PRELIMINARY & FINAL SITE PLAN FOR THE PEAKS AT SOUTH ORANGE VILLAGE 270 & 299 IRVINGTON AVENUE TAX LOTS 14, 15, 16, 17, 18, 19 & 20, BLOCK 2102

TAX LOT 1, BLOCK 2107 TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY



2020 AERIAL PHOTO SCALE: 1"=100' Scale: 1"= 100' 100 200 300 50

	ADJACENT PRO	PERTY L	ISTING APPLICANT: sai	.yd	PROPERTY I	D PROPERTY LOCATION	CLAS	S OWNERS NAME & ADDRESS	2	PROPERTY	ID PROPERTY LOCATION (CLASS	OWNERS NAME & ADDRESS						100 WOOD DE TRUTEN ANDMER	2	RELEY PATRICK D & ZIEMBA, JAYNE		
TAXING DIS	STRICT 19 SOUTH ORANGE T	WP	COUNTY 07 S OWNERS NAME & ADDRESS	ESSEX	2102 3	188 TICHENOR AVENUE 2 FAMILY	2	CROSSETT, JOSEPH MICHAEL 188 TICHENOR AVENUE	07079	2102 17	274 IRVINGTON AVENUE	1	270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD	PROPERTY 3	D PROPERTY LOCATION	CLASS	S OWNERS NAME & ADDRESS	2106 9	180 WEST PAIRVIEW AVENUE	4	180 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07078		UTILITIES
2017 29	236 IRVINGTON AVE	2	CHU, CHIN-HUA 236 IRVINGTON AVENUE		2102	186 TICHENOR AVENUE	2	186 TICHENOR AVE LLC, 21 ALCOTT DRIVE	01015	2102	278 IRVINGTON AVE	1	270-274 IRVINGTON LLC	31	155 WEST EALKVIEW AVEN	16 Z	195 WEST FAIRVIEW AVE SOUTH ORANGE,NJ 07079	2106 10	178 WEST FAIRVIEW AVENUE	2	CHAM, JEAN 178 W. FAIRVIEW AVE. SO. ORANGE. N.J. 07079		N
2017	240 IRVINGTON AVENUE	4A	SOUTH ORANGE, NJ MDW GROUP INC.	07079	2102	184 TICHENOR AVENUE	2	LIVINGSTON, NJ WILLIAMS, BETTIE R	07039	2102	173-A W FAIRVIEW AVE REAR	2	SHORT HILLS, NJ 07078 270-274 IRVINGTON LLC	2102 32	205 WEST FAIRVIEW AVENU	JE 2	GENTILE,ERIC A+REYNOLDS,LINDSEY 205 WEST FAIRVIEW AVENUE SOUTH ORANGE, NJ 07079	2106	176 WEST FAIRVIEW AVENUE	2	NOCITO, LOUIS + AMY 176 WEST FAIRVIEW AVENUE	1.	167 John F Kenned
30	2 FAMILY		SOUTH ORANGE, N.J.	07079	5	2 FAMILY		184 TICHENOR AVENUE SOUTH ORANGE, N.J.	07079	19			285 SHORT HILLS ROAD SHORT HILLS, NJ 07078	2102 33	231 VILLAGE ROAD	2	GARRETT, ELIZABETH F/C KLEMM 18 JOHN FIELD CT	**			SOUTH ORANGE, N.J. 07079		Short Hills New Jer
2017 31	155 TICHENOR AVENUE 2 FAMILY	2	GUARANTEED INVESTMENT: 30 EDGAR RD WEST ORANGE, NJ	3 LLC 07052	2102 6	180 TICHENOR AVENUE	2	SLOAN, ROY M & STEPHANIE 6619 WARM BREEZE LANE DALLAS, TX	75248	2102 20	282 IRVINGTON AVENUE	4A	270-274 IRVINGTON LLC 285 SHORT HILLS ROAD SHORT HILLS, NJ 07078	2102	225 VILLAGE ROAD	2	PISCATAWAY, N.J. 08854 ABRAMS, RODNEY & TERRIANN N.MOORE	2106 12	174 WEST FAIRVIEW AVENUE	2	36 EMERSON ROAD MORRIS PLAINS, N.J. 07950	2.	Public Service Elect Manager – Corpora
2017 32	157 TICHENOR AVE	2	THEROUX, MARY M 157 TICHENOR AVE SOUTH ORANGE, N. J.	07079	2102 7	176 TICHENOR AVENUE 2 FAMILY	2	KALIKA, ALEKSANDR 5 HORIZON ROAD #2104	07024	2102 21	284 IRVINGTON AVENUE 2 FAMILY	2	LIU, LI & YANG LI 25 DEERFIELD ROAD	34	219 VILLAGE BOAD	2	225 VILLAGE ROAD SOUTH ORANGE, N.J. 07079 JONES DEMIAN & ANNA STARTISING	2106 13	296 IRVINGTON AVENUE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	8	80 Park Place, T6B Newark, New Jerse
2017 33	161 TICHENOR AVENUE	2	KASDAN, DAVID 161 TICHENOR AVE	00000	2102	172 TICHENOR AVENUE	2	MEBUIN, REUEL 172 TICHENOR AVE	0.021	2102	292 IRVINGTON AVE 2 FAMILY	2	ZHENG, HONGXIA 172 NEWARK AVE. FL3 #2	35		2	219 VILLAGE ROAD SOUTH ORANGE, NJ 07079	2106 14	308 IRVINGTON AVENUE	4A	SOUTH GRAND LIMITED 25 DEERFIELD ROAD SHORT HILLS, N.J. 07078	3.	Verizon
2017	167 TICHENOR AVENUE	2	SOUTH ORANGE, NJ COLON, LUIS & MAYRA	07079	2102	166 TICHENOR AVENUE	2	SOUTH ORANGE, NJ MOCCIA, CHRISTOPHER	07079	2102	173 WEST FAIRVIEW AVENUE	2	JERSEY CITY, NJ 07302 MALINSKY, DMITRY& KUUNICH,E.	2102 36	213 VILLAGE ROAD	2	MC COLGAN, EDWARD J + MICHELE 213 VILLAGE ROAD SOUTH ORANGE, N.J. 07079	2107	299-305 IRVINGTON AVE	4A	299-307 IRVINGTON AVE LLC 285 OLD SHORT HILLS ROAD	5	Newark, New Jerse
2017	169 TICHENOR AVENUE	2	SOUTH ORANGE, N.J. NUNOZ, EJ & T AND DP	07079 5 J O'DEA	- 9	160 BICURNOD AVENIE	2	166 TICHENOR AVENUE SOUTH ORANGE, NJ	07079	23	17E M PATDITER AVE	2	173 WEST FAIRVIEW AV SOUTH ORANGE, NJ 07079	2103 1	253 IRVINGTON AVENUE	4A	NAGIM, SAIYD 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078	2107	145 WARD PLACE	2	SHORT HILLS, NJ 07078 YANG YING YIN & SAI FANG WU	4.	CABLEVISION
35			632 EAGLE ROCK AVENUE WEST ORANGE, N.J.	07052	10	162 TICHENOK AVENUE	2	162 TICHENOR AVE. SOUTH ORANGE,NJ	07079	24	T12 M EVIKATEM MAF	2	SOUTH ORANGE, N. J. 07079	2103 2	96 RIGGS PLACE	2	THOMAS, KERENA & DAVIS-WEST, MIKAI 96 RIGGS PLACE	25			145 WARD PLACE SOUTH ORANGE, NJ 07079	Ē	Newark, New Jerse
2017 36	171 TICHENOR AVENUE	2	BODNAR, KAREN 171 TICHENOR AVENUE SOUTH ORANGE, N.J.	07079	2102 11	158 TICHENOR AVENUE 2 FAMILY	2	KIELICH, ANDREW & ANNEM7 45 FAIRVIEW AVENUE SOUTH ORANGE, N.J.	ARIE C 07079	2102 25	177 WEST FAIRVIEW AVENUE	2	KULPA, KATHLEEN 177 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07079	2103	92 RIGGS PLACE	2	SOUTH ORANGE, NJ 07079 CARTER, KAMAU & GARNER, KATHI	2107 26	153 WARD PLACE	2	MCARTHUR, JEAN 153 WARD FLACE SOUTH ORANGE, N.J. 07079		
2017 37	175 TICHENOR AVENUE	2	GARDEN STATE PROPERTY P.O. BOX 334 BASKING RIDGE,NJ	MGMT IX,LLC 07920	2102 12	152 TICHENOR AVENUE	2	HULBERT, WILLIAM & DSILVA 152 TICHENOR AVENUE SOUTH ORANGE, NJ	A, CARMELIN	^{IE} 2102 26	179 W FAIRVIEW AVE	2	WHITE, MIA 179 WEST FAIRVIEW AVENUE	2103	145 PATRVIEN AVENIE	2	92 RIGGS PLACE SOUTH ORANGE, NJ 07079 FORMALE, THOMAS + EVELYN	2107 27	155 WARD PLACE	2	REDLER, MICHELLE D&SODHI, RAMAN JE 155 WARD PLACE SOUTH ORANGE, NJ 07079	T I, Ellen Foye	Malgieri, Village 7
2017 38	179 TICHENOR AVENUE	2	RICHARDSON, ROBERT K. 179 TICHENOR AVE	07070	2102	252 IRVINGTON AVE	4A	EBW PROPERTY LLC, P.O. BOX 591	01010	2102	183 WEST FAIRVIEW AVENUE	2	ACKERSON, MARC A & ADELAIDE L	22		2	145 FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079	2107 28	157 WARD PL	2	MARTINEZ, DANIEL 157 WARD PLACE	certify that t property owner prepared from	his is an accurate s and addresses. S the most recent tax
2017	183 TICHENOR AVENUE	2	SOUTH ORANGE, NJ KWOCK, CALVIN & KAITY	WONG	2102	256-258 IRVINGTON AVE	4A	EAST GRANBY,CT NAGIM, SAIYD & NAGIM, KI	06026 HALIDA	2102	189 WEST FAIRVIEW AVENUE	2	SOUTH ORANGE, N.J. 07079 COPE, MICHAEL & CATHERINE CRONIN	2103 23	149 FAIRVIEW AVE	2	WOJCIECHOWSKI, ROBERT 149 FAIRVIEW AVE SOUTH ORANGE, NJ 07079	2107	159 WARD PLACE	2	BARBAGALAS, PETER		
39			MONTVILLE, NJ	07045	14			256-258 IRVINGTON AVE SOUTH ORANGE, NJ	07079	28			189 W FAIRVIEW AVE SOUTH ORANGE, NJ 07079	2103 24	153 FAIRVIEW AVENUE	2	HOGARTH, JOAN 153 FAIRVIEW AVE	29			SOUTH ORANGE, N.J. 07079	0	S 11.
2017 40	189 TICHENOR AVENUE	2	P.O. BOX 1255 WAXHAW, NC	28173	2102 15	266 IRVINGTON AVE 2 FAMILY + 1 FAMILY	2	270-274 IRVINGTON LLC 285 SHORT HILLS ROAD SHORT HILLS, NJ	07078	2102 29	191 W FAIRVIEW AVE	2	ARGIRO, ERIC & ELIZABETH BILINSKY 191 WEST FAIRVIEW AVENUE SOUTH ORANGE, NJ 07079	2106	188 WEST FAIRVIEW AVENU	JE 2	SOUTH ORANGE, NJ 07079 NOEL, ALAN L + PATRICIA ANN	2107 30	165 WARD PL	4A	NAGIM, SAIID 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078		 Ellen F
2102 1	209 VILLAGE ROAD	2	NARTEY, TEI 209 VILLAGE ROAD SOUTH ORANGE, N.J.	07079	2102 16	270 IRVINGTON AVE	2	270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD	D 07078	2102 30	193 WEST FAIRVIEW AVENUE	2	DENIS, MIRIENNE & ALAND 193 WEST FAIRVIEW AVE	7			188 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079	2107 31	309 IRVINGTON AVENUE	4A	S4K PROPERTIES, LLC. 674 US HIGHWAY 202/206 #4 BRIDGEWATER, NJ 08807	ч. -	, Tax Ass
2102 2	192 TICHENOR AVENUE 2 FAMILY	2	AMAZAN, JEAN & CLAUDE 190-192 TICHENOR AVEN SOUTH ORANGE, N.J.	, MARLENE UE 07079				SHORI HILDS, NO	0,010				SOUTH ORANGE, NJ 07079	2106 8	164 WEST FAIRVIEW AVEN	DE X	184 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079	2107 32	307 IRVINGTON AVENUE	4A	299-307 IRVINGTON AVE LLC 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078		



LIST OF PROPERTY OWNER'S WITHIN 200' & UNTILITES



JOB NO

SCALE

an Water y Pkwy – Bldg A rsey 07078 tric & Gas Co. te Properties 07102 07101 -07103

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1. PQ BEING LOTS 14,15,16,17,18,19, & 20, IN BLOCK 2102, AND LOT 1 BLOCK 2107, AS SHOWN ON TOWNSHIP OF SOUTH ORANGE VILLAGE TAX 2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOTS 14,15, 16, 17, 18, 19, 20 BLOCK 2102 & TAX LOT 1 BLOCK 2107, TOWNSHIP OF SOUTH ORANGE VILLAGE" PREPARED BY CASEY AND KELLER, INC.,

DATED 2/24/21. 3. B

REFERENCES

BLOCK 2102
LOT 14 AREA = 6,250 SF. OR 0.143 AC.
LOT 15 AREA = 22,100 SF. OR 0.507 AC.
LOT 16 AREA = 21,758 SF. OR 0.500 AC.
LOT 17 AREA = 22,137 SF. OR 0.508 AC.
LOT 18 AREA = 5,203 SF. OR 0.120 AC.
LOT 19 AREA = 5,755 SF. OR 0.132 AC.
LOT 20 AREA = 5,148 SF. OR 0.118 AC.
TOTAL LOT AREA = 88,351 OR 2.028 AC

LOT 1 BLOCK 2107= 7,442 SF OR 0.170 AC.

4. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM. 5. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.

6. THIS SURVEY WAS BASED UPON A TITLE SEARCH PREPARED BY NOBLE TITLE AGENCY, INC. AND WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT # NT74239. THE SEARCH INDICATES THERE ARE NO EASEMENTS OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY. GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS TO FOLLOW ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, SPECIFICATIONS, AND REOUIREMENTS FOR CONSTRUCTION PRACTICE AND SAFETY (INCLUDING OSHA REGULATIONS) AS THEY APPLY TO THIS PROJECT. CONTRACTOR SHALL OBTAIN AND/OR ENSURE THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED AND ARE CURRENT.

- 2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007, as amended.
- 3. THE UTILITY STRUCTURES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE BASED ON THE LOCATION OF SURFACE STRUCTURES VISIBLE ON THE DATE OF THE FIELD SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES AND RELATED STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN ON THIS DRAWING. THERE MAY ALSO BE OTHER BURIED UTILITY LINES AND STRUCTURES THAT MAY BE ENCOUNTERED ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED AND FIELD MARKED BY THE APPROPRIATE UTILITY AGENCY BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. ANY DEVIATION IN THE LOCATION OF THE UTILITIES/UNDERGROUND STRUCTURES FROM WHAT IS SHOWN ON THE PLANS MUST BE REPORTED TO THE SURVEYOR AND ENGINEER BEFORE CONSTRUCTION BEGINS. THE
- CONTRACTOR IS TO USE THE NEW JERSEY "CALL-BEFORE-YOU-DIG" SYSTEM (1-800-272-1000 or #811).
- 4. AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY WORK ON THE SITE. THE CONTRACTOR SHALL ARRANGE TO HAVE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEER AND OTHER APPROPRIATE MUNICIPAL OFFICIALS.
- 5.IF THE CONTRACTOR NEEDS TO CONSTRUCT TRENCHES, WORK IN UNDERGROUND CHAMBERS, AND SO FORTH, THE CONTRACTOR SHALL FOLLOW THE "CONFINED ENTRY" REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND RELATED STATE CODES, ETC. 6. THE CONTRACTOR IS TO HAVE COPIES OF THE APPROVED PLANS AND ALL PERMITS AND CERTIFICATIONS AT THE JOB SITE AT ALL TIMES.
- 7.EXISTING PAVER BLOCKS , STREET FURNITURE, AND OTHER BUILDING MATERIAL MAY BE RECLAIMED BY THE OWNER WHO WILL DIRECT THE CONTRACTOR TO EXTRACT, STORE, AND/OR DELIVER TO A LOCATION SELECTED BY THE OWNER. CONTRACTOR SHALL TAKE ALL DUE CARE TO MINIMIZE DAMAGE TO ANY ITEMS SELECTED FOR RECLAMATION. FOR DEMOLITION MATERIALS NOT TO BE RECLAIMED BY THE OWNER, THE CONTRACTOR IS TO RECYCLE DEMOLITION DEBRIS AND CONSTRUCTION MATERIALS TO THE MAXIMUM EXTENT POSSIBLE. 8.DO NOT SCALE DISTANCES, USE DIMENSIONS SHOWN--IF THERE IS A QUESTION AS TO A DIMENSION CONSULT WITH THE DESIGN
- ARCHITECT OR ENGINEER. 9.IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER
- IMMEDIATELY. IF THE CONTRACTOR HAS DESIGN QUESTIONS OR DISCOVERS DISCREPANCIES IN THE PLANS AND PROCEEDS WITH CONSTRUCTION BEFORE THE ISSUES ARE RESOLVED, THE CONTRACTOR DOES SO AT HIS OR HER OWN RISK.

SPECIAL NOTES:

- 1. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE TO BE INSTALLED BEFORE BEGINNING DEMOLITION WORK. 2. ALL WORK WITHIN THE COUNTY RIGHT-OF-WAY TO MEET THE STANDARDS OF ESSEX COUNTY.
- 3. CONTRACTOR TO OBTAIN APPROPRIATE COUNTY PERMITS BEFORE BEGINNING WORK IN COUNTY RIGHT-OF-WAY. 4. IF ANY UNDERGROUND STORAGE TANKS ARE ENCOUNTERED DURING DEMOLITION, THEY SHELL BE REMOVED AS PER LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
- 5. TERMINATION AND CAPPING OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY ENTITY. 6. EXISTING WATER SERVICES TO BE REMOVED ARE TO BE CAPPED AT THE MAIN - THE SERVICE IS TO BE CAPPED IMMEDIATELY AFTER THE
- CORPORATION STOP AND THRUST BLOCK CONSTRUCTED.
- 7. CONTRACTOR TO EXCAVATE TEST PITS OR OTHER APPROVED TECHNIQUES TO DETERMINE IF THERE ARE ANY WATER SERVICE LINES TO THE FORMER CIDER HILL BUILDING. ANY SERVICES FOUND ARE TO BE CAPPED AND REMOVED AS IN NOTE #6 ABOVE. 8. IF ANY WELLS ARE ENCOUNTERED DURING THE DEMOLITION OR CONSTRUCTION PHASES OF THE PROJECT ARE TO BE ABANDONED IN
- ACCORDANCE WITH N.J. DEP REQUIREMENTS.EXISTING SANITARY LATERAL PIPES FOR THE EXISTING BUILDINGS SHALL BE LOCATED AND CAPPED AT THE MAIN. ANY LENGTHS OF LATERAL PIPING SHALL BE REMOVED FROM THE SITE. IF SUCH PIPING IS ASBESTOS-CEMENT PIPE. SPECIAL NJDEP HANDLING PROCEDURES MUST BE OBSERVED.CONSTRUCTION GRADE SHEETS (CUT SHEETS) MUST BE IN ACCORDANCE WITH THE APPROVED PLANS AND SUBMITTED TO THE ENGINEER'S OFFICE FOR APPROVAL PRIOR TO ANY CONSTRUCTION. 9. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE VIIIage ENGINEER'S OFFICE FOR APPROVAL PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS.
- 10. ALL STRIPING AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). 11. ALL SOLID WASTE AND RECYCLABLE MATERIAL TO BE STORED INTERNALLY.
- 12. A KNOX BOX FOR THE PROPOSED BUILDING SHALL BE PROVIDED NEAR THE RESIDENTIAL ENTRANCE IN A LOCATION APPROVED BY THE VILLAGE FIRE OFFICIAL 13. F.D.C. SHALL BE LOCATED ALONG IRVINGTON AVE.
- 14. TRUSS SIGNS SHALL BE PROVIDED IN A LOCATION APPROVED BY THE FIRE OFFICIAL. 15. ALL HVAC UNITS WILL BE ROOF MOUNTED.

SITE DEMOLITION NOTES

- THESE NOTES ARE ONLY TO PRESENT GENERALIZED GUIDANCE IN THAT THE CONTRACTOR IS TO FOLLOW ALL JURISDICTIONAL PROCEDURES WITH REGARD TO CONSTRUCTION TECHNIQUES AND THE SAFETY OF THE GENERAL PUBLIC AND HIS OR HER WORKERS.
- 2. THE CONTRACTOR IS TO INSTALL SOIL EROSION AND SEDIMENT CONTROL FEATURES BEFORE BEGINNING THE DEMOLITION WORK AND IS TO MAINTAIN AND ADJUST THOSE FEATURES AS NECESSARY FOR THE DURATION OF THE PROJECT. 3. THE CONTRACTOR IS ADVISED THAT THE OWNER MAY WISH TO SALVAGE EXISTING PAVER STONES AND OTHER STREETSCAPE FEATURES
- AND THE CONTRACTOR SHOULD MINIMIZE DAMAGE AND BREAKAGE TO THESE ITEMS AS THEY ARE REMOVED. PYROTECHNICS SHALL NOT BE USED FOR ANY DEMOLITION OR CONSTRUCTION WORK. 4. THE CONTRACTOR IS TO FOLLOW ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS (INCLUDING OSHA) WITH
- REGARD TO SAFETY, WORK CONDITIONS, AND SO FORTH. 5. WHERE A PORTION OF CONCRETE SIDEWALK IS TO BE REMOVED IT SHALL BE SAW CUT STRAIGHT AND TRUE. CONCRETE RUBBLE IS NOT TO BE STORED ON-SITE AND SHOULD BE RECYCLED TO THE MAXIMUM EXTENT POSSIBLE.
- 6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MINIMIZE THE INADVERTENT SPILLOVER OF DEMOLITION AND CONSTRUCTION DEBRIS ONTO AREA ROADWAYS AND ADJACENT PROPERTIES. ANY SUCH SPILLOVER IS TO BE CLEANED UP IMMEDIATELY AND ANY DAMAGE TO OTHER PROPERTIES AND STRUCTURES IS TO BE REPAIRED IMMEDIATELY TO AN EQUAL OR BETTER CONDITION. 7. DUST GENERATION IS TO BE MINIMIZED--THE CONTRACTOR MAY USE WATER SPRAYERS, ENCLOSURES, FILTERS, OR OTHER APPROPRIATE
- MEANS TO CONTROL DUST AND DEBRIS. ADJACENT STRUCTURES AND FACILITIES THAT GET COATED WITH DUST AND DEBRIS MUST BE CLEANED DAILY. 8. THE CONTRACTOR IS TO MAINTAIN OPEN WALKWAYS AS MUCH AS PRACTICAL, HOWEVER, THE CONTRACTOR SHALL WORK WITH THE
- OWNER, Village ENGINEERING, PUBLIC WORKS, POLICE, AND FIRE DEPARTMENTS TO PROVIDE ALTERNATE PATHWAYS AND DETOURS AS MAY BE NECESSARY TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC AS DESCRIBED IN THE TRAFFIC AND PEDESTRIAN SAFETY NOTES FOUND ELSEWHERE ON THESE PLANS.
- 9. THE CONTRACTOR IS TO WORK WITH ALL UTILITY ENTITIES WITH REGARD TO PROTECTING, ADJUSTING, ELEVATING OR LOWERING VALVE COVERS, UTILITY ACCESS BOXES, MANHOLE CASTINGS, AND OTHER APPURTENANCES. IF NECESSARY TO TEMPORARILY SHUT OFF UTILITY SERVICE THE CONTRACTOR SHALL WORK CLOSELY WITH THE AFFECTED UTILITY COMPANY WITH REGARD TO PROPER PROCEDURES AND NOTIFICATION REQUIREMENTS. IF UTILITY SERVICE NEEDS TO BE SHUT OFF FOR AN EXTENDED TIME THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ALTERNATE SERVICE TO THE AFFECTED PARTIES.
- 10. AT THE END OF EACH WORK DAY THE DEMOLITION/CONSTRUCTION AREA SHALL BE DRESSED UP AND PROTECTED FROM UNAUTHORIZED ENTRY. IF THE STAGE OF THE WORK NECESSITATES A COMPLETE CLOSING OF THAT PORTION OF THE SIDEWALK, THE CONTRACTOR SHALL PROVIDE COMPLETE SIGNAGE, BARRICADES, FLASHING LIGHTS, AND OTHER MEANS TO SAFELY DIRECT PEDESTRIANS AROUND THE WORK ARFA

SITE CONSTRUCTION NOTES--SUB-BASE AND WALKWAYS

- SPECIAL NOTE: THE INTENT OF THE PROPOSED PROJECT IS TO REMOVE EXISTING SITE FEATURES AND TO BUILD NEW FACILITIES FOR RESIDENTIAL AND RELATED USE. THE PROPOSED WALKWAYS ARE TO BE CONSTRUCTED FOR THE USE OF THE PUBLIC ALONG PUBLIC STREETS AND FOR THE RESIDENTS THROUGHOUT THE INTERIOR OF THE PROJECT SITE. THE SITE WORK IS TO PROVIDE A LEVEL AND CONSISTENT WALKWAY SURFACE. ADDITIONAL WORK IS TO PROVIDE NEW RETAINING WALLS, IMPROVED HANDICAPPED PARKING FACILITIES, AND RELATED SITE FEATURES.
- 2. AFTER THE EXISTING SIDEWALK, PAVER BLOCK AREAS, LAWNS, STRUCTURES, AND OTHER AREAS ARE REMOVED, THE UNDERLYING SUB-BASE SHALL BE EXAMINED FOR SOFT AREAS, DEBRIS, ORGANIC MATERIAL, AND OTHER POTENTIAL PROBLEMS. ALL SUCH AREAS
- SHALL BE REPLACED WITH A COMPACTABLE, GRANULAR SUB-BASE. 3. ALL SUB-BASE AREAS UNDER THE PROPOSED SIDEWALK AND PAVER STONE AREAS ARE TO BE COMPACTED TO A DENSITY OF 98% STANDARD PROCTER DENSITY AS PER ASTM D698. CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PROVIDING TESTS OF
- COMPACTION APPROXIMATELY EVERY 200 FEET AND AT RANDOM LOCATIONS CHOSEN BY THE OWNER OR OWNER'S REPRESENTATIVE. STRUCTURAL BUILDING AREAS ARE TO COMPACTED AND PREPARED AS PER ARCHITECTURAL REQUIREMENTS. 4. CONCRETE SIDEWALK IS TO BE A MINIMUM OF 4,000 PSI, FOUR (4) INCHES THICK THROUGHOUT, EXCEPT AT DRIVEWAYS WHERE IT
- SHALL BE A MINIMUM OF SIX (6) INCHES WITH A 6×6--W2.9×W2.9 WELDED WIRE REINFORCEMENT. 5. ALL WALKWAYS ARE TO HAVE A CROSS-SLOPE OF 1/4 INCH PER FOOT TOWARD THE CURBSIDE UNLESS GRADING INFORMATION ON THE PLANS OR THE CONTRACTOR IS DIRECTED TO DO OTHERWISE.
- 6. CONCRETE AND PAVER STONE WALKWAYS ARE TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS. DISCOLORED WALKWAYS OR CRACKING OR CHIPPED AND BROKEN PAVER STONES AND SO FORTH SHALL BE REMOVED AND REPLACED WITH UNBLEMISHED, SOUND CONCRETE AND/OR PAVER STONES. PATTERNED, STAMPED CONCRETE AND RETAINING WALLS ARE LIKEWISE TO BE OF NEW, UNDAMAGED MATERIAL

TEMPORARY PEDESTRIAN WALKWAY AND TRAFFIC SAFETY NOTES

- . CONTRACTOR TO USE JERSEY TYPE CONCRETE BARRICADES, WOODEN/PLASTIC SAFETY BARRICADES, SAFETY BARRELS, WARNING LIGHTS, TRAFFIC CONES, APPROPRIATE SIGNAGE, FLAG-PERSONS, AND OTHER NECESSARY MEANS TO PROVIDE A SECURE WALKWAY AROUND CONSTRUCTION ACTIVITIES IN THE SIDEWALK AREAS.
- 2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007, AS AMENDED.
- 3. THE SAFETY CORRIDOR IS TO BE INSPECTED DAILY AND MISALIGNED SAFETY DEVICES ARE TO BE REPOSITIONED, REPAIRED, MODIFIED, SUPPLEMENTED, OR REPLACED AS NEEDED.
- 4. OPENINGS IN THE BARRICADES ARE TO BE PROVIDED AT ALL CROSSWALKS AND STREET INTERSECTIONS AS APPROPRIATE.
- 5. OPEN ACCESS IS TO BE MAINTAINED AT ALL TIMES TO FIRE HYDRANTS, THE LOCATIONS OF WHICH SHALL BE MARKED WITH FLAGGING AND/OR SIGNS. OTHER UTILITIES (VALVES, CONTROL BOXES, SHUT-OFFS, ET AL.) SHALL LIKEWISE BE MARKED. 6. CONTRACTOR SHALL ENDEAVOR TO COMPLETE ALL WORK IN RIGHT-OF-WAY AREAS AS QUICKLY AND EXPEDIENTLY AS SAFETY AND
- PRACTICALITY ALLOWS. AS SOON AS THE BUILDING CONSTRUCTION PERMITS, THE CONTRACTOR SHALL RESTORE THE SIDEWALK AREA INCLUDING CURBS, PAVEMENT, AND ANY OTHER DISTURBED AREAS TO THEIR FINAL CONDITION AND IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, AND STATE CODES AND REQUIREMENTS. THE TEMPORARY WALKWAY IS THEN TO BE COMPLETELY REMOVED AND THE
- NEW SIDEWALK AREA MAINTAINED IN A SAFE AND WALKABLE CONDITION. 7 DURING CONSTRUCTION OF UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY CONTRACTOR SHALL PLACE TRAFFIC CONTROL CONES AND/OR BARRICADES AT THE BEGINNING OF THE WORK DAY, WHICH ARE TO BE REMOVED AT THE END OF EACH WORK DAY. ALL EXCAVATIONS SHALL EITHER BE BACKFILLED AND COMPACTED FLUSH TO THE PAVEMENT SURFACE OR SHALL BE COVERED WITH TRAFFIC BEARING METAL PLATES MEETING NJ D.O.T. REQUIREMENTS AND THE APPROPRIATE "CAUTION" SIGNS ERECTED.
- 8. FOR ALL UTILITY WORK THAT MAY DISRUPT TRAFFIC, CONTRACTOR IS TO CONTACT THE LOCAL TRAFFIC SAFETY OFFICER OR EQUIVALENT FOR GUIDANCE ON PROVIDING FLAGGERS OR TO ARRANGE TO HAVE A POLICE TRAFFIC SAFETY OFFICER AT THE SITE.

EXISTING WATER DEMAND CALCULATIONS

6 SINGLE FAMILY DWELLINGS & 4,000SF RETAIL DEMAND/DAY = 300 X 6 + 0.125 GAL/SF x 4,000 = 2,300 GAL/DAY

PROPOSED WATER DEMAND CALCULATIONS

61 RESIDENTIAL UNITS (11(1BR)+ 42 (2BR) + 7 (3BR)) 1 BR = 120 GAL/DAY, 2 BR = 175 GAL/DAY, 3 BR = 270GAL/DAY

RESIDENTIAL DEMAND/DAY = 11 UNITS x 120 GAL/DAY + 42 UNITS x 175 GAL/DAY + 7 UNIT x 270 GAL/DAY = 10,560GAL/DAY

NON RESIDENTIAL-16,650SF X 0.125GAL/SF = 2,081GPD TOTAL WATER DEMAND/DAY = 10,560 GAL/DAY + 2,081 GAL/DAY = 12,641 GAL/DAY

NET WATER DEMAND/DAY INCREASE = 10,341 GAL/DAY

EXISTING SANITARY SEWER DEMAND CALCULATIONS 6 SINGLE FAMILY DWELLINGS & 4,000SF RETAIL DEMAND/DAY = 300 X 6 + 0.1 GAL/SF x 4,000 = 2,200 GAL/DAY

PROPOSED SANITARY SEWER DEMAND CALCULATIONS

61 RESIDENTIAL UNITS (11(1BR) + 42(2BR) + 7(3BR))1 BR = 150 GAL/DAY, 2 BR = 225 GAL/DAY, 3 BR = 300 GAL/DAY RESIDENTIAL DEMAND/DAY = 11 UNITS x 150 GAL/DAY + 42 UNITS x 225 GAL/DAY + 7 UNIT x 300 GAL/DAY = 13,200GAL/DAY NON RESIDENTIAL-16,650SF X 0.1 GAL/SF = 1,665GPD TOTAL SEWER DEMAND/DAY = 13,200 GAL/DAY + 1,665 GAL/DAY = 14,865 GAL/DAY

NET SANITARY SEWER DEMAND/DAY INCREASE = 12,665 GAL/DAY

	SOUTH ORAN	IGE ZONING:				
	Block 2102	, Lot 14-20				
	REQUIRED	PROP	OSED	COMMENTS		
MINIMUM:	1 97 ACRES					
	86,000 SF	2.0282 ACRES	88,351 SF	С		
LOT WIDTH	200.00'	278	.46'	с		
LOT DEPTH	120.00'	441	441.24'			
OPEN SPACE	(26,505 SF) 30%	29,7	с			
RESIDENTIAL AMENITY SPACE (inld. Blk 2107 Lt 1 Units)	100 SF / DUnit (6,100SF TOTAL) 50% OUTDOORS (3,050SF MIN)	(2,095SF INSIDE), (6,684SF	4,589SF OUTSIDE) TOTAL	с		
MINIMUM: PRIMARY STR	UCTURE					
FRONT SETBACK (from Irvington Ave)	12.00'	14.	35'	с		
SIDE SETBACK	10.00'	10	.0'	с		
REAR YARD A YARD B	25.00' 330.00'	27 345	.5' 5.2'	с		
BUFFER @ REAR & SIDE	5'	5	2	с		
MINIMUM: SECONDARY	I STRUCTURE					
SIDE SETBACK	25'	27	.3'	с		
REAR SETBACKC	25' 200'	27.2'		с		
BUFFER @ REAR & SIDE	10'	7.5'	MIN	(V)		
MINIMUM: SUBGRADE PA	ARKING (not considered building stor	y)				
FRONT SETBACK	0.00'	0'		с		
SIDE SETBACK	5.00'	7.4'		с		
REAR SETBACK	150.00'	185'		с		
MINIMUM: ACCESSORY	STRUCTURE					
REAR & SIDE SETBACK	6'	6.	3'	с		
MAXIMUM:	1			1		
DWELLING UNIT	48 DWELLING / 24 DU / AC	48 UNITS PLUS 1	MANAGERS UNIT	С		
AFFORDABLE HOUSING	20% MIN. OF UNITS	20%	MIN	С		
BUILDING COVERAGE	(30,923 SF) 35%	(23,616 S	F) 26.7%	с		
LOT COVERAGE	(48,593 SF) 55%	48,090SF 54.	4% (NOTE 1)	с		
BUILDING HEIGHT	DING HEIGHT Primary 50' / 4 St PRIMARY 50' / 4 ST MAX Secondary 36' / 3 St SECONDARY 36' / 3 ST MAX		с			
FLOOR TO FLOOR COMMERCIAL	FLOOR TO FLOOR COMMERCIAL 12' MIN, 20' MAX	FLOOR TO COMME 12' MIN,	с			
PARKING:		1		1		
MINIMUM PARKING:	SPACES REQUIRED	SPACES P	ROPOSED	COMMENTS		
STANDARD PARKING	109 CARS	132 Standard + 5 HC = 137 CARS		с		
HC PARKING	5 SPACES	5 SPACES		с		
LOADING SPACE (12' x 25')	1 / 18,000 SF (13,750sf) 1 required	2 (12'	с			
EVCS (Electric Vehicle Charging Stations)	10%	с				
BICYCLE PARKING .5 Priv. Shelter Protected / Res Ut .5 / 1,000 SF COM. SPACE 0.5 MIN				с		
V - VARIANCE REQU C - CONFORMS (NOTE 1)- AREA INCLUDI IMPERVIOUS COVERAGI ALLOWABLE 55%	I IRED ES PROPOSED PLANTERS AROUND E WOULD BE 51,767 OR 58.6% WHICI	L BUILDINGS. IF PLAN H WILL REQUIRE A V/	TERS ARE EXCLUD	ED, THE SF OVER THE		
CONDITION	USE	AREA	CRITERIA	SPACES		
PROPOSED	COMMERICAL TOTAL	16.650 SF	1/1.000 NFA	17		
PROPOSED	DPOSED RESIDENTIAL 61 Units (INC. 1 15 per Beel Units			۱۲ ۵۶		
		MANGERS UNIT		109		
		TOTAL S		134		
TOTAL SPACES PROPOSED						

SOUTH ORANGE ZONING: REDEVELOPMENT PLAN Block 2107, Lot 1										
REQUIRED PROPOSED COMMEN										
MINIMUM:										
LOT AREA	0.16 ACRES 7,000 SF	0.1708 ACRES 7,442 SF	с							
LOT WIDTH	50'	59'	с							
LOT DEPTH	50'	75'	с							
MINIMUM:										
FRONT SETBACK (from Irvington Ave)	0'	0.46' EXIST	с							
SIDE SETBACK (southern property line)	0'	37.1'	с							
REAR SETBACK (eastern property line)	3.00'	3.83'	с							
MAXIMUM:		•	•							
DWELLING UNITS	12 DWELLING / 70 DU / AC	12 UNITS	с							
BUILDING COVERAGE	(6,325.7 SF) 85%	(4,000 SF) 53.7%	с							
LOT COVERAGE	(7,442 SF) 100%	100%	с							
BUILDING HEIGHT	50' / 4 Story	50' / 4 Story	с							
V - VARIANCE REQUI	RED									

VARIANCE:

1. 6.2P(i)- 10' BUFFER REQUIRED FOR SECONDARY DEVELOPMENT ZONE, WHERE 7.5' IS PROPOSED

DESIGN WAIVERS:

- 1. 7.5 B(iii) 8' CLEAR UNOBSTRUCTED CLEAR PATHWAY, WHERE 4' MIN IS PROPOSED
- 2. 7.7 C(i) CONTINUOUS ROW OF FOUNDATION LANDSCAPING, WHERE NONE ARE PROPOSED DUE TO DOOR LOCATIONS

THE FOLLOWING APPROVALS ARE REQUIRED:

- 1. STATE OF NEW JERSEY a. SANITARY SEWER EXTENSION PERMIT b. WATER MAIN EXTENSION PERMIT
- 2. ESSEX COUNTY SCD CERTIFICATION
- 3. ESSEX COUNTY PLANNING BOARD
- 4. TOWNSHIP OF SOUTH ORANGE VILLAGE a. SITE PLAN APPROVAL b. BUILDING PERMIT

REVISIONS

















landscapeforms

A simple circle hovering above ground, provides an artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Ring must be embedded. Ring can secure two bicycles parked parallel to the rack. The bicycles can be headed in opposite directions, or in the same direction. The rack provides two- point contact to prevent the bicycle from tipping over. A standard D-shaped

PTH	WIDTH	HEIGHT	PRODUCT WEIGHT
5"	25°	27"	13 lb

STYLE

Ring









<u>+.</u>►

– GALVANIZED

GROUND LINE OF

ALUMINUM

- PAVEMENT

- NJDOT CLASS

SURFACE

BE EMBEDDED 3'-6" MAX.

3. ALL STEEL POSTS AND

AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING.

CONFORMANCE WITH CURREN

A.S.T.M. SPECIFICATIONS A 123.

4. POSTS MAY BE STEEL OR 2 PIECE STEEL U-POST IN

CONFORMANCE WITH THE NOTES

REVISIONS

GALVANIZING SHALL BE IN

BELOW.

"D" CONCRETE 5. BOLTS SHALL NOT PROTRUDE

(2500 P.S.I. AT 28 DAYS) MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE

BRACKETS SHALL BE CUT, BENT



Alcott Area Light

Product Data Sheet

General Description

- Offered in 3 standard mounting heights (12', 14', and 16') Asymmetrical and symmetrical distribution types available
- Mounting template and anchor hardware included Alcott ships completely assembled and ready for installation
- Zero up-light, International Dark-Sky approved UL Listed, suitable for wet locations

Electrical

Alcott Type 3

Surge protected 100V-277V 50/60 Hz, Class 2 dimmable driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quick-disconnect provides ease of serviceability. Alcott ships prewired and fully assembled.

Alcott Type 5 Type 3 Distribution

- Type 3 Distribution Structure: Housing, LED cartridge Structure: Housing, LED cartridge and cabinet are cast aluminum, pole is aluminum extrusion. Lamp: 48 Cree XP-E2 LEDs CCT: 3000K, 3500K, 4000K Drive Current: 350mA Optic: AWEN Optic Lens: Diffused Acrylite® Power Supply: 100V-277V Dimmable: 0-10V BUG Rating: B0 U0 G1 IP Rating: IP66 for LED Cartridge IP Rating: IP66 for LED Cartridge
 - and cabinet are cast aluminum. pole is aluminum extrusion. Lamp: 96 Cree XP-E2 LEDs CCT: 3000K, 3500K, 4000K Drive Current: 350mA Optic: AWEN Optic Lens: Diffused Acrylite® Power Supply: 100V-277V Dimmable: 0-10V BUG Rating: B3 U0 G1

landscapeforms

The Alcott area light is a contemporary interpretation of a traditional lamppost. Its gently curved posts are topped by a domed energyefficient LED luminaire sealed with thermoformed lens. Proprietary AWEN optics combined with multiple aiming angles provide directional lighting, reducing light pollution and wasted energy.

Alcott Type 5 lighting facts umens per Watt (Efficacy) anim Com 3500 (Bright WI ED Lumen Maintenance Projection 95.41% at 25,000 Hours at 25°C Ambient* oved Method for the Electrical and Photometric Testing of Solid-State (J.S. Department of Energy (DOE) verifies product test data and resu * Based on TM-21 projections for the light source.

Hawthorne Path Light **Product Data Sheet**

General Description

 Aluminum structure with a steel base Cast aluminum LED cartridge and structure, stainless steel

base plate Surface mounted; base plate mounting template included

 Asymmetrical and symmetrical distribution types available Zero up-light, International Dark-Sky approved UL Listed, suitable for wet locations

Electrical

120V-277V 50/60 Hz, Class 2 LED driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quickdisconnect provides ease of serviceability. Hawthorne ships prewired and fully assembled.

Hawthorne Type 4

Type 4 Distribution Lamp: High Power LEDs CCT: 3000K, 3500K, 4000K Optic: Khatod Collimators Lens: Diffused Acrylite® Power Supply: 120V-277V LED Driver: 20W BUG Rating: B0-U0-G1 IP Rating: IP66 for LED Cartridge Weight: 50 lbs

Hawthorne Type 5 Type 5 Distribution Lamp: High Power LEDs CCT: 3000K, 3500K, 4000K Optic: Khatod Collimators Lens: Diffused Acrylite® Power Supply: 120V-277V LED Driver: 20W BUG Rating: B1-U0-G1 IP Rating: IP66 for LED Cartridge Weight: 50 lbs

1 Revised February 25, 2020 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

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" 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.

(To be included on the signed erosion control plan sheet)

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.

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>

4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established 5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall

remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.

6. 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.

7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediatel

8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email - INFORMATION@HEPSCD.ORG

9. The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or 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 ization 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. 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.

11. 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 inches, firmed in place, is required, as per the Standards for Topsoiling and Land Grading, effective

12. 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 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.

14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.

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.

SEQUENCE OF CONSTRUCTION

- Install Sediment Control Fence, Vehicle Tracking Pad and Tree Protection 1 Week Demolish all existing structures and paved areas 2 Weeks Rough Grade Property 2 Weeks Construct new building(s) as applicable 32 Weeks Construct storm sewer and temporary sediment basin 4 Weeks Finalize Grading of Property & install Temporary Stabilization 1 Week Construct walks & patios 3 Weeks Remove Vehicle Tracking Pad & Pave Drivewavs 1 Week Construct bioretention basin and rain gardens
- . Install Permanent Stabilization
- 11. Remove Sediment Control Fence

-KEEP MULCH AWAY FROM ROOT COLLAR -REMOVE PLASTIC CONTAINER -3" SHREDDED HARDWOOD MULCH PLACED THROUGHOU1 PLANTING BED -PLANT BACKFILL MIXTURE SEE GENERAL LANDSCAPE NOTES

-ROOTBALL ON UNDISTURBED OR COMPACTED SOIL

REVISIONS

2. TOP OF ROOTBALL SHALL BE SET FLUSH TO GRADE. TRUNK FLARE SHALL BE VISIBLE 3. IF SHRUB IS IN LEAF APPLY WILT-PROOF, OR EQUAL AS PER MANUFACTURERS

DWG.NO.

13

N/A

MAP N

1160111 JOB NC

N/A

FIELD BOOK

N.T.S.

SCALE

2 Weeks

1 Week