

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 NJ STATE STANDARDS.
3. PERMANENT VEGETATION SHALL BE SEEDING OR SOGGED ON ALL EXPOSED AREAS PROTECTION (NO) DURING CONSTRUCTION, WHICH WILL BE USED FOR PROTECTION (NO) DURING SEASON IS ESTABLISHED.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR JANUARY 2014.
5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROAD 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 OF PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROAD GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS) WILL BE PROTECTED WITH EROSION CONTROL MATS (E.C.M.) 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" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. THE SOILSHEET-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 WILL BE LEFT UNDISTURBED. ANY SOIL REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT UNSUITABLE 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 UNIFORM APPLICATION TO A DEPTH OF 3 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES.
11. 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 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.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL CONTROL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE DISTRICT FOR THE REISSUED PLAN AND ALL CHANGES WILL BE REPORTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
14. THE SOILSHEET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OVERSIGHT.
15. MAINTENANCE TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE CONSTRUCTION PROJECT.
17. 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 SOILSHEET-UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC. ALONG WITH ANIMAL AMOUNTS OF MULCH TO PROMOTE MULCH DECOMPOSITION AND SOIL STABILIZATION. THE SECOND STEP 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.

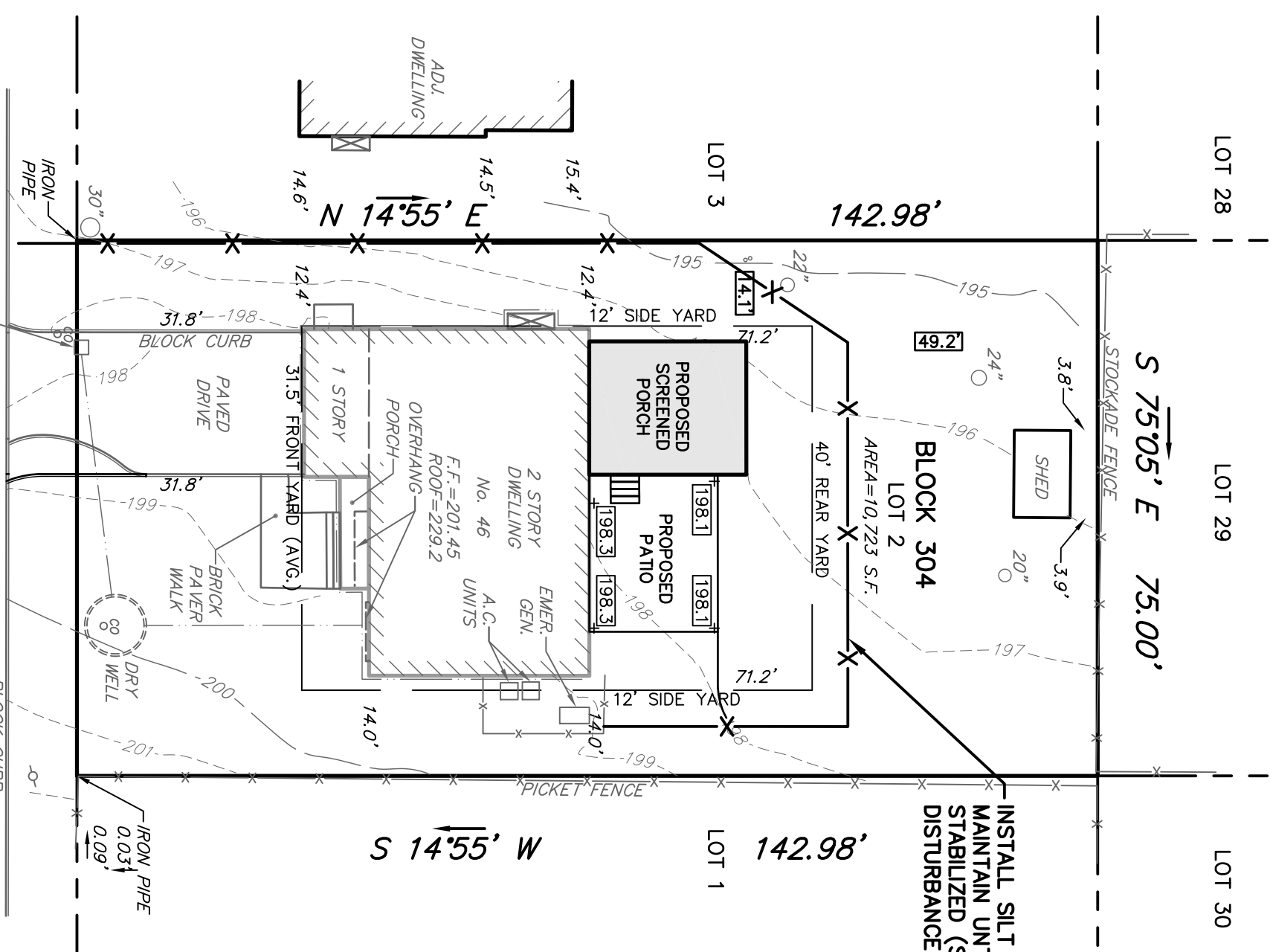
SOIL COMPACTION REMEDIATION NOTE

FOR THE SOIL EROSION AND SEDIMENT CONTROL STANDARDS AS LISTED IN 19-2, "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.

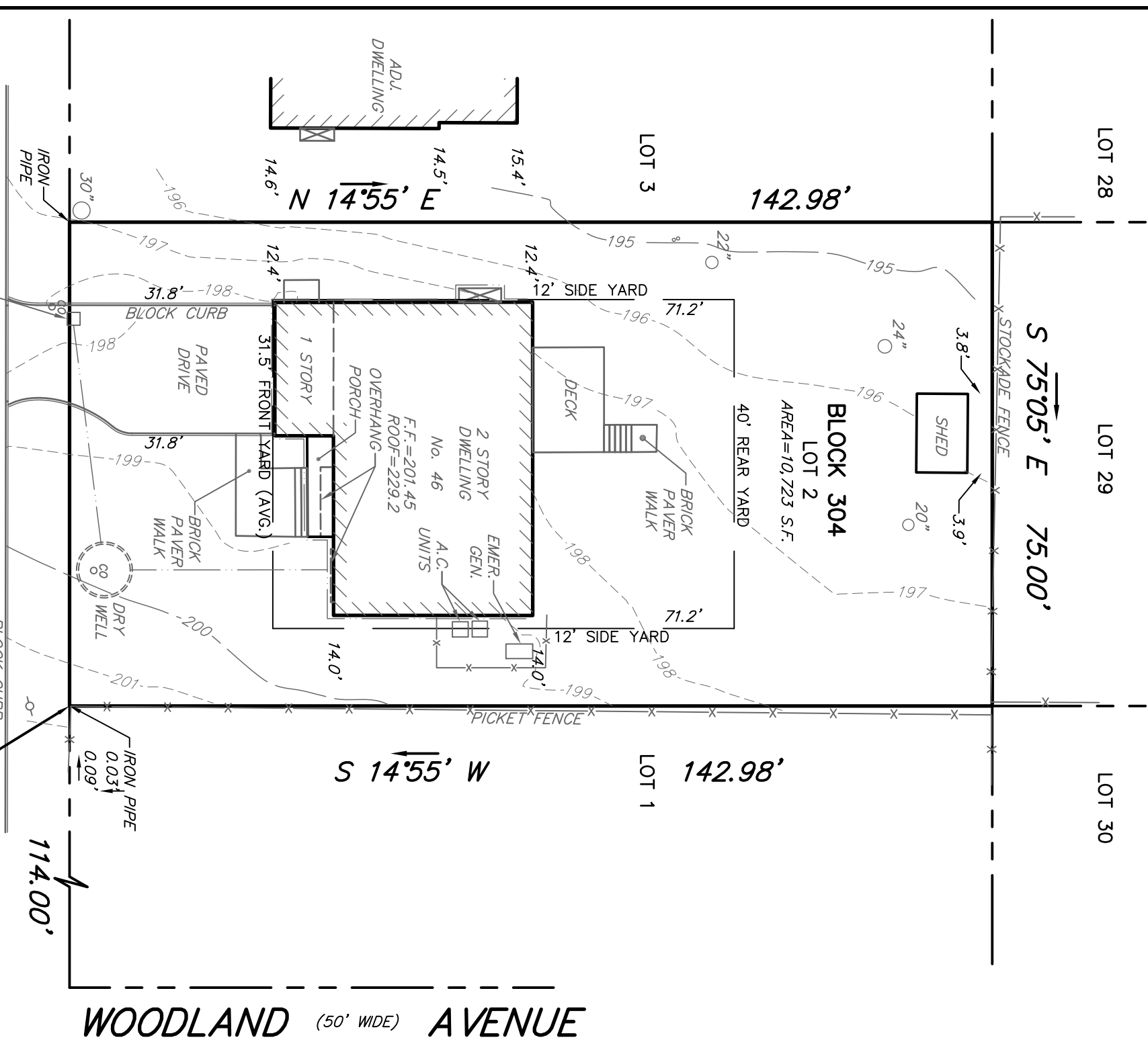
ADDITIONAL SOIL EROSION NOTES:

- 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-HALDORN COMPLEX (USHA),
- 2.) SHOWS THAT THE FEMTA FLOOD INSURANCE RATE MAPS FOR SUMMIT 0.2% ANNUAL CHANCE FLOODPLAIN),
- 3.) REVIEW OF THE NJ GEO-WEB DEPT'S INTERFACING GIS INTERFACE, SHOWS NO WETLANDS ON PROJECT SITE.

PROPOSED CONDITIONS



EXISTING CONDITIONS

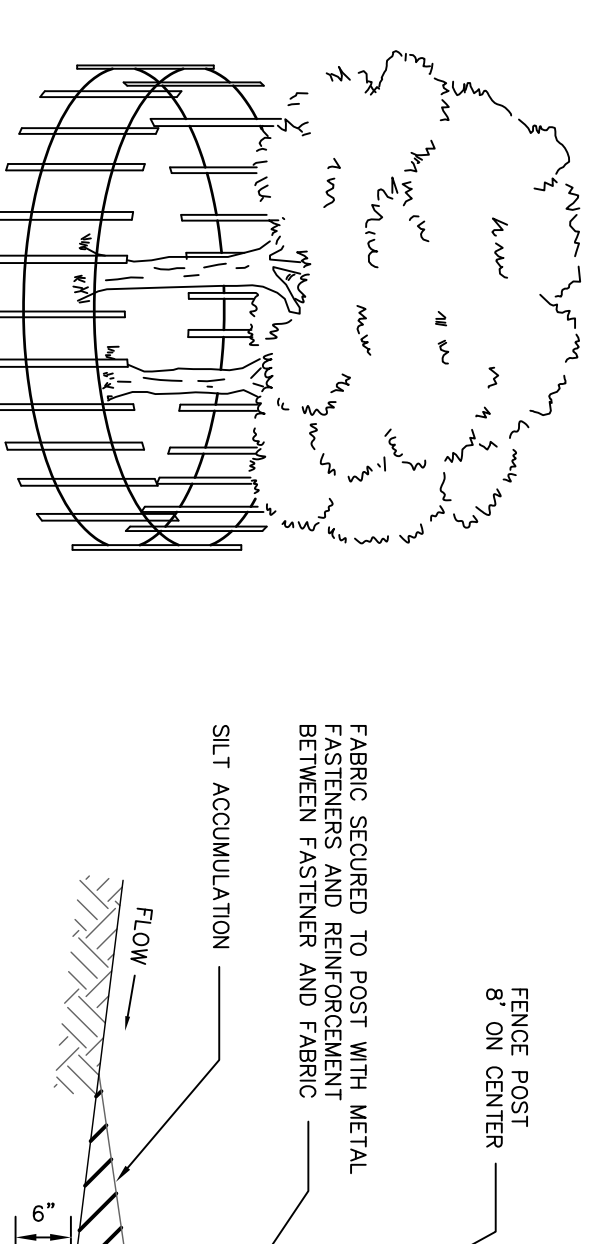


STORMWATER MANAGEMENT NOTE:
EXISTING DWELING WAS CONSTRUCTED IN 2017. THE APPROVED PLAN FOR THIS CONSTRUCTION SHOWED A NET INCREASE IN IMPERVIOUS COVERAGE OF 572 SQUARE FEET. THIS PLAN PROPOSES AN INCREASE IN IMPERVIOUS COVERAGE OF 277 SQUARE FEET. THE DRYWELL INSTALLED AS PART OF THE 2017 CONSTRUCTION PROVIDES STORAGE AND MANAGEMENT FOR A TOTAL OF 277 SQUARE FEET OF IMPERVIOUS AREA. THE NOW EXISTING DRYWELL SYSTEM TAKES INTO ACCOUNT THE EXISTING IMPERVIOUS COVERAGE AND THE ADDITIONAL ROOF AREA PROPOSED WITH THE ADDITION, SO NO NEW STORMWATER MANAGEMENT MEASURES SHOULD BE NECESSARY AND THE NEW ROOF LEADERS CAN BE CONNECTED DIRECTLY TO THE EXISTING DRYWELL SYSTEM.

R-10 RESIDENCE ZONE		BULK REQUIREMENT DESCRIPTION		REQUIRED/ALLOWED		EXISTING		PROPOSED	
LOT AREA	10,000 S.F.	10,000 S.F.	10,723 S.F.	NO CHANGE	NO CHANGE	10,000 S.F.	10,723 S.F.	NO CHANGE	NO CHANGE
FRONT YARD	31.5 FT. (AVG.)	31.5 FT. (AVG.)	31.8 FT.	NO CHANGE	NO CHANGE	31.5 FT. (AVG.)	31.8 FT.	NO CHANGE	NO CHANGE
REAR YARD	40 FT.	71.2 FT.	49.2 FT.	NO CHANGE	NO CHANGE	40 FT.	49.2 FT.	NO CHANGE	NO CHANGE
SIDE YARD	12 FT.	12 FT.	12 FT.	NO CHANGE	NO CHANGE	12 FT.	12 FT.	NO CHANGE	NO CHANGE
MAX. BUILDING COVERAGE	58% (3,353 S.F.)	26.4% (2,630 S.F.)	32.2% (3,445 S.F.)	NO CHANGE	NO CHANGE	58% (3,353 S.F.)	32.2% (3,445 S.F.)	NO CHANGE	NO CHANGE
MAX. FLOOR AREA RATIO	25% (2,500 S.F.)	24.93% (2,488 S.F.)	28.7% (3,077 S.F.)	NO CHANGE	NO CHANGE	25% (2,500 S.F.)	28.7% (3,077 S.F.)	NO CHANGE	NO CHANGE
TOTAL COVERAGE		2,830 S.F.	3,445 S.F.			2,830 S.F.	3,445 S.F.		

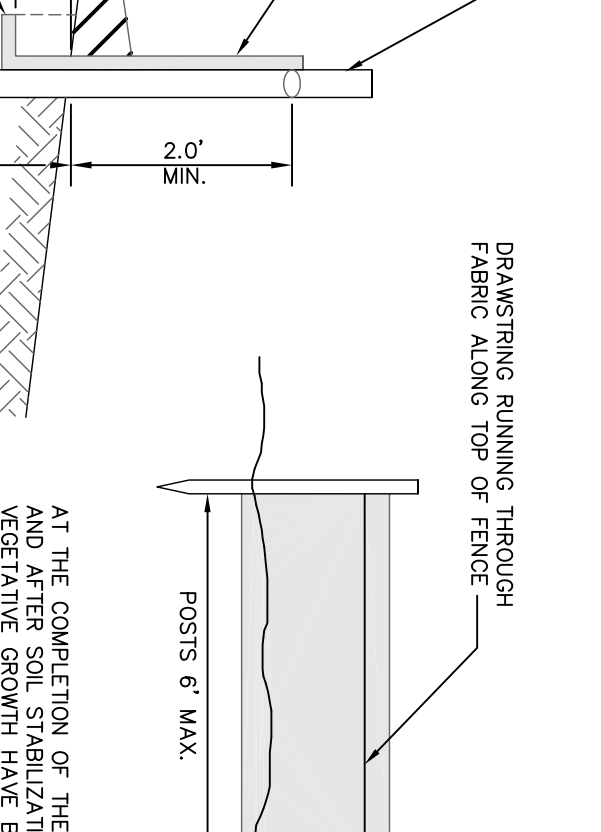
EXISTING		CHANGE		PROPOSED	
HOUSE	1,686 S.F.	NO CHANGE	2,097 S.F.	NO CHANGE	2,097 S.F.
CANTILEVERS	25 S.F.	NO CHANGE	25 S.F.	NO CHANGE	25 S.F.
PORCH	42 S.F.	NO CHANGE	42 S.F.	NO CHANGE	42 S.F.
DECK	197 S.F.	REMOVE	0 S.F.	NO CHANGE	0 S.F.
REAR WALK/PATIO	70 S.F.	REMOVE & REPLACE	396 S.F.	NO CHANGE	396 S.F.
PAVED DRIVEWAY	610 S.F.	NO CHANGE	632 S.F.	NO CHANGE	632 S.F.
DECK	610 S.F.	NO CHANGE	632 S.F.	NO CHANGE	632 S.F.
TOTAL COVERAGE	2,830 S.F.		3,445 S.F.		3,445 S.F.

- 1) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON NOVEMBER 22, 2022. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, 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 EXISTING FLOOR FINISH ELEVATIONS NOTED ON THIS PLAN. ELEVATION=20145.
- 3) THE SURVEY DATA NOT INCLUDE INVESTIGATION PRESENCE OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE, MARKETS BY THE UTILITY COMPANIES AND RECORDS AS LISTED ON THIS PLAN AS REFERENCES.
- 4) ANOTHER BEARING THE PLAN MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE OR ABSENCE OF ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE, AND VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 5) THE CITY ENGINEER MUST BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE OF INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND RELATED APPROPRIATEMENTS.
- 6) SEDIMENT CONTROL PROTECTIVE MEASURES AS REQUIRED BY THE CITY ENGINEER OR BY THE SOILSHEET-UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY SITE DEVELOPMENT WORK AT THE START OF CONSTRUCTION.
- 7) THE APPLICANT SHALL NOTIFY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF ANY SITE DEVELOPMENT WORK AS MAY BE REQUIRED IN THE GRADING PERMIT APPROVAL.
- 8) THE APPLICANT SHALL GRADE THE PROPERTY AND INSTALL ANY REQUIRED CONTROL MEASURES AS MAY BE SHOWN ON THE APPROVED GRADING PLAN AND AS SPECIFIED IN THE GRADING PERMIT, OR BOTH, AND SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE CITY ENGINEER.
- 9) ALL EXCESS AND/OR EXCESS EXCAVATED SOIL WILL BE REMOVED FROM THE SITE AS THE CITY ENGINEER AUTHORIZES REMOVAL.
- 10) ALL TREES IN THE WORK AREA NOT SCHEDULED FOR REMOVAL ARE TO BE PROTECTED IN ACCORDANCE WITH THIS PLAN AND CITY REQUIREMENTS FOR TREE REMOVAL. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY.
- 11) ALL NEW LEADER DRAINS ARE TO BE CONNECTED TO THE DRY WELL SYSTEM.
- 12) NO SIGNIFICANT CHANGE IN GRADE IS PROPOSED AS PART OF THIS PROJECT. EXCAVATED SOIL IS TO BE REMOVED FROM THE SITE AND IS NOT TO BE REDISTRIBUTED ON SITE WITHOUT THE SUBMISSION OF A REVEALED LOT PLAN AND APPROVAL FROM THE CITY ENGINEER. ALL EXCESS AND/OR EXCESS EXCAVATED SOIL WILL BE REMOVED FROM THE SITE AND IS NOT TO BE REDISTRIBUTED ON SITE WITHOUT THE SUBMISSION OF A REVEALED LOT PLAN AND APPROVAL FROM THE CITY ENGINEER.
- 13) ALL NEW LEADER DRAINS ARE TO BE CONNECTED TO THE DRY WELL SYSTEM.



TREE PROJECTION DETAIL
SCALE: N.T.S.

BOV. ALL TREES WITHIN 20 FEET OF THE SITE BOUNDARY SHALL BE PROTECTED WITH A FABRIC BARRIER AND OTHER BETTER BARRIER SHOULD BE INSTALLED WHERE POSSIBLE.



SILT FENCE DETAIL
SCALE: N.T.S.

FABRIC SECURED TO POST WITH METAL FASTENERS BETWEEN FASTENER AND FABRIC.

DIRT ACCUMULATION

FLOW

DIG 6" DEEP TRENCH, TAMP IN PLACE

AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDED TRENCH RESTORED TO THE NATURAL CONDITION.



DRAINAGE DETAIL
SCALE: N.T.S.

DRAINAGE RUNNING THROUGH FABRIC ALONG TOP OF FENCE

POSTS 6" MAX.

LOT GRADING PLAN

PREPARED FOR
STERN RESIDENCE
46 HARTLEY ROAD
TAX LOT 2 IN BLOCK 304
CITY OF SUMMIT
UNION COUNTY NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
466 SOUTHERN BOULEVARD
CHATELAIN NEW JERSEY 07938
VOICE 973-971-2174 FAX 973-973-5533

ANDREW B. CLARKE - PLS, PE
PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 080105800

JOB NO.: 22096
DES.: A.B.C.
SCALE: 1"=20'
DATE: 11/30/22