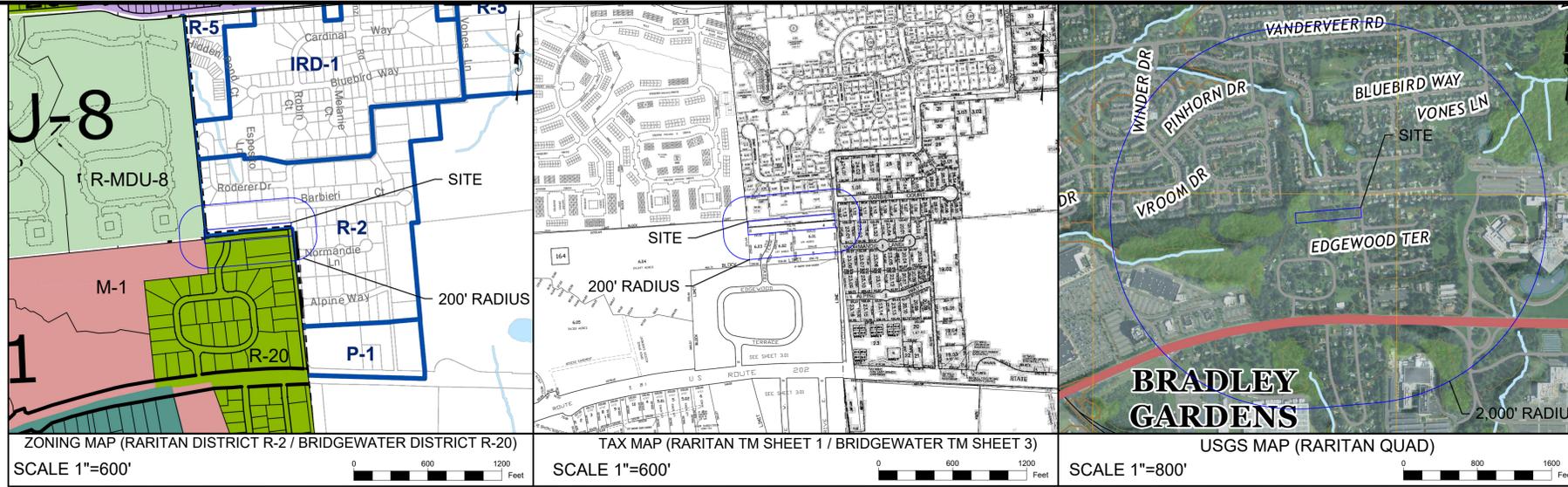


GENERAL NOTES:

- OWNER/APPLICANT:
JONATHAN BACZEWSKI
21 VONES LANE
RARITAN, NJ 08869
908-271-8646
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., DATED 07/21/2021.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON NAVD 1988 DATUM.
- THE SUBJECT PARCEL, BLOCK 1 LOT 11, CONSISTS OF 38,846.79 S.F. (0.892 ACRES). THE SUBJECT PARCEL, BLOCK 164 LOT 4, CONSISTS OF 38,827.50 S.F. (0.891 ACRES).

NOTES:

- SEE DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.



200 FT CERTIFIED OWNERS' LIST			
RARITAN BOROUGH			
BLOCK	LOT	PROPERTY OWNER	ADDRESS
1	9.01	PINA, FERNANDO & MARIA	1 RODERER DRIVE RARITAN, NJ 08869
1	9.02	TRIVEDI, SAKET & POOJ	3 RODERER DRIVE RARITAN, NJ 08869
1	9.03	SINGH, BHUPENDER & KUMARI, RAJESH	5 RODERER DRIVE RARITAN, NJ 08869
1	9.04	MARONE, ROBERT & LUBLINER, MICHE	7 RODERER DRIVE RARITAN, NJ 08869
1	9.05	HOANG, LOC & BE LE	9 RODERER DRIVE RARITAN, NJ 08869
1	9.06	NAYLOR, MICHAEL S & MENZ, JEAN M	11 RODERER DRIVE RARITAN, NJ 08869
1	9.07	ZHU, JIN & QIN XIAOYAN	15 RODERER DRIVE RARITAN, NJ 08869
1	10	WATKINS, MICHAEL JAMES & DELUCA, D	25 VONES LANE RARITAN, NJ 08869
1	10.01	CENTOFANTI, STEVEN & DENIS	27 VONES LANE RARITAN, NJ 08869
1	10.02	TOKARSKY-UNDA, RODOLFO J. & LOUISE	23 VONES LANE RARITAN, NJ 08869
2	1	GANNAMANENI, SRINIVAS R & NAGARATN	2 BARBIERI COURT RARITAN, NJ 08869
2	1.12	GANZ JR, CAR	3 BARBIERI COURT RARITAN, NJ 08869
2	1.13	LAITUSIS, PETER & CARRARA-LAITUSIS	1 BARBIERI COURT RARITAN, NJ 08869
2	23.01	PAITAKES, JOHN M. & UNDA A.	9 NORMANDIE LANE RARITAN, NJ 08869
2	23.02	COLETTA, JAMES	11 NORMANDIE LANE RARITAN, NJ 08869

RARITAN BOROUGH ZONING REQUIREMENTS				
ITEM	REQUIRED	EX. BLOCK 1 LOT 11 / BLOCK 164 LOT 4	PROP. BLOCK 1 LOT 11.01 / BLOCK 164 LOT 4.01	PROP. BLOCK 1 LOT 11.02 / BLOCK 164 LOT 4.02
ZONING DISTRICT R-2 (MEDIUM LOW DENSITY RESIDENTIAL DISTRICT)				
MIN. LOT AREA (S.F.) [1]	12,000	77,675	38,255	39,420
MIN. LOT WIDTH (FT)	80	> 80	> 80	> 80
MIN. LOT FRONTAGE (FT)	50	110	110	50
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT) [2]	35	27.1 (ENC)	27.1 (ENC)	35.2
SIDE YARD SETBACK - ONE SIDE (FT)	10	5.2 (ENC)	5.2 (ENC)	> 10
SIDE YARD SETBACK - BOTH SIDES (FT)	20	> 20	> 20	> 20
REAR YARD SETBACK (FT)	35	> 35	> 35	35
MAX. BUILDING HEIGHT (FT) (STORY)	35 FT (2 1/2 STORIES)	< 35 FT (2 1/2 STORIES)	< 35 FT (2 1/2 STORIES)	< 35 FT (2 1/2 STORIES)
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. FRONT YARD SETBACK (FT) [2]	35	34.5 (ENC)	34.5 (ENC)	N/A
MIN. SIDE YARD SETBACK (FT)	10	0.9 (ENC)	0.9 (ENC)	N/A
MIN. REAR YARD SETBACK (FT)	15	> 15	> 15	N/A
TOTAL IMPERVIOUS LOT COVERAGE (%) [1]	20	5.8	11.7	9.3

(V) INDICATES THAT A VARIANCE IS REQUIRED
 (-) INDICATES NO VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION
 [1] LOT AREA AND IMPERVIOUS COVERAGE EXCLUSIVE OF RIGHT-OF-WAY AS MEASURED TO RIGHT-OF-WAY
 [2]

MINOR SUBDIVISION PLAT 21 VONES LANE

BLOCK 1 LOT 11
RARITAN BOROUGH, SOMERSET COUNTY, NEW JERSEY
BLOCK 164 LOT 4
BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

PLAN INDEX	
SHEET NO.	TITLE
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN
3.	MINOR SUBDIVISION PLAT
4.	PLOT PLAN
5.	GRADING & UTILITIES PLAN
6.	SOIL EROSION & SEDIMENT CONTROL PLAN
7.	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
8.	CONSTRUCTION DETAILS

OUTSIDE AGENCY APPROVALS:

- SOMERSET-UNION SOIL CONSERVATION DISTRICT
- SOMERSET COUNTY PLANNING BOARD

200 FT CERTIFIED OWNERS' LIST			
BRIDGEWATER TOWNSHIP			
BLOCK	LOT	PROPERTY OWNER	ADDRESS
164	5	LUCIANI, MICHAEL A	17 VONES LANE BRIDGEWATER, NJ 08807
164	6.01	RIVERA, STEVE & LORENA	19 VONES LANE BRIDGEWATER, NJ 08807
164	6.02	AMIN, SAMAR K	42 EDGEWOOD TERRACE BRIDGEWATER, NJ 08807
164	6.03	PASSALACQUA, VINCENT & ROSE	41 EDGEWOOD TERRACE BRIDGEWATER, NJ 08807
164	6.04	BRIDGEWATER, TOWNSHIP OF	100 COMMONS WAY BRIDGEWATER, NJ 08807
164.06	2709	STRUTZEL, ANDREW R JR & MARYANN TRST	2709 PACKER COURT BRIDGEWATER, NJ 08807
164.06	2710	LI, JUN	8 DOWNINGTON COURT WARREN, NJ 07059
164.06	2711	ASP, BERY	2711 PACKER COURT BRIDGEWATER, NJ 08807

ADDITIONAL PARTIES TO BE NOTIFIED	
PROPERTY OWNER	ADDRESS
COUNTY OF SOMERSET	PO BOX 3000 SOMERVILLE, NJ 08807
STATE OF NJ DOT	1035 PARKWAY AVE EWING, NJ 08618
CABLEVISION % CRAIG MCLEOD	275 CENTENNIAL AVE PISCATAWAY, NJ 08854
NJ-AMERICAN WTR CO%GIS SPVS-D SHORT	1025 LAUREL OAK RD VOORHEES, NJ 08043
PUBLIC SERVICE ELECTRIC & GAS	80 PARK PLZ #T6B NEWARK, NJ 07102
SUNOCO PIPELINE LP/RIGHT OF WAY DEPT	525 FRITZTOWN RD SINKING SPRING, PA 19608

CERTIFICATIONS/APPROVALS

MUNICIPALITY
THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF RARITAN, SOMERSET COUNTY

DATE _____ BOARD CHAIRMAN _____
 DATE _____ BOARD SECRETARY _____
 DATE _____ BOROUGH ENGINEER _____

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS MINOR SUBDIVISION PLAT WITH THE PLANNING BOARD OF THE BOROUGH OF RARITAN.

DATE _____ JONATHAN BACZEWSKI _____

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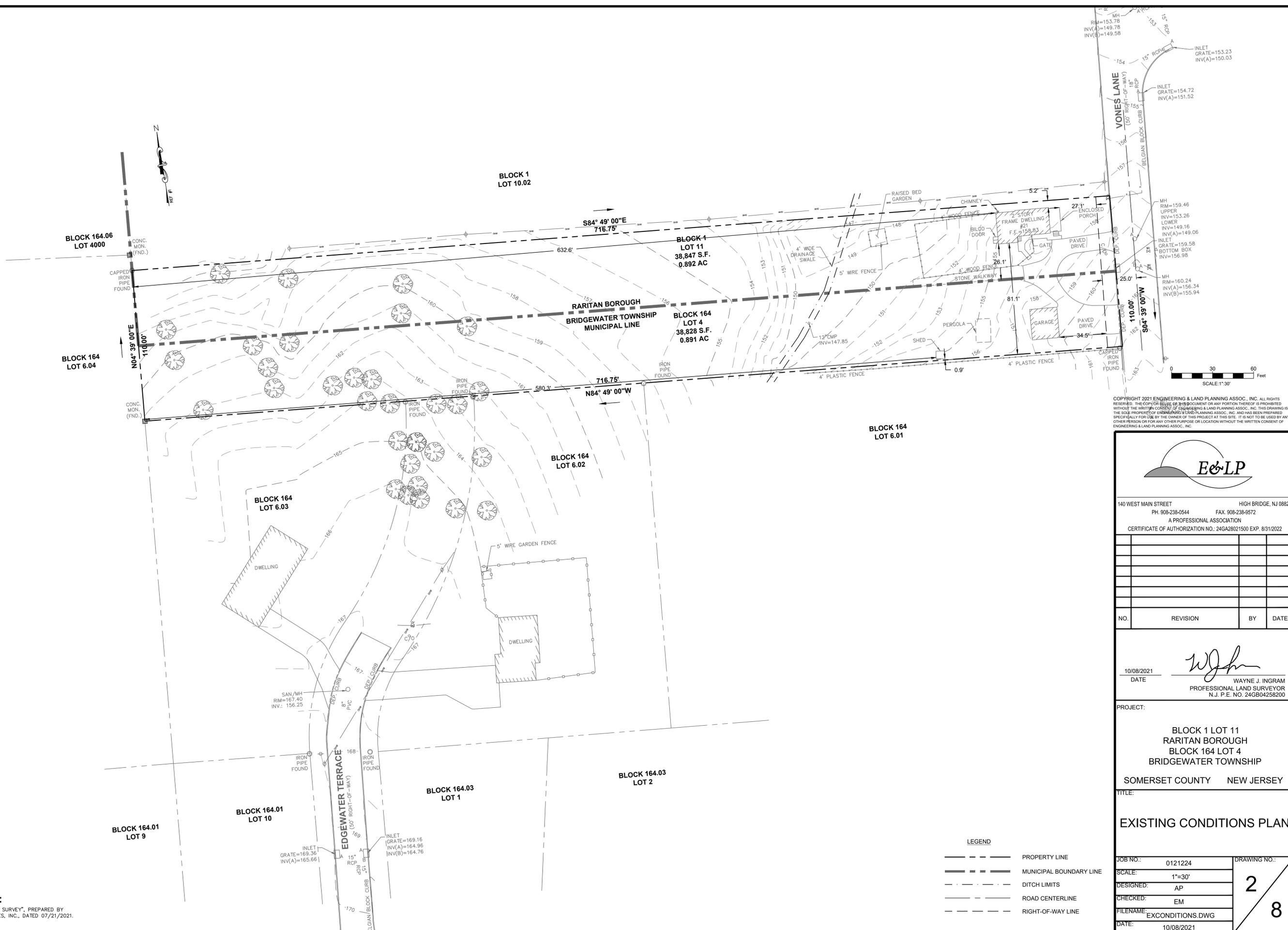
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE

10/08/2021 DATE
 WAYNE J. INGRAM
 PROFESSIONAL LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT:
 BLOCK 1 LOT 11
 RARITAN BOROUGH
 BLOCK 164 LOT 4
 BRIDGEWATER TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

TITLE: COVER SHEET	JOB NO.: 0121224	DRAWING NO.: 1/8
SCALE: N.T.S.	DESIGNED: AP	CHECKED: EM
FILENAME: COVERSHEET.DWG	DATE: 10/08/2021	



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NO.	REVISION	BY	DATE

10/08/2021 DATE *WJ* WAYNE J. INGRAM
 PROFESSIONAL LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT:
 BLOCK 1 LOT 11
 RARITAN BOROUGH
 BLOCK 164 LOT 4
 BRIDGEWATER TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

TITLE:
 EXISTING CONDITIONS PLAN

LEGEND

---	PROPERTY LINE
---	MUNICIPAL BOUNDARY LINE
---	DITCH LIMITS
---	ROAD CENTERLINE
---	RIGHT-OF-WAY LINE

JOB NO.:	0121224	<div style="font-size: 2em; font-weight: bold;">2</div> <div style="font-size: 2em; font-weight: bold;">8</div>
SCALE:	1"=30'	
DESIGNED:	AP	
CHECKED:	EM	
FILENAME:	EXCONDITIONS.DWG	
DATE:	10/08/2021	

SURVEY REFERENCE:
 1. A PLAN ENTITLED "EXISTING CONDITIONS SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., DATED 07/21/2021.

LEGEND

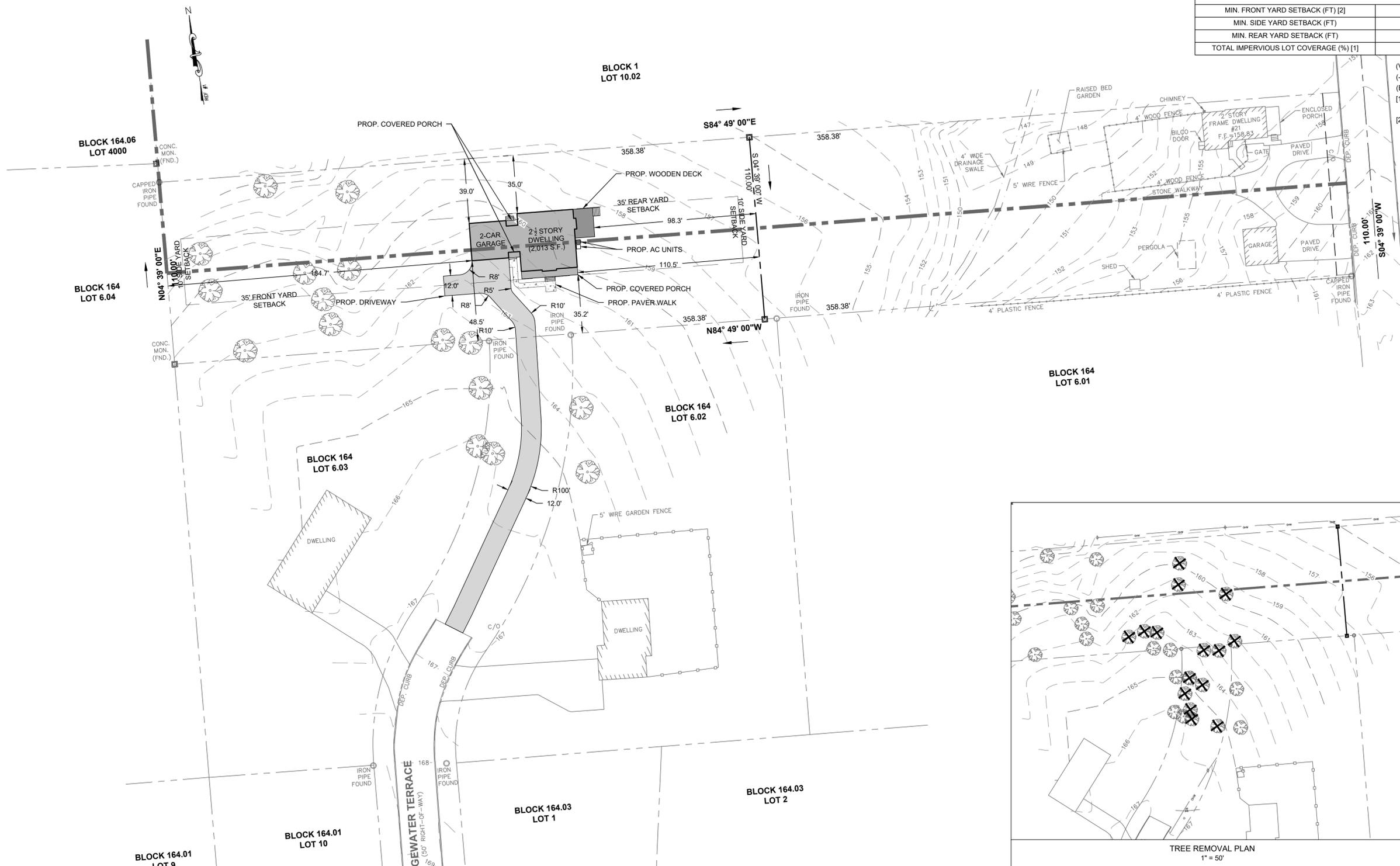
- PROPERTY LINE
- - - SUBDIVISION LINE
- ==== MUNICIPAL BOUNDARY LINE
- . - . DITCH LIMITS
- - - SETBACK LINE
- ROAD CENTERLINE
- - - RIGHT-OF-WAY LINE
- PROPOSED STRUCTURE
- PROPOSED PAVED DRIVEWAY
- PROPOSED PORCH/DECK
- PROPOSED PAVER WALK

IMPERVIOUS LOT COVERAGE CALCULATIONS

EX. ITEM	EXISTING COVERAGE (S.F.) BLOCK 1 LOT 11 / BLOCK 164 LOT 4	PERCENTAGE (%)	PROP. ITEM	PROPOSED COVERAGE (S.F.) BLOCK 1 LOT 11.01 / BLOCK 164 LOT 4.01	PERCENTAGE (%)	PROPOSED COVERAGE (S.F.) BLOCK 1 LOT 11.02 / BLOCK 164 LOT 4.02	PERCENTAGE (%)
PRINCIPAL BUILDING	799.54	1.03	PRINCIPAL BUILDING	799.54	2.09	2012.46	5.11
STEPS / DECK	159.80	0.21	STEPS / DECK	159.80	0.42	233.17	0.59
DRIVEWAY / CURB	2270.77	2.92	DRIVEWAY / CURB	2270.77	5.94	1089.53	2.76
WALKWAY	773.75	1.00	WALKWAY	773.75	2.02	140.71	0.36
ACCESSORY BUILDING	479.49	0.62	ACCESSORY BUILDING	479.49	1.25	200.00	0.51
TOTAL	4,483.35	5.77	TOTAL	4,483.35	11.72	3,675.87	9.32

RARITAN BOROUGH ZONING REQUIREMENTS

ITEM	REQUIRED	EX. BLOCK 1 LOT 11 / BLOCK 164 LOT 4	PROP. BLOCK 1 LOT 11.01 / BLOCK 164 LOT 4.01	PROP. BLOCK 1 LOT 11.02 / BLOCK 164 LOT 4.02
ZONING DISTRICT: R-2 (MEDIUM LOW DENSITY RESIDENTIAL DISTRICT)				
MIN. LOT AREA (S.F.) [1]	12,000	77,675	38,255	39,420
MIN. LOT WIDTH (FT)	80	> 80	> 80	> 80
MIN. LOT FRONTAGE (FT)	50	110	110	50
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT) [2]	35	27.1 (ENC)	27.1 (ENC)	35.2
SIDE YARD SETBACK - ONE SIDE (FT)	10	5.2 (ENC)	5.2 (ENC)	> 10
SIDE YARD SETBACK - BOTH SIDES (FT)	20	> 20	> 20	> 20
REAR YARD SETBACK (FT)	35	> 35	> 35	35
MAX. BUILDING HEIGHT (FT) (STORY)	35 FT (2 1/2 STORIES)	< 35 FT (2 1/2 STORIES)	< 35 FT (2 1/2 STORIES)	< 35 FT (2 1/2 STORIES)
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. FRONT YARD SETBACK (FT) [2]	35	34.5 (ENC)	34.5 (ENC)	N/A
MIN. SIDE YARD SETBACK (FT)	10	0.9 (ENC)	0.9 (ENC)	N/A
MIN. REAR YARD SETBACK (FT)	15	> 15	> 15	N/A
TOTAL IMPERVIOUS LOT COVERAGE (%) [1]	20	5.8	11.7	9.3



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 [1] LOT AREA AND IMPERVIOUS COVERAGE EXCLUSIVE OF RIGHT-OF-WAY
 [2] AS MEASURED TO RIGHT-OF-WAY

0 30 60 Feet
SCALE: 1"=30'

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E&LP

140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
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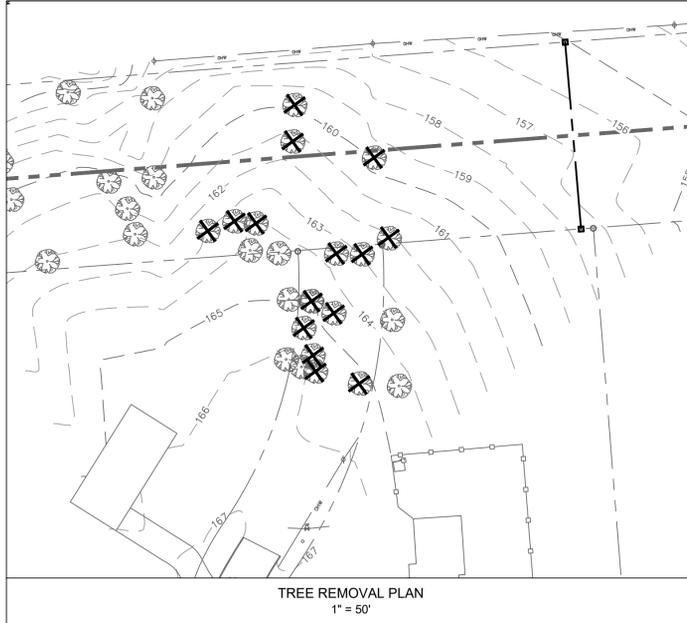
NO.	REVISION	BY	DATE

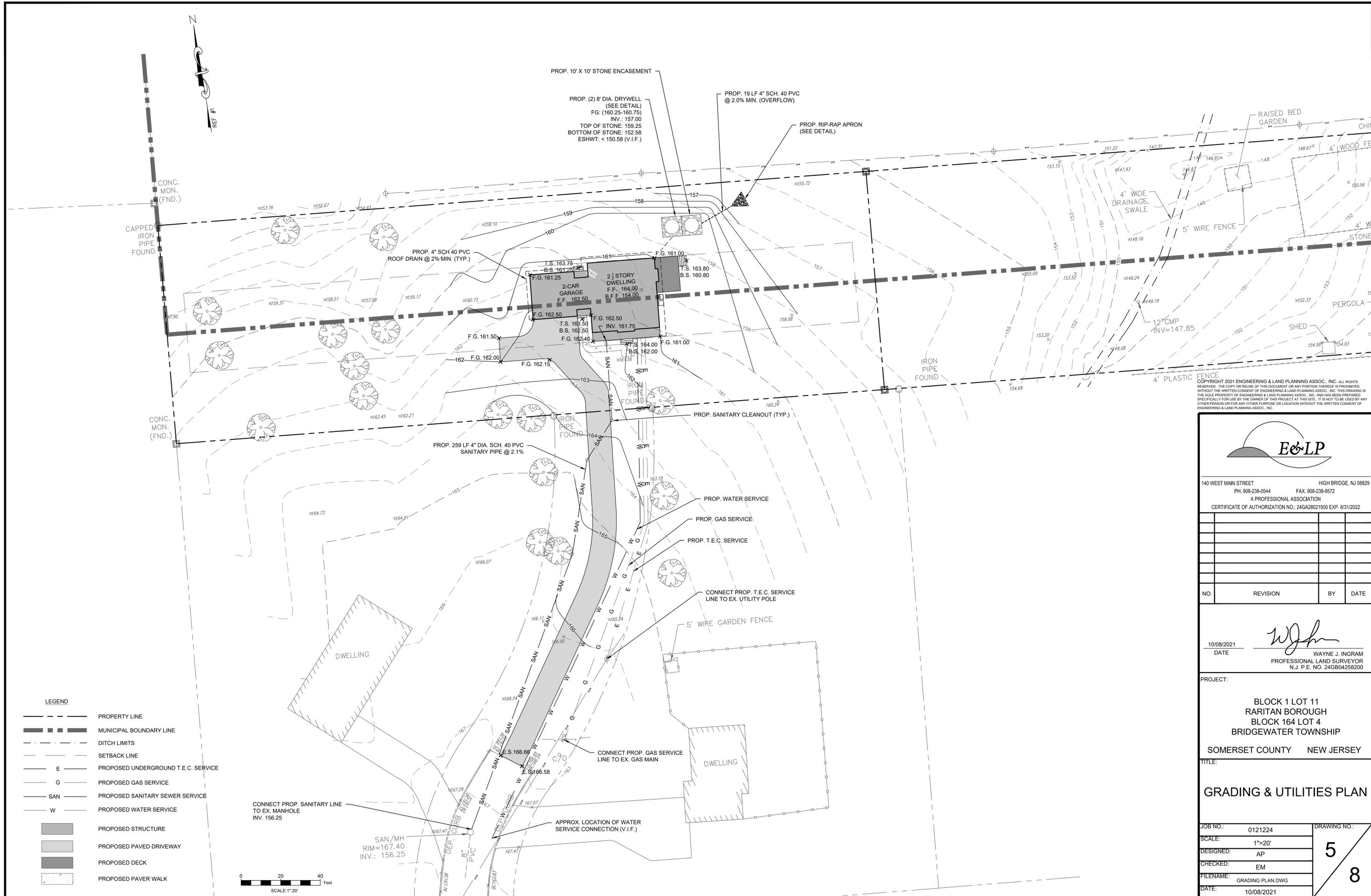
10/08/2021 DATE
 WAYNE J. INGRAM
 PROFESSIONAL LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT:
 BLOCK 1 LOT 11
 RARITAN BOROUGH
 BLOCK 164 LOT 4
 BRIDGEWATER TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

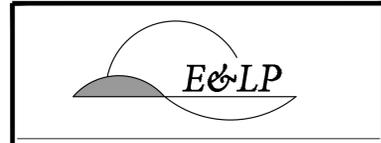
TITLE: **PLOT PLAN**

JOB NO.:	0121224	4 8
SCALE:	1"=30'	
DESIGNED:	AP	
CHECKED:	EM	
FILENAME:	SITE.DWG	
DATE:	10/08/2021	





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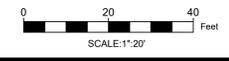
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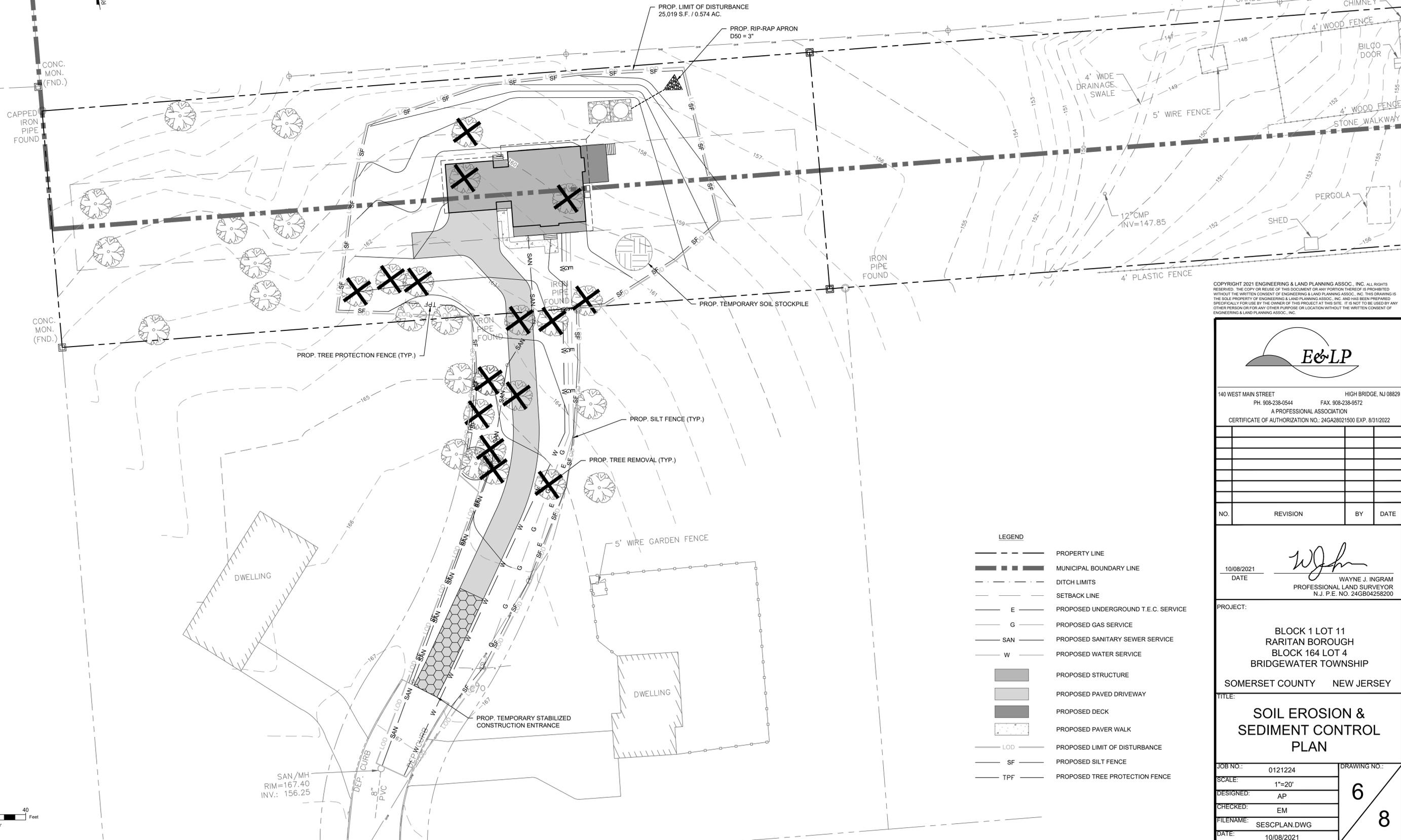
PROJECT:
 BLOCK 1 LOT 11
 RARITAN BOROUGH
 BLOCK 164 LOT 4
 BRIDGEWATER TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

TITLE:
GRADING & UTILITIES PLAN

JOB NO.:	0121224	DRAWING NO.:	5 8
SCALE:	1"=20'		
DESIGNED:	AP		
CHECKED:	EM		
FILENAME:	GRADING PLAN.DWG		
DATE:	10/08/2021		

- LEGEND**
- PROPERTY LINE
 - MUNICIPAL BOUNDARY LINE
 - DITCH LIMITS
 - SETBACK LINE
 - E --- PROPOSED UNDERGROUND T.E.C. SERVICE
 - G --- PROPOSED GAS SERVICE
 - SAN --- PROPOSED SANITARY SEWER SERVICE
 - W --- PROPOSED WATER SERVICE
 - PROPOSED STRUCTURE
 - PROPOSED PAVED DRIVEWAY
 - PROPOSED DECK
 - PROPOSED PAVER WALK





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NO.	REVISION	BY	DATE

10/08/2021 DATE
 WAYNE J. INGRAM
 PROFESSIONAL LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT:
 BLOCK 1 LOT 11
 RARITAN BOROUGH
 BLOCK 164 LOT 4
 BRIDGEWATER TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

JOB NO.:	0121224	DRAWING NO.:	6 8
SCALE:	1"=20'		
DESIGNED:	AP		
CHECKED:	EM		
FILENAME:	SESCPLAN.DWG		
DATE:	10/08/2021		

- LEGEND**
- — — — — PROPERTY LINE
 - — — — — MUNICIPAL BOUNDARY LINE
 - - - - - DITCH LIMITS
 - - - - - SETBACK LINE
 - E — PROPOSED UNDERGROUND T.E.C. SERVICE
 - G — PROPOSED GAS SERVICE
 - SAN — PROPOSED SANITARY SEWER SERVICE
 - W — PROPOSED WATER SERVICE
 - PROPOSED STRUCTURE
 - PROPOSED PAVED DRIVEWAY
 - PROPOSED DECK
 - PROPOSED PAVER WALK
 - LOD — PROPOSED LIMIT OF DISTURBANCE
 - SF — PROPOSED SILT FENCE
 - TPF — PROPOSED TREE PROTECTION FENCE



SOMERSET-UNION COUNTY SOIL EROSION & SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY 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 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 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 OF 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 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'X1" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE 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 OR PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN THAT NUSA 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 STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- MULCHING IN THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE 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.
- HYDROSEEDING 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 THE SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN THE SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS.

TEMPORARY STABILIZATION WITH MULCH ONLY

STRAW MULCH (HAY MULCH MAY BE SUBSTITUTED IF APPROVED BY THE DISTRICT) IS TO BE SPREAD UNIFORMLY AT THE RATE OF 2 TO 2 1/2 TONS PER ACRE (TOTAL GROUND SURFACE COVERAGE). THIS PRACTICE IS LIMITED TO PERIODS WHEN VEGETATIVE COVER CANNOT BE ESTABLISHED DUE TO THE SEASON OR OTHER CONDITIONS. MULCH MUST BE ANCHORED IN ACCORDANCE WITH NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. MULCH ALONE CAN ONLY BE USED FOR SHORT PERIOD AND WILL REQUIRE MAINTENANCE AND RENEWAL. OTHER MULCH MATERIALS MAY BE UTILIZED IF APPROVED BY THE DISTRICT.

TEMPORARY SEEDING

TEMPORARY SEEDING IS TO BE USED ON ALL DISTURBED AREAS WHERE PERMANENT STABILIZATION WILL NOT BE ACCOMPLISHED FOR A PERIOD OF UP TO 6 MONTHS.

PRODUCT DATES	RATE	RECOMMENDED OPTIMUM SEEDING
PERENNIAL RYEGRASS	100 LBS./ACRE	3/15-5/15 & 8/15-10/1
SPRING OATS	86 LBS./ACRE	3/15-6/1 & 8/1-10/1
WINTER CEREAL RYE	112 LBS./ACRE	8/1-11/15
WINTER BARLEY	96 LBS./ACRE	8/15-10/1
PEARL MILLET	20 LBS./ACRE	5/15-8/15
GERMAN OR HUNGARIAN MILLET	30 LBS./ACRE	5/15-8/15

STABILIZATION WITH SOD

STABILIZATION WITH SOD IS PERMITTED IN AREAS WHERE MAINTENANCE AND IRRIGATION ARE ADEQUATE TO INSURE PROPER ESTABLISHMENT AND LONGEVITY. SEEDBED PREPARATION IS TO BE CONSISTENT WITH ANY OTHER STABILIZATION REQUIREMENTS. (LIME AND FERTILIZER BAGS ARE TO BE RETAINED FOR DISTRICT INSPECTION.) ON SLOPES GREATER THAN 3 TO 1, SOD MUST BE PROPERLY ANCHORED TO THE SLOPE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

PERMANENT SEEDING

- SEED IS TO BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4"-1/2".
- LAWN SEEDINGS ARE TO BE A MIXTURE OF BLUEGRASS, TURF-TYPE FESCUES, AND TURF-TYPE PERENNIAL RYEGRASSES TO INSURE LONGEVITY, TOLERANCE, AND DURABILITY. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE OF MORE THAN 12 MONTHS OLD UNLESS RE-TESTED.
- PROFESSIONAL SEED MIXTURES ARE RECOMMENDED RATHER THAN MIXING SEEDS YOURSELF.
- SEED MIXTURE (AS SPECIFIED BELOW) IS TO BE APPLIED AT A MINIMUM RATE OF 200 LBS. PER ACRE OF PERENNIAL SEED.
- OPTIMUM SEEDING PERIOD FOR HUNTERDON COUNTY IS FROM MARCH 1 TO MAY 15 AND AUGUST 15 TO OCTOBER 1. OUTSIDE OF THESE PERIODS, THE SEEDING RATES ARE TO BE INCREASED BY 50 (i.e., 300 LBS. PER ACRE OF PERENNIAL SEED INSTEAD OF THE REQUIRED 200 LBS. PER ACRE DURING OPTIMUM PERIODS).
- SEEDINGS SHOULD RECEIVE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT AT 400 LBS. PER ACRE APPROXIMATELY 6 MONTHS AFTER FIRST APPLICATION.

SEEDING MIXTURE FOR GENERAL SEEDING

40% TURF-TYPE TALL FESCUE	60% KENTUCKY BLUEGRASS
10% CREEPING RED FESCUE OR	20% TURF-TYPE PERENNIAL RYEGRASS
10% CHEWINGS FESCUE	20% CHEWINGS FESCUE
10% KENTUCKY BLUEGRASS	
30% TURF-TYPE PERENNIAL RYEGRASS	

SEEDING MIXTURE FOR HIGH TRAFFIC & CRITICAL AREAS

80% TURF-TYPE TALL FESCUE
10% KENTUCKY BLUEGRASS
10% TURF-TYPE PERENNIAL RYEGRASS

OTHER SEED MIXTURES, SUCH AS BLENDED VARIETIES OF PERENNIAL TURF-TYPE RYEGRASS, TURF-TYPE TALL FESCUES, OR BLUEGRASSES MAY ALSO BE ACCEPTABLE IF APPROVED BY THE DISTRICT.

AGRONOMIC SPECIFICATIONS FOR LAWNS AND CONSTRUCTION SITES

- GENERAL**
- ALL DISTURBED AREAS THAT ARE NOT BEING GRADED, NOT UNDER ACTIVE CONSTRUCTION, OR NOT SCHEDULED TO BE PERMANENTLY SEEDED WITHIN 30 DAYS MUST BE TEMPORARILY STABILIZED AS PER SPECIFICATIONS BELOW.
 - ALL EXPOSED AREAS WHICH ARE TO BE PERMANENTLY VEGETATED, ARE TO BE SEEDED AND MULCHED WITHIN 10 DAYS OF FINAL GRADING.
 - STRAW MULCH (HAY MULCH MAY BE SUBSTITUTED IF APPROVED BY THE DISTRICT) IS TO BE APPLIED TO ALL SEEDINGS AT A RATE OF 1-1/2 TO 2 TONS PER ACRE (APPROX. 100 TO 130 BALES PER ACRE).
 - MULCH ANCHORING IS REQUIRED AFTER MULCHING TO MINIMIZE LOSS BY WIND OR WATER. THIS IS TO BE DONE USING ONE OF THE METHODS (CRIMPING, LIQUID MULCH BINDERS, NETTINGS, ETC.) IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".
 - EXISTING WEEDY AND POORLY-VEGETATED AREAS WITH LESS THAN 80 PERCENT PERENNIAL GRASS COVER MUST RECEIVE PERMANENT STABILIZATION (AS SPECIFIED ON BACK).
 - ALL BAGS NEED TO BE SAVED FOR LIME, FERTILIZER, SEED, AND LIQUID MULCH BINDER (IF MULCH ANCHORING METHOD). SUCH PROOFS NEED TO BE SUBMITTED TO THE DISTRICT INSPECTOR FOR VERIFICATION OF MATERIALS AND QUANTITIES USED FOR ALL SEEDINGS.
 - AN ADDITIONAL FEE OF \$120.00 PER INSPECTION WILL BE ASSESSED TO THOSE SITES WHERE ADDITIONAL INSPECTIONS ARE NECESSITATED AS A RESULT OF NON-COMPLIANCE WITH THE APPROVED PLAN. THIS INCLUDES ADDITIONAL INSPECTIONS PERFORMED AFTER THE FAILURE OF AN INITIAL REPORT OF COMPLIANCE INSPECTION. THE ENTIRE SITE IS INSPECTED AT THE TIME OF A REQUEST FOR REPORT OF COMPLIANCE.

SEED-BED PREPARATION FOR ALL SEEDINGS

SUB-SOIL PREPARATION: IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARIFIED TO A DEPTH OF 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION (E.G. AREAS OF HEAVY CONSTRUCTION TRAFFIC). THIS PRACTICE IS TO BE APPLIED TO ALL COMPACTED AREAS WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

TOPSOILING: AREAS TO BE SEEDED SHOULD HAVE A MINIMUM OF 5" OF FRIABLE, LOAMY, TOPSOIL FREE OF OBJECTIONABLE WEEDS, STONES, DEBRIS, AND CONTAIN NO TOXIC SUBSTANCES.

FINAL GRADING: GRADING IS TO BE SMOOTH OF RUTS AND FREE OF OBJECTIONABLE STONES, DEPRESSIONS, VEHICLE TRACKS, AND ROUGH EDGES. THERE IS TO BE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND DWELLINGS. REFUSE FROM SEEDBED PREPARATION (ROOTS, STICKS, STONES, CONSTRUCTION DEBRIS) MUST BE DISPOSED OF PROPERLY.

LIMING/FERTILIZING: APPLY LIMESTONE AND FERTILIZER TO SOIL TEST RECOMMENDATIONS OR AS FOLLOWS:

- LIME RATE SHALL BE ESTABLISHED VIA SOIL TESTING. LIME MAY BE ANY PRODUCT AS TONS AS THE CGE CALCIUM CARBONATE EQUIVALENCY= 2 TONS PER ACRE. PELLETIZED AND LIQUID PRODUCTS MAY BE PREFERRED BECAUSE OF THEIR LACK OF DUST AND EASE OF HANDLING BUT MUST MEET THE FORE-MENTIONED CRITERIA.
- STARTER FERTILIZER, SPECIFIED AS 10-20-10, IS TO BE APPLIED AT 500 LBS. PER ACRE.
- LIME AND FERTILIZER ARE TO BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES

VEGETATIVE COVER

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIALS

MATERIAL APPLY	DILUTION	TYPE OF NOZZLE	
GAL/AC			
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE INSTRUCTIONS (PAM) - SPRAY ON BASINS	APPLY ACCORDING TO MANUFACTURERS'S		
POLYACRYLAMIDE COLLOIDS (PAM) - DRY SPRAY	MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT TP FLOCCULATE AND PRECIPITATE SUSPENDED		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD

SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 18 INCHES APART, AND SPRING-TOOTHED HARRROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED

MOIST SPREADERS AT A RATE THAT WILL KEEP SURFACE

USED BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF

ON STEEPER SLOPES, THEN USE OTHER PRACTICES

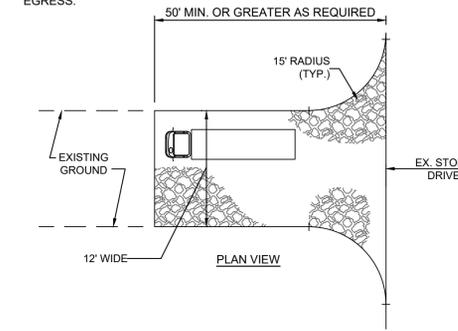
TO PREVENT WASHING INTO STREAMS, OR

ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

DESIGN CRITERIA

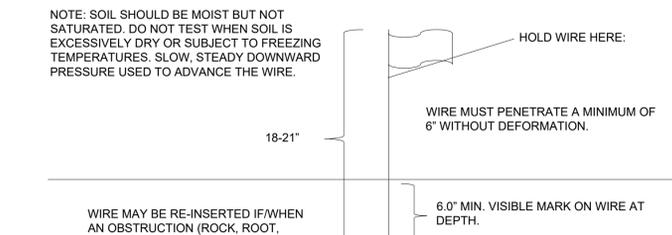
STONE SIZE - USE ASTM C-33, SIZE No. 2 (2 1/2 TO 1 1/2") OR 3 (2 TO 1"). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE. THICKNESS-NOT LESS THAN SIX (6) INCHES. WIDTH-NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.



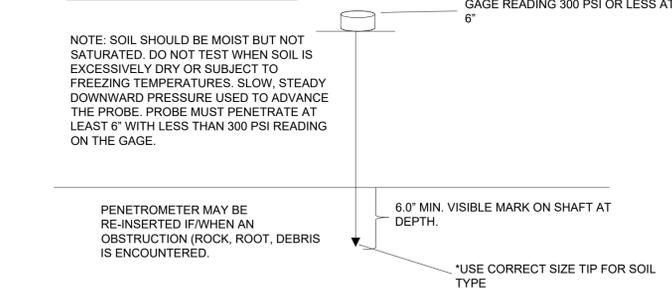
4 STABILIZED CONSTRUCTION ACCESS

SIMPLIFIED TESTING METHODS

PROBING WIRE TEST- 15.5 GA STEEL WIRE (SURVEY FLAG)



HANDHELD SOIL PENETROMETER TEST



SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS **PRIOR TO THE APPLICATION OF TOPSOIL** (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE **GRAPHICALLY DENOTED** ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS** ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

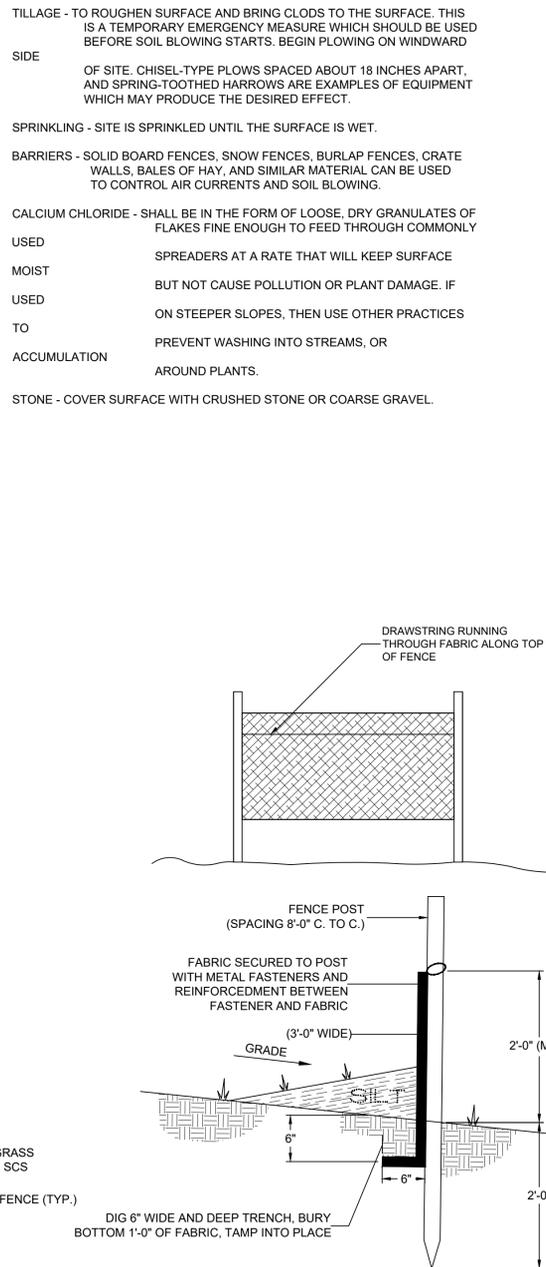
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT/SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

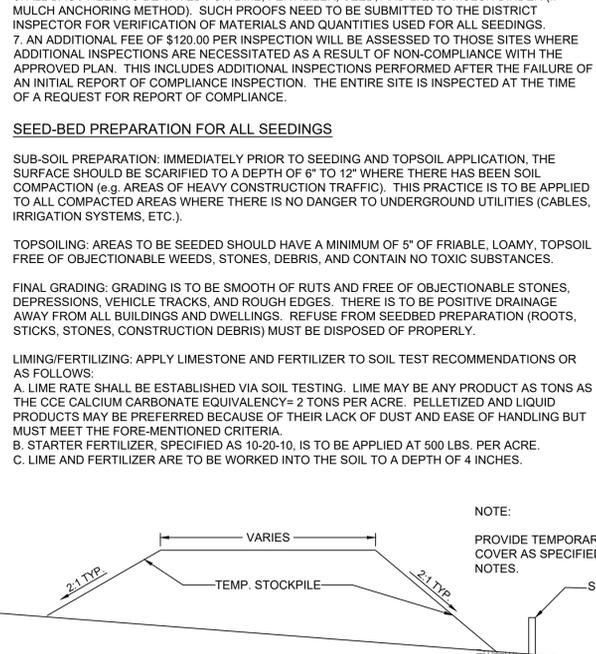
PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

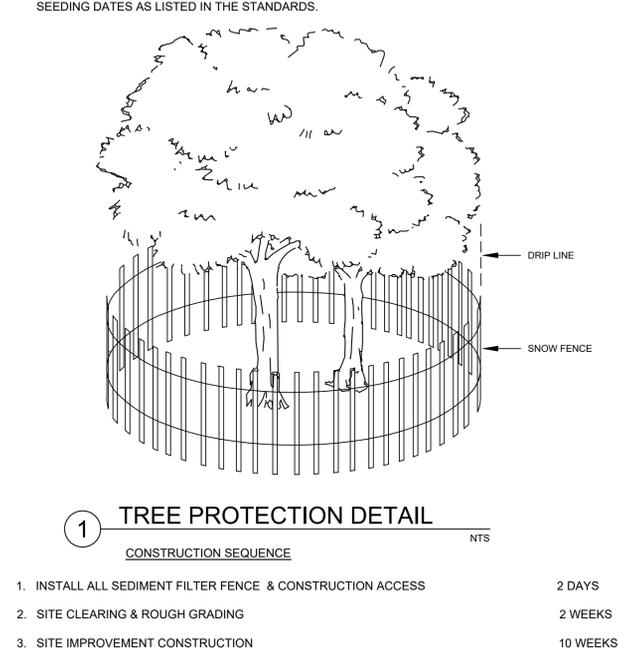
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



3 SILT FENCE DETAIL



2 TEMPORARY STOCKPILE



1 TREE PROTECTION DETAIL

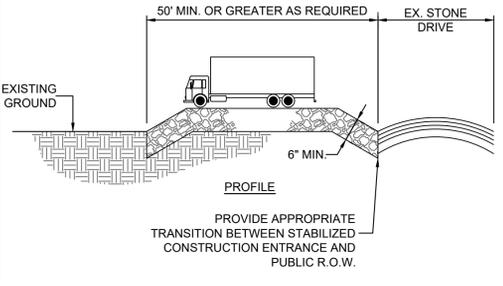
- CONSTRUCTION SEQUENCE**
- INSTALL ALL SEDIMENT FILTER FENCE & CONSTRUCTION ACCESS
 - SITE CLEARING & ROUGH GRADING
 - SITE IMPROVEMENT CONSTRUCTION
 - RESTORE ALL AREAS AS APPROPRIATE COMPLETION OF CONSTRUCTION
 - REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES.

LIMIT OF DISTURBANCE 25,019 SF (0.574 ACRES)

MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.

WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.



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A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE

10/08/2021 DATE
WAYNE J. INGRAM
PROFESSIONAL LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
BLOCK 1 LOT 11
RARITAN BOROUGH
BLOCK 164 LOT 4
BRIDGEWATER TOWNSHIP
SOMERSET COUNTY NEW JERSEY

TITLE: SESC NOTES & DETAILS

JOB NO.:	0121224	DRAWING NO.:	7
SCALE:	N.T.S.		8
DESIGNED:	AP		
CHECKED:	EM		
FILENAME:	DETAILS.DWG		
DATE:	10/08/2021		

