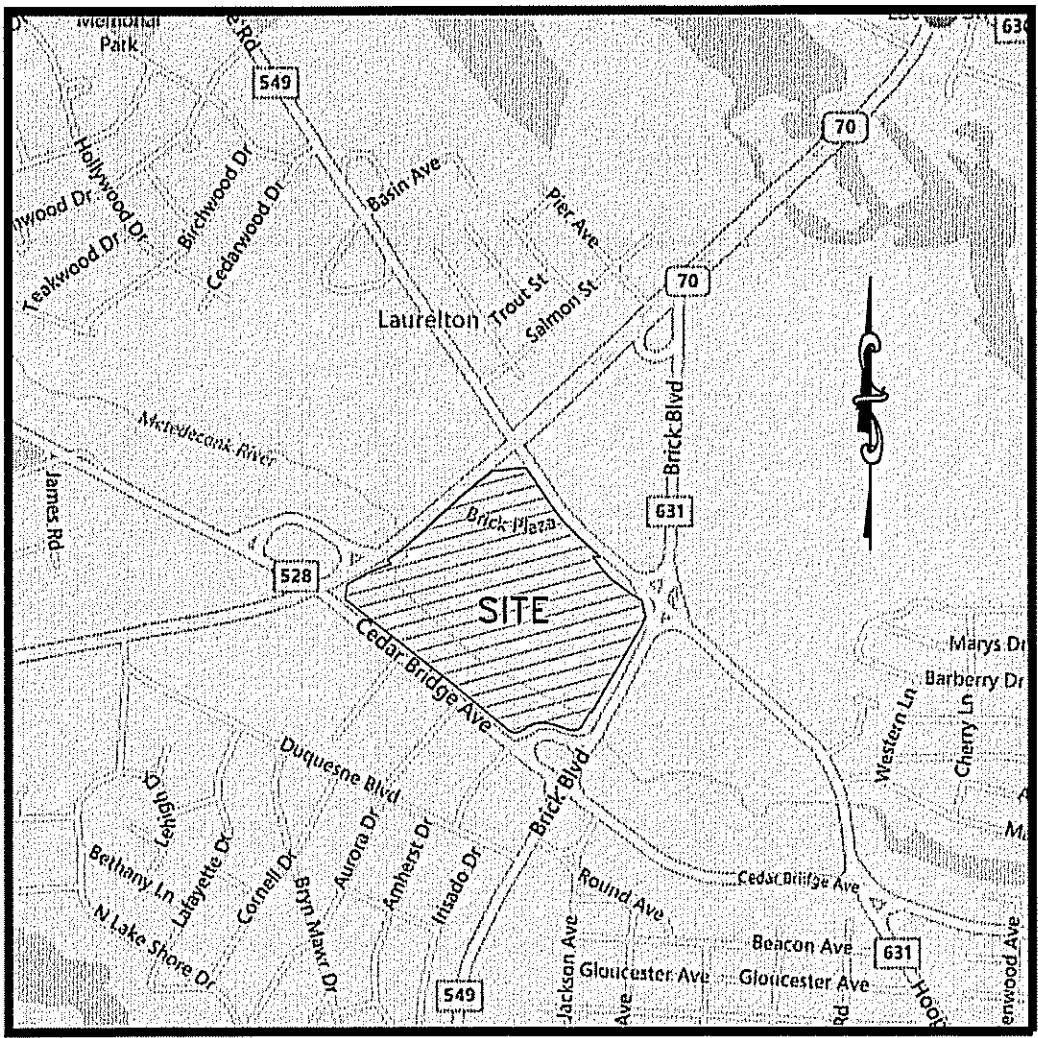
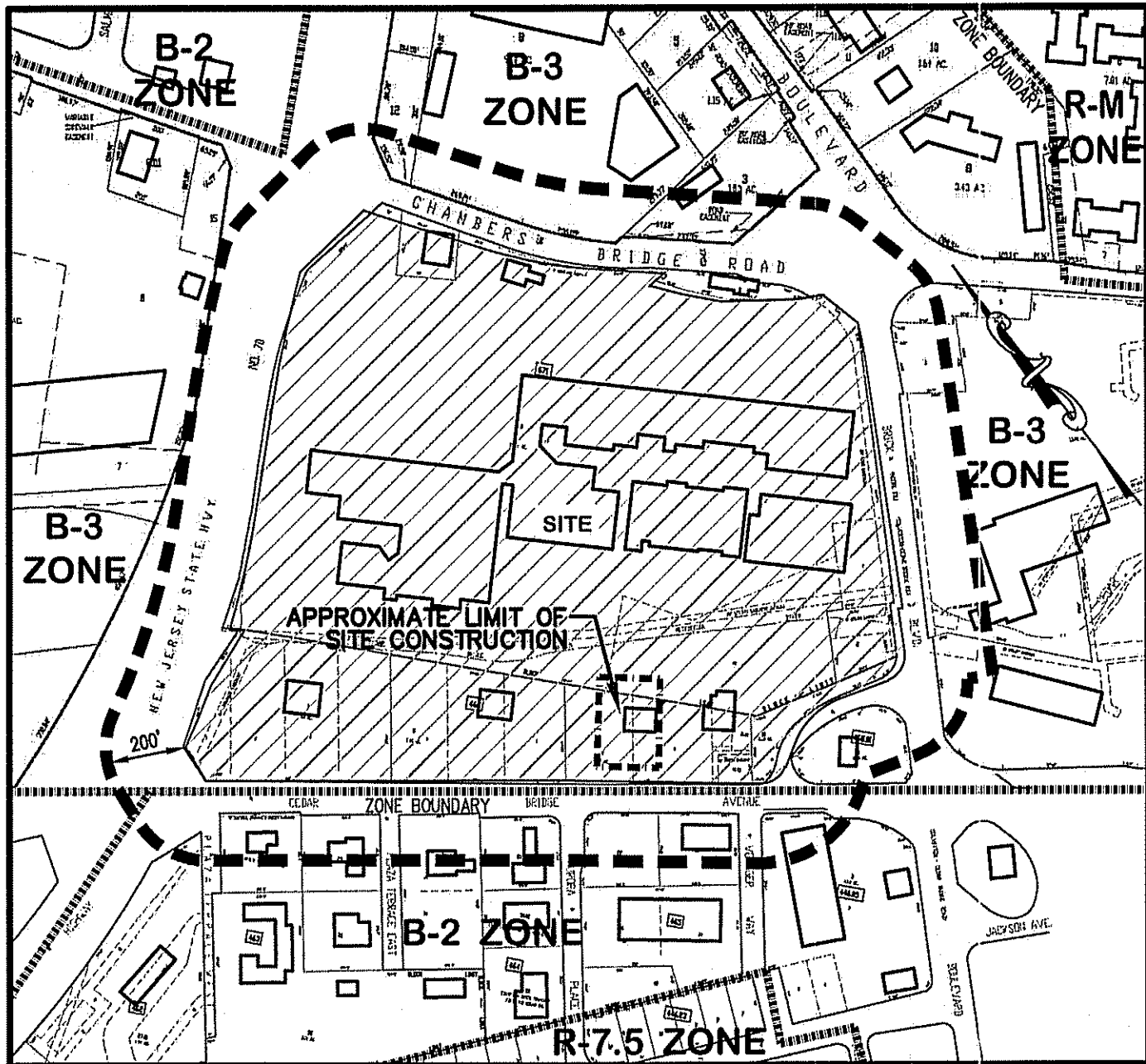


200 Foot Property Owners List
Certified by the Township of Brick on March 17, 2021

Lot	Block	Property Owner
3	446.05	THEODORE SMITH & SONS 550 BRICK BLVD. BRICK, NJ 08723
27.01	462	BRICKTOWN EQUITIES, LLC PO BOX 1030 BRICK, NJ 08723
25	463	VESPIA REALTY, LLC C/O BADEN TAXMGMT 6920 POINTE INVERNESS WAY FT. WAYNE, IN 46804
26	463	COLUMBUS CLUB 1065 CEDAR BRIDGE AVENUE BRICK, NJ 08723
23	464	MEB PROPERTIES, LLC 4 HILL POND LANE RUMSON, NJ 07760
24	464	COMMERCE BANK/SHORE C/O TO BANK TOWER B 380 WELLINGTON ST, 12TH FLOOR LONDON, ON CANADA N6A 4S4
21	465	SKYLINE GROUP HOLDINGS LLC 1035 CEDAR BRIDGE AVENUE BRICK, NJ 08723
22	465	JERSEY CENTRAL POWER & LIGHT 800 CABIN HILL DRIVE GREENSBURG, PA 15601
11	468.01	CEDAR BRIDGE TIGER MART INC 600 BRICK BLVD BRICK, NJ 08723
1.01	670	639 BRICK BLVD & 2782 HOOPER, LLC 80 MAIN STREET, # 510 WEST ORANGE, NJ 07052
4	670	KENNEDY MALL ASSOCIATES 641 SHUNPIKE ROAD CHATHAM, NJ 07928
9.01	670	FOURTH VENTURE LLC C/O PARAMOUNT REALTY 1195 ROUTE 70, #2000 LAKEWOOD, NJ 08701
2	671	JAMES W CLAYTON, SR., ETAL C/O M KINNEY 1628 EAST JEFFERSON STREET ROCKVILLE, MD 20852-4041
5	671	MBEC, LLC 158 TICES LANE, SUITE B EAST BRUNSWICK, NJ 08816
3	672	OCEAN FEDERAL SAVINGS & LOAN ASSOC. 975 HOOPER AVENUE PURCHASING TOMS RIVER, NJ 08753
8	672	PARAMOUNT PLAZA AT BRICK, LLC 1195 ROUTE 70 LAKEWOOD, NJ 08701
12	672	ONE MORE ENTERPRISE, INC C/O TGI FRIDAY 2 WOODLAND DRIVE DALLAS, PA 18612
		STATE OF NJ - DOT 1035 PARKWAY AVENUE TRENTON, NJ 08618
		OCEAN COUNTY PLANNING BOARD 129 HOOPER AVENUE TOMS RIVER, NJ 08753
		COMCAST CABLE COMMUNICATIONS, INC. 751 BRICK BLVD. BRICK, NJ 08723 ATTN: TERRY CLARK



LOCATION MAP
NOT TO SCALE



200' RADIUS MAP
SCALE: 1"=400'

AMENDED FINAL SITE PLAN

FOR

BRICK PLAZA - ATLANTA BREAD

LOT 1.01 BLOCK 671

TOWNSHIP OF BRICK, OCEAN COUNTY, NJ

OFF-STREET PARKING REQUIREMENTS:

REQUIRED:

SHOPPING CENTERS CONTAINING MORE THAN 100,000 S.F. GROSS FLOOR AREA
- 4 SPACES PER 1,000 S.F.

APPROXIMATELY 414,773 S.F. / 250 = 1659

TOTAL SPACES REQUIRED - 1,659

EXISTING:

TOTAL SPACES EXISTING - 2,184
(BASED ON PRIOR ENGINEERING PLANS & AERIALS)

PROPOSED:

TOTAL SPACES PROPOSED - 2,181

ADA ACCESSIBLE SPACES REQUIRED:

PARKING LOTS CONTAINING MORE THAN 1,000 SPACES

- 20 SPACES PLUS 1 PER 100 SPACES THEREAFTER

2,181 SPACES PROPOSED = 20 + 11.81 = 32 ADA SPACES REQUIRED

TOTAL ADA ACCESSIBLE SPACES PROPOSED AS EXISTING - 80

PARKING COUNT WITHIN AREA OF ATLANTA BREAD

TOTAL SPACES EXISTING - 46

TOTAL SPACES PROPOSED - 43

ZONING TABLE B-3 BUSINESS ZONE

MIN. LOT AREA	5 AC.
MIN. LOT WIDTH	300 FT.
FRONT YARD SETBACK	100 FT.
REAR YARD SETBACK	50 FT.
SIDE YARD SETBACK	50 FT.
SIDE YARD COMBINED	100 FT.
ACCESSORY SIDE YARD	20 FT.
ACCESSORY REAR YARD	50 FT.
MAX. BUILDING HT.	35 FT. 2-STY
MAX. BUILDING RIDGE	38.5 FT.
MAX. LOT COVERAGE	30%
MIN. FLOOR AREA	2,000 S.F.
MIN. LANDSCAPE AREA	25%

COVERAGE CALCULATIONS:

PROPOSED ADDITIONAL IMPERVIOUS	2,390 S.F.
EXISTING IMPERVIOUS TO BE REMOVED	(619 S.F.)
NET IMPERVIOUS ADDED	1,771 S.F.

SHEET INDEX			
SHEET NO.	DESCRIPTION	LAST REVISION	REV.#
1	COVER SHEET & GENERAL NOTES	03/30/21	1
2	OVERALL EXISTING CONDITIONS PLAN	03/30/21	1
3	SITE PLAN	03/30/21	1
4	LANDSCAPE PLAN	03/30/21	1
5	SOIL EROSION & SEDIMENT CONTROL PLAN	03/30/21	1
6	CONSTRUCTION DETAILS	03/30/21	1

GENERAL NOTES:

- PROPERTY KNOWN AS LOT 1.01 IN BLOCK 671, AS SHOWN ON BRICK TOWNSHIP TAX MAP SHEET 38.02. PROPERTY FORMERLY KNOWN AS LOTS 1, 5 & 8 IN BLOCK 408 AND LOTS 6 & 11 IN BLOCK 671, PRIOR TO LOT CONSOLIDATION.
- THE TOTAL TRACT AREA IS 46.63 ACRES.
- OUTBOUND INFORMATION TAKEN FROM ELECTRONIC MEDIA AND DOES NOT CONSTITUTE A SURVEY. TOPOGRAPHIC INFORMATION AND FEATURES WITHIN AREAS TO BE DEVELOPED WERE FIELD SURVEYED BY LINDSTROM, DIESSNER & CARR, P.C. ON MULTIPLE DATES. ELEVATIONS BASED ON NAVD 88 DATUM.
- PROPERTY LOCATED IN FLOOD ZONES A & X COMMUNITY NUMBER 345285 MAP NUMBER 34029C0192F EFFECTIVE DATE SEPTEMBER 29, 2008. PROPERTY ALSO LOCATED IN FLOOD ZONES A & X AS SHOWN ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 34029C0192G REVISED JANUARY 30, 2015.
- OWNER/APPLICANT: FEDERAL REALTY INVESTMENT TRUST
909 ROSE AVENUE
SUITE 200
NORTH BETHESDA, MD 20852
- THE PROPERTY IS LOCATED IN THE B-3 HIGHWAY BUSINESS ZONE.
- THIS PLAN HAS BEEN PREPARED TO CONSTRUCT A DRIVE THRU LANE, BYPASS LANE, AND RELATED FEATURES.
- ADJACENT FEATURES SHALL NOT BE SCALED AS THEY MAY BE SCHEMATIC, EXCEPT WHERE DIMENSIONS MAY BE SHOWN.
- THESE GENERAL NOTES APPLY TO ALL SHEETS IN THE SET.

THIS IS TO CERTIFY THAT THE WATER AND SEWER DESIGN CONFORMS WITH THE RULES AND REGULATIONS OF THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY.

STEPHEN T. SPECHT, P.E. DATE
DIRECTOR OF ENGINEERING MUA #

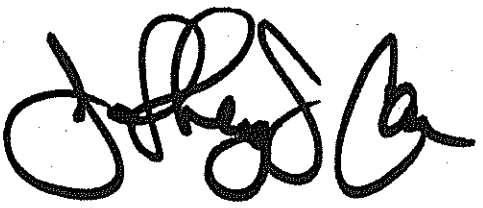
THE SITE FOR WHICH AMENDED FINAL SITE PLAN APPROVAL WAS GRANTED BY THE BRICK TOWNSHIP PLANNING BOARD AS MEMORIALIZED BY RESOLUTION # DATED SHALL BE MAINTAINED AS ORIGINALLY APPROVED.

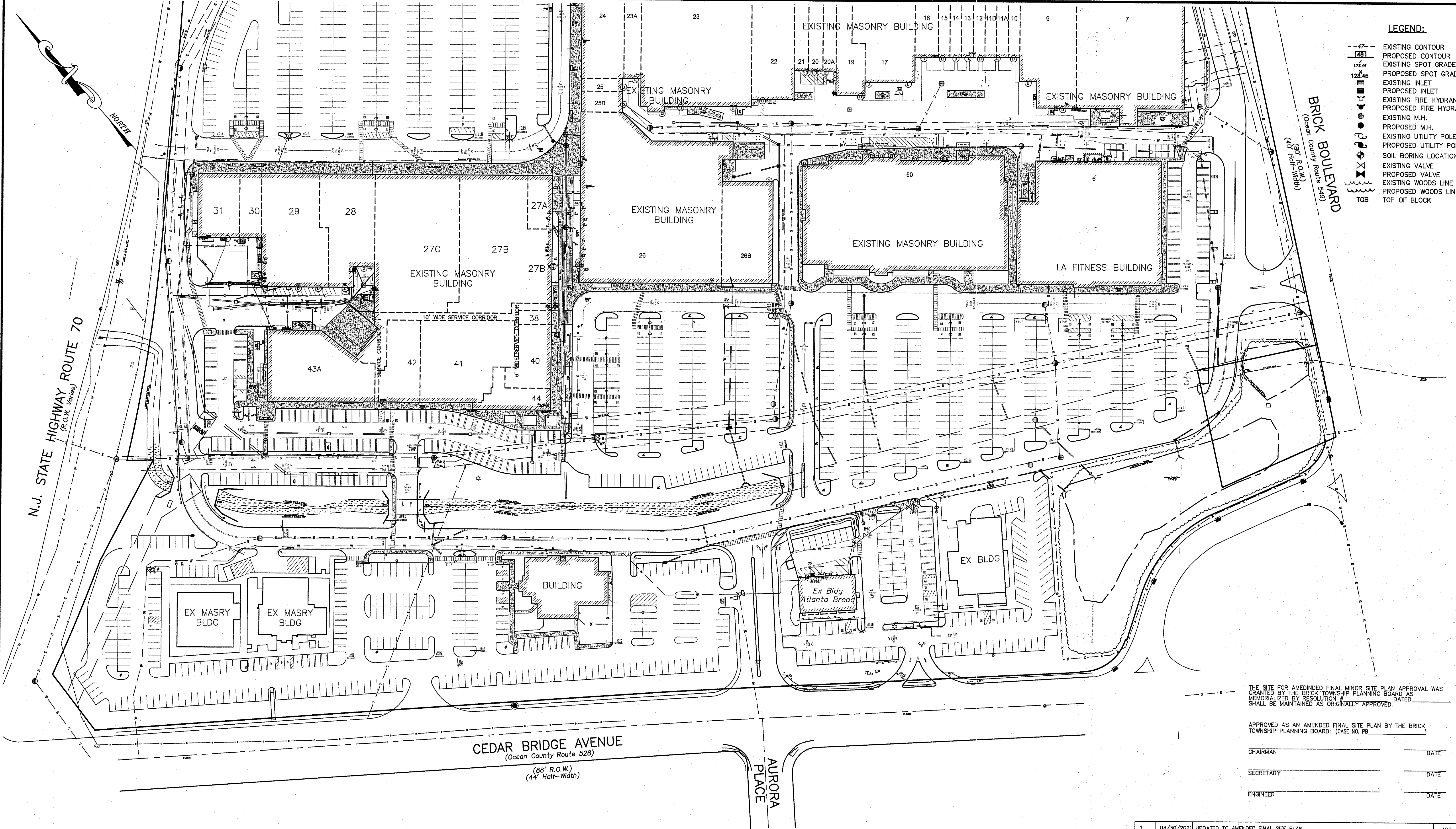
APPROVED AS AN AMENDED FINAL SITE PLAN BY THE BRICK TOWNSHIP PLANNING BOARD: (CASE NO. PB)

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

1	03/30/2021	UPDATED TO AMENDED FINAL SITE PLAN	ARD
NO.	DATE	REVISION DESCRIPTION	BY
Lindstrom, Diessner & Carr, P.C. ENGINEERING ♦ SURVEYING ♦ PLANNING 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel.(732)477-8900 • Fax.(732)477-8026			
 JEFFREY J. CARR PROFESSIONAL ENGINEER N.J. LIC. NO. 24602819800 PROFESSIONAL PLANNER N.J. LIC. NO. 5310276400		AMENDED FINAL SITE PLAN COVER SHEET & GENERAL NOTES BRICK PLAZA - ATLANTA BREAD LOT 1.01 BLOCK 671 TOWNSHIP OF BRICK OCEAN COUNTY NEW JERSEY DRAWN BY: JSM SCALE: 1"=20' DATE: 3/19/2021 SHEET: 1 OF 6 PROJECT: 15258.13	

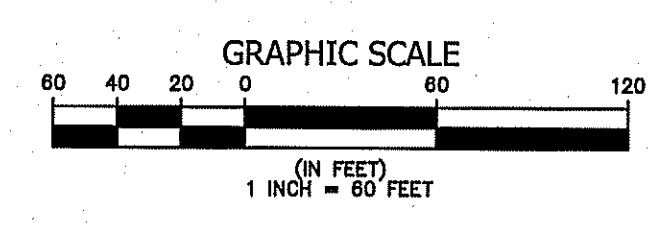


- LEGEND:**
- 47--- EXISTING CONTOUR
 - [48] PROPOSED CONTOUR
 - 123.45 EXISTING SPOT GRADE
 - 123.45 PROPOSED SPOT GRADE
 - EXISTING INLET
 - PROPOSED INLET
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING M.H.
 - PROPOSED M.H.
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - SOIL BORING LOCATION
 - EXISTING VALVE
 - PROPOSED VALVE
 - EXISTING WOODS LINE
 - PROPOSED WOODS LINE
 - TOP OF BLOCK

THE SITE FOR AMENDED FINAL MINOR SITE PLAN APPROVAL WAS GRANTED BY THE BRICK TOWNSHIP PLANNING BOARD AS MEMORIALIZED BY RESOLUTION # _____ DATED _____ SHALL BE MAINTAINED AS ORIGINALLY APPROVED.

APPROVED AS AN AMENDED FINAL SITE PLAN BY THE BRICK TOWNSHIP PLANNING BOARD: (CASE NO. PB _____)

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____



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NO.	DATE	REVISION DESCRIPTION	BY

Lindstrom, Diessner & Carr, P.C.
ENGINEERING ♦ SURVEYING ♦ PLANNING
136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel.(732)477-8900 • Fax.(732)477-8026

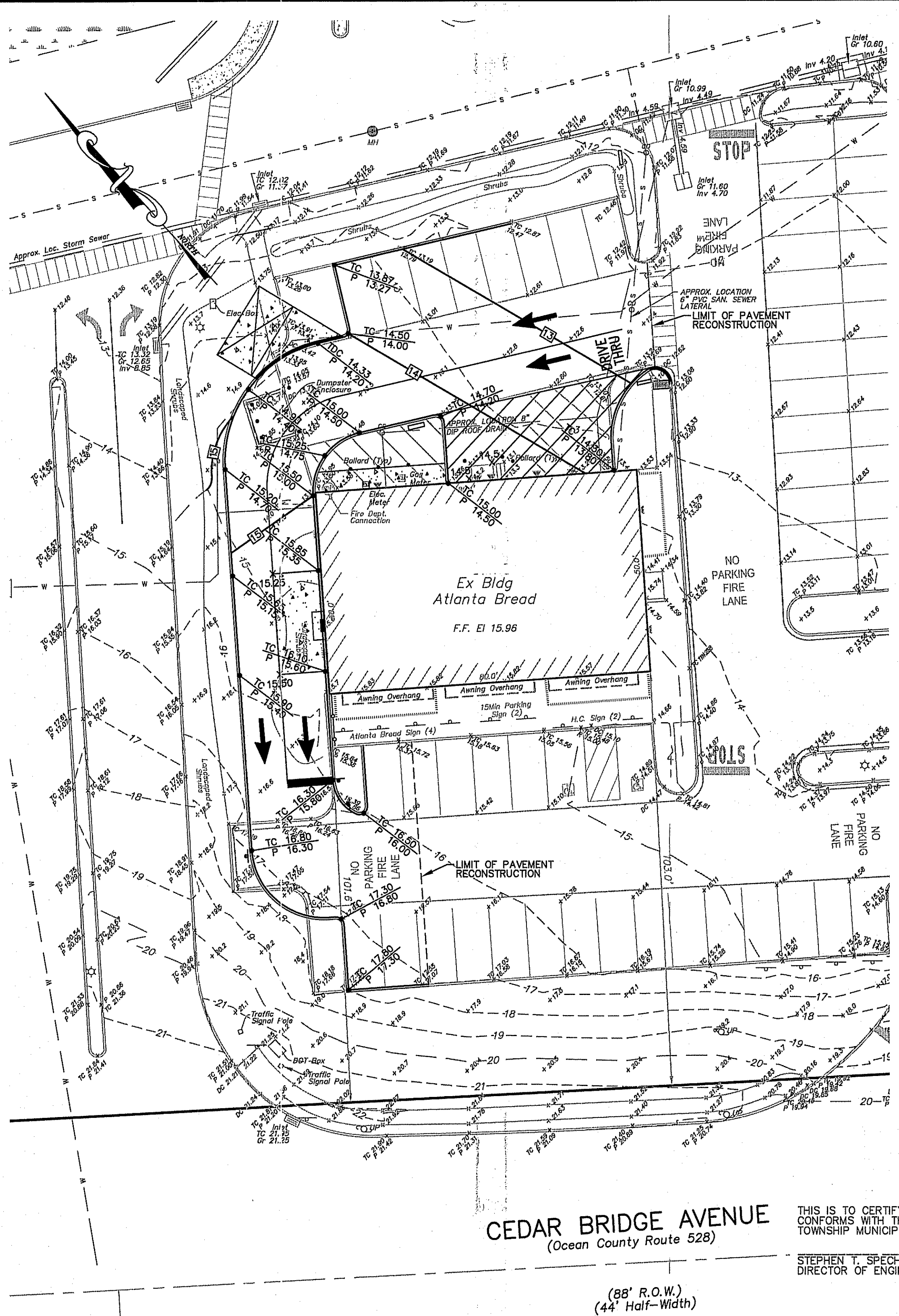
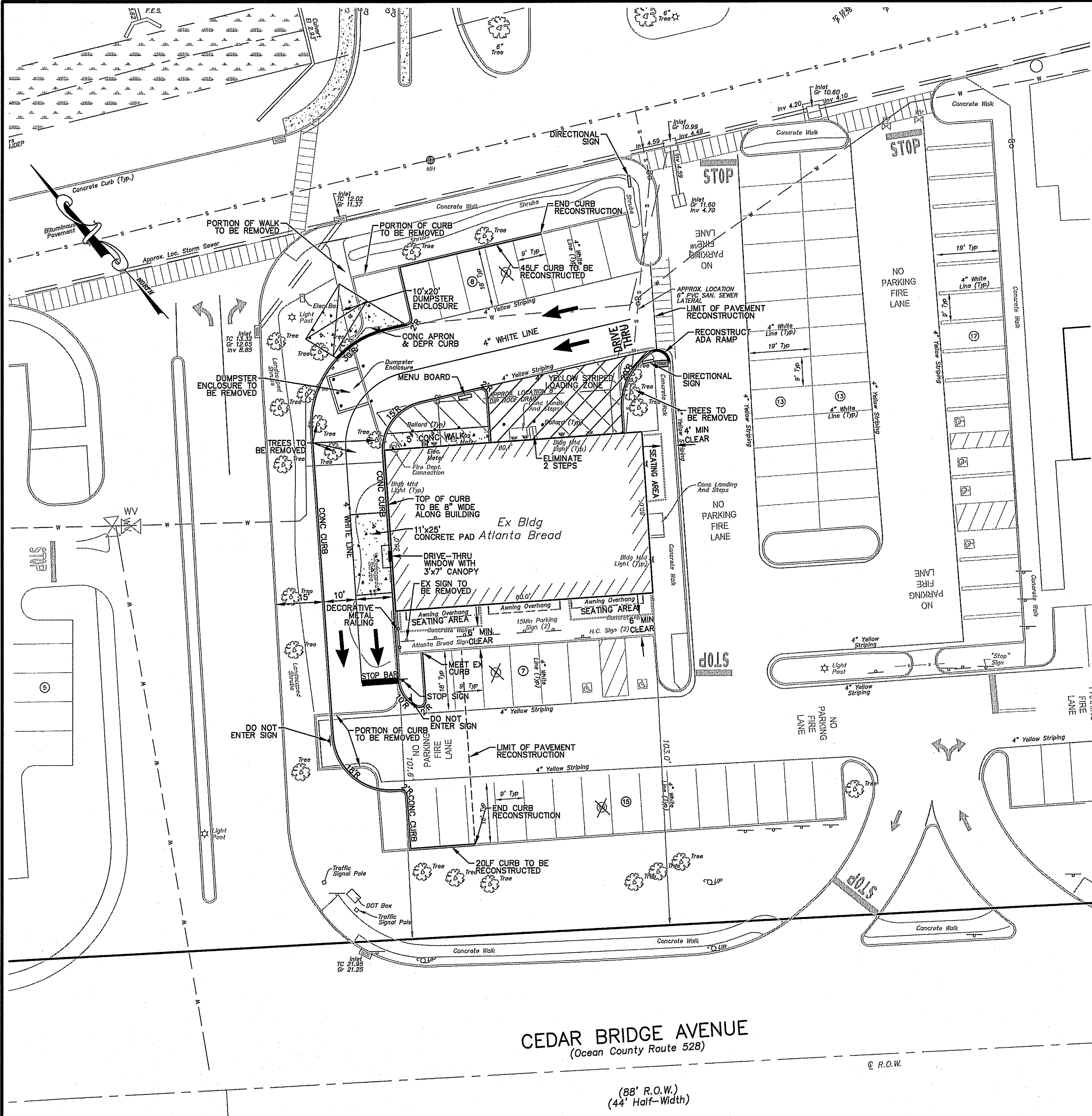
JEFFREY J. CARR
PROFESSIONAL ENGINEER N.J. LIC. NO. 24602815800
PROFESSIONAL PLANNER N.J. LIC. NO. 33100276400

**AMENDED FINAL SITE PLAN
OVERALL EXISTING CONDITIONS PLAN
BRICK PLAZA - ATLANTA BREAD
LOT 1.01 BLOCK 671**

TOWNSHIP OF BRICK OCEAN COUNTY NEW JERSEY

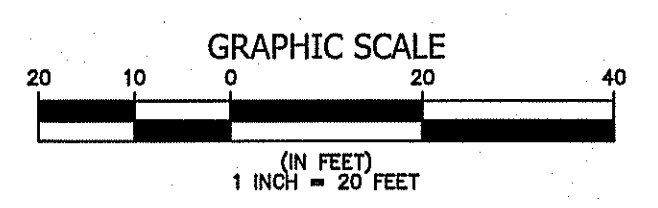
DRAWN BY: JSM	SCALE: 1"=60'	DATE: 3/19/2021	SHEET: 2 OF 6	PROJECT: 15258.13
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- LEGEND:**
- 47--- EXISTING CONTOUR
 - 123.45 PROPOSED CONTOUR
 - 123.45 EXISTING SPOT GRADE
 - 123.45 PROPOSED SPOT GRADE
 - EXISTING INLET
 - PROPOSED INLET
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING M.H.
 - PROPOSED M.H.
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - SOIL BORING LOCATION
 - EXISTING VALVE
 - PROPOSED VALVE
 - EXISTING WOODS LINE
 - PROPOSED WOODS LINE
 - TOB TOP OF BLOCK

GRADING



THIS IS TO CERTIFY THAT THE WATER AND SEWER DESIGN CONFORMS WITH THE RULES AND REGULATIONS OF THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY.

STEPHEN T. SPECHT, P.E. DIRECTOR OF ENGINEERING MUA # DATE

THE SITE FOR WHICH AMENDED FINAL SITE PLAN APPROVAL WAS GRANTED BY THE BRICK TOWNSHIP PLANNING BOARD AS MEMORIALIZED BY RESOLUTION # DATED SHALL BE MAINTAINED AS ORIGINALLY APPROVED.

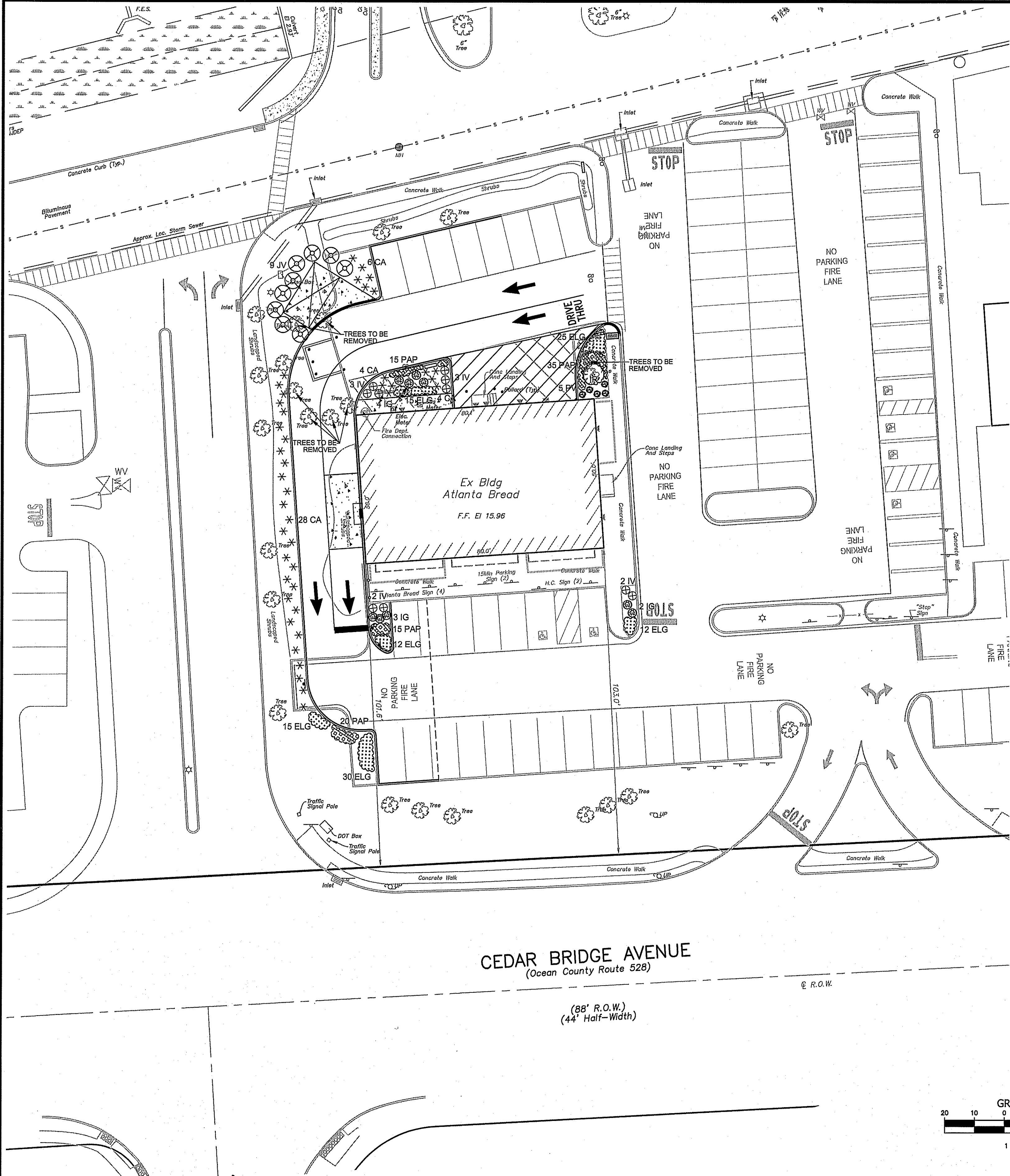
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CHAIRMAN DATE

SECRETARY DATE

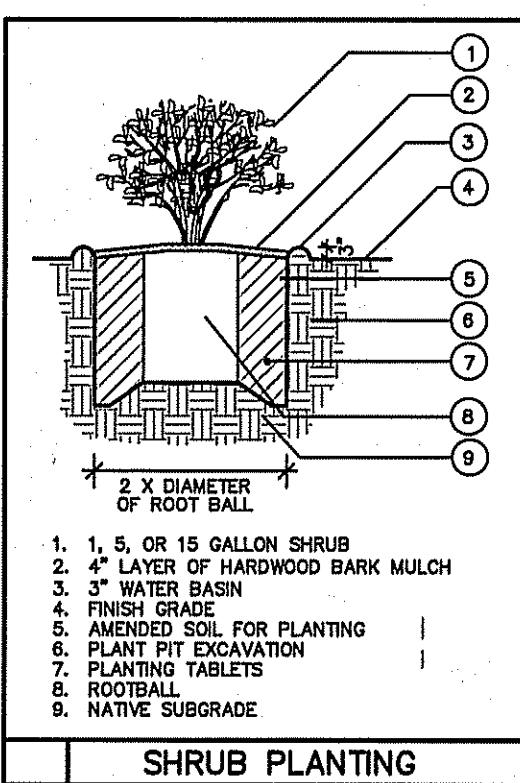
ENGINEER DATE

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Lindstrom, Diessner & Carr, P.C. ENGINEERING ♦ SURVEYING ♦ PLANNING 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel.(732)477-8900 • Fax.(732)477-8026			
AMENDED FINAL SITE PLAN SITE PLAN BRICK PLAZA - ATLANTA BREAD LOT 1.01 BLOCK 671 TOWNSHIP OF BRICK OCEAN COUNTY NEW JERSEY			
JEFFREY J. CARR PROFESSIONAL ENGINEER N.J. LIC. NO. 24602819800 PROFESSIONAL PLANNER N.J. LIC. NO. 33100276400		DRAWN BY: JSM SCALE: 1"=20' DATE: 3/19/2021 SHEET: 3 OF 6 PROJECT: 15258.13	



GENERAL PLANTING NOTES

1. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED ON TOP OF ALL PLANTING AREAS. THE BEDS SHALL BE FINAL GRADED AND RAKED FREE OF ALL DEBRIS. ALL SOILS MUST BE OF A PROPER PHYSICAL AND CHEMICAL PROPERTY TO SUPPORT THE PROPOSED PLANT MATERIALS. ALL PLANTING AREAS WILL BE DRESSED WITH A MINIMUM OF 4" OF HARDWOOD BARK MULCH.
2. ONLY NURSERY GROWN PLANT MATERIALS ARE ACCEPTABLE. ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. IF THE CONTRACTOR CANNOT LOCATE MATERIAL OF ACCEPTABLE SIZE AT THE TIME OF INSTALLATION, CONTACT LANDSCAPE ARCHITECT FOR SPECIES SUBSTITUTION, DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER WILL NOT BE ALLOWED.
3. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHOULD HAVE NORMAL, WELL DEVELOPED BRANCHES & VIGOROUS ROOT SYSTEMS, BE HEALTHY, VIGOROUS & FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASE, INSECT EGGS, BORERS & ALL OTHER FORMS OF INFESTATION.
4. ALL PLANT MATERIAL SHOULD BE GUARANTEED BY THE CONTRACTOR TO BE IN A VIGOROUS GROWING CONDITION FOR A PERIOD OF NOT LESS THAN TWO (2) YEARS FROM THE DATE OF THE PERFORMANCE BOND RELEASE. IT SHOULD BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD & NOTIFY THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. ANY MATERIAL THAT IS 25% DEAD OR MORE SHOULD BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK OR THERE IS 25% OF THE CROWN DEAD. REPLACEMENTS SHOULD BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. REPLACEMENT PLANTS SHOULD BE GUARANTEED FOR A PERIOD OF 90 DAYS AFTER INSTALLATION.
5. TREES AND SHRUBS SHOULD BE PLANTED ONLY WHEN THE SOIL IS FROST FREE. PLANTING SEASON SHALL BE MARCH 15 TO JUNE 30, OR SEPTEMBER 1 TO NOVEMBER 30, FOR ALL SHADE AND BUFFER AREAS.
6. TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
7. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD, WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
8. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CL. CIRCUMFERENCE AROUND THE TRUNK BASE, PROVIDE 4" MIN. THK. MULCH AT BASE OF TRUNK.
9. MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES, TRAFFIC SIGHT LINES OR PUBLIC WALKWAYS.
10. DURABLE LABELS INDICATING GENUS, SPECIES, VARIETY & CULTURAL REQUIREMENTS INCLUDING WATER & FERTILIZATION TO BE TAGGED ON ALL PLANTS.
11. TREE PITS TO BE BACKFILLED WITH A PLANTING SOIL MIX OF 1/3 LEAF COMPOST, 1/3 ORIGINAL SOIL & 1/3 TOPSOIL BY VOLUME.
12. PLANTS & SHRUBS WITHIN SIGHT TRIANGLES SHALL BE RESTRICTED TO 30" MATURE HEIGHT. TREES WITHIN SIGHT TRIANGLES SHALL BE PRUNED OF ALL BRANCHES TO A MINIMUM HEIGHT OF SEVEN (7) FEET.
13. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND THOSE GRAPHICALLY DEPICTED, THE PLANT QUANTITIES ON THE PLAN SHALL GOVERN.
14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND IRRIGATION SYSTEM.
15. ALL DISTURBED AREAS WHICH ARE NOT LANDSCAPED WITH TREES OR SHRUBS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE CERTIFIED SOIL AND SEDIMENT CONTROL PLAN.
16. PRIOR TO THE REMOVAL OF ANY TREE, THE APPLICANT MUST OBTAIN A TREE PERMIT.
17. LANDSCAPING SHALL CONFORM TO TOWNSHIP ORDINANCE, SECTION 245-405 THROUGH 245-414.



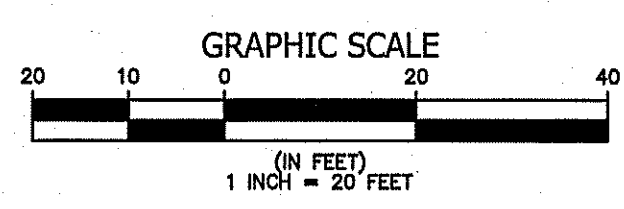
LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL/Common NAME	SPACING	SIZE	MATURE HEIGHT	MATURE SPREAD	QTY
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	N/A	15 GAL., 5-6'	15-25'	6-12"	9
IR	ILEX x 'ROBIN' RED ROBIN HOLLY	N/A	15 GAL., 5-6'	15-20'	10-12"	1
IG	ILEX GLABRA 'SHAMROCK' INKBERRY 'SHAMROCK'	4' O.C.	3 GAL.	3-4'	3-4'	9
IV	ILEX VERTICILLATA WINTERBERRY	4' O.C.	3 GAL.	4-6'	4-6'	10
CA	CALAMAGROTIS x ACUTIFLORA KARL FOERSTER GRASS	4' O.C.	3 GAL.	4-5'	3-5'	42
PV	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	3' O.C.	3 GAL.	3-4'	3-4'	5
PAP	PENNISETUM ALOPECUROIDES 'PIGLET' PIGLET DWARF FOUNTAIN GRASS	2' O.C.	1 QT.	1.5-2'	2'	85
ELG	ERAGROTIS LOVE GRASS	2' O.C.	1 QT.	1'-2'	1'-2'	109

THE SITE FOR WHICH AMENDED FINAL SITE PLAN APPROVAL WAS GRANTED BY THE BRICK TOWNSHIP PLANNING BOARD AS MEMORIALIZED BY RESOLUTION # _____ DATED _____ SHALL BE MAINTAINED AS ORIGINALLY APPROVED.

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CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____



1	03/30/2021	UPDATED TO AMENDED FINAL SITE PLAN	ARD
NO.	DATE	REVISION DESCRIPTION	BY
Lindstrom, Diessner & Carr, P.C. ENGINEERING ♦ SURVEYING ♦ PLANNING 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel.(732)477-8900 • Fax.(732)477-8026			
		AMENDED FINAL SITE PLAN LANDSCAPE PLAN BRICK PLAZA - ATLANTA BREAD LOT 1.01 BLOCK 671	
JEFFREY J. CARR PROFESSIONAL ENGINEER N.J. LIC. NO. 24602815800 PROFESSIONAL PLANNER N.J. LIC. NO. 33100278400		TOWNSHIP OF BRICK DRAWN BY: JSM	OCEAN COUNTY DATE: 3/19/2021 SHEET: 4 OF 6 PROJECT: 15258.13

0:\Projects-Carr\15258.13 Atlanta Bread\Brick Plaza\15258.13 Landscape.dwg Rev: 2/1/2021 - 1:50pm

SOIL EROSION AND SEDIMENT CONTROL NOTES

- The Ocean County Soil Conservation District shall be notified forty-eight (48) hours in advance of any land disturbance.
- All work to be done in accordance with the State Standards for Soil Erosion and Sediment Control in New Jersey.
- All Soil Erosion and Sediment Control practices are to be limited prior to any major 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. The revised plans must meet all current "The Standards for Soil Erosion and Sediment Control in New Jersey, 7th Edition, January 2014, Revised July 2017. Link to 2014 Standards: <http://www.nj.gov/education/standards/standards-for-soil-erosion-and-sediment-control-in-new-jersey-7th-edition-january-2014-revised-july-2017>. Link to 2014 Standards: <http://www.nj.gov/education/standards/standards-for-soil-erosion-and-sediment-control-in-new-jersey-7th-edition-january-2014-revised-july-2017>.
- N.J.S.A. 24:24-39 et seq. requires that no Certificates of Occupancy be issued before there has been compliance with provisions of a certified plan for permanent measures. All site work, and all work around individual lots in subdivisions, must be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the Municipality.
- Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately require a temporary seeding. If the reason prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material within 15 days, at a rate of 2 to 3 tons per acre, according to State Standards for Stabilization with Mulch Only.
- Immediately following initial disturbance or ground 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 at a rate of 1 to 2 tons per acre, according to State Standards.
- A sub-base course will be applied immediately following ground 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.
- Any steep slopes (2:1 or greater) or any existing roadways receiving pipeline installation will be backfilled and stabilized daily, at the installation locations.
- The Standard for Stabilized Construction Areas requires the installation of a stormwater control system (ASTM C-33, site No. 2 or 3) at all construction driveways where vehicles will access paved roadways from unpaved areas or other improvements.
- All sediment washing, dropped, spilled, or tracked onto roadways (public or private) or other improvements surfaces will be removed immediately.
- Permanent vegetation to be seeded or seeded on all exposed areas within ten (10) days of final grading. At the time of the final inspection, you are required to provide confirmation that the proper type and amount of seed, lime and fertilizer have been used for permanent stabilization work. Straw mulch is required on all seeding.
- At the time that site preparation for permanent vegetation 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.
- 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 covered with a minimum of twelve (12) inches of soil having a pH of 5 or more prior to seedbed preparation. Areas where trees or shrubs are to be planted shall be covered with a minimum of twenty-four (24) inches of soil having a pH of 5 or more.
- Conduct Outlets Protection must be installed at all required outlets prior to the drainage system becoming operational. Conduct outlet protection is not required in basins serving as sediment basins during construction.
- Unauthorized diverting is not permitted. Necessary precautions must be taken during all diverting operations to minimize sediment transfer. Any diverting methods used must be in accordance with the Standard for Diverting.
- Should the control of flow 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.
- Stockpiles 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. The District reserves the right to determine when certification of a new and separate Soil Erosion and Sediment Control Plan will be required for these activities.
- All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control Note #6. Stockpiles should be situated so as not to obstruct normal drainage or cause site erosion.
- The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or areas as a result of construction of the project.

Ocean County Soil Conservation District
714 Lacey Road, Forked River, NJ 08731, (609) 971-7002, Fax: (609) 971-3391, Email: info@oceancountysoil.org
Version: February 19, 2019

STANDARD FOR DUST CONTROL

The following methods should be considered for controlling dust:

Mulches - See Standard for Stabilization with Mulches Only, pg. 5-1

Vegetative Cover - See Standard for Temporary Vegetative Cover, pp. 7-1, Permanent Vegetative Cover for Soil Stabilization pg. 4-1 and Permanent Stabilization with Seed, PG. 6

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

Table 1-1. Dust Control Materials

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACR
Anticemaph emulsion	7:1	Coarse Spray	1200
Laticem emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyurethane (PAM) - spray on	Apply according to manufacturer's instructions. May also be used as an additive to various basins to facilitate soil stabilization activities.		
Polyurethane (PAM) - dry spread	See Sediment Basin Design, p. 24-1		
Asphalted Seal Bean Soap Slit	None	Coarse Spray	1200

Tipple - To roughen surface and bring silt to the surface. This is a temporary erosion measure which should be used before soil blowing starts. When blowing on windward side of site, three-type spines spaced about 12 inches apart and spring-tooth rollers are examples of equipment which may produce the desired effect.

Sprinkling - Site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, barbed wire, straw bales, bales of hay and similar material can be used to control air currents and soil blowing.

Calcium Chloride - Shall be in the form of loose, dry granules or flakes fine enough to flow through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steep slopes, then use other practice to prevent washing into streams or accumulation around plants. Stone - Cover surface with crushed stone or coarse gravel.

STANDARD FOR MAINTAINING VEGETATION

Methods and Materials

- A preventive maintenance program anticipates problems and accomplishes what when it can be done with least effort and expense to insure adequate vegetative cover.
- At a regular basis, consistent with favorable plant growth, soil, and climate conditions. This involves regular seasonal maintenance, including mowing, weeding, and fertilizing.
- The degree of preventive maintenance needed depends upon the type of vegetation and its proposed function or use.
- Mowing is a recurring practice and its intensity depends upon the function of the ground cover. On high to moderate (A to B) maintenance areas such as mowed lawns, mowing should be done at intervals of 4 to 6 weeks. On low to moderate (C to D) maintenance areas, mowing should be done at intervals of 6 to 8 weeks. On high to moderate (A to B) maintenance areas, mowing should be done at intervals of 4 to 6 weeks. On low to moderate (C to D) maintenance areas, mowing should be done at intervals of 6 to 8 weeks. On high to moderate (A to B) maintenance areas, mowing should be done at intervals of 4 to 6 weeks. On low to moderate (C to D) maintenance areas, mowing should be done at intervals of 6 to 8 weeks.
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STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Methods and Materials

- Site Preparation**
 - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch incorporation. All grading should be done in accordance with the Standard for Land Grading.
 - Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Soil Compaction.
 - Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (untested) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Soil Amendment.
 - Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standard 11 through 42.
- Seedbed Preparation**
 - Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mullers are available from the local Rutgers Co-operative Extension offices.
 - After 1/2 inch of seedbed (0.5 inch), fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, only ground limestone shall be applied at the rate 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.
 - Work lime and fertilizer into the topsoil as nearly as possible 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.
 - Soil test results shall be used to determine the need for lime and fertilizer. See Standard for Management of High Acid-Producing Soils for specific instructions.
- Seeding**
 - The mixture specified should be utilized. Or use a mixture from Tables 4-3 to 11 in the Standards for Soil Erosion & Sediment Control in New Jersey, January 2014 Edition, or use a mixture recommended by Rutgers Co-operative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed germination shall be completed within 12 months of the planting date. No seed shall be accepted with a germination test rate of less than 12 months old unless otherwise stated.
 - Perennial Ryegrass at a rate of 1 pound per 1,000 sq. ft.
 - Kentucky Bluegrass at a rate of 1 pound per 1,000 sq. ft.
 - Optimal planting dates for the above referenced seed mix are 8/15-10/30. Acceptable planting dates for the above referenced seed mix are 8/15-10/30.
 - Conventional Seeding is performed by applying seed uniformly by hand or by mechanical means. Seed shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, only ground limestone shall be applied at the rate 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.
 - After seeding, firm the soil with a corrugated roller will ensure good seed-to-soil contact, restore capillary, and improve seedling emergence. If a broadcast seeding method is used, the roller should be used to break up clumps of seed and to ensure good seed-to-soil contact. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
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- Mulching**
 - Hydroseeding is a broadcast seeding method usually involving liquid, or tractor-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short-fibered mulch may be applied with a hydroseeder following seeding. (also see Section 4-mulching below). 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.
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TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

Methods and Materials

- Site Preparation**
 - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch incorporation. All grading should be done in accordance with the Standard for Land Grading.
 - Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Soil Compaction.
 - Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (untested) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Soil Amendment.
 - Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standard 11 through 42.
- Seedbed Preparation**
 - Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mullers are available from the local Rutgers Co-operative Extension offices.
 - After 1/2 inch of seedbed (0.5 inch), fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, only ground limestone shall be applied at the rate 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.
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 - Soil test results shall be used to determine the need for lime and fertilizer. See Standard for Management of High Acid-Producing Soils for specific instructions.
- Seeding**
 - Select seed from recommendations in Table 7-2.

TABLE 7-2

TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH

SEED SELECTIONS	SEEDING RATE (pounds)	OPTIMUM SEEDING DATE	SEED DEPTH (inches)	
			ZONE 5a, 6a	ZONE 6b, 7a, b
1. Perennial ryegrass	100	3/15- 6/15	3/15- 6/15	2/15- 5/15
2. Spring oats	86	2/15- 6/15	2/15- 6/15	2/15- 5/15
3. Winter Barley	96	2/15- 6/15	2/15- 6/15	2/15- 5/15
4. Annual ryegrass	100	3/15- 6/15	3/15- 6/15	2/15- 5/15
5. Winter Cereal Rye	112	2/15- 6/15	2/15- 6/15	2/15- 5/15
6. Pearl millet	20	6/1-8/1	5/15- 8/15	5/1-9/1
7. Millet (German or Hungarian)	30	6/1-8/1	5/15- 8/15	5/1-9/1

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

- Conventional Seeding**
 - Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, to a depth of 1/4 to 1/2 inch, by rolling or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.
 - Hydroseeding is a broadcast seeding method usually involving liquid, or tractor-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short-fibered mulch may be applied with a hydroseeder following seeding. (also see Section 4-mulching below). 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.
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- Mulching**
 - Mulching is required on all seedings. 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 mulching requirement.
 - Straw or Hay: Unrooted small grain straw, hay or free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimped or a liquid mulch-binder (leafhopper or adhesive agent), the rate of application is 3 tons per acre. Mulch spreaders-blowers must not grind the mulch. Hay mulch is not recommended for stabilizing the soil or for erosion control. Mulch spreaders-blowers must not grind the mulch. Hay mulch is not recommended for stabilizing the soil or for erosion control. Mulch spreaders-blowers must not grind the mulch. Hay mulch is not recommended for stabilizing the soil or for erosion control.
 - Crimper (mulch anchoring tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to pull or penetrate the soil to a depth of 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 leafhopper or adhesive agent is required.
 - Liquid Mulch-Binders - May be used to anchor hay or straw mulch.
 - Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in application.
 - Use one of the following:
 - Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory during conditions will form a membrane network of insoluble polymers. The vegetable gel will be physiologically harmless and not result in a phytotoxic effect or impose growth of turfgrasses. 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.
 - 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 recommended by the manufacturer and remain tacky until germination of grass.

- Wood-flor or paper-flor mulch**
 - Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,000 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.
 - Palletized mulch, compressed and extruded 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 wetted, form a mulch mat. Palletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs./1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where seed-free mulch is desired, or areas where straw mulch and fertilizer application are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading palletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

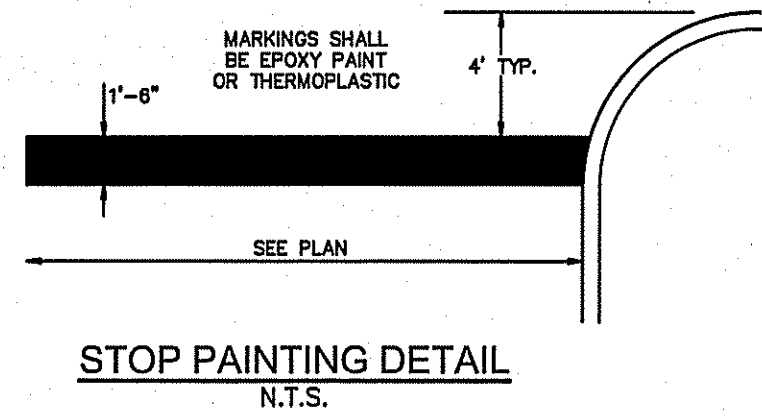
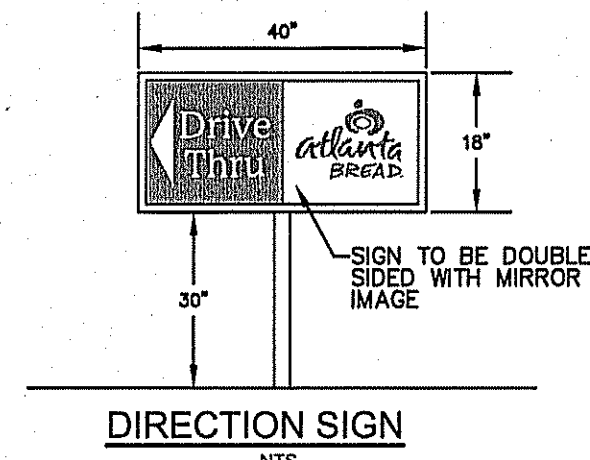
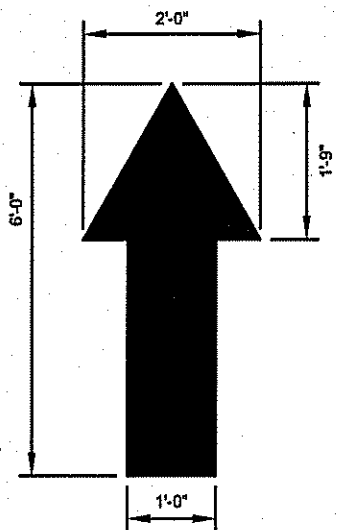
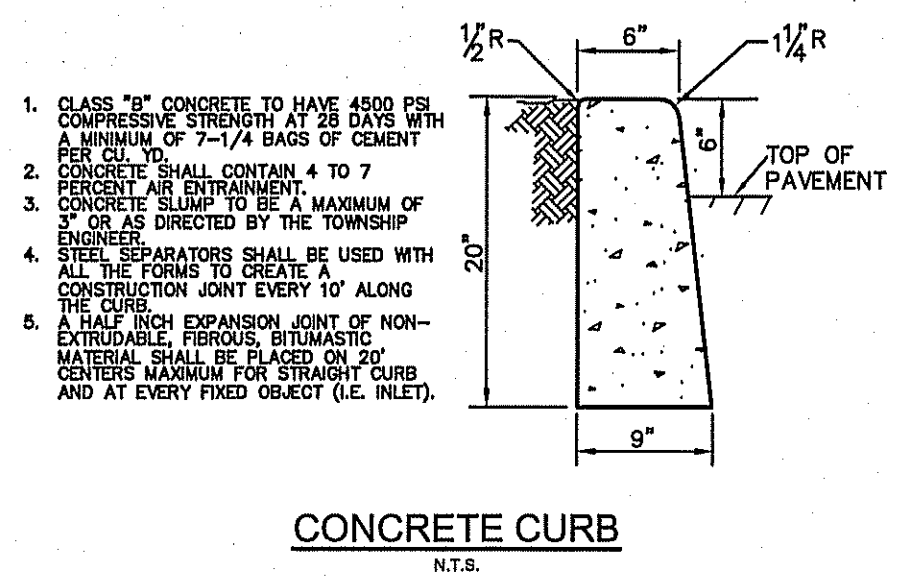
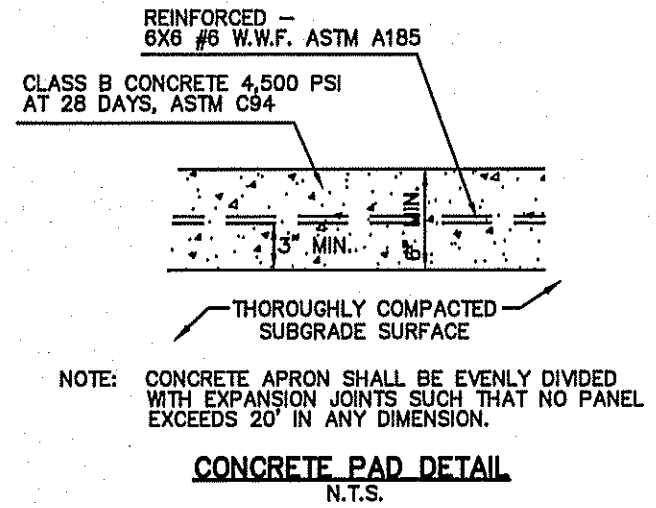
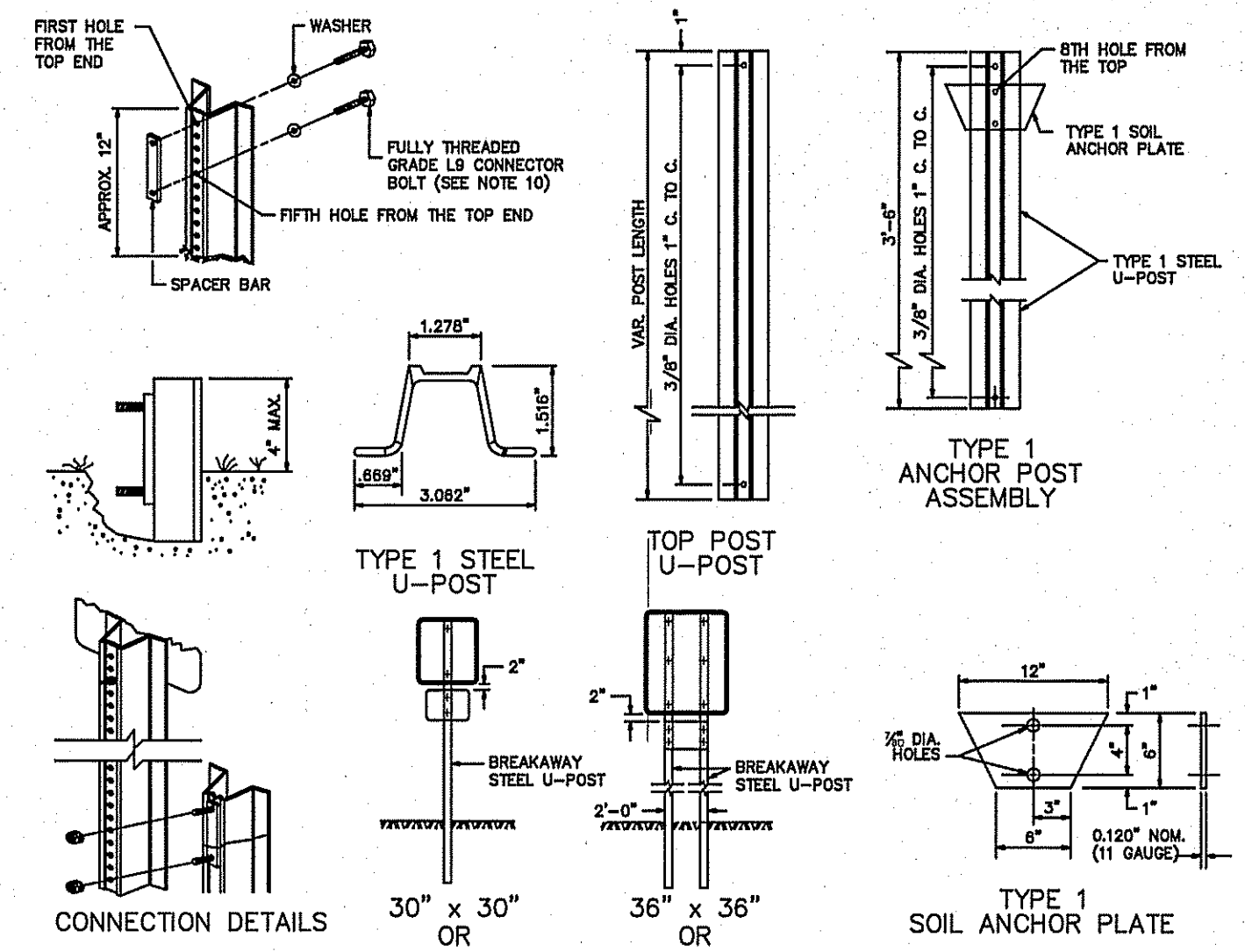
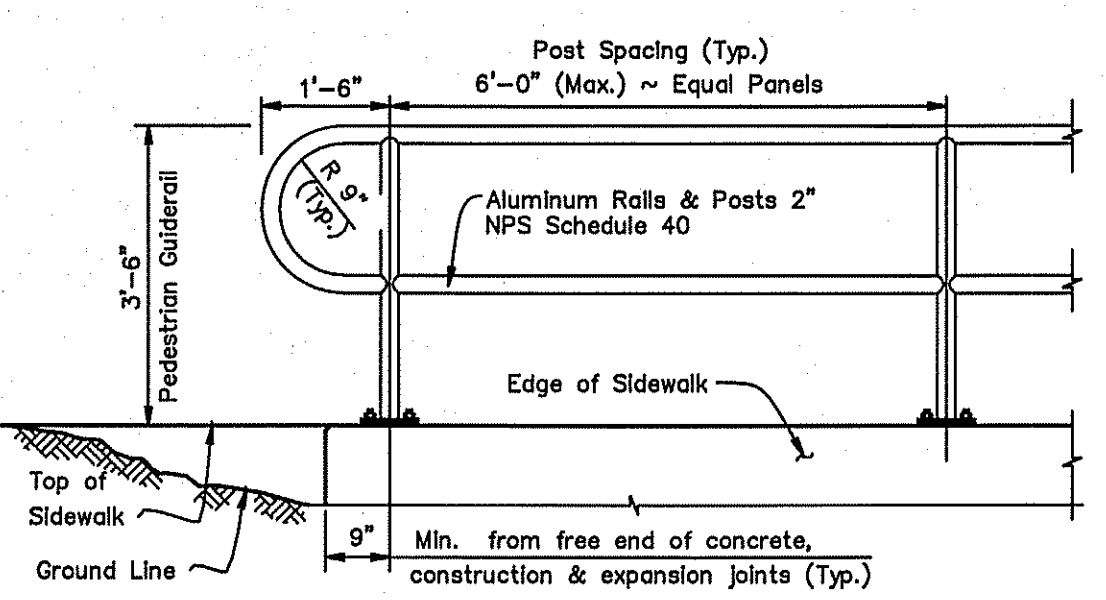
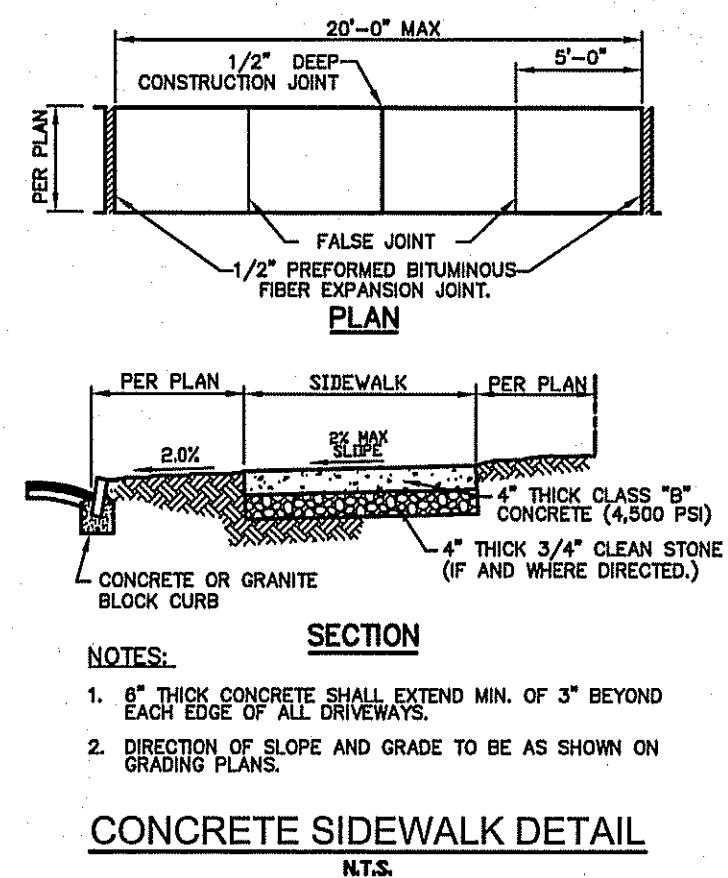
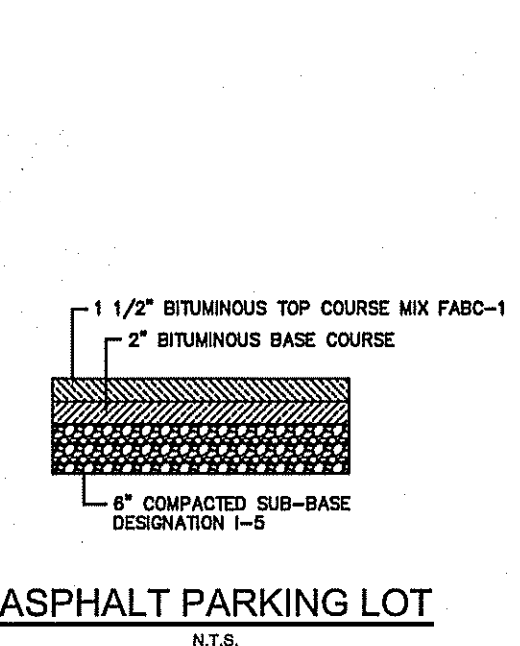
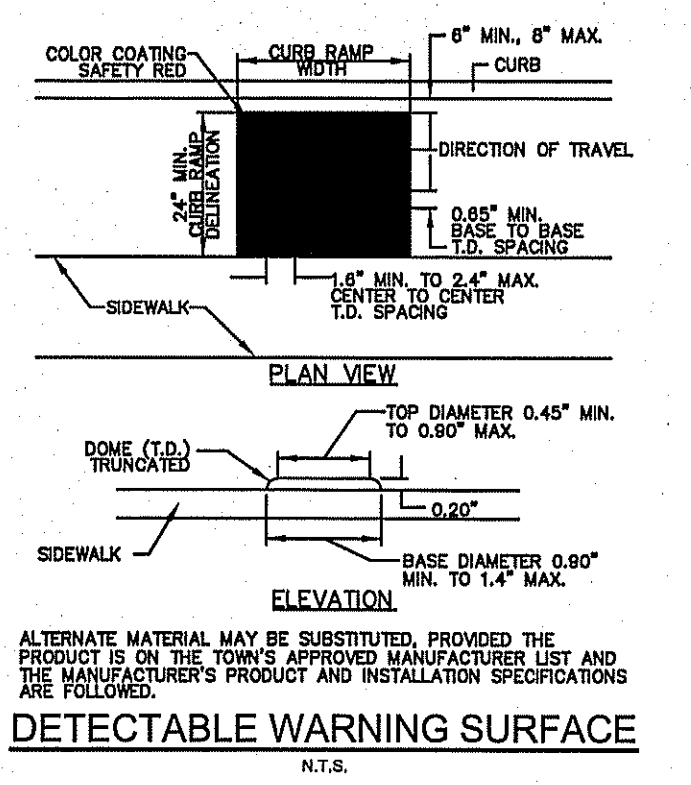
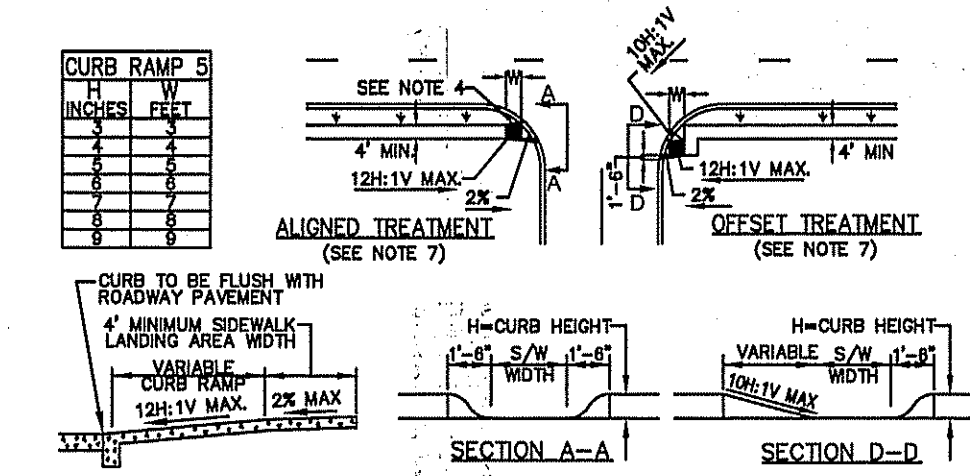
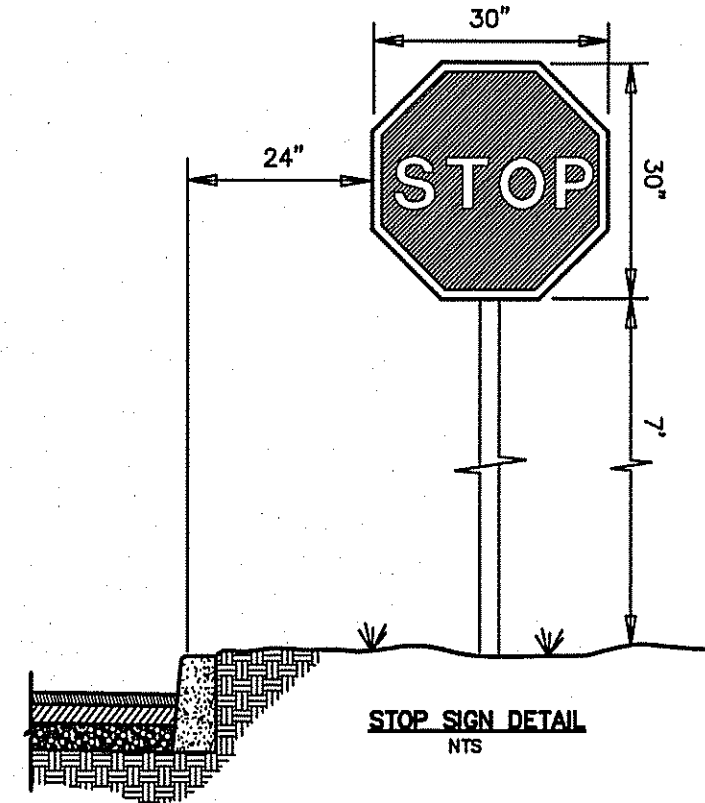
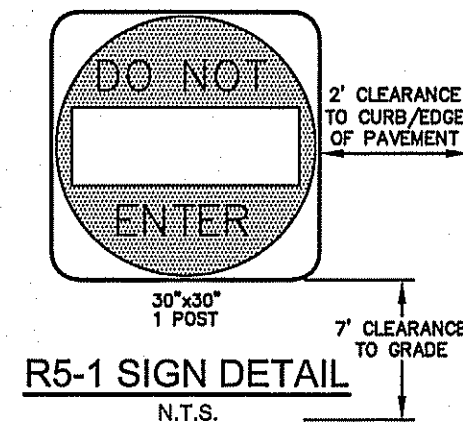
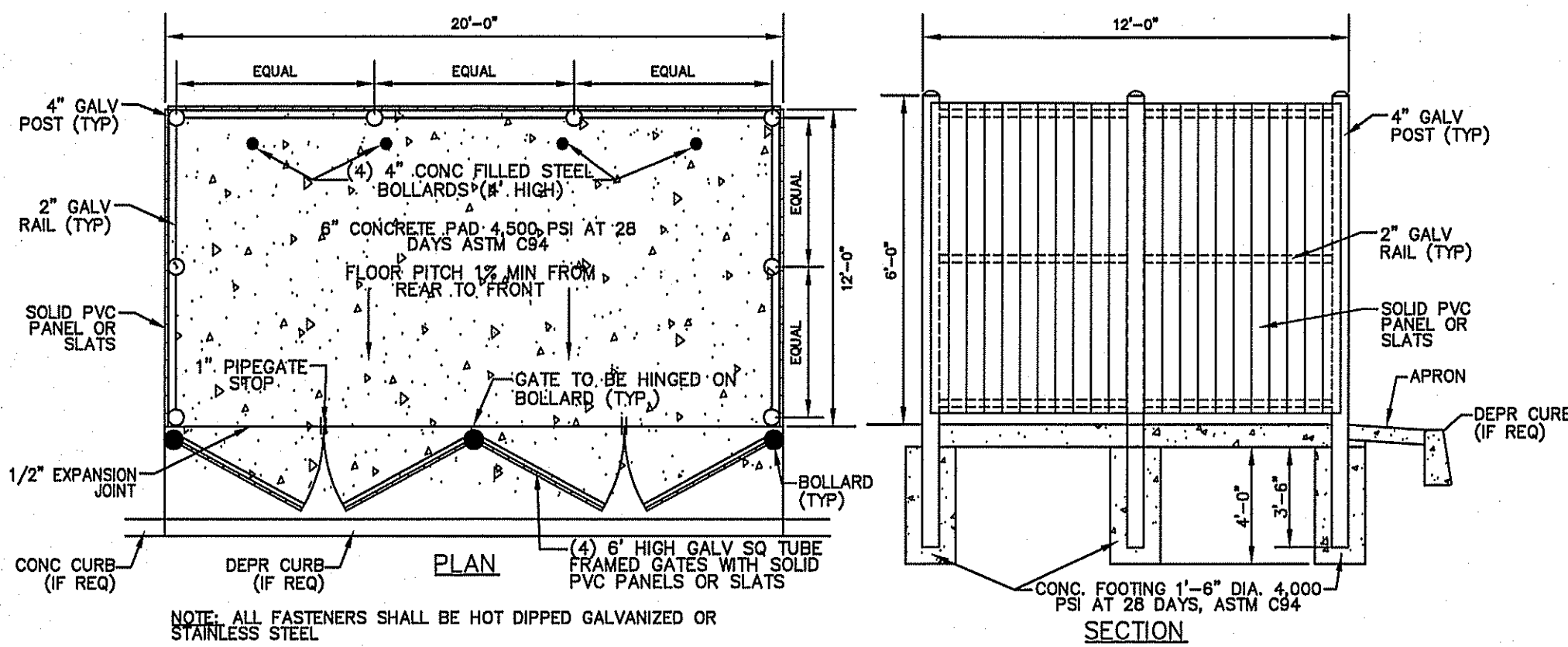
STANDARD FOR STABILIZATION WITH MULCH ONLY

Methods and Materials

- Site Preparation**
 - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch incorporation. All grading should be done in accordance with the Standard for Land Grading.
 - Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Soil Compaction.
 - Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (untested) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Soil Amendment.
 - Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standard 11 through 42.
- Seedbed Preparation**
 - Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mullers are available from the local Rutgers Co-operative Extension offices.
 - After 1/2 inch of seedbed (0.5 inch), fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, only ground limestone shall be applied at the rate 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.
 - Work lime and fertilizer into the topsoil as nearly as possible 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.
 - Soil test results shall be used to determine the need for lime and fertilizer. See Standard for Management of High Acid-Producing Soils for specific instructions.
- Seeding**
 - Select seed from recommendations in Table 7-2.

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

- Conventional Seeding**
 - Apply seed uniformly



- ALL FLOW ARROWS TO BE SOLID REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS SHOWN.
- REVERSE ARROWS FOR OPPOSITE DIRECTIONS OF FLOW.
- MARKINGS SHALL BE EPOXY PAINT OR THERMOPLASTIC.

THE SITE FOR WHICH AMENDED FINAL SITE PLAN APPROVAL WAS GRANTED BY THE BRICK TOWNSHIP PLANNING BOARD AS MEMORIALIZED BY RESOLUTION # DATED SHALL BE MAINTAINED AS ORIGINALLY APPROVED.

APPROVED AS AN AMENDED FINAL SITE PLAN BY THE BRICK TOWNSHIP PLANNING BOARD: (CASE NO. PB)

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

1	03/30/2021	UPDATED TO AMENDED FINAL SITE PLAN	ARD
NO.	DATE	REVISION DESCRIPTION	BY
Lindstrom, Diessner & Carr, P.C. ENGINEERING ♦ SURVEYING ♦ PLANNING 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel.(732)477-8900 • Fax.(732)477-8026			
 JEFFREY J. CARR PROFESSIONAL ENGINEER N.J. LIC. NO. 24602815800 PROFESSIONAL PLANNER N.J. LIC. NO. 53100278400		AMENDED FINAL SITE PLAN CONSTRUCTION DETAILS BRICK PLAZA - ATLANTA BREAD LOT 1.01 BLOCK 671 TOWNSHIP OF BRICK OCEAN COUNTY NEW JERSEY DRAWN BY: JSM SCALE: 1"=20' DATE: 3/19/2021 SHEET: 6 OF 6 PROJECT: 15258.13	