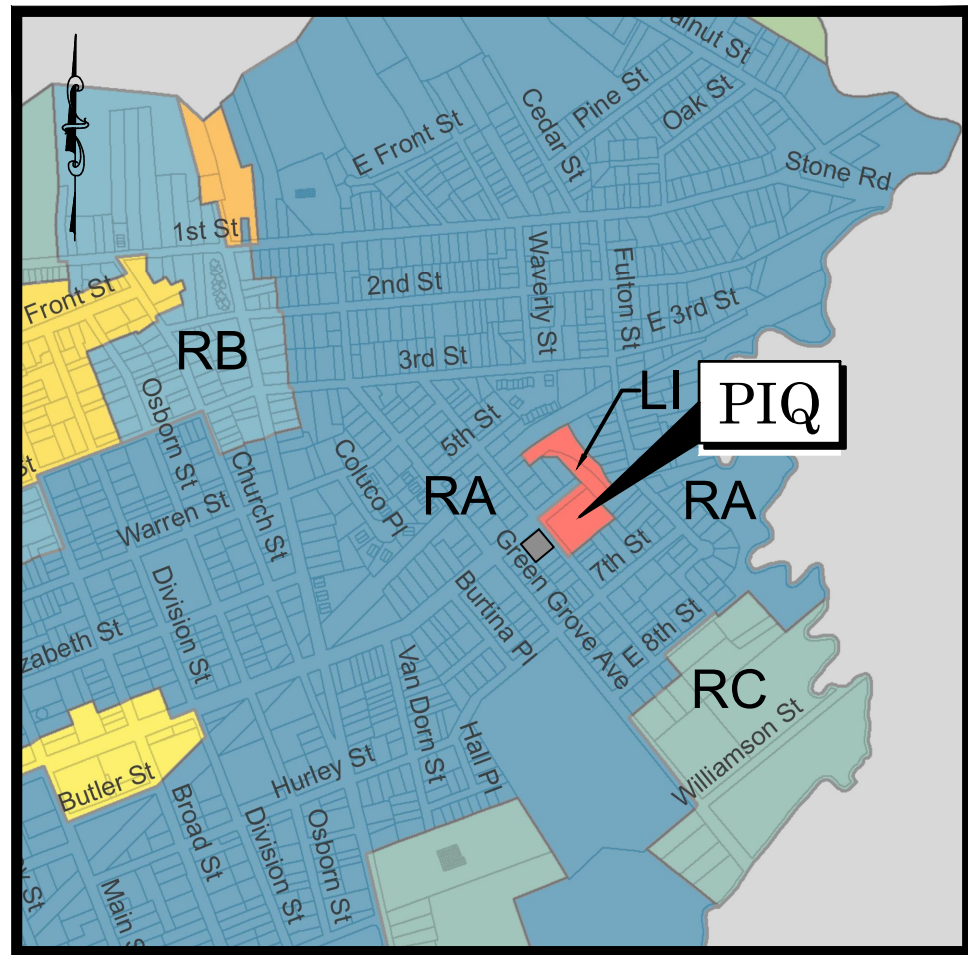
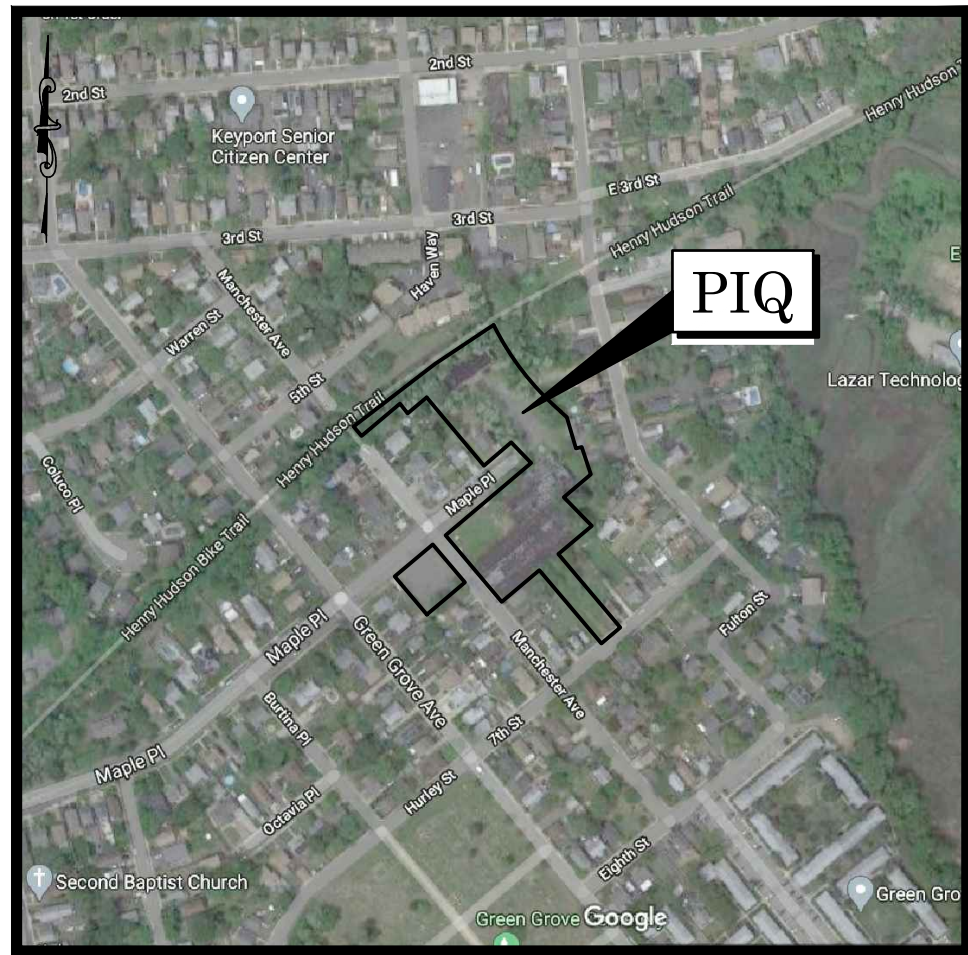


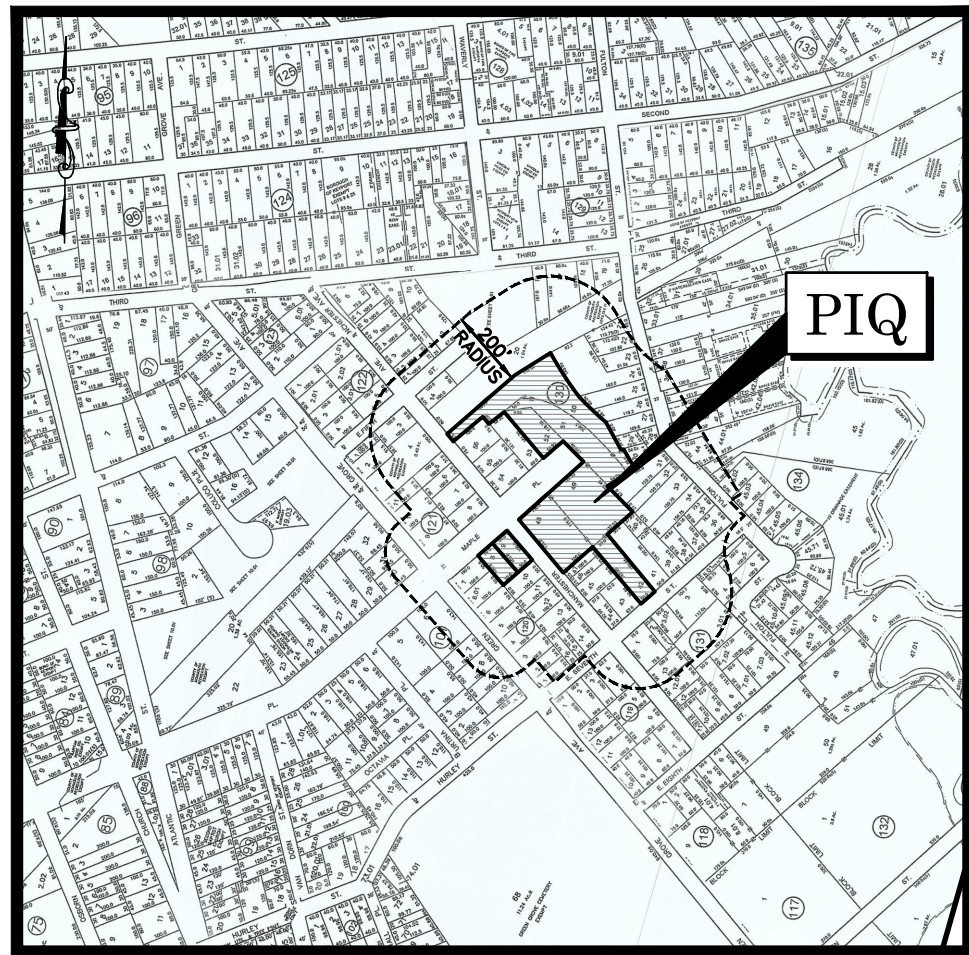
PRELIMINARY AND FINAL MAJOR SITE PLAN OF BLOCK 120, LOTS 8 & 9 AND BLOCK 130, LOTS 42, 48, 49, 50, 51 & 52 FOR HUDSON POINTE AT KEYPORT, LLC



ZONE MAP
N.T.S



KEY MAP
N.T.S



TAX MAP
N.T.S

BOROUGH OF KEYPORT MONMOUTH COUNTY, NJ

ZONING TABLE (1 OF 2)				
HUDSON POINTE REDEVELOPMENT DISTRICT				
SUBDISTRICT	DISTRICT	REQUIRED	PROVIDED	
OVERALL TRACT	LOT AREA (MIN.)	105,000 S.F.	124,663 S.F.	
	DENSITY (MAX.)	48 MULTI – FAMILY 12 DUPLEX 2 SINGLE-FAMILY	48 MULTI – FAMILY 5 DUPLEX 2 SINGLE-FAMILY	
	IMPERVIOUS COVERAGE (MAX.)	72%	61.8%	
	BUILDING COVERAGE (MAX.)	28%	22.5%	
	PARKING LOT SETBACK TO ANY LOT LINE (MIN.)	6'	6.0'	
	ACCESSORY STRUCTURE SETBACK TO ANY LOT LINE (UNLESS OTHERWISE STIPULATED) (MIN.)	10'	TO COMPLY	
MULTI-FAMILY	NORTHERN YARD SETBACK (MIN.)	12'	12.0'	
	EASTERN YARD SETBACK (MIN.)	25'	25.6'	
	WESTERN YARD SETBACK (MIN.)	55'	57.6'	
	SOUTHERN YARD SETBACK (MIN.)	100'	118.5'	
	BUILDING SEPARATION (MIN.)	55'	59.0'	
	BUILDING HEIGHT (MEASURED TO PARAPET PEAK) (MIN.)	45' 4 STORIES	TO COMPLY	
DUPLEX	FRONT YARD SETBACK – FIRST FLOOR (MIN.)	20'	24.5'	
	FRONT YARD SETBACK – UNCOVERED STAIRS OR STOOPS (MIN.)	15'	15.0'	
	FRONT YARD SETBACK – CANTILEVERED UPPER FLOOR (MIN.)	14'	17.6'	
	SIDE YARD SETBACK (MIN.)	4'	4.1'	
	SIDE YARD SETBACK – ADJOINING SINGLE FAMILY LOTS (MIN.)	5'	5.0'	
	SIDE YARD DISTANCE BETWEEN DUPLEX BUILDINGS (MIN.)	10'	10.0'	
	REAR YARD DISTANCE BETWEEN DUPLEX BUILDINGS (EXCLUDING DECKS) (MIN.)	50'	52.6'	
	REAR YARD SETBACK TO PROPERTY LINE (MIN.)	50'	66.6'	
	BUILDING HEIGHT (TO PEAK OF ROOF) (MAX.)	38' 3 STORIES	TO COMPLY	

ZONING TABLE (2 OF 2)				
HUDSON POINTE REDEVELOPMENT DISTRICT				
SUBDISTRICT	DISTRICT	REQUIRED	PROVIDED	
SINGLE-FAMILY	LOT AREA (MIN.)	5,000 S.F.	5,000 S.F.	
	LOT WIDTH (MIN.)	50'	50.0'	
	FRONT YARD SETBACK (MIN.)	25' (MANCHESTER AVE.) 12' (MAPLE PLACE)	25' (MANCHESTER AVE.) 12' (MAPLE PLACE)	
	SIDE YARD SETBACK (MIN.)	6'	6.0'	
	SIDE YARD SETBACK (COMBINED) (MIN.)	16'	16.0'	
	REAR YARD SETBACK (MIN.)	25'	25.0'	
	BUILDING COVERAGE (MAX.)	40%	33.8%	
	IMPERVIOUS COVERAGE (MAX.)	60%	TO COMPLY	
	BUILDING HEIGHT (MAX.)	35' 2.5 STORIES	TO COMPLY	
	ACCESSORY STRUCTURE SETBACK	7.5'	TO COMPLY	
	LOT AREA (MIN.)	4,500 S.F.	4,600 S.F.	
	LOT WIDTH (MIN.)	50'	50.0'	
TWO-FAMILY	FRONT YARD SETBACK (MIN.)	25'	26.9'	
	SIDE YARD SETBACK (MIN.)	5'	6.0'	
	SIDE YARD SETBACK (COMBINED) (MIN.)	10'	12.0'	
	REAR YARD SETBACK (MIN.)	25'	25.1'	
	BUILDING COVERAGE (MAX.)	50%	33.0%	
	IMPERVIOUS COVERAGE (MAX.)	65%	57.7%	
	BUILDING HEIGHT (MAX.)	35' 2.5 STORIES	TO COMPLY	
	ACCESSORY STRUCTURE SETBACK	7.5'	TO COMPLY	
	SETBACK TO RESIDENT PROPERTIES (MIN.)	8'	8.9'	
	SETBACK TO NORTHERN PROPERTY LINE (MIN.)	2'	2.5'	
	SETBACK FROM MANCHESTER AVE (MIN.)	70'	109.8'	
	BUILDING HEIGHT (MAX.)	30' 2 STORIES	TO COMPLY	
CLUBHOUSE	GROSS FLOOR AREA OF CLUBHOUSE (MIN.)	2,800 S.F.	3,032 S.F.	

* = PROPOSED NON-CONFORMITY

CAFRA LAND SUMMARY:

TOTAL LAND AREA: 2.86 AC
EXIST. IMPERVIOUS COVER: 1.66 AC
PROP. IMPERVIOUS COVER: 1.77 AC

- IMPERVIOUS COVER:
PROPOSED ALLOWABLE: 1.77 AC (61.8%)
2.29 AC (80%)
- FOREST PRESERVATION: N/A
- SHRUB/HERBACEOUS PRESERVATION/PLANTING
ALLOWABLE IMPERVIOUS COVER: 2.29 AC
REQUIRED SHRUB/HERBACEOUS PRESERVATION/PLANTING: 0.57 AC
PROPOSED SHRUB/HERBACEOUS PRESERVATION/PLANTING: 1.09 AC

PARKING CALCULATION:
• MULTI-FAMILY (MID-RISE APARTMENT)
1 BR = 1.8 SPACES/DWELLING UNIT (D.U.)
= 4 D.U. x 1.8 SPACES/D.U.
= 7.2 SPACES
= 8 SPACES REQUIRED
2 BR = 2.0 SPACES/D.U.
= 44 D.U. x 2.0 SPACES/D.U.
= 88 SPACES REQUIRED
• TWO-FAMILY
2 BR = 1.5 SPACES/DWELLING UNIT (D.U.)
= 1 D.U. x 1.5 SPACES/D.U.
= 1.5 SPACES
= 2 SPACES REQUIRED
3 BR = 2.0 SPACES/DWELLING UNIT (D.U.)
= 1 D.U. x 2.0 SPACES/D.U.
= 2 SPACES REQUIRED
• DUPLEX
3 BR = 2.0 SPACES/DWELLING UNIT (D.U.)
= 12 D.U. x 2.0 SPACES/D.U.
= 24 SPACES REQUIRED
• SINGLE-FAMILY
3 BR = 2.0 SPACES/DWELLING UNIT (D.U.)
= 2 D.U. x 2.0 SPACES/D.U.
= 4 SPACES REQUIRED

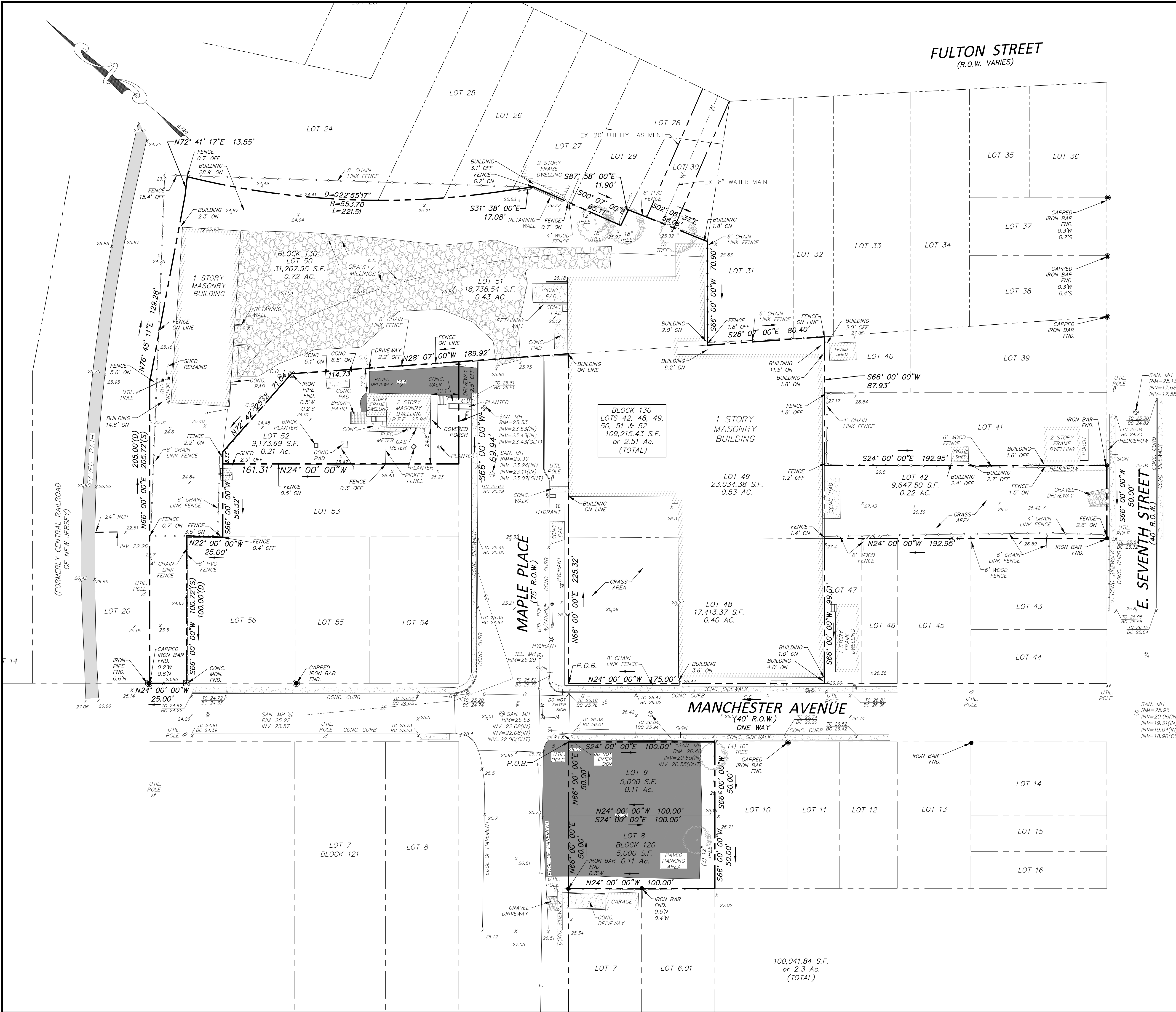
TOTAL PARKING REQUIRED:
= 8 + 88 + 24 + 2 + 2 + 4
= 128 SPACES REQUIRED
PARKING PROVIDED:
= 96 SPACES (MULTI-FAMILY) + 11 SPACES (MAPLE PLACE)
+ 24 (DUPLEX) + 4 (TWO-FAMILY) + 4 (SINGLE-FAMILY)
= 139 SPACES

ADA PARKING REQUIRED FOR PARKING FACILITY TOTAL OF 101-150 SPACES:
4 CAR REQUIRED, 1 VAN REQUIRED

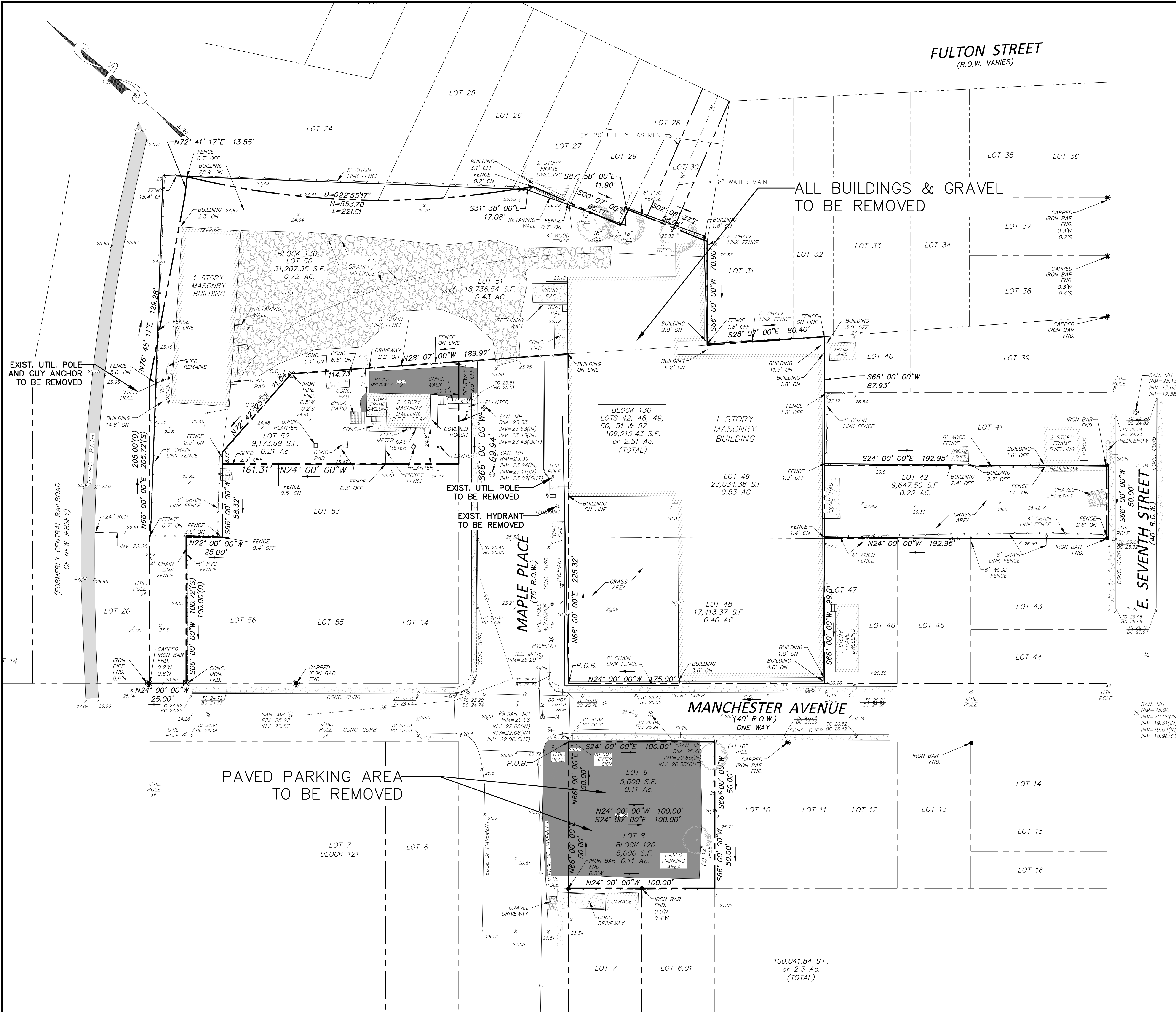
ADA PARKING PROVIDED:
4 CAR, 1 VAN

200' ADJOINING OWNERS

BLOCK	LOT	QUAL.	CLA.	PROPERTY OWNER	PROPERTY LOCATION	ADJ.'S LOTS	BLOCK	LOT	QUAL.	CLA.	PROPERTY OWNER	PROPERTY LOCATION	ADJ.'S LOTS
120	3		2	KEYPORT SEWER & WATER 12 GREEN GROVE AVENUE KEYPORT, NJ 07735	40 GREEN GROVE		130	18		2	KEYPORT SEWER & WATER 150 FALTON STREET KEYPORT, NJ 07735	151 FALTON STREET	
120	4		2	KEYPORT SEWER & WATER 13 GREEN GROVE AVENUE KEYPORT, NJ 07735	41 GREEN GROVE		130	19		2	KEYPORT SEWER & WATER 151 FALTON STREET KEYPORT, NJ 07735	152 FALTON STREET	
120	5		2	KEYPORT SEWER & WATER 14 GREEN GROVE AVENUE KEYPORT, NJ 07735	42 GREEN GROVE		130	20		2	KEYPORT SEWER & WATER 152 FALTON STREET KEYPORT, NJ 07735	153 FALTON STREET	
120	6		2	KEYPORT SEWER & WATER 15 GREEN GROVE AVENUE KEYPORT, NJ 07735	43 GREEN GROVE		130	21		2	KEYPORT SEWER & WATER 153 FALTON STREET KEYPORT, NJ 07735	154 FALTON STREET	
120	6.01		2	KEYPORT SEWER & WATER 16 GREEN GROVE AVENUE KEYPORT, NJ 07735	44 GREEN GROVE		130	22		2	KEYPORT SEWER & WATER 154 FALTON STREET KEYPORT, NJ 07735	155 FALTON STREET	
120	7		2	KEYPORT SEWER & WATER 17 GREEN GROVE AVENUE KEYPORT, NJ 07735	45 GREEN GROVE		130	23		2	KEYPORT SEWER & WATER 155 FALTON STREET KEYPORT, NJ 07735	156 FALTON STREET	
120	8		2	KEYPORT SEWER & WATER 18 GREEN GROVE AVENUE KEYPORT, NJ 07735	46 GREEN GROVE		130	24		2	KEYPORT SEWER & WATER 156 FALTON STREET KEYPORT, NJ 07735	157 FALTON STREET	
120	9		2	KEYPORT SEWER & WATER 19 GREEN GROVE AVENUE KEYPORT, NJ 07735	47 GREEN GROVE		130	25		2	KEYPORT SEWER & WATER 157 FALTON STREET KEYPORT, NJ 07735	158 FALTON STREET	
120	10		2	KEYPORT SEWER & WATER 20 GREEN GROVE AVENUE KEYPORT, NJ 07735	48 GREEN GROVE		130	26		2	KEYPORT SEWER & WATER 158 FALTON STREET KEYPORT, NJ 07735	159 FALTON STREET	
120	11		2	KEYPORT SEWER & WATER 21 GREEN GROVE AVENUE KEYPORT, NJ 07735	49 GREEN GROVE		130	27		2	KEYPORT SEWER & WATER 159 FALTON STREET KEYPORT, NJ 07735	160 FALTON STREET	
120	12		2	KEYPORT SEWER & WATER 22 GREEN GROVE AVENUE KEYPORT, NJ 07735	50 GREEN GROVE		130	28		2	KEYPORT SEWER & WATER 160 FALTON STREET KEYPORT, NJ 07735	161 FALTON STREET	
120	13		2	KEYPORT SEWER & WATER 23 GREEN GROVE AVENUE KEYPORT, NJ 07735	51 GREEN GROVE		130	29		2	KEYPORT SEWER & WATER 161 FALTON STREET KEYPORT, NJ 07735	162 FALTON STREET	
120	14		2	KEYPORT SEWER & WATER 24 GREEN GROVE AVENUE KEYPORT, NJ 07735	52 GREEN GROVE		130	30		2	KEYPORT SEWER & WATER 162 FALTON STREET KEYPORT, NJ 07735	163 FALTON STREET	
121	1		2	KEYPORT SEWER & WATER 25 GREEN GROVE AVENUE KEYPORT, NJ 07735	53 GREEN GROVE		130	31		2	KEYPORT SEWER & WATER 163 FALTON STREET KEYPORT, NJ 07735	164 FALTON STREET	
121	2		2	KEYPORT SEWER & WATER 26 GREEN GROVE AVENUE KEYPORT, NJ 07735	54 GREEN GROVE		130	32		2	KEYPORT SEWER & WATER 164 FALTON STREET KEYPORT, NJ 07735	165 FALTON STREET	
121	3		2	KEYPORT SEWER & WATER 27 GREEN GROVE AVENUE KEYPORT, NJ 07735	55 GREEN GROVE		130	33		2	KEYPORT SEWER & WATER 165 FALTON STREET KEYPORT, NJ 07735	166 FALTON STREET	
121	4		2	KEYPORT SEWER & WATER 28 GREEN GROVE AVENUE KEYPORT, NJ 07735	56 GREEN GROVE		130	34		2	KEYPORT SEWER & WATER 166 FALTON STREET KEYPORT, NJ 07735	167 FALTON STREET	
121	5		2	KEYPORT SEWER & WATER 29 GREEN GROVE AVENUE KEYPORT, NJ 07735	57 GREEN GROVE		130	35		2	KEYPORT SEWER & WATER 167 FALTON STREET KEYPORT, NJ 07735	168 FALTON STREET	
121	6		2	KEYPORT SEWER & WATER 30 GREEN GROVE AVENUE KEYPORT, NJ 07735	58 GREEN GROVE		130	36		2	KEYPORT SEWER & WATER 168 FALTON STREET KEYPORT, NJ 07735	169 FALTON STREET	
121	7		2	KEYPORT SEWER & WATER 31 GREEN GROVE AVENUE KEYPORT, NJ 07735	59 GREEN GROVE		130	37		2	KEYPORT SEWER & WATER 169 FALTON STREET KEYPORT, NJ 07735	170 FALTON STREET	
121	8		2	KEYPORT SEWER & WATER 32 GREEN GROVE AVENUE KEYPORT, NJ 07735	60 GREEN GROVE		130	38		2	KEYPORT SEWER & WATER 170 FALTON STREET KEYPORT, NJ 07735	171 FALTON STREET	
121	9		2	KEYPORT SEWER & WATER 33 GREEN GROVE AVENUE KEYPORT, NJ 07735	61 GREEN GROVE		130	39		2	KEYPORT SEWER & WATER 171 FALTON STREET KEYPORT, NJ 07735	172 FALTON STREET	
121	10		2	KEYPORT SEWER & WATER 34 GREEN GROVE AVENUE KEYPORT, NJ 07735	62 GREEN GROVE		130	40		2	KEYPORT SEWER & WATER 172 FALTON STREET KEYPORT, NJ 07735	173 FALTON STREET	
121	11		2	KEYPORT SEWER & WATER 35 GREEN GROVE AVENUE KEYPORT, NJ 07735	63 GREEN GROVE		130	41		2	KEYPORT SEWER & WATER 173 FALTON STREET KEYPORT, NJ 07735	174 FALTON STREET	
121	12		2	KEYPORT SEWER & WATER 36 GREEN GROVE AVENUE KEYPORT, NJ 07735	64 GREEN GROVE		130	42		2	KEYPORT SEWER & WATER 174 FALTON STREET KEYPORT, NJ 07735	175 FALTON STREET	
121	13		2	KEYPORT SEWER & WATER 37 GREEN GROVE AVENUE KEYPORT, NJ 07735	65 GREEN GROVE		130	43		2	KEYPORT SEWER & WATER 175 FALTON STREET KEYPORT, NJ 07735	176 FALTON STREET	
121	14		2	KEYPORT SEWER & WATER 38 GREEN GROVE AVENUE KEYPORT, NJ 07735	66 GREEN GROVE		130	44		2	KEYPORT SEWER & WATER 176 FALTON STREET KEYPORT, NJ 07735	177 FALTON STREET	
121	15		2	KEYPORT SEWER & WATER 39 GREEN GROVE AVENUE KEYPORT, NJ 07735	67 GREEN GROVE		130	45		2	KEYPORT SEWER & WATER 177 FALTON STREET KEYPORT, NJ 07735	178 FALTON STREET	
121	16		2	KEYPORT SEWER & WATER 40 GREEN GROVE AVENUE KEYPORT, NJ 07735	68 GREEN GROVE		130	46		2	KEYPORT SEWER & WATER 178 FALTON STREET KEYPORT, NJ 07735	179 FALTON STREET	
121	17		2	KEYPORT SEWER & WATER 41 GREEN GROVE AVENUE KEYPORT, NJ 07735	69 GREEN GROVE		130	47		2	KEYPORT SEWER & WATER 179 FALTON STREET KEYPORT, NJ 07735	180 FALTON STREET	
121	18		2	KEYPORT SEWER & WATER 42 GREEN GROVE AVENUE KEYPORT, NJ 07735	70 GREEN GROVE		130	48		2	KEYPORT SEWER & WATER 180 FALTON STREET KEYPORT, NJ 07735	181 FALTON STREET	
121	19		2	KEYPORT SEWER & WATER 43 GREEN GROVE AVENUE KEYPORT, NJ 07735	71 GREEN GROVE		130	49		2	KEYPORT SEWER & WATER 181 FALTON STREET KEYPORT, NJ 07735	182 FALTON STREET	
121	20		2	KEYPORT SEWER & WATER 44 GREEN GROVE AVENUE KEYPORT, NJ 07735	72 GREEN GROVE		130	50		2	KEYPORT SEWER & WATER 182 FALTON STREET KEYPORT, NJ 07735	183 FALTON STREET	
121	21		2	KEYPORT SEWER & WATER 45 GREEN GROVE AVENUE KEYPORT, NJ 07735	73 GREEN GROVE		130	51		2	KEYPORT SEWER & WATER 183 FALTON STREET KEYPORT, NJ 07735	184 FALTON STREET	
121	22		2	KEYPORT SEWER & WATER 46 GREEN GROVE AVENUE KEYPORT, NJ 07735	74 GREEN GROVE		130	52		2	KEYPORT SEWER & WATER 184 FALTON STREET KEYPORT, NJ 07735	185 FALTON STREET	
121	23		2	KEYPORT SEWER & WATER 47 GREEN GROVE AVENUE KEYPORT, NJ 07735	75 GREEN GROVE		130	53		2	KEYPORT SEWER & WATER 185 FALTON STREET KEYPORT, NJ 07735	186 FALTON STREET	
121	24		2	KEYPORT SEWER & WATER 48 GREEN GROVE AVENUE KEYPORT, NJ 07735	76 GREEN GROVE		130	54		2	KEYPORT SEWER & WATER 186 FALTON STREET KEYPORT, NJ 07735	187 FALTON STREET	
121	25		2	KEYPORT SEWER & WATER 49 GREEN GROVE AVENUE KEYPORT, NJ 07735	77 GREEN GROVE		130	55		2	KEYPORT SEWER & WATER 187 FALTON STREET KEYPORT, NJ 07735	188 FALTON STREET	
121	26		2	KEYPORT SEWER & WATER 50 GREEN GROVE AVENUE KEYPORT, NJ 07735	78 GREEN GROVE		130	56		2	KEYPORT SEWER & WATER 188 FALTON STREET KEYPORT, NJ 07735	189 FALTON STREET	
121	27		2	KEYPORT SEWER & WATER 51 GREEN GROVE AVENUE KEYPORT, NJ 07735	79 GREEN GROVE		130	57		2	KEYPORT SEWER & WATER 189 FALTON STREET KEYPORT, NJ 07735	190 FALTON STREET	
121	28		2	KEYPORT SEWER & WATER 52 GREEN GROVE AVENUE KEYPORT, NJ 07735	80 GREEN GROVE		130	58		2	KEYPORT SEWER & WATER 190 FALTON STREET KEYPORT, NJ 07735	191 FALTON STREET	
121	29		2	KEYPORT SEWER & WATER 53 GREEN GROVE AVENUE KEYPORT, NJ 07735	81 GREEN GROVE		130	59		2	KEYPORT SEWER & WATER 191 FALTON STREET KEYPORT, NJ 07735	192 FALTON STREET	
121	30		2	KEYPORT SEWER & WATER 54 GREEN GROVE AVENUE KEYPORT, NJ 07735	82 GREEN GROVE		130	60		2	KEYPORT SEWER & WATER 192 FALTON STREET KEYPORT, NJ 07735	193 FALTON STREET	
121	31		2	KEYPORT SEWER & WATER 55 GREEN GROVE AVENUE KEYPORT, NJ 07735	83 GREEN GROVE		130	61		2	KEYPORT SEWER & WATER 193 FALTON STREET KEYPORT, NJ 07735	194 FALTON STREET	
121	32		2	KEYPORT SEWER & WATER 56 GREEN GROVE AVENUE KEYPORT, NJ 07735	84 GREEN GROVE		130	62		2	KEYPORT SEWER & WATER 194 FALTON STREET KEYPORT, NJ 07735	195 FALTON STREET	
121	33		2	KEYPORT SEWER & WATER 57 GREEN GROVE AVENUE KEYPORT, NJ 07735	85 GREEN GROVE		130	63		2	KEYPORT SEWER & WATER 195 FALTON STREET KEYPORT, NJ 07735	196 FALTON STREET	
121	34		2	KEYPORT SEWER & WATER 58 GREEN GROVE AVENUE KEYPORT, NJ 07735	86 GREEN GROVE		130	64		2	KEYPORT SEWER & WATER 196 FALTON STREET KEYPORT, NJ 07735	197 FALTON STREET	
121	35		2	KEYPORT SEWER & WATER 59 GREEN GROVE AVENUE KEYPORT, NJ 07735	87 GREEN GROVE		130	65		2	KEYPORT SEWER & WATER 197 FALTON STREET KEYPORT, NJ 07735	198 FALTON STREET	
121	36		2	KEYPORT SEWER & WATER 60 GREEN GROVE AVENUE KEYPORT, NJ 07735	88 GREEN GROVE		130	66		2	KEYPORT SEWER & WATER 198 FALTON STREET KEYPORT, NJ 07735	199 FALTON STREET	
121	37		2	KEYPORT SEWER & WATER 61 GREEN GROVE AVENUE KEYPORT, NJ 07735	89 GREEN GROVE		130	67		2	KEYPORT SEWER & WATER 199 FALTON STREET KEYPORT, NJ 07735	200 FALTON STREET	
121	38		2	KEYPORT SEWER & WATER 62 GREEN GROVE AVENUE KEYPORT, NJ 07735	90 GREEN GROVE		130	68		2	KEYPORT SEWER & WATER 200 FALTON STREET KEYPORT, NJ 07735	201 FALTON STREET	
121	39		2	KEYPORT SEWER & WATER 63 GREEN GROVE AVENUE KEYPORT, NJ 07735	91 GREEN GROVE		130	69		2	KEYPORT SEWER & WATER 201 FALTON STREET KEYPORT, NJ 07735	202 FALTON STREET	
121	40		2	KEYPORT SEWER & WATER 64 GREEN GROVE AVENUE KEYPORT, NJ 07735	92 GREEN GROVE		130	70		2	KEYPORT SEWER & WATER 202 FALTON STREET KEYPORT, NJ 07735	203 FALTON STREET	
121	41		2	KEYPORT SEWER & WATER 65 GREEN GROVE AVENUE KEYPORT, NJ 07735	93 GREEN GROVE		130	71		2	KEYPORT SEWER & WATER 203 FALTON STREET KEYPORT, NJ 07735	204 FALTON STREET	
121	42		2	KEYPORT SEWER & WATER 66 GREEN GROVE AVENUE KEYPORT, NJ 07735	94 GREEN GROVE		130	72		2	KEYPORT SEWER & WATER 204 FALTON STREET KEYPORT, NJ 07735	205 FALTON STREET	
121	43		2	KEYPORT SEWER & WATER 67 GREEN GROVE AVENUE KEYPORT, NJ 07735	95 GREEN GROVE		130	73		2	KEYPORT SEWER & WATER 205 FALTON STREET KEYPORT, NJ 07735	206 FALTON STREET	
121	44		2	KEYPORT SEWER & WATER 68 GREEN GROVE AVENUE KEYPORT, NJ 07735	96 GREEN GROVE		130	74		2	KEYPORT SEWER & WATER 206 FALTON STREET KEYPORT, NJ 07735	207 FALTON STREET	
121	45		2	KEYPORT SEWER & WATER 69 GREEN GROVE AVENUE KEYPORT, NJ 07735	97 GREEN GROVE		130	75		2	KEYPORT SEWER & WATER 207 FALTON STREET KEYPORT, NJ 07735	208 FALTON STREET	
121	46		2	KEYPORT SEWER & WATER 70 GREEN GROVE AVENUE KEYPORT, NJ 07735	98 GREEN GROVE		130	76		2	KEYPORT SEWER & WATER 208 FALTON STREET KEYPORT, NJ 07735	209 FALTON STREET	
121	47		2	KEYPORT SEWER & WATER 71 GREEN GROVE AVENUE KEYPORT, NJ 07735	99 GREEN GROVE		130	77		2	KEYPORT SEWER & WATER 209 FALTON STREET KEYPORT, NJ 07735	210 FALTON STREET	
121	48		2	KEYPORT SEWER & WATER 72 GREEN GROVE AVENUE KEYPORT, NJ 07735	100 GREEN GROVE		130	78		2	KEYPORT SEWER & WATER 210 FALTON STREET KEYPORT, NJ 07735	211 FALTON STREET	
121	49		2	KEYPORT SEWER & WATER 73 GREEN GROVE AVENUE KEYPORT, NJ 07735	101 GREEN GROVE		130	79		2	KEYPORT SEWER & WATER 211 FALTON STREET KEYPORT, NJ 07735	212 FALTON STREET	
121	50		2	KEYPORT SEWER & WATER 74 GREEN GROVE AVENUE KEYPORT, NJ 07735	102 GREEN GROVE		130	80		2	KEYPORT SEWER & WATER 212 FALTON STREET KEYPORT, NJ 07735	213 FALTON STREET	
121	51		2	KEYPORT SEWER & WATER 75 GREEN GROVE AVENUE KEYPORT, NJ 07735	103 GREEN GROVE		130	81		2	KEYPORT SEWER & WATER 213 FALTON STREET KEYPORT, NJ 07735	214 FALTON STREET	
121	52		2	KEYPORT SEWER & WATER 76 GREEN GROVE AVENUE KEYPORT, NJ 07735	104 GREEN GROVE		130	82		2	KEYPORT SEWER & WATER 214 FALTON STREET KEYPORT, NJ 07735	215 FALTON STREET	
121	53		2	KEYPORT SEWER & WATER 77 GREEN GROVE AVENUE KEYPORT, NJ 07735	105 GREEN GROVE		130	83		2	KEYPORT SEWER & WATER 215 FALTON STREET KEYPORT, NJ 07735	216 FALTON STREET	
121	54		2	KEYPORT SEWER & WATER 78 GREEN GROVE AVENUE KEYPORT, NJ 07735	106 GREEN GROVE		130	84		2	KEYPORT SEWER & WATER 216 FALTON STREET KEYPORT, NJ 07735	217 FALTON STREET	
121	55		2	KEYPORT SEWER & WATER 79 GREEN GROVE AVENUE KEYPORT, NJ 07735	107 GREEN GROVE		130	85		2	KEYPORT SEWER & WATER 217 FALTON STREET KEYPORT, NJ 07735	218 FALTON STREET	
121	56		2	KEYPORT SEWER & WATER 80 GREEN GROVE AVENUE KEYPORT, NJ 07735	108 GREEN GROVE		130	86		2	KEYPORT SEWER & WATER 218 FALTON STREET KEYPORT, NJ 07735	219 FALTON STREET	
121	57		2	KEYPORT SEWER & WATER 81 GREEN GROVE AVENUE KEYPORT, NJ 07735	109 GREEN GROVE		130	87		2	KEYPORT SEWER & WATER 219 FALTON STREET KEYPORT, NJ 07735	220 FALTON STREET	
121	58		2	KEYPORT SEWER & WATER 82 GREEN GROVE AVENUE KEYPORT, NJ 07735	110 GREEN GROVE		130	88		2	KEYPORT SEWER & WATER 220 FALTON STREET KEYPORT, NJ 07735	221 FALTON STREET	
121	59		2	KEYPORT SEWER & WATER 83 GREEN GROVE AVENUE KEYPORT, NJ 07735	111 GREEN GROVE		130	89		2	KEYPORT SEWER & WATER 221 FALTON STREET KEYPORT, NJ 07735	222 FALTON STREET	
121	60		2	KEYPORT SEWER & WATER 84 GREEN GROVE AVENUE KEYPORT, NJ 07735	112 GREEN GROVE		130	90		2	KEYPORT SEWER & WATER 222 FALTON STREET KEYPORT, NJ 07735	223 FALTON STREET	
121	61		2	KEYPORT SEWER & WATER 85 GREEN GROVE AVENUE KEYPORT, NJ 07735	113 GREEN GROVE		130	91		2	KEYPORT SEWER & WATER 223 FALTON STREET KEYPORT, NJ 07735	224 FALTON STREET	
121	62		2	KEYPORT SEWER & WATER 86 GREEN GROVE AVENUE KEYPORT, NJ 07735	114 GREEN GROVE		130	92		2	KEYPORT SEWER & WATER 224 FALTON STREET KEYPORT, NJ 07735	225 FALTON STREET	
121	63		2	KEYPORT SEWER & WATER 87 GREEN GROVE AVENUE KEYPORT, NJ 07735	115 GREEN GROVE		130	93		2	KEYPORT SEWER & WATER 225 FALTON STREET KEYPORT, NJ 07735	226 FALTON STREET	
121	64		2	KEYPORT SEWER & WATER 88 GREEN GROVE AVENUE KEYPORT, NJ 07735	116 GREEN GROVE		130	94		2	KEYPORT SEWER & WATER 226 FALTON STREET KEYPORT, NJ 07735	227 FALTON STREET	
121	65		2	KEYPORT SEWER & WATER 89 GREEN GROVE AVENUE KEYPORT, NJ 07735	117 GREEN GROVE		130	95		2	KEYPORT SEWER & WATER 227 FALTON STREET KEYPORT, NJ 07735	228 FALTON STREET	
121	66		2	KEYPORT SEWER & WATER 90 GREEN GROVE AVENUE KEYPORT, NJ 07735	118 GREEN GROVE		130	96		2	KEYPORT SEWER & WATER 228 FALTON STREET KEYPORT, NJ 07735	229 FALTON STREET	
121	67		2	KEYPORT SEWER & WATER 91 GREEN GROVE AVENUE KEYPORT, NJ 07735	119 GREEN GROVE		130	97		2	KEYPORT SEWER & WATER 229 FALTON STREET KEYPORT, NJ 07735	230 FALTON STREET	
121	68		2	KEYPORT SEWER &									



1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC			JHD
NO.	DATE	DESCRIPTION			DRAWN BY
PRELIMINARY AND FINAL MAJOR SITE PLAN					
OF					
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130					
BOROUGH OF KEYPORT		MONMOUTH COUNTY		NEW JERSEY	
 CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313 WWW.WHENGINEERING.COM		EXISTING CONDITIONS			
		WALTER JOSEPH HOPKIN			
		N.J. PROFESSIONAL ENGINEER, LIC. No. 40673			
SCALE: 1" = 30'	DRAWN BY: JHD	DATE: 10/30/20	JOB No.: 19129	SHEET No.: 2 OF 13	



LEGEND

- GV GAS VALVE
- WV WATER VALVE
- WM WATER METER
- UM UTILITY MANHOLE
- DM DRAINAGE MANHOLE
- EM ELECTRICAL MANHOLE
- SM SANITARY MANHOLE
- TM TELEPHONE MANHOLE
- TS TRAFFIC SIGN
- TS (2 POST) TRAFFIC SIGN (2 POST)
- SS STREET SIGN
- LP LIGHT POST
- UP UTILITY POLE
- FI FIRE HYDRANT
- DI DRAINAGE INLET (TYPE "A")
- DI DRAINAGE INLET (TYPE "B")
- DI DRAINAGE INLET (TYPE "E")
- DL DRAINAGE LINE
- EL ELECTRIC LINE
- GL GAS LINE
- SSL SANITARY SEWER LINE
- TL TELEPHONE LINE
- WL WATER LINE
- OW OVERHEAD WIRES
- MW MONITORING WELL
- IF IRON BAR FOUND
- SF SURVEY CAP FOUND
- EX EXISTING CONTOUR
- 15.2 PROPOSED SPOT ELEVATION
- 11.50 PROPOSED SPOT ELEVATION
- 14 DRAINAGE FLOW ARROW
- 14 PROPOSED CONTOUR

SCALE: (1 Inch = 30 Feet)

NO.	DATE	REVISIONS PURSUANT TO 12/1/20 TRC	DESCRIPTION	DRAWN BY
1	12/9/20			JHD

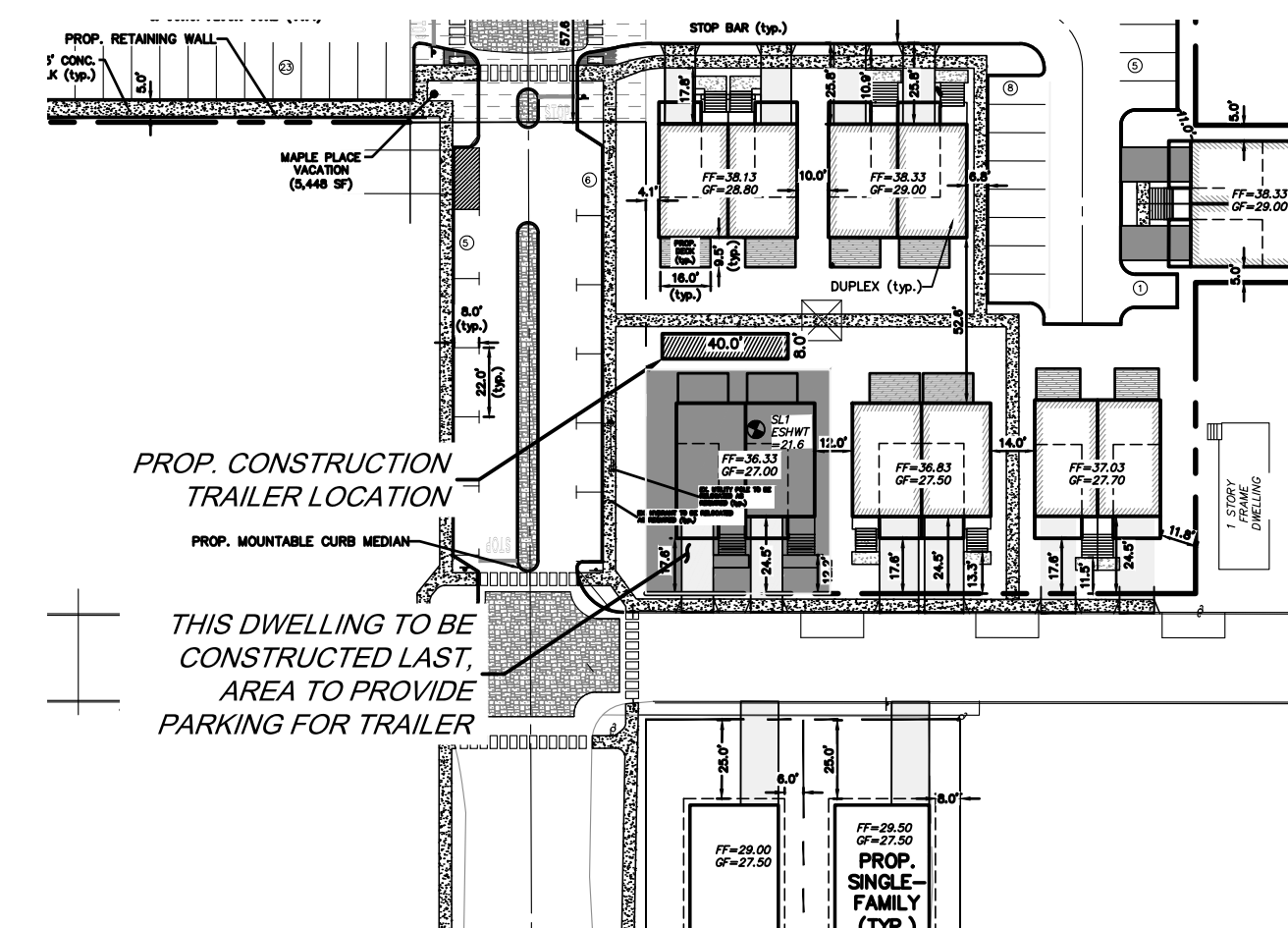
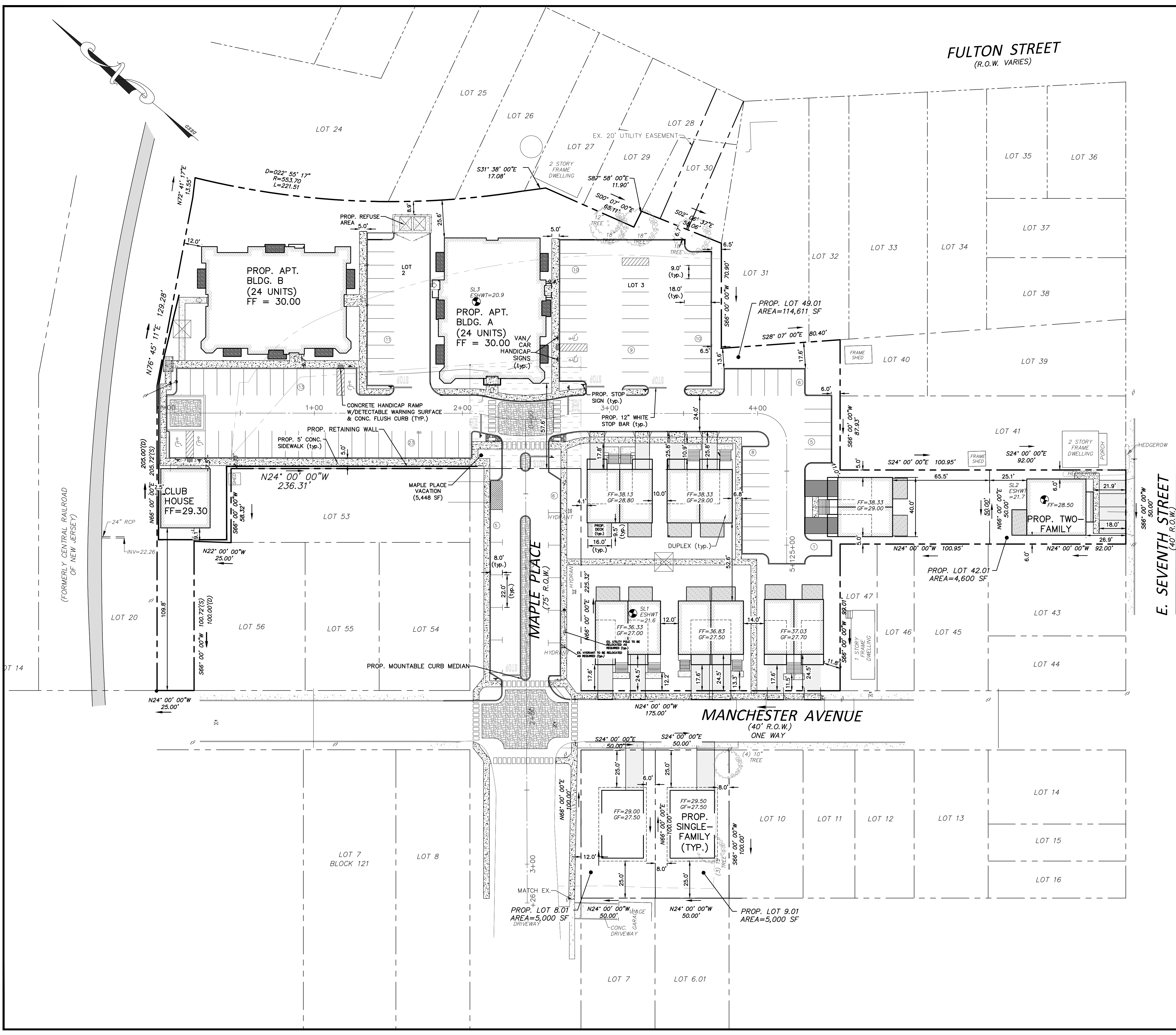
PRELIMINARY AND FINAL MAJOR SITE PLAN
OF
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

WH ENGINEERING
CERT. OF AUTH. NO. 24GA28117300
257 MONMOUTH ROAD,
BLDG. A, SUITE 7,
OAKHURST, NJ 07755
PHONE: 732-223-1313
WWW.WHENGINEERING.COM

DEMOLITION PLAN
WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE: 1" = 30' DRAWN BY: JHD DATE: 10/30/20 JOB No.: 19129 SHEET No.: 3 OF 13

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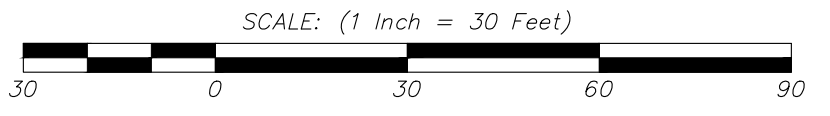


E. SEVENTH STREET
(40' R.O.W.)

MANCHESTER AVENUE
(40' R.O.W.)
ONE WAY

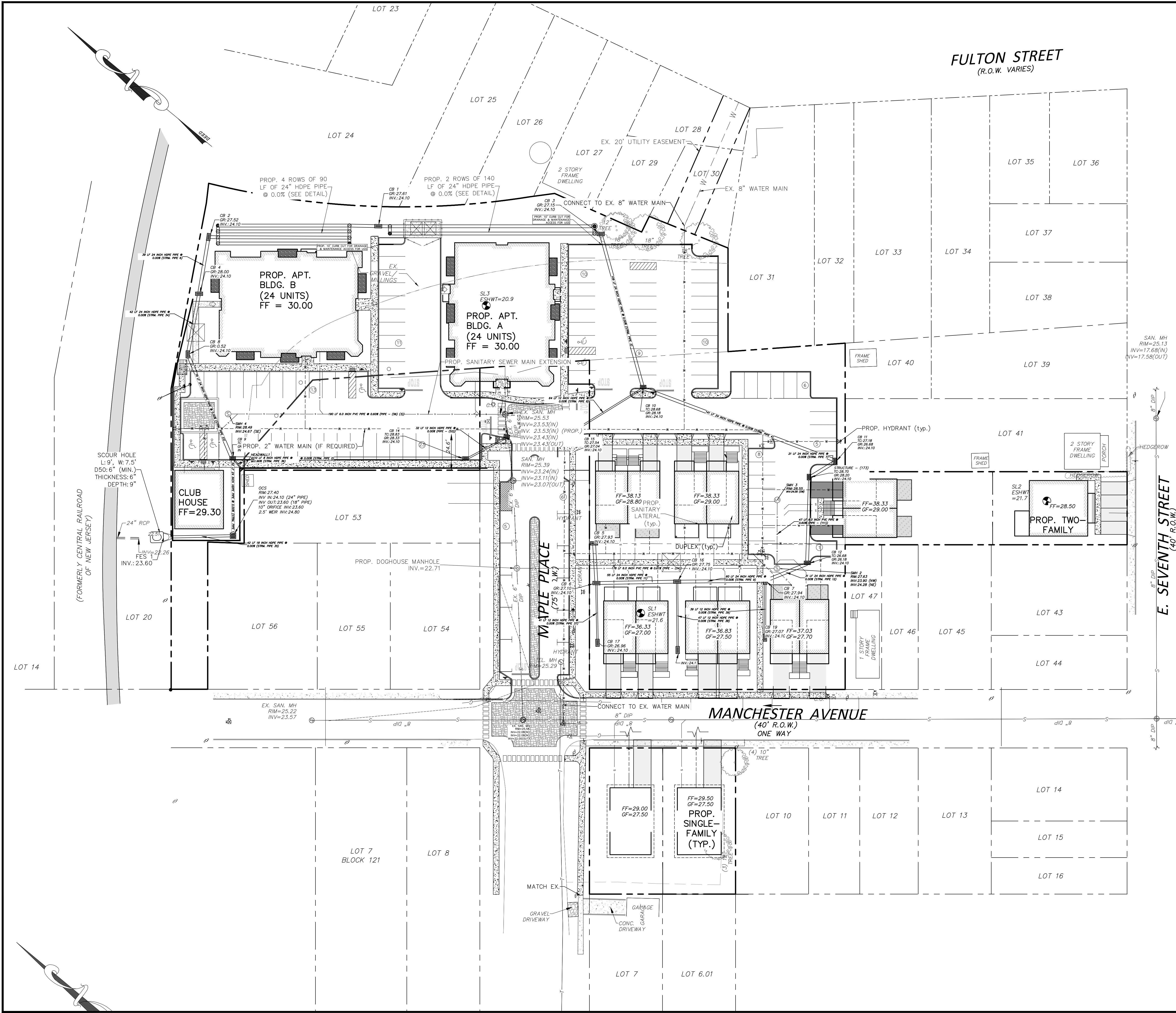
LEGEND

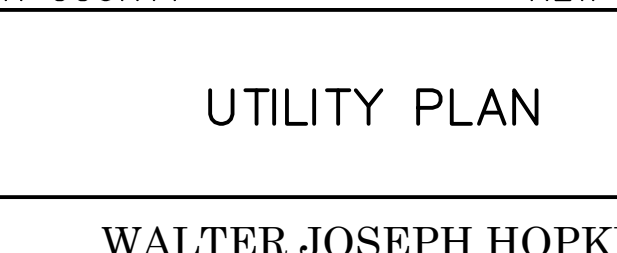
- GV GAS VALVE
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- TL TELEPHONE LINE
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- OW OVERHEAD WIRES
- MW MONITORING WELL
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- SC SURVEY CAP FOUND
- 99 EXISTING CONTOUR
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- 11.50 PROPOSED SPOT ELEVATION
- DR DRAINAGE FLOW ARROW
- 14 PROPOSED CONTOUR

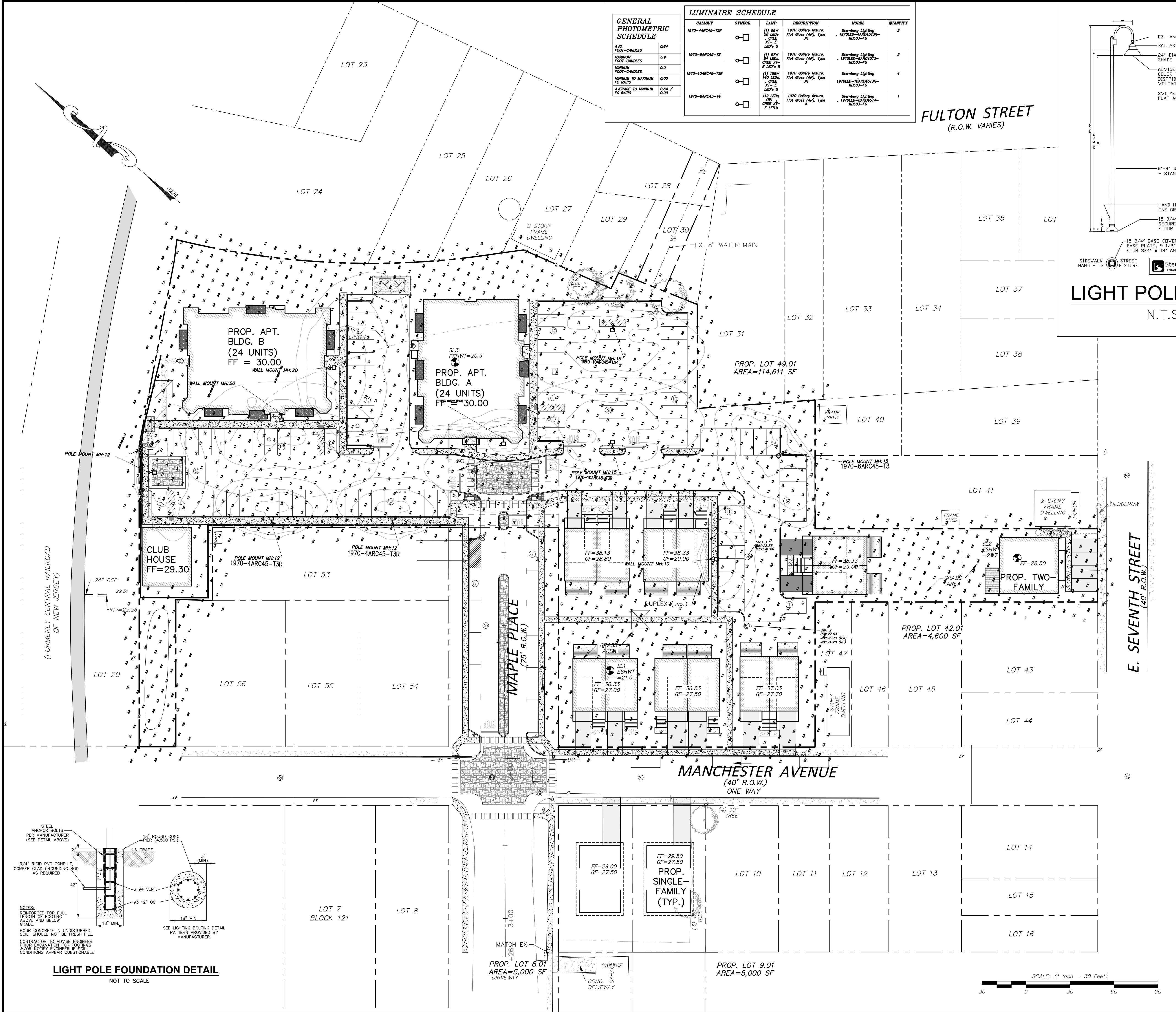


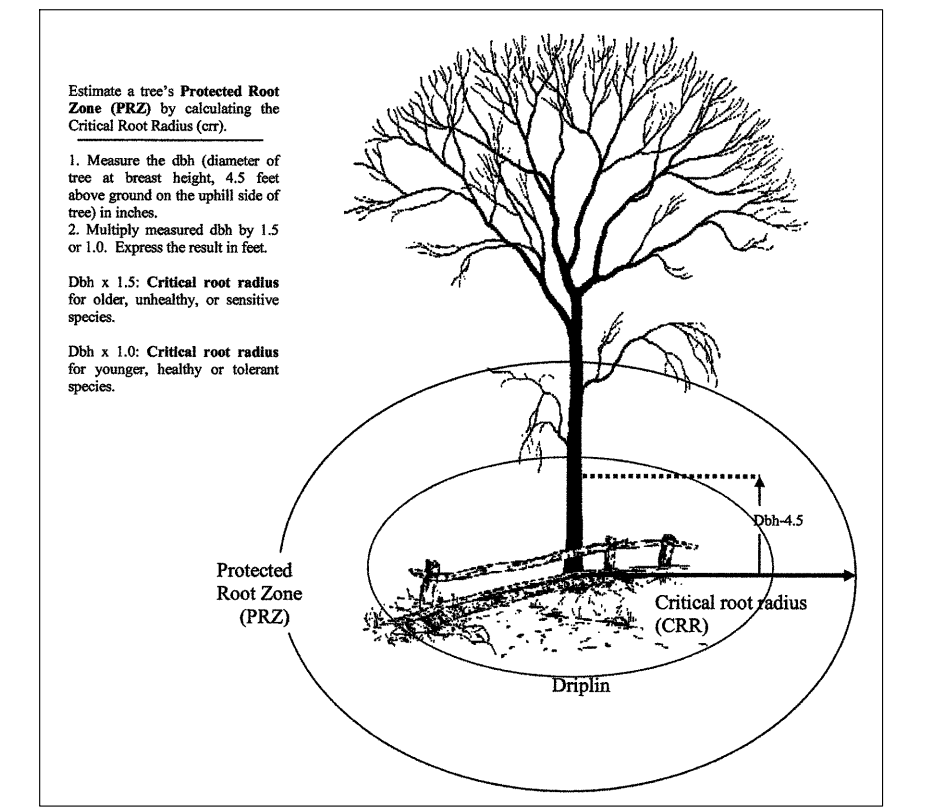
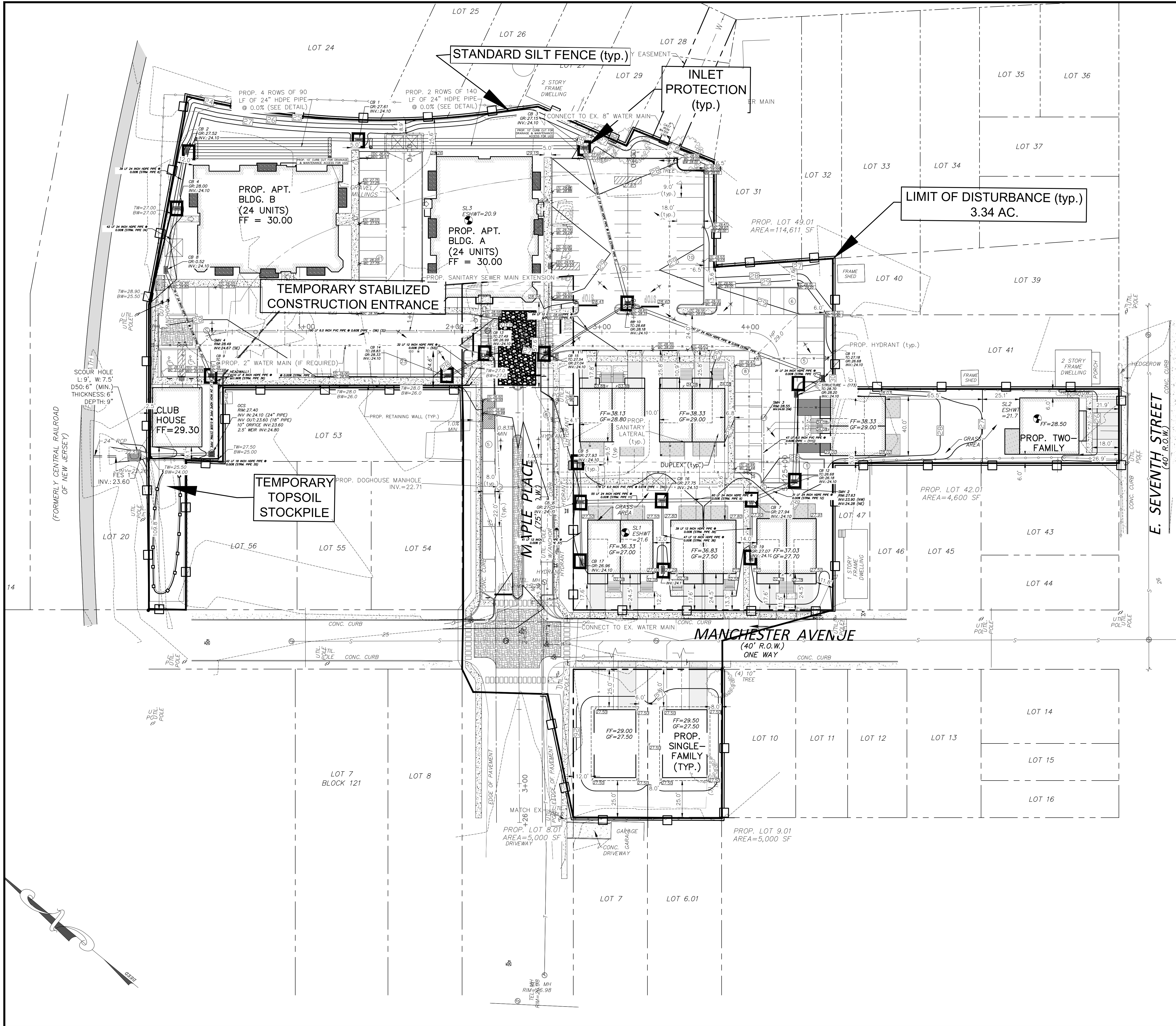
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OF					
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130					
BOROUGH OF KEYPORT		MONMOUTH COUNTY		NEW JERSEY	
		CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755 PHONE - 732-225-1313 WWW.WHENGINEERING.COM		DIMENSION PLAN	
				WALTER JOSEPH HOPKIN	
				N.J. PROFESSIONAL ENGINEER, LIC. No. 40673	
SCALE: 1"= 30'	DRAWN BY: JHD	DATE: 10/30/20	JOB No.: 19129	SHEET No.: 4 OF 13	

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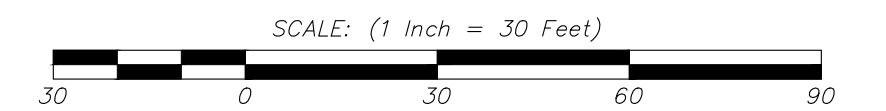


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		CERT. OF AUTH. NO. 24Ga28117300			
		257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755			
		PHONE: 732-223-1313			
		WWW.WJENGINEERING.COM			
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1"= 30'		JHD	10/30/20	19129	6 OF 13
					
				N.J. PROFESSIONAL ENGINEER, LIC. No. 40673	





TREE PROTECTION DETAIL
NOT TO SCALE



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OF			
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130			
BOROUGH OF KEYPORT		MONMOUTH COUNTY	NEW JERSEY
WH ENGINEERING		SOIL EROSION & SEDIMENT CONTROL PLAN	
CERT. OF AUTH. NO. 24GA28117300		257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755	
PHONE: 732-223-1313		WWW.WHENGINEERING.COM	
WALTER JOSEPH HOPKIN		P.E. PROFESSIONAL ENGINEER, LIC. NO. 40673	
SCALE: 1" = 30'	DRAWN BY: JHD	DATE: 10/30/20	SHEET No.: 8 OF 13

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDED PREPARATION
- A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND TINED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF RATE DESORBED ABOVE DURING SEEDED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
- B. WORK LIME AND FERTILIZER INTO THE TOPSOIL, AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.
- C. HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING HIGH SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
3. SEEDING
- A. SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS PRIOR TO THE DATE OF SEEDING.
1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE.
- INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER WITH THE SPECIFIED SEED MIXTURE FOR THE SEED AREA AND MOWED ONCE.
2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85° F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TEST RESULTS.
3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 65° F. MANY GRASSES BECOME ACTIVE AT 60° F. SEE TABLE 4-3 MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.
- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDED 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. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- D. 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 SEEDED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.
4. MULCHING
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DETERMINED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY, UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED. APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, 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 A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUN 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 COULER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENTS ARE REQUIRED.
4. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
5. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
6. 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 PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
7. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIABLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
- NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
8. 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 PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
9. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON 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 PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.
10. RIGRATION (WHERE FEASIBLE)
- IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWO INCHES DEEP). HYDROSEEDING IS WELL ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN UNUSUALLY DRY HOT WEATHER OR ON DROUGHTY SITES.
6. TOPDRESSING
- SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN STANDARD 2A - SEEDED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL. TO THE EXTENT THAT TURF FAILURE MAY DEVELOP, IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
- THE QUALITY OF PERMANENT VEGETATION RELY WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER WITH THE SPECIFIED SEED MIXTURE AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.
- PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:
- SEED MIXTURE SEEDING RATES SEEDING DATES (OPTIMAL) (ACCEPTABLE)
- HARD FESCUE 130 LBS./ACR 3.0 LBS./1,000 SF 3/1-4/30 OR 5/1-8/14 8/15-10/15
- CHEWING FESCUE 45 LBS./ACR 0.25 LBS./1,000 SF 3/1-4/30 OR 5/1-8/14 8/15-10/15
- STRONG CREEPING RED FESCUE 45 LBS./ACR 0.1 LBS./1,000 SF 3/1-4/30 OR 5/1-8/14 8/15-10/15
- PERENNIAL RYEGRASS 10 LBS./ACR 0.25 LBS./1,000 SF 3/1-4/30 OR 5/1-8/14 8/15-10/15
- SEED TO A DEPTH OF 0.5 INCHES.
3. PERMANENT GROUND COVER FOR SLOPES OF PROPOSED STORMWATER BASINS SHALL CONSIST OF THE FOLLOWING SEEDING MIXTURE OR APPROVED EQUAL:
- SEED MIXTURE SEEDING RATES SEEDING DATES (OPTIMAL)
- DEERTONGUE 20 LBS./ACR 0.45 LBS./1,000 SF 2/1-4/30
- WILD RYE (ELYMUS) 2 LBS./ACR 0.05 LBS./1,000 SF 2/1-4/30
- 15 LBS./ACR 0.35 LBS./1,000 SF 2/1-4/30
- 25 LBS./ACR 0.60 LBS./1,000 SF 2/1-4/30
- SEED TO A DEPTH OF 0.5 INCHES.

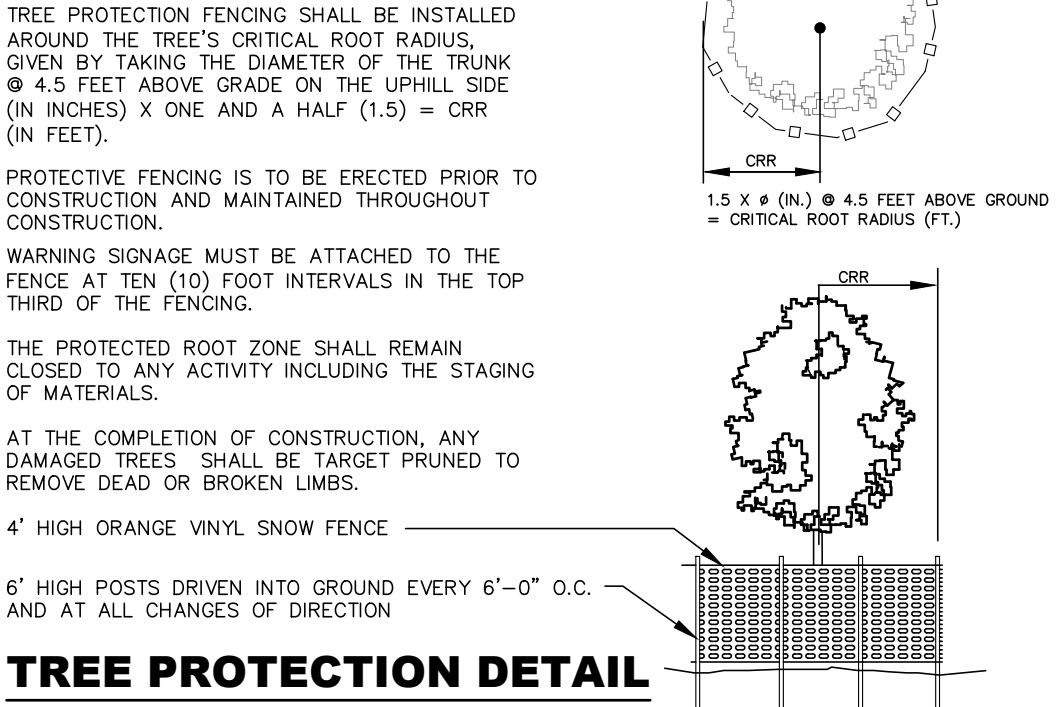
TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, 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.
- C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARPED 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.).
2. SEEDED PREPARATION
- A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.
- B. INSPECT SEEDED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA SHOULD BE RETILLED IN ACCORDANCE WITH THE ABOVE.
- C. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
3. SEEDING
- A. SELECT SEED FROM RECOMMENDATIONS IN TABLE 7-2.
- COOL-SEASON GRASSES
- PERENNIAL RYEGRASS 1.0 LB/1000 SF 3/1-5/15 OR 8/15-10/1
- SPRING OATS 2.0 LB/1000 SF 3/1-5/15 OR 8/15-10/1
- WINTER BARLEY 2.2 LB/1000 SF 8/15-10/1
- ANNUAL RYEGRASS 1.0 LB/1000 SF 3/15-6/1 OR 8/1-9/15
- WINTER CEREAL RYE 2.8 LB/1000 SF 8/1-11/15
- WARM SEASON GRASSES
- PEARL MILLET 0.5 LB/1000 SF 5/15-8/15
- MILLET (GERMAN OR HUNGARIAN) 0.7 LB/1000 SF 5/15-8/15
- B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEDED 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 SEEDED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL 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, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
4. 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 DETERMINED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY, UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED. APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF 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 CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUN TURNS.
2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. CRIMPER (MULCH ANCHORING TOOL), A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
3. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
4. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
- B. USE ONE OF THE FOLLOWING:
- (1) 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 PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASSES. 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.
- (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIABLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
- NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
8. 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 PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
9. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON 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 PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

SEQUENCE OF CONSTRUCTION

1. INSTALLATION OF SEDIMENT FABRIC PRIOR TO ANY LAND DISTURBANCE. (2 DAYS)
2. APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL. (2 DAYS)
3. CONSTRUCT VEHICLE WHEEL-CLEANING BLANKET WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS. (1 DAY)
4. INSTALLATION OF SILT AND TREE PROTECTION FENCES. (1 DAY)
5. CLEARING SITE AS SHOWN ON THE PLANS WITH APPROPRIATE EROSION CONTROL FACILITIES. (2 WEEKS)
6. SITE GRADING. (1 WEEK)
7. PROVIDE AND INSTALL TEMPORARY STABILIZATION MEASURES AS REQUIRED. (1 WEEK)
8. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL. (ONGOING)
9. REGRADING AND STABILIZATION OF LAWN AREAS. (1 WEEKS)
10. REMOVAL OF SILT AND TREE PROTECTION FENCES. (1 DAY)
11. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES WHEN PERMANENT EROSION CONTROL MEASURES ARE ACCEPTED BY THE TOWNSHIP ENGINEER AND FREEHOLD SOIL CONSERVATION DISTRICT. (1 WEEK)



TREE PROTECTION DETAIL

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 Freehold Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Standards.
4. N.J.A.C. 15A:29-9.6. Says: requires that no Certificates of Occupancy be issued before the District determines that the project or person 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 person 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 tree retention 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 shall be seeded with a temporary seeding material, at a rate of 2 to 3 tons per acre, according to the Standard for Stabilization with Mulch Only.
6. Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, 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 access 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. If soil washed, dropped, spilled, or trucked outside the limits of disturbance or onto public right-of-ways will be removed immediately.
10. Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
11. At the time that the preparation for permanent vegetative stabilization is going to be accomplished, any site 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. In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs./1,000 sq. ft. of surface area) and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where trees or shrubs are to be planted.
13. Conduct Outlet Protection in accordance with all required outfalls prior to the drainage system becoming operational.
14. Unfinished diverting is not permitted. Necessary precautions must be taken during all diverting operations to minimize sedimentation and comply with the Standard for Diverting.
15. Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
16. Stockpile and staging locations established in the field shall be placed within the limits of disturbance according to the certified plan. Staging and stockpiles not located within the limits of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
17. All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control Plan No. 66.
18. The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or effluents as a result of construction of the project.

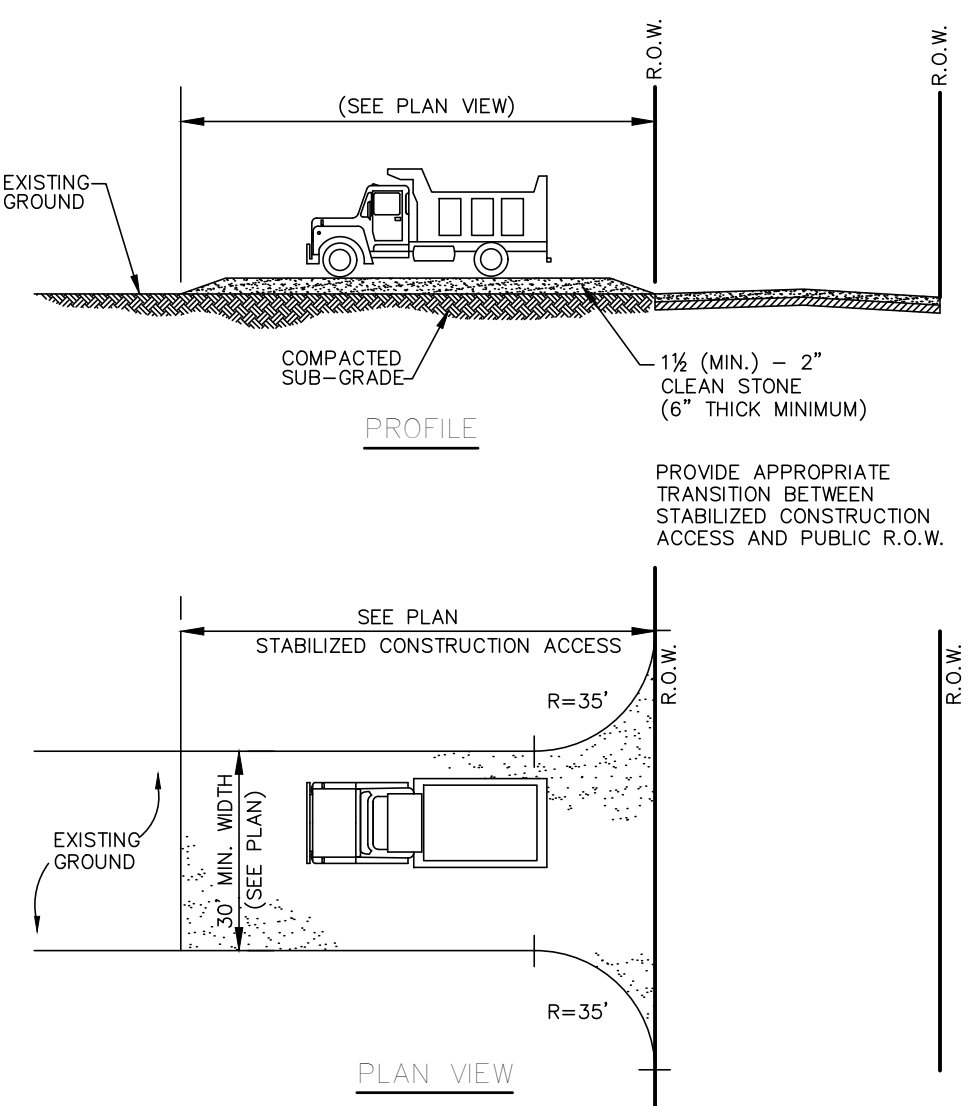
Freehold Soil Conservation District
4090 Kestel Road, Freehold, NJ 07728-9033, (732) 463-4506, Fax (732) 463-9146, Email: info@freeholdsoil.org

TOPSOIL SPECIFICATIONS

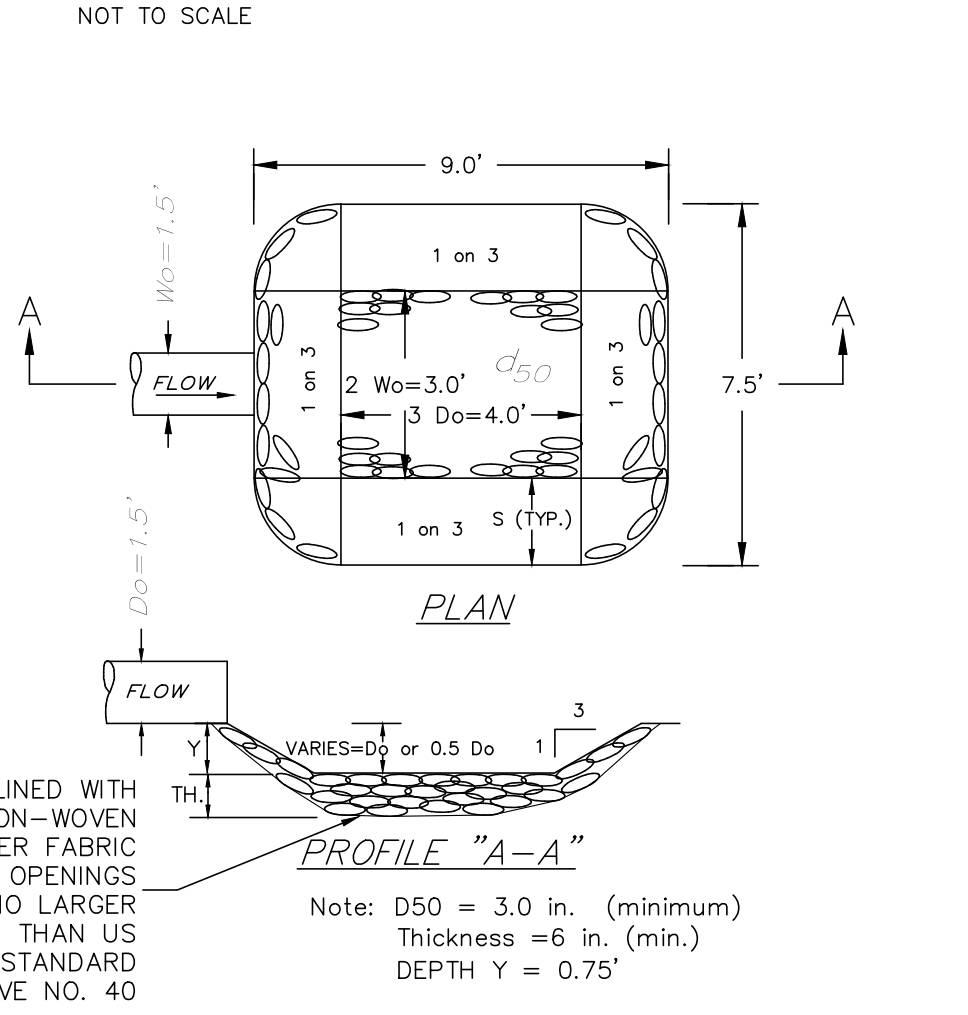
1. MATERIALS
- A. TOPSOIL SHOULD BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE. CONDUCTIVITY LESS THAN 0.5 MILLIMOHS PER CENTIMETER (OR 0.5 MILLIMOHS MAY DESICcate SEEDINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS BEEN TESTED TO DETERMINE IF 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 AND STOCKPILING
- A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE QUANTITY AND OR QUALITY OF SURFACE SOIL. JUSTIFIES STRIPPING.
- B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5.
- D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
- E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN. SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATION COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
3. SITE PREPARATION
- A. GRAD 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 PERMANENT 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 SEEDED 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. STRIPPING IS NEEDED, SHOULD BE APPLIED TO BRING THE SOIL PH TO APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
- D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 19-1.
- E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
4. APPLYING TOPSOIL
- A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
- B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES. FERTILIZER IN PLACE IS REQUIRED PRIOR TO TOPSOILING.
- C. REGULAR, SPORTS FIELDS, LANDFILL CAPPING, ETC., 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).
- C. PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES FULLY ESTABLISHED ON AT LEAST 80% OF THE DISTURBED AREA WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

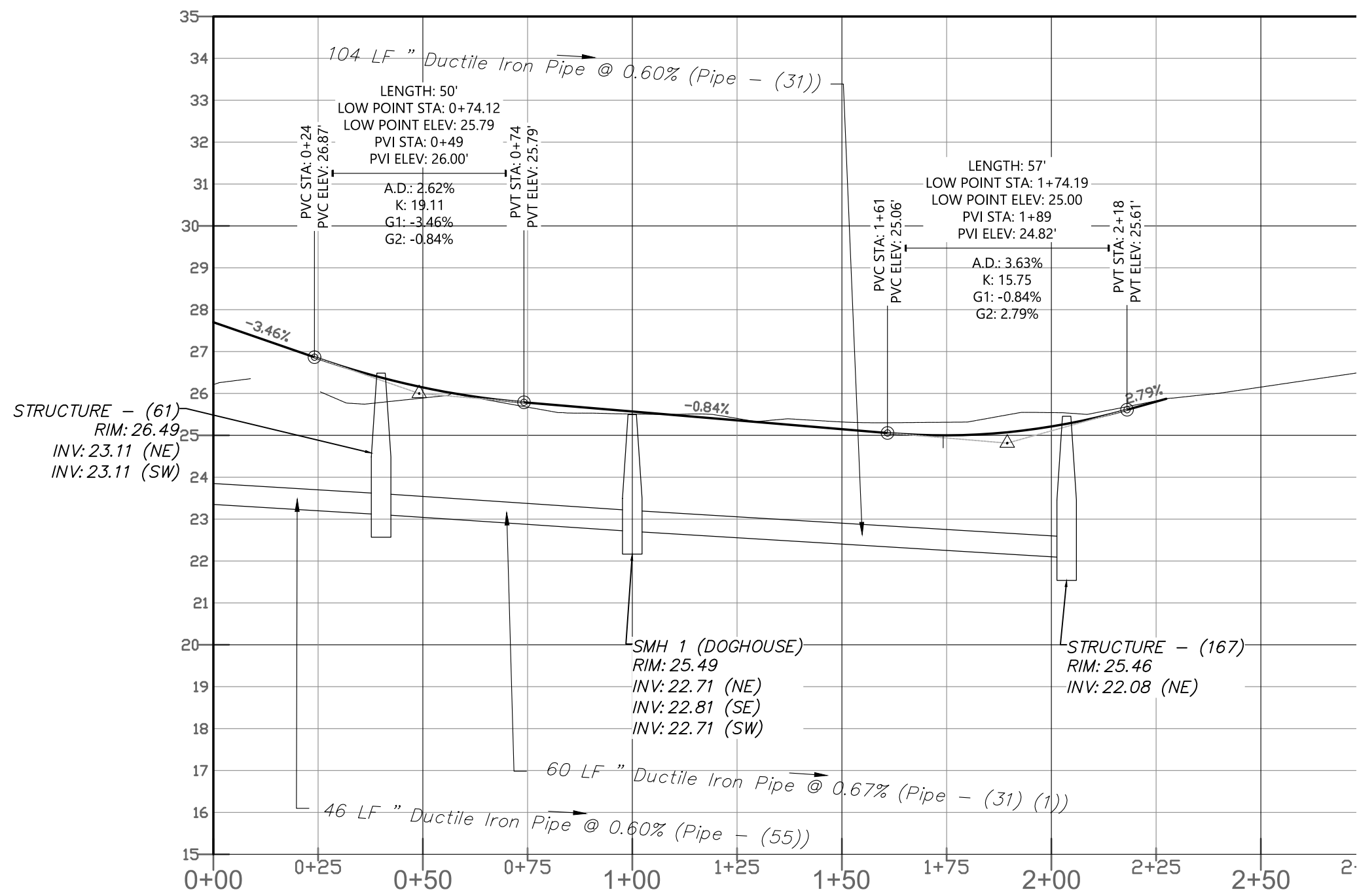
SEEDING NOTES

1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING.
2. TEMPORARY SEEDING SHALL CONSIST OF EITHER:
- | COOL SEASON GRASSES | RATES | SEEDING DATES | SEEDING DATES (OPTIMAL) | (ACCEPTABLE) |
|------------------------------|--------------|-----------------------|-------------------------|--------------|
| PERENNIAL RYEGRASS | 1.0 LB./S.F. | 3/1-5/15 OR 8/15-10/1 | 8/15-10/15 | |
| SPRING OATS | 2.0 LB./S.F. | 3/1-5/15 OR 8/15-10/1 | 8/15-10/15 | |
| WINTER BARLEY | 2.2 LB./S.F. | 8/15-10/1 | 8/15-10/15 | |
| WINTER CEREAL RYE | 2.8 LB./S.F. | 8/1-11/15 | 8/15-10/15 | |
| WARM SEASON GRASSES | | | | |
| PEARL MILLET | 0.5 LB./S.F. | 5/15-8/15 | 5/15-8/15 | 1.0 IN. |
| MILLET (GERMAN OR HUNGARIAN) | 0.7 LB./S.F. | 5/15-8/15 | 5/15-8/15 | 1.0 IN. |
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH UNROTTED SMALL GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, (90 TO 115 LBS. PER 1,000 S.F.), AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIED DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. FERTILIZER APPLIED WITH TEMPORARY SEEDING MUST BE 10-20-10, WHILE THAT APPLIED WITH PERMANENT VEGETATIVE COVER MUST BE 10-10-10.
4. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES. APPLY FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER SQUARE FEET USING 10-20-10 OR EQUIVALENT.
5. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, LUMPS OR ANY OTHER UNSUITABLE MATERIAL.
6. PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:
- | SEED MIXTURE | SEEDING RATES | SEEDING DATES (OPTIMAL) | (ACCEPTABLE) |
|----------------------------|--------------------------------|-----------------------------|---------------|
| HARD FESCUE | 130 LBS./ACRE 3.0 LBS./1000 SF | MAR. 1-APR. 30/MAY 1-AUG 14 | AUG 15-OCT 15 |
| PERENNIAL RYEGRASS | 10 LBS./ACRE 0.25 LBS./1000 SF | MAR. 1-APR. 30/MAY 1-AUG 14 | AUG 15-OCT 15 |
| STRONG CREEPING RED FESCUE | 45 LBS./ACRE 1.0 LBS./1000 SF | MAR. 1-APR. 30/MAY 1-AUG 14 | AUG 15-OCT 15 |
| CHEWING FESCUE | 45 LBS./ACRE 1.0 LBS./1000 SF | MAR. 1-APR. 30/MAY 1-AUG 14 | AUG 15-OCT 15 |
- SEED TO A DEPTH OF 0.5 IN.
7. THE SEEDING SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
8. TACKING SHALL BE PERFORMED AS PER FREEHOLD SOIL CONSERVATION DISTRICT CURRENT STANDARDS. ASPHALT TACKIFIERS ARE NOT ACCEPTABLE.
9. IN ADDITION TO THE ABOVE, REFER TO THE STATE STANDARDS FOR:
- PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION
 - PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PERMANENT STABILIZATION WITH SOD
 - TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION TOPSOILING

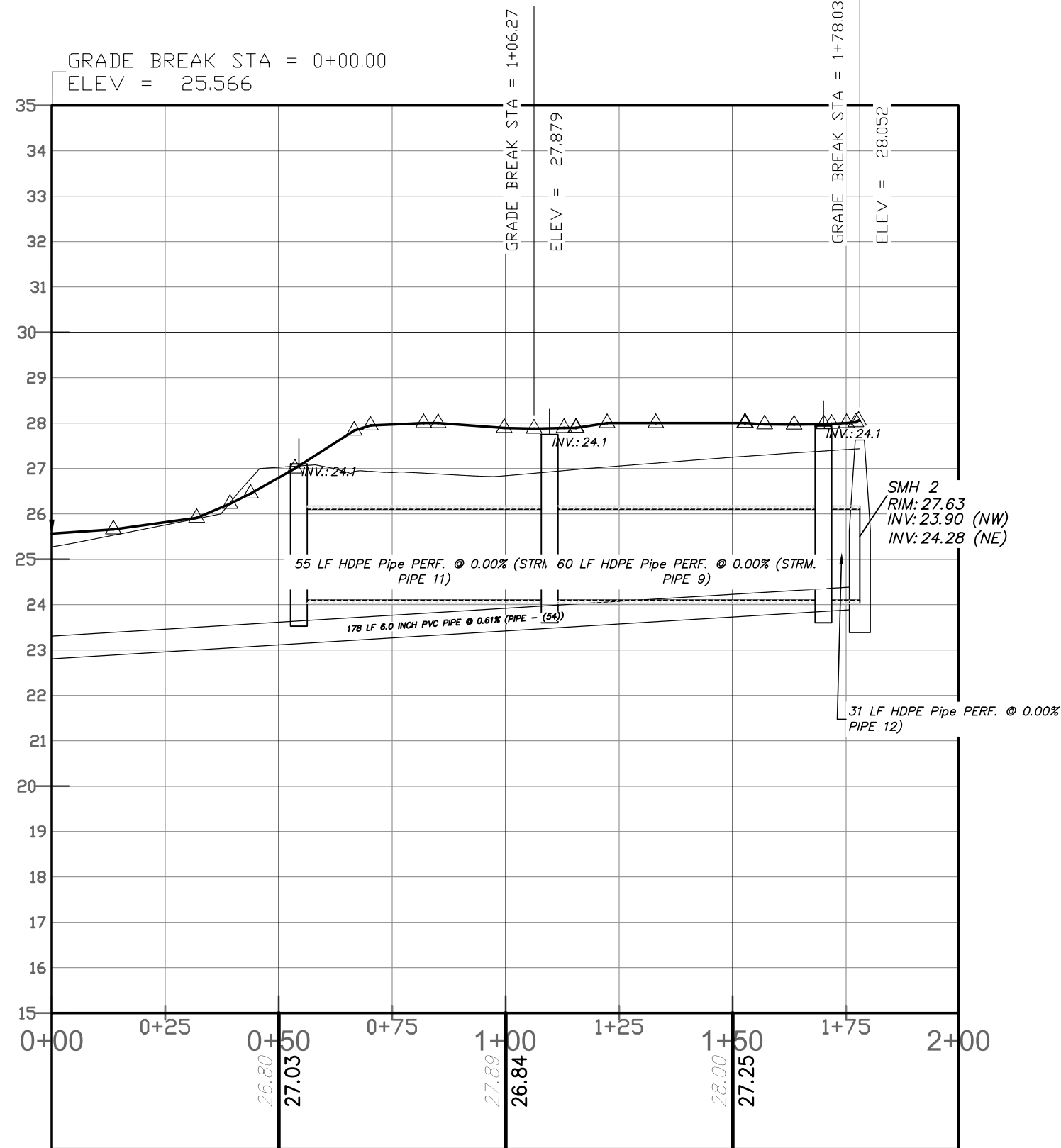


STABILIZED CONSTRUCTION ACCESS

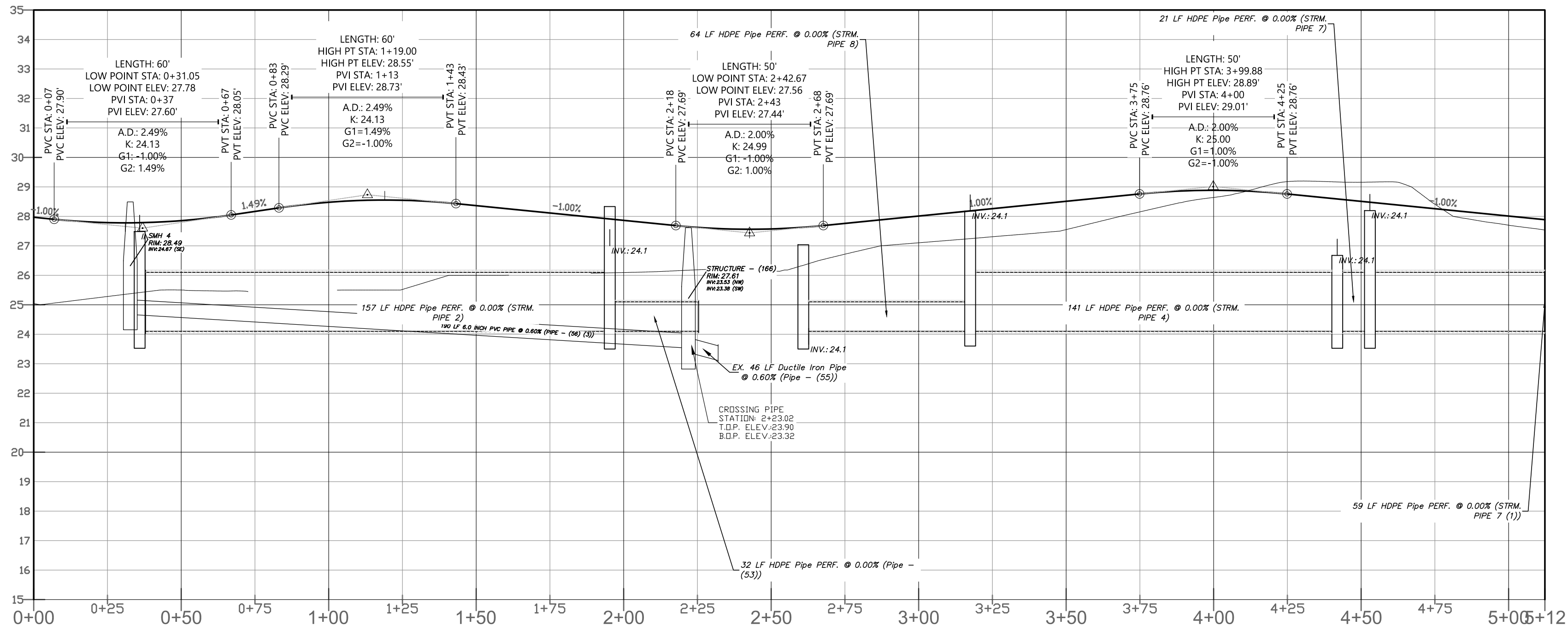




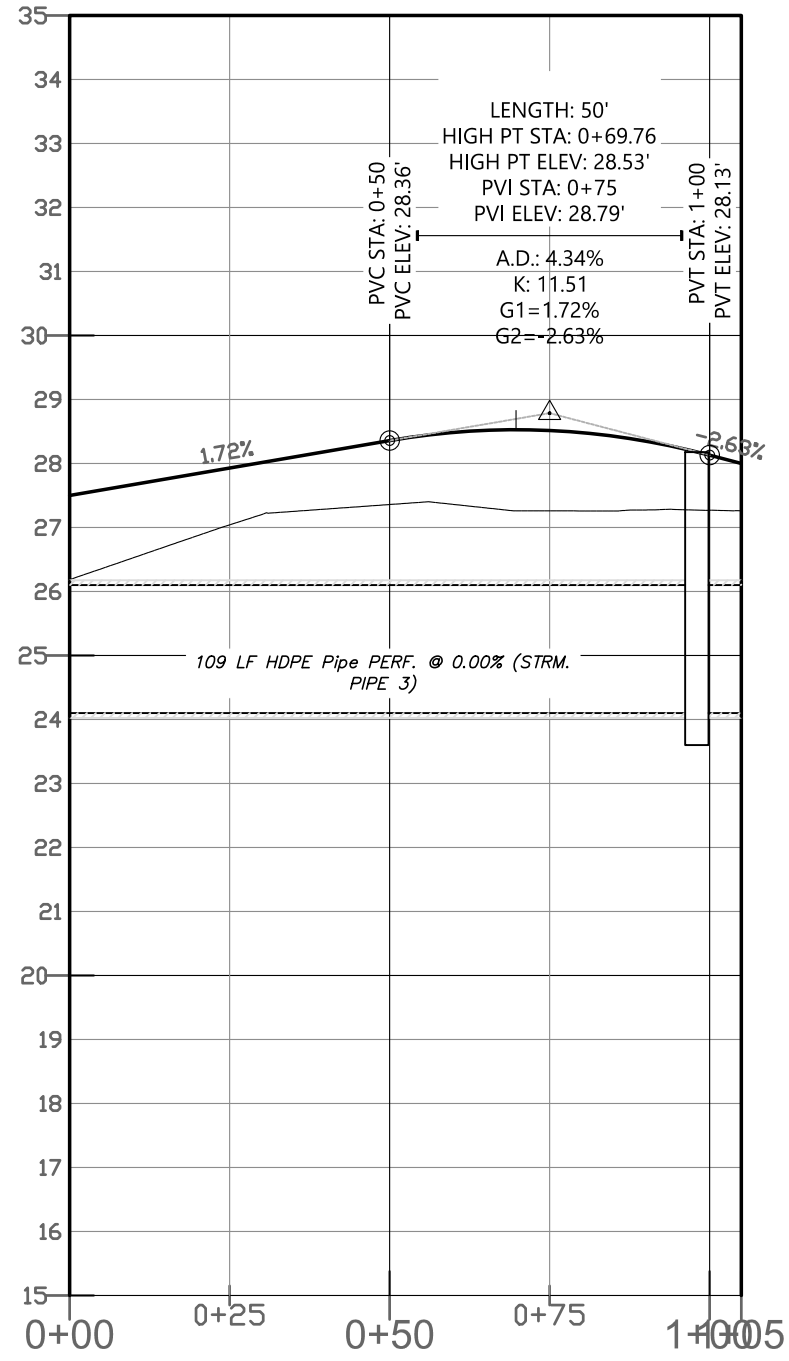
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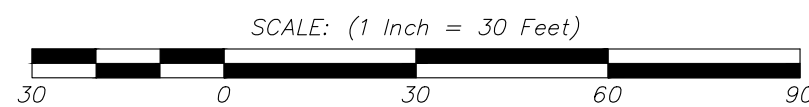
REAR YARD OF DUPLEXES



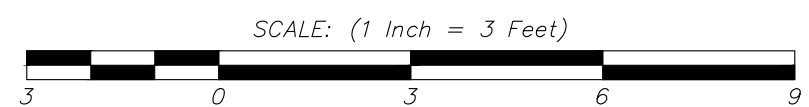
MAIN PARKING AISLE



LOT 3



HORIZONTAL



VERTICAL

NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY AND FINAL MAJOR SITE PLAN OF LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY			
SCALE:		DRAWN BY:	
1" = 30'		JHD	
DATE:		JOB No.:	
10/30/20		19129	
SHEET No.:		10 OF 13	
WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, LIC. No. 40673		PROFILES	

(FORMERLY CENTRAL RAILROAD
OF NEW JERSEY)

FULTON STREET
(R.O.W. VARIES)

GENERAL LANDSCAPE NOTES

- THE LOCATION OF ALL PLANTS SHOWN ON THE LANDSCAPE PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANTS AND BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF A REPRESENTATIVE OF WJH ENGINEERING.
- ALL SHRUB BEDS SHALL HAVE A MINIMUM DEPTH OF 3" OF SHREDDED HARDWOOD BARK.
- PLANTS SHALL BE WATERED ON THE SAME DAY OF INSTALLATION. THEREAFTER, REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.
- ALL DISTURBED AREAS, UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN, SHALL BE PLANTED AS LAWN.
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- CONTRACTOR SHALL REMOVE STAKING, GUYING, AND WRAP AT END OF GUARANTEE PERIOD. ALL PLANTING MUST BE GUARANTEED FOR ONE (1) FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY THE TOWNSHIP LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.

LANDSCAPE MAINTENANCE CHECKLIST

TREES, SHRUBS AND GROUNDCOVERS
PRUNING: PRUNE TREES TO REMOVE DEAD AND DISEASED WOOD AND TO IMPROVE OVERALL HABIT. PRUNE SHRUBS AS NEEDED, AFTER FLOWERING ONLY. PRUNE AT LEAST ONCE PER YEAR. PLANT MATERIAL SHOWN PLANTED IN A MASS OR TOUCHING EACH OTHER ARE TO BE ALLOWED TO GROW TOGETHER IN ORDER TO BE ABLE TO PERFORM AS A SCREEN OR HEDGE.

FERTILIZER: RATION 2:1:1 AT 2-3 LBS. ACTUAL NITROGEN PER 1,000 SQ. FT. FERTILIZE IN SPRING ONLY.

PESTICIDES: APPLY PESTICIDES ONLY AS NEEDED FOR SPECIFIC DISEASES OR INSECT PESTS.

WEED CONTROL: WEED ALL BEDS AS NEEDED TO KEEP WELL GROOMED.

WATER: WATER ALL NEW PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASON. IF RAIN IS INSUFFICIENT, WATER ALL WOODY PLANTS THOROUGHLY TWO TIMES PER WEEK.

MULCH: RENEW SHREDDED BARK MULCH TO 3" DEPTH EVERY YEAR.

LEAF REMOVAL: REMOVE LEAVES FROM ALL BEDS, TURF AREAS, PARKING AREAS, AND WALKS.

REPLACEMENTS: REPLACE ALL DEAD SHRUBS AND TREES WITHIN NEXT PLANTING SEASON.

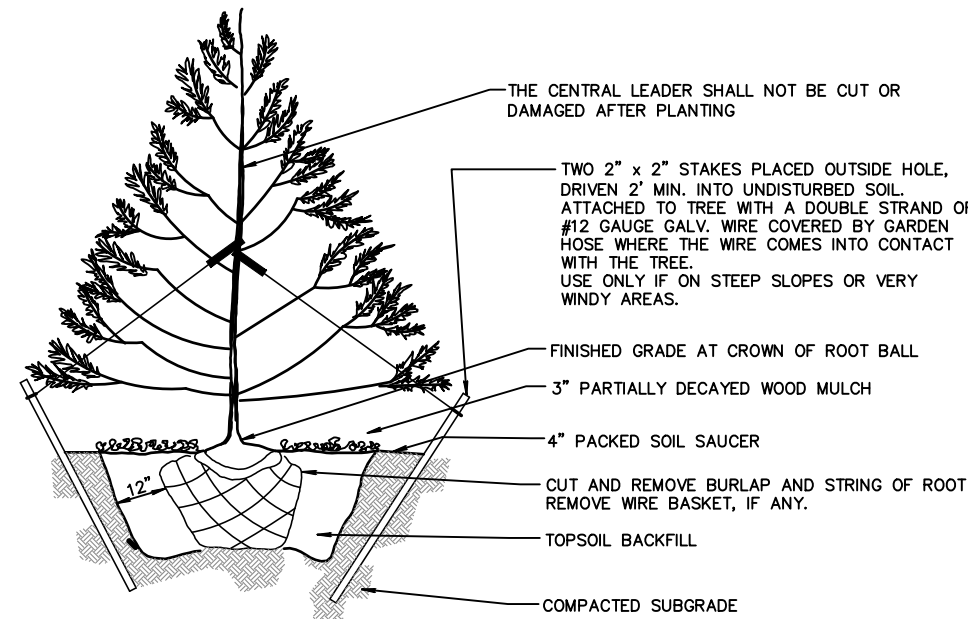
TURF
RENEWAL PROCEDURES: OVER SEED THIN SPOTS IN SPRING AND FALL. THATCH AS NECESSARY.

FERTILIZER: RATIO 3:1:2 AT 1 LB. NITROGEN PER 1,000 SQ. FT. FERTILIZE TWO TIMES PER YEAR.

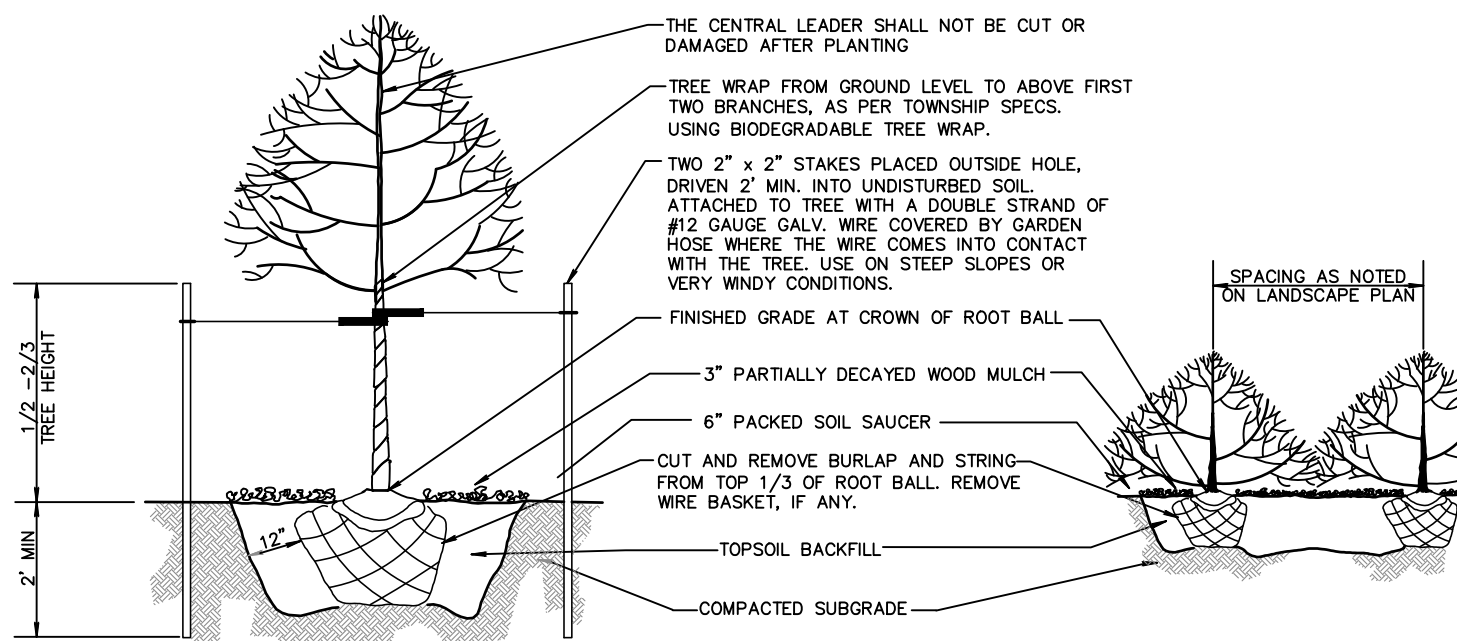
PESTICIDES: INSPECT AND APPLY AS NEEDED FOR DISEASES AND INSECTS.

MAINTAIN A 2" HEIGHT. MOW AT LEAST ONCE PER WEEK. REMOVE CLIPPINGS FROM DETENTION BASIN.

MANICURE: TRIM LAWN AND GROUND COVERS ALONG SIDEWALKS AND SHRUB BED EDGES. RAKE AS NEEDED.



EVERGREEN TREE PLANTING and STAKING DETAIL
NOT TO SCALE



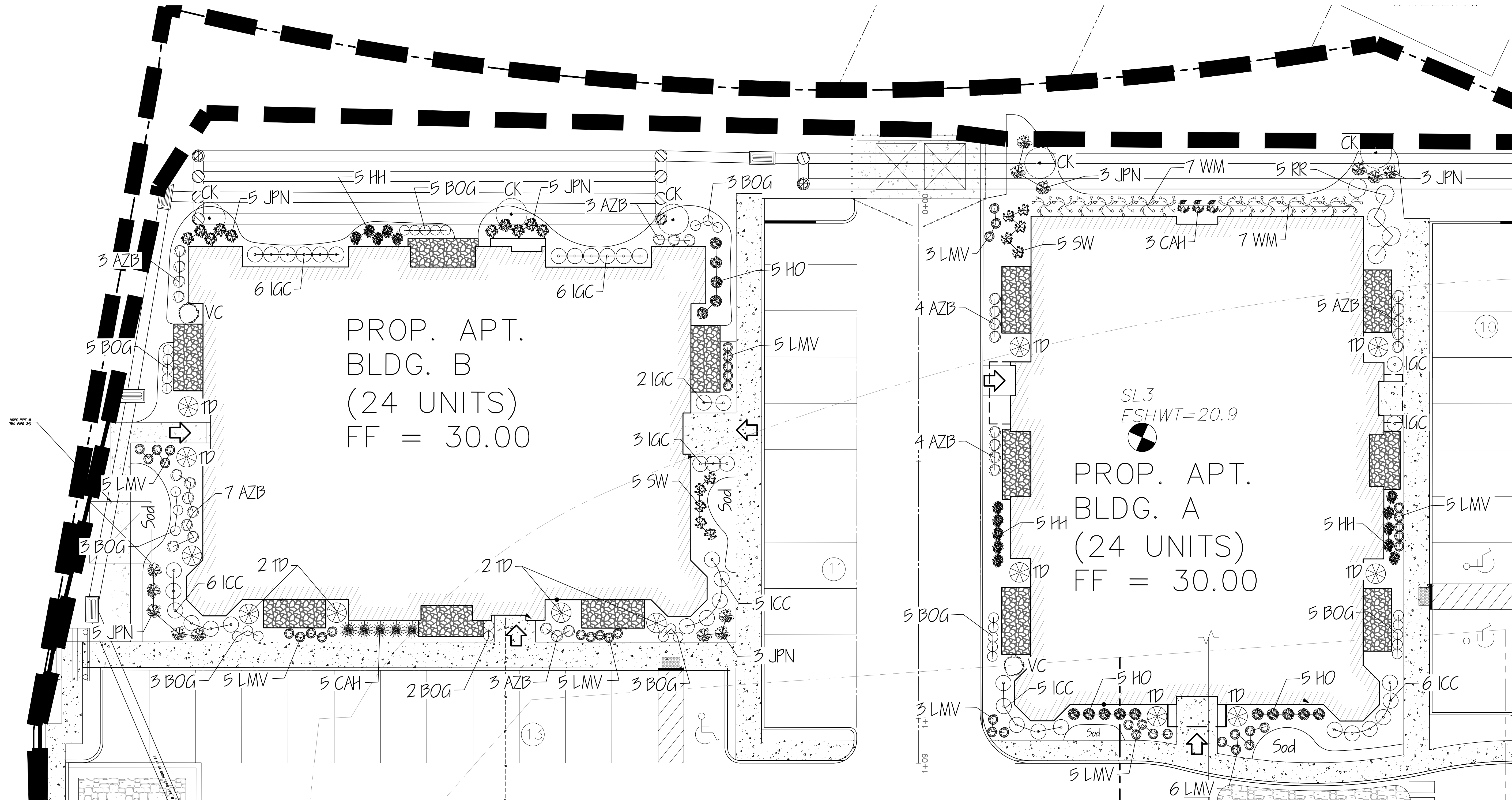
TREE and SHRUB PLANTING and STAKING DETAIL
NOT TO SCALE

SCALE: (1 inch = 30 Feet)

PLANTING LIST (Common Areas)							
Type	Symbol	Total	Botanical Name	Common Name	Size	Root	Remark
Shade Trees	AR	10	Acer Rubrum Redsunset	Redsunset Maple	2-2 1/2" cal	B & B	*
	AS	9	Acer Saccharum Green Mt.	Green Mt. Sugar Maple	2-2 1/2" cal	B & B	*
	CT	5	Gleditsia Tricanthos Shademaster	Shademaster Locust	2-2 1/2" cal	B & B	*
	AC	14	Acer Campestre	Hedge Maple	2-2 1/2" cal	B & B	*
	PA	11	Platanus Acerfolia Bloodgood	Bloodgood London Plane	2-2 1/2" cal	B & B	*
	QP	5	Quercus phellos	Willow Oak	2-2 1/2" cal	B & B	*
	ZS	16	Zelkova serrata Village Green	Village green zelkova	2-2 1/2" cal	B & B	*
Ornamental Trees	AM	29	Amelanchier canadensis	Downy shadblow (pink)	6-8"	B & B	Heavy
	CC	12	Cercis canadensis	Eastern Redbud	6-8"	B & B	Heavy
	CK	30	Kousa Kousa	Kousa Dogwood	6-8"	B & B	Heavy
Evergreens	PE	9	Picea excelsa	Norway spruce	6-8"	B & B	Heavy
	PO	6	Picea omorika	Serbian spruce	6-8"	B & B	Heavy
	PP	12	Picea pungens	Colorado spruce	6-8"	B & B	Heavy
	IO	6	Ilex Opaca (5female, 1 male)	American Holly berried	6-8"	B & B	Heavy
	CL	20	Cupressus X leylandii	Leyland Cypress	6-8"	B & B	Heavy
Shrubs	JC	24	Juniperus conferta	Blue shore juniper	15-18"	Pots	18"
	PFL	18	Prunus Laurocerassis schipkaensis	Skip Laurel	36-48"	Pots	10-14'
	LMV	35	Liatris muscari variegata	Royal Purple illiutiff variegated	1 gallon	Pots	12"

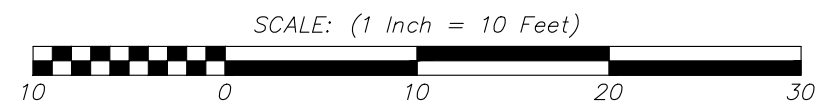
1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD
NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY AND FINAL MAJOR SITE PLAN OF LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY			
WJH ENGINEERING CERT. OF AUTH. NO. 246A28117300 257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313 WWW.WJHENGINEERING.COM		LANDSCAPING PLAN WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, U.C. No. 40673	
SCALE: 1"=30'	DRAWN BY: JUL	DATE: 10/30/20	JOB No.: 19129 SHEET No.: 11 OF 13

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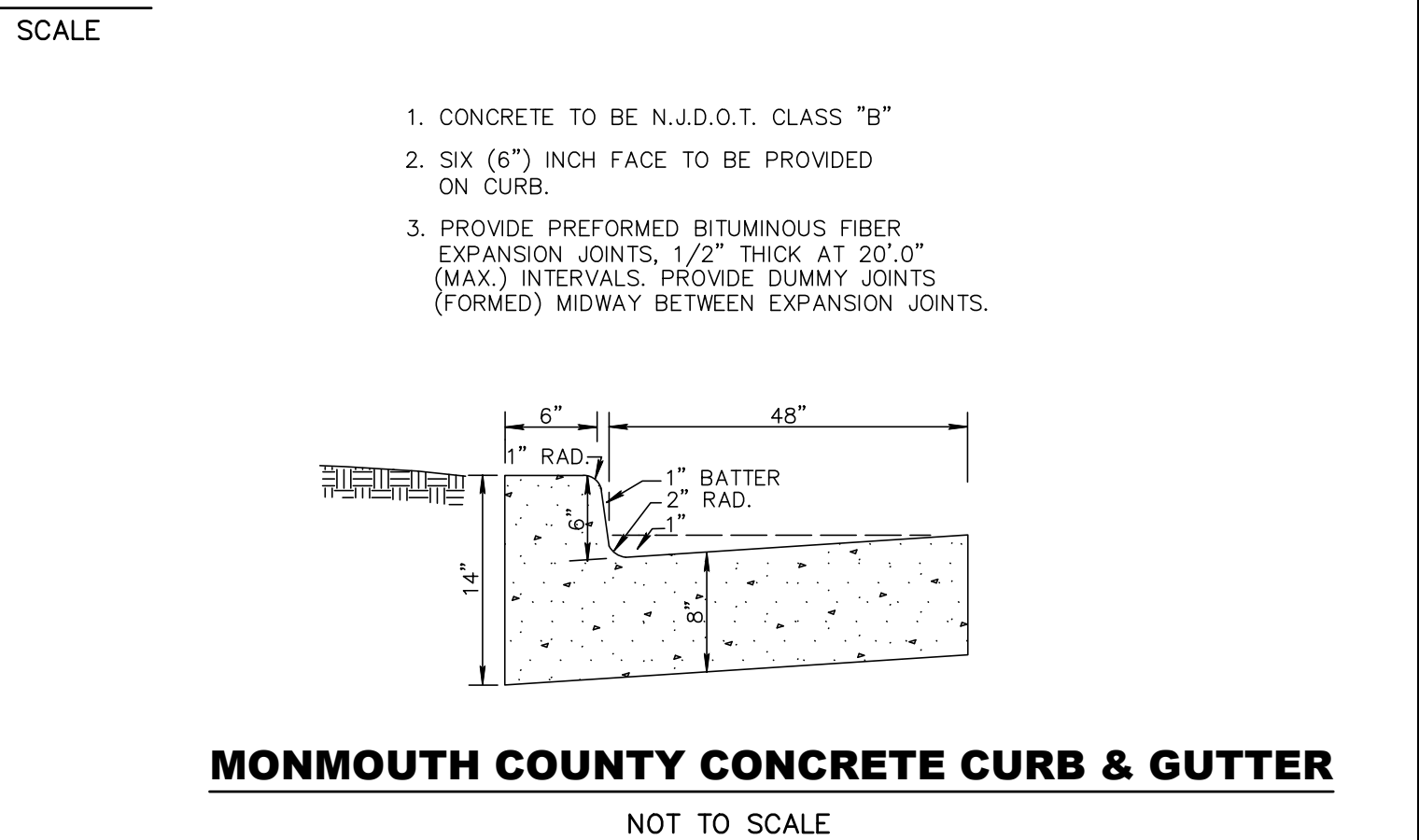
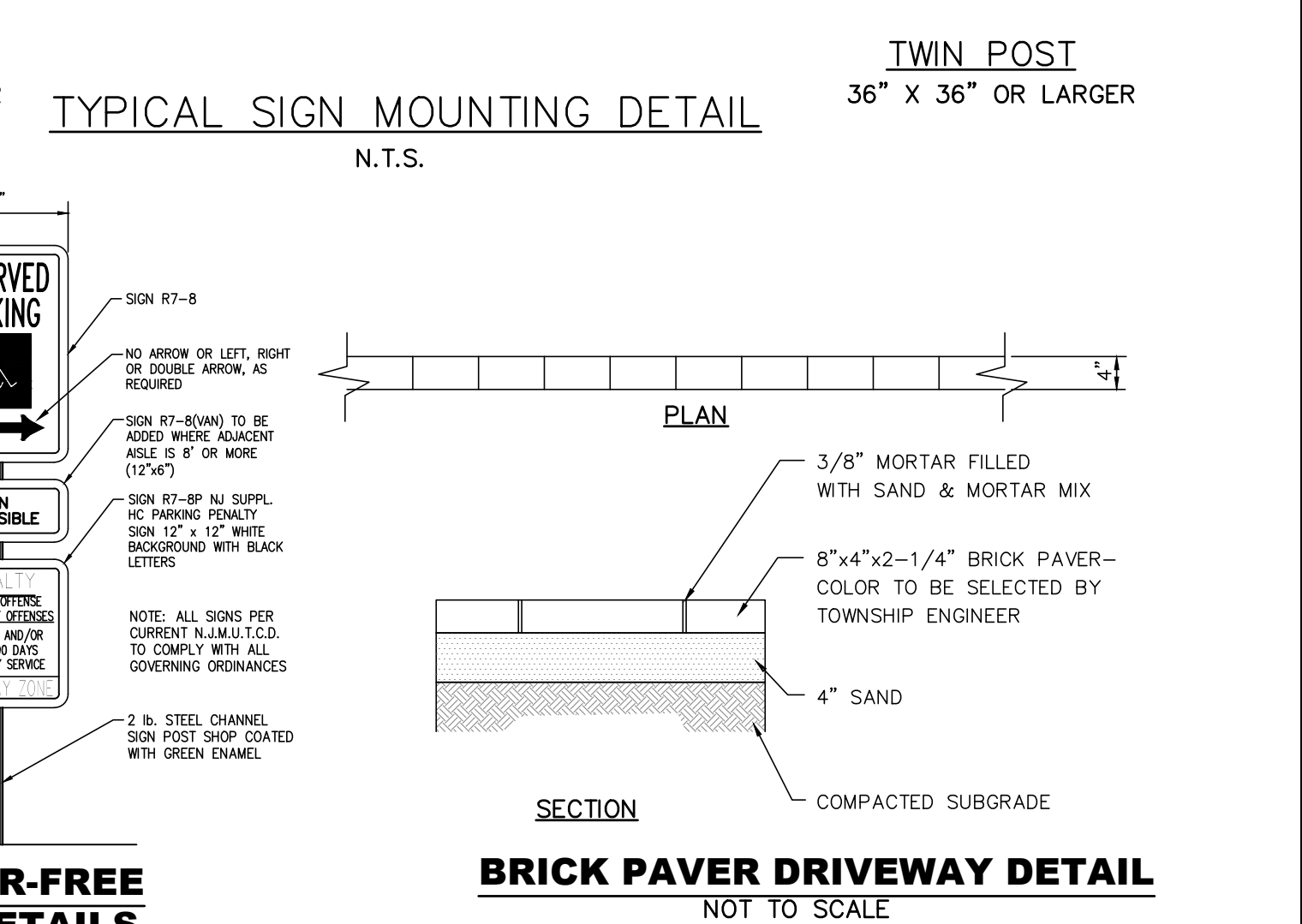
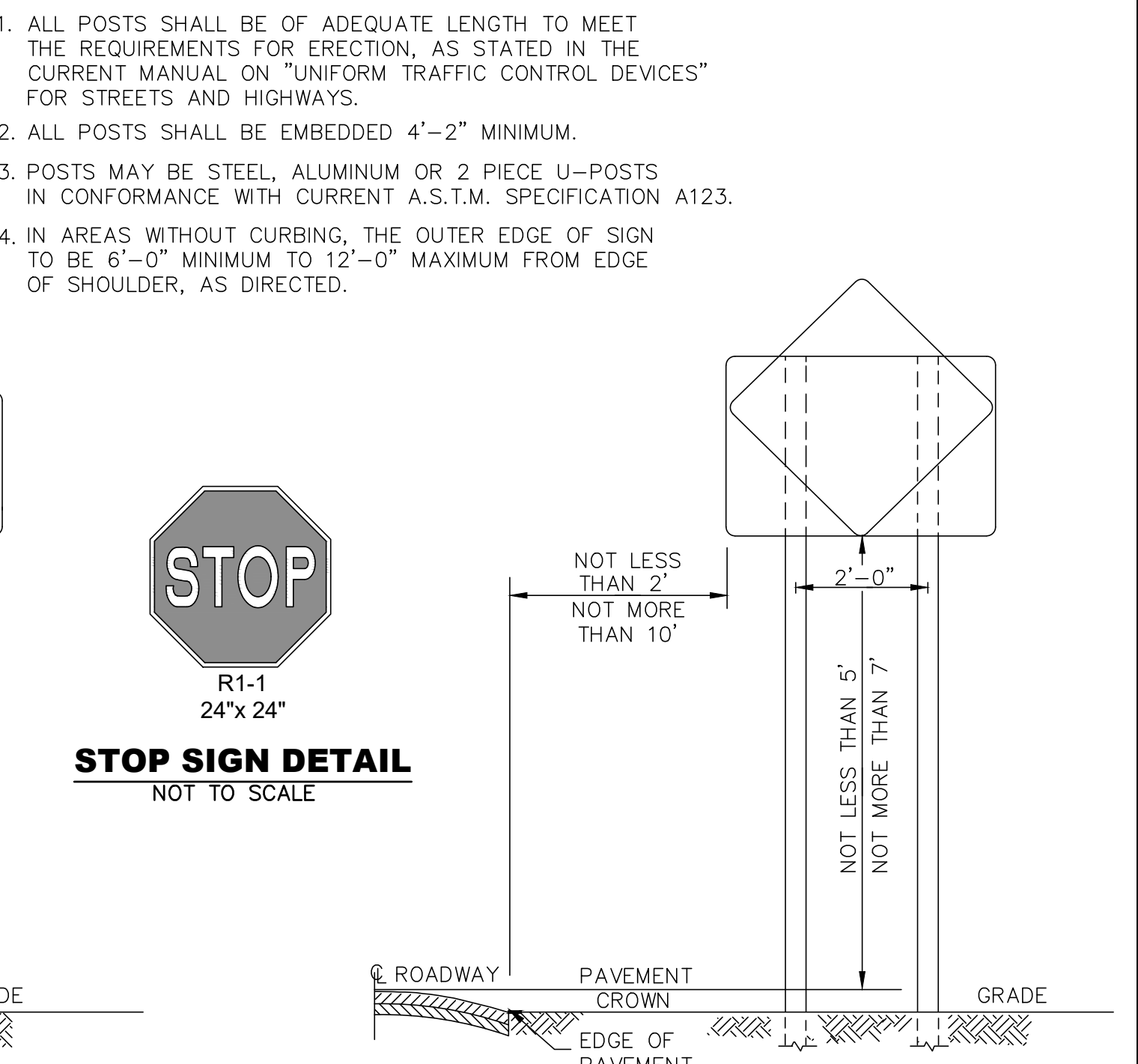
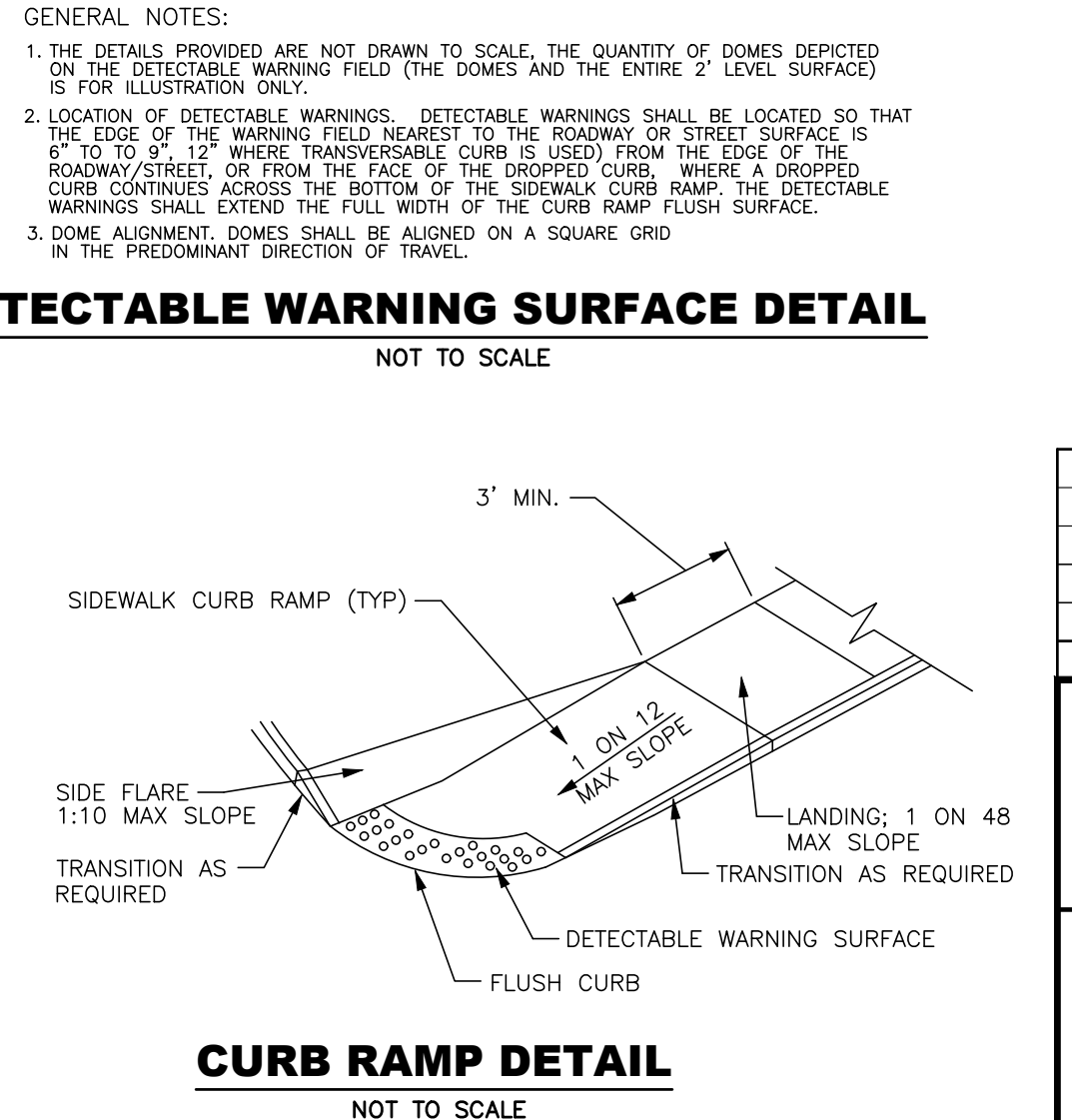
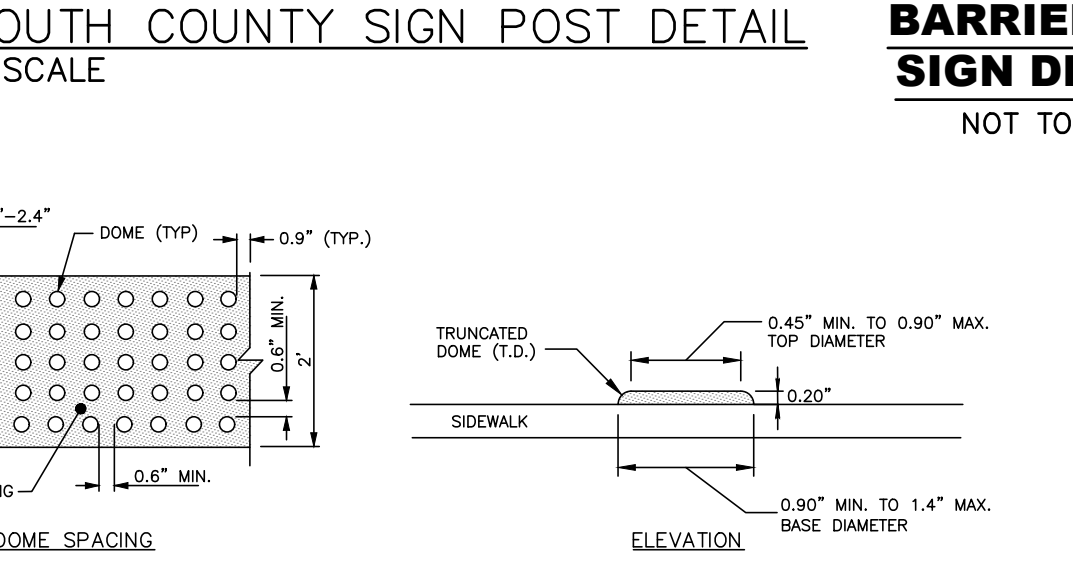
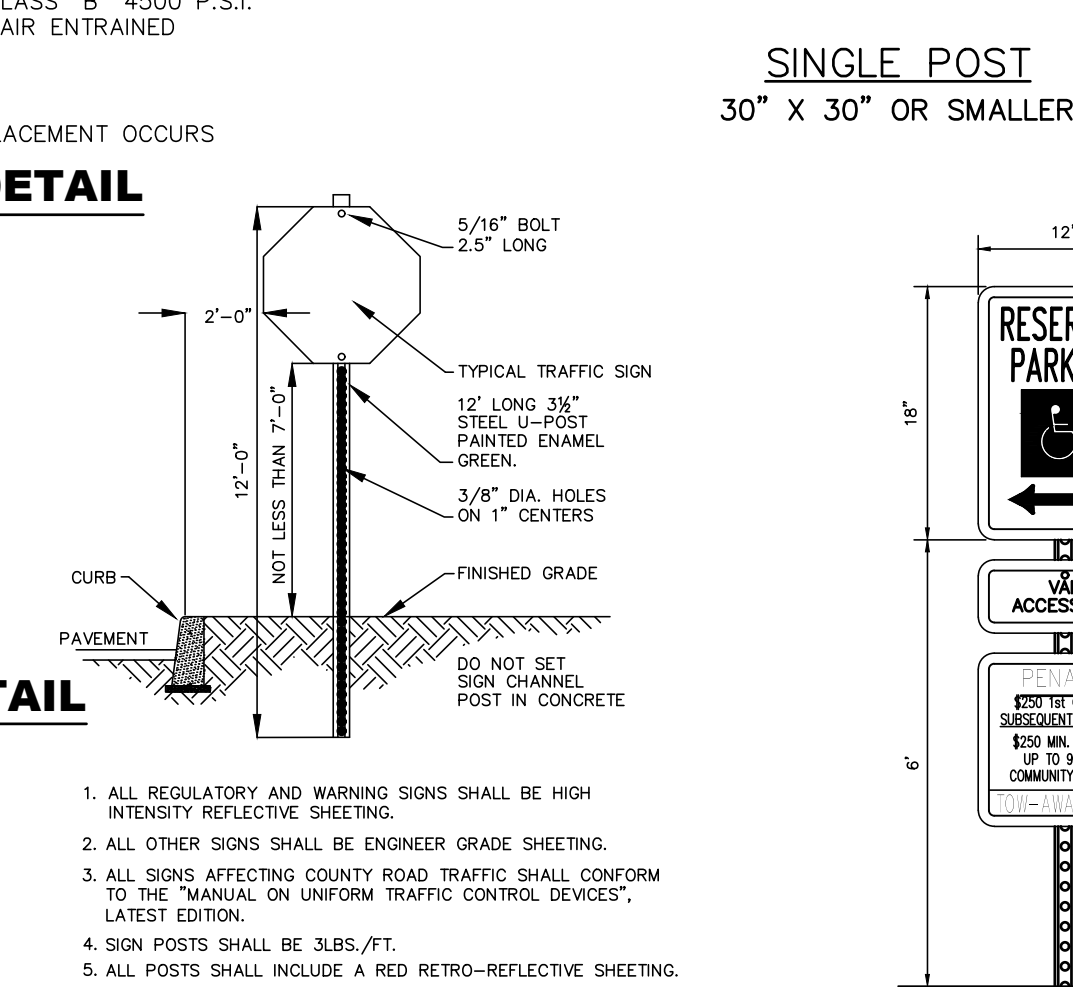
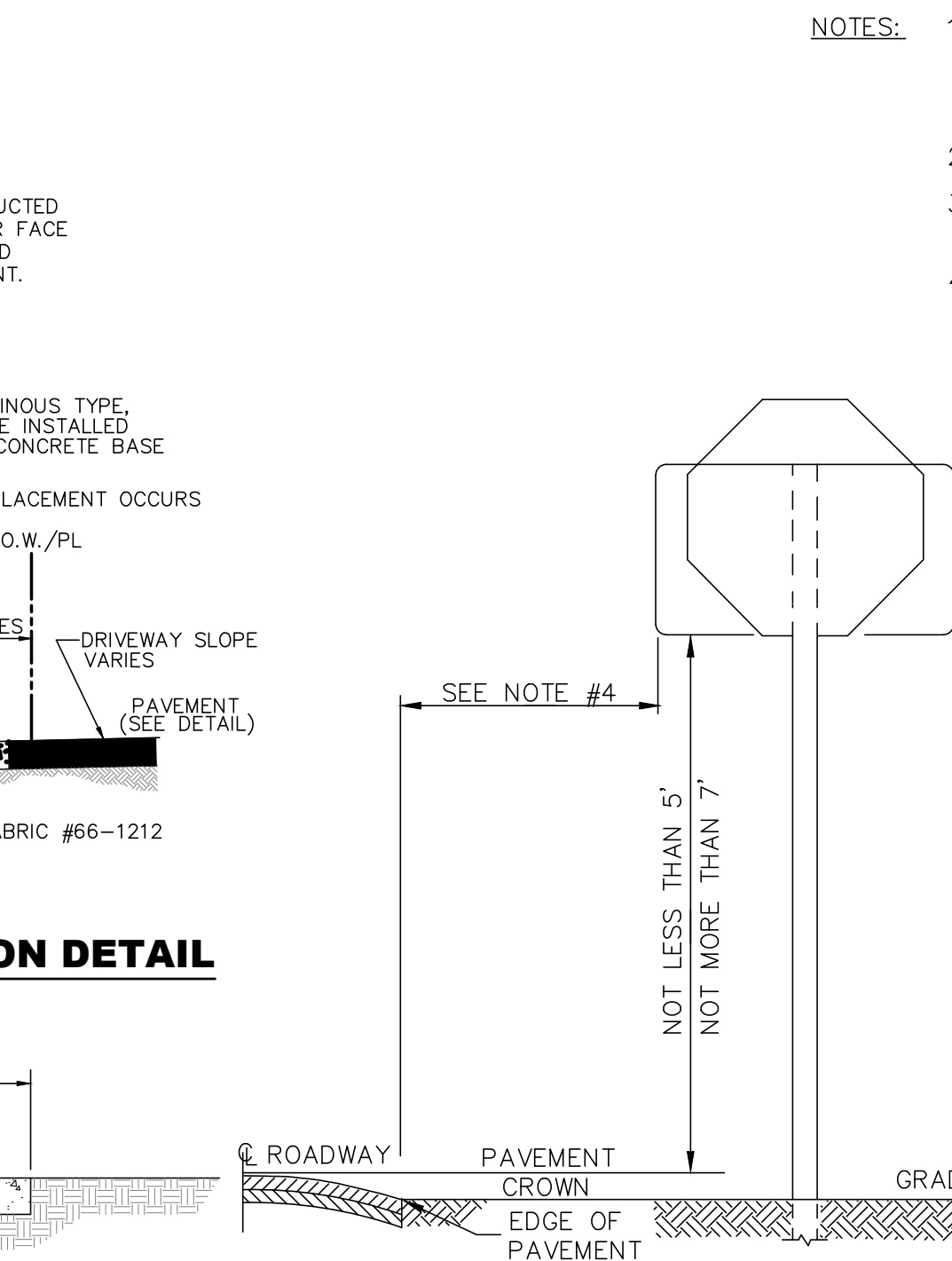
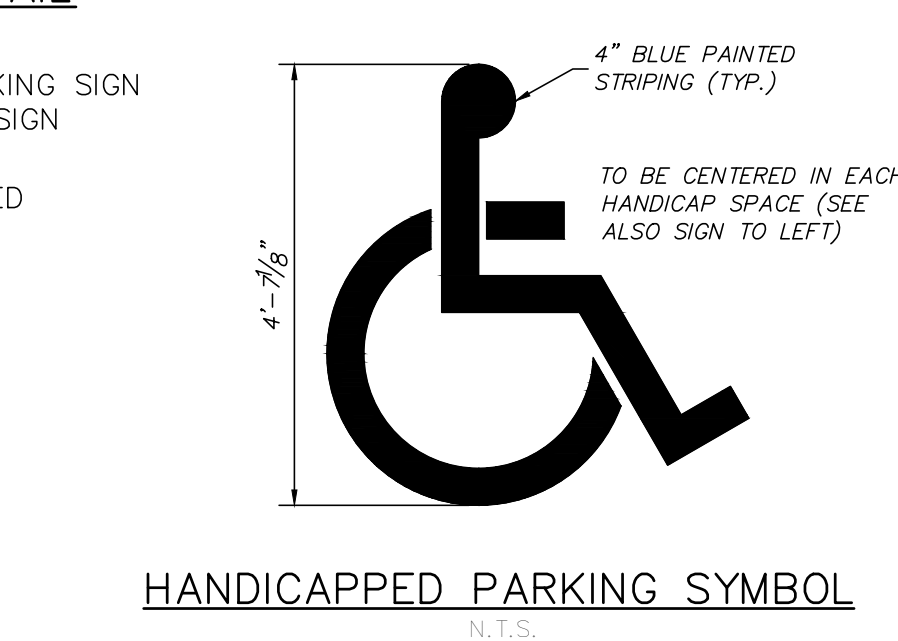
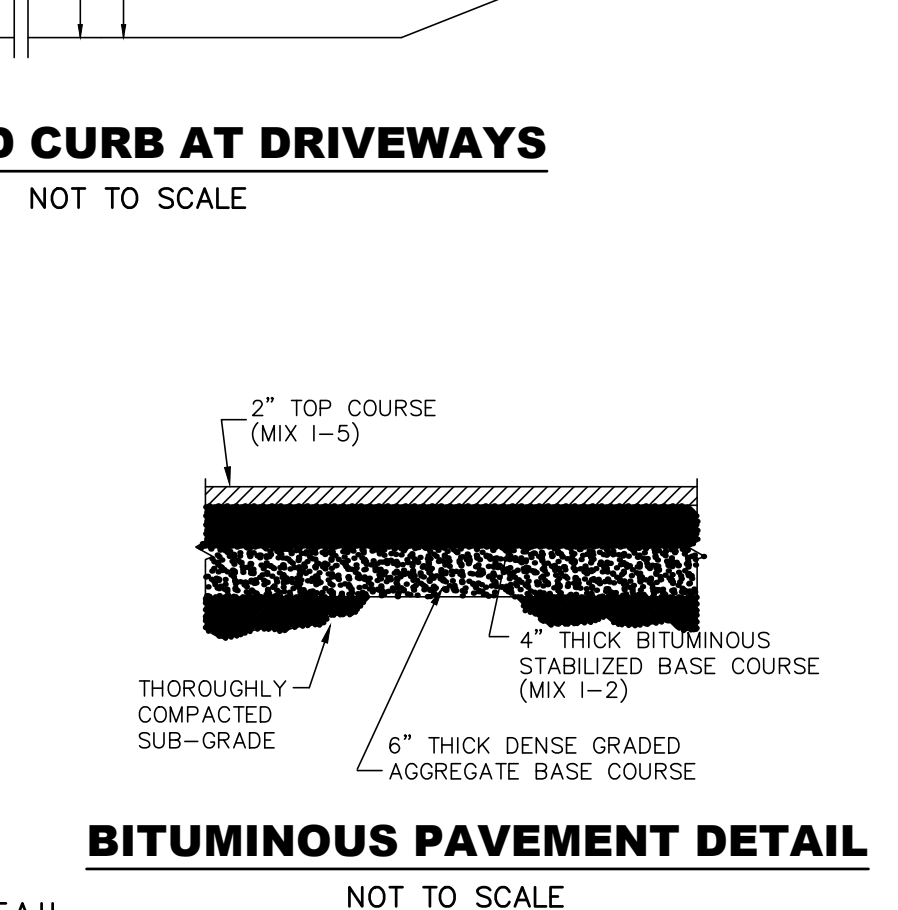
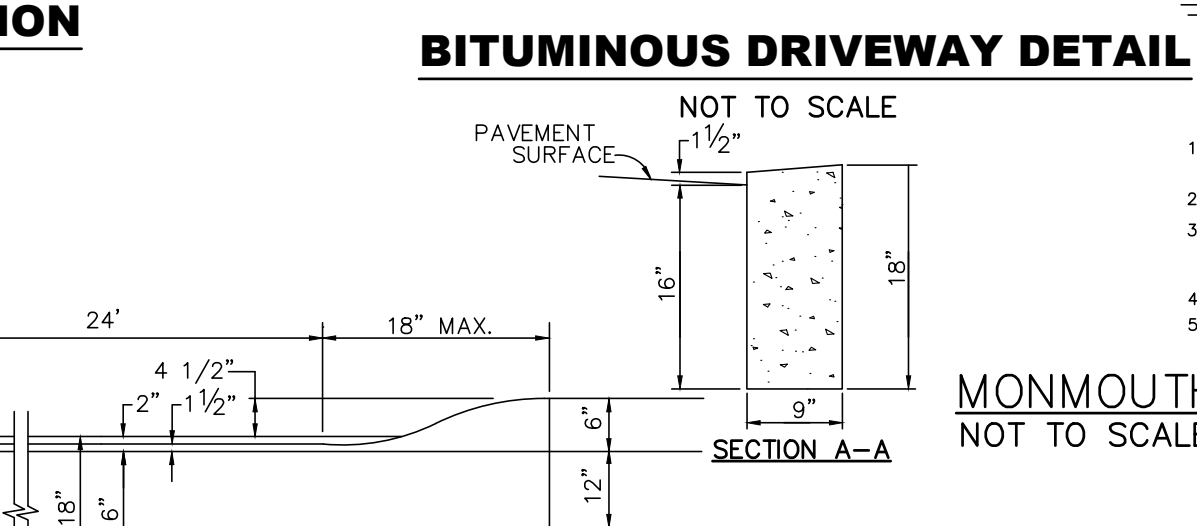
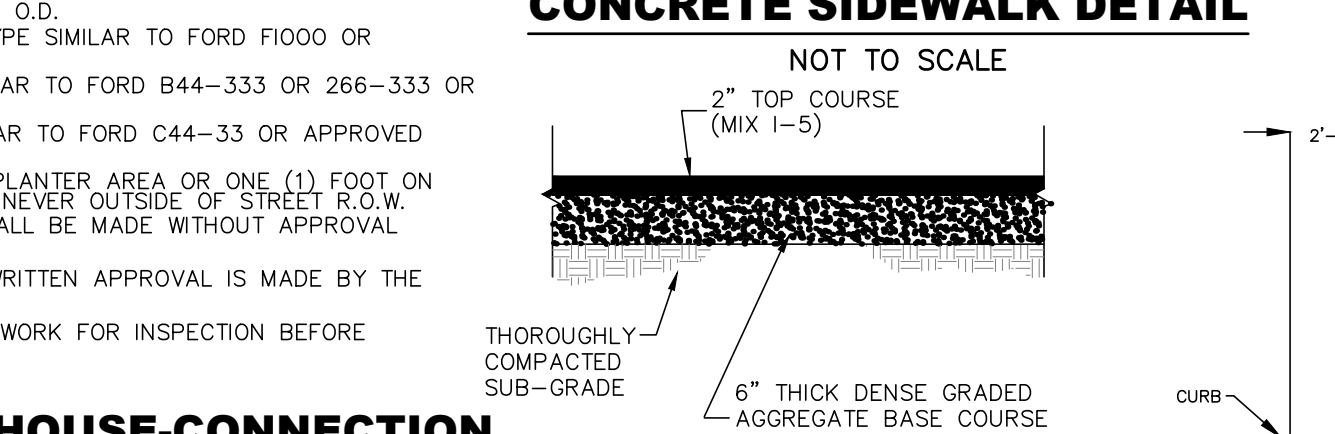
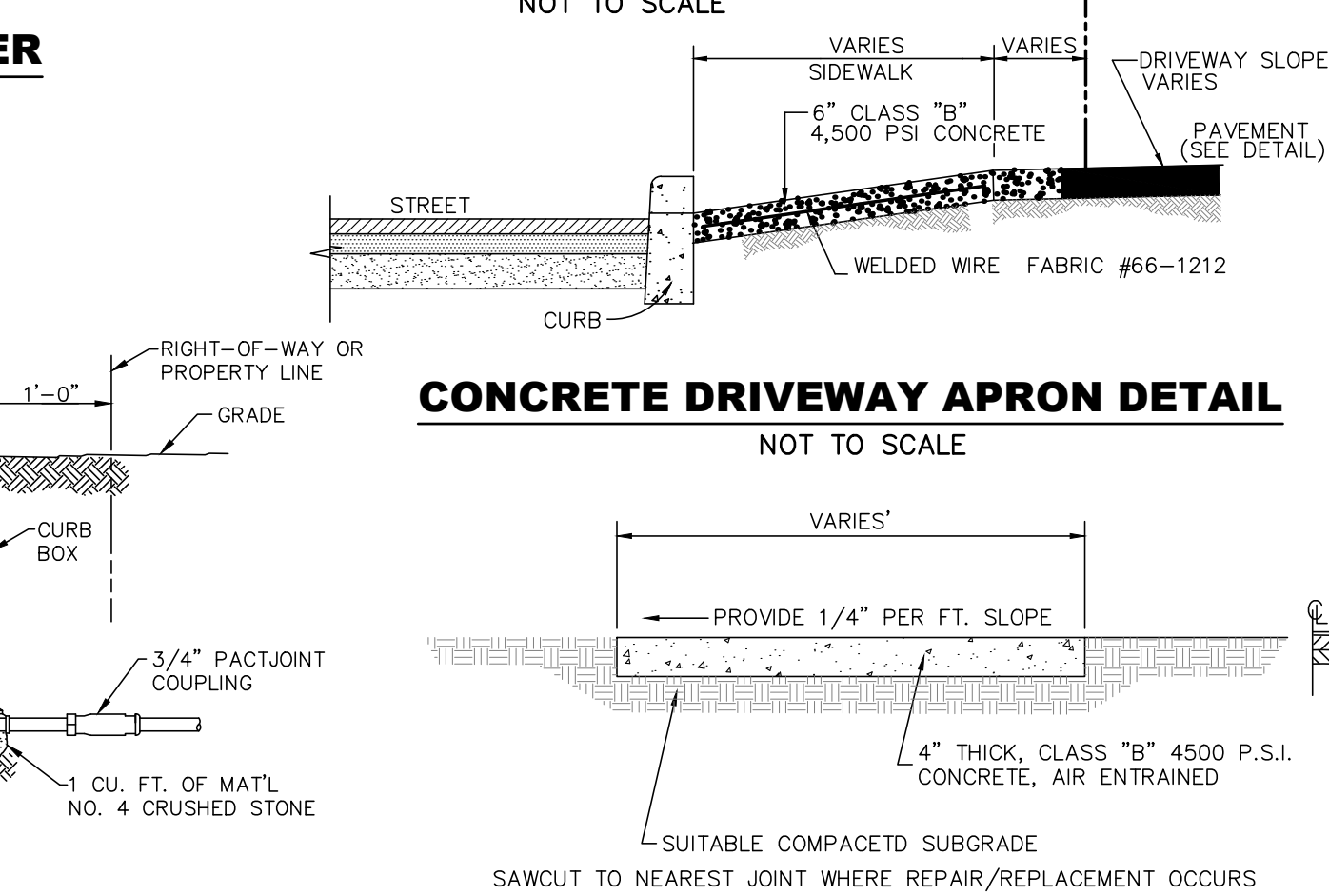
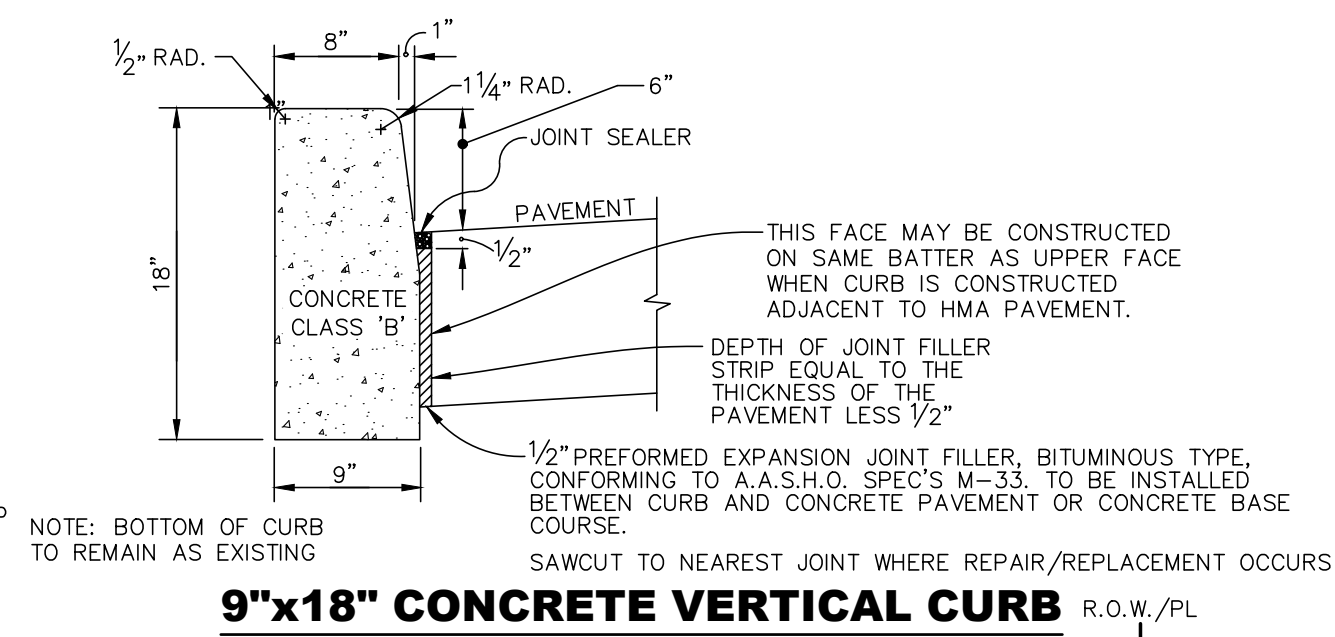
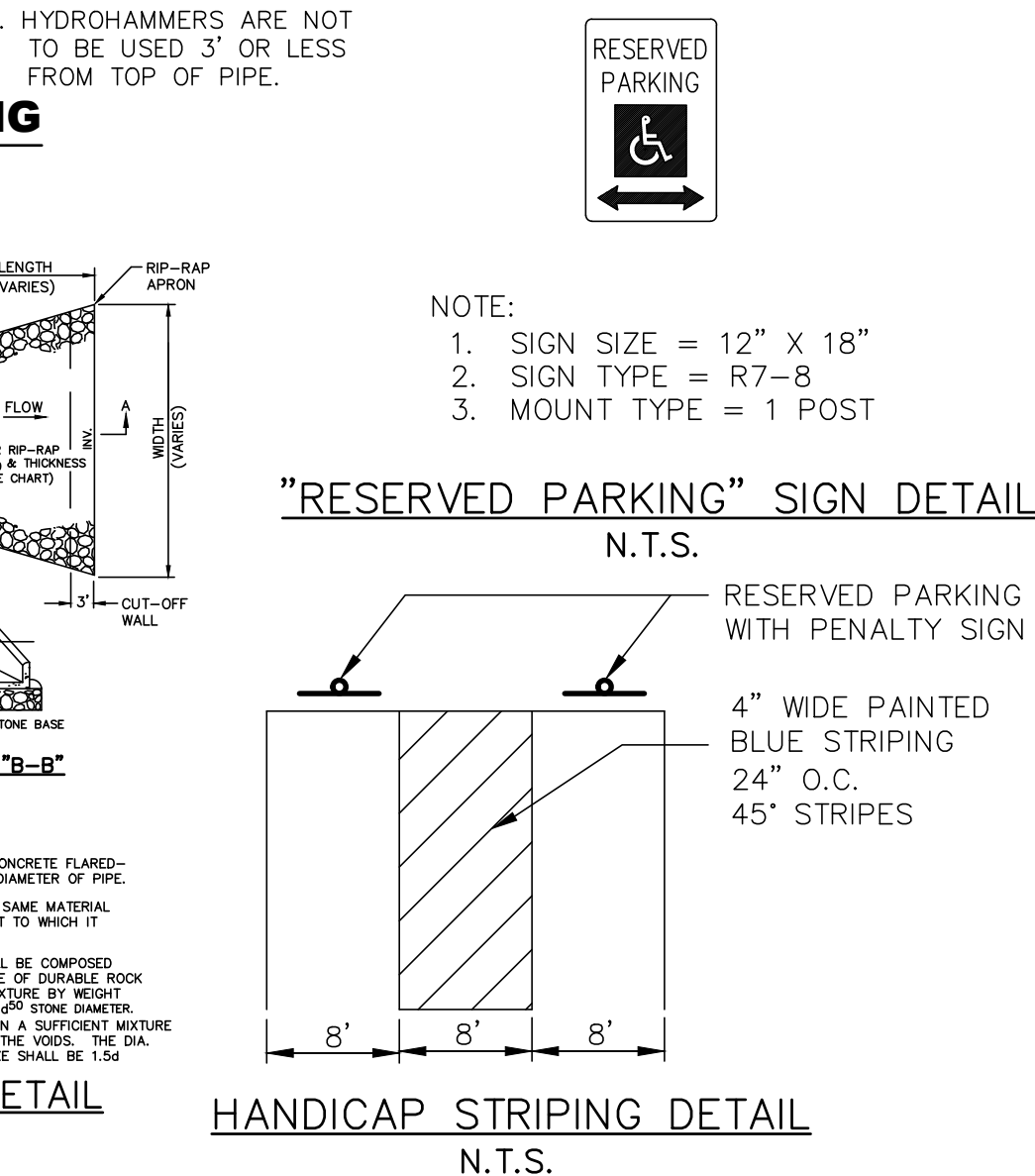
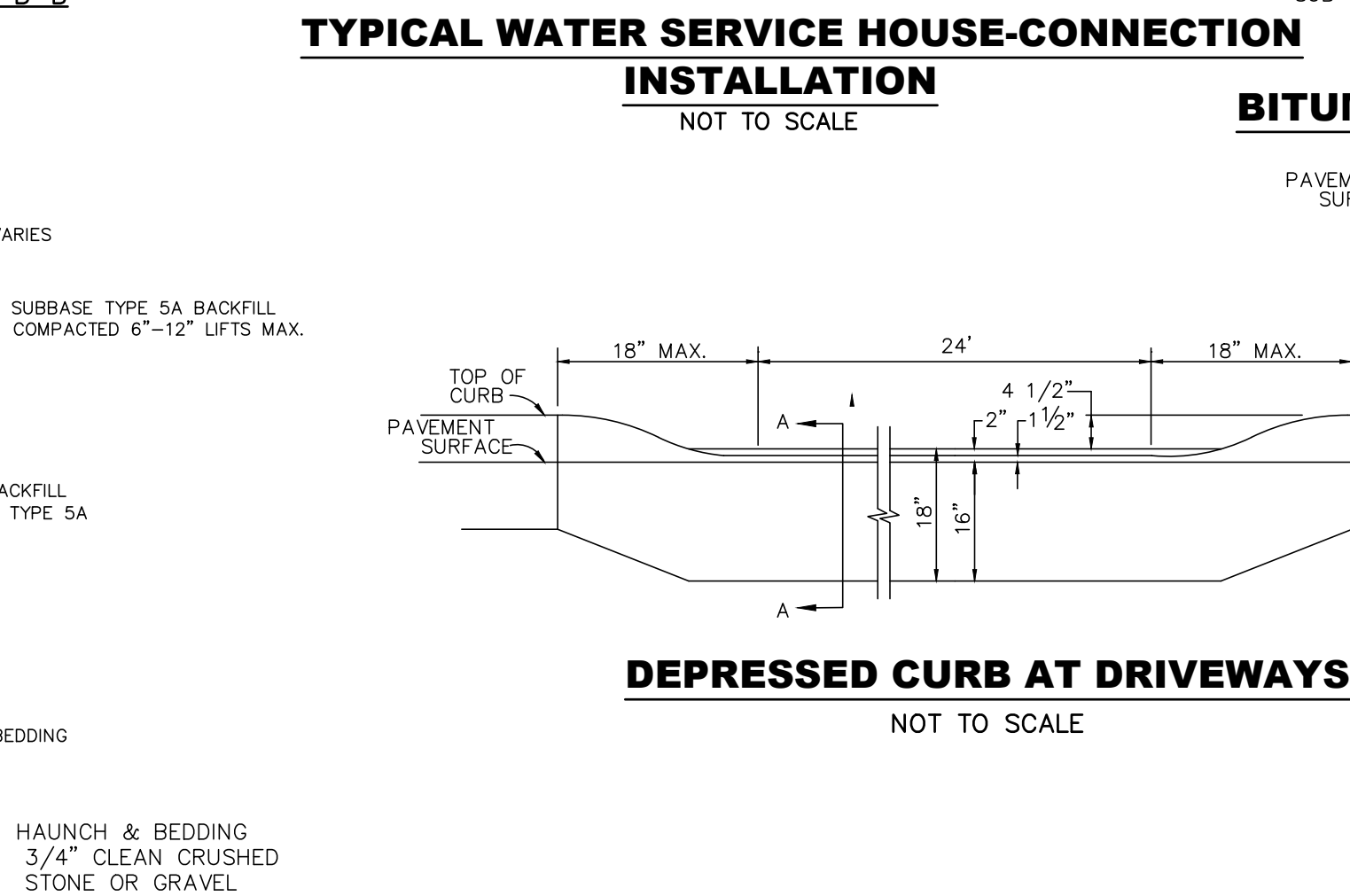
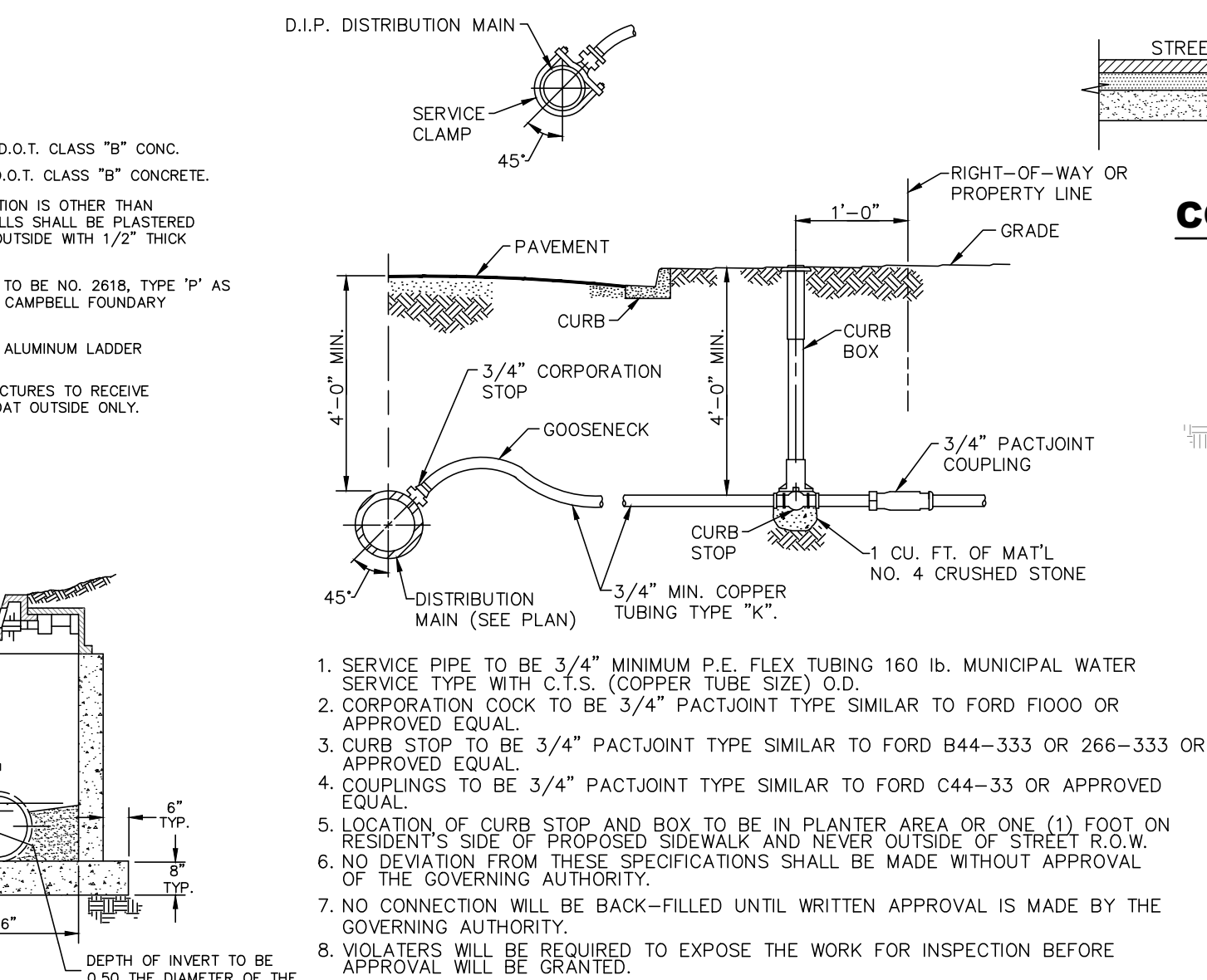
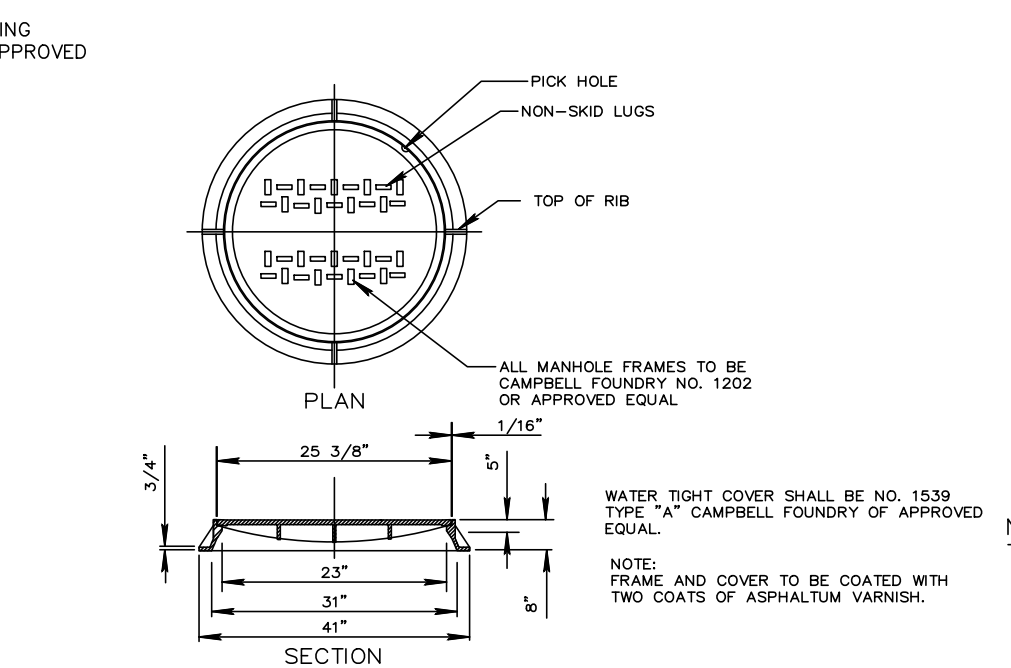
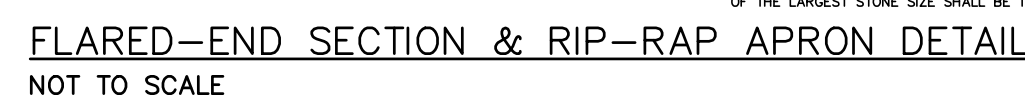
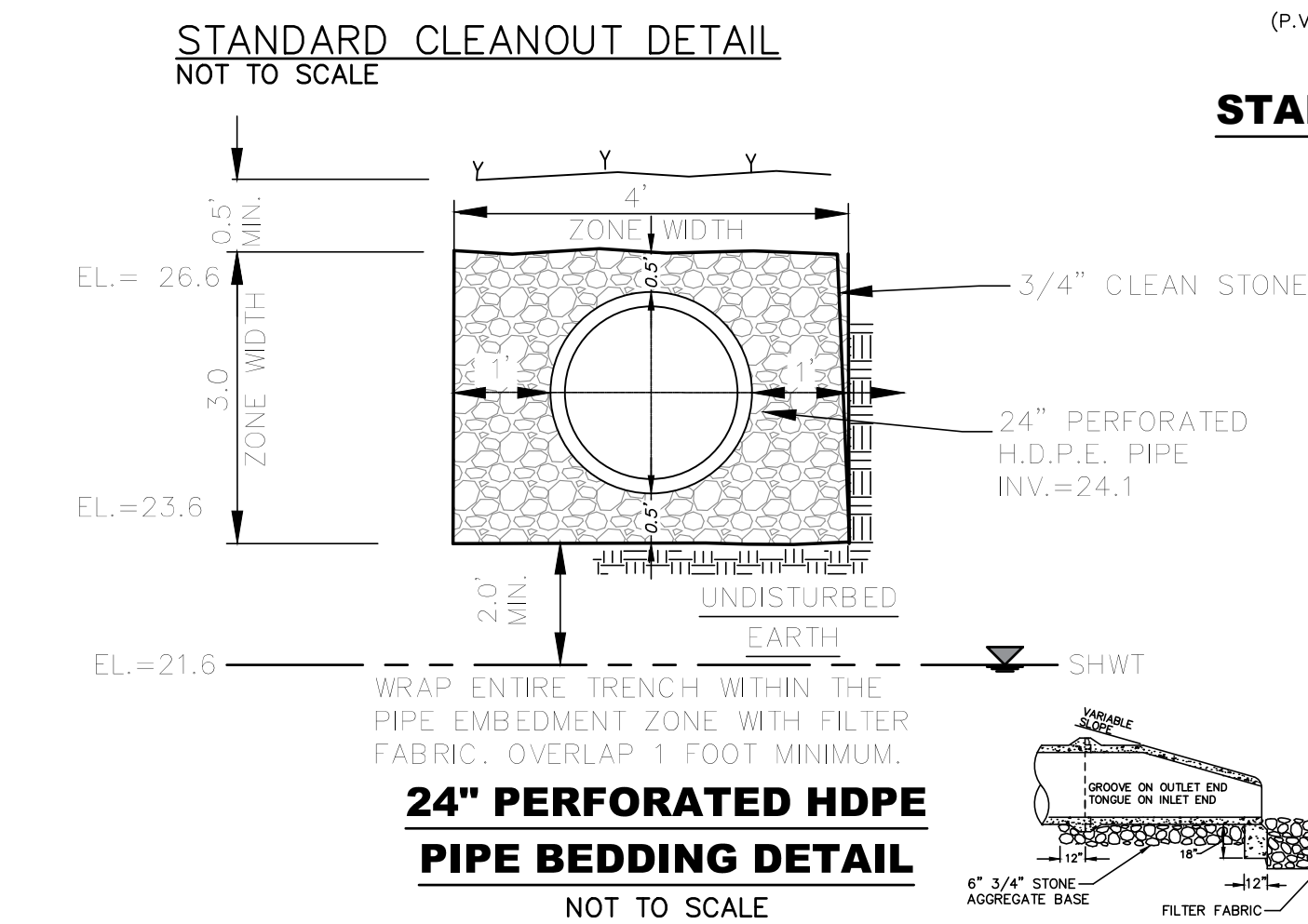
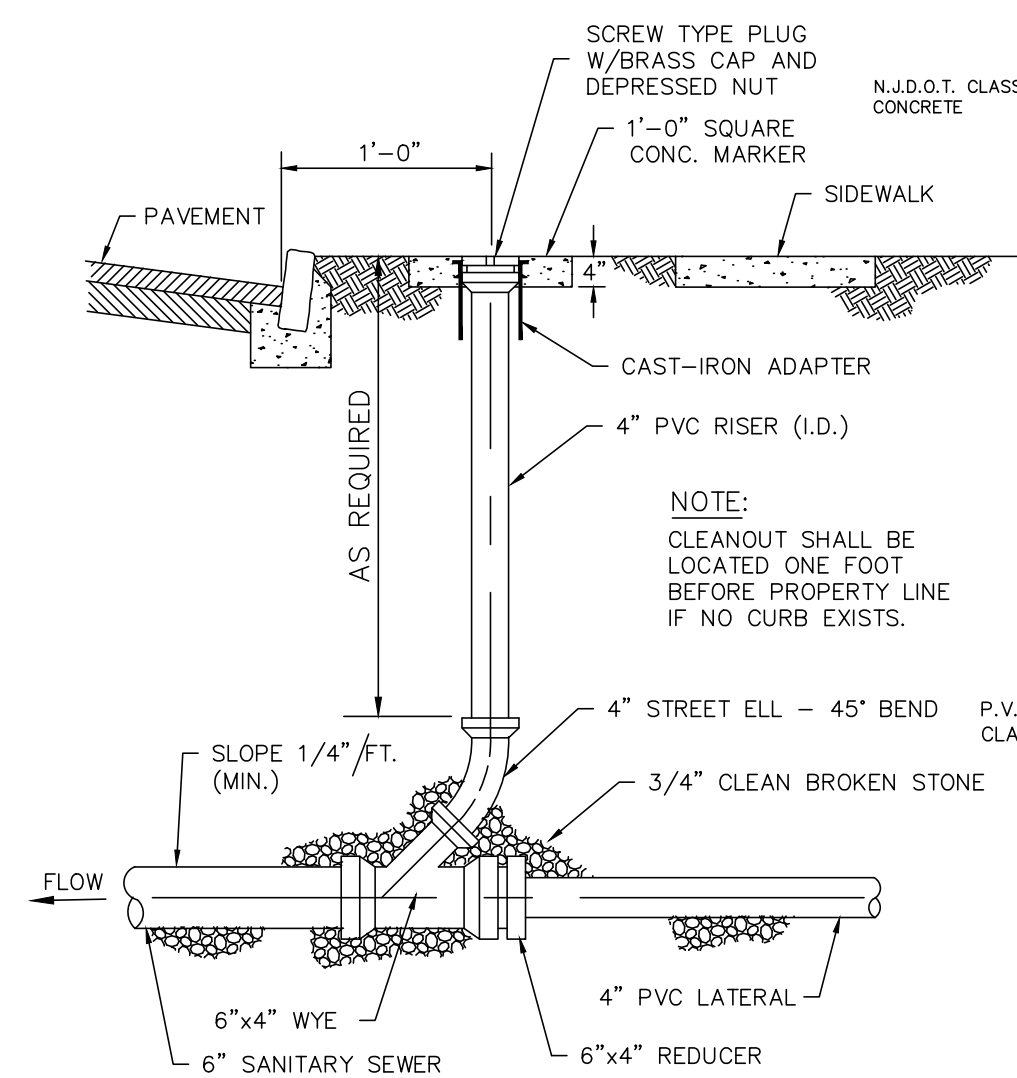
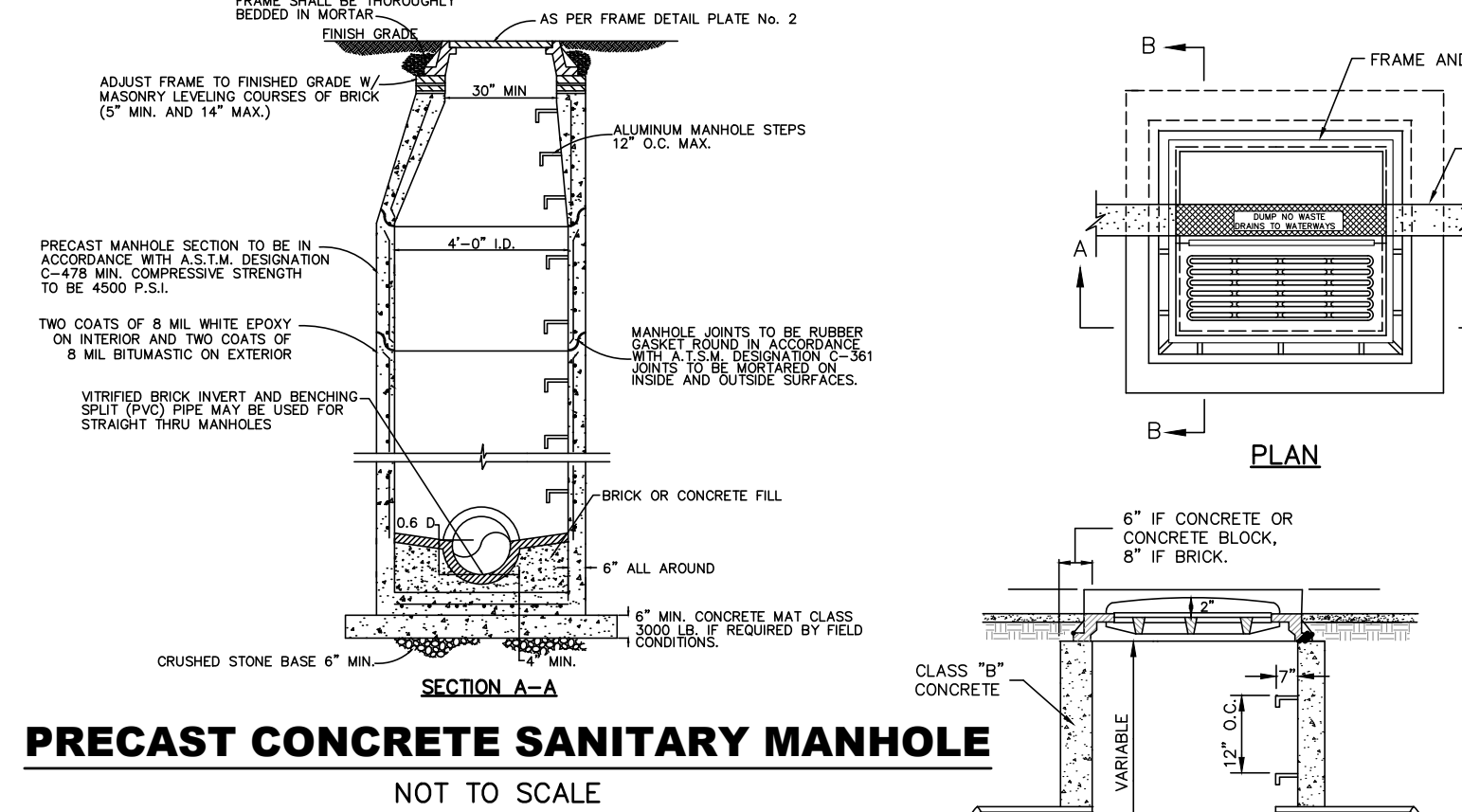
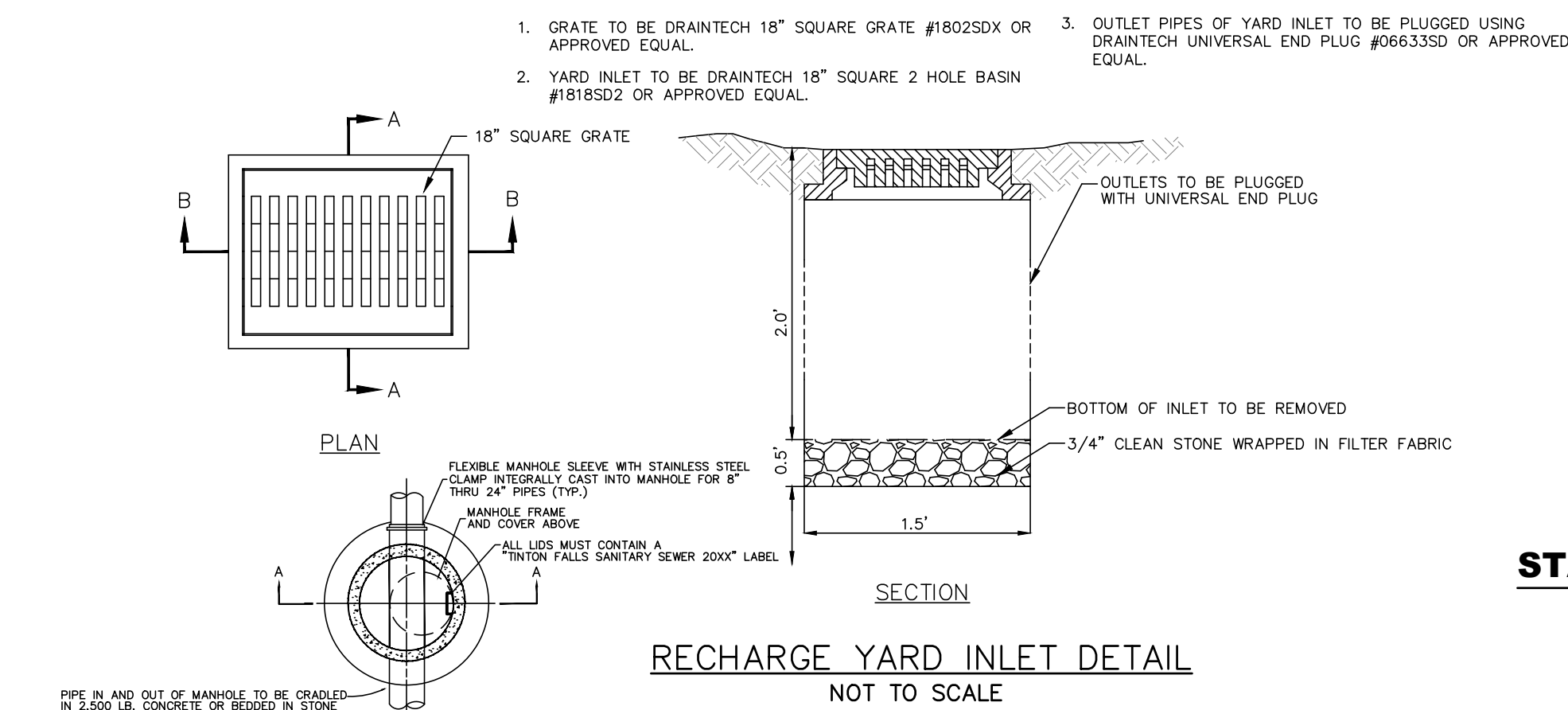


PLANTING LIST (Building B)								
Type	Symbol	Total	Botanical Name	Common Name	Size	Root	Remark	Mature Size
Flowering Trees	CK	3	Cornus kousa 'Summerstar'	Summerstar kousa dogwood	8-10'	B & B	Heavy	15'
Perennial/Grasses	BOG	19	Helictotrichon sempervirens	Blue oat grass	1 gallon	Pots		
	LMV	20	Lionope muscaria variegated	Variegated Lilytuff	1 gallon	Pots		
Shrubs	CAH	5	Clethra alnifolia hummingbird	Hummingbird summersweet	18-24"	Pots		18"
	JPN	26	Juniperus procumbens nana	Procombins juniper	15-18"	Pots		24"
	SW	5	Spiraea Anthony waterer	Anthony Waters spiraea	18-24"	Pots		12"
	IGC	17	Ilex glabra compacta Shamrock	Compact Shamrock inkberry	15-18"	Pots		24"
	HH	5	Hypericum hidcote	Hypericum	18-24"	Pots		12"
	HO	5	Hydrangea oakasa	Blue Hydrangea	18-24"	Pots		12"
	ICC	11	Ilex crenata compacta Soft touch	Compact soft touch holly	18-24"	Pots		3-4'
	Azb	17	Azalea blauw's pink	Pink azaleas	18-24"	Pots		2-3'
	PFL	0	Prunus Laurocerassis schipkaensis	Skip Laurel	36-48"	Pots		10-14'
	RR	0	Rhododendron Scintillation	Upright Japanese yew	18-24"	Pots		2-3'
	TD	6	Taxus densiformis	Korean spice viburnum	18-24"	Pots		2-3'
	VC	1	Viburnum carlesii	Pink Weigela	18-24"	Pots		2-3'
	WM	0	Weigela minnet					

PLANTING LIST (Building A)								
Type	Symbol	Total	Botanical Name	Common Name	Size	Root	Remark	Mature Size
Flowering Trees	CK	2	Cornus kousa 'Summerstar'	Summerstar kousa dogwood	8-10'	B & B	Heavy	15'
Perennial/Grasses	BOG	10	Helictotrichon sempervirens	Blue oat grass	1 gallon	Pots		
	LMV	22	Lionope muscaria variegated	Variegated Lilytuff	1 gallon	Pots		
Shrubs	CAH	3	Clethra alnifolia hummingbird	Hummingbird summersweet	18-24"	Pots		18"
	JPN	6	Juniperus procumbens nana	Procombins juniper	15-18"	Pots		24"
	SW	0	Spiraea Anthony waterer	Anthony Waters spiraea	18-24"	Pots		12"
	IGC	1	Ilex glabra compacta Shamrock	Compact Shamrock inkberry	15-18"	Pots		24"
	HH	10	Hypericum hidcote	Hypericum	18-24"	Pots		12"
	HO	10	Hydrangea oakasa	Blue Hydrangea	18-24"	Pots		12"
	ICC	11	Ilex crenata compacta Soft touch	Compact soft touch holly	18-24"	Pots		3-4'
	Azb	13	Azalea blauw's pink	Pink azaleas	18-24"	Pots		2-3'
	PFL	8	Prunus Laurocerassis schipkaensis	Skip Laurel	36-48"	Pots		10-14'
	RR	5	Rhododendron Scintillation	Upright Japanese yew	18-24"	Pots		2-3'
	TD	7	Taxus densiformis	Korean spice viburnum	18-24"	Pots		2-3'
	VC	2	Viburnum carlesii	Pink Weigela	18-24"	Pots		2-3'
	WM	14	Weigela minnet					



1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD
NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY AND FINAL MAJOR SITE PLAN			
OF			
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130			
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY			
WH ENGINEERING		CERT. OF AUTH. NO. 246A28117300 257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313 WWW.WJHENGINEERING.COM	
BUILDING LANDSCAPING DETAILS PLAN		WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, U.C. No. 40673	
SCALE: 1"=10'	DRAWN BY: JUL	DATE: 10/30/20	JOB No.: 19129 SHEET No.: 12 OF 13



1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC			JHD
NO.	DATE	DESCRIPTION			DRAWN BY
CONSTRUCTION DETAILS					
OF					
LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52 BLOCK 130 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY					
WJH ENGINEERING		CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. 7, SUITE 7, OAKHURST, NJ 07755 PHONE: 732-223-1313			
		CONSTRUCTION DETAILS			
SCALE: —		DRAWN BY: JHD	DATE: 10/30/20	JOB No.: 19129	SHEET No.: 13 OF 13
WALTER JOSEPH HOPKIN PROFESSIONAL ENGINEER, LIC. NO. 40673					