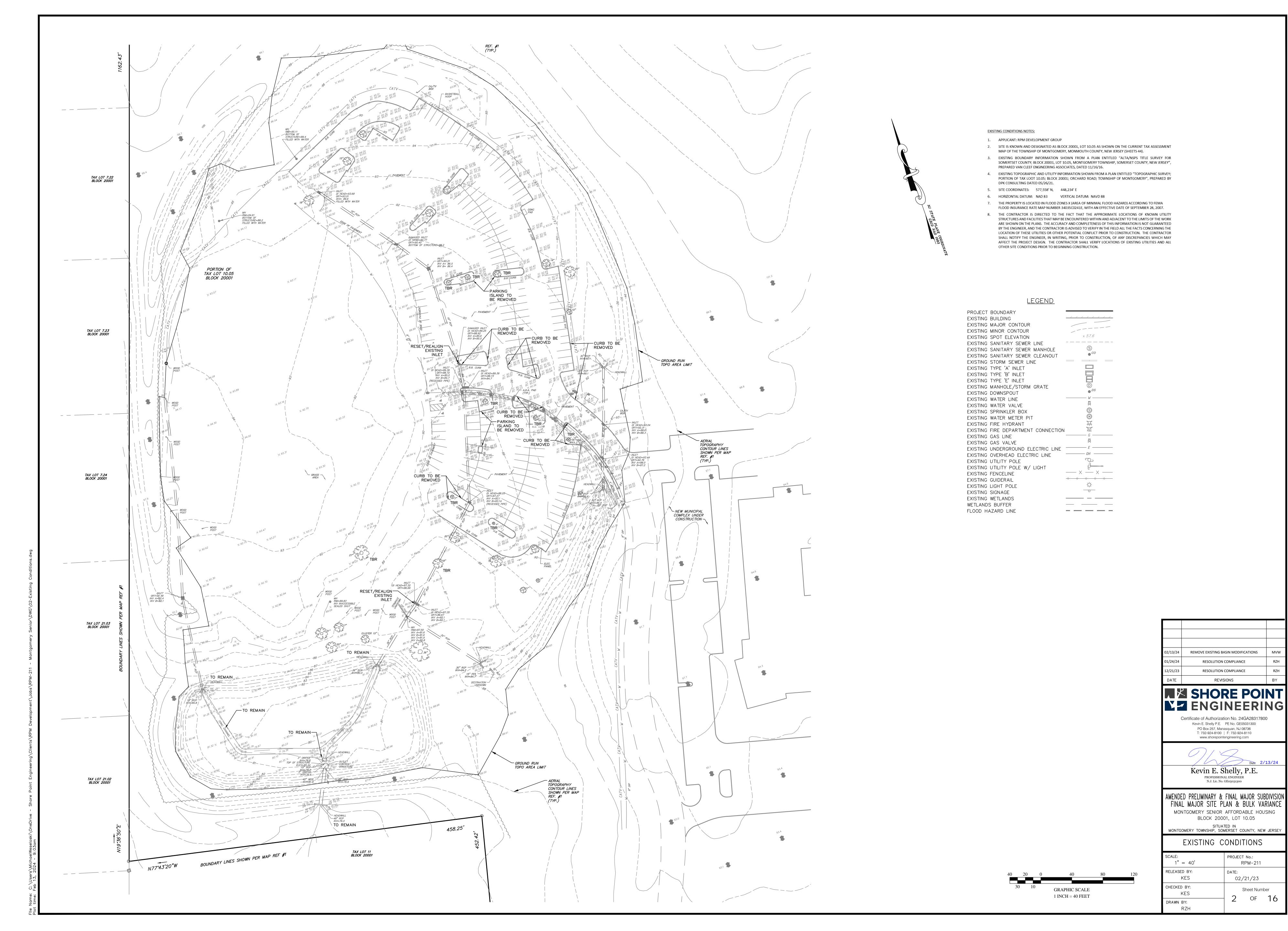
AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION

FINAL MAJOR SITE PLAN & BULK VARIANCE

MONTGOMERY SENIOR AFFORDABLE HOUSING

BLOCK 20001, LOT 10.05

MONTGOMERY TOWNSHIP. SOMERSET COUNTY. NEW JERSEY



REMOVE EXISTING BASIN MODIFICATIONS

RESOLUTION COMPLIANCE

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MONTGOMERY SENIOR AFFORDABLE HOUSING BLOCK 20001, LOT 10.05

EXISTING CONDITIONS

1" = 40'

KES

KES

RZH

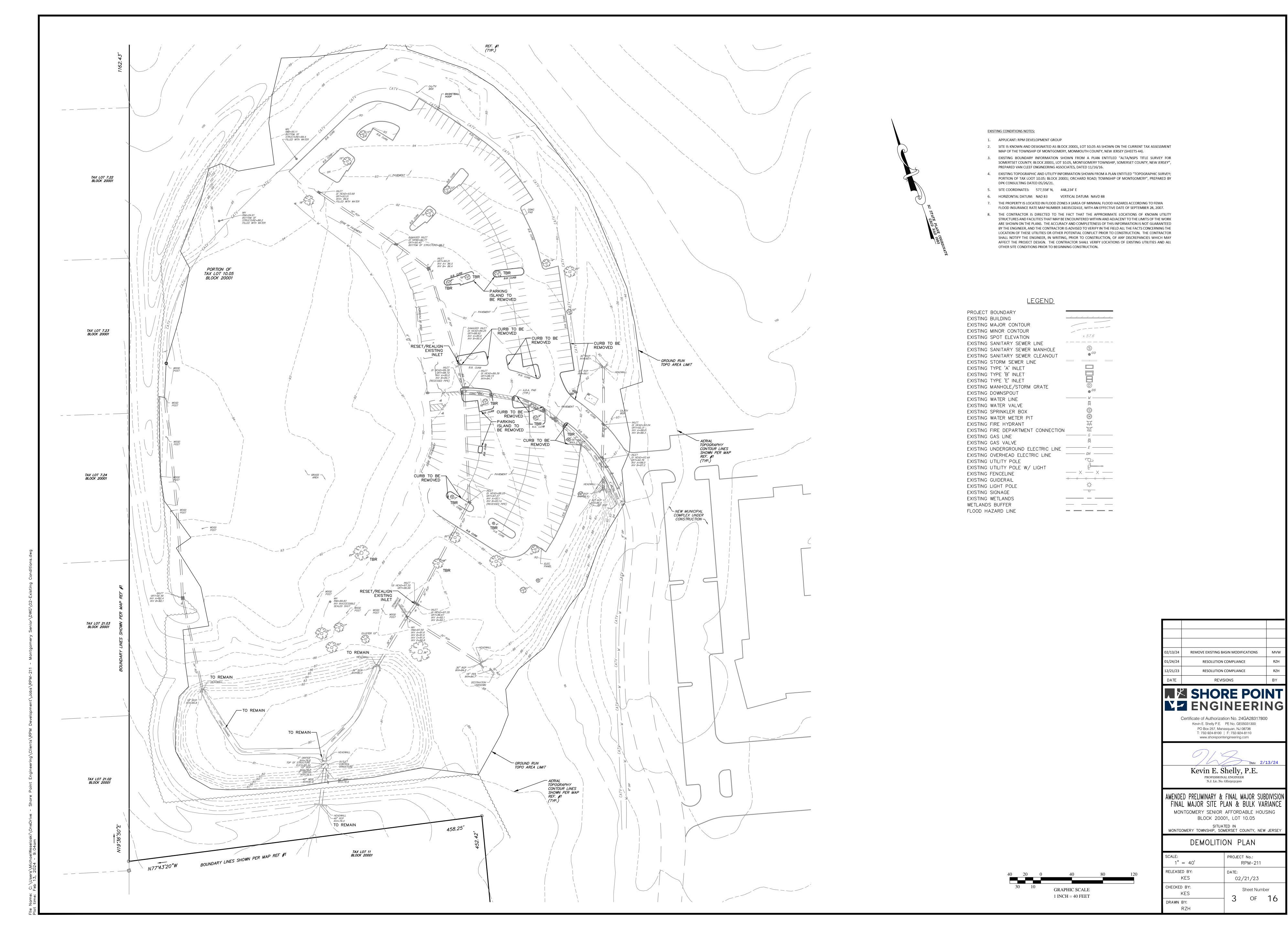
PROJECT No.:

RPM-211

Sheet Number

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02/21/23



REMOVE EXISTING BASIN MODIFICATIONS

RESOLUTION COMPLIANCE

RESOLUTION COMPLIANCE

REVISIONS

Certificate of Authorization No. 24GA28317800 Kevin E. Shelly P.E. PE No. GE05031300

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MONTGOMERY SENIOR AFFORDABLE HOUSING BLOCK 20001, LOT 10.05

DEMOLITION PLAN

1" = 40'

KES

KES

RZH

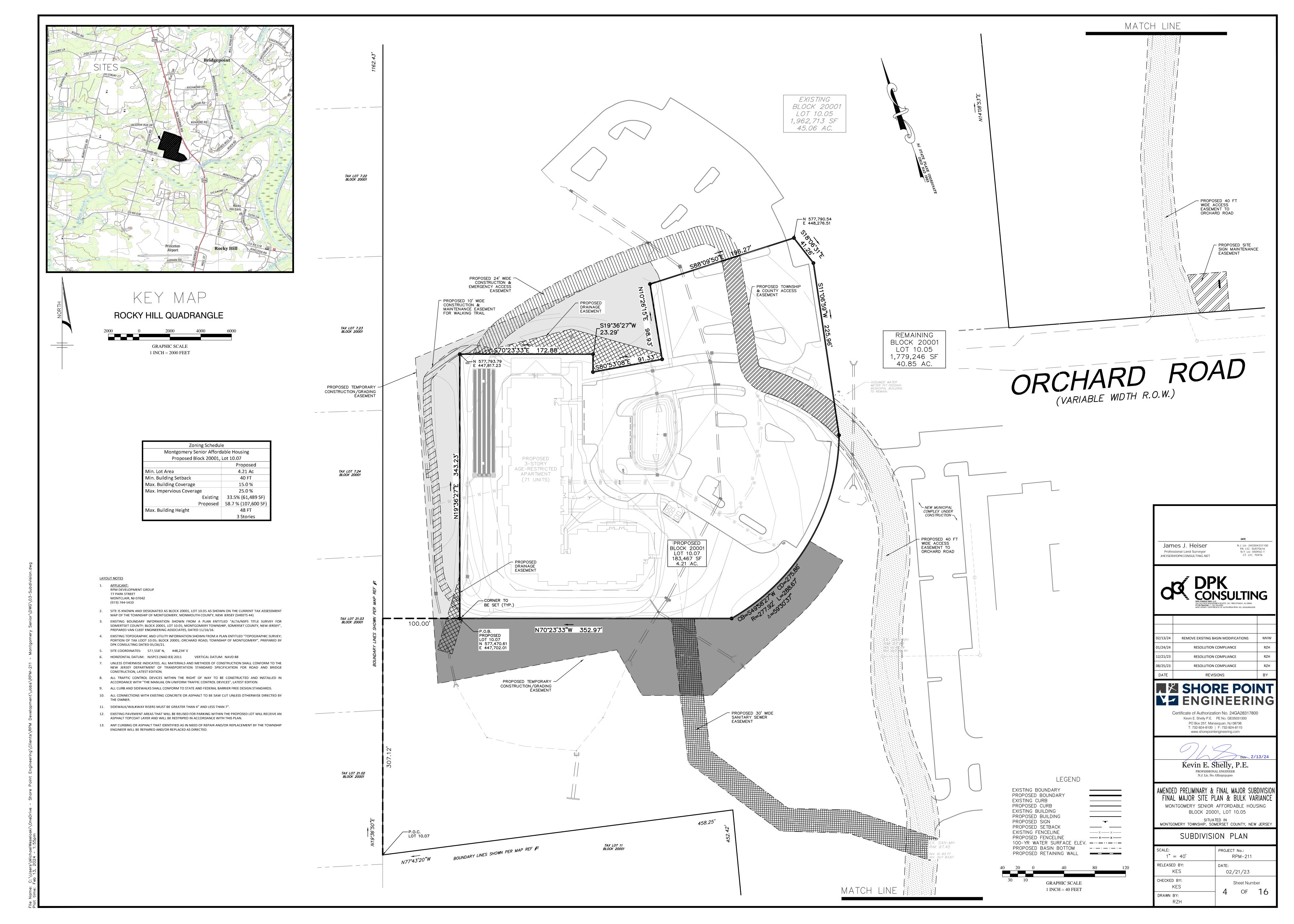
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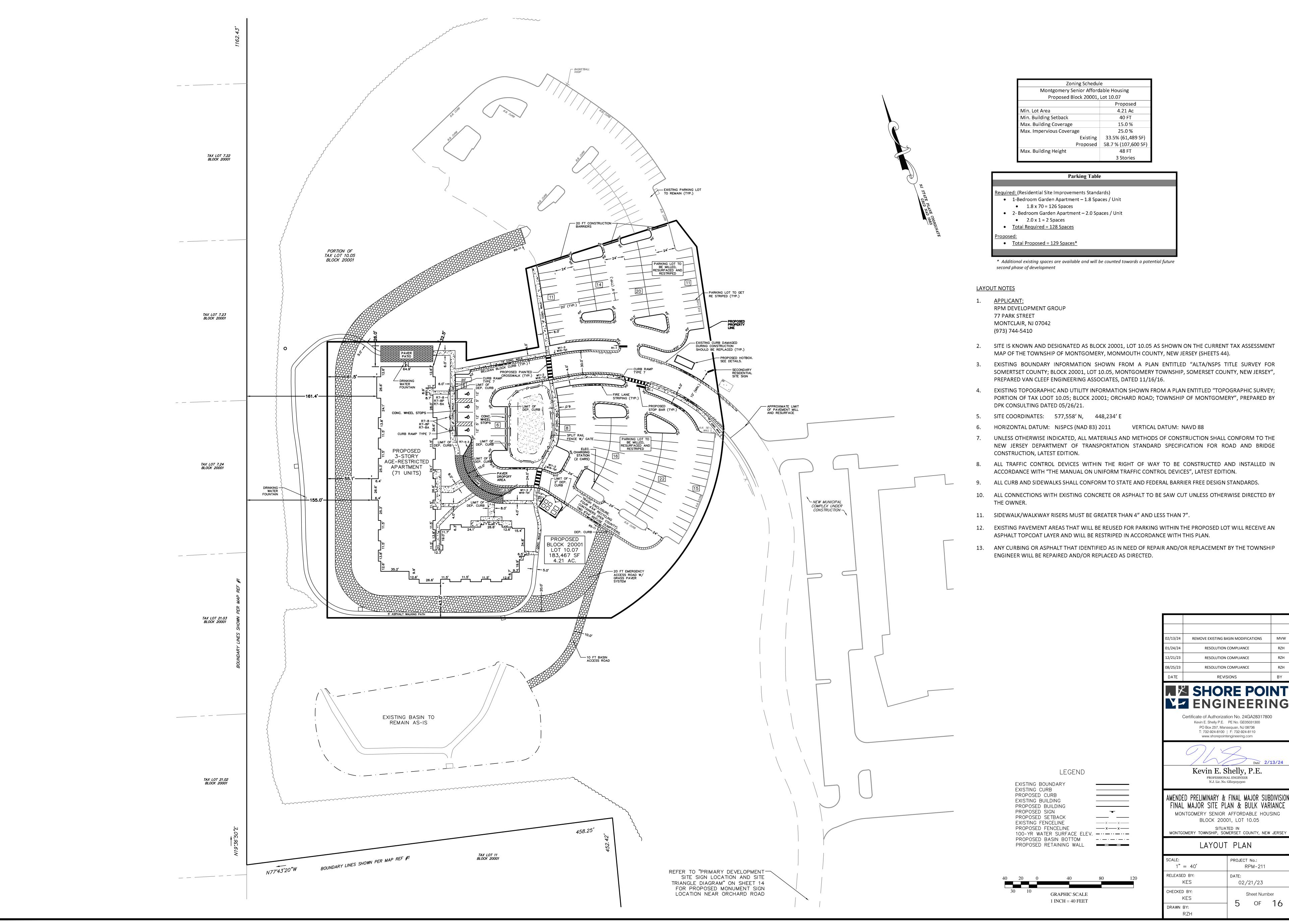
RPM-211

Sheet Number

3 OF 16

02/21/23





- 2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT
- SOMERTSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY",
- PORTION OF TAX LOOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY
- UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE
- 8. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN
- ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- 12. EXISTING PAVEMENT AREAS THAT WILL BE REUSED FOR PARKING WITHIN THE PROPOSED LOT WILL RECEIVE AN
- 13. ANY CURBING OR ASPHALT THAT IDENTIFIED AS IN NEED OF REPAIR AND/OR REPLACEMENT BY THE TOWNSHIP

REMOVE EXISTING BASIN MODIFICATIONS RESOLUTION COMPLIANCE RESOLUTION COMPLIANCE RESOLUTION COMPLIANCE REVISIONS

# **SHORE POINT ENGINEERING**

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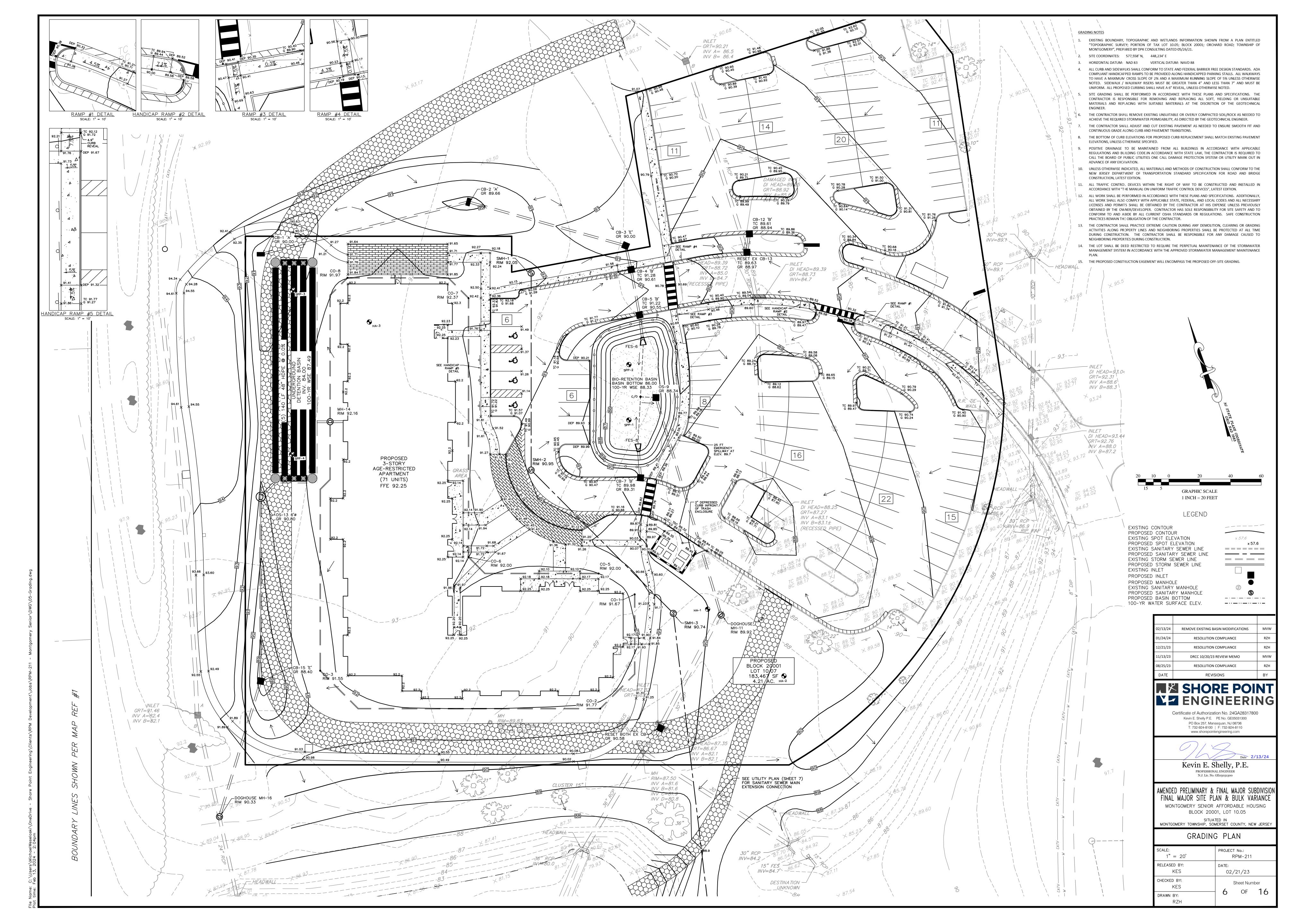
AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE

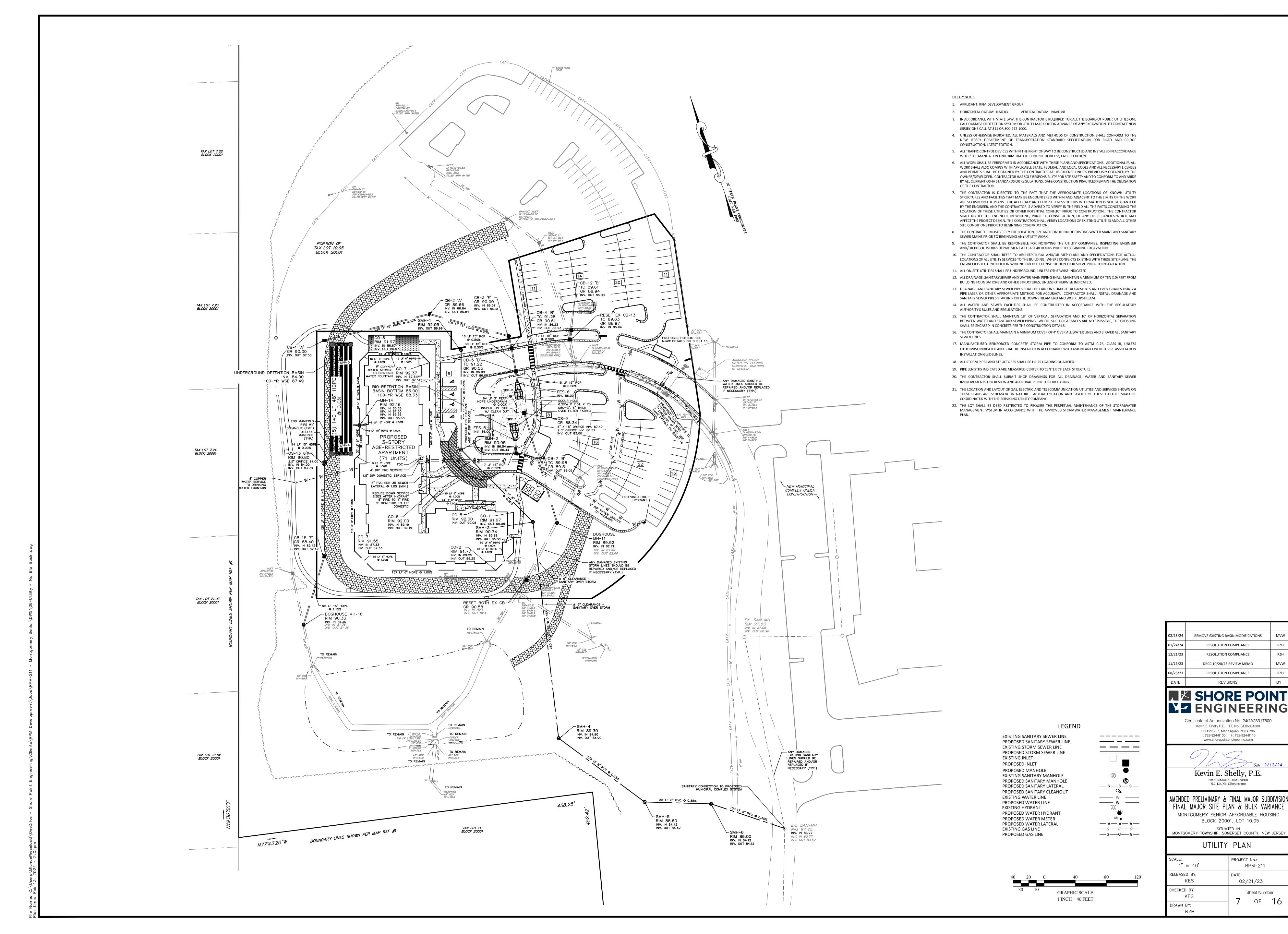
MONTGOMERY SENIOR AFFORDABLE HOUSING BLOCK 20001, LOT 10.05

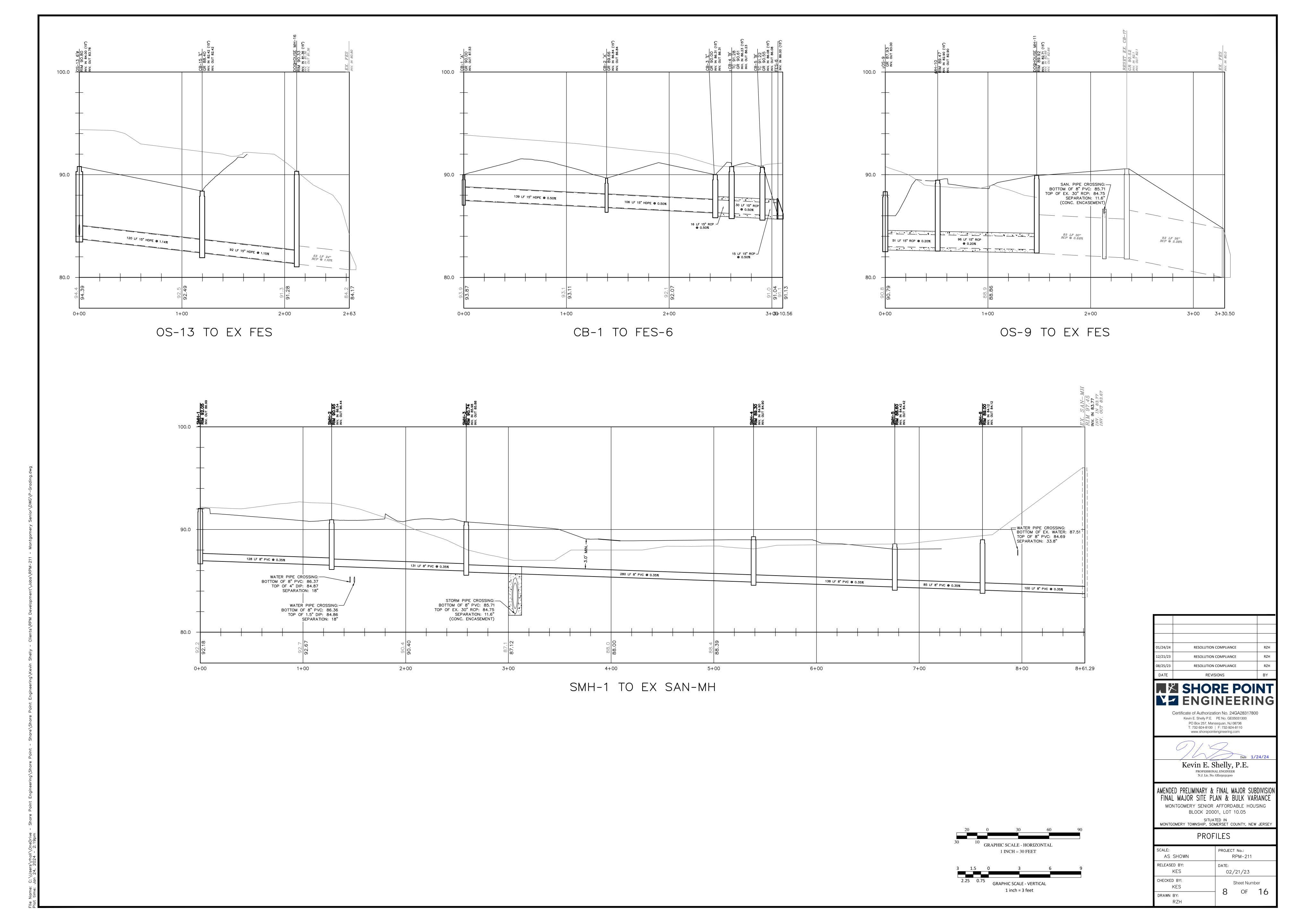
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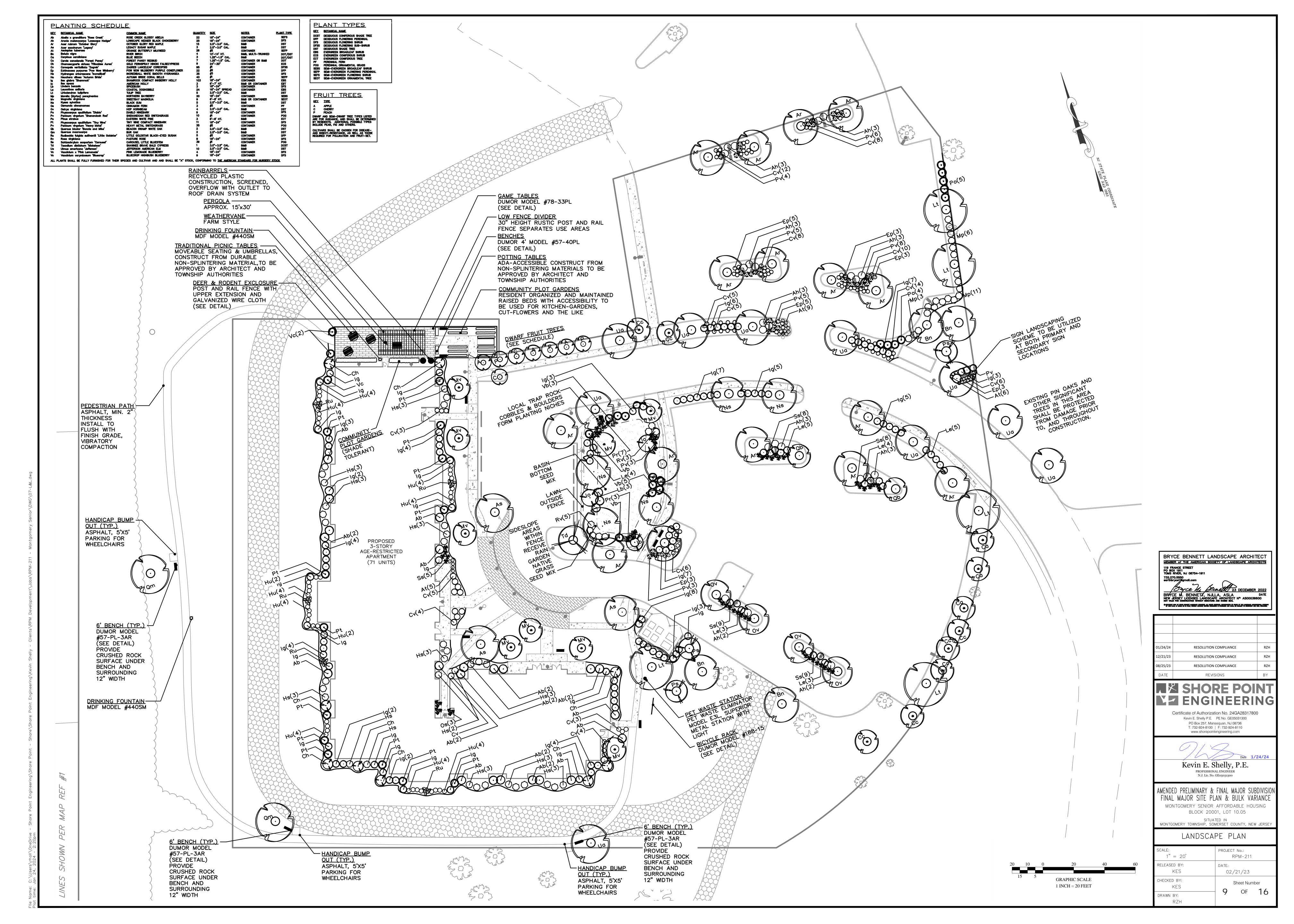
> > Sheet Number

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#### Maintenance for Bioretention and Rain Garden Vegetated Areas Bi-weekly inspections are required when establishing/restoring vegetation. <u>PLANT TYPES</u> A minimum of one inspection during the growing season and one inspection during the nongrowing season is required ensure the health, density and diversity of the vegetation. KEY BOTANICAL NAME Mowing/trimming of vegetation must be performed on a regular schedule based on specific sit DCST DECIDUOUS CONIFEROUS SHADE TREE conditions; perimeter grass should be mowed at least once a month during growing season. DECIDUOUS FLOWERING PERENNIAL Grasses within the small-scale bioretention system must be carefully maintained with lightweight DECIDUOUS FLOWERING SHRUB equipment, such as a hand-held line trimmer, in order to maintain the permeability of the system DFSS DECIDUOUS FLOWERING SUB-SHRUB Vegetative cover must be maintained at 85%; damage must be addressed through replanting in DECIDUOUS SHADE TREE accordance with the original specifications. EVERGREEN BROADLEAF SHRUB Vegetated areas must be inspected at least once annually for erosion, scour and unwanted EVERGREEN CONIFEROUS SHRUB growth; any unwanted growth should be removed with minimum disruption to the remaining EVERGREEN CONIFEROUS TREE PERENNIAL FERN PERENNIAL ORNAMENTAL GRASS All use of fertilizers, pesticides, mechanical treatments and other means to ensure optimum vegetation health must not compromise the intended purpose of the bioretention system. S SEMI-EVERGREEN BROADLEAF SHRUB SEMI-EVERGREEN FLOWERING PERENNIAL

SEMI-EVERGREEN FLOWERING SHRUB

SEOT SEMI-EVERGREEN ORNAMENTAL TREE

DWARF AND SEMI-DWARF TREE TYPES LISTED ARE FOR GUIDANCE, AND SHALL BE DETERMINED BY RESIDENTS. ADDITIONAL POSSIBLE TYPES INCLUDE PEAR, FIG AND OTHERS.

CULTIVARS SHALL BE CHOSEN FOR DISEASE—AND INSECT—RESISTANCE, AS WELL AS THOSE REQUIRED FOR POLLINATION AND FRUIT—SET.

Ab Abelia x arandiflora 'Rose Creek'

Acer rubrum 'October Glory'

As Acer saccharum 'Legacy'

Asclepias tuberosa

Carpinus caroliniana

Betula nigra

Aronia melanocarpa 'Lowscape Hedge

Cc Cercis canadensis 'Forest Pansy'
Ch Chamaecyparis obtusa 'Filicoides Aurea'

Hydrangea arborescens 'Incrediball'

Echinacaea purpurea 'Pow Wow Wildberry

Coreopsis verticillata 'Zagreb'

Hu Heuchera villosa 'Autumn Bride'

llex glabra 'Shamrock' llex opaca Lindera benzoin

Leucothoe axillaris

Liriodendron tulipifera

Osmunda cinnamomea

Ostrva virginiana

m Quercus macrocarpa

Mp Morella (Myrica) pensylvanica
Mv Magnolia virginiana
Ns Nyssa sylvatica

Physocarpus opulifolium 'Diablo'

Pv Panicum virgatum 'Shenandoah Red' Ps Pinus strobus

Pt Physocarpus opulifolium 'Tiny Wine' Pv Panicum virgatum 'Heavy Metal'

Qb Quercus bicolor Bonnie and Mike

Rv Rosa virginiana Ss Schizachryium scoparium 'Carousel'

Taxodium distichum Mickelson

Vc Vaccinium corymbosum Bluecrop

Ua Ulmus americana 'Jefferson' Vaccinium x 'Pink Lemonade'

DEERTONGUE 0.45 LBS./1000 S.F.
REDTOP 0.05 LBS./1000 S.F.
WILD RYE (Elymus) 0.35 LBS./1000 S.F.
SWITCHGRASS 0.60 LBS./1000 S.F.

Botanical Name
Coreopsis lanceolata

Coreopsis lanceolata Echinacea purpurea Elymus virginicus Eupatorium perfoliatum Eupatorium purpureum Helenium autumnale Heliopsis helianthoides Liatris spicata Lobelia siphilitica Monarda fistulosa Panicum virgatum Rudbeckia hirta Schizachyrium scoparium Schenenpolectus atroviren: Sorghastrum nutans Verbena hastata Vernonia noveboracensis Ziria aurea

PINELANDS NURSERY SEED MIX AVAILABLE AT

Rudbeckia fulgida sullivantii 'Little Goldsta

0.35 lbs. per 1000 S.F.

Pine:lands Nursery BASIN BOTTOM MIX Item Code: ZXMIXBASBO

0.23 lbs. per 1000 S.F.

Botanical Name & % of Mix

ALL BASIN BOTTOM AREAS TO BE SEEDED WITH:

stricta (Common tussock sedge) vulpinoidea (Fox sedge) 28.00%

KEY BOTANICAL NAME

PLANTING SCHEDULE

COMMON NAME

RIVER BIRCH

ROSE CREEK GLOSSY ABELIA

OCTOBER GLORY RED MAPLE LEGACY SUGAR MAPLE

ORANGE BUTTERFLY MILKWEED

ZAGREB LANCELEAF COREOPSIS POW WOW WILDBERRY PURPLE CONEFLOWER

AUTUMN BRIDE CORAL BELLS

SHENANDOAH RED SWITCHGRASS

TINY WINE COMPACT NINEBARK

LITTLE GOLDSTAR BLACK-EYED SUSA

SHAWNEE BRAVE BALD CYPRESS

BLUECROP HIGHBUSH BLUEBERRY

ALL PLANTS SHALL BE FULLY FURNISHED FOR THEIR SPECIES AND CULTIVAR AND AND SHALL BE "A" STOCK, CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK

ALL BASIN BOTTOM AREAS SHALL ALSO BE PLANTED WITH:

ONE QUART CONTAINERS OF FORBS SET 8' O.C. LARGE BASIN QUANTITY = 450 SMALL BASIN QUANTITY = 32

Helenium autumnale - AUTUMN SUNFLOWE Hibiscus moscheutos - SWAMP ROSE-MALLO ONE QUART CONTAINERS OF SHRUBS SET 8' O.O

SMALL BASIN QUANTITY = 32

MIX SPECIES [ <50% EACH TYPE ]

Magnolia virginiana - SWEETBAY Nyssa sylvatica - BLACK GUM

Cephalanthus occidentalis - BUTTONBUS Clethra alnifolia - SWEET PEPPERBUSH Viburnum prunifolium - BLACKHAW

JEFFERSON AMERICAN ELM

PINK LEMONADE BLUEBERRY

HEAVY METAL SWITCHGRASS

BEACON SWAMP WHITE OAK

GOLD FERNSPRAY HINOKI FALSECYPRESS

INCREDIBALL WHITE SMOOTH HYDRANGEA

FOREST PANSY REDBUD

AMERICAN HOLLY SPICEBUSH COASTAL DOGHOBBLE
TULIP TREE

NORTHERN BAYBERRY

SWEETBAY MAGNOLIA

BLACK GUM

CINNAMON FERN

HOP HORNBEAM

DIABLO NINEBARK

PASTURE ROSE

FRUIT TREES

KEY TYPE

APPLE CHERRY PEACH

NOT TO SCALE

## LANDSCAPE ARCHITECTURAL NOTES . GENERAL NOTES: A. THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.

- B. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY, IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING. C. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE
- D. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF MONTGOMERY TOWNSHIP AND ANSI Z-60.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (AND ADDITIONAL ORDINARY AND LANDSCAPE ASSOCIATION (AND ADDITIONAL ORDINARY AND ADDITIONAL ADDITIONAL ADDITIONAL ADDITIONAL ADDITIONAL ADDITIONAL ADDIT (ANLA.) IN THE EVENT OF OTHER CONFLICTS BETWEEN THE ANLA STANDARDS AND MUNICIPAL STANDARDS, THE MUNICIPAL STANDARDS SHALL SUPERSEDE. E. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED AT THE PERIMETER OF THE SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING OR OTHER METHOD WHERE SO APPROVED. TREE PROTECTION SHALL BE PLACED OUTSIDE THE LIMIT OF THE TREE CANOPY TO AVOID OVER CLEARING. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION GRADING OR CLEARING. EXISTING VEGETATION AT THE LIMIT OF CLEARING MAY BE SELECTIVELY PRUNED TO REMOVE DEAD, DISEASED, OR DAMAGED BRANCHING.
- F. ALL LANDSCAPING SHALL BE PLANTED AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, OR PUBLIC WALKWAYS OR ANY OTHER EXISTING OR PROPOSED STRUCTURE. ALL PLANT MATERIAL LOCATED WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT ROADWAY. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 8"-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS EXCEPT GROUNDCOVERS ARE TO HAVE THEIR CENTERS CLOSER THAN 36" TO THE BACK OF THE CURB.

- A. NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR, WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT AND THE APPROVING AUTHORITY. B. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.
- D. ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT; PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.

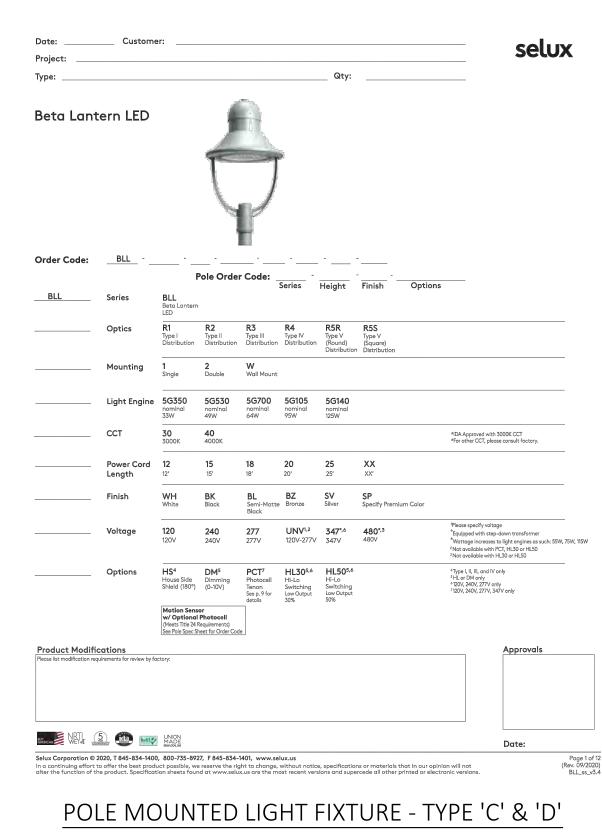
# 3. PLANTING:

# A. SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.

- B. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE TOPSOIL FROM ON SITE OR MATERIAL IMPORTED TO THE SITE CONFORMING WITH THE 2019 NJDOT STANDARD SPECIFICATIONS, SECTION 917.01, AND SHALL BE FREE OF ACIDIC MARL, STICKS, LARGE STONES, DEBRIS, EXCESSIVE R-BLEND, AND/OR OTHER OBJECTIONABLE MATERIALS. EXCEPT AS OTHERWISE NOTED IN THE PLANTING SCHEDULE, BIO-PLEX ENDO-ECTO MYCORRHIZAL SOIL & ROOT INOCULUM AND ADVANCED POLYMER GEL (OR EQUIVALENT MATERIALS RECEIVING PRIOR APPROVAL) SHALL BE INCORPORATED INTO THE BACKFILL MIX IN THE MANUFACTURER'S SPECIFIED RATES AND QUANTITIES FOR THE USE.
- C. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE ARCHITECT, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUNDED TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDED MANNER.
- D. THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER PORTION OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTABLE.
- E. ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. ALL PROPOSED SHRUBS SHALL BE CONTINUOUS, MASSED PLANTING BEDS, RATHER THAN AS ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 3" THICK APPLICATION OF TRIPLE—SHREDDED CLEAN WOOD/ORGANIC MULCH FREE OF DYES AND ANY OTHER OBJECTIONABLE

# IRRIGATION AND MAINTENANCE

- A. PLANTINGS IN THE FARM-TO-TABLE AREA SHALL BE PROVIDED WITH IRRIGATION SYSTEM. ALL PLANTINGS SHALL BE PROVIDED WITH ADEQUATE MOISTURE FOR SOUND HORTICULTURAL PRACTICE, ENSURING THEIR PROPER ESTABLISHMENT AND MAINTENANCE, TO THE SATISFACTION OF THE APPROVING AUTHORITIES. AS SUCH, WHERE REQUIRED, ADDITIONAL AREAS OF THE SITE SHALL BE PROVIDED A WATER-EFFICIENT IRRIGATION SYSTEM
- B. IN GENERAL SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES. THEREFORE, NO PRUNING TO SHAPE OR SHEARING IS REQUIRED OR DESIRABLE. WHERE DEAD OR CONFLICTING BRANCHING DEVELOPS, IT SHOULD BE PRUNED OUT, TO NATURAL TARGETS.
- C. ALL PLANTINGS SHALL BE GUARANTEED FOR GROWTH AND VIGOR FOR A PERIOD OF NOT LESS THAN TWO YEARS FROM PLANTING, PER MUNICIPAL CODE. SHOULD PLANTS FAIL TO SURVIVE OR GROW PROPERLY, THEY SHALL BE REPLACED AND THEIR REPLACEMENTS SHALL BE SIMILARLY GUARANTEED, PER THE CODE, SECTION 16-5.6d.10.



NOT TO SCALE

18"-24" 18"-24" 2.5"-3.0" CAL. 2.5"-3.0" CAL.

12'-14' HT.

1.25"-1.5" CAL. 1.25"-1.5" CAL. 24"-30"

18"-24" SPREAD 2.5"-3.0" CAL.

2.5"-3.0" CAL.

18"-24" 6'-8' HT.

6'-8' HT. 18"-24"

.. 18"–24"

18"-24" 18"-24"

2.5"-3.0" CAL.

3.0"-3.5" CAL.

CONTAINER

B&B, MULTI-TRUNKED

CONTAINER OR B&B

CONTAINER CONTAINER CONTAINER

CONTAINER

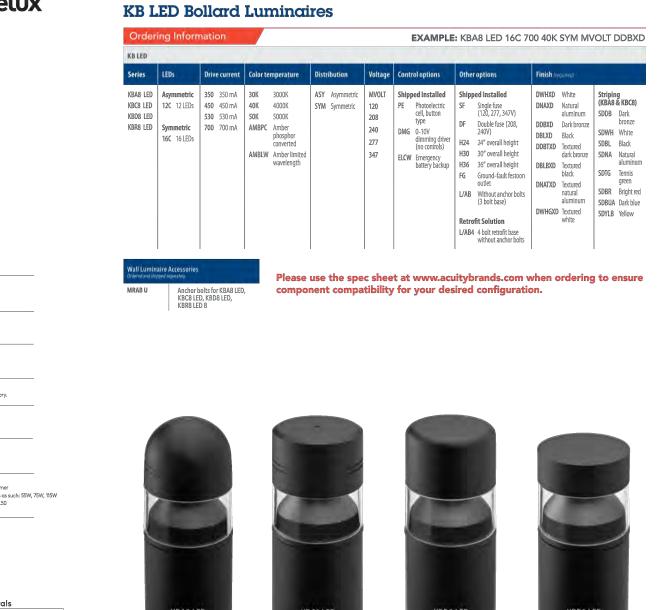
CONTAINER

CONTAINER

CONTAINER

CONTAINER

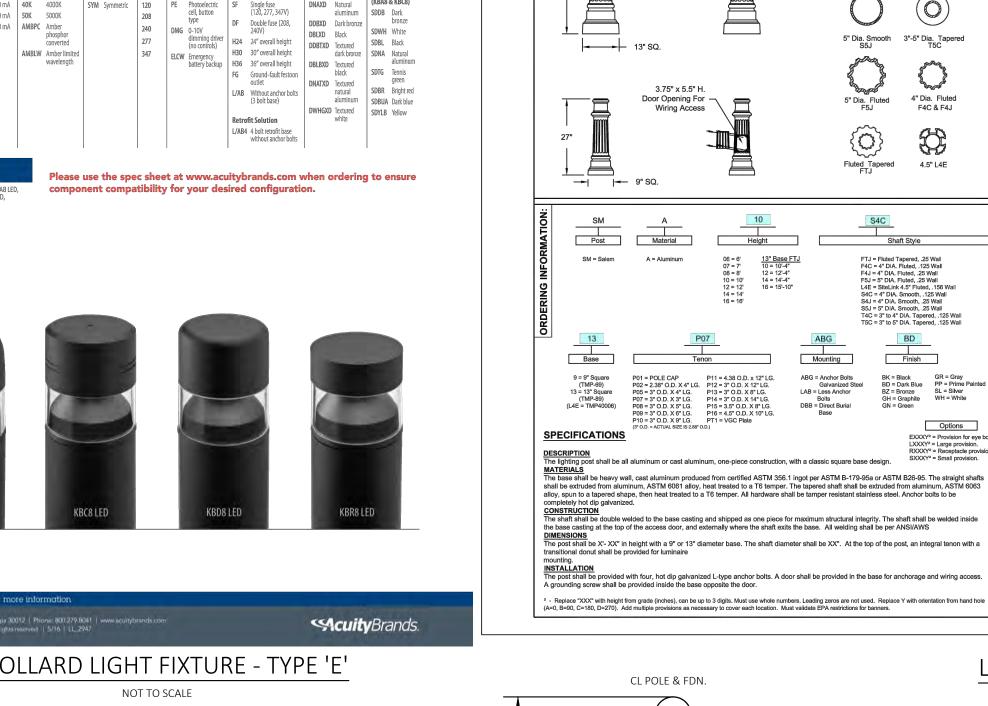
B&B OR CONTAINER











4" x 6" H.

4" Dia. Smooth 3"-4" Dia. Tapered S4C & S4J T4C

4" Dia. Fluted F4C & F4J

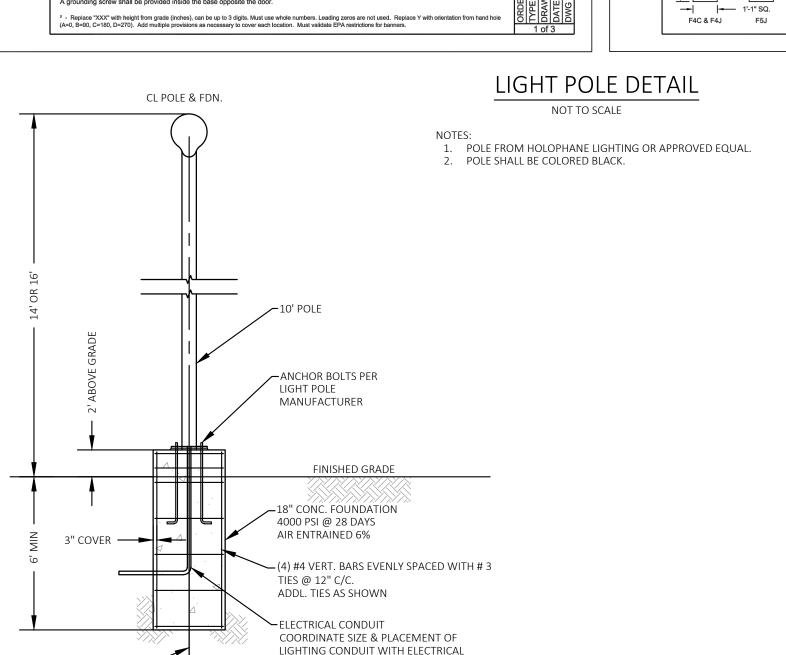
4.5" L4E

Options

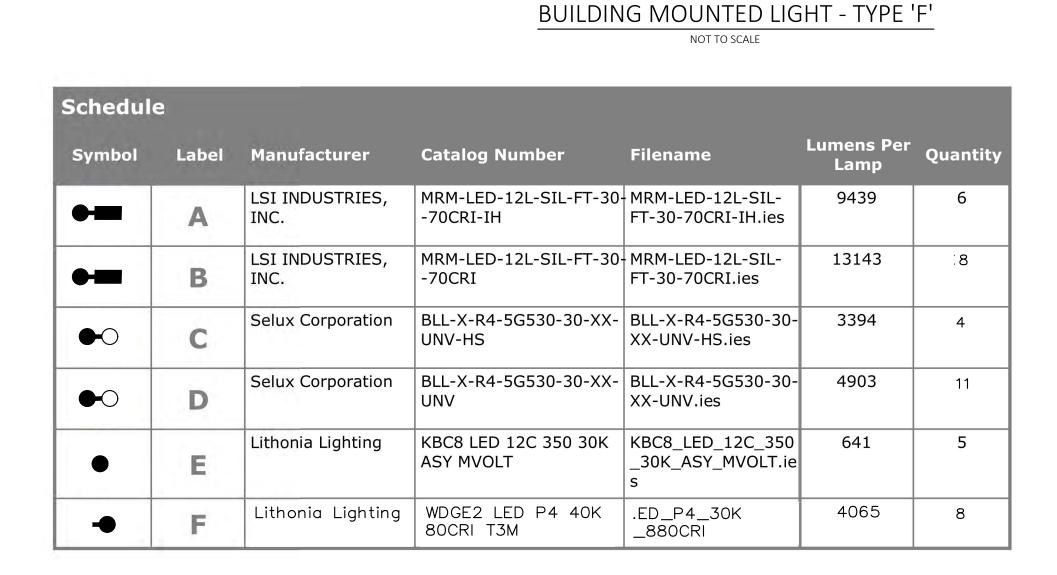
F4C & F4J L4E

S4C & S4J T4C

Wiring Access



CONTRACTOR PRIOR TO POURING CONCRETE



WDGE2 LED Architectural Wall Sconce

Depth (D1):

Depth (D2):

11.5"

WDGE1 LED Visual Comfort

PE<sup>7</sup> Photocell, Button Type

BAA Buy America(n) Act Compliant

BCE Bottom conduit entry for back box (PBBW). Total of 4 entry

WDGE3 LED Precision Refractive 15W

 WDGE2 LED
 P0 1 P12 30K 3000K P2² 40K 4000K P3² 50K 5000K
 70CRI⁴ 80CRI T2M Type II Medium T3M Type III Medium Wavelength
 T1S Type IShort T2M Type III Medium T3M Type III Medium T4M Type IV Medium T4M Type IV Medium

E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)

Standalone Sensors/Controls

Did Did Inval (1907/250')

Height:

Width:

Precision Refractive Optic

 WDGE2 LED
 Precision Refractive
 10W
 18W
 Standalone / nLight
 700
 1,200
 2,000
 3,200
 4,200

TFTM Forward Throw Medium

Networked Sensors/Controls

LITHDN/A LIGHTING. COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.

Standalone / nLight -

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH1FC3V BI-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15–30' mounting heights.

Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on

Introduction

The WDGE LED family is designed to meet specifier's

rectilinear design comes in four sizes with lumen

packages ranging from 1,200 to 25,000 lumens,

providing a true site-wide solution. Embedded with

additional energy savings and code compliance.

WDGE2 with industry leading precision refractive

control. When combined with multiple integrated

12,000 16,000 18,000 20,000 22,000 25,000

DNAXD Natural aluminum

DSSXD Sandstone
DDBTXD Textured dark bronze DBLBXD Textured black

DWHGXD Textured white

DSSTXD Textured sandstone

DNATXD Textured natural aluminum

**EXAMPLE:** WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

MVOLT
347 SRM Surface mounting bracket
480 ICW Indirect Canopy/Ceiling
Washer bracket (dry/damp locations only)<sup>6</sup> Shipped separately
AWS 3/8inch Architectural wall spacer
Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

applications in any environment.

Standalone / nLight -- 7,500 8,500 10,000 12,000

optics provides great uniform distribution and optical

emergency battery backup options, including an 18W

cold temperature option, the WDGE2 becomes the

ideal wall-mounted lighting solution for pedestrian scale

nLight® AIR wireless controls, the WDGE family provides

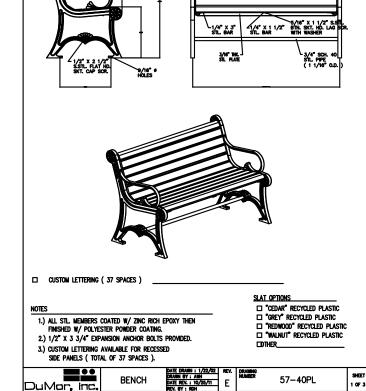
every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean



GROUNDING ROD -

CONTRACTOR

COORDINATE WITH ELECTRICAL

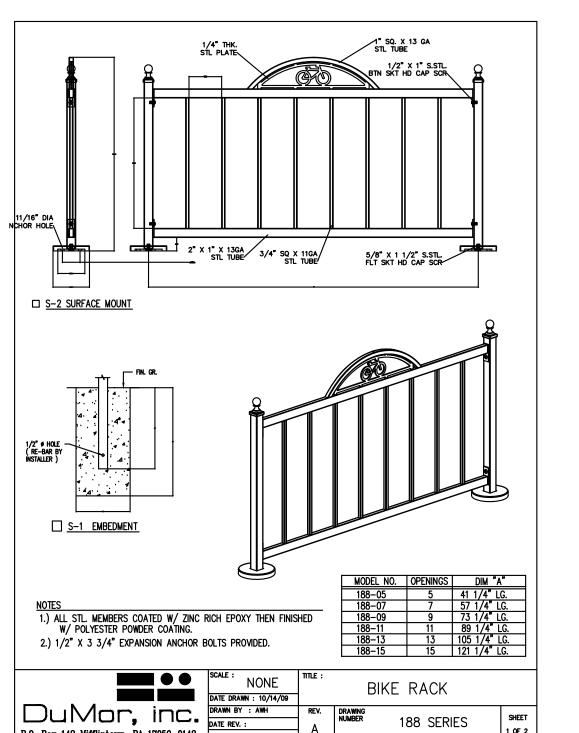


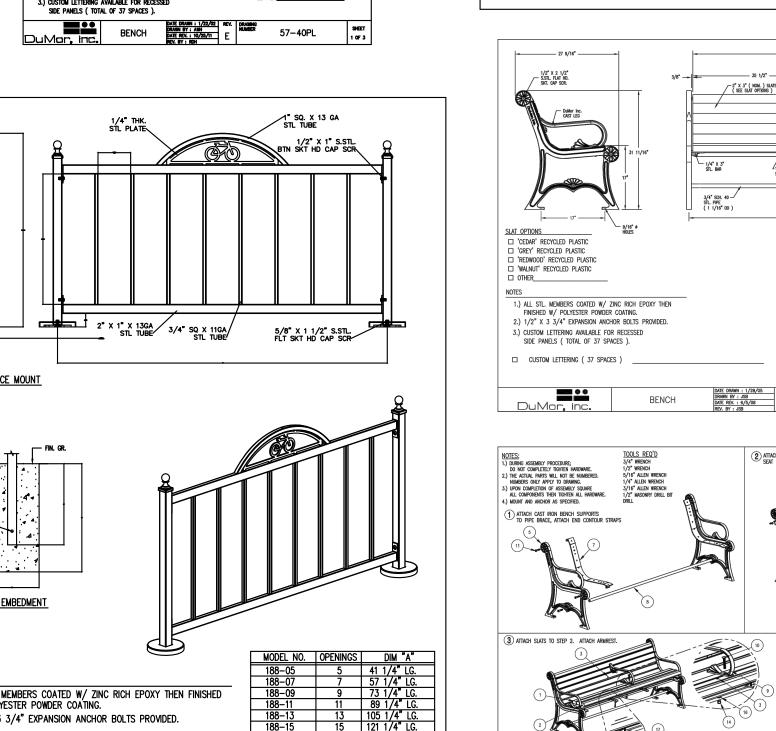
5/16" X 1" S.STL. BTN SKT HD CAP W/ WASHER & LOCKNUT

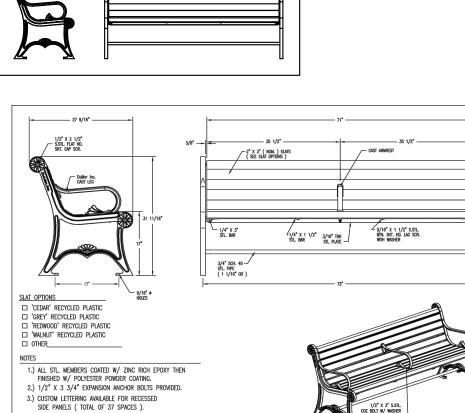
PLANT TYPE

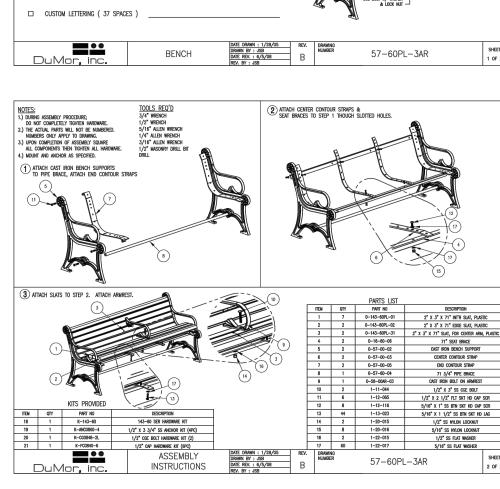
SEFS DES

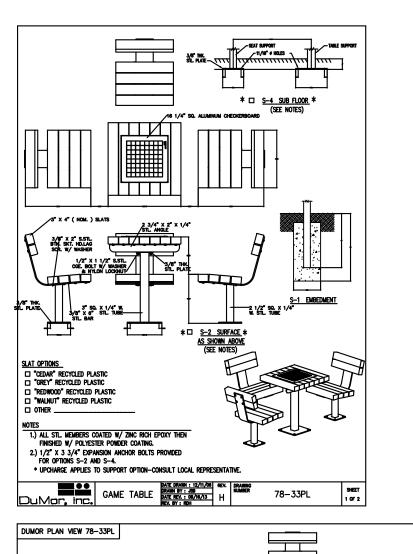
DOT/DST

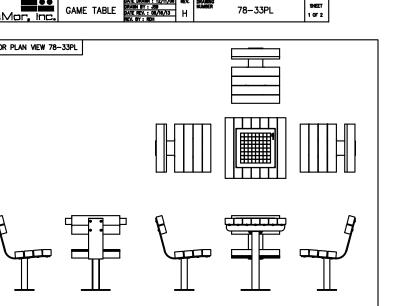


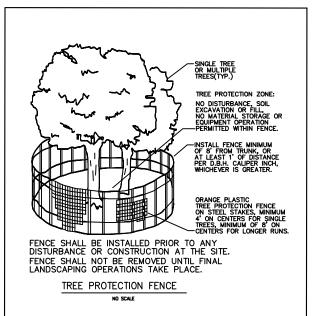








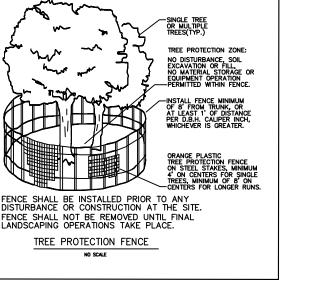




RED BRAND Monarch® Deer & Orchard Fence 72" H

DEE:R & RODENT CONTROL FENCE
ELEVATION VIEW
NOT 110 SCALE

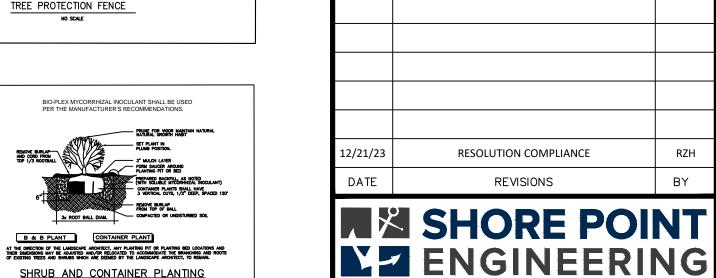
Galvanized wire Height: 72" #2672-6-14½ Roll Length: 165' Filler Wire: 14 1/2 Gauge Top/Bottom Wire: 11 Gauge



PRINCE AT A MINIMAL TOP 1/3 OF BURLAP AND BINDING CONUNDISTURBED SOIL. OR WHERE GRADING DOES NOT PERMIT, REASONABL
COMPACT (FRIABLE AND PERMEABLE) SOIL MEETING SPECIFICATIONS.

IF, AND WHERE BEDROCK IS ENCOUNTERED, CLEAR MATERIAL FROM PLANTING PIT, AND ENSURE THAT PLANTING PIT DRAINS ADEQUATELY INTO SUBSOIL REPLACE VOIDS WITH PLANTING PIT SOIL MEETING

BALLED & BURLAPPED (B&B) TREE PLANTING NOT TO SCALE





Kevin E. S Professiona N.J. Lic. No. 0	AL ENGIN	EER	•
MENDED PRELIMINARY &			

BRYCE BENNETT LANDSCAPE ARCHITECT

MEMBER of THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

BRYCE M. BENNETT, NJLLA, ASLA DATE
NEW JERSEY LICENSED LANDSCAPE ARCHITECT N° AS00036600
NOT VALID FOR CONSTRUCTION WITHOUT SIGNATURE AND RAISED SEAL

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119 FRANCE STREET PO BOX 1911 TOMS RIVER, NJ 08754-1911

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732.270.5550 earthbryce1**@**gmail.com

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MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

ANDSCAPE	&	LIGHTING	DETAILS
ALE: AS SHOWN		PROJECT No.: RPM-	
LEACED DV:		D. 4.TE	

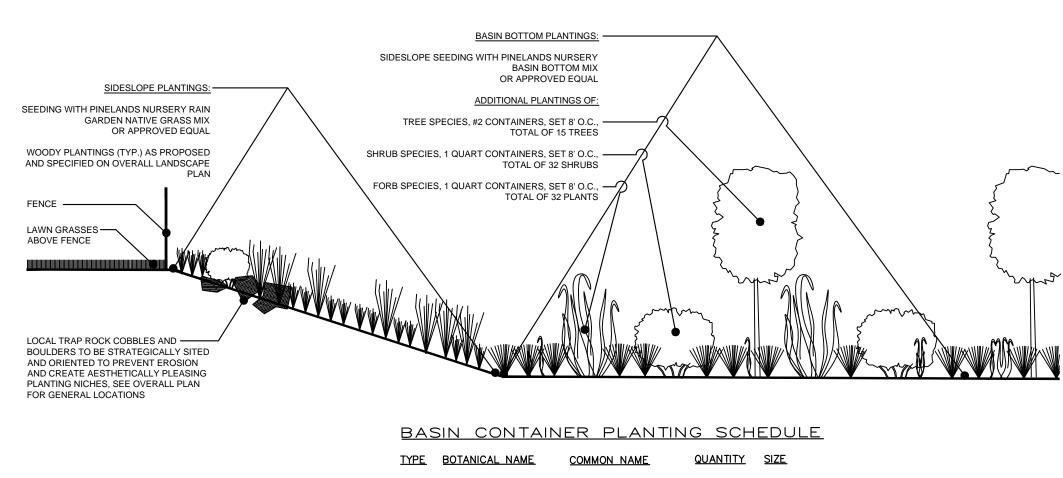
AS SHOWN	RPM-211			
ELEASED BY: KES	DATE: 02/21/23			
HECKED BY: KES	Sheet Number 11 OF 16			
RAWN BY: RZH	11 OF 16			
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#### Maintenance for Bioretention and Rain Garden Vegetated Areas

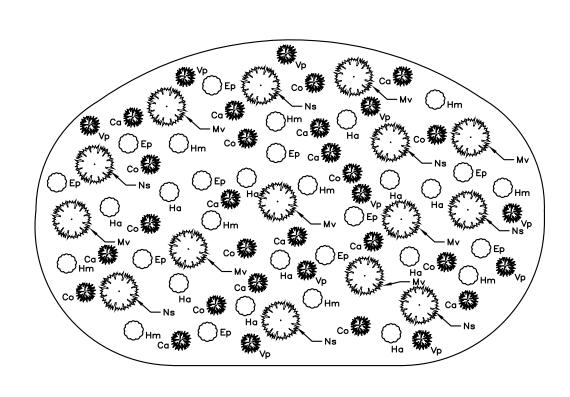
- ☐ Bi-weekly inspections are required when establishing/restoring vegetation.
- ☐ A minimum of one inspection during the growing season and one inspection during the nongrowing season is required ensure the health, density and diversity of the vegetation.
- ☐ Mowing/trimming of vegetation must be performed on a regular schedule based on specific site conditions; perimeter grass should be mowed at least once a month during growing season. ☐ Grasses within the small-scale bioretention system must be carefully maintained with lightweight equipment, such as a hand-held line trimmer, in order to maintain the permeability of the system. ☐ Vegetative cover must be maintained at 85%; damage must be addressed through replanting in
- accordance with the original specifications. ☐ Vegetated areas must be inspected at least once annually for erosion, scour and unwanted growth; any unwanted growth should be removed with minimum disruption to the remaining
- ☐ All use of fertilizers, pesticides, mechanical treatments and other means to ensure optimum vegetation health must not compromise the intended purpose of the bioretention system.

BI	<u>o-retention</u>	BASIN PLANTING	<u>SCHEDULE</u>		
<u>KEY</u>	BOTANICAL NAME	COMMON NAME	<u>QUANTITY</u>	<u>SIZE</u>	<u>NOTES</u>
Ca	Clethra alnifolia	SWEET PEPPERBUSH	11	1 QUART	CONTAINER
Со	Cephalanthus occidentalis	BUTTONBUSH	11	1 QUART	CONTAINER
Ep	Eupatorium perfoliatum	JOE-PYE WEED	11	1 QUART	CONTAINER
Ha	Helenium autumnale	AUTUMN SUNFLOWER	11	1 QUART	CONTAINER
Hm	Hibiscus moscheutos	SWAMP ROSE-MALLOW	10	1 QUART	CONTAINER
Μv	Magnolia virginiana	SWEETBAY	8	1 QUART	CONTAINER
Ns	Nyssa sylvatica	BLACK GUM	7	1 QUART	CONTAINER
Vρ	Viburnum prunifolium	BLACKHAW	10	1 QUART	CONTAINER

ELEVATION (USGS FEET)	CONTOUR AREA (SQUARE FT)	VOLUME (ACRE-FT)
86.00	2,166	0.0
86.50	2,468	0.027
87.00	2,769	0.057
87.50	3,100	0.090
88.00	3,431	0.128
88.50	3,789	0.169
89.00	4,147	0.215
89.50	4,527	0.265



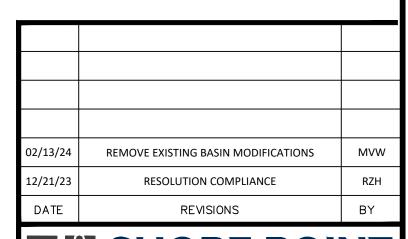
32 TOTAL 1 QUART Eupatorium perfoliatum JOE—PYE WEED 2 to 15 Helenium autumnale AUTUMN SUNFLOWER 2 to 15 Hibiscus moscheutos SWAMP ROSE MALLOW 2 to 15 Cephalanthus occidentalBUTTONBUSH Clethra alnifolia SWEET PEPPERBUSH 2 to 15 Viburnum prunifolium BLACKHAW 2 to 15 15 TOTAL #2 CONTAINER Magnolia virginiana SWEETBAY 4 to 11 Nyssa sylvatica BLACK GUM 4 to 11



BIORETENTION BASIN PLANTING DETAIL NOTE: PLANT DENSITY MUST BE A MINIMUM OF 85% WITHIN THE BASIN FOOTPRINTS

# SMALL BIO-RETENTION BASIN PLANTING DIAGRAM

SECTION VIEW - NOT TO SCALE



# **SHORE POINT ENGINEERING**

Certificate of Authorization No. 24GA28317800 Kevin E. Shelly P.E. PE No. GE05031300 PO Box 257, Manasquan, NJ 08736 T: 732-924-8100 | F: 732-924-8110 www.shorepointengineering.com



AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE

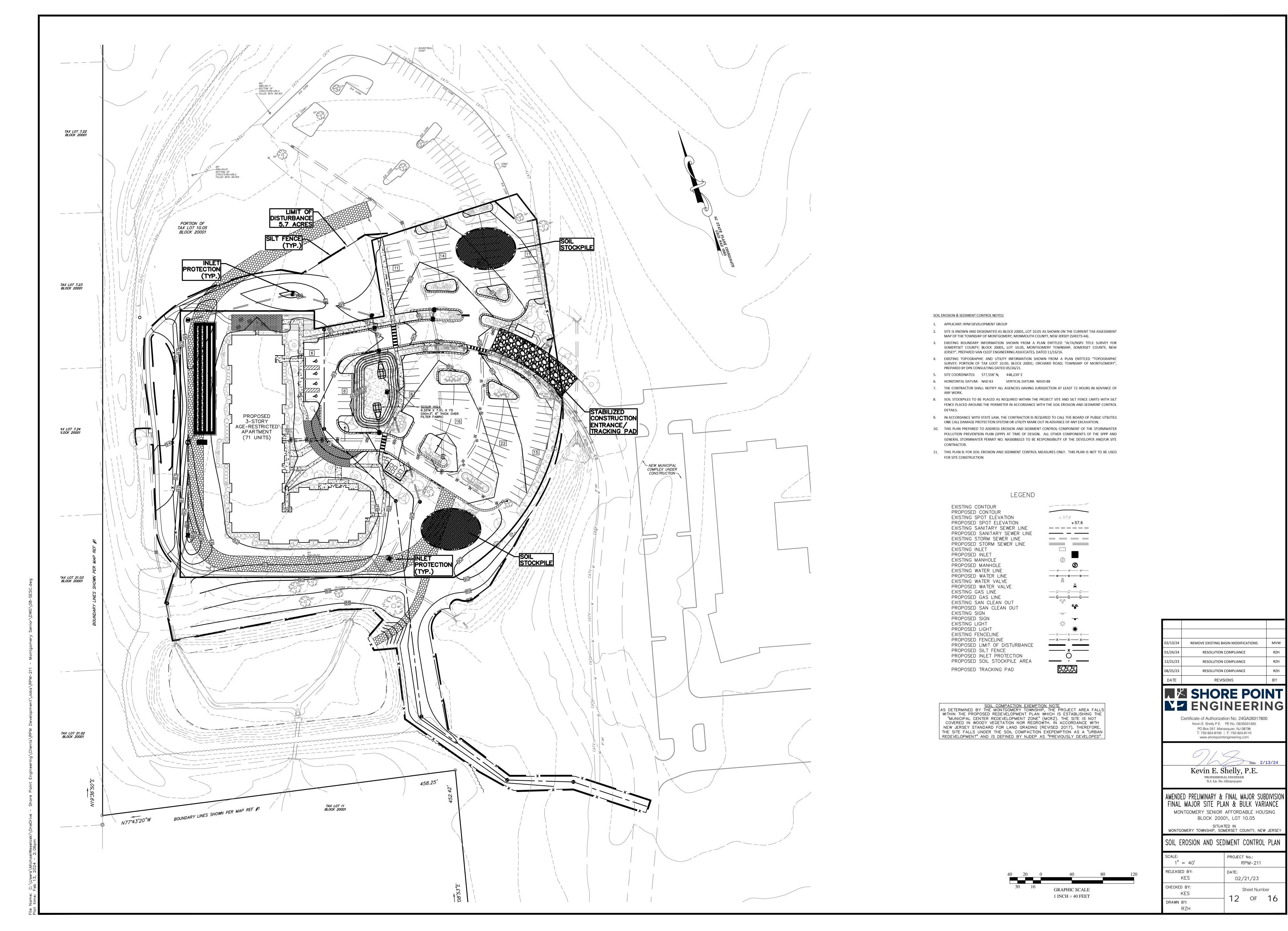
MONTGOMERY SENIOR AFFORDABLE HOUSING BLOCK 20001, LOT 10.05 SITUATED IN MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

BASIN PLANTING DETAILS

SCALE: AS SHOWN	PROJECT No.: RPM-211		
RELEASED BY: KES	DATE: 08/25/23		
CHECKED BY: KES	Sheet Number		
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DRAWN BY:

RZH



PROJECT No.:

RPM-211

Sheet Number

12 of 16

02/21/23

- 1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY
- 2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS
- 3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARD.
- 4. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. 6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF

IMPROVEMENTS IN ORDER 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 7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
- 8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
- 9. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X1" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- 10. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER. SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT 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 OR PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- 11. IN THAT N.J.S.A. 4:24-39 ET. SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- 12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. 13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR
- RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT 14. THE SOMERTSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- 15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. 16. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE CONSTRUCTION PROJECT.
- 17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL 18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG
- OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS. 19. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSART PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A

VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDRO-MULCH SHOULD

BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN THE SECOND STEP. THE USE OF HYDRO-MULCH, AS

### CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN SUMMER 2023, AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL APPROXIMATELY AS FOLLOWS:

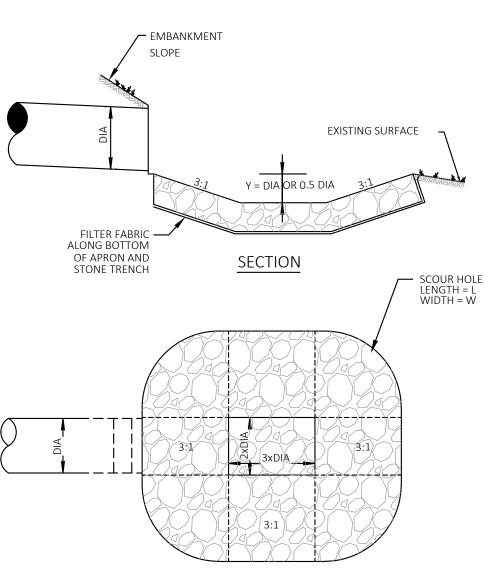
> DURATION TEMPORARY SOIL EROSION FACILITIES IMMEDIATELY CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE IMMEDIATELY INSTALL SILT FENCE **IMMEDIATELY** ROUGH CLEARING AND GRADING 3 WEEKS TEMPORARY SEEDING\* **IMMEDIATELY** SLOPE AND EMBANKMENT PROTECTION IMMEDIATELY ROAD SUB-BASE IMMFDIATEL \ SEDIMENT BASIN CONSTRUCTION 2 WEEKS INSTALLATION OF STORM STRUCTURES 2 WEEKS **IMMEDIATELY** INLET PROTECTION MAINTENANCE OF TEMPORARY EROSION CONTINUOUSLY CONTROL MEASURES 12 MONTHS BUILDING CONSTRUCTION BASIN CONSTRUCTION 4 WEEKS FINAL SEEDING AND LANDSCAPING 2 WEEKS

\* TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE No. 2 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

**IMMEDIATELY** 

REMOVAL OF ALL TEMPORARY SEDIMENT

CONTROL MEASURES



# PLAN VIEW

	DIA	Q25	L	W	d50
FES-5	15" RCP @ 0.68%	1.84 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK*
FES-7	15" RCP @ 0.50%	1.84 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK*
EX FES	15" RCP @ 0.69%	3.27 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK*
				* OVER FILT	ER FABRIC

NOTE: DESIGNED IN ACCORDANCE WITH SOIL EROSION MANUAL, SECTION 12: CONDUIT OUTLET PROTECTION,

NOT TO SCALE

#### STANDARD FOR STABILIZATION WITH MULCH ONLY

#### DEFINITION STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS

REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

EXPOSED FOR PERIODS LONGER THAN 14 DAYS

**PURPOSE** TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO

# CONDITIONS WHERE PRACTICE APPLIES

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.

#### METHODS 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 MULICH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WITH 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 HYDRO SEEDER.
- 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, CRUSHED 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.

D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR

- 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 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. B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED.
- NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO C. CRIMPER MULCH ANCHORING COULTER 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 D. LIQUID MULCH-BINDERS
- 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
  - a. ORGANIC AND VEGETABLE BASED BINDERS NATURALLY OCCURRING, POWDER BASED HYDROPHILIC MATERIALS 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 PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE
  - b. SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL BE NO LONGER 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.

## ADDITIONAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

MANUFACTURER.

- 2. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE
- DISTRICT INSPECTOR. 3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT A MINIMUM, BY THE END OF EACH WORK DAY.
- 4. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNER. 5. STEEP SLOPES TO RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE

# DUST CONTROL NOTE

ANCHORING NOTES & NOTE No. 6 OF SOIL EROSION & SEDIMENT

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM

#### STANDARD FOR SEEDING SPECIFICATIONS TEMPORARY SEEDING

TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1,000 SQ. FT. (40 lbs/Ac.). LIMESTONE (PULVERIZED DOLOMITIC EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) SHALL BE APPLIED AT THE RATE OF 135 lbs/1,000 SQ. FT. (3 TONS/Ac.) AND FERTILIZER (10-20-10 OR EQUIVALENT) AT THE RATE OF

MULCHING IS REQUIRED ON ALL SEEDING AND SHALL BE ACCOMPLISHED AS FOLLOWS:

14 lbs/1,000 SQ. FT. (600 lbs./Ac.).

- 1. MULCH MATERIALS SHOULD BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT A RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH BLOWERS SHOULD NOT GRIND OR CHOP THE MATFRIAL
- SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1.000 SQUARE FOOT SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- MULCH ANCHORING SHALL BE ACCOMPLISHED USING EITHER PEG AND TWINE, MULCH NETTING, MULCH ANCHORING COULTER TOOL OR LIQUID MULCH-BINDERS, PER THE ACCOMPANYING "STABILIZATION WITH MULCH ONLY" SPECIFICATION. \* OPTIMUM SEEDING DATES 3/1 - 5/15 AND 8/15 - 10/1

#### PERMANENT SEEDING TOPSOIL TO BE PLACED TO A DEPTH OF 5 INCHES ON

STANDARDS. THE SEEDING RATE SHALL BE:

EXPOSED SOILS UPON COMPLETION OF FINAL GRADING. SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING). SEED MIXTURE 15. AS SHOWN ON PAGE 4-11 IN THE SOIL EROSION

SEED MIXTURE PLANTING RATE LBS PER LBS PER 1,000 SF ACRE 120 HARD FESCUE PERENNIAL RYEGRASS

KENTUCKY BLUEGRASS BLEND \* OPTIMAL SEEDING DATES: 3/1-4/30 AND 8/15-10/15 ACCEPTABLE SEEDING DATES: 5/1-8/14 MULCHING WILL BE ACCOMPLISHED PER THE BELOW TEMPORARY SEEDING SPECIFICATIONS.

\* MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SOIL CAN BE IRRIGATED.

#### SOIL TEXTURE

SUITABLE EQUIPMENT WILL BE USED TO PREPARE A REASONABLE, UNIFORM, FINE SEED BED TO A MINIMUM DEPTH OF 4 INCHES. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE APPLIED THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIME SHALL BE PULVERIZED DOLOMITIC LIMESTONE. CALCIUM CARBONATE IS THE EQUIVALENT AND TANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. THE FOLLOWING TABLE IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION

SOIL TEXTURE	TONS/ACRE	LBS./1000 SQ. FT
CLAY, CLAY LOAM, & HIGHLY ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

> STANDARD FOR STORM SEWER INLET PROTECTION

# **DEFINITION**

A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET.

## **PURPOSE**

THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT. THUS PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

#### CONDITIONS WHERE PRACTICE APPLIES 1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR

- A STORM SEWER OR THE OUTLET CHANNEL OF A STORM SEWER NEEDS PROTECTION TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT
- PROTECTION. 4. A TRAFFIC HAZARD WILL NOT BE CREATED. 5. A FLOODING PROBLEM WILL NOT BE

# WATER QUALITY ENHANCEMENT

MAINTENANCE OF THE STORM SEWER INLET

THE PRIMARY BENEFIT TO WATER QUALITY IS REMOVAL SEDIMENT FROM STORMWATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF

# DESIGN CRITERIA

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION:

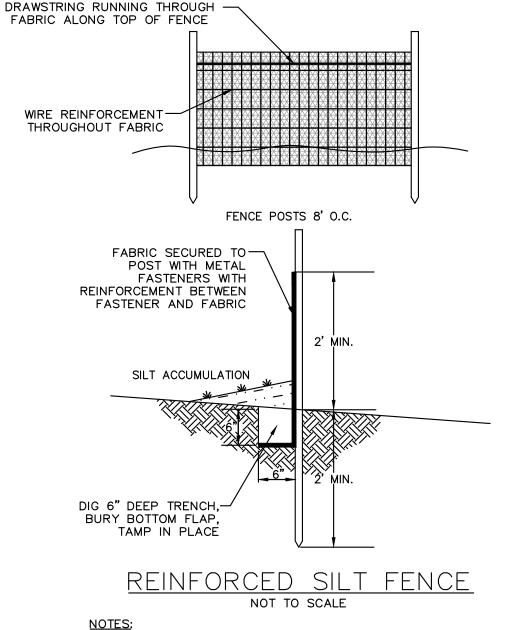
INLET HAS BEEN STABILIZED.

1. MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED. 2. IN ALL CASES, THE INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET. 3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER

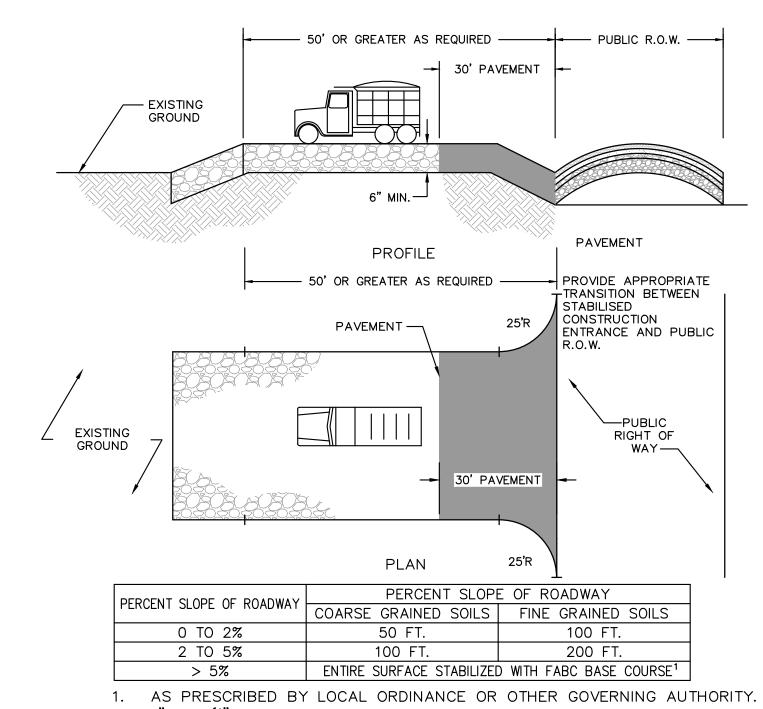
OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE

REMOVED WHEN THE AREA DRAINING TOWARD THE

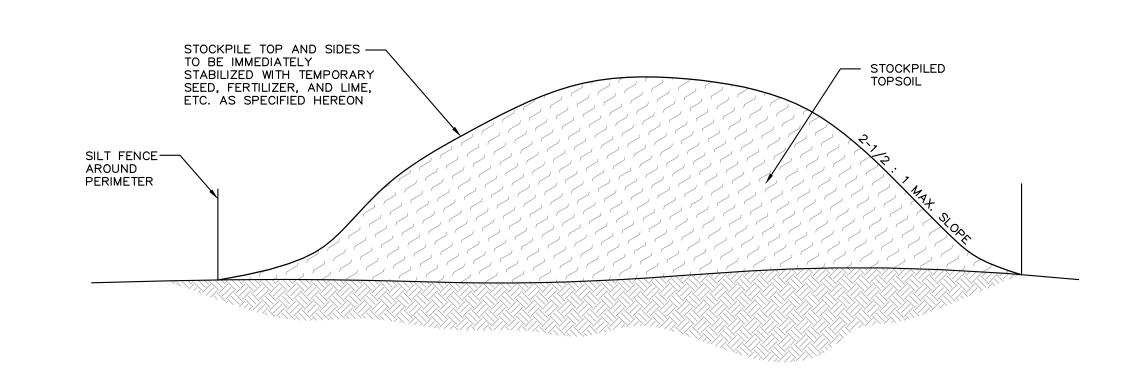
OTHER METHODS THAT ACCOMPLISH THE PURPOSE



1. WIRE REINFORCEMENT SIMILAR TO "CHICKEN FENCE" OR EQUIVALENT AS SUPPLIED BY EASTCOAST SITEWORK OR 2. ALSO ACCEPTABLE IS "LATHE" / "WASHER & LATHE" STYLE AS SUPPLIED\_BY EASTCOAST SITEWORK, HANES®GEO COMPONENTS™ OR OTHER. . REFER TO PLAN FOR AREAS WHERE REQUIRED 4. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF REINFORCED SILT FENCE TO ENGINEER FOR APPROVAL BY SCD.

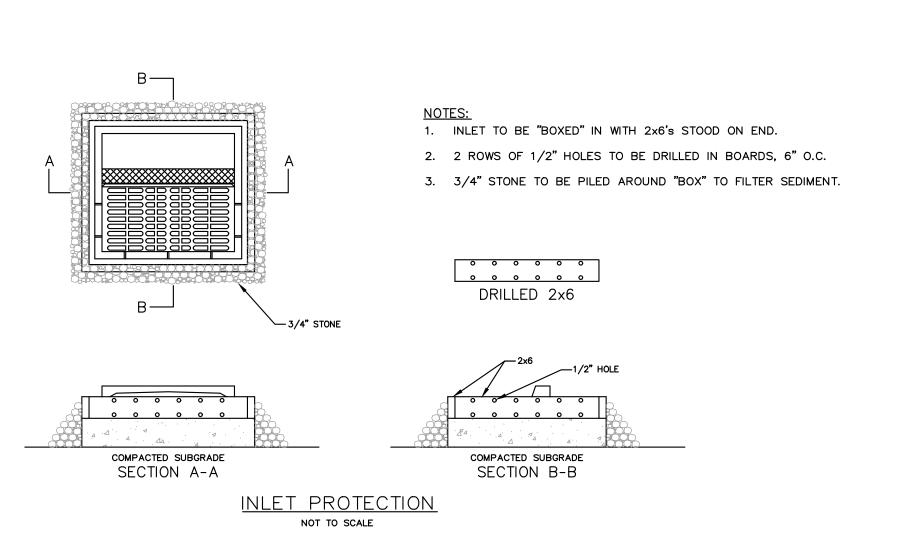


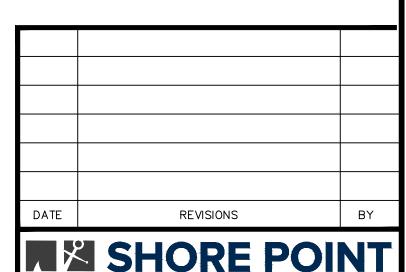
2. 1" - 2 1/2" CLEAN CRUSHED STONE SHALL BE USED. STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



STOCKPILE AREA

NOT TO SCALE





**ENGINEERING** Certificate of Authorization No. 24GA28317800

www.shorepointengineering.com

Kevin E. Shelly P.E. PE No. GE05031300

PO Box 257, Manasquan, NJ 08736

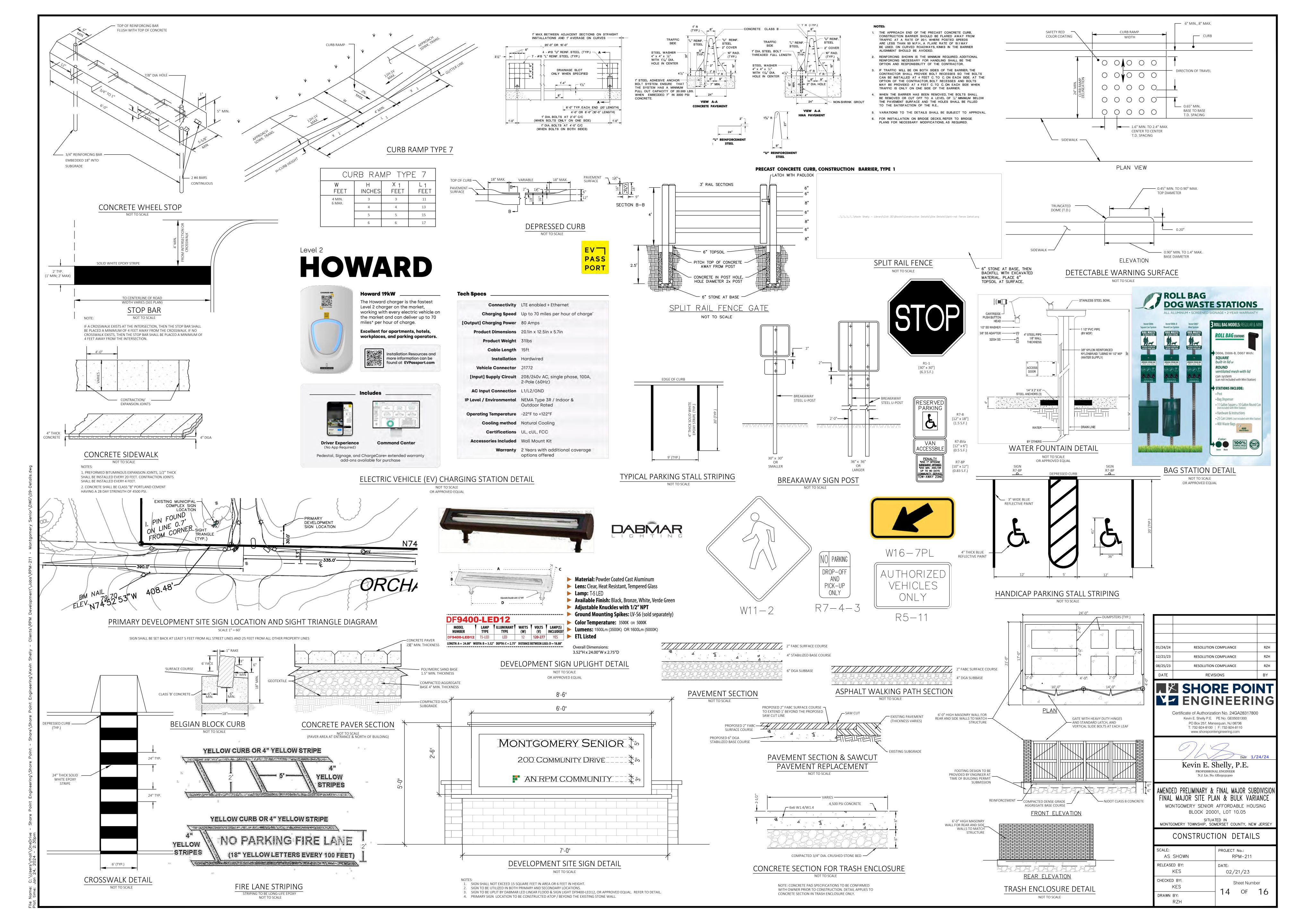
T: 732-924-8100 | F: 732-924-8110

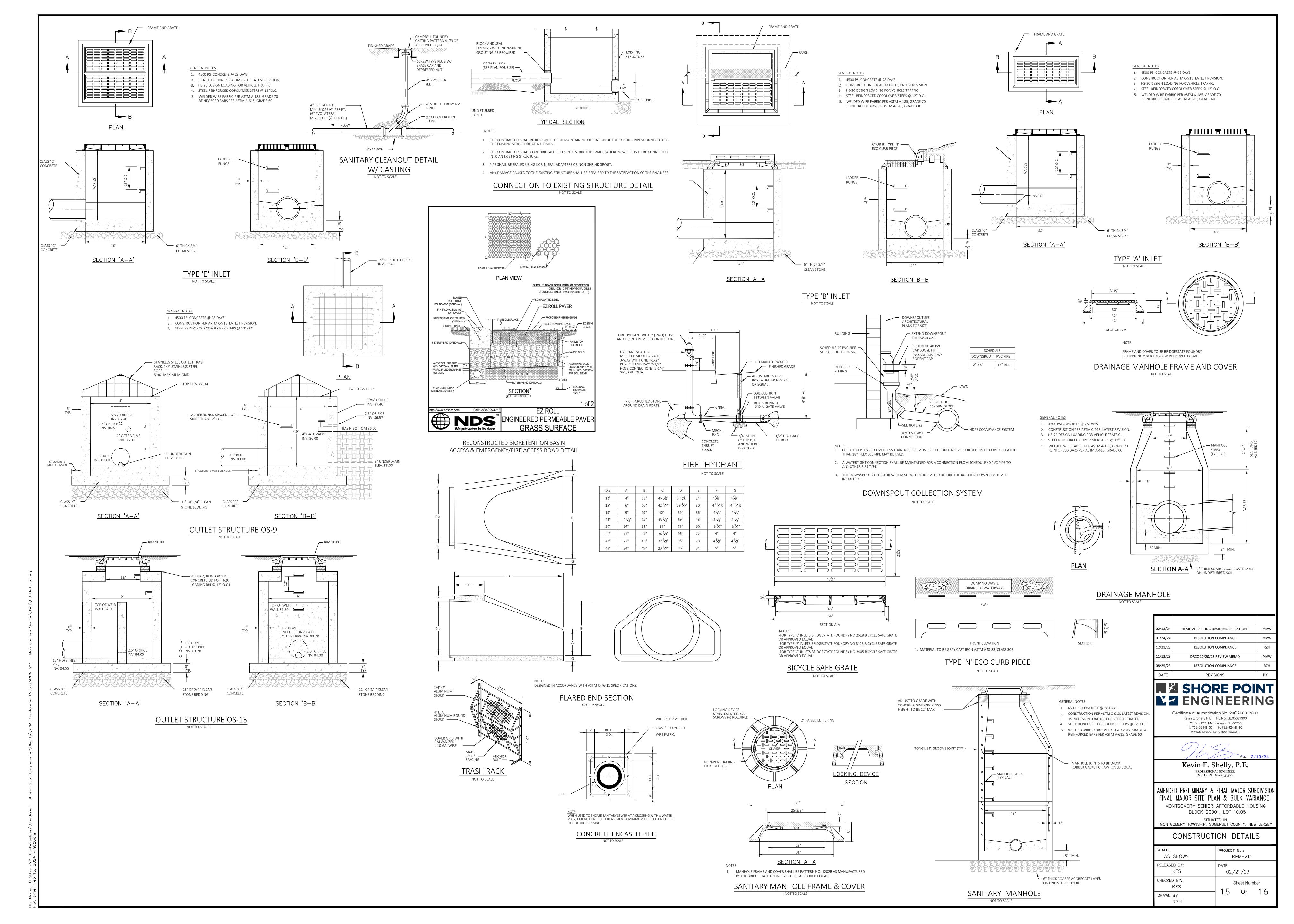
Kevin E. Shelly, P.E. N.J. Lic. No. GE05031300 AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISIO

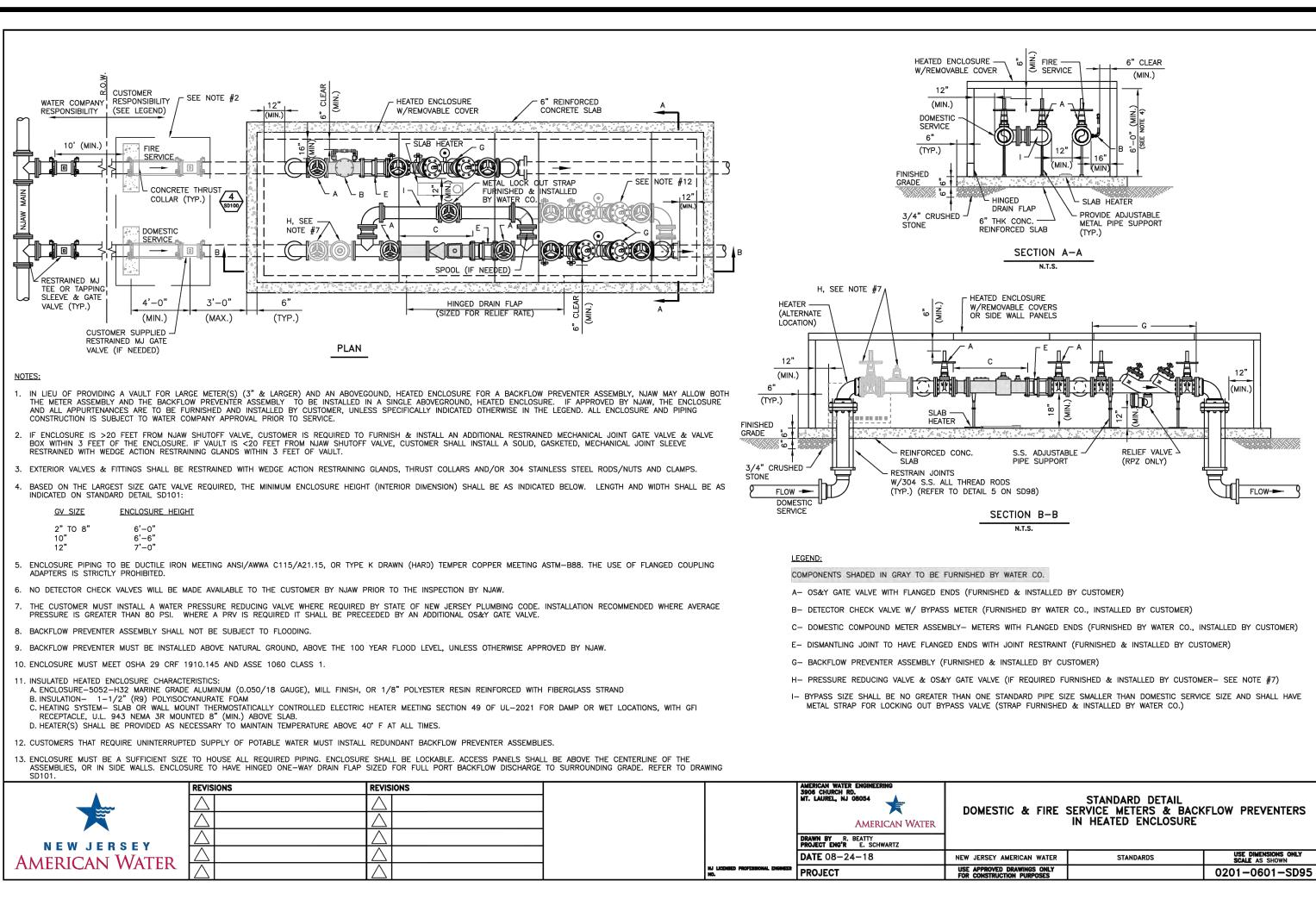
FINAL MAJOR SITE PLAN & BULK VARIANCE MONTGOMERY SENIOR AFFORDABLE HOUSING BLOCK 20001, LOT 10.05 MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAIL PROJECT No.: AS SHOWN RPM-211 RELEASED BY: KES 02/21/23

CHECKED BY: Sheet Number 13 of 16 DRAWN BY: RZH







REVISIONS	REVISIONS		AMERICAN WATER ENGINEERING 3906 CHURCH RD.			
			MT. LAUREL, NJ 08054	DOMESTIC & 5105	STANDARD DETAIL	
			A AFRICAN MATER	DOMESTIC & FIRE	SERVICE METERS & BAC IN HEATED ENCLOSURE	
			American Water		III HEATED ENGLOSORE	
			DRAWN BY R. BEATTY PROJECT ENG'R E. SCHWARTZ			
			<b>DATE</b> 08-24-18	NEW JERSEY AMERICAN WATER	STANDARDS	USE DIMENSIONS ONLY SCALE AS SHOWN
		NJ LICENSED PROFESSIONAL ENGINEER NO.	PROJECT	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		0201-0601-SD95

## FITTINGS & EQUIPMENT LAYING LENGTHS

Nominal Service Size	3"	4"	6"	8"	10"
A- Gate Valve (OS&Y)	8	9	10.5	11.5	13
B- Detector Check Valve (DCV)	15	15	21	25	28.75
C- Domestic Compund Meter Assembly (includes spool, strainer, meter & test p	24	29.5	39.375	42	55
D- Multi-Use Meter Assembly (includes strainer, meter & test port)		43	57.25	63.3125	70
E- Dismantling Joint	9	9	9	9	10
F- Sw ing Check Valve	9.5	11.5	14	19.5	24.5
G- RPZ Backflow Preventer Assembly (inludes gate valves)	42.25	55.125	65.5	78.5	93.625
G- Double Check Backflow Preventer Assembly (inludes gate valves)	40.375	52.375	62.875	75	90
H- Pressure Reducing Valve (PRV) (excludes shutoffs)	12	15	20	25.375	29.75
Y-Strainer DI Class 125	10.125	12.125	18.5	21.625	26
Tee (Run)	11	13	16	18	22
Tee (Branch)	5.5	6.5	8	9	11
90° Bend	5.5	6.5	8	9	11
Spool (FLGxFLG) (minimum length available)		4.25	4.5	5	5.5

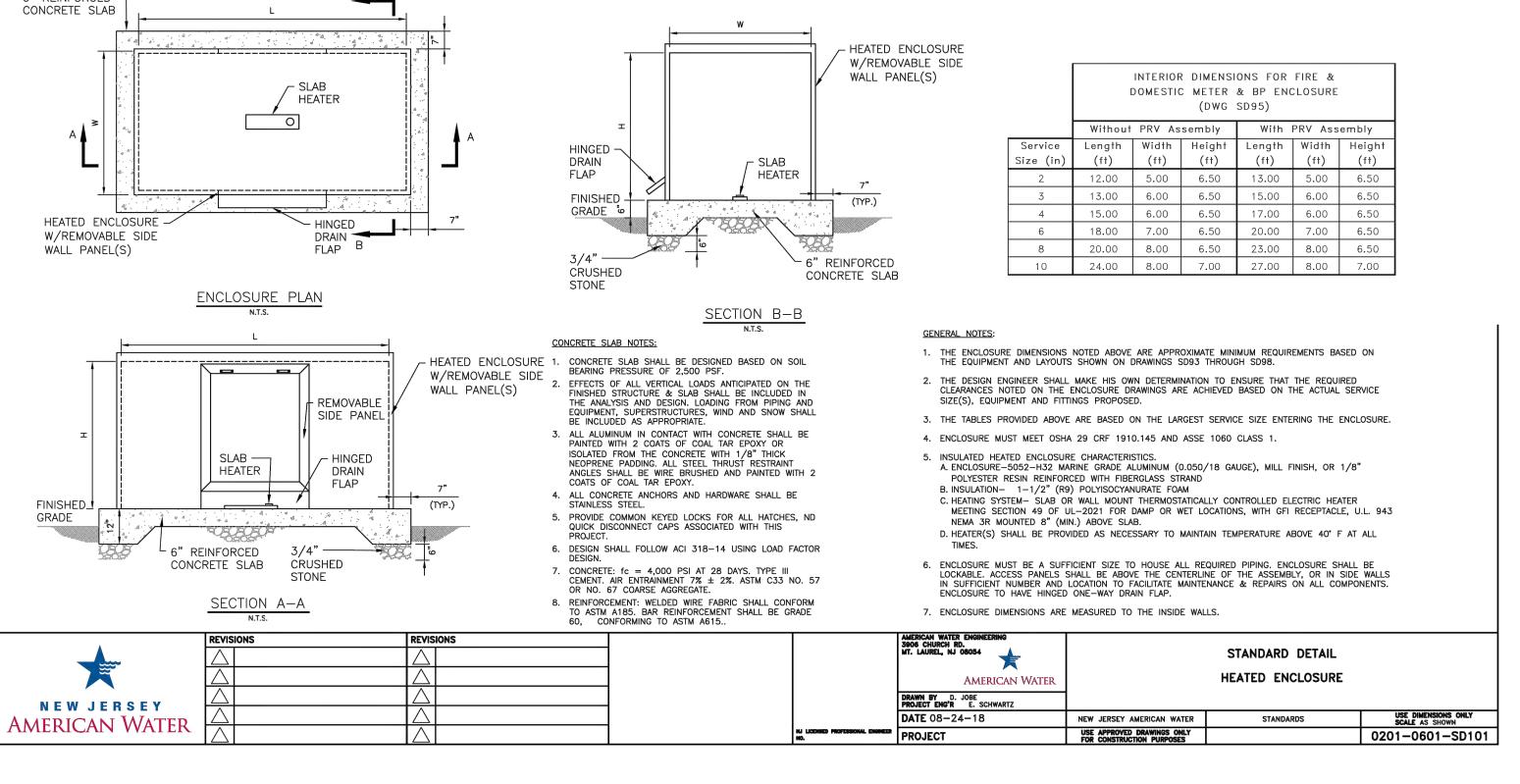
AMERICAN WATER ENGINEERING 3906 CHURCH RD. MT. LAUREL, NJ 08054  AMERICAN WATER	STANDARD DETAIL  DOMESTIC & FIRE SERVICE  TYPICAL LAYING LENGTHS OF EQUIPMENT & FITTINGS				
DRAWN BY D. JOBE PROJECT ENG'R E. SCHWARTZ					
<b>DATE</b> 08-24-18	NEW JERSEY AMERICAN WATER	STANDARDS	<b>USE DIMENSIONS ONLY</b> <b>SCALE</b> AS SHOWN		
PROJECT	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		0201-0601-SD102		

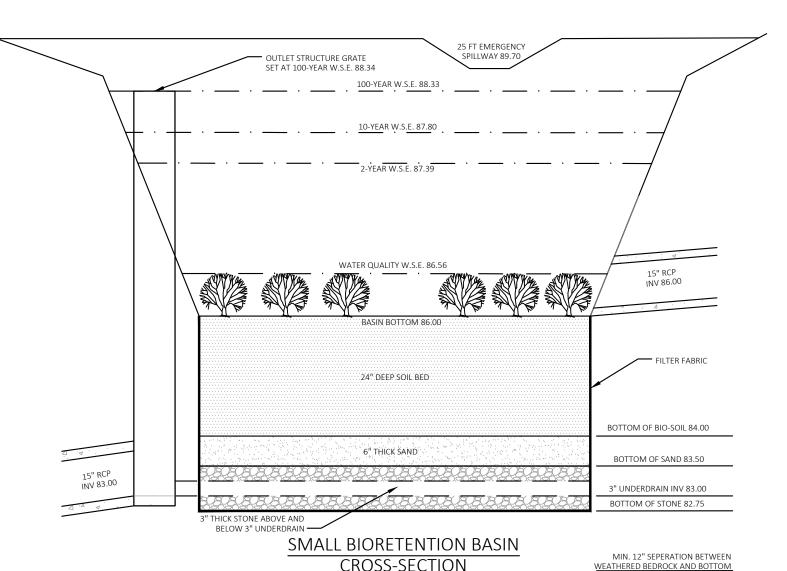
# LAYING LENGTHS SHOWN ABOVE ARE APPROXIMATE AND BASED ON SPECIFIC MANUFACUTRER AND MODEL COMPONENTS. DESIGN

LAYING LENGTHS NOTED A BOVE DO NOT INCLUDE GASKET THICKNESS.

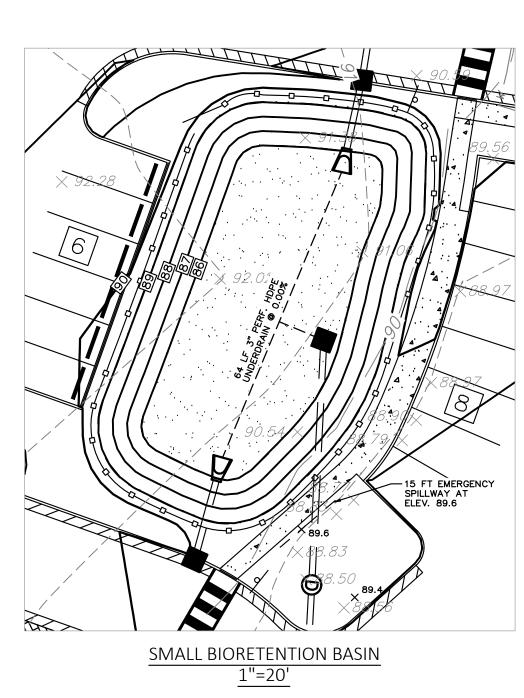
ENGINEER TO VERIFY ALL DIMENSIONS, BASED ON ACTUAL EQUIPMENT AND FITTINGS PROPOSED.

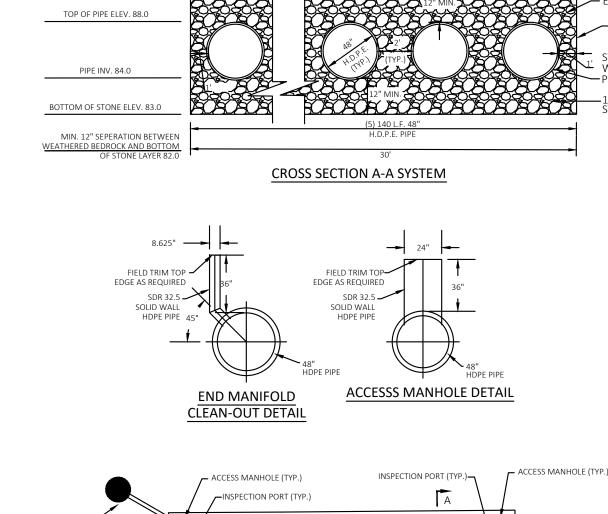
THE USE OF FLANGED COUPLING A DA PTERS IS STRICTLY PROHIBITED.





- THE SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES. ADDITIONAL MATERIALS MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.
- 7. SEASONAL HIGH-WATER TABLE WAS NOT REACHED DURING TESTING.





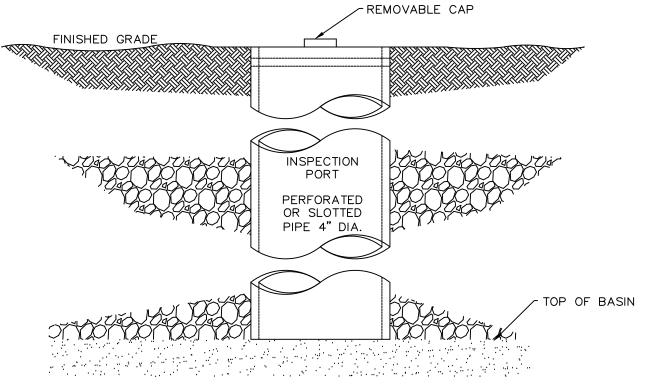
# UNDERGROUND DETENTION SYSTEM

SCHEMATIC PLAN VIEW

NOTE: PIPES TO BE MANUFACTUREED BY ADS,INC. OR APPROVED EQUAL

ELEVATION (USGS FEET)	CONTOUR AREA (SQUARE FT)	VOLUME (ACRE-FT)
84.00	N/A	0.0
84.50	N/A	0.015
85.00	N/A	0.039
85.50	N/A	0.069
86.00	N/A	0.101
86.50	N/A	0.133
87.00	N/A	0.162
87.50	N/A	0.187
88.00	N/A	0.202

TO BE PROVIDED BY



# INSPECTION PORT DETAIL

1. PORTS SHALL EXTEND ABOVE THE SURFACE OF THE SOIL BED

2. EXTERIOR MUST BE COVERED IN SUCH A WAY TO PREVENT THE MIGRATION OF MATERIAL INTO THE STRUCTURE. 3. THE DEPTH OF RUNOFF GENERATED BY THE MAXIMUM DESIGN STORM MUST BE MARKED ON ALL INSPECTION PORTS.

02/13/24	REMOVE EXISTING BASIN MODIFICATIONS	MVW
01/24/24	RESOLUTION COMPLIANCE	MVW
12/21/23	RESOLUTION COMPLIANCE	RZH
11/13/23	DRCC 10/20/23 REVIEW MEMO	MVW
08/25/23	RESOLUTION COMPLIANCE	RZH
DATE	REVISIONS	BY

# **SHORE POINT**

Certificate of Authorization No. 24GA28317800 Kevin E. Shelly P.E. PE No. GE05031300 PO Box 257, Manasquan, NJ 08736 T: 732-924-8100 | F: 732-924-8110 www.shorepointengineering.com



N.J. Lic. No. GE05031300

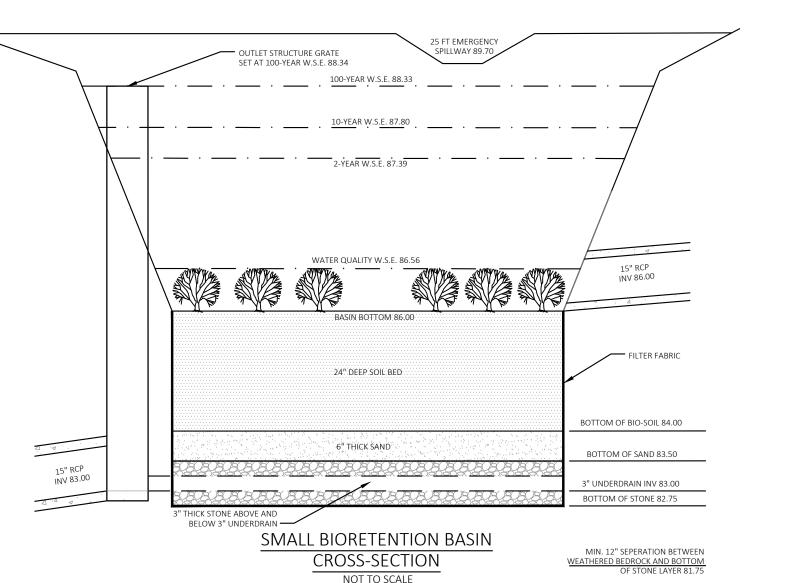
AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE MONTGOMERY SENIOR AFFORDABLE HOUSING

BLOCK 20001, LOT 10.05

SITUATED IN MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

CONSTRUCTION DETAILS

CALE: AS SHOWN	PROJECT No.: RPM-211
ELEASED BY: KES	DATE: 02/21/23
HECKED BY: KES	Sheet Number  16 OF 16
RAWN BY:	16 of 16



24" DEEP SOIL BED MATERIAL MUST CONSIST OF THE FOLLOWING MIX, BY VOLUME: 85 TO 95% SAND, WITH NO MORE THAN 25% OF
THE SAND AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX MUST
THEN BE AMENDED WITH 3 TO 7% ORGANICS, BY WEIGHT.

3. PRE-MIXED SOIL MUST BE CERTIFIED TO BE CONSISTENT WITH THE REQUIREMENT ABOVE BY EITHER THE VENDOR OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. THE CONTENT OF ANY SOIL MIXED ON-SITE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. IN ADDITION, THE ENGINEER MUST BE PRESENT WHILE THE SOIL 4. THE PH OF THE SOIL BED MATERIAL IS RECOMMENDED TO RANGE FROM 5.5 TO 6.5.

6. BASIN MUST BE EXCAVATED WITH LIGHT WEIGHT EQUIPMENT TO ENSURE SOILS BELOW THE BASIN BOTTOM ARE NOT COMPACTED.

1 inch = 20 feet