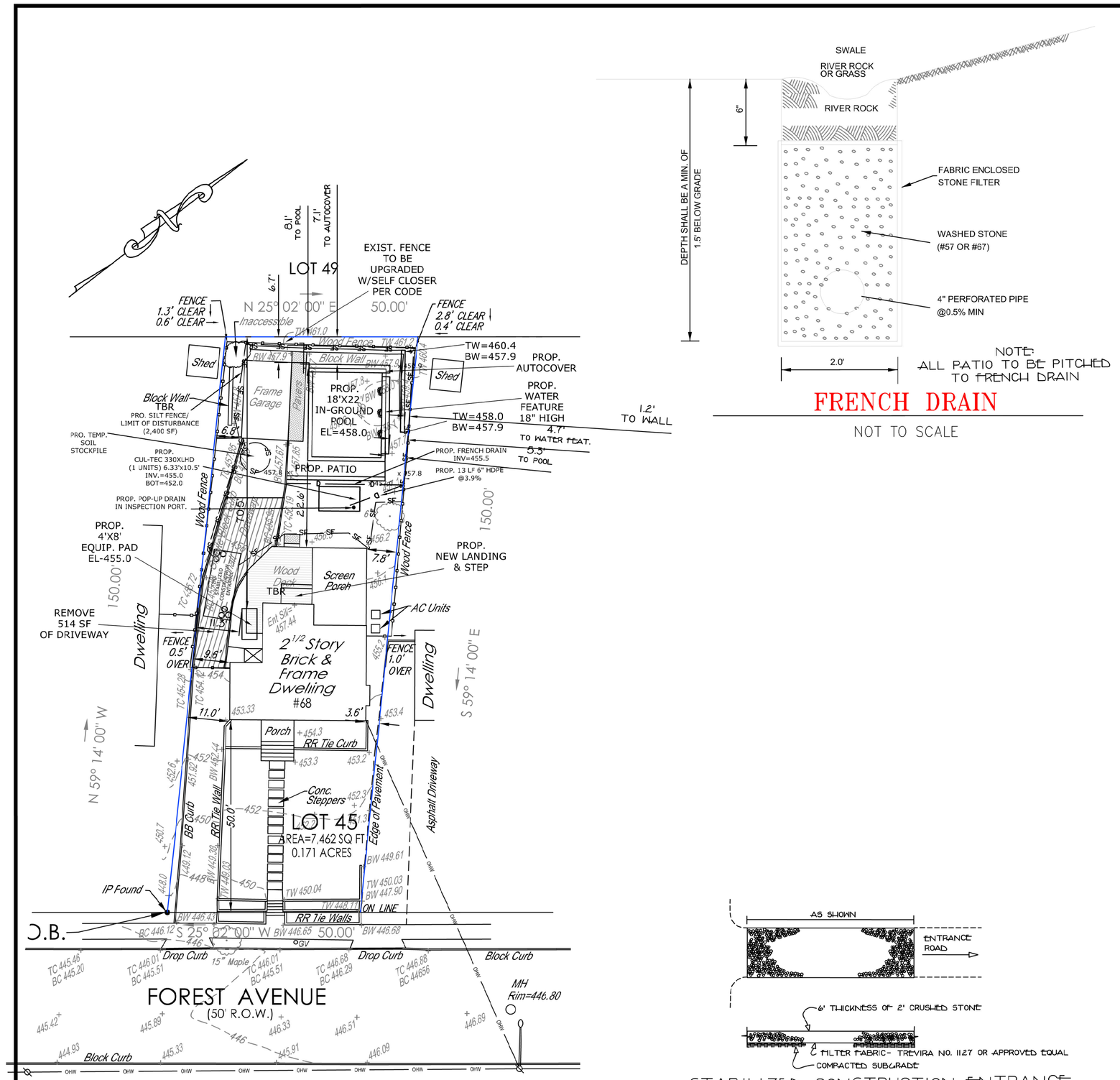
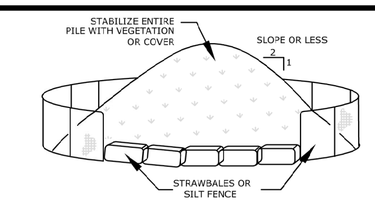


FRENCH DRAIN

NOT TO SCALE



INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY & STABLE
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED BY SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED
4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE

STOCK PILE CONTROL DETAIL

SCALE N.T.S.

HUDSON ESSEX PASSAIC COUNTY SOIL CONSERVATION DISTRICT

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**" [illegible] Edition **last revised July 2017, effective December 2017**. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.

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 restabilization is established.

3. *Seeding Dates:* The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 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 5.0 inches, firmed in 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 cleaning tracking-pad is to be installed at all site exits using 2 ½ -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.**

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1) UNDER EXISTING CONDITIONS. THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED AS "PREVIOUSLY DEVELOPED".

KEY MAP

(NOT TO SCALE)

ZONING NOTES

ZONE: R-50

	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	5,000	7,462	7,462
MIN. LOT WIDTH (FT)	50.0	50.0	50.0
MIN. FRONT YARD (FT.)	30.0	50.0	50.0
MIN. REAR YARD (FT.)	30.0	54.9	54.9
MIN. SIDE YARD (EACH) (FT.)	8.0	3.6*	3.6*
MIN. SIDE YARD SUM (BOTH) (FT.)	18	13.2*	13.2*
MAX. BLDG HEIGHT (FT)	2.5/35.0	NA	NA
MAX. LOT COVERAGE (%)	30.0	20.1(1500)	20.1(1500)
MAX. IMPROVED LOT COVERAGE (%)	40.0	45.7(3411)*	46.2(3445)**
MAX. ACCESSORY STRUCTURE COVERAGE (%)	15.0	10.6(790)	17.6(1,314)**
MIN. SIDE YARD(POOL)	10.0	NA	5.3**
MIN. REAR YARD(POOL)	10.0	NA	8.1**
MIN. DIST. TO PRINCIPAL STRUC.	10.0	NA	22.6
MIN. SIDE YARD(PATIO)	5.0	NA	5.0
MIN. REAR YARD(PATIO)	5.0	NA	8.7
MIN. SIDE YARD(EQ. PAD)	5.0	NA	11.3
MIN. REAR YARD(EQ. PAD)	5.0	NA	70.5

* EXISTING CONDITION
** VARIANCE REQUIRED

CONSTRUCTION SEQUENCE: (SITEWORK)

		DURATION:
1.	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.	1 DAY
2.	CONSTRUCT EROSION CONTROL DEVICES.	1 DAY
3.	CLEAR SITE WITHIN LIMIT OF DISTURBANCE, STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.	1 DAY
4.	EXCAVATE FOR POOL & DETENTION.	1 WEEK
5.	CONSTRUCT POOL AND APPURTENANCES.	2 MONTHS
6.	CONSTRUCT PATIO AND DETENTION.	2 DAYS
7.	AFTER CONSTRUCTION IS COMPLETE, PERFORM FINAL GRADING, SPREAD TOPSOIL AND INSTALL LANDSCAPING.	1 WEEK
8.	RE-ESTABLISH EXISTING SWALE.	1 DAY
9.	REMOVE SOIL EROSION CONTROL DEVICES WHEN ALL DISTURBED AREAS HAVE BEEN INSTALLED.	1 DAY

DRAINAGE CALCULATIONS

PROPOSED POOL & PATIO = 3,445 SF-3,411 SF=34 SF
(34 SF)(2.0 GAL/SF RAINFALL)/(7.48 GF/GAL)=5.7 CF
PROP. 1-CULTEC 330XLHD UNITS=107.0 CF PER UNIT WITH 6" STONE
(TOTAL PROVIDED = 10.5X6.33=107.0 CF STORAGE PROVIDED)

ACCESSORY LOT COVERAGE
SCREENED PORCH=279 SF
GARAGE=246 SF
WOOD DECK=265 SF (TBR)
PROP. LANDING & STAIR=40 SF
PROP. PATIO=269 SF
PROP. POOL=480 SF
TOTAL=1,314 SF
COV=1,314 SF/7,462 SF=17.6%

LOT COVERAGE CALCULATIONS

DWELLING & PORCH=975 SF
SCREENED PORCH=279 SF
GARAGE=246 SF
TOTAL = 1,500 SF
1,500 SF / 7,462 SF = 20.1%

IMPROVED LOT COVERAGE
LOT COVERAGE=1,500 SF
WOOD DECK=265 SF (TBR)
DRIVEWAY & WALK=1,381 SF-514 SF(TBR)=867 SF
FRONT WALK=155 SF
AC'S=10 SF
PATIO=90 SF (TBR)
PAD=10 SF
PROP. POOL=480 SF
PROP. PATIO=269 SF
PROP. EQ PAD=32 SF
PROP. WATER FEATURE=40 SF
PROP. AUTOCOVER=42 SF
PROP. LANDING & STEP=40 SF
TOTAL=3,445 SF
COV=3,445 SF/7,462 SF=46.2%

SOIL MOVEMENT CALCULATIONS:

FILL FOR POOL AREA=300 SF X 0.5 AVG=150 CF FILL
POOL = 480 SF X 3.0 FT AVG=1,440 CF CUT
PATIO/EQ PAD/COV./FEAT.=423 SFX1.0 FT AVG=423 CF CUT
CULTEC = 6.33'X10.5X4.5'=299.1 CF CUT

NET EXPORT FROM SITE = 2,012.1 CF=74.5 CY

NOTES:

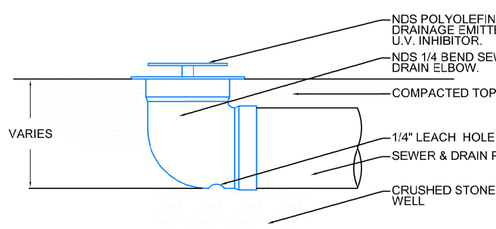
1. PROPERTY KNOWN AS LOT 45 IN BLOCK 2102
TAX MAP SHEET 21 OF THE TOWNSHIP OF VERONA.
2. PROPERTY OWNER/APPLICANT:
OGHIA
68 FOREST AVENUE
VERONA, N.J. 07044
3. ZONE = R-50 ZONE
4. TOTAL AREA OF LOT: 7,462 SF OR 0.171 AC.
5. TO THE BEST OF MY KNOWLEDGE AND INFORMATION, THERE ARE NO EASEMENTS, DEED RESTRICTIONS, OR COVENANTS AFFECTING THE SITE EXCEPT AS SHOWN HEREON.
6. APPLICANT TO PERFORM SOIL BORINGS/TEST PITS PRIOR TO CONSTRUCTION TO CONFORM THE DEPTH OF SEASONALLY HIGH GROUND WATER & SOIL TYPE.
7. REMOVED
8. SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY FIRST SIGHT SURVEYING LLC DATED OCTOBER 30, 2023.
9. CULTEC MAINTENANCE, ONCE PER YEAR (MINIMUM). CULTECS SHALL BE OPENED AND CLEANED OF ACCUMULATED LEAVES AND/OR SEDIMENT.
10. REMOVED
11. THERE ARE NO TREES TO BE REMOVED.
12. STORMWATER DESIGN CALCULATIONS PROVIDES STORAGE CAPACITY FOR A TWO INCH PER HOUR RAINFALL OVER ALL IMPERVIOUS AREAS.
13. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
14. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
15. EXISTING DRAINAGE PATTERNS MUST BE MAINTAINED DURING & AFTER CONSTRUCTION TO ENSURE NO IMPACTS TO OTHER RESIDENTS.
16. CULTEC INSTALLATION MUST BE INSPECTED PRIOR TO BACKFILL. GROUNDWATER ELEVATION MUST BE DETERMINED PRIOR TO INSTALLATION. MUST BE 10' FROM PL.
17. SWALES SHALL BE EXTENDED AS NECESSARY TO DRAIN ALL RUN-OFF TO THE REAR OF THE PROPERTY, AND NOT ONTO ADJACENT LOTS.
18. ALL PIPE TO BE HDPE. ALL AREAS ADJACENT TO PATIO MUST BE DIRECTED TO NDS DRAINS.
19. ALL PATIO AND COVERED PATIO MUST DRAIN TO DRAINAGE SYSTEM.
20. ALL EXCAVATED MATERIAL IS TO BE REMOVED FROM SITE UNLESS DISCUSSED WITH BOROUGH ENGINEER PRIOR TO FINAL GRADING.
21. POOL IS TO REMAIN WITH WATER IN IT. A CARTRIDGE FILTER WILL BE USED FOR BACKWASH.
22. NO RUN-OFF FROM THIS PROPERTY SHALL AFFECT ANY ADJACENT PROPERTIES BOTH DURING & SUBSEQUENT TO CONSTRUCTION. IN THE EVENT A DRAINAGE PROBLEM PERSISTS, THE APPLICANT SHALL REMEDY THE MATTER AT HIS/HER COST.
23. ANY SOIL TRACKED ONTO THE STREET MUST BE IMMEDIATELY REMOVED. IF TRACKED SOIL REMAINS OVERNIGHT, THE DPW SHALL REMOVED IT AND ASSESS THE APPLICANT FOR THOSE COSTS.
24. ANY ROADWAY, CURBING OR STORM INLETS ALONG THE PROPERTY FRONTAGE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE APPLICANT TO THE SATISFACTION OF THE BOROUGH'S CONSTRUCTION AND ENGINEERING DEPARTMENTS.
25. NO TREES TO REMAIN ARE WITHIN THE LIMIT OF DISTURBANCE.
26. AN INSPECTION OF ALL SOIL EROSION CONTROL MEASURES INCLUSIVE OF SILT FENCING, TREE PROTECTION FENCING, STABILIZED CONSTRUCTION ACCESS, ETC, PRIOR TO THE START OF CONSTRUCTION IS REQUIRED.
27. 48 HOURS NOTICE IS NEEDED FOR INSPECTION OF THE DRAINAGE IMPROVEMENTS BY THE ENGINEERING DEPARTMENT.
28. MAINTENANCE OF ON-SITE STORMWATER INFILTRATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER & SHALL TRANSFER TO AN FUTURE OWNER.
29. A CONSERVATION EASEMENT, DEED RESTRICTION, OR OTHER APPLICABLE LEGAL MEASURE SHALL BE DONE PRIOR TO BE COMPLETON FOR THE STORMWATER MANAGEMENT FEATURE.
30. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH TOPSOIL, SEED, HAY AND STRAW MULCH TO ENSURE LAWN GROWTH.
31. ANY IMPORTED TOPSOIL SHALL NOT BE INFERIORI QUALITY TO THE ORIGINIAL SOIL. ALL SOILS MUST MEET NJDEP RESIDENTIAL STANDARDS. CERTIFICATION SHALL BE PROVIDED FOR ANY IMPORTED SOILS.
32. THE APPLICANT SHALL ENSURE THAT STORMWATER RUNOFF DOES NOT NEGATIVELY AFFECT NEIGHBORING PROPERTIES, DURING AND AFTER CONSTRUCTION. ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES CAUSED BY AN INCREASE IN RUNOFF OR IMPROPER DRAINAGE SHALL BE ADDRESSED BY THE APPLICANT AT NO COST TO THE AFFECTED PROPERTY OWNERS. ADDITIONALLY, ANY DAMAGES INCURRED TO SURROUNDING PUBLIC OR PRIVATE PROPERTY AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AT NO COST TO THE AFFECTED PROPERTY OWNERS.

NOTES:

1. SET CULTECS IN 10.5'X6.33' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO CULTECS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

CULTEC MAINTENANCE NOTES

1. CULTECS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
2. SAID OWNERS SHALL INSPECT CULTECS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
3. IF EVIDENCE PERSISTS THAT THE CULTECS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE CULTECS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

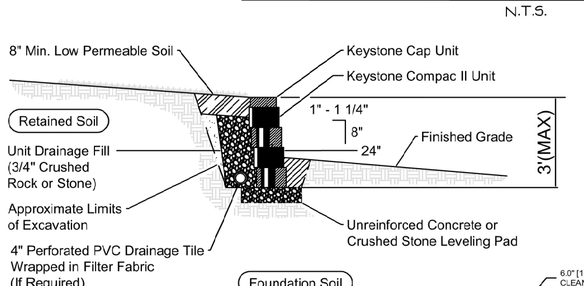


SECTION

POP-UP DRAIN DETAIL

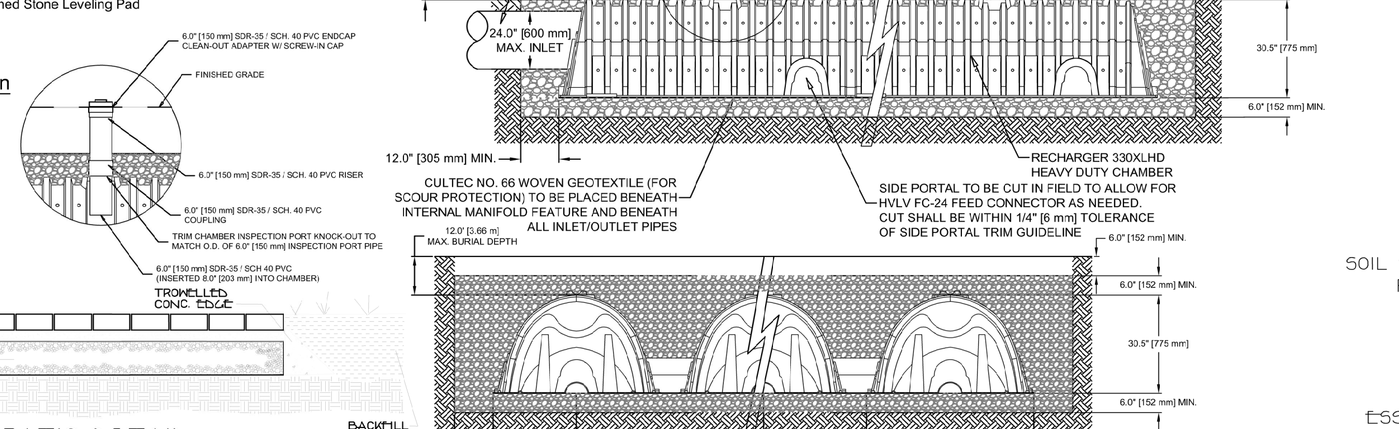
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

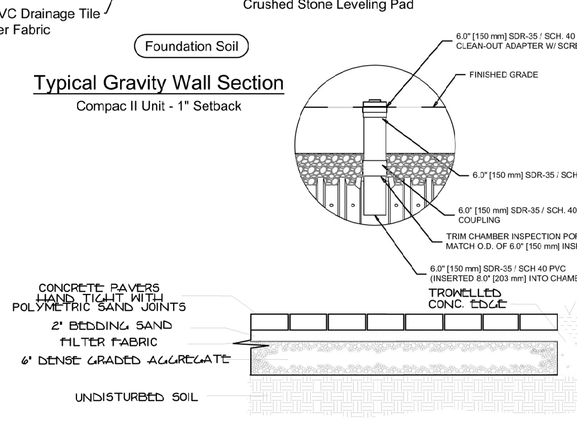


Typical Gravity Wall Section

Compac II Unit - 1" Setback

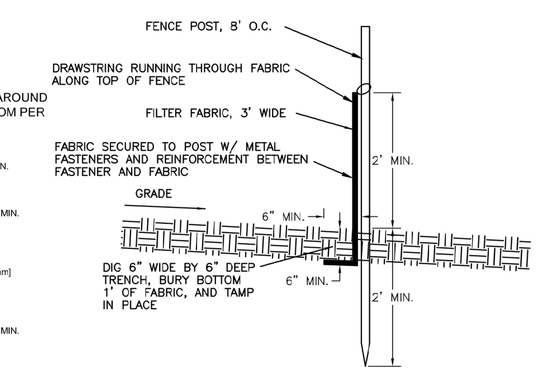


CUL-TEC RECHARGER 330XLHD



PATIO DETAIL

N.T.S.



SILT FENCE

N.T.S.

POOL PLAN,
SOIL EROSION, SEDIMENT CONTROL
PLAN, NOTES & DETAILS
FOR
OGHIA
LOCATED IN THE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
LOT 45, BLOCK 2102
68 FOREST AVENUE

2 3/22/24 REVISE
1 12/11/23 REVISE

PAUL GDANSKI, P.E., PLLC
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SLOATSBURG, NEW YORK 10974
(917) 418-0999
EMAIL: PGSKI@EARTHLINK.NET
NJ LIC. #41161

FILE #	68FOREST
DATE	11/14/23
SCALE	1"=20'
SHEET	1 OF 1

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

PAUL GDANSKI, P.E. #41161