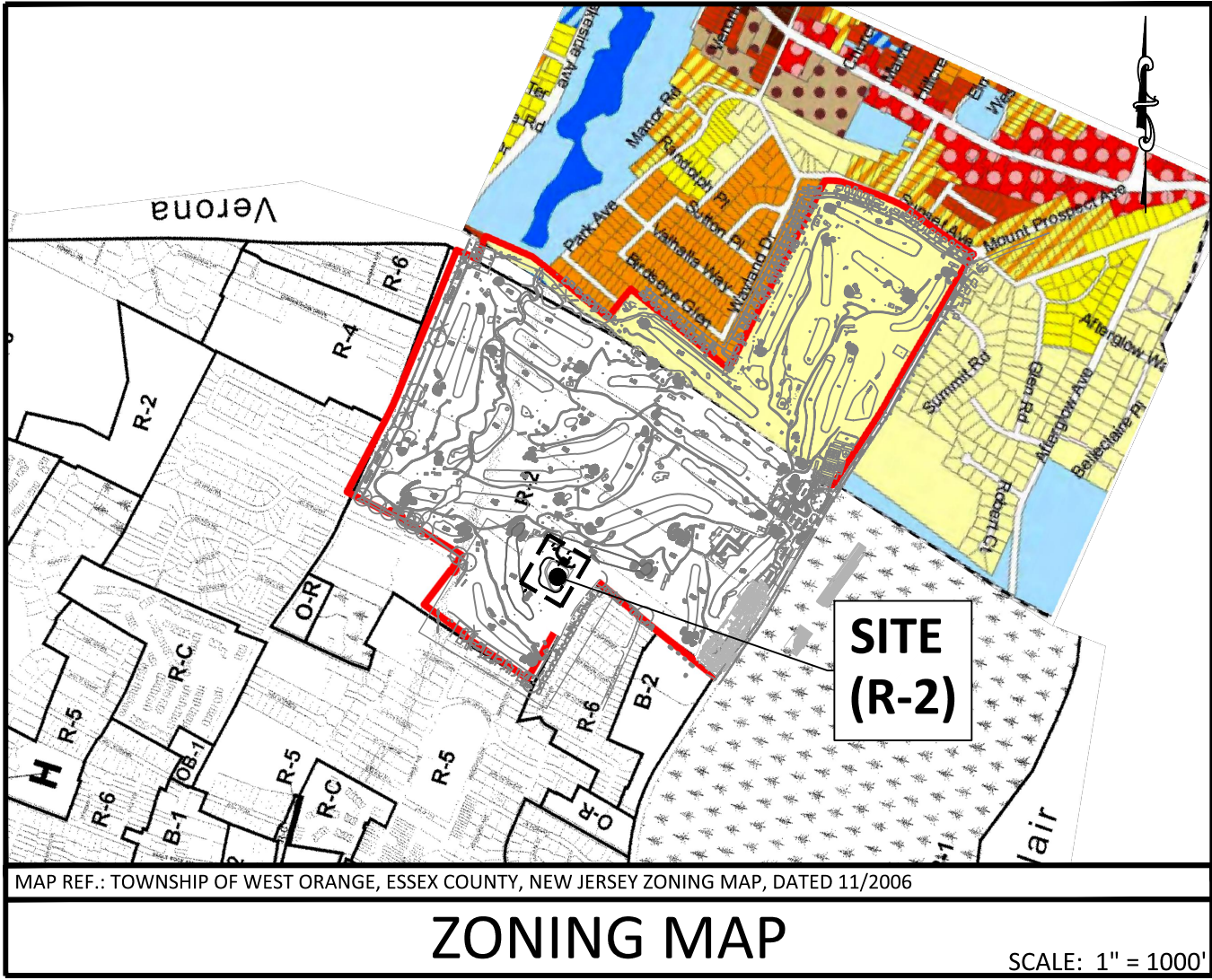
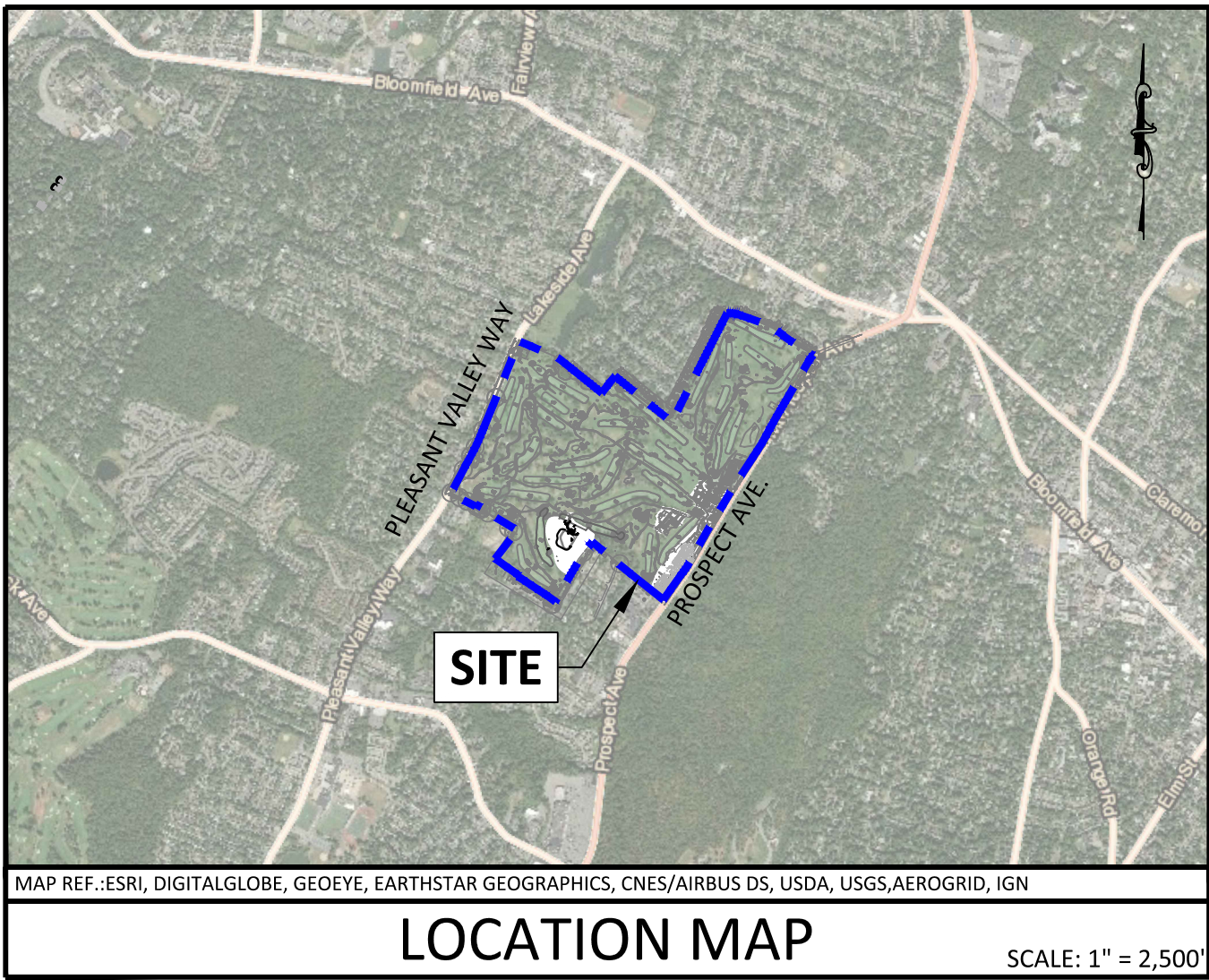


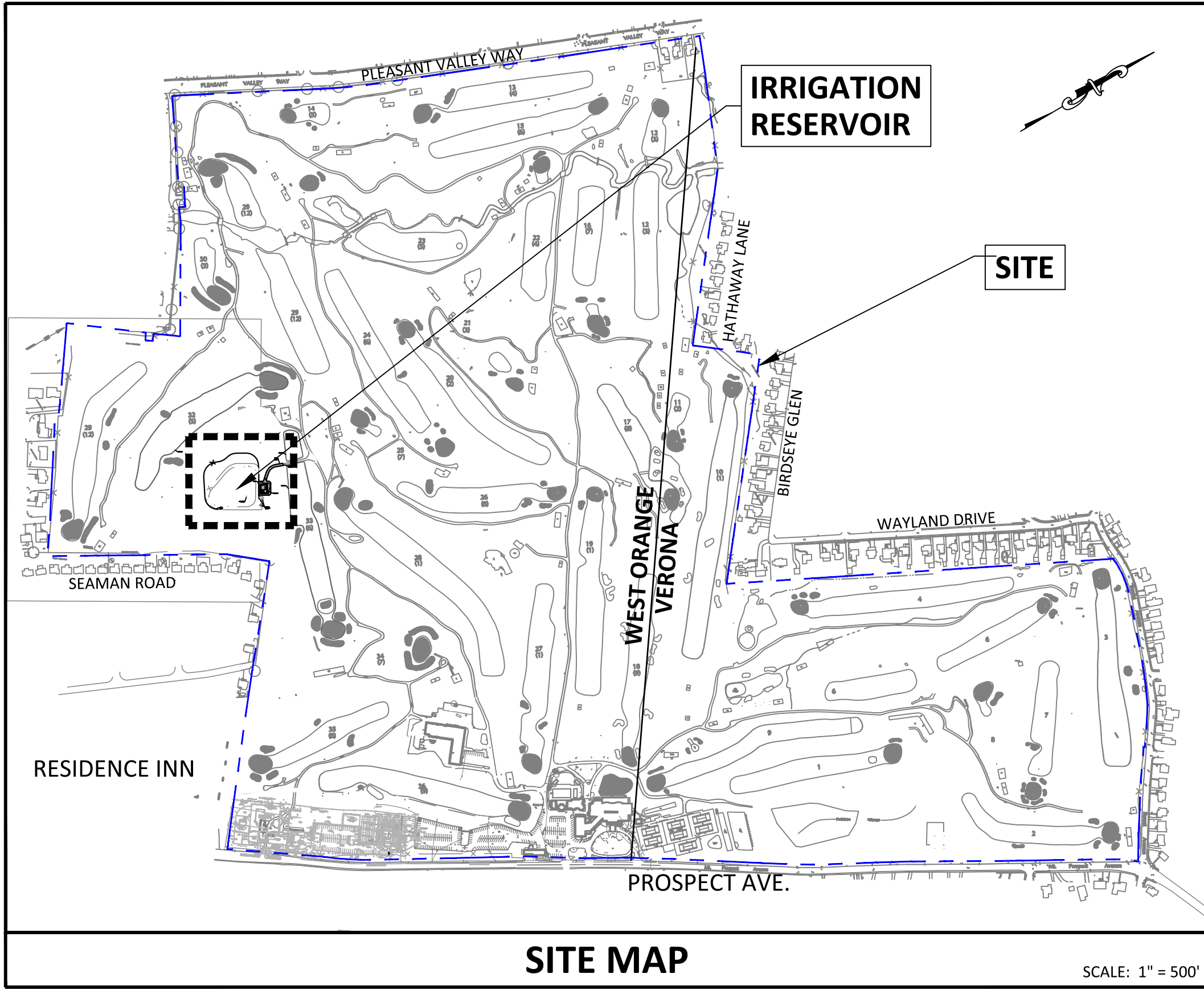
A
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AMENDED APPLICATION FOR PRELIMINARY & FINAL SITE PLAN APPROVAL

MONTCLAIR GOLF CLUB

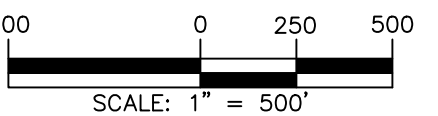
IRRIGATION RESERVOIR EXPANSION



DRAWING LIST				
SHEET NO.	DRAWING TITLE	SCALE	ISSUE DATE	LAST REVISED
CS001	COVER SHEET	AS SHOWN	09/08/2022	
CS002	OVERALL SITE LOCATION MAP AND TAX LOT PLAN	1"=200'	09/08/2022	
VT101	TOPOGRAPHIC SURVEY	1"=20'	09/08/2022	
CS101	SITE IMPROVEMENTS	1"=20'	09/08/2022	
CS201	SECTIONS	1"=10'	09/08/2022	
CS501	DETAILS AND NOTES	N.T.S.	09/08/2022	
CE101	SOIL EROSION AND SEDIMENT CONTROL PLAN	1"=30'	09/08/2022	
A-1	FLOOR PLANS, ELEVATIONS & BUILDING INFO.	1/4"=1'	08/22/2022	

PER THE RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, THE APPLICANT HAS AGREED TO THE FOLLOWING ADDITIONAL CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS AND DIRECTIVES, INCLUDING WITHOUT LIMITATION, OBTAINING ALL APPLICABLE LOCAL, STATE AND FEDERAL APPROVALS AND/OR PERMITS. WITHOUT LIMITATION OF THE FOREGOING, PRIOR TO THE SIGNING OF THE APPROVED SITE PLANS, AND PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION, THE APPLICANT SHALL SUBMIT TO THIS BOARD, WITH A COPY TO THE BOARD ENGINEER, PROOF THAT IT HAS OBTAINED ALL REQUIRED GOVERNMENTAL APPROVALS.
2. IF ANOTHER GOVERNMENTAL ENTITY OR AGENCY GRANTS A WAIVER OR VARIANCE AFFECTING THE PLANS AND/OR EXHIBITS SUBMITTED BY THE APPLICANT, THIS APPROVAL OR THE CONDITIONS ATTACHED TO IT, THEN THE APPLICANT SHALL RE-APPLY TO THIS BOARD RESPECTING THE SAME AND THIS BOARD SHALL HAVE THE RIGHT TO VIEW THAT ISSUE AS IT RELATES TO THIS APPROVAL AND THESE CONDITIONS AND MODIFY AND AMEND SAME, IF APPROPRIATE.
3. IN THE EVENT THAT ANY OTHER REQUIRED REGULATORY APPROVAL CONFLICTS WITH THE TERMS AND CONDITIONS HEREOF, OR MATERIALLY ALTERS THE SAME, OR THE TERMS AND CONDITIONS HEREOF ARE MATERIALLY ALTERED BY ANY CHANGE IN APPLICABLE LAW OR REGULATION OTHER THAN THOSE MUNICIPAL REGULATIONS FOR WHICH CHANGE IS PROHIBITED BY THE MUNICIPAL LAND USE LAW (MLUL), OR IN THE EVENT APPLICANT OR ITS SUCCESSORS OR ASSIGNS CONSTRUCT OR ATTEMPT TO CONSTRUCT ANY IMPROVEMENT IN CONFLICT WITH OR IN VIOLATION OF THE TERMS OF THIS APPROVAL, THE BOARD HEREBY RESERVES THE RIGHT TO WITHDRAW, AMEND OR SUPPLANT THE INSTANT APPROVAL.
4. ALL CONSTRUCTION, USE AND DEVELOPMENT OF THE PROPERTY SHALL BE IN CONFORMANCE WITH THE PLANS APPROVED HEREIN. ALL REPRESENTATIONS OF THE APPLICANT AND ITS WITNESSES DURING THE PUBLIC HEARING, ALL EXHIBITS INTRODUCED BY THE APPLICANT, AND ALL TERMS AND CONDITIONS OF THIS RESOLUTION.
5. THE APPLICANT SHALL PAY ALL OUTSTANDING TAXES, TAX LIENS, APPLICATION FEES AND TECHNICAL REVIEW FEES, AS WELL AS ANY INSPECTION FEES THAT MAY BE REQUIRED HEREUNDER. THE APPLICANT SHALL PAY ANY ADDITIONAL FEES OR ESCROW DEPOSITS WHICH MAY BE DUE AND OWING WITHIN THIRTY (30) DAYS OF NOTIFICATION OR THIS APPROVAL SHALL BE DEEMED WITHDRAWN.
6. ALL NOTES INCLUDED IN THE APPROVED PLANS, INCLUDING NOTES REQUIRED BY THIS RESOLUTION, SHALL BE DEEMED CONDITIONS OF APPROVAL HAVING THE SAME FORCE AND EFFECT AS CONDITIONS EXPRESSLY SET FORTH IN THIS RESOLUTION.
7. APPLICANT SHALL LIST ALL CONDITIONS OF APPROVAL ONTO A FINAL PLAN SUBMISSION.



PROJECT CONTACTS	
OWNER & APPLICANT	CIVIL ENGINEER
 MONTCLAIR GOLF CLUB 25 PROSPECT AVENUE WEST ORANGE, NJ 07052 (973) 239-1800	LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 300 KIMBALL DRIVE PARSIIPPANY, NJ 07054 (973) 560-4900
ATTORNEY	ARCHITECT
GACCIONE & POMACO, P.C. 524 UNION AVENUE BELLEVILLE, NJ 07109 (973) 759-2807	DASSA HAINES 74 EAST PASSAIC AVE. NUTLET, NJ 07110 TEL: (973) 233-9355 FAX: (973) 233-9358

PROPERTY INFORMATION
ADDRESS 25 PROSPECT AVENUE WEST ORANGE, NEW JERSEY 07052
<u>WEST ORANGE TAX MAP INFORMATION</u> BLOCK 151 LOTS 1, 5, 7, 11, 14, 15.01, 23, 34, 37, 41, 45.01, & 49 AREA IN WEST ORANGE = 189.16 ACRES
<u>VERONA TAX MAP INFORMATION</u> BLOCK 601 LOT 1 AREA IN VERONA = 88.13 ACRES
TOTAL AREA OF GOLF CLUB = 277.29

TOWNSHIP OF WEST ORANGE PLANNING BOARD APPROVALS	
CHAIRMAN (SIGNATURE)	DATE
SECRETARY (SIGNATURE)	DATE
MUNICIPAL ENGINEER (SIGNATURE)	DATE

9/8/2022	SUBMISSION TO TOWNSHIP	0.
Date	Description	No.

Revisions

SIGNATURE MICHAEL J. FOWLER DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No.
24GE03239800

LANGAN
Langan Engineering and
Environmental Services, Inc.
300 Kimball Drive
Parsippany, NJ 07054

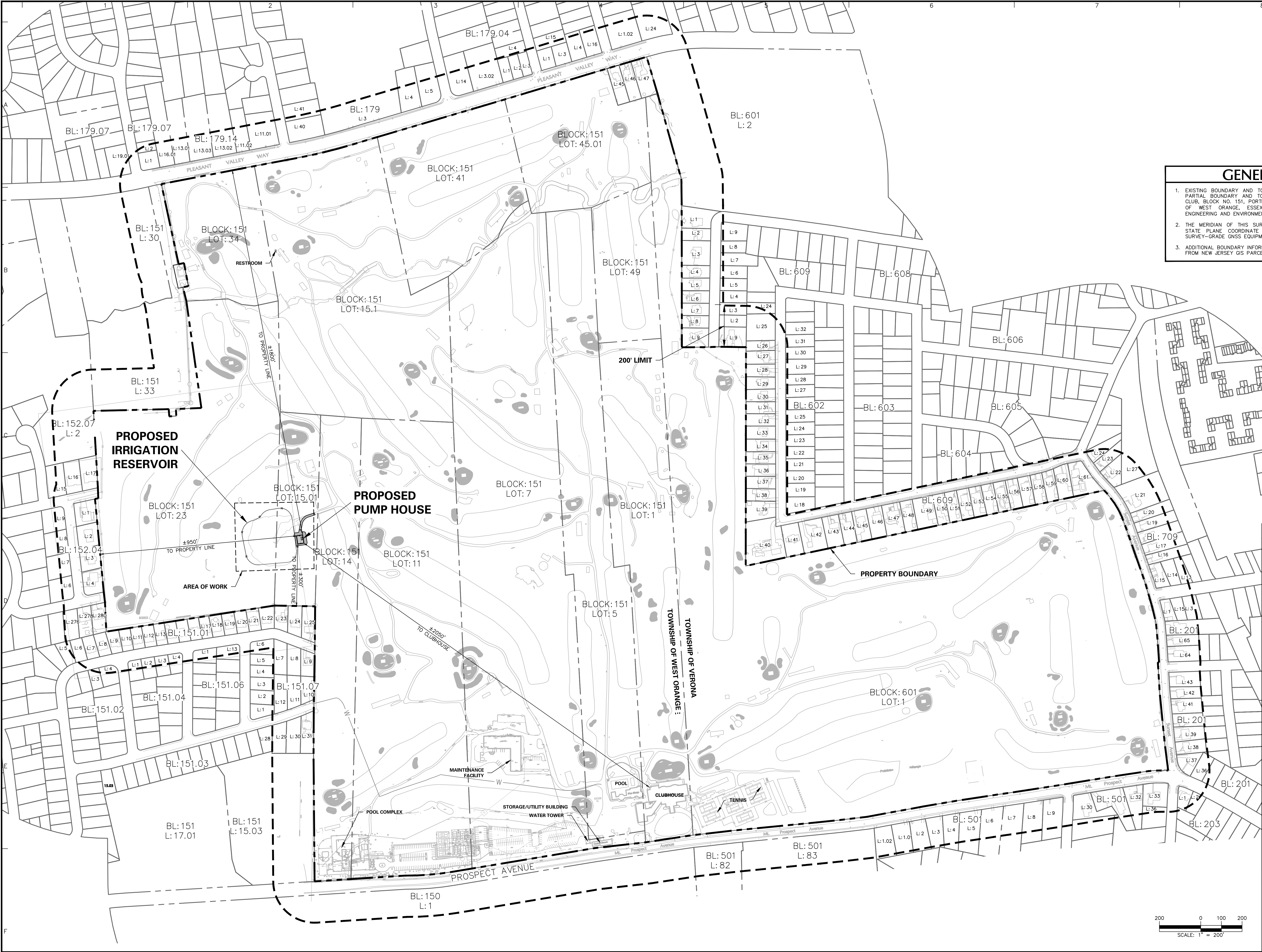
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27896400

Project **MONTCLAIR GOLF CLUB - IRRIGATION RESERVOIR EXPANSION**

ESSEX COUNTY **WEST ORANGE** **NEW JERSEY**
Drawing Title

COVER SHEET

Project No.	CS001
001039208	
Date	
09/08/2022	
Drawn By	
RJB	
Checked By	
TD/GED	Sheet 1 of 8



GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY FOR MONTCLAIR GOLF CLUB, BLOCK NO. 151, PORTION OF LOT NOS. 5, 7, 11 & 14, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 12/19/2019.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- ADDITIONAL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM NEW JERSEY GIS PARCEL DATA.

9/8/2022	SUBMISSION TO TOWNSHIP	0.
Date	Description	No.

Revisions

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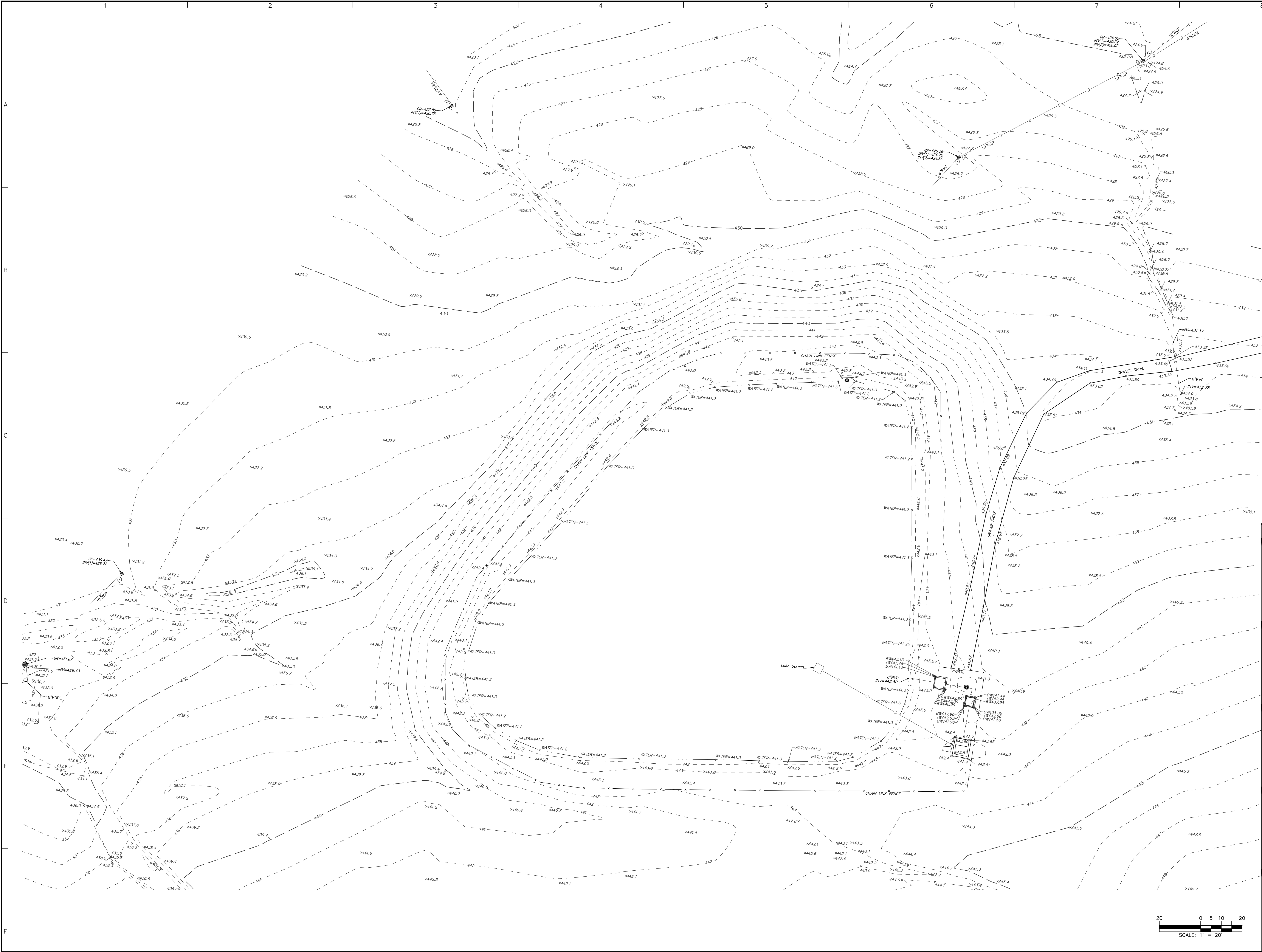
Project
**MONTCLAIR GOLF
CLUB - IRRIGATION
RESERVOIR EXPANSION**

WEST ORANGE NEW JERSEY

ESSEX COUNTY
Drawing Title
**OVERALL SITE
LOCATION MAP
AND TAX LOT PLAN**

Project No. 001039208	CS002
Date 09/08/2022	
Drawn By RJB	
Checked By TD/GED	
Sheet 2 of 8	

200 0 100 200
SCALE: 1" = 200'



9/8/2022	SUBMISSION TO TOWNSHIP	0.
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA2796400

Project
**MONTCLAIR GOLF
CLUB - IRRIGATION
RESERVOIR EXPANSION**

WEST ORANGE
ESSEX COUNTY NEW JERSEY

Drawing Title
**TOPOGRAPHIC
SURVEY**

Project No. 001039208	Drawing No. VT101
Date 09/08/2022	
Drawn By RJB	
Checked By TD	Sheet 3 of 8



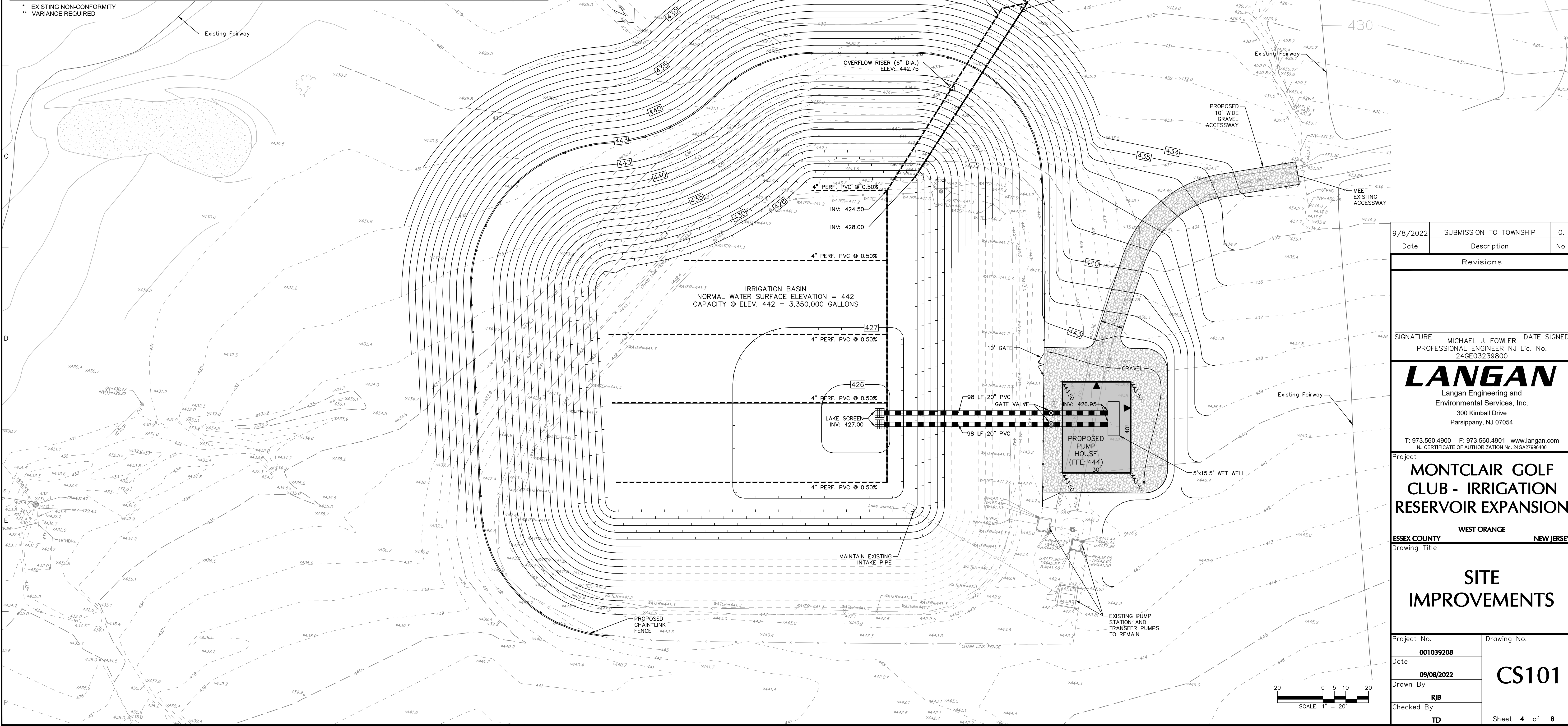
SITE STATISTICS			
25 PROSPECT AVENUE BLOCK 410, LOTS 27, 28, 30, 31 & 11-C (Tax Sheet Number 79) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY R-2 DISTRICT (RESIDENTIAL DISTRICT)			
		LAST REVISED: 8/29/2022	
DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
USE - §25-7.1 (PART A)	R-2 DISTRICT GOLF COURSE	GOLF COURSE	GOLF COURSE
A			
AREA, YARD & BUILDING REQUIREMENTS			
MIN. LOT AREA - §25-7.1 (TABLE B)	40,000 SF	277 AC WEST ORANGE: 189 AC VERONA: 88 AC ±4,200 FT	NO CHANGE
MIN. LOT WIDTH - §25-7.1 (TABLE B)	125 FT		NO CHANGE
PRINCIPAL BUILDING (CLUBHOUSE)			
MIN. FRONT YARD BLDG. SETBACK - §25-7.1 (TABLE B)	35 FT	96 FT	NO CHANGE
MIN. ONE SIDE YARD BLDG. SETBACK - §25-7.1 (TABLE B)	20 FT	±1,600	NO CHANGE
MIN. BOTH SIDE YARD BLDG. SETBACK - §25-7.1 (TABLE B)	20 + 20 FT	1,600 + 2,300 FT	NO CHANGE
MIN. REAR YARD BLDG. SETBACK - §25-7.1 (TABLE B)	45 FT	±3,400	NO CHANGE
MAX. BLDG. HEIGHT - §25-7.1 (TABLE B)	35 FT	34.60 FT	NO CHANGE
MAX. BLDG. STORIES - §25-7.1 (TABLE B)	2.5 STORIES	2.5 STORIES	NO CHANGE
ACCESSORY USES			
PUMP HOUSE			
MIN. FRONT YARD BLDG. SETBACK - §25-8.1.a §25-7.1 (TABLE B)	35 FT	-	±300 FT
MIN. SIDE YARD BLDG. SETBACK - §25-8.1.a	20 FT (SAME AS PRINCIPAL)	-	±950 FT
MIN. DISTANCE FROM PRINCIPAL BUILDING - §25-8.1.e	15 FT	-	±2050 FT
MAX. BUILDING HEIGHT - §25-8.1.f	15 FT	-	17.17 FT**
MAX. BUILDING STORIES - §25-8.1.f	1.5 STORIES	-	1.5 STORIES
MAX. BUILDING COVERAGE - §25-7.1 (TABLE B)	20%	<5%	<5% (TOTAL SITE)
MAX. LOT COVERAGE - §25-7.1 (TABLE B)	30%	<5%	<5% (TOTAL SITE)
MAX. FENCE HEIGHT - §25-8.4.a	4 FT	6 FT*	0.02% (0.05 AC - THIS APPLICATION) 6 FT

- SEQUENCE OF CONSTRUCTION:
REFER TO DRAWING 27.01 FOR SOIL EROSION CONTROL DETAILS.
1. CONTACT THE HUDSON ESSEX PASSAIC SOIL CONSERVATION DISTRICT AT LEAST 72 HOURS PRIOR TO THE START OF EARTH DISTURBANCE.
 2. INSTALL SILT FENCE.
 3. CLEAR POND AREA OF WOODED GROWTH AND SHRUBS. INSTALL ADDITIONAL SILT FENCING AT DISTURBED AREAS AS NEEDED THROUGHOUT CONSTRUCTION.
 4. CLEAR REMAINING SITE AREAS OF TREES, BRUSH, ETC.
 5. STRIP TOPSOIL FROM SITE AND STOCKPILE.
 6. CONSTRUCT SUBSURFACE WATER CONVEYANCE AND STORMWATER COLLECTION SYSTEMS.
 7. INITIATE CONSTRUCTION OF IRRIGATION POND.
 8. INITIATE FILL PLACEMENT AND ROUGH GRADING OF SITE.
 9. INSTALL OVERFLOW RISER IN POND.
 10. PLACE FILTER FABRIC AROUND EACH CATCH BASIN.
 11. FINE GRADE PUMP HOUSE PAD AND IRRIGATION POND TO SUBGRADE ELEVATIONS.
 12. INSTALL PONDGARD 45 MM EPDM LINER IN POND ACCORDING TO MANUFACTURER'S (FIRESTONE) SPECIFICATIONS.
 13. CONSTRUCT GRAVEL DRIVEWAY AND RESTORE EXISTING MAINTENANCE GART WAY (NIC).
 14. SOD SLOPES.
 15. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AFTER A GOOD STAND OF GRASS HAS TAKEN HOLD (75% MINIMUM GROWTH).

NOTE:
CLEARING LIMIT TO BE REVIEWED IN THE FIELD PRIOR TO CLEARING BY GOLF COURSE SUPERINTENDENT AND ADJUSTED AS APPROPRIATE. PROVIDE PLASTIC ORANGE CONSTRUCTION FENCE BARRIER ALONG LIMIT OF CLEARING

SEE PLAN CS501 FOR NOTES

* EXISTING NON-CONFORMITY
** VARIANCE REQUIRED



9/8/2022	SUBMISSION TO TOWNSHIP	0.
Date	Description	No.

Revisions

SIGNATURE MICHAEL J. FOWLER DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No. 24GE03239800

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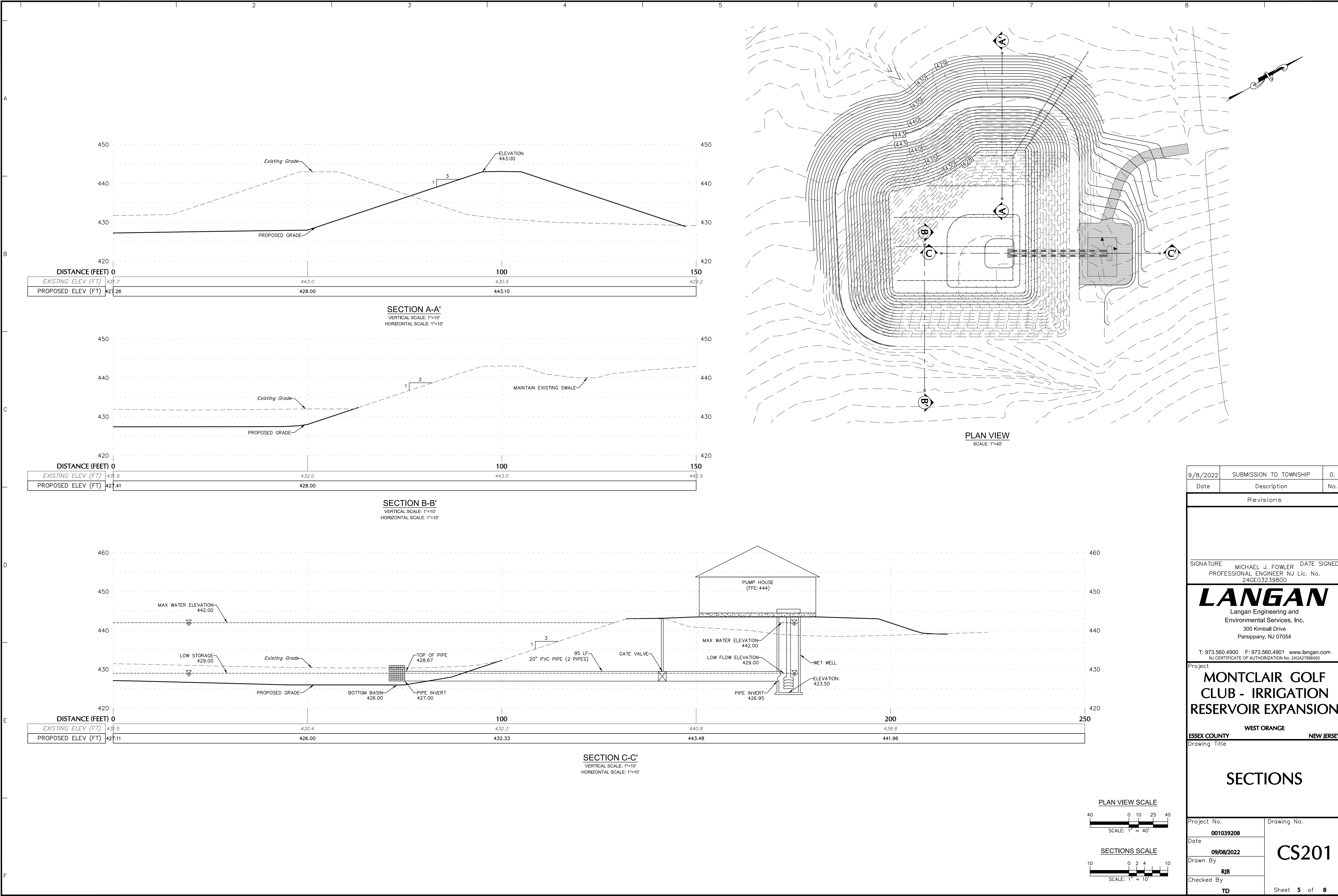
Project
**MONTCLAIR GOLF
CLUB - IRRIGATION
RESERVOIR EXPANSION**

WEST ORANGE NEW JERSEY

Drawing Title

**SITE
IMPROVEMENTS**

Project No. 001039208	Drawing No.
Date 09/08/2022	CS101
Drawn By RJB	
Checked By TD	Sheet 4 of 8



9/8/2022	SUBMISSION TO TOWNSHIP	0.
Date	Description	No.

Revisions

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Project
**MONTCLAIR GOLF
CLUB - IRRIGATION
RESERVOIR EXPANSION**

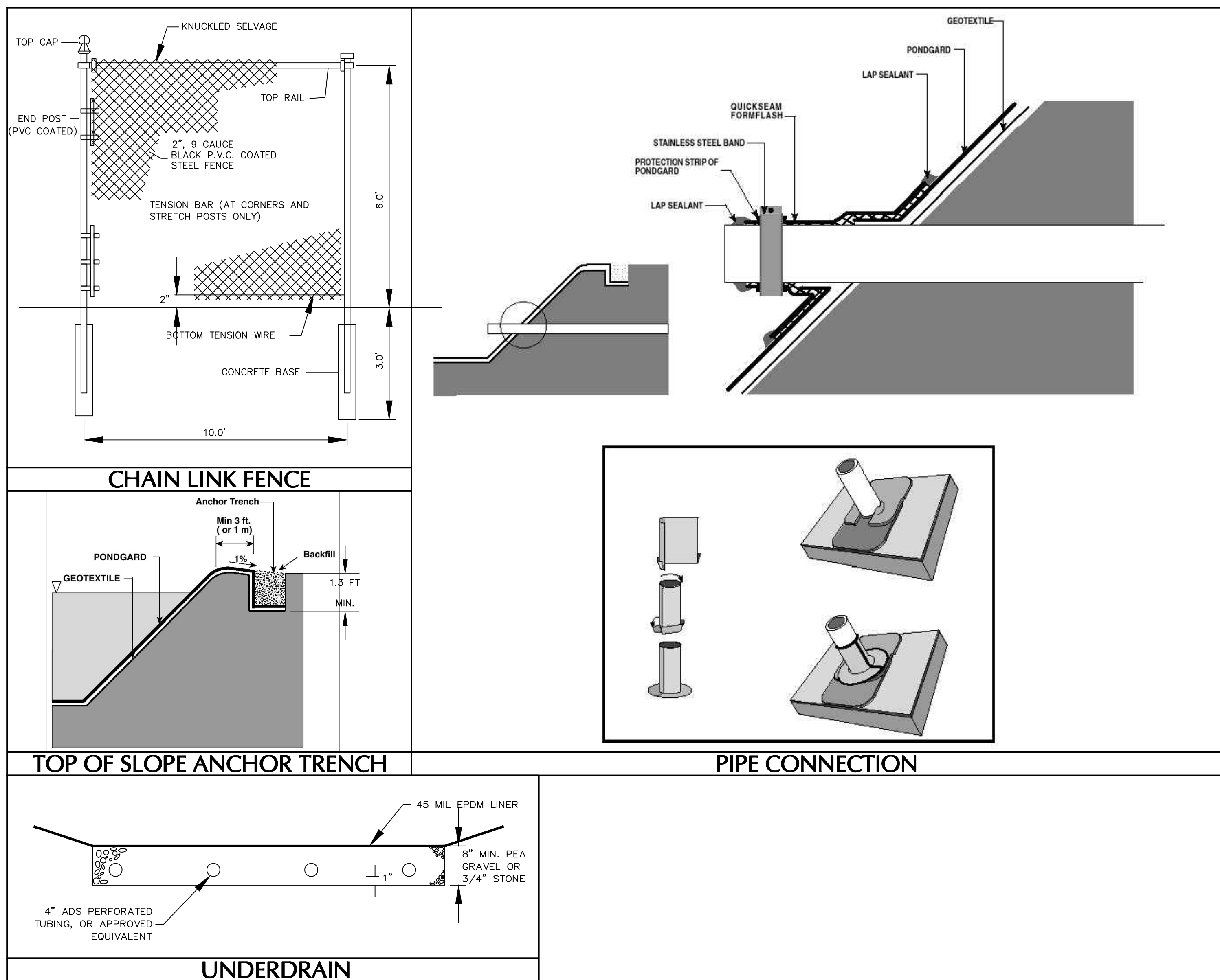
ESSEX COUNTY WEST ORANGE NEW JERSEY

Drawing Title

SECTIONS

Project No. 001039208	Drawing No. CS201
Date 09/08/2022	
Drawn By RJB	
Checked By TD	

Sheet 5 of 8



GENERAL SITE PLAN NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY FOR MONTCLAIR GOLF CLUB, BLOCK NO. 151, PORTION OF LOT NOS. 5, 7, 11 & 14, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED XX/XX/XXXX.
2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
4. BUILDING ADJUSTMENTS SHOWN HEREON ARE BASED ON ARCHITECTURAL PLANS TITLED "MONTCLAIR GOLF CLUB IRRIGATION PUMP HOUSE", PREPARED BY DASSA HAINES, DATED 08/22/2022.
5. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTION OF THE ENGINEER AND THE OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
6. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO IDENTIFY EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS AS DEEMED NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
7. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME. THE REQUESTS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
8. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES IN THE DRAWINGS THAT ARE NOT BROUGHT TO THE OWNER'S ATTENTION PRIOR TO CONSTRUCTION TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION TAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION TAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL SURVEY DATA SHOWN ON THE PLANS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
11. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET, AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
12. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE AND UTILITY STRUCTURES AND MANUFACTURED PRODUCTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH CONSTRUCTION.
13. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC MEASURES (INCLUDING DESIGN AND PERMITTING) AS REQUIRED BY THE LOCAL, COUNTY, OR STATE AGENCY HAVING JURISDICTION.
14. THE CONTRACTOR IS REQUIRED TO KEEP DETAILED RECORDS AND TO PROVIDE RED LINE DRAWINGS FOR THE CHANGES TO ANY SURFACE FEATURES, DRAINAGE AND UTILITIES. THE REDLINE DRAWINGS OF THESE ITEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION AND PRIOR TO FINAL PAYMENT BY THE OWNER. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW THE REDLINE DRAWINGS AND REQUIRE THE COMPLETED WORK CORRECTED, WHERE DEFICIENCIES WITH RESPECT TO THE CONSTRUCTION DRAWINGS AND THE LOCAL, COUNTY AND STATE STANDARDS ARE NOT ADHERED TO BY THE CONTRACTORS WORK.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
16. CONTRACTOR SHALL APPLY FOR AND OBTAIN NECESSARY CONSTRUCTION PERMITS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS WITHOUT APPROPRIATE PERMITS.
17. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
18. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
19. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS, AND CORRECTIVE ACTION IF SUCH OCCURS.
20. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
21. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFFSITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
22. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, BOLLARDS, ETC.
23. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS.
24. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
25. WET WELL BACKFILL - PROPOSED WELL WELL BACKFILL EXCAVATION TO BE BACKFILLED WITH ASHSTO #57 STONE.

9/8/2022	SUBMISSION TO TOWNSHIP	0.
Date	Description	No.

Revisions

SIGNATURE MICHAEL J. FOWLER DATE SIGNED
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Project

MONTCLAIR GOLF CLUB - IRRIGATION RESERVOIR EXPANSION

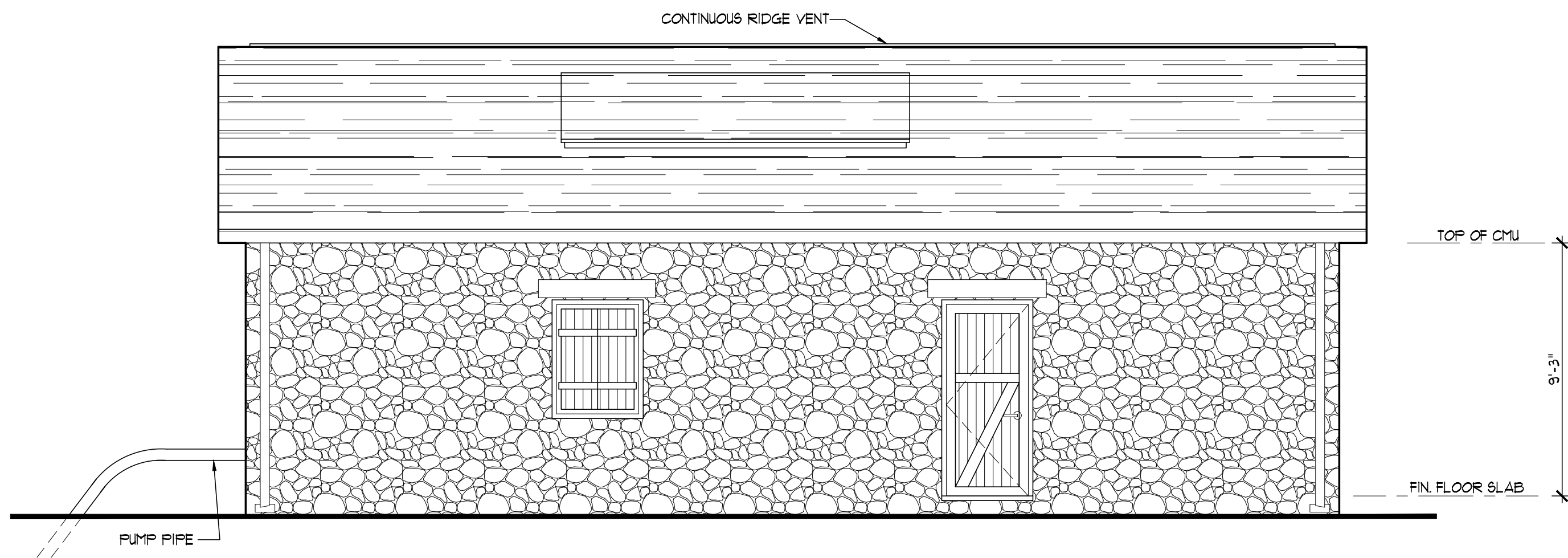
WEST ORANGE

ESSEX COUNTY NEW JERSEY

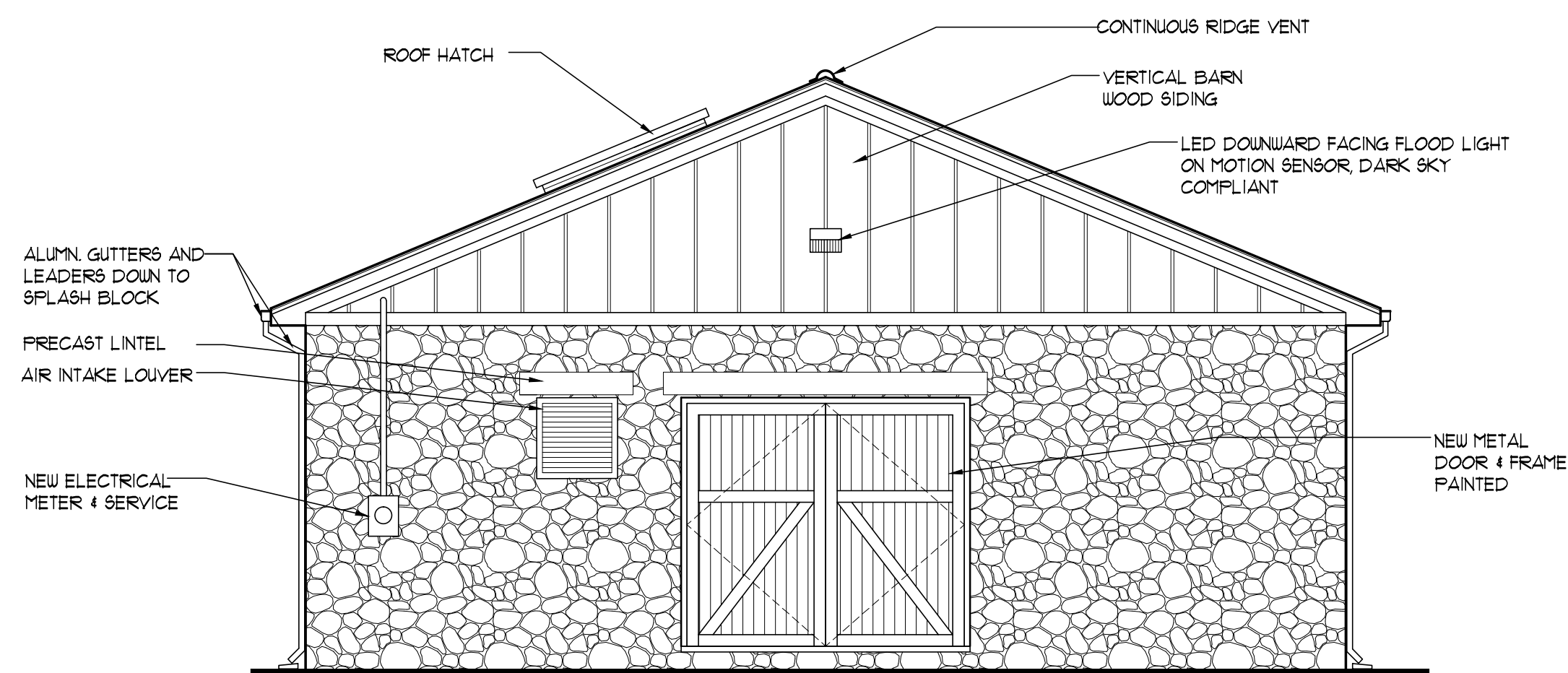
Drawing Title

DETAILS AND NOTES

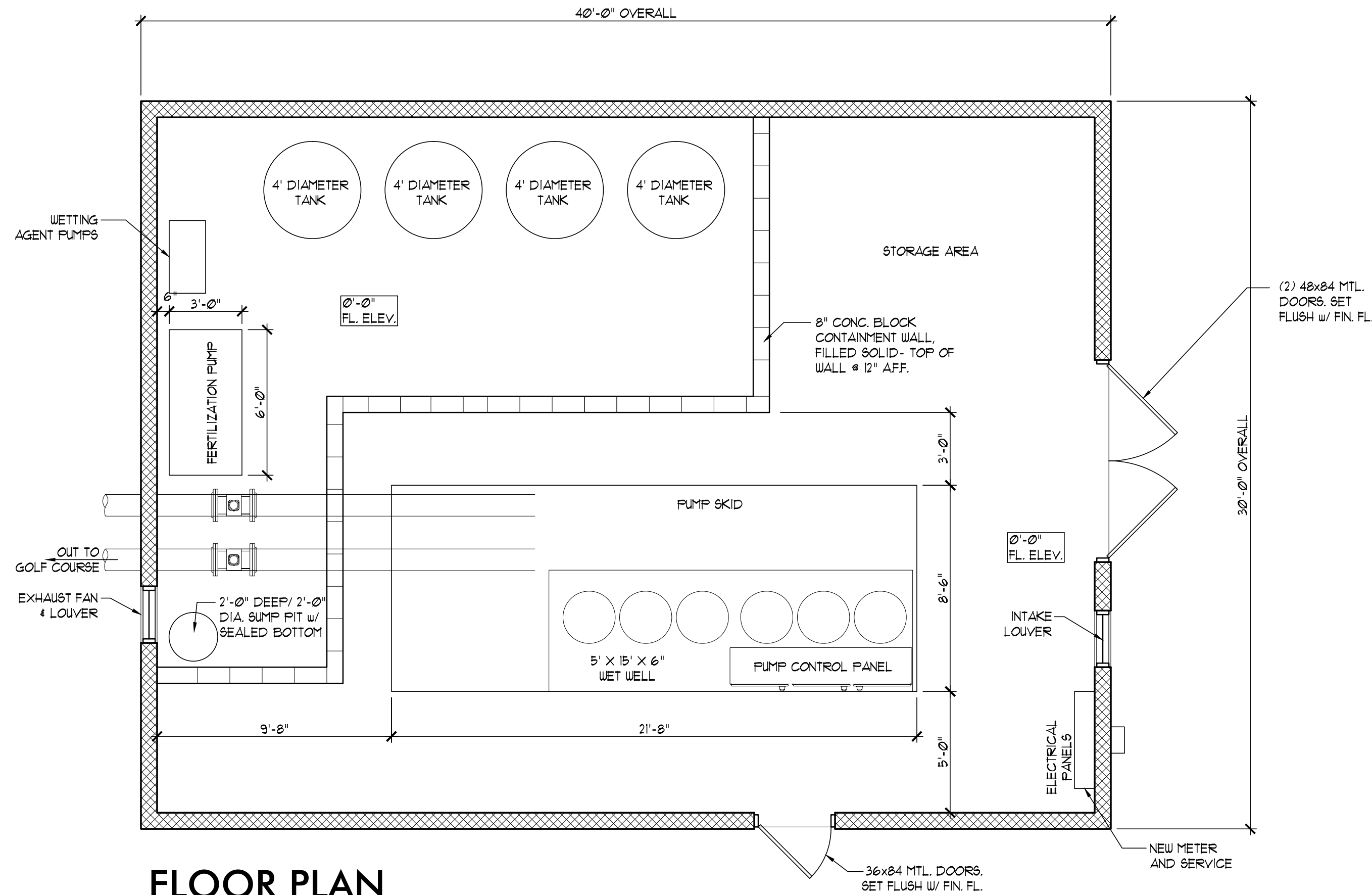
Project No. 001039208	Drawing No. CS501
Date 09/08/2022	
Drawn By RJB	
Checked By TD	
Sheet 6 of 8	



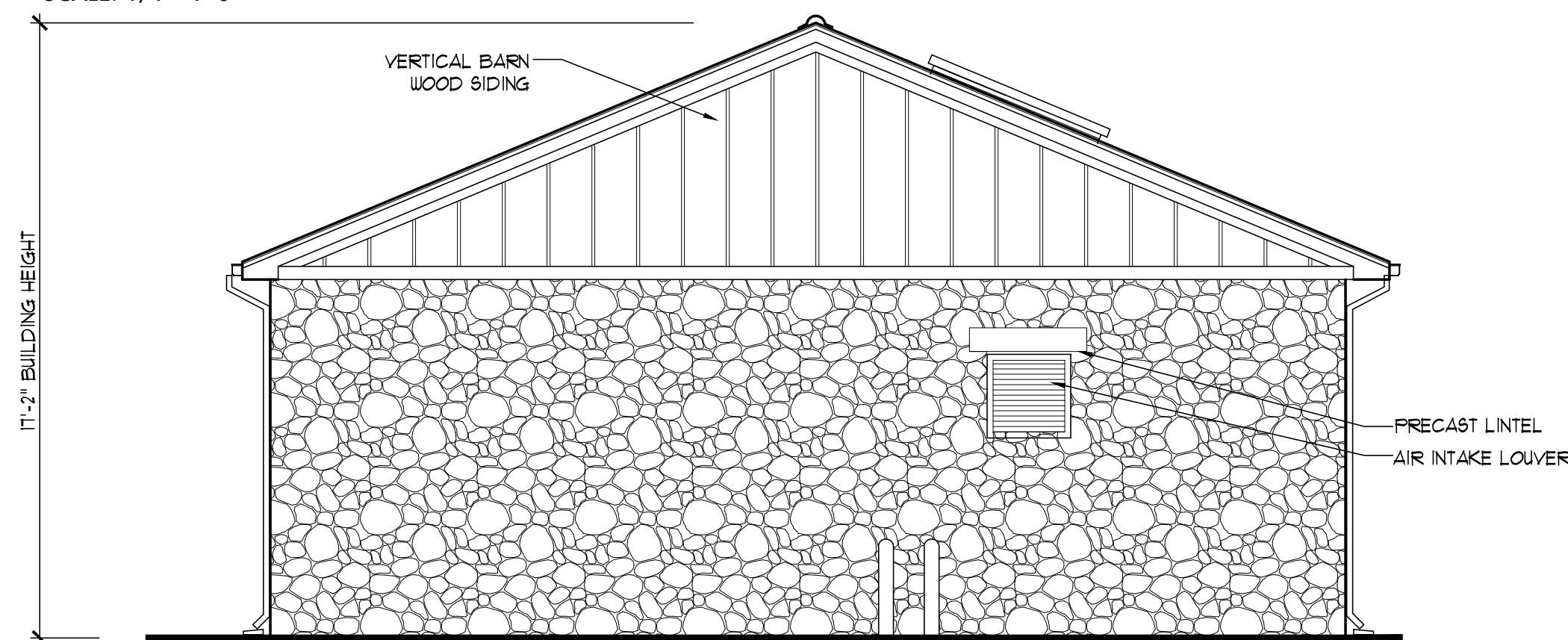
A BUILDING ELEVATION
SCALE: 1/4"=1'-0"



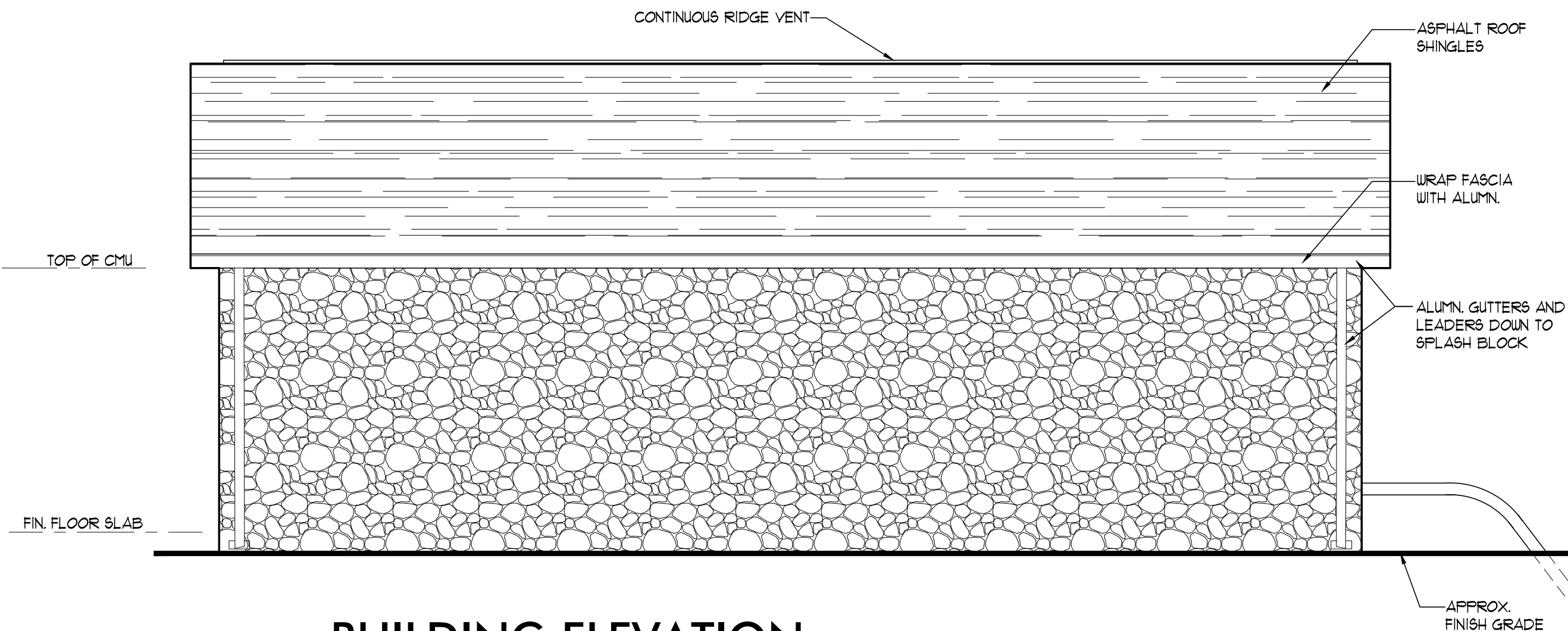
B BUILDING ELEVATION
SCALE: 1/4"=1'-0"



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



C BUILDING ELEVATION
SCALE: 1/4"=1'-0"

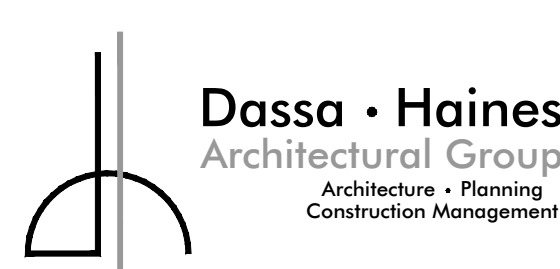


D BUILDING ELEVATION
SCALE: 1/4"=1'-0"

BUILDING INFO.

INTERNATIONAL BUILDING CODE, NY EDITION
USE GROUP: U / UTILITY
CONSTRUCTION TYPE (EXISTING): 5B
CONSTRUCTION TYPE (PROPOSED): 5B

PROPOSED AREA: 1200 SQ. FT.



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9/8/2022	SUBMISSION TO TOWNSHIP	0.
Date	Description	No.

Revisions

SIGNATURE MICHAEL J. FOWLER DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No.
24GE03239800

LANGAN

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Environmental Services, Inc.
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27896400

Project
**MONTCLAIR GOLF
CLUB - IRRIGATION
RESERVOIR EXPANSION**

ESSEX COUNTY NEW JERSEY
Drawing Title

**FLOOR PLANS,
ELEVATIONS &
BUILDING INFO.**

Project No. 001039208	Drawing No. A-1
Date 08/22/2022	
Drawn By VE	
Checked By ILH	
Sheet 8 of 8	