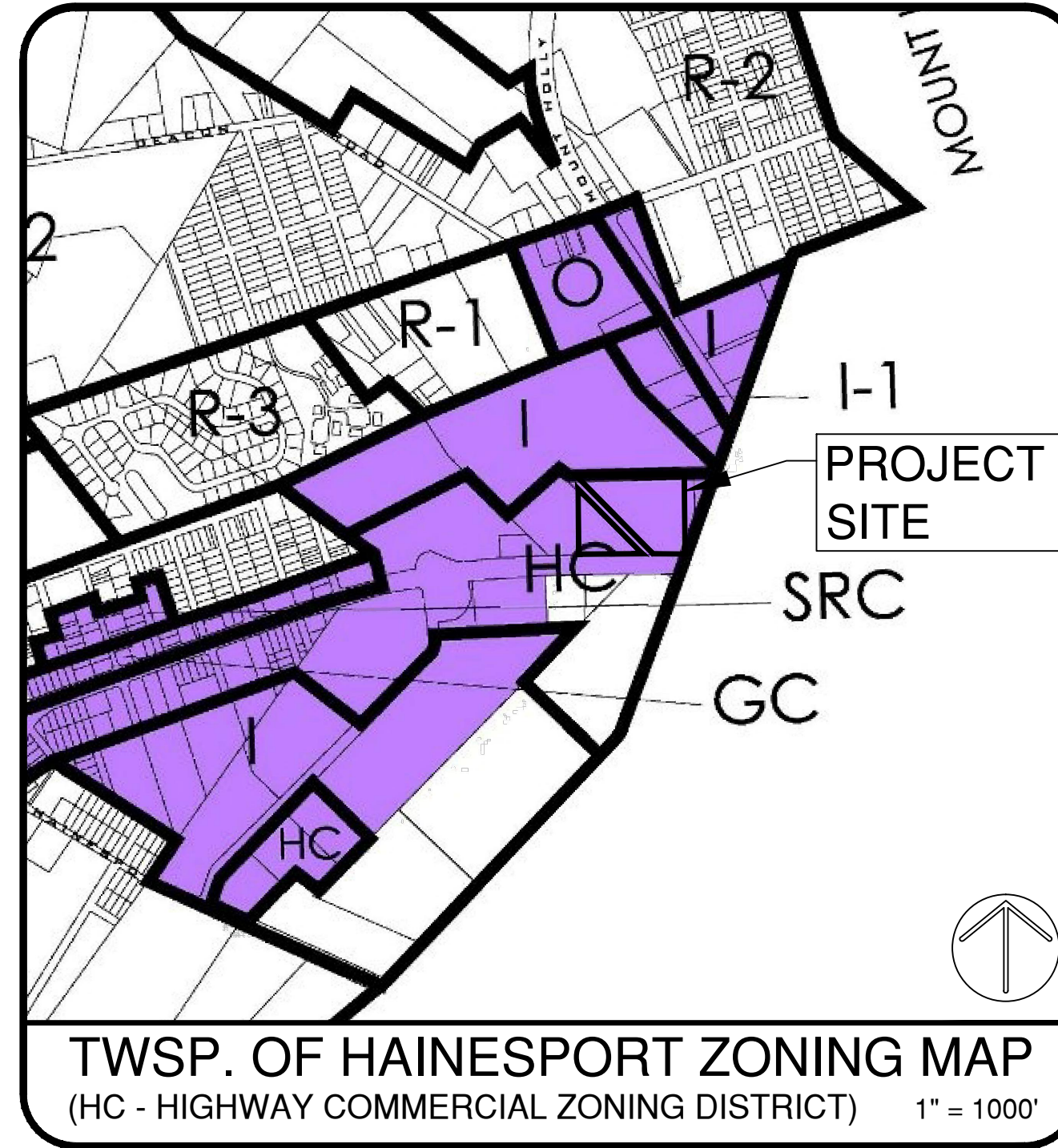
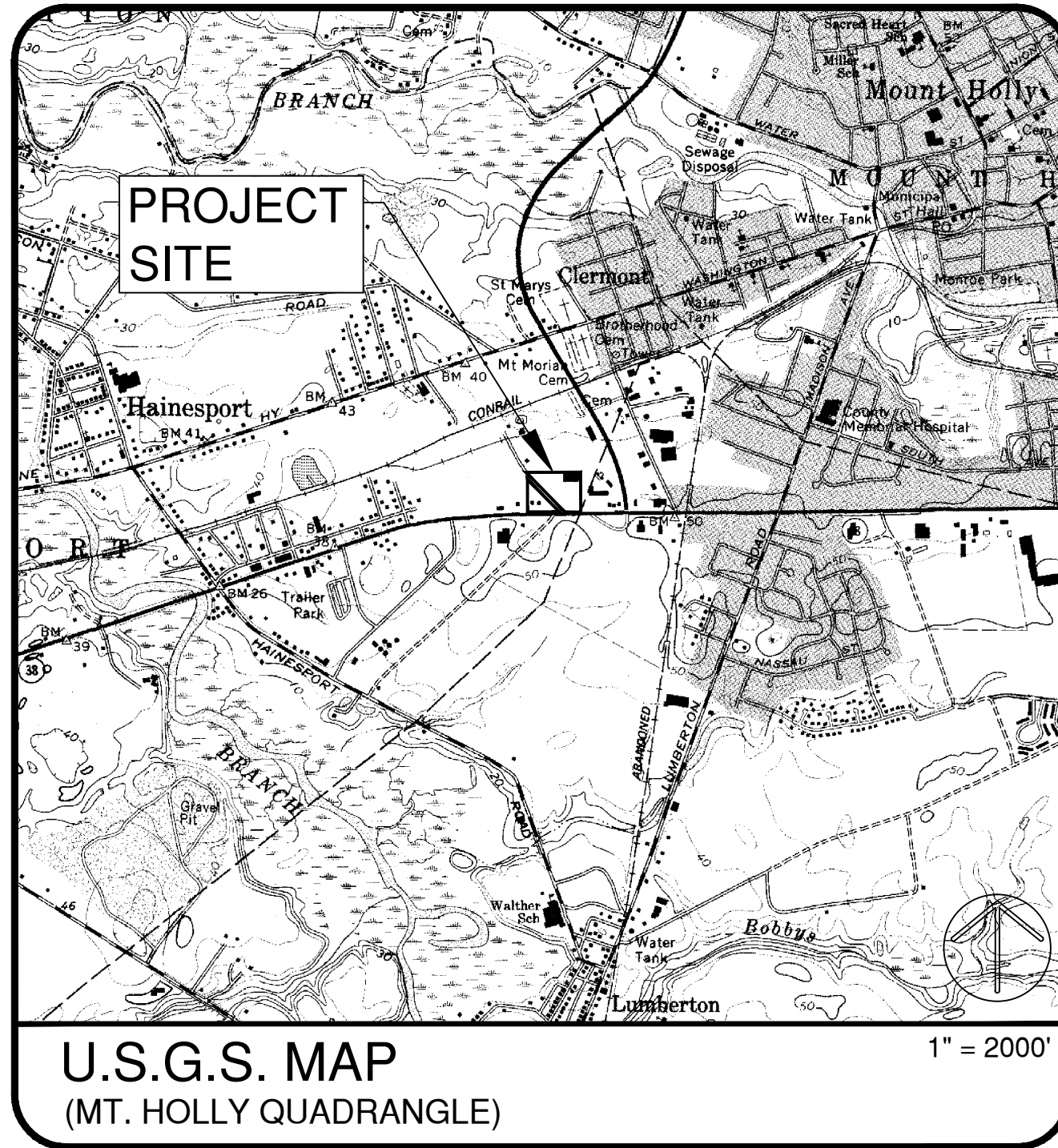
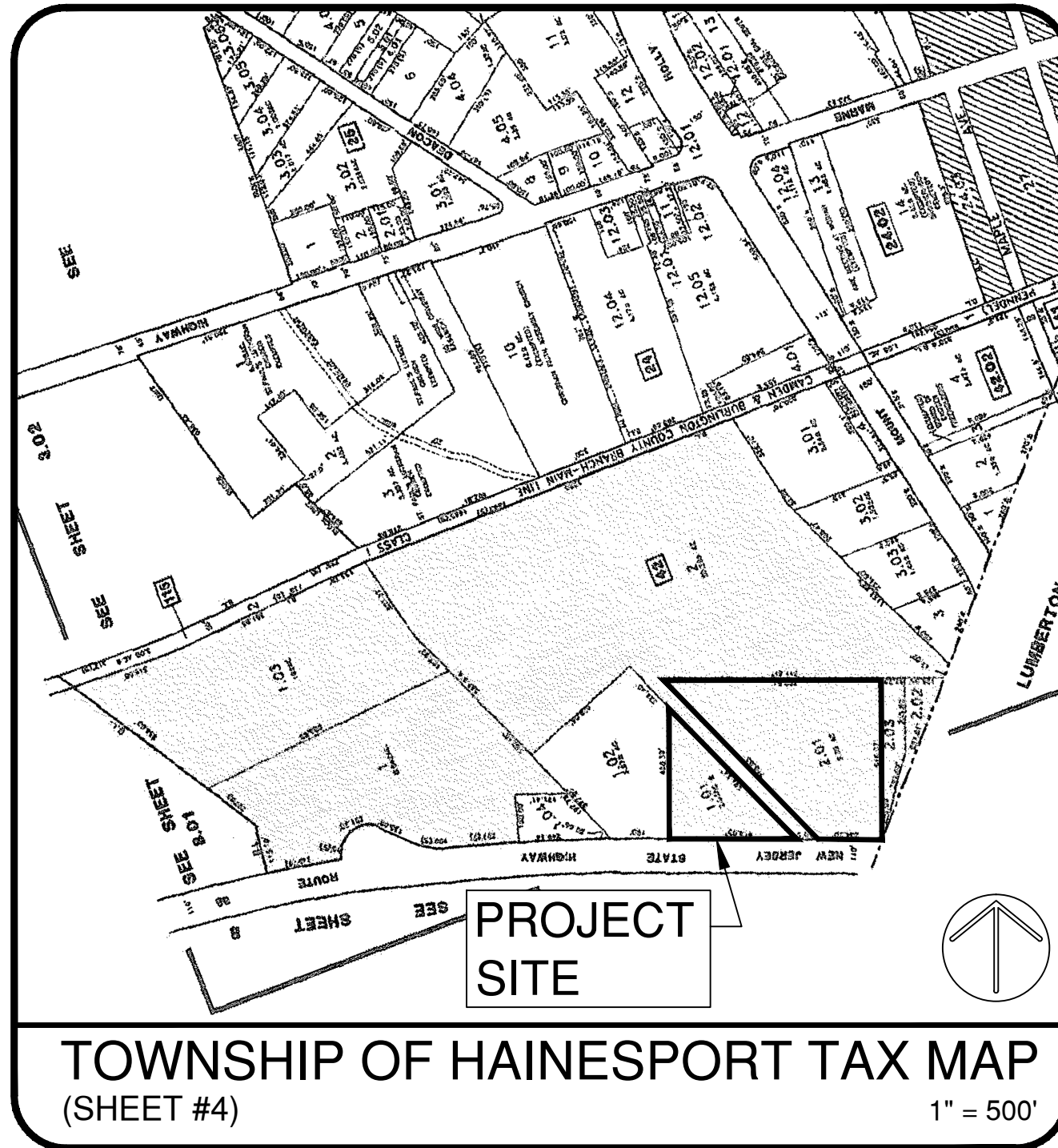
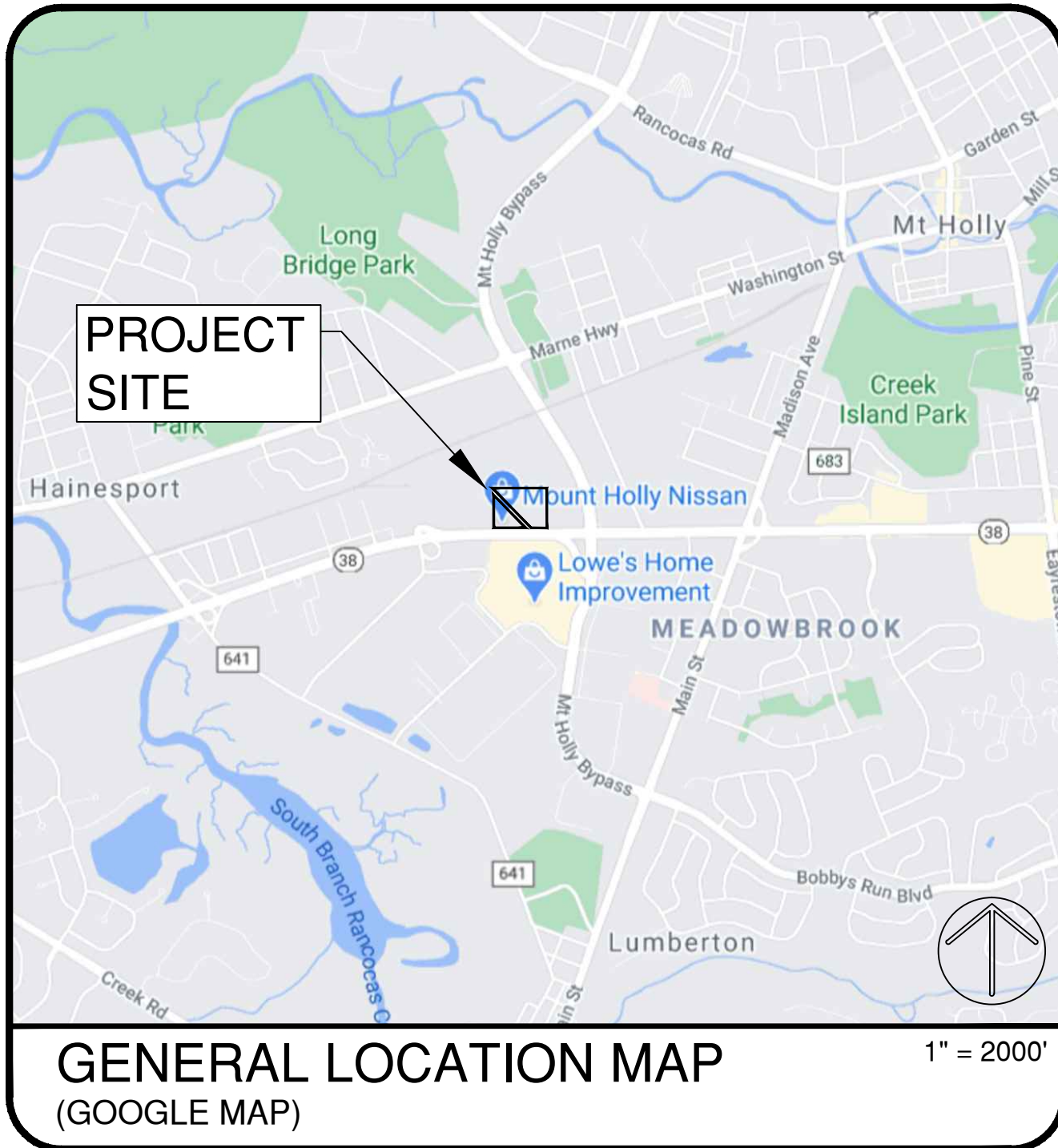




October 15, 2021

Steven M. Filippone, Esq.
705 S. East St.
Suite 100
Hainesport, NJ 08033

RE: Certified 200 Feet List of Property Owners
Township of Hainesport, Block 42, Lots 1, 1.01, 1.03, 2, 2.01, 2.02 & 2.03

Dear Mr. Filippone:

I certify that the following 200 Feet List of Property Owners is an accurate and complete list of the property owners and addresses within the 200 Feet List of Property Owners. These names are given solely for the purpose of providing notice to the property owners of the proposed project. The names are given solely for the purpose of providing notice to the property owners of the proposed project. The names are given solely for the purpose of providing notice to the property owners of the proposed project.

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General Notes

- Owner/Applicant: Seagull Holdings, LLC
439 Mantua Avenue
Woodbury, New Jersey 08096
Project Location: 1513 Route 38
Hainesport
- The project site is known as Block 42, Lots 1, 1.01, 1.03, 2, 2.01, 2.02 & 2.03 as shown on the Township of Hainesport Tax Map, Plate No. 4. It is approximately 7.51 acres after a minor subdivision with adjacent Lot 2.
- The property is currently located in the HC - Highway Commercial Zoning District. It is part of the proposed 38MHP - Rt. 38 Mt. Holly Bypass Redevelopment Area Zoning District. It currently contains the Mt. Holly Nissan Dealership.
- It is the intent of the applicant to eliminate an existing driveway servicing Lot 2.01 and construct a new driveway to service Lots 1.01 and 2.01. On Lot 2.01, minor improvements will be made to the asphalt parking surface to delineate parking for 160 vehicles. The existing stone parking surfaces will be improved to store 360 stacked vehicles.
- There is a 1,417 SF reduction in stone paving and a 1,024 SF increase in asphalt paving. The proposed improvements do not qualify as a major development. Stormwater runoff will follow existing drainage patterns to the northwest.
- There are no proposed changes to the existing signage.
- Any concrete curb or sidewalk and/or asphalt pavement disturbed within the right-of-way shall be repaired in kind.
- All traffic signs, utility poles, mailboxes and traffic safety devices moved during construction shall be reinstalled in their proper location.
- This application requires approval from the following agencies:
Township of Hainesport Planning Board
Burlington County Planning Board
Burlington County Soil Conservation District
New Jersey Department of Transportation

GENERAL NOTES

MT. HOLLY NISSAN
SITE PLAN
BLOCK 42, LOTS 1, 1.01, 1.03,
2, 2.01, 2.02 & 2.03
TOWNSHIP OF HAINESPORT
BURLINGTON COUNTY, NEW JERSEY

Survey Information

Outbound and topographic survey information was taken from a plan entitled "Boundary and Topographic Survey Plan, Block 42, Lot 1.01 & Tract 1, Lot 2.01, Township of Hainesport, Burlington County, New Jersey" prepared by Pennell Land Surveying, Inc., 327 Clems Run, Mullica Hill, NJ; Donald Pennell NJPLS Lic. No. 35393. The survey is dated October 15, 2021. Elevations are in feet and refer to NGVD 1929.

SURVEY INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate "Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

HAINESPORT PLANNING BOARD APPROVAL

Chairman	Date
Secretary	Date
Engineer	Date

Zoning Information

38MHP - Mt. Holly Bypass Redevelopment Area Zoning District
Automotive Dealership Component Zoning Standards

Requirement	Required	Existing	Proposed	Variance
Lot Area	5 acres	7.41± Ac.	7.51± Ac.	No*
Lot Frontage	500'	688.08'	615.20'	No
Lot Width	500'	688.08'	615.20'	No
Lot Depth	500'	517.9'	517.9'	No
Front Yard Setback	50'	43.1'	43.1'	No
Side Yard Setback	500' (east) 17' (west)	596' 18.6'	525' 18.6'	No
Rear Yard Setback	200'	292.8'	292.8'	No
Building Coverage	4%	3%	3%	No
Lot Coverage	75%	70.1%	69%	No
Building Height	50'	<50'	<50'	No
Accessory Building Setback	20'	N/A	N/A	No
Accessory Bldg. Separation	15'	N/A	N/A	No
Accessory Building Height	25%	<25%	<25%	No
Minimum Vegetated Area	25%	<25%	<25%	No
Perimeter Planted Buffer	5'	0'	5'	No

Parking Requirement				
9' x 18' Vehicle Display	Max. 500 Spcs.	<500 Spaces	203 Spaces	No
8' x 18' Vehicle Inventory (Stacked)	Max. 100 Spcs.	<100 Spaces	360 Spaces	Yes
Employee Spaces	Min. 15 Spcs.	15 spaces	15 spaces	No
Customer Prkg. Spaces	Min. 15 Spcs.	15 spaces	15 spaces	No
Parking Setback				
Rt 38 - West of Exst. Drive	5'	0'	0'	No
Rt 38 - Between Drives	15'	1'	1'	No
Rt 38 - East of Prpsd. Drive	50'	59.1'	59.1'	No
Commercial - East Side	10'	0'	5'	Yes
Commercial - West Side	5'	0'	0'	No
Commercial - Rear	25'	0'	40'	No
Drive Aisle Width	24'	N/A	24'	No

ZONING INFORMATION

SCHEDULE OF SHEETS

COVER SHEET	1 OF 7
DEMOLITION PLAN	2 OF 7
SITE PLAN	3 OF 7
GRADING & DRAINAGE PLAN	4 OF 7
LANDSCAPE & LIGHTING PLAN	5 OF 7
ENGINEERING DETAILS	6 OF 7
SOIL CONSERVATION PLAN	7 OF 7

Engineering Design Associates, P.A.
Cambridge Professional Offices
609-390-0332 • 609-390-0324
609-390-0332 • 609-390-0324
CERTIFICATE OF AUTHORIZATION: 26042970390

COVER SHEET
BLOCK 42, LOTS 1, 1.01, 1.03, 2, 2.01, 2.02 & 2.03
TOWNSHIP OF HAINESPORT
BURLINGTON COUNTY, NEW JERSEY

STEVEN L. FILIPPONE

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29290

Steven L. Filippone

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

REVISION

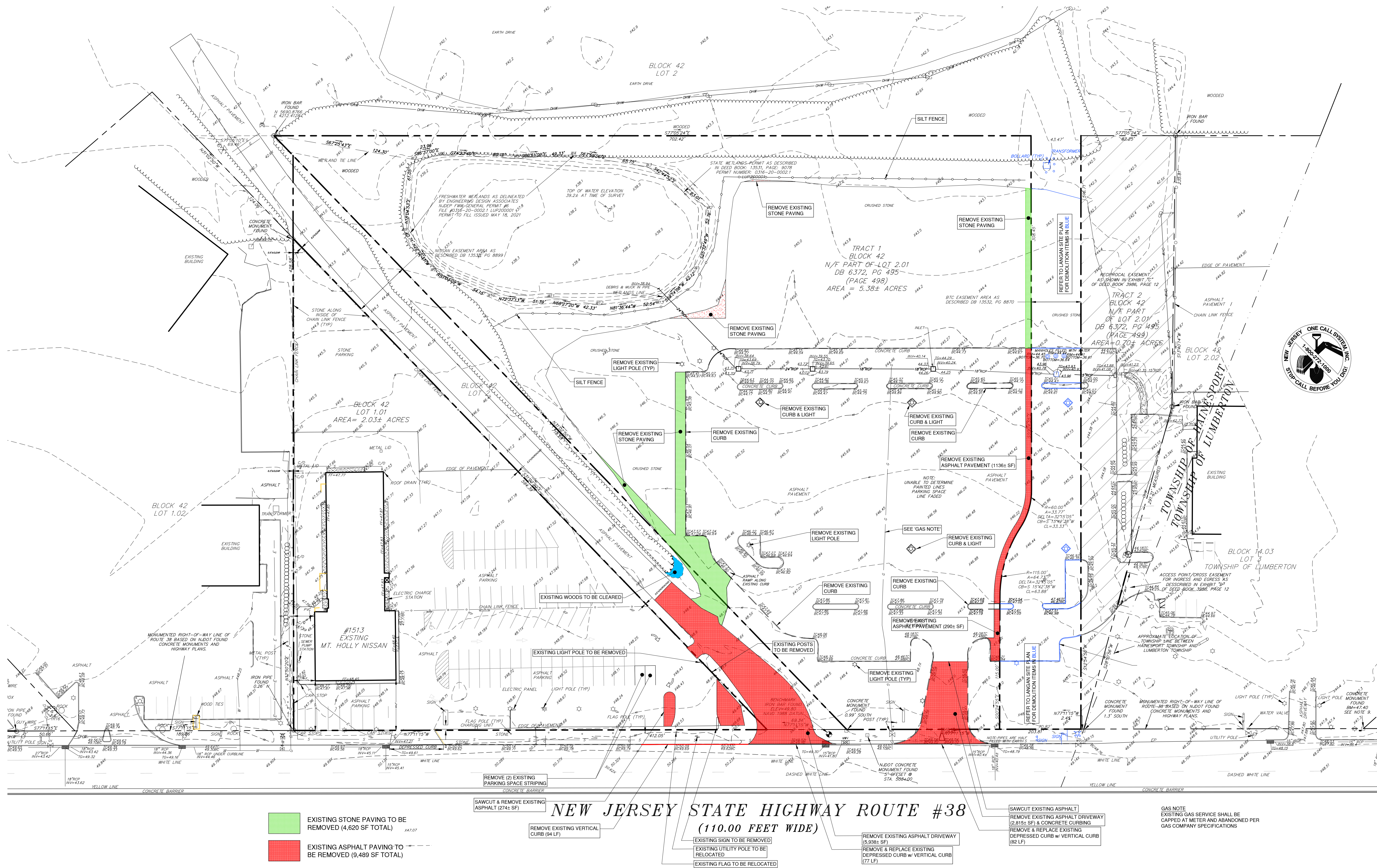
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SCALE: AS NOTED
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PROJECT #: 7615
SHEET: 1 OF 7

EDA

ENGINEERS - LANDSCAPE ARCHITECTS - PLANNERS



CLEARING PLAN



Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects

CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View, New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 26642/273930

DEMOLITION PLAN
BLOCK 42, LOTS 1, 1.01, 1.03, 2, 2.01, 2.02 & 2.03
TOWNSHIP OF HAINESPORT
BURLINGTON COUNTY, NEW JERSEY

STEVEN L. FILIPPONE

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29230

Steven L. Filippone

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REVISION	DATE	BY
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PROJECT #: 7615	SHEET: 2 OF 7



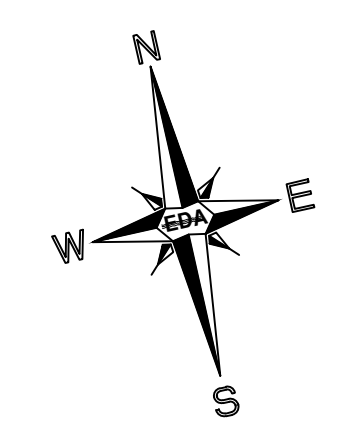
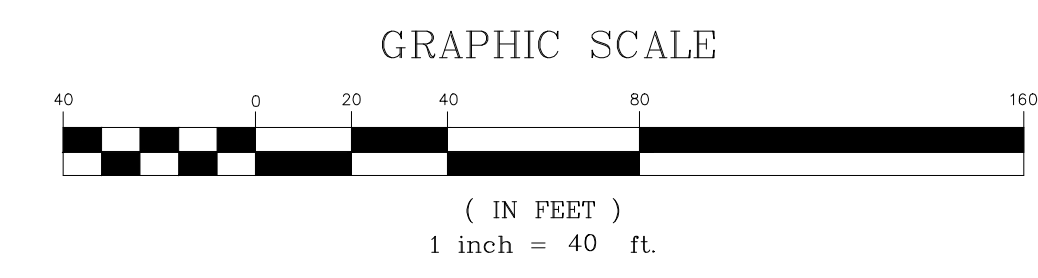
SITE PLAN



Engineers - Landscape Architects - Planners

NEW JERSEY STATE HIGHWAY ROUTE #38 (110.00 FEET WIDE)

- PROPOSED ON-SITE STONE PAVEMENT
(3,203 SF TOTAL)
- PROPOSED ON-SITE ASPHALT PAVEMENT
(10,513 SF TOTAL)



REVISION	DATE	BY
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DATE: 10/18/21	DRAWN BY: MJH
SCALE: 1"=40'	CHECKED BY: SLF
PROJECT #: 7615	SHEET: 3 OF 7

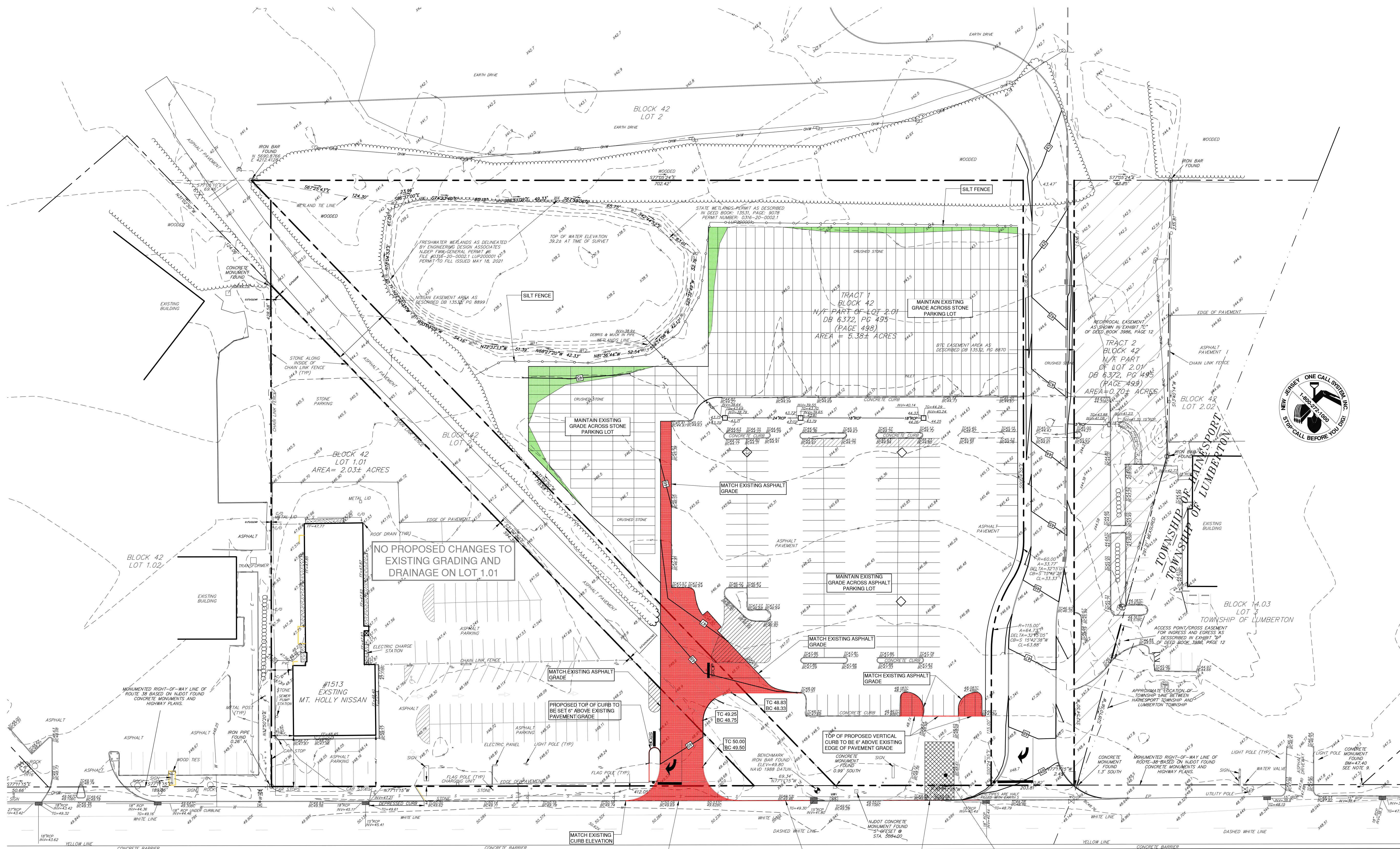
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5 Cambridge Drive Ocean View, New Jersey 08230
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CERTIFICATE OF AUTHORIZATION: 26542/273930

SITE PLAN
BLOCK 42, LOTS 1, 1.01, 1.03, 2, 2.01, 2.02 & 2.03
TOWNSHIP OF HAINESPORT
BURLINGTON COUNTY, NEW JERSEY



NEW JERSEY STATE HIGHWAY ROUTE #38
(110.00 FEET WIDE)

LEGEND
EXISTING ELEVATION
PROPOSED ELEVATION
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE

TOP OF PROPOSED DEPRESSIONED CURB TO BE 2" ABOVE EXISTING EDGE OF PAVEMENT GRADE

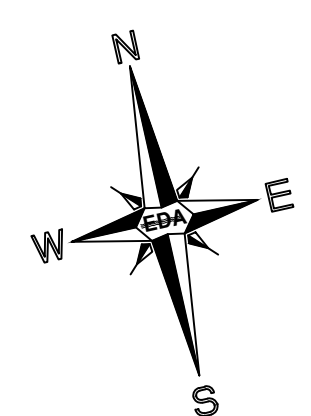
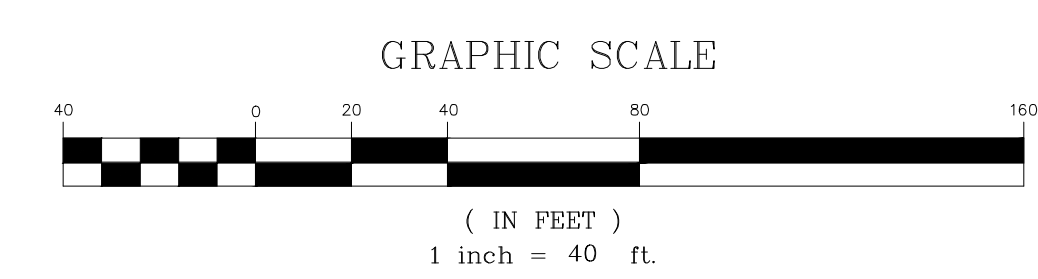
TOP OF PROPOSED VERTICAL CURB TO BE 6" ABOVE EXISTING EDGE OF PAVEMENT GRADE

TOP OF PROPOSED VERTICAL CURB TO BE 6" ABOVE EXISTING EDGE OF PAVEMENT GRADE

GRADING & DRAINAGE PLAN
SOIL EROSION & SEDIMENT CONTROL PLAN



Engineers - Landscape Architects - Planners



EDA Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View, New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 26542/73590

GRADING & DRAINAGE PLAN
BLOCK 42, LOTS 1, 1.01, 1.03, 2, 2.01, 2.02 & 2.03
TOWNSHIP OF HAINESPORT
BURLINGTON COUNTY, NEW JERSEY

STEVEN L. FILIPPONE
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29230

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EDA

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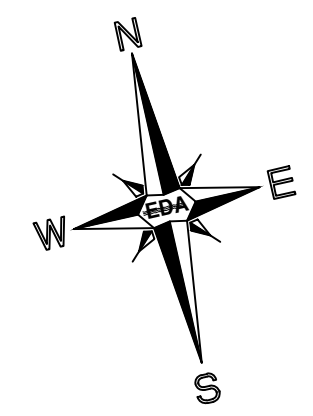
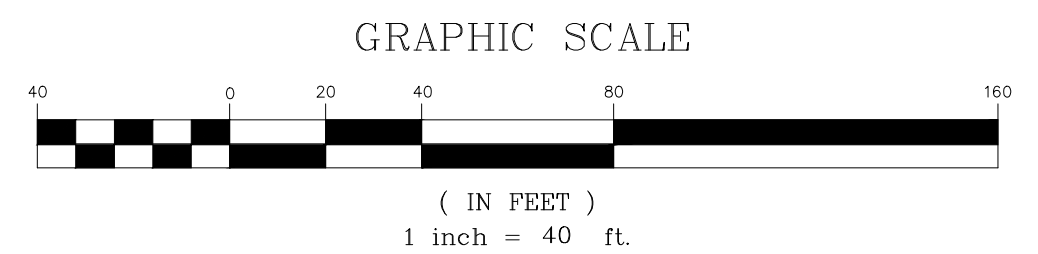


NEW JERSEY STATE HIGHWAY ROUTE #38
(110.00 FEET WIDE)

PLANT SCHEDULE						
Abbr	Botanical Name	Common Name	Quan.	Size	Comment	
AB	Acer rubrum 'Bowhall'	Bowhall Red Maple	5	6'-8'	B&B	
HM	Hemerocallis 'Majestic Move'	Majestic Move Daylily	88	#3	Container	
HS	Hemerocallis 'South Seas'	South Seas Daylily	50	#3	Container	
JC	Juniperus chinensis 'Bar Harbor'	Bar Harbor Juniper	10	#4	Container	

AREA TO BE TOPSOIL AND SEEDED (TYP.)

LANDSCAPE & LIGHTING PLAN





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Cambridge Professional Offices
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(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 26642/73590

LANDSCAPE & LIGHTING PLAN
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TOWNSHIP OF HAINESPORT
BURLINGTON COUNTY, NEW JERSEY

STEVEN L. FILIPPONE
PROFESSIONAL ENGINEER
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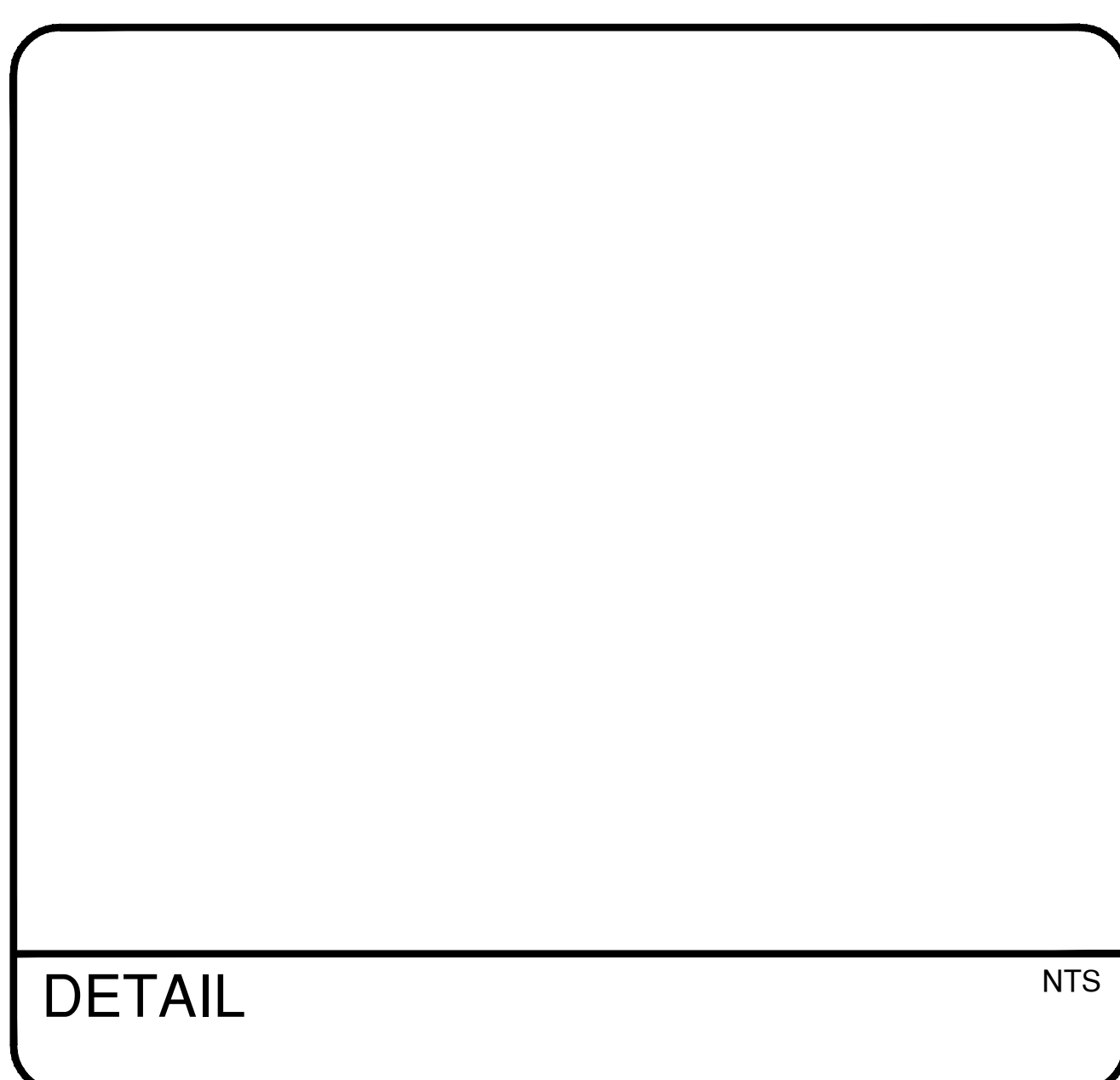
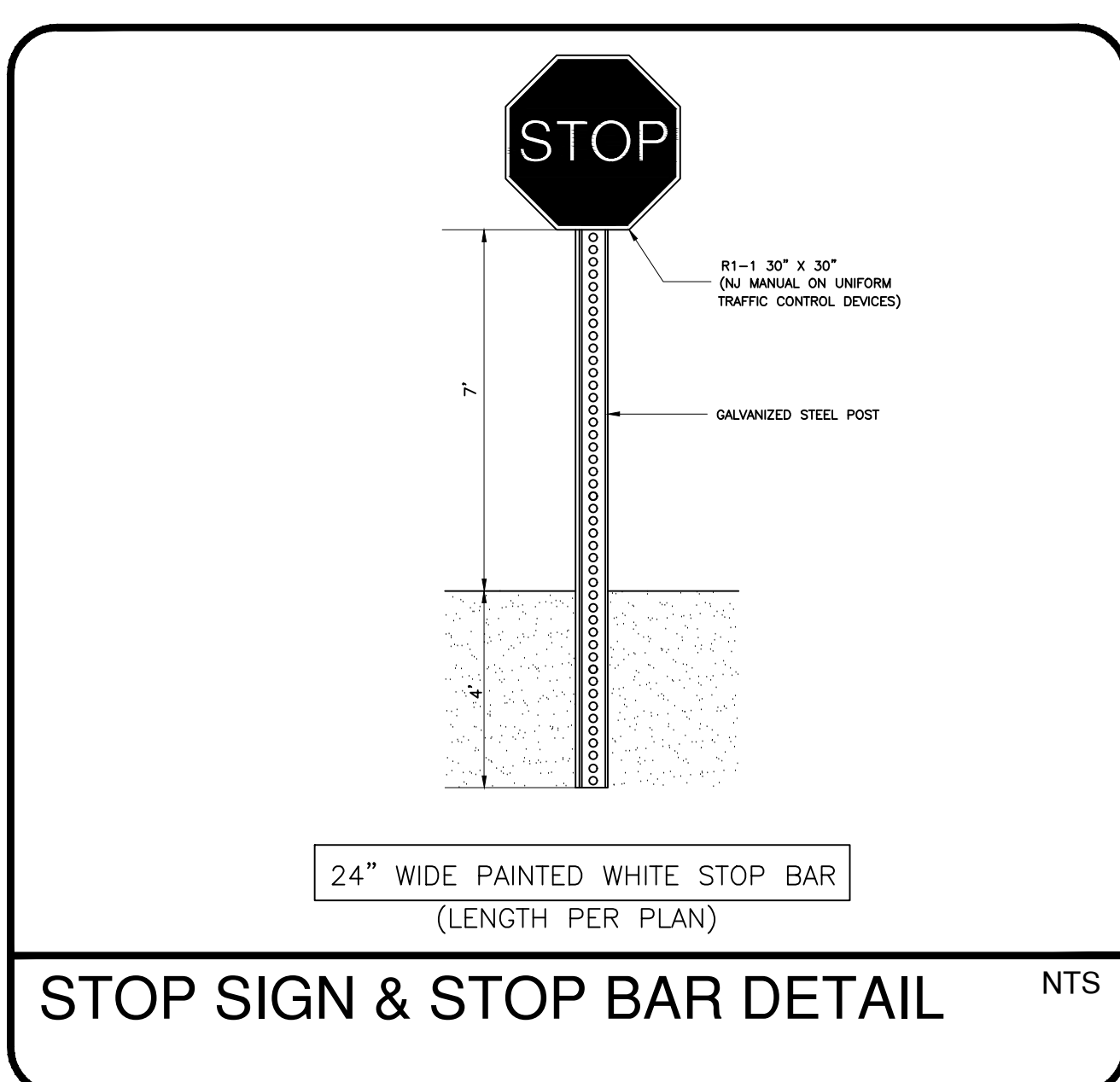
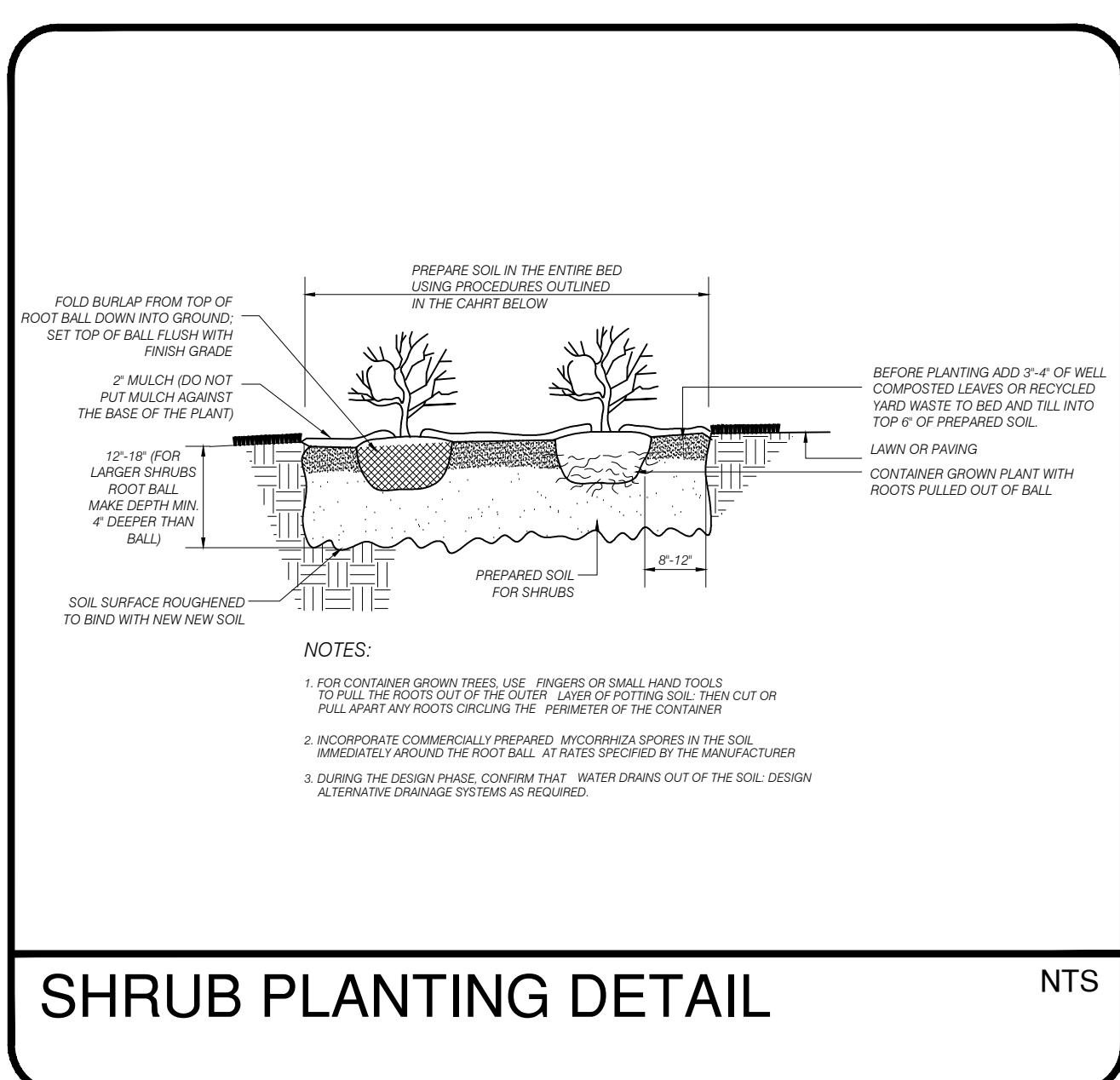
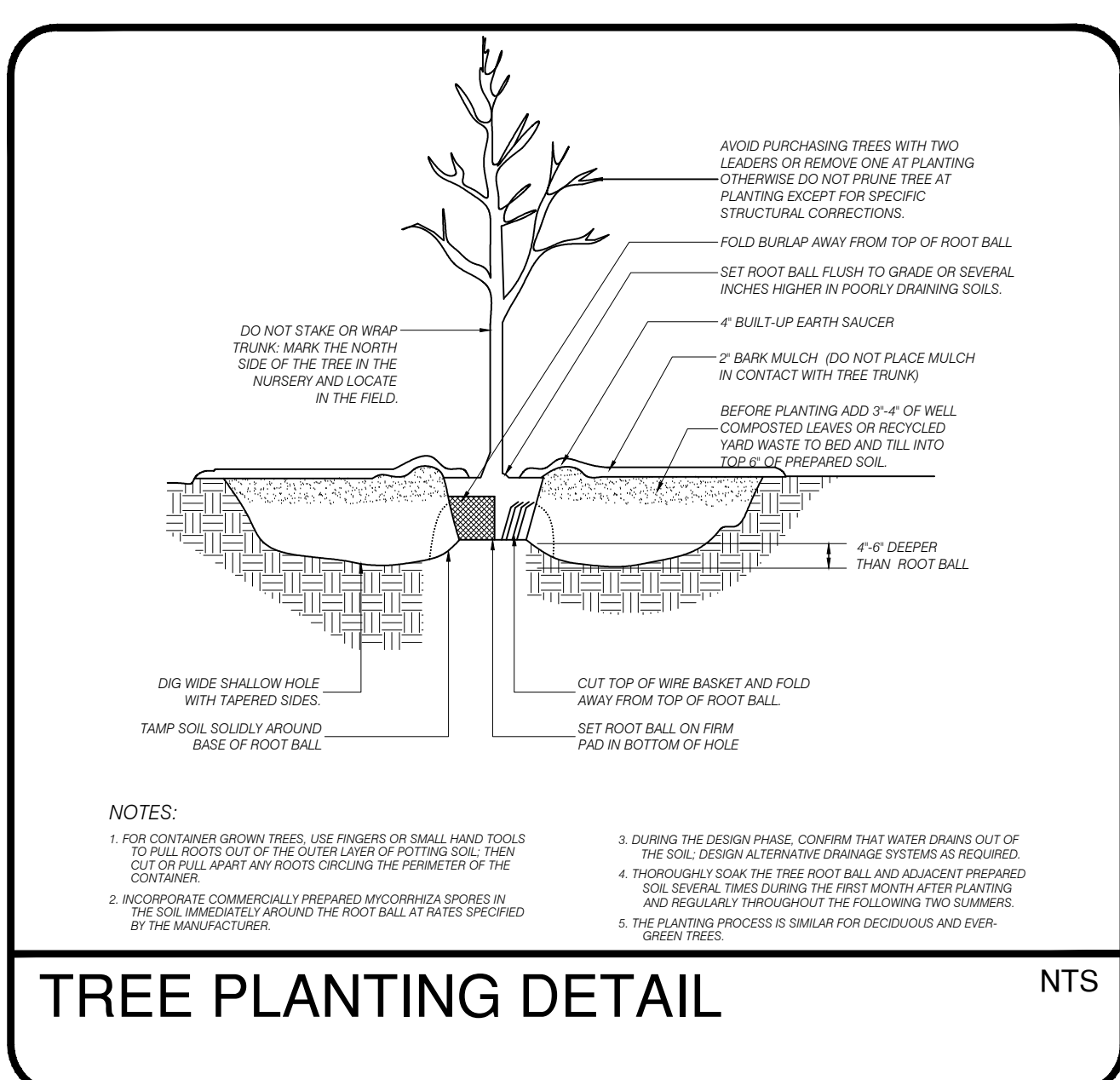
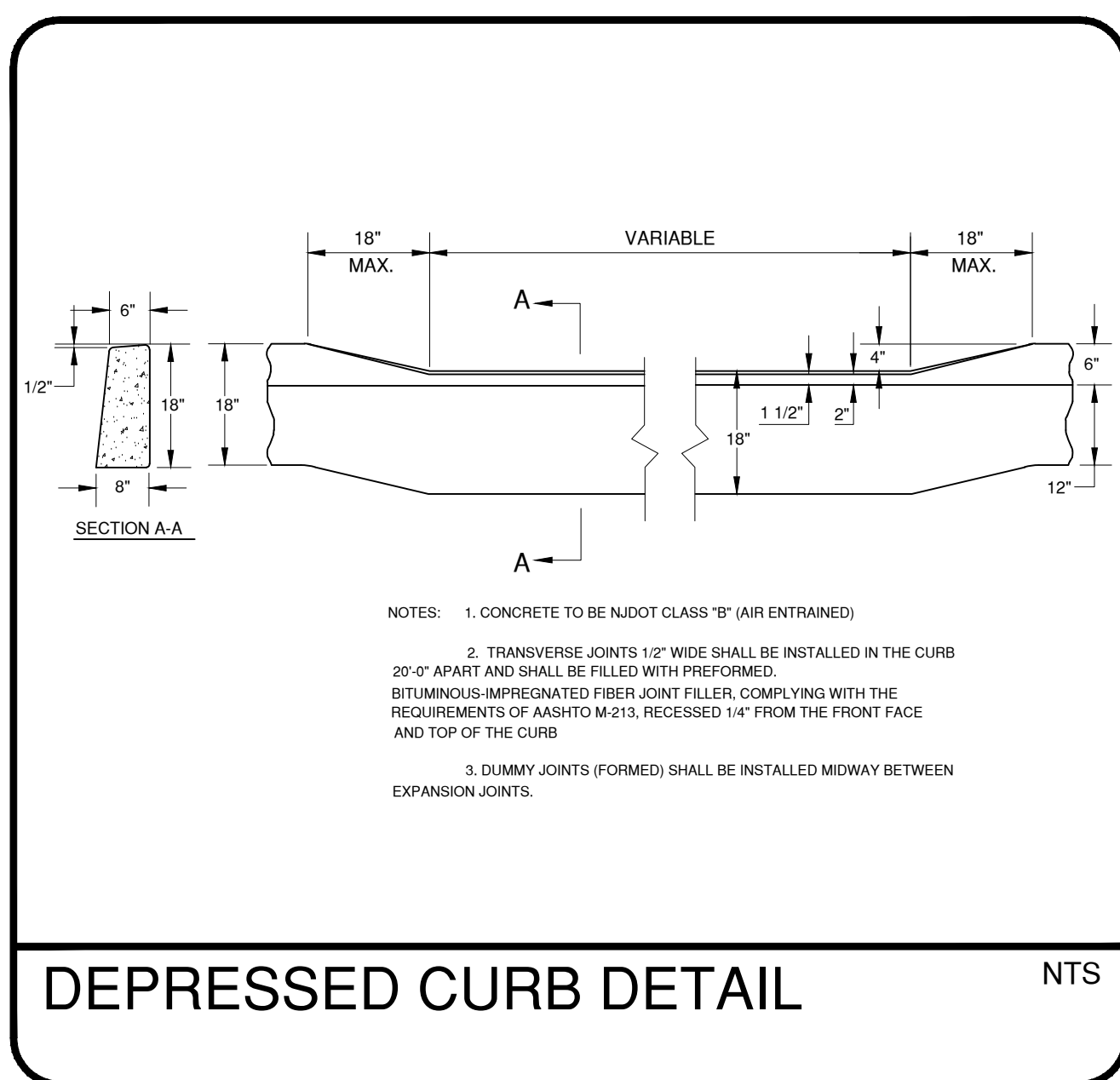
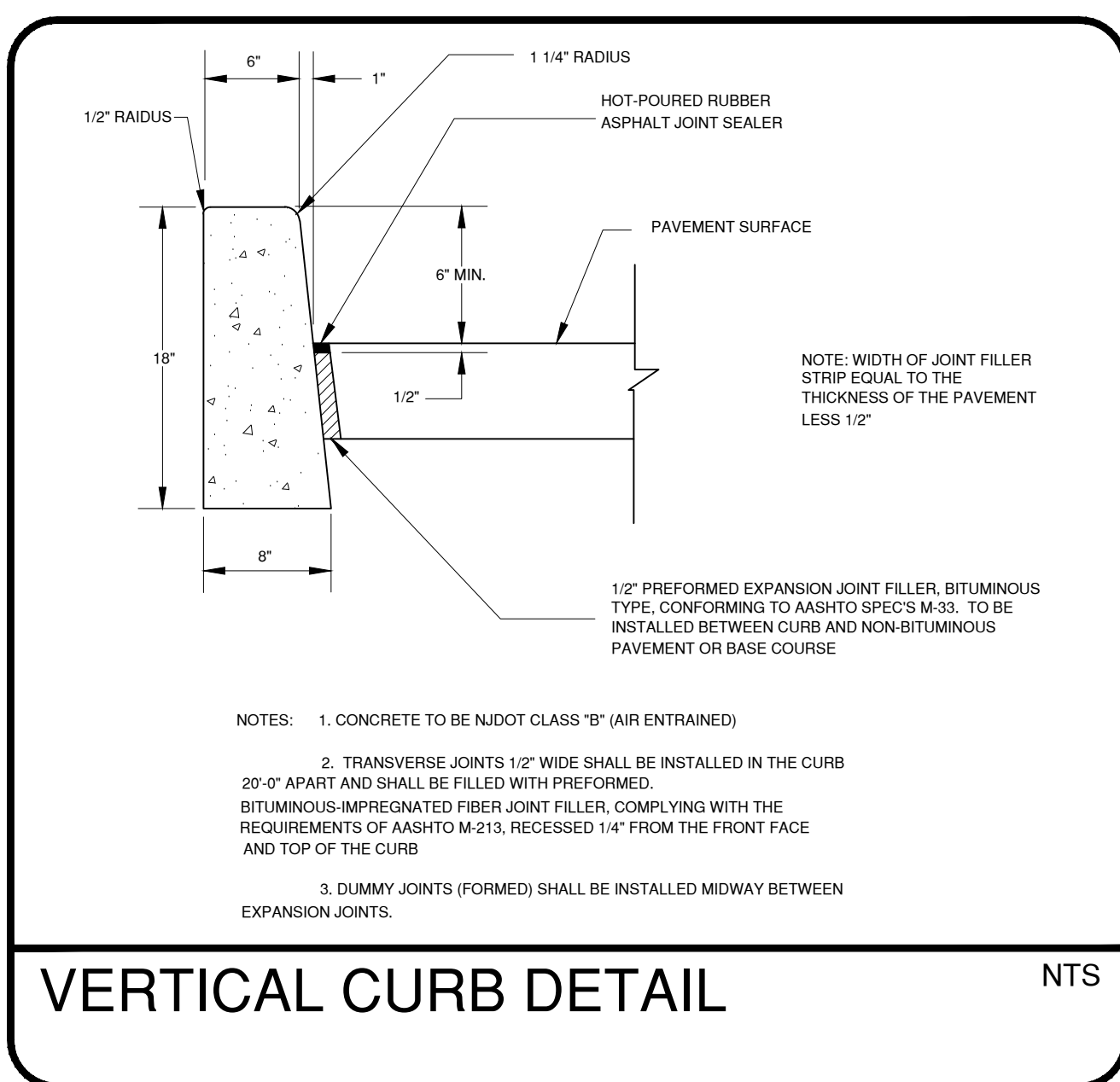
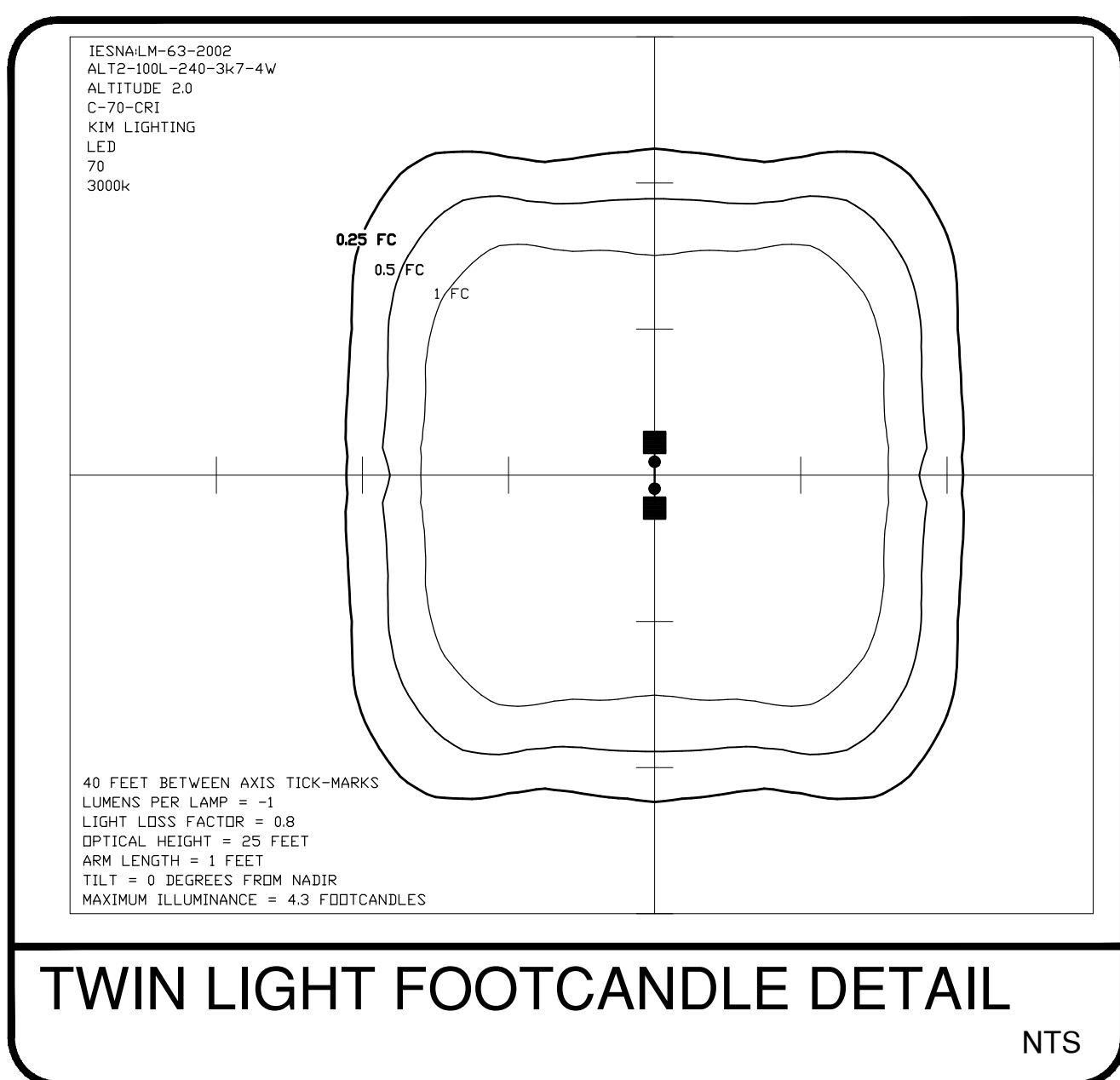
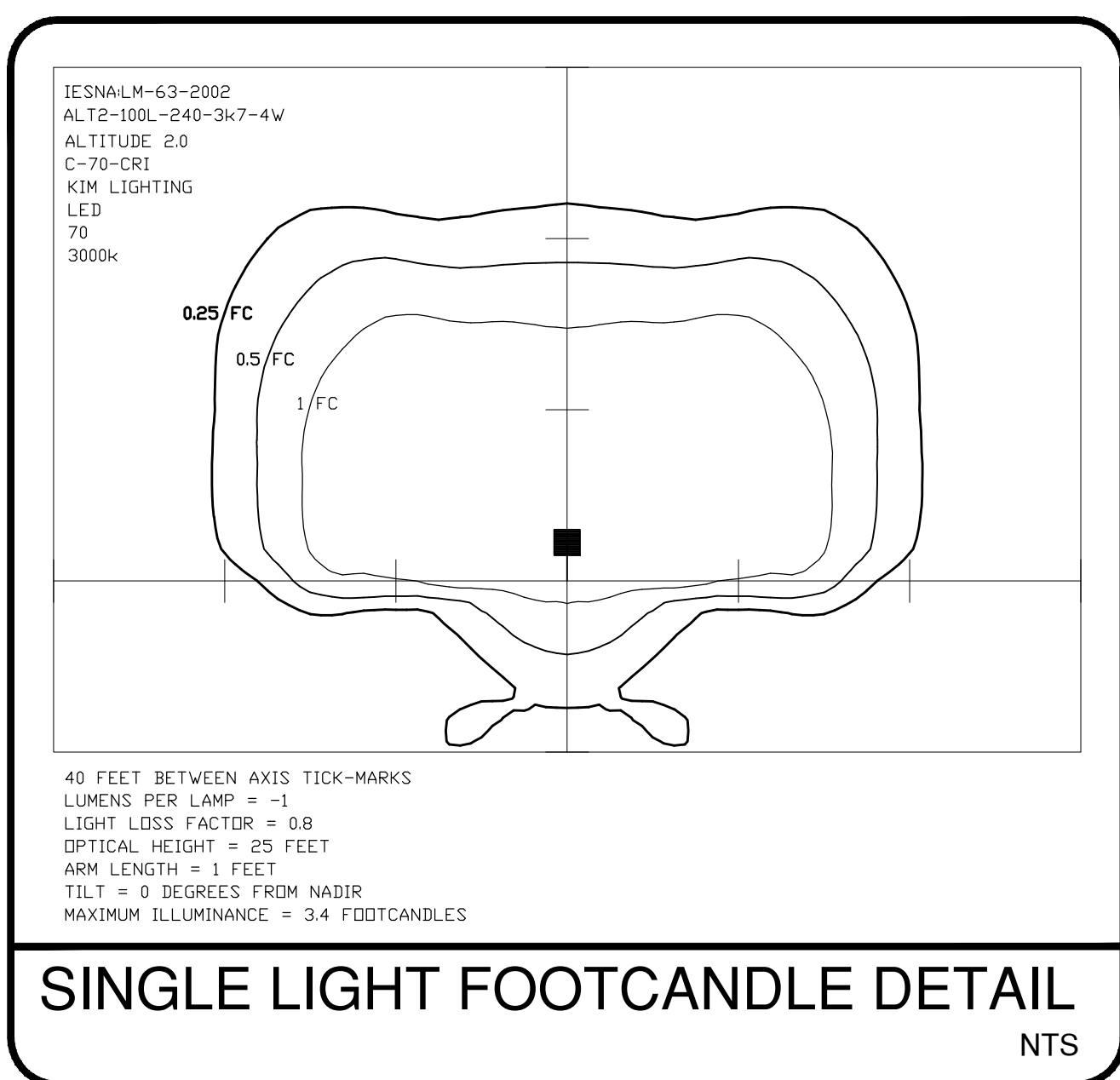
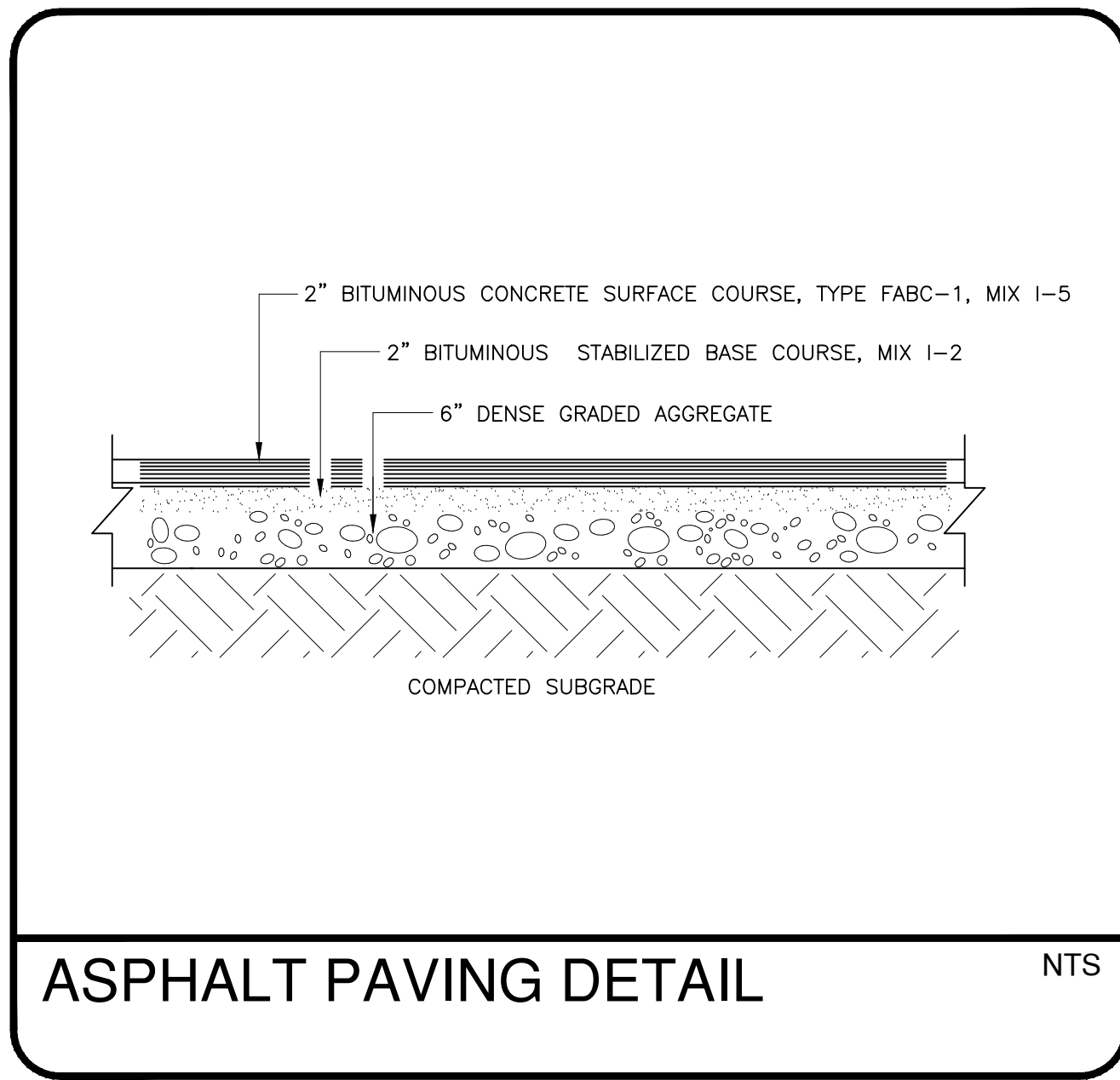
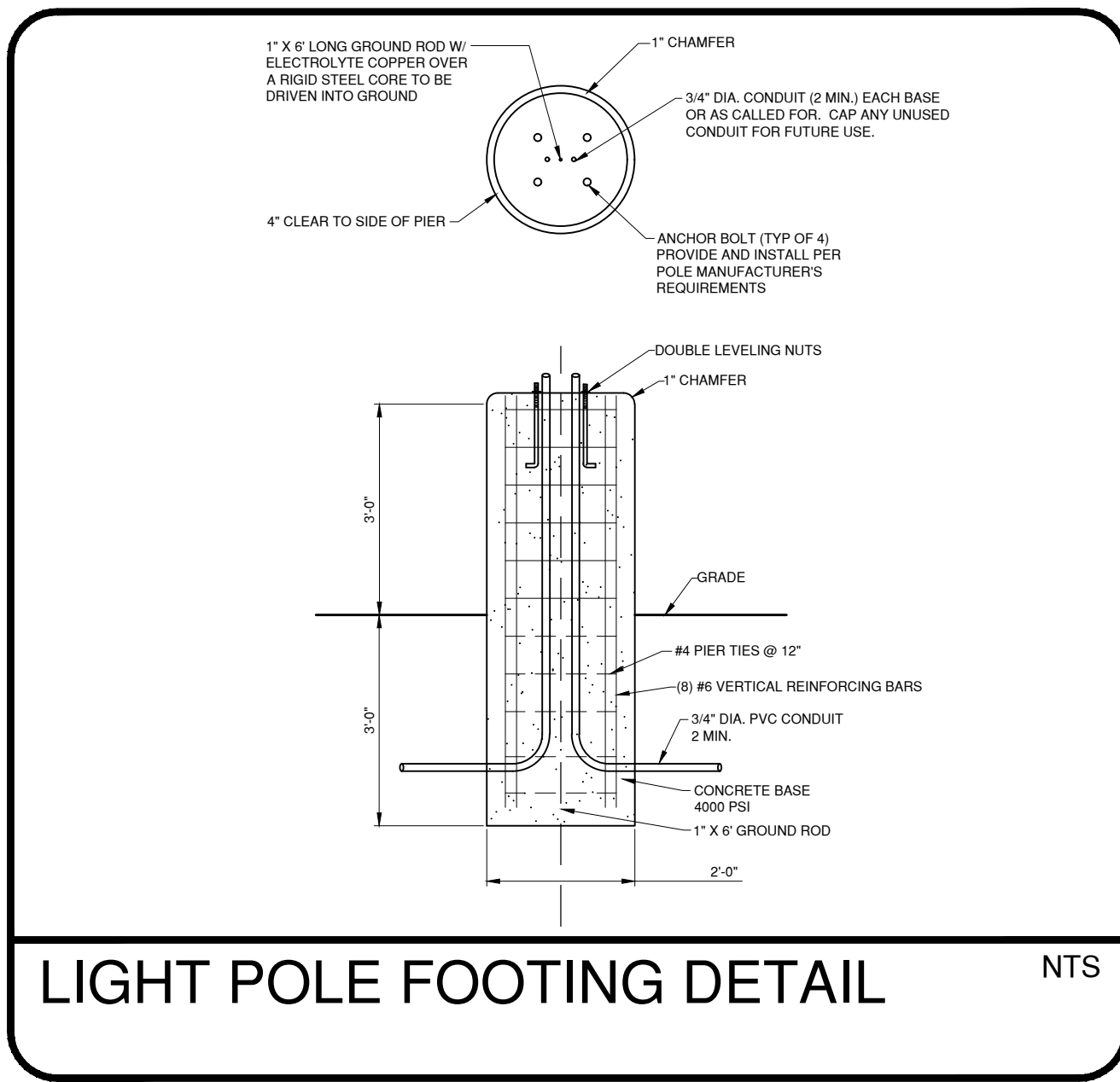
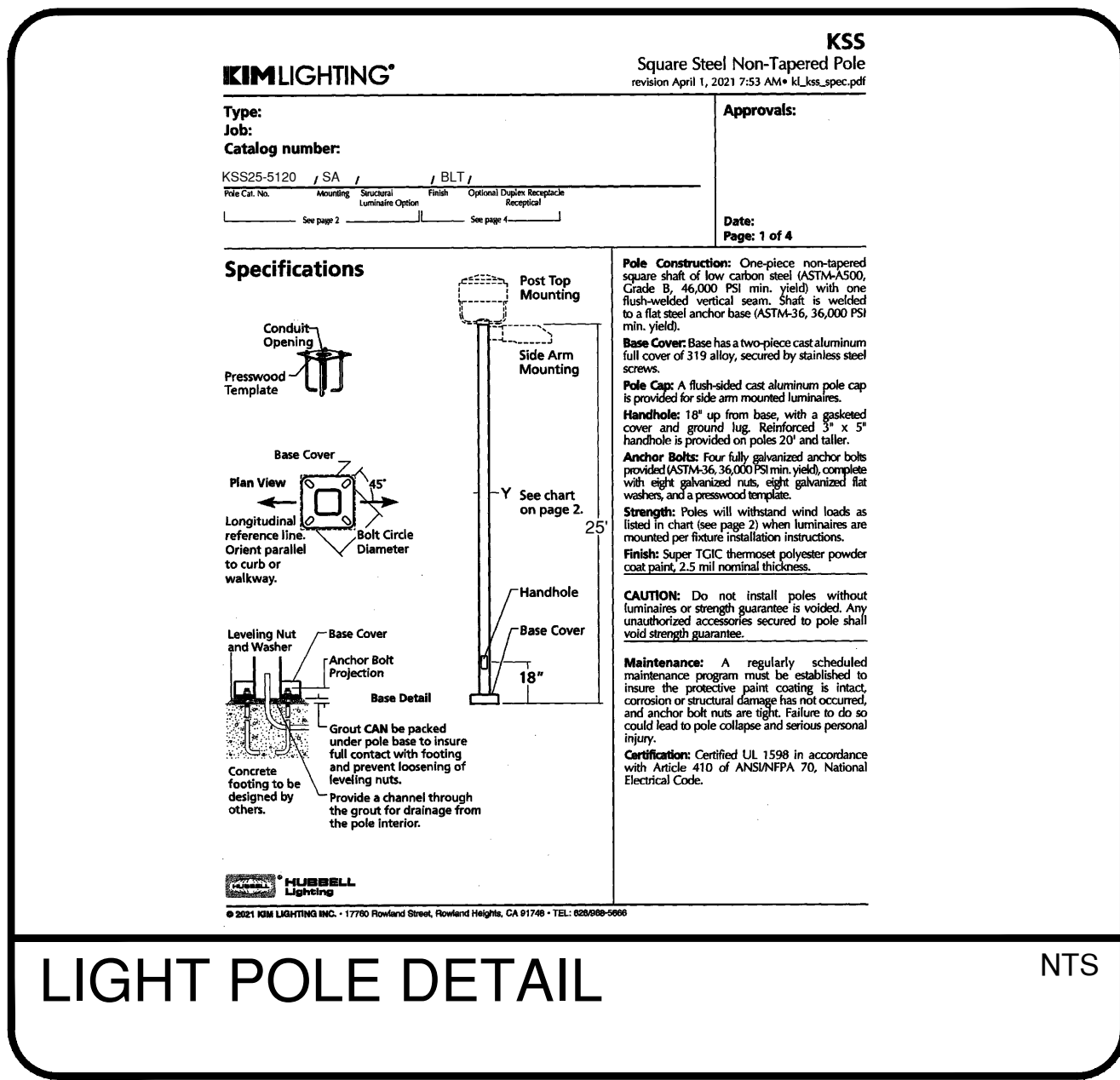
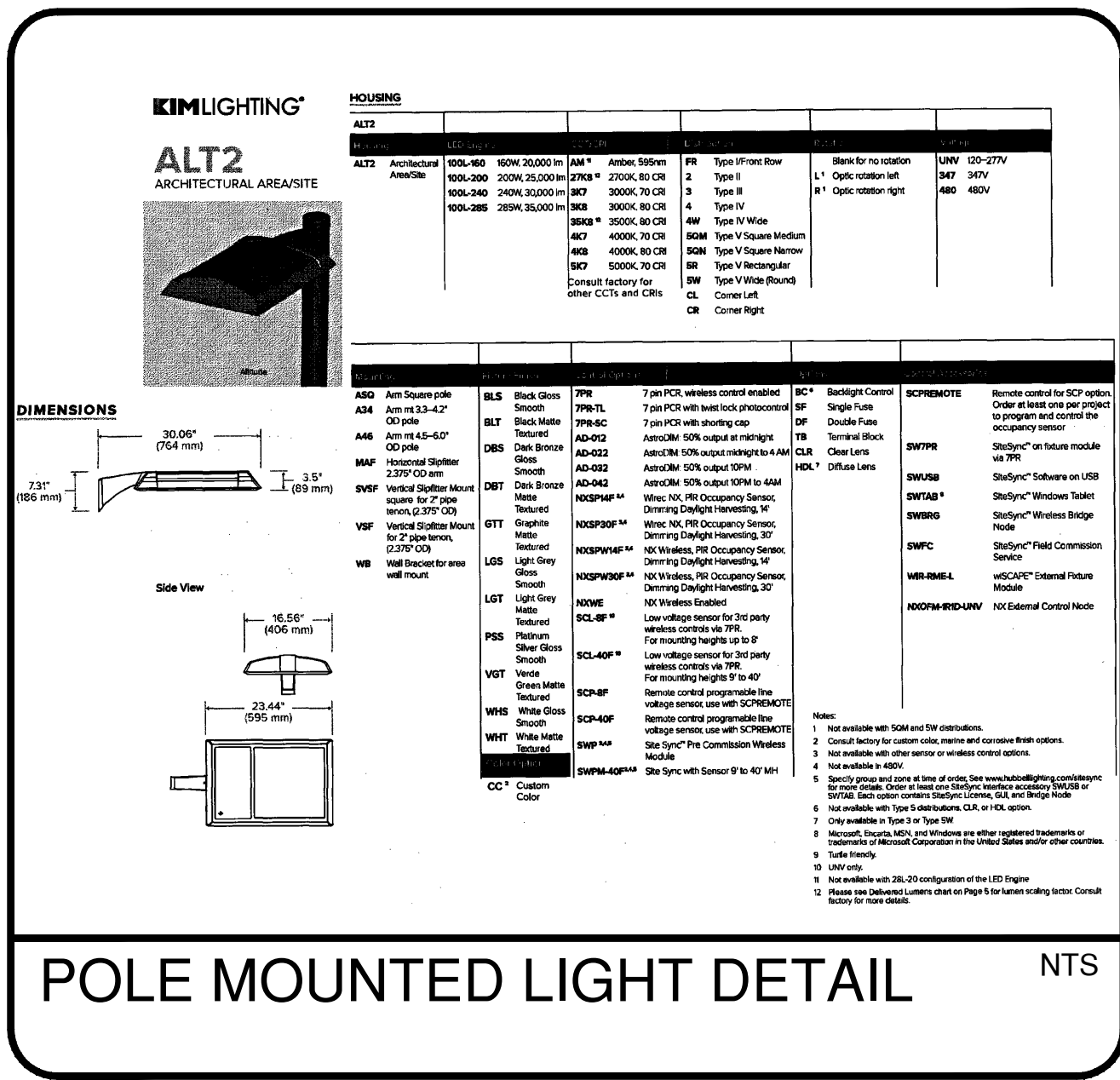
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REVISION	DATE	BY



DATE: 10/18/21	DRAWN BY: MJH
SCALE: 1"=40'	CHECKED BY: SLF
PROJECT #: 7615	SHEET: 5 OF 7



EDA Engineering Design Associates, P.A.
Cambridge Professional Offices
5 Cambridge Drive Ocean View, New Jersey 08230
(609) 350-0332 • Fax (609) 350-9204
CERTIFICATE OF AUTHORIZATION: 2654279393

ENGINEERING DETAILS
BLOCK 42, LOTS 1, 1.01, 1.03, 2, 2.01, 2.02 & 2.03
TOWNSHIP OF HAINESPORT
BURLINGTON COUNTY, NEW JERSEY

STEVEN L. FILIPPONE
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #29230
Professional Engineer Seal

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REVISION	DATE	BY

EDA Engineers - Landscape Architects - Planners

DATE: 10/18/21 DRAWN BY: MJH
SCALE: AS NOTED CHECKED BY: SLF
PROJECT #: 7615 SHEET: 6 OF 7

SOIL EROSION AND SEDIMENT CONTROL PLAN

- All applicable erosion and sediment control practices shall be in place prior to any grading or installation of proposed structures or utilities.
- Soil Erosion and Sediment Control practices on this plan shall be constructed in accordance with the standards for Soil Erosion and Sediment Control in New Jersey.
- Applicable erosion and sediment control practices shall be left in place until construction is completed and/or the area is stabilized.
- The contractor shall perform all work, furnish all materials and install all measures required to reasonably control soil erosion resulting from construction operations and prevent excessive flow of sediment from the construction site.
- Any disturbed area that is to be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and fertilization in accordance with the New Jersey Standards and their rates should be included in the narrative. If the season prohibits temporary seeding, the disturbed areas will be mulched with salt hay or equivalent and anchored in accordance with the New Jersey Standards (i.e. peg and twine, mulch netting or liquid mulch binder).
- It shall be the responsibility of the developer to provide confirmation of time, fertilizer and seed and seed application and rates of application at the request of the Soil Conservation District.
- All critical areas subject to erosion will receive a temporary seeding in combination with straw mulch at a rate of 2 tons per acre, according to the New Jersey Standards immediately following rough grading.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All sedimentation structures will be inspected and maintained on a regular basis and after every storm event.
- A crushed stone, tire cleaning pad will be installed wherever a construction access exists. The stabilized pad will be installed according to the standards for stabilized construction access.
- All driveways must be stabilized with 2 1/2" crushed stone or sub-base prior to individual lot construction.
- All paved areas must be kept clean at all times.
- All catch basin inlets will be protected according to the certified plan.
- All storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- All dewatering operations must discharge directly into a sediment filter area. The sediment filter must be composed of a suitable sediment filter fabric. (see detail). The basin must be dewatered to normal pool within 10 days of the design storm.
- N.J.S.A. 4:24-39, Est. Sec. requires that no certificate of occupancy be issued before all provisions of the certified soil erosion and sediment control plan have been complied with for permanent measures. All site work for the project must be completed prior to the district issuing a report of compliance as a prerequisite to the issuance of a certificate of occupancy by the municipality.
- Mulching is required on all seeded areas to insure against erosion before grass is established to promote earlier vegetation cover.
- Offsite sediment disturbance may require additional control measures to be determined by the erosion control inspector.
- A copy of the certified Soil Erosion and Sediment Control Plan must be maintained on the project site during construction.
- The Soil Conservation District shall be notified 48 hours prior to any land disturbance.
- Any conveyance of this project prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
- Immediately after the completion of stripping and stockpiling of topsoil, the stockpile must be stabilized according to the standard for temporary vegetative cover. Stabilize topsoil with straw mulch for protection if the season does not permit the application and establishment of temporary seeding. All soil stockpiles are not to be located within fifty (50) feet of a floodplain, slope, roadway or drainage facility and the base must be protected with a sediment barrier.
- Any changes to the site plan will require the submission of a revised Soil Erosion and Sediment Control Plan to the Soil Conservation District. The revised plan must be in accordance with the current New Jersey Standards for Soil Erosion and Sediment Control.
- Methods for the management of high acid producing soils shall be in accordance with the standards. High acid producing soils are those found to contain iron sulfides or have a pH of 4 or less.
- Temporary and permanent seeding measures must be applied according to the New Jersey Standards, and mulched with salt hay or equivalent and anchored in accordance with the New Jersey Standards (i.e. peg and twine, mulch netting or liquid mulch binder).
- Maximum side slopes of all exposed surfaces shall not be constructed steeper than 3:1 unless otherwise approved by the district.
- Dust is to be controlled by an approved method according to the New Jersey Standards and may include watering with a solution of calcium chloride and water.
- Adjoining properties shall be protected from excavation and land filling operations on the proposed site.
- Use staged construction methods to minimize exposed surfaces, where applicable.
- All vegetative material shall be selected in accordance with American Standards for Nursery Stock of the American Association of the Nurseryman and in accordance with the New Jersey Standards.
- Natural vegetation and species shall be retained where specified on the Landscaping Plan.
- The soil erosion inspector may require additional soil erosion measures to be installed, as directed by the district inspector.

STORMWATER MANAGEMENT MAINTENANCE PROGRAM

BASIN MAINTENANCE

In order to ensure that all retention and detention basins function properly, a maintenance program must be followed. The following are the minimum requirements for the maintenance of all basins.

- Annual visual inspection of outlet structures and basins.
 - Inspection of outlet structures to include checking for obstructions of outfall pipes and the accumulation of silts and sediments.
 - Inspection of basins to include the removal of debris and accumulated particles such as silts and sediments.
- For maintenance of vegetated basins:
 - Mowing of grass is required regularly to ensure the aesthetic quality of the site. All clippings shall be raked and bagged to avoid hatch buildup.
 - A dense turf, with extensive root growth, is encouraged to reduce erosion and enhance infiltration throughout the bottom and the side of the basin. Well-established turf of the floor and sides will grow through sediment deposits, thus forming a porous turf and preventing the formation of an impermeable layer.
 - Grasses of the fescue family are recommended for seeding, primarily due to their adaptability to dry sandy soil, drought resistance, hardness, and ability to withstand brief inundations. Fescues will also permit longer intervals between mowings.
 - Seed type: A mixture of the following special water-tolerant seed will ensure a high quality grass for retention basins.

INGREDIENTS

Mixture #	SEEDING RATE
Fescue	2.1lb./1,000 SF
Perennial Rye Grass	0.25lb./1,000 SF
Kentucky Bluegrass	0.25lb./1,000 SF
White Clover	0.10lb./1,000 SF

- Fertilizing and liming: Bi-annually.
 - Fertilize with 10-20-10 at a rate of 11lbs./1,000 SF
 - Lime with pulverized dolomite limestone at a rate of 90lbs./1,000 SF
- Long term Maintenance
 - In order to ensure proper function of all basins, every seven years each basin bottom shall be scarified to a depth of 4" to remove sediments and silts. Then 4" of topsoil must be added and reseeded.

STORMWATER STRUCTURE MAINTENANCE

Maintenance is the work required to keep structures in practice, or restore them to their original physical and functional condition. Maintenance as it applies to this situation shall be divided into two stages: that which is necessary to allow for continuing performance of stormwater controls during the construction period and long term maintenance following construction. Both stages are necessary for the life of the stormwater structures and systems.

- MINIMUM REQUIREMENTS FOR MAINTENANCE:
 - TRENCHES/SWALES - Trenches/Swailes to be inspected for rubbish or channel obstructions, bank failure, accumulation of silts and sediments, undesirable vegetation growth, rodents, and overall system failure.
 - OUTLET STRUCTURE/CONDUIT - Inspection of outlet structures and conduit to include checking for of pipe, accumulation of silts and sediments, cracking, corrosion, deterioration from freezing, salt or chemicals, excessive wear or damage from settling.
 - SPILLWAYS/INLETS/MANHOLES - Inspection to include checking for cracking, rodents, obstructions (silt-sediment, trash or other.) Check any gates, racks, or grates, for damage from corrosion, ice debris. Check for unauthorized modifications, tampering or vandalism.
- LONG TERM MAINTENANCE
 - As noted, any basin, pipe, pit, trench or inlet not functioning as designed will be thoroughly as prescribed. Any system that continues to remain inoperable after thorough clearing must be removed and replaced.

RESPONSIBILITY

All on-site retention facilities shall be the sole responsibility of the developer/owner, his assigns and/or heir. The responsibility shall include but not be limited to installation, inspection, and maintenance.

DETENTION FACILITY MAINTENANCE

The primary mechanical equipment use in the Annual Maintenance of the Basins will be for lawn cutting. The exact type and size of this equipment is to be determined by the maintenance service under contract for the project.

STORMWATER MANAGEMENT MAINTENANCE PROGRAM

MULCHING

Mulching is required on all seeding. It is defined as stabilizing exposed soils with non-vegetative materials. The purpose is to protect exposed soil surfaces from erosion damage and to reduce offsite environmental damage. Mulching provides temporary mechanical protection against wind or rainfall induced soil erosion until permanent vegetative cover may be established. This practice is applicable to areas subject to erosion, where the season and other conditions may not be suitable for growing. An erosion-resistant cover or where stabilization is needed for a short period until more suitable protection can be applied.

1. SITE PREPARATION

- 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, pg 19-1.
- Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

2. PROTECTIVE MATERIALS

- Mulch materials should be unrouted small grain straw, hay free of seeds, or salt hay to be applied at the rate of 2.0 to 2.5 tons per acre (90 to 115 pounds per 1,000 square feet.)

Asphalt emulsion is recommended at the rate of 600 to 1,200 gallons per acre. This is suitable for a limited period of time where travel by people, animals, or machines is not a problem.

Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.

Wood-fiber or paper-fiber mulch at a rate of 1,500 pounds per acre may be applied by a hydrosseeder.

Mulch netting such as paper jute, excelsior, cotton, or plastic, may be used.

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.

Gravel, crushed stone, or slag at the rate of 9 cubic yards per 1,000 SF applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (ASTM C-33) is recommended.

3. MULCH

Mulch anchoring should be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs depending upon the size of the area, steepness of slopes, and costs.

- 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 with two 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 tool) - A tractor-drawn implement, somewhat like a disc-harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil 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.

- Liquid Mulch-Binders - May be used to anchor salt hay, hay, or straw mulches
 - 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:
 - Organic and Vegetable Based Binders - Naturally occurring, power based, hydrophilic materials that mixed with formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetative gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf grass. Vegetable based gels shall be applied at rates and weather conditions recommended by the manufacturer.
 - High polymer synthetic emulsion, with water when dried and following application to mulch, drying and curing shall no longer be soluble or dispersed in water. It shall be applied at rates weather conditions recommended by the manufacturer and remain tacky until germination of grass.

SOIL DE-COMPACTION & TESTING REQUIREMENTS

- REQUIREMENTS
- Subgrade soils prior to the application of topsoil shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
 - Area of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
 - Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available for the District. The form shall be completed and submitted prior to receiving a certificate of compliance from the District.
 - Should testing indicate compaction on excess of the maximum thresholds indicated for the simplified testing methods (see details), the contractor shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan or (2) perform additional, detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional testing shall be performed by a trained, licensed professional.

COMPACTION TESTING METHODS

- Probing Wire Test (see detail)
 - Hand-help Penetrometer Test (see detail)
 - Tube Bulk Density Test (licensed professional engineer required)
 - Nuclear Density Test (licensed professional engineer required)
- Notes: Additional testing methods which conform to ASTM standards and specification, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval. Soil Compaction testing is not required if/when subsoil compaction remediation (scarification/tillage - 6" minimum depth or similar) is proposed as part of the sequence of construction.

PROCEDURES FOR SOIL COMPACTION MITIGATION

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover. Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Professional Licensed Engineer may be substituted subject to District Approval.

METHODS AND MATERIALS

Topsoil should be friable and loamy, free of debris, objectionable weeds and stones, and contain no toxic substance that may be harmful to plant growth. A pH range of 5.0-7.5 is acceptable. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter). Topsoil hauled in from off site should have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.

- Stockpiling
 - Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
 - Stockpiles should be vegetated in accordance with temporary seeding specifications on soil erosion sheet.
- Site Preparation
 - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.
 - Subsoil should be tested for lime requirement and limestone, if needed, should be applied to bring soil pH to 6.5 and incorporate into as nearly as practical to a depth of 4 inches.
 - Immediately prior to topsoil distribution, the surface should be scarified to provide a good bond with the topsoil.
 - Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways.

- Applying Topsoil
 - Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity.
 - A uniform application to a depth of 5 inches tined in place is required. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more.

DUST CONTROL STANDARDS

The following methods should be considered for dust control at the request of the Township Construction Code Official, or upon inspection by an S.C.D. official.

- Spray - On Adhesive - On mineral soils (not effective on muck soils) Keep traffic off these areas.

Water Dilution	Type of Nozzle	Apply Gallons/Acre
Anionic asphalt emulsion	7-1	Coarse spray 1,200
Latex emulsion	12-12-1	Fine spray 235
Resin in water	4-1	Fine spray 300
- Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin blowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.
- Sprinkling - Site is sprinkled until the surface is wet.
- Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to crate walls, bales of hay and similar material can be used to control air currents and soil blowing.
- Calcium Chloride - Shall be in the form of loose dry granules at a rate that will keep surface moist but not cause or false the enough to feed through commonly used spreaders. pollution or plant damage. If used on steeper slopes, Then use other practices to prevent washing into streams or accumulation around plants.
- Stone - Cover surface with crushed stone or coarse gravel.
- Mulch - Stabilization with approved mulches and vegetation cover being temporary permanent.

SEEDING SPECIFICATIONS

Temporary Seeding	(10-20-10 or equivalent)	11 Lbs./1,000 SF
Fertilizer	(50% Calcium plus MgO)	90 Lbs./1,000 SF
Limestone	(Lolum multiflorum)	1 lb./1,000 SF
Perennial Rye Grass		
Permanent Seeding	(10-20-10 or equivalent)	11 Lbs./1,000 SF
Fertilizer	(50% Calcium plus MgO)	90 Lbs./1,000 SF
Limestone	Kentucky Bluegrass	0.9 Lbs./1,000 SF
Mixture B-15	(Three Cultivar Blend)	
	Hard Fescue	4.0 Lbs./1,000 SF
	Perennial Rye Grass	0.7 Lbs./1,000 SF

FERTILIZER

Work lime and fertilizer into soil as nearly as practical to depth of four inches (4"). Remove from the surface all stones two inches (2") or larger. Roll soil to firm the seed bed where feasible. Use specifications as shown above.

Note: Optimum seeding dates February 1 to April 30 and August 15 to October 30.

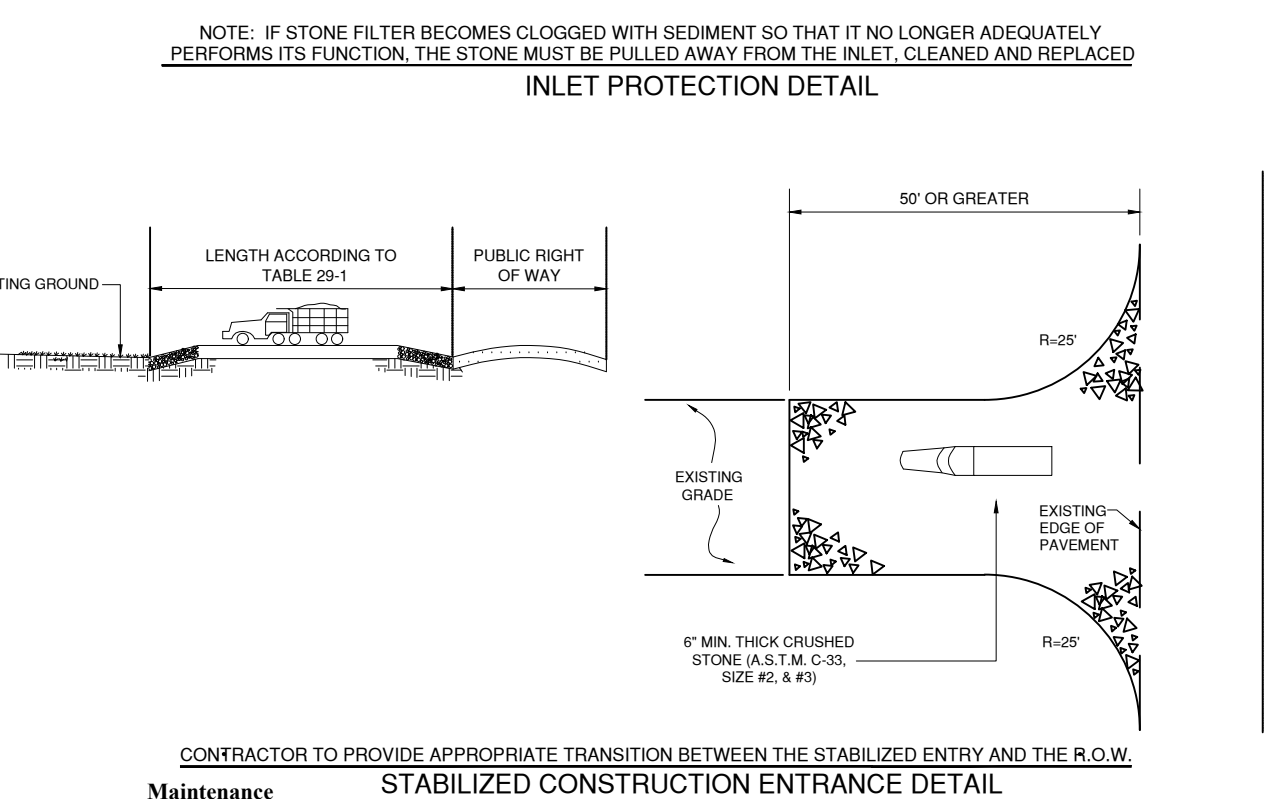
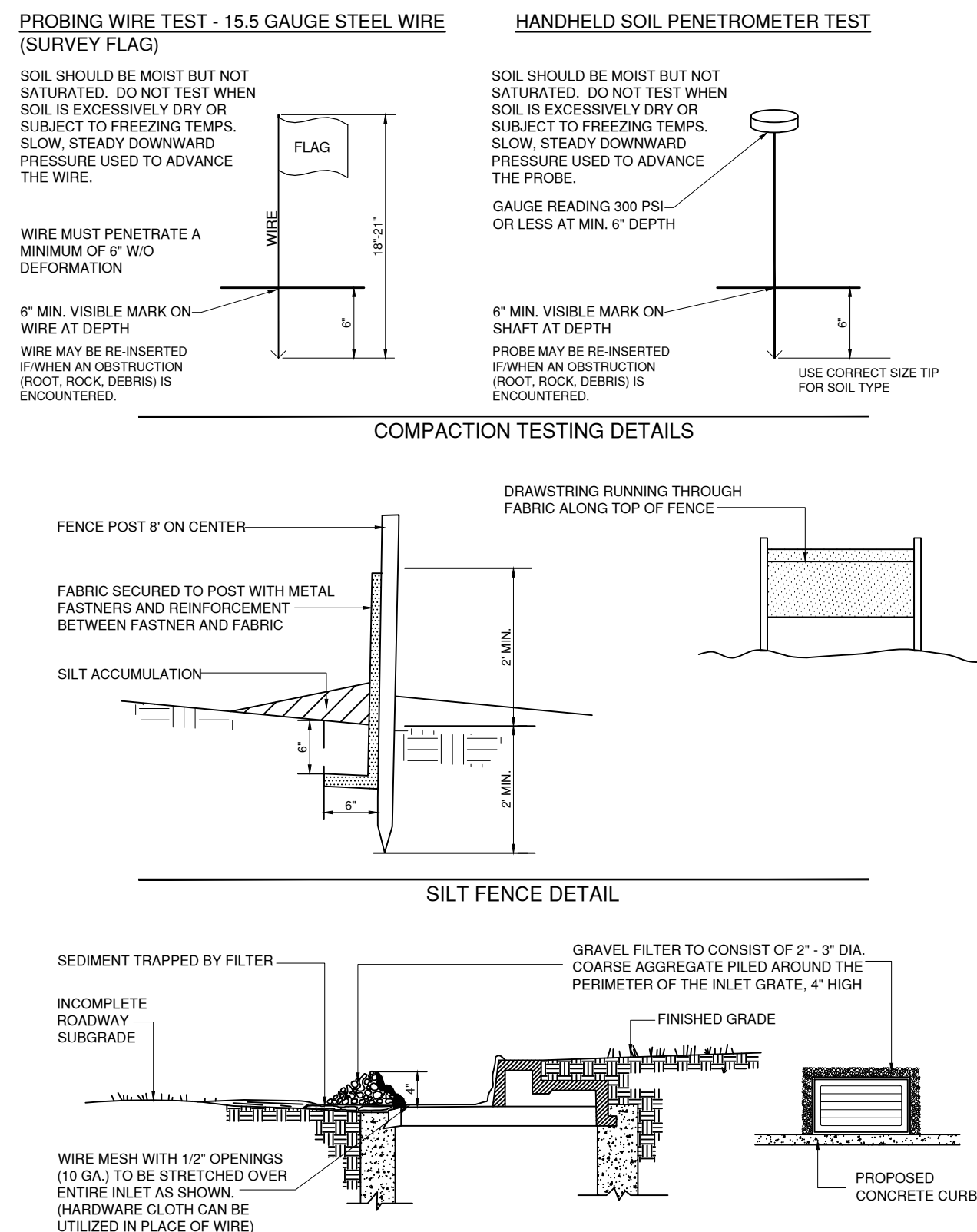
PHASE	OPERATION	TIME PERIOD
A.	ESTABLISH EROSION CONTROL MEASURES	2 DAYS
B.	SITE CLEARING	3 DAYS
C.	ROUGH GRADING	2 DAYS
D.	CONSTRUCT STORMWATER BASIN INCLUDING VEGATATIVE STABILIZATION	N/A
E.	CONSTRUCT SANITARY SEWER SYSTEM & WATER SYSTEM	N/A
F.	CONSTRUCT STORM DRAINAGE STRUCTURES	N/A
G.	FINE GRADE AND CONSTRUCT STONE BASE	2 DAYS
H.	CONSTRUCT DRAINAGE SWALES	N/A
I.	PERFORM TEMPORARY SEEDING AS NECESSARY	2 DAYS
J.	PERFORM PAVING AND CONSTRUCT SIDEWALKS	3 DAYS
K.	LAY BUILDING FOUNDATIONS AND CONSTRUCT DWELLINGS	N/A
L.	PERFORM SUBSOILS COMPACTION TEST	1 DAY
M.	SCARIFY/TILL SUBSOILS TO A MIN. DEPTH OF 6 INCHES	2 DAYS
N.	PERFORM PERMANENT SEEDING AND LANDSCAPING	2 DAYS

VARIOUS LOT GRADING TO CONTINUE THROUGHOUT CONSTRUCTION SEQUENCE.

DURATION OF EACH SEQUENCE WILL VARY DUE TO SECTIONALIZATION AND MARKET CONDITIONS.

CONSTRUCTION WILL BEGIN SPRING 2022

CONSTRUCTION SEQUENCE



CONTRACTOR TO PROVIDE APPROPRIATE TRANSITION BETWEEN THE STABILIZED ENTRY AND THE R.O.W. Maintenance

The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto roadways. This may require periodic dressing with additional stone or additional length as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto roadways (public or private) or other impervious surfaces must be removed immediately.

Where accumulation of dust/sediment is inadequately cleaned or removed by conventional methods, a power broom or street sweeper will be required to clean paved or impervious surfaces. All other access points which are not stabilized shall be blocked off.

SOIL CONSERVATION DETAILS



Burlington County, New Jersey

ThiB—Tinton sand, 0 to 5 percent slopes

Map Unit Setting
National map unit symbol: r5f
Elevation: 20 to 150 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 75 degrees F
Frost-free period: 161 to 231 days
Parent material: Sandy siltstone deposits over glauconite bearing
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Parent material: Sandy siltstone deposits over glauconite bearing

Map Unit Composition
Tinton and similar soils: 80 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the region.

Description of Tinton
Setting
Landform: Knolls
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy siltstone deposits over glauconite bearing
Parent material: Sandy siltstone deposits over glauconite bearing
Parent material: Sandy siltstone deposits over glauconite bearing
Parent material: Sandy siltstone deposits over glauconite bearing

Typical profile
A1 - 0 to 12 inches: sand
E1 - 12 to 28 inches: fine sand
B1 - 28 to 38 inches: fine sandy loam
C1 - 38 to 50 inches: sand
C2 - 50 to 60 inches: fine sandy loam

Properties and qualities
Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water
(Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 5.1 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Hydric soil rating: No

SOILS DESCRIPTION

LAND COVER

- Total Area of Site.....7.51 Acres
- Present Cover.....Developed
- Total Area of Disturbance.....0.5 Acres
- Adjacent Site Conditions.....Developed

RESPONSIBILITY

All soil erosion and sediment control measures and facilities shall be the sole responsibility of the developer/owner. The responsibility shall include, but not be limited to installation, inspection, and maintenance of conditions during and following construction.

OWNER

Seagull Holdings, LLC
439 Mantua Avenue
Woodbury, New Jersey 08096

GENERAL INFORMATION

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(609) 390-0332 • Fax: (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 2A04270260

SOIL EROSION PLAN
BLOCK 42, LOTS 1, 1.01, 1.03, 2, 2.01, 2.02 & 2.03
TOWNSHIP OF HAINESPORT
BURLINGTON COUNTY, NEW JERSEY

STEVEN L. FILIPPONE
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #22930

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REVISION	DATE	BY
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DATE: 10/18/21	DRAWN BY: MJH
SCALE: AS NOTED	CHECKED BY: SLF
PROJECT #: 7615	SHEET: 7 OF 7



Engineers - Landscape Architects - Planners