

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 30 DAYS SHALL BE SUBJECT TO CONSTRUCTION PRACTICES THAT WILL PREVENT EROSION. TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NO STATE STANDARDS.
3. PERMANENT VEGETATION SHALL BE SEEDING OR SOODED ON ALL EXPOSED AREAS PROTECTION (NO) DURING THE ESTABLISHMENT, WHICH WILL BE USED FOR PROTECTION UNTIL SEEDS IS ESTABLISHED.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7A N.J.A.C. 17:27 REVISED JANUARY 2014.
5. A Silt-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SILT-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS) WILL BE SUITABLE EQUIPMENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
7. ANY STEEP SLOPES (I.E. SLOPES GREATER THAN 3:1) RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS.
8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50"x30"x6" PAD OF 1/2" OR 2" CONTROL, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. THE SOWERSSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS COMPLETED, THE SOIL SHALL BE MULCHED TO PROTECT THE SOIL FROM EROSION AND TO BE ACCOMPANIED BY A SOIL MULCHING OPERATOR. MULCH SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. CONDITIONS NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A WINDROW APPLICATION TO A DEPTH OF 3 INCHES (UNBERTILLED) IS REQUIRED ON ALL SITES.

TEMPORARY AND PERMANENT STABILIZATION NOTES

- 1) TEMPORARY STABILIZATION - ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO DISTURBANCE BY APPLYING THE FOLLOWING:
 - a) GROUND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
 - b) FERTILIZER AT A RATE OF 14 POUNDS PER 1,000 SQUARE FEET USING A RATE OF 10 POUNDS PER ACRE AND EQUIVALENT WATERSHED TO THE SOIL A MAXIMUM OF 4".
 - c) SEED SHALL BE ANNUAL PREGRASS APPLIED AT NOT LESS THAN ONE POUND PER 1,000 SQUARE FEET.
 - d) MULCH ALL NEWLY SEEDING AREA WITH UNBOTTLED SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET ACCORDING TO THE NJ STANDARDS. MULCH SHALL NOT BE GROUND INTO BETWEEN SEEDING AND MULCHING.
 - e) MULCH SHALL BE ANCHORED WITH A LIQUID MULCH BINDER APPLIED AT A RATE OF ONE GALLON PER 1,000 SQUARE FEET OR BY APPROVED METHODS (LEFEG AND TWINE, MULCH NETTING).
- 2) BETWEEN OCTOBER 1 AND MARCH 1 AND WHEN THE SEASON PROHIBITS TEMPORARY SEEDING OR WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING, APPLYING THE AFOREMENTIONED ITEMS "D" AND "E" WILL BE ADEQUATE.
- 3) SEEDING DATES: THE FOLLOWING ARE THE RECOMMENDED SEEDING DATES FOR THE ESTABLISHMENT OF TEMPORARY OR PERMANENT VEGETATION:
 - a) SPRING: MARCH 15 - MAY 15
 - b) FALL: AUGUST 15 - OCTOBER 1

ADDITIONAL SOIL EROSION NOTES:

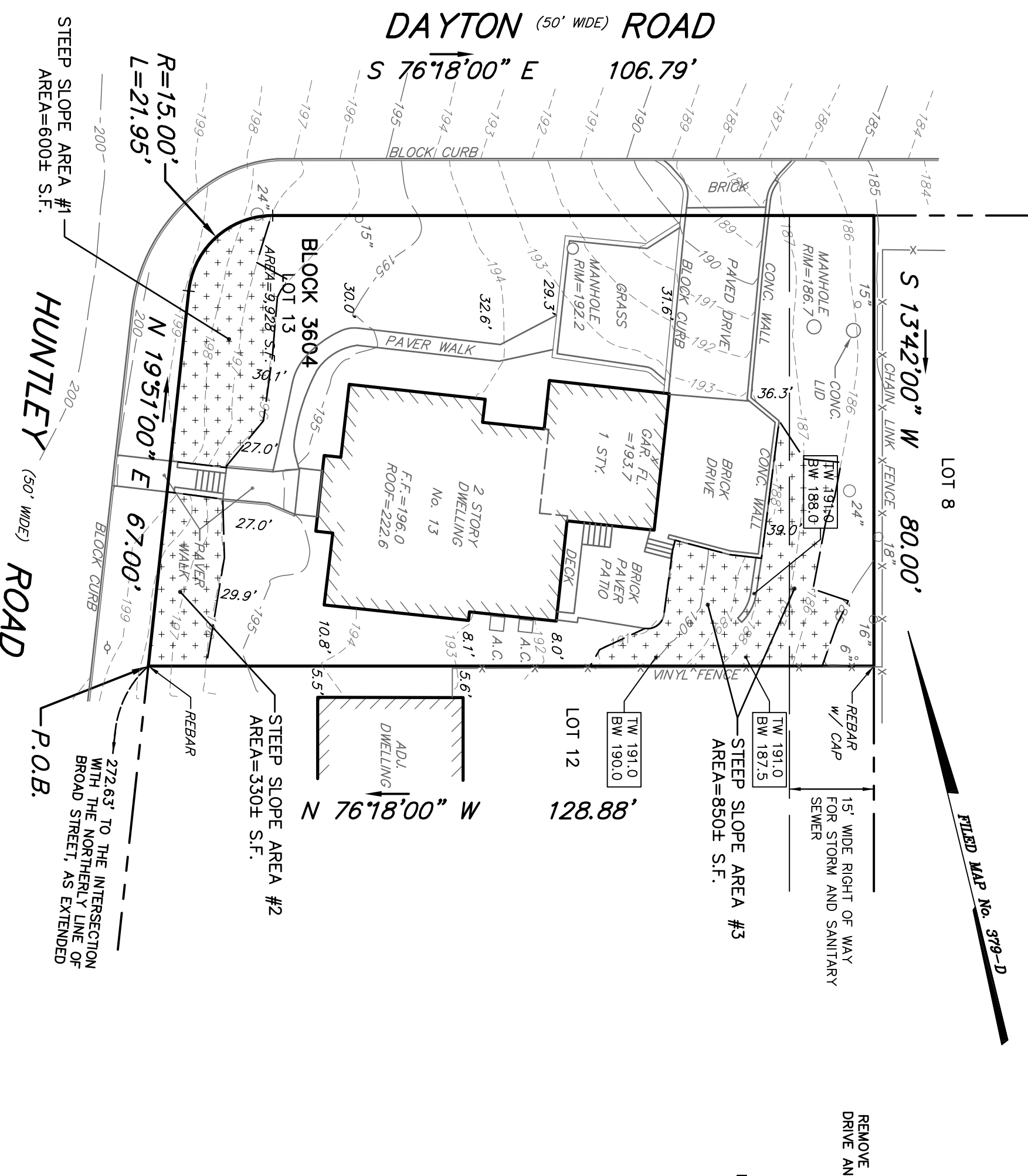
- 1) BASED UPON REVIEW OF THE U.S. DEPARTMENT OF AGRICULTURE'S NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY, THE PROJECT SITE CONSISTS OF URBAN LAND-HALLOON COMPLEX (USHLAB).
- 2) REVIEW OF THE FEMA FLOOD INSURANCE RATE MAPS FOR SLURMIT 0.2% ANNUAL CHANCE FLOODPLAIN.)
- 3) REVIEW OF THE NJ GEO-WEB, DEP'S INTERACTIVE GIS INTERFACE, SHOWS NO WETLANDS ON PROJECT SITE.

NOTES:

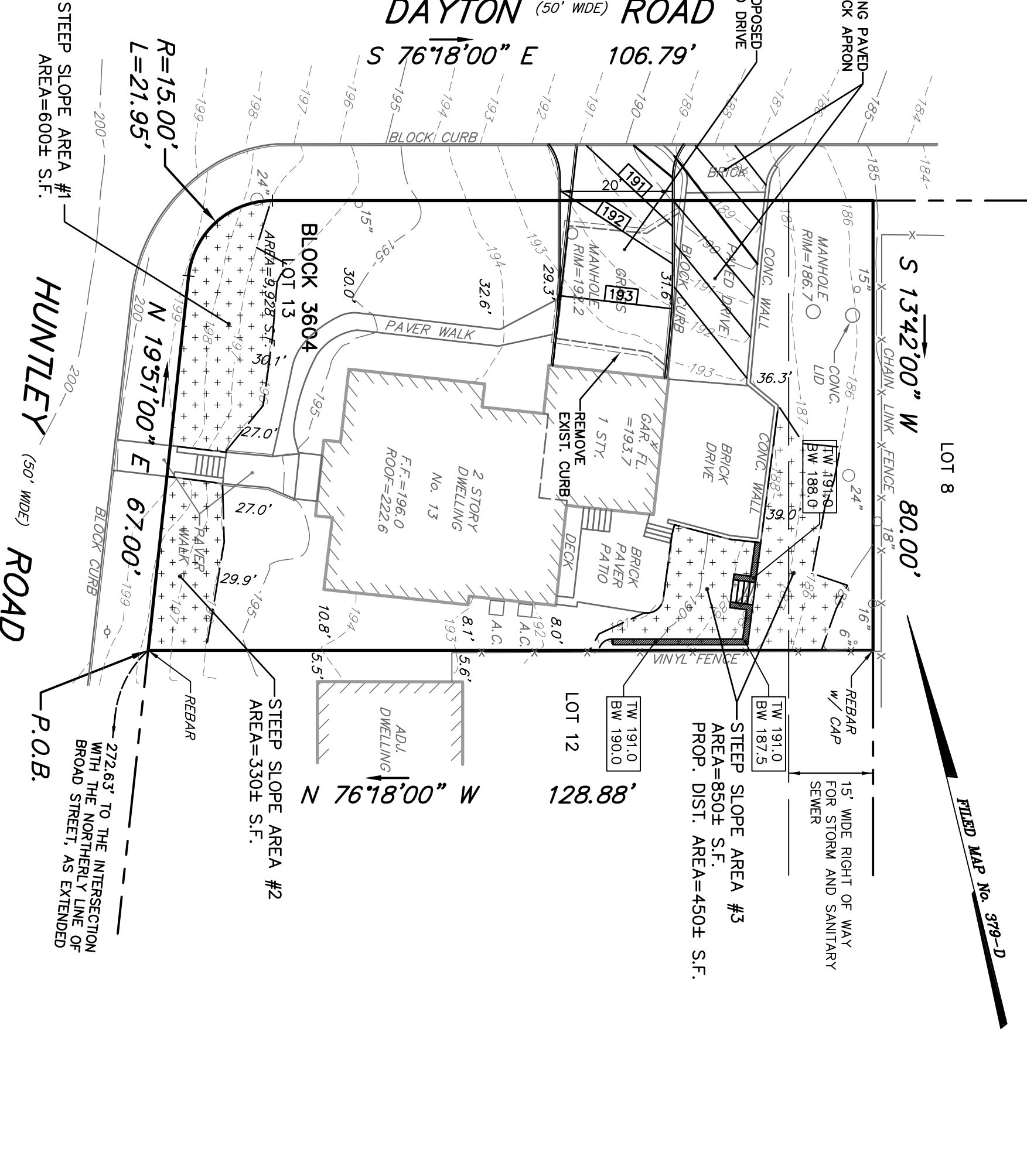
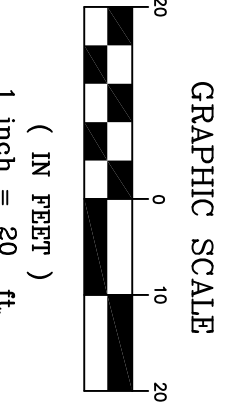
- 1) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON MAY 27, 2025. IF THIS PLAN DOES NOT HAVE A BASED SCALE, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.
- 2) VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RM ELEVATION AS SHOWN ON THIS PLAN, ELEVATION=188.7.
- 3) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ENVIRONMENTAL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE, MARKINGS BY THE UTILITY COMPANIES AND RECORDS AS LISTED ON THIS PLAN AS REFERENCES. APPROX B. CLARK, HIS FIRM MAKES NO GUARANTEES, EXPRESS OR IMPLIED, THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE OR ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE, WHETHER OR NOT SHOWN ON THIS PLAN, IT IS THE RESPONSIBILITY OF ANY CONTRACTOR EXCAVATING TO EXAMINE AND CALL FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 4) THE CITY ENGINEER MUST BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE OF INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND RELATED APPROPRIATENESS, INSTALL SOIL EROSION AND SEDIMENT CONTROL PROTECTIVE MEASURES AS REQUIRED BY THE CITY ENGINEER OR BY THE SOWERSSET-UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY SITE DEVELOPMENT WORK AT THE START OF CONSTRUCTION.
- 5) THE APPLICANT SHALL NOTIFY THE CITY ENGINEER PRIOR TO COMMENCING GRADING PERMIT APPROVAL.
- 6) THE APPLICANT SHALL GRAD THE PROPERTY AND INSTALL ANY REQUIRED CONTROL MEASURES AS MAY BE SHOWN ON THE APPROVED GRADING PLAN OR AS SPECIFIED IN THE GRADING PERMIT, OR BOTH, AND SHALL OBTAIN FINAL GRADING APPROVAL FROM THE CITY ENGINEER.
- 7) BEYOND THE BOUNDARIES OF THE PROJECT, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AUTHORIZES REMOVAL OF ALL EXCESS AND/OR EXCESS EXCAVATED SOIL WILL BE REMOVED FROM SITE.
- 8) ALL TREES IN THE WORK AREA NOT SCHEDULED FOR REMOVAL ARE TO BE PROTECTED IN ACCORDANCE WITH THIS PLAN, AND CITY REQUIREMENTS FOR THOSE TREES SCHEDULED FOR REMOVAL, A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY.
- 9) IN ACCORDANCE WITH 85-152.12, NO NEW STORM WATER DEVICES OR COVERAGES IS LESS THAN 300 SF. ANY NEW ROOF LEADERS ARE TO BE INSTALLED IN SUCH A WAY THAT ROOF WATER IS NOT DIRECTED TO ANY NEIGHBORING PROPERTY AND IS NOT DISCHARGED IN A LOCATION AND MANNER WHICH WILL CONTRIBUTE TO SOIL EROSION.

SOIL COMPACTION REMEDIATION NOTE

PER THE SOIL EROSION AND SEDIMENT CONTROL STANDARDS AS LISTED IN 19-2.7, "URBAN REDEVELOPMENT AREAS" ARE EXEMPT FROM COMPACTION REMEDIATION REQUIREMENTS. THE SITE IS LOCATED IN THE METROPOLITAN PLANNING AREA, P.M.A., AND IS CONSIDERED EXEMPT FROM THE COMPACTION REMEDIATION REQUIREMENTS.

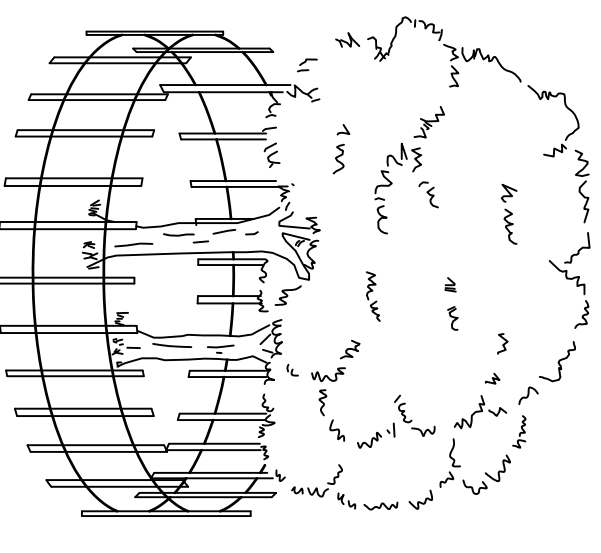


EXISTING CONDITIONS



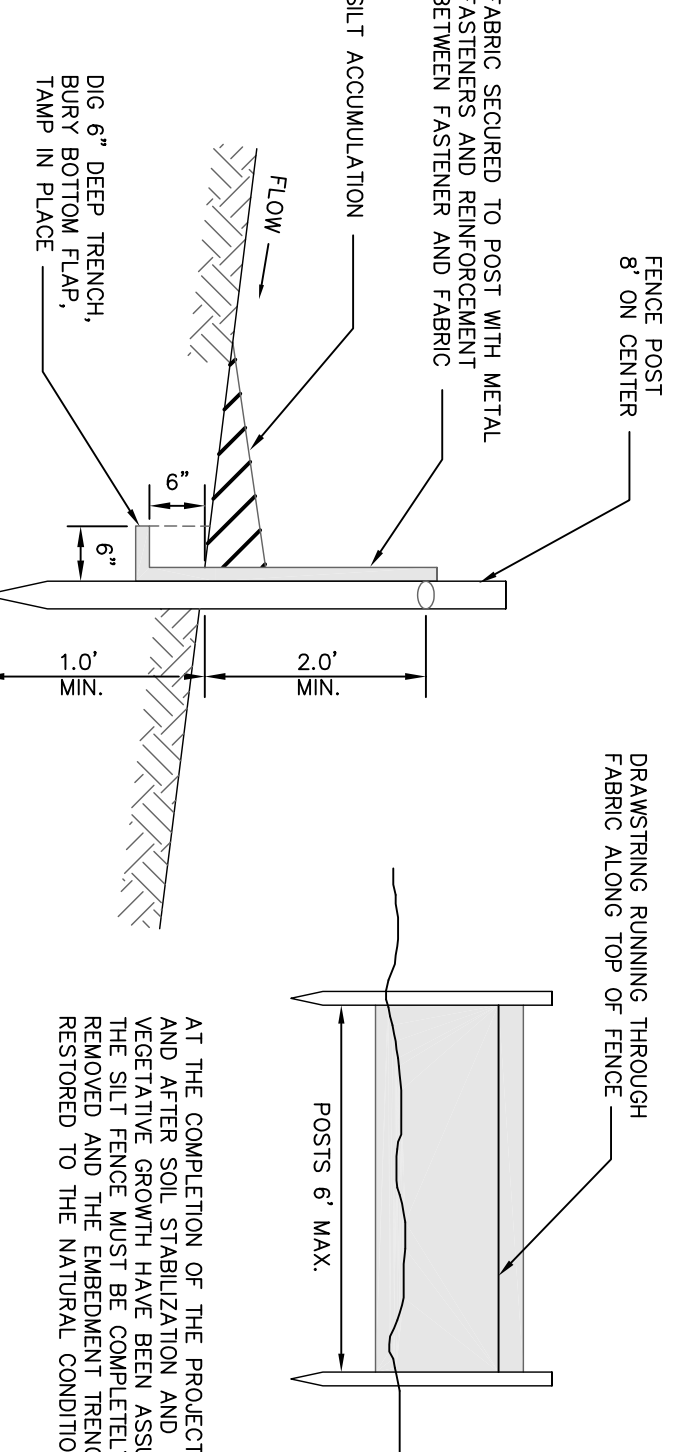
PROPOSED CONDITIONS

EXISTING STEEP SLOPE AREAS (SLOPE 1:5%)
TOTAL AREA=1700 S.F.
PROPOSED DISTURBANCE=450 S.F.



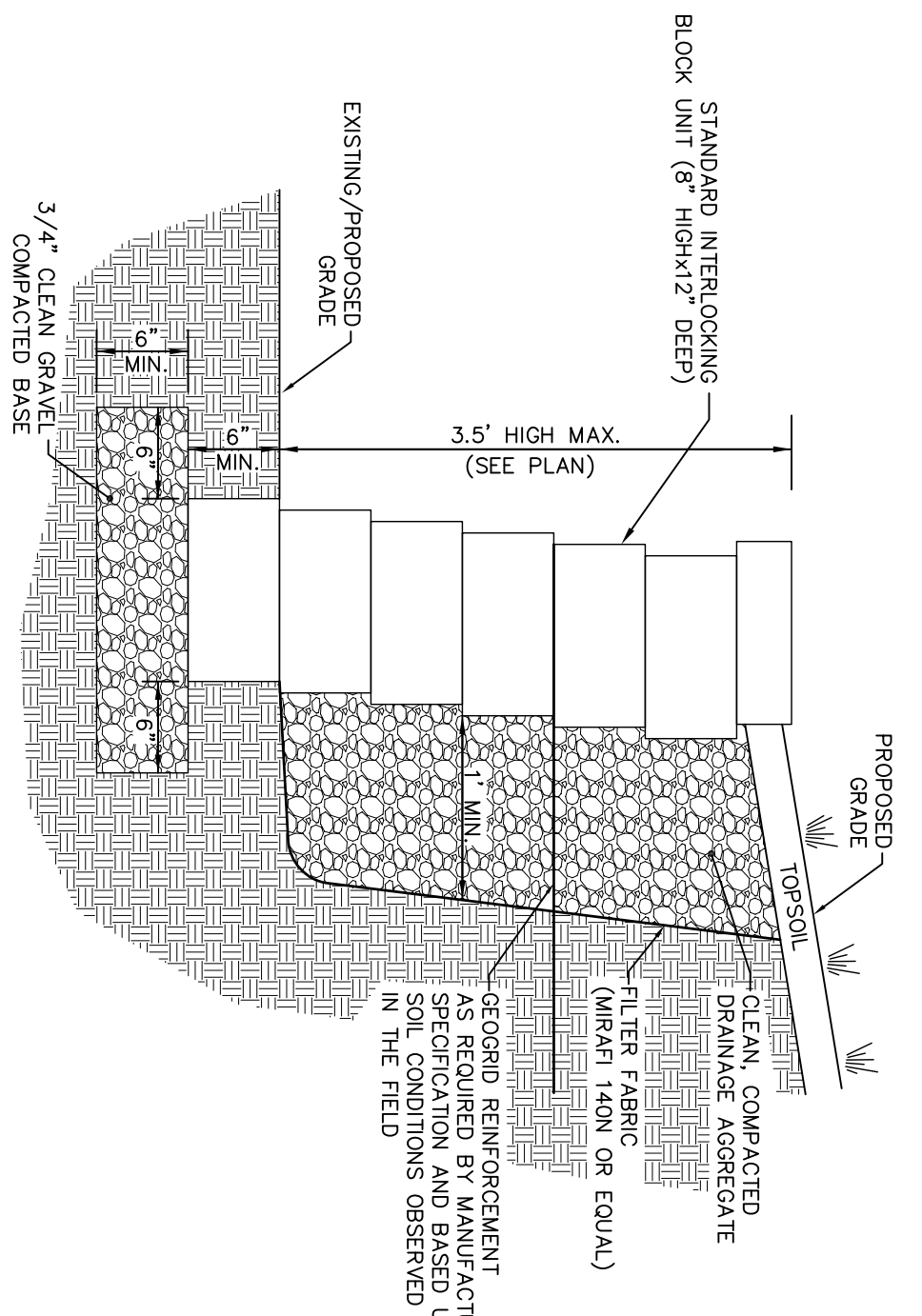
TREE PROTECTION DETAIL

SCALE: N.T.S.



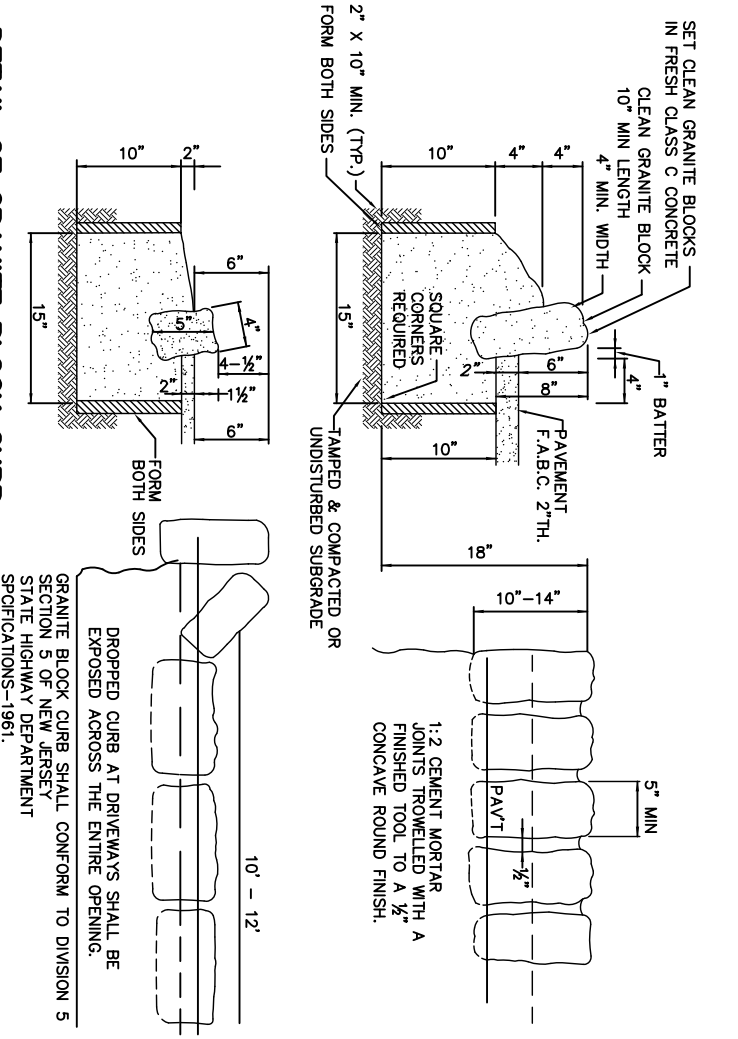
SILT FENCE DETAIL

SCALE: N.T.S.



INTERLOCKING WALL DETAIL

SCALE: N.T.S.



DETAIL OF GRANITE BLOCK CURB

N.T.S.

LOT GRADING PLAN

PREPARED FOR
LEE/LUAN RESIDENCE
13 HUNTLEY ROAD
TAX LOT 13 IN BLOCK 3604
UNION COUNTY NEW JERSEY



ANDREW B. CLARKE - PLS, PE
PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 081008000
JOB NO.: 25023
DES.: A.B.C.
SCALE: 1"=20'
DATE: 08/26/25