

SURVEY REFERENCE:

EXISTING CONDITIONS FOR THE PROPERTY TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 110 ROOSEVELT AVENUE TAX BLOCK 12, TAX LOTS 4, 5 & 10 BOROUGH OF DEAL MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)", PREPARED BY ROBERT H. MORRIS, NJPLS #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED AUGUST 24, 2021.

ROOSEVELT AVENUE

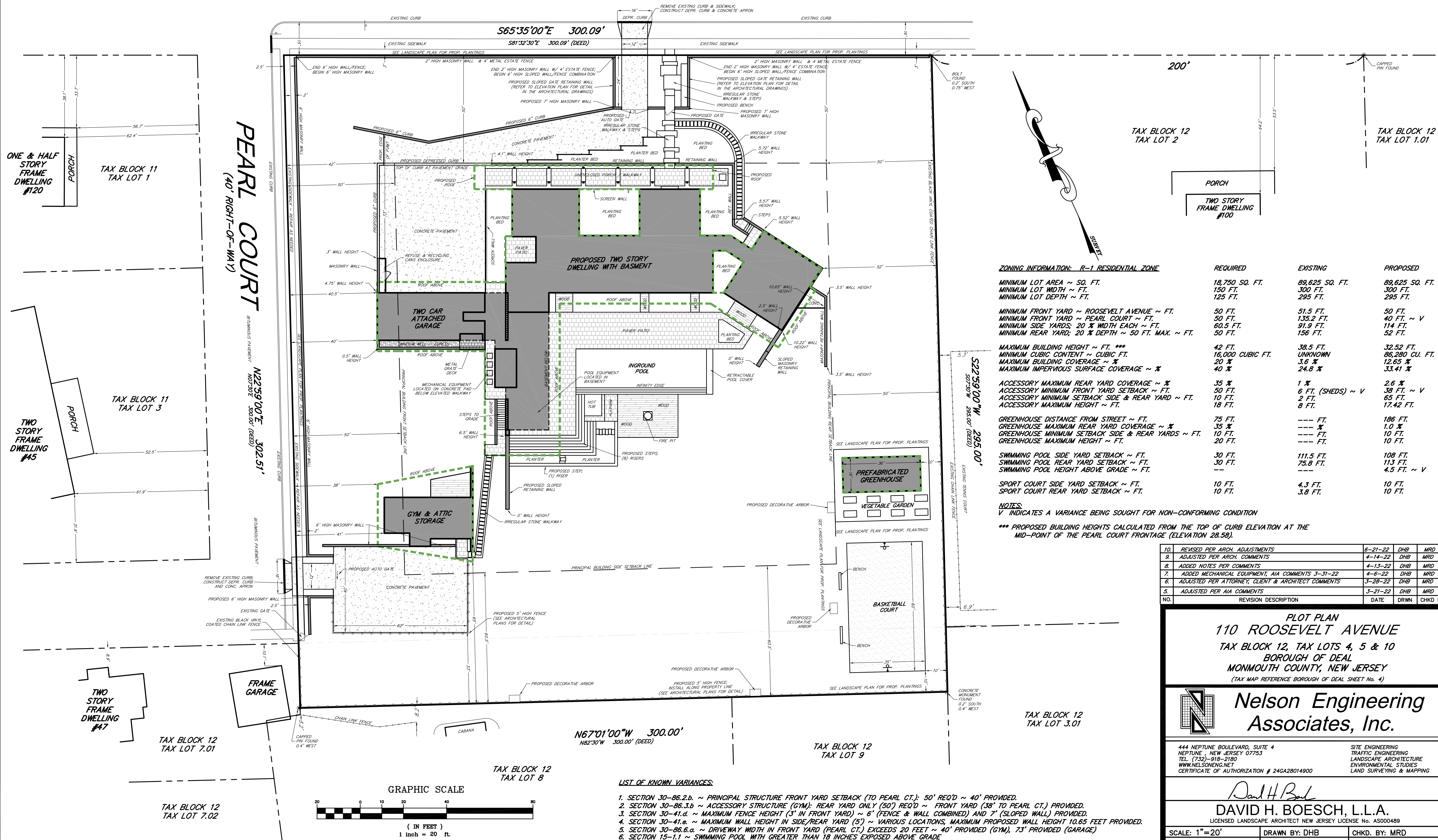
(70' RIGHT-OF-WAY)

PROPOSED IMPERVIOUS SURFACE COVERAGE SUMMARY:

PRINCIPAL BUILDING / ROOF / CANOPIES = 11,336 SQ. FT.
 GREENHOUSE & GYM/STORAGE = 2,182 SQ. FT.
 BASKETBALL COURT & BENCHES = 2,116 SQ. FT.
 POOL / PATIO / STEPS / FIRE PIT = 4,189 SQ. FT.
 DRIVEWAYS = 2,274 SQ. FT.
 WALKWAYS & SIDEWALKS = 1,822 SQ. FT.
 WALLS & CURB = 1,029 SQ. FT.

TOTAL COVERAGE = 29,948 SQ. FT. ~ 33.41 %

NET INCREASE IN IMPERVIOUS COVERAGE FROM EXISTING PROPERTY CONDITION = 7,721 SQ. FT.



ZONING INFORMATION: R-1 RESIDENTIAL ZONE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA ~ SQ. FT.	18,750 SQ. FT.	89,625 SQ. FT.	89,625 SQ. FT.
MINIMUM LOT WIDTH ~ FT.	150 FT.	300 FT.	300 FT.
MINIMUM LOT DEPTH ~ FT.	125 FT.	295 FT.	295 FT.
MINIMUM FRONT YARD ~ ROOSEVELT AVENUE ~ FT.	50 FT.	51.5 FT.	50 FT.
MINIMUM FRONT YARD ~ PEARL COURT ~ FT.	50 FT.	135.2 FT.	40 FT. ~ V
MINIMUM SIDE YARDS; 20 % WIDTH EACH ~ FT.	60.5 FT.	91.9 FT.	114 FT.
MINIMUM REAR YARD; 20 % DEPTH ~ 50 FT. MAX. ~ FT.	50 FT.	156 FT.	52 FT.
MAXIMUM BUILDING HEIGHT ~ FT. ***	42 FT.	38.5 FT.	32.52 FT.
MINIMUM CUBIC CONTENT ~ CUBIC FT.	16,000 CUBIC FT.	UNKNOWN	86,280 CU. FT.
MAXIMUM BUILDING COVERAGE ~ %	20 %	3.6 %	12.65 %
MAXIMUM IMPERVIOUS SURFACE COVERAGE ~ %	40 %	24.8 %	33.41 %
ACCESSORY MAXIMUM REAR YARD COVERAGE ~ %	35 %	1 %	2.6 %
ACCESSORY MINIMUM FRONT YARD SETBACK ~ FT.	50 FT.	6 FT. (SHEDS) ~ V	38 FT. ~ V
ACCESSORY MINIMUM SETBACK SIDE & REAR YARD ~ FT.	10 FT.	2 FT.	65 FT.
ACCESSORY MAXIMUM HEIGHT ~ FT.	18 FT.	8 FT.	17.42 FT.
GREENHOUSE DISTANCE FROM STREET ~ FT.	75 FT.	---	186 FT.
GREENHOUSE MAXIMUM REAR YARD COVERAGE ~ %	35 %	---	1.0 %
GREENHOUSE MINIMUM SETBACK SIDE & REAR YARDS ~ FT.	10 FT.	---	10 FT.
GREENHOUSE MAXIMUM HEIGHT ~ FT.	20 FT.	---	10 FT.
SWIMMING POOL SIDE YARD SETBACK ~ FT.	30 FT.	111.5 FT.	108 FT.
SWIMMING POOL REAR YARD SETBACK ~ FT.	30 FT.	75.8 FT.	113 FT.
SWIMMING POOL HEIGHT ABOVE GRADE ~ FT.	---	---	4.5 FT. ~ V
SPORT COURT SIDE YARD SETBACK ~ FT.	10 FT.	4.3 FT.	10 FT.
SPORT COURT REAR YARD SETBACK ~ FT.	10 FT.	3.8 FT.	10 FT.

NOTES:
 V INDICATES A VARIANCE BEING SOUGHT FOR NON-COMFORMING CONDITION

*** PROPOSED BUILDING HEIGHTS CALCULATED FROM THE TOP OF CURB ELEVATION AT THE MID-POINT OF THE PEARL COURT FRONTAGE (ELEVATION 28.58).

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10.	REVISED PER ARCH. ADJUSTMENTS	6-21-22	DHB	MRD
9.	ADJUSTED PER ARCH. COMMENTS	4-14-22	DHB	MRD
8.	ADDED NOTES PER COMMENTS	4-13-22	DHB	MRD
7.	ADDED MECHANICAL EQUIPMENT, AIA COMMENTS 3-31-22	4-6-22	DHB	MRD
6.	ADJUSTED PER ATTORNEY, CLIENT & ARCHITECT COMMENTS	3-28-22	DHB	MRD
5.	ADJUSTED PER AIA COMMENTS	3-21-22	DHB	MRD

PLOT PLAN
 110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
 BOROUGH OF DEAL
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07753
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 CERTIFICATE OF AUTHORIZATION # 246A28014900

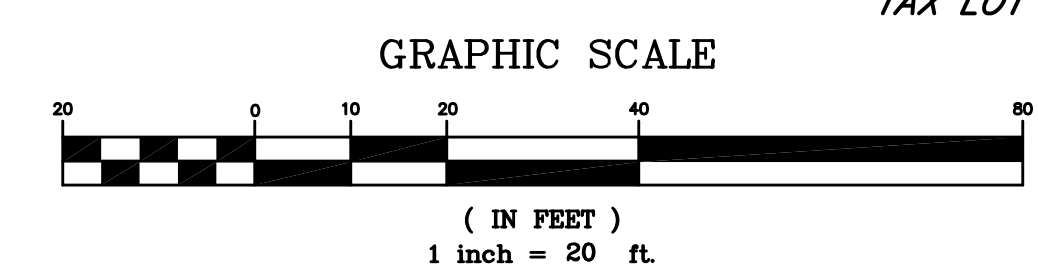
SITE ENGINEERING
 TRAFFIC ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 LAND SURVEYING & MAPPING

DAVID H. BOESCH, L.L.A.
 LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'
 FILE: 210705
 DRAWN BY: DHB
 DATE: 01-14-2022
 CHKD. BY: MRD
 SHEET 1 OF 6

LIST OF KNOWN VARIANCES:

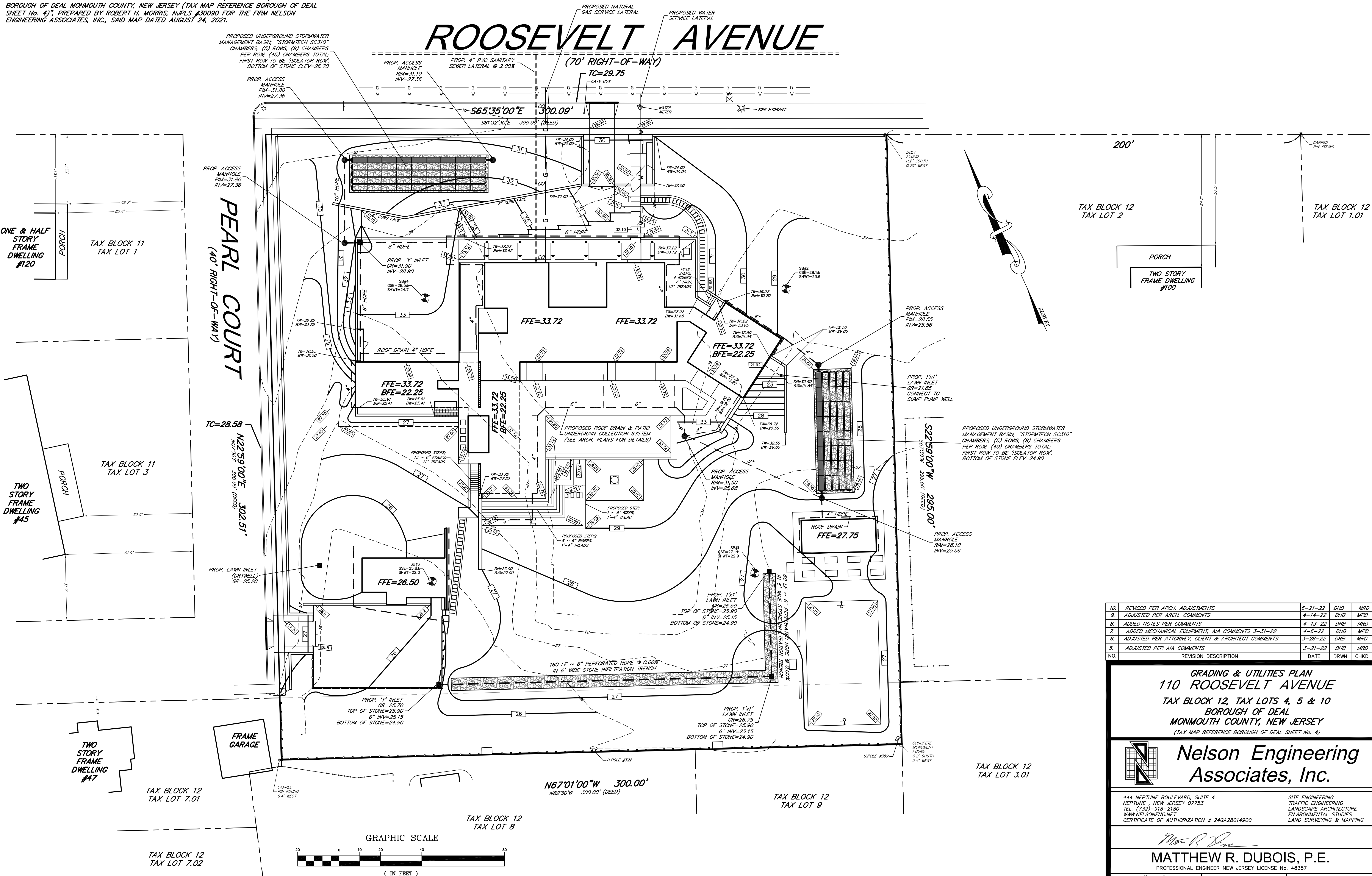
- SECTION 30-86.2.b ~ PRINCIPAL STRUCTURE FRONT YARD SETBACK (TO PEARL CT.): 50' REQ'D ~ 40' PROVIDED.
- SECTION 30-86.3.b ~ ACCESSORY STRUCTURE (GYM): REAR YARD ONLY (50') REQ'D ~ FRONT YARD (38') TO PEARL CT.) PROVIDED.
- SECTION 30-41.d ~ MAXIMUM FENCE HEIGHT (3' IN FRONT YARD) ~ 6' FENCE & WALL COMBINED AND 7' (SLOPED WALL) PROVIDED.
- SECTION 30-41.e ~ MAXIMUM WALL HEIGHT IN SIDE/REAR YARD (5') ~ VARIOUS LOCATIONS; MAXIMUM PROPOSED WALL HEIGHT 10.65 FEET PROVIDED.
- SECTION 30-86.6.a ~ DRIVEWAY WIDTH IN FRONT YARD (PEARL CT.) EXCEEDS 20 FEET ~ 40' PROVIDED (GYM), 73' PROVIDED (GARAGE)
- SECTION 15-1.1 ~ SWIMMING POOL WITH GREATER THAN 18 INCHES EXPOSED ABOVE GRADE



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ROOSEVELT AVENUE



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GRADING & UTILITIES PLAN
110 ROOSEVELT AVENUE
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Matthew R. Dubois
MATTHEW R. DUBOIS, P.E.
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

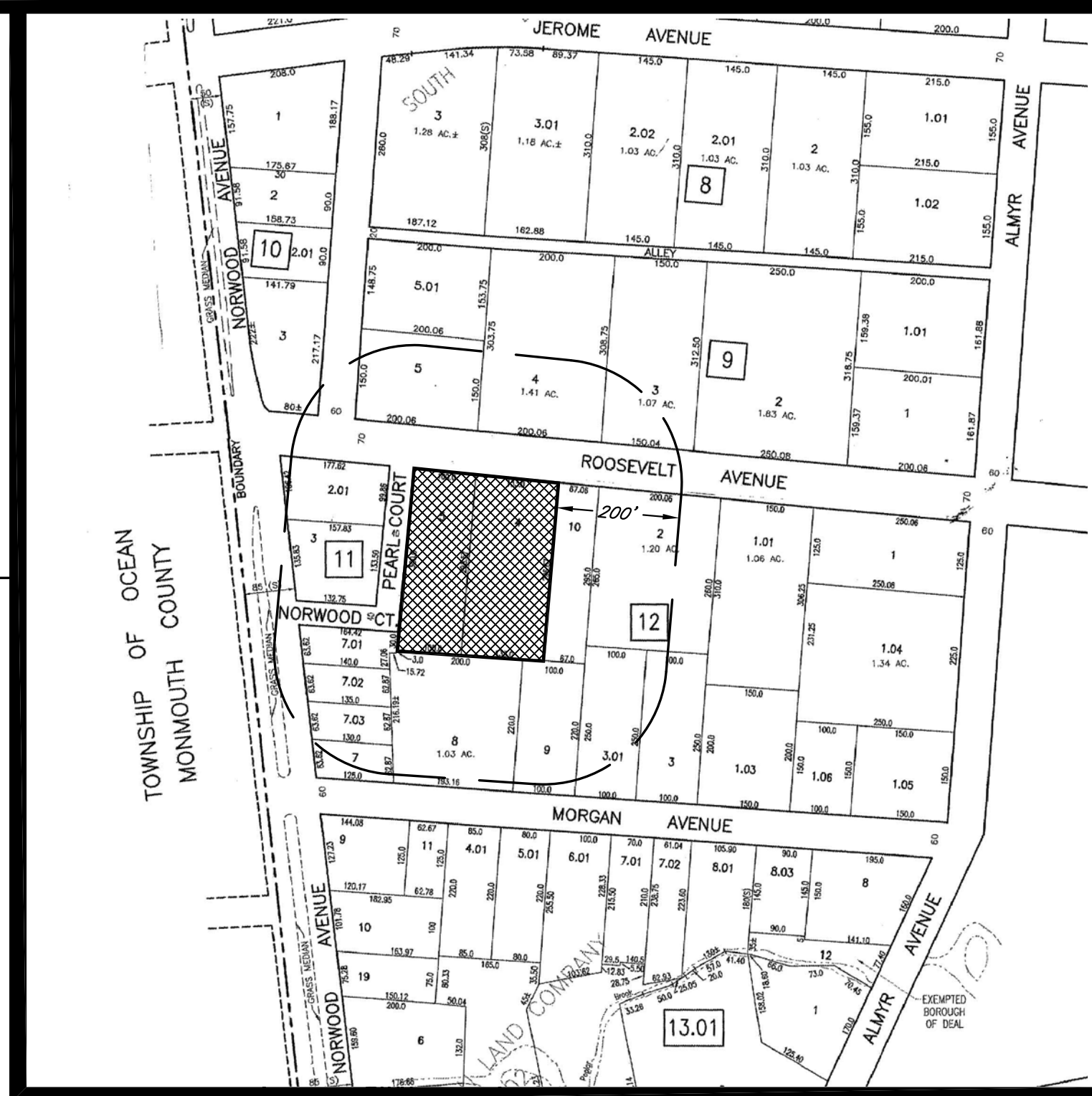
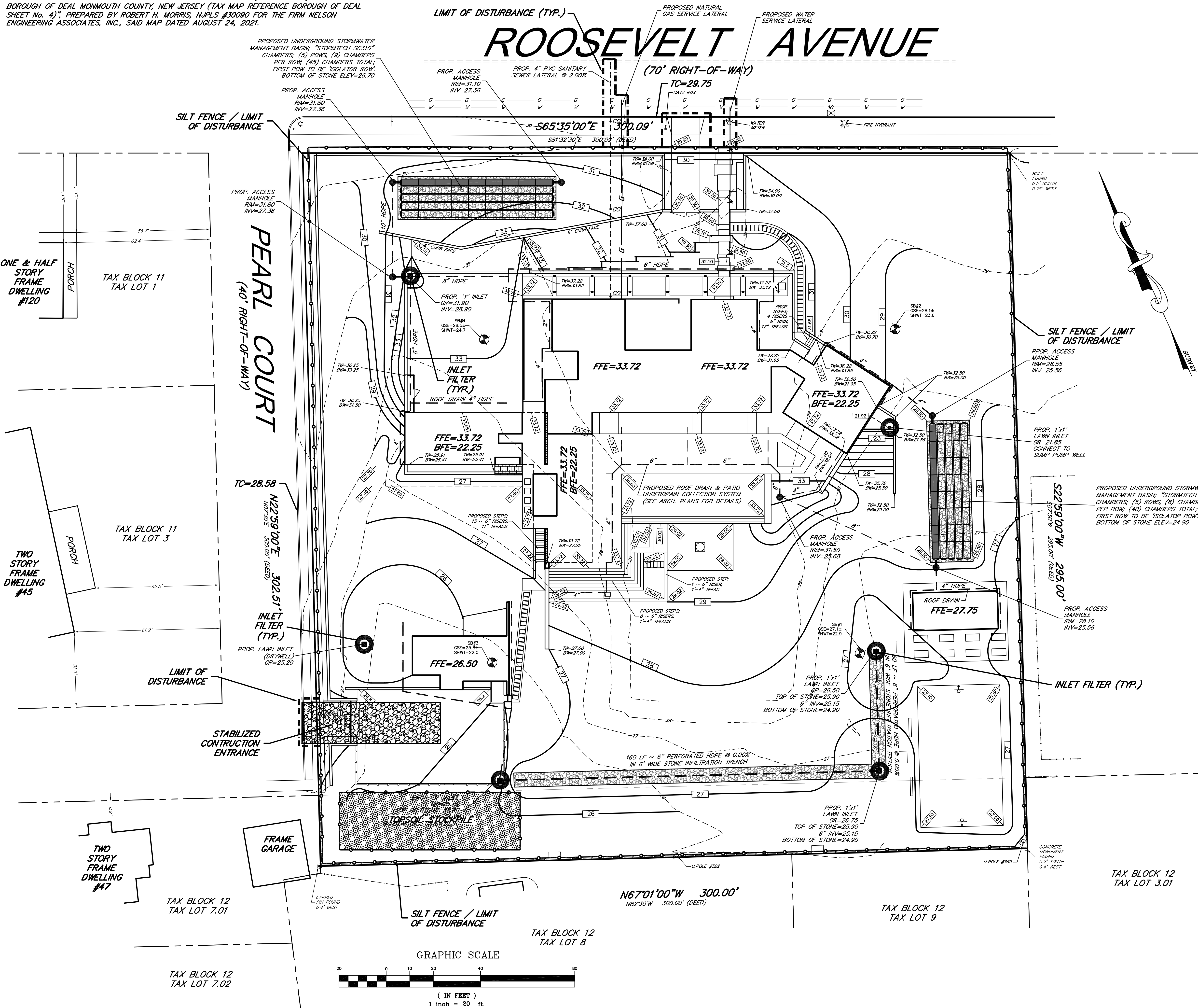
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KEY MAP

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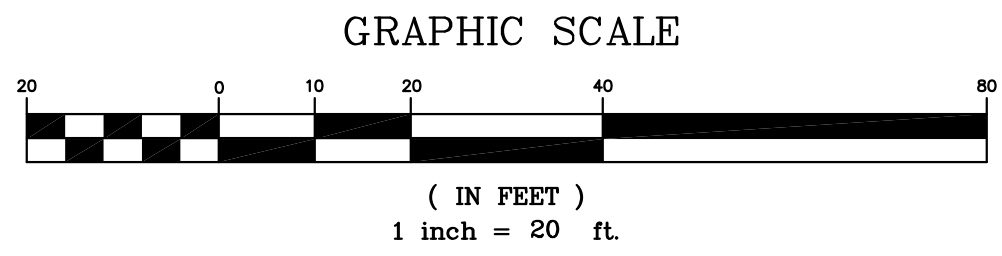
SOIL EROSION AND SEDIMENT CONTROL PLAN
110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
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SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FRESHLOD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL MINIMIZE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-30 et. seq. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE COMPLIANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL PLAN IS IN COMPLIANCE WITH THE APPLICABLE PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN SUBMITTED UPON WRITING TO THE DISTRICT. THE DISTRICT WILL MAINTAIN A RECORD OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS. PERMANENT PROTECTION SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SOIL WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING THE INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (i.e. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT. THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROAD LANE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF 10 FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DRIPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A MANNER THAT IT WILL PERMANENTLY BE SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE IMMEDIATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A RATE OF 10 TONS/ACRE, (OR 450 LBS./1,000 SQ. FT. OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT. ANY DEWATERING METHOD USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGNO LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGNO LOCATIONS NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OR OF THE PROJECT.
19. ANY SILT FENCE BARRIER AND HAY BALES SHALL BE CONSTRUCTED AS NOTED ON THE DETAIL AND PLACED AS SHOWN ON THE PLAN. BALES SHALL BE REPLACED UPON SATURATION WITH SILT.
20. ALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE IN PLACE AS DESIGNED IN THE SEQUENCE OF CONSTRUCTION AND SHALL REMAIN IN PLACE AS REQUIRED.
21. SEQUENCE OF CONSTRUCTION: THE FOLLOWING SCHEDULE SHALL BE ADHERED TO, IF NECESSARY, TO MODIFY THE TIME SEQUENCE, THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED AND SUPPLIED WITH THE MODIFIED TIME SCHEDULE.
 - a. PHASE I
1. INSTALL SILT FENCE, HAY BALES AND INLET FILTERS.
2. INSTALL CONSTRUCTION ACCESS ROAD.
3. DEMOLISH EXISTING SURFACE STRUCTURES AS NOTED ON THE DEMOLITION PLAN.
 - b. PHASE II
1. BRING SITE TO GRADE.
2. INSTALL INTERIOR LOT DRAINAGE.
 - c. PHASE III
1. CONSTRUCT CURBING, PAVEMENT AND SIDEWALKS.
2. COMPLETE STRUCTURE.
 - d. PHASE IV (DEPENDENT UPON SEASON)
1. COMPLETE LANDSCAPING
2. REMOVE SEASONS MEASURES.
22. TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1,000 SQ. FT. THE OPTIMUM SEED DEPTH SHALL BE 0.5 INCHES. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
23. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM PLANTING PERIODS ARE BETWEEN AUGUST 15 AND OCTOBER 30. ACCEPTABLE PLANTING PERIODS ARE BETWEEN FEBRUARY 1 AND APRIL 30 OR BETWEEN MAY 1 AND AUGUST 14. SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE CONDITIONS, INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.

FINE FESCUE BLEND (HARD FESCUE, CHEWINGS FESCUE, STRONG CREeping RED FESCUE)	0.10 LBS./1,000 SQ. FT.
KENTUCKY BLUEGRASS	0.50 LBS./1,000 SQ. FT.
PERENNIAL RYEGRASS	0.10 LBS./1,000 SQ. FT.
24. SEEDBED PREPARATION:
 - a. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE 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/MORE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOI ACIDITY AND SUPPLY CALCIUM AND MANGANESE TO GRASSES AND LEGUMES.
 - b. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - c. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
 - d. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.
25. MAINTENANCE OF PERMANENT SOIL EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE APPLICANT AND/OR SUBSEQUENT OWNERS OF THE PROPERTY.
26. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. NO BUILDING PERMITS WILL BE RELEASED UNTIL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES, AS INDICATED ON APPROVED PLANS, ARE INSTALLED.
27. THE DISTRICT SHALL BE REPRESENTED AT THE PROJECT PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, CONTRACTORS AND UTILITY REPRESENTATIVES. IF THE TOWNSHIP ENGINEER DOES NOT SCHEDULE A PRE-CONSTRUCTION MEETING, IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SCHEDULE ONE PRIOR TO ANY LAND DISTURBANCE.
28. FAILURE OF THE AFOREMENTIONED PLAN SHALL NOT RELIEVE THE APPLICANT OF ANY OF ITS RESPONSIBILITIES RELEVANT TO THE APPROPRIATE STATUTES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE DISTRICT IN THE EVENT OF ANY UNFORESEEN PROBLEMS DURING CONSTRUCTION.
29. FINAL STABILIZATION OF ALL LAND DISTURBANCES ASSOCIATED WITH UNDERGROUND UTILITIES, IRRESPECTIVE OF PHASING, IS THE ULTIMATE RESPONSIBILITY OF THE OWNER.
30. IF SEASON PREVENTS THE ESTABLISHMENT OF PERMANENT SEEDING, EXPOSED AREAS SHALL BE STABILIZED WITH MULCH. SEE THE MULCHING STANDARDS FOR MATERIALS AND METHODS.
31. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
32. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL OF NEW JERSEY.

- A. MULCHING IS REQUIRED ON ALL SEEDING. THE EXISTANCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- B. STRAW OR HAY - UNROTATED SMALL GRASS STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH BLOWER (TACKLING 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. SPREAD MULCH UNIFORMLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED.
- C. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF THE MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
 1. 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 THE MULCH. SECURE THE MULCH TO THE SOIL BY STRETCHING TWINE BETWEEN THE PEGS IN A CROSS-CROSS AND SQUARE PATTERN. SECURE THE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
 3. CRUMPER - 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, 30 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 TACKLING OR ADHESIVE AGENT IS REQUIRED.

- A. LIQUID MULCH BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH. APPLICATIONS SHOULD BE HEAVY AT THE EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CREST OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
- B. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHOLOGICALLY HARMLESS AND NOT RESULT IN A PHOTOTOXIC EFFECT OF WEEDS GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS.
- C. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MIXIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING SHALL BE DISPENSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

TOPSOIL SPECIFICATIONS:

- A. TOPSOIL SHALL BE FRAGILE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADHESIVE CHEMICAL OR PHYSICAL CONTAMINATION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY SHALL BE LESS THAN 0.5 MILLIMHOS PER CENTIMETER). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- B. 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 IN NOTE 'A' ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
- C. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
- D. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- E. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5.
- F. 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.
- G. GRADE AS NEEDED AND FERTILIZED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
- H. 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 INCORPORATED INTO THE SOIL AS NEARLY PRACTICAL, TO A DEPTH OF 4 INCHES.
- I. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING.
- J. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS.
- K. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE.
- L. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMS IN PLACE IS REQUIRED. ALTERNATIVE METHODS 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.
- M. THE CONTRACTOR IS 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, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH MEASURES SHALL BE BASED ON SOIL TESTING SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE, OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS:

1. SURFACE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT OF COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN, OR PORTION OF THE PLAN, SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR / OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE IDENTIFIED COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS:

- A. PROBING WIRE TEST (SEE DETAIL).
- B. HAND-HELD PENETROMETER TEST (SEE DETAIL).
- C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED).
- D. BANKS DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED).

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO A.S.T.M. STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

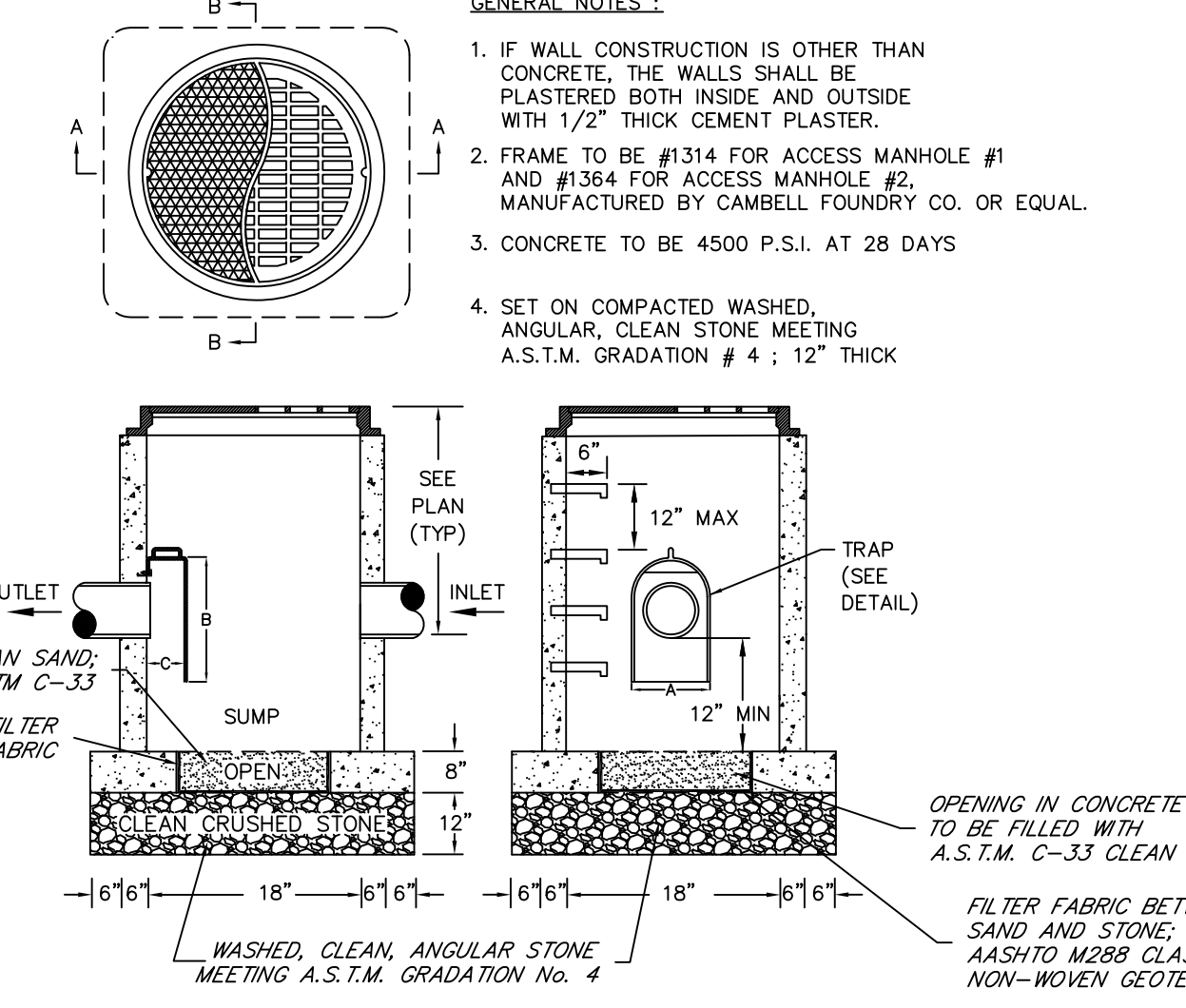
SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION:

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 NOT DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

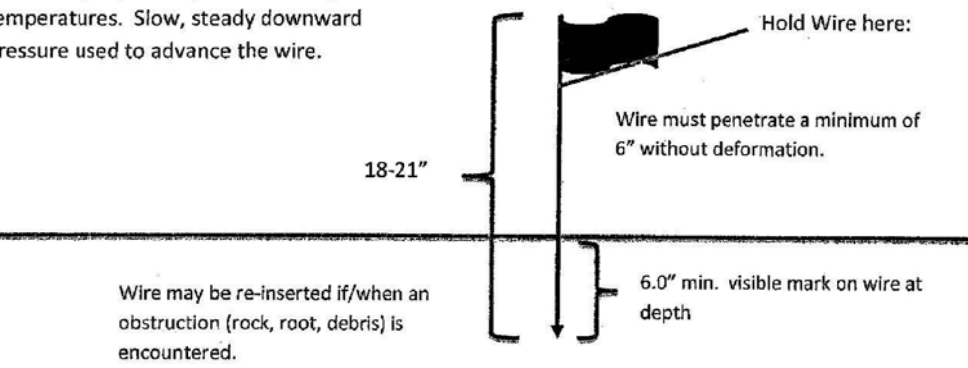
GENERAL NOTES:

1. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
2. FRAME TO BE #1314 FOR ACCESS MANHOLE #1 AND #1364 FOR ACCESS MANHOLE #2, MANUFACTURED BY CAMBELL FOUNDRY CO. OR EQUAL.
3. CONCRETE TO BE 4500 P.S.I. AT 28 DAYS
4. SET ON COMPACTED WASHED, ANGULAR, CLEAN STONE MEETING A.S.T.M. GRADATION # 4; 12" THICK



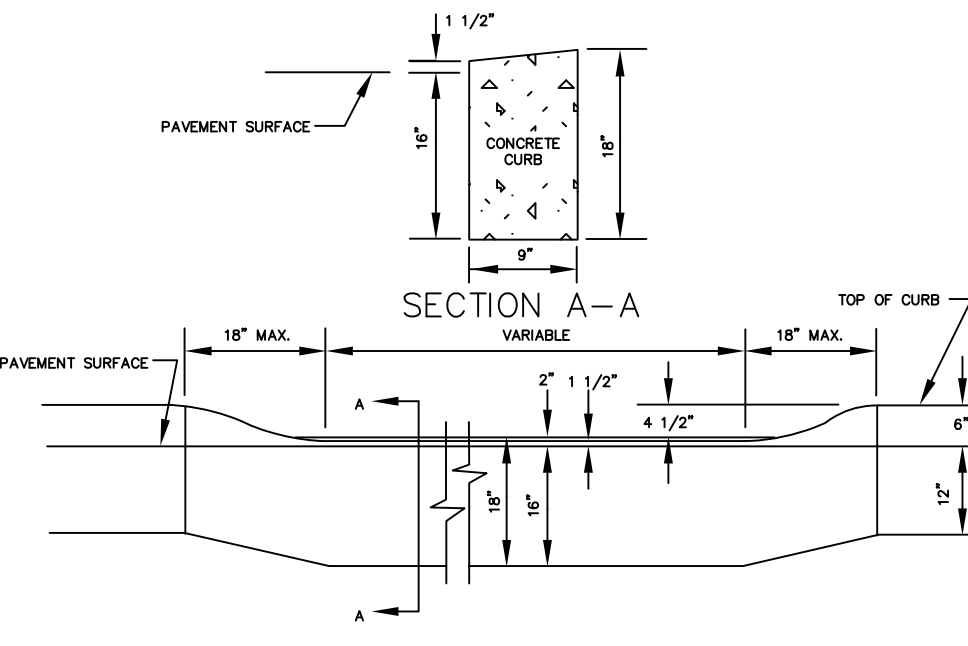
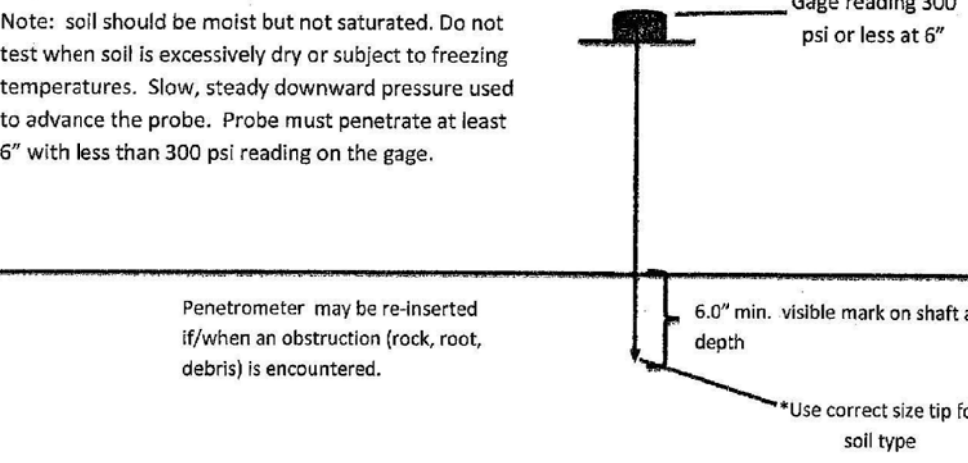
Probing Wire Test- 15.5 ga steel wire (survey flag)

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

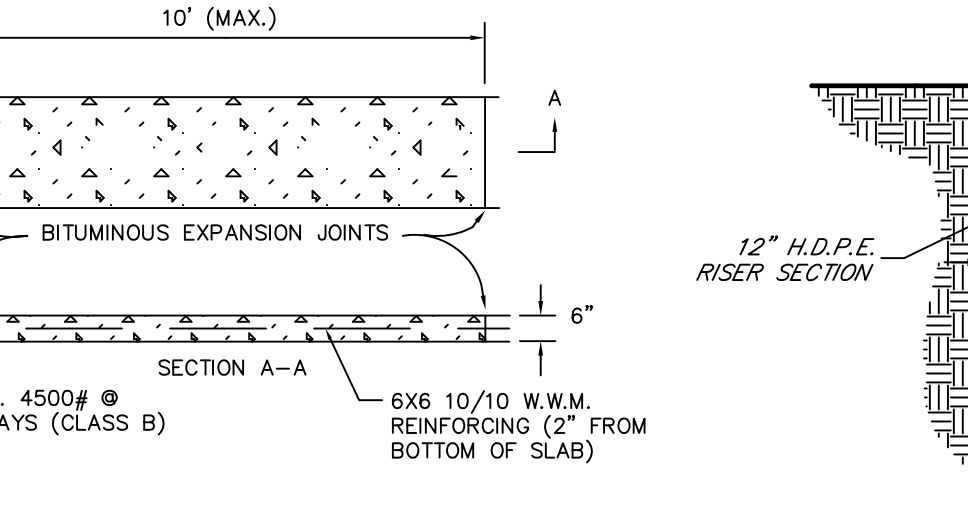


Handheld Soil Penetrometer Test

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



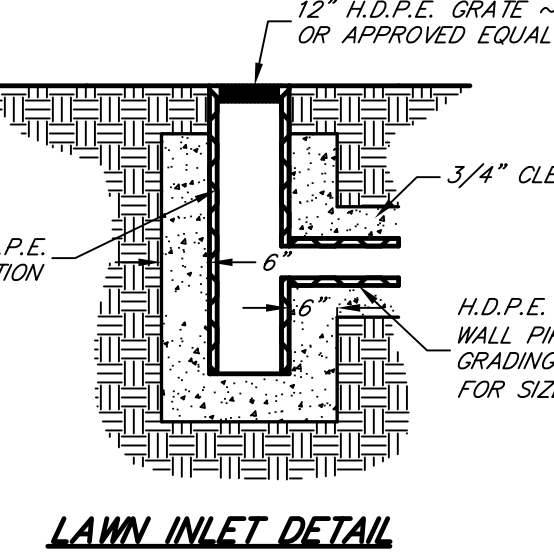
METHOD OF DEPRESSING CURBS AT DRIVEWAYS



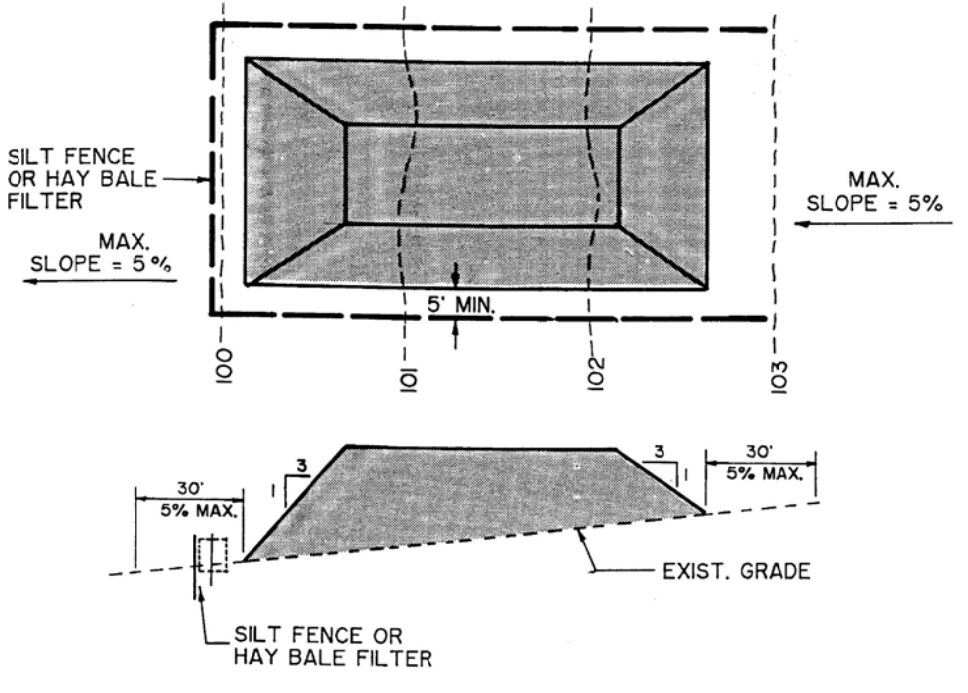
- NOTES:
- 1) A PREFORMED, BITUMINOUS EXPANSION JOINTS 1/2" THICK, 6" WIDE, SHALL BE INSTALLED AT A SPACING OF TEN FEET ON CENTER IN BOTH DIRECTIONS.
 - 2) THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.

CONCRETE PAVEMENT DETAIL

CONCRETE PAVEMENT DETAIL



LAWN INLET DETAIL

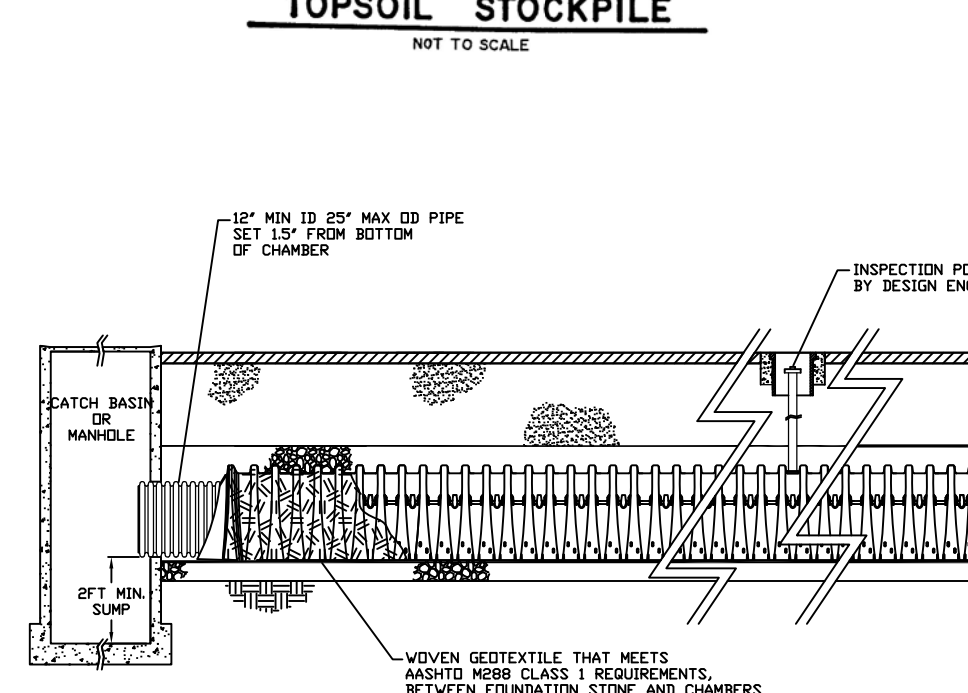


TOPSOIL STOCKPILE

- NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
 3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQ.
 4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.

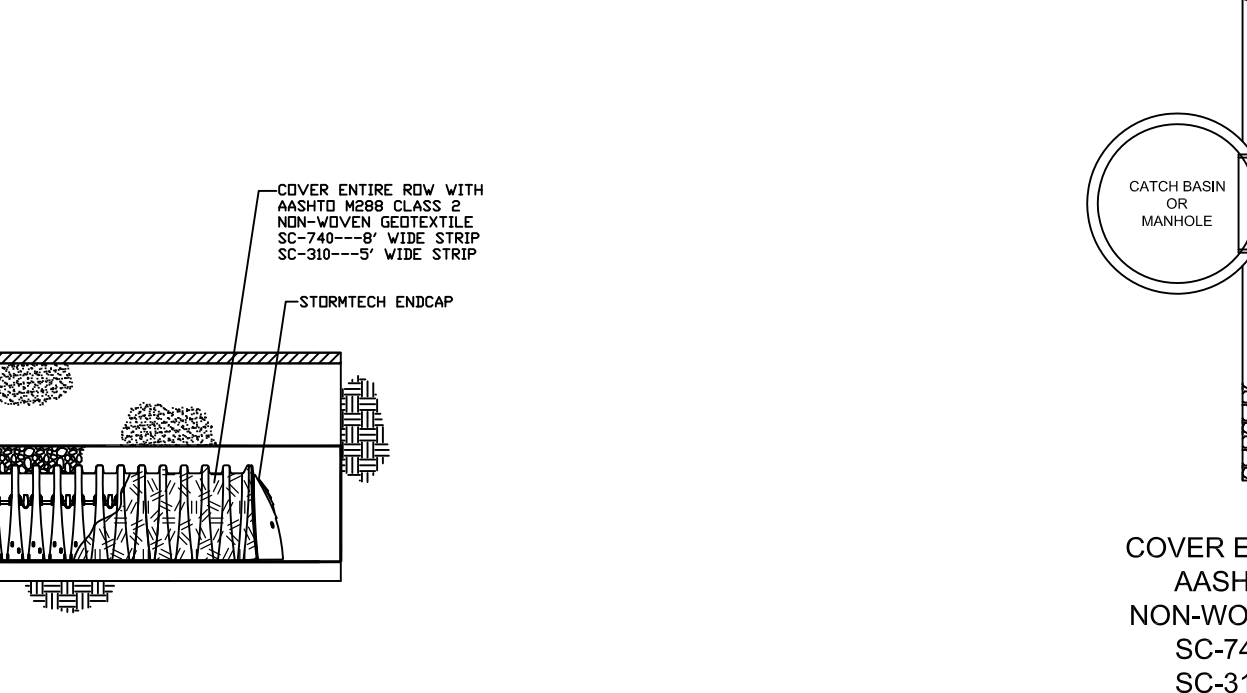
VERTICAL CURB

VERTICAL CURB



STORMTECH ISOLATOR™ ROW

PROFILE VIEW DETAIL



STORMTECH ISOLATOR™ ROW

PLAN VIEW DETAIL

GENERAL NOTES:

1. NO FENCE OF BARBED WIRE, RAZOR WIRE, OR SIMILAR MATERIAL IS PERMITTED.
2. NO CONSTRUCTION ACTIVITY SHALL BEGIN PRIOR TO 8:00 AM, AND NO LATER THAN 5:00 PM.
3. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL CALL FOR A UTILITIES SERVICE MARKOUT.
4. NO PRIVATE SWIMMING POOL SHALL HAVE ANY CONNECTION WHATSOEVER TO THE SANITARY SEWER SYSTEM OF THE BOROUGH OF DEAL, AND NO WATER SHALL BE DISCHARGED FROM SUCH SWIMMING POOL INTO THE SANITARY SEWER SYSTEM. POOL WATER MAY NOT BE DISCHARGED AT THE CURB, OR UPON THE SURFACE OF ANY STREET, OR INTO THE STORM SEWER.
5. ANY AND ALL POOLS SHALL BE SUBJECT, AT ALL TIMES, TO INSPECTION BY THE POLICE DEPARTMENT, THE BOARD OF HEALTH, PLUMBING SUBCODE OFFICIAL, ZONING OFFICER AND THE CONSTRUCTION OFFICIAL.
6. THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ALL SWIMMING POOLS SHALL BE IN ACCORDANCE WITH THE CURRENT ISSUE OF THE SWIMMING POOL CODE OF NEW JERSEY PROMULGATED BY THE NEW JERSEY DEPARTMENT OF HEALTH, EXCEPT WHERE SAID CODE DIFFERS IN ANY RESPECT FROM THE PROVISIONS OF THIS SUBSECTION. IN SUCH EVENT, THE MORE RESTRICTIVE PROVISIONS SHALL CONTROL.
7. THE EXISTING CURB AND SIDEWALK ALONG THE PROPERTY FRONTAGE WILL BE REPLACED IF FOUND TO BE IN POOR CONDITION AT THE DIRECTION OF THE BOROUGH ENGINEER.
8. NO BUILDING, CONSTRUCTION, RECONSTRUCTION, REMODELING OR REPAIRS SHALL BE MADE, UNDERTAKEN OR CONTINUED WITHIN THE LIMITS OF THE BOROUGH BETWEEN JUNE 30 AND LABOR DAY, AND ON THE FOLLOWING HOLIDAYS: THANKSGIVING DAY AND CHRISTMAS DAY. NO POWER TOOLS SUCH AS POWER SANDERS, CHAIN SAWS, NAIL GUNS, ETC. SHALL BE ALLOWED DURING THIS MORATORIUM.
9. THE HOMEOWNER SHALL SUPPLY AN ASBUILT PLAN WITH CALCULATIONS TO CONFIRM THE PROJECT'S IMPERVIOUS COMPLIANCE PRIOR TO A FINAL C.O. FROM THE ZONING DEPARTMENT.
10. EXISTING CURB AND SIDEWALK ALONG THE FRONTAGE WILL BE REPLACED IF FOUND IN POOR CONDITION.
11. PROPERTY IS LOCATED BEYOND F.E.M.A. FLOOD HAZARD ZONE 'X' AS INDICATED ON FLOOD INSURANCE RATE MAPS PANELS #3402500213F (EFFECTIVE DATE 9-25-2009).
12. THE APPLICANT SHALL BE STRICTLY LIMITED TO THE APPROVED PLANS. ALL CONSTRUCTION SHALL COMPLY WITH THE PREVAILING PROVISIONS OF THE UNIFORM CONSTRUCTION CODE.
13. THE APPLICANT AND/OR CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS NECESSARY FOR THIS PROJECT, PRIOR TO BEGINNING CONSTRUCTION.
14. ANY FUTURE IMPROVEMENTS SHALL REQUIRE PLANNING BOARD APPROVAL.
15. THE FOOT PRINT SHALL NOT ENCRACH ON ANY EXISTING OVERHEAD WIRES WITH A MINIMUM OF FIVE (5) FOOT BUFFER OR MORE AS MAY BE REQUIRED BY THE UTILITY COMPANY.
16. PRIOR TO CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL CALL FOR UTILITY SERVICE MARK OUT.
17. ALL LANDSCAPING, DRAINAGE AND GRADING SHALL BE SUBJECT TO THE BOROUGH PROFESSIONAL'S REVIEW AND APPROVAL.
18. NO OFF-SITE DISCHARGE OF CONSTRUCTION DEWATERING ACTIVITIES WILL BE PERMITTED.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
10.	REVISED PER ARCH. ADJUSTMENTS	6-21-22	DHB	MRD
9.	ADJUSTED PER ARCH. COMMENTS	4-14-22	DHB	MRD
8.	ADDED NOTES PER COMMENTS	4-13-22	DHB	MRD
7.	ADDED MECHANICAL EQUIPMENT, AIA COMMENTS 3-31-22	4-6-22	DHB	MRD
6.	ADJUSTED PER ATTORNEY, CLIENT & ARCHITECT COMMENTS	3-28-22	DHB	MRD
5.	ADJUSTED PER AIA COMMENTS	3-21-22	DHB	MRD

SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS
110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
 BOROUGH OF DEAL
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE BOROUGH OF DEAL SHEET NO. 4.)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07753
 TEL: (732) 918-2180
 WWW.NELSONENG.NET
 CERTIFICATE OF AUTHORIZATION # 24GA28014900

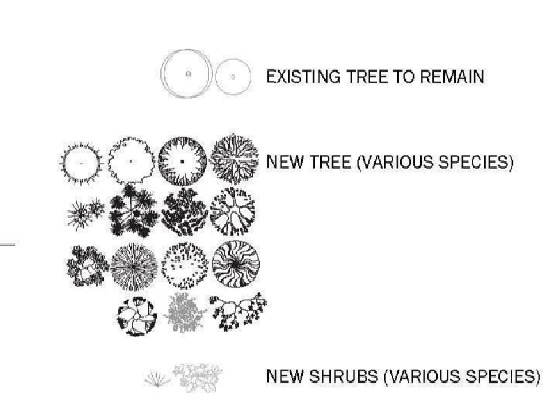
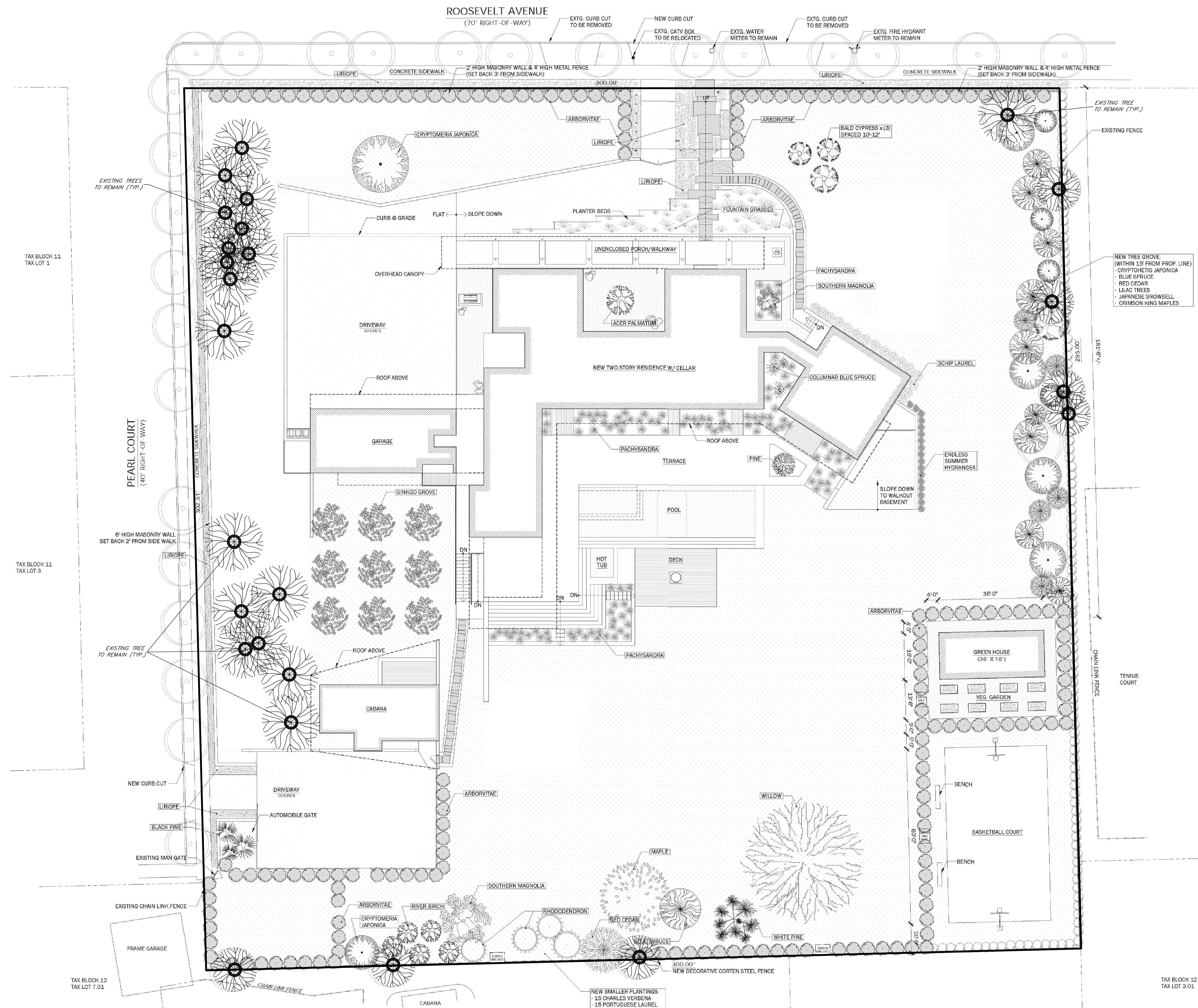
SITE ENGINEERING
 TRAFFIC ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 LAND SURVEYING & MAPPING

MATTHEW R. DUBOIS, P.E.
 PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 48357

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 210705	DATE: 01-14-2022	SHEET 4 OF 6

SURVEY REFERENCE:

EXISTING CONDITIONS FOR THE PROPERTY TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 110 ROOSEVELT AVENUE TAX BLOCK 12, TAX LOTS 4, 5 & 10 BOROUGH OF DEAL MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)", PREPARED BY ROBERT H. MORRIS, N.J.P.L.S. #30090 FOR THE FIRM NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED AUGUST 24, 2021.



NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
10.	REVISED PER ARCH. ADJUSTMENTS	6-21-22	DHB	MRD
9.	ADJUSTED PER ARCH. COMMENTS	4-14-22	DHB	MRD
8.	ADDED NOTES PER COMMENTS	4-13-22	DHB	MRD
7.	ADDED MECHANICAL EQUIPMENT, AIA COMMENTS 3-31-22	4-6-22	DHB	MRD
6.	ADJUSTED PER ATTORNEY, CLIENT & ARCHITECT COMMENTS	3-28-22	DHB	MRD
5.	ADJUSTED PER AIA COMMENTS	3-21-22	DHB	MRD

LANDSCAPE PLAN
110 ROOSEVELT AVENUE
 TAX BLOCK 12, TAX LOTS 4, 5 & 10
 BOROUGH OF DEAL
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 4)

Nelson Engineering Associates, Inc.

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 CERTIFICATE OF AUTHORIZATION # 24GA28014900

SITE ENGINEERING
 TRAFFIC ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 LAND SURVEYING & MAPPING

David H. Boesch
DAVID H. BOESCH, L.L.A.
 LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'
 FILE: 210705
 DRAWN BY: DHB
 DATE: 01-14-2022
 CHKD. BY: MRD
 SHEET 6 OF 6

