

PLANS FOR

PROPOSED BEACH PAVILION

BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY

UTILITY OWNERS

VERIZON
175 W. MAIN STREET, FLOOR 1
FREEHOLD, NJ 07728
ATTN: MICHAEL WREN 732-683-5173

JERSEY CENTRAL POWER AND LIGHT COMPANY
101 CRAWFORDS CORNER ROAD
BLD. 1, FIFTH FL. SUITE 1-511
HOLMDEL, NJ 07733
ATTN: HARVEY LOCKLEY 732-212-4242

KEANSBURG WATER AND SEWER DEPARTMENT
29 CHURCH STREET
KEANSBURG, NJ 07734
ATTN: STEVE USSMANN 732-787-3903

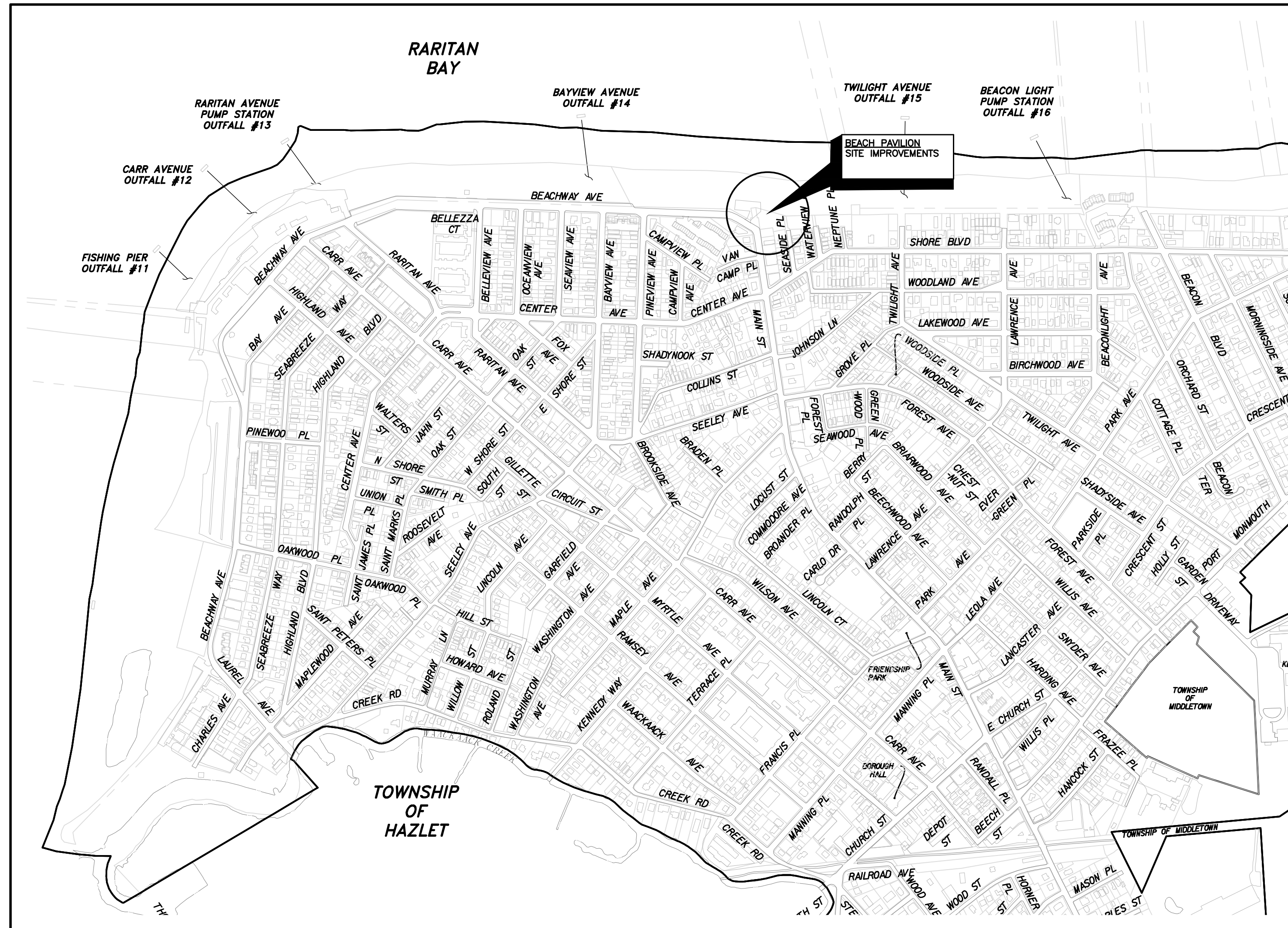
NEW JERSEY NATURAL GAS COMPANY
1415 WYCKOFF ROAD
WALL, NJ 07719
ATTN: RODNEY AU 732-938-1179

CABLEVISION
275 CENTENIAL AVENUE
PISCATAWAY, NJ 08855
ATTN: DANIEL FRUSCO 732-885-3880

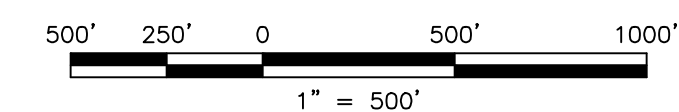
LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE NOT WARRANTED AS TO EXACTNESS. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND OTHER APPLICABLE LAWS.



Know what's below.
Call before you dig.



KEY MAP



PREPARED BY
FRANCIS W. MULLAN, P.E., C.M.E.
BOROUGH ENGINEER



11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL 732-671-6400
FAX 732-671-7365

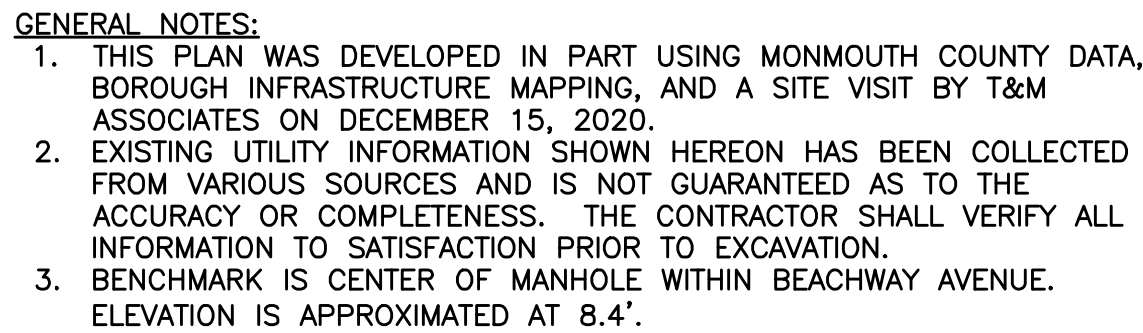
NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION 246A27987500

Sheet List Table

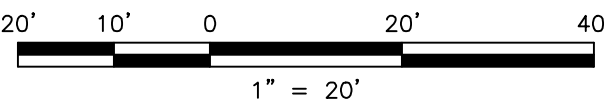
SHEET NO.	DWG.	DESCRIPTION
1	CVR-1	COVER SHEET
2	LEG-1	LEGEND & GENERAL NOTES
3	EXC-1	EXISTING CONDITIONS & DEMOLITION PLAN
4	CSP-1	CONSTRUCTION SITE PLAN & LAYOUT
5	CSD-1	CONSTRUCTION DETAILS - GENERAL AND UTILITY
6	CSD-2	CONSTRUCTION DETAILS - WATER SERVICE
7	SEP-1	SOIL EROSION & SEDIMENT CONTROL PLAN
8	SEP-2	SOIL EROSION & SEDIMENT CONTROL DETAILS
9	SED-1	SOIL EROSION & SEDIMENT CONTROL NOTES

PROJECT INFORMATION:
FILE PATH: G:\Projects\KING\01508\Plans\
LAST SAVED DATE AND TIME: 28 Mar 2022, 4:28PM
LAST SAVE BY: koseitfe

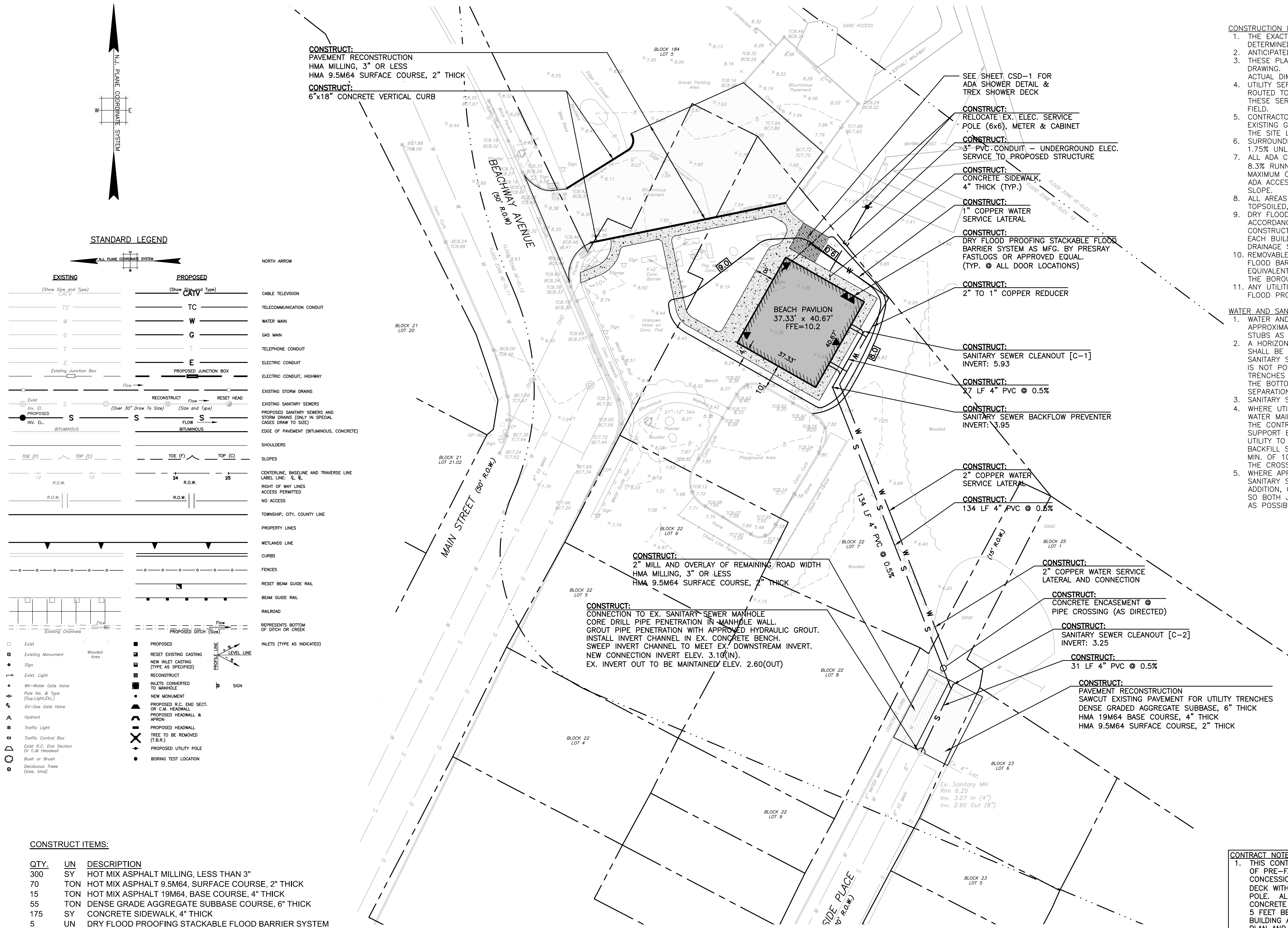
COPYRIGHT 2022, T&M ASSOCIATES - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT PURPOSES, IS STRICTLY PROHIBITED. WITHOUT THE WRITTEN PERMISSION OF T&M ASSOCIATES IS PROHIBITED.



1. THIS CONTRACT IS FOR PROCUREMENT AND COORDINATION OF PRE-FABRICATED COMBINATION RESTROOM AND CONCESSION STAND BUILDING, CONSTRUCTION OF TREX DECK WITH SHOWER, AND RELOCATION OF 6"x6" UTILITY POLE. ALL SITE IMPROVEMENTS INCLUDING ASPHALT, CONCRETE CURB AND SIDEWALK, AND UTILITY IMPROVEMENTS 5 FEET BEYOND THE LIMITS OF THE PRE-FABRICATED BUILDING ARE TO BE CONSTRUCTED BY OTHERS. SITE PLAN AND QUANTITIES TABLE ARE SHOWN FOR INFORMATION PURPOSES ONLY.



DESIGNED BY	KJO	DRAWING	EXC-1	
CHECKED BY		RFY		
DRAWN BY	KJO	SHEET		3
DATE	JULY 21, 2021			
SCALE	AS SHOWN			
PROJ. NO.	KNBG-01508	OF	9	



QTY.	UN	DESCRIPTION
300	SY	HOT MIX ASPHALT MILLING, LESS THAN 3"
70	TON	HOT MIX ASPHALT 9.5M64, SURFACE COURSE, 2" THICK
15	TON	HOT MIX ASPHALT 19M64, BASE COURSE, 4" THICK
55	TON	DENSE GRADE AGGREGATE SUBBASE COURSE, 6" THICK
175	SY	CONCRETE SIDEWALK, 4" THICK
5	UN	DRY FLOOD PROOFING STACKABLE FLOOD BARRIER SYSTEM
120	LF	6"x18" CONCRETE VERTICAL CURB
205	LF	4" PVC SANITARY SEWER LATERAL
2	UN	4" PVC SANITARY SEWER CLEANOUT
1	UN	4" SANITARY SEWER BACKFLOW PREVENTER
55	LF	1" COPPER WATER SERVICE LATERAL
160	LF	2" COPPER WATER SERVICE LATERAL
1	UN	2" TO 1" COPPER REDUCER
1	UN	RELocate EX. ELEC. SVC POLE (6x6), METER & CABINET
35	LF	3" PVC CONDUIT - UNDERGROUND ELEC. SVC.
320	SY	BORROW TOP SOIL, 4" THICK
320	SY	FERTILIZING AND SEEDING TYPE 'C'
320	SY	STRAW MULCH

- ### WATER AND SANITARY SEWER NOTES
1. WATER AND SANITARY SEWER LATERALS INTO BUILDING ARE APPROXIMATE. CONTRACTOR TO COORDINATE BUILDING STUBS AS NECESSARY.
 2. A HORIZONTAL SEPARATION OF A MINIMUM OF 4 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LATERALS. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER SERVICE, OR SUCH OTHER SEPARATION AS APPROVED BY NUDEP.
 3. SANITARY SEWER LATERAL SHALL BE PVC SDR 35 PIPE.
 4. WHERE UTILITIES ARE IN CONFLICT WITH EXISTING/PROPOSED WATER MAINS, DRAINAGE LINES, OR SANITARY SEWER MAINS, THE CONTRACTOR SHALL PROVIDE ADEQUATE STRUCTURAL SUPPORT BY INSTALLING SELECT BACKFILL FROM THE UTILITY TO THE TOP OF PROPOSED UTILITY. SELECT BACKFILL SHALL BE AS SPECIFIED. IT SHALL EXTEND A MIN. OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING.
 5. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE. IN ADDITION, ONE FULL LENGTH OF PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE.

WATER AND SANITARY SEWER NOTES

1. WATER AND SANITARY SEWER LATERALS INTO BUILDING ARE APPROXIMATE. CONTRACTOR TO COORDINATE BUILDING STUBS AS NECESSARY.
2. A HORIZONTAL SEPARATION OF A MINIMUM OF 4 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LATERALS. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER SERVICE, OR SUCH OTHER SEPARATION AS APPROVED BY NUDEP.
3. SANITARY SEWER LATERAL SHALL BE PVC SDR 35 PIPE.
4. WHERE UTILITIES ARE IN CONFLICT WITH EXISTING/PROPOSED WATER MAINS, DRAINAGE LINES, OR SANITARY SEWER MAINS, THE CONTRACTOR SHALL PROVIDE ADEQUATE STRUCTURAL SUPPORT BY INSTALLING SELECT BACKFILL FROM THE UTILITY TO THE TOP OF PROPOSED UTILITY. SELECT BACKFILL SHALL BE AS SPECIFIED. IT SHALL EXTEND A MIN. OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING.
5. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE. IN ADDITION, ONE FULL LENGTH OF PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE.

BOROUGH OF KEANSBURG

PROPOSED BEACH PAVILION

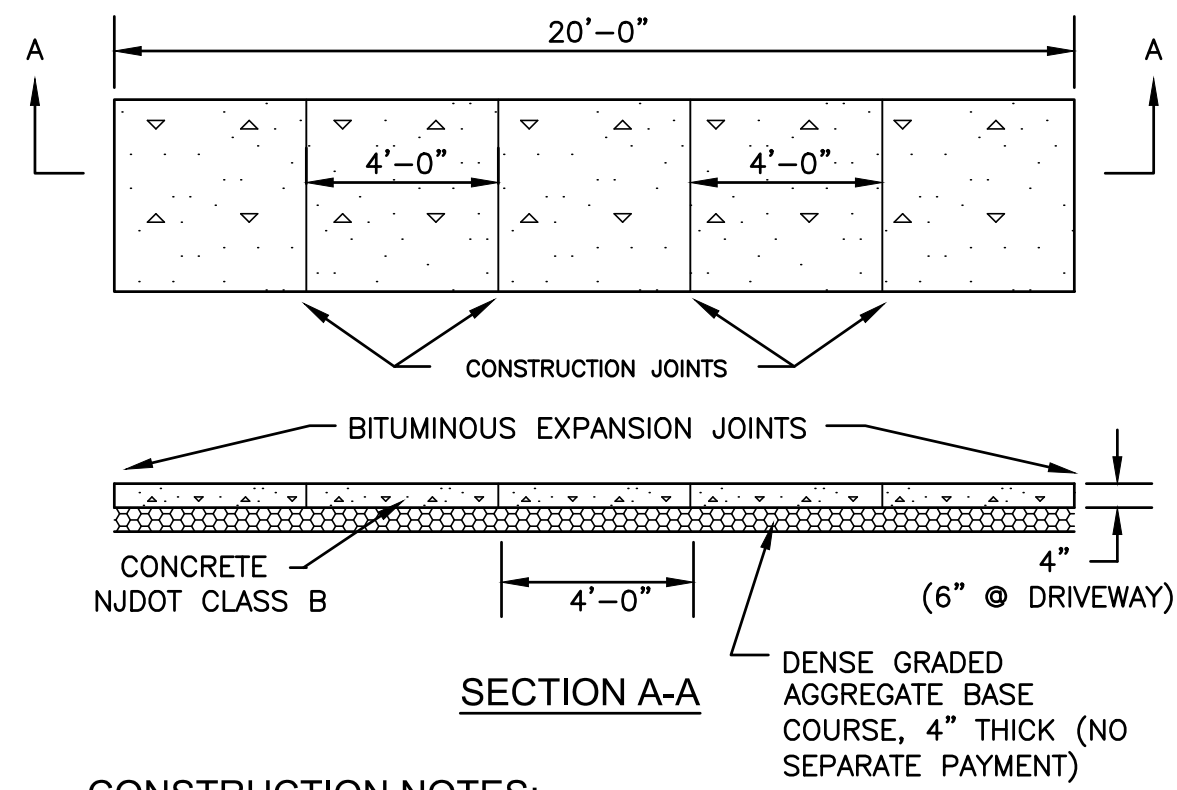
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

INSTRUCTION SITE PLAN & LAYOUT

CONSTRUCTION SITE PLAN & LAYOUT

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

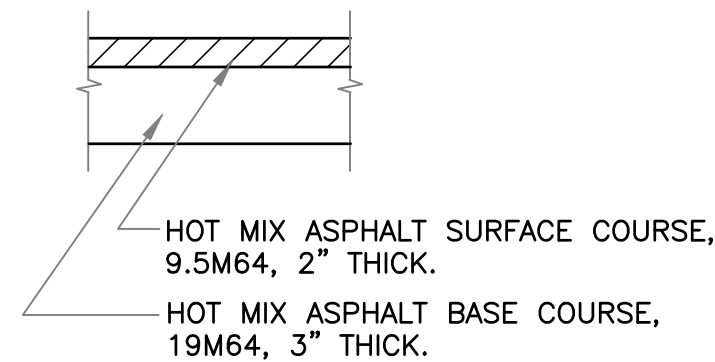
DESIGNED BY	KJO	DRAWING	CSP-1
CHECKED BY	RFY		
DRAWN BY	KJO	SHEET	4
DATE	JULY 21, 2021		
SCALE	AS SHOWN		
PROJ. NO.	KNBG-01508		
			9



- CONSTRUCTION NOTES:**
1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY TWENTY (20) FEET.
 2. CONTROL JOINTS SHALL BE INSTALLED EVERY FOUR (4) FEET THE FULL WALK WIDTH.
 3. THERE SHALL BE A FLOAT FINISH WITH TOOLED EDGES.
 4. IN ORDER TO MINIMIZE DISTURBANCE TO TREE ROOTS, SIDEWALK SHALL BE SHIFTED BACK ONE FOOT WITH AN INSIDE RADIUS OF APPROXIMATELY 12' AROUND ALL TREES.

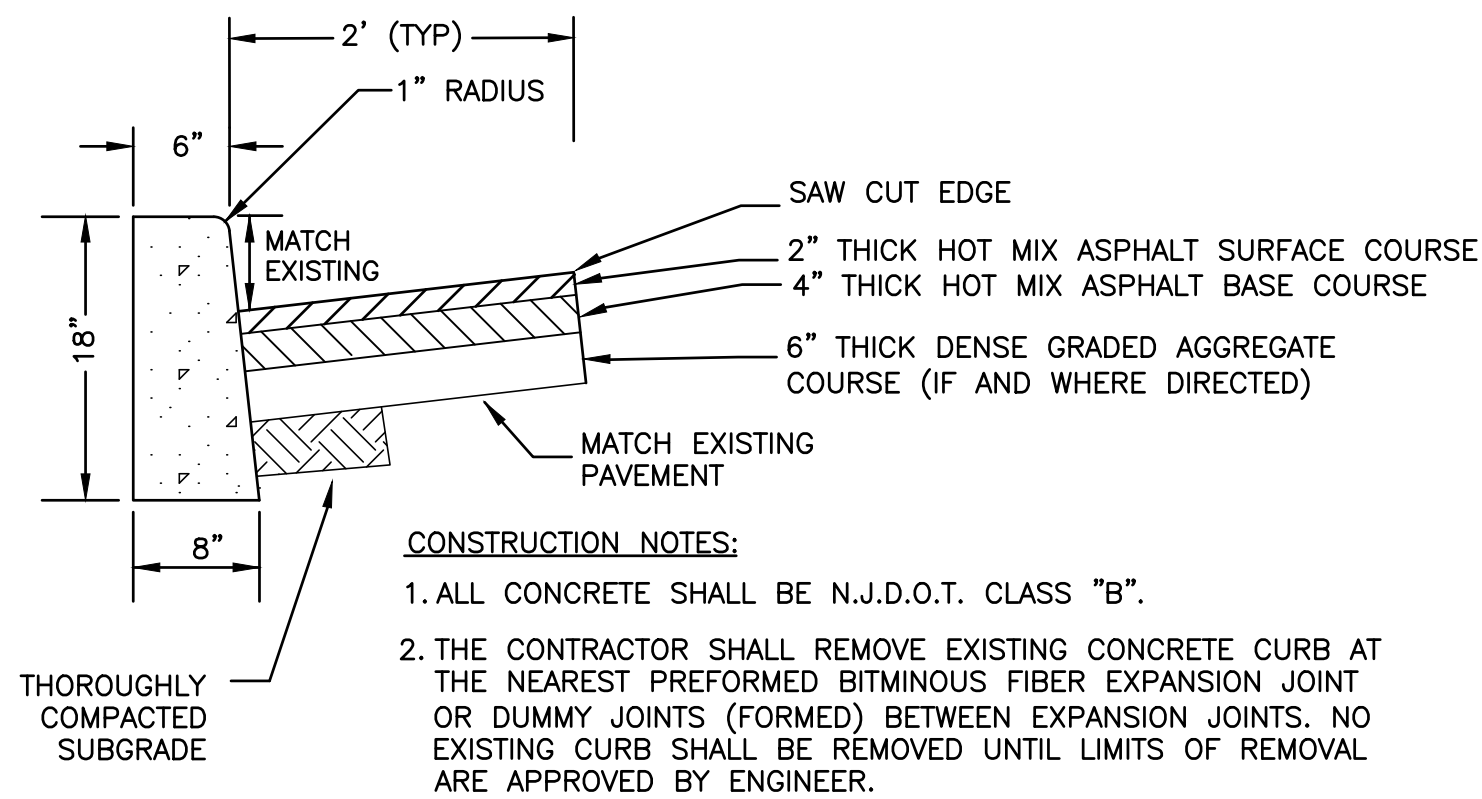
SIDEWALK DETAIL

N.T.S.



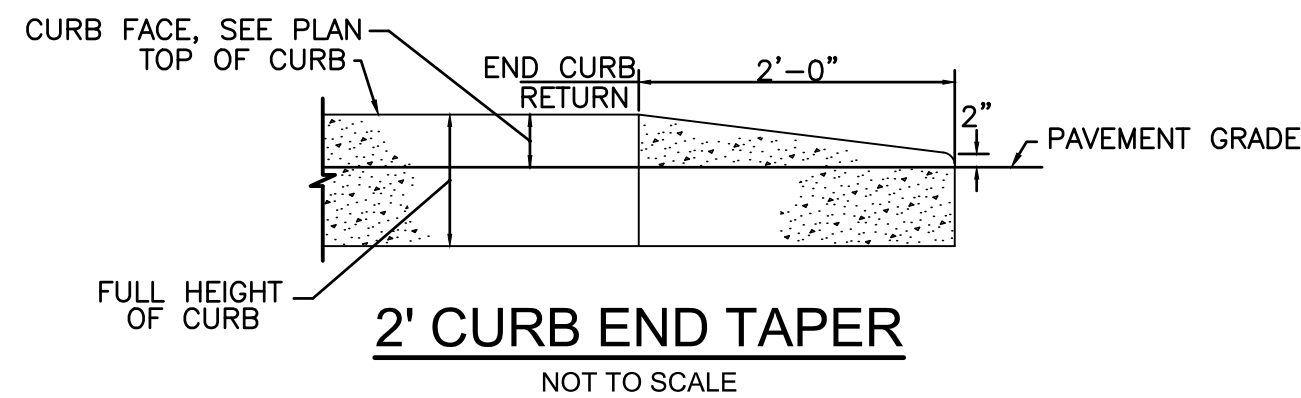
HOT MIX ASPHALT DRIVEWAY

NOT TO SCALE



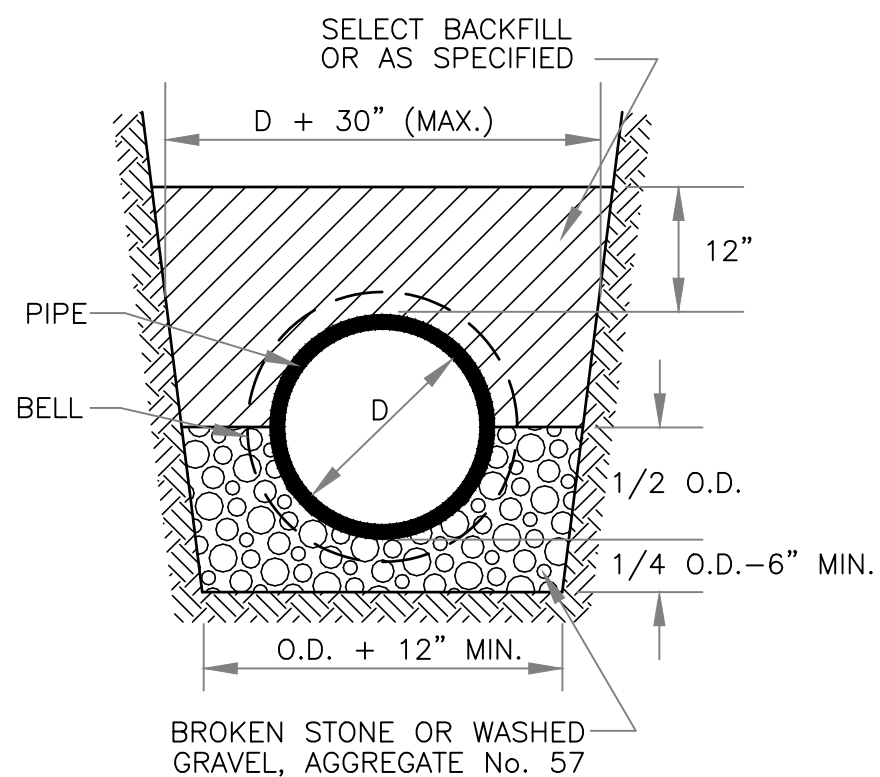
CONCRETE CURB REPLACEMENT

NOT TO SCALE



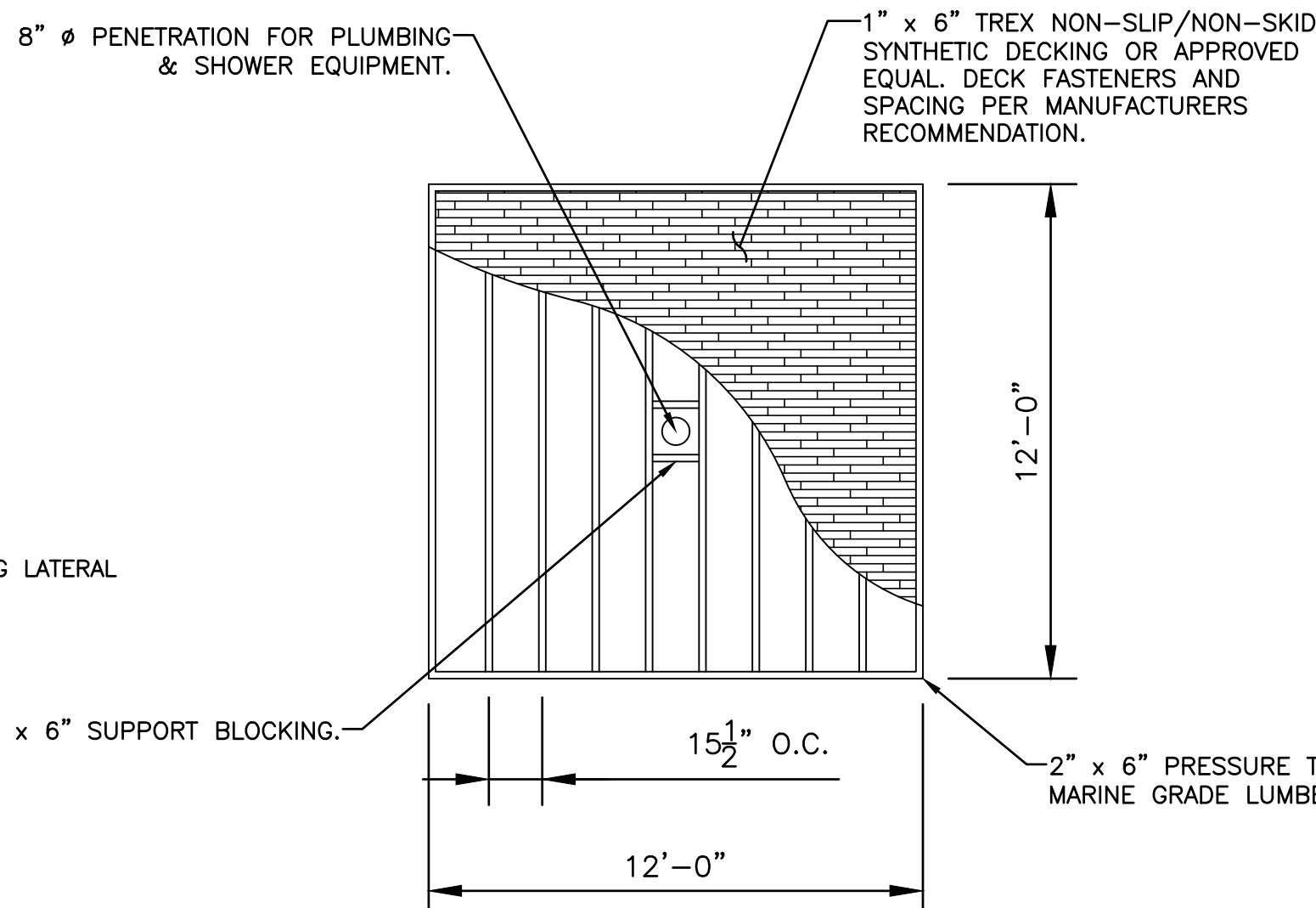
2' CURB END TAPER

NOT TO SCALE



BEDDING DETAIL

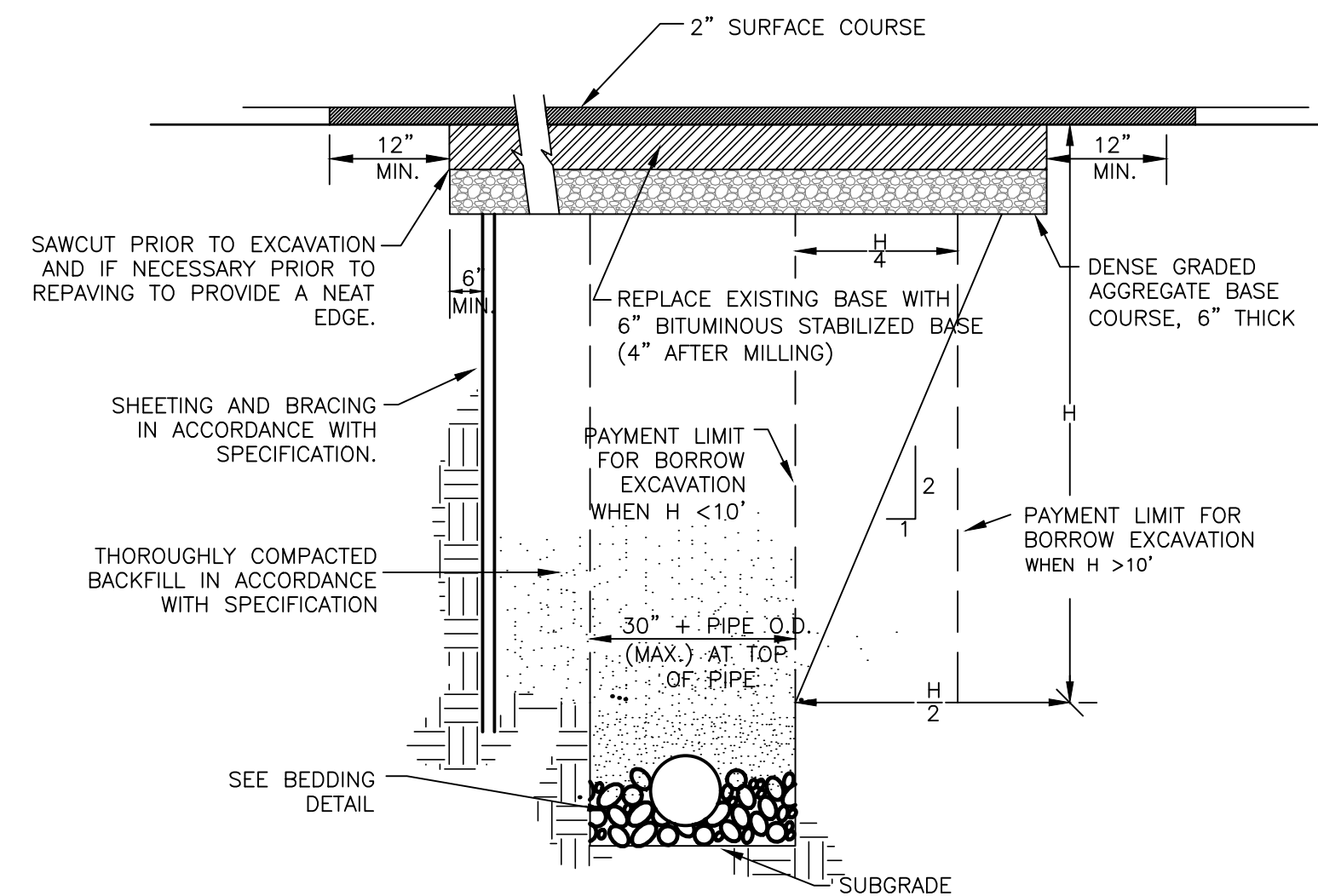
NOT TO SCALE



- CONSTRUCTION NOTES:**
1. DECK TO BE CONSTRUCTED AND INSTALLED ON EXISTING GRADE.
 2. CONTRACTOR TO COORDINATE WITH PLUMBING SUBCONTRACTOR FOR LOCATION AND STUB OF INCOMING WATER SERVICE.
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SAMPLES FOR COLOR SELECTION.

12' X 12' SHOWER DECK DETAIL

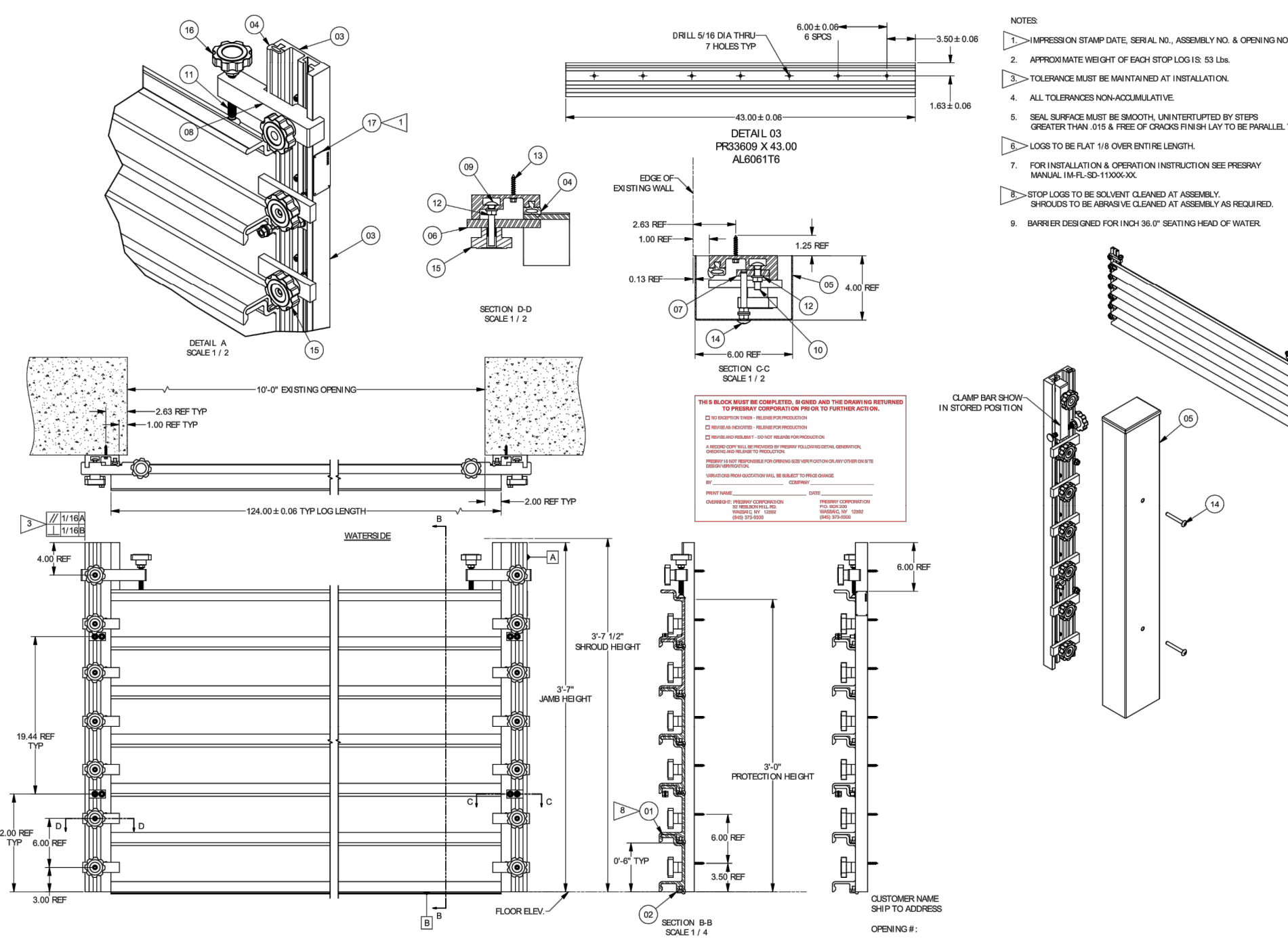
NOT TO SCALE



- CONSTRUCTION NOTES:**
1. MAXIMUM PAYMENT WIDTH FOR BORROW EXCAVATION SHALL BE 30" + PIPE O.D., WHEN PLACED IN A TRENCH WITH DEPTH OF 10' OR LESS TO THE TOP OF THE PIPE. FOR TRENCHES OF GREATER DEPTH, THE MAXIMUM PAYMENT WIDTH FOR BORROW EXCAVATION SHALL BE 30" + PIPE O.D. + H/2.
 2. AT MANHOLES, BITUMINOUS STABILIZED BASE IS TO BE PLACED 6" BEYOND THE TRENCH LIMIT OR 6" BEYOND DAMAGED PAVEMENT BASE COURSE WHICHEVER IS GREATER.
 3. THE NEW TRENCH REPAIR MADE WITH 6" OF STABILIZED BASE COURSE ASPHALT SHALL BE ALLOWED TO SETTLE FOR A PERIOD BETWEEN 3-6 MONTHS BEFORE MILLING AND PAVING WITH 2" OF SURFACE COURSE.
 4. SERVICE CONNECTION TRENCHES ARE TO BE REPAIRED AS ABOVE EXCEPT MAXIMUM OVERLAY PAY WIDTH SHALL BE 6". PAYMENT SHALL BE INCLUDED IN LINEAR FOOT MEASUREMENT FOR SEWER MAIN. NO SEPARATE PAYMENT WILL BE MADE FOR SERVICE TRENCHES.
 5. ANY SUPERFICIAL SURFACE DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE THE LIMIT SHOWN, SHALL BE PAVED WITH SURFACE COURSE. WHEN THE BASE COURSE OF THE EXISTING PAVEMENT IS DAMAGED BEYOND THE LIMIT SHOWN THE CONTRACTOR SHALL EXCAVATE 6" BEYOND THE DAMAGED AREA AND REPLACE IT WITH BITUMINOUS STABILIZED BASE COURSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS EXTRA PAVEMENT.

TYPICAL TRENCH & PAVEMENT REPAIR

N.T.S.



DRY FLOOD PROOFING STACKABLE FLOOD BARRIER SYSTEM DETAIL

NOT TO SCALE

- CONSTRUCTION NOTES:**
1. PRESRAY FASTLOGS OR APPROVED EQUAL. BARRIER TO BE INSTALLED AT EACH DOOR LOCATION PER MANUFACTURER'S SPECIFICATIONS.

PROJECT INFORMATION: K&B ASSOCIATES - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT, WITHOUT THE WRITTEN PERMISSION OF K&B ASSOCIATES IS PROHIBITED.
FILE PATH: G:\Projects\K&B\01508\Plans\K&B-01508-CSD.dwg
FILE NAME: K&B-01508-CSD.dwg
DATE: 28 Mar 2022, 4:12PM
LAST SAVE BY: kokerife

TYPICAL BRANCH & LATERAL HOUSE CONNECTIONS

NOT TO SCALE

- CONSTRUCTION NOTES:**
1. DETAIL SHOWS CONSTRUCTION OF A "BRANCH CONNECTION" AND OF TWO DIFFERENT TYPES OF "LATERAL HOUSE CONNECTION".
 2. TYPE CONNECTION IS AT CONTRACTOR'S OPTION.
 3. SIZE OF LATERAL TO BE AS SHOWN ON THE PLANS OR AS DIRECTED, 4" MINIMUM. CLEAN-OUTS IN DRIVEWAYS OR SIDEWALKS SHALL BE COVERED WITH A MONUMENT BOX - CAMPBELL PATTERN NO. 4155 OR EQUAL.

REV	DATE	BY	REVISIONS
KJO	3/28/22	AMENDED PERMIT	REVISED
KJO	1/20/22	GRADING REVISIONS	PER NDEP
CHD			

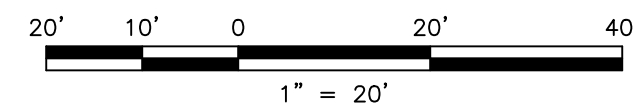
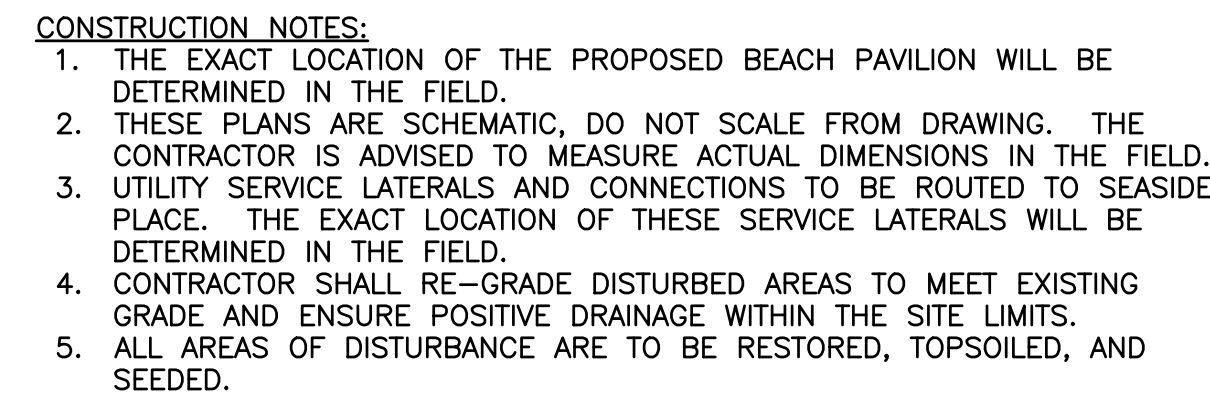
FRANCIS W. MULLAN, P.E., C.M.E.
BOROUGH ENGINEER

FRANCIS W. MULLAN
MARCH 28, 2022
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE No. 246E03828400

BOROUGH OF KEANSBURG
PROPOSED BEACH PAVILION
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY
CONSTRUCTION DETAILS - GENERAL AND UTILITY

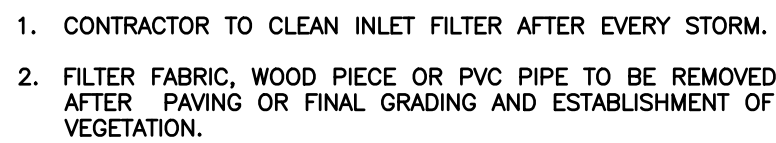
AND
YOUR GOALS. OUR MISSION.
11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL 732-671-6400
FAX 732-671-7365
NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION 246A27987500
OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY	KJO	DRAWING	CSD-1
CHECKED BY	RFY	SHEET	5
DRAWN BY	KJO		
DATE	JULY 21, 2021		
SCALE	AS SHOWN		
PROJ. NO.	KNBG-01508	OF	9



DESIGNED BY	KJO	DRAWING	SEP-1
CHECKED BY		RFY	
DRAWN BY	KJO	SHEET	7
DATE	JULY 21, 2021		
SCALE	AS SHOWN		
PROJ. NO.	KNBG-01508		
		OF	9

TOTAL PROJECT AREA = 1.21 ACRES
NO LAND DISTURBING CONSTRUCTION ACTIVITIES ARE TO
OCCUR OUTSIDE THE INDICATED LIMITS OF DISTURBANCE.

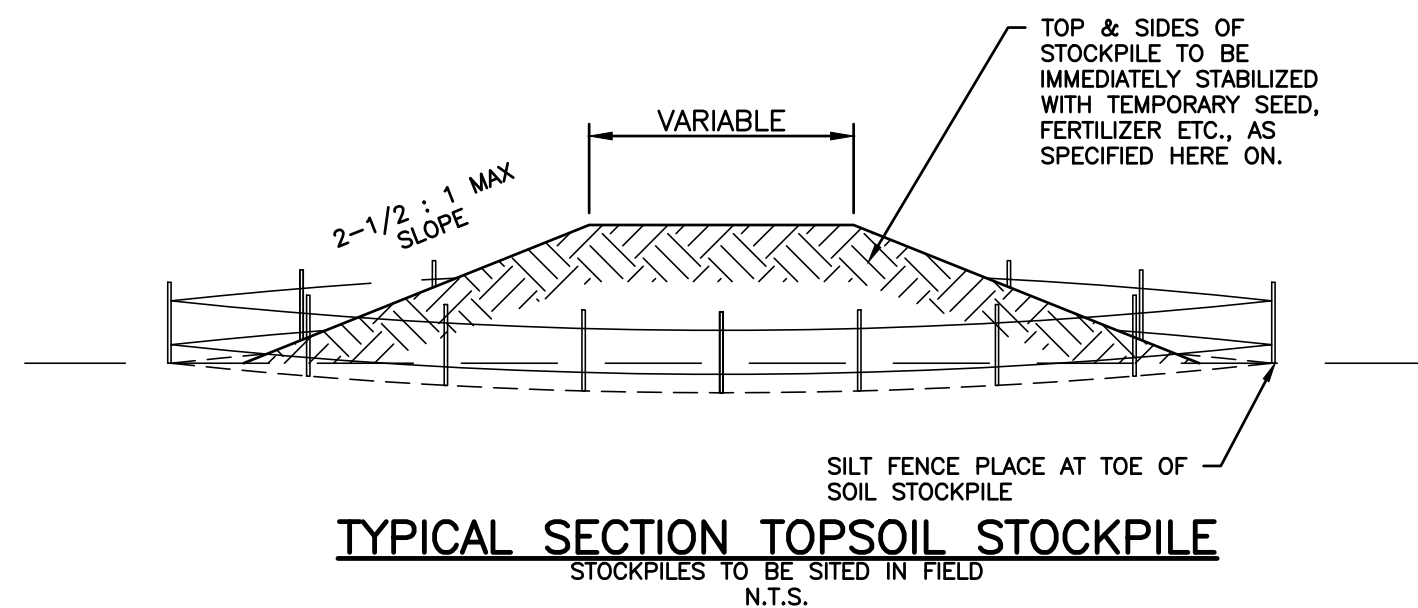


1. ALL TREES WITHIN 25' OF THE CONSTRUCTION LIMITS SHALL BE PROTECTED FROM DAMAGE
2. NO BOARDS OR OTHER MATERIALS MAY BE NAILED OR OTHERWISE ATTACHED TO ANY TREE DURING CONSTRUCTION
3. NO FEEDER ROOTS WITHIN THE PROTECTION ZONE SHALL BE CUT OR DISTURBED
4. DAMAGED TRUNKS OR ROOTS SHALL HAVE DAMAGED BARK REMOVED IMMEDIATELY. NO TREE PAINT SHALL BE APPLIED. EXPOSED ROOTS SHALL BE COVERED WITH TOPSOIL. WHERE DAMAGED, CONTRACTOR SHALL CUT THE ROOT CLEANLY. FOR SERIOUS DAMAGE, A PROFESSIONAL ARBORIST SHALL BE CONSULTED
5. WHERE NECESSARY, TREE BRANCHES SHALL BE PRUNED TO NATURAL TARGETS.
6. TO DETERMINE THE CRITICAL ROOT RADIUS, OR PROTECTION ZONE, THE SUBJECT TREE SHALL BE MEASURED 4.5' ABOVE GRADE ON THE UPHILL SIDE OF THE TREE. FOR YOUNG, HEALTHY, AND TOLERANT SPECIES, 1' PROTECTION RADIUS SHALL BE PROVIDED FOR EACH INCH OF TREE TRUNK DIAMETER. FOR OLDER, STRESSED, OR SENSITIVE SPECIES, 1.5' OF PROTECTION RADIUS SHALL BE PROVIDED FOR EACH INCH OF TRUNK DIAMETER.
7. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE LIMIT OF THE CRITICAL ROOT RADIUS.




1. ADDITIONAL LENGTH OR TOP DRESSING MAY BE REQUIRED BY THE DISTRICT AS CONDITIONS DEMAND.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
3. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND ROADWAY.
4. STONE SIZE: No. 3 STONE (D = 1" TO 2") PAD THICKNESS: 12" (6" MIN.)

N.T.S.

[illegible]

FRANCIS W. MULLAN, P.E., C.M.E.
BOROUGH ENGINEER


MARCH 28, 2022
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE No. 24GE03828400

BOROUGH OF KEANSBURG

PROPOSED BEACH PAVILION

BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAILS



DESIGNED BY	KJO	DRAWING	SEP-2
CHECKED BY	RFY		
DRAWN BY	KJO	SHEET	8
DATE	<u>JULY 21, 2021</u>		
SCALE	AS SHOWN		
PROJ. NO.	KNBG-01508		
			9

PROJECT INFORMATION:
FILE PATH: G:\Projects\KNBG\01508\Plans\
FILE NAME: KNBG-01498_SEP.dwg
LAST SAVED DATE AND TIME: 28 Mar 2022, 4:12PM
LAST SAVE BY: kokeeffe

COPYRIGHT 2022, T&M ASSOCIATES – ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF T&M ASSOCIATES IS PROHIBITED.

PROJECT INFORMATION: KNOX COUNTY, NEW JERSEY
FILE PATH: G:\Projects\KNOX\01508\Plans\KNOX\01508_SED.dwg
FILE NAME: KNOX-01508_SED.dwg
DATE: 28 May 2022, 4:11PM
LAST SAVE BY: korenfe

COPYRIGHT 2022, T&M ASSOCIATES - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT PURPOSE, IS EXPRESSLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF T&M ASSOCIATES IS PROHIBITED.

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION					
Definition					
Establishment of temporary vegetative cover on soils exposed for periods of two to 6 months which are not being graded, not under active construction or not scheduled for permanent seeding within 60 days.					
Purpose					
To temporarily stabilize the soil and reduce damage from wind and water erosion until permanent stabilization is accomplished.					
Water Quality Enhancement					
Provides temporary protection against the impacts of wind and rain, slows the overland movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.					
Where Applicable					
On exposed soils that have the potential for causing off-site environmental damage.					
Methods and Materials					
I. 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, p. 19-1, Standards for Soil Erosion and Sediment Control in New Jersey (S.E.S.C.N.J.).					
B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standard 11 through 42 (S.E.S.C.N.J.).					
C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil composition. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).					
II. Seedbed Preparation					
A. Soils high on sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1 of the Standards for Soil Erosion and Sediment Control in New Jersey.					
III. Seeding					
A. Select seed from recommendations in Table.					

Table: Temporary Vegetative Stabilization Grasses, Seeding Rates, Dates and Depth

SEED TYPES	SEEDING RATES (1) (pounds)		OPTIMUM SEEDING DATE (2) Based on Plant Hardiness Zone (3)			OPTIMUM SEED DEPTH (4) (Inches)
	Per Acre	Per 1,000 Sq. Ft.	ZONE 5b & 6s	ZONE 6b	ZONE 7a & 7b	
COOL SEASON GRASSES						
Perennial ryegrass	100	1.0	3/15–6/1 8/9–9/15	3/1–5/15 8/15–10/1	2/15–5/1 8/15–10/15	0.5
Spring Oats	86	2.0	3/15–6/1 8/1–9/15	3/1–5/15 8/15–10/1	2/15–5/1 8/15–10/15	1.0
Winter Barley	96	2.2	8/1–9/15	8/15–10/1	8/15–10/15	1.0
Winter Cereal Rye	112	2.8	8/1–11/1	8/1–11/15	8/1–12/15	1.0
WARM SEASON GRASSES						
Pearl Millet	20	0.5	6/1–8/1	5/15–8/15	5/1–9/1	1.0
Millet (German or Hungarian)	30	0.7	6/1–8/1	5/15–8/15	5/1–9/1	1.0
Weeping lovegrass	5	5	6/1–8/1	5/15–8/15	5/1–9/1	0.25

- (1) - Seeding rate for warm season grass, shall be adjusted to reflect the amount of Pure Line Seed (PLS) as determined by a germination test result. No adjustment is required for cool season grasses.
- (2) - May be planted throughout summer if soil moisture is adequate or can be irrigated
- (3) - Plant Hardiness Zone (see below)
- Zone 5b (-10 to -15) Portions of Sussex and Warren Counties
- Zone 6a (-5 to -10) Portions of Sussex, Warren, Passaic, Morris, Somerset and Hunterdon counties.
- Zone 6b (0 to -5) Portions of Bergen, Camden, Essex and Gloucester, Hunterdon, Mercer, Middlesex, Hudson, Monmouth Ocean, Burlington, Morris, Passaic, Somerset, Union, Atlantic, Cumberland, and Cape May counties.
- Zone 7a (5 to 0) Portions of Camden, Gloucester, Salem, Cumberland, Cape May, Atlantic, Burlington, Ocean, and Monmouth counties.
- Zone 7b (10 to 5) Portions of Cape May, Atlantic, Ocean and Monmouth counties.
- (4) - Twice the depth for sandy soils

- B. Conventional Seeding - Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded 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.
- C. 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. 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 contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.
- D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seeding emergence. This is the preferred method. When performing on the contour sheet erosion method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.
- IV. Mulching**

- Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote aster and earlier establishment. (The existence of vegetation sufficient to control soil erosion shall be deemed in compliance with this mulching requirement.)
- A. Straw or Hay. Unrattled small grain straw, hay free of seeds, or salt hay 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 used instead of 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 uniformly by hand mechanically so that approximately 85% 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 should 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, steepness of slopes, and costs.
1. 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 square pattern. Secure 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 mowed.
 3. 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 into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversed 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.

4. Liquid Mulch-Binders - May be used to anchor salt hay or straw mulches.
 - a. 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.
 - b. Use one of the following:
 - (1) Emulsified asphalt - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1, and CRS-2). Apply 0.04 gal./sq. yd. or 194 gal./acre on flat slopes less than 8 feet high. On slopes 8 feet or more high, use 0.075 gal./sq. yd. or 363 gal./acre. These materials may be difficult to apply uniformly and will discolor surfaces.
 - (2) 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 physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Use at rates and conditions as recommended as recommended by the manufacturer to anchor materials. Many new products are available, some of which may need further evaluation for use in this state.
 - (3) Synthetic binders - High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall be no longer be soluble or dispersible in water. It may be applied at rates recommended by the manufacturer and remain tacky until germination of grass.
- B. 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. This mulch shall not be mixed in the tank with the seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
- C. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. When applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied 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 been found to be beneficial for use on small lawn or 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 coverage.

STANDARD FOR STABILIZATION WITH MULCH ONLY					
Definition					
Stabilizing exposed soils with non-vegetative material.					
Purpose					
To protect exposed soil surfaces from erosion damage and to reduce offsite environmental damage.					
Water Quality Enhancement					
Provides temporary mechanical protection against wind or rainfall induced soil erosion until permanent vegetative cover may be established.					
Where Applicable					
This practice is applicable to areas subject to erosion, where the season and other conditions may not be suitable for growing an erosion resistant cover or where stabilization is needed for a short period until more suitable protection can be applied.					
Method and Materials					
1. Site Preparation					
A. Grade as needed and feasible to permit the use of conventional equipment and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.					
B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.					
2. Protective Materials					
A. Unrattled small-grain straw, or salt hay 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 down. Other suitable materials may be used if approved by the Soil Conservation District.					
B. Asphalt emulsions recommended at the rate of 600 to 1,200 gallons per acre. This is suitable for a limited period of time where travel by people, animals, or machines is not a problem.					
C. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.					
D. 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 hydroseeder.					
E. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.					
F. 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 on inlet and plug it.					
G. Gravel, crush stone, or slag at the rate of 9 cubic yards per 1,000 sq. ft. applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (astm c-33) is recommended.					
3. Mulch anchoring should be accomplished immediately after placement of hay or straw mulch to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area and steepness of slopes.					
A. Peg and Drive - Drive 8 to 10 inch peg 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 square pattern. Secure twine around each peg with two or more round turns.					
B. Mulch nettings - Staple paper, cotton, mulch plastic nettings over mulch. Use a degradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and 300 feet long.					
C. Crimper Mulch Anchoring Coupler Tool - A tractor-drawn implement especially designed to punch and anchor mulch into the soil surface. This practice affords maximum erosion control, but its use is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.					
D. Liquid Mulch - Binders					
1. Application should be heavier at edge where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance.					
2. Use one of the following: <ol style="list-style-type: none">a. Emulsified Asphalt - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1, and CRS-2). Apply 0.04 gal./sq.yd or 194 gal./acre on flat areas and on slopes less than 8 ft. of more high, use 0.075 gal./sq.yd or 363 gal./acre. This materials may be difficult to apply uniformly and will discolor surfaces.b. Organic and Vegetable Based Binders - Naturally occurring, powder based hydrophilic material 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 phytotoxic effect of impede growth of turfgrass. Vegetable based gels shall be applied at rates and weather conditions recommend by the manufacturer.c. 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 and weather conditions recommended by the manufacturer and remain tacky until germination of grass.					

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION					
Definition					
Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long term protection.					
Purpose					
To permanently stabilize the soil, assuring conservation of soil and water, and to enhance the environment.					
Water Quality Enhancement					
Slows the overland movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.					
Where Applicable					
On exposed soils that have a potential for causing off-site environmental damage.					
Methods and Materials					
I. 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 in accordance with Standards for Land Grading, p. 19-1, Standards for Soil Erosion and Sediment Control in New Jersey.					
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, Standards for Soil Erosion and Sediment Control in New Jersey.					
C. 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 underground utilities (cables, irrigation systems, etc.).					

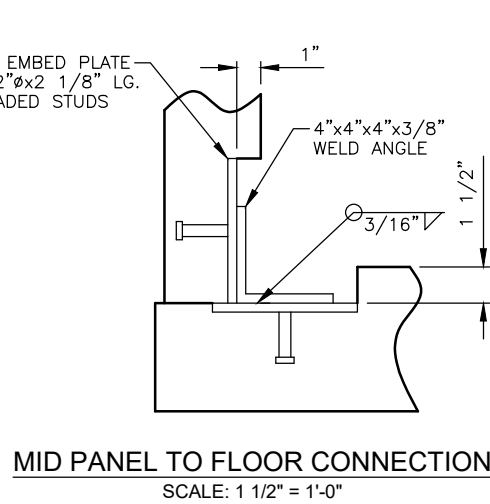
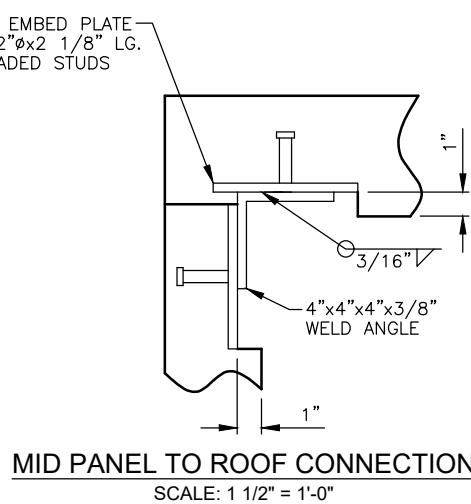
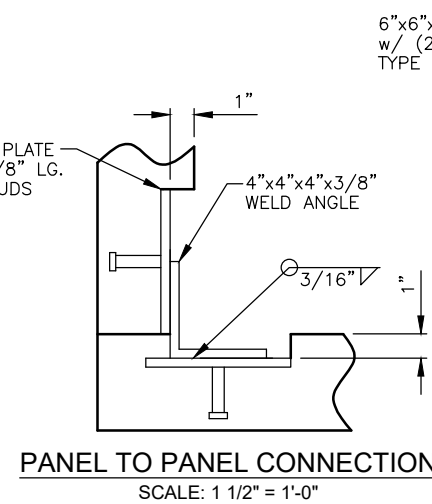
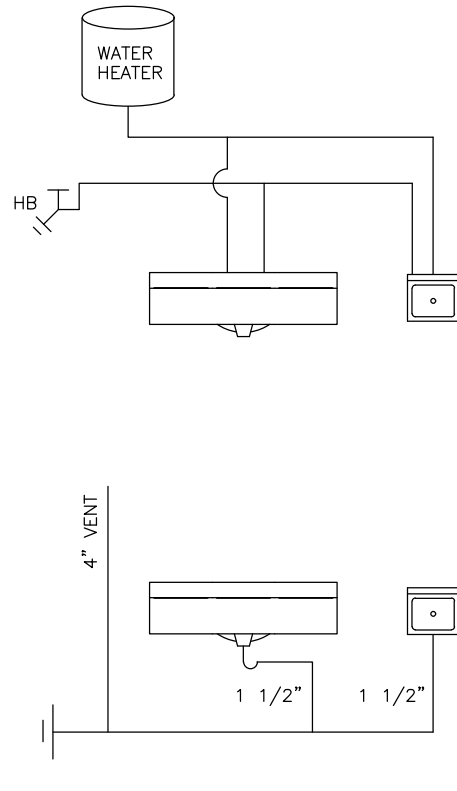
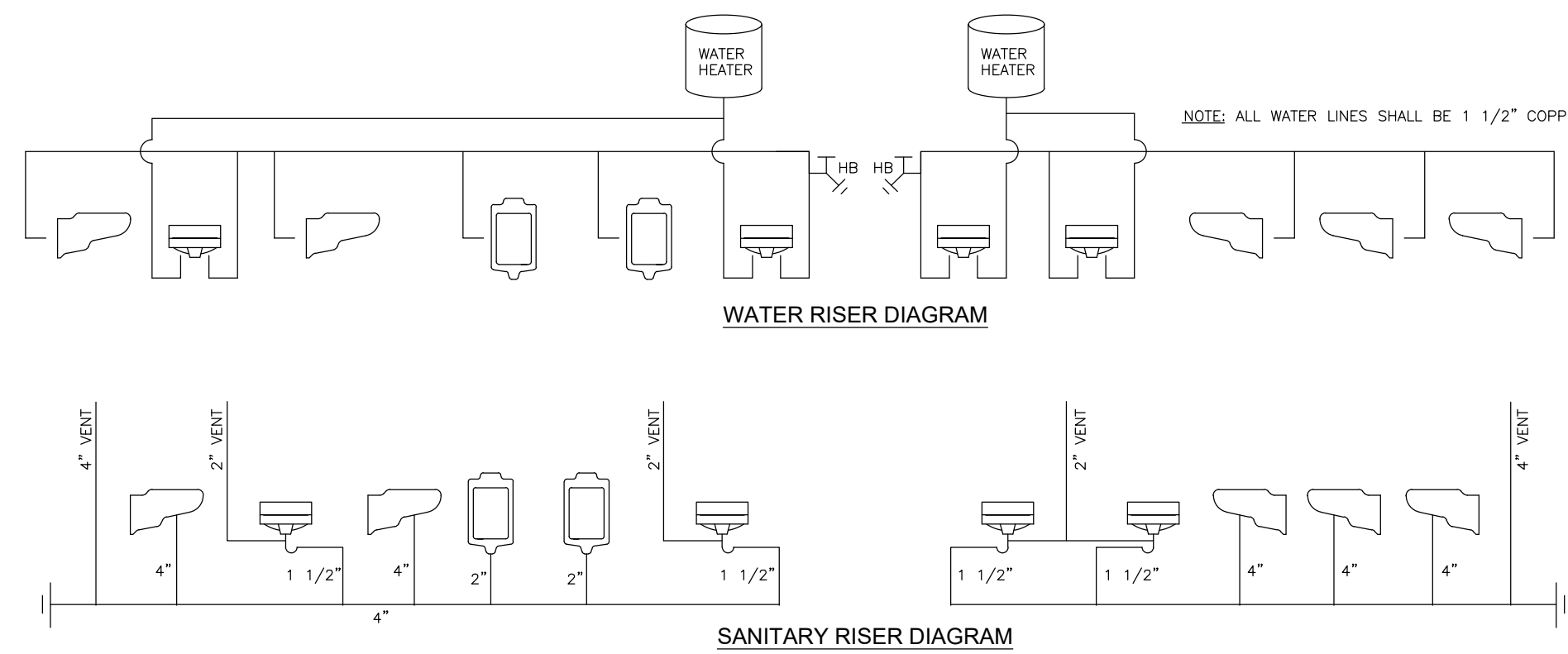
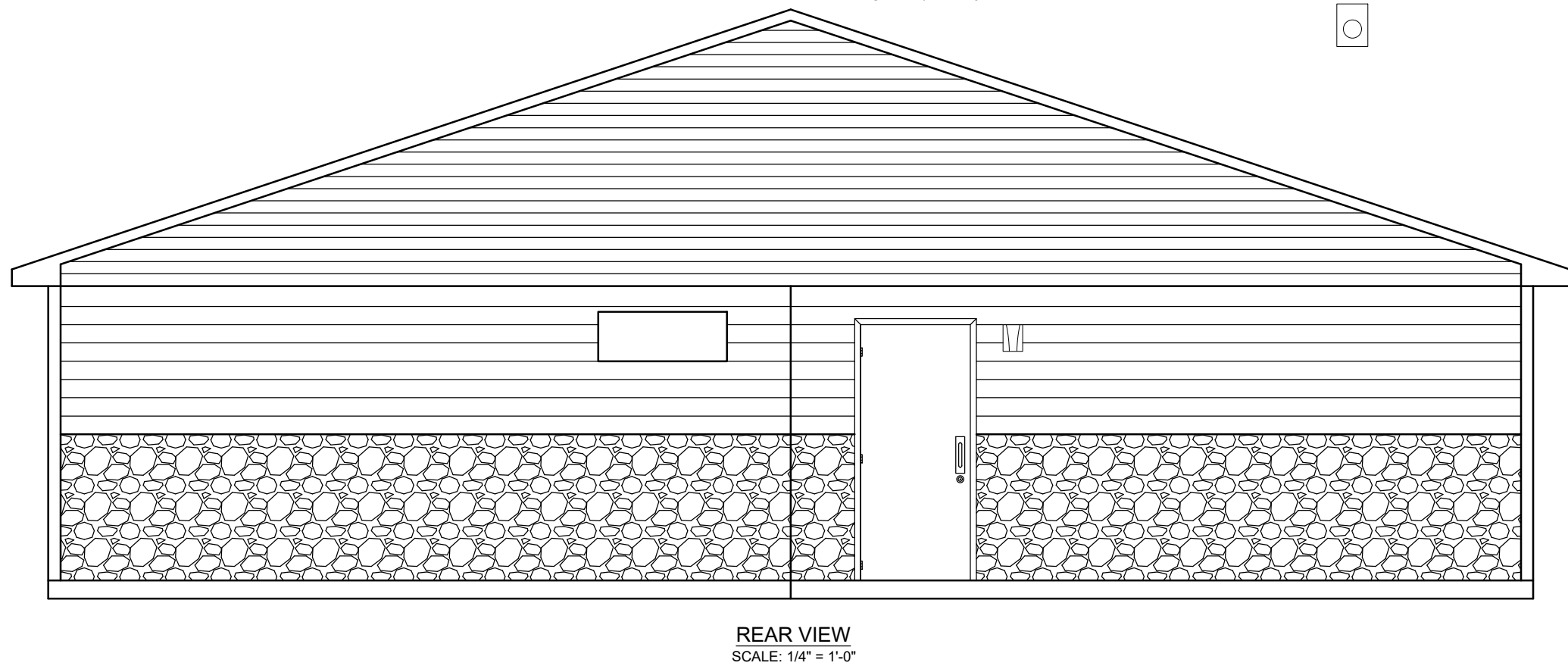
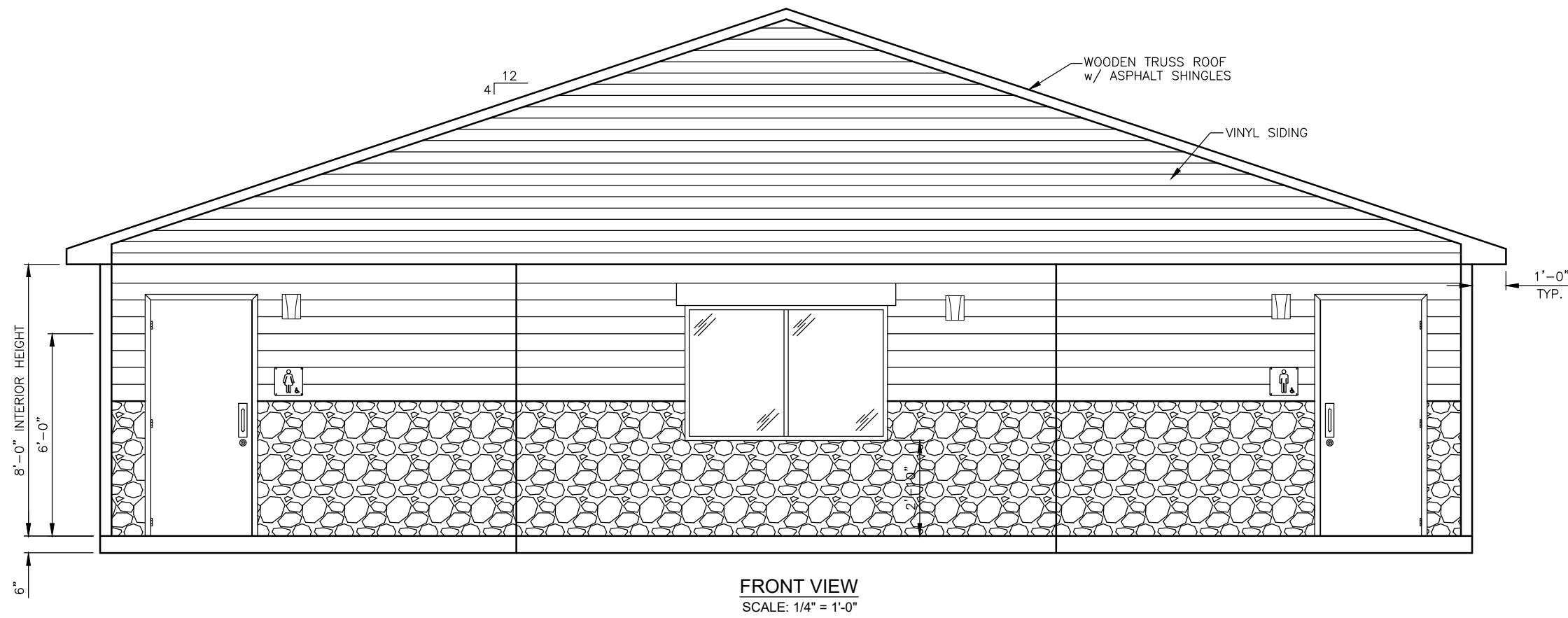
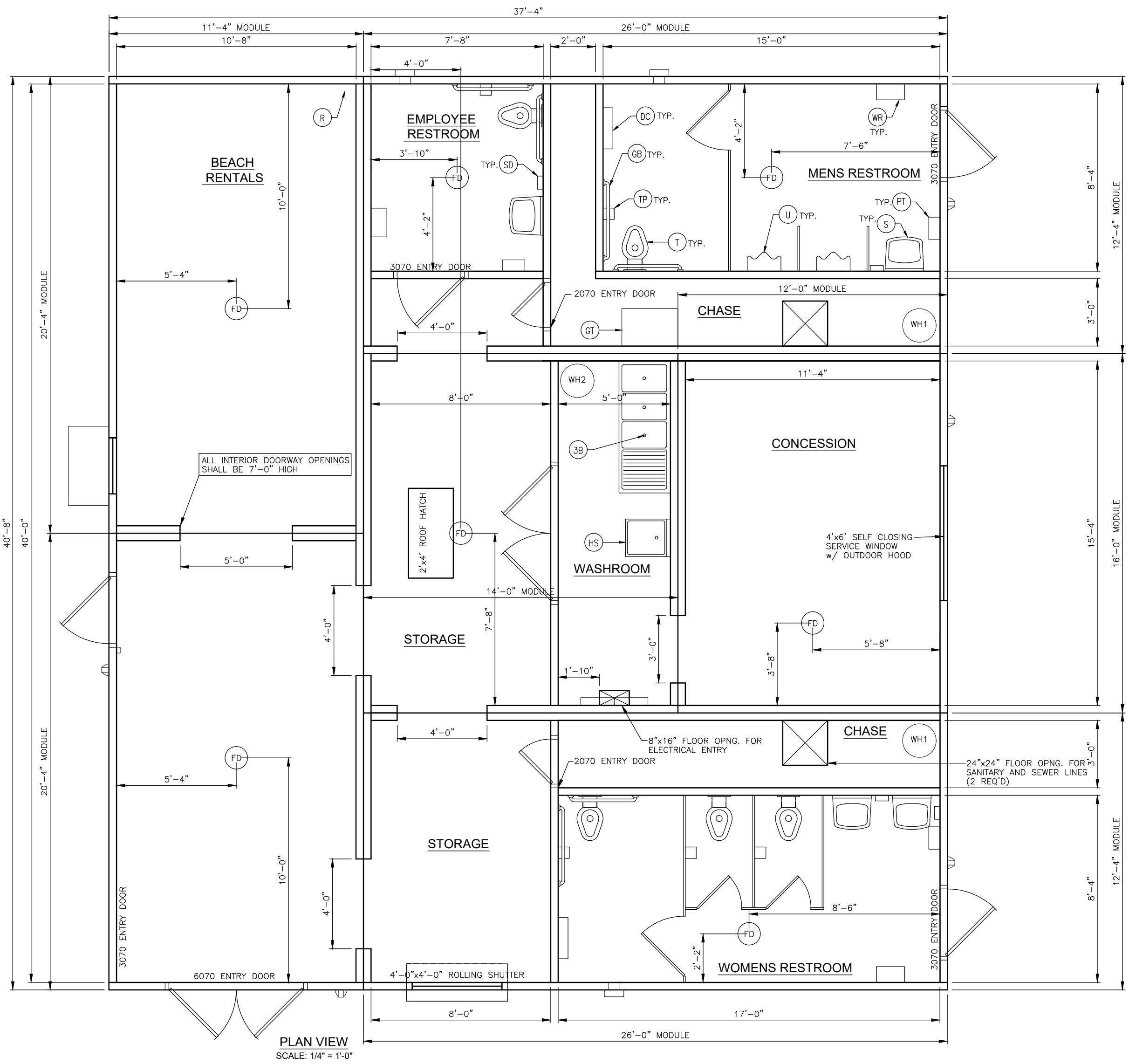
- III. Seeding**
- A. Seed mix shall be as follows:
- | Type 'G' Seed Mixture | Minimum Purity-% | Minimum Germination-% | % of Total Weight Mixture | Application Rate (Lbs. per Acre) |
|--------------------------------|------------------|-----------------------|---------------------------|----------------------------------|
| 'Arid 3' Tall Fescue | 95 | 80 | 60 | 150 |
| 'Brooklawn' Kentucky Bluegrass | 95 | 85 | 20 | 50 |
| 'Manhattan 4' Perennial Rye | 95 | 85 | 30 | 50 |
- Optimal Seeding Dates - March 1 to May 15 and August 15 to October 15
- B. Conventional Seeding - Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked 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 may be 1/4 inch deeper on coarse textured soil.
- C. 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. 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 contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.
- D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seeding emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on the site will be maximized.

- IV. Mulching**
- 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 vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.)
- A. Straw or Hay. Unrattled small grain straw, hay free of seeds, or salt hay 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 used instead of liquid mulch (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 uniformly by hand mechanically so that approximately 85% 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 should 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, steepness of slopes, and costs.
1. 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 square pattern. Secure 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 mowed.
 3. 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 into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversed 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.
 4. Liquid Mulch-Binders - May be used to anchor salt hay or straw mulches.
 - a. 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.
 - b. Use one of the following:
 - (1) Emulsified asphalt - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1, and CRS-2). Apply 0.04 gal./sq. yd. or 194 gal./acre on flat slopes less than 8 feet high. On slopes 8 feet or more high, use 0.075 gal./sq. yd. or 363 gal./acre. These materials may be difficult to apply uniformly and will discolor surfaces.
 - (2) 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 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.
 - (3) 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.
- B. 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. This mulch shall not be mixed in the tank with the seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
- C. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. When applied to a seeded area and watered, from a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs per 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, 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 coverage.

- V. Irrigation** (where feasible)
- If soil moisture is deficient, and mulch is not used, supply new seedlings with adequate water (a minimum of 1/4 inch twice a day until vegetation is well established). This is especially true when seedlings area made in abnormally dry or hot weather or on droughty sites.
- VI. Topdressing.**
- Since slow release nitrogen fertilizer (water insoluble is prescribed in Section II.A. Seedbed preparation in this standard, no follow-up of topdressing is mandatory. An exception may be made when grass nitrogen deficiency exists to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 400 pounds per 1,000 square feet.
- VII. Establishing Permanent Vegetative Stabilization**
- 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 rate is 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. This rate applies to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL 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 REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE 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 INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE 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 ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDS OR SODDED 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 WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
14. 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.
15. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES 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.
16. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
17. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF

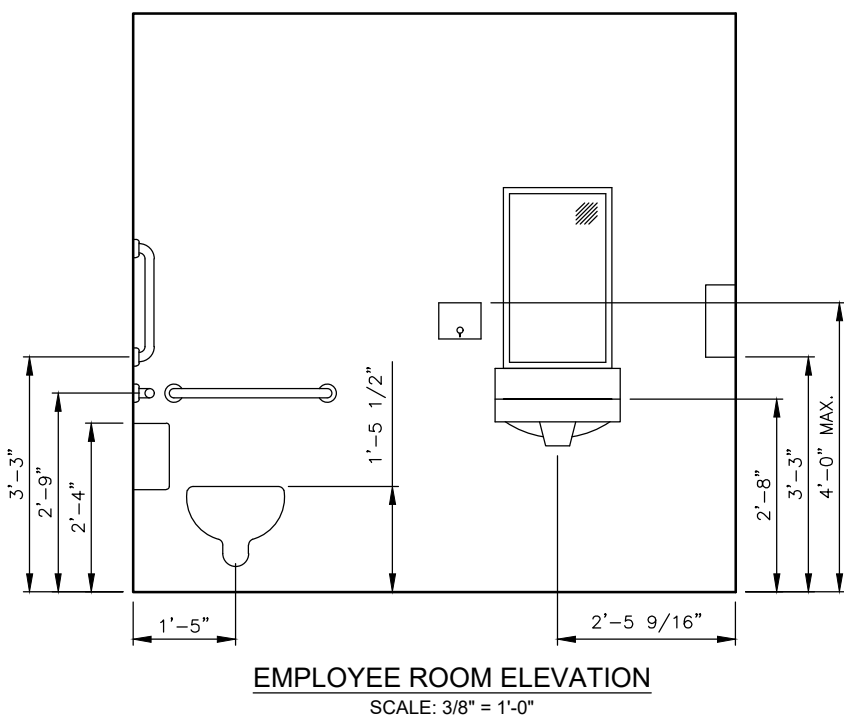
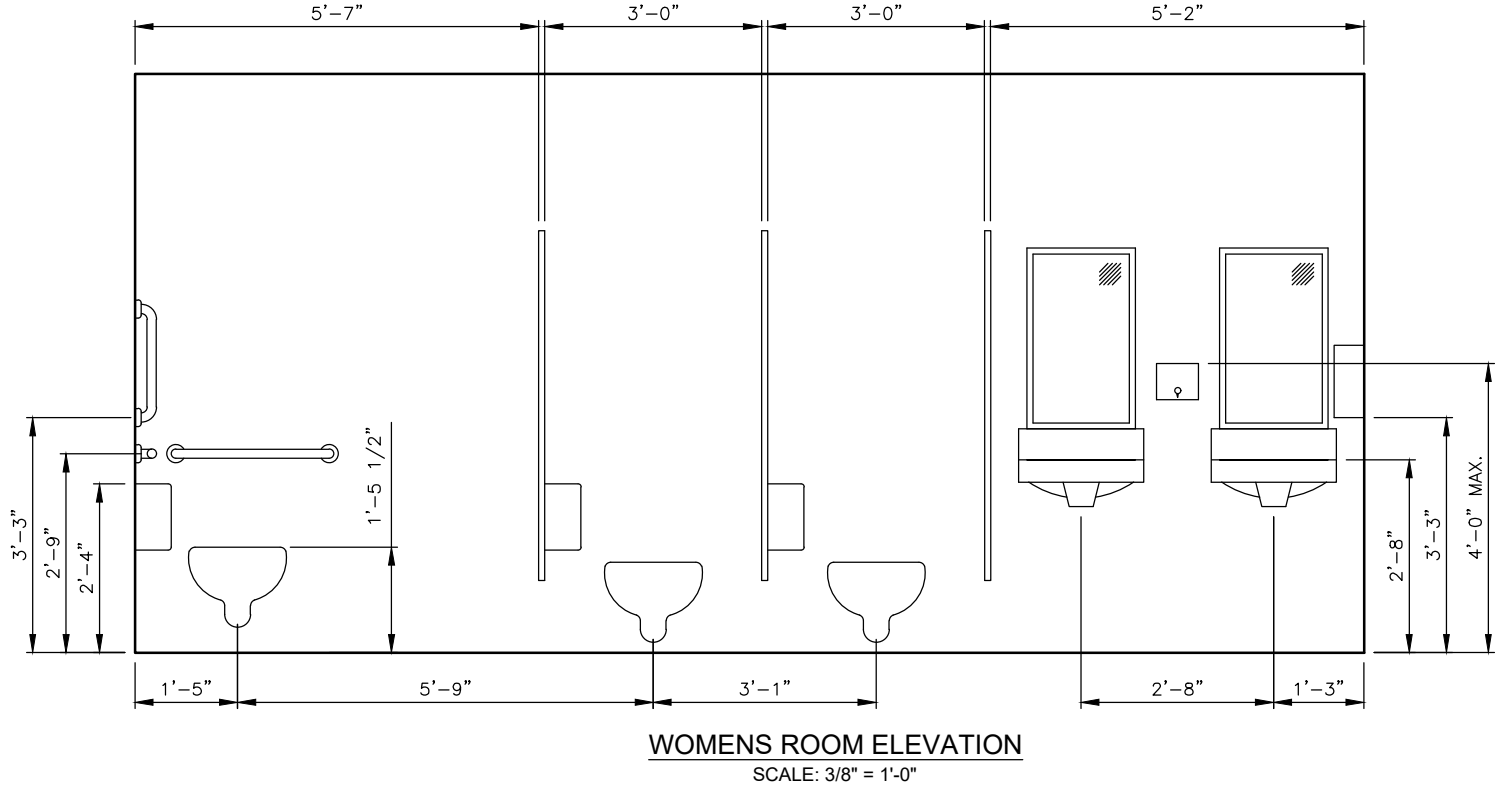
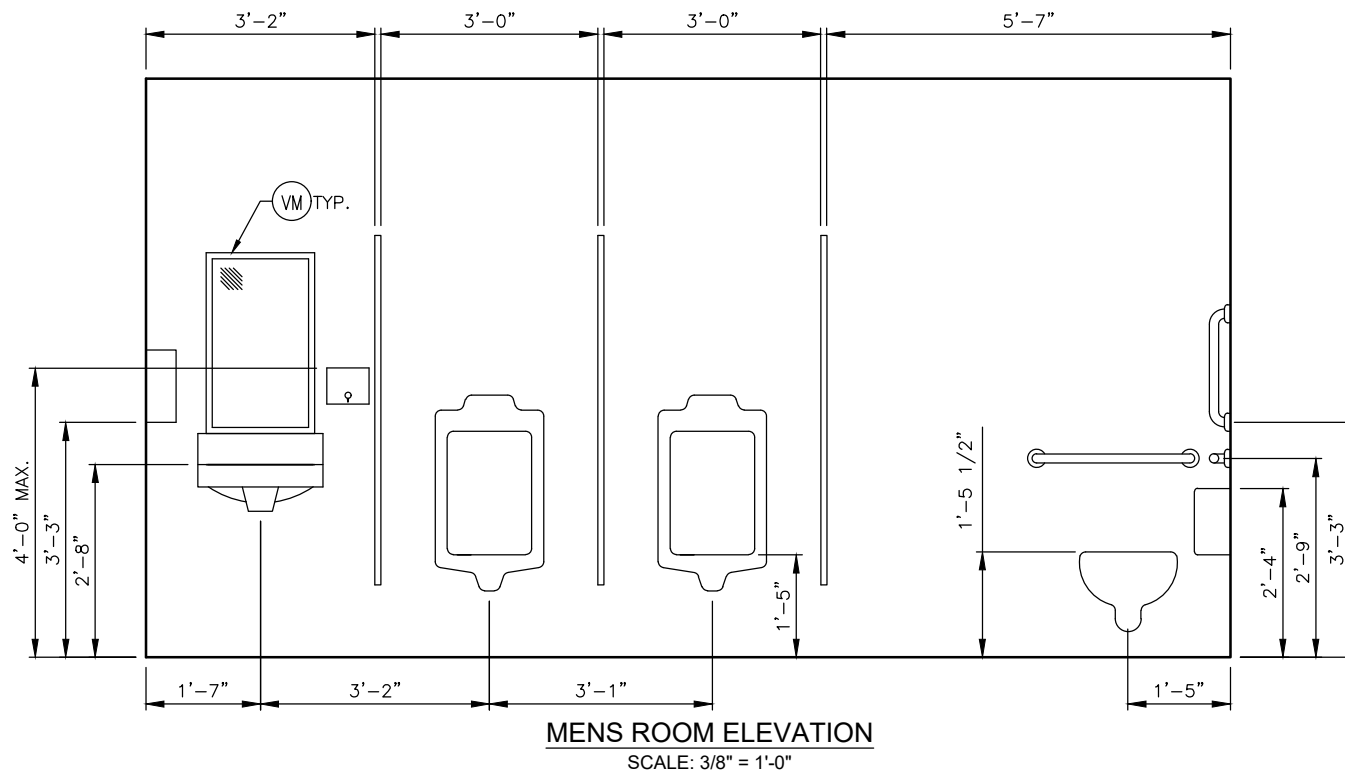
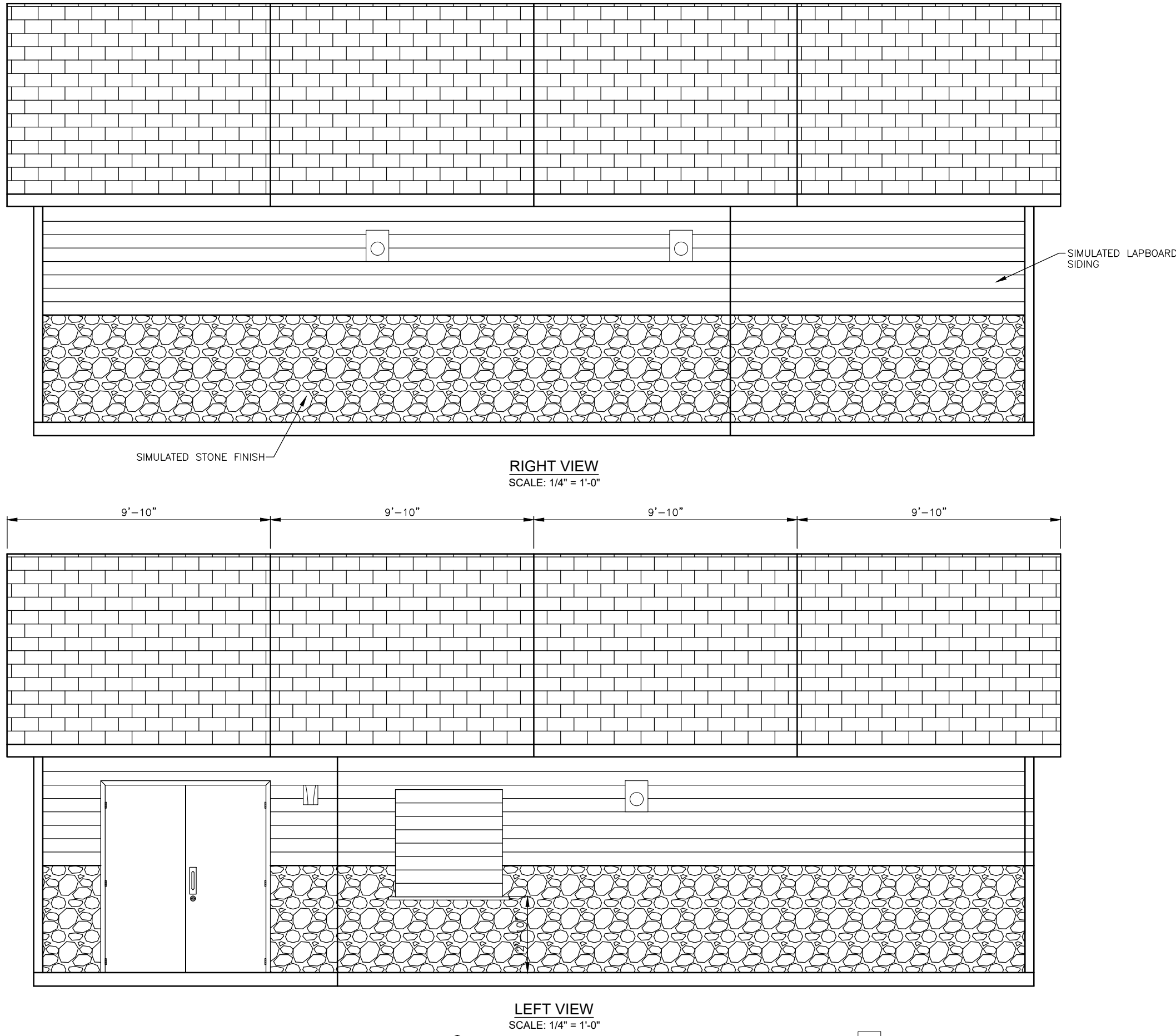


EMBED PLATED SHALL BE PATCHED FLUSH WITH INTERIOR WALLS, ROOF AND FLOOR WITH SPEED CRETE REDLINE GROUT

ACCESSORIES SCHEDULE		
LABEL	DESCRIPTION	QTY.
GB	BOBRICK SERIES B-8806 GRAB BARS (1 @ 36", 1 @ 42", 1 @ 18" VERT.)	3
TP	BOBRICK SERIES B-4288 CONTURA TOILET TISSUE DISPENSER	5
PT	BOBRICK SERIES B-4262 PAPER TOWEL DISPENSER	3
SD	BOBRICK SERIES B-4112 CONTURA SOAP DISPENSER	4
WR	BOBRICK SERIES B-277 WASTE RECEPTACLE	3
VM	BOBRICK SERIES B-1556 VANDAL RESISTANT MIRRORS	4
DC	KOALA CARE KB-101-00 DIAPER CHANGING STATION	2
SCRANTON PRODUCTS SOLID PLASTIC PARTITIONS		1
ROCKWOOD BF687 RESTROOM NO. (MENS)		1

FIXTURES SCHEDULE		
LABEL	DESCRIPTION	QTY.
T	KINGSTON BOWL ELONGATED TOILET 1.6 GPF ADA APPROVED KOHLER MODEL K-84323 WITH ELONGATED TOILET SEAT OPEN FRONT SEAT LESS COVER W/ BEIMS MODEL NO. 1955C SEAT, SLOAN ROYAL MODEL 9603-1.6 FLUSHOMETER, SMITH 0210Y CLOSET CARRIERS	5
S	GREENWICH WALL HUNG LAVATORY, w/ OVERFLOW, ADA APPROVED KOHLER MODEL K-2032 WITH SMITH 0700 LAVATORY CARRIERS, WATER FAUCET CHICAGO FAUCETS MODEL NO. 3300-ABCP, HANDI LAV-GUARD KIT P-TRAP WITH 2 ANGLE VALVE SUPPLY COVERS, WATTS LFJ550-B-M2 UNDER SINK GUARDIAN, MCGUIRE 89120BECO CAST BODY P-TRAP, MCGUIRE 155AECO OPEN GRID P.O. PLUG, MCGUIRE LF170LK SWEAT LAVATORY SUPPLY WITH 5" EXTENSION	4
U	BARDON SUPERIOR URINAL, 1.0 GPF ADA APPROVED KOHLER MODEL K-4991-ER, SLOAN ROYAL MODEL NO. 9613-1.0 FLUSHOMETER, SMITH 0637 CARRIER	2
3B	AMERCO C-3-1618-18L-C 3 BOWL SINK WITH DRAINBOARD	1
MS	MUSTEE 18W MOP SINK WITH 6" SWING FAUCET	1
WH1	BRADFORD WHITE 12 GALLON WATER HEATER	2
WH2	BRADFORD WHITE 30 GALLON WATER HEATER	1
FD	SIOUX CHIEF 832-35PNR FLOOR DRAINS	7
GT	MIFAB MI-6-SPL 25 GPM GREASE TRAP	1
3/4" HOSE BIB WITH VACUUM BREAKER		

DOOR, FRAME & HARDWARE SCHEDULE			
DESCRIPTION			QTY.
CURRIES 3070	18 GAGE GALV., INSULATED DOOR		8
CURRIES 3070	16 GAGE GALV., SINGLE RABBIT FRAME		4
CURRIES 6070	16 GAGE GALV., SINGLE RABBIT FRAME		2
CURRIES 2070	18 GAGE GALV., INSULATED DOOR		2
CURRIES 2070	16 GAGE GALV., SINGLE RABBIT FRAME		2
MCKINNEY NRP TAZ314 HINGES			27
SCHLAGE B660 HEAVY DUTY COMMERCIAL GRADE, SINGLE CYLINDER DEADBOLT LOCK (CHASE & BEACH RENTAL)			5
SCHLAGE B663 HEAVY DUTY COMMERCIAL GRADE, SINGLE CYLINDER DEADBOLT LOCK (RESTROOMS)			3
ROCKWOOD 107x70C STAINLESS STEEL PUSH/PULL PLATE			8
RIXSON FIREMARK 9-32E OVERHEAD DOOR HOLDER (CHASE & INACTIVE DOOR)			8
NORTON SERIES 8501 DOOR CLOSER (RESTROOMS & BEACH RENTAL)			5
PEMKO 170A ADA THRESHOLD			4
NATIONAL GUARD 17 DRIP CAP			4
PEMKO 315 DOOR SWEEPS			10
ROCKWOOD 580-8 SURFACE BOLTS (DOUBLE DOOR)			4
NATIONAL GUARD 1785A ASTRAGAL (DOUBLE DOOR)			2
CORNELL 6'-0"x4'-0" SATIN ANODIZED SELF CLOSING DOUBLE SERVICE WINDOW FULL BOTTOM TRACK W/ OUTDOOR HOOD			1
CORNELL 4'-0"x4'-0" ROLLING SHUTTER WITH STAINLESS STEEL SILL & INDOOR HOOD			1

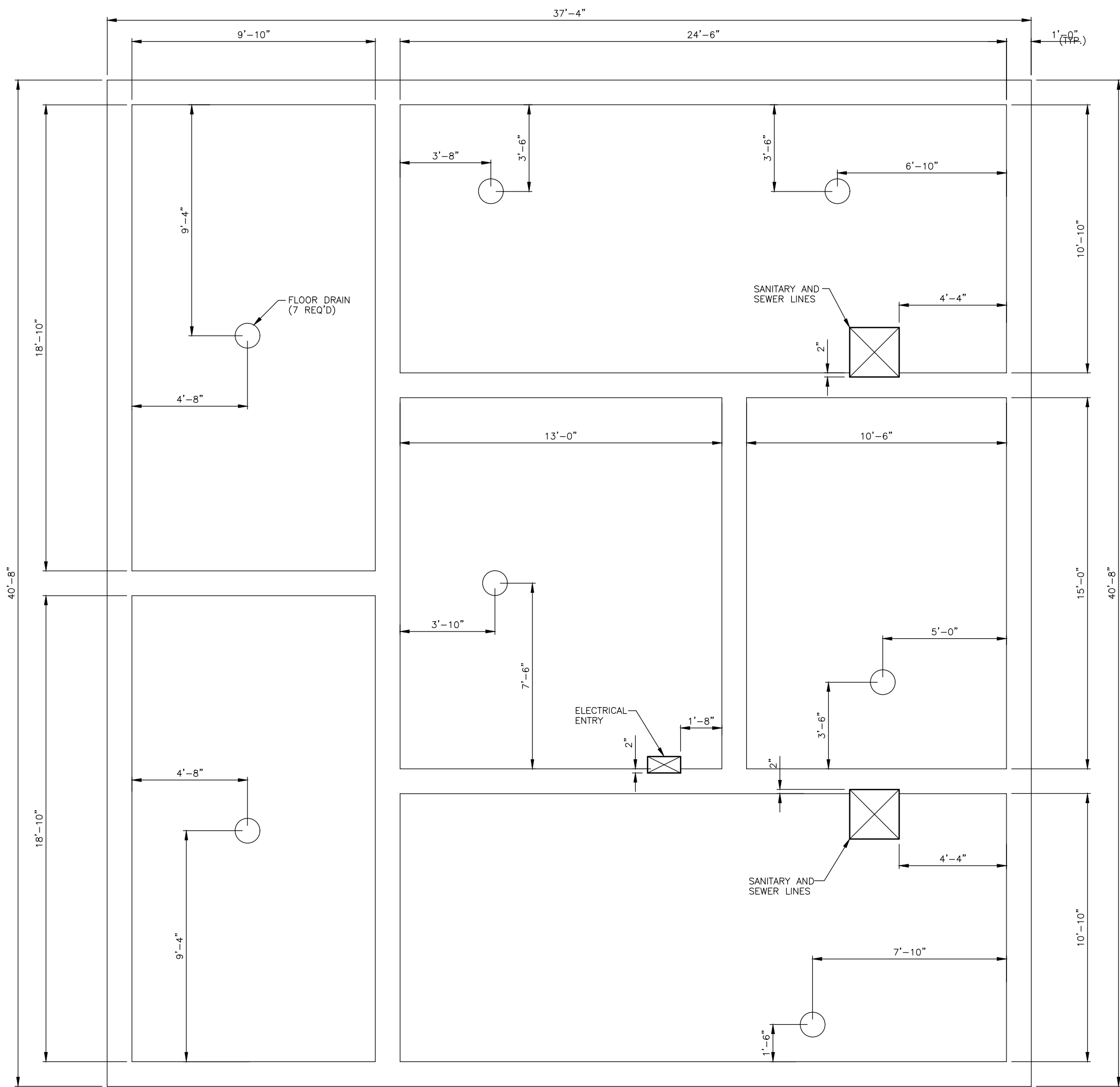


M&W
PRECAST &
CONSTRUCTION SUPPLY

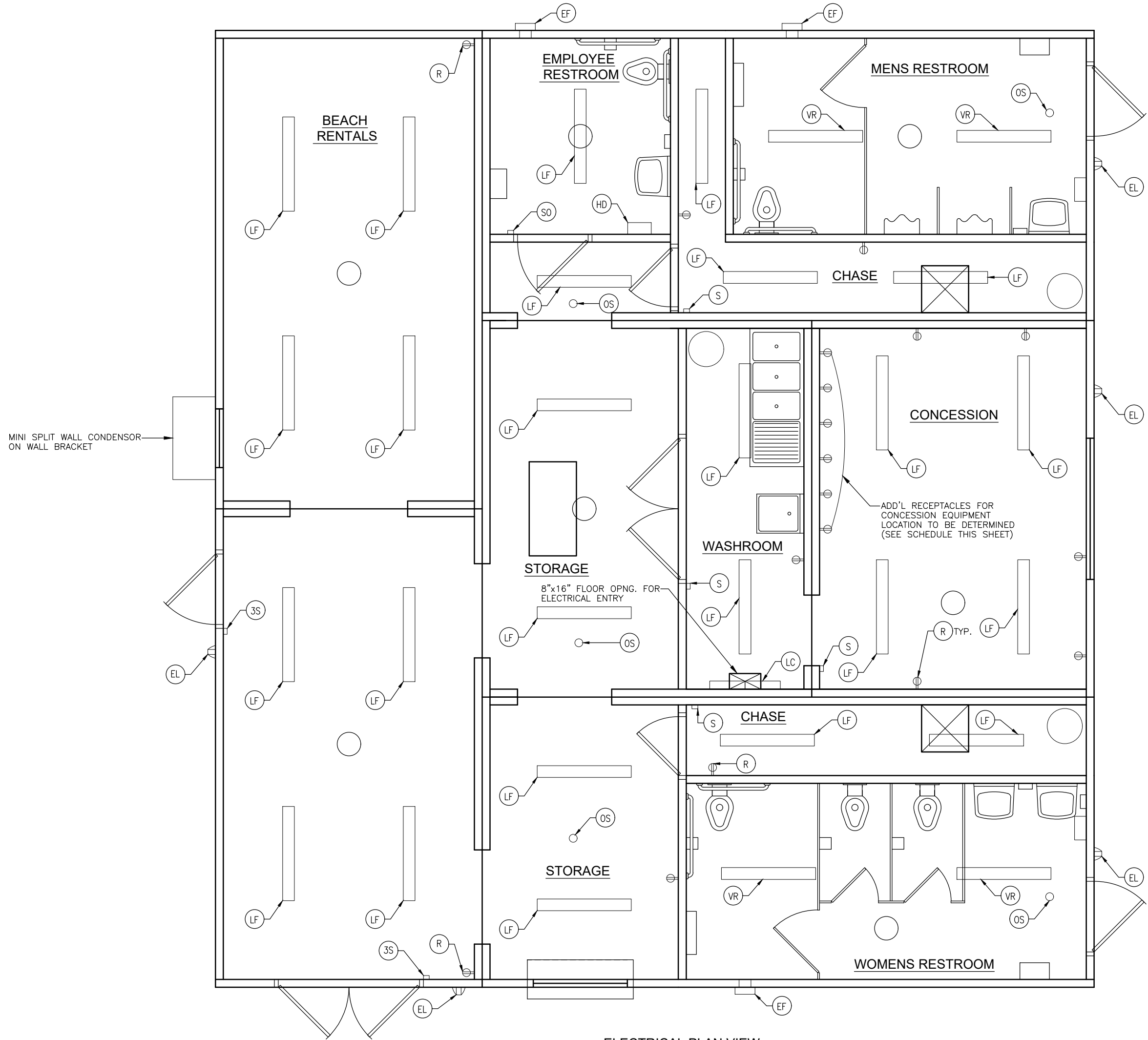
210 Durham Road, Ottsville, PA 18942
(610) 847-1423

BATHHOUSE @ BAYWALK EAST
SUBMITTAL - 37'-4" X 40'-8" BUILDING
KEANSBURG
NJ

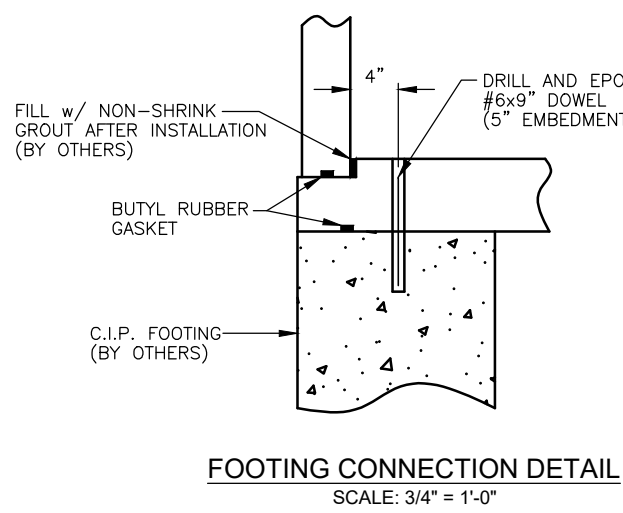
CUSTOMER						
-						
DATE	SALES	DRAWN	ENGINEER	CHECKED	JOB NUMBER	
2/3/22	DW	S.V.	DT	-	-	
DRAWING NUMBER				REVISION	SHEET	
-				6 REV DATE 3/25/22	1 OF 2	



RECOMMENDED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN VIEW
SCALE: 1/4" = 1'-0"



- NOTES:
- 1) ALL FINAL FIELD CONNECTIONS (WATER, SEWER & ELECTRIC) SHALL BE THE RESPONSIBILITY OF OTHERS.
 - 2) THE INTERIOR CEILING HEIGHT SHALL BE 8'-0".
 - 3) THE BUILDING IS CONSTRUCTED FROM A COMBINATION OF INDIVIDUALLY POURED PRECAST CONCRETE PANELS THAT ARE ASSEMBLED ON BASE SLABS AND SHIPPED AS MODULAR UNITS.
 - 4) THE FOUNDATION CONSTRUCTION & DESIGN SHALL BE BY OTHERS.
 - 5) EXTERIOR WALLS SHALL RECEIVE A SIMULATED ASHLAR STONE AND SIMULATED LAPBOARD SIDING THAT IS STAINED TO MATCH THE CUSTOMERS COLOR SELECTION.
 - 6) INTERIOR SURFACES SHALL RECEIVE A SMOOTH STEEL TROWEL FINISH. THE WALLS, FLOOR AND CEILINGS OF RESTROOMS AND CONCESSION SHALL BE PAINTED TO MATCH THE CUSTOMERS COLOR SELECTION. THE CHASE AND STORAGE ROOMS SHALL BE BARE CONCRETE.
 - 7) ALL CAULKING BETWEEN MODULES SHALL BE COMPLETED ON SITE BY M&W PRECAST.
 - 8) PRECAST CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.
 - 9) EXTERIOR WALLS ARE 4" IN THICKNESS. INTERIOR PARTITION WALLS ARE 4" IN THICKNESS. FLOOR SLAB TO BE 6" CONCRETE ROOF SLAB TO BE 5" IN THICKNESS.
 - 10) CRANE AND OPERATOR SHALL BE SUPPLIED BY OTHERS.
 - 11) FASCIA AND SOFFIT SHALL BE INSTALLED ON SITE BY M&W.
 - 12) THE WOODEN TRUSS ROOF & ALL ROOFING MATERIALS ARE SHIPPED AS MODULAR UNITS AND INSTALLED ON SITE BY M&W.
 - 13) REFER TO CALCULATIONS FOR CONNECTION DETAILS AND FOUNDATION DETAILS.
 - 14) FLOOD GATES SHALL BE SUPPLIED AND INSTALLED BY OTHERS.

FINISH SCHEDULE			
ELEMENT	SURFACE	MATERIAL	COLOR
BUILDING EXTERIOR	DOORS	PAINT	--
	STONE	CONCRETE STAIN	--
	LAPBOARD	CONCRETE STAIN	--
	ROOF	SHINGLE	--
	FASCIA	MASTIC	--
MEN'S ROOM INTERIOR	SOFFIT	MASTIC	--
	GABLE SIDING	MASTIC	--
	FLOOR	EPOXY	--
	CEILING	PAINT	--
	WALLS	PAINT	--
WOMEN'S ROOM INTERIOR	FLOOR	EPOXY	--
	CEILING	PAINT	--
	WALLS	PAINT	--
	FLOOR	EPOXY	--
	CEILING	PAINT	--
EMPLOYEE INTERIOR	FLOOR	EPOXY	--
	CEILING	PAINT	--
	WALLS	PAINT	--
	FLOOR	EPOXY	--
	CEILING	PAINT	--
CONCESSION INTERIOR	FLOOR	EPOXY	--
	CEILING	PAINT	--
	WALLS	PAINT	--
	FLOOR	EPOXY	--
	CEILING	PAINT	--
BATHROOM PARTITIONS		PLASTIC	--

ELECTRICAL SCHEDULE		
LABEL	DESCRIPTION	QTY.
LC	SQUARE D NO120/208/3PH/4W/400 AMP MCB 42 CIRCUIT LOAD CENTER	1
VR	LUMINAIRE CLF7-4-50-120/277-CP-WHT VANDAL RESISTANT INTERIOR LED LIGHT FIXTURE	4
LF	COLUMBIA LAW4-40ML-EDU NON-VANDAL RESISTANT INTERIOR LED LIGHT FIXTURE	25
EL	RAB SLIM12/PC EXTERIOR LIGHT w/ PHOTOCCELL	5
GF1	LEVITON GPN2-1 RECEPTACLE	11
S	LEVITON 1221-21 SINGLE POLE LIGHT SWITCH	4
3S	LEVITON CSB3-201 3-WAY LIGHT SWITCH	2
EF	CONTINENTAL FAN EXT150A WALL MOUNT EXHAUST FAN	3
SO	LEVITON ODS10-ID1 OCCUPANCY SENSOR	1
OS	ACUTY CMR PDT 9 OCCUPANCY SENSOR	5
NOTES: ALL EQUIPMENT AND CONDUIT SHALL BE SURFACE MOUNTED. THE LOAD CENTER WILL BE LOCATED IN THE WASHROOM. ALL BRANCH CONDUIT AND WIRING SHALL BE RUN TO THE LOAD CENTER. THE CONNECTION OF ELECTRICAL UTILITIES TO THE LOAD CENTER IS BY OTHERS. A 8"x16" OPENING WILL BE PROVIDED FOR ENTRANCE OF ELECTRICAL UTILITIES INTO THE WASHROOM.		

CONCESSION EQUIPMENT RECEPTACLES	
EQUIPMENT	VOLTAGE
DOUBLE DOOR FRIDGE	115
SINGLE DOOR FREEZER	115
FLAT TOP GRILL	208
4 BURNER STOVE w/ OVEN	208
FRYER #1	208



210 Durham Road, Ottsville, PA 18942
(610) 847-1423

BATHHOUSE @ BAYWALK EAST
SUBMITTAL - 37'-4" X 40'-8" BUILDING
KEANSBURG
NJ

CUSTOMER

-

DATE	SALES	DRAWN	ENGINEER	CHECKED	JOB NUMBER
3/15/22	DW	S.V.	DT	-	-
DRAWING NUMBER				REVISION	SHEET
-				6 REV DATE 3/25/22	2 OF 2