

GENERAL NOTES

- BUILDING ADDRESS SHALL BE DISPLAYED TO BE IN ACCORDANCE WITH THE CITY SIGNAGE ORDINANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR GETTING FAMILIAR WITH THE EXISTING SITE CONDITIONS AND THE SCOPE OF WORK PROPOSED IN THE SET OF DRAWINGS PRIOR TO PERFORMING ANY WORK.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SIGNAGE AND FIRE CONNECTIONS REQUIRED BY THE LOCAL FIRE DEPARTMENT. CONTRACTOR TO COORDINATE WITH FIRE OFFICIALS.
- THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ARCHITECT OR ENGINEER ON RECORD IF ANY DISCREPANCY BETWEEN THE EXISTING SITE CONDITIONS AND THE DRAWING SET IS FOUND.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMIT/APPROVALS BEFORE THE BEGINNING OF CONSTRUCTION/IMPROVEMENT.
- THE CONTRACTOR, AND HIS SUBCONTRACTORS, SHALL COVER AND HOLD HARMLESS THE ENGINEER/ARCHITECT FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS.
- THE CONTRACTOR IS RESPONSIBLE TO PRESERVE ALL EXISTING SITE CONDITIONS SPECIFIED IN THE DRAWING SET. ANY DAMAGED FEATURE OR STRUCTURE IS TO BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT SPECIFICATIONS TO ARCHITECT/ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL.
- THE APPLICANT/DEVELOPER MUST COMPLY WITH ALL DIRECTIVES FROM THE DIVISION OF WATER/SEWER UTILITY. THE DEVELOPER/APPLICANT MUST CONTACT THE SEWER UNIT AND WATER UNIT FOR DETAILED INFORMATION AND REQUIREMENTS REGARDING THE EXISTING/PROPOSED SEWER/WATER CONNECTIONS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS
- A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITES.
- BUILDING ADDRESSES SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE. THE DEVELOPER MUST OBTAIN THE CORRECT STREET ADDRESSES FROM THE CITY SURVEYOR.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY THE ENGINEER/ARCHITECT.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. THE ENGINEER/ARCHITECT WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- CURB SHALL BE REPAIRED/MAINTAINED ALONG THE ENTIRE PROPERTY FRONTAGE WHERE APPLICABLE AND REPLACED WHERE NECESSARY.
- DEPRESSED CURBS, CURBS AND SIDEWALKS SHALL CONFORM TO CITY STANDARDS.
- ALL EXISTING UTILITIES TO BE DISCONNECTED PRIOR TO THE BEGINNING OF CONSTRUCTION WORK.
- A STREET AND SIDEWALK OCCUPANCY PERMIT MUST BE OBTAINED FROM THE DIVISION OF TRAFFIC AND SIGNALS PRIOR TO ANY CONSTRUCTION IN THE RIGHT-OF-WAY.

SURVEYORS NOTES

- PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE TAKEN FROM A SURVEY DATED SEPTEMBER 21, 2023, BY SCHMIDT SURVEYING, FOR FOUR SEVEN HILLYER HOLDING, LLC.
- GENERAL NOTES**
- BUILDING ADDRESS SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH CITY CODE.
 - LOCATIONS AND TYPES OF UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATION AND AVAILABLE UTILITY MAPS. PRIOR TO ANY EXCAVATION CONTACT THE CITY ENGINEER'S OFFICE, SEWER, AND WATER DEPARTMENTS, THE LOCAL CARRIERS OF TELEPHONE AND CABLE, AND PUBLIC SERVICE ELECTRIC & GAS CO. FOR LOCATION, DEPTH AND MARK-OUT OF UTILITIES
YOU MUST CALL 800-272-1000
 - ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING. HORIZONTAL DATUM BASED ON NAD83 AND VERTICAL DATUM BASED ON NAVD88. DERIVED FROM GLOBAL POSITIONING SYSTEM, (GPS). SAID ELEVATIONS BASED ON THE "CONTINUOUSLY OPERATING REFERENCE STATION" (CORS), POSITIONED AT NJIT.
TOTAL LOT AREA = 2,748 (0.063 Ac)
 - THIS SURVEY IS SUBJECT TO THE FACTS AND FINDINGS OF A COMPLETE TITLE SEARCH.
 - THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.
 - PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP NO. 34013C 0113 F WITH AN EFFECTIVE DATE OF JUNE 04, 2007 THE PROPERTY SHOWN HEREON FALLS IN ZONE X

SURVEYORS LEGEND

— PROJECT BOUNDARY LINE	— DIRECTION OF SEWER FLOW	○ UNMARKED VALVE
— OHW OVERHEAD WIRES	— FENCE	○ OIL FILL CAP
— CURB LINE	+ 78.25 SPOT ELEVATION	W WATER VALVE
— DROP CURB	— 76 EXISTING CONTOUR LINE	W GAS VALVE
○ TELEPHONE MANHOLE	— TRAFFIC LIGHT	W MONITORING WELL
○ ELECTRIC MANHOLE	○ 3" DECIDUOUS TREE (TREE DIAMETER)	W FIRE HYDRANT
○ SANITARY MANHOLE	○ EVERGREEN TREE (TREE DIAMETER)	— SIGN POST
○ UNMARKED MANHOLE	CONCRETE PAVING	○ LIGHT POLE
○ STORM DRAIN MANHOLE	ASPHALT	○ UTILITY POLE
○ CATCH BASIN		○ PARKING METER
○ INLET		

SURVEYORS NOTES

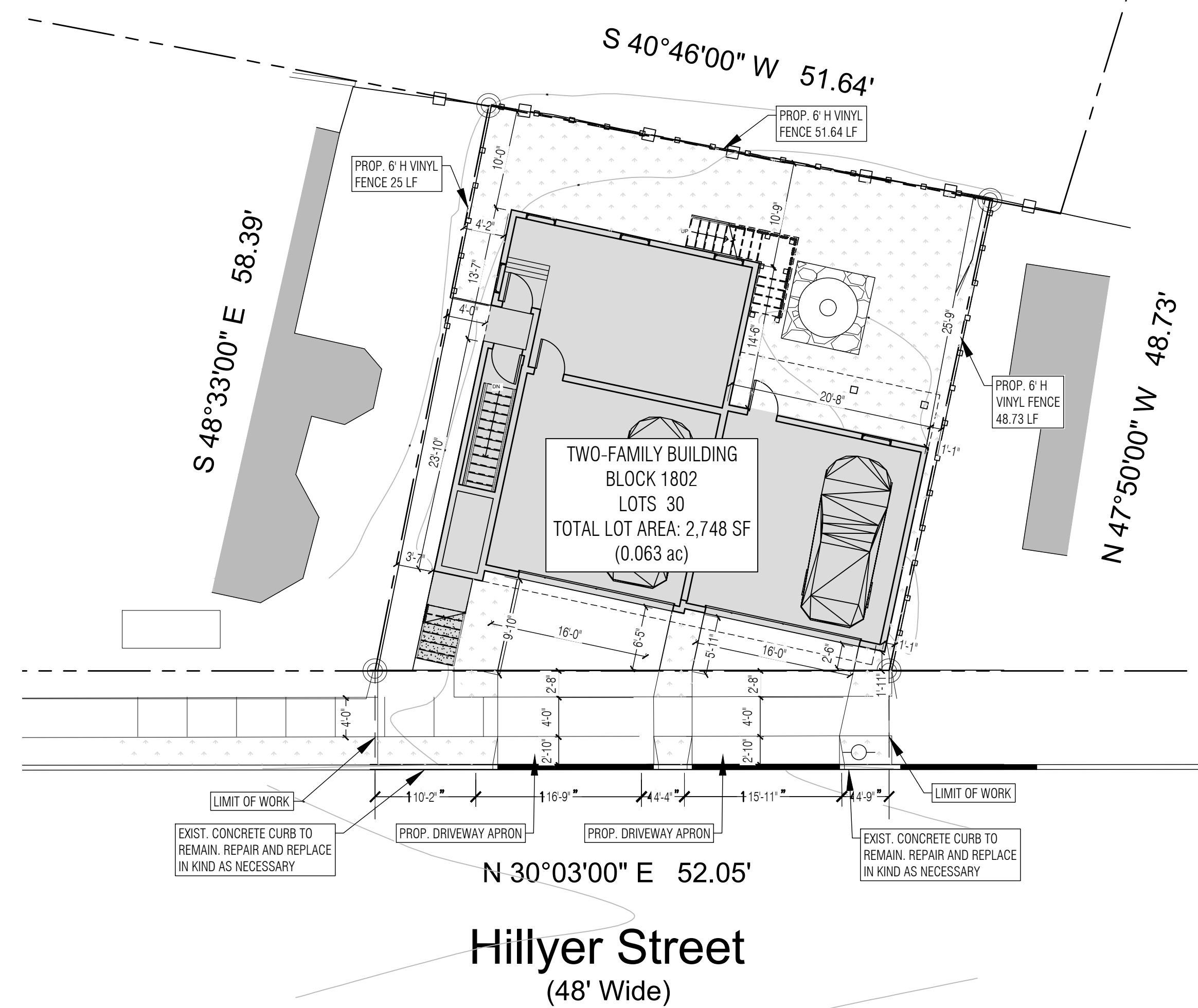
- ONLY SURFACE CONDITIONS ARE SHOWN ON THIS MAP. THE SURVEYOR TAKES NO RESPONSIBILITY FOR BURIED PIPES, WIRES, WELLS, AND OTHER UTILITIES.
- PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND FINDINGS OF A CURRENT TITLE REPORT.
- PROPERTY CORNERS HAVE NOT BEEN SET PURSUANT TO N.J.A.C. 13:40-5.2.
- ELEVATIONS ARE BASED ON NAVD88.

DEMOLITION NOTES

- CONFORM TO APPLICABLE CODE FOR DEMOLITION WORK, DUST CONTROL AND PRODUCTS REQUIRING ELECTRICAL DISCONNECTION.
- THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION. THE CONTRACTOR SHALL REVIEW THE DRAWING SET, REPORTS, ANY REFERENCE DOCUMENTS, AND TASKS REQUIRED TO COMPLETE THE SITE IMPROVEMENTS
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR MUST ENSURE THAT ALL DEMOLITION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE LOCAL UTILITY AUTHORITY TO DISCONNECT ALL UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK. CONTRACTOR TO MARK THE LOCATION AND TERMINATION OF SAID UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS & METHODS OF OFF-SITE DISPOSAL AND DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROPRIATE PERMITS AND REMOVE ALL DEBRIS ON SITE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. DO NOT BURN OR BURY ANY WASTE ON SITE. THE CONTRACTOR IS TO MAINTAIN RECORDS OF ALL WASTE REMOVAL TO DETERMINE COMPLIANCE WITH SAID REGULATIONS. CONTRACTOR TO LEAVE SITE IN CLEAN CONDITION.
- DO NOT CLOSE OR OBSTRUCT EGRESS WIDTH TO ANY BUILDING OR SITE EXIT.
- THE CONTRACTOR IS TO PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT DEMOLITION OPERATIONS AS TO MINIMIZE ANY INTERFERENCE OR DAMAGE TO ADJACENT STRUCTURES. CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND PROVIDE ANY SHORING OR BRACING TO MAINTAIN ADJACENT STRUCTURES INTACT.
- THE CONTRACTOR IS TO CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION AND ARCHITECT/ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- THE CONTRACTOR AND OWNER TO OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
- SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
- ALL MATERIAL POTENTIALLY CONTAINING LEAD IS TO BE TESTED AND DISPOSED OF ACCORDING TO FEDERAL, STATE AND LOCAL REGULATIONS. WORK TO BE OVERSEEN BY AN ENVIRONMENTAL ENGINEERING CONSULTANT.
- ALL EXCAVATIONS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHALL OBSERVE AND CERTIFY THAT BACKFILL MATERIAL MEETS ALL SOIL REQUIREMENTS TO SUPPORT THE BUILDING STRUCTURE.

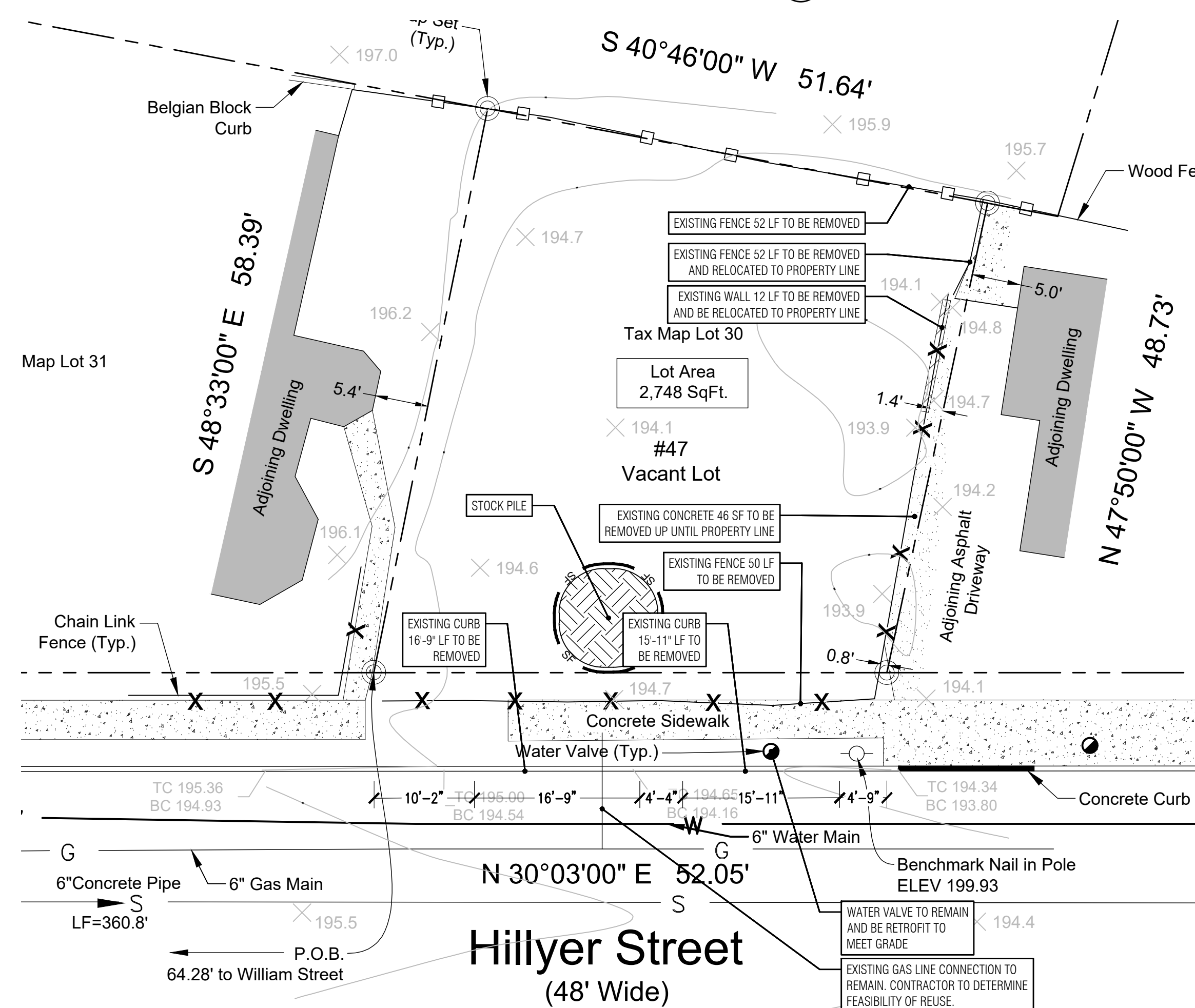
WORK TO BE PERFORMED:

- CONTRACTOR IS TO DESCRIBE DEMOLITION REMOVAL PROCEDURES AND SCHEDULE OF WORK.
- CONTRACTOR IS TO CONTACT ARCHITECT/ENGINEER BEFORE REMOVAL OF ANY WALL IN WHICH CONTRACTOR IS UNSURE OF.
- PROTECT EXISTING MATERIALS AND THOSE ITEMS WHICH ARE NOT TO BE DEMOLISHED.
- DISCONNECT, REMOVE OR CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS, SHOWN OR OTHERWISE IN PLANS.
- ERECT AND MAINTAIN WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS IF REPLACEMENT WILL NOT BE INSTALLED SIMULTANEOUSLY WITH THE REMOVAL OF EXISTING WORK.



Hillyer Street
(48' Wide)

② DIMENSIONAL SITE PLAN
SCALE: 1" = 10'



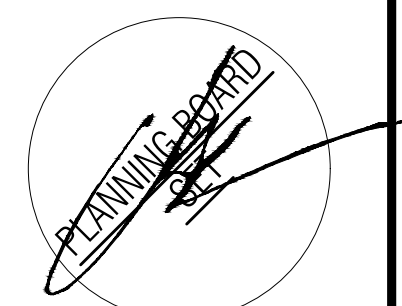
Hillyer Street
(48' Wide)

① EXISTING CONDITIONS & DEMOLITION SITE PLAN
SCALE: 1" = 10'



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CONSULTANTS:

47 HILLYER
PROPOSED TWO FAMILY HOME
47 HILLYER AVE
ORANGE, NJ 07050
BLOCK: 1802 LOT: 30

OWNER:
B2C HILLYER DEVELOPMENT

123-19 NEWPORT AVENUE
ROCKAWAY PARK NY, 11694

SUBMISSIONS:
PLANNING BOARD SET 11.10.2023

REVISIONS:

IAE PROJECT NO:	23045
SHEET TITLE:	EXISTING CONDITIONS, DEMOLITION & DIMENSIONAL SITE PLANS
SHEET:	C-1.00

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GRADING NOTES

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO THE ENGINEER/ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00% (EXCEPT ENCLOSED AREA)
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY THE ENGINEER/ ARCHITECT IF THIS CONDITION CANNOT BE MET.

DRY WELL MAINTENANCE:

EFFECTIVE DRY WELL PERFORMANCE REQUIRES REGULAR AND EFFECTIVE MAINTENANCE. CHAPTER 8: MAINTENANCE AND RETROFIT OF STORMWATER MANAGEMENT MEASURES PROVIDES INFORMATION AND REQUIREMENTS FOR PREPARING A MAINTENANCE PLAN FOR STORMWATER MANAGEMENT FACILITIES, INCLUDING DRY WELLS. SPECIFIC MAINTENANCE REQUIREMENTS FOR DRY WELLS ARE PRESENTED BELOW. THESE REQUIREMENTS MUST BE INCLUDED IN THE DRY WELL'S MAINTENANCE PLAN.

A. GENERAL MAINTENANCE

A DRY WELL SHOULD BE INSPECTED AT LEAST FOUR TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. THE WATER LEVEL IN THE TEST WELL SHOULD BE THE PRIMARY MEANS OF MEASURING INFILTRATION RATES AND DRAIN TIMES. PUMPING STORED RUNOFF FROM AN IMPAIRED OR FAILED DRY WELL CAN ALSO BE ACCOMPLISHED THROUGH THE TEST WELL. THEREFORE, ADEQUATE INSPECTION AND MAINTENANCE ACCESS TOT THE TEST WELL MUST BE PROVIDED. DISPOSAL OF DEBRIS, TRASH, SEDIMENT, AND OTHER WASTE MATERIAL REMOVED FROM A DRY WELL SHOULD BE DONE AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL CHAPTER 9.3: STANDARD FOR DRY, FEBRUARY 2004, PAGE 9.3-5.

B. OTHER MAINTENANCE CRITERIA

THE MAINTENANCE C=PLAN MUST INDICATE THE APPROXIMATE TIME IT WOULD NORMALLY TAKE TO DRAIN THE MAXIMUM DESIGN STORM RUNOFF VOLUME FROM THE DRY WELL. THIS NORMAL DRAIN TIME SHOULD THEN BE USED TO EVALUATE THE DRY WELL'S ACTUAL PERFORMANCE. IF SIGNIFICANT INCREASES IN THE NORMAL DRAIN TIME ARE OBSERVED OR IF IT EXCEEDS THE 72 HOUR MAXIMUM, APPROPRIATE MEASURES MUST BE TAKEN TO COMPLY WITH THE DRAIN TIME REQUIREMENTS AND MAINTAIN THE PROPER FUNCTIONING OF THE DRY WELL.

UTILITY NOTES

- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER OF RECORD.
- ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER OF RECORD.
- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
- CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP -GRADIENT.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- ALL GAS/ELECTRIC/WATER METERS SHALL BE RAISED ABOVE LOCAL FLOOD ELEVATION.

STORMWATER MANAGEMENT CALCULATIONS

BUILDING INFO	LOT COVERAGE	AREA(acst)	AREA (ac)	% COVER	C (ext)	AREA (p4 AREA (ac)	% COVER	C (prop)
BUILDING	0	0.000	0%	0.99	1414	0.032	51%	0.99
IMPERVIOUS	60	0.001	2%	0.99	391	0.009	14%	0.99
PERVIOUS	2688	0.062	98%	0.30	943	0.022	34%	0.30
TOTAL	2748	0.063	100%	0.32	2748	0.063	100%	0.75

THIS STORM DRAINAGE SYSTEM IS DESIGNED TO DETAIN A 25 YEAR STORM FOR THE PROPOSED SITE. THE STORM DURATION EQUALS 24 HOURS. THE SUMMARY OF THE CALCULATIONS FOR THIS SYSTEM ARE:

PEAK FLOW (RATIONAL METHOD)	STORM INTENSITY, I	5.63 in	25 YEAR STORM, 24H RAIN INTENSITY	Q = C * I * A	PRE-DEVELOPED PEAK FLOW, Q _{ext}	0.112 cfs	POST-DEVELOPED PEAK FLOW, Q _{pro}	0.268 cfs
STORAGE DISTRIBUTION	TIME OF CONCENTRATION, T _c	10 MINS	PEAK TIME, T _p	15 MINS	NET GRAVEL VOLUME	1,069.00	INFLOW VOL EXISTING, V _{ext} = Q _{ext} * 15 MIN	100.7 CF
					NET VOID VOLUME	428.00	INFLOW VOL PROPOSED, V _{pro} = Q _{pro} * 15 MIN	240.8 CF
					SHEA 700 GALLON WELLS	700.00	STORAGE VOLUME REQUIRED, V = V _{pro} - V _{ext}	140.1 CF
					TOTAL	1,128.00	STORAGE VOLUME REQUIRED	1047.7 GAL

REQUIRED STORAGE: 1048 GALS. PROPOSED VOLUME: 1,128 GALS. THEREFOR THE STORAGE REQUIREMENT HAS BEEN MET.

PROPOSED SURFACE SCHEDULE

SYMBOL	QUANTITY	COMMON NAME
[Symbol]		ORNAMENTAL GRASS
[Symbol]		CONCRETE

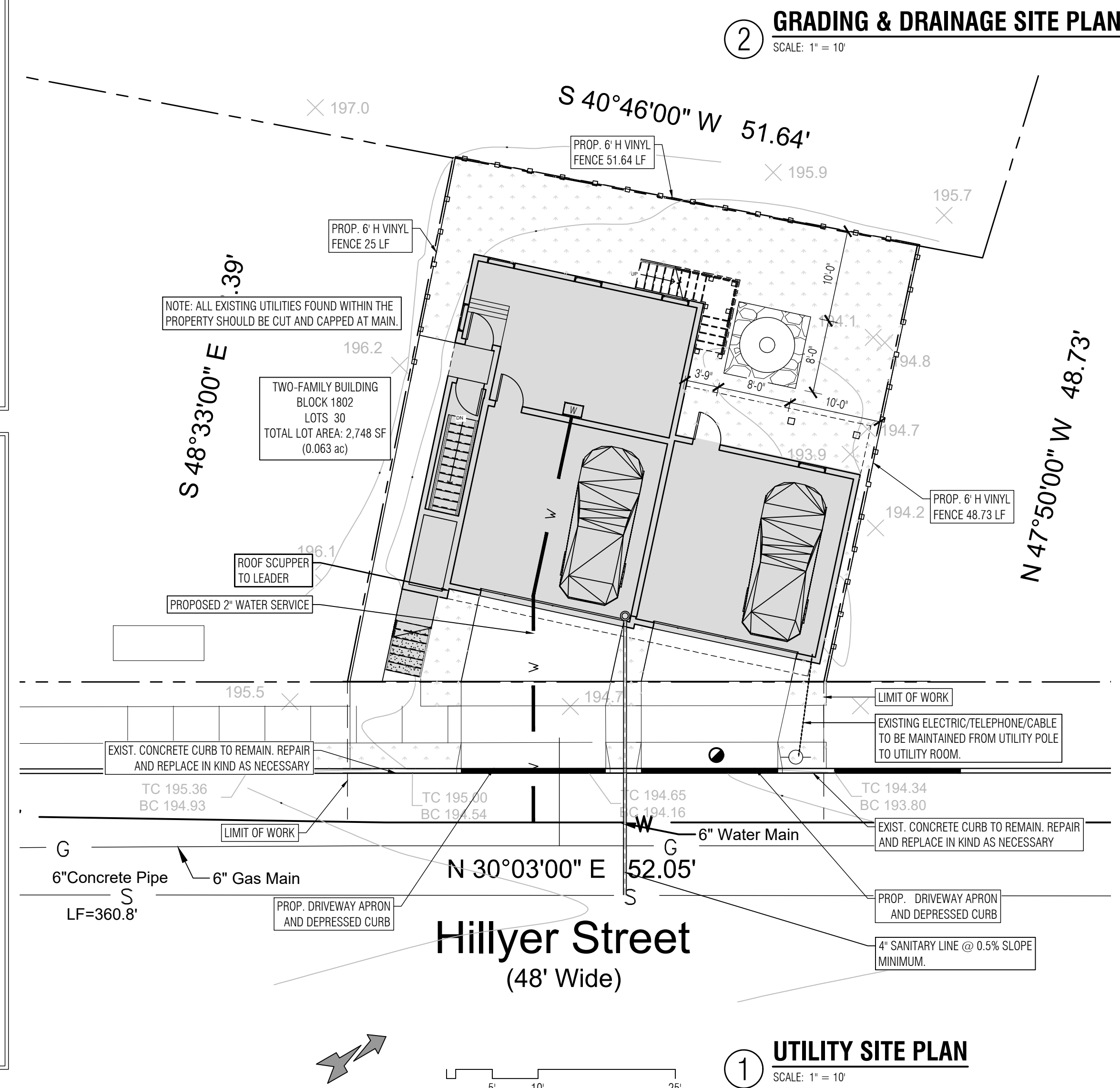
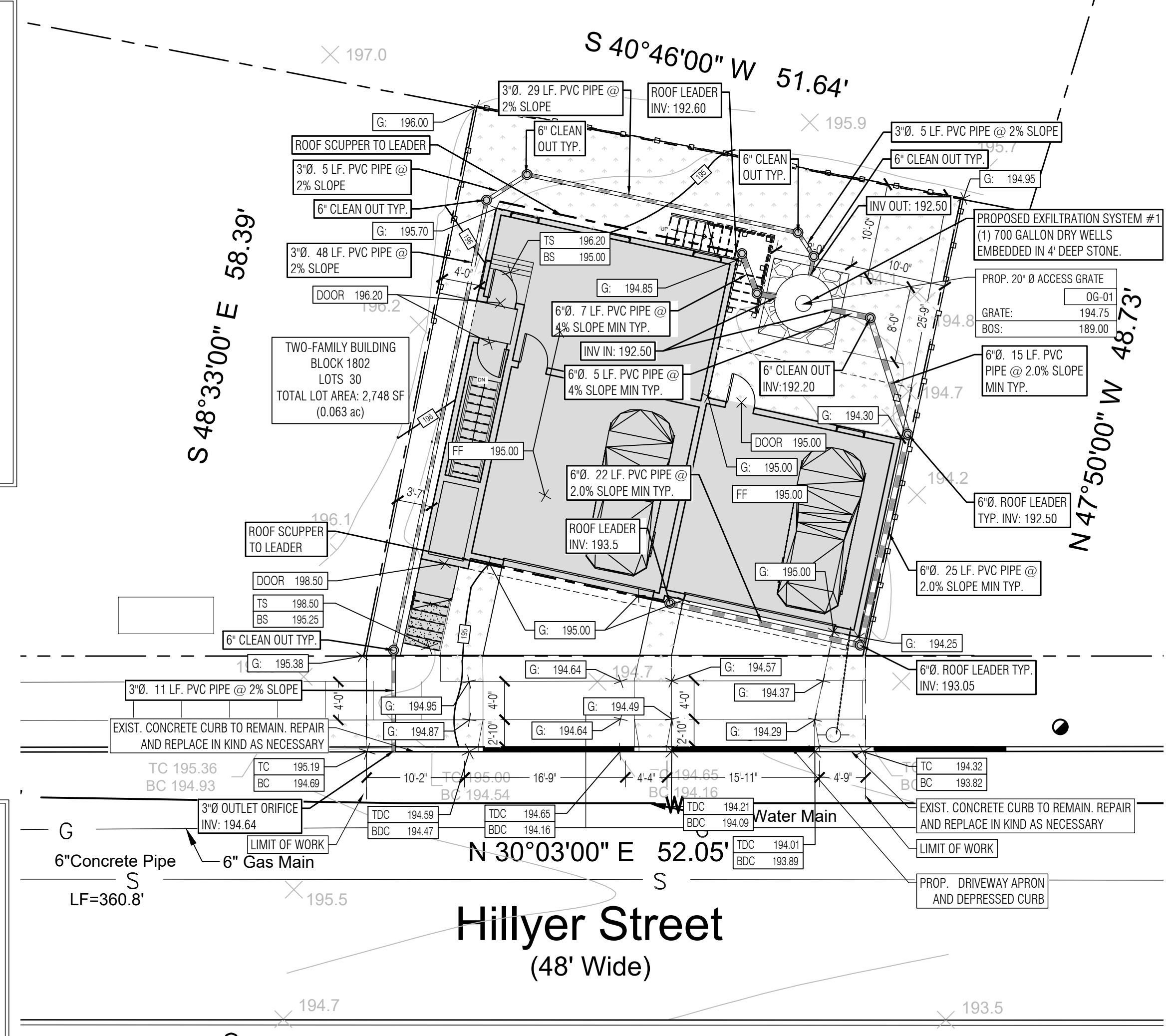
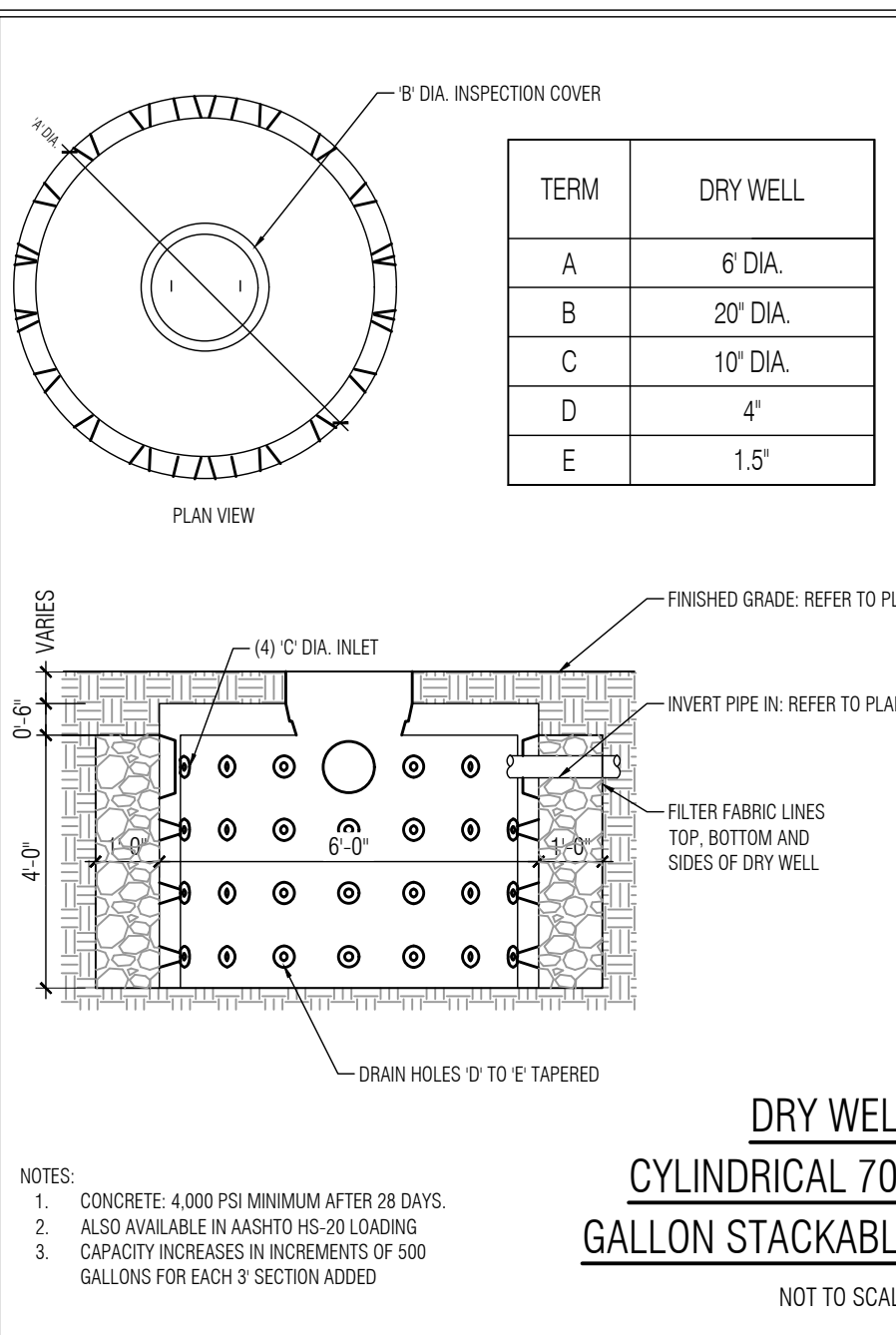
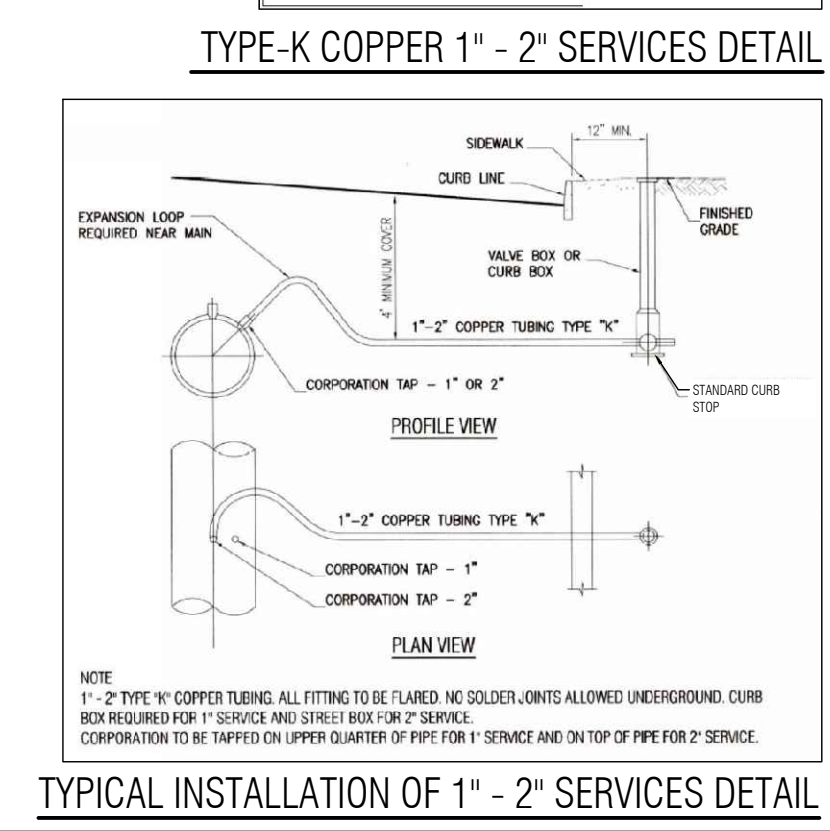
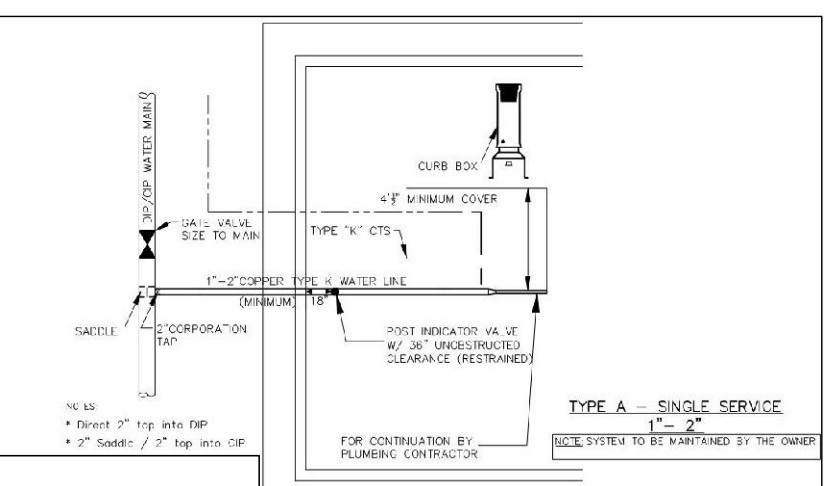
THE PROJECT IS DESIGNATED AS A MINOR DEVELOPMENT IN ACCORDANCE WITH THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL. THE MANAGEMENT SYSTEM UTILIZES A 500 GALLON DRYWELL EMBEDDED WITHIN 3' OF STONE. THE DRYWELLS WILL EXFILTRATE WITHIN THE SOIL WITH ANY OVERFLOW BEING DISCHARGED THROUGH THE OPEN GRATE.

GRADING LEGEND

- G 100.00 GRADE SPOT SHOTS
- FC 100.00 FLUSH CURB SPOT SHOTS
- TC XXX BC XXX EXIST CURB SPOT SHOTS
- TS 103.50 BS 100.00 STAIRS SPOT SHOTS
- TC 100.50 BC 100.00 CURB SPOT SHOTS
- TDC 100.50 BDC 100.00 DEP. CURB SPOT SHOTS
- M.E.G MATCH EXISTING GRADE

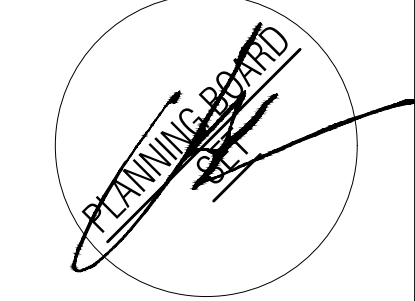
LOT 30 - IMPERVIOUS COVERAGE CALCULATIONS

BUILDING COVERAGE	PROPOSED
BUILDING (S.F.)	1,414
BUILDING COVERAGE: (%)	51.46%
GROUND COVERAGE	PROPOSED
CIRCULATION (S.F.)	391
IMPERVIOUS COVERAGE	PROPOSED
TOTAL IMPERVIOUS COVERAGE: (S.F.)	1,805
IMPERVIOUS COVERAGE: (%)	65.68%



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OWNER:
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ROCKAWAY PARK NY, 11694

SUBMISSIONS:
PLANNING BOARD SET 11.10.2023

REVISIONS:

IAE PROJECT NO: 23045

SHEET TITLE:
GRADING, DRAINAGE & UTILITY SITE PLANS

SHEET:
C-1.10

SOIL EROSION AND SEDIMENT CONTROL NOTES

REVISED 2017

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

HUDSON, ESSEX, & PASSAIC SCD NOTES

REVISED 2017

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 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.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. **SEEDING DATES:** THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCSD: SPRING - 3/1-5/15 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-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.
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. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPSCD.ORG
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 - DCA 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.
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 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.
11. 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 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" 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. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

STABILIZATION SPECIFICATIONS

- A. TEMPORARY SEEDING AND MULCHING: LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-14 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED- PERENNIAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS; MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF, TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING).
- B. PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 4" (UNSETTLED) LIME-90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-11 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS. MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING). GRASS AREAS - AREAS DESIGNATED AS GRASS, OR DISTURBED AREAS NOT DESIGNATED FOR ANY OTHER PLANTINGS SHALL BE PERMANENTLY STABILIZED BY SEEDING WITH THE BUFFALO SUPREME SEED MIXTURE AT THE RATE OF 3 LBS./1,000 S.F. SOIL PREPARATION, SEEDING, MULCHING AND MAINTENANCE SHALL BE DONE AS INDICATED IN THE PLANTING NOTES AND THE DETAILS HEREIN.

SURVEYORS NOTES

1. PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE TAKEN FROM A SURVEY DATED SEPTEMBER 21, 2023, BY SCHMIDT SURVEYING, FOR FOUR SEVEN HILLYER HOLDING, LLC.
2. BUILDING ADDRESS SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH CITY CODE

DUST CONTROL STANDARDS

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
- VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1
- PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1
- SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

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 PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS 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 GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED 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.

TABLE 16-1 DUST CONTROL MATERIALS

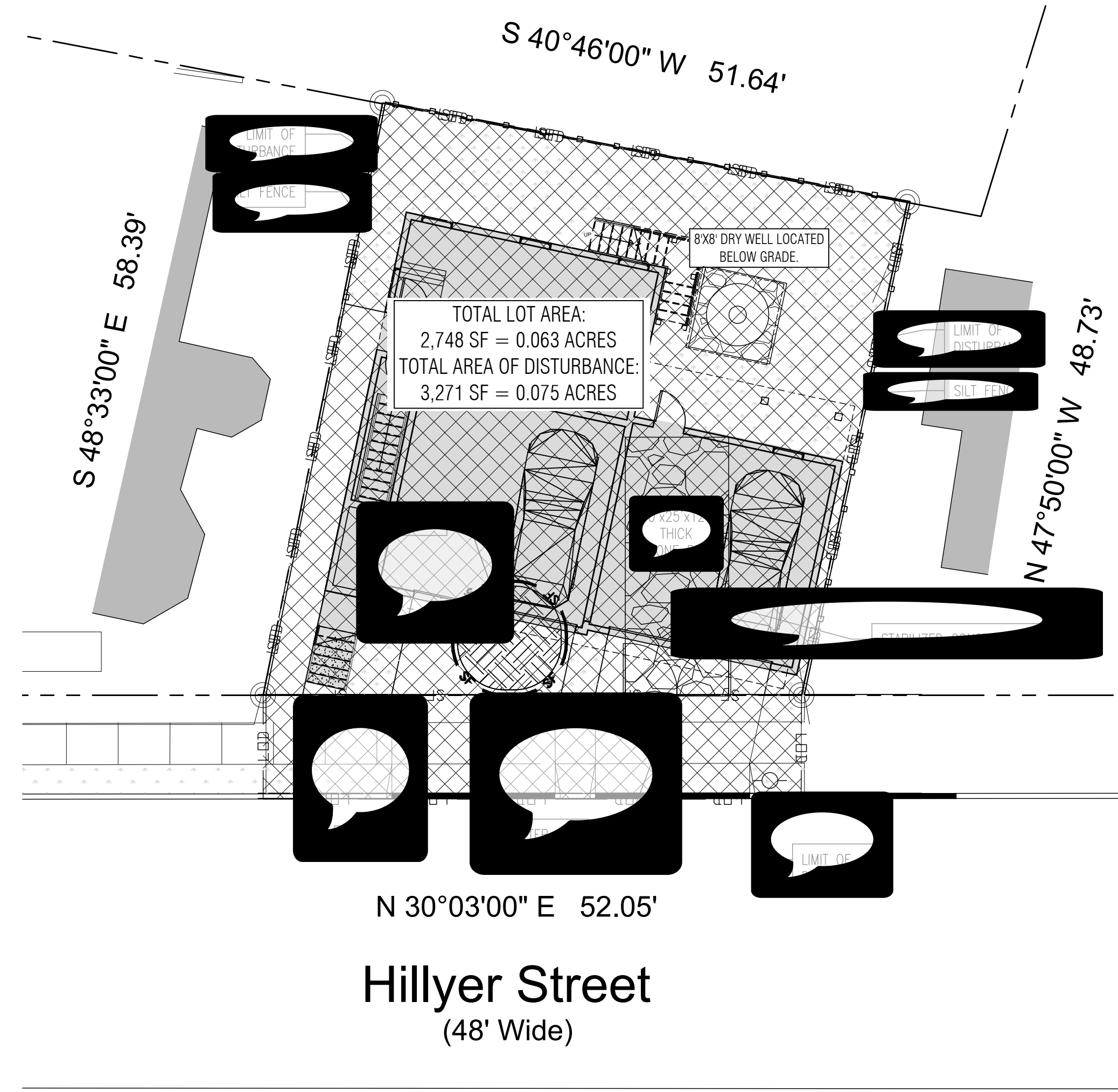
SEQUENCE OF CONSTRUCTION (FALL 2023 - SUMMER 2024)

WEEK 0	NOTIFY THE OCSCD 48 HOURS PRIOR TO LAND DISTURBANCE.
WEEK 1	INSTALL PERIMETER FENCING AND SILT FENCE. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WHEEL CLEANING BEDS. INSTALL INLET PROTECTION FOR EXISTING INLETS
WEEK 2-4	DEMOLITION OF EXISTING STRUCTURES AND PARKING AREA. SOIL COMPACTION TESTING AND/OR SUBSOIL COMPACTION REMEDIATION. TESTING AND/OR RESTORATION OF COMPACTED SOILS THROUGH DEEP SCARIFICATION/TILLAGE - 6" MINIMUM DEPTH) SHALL BE DONE PRIOR TO THE PLACEMENT OF TOPSOIL. SOIL COMPACTION TESTING MUST BE WITNESSED BY AN OCSCD INSPECTOR.
WEEK 6-12	FOUNDATION EXCAVATION, SITE CLEANUP & SOIL REMOVAL, STOCKPILING OF TOPSOIL (5" MIN DEPTH) & BACKFILL.
WEEK 12-14	EXCAVATION & INSTALLATION OF STORM WATER PIPING AND DRAINAGE STRUCTURES. INSTALLATION OF DRAINAGE STRUCTURE FILTERS
WEEK 12-58	FRAMING AND INTERIOR WORK IN BUILDINGS.
WEEK 34-38	PERMANENT STABILIZATION, SITE PAVING AND LANDSCAPING
WEEK 38	REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER FINAL PAVING AND LANDSCAPING IS COMPLETED. OBTAIN FINAL REPORT OF COMPLIANCE.

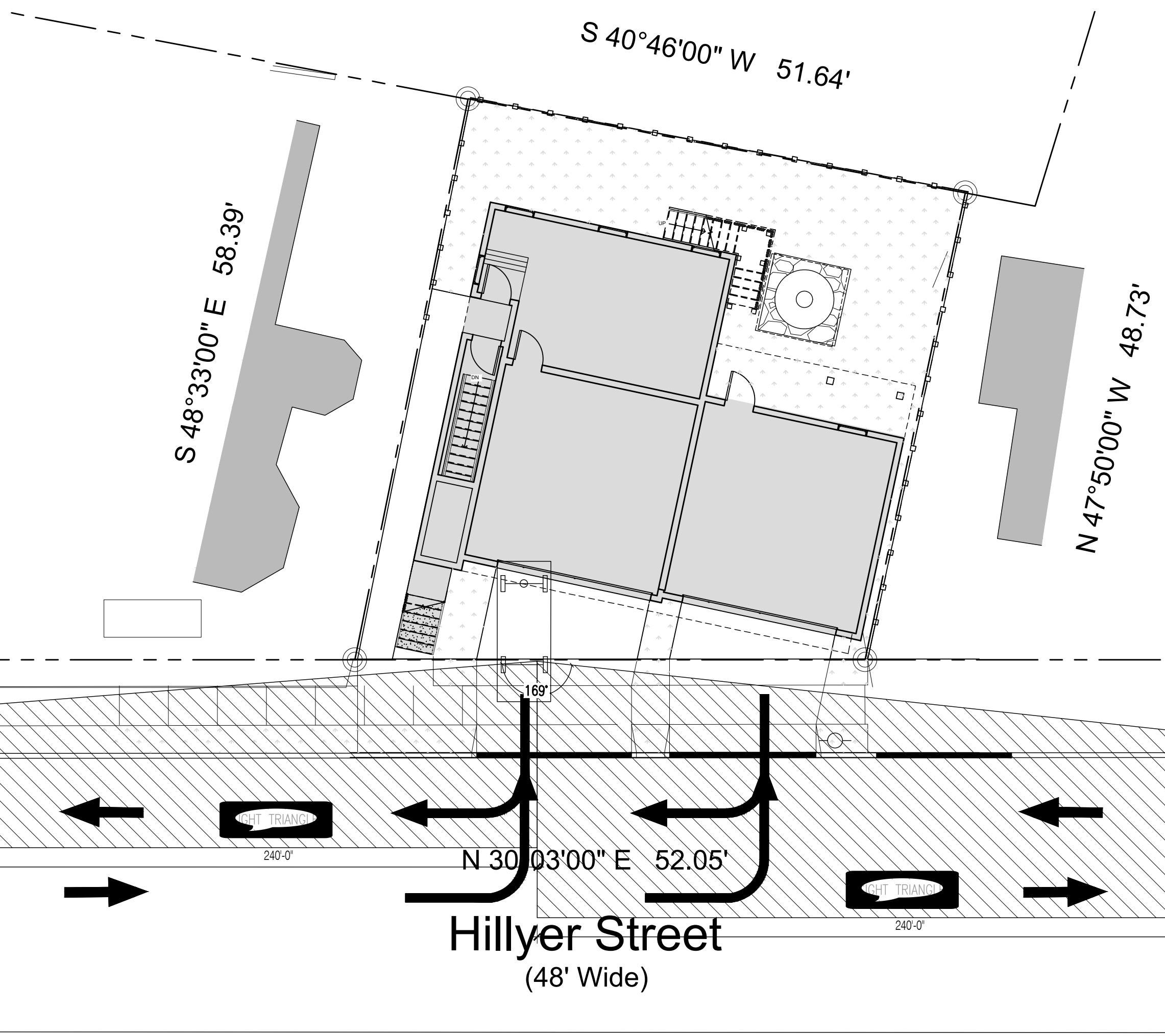
MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	285
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)- SPRAY ON POLYACRYLAMIDE (PAM)- DRY SPREAD		APPLY ACCORDING TO MANUFACTURERS INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG 26-1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY 2014, REVISED 2017)	
ANIONIC ASPHALT EMULSION	NONE	COARSE SPRAY	1200

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	US800C - URBAN LAND, BOONTON SUBSTRATUM - BOONTON COMPLEX
PERCENT OF SITE COVERAGE	100.0%
HYDROLOGIC SOIL GROUP	D
DEPTH TO RESTRICTIVE LAYER	0 TO 12 INCHES
SOIL PERMEABILITY	-
DEPTH TO WATER TABLE	-



SOIL EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'

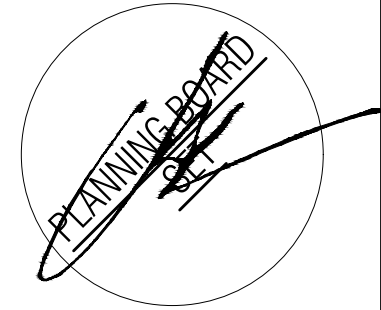


TRAFFIC SITE PLAN
SCALE: 1" = 10'



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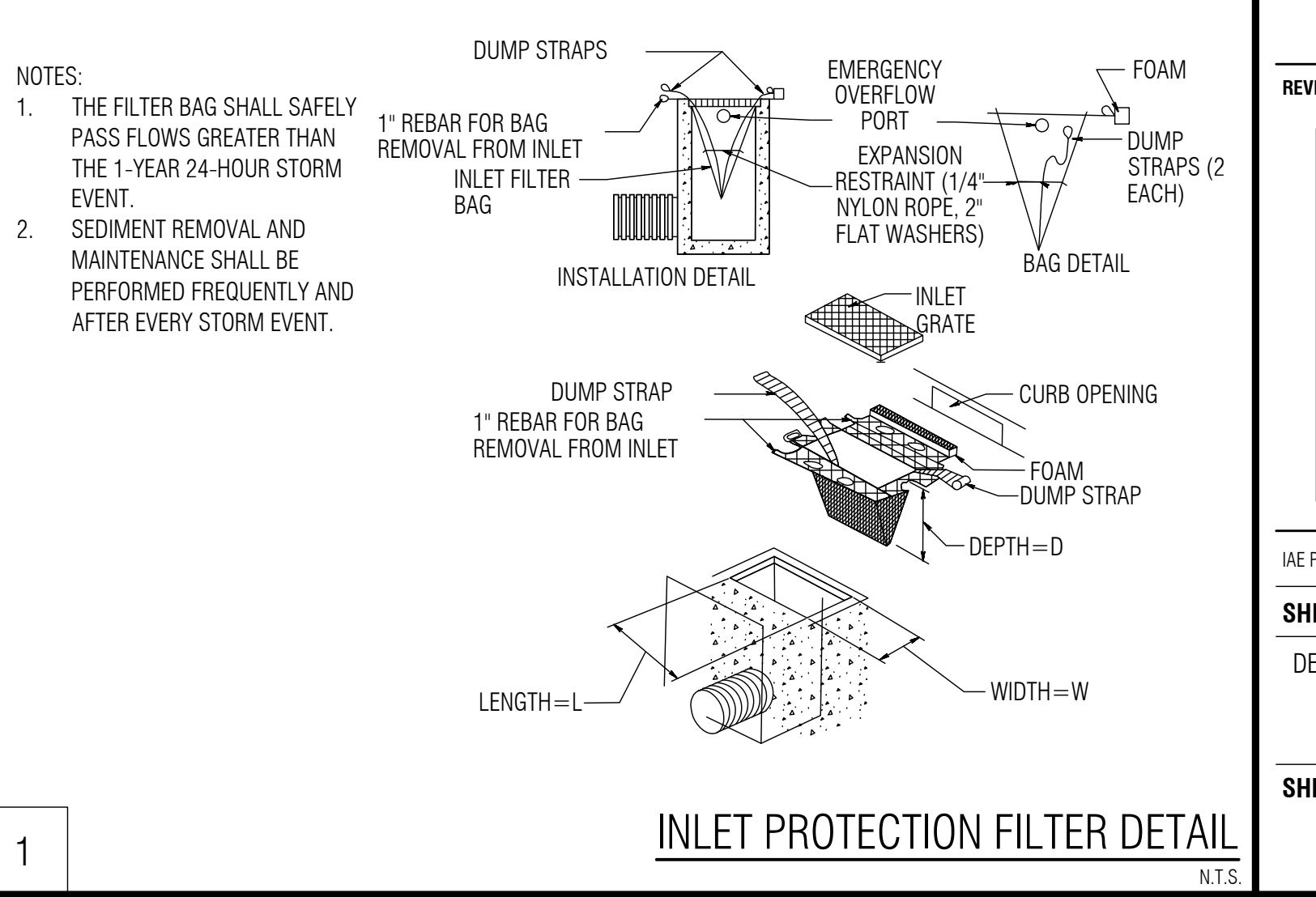
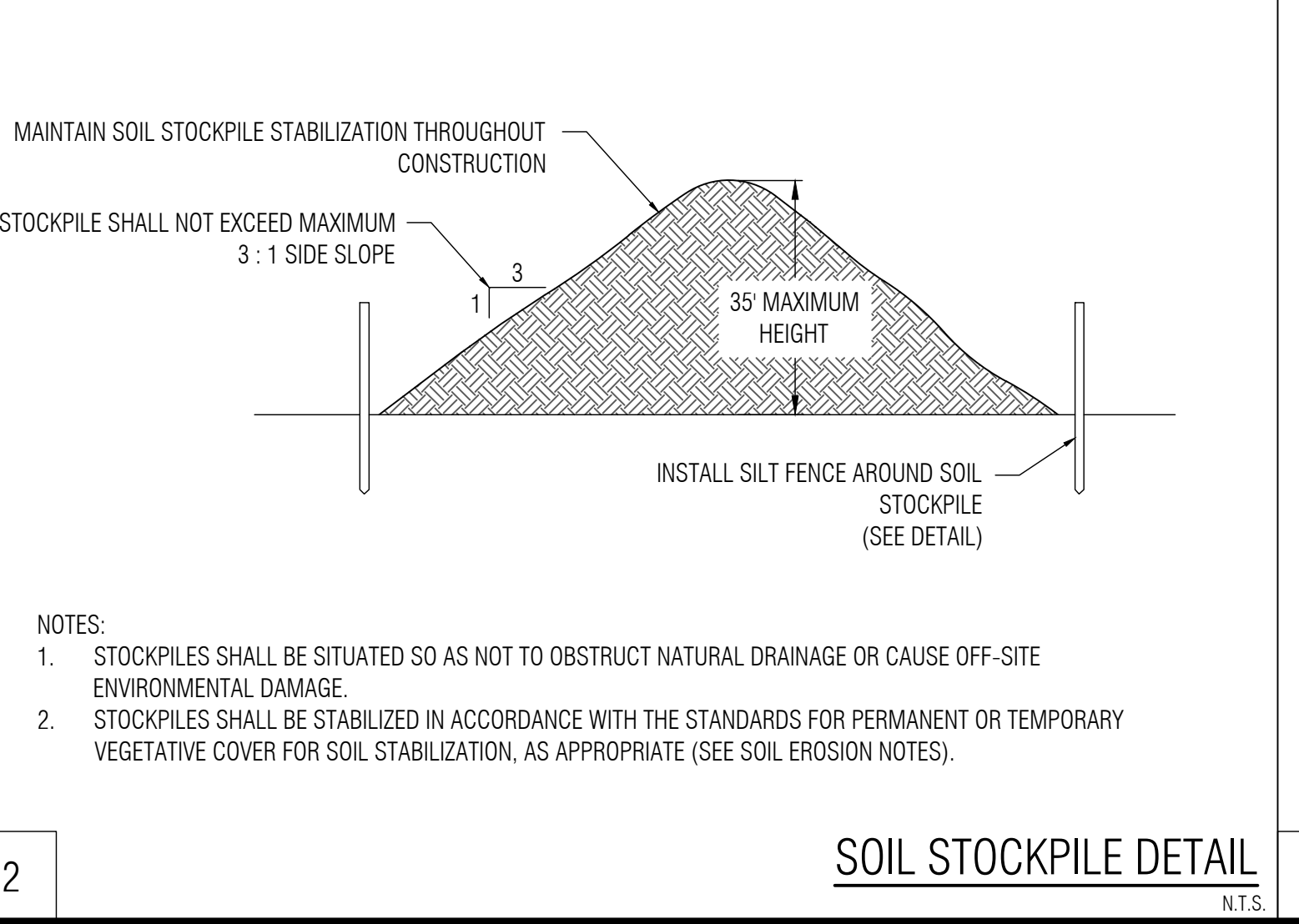
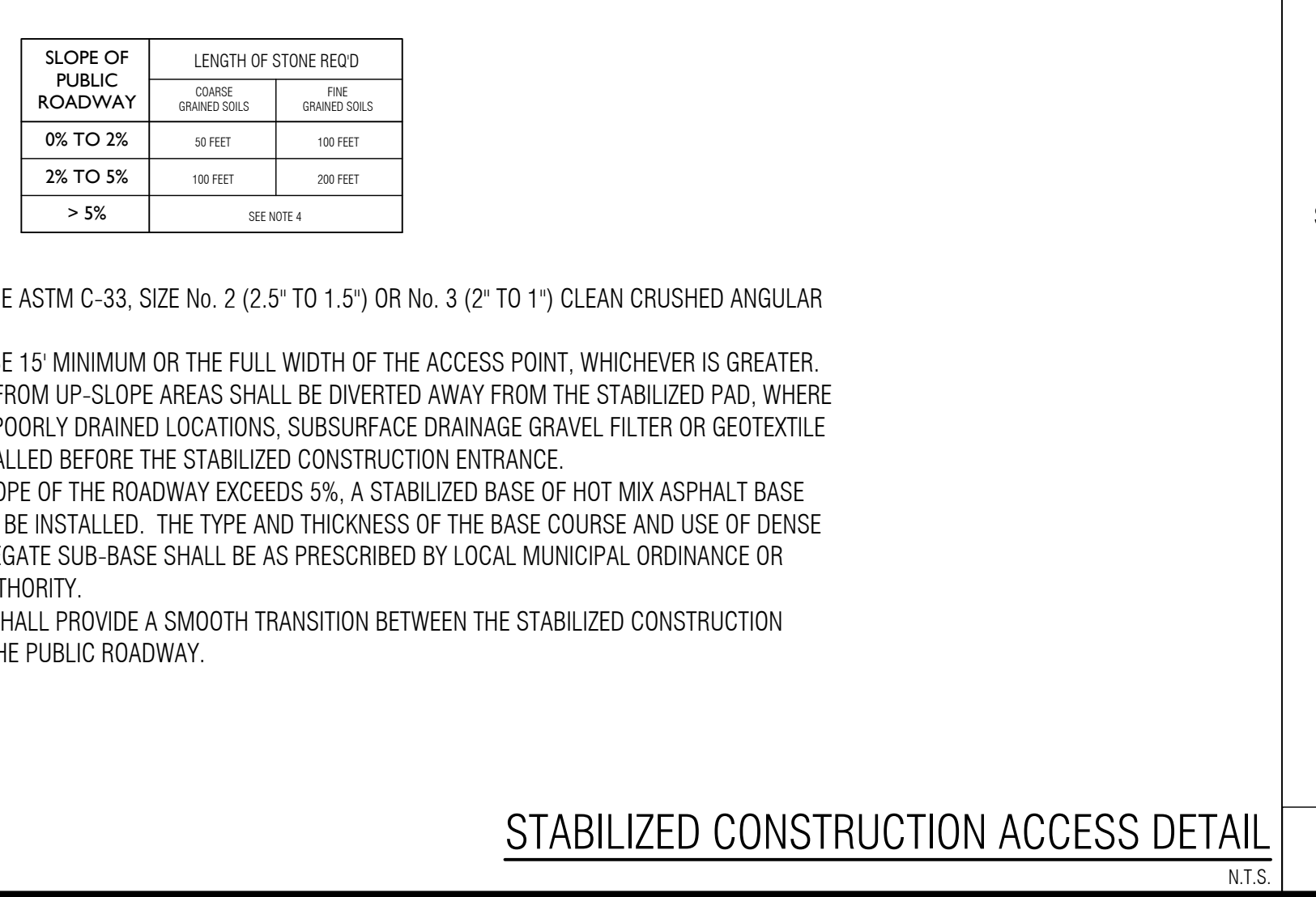
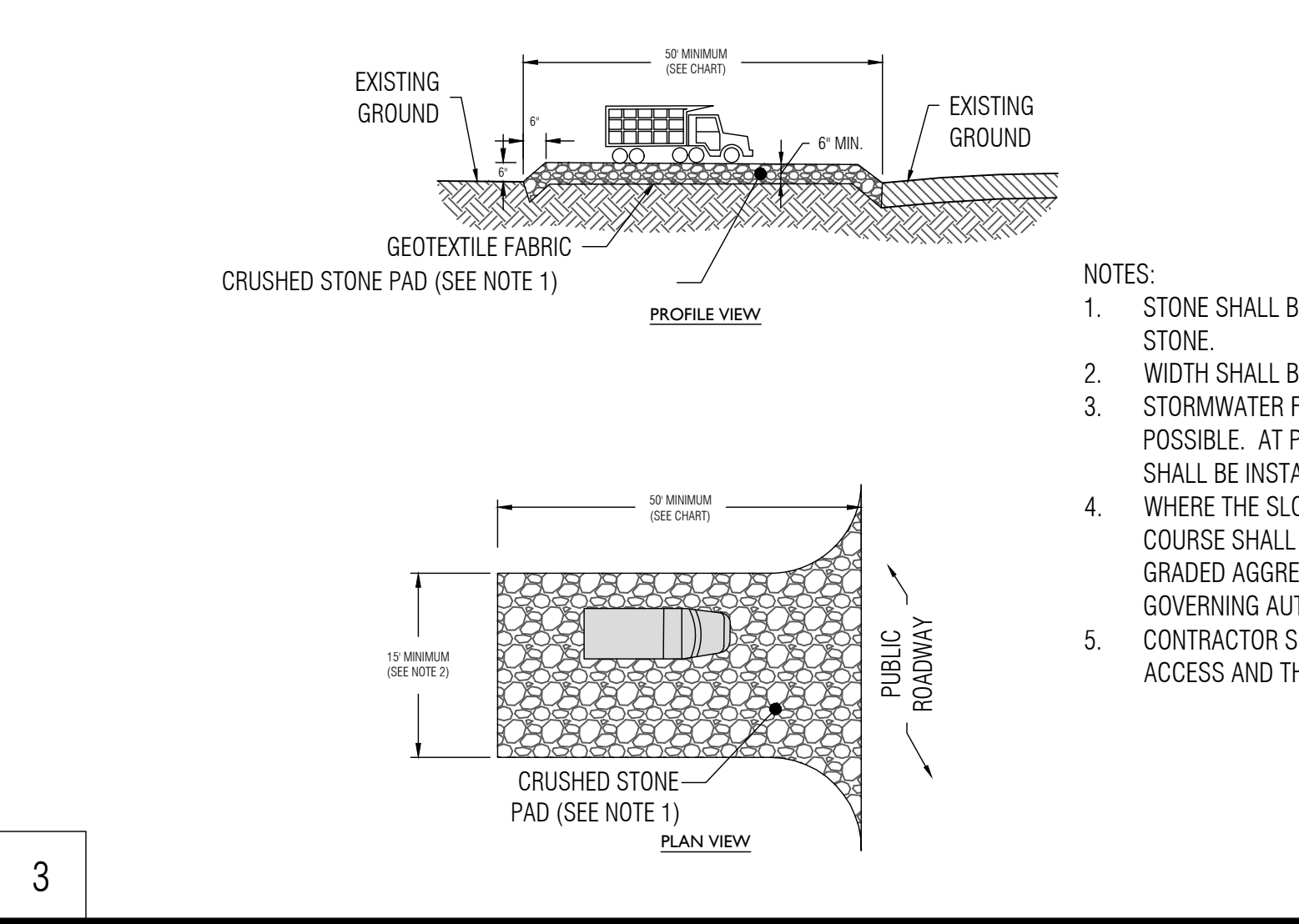
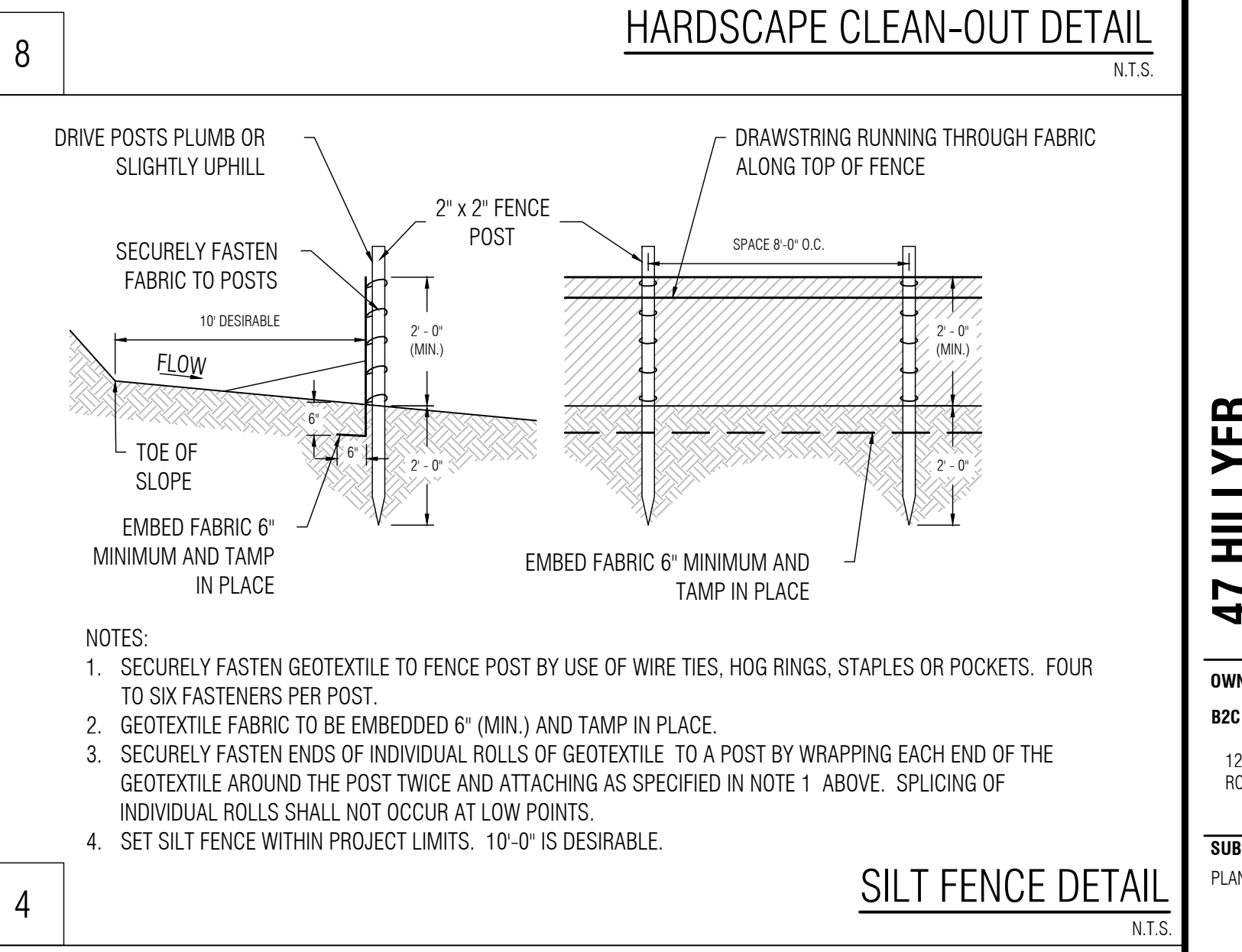
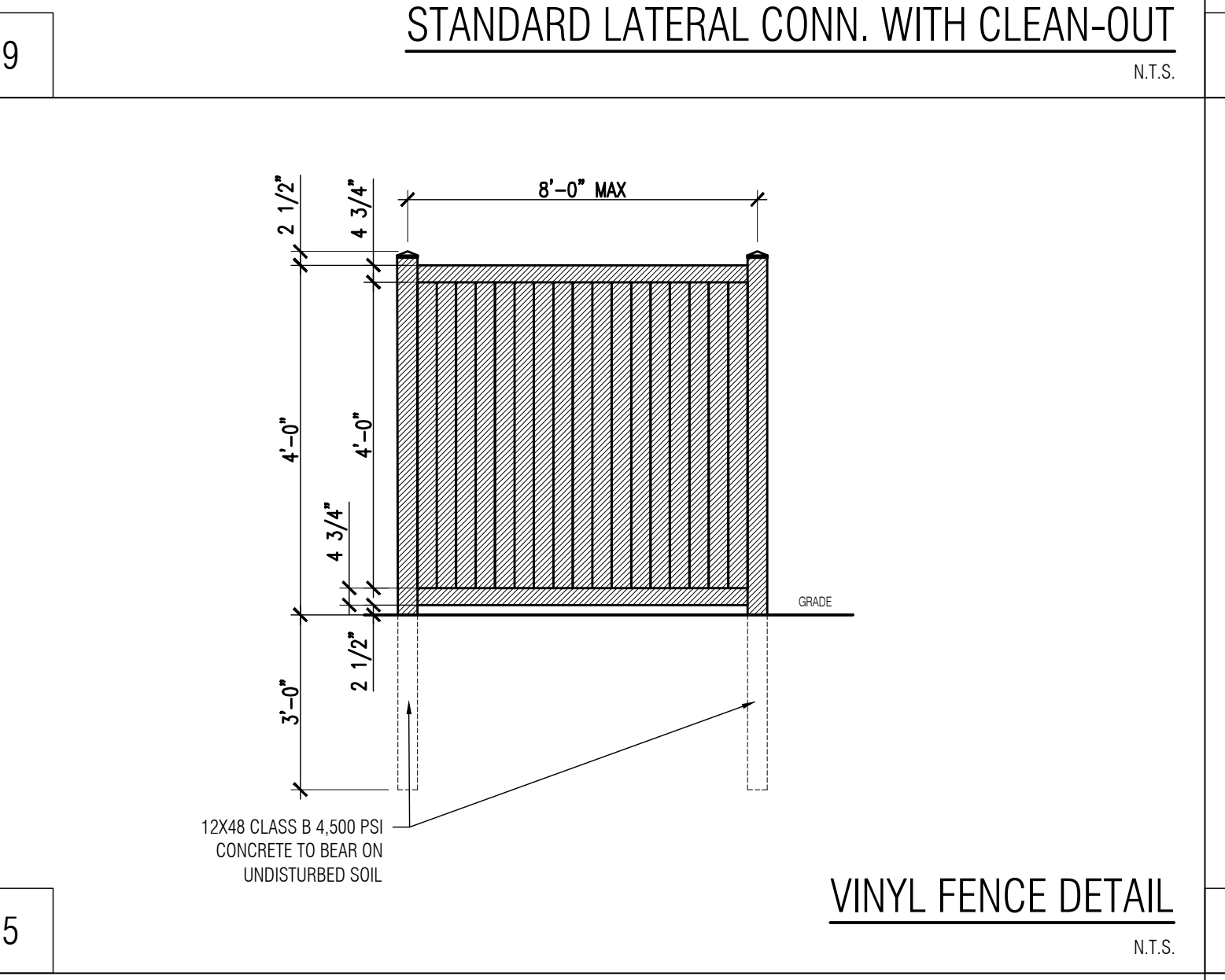
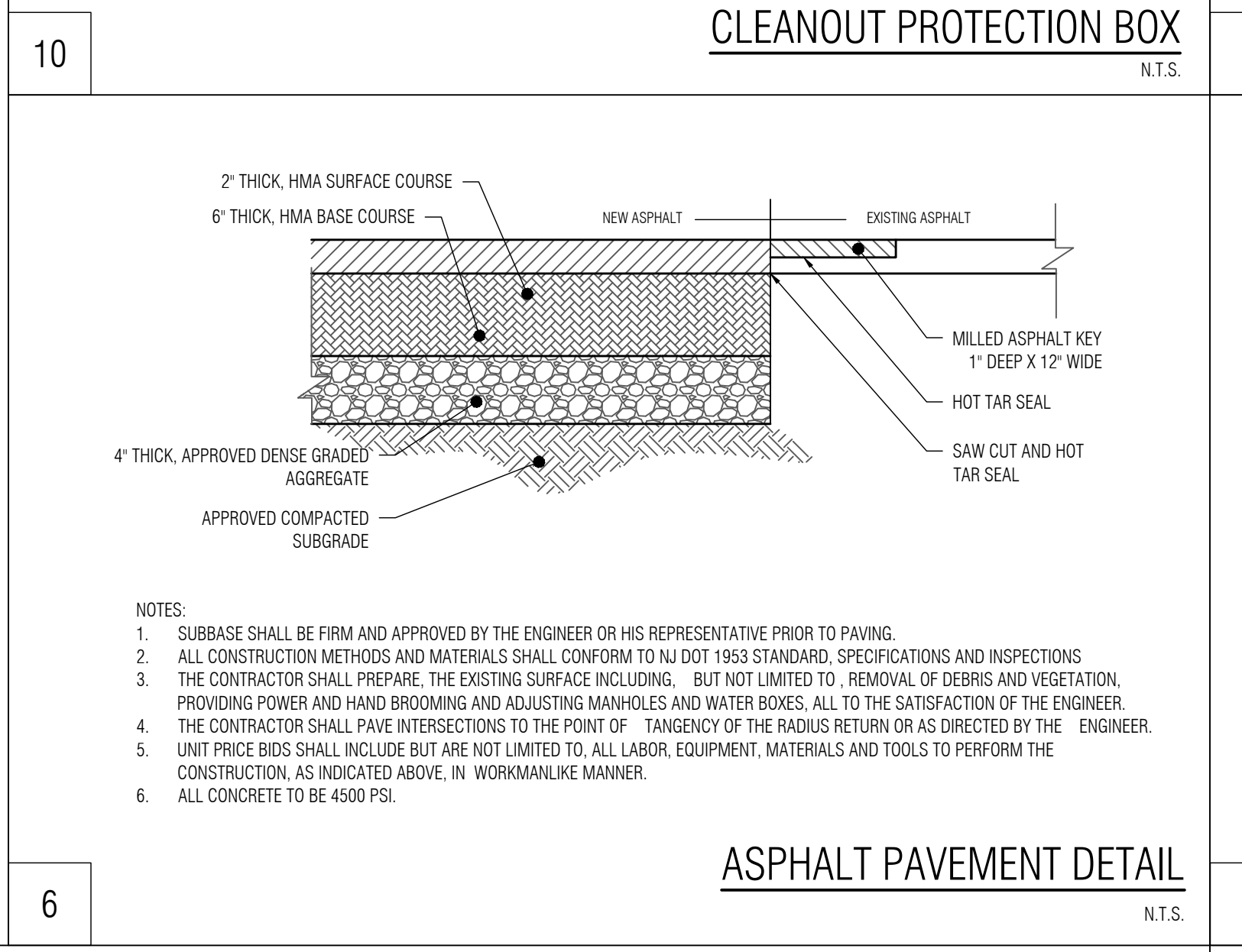
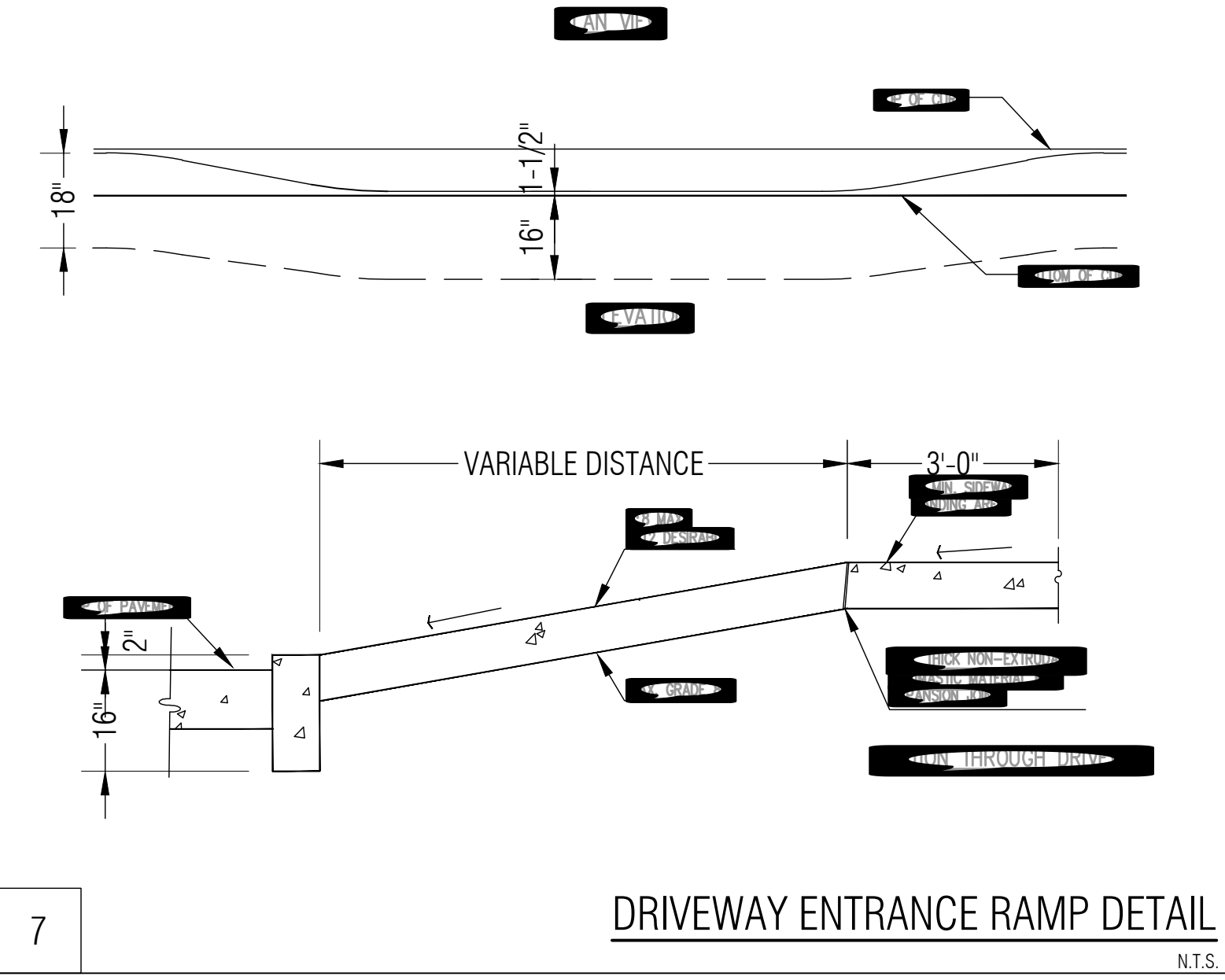
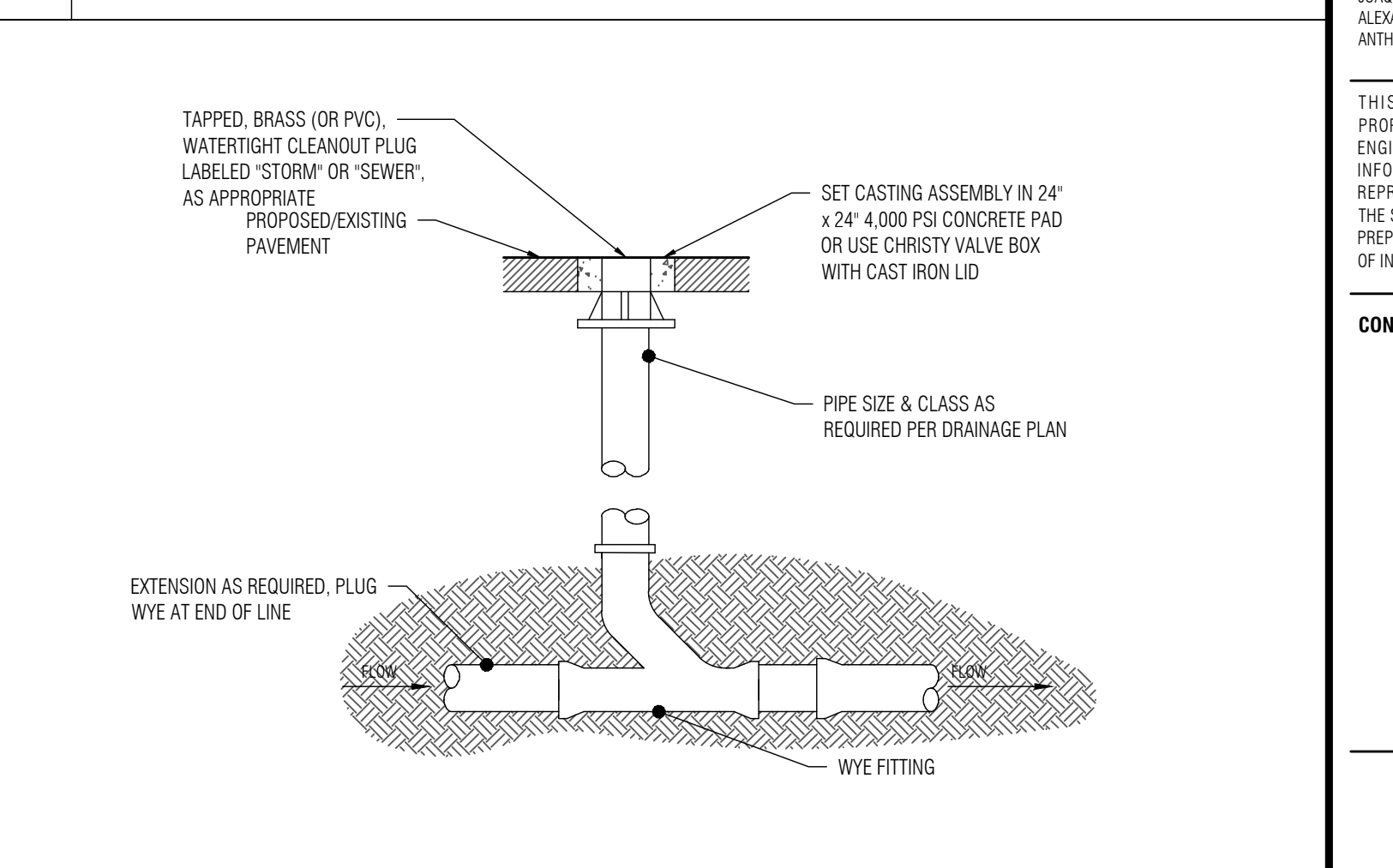
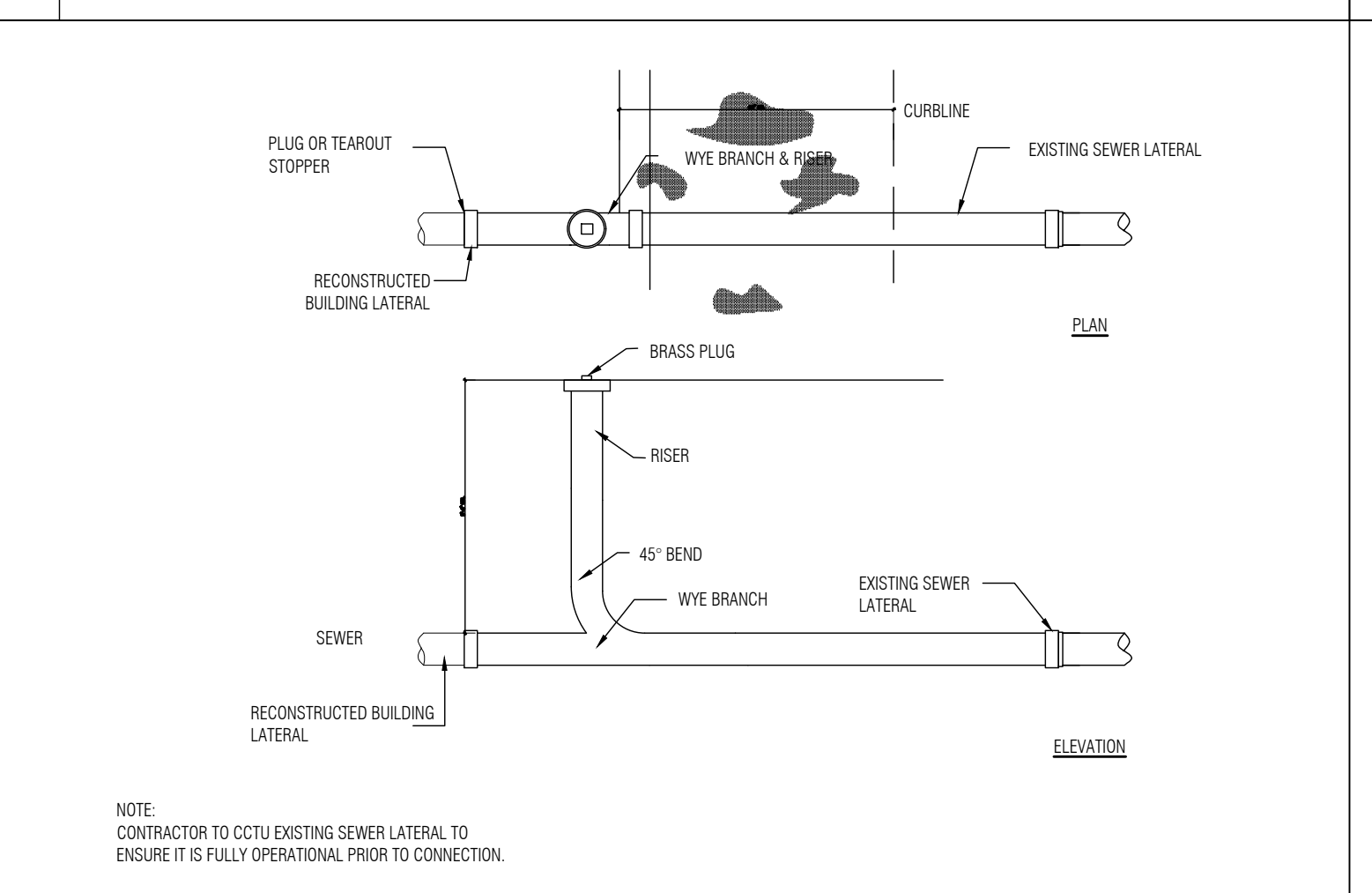
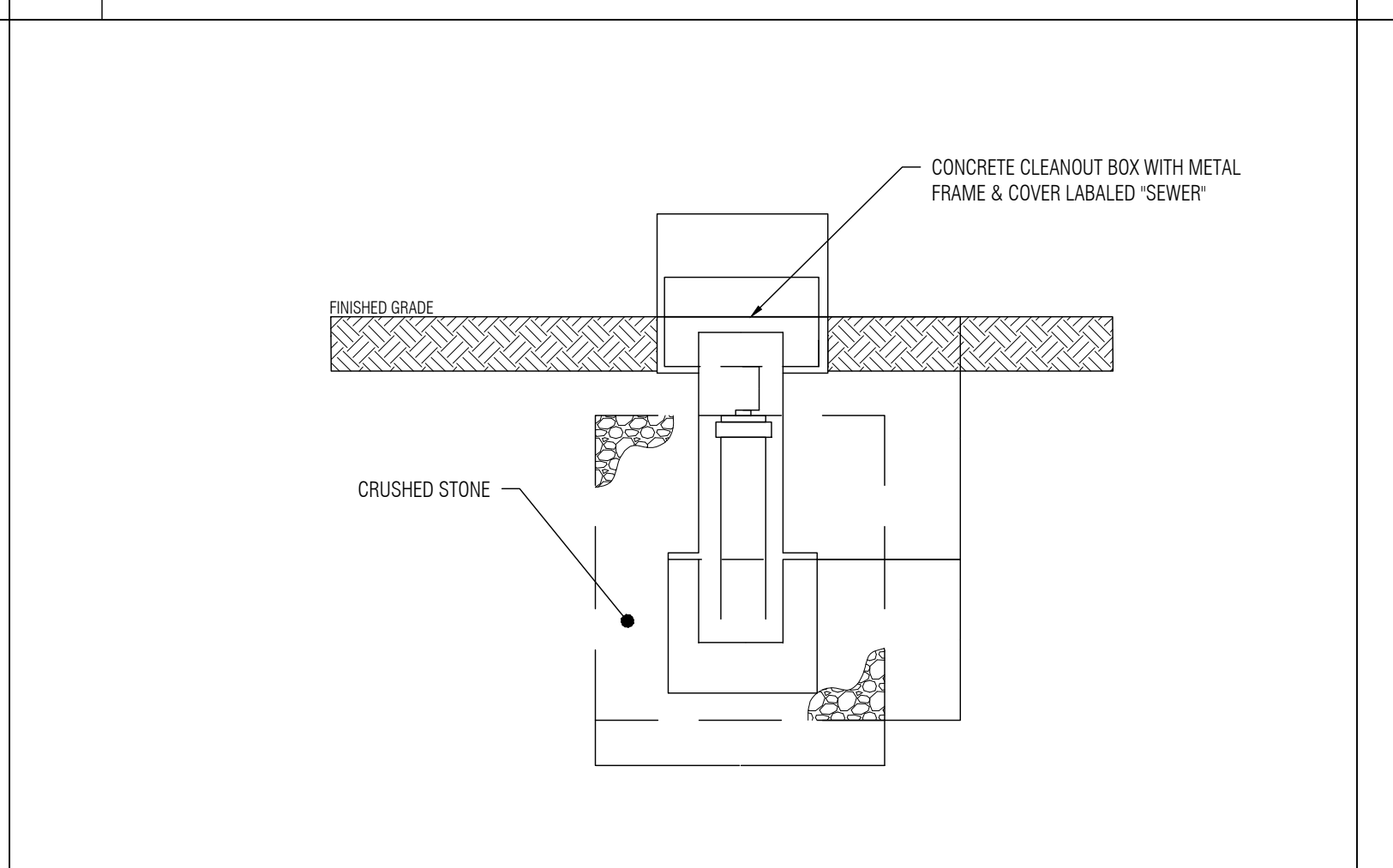
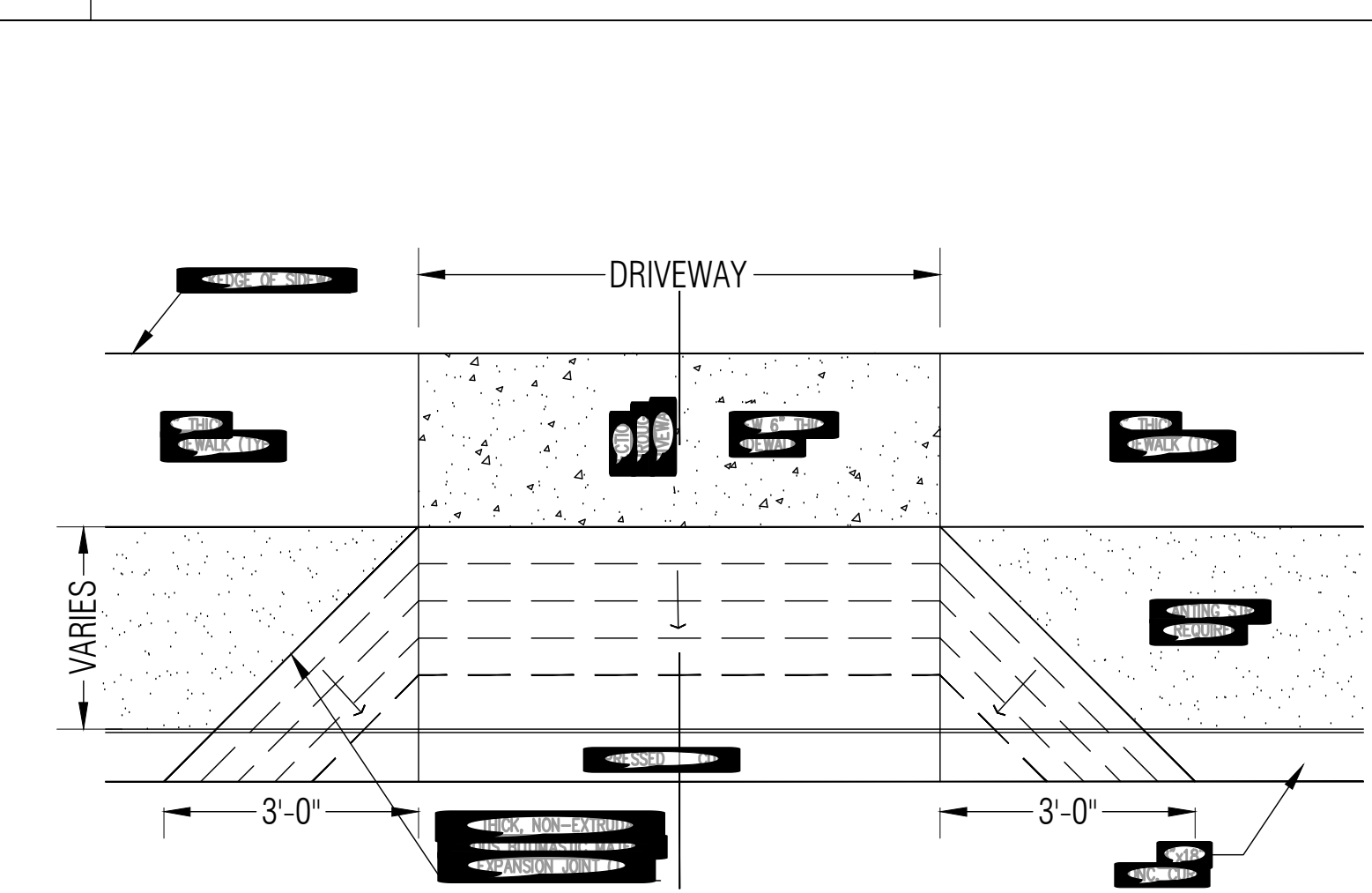
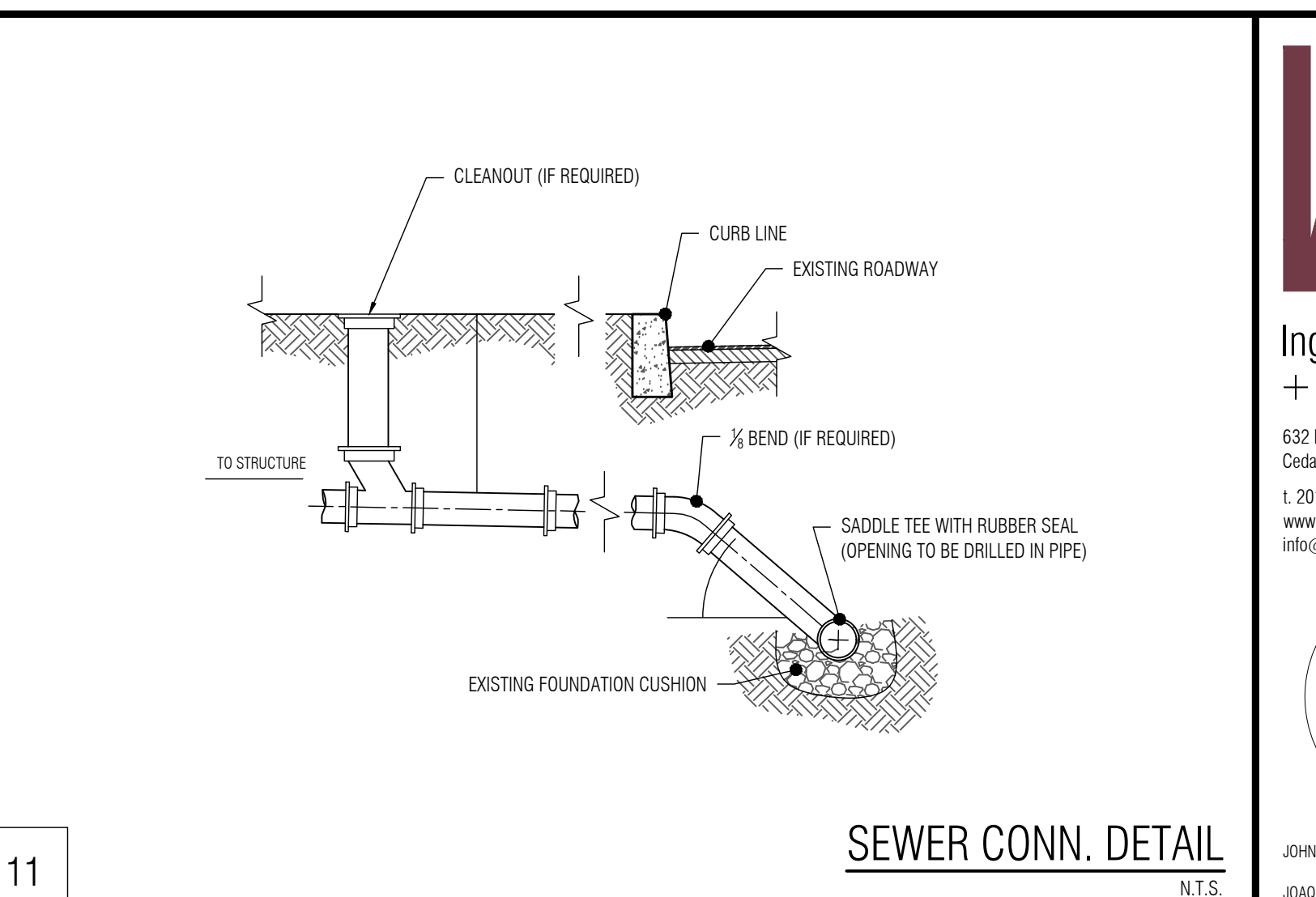
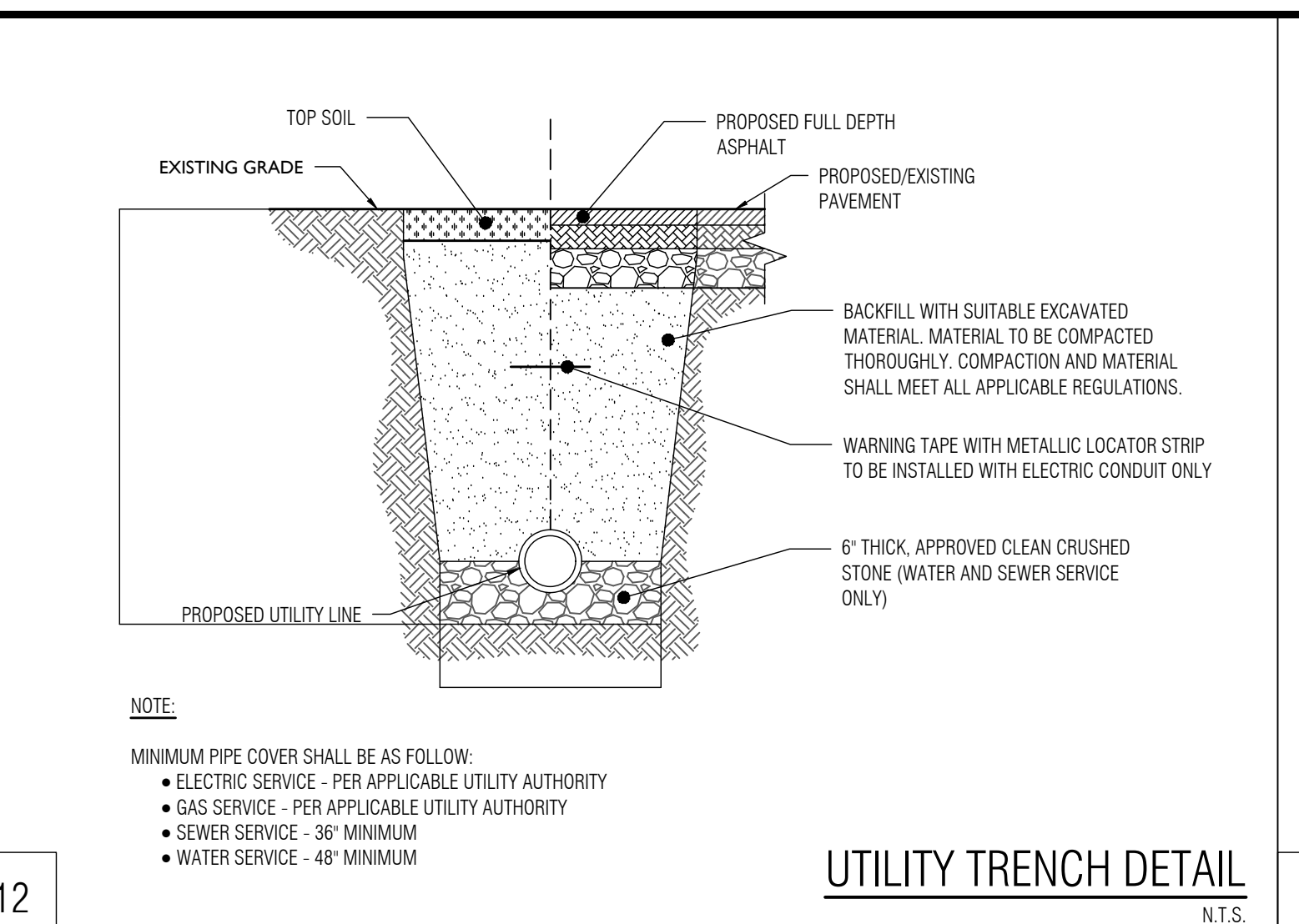
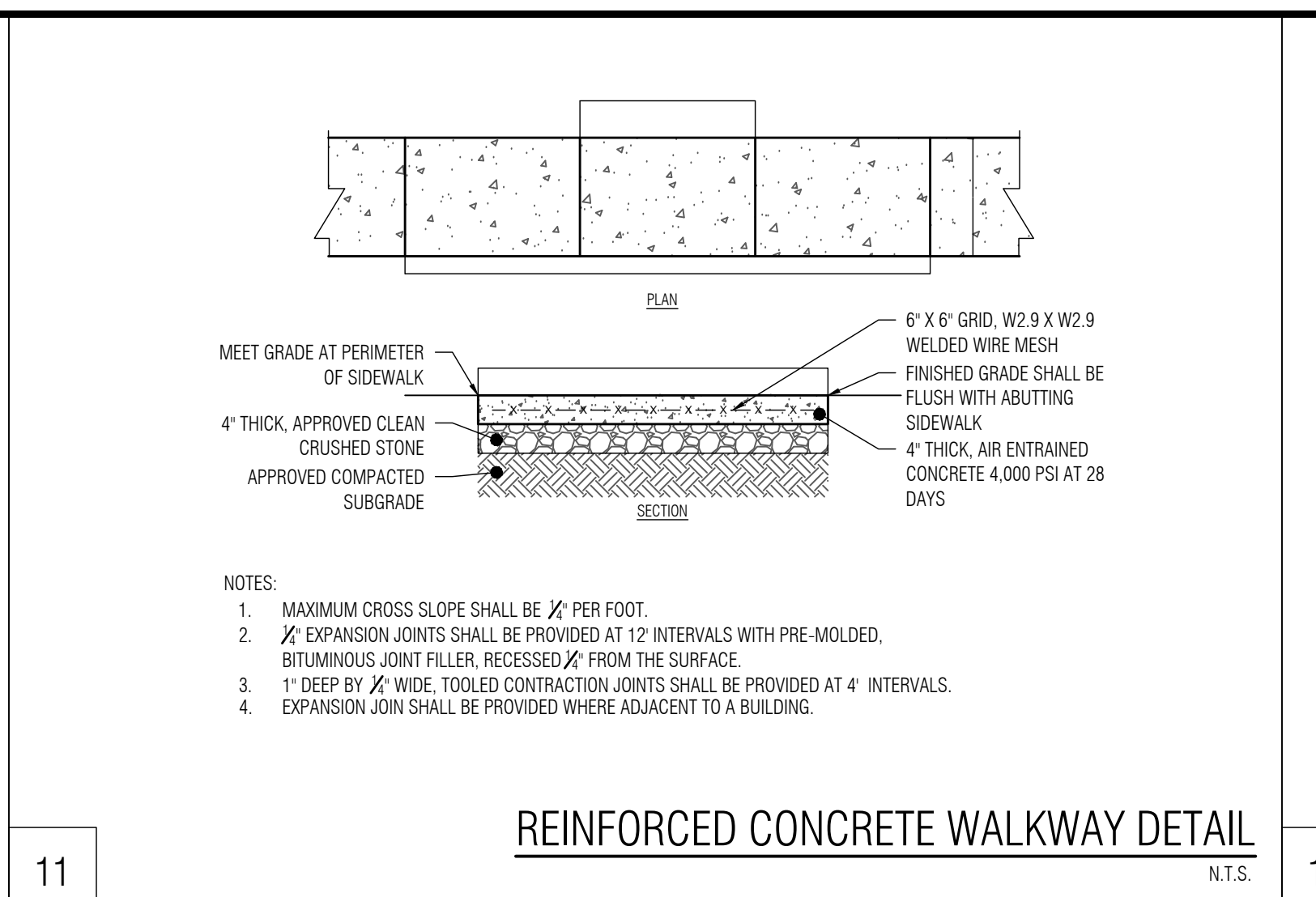
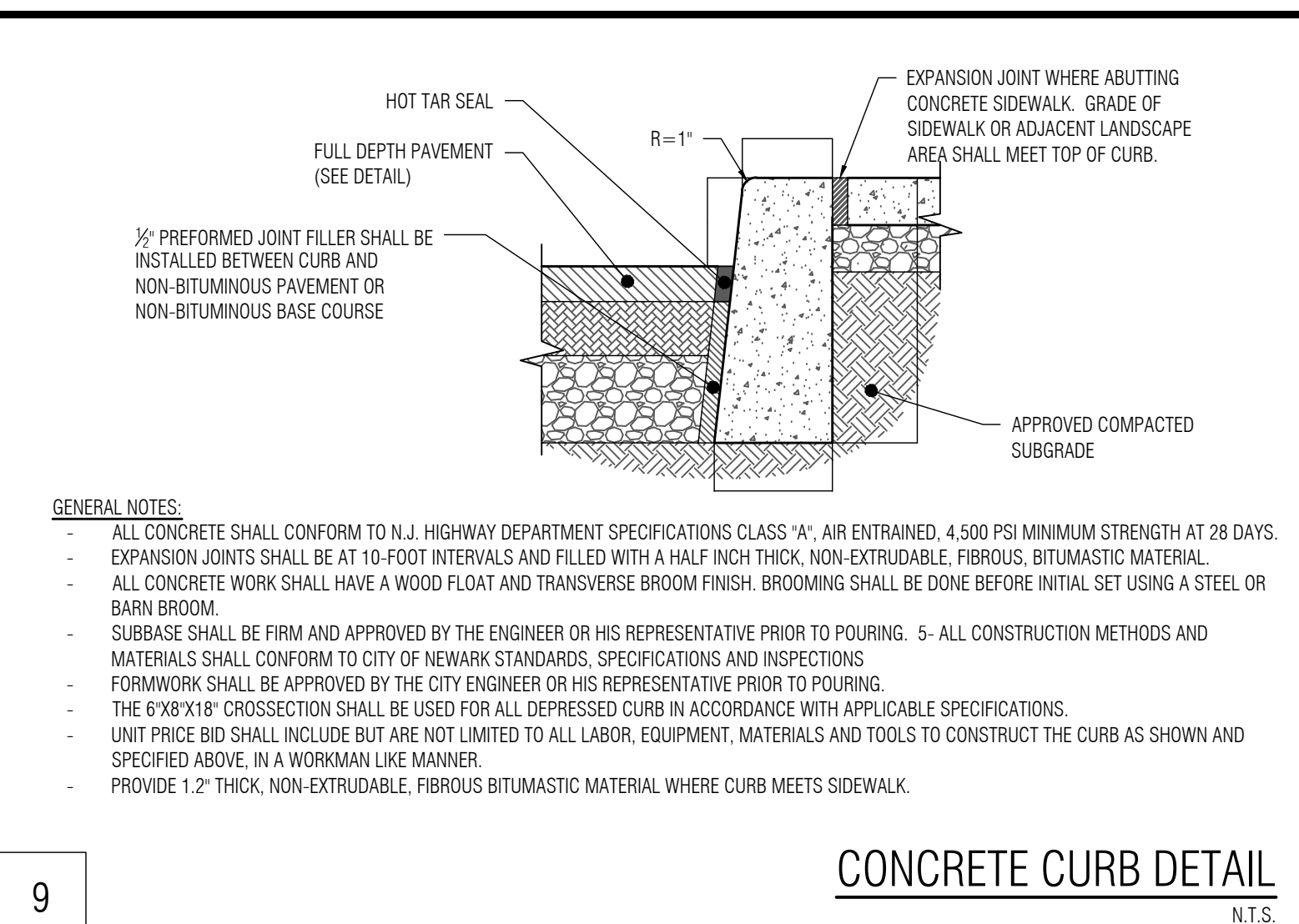
REVISIONS:

IAE PROJECT NO: 23045

SHEET TITLE:
SOIL EROSION
SEDIMENT CONTROL PLAN
& TRAFFIC PLAN

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