

**Key Map**  
scale: 1" = 200'

**PROPERTY OWNERS WITHIN 200 FEET**

BLOCK/LOT	OWNER
1201 1	TOWNSHIP OF SOUTH ORANGE VILLAGE
1302 34	COLTON-MAX, HAROLD & NOMI
35	FORDE, PATRICK T & SHANNON
36	HOLT, DEBORAH & JOSEPH
37	RITOTA, THEODORE P.
1303 1	STOLLER, MOSES & JACKIE
2	FRIEDLAND, MYRA
3	VOGEL, JONATHAN R. & ALLISON BUSCH
4	MITCHELL, DAVID J. & APRIL
35	SCHREIBER, DALE A & LOIS S
36	MACKAY, STEPHEN & SUSAN J
CATHCART 37	CINBERG, JAMES Z & MARGARET
38	CINBERG, JAMES Z & MARGARET
1304 1	FITZHUGH, GERALD
2	ESKENAZI, MICHAEL & LISA
1904 4	TOWNSHIP OF SOUTH ORANGE VILLAGE

**UTILITIES:**  
NEW JERSEY AMERICAN WATER  
PUBLIC SERVICE ELECTRIC & GAS CO.  
VERIZON  
CABLEVISION

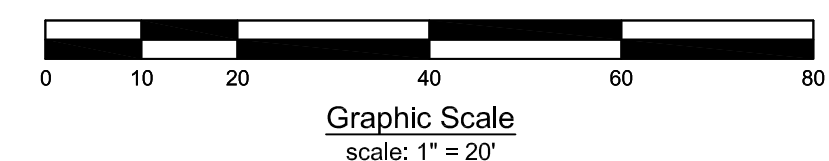
**Existing Impervious Coverage**  
**Lot 37**  
Total = 0 SF (driveway is not paved)

**Lot 38**  
Dwelling, covered porch & garage = 3430 sf  
Concrete apron = 54 sf  
Porch & walks = 213 sf  
Patio & steps = 537 sf  
Sheds = 239 sf  
Total = 4473 sf

Driveway is not paved and is not considered impervious.

**General Notes:**

1. Metes & bounds and topography shown hereon are taken from a map entitled "Topographic and Boundary Survey, Tax lots 37 & 38 - Block 1303, 167 North Ridgewood Road, Township of South Orange Village, Essex County, New Jersey", prepared by Andrew Schmidt, NJPLS Lic. #24GS04330100 and dated Aug. 12, 2020.
2. This project is exempt from the soil compaction restoration requirements as it is in the Metropolitan Planning Area and is currently developed.
3. The proposed dwellings will continue to be serviced by public water, sewer, electricity, and gas via existing utilities in North Ridgewood Road.
4. Contractor shall verify location of all utilities prior to commencing excavation on this property.
5. Trash and recycling will continue to be via curbside pick up.
6. Deeds shall not be filed prior to the removal of the existing structures on the lot.



**South Orange Village Planning Board Approval Box:**

Board Chairman \_\_\_\_\_ Date \_\_\_\_\_

Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

Board Engineer \_\_\_\_\_ Date \_\_\_\_\_

**Owner:**  
James Z. & Margaret Cinberg  
167 North Ridgewood Rd  
South Orange, NJ 07079

**Applicant:**  
206 Ampere Parkway, LLC  
5014 16th Ave, Suite 141  
Brooklyn, NY 11204

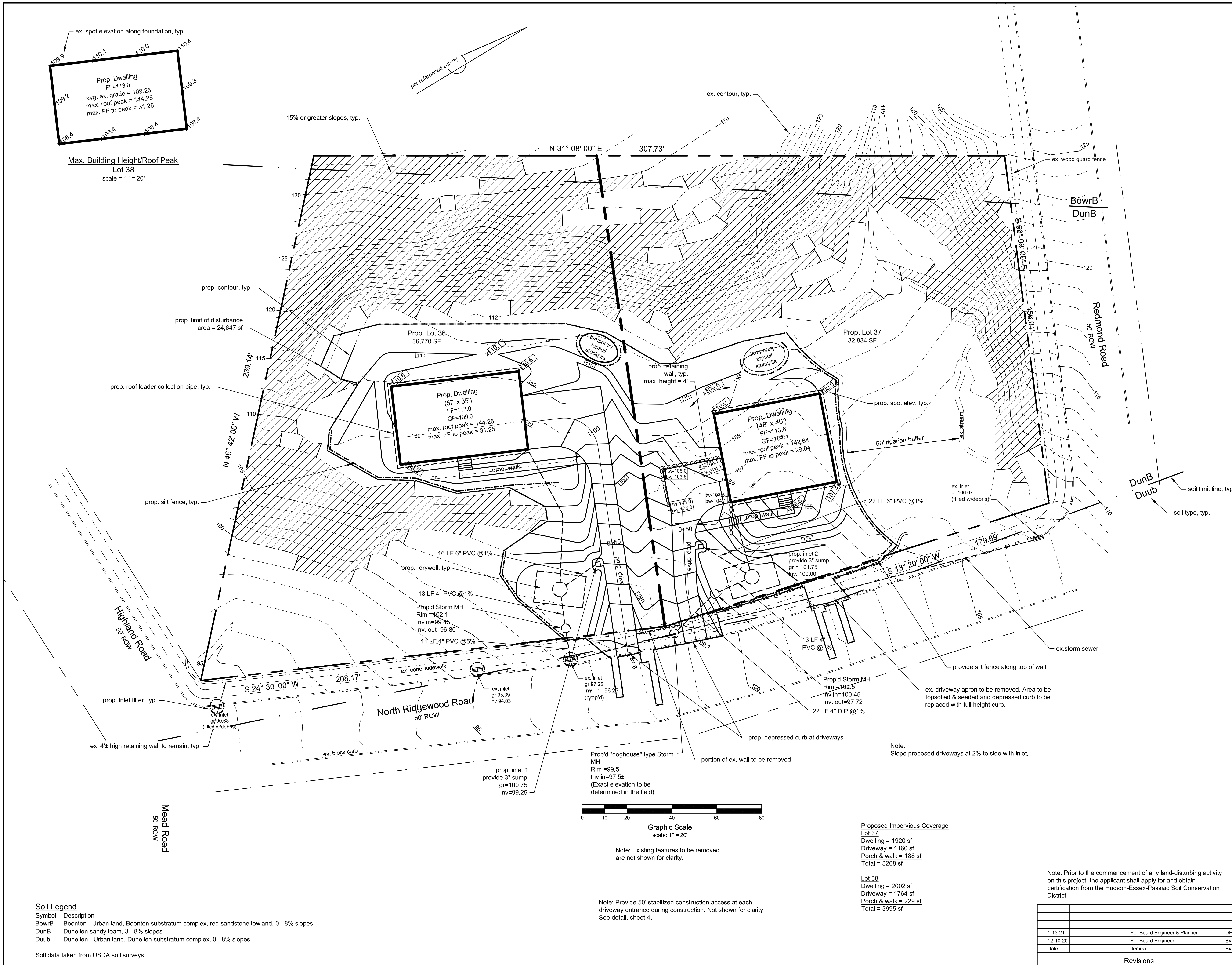
Date	Per Board Engineer & Planner	DF
1-13-21	Per Board Engineer & Planner	DF
12-10-20	Per Board Engineer	DF
Date	Item(s)	By
	Revisions	

Minor Subdivision Development Plan  
Existing Conditions Map & Tree Removal Plan  
LOTS 37 & 38 in Block 1303  
Township of South Orange Village  
Essex County New Jersey

**DAVID E. FANTINA, P. E.**  
Professional Engineer  
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	file	Sheet
1"=20'	11/05/20	167 N Ridgewood Rd.dwg	1 of 4

NJPE Lic#32395



**General Notes:**

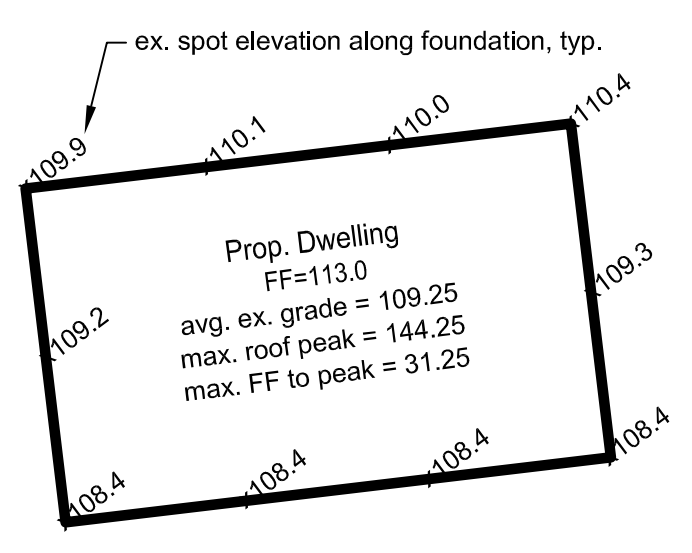
1. Metes & bounds and topography shown herein are taken from a map entitled "Topographic and Boundary Survey, Tax lots 37 & 38 - Block 1303, 167 North Ridgewood Road, Township of South Orange Village, Essex County, New Jersey", prepared by Andrew Schmidt, NJPLS Lic. #24GS04330100 and dated Aug. 12, 2020.
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4. Contractor shall verify location of all utilities prior to commencing excavation on this property.
5. Trash and recycling will continue to be via curbside pick up.
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**Notes Added per South Orange Planning Board Consulting Engineer:**

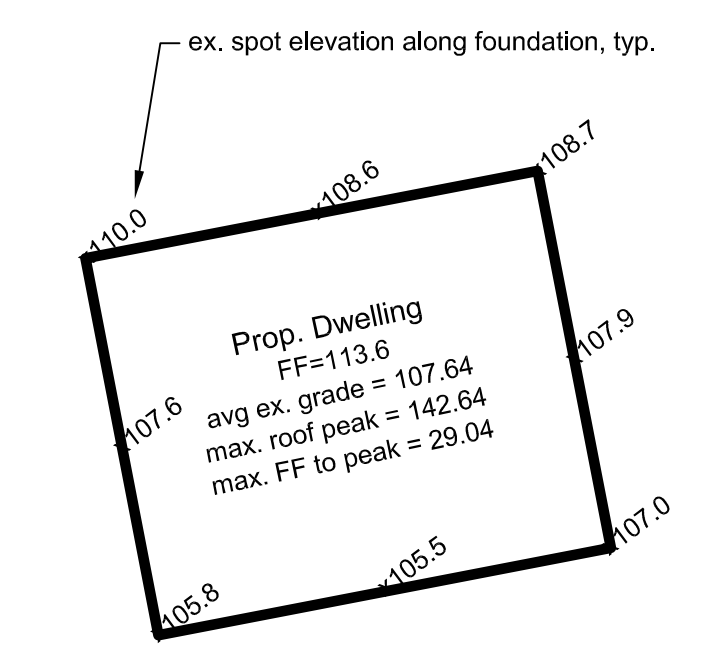
1. Where the proposed driveway and/or piping shall penetrate the existing stone retaining wall, a portion of the wall will be removed and re-constructed to ensure that the structural integrity of the wall section. The existing opening in the wall for the existing driveway will not be closed off.
2. Adequate sight distance is available for both proposed driveways in both directions.
3. A geotechnical report will be prepared and submitted to the Village Engineer to verify the stormwater design assumptions prior to the issuance of any building permits.

**Driveway Notes:**

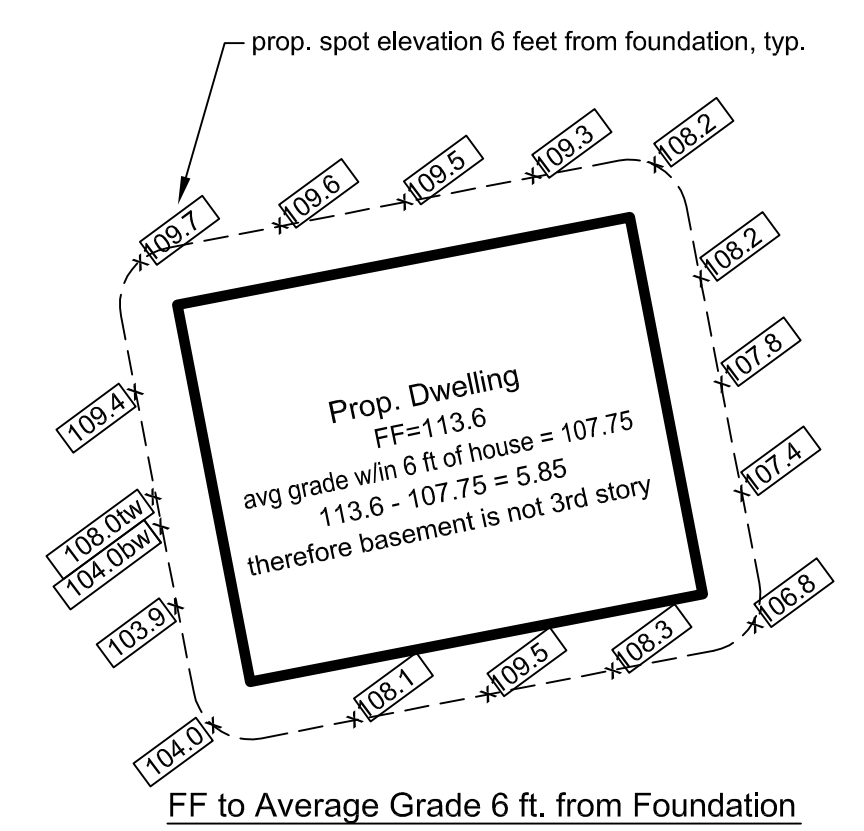
1. The maximum driveway width in the front yard shall not exceed 10 feet.
2. As shown herein, the driveways shall be pitched to drain into the inlets, to the maximum practical extent.



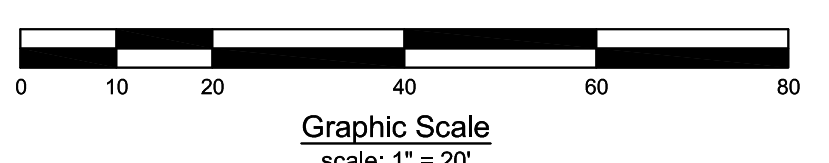
**Max. Building Height/Roof Peak  
Lot 38**  
scale = 1" = 20'



**Max. Building Height/Roof Peak  
Lot 37**  
scale = 1" = 20'



**FF to Average Grade 6 ft. from Foundation  
Lot 37**  
scale = 1" = 20'



Graphic Scale  
scale: 1" = 20'

**Proposed Impervious Coverage  
Lot 37**  
Dwelling = 1920 sf  
Driveway = 1160 sf  
Porch & walk = 188 sf  
Total = 3268 sf

**Lot 38**  
Dwelling = 2002 sf  
Driveway = 1764 sf  
Porch & walk = 229 sf  
Total = 3995 sf

Note: Prior to the commencement of any land-disturbing activity on this project, the applicant shall apply for and obtain certification from the Hudson-Essex-Passaic Soil Conservation District.

Date	Revisions	By
1-13-21	Per Board Engineer & Planner	DF
12-10-20	Per Board Engineer	By
	Item(s)	By

**Soil Legend**

Symbol	Description
BowB	Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 - 8% slopes
DunB	Dunellen sandy loam, 3 - 8% slopes
Duub	Dunellen - Urban land, Dunellen substratum complex, 0 - 8% slopes

Soil data taken from USDA soil surveys.

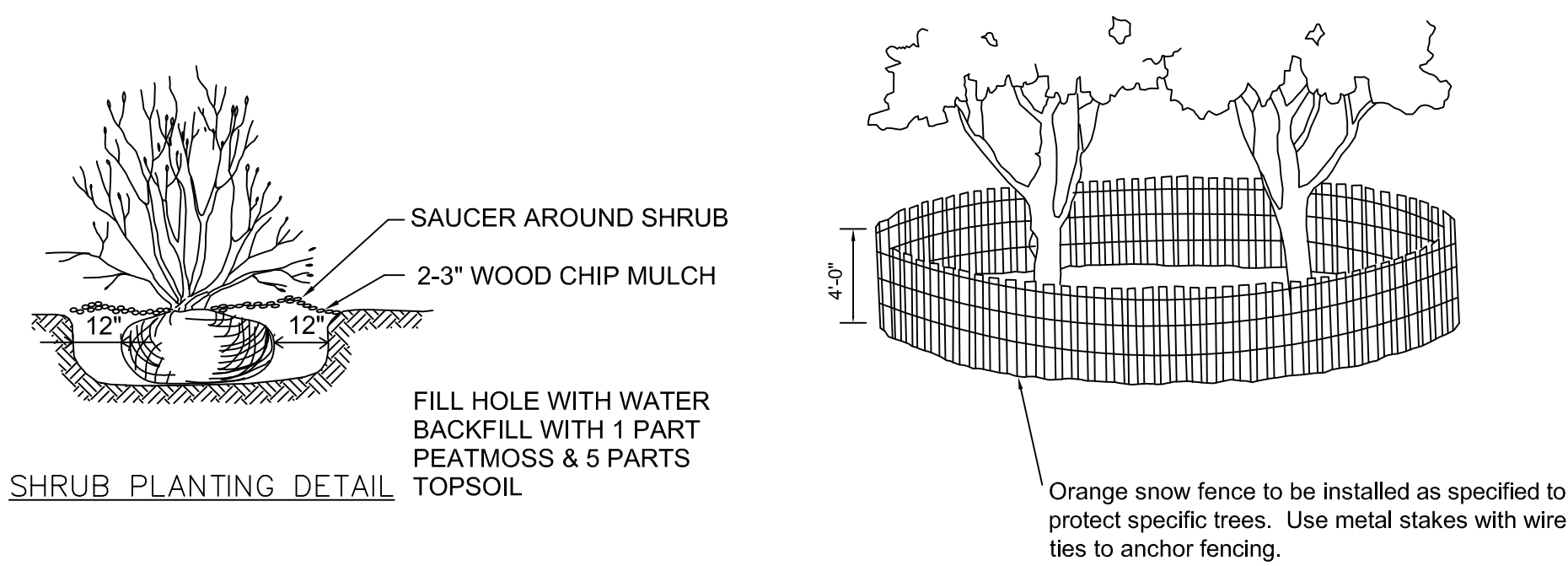
Minor Subdivision Development Plan  
Grading & Soil Erosion Control Plan  
LOTS 37 & 38 in Block 1303  
Township of South Orange Village  
Essex County New Jersey

**DAVID E. FANTINA, P. E.**  
Professional Engineer  
15 Sunset Drive, Bernardsville, NJ 07924

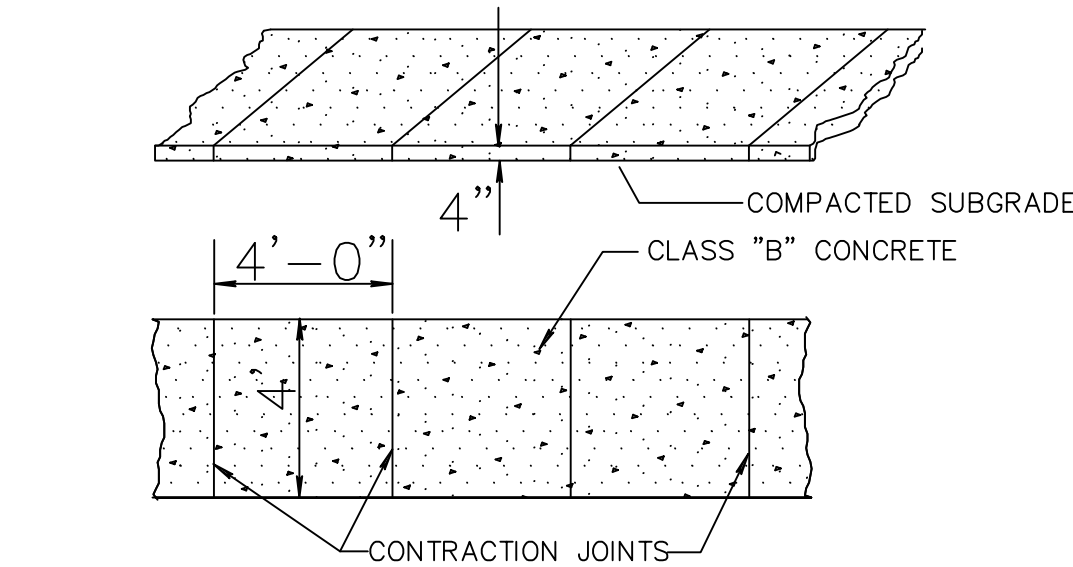
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1"=20'	10/02/20	167 N Ridgewood Rd.dwg	2 of 4

NJPE Lic#32395

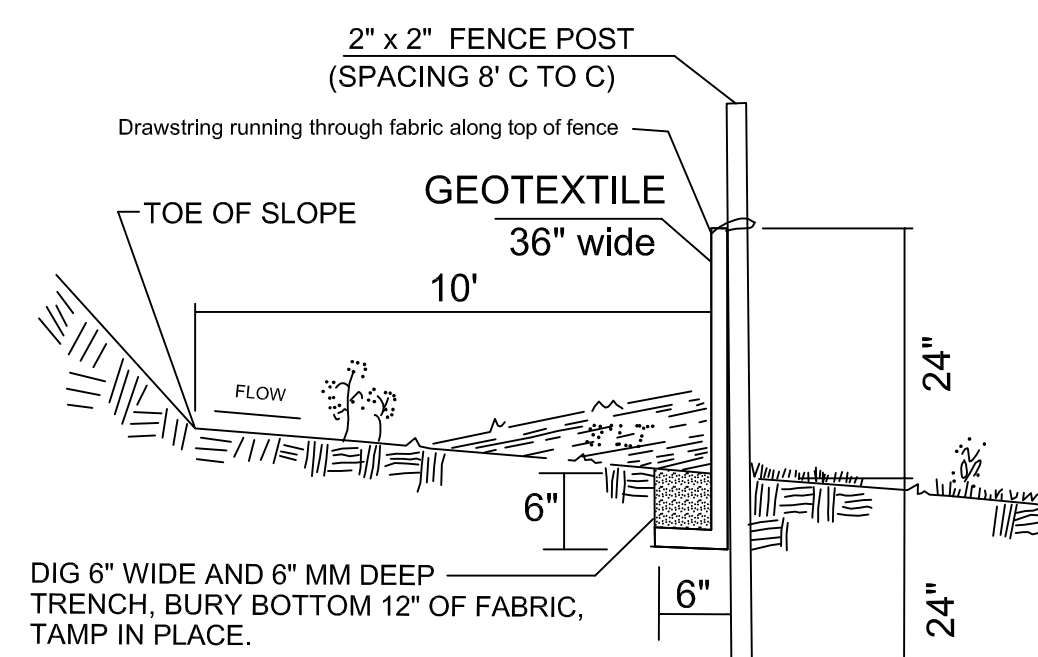




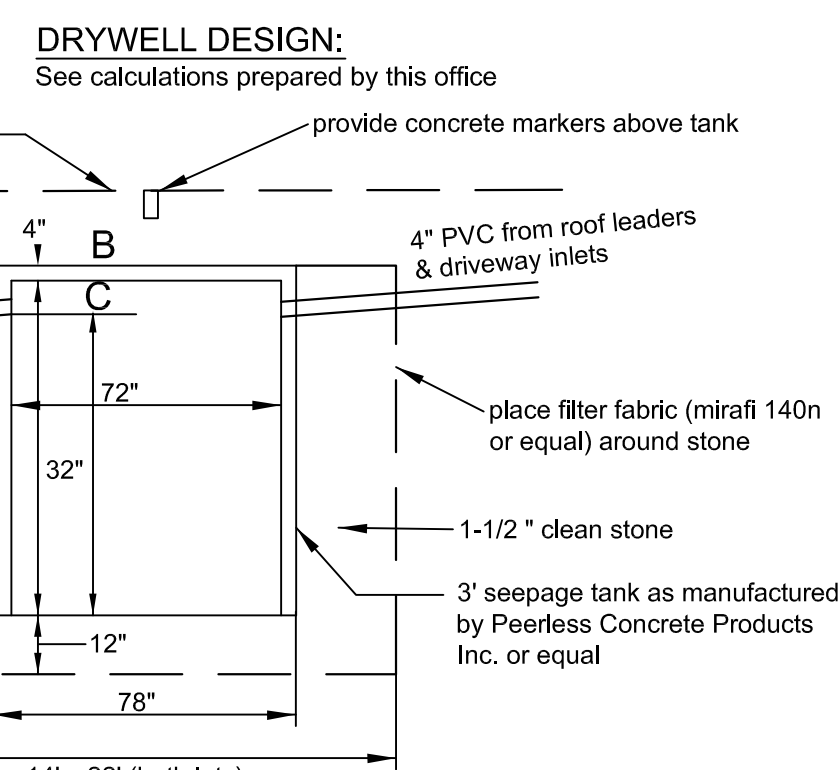
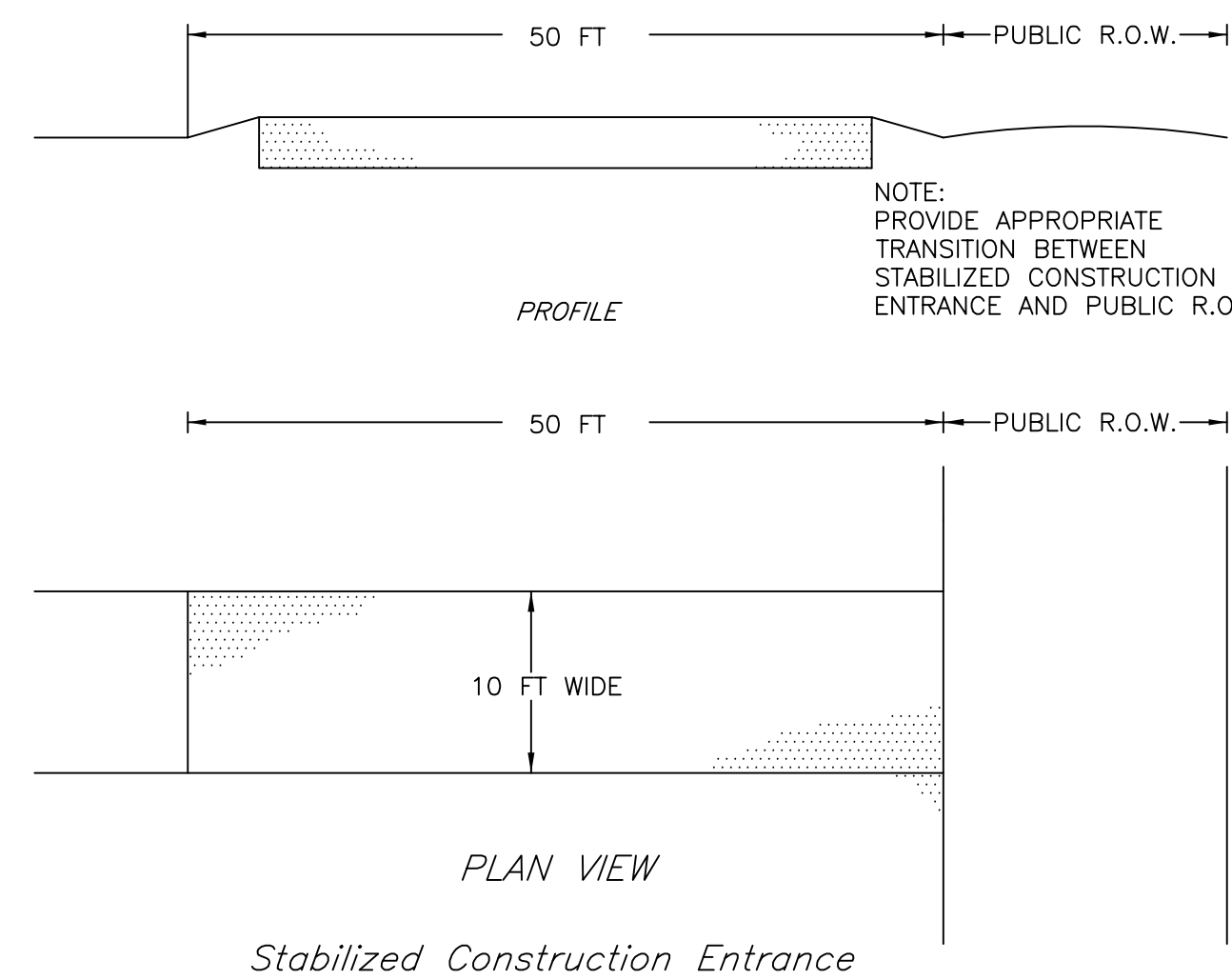
- Planting Specifications:**
- All planting materials shall be healthy and of normal growth, well rooted and free of disease.
  - All plants shall conform to the American Society of Nurseryman Standards.
  - Plants shall not be installed during the months of December, January, or February.
  - All plants shall be watered immediately after planting.
  - All lawn & planting areas shall be graded to a smooth, even, & uniform plane with no abrupt change of surface.
  - Contractor shall provide a minimum of 6" of topsoil in all landscaped areas.



- NOTES:**
- PREFORMED BITUMINOUS EXPANSION JOINTS, 1/2" THICK SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET.
  - CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4000 PSI.
  - HANDICAP RAMPS SHALL HAVE A LIGHT BROOM FINISH WITH THE STRIATIONS PERPENDICULAR TO TRAFFIC.
  - SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS



- NOTES:**
- GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
  - ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO A COMMON POST BY WRAPPING EACH END OF THE FABRIC AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.

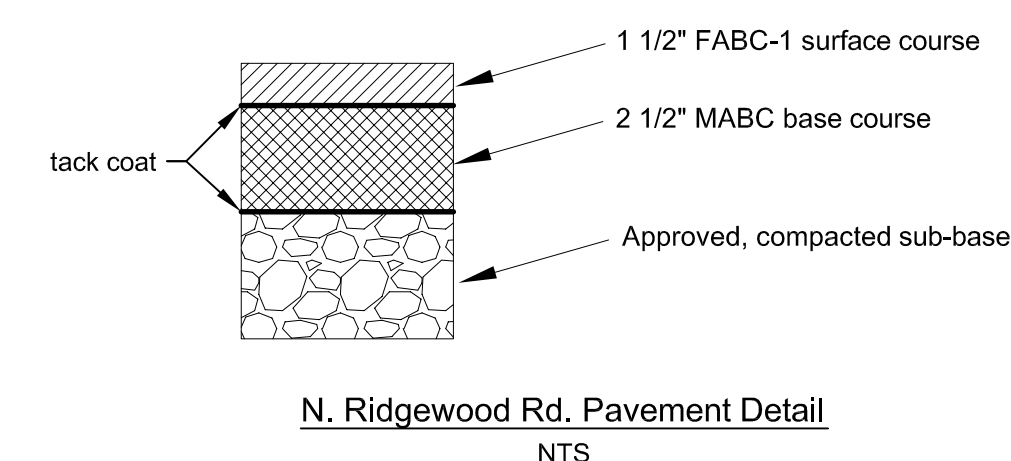


**Table of Drywell Elevations:**

Item	Lot 37	Lot 38
A*	102.5	101.5
B	101.75	100.75
C	100.58	99.58
D	98.75	97.75
E	97.75	96.75

\* Denotes min. elevation over the drywell

- SEQUENCE OF CONSTRUCTION**
- Install silt fence & stabilized construction access. (Day 1)
  - Demolish existing dwelling & appurtenances. (Day 2 to Day 30)
  - Strip topsoil & temporarily stockpile same. (Day 31)
  - Regrade site. (Day 32)
  - Construct dwelling. (Day 33 - Day 133)
  - Restore entire area with a permanent seeding and remove all soil erosion measures as final item.

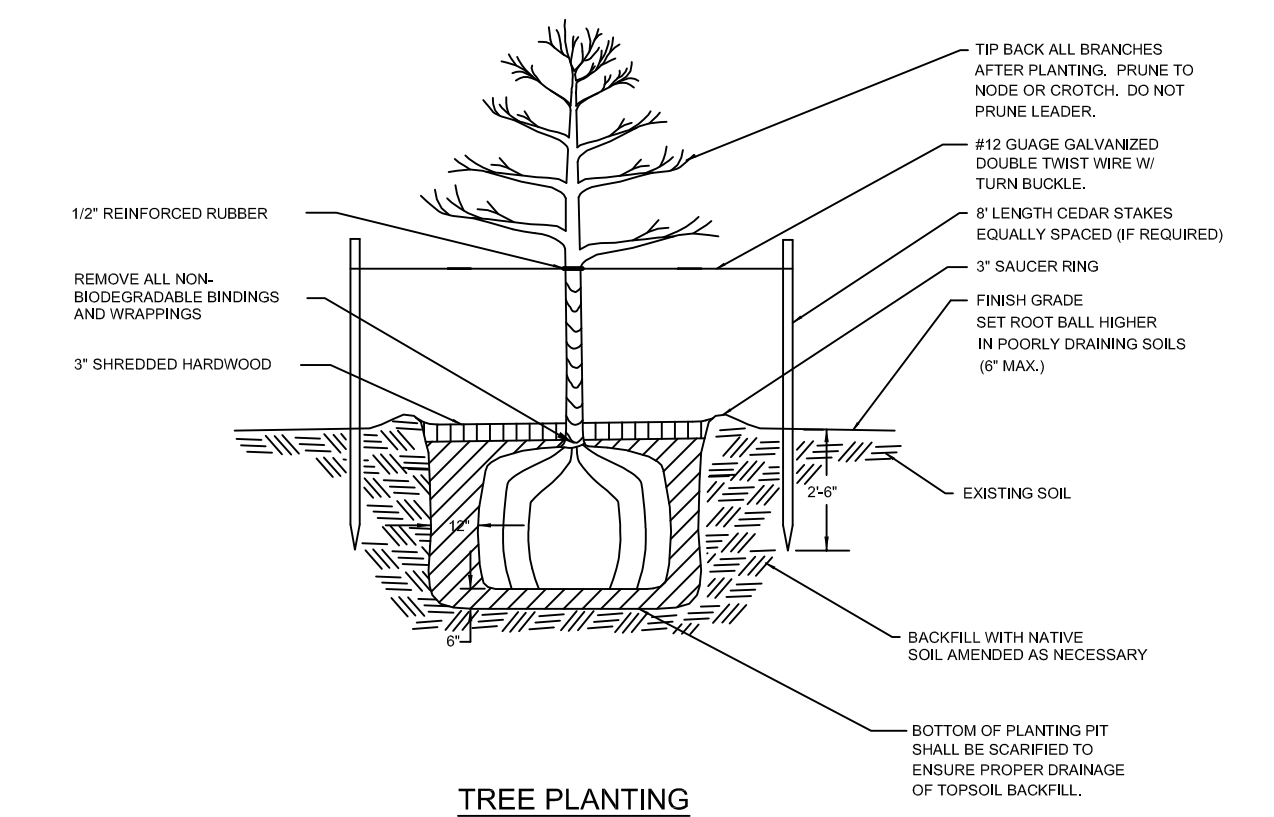


Date	Revisions	By
1-13-21	Per Board Engineer & Planner	DF
12-10-20	Per Board Engineer	By
Date	Item(s)	By

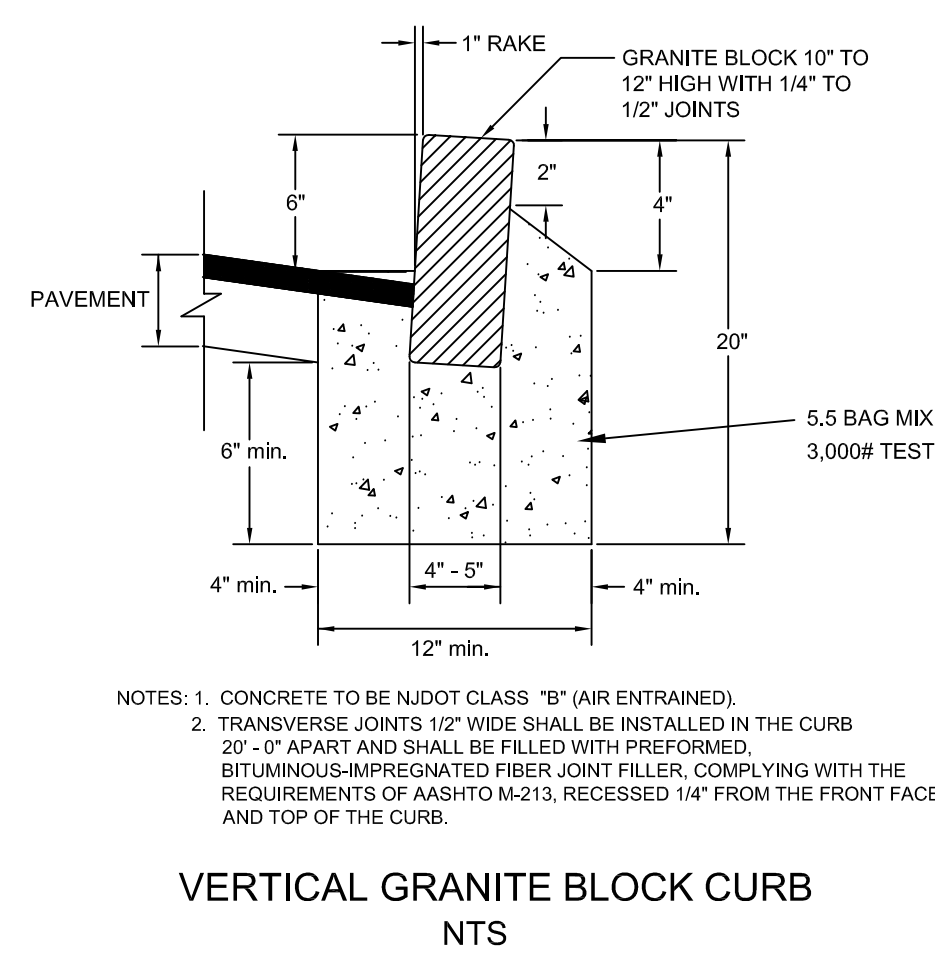
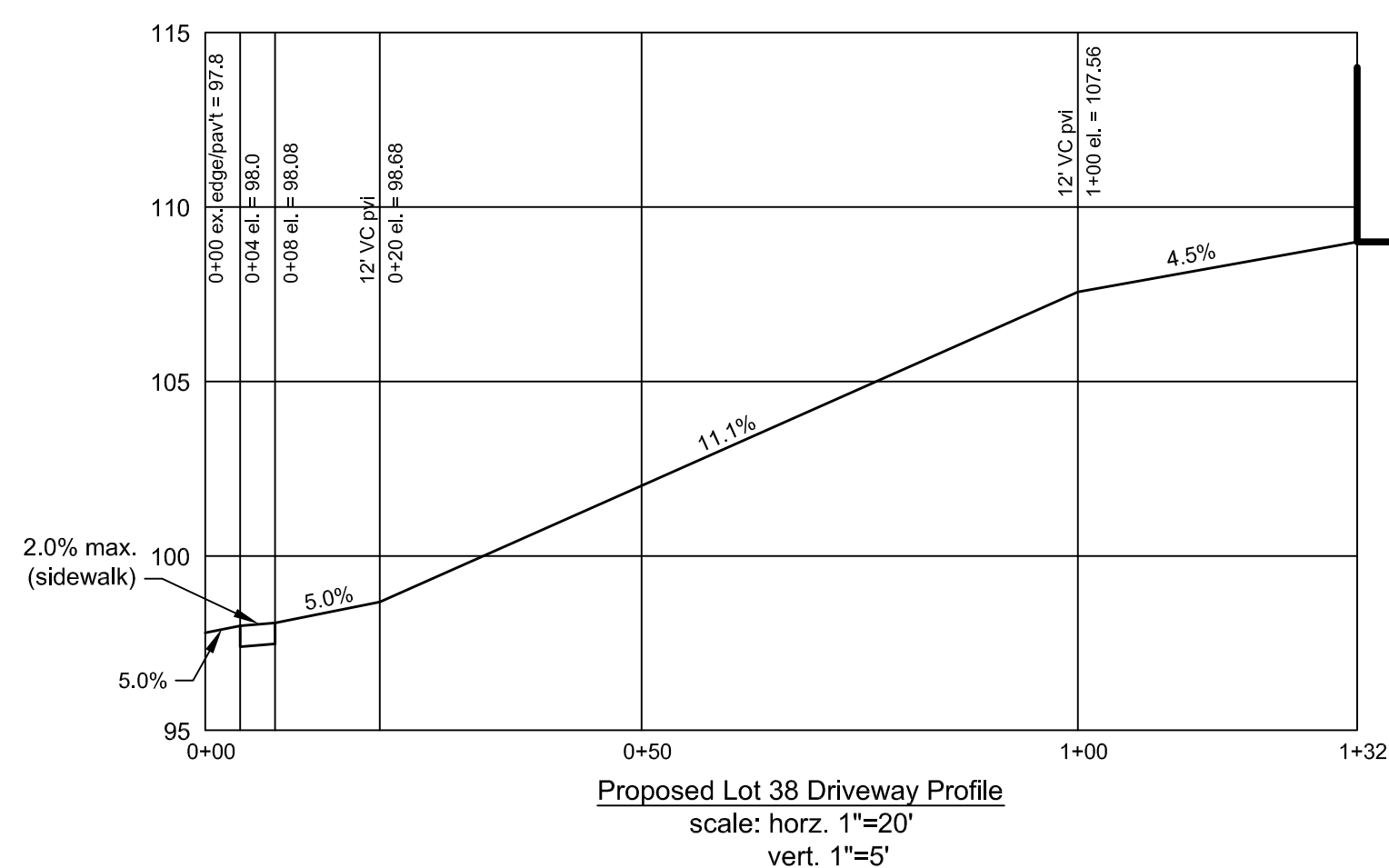
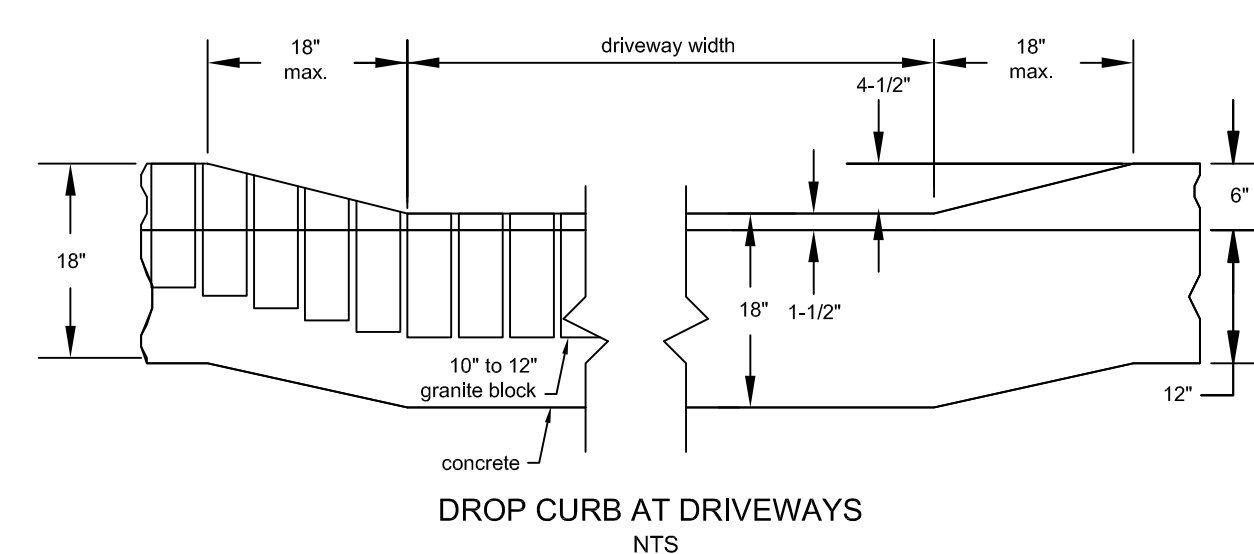
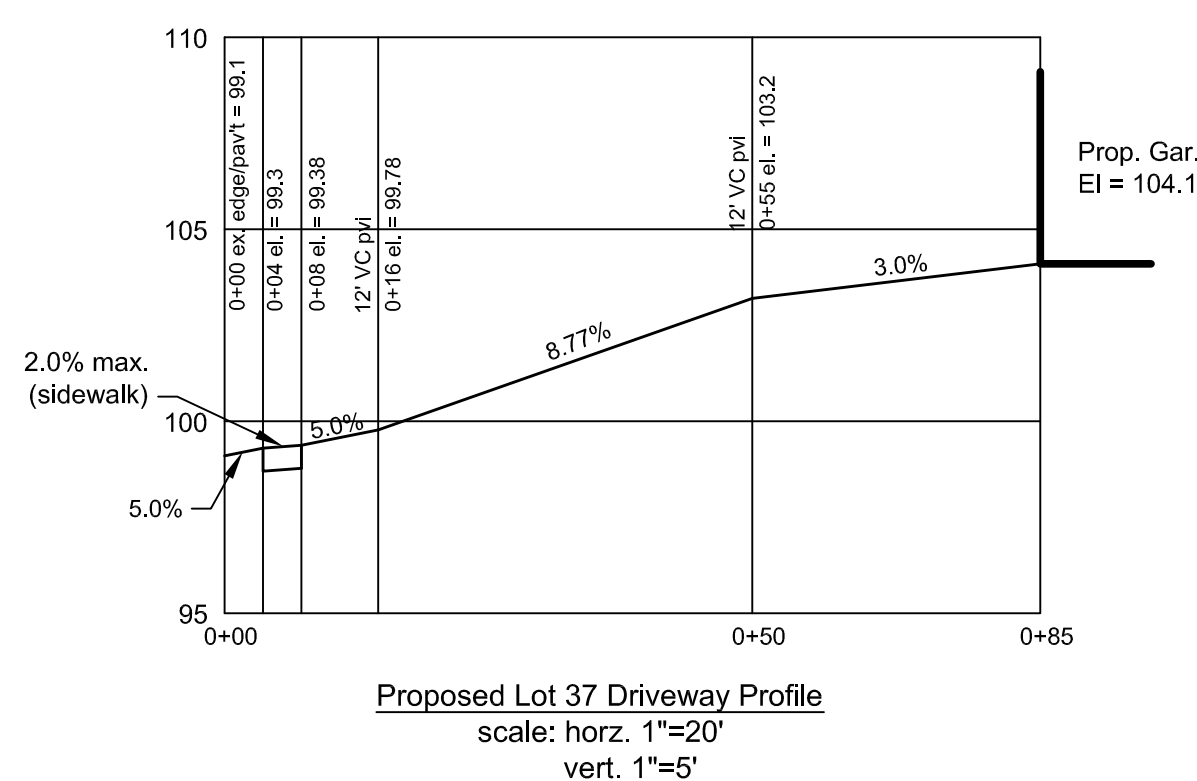
**SOIL EROSION AND SEDIMENT CONTROL NOTES**  
 (To be included on the signed erosion control plan sheet)

- 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 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.
- All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent stabilization is established.
- Seeding Dates:** The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: **Spring - 3/1-5/15** and **Fall - 8/15 - 10/1**
- 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 permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- 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.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- 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
- 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 stabilization 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.
- 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, last revised December 2017.
- 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 1/2 - 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 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.**

http://hepscoij.org  
 HEPSCD25ISESCNOTES\_7THEDREV2017



NOTE: TREE SIZE & SPECIES TO BE APPROVED BY THE TOWNSHIP PLANNER PRIOR TO PLANTING.



- NOTES:**
- CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
  - TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20" - 0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.

Minor Subdivision Development Plan  
**Construction Details**  
 LOTS 37 & 38 in Block 1303  
 Township of South Orange Village  
 Essex County New Jersey  
**DAVID E. FANTINA, P. E.**  
 Professional Engineer  
 15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	file	Sheet
as shown	11/05/2020	167 N Ridgewood Rd.dwg	4 of 4

NJPE Lic#32395