

# WESTMINSTER AVENUE QUADPLEX

BLOCK 51, LOTS 42 & 43

ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

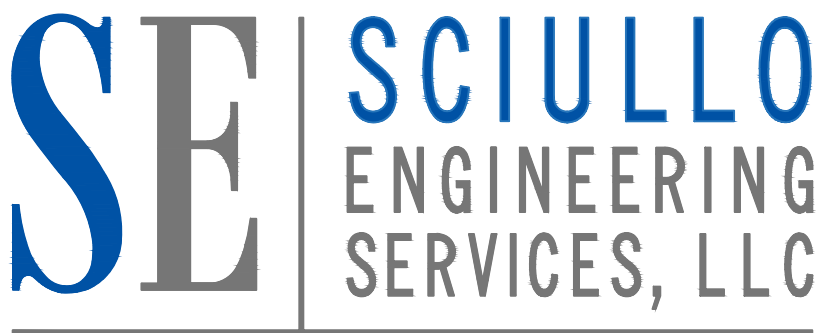
## SITE PLANS



AERIAL LOCATION MAP  
1" = 500'

## NY ORANGE DEEDS, LLC

1005 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712



**SCIULLO**  
ENGINEERING  
SERVICES, LLC

137 SOUTH NEW YORK AVENUE, SUITE 2  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE: (609) 300-5171  
www.sciulloengineering.com

### OWNER/APPLICANT

BL 51 00ZF, LLC  
1005 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

### APPLICANT'S INTENT:

THE APPLICANT INTENDS TO SUBDIVIDE THE SUBJECT PARCELS TO CREATE FOUR TOWNHOUSES ON FEE SIMPLE LOTS.

- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE APPLICANT AND THE APPLICANT'S ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE TITLEBOK.



ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THEY ARE THE PROPERTY OF SCIULLO ENGINEERING SERVICES, LLC AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SCIULLO ENGINEERING SERVICES, LLC. ANY REUSE WITHOUT WRITTEN PERMISSION OR ADAPTATION BY SCIULLO ENGINEERING SERVICES, LLC SHALL BE AT THE USER'S SOLE RISK. SCIULLO ENGINEERING SERVICES, LLC SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, LOSS OF PROFITS, OR OTHER CONSEQUENCES ARISING OUT OF OR RESULTING FROM THE USE OF THESE PLANS.

JASON T. SCIULLO, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100626400

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NU CERTIFICATE OF AUTHORIZATION NO. 246A28230700

WESTMINSTER AVENUE QUADPLEX  
BLOCK 51, LOTS 42 & 43  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

COVER SHEET

NY ORANGE DEEDS, LLC  
1005 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

SHEET INDEX		
SHEET NO.	DWG. NO.	SHEET TITLE
1 OF 10	C0001	COVER SHEET
2 OF 10	C0002	INFORMATION SHEET
3 OF 10	D0103	DEMOLITION PLAN
4 OF 10	C0103	SITE PLAN
5 OF 10	C0303	GRADING PLAN
6 OF 10	C0403	UTILITY PLAN
7 OF 10	C0603	LANDSCAPE PLAN
8 OF 10	C1101	DETAIL SHEET
9 OF 10	C1202	SOIL EROSION & SEDIMENT CONTROL PLAN
10 OF 10	C1301	SOIL EROSION & SEDIMENT CONTROL NOTES

Approved by Resolution # _____	Dated: _____
CRDA PLANNER _____	DATE _____
CRDA Engineer _____	DATE _____
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____	DATE _____
CRDA HEARING OFFICER _____	DATE _____

PROJECT NO. FAS 005.03		DRAWING NO. C0001	
SCALE AS SHOWN	SHEET 1 OF 10	DATE 1/18/2023	BY JTS
		INITIAL RELEASE SUBMISSION/REVISION	APPR. BY





U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'

PROJECT NOTES

A. GENERAL SITE NOTES

- TRACT FOR DEVELOPMENT CONSISTS OF SHEET 10, BLOCK 51, LOTS 42 AND 43, OF THE OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY.
- TRACT FOR DEVELOPMENT IS ZONED RC AS INDICATED ON THE OFFICIAL ZONING MAP OF C.R.D.A. TOURISM DISTRICT.
- TOTAL AREA OF TRACT = 4,250 SF OF LAND.
- ALL BARRIER FREE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST A.D.A. AND N.J.D.O.T. STANDARDS.
- ANY VARIATIONS FROM THE PLANS MUST BE AUTHORIZED BY THE DESIGN ENGINEER.
- THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- CONSTRUCTION DETAILS/SHOP DRAWINGS UTILIZED BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
- REFER TO COMPLETE SET OF PLANS FOR ADDITIONAL INFORMATION.
- THIS SET OF DRAWINGS AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE ONLY BY THE PARTY FOR WHOM THE WORK IS CONTRACTED OR WHOM IT IS CERTIFIED. THIS SET OF DRAWINGS MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED, OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SOIULLO ENGINEERING SERVICES, LLC.
- ANY DEMOLITION MATERIAL SHALL BE PROPERLY DISPOSED OF AND NO ON-SITE BURIAL IS PERMITTED.
- THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN A STREET OPENING/ACCESS PERMIT FROM ATLANTIC CITY PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO ANY WORK BEING PERFORMED WITHIN PUBLIC ROADS, THE ATLANTIC CITY POLICE DEPARTMENT SHALL BE CONTACTED REGARDING PROVISIONS FOR ANY TRAFFIC CONTROL MEASURES THAT MAY NEED TO BE IMPLEMENTED DURING CONSTRUCTION.

B. SURVEY NOTES

- BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO NAVD88.
- BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "MAP OF SURVEY TAX LOTS 33,34,35,37,38,42 & 43, BLOCK 51 CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ" PREPARED BY VARGO ASSOCIATES, DATED , 3/8/2022, PROJECT NUMBER 22034. NO REVISIONS.

C. CONTRACTOR/OWNER RESPONSIBILITY NOTES

- THE CONTRACTOR/OWNER SHALL DESIGNATE A PERSON THAT IS KNOWLEDGEABLE OF CONSTRUCTION SAFETY STANDARDS AND IS EXPECTED TO BE AT THE CONSTRUCTION SITE ON A REGULAR BASIS. THIS PERSON SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION, DISCHARGE, AND MONITORING OF SAFETY STANDARDS AND PRACTICES AT THE SITE. THE CONTRACTOR/OWNER SHALL PROVIDE DESIGN ENGINEER WITH NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNEE. IN LIEU OF THIS INFORMATION, THE REPRESENTATIVE PERSON FROM THE CONTRACTOR'S ORGANIZATION WHO SIGNED THE CONTRACT SHALL HEREBY BE RESPONSIBLE FOR THIS FUNCTION.
- CONTRACTOR SHALL SCHEDULE ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS.
- SITE CONTRACTOR IS TO VERIFY WITH DESIGN ENGINEER ON WHAT PERMITS AND APPROVALS ARE PENDING OR HAVE BEEN APPROVED.
- SITE CONTRACTOR IS TO VERIFY AND MATCH HORIZONTAL CONTROL AND VERTICAL ELEVATIONS.
- CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND MANUFACTURERS' RECOMMENDATIONS AND STANDARDS.
- ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD ALL CONDITIONS AS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR FIELD MEASUREMENTS FOR ALL NEW CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR ANY INFORMATION NOT SHOWN HERE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, UNDERPINNING AND STRUCTURAL STABILITY DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CALL 1-800-272-1000 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IN THE EVENT CONDITIONS AT THE SITE ARE NOTICEABLY DIFFERENT (AT THE TIME OF CONSTRUCTION) FROM THE DOCUMENTS PROVIDED, THE CONTRACTOR AND/OR OWNER SHALL NOTIFY THE DESIGN ENGINEER.
- THE PROPOSED SITE GRADING DEPICTED IN THESE PLANS IS INTENDED TO PROVIDE A GENERAL GUIDE FOR GRADING. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR OWNER SHALL INSTRUCT THE CONCRETE CONTRACTOR TO TAKE CARE IN SETTING FORMS FOR PEDESTRIAN AREAS TO INSURE THAT THEY CONFORM TO THE NEW JERSEY BARRIER FREE SUBCODE.
- THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL IMPOSED BY ALL REGULATORY AGENCIES HAVING JURISDICTION AS IT RELATES TO THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS.
- CONTRACTOR DAMAGE TO ANY EXISTING FEATURE SUCH AS, BUT NOT LIMITED TO, CONCRETE CURBS, CONCRETE WALKS, PAVING, LIGHTS, PLANTERS, SIGNS, UTILITIES OR BUILDINGS NOT SCHEDULED FOR REMOVAL SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPETENT PERSON).

D. ROADWAY & SIGNAGE NOTES

- ALL CONSTRUCTION UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED.
- ALL ROADWAY DESIGN AND CONSTRUCTION FOR MUNICIPAL ROADS SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CITY OF ATLANTIC CITY.



N.R.C.S. U.S. DEPARTMENT OF AGRICULTURE SOILS MAP

SCALE: 1" = 1,000'

- ALL TRAFFIC SIGN PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED. ALL SIGNS SHALL BE MOUNTED ON BREAKAWAY SIGN POSTS AS DETAILED AND APPROVED BY NJDOT.
- THE APPLICANT SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY ROAD CONSTRUCTION.
- MATERIAL PLACED AS FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, STONE (>6" DIAMETER), FROZEN SOIL AND OTHER OBJECTIONABLE MATERIALS.

E. UTILITY NOTES

- PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND WITHIN THE STREET RIGHT-OF-WAY.
- T.C. DESIGNATIONS INDICATE TOP OF CURB ELEVATIONS, B.C. INDICATES BOTTOM OF CURB ELEVATIONS AND OUT. INDICATES GUTTER ELEVATIONS.
- ALL MATERIALS, METHODS AND DETAILS OF IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE CITY OF ATLANTIC CITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE.
- WHERE IT IS NECESSARY TO CONNECT TO EXISTING UTILITIES WITHIN EXISTING ROADWAYS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAW CUTTING. TRENCHING, BACKFILL, COMPACTION AND PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTIC CITY SPECIFICATIONS.
- PIPE LENGTHS AND GRADIENTS ARE CALCULATED TO THE CENTERLINE OF SEWER STRUCTURES. ACTUAL PIPE LENGTH MAY BE LESS THAN CALCULATED LENGTH, AND SHOULD BE COMPUTED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN IS FURNISHED BY THE UTILITY COMPANIES OR SURVEY PLAN BY SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SOIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

F. SOILS DATA NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE-ATLANTIC COUNTY SOIL CONSERVATION DISTRICT.

SOILS DATA

Psso PSAMMENTS, 0-2% SLOPES "D" SOIL GROUP

SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.

FLOOD HAZARD DATA

- THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES, IT IS NOT A MAJOR PROJECT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8.
- THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:7) AKA CAFRA REGULATIONS SINCE PROPOSED WORK IS GREATER THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES & PROPOSES LESS THAN 150 PARKING SPACES AND OR 75 RESIDENTIAL UNITS.

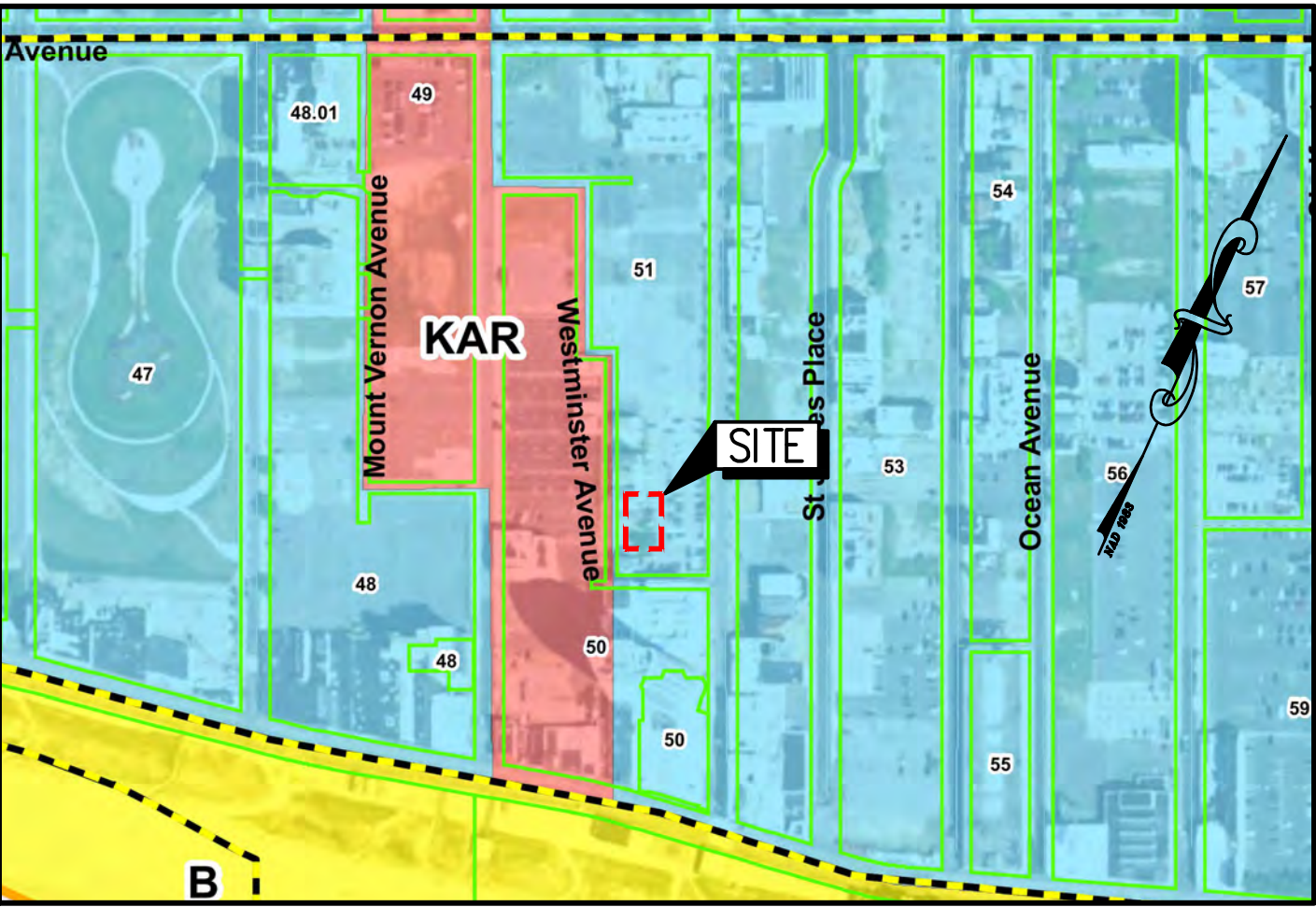
UTILITIES

ACMUA  
ATT: CLAUDE SMITH, DEPUTY DIRECTOR  
PO BOX 117  
401 N VIRGINIA AVE  
ATLANTIC CITY, NJ 08401-0117

ATLANTIC CITY SEWERAGE COMPANY  
ATT: DAN KWAPINSKI  
1200 ATLANTIC AVENUE, SUITE 300  
ATLANTIC CITY, NJ 08401

ATLANTIC CITY ELECTRIC  
ATT: MR. GREGORY BRUBAKER, PE  
2542 FIRE ROAD  
EGG HARBOR TOWNSHIP, NJ 08234

SOUTH JERSEY GAS CO  
ATT: BRIANA DIRKES, ATLANTIC DIVISION  
111 N FRANKLIN BLVD  
PLEASANTVILLE, NJ 08222

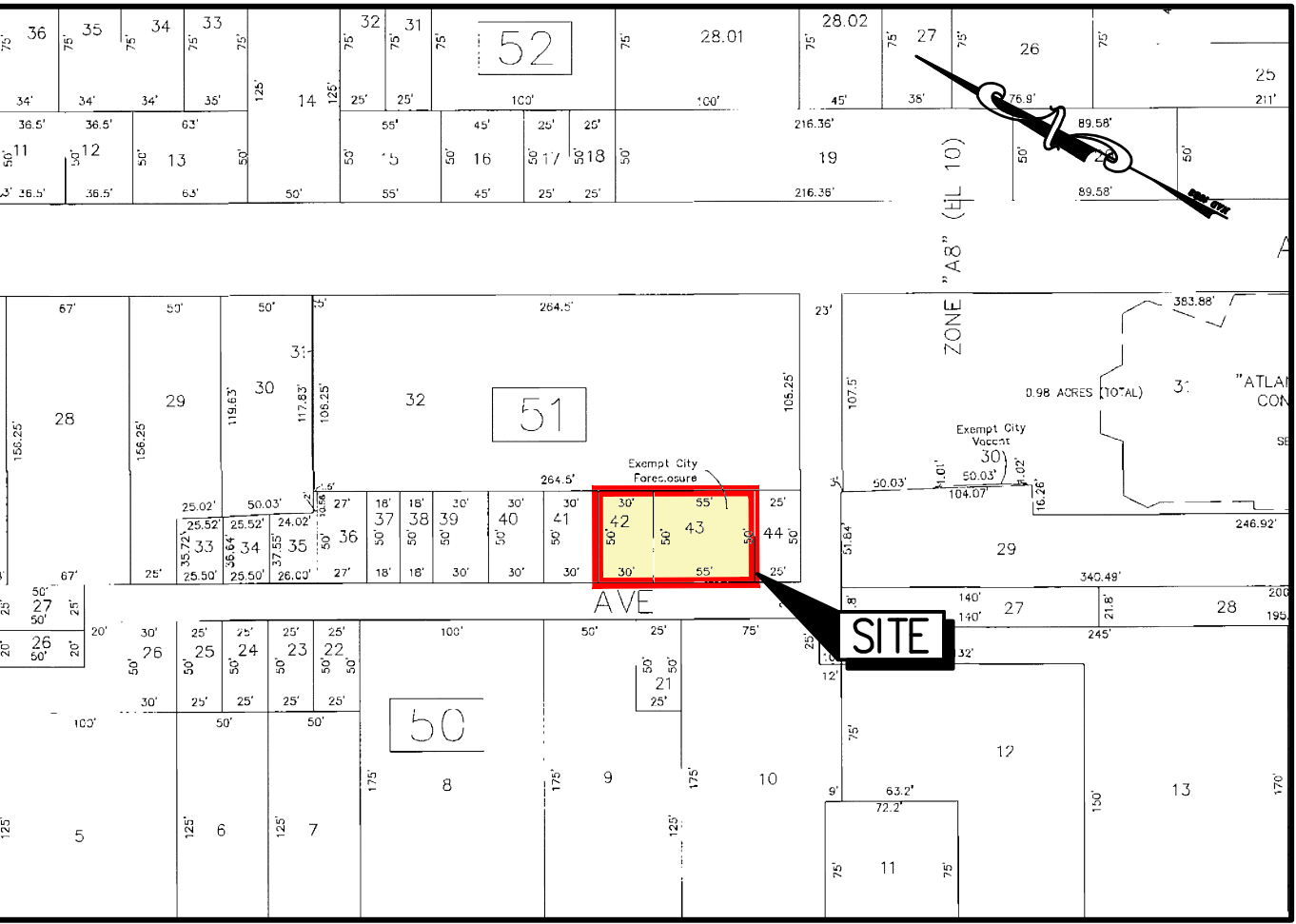


C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 300'

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200' (DATED: 10/12/2022)

BLOCK	LOT	QUAL.	PROPERTY ADDRESS	OWNER	BLOCK	LOT	PROPERTY ADDRESS	OWNER
50	6		139 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846.1490	51	34	149 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712
50	7		147 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846.1490	51	35	151 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712
50	8		151 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846.1490	51	36	153 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712
50	9		161 S KENTUCKY AVE	SHRI AV LLC 169 S KENTUCKY AVE ATLANTIC CITY, NJ 08401	51	37	155 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712
50	10		167 S KENTUCKY AVE	SHRI AV LLC 169 S KENTUCKY AVE ATLANTIC CITY, NJ 08401	51	38	157 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712
50	11		177 S KENTUCKY AVE	177 KENTUCKY AVE LLC 25 STANLEY RLTY 331 TILTON RD PO BOX 5 NORTHFIELD, NJ 08225	51	39	159 WESTMINSTER AVE	MUKHORTOV, YSEVOLOD 3884 PINE RD HUNTINGDON VALLEY, PA 19006
50	12		185 S KENTUCKY AVE	177 KENTUCKY AVE LLC 25 STANLEY RLTY 331 TILTON RD PO BOX 5 NORTHFIELD, NJ 08225	51	40	161 WESTMINSTER AVE	161 163 WESTMINSTER LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	13		195 S KENTUCKY AVE	KENTUCKY & BDMK ASSOC C/O BECKMAN 331 TILTON ROAD P.O BOX 5 NORTHFIELD, NJ 08225	51	41	163 WESTMINSTER AVE	161 163 WESTMINSTER LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	21		164 WESTMINSTER AVE	SHRI AV LLC 169 S KENTUCKY AVE ATLANTIC CITY, NJ 08401	51	42	165 WESTMINSTER AVE	161 163 WESTMINSTER LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	22		150 WESTMINSTER AVE	BURKE, CATHERINE D & DECENSO DONATA 164 S ST. JAMES PLACE ATLANTIC CITY, NJ 08401	51	43	167 WESTMINSTER AVE	NEW YORK ORANGE DEEDS LLC 1005 MAIN STREET ASBURY PARK, NJ 07712
50	23		148 WESTMINSTER AVE	148 WESTMINSTER LLC 1616 PACIFIC AVE 600 ATLANTIC CITY, NJ 08401	51	44	171 WESTMINSTER AVE	NEW YORK ORANGE DEEDS LLC 1005 MAIN STREET ASBURY PARK, NJ 07712
50	24		146 WESTMINSTER AVE	KENTUCKY ASSOCIATES, LLC 1273 BOUND BROOK RD, #14 MIDDLESEX, NJ 08846.1490	52	14	181 S NEW YORK AVE	NYORANGEDEEDS, LLC 1005 MAIN STREET ASBURY PARK, NJ 07712
50	27		1523 BOARDWALK RR	NY ORANGE DEEDS LLC 1005 MAIN ST ASBURY PARK, NJ 07712	52	17	201 S NEW YORK AVE	201-205 S NEW YORK AVE LLC 1005 MAIN STREET ASBURY PARK, NJ 07712
50	28		1523 BOARDWALK	NY ORANGE DEEDS LLC 1005 MAIN ST ASBURY PARK, NJ 07712	52	19	209 S NEW YORK AVE	FEELEY'S HOTEL, INC C/O HORN/KAPLAN 164 ST JAMES PLACE ATLANTIC CITY, NJ 08401
50	29		1517 BOARDWALK	JAMES CANDY CORP 1519 BOARDWALK ATLANTIC CITY NJ 08401				
50	30		S NEW YORK AVE RR	CITY OF ATLANTIC CITY BACHARACH BLVD ATLANTIC CITY, NJ 08401				
50	31		1515 BOARDWALK	ATLANTIC PALACE CONDOMINIUM ASSOC 1515 BOARDWALK ATLANTIC CITY, NJ 08401				
50	31	C0404	1515 BDMK 404	ATLANTIC PALACE DEVELOPMENT 60 N MAINE AVE ATLANTIC CITY, NJ 08401				
50	31	C0405	1515 BDMK 405	ATLANTIC PALACE DEVELOPMENT 60 N MAINE AVE ATLANTIC CITY, NJ 08401				
50	31	C0406	1515 BDMK 406	BLUEGREEN NEW JERSEY, LLC 60 N MAINE AVE ATLANTIC CITY, NJ 08401				
50	31	C0407	1515 BDMK 407	ATLANTIC PALACE DEVELOPMENT, LLC 60 N MAINE AVE ATLANTIC CITY, NJ 08401				
50	31	C0408	1515 BDMK 408	ATLANTIC PALACE DEVELOPMENT, LLC 60 N MAINE AVE ATLANTIC CITY, NJ 08401				
51	30		148 S NEW YORK AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712				
51	31		S NEW YORK AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712				
51	32		156 S NEW YORK AVE	NY ORANGE DEEDS LLC PO BOX 737 ASBURY PARK, NJ 07712				



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 10)

SCALE: 1" = 100'

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**811**

Know what's below.  
Call before you dig.

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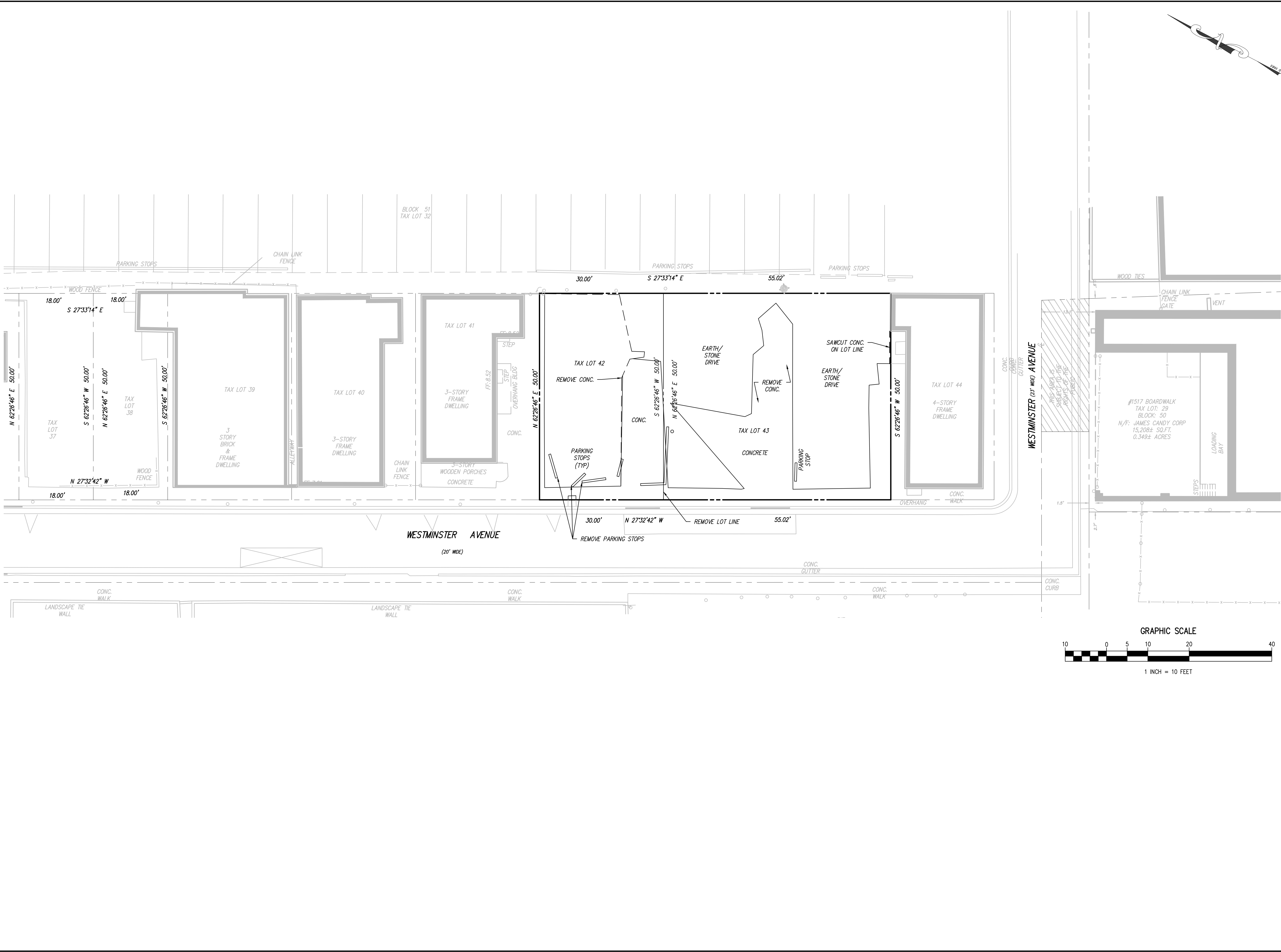
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**INFORMATION SHEET**

**NY ORANGE DEEDS, LLC**  
1005 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

PROJECT NO.	FAS 005.03	DRAWING NO.	C0002
SCALE	AS SHOWN	SHEET	2 OF 10
DATE	1/18/2023	ISSUE NO.	1
BY	JTS	APPR.	
DATE	1/18/2023	ISSUE NO.	1
BY	JTS	APPR.	
DATE	1/18/2023	ISSUE NO.	1
BY	JTS	APPR.	





PROJECT NO.  
FAS 005.03  
SCALE  
1" = 10'

DRAWING NO.  
D0103  
SHEET  
3 OF 10

1/18/2023  
DATE

1  
ISSUE NO.

INITIAL RELEASE  
SUBMISSION/REVISION

BY  
JTS

APPR.

WESTMINSTER AVENUE QUADPLEX  
BLOCK 51, LOTS 42 & 43  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

DEMOLITION PLAN

NY ORANGE DEEDS, LLC  
1003 MAIN STREET  
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SCIULLO  
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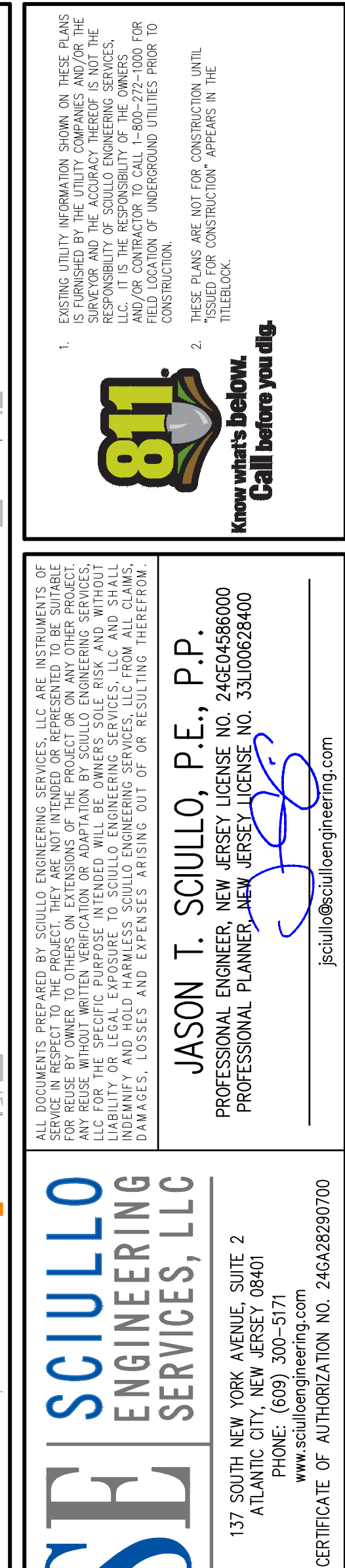
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NJ CERTIFICATE OF AUTHORIZATION NO. 246A20200700

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### GENERAL NOTES

1. SEE INFORMATION SHEET C0002 FOR SOURCE OF MAPPING AND OTHER PROJECT NOTES.
2. TOTAL POST-CONSTRUCTION IMPERVIOUS SURFACE = 4,217 SF  
TOTAL PRE-CONSTRUCTION IMPERVIOUS SURFACE = 2,247 SF  
TOTAL INCREASE IN IMPERVIOUS SURFACE = 1,970 SF
3. DRAINAGE FROM EACH PROPERTY SHALL NOT BE HINDERED IN ANY WAY, BY EITHER PROPERTY OWNER, TO THE DETRIMENT OF THE OTHER.
4. ANY UNDESIRABLE CURB OR CONCRETE UTILITY DAMAGES AS A RESULT OF THE WORK SCHEDULED FOR THIS BUILDING SHALL BE REPLACED IN KIND, AND/OR/AT THE DIRECTION OF THE CRDA REVIEW ENGINEER AND THE CRDA.
5. ALL PROPOSED SIDEWALKS WILL BE INSTALLED TO HAVE NO MORE THAN A 2% CROSS SLOPE AND MUST BE IN ACCORDANCE WITH NJ BARRIER FREE SUBCODE.

## FLOOD HAZARD DATA

1. THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015.
2. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF FLOOD & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES, IT IS NOT A MAJOR PROJECT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8.
3. THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:27) ACA AFRA REGULATIONS SINCE PROPOSED WORK IS GREATER THAN 150' FROM THE LANDWARD LIMIT OF THE DUNES & PROPOSES LESS THAN 25 UNITS.

## PROJECT LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	LOT LINE	
	CONTOUR LINE	
	EDGE OF PAVING	
	SETBACK LINE	
	CONCRETE CURB	
	CONCRETE COVER	
	SIGN LOCATION	
	WOODS LIMIT LINE	
	STORM SEWER	
	WATER MAIN	
	SPOT ELEVATION	
	UTILITY POLE	

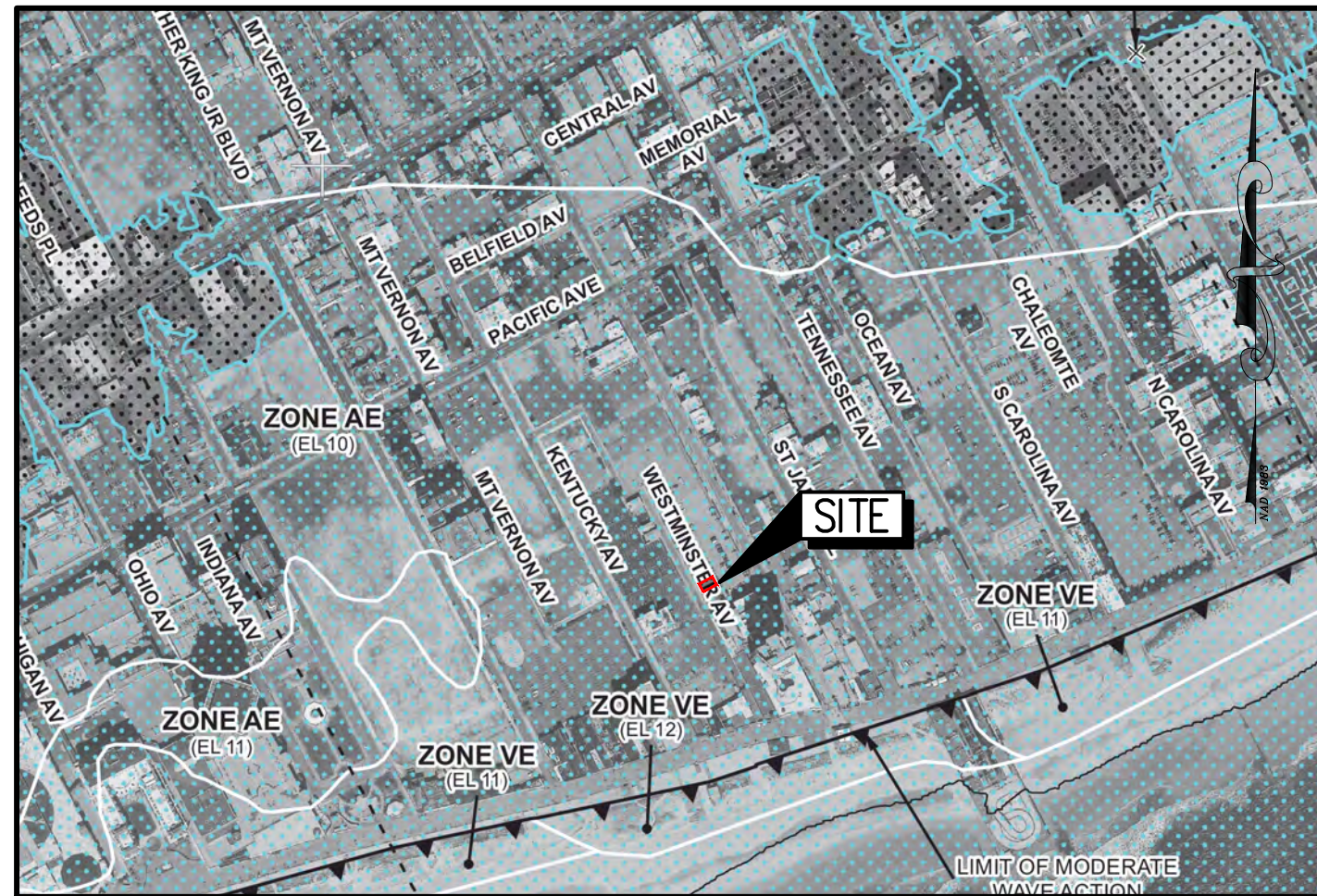
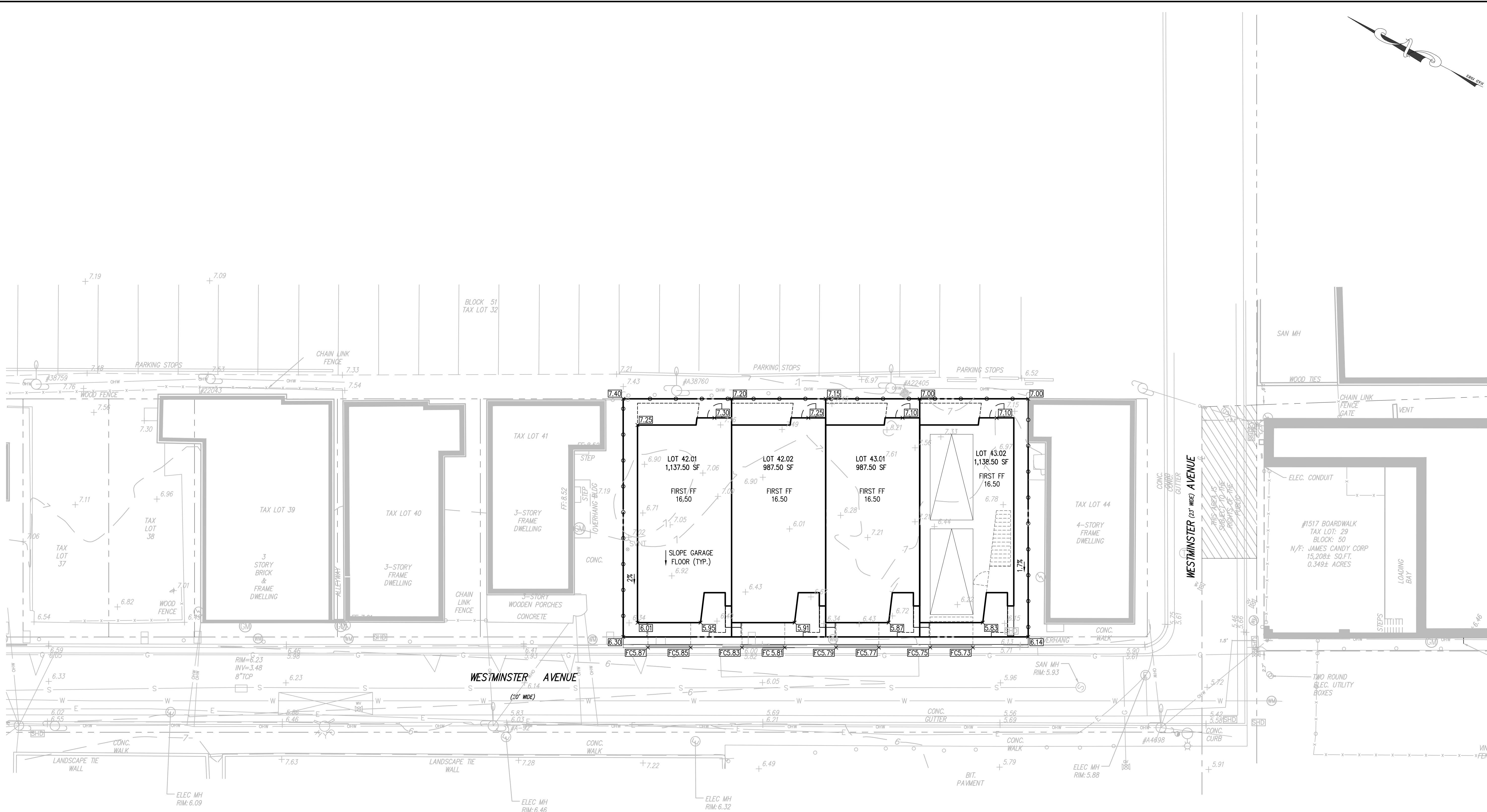
## ZONING SCHEDULE

ORDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION		RC ZONE RESORT COMMERCIAL		PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)i)		USE		MULTI-FAMILY MID-RISES & HIGH RISES, HOTELS, RETAIL, RESTAURANTS	VACANT	TOWNHOUSES IN 4 UNIT BUILDING	DNC
19:66-5.10(a) 1.iv	(1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300' ABOVE BFE	35'	37.3'	DNC
			ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	N/A	N/A
	(2)	MINIMUM LOT AREA		7,500 SF	1,500 SF	987.50 SF	DNC
	(3)	MINIMUM LOT DEPTH		150'	50'	50'	DNC
	(4)	MINIMUM LOT WIDTH		50'	30'	19.75'	DNC
	(5)	MINIMUM LOT FRONTAGE		50'	30'	19.75'	DNC
	(6)	MAXIMUM BUILDING COVERAGE		70%	N/A	81%	DNC
	(7)	MAXIMUM IMPERVIOUS COVERAGE		80%	52.9%	99.5%	DNC
	(8)	MINIMUM FRONT YARD	0' UP TO 35' IN HEIGHT		N/A	N/A	N/A
			20' GREATER THAN 35' IN HEIGHT		N/A	0'	DNC
	(9)	MINIMUM SIDE YARD	0' UP TO 35' IN HEIGHT		N/A	N/A	N/A
			20' GREATER THAN 35' IN HEIGHT		N/A	3'	DNC
	(10)	MINIMUM REAR YARD		20'	0'	0.9'	DNC
(11)	FLOOR AREA RATIO		N/A	N/A	N/A	N/A	
(12)	OPEN SPACE		N/A	N/A	N/A	N/A	
(13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)		50 DU/AC	N/A	41 DU/AC	C
		HIGH RISE (10+ FLOORS)		75 DU/AC	N/A	N/A	N/A
19:66-5.8 (a)		MINIMUM ONSITE PARKING		2.4/UNIT = 10	N/A	8 GARAGE	DNC

DNC = DOES NOT CONFORM  
ENC = EXISTING NON-CONFORMING

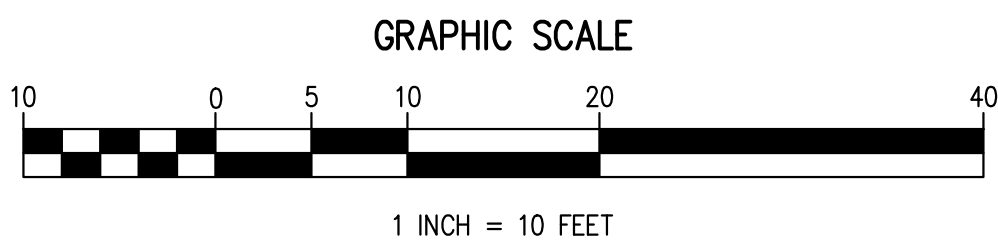
WESTMINSTER AVENUE QUADPLEX BLOCK 51, LOTS 42 & 43 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY		SITE PLAN		NY ORANGE DEEDS, LLC 1005 MAIN STREET ASBURY PARK, NEW JERSEY 07712	
PROJECT NO. FAS 005.03		DRAWING NO. C0103			
SCALE 1" = 20' SHEET 4 OF 10		1/18/2023 DATE	1 ISSUE NO.	INITIAL RELEASE SUBMISSION/REVISION	JTS BY APPR.





FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

SCALE: 1" = 1,000'



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2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. ANY CHANGES TO THE PLANS MUST BE APPROVED BY SCULLO ENGINEERING SERVICES, LLC.

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NJ CERTIFICATE OF AUTHORIZATION NO. 246A20230700

WESTMINSTER AVENUE QUADPLEX  
BLOCK 51, LOTS 42 & 43  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

NY ORANGE DEEDS, LLC  
1008 MAIN STREET, SUITE 200  
ASBURY PARK, NEW JERSEY 07712

1/18/2023  
DATE

1  
ISSUE NO.

INITIAL RELEASE  
SUBMISSION/REVISION

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BY

APPR.

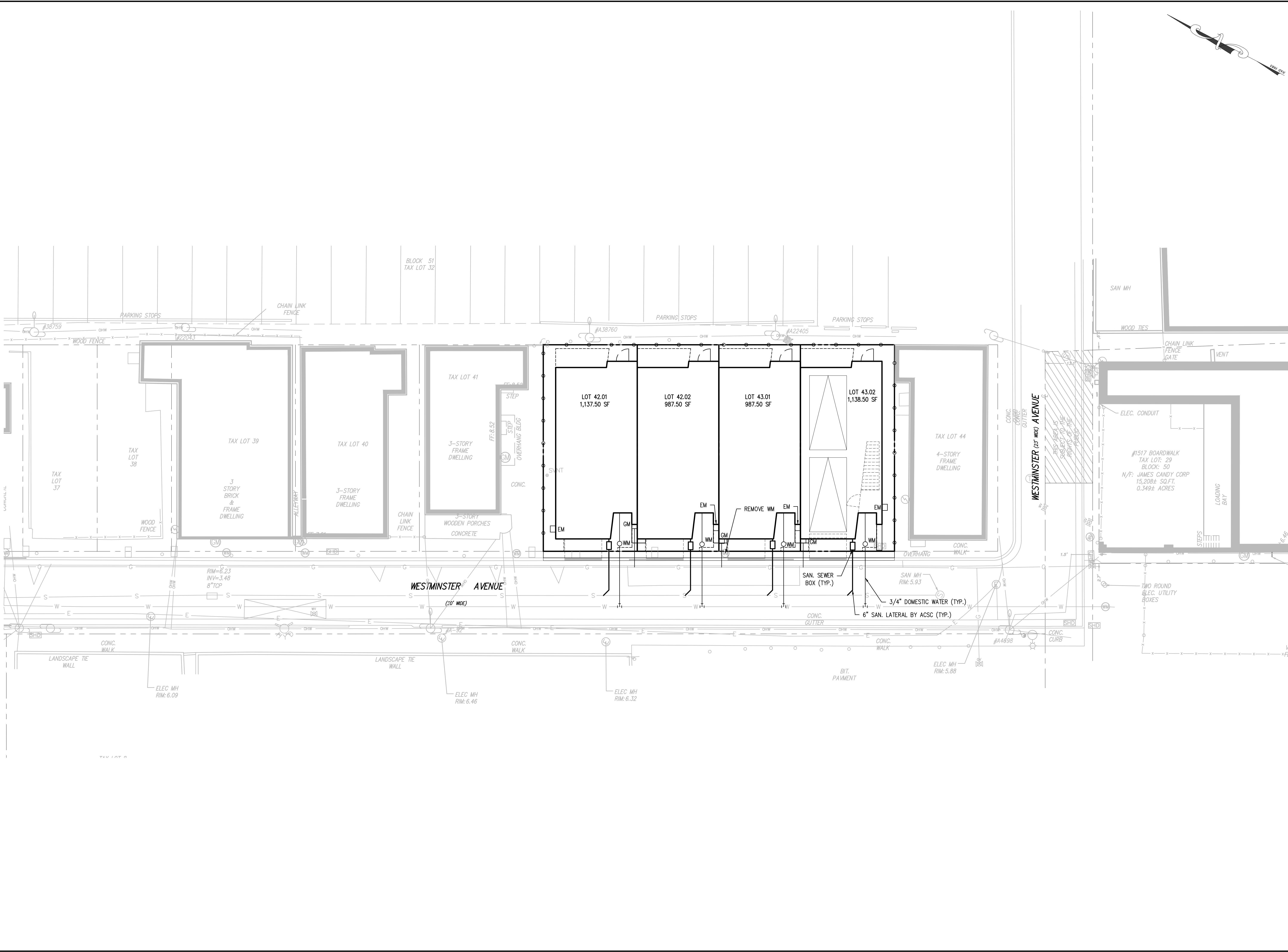
PROJECT NO.  
FAS 005.03

SCALE  
1" = 20'

DRAWING NO.  
C0303

SHEET  
5 OF 10





PROJECT NO.  
FAS 005.03  
SCALE  
1" = 10'

DRAWING NO.  
C0403  
SHEET  
6 OF 10

DATE  
1/18/2023

ISSUE NO.  
1

INITIAL RELEASE  
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JTS

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BY

WESTMINSTER AVENUE QUADPLEX  
BLOCK 51, LOTS 42 & 43  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

UTILITY PLAN

NY ORANGE DEEDS, LLC  
1008 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

SE  
SCULLO  
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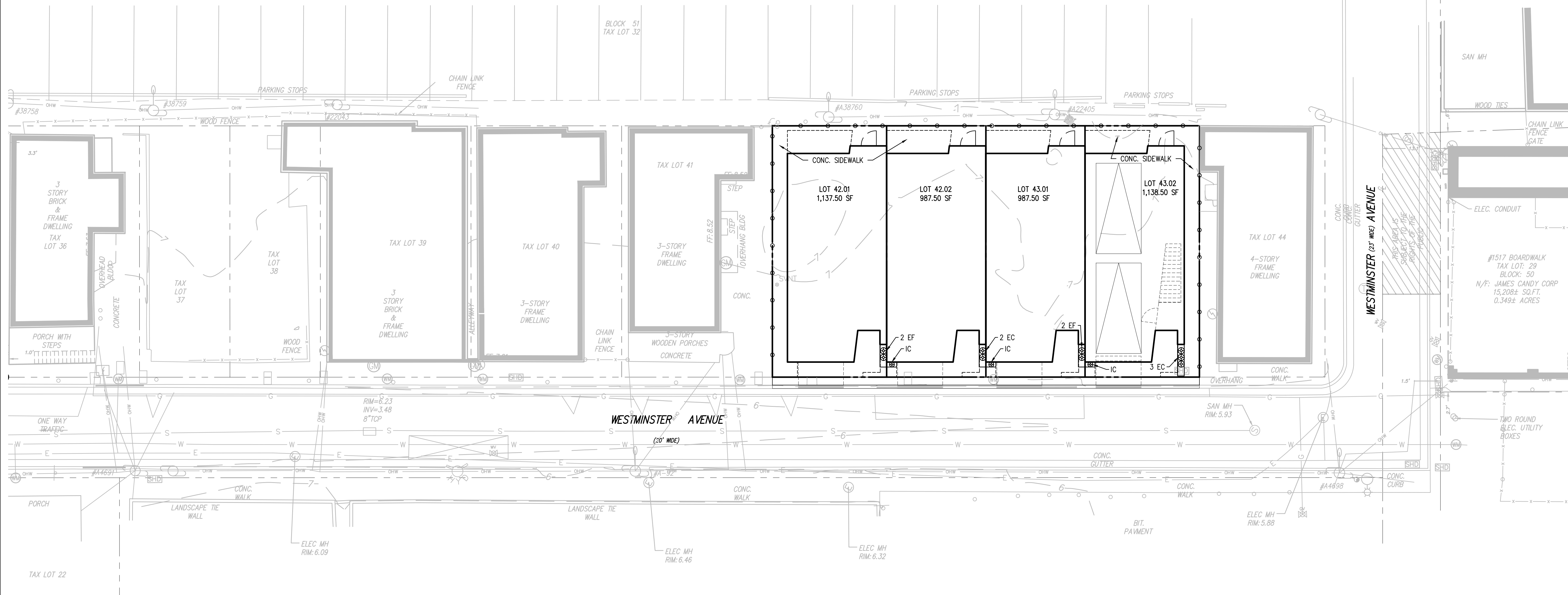
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jscullo@sculloengineering.com


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TAX LOT 33

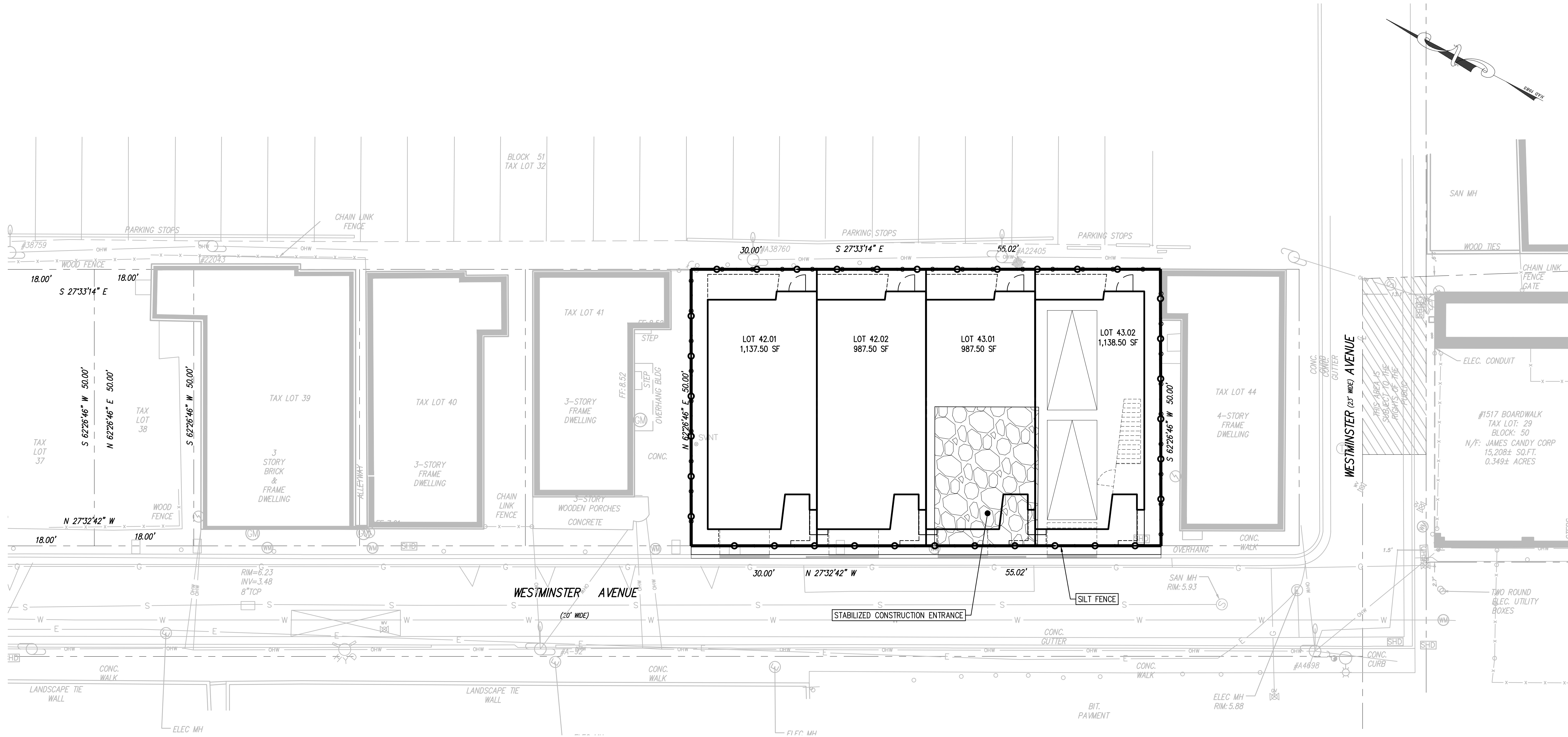


LANDSCAPE SCHEDULE					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ORNAMENTAL GRASSES					
	EC	5	ERICA CARNES	WINTER HEATH	6"-12" NO. 1 CONTAINER
	EF	4	EUONYMUS FORTUNEI "EMERALD N GOLD"	EMERALD 'N' GOLD EUONYMUS	18"-24" NO. 2 CONTAINER
	IC	4	ILEX CRENATA "SKY PENCIL"	SKYPENCIL HOLLY	24"-36" NO. 2 CONTAINER









**LIMIT OF DISTURBANCE**

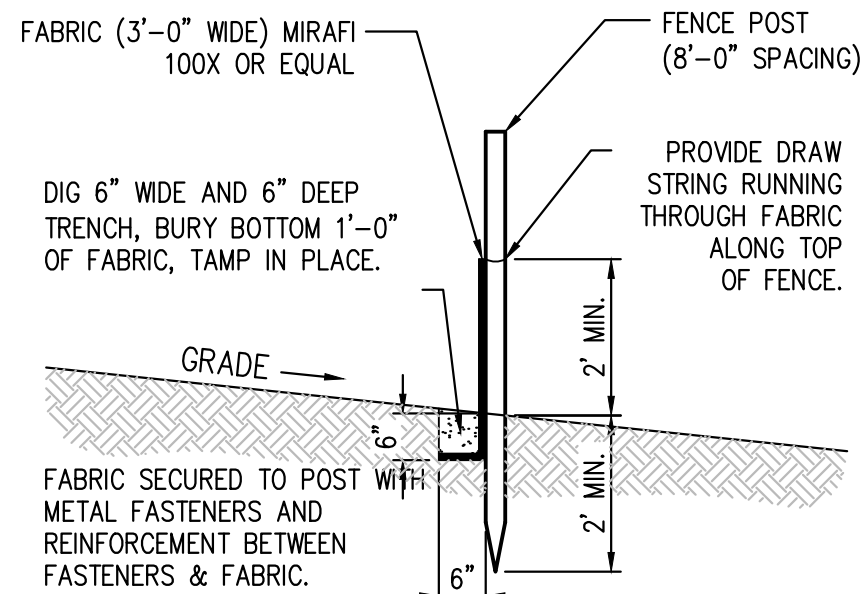
TOTAL AREA OF PROPOSED DISTURBANCE = 0.10 AC.

**NOTES**

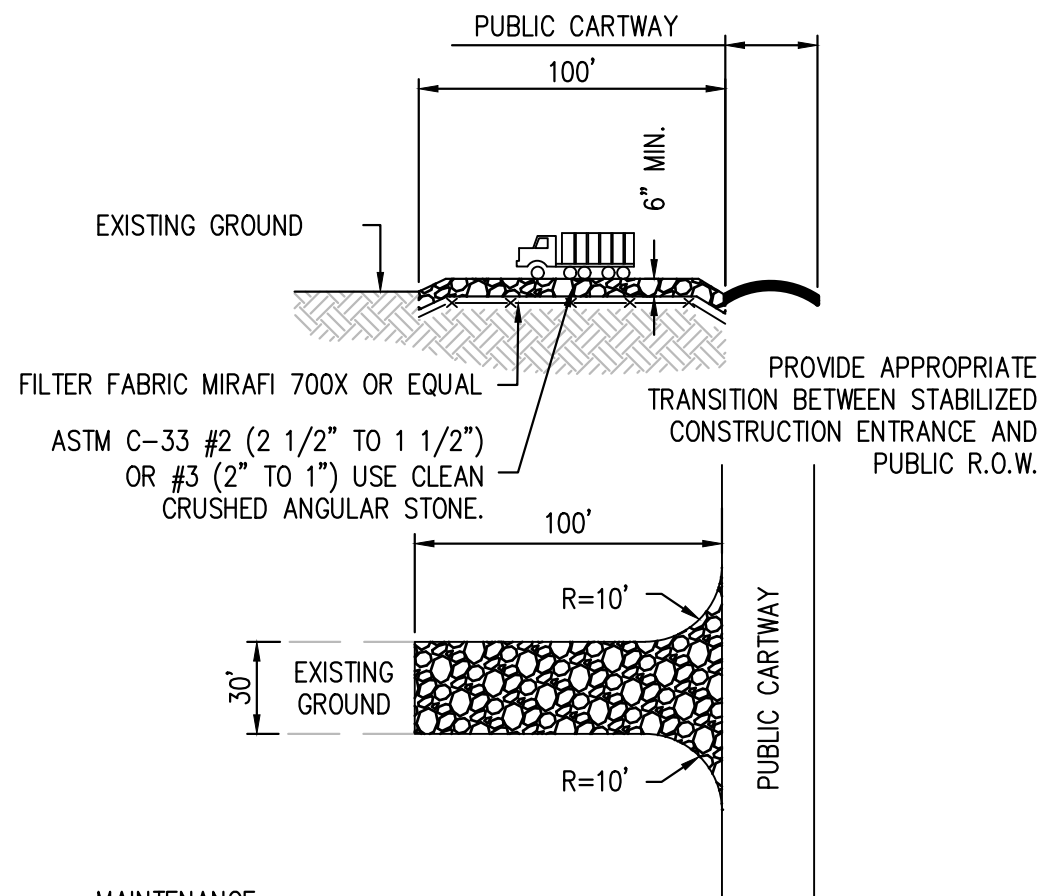
- THIS PLAN IS TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.
- SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE ATLANTIC CONSERVATION DISTRICT AND NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- THIS SITE IS WITHIN THE URBAN REDEVELOPMENT AREA (PREVIOUSLY DEVELOPED SITE WITHIN METROPOLITAN PLANNING AREA PA-1) AND DEVELOPMENT IS EXEMPT FROM COMPACTION MITIGATION STANDARDS.

**LEGEND**

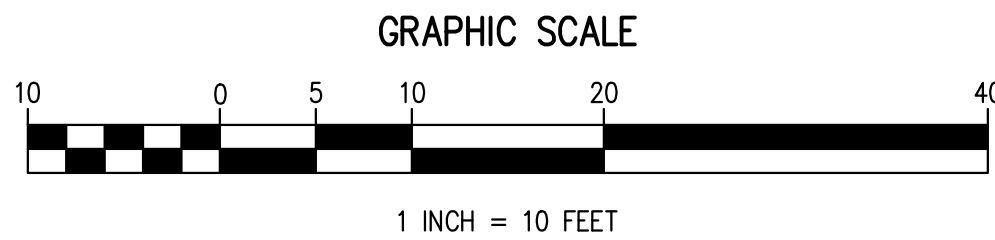
TEMPORARY STANDARD SILT FENCE/LIMIT OF DISTURBANCE



**SILT FENCE DETAIL**  
N.T.S.



**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.



**WESTMINSTER AVENUE QUADPLEX**  
BLOCK 51, LOTS 42 & 43  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

**SOIL EROSION & SEDIMENT CONTROL PLAN**

**NY ORANGE DEEDS, LLC**  
1008 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

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CREATED ON 10/26/2022, LAST MODIFIED ON 07/17/2023

G:\UNIVERSITY\WORK\INQUIRE - SCULLO ENGINEERING SERVICES, LLC\1001-101 WESTMINSTER, LLC\PROJECTS\LANDSCAPE PLAN\CONSTRUCTION

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GENERAL NOTES

1. THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
- CAPE ATLANTIC CONSERVATION DISTRICT  
6260 OLD HARBOR HIGHWAY  
WAYS LANDING, NJ 08330  
(609) 625-3144 OR (609) 625-7000 EXT. 6154  
FAX: (609) 625-7360
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN INCLUDING REVISION THEREOF MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
4. IN NO CASE SHALL THE CERTIFICATION OF THE PROJECT BY THE DISTRICT EXTEND BEYOND THREE AND ONE HALF YEARS OF THE ORIGINAL CERTIFICATION DATE.
5. PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES, A NJDES REQUEST FOR AUTHORIZATION (RFA) FORM FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE FILED WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) IF THE CONSTRUCTION WILL DISTURB MORE THAN ONE ACRE. THE APPLICATION MUST BE COMPLETED BY THE ENTITY RESPONSIBLE FOR MAINTENANCE OF SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION, TYPICALLY THE DEVELOPER OR CONTRACTOR. THE APPLICATION IS A SIMPLE FORM FILED ON THE NJDEP WEBSITE USING PROJECT CODES PROVIDED BY THE SOIL CONSERVATION DISTRICT. IF REQUIRED, THE ENGINEER WILL ASSIST THE DEVELOPER OR CONTRACTOR BY PROVIDING TECHNICAL INFORMATION TO COMPLETE THE APPLICATION.
6. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
7. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
8. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
9. THE DISTRICT MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DETERMINED BY THE DISTRICT
10. OFFSITE LAND DISTURBANCE MAY REQUIRE ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE DETERMINED BY THE DISTRICT.
11. STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
12. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
13. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
14. APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
15. NUSA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY, TEMPORARY OR PERMANENT, BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH. PERMANENT WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY. INSPECTION FOR THE CERTIFICATE OF OCCUPANCY MUST BE SCHEDULED AT LEAST A WEEK IN ADVANCE.
16. NUSA 4:24-39, ET SEQ., REQUIRES THAT UPON PERMANENT SITE STABILIZATION AND COMPLETION OF THE CONTRACTOR SHALL APPLY TO THE DISTRICT FOR FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
17. ANY CONVEYANCE OF THIS PROJECT, OR PORTION THEREOF, PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS. THE DISTRICT MUST BE NOTIFIED IN WRITING OF ANY CHANGE IN OWNERSHIP.
18. A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS. THE PAD MUST BE 100 FEET IN LENGTH AND THE STONE MUST BE 1.5 - 4 INCHES IN SIZE, PLACED 12" THICK AND THE FULL WIDTH OF THE ENTRANCE. THE PAD SHALL BE UNDERLAIN WITH A SUITABLE SYNTHETIC FILTER FABRIC AND MAINTAINED. IF A CONSTRUCTION ACCESS IS TO BE USED AS AN EXIT ONTO A MAJOR HIGHWAY, A THIRTY (30) PAVED TRANSITION AREA SHALL BE INSTALLED. CONSTRUCTION ACCESS ONTO INDIVIDUAL LOTS MUST BE STABILIZED WITH 2.5" CRUSHED STONE OR SUBBASE.
19. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
20. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
21. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED AS REQUIRED BEFORE THE DISCHARGE POINT BECOMES OPERATION.
22. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPE PLAN.
23. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE CONSTRUCTION SITE.
24. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
25. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPIILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL PILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
26. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH SEDIMENT BARRIER.
27. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE SOIL CONSERVATION DISTRICT.
28. ALL CRITICAL AREAS SUBJECT TO SOIL EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 92 POUNDS PER 1000 SQUARE FEET ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
29. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER)
30. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE SOIL CONSERVATION DISTRICT.
31. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND

- FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATION. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR THE EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
32. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO ENSURE AGAINST SOIL EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
33. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE SOIL CONSERVATION DISTRICT.
34. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMEN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
35. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE FILTER FABRIC. (SEE DETAIL.) THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA. FIELD PLACEMENT AND USE OF THE STRUCTURE MUST BE APPROVED BY THE DISTRICT PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES. THE WATER QUALITY BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
36. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
37. METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A PH OF 4 OR LESS.

WORK HOURS AND NOISE CONTROL

1. CONSTRUCTION HOURS
- A. MONDAY THRU FRIDAY: 7:00AM-6:00PM
- B. SATURDAY: 8:00AM-4:30PM
- C. SUNDAY: NO WORK TO BE PERFORMED.
- D. THE HOURS STATED SHALL BE ADHERED TO UNLESS DUE TO WEATHER AND/OR SCHEDULE CHANGES. THE MUNICIPALITY SHALL BE NOTIFIED OF ALL TIME CHANGES.
2. NOISE CONTROL EQUIPMENT TO BE UTILIZED SHALL BE STANDARD EARTH MOVING EQUIPMENT, CRANES, MIXERS, ETC. WHICH MEET STANDARDS ESTABLISHED BY STATE AND FEDERAL LAWS REGARDING THE AMOUNT OF NOISE PRODUCED.

DETAILED CONSTRUCTION SEQUENCE

1. INSTALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A. PLACE STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON PLAN.
- B. PLACE SILT FENCE AND INLET PROTECTION FOR EXISTING INLETS WHERE INDICATED ON PLAN.
2. ROUGH GRADE PAVEMENT AREA AND BUILDING PADS
3. CONSTRUCT BUILDINGS
4. CONSTRUCT CURBING AND SUBBASE FOR PAVEMENT AREAS.
5. CONSTRUCT BASE PAVEMENT COURSE.
6. ESTABLISH FINAL GRADING AND PERMANENT VEGETATIVE COVER.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.
7. LANDSCAPE AS NECESSARY.
8. CONSTRUCT FINAL PAVEMENT COURSE.
9. REMOVE SOIL CONSERVATION MEASURES WHEN CONSTRUCTION IS COMPLETED AND/OR SITE IS STABILIZED.
10. REQUEST REPORT OF COMPLIANCE FROM THE SOIL CONSERVATION DISTRICT.

TEMPORARY AND PERMANENT STABILIZATION

STABILIZATION COVER SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:

- B. SITE PREPARATION
- 1) PREPARE SUBGRADE AS NEEDED AND FEASIBLE TO ALLOW USE OF CONVENTIONAL EQUIPMENT FOR TOPSOILING, SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
- 2) INSTALL NEEDED SOIL EROSION CONTROL PRACTICES OR MEASURES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
- 3) THE SUBGRADE SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6 INCHES TO ENHANCE THE ESTABLISHMENT OF VEGETATIVE COVER. IF TESTING INDICATES EXCESSIVE SUBGRADE COMPACTION, THE SUBGRADE SHALL BE DE-COMPACTED TO A DEPTH OF 6 INCHES PRIOR TO THE APPLICATION OF TOPSOIL. THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" TO 12" WHERE THERE HAS BEEN EXCESSIVE SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY IN AREAS WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
- 4) THE SUBGRADE SHALL BE TESTED TO DETERMINE WHETHER COMPACTION EXCEEDS THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS. THE TEST SHALL BE PERFORMED AT ONE-HALF ACRE INTERVALS FOR SITES ONE ACRE OR MORE. FOR SITES LESS THAN ONE ACRE, AT LEAST TWO TESTS ARE REQUIRED REGARDLESS OF THE SIZE. CONTIGUOUS AREAS OF 500 SQUARE FEET OR LESS ARE EXEMPT FROM TESTING OR REMEDIATION. COMPACTION TESTING METHODS SHALL INCLUDE (1) PROBING WIRE TEST, (2) HAND-HELD PENETROMETER TEST, (3) TUBE BULK DENSITY TEST, OR (4) NUCLEAR DENSITY TEST. THE MAXIMUM THRESHOLD FOR THE PROBING WIRE TEST IS DETERMINED IF A 15 GAGE WIRE BENDS WHEN INSERTED INTO THE SUBGRADE TO A DEPTH OF 6 INCHES OR FOR THE PENETROMETER TEST IF THE PRESSURE AT A DEPTH OF 6 INCHES IS 300 PSI OR MORE. IF COMPACTION EXCEEDS THE MAXIMUM THRESHOLD, THE CONTRACTOR SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA, OR (2) PERFORM ADDITIONAL MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.
- B. STRIPPING AND STOCKPIILING
- 1) FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND/OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
- 2) STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- 3) WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TEST TO BRING THE SOIL PH TO APPROXIMATELY 6.5. IN LIEU OF SOIL TEST, SEE LINE RATE GUIDE IN SEEDBED PREPARATION.

- 4) A 4 TO 6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
- 5) STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- 6) STOCKPILES OF TOPSOIL SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS FOR PERMANENT OR TEMPORARY STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
- C. TOPSOILING - THE CONTRACTOR SHALL PREPARE AREAS TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF 6 INCHES. TOPSOIL SHOULD BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER, MORE THAN 0.5 MILLIMHOS MAY DESICATE SEEDLINGS AND ADVERSELY IMPACT GROWTH ). TOPSOIL HAULED IN FROM OFFSITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
- D. SEEDBED PREPARATION - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, THE CONTRACTOR MAY APPLY PULVERIZED DOLOMITIC LIMESTONE AT THE RATE OF 90 POUNDS PER 1000 SQUARE FEET. APPLY 10-20-10 FERTILIZER OR EQUIVALENT AT THE RATE OF 11 POUNDS PER 1000 SQUARE FEET. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) AS FOLLOWS:
- | SOIL TEXTURE                        | TONS / ACRE |
|-------------------------------------|-------------|
| CLAY, CLAY LOAM & HIGH ORGANIC SOIL | 4           |
| SANDY LOAM, LOAM & SILT LOAM        | 3           |
| LOAMY SAND, SAND                    | 2           |
- THE LIME AND FERTILIZER SHALL THEN BE "WORKED" INTO THE SOIL TO A DEPTH OF 4" WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT.
- E. TEMPORARY VEGETATION SEEDING - ESTABLISH 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. SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT THE RATE OF 1 POUND PER 1000 SQUARE FEET DURING COOL SEASON OR WEEPING LOVEGRASS AT 5 LBS. PER ACRE DURING WARM SEASON PLANTING.
- F. PERMANENT VEGETATION SEEDING - IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL STABILIZE WITH PERMANENT VEGETATIVE COVER, ALL EXPOSED AND DISTURBED SOILS.
- | #15 MIXTURE (LAWN)         | LBS/ACRE | LBS/1000 S.F. |
|----------------------------|----------|---------------|
| HARD FESCUE                | 130      | 3.00          |
| CHEWING FESCUE             | 45       | 1.00          |
| STRONG CREEPING RED FESCUE | 45       | 1.00          |
| PERENNIAL RYEGRASS         | 10       | 0.25          |
- | #11 MIXTURE (SWALE)   | LBS/ACRE | LBS/1000 S.F. |
|-----------------------|----------|---------------|
| KENTUCKY BLUEGRASS    | 45       | 1.00          |
| TURF-TYPE TALL FESCUE | 22       | 0.50          |
- IF HYDROSEEDING IS USED ALL SEEDING RATES SHALL BE INCREASED BY 25% IF SODDING IS USED SEE SOD SPECIFICATIONS.
- G. SEEDING DATES - SEEDING DATES FOR VEGETATION SHALL OCCUR BETWEEN MARCH 1 AND APRIL 30 (OPTIMAL PLANTING PERIOD) OR BETWEEN AUGUST 15 AND NOVEMBER 15. IF SEED IS NOT PLANTED WITHIN THESE DATES, THE CONTRACTOR SHALL STABILIZE WITH MULCH AS SPECIFIED ABOVE.
- E. MULCHING - THE CONTRACTOR SHALL MULCH ALL NEWLY SEEDDED AREAS WITH UNROTTED SMALL GRAIN STRAW OR HAY FREE OF SEEDS AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET. IT SHALL BE ANCHORED THROUGH THE USE OF THE PEG AND TWINE METHOD. THE PEG AND TWINE METHOD OF MULCH ANCHORING SHALL CONSIST OF DRIVING 8-10 INCH WOODEN PEGS TO WITHIN 2-3 INCHES OF THE SOIL SURFACE IN 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.
- F. SODDING
- 1) CULTIVATED SOD IS PREFERRED OVER NATIVE SOD. SPECIFY "CERTIFIED SOD", OR OTHER HIGH QUALITY CULTIVATED SOD. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH). SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN OR UNEVEN ENDS WILL NOT BE ACCEPTED. FOR DROUGHTY SITES, A SOD OF KENTUCKY 3 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD. ONLY MOST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- 2) REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, LUMPS OR OTHER UNSUITABLE MATERIAL.
- 3) INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.
- 4) SOD PLACEMENT:
- A) SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- B) PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
- C) ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF

- ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
- D) ON SLOPES GREATER THAN 3:1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8" TO 10" LONG BY 3/4" WIDE). SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER- CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- E) IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
- F) TOPDRESSING - IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOPDRESSING IS NOT MANDATORY. FALL INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.

MANAGEMENT OF HIGH ACID-PRODUCING SOILS

HIGH ACID-PRODUCING SOILS ARE SOILS WITH A PH OF 4.0 OR LESS OR CONTAIN IRON SULFIDE. HIGH ACID-PRODUCING SOILS MAY BE PRESENT IN UNDISTURBED SOILS AT VARYING DEPTHS, INCLUDING NEAR THE SOIL SURFACE TO EXCAVATIONS OR DEEP DISTURBANCES. ITS PRESENCE ON A SITE MAY BE SIGNIFICANT OR LIMITED IN THE SOIL PROFILE. HIGH ACID- PRODUCING SOILS ARE COMMONLY BLACK, DARK BROWN, GRAY OR GREENISH WITH SILVERY PYRITE OR MARCASITE NUGGETS OR FLAKES. ALTERNATIVELY, SANDY SOILS OR REDDISH, YELLOWISH OR LIGHT TO MEDIUM BROWN SOIL MATERIALS ARE USUALLY FREE OF HIGH ACID-PRODUCING DEPOSITS.

TO PREVENT OR LIMIT EXPOSURE AREA, TIME, AND SPREADING BY EQUIPMENT OR RAINFALL ON- AND OFF-SITE AND TO MINIMIZE EROSION, SEDIMENTATION AND ACID LEACHATE-RELATED DAMAGES, HIGH ACID-PRODUCING SOIL MAY BE EXPOSED DURING EXCAVATION AND LAND GRADING ACTIVITIES, OR MAY BE INTRODUCED IN DREDGED SEDIMENT, SOILS AND SEDIMENT CONTAINING IRON SULFIDE, CHARACTERIZED BY PYRITE OR MARCASITE NUGGETS OR GREENSANDS, ARE CHEMICALLY OXIDIZED WHEN EXPOSED TO AIR, PRODUCING SULFURIC ACID AND RESULT IN SOIL PH LEVELS FALLING TO PH 4.0 AND LOWER. MOST VEGETATION IS INCAPABLE OF GROWTH AT THIS PH LEVEL. ADJACENT LAND AND RECEIVING WATERS WILL BE NEGATIVELY IMPACTED BY THE ACID LEACHATE. CALCIUM-CONTAINING MATERIALS SUCH AS SIDEWALKS, CULVERTS AND OTHER STRUCTURES AND SOME METALLIC MATERIALS ARE ALSO SUSCEPTIBLE TO DEGRADATION. AGRICULTURAL LIMESTONE MATERIALS APPLIED AT RATES OF 8 TONS PER ACRE HAVE RESULTED IN ONLY A TEMPORARY BUFFERING EFFECT, AND "LIMING-ONLY" IS THEREFORE NOT CONSIDERED AN ACCEPTABLE MITIGATION PRACTICE.

METHODS AND MATERIALS OF MANAGING HIGH ACID-PRODUCING SOILS

1. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID-PRODUCING SOILS ARE ENCOUNTERED.
2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILE MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID-PRODUCING SOIL.
5. HIGH ACID-PRODUCING SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A PH OF 5.0 OR MORE EXCEPT AS FOLLOWS:
- A. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A PH OR 5 OR MORE.
- B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE.
8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

DUST CONTROL:

DUST CONTROL SHALL BE ACCOMPLISHED BY THE METHODS DESCRIBED BELOW.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/AC
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 26-1		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE: TO ROUGHEN SURFACE AND BRING CLOUDS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS PLACED ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING: SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE: SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, FIELD SURVEY AND THE ADJACENT TOWN OF THE RESPONSIBILITY OF SCULLO ENGINEERING SERVICES, LLC AND THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATING INFORMATION PRIOR TO CONSTRUCTION.

811

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SOIL EROSION & SEDIMENT CONTROL NOTES

NY ORANGE DEEDS, LLC  
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1/18/2023

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