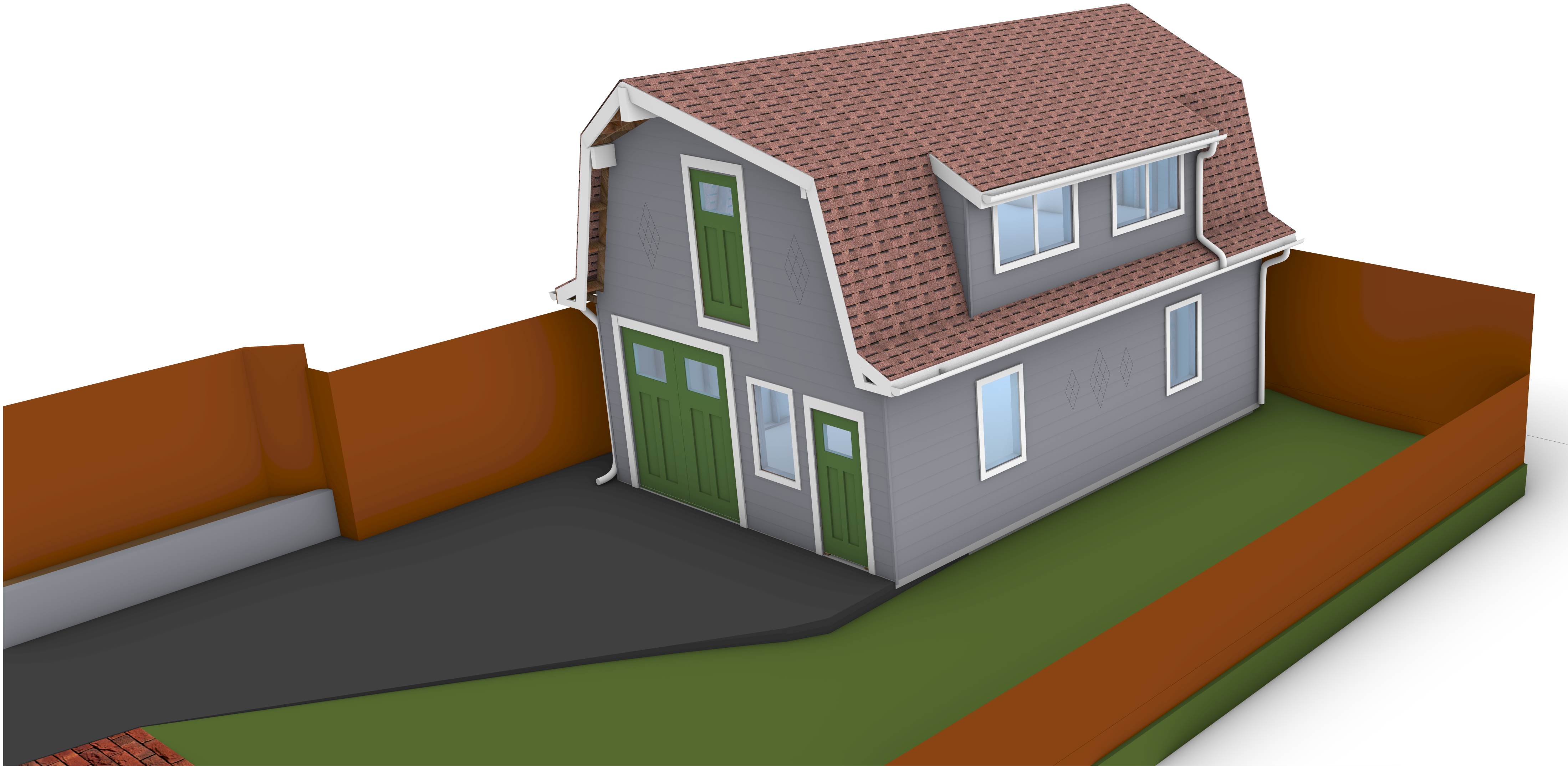




PROJECT: Garage Expansion — 15 Alan Street	
LOCATION: Block 146, Lot 72, West Orange, NJ	
OWNER: Max Grossman	
SHEET: Final Plan P2	DATE: 6/17/26
OWNER SIG: [Signature]	DATE: 6/17/26
BOARD APPROVAL:	
BD. ENGINEER:	DATE:
CHAIRMAN:	DATE:
SECRETARY:	DATE:

PROJECT INFORMATION
Project: Garage Expansion at 15 Alan Street
Property Address: 15 Alan Street, West Orange, NJ 07052
Block / Lot: Block 146, Lot 72
Zoning District: R-T Two-Family Residential
Application Type: "C" Variance (C-2 Bulk Variance)
Property Owner / Applicant: Max Grossman

STATEMENT OF AUTHORSHIP
The drawings and renderings attached to this cover sheet are illustrative exhibits prepared by the property owner, Max Grossman, in support of the above-referenced "C" Variance application. These exhibits are submitted pursuant to the exemption set forth in N.J.S.A. 45:3-5, which permits an owner of a one- or two-family dwelling, or accessory structure thereto, to prepare drawings for their own property without the involvement of a licensed architect.
These owner-prepared exhibits are intended to be illustrative only and are submitted alongside, and in addition to, the stamped engineering plans prepared by Yogi Engineering through consultant Seva Engineering (Sanjay N. Patel, P.E.), dated February 27, 2026. The stamped engineering plans, and not these owner-prepared exhibits, are the controlling documents for the technical and structural aspects of the proposed work.

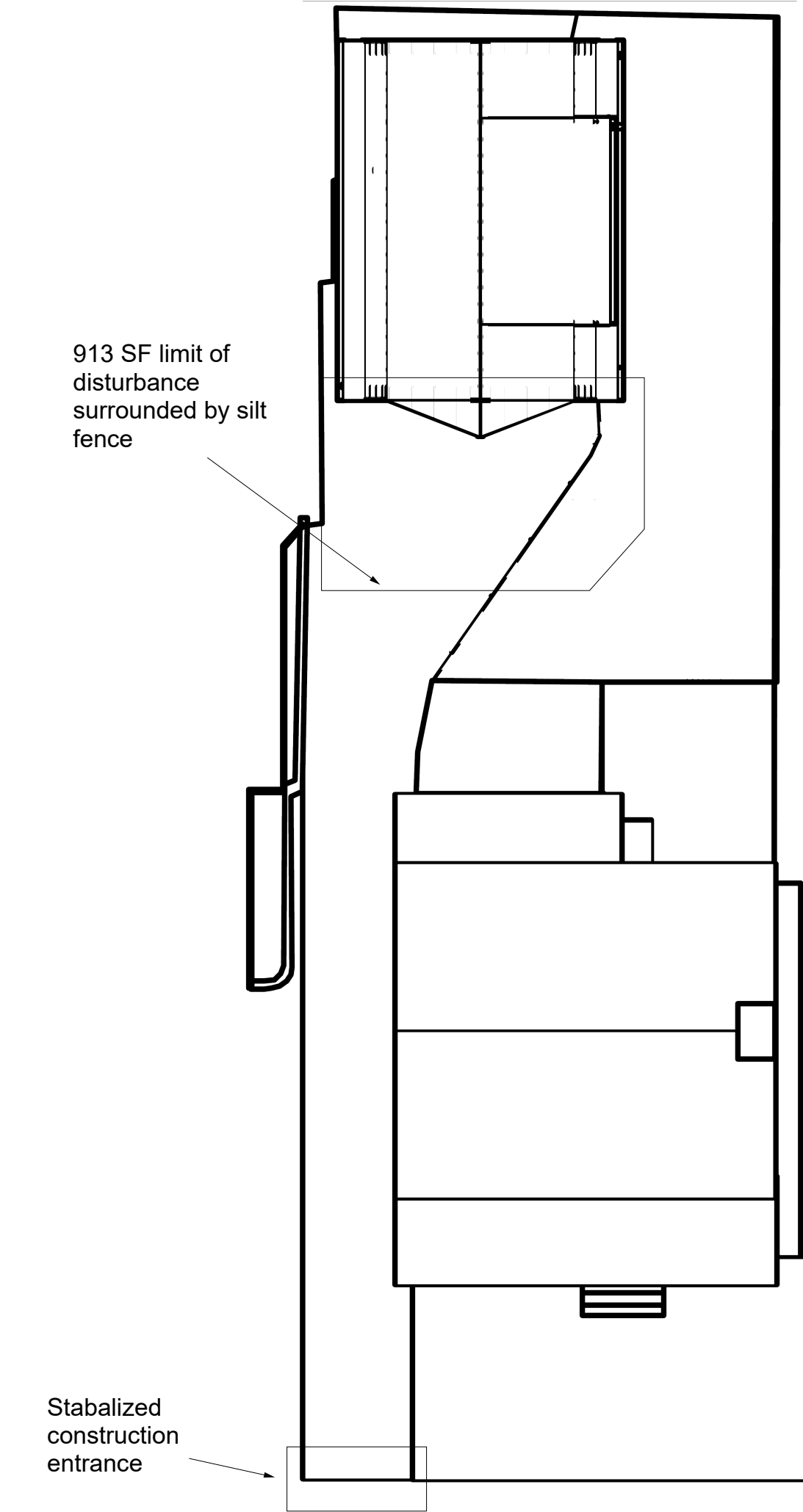
Plans made to scale using survey provided by Richard J. Hingoes. Dated 11/19/2018

All disturbed areas shall be restored, topsoiled, and seeded within 7 days of the completion of construction.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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 to their proper sequence and maintained until permanent protection is established.
2. 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 stabilization is established.
3. Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring: 3/15/18 and Fall: 8/15 - 10/1.
4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established.
5. 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.
6. Mulch materials shall be un-rooted 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.
7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Call: (862) 333-5077 OR email: DISTRICT@HEPSCD.NJ.GOV
9. 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, B.C.A. or any other controlling agency. Contact the District at 862-333-5077 to request a Final Inspection, giving advanced notice upon completion of the stabilization 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.
10. 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 area 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.
11. All surfaces having lawn or landscaping as final cover are to be provided spread prior to re-seeding, sodding or planting. A depth of 2.0 inches, trenched to place, is required as per the Standards for Topsoiling and Land Grading, effective December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel clearing tracking pad is to be installed at all site exits using 2 1/2" crushed angular stone (ASTM 2 or 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.
14. 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.
15. The Hudson-Essex-Passaic Soil Conservation District shall be notified in writing, for the sale of any portion of the project or for the sale of individual lots, "See annex" information shall be provided. Additional measures deemed necessary for District certificate shall be implemented as conditions precedent.

<http://hepscdu.org>
HEPSCD25ISESCNOTES_7THEDREV2017



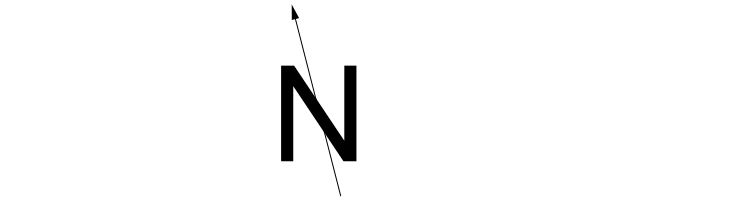
SOIL EROSION & SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control measures shall be installed and maintained in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (current edition).
2. Limit of Disturbance for this project is 913 SF. Total site disturbance does not exceed 5,000 SF; project is below the threshold requiring Hudson-Essex-Passaic Soil Conservation District certification.
3. Sediment control measures shall be installed prior to, or as the first step of, any soil-disturbing activity and shall remain in place and functional until all disturbed areas are permanently stabilized.
4. Silt fence shall be installed along the down-gradient limit of disturbance prior to excavation. Source control at the limit of disturbance is the primary sediment control measure for this project.
5. A stabilized construction entrance shall be maintained at the driveway access point for the duration of construction to prevent tracking of sediment onto Alan Street.
6. Inlet protection shall be provided at the existing combination curb-and-grate inlet on the applicant's side of Alan Street (±240' down-gradient of the limit of disturbance) by means of a gutter-line filter sock and curb-opening guard, as a down-gradient backstop measure. See detail.
7. All control measures shall be inspected by the contractor weekly and within 24 hours of the end of any storm event of 0.5 inch or greater, and shall be repaired or replaced immediately as needed.
8. Disturbed areas shall be permanently stabilized — topsoiled, seeded, and mulched — within the timeframe required by the NJ Standards following completion of final grading; areas left inactive shall receive temporary stabilization.
9. No sediment shall be permitted to leave the site or enter adjacent properties or the public right-of-way.
10. Existing roof-leader discharge locations are to be maintained; no increase in impervious coverage is proposed.

DETAIL — SILT FENCE: Geotextile filter fabric on posts spaced max 10' o.c., fabric height min 16" above grade, bottom edge buried min 6" in a 6"×6" anchor trench, backfilled and compacted. Install along the contour, down-gradient of disturbance.

DETAIL — ROOF LEADERS SEEN ABOVE:

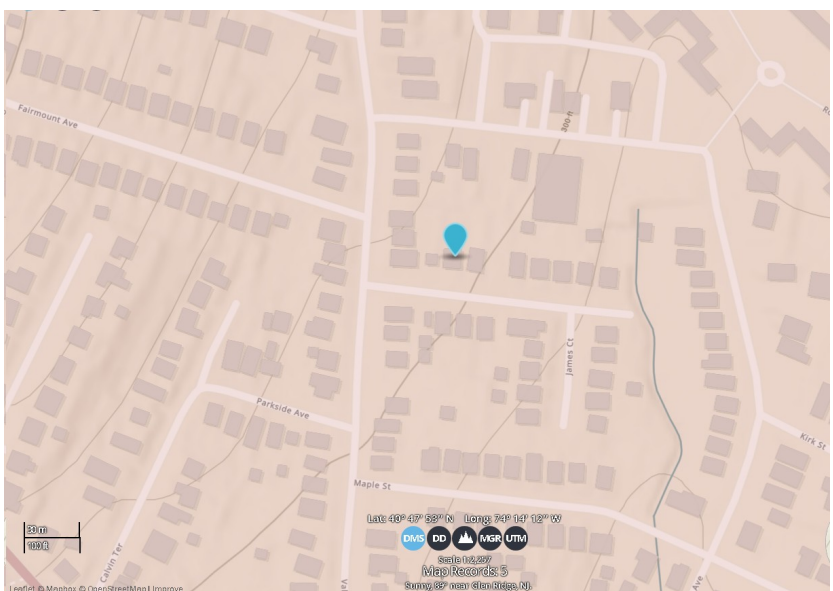
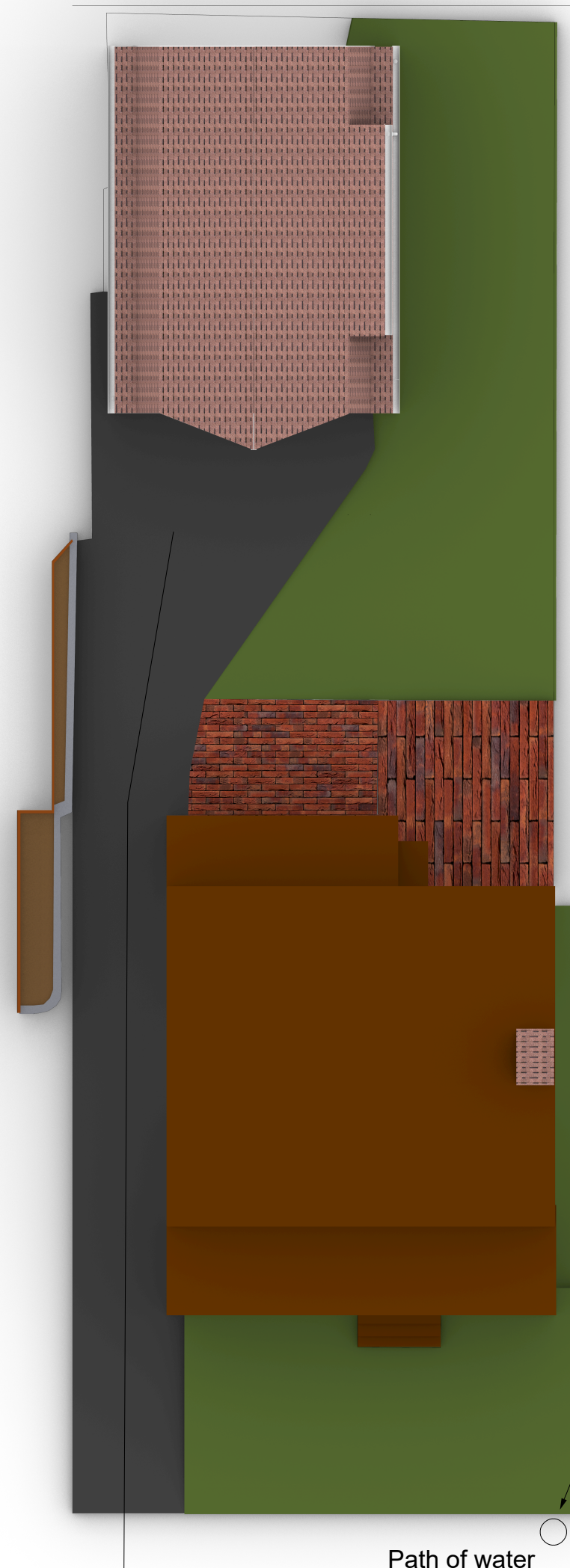
East Roof leader on the "front" of the building will drain onto the driveway as existing and run down to the gutter on the street due to driveway grading. Roof Leader at the rear of the building will connect to existing drainage pipe that lets out into the street gutter as well. Neighbors will be unaffected by runoff from the building as all the water will be diverted to the street gutter and storm drain 240' down the road.



DETAIL — STABILIZED CONSTRUCTION ENTRANCE: Full available driveway length × 9' wide.

Driveway will serve as water drainage as it currently does.

DETAIL — STORM DRAIN INLET PROTECTION (COMBINATION CURB & GRATE INLET): At the existing combination inlet on the applicant's side of the street (down-gradient backstop), provide a gutter-line filter sock / sediment log placed in the gutter up-gradient of the grate, together with a curb-opening guard across the curb throat, in accordance with the Standard for Storm Drain Inlet Protection, Standards for Soil Erosion and Sediment Control in New Jersey (current edition). Secure the sock against displacement by traffic or flow. Inlet shall not be wrapped in filter fabric or otherwise fully obstructed; flow path and overflow shall be maintained at all times. Inspect after each storm event and remove accumulated sediment; remove device only after the contributing drainage area is permanently stabilized.



Site Context - USGS/OSM Topography, Illustrative



laser level placed at highest corner of proposed new foundation.

Pictures of level reading with ruler placed at each corner of new foundation



240' from edge of driveway to edge of nearest storm drain in front of 3 Alan Street

Existing outlet for roof leaders of both primary and accessory structures into street gutter

