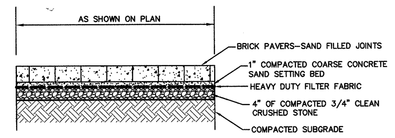
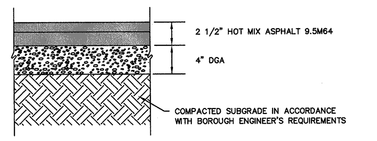
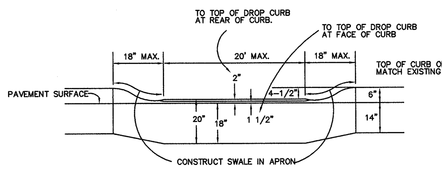


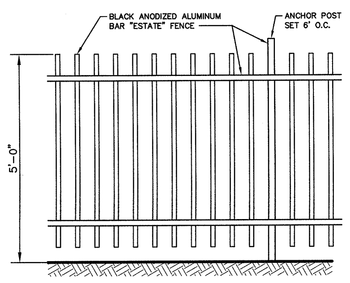
BRICK PAVER WALK DETAIL
N.T.S.



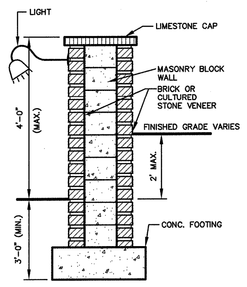
DRIVEWAY PAVEMENT DETAIL
N.T.S.



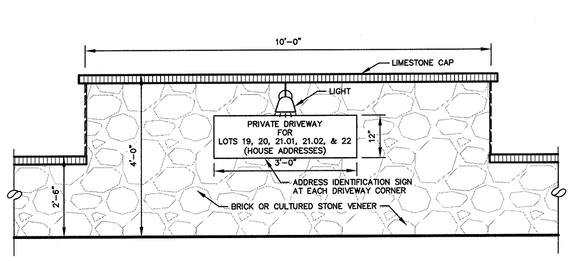
DEPRESSED CURB AT DRIVEWAYS DETAIL
N.T.S.



"ESTATE" FENCE DETAIL
N.T.S.



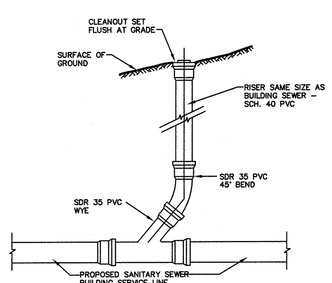
ENTRANCE WALL DETAIL
N.T.S.



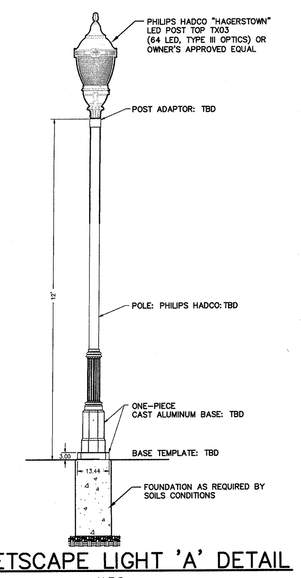
WALL PROFILE DETAIL
N.T.S.
(AT DRIVEWAY ENTRANCE)

WALL SIGN DETAILS FOR PLANNING PURPOSES ONLY

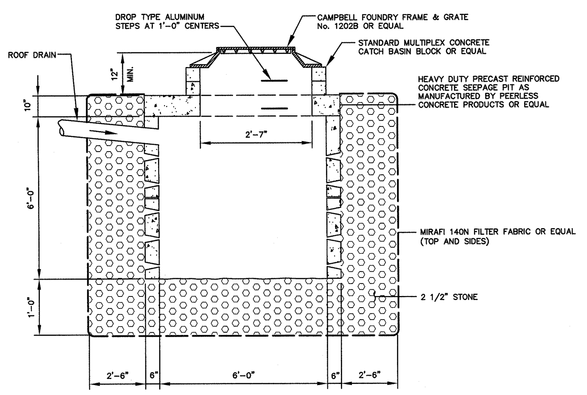
DETAILED SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION



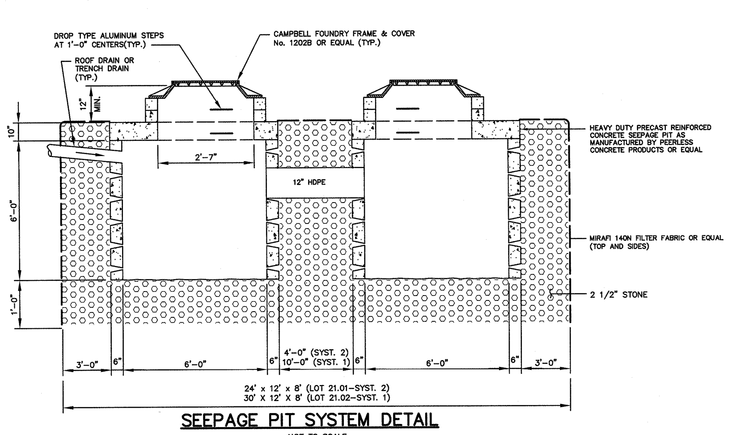
CLEAN OUT DETAIL
N.T.S.



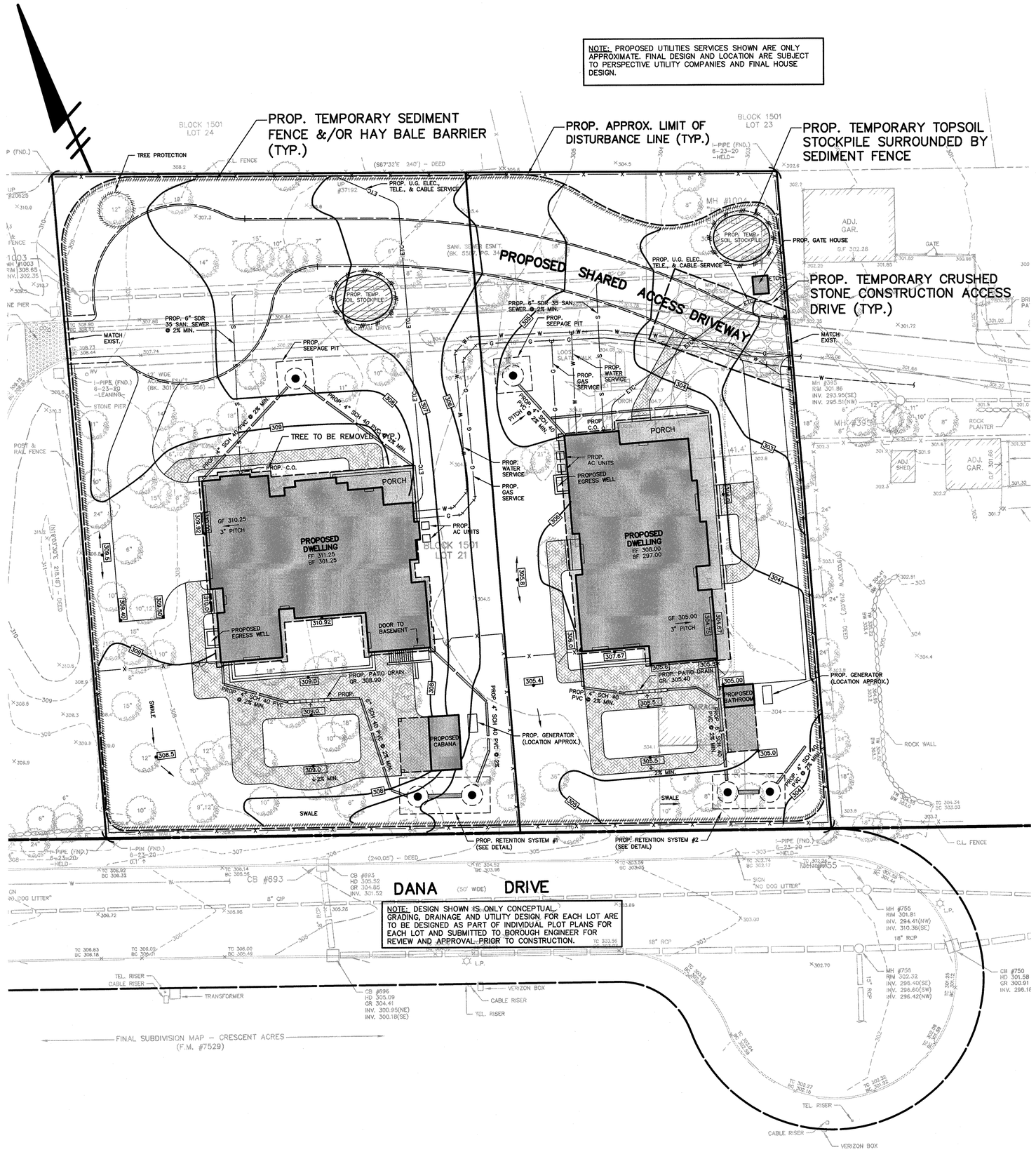
STREETSCAPE LIGHT 'A' DETAIL
N.T.S.

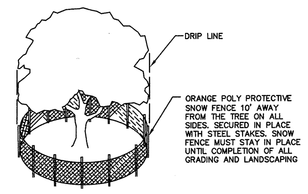


SEEPAGE PIT DETAIL
NOT TO SCALE

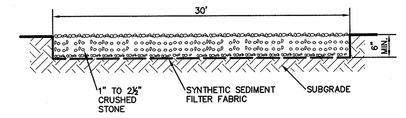


SEEPAGE PIT SYSTEM DETAIL
NOT TO SCALE

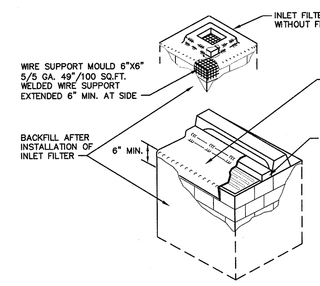




SNOW FENCING TREE PROTECTION DETAIL
N.T.S.



CONSTRUCTION ACCESS DRIVE SECTION
N.T.S.



INLET FILTER DETAIL
N.T.S.

STANDARD FOR STORM SEWER INLET PROTECTION

(SEE "INLET FILTER DETAIL")

DEFINITION:
A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET.

PURPOSE:
THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT, THUS PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

CONDITIONS WHERE PRACTICE APPLIES:
1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
2. A STORM SEWER OR THE OUTLET CHANNEL OF A STORM STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
3. TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
4. A TRAFFIC HAZARD WILL NOT BE CREATED.
5. A FLOODING PROBLEM WILL NOT BE CREATED.

WATER QUALITY ENHANCEMENT:

THE PRIMARY BENEFIT TO WATER QUALITY IS THE REMOVAL OF SEDIMENT FROM STORM WATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF.

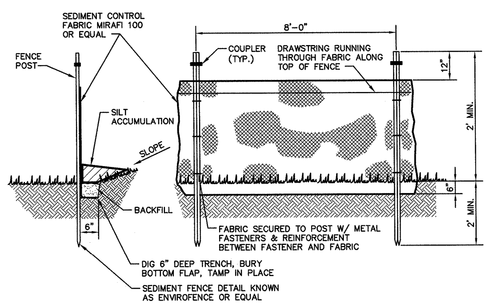
DESIGN CRITERIA:

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION:

1. MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.
2. IN ALL CASES, INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.



SEDIMENT FENCE DETAIL
N.T.S.

BERGEN COUNTY SOIL CONSERVATION DISTRICT 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 (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION 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 AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.

4. STABILIZATION SPECIFICATIONS:

A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE – APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER – APPLY 11LBS/1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED – PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH – UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

B. PERMANENT SEEDING AND MULCHING:
TOPSOIL – A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
GROUND LIMESTONE – APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER – APPLY 11LBS/1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED – TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1. (SUMMER SEEDING REQUIRES IRRIGATION).
MULCH – UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.

7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.

8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1"-2 1/2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30'x100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.

9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.

10. DRIVEWAYS MUST BE STABILIZED WITH 1"-2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.

11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28-1 OF THE NJ STANDARDS.

13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.

15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.

16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.

17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.

19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.

20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, **IN WRITING**, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE: BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106 ORADELL, NJ 07649 TEL: 201-261-4407; FAX 201-261-7573.

21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.

22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. **THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS.** ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

- **THE PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.**

CONSTRUCTION SEQUENCE:

1. INSTALL HAY BALE BARRIER AND/OR SEDIMENT FENCE.
2. INSTALL CONSTRUCTION ACCESS DRIVE.
3. CLEAR LAND IN AREA OF CONSTRUCTION.
4. STRIP TOPSOIL IN AREA OF CONSTRUCTION, STOCKPILE AND STABILIZE.
5. EXCAVATE FOR AND CONSTRUCT FOUNDATIONS AND BUILDINGS.
6. INSTALL UTILITY CONNECTIONS AND SEEPAGE PIT. PROTECT INLETS AS PER DETAIL.
7. GRADE SITE TO ELEVATIONS SPECIFIED ON SITE PLAN.
8. CONSTRUCT / INSTALL WALKS, RAMPS, PADS, ETC. AS SPECIFIED ON SITE PLAN.
9. CONSTRUCT DRIVEWAY.
10. CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SUBSOIL (SCARIFICATION/TILLAGE TO A MINIMUM DEPTH OF 6") IF NECESSARY.
11. INSTALL LANDSCAPING, LAWN AREAS, ETC. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM 4" FIRMED IN PLACE, SEED AND STABILIZE ALL DISTURBED AREAS WHICH ARE NOT PROPOSED FOR LAWN OR LANDSCAPING.
12. UPON COMPLETION OF ALL CONSTRUCTION AND STABILIZATION, REMOVE EROSION CONTROL DEVICES.

DATE	REVISION	BY
1-11-21	DETAILS	PL

0 10 20 40 60 80
GRAPHIC SCALE

GRADING/UTILITY/EROSION CONTROL PLAN/DETAILS

JDR PROPERTY EXPERTS LLC
BLOCK 1501 LOT 21
ALLENDALE BERGEN COUNTY NEW JERSEY

LAPATKA ASSOCIATES, INC.
12 ROUTE 17 NORTH, SUITE 230
PARAMUS, N.J. 07652
(201) 587-1600
(CERT. OF AUTH.) 24GA27942100
ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

ALEXANDER J. LAPATKA P.E. 28218
PROFESSIONAL ENGINEER

JEFFREY H. KLEINE L.S. 35848
PROFESSIONAL LAND SURVEYOR

DRAWN	CHECKED	SCALE	DATE	SHEET No.	PROJECT No.
PL		1"=20'	12-3-20	3 of 3	20-135