teFS: tm-201103.dwg

INDEX OF SHEETS

DESCRIPTION

| MAF |
|-----|
| |

| 2 | SITE PREPARATION PLAN |
|---|--|
| 3 | LAYOUT AND DIMENSIONING PLAN |
| 4 | GRADING, UTILITY AND SOIL EROSION & SEDIMENT CONTROL PLAN |
| 5 | CONSTRUCTION DETAILS |

MINOR SUBDIVISION AND PRELIMINARY & FINAL MAJOR SITE PLANS 353 WEST SOUTH ORANGE AVENUE BLOCK 1802, LOT 41 ZONE: RA-100 (RESIDENTIAL) TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

GENERAL NOTES

SHEET

1

- 1. BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION SHOWN HEREON FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 353 W SOUTH ORANGE AVE, BLOCK 1802, LOT 41" PREPARED BY OMLAND & OSTERKORN, INC. DATED NOVEMBER 30, 2020. VERTICAL DATUM NAVD88.
- 2. THE PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FLOOD INSURANCE RATE MAP WITH AN EFFECTIVE DATE OF JUNE 4, 2007.
- 3. ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS OR WETLAND TRANSITION AREAS (BUFFERS) ARE SHOWN ON THIS PLAN.
- 4. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS REGARDING SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CHARACTERISTICS, AS WELL AS DEPTH TO ROCK AND GROUNDWATER. THE DESIGN ENGINEER WAS NOT CONTRACTED TO MAKE ANY SUCH DETERMINATIONS.
- THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF CONTAMINATION OR OTHER ENVIRONMENTAL CONDITIONS ON THE SITE. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF CONTAMINATION OR OTHER ENVIRONMENTAL CONDITIONS IS SHOWN ON THIS PLAN.
- 6. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY UPON ABOVE GROUND OBSERVATIONS, MARK-OUTS AND/OR PLANS PROVIDED BY UTILITY COMPANIES. THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN REGARDING UNDERGROUND UTILITIES IS NOT GUARANTEED BY THE ENGINEER. CONNECTIONS BETWEEN STRUCTURES, IF AND WHERE SHOWN, MAY NOT REPRESENT ACTUAL BELOW GROUND CONDITIONS. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR ORDERING MARK-OUTS, COORDINATION WITH THE VARIOUS UTILITY COMPANIES AND FOR MAKING THEIR OWN DETERMINATION AS TO THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION TO ASSURE DISTURBANCE AND/OR DISRUPTION OF EXISTING UTILITIES IS AVOIDED WHERE POSSIBLE AND MINIMIZED IN ALL CASES. AS THE EXACT ELEVATION OF EXISTING UTILITIES MAY BE UNKNOWN TO ENGINEER, CONTRACTOR IS ADVISED THAT THE POTENTIAL FOR CONFLICTS WITH PROPOSED WORK MAY EXIST. EXPLORATORY EXCAVATIONS, CONTRACT CONTINGENCIES OR EXCLUSIONS WITH OWNER SHOULD BE MADE TO ACCOMMODATE SUCH AN EVENT. IN THE EVENT THE CONTRACTOR IDENTIFIES A CONFLICT BETWEEN THE PROPOSED WORK AND EXISTING UTILITIES, THE CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND THE OWNER PRIOR TO ANY WORK BEING PERFORMED.
- a. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF THE EXISTING UTILITY TO WHICH CONNECTION IS BEING MADE BEFORE LAYING ANY PIPE, CONDUIT, ETC. DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
- b. ANY TEMPORARY INTERRUPTION OF SERVICE TO THE SITE AND/OR ADJACENT PROPERTIES SHALL BE PRE-APPROVED IN WRITING (EMAIL) BY THE RESPECTIVE UTILITY. c. ELECTRIC, TELEPHONE, CABLE TELEVISION AND ALL OTHER UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND AT LOCATIONS DETERMINED BY EACH RESPECTIVE UTILITY ENTITY, SUBJECT TO ANY REQUIRED MUNICIPAL APPROVAL
- REGARDLESS OF WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF ALL UTILITY MAINS AND SERVICES WITH EACH UTILITY ENTITY AND PROVIDE WHATEVER CONSTRUCTION SUPPORT IS REQUIRED FOR ACHIEVING UTILITY SERVICE. THE CONTRACTOR IS ADVISED TO CONTACT EACH RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION TO IDENTIFY AND COORDINATE ANY SCHEDULING REQUIREMENTS.
- d. SHOULD IT BE REQUIRED TO EXCAVATE ONE OR MORE TRENCHES IN EXISTING ROADWAYS, BACKFILLING AND PAVEMENT REPLACEMENT/REPAIR SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MUNICIPALITY OR COUNTY AS APPLICABLE. VERIFICATION OF BACKFILL REQUIREMENTS SHALL BE MADE PRIOR TO BID.
 THE OWNER SHALL PROVIDE A COPY OF ALL PERMITS AND APPROVALS ISSUED FOR THE PROJECT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH THE TERMS AND CONDITIONS OF ALL
- PERMITS, APPROVALS AND AUTHORIZATIONS ISSUED BY THE VARIOUS REGULATORY AUTHORITIES FOR THE PROJECT. THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH THE TERMS AND CONDITIONS OF AL PERMITS, APPROVALS AND AUTHORIZATIONS ISSUED BY THE VARIOUS REGULATORY AUTHORITIES FOR THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONFIRMING WITH THE ENGINEER THAT THE PERMITS AND APPROVALS PROVIDED BY THE OWNER IS COMPLETE. RESPONSIBILITY FOR ANY ADDITIONAL PERMITS REQUIRED AS CONSTRUCTION PROGRESSES, SUCH AS BUILDING PERMITS (INCLUDING BUILDING PERMITS FOR RETAINING WALLS) AND ROAD OPENING PERMITS SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND OWNER.
- . PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION ACTIVITY, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
- VERIFY THE PLANS CONTAIN THE RAISED SEAL OF THE ENGINEER AND DISPLAY THE LATEST REVISION AS "ISSUED FOR CONSTRUCTION." THE USE OF ANY OTHER PLANS IS AT THE CONTRACTOR'S RISK.
- VERIFY THE INFORMATION SHOWN ON THESE PLANS IS CONSISTENT WITH THE INFORMATION SHOWN ON ALL OTHER PLANS (ARCHITECTURAL, LANDSCAPING, ETC.) BEING USED FOR CONSTRUCTION OF THE PROJECT. ALSO, VERIFY THE PLANS ARE CONSISTENT WITH ALL CONDITIONS AND REQUIREMENTS SET FORTH IN THE PERMITS. REPORT ANY DISCREPANCIES/INCONSISTENCIES TO THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.
 DETERMINE ALL APPLICABLE SPECIFICATIONS, AS WELL AS ALL REQUIREMENTS FOR SHOP DRAWINGS, INSPECTIONS AND TESTING APPLICABLE TO PROJECT BY CONTACTING THE LOCAL BUILDING OFFICIAL, MUNICIPAL ENGINEER AND EACH AFFECTED UTILITY COMPANY (OR AGENCY). IN THE EVENT OF A CONFLICT BETWEEN ANY SPECIFICATIONS AND THE INFORMATION SHOWN ON THESE PLANS, THE DESIGN ENGINEER AND THE OWNER SHALL BE NOTIFIED IN ORDER TO RESOLVE THE CONFLICT PRIOR TO ANY CONSTRUCTION.
- CONTACT THE LOCAL POLICE DEPARTMENT RELEVANT TO ANY WORK TO BE PERFORMED IN OR NEAR PUBLIC STREETS, AS WELL AS INGRESS AND EGRESS REQUIREMENTS DURING CONSTRUCTION. TRAFFIC CONTROL REQUIREMENTS SHALL BE ESTABLISHED BETWEEN THE CONTRACTOR AND POLICE DEPARTMENT AT THIS TIME.
- . RELEVANT DOCUMENTATION PERTAINING TO ANY PRODUCT PROPOSED BY THE CONTRACTOR ON THE BASIS OF AN "APPROVED EQUAL" SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER AND THE DESIGN ENGINEER AT LEAST TWO WEEKS IN ADVANCE OF ORDERING PRODUCT. THE PRODUCT MUST BE APPROVED FOR INCORPORATION INTO THE PROJECT BY BOTH THE MUNICIPAL ENGINEER AND THE DESIGN ENGINEER.

10.ALL CONFIRMATIONS/VERIFICATIONS BETWEEN THE CONTRACTOR, OWNER AND/OR ENGINEER SHALL BE VIA EMAIL OR OTHER WRITTEN FORM(S) OF COMMUNICATION 11. CONTRACTOR TO CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY SITE DISTURBANCE.

- 11. CONTRACTOR TO CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY SITE DISTORBANCE.
- 12. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE DESIGN ENGINEER WITH A LIST OF ALL SHOP DRAWINGS, INSPECTIONS, TESTING, CERTIFICATIONS, AS-BUILT PLANS AND SIMILAR POST-CONSTRUCTION APPROVAL REQUIREMENTS PERTAINING TO THE PROJECT. THE LIST SHALL ALSO IDENTIFY THE SPECIFIC INDIVIDUAL RESPONSIBLE FOR PERFORMING EACH TEST AND/OR PROVIDING EACH CERTIFICATION AND/OR AS-BUILT MAP. IN PARTICULAR, SHOULD NJDEP PERMITS APPLY TO ANY UTILITY CONSTRUCTION AND SHOULD THE PERMIT REQUIRE A CERTIFICATION OF THE WORK UPON COMPLETION, THE CONTRACTOR SHALL DETERMINE THE INDIVIDUAL RESPONSIBLE FOR PROVIDING THE CERTIFICATION. THE CONTRACTOR SHALL THEN BE RESPONSIBLE FOR COORDINATING WITH EACH INDIVIDUAL IDENTIFIED ON THE LIST AND SCHEDULING HIS WORK TO ASSURE EACH INDIVIDUAL HAS SUFFICIENT OPPORTUNITY TO CONDUCT THE REQUIRED TESTS, OBTAIN REQUIRED MEASUREMENTS AND/OR PERFORM ANY SERVICES OR WORK REQUIRED TO PREPARE THE REQUIRED POST-CONSTRUCTION APPROVAL DOCUMENTS.
- 13.CONTRACTOR TO COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND/OR PUBLIC AGENCIES PROVIDING UTILITY SERVICE, AS APPLICABLE, AND ABIDE BY ALL OF THEIR REQUIREMENTS RELEVANT TO THE PERFORMANCE AND INSPECTION OF ALL WORK AFFECTING THEIR UTILITIES, INCLUDING COMPLYING WITH ANY AND ALL TESTING REQUIREMENTS. IN THE EVENT REQUIREMENTS OR SPECIFICATIONS OF THE UTILITY COMPANY OR PUBLIC AUTHORITY CONFLICT WITH THE PLANS, THE MUNICIPAL REQUIREMENTS SHALL GOVERN. IN SUCH CASE, THE CONTRACTOR SHALL ADVISE THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH ANY WORK.
- PRIOR TO ANY CONSTRUCTION, THE HORIZONTAL LIMITS OF THE WORK (LIMITS OF DISTURBANCE LOD) SHALL BE ESTABLISHED AND SILT FENCE IS BE INSTALLED. DISTURBANCE BEYOND THESE PERMITTED LIMITS EXPOSES THE CONTRACTOR TO FINES AND PENALTIES BY REGULATORY AGENCIES.
 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 DISTRICT'S
- REQUIREMENTS. AS NOTED ON THE PLAN, THE LIMIT OF DISTURBANCE IS OVER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS REQUIRED. CONTRACTOR TO NOTIFY THE APPLICABLE SOIL CONSERVATION DISTRICT IN WRITING AT LEAST 72 HOURS PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION ACTIVITIES.
- 16.CONTRACTOR IS RESPONSIBLE FOR THEIR OWN VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION, SHOULD THERE BE ANY SUSPECTED DISCREPANCIES WITH THE TOPOGRAPHY DEPICTED ON THE PLANS AND ACTUAL PHYSICAL CONDITIONS. ANY CONFIRMED DISCREPANCY IDENTIFIED BY THE CONTRACTOR'S VERIFICATION SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION PRIOR TO ANY SITE DISTURBANCE. ONCE ANY SITE DISTURBANCE OCCURS, THE CONTRACTOR SHALL HAVE NO CLAIM FOR EXTRA WORK BASED UPON SUSPECTED OR CONFIRMED TOPOGRAPHIC DISCREPANCIES.
 17. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND FOR DETERMINING THE MEANS AND METHODS FOR ALL CONSTRUCTION ACTIVITIES. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS
- REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
- 18. CONTRACTOR TO COMPLY WITH THE TRAFFIC CONTROL PLAN, IF PROVIDED. IF A TRAFFIC CONTROL PLAN IS NOT PROVIDED, THE CONTRACTOR SHALL DETERMINE AND COMPLY WITH ANY AND ALL TRAFFIC CONTROL REQUIREMENTS OF THE LOCAL POLICE DEPARTMENT AND ANY PUBLIC AGENCY HAVING JURISDICTION RELEVANT TO ANY CONSTRUCTION IN OR NEAR PUBLIC STREETS AS WELL AS FOR INGRESS AND EGRESS DURING CONSTRUCTION.
- 19. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND SAFETY OF THE PUBLIC. ALL SUCH TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN SATISFACTORY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. 20. THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED WITH THE INTENT TO COMPLY WITH ALL APPLICABLE REQUIREMENTS FOR BARRIER FREE ACCESS. INCLUDING THE SATISFYING OF ALL REQUIREMENTS OF THE NEW JERSEY
- 20. THE PROPOSED INPROVEMENTS HAVE BEEN DESIGNED WITH THE INTENT TO COMPLY WITH ALL APPLICABLE REQUIREMENTS FOR BARRIER FREE ACCESS, INCLUDING THE SATISFTING OF ALL REQUIREMENTS OF THE NEW JERSET INTERNATIONAL BUILDING CODE, CHAPTER 11, AS WELL AS THE AMERICANS WITH DISABILITIES ACT (ADA). IN GENERAL, BARRIER FREE ACCESS FOR SITE CONSTRUCTION IS TO BE PROVIDED (BETWEEN ALL PARKING SPACES DESIGNATED AS ADA AND THE FRONT DOOR OF ADJACENT BUILDINGS). HOWEVER, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE ROUTES REQUIRED TO BE BARRIER FREE WITH THE LOCAL BUILDING CODE OFFICIAL. SHOULD ANY IDENTIFIED ROUTES CONFLICT WITH THE GRADING SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO ANY CONSTRUCTION. 21. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING ALL CONSTRUCTION ALONG BARRIER FREE ROUTES COMPLIES WITH ALL REQUIREMENTS.PRIOR TO THE ACTUAL POURING OF CONCRETE ALONG BARRIER FREE ROUTES, THE CONTRACTOR
- 21. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING ALL CONSTRUCTION ALONG BARRIER FREE ROUTES COMPLIES WITH ALL REQUIREMENTS. PRIOR TO THE ACTUAL POURING OF CONCRETE ALONG BARRIER FREE ROUTES, THE CONSTRUCTION ALLONG BARRIER FREE ROUTES, THE CONSTRUCTION ALLONG BARRIER FREE ROUTES, THE CONSTRUCTION ALL REQUIREMENTS AND REQUEST CONFIRMATION OF SAME BY THE INSPECTING AUTHORITY.
 22.GARBAGE TO BE STORED INTERNAL TO DWELLING AND PICKED UP AT CURB ON TRASH DAY.

200' PROPERTY OWNERS LIST

| | | | | | 0 | | | | |
|-------------|-------------------------|--------------------|--|----------------------|-------------|--------------------------|-------|--|--------------------|
| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS | | PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS | |
| 1802 35 | 30 HART DRIVE SOUTH | 2 | VOLLMAYER, CHRISTINA C 30 HART DRIVE SOUTH SOUTH ORANGE, NJ | & DOUGLAS M | 1803 10 | 27 HART DRIVE SOUTH | 2 | PERLBERG, WENDY K 27 HART DRIVE SOUTH SOUTH ORANGE, N.J. | 07079 |
| 1802 36 | 26 HART DR SOUTH | 2 | ROBB, SARA E & LAPONSA, 26 HART DR. SOUTH SOUTH ORANGE, NJ | AARON W 07079 | 1803 11 | 33 HART DRIVE SOUTH | 2 | GERSON, ERIK 33 HART DRIVE S SOUTH ORANGE, N.J. | 07079 |
| 1802 38 | 327 SO ORANGE AVENUE W | EST 2 | CARTER, SHAWN GRAIN 327 W SOUTH ORANGE AVE SOUTH ORANGE, NJ | . 07079 | 2401 2 | 374 SO ORANGE AVENUE WES | Т 2 | MALLEY, JOHN P/PARKER 214 MAPLE LANE CALIFON, N.J. | 07830 |
| 1802 39 | 337 SO ORANGE AVENUE WI | EST 2 | CHUANG, JOSHUA & WONG, 337 W.SOUTH ORANGE AVE SOUTH ORANGE, NJ | 07099 | 2401 3 | 368 SO ORANGE AVENUE WES | Т 2 | FORBES, DAVE & LAURIE POF 368 W. SOUTH ORANGE AVE. SOUTH ORANGE, N. J. | ?Е 07079 |
| 1802 40 | 343 S ORANGE AVE W | 2 | CITTONE, HENRY J & LAUR 343 SO ORANGE AVE WEST SOUTH ORANGE, N. J. | A L 07079 | 2401 4 | 360 SO ORANGE AVENUE WES | т 2 | BENO, AVNER 360 WEST SOUTH ORANGE AVE SOUTH ORANGE, NJ | 07079 |
| 1802 41 | 353 SO ORANGE AVENUE WI | est 2 _, | MAZARA, ANDREA 353 WEST SO ORANGE AVE SOUTH ORANGE, NJ | 07079 | 2401 5 | 356 SO ORANGE AVENUE WES | т 2 | BENO, AVNER 356 WEST SO ORANGE AVE SOUTH ORANGE, NJ | 07079 |
| 1802 42 | 363 SO ORANGE AVENUE WI | EST 2 | SCHULTZ, DITA 363 SO ORANGE AVENUE WE SOUTH ORANGE, N.J. | ST | 2401 6 | 352 SO ORANGE AVENUE WES | Т 2 | TADAL, MIRLANDE & LOUIS, 352 WEST SOUTH ORANGE AVE SOUTH ORANGE, NJ | JEAN 1 07079 |
| 1802 43 | 401 SO ORANGE AVENUE WI | EST 2 | BUZZETTI, JOHN BRANDON 225 WEST 35TH ST #802 NEW YORK, NY | 10001 | 2401 7 | 348 S ORANGE AVE W | 2 | MEYERS, DENNIS M & AIMEE 348 W SOUTH ORANGE AVE SOUTH ORANGE, NJ | M 07079 |
| 1802 44 | 32 WYOMING AVENUE | 2 | PECKMAN, MELITA 32 WYOMING AVENUE SOUTH ORANGE, N.J. | 07079 | 2401 8 | 3 BRIAR COURT | 2 | ANDERSON,III REID J & KAT 3 BRIAR CT SOUTH ORANGE, NJ | 'Y R 07079 |
| 1802 45 | 44 WYOMING AVENUE | 2 | MEVORAH, ERWIN & SHARI 44 N. WYOMING AVE. SOUTH ORANGE, NJ | 07079 | 2401 9 | 11 BRIAR COURT | 2 | VALDEZ, ESTELA M 11 BRIAR COURT SOUTH ORANGE, NJ | 07079 |
| 1802 46 | 52 WYOMING AVENUE | 2 | ENGLISH, THOMAS A & JOA 52 WYOMING AVENUE SOUTH ORANGE, NJ | N 07079 | 2401 35 | 339 CUMBERLAND RD | 2 | BOYER, GARDY & ALEXANDRE, 339 CUMBERLAND RD SOUTH ORANGE, NJ | DEBOR# 07079 |
| 1802 47 | 60 WYOMING AVENUE | 2 | TAYLOR, MARTHA 60 WYOMING AVE SOUTH ORANGE, NJ | 07079 | 2401 36 | 343 CUMBERLAND ROAD | 2 | PETERMAN, CARL W + PHYLLI 343 CUMBERLAND ROAD SOUTH ORANGE, N.J. | ∷s J 07079 |
| 1802 48 | 64 WYOMING AVENUE | 2 | MIXON,THOMAS E+LAURA A 64 NO WYOMING AVENUE SOUTH ORANGE, NJ | BROWN-MIXON 07079 | | | | | |
| 1803 | 21 HART DRIVE SOUTH | 2 | SKLAVER, PETER A & LAUR | EN E | | | | | |

07079

21 HART DRIVE SOUTH

SOUTH ORANGE, NJ



CABLEVISION

186 West Mark Street

Newark, New Jersey 07103

| ZONING TABLE | | | | | |
|---|---|------------------------------|--|--|--|
| | | | | | |
| | | | | | |
| | | (SET | | | |
| 20000550 LOT 41 AREA = 50,432 SF | | | | | |
| DODOSED LOT 41.01 AREA - 15,485 SE | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | O TWO PARCELS P | ROPOSING | | | |
| BULK REQUIREMENTS | PERMITTED | | | | |
| Ainimum Lot Size | 10,000 SF (Measured withi property line.) | n 100 feet o | | | |
| ۸inimum Lot Width | 175 Ft. (The minimum lot wi measured at the minimum r line and maintained for a mi 40 feet to the rear of the mi line. The minimum lot width right-of-way line shall be no the minimum required lot w | | | | |
| Ainimum Front Yard Setback | 47.1 Ft. (See Sheet 2 - Base setback within 200 feet on but there shall be no requir setback greater than 50 fee | | | | |
| Ainimum Side Yard Setback | 4 Ft. (Plus one in width in excess o feet.) | ch for each of 48 feet to | | | |
| Ainimum Rear Yard Setback | 16 Ft. (But not less that depth.) | n 20% of th | | | |
| Maximum Building Height | 2.5 Stories & 35 | Feet | | | |
| Maximum Lot (Impervious) Coverage | 30% | | | | |
| Ainimum Parking | Residential Site Improvemen for Single-Family Detached I 2 Bedroom: 1.5 Spaces 3 Bedroom: 2.0 Spaces 4 Bedroom: 2.5 Spaces 5 Bedroom: 3.0 Spaces | | | | |
| ARIANCE REQUESTED | | | | | |
| Ainimum Lot Width .85 Attachment 3- District Lot, Yard And Bulk Regulations, Schedule 2 | The minimum re | quired lot v | | | |
| | | CO | | | |
| Existing Coverage (| Lot 41) | | | | |
| Description | Area (SF) | Percenta | | | |
| Owelling | 2,646 | | | | |
| Detached Garage | 808 | 6 | | | |
| otal Building Coverage | 3,454 | 0. | | | |
| Driveway | 2,597 | | | | |
| ront Walkways and Landing | 1,135 | | | | |
| otal Impervious Coverage | 8,140 | 16. | | | |
| | | | | | |
| Proposed Coverage (L | ot 41.01) | | | | |
| IOTAL LOT AREA (SF) = | 34,947 Area (SE) | Percenta | | | |
| Owelling | 2,100 | . serie | | | |
| otal Building Coverage | 2,100 | 6. | | | |
| Driveway | 1,652 | | | | |
| ront Walkways and Landing | 201 | | | | |
| iotal Impervious Coverage | 4,253 | 12. | | | |
| | | | | | |
| | | | | | |

TOWNSHIP OF SOUTH ORANGE VILLAGE PLANNING
 ESSEX COUNTY PLANNING BOARD

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DIST

| S | FC |)R | | | OWNE ANDREA 353 WES SOUTH ((678) 575 | R/APPLICANT: MAZARA ST SOUTH ORANGE AVE. DRANGE, NJ 07079 5-8183 | | | | |
|---|---|---|------------------------------------|---|---|---|--------|----------|-----------------|---|
| | ۸ | DDDU//γις. | | | | | | | | |
| Y | A I H AL | APPROVALS: IAVE REVIEWED THIS LL APPROVALS GRANT | SITE PL ED BY | AN AND. THE APP | CERTIFY TH ROVING AU | IAT IT COMPLIES WITH THORITY. | | | | |
| - | BC | DARD ENGINEER | | | | DATE | | | | |
| | AF | PROVED BY THE PLA | NNING | BOARD | OF THE TOV | VNSHIP OF SOUTH | | | | |
| | OF | RANGE VILLAGE. | | | | | | | | EVISION |
| | CF | HAIRPERSON | | | | DATE | | | | DATE |
| | SE | CRETARY | | | | DATE | | | | REV # |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | TH U | X | L L | I526260 DR DISTRIBL ED WITHOL ERING, LLC. |
| | | | | | | | RC. | | NGINEE | . 24GEO |
| | | | | | | | | | ONAL EN | VSE NO. |
| A SINGLE | -Family d | WELLING ON EACH LOT | | | | | HAI | | DFESSIO | EY LICE SERVED. C AN OR ANY N PERMISS |
| of the from | nt street | EXISTING (LOT 41) 22,821 SF (Measured within 100 feet of the front str property line.) | PROPC 11,552 (Meas proper | DSED (LOT 41.01) SF ured within 100 fe ty line.) | eet of the front street | PROPOSED (LOT 41.02) 11,269 SF (Measured within 100 feet of the front street property line.) | MIC | | PR | NEW JERSE ALL RIGHTS RE OF THIS PL WRITTE |
| equired s nimum d nimum so at the t less tha idth. | be setback istance of etback n 50% of | 225.4 Ft. (Measured at the minimum required setballine.) | 112.7 ack (Meas line.) | Et. (VARIANCE) ured at the minim | num required setback | 112.7 Ft. (VARIANCE) (Measured at the minimum required setback line.) | | <u>(</u> | י כ | |
| on the a each side ement for) | verage of the lot, a | 53.6 Ft. | 47.2 F | t. | | 47.2 Ft. | | | | |
| foot of a a maxim | verage lot um of 12 | 20.1 Ft. | Requir Propos | ed: 9.4 Ft. sed: 12.0 Ft. | | Required: 9.4 Ft. Proposed: 17.7 Ft. | | Ц | | |
| e average | e lot | 7.6 Ft. (Pre-existing nonconforming condit | ion) Requir Propos | ed: 41.8 Ft. sed: 55.8 Ft. | | Required: 28.3 Ft. Proposed: 36.3 Ft. | | | ۲ L L | |
| | | 2.5 Stories & < 35 Feet 16.1% | 2.5 Sto 12.2% | ories & < 35 Feet | | 2.5 Stories & < 35 Feet 25.9% | | | | J 07853 .COM |
| nt Standa Dwelling | rds (RSIS) | Single family dwelling with detached gara | Conce ge The pr develo | ptual single family oject is to be revi pment for each lo | y dwelling with attached ewed for compliance wi ot. | garage is shown for purposes of subdivision. th parking requirement at time of the | | | | IG, LLC NG VALLEY, N 7427 THENGINEERS |
| vidth is 1 | 75 feet whe | re 112.7 feet is proposed for Lot 41.01 and | Lot 41.02. | | | | | | | ENGINEERIN IAIL RUN, LO E: 973-715-7 .: MIKE@RO1 |
| /EDAC | | · · · | | | | | | 9 | | 52 QU PHON |
| | | Proposed Coverage (Lots 41. TOTAL LOT AREA (SF) = | 01 & 41.02 50,432 |) | | | FOR | | ΔP | |
| ge | Descri Dwelli | ption ngs | Area (SF) 4,200 | Percentage | | | LANS | | Ś | RSEY |
| 8% | Total E | Building Coverage | 4,200 | 8.3% | | | SITE F | | KEY | IEW JE |
| | Drivew | vay | 3,005 | | | | AJOR | | Р/ | ΝΤΥ, Ν |
| 1% | Front V Rear V | Walkways and Landing Valkways, Landing, and Patio | 459 600 8 264 | 16.4% | | | AL M. | | MA | 11 x cou |
| 170 | Increa | se In Impervious Coverage | 124 | 0.2% | | | & FIN | | Z | OT 2 |
| | | Proposed Coverage (Lot TOTAL LOT AREA (SF) = | 41.02) 15,485 | | | | IARY | | VTIC | 02, I |
| ge | Descri Dwelli | ption ng | Area (SF) 2,100 | Percentage | | | | | CD | X 18 IGE VII |
| 0% | | Building Coverage | 2,100 | 13.6% | | |) PRE | Ďn, | | 3LOC |
| | Front Rear D | Walkways and Landing Deck/Patio | 258 | | | | N ANE | | ĒT | |
| 2% | Total I | mpervious Coverage | 4,011 | 25.9% | | | | 5 | HE HE | IP OF 5 |
| BOARI RICT | D | | | | | | | | COVER 5 | TOWNSH |
| | | | | | | | | : 01/07 | '/21).: 201 | .103 |
| | | | | | THESE PLA | ANS ARE NOT TO BE USED |) SHEE | T NO.: | | - |
| | | | | | FOR BI | | 1 | ſ |)F | 5 |
| | | | | | SEE SHE GENERAL | ELT 1 OF THIS SET FOR | | _ U | 1 | |









| T DURATION 8 MONTH | SEE SHEET 1 OF THIS SET FOR GENERAL NOTES AND REFERENCES | 5 | OF | 5 |
|---|---|--|---------------------|--|
| 1 WEEKS 2 DAYS NEER) 1 DAY D IN PLACE 1 DAY 1 DAY | SLT FENCE PROTECTION 2' HIGH MIN (TVP.) TOPSOIL STOCK PILE DETAIL REFER TO STANDARDS FOR SOIL EROSION AND REFER TO S | DATE: 0: PROJECT SHEET N | 1/07/21 NO.: 201 | 103 |
| APPROX DURATION 1 WEEK 1 WEEK 1 WEEK 7 MONTH | | MINOR SUBDIVIS 353 | U U | TOWNSHIP |
| <u>ETAIL</u> | <u>Tillage:</u> 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. <u>Sprinkling:</u> Site is sprinkled until the surface is wet. <u>Barriers:</u> 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. <u>Calcium Chloride:</u> Shall be in the form of loose, dry granules of 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. <u>Stone:</u> Cover surface with crushed stone or coarse gravel. | ISION AND PRELIMINARY & F 3 WEST SOUTH ORAN | ONSTRUCTION | DELOCK 1802, LO |
| RUNNING BRIC DF FENCE TERS | Table 16–1: Dust Control Materials:Anionic asphalt emulsionVater DilutionType of NozzleGal./AcreAnionic asphalt emulsion7:1Coarse Spray1,200Latex Emulsion12.5:1Fine Spray235Resin in Water4:1Fine Spray300Polyacrylamide (PAM) – spray on Polyacrylamide (PAM) – dry sprayApply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard (pg 26–1). NoneSee Sediment Basin | INAL MAJOR SITE PLANS | DETAILS | T 41 Sex county, new jersey |
| | <u>PLANNING CRITERIA</u>- The following methods should be considered for controlling dust: <u>Mulches</u>-See Standards for Stabilization with mulches Only (p. 5-1) <u>Vegetative Cover</u>-See Standards for Temporary Vegetative Cover (p. 7-1), Permanent Vegetative Cover for Soil Stabilization (p. 4-1) and Permanent Stabilization with Sod (p. 6-1) <u>Spray-on Adhesives</u>-On mineral soils (not effective on muck soils). Keep traffic off these areas. | 5 FOR | <u>S</u> | ROTH ENGINE 52 QUAIL RUN PHONE: 973-7 EMAIL: MIKE@ |
| correct size tip for soil type I DISTRICT FOR THE DR DESIGN ENGINEER. | <u>WATER QUALITY ENHANCEMENT</u> —Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources. | RO | | EERING, LLC 4, LONG VALLEY 15-7427 @ROTHENGINEE |
| e mark on shaft at | <u>DEFINITION</u>-The control of dust on construction sites and roads. <u>PURPOSE</u>- To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage and health hazards, and improve traffic safety. <u>CONDITION WHERE PRACTICE APPLIES</u>- This practice is applicable to areas subject to dust blowing and movement where on- and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions. | ∃₽ | | , NJ 07853 ERS.COM |
| e reading 300 or less at 6″ | Apply lefulizer (10-20-10) at a rate of 11 lbs/1000 S.F. Apply Hard Fescue seed at 2.7 lbs/1000 S.F. and Creeping Red Fescue seed at 0.7 lbs/1000 S.F. and Perennial Ryegrass seed at 0.25 lbs/1000 S.F. Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F. Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F. Apply a liquid mulch binder or tack to straw or hay mulch STANDARD FOR DUST CONTROL (Per Standards Dust Control 16–1, May 2012) | | ERIN(| |
| on wire at | e) Apply a liquid mulch binder or tack to straw or hay mulch. PERMANENT STABILIZATION SPECIFICATIONS a) Apply topsoil to a depth of 6 inches. b) Apply ground limestone at a rate of 90 lbs/1000 S.F. and work four inches into soil. c) Apply definitions (40.20.40) at a rate of 41 lbs/(4000 S.F. | | * آ () | Z |
| nimum of | TEMPORARY STABILIZATION SPECIFICATIONS a) Apply ground limestone at a rate of 90 lbs/1000 S.F. b) Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F. c) Apply Perennial Ryegrass at 1 Lb/1000 S.F. and Annual Ryegrass at 1 Lb/1000 S.F. d) Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F. | VIICHA | PROFESS | EW JERSEY LIC LL RIGHTS RESERVED OF THIS PLAN OR A WRITTEN PERMI |
| re here: | VEGETATIVE STANDARDS TOPSOIL STOCKPILE PROTECTION a) Apply ground limestone at a rate of 90 lbs/1000 S.F. b) Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F. c) Apply Perennial Ryegrass seed at a rate of 1 lb/1000 S.F. and Annual Ryegrass at 1 lb/1000 S.F. d) Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F. e) Apply a liquid mulch binder or tack to straw or hay mulch. f) Properly entrench a silt fence at the bottom of the stockpile. | EL J. ROTH | I ALT | ENSE NO. 24GE052626 COPY, REPRODUCTION OR DISTR NY PORTION IS PROHIBITED WITH SSION OF ROTH ENGINEERING, LL |
| | 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. | | | 500 IBUTION IOUT |
| | A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ -1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the | | | |
| pth) where there is no | inches, firmed in place, is required, as per the Standards for Topsoiling and Land Grading, effective December 2017.12. All plan revisions must be submitted to the District for proper review and approval. | | | KEV # |
| Land actablickment of | properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 | | | DATE RI |
| which produce a dry weight, n/tillage (6" minimum depth) | Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency. Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization 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 | | | EVISION |
| | 8. The Hudson-Essex-Passaic Soil Conservation District will be notified <u>in writing</u> at least 48 hours prior to any soil disturbing activities. <u>Fax - (862) 333-4507</u> OR email - <u>INFORMATION@HEPSCD.ORG</u> 9. <u>The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or</u> | | | |
| ained, licensed professional. | All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately. | | | |
| cated for the simplified either (1) compaction r (2) perform additional, cessively compacted areas | Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District | | | |
| ne plan shall be used to mark m the local soil conservation ance from the district. | Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until normanent stabilization has been established. Storm drainage author accepted in the standards. | | | |
| y denoted on the certified | 3. <u>Seeding Dates:</u> The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: <u>Spring - 3/1-5/15</u> and <u>Fall - 8/15 - 10/1</u> | | | |
| n notes for topsoil establishment of permanent | Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent restabilization is established. | | | |
| | All soil erosion and sediment control practices on this plan will be constructed in accordance with the <u>"New Jersey Standards for Soil</u> <u>Erosion and Sediment Control"</u> 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established. | | | |
| | HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT GENERAL NOTES: | | | |