

CERTIFIED LIST OF PROPERTY OWNERS

WITHIN 200' OF SITE

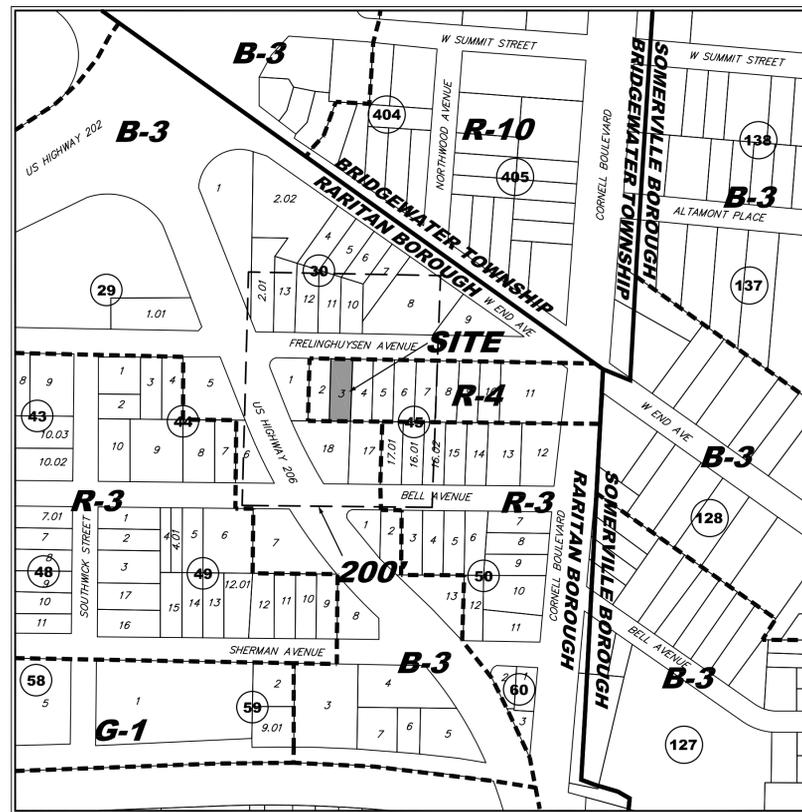
LOT	BLOCK	OWNERS NAME & ADDRESS
10	30	CUENCA, VICKY & EDWIN 8 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
9	30	RARITAN BOROUGH WEST END AVENUE RARITAN, NJ 08869
16.01	45	MARSHALL, DAVID I & SACHER, J. 14 BELL AVENUE RARITAN, NJ 08869
7	30	211 WEST END REALTY LLC 211 WEST END AVE RARITAN, NJ 08869
5	45	DELESKY, DOROTHY L 25 IVY LANE BRIDGEWATER, NJ 08807
6	30	BUDOFF HOLDINGS LLC 215 WEST END AVE RARITAN, NJ 08869
8	30	STILES PROPERTIES, LLC 35 HARRINGTON DRIVE SOUTH TOMS RIVER, NJ 08757
18	45	DELMONTE, WAYNE 22 BELL AVE, P.O. BOX 155 RARITAN, NJ 08869
17	45	GARA, THOMAS L & JOAN M 16 BELL AVENUE RARITAN, NJ 08869
1	45	AIRA, OTILIA & HERBERT 21 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
5	30	PAIZ, JUAN L. & ALDANA RODA E. 217 WEST END AVENUE RARITAN, NJ 08869
2.01	30	CELL SOLUTIONS LLC 16 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
6	44	COISCO, CYNTHIA, MAGSINO, GABRIELLE 104 BELL AVENUE RARITAN, NJ 08869
16.02	45	SARDELLA, MASSIMO & VANESSA 12 BELL AVENUE RARITAN, NJ 08869
4	45	LICKO, JOHN & TELLONE, BRENDA 15 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
8	45	BOSTORY, KEVIN 501 COUNTY ROAD 579 RINGOES, NJ 08551
13	30	DEUTSCH, ALMA & SIDNEY L 33 VICTORIA DRIVE BELVIDERE, NJ 07823
12	30	DEUTSCH, ALMA & SIDNEY L 33 VICTORIA DRIVE BELVIDERE, NJ 07823
11	30	DEUTSCH, ALMA & SIDNEY L 33 VICTORIA DRIVE BELVIDERE, NJ 07823
2	45	BEVILACQUA, ROBERT 19 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
6	45	11 FRELINGHUYSEN AVE LLC 445 VANDERVEER ROAD RARITAN, NJ 08869
7	45	AMANTE, PRINCESS 9A FRELINGHUYSEN AVENUE RARITAN, NJ 08869
5	44	RIHAAN LLC 4 PIERCE FARM ROAD WHITEHOUSE STATION, NJ 08889
17.01	45	GARA, THOMAS 16 BELL AVENUE RARITAN, NJ 08869

17 FRELINGHUYSEN AVENUE

VARIANCE PLAN

LOT 3 BLOCK 45

BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY



SUBJECT PREMISES AS SHOWN ON BOROUGH OF RARITAN TAX MAP SHEET 12

KEY MAP
Scale 1" = 200'

LOT 3: ZONE DATA

ZONE "R-4" - RESIDENTIAL-HIGH DENSITY DISTRICT
EXISTING USE: MULTI FAMILY DWELLING*
PROPOSED USE: MULTI FAMILY DWELLING*
TOTAL TRACT AREA = 7,500 S.F. OR 0.172 ACRES

SCHEDULE OF BULK REQUIREMENTS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (INTERIOR)	7,500 S.F.	7,500 S.F.	7,500 S.F.
MIN. LOT WIDTH (INTERIOR)	75 FEET	50 FEET*	50 FEET*
PRINCIPAL BUILDING (STRUCTURE)			
MIN. FRONT YARD	25 FEET	29.74 FEET	29.74 FEET
MIN. REAR YARD	35 FEET	70.92 FEET	65.92 FEET
MIN. ONE SIDE YARD	8 FEET	7.58 FEET*	7.58 FEET*
BOTH SIDE YARD	20 FEET	20.66 FEET	20.66 FEET
EXTERIOR SIDE YARD	25 FEET	N/A	N/A
ACCESSORY BUILDING			
MIN. FRONT	25 FEET	101.29 FEET	101.29 FEET
MIN. REAR	5 FEET	23.96 FEET	23.96 FEET
MIN. SIDE	5 FEET	3.57 FEET*	3.57 FEET*
MAX. BUILDING HEIGHT	2.5 STY./35 FEET	2 STY./28.66 FEET	2 STY./28.66 FEET
MAX. TOTAL IMP. LOT COV.	30%	34.29%**	34.29%**
MIN. NET FLOOR AREA/UNIT	1,000 S.F.	764 S.F.*	1,047 S.F.

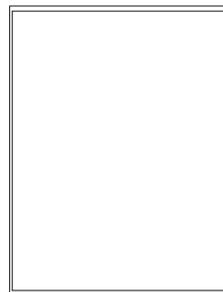
*EXISTING NON-CONFORMING CONDITION
**VARIANCE REQUIRED
++USE VARIANCE REQUIRED

IMPERVIOUS COVERAGE CALCULATIONS		
DESCRIPTION	EXISTING	PROPOSED
DWELLING (SF)	1047	1047
CONCRETE WALKS & PORCHES (SF)	167	167
DRIVEWAY (SF)	988	988
DETACHED GARAGE (SF)	370	370
TOTAL (SF)	2572.00	2572.00

LIST OF UTILITY CONTACTS

- | | |
|---|---|
| Somerset County Planning Board
PO Box 3000
Somerville, NJ 08876 | Cablevision
275 Centennial Ave.
Piscataway, NJ 08855-6805
CN 6805 |
| N.J. Dept. of Transportation
1035 Parkway Ave.
PO Box 600
Trenton, NJ 08625-0600 | NJ American Water Company
1025 Laurel Oak Road
Voorhees, NJ 08403 |
| Public Service Electric & Gas Co.
Manager-Corporate Properties
80 Park Plaza, 16B
Newark, NJ 07102 | Borough of Raritan
Borough Clerk
22 First Street
Raritan, NJ 08869 |
| Bell Atlantic
540 Broad Street
Newark, NJ 07102 | Somerville Borough Clerk
25 West End Avenue
Somerville, NJ 08876 |
| Sherwin Ulap, P.E./ Facility Engineer
The Somerset Raritan Valley Sewage Authority
PO Box 6400
Bridgewater, NJ 08807 | Bridgewater Township Clerk
100 Commons Way
Bridgewater, NJ 08807 |

SOMERSET COUNTY
ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

APPROVED BY BOROUGH OF RARITAN LAND USE BOARD

CHAIRMAN _____	DATE _____
ENGINEER _____	DATE _____
SECRETARY _____	DATE _____

DRAWING LIST

SHEETS	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	VARIANCE PLAN
4	CONSTRUCTION DETAIL

OWNER/ APPLICANT:

TRIMURRAY HOLDINGS LLC
600 HIGHWAY 206
RARITAN, NJ 08869

PROJECT SITE AS SHOWN ON BOROUGH OF RARITAN TAX MAP SHEET 12

COVER SHEET

17 FRELINGHUYSEN AVENUE
LOT 3 BLOCK 45

BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY



STIRES ASSOCIATES, P.A.

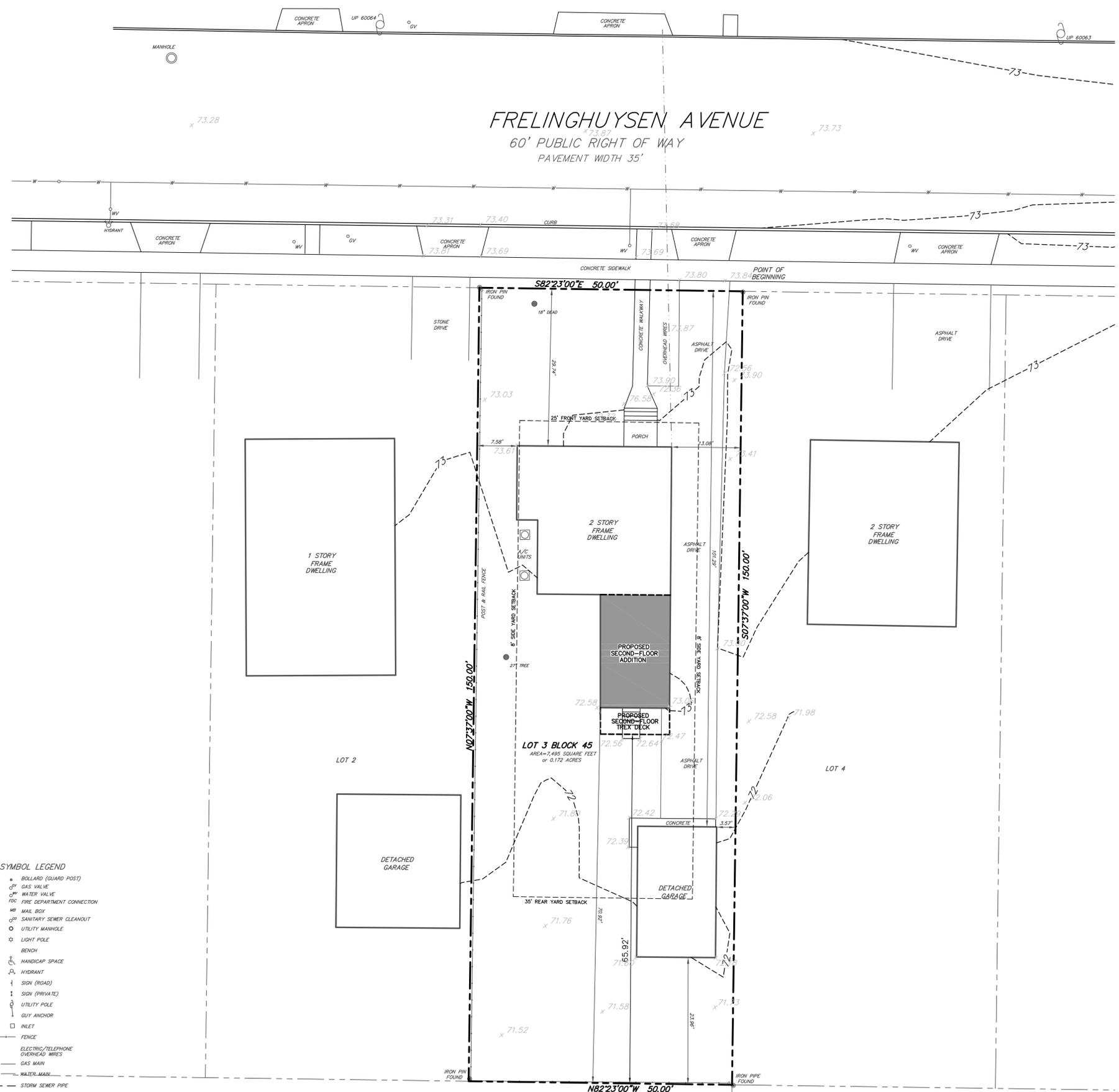
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

CRAIG W. STIRES PROFESSIONAL ENGINEER <i>CWS</i>	N.J. LICENSE No. 39078 DATE 12/19/23	DESIGNED BY: RNM DRAWN BY: RNM CHECKED BY: CWS
SCALE: AS SHOWN	SHEET NUMBER 1 OF 4	PROJECT No. 23235

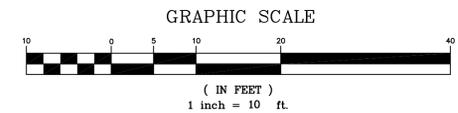
DATE	REVISION	BY

GENERAL NOTES

1. THE TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PREPARED FROM ACTUAL FIELD SURVEYS PERFORMED BY STIRES ASSOCIATES, PA SURVEY PERSONNEL.
2. UTILITIES AS SHOWN HEREON WERE BASED UPON LOCATED SURFACE FEATURES SUCH AS VALVES, MANHOLES, INLETS, AND OTHER FEATURES ALONG WITH PAINTED UTILITY MARK-OUTS AND UTILITY PLANS BY OTHERS. WHERE ACCESS PERMITTED SIZES AND DEPTHS TO INVERTS OF PIPES WERE MEASURED AND SHOWN HEREON. ALL UNDERGROUND LINES BETWEEN STRUCTURES ARE ASSUMED TO RUN IN A STRAIGHT LINE. OTHER UTILITIES MAY EXIST UNDER THE SURVEYED PREMISES WHICH ARE NOT KNOWN TO THE UNDERSIGNED AND ALL PROPOSED TIE-INS OR PIPE CROSSINGS MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES FOR CONFLICTS.
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. STIRES ASSOCIATES, P.A. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK OUT SERVICE BY CALLING 1-800-272-1000 AT LEAST 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
4. ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
5. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
6. IN INSTANCES WHERE THE BOROUGH SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF "THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
7. ANY EXCESS FILL OR ANY OTHER MATERIAL IS TO BE REMOVED FROM THE SITE. THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL AND WILL NOTIFY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT AS TO THE PLANNED DISPOSAL SITE LOCATION. IF APPLICABLE, A SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO, REVIEWED AND CERTIFIED BY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY MATERIAL REMOVAL FROM THE PROJECT SITE.
8. MAXIMUM ALLOWABLE VEGETATED SLOPES SHALL BE 2:1. ANY SLOPES IN EXCESS OF 3:1 SHALL BE COVERED BY TEMPORARY EROSION CONTROL MATTING.
9. ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT OR TOWNSHIP ENGINEER IF FIELD CONDITIONS WARRANT THEM.
10. BOROUGH ENGINEER SHALL BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY SITE WORK.



- SYMBOL LEGEND**
- BOLLARD (GUARD POST)
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE
 - FDK FIRE DEPARTMENT CONNECTION
 - MB MAIL BOX
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊙ UTILITY MANHOLE
 - ⊙ LIGHT POLE
 - BENCH
 - ⊙ HANDICAP SPACE
 - ⊙ HYDRANT
 - ⊙ SIGN (ROAD)
 - ⊙ SIGN (PRIVATE)
 - ⊙ UTILITY POLE
 - ⊙ GUY ANCHOR
 - INLET
 - FENCE
 - ELECTRIC/TELEPHONE OVERHEAD WIRES
 - GAS MAIN
 - WATER MAIN
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ° ANGULAR DEGREES
 - ' ANGULAR MINUTES
 - " ANGULAR SECONDS



VARIANCE PLAN

17 FRELINGHUYSEN AVENUE
LOT 3 BLOCK 45
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

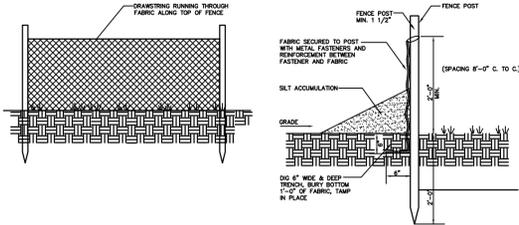
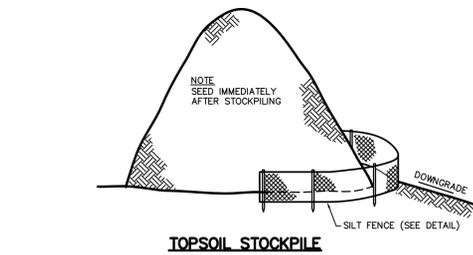
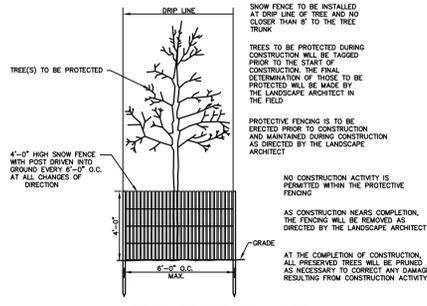
CRAIG W. STIRES
PROFESSIONAL ENGINEER
DATE 01/03/24

N.J. LICENSE No. 39078
DESIGNED BY: MMH
DRAWN BY: MMH
CHECKED BY: CWS
SHEET NUMBER 3 OF 4

SCALE: 1" = 10'
PROJECT No. 23235

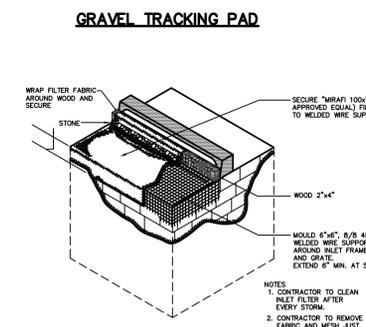
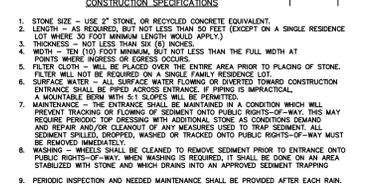
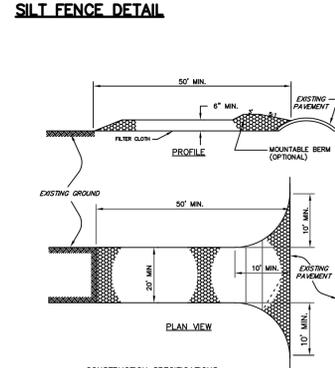
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DATE	REVISION	BY



REQUIREMENTS FOR SILT FENCE:

- FENCE POST 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 WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2".
- A METAL FENCE WITH 6" OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS TO PREVENT REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEEDING LOADS ARE EXPECTED.
- A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER SHALL BE BURIED AT LEAST 6" DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAIL OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NAIL WASHERS, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A STRENGTHENING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.



SOIL COMPACTION TESTING REQUIREMENTS

Soil Management and Preparation

- Subgrade soils prior to the application of topsoil shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
- These notes address the potential for excessive soil compaction in light of the intended land use, testing for excessive soil compaction where permanent vegetation to be established and mitigation of excessive soil compaction when appropriate.
- Due to use or setting, certain disturbed areas will not require compaction remediation including, but not limited to the following:
 - Within 20 feet of building foundations with basements, 12 feet from slab or crawl space construction.
 - Where soils or gravel surfaces will be required to support post-construction vehicular traffic loads such as roads, parking lots and driveways (including gravel surfaces), bicycle paths or pedestrian walkways (sidewalks etc.)
 - Airports, railways or other transportation facilities
 - Areas requiring industry or government specified soil designs, including golf courses, landfills wetland restoration, septic disposal fields, wetland ponds, etc.
 - Areas governed or regulated by other local, state or federal regulations which dictate soil conditions
 - Brownfields (capped uses), urban redevelopment areas, in-fill areas, recycling yards, junk yards, and quarries
 - Slopes determined to be inappropriate for safe operation of equipment
 - Portions of a site where no heavy equipment travel or other disturbance has taken place
 - Areas receiving temporary vegetative stabilization in accordance with the Standard
 - Where the area available for remediation practices is 500 square feet or less in size.
 - Locations containing shallow (close to the surface) bedrock conditions.

4. Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.

5. Soil compaction remediation or testing to prove remediation is not necessary will be required in areas where permanent vegetation is to be established that are not otherwise exempted above. Testing method shall be selected, and soil compaction testing shall be performed by the contractor or other project owner's representative (e.g. engineer). A minimum of one (2) tests shall be performed for projects with an overall limit of disturbance of up to one (1) acre and at a rate of two (2) tests per acre of the overall limit of disturbance for larger areas which shall be evenly distributed over the area of disturbance subject to testing. Tests shall be performed in areas representative of the construction activity prevailing in the area. In the event this testing indicates compaction in excess of the maximum thresholds indicated for the testing method, the contractor/owner shall have the option to perform compaction mitigation over the entire disturbed area (excluding exempt areas) or to perform additional testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation.

6. Soil compaction testing is not required if when subsoil compaction remediation (scarification/tillage (6" minimum proposed as part of the sequence of construction).

7. **Soil Test Method Options**

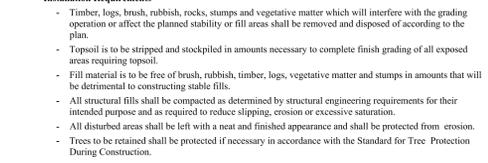
- Probing Wire Test Method**
This test shall be conducted with a firm wire (15-1/2 gauge steel wire - e.g. survey marker flag, straight wire stock, etc.), 18 to 21 inches in length, with 6" inches from one end visibly marked on the wire. Conduct wire flag test by holding the wire flag near the flag end and push it vertically into the soil at several different locations in the field to the lesser of a 6 inch depth or the depth at which it bends due to resistance in the soil. Record the depth at which it bends due to resistance in the soil. The wire should penetrate without bending or deforming at least 6" into the ground by hand, without the use of tools. If penetration fails and an obstruction is suspected (rocks, root, debris, etc.) the test can be repeated in the same general area. If the test is successful the soil is not excessively compacted. If the wire is difficult to insert (wire bends or deforms prior to reaching 6 inches in depth) the soil may be excessively compacted and compaction mitigation or further testing via method 3 or 4 below is required, the choice of which is at the contractor/owner's discretion.
- Handheld Soil Penetrometer Test Method**
This test shall be conducted based on the Standard Operation Procedure (SOP) #RCE2010-001, prepared by the Rutgers Cooperative Extension, implemented June 1, 2010, last revised February 28, 2011. A result of less than or equal to 300 psi shall be considered passing. If the result is greater than 300 psi the soil may be excessively compacted and compaction mitigation or further testing via method 3 or 4 below is required, the choice of which is at the contractor/owner's discretion.
- Table Bulk Density Test Method**
This test shall be certified by a New Jersey Licensed Professional Engineer utilizing only undisturbed samples (reconstitution of the sample not permitted) collected utilizing the procedure for Soil Bulk Density Tests as described in the USDA NRCS Soil Quality Test Kit Guide, Section 1-4, July 2001. When the texture of the soil to be tested is a sand or loamy sand and lack of soil cohesion or the presence of large amounts of coarse fragments, roots or worm channels prevent the taking of undisturbed samples, this test shall not be used.
Where the results of replicate tests differ by more than ten percent (10%), the samples shall be examined for the following defects:
 - Cracks, worm channels, large root channels or poor soil tube contact within the samples;
 - Large pieces of gravel, roots or other foreign objects;
 - Smearing or compaction of the upper or lower surface of the samples
 If any of the defects described in 3 (i-iii) above are found, the defective core(s) shall be discarded and the test repeated using a new replicate sample for each defective replicate sample. The bulk density (defined as the weight of dry soil per volume) results shall be compared with the Maximum Dry Bulk Densities in Table 19-1. A result of less than or equal to the applicable maximum bulk density shall be considered passing. If the result is greater than the maximum bulk density the soil shall be considered excessively compacted and compaction mitigation is required.
- Nuclear Density Test Method**
This test shall be certified by a New Jersey Licensed Professional Engineer and conducted by a nuclear gauge certified inspector pursuant to ASTM D6938. The bulk density measurement results shall be compared with the Maximum Dry Bulk Densities in Table 19-1. A result of less than or equal to the applicable maximum bulk density shall be considered passing. If the result is greater than the maximum bulk density the soil shall be considered excessively compacted and compaction mitigation is required.
Table 19-1 - Maximum Dry Bulk Densities (grams/cubic centimeter) by soil type
Soil Type/Texture Bulk Density (g/cc)
Coarse, Medium and Fine Sands and Loamy Sands 1.80
Very Fine Sand and Loamy Very Fine Sand 1.77
Sandy Loam 1.75
Loam, Sandy Clay Loam 1.70
Clay Loam 1.65
Sandy Clay 1.60
Silt, Silt Loam 1.55
Silty Clay Loam 1.50
Silty Clay 1.45
Clay 1.40
Source: USDA Natural Resource Conservation Service, Soil Quality Information Sheet, Soil Quality Resource Concerns: Compaction, April 1996

8. **Procedures for Soil Compaction Mitigation**

If subgrade soils are determined to be excessively compacted by testing, as identified above, 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.) or in the alternative, another method as specified by a New Jersey Licensed Professional Engineer.

Installation Requirements

- Timber, logs, brush, rubbish, rocks, stumps and vegetative matter which will interfere with the grading operation or affect the planned stability or fill areas shall be removed and disposed of according to the plan.
- Topsoil is to be stripped and stockpiled in amounts necessary to complete finish grading of all exposed areas requiring topsoil.
- Fill material is to be free of brush, rubbish, timber, logs, vegetative matter and stumps in amounts that will be detrimental to commencing stable fills.
- All structural fills shall be compacted as determined by structural engineering requirements for their intended purpose and as required to reduce slipping, erosion or excessive saturation.
- All disturbed areas shall be left with a neat and finished appearance and shall be protected from erosion.
- Trees to be retained shall be protected if necessary in accordance with the Standard for Tree Protection During Construction.



SOMERSET UNION SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
- TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER", SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
- A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL Dewatering OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE Dewatering DETAIL.
- ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SUD RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
- ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE SOMERSET COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE SOMERSET COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TOPSOIL STOCKPILE PROTECTION
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.
D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
F) 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.
D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS
A) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
B) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
C) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
D) 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.
E) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
F) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

*NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE SOMERSET UNION SOIL CONSERVATION DISTRICT.

CONSTRUCTION DETAILS

17 FREILINGHUYSEN AVENUE
LOT 3 BLOCK 45

BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS

43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

CRAIG W. STIRES
PROFESSIONAL ENGINEER

N.J. LICENSE No. 39078

DESIGNED BY: MMH
DRAWN BY: MMH
CHECKED BY: CWS

DATE: 01/03/24
SCALE: 1" = 10'
PROJECT No. 23235

SHEET NUMBER
4 OF 4

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DATE	REVISION	BY