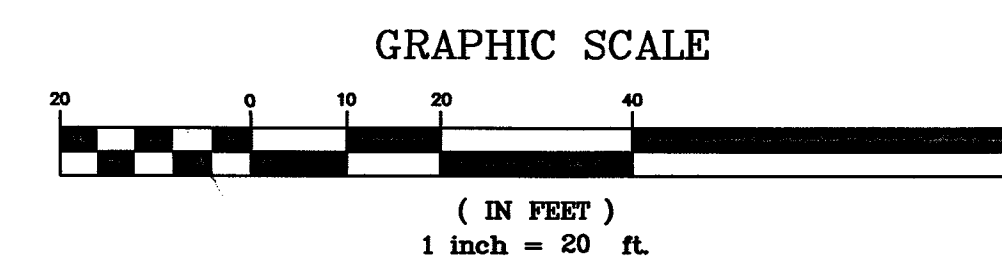
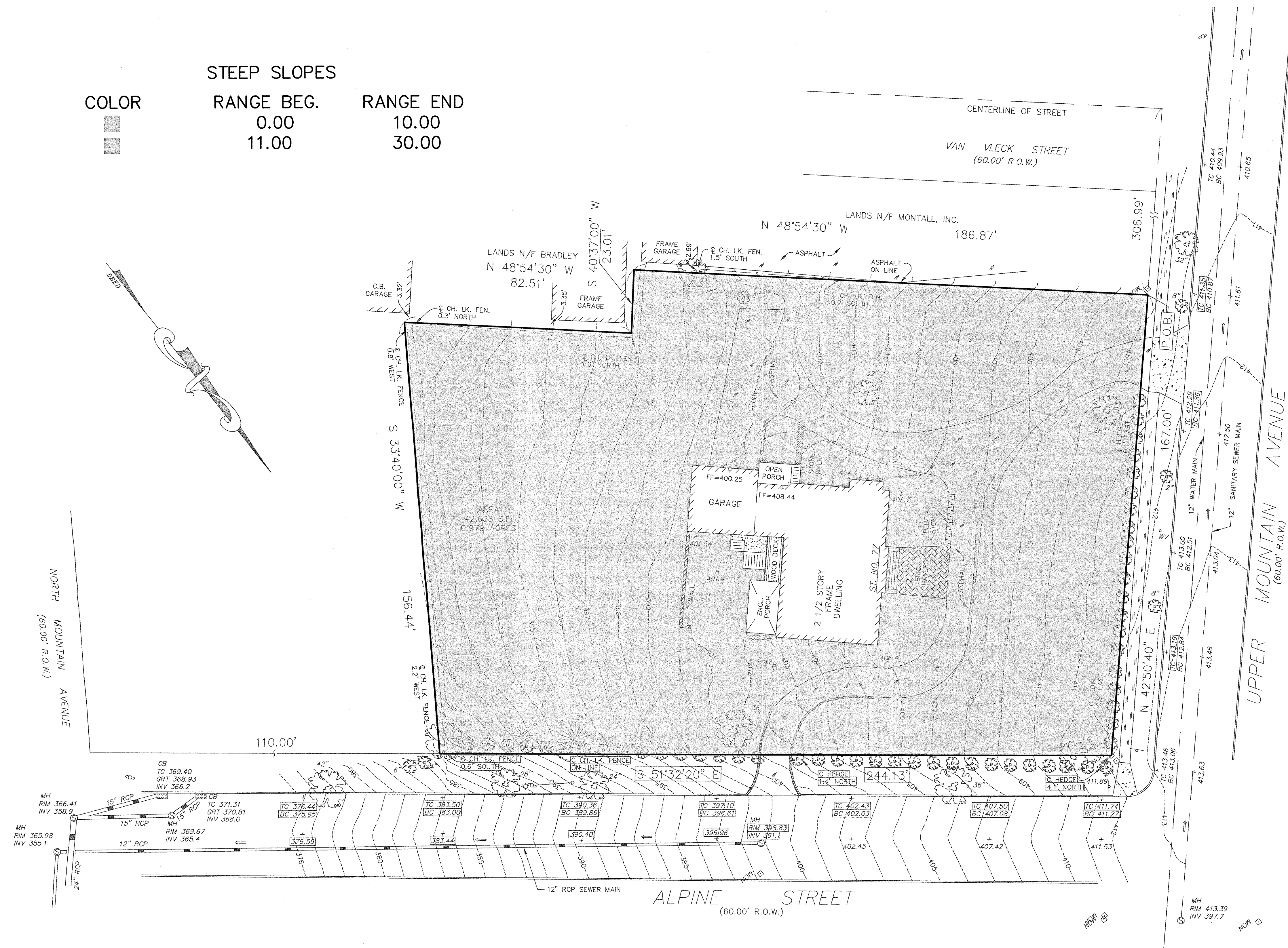


COLOR	RANGE BEG.	RANGE END
	0.00	10.00
	11.00	30.00

STEEP SLOPES



MONTCLAIR
AUG 31 2007
PLANNING DEPT.

MAP REFERENCE:

- 1.) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A MAP ENTITLED "METES AND BOUNDS AND TOPOGRAPHIC SURVEY OF 77 UPPER MOUNTAIN AVENUE, LOT 1 IN BLOCK 1502 ON TAX MAPS OF TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY." PREPARED FOR MICHAEL S. SIMON & AMY ELLIS-SIMON. PREPARED BY PRONESTI SURVEYING, INC. DATED 8/21/2002 AND REVISED THROUGH 5/24/2007.

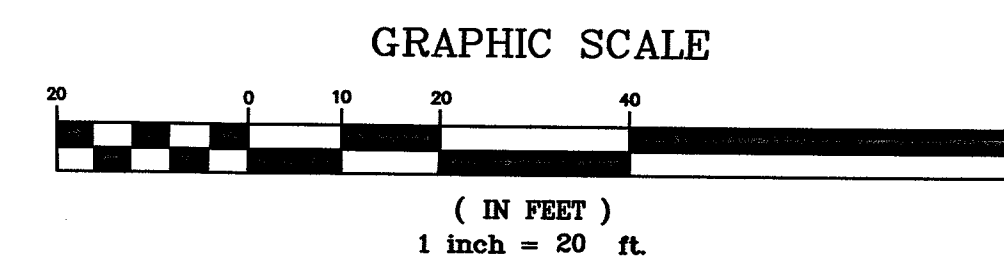
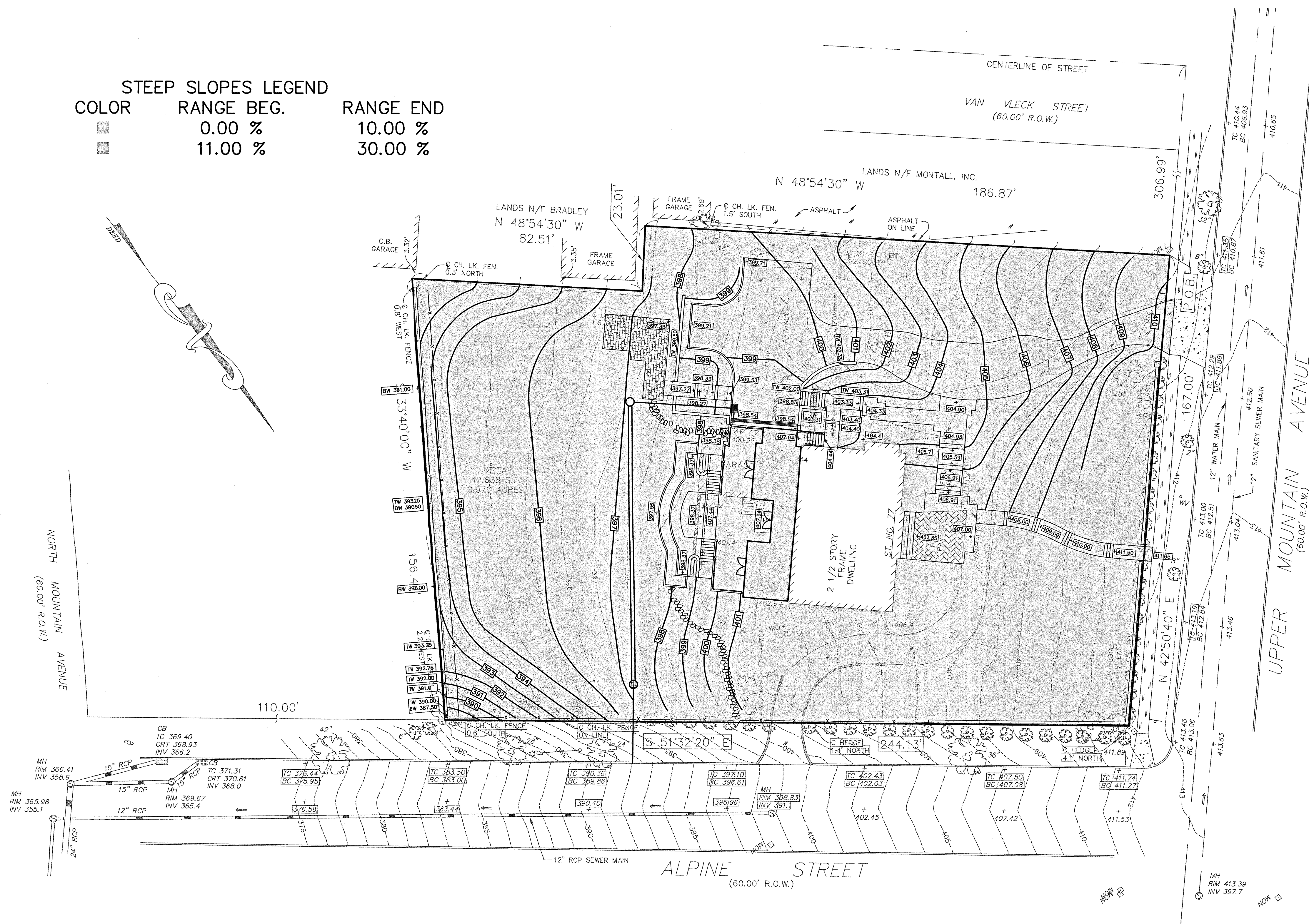
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REV. NO.	DESCRIPTION	DATE	BY
PREPARED FOR 77 UPPER MOUNTAIN AVENUE LOT 1 BLOCK 1502 TOWNSHIP OF MONTCLAIR ESSEX COUNTY NEW JERSEY			
EXISTING STEEP SLOPES PLAN			
		Designer: MDC	
		Draftsman: MDC	
		Checked By: JMP	
		Project No.: 076061	
		Scale: 1" = 20'	
STEVEN J. CAMPMAN, P.E. N.J. PROFESSIONAL ENGINEER LIC. No. 28156		DATE: 8/30/07	Sheet 1 of 5

77 Upper Mountain Ave - 2032 (1)

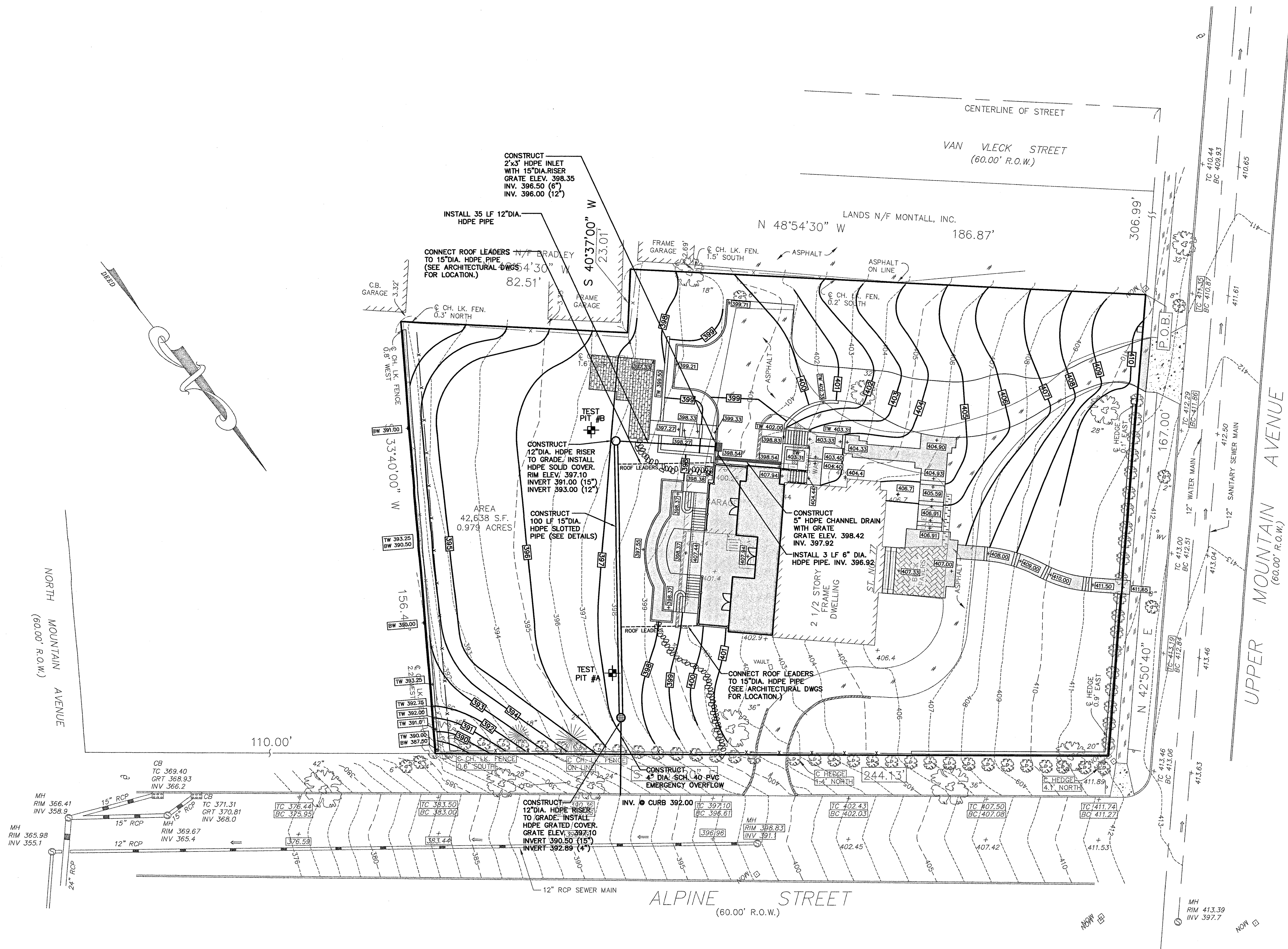
(3)

STEEP SLOPES LEGEND		
COLOR	RANGE BEG.	RANGE END
■	0.00 %	10.00 %
■	11.00 %	30.00 %



REV. NO.	DESCRIPTION	DATE	BY
PREPARED FOR 77 UPPER MOUNTAIN AVENUE LOT 1 BLOCK 1502 TOWNSHIP OF MONTCLAIR ESSEX COUNTY NEW JERSEY			
PROPOSED STEEP SLOPES PLAN			
 STEVEN J. CAMPMAN, P.E. NJ PROFESSIONAL ENGINEER LIC. No. 28136		Designer: MDC	
		Draftsman: MDC	
		Checked By: JMP	
		Project No.: 076061	
DATE: 8/30/07		Scale: 1" = 20'	
		Sheet 2 of 5	

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total post construction
impervious coverage = 10,593 sq.ft
total pre-construction
impervious coverage = 8,833 sq.ft
net increase impervious = 1,760 sq.ft.

MAP REFERENCE:

- 1.) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A MAP ENTITLED "METES AND BOUNDS AND TOPOGRAPHIC SURVEY OF 77 UPPER MOUNTAIN AVENUE, LOT 1 IN BLOCK 1502 ON TAX MAPS OF TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY," PREPARED BY MICHAEL S. SIMON & AMY ELLIS-SIMON, PREPARED BY PRONESTI SURVEYING, INC. DATED 8/21/2002 AND REVISED THROUGH 5/24/2007.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

REV. NO.	DESCRIPTION	DATE	BY
PREPARED FOR 77 UPPER MOUNTAIN AVENUE LOT 1 BLOCK 1502 TOWNSHIP OF MONTCLAIR ESSEX COUNTY NEW JERSEY			
GRADING & DRAINAGE PLAN			
 Engineering Planning Surveying Wetlands Delineation DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 2404000000 30 DAVEN STREET • PATTERSON, NEW JERSEY 07653 PH. (973) 227-8700 • FAX (973) 227-7982			Designer: MDC
			Draftsman: MDC
			Checked By: JMP
			Project No.: 076061
			Scale: 1"= 20'
STEVEN J. CAMPMAN, P.E. NJ PROFESSIONAL ENGINEER LIC. No. 28156			Sheet 3 of 5

TOTAL AREA OF DISTURBANCE
42,634 SQ.FT.

FILTER FABRIC FENCING
(SEE DETAIL)

LIMIT OF DISTURBANCE

CONSTRUCTION
ENTRANCE
(SEE DETAIL)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

FILTER FABRIC FENCING
(SEE DETAIL)

LIMIT OF DISTURBANCE

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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" last revised July 1999. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- All soil to be exposed or stockpiled for a period of greater than 60 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 re-stabilization is established.
- Seeding Dates: The following seeding dates are best recommended to establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall - 8/15 -10/1.
- Sediment fences are to be properly trenched and maintain until permanent vegetative cover is established.
- All storm drainage inlets shall be protected by one of the practices accepted in the Standards and remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- Mulch materials shall be un-rotted salt hay or small grain straw applied at the rate of 70-90 pounds per 1000 square feet (1.5-2.0 tons/acre). Additional required mulch practices are prescribed in the Standards.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 72 hours prior to any soil disturbing activities. Fax - (973) 364-0784 email HEPSCD@BELLATLANTIC.NET.
- The applicant must obtain a District issued Report-of-Compliance prior to applying for the municipal Certificate of Occupancy. Contact the District and give advanced notice upon completion of the re-stabilization 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.
- 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. All pump dewatering operations shall be directed toward a functioning sediment basin.
- All surfaces are to be provided with 6 inches of topsoil prior to re-seeding.
- All plan revisions must be submitted to the District for proper review and approval.
- A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2" crushed stone to a minimum length of 50 feet. All driveways must be provided with crushed stone until paving is complete.
- Maximum soil slopes shall not exceed 2:1 unless additional measures are taken and approved by the Soil Conservation District. These "special" measures shall be designed by the applicant's engineer.
- 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.

TEMPORARY STABILIZATION

SOILS EXPOSED FOR PERIODS OF TWO TO TWELVE MONTHS SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER OR OTHER APPROVED

- STREETS, DRIVEWAYS AND PARKING AREAS NOT SCHEDULED FOR PAVING WITHIN THE ALLOTTED TIME FRAME SHALL BE STABILIZED USING THE PAVEMENT SUBBASE COURSE. THIS SUBBASE COURSE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
- ALL AREAS NOT SCHEDULED FOR PAVING SHALL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING ROUGH GRADING.
- APPLY LIMESTONE AND FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 100 SQUARE FEET OF 10-20-10 OR EQUIVALENT.
- WORK LIME AND FERTILIZER INTO THE SOIL TO DEPTH OF 4 INCHES UNTIL UNIFORM.
- TEMPORARY SEEDING WILL BE A MIX OF ANNUAL RYEGRASS OR PERENNIAL RYEGRASS AT A RATE OF 40 POUNDS PER ACRE OR 1 POUND PER 1000 SQUARE FEET.
- SEEDING AREA TO BE MULCHED USING STRAW MULCH OR A SUITABLE EQUIVALENT AT A RATE OF TWO TONS PER ACRE IN ACCORDANCE WITH STATE STANDARDS.

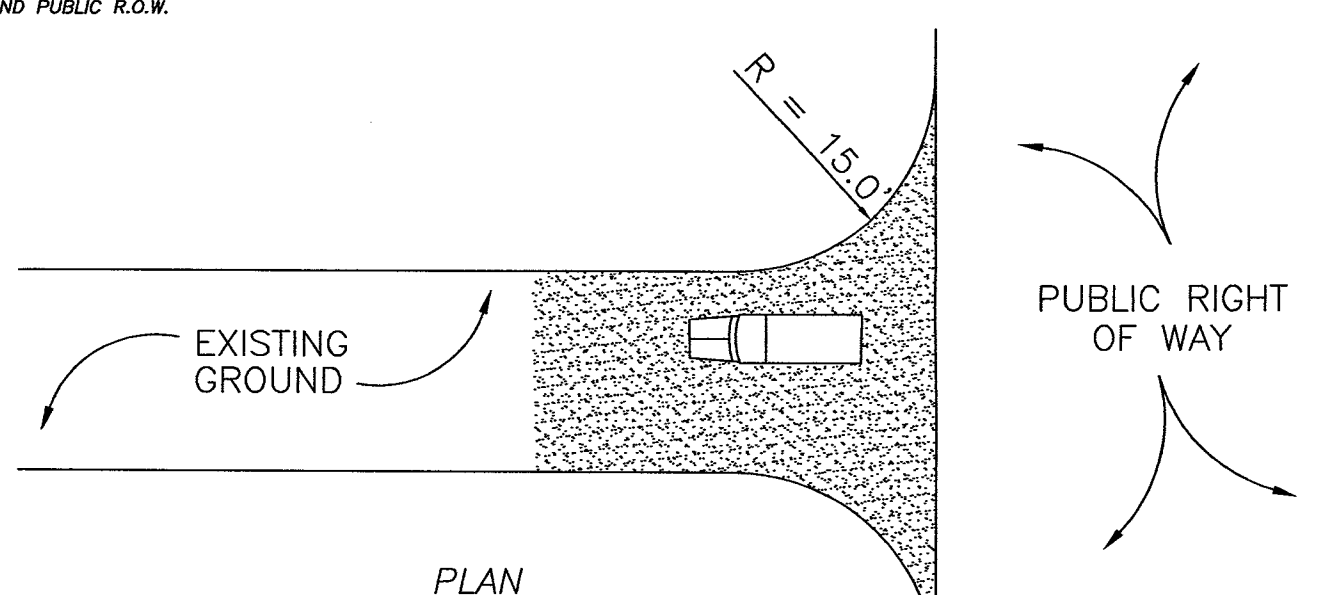
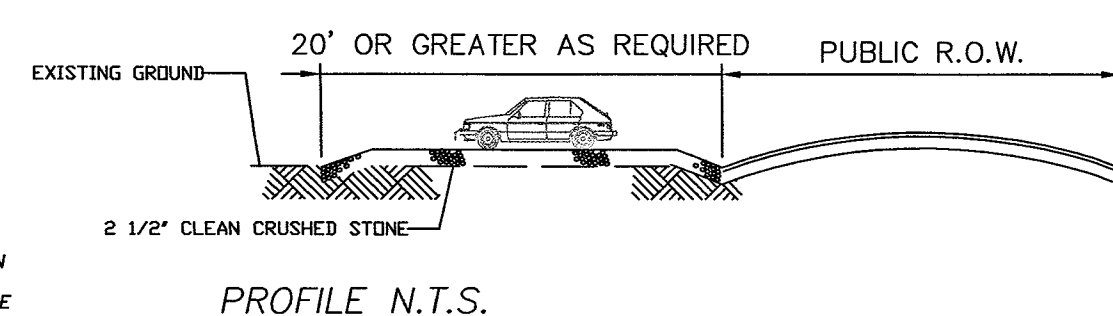
SEQUENCE OF CONSTRUCTION

- INSTALL SEDIMENT FILTER FENCE, INLET FILTERS AND ANTI-TRACKING PADS.
- CLEAR SITE AND ROUGH GRADE.
- CONSTRUCT UTILITIES: STORM SEWER, SANITARY SEWER, WATERMAIN, ETC.
- STABILIZE AND SEED ALL DISTURBED AREAS NOT SCHEDULED FOR PAVING.
- CONSTRUCT CURBS, SIDEWALKS AND BASE COURSE OF PAVEMENT PRIOR TO THE CONSTRUCTION OF DWELLINGS.
- FINAL GRADING AND STABILIZATION.
- UPON STABILIZATION OF ALL AREAS, REMOVE ALL SOIL EROSION DEVICES AND CLEAN ENTIRE DRAINAGE SYSTEM.

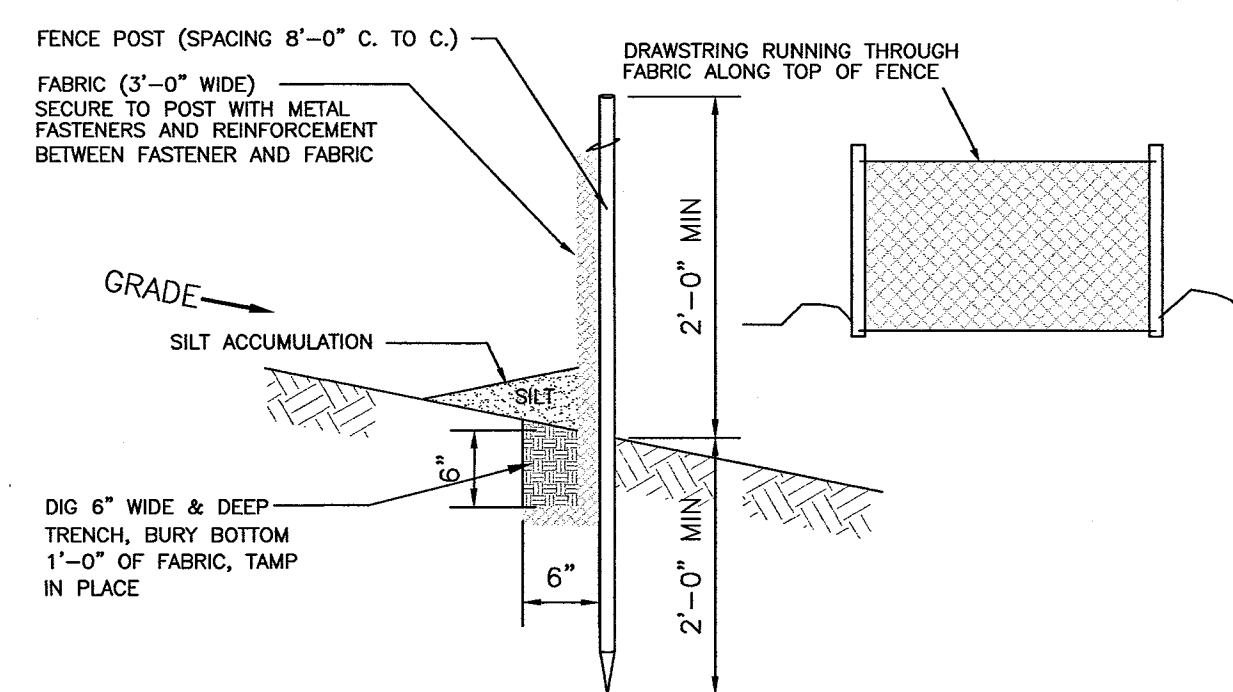
PERMANENT STABILIZATION

- ALL AREAS NOT SCHEDULED FOR CONSTRUCTION OR LANDSCAPING TO BE STABILIZED USING A MIXTURE OF SEED CONSISTING OF KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS AND SPREADING FESCUE IN EQUAL QUANTITIES, SEED TO BE APPLIED AT A RATE OF 30 LBS. PER ACRE.
- APPLY LIMESTONE AND FERTILIZER AT A RATE OF 500 LBS. PER ACRE OR 11 LBS. PER SQ.FT. 10-20-10 OR EQUIVALENT.
- WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
- REMOVE ALL SURFACE DEBRIS AND STONES TWO INCHES OR LARGER.
- INSPECT SEEDBED JUST BEFORE SEEDING IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

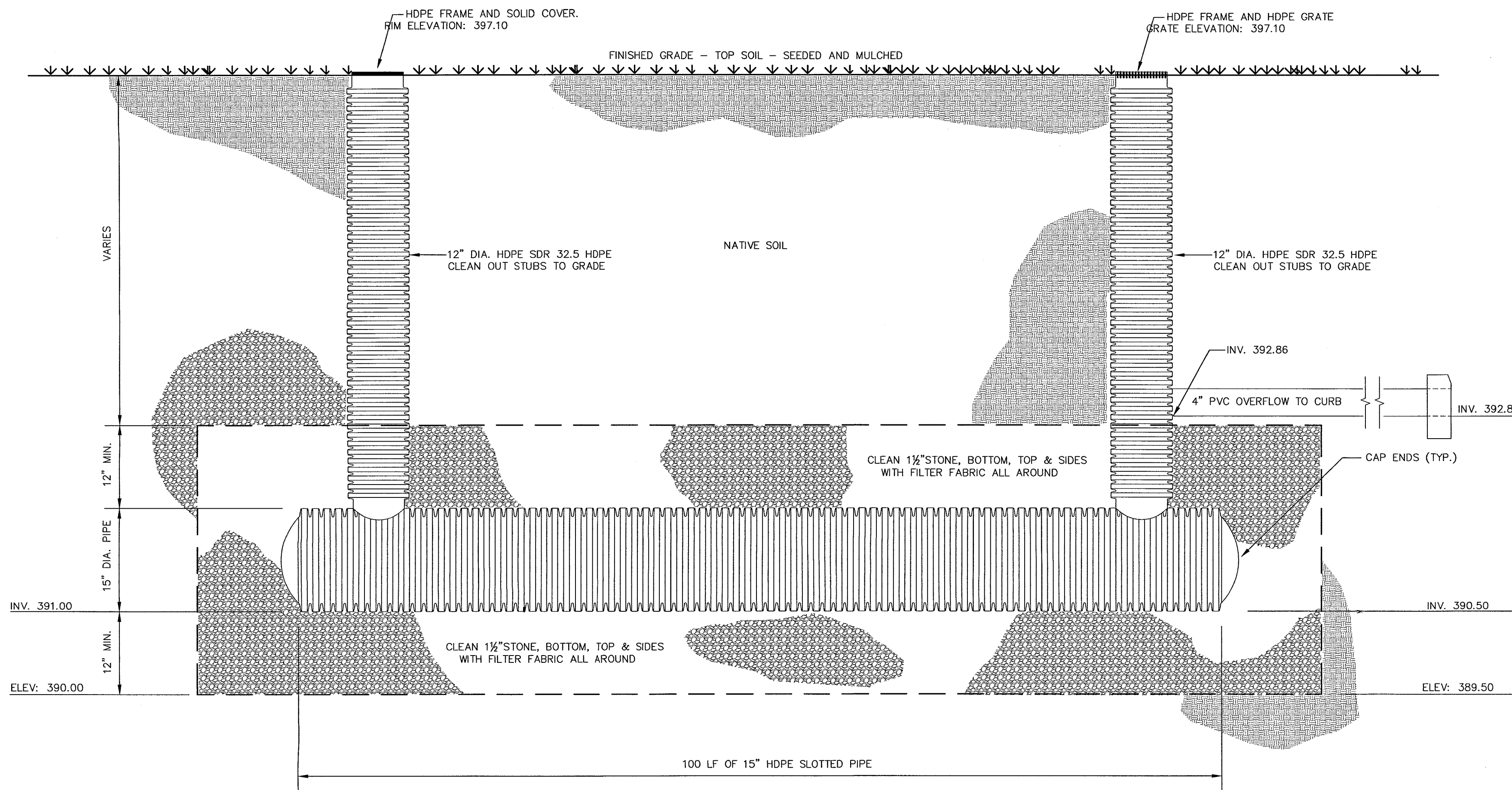
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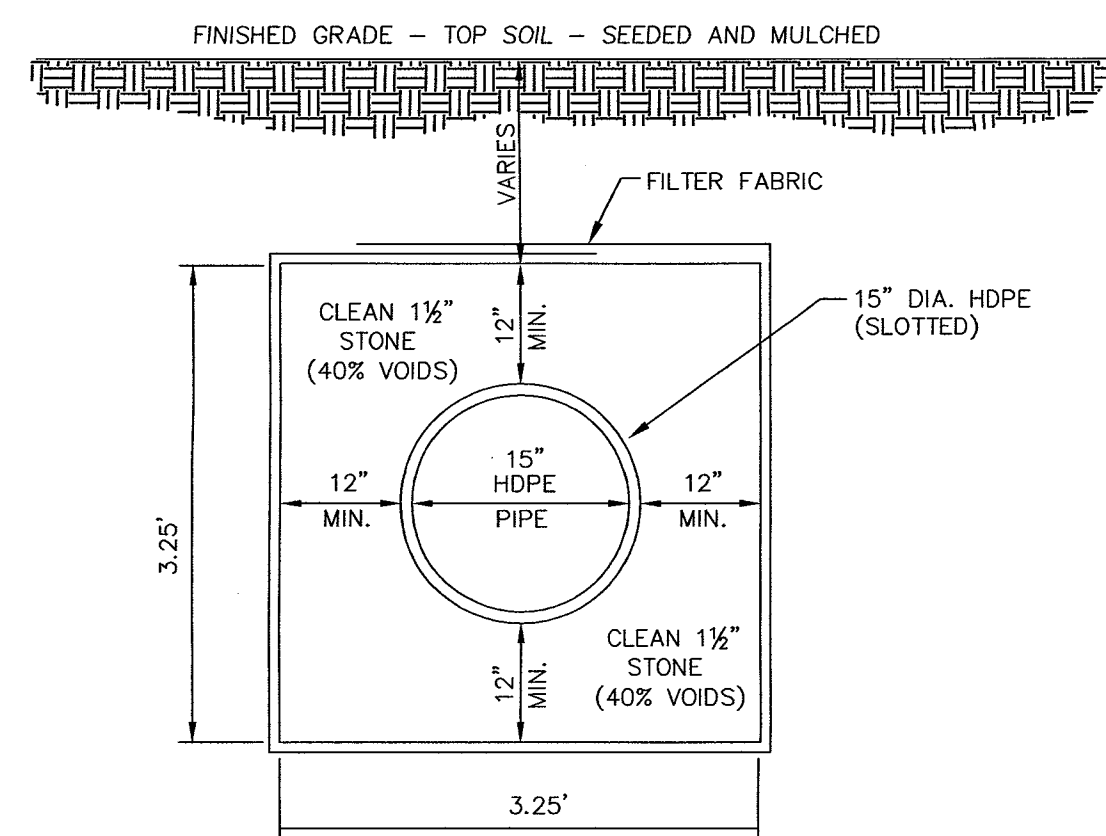
CONSTRUCTION ENTRANCE DETAIL
ANTI-TRACKING PAD
SCALE N.T.S.



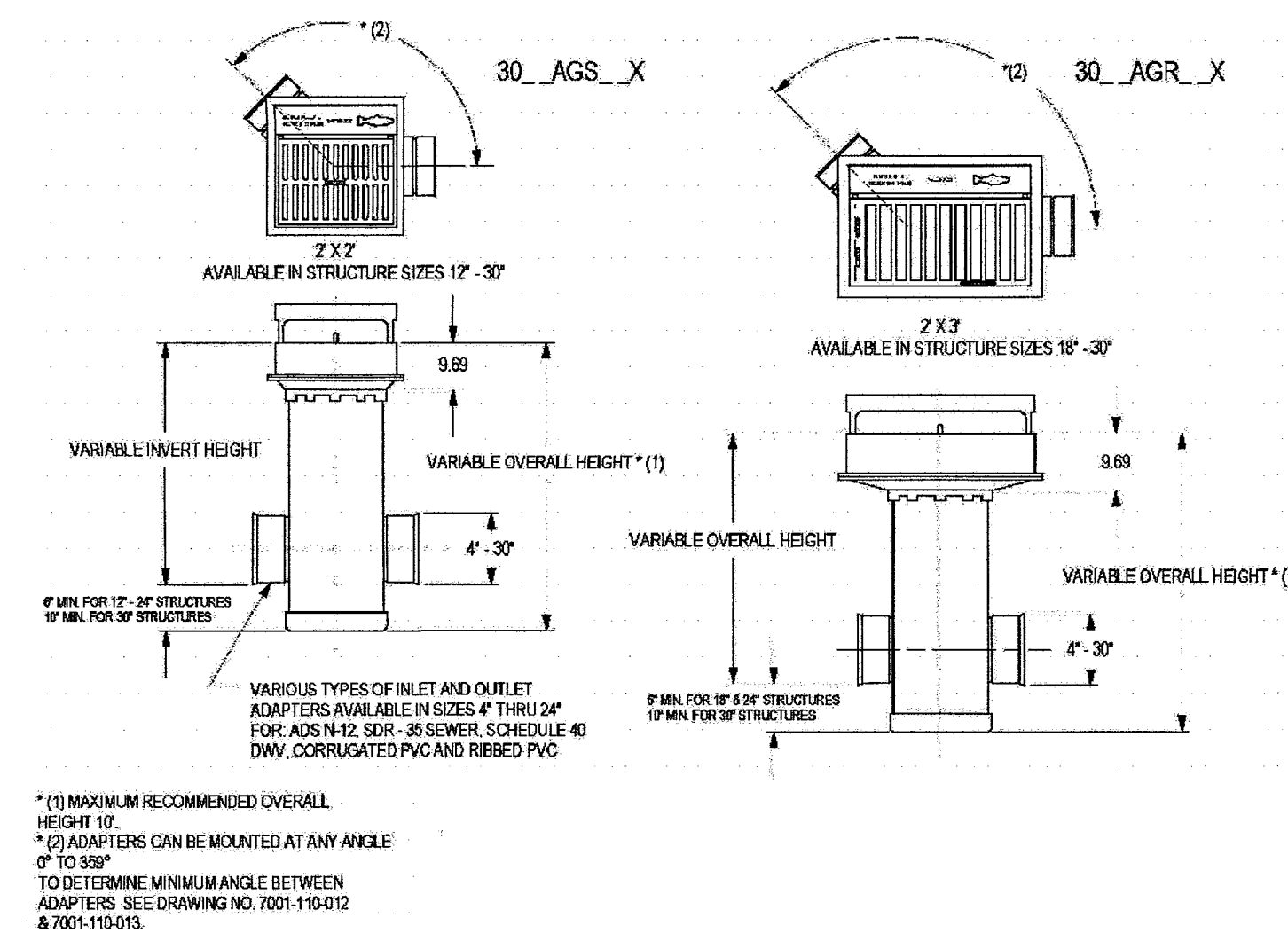
REQUIREMENTS FOR SILT FENCE:
1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER TO CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2" INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES 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 (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.
4. ENTIRE SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH RAIN.



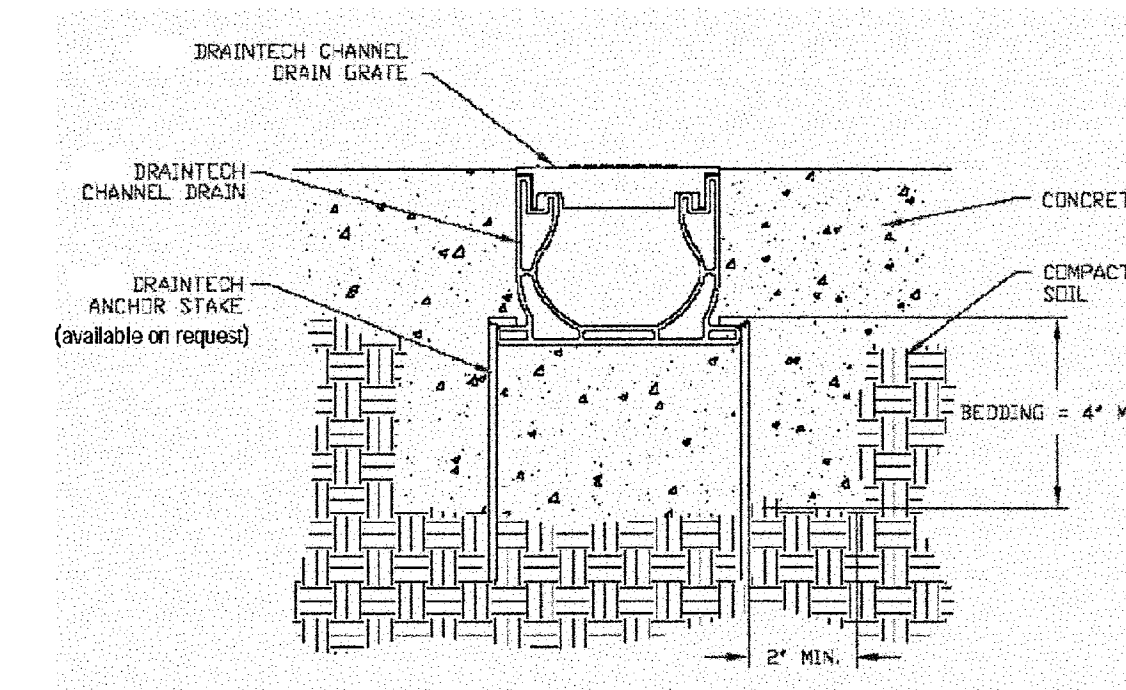
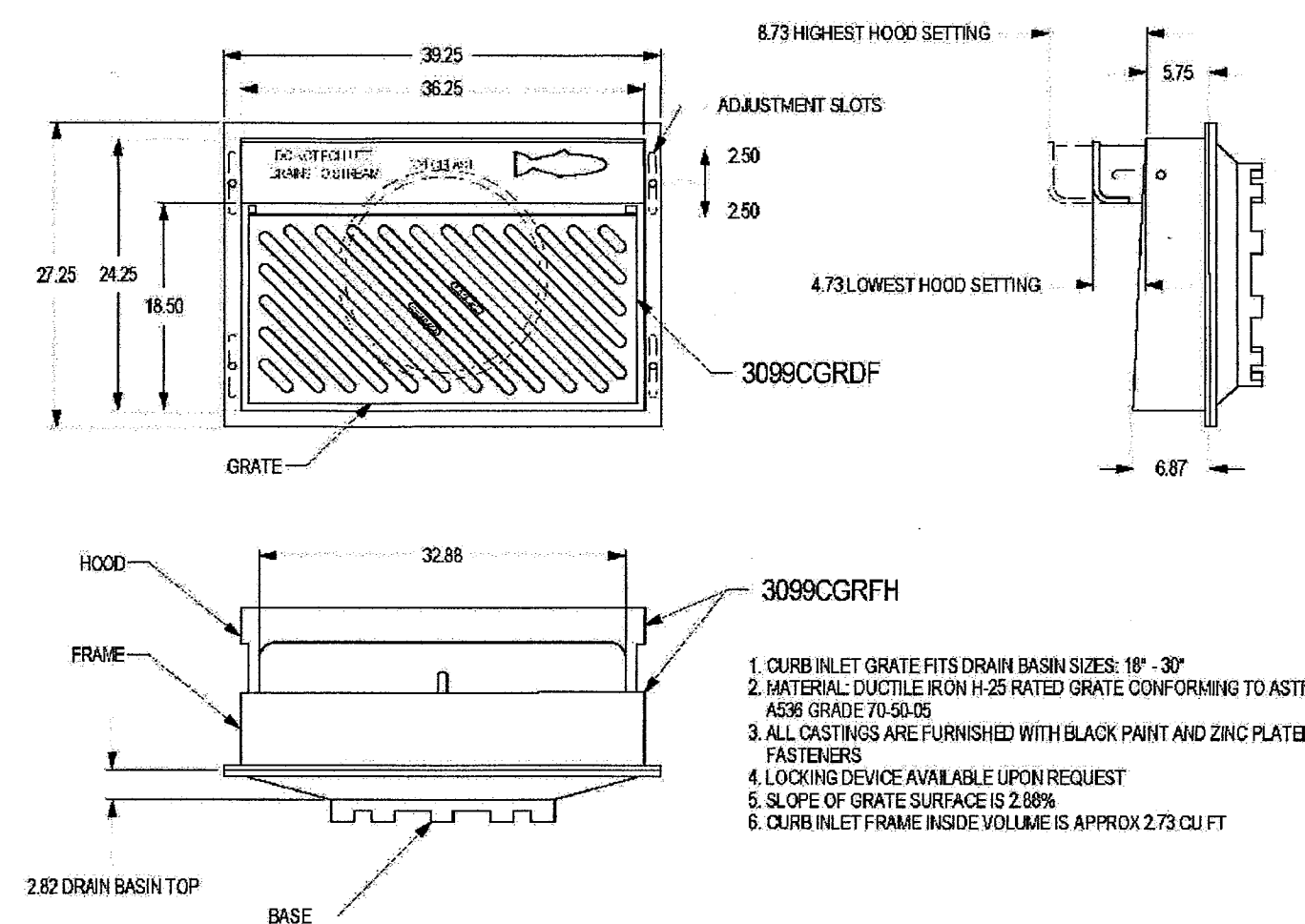
SYSTEM PROFILE
SCALE - N.T.S.



PIPE SECTION
SCALE - N.T.S.



CURB INLET DETAILS
SCALE - N.T.S.



- NOTES:
- In asphalt or hot mastic applications, the channel must be encased in concrete for added strength and to prevent distortion during installation.
 - For concrete installations, the grate should be installed and taped over prior to pouring concrete or backfill, to prevent debris from entering drain and to prevent deformation of the unit during installation.
 - For non-traffic installations, the grate should be recessed below grade a minimum of 1/8" and for traffic installations, a minimum of 1/4".
 - Expansion joints must be used parallel to, but not immediately adjacent to, each side of the drain run, and crack control joints utilized at right angles to the channel.

CHANNEL DRAIN AND GRATE DETAILS

SCALE - N.T.S.

5" Channel Grate

Use with: 5" Channel Basin. Combine 2 foot lengths of grate to cover 4 ft and 10 ft. long Channel Basins. Grey color is standard.

Product #	Description	Color	UPC Code	Dimensions (inches) L W H	Weight Each (lbs.)	Package Quantity	List Price
0524CIB	5" Channel Grate	Black	9584270928	24.0 4.8 1.0	0.7	12	\$26.76
0524CHG	5" Channel Grate	Green	9584270937	24.0 4.8 1.0	0.7	12	\$26.76
0524CHY	5" Channel Grate	Gray	9584270906	24.0 4.8 1.0	0.7	12	\$26.76

5" Channel End Outlet

Application: Use to attach 3" and 4" Singletail or S&D Pipe drainage line to 5" channel basin.

Product #	Description	UPC Code	Dimensions (inches) L W H	Weight Each (lbs.)	Package Quantity	List Price
0514CH	5" Channel End Outlet	0694270830P	4.0 6.0 3.4	0.3	10	\$7.58

5" Channel Solid End Cap

Application: Use to cap off 5" channel basin.

Product #	Description	UPC Code	Dimensions (inches) L W H	Weight Each (lbs.)	Package Quantity	List Price
0513CH	5" Channel Solid End Cap	06942708296	4.0 6.0 1.3	0.3	10	\$6.56

5" Channel Coupler

Application: Use to join sections of 5" channel basin.

Product #	Description	UPC Code	Dimensions (inches) L W H	Weight Each (lbs.)	Package Quantity	List Price
0512CH	5" Channel Coupler	06942708289	4.0 6.0 1.3	0.3	20	\$6.55

5" Channel Strainer Coupler

Application: Use when joining 2 sections of channel basin to help filter leaves and debris before they reach the drain outlet.

Product #	Description	UPC Code	Dimensions (inches) L W H	Weight Each (lbs.)	Package Quantity	List Price
0515CH	5" Channel Strainer Coupler	06942708376	4.0 6.0 1.3	0.8	20	\$8.04

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REV. NO.	DESCRIPTION	DATE	BY
PREPARED FOR 77 UPPER MOUNTAIN AVENUE LOT 1 BLOCK 1502 TOWNSHIP OF MONTCLAIR ESSEX COUNTY NEW JERSEY			
CONSTRUCTION DETAILS			
RCE Design, Inc. Engineering Planning Surveying Wetlands Delineation DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER: 24624-00000000 76 COLUMBIA STREET • 64 THIRSON • NEW JERSEY • 07203 PH: (973) 987-0000 • FAX: (973) 227-7999		Designer: MDC Draftsman: MDC Checked By: JMP Project No.: 076061 Scale: AS NOTED Sheet 45 of 5	
STEVEN J. CAMPMAN, P.E. NJ PROFESSIONAL ENGINEER LIC. No. 28156 DATE: 8/30/07			