

**REQUIREMENTS FOR SILT FENCE:**

- FENCE POSTS SHALL BE SPACED 8 FT. 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.
- 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.
- A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN 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 PORTION OF THE FENCE FOR ADDED STRENGTH.

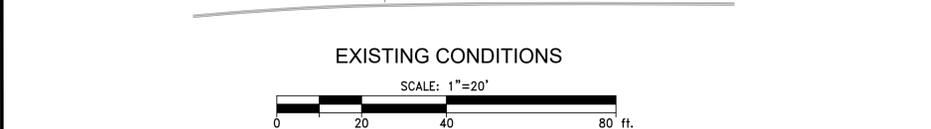
**NOTES:**

- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION
- STONE SIZE SHALL BE ASTM C-33, SIZE NO. 3 OR 3, CLEANED CRUSHED ANGULAR STONE.
- THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 8".
- WIDTH - NOT LESS THAN FULL WIDTH OF INGRESS OR EGRESS.
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

**TRACKING PAD DETAIL**  
N.T.S.

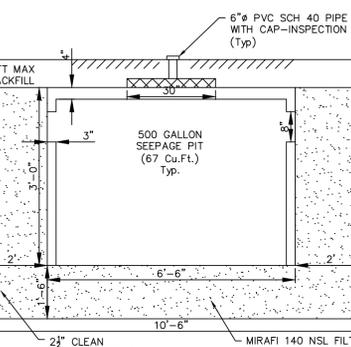
**LEGEND**

- 87.65 Existing Spot Elevation
- 88.06 x Proposed Spot Elevation
- 100 Proposed Contour
- TW Proposed Top of Wall
- BW Proposed Bottom of Wall
- 1w Existing Top of Wall
- 1bw Existing Bottom of Wall



**PERIMETER DRAIN DETAIL**  
N.T.S.

Proposed Pavillion: 256 sf  
Proposed Patio: 862 sf  
TOTAL: 1,118 sf  
Stormwater Design Criteria: 3" of Rain  
Required Volume for Increase: 1,118 sf x 0.25" = 216 cu.ft.



NOTE: SURROUND TANK WITH 2 1/2" CRUSHED STONE WITH FILTER FABRIC MIRAFI 140 NSL OR EQUAL.

**SEEPAGE TANK DETAIL**  
N.T.S.

PROVIDED: 1-500 GAL DRY WELL = 67 cu.ft.  
STONE STORAGE (40% VOIDS):  
PIT Volume: 10.5' X 10.5' X 4.5' = 496 cu.ft.  
O.D. Tank=(3.14)(3.25)<sup>2</sup>(3)=99.5 cu.ft.  
496 cu.ft.-99.5 cu.ft.=396 cu.ft. @ 40% voids=158 cu.ft.  
TOTAL STORAGE =158 cu.ft.+67 cu.ft.=225 cu.ft.

**ZONING DATA**

Zone: R-15  
Block 2804 Lot 7

	REQUIRED	EXISTING	PROPOSED	Variance Req'd
Min. Lot Area (SF)	15,000 sf	17,473	No Change	No
Min. Lot Width (Ft)	100'	114.8'	No Change	No
Min. Lot Depth (Ft)	150'	151.9	No Change	No
Max. Improved Lot Coverage (%)	30%	29.0%	34.6%	Yes
Max. Building Coverage (%)	16%	14.6%	16.1%	Yes
Front Yard Setback (Ft)	40'	41.0'	No Change	No
Side Yard Setback - Left (Ft)	10'	24.9'	No Change	No
Side Yard Setback - Right (Ft)	10'	41.9'	No Change	No
Side Yard Combined (%)	20%	58.1%	No Change	No
Rear Yard Setback (Ft)	50'	50.8'	No Change	No
Side Yard Setback to Pavillion (Ft)	10'	-	31.9'	No
Rear Yard Setback to Pavillion (Ft)	10'	-	28.8'	No
Maximum Height (Ft)	15'	-	14.0'	No

**LOT COVERAGE**

Lot Area	Item	Existing (sf)	Proposed (sf)
17,473	House/Chimney/Overhangs	2,375	2,375
	Front Porch	154	154
	Side Porch	20	20
	Window Wells	44	44
	Front Walkway/Steps	199	199
	Driveway	1,887	1,887
	Rear Patio/Steps & Side Walkway	404	1,040
	Concrete Pads (Equip./Gar., Etc)	-	26
	Pavillion (Excluded, Sitting on Patio)	-	256
	Spa Pad/Wall/Steps	-	100
	Kitchen (Over Concrete Pad)	-	52
	Fireplace (Over Concrete Pad)	-	14
	Steppers in Mulch	-	38
	Decorative Gravel over Soil	-	90
	Max. Building Coverage		2,549
Max. Improved Coverage		5,101	6,099
		29.2%	34.6%

**NOTES:**

- EXISTING BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CONTROL LAYOUTS DATED 02.24.25.
- TOPOGRAPHIC SURVEY PREPARED BY PAX SURVEYING DATED 10.02.25. DATUM NAVD 1988.
- OWNER OR CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN.
- IF ANY TREES OR ROOT STRUCTURES ARE DAMAGED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO CONTACT AN ARBORIST TO ASSESS THE DAMAGE TO THE TREES.
- ALL EXCESS SOIL SHALL BE REMOVED FROM THE PROPERTY.
- ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
- THE APPLICANT SHALL RESTORE ANY ROADWAY EXCAVATED EITHER BY MILL/REPAVE OR INFRARED REPAIR METHODS.
- ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED. 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 BOROUGHS' CONSTRUCTION AND/OR ENGINEERING DEPARTMENTS.
- ALL ROOF LEADERS SHALL BE CONNECTED INTO THE PROPOSED DRAINAGE SYSTEM. ALL PVC PIPING TO BE MIN. SCH. 40. LEAF GUARDS OR SCREENS SHALL BE PROVIDED FOR ALL GUTTERS TO PREVENT LEAFS AND DEBRIS FROM ENTERING THE DRAINAGE SYSTEM.
- LOCATION, DEPTH, MATERIAL, AND SIZE OF PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH APPLICABLE UTILITY COMPANIES, ARCHITECT AND/OR MECHANICAL ENGINEER, ELECTRIC AND TELECOM LINES TO BE INSTALLED UNDERGROUND IF PERMITTED BY THE ELECTRICAL UTILITY.
- CONTRACTOR SHALL GRADE THE SITE IN SUCH A MANNER SO AS TO DIRECT OVERLAND STORM-WATER RUNOFF AWAY FROM ADJOINING PROPERTIES.
- ALL DISTURBED WORK AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED, HAY, AND STRAW MULCH TO ENSURE LAWN GROWTH.
- ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND SHALL BE PROTECTED FROM DECAY BY USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH ANPA U1
- PRIOR TO THE ORDERING OF MATERIALS AND THE INSTALLATION OF THE RETENTION SYSTEM, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE SEASONAL HIGH WATER TABLE (SHWT) AND SOIL INFILTRATION RESULTS TO SUPPORT THE PROPOSED SYSTEM DESIGN.
- POST CONSTRUCTION CERTIFICATIONS WILL NOT BE PROVIDED IF INSPECTIONS WERE NOT WITNESSED BY THIS OFFICE. IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO SCHEDULE THE REQUIRED INSPECTIONS WITH THE CITY AND/OR THIS OFFICE.

