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PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 428, LOTS 1, 2 & 2.01

BLOCK LOT	420 1	VM2 Realty, LLC c/o Lynn McGowan 7 May Road East Brunswick, NJ 08816
BLOCK LOT	420 2	Robert Haas 121 Mountain Lake Road Belvedere, NJ 07823
BLOCK LOT	420 3	2067 Route 35, LLC 1866 Highway 35 South Amboy, NJ 08879
BLOCK LOT	421 1.07	DKJ Equity, LLC & 2070 Route 35, LLC 217 Old Forge Road Monroe, NJ 08831
BLOCK LOT	421 2	DKJ Equity, LLC & 2070 Route 35, LLC 217 Old Forge Road Monroe, NJ 08831
BLOCK LOTS	422 3, 4 & 5	2036 Route 35, Inc. 54 Fern Road East Brunswick, NJ 08816
BLOCK LOT	422 8.01	CRB Realty, LLC 2060 Highway 35 South Amboy, NJ 08879
BLOCK LOT	422 8.02	G C Dynatech Construction, LLC 45 North Main Street Marlboro, NJ 07746
BLOCK LOT	427.01 1	Torsiello Construction & Management Co. 2163 Oak Tree Road, #101 Edison, NJ 08820
BLOCK LOT	428 2.02	State of NJ Department of Transportation 1035 Parkway Avenue Trenton, NJ 08625
BLOCK LOT QUALIFIER	431 1 QFARM	Harry James Dieker 801 Bordentown Avenue South Amboy, NJ 08879
BLOCK LOT	432 1	Borough of Sayreville 167 Main Street Sayreville, NJ 08872
BLOCK LOT	432 2	Ramon E. Abreu & Maria R. Beato-Veras 7 Highland Street South Amboy, NJ 08879
BLOCK LOT	432.01 1	Blanca Vasquez & Wendy Lee Wong 1 Evelyn Terrace South Amboy, NJ 08879
BLOCKS LOTS	432.05 1 & 2	Carmen Asencio 2 Evelyn Terrace South Amboy, NJ 08879
BLOCK LOT	432.05 3	Robert & Monique Corby 6 Evelyn Terrace South Amboy, NJ 08879
BLOCK LOT	435.01 30	Pietro & Caterina Di Maggio 112 Merritt Avenue South Amboy, NJ 08879
BLOCK LOT	435.01 31	Monica Semeniuk 114 Merritt Avenue South Amboy, NJ 08879
BLOCK LOT	435.01 32	Miriam T. Shaute 116 Merritt Avenue South Amboy, NJ 08879
BLOCK LOT	435.02 13	Debra & Kevin Zakrzewski 5 Seaman Court South Amboy, NJ 08879
BLOCK LOT	435.02 14	Robert & Paula K. Duffy 111 Merritt Avenue South Amboy, NJ 08879
BLOCK LOT	435.02 15	Zbigniew & Barbara Lesniak 113 Merritt Avenue South Amboy, NJ 08879

LIST OF SAYREVILLE UTILITIES (2025):

NJDEP
36 West State Street
P.O. Box 42
Trenton, NJ 08625

Middlesex County Planning Board
75 Bayard Street - 5th Floor
New Brunswick, NJ 08902
732-745-3812

NJDOT
David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

New Jersey Natural Gas Company
1415 Wyckoff Road
Wall Township, NJ 07727

Cablevision
275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attn: Construction Department
732-583-0606

Middlesex County Landfill
53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation
330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054

Verizon New Jersey
540 Broad Street – 20th Floor
Newark, NJ 07102
OR:
P.O. Box 152206
Irving, TX 75015

PSE&G
15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000

OR:
80 Park Plaza
P.O. Box 570
Newark, NJ 07102

JCP&L c/o FirstEnergy
300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attn: Corporate Properties
732-723-6609 or 1-800-662-3115

Borough of Sayreville Water & Sewer
3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060

Middlesex County Utilities Authority (MCUA)
2571 Main Street
Sayreville, NJ 08872-0086

Transcontinental Gas Pipeline Corporation
315 Cold Soil Road
Lawrenceville, NJ 08540
Attn: Robert Ford
1-800-440-8475

OR:
P.O. Box 1396
Houston, TX 77251

Home News Tribune
92 East Main Street, Suite 202
Somerville, NJ 08876

Star Ledger
1 Gateway Center, Suite 1100
Newark, NJ 07102

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR

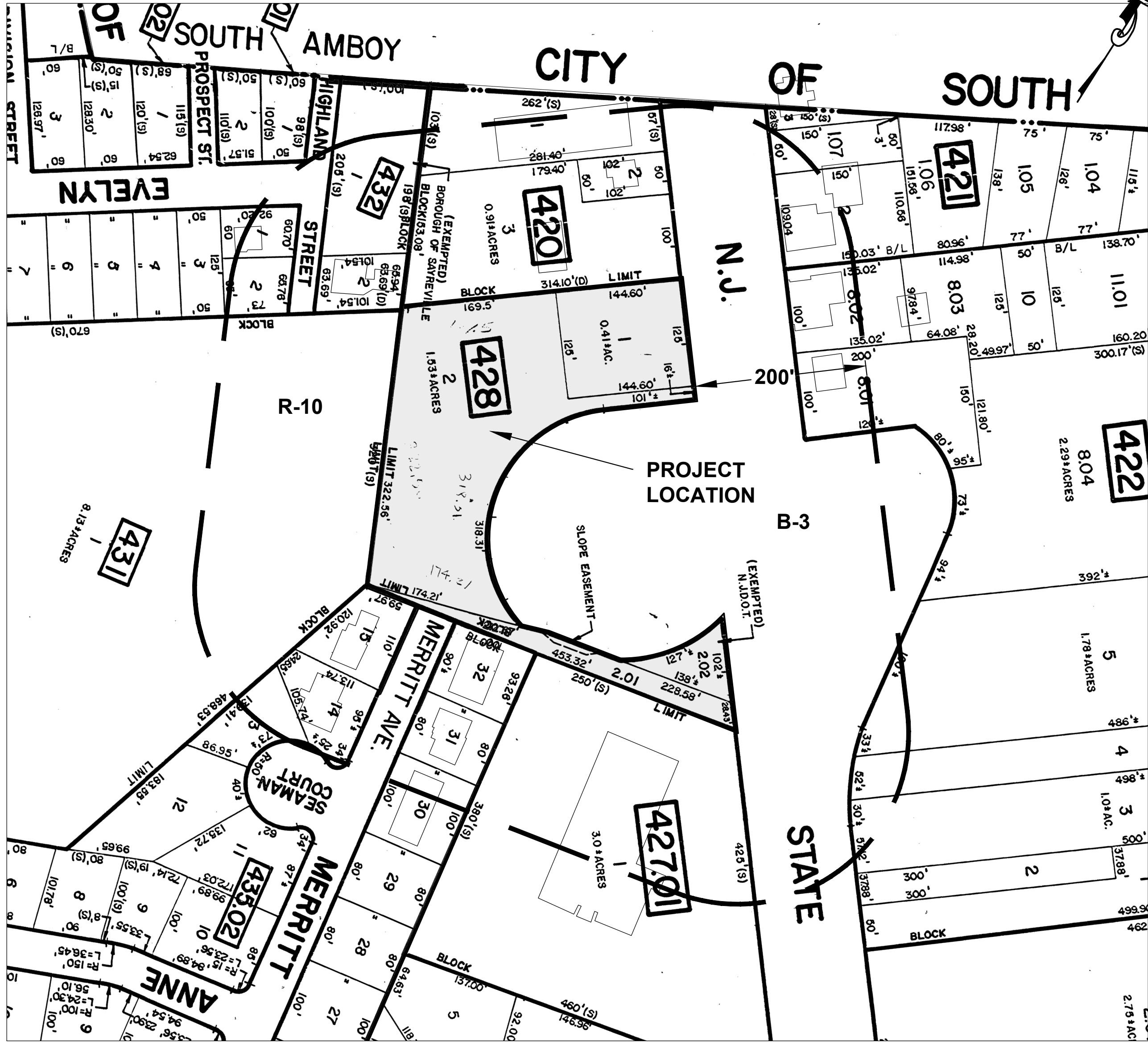
TENON AUTO SERVICE INC.

BLOCK 428 LOTS 1, 2 & 2.01

2069 HIGHWAY 35

BOROUGH OF SAYREVILLE

MIDDLESEX COUNTY, NEW JERSEY



KEY MAP

SCALE: 1" = 100'



GENERAL NOTES:

1. THE PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 428, LOTS 1.2 & 2.01 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF BOROUGH OF SAYREVILLE, SHEET NO. 132 AND IS SITUATED IN THE "B-3" (HIGHWAY BUSINESS) ZONING DISTRICT. THE SUBJECT PROPERTY CONTAINS A TOTAL OF 86,123 SF, OR ±1.977 ACRES.
2. **OWNER:** 2069 PROPERTY LLC
1641 LORETTA AVE STE A
TREVOSE, PA 19053
APPLICANT: TENON AUTO SERVICE INC.
ATTN: ZHENGRONG WANG
1641 LORETTA AVE STE A
TREVOSE, PA 19053
3. **PREVIOUS USE:** LANDSCAPE SUPPLY YARD
PROPOSED USE: BUS SERVICE AND MAINTENANCE FACILITY
4. BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:
 - 4.1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR LOTS 1, 2 & 2.01 – BLOCK 428, SITUATED IN THE BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED JUNE 23, 2022, LAST REVISED 1/17/2025.
5. THE APPLICANT PROPOSES TO MAINTAIN THE EXISTING BUILDINGS FOR STORAGE, BUS SERVICE AND MAINTENANCE AND BUS SERVICE AND STORAGE AREAS ARE PROPOSED AND SHOWN ON THIS PLAN.
6. **BULK ZONE REQUIREMENTS**

B-3 ZONE (HIGHWAY BUSINESS) AUTOMOBILE REPAIR IS A PERMITTED USE IN THE B-3 ZONE

REQUIREMENTS	PERMITTED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA	20,000 S.F.	86,123 SF	NO CHANGE
MINIMUM LOT WIDTH	100 FT	141.7 FT	NO CHANGE
MINIMUM LOT DEPTH	100 FT	129.75 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	50 FT	21.6 FT*	NO CHANGE
MINIMUM ONE SIDE YARD SETBACK/TOTAL	10 FT/20 FT	31.6 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	25 FT	99.8 FT	NO CHANGE
MAXIMUM HEIGHT	35 FT	<35 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE (%)	25%	7.6%	NO CHANGE
MAXIMUM BUILDING AND PAVEMENT COVERAGE (%)	85%	72.3% (INCLUDING GRAVEL SURFACES) 36.5% (EXCLUDING GRAVEL SURFACES)	48.7% (INCLUDING GRAVEL SURFACES) 38.7% (EXCLUDING GRAVEL SURFACES)

* EXISTING NONCONFORMITY

7. THE FOLLOWING VARIANCES AND/OR WAIVERS WERE PREVIOUSLY GRANTED:

SECTION 26-81.5 A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT AS IT RELATES TO THE EXISTING GARAGE (25 FEET REQUIRED, 21.6 PROVIDED). A VARIANCE WAS GRANTED THROUGH A ZONING BOARD APPROVAL DATED 3/25/2001.

SECTION 26-82.10 A VARIANCE FROM PROVIDING A 50 FOOT BUFFER TO RESIDENTIAL ZONES WAS GRANTED THROUGH A ZONING BOARD APPROVAL DATED 3/25/2001. A BUFFER OF 25 WAS GRANTED.

8. THE FOLLOWING VARIANCES AND/OR WAIVERS ARE REQUIRED:

SECTION 26-98.1 A WAIVER FROM PROVIDING A MINIMUM OF 10% OF ANY SURFACE PARKING FACILITY TO BE LANDSCAPED ABOUT THE INTERIOR AND TO INCLUDE 1 SHADE TREE FOR EVERY TWENTY PARKING SPACES.

SECTION 26-98.1 B-1 A WAIVER FROM PROVIDING HAIRPIN STRIPING FOR ALL PARKING SPACES.

SECTION 26-98.1 B-5 A WAIVER FROM PROVIDING ALL PARKING LOTS AND ALL LOADING AREAS WITH CONCRETE OR BELGIAN BLOCK CURBING.

SECTION 26-98.1 B-6 A WAIVER FROM PROVIDING SIDEWALK THROUGHOUT THE SITE AND ALONG FRONTAGE OF THE PROPERTY.

SECTION 26-98.1 B-7 A WAIVER FROM SURFACING ALL OFF-STREET PARKING AREAS, INTERIOR DRIVEWAYS AND LOADING/UNLOADING AREAS WITH BITUMINOUS CONCRETE PAVEMENT.

9. PARKING REQUIREMENTS:
PREVIOUSLY REQUIRED FOR EXISTING OFFICE AND SHOP: 8 SPACES
THE PROPOSED USE IS NOT LISTED IN THE PARKING SCHEDULE 1 OF THE SAYREVILLE BOROUGH ORDINANCE. THE PROPOSED USE WILL HAVE 5 EMPLOYEES DURING THE PEAK SHIFT. 12 PARKING SPACES ARE PROVIDED.

10. ALL SITE IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE BOROUGH OF SAYREVILLE CONSTRUCTION STANDARDS, WHERE APPLICABLE.

APPROVED BY THE BOROUGH OF SAYREVILLE PLANNING BOARD ON: _____

CHAIRMAN

SECRETARY

ENGINEER

No.	Date	Revision	Revised By	Checked By	



New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 44465

COVER SHEET
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
TENON AUTO SERVICE INC.
BLOCK 428 LOTS 1, 2, & 2.01
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

DATE: 02/12/2025	DESIGNED BY: KAN	SCALE: AS SHOWN	PROJECT NUMBER: 18937.003
DRAWN BY: KAN	CHECKED BY: LB	FIELD BOOK	SHEET: 1 of 7



FPA
FRENCH & PARRELLO
ASSOCIATES

New Jersey ▲ New York ▲ Pennsylvania

FPAengineers.com

▲ Georgia

DATE: 02/12/2025	DESIGNED BY: KAN	SCALE: 1" = 30'	PROJECT NUMBER: 18937.003
DRAWN BY: KAN	CHECKED BY: LB	FIELD BOOK	SHEET: 2 of 7



FPA
FRENCH & PARRELLO
ASSOCIATES

New Jersey ▲ New York ▲ Pennsylvania

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1800 Rt 34, Suite 101
Wall, New Jersey 07719
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FPAengineers.com

SITE PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
TENON AUTO SERVICE INC.
BLOCK 428 LOTS 1, 2, & 2.01
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

DATE: 02/12/2025	DESIGNED BY: KAN	SCALE: 1" = 30'	PROJECT NUMBER: 18937.003
DRAWN BY: KAN	CHECKED BY: LB	FIELD BOOK	SHEET: 3 of 7

0:18K\18900\18937 - Bulk Yard 35\18937.003 Teron Auto CAD\DWG\18937.003 - L.A.dwg Layout

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	KEY	REMARKS
TREES								
GB	2	GINKGO BILOBA	MAIDENHAIR TREE	2.5"-3" CAL.	B&B	50'-80" HEIGHT, 30'-40" SPREAD		MALE SPECIES ONLY
GI	8	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5"-3" CAL.	B&B	40'-60" HEIGHT, 25'-30" SPREAD	N&#	YELLOW FALL FOLIAGE
LR	5	LAGERSTROEMIA INDICA 'DYNAMITE'	RED CRAPE MYRTLE MULTI-TRUNK	6'-8" HEIGHT	B&B	15'-20" HEIGHT, 10'-15" SPREAD	#	ORNAMENTAL TREE, RED BLOOM
UA	1	ULMUS AMERICANA	AMERICAN ELM	2.5"-3" CAL.	B&B	60'-80" HEIGHT, 40'-70" SPREAD	N&	YELLOW FALL FOLIAGE
EVERGREEN TREES								
IO	17	ILEX OPACA	AMERICAN HOLLY	6'-7" HEIGHT	B&B	15'-30" HEIGHT, 10'-20" SPREAD	N&#	RED BERRIES IN WINTER
JE	36	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN REDCEDAR	6'-7" HEIGHT	B&B	15'-25" HEIGHT, 7'-10" SPREAD	N&#	NARROW EVERGREEN TREE
IOM	1	MALE ILEX OPACA	AMERICAN HOLLY	6'-7" HEIGHT	B&B	15'-30" HEIGHT, 10'-20" SPREAD	N&#	RED BERRIES IN WINTER
PP	17	PICEA PUNGENS	COLORADO SPRUCE	6'-7" HEIGHT	B&B	30'-60" HEIGHT, 10'-20" SPREAD	N&#	BLUE FOLIAGE
TP	43	THUJA PLICATA	GREEN GIANT ARBORVITAE	6'-7" HEIGHT	B&B	40'-60" HEIGHT, 12'-18" SPREAD	N&	NARROW EVERGREEN TREE

KEY:

N = NATIVE PLANT OF NORTH AMERICA
& = SALT SPRAY TOLERANT

* = SPRING INSTALLATION ONLY
= SELDOM OR RARELY DAMAGED BY DEER AS PER RUTGERS AG AGENCY ([HTTP://NJAES.RUTGERS.EDU](http://njaes.rutgers.edu))

PLANTING NOTES

- THE LANDSCAPE PLANS SHALL BE USED FOR LANDSCAPING PURPOSES ONLY. THE CONTRACTOR SHOULD EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
- ALL PLANTING SHALL BE IN CONFORMANCE WITH THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS, CURRENT EDITION. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANT MATERIAL SHALL BE TAGGED AT THE NURSERY SOURCE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOLS RELATED TO THE EXECUTION OF THIS CONTRACT.
- EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT THE NURSERY. ALL PLANT MATERIAL SHALL BE PLANTED SO THAT THE TOP OF THE ROOTBALL IS NO HIGHER OR LOWER THAN THE EXISTING/FINISHED GRADE DEPENDENT UPON SOIL CONDITIONS.
- IN THE EVENT THAT PLANTING DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE LANDSCAPING PLAN SHALL GOVERN. THE USE AND PLANTING OF BARE ROOT MATERIAL SHALL BE PROHIBITED.
- ANY SUBSTITUTIONS OF PLANT MATERIAL WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC., SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
- UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED. DECIDUOUS TREES SHALL BE PRUNED BY REMOVAL OF 1/3 OF THE INTERIOR BRANCHING STRUCTURE WITHOUT ALTERING THE ORIGINAL BRANCHING FORM OF THE TREE.
- ALL DISTURBED AREAS, NOT BEING PLANTED, SHALL BE TOPSOILED 4" THICK, FERTILIZED, SEED,ED, AND MULCHED WITH APPROVED MULCH. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS, AND OTHER FOREIGN MATTER.
- CUT AND LOOSEN SISAL HEMP CHOKE TIE AROUND TREE TRUNK. ALL PLASTIC MATERIAL SHALL NOT BE PERMITTED. ALL WIRE BASKETS AND PLASTIC LINERS OF CONTAINER GROWN TREES AND SHRUBS MUST BE COMPLETELY REMOVED. NO CONTAINER GROWN MATERIAL WILL BE ACCEPTED IF IT IS ROOT BOUND AND NOT ROOT PRUNED. THE USE OF NYLON TWINE ON ROOT BALLS IS PROHIBITED.
- THE DEPTH OF PLANT PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1 1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE OWNER.
- GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART. GUY WIRES TO SECOND BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE THREE GUYS PER TREE UNLESS OTHERWISE INDICATED. ALL TREE STAKES, GUY WIRES, TREE WRAPPING AND SAUCERS SHALL BE REMOVED AFTER ONE GROWING SEASON.
- PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
- IN THE EVENT THAT EXISTING VEGETATION IS REMOVED BEYOND THE CLEARING LIMITS SHOWN ON THE PLANS, ADDITIONAL PLANTING MUST BE PROVIDED AS APPROVED BY THE OWNER AND AT NO COST TO THE OWNER.
- PLANTING BACKFILL MIXTURE SHALL CONSIST OF ONE PART TOPSOIL, ONE PART NATIVE SOIL AND ONE PART PEAT MOSS. NOTE THAT PLANTING MIXTURE MAY CHANGE BASED UPON SOIL CONDITIONS.
- MULCH, 4" IN DEPTH, SHALL BE TREATED SHREDDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. MULCH SHALL BE INSTALLED WITH A MAXIMUM OF ONE (1) INCH WITHIN ONE (1) FOOT ON THE TREE'S ROOT FLARE. A NON-PLASTIC WEED RETARDANT BARRIER SHALL BE USED IN ALL NON GRASSSED AREAS. MULCH SHALL BE FINE GRADED FOR A PLEASING APPEARANCE. THE USE OF MARBLE OR PINE BARK CHIPS IS PROHIBITED. MULCH VOLCANOES ARE NOT PERMITTED.
- ALL PLANT MATERIAL SHALL BE GIVEN A MINIMUM OF 5 GALLONS OF WATER AT THE TIME OF INSTALLATION AND SHALL BE WATERED AT INTERVALS DURING ESTABLISHMENT TO ENSURE ADAPTATION TO THE SITE. PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL, THE CONTRACTOR SHALL FILL EACH PLANTING PIT WITH WATER AND ALLOW IT TO FULLY PERCOLATE INTO THE GROUND PRIOR TO PLACEMENT OF THE PLANT. THE CONTRACTOR SHALL NOTIFY EITHER THE OWNER OR PROJECT LANDSCAPE ARCHITECT OF ANY PERCOLATION PROBLEMS PRIOR TO INSTALLATION.
- PREFERRED PLANTING TIME PERIODS ARE FROM SEPTEMBER 1 TO NOVEMBER 30 OR MARCH 20 TO MAY 31. NO PLANTING SHALL BE EXECUTED DURING ABNORMALLY HOT WEATHER NOR WHEN THE GROUND IS FROZEN.
- THE CONTRACTOR SHALL REMOVE ALL DAMAGED BRANCHES AND NURSERY TAGS AT THE TIME OF INSTALLATION.
- ALL TURF SHALL RECEIVE FERTILIZER CONSISTING OF 10-6-4 (50% ORGANIC) COMPOSITION, APPLIED AT 3 LB. PER 100 SQ. FT. SLOW RELEASE FERTILIZER TABLETS OR PACKETS OF 20-10-5 COMPOSITION SHALL BE ADDED TO ALL PLANTING PITS AT THE FOLLOWING RATIOS: 1 PER SHRUB, 2 PER DECIDUOUS OR EVERGREEN TREES UP TO 2" IN CALIPER AND 3 FOR DECIDUOUS AND EVERGREEN TREES ABOVE 2" IN CALIPER.
- EACH TREE THAT IS PLANTED MUST BE TAGGED WITH A DURABLE LABEL BEARING THE GENUS, SPECIES, VARIETY, PLANT PATENT NUMBER (IF APPLICABLE) AND CULTURAL REQUIREMENTS AND MUST BE INSPECTED PRIOR TO REMOVAL.
- CONTRACTOR TO BE RESPONSIBLE FOR SEEDING AREAS BEING DISTURBED BY CONSTRUCTION. SEED MIXTURE TO BE IN ACCORDANCE WITH SOIL CONSERVATION DISTRICT'S STANDARDS.
- ALL TREES FOUR (4) FEET OR GREATER IN HEIGHT SHALL BE STAKED PER MUNICIPALITY DESIGN STANDARDS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR PERIOD OF TWO YEARS FROM THE TIME OF PLANTING.

LEGEND:

- SEEDING AND LANDSCAPING AREA**
- EXISTING LANDSCAPING/GRASS AREA**

- EXISTING TREE TO BE PROTECTED**

- REMOVE SUCKER SHOOTS AT BASE OF TREE.
- MAKE CLEAN CUTS ON OLD STUBS, IF PRESENT.
- REMOVE ENTIRE SUPPLY OF TWIGS AND BUDS ON TRUNK.
- REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES ABOUT THE SAME AREA.
- SHAPE TREE BY REMOVING INJURED AN MISSHAPEN BRANCHES.
- REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.

NOTES:

- BRANCHES IN DASHED LINES INDICATE THOSE TO BE REMOVED.
- CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

TREE PRUNING DETAIL

NOT TO SCALE

NOTES:

- ALL TREES UNDER 3" IN CALIPER SHALL BE STAKED
- ALL TREES 3" IN CALIPER AND GREATER SHALL BE GUYED
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
- SET STAKES VERTICAL AND AT SAME HEIGHT
- REMOVE ALL WIRE BASKETS PRIOR TO BACKFILLING THE PLANTING PIT.
- ALL WIRE BASKETS SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.

STAKES TO BE SET 2/3RDS UP TREE OR JUST AT FIRST BRANCHES SEE TREE STAKING AND GUYING DETAIL

TREE TRUNK PROTECTION

4" SHREDDED HARDWOOD MULCH- KEEP MULCH AWAY FROM ROOT COLLAR AS DESCRIBED IN PLANTING NOTES. MULCH VOLCANOES ARE NOT PERMITTED

6" SOIL MOUND FOR WATER RETENTION

REMOVE ALL PLASTIC MATERIAL, BURLAP SYNTHETIC BURLAP, STRING OR CONTAINERS FROM ROOTBALL AT THE TIME OF PLANTING

BACKFILL AUGMENTED WITH TOPSOIL

STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED GROUND

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

- ALL EVERGREEN TREES TO BE STAKED AND/OR GUYED AS SPECIFIED IN THE DETAIL AND THE PLANTING NOTES
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
- NEVER CUT LEADERS.
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES. SEE TREE PRUNING DETAIL.
- STAKES SHALL BE WHITE OR RED CEDAR, OAK, OR LOCUST TREATED WITH ACCEPTABLE WOOD PRESERVATIVE

SET 2 STAKES OR GUYS 1/2 TO 2/3RDS UP HEIGHT OF TREE. SEE TREE STAKING AND GUYING DETAIL

4" OF MULCH KEEP MULCH AWAY FROM ROOT COLLAR (SEE PLANTING NOTES FOR MATERIAL TYPES) MULCH VOLCANOES ARE NOT PERMITTED

MOUND MULCH 6 INCHES HIGH TO FORM SAUCER FINAL GRADE

REMOVE ALL PLASTIC MATERIAL SYNTHETIC BURLAP AND STRING OR CONTAINERS TO BE REMOVED AT THE TIME OF PLANTING

PLANTING MIXTURE AS SPECIFIED IN PLANTING NOTES

FERTILIZER TABLET/PACKET (2 OR 3)

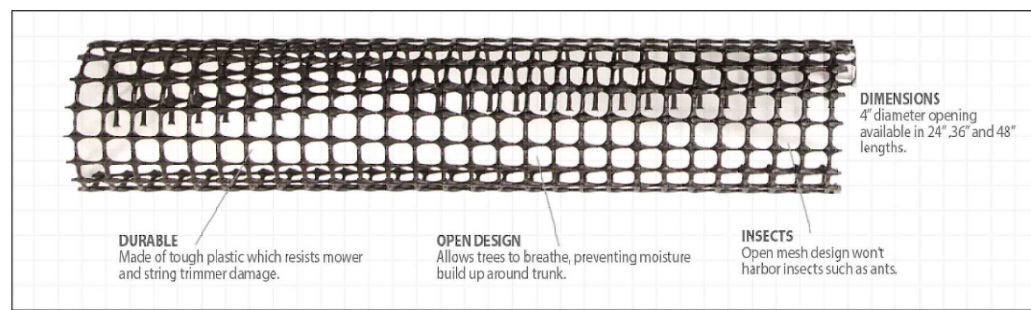
SCARIFY TO 4" DEPTH AND RECOMPACT

STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED GROUND ROOTBALL ON UNDISTURBED SOIL

NOTE: ALL WIRE BASKETS SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



Specs

- Material: none
- Quantity: (none)
- Length: (none)
- Bundle: (none)

Product Features

- Durable high-density polyethylene construction
- Fits trees up to 4 inches in diameter
- Open mesh design to build up around trunk
- UV resistant

TREE TRUNK PROTECTION DETAIL

NOT TO SCALE

NOTE:

4' LONG, 4" DIAMETER TREE TRUNK PROTECTION MESH SHALL BE MANUFACTURED BY A.M. LEONARD (<https://www.amlco.com/leonard-rigid-plastic-mesh-tree-guards-4-inch-diameter/p/VP-BG/1>) OR APPROVED EQUAL.

SEEDING SPECIFICATIONS:

THE CONTRACTOR WILL BE RESPONSIBLE FOR RE-ESTABLISHING ALL AREAS DISTURBED BY CONSTRUCTION. THE SEEDING/SODDING WILL BE IN ACCORDANCE WITH FREEHOLD COUNTY SOIL CONSERVATION DISTRICT STANDARDS. SPECIFIC SEED/SOD TYPES SHALL BE USED AS FOLLOWS:

- ALL DISTURBED AREAS SHALL BE SEED,ED AND/OR SOD,DED AS SHOWN ON THE LANDSCAPE PLAN WITH ERNST ATHLETIC FIELD MIXTURE OR APPROVED EQUAL.
- SLOPED AREAS 3:1 AND GREATER SHALL RECEIVE IN COMBINATION WITH THE ABOVE SPECIFIED GRASS MIXTURE AN EROSION CONTROL MATTING BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

UNDERGROUND UTILITY NOTE:

DO NOT INSTALL PROPOSED PLANT MATERIAL DIRECTLY ON TOP OF ANY PROPOSED OR EXISTING UNDERGROUND UTILITIES. FIELD ADJUST MATERIAL AS NEEDED AS DIRECTED BY THE PROJECT PROFESSIONAL TO ACCOMMODATE ANY POTENTIAL CONFLICTS.



JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

No.	Date	Revision		Revised By
				Checked By

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- THE BOROUGH OF SAYREVILLE SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 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.
- N.J.S.A. 4-24A-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY REQUEST A REPORT OF COMPLETION WITH CONDITIONS ON A LOT-BY-Lot or SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF UNDISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF CURBS TO ADJACENTS TO DRIVEWAYS, DRIVELANDS, DRIVEWAYS, PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
- THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTIRE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OFF-WAYS WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY CONDITION THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROWTH SHOULD BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULPHIDES SHALL BE ULTIMATELY PLACED OR BURNED WITH TOPSOIL. TOPSOIL AT THE RATE OF 10 TONS/ACRE, (OR 450 LB/SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

IN ORDER TO PROVIDE SUITABLE CONDITIONS FOR GROWTH AND VEGETATION AND TO PREVENT THE ACIDIFYING OF DRAINAGE WATER IN THOSE AREAS UNDERLAIN WITH ACID FORMATIONS WITH A pH BELOW 4.0 THE FOLLOWING REQUIREMENT SHALL BE MET:

1. SITE PREPARATION

A. GRADE AND AMENDMENT FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS, FOR LAND GRADING.

B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOILING APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN ITS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 3 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, IF NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES ([HTTP://NJAES.RUTGERS.EDU/COUNTY/](http://njaes.rutgers.edu/county/)). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. OF 10-10-10 OR EQUIVALENT WITH 50% WATER SOLUBLE NITROGEN UNLESS OTHERWISE INDICATED OTHERWISE AND DISKING OPERATION SHOULD BE ON THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING THE SEEDED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.

C. HIGH ACID PRODUCING SOILS SUCH AS 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 SEEDED PREPARATION. SEE ACID SOIL NOTES.

3. SEEDING

A. PERMANENT SEEDED SHALL CONSISTING OF THE FOLLOWING MIXES OR APPROVED EQUAL - ACCEPTABLE SEEDING DATES ARE BETWEEN MARCH 1 THRU APRIL 30 AND OPTIMAL SEEDING DATES ARE AUGUST 15 THRU OCTOBER 15:

HARD FESCUE	● 4.0#/1,000 S.F.
PERENNIAL RYEGRASS	● 1.0#/1,000 S.F.
KENTUCKY BLUEGRASS	● 1.0#/1,000 S.F.

PERMANENT SEEDED SHALL BE PROVIDED ON ALL THE DETENTION BASIN SIDE SLOPES AND BASIN BOTTOM. THE SEED MIX SHALL BE SEED MIXTURE 17 AND CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - ACCEPTABLE SEEDING DATES ARE BETWEEN MARCH 1 THRU AUGUST 14 AND OPTIMAL SEEDING DATES ARE AUGUST 15 THRU OCTOBER 1:

CREeping BENTGRASS	● 1#/1,000 S.F.
CREeping RED FESCUE	● 1#/1,000 S.F.
ALKALI SALTPRASS	● 1#/1,000 S.F.

PLEASE NOTE THAT OTHER SEED MIXTURES CAN BE USED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

B. CONVENTIONAL SEEDED IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR MULTIPLE-ROW SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR OUTLAPKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDED PREPARATION TO A DEPTH OF 1 TO 1½ INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE ½ INCH DEEPER ON COARSE-TEXTURED SOIL.

C. AFTER SEEDED, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDED EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDED METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER, AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDED. SEED SHALL NOT BE PLACED IN THE TANK WITH SEED. SHORT-FINER MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDED. HYDROSEEDING IS NOT A PREFERRED SEEDED METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDED. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS REQUIREMENT.

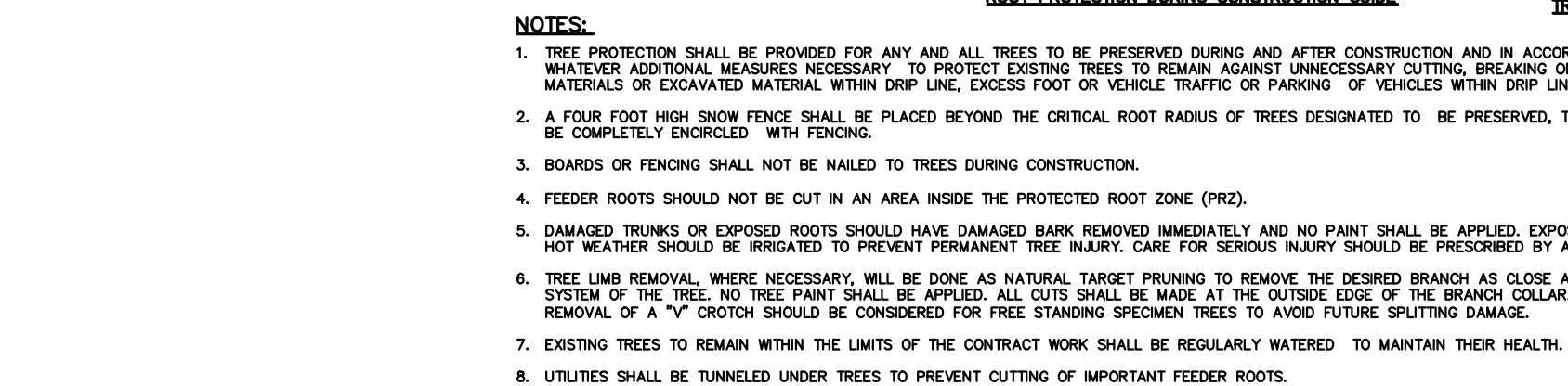
A. STRAW OR HAY. UNROOTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1 ½ TO 2 TONS ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO PRESENCE OF WEED SEED.

- IF SOIL MOISTURE IS DEFICIENT, AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

1. PROVIDE TEMPORARY STABILIZATION OF ALL DISTURBED AREAS AND INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND ALL OTHER NECESSARY SOIL EROSION MEASURES. (1 WEEK)
2. REMOVE GRAVEL AND OTHER ITEMS NOTED WITHIN DEMOLITION LIMITS. (1 WEEK)
3. STRIPE PARKING SPACES AND INSTALL GRAVEL AS NEEDED. (2 WEEKS)
4. PROVIDE PERMANENT VEGETATIVE COVER AND INSTALL LANDSCAPING. (1 WEEK)
5. REMOVE ACCESS PROTECTION, AND SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED. (1 WEEK)

METHODS AND MATERIALS

1. SITE PREPARATION
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS, FOR LAND GRADING.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. PROTECTIVE MATERIALS
 - A. UN-ROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CAN NOT BE BELOW THE MULCH.
 - B. 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.
 - C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYROSEEDER.
 - E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
 - F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
 - G. GRAVEL, CRUSHED STONE, OR SAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM-C-33) IS RECOMMENDED.
3. MULCH ANCHORING -- SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
 - A. PEG AND TWINE -- DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - B. MULCH NETTING -- STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
 - C. CRIMPER MULCH ANCHORING COULTER TOOL -- A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
4. LIQUID MULCH --BINDERS
 1. APPLICATION 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.
 2. USE ONE OF THE FOLLOWING:
 - A. ORGANIC AND VEGETABLE BASED BINDER -- NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURFOGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - B. SYNTHETIC BINDERS -- HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.



No.	Date	Revision	Revised By	Checked By

SITE PREPARATION

A. GRADE AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS, FOR LAND GRADING.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.)

2. SEEDED PREPARATION

A. APPLY GOOD LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE AS ESTABLISHED BY 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 LINE AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.

C. INSPECT SEEDED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RECTIFIED IN ACCORDANCE WITH THE ABOVE.

D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS, SEE ACID SOIL NOTES.

3. SEEDING

A. TEMPORARY SEEDING SHALL CONSISTING OF THE FOLLOWING SEED SELECTIONS OR APPROVED EQUAL:

COOL SEASON GRASSES

SPRING OATS		● 2.0#/1,000 S.F., WITH OPTIMUM SEED DEPTH OF 1.0 INCH
WINTER CEREAL RYE		● 2.6#/1,000 S.F., WITH OPTIMUM SEED DEPTH OF 1.0 INCH

WARM SEASON GRASSES

PEARL MILLET		● 0.5#/1,000 S.F. WITH OPTIMUM SEED DEPTH OF 1.0 INCH
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PLEASE NOTE THAT OTHER SEED SELECTIONS CAN BE USED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDER OR CULTIPACKED SEEDINGS SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDED PREPARATION TO A DEPTH OF $\frac{1}{2}$ TO $\frac{3}{4}$ INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE $\frac{1}{2}$ 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-FINERED MULCH MAY BE APPLIED WITH A HYDROSEDER FOLLOWING SEEDING. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING

REFER TO THE MULCH NOTES, NOTE 4 UNDER THE PERMANENT VEGETATIVE COVER SECTION.

SOIL EROSION AND SEDIMENT CONTROL DETAILS

FOR

PRELIMINARY AND FINAL MAJOR SITE PLAN

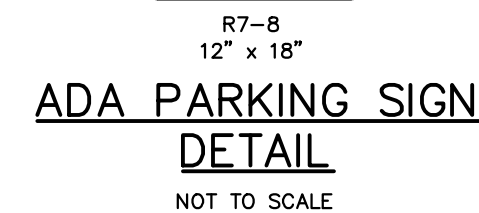
FOR

TENON AUTO SERVICE INC.

BLOCK 428 LOTS 1, 2, & 2.01

BOROUGH OF SAYREVILLE

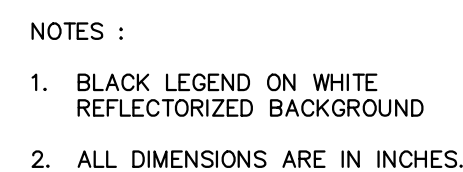
MIDDLESEX COUNTY, NEW JERSEY



NOTES :

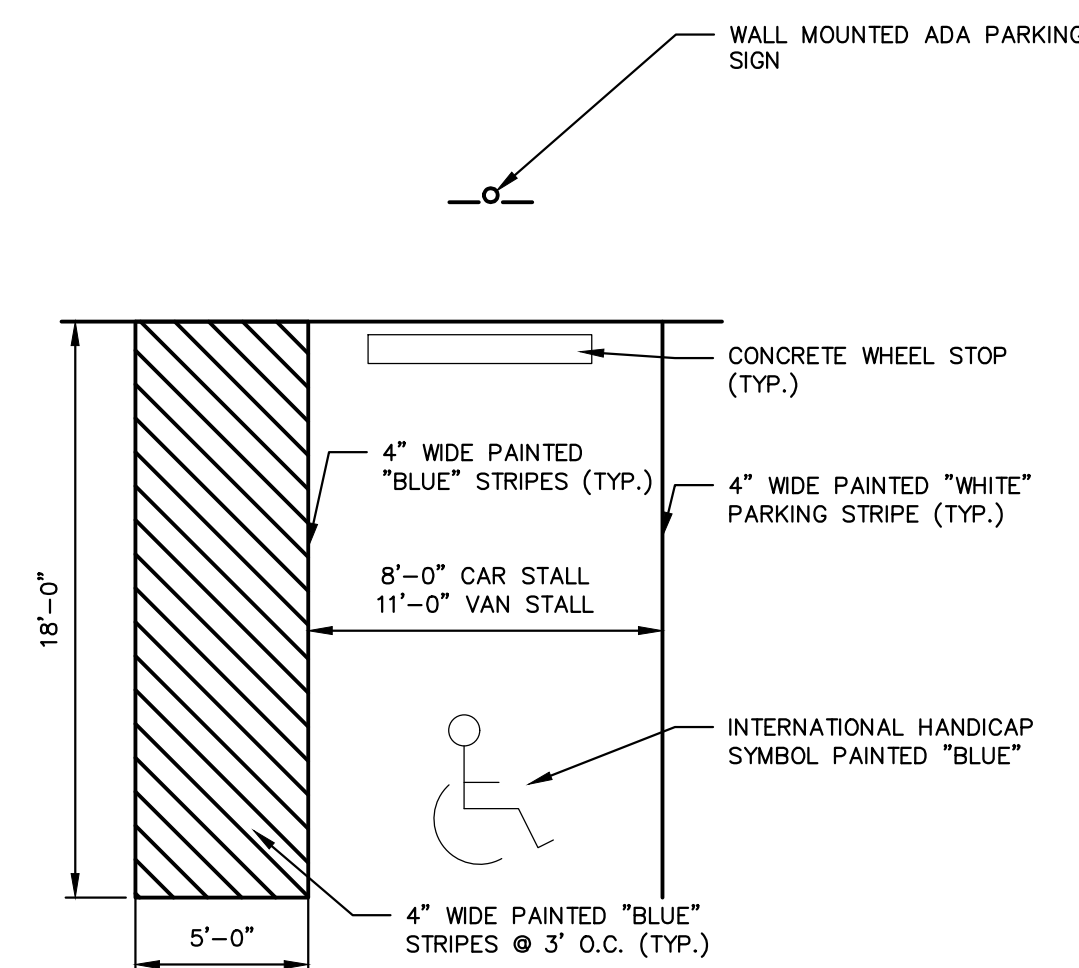
1. BLACK LEGEND ON WHITE REFLECTORIZED BACKGROUND
2. ALL DIMENSIONS ARE IN INCHES.

PENALTY SIGN



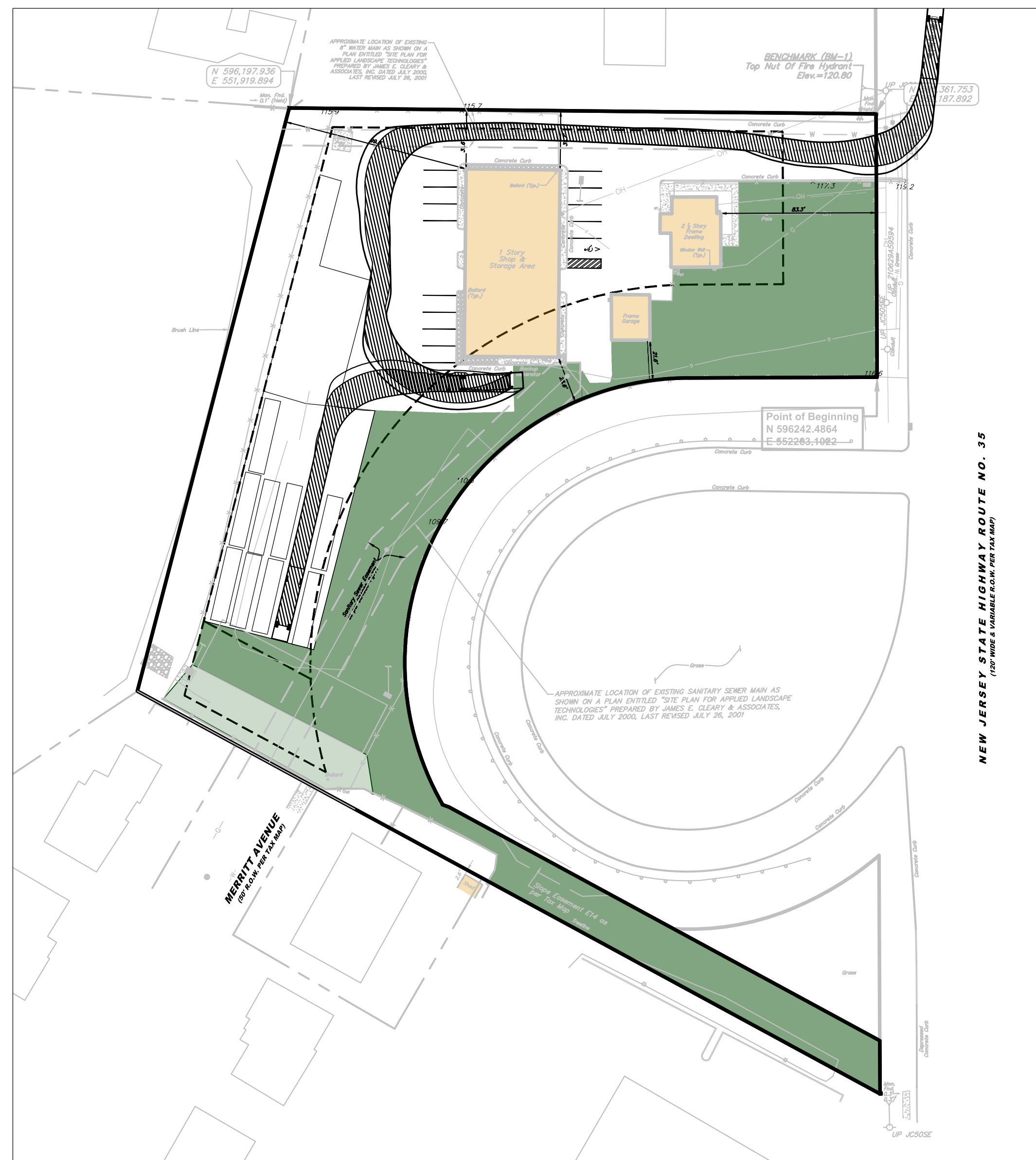
VAN ACCESSIBLE SIGN

NOT TO SCALE

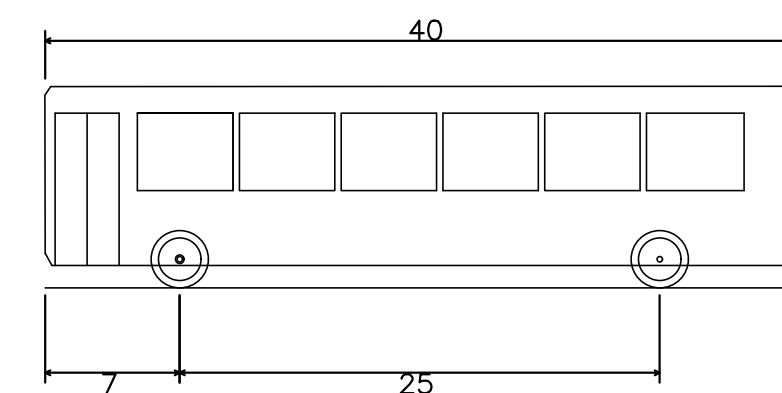


ADA PARKING STALL

NOT TO SCALE



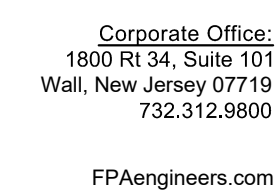
BUS TURNING PLAN

$$1'' = 50'$$


CITY-BUS – City Transit Bus
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

40.000ft
8.500ft
10.500ft
1.158ft
8.500ft
5.00s
41.40°

No.	Date	Revision	Revised By	Checked



JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

DETAILS AND TURNING TEMPLATE PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
TENON AUTO SERVICE INC.
BLOCK 428 LOTS 1, 2, & 2.01
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

DATE: 02/12/2025	DESIGNED BY: KAN	SCALE: AS SHOWN	PROJECT NUMBER: 18937.003
DRAWN BY: KAN	CHECKED BY: IB	FIELD BOOK	SHEET: 7 of 7