SELF STORAGE FACILITY

PRELIMINARY/FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION

BLOCK 38, PROPOSED LOT 2.01, PLATE 2
BOROUGH OF WOODBURY HEIGHTS
GLOUCESTER COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200'

U.S.G.S. QUAD MAP
SCALE: 1" = 1,000'

TAX MAP
SCALE: 1" = 300'

ZONING MAP
SCALE: 1" = 300'

PREPARED FOR:

STEVE'S STORAGE SHACK, LLC
318 GLASSBORO ROAD
WOODBURY HEIGHTS, NJ 08097

PREPARED BY:

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com

APPLICATION _____

I CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE BOROUGH OF WOODBURY HEIGHTS.

(OWNER) _____ (DATE) _____

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT

(NAME) _____

(TITLE AND LICENSE NO.) PROJECT ENGINEER (ID 11798)

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION

(BOROUGH ENG) _____ (DATE) _____

TO BE SIGNED BEFORE THE ISSUANCE OF A CONSTRUCTION PERMIT: I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES

(IF IMPROVEMENTS INSTALLED)

(BOROUGH ENG) _____ (DATE) _____

(IF BOND POSTED)

(BOROUGH ENG) _____ (DATE) _____

APPROVED BY THE PLANNING BOARD

PRELIMINARY _____ (FINAL) _____

(CHAIRMAN) _____ (DATE) _____

(SECRETARY) _____ (DATE) _____

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Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE
1	THE BOARD PROFESSIONAL REV.	[illegible]

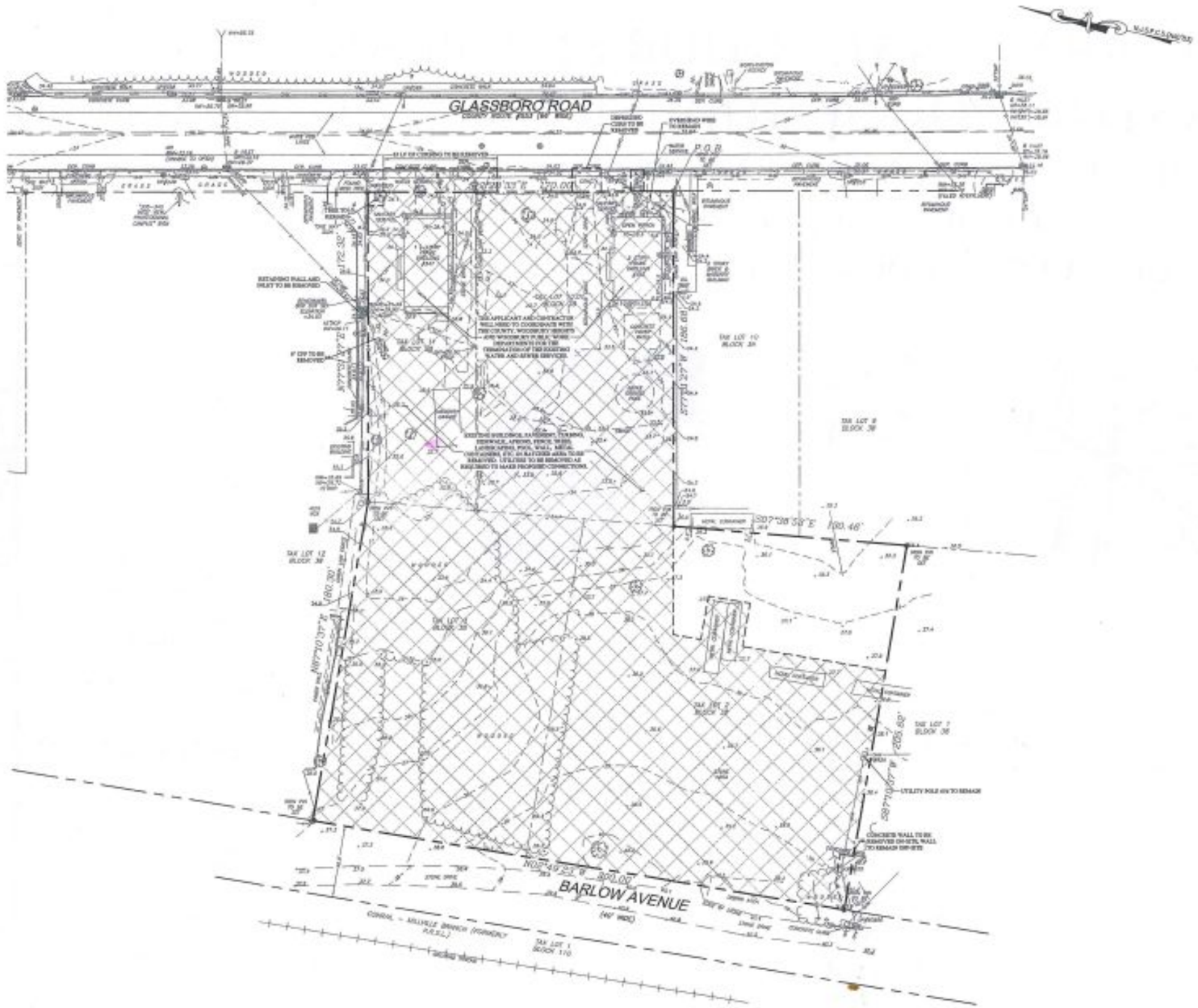
FOR APPROVAL PURPOSES ONLY

PROJECT:
PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION
BLOCK 38
LOTS 3, 10.01, 11, & PART OF LOT 2
WOODBURY HEIGHTS BOROUGH
GLOUCESTER COUNTY
NEW JERSEY
FOR
STEVE'S STORAGE SHACK, LLC
318 GLASSBORO ROAD
WOODBURY HEIGHTS, NJ 08097

BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE 51748
State of Pennsylvania • License # PE01 8174
State of Maryland • License # 54411

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 of 10



DEMOLITION & STRUCTURAL FILL NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN TAKEN FROM VARIOUS SOURCES AND IS SHOWN FOR DESIGN AND ESTIMATING PURPOSES ONLY. ACTUAL LOCATIONS OF UTILITIES SHALL BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES OR APPARENT CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR INTERPRETATION. ANY/ALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IN WRITING PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS & UTILITIES. A WRITTEN NOTICE SHALL BE FORWARDED TO THE OWNER STATING FORTH THE DATE OF CONTACT. CONTRACTORS ARE ADVISED TO CALL 1-800-272-1000 BEFORE COMMENCING FOR A MARKOUT OF EXISTING UTILITIES.
2. CONTRACTOR SHALL REVIEW ALL PLAN SHEETS TO DETERMINE IF THE EXTENT OF IMPROVEMENTS TO BE REMOVED, AS INDICATED ON THIS PLAN, IS CORRECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER DURING THE BID PHASE.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
4. CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL(S) AND SHUT-OFF(S). (TYPICAL)
5. CONTRACTOR TO COORDINATE WITH ALL APPLICABLE AGENCIES DURING THE DEMOLITION OF EXISTING BUILDINGS.
6. TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION TO LOCATE UNDERGROUND UTILITIES.
7. ANY REQUIRED UTILITY POLE RELOCATIONS FOR THE PROPOSED IMPROVEMENTS SHALL BE COMPLETED AT NO EXTRA COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL NECESSARY ARRANGEMENTS FOR UTILITY POLE RELOCATION.
8. THE CONTRACTORS ARE ADVISED THAT ANY REQUIRED UNDERGROUND UTILITY RELOCATIONS (INCLUDING GAS MAINS AND SERVICES, WATER MAINS AND SERVICES, SEWER MAINS AND SERVICES, ELECTRIC AND TELEPHONE LINES) SHALL BE COMPLETED AT NO COST TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
9. EXISTING UTILITIES (INCLUDING VALVE BOXES, CLEAN OUTS, CURB STOPS, MANHOLES, ETC. SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE. STORM DRAINAGE STRUCTURES SHALL NOT BE ADJUSTED UNLESS SPECIFICALLY CALLED FOR, NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
10. SUPPORT AND STABILIZATION OF REMAINING STRUCTURES SHALL CONFORM TO IBC 3306.
11. ALL DEMOLITION TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
12. NO DISTURBANCES SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER(S) DIRECTLY AFFECTED.
13. CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AFFECTED BY DEMOLITION. CONTRACTOR TO RESTORE ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
14. THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ON SITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT AN APPROVED FACILITY.
15. EXISTING TOPSOIL ONSITE IS TO BE PROTECTED. NO TOPSOIL IS TO BE SOLD OR REMOVED FROM THE SITE OR USED AS SPOIL UNLESS APPLICATION IS MADE TO THE APPROVING AUTHORITY AND APPROVAL IS GRANTED.
16. PROJECT SITE TO BE CLEARED ONLY AS REQUIRED. EXISTING TREES SHALL BE PROTECTED ALONG WITH ALL EXCAVATION AND CONSTRUCTION LIMITS.
17. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
18. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY APPLICABLE UTILITY COMPANIES TO ENSURE CONTINUATION OF SERVICE.
19. EXISTING WELLS SHALL BE ABANDONED BY A CERTIFIED WELL DRILLER, IN ACCORDANCE WITH ALL LOCAL, COUNTY, OR STATE REGULATIONS. EXISTING SEPTIC SYSTEM(S) SHALL BE ABANDONED IN ACCORDANCE WITH ALL LOCAL, COUNTY, OR STATE REGULATIONS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES TO BE REMOVED. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL MUNICIPAL & MUA SPECIFICATIONS.
21. IF NOTED TO BE REMOVED, EXISTING BUILDING SHALL BE DEMOLISHED INCLUDING ALL BASEMENT FOOTINGS AND FOUNDATION WALLS & MATERIALS. (BASEMENT MATERIAL SHALL BE REMOVED FROM SITE AND NOT USED FOR FILL)
22. THE ON-SITE SOILS WHICH ARE EXCAVATED FOR SITE GRADING MAY BE USED AS STRUCTURAL FILL FOR SUPPORT OF SLAB-ON-GRADE AND PAVEMENT. HOWEVER, THESE SOILS CONTAIN AN APPRECIABLE AMOUNT OF FINES AND WILL BE MOISTURE SENSITIVE. THEREFORE, USAGE OF THE ON-SITE SOIL WILL BE LIMITED TO PERIODS OF WARM AND/OR DRY WEATHER. IF OFF-SITE MATERIALS ARE REQUIRED FOR FILL, CRUSHED STONE OR RECYCLED CRUSHED CONCRETE MEETING THE MINIMUM REQUIREMENTS OF NJDOT COURSE AGGREGATE NO. 2 SHOULD BE USED.
23. STRUCTURAL FILL SHOULD BE PLACED IN HORIZONTAL LIFTS NOT MORE THAN 8 INCHES IN LOOSE THICKNESS, WITHIN THE BUILDING AREA, THE FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST, ASTM D 1557. ALTERNATIVELY, EACH LIFT OF IMPORTED CRUSHED STONE SHOULD BE COMPACTED TO AT LEAST 85 PERCENT RELATIVE DENSITY AS DETERMINED BY ASTM D-4253 / 4254, OR THE US ARMY CORPS OF ENGINEERS MODIFIED PROVIDENCE VIBRATED DENSITY TEST. THE RELATIVE DENSITY METHOD IS USED FOR FREE-DRAINING SOILS WHICH TO NOT EXHIBIT A WELL-DRAINED PEAK IN THE PROCTOR TEST, OR WHICH BREAK DOWN EXCESSIVELY UNDER THE TEST HAMMER. STRUCTURAL FILL SHOULD BE COMPACTED USING A SELF-PROPELLED, VIBRATORY ROLLER WHICH IMPARTS A TOTAL DYNAMIC FORCE OF AT LEAST 500 POUNDS PER INCH OF DRUM LENGTH. IN CONFINED AREAS, WHERE SMALLER ROLLERS OR MANUALLY OPERATED TAMPERS ARE USED, THE LIFT THICKNESS SHOULD BE REDUCED TO 6 INCHES.
24. BACKFILL AROUND THE EXTERIOR OF THE BUILDING, AND FILL IN PAVEMENT AREAS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ON-SITE SOIL MAY BE USED FOR EXTERIOR BACKFILL.

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REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY/PRELIMINARY	03/09/21

FOR APPROVAL PURPOSES ONLY

DESIGNED BY: RWC	JOB NO: 19-64-08
DRAWN BY: MD	DATE: 02/01/21
CHECKED BY: RWC	SCALE: 1" = 30'

PROJECT:

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

BLOCK 38
LOTS 3, 10.01, 11, & PART OF LOT 2
WOODBURY HEIGHTS BOROUGH
GLOUCESTER COUNTY
NEW JERSEY

FOR

STEVE'S STORAGE SHACK, LLC
318 GLASSBORO ROAD
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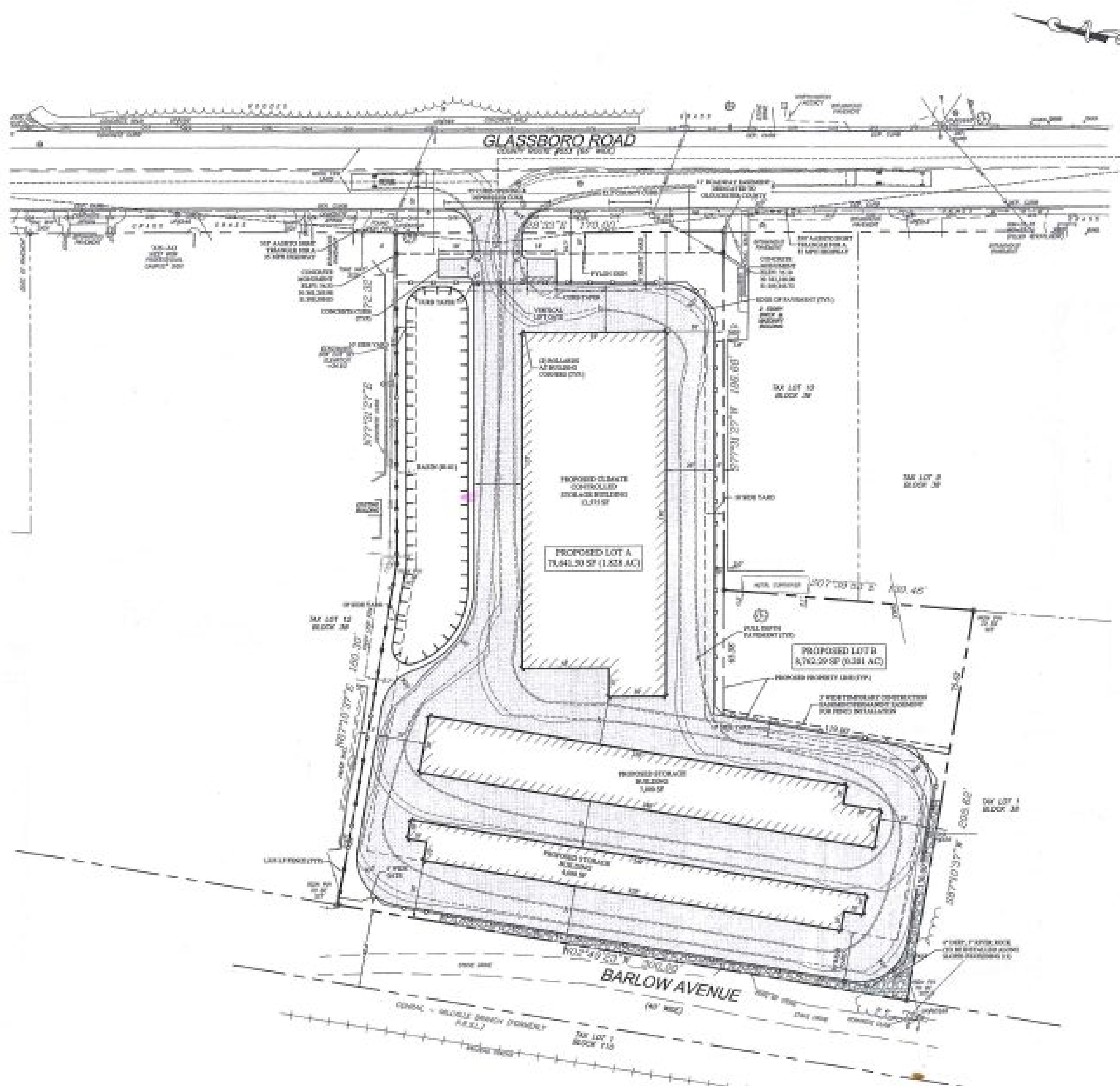
BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE-51789
State of Pennsylvania • License # PE081-0074
State of Maryland • License # 24451

SHEET TITLE:

EX. CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:



WOODBURY HEIGHTS ZONING SCHEDULE

ZONE HC - HIGHWAY COMMERCIAL

ITEM	REQUIRED	PROPOSED	ORDINANCE
LOT REQUIREMENTS:			
MIN. LOT AREA (SF)	12,500	79,841 (1.83 AC)	§70-14.D
MIN. LOT FRONTAGE (FT)	100	170	§70-14.D
MIN. LOT WIDTH (FT)	100	170	§70-14.D
MIN. LOT DEPTH (FT)	100	375.2	§70-14.D
BUILDING SETBACKS & HEIGHT:			§70-14.D
MIN. FRONT YARD (FT)	30	53.1	§70-14.D
MIN. SIDE YARD (FT)	10	10	§70-14.D
MIN. REAR YARD (FT)	25	50	§70-14.D
MAX. BLDG HEIGHT (FT)	35	18'-5"	§70-14.C
MAX. BUILDING COVERAGE (%)	80	31.6	§70-14.D
PARKING SETBACKS:			
FROM ANY STREET LINE (FT)	10	5 +/- * (PAPER STREET)	§70-14.E(2)
FROM SIDE LOT LINE (FT)	5	0*	§70-14.E(2)
SIGNAGE:			
FREESTANDING SIGNS			
MIN. SETBACK FROM STREET LINE (FT)	10	18	§70-14.H(1)
MAX. NUMBER OF SIGNS	2	1	§70-14.H(1)
MAX. SIGN AREA (SF)	5% FRONT FACADE	33.3 SF **	§70-14.H(1)
MAX. SIGN HEIGHT (SF)	BUILDING HEIGHT	15' *	§70-28.C
LANDSCAPING:			
MIN. LANDSCAPED BUFFER ADJACENT TO R.O.W. (FT)	10	5 +/- * (PAPER STREET)	§70-14.E(4)
PARKING:			
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	25	§70-23.F
MIN. NUMBER OF SPACES FOR SERVICE USE	5 SP PER 1,000 SF	25,175 SF	§70-14.G(1)
TOTAL NUMBER OF SPACES	125 SP	2 SP*	

* DENOTES PROPOSED NON-CONFORMANCE

** DENOTES FRONT FACADE AREA = 555 SF

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI, OR AS REQUIRED BY THE APPROVAL AUTHORITY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
9. ALL TRAFFIC CONTROL, SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007, AS AMENDED.
11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.
14. NO FENCING IS TO BE INSTALLED UNTIL A BUILDING PERMIT HAS BEEN ISSUED, PER BOROUGH ORDINANCE §70-19C.

GENERAL NOTES

1. APPLICANT/OWNER:
   STEVE'S STORAGE SHACK, LLC
   1 RIVERS DRIVE
   MULLICA HILL, NJ 08062
2. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, TAX LOTS 2, 3, 10.01, & 11 BLOCK 38", BY VARGO ASSOCIATES, DATED MAY 14, 2019.
3. APPLICANT SEEKS SITE PLAN APPROVAL SO AS TO PERMIT THE CONSTRUCTION OF A STORAGE FACILITY AND ASSOCIATED SITE IMPROVEMENTS.
4. THIS APPLICATION INCLUDES A PROPOSED MINOR SUBDIVISION TO INCORPORATE A PORTION OF LOT 2 AS PART OF THE PROJECT SITE WITH THE CURRENT PROPERTY OWNER RETAINING THE REMAINING FOR THE CURRENT CONSTRUCTION BUSINESS.
5. THIS PROJECT IS AN EXPANSION OF THE EXISTING SELF STORAGE FACILITY FORMERLY KNOWN AS STEVE'S STORAGE SHACK (NOW SPACE WORKS) LOCATED ON THE OPPOSITE SIDE OF GLASSBORO ROAD JUST NORTH OF THE SUBJECT PROPERTY.
6. THE EXISTING OFFICE FACILITY ON THE ADJACENT SITE OWNED AND OPERATED BY THE APPLICANT WILL SERVE THE PROPOSED STORAGE EXPANSION. AS SUCH NO OFFICE FACILITY IS PROPOSED AS PART OF THIS DEVELOPMENT.
7. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
8. ELEVATION DATUM IS NAVD88.
9. NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GEOWEB MAP VIEWER.
10. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 34015C0088F.
11. THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
12. REQUIRED OUTSIDE AGENCY APPROVALS:
    a. GLOUCESTER COUNTY PLANNING BOARD
    b. GLOUCESTER COUNTY SOIL CONSERVATION DISTRICT

WAIVERS & VARIANCES

1. SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. §70-19.A(2) - TO ALLOW A FENCE TO BE CONSTRUCTED IN THE FRONT YARD
   b. §70-46.B - FROM PROVIDING SUBMISSIONS AT A SCALE OF 1"=50'
   c. §70-46.B(21) - FROM PROVIDING A TRAFFIC IMPACT STUDY REPORT
   d. §70-46.B(26) - FROM PROVIDING A FISCAL IMPACT STUDY REPORT
   e. §70-47.B(5)(c) - FROM PROVIDING CROSS SECTIONS AND PROFILES OF ALL AISLES, LANES, AND DRIVEWAYS
   f. §70-47.B(5)(f) - FROM PROVIDING PROFILES OF ALL STORM SEWERS
   g. §70-81.3 - FROM PROVIDING CURBING ALONG ALL EDGES OF PAVEMENT
2. VARIANCES ARE REQUESTED FROM THE FOLLOWING:
   a. §70-14.E(2) - MINIMUM PARKING SETBACK FROM ANY STREET LINE
      10 FEET REQUIRED; 5 FEET PROPOSED (PAPER STREET)
   b. §70-14.E(2) - MINIMUM PARKING SETBACK FROM ANY SIDE LOT LINE
      5 FEET REQUIRED; 0 FEET PROPOSED
   c. §70-14.E(4) - MINIMUM LANDSCAPE BUFFER ADJACENT TO ROW
      10 FEET REQUIRED; 5 FEET PROPOSED (PAPER STREET)
   d. §70-14.F(2) - FROM PROVIDING A TRASH AND GARBAGE PICKUP LOCATION
   e. §70-14.G(1) - MINIMUM NUMBER OF PARKING SPACES
      125 SPACES REQUIRED; 2 SPACES PROPOSED
   f. §70-28.C - MAXIMUM SIGN HEIGHT
      10'-5" PERMITTED (BLDG. HEIGHT); 15 FEET PROPOSED

SCALE 1" = 30' FEET (30 0 30 60)

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NO.	DESCRIPTION	DATE
1	PER BOARD PROFESSIONAL REV.	[illegible]

FOR APPROVAL PURPOSES ONLY

ALL DOCUMENTS PREPARED BY THE PETITT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. [illegible]

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. [illegible]

ENGINEER BY:	JOB NO:
BWC	[illegible]
DRAWN BY:	DATE:
[illegible]	[illegible]
CHECKED BY:	SCALE:
BWC	1" = 30'

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PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

BLOCK 38
LOTS 3, 10.01, 11, & PART OF LOT 2
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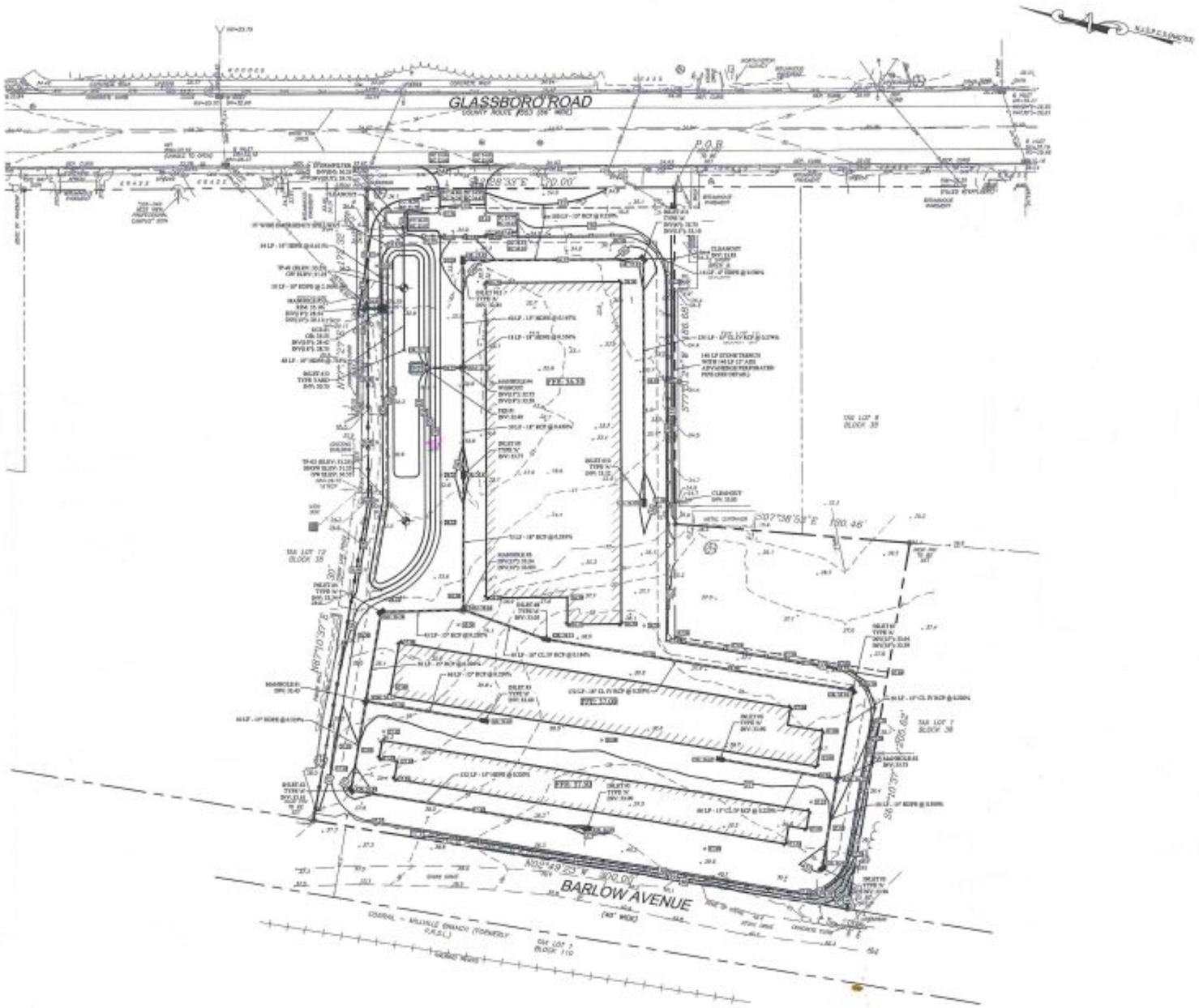
BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey - License # GE 51748
State of Pennsylvania - License # PE081554
State of Maryland - License # 54011

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

3 of 10



GRADING & UTILITY NOTES:

1. ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES WITHOUT LOW SPOTS THAT CAUSE PONDING.
2. THE MINIMUM SLOPE ON GRADED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM ON PAVED AREAS SHALL NOT BE LESS THAN 0.75%.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY, INCLUDING TEST PITS, TO LOCATE AND AVOID DAMAGE TO ALL EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. SHOULD ANY EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
4. ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
5. THE CONTRACTOR SHALL BACKFILL HIS TRENCH AND PROTECT THE PUBLIC FROM THE WORK AREA AT THE END OF EACH WORKING DAY. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
6. ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CORRESPONDING TO ASTM D-3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OVER PVC AND DUCTILE IRON SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS DETAILED.
7. WATER MAINS AND SANITARY SEWER SHALL BE SEPARATED BY 10 FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE, THE SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SEWER 18" BELOW THE BOTTOM OF THE WATER MAIN. AT WATER AND SEWER CROSSINGS, THE SEWER SHALL BE 18" MINIMUM BELOW THE WATER OR SEWER MAIN SHALL BE C.L.D.I.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. WHERE SANITARY SEWER CROSS OVER OR WITHIN 18" UNDER A STORM PIPE, THE SANITARY SEWER SHALL BE C.L.D.I.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET EACH SIDE OF THE CROSSING.
8. REINFORCED-CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
9. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
10. CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.
11. ALL INLET GRATES SHALL BE BICYCLE-SAFE GRATES.
12. CONSTRUCTION OF THE PROPOSED DETENTION BASIN SHALL BE DONE WITHOUT COMPACTING THE BASIN SUB-GRADE SOILS. ALL EXCAVATION SHALL BE PERFORMED BY EQUIPMENT PLACED OUTSIDE THE BASIN WHEREVER POSSIBLE.
13. ADA GRADING NOTE: ALL HANDICAPPED ACCESSIBLE AREAS SHALL BE GRADED WITH A 2% MAXIMUM SLOPE.
14. A STORMWATER ASBUILT OF THE BASIN AND PIPE COLLECTION MUST BE PROVIDED TO THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE REQUEST FOR A TCO OR CO.
15. THE DESIGN ENGINEER APPROVED SHOP DRAWING INSTALLATION INSTRUCTIONS FOR THE OIL SEPARATOR EQUIPMENT MUST BE PROVIDED TO THE BOROUGH ENGINEER PRIOR TO CONSTRUCTION.

SHOULD THESE PLANS NOT DEPICT THE PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE DESIGNS, THE CONTRACTOR SHALL COORDINATE THE SCOPE OF THE PROPOSED UTILITY SERVICE DESIGNS IN CONSULTATION WITH THE RESPECTIVE UTILITY PROVIDERS AND SHALL ENSURE THAT THE INSTALLATION OF ELECTRIC, GAS, AND TELECOMM UTILITY SERVICES ARE ADDRESSED WITHIN THE SCOPE OF THEIR BID.

SHOULD THESE PLANS DEPICT FEASIBLE LOCATIONS FOR PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE CONNECTIONS, THEY SHALL ONLY BE UTILIZED FOR SIZING PURPOSES. THE CONTRACTOR SHALL NOTE THAT THE FINAL UTILITY SERVICE DESIGNS MUST BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS AND THEREFORE, ARE SUBJECT TO CHANGES BASED UPON THE PREFERENCE OF THE UTILITY PROVIDER.

30 0 30 60
SCALE 1" = 30' FEET

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REVISIONS

NO.	DESCRIPTION	DATE
1	PER BOARD PROFESSIONALS REV.	10/24/22

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DRAWN BY: BWC
CHECKED BY: BWC
SCALE: 1" = 30'

PROJECT:

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

BLOCK 38
LOTS 3, 10.01, 11, & PART OF LOT 2
WOODBURY HEIGHTS BOROUGH
GLOUCESTER COUNTY
NEW JERSEY

FOR

STEVE'S STORAGE SHACK, LLC
318 GLASSBORO ROAD
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BRIAN W. CLEARY, PE
Professional Engineer
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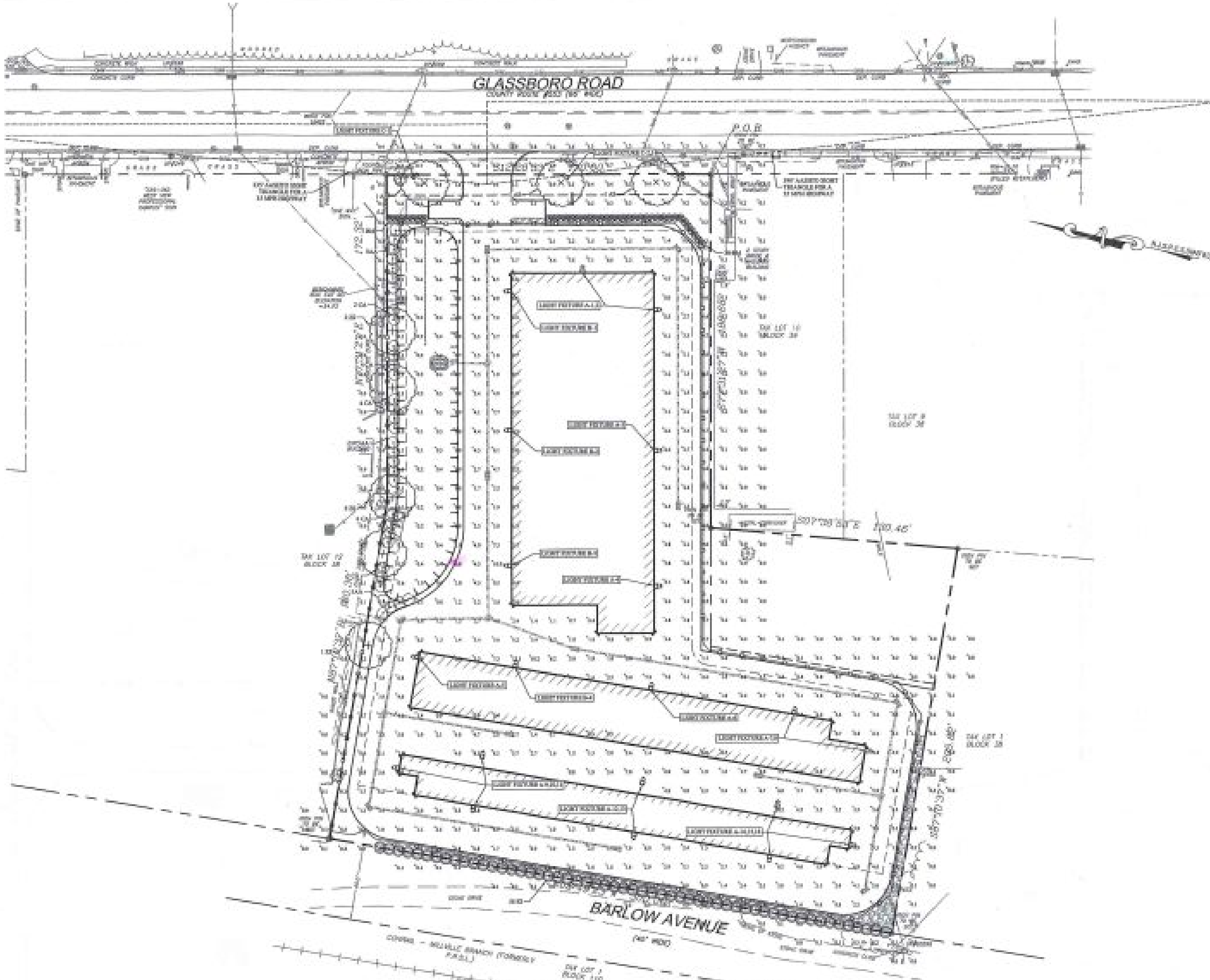
State of Pennsylvania • License # PE081874
State of Maryland • License # 54413

SHEET TITLE:

GRADING & UTILITY PLAN

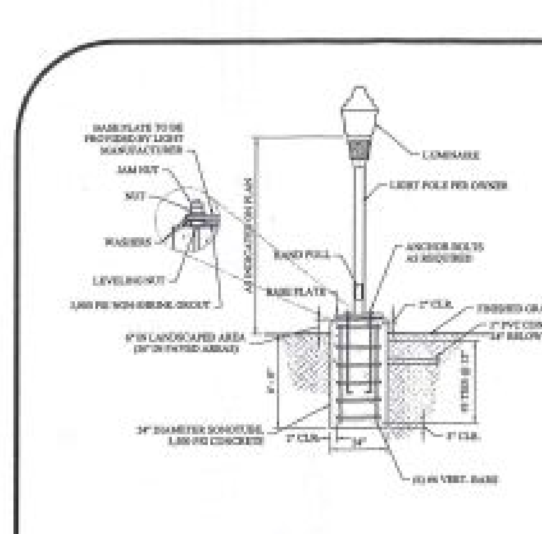


LANDSCAPE NOTES:

1. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH 6" OF TOPSOIL IN ADDITION TO BEING SEEDED WITH THE SEED MIXTURE NOTED ON THE SOIL EROSION PLAN(S) (AFTER FINAL GRADING).
2. ALL SEEDED AREAS SHALL BE LIMED AND FERTILIZED AT THE RATE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE MUNICIPAL ENGINEER OR THE SOIL CONSERVATION DISTRICT, OR AT THE RATES SPECIFIED ON THE "SOIL EROSION AND SEDIMENT CONTROL AND DRAINAGE AREA PLAN".
3. LOCATION OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED IN FIELD BY THE LANDSCAPE CONTRACTOR ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.
4. ALL SHADE TREES SHALL BE PLANTED IN A DORMANT STATE.
5. THE PLANTING HOLE BACKFILL MIX SHALL CONSIST OF 2 PARTS TOPSOIL, 1 PART PEAT MOSS, EXCEPT IN WET SOILS WHERE SAND WILL REPLACE THE PEAT MOSS.
6. ALL PLANT MATERIAL SHALL BE WATERED UNTIL SOAKED IMMEDIATELY AFTER PLANTING.
7. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH COMMONLY ACCEPTED HORTICULTURAL PRACTICES.
8. SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR GRASS SEEDING MIXTURE, RATES OF APPLICATION AND/OR SOD COMPOSITION.
9. ALL PLANTS AND PLANTING STANDARDS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE CURRENT CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
10. SHOULD A SPECIES BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.
11. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT LIST AND AS INDICATED ON THE PLAN, THE PLANT QUANTITIES ON THE PLAN SHALL GOVERN.
12. ALL PAVING AND SUBBASE MATERIAL, INDICATED TO BE REMOVED, SHALL BE ENTIRELY REMOVED AND REPLACED WITH CLEAN FILL AND TOPSOIL. TOPSOIL SHALL BE INSTALLED TO A DEPTH AS STATED ABOVE.
13. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR TWO (2) YEARS FROM DATE OF INSTALLATION AND SHALL BE IN A HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL DURING THE NEXT GROWING SEASON.
14. ALL SHADE TREES TO BE PLANTED IN A MULCHED PLANTING RING. SHRUBS, EVERGREEN TREES, AND ORNAMENTAL TREES SHALL BE PLANTED IN PLANTING BEDS.

LIGHTING NOTES:

1. THIS PLAN ILLUSTRATES LIGHTING LOCATIONS AND ILLUMINATION LEVELS ONLY. REFER TO ELECTRICAL ENGINEERING PLANS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
2. ALL SUBSTITUTIONS TO THE FIXTURES SPECIFIED MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.



LIGHT POLE AND FOUNDATION AT GRADE

N.T.S.

SCALE 1" = 30' FEET (0, 30, 60)

LANDSCAPE SCHEDULE

key	quantity	botanical name	common name	size	caliper	root	comments
AS	3	Acer saccharum	Sugar Maple	12' to 14'	2.5" to 3"	B & B	Deciduous Tree
CA	17	Clethra alnifolia	Summersweet Clethra	24" to 30"	-	Cont	Deciduous Shrub
IG	86	Ilex glabra	Inkberry	18" to 24"	-	Cont	Evergreen Shrub
BM	25	Buxus microphylla japonica	Green Beauty Boxwood	18" to 21"	-	Cont	Evergreen Shrub
AA	18	Aronia arbutifolia	Red Chokeberry	18" to 24"	-	Cont	Deciduous Shrub
ZS	5	Zelkova serrata	Japanese zelkova	10' to 12'	2.5" to 3"	B & B	Deciduous Tree

Schedule

Symbol	Label	Quantity	Height	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
	A	16	12.0'	RAB LIGHTING INC	[illegible] (TYPE 3)	CAST FINNED METAL HOUSING, 3 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 3-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE [illegible] LIGHT EMITTING DIODES (LEDS), TILTED 27 DEGREES FROM VERTICAL BASE-UP POSITION. [illegible] ACTUAL PERFORMANCE MAY VARY. Sports, Street, Utility, Automotive, Hotel, Roadway Damp Location, Wet Location, Outdoor, Commercial	WPLED3T50.ies	1	53.4
	B	4	12.0'	RAB LIGHTING INC	[illegible] (TYPE 3)	CAST FINNED METAL HOUSING, 4 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	SIX WHITE [illegible] LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED [illegible] DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 15 DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED [illegible] DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 30 DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED [illegible] DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40 DEGREES FROM STRAIGHT AHEAD. Sports, Street, Utility, Automotive, Hotel, Roadway Damp Location, Wet Location, Outdoor, Commercial	WPLED3T78.ies	1	56.6
	C	3	15.0'	Holophane	[illegible]	[illegible] LED, LED Package 30, 40W, 3000K, 120-277V, Type 3 distribution, No [illegible] with Full Cover option, House Side Shield 120 Degree	LED-C[illegible]	[illegible].ies	1	50

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	12.1 fc	0.0 fc	N/A	N/A

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REVISIONS

NO.	DESCRIPTION	DATE
1	PER BOARD PROFESSIONAL REV.	[illegible]

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ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. [illegible]

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. [illegible]

DESIGNED BY: BWC	JOB NO.: [illegible]
DRAWN BY: [illegible]	DATE: [illegible]
CHECKED BY: BWC	SCALE: 1" = 30'

PROJECT:

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

BLOCK 38
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FOR

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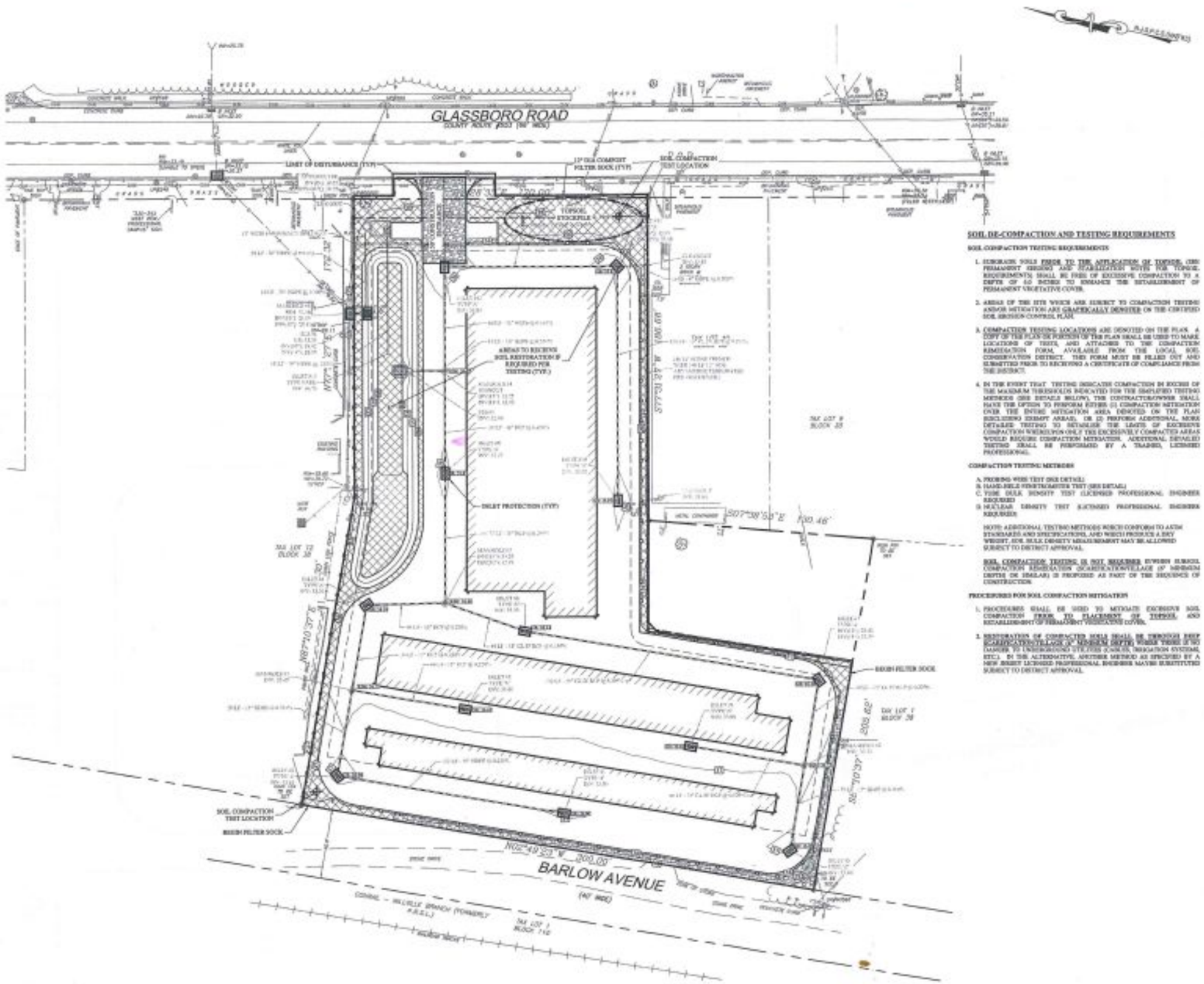
SHEET TITLE:

LANDSCAPING & LIGHTING PLAN

SHEET NUMBER:



SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE 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 TO 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 DETERMINE THE LIMITS OF EXCESSIVE COMPACTION WHERE/FOR ONLY THE EXCESSIVELY 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. TIME DULL DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

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

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

PROCEDURES FOR SOIL COMPACTION MITIGATION

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (GAS LINES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

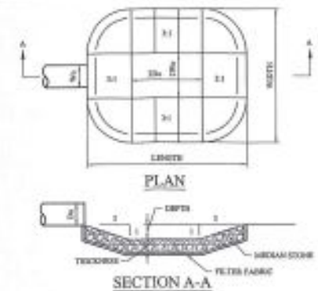
LEGEND

	SILT FENCE
	REINFORCED SILT FENCE
	FILTER SOCK
LOD	LIMIT OF DISTURBANCE
	CONSTRUCTION ENTRANCE
	TOPSOIL STOCKPILE
	INLET PROTECTION
	SCOUR HOLE

SITE SOILS

NAME	SYMBOL	DESCRIPTION
FALLSINGTON LOAMS	FnpA	0 TO 2 PERCENT SLOPES
URBAN LAND-FRESWICK COMPLEX	UrfC0B2	0 TO 5 PERCENT SLOPES

TOTAL AREA OF DISTURBANCE: 1.86 ACRES (81,120 SF)
SOIL RESTORATION: 0.255 ACRES (11,124 SF)

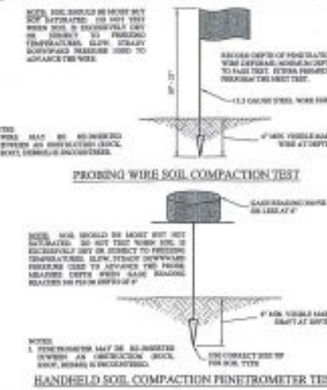


SCOUR HOLE CALCULATIONS

STRUCTURE	Q (cfs)	YEAR STORM	"Do" ft	"Wo" ft	"TWo" ft	"Ho" ft	DEPTH ft	LENGTH ft	WIDTH ft	MERIDIAN STONE (D50) in	STONE THICKNESS in
PER 1	8.75	25	1.50	1.50	3.00	4.50	0.75	9.00	7.50	3.0	11.0

SCOUR HOLE

N.T.S.



SOIL TESTING

N.T.S.

30 0 30 60
SCALE 1" = 30' FEET

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REVISIONS

NO.	DESCRIPTION	DATE
1	PER BRIAN RECOMMENDATION	10/06/25

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL ASSUME/ASSUME THAT THE LOCATION OF UTILITIES DEPICTED ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. IF ANY UTILITIES ARE DISCOVERED THAT DO NOT AGREE WITH THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PETITT GROUP, LLC PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY AND DAMAGE ALL PROPERTY TO THE EXISTING CONDITION AT NO COST.

DESIGNED BY: BWC	DWG NO: 1504-06
DRAWN BY: MD	DATE: 10/06/25
CHECKED BY: BWC	SCALE: 1" = 30'

PROJECT:

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BRIAN W. CLEARY, PE
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State of New Jersey • License # GE 51548
State of Pennsylvania • License # PE083524
State of Maryland • License # 54041

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

GENERAL NOTES

1. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT HIS OPERATIONS TO MINIMIZE EROSION OF SOILS AND TO PREVENT SILTING AND MUDDYING OF STREAMS, RIVERS, IRRIGATION SYSTEMS AND IMPOUNDMENTS (LAKES, RESERVOIRS, ETC.). CONSTRUCTION OF DRAINAGE FACILITIES AND PERFORMANCE OF OTHER CONTRACT WORK WHICH WILL CONTRIBUTE TO THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE CARRIED OUT IN CONJUNCTION WITH EARTHWORK OPERATIONS OR AS SOON THEREAFTER AS PRACTICABLE. THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME BY CONSTRUCTION OPERATIONS SHALL BE KEPT TO A MINIMUM.
2. PRIOR TO A SUSPENSION OF CONSTRUCTION OPERATIONS FOR A PERIOD OF 30 DAYS OR MORE, ANY AREA THAT HAS BEEN DISTURBED AND LEFT EXPOSED SHALL RECEIVE TEMPORARY STABILIZATION.
3. POLLUTANTS SUCH AS FUELS, LUBRICANTS, BITUMENS, RAW SEWAGE AND OTHER HARMFUL MATERIALS SHALL NOT BE DISCHARGED INTO OR NEAR RIVERS, STREAMS AND IMPOUNDMENTS OR INTO NATURAL OR MANMADE CHANNELS LEADING THERETO. WASH WATER OR WASTE FROM CONCRETE MIXING OPERATIONS SHALL NOT BE ALLOWED TO ENTER LIVE STREAMS.
4. ALL APPLICABLE REGULATIONS OF FISH AND WILDLIFE AGENCIES AND STATUTES RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION SHALL BE COMPLIED WITHIN THE PERFORMANCE OF THE CONTRACT.
5. NJSA 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE COMPLETION OF A SOIL MITIGATION VERIFICATION FORM AND CONFIRMATION BY THE DISTRICT INSPECTOR THAT THE COMPACTION MITIGATION REQUIREMENTS IN THE STANDARDS FOR LAND GRADING HAVE BEEN SUCCESSFULLY ADDRESSED.

MAINTENANCE NOTES

1. SEDIMENTATION COLLECTED IN THE DETENTION BASIN SHALL BE REMOVED AFTER IT HAS BUILT UP TO THE ELEVATION OF THE BOTTOM OF THE DEWATERING HOLE IN THE WATERTIGHT RISER. ALL SILT COLLECTED SHALL BE PLACED BACK UP ON THE SITE.
2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESEEDED. ADDITIONAL HAY MULCHING SHALL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
3. AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRADED, AS REQUIRED, AND THE SOD STRIPS SHALL BE RELAID WITH THE PROPER JOINTS AND PEGGING.
4. A GOOD STAND OF VEGETATION SHALL BE DEFINED AS THE MANUFACTURERS RECOMMENDED HEIGHT.
5. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHOULD BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
6. DURING CONSTRUCTION THE CONTRACTOR WILL BE RESPONSIBLE FOR SOIL EROSION CONTROL MAINTENANCE. AFTER CONSTRUCTION THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE FACILITIES.

TEMPORARY SEEDING NOTES

1. SITE PREPARATION:
   - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - WHERE SOILS HAVE BEEN COMPACTED, THE GROUND SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6" TO 12" IMMEDIATELY PRIOR TO SEEDING.
2. TEMPORARY SEEDBED PREPARATION:
   - APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).
   - FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
   - APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE.
   - WORK LIME AND FERTILIZER INTO THE FIRST FOUR (4) INCHES OF SOIL WITH A SPRING TOOTH OR DISC HARROW OR OTHER SUITABLE EQUIPMENT. ROLLING OF THE SOIL WILL BE REQUIRED IF SEEDBED IS COMPACTED PRIOR TO APPLICATION OF SEED.
   - HIGH SULFIDE SOILS OR SOILS HAVING A PH OF 4 OR LESS SHALL BE REMEDIATED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA).
3. TEMPORARY SEEDING SHALL CONSIST OF ONE OF THE SEED SELECTIONS AND OPTIMUM SEEDING DATES PROVIDED IN THE TABLE BELOW.
   - CONVENTIONAL SEEDING: PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. THE DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
   - HYDROSEEDING: HYDROSEEDING MAY BE EMPLOYED AS AN ALTERNATIVE TO CONVENTIONAL SEEDING USING THE FERTILIZATION, LIMING, AND SEEDING RATES PROVIDED HEREIN. THE USE OF HYDROSEEDING IS LIMITED TO FLATTER SLOPES AND ONLY DURING THE OPTIMUM SEEDING PERIODS IN THE SPRING AND FALL. FOLLOWING THE HYDROSEEDING OPERATION, SHORT-FIBERED WOOD OR PAPER MULCH MAY BE APPLIED WITH THE HYDROSEEDER AT A RATE OF 1500 LBS/ACRE. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED.
   - AFTER SEEDING, IT IS RECOMMENDED THAT THE SOIL BE FIRMED WITH A CORRUGATED ROLLER TO ENSURE A GOOD SEED TO SOIL CONTACT AND IMPROVE SEEDLING EMERGENCE.
4. MULCHING: ALL SEEDED AREAS SHALL BE MULCHED. MULCH SHALL BE UNIFORMLY SPREAD AND SHALL CONSIST OF SMALL GRAIN STRAW OR SALT HAY FREE OF WEEDS APPLIED AT A RATE OF 70-90 LBS PER 1000 SF AND ANCHORED WITH A LIQUID MULCH BINDER OR A CRIMPER. IF A CRIMPER IS USED, THE MULCH APPLICATION RATE SHALL BE INCREASED TO 120 LBS PER 1,000 SF.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.

TEMPORARY SEEDING SELECTIONS AND OPTIMUM SEEDING DATES

TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO THE INCLUDED CHART. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDED SEEDING DATES WHEN SELECTING TEMPORARY SEED TYPES. FERTILIZE, LIME, AND MULCH IN ACCORDANCE WITH RATES AND MATERIALS INDICATED ABOVE.

SEED SELECTION	SEEDING RATE PER ACRE	SEEDING RATE PER 1,000 SF	SEEDING DATES ZONE 6b-7a
SPRING OATS	86 LBS.	2 LBS.	MAR 1 - MAY 15 (6b) AUG 15 - OCT. 1 (6b) FEB. 15 - MAY 1 (7a) AUG. 15 - OCT. 15 (7a)
PERENNIAL RYE GRASS	100 LBS.	1 LBS.	MAR 1 - MAY 15 (6b) AUG. 15 - OCT. 1 (6b) FEB. 15 - MAY 1 (7a) AUG. 15 - OCT. 15 (7a)
WINTER BARLEY	96 LBS.	2.2 LBS.	AUG. 15 - OCT. 1 (6b) AUG. 15 - OCT. 15 (7a)
ANNUAL RYE GRASS	100 LBS.	1 LBS.	MAR. 15 - JUNE 1 (6b) AUG. 1 - SEP. 15 (6b) FEB. 15 - MAY 1 (7a) AUG. 15 - OCT. 15 (7a)
WINTER CEREAL RYE	112 LBS.	2.8 LBS.	AUG 1 - NOV. 15 (6b) AUG 1 - DEC. 15 (7a)
PEARL MILLET *	20 LBS.	0.5 LBS.	MAY 15 - AUG. 15 (6b) MAY 1 - SEP. 1 (7a)
GERMAN OR HUNGARIAN MILLET *	30 LBS.	0.7 LBS.	MAY 15 - AUG. 15 (6b) MAY 1 - SEP. 1 (7a)

* MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.

PERMANENT SEEDING NOTES

1. SOIL PREPARATION:
   - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
2. PERMANENT SEEDBED PREPARATION:
   - UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).
   - FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
   - APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE.
   - WORK LIME AND FERTILIZER INTO THE FIRST FOUR (4) INCHES OF SOIL WITH A SPRING TOOTH OR DISC HARROW OR OTHER SUITABLE EQUIPMENT.
   - SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION.
3. PERMANENT SEEDING SHALL CONSIST OF MIXTURE NO. 15, AS SPECIFIED IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT IN NEW JERSEY, OR APPROVED EQUAL, AND THE FOLLOWING SEED RATES APPLY TO ALL PROPOSED METHODS OF SEEDING.

MIXTURE NO. 15 (EXCESSIVELY TO MODERATELY WELL DRAINED SOILS)
- HARD FESCUE @ 1 LBS/1,000 SF
- CHEWINGS FESCUE @ 1 LBS/1,000 SF
- STRONG CREEPING RED FESCUE @ 1 LBS/1,000 SF
- PERENNIAL RYE GRASS @ 0.25 LBS/1,000 SF

MIXTURE NO. 16 (SOMEWHAT POORLY TO POORLY DRAINED SOILS)
- ROUGH BLUEGRASS @ 1 LBS/1,000 SF
- STRONG CREEPING RED FESCUE @ 1 LBS/1,000 SF

- OPTIMUM SEEDING DATES:
  - ZONE 5b/6a - BETWEEN AUGUST 1 AND OCTOBER 1
  - ZONE 6b - BETWEEN AUGUST 15 AND OCTOBER 15
  - ZONE 7a/7b - BETWEEN AUGUST 15 AND OCTOBER 30
- CONVENTIONAL SEEDING: PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION AND TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. THE DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
- HYDRO-SEEDING: HYDROSEEDING MAY BE EMPLOYED AS AN ALTERNATIVE TO CONVENTIONAL SEEDING TO ESTABLISH PERMANENT VEGETATIVE COVER USING THE FERTILIZATION, LIMING, AND SEEDING RATES DESCRIBED HEREIN. THE USE OF HYDROSEEDING IS LIMITED TO FLATTER SLOPES AND ONLY DURING THE OPTIMUM SEEDING PERIODS IN THE SPRING AND FALL. FOLLOWING THE HYDROSEEDING OPERATION, SHORT-FIBERED WOOD OR PAPER MULCH MAY BE APPLIED WITH THE HYDROSEEDER AT A RATE OF 1500 LBS/ACRE. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED.
- AFTER SEEDING, IT IS RECOMMENDED THAT THE SOIL BE FIRMED WITH A CORRUGATED ROLLER TO ENSURE A GOOD SEED TO SOIL CONTACT AND IMPROVE SEEDLING EMERGENCE.

4. MULCHING: ALL SEEDED AREAS SHALL BE MULCHED. MULCH SHALL BE UNIFORMLY SPREAD AND CONSIST OF SMALL GRAIN STRAW OR SALT HAY FREE OF SEEDS APPLIED AT A RATE OF 70-90 LBS PER 1000 SF AND ANCHORED WITH A LIQUID MULCH BINDER OR A CRIMPER. IF A CRIMPER IS USED, THE MULCH APPLICATION RATE SHALL BE INCREASED TO 120 LBS PER 1,000 SF.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF A PERMANENT SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.
6. ESTABLISHED PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER OF THE SEEDED SPECIES AND MOWED ONCE.

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. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY INDICATE SEEDLINGS AND ADVERSELY IMPACT GROWTH.) TOPSOIL HAULED IN FROM OFFSITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
   - 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 ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
2. STRIPPING
   - A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
   - B. STRIPPING SHOULD 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 SOIL PH TO APPROXIMATELY 6.5. IN LIEU OF SOIL TESTS, SEE LIME RATE GUIDE IN SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG 4-1.
   - D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   - E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   - 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. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.
   - C. 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 AS PRACTICAL TO A DEPTH OF 4 INCHES.
   - D. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
   - 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 A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE 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 SOILS (PG 1-1).

ANTICIPATED CONSTRUCTION SCHEDULE

1.	INSTALLATION OF CONSTRUCTION ENTRANCE AND SILT FENCE.	2 DAY
2.	SITE CLEARING AND SELECTIVE CLEARING OF OBSTRUCTIONS LOCATED IN AND/OR ADJACENT TO GENERAL CONSTRUCTION AREA.	7 DAYS
3.	ROUGH GRADE SITE.	10 DAYS
4.	CONSTRUCTION OF UTILITIES.	10 DAYS
5.	CONSTRUCTION OF BASIN B-01, INSTALLATION OF STORMFILTER (WITHOUT FILTERS CONNECTED) AND PAVED AREAS.	10 DAYS
6.	ONCE SITE IS STABILIZED, CLEAN AND DISCARD SEDIMENT AT THE BOTTOM OF B-01 AND DEPLUG INLET AT BOTTOM OF BASIN AND INSTALL FILTERS WITHIN STORMFILTER STRUCTURE.	2 DAYS
7.	CONSTRUCTION OF BUILDING.	40 DAYS
8.	REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL PROTECTION DEVICES IS SUBSEQUENT TO VERIFICATION THAT ALL CONSTRUCTION DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWNSHIP AND THE SOIL EROSION INSPECTOR.	1 DAYS
9.	ANY AREAS DISTURBED AFTER THIS PERIOD, AND BEFORE ACCEPTANCE BY THE TOWNSHIP, SHALL BE RESTABILIZED IN ACCORDANCE WITH THESE PLANS, THE SPECIFICATIONS AND THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".	

DUST CONTROL

DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS PER ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDING TO MANUFACTURERS INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE IN SUSPENSION COLLOIDS. SEE SEDIMENT BASIN STANDARDS ON PAGE 26-1 OF THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

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

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

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

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

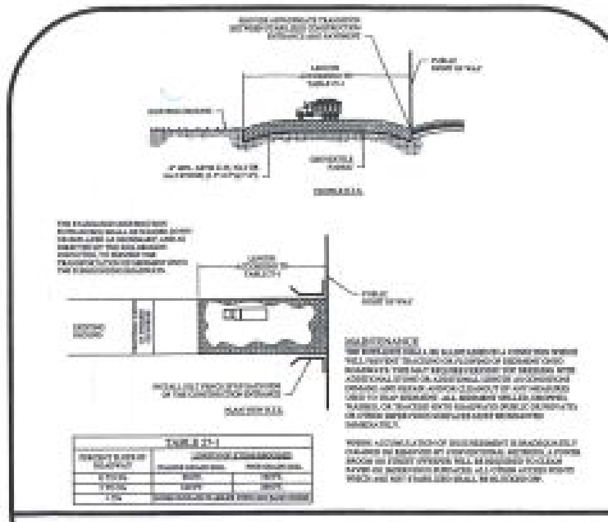
STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.

GLOUCESTER COUNTY SOIL CONSERVATION NOTES:

1) ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2) 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.
3) APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4) THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5) ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
6) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE GLOUCESTER SOIL CONSERVATION DISTRICT.
7) ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
8) THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9) ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10) A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS.
11) ALL DRIVEWAYS MUST BE STABILIZED WITH 2 ½" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12) PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
13) ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14) ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL) THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
16) NJSA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
17) MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
18) OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
19) A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
20) THE GLOUCESTER SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
21) ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
22) IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZED TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. 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 GLOUCESTER 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) TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
26) MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
27) DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
28) ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
29) USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
30) ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMAN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
31) NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPE PLAN.
32) THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

** WHERE APPLICABLE.



STABILIZED CONSTRUCTION ENTRANCE

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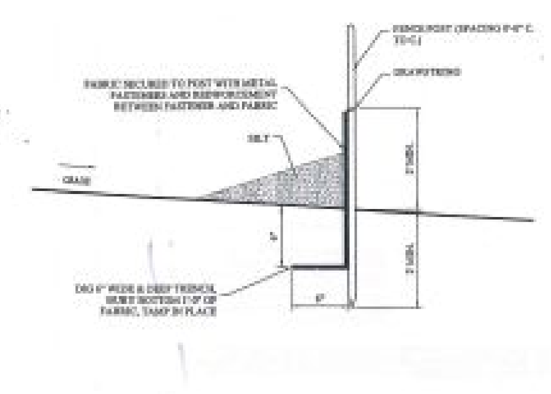

SILT FENCE

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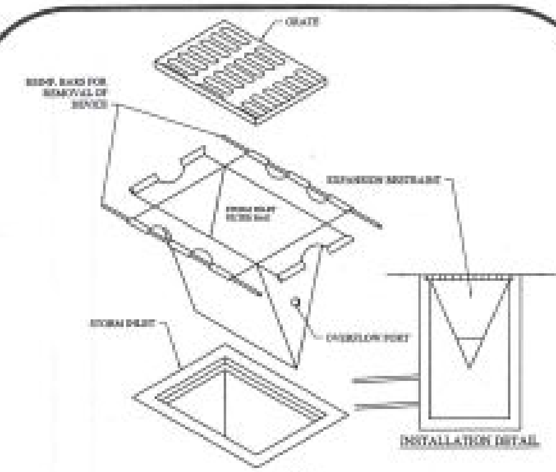

STORM INLET FILTER BAG

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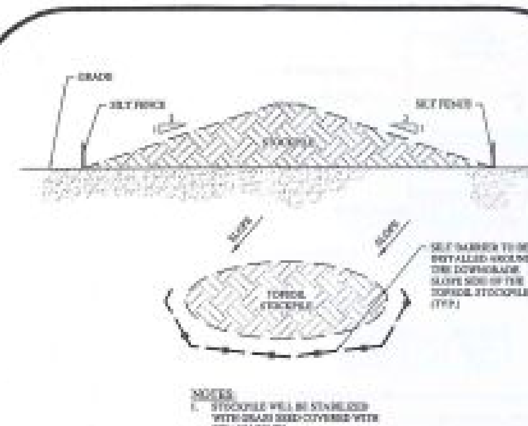
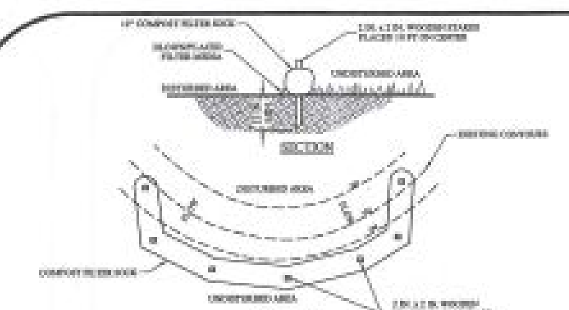


NOTES:
1. STOCKPILE WILL BE STABILIZED WITH GRASS SEED COVERED WITH STRAW MULCH.
2. ACCESS TO STOCKPILE SHALL BE LIMITED TO THE UP SLOPE SIDE.
3. MAXIMUM HEIGHT NOT TO EXCEED FIVE (5) FEET.

TOPSOIL STOCKPILE

N.T.S.



NOTES:

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

Table 1.1. Filtrexx® Soxx™ Material Specifications.

Material Type	Cotton Biosoxx™	5 mil High Density Polyethylene (HDPE)	5 mil High Density Polyethylene (HDPE)	Multi-Filament Polypropylene (MFPP, previously HDPP)	Multi-Filament Polypropylene SafteySoxx™	Multi-Filament Polypropylene DuraSoxx®	Multi-Filament Polypropylene DuraSoxx® (Heavy Duty)
Material Characteristic	Biodegradable	Geo-degradable	Photodegradable	Photodegradable	Photodegradable	Photodegradable	Photodegradable
Design Diameters	8 in (200mm), 12 in (300mm)	8 in (200mm), 12 in (300mm), 18 in (450mm)	5 in (125mm), 8 in (200mm), 12 in (300mm), 18 in (450mm)	8 in (200mm), 12 in (300mm), 18 in (450mm), 24 in (600mm), 32 in (800mm)	8 in (200mm), 12 in (300mm), 18 in (450mm)	8 in (200mm), 12 in (300mm), 18 in (450mm), 24 in (600mm), 32 in (800mm)	5 in (125mm), 8 in (200mm), 12 in (300mm), 18 in (450mm)
Mesh Opening	1/8 in (3mm)	3/8 in (10mm)	3/8 in (10mm)	1/8 in (3mm)	1/8 in (3mm)	1/8 in (3mm)	1/8 in (3mm)
Tensile Strength	44 psi	26 psi	26 psi	44 psi	202 psi	202 psi	240 psi
% Original Strength from Ultraviolet Exposure (ASTM G-155)	ND	ND	23% at 1000 hr	100% at 1000 hr	100% at 1000 hr	100% at 1000 hr	100% at 1000 hr
Functional Longevity/ Project Duration	up to 12 months	6 mo-2.0 yr	9 mo-4 yr	1-4 yr	2-5 yr	2-5 yr	2-5 yr

FILTER SOCK

N.T.S.

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REVISIONS

NO.	DESCRIPTION	DATE
1	PER BOARD PROFESSIONAL REV.	[illegible]

FOR APPROVAL PURPOSES ONLY

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THE CONTRACTOR MUST VERIFY ALL CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES AERIAL AND BURIED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION.

DESIGNED BY: JPPC	JOB NO.: [illegible]
DRAWN BY: MD	DATE: [illegible]
CHECKED BY: JPPC	SCALE: NTS

PROJECT:

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

BLOCK 38
LOTS 5, 18.01, 11, & PART OF LOT 3
WOODBURY HEIGHTS BOROUGH
GLOUCESTER COUNTY
NEW JERSEY

FOR

STEVE'S STORAGE SHACK, LLC
318 GLASSBORO ROAD
WOODBURY HEIGHTS, NJ 08097

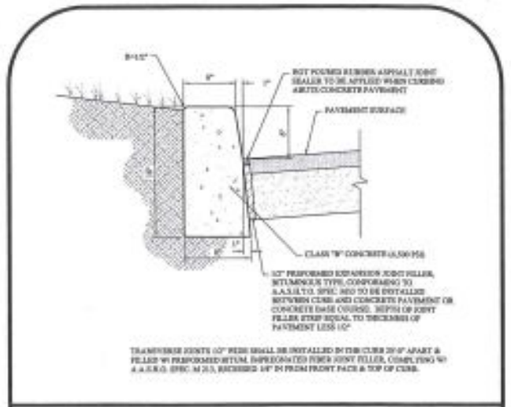
BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE 51749
State of Pennsylvania • License # PE083 978
State of Maryland • License # 5441

SHEET TITLE:

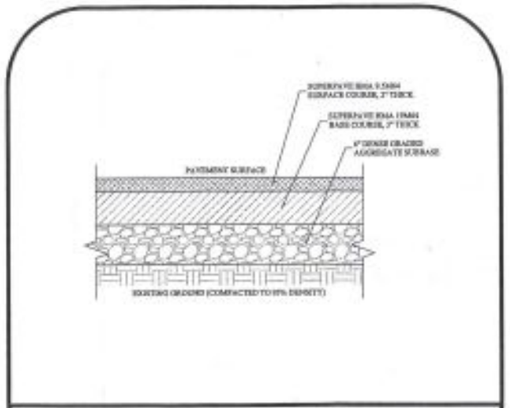
SESC NOTES & DETAILS PLAN

SHEET NUMBER:

7 of 10



CONCRETE CURB
N.T.S.



PAVEMENT
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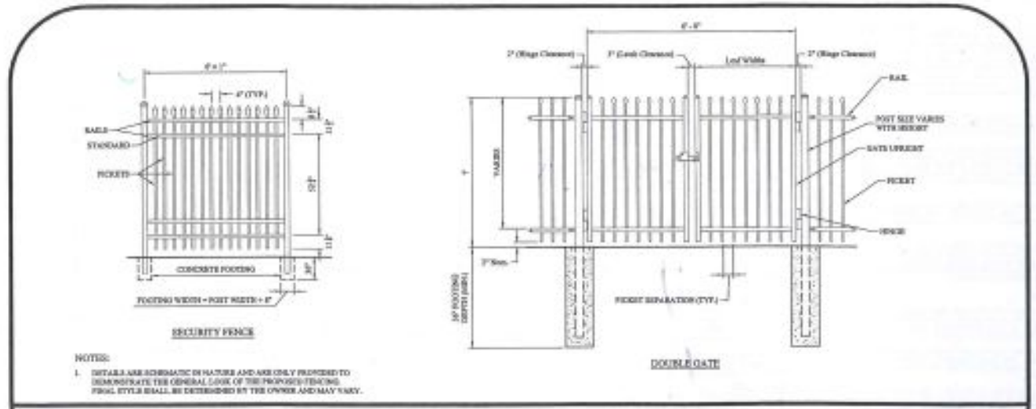
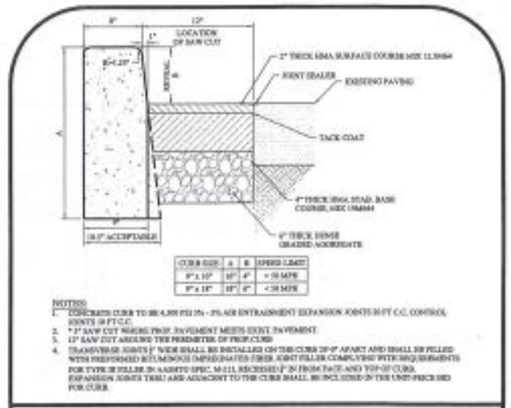


NOTES:
1. DETAILS ARE SCHEMATIC IN NATURE AND ARE ONLY PROVIDED TO DEMONSTRATE THE GENERAL LOOK OF THE PROPOSED FENCING. FINAL STYLE SHALL BE DETERMINED BY THE OWNER AND MAY VARY.

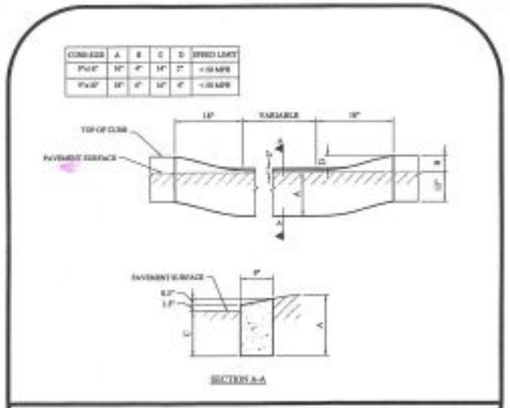
SCHEMATIC FENCING
N.T.S.



CURB SIZE	A	B	SPEED LIMIT
8"x10"	10"	4"	< 50 MPH
8"x 18"	18"	4"	< 50 MPH

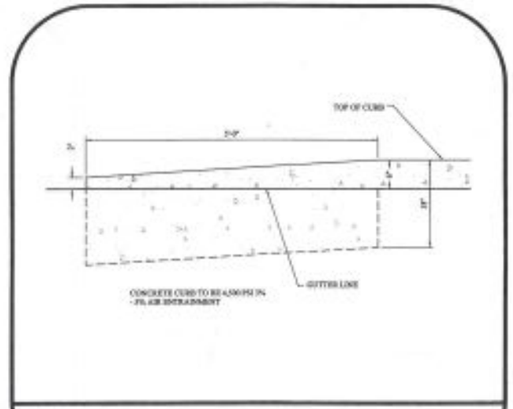
NOTES:
1. CONCRETE CURB TO BE 4,500 PSI 5% - 7% AIR ENTRAINMENT EXPANSION JOINTS 30 FT C.C. CONTROL JOINTS 10 FT C.C.
2. 1" SAW CUT WHERE PROP. PAVEMENT MEETS EXIST. PAVEMENT.
3. 12" SAW CUT AROUND THE PERIMETER OF PROP. CURB
4. TRANSVERSE JOINTS 1" WIDE SHALL BE INSTALLED ON THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER COMPLYING WITH REQUIREMENTS FOR TYPE II FILLER IN AASHTO SPEC. M-213, RECESSED 1/4" IN FROM FACE AND TOP OF CURB. EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

GLOUCESTER COUNTY CURB
N.T.S.

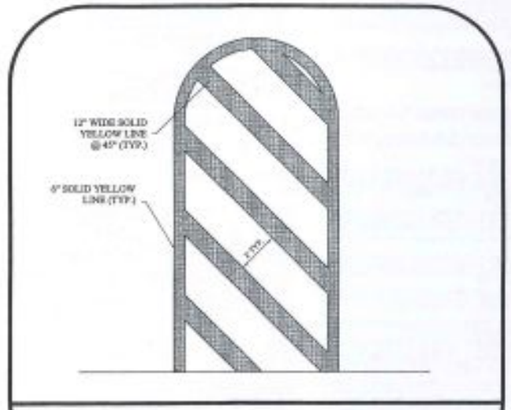


CURB SIZE	A	B	C	D	SPEED LIMIT
8"x10"	10"	4"	14"	7"	< 50 MPH
8"x18"	18"	4"	14"	4"	< 50 MPH

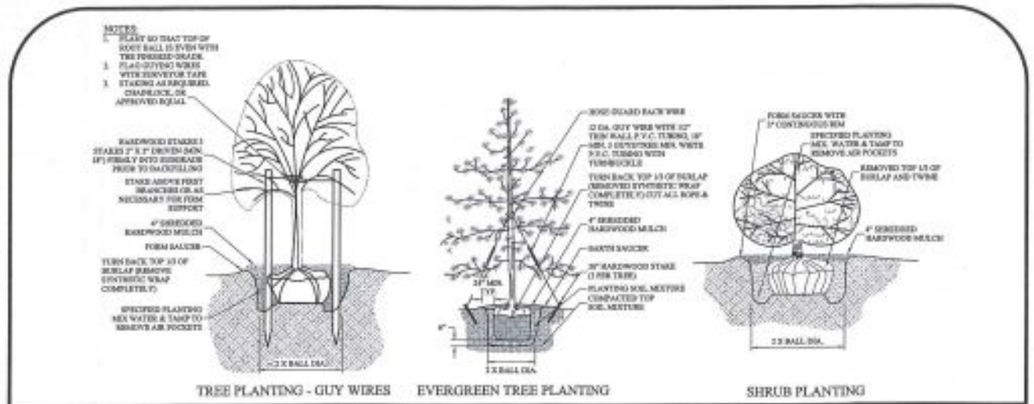
GLOUCESTER COUNTY DEPRESSED CURB
N.T.S.



CURB TAPER
N.T.S.

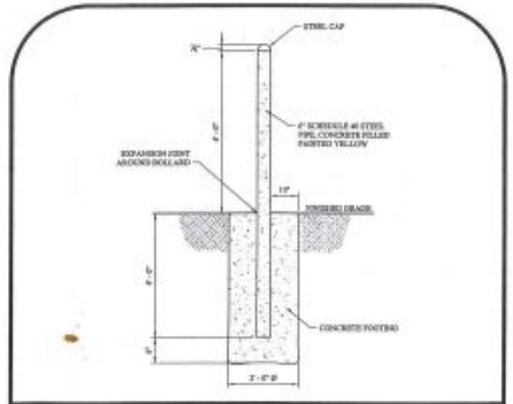


STRIPED ISLAND
N.T.S.

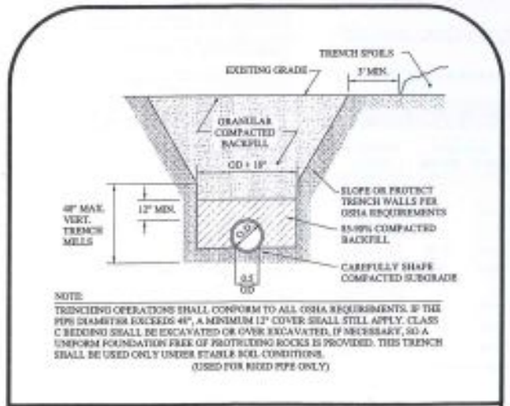


TREE PLANTING - GUY WIRES EVERGREEN TREE PLANTING SHRUB PLANTING

PLANTINGS
N.T.S.



PIPE BOLLARD
N.T.S.



NOTE:
TRENCHING OPERATIONS SHALL CONFORM TO ALL OSHA REQUIREMENTS. IF THE PIPE DIAMETER EXCEEDS 48", A MINIMUM 12" COVER SHALL STILL APPLY. CLASS C BEDDING SHALL BE EXCAVATED OR OVER EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS IS PROVIDED. THIS TRENCH SHALL BE USED ONLY UNDER STABLE SOIL CONDITIONS.
(USED FOR RIGID PIPE ONLY)

TRENCH DETAIL CLASS C BEDDING
N.T.S.

THE PETITT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 24GA28121400

REVISIONS

NO.	DESCRIPTION	DATE
1	PER BOARD PROFESSIONAL REPT.	03/09/22

FOR APPROVAL PURPOSES ONLY

ALL INFORMATION PROVIDED BY THE PETITT GROUP, LLC AND INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT, THEIR AND EACH OTHERWISE AS REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT AND WHICH WITHOUT WRITTEN PERMISSION BY THE PETITT GROUP, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETITT GROUP, LLC AND OWNER HEREBY INDEMNIFIES AND HOLD HARMLESS THE PETITT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

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DESIGNED BY: BWC	JOB NO: 2164-08
DRAWN BY: RD	DATE: 02/07/22
CHECKED BY: BWC	SCALE: NTS

PROJECT:

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

BLOCK 30
LOTS 3, 10.01, 11, & PART OF LOT 2
WOODBURY HEIGHTS BOROUGH
GLOUCESTER COUNTY
NEW JERSEY

FOR:

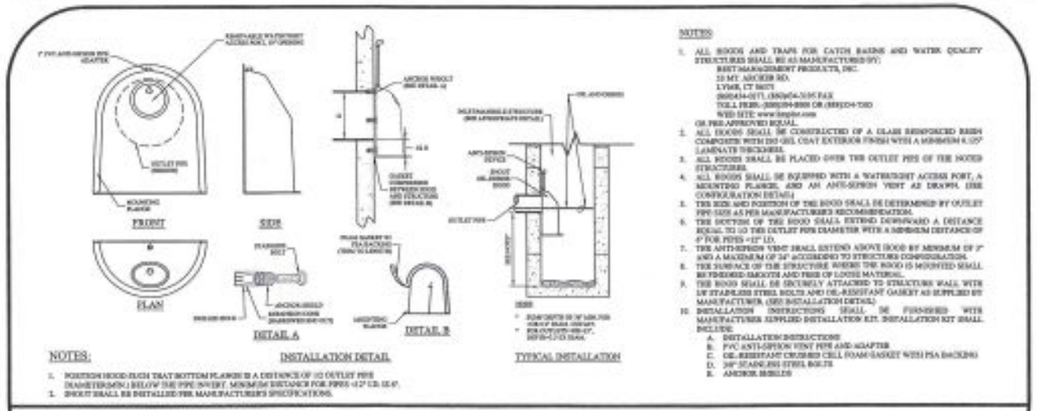
STEVE'S STORAGE SHACK, LLC
318 GLASSBORO ROAD
WOODBURY HEIGHTS, NJ 08097

BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE-11744
State of Pennsylvania • License # PE081434
State of Maryland – License # 34411

SHEET TITLE:

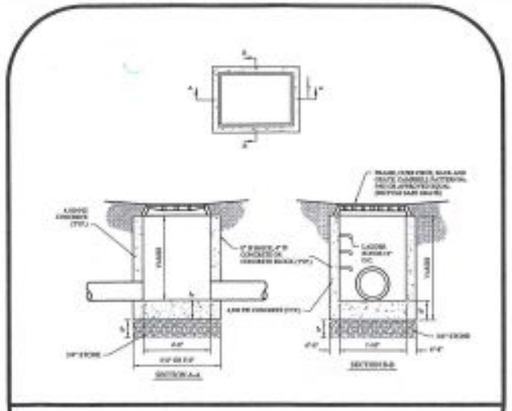
CONSTRUCTION DETAILS

SHEET NUMBER:



INLET/MANHOLE WITH SNOUT

N.T.S.



TYPE "A" INLET

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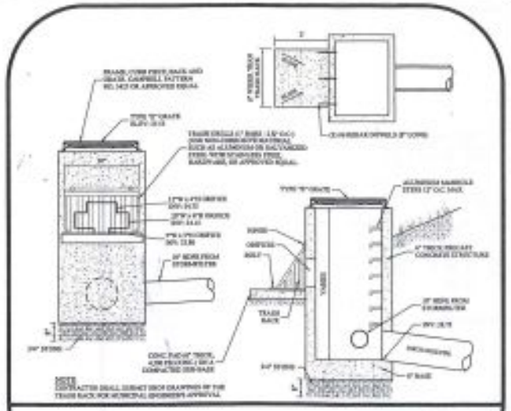
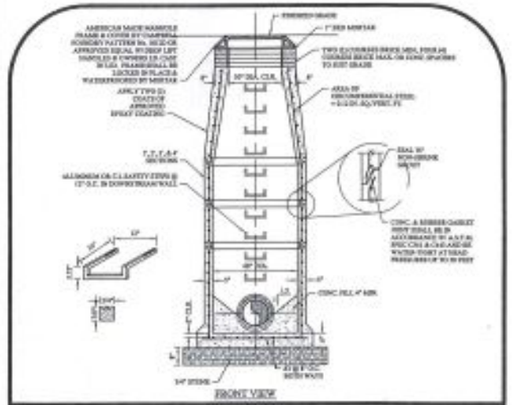


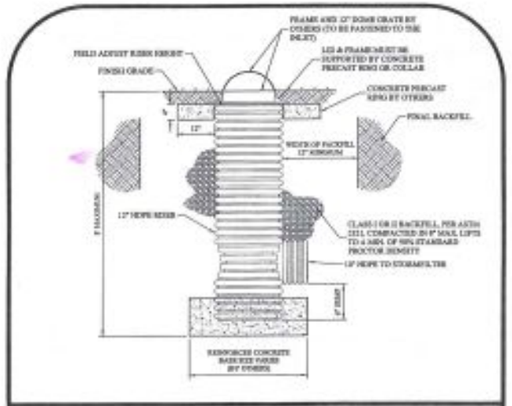
TYPE 'E' CONCRETE OUTFLOW STRUCTURE

N.T.S.



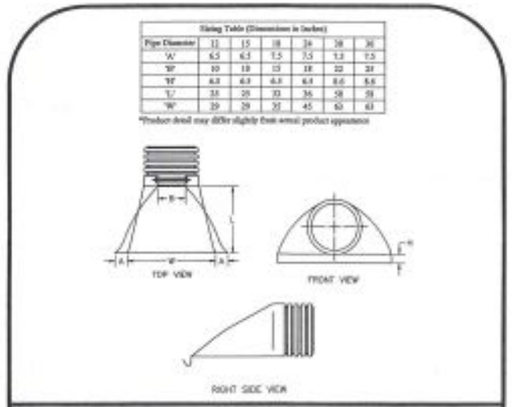
48" DIAMETER PRECAST CONCRETE STORM MANHOLE

N.T.S.



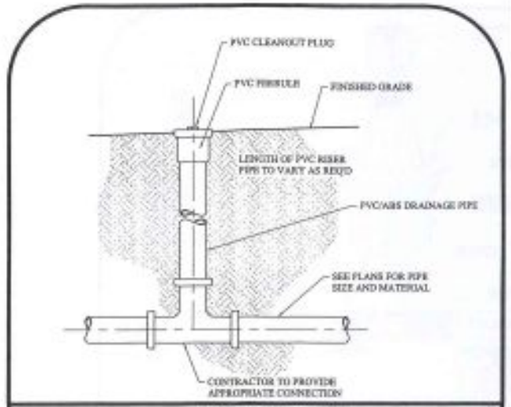
YARD INLET

N.T.S.



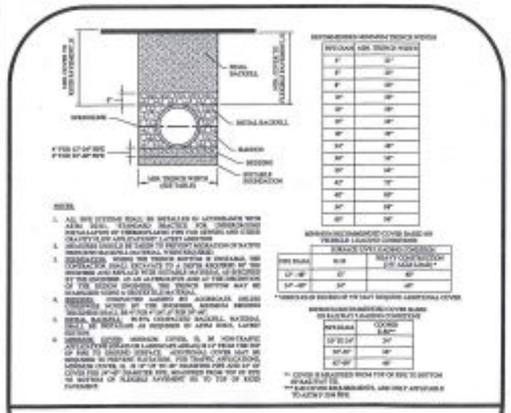
FLARED END SECTION

N.T.S.



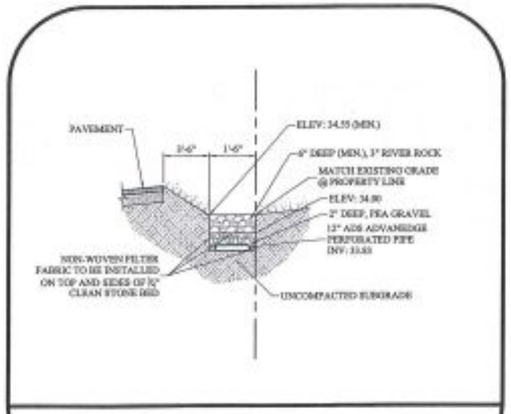
CLEANOUT - TEE BRANCH

N.T.S.



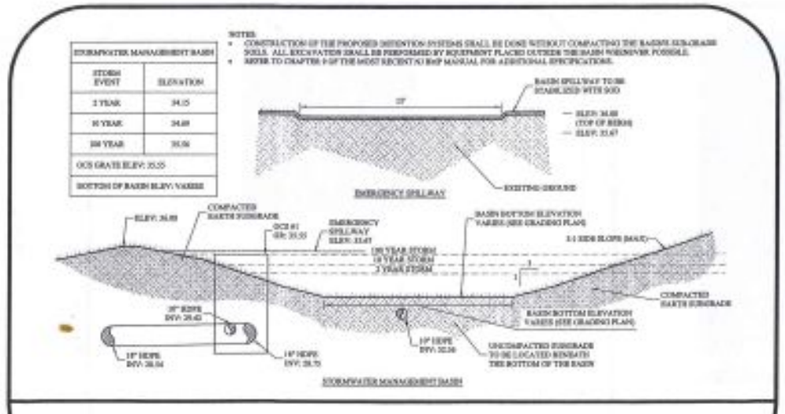
HDPE PIPE BEDDING

N.T.S.



STONE TRENCH BED

N.T.S.



BASIN CROSS SECTION & SPILLWAY

SCALE: 1" = 5'

THE PETITI GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.petitigroup.com
Certificate of Authorization No. 24GA28231400

REVISIONS

NO.	DESCRIPTION	DATE
1	PER ISGSD PROFESSIONAL REV	09/09/21

FOR APPROVAL PURPOSES ONLY

DESIGNED BY: BWC
DRAWN BY: MB
CHECKED BY: BWC
DATE: 12/02/21
SCALE: 8'H

PROJECT:

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

BLOCK 38
LOTS 3, 10.01, 11, & PART OF LOT 1
WOODBURY HEIGHTS BOROUGH
GLOUCESTER COUNTY
NEW JERSEY

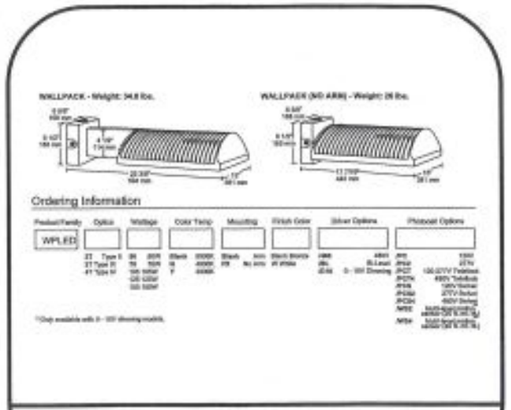
FOR

STEVE'S STORAGE SHACK, LLC
318 GLASSBORO ROAD
WOODBURY HEIGHTS, NJ 08097

BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE 51744
State of Pennsylvania • License # PE081574
State of Maryland • License # 54411

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
9 of 10



RAB LIGHTING ALED

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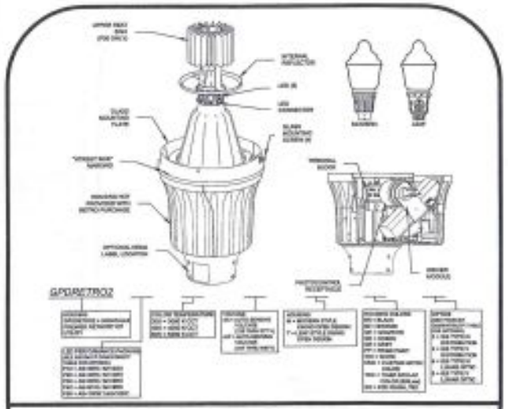

GRANVILLE LIGHT FIXTURE

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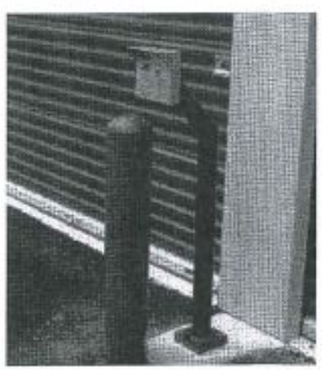
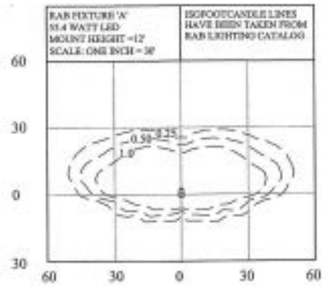
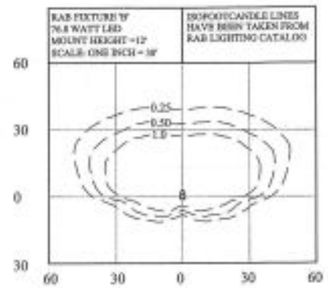
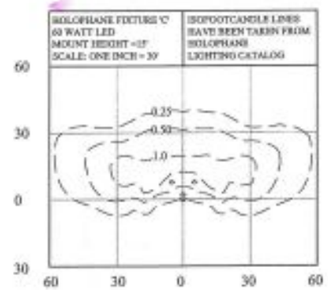


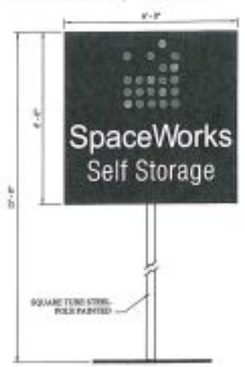
GATE ENTRY KEYPAD

N.T.S.



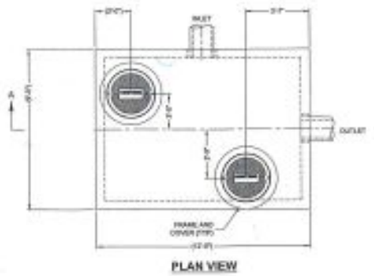




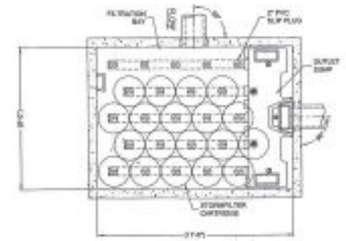


PYLON SIGN

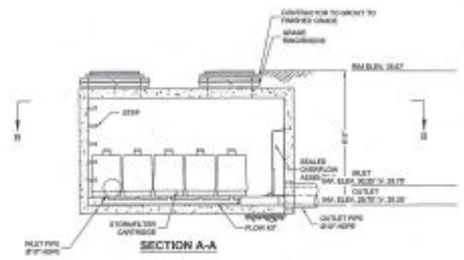
N.T.S.



PLAN VIEW



SECTION B-B



SECTION A-A

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
10	27", 22.5 SPM, PERLITE CARTRIDGE (OLD)	CONTECH
8	2" PVC SLIP PLUG	CONTECH
1	FLOW KIT	CONTECH
1	SEALED OVERFLOW ASSEMBLY	CONTECH
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
2 PLCS	SPACE FINDERSEAS	CONTRACTOR
2	2.5" x 4" FRAME AND COVER	CONTRACTOR

PERFORMANCE SPECIFICATION

GENERAL NOTES

INSTALLATION NOTES

STRUCTURE WEIGHT

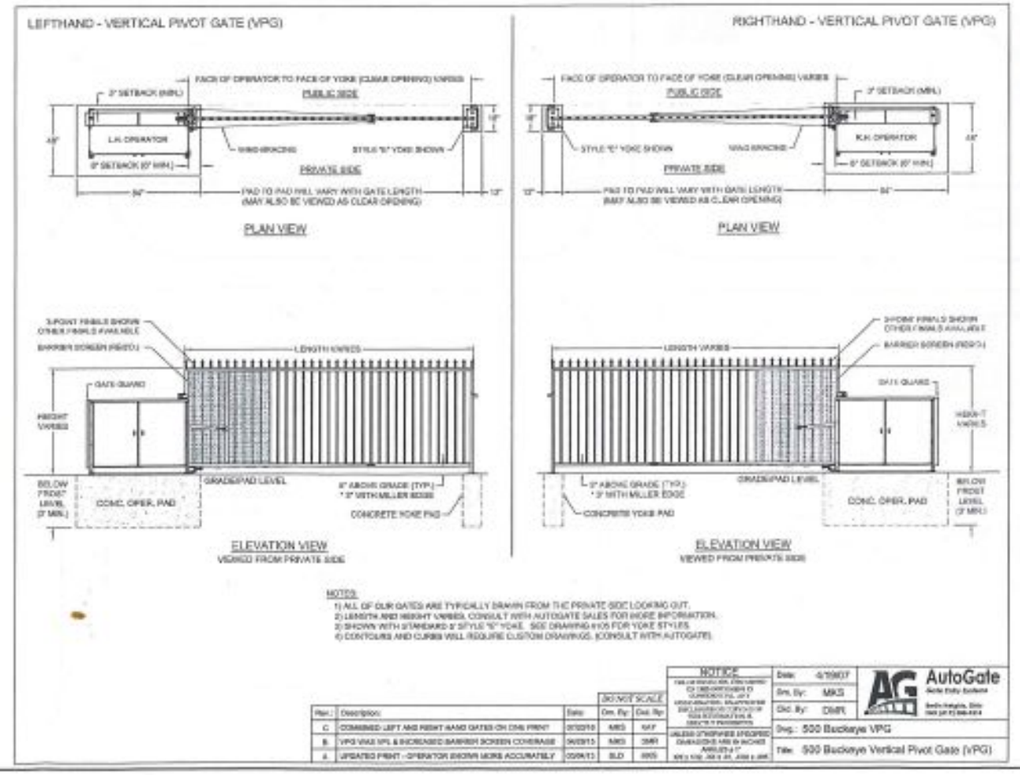
CONTECH PROPOSAL DRAWING

SITE DESIGN DATA

WATER QUALITY FLOW RATE	0.06 CFS
PEAK FLOW RATE	OFFLINE CFS
RETURN PERIOD OF PEAK FLOW	100 YRS
FILTER MEDIA TYPE	PERLITE

8' x 11' STORMFILTER - 832947-10
WOODBURY HEIGHTS
WOODBURY HEIGHTS, NJ
SITE DESIGNATION: MTD

CONTECH ENGINEERED SOLUTIONS LLC



NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2) LENGTH AND HEIGHT VARIES. CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 2" STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

Rev.	Description	Date	Drn. By	Chk. By
C	COMBINED LEFT AND RIGHT HAND GATES ON ONE PRINT	07/22/10	MKS	KAF
B	VPG VIAS VPL & INCREASED BARRIER SCREEN COVERAGE	04/02/10	MKS	DMR
A	UPDATED PRINT - OPERATOR SHOWN MORE ACCURATELY	03/04/10	BLD	MKS

NOTICE

Date: 4/19/07
Drn. By: MKS
Chk. By: DMR
Dwg.: 500 Buckeye VPG
Title: 500 Buckeye Vertical Pivot Gate (VPG)

AutoGate

THE PETTIT GROUP, LLC
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Tel: 856-464-9600 Fax: 856-464-9606
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Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE
1	FOR ROADWAY/PROFILE DEV.	10/24/07

FOR APPROVAL PURPOSES ONLY

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

BLOCK 38
LOTS 3, 18.01, 15, & PART OF LOT 2
WOODBURY HEIGHTS BOROUGH
GLOUCESTER COUNTY
NEW JERSEY

FOR

STEVE'S STORAGE BRACK, LLC
318 GLASSBORO ROAD
WOODBURY HEIGHTS, NJ 08097

BRIAN W. CLEARY, PE
Professional Engineer

CONSTRUCTION DETAILS

10 of 10