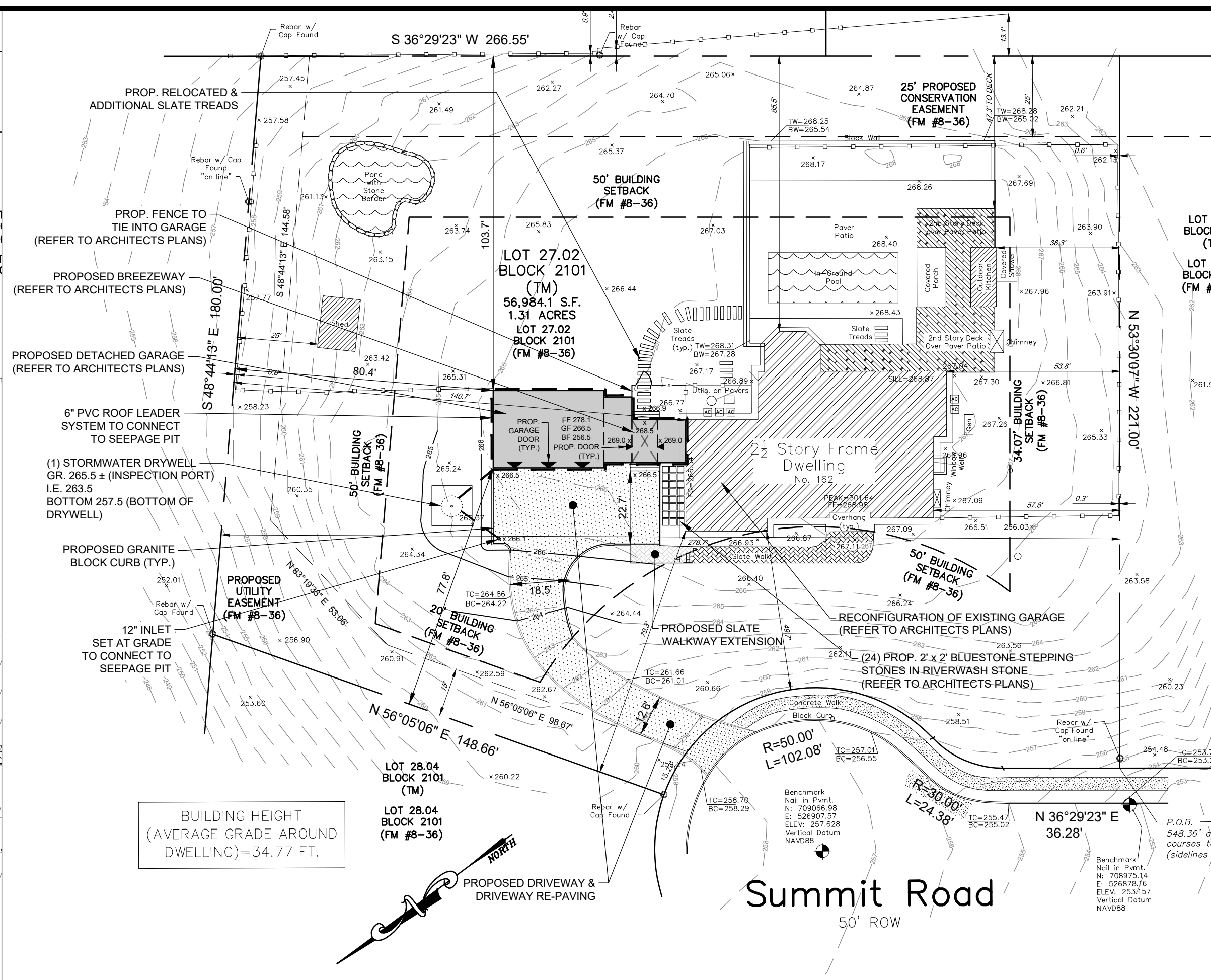
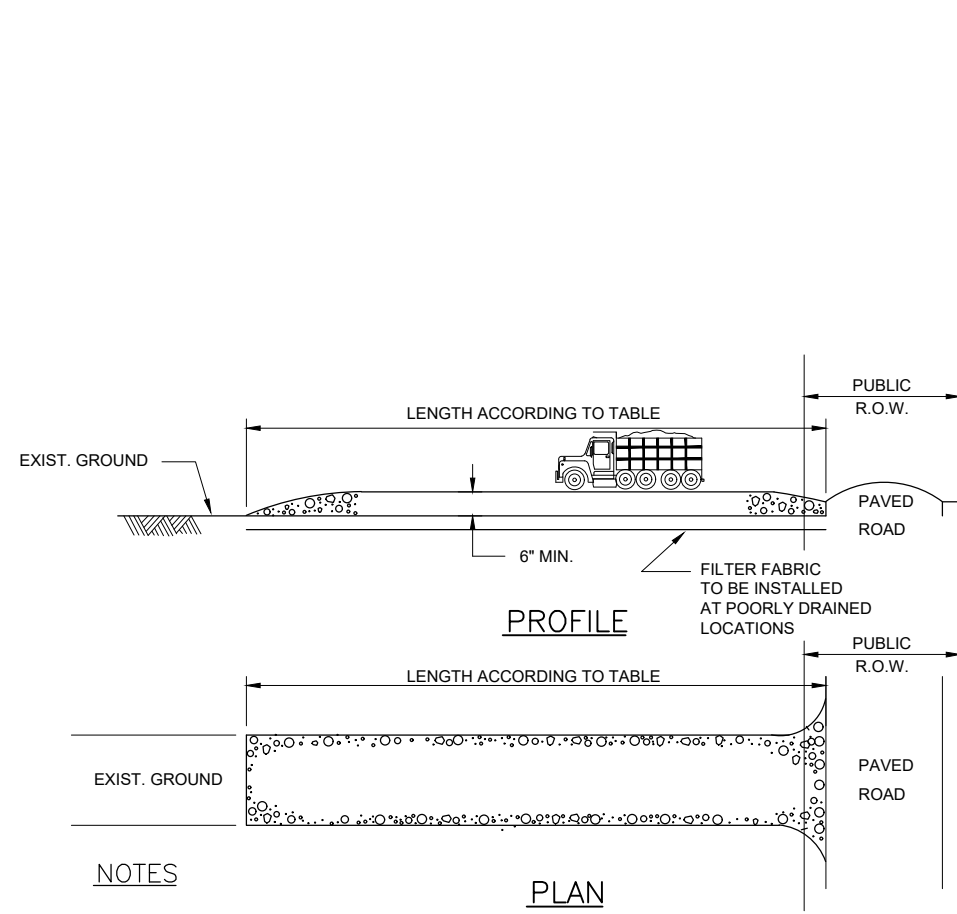




- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON SURVEY PREPARED BY LAKELAND SURVEYING, INC. TITLED "FINAL ABSULT SURVEY OF PROPERTY, TAX LOT 27.02 - BLOCK 2101, 1627 SUMMIT ROAD, BOROUGH OF FLOHAM PARK" DATED 06/21/23. ELEVATIONS ON NAVD 1988 DATUM.
2. THE INTENTION OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF A NEW DETACHED GARAGE & BREEZEWAY, AND THE RECONFIGURATION / RE-PAVING OF THE EXISTING DRIVEWAY. REFER TO ARCHITECTURAL PLANS BY KLESSE FORBES ARCHITECTS.
3. THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE ABSENCE OR PRESENCE OF ANY WETLANDS, CONTAMINATION, OR OTHER ENVIRONMENTAL CONDITION WHICH MAY AFFECT THIS PROPERTY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS, WETLANDS TRANSITION AREAS (BUFFERS), CONTAMINATION, OR OTHER ENVIRONMENTAL CONDITIONS ARE BEING SHOWN ON THIS MAP.
4. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICTS REQUIREMENTS. AS NOTED ON THE PLAN, THE LIMIT OF DISTURBANCE IS OVER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS REQUIRED.
6. SOIL REMOVAL AND IMPROVEMENT OPERATIONS SHALL BE CONDUCTED IN A MANNER THAT WILL NOT PRODUCE SHARP DECLIVITIES, PITS, OR DEPRESSIONS. THE AREA SHALL BE PROPERLY LEVELED OFF, CLEAR OF DEBRIS AND GRADED AS SHOWN ON PLANS.
7. ANY AND ALL FILL MATERIAL USED ON SITE SHALL BE CERTIFIED "CLEAN FILL" AND ANY EXCAVATED MATERIAL GENERATED ONSITE SHALL BE DISTRIBUTED IN ACCORDANCE WITH THE APPROVED GRADING PLAN OR REMOVED FROM THE SITE. ALL UNSUITABLE FILL AND EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.
8. THE APPLICANT SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES DURING SOIL MOVEMENT ACTIVITIES.
9. THE PROJECT PROPOSES AN INCREASE IN IMPERVIOUS COVERAGE BASED ON THE NEW DETACHED GARAGE & BREEZEWAY. THE PROPOSED COLLECTION SYSTEM IS DESIGNED TO HANDLE THE INCREASE IN IMPERVIOUS COVERAGE. THERE SHALL BE NO ADVERSE IMPACT ON ADJACENT PROPERTIES. CONTRACTOR TO ENSURE ADDITIONAL SURFACE RUNOFF DOES NOT FLOW OR GET TRAPPED ON ANY ADJOINING PROPERTY. ANY DAMAGES CAUSED BY INCREASE IN RUNOFF OR IMPROPER DRAINAGE SHALL BE REPAIRED BY OWNER/APPLICANT.
10. DRAINAGE IMPROVEMENTS MUST BE INSPECTED BY BOROUGH ENGINEER, CONTRACTOR TO CALL FOR INSPECTION 48 HOURS PRIOR TO INSTALLATION OF SEEPAGE PITS OR CHAMBERS.
11. A PERMEABILITY OR PERCOLATION TEST SHALL BE PERFORMED PRIOR TO INSTALLATION OF DRAINAGE SYSTEM TO ENSURE THAT THE SYSTEM LIES ABOVE THE SEASONAL HIGH WATER TABLE AND THAT THE SOIL IS SUFFICIENTLY PERMEABLE TO DRAIN.
12. ALL ROOF LEADERS AND DRAINS TO CONNECT TO PROPOSED SEEPAGE PIT.
13. NO EXISTING OR PROPOSED SUMP PUMP DISCHARGES SHALL BE CONNECTED TO THE PROPOSED DRAINAGE SYSTEM, OR OTHER STORMWATER STORAGE FACILITY, NOR SHALL SUCH DISCHARGES BE PERMITTED TO DAYLIGHT THROUGH THE CURB IN THE STREET. SUMP PUMP DISCHARGES ARE PERMITTED TO DRAIN INTO A RECHARGE/ INFILTRATION SYSTEM SEPARATE AND APART FROM ANY SYSTEM INTENDED FOR STORMWATER MANAGEMENT PURPOSES. SUCH DISCHARGES MAY ALSO DRAIN INTO A CITY CATCH BASIN OR TO GRADE IN A MANNER WHICH DOES NOT ADVERSELY IMPACT AN ADJACENT PROPERTY OR CAUSE A HAZARDOUS CONDITION IN THE CITY RIGHT-OF-WAY. DISCHARGES TO GRADE SHOULD BE MAINTAINED AS FAR FROM ANY PROPERTY LINE AS POSSIBLE.
14. ANY DAMAGES INCURRED TO SURROUNDING PUBLIC OR PRIVATE PROPERTY AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY OWNER/APPLICANT. ANY ROADWAY AND/OR CURBING ALONG THE PROPERTY FRONTAGE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE APPLICANT TO THE SATISFACTION OF THE BOROUGH ENGINEER. THE CONDITION OF THE ROADWAY WILL BE EVALUATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. ANY OMISSIONS IN THE STANDARD DETAILS OR LACK OF INFORMATION MUST BE BROUGHT TO THE ATTENTION OF OMLAND & OSTERKORN, INC. PRIOR TO CONSTRUCTION.



Total Building Coverage	5,200	9.1%	Total Building Coverage	6,425	11.3%
Driveway	3,117		Driveway	2,583	
Front Walkway	417		Front Walkway	454	
Utility Pad	240		Utility Pad	240	
Pool Patio	2,636		Pool Patio	2,636	
Shed	189		Shed	189	
Slate Treads	104		Stepping Stones, Slate Treads, & Breezeway Steps	238	
Deck Chimney	30		Deck Chimney	30	
Window Well	23		Window Well	23	
Stone Pond Border	99		Stone Pond Border	99	
Total Impervious Coverage	12,055	21.2%	Total Impervious Coverage	12,917	22.7%
			Increase in Impervious Coverage	862	1.5%



STONE SIZE: 1 1/2" - 2 1/2" CRUSHED STONE

WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.

WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.

MAINTENANCE: - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY BE REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SKIPPED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

WHEN THE TRUCKING ACCESS POINTS TO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT TO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

PERCENT LOSS OF ROADWAY	LENGTH OF STONE REQUIRED
	COARSE GRAINED SOLIDS FINE GRAINED SOLIDS
0 TO 2%	50 ft. 100ft.
	100ft. 200ft.
+5%	ENTIRE SURFACE STABILIZED WITH HMA BASE COURSE MIX 1-2

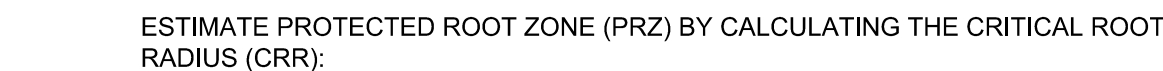
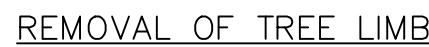
N.T.S



REFER TO STANDARDS FOR SOIL EROSION AND
SEDIMENT CONTROL IN NEW JERSEY - 8-1



N.T.S



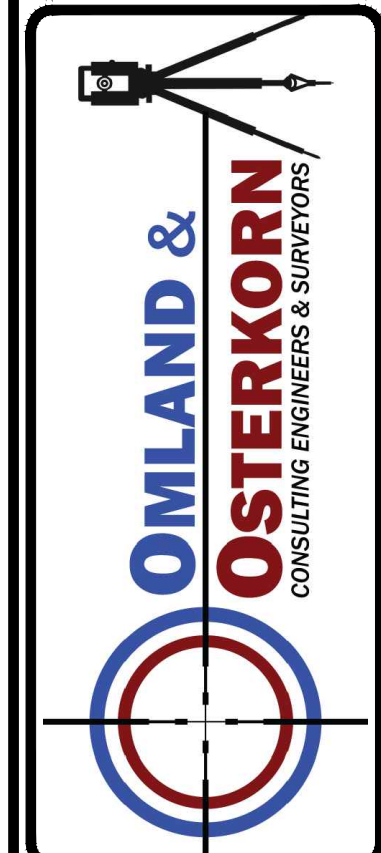
1. MEASURE THE Dbh (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON UPHILL SIDE) IN INCHES.
2. MULTIPLY MEASURED Dbh BY 1.5 OR 1.0. EXPRESS RESULT IN FEET.
 - CRR FOR UNHEALTHY / SENSITIVE SPECIES: Dbh X 1.5
 - CRR FOR YOUNGER HEALTHY TREES: Dbh X 1.0

REFER TO STANDARDS FOR SOIL EROSION AND
SEDIMENT CONTROL IN NEW JERSEY: 9.1

1.	INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES.	1 DAY
	THIS INSTALLATION INCLUDES PLACEMENT OF STABILIZED CONSTRUCTION ENTRANCE, PERMETER SILT FENCE, INLET FILTER	
	PROTECTION AT EXISTING INLETS AND OTHER PROTECTION NECESSARY PER SESC PLAN.	
2.	REMOVE PORTIONS OF FENCE & SLATE TREADS	3 DAYS
3.	CONSTRUCT GARAGE ADDITION & SLATE TREADS / STEPPING STONES	6 MONTHS
4.	SEED, SLEEPAZE PIT	3 DAYS
5.	TEMPORARY SEED ALL AREAS TO BE LEFT EXPOSED FOR MORE THAN 30 DAYS	1 DAY
6.	RE-PAVE DRIVEWAY, APPLY SUBBASE MATERIAL	3 DAYS
7.	FINAL GRADE ROAD ADDITION	2 WEEKS
8.	INSTALL FENCING	3 DAYS
9.	UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5" MINIMUM	3 DAYS
10.	PERMANENT SEED ALL AREAS	3 DAYS
11.	REMOVE SOIL EROSION CONTROL DEVICES WHEN SITE IS STABILIZED	1 DAY
TOTAL DURATION		7 MONTHS

6		
5		
4		
3	REV PER NEW ARCHITECTURAL PLANS	10/09/26
2	REV PER TOWNSHIP COMMENTS & PLAN CLEANUP	04/28/26
1	ISSUED FOR SUBMISSION	03/31/26
	REVISION	DATE
		CHKD

PROJ.: 260204
DATE: 02/12/2026
CHKD: KO



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NJ Certificate of Authorization
No. Z45G262625300

Kristen Osterkorn

KRISTEN OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor,
NJ Lic. No. 42381

PLOT PLAN FOR
 162 SUMMIT ROAD
 SOIL EROSION &
 SEDIMENT CONTROL PLAN
 TAX MAP BLOCK 2101, LOT 27.02

SHEET No.

2
2
OF