

VARIANCE PLAN APPROVAL

FOR 32 MONTROSE AVENUE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY BLOCK 505 LOT 13

INDEX OF DRAWINGS		
DRAWINGS	TITLE	PREPARED BY
FIG-1	COVER SHEET	E2PM
FIG-2	VARIANCE PLAN	E2PM
FIG-3	SOIL EROSION & SEDIMENT CONTROL NOTES & CONSTRUCTION DETAILS	E2PM

PROJECT DESCRIPTION

EXISTING FRAME SHED, DECK, DRIVEWAY & WALKS TO BE REMOVED. EXISTING DECK TO BE REPLACED WITH NEW PAVER PATIO. CONSTRUCTION OF NEW SHED, DRIVEWAY, PAVER WALK AND RE-GRADING IN REAR YARD.

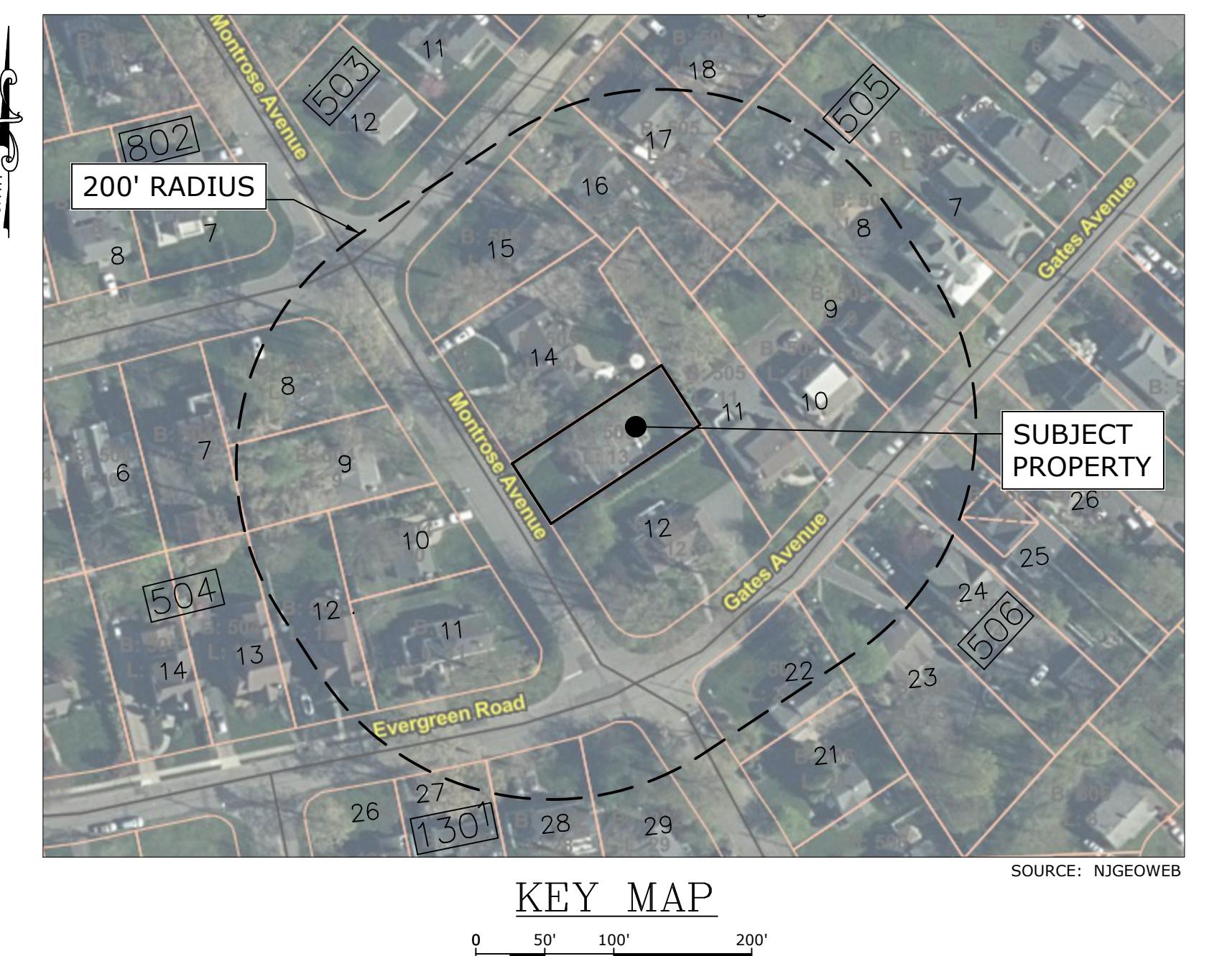
REQUIRED PERMITS

- LOT GRADING PLAN - CITY ENGINEER
- ROAD OPENING PERMIT
- SOIL EROSION CERTIFICATION - SOMERSET UNION SCD

BULK REQUIREMENTS

ZONE: R-6 SINGLE FAMILY RESIDENTIAL ZONE EXISTING USE: SINGLE-FAMILY RESIDENTIAL DWELLING PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DWELLING			
	REQUIRED/PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	6,000	6,250	6,250
MINIMUM LOT WIDTH AT SETBACK LINE (FEET)	60	50 *	50 *
PRIMARY STRUCTURE			
MINIMUM FRONT YARD SETBACK (FEET)	25 (32.4 PREVAILING)	39.68	35.7
MINIMUM SIDE YARD SETBACK (FEET) - BOTH	8	11.44 RIGHT 10.03 LEFT	9.7 RIGHT 10.03 LEFT
MINIMUM SIDE YARD% (TOTAL LOT WIDTH)	33% 16.67'	42.9% 21.47'	39.4% 19.71'
MINIMUM REAR YARD SETBACK (FEET)	30	49 36.92 DECK	44.2 42.7 STEPS
MAXIMUM PERCENTAGE OF LOT IN IMPERVIOUS COVERAGE (%)	40% (2,500 SF)	41.4% * (2,587 S.F.)	41.7% (V) (2,608 S.F.)
MAXIMUM PERCENTAGE OF BUILDING COVERAGE (%)	20% (1,250 SF)	18.7% (1,171 S.F.)	21.5% (V) (1,345 S.F.)
MAXIMUM BUILDING HEIGHT (FEET/STORIES)	35 / 2	26 / 2	30.33 / 2
MAXIMUM FLOOR AREA RATIO (%)	35% (2,188.5 SF)	26.8% (1,676 SF)	35.3% (V) (2,205 SF)
ACCESSORY STRUCTURE			
MINIMUM SIDE YARD SETBACK (FEET)	4	2.0 *	4.5
MINIMUM REAR YARD SETBACK (FEET)	4	10.41	9.1
MAXIMUM ACCESSORY BUILDING HEIGHT (STORIES/FEET)	1 / 15	1 / < 15	1 / 14.5

* EXISTING NON-COMFORMING
(V) VARIANCE REQUIRED



GENERAL NOTES

1. THE TOPOGRAPHICAL INFORMATION PROVIDED IS BASED ON A SURVEY ENTITLED "TOPOGRAPHIC SURVEY, LEVINE-SUMMIT, 21 MONROSE AVENUE, SUMMIT, UNION COUNTY, NEW JERSEY, BLOCK 505, TAX LOT 13" PREPARED BY E2 PROJECT MANAGEMENT LLC, DATED SEPTEMBER 4, 2024. ALL SHOWN ELEVATIONS BASED UPON NAVD-88 (GEOD 18) ESTABLISHED BY RTK GPS.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A SURVEY ENTITLED "MAP OF PROPERTY SITUATED IN CITY OF SUMMIT, UNION COUNTY, NEW JERSEY BLOCK 505, LOT 13" PREPARED BY BENJAMIN AND WIZOREK, INC. ON 06/27/2017.

3. PROPOSED BUILDING ADDITION DEPICTED IS BASED UPON ARCHITECTURAL PLANS PREPARED BY KLESESE FORBES ARCHITECTS. DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

4. THERE ARE NO EXISTING PROTECTIVE COVENANTS, DEED RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY AFFECTING THE USE OF THE PROPERTY, BEYOND THOSE SHOWN HEREON, SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

5. THERE ARE NO FRESHWATER WETLANDS, TRANSITION AREAS, OR RIPARIAN ZONES AFFECTING THE PROPOSED SITE CONSTRUCTION, BASED ON NIGEOWEB. A SITE INVESTIGATION TO CONFIRM THERE ARE NO FRESHWATER WETLANDS, TRANSITION AREAS, OR RIPARIAN ZONES AFFECTING THE PROPERTY IS RECOMMENDED BY E2 PROJECT MANAGEMENT LLC.

6. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 34039C0031F, DATED SEPTEMBER 20, 2006.

7. THIS PROPERTY IS SERVED BY A MUNICIPAL WATER SUPPLY, SEWER SERVICE AND GAS SERVICE. NO CHANGE TO SERVICES IS PROPOSED.

8. UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.

9. E2 PROJECT MANAGEMENT LLC. HAS NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION SHALL BE USED TO CONSTRUCT SITE PLAN FEATURES AS DEPICTED HEREIN.

10. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SUMMIT.

11. ALL DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED, FERTILIZER AND MULCH WITHIN 30 DAYS. SEE SOIL EROSION AND SEDIMENT CONTROL NOTES FOR SPECIFICATIONS.

12. ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THOSE HOURS PERMITTED BY CITY OF SUMMIT ORDINANCE.

13. THE CONTRACTOR SHALL CERTIFY THAT ALL FILL MATERIAL IS CONSIDERED "CLEAN FILL" AND ANY EXCAVATED MATERIAL GENERATED ON SITE SHALL BE DISTRIBUTED IN ACCORDANCE WITH THE APPROVED GRAVITY PLAN OR REMOVED FROM THE SITE. ALL UNSUITABLE FILL AND EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.

14. ALL SIDE SLOPES SHALL HAVE A MAXIMUM GRADE OF 3 HORIZONTAL TO 1 VERTICAL (3:1).

15. THE APPLICANT SHALL CONTACT THE CITY OF SUMMIT ENGINEER TO SCHEDULE THE FOLLOWING PROGRESS INSPECTIONS:

- SILT FENCE
- ROAD OPENING INSPECTION
- PRIOR TO REMOVAL OF SOIL EROSION CONTROL MEASURES
- OTHER INSPECTIONS WHICH MAY BE SPECIFIED AT THE TIME OF CONSTRUCTION
- FINAL APPROVAL INSPECTION

PLEASE ALLOW 48 HOURS NOTICE PRIOR TO INSPECTIONS. CONSTRUCTION PERMITS SHALL NOT BE ISSUED UNTIL THE SILT FENCE HAS BEEN INSTALLED CORRECTLY AND CONFIRMED BY TOWNSHIP ENGINEER.

16. EXISTING SITE IMPROVEMENTS SHALL REMAIN UNLESS NOTED ON PLAN.

17. THERE SHALL BE NO BURYING OF DEBRIS OR CONSTRUCTION MATERIAL ON SITE.

18. THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY CITY ENGINEER.

19. CONTRACTOR SHALL TAKE MEASURES TO MINIMIZE SOIL EROSION AND SHALL KEEP ALL PAVED AREAS CLEAN OF SEDIMENT AND DEBRIS.

20. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND VEGETATION TO REMAIN.

21. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PUBLIC IMPROVEMENTS CAUSED DURING THE COURSE OF THE WORK OR INSTALLATION OF SITE IMPROVEMENTS.

22. DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE CITY ENGINEER IN WRITING PRIOR TO THE CHANGE. ANY DEVIATIONS WITHOUT PRIOR APPROVAL WILL RENDER THE PERMIT NULL AND VOID.

23. ANY DAMAGE TO THE PUBLIC ROAD SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF THE CITY ENGINEER PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

24. THERE IS NO TREE REMOVAL PROPOSED.

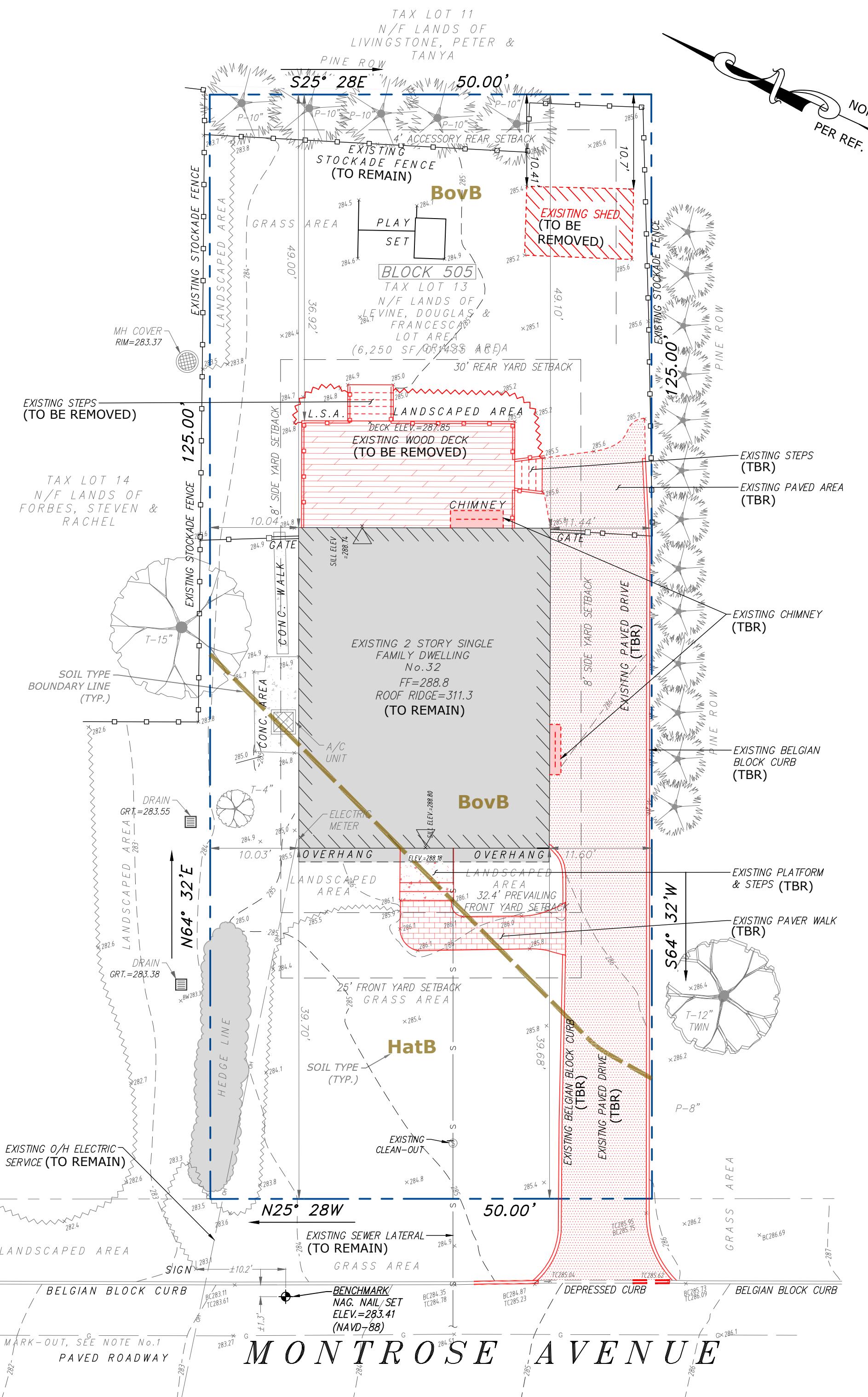
25. THIS PROJECT SHALL RESULT IN AN INCREASE IN IMPERVIOUS COVERAGE OF 21 SF AND SHALL NOT REQUIRE INSTALLATION OF ROOF DRAIN DRY WELLS AS PER ORDINANCE 35-15.2A.2.a.

26. CONTRACTOR SHALL OBTAIN A ROAD OPENING PERMIT PRIOR TO WORK WITHIN R.O.W.

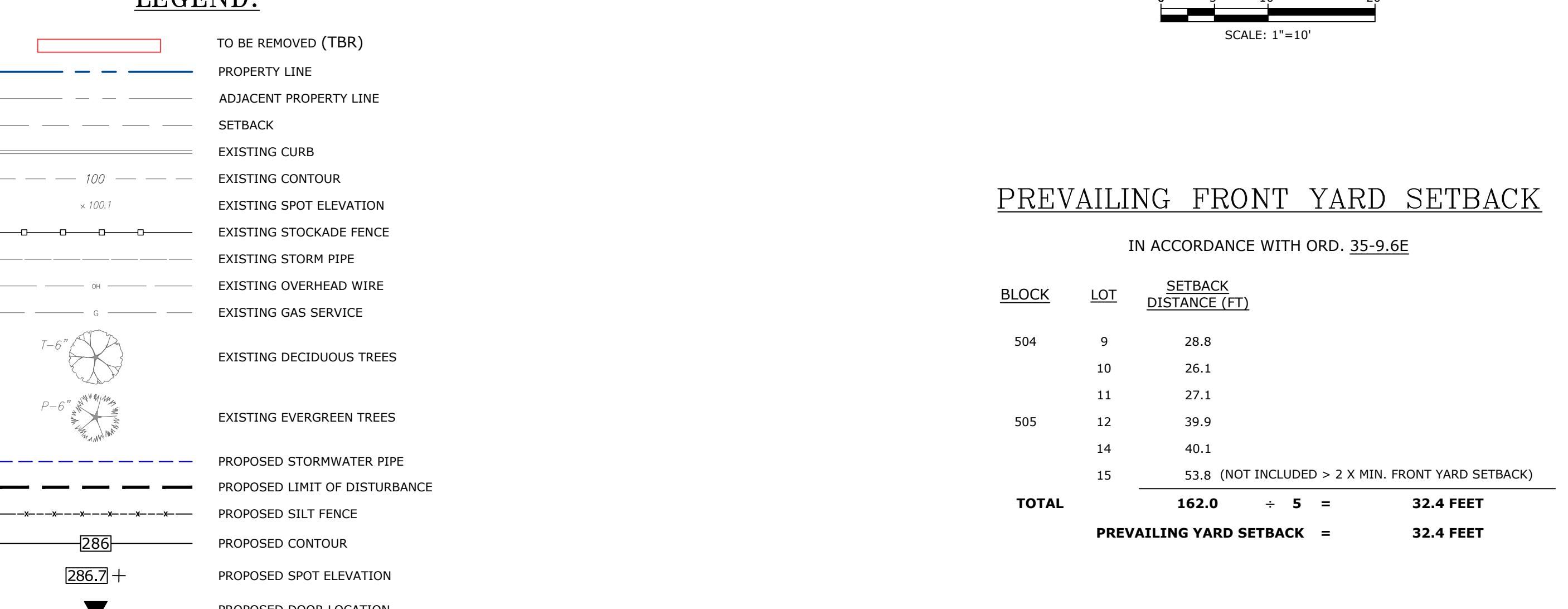
SOILS TYPES

BovB BOONTON-URBAN LAND-HALEDON COMPLEX, 0 TO 8 PERCENT SLOPES

HatB HALEDON-URBAN LAND-HASBROUCK COMPLEX, 0 TO 8 PERCENT SLOPES



LEGEND:



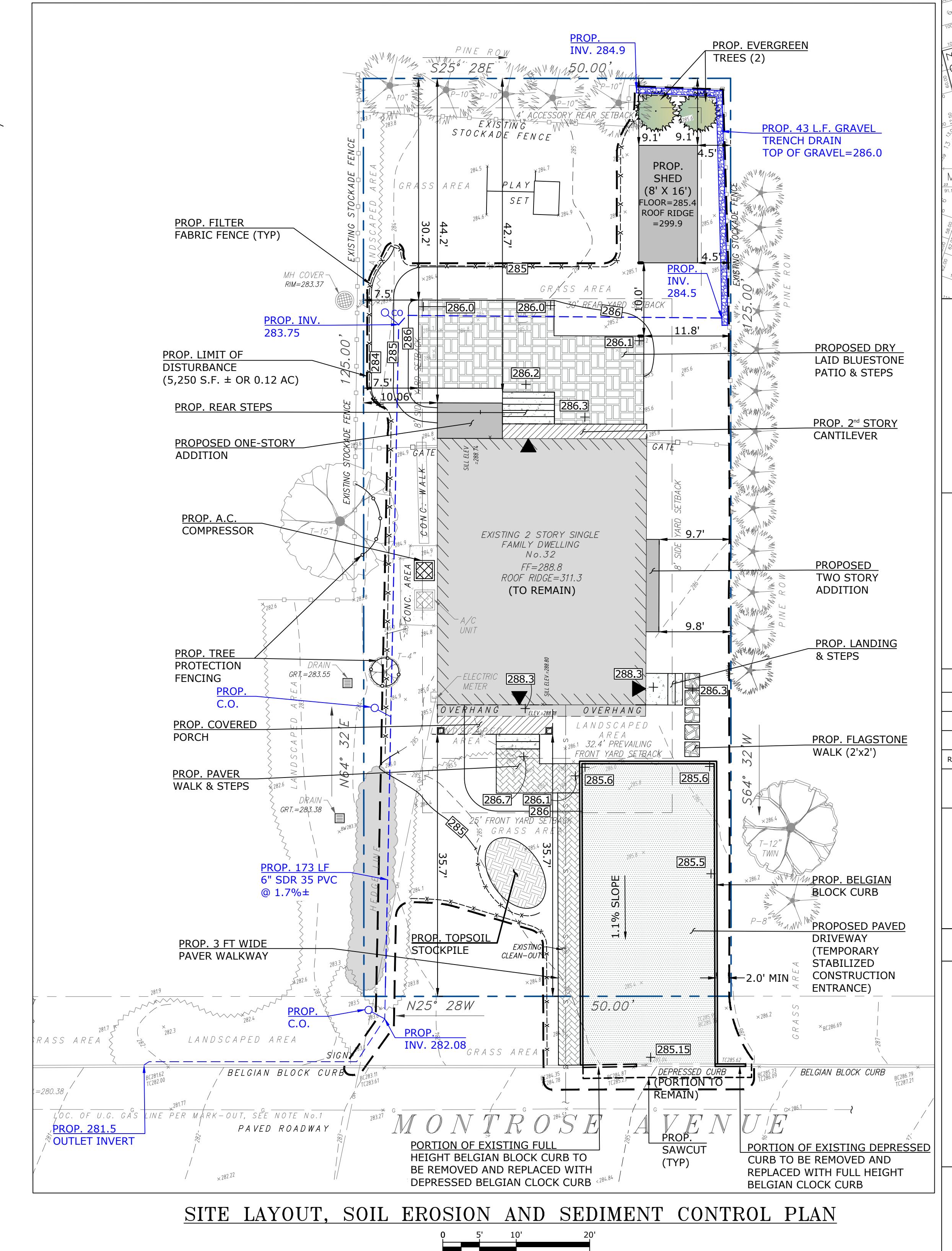
PREVAILING FRONT YARD SETBACK

IN ACCORDANCE WITH ORD. 35-9.6E

BLOCK	LOT	SETBACK DISTANCE (FT)
504	9	28.8
	10	26.1
	11	27.1
505	12	39.9
	14	40.1
	15	53.8 (NOT INCLUDED > 2 X MIN. FRONT YARD SETBACK)
TOTAL		162.0 + 5 = 32.4 FEET
PREVAILING YARD SETBACK =		32.4 FEET

LOT COVERAGE SUMMARY

	EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING COVERAGE		
DWELLING (PRINCIPAL)	= 1,031 S.F.	1,096 S.F.
FRONT 2ND FLOOR OVERHANG	= 44 S.F.	83 S.F.
COVERED PORCH	= 0 S.F.	38 S.F.
SHED	= 96 S.F.	128 S.F.
SITE COVERAGE		
DECK/STEPS	= 311 S.F.	0 S.F.
PATIO/REAR STEPS	= 0 S.F.	402 S.F.
PAVED DRIVEWAY	= 866 S.F.	570 S.F.
LANDINGS, STEPS & WALKS	= 173 S.F.	228 S.F.
FLAGSTONE WALK	= 0 S.F.	20 S.F.
BELGIAN BLOCK CURB	= 39 S.F.	27 S.F.
CHIMNEYS	= 19 S.F.	0 S.F.
A/C	= 8 S.F.	16 S.F.
TOTAL	= 2,587 S.F.	2,608 S.F.



SOMERSET-UNION SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- ALL DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
- PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- A SUB-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 SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAN 3:1).
- TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- AT THE TIME WHEN THE 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 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 THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN 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 NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
- HYDRO SEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
- UNFILTERED Dewatering IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL Dewatering OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY Dewatering METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR Dewatering.

TOPSOIL STOCKPILE PROTECTION:

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT. (APPLY DURING GROWING SEASON)
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH
- PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

TEMPORARY STABILIZATION SPECIFICATIONS:
 A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 B) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT. (APPLY DURING GROWING SEASON)

D) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

PERMANENT STABILIZATION SPECIFICATIONS:

- APPLY TOPSOIL AT A DEPTH OF 5 INCHES (UNSETTLED).
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK FOUR INCHES INTO THE SOIL.
- APPLY FERTILIZER (10-20-0) AT A RATE OF 11 LBS. PER 1000 SQ. FT. APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER SUCH AS ORGANIC AND VEGETABLE BASED BINDERS OR SYNTHETIC BINDERS IMMEDIATELY AFTER SEEDING. APPLY AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

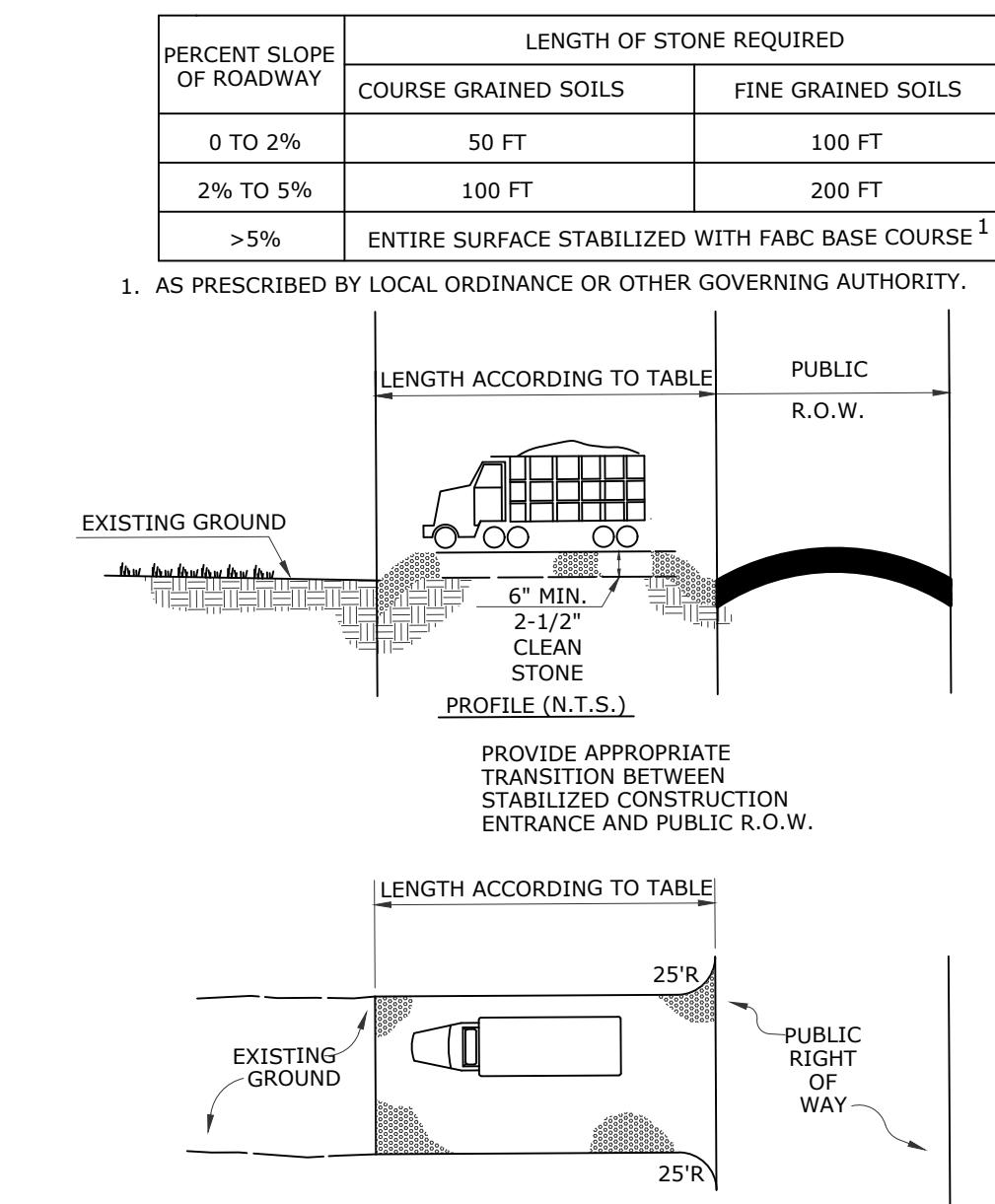
SEEDING FOR NON-GROWING SEASON STABILIZATION:
 A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 B) APPLY FERTILIZER (10-20-0) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 C) MULCH WITH UNFROTTED SMALL-GRAIN STRAW OR SALT HAY AT 2 TONS PER ACRE SPREAD UNIFORMLY AT 90 LBS. PER 1000 SQ. FT. (APPLY DURING GROWING SEASON)

D) APPLY A LIQUID MULCH BINDER SUCH AS ORGANIC AND VEGETABLE BASED BINDERS OR SYNTHETIC BINDERS IMMEDIATELY AFTER SEEDING. APPLY AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

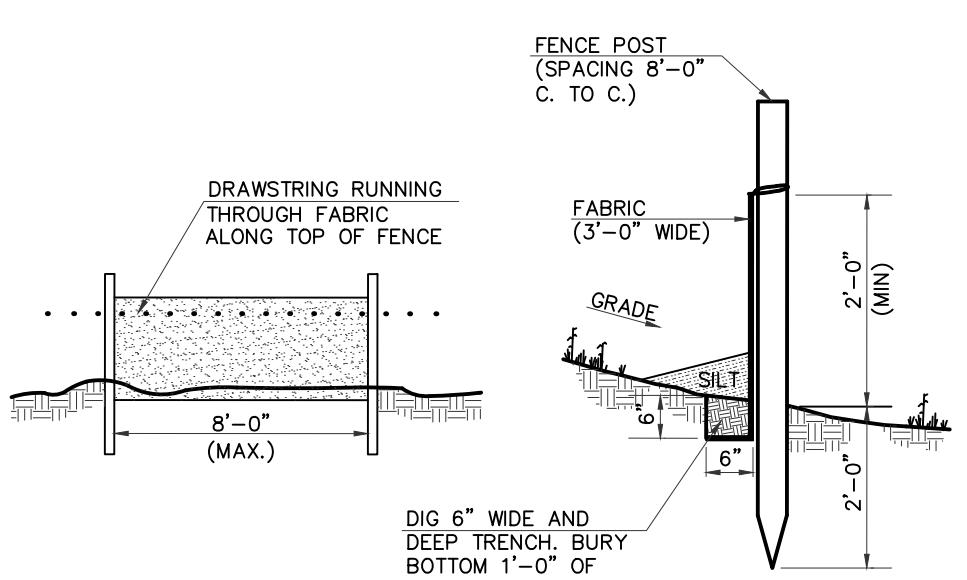
REQUIREMENTS FOR DUST CONTROL:
 1. CONTRACTOR SHALL USE DUST CONTROLS TO CONTROL BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, AS NECESSARY.
 2. METHODS FOR CONTROLLING DUST SHALL INCLUDE MULCHES, VEGETATIVE COVER, SPRAY-ON ADHESIVES, TILLAGE, SPRINKLING, BARRIERS, CALCIUM CHLORIDE, AND STONE COVER.
 3. DUST CONTROLS SHALL COMPLY WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

EXISTING TREE PROTECTION & REMOVAL NOTES

- EXISTING TREES THAT ARE TO REMAIN SHALL BE PROTECTED. TREE FENCING SHALL BE INSTALLED PER DETAIL.
- EXISTING TREES SHALL BE TRIMMED BACK AS NEEDED.

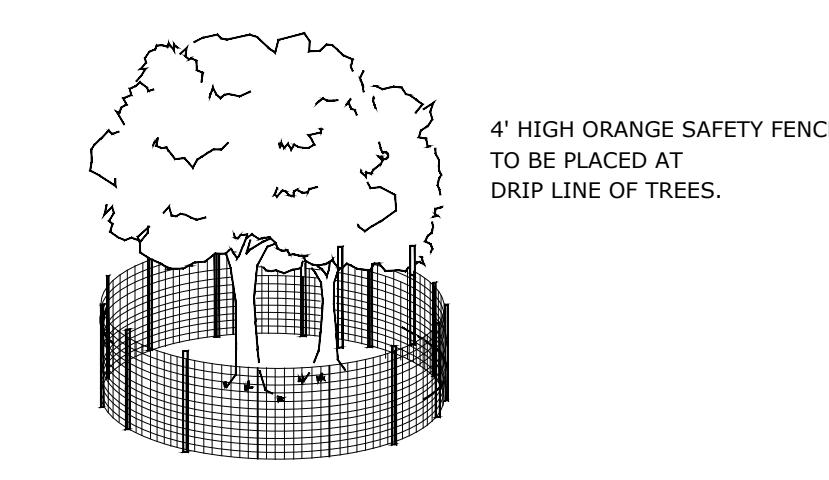


TEMPORARY STABILIZED CONSTRUCTION ENTRANCE



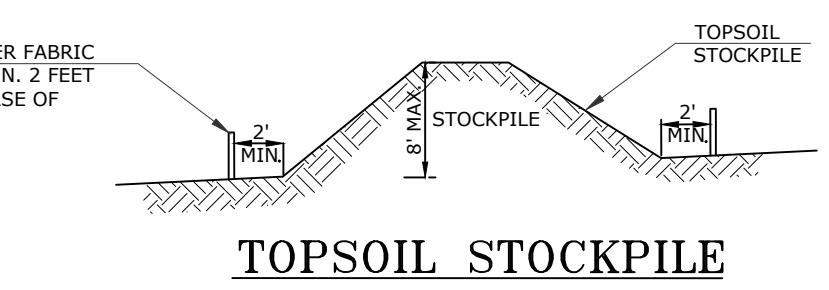
FILTER FABRIC FENCE

N.T.S.



TREE PROTECTION FENCING

N.T.S.



TOPSOIL STOCKPILE

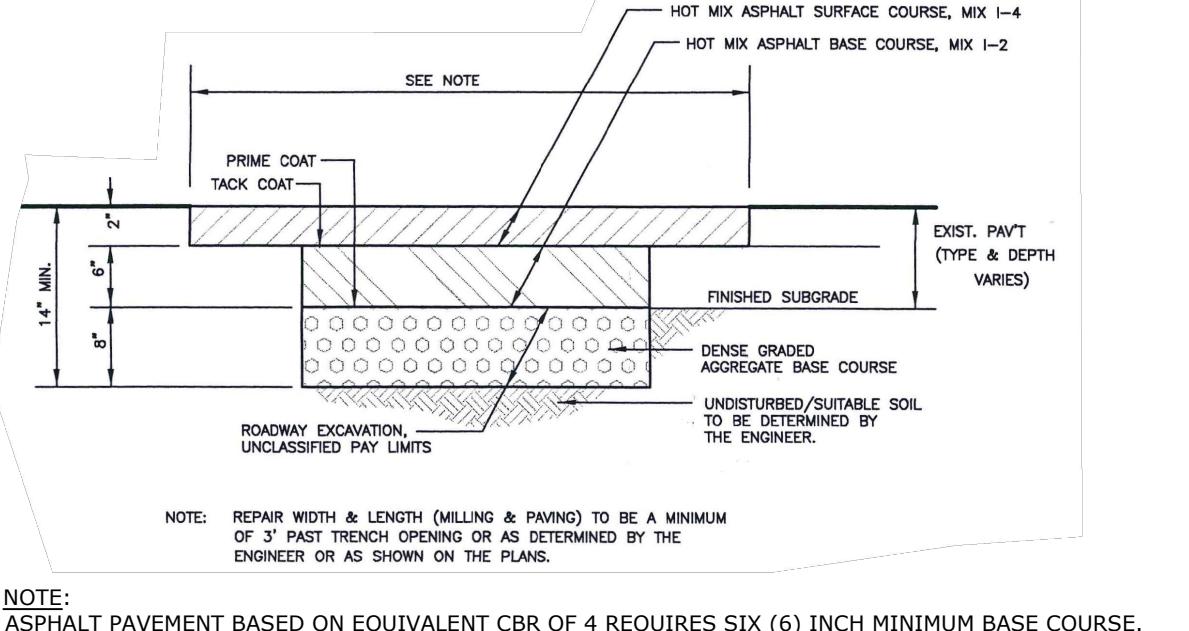
N.T.S.

SOILS TYPES

BovB BOONTON-URBAN LAND-HALEDON COMPLEX, 0 TO 8 PERCENT SLOPES
 HatB HALEDON-URBAN LAND-HASBROUCK COMPLEX, 0 TO 8 PERCENT SLOPES

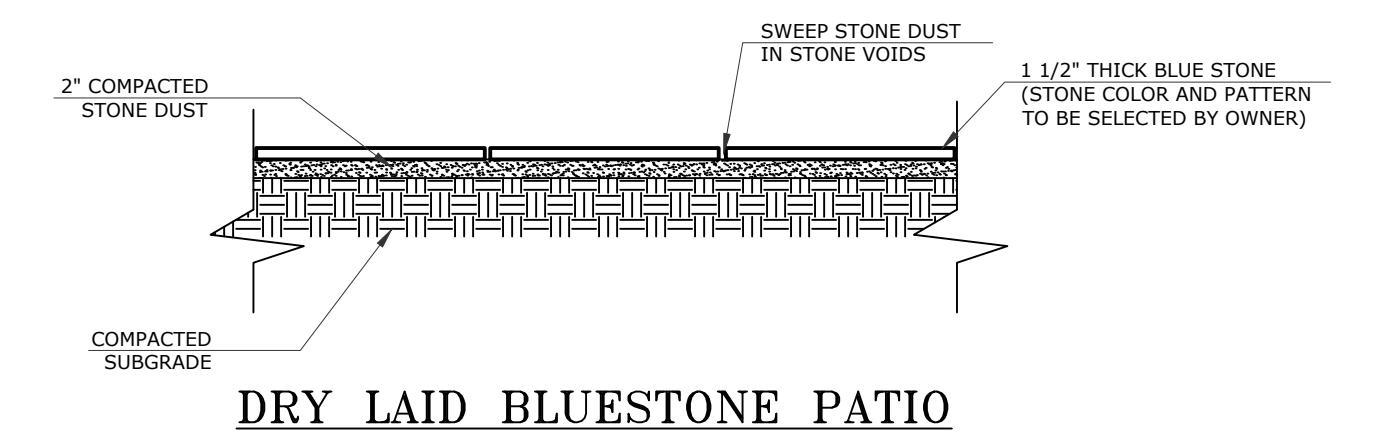
SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY 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 REGROWS. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".



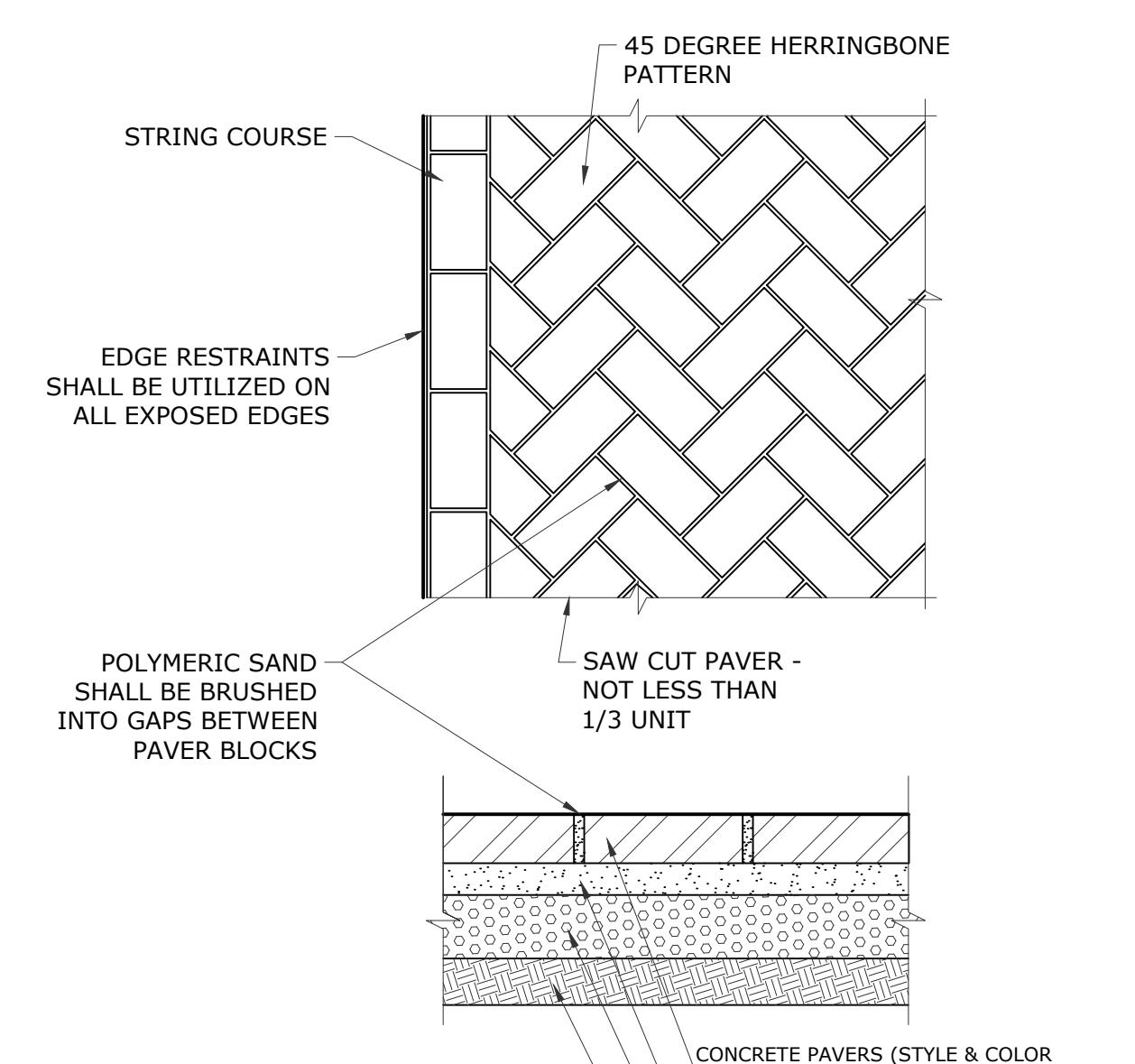
PAVEMENT SAWCUT

N.T.S.



DRY LAID BLUESTONE PATIO

N.T.S.



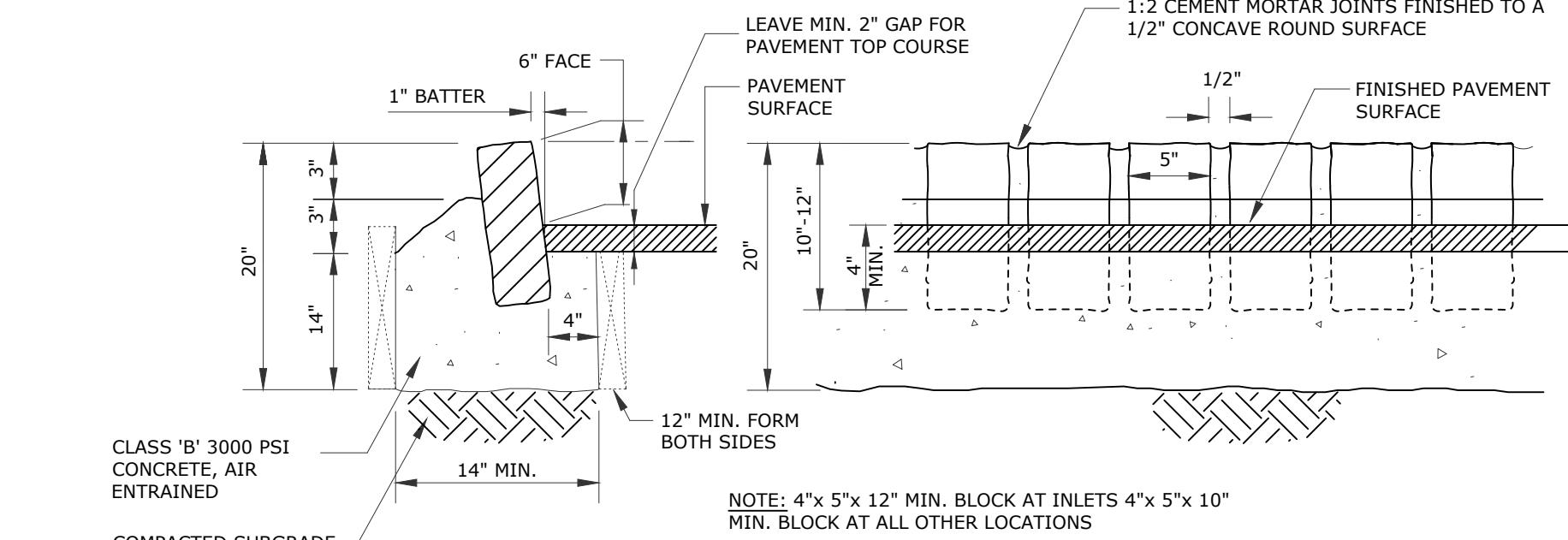
PAVER WALKWAY

N.T.S.

SEQUENCE OF CONSTRUCTION

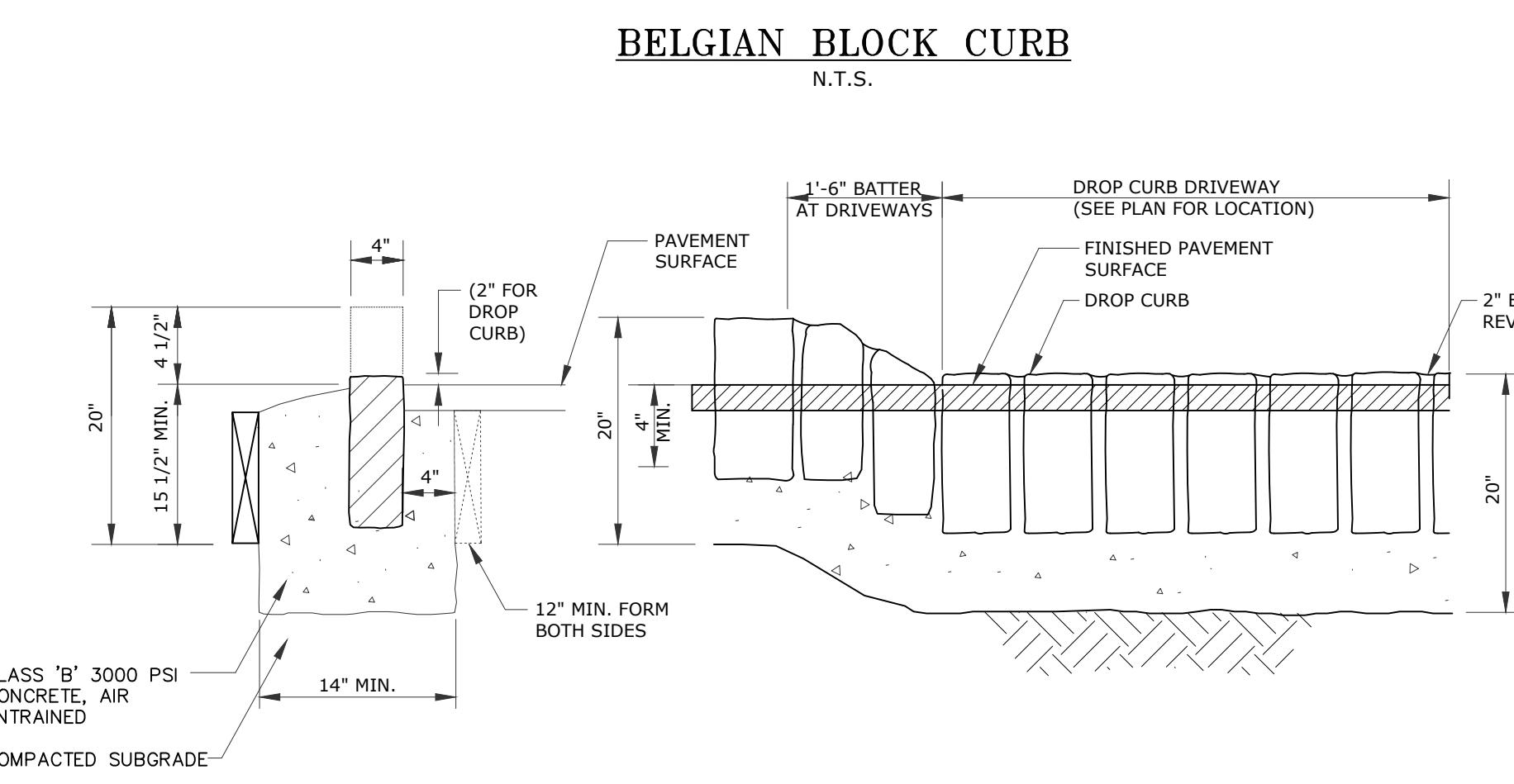
	DAYS
1. INSTALL FILTER FABRIC FENCING, TREE PROTECTION, FENCING AND STABILIZED CONSTRUCTION ENTRANCE	2
2. REMOVE EXISTING CHIMNEYS, WOOD DECK, PLATFORM, WALK, STEPS, DRIVEWAY AND CURBING	5
3. CLEAN AND GRUB SITE	2
4. STRIP TOPSOIL AND STOCKPILE	2
5. ROUGH GRADE SITE	5
6. CONSTRUCT NEW ADDITION, CANTILEVERS, CHIMNEY, PATIO, DRIVEWAY, LANDING, WALKWAY, STEPS, SITE IMPROVEMENTS AND TRENCH DRAIN	180
7. FINE GRADE SITE	7
8. GRADE OUT TOPSOIL, PERMANENT SEEDING AND PLANTING	3
9. REMOVE ALL TEMPORARY EROSION CONTROLS AFTER PERMANENT STABILIZATION OF ALL EXPOSED AREAS	1

SOIL COMPACTION EXEMPTION NOTE



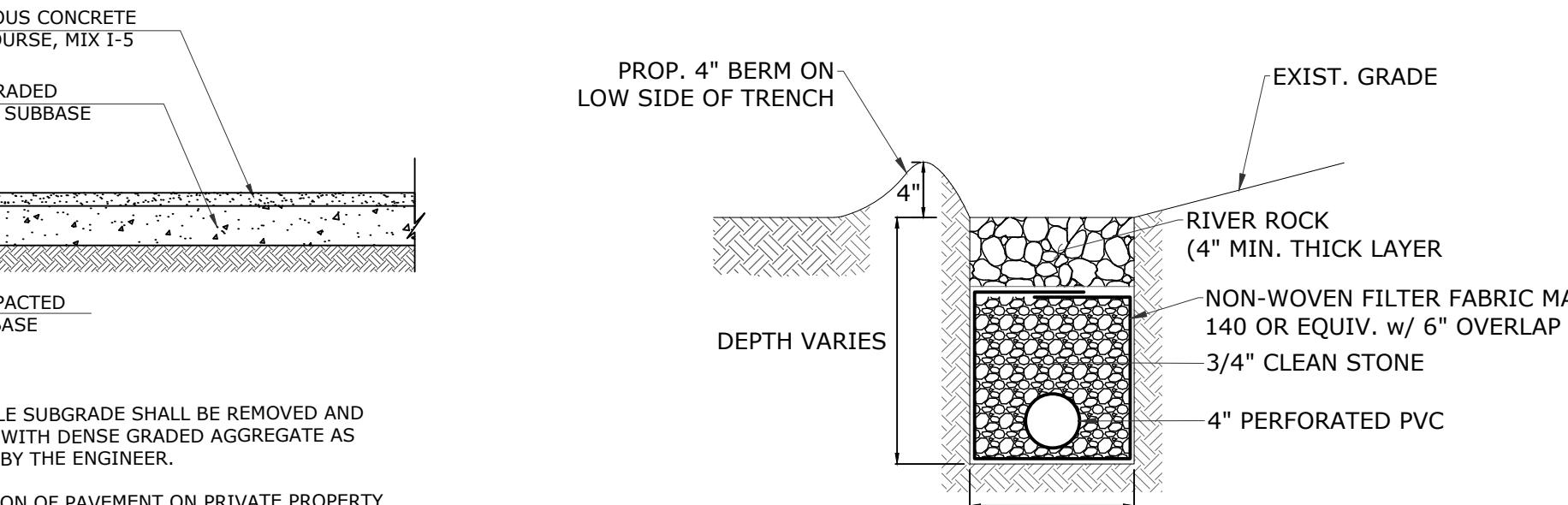
FULL-HEIGHT CURB

N.T.S.



BELGIAN BLOCK CURB DRIVEWAY BORDER (DROP CURB)

N.T.S.



DRIVEWAY PAVEMENT

N.T.S.

