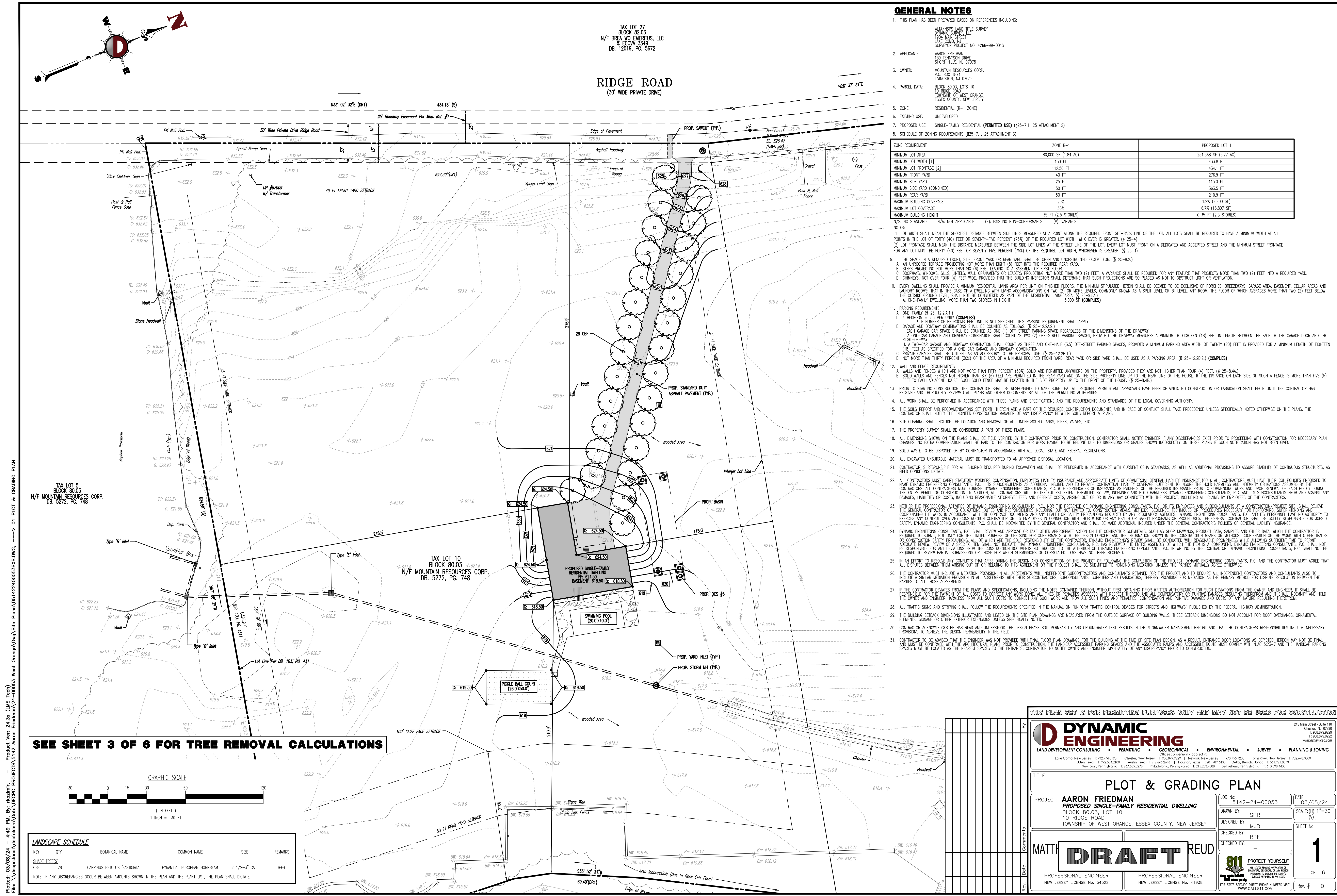




GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/NSPS LAND TITLE SURVEY
 - DYNAMIC SURVEY, LLC
 - 1904 MAIN STREET
 - LAKE COMO, NJ
 - SURVEYOR PROJECT NO: 4266-99-0015
 - APPLICANT: AARON FRIEDMAN, 139 TENNYSON DRIVE, SHORT HILLS, NJ 07078
 - OWNER: MOUNTAIN RESOURCES CORP., P.O. BOX 1874, LIVINGSTON, NJ 07039
 - PARCEL DATA: BLOCK 80.03, LOTS 10 TO RIDGE ROAD, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
 - ZONE: RESIDENTIAL (R-1 ZONE)
 - EXISTING USE: UNDEVELOPED
 - PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (PERMITTED USE) (§25-7.1, 25 ATTACHMENT 2)
 - SCHEDULE OF ZONING REQUIREMENTS (§25-7.1, 25 ATTACHMENT 3)
- | ZONE REQUIREMENT | ZONE R-1 | PROPOSED LOT 1 |
|------------------------------|---------------------|-----------------------|
| MINIMUM LOT AREA | 80,000 SF (1.84 AC) | 251,368 SF (5.77 AC) |
| MINIMUM LOT WIDTH (1) | 150 FT | 433.8 FT |
| MINIMUM LOT FRONTAGE (2) | 112.50 FT | 434.1 FT |
| MINIMUM FRONT YARD | 40 FT | 276.9 FT |
| MINIMUM SIDE YARD | 25 FT | 115.0 FT |
| MINIMUM SIDE YARD (COMBINED) | 50 FT | 363.5 FT |
| MINIMUM REAR YARD | 50 FT | 210.9 FT |
| MAXIMUM BUILDING COVERAGE | 20% | 1.2% (2,900 SF) |
| MAXIMUM LOT COVERAGE | 30% | 6.7% (16,807 SF) |
| MAXIMUM BUILDING HEIGHT | 35 FT (2.5 STORIES) | < 35 FT (2.5 STORIES) |
- V/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
- NOTES:
- [1] LOT WIDTH SHALL MEAN THE SHORTEST DISTANCE BETWEEN SIDE LINES MEASURED AT A POINT ALONG THE REQUIRED FRONT SET-BACK LINE OF THE LOT. ALL LOTS SHALL BE REQUIRED TO HAVE A MINIMUM WIDTH AT ALL POINTS IN THE LOT OF FORTY (40) FEET OR SEVENTY-FIVE PERCENT (75%) OF THE REQUIRED LOT WIDTH, WHICHEVER IS GREATER. (§ 25-4)
- [2] LOT FRONTAGE SHALL MEAN THE DISTANCE MEASURED BETWEEN THE SIDE LOT LINES AT THE STREET LINE OF THE LOT. EVERY LOT MUST FRONT ON A DEDICATED AND ACCEPTED STREET AND THE MINIMUM STREET FRONTAGE FOR ANY LOT MUST BE FORTY (40) FEET OR SEVENTY-FIVE PERCENT (75%) OF THE REQUIRED LOT WIDTH, WHICHEVER IS GREATER. (§ 25-4)
9. THE SPACE IN A REQUIRED FRONT, SIDE, FRONT YARD OR REAR YARD SHALL BE OPEN AND UNOBSTRUCTED EXCEPT FOR: (§ 25-8.2.)
- A. AN UNROOFED TERRACE PROJECTING NOT MORE THAN EIGHT (8) FEET INTO THE REQUIRED REAR YARD.
- B. STEPS PROJECTING NOT MORE THAN SIX (6) FEET LEADING TO A BASEMENT OR FIRST FLOOR.
- C. DOORWAYS, WINDOWS, SILLS, LINTELS, WALL ORNAMENTS, OR BALCONIES PROJECTING NOT MORE THAN TWO (2) FEET, A VARIANCE SHALL BE REQUIRED FOR ANY FEATURE THAT PROJECTS MORE THAN TWO (2) FEET INTO A REQUIRED YARD.
- D. CHIMNEYS, NOT OVER FOUR (4) FEET WIDE, PROVIDED THAT THE BUILDING INSPECTOR SHALL DETERMINE THAT SUCH PROJECTIONS ARE SO PLACED AS NOT TO OBSTRUCT LIGHT OR VENTILATION.
10. EVERY DWELLING SHALL PROVIDE A MINIMUM RESIDENTIAL LIVING AREA PER UNIT ON FINISHED FLOORS. THE MINIMUM STIPULATED HEREIN SHALL BE DEEMED TO BE EXCLUSIVE OF PORCHES, BREEZEWAYS, GARAGE AREA, BASEMENT, CELLAR AREAS AND LAUNDRY ROOMS; THAT IN THE CASE OF A DWELLING WITH LIVING ACCOMMODATIONS ON TWO (2) OR MORE LEVELS, COMMONLY KNOWN AS A SPLIT LEVEL OR BI-LEVEL, ANY ROOM, THE FLOOR OF WHICH AVERAGES MORE THAN TWO (2) FEET BELOW THE OUTSIDE GROUND LEVEL, SHALL NOT BE CONSIDERED AS PART OF THE RESIDENTIAL LIVING AREA. (§ 25-8.3)
- A. ONE-FAMILY DWELLING, MORE THAN TWO STORIES IN HEIGHT: 3,000 SF (COMPLIES)
11. PARKING REQUIREMENTS
- A. ONE-FAMILY (§ 25-12.2A.1.)
1. 4 BEDROOM = 1.5 (COMPLIES)
2. IF NUMBER OF BEDROOMS PER UNIT IS NOT SPECIFIED, THIS PARKING REQUIREMENT SHALL APPLY.
- B. GARAGE AND DRIVEWAY COMBINATIONS SHALL BE COUNTED AS FOLLOWS: (§ 25-12.2A.2.)
1. EACH GARAGE OR DRIVEWAY SHALL BE COUNTED AS ONE (1) OFF-STREET PARKING SPACE REGARDLESS OF THE DIMENSIONS OF THE DRIVEWAY.
- II. A ONE-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS TWO (2) OFF-STREET PARKING SPACES, PROVIDED THE DRIVEWAY MEASURES A MINIMUM OF EIGHTEEN (18) FEET IN LENGTH BETWEEN THE FACE OF THE GARAGE DOOR AND THE RIGHT-OF-WAY.
- III. A TWO-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS THREE AND ONE-HALF (3.5) OFF-STREET PARKING SPACES, PROVIDED A MINIMUM PARKING AREA WIDTH OF TWENTY (20) FEET IS PROVIDED FOR A MINIMUM LENGTH OF EIGHTEEN (18) FEET AS SPECIFIED FOR A ONE-CAR GARAGE AND DRIVEWAY COMBINATION.
- C. PRIVATE GARAGES SHALL BE UTILIZED AS AN ACCESSORY TO THE PRINCIPAL USE. (§ 25-12.2B.1.)
- D. NOT MORE THAN THIRTY PERCENT (30%) OF THE AREA OF A MINIMUM REQUIRED FRONT YARD, REAR YARD OR SIDE YARD SHALL BE USED AS A PARKING AREA. (§ 25-12.2B.2.) (COMPLIES)
12. WALL AND FENCE REQUIREMENTS
- A. WALLS AND FENCES WHICH ARE NOT MORE THAN FIFTY PERCENT (50%) SOLID ARE PERMITTED ANYWHERE ON THE PROPERTY, PROVIDED THEY ARE NOT HIGHER THAN FOUR (4) FEET. (§ 25-8.4A.)
- B. SOLID WALLS AND FENCES NOT HIGHER THAN SIX (6) FEET ARE PERMITTED IN THE REAR YARD AND ON THE SIDE PROPERTY LINE UP TO THE REAR LINE OF THE HOUSE. IF THE DISTANCE ON EACH SIDE OF SUCH A FENCE IS MORE THAN FIVE (5) FEET TO EACH ADJACENT HOUSE, SUCH SOLID FENCE MAY BE LOCATED IN THE SIDE PROPERTY UP TO THE FRONT OF THE HOUSE. (§ 25-8.4B.)
13. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
15. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
16. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
17. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
18. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
19. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
20. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
21. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
22. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS' COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS, AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTORS LIABILITY COVERAGE SUFFICIENT TO INSURE THE VEHICLES AND EQUIPMENT OWNED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C., WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WHO DO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C., AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C., HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
24. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C., HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
26. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUPPLIERS AND VENDORS, THEREBY PROVIDING FOR MEDIATION FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL SUCH AGREEMENTS.
27. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL TIMES AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
28. ALL TRAFFIC SIGNS AND STIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
29. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
30. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
31. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE COMPARED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. HANDICAPPED ACCESSIBLE PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 223-7.7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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www.dynamicco.com

TITLE: **PLOT & GRADING PLAN**

PROJECT: **AARON FRIEDMAN
PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING**

JOB No: 5142-24-00053 DATE: 03/05/24

DRAWN BY: SPR SCALE: (H) 1"=30' (V)

DESIGNED BY: MJB SHEET No:

CHECKED BY: RPF

CHECKED BY: -

MATTHEW DRAFT REUD

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522

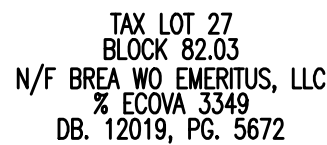
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938

ALL DATA REQUIRE RETENTION OF RECORD DRAWINGS OR ANY OTHER RECORDING TO BE DONE BY THE CLIENT'S SURVEYOR, ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL PERSONNEL.

FOR STATE-REGISTERED DIRECT PHONE NUMBERS VISIT: www.call811.com

Rev. # 0

Plotted: 03/08/24 - 4:49 PM, By: krazimr, Product Ver: 24.3s (US Tech)
File: \\c:\p\local\defolders\Data\DEPC PROJETS\5142 Aaron Friedman\24-00053 West Orange\DWg Site Plans\051422400053SXS.DWG, ---> 01 PLOT & GRADING PLAN



RIDGE ROAD
(30' WIDE PRIVATE DRIVE)

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY, SEWER, AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR OR THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADE. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXIST BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PACE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-UNCLAD, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. ALL SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE APPROVING AUTHORITY. WHERE APPROPRIATE CROSSING SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR RESTRICTED TO DUCTILE IRON PIPE WITH JOINTS FOR DISTANCE OF AT LEAST 10 FEET ON EACH SIDE OF THE CROSSING. IN ADDITION, THE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR SEWER PIPES CROSSING OVER SEWER LINES.
8. ALL SANITARY SEWER MAINS SHALL BE SDR-35 PIPE MATERIAL UNLESS OTHERWISE DESIGNATED. DUCTILE IRON PIPES INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER, OR UNDER WATER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPES SHALL BE CEMENT-UNCLAD, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED ALIKE.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITIES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PAGES FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PIPES UNLESS OTHERWISE DESIGNATED.
13. ALL SEWERS AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
14. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
15. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE UTILITY STORM PIPE TO CONFORM TO ASTM C-557, CLASS 16-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMPIPE PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C-890 TO BE INSTALLED TO PROVIDE A SLIT-JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE GASKETED WITH ASTMA 443.
16. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETS. WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F2472. HOPE SHALL HAVE GASKETS. SLIT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F472. HOPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSIGNEE (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
17. HD DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETS. WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F447. FIELD WATER TIGHTNESS SHALL BE VERIFIED BY FIELD TESTING. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSIGNEE (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
18. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR. ACCORDINGLY.

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.

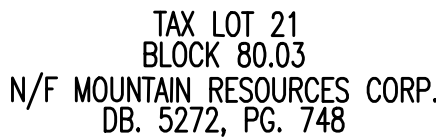
2. ROOF LEADER COLLECTION PIPES ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPES IS TO BE COORDINATED WITH ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPES SHALL BE SCHEDULE 40 PIPE UNLESS OTHERWISE DESIGNATED.

3. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-306, CLASS II, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE USED IN CONFORMANCE WITH THE REQUIREMENTS OF ASTM C-507, CLASS II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE SHALL BE IN ACCORDANCE WITH ASTM C 390 TO BE UTILIZED TO PROVIDE A SLIT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERPROOF AND CONFORM TO ASTM C-443.

4. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS. HOPE DRAINAGE PIPE SHALL CONFORM TO ASTM F2306 AND ASTM F2307. PERFORMED HOPE DRAINAGE PIPE SHALL CONFORM TO THE MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.

5. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2376 (12"-30" PIPE) AND ASTM F2289 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM F2376 AND ASTM F2289. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.

6. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.



GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

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DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: DRAINAGE AND UTILITY PLAN

PROJECT: **AARON FRIEDMAN**
PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING
BLOCK 80.03, LOT 10
10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

MATTHEW REID

DRAFT

PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER

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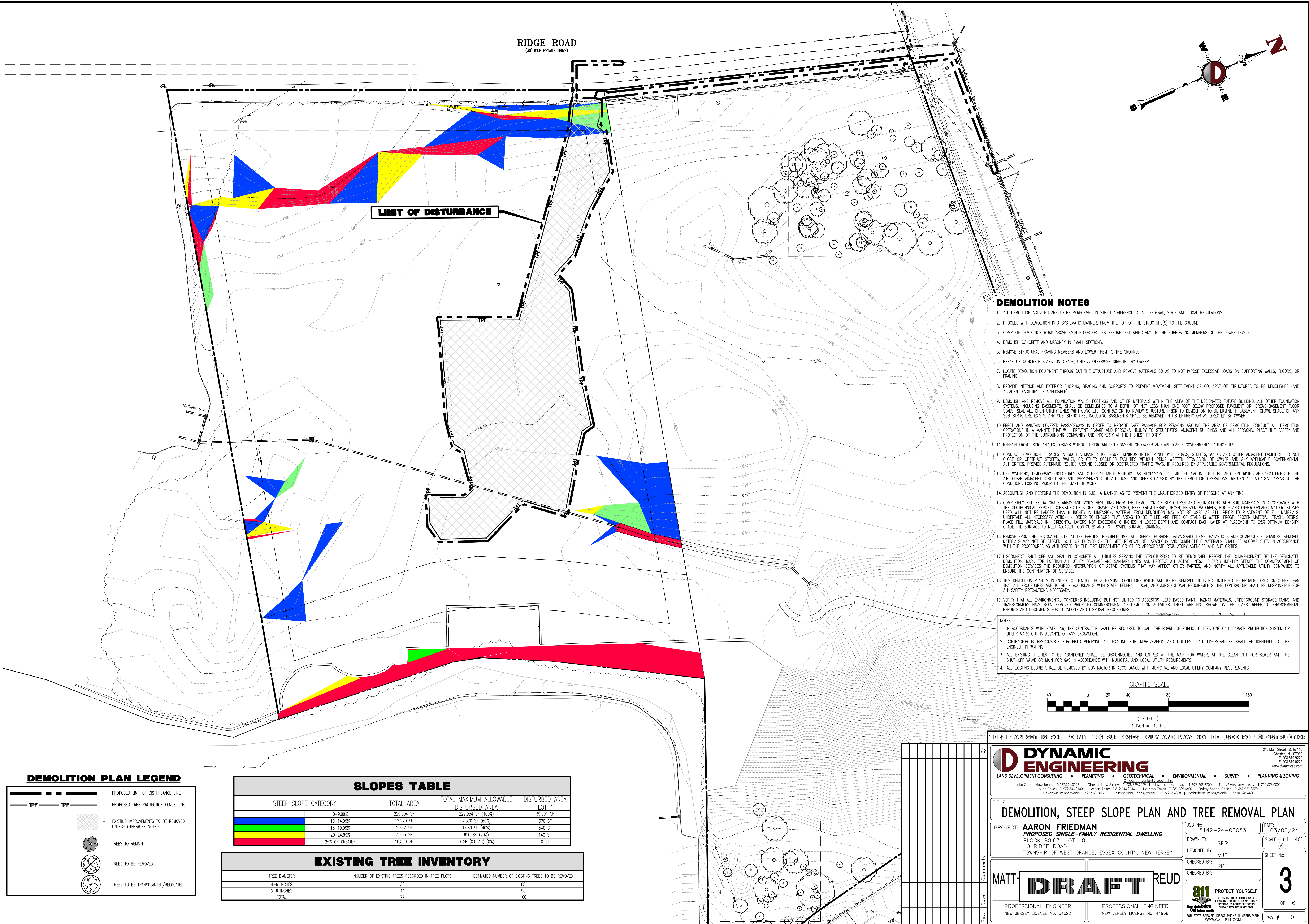
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OF

Plotted: 03/08/24 - 4:46 PM, By: krazimr, Product Ver: 24.3a (JMS Tech)
File: P:\BECPC PROJECTS\5142 Aaron Friedman\24-00053 West Orange Dwg\Site Plan\DEMOLITION STEEP SLOPE PLAN AND TREE REMOVAL PLAN



SOIL EROSION & SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- THE HUDSON-ESSEX-PASSAC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPSCD.ORG
- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - OCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE. UPON COMPLETION OF THE RESTABILIZATION MEASURES, A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING, OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" CRUSHED ANGULAR STONE (ASTM D 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- THE HUDSON-ESSEX-PASSAC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS, NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING. (1 DAY)
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION. (2 WEEKS)
PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES. (3 WEEKS)
PHASE 4: EXCAVATE BUILDING FOUNDATION (1 WEEK)
PHASE 5: COMPLETE BUILDING CONSTRUCTION. (4 WEEKS)
PHASE 6: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING. (3 WEEKS)
PHASE 7: FINAL GRADE SITE (1 WEEK)
PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (2 WEEKS)
PHASE 9: REMOVED ALL SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING INLET PROTECTION AND DOWN SLOPE PERIMETER SILT FENCING UPON COMPLETION. (1 DAY)

STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING:

- PRIOR TO SEEDING, MIX TOP 6" LAYER OF TOPSOIL WITH FERTILIZER AND LIME.
- LIMESTONE - 2 TONS/ ACRE UNLESS SOIL TESTING INDICATES OTHERWISE.
- FERTILIZER - 500 LBS/ ACRE OR 11 LBS/ 1000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
- SEEDS:
 - COOL SEASON:
 - PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN APRIL 30 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 15.
 - WARM SEASON:
 - FLAT PEA AT 25 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 1 AND AUGUST 14.
- MULCH - UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY AT A RATE OF 1.5-2 TONS PER ACRE TO 10-100 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, LIQUID MULCH BINDER, OR CRIMPER)

STABILIZATION SPECIFICATIONS PERMANENT SEEDING:

- GENERAL SITE SEEDING MIX:
- | | | |
|--------------------|---------------|----------------------|
| HARD FESCUE | - 75 LBS/ACRE | 2.1 LBS/1000 SQ.FT. |
| PERENNIAL Ryegrass | - 10 LBS/ACRE | 0.25 LBS/1000 SQ.FT. |
| HY. BLUEGRASS | - 10 LBS/ACRE | 0.25 LBS/1000 SQ.FT. |
| WHITE CLOVER | - 5 LBS/ACRE | 0.1 LBS/ 100 SQ.FT. |
- PERMANENT STABILIZATION SPECIFICATIONS:
- MULCHING MULCH MATERIALS TO BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SF. EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER THE RATE OF APPLICATION IS 3 TONS PER ACRE.
 - SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 80% OF SOIL SURFACE WILL BE COVERED.
 - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - PEG AND TWINE
 - MULCH NETTING
 - LIQUID MULCH-BINDERS
 - CRIMPER (MULCH ANCHORING COULTER TOOL)

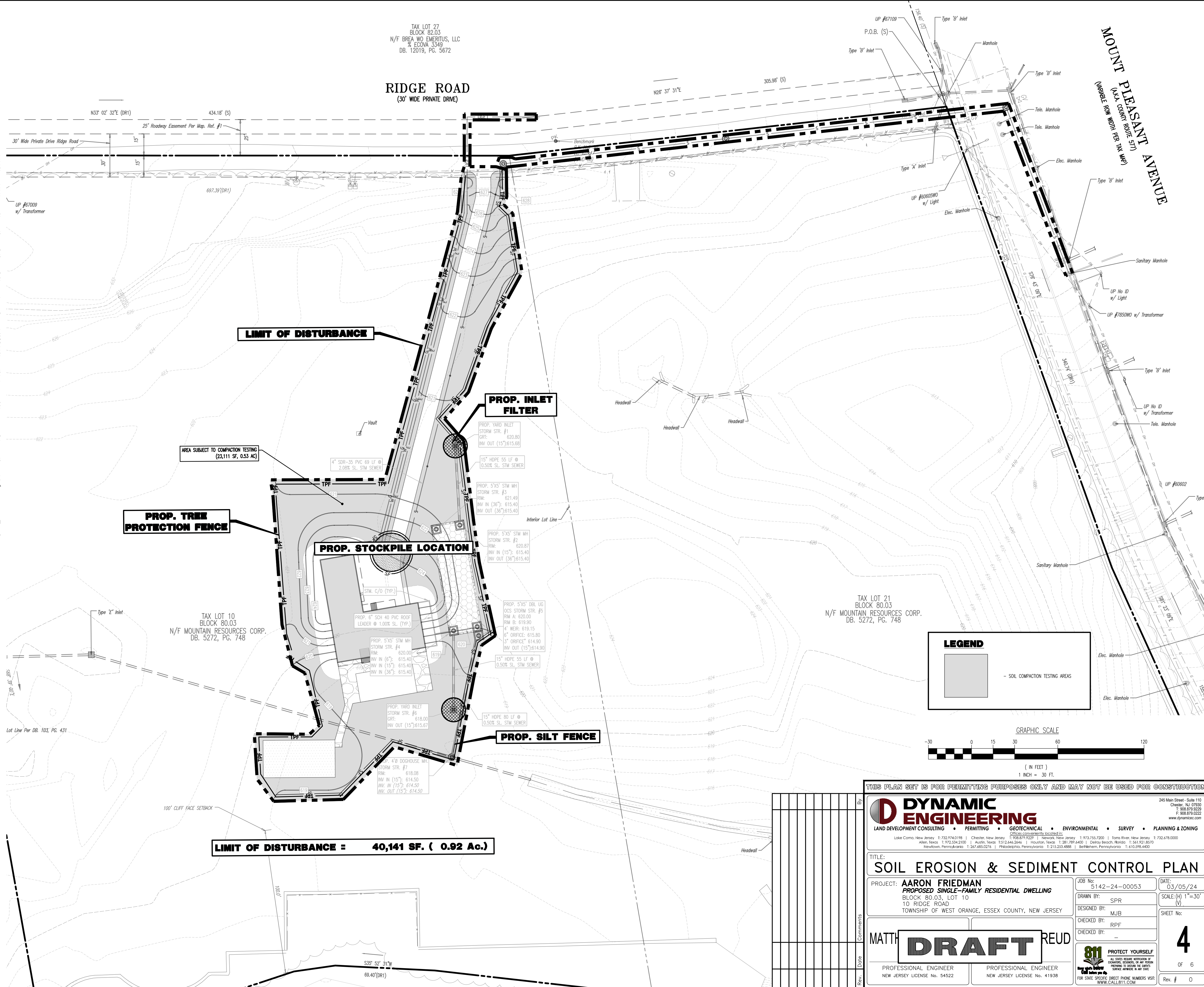
MULCH STABILIZATION

- UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAYBE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
- WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
- MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAYBE USED.
- WOOD CHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED EXCEPT IN AREAS OF FLOWING WATER.
- GRAVEL, CRUSHED STONE, OR SLAG AT RATE OF 9 CUBIC YARDS PER 1000 SQ. FT. AT DEPTH OF 3 INCHES.
- MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - MULCH NETTING
 - LIQUID MULCH-BINDERS
 - CRIMPER (MULCH ANCHORING COULTER TOOL)

TAX LOT 27
BLOCK 82.03
N/F BREX WO. EMERITUS, LLC
% ECOVA 3349
DB. 12019, PG. 5672

RIDGE ROAD
(30' WIDE PRIVATE DRIVE)

MOUNT PLEASANT AVENUE
(1/4" ACOIN ROUTE 57)
(NORTH FROM MOUNT PLEASANT AVENUE)

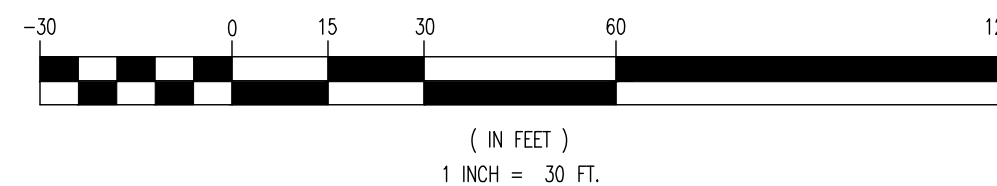


TAX LOT 21
BLOCK 80.03
N/F MOUNTAIN RESOURCES CORP.
DB. 5272, PG. 748

LEGEND

- SOIL COMPACTION TESTING AREAS

GRAPHIC SCALE



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Newtown, Pennsylvania 1-281-685-0276 | Philadelphia, Pennsylvania 1-215-253-4888 | Southampton, Pennsylvania 1-610-296-4400

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT: **AARON FRIEDMAN PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING**
BLOCK: 80.03, LOT 10
10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB NO: 5142-24-00053
DATE: 03/05/24
DRAWN BY: SPR
SCALE: (H) 1"=30' (V)
DESIGNED BY: MJB
SHEET NO:
CHECKED BY: RPF
CHECKED BY: -

MATTHEW REUD

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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OF 6
Rev. # 0

Plotted: 03/08/24 - 4:46 PM, By: krazimir, Product Ver: 24.3a (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\5142 Aaron Friedman\24-00053 West Orange\Dwg Site Plans\051422400053SDO.dwg, ----> 06 CONSTRUCTION DETAILS

WOOD OR METAL FENCE POSTS SPACED 8'-0" O.C.
FABRIC SECURED TO POST WITH METAL FASTENERS AND REINFORCEMENT BETWEEN FASTENER AND FABRIC.
DRAWSTRING RUNNING THROUGH FABRIC ALONG TOP OF FENCE.
AREA OF DISTURBANCE
FLOW
SILT
6"
6"
EXISTING UNDISTURBED GROUND
2'-0" MIN.
2'-0" TRENCH, BURY BOTTOM 1'-0" OF FILTER FABRIC, TAMP IN PLACE

1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEDGING, DROMEDARY WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL
NOT TO SCALE

PROTECTED ROOT ZONE (PRZ)
CRITICAL ROOT RADIUS (CRR)
TREE PROTECTION FENCE SHALL BE INSTALLED WITHIN THE LIMIT OF THE PROTECTED ROOT ZONE.
4" WOOD & WIRE SNOW FENCE
W/STEEL STAKES 6'-10" O.C.
TREE DRIP LINE

PLAN

ELEVATION

3. TREE PROTECTION FENCE SHALL BE INSTALLED WITHIN THE LIMIT OF THE PROTECTED ROOT ZONE.
4. AREA WITHIN PROTECTED ROOT ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION.
4" WOOD & WIRE SNOW FENCE
W/STEEL STAKES 6'-10" O.C.

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET
DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL
NOT TO SCALE

2 RE-BARS, STEEL PICKETS OR 2"x 2" STAKES 1 1/2' TO 2' IN GROUND, DRIVE STAKES FLUSH WITH BALES
ANGLE FIRST STAKE TOWARD PREVIOUSLY Laid BALE
FLOW
BOUND BALES PLACED ON CONTOUR
4" ENTRENCHMENT
DRAINAGE AREA NO MORE THAN 1/4 AC. PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%
THE ADJACENT BALES
NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR/REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAYBALE SEDIMENT BARRIER DETAIL
NOT TO SCALE

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

SEE CHART 1
EXISTING GROUND
PUBLIC RIGHT OF WAY
1' - 2 1/2" CLEAN STONE
PROFILE
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.
EXISTING GROUND
PUBLIC RIGHT OF WAY
PLAN VIEW

CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0 TO 2%	COARSE GRANULATED SOILS 50 FT FINE GRANULATED SOILS 100 FT
2% TO 5%	100 FT 200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABRIC BASE COURSE (1)

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

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Newtown, Pennsylvania T: 287.683.0276 | Philadelphia, Pennsylvania T: 215.253.4968 | Salt Spring, Pennsylvania T: 610.396.4400

TITLE: **CONSTRUCTION DETAILS**

PROJECT: **AARON FRIEDMAN PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING**
BLOCK: 80.03, LOT 10
10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 5142-24-00053
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DRAWN BY: ARK
DESIGNED BY: MJB
CHECKED BY: RPF
CHECKED BY: -

SCALE: (H) NOT TO SCALE
SHEET No: 6 OF 6

MATTHEW REUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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