MAJOR SITE PLAN APPLICATION FOR:

the INN at strathmere

513 | ocean drive | strathmere | nj

LIST OF DRAWINGS

NUMBER	DESCRIPTION	ISSUE DATE	REVISED
A121	ENLARGED TYPICAL UNIT FLOOR PLAN, CEILING PLAN & INTERIOR ELEVATIONS	06/01/20	
C	COVERSHEET	5.8.20	
1 OF 5	INFORMATION SHEET	5.8.20	
2 OF 5	PROPOSED SITE PLAN	5.8.20	
3 OF 5	GRADING, DRAINAGE & LANDSCAPE PLAN	5.8.20	
4 OF 5	ENGINEERING DETAILS	5.8.20	
5 OF 5	SOIL EROSION & SEDIMENT CONTROL	05.26.20	
A101	FIRST FLOOR PLAN & NORTH ELEVATION	5.8.20	
A102	SECOND FLOOR PLAN, ELEVATIONS & ENLARGED TYPICAL UNIT PLAN	5.8.20	7.6.20
A103	THIRD FLOOR PLAN & SOUTH ELEVATION	5.8.20	
A104	FOURTH FLOOR AND ROOF PLAN	5.8.20	

PROJECT TEAM

OWNER: STRATHMERE MOTEL, INC.
117 MOUNT VERNON AVENUE
HADDONFIELD, NJ 08033
609.707.7258

ARCHITECT: WILLIAM MCLEES ARCHITECTURE
5 MACARTHUR BLVD
SOMERS POINT, NJ 08244
609.927.0888
CONTACT: WILLIAM C MCLEES AIA

CIVIL ENGINEER: R. BRUCE & ASSOCIATES
91 MAYS LANDING RD
SOMERS POINT, NJ 08244
609.926.3311
CONTACT: ROBERT BRUCE, PE

SURVEYOR: STEPHEN MARTINELLI SURVEYING
1217 ROUTE 9 SOUTH
OCEAN VIEW, NJ 08230
609.390.9618
CONTACT: STEPHEN MARTINELLI, PLS

BLOCK 834 LOT 1
513 COMMONWEALTH AVENUE
UPPER TOWNSHIP, NJ

william mclees
architecture
5 MacArthur Blvd | Somers Point, NJ
609.927.0888 | 609.927.0889
www.wmarch.net

William C. McLees, AIA

NJ Registration AI14054
PA Registration RA403479

William McLees Architecture, LLC
New Jersey State Certificate of Authorization
#21AC00055500

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CLIENT

STRATHMERE MOTEL, INC

PROJECT

THE INN AT STRATHMERE PROPOSED NEW DEVELOPMENT

513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date

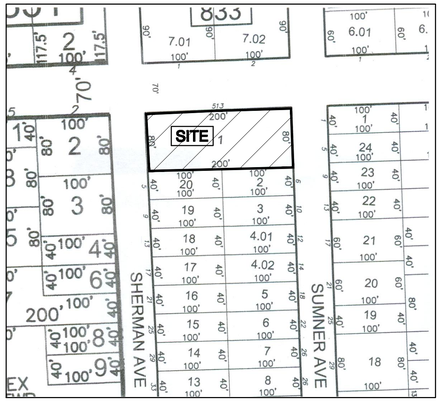
COVERSHEET

SCALE: 12" = 1'-0"
DATE: 5.8.20
DRAWN BY: BMC

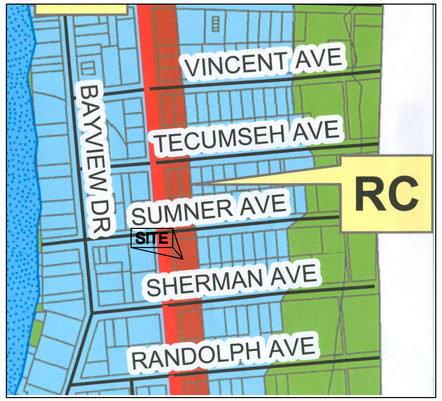
C

COMMISSION: 19070M

8/28/2020 11:09:41 AM



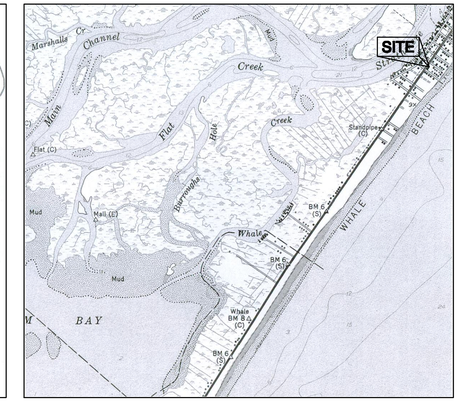
TAX MAP SHEET - 33.02 N.T.S.



ZONING MAP - STRATHMERE N.T.S.

CAPE MAY CO. SOILS SHEET No. 13 1"=1667'

N.W.I. QUAD - SEA ISLE CITY 1"=2000'



U.S.G.S. QUAD - SEA ISLE CITY 1"=2000'

TOWNSHIP OF UPPER
P.O. BOX 205 • TUCKAHOE, NEW JERSEY 08250 • 609-628-2011 • FAX: 609-628-1836

MAYOR
RICHARD PALOMBO
Personnel, Emergency Management, Lifeguards, Housing, Engineering, Clerk's Office, Zoning and Planning, and Construction Code.

DEPUTY MAYOR
EDWARD BARR
Department of Public Works.

COMMITTEEMAN
HOBART YOUNG
Sports and Recreational Programs, Public Buildings and Grounds, and Department of Public Works.

COMMITTEEMAN
JOHN D. COGGINS, JR.
Revenue and Finance.

COMMITTEEMAN
CURTIS T. CORSON, JR.
Municipal Court, Public Safety, Animal Control, and Division of EMS

TOWNSHIP CLERK
BARBARA L. YOUNG, RMC

April 15, 2020

Robert Bruce & Associates
Stacy Turlish, Project Manager
91 Mays Landing Road
Somers Point, NJ 08244-1111

RE: Certified List of Property Owners - Block 834, Lot 1.

Dear Ms. Turlish:

In compliance with the provisions of the Municipal Land Use Law, P.L. 1975, Chapter 291, listed on the attached sheet are the property owners within a 200 foot radius of the above listed Block and Lot.

See Attached Sheets

The following properties and streets are also within 200 feet of your property.

Upper Township Roads	Township of Upper
Sumner Avenue	PO Box 205
Sherman Avenue	Tuckahoe NJ 08250
County Roads	Cape May County Planning Board
Commonwealth Avenue	4 Moore Road
	DN 309
	Cape May Court House, NJ 08210

If you should have any questions concerning this list, please contact my office at once.

Very truly yours,

Barbara L. Young, RMC
Municipal Clerk

BLY/jrh
Enclosures

Report Name: Upper Township, Layer: Adjoining Properties, Buffer Distance: 200 foot, Created on: 04/09/2020

Block	Lot	Qual	Owners	Address	City/State	ZipCode
833	1		0002 BOND, RICHARD J III, MARYLYNN COOPER	90 OAKE DR	LANDENBERG, PA	19350
833	2	0002	MULLIGAN, KATHERINE	PO BOX 131	GRANTVILLE, PA	17028
833	2		ROSSI, THOMAS	495 COMMONWEALTH AVE	STRATHMERE, NJ	08248
830	2		INTEGRITY STAFFING SOLUTIONS INC	700 PRIDE'S CRGS ST 300	NEWARK, DE	19713
830	3		DUNN, DAVID C	2201 DOMINICO RD	FULLERTON, CA	92835
830	4		PARKER,JOHN, ETALS	1132 GENERAL HWY	CROWNSVILLE, MD	21032
830	6		TETTEMER, EDW & LYN K	21 ST. JAMES COURT	PHILA, PA	19106
830	7		TETTEMER, EDWARD & LYN	21 ST JAMES COURT	PHILADELPHIA, PA	19106
830	15		RANDOLPH AVENUE R E ASSOCIATES,LLC	114 WOODED LN	YELLANOYA, PA	19085
830	18		CLARK, NANCY KIM	9 THOMAS EAKINS WAY	MARLTON, NJ	08053
831	1		MONTGOMERY,JOHN A & ROBERT H JR	1 W RANDOLPH AVE	STRATHMERE, NJ	08248
831	2		WHITE, DENIS	219 PROSPECT AVE	AUDUBON, NJ	08106
832	4		KELLY, DWIGHT JR	3668 WOOTLEY WAY	VINELAND, NJ	08361
833	1		ZEE, JOHN R	PO BOX 97	STRATHMERE, NJ	08248.0097
833	3		DODGE, EDWARD J & BLACKWELL, KATHRY	101 HARBOUR AVE	SOMERS POINT, NJ	08244
833	6		RILEY,PAUL R & BENFORD,BRYN A	29810 WHITE ELKS WAY	TOMBALL, TX	77375
833	7.01		DEGER, WILLIAM & HEIDI	11 SHEPHERD RD	MALVERN, PA	19355
833	7.02		FUREY, JOSEPH P & CHRISTINE J	PO BX 471	STRATHMERE, NJ	08248
833	8		COOPER, REGINOLD & MARY	20 ROCK AVE	WATCHUNG, NJ	07060
834	1		STRATHMERE MOTEL, INC	117 MOUNT VERNON AVE	HADDONFIELD, NJ	08033
834	2		COGGINS, JAMES L & BETTY N TRUSTEES	56 RT 17	ELMER, NJ	08318
834	3		FIFE,MICHAEL & KATHERINE	3677 EVELINE ST	PHILADELPHIA, PA	19129
834	4.01		OTTER, MARTIN P & CAROL S	387 FIELD RD	MILAN, NY	12571
834	4.02		MARTELLO, DONNA M	340 BLUE RD	ELMER, NJ	08318
834	5		SCHUTTE,DORIS REB & RICHARD	2725 STOCKLEY LANE	DOWNINGTOWN, PA	19335
834	16		MOFFETT,JANE W & WALTER,HARRY J III	19 PATRICK AVE	WEST CHESTER, PA	19380
834	17		KRUSE, SUSAN M & KRUSE, KANDACE L	PO BOX 23	STRATHMERE, NJ	08248
834	18		OTTER, MARTIN P & CAROL S	387 FIELD RD	MILAN, NY	12571
834	19		CASTNER,ROBERT & STELLA,ETAL	18 BREWHILL RD	BERLIN, NJ	08009
834	20		SPACE AD, LLC	133 DEERPATH LANE	MEDIA, PA	19063
835	1		COTTON,ALFRED H,ETAL	PO BOX 103	STRATHMERE, NJ	08248
835	2		CURRAN, LAWRENCE J & MARY GRACE	401 S COMMONWEALTH AVE	STRATHMERE, NJ	08248
835	3		ERICKSON,PATRICIA,ETAL,TRUSTEES	340 IVY DR	WOODBURY HEIGHTS, NJ	08097
835	4		ERICKSON,PATRICIA,ETAL,TRUSTEES	340 IVY DR	WOODBURY HEIGHTS, NJ	08097
835	5		FERGUSON, DAVID J & CAROL L	PO BOX 32	STRATHMERE, NJ	08248
835	6		BATEMAN, MARK T & LINDA C	14 E TECUMSEH PO BOX15	STRATHMERE, NJ	08248
835	7		KESSLING, PAUL & MARGARET P	PO BOX 12	STRATHMERE, NJ	08248
835	20		MEY, MICHAEL & SULLA, JUSTIN	1144 EAST DRINKER ST.	DUNMORE, PA	18512
835	21		KOHLES, CHRISTOPHER A & JESSICA L	2402 SPRUCE ST	PHILADELPHIA, PA	19103
835	22		STORZ, CHRISTIAN D, ETAL	13 E SUMNER RD	STRATHMERE, NJ	08248
835	23		STORZ, CHRISTIAN D, ETAL	9 E SUMNER RD	STRATHMERE, NJ	08248
835	24		FISHER,MICHAEL R@STEPH.OLIVIO	7145 PARK AVENUE	PENSAUKEN, NJ	08109
836	1		JIG NJ LP	15 US RT 9	MARMORA, NJ	08223
836	5.03		WRIGHT, RODLEE J & JENNIFER J	922 GRANDVIEW DR	EXTON, PA	19131
836	6.01		HAGAN, LENORA P	420 WOOD LA	HADDONFIELD, NJ	08033
836	6.02		MCNULTY,JAMES P & KATHLEEN G	208 WOODSIDE AVE	NARBERTH, PA	19072

UTILITY COMPANIES

Atlantic City Electric
Real Estate Department
5100 Harding Highway, Suite 399
Mays Landing, NJ 08330-9902

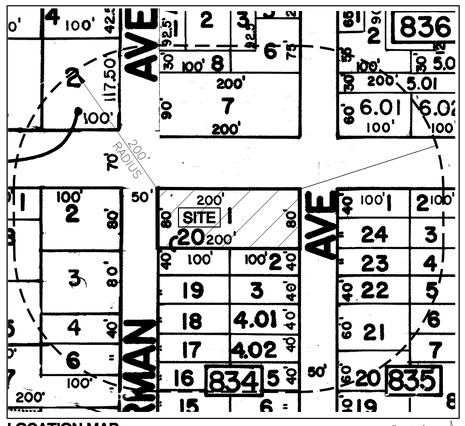
Donna Short
GIS Supervisor
New Jersey-American Water Company, Inc.
1025 Laurel Oak Road
Voorhees, NJ 08043

Comcast Cable
901 West Leeds Avenue
Absecon, NJ 08201

South Jersey Gas Company
1 South Jersey Plaza
Route 54
Folsom, NJ 08037

Verizon
P.O. Box 4833
Trenton, NJ 08625

PROPERTY OWNERS WITHIN 200 FEET



LOCATION MAP 1"=100'

1. EXISTING CONDITIONS: PLOTTED FROM "PLAN OF SURVEY" PREPARED BY STEPHEN C. MARTINELLI. NJ LIC #30089 DATED MARCH 20, 2020.
2. CONTOURS & ELEVATIONS: ARE SHOWN IN FEET AND ARE REFERENCED TO NAVD 88. BENCHMARK IS NAIL AND WASHER IN POLE ON COMMONWEALTH AVENUE AT ELEVATION 10.
3. FEMA FLOOD ZONE: FEMA F.I.R.M. MAP ZONE "AE" ELEVATION 9
4. SOILS: THE SOIL SURVEY FOR CAPE MAY COUNTY SHOWS THIS PROPERTY TO CONTAIN Cu (COASTAL BEACH-URBAN LAND COMPLEX) PER SHEET 13 OF THEIR SOILS MAP.
5. EXISTING USE: FORMER 2,850±SF STRATHMERE MOTEL.
6. PROPOSED USE: 5,410±SF STRATHMERE INN. 15 UNITS, WITH ASSOCIATED PARKING AND STORMWATER MANAGEMENT.
7. BUILDING AREA: EXISTING 2,850±SF GFA. 17.81% BUILDING COVERAGE AND 29.85% TOTAL IMPERVIOUS COVERAGE ON 0.367 AC. LOT.
8. EMPLOYEES: ONE
9. HOURS OF OPERATION: 24 HOURS A DAY, 7 DAYS A WEEK
10. SOLID WASTE: NEW TRASH/RECYCLING ENCLOSURE PROPOSED.
11. UTILITIES: EXISTING SERVICES ARE ADEQUATE, NO CHANGES PROPOSED.
12. UTILITY LOCATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES IN THE PROJECT AREA. IT SHALL BE HIS RESPONSIBILITY TO NOTIFY THE PROPER UTILITY AGENCIES PRIOR TO CONSTRUCTION AND LOCATE/MARK SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR RELOCATION COST OF EXISTING UTILITIES. CONTACT GARDEN STATE UNDERGROUND PLANT LOCATIONS 1-800-272-1000.
13. SITE SAFETY: THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, DURING THE COURSE OF THE SITE IMPROVEMENTS PERSUANT TO NJAC 5:23-2.21 (c&d) OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND C.F.R. 1926(F) (OSHA COMPETANT PERSON).
14. PROTECTIVE COVENANTS OR DEED RESTRICTIONS: NONE PROPOSED
15. AREA OF DISTURBANCE: 16,000 SF.

GENERAL NOTES

STEPHEN MALONEY
513 COMMONWEALTH AVENUE
STRATHMERE, NEW JERSEY
08248

OWNER / APPLICANT

RC - RESORT COMMERCIAL DISTRICT

ITEM	PERMITTED OR REQUIRED	EXISTING OR PROPOSED	STATUS
USE		HOTEL	ENC
LOT REQUIREMENTS			
LOT SIZE (MIN)	6,000 SF.	16,000 SF.	C
LOT WIDTH (MIN)	50 FT.	80 FT.	C
LOT DEPTH (MIN)	100 FT.	200 FT.	C
LOT FRONTAGE (MIN)	50 FT.	80 FT.	C
LOT COVERAGE (MIN)	60%	29.85% / 69.32%	DNC
MINIMUM REQUIRED YARD SETBACKS			
FRONT (COMMONWEALTH AVENUE)	15 FT.	8.64 FT.	DNC
FRONT (SHERMAN AVENUE)	15 FT.	15 FT.	C
FRONT (SUMNER AVENUE)	15 FT.	13.54 FT.	DNC
SIDE	8 FT.	-	-
REAR	30 FT.	29.44 FT.	DNC
BUILDING			
BLDG COVERAGE	30%	22.45% / 33.81%	DNC
HEIGHT	35 FT.	40'-1" TO RIDGE / 43'-6" TO ELEVATOR PENTHOUSE FROM FLOOD PROTECTION ELEVATION	DNC
PARKING			
HOTEL	1.25 PER DWELLING UNIT X 15 UNITS = 19 SPACES (18.75)	18 + 1 H/C = 19	C
SIGNS			
WALL-MOUNTED			
NUMBER	ONE	THREE (3)	DNC
AREA	10% OF WALL / 16 SF MAX.	16 SF. EACH	DNC
HEIGHT	ROOFLINE	5 ±	C
PROJECTION	<8"	<8"	C
FREE-STANDING			
NUMBER	ONE	NONE PROPOSED	
AREA	32 SF.MAX.		
HEIGHT	HEIGHT OF BLDG. / 35 FT. MAX.		
SETBACK	10 FT.		

E = EXISTING DNC = DOES NOT CONFORM
C = CONFORMS ENC = EXISTING NON-CONFORMING

ZONING INFORMATION

SITE PLAN

THE INN AT STRATHMERE
513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY

SHEET No.
1. INFORMATION SHEET
2. SITE PLAN
3. GRADING, DRAINAGE, LIGHTING, LANDSCAPING AND SOIL EROSION CONTROL PLAN
4. ENGINEERING DETAILS PLAN
5. SOIL EROSION AND SEDIMENT CONTROL SPECIFICATIONS AND DETAILS

INDEX OF SHEETS

THIS SITE PLAN IS APPROVED BY THE PLANNING BOARD OF THE CITY OF STRATHMERE.

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

MUNICIPAL APPROVAL

DATE	BY	DESCRIPTION
-	-	-
-	-	-
-	-	-

REVISIONS

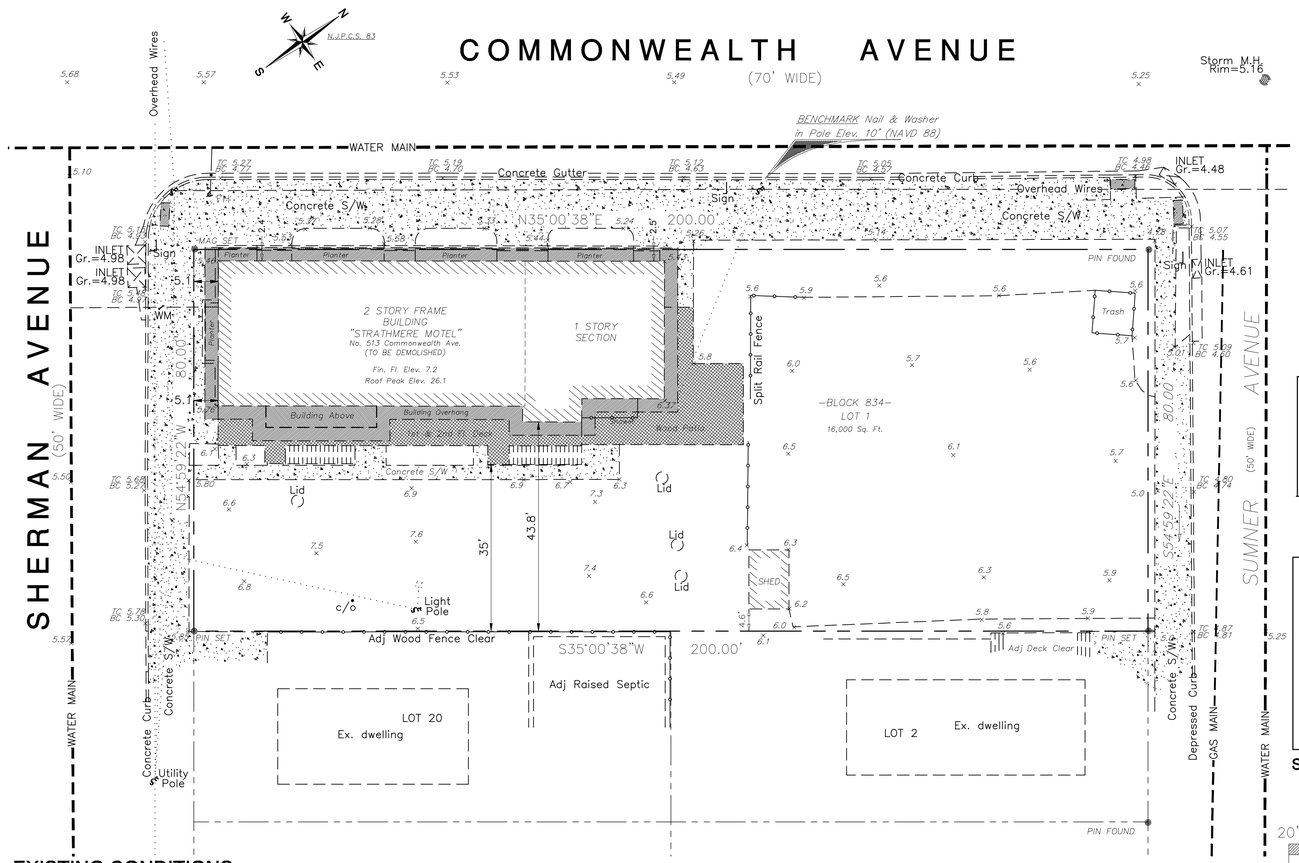
ROBERT A. BRUCE
Professional Engineer
N.J. License Number 28404

ROBERT BRUCE & ASSOCIATES
Consulting Engineers and Planners
91 Mays Landing Road
Somers Point, NJ. 08244-1111
Telephone :(609) 926-3311 Fax :(609) 926-2212

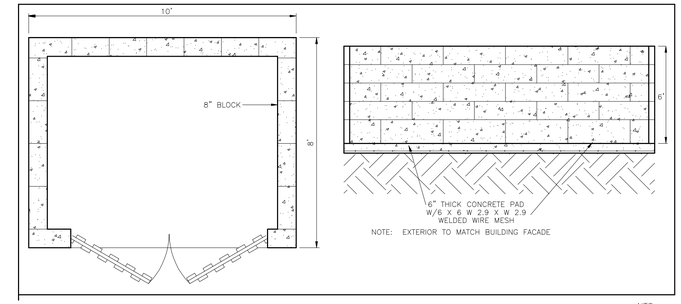
INFORMATION SHEET

THE INN AT STRATHMERE
513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
TOWN OF STRATHMERE
CAPE MAY COUNTY, NEW JERSEY

DWN: SDT	CKD: RBA
SCALE:	AS NOTED
DATE:	1/21/20
PROJECT:	220003
SHEET:	1 OF 5



EXISTING CONDITIONS

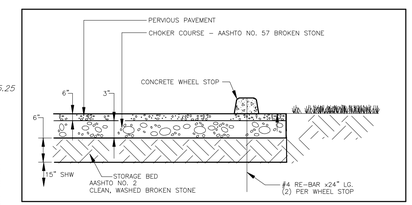


TRASH / RECYCLABLE ENCLOSURE

NTS

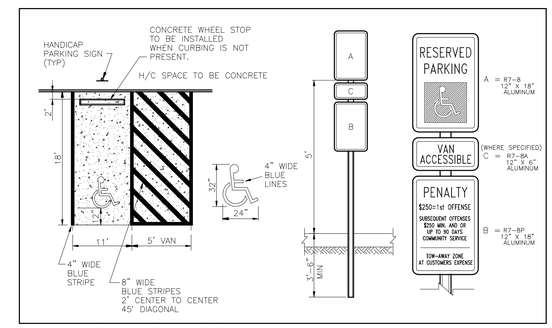
WALL MOUNTED SIGN DETAIL

NTS



STONE PAVING DETAIL

NTS

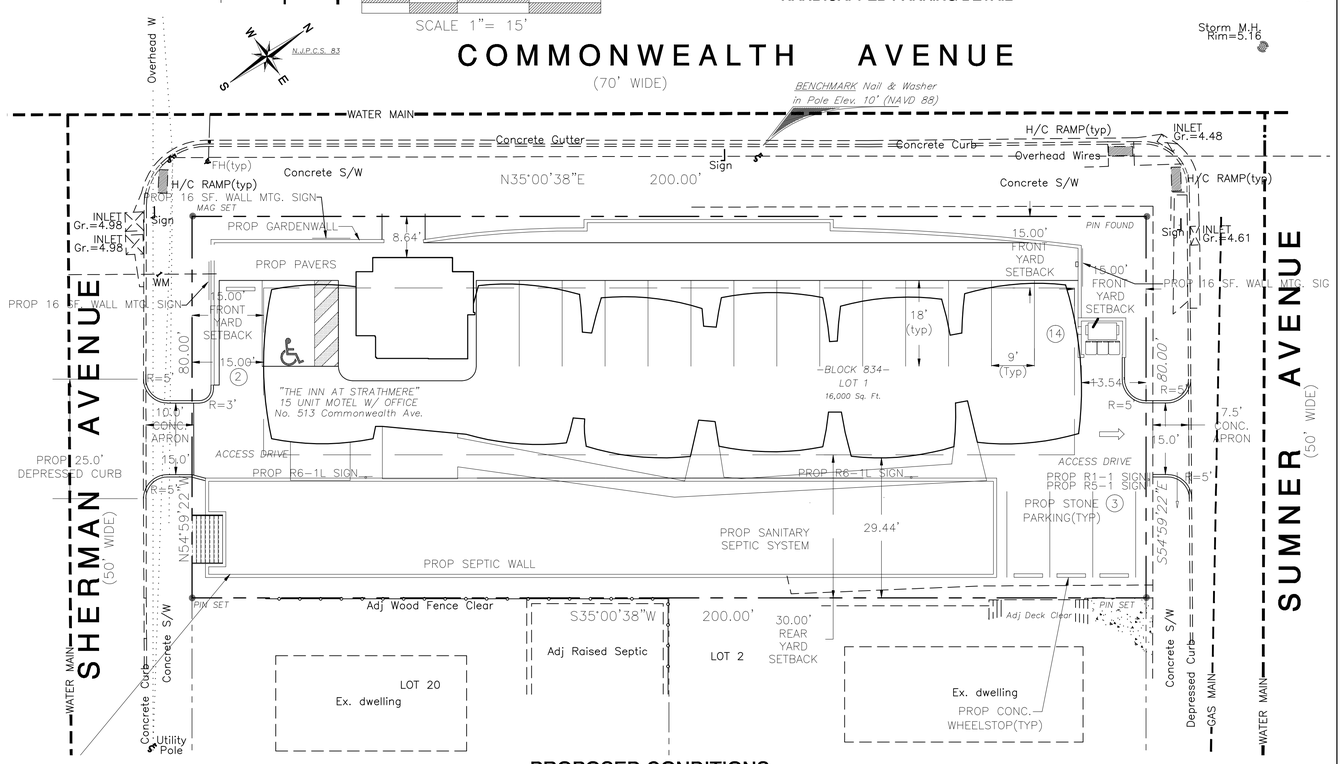


HANDICAPPED PARKING DETAIL

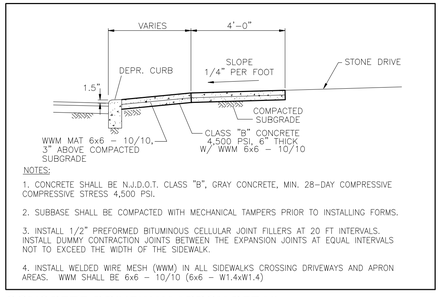
NTS

20' 10' 0 15' 30'

SCALE 1"= 15'

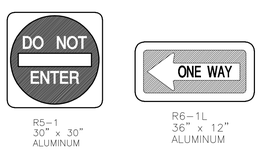


PROPOSED CONDITIONS



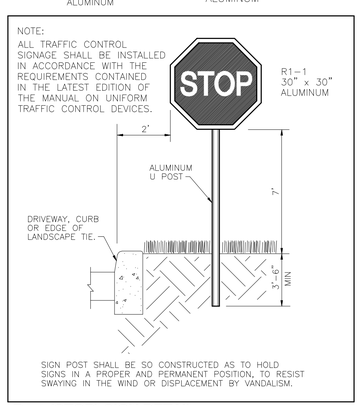
CONCRETE DRIVEWAY APRON DETAIL

NTS



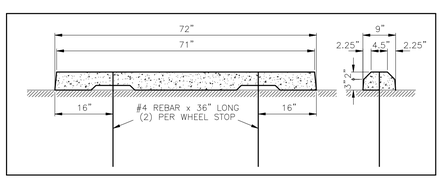
R5-1 30" x 30" ALUMINUM

R6-1L 36" x 12" ALUMINUM



R1-1 (STOP) SIGN DETAIL

NTS



CONCRETE WHEEL STOP

NTS

–	–	–	
–	–	–	
–	–	–	
DATE	BY	DESCRIPTION	

REVISIONS

ROBERT A. BRUCE
Professional Engineer
N.J. License Number 28404

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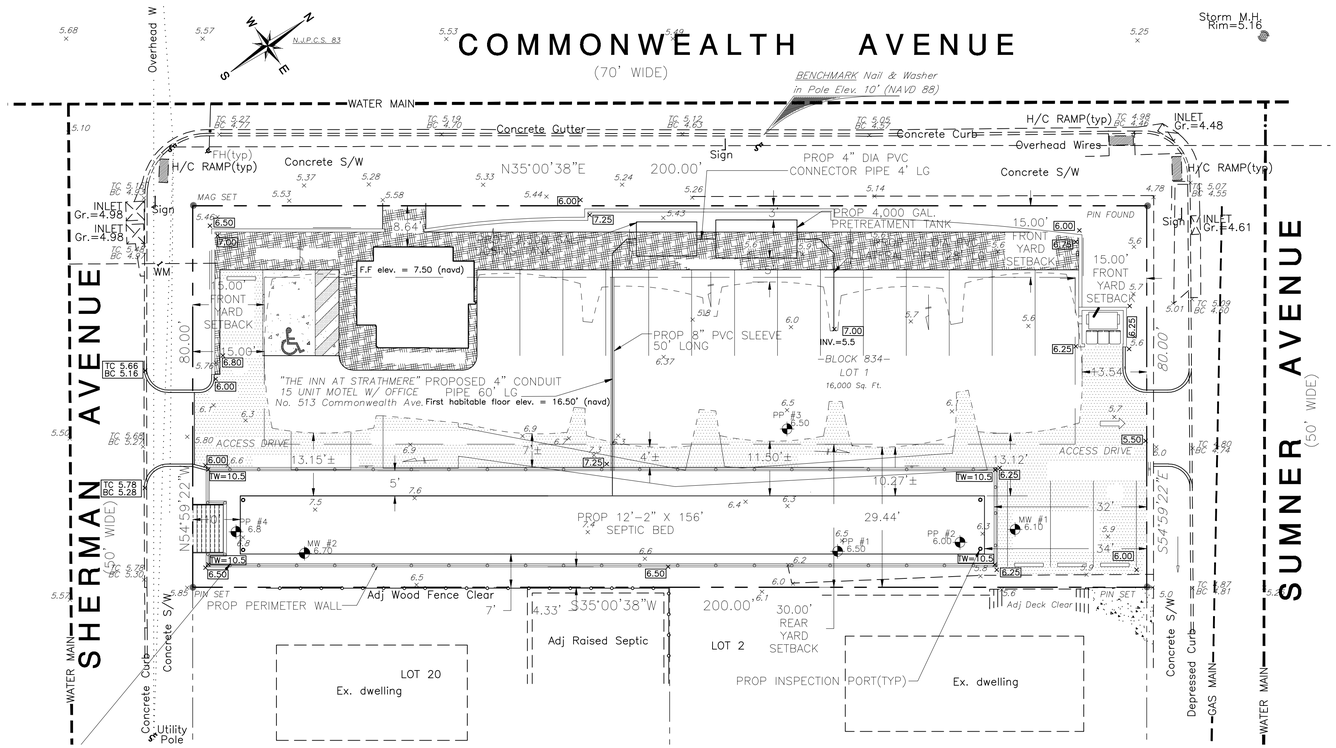
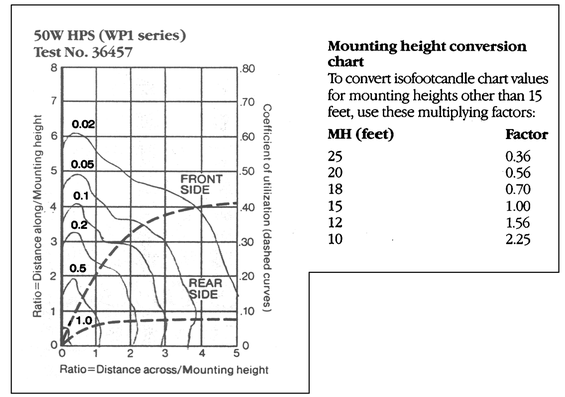
SITE PLAN

THE INN AT STRATHMERE
513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY

DWN: SDT	CKD: RBA
SCALE:	1" = 15'
DATE:	1/21/20
PROJECT:	220003
SHEET:	2 OF 5



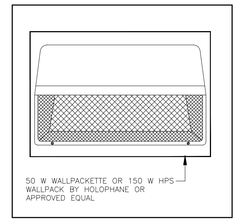
GRADING AND DRAINAGE PLAN



Mounting height conversion chart

To convert isofootcandle chart values for mounting heights other than 15 feet, use these multiplying factors:

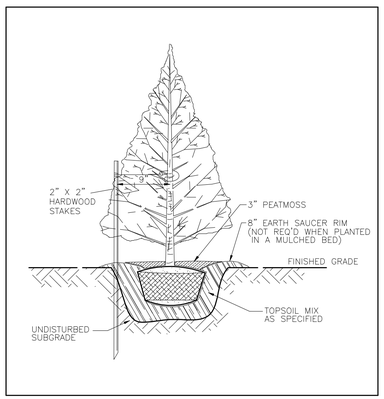
MH (feet)	Factor
25	0.36
20	0.56
18	0.70
15	1.00
12	1.56
10	2.25



WALL PACK (or approved equal)

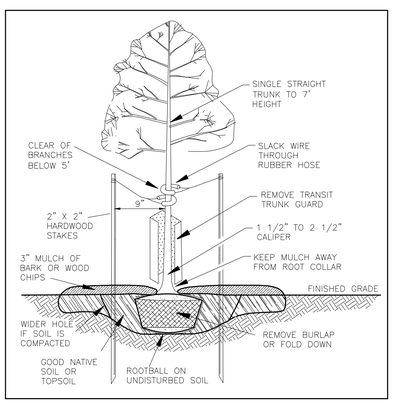
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PG	4	Cortaderia selloana	PAMPAS GRASS	2 GAL
JM	1	Acer palmatum	JAPANESE MAPLE	2" CAL
MG	27	Miscanthus sinensis	MAIDEN GRASS	1 GAL
HO	8	Agavoideae	HOSTA	1 GAL
AR	6	Chamaecyparis pisifera	GOLDENTHREAD	3 GAL
DD	16	Cornus canadensis L.	DWARF DOGWOOD	2" CAL
BW	3	Buxus	BOXWOOD	2 GAL
BF	10	Festuca glauca	BLUE FESCUE	2 GAL

PLANTING SCHEDULE



EVERGREEN PLANTING DETAIL

NTS



TREE PLANTING DETAIL

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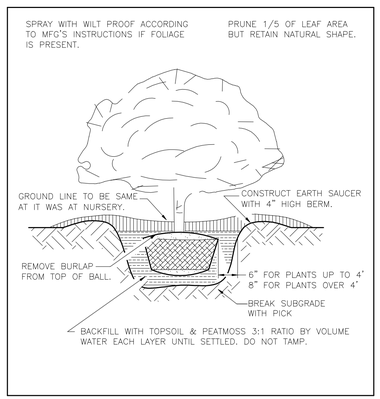
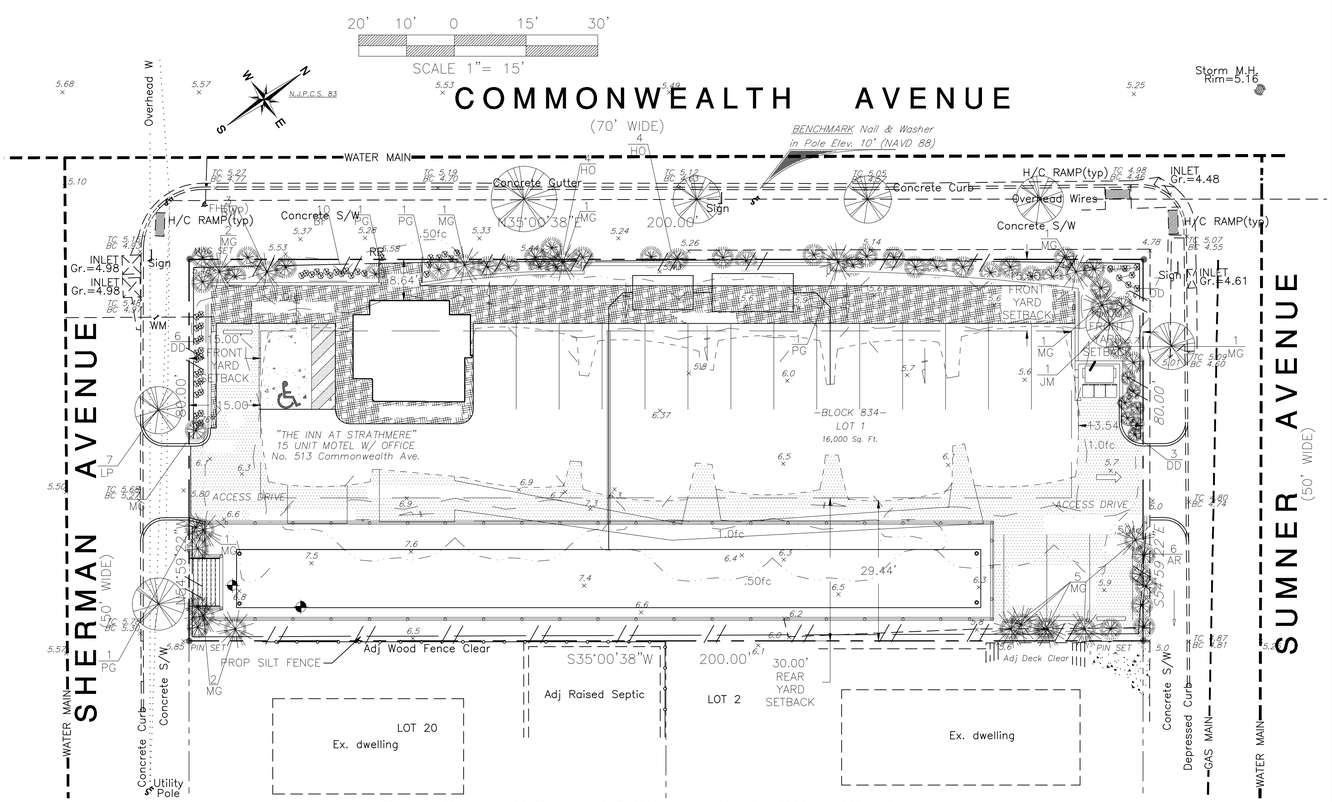


SHRUB PLANTING DETAIL

NTS



LIGHTING, LANDSCAPING & SOIL EROSION CONTROL PLAN

REVISIONS			
DATE	BY	DESCRIPTION	
7/6/20	SBT	UPPER TWSP. REVIEW OF 7-2-20	

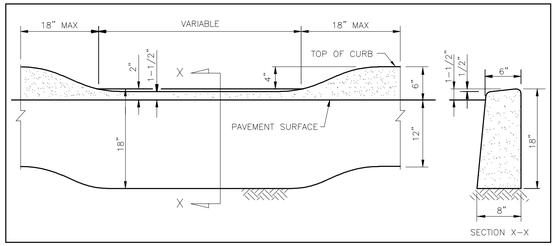
ROBERT A. BRUCE
Professional Engineer
N.J. License Number 28404

ROBERT BRUCE & ASSOCIATES
Consulting Engineers and Planners
91 Mays Landing Road
Somers Point, N.J. 08244-1111
Telephone :(609) 926-3311 Fax :(609) 926-2212

GRADING, DRAINAGE, LIGHTING, LANDSCAPING and SOIL EROSION CONTROL PLAN

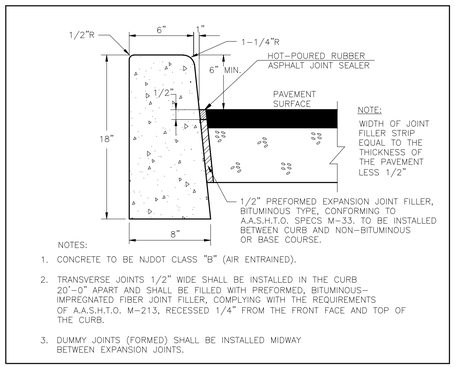
THE INN AT STRATHMERE
513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY

DWN: SDT	CKD: RBA
SCALE:	1" = 15'
DATE:	1/21/20
PROJECT:	220003
SHEET:	3 OF 5



DEPRESSED CURB AT DRIVEWAYS

NTS

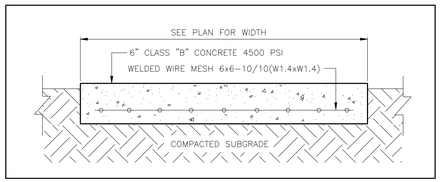


NOTES:

1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

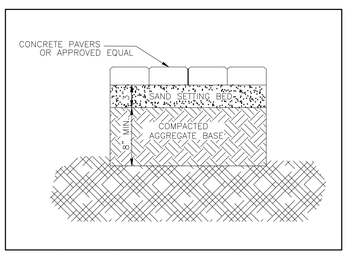
CONCRETE VERTICAL CURB

NTS



CONCRETE PAD

NTS

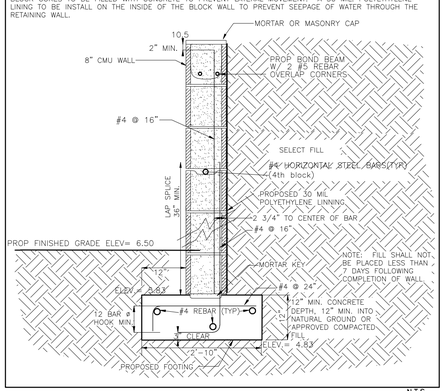


PAVER CROSS SECTION DETAIL

NTS

THIS DETAIL HAS BEEN DESIGNED IN ACCORDANCE WITH N.J.A.C. 13:40-7 OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE REQUIREMENTS OF N.J.A.C. 7:9A-10.5(e)5i THROUGH iii, FOR A RETAINING WALL.

BLOCK CORES TO BE FILLED WITH CONCRETE TO PREVENT LATERAL MOVEMENT. A 30 MIL. POLYETHYLENE LINING TO BE INSTALL ON THE INSIDE OF THE BLOCK WALL TO PREVENT SEEPAGE OF WATER THROUGH THE RETAINING WALL.

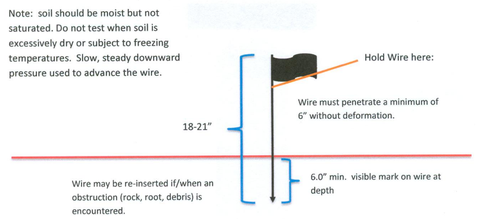


N.T.S

RETAINING WALL DETAIL

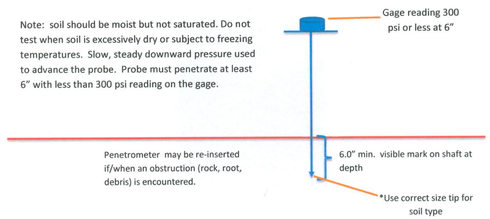
Probing Wire Test- 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.



Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gage.



Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.

2. Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.

3. **Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.

4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

A. Probing Wire Test (see detail)
B. Hand-held Penetrometer Test (see detail)
C .Tube Bulk Density Test (licensed professional engineer required
D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required 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 Licensed Professional Engineer maybe substituted subject to District Approval.

GENERAL

A. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND MINIMIZE LOSS OF SEDIMENT FROM THE CONSTRUCTION SITE.

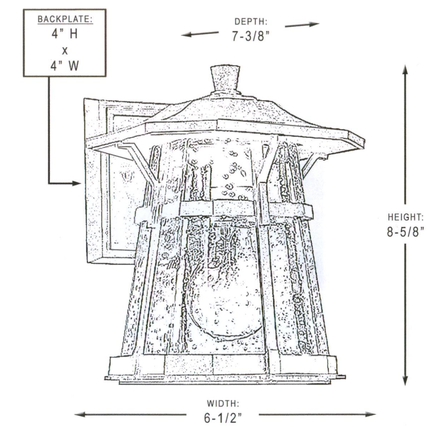
B. WHEN NO WORK IS TO BE PERFORMED ON CRITICAL AREAS FOR MORE THAN 60 DAYS, THEY SHALL BE PROTECTED BY TEMPORARY SEEDING, MULCHING, OF SODDING, OR THE LENGTHS SHALL BE REDUCED BY THE INSTALLATION OF DIVERSIONS OR OTHER MEANS.

C. THE PERMANENT VEGETATIVE COVER SHALL BE ACCOMPLISHED WITHIN 10 DAYS AFTER FINAL GRADING OPERATIONS HAVE BEEN COMPLETED.

SEQUENCE OF DEVELOPMENT

1. NOTIFY THE COUNTY SOIL CONSERVATION DISTRICT 72 HOURS IN ADVANCE OF ANY LAND DISTURBANCE ACTIVITIES.
2. INSTALL SILT FENCE; INLET PROTECTION (IF REQUIRED) AND ANY OTHER REQUIRED TEMPORARY MEASURES AS INDICATED.
4. PERFORM SITE CLEARING; STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADING.
6. INSTALL UNDERGROUND UTILITIES; PLACE INLET FILTERS AS REQUIRED.
7. INSTALL CURBING; PLACE PARKING LOT/ROADWAY SUBBASE.
8. BEGIN BUILDING CONSTRUCTION.
9. FINE GRADE; INSTALL PAVING
10. ESTABLISH PERMANENT VEGETATIVE COVER ON ALL DISTURBED AREAS AND LANDSCAPE.
11. REMOVE SOIL EROSION CONTROL MEASURES AFTER STABILIZATION IS ACCOMPLISHED.

SEQUENCE OF DEVELOPMENT



OUTDOOR WALL MOUNTED LIGHT (OR EQUAL)

DATE	BY	DESCRIPTION
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REVISIONS

ROBERT A. BRUCE
Professional Engineer
N.J. License Number 28404

ROBERT BRUCE & ASSOCIATES
Consulting Engineers and Planners
91 Mays Landing Road
Somers Point, N.J. 08244-1111
Telephone :(609) 926-3311 Fax :(609) 926-2212

ENGINEERING DETAILS

THE INN AT STRATHMERE
513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY

DWN: SDT	CKD: RBA
SCALE:	N.T.S.
DATE:	1/21/20
PROJECT:	220003
SHEET:	4 OF 5

STANDARD FOR PERMANENT VEGETATIVE COVER

Section 4-1

Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.
B. Immediately prior to seeding and topsoil application, the surface should be scarified 6" to 12" where there has been soil compaction.
C. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediments basins, and waterways.

Seedbed Preparation

A. Apply ground limestone and fertilizer according to soil test recommendations, or if not available, fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone in accordance with Table 4-1, and the results of soil testing. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
B. Work lime and fertilizer into the soil as nearly as practical to a depth of 5 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction.
D. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed preparation.

TABLE 4-1 Limestone Application Rate by Soil Texture

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ FT
Clay, clay loam, & high organic soil	3	135
Sandy loam, loam, silt loam	2	90
Loamy sand, sand	1	45

Note: Pulverized dolomitic limestone is preferred for most soils south of the New Brunswick-Trenton line.

Seeding

A. Select a mixture from Table 4-3 or use mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested.

1. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the seeded areas and mowed once.

2. Warm season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85°F and above. Planting rates for warm season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.

3. Cool season mixtures are grasses and legumes which maximize growth at temperatures below 85°F. Many grasses become active at 65°F.

B. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, 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.

C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered much may be applied with a hydroseeder following seeding. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.

D. After seeding, firm the soil with a corrugated roller to assure good seed-to-soil contact.

Mulching

A. Straw or Hay – Unrotted small grain straw, hay free of seeds, or salt hay 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 mulchbinder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.
Application – Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds with each section.
Anchoring – shall be accomplished immediately after placement by one of the following methods:
1. Peg and Twine – Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a crisscross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Nettings – Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
3. Crimper (mulch anchoring tool) – This technique is limited to areas traversable by a tractor 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. Applications should be heavier at edges and at crests of banks. The remainder of the area should be uniform in appearance.
Use one of the following:
Organic and Vegetable Based Binders – Used at rates and weather conditions as recommended by the manufacturer to anchor mulch materials.
Synthetic Binders – It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

B. Wood fiber or paper-fiber mulch – used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
C. Pelletized mulch – shall be applied in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. Apply the full 0.2 to 0.4 inches of water after spreading palletized mulch on the seedbed.

Irrigation (where feasible) If soil moisture is deficient and mulch is not used, supply new seedlings with adequate water (a minimum of 1/4 inch twice a day until vegetation is well established).

Topdressing Since slow release of nitrogen fertilizer (water insoluble) is prescribed, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 400 pounds per acre or 10 pounds per 1,000 square feet.

Establishing Permanent Vegetative Stabilization The quality of permanent vegetation rests with the contractor. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once.

STANDARD FOR TOPSOILING

Section 8-1

Materials

A. Topsoil should be friable, loamy, free of debris, objectionable weeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desiccate seedlings and adversely impact growth). Imported topsoil shall have a minimum organic matter content of 2.75%. Organic matter content may be raised by additives.
B. Topsoil substitute is a soil material which may have been amended with sand, silt, clay, organic matter, fertilizer or lime and has the appearance of topsoil. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.

Stripping and Stockpiling

A. Field exploration should be made to determine whether quantity and or quality of surface soil justified stripping.
B. Stripping should be confined to the immediate construction area.
C. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5.
D. A 4-6 inch stripping depth is common, but may vary depending on the particular soil.
E. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
F. Stockpiles should be vegetated in accordance with standards previously described herein; see standards for Permanent(pg. 4-1) or Temporary (pg. 7-1) Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.

Site Preparation

A. Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover in accordance with the specified seed mixture. Time is of the essence.
B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. See the Standard for Land Grading, pg. 19-1.
C. As guidance for ideal conditions, subsoil should be tested for lime requirement. Limestone, if needed, should be applied to bring soil to a pH of approximately 6.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.
D. Prior to topsoiling, the subsoil shall be in compliance with the Standard for Land Grading, pg. 19-1.
E. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins and waterways. See Standards 11 through 42.

Applying Topsoil

A. Topsoil should be handled only when it is dry enough to work without damaging soil structure, i.e., less than field capacity. (see glossary)

B. A uniform application to an average depth of 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depth may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports field, landfill capping, etc.. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more, in accordance with the Standard for Management of High Acid Producing Soil (pg. 1-1).

C. Pursuant to the requirements in Section 7 of the Standard for Permanent Vegetative Stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of the following: supplemental seeding, re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing. Such additional measures shall be based on soil test such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to test soil samples for agronomic properties.

STANDARD DUST CONTROL

Section 16-1

Methods for Controlling Dust

A. Mulches – Per Standard for Stabilization with Mulch Only
Vegetative Cover– Per Standard for Temporary Vegetative Cover, Permanent Vegetative Cover, Permanent Stabilization with Sod.
C. Spray-On Adhesives– Use on mineral soils, out of traffic areas.
D. Tillage – As a temporary measure, begin plowing on windward side of site with chisel-type plows spaced about 12 inches apart.
E. Barriers – Use solid board fences, snow fences, burlap fences, crate walls, bales of hay.
G. Calcium Chloride – In the form of loose, dry granules or flakes fine enough to feed through commonly used spreaders at a rate that will keep the soil most but will not cause pollution or plant damage.
H. Stone – Cover surface with crushed stone or coarse gravel.

TABLE 16-1 Dust Control Materials

MATERIAL	WATER DILUTION	NOZZLE TYPE	APPLY Gal/Ac
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyacriamide (PAM)spray on	Apply according to manufacturer		
Polyacriamide (PAM)dry spread	Apply according to manufacturer		
Acidulated Soil Bean Soap Stick	None	Coarse Spray	1200

TABLE 4-3 Permanent Vegetative Standards

SEED MIXTURES	PLANTING RATE (pounds) Per Acre	Per1000 Sq Ft	OPTIMUM SEEDING DATE (Based on Plant Hardiness Zone) ZONE 5b,6a	ZONE 6b	ZONE Cape Atl. 7a,7b	MAINT-ENANCE LEVEL
4. PINELANDS MIXTURE						
Switchgrass	15	0.35	Optimal	Optimal	Optimal	
Deertongue	10	0.25	3/15-5/31	3/1-4/30	2/15-4/30	
Little Bluestem	20	0.45				
Sheep fescue	20	0.45	Acceptable	Acceptable	Acceptable	C-D
plus Partridge Pea	10	0.25	N/A	N/A	N/A	
8. GENERAL LOW MAINTENANCE MIXTURE						
Fine Fescue (Blend)>			Optimal	Optimal	Optimal	
with Hard Fescue >	75	2.1	3/15-5/31	3/1-4/30	2/15-4/30	
with Strong Creeping Red Fescue>			8/1-10/31	8/15-11/15	8/15-10/30	
Kentucky bluegrass	10	0.25				
Perennial ryegrass	10	0.25	Acceptable	Acceptable	Acceptable	B-D
plus White clover	5	0.1	6/1-7/31	5/1-8/14	8/15-8/14	
9. BASIN/WATERWAY MIXTURE						
Strong Creeping Red Fescue	60	1.4	Optimal	Optimal	Optimal	
Kentucky bluegrass	40	0.92	3/15-5/31	3/1-4/30	2/15-4/30	
Perennial ryegrass or	10	0.25	8/1-10/31	8/15-11/15	8/15-10/30	
Redtop	3	0.1	Acceptable	Acceptable	Acceptable	
plus White clover	5	0.1	6/1-7/31	5/1-8/14	5/1-8/14	B-D
15. GENERAL LAWN MIXTURE						
Hard Fescue	120	2.7	Optimal	Optimal	Optimal	
Perennial ryegrass	30	0.7	3/15-5/31	3/1-4/30	2/15-4/30	
Ky bluegrass (blend)	40	0.9	8/1-10/31	8/15-11/15	8/15-10/30	
			Acceptable	Acceptable	Acceptable	A-C
			6/1-7/31	5/1-8/14	5/1-8/14	
17. LOW MAINTENACE LAWN & BASIN						
Hard fescue	120	2.7	Optimal	Optimal	Optimal	
Creeping fescue	30	0.7	3/15-5/31	3/1-4/30	2/15-4/30	
Perennial ryegrass	10	0.25	8/1-10/31	8/15-11/15	8/15-10/30	C-D
			Acceptable	Acceptable	Acceptable	
			6/1-7/31	5/1-8/14	5/1-8/14	

NOTE: Additional acceptable mixtures are presented in the Standards for Soil Erosion and Sediment Control in New Jersey. Other mixtures may be used if recommended by the local SCD.
MAINTENANCE LEVELS
A. Intensive mowing (2-4 days) fertilization, lime, pest control and irrigation
B. Frequent mowing (4-7 days) occasional fertilization, lime, and weed control
C. Periodic mowing (7-14 days) occasional fertilization and lime
D. infrequent or no mowing, fertilization, and lime the first year of establishment

STANDARD FOR STABILIZATION WITH MULCH ONLY

Section 5-1

Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.
B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways.

Protective Materials

A. Unrotted small-grain straw, or salt hay–apply at 2.0 to 2.5 tons per acre and spread uniformly at 90 to 115 pounds per 1,000 square feet. Anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down.
B. Synthetic or organic soil stabilizers–under suitable conditions and in quantities as recommended by the manufacturer.
C. Wood-fiber or paper-fiber mulch–apply at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) This may be applied by a hydroseeder.
D. Mulch netting–(paper jute, excelsior, cotton or plastic)–use as directed.
E. Woodchips–Apply uniformly to a minimum depth of 2 inches on areas not subject to flowing water.
F. Gravel, crushed stone or slag–Apply at the rate of 9 cubic yards per 1,000 sq. ft. uniformly to a minimum depth of 3 inches. Size 2 or 3 (ASTM C-33) is recommended.

Mulch Anchoring– shall be accomplished immediately after placement by one of the following methods:
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 crisscross 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 a degradable netting in areas to be mowed.
C. Crimper–(mulch anchoring coulter tool)–This practice 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-Binders–May be used to anchor salt hay, hay or straw mulch. Applications should be heavier at edges and at crests of banks. The remainder of the area should be uniform in appearance.
Use one of the following:
Organic and Vegetable Based Binders–Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials.
Synthetic Binders–It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

STANDARD FOR PERMANENT STABILIZATION WITH SOD

Section 6-1

Methods and Materials

A. Cultivated sod is preferred over native or pasture sod. Use "Certified Sod" or other high quality cultivated sod.
B. Sod shall be free of weeds and undesirable coarse weedy grasses.
C. Sod shall be of uniform thickness, approximately 5/8 inch, plus or minus 1/4 inch, at time of cutting, excluding top growth.
D. Sod shall be vigorous and dense and be able to retain its own shape and weight when suspended vertically with a firm grasp from the upper 10 percent of the strip. Broken pads or torn and uneven ends will not be acceptable.
E. For drought sites, a sod of turf-type tall fescue and bluegrass is preferred over a straight bluegrass sod.
F. Only moist, fresh unheated sod shall be used. Sod shall be harvested, delivered, and installed within a period of 36 hours or less during summer months.

Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for liming, fertilizing and soil preparation.
B. Install needed erosion control practices and facilities, such as diversion ditches, dikes, terraces, erosion stops, and desilting basins.

Soil Preparation

A. Apply ground limestone and fertilizer according to soil test recommendations, or if not available, fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet using 10-20-10 pr equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone at the rate of 2 tons/acre unless soil testing indicates otherwise. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes. Table 6-1 is a general guideline for limestone application rates.
B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, springtooth harrrow, or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared.
C. Remove from the surface all objects that would prevent good sod to topsoil contact and remove all other debris, such as wire, cable, tree roots, pieces of concrete, clods, lumps or other unsuitable material.
D. Inspect site just before seeding. If traffic has left the soil compacted, the area must be retilled and firmed in accordance with the above.

TABLE 6-1 Limestone Application Rate by Soil Texture

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ FT
Clay, clay loam, & high organic soil	3	135
Sandy loam, loam, silt loam	2	90
Loamy sand, Sand	1	45

Note: Pulverized dolomitic limestone is preferred for most soils south of the New Brunswick-Trenton line.

Sod Placement

A. Sod strips shall be laid on the contour, never up and down the slope, starting at the bottom of the slope and working up. On steep slopes, the use of ladders will facilitate the work and prevent damage to the sod. During periods of high temperature, lightly irrigate the soil immediately prior to laying the sod.
B. Place sod strips with snug, even joints that are staggered.
C. Roll or tamp sod immediately following placement to insure solid contact of root mat and soil surface. Do not overlap sod. All joints shall be butted tightly in order to prevent voids.
D. On slopes greater than 3 to 1, secure sod to surface soil with wood pegs, wire staples, biodegradable plastic spikes, or split shingles (8 to 10 inches long by 3/4 inch wide).
E. Install a capping strip of heavy jute or plastic netting, properly secured, along the crown of the slope and edges to provide protection against lifting and undercutting of sod. The same technique can be used to anchor sod in water-carrying channels and other critical areas. Wire staples must be used to anchor netting in channel work.
F. Immediately following installation, sod shall be watered until moisture penetrates the soil layer beneath sod to a depth of 1 inch. Maintain optimum moisture for at least two weeks.

Topdressing – Since slow release nitrogen fertilizer (water insoluble) is prescribed, a follow-up topdressing is not mandatory, except where gross nitrogen deficiency exists to the extent that turf failure may develop, topdressing shall then be applied. Topdress with 10-10-10 or equivalent at 400 pounds per acre or 10 pounds per 1,000 square feet.

STANDARD FOR TEMPORARY VEGETATIVE COVER

Section 7-1

Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.
B. Immediately prior to seeding and topsoil application, the surface should be scarified 6" to 12" where there has been soil compaction.
C. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediments basins, and waterways.

Seedbed Preparation

A. Apply ground limestone and fertilizer according to soil test recommendations, such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at a rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent wit 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone at the rate of 2 tons/acre unless soil testing indicates otherwise. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
C. Inspect seedbed just before seeding, if compacted, the soil must be retilled.
D. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed preparation.

TABLE 7-1 Limestone Application Rate by Soil Texture

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ FT
Clay, clay loam, & high organic soil	3	135
Sandy loam, loam, silt loam	2	90
Loamy sand, Sand	1	45

Note: Pulverized dolomitic limestone is preferred for most soils south of the New Brunswick-Trenton line.

Seeding

A. Select a mixture from Table 7-2 or use mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District.
B. Conventional Seeding -Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, 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.
C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered much may be applied with a hydroseeder following seeding. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.
D. After seeding, firm the soil with a corrugated roller to assure good seed-to-soil contact.

Mulching

A. Straw or Hay – Unrotted small grain straw, hay free of seeds, or salt hay 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 mulchbinder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.
Application – Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds with each section.
Anchoring – shall be accomplished immediately after placement by one of the following methods:
1. Peg and Twine – Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a crisscross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Nettings – Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
3. Crimper (mulch anchoring tool) – This technique is limited to areas traversable by a tractor 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. Applications should be heavier at edges and at crests of banks. The remainder of the area should be uniform in appearance.
Use one of the following:
Organic and Vegetable Based Binders – Used at rates and weather conditions as recommended by the manufacturer to anchor mulch materials.
Synthetic Binders – It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.
B. Wood fiber or paper-fiber mulch – used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
C. Pelletized mulch – shall be applied in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. Apply the full 0.2 to 0.4 inches of water after spreading palletized mulch on the seedbed.

TABLE 7-2
Temporary Vegetative Stabilization grasses, seeding rates, dates and depth

SEED SELECTIONS	SEEDING RATE (pounds)*1 Per Acre	Per1000 Sq Ft	OPTIMUM SEEDING DATE*2 (Based on Plant Hardiness Zone*3) ZONE 5b,6s	ZONE 6b	ZONE 7a, b	OPTIMUM SEED DEPTH (inches) *4
COOL SEASON GRASSES						
1. Perennial Ryegrass	100	1.0	3/15-6/1 8/1-9/15	3/1-5/15 8/15-10/1	2/15-5/1 8/15-10/15	0.5
2. Spring Oats	86	2.0	3/15-6/1 8/1-9/15	3/1-5/15 8/15-10/1	2/15-5/1 8/15-10/15	1.0
3. Winter Barley	96	2.2	8/1-9/15	8/15-10/1	8/15-10/15	1.0
4. Annual Ryegrass	100	1.0	3/15-6/1 8/1-9/15	3/15-6/1 8/1-9/15	2/15-5/1 8/15-10/15	0.5
5. Winter Cereal Rye	112	2.8	8/1-11/1	8/1-11/15	8/1-12/15	1.0
WARM SEASON GRASSES						
6. Pearl Millet	20	0.5	6/1 8/1-	5/15-8/15	5/1-9/1	1.0
7. Millet (German or Hungarian)	30	0.7	6/1 8/1-	5/15-8/15	5/1-9/1	1.0

*1.Seeding rate for warm season grass, sections 5 – 7 shall be adjusted to reflect the amount of Pure Lime Seed (PLS) as determined by a germination test result. No adjustment is required for cool season grasses
*2.May be planed throughout summer if soil moisture is adequate or seeded area can be irrigated.
*3.Plant hardiness Zone (see figure 7-1, pg 7-4.)
*4.Twice the depth for sandy soils

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All erosion and sediment control practices to be installed prior to any major soil disturbances, or in their proper sequence, and maintained until permanent protection is established.
2. Any disturbed areas that will be left exposed more than 30 days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas will be mulched with straw, or equivalent material, according to the standards for stabilization with mulch only.
3. Permanent vegetation to be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established.
4. All work to be done in accordance with the State Standards for Soil Erosion and Sediment Control in New Jersey.
5. A subbase course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the subbase shall be installed within 15 days of preliminary grading.
6. Immediately following initial disturbance or rough grading all critical areas subject to erosion (i.e. steep slopes, roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent according to State Standards.
7. Any steep slopes (i.e. slopes greater than 3:1) receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds.
8. Traffic control standards require the installation of a 50' x 30' x 12" pad of 1-1/2" to 2" stone at all construction driveways immediately after initial site disturbance.
9. In accordance with the Standards for Permanent Vegetative Cover for Soil Stabilization, any soil having a pH of 4 or less or containing iron sulfides shall be covered with a minimum of 12 inches of soil having a pH of 5 or more prior to seedbed preparation.
10. The County Soil Conservation District shall be notified 72 hours in advance of any land disturbing activity.
11. At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
12. In that N.J.S.A. 4:24-39 et seq, requires that no Certificates of Occupancy be issued before the provisions of the certified plan for soil erosion and sediment control have been complied with for permanent measures, all site work for site plans and all work around individual lots in subdivisions, will have to be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the municipality.
13. Conduit Outlet Protection must be installed at a required outfalls prior to the drainage system becoming operational.
14. Any changes to the certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
15. The County Soil Conservation District shall be notified of any changes in ownership.

EXISTING VEGETATION PRESERVATION

A. Existing vegetation is to be preserved during construction as indicated by the location and marking of all such plant material for indentification.
B. All plant materials to be preserved shall be protected from damage during construction by fencing or similar barrier. Tree protection devices shall be installed before any excavation or grading is initiated and shall be maintained for the duration of the construction period. The location and extent of all protection devices shall be as indicated on the landscaping plan.
C. As a minimum precaution, the contractor shall install snow fencing supported by steel posts adjacent to the areas where plant materials are to be protected.
D. Any damage incurred to existing trees shall be immediately repaired. Roots exposed and/or damaged during grading operations shall be immediately trimmed, treated, and covered with topsoil.
E. If trees designated for preservation are damaged, the contractor shall replace them with plant material similar in size and type as the original specimen The specific replacement policy with respect to size/survival criteria shall be developed by an independent landscape architect and shall be submitted for review by the township professionals.
F. Trees may be preserved in areas where less than twenty-four inches of fill in proposed by observing the following procedures:
1. Such trees shall be protected by cylindrical sheath of galvanized metal placed within six inches of the trunk on all sides.
2. Before the soil is placed over the root area, a layer of broken stone or coarse gravel shall be laid down to within six inches of finished grade. A one-half inch thick blanket with seams lapped at least six inches shall be spread over the gravel to enhance air circulation to the root zone.
3. The remaining elevation shall be filled with topsoil. The area to be treated in the manner shall extend to the outer dripline of the branches.

DRAINAGE SYSTEM MAINTENANCE

Schedule A

General

A. In the event of standing water in the drainage system longer than 3 days (72 hours) after all maintenance activities have been conducted, the Municipal or County Engineer's Office shall be notified immediately.
B. The drainage system must be inspected on a routine basis to ensure that it is functioning properly. Inspections shall be conducted a minimum of semiannually and always after major storm.

Maintenance of Inlet and Outlet Structures

A. All inlet and outlet structures shall be examined for obstructions and sediment accumulation semi-annually and after all major storms. Debris and accumulated sediment shall be removed from the structure as required.

Maintenance of Vegetated Basins

A. Mowing of the grass is required at least twice a year, once around June and again in September. Additional mowing is recommended to insure the aesthetic quality of the site.
B. Fertilizing and liming is left to the discretion of the landowner. A 10-6-4 ratio fertilizer at the rate of 500 lbs per acre (11 lbs per 1000 sq ft) is provided for guidance.

Subsurface Recharge Systems and Gravel Bottom Retention Basins

A. Sediment shall not be allowed to build up to the point where it reduces the rate of infiltration that the system was designed to accommodate.
B. In the event of standing water greater than three days because of siltation, the system must be thoroughly cleaned.
C. If a system still remains inoperable after thorough cleaning, then the system must be removed and replaced so that the system will function as designed.

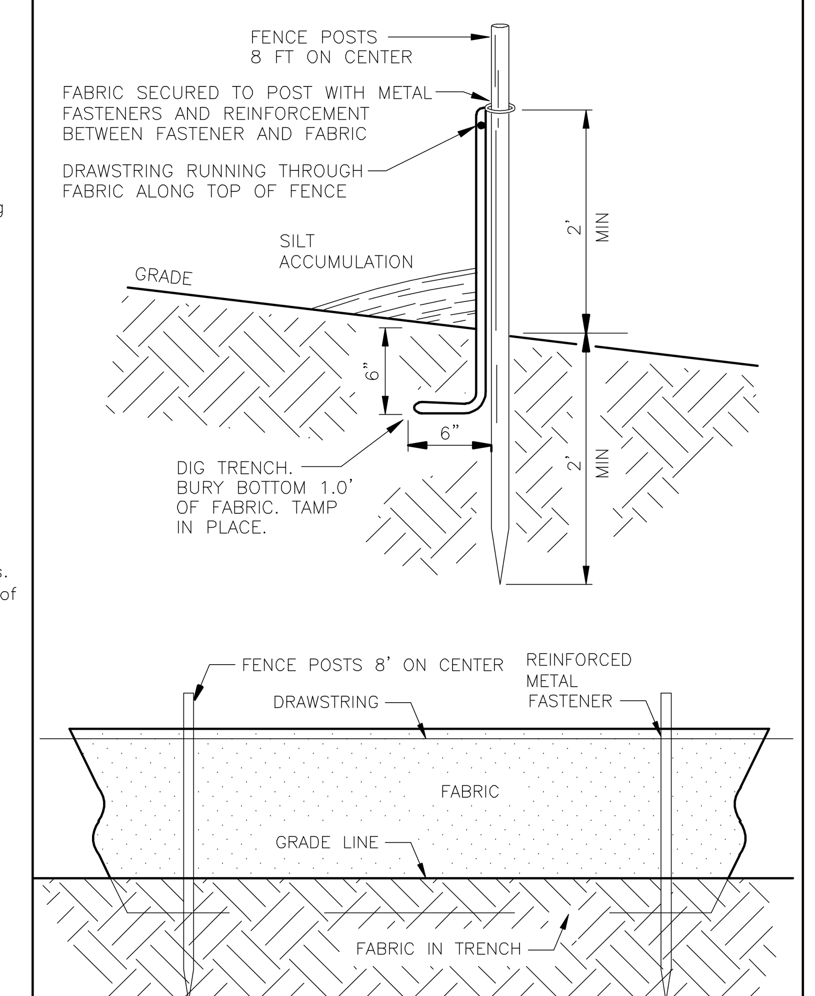
STANDARD FOR LAND GRADING

Please refer to the Standard for Soil Erosion and Sediment Control in New Jersey Manual, Chapter 19, Section 1 thru 4.

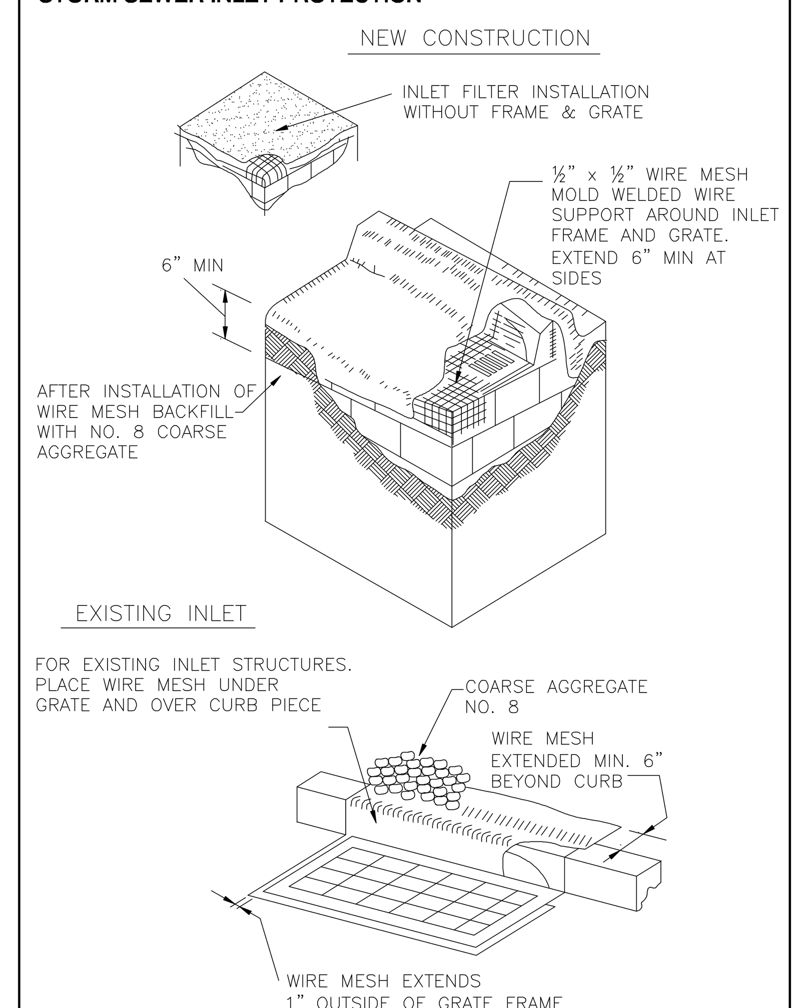
STANDARD FOR DUST CONTROL

Please refer to the Standard for Soil Erosion and Sediment Control in New Jersey Manual, Chapter 16, Section 1 and 2.

SILT FENCE DETAIL

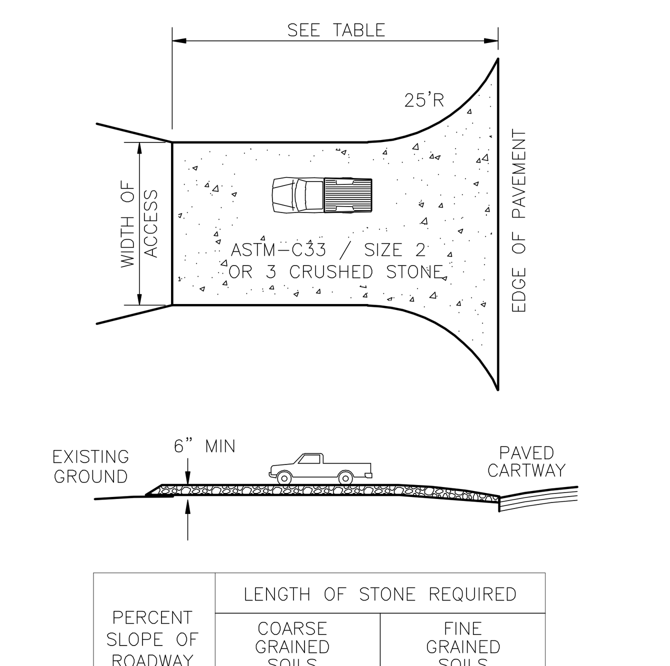


STORM SEWER INLET PROTECTION



1. INSPECTIONS SHALL BE FREQUENT.
2. MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
3. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.

STABILIZED CONSTRUCTION ENTRANCE



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED COARSE GRAINED SOILS	FINE GRAINED SOILS
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
> 5%	ENTIRE SURFACE STABILIZED WITH BITUMINOUS CONC SUBBASE	

PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC ROAD.

INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION WITH #3 STONE IN A WIDTH EQUAL TO LOT ENTRANCE AND A MINIMUM 10 FOOT LENGTH.

DATE	BY	DESCRIPTION

REVISIONS

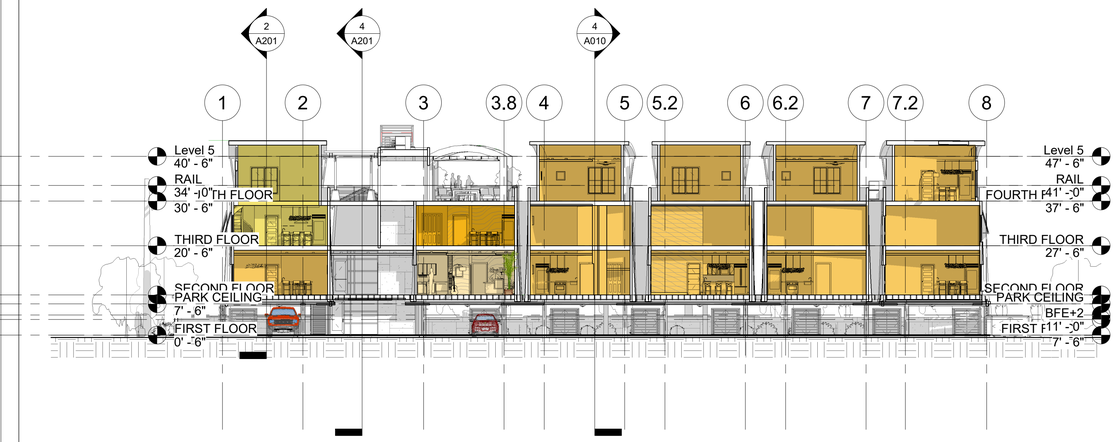
ROBERT A. BRUCE
Professional Engineer
N.J. License Number 28404

ROBERT BRUCE & ASSOCIATES
Consulting Engineers and Planners
91 Mays Landing Road
Somers Point, N.J. 08244-1111
Telephone :(609) 926-3311 Fax :(609) 926-2212

SOIL EROSION AND SEDIMENT CONTROL SPECIFICATIONS AND DETAILS

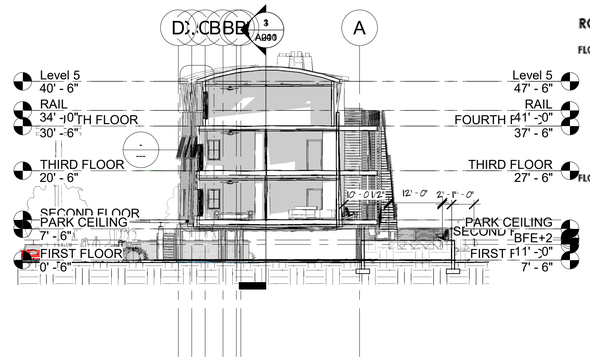
THE INN AT STRATHMERE
513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
TOWN OF STRATHMERE
CAPE MAY COUNTY, NEW JERSEY

DWN: SDT	CKD: RBA
SCALE:	AS NOTED
DATE:	1/21/20
PROJECT:	220003
SHEET:	5 OF 5



3 MATRIX SECTION

1/16" = 1'-0"



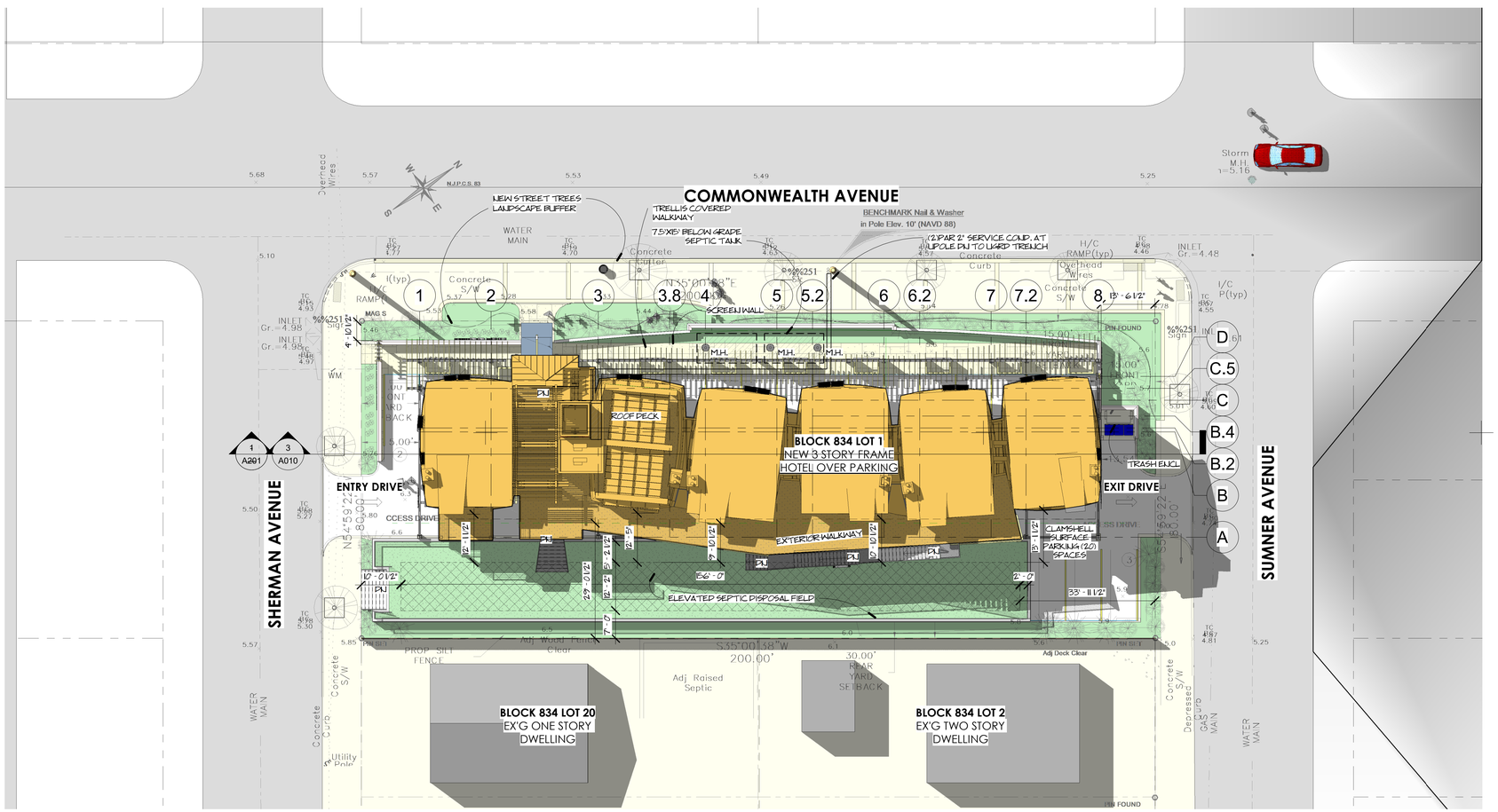
ROOM MATRIX

FLOOR	PARKING	1BR KING	1BR ACC	1BR LOFT	LOBBY	DECK/ COMMON
1	19	0	0	0	0	0
2	0	4	1	0	1	0
3	0	5	0	1	0	0
4	0	4	0	0	0	1
	19	13	1	1	1	1
		15				

	A		B	C	D	E	F
1	PRKG	ELEV/STAIR	PRKG	PRKG	PRKG	PRKG	PRKG
2	1BR	"	LOBBY	1BR	1BR	1BR	1BR
3	1BR LOFT	"	1BR ACC	1BR	1BR	1BR	1BR
4		"	DECK	1BR	1BR	1BR	1BR

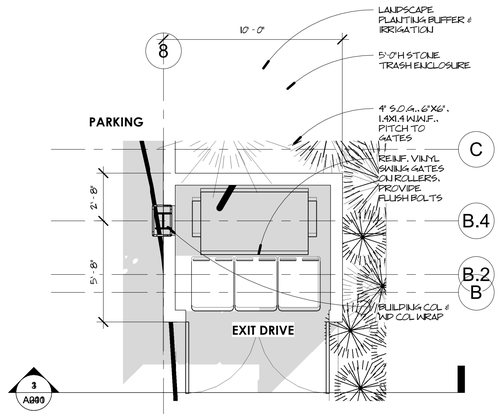
4 BUILDING SECTION

1/16" = 1'-0"



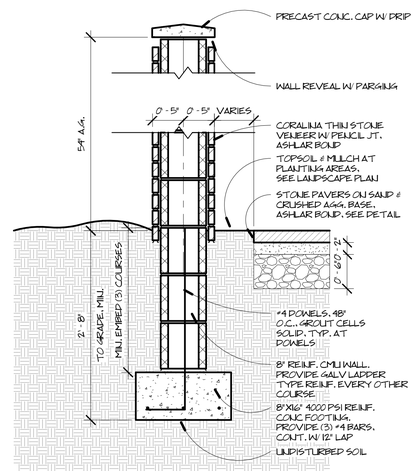
1 SITE PLAN

1/16" = 1'-0"



5 TRASH ENCL DETAIL

1/4" = 1'-0"



2 GARDEN WALL DETAIL

1" = 1'-0"

william mclees
architecture
5 MacArthur Blvd | Somers Point, NJ
609.927.0888 | 609.927.0889
www.wmarch.net

William C. McLees, AIA

NJ Registration AI14054
PA Registration RA403479

William McLees Architecture, LLC
New Jersey State Certificate of Authorization
#21AC00055500

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CLIENT

STRATHMERE MOTEL, INC

PROJECT

THE INN AT STRATHMERE PROPOSED NEW DEVELOPMENT

513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date

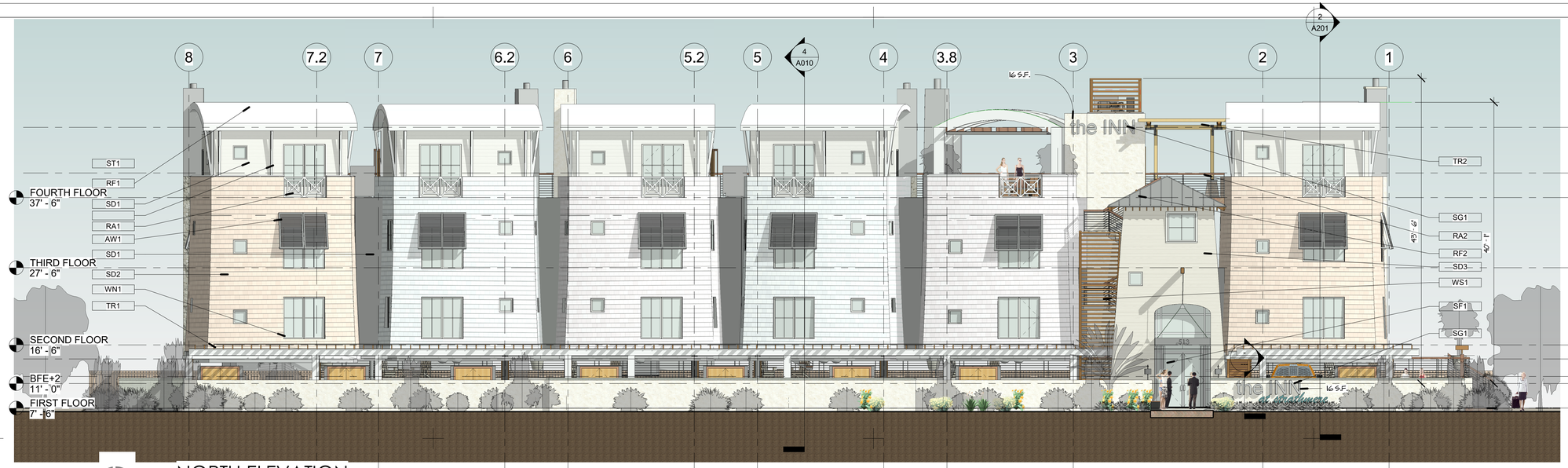
ARCHITECTURAL SITE PLAN & ZONING ANALYSIS

SCALE:	A
DATE:	5.8.20
DRAWN BY:	BMC

A010

COMMISSION: 19070M

8/28/2020 7:03:41 AM

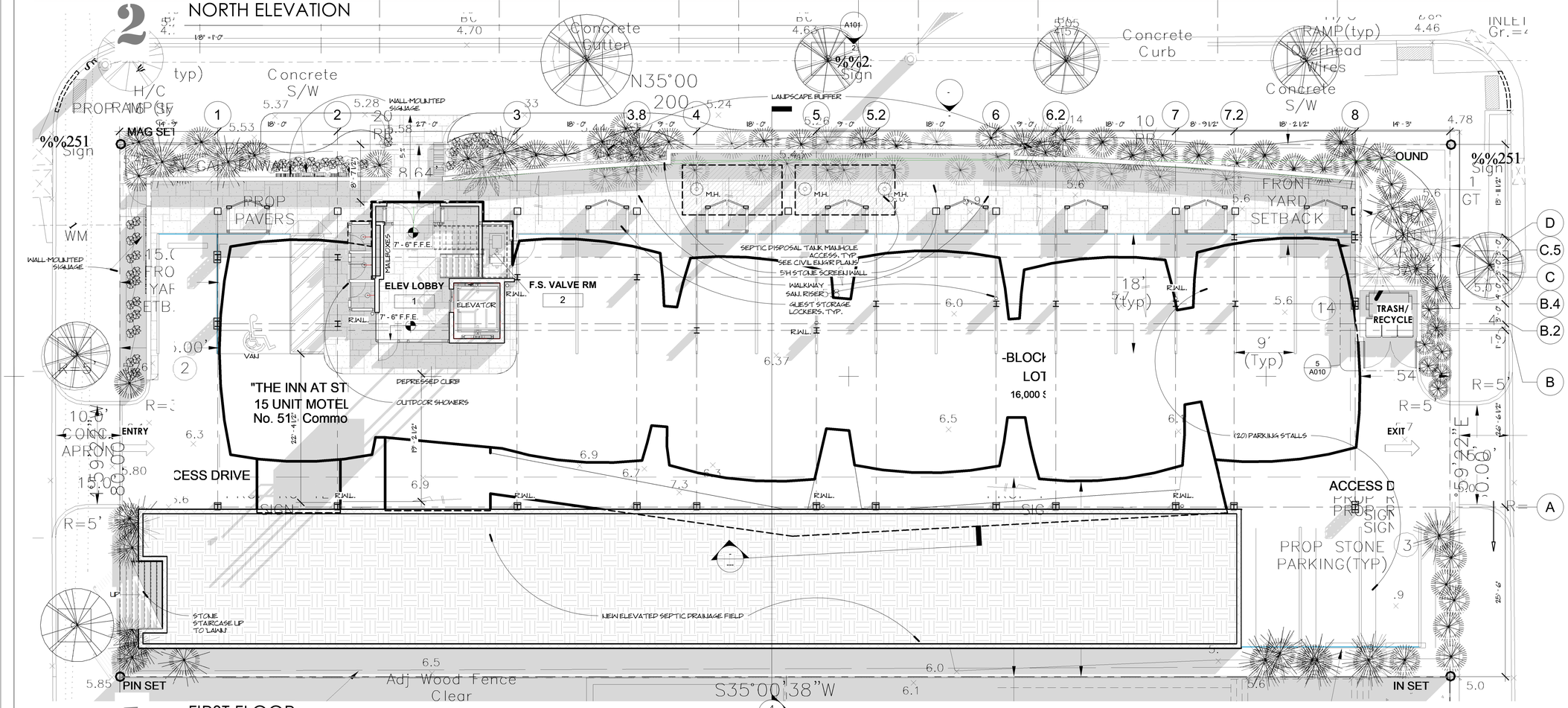


2 NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR LEGEND

KEY TAG	DESCRIPTION
AW1	COMPOSITE BERMUDA SHUTTERS BY ATLANTIC COAST SHUTTERS COLOR BY ARCH
RA1	DECORATIVE COMPOSITE RAILINGS BY HB&G PROVIDE CONCEALED WALL MTD BRACKETS
RA2	SS CABLE RAILING GUARDRAIL WITH MAHOGANY CAP BY DESIGNRAIL
RF1	TPO MEMBRANE ROOFING MECHANICALLY FASTENED FM WIND RATED 150MPH
RF2	18 IN WIDE KYNAR FINISH ALUM STANDING SEAM ROOF PANELS 2 IN PATTENS BY ATAS
SD1	6" SHIPLAP CEMENTITIOUS SIDING. COLOR BY ARCH
SD2	6" SHAKE CEMENTITIOUS SHAKES COLOR BY ARCH
SD3	6" CEMENTITIOUS CLAPBOARD SIDING
SF1	THERMALLY BROKEN EXTRUDED ALUM STOREFRONT W/ 1" LOW-E INSULATING TEMP GLAZING
SG1	PTD ALUM CHANNEL LETTER SIGNAGE ON INSTAND OFFS PROVIDE UL APPROVED LED HALO LIGHTING
ST1	CORINNA STONE VENEER AT FRAMED CHIMNEY
TR1	TIMBER FRAMED TRELLIS WITH COMPOSITE MEMBERS
TR2	TIMBER FRAMED TRELLIS WITH COMPOSITE MEMBERS
WN1	ANDERSON 400 SERIES CLAD WOOD CASEMENT WINDOWS
WS1	WOOD LOUVERED SCREEN WALL



1 FIRST FLOOR

1/8" = 1'-0"

william mclees architecture
5 MacArthur Blvd | Somers Point, NJ
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www.wmarch.net

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NJ Registration AI14054
PA Registration RA403479

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CLIENT

STRATHMERE MOTEL, INC

PROJECT

THE INN AT STRATHMERE PROPOSED NEW DEVELOPMENT

513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

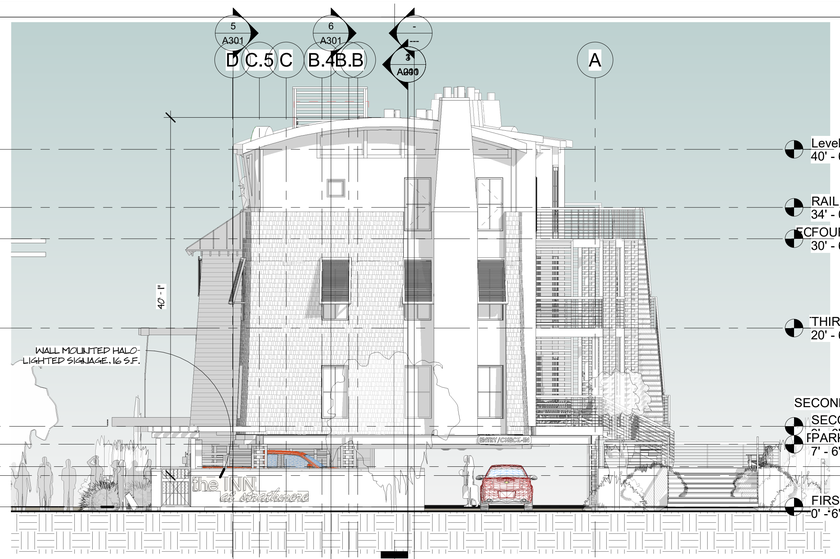
No.	Description	Date

FIRST FLOOR PLAN & NORTH ELEVATION

SCALE:	1/8" = 1'-0"
DATE:	5.8.20
DRAWN BY:	BMC
COMMISSION:	19070M

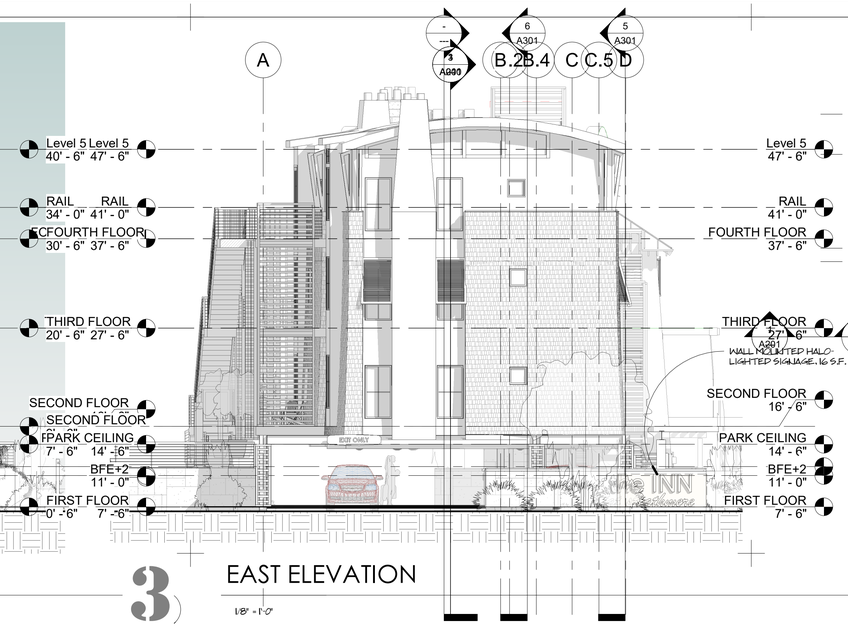
A101

8/28/2020 6:39:58 AM



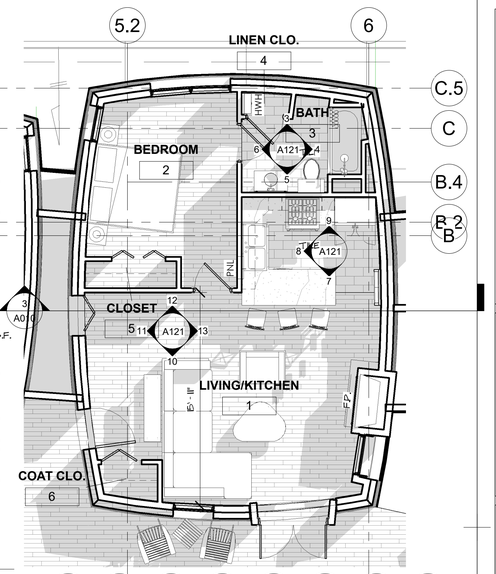
2 WEST ELEVATION

1/8" = 1'-0"



3 EAST ELEVATION

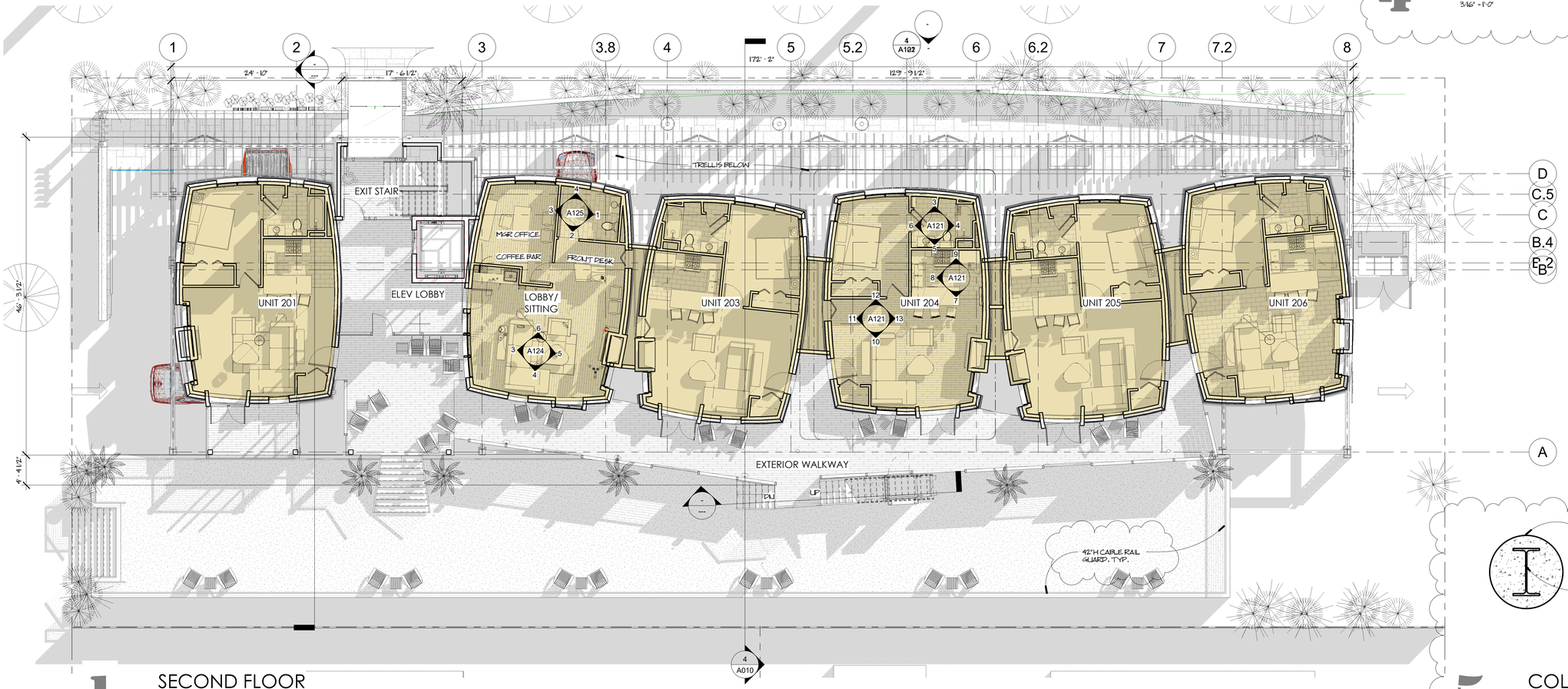
1/8" = 1'-0"



4 ENL. TYPICAL UNIT PLAN

3/16" = 1'-0"

710 S.F.



1 SECOND FLOOR

1/8" = 1'-0"

5 COLUMN DETAL

1" = 1'-0"

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architecture

5 MacArthur Blvd | Somers Point, NJ
609.927.0888 | 609.927.0889
www.wmarch.net

William C. McLees, AIA

NJ Registration AI14054
PA Registration RA403479

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513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date
1	ZONING COMMENTS	7.6.20

SECOND FLOOR PLAN, ELEVATIONS & ENLARGED TYPICAL UNIT PLAN

SCALE: A

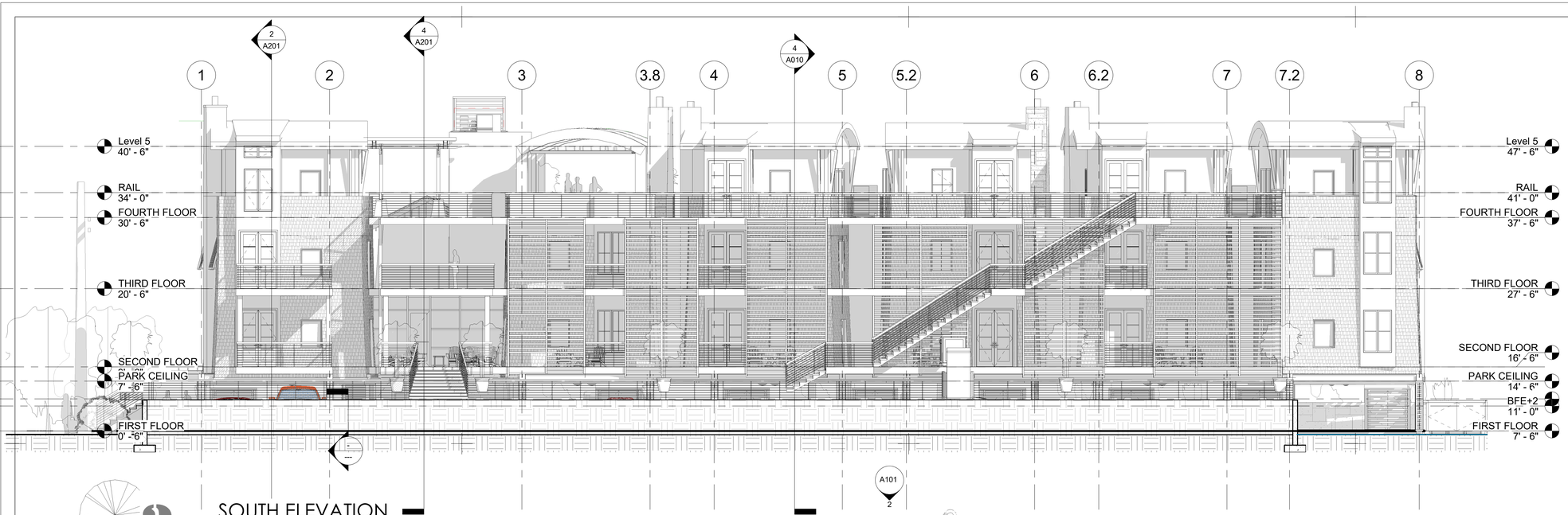
DATE: 5.8.20

DRAWN BY: BMC

A102

COMMISSION: 19070M

8/28/2020 6:45:14 AM



2 SOUTH ELEVATION

1/8" = 1'-0"

1 THIRD FLOOR PLAN

1/8" = 1'-0"

william mclees
architecture
5 MacArthur Blvd | Somers Point, NJ
609.927.0888 | 609.927.0889
www.wmarch.net

William C. McLees, AIA

NJ Registration AI14054
PA Registration RA403479

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513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date

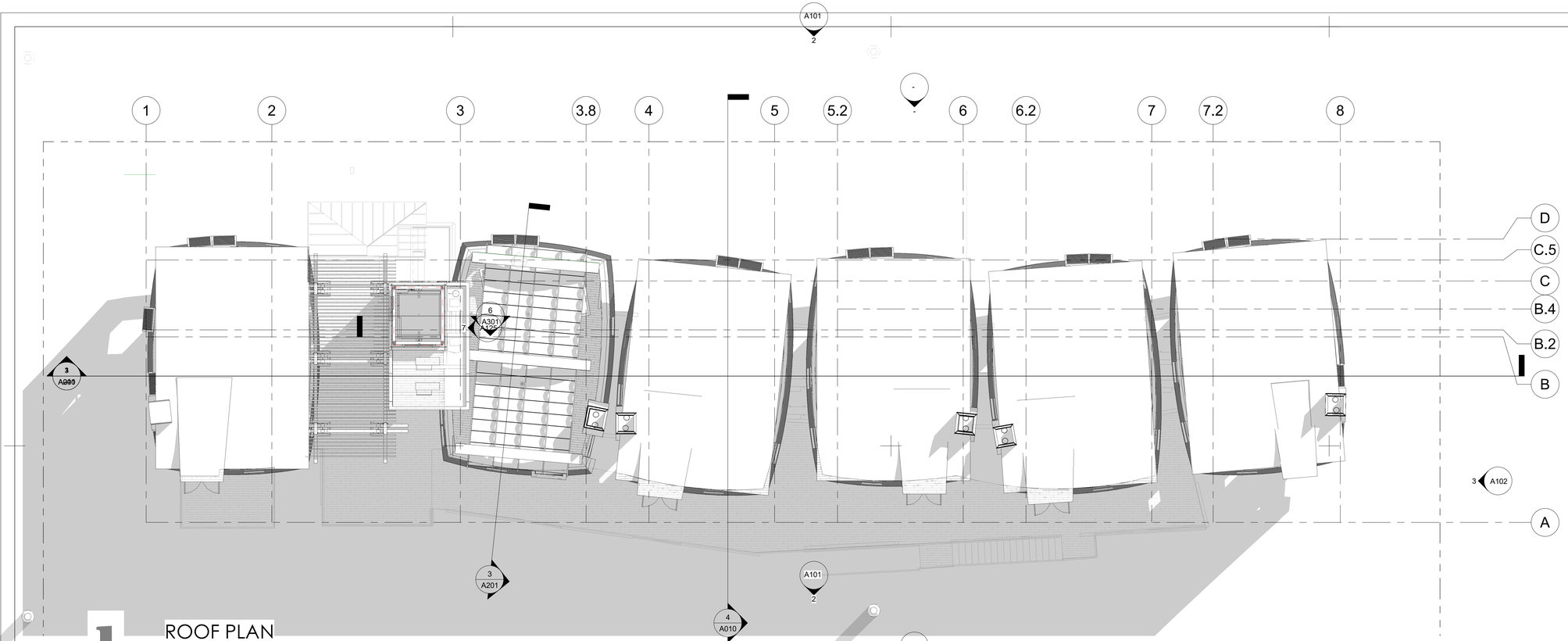
THIRD FLOOR PLAN & SOUTH ELEVATION

SCALE:	1/8" = 1'-0"
DATE:	5.8.20
DRAWN BY:	BMC

A103

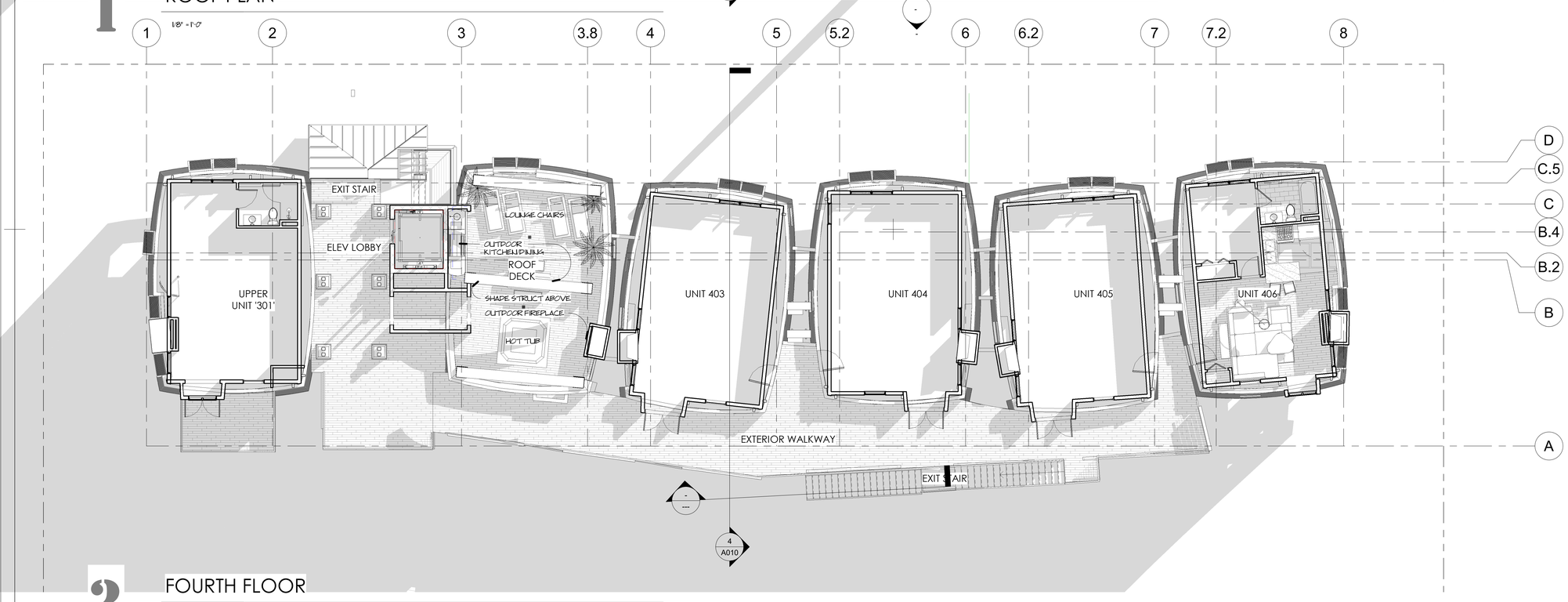
COMMISSION: 19070M

8/28/2020 6:47:00 AM



1 ROOF PLAN

1/8" = 1'-0"



2 FOURTH FLOOR

1/8" = 1'-0"

william mclees
architecture
5 MacArthur Blvd | Somers Point, NJ
609.927.0888 | 609.927.0889
www.wmarch.net

William C. McLees, AIA

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513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date

FOURTH FLOOR AND ROOF PLAN

SCALE:	1/8" = 1'-0"
DATE:	5.8.20
DRAWN BY:	BMC

A104

COMMISSION: 19070M

8/28/2020 6:48:30 AM