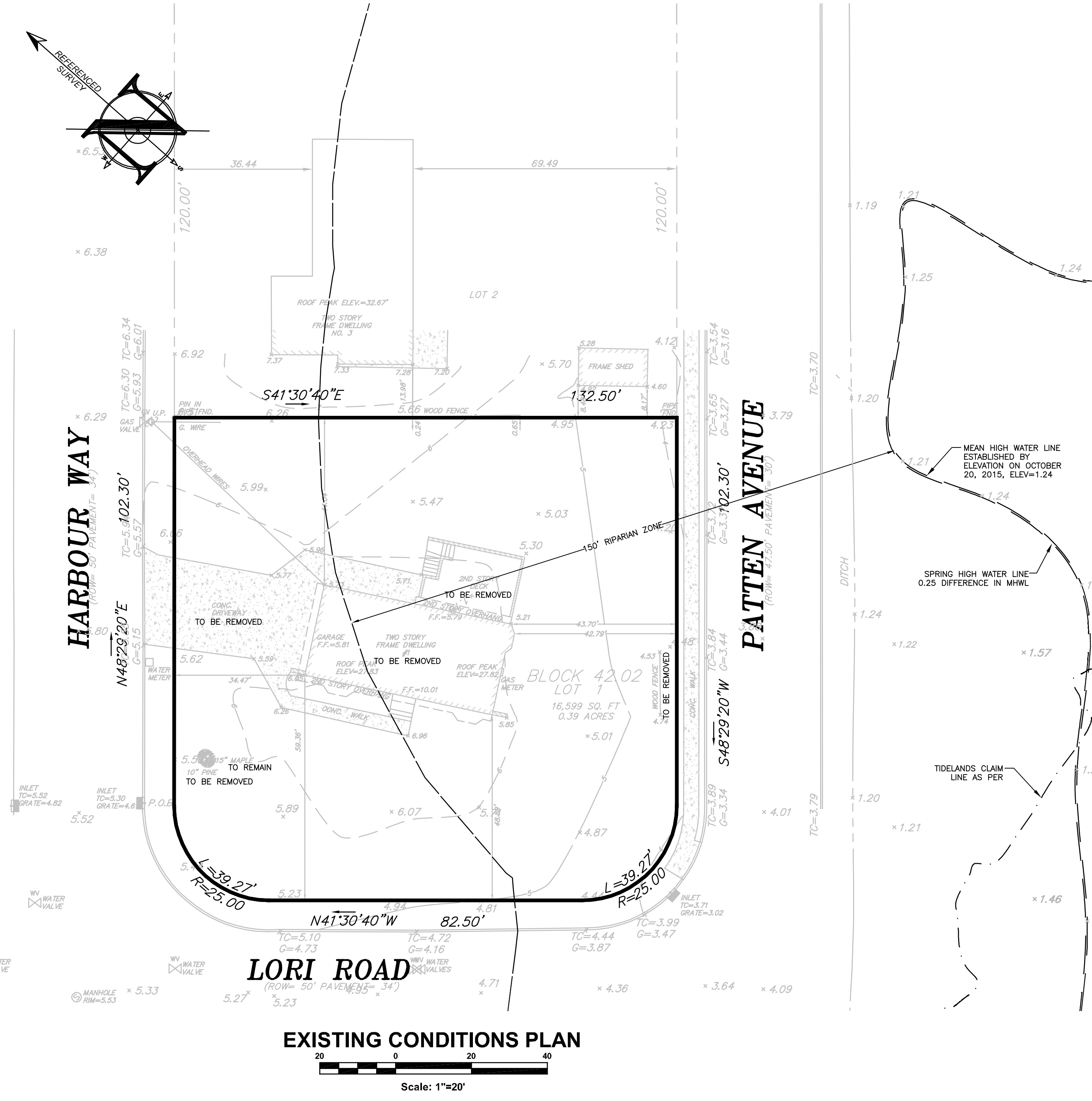


PROJECT INFORMATION	
PROJECT NAME:	MEYER RESIDENCE
PROJECT LOCATION:	BLOCK 42.02, LOT 1 1 LORI ROAD BOROUGH OF MONMOUTH BEACH, MONMOUTH COUNTY, NJ
OWNER:	MEYER, WILLIAM & JOAN C. MONMOUTH BEACH, NJ 07750
APPLICANT:	MEYER, WILLIAM & JOAN C. 1 LORI ROAD MONMOUTH BEACH, NJ 07750
APPLICANT'S PROFESSIONALS	
ARCHITECT:	MICHAEL GRAVES ARCHITECTS & DESIGN 341 NASSAU STREET PRINCETON, NJ 08540
SURVEYOR:	C.C. WIDDIS SURVEYING, LLC 175 BROADWAY LONG BRANCH, NJ 07740



ZONING COMPLIANCE CHART					
A (SINGLE FAMILY) ZONE					
USE: PERMITTED/NOT PERMITTED					
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
30-11.4	MIN. LOT AREA (SF)	15,000	16,599 (0.3 AC)	NO CHANGE	YES
30-11.4	MIN. LOT WIDTH (FT)	100	127.3	NO CHANGE	YES
30-11.4	MIN. LOT DEPTH (FT)	100	132.5	NO CHANGE	YES
PRINCIPAL BUILDING					
30-11.4	MIN. FRONT YARD SETBACK (FT)	26.62 (1)(2)	34.5	30.86	YES
30-11.4	MIN. REAR YARD SETBACK	30 (4)	42.8	38.59	YES
30-11.4	MIN. SIDE YARD SETBACK				
30-11.4	ABUTTING FRONT YARD (LORI ROAD)(FT)	25 (1)	48.9	25.59	YES
30-11.4	MIN. SIDE YARD SETBACK (FT)	12	44.0	12.72	YES
30-11.4	MAX. BUILDING HEIGHT (FT)	35 (3)	23.9	38.00	YES
ACCESSORY BUILDING					
30-5.8	MIN. SIDE/REAR YARD SETBACK (<100 SF)(FT)	3	N/A	N/A	YES
30-5.8	MIN. SIDE/REAR YARD SETBACK (>100 SF)(FT)	5	N/A	N/A	YES
30-5.8	MAX. GROSS FLOOR AREA	700	N/A	N/A	YES
30-5.8	MAX. BUILDING HEIGHT (FT-STY)	18/1	N/A	N/A	YES
LOT COVERAGE					
30-11.4	MIN. LIVABLE FLOOR AREA - PRINCIPAL (2-STORY)				
	ONE FLOOR (SF)	1,200	(a)	3,368	YES
	TOTAL (SF)	2,300	(a)	5,947	YES
30-11.4	MAX. IMPERVIOUS COVERAGE (%)	40	18.5	35.8	YES
30-11.4	MAX. BUILDING COVERAGE (%)	27	10.3	22.0	YES

(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION N/S - NOT APPLICABLE
 (E) EXISTING VARIANCE (X) VARIANCE / NON-COMPLIANCE ELIMINATED N/S - NOT SPECIFIED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER
 (A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
 (1) PER SCHEDULE 30-11.4 IN THE BOROUGH ORDINANCE, THE FRONT YARD SETBACK IN THE A ZONE SHALL BE 25 FEET EXCEPT THAT NO BUILDING SHALL BE NEARER THE STREET THAN THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT AND WITHIN THE SAME BLOCK - SEE GENERAL NOTE #12
 (2) SECTION 30-5.5 (1) - ROOFED, UNHEATED, OPENSIDED PORCHES (ON THE GROUND OR FIRST FLOOR) MAY EXTEND UP TO FIVE (5) FEET INTO THE REQUIRED FRONT YARD SETBACK OR UP TO THREE (3) FEET INTO THE REQUIRED SIDE YARD SETBACK WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 22-3.2 BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR IN SUBSECTION 22-4.36. USE OF OTHER BASE FLOOD DATA, UNROOFED LANDINGS, STOOPS AND STAIRS MAY BE PERMITTED TO EXTEND UP TO TEN (10) FEET BEYOND THE FRONT SET BACK LINE OF A RESIDENTIAL ZONE. STEPS MAY ENCR OACH TEN (10) FEET INTO THE FRONT YARD SETBACK
 (3) SECTIONS 30-2.3 & 30-5.12 C - BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE AS MEASURED BY THE CROWN OF THE ROOF OF THE IMPROVED STREET ON WHICH IT FRONTS AT THE MID-POINT OF THE LOT. THE BUILDING HEIGHT SHALL NOT EXCEED THIRTY-FIVE (35) FEET EXCEPT IN THOSE INSTANCES WHERE STRUCTURES, IN AREAS OF SPECIAL FLOOD HAZARD, HAVE THE LOWEST FLOOR THIRTY-SIX(36) INCHES ABOVE THE ADVISORY BASE FLOOD ELEVATION AS DEFINED IN CHAPTER 22. IN THOSE INSTANCES THE MAXIMUM BUILDING HEIGHT MAY BE INCREASED BY THREE FEET. THE HEIGHT LIMITATIONS CREATED HEREUNDER SHALL APPLY TO CHIMNEYS, VENTILATORS, SKYLIGHTS, TANKS, STAIR TOWERS, ELEVATOR TOWERS, APPURTENANCES USUALLY CARRIED ABOVE THE ROOF LEVEL AND NONCOMMERCIAL RADIO AND TELEVISION ANTENNAS ATTACHED TO A BUILDING, EXCEPT THAT THE SAME MAY EXCEED THE HEIGHT LIMITATION BY NOT MORE THAN FIFTEEN (15) FEET EXCEPT THAT SKYLIGHTS, HEATING AND AIR CONDITIONING EQUIPMENT AND VENTILATORS MAY EXCEED THE HEIGHT LIMITATION BY NO MORE THAN FOUR (4) FEET. SUCH FEATURES SHALL NOT EXCEED, IN TOTAL COVERAGE, TWENTY (20%) PERCENT OF THE TOTAL ROOF AREA.
 (4) SECTION 30-5.5B - FOR THE PURPOSES OF CALCULATING THE AVERAGE FRONT SETBACK OF DWELLINGS 200 FEET OR GREATER, THE YARD UPON WHICH THE EXISTING PRINCIPAL BUILDING FACES SHALL BE CONSIDERED THE FRONT YARD AND THE YARD TO THE REAR OF THE EXISTING PRINCIPAL BUILDING SHALL BE CONSIDERED A REAR YARD.

LEGEND	
EXISTING	PROPOSED

INSITE Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA28083200
 1913 ATLANTIC AVE., SUITE F4, WALL, NJ 08736
 732-531-7100 (Ph) 732-531-7344 (Fax)
 insite@insiteeng.net www.insiteeng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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PRELIMINARY

JASON L. FIGHTER, PE, PP, CFM, CME
 NJPE 43118 NJPP 5726 PAPE 61968
 DEPE 3813 NYPE 802295 CTPE 23291
 NCEP 33336 DCPE 900882 COPE 36605

REVISIONS		
NO.	DATE	COMMENT
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4	04/06/15	REVISED PER ARCHITECT
3	12/15/15	REVISED FOR CAPRA SUBMISSION
2	11/05/15	REVISED PER BOROUGH
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SCALE: AS SHOWN DESIGNED BY: PRW
 DATE: 09/10/15 DRAWN BY: TJJ
 JOB #: 15-565-02 CHECKED BY: JLF
 CAD ID: 15-565-02/6_PLOT

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APPROVED BY:

FOR CONSTRUCTION	
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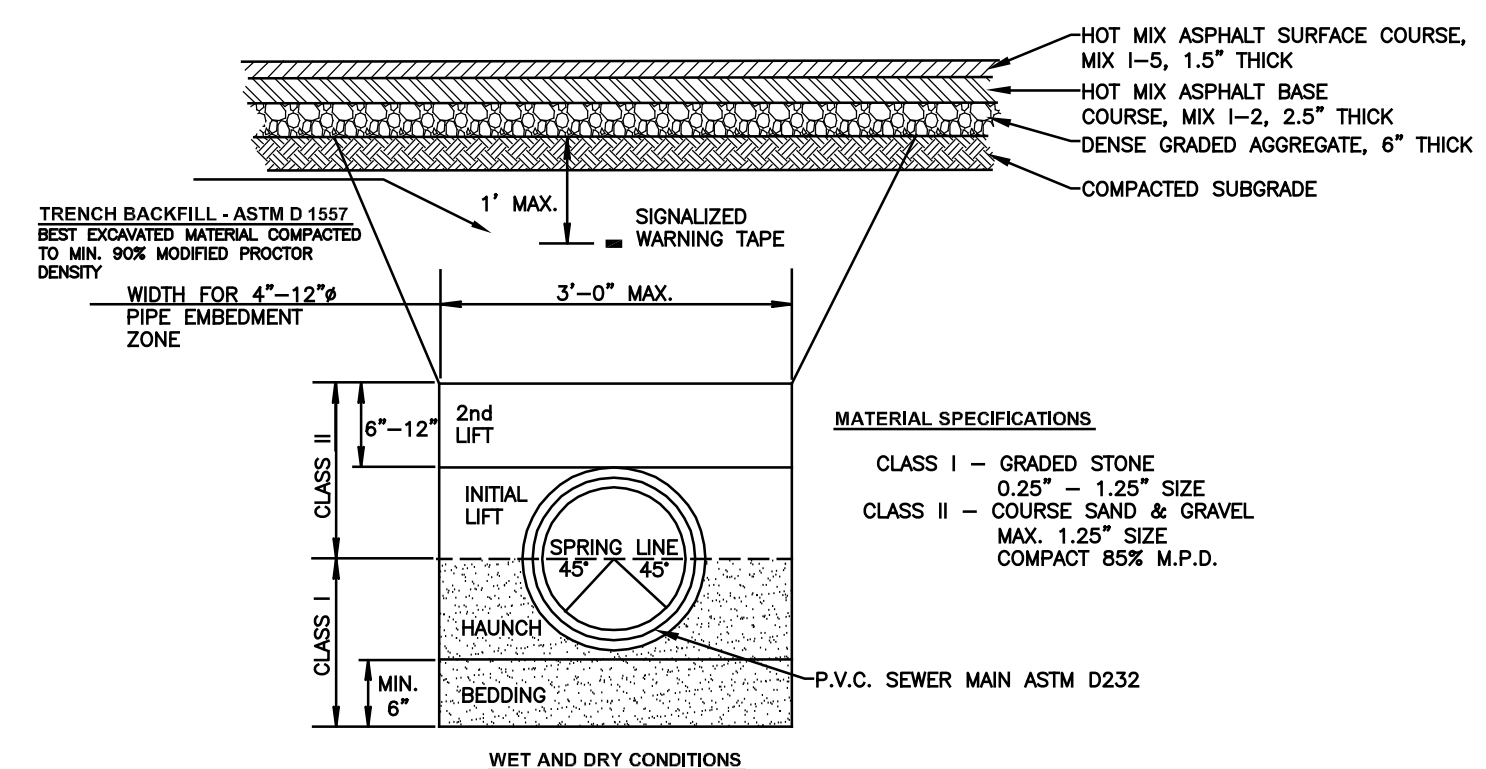
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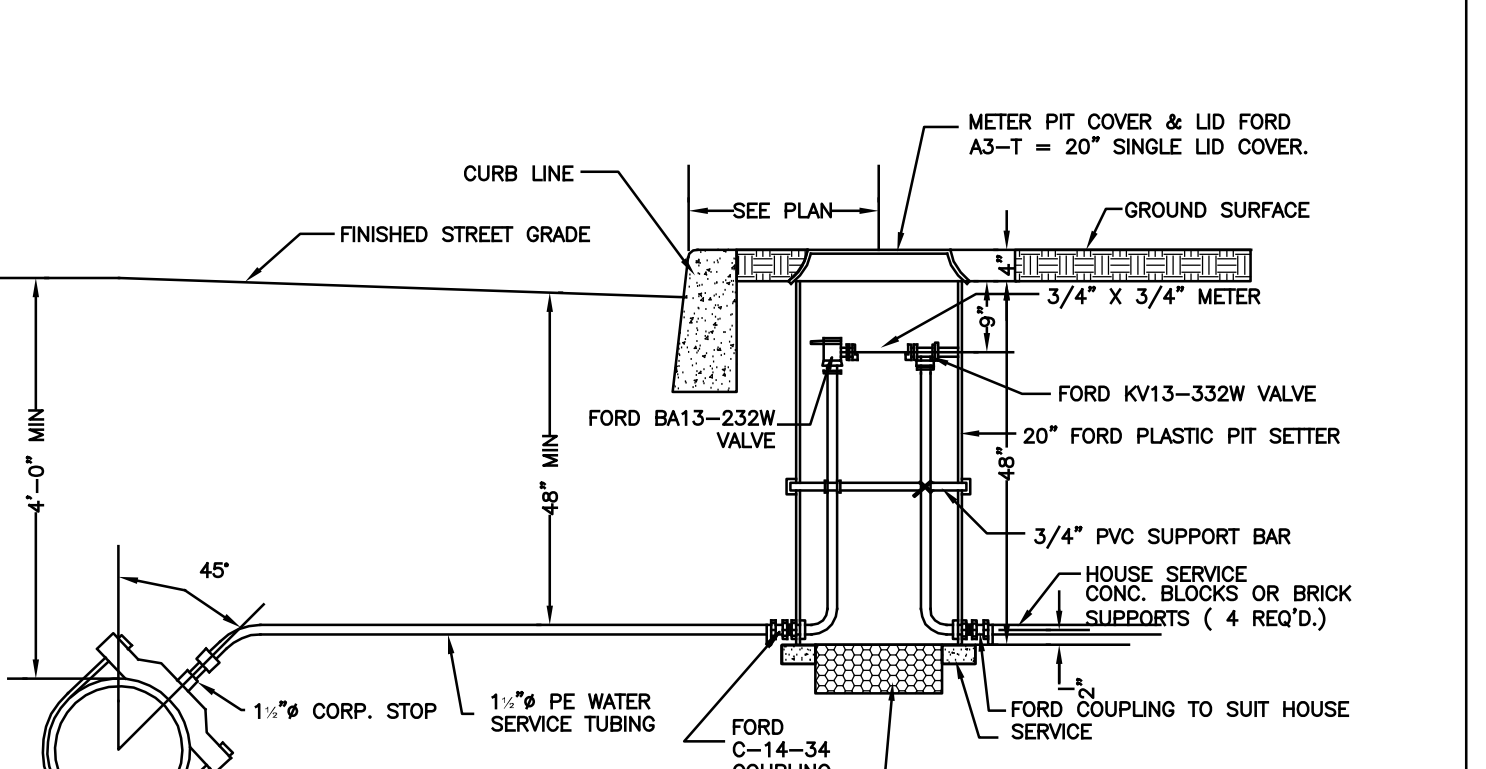
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SHEET NO.: 2 OF 5

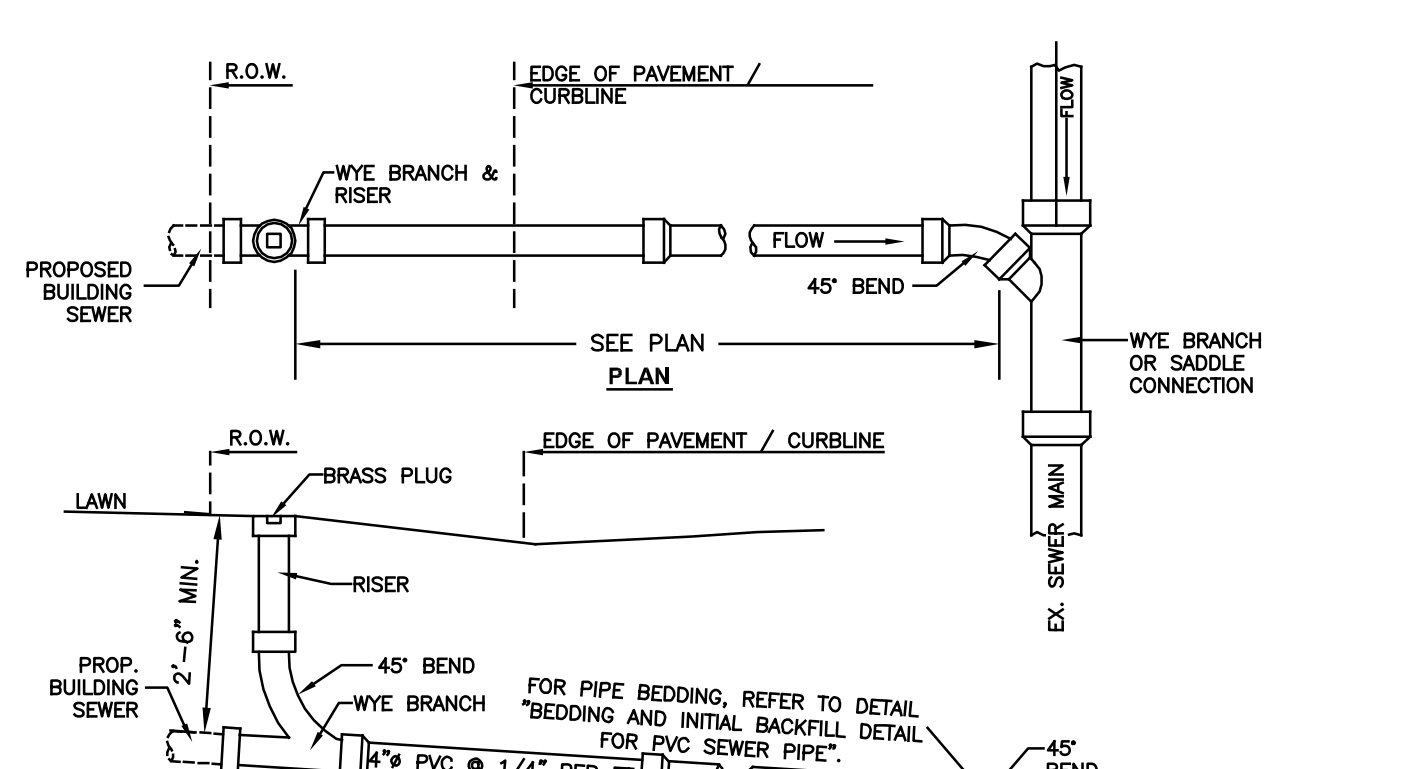
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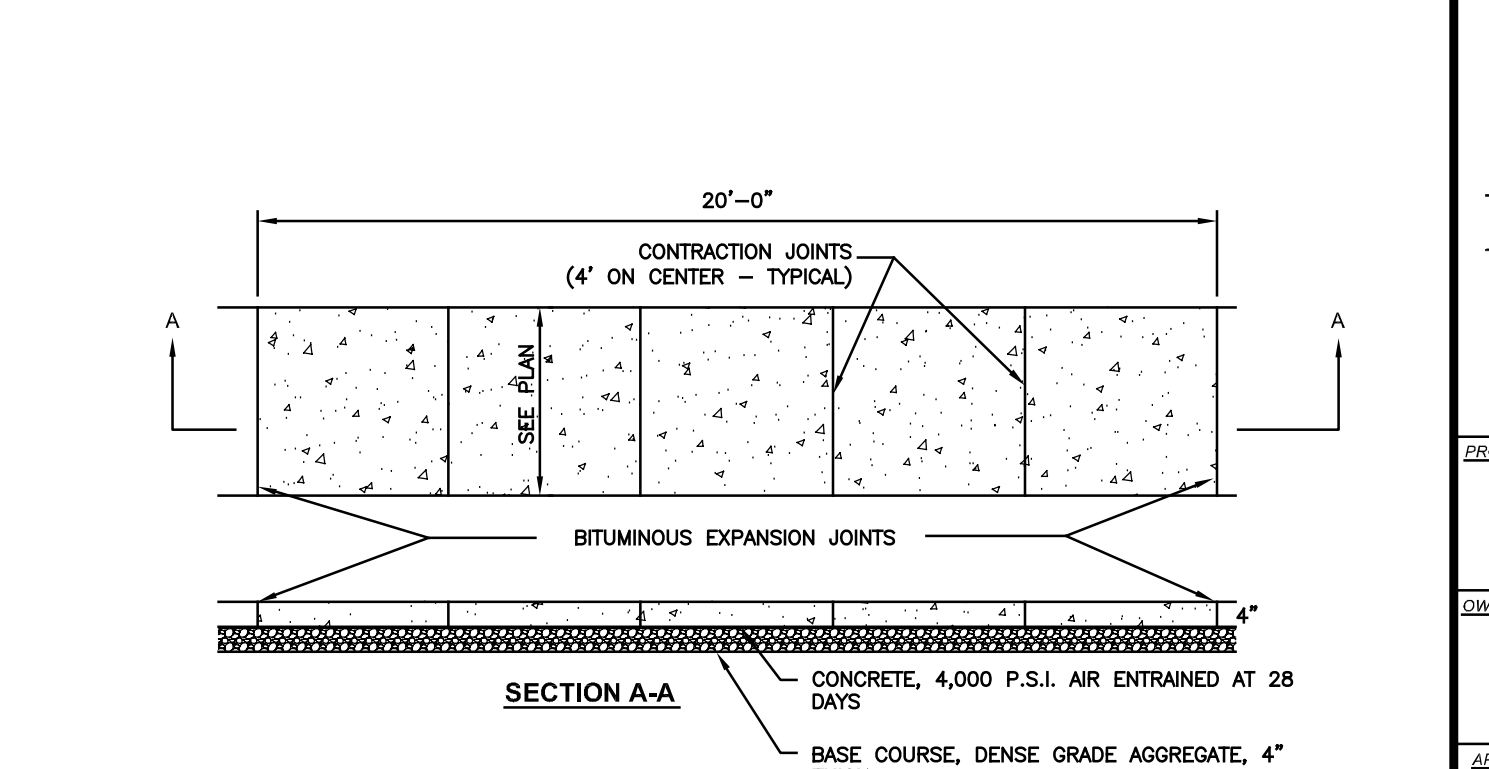
UTILITY TRENCH & PAVEMENT REPAIR
NTS



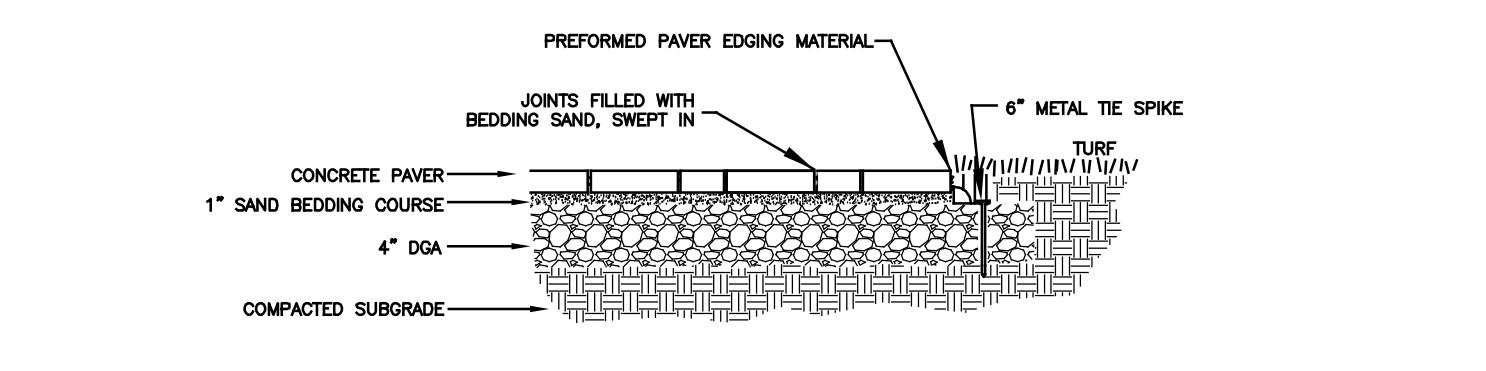
WATER SERVICE CONNECTION WITH FORD METER PIT
NTS



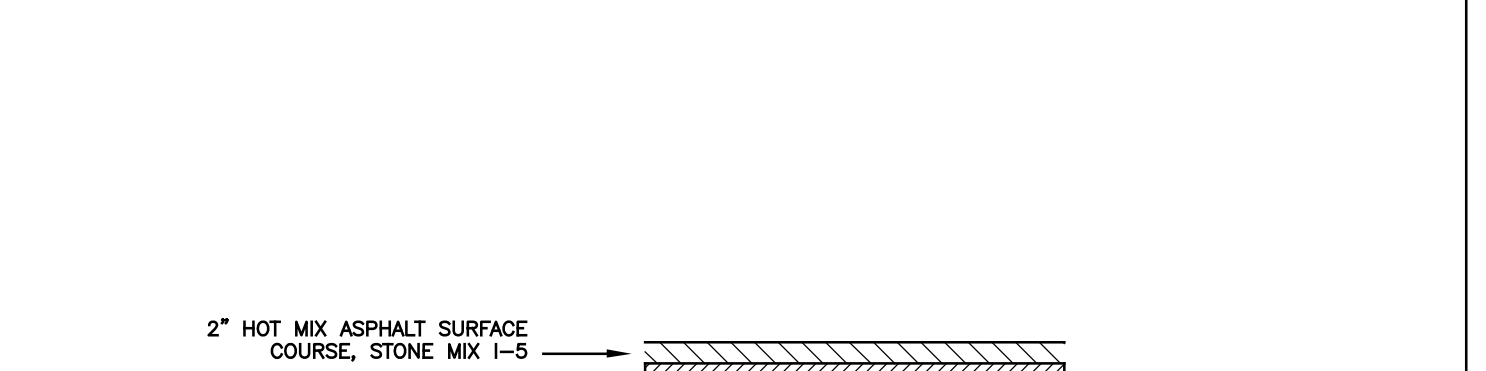
SANITARY LATERAL CONNECTION WITH CLEANOUT - SEWER DEPTH 10' OR LESS
NTS



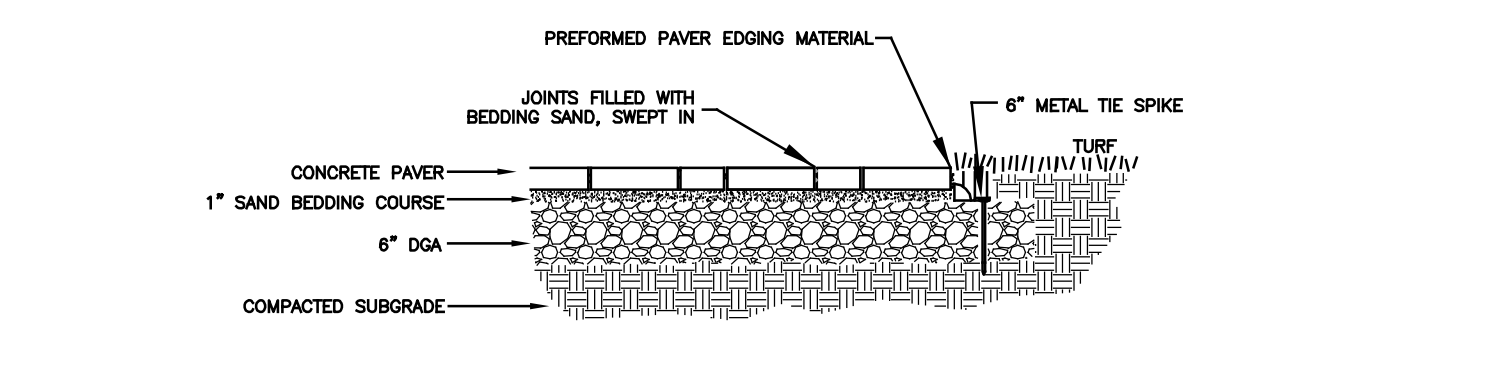
CONCRETE SIDEWALK
NTS (SW-01)



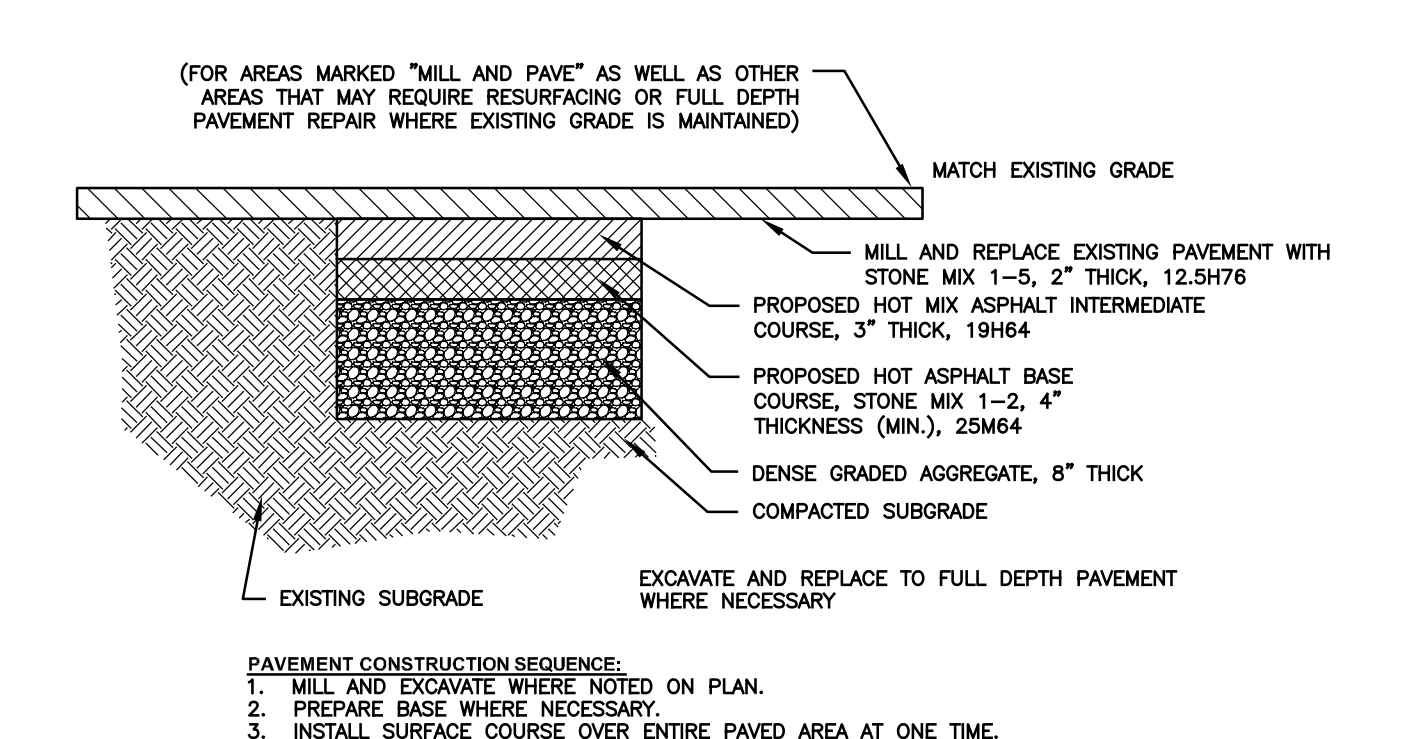
CONCRETE PAVER WALKWAY INSTALLATION
NTS



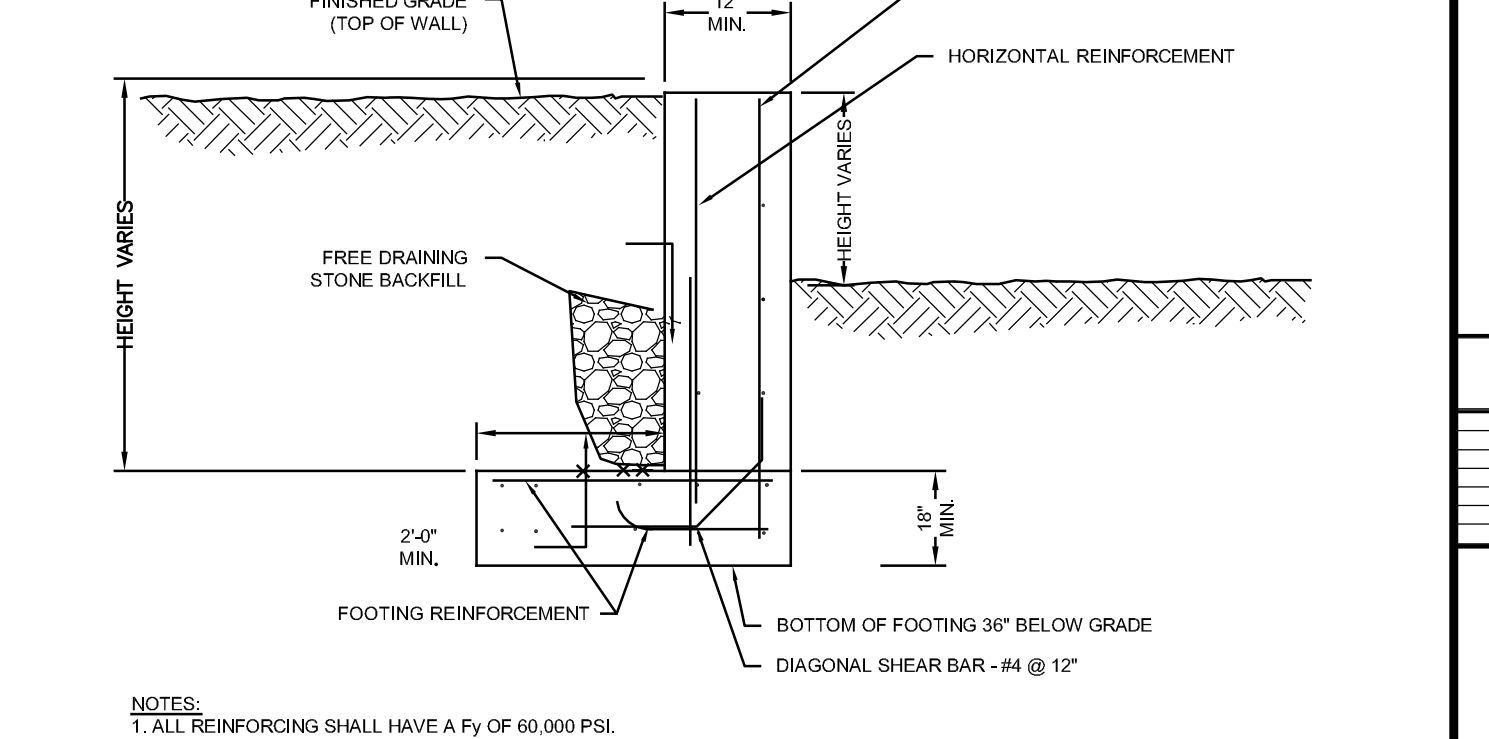
BITUMINOUS DRIVEWAY
NTS



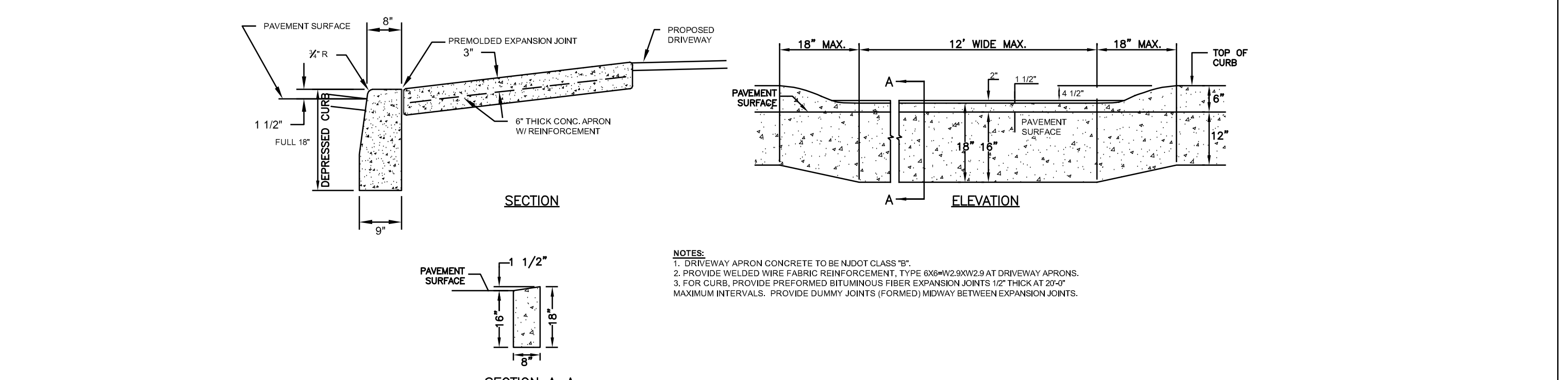
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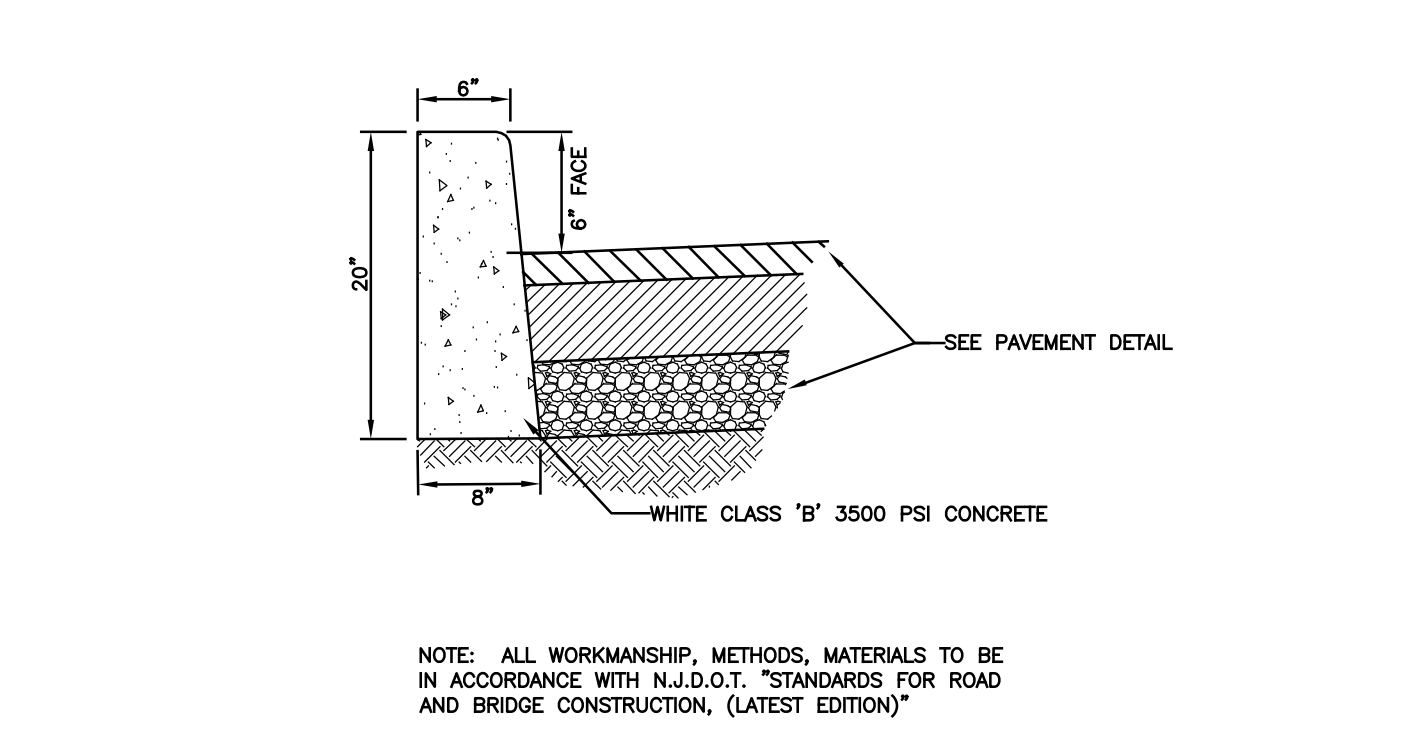
PAVEMENT REPAIR
NTS (PV-02)



REINFORCED CONCRETE RETAINING WALL
NTS (NOT FOR CONSTRUCTION)



DEPRESSED CURB & DRIVEWAY APRON
NTS



CONCRETE CURB
NTS (CB-01)

PROJECT INFORMATION

PROJECT NAME: MEYER RESIDENCE

PROJECT LOCATION: BLOCK 42.02, LOT 1, 1 LORI ROAD, BOROUGH OF MONMOUTH BEACH, MONMOUTH COUNTY, NJ

OWNER: MEYER, WILLIAM & JOAN C., 1 LORI ROAD, MONMOUTH BEACH, NJ 07750

APPLICANT: MEYER, WILLIAM & JOAN C., 1 LORI ROAD, MONMOUTH BEACH, NJ 07750

APPLICANT'S PROFESSIONALS:

ARCHITECT: MICHAEL GRAVES ARCHITECTS & DESIGN, 341 MASSAU STREET, PRINCETON, NJ 08540

SURVEYOR: C.C. WIDDIS SURVEYING, LLC, 175 BROADWAY, LONG BRANCH, NJ 07740

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SINCE 2003

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ELECTRICAL	RED
GAS/OLEF	YELLOW
COMMUNICATIONS	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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Engineering • Surveying • Planning

INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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NJPE 43118 NJPP 5726 PAPE 61968
DEPE 3813 NYPE 802295 CTPE 23291
NCPCE 33336 DCPE 900682 COPE 36605

REVISIONS

REV.	DATE	DESCRIPTION
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4	08/05/15	REVISED PER ARCHITECT
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JOB #: 15-565-02 CHECKED BY: JLF
CAD ID: 15-565-0216_PLOT

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FOR CONSTRUCTION

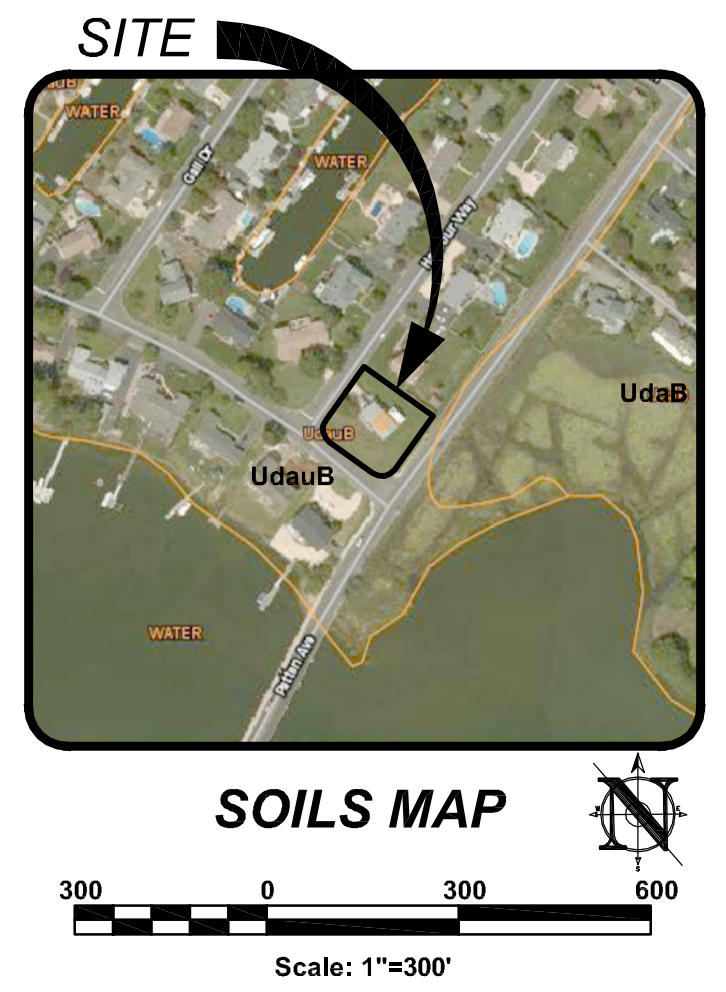
PLAN INFORMATION

DRAWING TITLE: PLOT PLAN

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NO.: 3 OF 5

File: X:\Jobs\015 - 15-565-02 - 1 LORI RD, Monmouth Beach, NJ\0155650200\DWG\01 - PLOT.dwg, 10/10/2015 10:03:00 AM



PROJECT INFORMATION

PROJECT NAME:
MEYER RESIDENCE

PROJECT LOCATION:
BLOCK 42.02, LOT 1
1 LORI ROAD
BOROUGH OF MONMOUTH BEACH,
MONMOUTH COUNTY, NJ

OWNER:
MEYER, WILLIAM & JOAN C.
1 LORI ROAD
MONMOUTH BEACH, NJ 07750

APPLICANT:
MEYER, WILLIAM & JOAN C.
1 LORI ROAD
MONMOUTH BEACH, NJ 07750

APPLICANT'S PROFESSIONALS

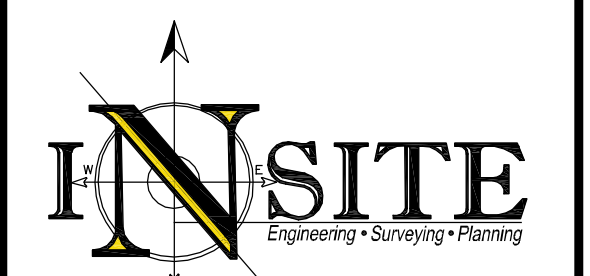
ARCHITECT:
MICHAEL GRAVES ARCHITECTS & DESIGN
341 NASSAU STREET
PRINCETON, NJ 08540

SURVEYOR:
C.C. WIDDIS SURVEYING, LLC
175 BROADWAY
LONG BRANCH, NJ 07740



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(at least 3 days prior to excavation)

ELECTRICAL	RED
GAS LINE	YELLOW
COMMUNICATIONS	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE



INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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REVISIONS

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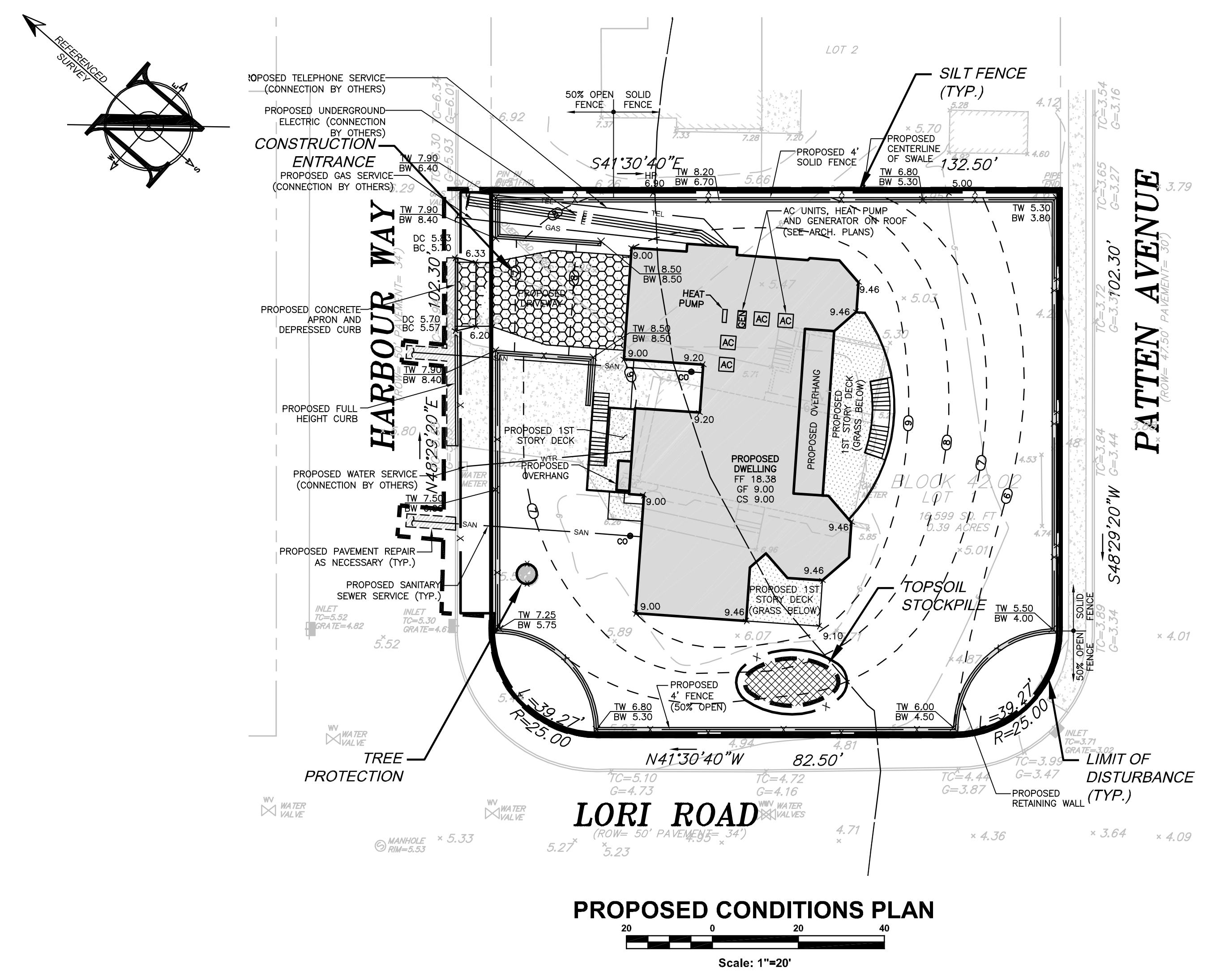
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PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.:
4 OF 5



SOIL DESIGNATION LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME
UdaB	Udortherents, 0 to 8 percent slopes
Udaub	Udortherents—Urban land complex, 0 to 8 percent slopes
WATER	Water

SOIL EROSION LEGEND

--- LIMIT OF DISTURBANCE
--- STABILIZED CONSTRUCTION ENTRANCE
--- SILT FENCE
○ INLET PROTECTION
○ PROPOSED TREE PROTECTION

■ RIP-RAP APRON, SCOUR HOLE
■

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 0.41 AC.

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SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FRESH SOIL CONSERVATION DISTRICT 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...

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION...

2. SEEDED PREPARATION
A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED...

3. SEEDING
A. SEED GERMINATION SHALL HAVE BEEN WITHIN 12 MONTHS OF THE PLANTING DATE...

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION...

2. SEEDED PREPARATION
A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS...

3. SEEDING
A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF...

4. MULCHING
MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED...

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT...

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS...

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS...

2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.

3. CRIMPED MULCH ANCHORING TOOL. A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH...

4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH...

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS...

5. PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COPPER MYCERES, TACKIFIERS, FERTILIZERS AND COLORING AGENTS...

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE WINTER OF 2015 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY...

CONTINUOUSLY 1 WEEK
1. DRAINAGE CLEARING AND GRADING
2. TEMPORARY SEEDING
3. UTILITY INSTALLATION

TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

SEED MIXTURE PLANTING RATE (LBS/1000 LBS/ACRE)
HARD FESCUE AND/OR STRONG CREeping REED FESCUE 1 (45)

"ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 9/1-11/4"
"OPTIMAL SEEDING DATES: 8/15-10/31"
"SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED"

1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION...

2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY 850 F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7...

3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 850F. MANY GRASSES BECOME ACTIVE AT 800F...

4. 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...

5. MULCHING
MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT...

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS...

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4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH...

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

5. PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COPPER MYCERES, TACKIFIERS, FERTILIZERS AND COLORING AGENTS...

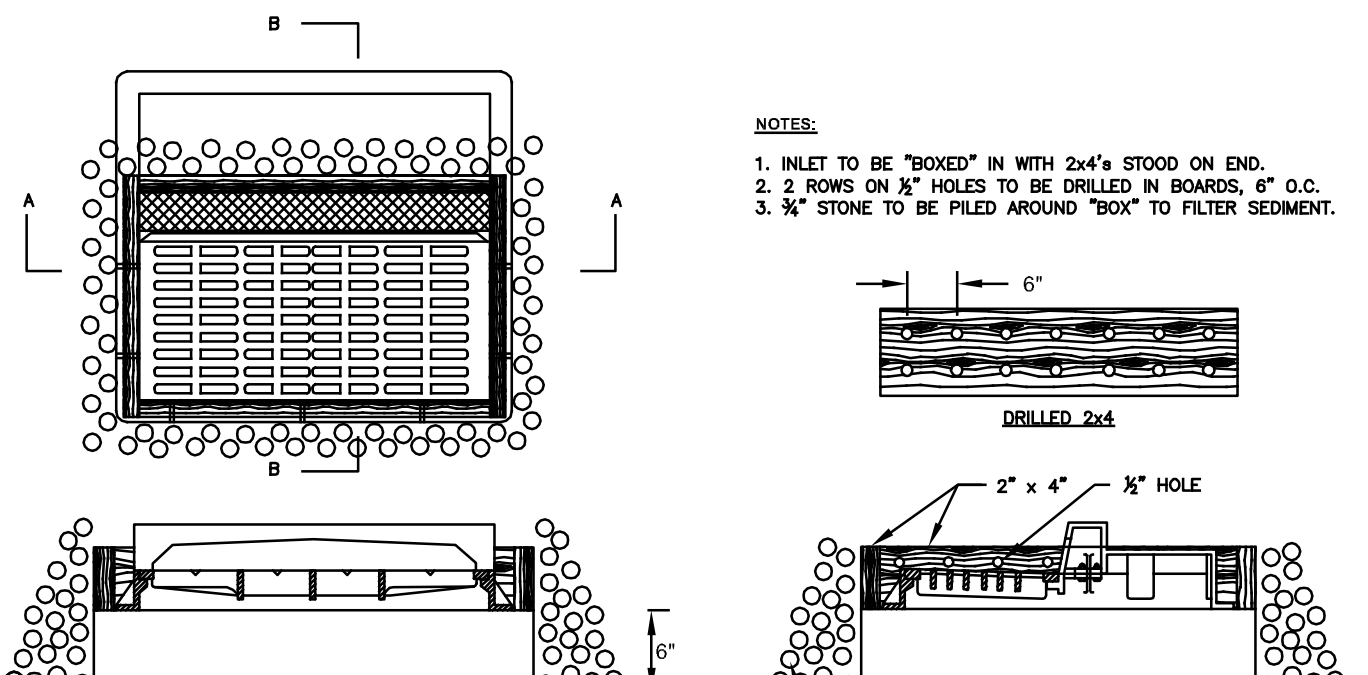
6. PELLETTIZED MULCH, COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COPPER MYCERES, TACKIFIERS, FERTILIZERS AND COLORING AGENTS...

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDED, APPLYING NUTRIENTS...

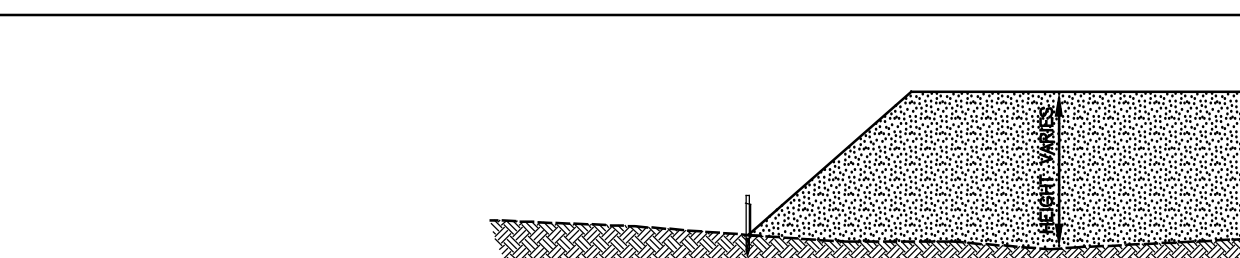
8. WOOD-FIBER OR PAPER-FIBER MULCH SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS...

9. PELLETIZED MULCH, COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COPPER MYCERES, TACKIFIERS, FERTILIZERS AND COLORING AGENTS...

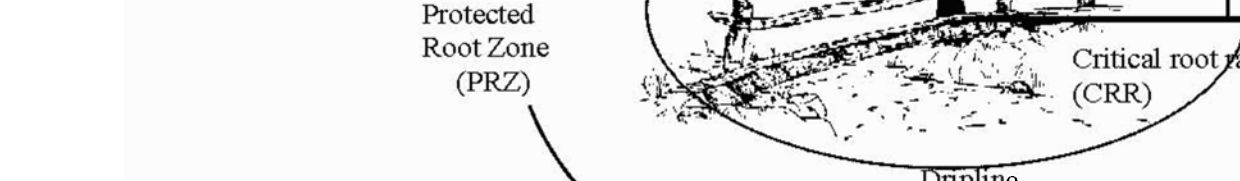
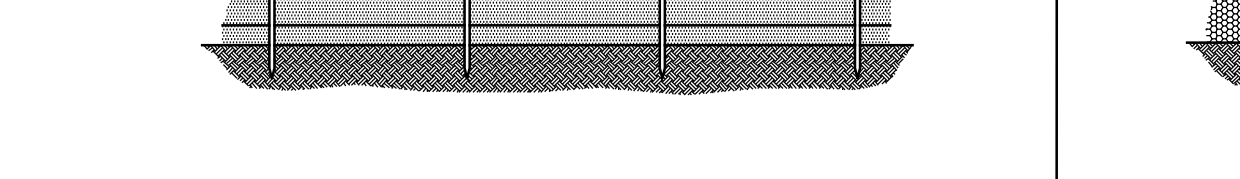
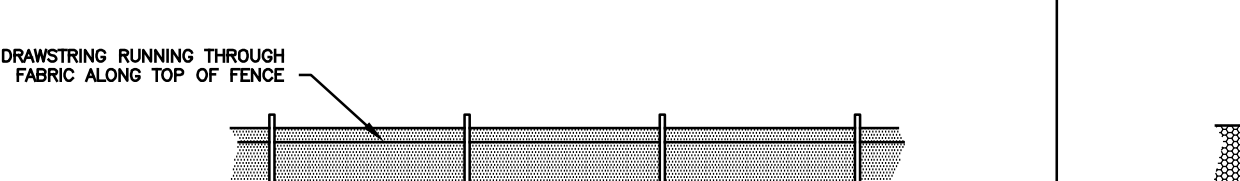
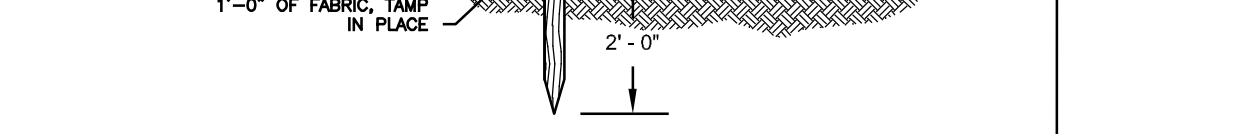
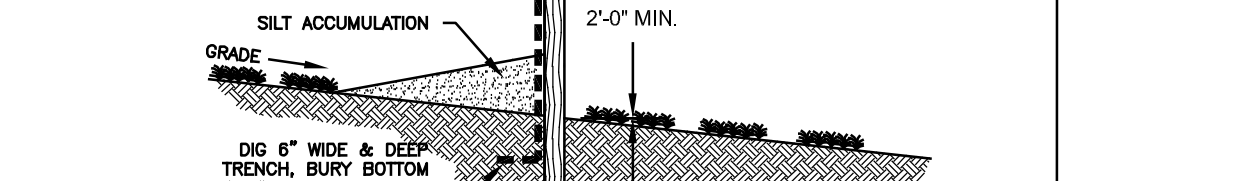
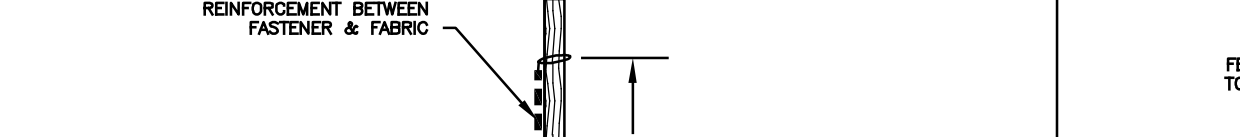
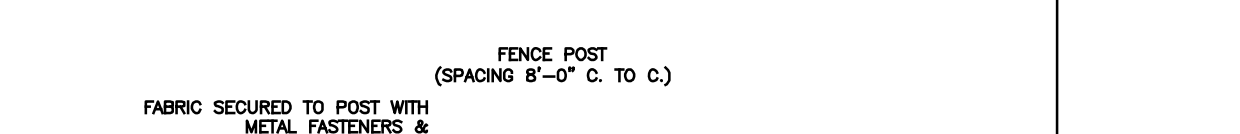
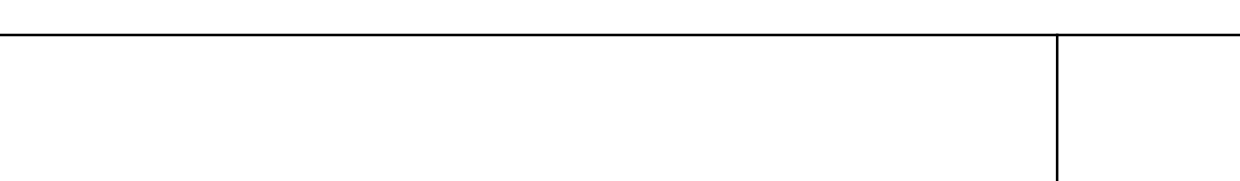
10. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETTIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE...



INLET PROTECTION NTS



SECTION THROUGH SOIL STOCKPILE (TYP.) NTS



NOTES:
1. INLET TO BE "TWOXED" IN WITH 2x4'S STOOD ON END.
2. 2. INLETS ON 3/2" HOLES TO BE DRILLED IN BOARDS, 6\"/>

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION...

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