

PROPOSED 4-UNIT RESIDENTIAL STRUCTURE

#108 SOUTH VICTORIA AVENUE
CITY OF VENTNOR PLANNING BOARD SUBMISSION

LIST OF OWNERS WITHIN 200 FT

[Empty table for listing owners within 200 feet]					
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SHEET INDEX

- C-1 TITLE SHEET
- C-2 PROPERTY SURVEY
- C-3 SITE DEVELOPMENT PLAN
- C-4 SOIL EROSION & SEDIMENT CONTROL
- C-5 SITE DETAILS

APPROVALS:

TAX ACCESSOR _____ DATE _____

BOARD CHAIRPERSON _____ DATE _____

BOARD ADMINISTRATOR _____ DATE _____

BOARD ENGINEER _____ DATE _____

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ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

APCO ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

J. Barnhart
JON J. BARNHART
PROFESSIONAL PLANNER N.J. NO. 33LI00581500
PROFESSIONAL ENGINEER N.J. NO. GE43483

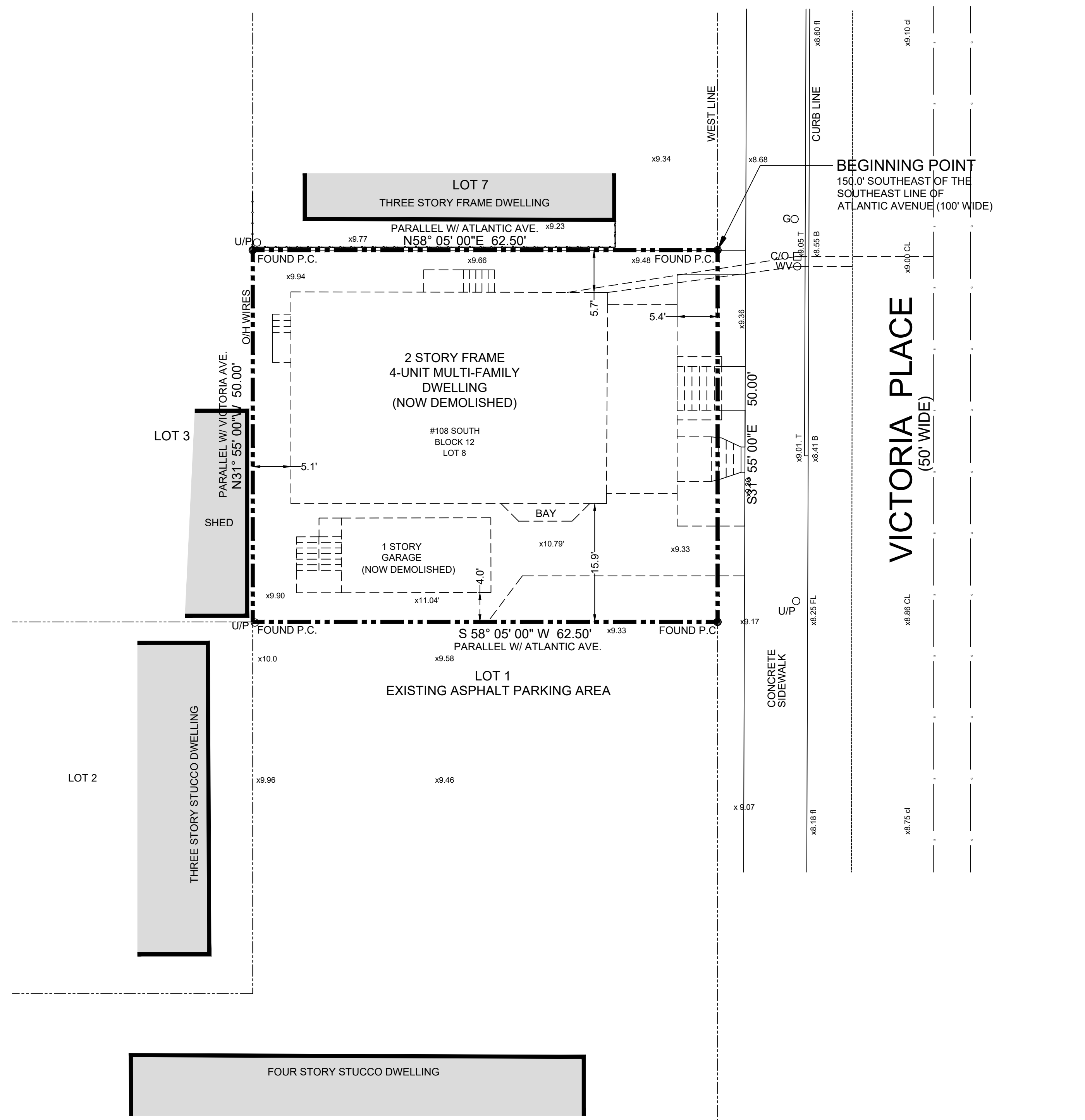
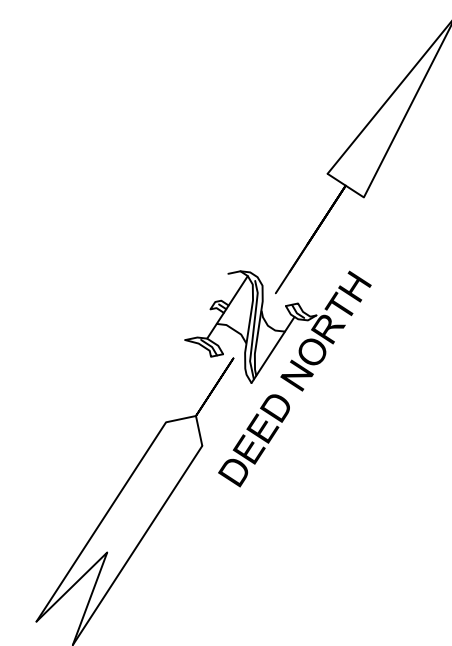
Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

TITLE SHEET
BLOCK 12 LOT 8
VENTNOR ATLANTIC COUNTY NEW JERSEY

SCALE: NO SCALE
DATE: 9-6-24

BY: JJB
PROJ. NO.: 41548

SHEET NO.
C-1
SHEET 1 of 5

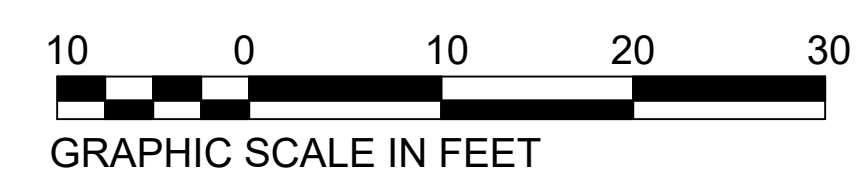


GENERAL SURVEY NOTES

1. SUBJECT PROPERTY LIES IN THE FIA FIRM ZONE AE9 AS SHOWN ON THE PRELIMINARY INSURANCE RATE MAP FOR THIS COMMUNITY.
2. SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL AREA OF 312515 SF.
3. PERMANENT MARKERS HAVE BEEN SET WHERE INDICATED.
4. OFFSETS WHERE SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
5. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
6. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED AND SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
7. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
8. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY SHOULD THIS SURVEY BE USED FOR RESALE OF PROPERTY, FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
9. THE LOCATION, DETECTION OR IDENTIFICATION OF ANY HAZARDOUS MATERIALS, STORAGE TANKS, AND THE LIKE, BURIED OR OTHERWISE, IS EXPRESSLY NOT INCLUDED IN SURVEYOR'S SCOPE OF WORK.

EXISTING UTILITIES LEGEND
 S = SANITARY SEWER CLEAN-OUT
 S MH = SANITARY SEWER MANHOLE
 E = ELECTRIC METER
 WV = WATER VALVE
 WM = WATER METER
 GV = GAS VALVE
 TL = TRAFFIC LIGHT
 U/P = UTILITY POLE
 F/H = FIRE HYDRANT
 L/S = LIGHT STAND
 TBOX = TRAFFIC CONTROL BOX
 ACDS = ATLANTIC CITY DEPT. OF SANITATION MANHOLE
 SEWER = SQUARE SEWER MANHOLE

ELEVATION LEGEND
 X.XX' = EXISTING SPOT ELEVATION NAVD 88 DATUM
 X.XX' BC = EXISTING BOTTOM OF CURB ELEVATION
 X.XX' TC = EXISTING TOP OF CURB ELEVATION
 X.XX' CL = EXISTING CENTER LINE ELEVATION



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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

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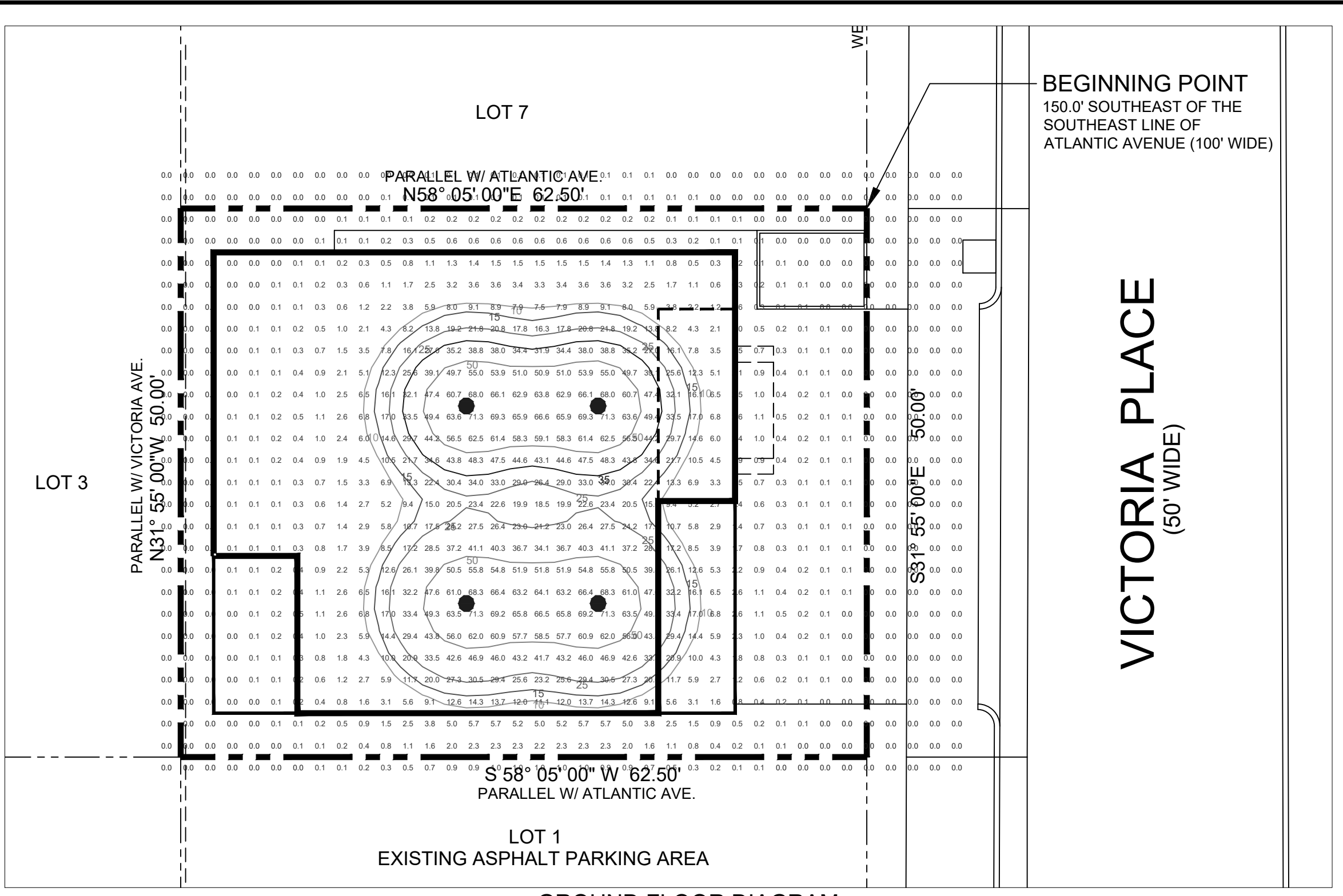
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PROPERTY SURVEY
 BLOCK 12 LOT 8
 VENTNOR ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
 DATE: 9-6-24

BY: JJB
 PROJ. NO.: 41548

SHEET NO.
C-2
 SHEET 2 of 5



GROUND FLOOR DIAGRAM
SCALE: 1" = 10'

LUMINAIRE LOCATIONS

No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	276.0	121.0	9.0	9.0	0.0	0.0	276.0	121.0	0.0
2	A	276.0	103.0	9.0	9.0	0.0	0.0	276.0	103.0	0.0
3	A	288.0	103.0	9.0	9.0	0.0	0.0	288.0	103.0	0.0
4	A	288.0	121.0	9.0	9.0	0.0	0.0	288.0	121.0	0.0

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	A	4	GS 175M	2X2 PAN W/ ROUND REFLECTOR 175 MH VERTICAL LAMP	ONE 175-WATT COATED ED-28 METAL HALIDE, VERTICAL BASE-UP POSITION.	90112601IES	14000	1.00	213

Landscape Maintenance Schedule

Trees

- Fertilizing (spring): each plan shall receive an application of 10-6-4 based on the size of the tree. One cup of fertilizer per caliber inch of the tree.
- Water during drought conditions: five gallons per tree per week
- Pruning out deadwood: as required, keeping the natural shape of the tree.
- Insecticides: apply an oil spray in March according to manufacturer's recommendation, as preventive spray. Make routine monthly inspections to detect other infestations and apply required insecticides.

Shrubs

- Fertilizer: Holly Tone at a rate of one cup per foot spread or height, two times per year, spring and late fall.
- Watering during drought conditions: two gallons per plant per week
- Pruning: as required (dead of broken branches).
- Insecticides: make routine inspections.
- Mulching: apply three-inch layer of mulch-shredded pine bark once per year, with a preemergent for weed control.

Ground Cover

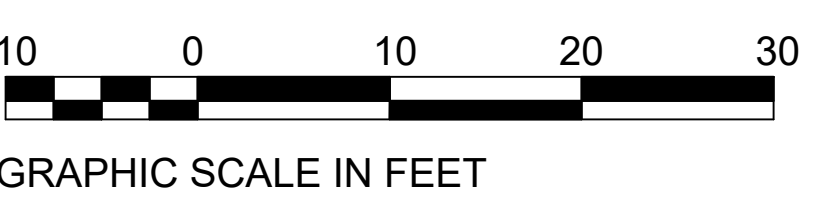
- Fertilizer: Broadcast Holly Tone at recommended rates, two times per year, spring and late fall
- Watering: water one inch per week.
- Pruning: only required to prevent spreading and to thicken. Remove top growth in spring
- Weed control: broadcast a preemergent weed control. Hand pulling may be necessary once per week to keep ground cover beds weed free.

Lawns

- Consider including some tough, low-maintenance grasses in the seed mixture. Kentucky-31 tall fescue and the finer bladed tall fescue ryegrasses, and varieties of red fescue can combine with bluegrass to provide a tough low-maintenance turf.
- Water lawns more lightly and more frequently when in coastal communities than would be the case with the heavier inland communities. A total of an inch to an inch and a half of water is necessary during rainless periods, but the law may need water every three to four days instead of once a week.
- Use slow-release nitrogen fertilizers because of the sandy soil condition and the probability of the leaching out of nutrients.
- Do no overcut the lawn making it too short and susceptible to disease and insect problems.

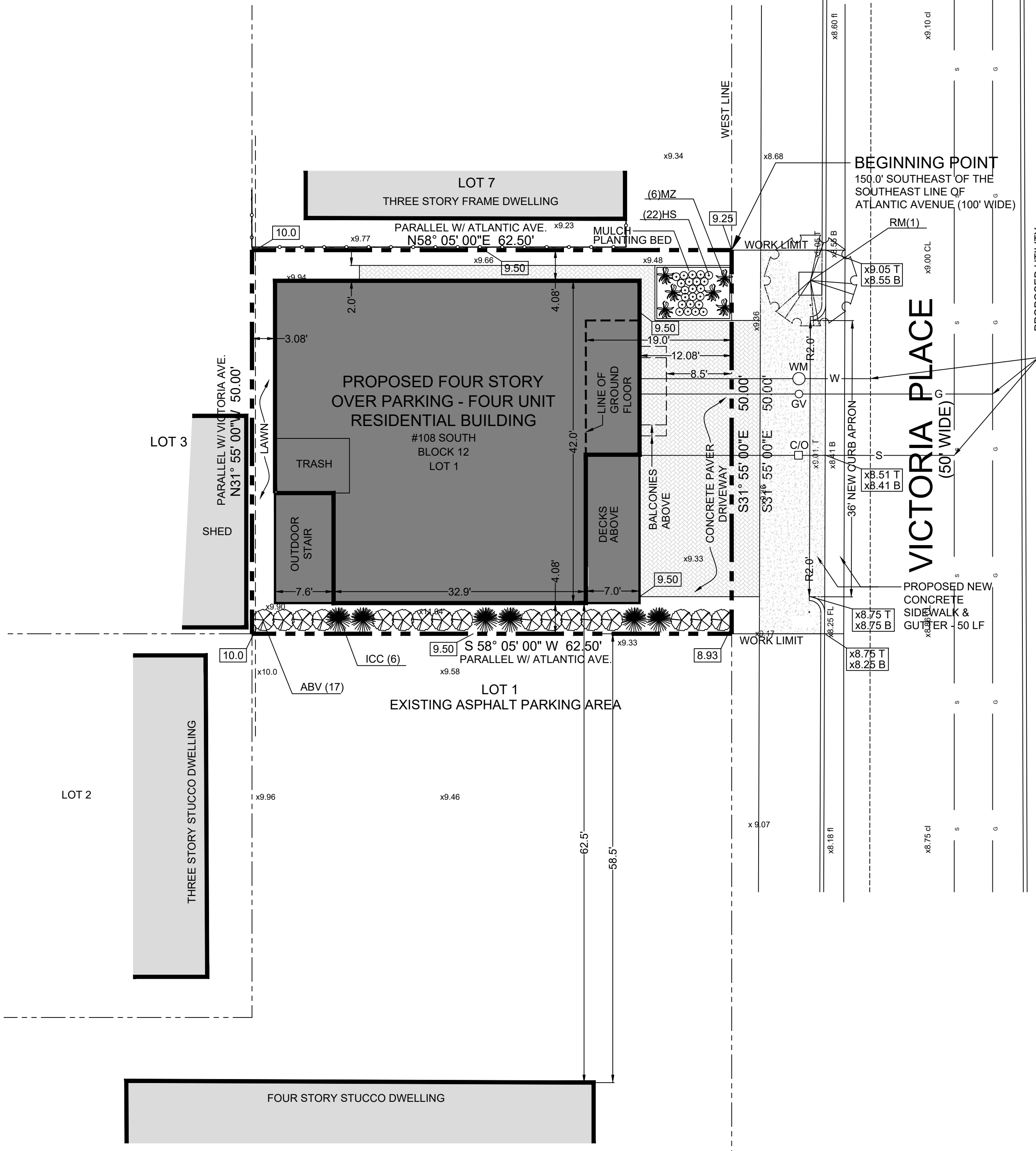
PLANT SCHEDULE

ABR	COMMON NAME	SIZE	QTY.	ROOT
HS	DAY LILLY	1 Gal.	22	Cont.
MZ	ZEBRA GRASS	3 GAL.	6	CONT.
RM	RED MAPLE	2-1/2 CAL.	1	CONT.
ABV	AMERICAN ARBORVITAE	6.5' HT.	17	CONT.
ICC	COMPACT JAPANESE HOLLY	24" / 3 Gal.	6	CONT.



ELEVATION LEGEND

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 X.XX' CL = EXISTING CENTER LINE ELEVATION



- GENERAL NOTES:**
- APPLICANT: NATE RUSSO, SR
C/O BRIAN J. CALLAGHAN, ESQ.
2428 ATLANTIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401
 - EXISTING USE:
THE SITE IS CURRENTLY VACANT. IT FORMERLY CONTAINED A TWO STORY FRAME MULTI-FAMILY DWELLING, TOTALING 4 UNITS.
 - INTENT OF APPLICANT:
THE APPLICANT INTENDS CONSTRUCT A 4 STORY OVER PARKING, 4 UNIT MULTI-FAMILY DWELLING AS SHOWN.
 - PROPERTY SURVEY:
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR PONZIO CO. ALL ELEVATIONS INDICATED REFLECT NAVD88
 - SITE DATA:
BLOCK 12 LOT 8 AS SHOWN ON VENTNOR CITY TAX MAP LOCATED IN DISTRICT ZONE R9
- NOTE: THIS DRAWING IS INTENDED FOR CITY APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

ZONING SCHEDULE (R-9 DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	5750 SF	3125 SF	3125 SF	ENC
LOT WIDTH	50 FT	50 FT	50 FT	C
LOT DEPTH	115 FT	62.5 FT	62.5 FT	ENC
SETBACKS				
FRONT YARD	15 FT	5.4 FT	12 FT	V
(BALCONY)	11 FT	N/A	8.5 FT	V
SIDE YARD	5 FT	5.7/15.9 FT	4 / 4 FT	V
REAR YARD	15 FT	5.1 FT	3 FT	V
COVERAGE				
PRINCIPAL LOT	35%	49%	63% (W/ DECKS)	V
	60%	90%	80%	V
*HEIGHT	35 FT ABV. EL. 13'	27' ABV. EL. 13.0'	47 FT ABV. EL. 13'	V
PARKING	2 SP/UNIT = 8 SP	1 SPACE	8 SPACES	C
STREET TREES	2 TREES/UNIT = 8 TREES	0 TREES	1 TREE	V

* WHEN PROVIDING ADEQUATE OFF-STREET ON-SITE PARKING, THE PREVIOUS BLDG. HEIGHT MAY BE EXTENDED UP TO AN ADDITIONAL 20 FT, UPON SITE PLAN REVIEW.

LEGEND:
 C - CONFORMING
 ENC - EXISTING NON-CONFORMING
 V - VARIANCE

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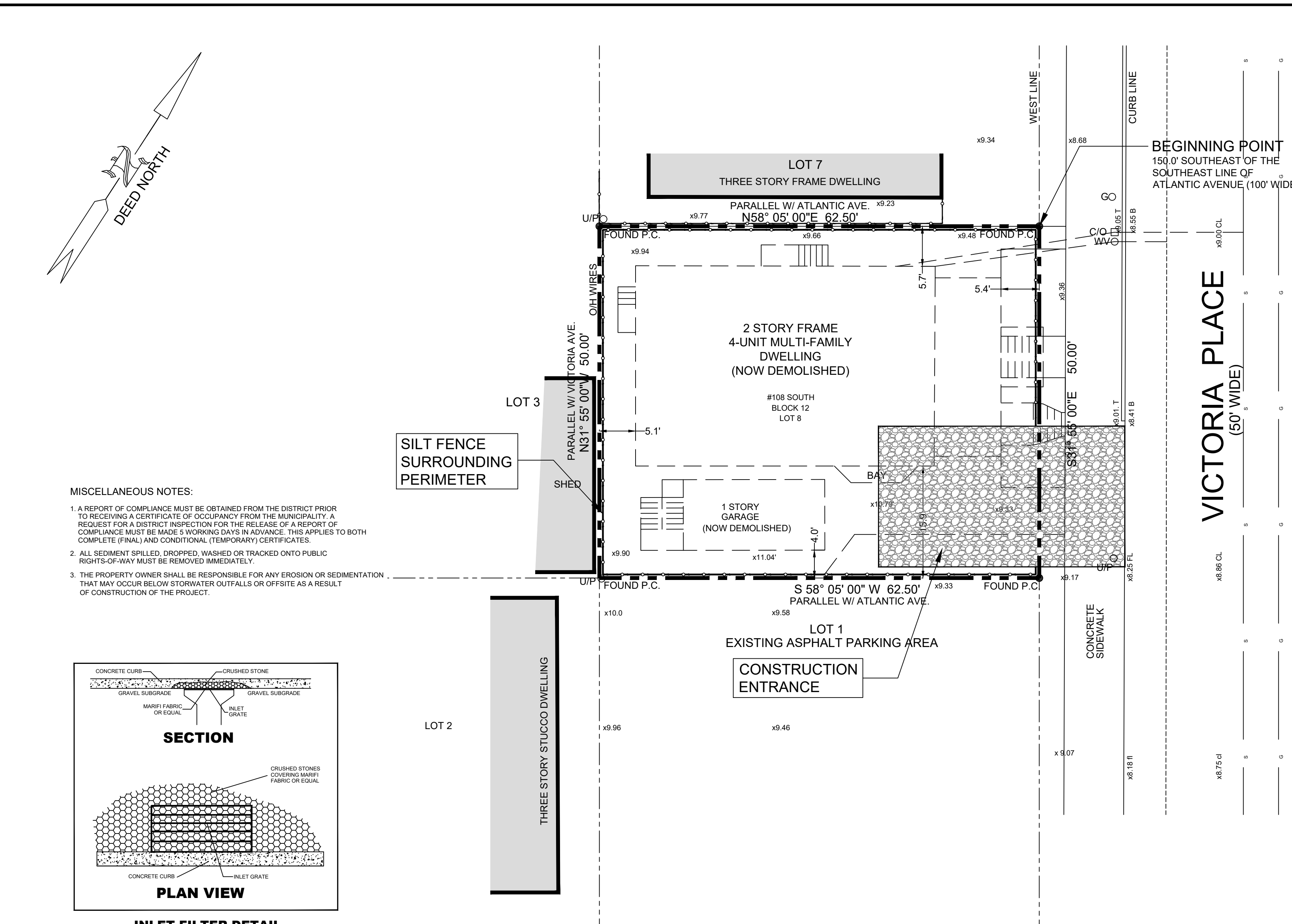
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SITE DEVELOPMENT PLAN
 BLOCK 12 LOT 8
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SCALE: 1" = 10'
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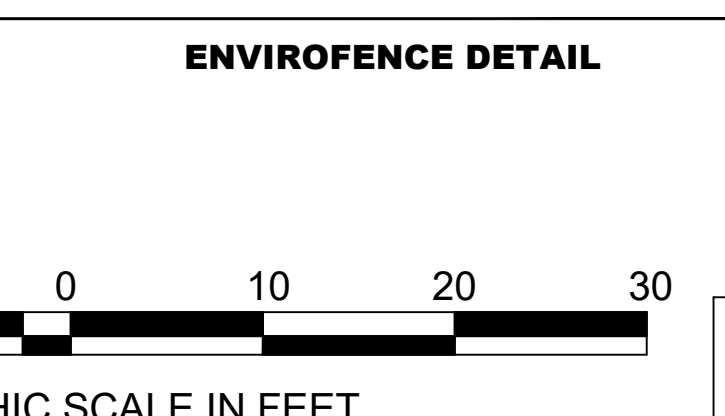
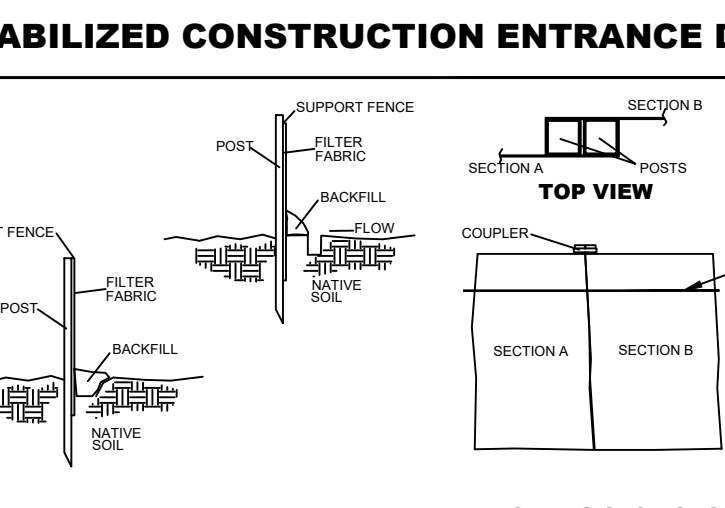
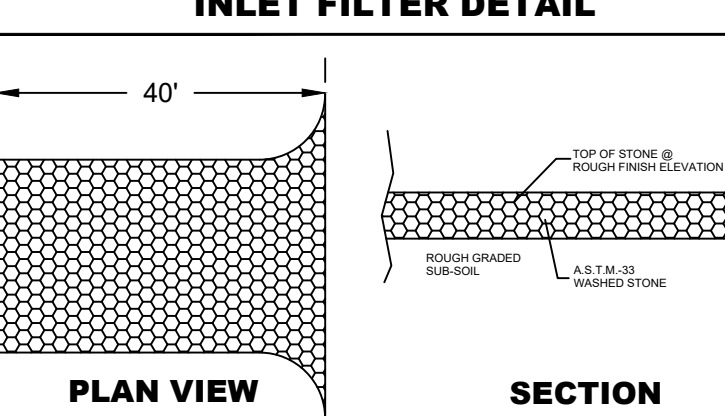
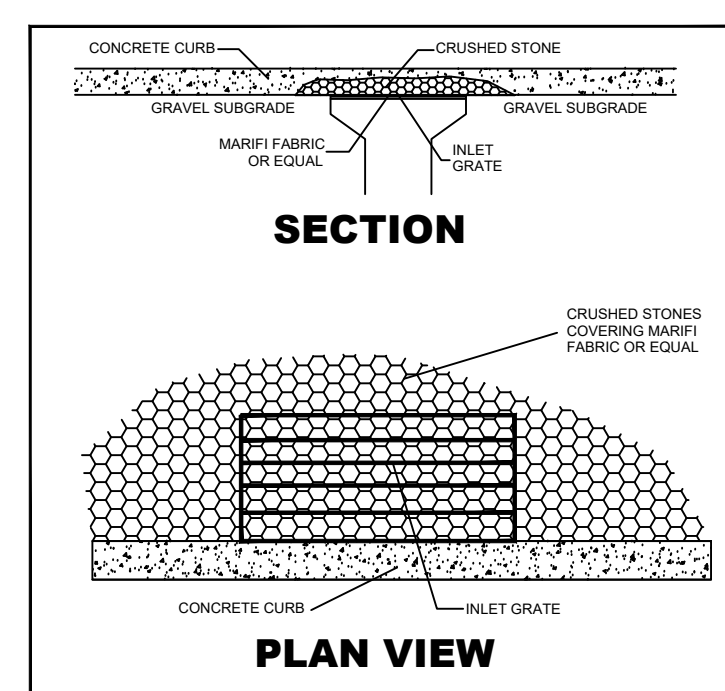
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SHEET NO.
C-3
 SHEET 3 of 5



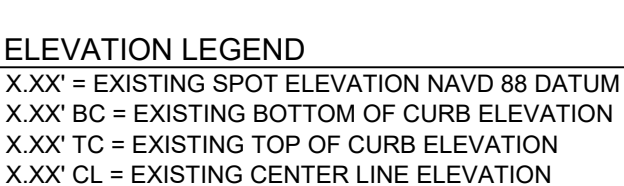
MISCELLANEOUS NOTES:

1. A REPORT OF COMPLIANCE MUST BE OBTAINED FROM THE DISTRICT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY FROM THE MUNICIPALITY. A REQUEST FOR A DISTRICT INSPECTION FOR THE RELEASE OF A REPORT OF COMPLIANCE MUST BE MADE 5 WORKING DAYS IN ADVANCE. THIS APPLIES TO BOTH COMPLETE (FINAL AND CONDITIONAL (TEMPORARY) CERTIFICATES.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.



EXISTING UTILITIES LEGEND

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 SMH = SANITARY SEWER MANHOLE
 E = ELECTRIC METER
 WV = WATER VALVE
 WM = WATER METER
 GV = GAS VALVE
 T/L = TRAFFIC LIGHT
 F/P = UTILITY POLE
 F/H = FIRE HYDRANT
 L/S = LIGHT STAND
 TBX = TRAFFIC CONTROL BOX
 ACDS = ATLANTIC CITY DEPT. OF SANITATION MANHOLE
 SEWER = SQUARE SEWER MANHOLE



SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

Reference: The Standards for Soil Erosion and Sediment Control in New Jersey, 2nd Edition, January 2014, Revised July 2017. Additional information is herein presented, as necessary.

STRUCTURAL MEASURES

1. **STABILIZED CONSTRUCTION ENTRANCE:** The Contractor shall construct a temporary stone apron at the designated entrance to the site to limit tracking into areas not to be disturbed. It shall consist of a 12" x 12" x 12" concrete curb and a 12" x 12" x 12" concrete curb. The curb shall be constructed of concrete. The curb shall be constructed of concrete. The curb shall be constructed of concrete.
2. **VEGETATION:** The Contractor shall maintain a 10-foot vegetative buffer around all existing trees. The Contractor shall maintain a 10-foot vegetative buffer around all existing trees. The Contractor shall maintain a 10-foot vegetative buffer around all existing trees.
3. **SILT FENCE:** A silt fence shall be constructed at locations shown on the Engineering Plan. Installation will be as follows:
 - a. Each fabric shall be installed in a maximum of 4 sections.
 - b. Bales shall be securely anchored to place by stakes, steel pipes, or rebar driven through the bales. The top of each bale shall be angled toward the previous bale laid.
 - c. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
 - d. The sediment collected along the hay bales shall be periodically graded and placed on the site.
 - e. Bales shall be removed when they have served their usefulness so as not to block impeding storm water flow or drainage.
4. **VEGETATION:** The Contractor shall maintain a 10-foot vegetative buffer around all existing trees. The Contractor shall maintain a 10-foot vegetative buffer around all existing trees. The Contractor shall maintain a 10-foot vegetative buffer around all existing trees.
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NON-STRUCTURAL MEASURES

1. **Grading and Revegetation:** Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - a. Site Preparation:
 - i. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, leveling, mulch application, and mulch anchoring. All grading shall be done in accordance with Standard for Land Grading.
 - ii. Immediately prior to seeding and mulch application, the soil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 - b. Seedbed Preparation:
 - i. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and leveled, according to soil test recommendations and as specified by Rutgers Cooperative Extension Soil Sample Analysis Report.
 - ii. Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - c. Seeding:
 - i. Seed shall consist of:
 - a) Hard Fescue and/or Chewy Fescue and/or Strong creeping red fescue - 4 lbs / 1,000 sq ft
 - b) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - c) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - ii. Seeding shall be 1/4" to 1/2" deep, if used is not planted within three dates, the Contractor shall stabilize with mulch.
 - iii. Conventional Seeding: Seeding shall be performed by applying seed uniformly by hand, cyclone (leaf blower), drop seeder, drill or catenary seeder. Except for drilled, hydroseeded or catenary seeded, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4" to 1/2" inch, by raking or dragging. Depth of seed placement may be 1/4" inch deeper on coarse-textured soil. Seeds shall require cover depth to be double.
 - iv. Soil surface shall be covered for uniform distribution of hand sown mulch, divide area into approximately 1,000 square foot sections and distribute 70 to 90 pounds within each section.
 - v. Anchoring shall be accomplished immediately after placement to minimize loss of wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and so on:
 - 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 twine around each peg with two or more round turns.
 - B) Mulch Hettings: Stagger paper, jute, cotton or plastic netting to the soil surface. Use a digester netting in areas to be mowed.
 - C) Creeper (mulch anchoring collar): A tractor-drawn implement, somewhat like a disc harrow, especially designed to pull or cut one of the twine lines from the soil to 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 surface of slopes. Stow mulch rate must be 3 tons per acre. No haying or adhesive agent is required.
 - D) Liquid Mulch Binders: May be used to anchor soil on hills or steep slopes.
 - vi. Applications should be based on slope or other conditions. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - vii. Work lines and fertilizer into the topsoil to a depth of 4 inches with a disc, harrow, or other suitable equipment. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - viii. High acid producing soils: Soils having a pH of 4 or less containing less sulfur shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before installing seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.

TEMPORARY VEGETATIVE COVER

1. **Grading and Revegetation:** Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - a. Site Preparation:
 - i. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, leveling, mulch application, and mulch anchoring. All grading shall be done in accordance with Standard for Land Grading.
 - ii. Immediately prior to seeding and mulch application, the soil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 - b. Seedbed Preparation:
 - i. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and leveled, according to soil test recommendations and as specified by Rutgers Cooperative Extension Soil Sample Analysis Report.
 - ii. Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
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 - i. Seed shall consist of:
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 - c) Kentucky Bluegrass - 1 lb / 1,000 sq ft
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 - iii. Conventional Seeding: Seeding shall be performed by applying seed uniformly by hand, cyclone (leaf blower), drop seeder, drill or catenary seeder. Except for drilled, hydroseeded or catenary seeded, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4" to 1/2" inch, by raking or dragging. Depth of seed placement may be 1/4" inch deeper on coarse-textured soil. Seeds shall require cover depth to be double.
 - iv. Soil surface shall be covered for uniform distribution of hand sown mulch, divide area into approximately 1,000 square foot sections and distribute 70 to 90 pounds within each section.
 - v. Anchoring shall be accomplished immediately after placement to minimize loss of wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and so on:
 - 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 twine around each peg with two or more round turns.
 - B) Mulch Hettings: Stagger paper, jute, cotton or plastic netting to the soil surface. Use a digester netting in areas to be mowed.
 - C) Creeper (mulch anchoring collar): A tractor-drawn implement, somewhat like a disc harrow, especially designed to pull or cut one of the twine lines from the soil to 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 surface of slopes. Stow mulch rate must be 3 tons per acre. No haying or adhesive agent is required.
 - D) Liquid Mulch Binders: May be used to anchor soil on hills or steep slopes.
 - vi. Applications should be based on slope or other conditions. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - vii. Work lines and fertilizer into the topsoil to a depth of 4 inches with a disc, harrow, or other suitable equipment. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - viii. High acid producing soils: Soils having a pH of 4 or less containing less sulfur shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before installing seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.

MAINTENANCE

1. **Grading and Revegetation:** Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - a. Site Preparation:
 - i. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, leveling, mulch application, and mulch anchoring. All grading shall be done in accordance with Standard for Land Grading.
 - ii. Immediately prior to seeding and mulch application, the soil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 - b. Seedbed Preparation:
 - i. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and leveled, according to soil test recommendations and as specified by Rutgers Cooperative Extension Soil Sample Analysis Report.
 - ii. Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - c. Seeding:
 - i. Seed shall consist of:
 - a) Hard Fescue and/or Chewy Fescue and/or Strong creeping red fescue - 4 lbs / 1,000 sq ft
 - b) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - c) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - ii. Seeding shall be 1/4" to 1/2" deep, if used is not planted within three dates, the Contractor shall stabilize with mulch.
 - iii. Conventional Seeding: Seeding shall be performed by applying seed uniformly by hand, cyclone (leaf blower), drop seeder, drill or catenary seeder. Except for drilled, hydroseeded or catenary seeded, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4" to 1/2" inch, by raking or dragging. Depth of seed placement may be 1/4" inch deeper on coarse-textured soil. Seeds shall require cover depth to be double.
 - iv. Soil surface shall be covered for uniform distribution of hand sown mulch, divide area into approximately 1,000 square foot sections and distribute 70 to 90 pounds within each section.
 - v. Anchoring shall be accomplished immediately after placement to minimize loss of wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and so on:
 - 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 twine around each peg with two or more round turns.
 - B) Mulch Hettings: Stagger paper, jute, cotton or plastic netting to the soil surface. Use a digester netting in areas to be mowed.
 - C) Creeper (mulch anchoring collar): A tractor-drawn implement, somewhat like a disc harrow, especially designed to pull or cut one of the twine lines from the soil to 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 surface of slopes. Stow mulch rate must be 3 tons per acre. No haying or adhesive agent is required.
 - D) Liquid Mulch Binders: May be used to anchor soil on hills or steep slopes.
 - vi. Applications should be based on slope or other conditions. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - vii. Work lines and fertilizer into the topsoil to a depth of 4 inches with a disc, harrow, or other suitable equipment. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - viii. High acid producing soils: Soils having a pH of 4 or less containing less sulfur shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before installing seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.

GENERAL

1. **Grading and Revegetation:** Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - a. Site Preparation:
 - i. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, leveling, mulch application, and mulch anchoring. All grading shall be done in accordance with Standard for Land Grading.
 - ii. Immediately prior to seeding and mulch application, the soil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 - b. Seedbed Preparation:
 - i. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and leveled, according to soil test recommendations and as specified by Rutgers Cooperative Extension Soil Sample Analysis Report.
 - ii. Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - c. Seeding:
 - i. Seed shall consist of:
 - a) Hard Fescue and/or Chewy Fescue and/or Strong creeping red fescue - 4 lbs / 1,000 sq ft
 - b) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - c) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - ii. Seeding shall be 1/4" to 1/2" deep, if used is not planted within three dates, the Contractor shall stabilize with mulch.
 - iii. Conventional Seeding: Seeding shall be performed by applying seed uniformly by hand, cyclone (leaf blower), drop seeder, drill or catenary seeder. Except for drilled, hydroseeded or catenary seeded, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4" to 1/2" inch, by raking or dragging. Depth of seed placement may be 1/4" inch deeper on coarse-textured soil. Seeds shall require cover depth to be double.
 - iv. Soil surface shall be covered for uniform distribution of hand sown mulch, divide area into approximately 1,000 square foot sections and distribute 70 to 90 pounds within each section.
 - v. Anchoring shall be accomplished immediately after placement to minimize loss of wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and so on:
 - 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 twine around each peg with two or more round turns.
 - B) Mulch Hettings: Stagger paper, jute, cotton or plastic netting to the soil surface. Use a digester netting in areas to be mowed.
 - C) Creeper (mulch anchoring collar): A tractor-drawn implement, somewhat like a disc harrow, especially designed to pull or cut one of the twine lines from the soil to 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 surface of slopes. Stow mulch rate must be 3 tons per acre. No haying or adhesive agent is required.
 - D) Liquid Mulch Binders: May be used to anchor soil on hills or steep slopes.
 - vi. Applications should be based on slope or other conditions. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - vii. Work lines and fertilizer into the topsoil to a depth of 4 inches with a disc, harrow, or other suitable equipment. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - viii. High acid producing soils: Soils having a pH of 4 or less containing less sulfur shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before installing seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.

CONSTRUCTION SCHEDULE

1. **Grading and Revegetation:** Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - a. Site Preparation:
 - i. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, leveling, mulch application, and mulch anchoring. All grading shall be done in accordance with Standard for Land Grading.
 - ii. Immediately prior to seeding and mulch application, the soil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 - b. Seedbed Preparation:
 - i. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and leveled, according to soil test recommendations and as specified by Rutgers Cooperative Extension Soil Sample Analysis Report.
 - ii. Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - c. Seeding:
 - i. Seed shall consist of:
 - a) Hard Fescue and/or Chewy Fescue and/or Strong creeping red fescue - 4 lbs / 1,000 sq ft
 - b) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - c) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - ii. Seeding shall be 1/4" to 1/2" deep, if used is not planted within three dates, the Contractor shall stabilize with mulch.
 - iii. Conventional Seeding: Seeding shall be performed by applying seed uniformly by hand, cyclone (leaf blower), drop seeder, drill or catenary seeder. Except for drilled, hydroseeded or catenary seeded, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4" to 1/2" inch, by raking or dragging. Depth of seed placement may be 1/4" inch deeper on coarse-textured soil. Seeds shall require cover depth to be double.
 - iv. Soil surface shall be covered for uniform distribution of hand sown mulch, divide area into approximately 1,000 square foot sections and distribute 70 to 90 pounds within each section.
 - v. Anchoring shall be accomplished immediately after placement to minimize loss of wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and so on:
 - 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 twine around each peg with two or more round turns.
 - B) Mulch Hettings: Stagger paper, jute, cotton or plastic netting to the soil surface. Use a digester netting in areas to be mowed.
 - C) Creeper (mulch anchoring collar): A tractor-drawn implement, somewhat like a disc harrow, especially designed to pull or cut one of the twine lines from the soil to 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 surface of slopes. Stow mulch rate must be 3 tons per acre. No haying or adhesive agent is required.
 - D) Liquid Mulch Binders: May be used to anchor soil on hills or steep slopes.
 - vi. Applications should be based on slope or other conditions. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - vii. Work lines and fertilizer into the topsoil to a depth of 4 inches with a disc, harrow, or other suitable equipment. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - viii. High acid producing soils: Soils having a pH of 4 or less containing less sulfur shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before installing seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.

MISCELLANEOUS

1. A REPORT OF COMPLIANCE MUST BE OBTAINED FROM THE DISTRICT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY FROM THE MUNICIPALITY. A REQUEST FOR A DISTRICT INSPECTION FOR THE RELEASE OF A REPORT OF COMPLIANCE MUST BE MADE 5 WORKING DAYS IN ADVANCE. THIS APPLIES TO BOTH COMPLETE (FINAL AND CONDITIONAL (TEMPORARY) CERTIFICATES.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
4. ENVIRONMENT SHALL BE INSTALLED AFTER THE CLEARING LIMIT AND THE AREAS OF TREES TO BE MAINTAINED. THIS WILL AID IN PROTECTION OF EXISTING VEGETATION TO REMAIN.
5. **Grading and Revegetation:** Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - a. Site Preparation:
 - i. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, leveling, mulch application, and mulch anchoring. All grading shall be done in accordance with Standard for Land Grading.
 - ii. Immediately prior to seeding and mulch application, the soil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 - b. Seedbed Preparation:
 - i. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and leveled, according to soil test recommendations and as specified by Rutgers Cooperative Extension Soil Sample Analysis Report.
 - ii. Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - c. Seeding:
 - i. Seed shall consist of:
 - a) Hard Fescue and/or Chewy Fescue and/or Strong creeping red fescue - 4 lbs / 1,000 sq ft
 - b) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - c) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - ii. Seeding shall be 1/4" to 1/2" deep, if used is not planted within three dates, the Contractor shall stabilize with mulch.
 - iii. Conventional Seeding: Seeding shall be performed by applying seed uniformly by hand, cyclone (leaf blower), drop seeder, drill or catenary seeder. Except for drilled, hydroseeded or catenary seeded, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4" to 1/2" inch, by raking or dragging. Depth of seed placement may be 1/4" inch deeper on coarse-textured soil. Seeds shall require cover depth to be double.
 - iv. Soil surface shall be covered for uniform distribution of hand sown mulch, divide area into approximately 1,000 square foot sections and distribute 70 to 90 pounds within each section.
 - v. Anchoring shall be accomplished immediately after placement to minimize loss of wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and so on:
 - 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 twine around each peg with two or more round turns.
 - B) Mulch Hettings: Stagger paper, jute, cotton or plastic netting to the soil surface. Use a digester netting in areas to be mowed.
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 - D) Liquid Mulch Binders: May be used to anchor soil on hills or steep slopes.
 - vi. Applications should be based on slope or other conditions. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - vii. Work lines and fertilizer into the topsoil to a depth of 4 inches with a disc, harrow, or other suitable equipment. The final harvesting or drisking operation should be in the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - viii. High acid producing soils: Soils having a pH of 4 or less containing less sulfur shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before installing seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.

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 - ii. Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetation cover all exposed and disturbed soils. Permanent vegetation cover shall be accomplished as specified below.
 - c. Seeding:
 - i. Seed shall consist of:
 - a) Hard Fescue and/or Chewy Fescue and/or Strong creeping red fescue - 4 lbs / 1,000 sq ft
 - b) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - c) Kentucky Bluegrass - 1 lb / 1,000 sq ft
 - ii. Seeding shall be 1/4" to 1/2" deep, if used is not planted within three dates, the Contractor shall stabilize with mulch.
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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGHWAY AND BRIDGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, 238, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASHRAE SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

ARTHUR PONZIO CO.
 ENGINEERS & SURVEYORS
 PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
 PHONE: 609-344-8194 FAX: 609-344-1594
 NEW JERSEY STATE AUTH. NO.: 24GA28001300

JON B. BARNHART PROFESSIONAL PLANNER N.J. NO. 33L000581500
ARTHUR W. PONZIO, JR. PROFESSIONAL LAND SURVEYOR N.J. NO. 23C002673100

SOIL EROSION & SEDIMENT CONTROL PLAN
 BLOCK 12 LOT 8
 VENTNOR ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
 DATE: 9-6-24

BY: JJB
 PROJ. NO.: 41548

SHEET NO. **C-4**
 SHEET 4 of 5

