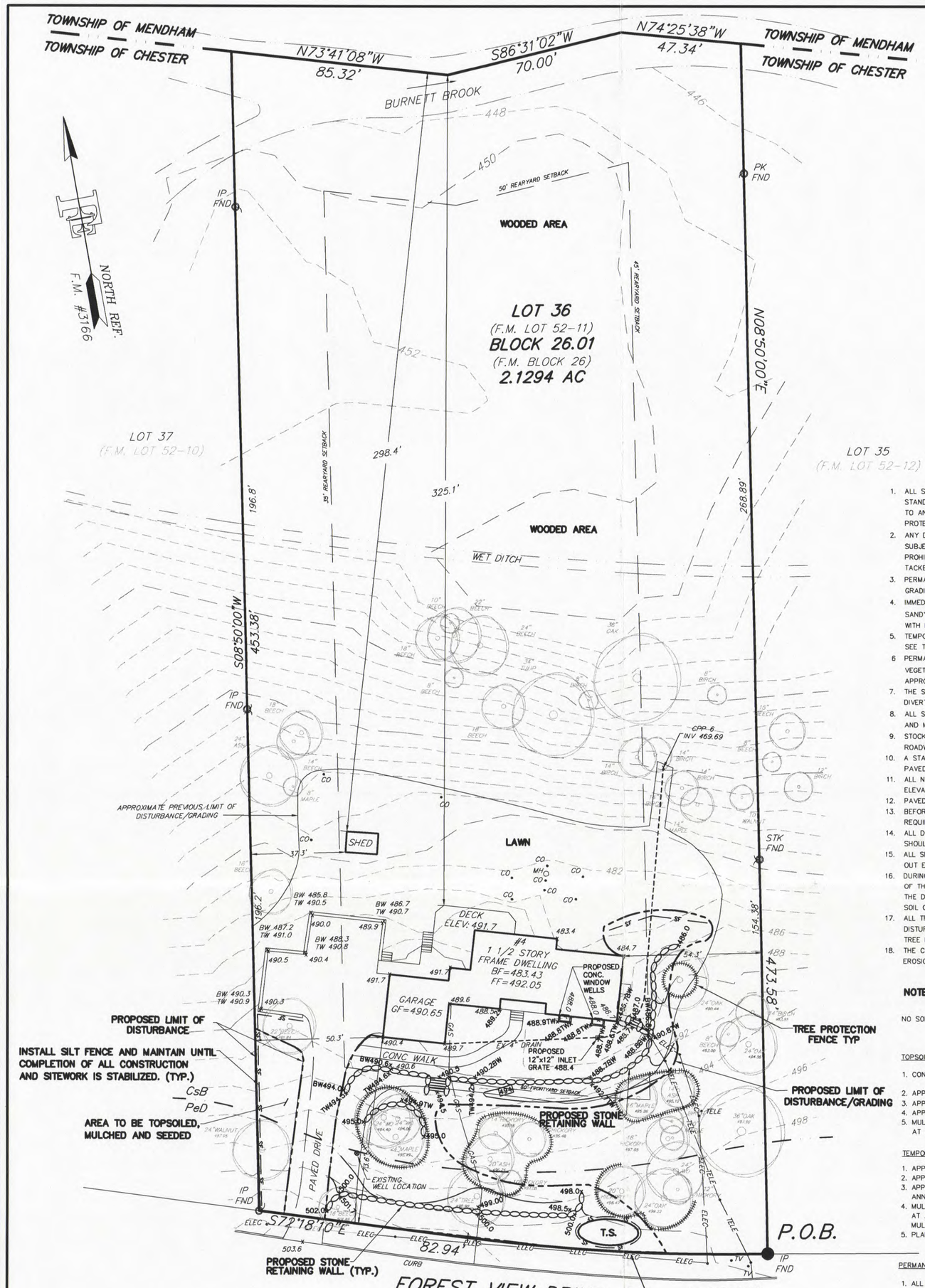


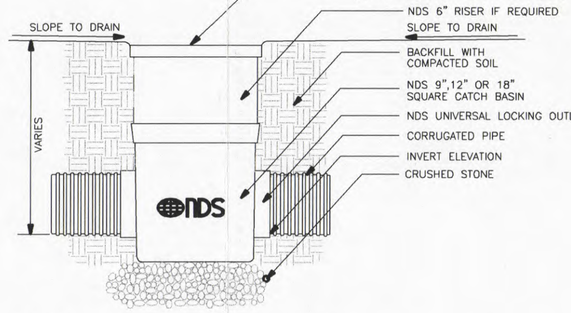
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1. CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS "(OSHA);"SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY; DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE,"AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND"BUILDING CODE."
2. ALL SOIL TESTING FOR STRUCTURAL COMPONENTS TO BE DONE BY OTHERS. THIS INCLUDES BUT IS NOT LIMITED TO STRUCTURAL STABILITY, WATER TABLE ELEVATION, FOOTING DESIGN, PRESENCE OR ABSENCE OF BURIED OR UNSUITABLE MATERIAL AND DEPTH TO ROCK. SITE DESIGN ENGINEER ACCEPTS NO LIABILITY FOR LOST TIME OR ADDITIONAL EXPENSE DUE TO CHANGES OCCURRING FROM AFORESAID CONDITIONS.
3. BUILDER/OWNER/CONTRACTOR OR AUTHORIZED REPRESENTATIVE TO APPROVE PROPOSED GRADE ELEVATIONS PRIOR TO ANY EXCAVATION. IF CHANGES ARE REQUESTED, THE SITE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY. THE SITE ENGINEER ACCEPTS NO LIABILITY FOR LOST TIME OR ADDITIONAL EXPENSE DUE TO ANY CHANGES OCCURRING FROM FIELD MODIFICATIONS.
4. THE OWNER, BY AUTHORIZING FERRIERO ENGINEERING, INC. TO PERFORM CONSTRUCTION STAKE OUT OF ANY COMPONENT OF THE WORK HAS ACKNOWLEDGED THEIR REVIEW AND APPROVAL OF THE LOCATION AND ELEVATION OF ALL IMPROVEMENTS SHOWN.
5. THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED PROFESSIONAL SHOWN HEREON.
6. OWNER/APPLICANT/BUILDER/CONTRACTOR TO NOTIFY DESIGN ENGINEER IF ANY PLAN INCONSISTENCIES EXIST.



NDS SQUARE GRATE WITH NDS SQUARE CATCH BASIN DETAIL
OR APPROVED EQUAL
NOT TO SCALE

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. 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 AREA WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
3. 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.
4. 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.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
6. 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.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
9. 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.
10. 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.
11. ALL NEW ROADWAYS WILL BE TREATED WITH A SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. 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.
15. ALL SEDIMENTATION 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.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
17. 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.
18. THE CHESTER TOWNSHIP ENGINEER MAY REQUEST ADDIONAL MEASURES TO MINIMIZED ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.

NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE CHESTER TOWNSHIP ENGINEER.

NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP OF CHESTER.

TOPSOIL STOCKPILE PROTECTION

1. CONSTRUCT TEMPORARY DIVERSION BERM AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA
2. APPLY LIMESTONE AT A RATE OF 90 lbs/1000 SF.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 lbs/1000 SF.
4. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 lb/1000 SF.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 lbs/1000 SF.

TEMPORARY STABILIZATION SPECIFICATIONS

1. APPLY GROUND LIMESTONE AT A RATE OF 90 lbs/1000 SF.
2. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 lbs/1000 SF AND WORK INTO SOIL 4" DEEP.
3. APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 40 lbs/ACRE AND ANNUAL RYEGRASS AT 40 lbs/ACRE OR APPROVED EQUAL.
4. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 lbs/1000 SF AND SECURE BY APPROVED METHODS (i.e. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. PLANT SEED BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1 IF

PERMANENT STABILIZATION SPECIFICATIONS

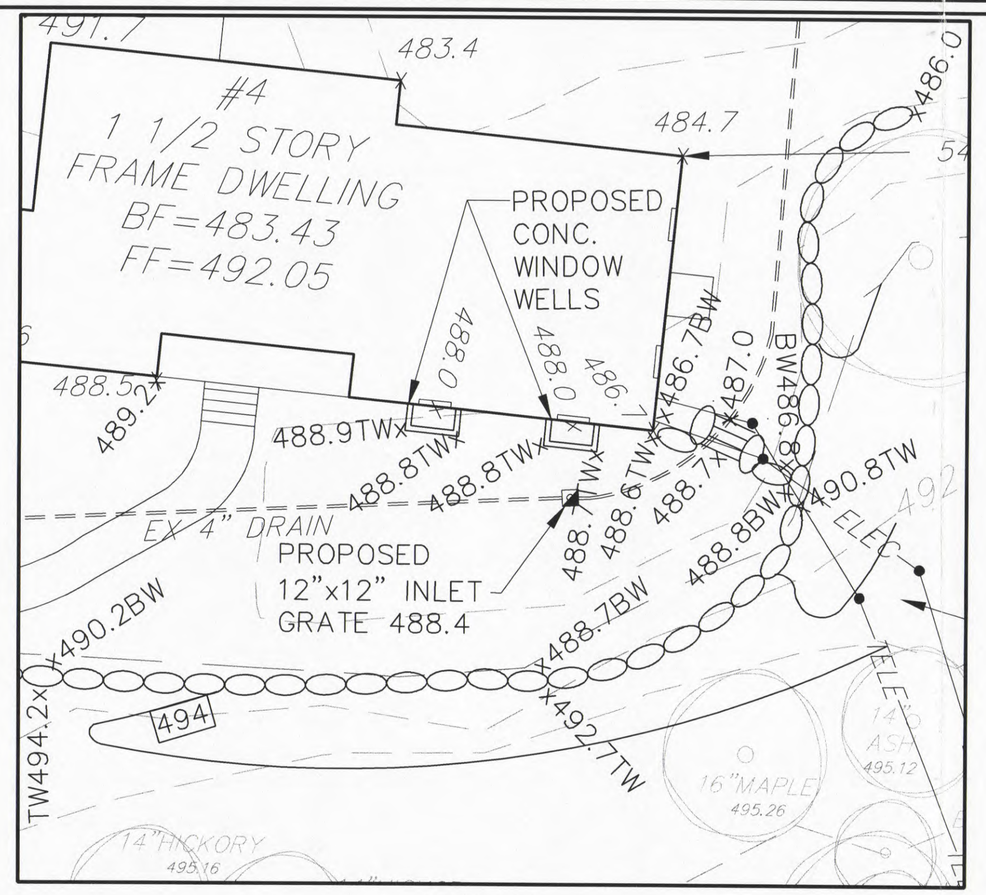
1. ALL TOPSOIL STRIPPED FROM THE SITE TO BE STOCKPILED AND REAPPLIED TO THE SUBJECT SITE UPON COMPLETION OF GRADING. NO TOPSOIL TO BE REMOVED FROM THE LOT.
2. APPLY GROUND LIMESTONE AT A RATE OF 90 lbs/1000 SF.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 lbs/1000 SF.
4. APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 10 lbs/ACRE, KENTUCKY BLUEGRASS AT 25 lbs/ACRE, RED FESCUE AT 15 lbs/ACRE, AND SPREADING FESCUE AT 15 lbs/ACRE OR APPROVED
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 lbs/1000 SF ACCORDING TO THE NEW JERSEY STANDARDS.
6. ANCHOR MULCH WITH EMULSIFIED ASPHALT (SS-1) APPLIED AT A RATE OF 1 gal/1000 SF. OTHER APPROVED METHODS (i.e. PEG AND TWINE, OR MULCH NETTING) MAY BE USED. IF POSSIBLE, PLANT BETWEEN MARCH 1 & MAY 15, OR BETWEEN AUGUST 15 & OCTOBER 1.

DUST CONTROL

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES: SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY (p. 3.3.1).
VEGETATIVE COVER: SEE STANDARDS FOR: TEMPORARY VEGETATIVE COVER (p. 3.1.1), PERMANENT VEGETATIVE COVER (p.3.2.1), AND PERMANENT STABILIZATION WITH SOD (P. 3.6.1)
SPRAY-ON ADHESIVES: ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

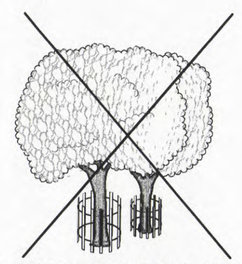
RESIN IN WATER	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL./ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
	12.5:1	FINE SPRAY	235
LATEX EMULSION	4:1	FINE SPRAY	300

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.

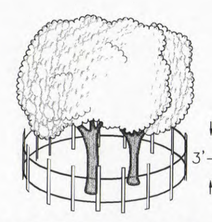


DETAIL VIEW
SCALE: 1" = 10'

SILT FENCE
NTS



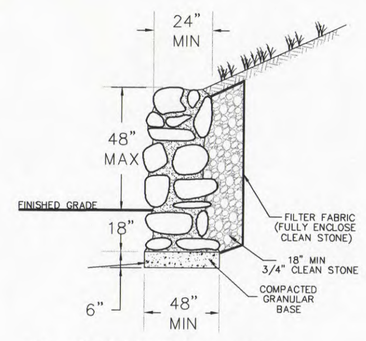
INCORRECT FENCING FOR TREE PROTECTION
NTS



CORRECT FENCING FOR TREE PROTECTION
NTS

LEGEND

- 520 — EXISTING CONTOUR LINE
- 520 — PROPOSED CONTOUR LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE
- EXISTING INLET
- E — UNDERGROUND ELECTRIC
- EXISTING TREE LINE
- SOILS BOUNDARY
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SF — SILT FENCE
- TS — TEMPORARY TOPSOIL STOCKPILE



NOTE: USE VARIABLE SIZED STONE, INDIVIDUALLY AND TIGHTLY PLACED. FILL VOIDS WITH SMALLER STONES. USE GRANULAR FILL TO LEVEL STONES AS NECESSARY.

STONE RETAINING WALL
N.T.S.

SLOPE LEGEND*

	AREA ADJUSTMENT FACTOR	PREVIOUS AREA OF GRADING	PREVIOUS ADJUSTED TOTAL GRADED AREA	NEW ADDITIONAL AREA OF GRADING	NEW ADJUSTED TOTAL GRADED AREA
0-15% SLOPES	1.00	14,026 SF	14,026 SF	1,672 SF	15,698 SF
15-20% SLOPES	1.75	1,739 SF	3,043.25 SF	1,163 SF	5,078.5 SF
20-25% SLOPES	2.50	1,807 SF	4,517.50 SF	1,136 SF	7,357.5 SF
25-30% SLOPES	3.50	1,054 SF	3,689 SF	672 SF	6,041 SF
OVER 30% SLOPES	5.50	1,575 SF	866.25 SF	47 SF	8,921 SF
		20,201 SF	33,938.25 SF	4,690 SF	43,096 SF

*SLOPES CALCULATED BETWEEN 2 FOOT CONTOUR INTERVALS
PREVIOUS DISTURBANCE = 20,201 (APPROXIMATED FROM SITE INSPECTION)
SUBJECT LOT WAS CREATED PRIOR TO MARCH 1, 1988 AND DOES NOT HAVE TO COMPLY WITH ARTICLE 17, SLOPE AREA REQUIREMENTS.

IMPERVIOUS COVERAGES

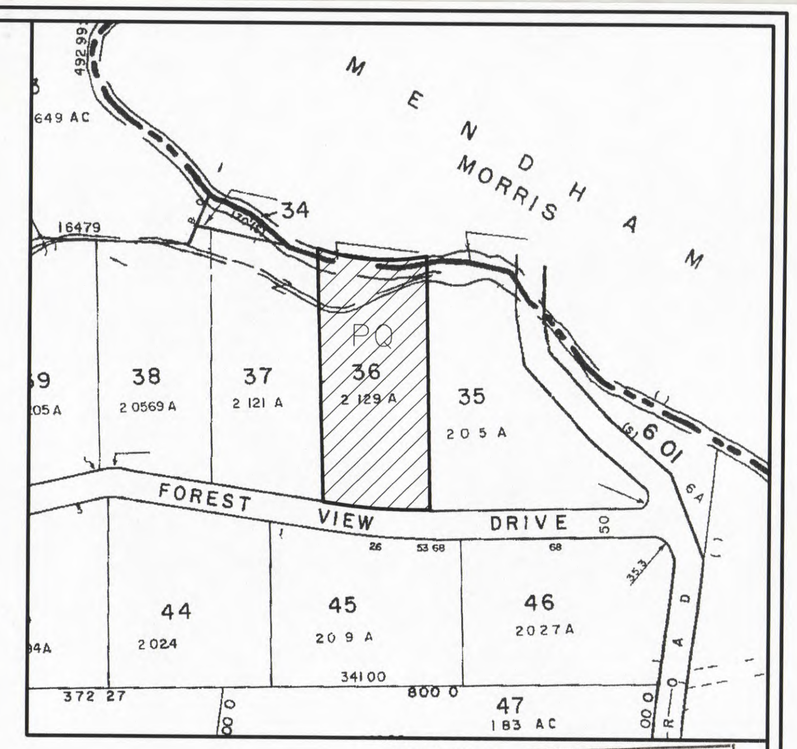
EXISTING CONDITION	
EXISTING DWELLING	2,351 SF
EXISTING DECK	710 SF
EXISTING PAVED DRIVE	2,755 SF
EXISTING WALK	315 SF
EXISTING SHED	100 SF
	6,231 SF

ZONE TABLE

R-2 RESIDENTIAL ZONE PRINCIPAL BLDGS.	REQUIREMENT	EXISTING
LOT AREA	2.00 AC.	2.129 AC.
LOT AREA – FLAG LOT	N/A	N/A
LOT WIDTH	200 FT.	201.51 FT
FRONT YARD	60 FT.	73.6 FT.
ONE SIDE YARD	35 FT.	50.3 FT.
BOTH SIDE YARDS	80 FT.	104.6 FT.
REAR YARD	50 FT.	325.1 FT.
ACCESSORY BLDGS.		
SIDE YARD	35 FT.	37.3 FT (SHED)
REAR YARD	40 FT.	298.4 FT (SHED)
MAX. % IMPROVED LOT COV.	15%	6.7%
MAX. BUILDING HEIGHT	35 FT. (2-1/2 STY)	< 35 FT.

GENERAL NOTES:

1. BOUNDARY FROM A PLAN ENTITLED "SURVEY OF PROPERTY-SITUATE IN TOWNSHIP OF CHESTER, MORRIS COUNTY, NEW JERSEY" PREPARED BY THOMAS C. YEAGER & ASSOCIATES, WHARTON, NJ, DATED 09/28/06,
2. TOPOGRAPHY AND EXISTING CONDITIONS INFORMATION BY FERRIERO ENGINEERING, INC. CHESTER, NEW JERSEY ON 08/09/07 BASED ON ASSUMED DATUM.
3. THIS PROPERTY IS LOCATED IN THE R-2 ZONE AND KNOWN AS BLOCK 26.01, LOT 36 AS SHOWN ON SHEET 27 ON THE TOWNSHIP OF CHESTER TAX MAP.
4. OWNER/APPLICANT:
   STEVE RAUSCHKOLB
   4 FOREST VIEW DRIVE
   CHESTER, NJ 07930
5. THERE IS TO BE NO GRADING WITHIN 5' OF ADJOINING PROPERTIES.
6. SOILS LEGEND:
   CsB– COKESBURY EXTREMELY STONY LOAM, 0-8 PERCENT SLOPES
   PeD– PARKER-EDNEYVILLE EXTREMELY STONY SANDY LOAMS, 15-25 PERCENT SLOPES
7. A MINIMUM GRADE OF 2% AWAY FROM THE STRUCTURE SHALL BE PROVIDED.
8. ANY EXCESS SOIL TO BE REAPPLIED TO SUBJECT PROPERTY.
9. EXISTING UTILITY LOCATIONS APPROXIMATE AS SHOWN. CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
10. THIS FIRM HAS NOT INSPECTED THE PROPERTY FOR PRESENCE OF WETLANDS OR TRANSITION AREAS. APPLICANT/OWNER IS RESPONSIBLE TO SECURE ANY NJDEP LAND USE PERMITS THAT MAY BE REQUIRED PER THE DISTURBANCE LIMITS SHOWN ON THIS PLAN.
11. THE HOURS OF CONSTRUCTION OPERATIONS SHALL BE FROM 7:00AM TO 6:00PM MONDAY THROUGH FRIDAY. THE HOURS OF CONSTRUCTION ON SATURDAYS SHALL BE 8:00 A.M. TO 5:00 P.M. THERE SHALL BE NO CONSTRUCTION ON SUNDAY.
12. ANY UNAUTHORIZED CHANGES OR DEVIATIONS FROM THE APPROVED PLAN SHALL RENDER IT NULL AND VOID. ALL CHANGES TO THE PLAN SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO INSTALLATION.
13. ALL PROPOSED SOIL EROSION/SEDIMENT CONTROL FEATURES, DRYWELLS, ROOFLEADER PIPING AND OTHER SITE IMPROVEMENTS SHOWN ON THIS PLAN SHALL BE INSPECTED BY THE TOWNSHIP ENGINEER. DRYWELLS AND ROOFLEADER PIPING SHALL NOT BE BACKFILLED UNTIL AFTER THE REQUIRED INSPECTIONS HAVE BEEN CONDUCTED. A 72-HOUR PRIOR NOTIFICATION IS REQUIRED FOR THE SCHEDULING OF ALL INSPECTIONS BY THE TOWNSHIP ENGINEER.
14. THIS LOT WAS CREATED VIA FILED MAP #3166, FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON SEPTEMBER 29, 1971



KEY MAP
1"=200'

Hatch Mott MacDonald
Clinton
OCT 12 2007
To | A | I | C | Sign | Date

NO.	DATE	REVISION
1	10/10/07	PER ENGIN. REVIUE LTR 10/9/07

DRAWN BY: PAT A | SCALE: AS NOTED | FIELD BOOK:
CHKD BY: JH | FILE: C:\071065\071065-BASEMAP

APPROVED
OCT 19 2007
PETER A. TUNER
TOWNSHIP ENGINEER

PAUL W. FERRIERO
N.J. PROFESSIONAL ENGINEER
NO. GE32978

Ferriero Engineering, Inc.
180 MAIN STREET P.O. BOX 571
CHESTER, NEW JERSEY 07930
908-879-6209
CERTIFICATE OF AUTHORIZATION 24GA27935400

LOT DEVELOPMENT PLAN
4 FOREST VIEW DRIVE
LOT 36 ~ BLOCK 26.01
(TAX MAP SHEET No. 27)
TOWNSHIP OF CHESTER
MORRIS COUNTY
NEW JERSEY

SHEET 1 OF 1

DATE: AUG. 31, 2007 | PROJECT NO: 071065
REVISION: OCT. 10, 2007