



AVALON TEANECK LANDSCAPE PLAN TEANECK, NEW JERSEY DATE: 06.07.2016 SCALE: 1" = 20'-0

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MELILO+BAUER A S S O C I A T E S

AVALON TEANECK Landscape plan- with Aerial teaneck new jedsev

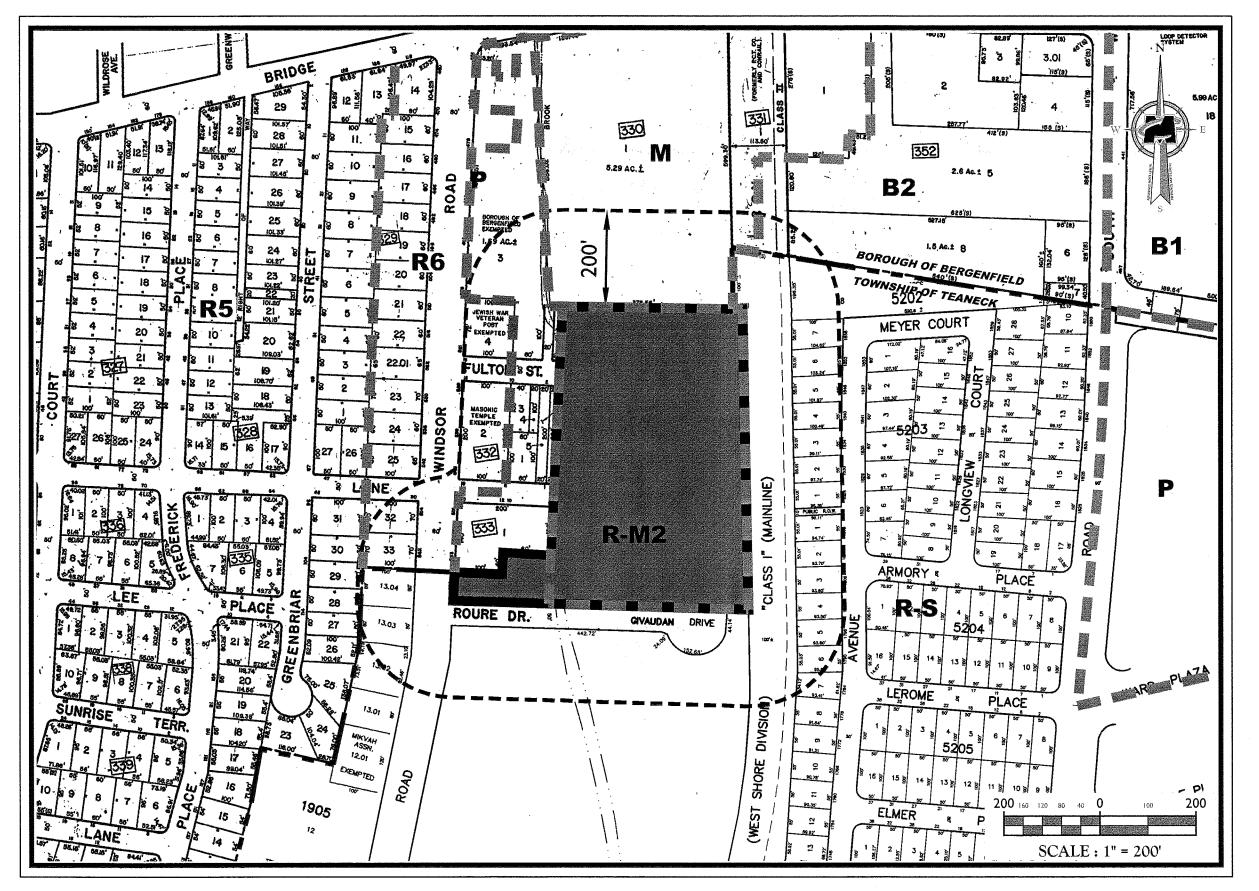
TEANECK, NEW JERSEY DATE: 05.12.2016 SCALE: 1" = 20'-0"

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'l Lots
5208	1		2	EIMICKE, JOSEPH & ERIKA 1818 PALISADE AVE TEANECK, NJ	07666	1618 PALIGADE AVE	
5209	2		2	MARTIN,ABE & MORIEL 1812 PALISADE AVE. TEANECK NJ	07666	1812 PALISADE AVE	
5208	3		2	RAMPOLLA, CATHERINE F 1806 PALISADE AVE TEANECK, NJ	07666	1806 PALISADE AVE	,
5208	4		2	HARRISON, HELEN 1892 PALISADE AVE TEANECK, NJ	07566	1802 PALISADE AVE	
5208	5		2	JONES, MAGNOLIA 1796 PALISADE AVE TEANECK, N.J.	07666	1796 PALISADE AVE	
5208	6		3	SOLOMON, TAMAR 1790 PALISADE AVE TEANECK, NJ	07666	1790 PALISADE AVE	
208	7		2	GOMEZ, YESENIA & MANUEL ( 1784 PALISADE AVE TEANECK, MJ	MUNEZ 07666	1784 PALISADE AVE	
208	8		3	LES, SANORA & GABKIN, MA 1778 PALISADE AVE TEANECK, NJ	RGO D.C 07666	1778 PALISADE AVE	
202	1		3	KHAN, SHAKIL & ANIBA &9 JOHNSON AVE TEANECK, NJ	07666	1824 PALISADE AVE	
5202	2		2	LEE, KATHERINE S 1830 Palisade avs Teaneck, N.J.	07666	1830 PALISADE AVE	,
202	3		2	SIMON (ETALS), ALEXANDER 1834 PALISADE AVE TEANECK, NJ	W 07666	1834 PALISADE AVE	
202	4		2	MURRAY, ANGELA 1840 Palisade Avr TBANECK, NJ	07666	1840 PALISADE AVE	
202	5		2	TURNER, CORDIE W.4 CAROL 1846 PALISADE AVE TEANBCK, N.J.	07666	1846 PALISADE AVE	
202	6		2	WILKINS, JAMES H. & LORRAD 1852 PALISADE AVE TEANECK NJ	VE A. 07665	1852 PALISADE AVE	
202	7		2	9MALL, WINSOME & NEVILLE 1958 PALISADE AVE TRANECK, NJ	07566	1858 PALISADE AVE	
202	Ð		1	PUBLIC SERVICE ELECTRIC ( 80 PARK PLACE NEWARK N.J.	GAS CO 07100	MEYSR CT .	
401	1		52	CONSOLIDATED RAIL CORP PO BOX 8538-230 PHILADELPHIA, PA.	19171	R.R. RIGHT OF WAY	
401	1	x	5A	CONSOLIDATED RAIL CORP. P O BOX 8538-230 PHILADELPHIA, PA	19171	R.R. RIGHT OF WAY	
905	13.02		3	DAVIDOVSKY, MATIA & GILA 1742 WINDSOR ROAD TRANECK, N.J.	07665	1742 WINDSOR RD	
				OWNER 6 ADD	RESS	REPORT	
TEANR	Ċĸ						02/29/16 Page 2 of 2
LOCK	LOT	ODAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'l Lots
905	13.03	a' = <del>-</del> - = =	2	TURK, JONE 1750 WINDSOR RD	07565	1750 WINDSOR RD	
905	13.04		2	CHESSMAN, CHARLES & CHRIS 1759 WINDSOR ND		1758 WINDBOR RD	•

# PRELIMINARY AND FINAL MAJOR SITE PLAN FOR **AVALON TEANECK** BLOCK 5201 LOTS 1 AND 2 **TOWNSHIP OF TEANECK** BERGEN COUNTY NEW JERSEY





## TOWNSHIP OF TEANECK

R-M2 RESIDENTIAL-MULTIFAMILY 2 D PUBLIC LAND DISTRICT

**R-S RESIDENTIAL SINGLE FAMILY** 

INDEX OF SHEETS				
SHT. No.	DESCRIPTION			
1	COVER SHEET			
2	EXISTING CONDITIONS AND DEMOLITION PLAN			
3	DIMENSION PLAN			
4	GRADING, DRAINAGE AND UTILITIES PLAN			
5	SOIL EROSION AND SEDIMENT CONTROL PLAN			
6	SOIL EROSION AND SEDIMENT CONTROL DETAILS			
7	PROFILES			
8 - 10	CONSTRUCTION DETAILS			

# **KEY & ZONING MAP**

## BOROUGH OF BERGENFIELD

DISTRICT	BI	RETAIL BUSINESS ZONE	
	B2	BUSINESS AND PROFESSIONAL	<u></u>
	М	LIGHT INDUSTRIAL AND AUT	OMOTIVE ZONE
	Р	PARKS AND PUBLIC PURPOSES	SZONE
	R5	5,000 SF RESIDENTIAL ONE AN	ID TWO FAMILY DWELLING ZONE
	R6	6,000 SF RESIDENTIAL ONE AN	ID TWO FAMILY DWELLING ZONE
		HEREBY CERTIFY THAT I AM THE OWNER OF RECORD DEPICTED AND THAT I CONCUR WITH THE SUBMISSIOI	
		SERCTED AND THAT I CONCOR WITH THE SOBRISSION	N.
	Ō	OWNER	DATE

APPROVED BY THE PLAN	NING BOARD OF	THE TOWNSHIP	OF TEANECK AT 1	THE
REGULAR MEETING OF				

CHAIRMAN

SECRETARY

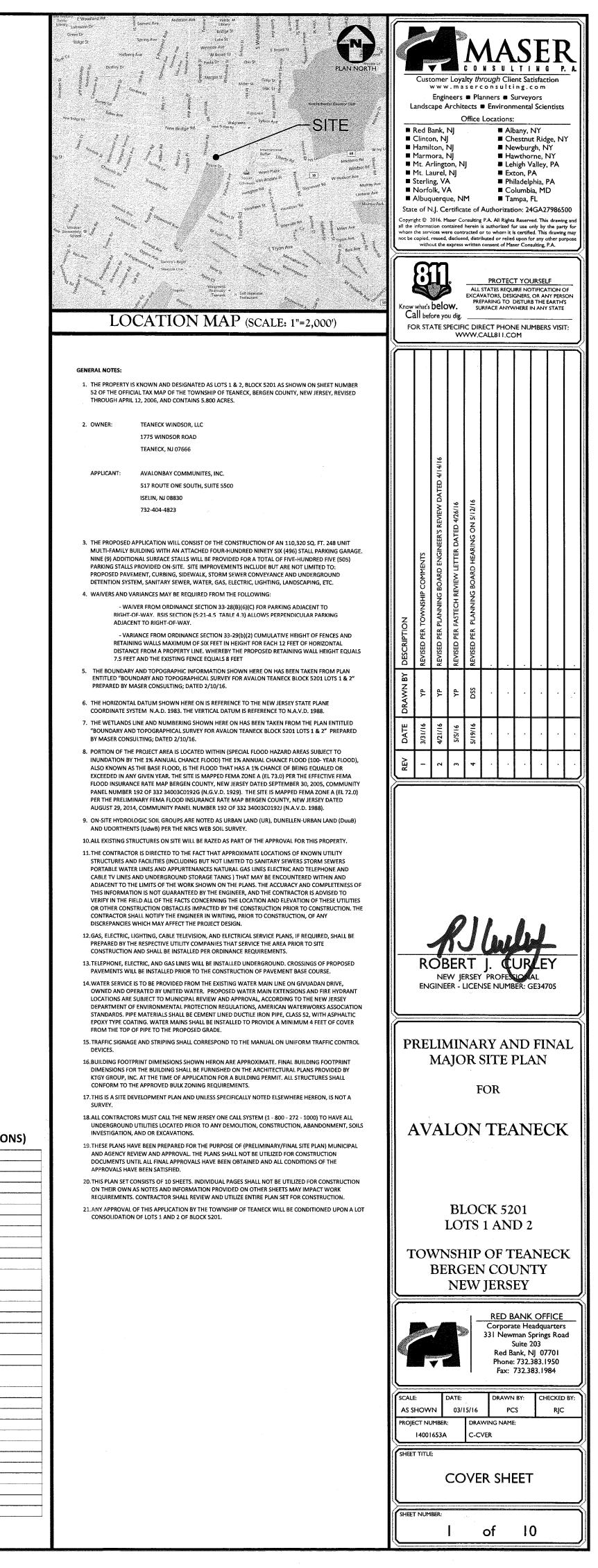
ENGINEER

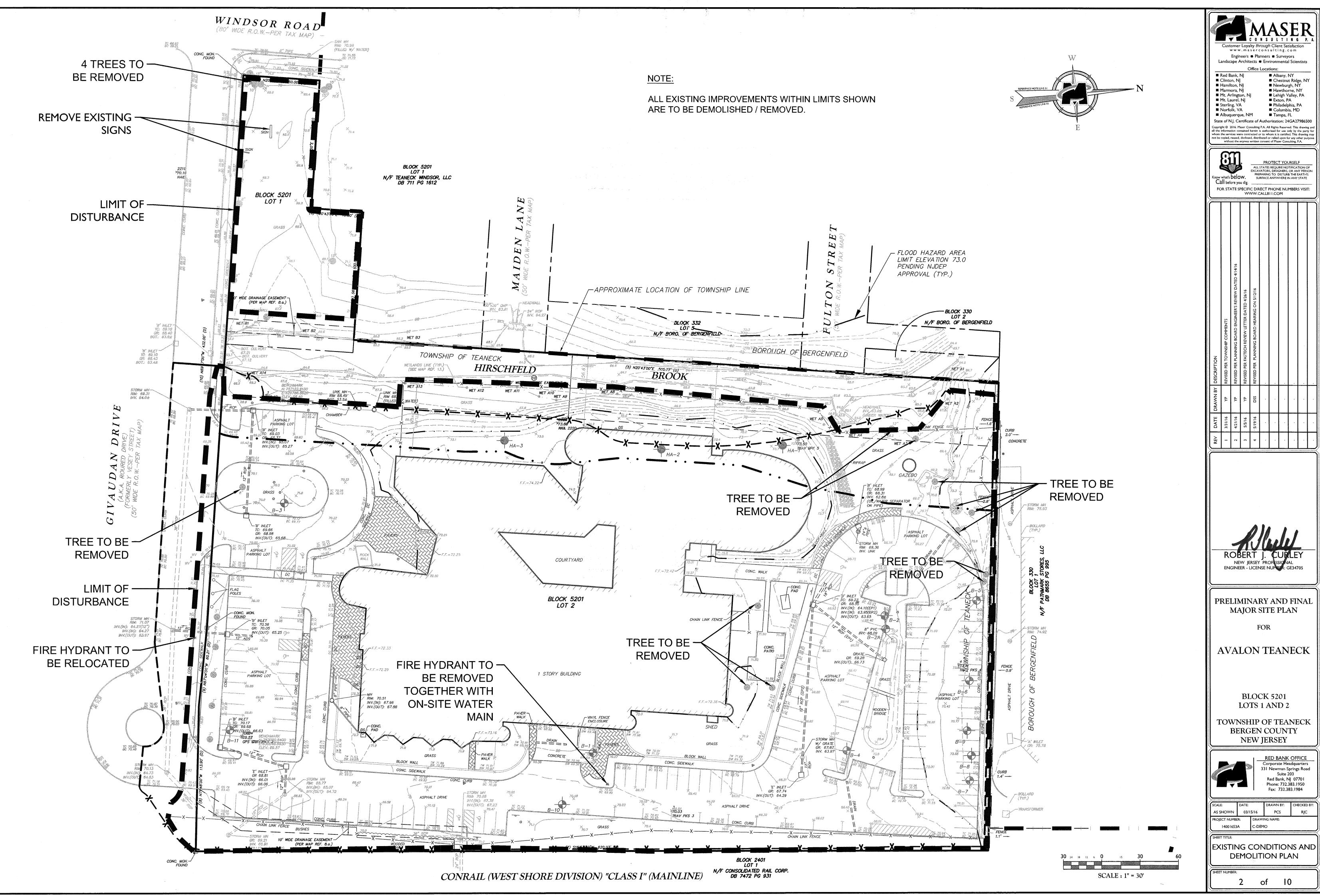
DATE DATE

DATE

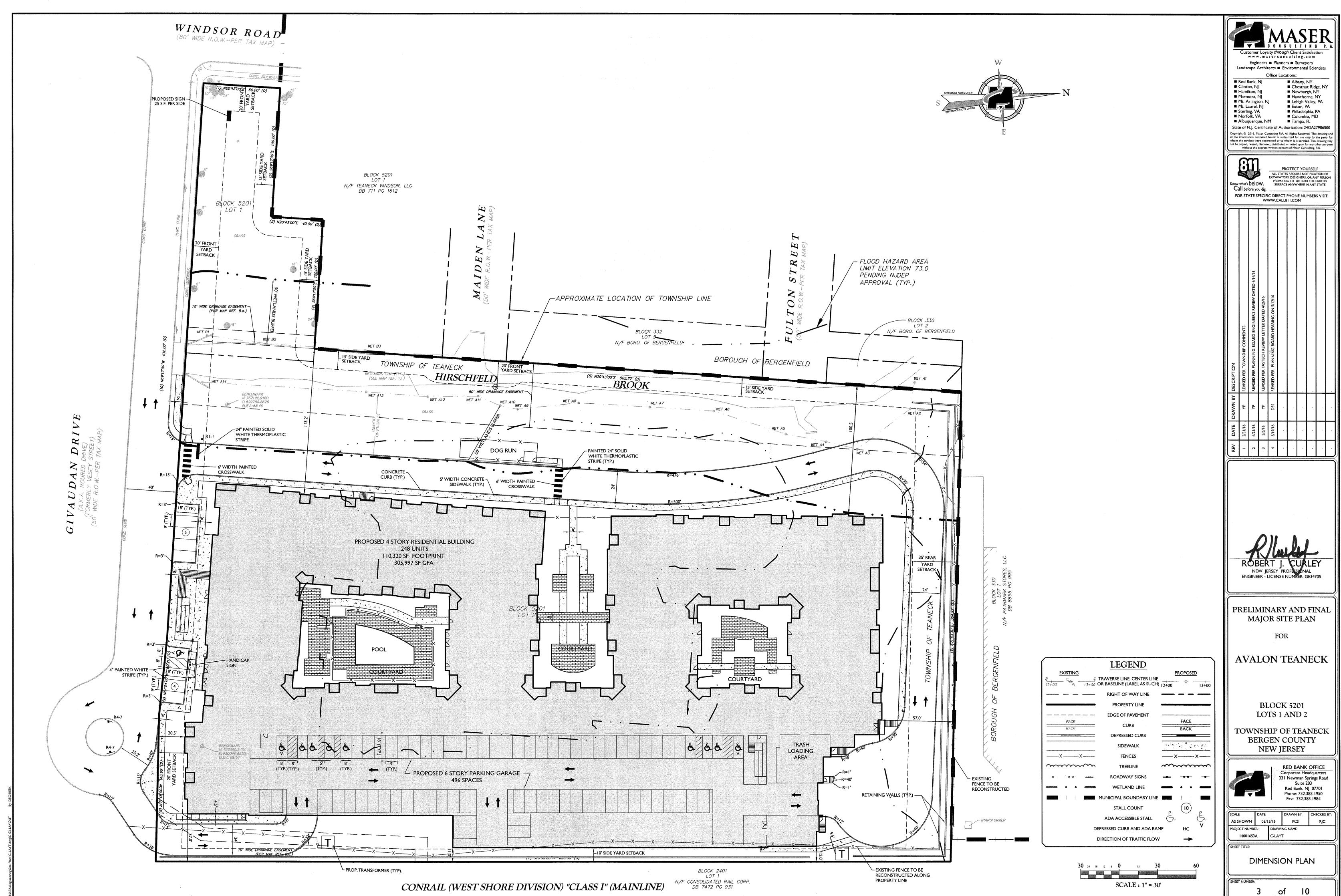
ZONE DATA : (R-M2 RESIDENTIAL-MULTIFAMILY 2 DISTRICT REGULATIONS)

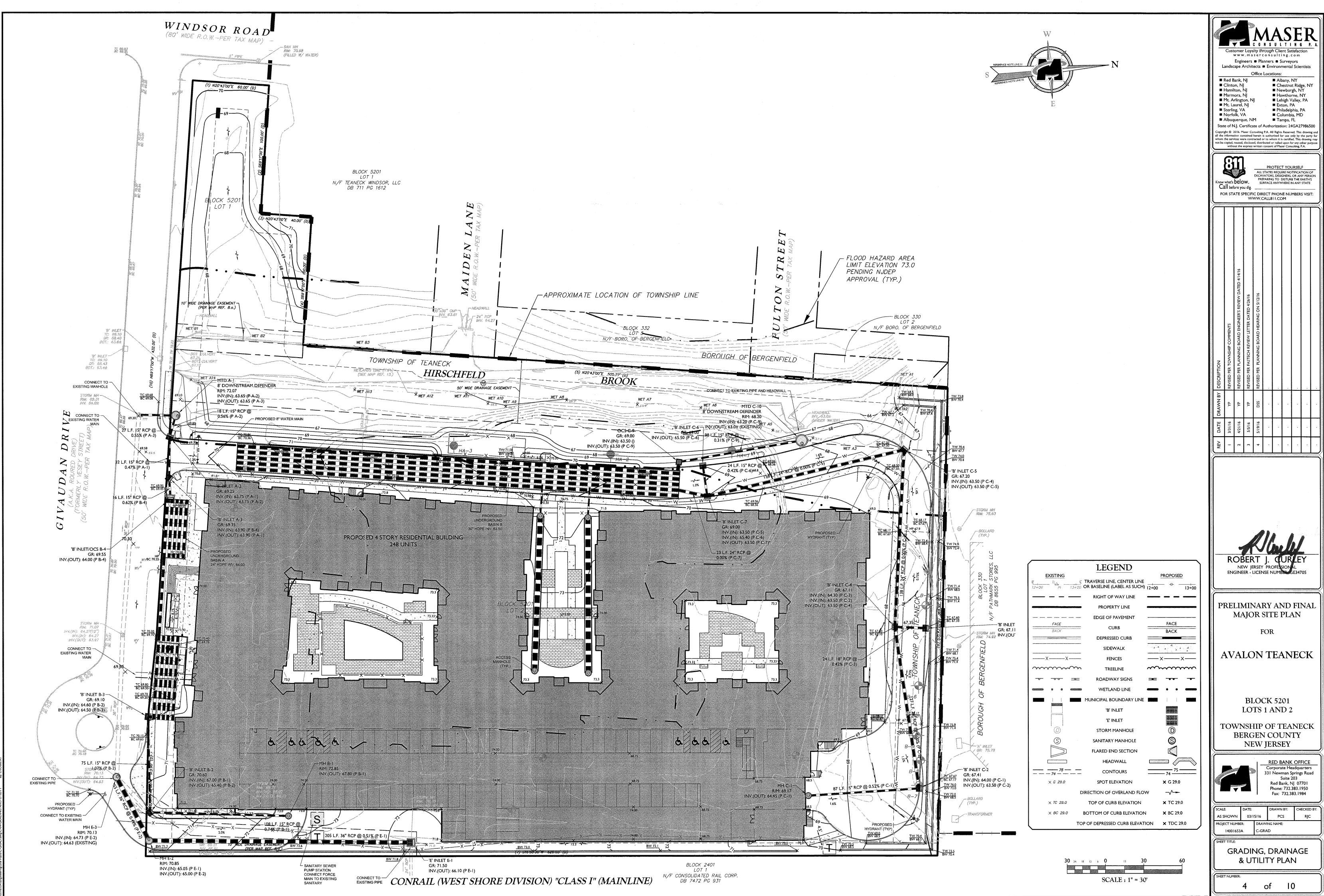
ТҮРЕ	MINIMUM REQUIREMENT	PROVIDED
LOT SIZE	5 ACRES	5.80 ACRES
LOT WIDTH	250 FEET	364.9 FEET
BUILDING SETBACKS		
- FRONT	20 FEET	20.50 FEET
- ONE SIDE	10 FEET	11.0 FEET/ 100.5 FEET
- BOTH SIDES	25 FEET	111.5 FEET
- REAR	35 FEET	57.0 FEET
DRIVEWAY SETBACKS		
- TO PROPERTY LINE	0 FEET	
- TO BUILDING	5 FEET	6.1 FEET
PARKING SETBACKS (SURFACE)		
- TO PROPERTY LINE	0 FEET	0 FEET
- TO BUILDING	5 FEET	12.1 FEET
OPEN SPACE		
- SURFACE	15% OF LOT AREA	37.1% OF LOT AREA
- TOTAL (INCLUDING ROOF GARDENS)	30% OF LOT AREA	37.1% OF LOT AREA
PARKING RATIOS (RSIS)		
- 20 – STUDIO - 103 – 1 BEDROOM	1.8 SPACES PER UNIT = 221.4	
- 105 – 2 BEDROOM	2 SPACES PER UNIT = 210	
- 20 – 3 BEDROOM	2.1 SPACES PER UNIT = 42	
TOTAL REQUIRED PARKING	474 SPACES	505 SPACES
	MAXIMUM REQUIREMENTS	
BUILDING COVERAGE	50% OF LOT AREA	48.9% OF LOT AREA
IMPERVIOUS COVERAGE	70% OF LOT AREA	62.6% OF LOT AREA
FLOOR AREA RATIO	1.5	1.2
MAXIMUM HEIGHT	_	
- STORIES	5 STORIES	4 STORIES PLUS LOFT
- FEET	70 FEET	60 FEET
GARAGE HEIGHT		
- FEET	70 FEET	60 FEET

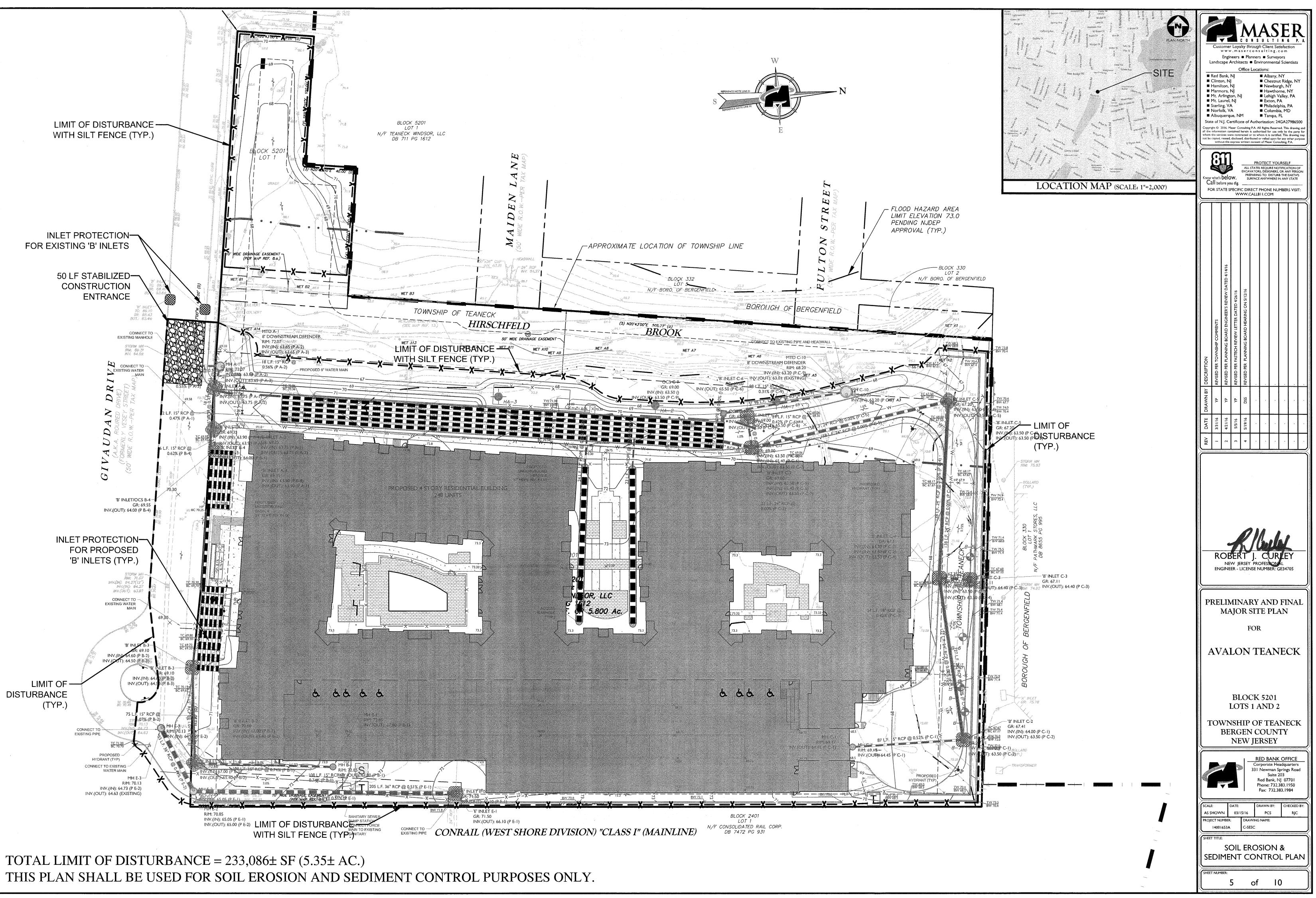




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## BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.

ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING. THE DISTURBED AREA WILL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NI STANDARDS.

- 4. STABILIZATION SPECIFICATIONS:
- A. TEMPORARY SEEDING AND MULCHING: GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZER APPLY 11LBS/1.000 SF OF 10-20-10 OR EQUIVALENT WITH
- 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
- SEED PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./ I,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE
- COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER)
- B. PERMANENT SEEDING AND MULCHING:
- TOPSOIL UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED). GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZER APPLY 11 LBS./1.000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN
- (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH | AND OCTOBER |
- (SUMMER SEEDINGS REQUIRE IRRIGATION) MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER)
- . THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- 6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- 7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.

8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY, SAID BLANKET WILL BE COMPOSED OF 1" - 21/2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.

- 9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- 10. DRIVEWAYS MUST BE STABILIZED WITH I" 21/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- 11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- 12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28 -I OF THE NI STANDARDS.
- 13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL. 14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER
- IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS. 15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN
- ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS. 16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE
- 17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW

OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.

STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

- 8. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
- 19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- 20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE: BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649. TEL: 201-261-4407; FAX 201-261-7573.
- 21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- 22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

#### REVISED 6/14

#### STANDARD FOR STABILIZATION WITH MULCH ONLY

#### . SITE PREPARATION

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- PROTECTIVE MATERIALS
- A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1.000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
- B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
- D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
- E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT. F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.

- A. PEG AND 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 ROUND TURNS.
- B. MULCH NETTINGS STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWEL NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
- C. CRIMPER MULCH ANCHORING COULTER TOOL A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR
- D. LIQUID MULCH-BINDER:
- APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE USE ONE OF THE FOLLOWING:
- a. ORGANIC AND VEGETABLE BASED BINDERS NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
- b. SYNTHETIC BINDERS HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

#### IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING 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. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, HANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS SEEDBED PREPARATION UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO DIL 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 HE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING EEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION AND OTHER DEBRIS SUCH AS WIRE. TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL. HIGH ACID PRODUCING SOIL. 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 REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS. TEMPORARY SEEDING SPECIFICATIONS - TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1,000 SQ.FT. (100 LBS/ACRE). LIMESTONE (PULVERIZED DOLOMITIC EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) SHALL BE APPLIED AT THE RATE OF 135 LBS/1,000 SQ. FT. (3 TONS/ACRE) ND FERTILIZER (10-20-10 OR EQUIVALENT) AT THE RATE OF 14 LBS/1,000 SQ. FT. (600 LBS/ACRE). PERMANENT SEEDING SPECIFICATIONS - SELECT AN APPROVED MIXTURE FROM THOSE LISTED BELOW OR AN APPROVED MIXTURE FROM TABLE 4-3 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 OLD UNLESS RETESTED. SEED SHALL BE APPLIED AS NOTED BELOW WITHIN THE DATES SPECIFIED IN THE STANDARDS: 1. LAWN AREAS TALL FESCUE 265 LBS/ACRE KENTUCKY BLUE GRASS (BLEND) 20 LBS/ACRE 20 LBS/ACRE PERENNIAL RYE GRASS (BLEND) HARD FESCUE 130 LBS/ACRE CHEWING FESCUE 45 LBS/ACRE STRONG CREEPING RED FESCUE 45 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACR OPTIMUM SEEDING DATES: 8/15 - 11/15 ACCEPTABLE SEEING DATES: 3/1 - 4/30 5/1 - 8/14 (SEE NOTE BELOW) NOTE: SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENDURE ESTABLISHMENT BEFORE FREEZING CONDITIONS 2. DETENTION BASINS DEERTONGUE 20 LBS/ACRE MIX#9 -2 LBS/ACRE 15 LBS/ACRE REDTOP WILD RYE (ELYMUS) SWITCHGRASS 25 LBS/ACR OPTIMUM SEEDING DATES: 3/1 - 4/30 CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP EEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL E INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL. AFTER SEEDING, FIRMING 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

SITE PREPARATION

PREPARED SEEDBED, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED, SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRE

#### 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

- DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT. 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 R 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 & 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
  - WO OR MORE ROUND TURNS. 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 COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW,
- SOME OF THE BROADCAST LONG FIBER MU 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. 4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH
- a. 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
- PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRAS: ISE 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, MISCIBLE WITH WATER WHEN DILUTED AND,
- GERMINATION OF GRASS NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
- 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 RODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. **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. PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT. WHICH MAY CONTAIN D-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT, PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S ECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUAR FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER, THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER
- AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE. IRRIGATION (WHERE FEASIBLE)
- VEATHER OR ON DROUGHTY SITES. TOPDRESSING: N/A ESTABLISHING PERMANENT VEGETATIVE STABILIZATION: THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION 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
  - **MITIGATION NOTES FOR ACIDIC SOIL**
- LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID PRODUCING SOILS ARE ENCOUNTERED. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUCING
- 3. STOCKPILES OF HIGH ACID PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT. 4. TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOIL MATERIAL TO BE EXPOSED MORE THAN 48 HOURS SHOULD BE COVERED
- WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED O THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID PRODUCING SOIL. 5. HIGH ACID PRODUCING SOILS WITH A pH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS OR
- D SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A RATE OF 10 TONS PER ACRE (OF 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5 OR MORE EXCEPT AS FOLLOWS:
- DH OF 5 OR MORE. B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, TREAM BANKS, DITCHES AND OTHERS TO PREVENT POTENTIAL LATERAL LEACHING DAMAGE
- 6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING. NON VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM,
- SILT FENCE, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID PRODUCING SOILS FROM, AROUND OR FF THE SITE 8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE, (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING)

CORRECT THE PROBLEM.

HIGH ACID SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO

#### STANDARD FOR VEGETATIVE COVER

GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION. SEEDIN

MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND

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 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.

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

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

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT

COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NO GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

A. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A

MONITORING SHOULD CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO

## CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP)

THE CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE SPPP CONSISTS OF THE REQUIREMENTS IN 2., 3., AND 4. BELOW. THESE REQUIREMENTS BECOME OPERATIVE ON MARCH 3, 2004 AND APPLY ONLY TO CONSTRUCTION ACTIVITIES THAT COMMENCE ON OR AFTER MARCH 3, 2004. PUBLIC PROJECTS THAT HAVE GONE OUT FOR BID OR HAVE BEEN AWARDED A CONTRACT PRIOR TO MARCH 3, 2004 ARE EXEMPT FROM IMPLEMENTING THE NEW REQUIREMENTS FOR CONSTRUCTION SITE WASTE MANAGEMENT. CONSTRUCTION ACTIVITIES THAT COMMENCED PRIOR TO MARCH 3, 2004 BUT DID NOT OBTAIN CERTIFICATION (OR APPROVAL FROM EXEMPT MUNICIPALITY) REQUIRED UNDER THE SOIL EROSION AND SEDIMENT CONTROL ACT ARE NOT EXEMPT FROM THE REQUIREMENTS IN THIS SECTION ANY OTHER NEW UCTION ACTIVITY FOR WHICH AN RFA IS SUBMITTED ON OR AFTER MARCH 3, 2004 OR WHICH RECEIVE AUTOMATIC RENEWAL OF AUTHORIZATION UNDER THIS PERMIT AFTER MARCH 3, 2004 ALSO SHALL COMPLY WITH THESE REQUIREMENTS. MATERIAL MANAGEMENT TO PREVENT OR REDUCE WASTE - ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS SHALL BE STORED IN CONTAINERS IN A DRY COVERED AREA. MANUFACTURERS' RECOMMENDED APPLICATION RATES, USES, AND METHODS SHALL BE STRICTLY FOLLOWED TO THE EXTENT NECESSARY TO PREVENT OR MINIMIZE THE PRESENCE OF WASTE FROM SUCH MATERIALS IN THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT, (THE PRECEDING SENTENCE DOES NOT APPLY TO ANY MANUFACTURERS' RECOMMENDATIONS ABOUT FERTILIZER OR OTHER MATERIAL THAT CONFLICT WITH THE EROSION AND SEDIMENT CONTROL COMPONENT OF THE FACILITY'S SPPP.) WASTE HANDLING - THE FOLLOWING REQUIREMENTS APPLY ONLY TO CONSTRUCTION SITE WASTE THAT HAS THE POTENTIAL TO BE TRANSPORTED BY THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. THE HANDLING AT THE CONSTRUCTION SITE OF WASTE BUILDING MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES, SHALL CONFORM WITH THE STATE SOLID WASTE MANAGEMENT ACT, N.J.S.A. 13:1E-1 ET SEQ., AND ITS IMPLEMENTING RULES AT N.J.A.C. 7:26, 7:26A, AND 7:26G; THE NEW JERSEY PESTICIDE CONTROL CODE AT N.J.A.C. 7:30; THE STATE LITTER STATUTE (N.J.S.A. 13:1E-99.3); AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 (EXCEPT WHERE SUCH CONFORMANCE IS NOT RELEVANT TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT). CONSTRUCTION SITES SHALL HAVE ONE OR MORE DESIGNATED WASTE COLLECTION AREAS INSITE OR ADJACENT TO THE SITE, AND ÁN ADEQUATE NUMBER OF CONTAINERS (WITH LIDS OR COVERS) FOR WASTE. WASTE SHALL BE COLLECTED FROM SUCH CONTAINERS BEFORE THEY OVERFLOW, AND SPILLS AT SUCH CONTAINERS SHALL BE CLEANED UP IMMEDIATELY

A. CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO:

- "CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.J.A.C. 7:26-1.4 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS. PAVEMENTS AND OTHER STRUCTURES. THE FOLLOWING MATERIALS MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP; TREE PARTS, TREE STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY; PLASTER AND WALLBOARD; ROOFING MATERIALS; CORRUGATED CARDBOARD AND MISCELLANEOUS PAPER; FERROUS AND NON-FERROUS METAL; NON-ASBESTOS BUILDING INSULATION; PLASTIC SCRAP; DIRT; CARPETS AND PADDING; GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS MATERIALS; BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES.
- WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE RULES). I. DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDBLASTING GRITS, CLEANING SOLVENTS, ACIDS FOR CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G., CALCIUM CHLORIDE), AND CONCRETE CURING
- V. OTHER "LITTER." AS DEFINED AT N.J.S.A. 13:1E-215.D AS FOLLOWS: "ANY USED OR UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM, GLASS, PLASTIC, RUBBER, PAPER, OR OTHER NATURAL OR SYNTHETIC MATERIAL, OR ANY COMBINATION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY BOTTLE, JAR OR CAN, OR ANY TOP, CAP OR DETACHABLE TAB OF ANY BOTTLE, JAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OR ANY FLAMING OR GLOWING MATERIAL OR ANY GARBAGE, TRASH, REFUSE, DEBRIS, RUBBISH, GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPERS, MAGAZINES, GLASS, METAL, PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINING OR OTHER EXTRACTION PROCESSES, LOGGING, SAWMILLING, FARMING OR MANUFACTURING."
- SANITARY SEWAGE AND SEPTAGE. CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS SUBSTANCE.
- B. CONCRETE TRUCK WASHOUT CONCRETE TRUCK WASHOUT ONSITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. DESIGNATED WASHOUT AREAS SHALL BE LINED AND BERMED TO PREVENT DISCHARGES TO SURFACE AND GROUND WATER. HARDENED CONCRETE FROM CONCRETE TRUCK WASHOUT SHALL BE REMOVED AND PROPERLY DISPOSED OF. SANITARY SEWAGE/SEPTAGE DISPOSAL - DISCHARGES OF RAW SANITARY SEWAGE OR SEPTAGE ONSITE ARE STRICTLY PROHIBITED. ADEQUATE FACILITIES WITH PROPER DISPOSAL SHALL BE PROVIDED AND MAINTAINED ONSITE OR ADJACENT TO THE SITE FOR ALL ORKERS AND OTHER SANITARY NEEDS.

SPILLS; DISCHARGES OF HAZARDOUS SUBSTANCES; FEDERALLY REPORTABLE RELEASES.

- A. SPILL KITS SHALL BE AVAILABLE ONSITE OR ADJACENT TO THE SITE FOR ANY MATERIALS THAT ARE LISTED IN 2. ABOVE AND USED OR APPLIED ONSITE. ALL SPILLS OF SUCH MATERIAL SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY. CLEANED UP MATERIALS SHALL BE PROPERLY DISPOSED OF.
- B. DISCHARGES OF HAZARDOUS SUBSTANCES (AS DEFINED IN N.J.A.C. 7:1E-1.6) IN CONSTRUCTION SITE WASTES ARE SUBJECT TO THE PROVISIONS OF THE SPILL COMPENSATION AND CONTROL ACT, N.J.S.A. 58:10-23.11 ET SEQ., AND OF DEPARTMENT RULES FOR ISCHARGES OF PETROLEUM A ND OTHER HAZARDOUS SUBSTANCES AT N.J.A.C. 7:1E. NO DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ONSITE SPILL SHALL BE DEEMED TO BE "PURSUANT TO AND IN COMPLIANCE WITH ITHIS] PERMIT" WITHIN THE
- MEANING OF THE SPILL COMPENSATION AND CONTROL ACT AT N.J. S.A. 58:10-23,11C. C. RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R. 110, 117, AND 302 THAT OCCUR WITHIN A 24-HR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800) 424-8802.

### SPPP REQUIRED INSPECTIONS AND REPORTS

. THE PERMITTEE SHALL CONDUCT AND DOCUMENT ROUTINE INSPECTIONS OF THE FACILITY TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHER THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) IDENTIFIED UNDER E.1 OF THE 5G3-CONSTRUCTION ACTIVITY STORMWATER (GP) PART I NARRATIVE REQUIREMENTS, INCLUDING THIS SOIL EROSION AND SEDIMENT CONTROL PLAN IS BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONAL MEASURES ARE NEEDED TO IMPLEMENT THE SPPP. (ROUTINE INSPECTIONS MINIMUM WEEKLY AND AFTER RAIN EVENTS), ALL CHANGED CONDITIONS, MODIFIED PRACTICES AND CORRECTIVE ACTIONS SHALL BE DOCUMENTED IN WRITING (PHOTOGRAPHS ALSO RECOMMENDED)

ONCE INSTALLATION OF ANY REQUIRED OR OPTIONAL EROSION CONTROL DEVICE OR MEASURE HAS BEEN IMPLEMENTED, ROUTINE INSPECTIONS, MINIMUM WEEKLY, OF EACH MEASURE SHALL BE PERFORMED BY THE CONTRACTOR'S INSPECTION PERSONNEL AND THE RESULTS RECORDED TO INVENTORY AND REPORT THE CONDITION OF EACH MEASURE TO ASSIST IN MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER.

THESE REPORT FORMS SHALL BECOME AN INTEGRAL PART OF THE SWPPP AND SHALL BE MADE READILY ACCESSIBLE TO GOVERNMENTAL INSPECTION OFFICIALS, THE OPERATOR'S ENGINEER, AND THE OPERATOR FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE. IN ADDITION, COPIES OF THE REPORTS SHALL BE PROVIDED TO ANY OF THESE PERSONS, UPON REQUEST, VIA MAIL OR FACSIMILE OTHER RECORD-KEEPING REQUIREMENTS

THE CONTRACTOR SHALL KEEP THE FOLLOWING RECORDS RELATED TO CONSTRUCTION ACTIVITIES AT THE SITE:

- DATES WHEN MAJOR GRADING ACTIVITIES OCCUR AND THE AREAS WHICH WERE GRADED - DATES AND DETAILS CONCERNING THE INSTALLATION OF STRUCTURAL CONTROLS
- DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA DATES WHEN AN AREAS IS STABILIZED, EITHER TEMPORARILY OR PERMANENTLY DATES OF RAINFALL AND THE AMOUNT OF RAINFALL

DATES AND DESCRIPTIONS OF THE CHARACTER AND AMOUNT OF AN SPILLS OF HAZARDOUS MATERIALS - RECORDS OF REPORTS FILED WITH REGULATORY AGENCIES IF REPORTABLE QUANTITIES OF HAZARDOUS MATERIALS SPILLED 2. ANNUAL REPORTS AND CERTIFICATIONS

a. THE PERMITTEE SHALL PREPARE AN ANNUAL REPORT SUMMARIZING EACH INSPECTION PERFORMED UNDER 1.A., ABOVE, THIS REPORT S SPPP AND THIS PERMIT, EXCEPT THAT IF THERE ARE ANY INCIDENTS OF NONCOMPLIANCE, THOSE INCIDENTS SHALL BE IDENTIFIED IN THE CERTIFICATION. IF THERE ARE INCIDENTS OF NONCOMPLIANCE. THE REPORT SHALL IDENTIFY THE STEPS BEING TAKEN TO REMEDY HE NONCOMPLIANCE AND TO PREVENT SUCH INCIDENTS FROM RECURRING. THE REPORT AND CERTIFICATION SHALL BE SIGNED AND DATED BY THE PERMITTEE IN ACCORDANCE WITH N.J.A.C. 7:14A-4.9, AND SHALL BE MAINTAINED FOR A PERIOD OF AT LEAST FIVE YEARS LONG WITH COPIES OF ALL INSPECTION REPORTS AND RECORD KEEPING. THIS PERIOD MAY BE EXTENDED BY WRITTEN REQUEST FROM THE DEPARTMENT AT ANY TIME (SEE N.J.A.C. 7:14A-6.6).

3. REPORTS OF NONCOMPLIANCE

MUNICIPALITY) SHALL BE MAINTAINED ON SITE.

. ROUTINE INSPECTIONS

a. ALL INSTANCES OF NONCOMPLIANCE NOT REPORTED UNDER N.J.A.C. 7:14A-6.10 SHALL BE REPORTED TO THE DEPARTMENT ANNUALLY. 4. NOTIFICATION OF COMPLETION

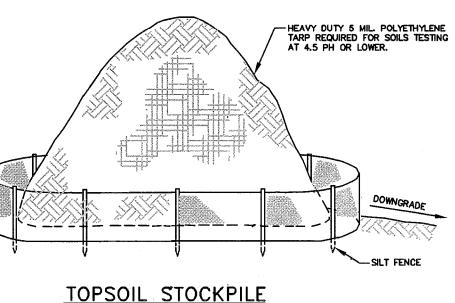
- a. THE SOIL CONSERVATION DISTRICT WILL PROVIDE THE DEPARTMENT A COPY OF THE REPORT OF COMPLIANCE ISSUED UNDER N.J.A.C 2:90-1 FOR COMPLETED CONSTRUCTION ACTIVITIES, EXCEPT SINGLE FAMILY HOME CONSTRUCTION UNDER B. BELOW. THE REPORT OF COMPLIANCE SHALL SERVE AS THE NOTIFICATION OF COMPLETION
- b. THE BUILDER OF A SINGLE FAMILY HOME THAT IS AUTHORIZED UNDER THIS PERMIT, BUT NOT WITHIN THE DEFINITION OF "PROJECT AT N.J.S.A. 4:24-41G, SHALL SEND A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE SOIL CONSERVATION DISTRICT. THE SOIL DONSERVATION DISTRICT WILL PROVIDE A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE DEPARTMENT, WHICH WILL SERVE AS NOTIFICATION OF COMPLETION. c. THE DOT SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT WHEN DOT CERTIFIED PROJECTS ARE COMPLETED.

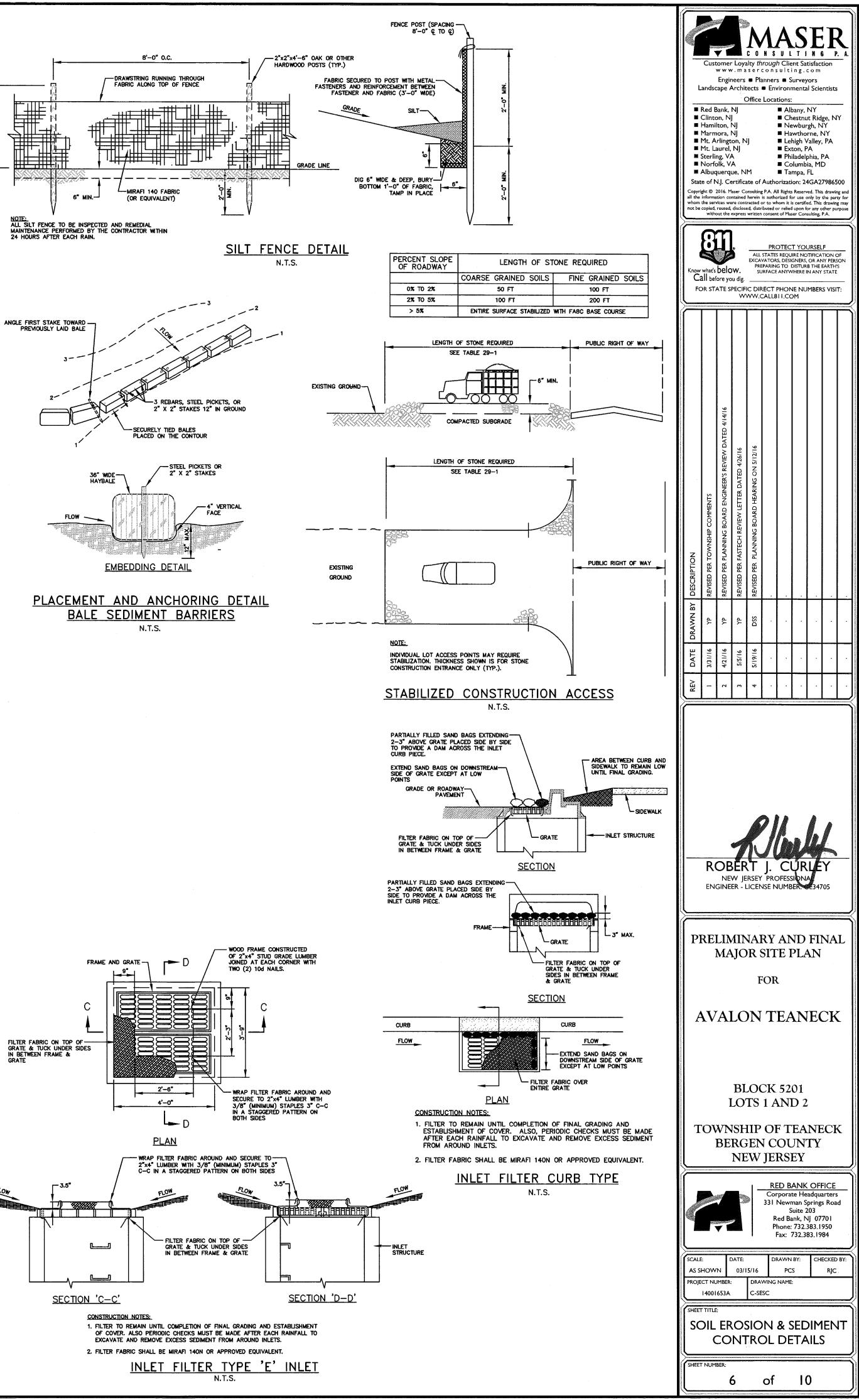
5. COPIES OF ALL OF THE ABOVE, THE CERTIFIED PLAN, THE CERTIFICATION, AUTHORIZATION UNDER NJPDES CONSTRUCTION ACTIVITY STORMWATER GENERAL PERMIT (5G3), ALL CORRESPONDENC AND NOTES TO AND FROM THE NJDEP AND SOIL CONSERVATION DISTRICT (OR DESIGNATED

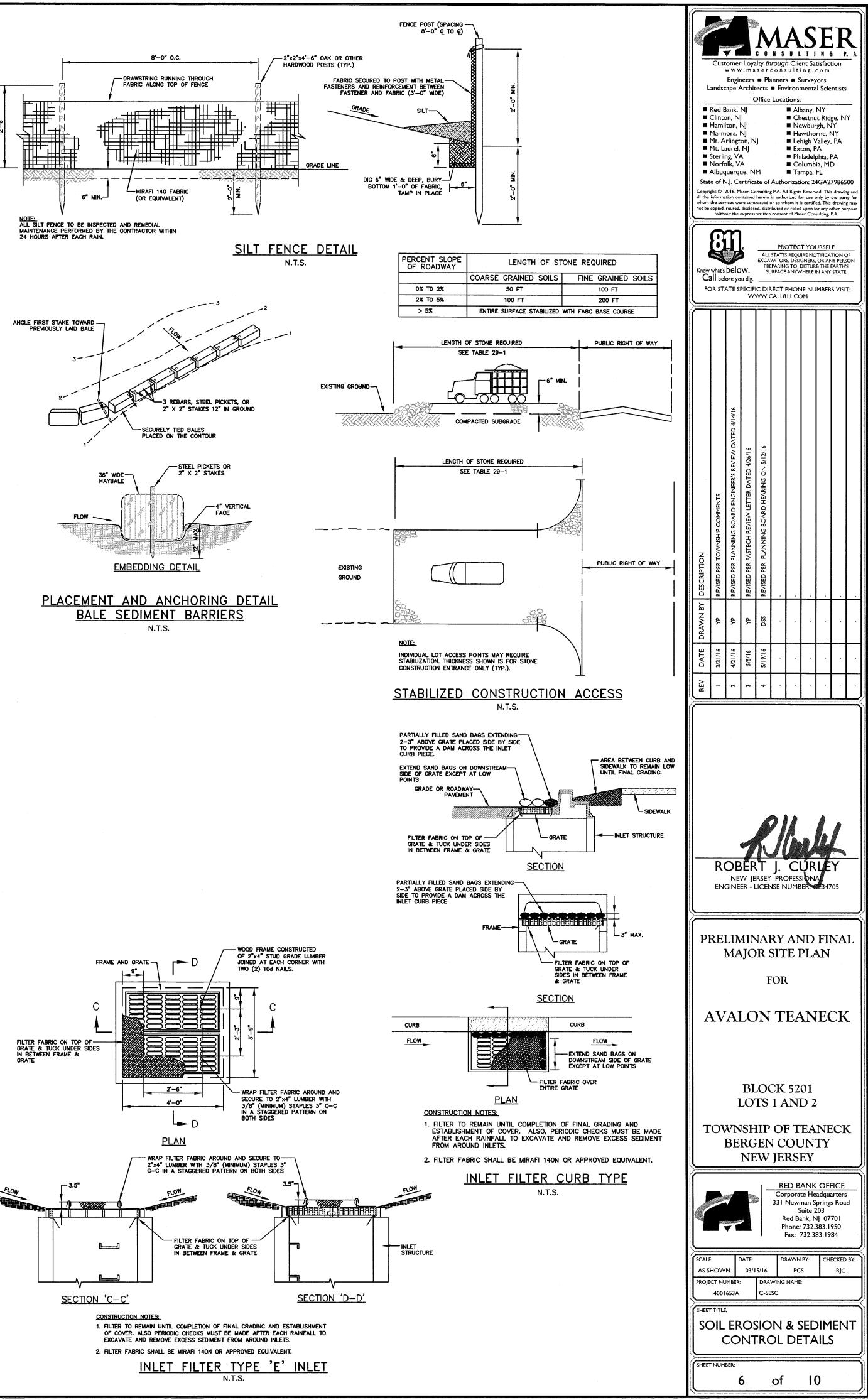
### SEQUENCE OF CONSTRUCTION

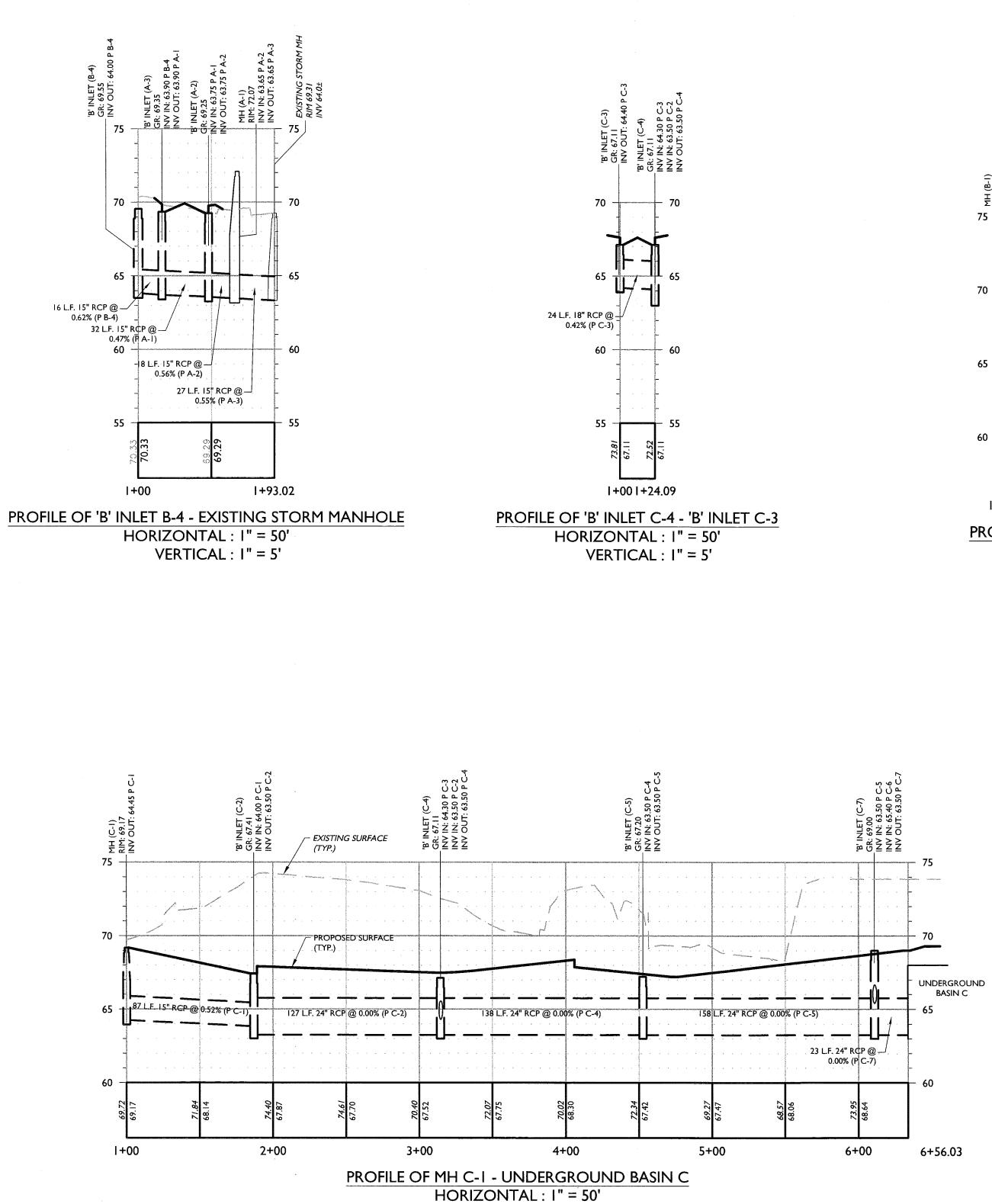
INSTALL INITIAL SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SILT FENCE AND TEMPORARY INLET FILTERS AT EXISTING INLETS, (2 DAYS)

- 2. SITE GRADING, CLEARING SITE, SUBGRADE ROAD AND PARKING AREAS AS SHOWN ON THE GRADING PLANS WITH APPROPRIATE EROSION CONTROL FACILITIES. (4 WEEKS)
- PROVIDE AND INSTALL TEMPORARY STABILIZATION MEASURES AS REQUIRED. (2 DAYS)
- 4. CONSTRUCTION OF VARIOUS DRAINAGE AND UTILITY FACILITIES. (4 WEEKS
- INSTALLATION OF CONCRETE CURB AND SUB-BASE COURSE. (2 WEEKS)
- 6. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL. (2 DAYS CONSTRUCTION OF BUILDING . (8 MONTHS)
- REGRADING AND STABILIZATION OF DISTURBED AREAS. (3 WEEKS)
- 9. INSTALLATION OF PAVEMENT SURFACE COURSE FOR ROADS AND PARKING LOTS. (1 WEEK)
- 10. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES UPON COMPLETION OF THE BUILDING RENOVATIONS AND WHEN EROSION CONTROL MEASURES ARE ACCEPTED BY THE SOIL CONSERVATION DISTRICT. (2 DAYS)

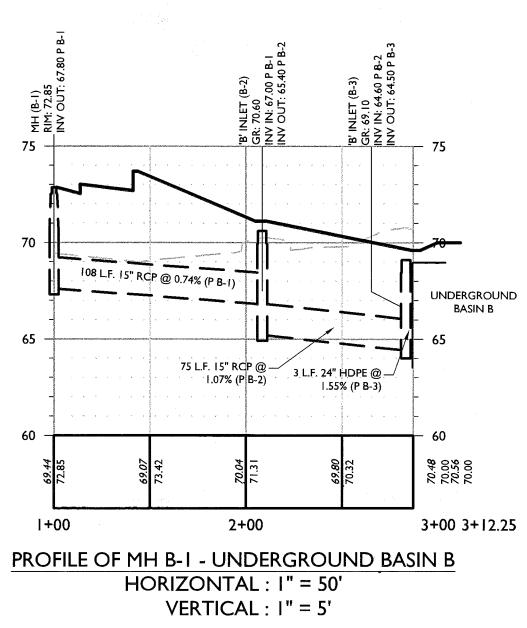


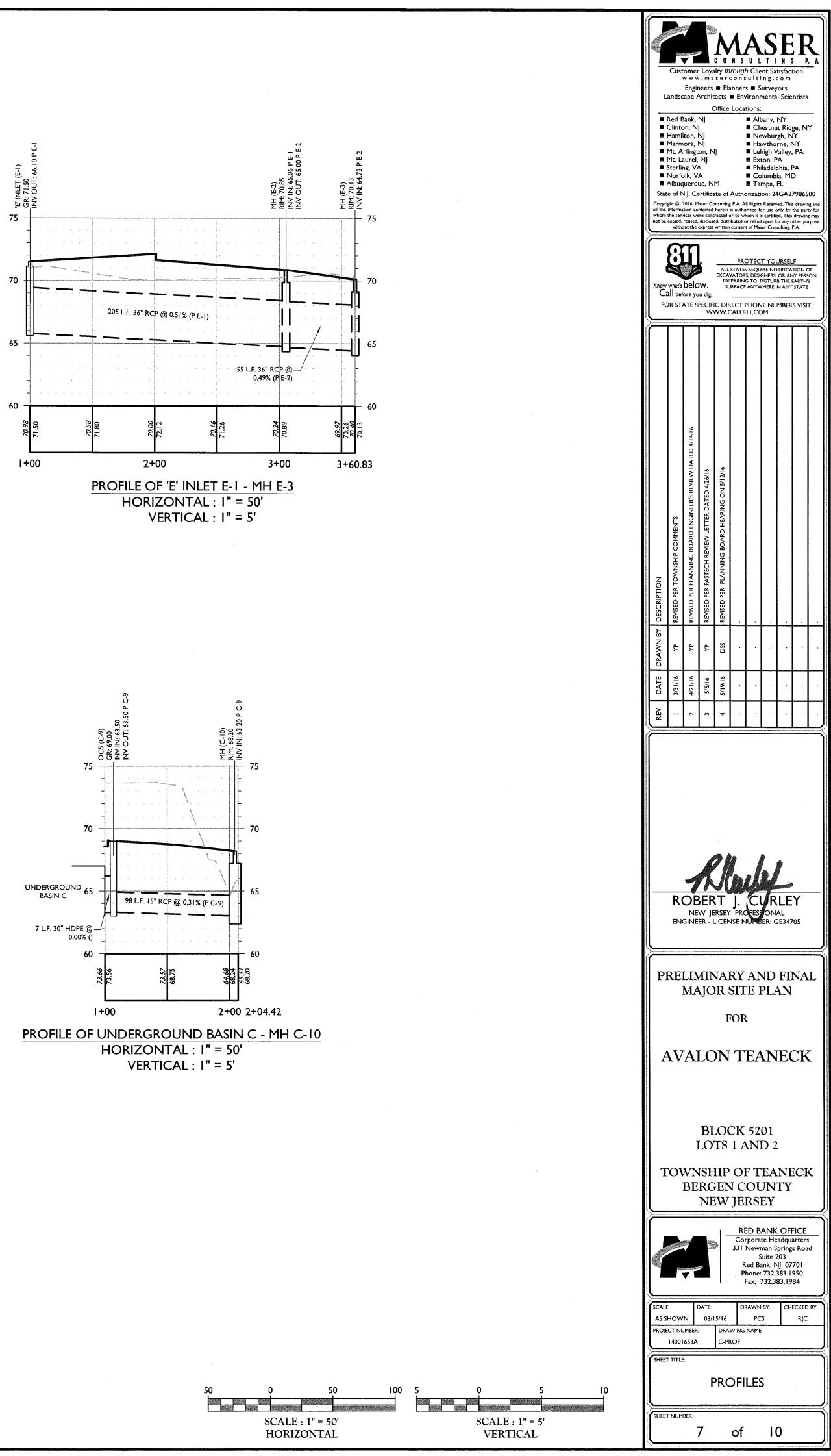


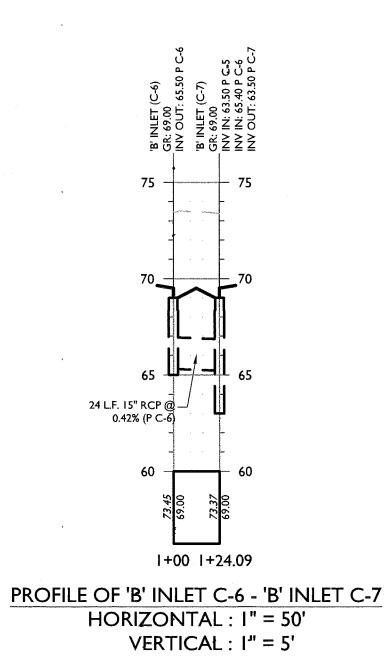




VERTICAL : I" = 5'



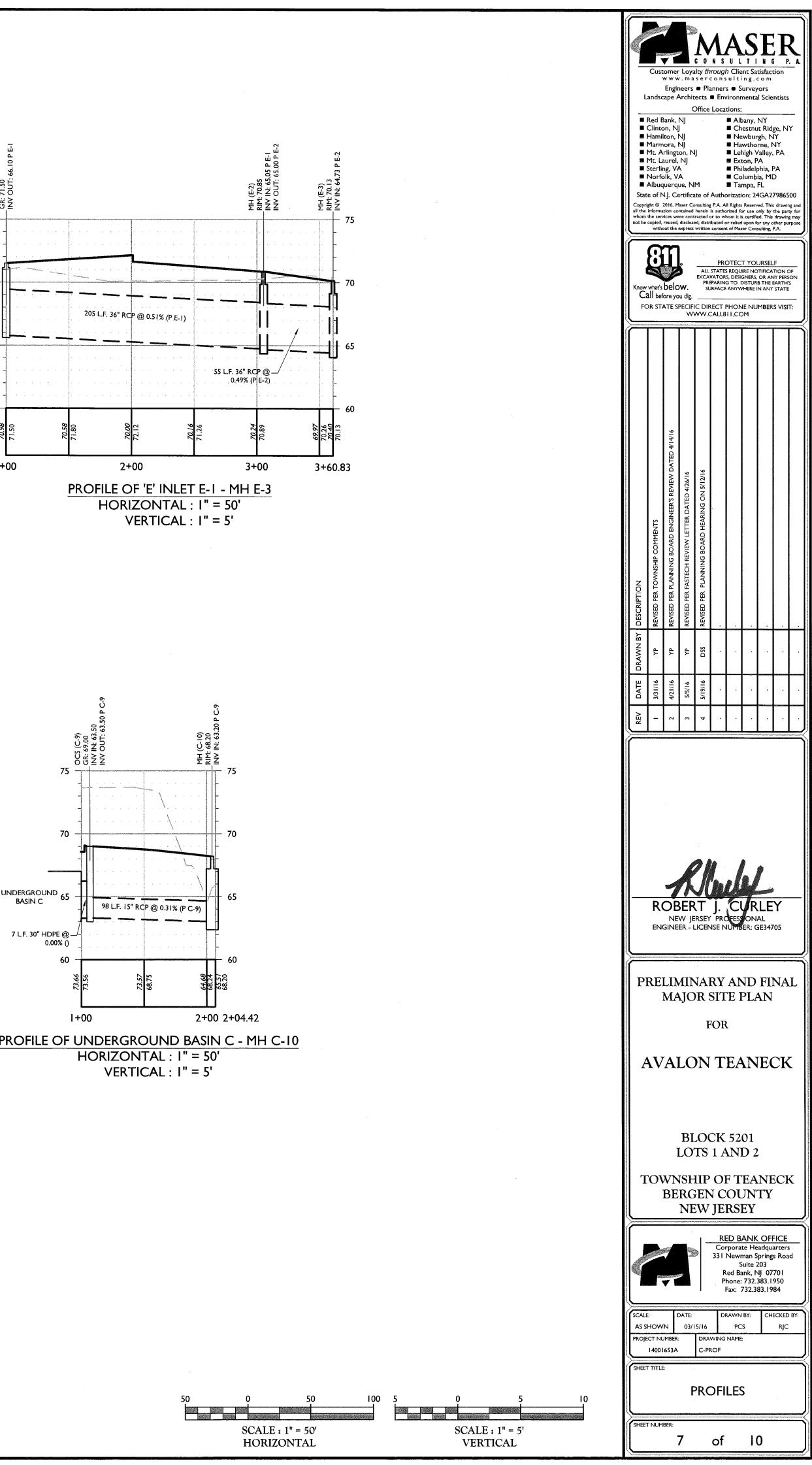


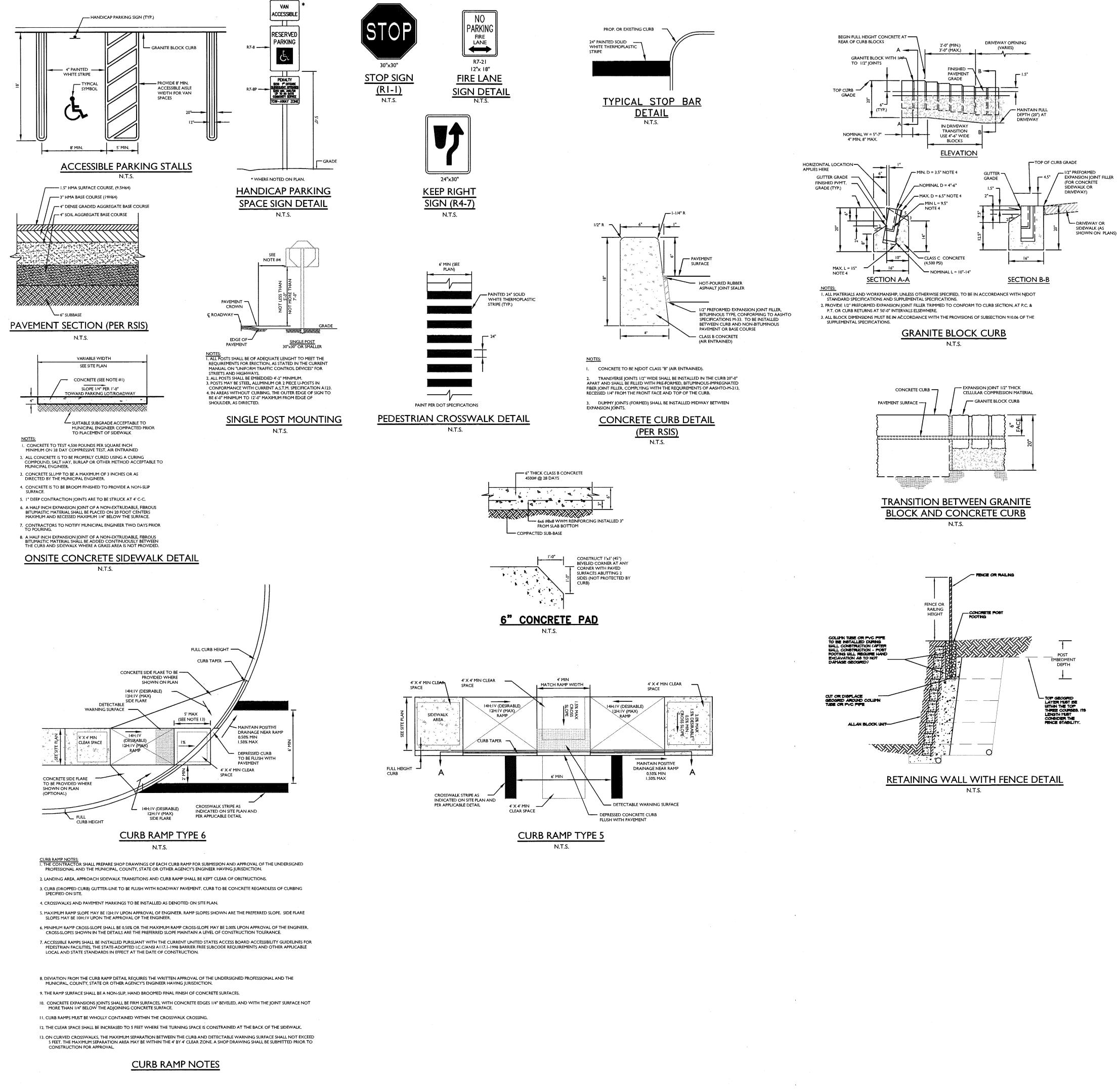


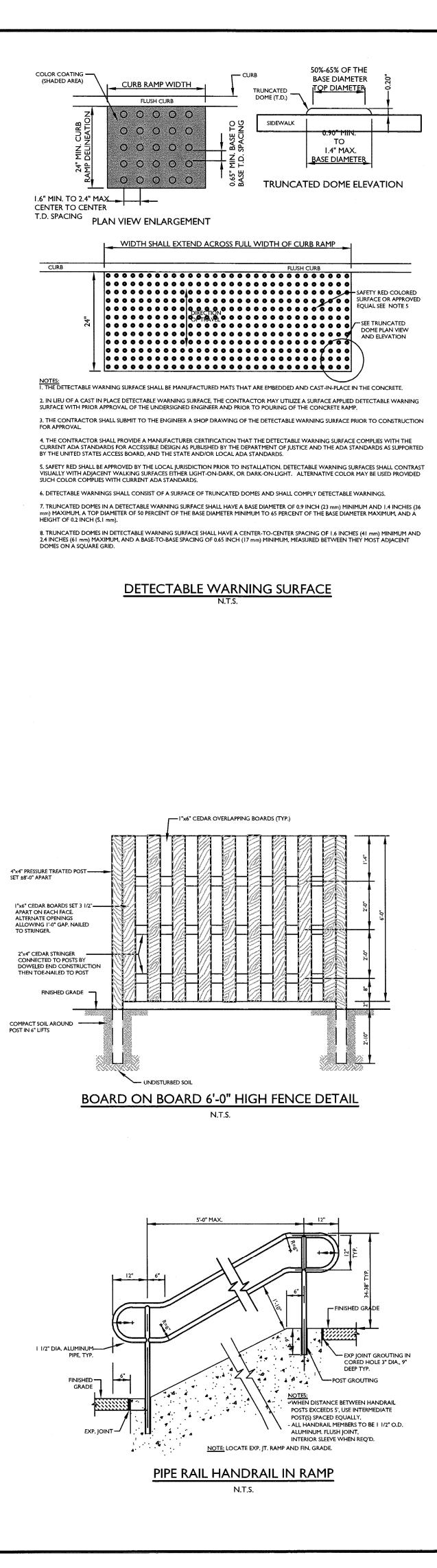
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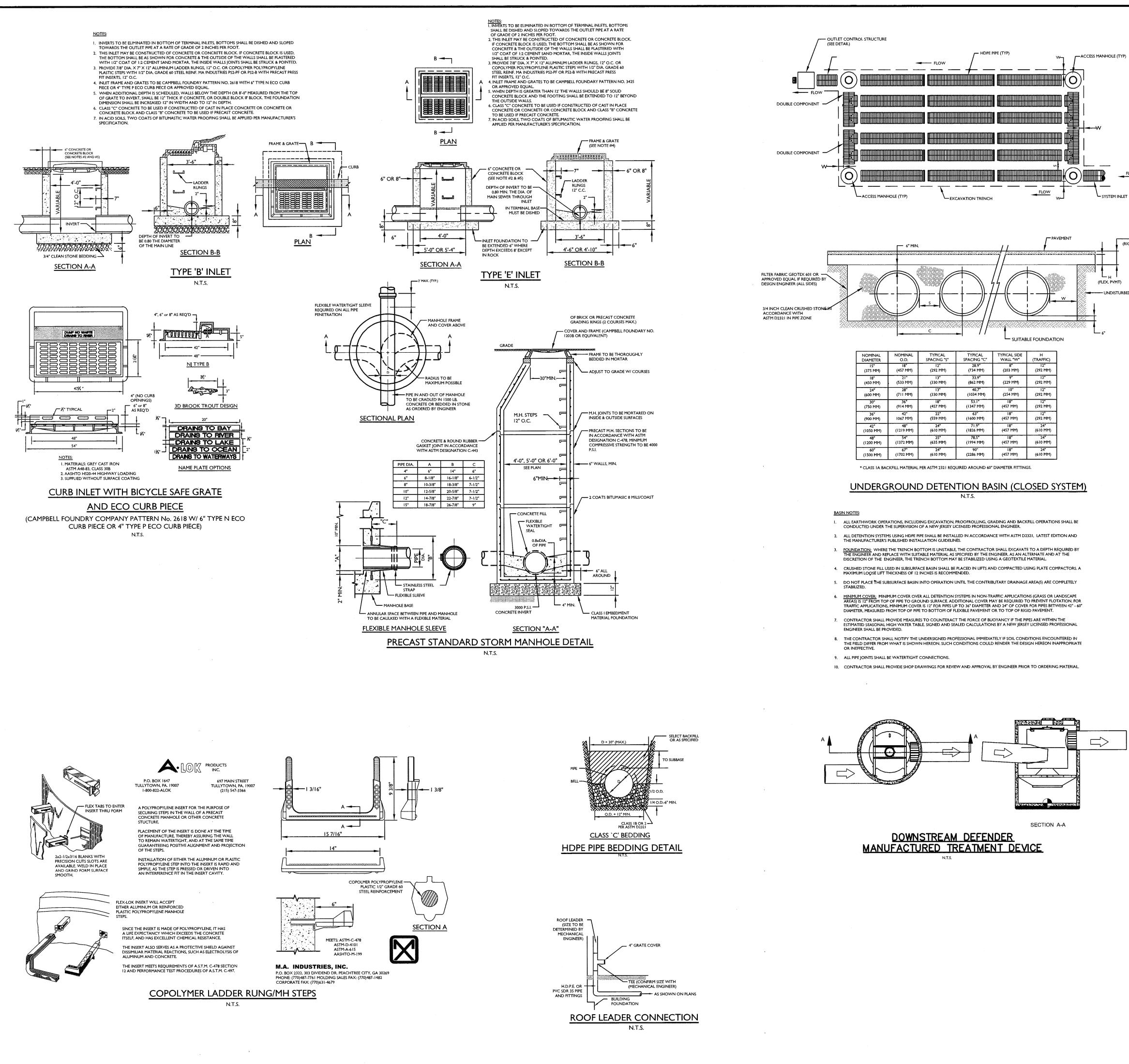
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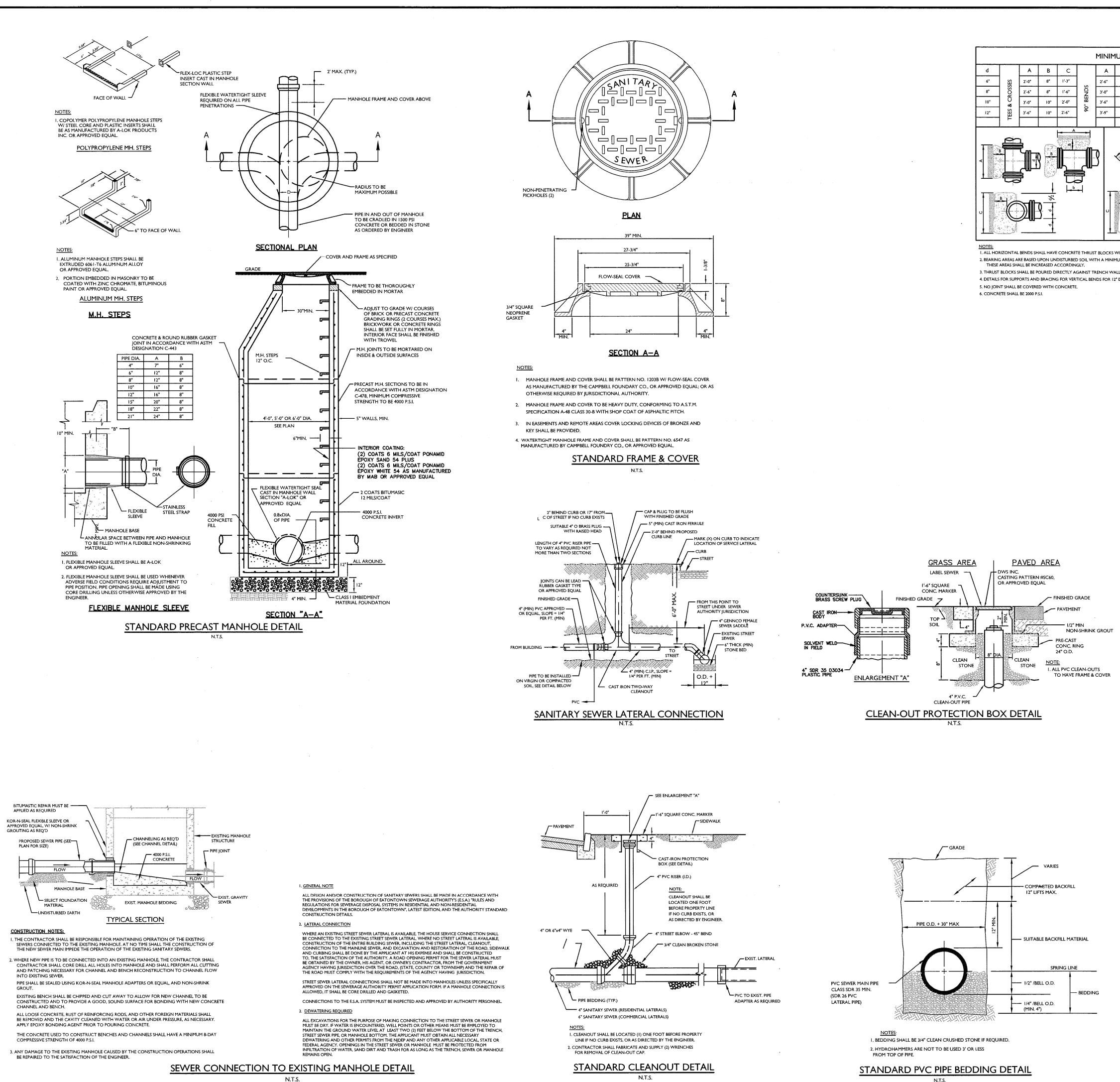


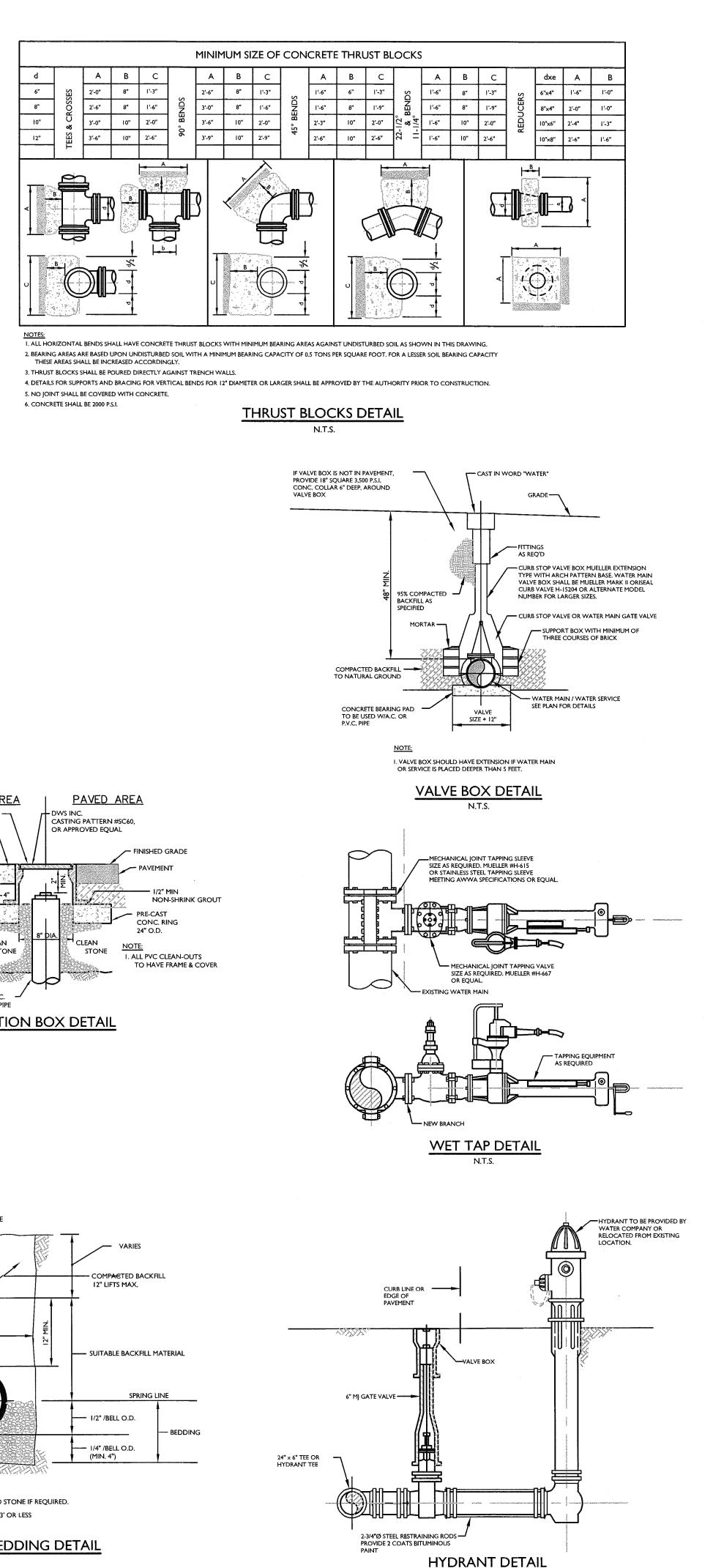


Customer Loyalty through Client Satisfaction					
w w w . m a s e r c o n s u l t i n g . c o m Engineers Planners Surveyors Landscape Architects Environmental Scientists Office Locations: Red Bank, NJ Albany, NY Clinton, NJ Chestnut Ridge, NY Hamilton, NJ Chestnut Ridge, NY Marmora, NJ Hawthorne, NY Marmora, NJ Echigh Valley, PA Mt. Arlington, NJ Echigh Valley, PA Mt. Laurel, NJ Exton, PA Sterling, VA Philadelphia, PA Norfolk, VA Columbia, MD Albuquerque, NM Tampa, FL State of N.J. Certificate of Authorization: 24GA27986500 Copyright © 2016. Maser Consulting PA. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Maser Consulting, PA.	I				
PROTECT YOURSELF           All STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE           FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM					
DRAWN BY       DESCRIPTION         YP       ReviseD FER TOWNSHIP COMMENTS         YP       ReviseD FER TOWNSHIP COMMENTS         YP       ReviseD FER FLANNING BOARD ENGINEER'S REVIEW DATED 4/14/16         YP       ReviseD PER FASTECH REVIEW LETTER DATED 4/26/16         YP       ReviseD PER FASTECH REVIEW LETTER DATED 4/26/16         DSS       ReviseD PER FLANNING BOARD HEARING ON 5/12/16         .       .         .       .         .       .         .       .         .       .         .       .         .       .         .       .         .       .         .       .					
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REV DATE I 3/31/16 2 4/21/16 3 5/5/16 4 5/19/16 · · · · · · · · · · · · · · · · · · ·					
ROBERT J. CORIES NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE34705					
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR AVALON TEANECK					
BLOCK 5201 LOTS 1 AND 2 TOWNSHIP OF TEANECK BERGEN COUNTY NEW JERSEY					
RED BANK OFFICE         Corporate Headquarters         331 Newman Springs Road         Suite 203         Red Bank, NJ 07701         Phone: 732.383.1950         Fax: 732.383.1984					
SCALE:     DATE:     DRAWN BY:     CHECKED BY:       AS SHOWN     03/15/16     PCS     RJC       PROJECT NUMBER:     DRAWING NAME:     14001653A     C-DTLS					
SHEET NUMBER: 8 of 10					

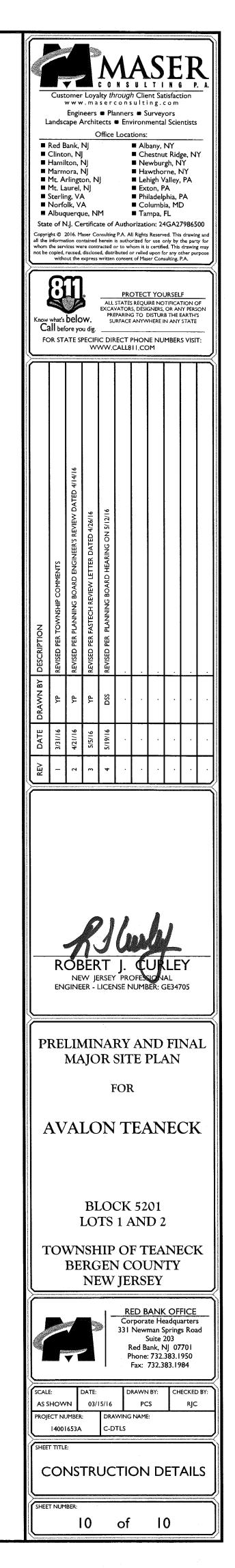


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SANTH SANTH	REV       DATE       DRAWN BY       DESCRIPTION         1       3/31/16       YP       REVISED FER TOWNSHIP COMMENTS         2       4/31/16       YP       REVISED FER TOWNSHIP COMMENTS         3       5/51/16       YP       REVISED FER FAILINING BOARD ENGINEER'S REVIEW DATED 4/14/16         1       3/31/16       YP       REVISED FER FAILINING BOARD ENGINEER'S REVIEW DATED 4/14/16         1       1/19/16       DSS       REVISED FER FAILINING BOARD HEARING ON 5/12/16         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1       1         1       1       1       1       1       1         1       1       1       1       1       1         1       1       1       1       1       1         1       1       1       1       1       1         1       1       1       1       1       1		
	PRELIMINARY AND FINAL MAJOR SITE PLAN FOR AVALON TEANECK BLOCK 5201 LOTS 1 AND 2 TOWNSHIP OF TEANECK BERGEN COUNTY NEW JERSEY NEW JERSEY		
	SHEET TITLE: CONSTRUCTION DETAILS SHEET NUMBER: 9 of 10		





N.T.S.



# **AVALONBAY TEANECK**

TEANECK, NEW JERSEY

# LANDSCAPE ARCHITECTURE PLANS

## LANDSCAPE ARCHITECT

MELILLO + BAUER ASSOCIATES LANDSCAPE ARCHITECTURE 200 UNION AVENUE BRIELLE, NEW JERSEY 08730 (732) 528-0664

## ARCHITECT

KTGY GROUP ARCHITECTURE AND PLANNING 8605 WESTWOOD CENTER DRIVE. SUITE 300 **VIENNA, VA 22182** (703) 992-6116

## CIVIL ENGINEER

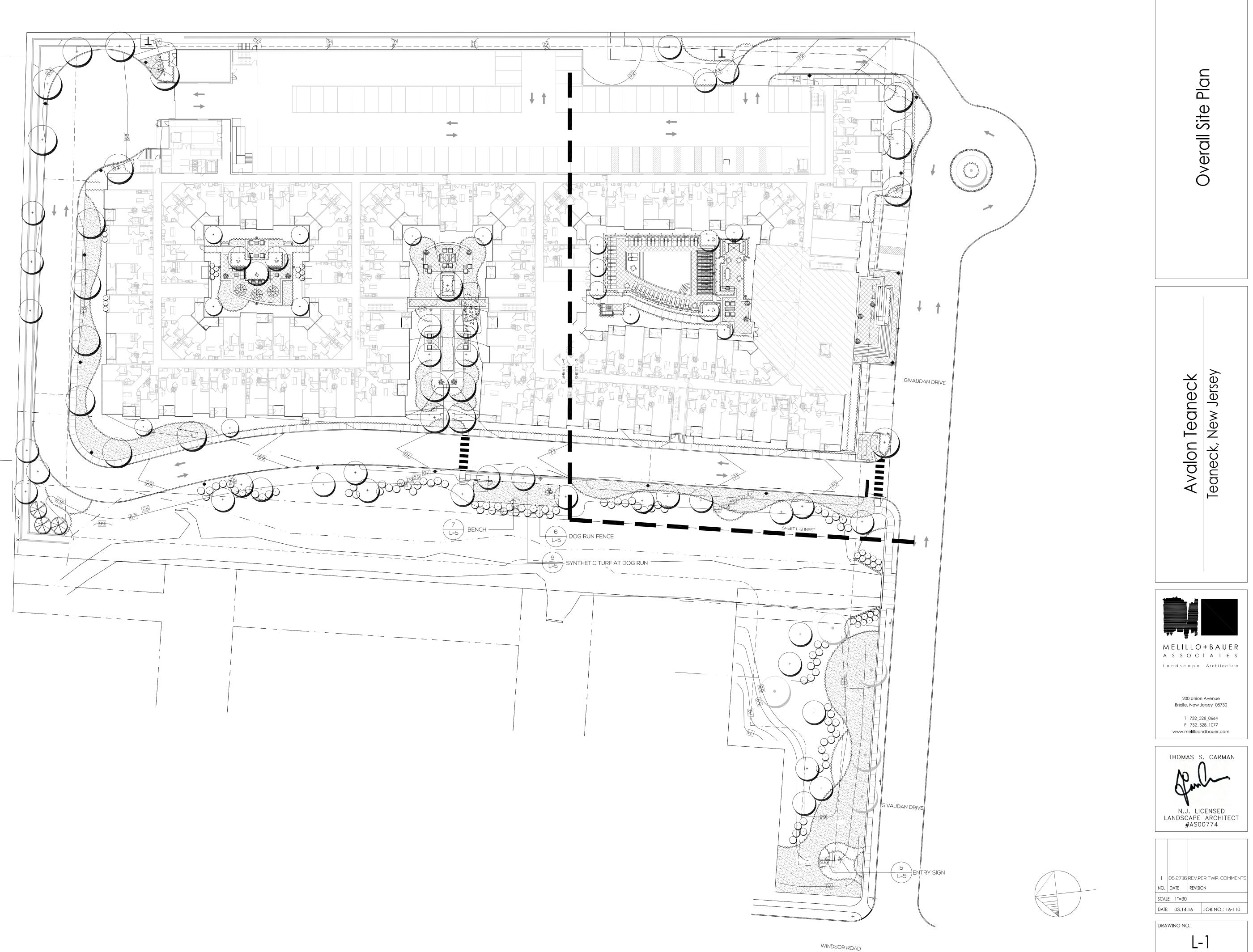
MASER CONSULTING 331 NEWMAN SPRINGS ROAD. SUITE 203 RED BANK, NJ 07701 (732) 383-1950

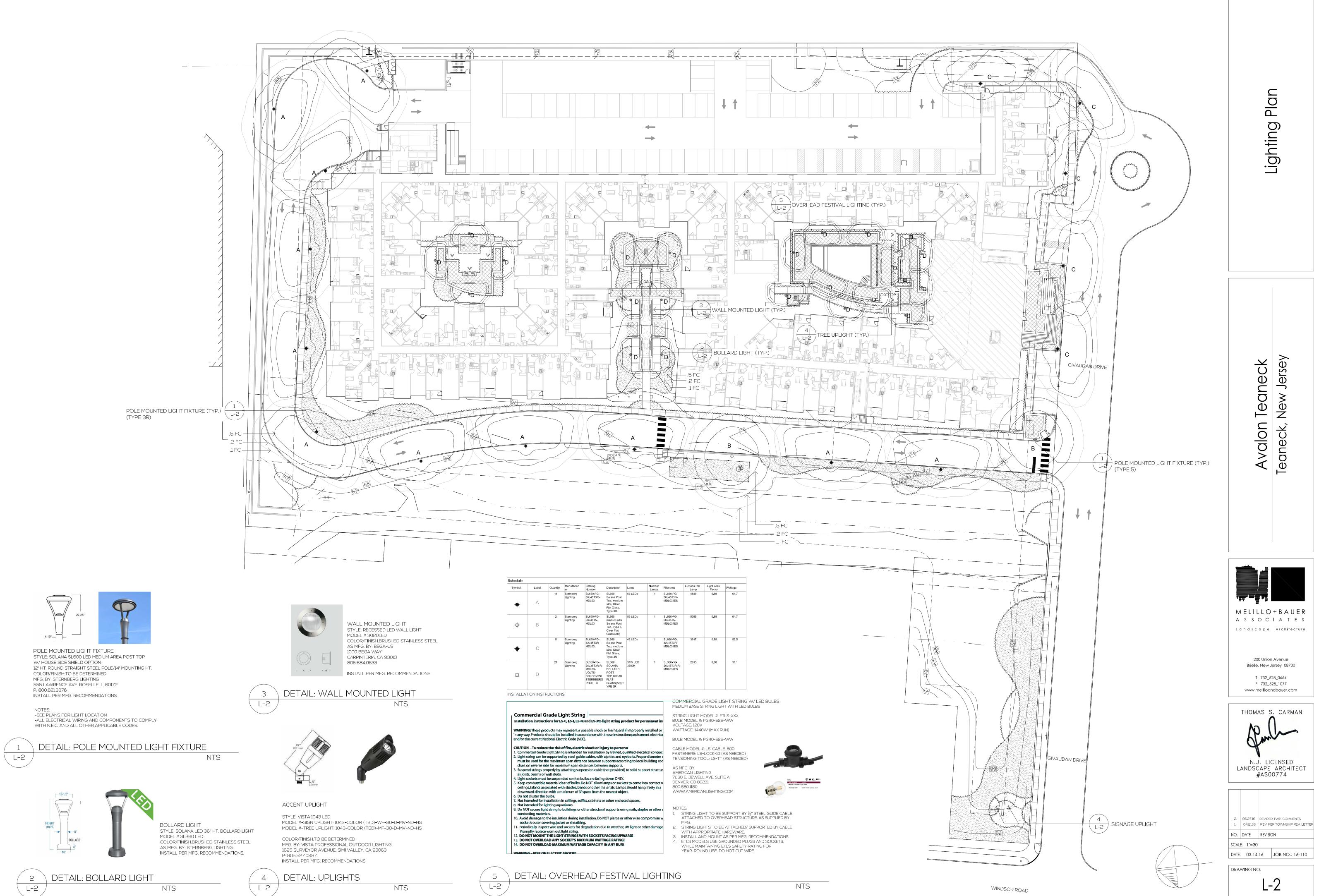
# SUBMISSION PLANS

Project: A		
DRAWING LIST		DATE
	Cover Sheet	
L-1	Overall Site Plan	05.27.16
L-2	Lighting Plan	05.27.16
L-3	Landscape Plan	05.27.16
L-4	Landscape Plan	05.27.16
L-5	Site Details	05.27.16
L-6	Planting Details and Notes	05.27.16

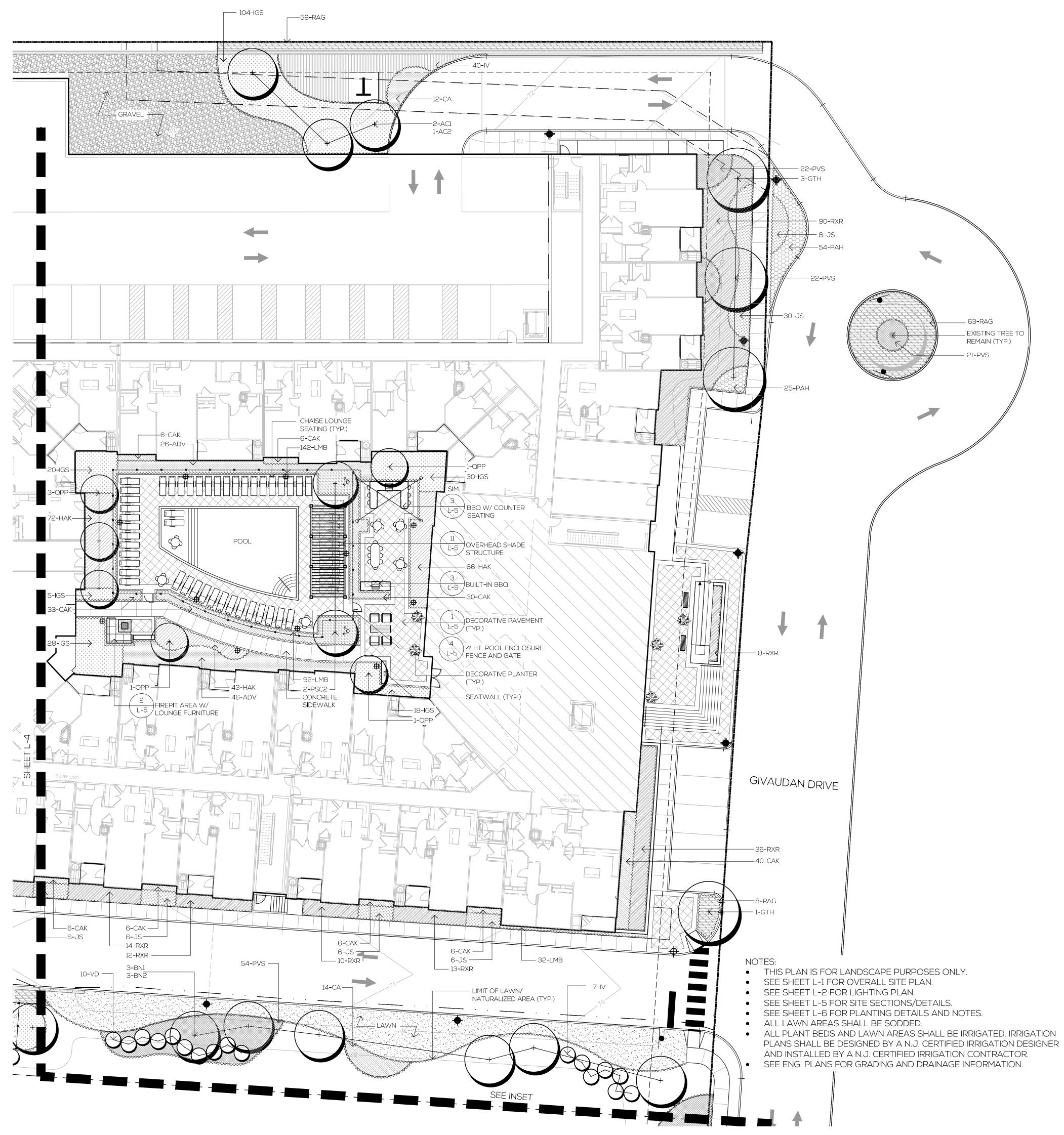


MELILLO + BAUER ASSOCIATES Landscape Architecture



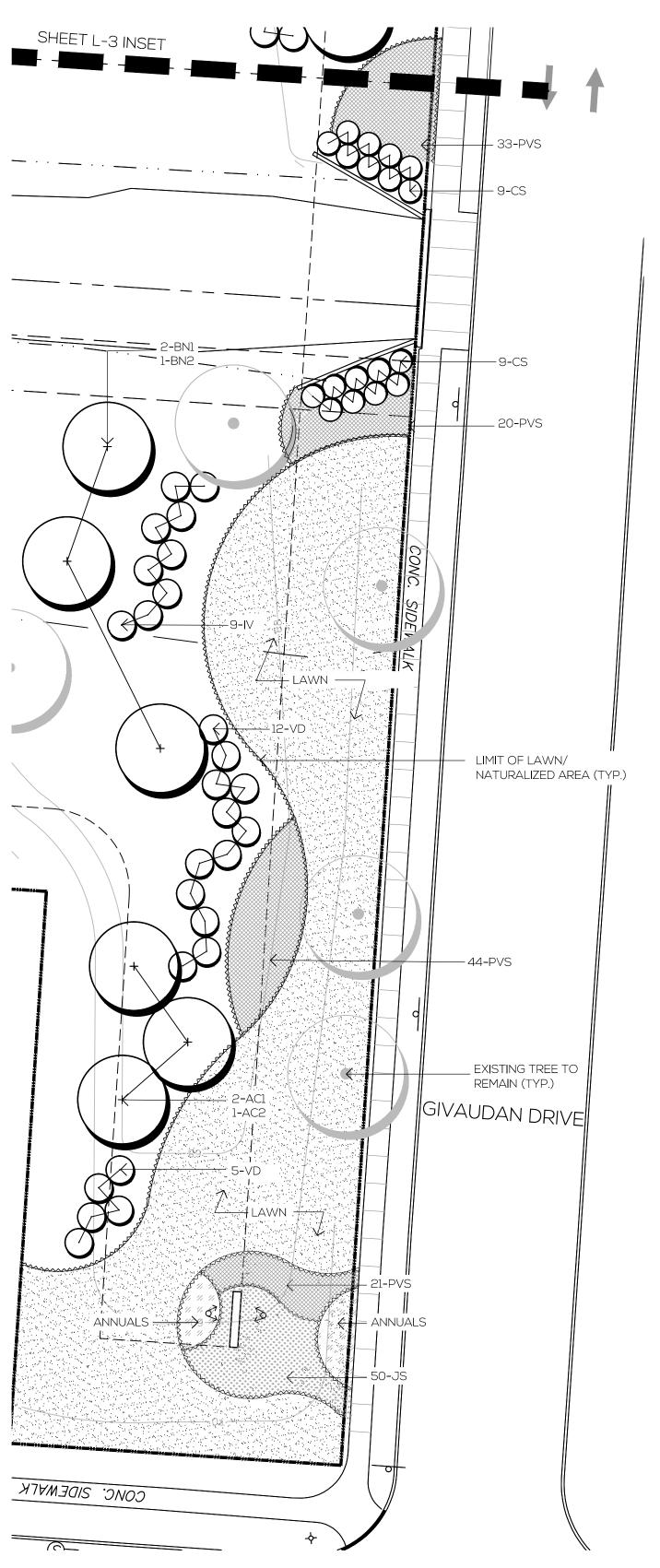


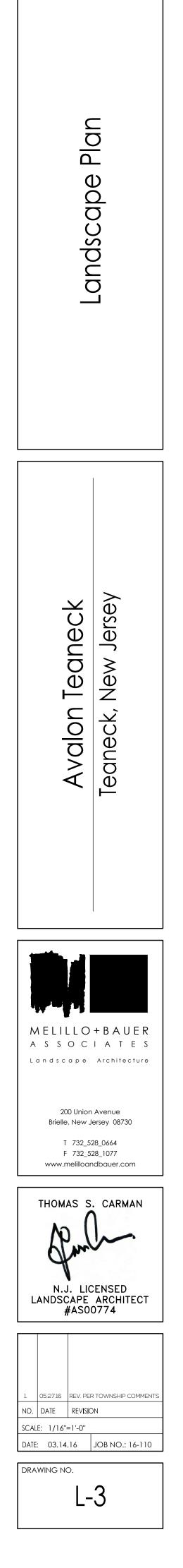


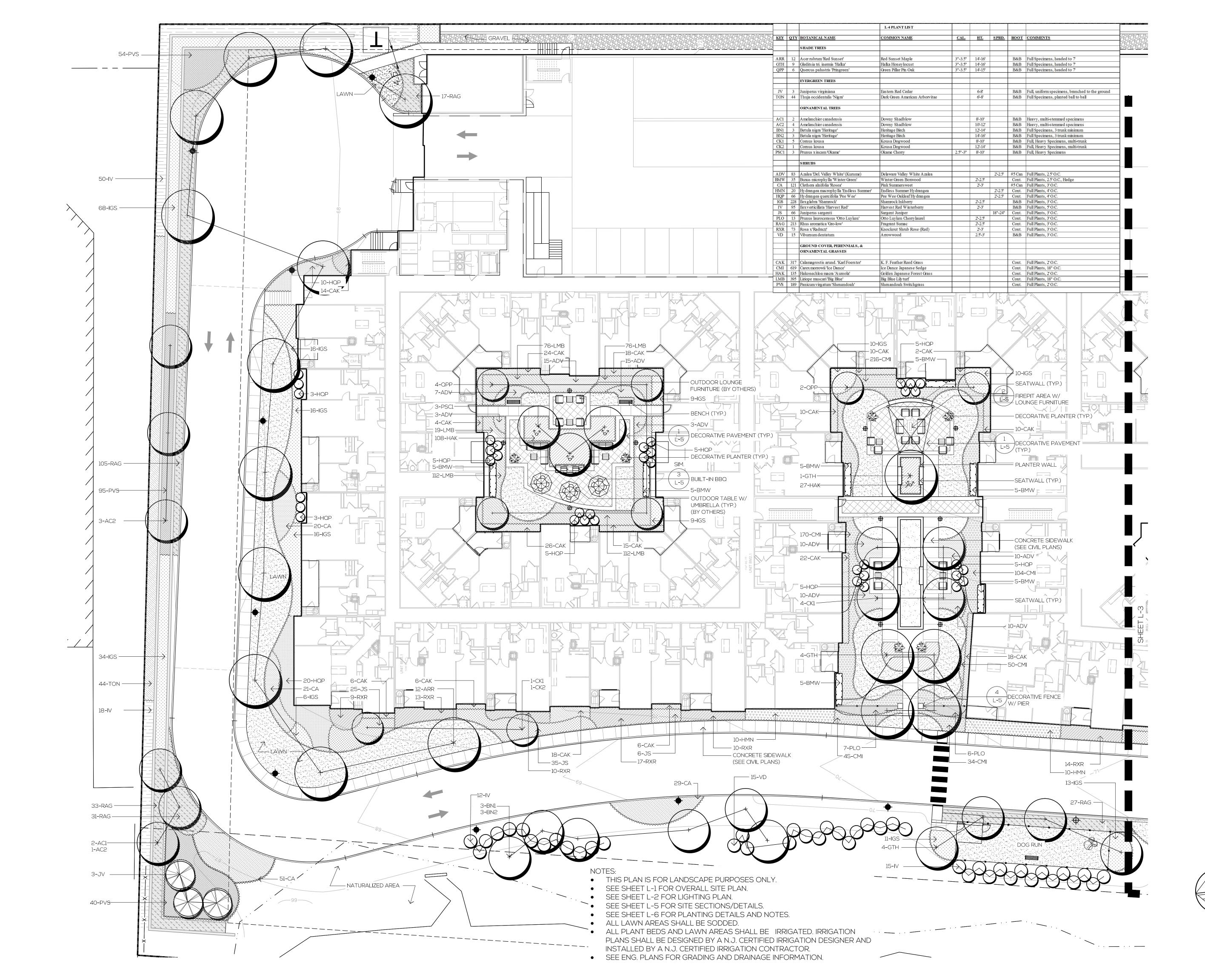


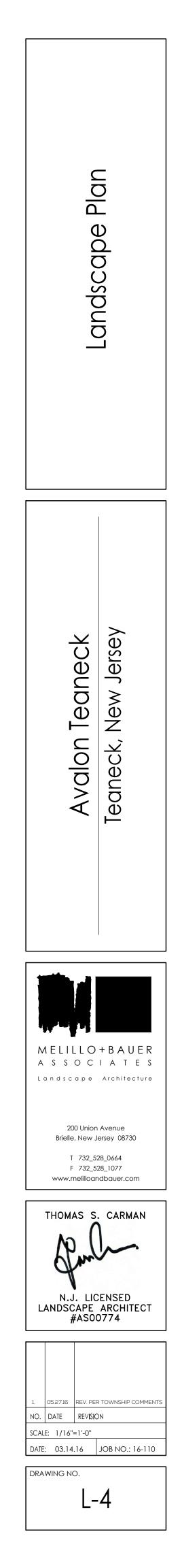
			L-3 PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	<u>SPRD.</u>	ROOT	COMMENTS
		SHADE TREES						
GTH	4	Gleditsia tri. inermis 'Halka'	Halka Honeylocust	3"-3.5"	14'-16'		B&B	Full Specimens, headed to 7'
QPP	6	Quercus palustris 'Pringreen'	Green Pillar Pin Oak	3"-3.5"	14'-15'		B&B	Full Specimens, headed to 7'
		ORNAMENTAL TREES						
1.01		A water at increase days in	Deserves (the distance		01.10		Dep	TT
AC1 AC2	4	Amelanchier canadensis Amelanchier canadensis	Downy Shadblow Downy Shadblow		8'-10 10'-12'		B&B B&B	Heavy, multi-stemmed specimens Heavy, multi-stemmed specimens
BN1	5	Betula nigra 'Heritage'	Heritage Birch		10-12		B&B	Full Specimens, 3 trunk minimum
BN2	4	Betula nigra 'Heritage'	Heritage Birch		12-14		B&B	Full Specimens, 3 trunk minimum
PSC2	2	Prunus x in cam 'Okame'	Okame Cherry	2.5"-3"	10'-12'		B&B	Full, Heavy Specimens
		SHRUBS						
ADV	72	Azalea 'Del. Valley White' (Kurume)	Delaware Valley White Azalea			2'-2.5'		Full Plants, 2.5' O.C.
CA	26	Clethera alnifolia 'Rosea'	Pink Summersweet		2'-3'			Full Plants, 3' O.C.
CS	18	Cornus alba siberica	Siberian Red Twig Dogwood		2.5'-3'		Cont.	Full Plants, 3' O.C.
IGS		Ilex glabra 'Shamrock'	Shamrock Inkberry		2'-2.5'		B&B	Full Plants, 3' O.C.
IV	72	Ilex verticillata 'Harvest Red'	Harvest Red Winterberry		2'-3'		B&B	Full Plants, 5' O.C.
JS	104	Juniperus sargenti	Sargent Juniper			18"-24"	Cont.	Full Plants, 3' O.C.
RAG	67	Rhus aromatica 'Gro-low'	Fragrant Sumac		2'-2.5'		Cont.	Full Plants, 3' O.C.
RXR	183	Rosa x 'Radrazz'	Knockout Shrub Rose (Red)		2'-3'		Cont.	Full Plants, 3' O.C.
VD	27	Viburnum dentatum	Arrowwood		2.5'-3'		B&B	Full Plants, 3' O.C.
		GROUND COVER, PERENNIALS, &						
		ORNAMENTAL GRASSES						
CAK	139	Calamagrostis arund. 'Karl Foerster'	K. F. Feather Reed Grass				Cont.	Full Plants, 2' O.C.
HAK	181	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass				Cont.	Full Plants, 2' O.C.
LMB		Liriope muscari 'Big Blue'	Big Blue Lilvturf				Cont.	Full Plants, 18" O.C.
PAH	79	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass				Cont.	Full Plants, 18" O.C.
PVS	233	Panicum virg atum 'Shenandoah'	Shenandoah Switchgrass				Cont.	Full Plants, 2' O.C.

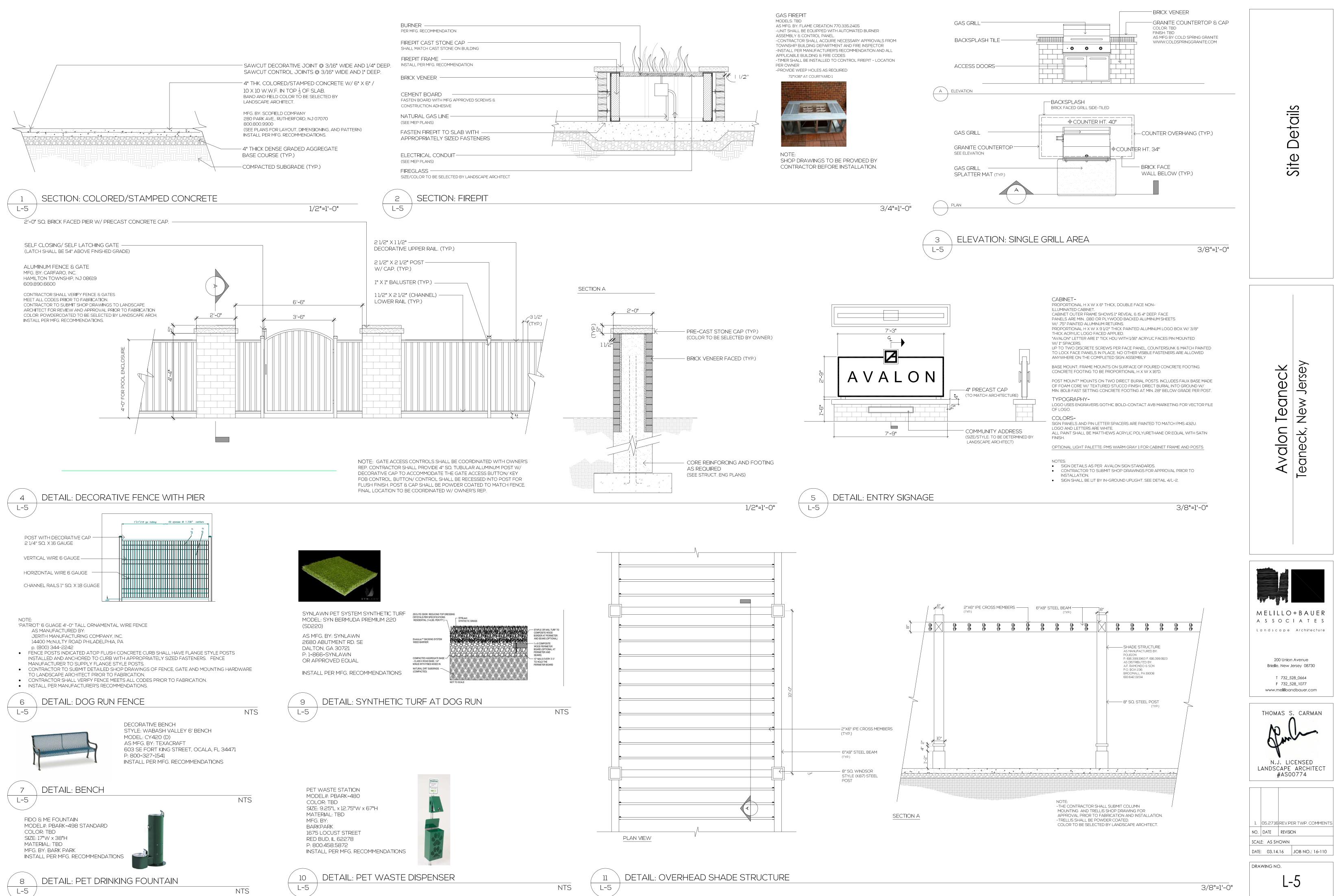
ANNUALS

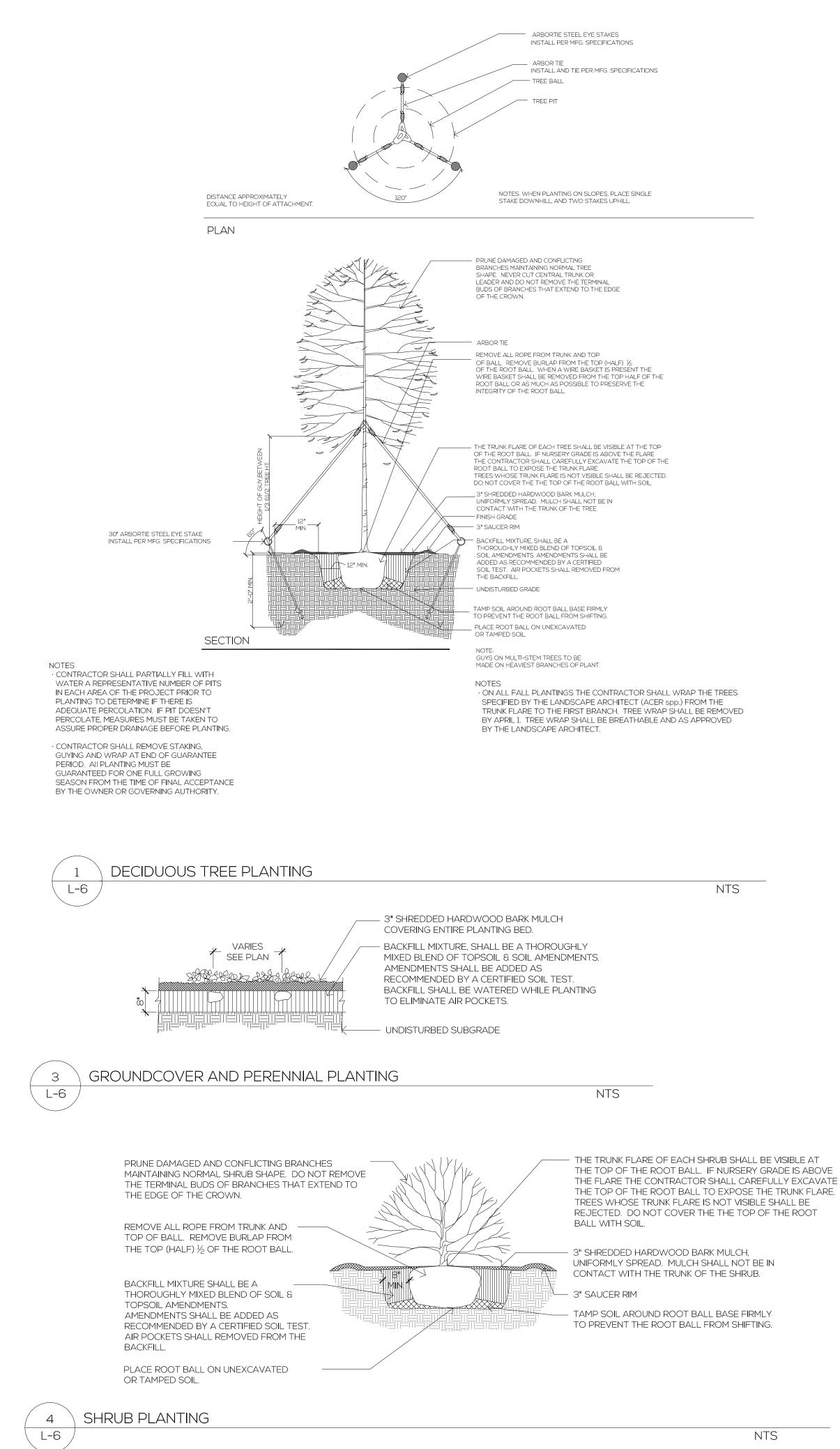














ARBOR TIE INSTALL PER MFG. SPECIFICATIONS TREE BALL

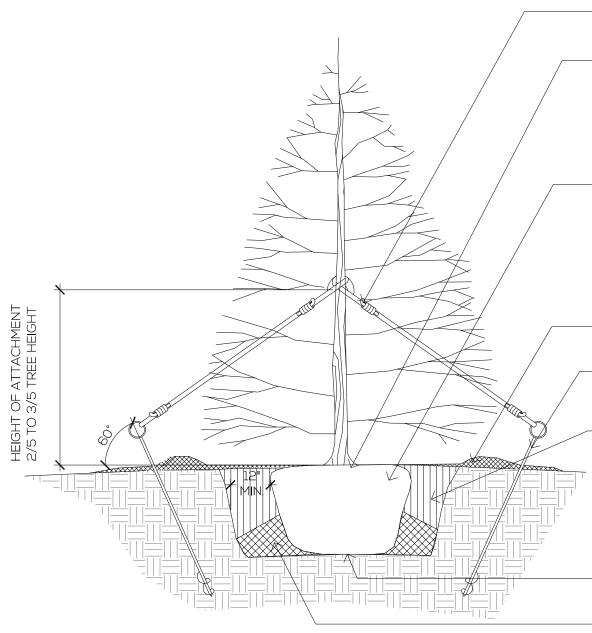


NOTES: WHEN PLANTING ON SLOPES, PLACE SINGLE STAKE DOWNHILL, AND TWO STAKES UPHILL.

PLAN

DISTANCE APPROXIMATELY

EQUAL TO HEIGHT OF ATTACHMENT.



120°

ARBOR TIE GUYING SYSTEM

THE TRUNK FLARE OF EACH TREE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. IF NURSERY GRADE IS ABOVE THE FLARE THE CONTRACTOR SHALL CAREFULLY EXCAVATE THE TOP OF THE ROOT BALL TO EXPOSE THE TRUNK FLARE. TREES WHOSE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE THE TOP OF THE ROOT BALL WITH SOIL.

REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP (HALF)  $\frac{1}{2}$ OF THE ROOT BALL. WHEN A WIRE BASKET IS PRESENT THE WIRE BASKET SHALL BE REMOVED FROM THE TOP HALF OF THE ROOT BALL OR AS MUCH AS POSSIBLE TO PRESERVE THE INTEGRITY OF THE ROOT BALL.

- 3" SAUCER RIM.

· 30" ARBORTIE STEEL EYE STAKES, 3 PER TREE. TIGHTEN ARBORTIE PER MFG. SPECIFICATIONS

BACKFILL MIXTURE, SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL & SOIL AMENDMENTS. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY A CERTIFIED SOIL TEST. AIR POCKETS SHALL REMOVED FROM THE BACKFILL.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY TO PREVENT THE ROOT BALL FROM SHIFTING.

SECTION

· 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.  $\cdot$  CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT THE END OF THE GUARANTEE PERIOD. ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY TOWNSHIP LANDSCAPE ARCHITECT.

L-6

EVERGREEN TREE PLANTING

RIPARIAN BUFFER MIX

ERNMX #: ERNMX - 178

9006 MERCER PIKE

P. 800.873.3321

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MEADVILLE, PA 16335

ERNST CONSERVATION SEEDS

AS MFG. BY:



Riparia	n Buffer Mix
ERNMX #	ERNMX-178
Seeding Rate	15 lb per acre or 1/3 - 1/2 lb per 1,000 sq ft
Mix Type	Riparian Sites
Species List (click for details)	<ul> <li>10% Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)</li> <li>8% Virginia Wild Rye, PA Ecotype (Elvmus virginicus, PA Ecotype)</li> <li>8% Riverbank Wild Rye, PA Ecotype (Elvmus riparius, PA Ecotype)</li> <li>8% Deer Tongue, Tioga' (Panicum clandestinum (Dichanthelium c.), Tioga')</li> <li>8% Little Bluestem, FIG PA Ecotype (Schizachyrium scoparium, FIG PA Ecotype)</li> <li>7% Indiangrass, PA Ecotype (Sorghastrum nutans, PA Ecotype)</li> <li>6% Partridge Pea, PA Ecotype (Chamaecrista fasciculata (Cassia f.), PA Ecotype)</li> <li>6% Bg Bluestem, Niagara' (Andropogon gerardii, Niagara')</li> <li>4% Switchgrass, Shawnee' (Panicum virgatum, 'Shawnee')</li> <li>4% Silky Dogwood (Cornus amonum)</li> <li>2% Grass Leaved Goldenrod, PA Ecotype (Euthamia graminifolia (Solidago g.), PA Ecotype)</li> <li>2% Arrow Wood (Wiburnum dentatum)</li> <li>2% Ox Eye Sunflower, PA Ecotype (Rudbeckia hirta, CP NC Ecotype)</li> <li>2% Mid Bergamot (Monarda fistulosa)</li> <li>2% Jace Yve Weed, PA Ecotype (Euptorium fistulosum, PA Ecotype)</li> <li>2% Wild Bergamot (Monarda fistulosa)</li> <li>2% Joe Pve Weed, PA Ecotype (Penstemon digitalis, PA Ecotype)</li> <li>2% Tall White Beard Tongue, PA Ecotype (Penstemon digitalis, PA Ecotype)</li> <li>2% Common Milkweed, PA Ecotype (Beaptorium neulatum, PA Ecotype)</li> <li>2% Soft Rush (Juncus effusus)</li> <li>2% Boneset, PA Ecotype (Baptorium perfoliatum, PA Ecotype)</li> <li>2% Son Sunsh (Juncus effusus)</li> <li>2% Boneset, PA Ecotype (Baptorium perfoliatum, PA Ecotype)</li> <li>2% Son Rush (Juncus effusus)</li> <li>2% Boneset, PA Ecotype (Baptorium perfoliatum, PA Ecotype)</li> <li>2% Gommon Milkweed, PA Ecotype (Baptorium perfoliatum, PA Ecotype)</li> <li>2% Boneset, PA Ecotype (Wastriaca, PA Ecotype)</li> <li>2% Son Rush (Juncus effusus)</li> <li>2% Boneset, PA Ecotype (Wastriaca, PA Ecotype)</li> <li>2% Son Rush (Juncus effusus)</li> <li>2% Boneset, PA Ecotype (Wastriaca PA Ecotype)</li> <li>2% Boneset, PA Ecotype (Wastriaca PA Ecotype)</li> <li>2% Son Rush (Juncus effusu</li></ul>

NOTES - CONTRACTOR SHALL CONTACT SEED SUPPLIER PRIOR TO APPLICATION TO VERIFY APPROPRIATE APPLICATION TIMING FOR THE SPECIFIED SEED MIX.

Total: 100%

- CONTRACTOR SHALL SUBMIT ANTICIPATED SEED APPLICATION/PREPARATION PROCEDURE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SEED APPLICATION/PREPARATION. - INSTALL PER MFG. RECOMMENDATIONS
- IRRIGATION/SUPPLEMENTAL WATER SHALL BE PROVIDED
- TO ESTABLISH SEED MIX AT INSTALLATION. - ALL SEEDED AREAS MUST BE KEPT CONSTANTLY MOIST TO PROMOTE GERMINATION.



**RIPARIAN BUFFER MIX** 

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## PLANT NOTES:

1. THE CONTRACTOR SHALL FURNISH OUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS. A. ALL PLANTS SHALL EQUAL OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT LIST WHICH ARE THE MINIMUM ACCEPTABLE. B. PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNTIED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PROVING DUE TO DAMAGE FROM SHIPMENT OR HANDLING. C. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR C. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
2. WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 3 DAYS ADVANCE NOTICE.
A. THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.
B. THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.
C. THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES
FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.
C. ALL TREES MUST BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL
BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
A. CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES AND FLOWERING TREES. A. CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES AND FLOWERING TREES.
B. LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.
C. CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR REPORT TO TO THE PLANT OR THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DIG TREE PITS.
D. UPON FINAL APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BALL OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT.
4. PLANTS SHALL DE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOI LATED. VIGOROUS ROOT SYSTEMS BE FREF FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS, BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST. 5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY

PERIOD AFTER DELIVERY. 6. QUALITY, BRANCHING AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2004 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 7. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED. ROOT BALLS SHALL BE REJECTED. 8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT COLLAR OF TREES OR SHRUBS. THE TOP OF THE ROOT BALL FOR ALL B&B PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR I" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A "V" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO CULTING CUTING. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD. 11. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, VEHICLES OR SIGNS.

SHADE TREES MUST BE SINGLE TRUNK, TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET. 12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE FIELD. 13. ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS, WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING. 15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 1 YEAR FROM THE TIME OF LANDSCAPE APPROVAL BY TOWNSHIP LANDSCAPE ARCHITECT AND/OR REVIEWING AUTHORITY.

AUG. 15-DEC. 15 EVERGREEN TREES FALL OCT. 15-DEC. 15 DECIDUOUS TREES MAR. 1-MAY 15 ALL PLANTS SPRING

FALL DIGGING HAZA BETULA VARIETIES ARPINUS VARIETIES CELTIS VARIETIES CERCIDIPHYLLUM VARIETIES CRATAEGUS VARIETIES FAGUS VARIETIES HALESIA VARIETIES ILEX OPACA VARIETIES ALL TREEFORM EVERGREEN ILEX VARIETIES LIQUIDAMBAR VARIETIES

LIRIODENDRON TULIPIFER/ MALUS-IN LEAF NYSSA SYLVATICA OSTRYA VARIETIES PRUNUS-ALL STONE FRUITS PYRUS VARIETIES OUERCUS-ALL OAKS EXCEPT O. PALUSTRIS SALIX-WEEPING VARIETIES TILLA TOMENTOSA VARIAETIES ZELKOVA VARIETIES

#### IRRIGATION NOTE

CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN & BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT. SYSTEM DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING. IRRIGATION SYSTEM SHALL ALSO CONTAINE SUBMETER, TIMER/CONTROLLER. FOR EACH WATERING ZONE AND MOISTER

SENSOR/RAIN DELAY CONTROLLER

A THIRD PARTY INSPECTION SHALL BE PERFORMED FOR THE IRRIGATION SYSTEM

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NO. DATE REVISION SCALE: AS SHOWN DATE: 03.14.16 JOB NO.: 16-110

DRAWING NO.