

SETON HALL UNIVERSITY
BOLAND HALL
ENTRANCE LOBBY ADDITION

PRELIMINARY AND FINAL SITE PLAN APPLICATION

400 SOUTH ORANGE AVENUE
BLOCK No. 901 LOT No 3

TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

RECORD OWNER:

SETON HALL UNIVERSITY
400 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE, ESSEX COUNTY, NEW JERSEY 07079.
(973) 761-9615

APPLICANT:

SETON HALL UNIVERSITY
400 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE, ESSEX COUNTY, NEW JERSEY 07079.
(973) 761-9615

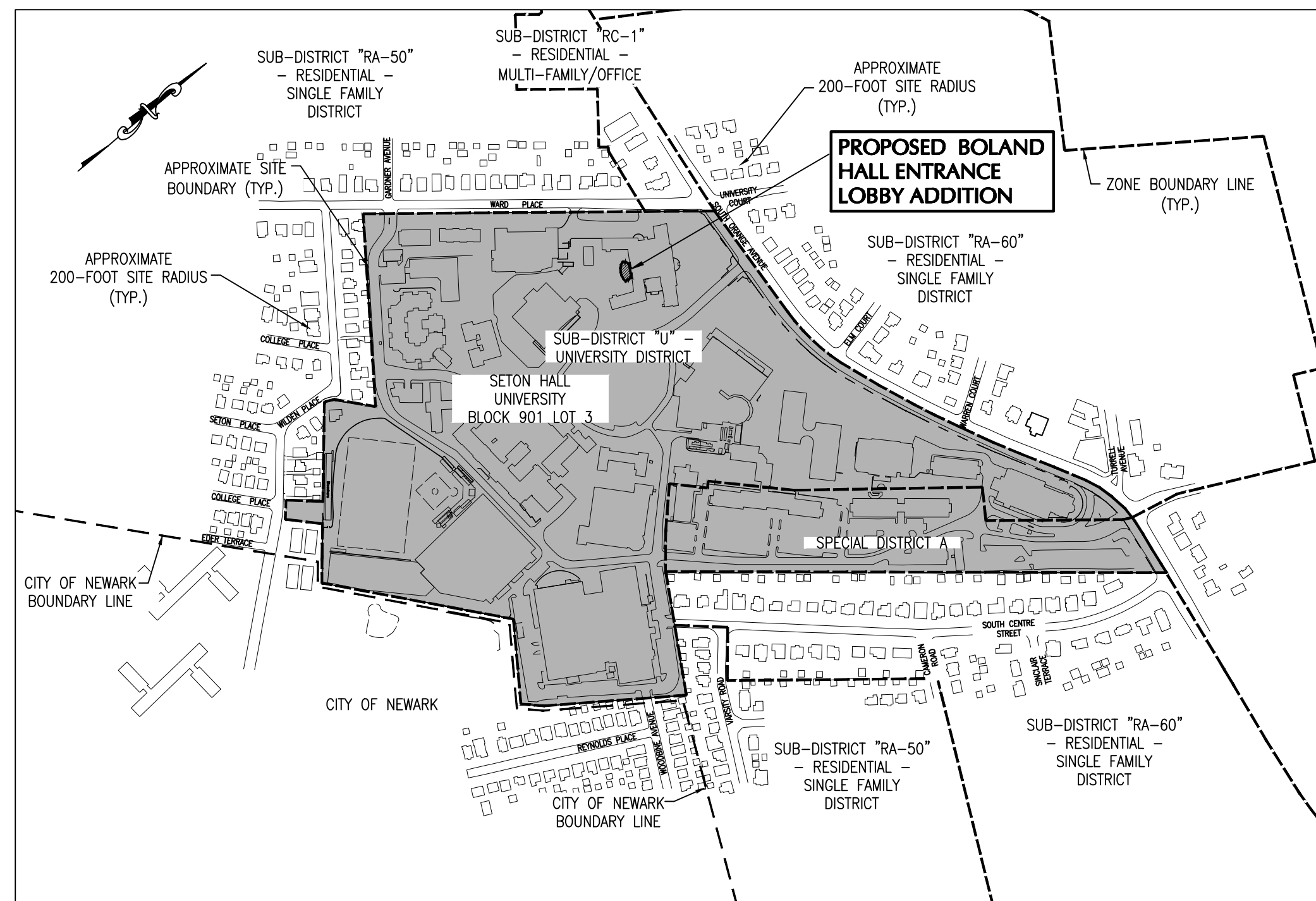
REFERENCE NOTES:

PROPERTY KNOWN AS PORTION OF TAX LOT 3, BLOCK 901 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWNSHIP OF SOUTH ORANGE, ESSEX COUNTY, NEW JERSEY.

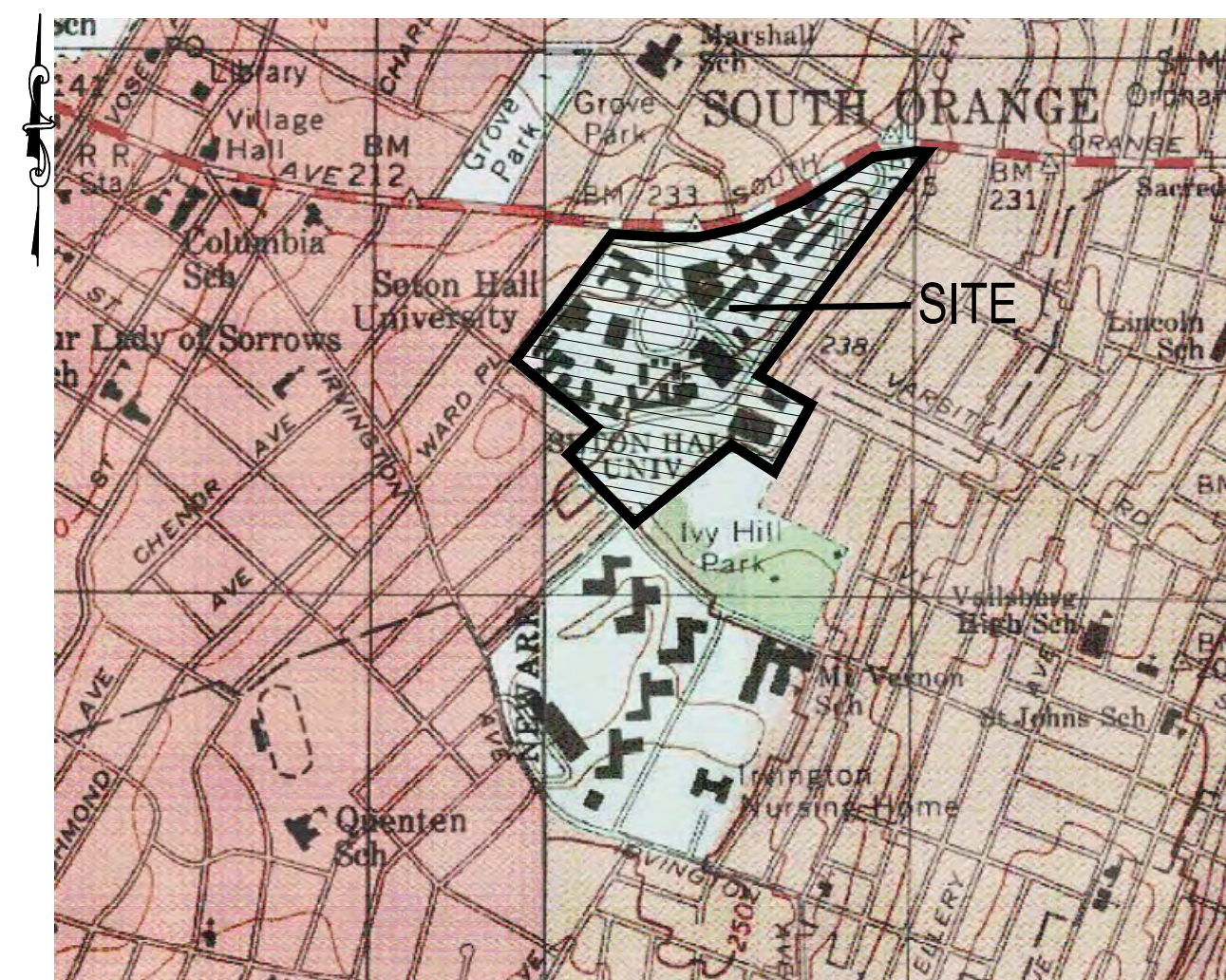
TOPOGRAPHIC & BOUNDARY INFORMATION PERTAINING TO SAID SITE WAS OBTAINED FROM DRAWING PREPARED BY DPK CONSULTING LLC., 220 OLD NEW BRUNSWICK RD-SITE. 201, PISCATAWAY, NJ 08854, TEL# 732-764-0100, FAX# 732-764-0990. SIGNED BY JAMES J. HEISER PLS, LIC. NO. 246S04331100 (DATED 08/24/2020)

ATTORNEY:

DEREK W. ORTH, ATTORNEY AT LAW
INGLESINO, WEBSTER, WYCISKALA & TAYLOR, LLC
600 PARSIPPANY RD #204, PARSIPPANY, NJ 07054
TEL: 973-947-7111, FAX: 973-887-2700



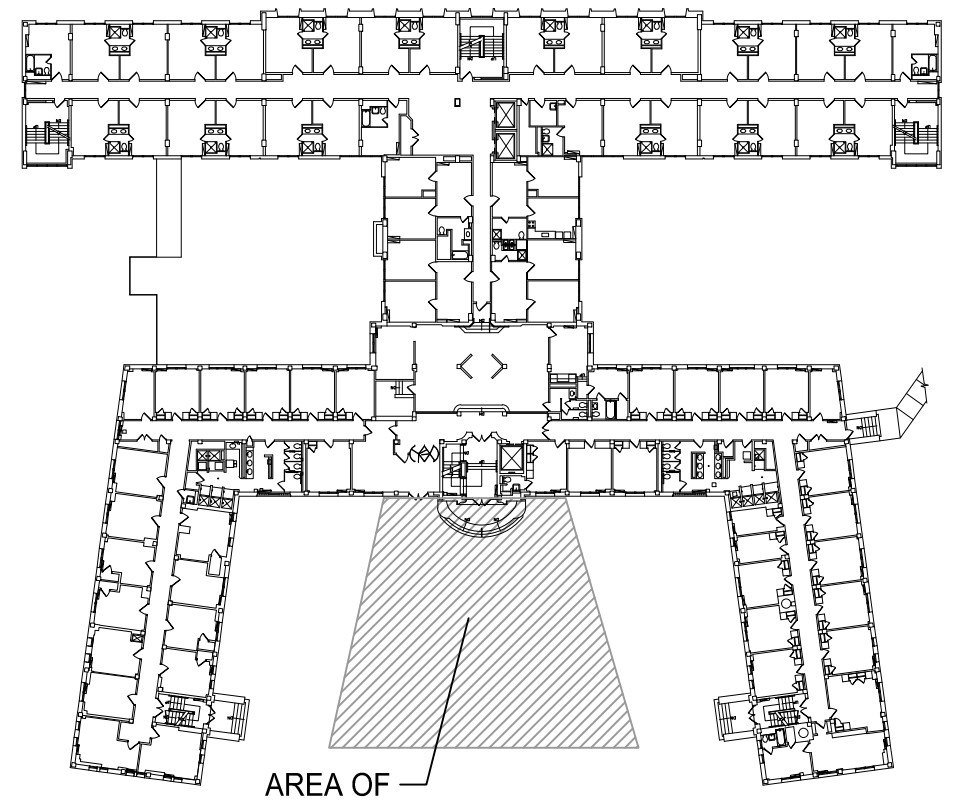
KEY MAP
SCALE: 1"=400'



SITE LOCATION
SCALE: 1"=1000'

Revisions		
Date	Issue	Description
11-02-20	A	FOR CLIENT'S REVIEW
11-16-20	B	PROGRESS PRINTS ISSUED FOR SHU REVIEW
11-24-20	C	REVISED PER CLIENT'S COMMENTS
12-08-20	D	FOR PLANNING BOARD FILING AND APPROVAL
01-13-21	E	ADDED LIGHTING INFORMATION
02-05-21	F	REVISED PER PLANNING BOARD ENGINEER & PLANNER COMMENTS

Key Plan

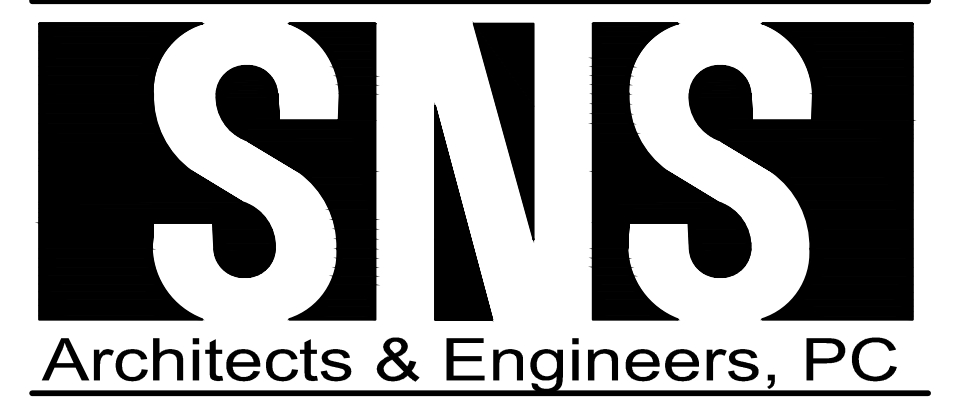


Consultants

Project
**SETON HALL UNIVERSITY
BOLAND HALL
ENTRANCE LOBBY ADDITION**
400 SOUTH ORANGE AVENUE
BLOCK No. 901 LOT No. 3
SOUTH ORANGE, NEW JERSEY 07079
PHONE: (973) 761-9000



SETON HALL UNIVERSITY
400 SOUTH ORANGE AVENUE
SOUTH ORANGE, NEW JERSEY
PHONE: (973) 761-9000



John M. Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE
Robert G. Nocella, AIA

Cert./Lic. No. 41969
Date 10-12-20 Scale AS NOTED
Drawn By AS Checked By SN

Dwg. Title
**SITE PLAN
TITLE SHEET**

Work Order No. 5361 Dwg. No. Y-0



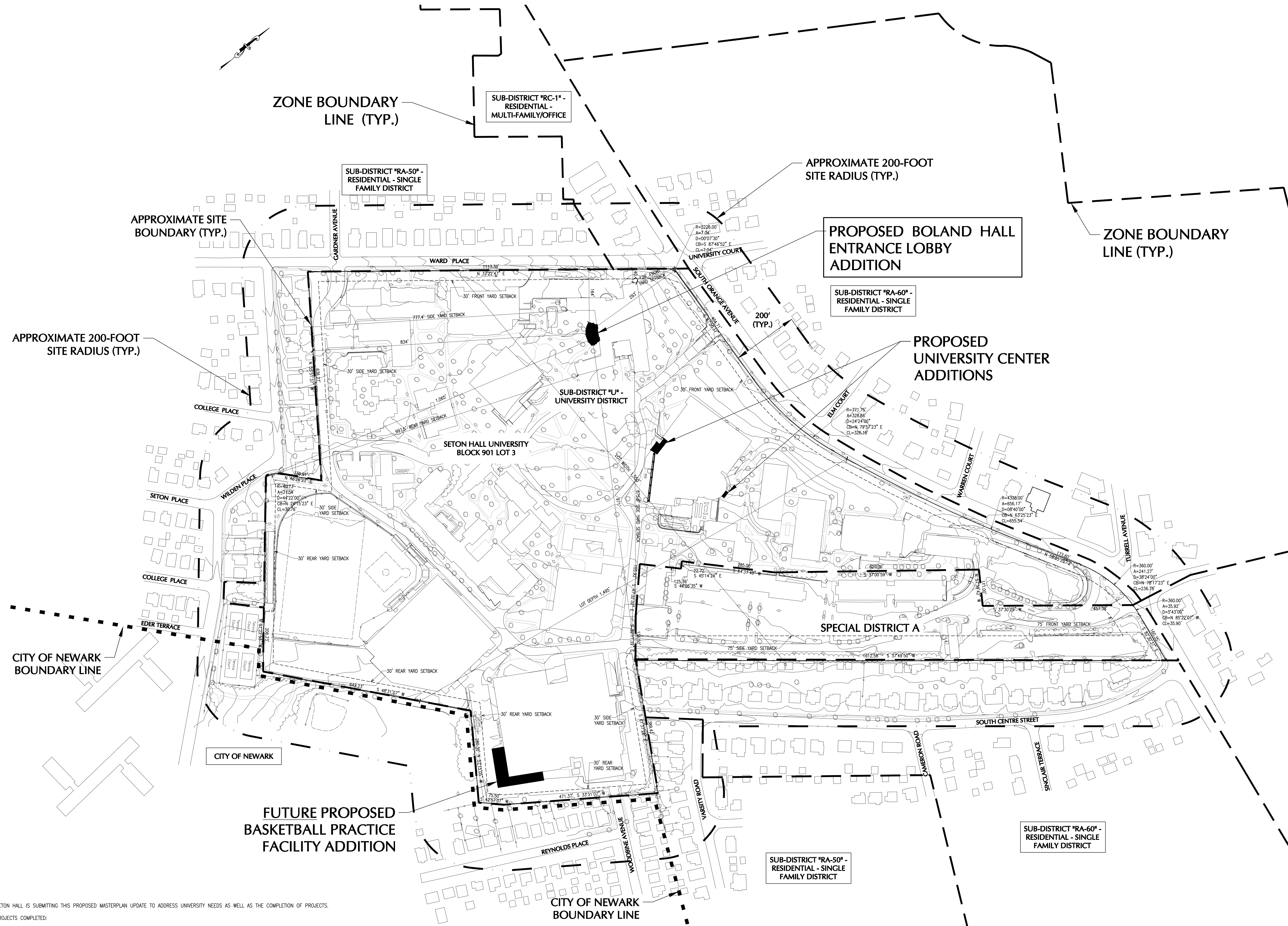
EXISTING BOLAND HALL BUILDING ENTRANCE

LIST OF REQUIRED APPROVALS	PERMIT NUMBER AND/OR DATE ISSUED

SNS DRAWING LIST:	
Y-0	SITE PLAN TITLE SHEET
Y-0A	ZONING TABLE AND 200 FT PROPERTY OWNERS LIST
Y-1	MASTER PLAN
Y-2	EXISTING CONDITIONS & DEMO SITE PLAN
Y-3	PROPOSED HORIZONTAL ALIGNMENT SITE PLAN
Y-4	PROPOSED VERTICAL ALIGNMENT SITE PLAN
Y-5	SECTIONS & DETAILS
YS-1	SOIL EROSION AND SEDIMENT CONTROL PLAN
L-101	LANDSCAPE DEVELOPMENT
D-1	PROPOSED FIRST FLOOR PLAN
D-2	PROPOSED PARTIAL LOWER LEVEL PLAN
D-3	PROPOSED PARTIAL ELEVATIONS
D-4	PROPOSED PARTIAL ELEVATIONS
SURVEY - (PREPARED BY DPK CONSULTING LLC.)	

APPROVED BY PLANNING BOARD TOWNSHIP OF SOUTH ORANGE VILLAGE	
PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF ESSEX, NEW JERSEY	
PLANNING BOARD CHAIRPERSON	DATE



SETON HALL IS SUBMITTING THIS PROPOSED MASTERPLAN UPDATE TO ADDRESS UNIVERSITY NEEDS AS WELL AS THE COMPLETION OF PROJECTS.

- PROJECTS COMPLETED:
1. WELCOME CENTER (BETHANY HALL)
 2. UNIVERSITY CENTER EXPANSION (PHASE 1)
 3. STADIUM RENOVATION

THIS MASTERPLAN UPDATE WAS DEVELOPED TO MEET THE FOLLOWING OBJECTIVES:

1. CONTINUE TO TRANSFORM THE UNIVERSITY CENTER TO BE AN EFFECTIVE HEART OF THE CAMPUS SUPPORTING STUDENT LIFE AND STRENGTHENING COMMUNITY
2. PROVIDE ENHANCED SECURITY AND ADA ACCESSIBILITY TO BOLAND HALL
3. PROVIDE STATE OF THE ART BASKETBALL PRACTICE FACILITY TO ENHANCE THE FACILITIES AVAILABLE TO THE UNIVERSITY ATHLETES

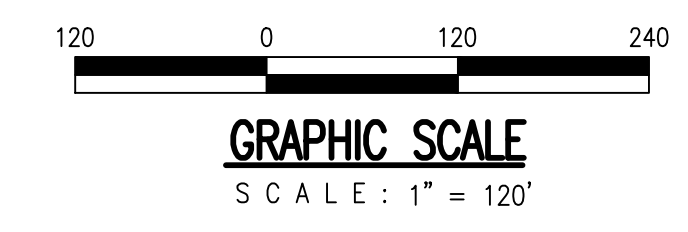
THESE GOALS WERE ACCOMPLISHED THROUGH THE FOLLOWING PROJECTS:

1. TRANSFORM THE UNIVERSITY CENTER BY IMPROVEMENTS TO THE EXISTING FAÇADE, SITE, AND INTERIOR TO IMPROVE ADA CIRCULATION THROUGHOUT, MODERNIZE FACILITIES PROVIDED, AND CONNECT THE ARCHITECTURAL VOCABULARY TO THE BUILT HISTORY OF THE CAMPUS.
2. PROVIDE A LOBBY ADDITION TO BOLAND HALL TO PROVIDE PROPER SECURITY ADA COMPLIANT ENTRY AND EXIT.
3. CONSTRUCT AN ADDITION AND OVERBUILD INTEGRATED WITH THE RICHIE REGAN RECREATION AND ATHLETIC CENTER TO PROVIDE MEN'S BASKETBALL PRACTICE FACILITIES AS WELL AS TO RENOVATE EXISTING SPACE FOR WOMEN'S BASKETBALL.

GENERAL NOTES:

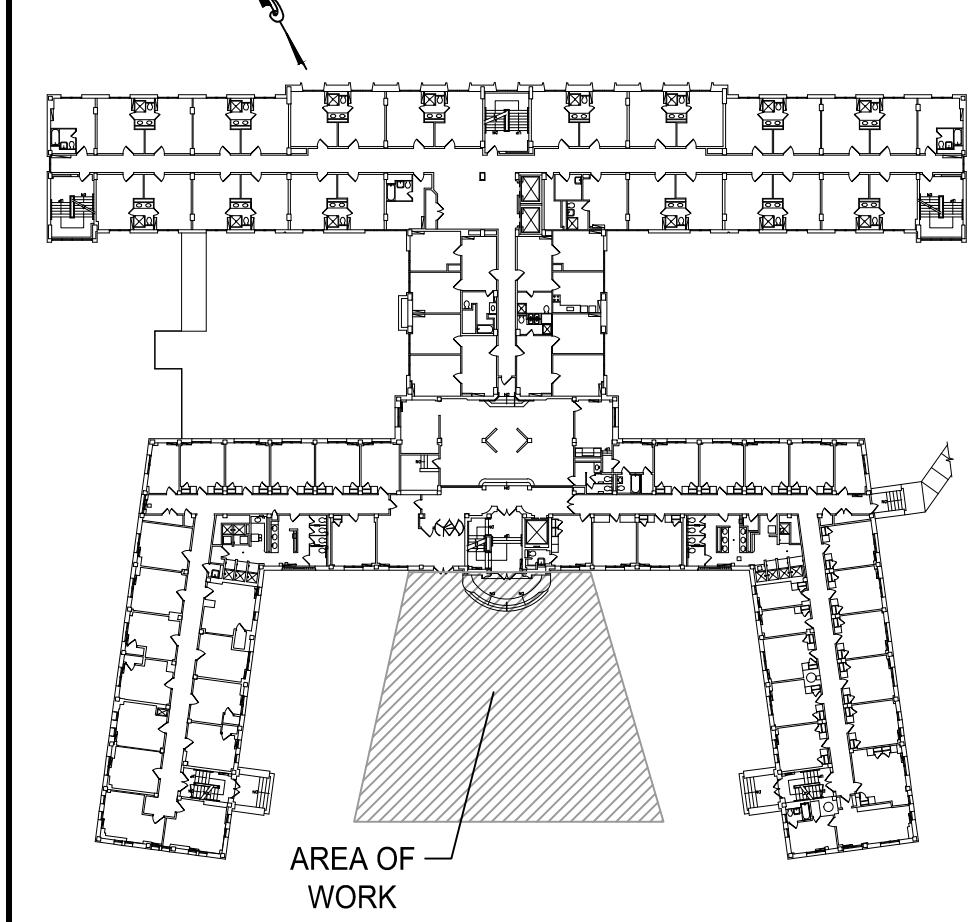
1. BASE MAP PROVIDED ELECTRONICALLY BY SETON HALL UNIVERSITY
2. BOUNDARY INFORMATION PROVIDED BY E.K.A

SETON HALL CAMPUS MASTER PLAN
SCALE: 1"=120'



Revisions		
Date	Issue	Description
11-02-20	A	FOR CLIENT'S REVIEW
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02-05-21	F	REVISED PER PLANNING BOARD ENGINEER & PLANNER COMMENTS

Key Plan



Consultants

Project

SETON HALL UNIVERSITY
BOLAND HALL
ENTRANCE LOBBY ADDITION


400 SOUTH ORANGE AVENUE
BLOCK No. 901 LOT No. 3
SOUTH ORANGE, NEW JERSEY 07079
PHONE: (973) 761-9000

Client



SETON HALL UNIVERSITY

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400 SOUTH ORANGE AVENUE
SOUTH ORANGE, NEW JERSEY
PHONE: (973) 761-9000



SNS
Architects & Engineers, PC

1 PARAGON DRIVE • MONTVALE • NEW JERSEY, 07845
TEL: 201.578.1767 FAX: 201.578.0808 www.sns-eteh-eng.com

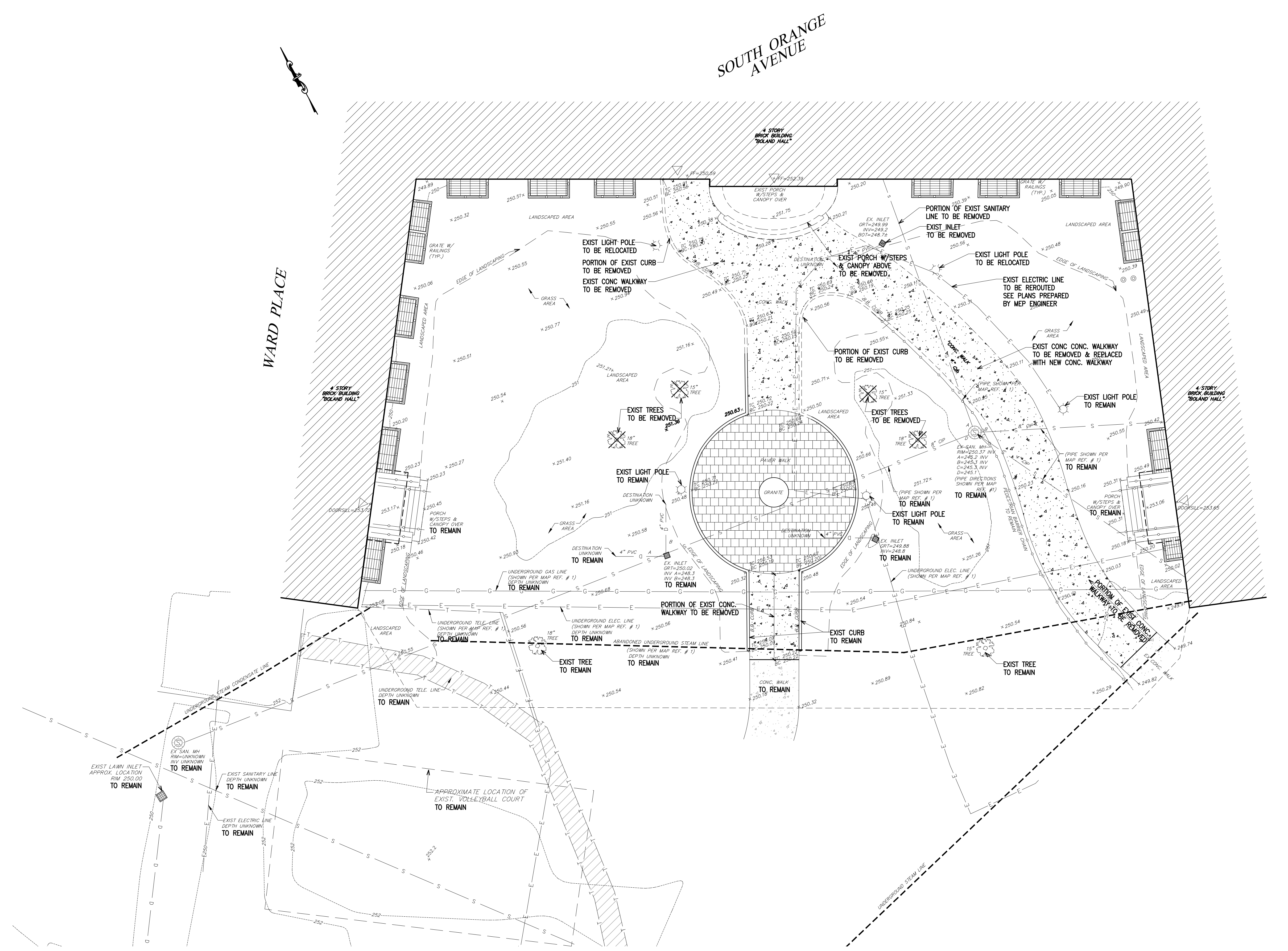
- John M. Lignos, AIA
- Lorin J. Sonenshine, AIA
- Steven Napolitano, PE
- Robert G. Nocella, AIA

Cert./Lic. No. 41969
Date 10-12-20 Scale AS NOTED
Drawn By AS Checked By SN

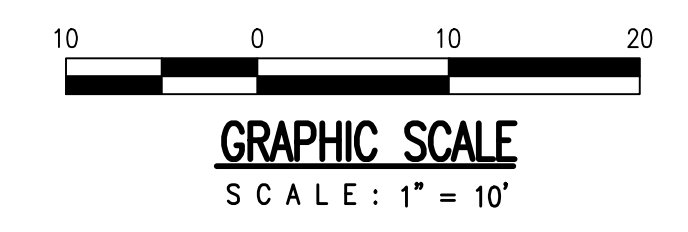
Dwg. Title

MASTER PLAN
Work Order No. Dwg. No.

5361 Y-1



SITE PLAN
SCALE: 1"=10'

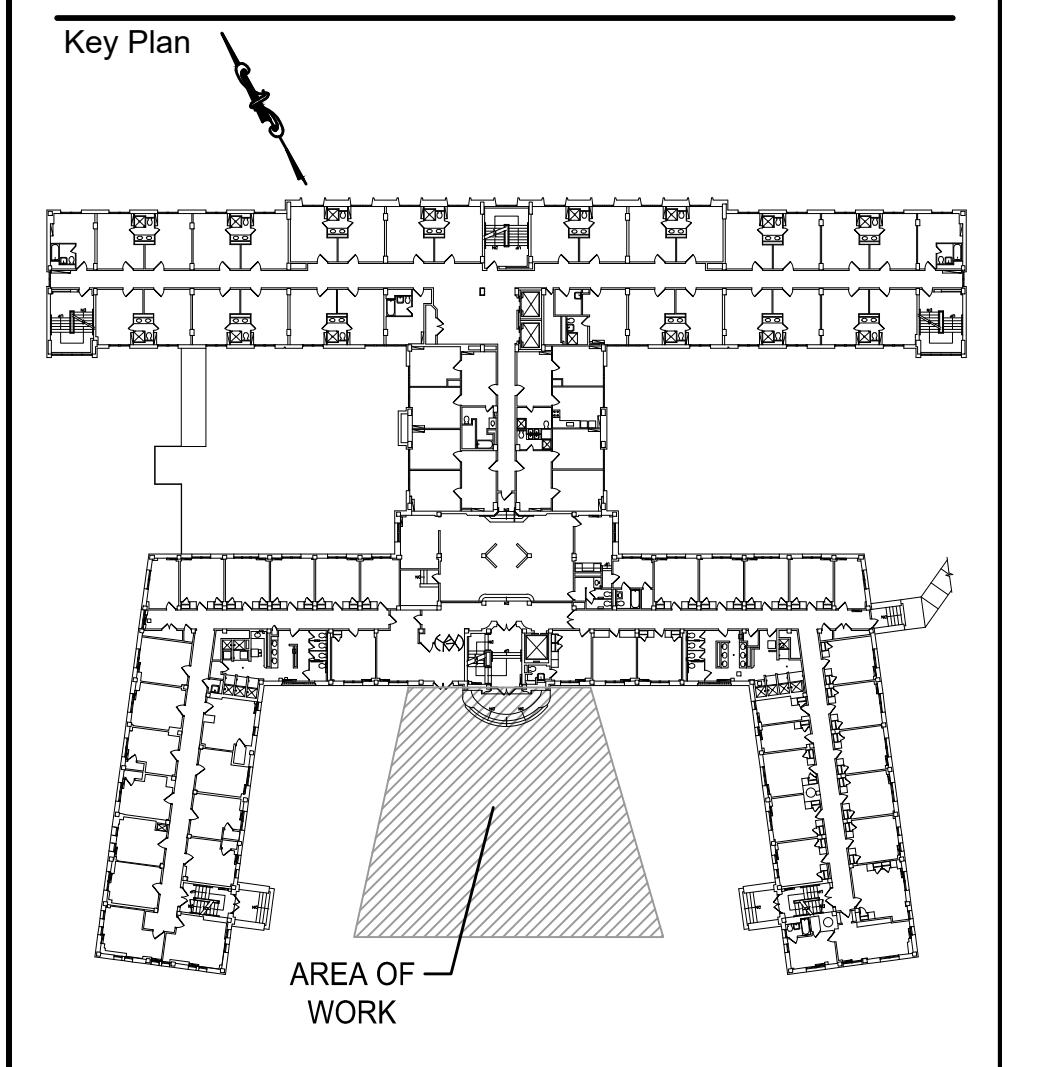


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	D	D
CATCH BASIN	□	□
DRAINAGE M.H.	○	○
SANITARY SEWER LINE	S	S
SANITARY SEWER M.H.	○	○
WATER MAIN LINE	W	W
FIRE LINE	F	F
IRRIGATION MAIN	I	I
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
TEL. & ELEC. LINE	T-E	T-E
GAS MAIN LINE	G	G
SPRINKLER	●	●
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
PAVEMENT	▨	▨
CONCRETE CURB	—	—
SPOT ELEVATION	+10.0'	+10.0'
LIGHT POLE	○	○
I.E.	○	○
T.G.	○	○

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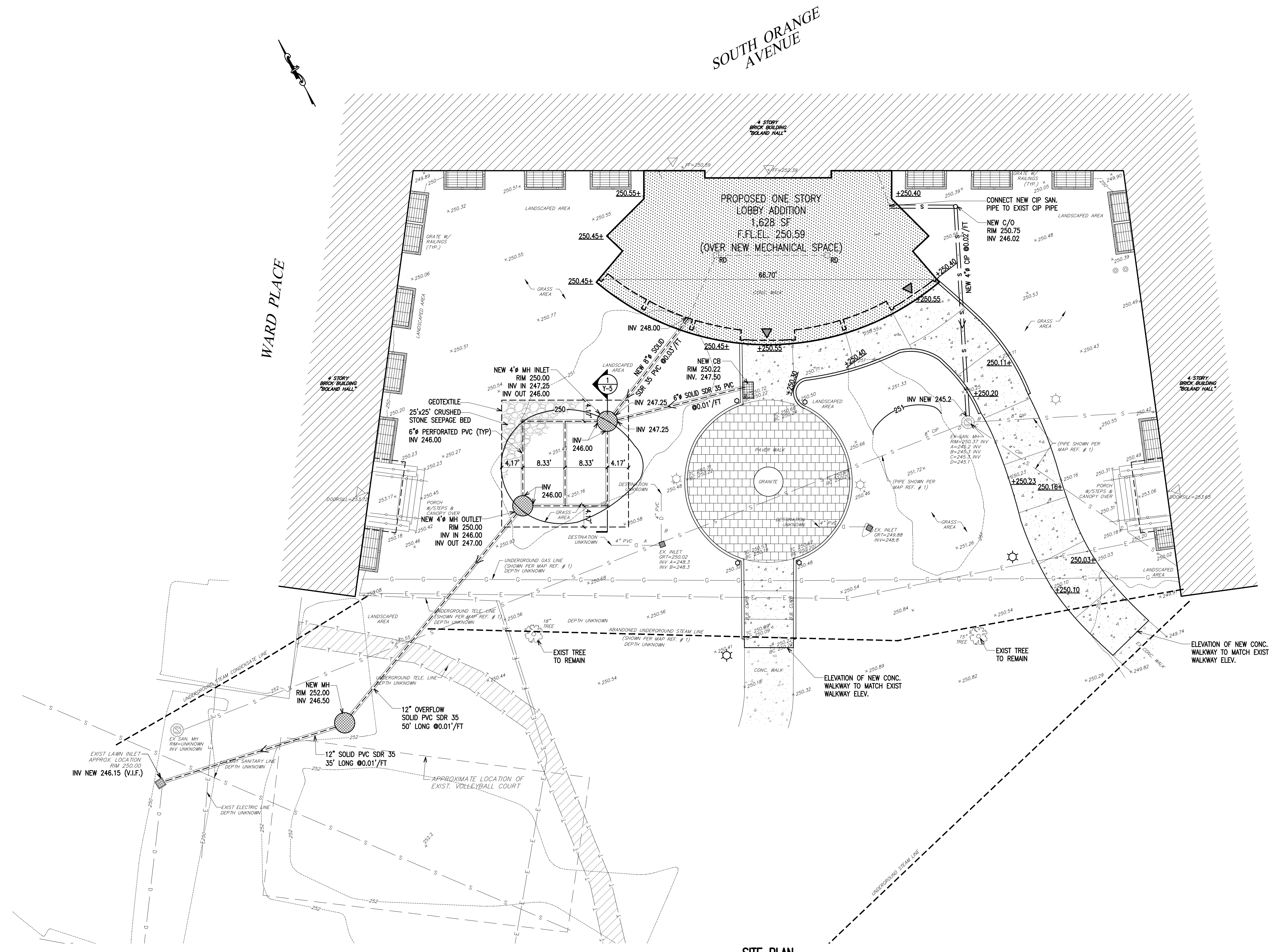
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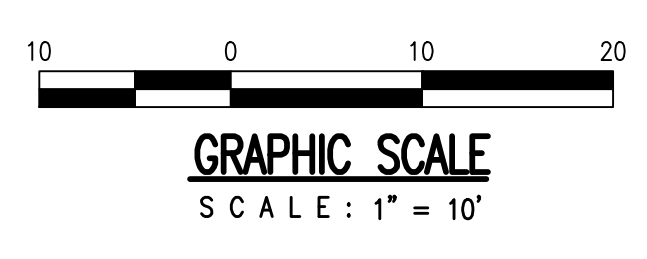
John M. Lignos, AIA ○
 Lorin J. Sonenshine, AIA ○
 Steven Napolitano, PE ●
 Robert G. Nocella, AIA ○

Cert./Lic. No. 41989	Date	10-12-20	Scale	AS NOTED
Dwg. Title	Drawn By	AS	Checked By	SN
EXISTING CONDITIONS AND DEMO SITE PLAN				
Work Order No.	Dwg. No.			

5361 **Y-2**



SITE PLAN
SCALE: 1"=10'



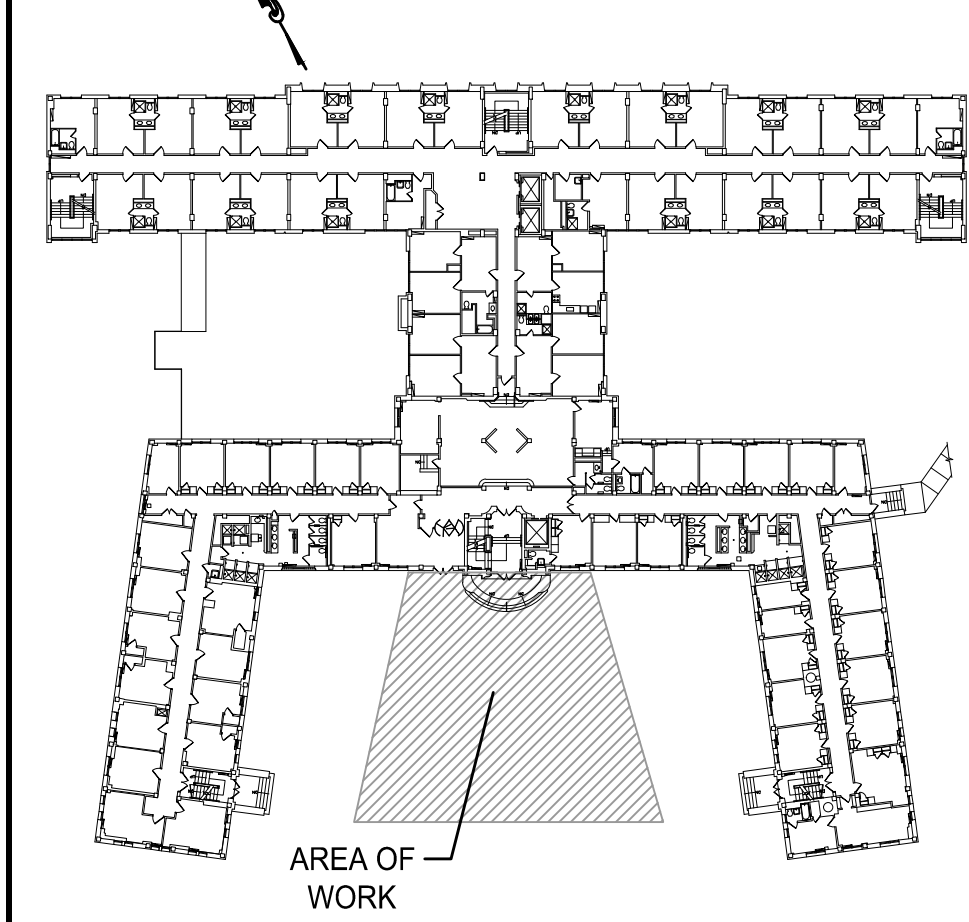
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	D	D
CATCH BASIN	□	■
DRAINAGE M.H.	○	●
SANITARY SEWER LINE	S	S
SANITARY SEWER M.H.	○	●
WATER MAIN LINE	W	W
FIRE LINE	F	F
IRRIGATION MAIN	I	I
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
TEL. & ELEC. LINE	T-E	T-E
GAS MAIN LINE	G	G
SPRINKLER	•	•
FIRE HYDRANT	⊗	⊗
WATER VALVE	⊗	⊗
PAVEMENT	▨	▨
CONCRETE CURB	—	—
SPOT ELEVATION	+10.0'	+10.0'
LIGHT POLE	○	○
I.E.	○	○
T.G.	○	○

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BOLAND HALL
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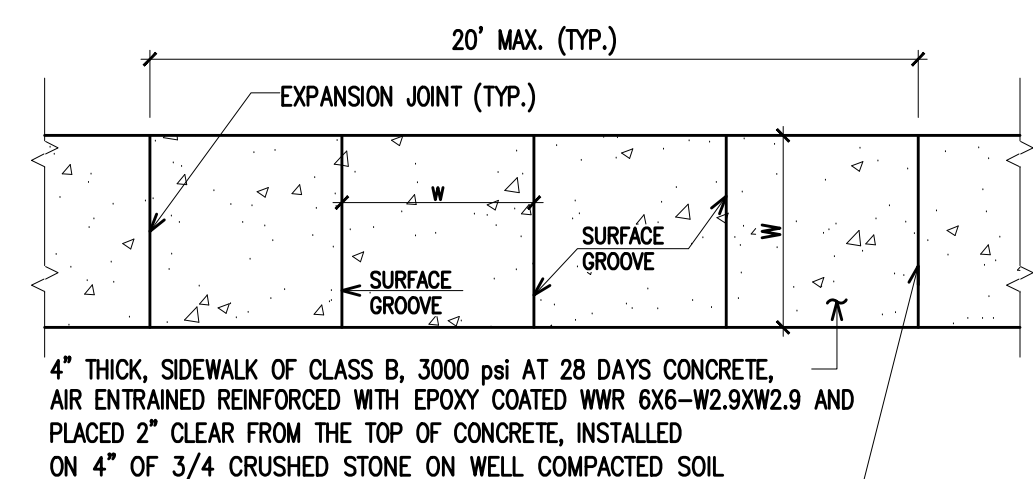
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 Robert G. Nocella, AIA ○

Steven Napolitano

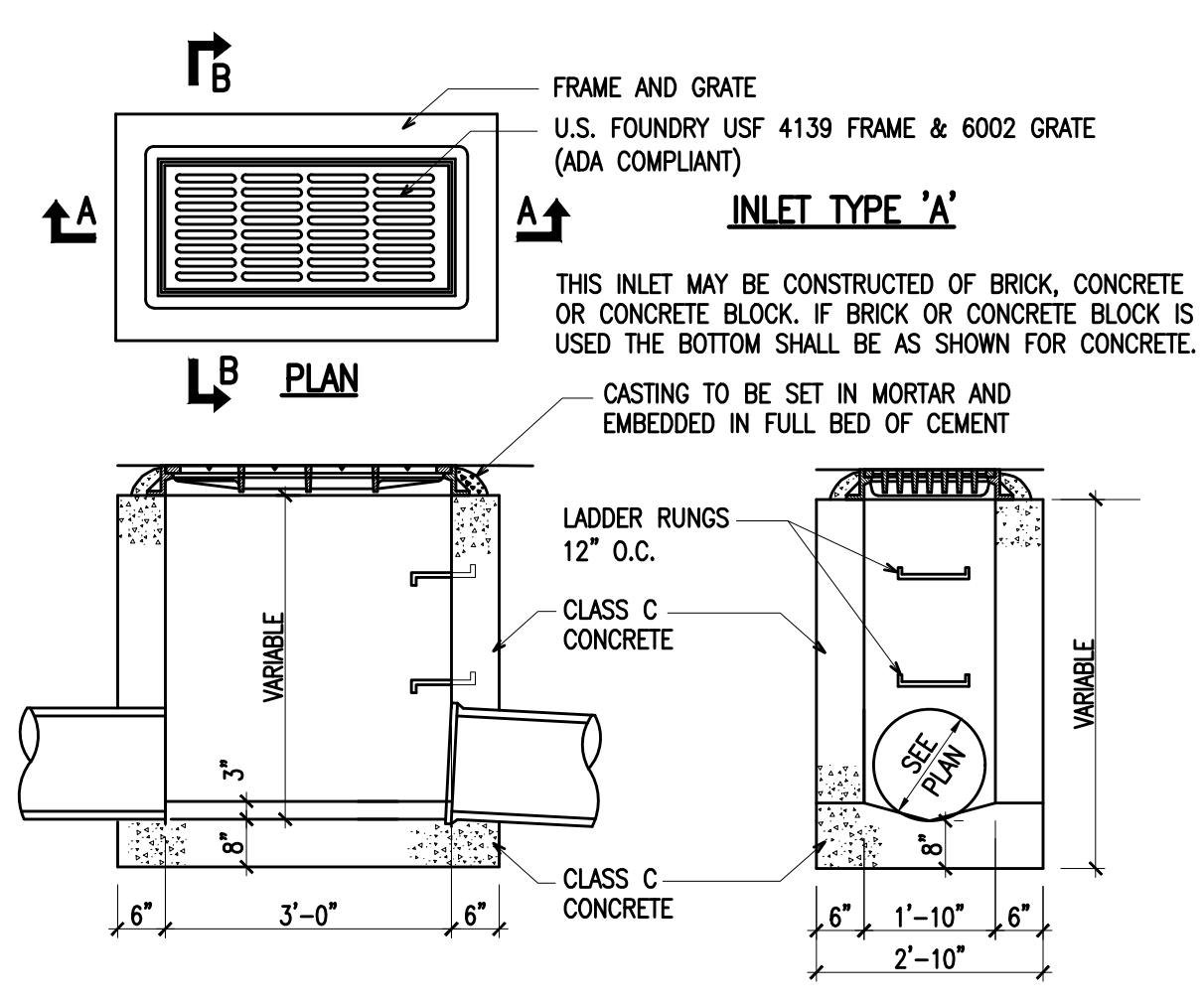
Cert./Lic. No. 41989	Date	10-12-20	Scale	AS NOTED
Drawn By	AS	Checked By	SN	

Dwg. Title
PROPOSED UTILITY PLAN
 Work Order No. 5361 Dwg. No. Y-4

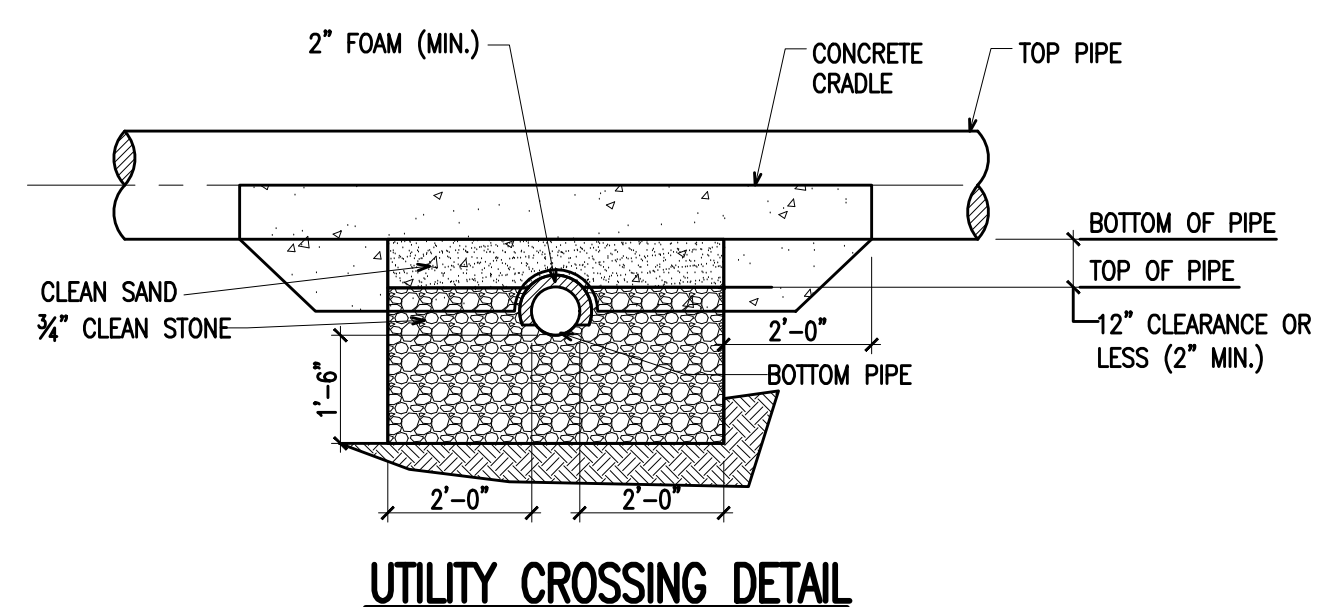


- NOTES: 1. SUBGRADE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER. 2. ALL CONCRETE SHALL BE CLASS B AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 5% TO 8%...

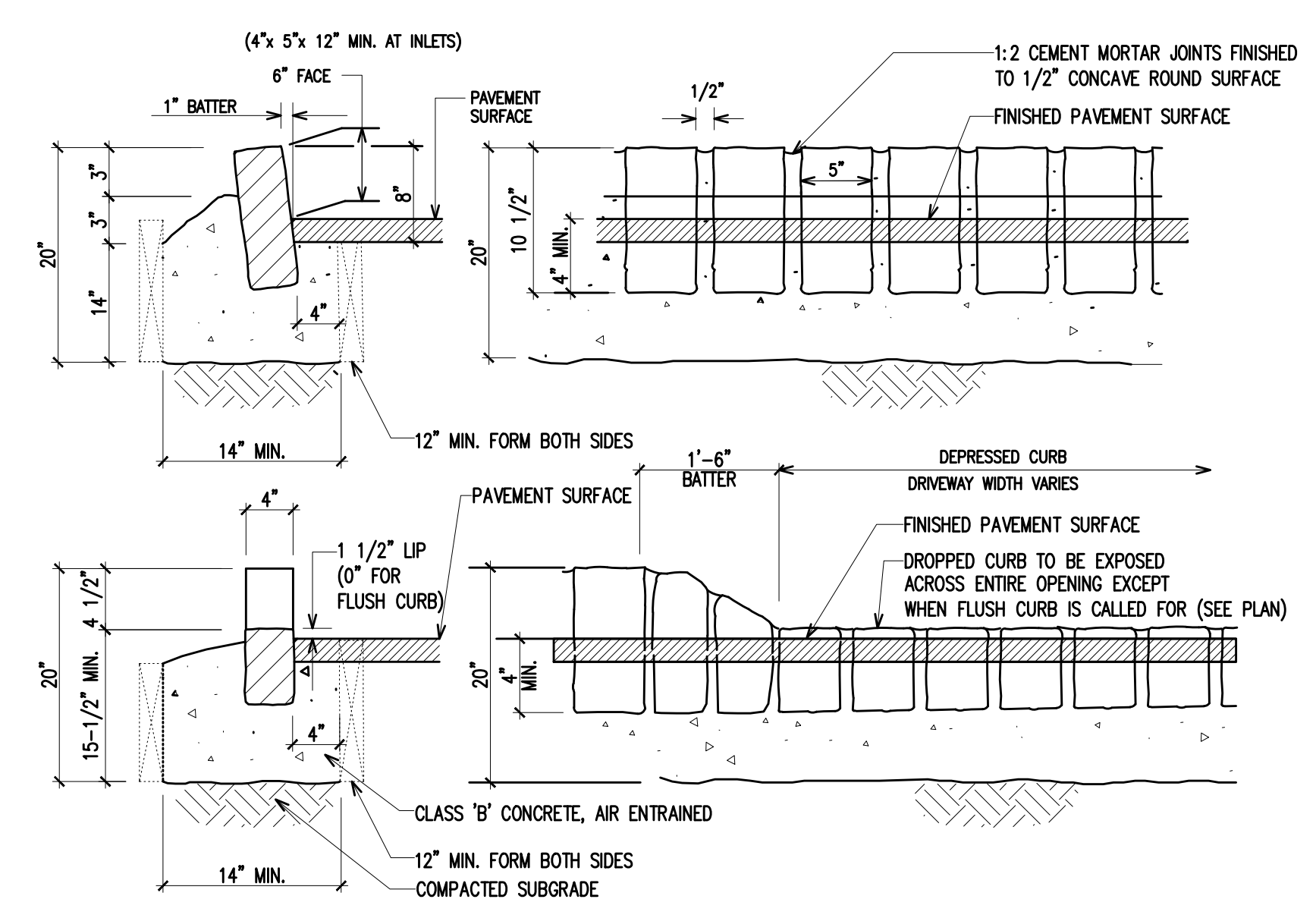
DETAIL OF STANDARD CONCRETE SIDEWALK SCALE: N.T.S.



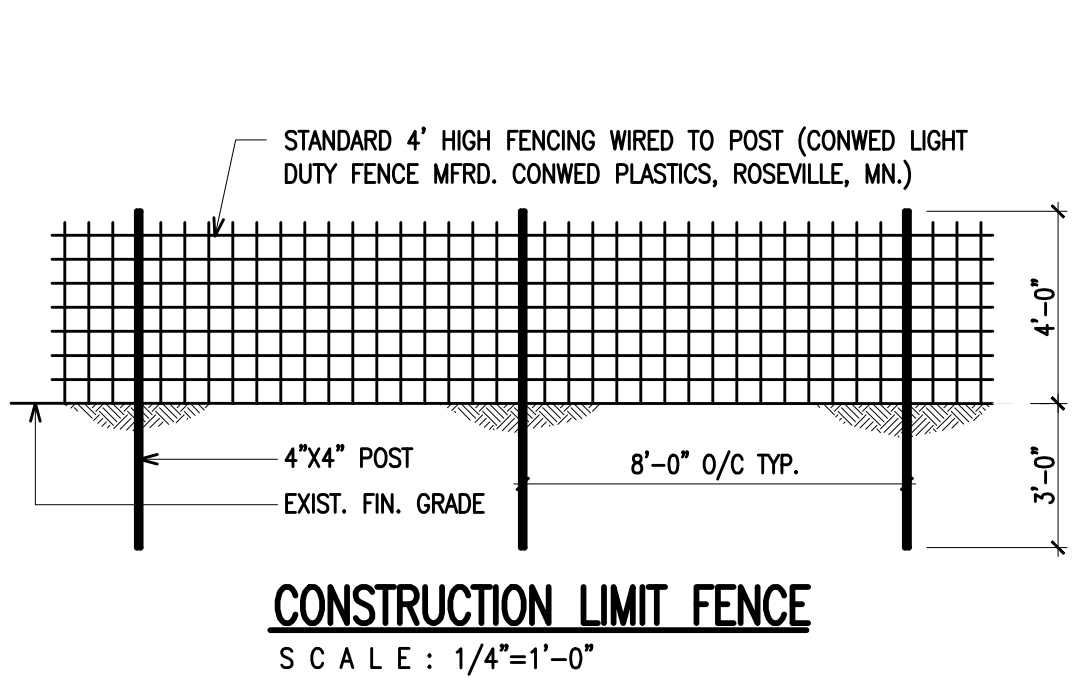
INLET TYPE 'A' SCALE: NOT TO SCALE



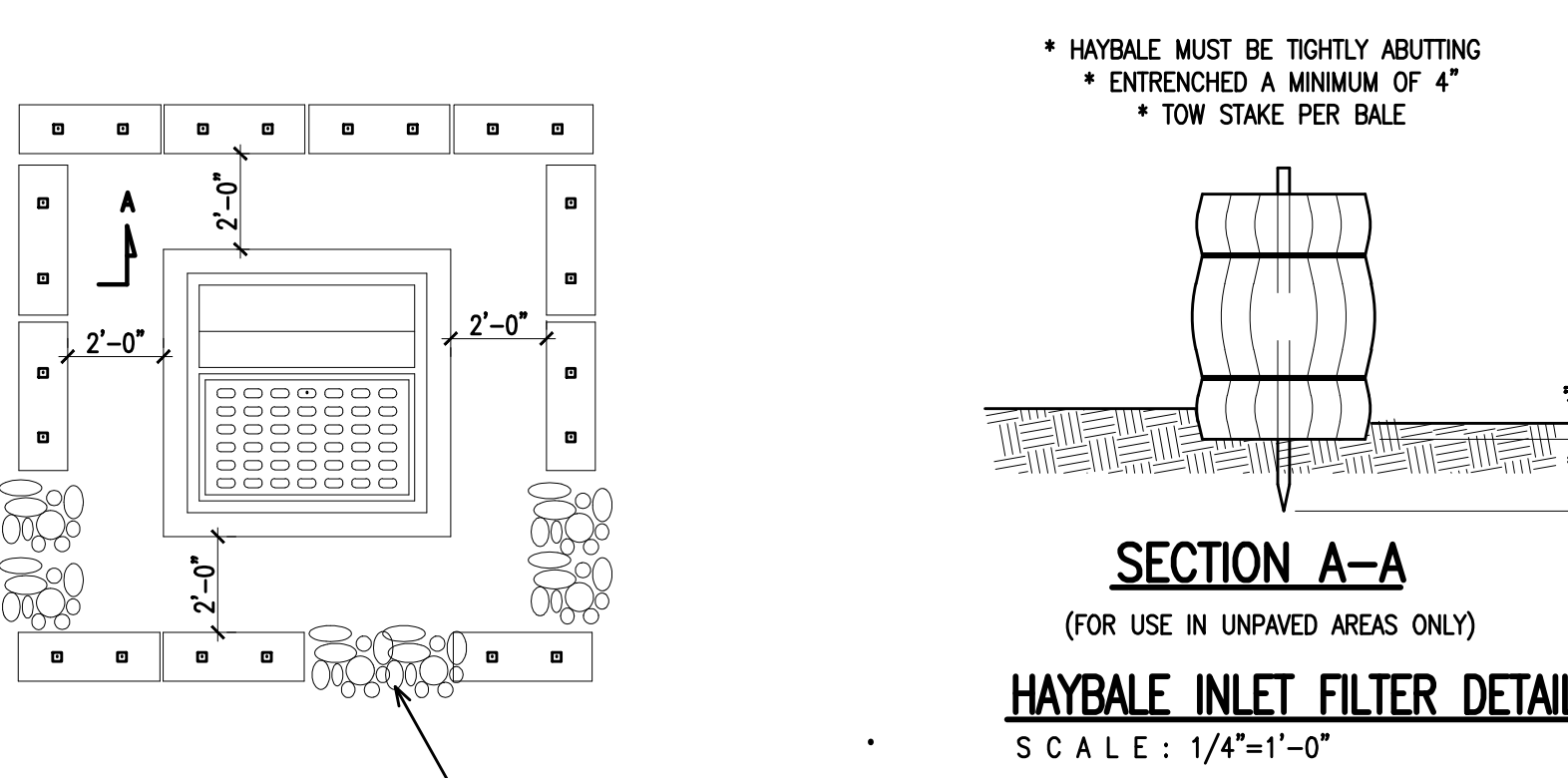
UTILITY CROSSING DETAIL SCALE: 3/8\"/>



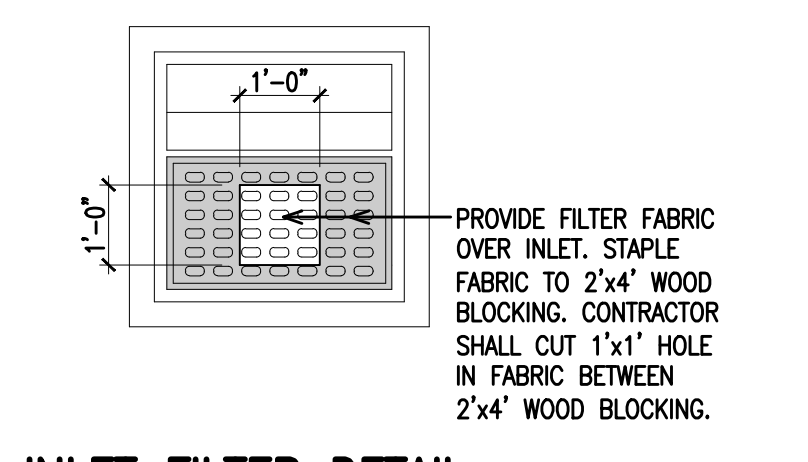
BELGIAN BLOCK CURB DETAIL SCALE: N.T.S.



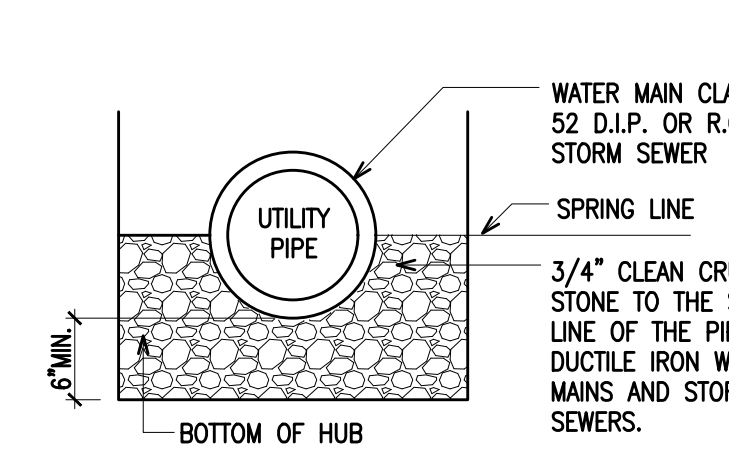
CONSTRUCTION LIMIT FENCE SCALE: 1/4\"/>



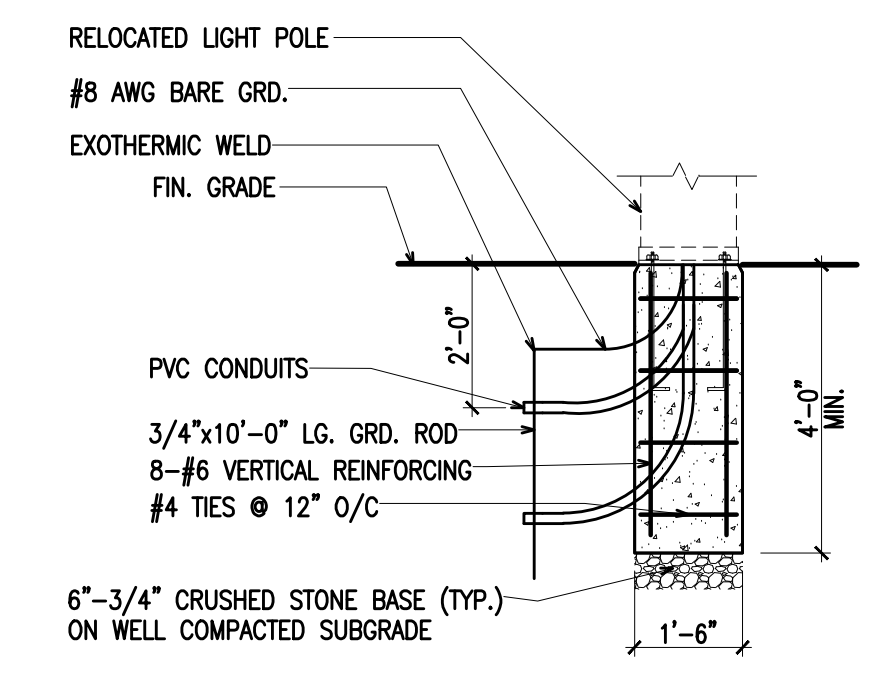
HAYBALE INLET FILTER DETAIL SCALE: 1/4\"/>



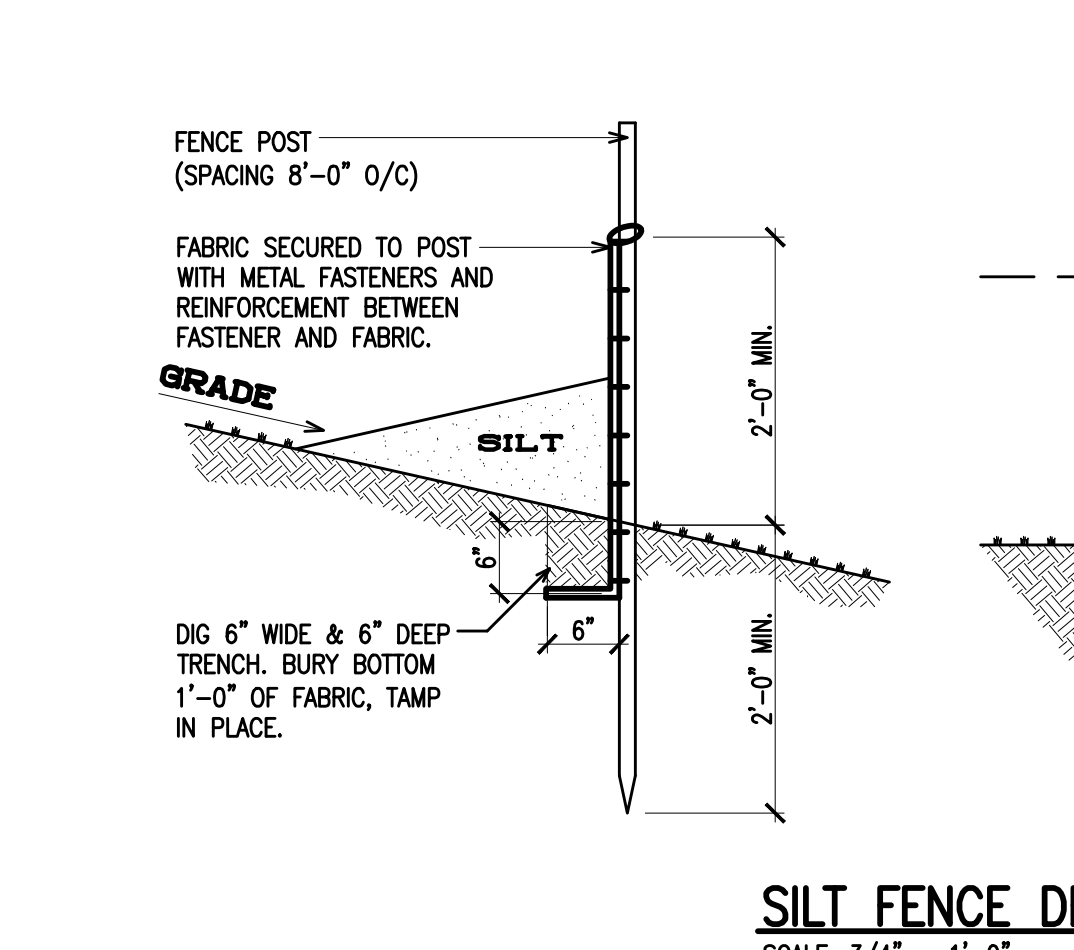
INLET FILTER DETAIL (IF APPLICABLE) N.T.S.



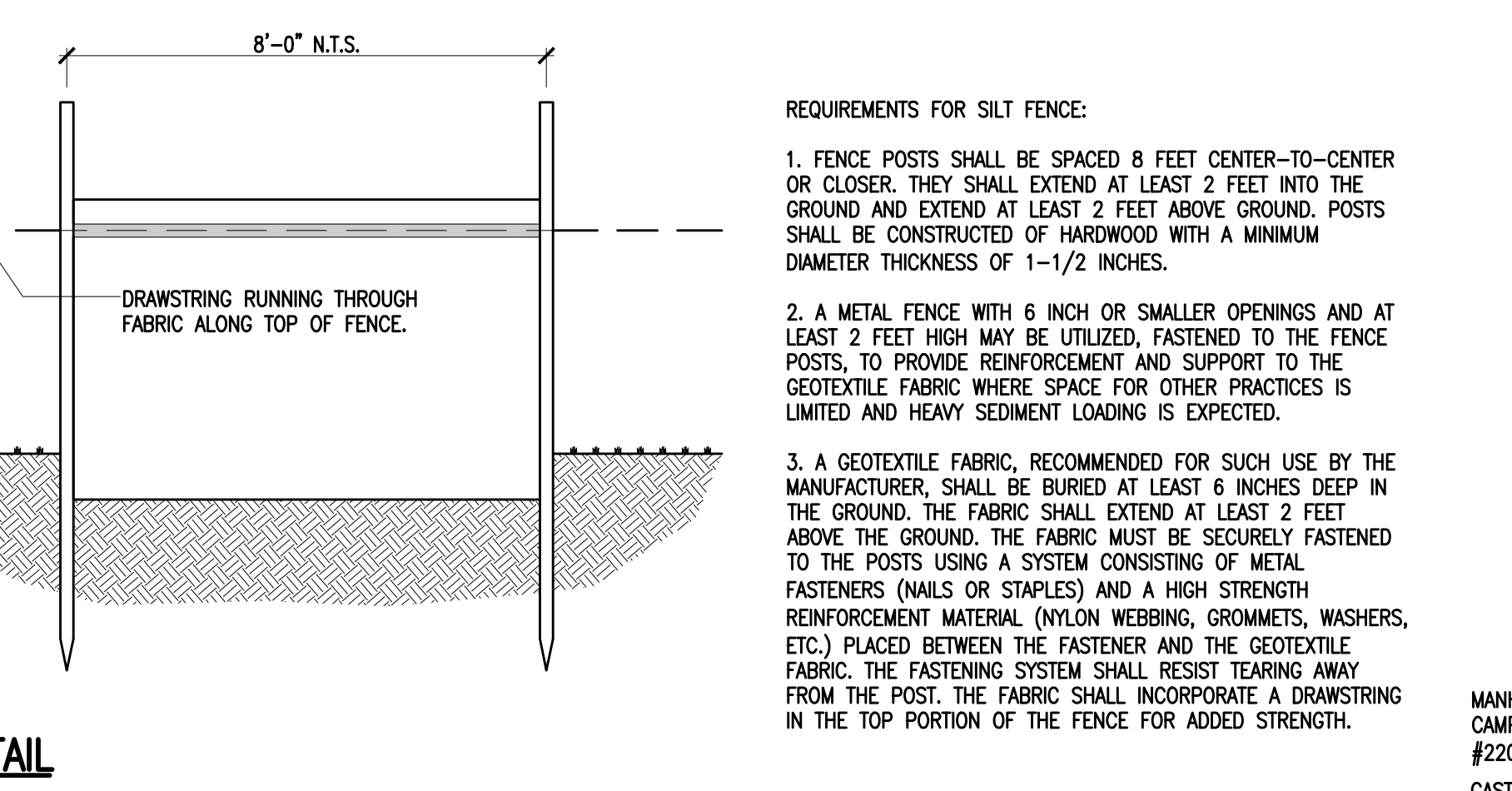
PIPE BEDDING DETAIL SCALE: N.T.S.



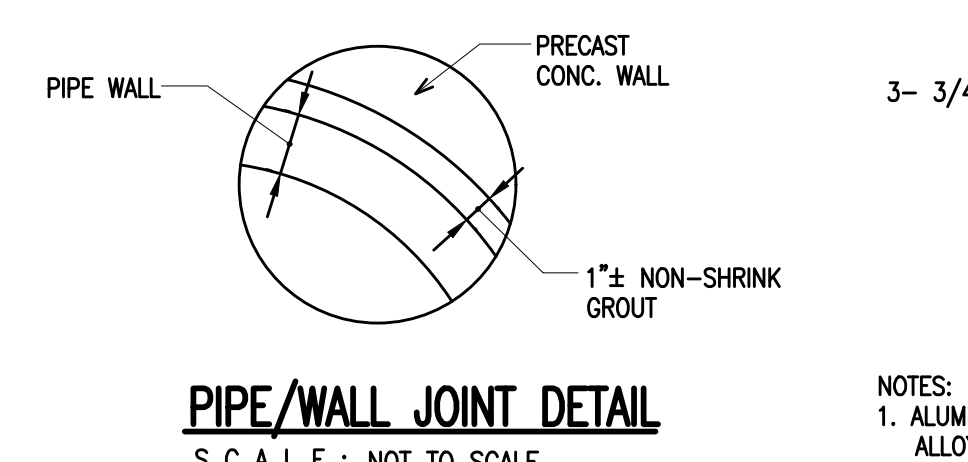
LIGHT POLE NEW FOUNDATION DETAIL SCALE: N.T.S. (FOR LOCATION SEE DWG Y-3)



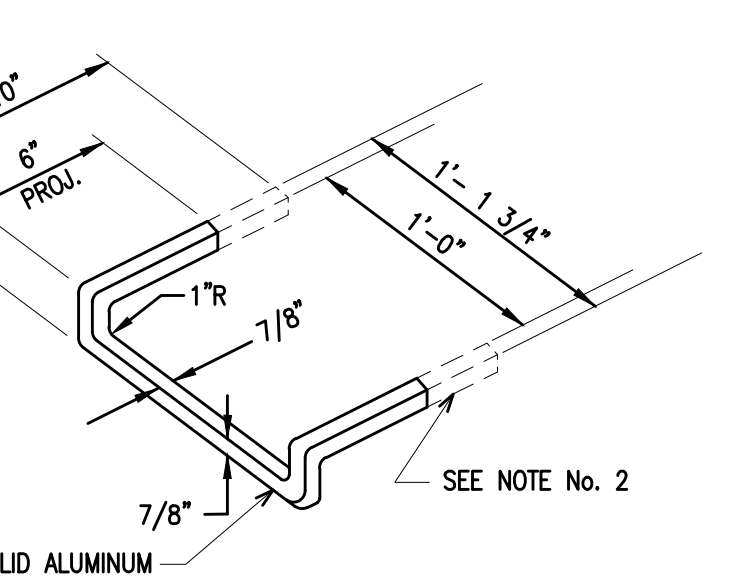
SILT FENCE DETAIL SCALE: 3/4\"/>



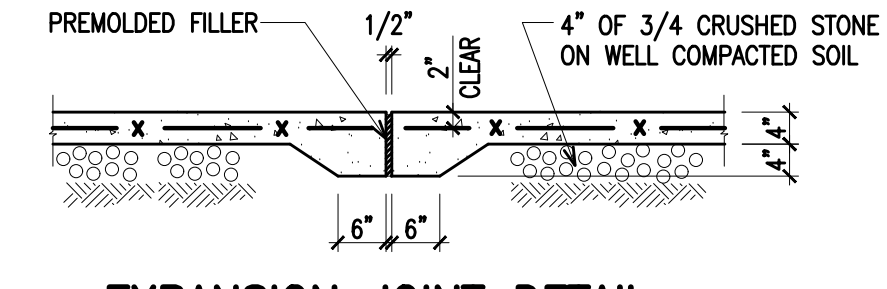
REQUIREMENTS FOR SILT FENCE



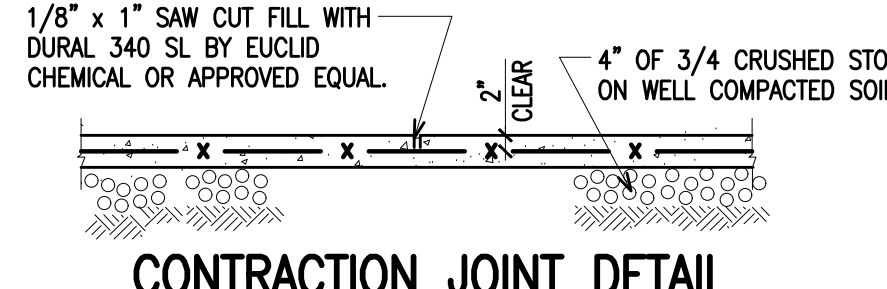
PIPE/WALL JOINT DETAIL SCALE: NOT TO SCALE



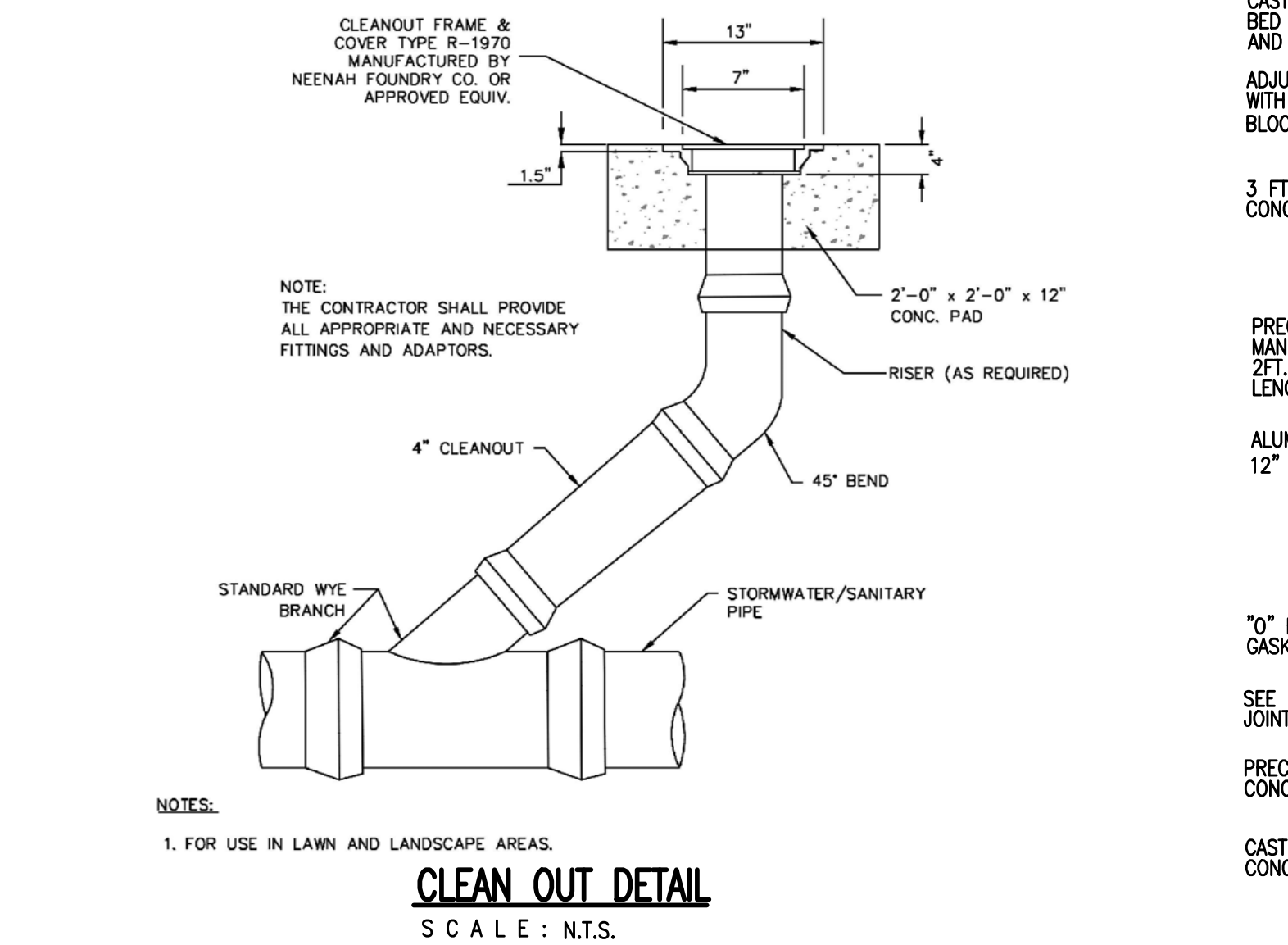
ALUMINUM STEP DETAIL SCALE: NOT TO SCALE



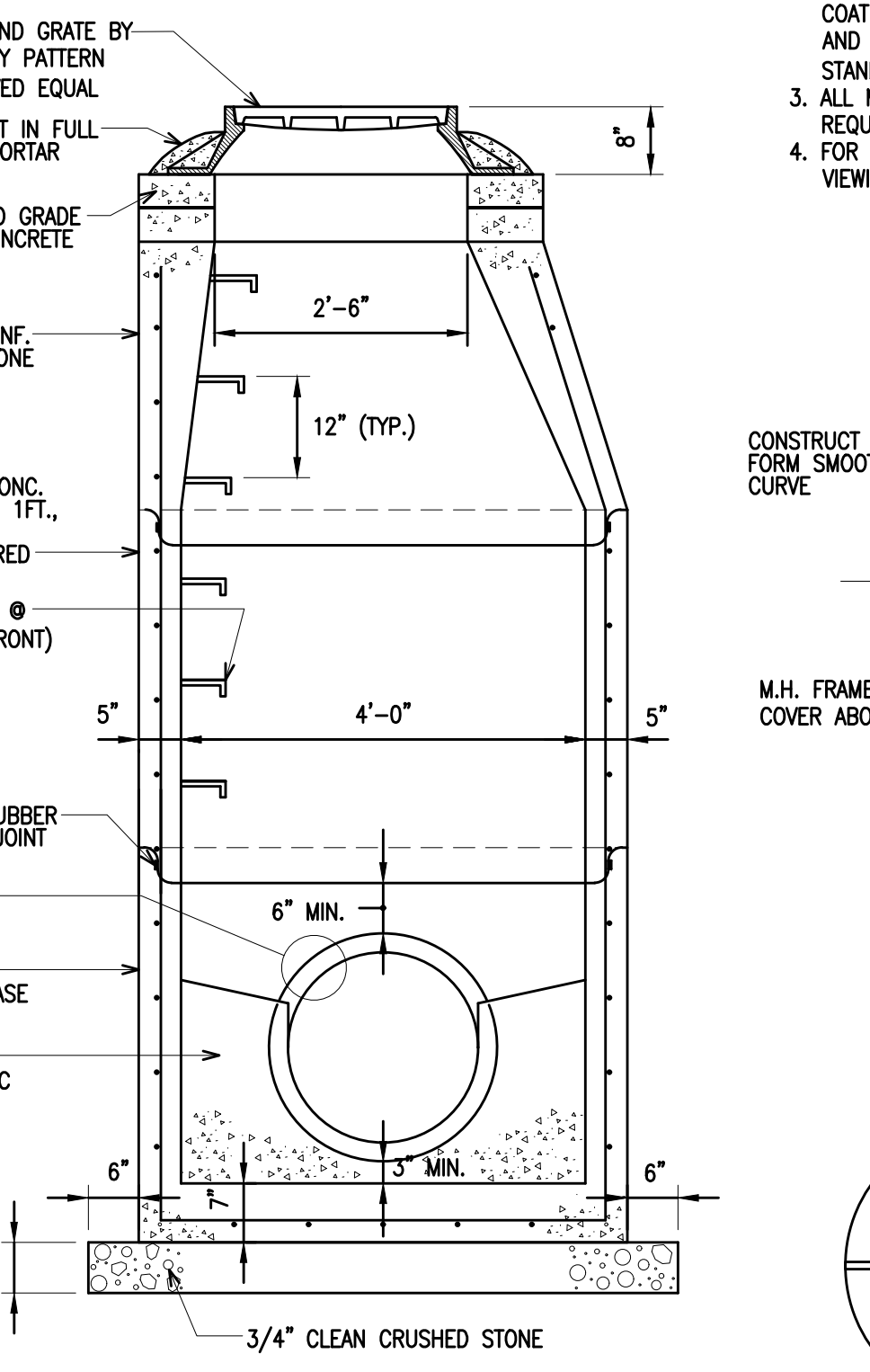
EXPANSION JOINT DETAIL SCALE: 1/2\"/>



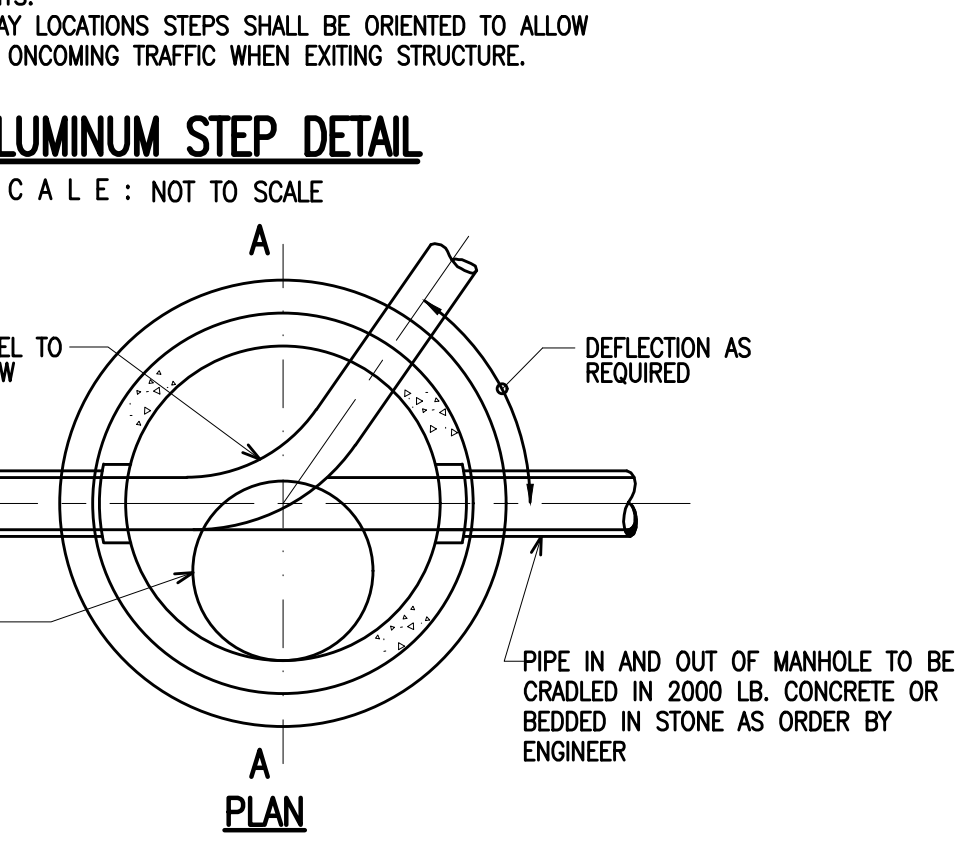
CONTRACTION JOINT DETAIL SCALE: 1/2\"/>



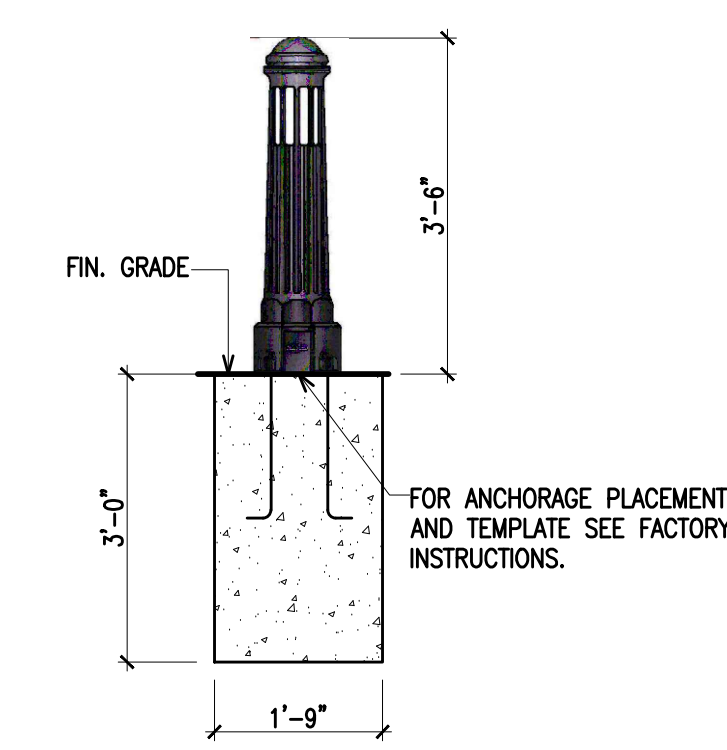
CLEAN OUT DETAIL SCALE: N.T.S.



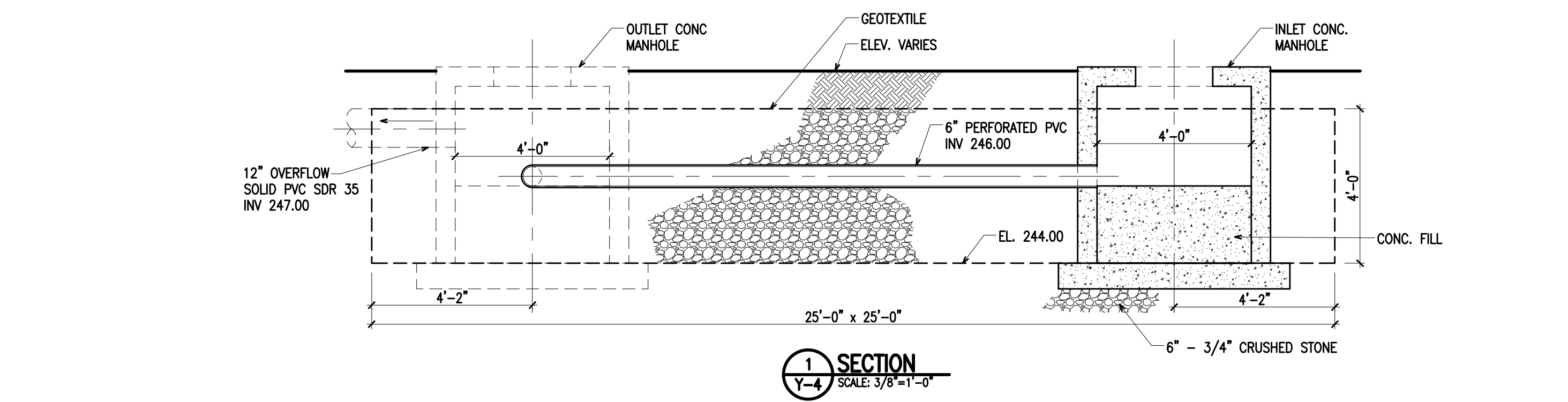
STORM MANHOLE PRECAST SCALE: NOT TO SCALE



STANDART HEAVY DUTY MANHOLE FRAME AND GRATE SCALE: 1/2\"/>

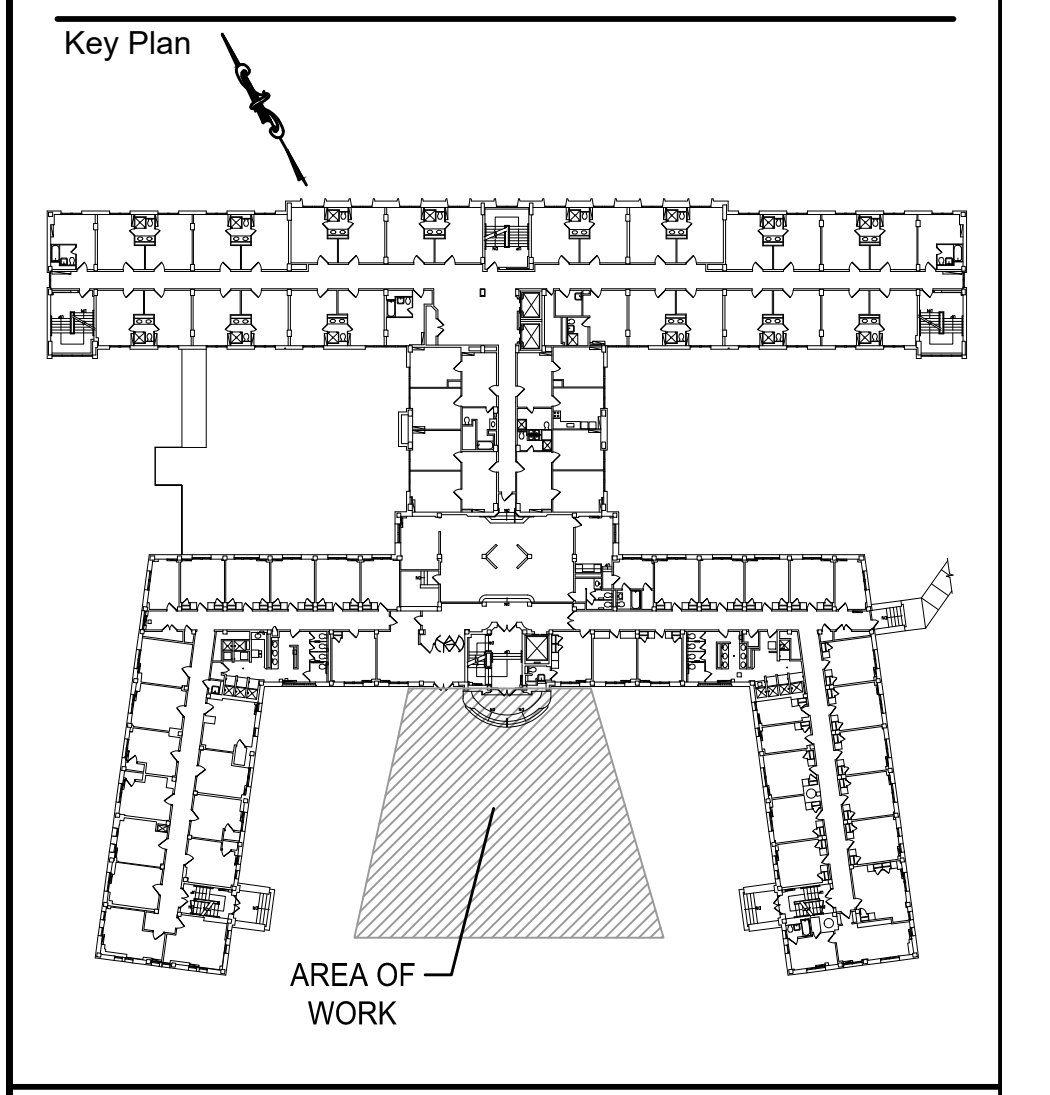


NEW BOLLARD FOUNDATION DETAIL SCALE: 3/4\"/>



SECTION Y-4 SCALE: 3/8\"/>

Revisions table with columns: Date, Issue, Description. Includes entries for client review, progress prints, and planning board filing.

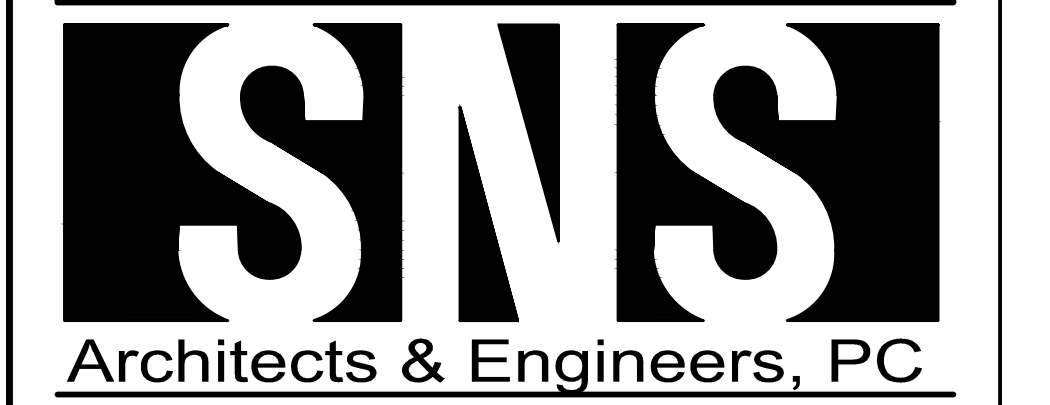


Consultants

SETON HALL UNIVERSITY BOLAND HALL ENTRANCE LOBBY ADDITION 400 SOUTH ORANGE AVENUE BLOCK No. 901 LOT No. 3 SOUTH ORANGE, NEW JERSEY 07079 PHONE: (973) 761-9000

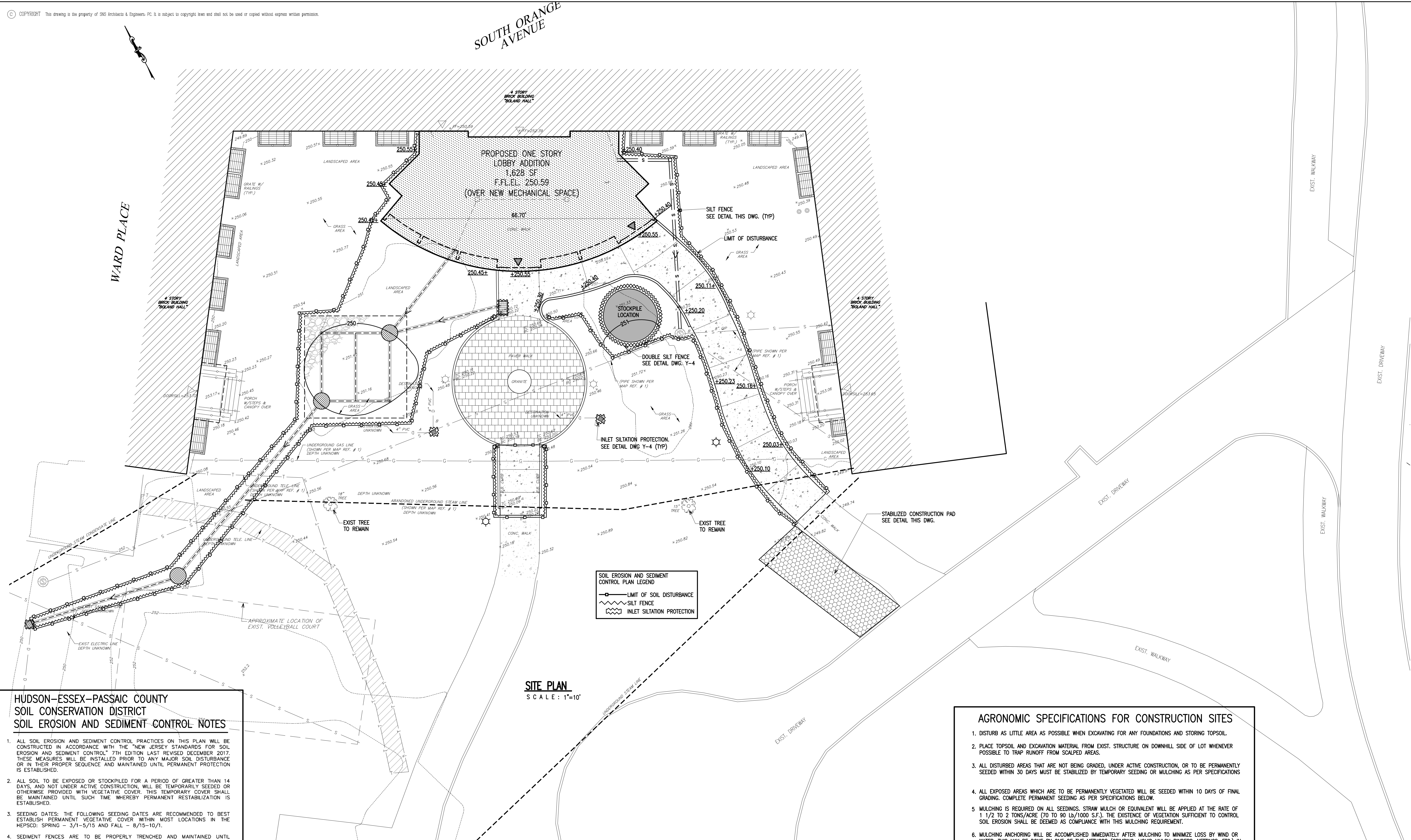


SETON HALL UNIVERSITY 400 SOUTH ORANGE AVENUE SOUTH ORANGE, NEW JERSEY PHONE: (973) 761-9000



John M. Lignos, AIA, Lorin J. Sonenshine, AIA, Steven Napolitano, PE, Robert G. Nocella, AIA

Cert./Lic. No. 41989 Date 10-15-20 Scale AS NOTED Drawn By AS Checked By SN Dwg. Title SITE PLAN DETAILS AND NOTES Work Order No. Dwg. No. 5361 Y-5

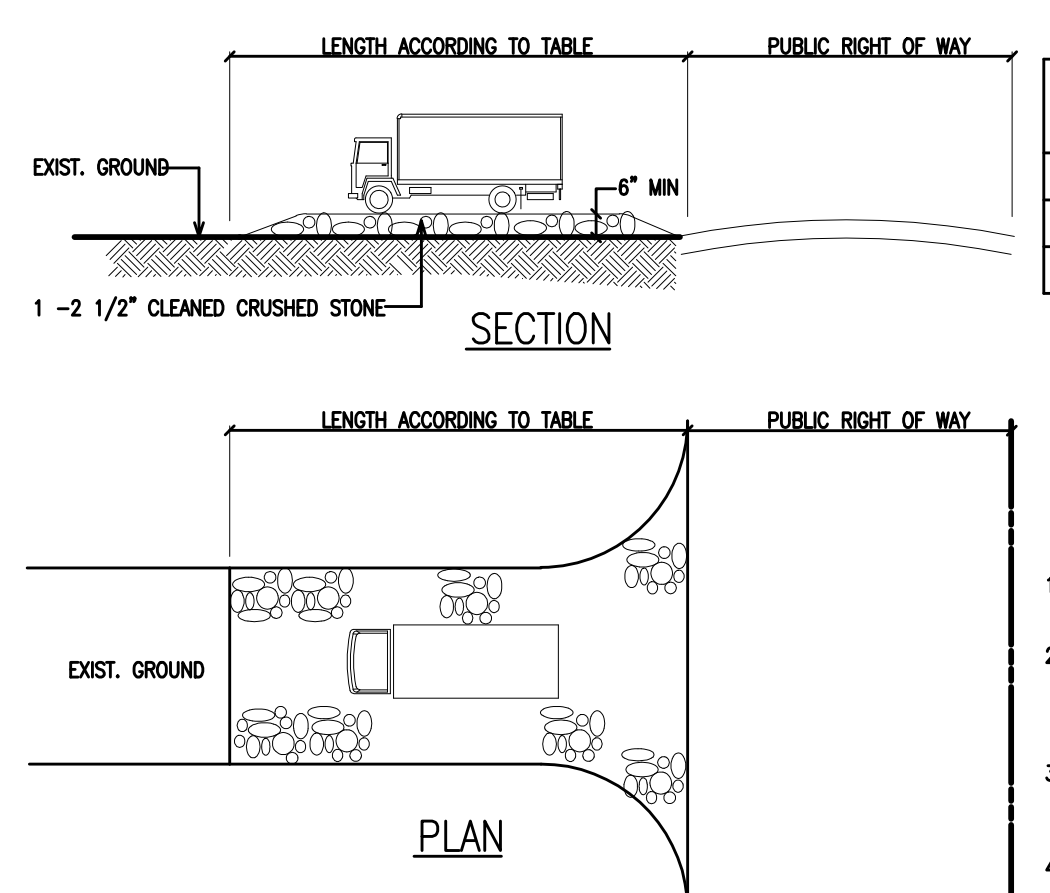


SITE PLAN
SCALE: 1"=10'

**HUDSON-ESSEX-PASSAIC COUNTY
SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES**

- 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 OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HERSPOL 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 THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATIVE 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 COUNTY SOIL CONSERVATIVE DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (962) 333-4507 OR EMAIL - INFORMATION@NHERS.CO.NJ
- 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-DECA 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 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 RETURNED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SLUMP 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, SOODING, OR PLANTING. A DEPTH OF 5 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" 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 CONSERVATIVE DISTRICT.
- THE HUDSON-ESSEX-PASSAIC COUNTY SOIL CONSERVATIVE 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.

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABR. BASE COURSE	

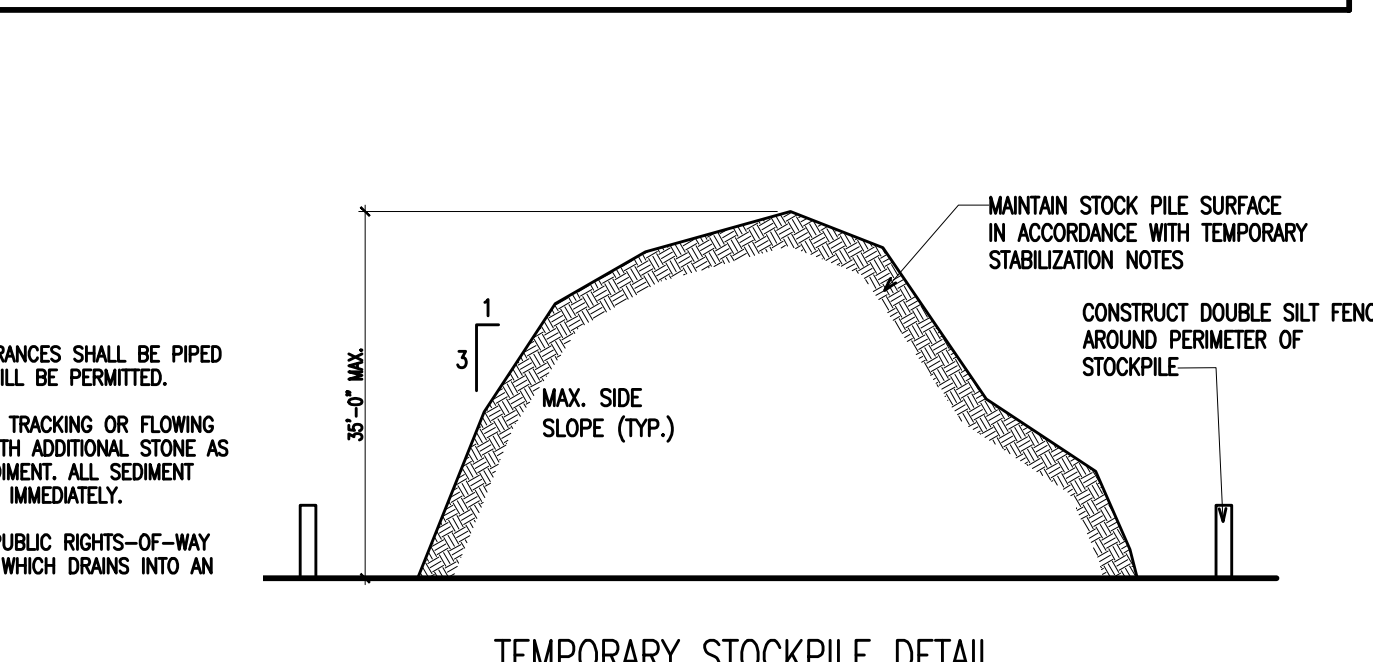
STABILIZED CONSTRUCTION PAD DETAIL
SCALE: N.T.S.
FOR CONSTRUCTION PAD LOCATION, SEE DWG. YS-1.
NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY. (TYP)

- NOTES**
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED THROUGH CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOVABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT SHALL BE PROVIDED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

PROPOSED SEQUENCE OF DEVELOPMENT

NOTIFY THE HUDSON-ESSEX-PASSAIC COUNTY SOIL CONSERVATIVE DISTRICT AT LEAST 72 HOURS PRIOR TO ANY SITE DISTURBANCES.

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS PER DETAILS ON THIS DRAWING AS REQUIRED.
- INSTALL SILT FENCE AT LIMITS OF CONSTRUCTION & EQUIPMENT BARRIER FENCING.
- GENERAL CLEARING AND REMOVAL OF EXISTING UNSUITABLE VEGETATION AND/OR DEBRIS, IN AREAS WHERE NECESSARY. ANY VEGETATION THAT REMAINS SHALL BE PROPERLY PROTECTED AND KEPT IN ITS NATURAL STATE.
- STRIP AND STOCKPILE TOPSOIL SURROUND WITH SILT FENCE.
- PRELIMINARY SUB-GRADE OF AREAS TO BE DEVELOPED.
- LAYOUT AND LOCATION OF PROPOSED BUILDING AND UTILITIES.
- CONSTRUCTION OF PROPOSED DRAINAGE AND UNDERGROUND UTILITIES AND INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES WHICH ARE AFFECTED (SUCH AS INLET PROTECTION DEVICES).
- PREPARATION OF SUB-GRADE SHALL BE PERFORMED IMMEDIATELY FOLLOWING PRELIMINARY GRADING IN ORDER TO STABILIZE PAVED AREAS.
- CONSTRUCTION OF THE BUILDING.
- INSTALLATION OF PROPOSED CURBING.
- INSTALLATION OF CONCRETE SIDEWALKS.
- REMOVAL OF ALL SEDIMENT CONTROL DEVICES PERTAINING TO INLET PROTECTION.
- PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS.
- UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
- REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES.



AGRONOMIC SPECIFICATIONS FOR CONSTRUCTION SITES

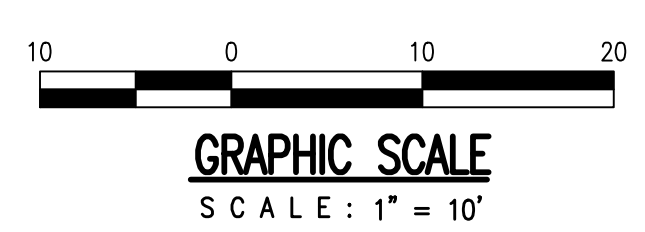
- DISTURB AS LITTLE AREA AS POSSIBLE WHEN EXCAVATING FOR ANY FOUNDATIONS AND STORING TOPSOIL.
- PLACE TOPSOIL AND EXCAVATION MATERIAL FROM EXIST. STRUCTURE ON DOWNHILL SIDE OF LOT WHENEVER POSSIBLE TO TRAP RUNOFF FROM SCALPED AREAS.
- ALL DISTURBED AREAS THAT ARE NOT BEING GRADED, UNDER ACTIVE CONSTRUCTION, OR TO BE PERMANENTLY SEEDING WITHIN 30 DAYS MUST BE STABILIZED BY TEMPORARY SEEDING OR MULCHING AS PER SPECIFICATIONS.
- ALL EXPOSED AREAS WHICH ARE TO BE PERMANENTLY VEGETATED WILL BE SEEDING WITHIN 10 DAYS OF FINAL GRADING. COMPLETE PERMANENT SEEDING AS PER SPECIFICATIONS BELOW.
- MULCHING IS REQUIRED ON ALL SEEDINGS. STRAW MULCH OR EQUIVALENT WILL BE APPLIED AT THE RATE OF 1 1/2 TO 2 TONS/ACRE (70 TO 90 LB/1000 S.F.). THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED AS COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- MULCHING ANCHORING WILL BE ACCOMPLISHED IMMEDIATELY AFTER MULCHING TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE METHODS (CRIMPING, LIQUID MULCH BINDERS, NETTINGS, ETC.) IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY."

PERMANENT SEEDING

- SEED, FERTILIZE, AND LIME ALL SCALPED AREAS IMMEDIATELY AFTER FINISHED GRADING IS COMPLETED AND RECOMMENDATIONS ARE ACCORDING TO RESULTS OF SOIL TESTS OR AS FOLLOWS:
 - LIME TO BE APPLIED AT THE RATE OF 2 TONS/ACRE (GROUND LIMESTONE).
 - FERTILIZER TO BE APPLIED AT THE RATE OF 500 LBS. OF 10-20-10 PER ACRE.
 - SEED IS TO BE INCORPORATED INTO THE SOIL 1/4" TO 1/2" BY RAKING OR DRAGGING.
 - SEEDING WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT APPROXIMATELY 6 MONTHS AFTER FIRST APPLICATION.
 - PROFESSIONAL MIXED SEED MIXTURE ARE RECOMMENDED RATHER THAN MIXING YOURSELF.
 - IF SEEDINGS ARE GOING TO BE DONE DURING OFF-SEASON (MIDSUMMER) INCREASE MIXTURE.
- ALL PERMANENT SEEDING SHALL COMPLY WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" SPECIFICATION SECTION 4, TABLE 4-1, FOR SANDY LOAM, LOAM, SILT LOAM, PLANT HARDINESS ZONE 6B AND WELL TO MODERATELY WELL DRAINED SOIL DRAINAGE CLASS.
 - HARD FESCUE 120 LBS./ACRE
 - PERENNIAL BLUEGRASS 30 LBS./ACRE
 - KENTUCKY BLUEGRASS (BLEND) 40 LBS./ACRE
- PERMANENT SEEDING MIXTURE TO BE APPLIED DURING COOL SEASON (BELOW 85 °F) SHALL BE:
 - TALL FESCUE 160 LBS./ACRE
 - KENTUCKY BLUEGRASS 20 LBS./ACRE
 - PERENNIAL BLUEGRASS 20 LBS./ACRE

TEMPORARY SEEDING

- ALL TEMPORARY SEEDING SHALL COMPLY WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" SPECIFICATION SECTION 7, TABLE 7-1, 7-2 FOR SANDY LOAM, LOAM, SILT LOAM, PLANT HARDINESS ZONE 6B AND WELL TO MODERATELY WELL DRAINED SOIL DRAINAGE CLASS.
- TEMPORARY SEEDING MIXTURE TO BE APPLIED DURING THE WARM SEASON (85 °F AND ABOVE) SHALL BE PEARL MILLET AT THE RATE OF 20 LBS./ACRE.
- TEMPORARY SEEDING MIXTURE TO BE APPLIED DURING COOL SEASON (BELOW 85 °F) SHALL BE PERENNIAL BLUEGRASS AT THE RATE OF 100 LBS./ACRE.
- MULCHING SHALL BE REQUIRED FOR ALL TEMPORARY SEEDING. MULCH SHALL BE STRAW, UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE. ALL MULCH SHALL BE ANCHORED BY A STANDARD LIQUID MULCH-BINDER.

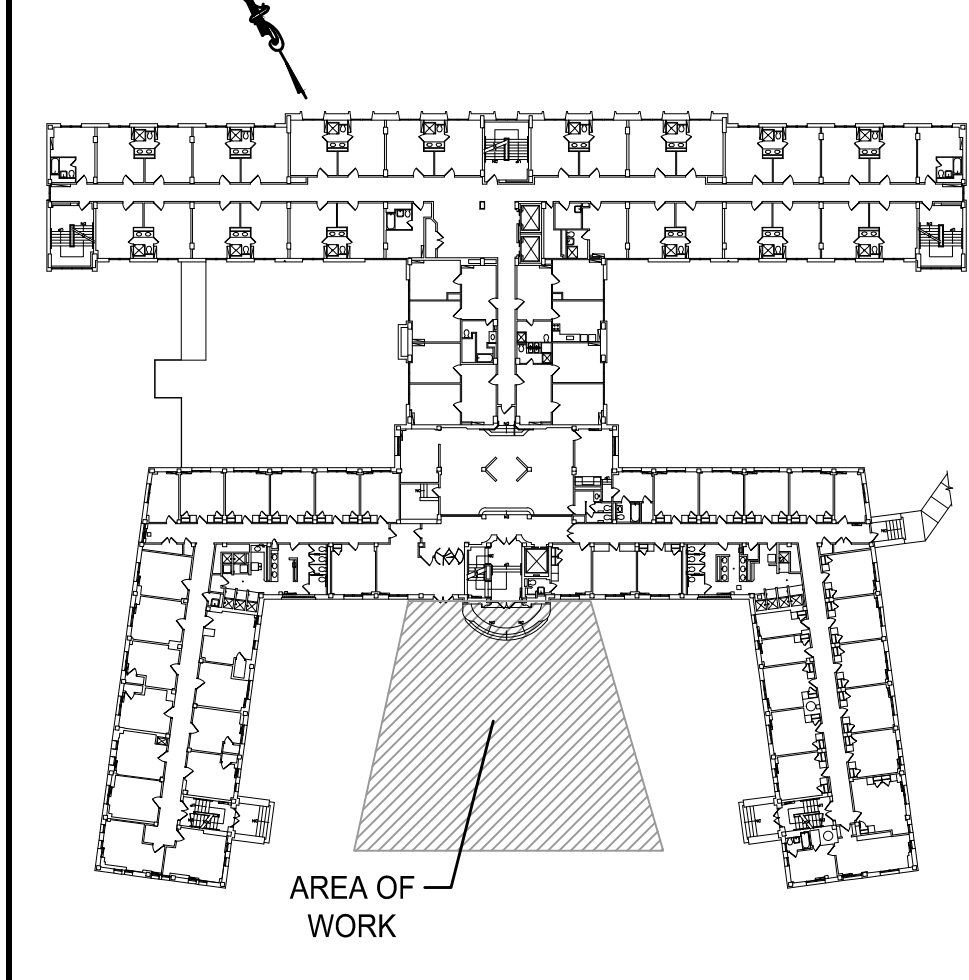


	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	D	D
CATCH BASIN	□	□
DRAINAGE M.H.	○	○
SANITARY SEWER M.H.	S	S
SANITARY SEWER M.H.	⊙	⊙
WATER MAIN LINE	W	W
FIRE LINE	F	F
IRRIGATION MAIN	I	I
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
TEL. & ELEC. LINE	T-E	T-E
GAS MAIN LINE	G	G
SPRINKLER	•	•
FIRE HYDRANT	⊗	⊗
WATER VALVE	⊕	⊕
PAVEMENT	▭	▭
CONCRETE CURB	▭	▭
SPOT ELEVATION	+10.0'	+10.0'
LIGHT POLE	○	○
I.E.	○	○
T.G.	○	○

Revisions

Date	Issue	Description
11-02-20	A	FOR CLIENT'S REVIEW
11-16-20	B	PROGRESS PRINTS ISSUED FOR SHU REVIEW
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12-08-20	D	FOR PLANNING BOARD FILING AND APPROVAL
01-13-21	E	ADDED LIGHTING INFORMATION
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Key Plan



Consultants

Project
**SETON HALL UNIVERSITY
BOLAND HALL
ENTRANCE LOBBY ADDITION**
400 SOUTH ORANGE AVENUE
BLOCK No. 901 LOT No. 3
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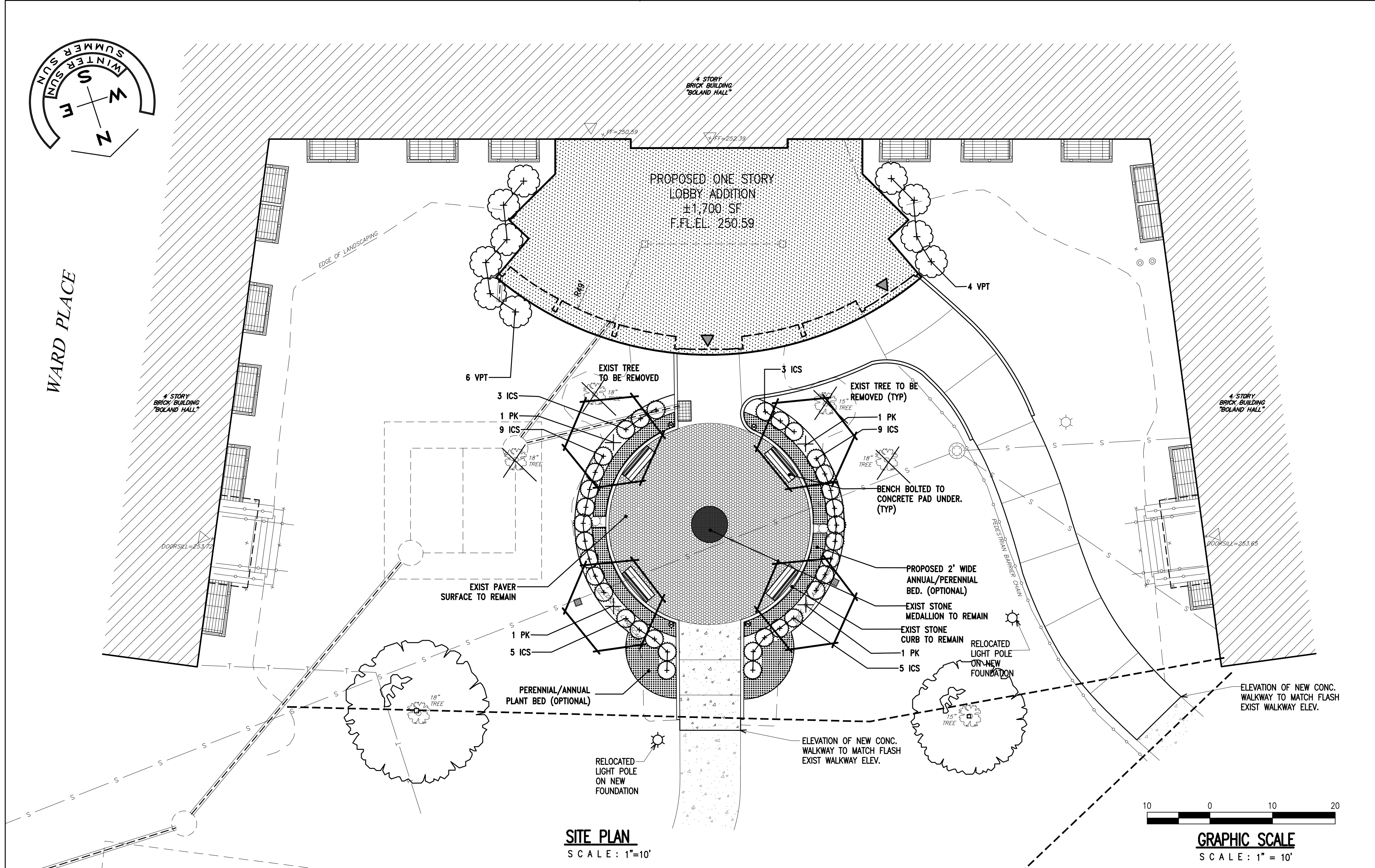
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Cert./Lic. No. 4189
Date 10-15-20 Scale AS NOTED
Drawn By AS Checked By

Dwg. Title
SOIL EROSION AND SEDIMENT CONTROL PLAN
Work Order No. Dwg. No.

5361 YS-1

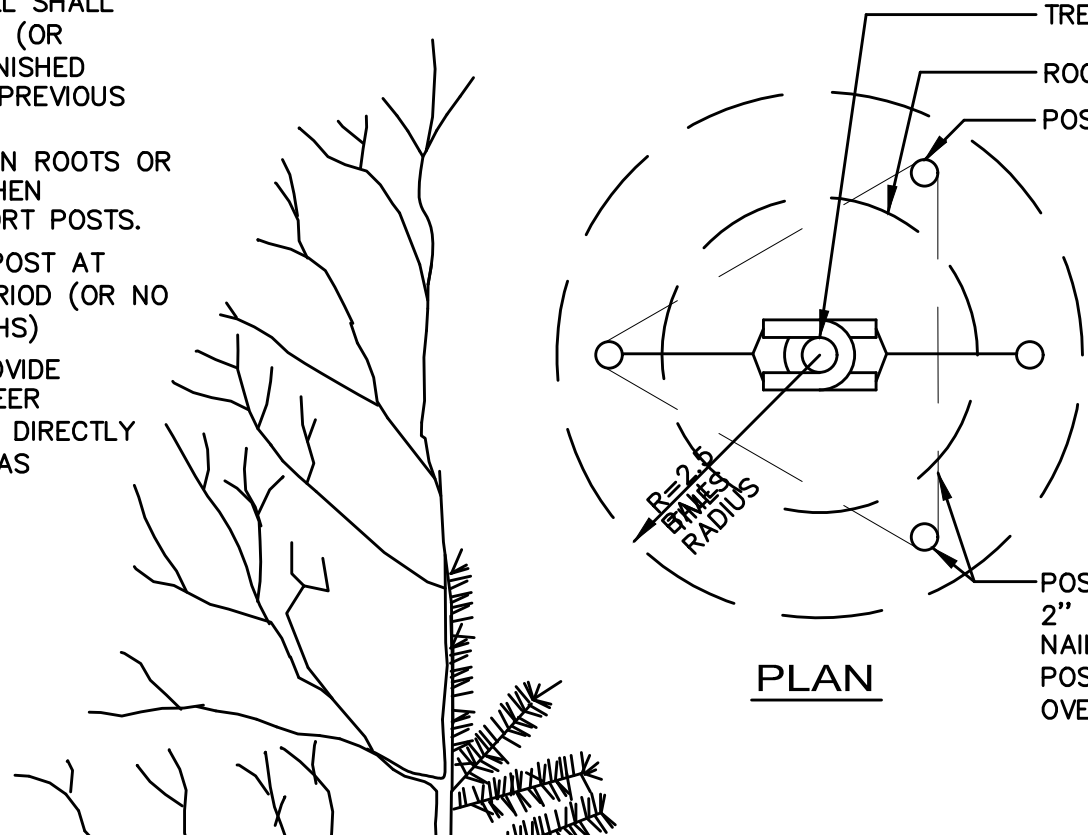


PLANT LIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
ICC	34	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	18 - 24" HT.	3 GAL. CONT.	3' O.C.
PK	4	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY TREE	8 - 10" HT.	B&B	
VPT	10	VIBURNUM PUCATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30 - 36" HT.	7 GAL. CONT.	5' O.C.

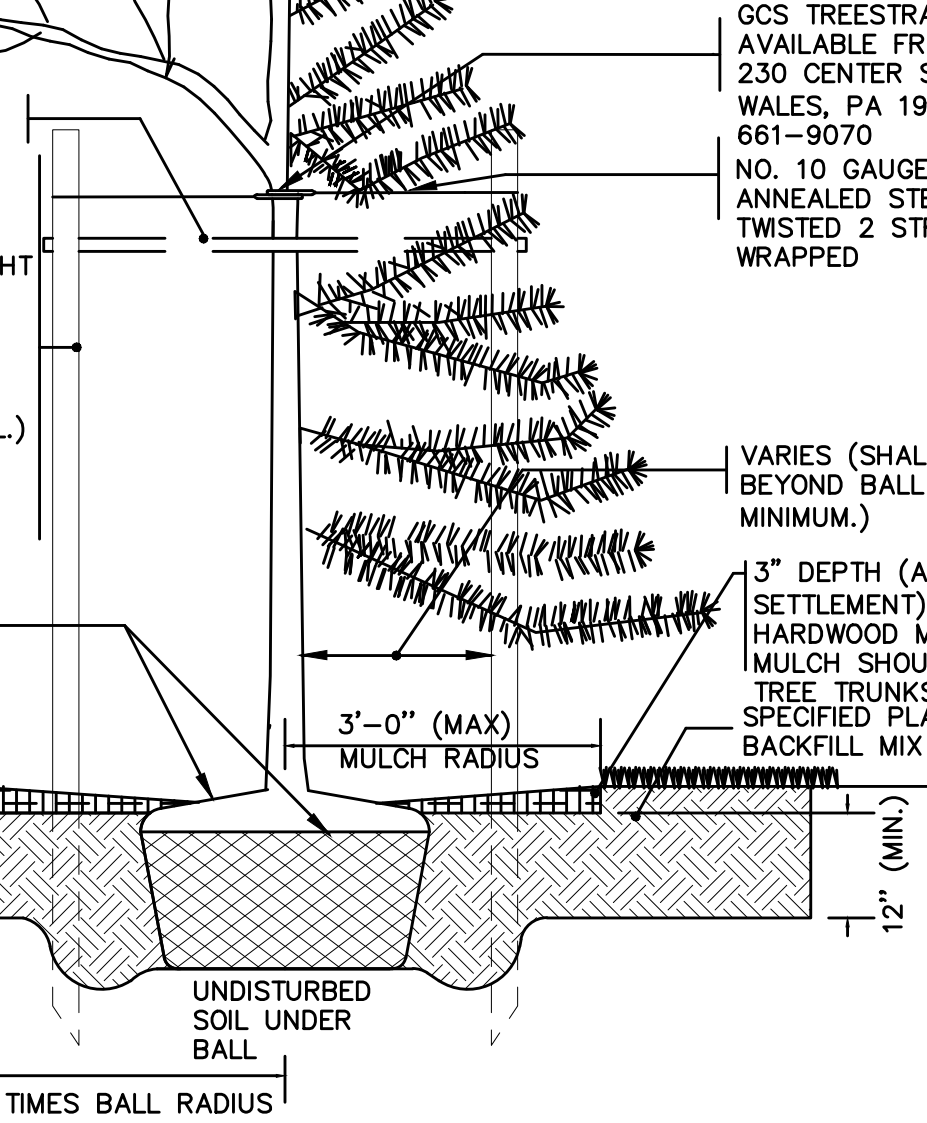
PLANTING NOTES:

- CROWN OF ROOT BALL SHALL BEAR SAME RELATION (OR SLIGHTLY ABOVE) TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE SUPPORT POSTS.
- REMOVE HOSE AND POST AT END OF GUARANTEE PERIOD (OR NO LONGER THAN 12 MONTHS).
- CONTRACTOR TO PROVIDE PROTECTION AGAINST DEER RUB/RUT WHICH IS NOT DIRECTLY ATTACHED TO TRUNK. (AS APPROVED)



1" X 2" WOOD BRACE NAILED TO POSTS FOR TREES OVER 3" CAL.
POSTS TO BE WHITE CEDAR AS FOLLOWS:

- 2- 2 1/2" DIA. POST (MINOR TREE), 4" POST HEIGHT
- 3- 3 1/2" DIA. POSTS (MAJOR TREES TO 3" CAL.)
- 5" POST HEIGHT
- 3- 3 1/2" DIA. POSTS (MAJOR TREES OVER 3" CAL.)
- 7" POST HEIGHT



DETAIL: SHRUB PLANTING

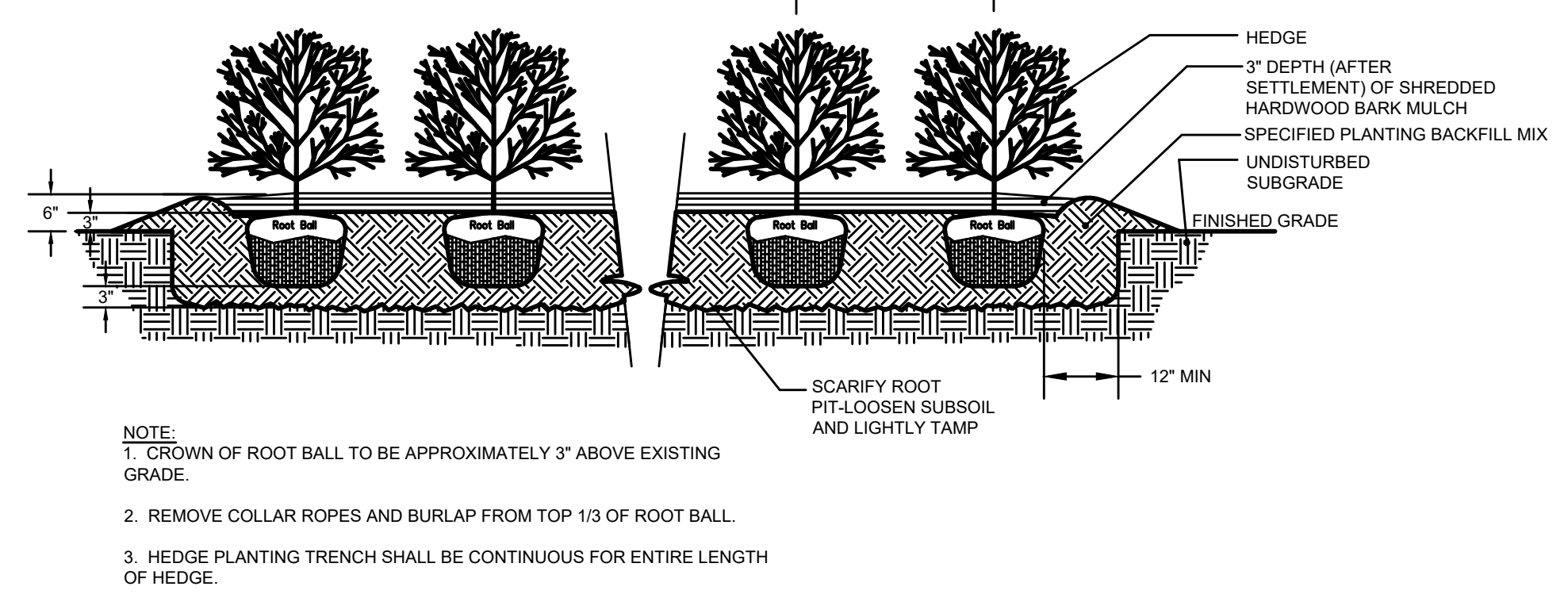
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DETAIL: TREE PLANTING

SCALE: NOT TO SCALE

DETAIL: HEDGE PLANTING

SCALE: NOT TO SCALE



LANDSCAPE NOTES

- MULCH ALL TREE PITS, PLANT BEDS, AND GROUND COVER AREAS WITH A MINIMUM 3" DEPTH (AFTER SETTLEMENT) OF MULCH OR AS NOTED.
- THIS DRAWING TO BE USED FOR LANDSCAPE DEVELOPMENT PURPOSES ONLY.
- ALL TREE STAKING, GUYING, AND WRAPPING SHALL BE REMOVED AFTER ONE YEAR.
- ALL SHRUB, FLOWER, AND GROUND COVER BEDS SHALL BE PITCHED OR CROWNED TO ASSURE A MINIMUM SURFACE PITCH OF 3% FOR POSITIVE SURFACE DRAINAGE.
- ALL PROPOSED LANDSCAPE PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF ACCEPTANCE, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE INSTALLER CONTROL. CONTRACTOR, IF NOT MAINTAINING THE PROPERTY DURING THE GUARANTEE PERIOD, SHALL BE RESPONSIBLE FOR MAKING MONTHLY INSPECTIONS AND ISSUING WRITTEN REPORTS DETAILING ANY MAINTENANCE PRACTICES HE OBSERVES WHICH WOULD IN ANYWAY NEGATE HIS GUARANTEE OBLIGATION.
- ALL AREAS BEYOND THE LIMIT OF LAWN/GROUND COVER THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION AND/OR TO COMPLY WITH STANDARDS INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- PLANT BACKFILL MIX SHALL CONTAIN THE FOLLOWING:
1 PART AMENDED TOPSOIL (SCREENED) WITH FERTILIZATION AS REQUIRED BELOW:

AMENDED TOPSOIL: SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OF SLAG AND SHALL BE FREE OF STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS AND EXTRANEIOUS MATTER, AND SHALL NOT BE MOVED, PLACED OR USED WHILE IN FROZEN OR MUDDY CONDITION. TOPSOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.0 TO 7.0 AND SHALL CONTAIN NOT LESS THAN 5% ORGANIC MATTER AS DETERMINED BY THE "WALKLEY-BLACK METHOD" (COLORIMETRIC VERSION). SUFFICIENT LIMESTONE SHALL BE ADDED TO TOPSOIL USED TO BRING SOIL TO RANGE OF pH 6.0 TO pH 6.5. THERE SHALL BE A MINIMUM OF 12" OF TOPSOIL (AFTER SETTLEMENT) IN ALL PLANT BEDS, OR GROUND COVER AREAS AND 3" IN ALL FINE LAWN, SEEDED AREAS OR AS CALLED FOR.

FERTILIZATION: 1. FOR TREES, SHRUBS AND ALL GROUND COVER (HERBACEOUS AND CONIFEROUS) "TERRA-SORB" AT THE RATE OF 32 OZ PER CUBIC YARD OF SOIL MIX. 2. FOR TREES AND SHRUBS (EXCLUDING CONIFEROUS GROUND COVER) PHC HEALTHY START 3-4-3 ORGANIC FERTILIZER/SOIL CONDITIONER, SHALL BE APPLIED AT 1/2 LB. PER TRUNK DIAMETER (CAL. INCH) FOR TREES. FOR SHRUBS USE THE FOLLOWING TABLE:

PLANT SIZE	RATE CUPS	LBS.	#PLANT BAG
1 GALLON	1/2	1/4	100
5 GALLON	1	1/2	50
15 GALLON	2	1	25
24" BALL/BOX	3	1 1/2	16
36" BALL/BOX	5	2 1/2	10
42" BALL/BOX	6	3	8
54" BALL/BOX	8	4	6
72" BALL/BOX	10	5	5

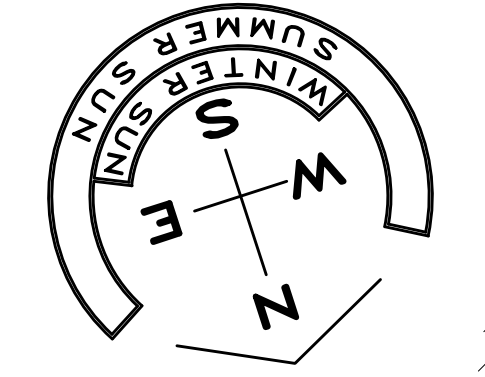
FOR HERBACEOUS AND CONIFEROUS GROUND COVER: DRY ROOTS 2 SHALL BE APPLIED AT THE FOLLOWING RATES:

CONIFEROUS GROUND COVER:	PLANT SIZE	RATE CUPS	LBS.	#PLANT BAG
	15-18" B&B	1 1/2	3/4	37

HERBACEOUS GROUND COVER: 20LBS./1000 SQUARE FEET.

FOR LAWN AND SEEDED AREAS: 10-6-4 50% ORGANIC FERTILIZER AT THE RATE OF 20LBS. PER 1,000 SQUARE FEET (OR AS REQUIRED BY TOPSOIL ANALYSIS REPORT).

- ALL PLANT MATERIAL MUST COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "STANDARD FOR NURSERY STOCK".
- PLANT QUANTITIES ARE GIVEN FOR COMPARISON PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING PLANT COUNTS AND SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIAL SHOWN ON THE DRAWING. ANY DISCREPANCIES BETWEEN PLANT SCHEDULE QUANTITIES AND PLANS SHALL IMMEDIATELY BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO SUBMISSION OF BID. NO SUBSTITUTIONS OF TYPE OF PLANT MATERIAL OR SIZES OF PLANT MATERIAL WILL BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES TO AN APPROVED LANDSCAPE PLAN MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- APPLY ANTI-DESICCANT PRIOR TO THE ONSET OF WINTER AND AGAIN IN MID-WINTER, USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL-LEAF, SPRAY WITH ANTI-DESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO WEEKS AFTER INSTALLATION.
- ALL PLANTED TREES, SHRUBS, GROUND COVER AND ANNUAL FLOWERS, SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE COMPLETED CONTRACT, OR WHEN INSTALLATION IS ACCEPTED AND MAINTENANCE IS TRANSFERRED TO OWNER. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, CONTROL OF INSECTS, FUNGUS, AND OTHER HORTICULTURAL OPERATIONS NECESSARY FOR THE PROPER GROWTH OF ALL PLANT MATERIAL.
- PLANT LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SUBJECT TO FIELD AND UTILITY LOCATIONS.

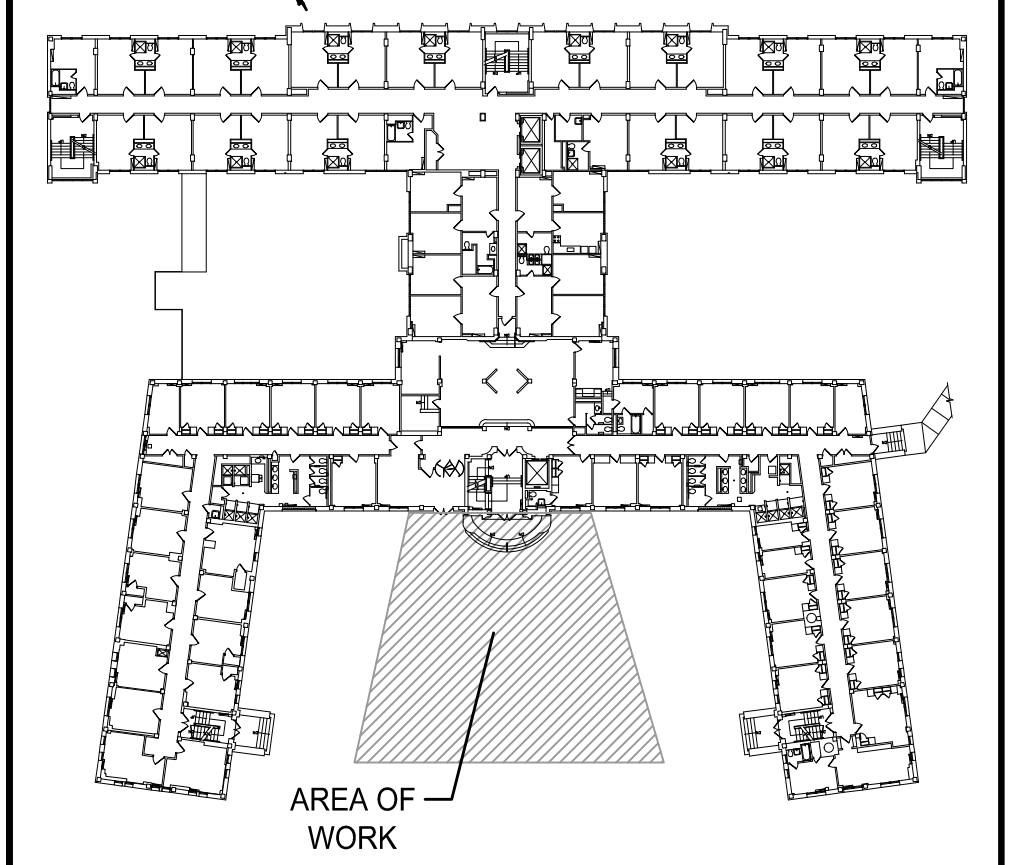


WARD PLACE

Revisions

Date	Issue	Description
11-02-20	A	FOR CLIENT'S REVIEW
11-16-20	B	PROGRESS PRINTS ISSUED FOR SHU REVIEW
11-24-20	C	REVISED PER CLIENT'S COMMENTS
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01-13-21	E	ADDED LIGHTING INFORMATION
02-05-21	F	REVISED PER PLANNING BOARD ENGINEER & PLANNER COMMENTS

Key Plan



Consultants

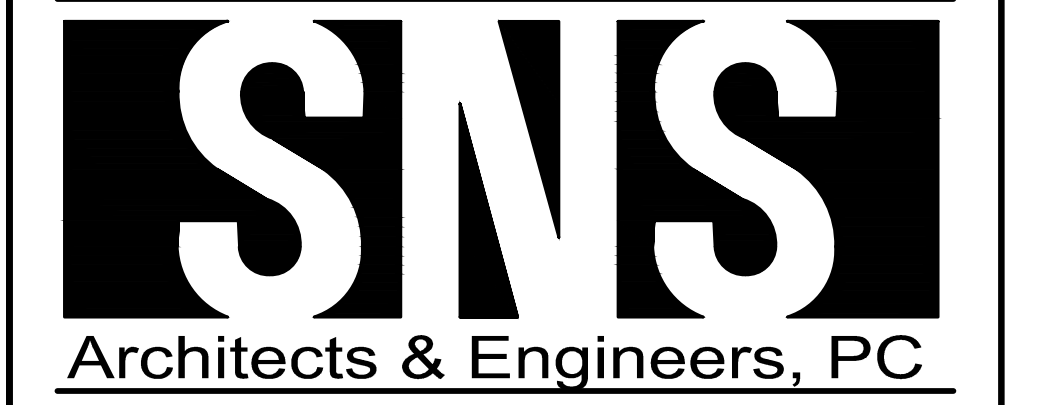
Project

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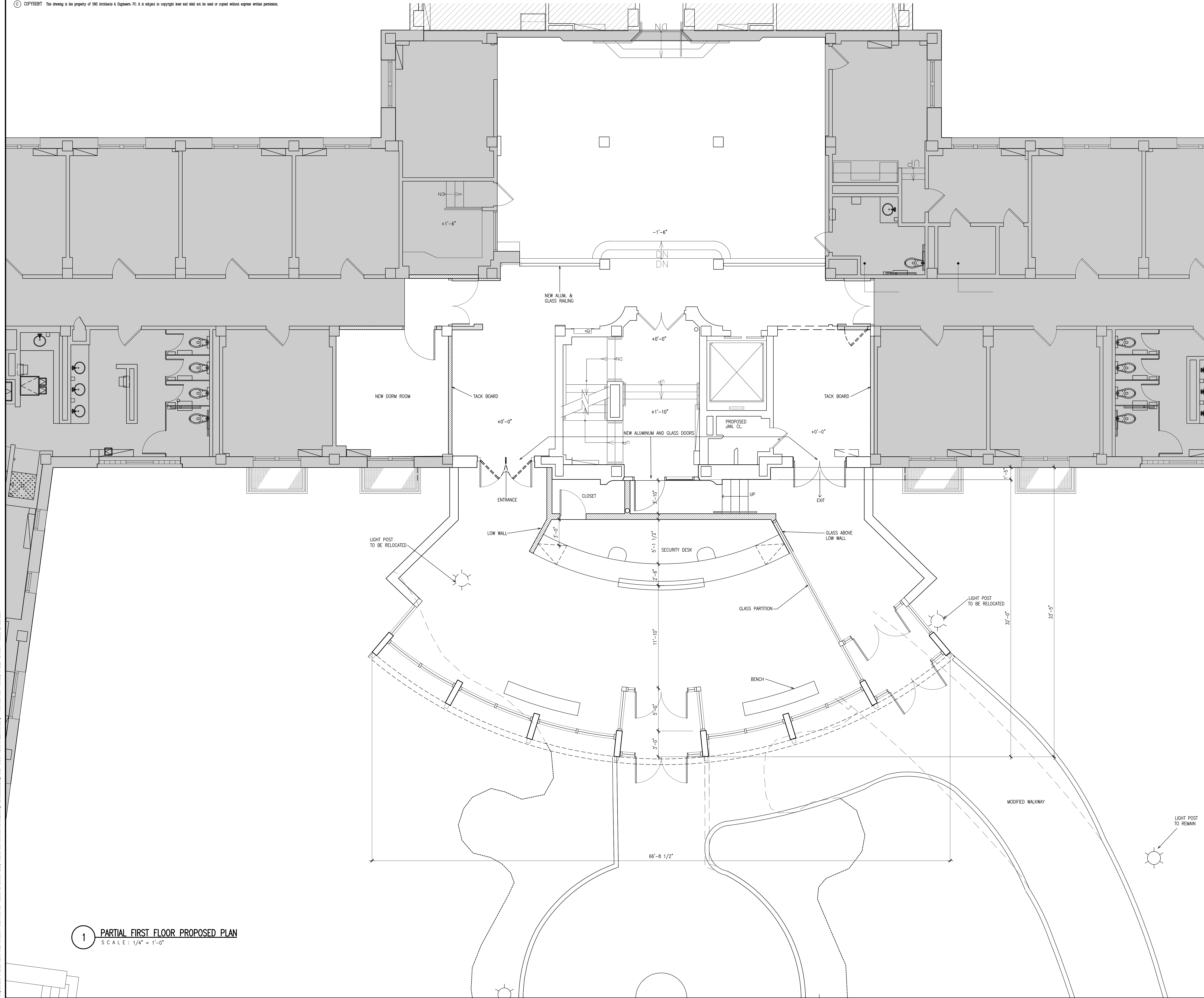
Cert./Lic. No. 41989
Date 10-30-2020 Scale AS NOTED
Drawn By AMD Checked By SN

Dwg. Title
LANDSCAPE DEVELOPMENT

Work Order No. Dwg. No.

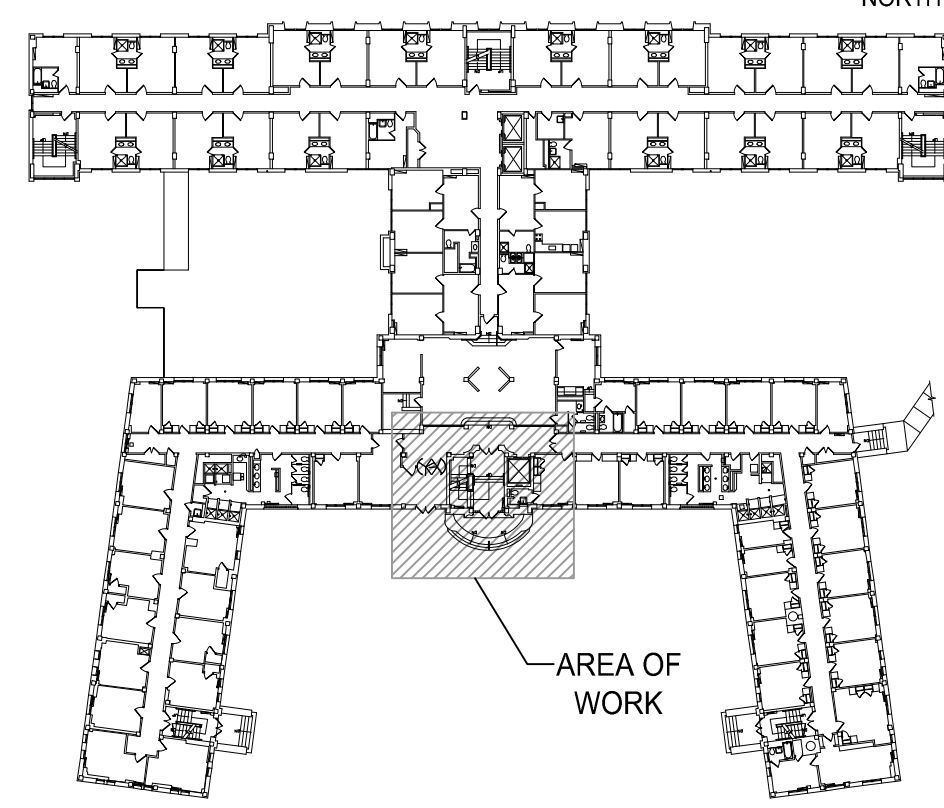
5361 L-101





1 PARTIAL FIRST FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"

Revisions		
Date	Issue	Description
08-24-2020	A	FOR CLIENT REVIEW
10-07-2020	B	FOR CLIENT REVIEW
11-02-2020	C	FOR CLIENT REVIEW
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FIRST FLOOR KEY PLAN
SCALE: 1/4" = 1'-0"

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 SOUTH ORANGE, NEW JERSEY 07079
 PHONE: (973) 761-9000

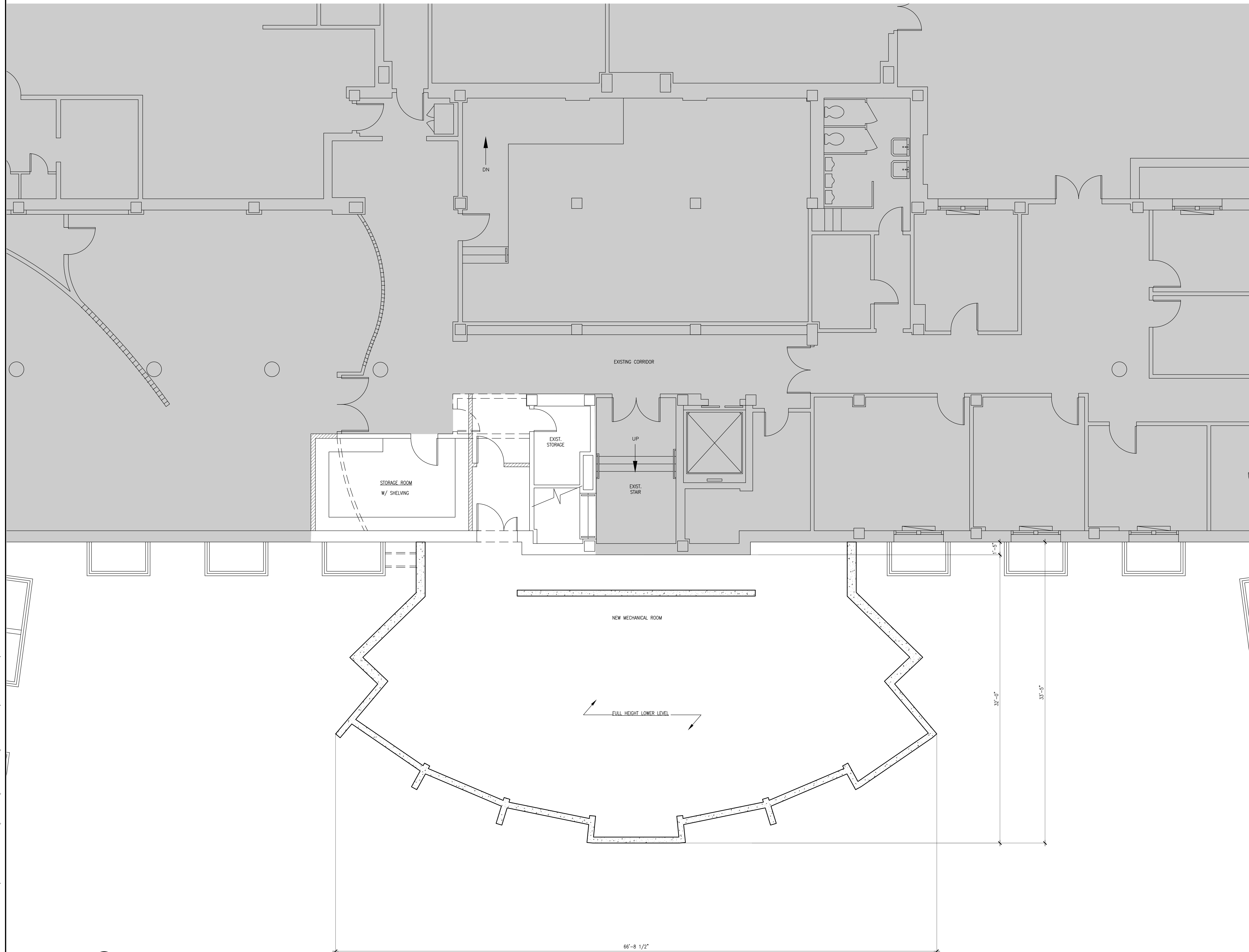


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 SOUTH ORANGE, NEW JERSEY
 PHONE: (973) 761-9000

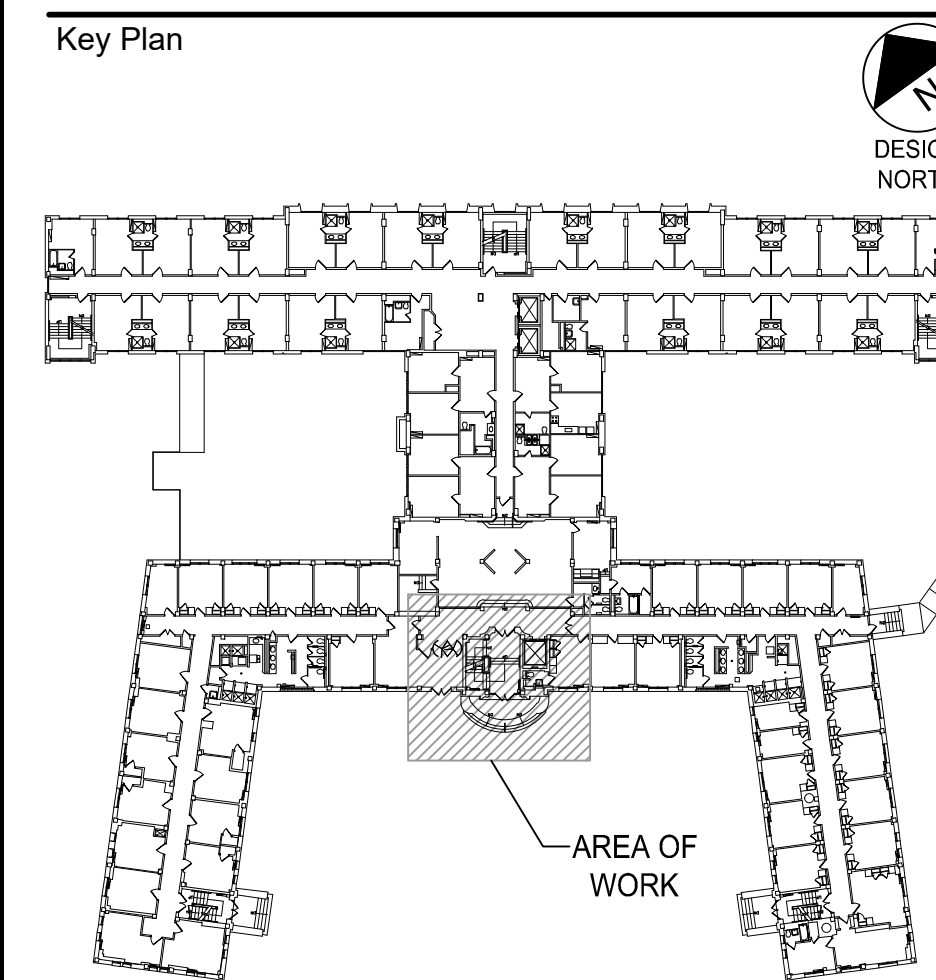
SNS
Architects & Engineers, PC
 1 PARAGON DRIVE . MONTVALE . NEW JERSEY, 07645
 TEL: 201.573.1767 FAX: 201.573.0808 www.sns-arch-eng.com

- John M. Lignos, AIA
- Lorin J. Sonenshine, AIA
- Steven Napolitano, PE
- Robert G. Nocella, AIA

Cert./Lic. No. A38740	Date 11-02-2020	Scale 1/4" = 1'-0"
Dwg. Title	Drawn By ABB/AC	Checked By
PARTIAL FIRST FLOOR PROPOSED PLAN		
Work Order No. 5361	Dwg. No. D-1	



Revisions		
Date	Issue	Description
08-24-2020	A	FOR CLIENT REVIEW
10-07-2020	B	FOR CLIENT REVIEW
11-02-2020	C	FOR CLIENT REVIEW
11-16-2020	D	PROGRESS PRINTS ISSUED FOR SHU REVIEW
12-08-2020	E	FOR PLANNING BOARD FILING AND APPROVAL
02-05-2021	F	REVISED PER PLANNING BOARD ENGINEER & PLANNER COMMENTS



FIRST FLOOR KEY PLAN


Consultants

Project
SETON HALL UNIVERSITY
BOLAND HALL
ENTRANCE LOBBY ADDITION
 400 SOUTH ORANGE AVENUE
 BLOCK No. 901 LOT No. 3
 SOUTH ORANGE, NEW JERSEY 07079
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 TEL: 201.578.1767 . FAX: 201.578.0868 . www.sns-arch-eng.com

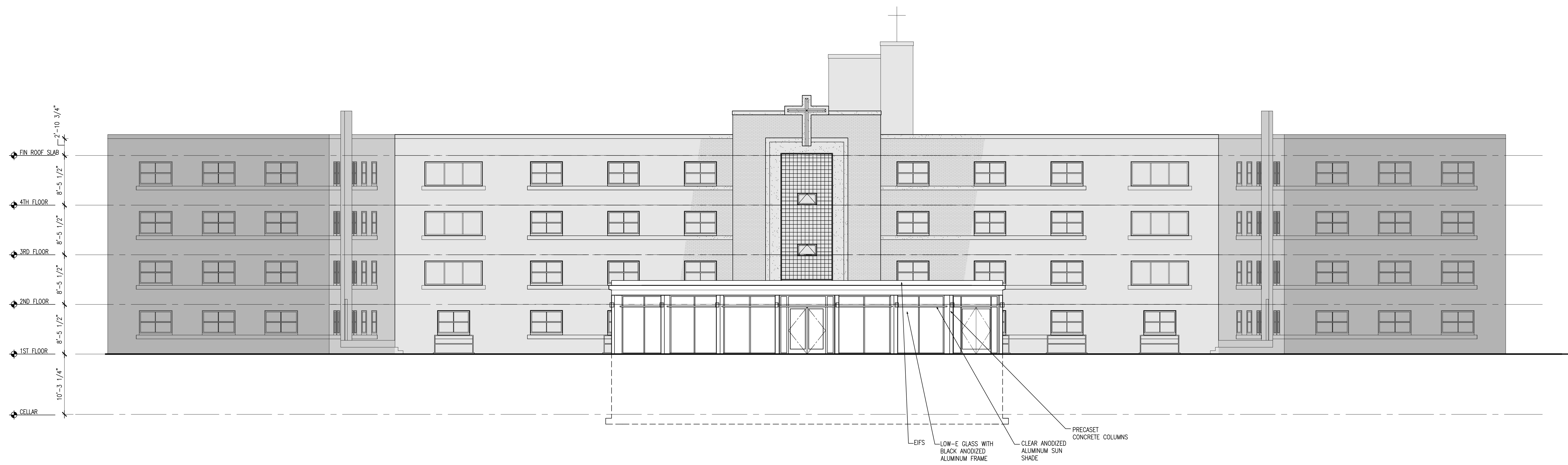
- John M. Lignos, AIA
 - Lorin J. Sonenshine, AIA
 - Steven Napolitano, PE
 - Robert G. Nocella, AIA
- 

Cert./Lic. No. A308740
 Date 11-02-2020 Scale 1/8" = 1'-0"
 Drawn By Checked By

Dwg. Title
PARTIAL LOWER LEVEL
PROPOSED PLAN

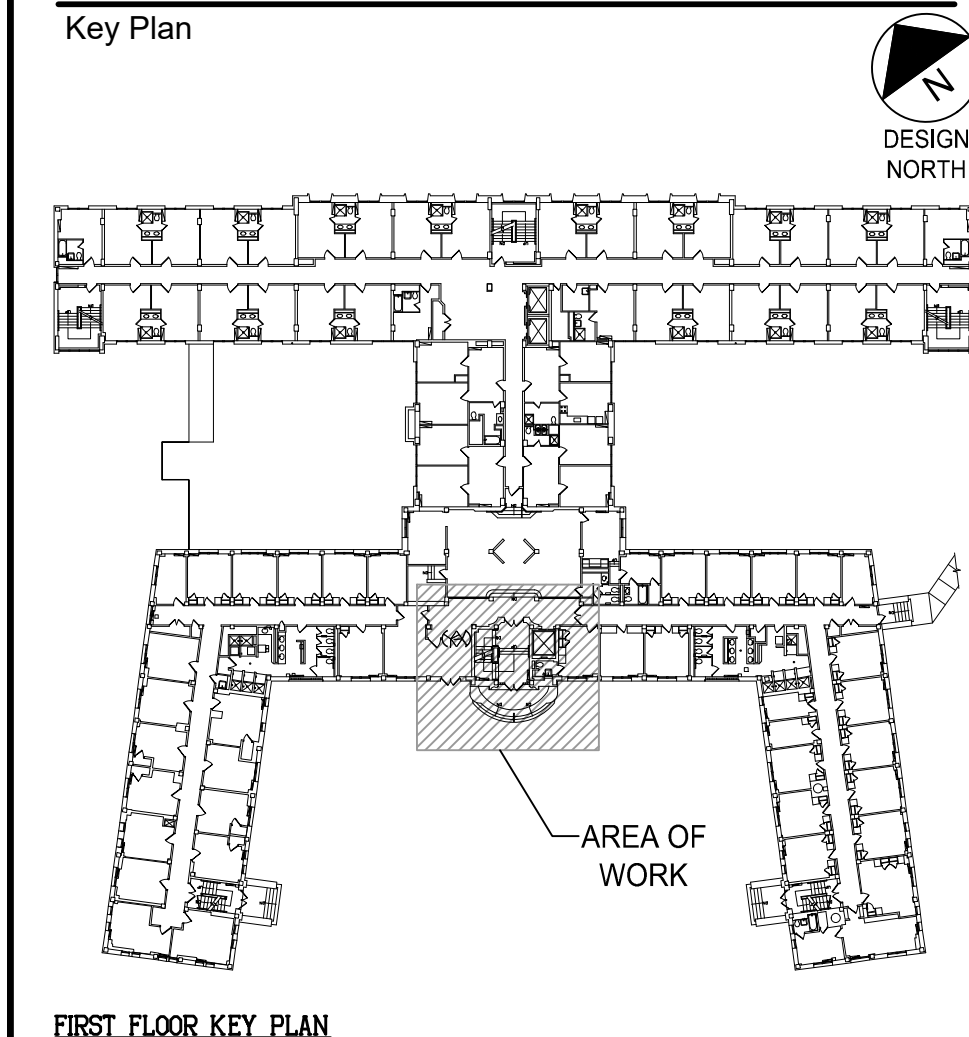
Work Order No. 5361 Dwg. No. D-2

1 PARTIAL PROPOSED LOWER LEVEL MECHANICAL ROOM
 SCALE: 1/4" = 1'-0"



1 PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Date	Issue	Description
08-24-2020	A	FOR CLIENT REVIEW
10-07-2020	B	FOR CLIENT REVIEW
11-02-2020	C	FOR CLIENT REVIEW
11-16-2020	D	PROGRESS PRINTS ISSUED FOR SHU REVIEW
12-08-2020	E	FOR PLANNING BOARD FILING AND APPROVAL
02-05-2021	F	REVISED PER PLANNING BOARD ENGINEER & PLANNER COMMENTS



FIRST FLOOR KEY PLAN
SCALE: N/A

Consultants

Project
**SETON HALL UNIVERSITY
 BOLAND HALL
 ENTRANCE LOBBY ADDITION**
 400 SOUTH ORANGE AVENUE
 BLOCK No. 901 LOT No. 3
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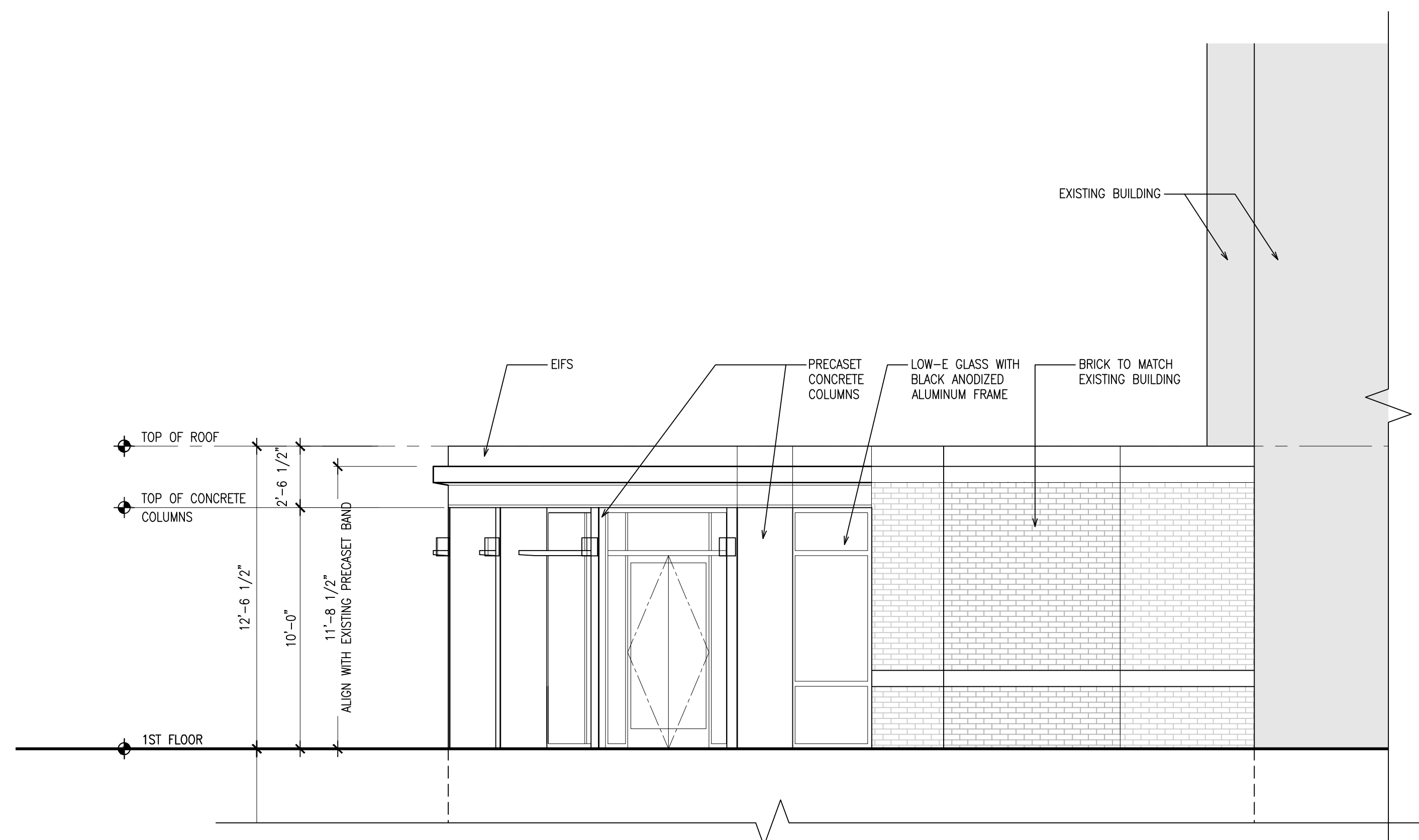
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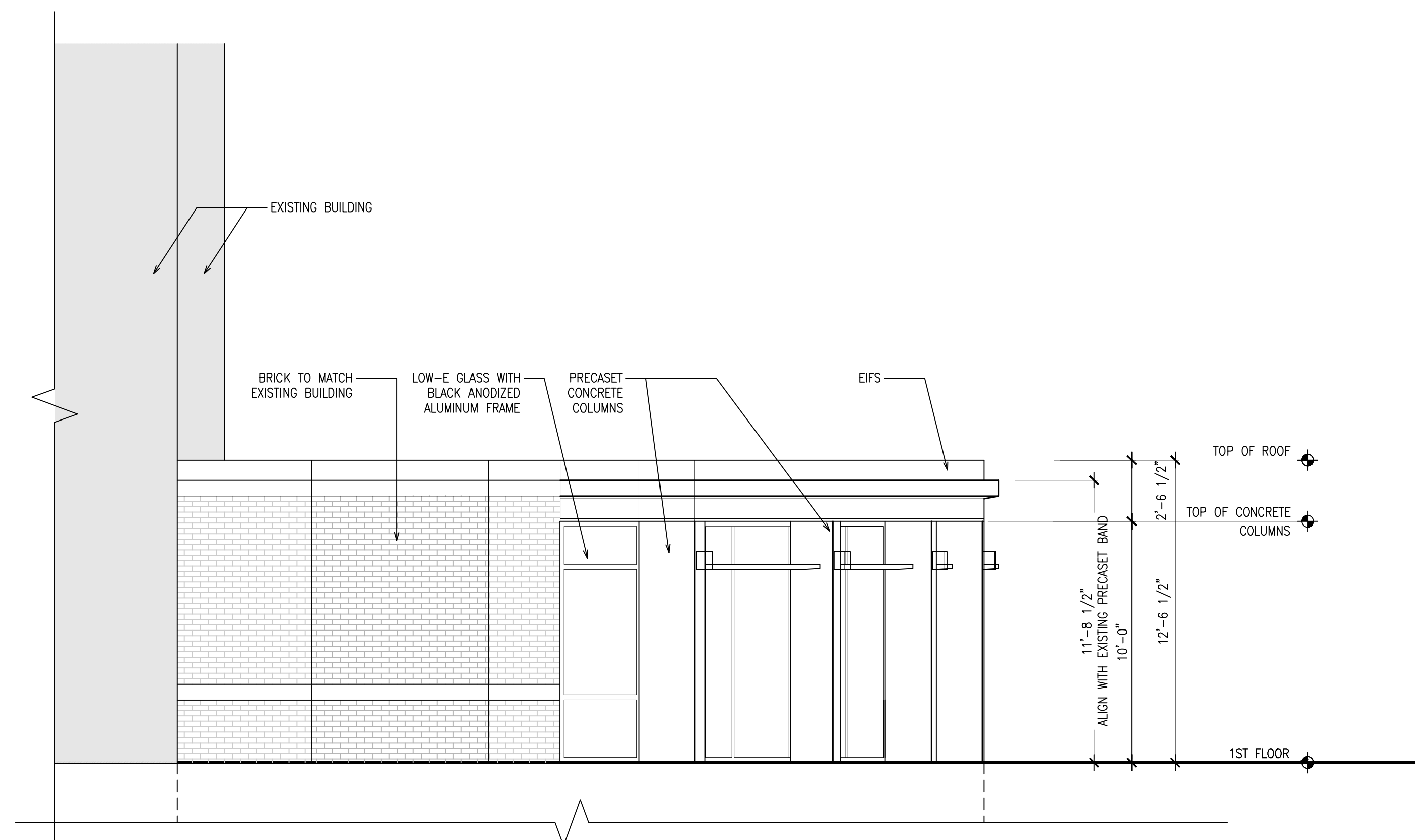
Cert./Lic. No. 038740	Date 11-02-2020	Scale 1/8" = 1'-0"
Drawn By ABB/AC	Checked By	
Dwg. Title PROPOSED PARTIAL ELEVATION		
Work Order No. 5361	Dwg. No. D-3	



1 PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

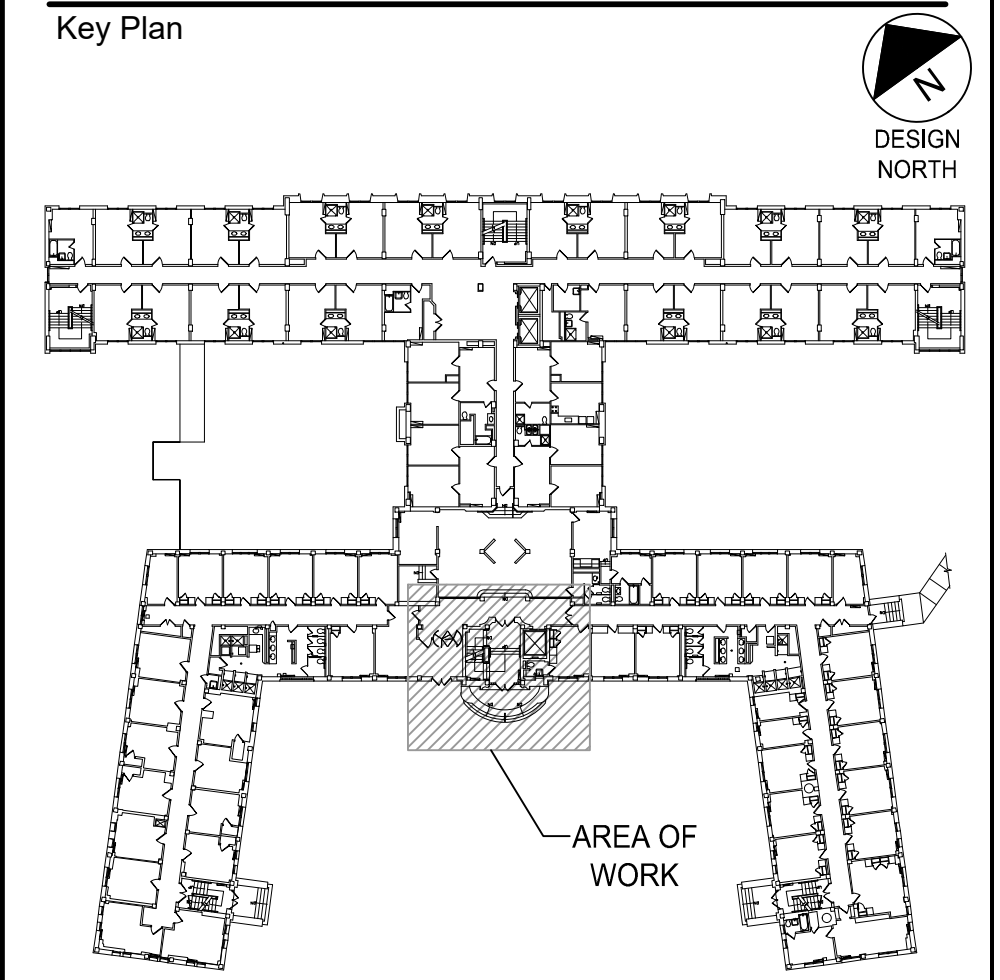


2 PROPOSED PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"

Date	Issue	Description
08-24-2020	A	FOR CLIENT REVIEW
10-07-2020	B	FOR CLIENT REVIEW
11-02-2020	C	FOR CLIENT REVIEW
11-16-2020	D	PROGRESS PRINTS ISSUED FOR SHU REVIEW
12-08-2020	E	FOR PLANNING BOARD FILING AND APPROVAL
02-05-2021	F	REVISED PER PLANNING BOARD ENGINEER & PLANNER COMMENTS



FIRST FLOOR KEY PLAN
SCALE: N/A

Consultants

Project
**SETON HALL UNIVERSITY
BOLAND HALL
ENTRANCE LOBBY ADDITION**
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Cert./Lic. No. 038740
Date 11-02-2020 Scale 1/4" = 1'-0"
Drawn By ARP/AC Checked By

Dwg. Title
**PROPOSED PARTIAL
ELEVATIONS**

Work Order No. 5361 Dwg. No. D-4