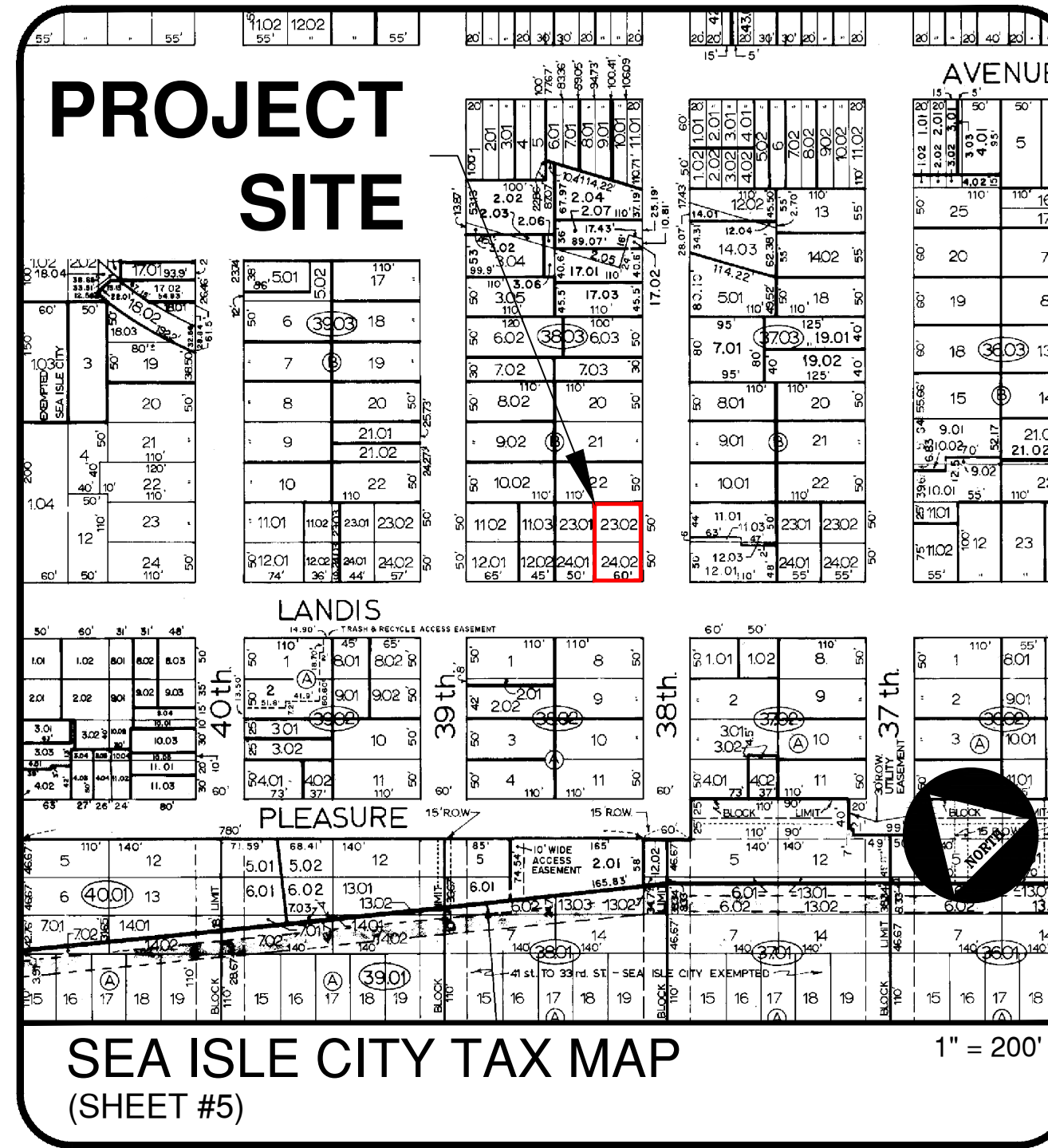




GENERAL LOCATION
(NJDEP 2020 AERIAL)



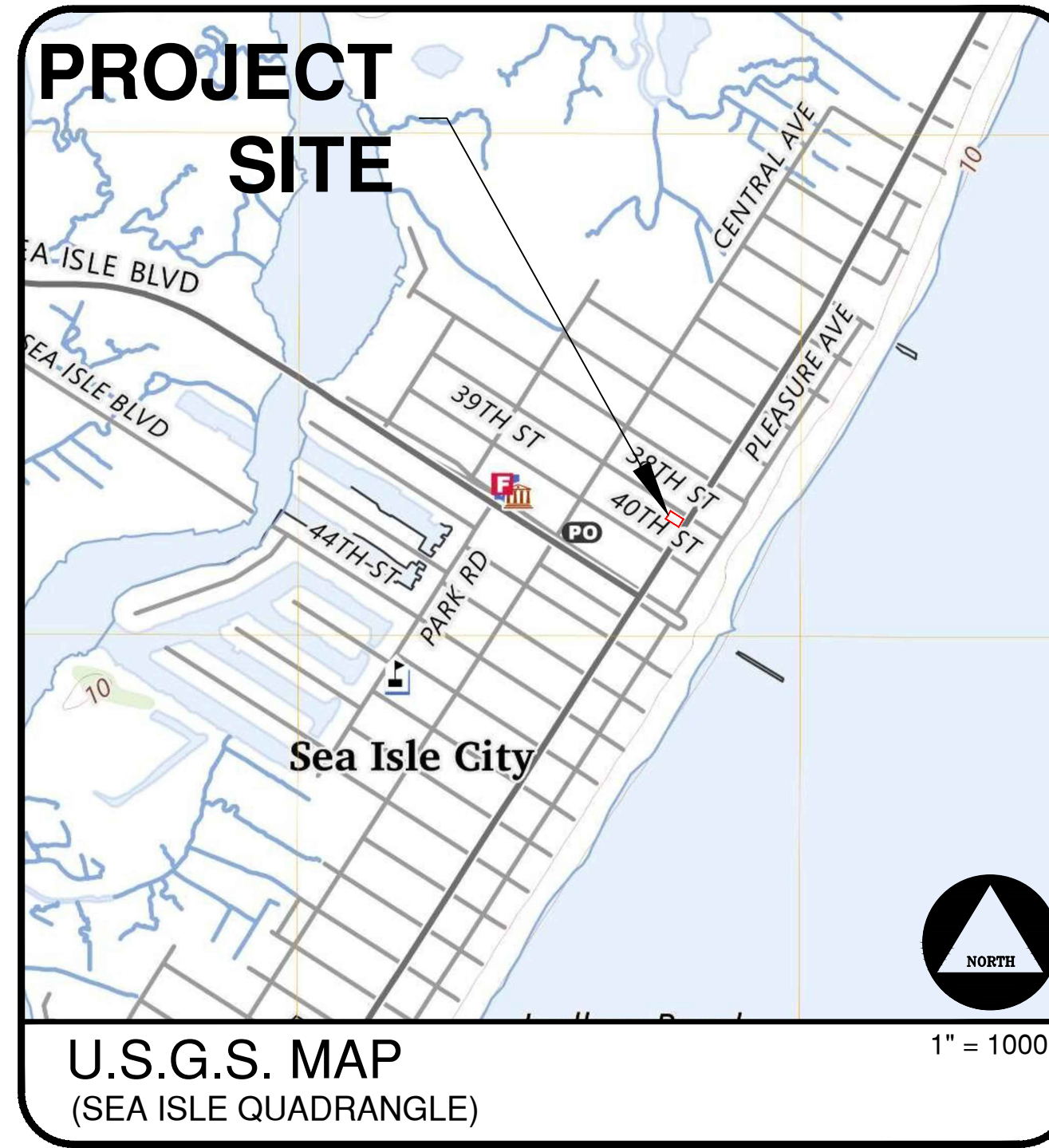
1" = 300'



SEA ISLE CITY TAX MAP
(SHEET #5)



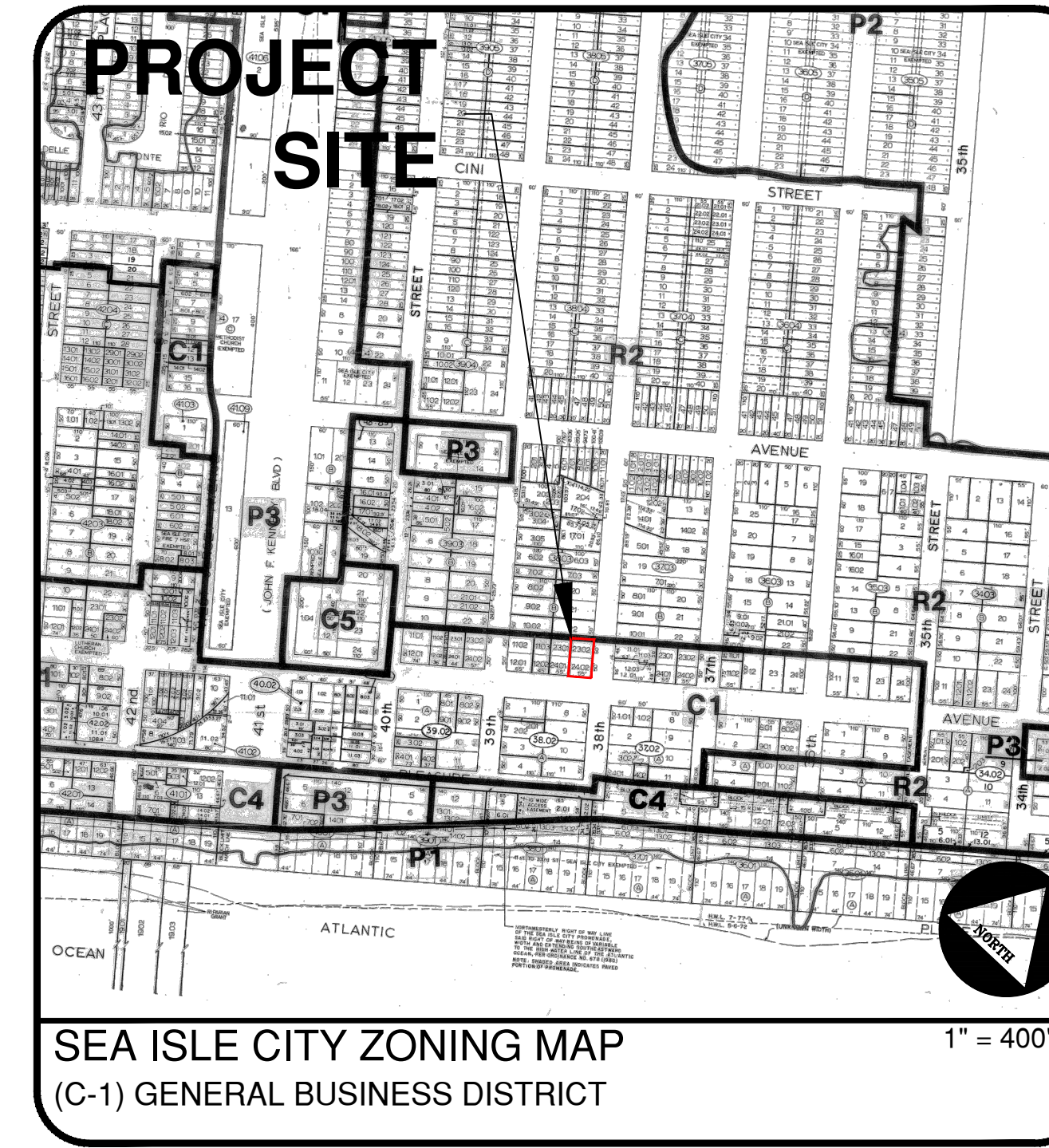
1" = 200'



U.S.G.S. MAP
(SEA ISLE QUADRANGLE)



1" = 1000'



SEA ISLE CITY ZONING MAP
(C-1) GENERAL BUSINESS DISTRICT



1" = 400'

PROPERTY OWNERS WITHIN 200' TO BE SUBMITTED UNDER SEPARATE COVER

PROPERTY OWNERS LIST WITHIN 200'

- GENERAL NOTES**
- Applicant / Owner: T.L. Sea Associates, 515 East Moreland Road, Willow Grove, PA 19090, Christine & Jim DiFranco, 267-977-9187/267-253-7375. Project Location: 3802 Landis Avenue, Sea Isle City, NJ 08243.
 - The project site is known as Block 38.03 Lots 23.02 & 24.02 as shown on the Tax Sheet # 5 of the Sea Isle City Tax Maps.
 - The project site is located in the (C-1) General Business Zoning District.
 - The project site consists of an area of 6,000 SF.
 - The lots currently contains a two & a half story, 4-unit residential dwelling, which is to be demolished.
 - It is the intent of the Applicant to construct a three-story building that contains a commercial business space and enclosed parking on the ground level, and five dwelling units on the upper levels. Five, 3-bedroom units will be on the two upper levels.
 - The applicant is seeking a D(5) variance to permit 5 dwelling units, where a maximum of 4.8 units is permitted; and a bulk variance to permit a nonresidential first floor building coverage of 29.53%, where a minimum of 40% is required.
 - The proposed units shall be serviced by proposed municipal water & sewer connections.
 - A stormwater management system has been designed to store a percentage of stormwater generated by the development in accordance with City requirements.
 - The property is located in the AE Elev. 9 Flood Zone.
 - All concrete curb, gutter, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
 - All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
 - The proposed application will require approvals from the following agencies:
 - Sea Isle City Zoning Board
 - DelAtlantic Conservation District
 - Cape May County Planning Department

GENERAL NOTES

SURVEY INFORMATION

Outbound and Topographic survey information was taken from plan entitled "Survey with Elevations, Block 38.03, Lots 23.02 and 24.02, City of Sea Isle City, Cape May County, NJ", prepared by Cape Land Surveying, LLC, George Swensen, N.J.P.L.S. GS43415, dated 9/23/2025.

SURVEY INFORMATION

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

ZONING INFORMATION
(C-1) GENERAL BUSINESS ZONING DISTRICT
BLOCK 38.03 LOTS 23.02 & 24.02

Description	Required	Existing	Proposed	Variance
Lot Area	5,000 SF	6,000± SF	6,000± SF	NO
Lot Frontage	50'	60'	60'	NO
Lot Width	50'	60'	60'	NO
Lot Depth	100'	100'	100'	NO
Principal Building Setbacks:				
Min. / Max. Front Yard (Landis Ave.)	0' / 5'	7.3'	0.0'	NO
Min. / Max. Front Yard (38th Street)	0' / 5'	6.5'	0.0'	NO
Min. / Max. Total Side Yard	0' / 15'	8.7'	0.0'	NO
Min. Rear Yard	5'	16.8' ±	10.1'	NO
Max. Building Coverage	95%	46.59%	90.96%	NO
Max. Impervious Lot Coverage	n/a	53.11%	94.7%	NO
Max. Building Height (Sloped Roof)	39' (abv. AE9+1)	<39'	39'	NO
Max. Building Stories	3 stories	3 stories	3 stories	NO
Residential units permitted (1 / 1,250 SF Lot area)	4.8	4	5	YES
Min. 1st Floor Non-Residential Cover	40%	n/a	29.53%	YES
Min. 1st Floor Non-Residential Unit	750 SF	n/a	1,772± SF	NO
Min. Non-Residential Unit Width	15'	n/a	50' ±	NO
Min. 1st Floor Commercial Frontage	60%	n/a	62.88%	NO
Min. Non-Residential Frontage (Landis Ave)	60%	n/a	83.33%	NO
Driveway Width	24'	n/a	16'/22'	YES
Green Space Buffer to Rear Yard	4'	n/a	3'	YES
Parking Requirement per §26-52.12(a):				
6 Dwelling units (<1,500 SF each)	5 spaces			
(1 space / <1,500 SF unit)				
Total	5 spaces	n/a	6 spaces	NO
Sign Requirement per §26-28.3:				
Sign area *	80 SF	n/a	≤80 SF	NO

*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

SITE PLAN

FOR

T.L. Sea Associates

BLOCK 38.03, LOTS 23.02 & 24.02

CITY OF SEA ISLE, CAPE MAY COUNTY, NJ



SCHEDULE OF SHEETS

COVER SHEET	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
EXISTING CONDITIONS & DEMOLITION PLAN	1 OF 7	2/26/2026	4/14/26
SITE PLAN	2 OF 7	2/26/2026	4/14/26
GRADING & DRAINAGE PLAN	3 OF 7	2/26/2026	4/14/26
UTILITY, LANDSCAPE, & SOIL EROSION	4 OF 7	2/26/2026	4/14/26
ENGINEERING DETAILS	5 OF 7	2/26/2026	4/14/26
SOIL EROSION AND SEDIMENT CONTROL NOTES	6 OF 7	2/26/2026	4/14/26
	7 OF 7	2/26/2026	4/14/26

CITY OF SEA ISLE APPROVAL BLOCK

Chairman	Date
Secretary	Date
Engineer	Date

COVER SHEET
BLOCK 38.03, LOTS 23.02 & 24.02
CITY OF SEA ISLE
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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Rev. per City Engineer 4/14/26 PMMc
Rev. per Engineer 3/13/26 PMMc
REVISION DATE BY

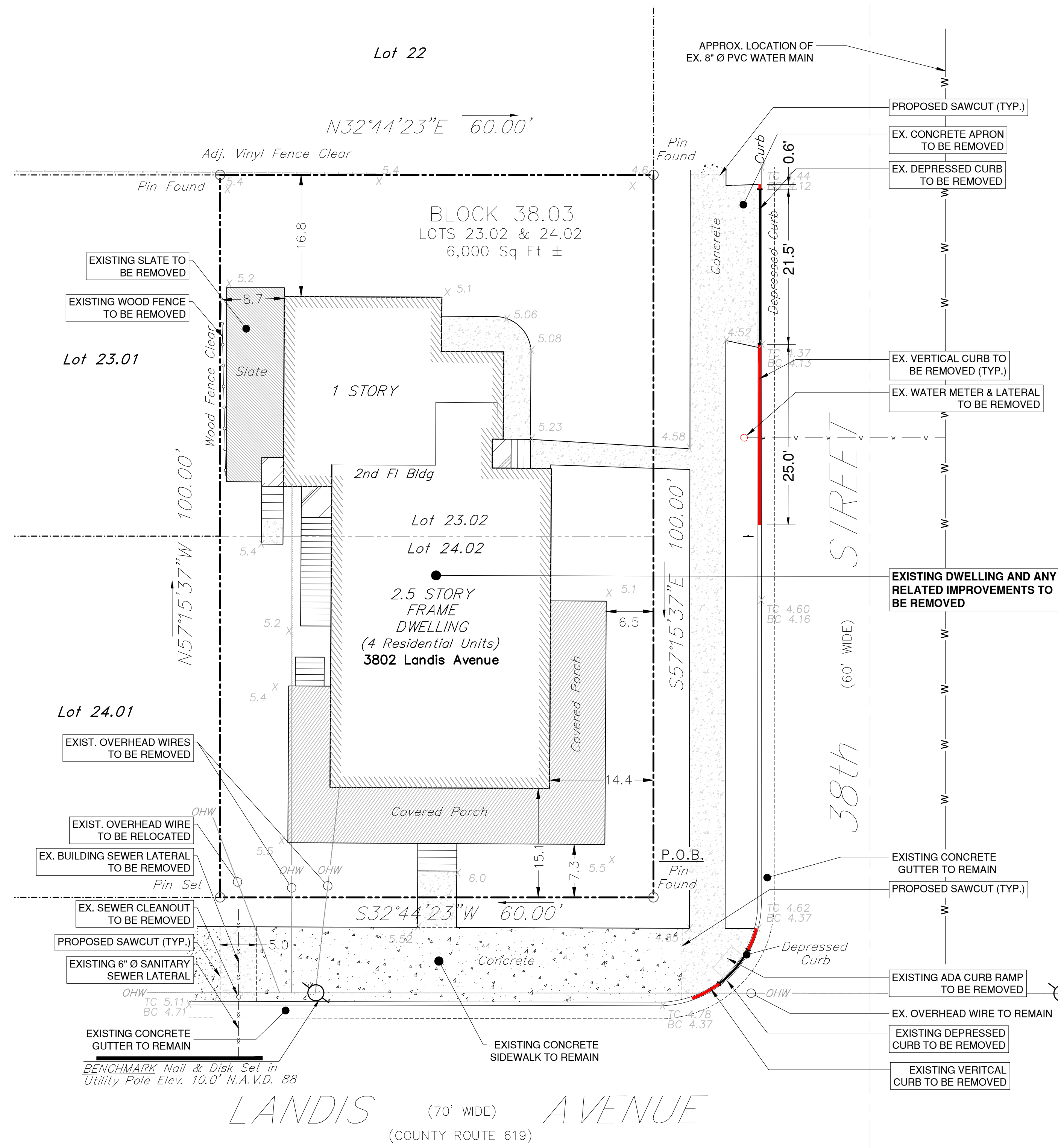
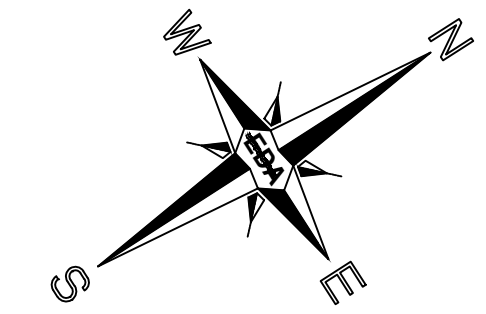
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SCALE: AS NOTED CHECKED BY: VCO
PROJECT #: 10838 SHEET: 1 OF 7

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Rev. per Engineer	3/13/26	PMMc
REVISION	DATE	BY



DATE: 2/26/26	DRAWN BY: PMMc
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10838	SHEET: 1 OF 7

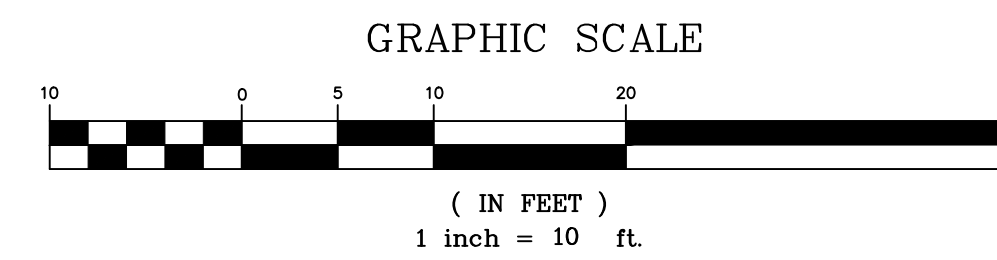


EXISTING CONDITIONS & DEMO PLAN



Engineers - Landscape Architects - Planners

Outbound and Topographic survey information was taken from plan entitled "Survey with Elevations, Block 38.03, Lots 23.02 and 24.02, City of Sea Isle City, Cape May County, NJ", prepared by Cape Land Surveying, LLC, George Swensen, N.J.P.L.S. GS43415, dated 9/23/2025.



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 Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive, Cape May, New Jersey 08204
 (609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION #AG2707000

EXISTING CONDITIONS & DEMOLITION PLAN
 BLOCK 38.03, LOTS 23.02 & 24.02
 SEA ISLE CITY
 CAPE MAY COUNTY, NEW JERSEY

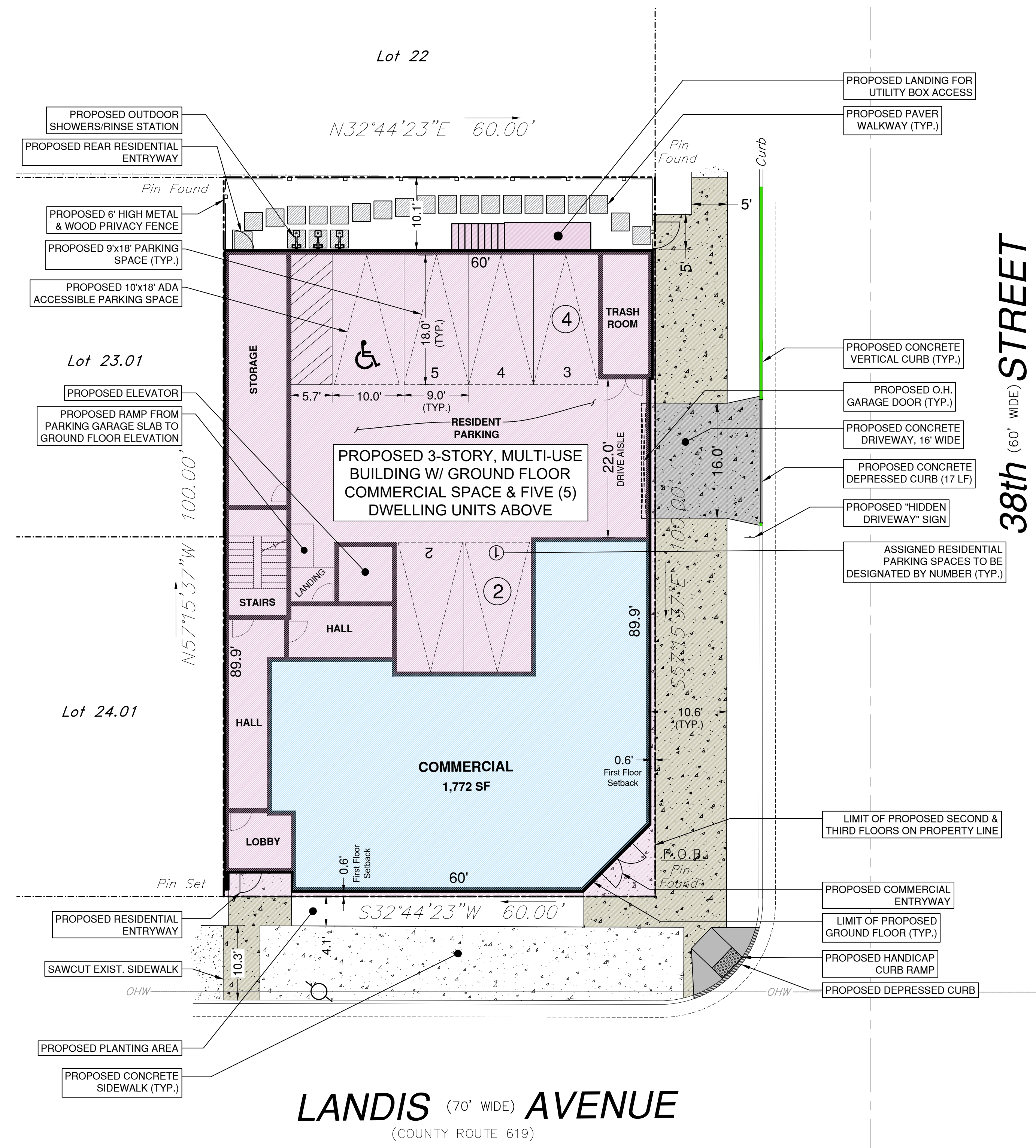
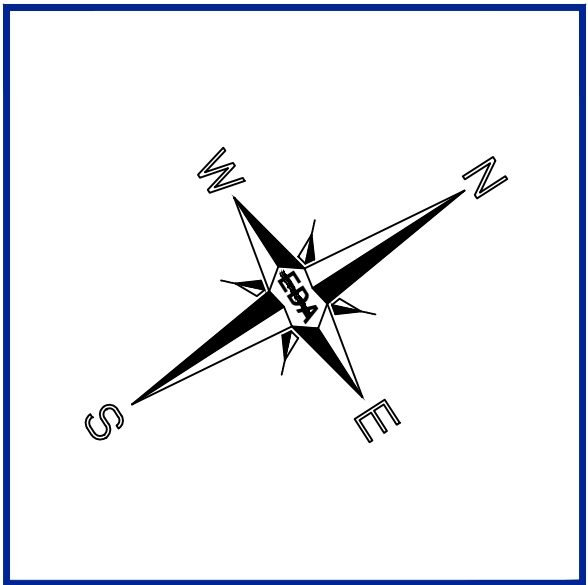
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Rev. per City Engineer	4/14/26	PMMc



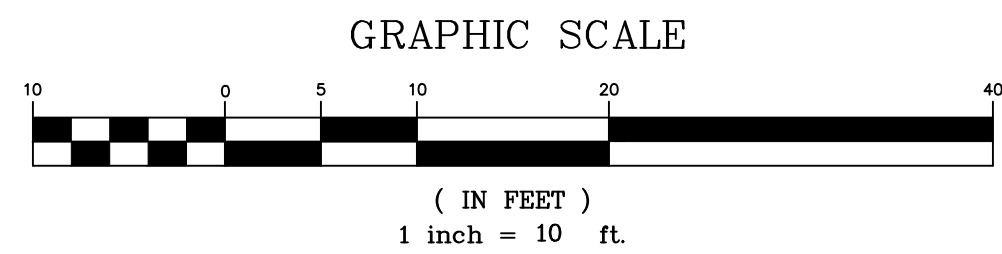
DATE: 2/26/26	DRAWN BY: PMMc
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10388	SHEET: 2 OF 7



38th (60' WIDE) STREET

LANDIS (70' WIDE) AVENUE
(COUNTY ROUTE 619)

NOTE:
1. CURB AND SIDEWALK TO BE REPLACED AT THE DIRECTION OF THE MUNICIPAL ENGINEER
2. CONCRETE GUTTER DISTURBED OR DAMAGED BY CONSTRUCTION SHOULD BE REMOVED AND REPLACED AS DIRECTED BY THE MUNICIPAL ENGINEER



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SITE PLAN
BLOCK 38.03, LOTS 23.02 & 24.02
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

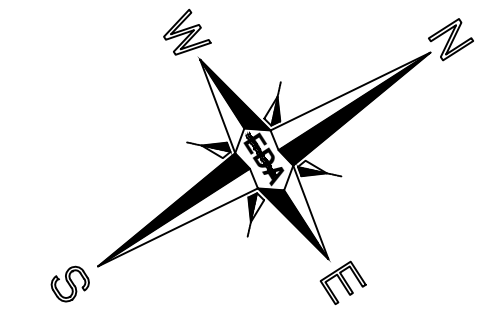
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REVISION	DATE	BY



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PROJECT #: 10388	SHEET: 3 OF 7

SITE PLAN



Stormwater Management Calculations
Block 38.03, Lot 23.02 & 24.02
City of Sea Isle, Cape May County, NJ

The 6,000 SF property, located on Landis Ave is currently a four unit residential building. The applicant intends to construct a new mixed-use building with commercial on the first floor and a total of five (5) dwelling units on the 2nd and 3rd floors above. A stormwater trench with two 8" perforated HDPE pipes surrounded by stone has been proposed to mitigate runoff. The design is to encompass lots 23.02 & 24.02. The design is also for 30% of the difference between the 25 year storm in proposed conditions and pre-development (vacant) runoff conditions.

Pre-Development Runoff Calculation
 $Q = c i A$
 $c = 0.25$ (Grass/Landscape); $A = 6,000$ SF = .1377 Ac; $i = 7.27$ in/hr (Tc = 5 Min.)
 $Q = (0.25) * (7.27) * (.1377)$
 $Q = 0.25$ cfs
 $V = (Q) T/t$
 $T/t = 2.5$ (T/c) where (T/c) is 5 minutes
 $V = (0.25 \text{ CFS}) (12.5 \text{ min.}) (60 \text{ sec./min})$
 $V = 187.5$ CF

Post-Development Runoff Calculation
 $Q = c i A$
 $i = 7.27$ in/hr (Tc = 5 Min.)
 $c = 0.99$ (Impervious) $A = 5679$ SF = 0.130 Ac
 $Q = (0.99) * (7.27) * (.130) = 0.936$ CFS
 $c = 0.25$ (Grass/Landscape) $A = 321$ SF = 0.007 Ac
 $Q = (0.25) * (7.27) * (.007) = 0.0127$ CFS
 $\text{Total } Q = 0.936 \text{ CFS} + 0.0127 \text{ CFS} = 0.9487$ CFS
 $V = (Q) T/t$
 $T/t = 2.5$ (T/c) where (T/c) is 5 minutes
 $V = (0.948 \text{ CFS}) (12.5 \text{ min.}) (60 \text{ sec./min})$
 $V = 711$ CF

Volume Calculation
 (Pre-Development Runoff) = 187.5 CF
 (Post-Development Runoff) = 711 CF
 Runoff Created = 523.5 CF
 30% Volume = 157.05 CF

Storage Calculation
 (2) 8" Pipes @ 50 LF = 34.9 CF
 $3.14 * (.33)^2 * 50 = 34.9$ CF
 1.5' x 5.25' x 50' Stone Trench = 125.6 CF
 $[(1.5' * 5.25' * 50') - 34.9] (0.35) = 125.6$ CF
Total = 160.5 CF > 157.05 CF Required

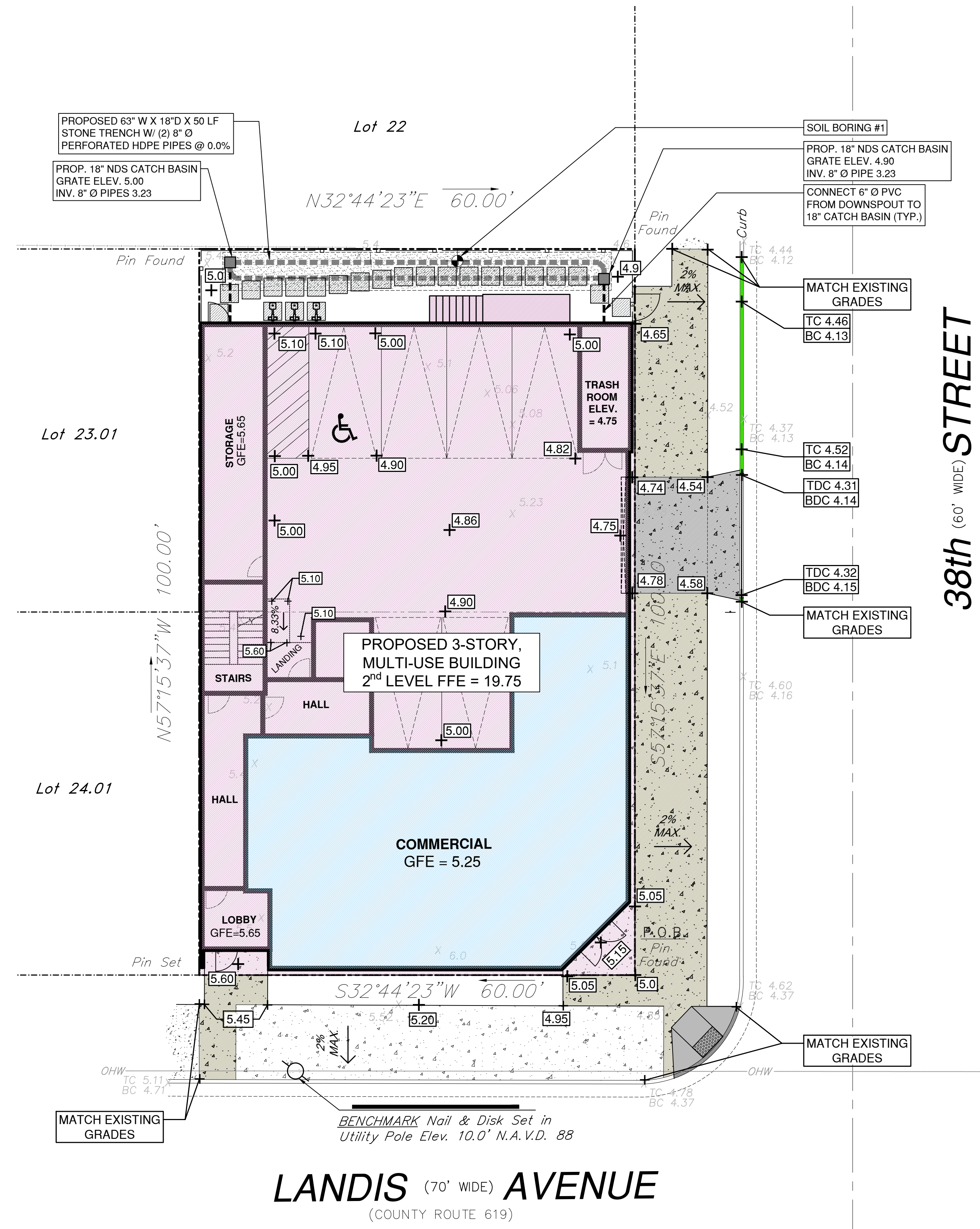
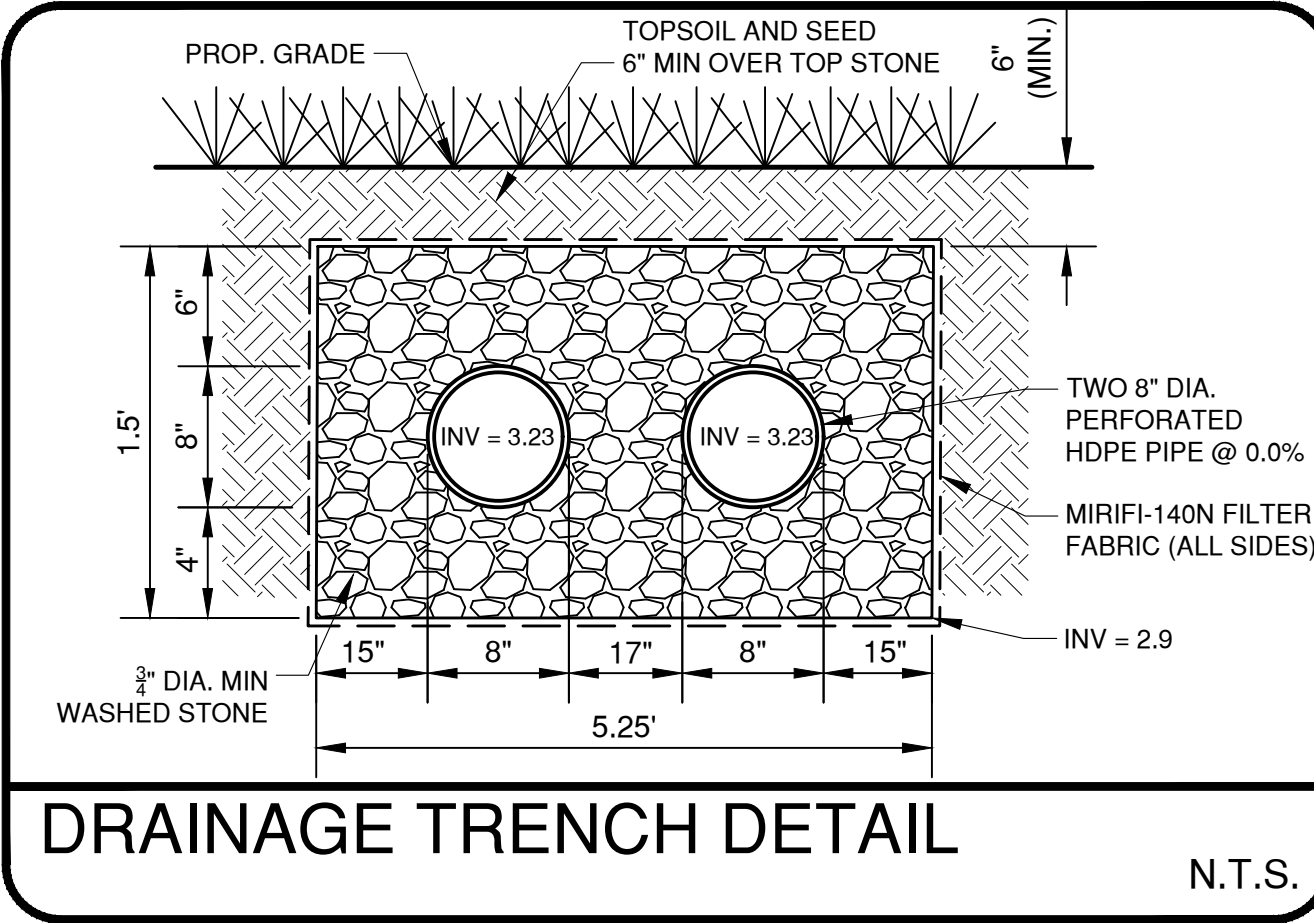
Summary:
 The 25 year design storm generates approximately 672 CF of stormwater runoff from all improvements, of which 202 CF (30%) is required to be stored. The infiltration system has been designed to store approximately 160.5 CF of runoff. If the quantity of runoff exceeds the capacity of the trench, runoff will flow out of the proposed inlet and towards existing drainage patterns on the existing roadway.

SOIL BORING #1 (Elev. 5.2)

DEPTH	DESCRIPTION
0" - 6"	3/4" Stone
6" - 16"	10YR 6/6 Sandy Loam, Subangular Blocky, Friable
16" - 24"	10YR 7/3 Sand, Single Grain, Loose
24" - 33"	10YR 6/2 Sand, Single Grain, Loose
33" - 40"	10YR 2/1 Silt Loam, Subangular Blocky, Friable

Depth of Groundwater: 28" (@ Elev. 2.86)
 Date Performed: 2/16/2026
 Performed By: Christopher J. Carey

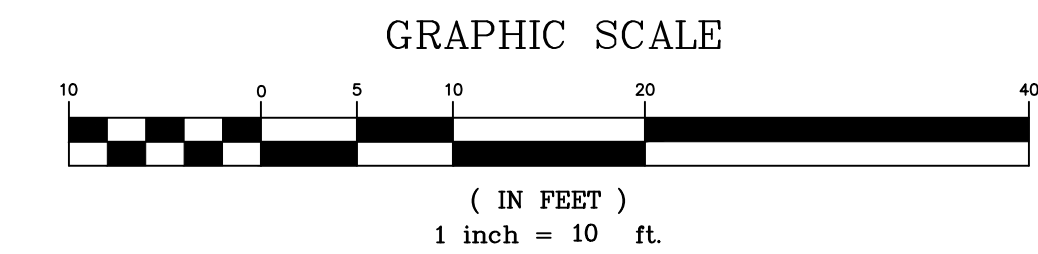
SOIL BORING #1



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LEGEND

+4.54	Existing Spot Elevation
+5.0	Proposed Spot Elevation
+TDC 4.32	Top Depressed Curb
+BDC 4.15	Bottom Depressed Curb



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 PROFESSIONAL ENGINEER
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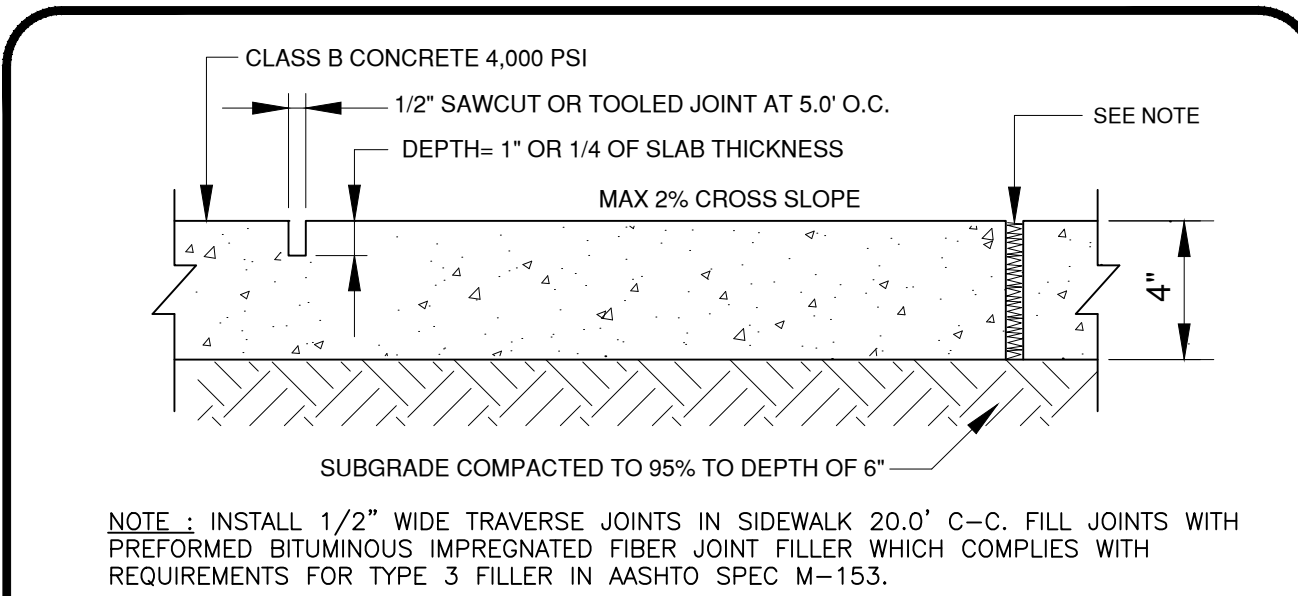


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PROJECT #: 10388	SHEET: 4 OF 7

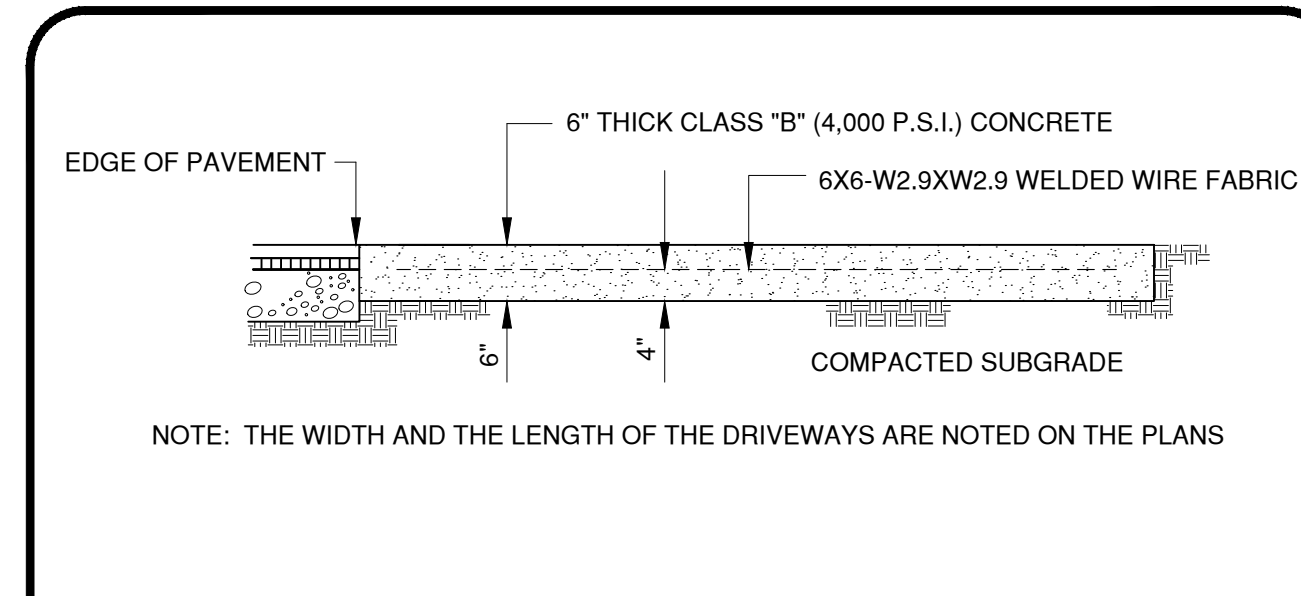
GRADING & DRAINAGE PLAN

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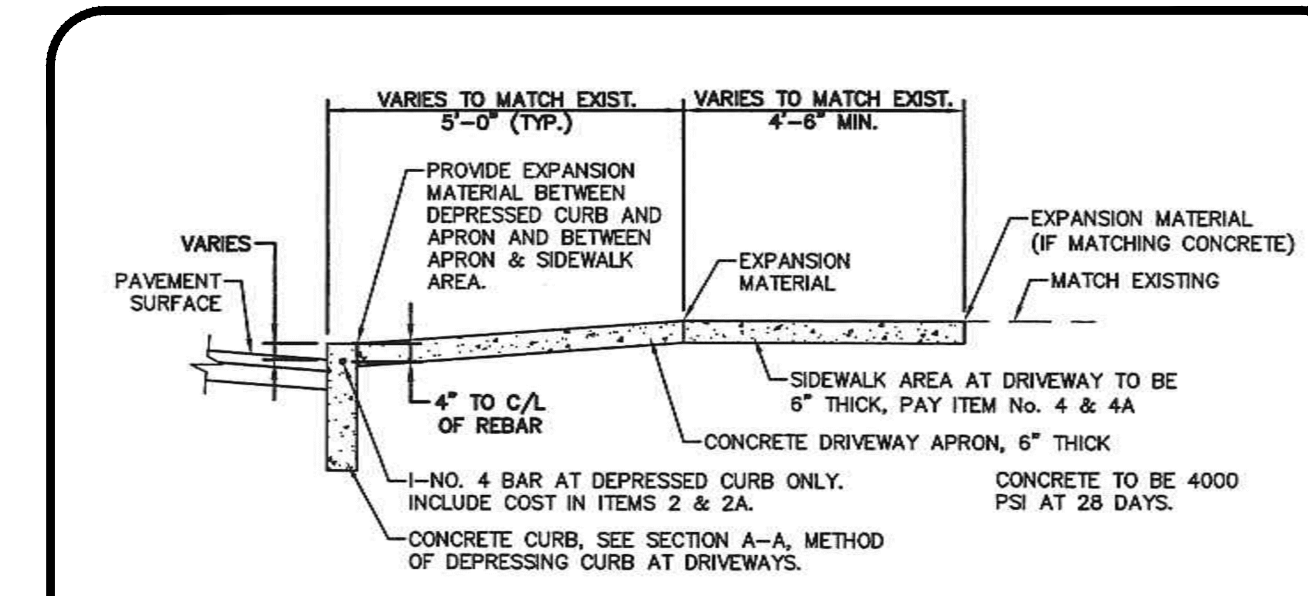
GRADING & DRAINAGE PLAN
 BLOCK 38.03, LOTS 23.02 & 24.02
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 CAPE MAY COUNTY, NEW JERSEY



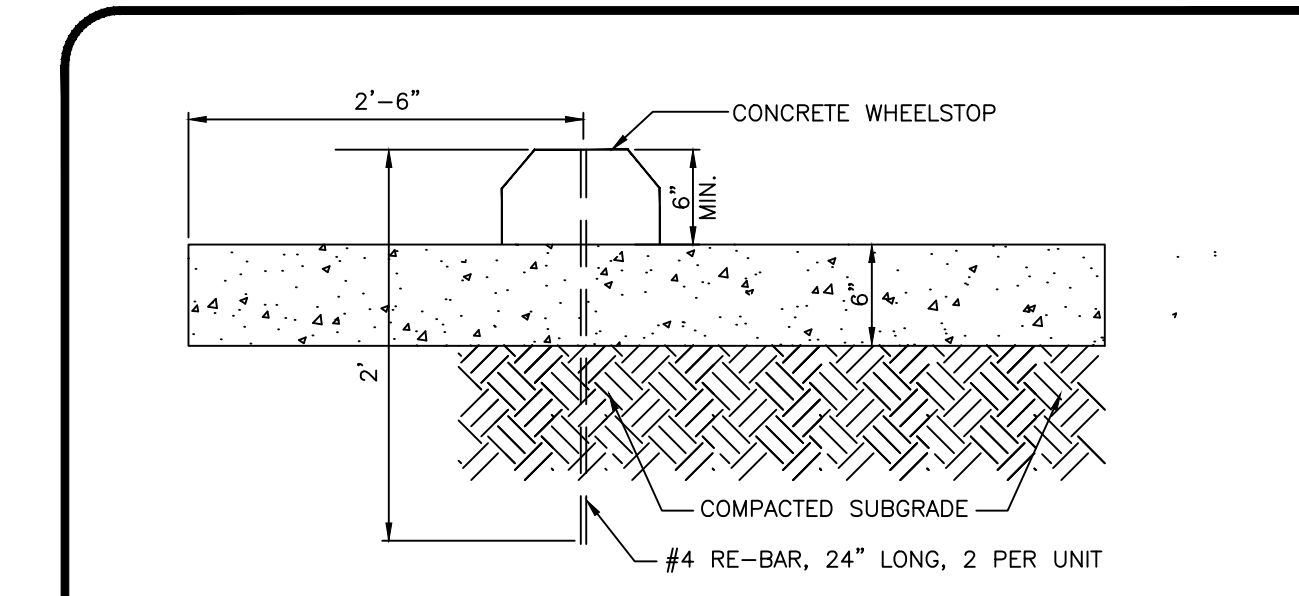
CONCRETE SIDEWALK DETAIL N.T.S.



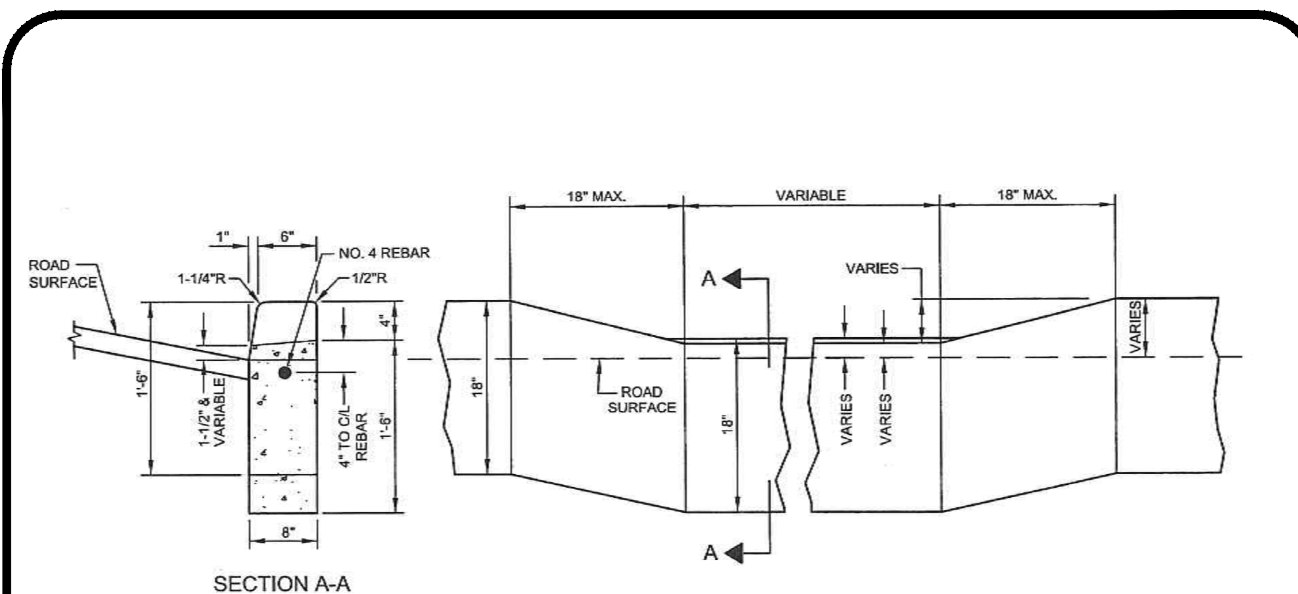
CONCRETE PAVING DETAIL N.T.S.



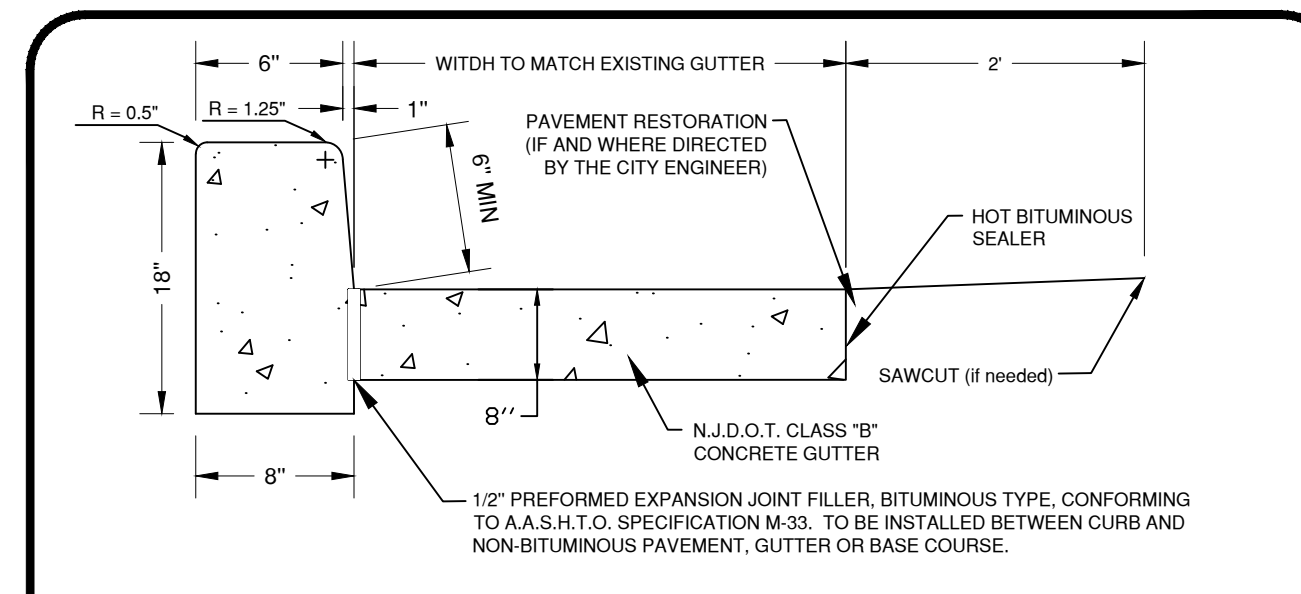
DRIVEWAY APRON DETAIL N.T.S.



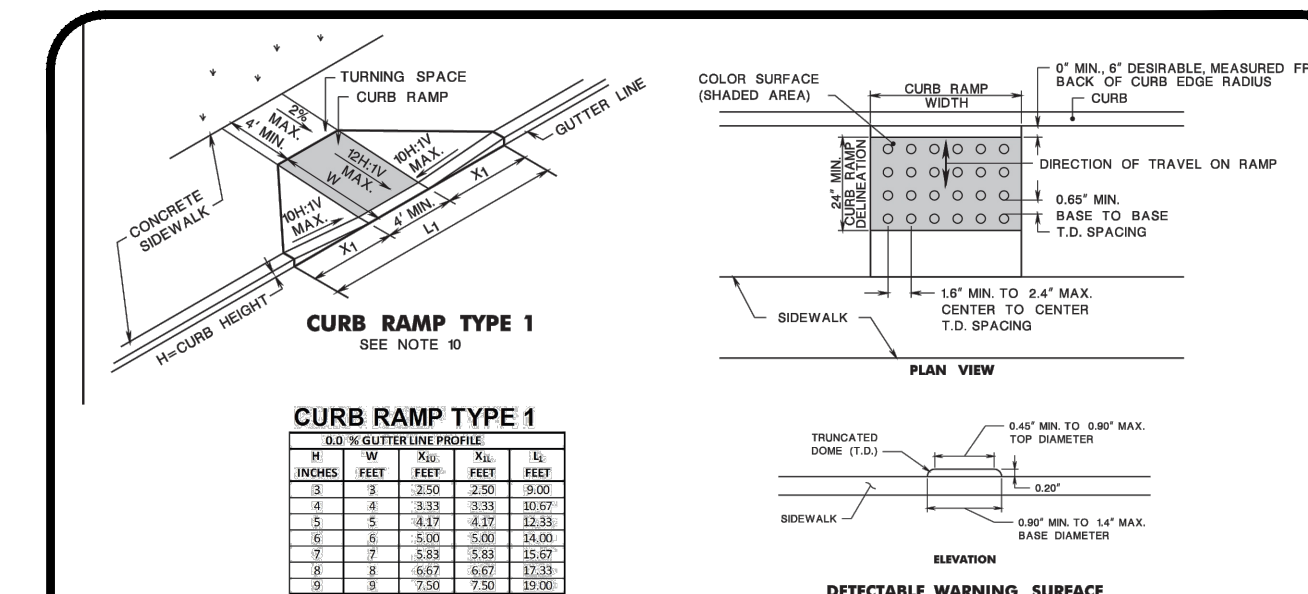
WHEELSTOP DETAIL N.T.S.



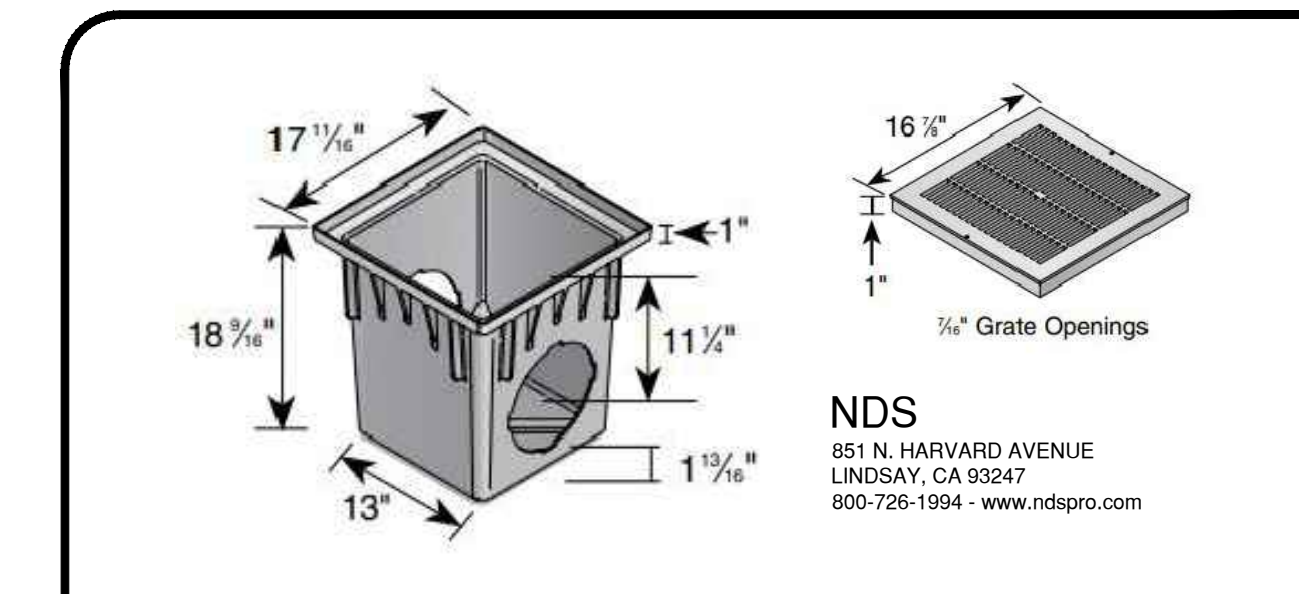
DEPRESSED CURB DETAIL N.T.S.



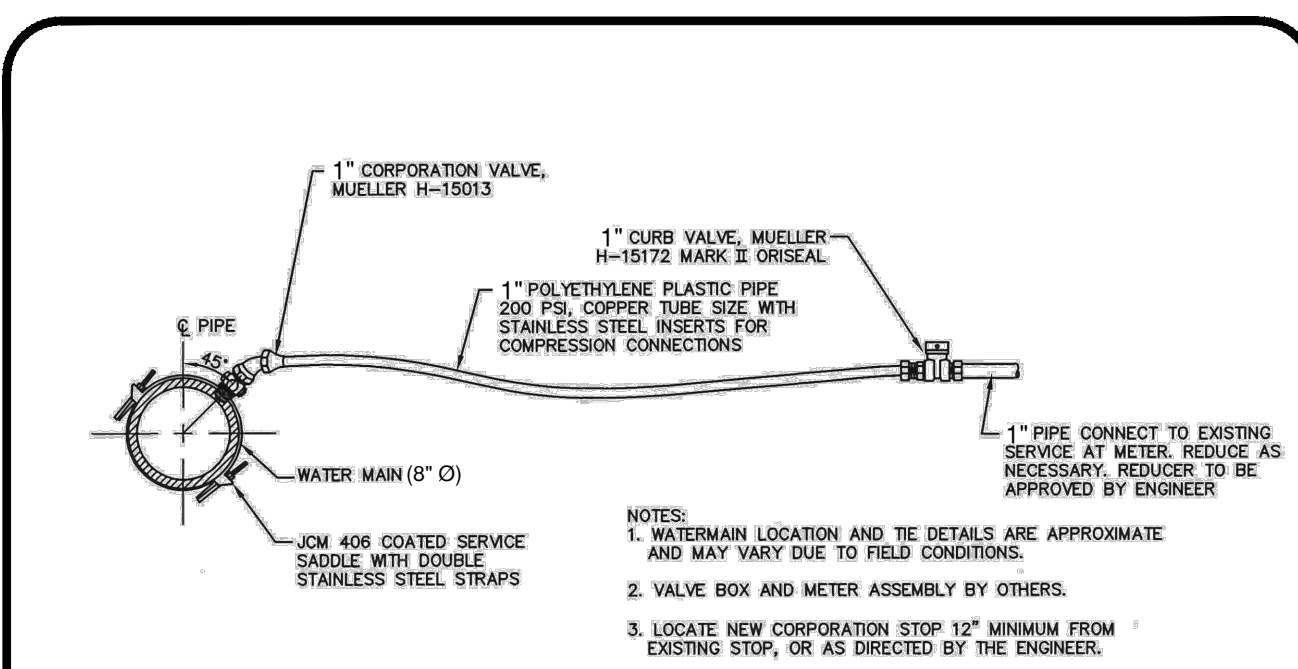
VERTICAL CURB DETAIL N.T.S.



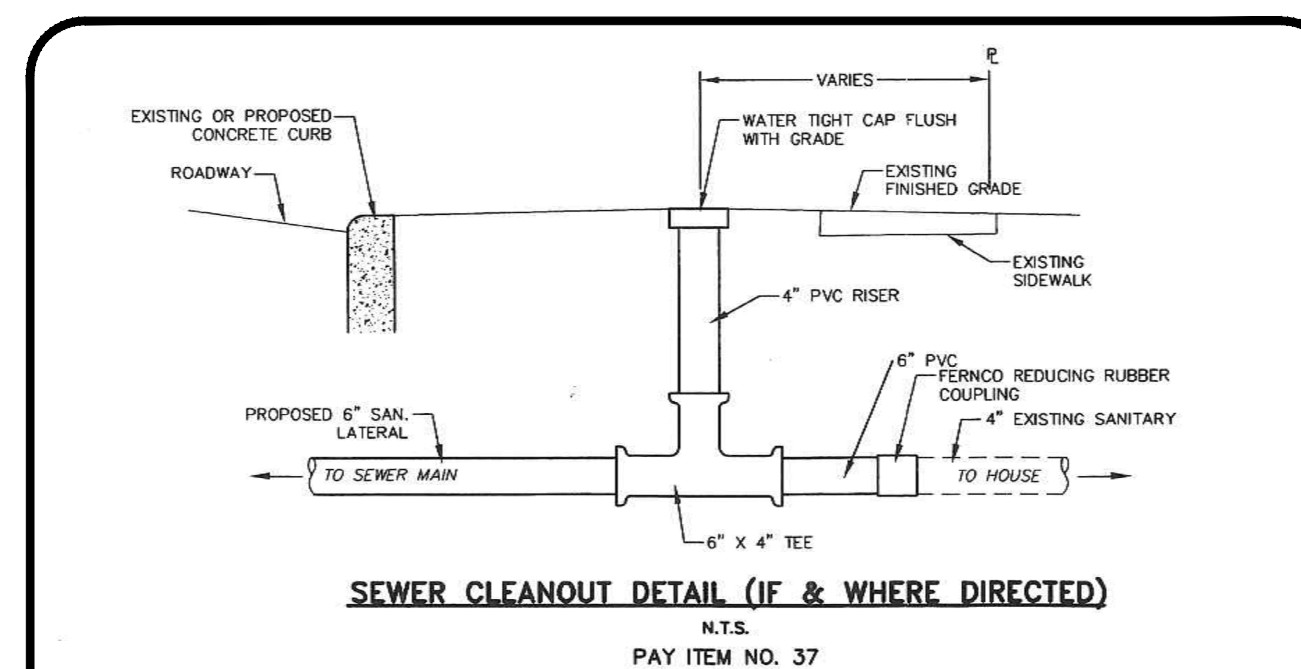
HANDICAP CURB RAMP DETAIL N.T.S.



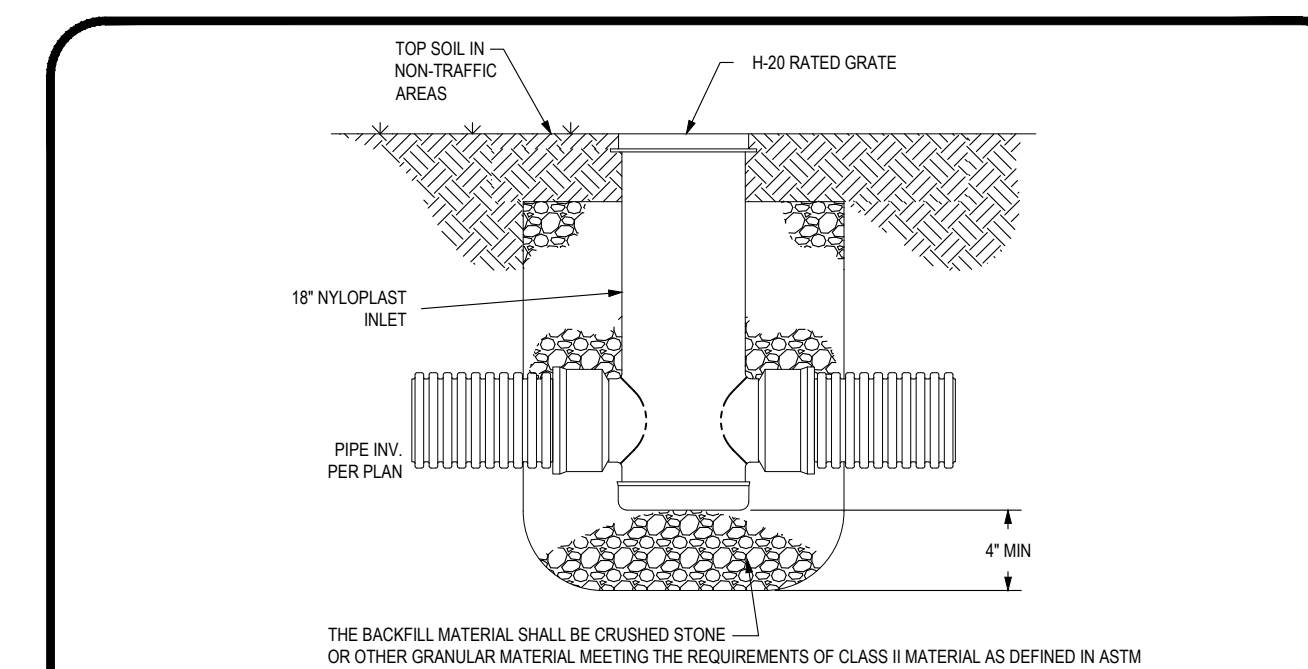
18" CATCH BASIN DETAIL N.T.S.



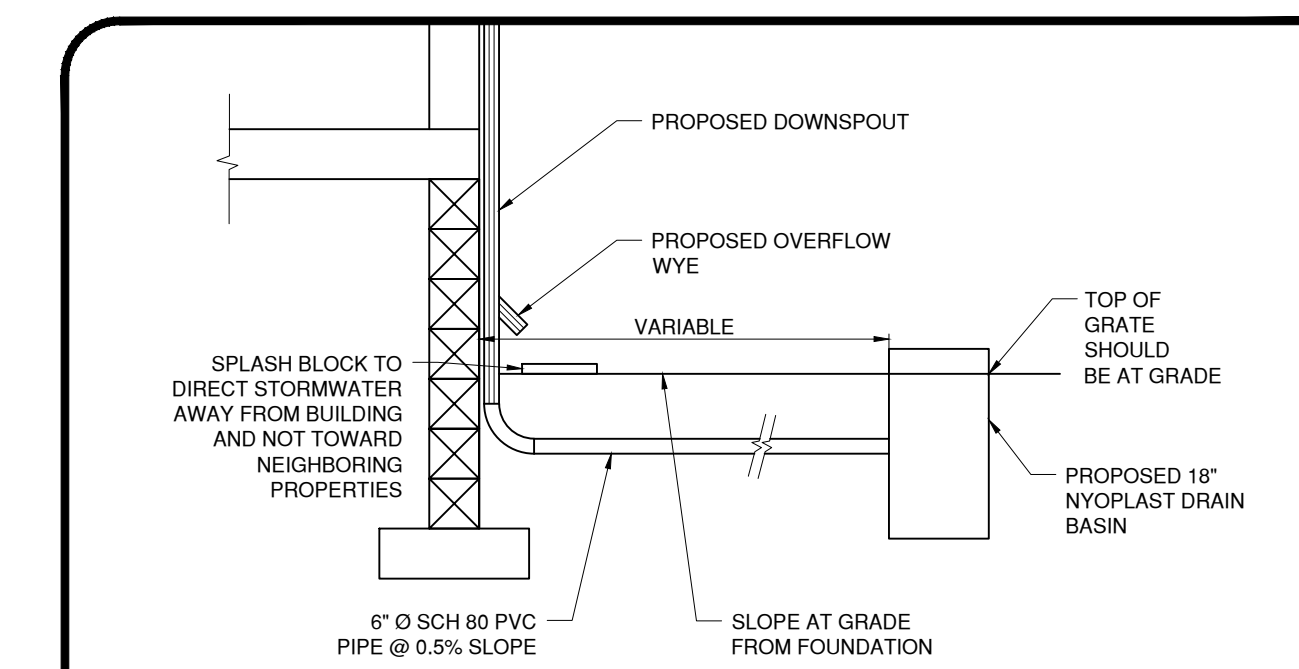
WATER SERVICE DETAIL N.T.S.



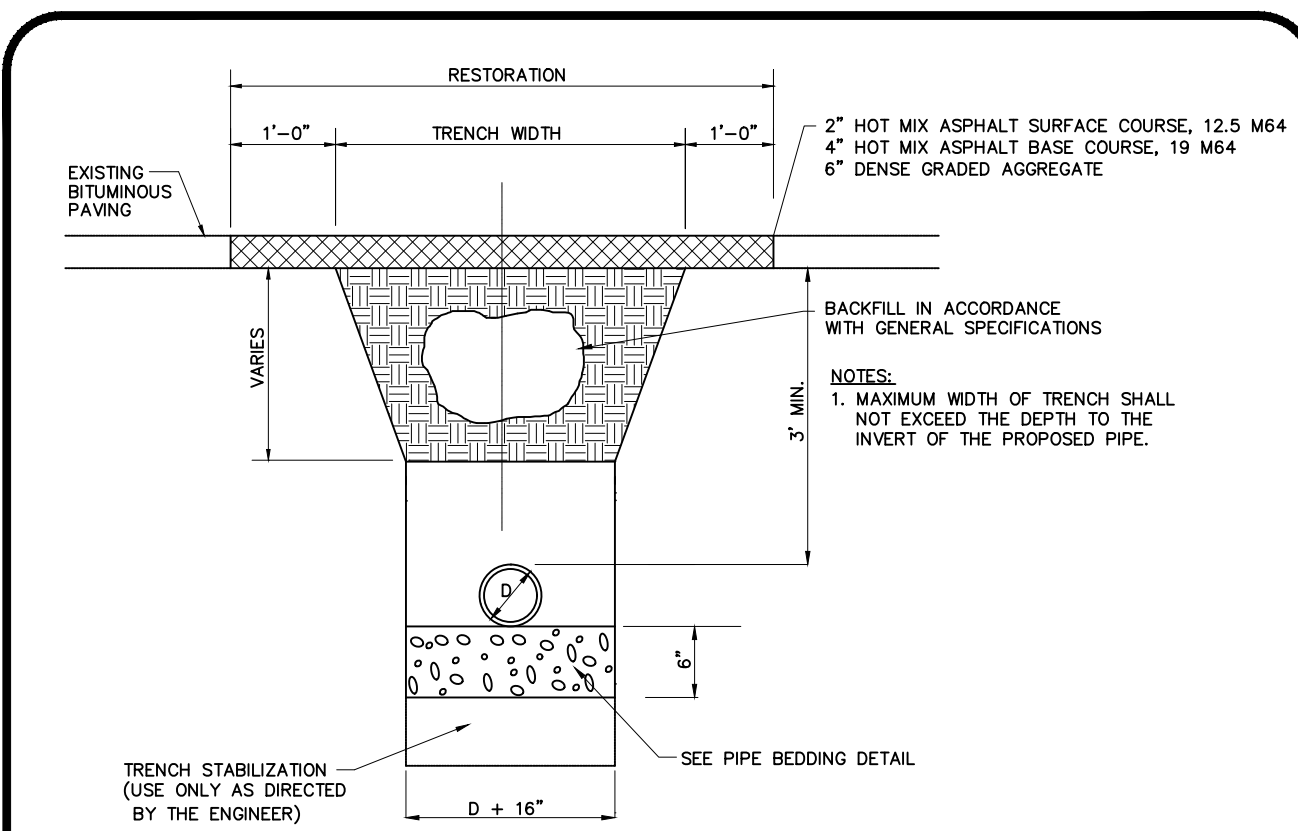
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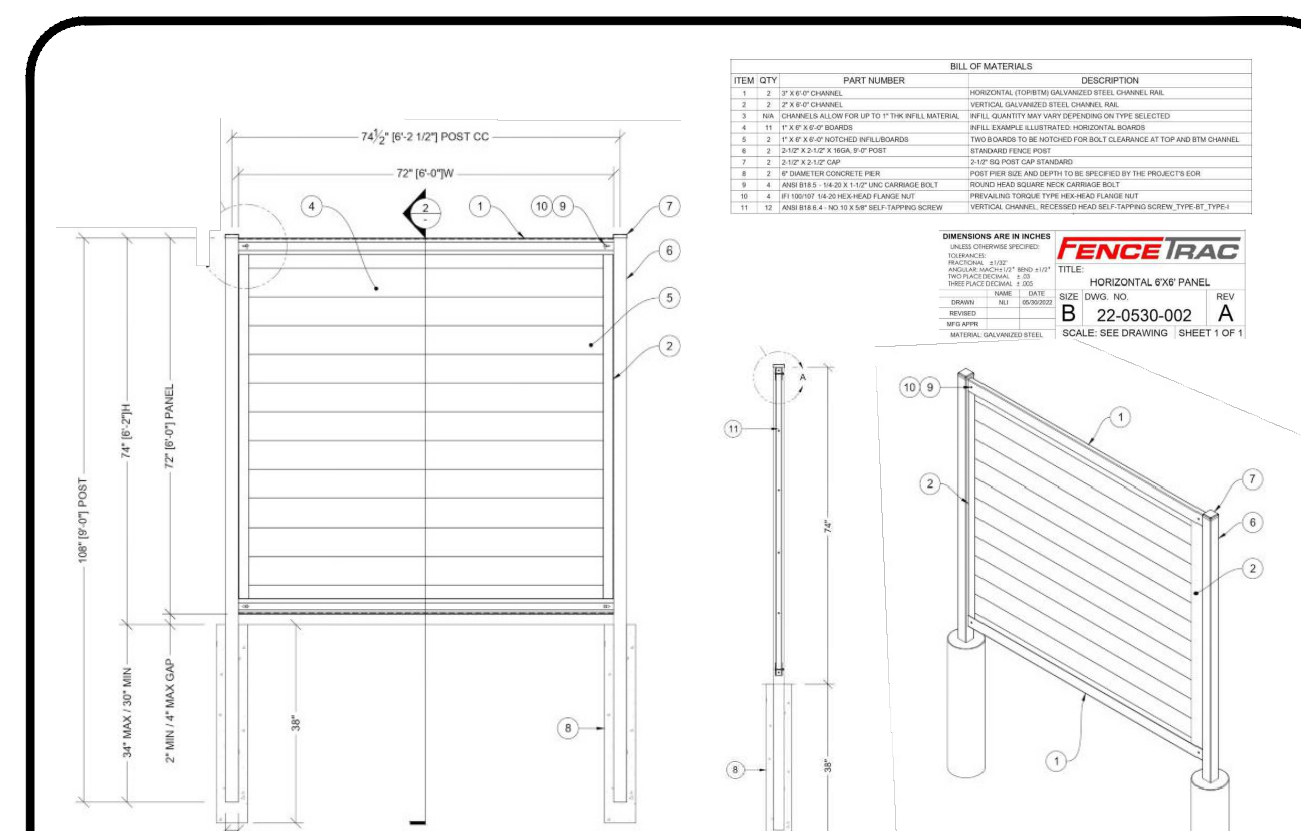
CATCH BASIN & PIPE DETAIL N.T.S.



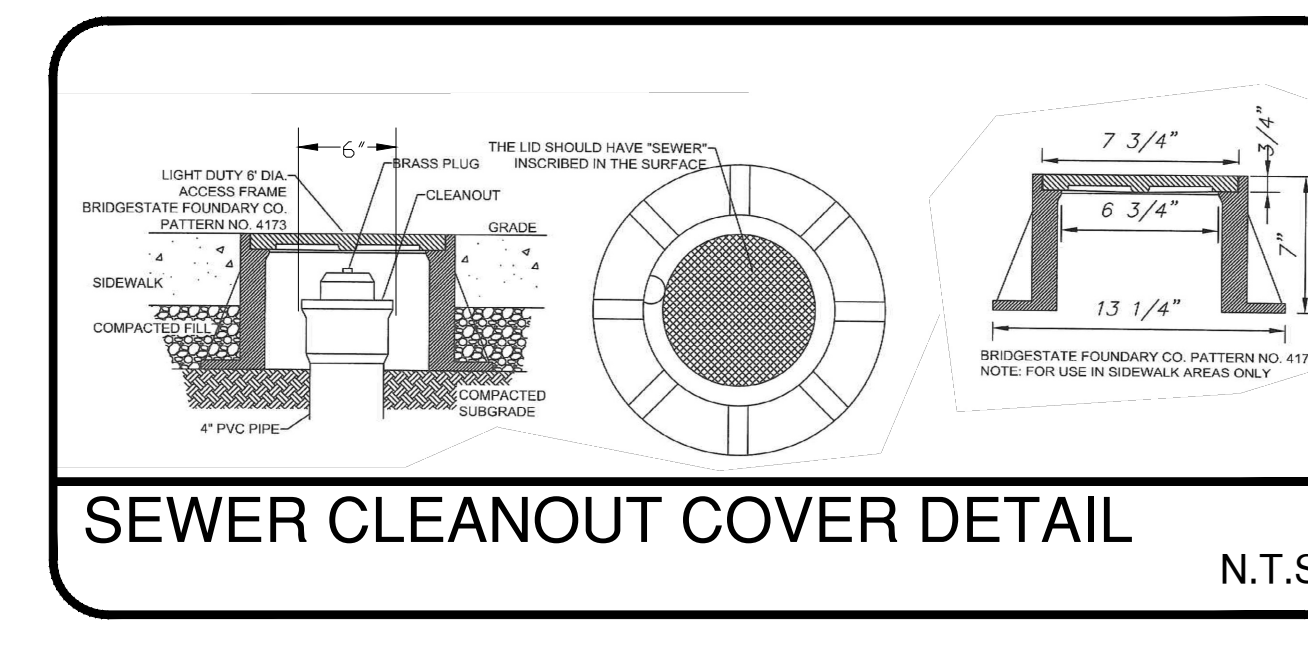
DOWNSPOUT OVERFLOW DETAIL N.T.S.



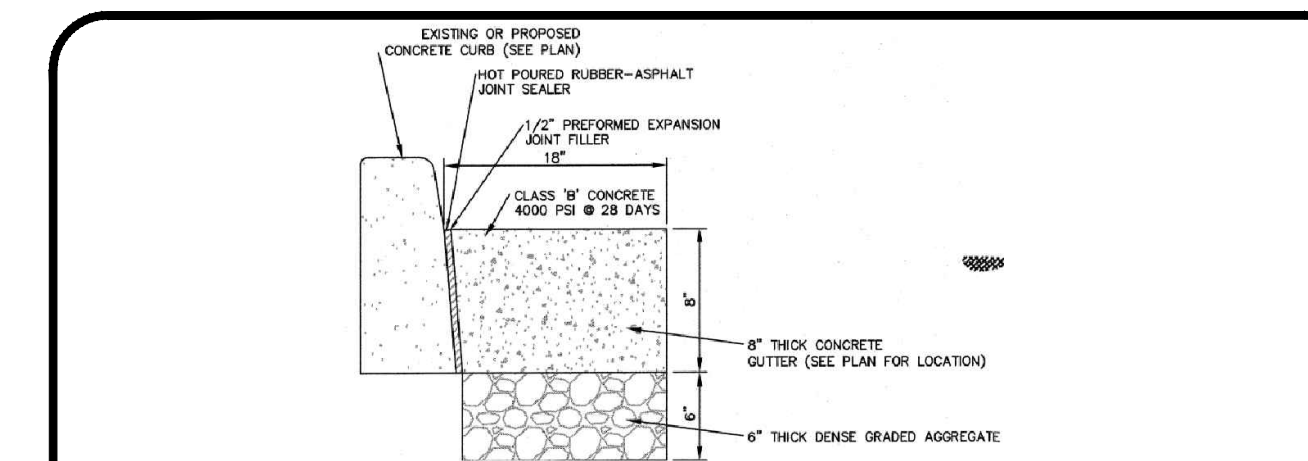
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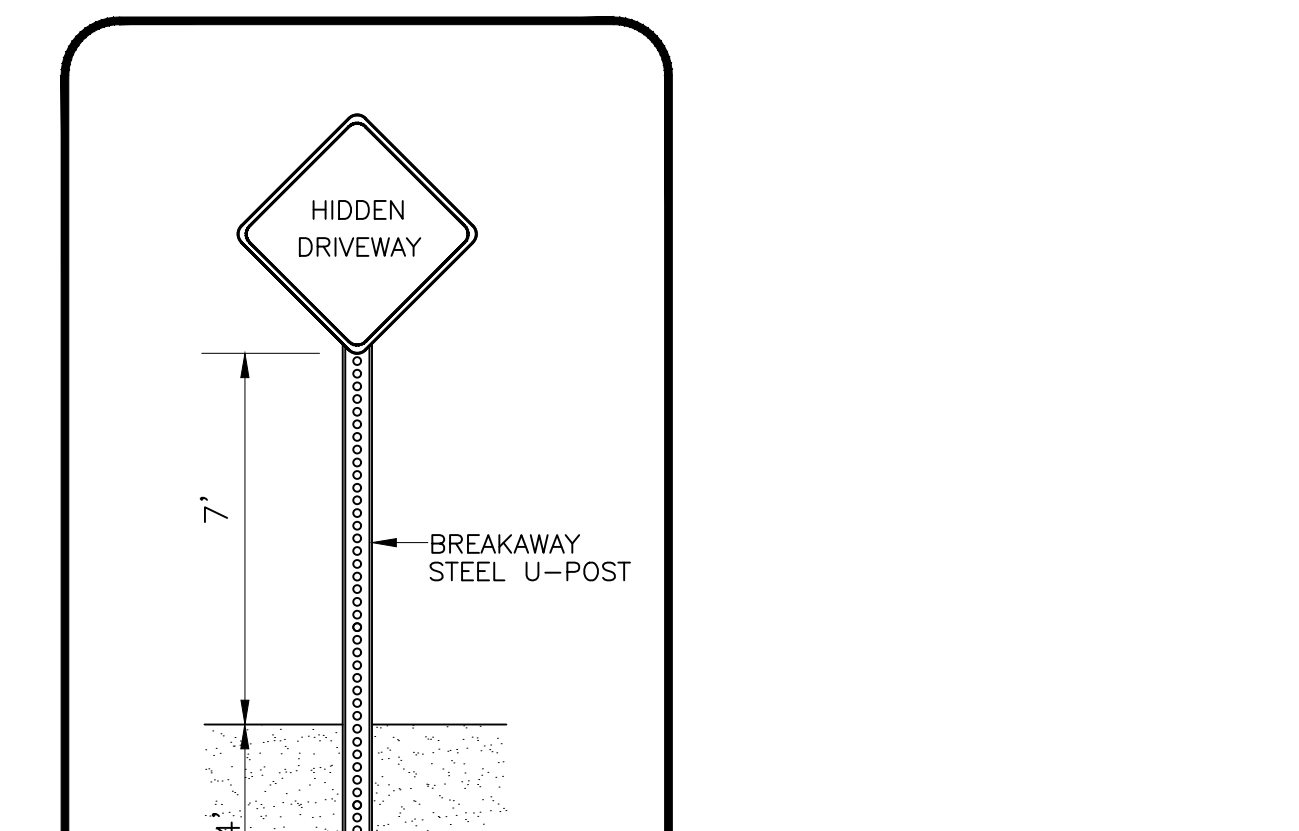
PRIVACY FENCE DETAIL N.T.S.



SEWER CLEANOUT COVER DETAIL N.T.S.



CONCRETE GUTTER DETAIL N.T.S.



HIDDEN DRIVEWAY SIGN DETAIL N.T.S.

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ENGINEERING DETAILS
 BLOCK 38.03, LOTS 23.02 & 24.02
 SEA ISLE CITY
 CAPE MAY COUNTY, NEW JERSEY

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REVISION	DATE	BY



DATE: 2/26/26	DRAWN BY: PMMc
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10388	SHEET: 6 OF 7

SOIL EROSION AND SEDIMENT CONTROL PLAN

1. The soil erosion inspector may require additional soil erosion measures to be installed, in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey 7th Edition, January 2014, (Revised July 2017).

2. The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outlets or offsite as a result of the construction project.

3. The soil conservation plan shall be notified 48 hours prior to any land disturbance.

4. All applicable erosion and sediment control practices shall be in place prior to any grading or installation of proposed structures or utilities.

5. 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.

6. Applicable erosion and sediment control practices shall be left in place until construction is completed and/or the area is stabilized.

7. The contractor shall perform a work, furnish all materials and install all measures required to reasonably control soil erosion resulting from construction operations and prevent excessive loss of sediment from the construction site.

8. 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 accordance with the New Jersey Standards. If the exposed materials are to be left exposed for more than 90 days, the exposed materials shall be mulched with straw hay or equivalent and anchored in accordance with the New Jersey Standards (i.e., peg and twine, mulch netting or liquid mulch binder).

9. It shall be the responsibility of the developer to provide confirmation of lime, fertilizer and seed and seed application methods and rates of application as the request of the Soil Conservation District.

10. All critical areas subject to erosion in conjunction with straw mulch at a rate of 2.5 tons per acre, according to the New Jersey Standards immediately following rough grading.

11. The seed and all areas to be graded and maintained such as a regular barrier runoff is diverted to soil erosion and sediment control facilities.

12. All sedimentation structures will be inspected and maintained on an regular basis and after every storm event.

13. A crushed stone, the clearing pad will be installed wherever a construction access exists. The stabilized pad will be installed according to the standards for stabilized construction access.

14. All driveways must be stabilized with 2.5" crushed stone or less base prior to individual lot construction.

15. 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 for a clean, sweep condition throughout construction.

16. All catch basin inlets will be protected according to the certified plan.

17. All storm drainage outlets will be stabilized, as required, before the discharge points become operational.

18. All diverting operations must discharge directly into a sediment filter area. The sediment filter shall be composed of a suitable sediment fabric filter. (see detail). The basin must be downsized to normal pool within 10 days of the design storm.

19. A MSA, A-24-39, ERI, Series, requires that no certificate of occupancy be issued before all provisions of the certified soil erosion and sediment control plan have been completed with permanent measures. All site work for the project must be completed prior to the district issuing a certificate of compliance as a prerequisite to the issuance of a certificate of occupancy by the municipality.

20. A copy of the certified Soil Erosion and Sediment Control Plan must be maintained on the project site during construction.

21. Any conveyance of this project prior to its completion transfers full responsibility for compliance with the certified plan to any subsequent owners.

22. Immediately after the completion of stripping and stockpiling of topsoil, the topsoil must be stabilized according to the standards for temporary vegetative cover. Stabilize topsoil with straw mulch for protection if the season does not permit the application and establishment of permanent vegetation. 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 a sediment barrier.

23. 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 with the current New Jersey Standards for Soil Erosion and Sediment Control.

24. 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 or less.

25. Maximum side slopes of all exposed surfaces shall not be constructed deeper than 3:1 unless otherwise approved by the district.

26. Dues 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.

27. Grading operations shall be protected from excavation and land filling operations on the proposed site.

28. Use staged construction methods to minimize exposed surfaces, where applicable.

29. All negative material shall be removed in accordance with American Standards for Nursery Stock of the American Association of the Nurseryman and in accordance with the New Jersey Standards for Soil Erosion and Sediment Control in New Jersey.

30. Natural vegetation and species shall be retained wherever specified on the Landscaping Plan.

31. 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.

32. Excavated soil material shall not be placed adjacent to rivers, streams, or bodies of water in a manner that will cause it to be washed away by high water or runoff. Excess borrow material removed from the project shall be stabilized to prevent erosion.

33. This certification is limited to the conditions specified in this plan. It is not authorization to engage in the proposed land use unless such has been previously approved by the municipality, county, State agency or other controlling agency.

STORMWATER MANAGEMENT PROGRAM

In order 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.

1. Annual visual inspection of outlet structures and basins.

2. Inspection of outlet structures to ensure proper functioning of outlet pipes and the accumulation of silt and sediments.

3. Inspection of basins to include the removal of debris and accumulated particles such as silt and sediments.

4. For maintenance of vegetated basins:

a. Mowing of grass is required regularly to ensure the aesthetic quality of the site. All mowings shall be rolled and bagged to avoid track buildup.

b. A dense lawn 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 impervious soil.

c. Grasses of the local fauna shall be established primarily due to their ability to provide soil, drought resistance, hardness, and ability to withstand bird foundations. Fescues will also permit long-term intervals between mowings.

d. Seed type: A mixture of the following special water tolerant seed mixtures ensuring a high quality grass for retention basins.

Mixture #	SEEDING RATE
Fescue	2.1 LB./1,000 SF
Perennial Ryegrass	0.25 LB./1,000 SF
Kentucky Bluegrass	0.25 LB./1,000 SF
White Clover	0.10 LB./1,000 SF

5. Fertilizing and liming: Annually

6. Fertilize with 1/2 lb. of N per 1,000 SF

7. Lime with pulverized dolomite limestone at a rate of 90 lbs./1,000 SF

8. Long term Maintenance

9. 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 reseeded.

STANDARDS FOR STABILIZATION WITH MULCH

1. **Site Preparation**

a. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading.

b. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

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

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

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

5. **Mulch netting**, such as paper jute, excelsior, etc.

6. **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.

7. **Gravel**, crushed stone, or silt at the rate of 1 cubic yard per acre to a minimum depth of 3 inches. Use 3/4" ASTM C-33 is recommended.

8. **Mulch Anchoring** - should be accomplished immediately after placement of hay or straw on areas less by wind or water. This may be done by one of the following methods, depending upon the size of the area and steepness of slope:

a. Peg and Twine - Drive 1/2 to 1/3 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 cross-crow and a square pattern. Secure twine around each peg with two or more round turns.

b. **Mulch Netting** - Staple paper, jute, cotton, or plastic netting to the soil surface. Use a degradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and to 300 feet long.

c. **Crimper Mulch Anchoring Tool** - A tractor-driven implement especially designed to push or anchor mulch into the soil surface. This practice affords maximum mulch coverage, but its use is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.

d. **Liquid Mulch-Binders** - May be used to anchor hay or straw mulch.

9. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. Remainder of the area should be uniform in appearance.

10. Use one of the following:

(1) 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 result in a phytoxic effect or impede growth of turf grass. Use at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

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

STANDARDS FOR TOPSOILING

1. **Materials**

a. 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. Subsoil soils should not be excessive (collectively less than 0.5 milligrams per container). More than 0.5 milligrams may desiccate seedlings and adversely impact growth. Imported topsoil shall have a minimum organic matter content of 2.5 percent. Organic matter content may be raised by additives.

b. Topsoil substitute is a soil material which may be amended with sand, silt, clay, organic matter, fertilizer or lime and has the appearance of topsoil. Topsoil substitutes may be applied to sites with nutrient permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Top soils shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.

2. **Stripping and Stockpiling**

a. Field exploration should be made to determine whether quantity and/or quality of surface soil justifies stripping.

b. Stripping shall be confined to the immediate construction area.

c. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the pH of the approximately 6.5.

d. A 4 to 6 inch stripping depth is common, but may vary depending on the particular soil.

e. Stockpiles of topsoil should be situated in a well-drained area or on a site environmental damage.

f. 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.

3. **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 in accordance with the specified seed mixture. Time is of the essence.

b. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

c. As guidance for ideal conditions, submit the soil for liming (lime requirement, limestone). If needed, should be applied to bring soil to a pH of approximately 6.5 and incorporated into the soil as readily 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 11 through 42.

4. **Applying Topsoil**

a. 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 to 10 inches, minimum of 4 inches, formed 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 sulfides shall be covered with a 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 Standards for Permanent Vegetative Stabilization, the contractor shall be responsible to ensure that permanent vegetative cover becomes 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 include some or all of the following: supplemental seeding, no-application of lime and fertilizers, and/or the addition of organic matter (e.g. compost) as a top dressing. Such additional measures shall be based on soil tests such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to test samples for agronomic properties.

STANDARDS FOR PERMANENT VEGETATIVE COVER

1. **Site Preparation**

a. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.

b. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.

c. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unrotted) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.

2. **Seedbed Preparation**

a. Uniformly apply ground limestone and fertilizer to topsoil which has been graded and firm, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample matrices are available from the local Rutgers Cooperative Extension offices (<http://njcaes.rutgers.edu/>). Fertilizer shall be applied at the rate of 500 pounds per acre or 1/2 pound per 1,000 square feet with 50% water soluble nitrogen with 10-10-10 liquid fertilizer and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and apply another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.

b. Work lime and fertilizer into the topsoil as readily as practical to a depth of 4 inches with a disc, spring-tine harrow, or other suitable equipment. The final harrowing or disking operation should be on the contour.

c. High acid producing soils. Soils having a pH of 4 or less or containing iron sulfides shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.

STANDARD FOR LAND GRADING

The following methods should be considered for dust control of the Township Construction Code, Official, or upon inspection by an S.C.D. official.

1. **Spray-on Anti-erosion** - On mineral soils (not effective on muck soils.) Keep traffic of these areas.

Asphalt emulsion	Water (Dilution)	Type of Nozzle	Apply Gallons/Acre
Latex emulsion	12:1 to 21:1	Fine spray	200
Resin in water	4:1	Fine spray	305

2. **Traps** - To roughen surface and bring debris to the surface. This is to roughen emergency measure should be used before soil blowing starts. Begin blowing on windward side of site. Chase-type plows spaced about 12 inches apart, and spring-tine hoes are examples of equipment which may produce the desired effect.

3. **Sprinkling** - Silt is sprinkled until the surface is wet.

4. **Barriers** - Soil bound concrete fences, burlap fences, and straw bales of hay and similar material can be used to create walls, banks of hay and similar material can be used to control air currents and soil blowing.

5. **Calcium Chloride** - Shall be in the form of loose dry granules at a rate that will keep surfaces moist but not cause or flakes free - enough to keep through commonly used spreaders (pellet or plant spreader) to be provided in areas having a high water table, to intercept seepage that would adversely affect slope stability, building foundations or create undesirable water accumulation around plants.

6. **Stops** - Cover surface with crushed stone or coarse gravel.

7. **Mulch** - Stabilization with approved mulches and vegetation cover by temporary of permanent.

SOIL CONSERVATION NOTES

1. The grading plan and installation shall be based upon adequate topographic surveys and investigations. The plan is to show the location, slope, fill and fish elevation of the surfaces 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, drainage, grade stabilization structures, retaining walls and subsurface drains should be included where necessary to stabilize the soil.

2. Erosion control measures shall be designed and installed in accordance with the applicable standard contained herein.

3. The development and establishment of the plan shall include the following:

a. The cut face of each excavation and fill shall be as steep as the site angle of repose for the materials encountered and fair enough for proper maintenance.

b. The permanently exposed faces of earth cuts and fill shall be vegetated or otherwise protected from erosion.

c. Provisions shall be made to safely control surface water to storm drains or suitable water courses and to prevent surface runoff from damaging cut faces and fill slopes.

d. Subsurface drainage to be provided in areas having a high water table, to intercept seepage that would adversely affect slope stability, building foundations or create undesirable water accumulation around plants.

e. See Standard for Subsurface Drainage, pg. 32-1.

4. Adjoining property shall be protected from excavation and filling operations.

5. 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 stream.

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SOIL MANAGEMENT AND PREPARATION

Subgrade soils prior to the application of topsoil shall be free of excessive compaction to a depth of 60 inches to enhance the establishment of permanent vegetative cover. This 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 vegetation is to be established and mitigation practices to be used to correct soil compaction. Due to use of setting, certain disturbed areas will not require compaction remediation, but not limited to the following:

4. Within 20 feet of building foundations with basements, 12 feet from curb or swale space construction.

5. Where soils or gravel areas will require compaction with overall leveling of the surface with an overall leveling of the surface with an overall leveling of the surface.

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