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

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE PLAN
4	LANDSCAPE PLAN
5	SOIL EROSION AND SEDIMENT CONTROL PLAN
6	SOIL EROSION AND SEDIMENT CONTROL DETAILS
7	LIGHTING PLAN
8	DETAILS AND TURNING TEMPLATE PLAN

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

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

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

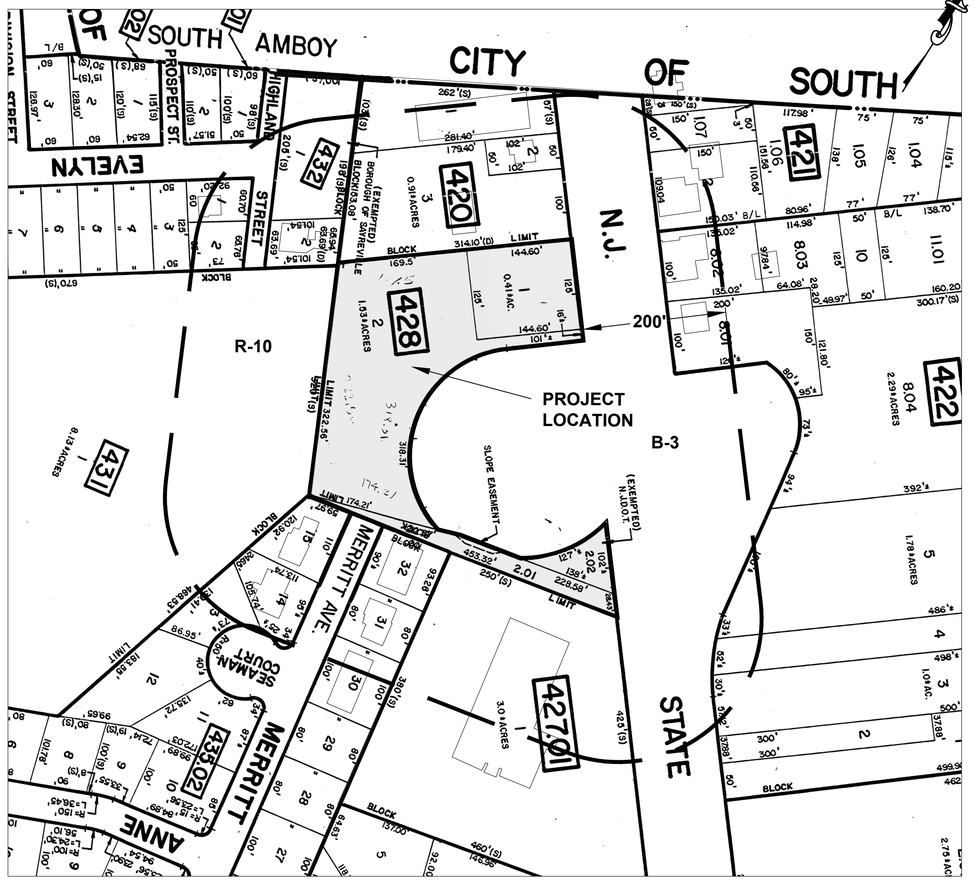
Borough of Sayreville Water & Sewer
3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060

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



KEY MAP
SCALE: ±1" = 100'

100 0 100 200
SCALE IN FEET

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 BUISNESS) 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%	53.4% (INCLUDING GRAVEL SURFACES) 38.1% (EXCLUDING GRAVEL SURFACES)	43.5% (INCLUDING GRAVEL SURFACES) 38.1% (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 I 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.

SECTION 26–96.8 H–2 A WAIVER FROM MAINTAINING A MINIMUM LIGHTING INTENSITY OF 0.5 FOOTCANDLES THROUGHOUT, WITH ESTABLISHED DEPRECIATION FACTOR CALCULATED INTO LIGHTING LEVEL AT A MAXIMUM TO MINIMUM ILLUMINATION RATIO NOT TO EXCEED 15:1.

SECTION 26–82.6 A–4 A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT AS IT RELATES TO THE EASTERN PORTION OF THE PROPOSED OUTDOOR BUS STORAGE AREA ENCROACHES 15.13 FT INTO THE 50 FT FRONT YARD SETBACK ABUTTING THE JUGHANDLE.

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
2	09/05/2025	REVISED PER PLANNING BOARD COMMENTS	KAN	LBB
1	07/22/2025	REVISED PER CLIENT COMMENTS	KAN	LBB

FPA FRENCH & PARRELLO ASSOCIATES
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia
Corporate Office:
1800 Rt 34, Suite 101
Wall, New Jersey 07719
732.312.9800
FPAengineers.com

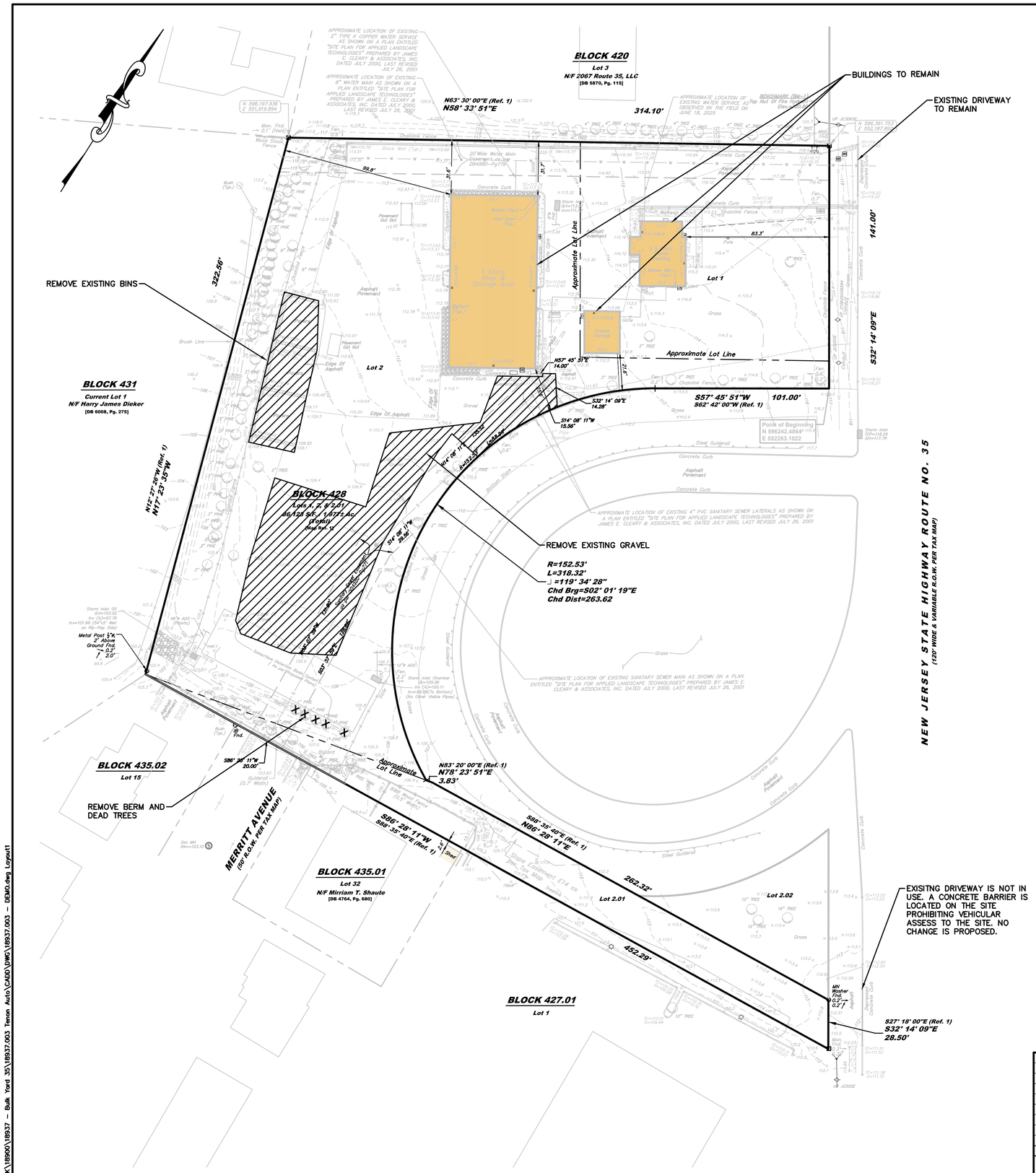
JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

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:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
02/12/2025	KAN	AS SHOWN	18937.003
DRAWN BY: KAN	CHECKED BY: LB	FIELD BOOK	SHEET: 1 of 8

Q:\18K\18900\18937 – Bulk Yard 35\18937.003 Tenon Auto\CADD\DWG\18937.003– CVR.dwg CVR

COPYRIGHT © 2025, FRENCH & PARRELLO ASSOCIATES – THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED.
DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



EXISTING LEGEND:

- SPOT ELEVATION
- TOP OF CURB
- TOP OF WALL
- FINISHED FLOOR ELEVATION
- CURB DRAINAGE INLET
- DRAINAGE INLET
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY CLEANOUT
- SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER BOX
- WATER METER
- GAS VALVE
- GAS METER
- SIGN
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC BOX
- LIGHT POST
- FLAG POLE
- MAIL BOX
- BOLLARD
- IRON BAR FOUND
- MONUMENT FOUND
- TREE
- BUSH
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- CHAINLINK FENCE
- WOOD FENCE
- GUIDERAIL
- UNDERGROUND STORM DRAINAGE PIPE
- UNDERGROUND SANITARY PIPE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE

DEMOLITION LEGEND:

- REMOVE EXISTING FEATURE
- REMOVE EXISTING TREE

No.	Date	Revision	Revised By	Checked By
2	09/05/2025	REVISED PER PLANNING BOARD COMMENTS	KAN	LBB
1	07/22/2025	REVISED PER CLIENT COMMENTS	KAN	LBB

30 0 30 60
SCALE : 1" = 30'

FRENCH & PARRELLO ASSOCIATES
Corporate Office:
1800 Rt 34, Suite 101
Wall, New Jersey 07719
732.312.9800
FPAengineers.com
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

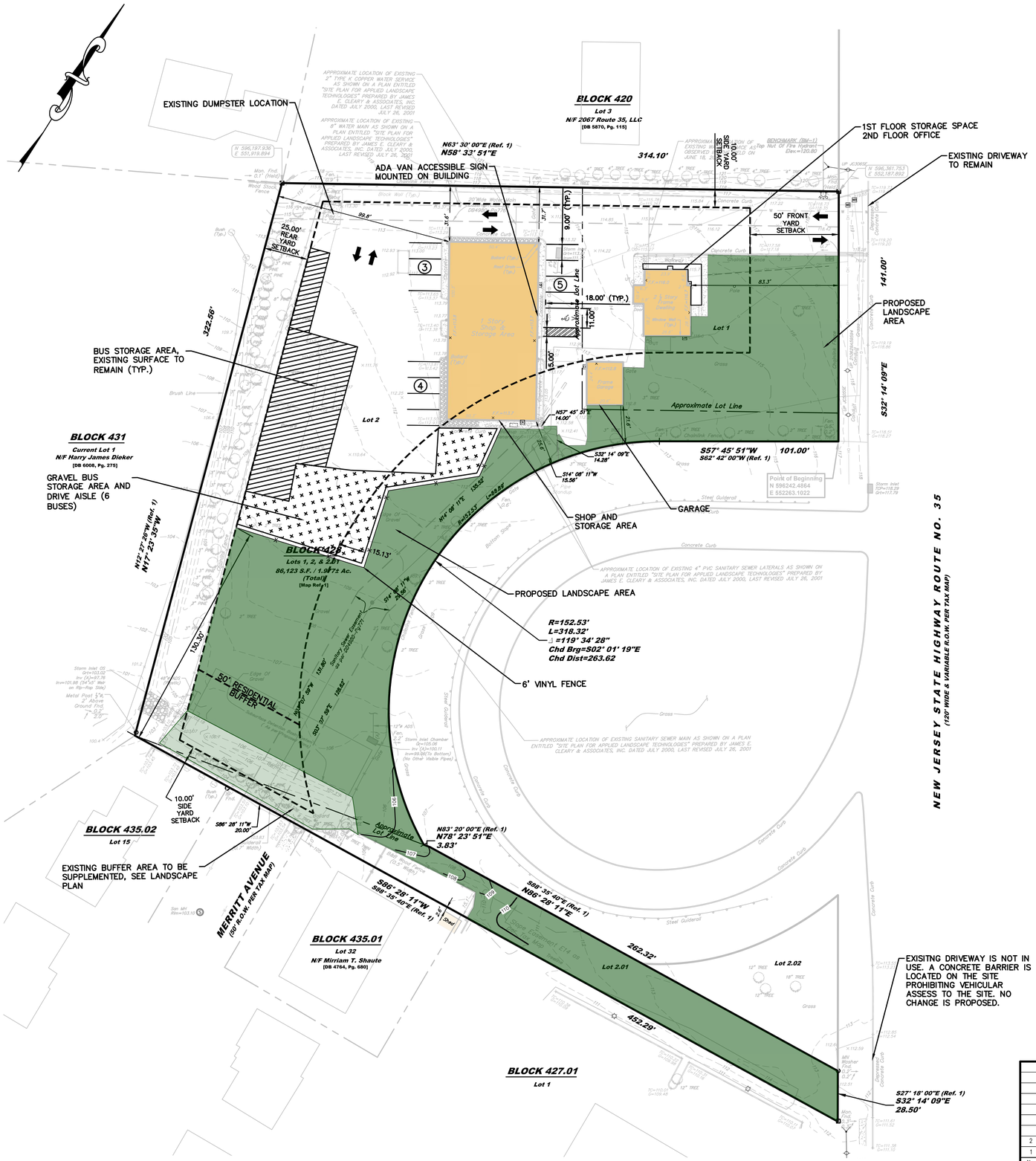
JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

EXISTING CONDITIONS AND DEMOLITION 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:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
02/12/2025	KAN	1" = 30'	18937.003
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
KAN	LB		2 of 8

Q:\18K\18900\18937 – Bulk Yard 35\18937.003 Tenon Auto\CADD\DWG\18937.003 – DEMO.dwg Layout1

COPYRIGHT © 2025, FRENCH & PARRELLO ASSOCIATES – THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED.
DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



NOTES:

1. THERE ARE NO PROPOSED UTILITY SERVICES. ALL EXISTING UTILITIES ARE TO REMAIN.

EXISTING L E G E N D:

× 123.45	SPOT ELEVATION	GV	GAS VALVE		BOUNDARY LINE
× TC=123.45	TOP OF CURB		GAS METER		RIGHT-OF-WAY LINE
× TW=123.45	TOP OF WALL		SIGN		ADJACENT PROPERTY LINE
× F.F.=123.4	FINISHED FLOOR ELEVATION	UP	UTILITY POLE	119	MINOR CONTOUR
	CURB DRAINAGE INLET		GUY WIRE	120	MAJOR CONTOUR
	DRAINAGE INLET		ELECTRIC METER	x x	CHAINLINK FENCE
	DRAINAGE MANHOLE		ELECTRIC BOX		WOOD FENCE
	SANITARY SEWER MANHOLE		LIGHT POST		GUIDERAIL
UT	UTILITY CLEANOUT		FLAG POLE		UNDERGROUND STORM DRAINAGE PIPE
CO	SANITARY CLEANOUT		MAIL BOX		UNDERGROUND SANITARY PIPE
WV	WATER VALVE		BOLLARD	OH	OVERHEAD ELECTRIC LINE
	FIRE HYDRANT		IRON BAR FOUND		UNDERGROUND GAS LINE
	WATER BOX		MONUMENT FOUND		UNDERGROUND WATER LINE
	WATER METER		TREE		
			BUSH		

PROPOSED LEGEND:

- BUILDING SETBACK LINE
- ADA ACCESSIBLE PARKING SPACE, SYMBOL, AND SIGNAGE
- ASPHALT BUS STORAGE AREA
- GRAVEL BUS STORAGE AREA

No.	Date	Revision	Revised By	Checked By
2	09/05/2025	REVISED PER PLANNING BOARD COMMENTS	KAN	LBB
1	07/22/2025	REVISED PER CLIENT COMMENTS	KAN	LBB

30 0 30 60
SCALE : 1" = 30'

FRENCH & PARRELLO ASSOCIATES
Corporate Office:
1800 Rt.34, Suite 101
Wall, New Jersey 07719
732.312.9800
FPAengineers.com
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

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

SITE AND GRADING 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:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
02/12/2025	KAN	1" = 30'	189.37.003
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
KAN	LB		3 of 8

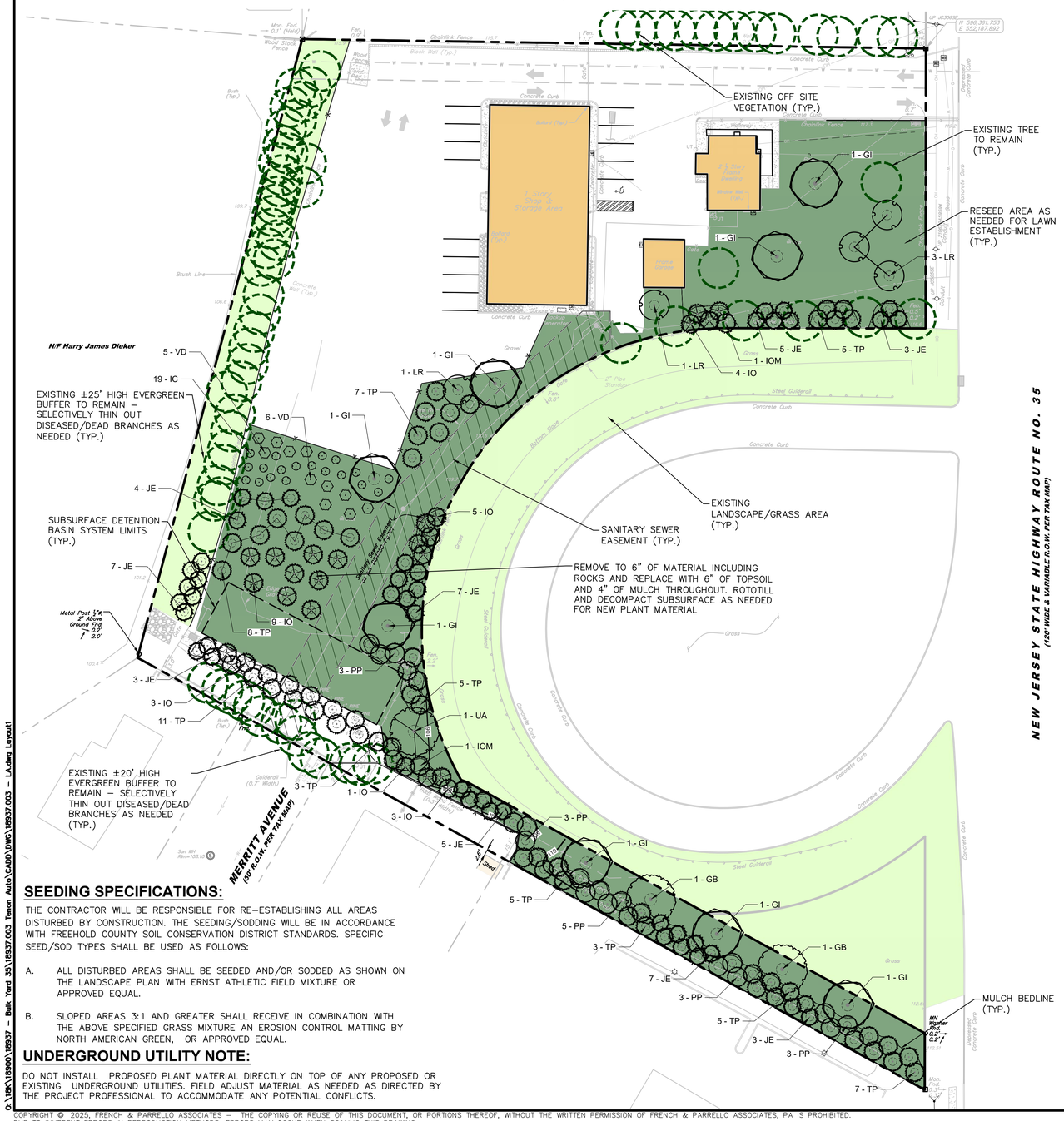
COPYRIGHT © 2025, FRENCH & PARRELLO ASSOCIATES – THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED.
DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

Q:\18X\189XX\18937 – Bulk Yard 35\189.37.003 Tenon Auto\CADD\DWG\189.37.003– SP.dwg Layout1

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 FOILAGE
EVERGREEN TREES								
IO	25	ILEX OPACA	AMERICAN HOLLY	6'-7' HEIGHT	B&B	15'-30' HEIGHT, 10'-20' SPREAD	N&#	RED BERRIES IN WINTER
JE	44	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN REDCEDAR	6'-7' HEIGHT	B&B	15'-25' HEIGHT, 7'-10' SPREAD	N&#	NARROW EVERGREEN TREE
IOM	2	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	59	THUJA PLICATA	GREEN GIANT ARBORVITAE	6'-7' HEIGHT	B&B	40'-60' HEIGHT, 12'-18' SPREAD	N&	NARROW EVERGREEN TREE
SHRUBS								
IC	19	ILEX CRENATA 'CONVEXA'	CONVEX-LEAVED JAPANESE HOLLY	2'-3' HEIGHT	B&B	5'-8' HEIGHT AND SPREAD		EVERGREEN SHRUB
VD	11	VIBURNUM DENTATUM	VIBURNUM	2'-3' HEIGHT	B&B	5'-8' HEIGHT AND SPREAD	N#	WHITE FLOWERS, MAY, ORANGE-RED FALL COLOR

KEY:
N = NATIVE PLANT OF NORTH AMERICA* **= SPRING INSTALLATION ONLY**
& = SALT SPRAY TOLERANT **# = SELDOM OR RARELY DAMAGED BY DEER AS PER RUTGERS AG AGENCY (HTTP://NJAES.RUTGERS.EDU)**



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:

A. ALL DISTURBED AREAS SHALL BE SEEDED AND/OR SODDED AS SHOWN ON THE LANDSCAPE PLAN WITH ERNST ATHLETIC FIELD MIXTURE OR APPROVED EQUAL.

B. 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.

PLANTING NOTES

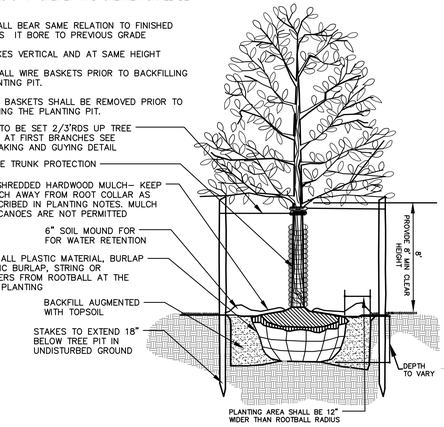
1. THE LANDSCAPE PLANS SHALL BE USED FOR LANDSCAPING PURPOSES ONLY. THE CONTRACTOR SHOULD EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
2. ALL PLANTING SHALL BE IN CONFORMANCE WITH 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.
3. 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.
4. EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND.
5. 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.
6. 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.
7. ANY SUBSTITUTIONS OF PLANT MATERIAL WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC., SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
8. PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
9. 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.
10. ALL DISTURBED AREAS, NOT BEING PLANTED, SHALL BE TOPSOILED 4" THICK, FERTILIZED, SEEDED, 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.
11. 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.
12. 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.
13. 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.
14. PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
15. 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.
16. 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.
17. 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 GRASSED 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.
18. 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.
19. 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.
20. THE CONTRACTOR SHALL REMOVE ALL DAMAGED BRANCHES AND NURSERY TAGS AT THE TIME OF INSTALLATION.
21. 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.
22. 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.
23. CONTRACTOR TO BE RESPONSIBLE FOR SEEDING AREAS BEING DISTURBED BY CONSTRUCTION. SEED MIXTURE TO BE IN ACCORDANCE WITH SOIL CONSERVATION DISTRICT'S STANDARDS.
24. ALL TREES FOUR (4) FEET OR GREATER IN HEIGHT SHALL BE STAKED PER MUNICIPALITY DESIGN STANDARDS.
25. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR PERIOD OF TWO YEARS FROM THE TIME OF PLANTING.

LEGEND:

- PROPOSED AREA TO BE SEEDED AND/OR RESEEDED
- EXISTING LANDSCAPING/GRASS AREA
- EXISTING TREE TO BE PROTECTED

NOTES:

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

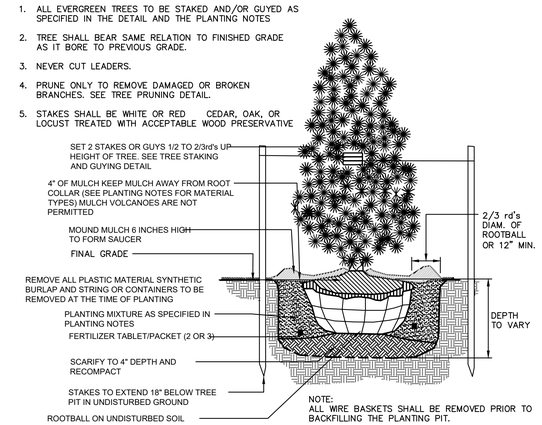


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

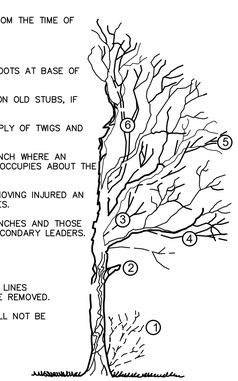
NOTES:

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



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



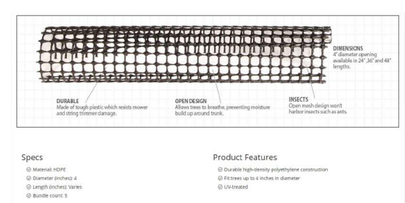
1. REMOVE SUCKER SHOOTS AT BASE OF TREE.
2. MAKE CLEAN CUTS ON OLD STUBS, IF PRESENT.
3. REMOVE ENTIRE SUPPLY OF TWIGS AND BUDS ON TRUNK.
4. REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES ABOUT THE SAME AREA.
5. SHAPE TREE BY REMOVING INJURED AN MISSHAPEN BRANCHES.
6. REMOVE CROSS BRANCHES AND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

NOTES:

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

TREE PRUNING DETAIL

NOT TO SCALE



TREE TRUNK PROTECTION DETAIL

NOTE:

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

No.	Date	Revision	Revised By	Checked By
2	09/05/2025	REVISED PER PLANNING BOARD COMMENTS	KAN	LBB
1	07/22/2025	REVISED PER CLIENT COMMENTS	KAN	LBB

30 0 30 60
SCALE : 1" = 30'

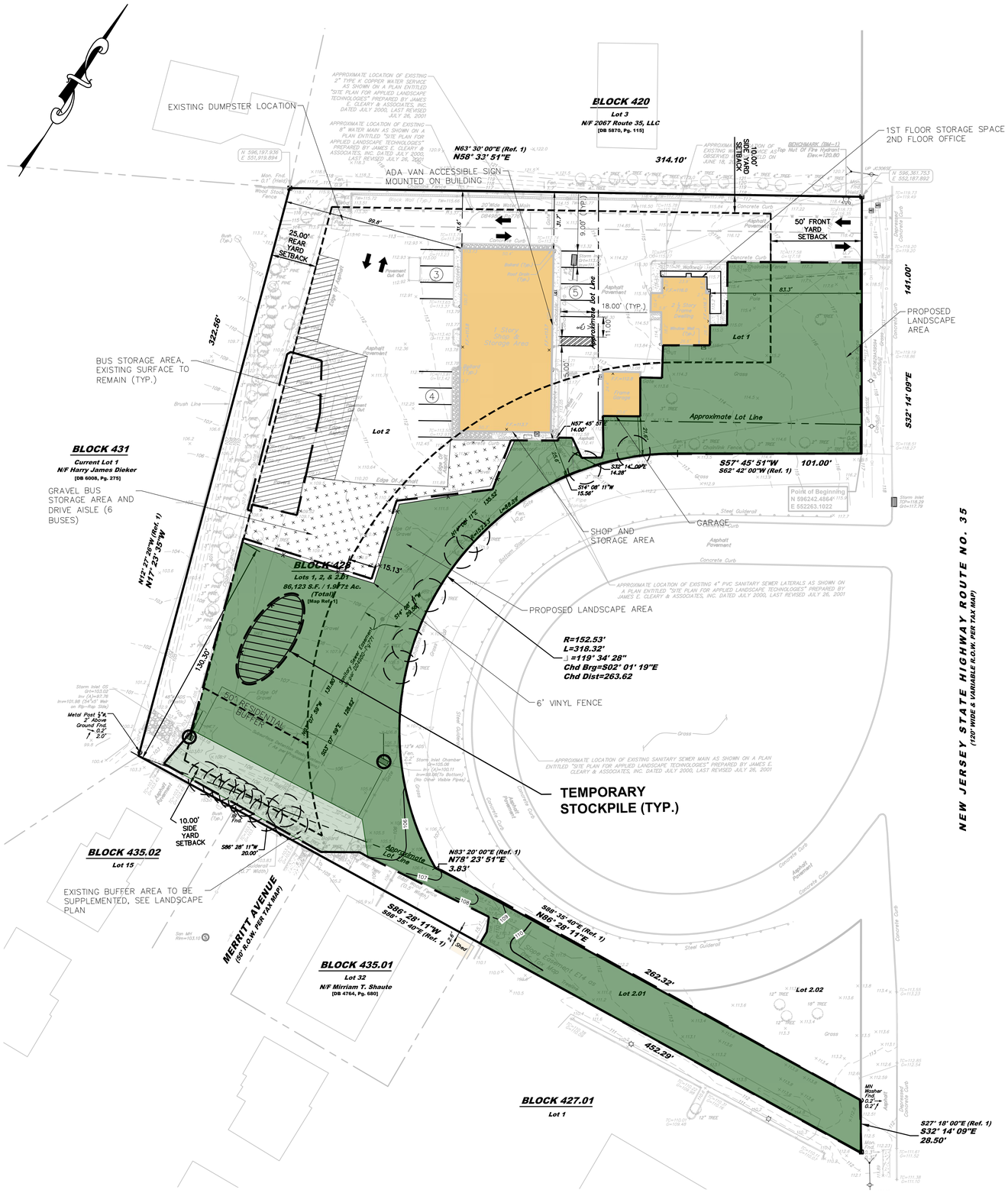
FPA FRENCH & PARRELLO ASSOCIATES
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia
Corporate Office:
1800 Rt 34, Suite 101
Wall, New Jersey 07719
732.312.9800
FPAengineers.com
SARAH REBAR BISAHA, L.L.A., P.P.
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000639

LANDSCAPE 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:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
02/12/2025	GM	1" = 30'	18937.003
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
GM	SRB		4 of 8

COPYRIGHT © 2025, FRENCH & PARRELLO ASSOCIATES – THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED.
DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

G:\18K\18900\18937 – Bulk Yard 35\18937.003 Tenon Auto\CADD\DWG\18937.003 – LA.dwg Layout1

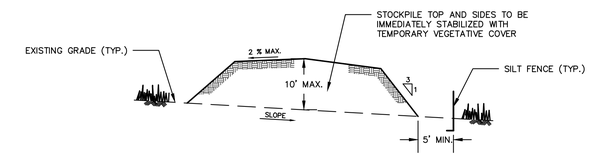


AREA OF DISTURBANCE:
40,239 S.F. = 0.92 AC

EXISTING PAVED DRIVEWAY TO BE USED AS A CONSTRUCTION ENTRANCE. CONTRACTOR TO SWEEP AND REMOVE SILT AND SEDIMENT ON A DAILY BASIS TO CONTROLL THE TRACKING OF SILT ANDS EDIMENT FROM GOING OFF-SITE.

LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
- TREE PROTECTION
- STOCKPILE

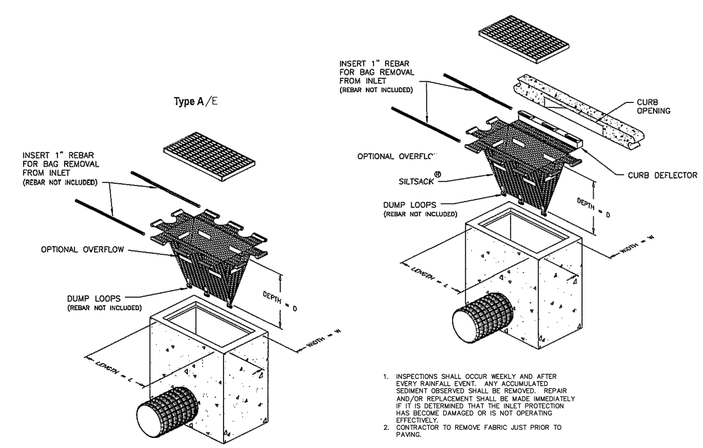


NOTES:

1. TOPSOIL STOCKPILES TO BE PLACED AS DETERMINED IN THE FIELD.
2. STOCKPILE NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE OR WITHIN 100' OF A NATURAL STREAM.

TEMPORARY STOCKPILE

NOT TO SCALE



1. INSPECTIONS SHALL OCCUR WEEKLY AND AFTER EVERY RAINFALL EVENT. ANY ACCUMULATED SEDIMENT OBSERVED SHALL BE REMOVED. REPAIR AND/OR REPLACEMENT SHALL BE MADE IMMEDIATELY IF IT IS DETERMINED THAT THE INLET PROTECTION HAS BECOME DAMAGED OR IS NOT OPERATING EFFECTIVELY.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

INLET PROTECTION DETAIL

NOT TO SCALE

SOIL COMPACTION MITIGATION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

No.	Date	Revision	Revised By	Checked By
2	09/05/2025	REVISED PER PLANNING BOARD COMMENTS	KAN	LBB
1	07/22/2025	REVISED PER CLIENT COMMENTS	KAN	LBB

FPA FRENCH & PARRELLO ASSOCIATES
Corporate Office:
1800 Rt 34, Suite 101
Wall, New Jersey 07719
732.312.9800
FPAengineers.com
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

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

SOIL EROSION AND SEDIMENT CONTROL 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:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
02/12/2025	KAN		189.37.003
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
KAN	LB		5 of 8

COPYRIGHT © 2025, FRENCH & PARRELLO ASSOCIATES – THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED.
DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

G:\18K\18900\18937 – Bulk Yard 35\18937.003 Tenon Auto\CADD\DWG\18937.003– SCS.dwg SCS

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE BOROUGH OF SAYREVILLE SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. 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.
3. 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.
4. N.J.S.A 4:24-39 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 ISSUE A REPORT OF COMPLIANCE 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.
5. 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 TEMPORARY COVER, THE DISTURBED 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.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. 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 ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT 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 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.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/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.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. 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.
15. 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.
16. 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.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. 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.

BOROUGH OF SAYREVILLE
167 MAIN STREET
SAYREVILLE, NEW JERSEY 08872
(732) 390-7000

ACID SOILS NOTES

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. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID PRODUCING SOILS ARE ENCOUNTERED.
2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID PRODUCING SOIL.
5. HIGH ACID PRODUCING SOILS WITH A pH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACE OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5 OR MORE EXCEPT AS FOLLOWS:
   A. AREAS WHERE TREES OR SHRUBS ARE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A pH OF 5 OR MORE.
   B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24" OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES AND OTHERS TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE.
8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

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. 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 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS 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. SEEDBED 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 COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALFTHE RATE DESCRIBED ABOVE DURING THE SEEDBED 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 SEEDBED IS PREPARED.
   C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE ACID SOIL NOTES.
3. SEEDING
   A. PERMANENT SEEDING 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 SEEDING 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 SALTGRASS @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 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 $\frac{1}{4}$ TO $\frac{1}{2}$ INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE $\frac{1}{4}$ INCH DEEPER ON COARSE-TEXTURED SOIL.
   C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
   D. 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 HYDROSEEDER 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.
4. MULCHING

   MULCHING IS REQUIRED ON ALL SEEDING. 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. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1 $\frac{1}{2}$ TO 2 TONS ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO PRESENCE OF WEED SEED.

      APPLICATION- SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTION 70 TO 90 POUNDS WITHIN EACH SECTION.

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

1. PEG AND TWINE. DRIVE 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 STRECHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTING. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE 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 OR STRAW MULCH.
   A. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
   B. USE ONE OF THE FOLLOWING:
1. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
2. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND 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.

   NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
3. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE 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.
4. PELLETIZED MULCH. COMPRESSED AND EXTRUDE PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75LBS/1,000 SQUARE FEET WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

   APPLY THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.
5. IRRIGATION (WHERE FEASIBLE)

   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.

CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

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)

THE ABOVE SCHEDULE IS FOR THE IMPLEMENTATION AND INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. CONTRACTOR MAY MODIFY AND/OR CREATE HIS OWN SCHEDULE. IF THE CONSTRUCTION SCHEDULE IS MODIFIED, A REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED.

STABILIZATION WITH MULCH

METHODS AND MATERIALS

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. 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, ie. 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-DAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT IS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
   D. LIQUID MULCH -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 PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
      B. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

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

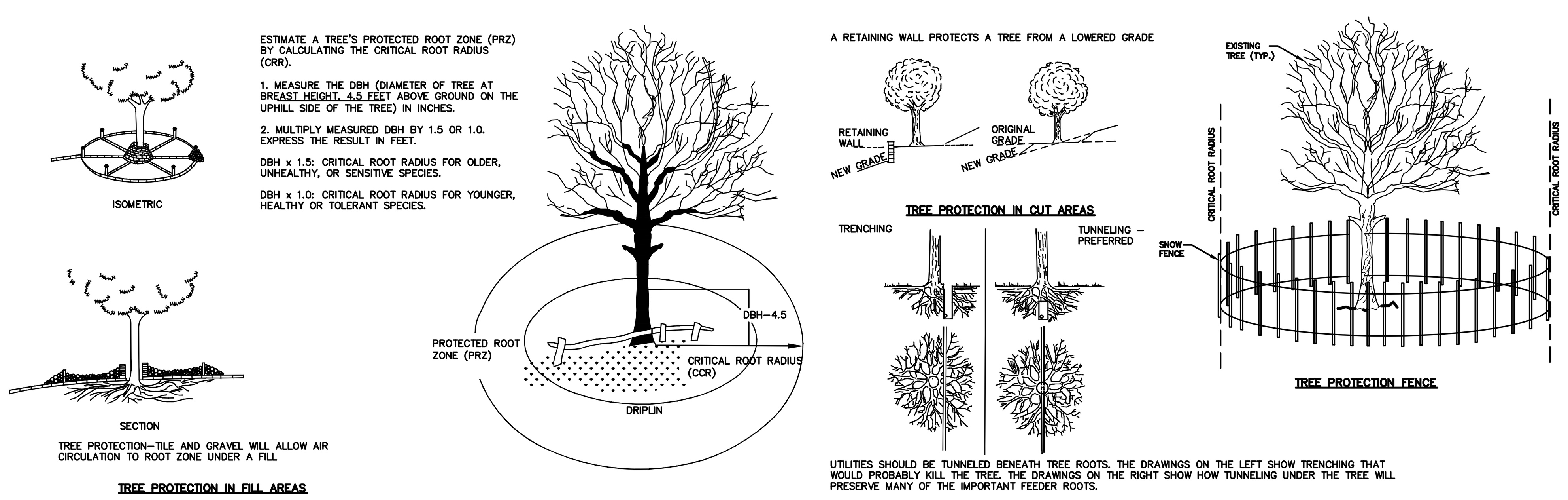
      SPRING OATS @ 2.0#/1,000 S.F., WITH OPTIMUM SEED DEPTH OF 1.0 INCH
      WINTER CEREAL RYE @ 2.8#/1,000 S.F., WITH OPTIMUM SEED DEPTH OF 1.0 INCH

      WARM SEASON GRASSES

      PEARL MILLET @ 0.5#/1,000 S.F. WITH OPTIMUM SEED DEPTH OF 1.0 INCH

      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, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF $\frac{1}{4}$ TO $\frac{1}{2}$ INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE $\frac{1}{4}$ 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-FINERED MULCH MAY BE APPLIED WITH A HYDROSEEDER 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, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
4. MULCHING

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



NOTES:

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION AND IN ACCORDANCE WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. THE CONTRACTOR SHALL TAKE WHATEVER ADDITIONAL MEASURES NECESSARY TO PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES AND STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL WITHIN DRIP LINE, EXCESS FOOT OR VEHICLE TRAFFIC OR PARKING OF VEHICLES WITHIN DRIP LINE.
2. A FOUR FOOT HIGH SNOW FENCE SHALL BE PLACED BEYOND THE CRITICAL ROOT RADIUS OF TREES DESIGNATED TO BE PRESERVED, TREE ROOT SYSTEMS COMMONLY EXTEND WELL BEYOND THE DRIP LINE. INDIVIDUAL TREES TO BE PRESERVED SHALL BE COMPLETELY ENCIRCLED WITH FENCING.
3. BOARDS OR FENCING SHALL NOT BE NAILED TO TREES DURING CONSTRUCTION.
4. FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE PROTECTED ROOT ZONE (PRZ).
5. DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP, SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR LICENSED TREE EXPERT.
6. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH AS CLOSE AS POSSIBLE TO THE BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS, AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.
7. EXISTING TREES TO REMAIN WITHIN THE LIMITS OF THE CONTRACT WORK SHALL BE REGULARLY WATERED TO MAINTAIN THEIR HEALTH.
8. UTILITIES SHALL BE TUNNELED UNDER TREES TO PREVENT CUTTING OF IMPORTANT FEEDER ROOTS.

TREE PROTECTION DETAIL
NOT TO SCALE

No.	Date	Revision	Revised By	Checked By
2	09/05/2025	REVISED PER PLANNING BOARD COMMENTS	KAN	LBB
1	07/22/2025	REVISED PER CLIENT COMMENTS	KAN	LBB

FRENCH & PARRELLO ASSOCIATES
Corporate Office:
1800 Rt 34, Suite 101
Wall, New Jersey 07719
732.312.9800
FPAengineers.com
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

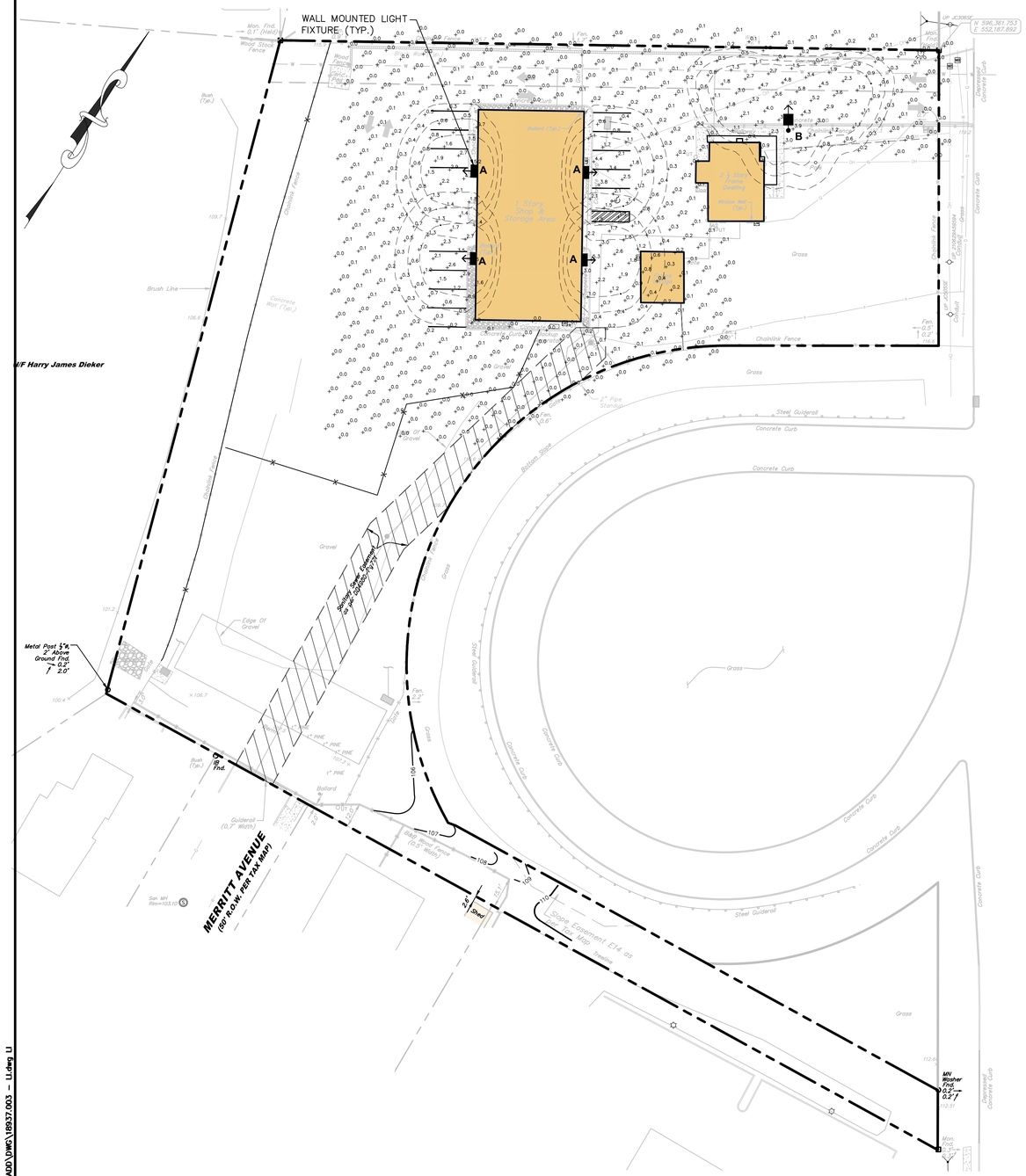
JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

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

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
02/12/2025	KAN		18937.003
DRAWN BY: KAN	CHECKED BY: LB	FIELD BOOK	SHEET: 6 of 8

O:\18K\18900\18937 - Bulk Yard 35\18937.003 Tenon Auto\CADD\DWG\18937.003- SCS.dwg SCS DEtails

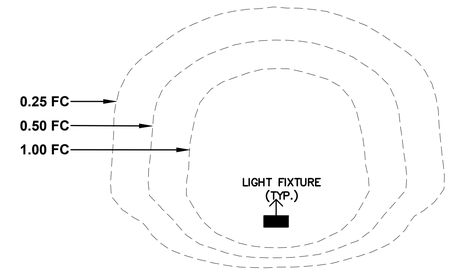
COPYRIGHT © 2025, FRENCH & PARRELLO ASSOCIATES - THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED.
DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



LUMINAIRE SCHEDULE							
Symbol	Label	Manufacturer	Catalog	Lamp Output	LLF	Wattage	Mounting Height
	A	LSI INDUSTRIES, INC.	XWS–LED–03L–FTW–30–80CRI WALL MOUNTED	3624	1	26	15 AFG
	B	LSI INDUSTRIES, INC.	MRS–LED–09L–SIL–3–30–70CRI POLE MOUNTED	9244	1	63	15 AFG

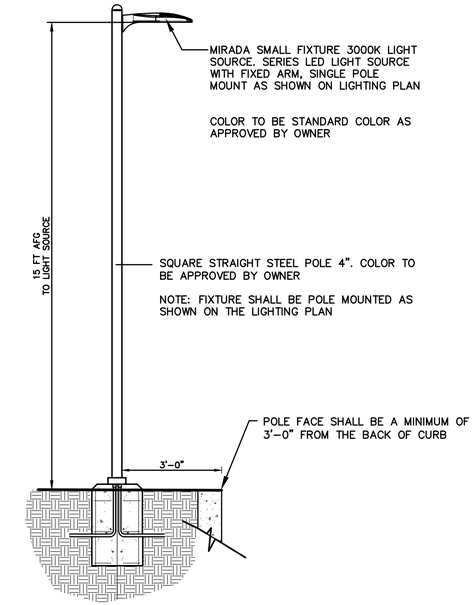
LIGHTING NOTES

1. DO NOT INSTALL PROPOSED LIGHTS ON TOP OF ANY PROPOSED OR EXISTING UNDERGROUND UTILITIES. FIELD ADJUST LIGHTS AS NEEDED AS DIRECTED BY THE PROJECT PROFESSIONAL TO ACCOMMODATE ANY POTENTIAL CONFLICTS.
2. COLOR AND FINISH OF PROPOSED LIGHTS AND POLES SHALL BE SELECTED FROM STANDARD AVAILABLE COLORS AS APPROVED BY THE OWNER.



TYPICAL LIGHTING FOOTCANDLES VALUES SHOWN FOR ALL FIXTURES

NOT TO SCALE



NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO ORDERING ANY MATERIAL AND FOR PROPOSED FOOTINGS/PEDESTALS.
2. LIGHT FIXTURE PRODUCT INFO:

   PRODUCT: MIRADA SMALL, LED LUMINAIRE MODELS AS SPECIFIED IN LUMINAIRE SCHEDULE

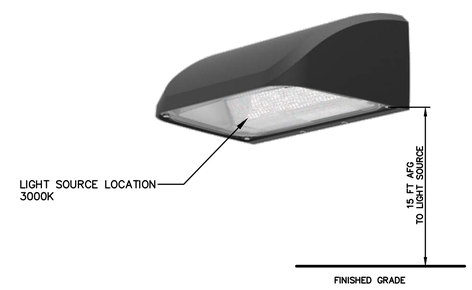
   MANUFACTURER: LSI INDUSTRIES INC., CINCINNATI, OHIO OR APPROVED EQUAL WWW.LSICORP.COM PHONE: 513–372–3200
3. POLE PRODUCT INFO:

   PRODUCT: SQUARE STRAIGHT STEEL POLES, 4"

   MANUFACTURER: LSI INDUSTRIES INC., CINCINNATI, OHIO OR APPROVED EQUAL WWW.LSICORP.COM PHONE: 513–372–3200

POLE MOUNTED FIXTURE DETAIL (FIXTURE B)

NOT TO SCALE



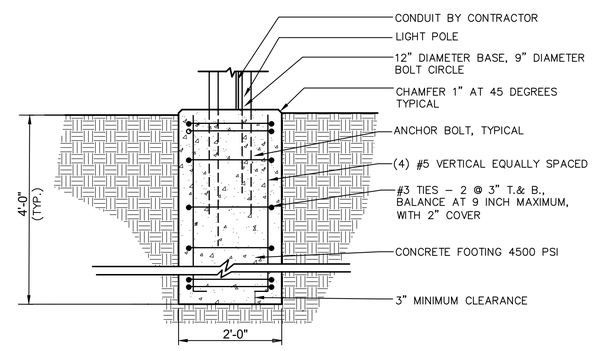
1. LIGHT PRODUCT INFO:

   PRODUCT: MIRADA SMALL WALL SCONCE XWS OR APPROVED EQUAL COLOR TO BE BLACK OR AVAILABLE STANDARD COLOR AS APPROVED BY OWNER.

   MANUFACTURER: LSI INDUSTRIES INC. CINCINNATI, OH WWW.LSICORP.COM PHONE: 513–372–3200

WALL MOUNTED LIGHT FIXTURE DETAIL (FIXTURE A)

NOT TO SCALE



TYPICAL FOOTING DETAIL

NOT TO SCALE

No.	Date	Revision	Revised By	Checked By
2	09/05/2025	REVISED PER PLANNING BOARD COMMENTS	KAN	LBB
1	07/22/2025	REVISED PER CLIENT COMMENTS	KAN	LBB

30 0 30 60
SCALE : 1" = 30'

FPA FRENCH & PARRELLO ASSOCIATES
Corporate Office: 1800 Rt 34, Suite 101 Wall, New Jersey 07719 732.312.9800
FPAengineers.com
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

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

LIGHTING 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:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
02/12/2025	GM	1" = 30'	18937.003
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
GM	LB		7 of 8

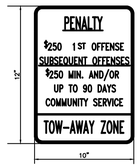
Q:\19K\18900\18937 – Bulk Yard 35\18937.003 Tenon Auto\CADD\DWG\18937.003 – LI.dwg LI

COPYRIGHT © 2025, FRENCH & PARRELLO ASSOCIATES – THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED.
DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

R7-8
12" x 18"

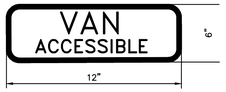
ADA PARKING SIGN DETAIL

NOT TO SCALE



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

PENALTY SIGN
R7-8P

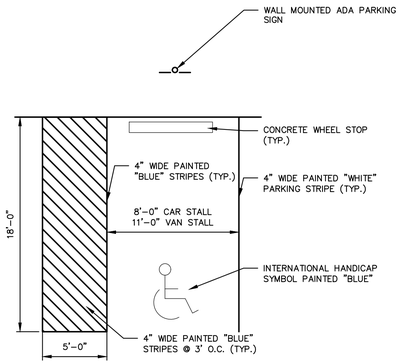


NOTES :

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

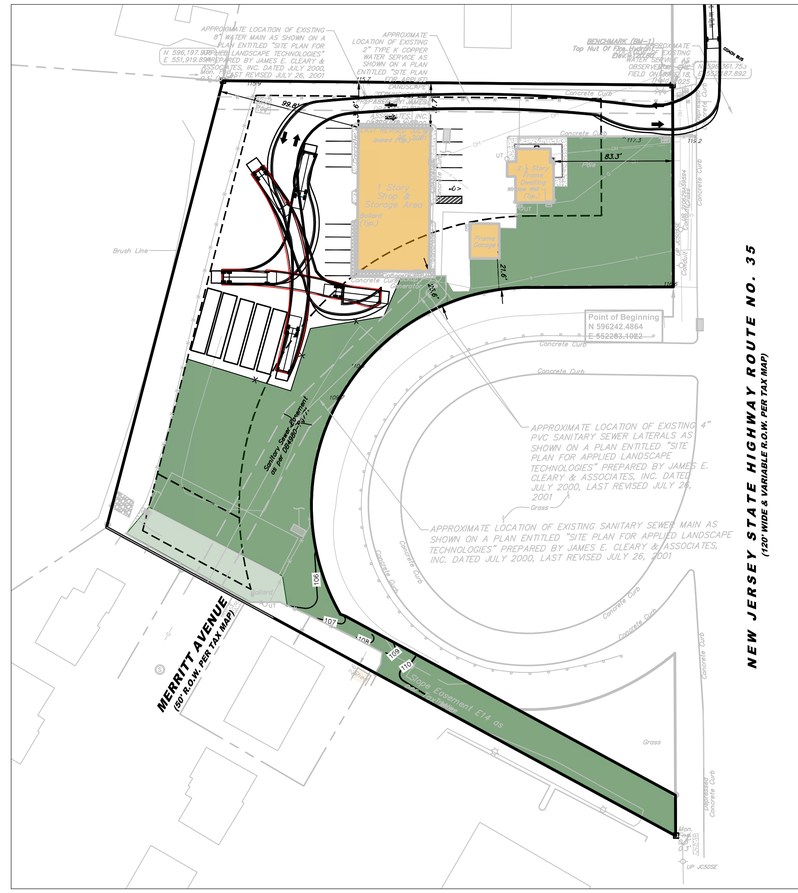
VAN ACCESSIBLE SIGN

NOT TO SCALE



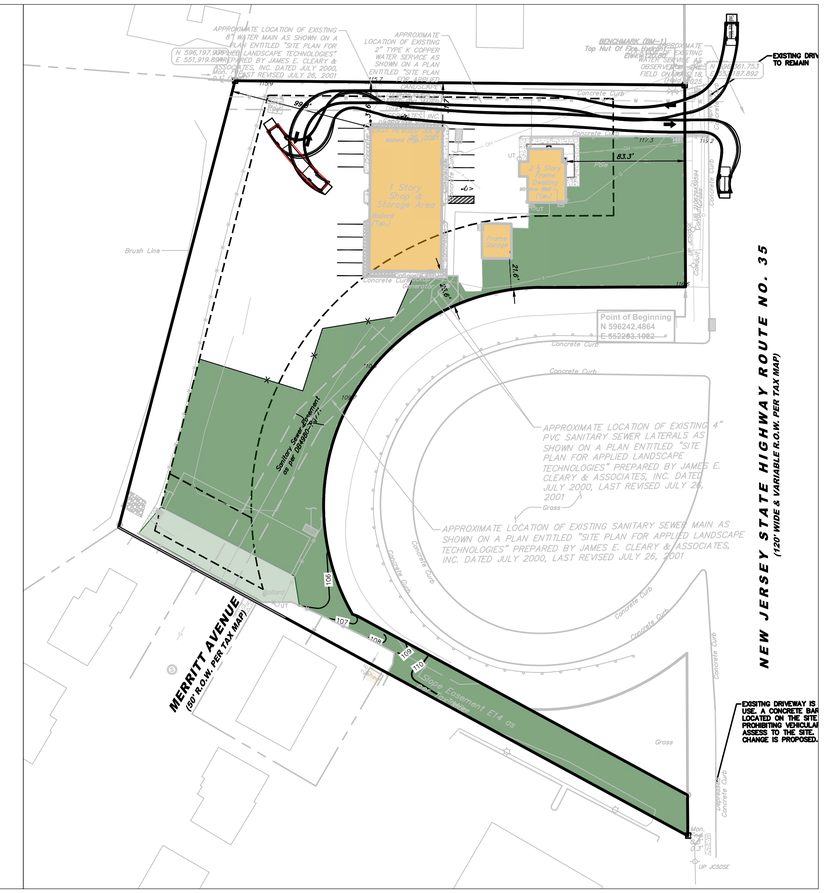
ADA PARKING STALL

NOT TO SCALE

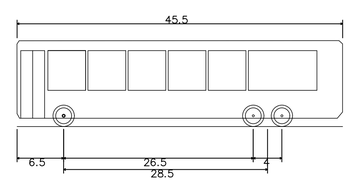


BUS STORAGE/TURNING

1" = 50'

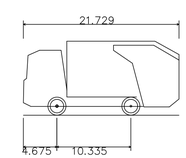


REFUSE TRUCK TURNING PLAN



COACH BUS

Overall Length	45.500ft
Overall Width	8.500ft
Overall Body Height	12.008ft
Min Body Ground Clearance	1.158ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.20°

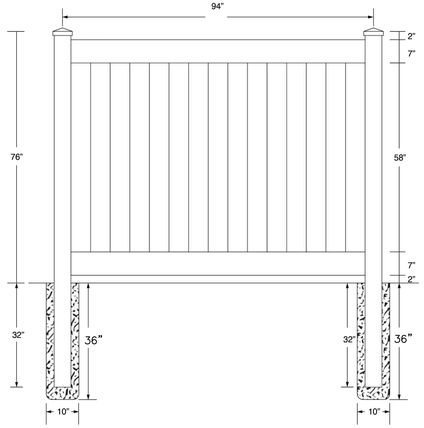


Small Refuse Vehicle

Overall Length	21.729ft
Overall Width	7.218ft
Overall Body Height	10.344ft
Min Body Ground Clearance	1.174ft
Track Width	7.218ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	22.146ft

IRON WORLD™
Residential, Commercial & Industrial Fencing Solutions

9390 Davis Avenue
Howard County, MD20723
Phone:(301)776-7448
Toll Free:1-866-210-2747
Fax:(301)776-7677
www.ironworldfencing.com



NOTES:

5X5X108 POST	2X7X94 BOTTOM RAIL
2X7X94 TOP RAIL	2.5" INSERTED IN POST
7/8X6X61.5 T&G PICKET	

CHESAPEAKE BAY
VINYL FENCING

Bald Eagle #59
6H x 8W Panel/(2x7)

VNL-PANEL6X8-BE

VINYL FENCE DETAIL

NOT TO SCALE

No.	Date	Revision	Revised By	Checked By
2	09/05/2025	REVISED PER PLANNING BOARD COMMENTS	KAN	LBB
1	07/22/2025	REVISED PER CLIENT COMMENTS	KAN	LBB

FPA
FRENCH & PARRELLO ASSOCIATES

Corporate Office:
1800 Rt 34, Suite 101
Wall, New Jersey 07719
732.312.9800

FPAengineers.com

New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

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:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
02/12/2025	KAN	AS SHOWN	18937.003
DRAWN BY: KAN	CHECKED BY: LB	FIELD BOOK	SHEET: 8 of 8

O:\18K\18900\18937 - Bulk Yard 35\18937.003 Tenon Auto\CADD\DWG\18937.003- GD.dwg cd (3)

COPYRIGHT © 2025, FRENCH & PARRELLO ASSOCIATES – THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED.
DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING