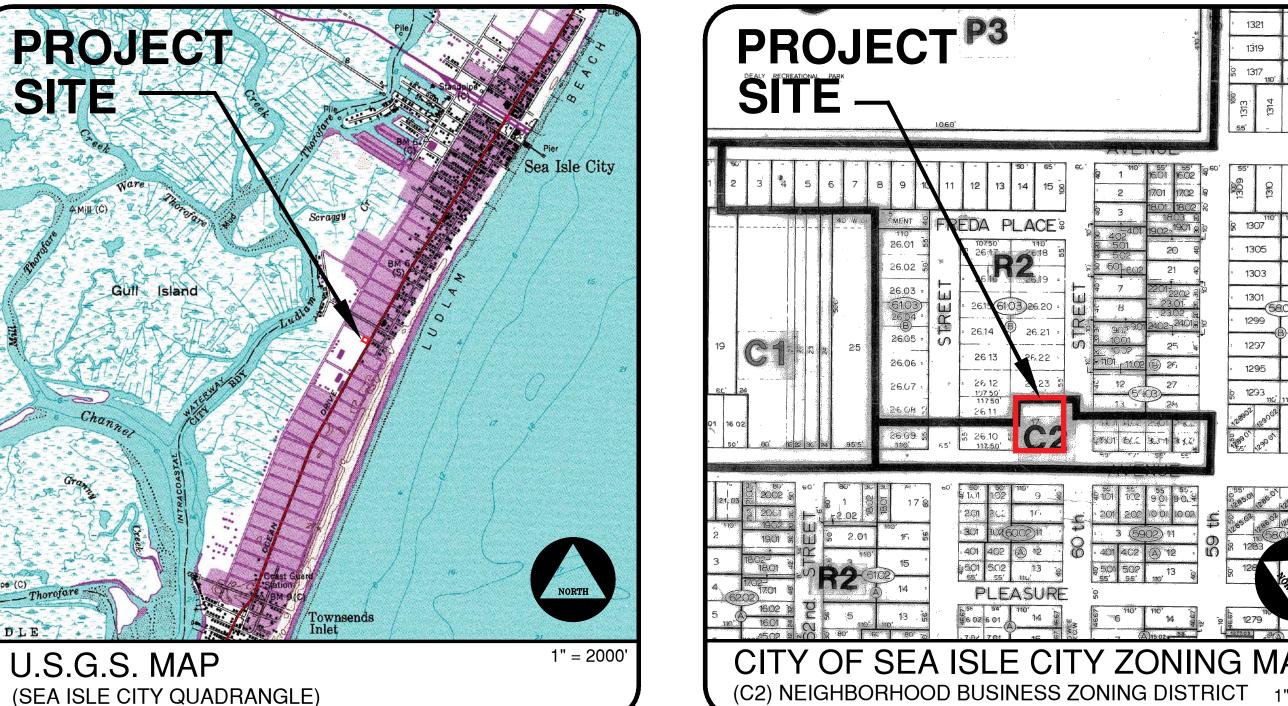
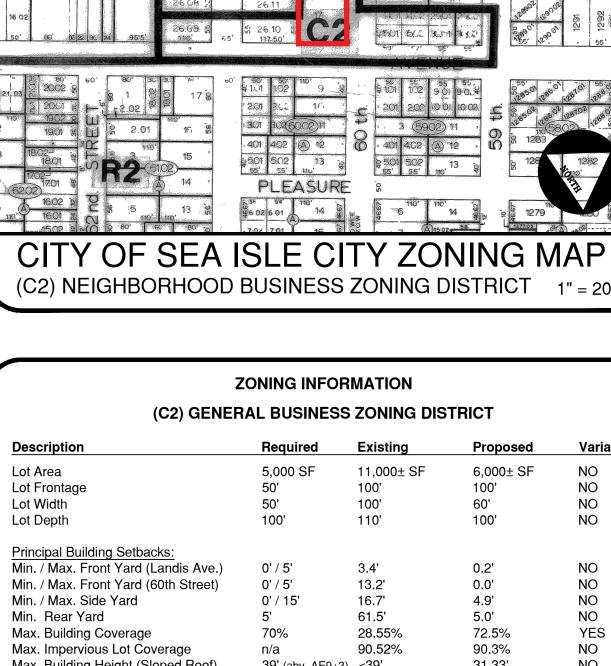


6000 Landis Avenue

City of Sea Isle City



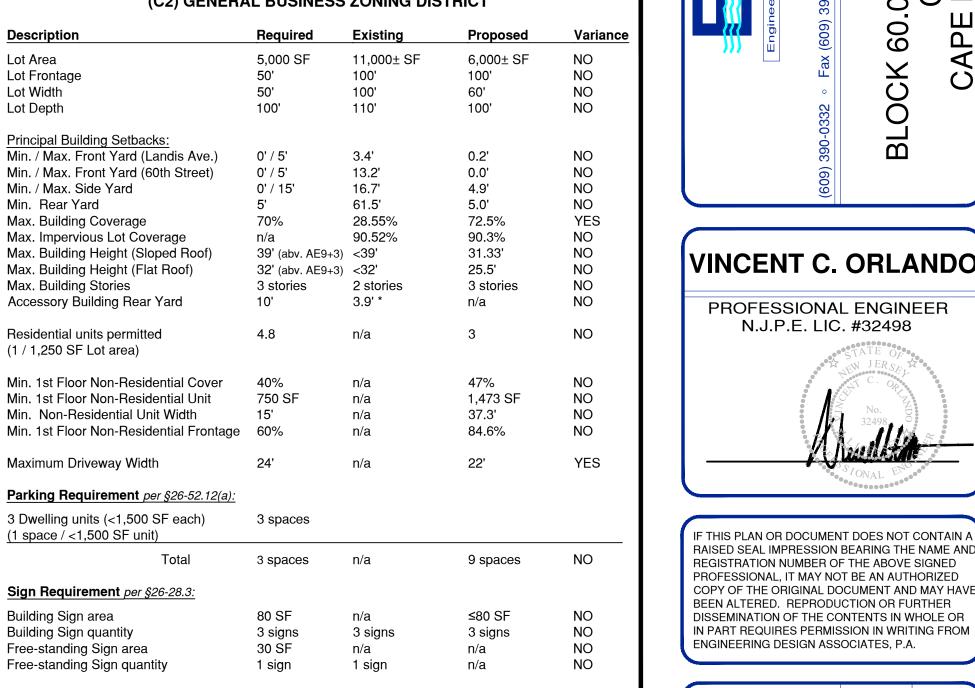


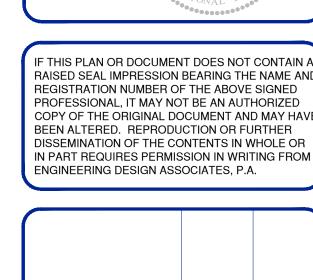
All proposed signs shall comply with §26-28.3 or applicant shall request a variance from the Board.

See Architectural Plans for proposed sign information.

**ZONING INFORMATION** 

See Architectural Plans for lighting information.



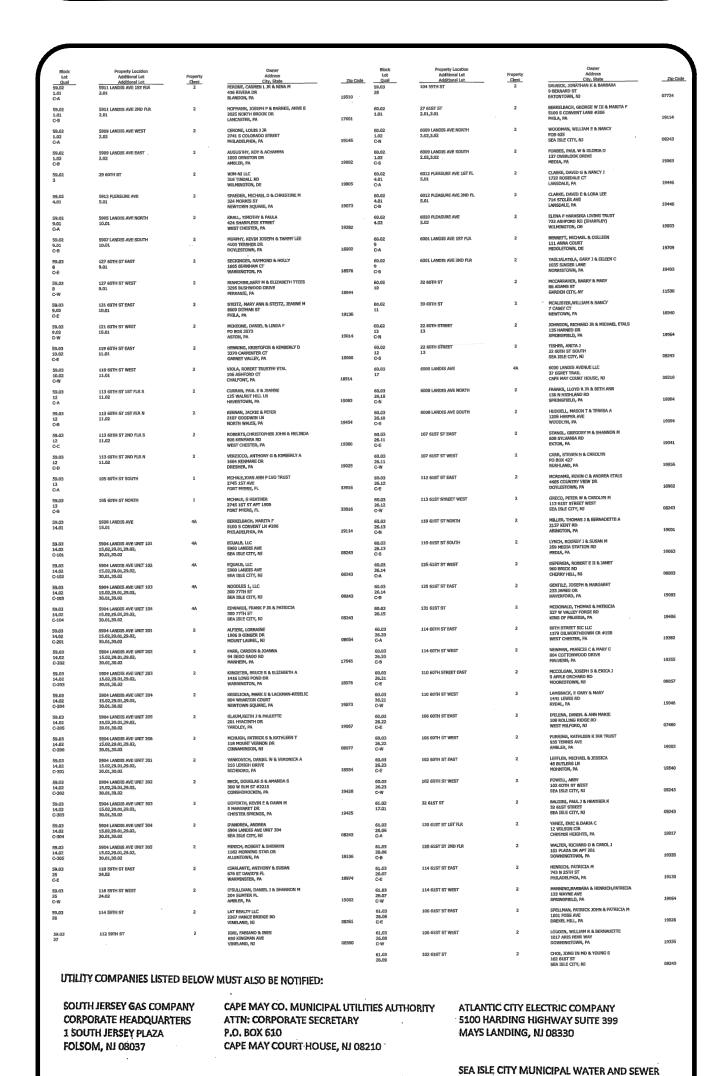


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DATE: 08/26/25	DRAWN BY: NEW
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10430	SHEET: 1 0F 7



PROPERTY OWNERS LIST WITHIN 200'

ATTN: GREGORY SMITH, PROJECT MANAGER

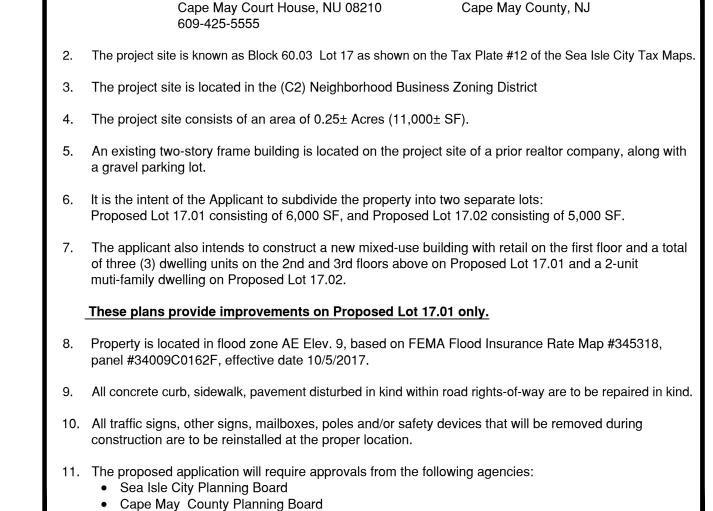
901 WEST LEEDS AVE

PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE CAPE MAY COUNTY PLANNING AND/OR THE COMMISSIONER OF THE NJ DEPARTMENT OF TRANSPORTATION MUST

ABSECON, NJ 08201

4501 PARK ROAD

SEA ISLE CITY, NJ 08243



### GENERAL NOTES

Cape Atlantic Soil Conservation District

Applicant/Owner:

Outbound and topographic survey information taken from plan entitled "Plan of Survey", Block 6003, Tax Lot 17 City of Sea Isle City, Cape May County, New Jersey prepared by Gibson Associates, Mark Gibson N.J.P.L.S. #32115, dated 11/08/11.

Subdivision information taken from plan entitled "Plan of Minor Subdivision, Block 60.03, Lot 17, Sea Isle City, Cape May county, New Jersey" prepared by DeVaul Survey, LLC, Mark G. DeVaul, N.J.P.L.S. #34844, dated 04/09/25.

### **SURVEY INFORMATION**

# SITE PLAN FOR **JAMIE SOFRONEY**

**BLOCK 60.03, LOT 17** (PROPOSED LOT 17.01) CITY OF SEA ISLE CITY CAPE MAY COUNTY, NJ

# VARIANCES & WAIVERS REQUIRED

- c.6: roof mounted HVAC systems shall be screened

d.2: use of transoms in the commercial space

A bulk variance is required for the proposed building coverage of 72.5%,

A variance is required for the proposed driveway aisle width of 22 feet,

§26-42.3: Variances from the following Architectural Design Standards

- c.5: percentage of flat roofs viewed in elevation (north elevation)

where a maximum building coverage of 70% is permitted.

where a minimum driveway width of 24 feet is required.

Architectural plans referenced from plans prepared by William Mclees Architecture, LLC, 5 Macarthur Boulevard, Somers Point, NJ 08244, William C. McLees, N.J.A.I. #14054.

### ARCHITECT INFORMATION

§26-53.10. - Building Coverage

- b.2: horizontal belt course

- c.2: cornice at flat roof locations

- f.2: number of facade materials

d.5: window muntins and divided lights

§26-23.4.a.1. - Driveways

are requested:

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate " Issued for Construction.

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

### **CONTRACTOR NOTES**

SCHEDULE OF SHEETS	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE	CITY OF SEA ISLE CITY A	APPROVAL BLOCK
COVER SHEET	1 OF 7	08/26/25	11/17/25	OH OF SEA ISEE SHIP	THOVAL BLOOK
EXISTING CONDITIONS & DEMOLITION PLAN	2 OF 7	08/26/25	11/17/25		
SITE PLAN	3 OF 7	08/26/25	11/17/25	Chairman	 Date
GRADING, DRAINAGE AND UTILITY PLAN	4 OF 7	08/26/25	11/17/25		
LANDSCAPE PLAN	5 OF 7	08/26/25	11/17/25	Secretary	Date
ENGINEERING DETAILS	6 OF 7	08/26/25	11/17/25		
SOIL EROSION AND SEDIMENT CONTROL PLAN	7 OF 7	08/26/25	11/17/25	Engineer	Date

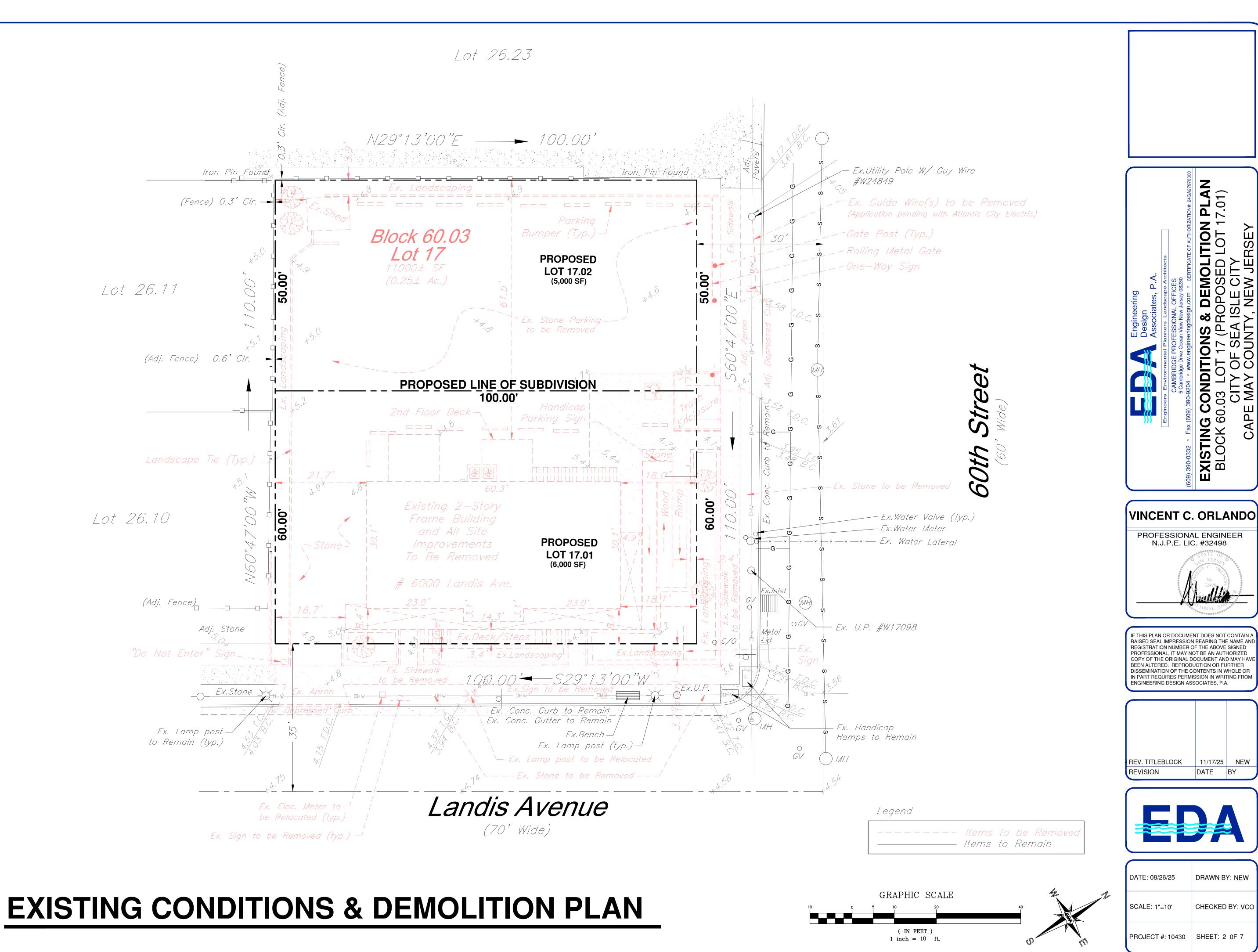


BE PROVIDED NOTICE IN ACCORDANCE WITH NISA 40:55D-12.

VERIZON ENGINEERING DEPT

10 TANSBORO ROAD FLR 2

BERLIN, NJ 08009



**10LITION PLAN** SED LOT 17.01)

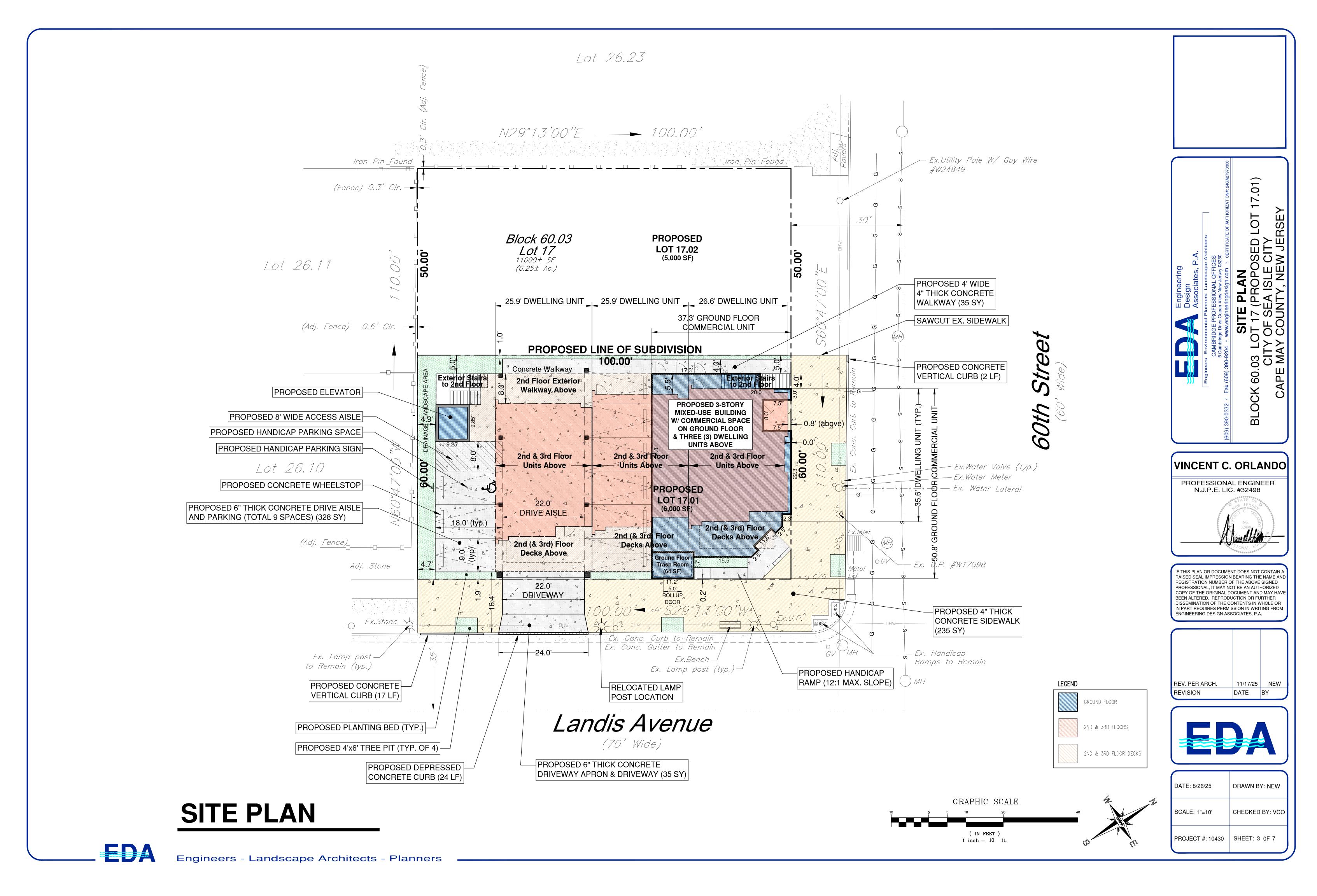
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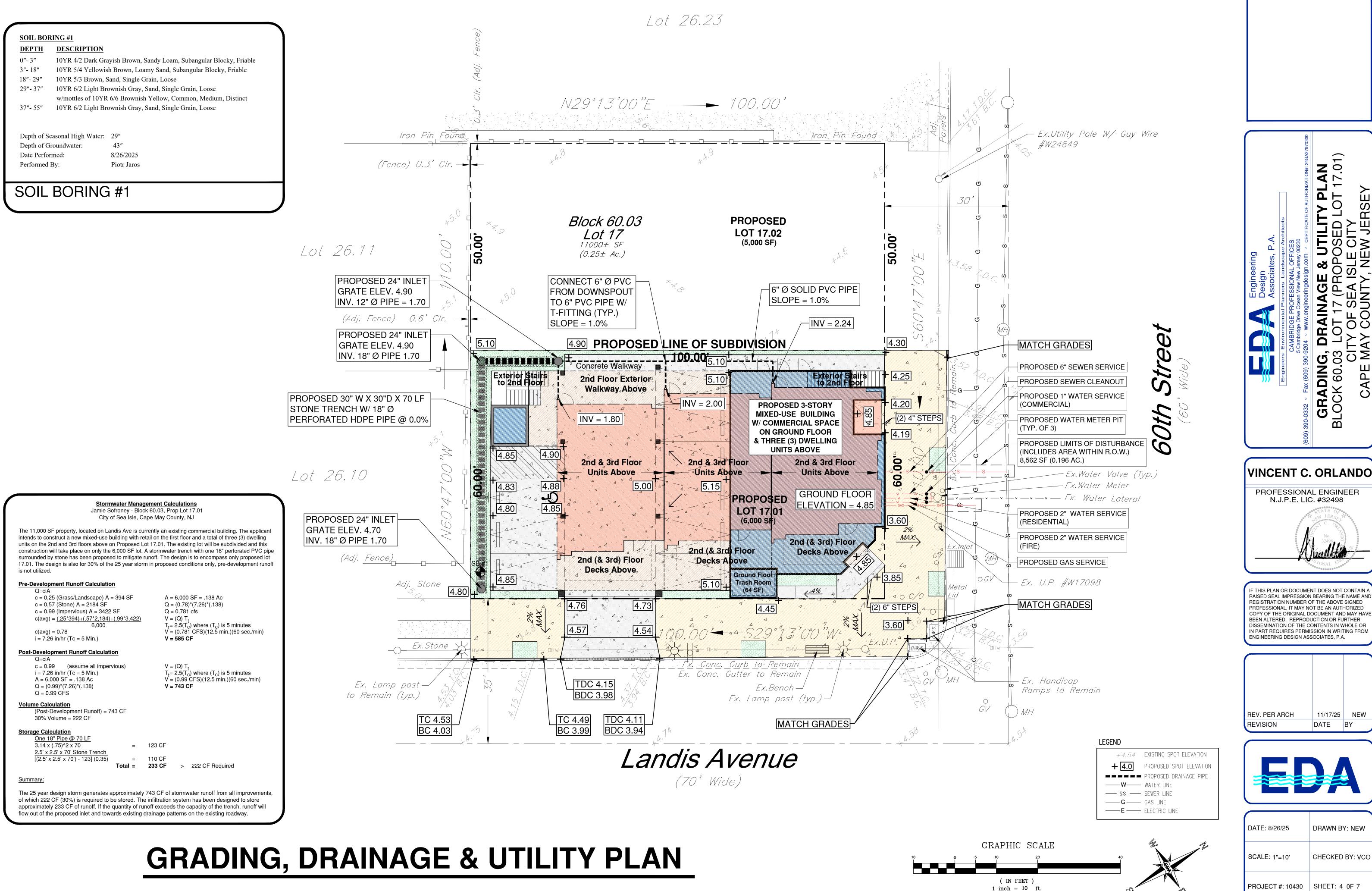
11/17/25 NEW

DRAWN BY: NEW

CHECKED BY: VCO

DATE BY





**PLAN** OT 17.01)

GRADING, BLOCK 60.03

11/17/25 NEW

DRAWN BY: NEW

CHECKED BY: VCO

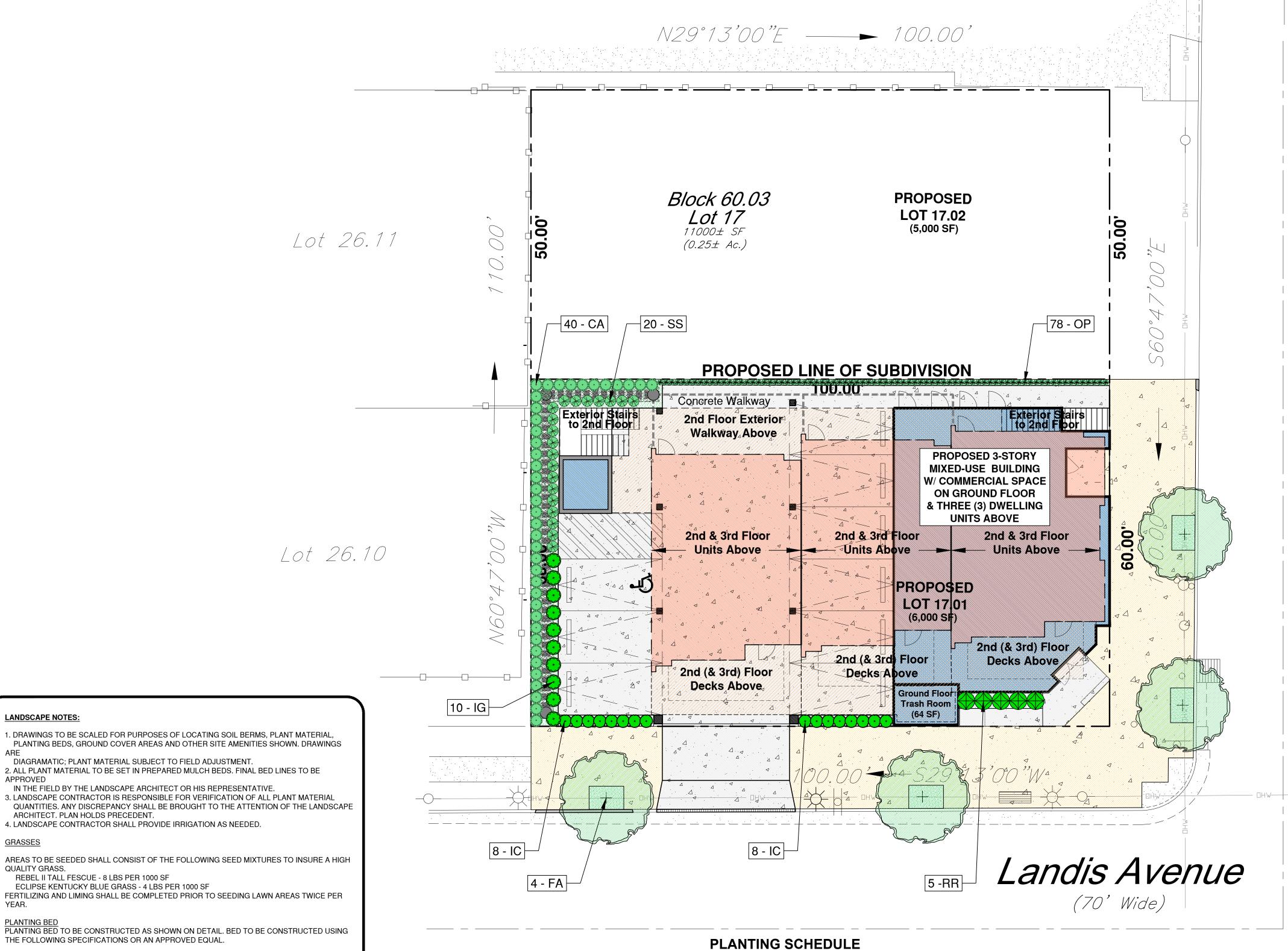
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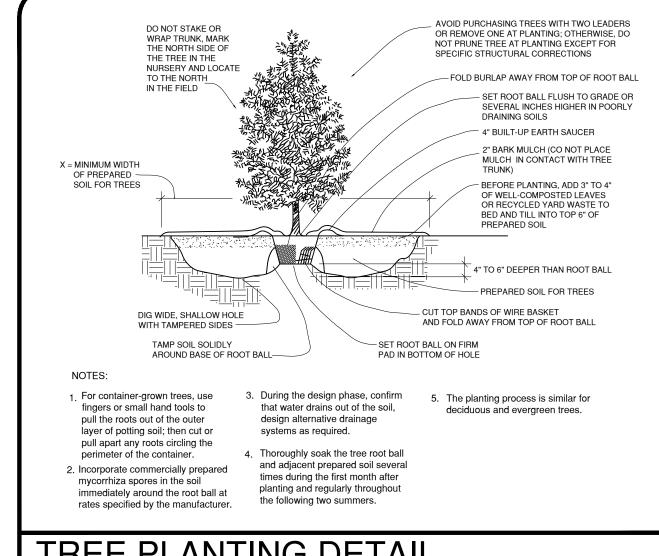
PROFESSIONAL ENGINEER

N.J.P.E. LIC. #32498

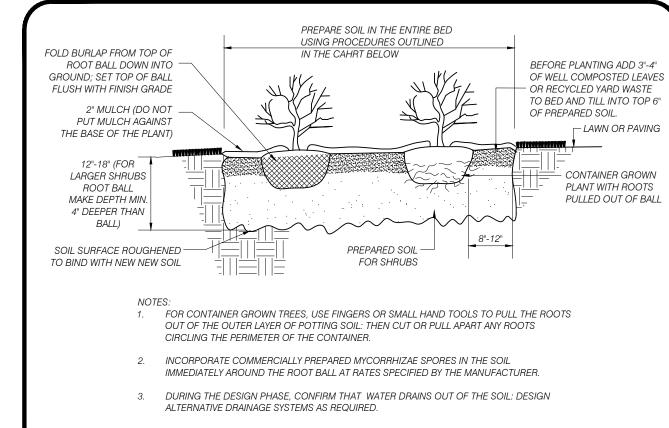


## Lot 26.23





## TREE PLANTING DETAIL



LEGEND

GROUND FLOOR

2ND & 3RD FLOORS

2ND & 3RD FLOOR DECKS

## SHRUB PLANTING DETAIL

GRAPHIC SCALE

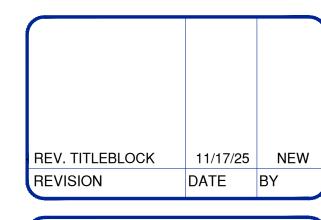
1 inch = 10 ft.

N.T.S.

N.T.S.



PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.





DATE: 8/26/25	DRAWN BY: NEW
SCALE: 1"=10'	CHECKED BY: VCO
PROJECT #: 10430	SHEET: 5 OF 7

	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
	CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3	CONT.	40
<b>\</b>	FA	FRANKLINIA ALATAMAHA	FRANKIN TREE (SINGLE TRUNK)	6'-7'	В&В	4
	IC	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	#5	CONT.	16
	IG	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	#3	CONT.	10
*	ОР	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1	CONT.	78
	RR	RHODODENDRON 'ROBLEZ'	AUTUMN FIRE ENCORE AZALEA	#5	CONT.	5
	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1	CONT.	20

NOTE: ALL LANDSCAPED AREAS SHALL BE IRRIGATED. IRRIGATION SYSTEM TO HAVE RAIN SENSOR. IRRIGATION DESIGN TO BE PROVIDED BY LANDSCAPE CONTRACTOR & SUBMITTED TO CONSTRUCTION OFFICE.

# LANDSCAPE PLAN



LANDSCAPE NOTES

**LANDSCAPE NOTES:** 

ARCHITECT. PLAN HOLDS PRECEDENT.

REBEL II TALL FESCUE - 8 LBS PER 1000 SF

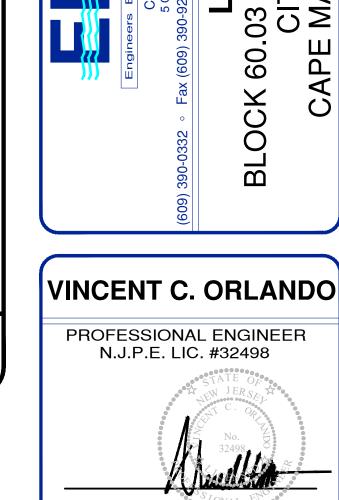
MIL. BLACK POLYETHYLENE.

ECLIPSE KENTUCKY BLUE GRASS - 4 LBS PER 1000 SF

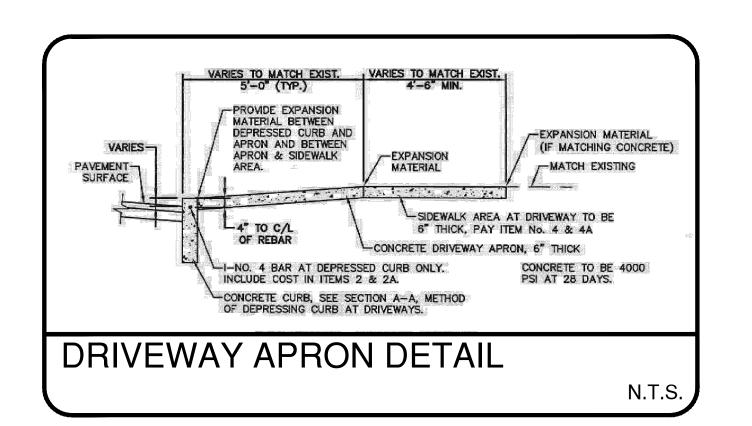
THE FOLLOWING SPECIFICATIONS OR AN APPROVED EQUAL.

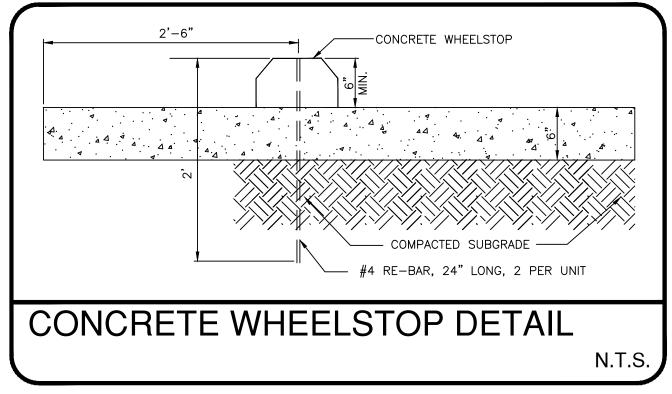
A. MULCH - BEDS TO BE FILLED WITH A 4" LAYER OF LICORICE ROOT MULCH (RIGHT DRESS INC.) B. WEED BARRIER - MULCH TO BE PLACED OVER TERRA TOP LS WEED CONTROL FABRIC OR 4

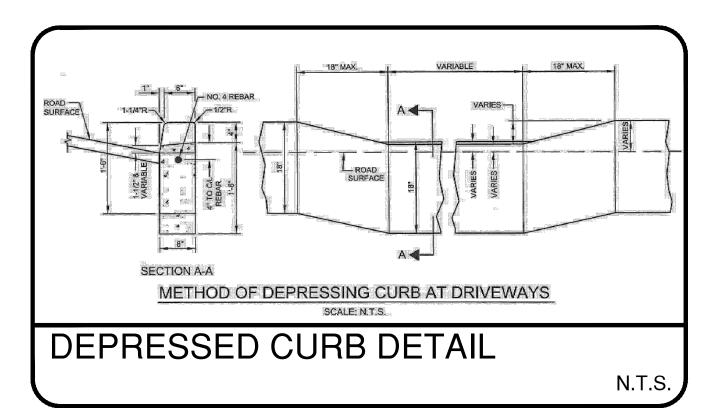
4. LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS NEEDED.

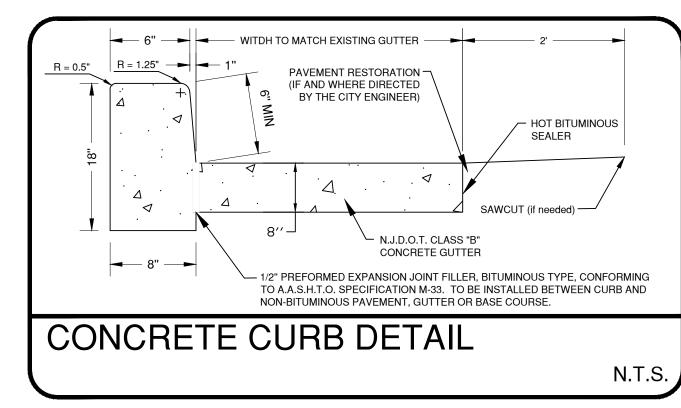


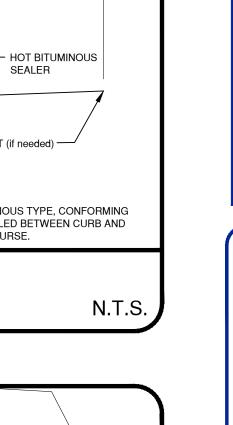
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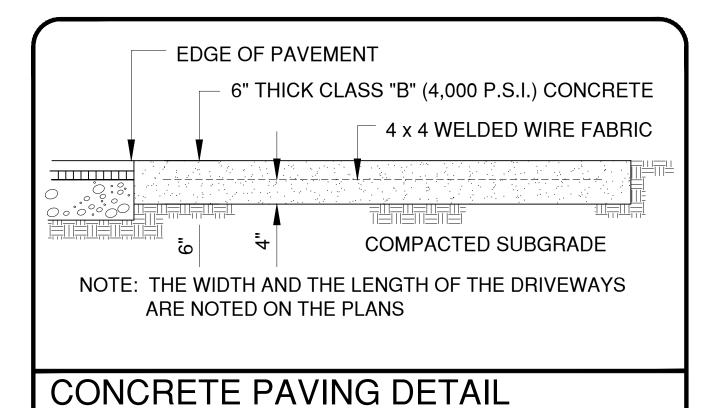


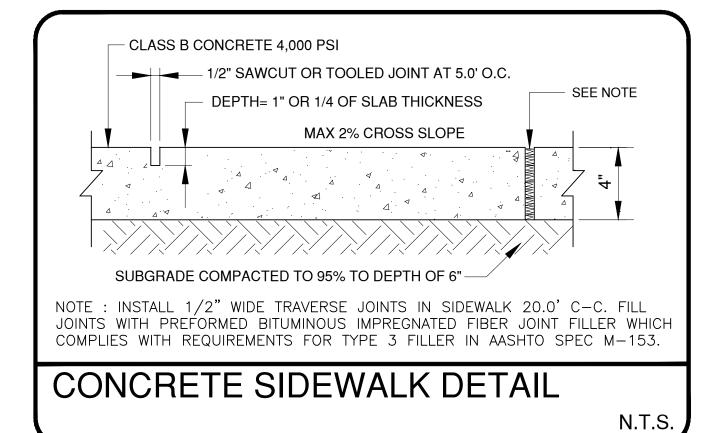


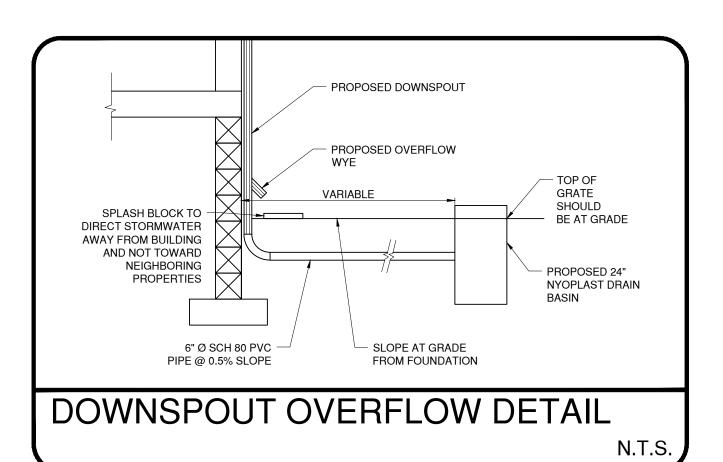


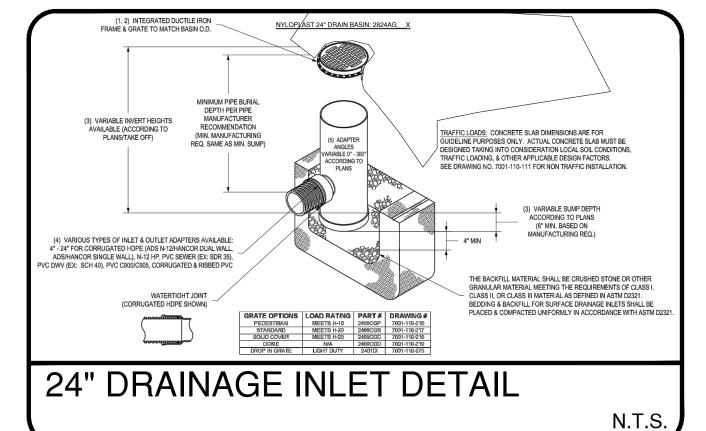


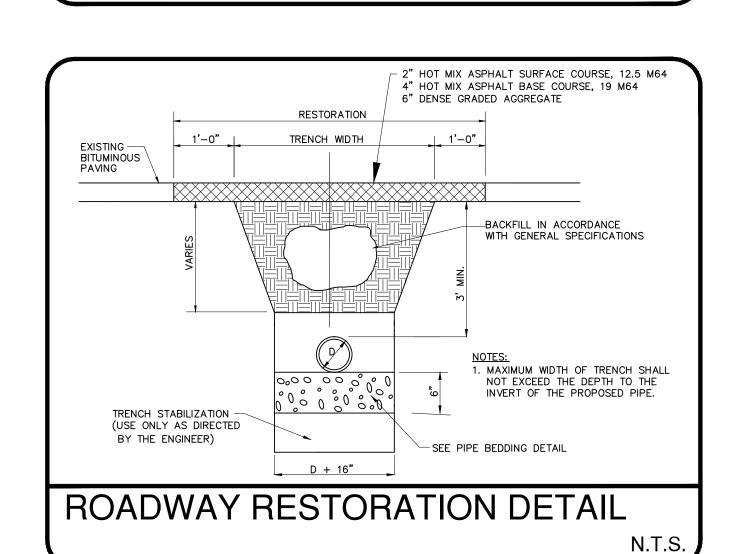


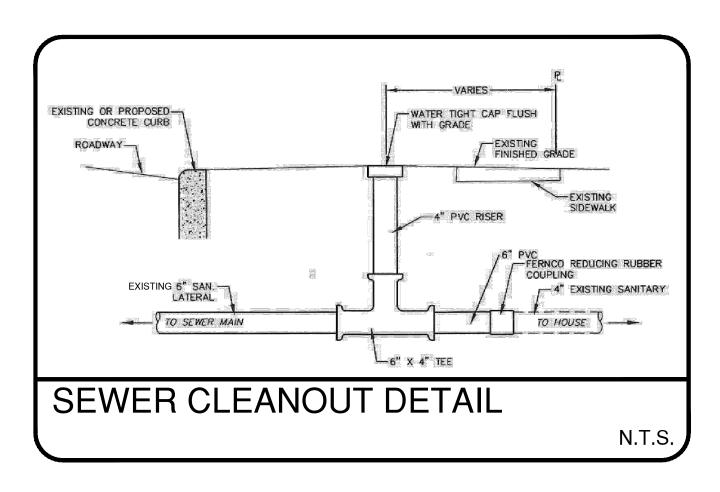


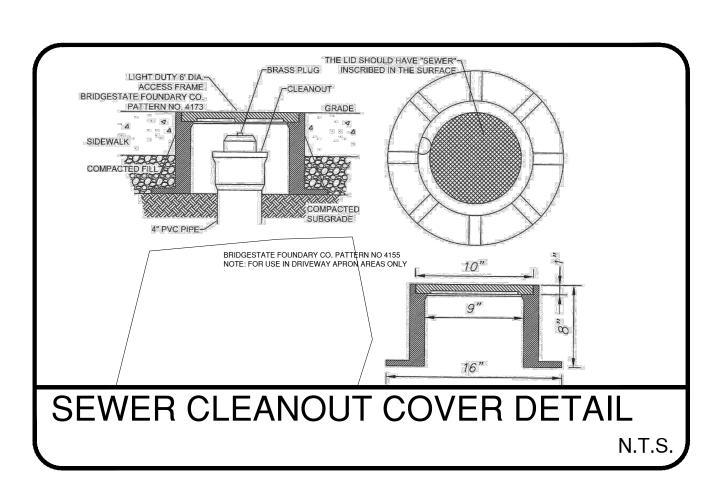


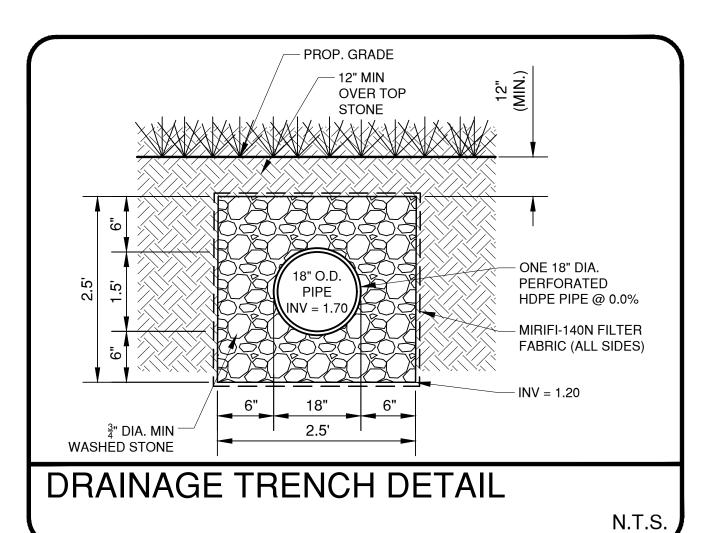


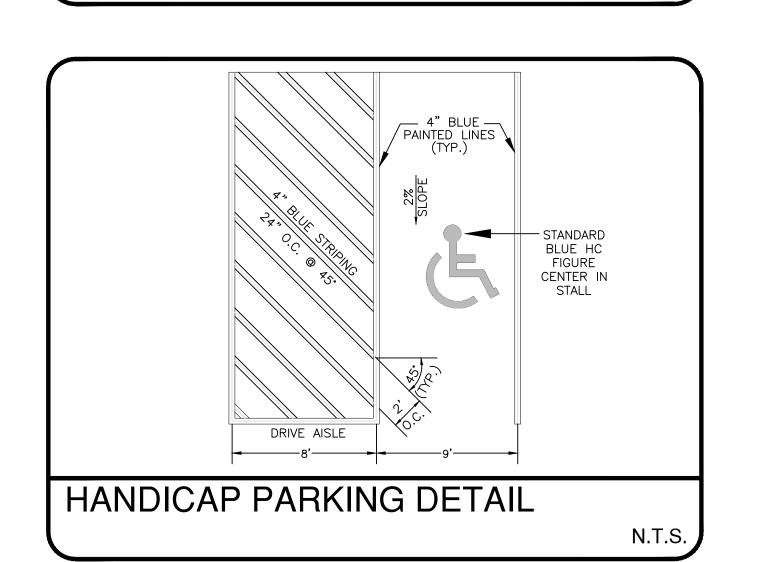


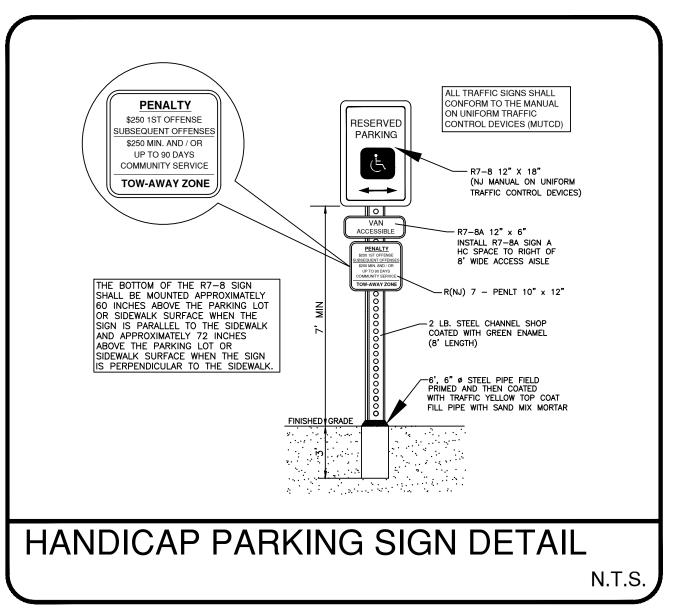


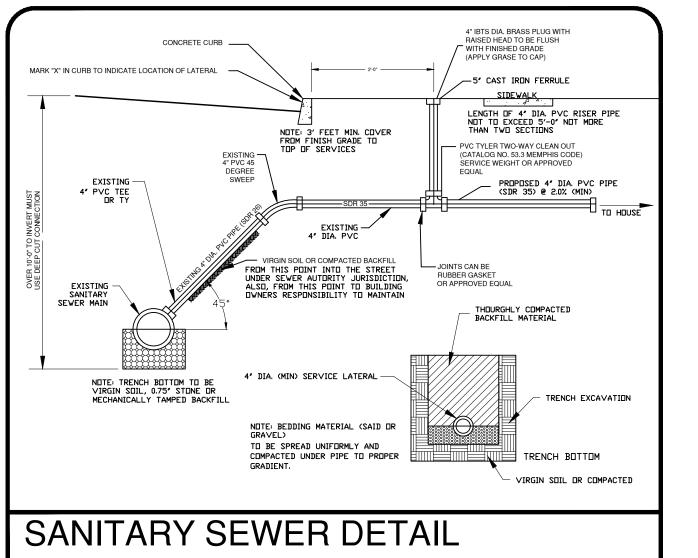




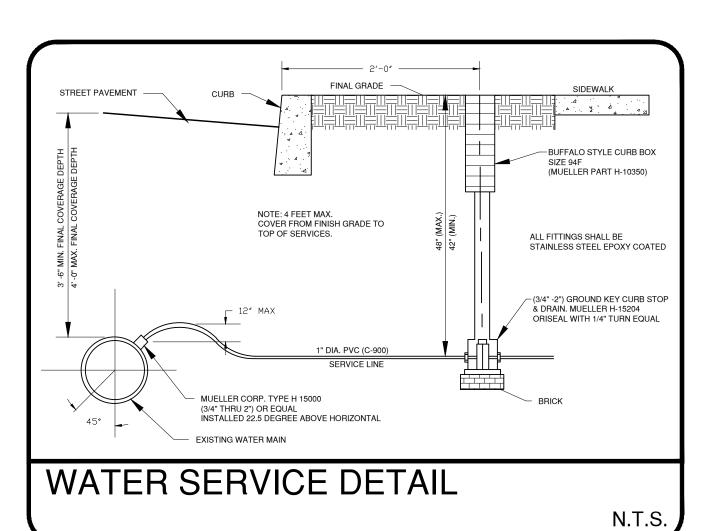


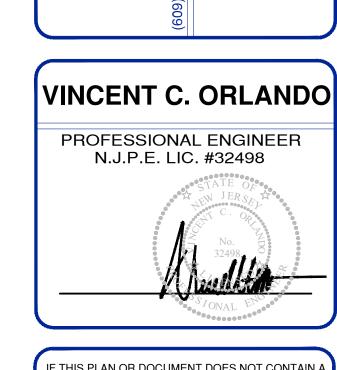






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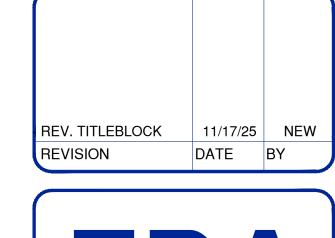
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G DETAILS
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ISLE CITY
Y, NEW JERS

ENGINEERING |
0.03 LOT 17 (PRC CITY OF SEA IS PE MAY COUNTY,

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F THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.





DATE: 8/26/25	DRAWN BY: NEW
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10430	SHEET: 6 0F 7



N.T.S.

### SOIL EROSION AND SEDIMENT CONTROL PLAN

- The soil erosion inspector may require additional soil erosion measure to be installed, in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey. 7th Edition January 2014 Revised July 2017 The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of the construction project.
- The soil conservation district shall be notified 48 hours prior to any land disturbance. All applicable erosion and sediment control practices shall be in place prior to any grading or installation of proposed structures or utilities
- Soil Erosion and Sediment Control practices on this plan shall be constructed in accordance with the standards for Soil Erosion and Sediment Control in New Jersey.
- Applicable erosion and sediment control practices shall be left in place until construction is completed and/or the area is stabilized. 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 exces flow of sediment from the construction site.
- accordance with the New Jersey Standards and their rates should be included in the narrative. If the season prohibits temporary seeding, the disturbed areas will be 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). It shall be the responsibility of the developer to provide confirmation of lime, fertilizer and seed and seed application and rates of application at the request of the Soil Conservation District
- All critical areas subject to erosion will receive a temporary seeding in combination with straw mulch at a rate of 2 tons per acre, according to the New Jersey Standards immediately

Any disturbed area that is to be left exposed for more than sixty (60) days and not subject to construction traffic shall immediately receive a temporary seeding and fertilization in

- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilitie All sedimentation structures will be inspected and maintained on a regular basis and after every storm event.
- A crushed stone, tire cleaning pad will be installed wherever a construction access exists. The stabilized pad will be installed according to the standards for stabilized construction access All driveways must be stabilized with 2 1/2" crushed stone or sub-base prior to individual lot construction Remove any sediment that may be spilled, dropped, or tracked off the project site. All paved rights-of-way adjacent to the project site must be maintained in a clean, swept condition
- throughout construction. All catch basin inlets will be protected according to the certified plan
- . All storm drainage outlets will be stabilized, as required, before the discharge points become operational. All dewatering operations must discharge directly into a sediment filter area. The sediment filter should be composed of a suitable sediment filter fabric. (see detail). The basin must be
- N. J..SA. 4:24-39, Est Seq. requires that no certificate of occupancy be issued before all provisions of the certified soil erosion and sediment control plan have been complied with for
- . Any conveyance of this project prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners. . Immediately after the completion of stripping and stockpiling of topsoil, the stockpile must be stabilized according to the standard for temporary vegetative cover. Stabilize topsoil with
- slope, roadway or drainage facility and the base must be protected with a sediment barrier. Any changes to the site plan will require the submission of a revised Soil Erosion and Sediment Control Plan to the Soil Conservation District. The revised plan must be in accordance via the current New Jersey Standards for Soil Erosion and Sediment Control. 4. Methods for the management of high acid producing soils shall be in accordance with the standards. High acid producing soils are those found to contain iron sulfides or have a pH of 4
- . Maximum side slopes of all exposed surfaces shall not be constructed steeper than 3:1 unless otherwise approved by the district. . Dust is to be controlled by an approved method according to the New Jersey Standards and may include watering with a solution of calcium chloride and water. Adjoining properties shall be protected from excavation and land filling operations on the proposed site.
- . Use staged construction methods to minimize exposed surfaces, where applicable. All vegetative material shall be selected in accordance with American Standards for Nursery Stock of the American Association of the Nurseryman and in accordance with the New Jers Standards for Soil Frosion and Sediment Control in New Jersey
- Natural vegetation and species shall be retained where specified on the Landscaping Plan. The permanent vegetative cover such as seeding or sodding on all areas shall be accomplished within 10 days after final grading operations have been completed Excavated soil material shall not be placed adjacent to rivers, streams, or bodies of water in a a manner that will cause it to be washed away by high water or runoff. Excess borrow
- material removed from the construction site shall be stabilized at the site of placement. This certification is limited to the controls specified in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipal county, State agency or other controlling agency.

### STORMWATER MANAGEMENT MAINTENANCE PROGRAM

- rder to ensure that all retention and detention basins function properly, a maintenance program must be followed. The following are the minimum requirements for the maintenance of all basins.
- a. Inspection of outlet structures to include checking for obstructions of outfall pipes and the accumulation of silts and sediments.
- For maintenance of vegetated basins: a. Mowing of grass is required regularly to ensure the aesthetic quality of the site. All clippings shall be raked and bagged to avoid thatch buildup.
- b. A dense turf, with extensive root growth, is encouraged to reduce erosion and enhance infiltration throughout the bottom and the side of the basin. Well-established turf of the floor and sides will grow through sediment deposits, thus forming a porous turf and preventing the formation of an impermeable laver. Grasses of the fescue family are recommended for seeding, primarily due to their adaptability to dry sandy soils, drought resistance, hardiness, and ability to withstand brief inundat
- also permit longer intervals between mowings. d. Seed type: A mixture of the following special water-tolerant seed will ensure a high quality grass for retention basins.
  - INGREDIENTS 2.1Lb./1.000 SF Perennial Rye Grass Kentucky Bluegrass 0.25l b./1.000 SF White Clover
- e. Fertilizing and liming: Bi-annually Fertilize with 10-20-10 at a rate of 11lbs./1,000 SF Lime with pulverized dolomite limestone at a rate of 90lbs./1,000 SF

dewatered to normal pool within 10 days of the design storm.

a. In order to ensure proper function of all basins, every seven years each basin bottom shall be scarified to a depth of 4" to remove sediments and silts. Then 4" of topsoil must be added and resi

#### STORM WATER STRUCTURE MAINTENANCE ures in practice, or restore them to their original physical and functional condition. Maintenance as it applies to this situation shall be divided into two stage nat which is necessary to allow for continuing performance of storm water controls during the construction period and long term maintenance following construction. Both stages are necessary for the life ne storm water structures and systems

- MINIMUM REQUIREMENTS FOR MAINTENANCE TRENCHES/SWALES Tenches/Swales to be inspected for rubbish or channel obstructions, bank failure,accumulation of silts and sediments, undesirable vegetation growth, rodents, and overall system failure
- Inspection of outlet structures and conduit to include checking for obstruction of pipe, accumulation of silts and sediments, cracking, corrosion, deterioration from freezing, salt or chemicals excessive wear or damage from settling.
- SPILLWAYS/INLETS/MANHOLES Inspection to include checking for cracking, rodents, obstructions (silt-sediment, trash or other.) Check any gates, racks, or grates, for damage from corrosion, ice debris. Check for unauthorized
- As noted, any basin, pipe, pit, trench or inlet not functioning as designed will be thoroughly as prescribed. Any system that continues to remain inoperable after thorough cleaning must be removed.

#### I on-site retention facilities shall be the sole responsibility of the developer/owner, his assigns and/or heir. The responsibility shall include but not be limited to installation, inspection, and maintenance. DETENTION FACILITY MAINTENANCE

#### It use in the Annual Maintenance of the Basins will be for lawn cutting. The exact type and size of this equipment is to be determined by the maintenance service under contract for the project.

#### METHODS AND MATERIALS 1. Site Preparation 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 wi

STANDARDS FOR STABILIZATION WITH MULCH

- . Protective Materials rotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly at 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie di Other suitable materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the
- Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer
- 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 hydroseede ). Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.
- 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. Gravel, crushed stone, or slag at the rate of 9 cubic vards per 1.000 sg. ft, applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (ASTM C-33) is recommended.
- 3. Mulch Anchoring should be accomplished immediately after placement of hay or straw mulch to minimize loss by wind or water. This may be done by one of the following methods, depending up ize 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 300 feet long. 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 imited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.
- . Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance . Use one of the following: 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. Vegetabl based gels shall be applied at rates and weather conditions recommended by the manufacturer. Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It sha

### be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass. STANDARDS FOR TOPSOILING

### METHODS AND MATERIALS

- a. Topsoil should be friable1, loamy2, 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 desiccate seedlings and adversely impact
- growth). Imported topsoil shall have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives. 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. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. 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.
- Stripping and Stockpiling
- . Field exploration should be made to determine whether quantity and or quality of surface soil justifies stripping. Stripping shall be confined to the immediate construction area. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5
- d. A 4-6 inch stripping depth is common, but may vary depending on the particular soil. e. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage
- Stockpiles should be vegetated in accordance with standards previously described herein; see standards for Permanent (pg. 4-1) or Temporary (pg.7-1) Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles. Site Preparation
- a. Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover accordance with the specified seed mixture. Time is of the essence
- o. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance
- As guidance for ideal conditions, subsoil should be tested for lime requirement. Limestone, if needed, should be applied to bring soil to a pH of approximately 6.5 and incorporate
- the soil as nearly as practical to a depth of 4 inches.
- d. Prior to topsoiling, the subsoil shall be in compliance with the Standard for Land Grading, pg. 19-1. e. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways. See Standards 1
- Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity (see glossary)
- b. A uniform application to an average depth of 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports fields, landfill capping, etc.. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with minimum depth of 12 inches of soil having a pH of 5.0 or more, in accordance with the Standard for Management of High Acid Producing Soil (pg. 1-1). c. Pursuant to the requirements in Section 7 of the Standard for Permanent Vegetative Stabilization, the contractor is responsible to ensure that permanent vegetative cover become established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to

measures shall be based on soil tests such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to test soil samples for

include some or all of the following: supplemental seeding, re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing. Such additional

### STANDARDS FOR PERMANENT VEGETATIVE COVER

#### METHODS AND MATERIALS Site Preparation

- 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 Standard for Land Grading. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading
- Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil sha
- Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterway
- Seedbed Preparation
- Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension S
- sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds. per 1.000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding. 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. The final harrowing or disking operation
- should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid-Producing Soils for specific requirements.

## SOIL CONSERVATION NOTES

# Engineers - Landscape Architects - Planners

- Select a mixture from Table 4-3 or use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil onservation District. Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months of
- Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the seeded area and mowed once.
- Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85° F and above. See Table 4-3 mixtures 1 to 7. Planting rates for warm-season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results. Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 85° F Many grasses become active at 65° F. See Table 4-3, mixtures 8-20. Adjustment of
- planting rates to compensate for the amount of PLS is not required for cool season grasses. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or acked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement ma be 1/4 inch deeper on coarse-textured soil.
- After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized Hydroseeding is a broadcast seeding method usually involving a truck, or trailer-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (also see Section 4-Mulching below). Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. When poor seed to
- ontrol soil erosion shall be deemed compliance with this mulching requirement Straw or Hay, Unrotted small grain straw, hav free of seeds, to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is

soil contact occurs, there is a reduced seed germination and growth.

- used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed Application - Spread mulch uniformly by hand or mechanically so that at least 85% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.
- Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, 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 mulc
- 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. Mulch Nettings - Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed. Crimper (mulch anchoring coulter tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches
- into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required. Liquid Mulch-Binders - May be used to anchor salt hay, hay or straw mulch. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance
- Use one of the following: Organic and Vegetable Based Binders - Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfacto curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of tur
- grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state. Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.
- Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products Wood-fiber or paper-fiber mulch - shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. Mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimur seeding periods in spring and fall.
- Pelletized mulch compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0,2 to 0,4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas eeded areas where weed seed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.
- If soil moisture is deficient supply new seeding with adequate water (a minimum of 1/4 inch applied up to twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites
- Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists in the soil to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalen at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross nitrogen deficiency in the turf is ameliorated.
- The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once. Note this designation of mowed once does not guarantee the permanency of the turf should other

### STANDARDS FOR TEMPORARY VEGETATIVE COVER

- Site Preparation Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.
- 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.
- Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to Seedbed Preparation
- Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices, Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone at the rate of 2 tons/acre unless soil testing indicates otherwise. Calcium carbonate is the equivalent an standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes
- Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should 7-1 Standards for Soil Erosion and Sediment Control in New Jersey January 2014 be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared
- Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled in accordance with the above. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.

recommended for establishing fine turf or lawns due to the presence of weed seed

Select seed from recommendations in Table 7-2.

maintenance factors be neglected or otherwise mismanaged

- Conventional Seeding, Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, bydroseeded or cultipacked seedings seed shall be incorporated into the soil, to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (also see
- After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When

Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil

- Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and earlier establishment. The existence of vecetation sufficient t control soil erosion shall be deemed compliance with this mulching requirement Straw or Hay, Unprotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1.000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not
- Application, Spread mulch uniformly by hand or mechanically so that approximately 95% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of
- 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 nulch 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 tur
- Mulch Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed. Crimper (mulch anchoring tool). A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches int the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate
- must be 3 tons per acre. No tackifying or adhesive agent is required. Liquid Mulch-Binders. - May be used to anchor hay or straw mulch. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance. Use one of the following:
- Organic and Vegetable Based Rinders Naturally occurring powder based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.
- Synthetic Binders High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass Note: All names give above are registered trade names. This does not constitute a commendation of these products to the exclusion of other product
- Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 ponds per acre (o as recommended by the project manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, forma mulch mat. Pelletized mulch shall be applies in accordance with the manufacturers recommendations. Mulch may be applied by hand
- or mechanical spreader at the rate of 60-75 lbs./1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has bee found to be beneficial for use on small lawn of renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil

#### DUST CONTROL STANDARDS The following methods should be considered for dust control at the request of the Township Construction Code Official, or upon inspection by an S.C.D. official Spray - On Adhesive - On mineral soils (not effective on muck soils.) Keep traffic off these areas

Type of Nozzle Anionic asphalt emulsion 1.200 Coarse spray Latex emulsion 12 1/2 :1 Fine spray Resin in water Fine spray

- Tillage To roughen surface and bring clods 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 spaced 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 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 at a rate that will keep surface moist but not cause or flakes fine enough to feed through commonly used spreaders pollution or plant damage. If used on steeper slopes, Then 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 Mulch - Stabilization with approved mulches and vegetation cover being temporary of permanen

Adjoining property shall be protected from excavation and filling operations

The grading plan and installation shall be based upon adequate topographic surveys and investigations. The plan is to show the location, slope, cut, fill and finish elevation of the surface to be graded. The plan should also include auxiliary practices for safe disposal of runoff water, slope stabilization, erosion control and drainage. Facilities such as waterways, ditches, diversions, grade stabilization structures, retaining walls and subsurface drains should be included where necessary Erosion control measures shall be designed and installed in accordance with the applicable standard contained herein

- The development and establishment of the plan shall include the following: The cut face of earth excavations and fills shall be no steeper than the safe angle of repose for the materials encountered and flat enough for proper maintenance
- The permanently exposed faces of earth cuts and fills shall be vegetated or otherwise protected from erosion. Provisions shall be made to safely conduct surface water to storm drains or suitable water courses and to prevent surface runoff from damaging cut faces and fill slopes. Subsurface drainage is to be provided in areas having a high water table, to intercept seepage that would adversely affect slope stability, building foundations or create undesirable wetness. See Standard for Subsurface Drainage, pg. 32-1
- Fill shall not be placed adjacent to the bank of a stream or channel, unless provisions are made to protect the hydraulic, biological, aesthetic and other environmental functions of the

## SOIL CONSERVATION NOTES

### Soil Management and Preparation ograde soils prior to the application of topsoil shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover

- s section of this Standard addresses the potential for excessive soil compaction in light of the intended land use, testing for excessive soil compaction where permanent vegi o be established and mitigation of excessive soil compaction when appropriate. e to use or setting, certain disturbed areas will not require compaction remediation including, but not limited to the following: Within 20 feet of building foundations with basements, 12 feet from slab or crawl space construction.
- Where soils or gravel surfaces will be required to support post-construction vehicular traffic loads such as roads, parking lots and driveways (including gravel surfaces), bicycle paths or pedestrian walkways (sidewalks etc) Airports, railways or other transportation facilities
- Areas requiring industry or government specified soil designs, including golf courses, landfills, wetland restoration, septic disposal fields, wet/lined ponds, etc.
- Areas governed or regulated by other local, state or federal regulations which dictate soil conditions
- Brownfields (capped uses), urban redevelopment areas, , in-fill areas, , recycling yards, junk yards, guarries an

- Slopes determined to be inappropriate for safe operation of equipment Portions of a site where no heavy equipment travel or other disturbance has taken place Areas receiving temporary vegetative stabilization in accordance with the Standard.

Where the area available for remediation practices is 500 square feet or less in size.

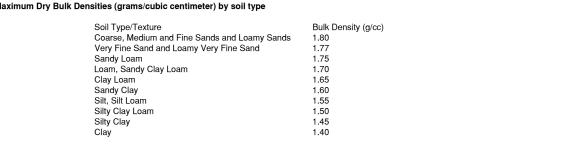
- as of the site which are subject to compaction testing and/or mitigation shall be graphically denoted on the certified soil erosion control pla il compaction remediation or testing to prove remediation is not necessary will be required in areas where permanent vegetation is to be established that are not otherwise empted above. Testing method shall be selected, and soil compaction testing shall be performed by the contractor or other project owner's representative (e.g. engineer). A imum of two (2) tests shall be performed for projects with an overall limit of disturbance of up to one (1) acre and at a rate of two (2) tests per acre of the overall limit of
- tion to perform compaction mitigation over the entire disturbed area (excluding exempt areas) or to perform additional testing to establish the limits of excessive compaction ereupon only the excessively compacted areas would require compaction mitigation il 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 construct

turbance for larger areas which shall be evenly distributed over the area of disturbance subject to testing. Tests shall be performed in areas representative of the construction

ivity prevailing in the area. In the event this testing indicates compaction in excess of the maximum thresholds indicated for the testing method, the contractor/owner shall have the

Large pieces of gravel, roots or other foreign objects

- his test shall be conducted with a firm wire (15-1/2 gauge steel wire e.g. survey marker flag, straight wire stock, etc.), 18 to 21 inches in length, with 6" inches from one end visib narked on the wire. Conduct wire flag test by holding the wire flag near the flag end and push it vertically into the soil at several different locations in the field to the lesser of a 6 inc lepth or the depth at which it bends due to resistance in the soil. Record the depth at which it bends due to resistance in the soil. The wire should penetrate without bending or deforming at least 6" into the ground by hand, without the use of tools. If penetration fails and an obstruction is suspected (rocks, root, debris, etc.) the test can be repeated in the same general area. If the test is successful the soil is not excessively compacted. If the wire is difficult to insert (wire bends or deforms prior to reaching 6 inches in depth) the soil may be excessively compacted and compaction mitigation or further testing via method 3 or 4 below is required, the choice of which is at the contractor/owner's discretion.
- Handheld Soil Penetrometer Test Method This test shall be conducted based on the Standard Operation Procedure (SOP) #RCE2010-001, prepared by the Rutgers Cooperative Extension, Implemented June 1, 2010, las evised February 28, 2011. A result of less than or equal to 300 psi shall be considered passing. If the result is greater than 300 psi the soil may be excessively compacted and mpaction mitigation or further testing via method 3 or 4 below is required, the choice of which is at the contractor/owner's discretion.
- Tube Bulk Density Test Method This test shall be certified by a New Jersey Licensed Professional Engineer utilizing only undisturbed samples (reconstitution of the sample not permitted) collected utilizing the rocedure for Soil Bulk Density Tests as described in the USDA NRCS Soil Quality Test Kit Guide, Section 1-4, July 2001. When the texture of the soil to be tested is a sand or
- loamy sand and lack of soil cohesion or the presence of large amounts of coarse fragments, roots or worm channels prevent the taking of undisturbed samples, this test shall not Where the results of replicate tests differ by more than ten percent (10%), the samples shall be examined for the following defects Cracks, worm channels, large root channels or poor soil tube contact within the samples:
- Smearing or compaction of the upper or lower surface of the samples f any of the defects described in 3 (i-iii) above are found, the defective core(s) shall be discarded nd the test repeated using a new replicate sample for each defective replicate sample. The bulk density (defined as the weight of dry soil per volume) results shall be compared with the Maximum Dry Bulk Densities in Table 19-1. A result of less than or equal to the applicable maximum bulk density shall be considered passing. If the result is greater that e maximum bulk density the soil shall be considered excessively compacted and compaction mitigation is required
- his test shall be certified by a New Jersey Licensed Professional Engineer and conducted by a nuclear gauge certified inspector pursuant to ASTM D6938 . The bulk density neasurement results shall be compared with the Maximum Dry Bulk Densities in Table 19-1. A result of less than or equal to the applicable maximum bulk density shall be onsidered passing. If the result is greater than the maximum bulk density the soil shall be considered excessively compacted and compaction mitigation is required

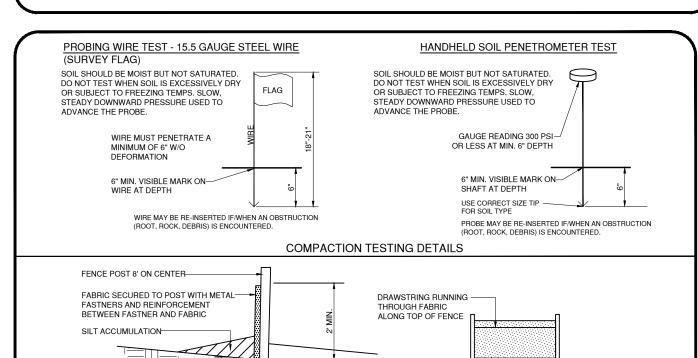


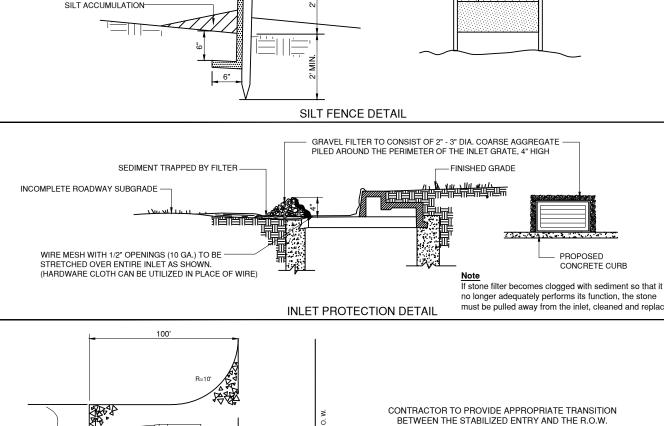
ource: USDA Natural Resource Conservation Service, Soil Quality Information Sheet, Soil Quality Resource Concerns: Compaction, April 1996 5.Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to

Procedures for Soil Compaction Mitigation If subgrade soils are determined to be excessively compacted by testing, as identified above, procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover. Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.) or in the alternative, another method as specified by a New Jersey Licensed Professional Engineer.

Timber, logs, brush, rubbish, rocks, stumps and vegetative matter which will interfere with the grading operation or affect the planned stability or fill areas shall be removed ar disposed of according to the plan. Topsoil is to be stripped and stockpiled in amounts necessary to complete finish grading of all exposed areas requiring topsoil. See Standard for Topsoiling. Fill material is to be free of brush, rubbish, timber, logs, vegetative matter and stumps in amounts that will be detrimental to constructing stable fills All structural fills shall be compacted as determined by structural engineering requirements for their intended purpose and as required to reduce slipping, erosion or excess

### All disturbed areas shall be left with a neat and finished appearance and shall be protected from erosion. See Standards for Permanent Vegetative Cover for Soil Stabiliza SOIL CONSERVATION NOTES





LENGTH ACCORDING TO PUBLIC RIGHT TABLE 29-1 6" MIN. THICK CRUSHED STONE (A.S.T.M. C-33, SIZE #2, & #3)

Maintenance
The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto roadways. This may require periodic dressing with additional stone or additional length as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto roadways Where accumulation of dust/sediment is inadequately cleaned or removed by conventional methods, a power broom or street sweeper will be required to clean paved or

STABILIZED CONSTRUCTION ENTRANCE DETAIL

## SOIL CONSERVATION DETAILS

impervious surfaces. All other access points which are not stabilized shall be blocked off



S.C.D. SOILS MAP

SPSAS—Urban land-Psamments, sulfidic substratum complex, 0 to 2 percent slopes, occasionally flooded

Mean annual precipitation: 41 to 50 Inches Mean annual air temperature: 46 to 58 degrees F Frost-free period: 190 to 260 days

Farmland classification: Not prime farmland

Map Unit Setting

Map Unit Composition

Properties and qualities

Interpretive groups

Slope: 0 to 2 percent

National map unit symbol: 2xhpb

Minor components: 10 percent

USPSBR—Urban land-Psamments, wet substratum complex, 0 to 2 percent slopes, rarely flooded Map Unit Setting National map unit symbol: 2xhpc Hevation: 0 to 30 feet
Mean annual precipitation: 41 to 50 inches
Mean annual air temperature: 46 to 58 degrees F Frost-free period: 190 to 260 days Farmland classification: Not prime farmland

Cape May County, New Jersey

Interpretive groups

Urban land, sulfidic substratum, occas. flooded: 60 percent Psamments, sulfidic substratum, occas. flooded, and similar soils: 30 Urban land, wet substratum, occasionally flooded: 60 percent Psamments, wet substratum, occasionally flooded, and similar soils: 3 Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the

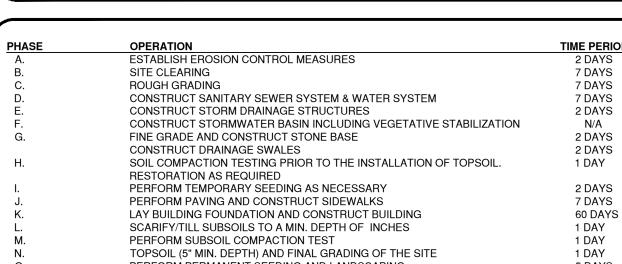
Estimates are based on observations, descriptions, and transects of the Description of Urban Land, Sulfidic Substratum, Occas. Flooded Description of Urban Land, Wet Substratum, Occasionally Flooded Properties and qualities Slope: 0 to 2 percent Runoff class: Very high Frequency of flooding: Occasional

Land capability classification (irrigated): None specified and capability classification (nonirrigated): 8s Hydric soil rating: No Description of Psamments, Sulfidic Substratum, Occas. Flooded Landform position (three-dimensional): Talf

Down-slope shape: Linear Across-slope shape: Linear Parent material: Sandy human-transported material Typical profile ^A - 0 to 12 inches: coarse sand 12 to 36 inches: gravelly coarse sand ^Cse - 36 to 80 inches: sand Properties and qualities Slope: 0 to 2 percent

e class: Moderately well drained Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High to
very high (6.00 to 20.00 in/hr) Depth to water table: About 18 to 42 inches Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0

Frequency of ponding: None Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 Available water supply, 0 to 60 inches: Low (about 3.6 inches) Available water supply, 0 to 60 inches: Low (about 3.6 inches)



CONSTRUCTION WILL BEGIN FALL 2025.

D. Adjacent Site Conditions: ..

Developed

Site Location:

6000 Landis Avenue

City of Sea Isle City

LAND COVER A. Total Area of Site: 0.137 Acres B. Present Cover: Developed C. Total Area of Disturbance: 0.196 Acres (INCLUDING WITHIN R.O.W.)

RESPONSIBILITY

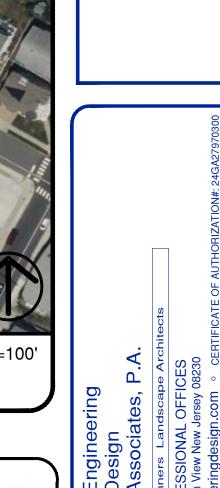
Applicant/Owner:

Jamie Sofroney

37 Egret Trail

All soil erosion and sediment control measures and facilities shall be the sole responsibility of the developer/owner. The responsibility shall include, but not be limited to installation, inspection, and maintenance of conditions during and following construction.

Cape May Court House, NU 08210 Cape May County, NJ 609-425-5555



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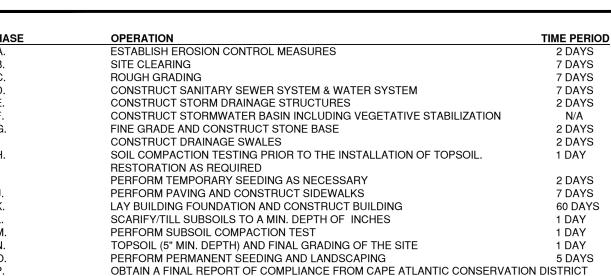
0

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 8s Description of Psamments, Wet Substratum, Occasionally Flooded Landform: Flats Landform position (two-dimensional): Footslope Landform position (three-dimensional): Talf

Down-slope shape: Linear Typical profile ^A - 0 to 12 inches; coarse sand 12 to 36 inches: gravelly coarse sand ^C2 - 36 to 80 inches: sand Properties and qualities Slope: 0 to 2 percent Drainage class: Moderately well drained Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: Occasional

VINCENT C. ORLANDO

# SOILS DESCRIPTION



CONSTRUCTION SEQUENCE



REVISION

DRAWN BY: NEW PROJECT #: 10430 | SHEET: 7 0F 7

GENERAL INFORMATION



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DATE: 8/26/25 SCALE: AS NOTED | CHECKED BY: VCO