

MINOR SITE PLAN

PREPARED FOR

PICKLEBALL COURTS

CRESTMONT COUNTRY CLUB

LOT 1.01 BLOCK 174

**SITUATED IN
WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY**

OWNER/APPLICANT

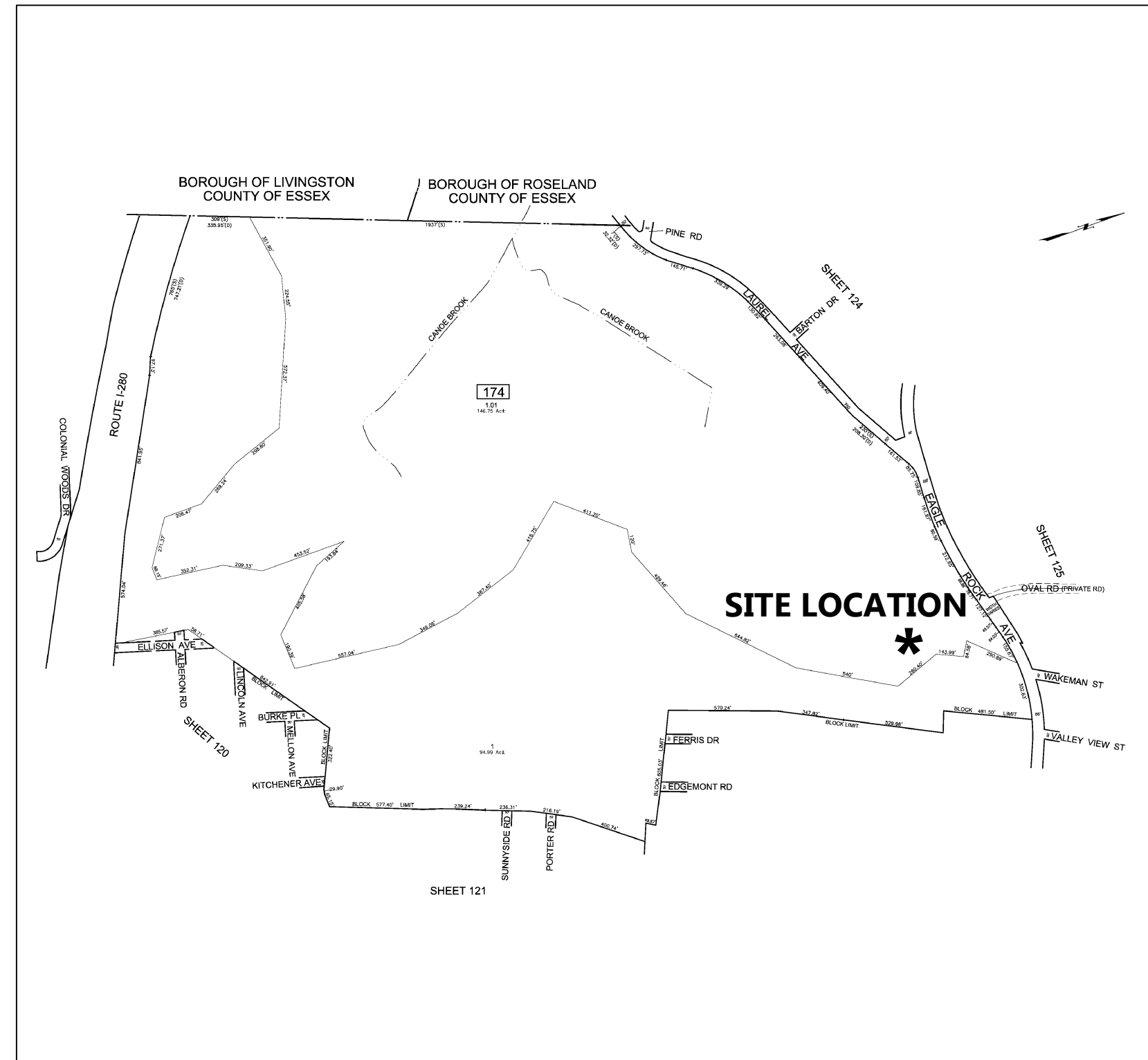
CRESTMONT COUNTRY CLUB
750 EAGLE ROCK AVENUE
WEST ORANGE, NJ 07052
917-374-6270

WEST ORANGE TAX MAP INFORMATION:

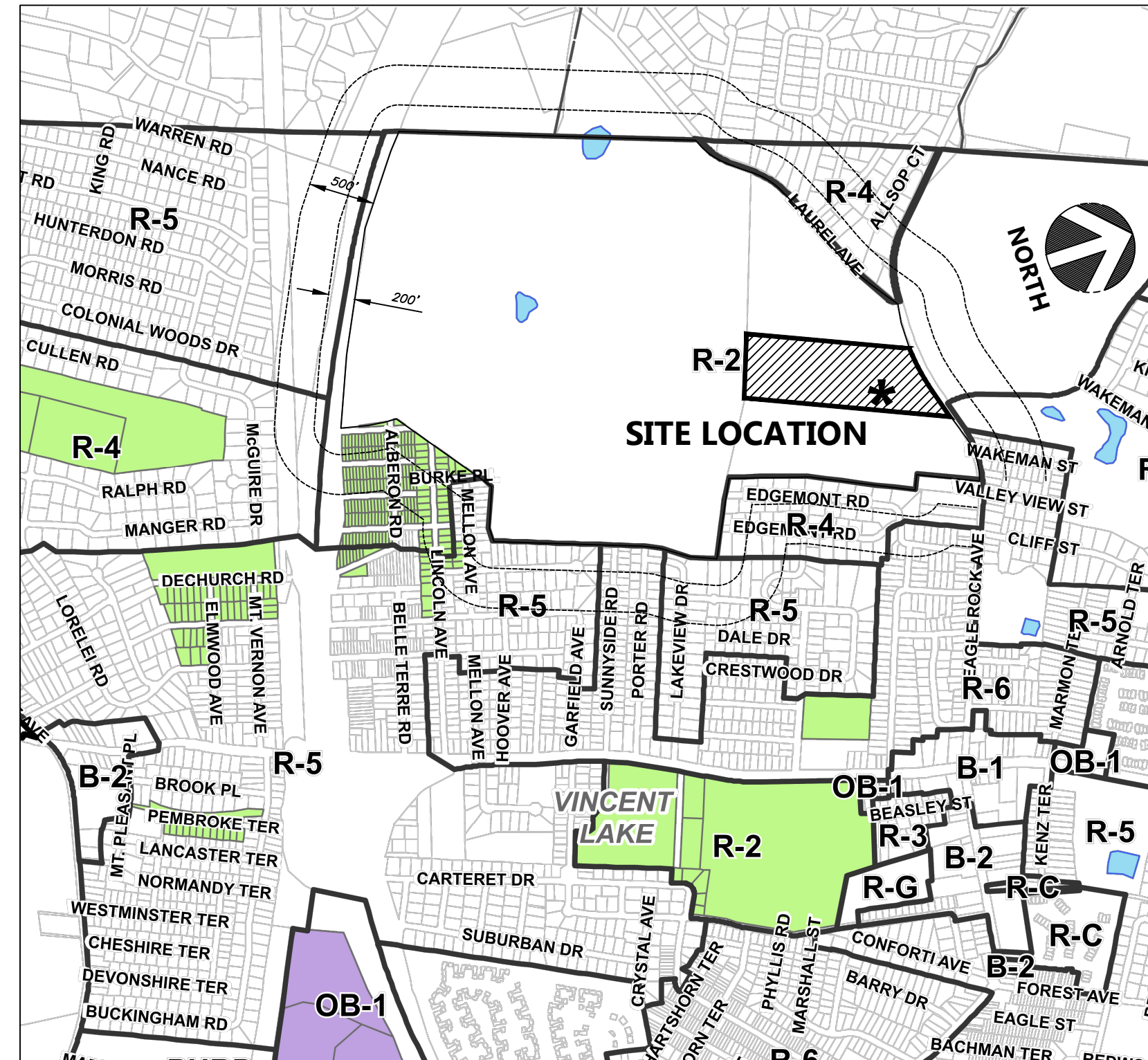
BLOCK	174
LOT	1.01
SHEET	123

LIST OF REQUIRED APPROVALS:

- WEST ORANGE TOWNSHIP PLANNING BOARD
- ESSEX COUNTY PLANNING BOARD
- HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT



TAX MAP
1"=700'



SITE LOCATION MAP

INDEX OF SHEETS

SHEET No.	TITLE
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2	200 FT PROPERTY OWNERS LIST
3	OVERALL PLAN
4	AERIAL PLAN
5	EXISTING CONDITIONS & DEMOLITION PLAN
6	SITE PLAN
7	GRADING, DRAINAGE, UTILITY & SOIL EROSION SEDIMENT CONTROL PLAN
8-9	SOIL EROSION SEDIMENT CONTROL NOTES & DETAILS
10	CONSTRUCTION DETAILS

PLANNING BOARD APPROVAL:

APPROVED AT A MEETING OF THE WEST ORANGE
PLANNING BOARD HELD ON

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____



VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 689-1100
CERT. OF AUTHORIZATION NO. 24GA28132300

DATE: JAN. 23, 2023



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Bridges/Highways
 Construction Inspection
 Environmental
 Geotechnical/Dams
 Landscape Architecture
 Local/Regional Planning
 Municipal Engineering
 Site Development
 Surveying/Aerial Drones/GIS
 Water/Wastewater

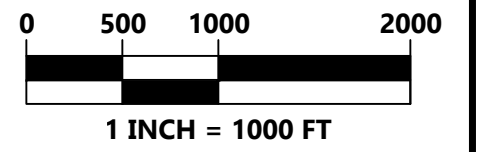
With Offices in New Jersey,
 Eastern Pennsylvania and Delaware

REV FOR PLANNING BOARD SUBMISSION	JAB	05/04/23
DESCRIPTION	AUTH	DATE

TRIAL NO. _____



GRAPHIC SCALE



PLAN NOTATION

ALL THOSE PLANS WHICH CONTAIN A DIGITAL, PRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED BY THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. NO LIABILITY ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

MES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24GE052258005



VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 689-1100
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COVER SHEET

OR

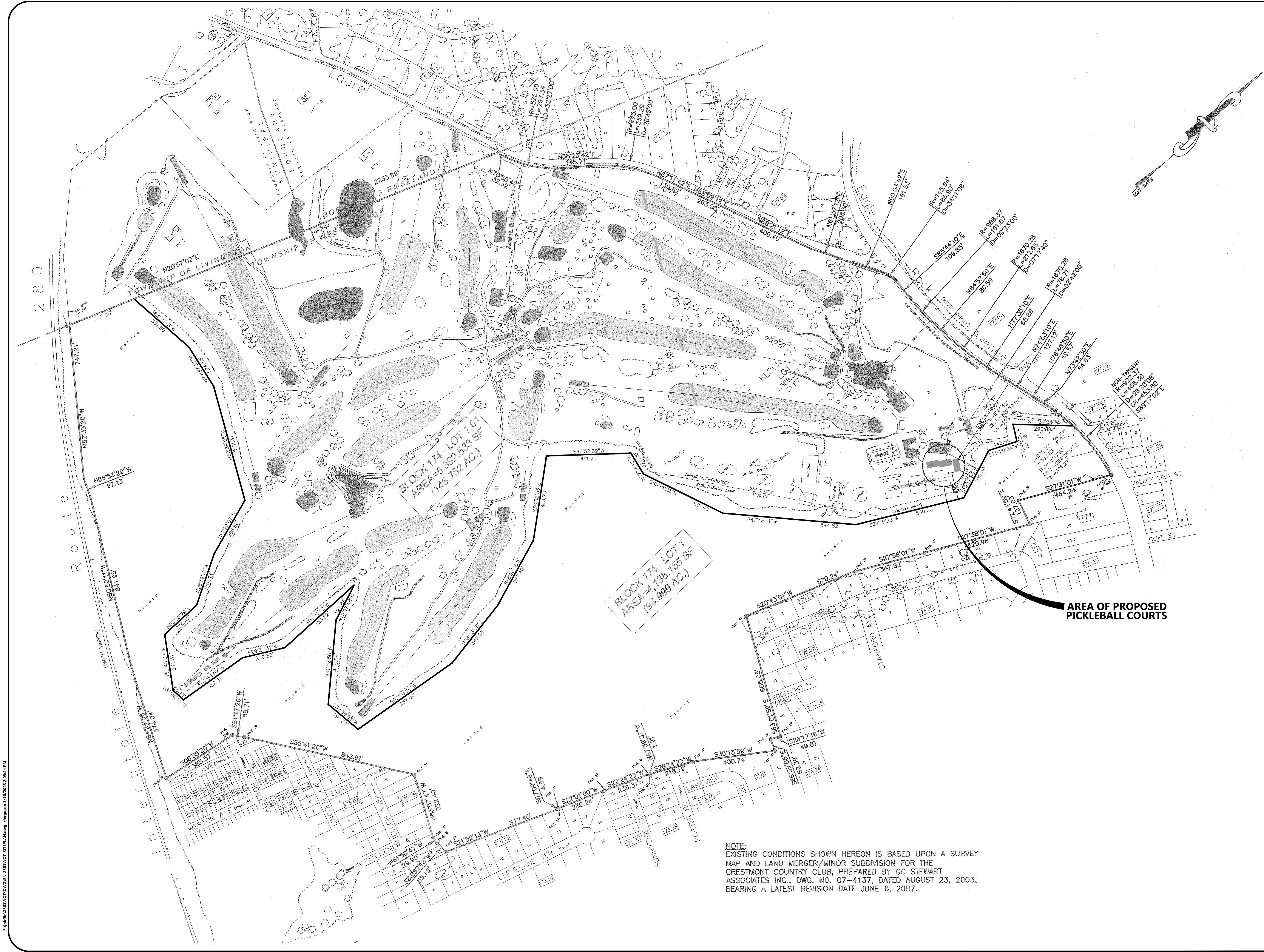
PICKLEBALL COURTS RESTMONT COUNTRY CLUB

DATE:	JAN. 23, 2023
SCALE:	AS NOTED
DESIGNED BY:	J.A.B.
DRAWN BY:	R.R.F.
CHECKED BY:	J.A.B.
JOB NUMBER:	2301WOT

DOT 1.01 BLOCK 174

WEST ORANGE TOWNSHIP
SEX COUNTY, NEW JERSEY

01 of 10



NOTE:
EXISTING CONDITIONS SHOWN HEREON IS BASED UPON A SURVEY
MAP AND LAND MERGER/MINOR SUBDIVISION FOR THE
CRESTMONT COUNTRY CLUB, PREPARED BY GC STEWART
ASSOCIATES INC., DWG. NO. 07-4137, DATED AUGUST 23, 2003,
BEARING A LATEST REVISION DATE JUNE 6, 2007.

Local/Regional Planning
Municipal Engineering
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

ENGINEERING WITH FOCUS
Local/Regional Planning
Municipal Engineering
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

REV	DESCRIPTION	DATE	AUTH
1	KEY FOR PLANNING BOARD SUBMISSION	JAB 05/04/23	

SERIAL NO. _____

TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, BLAST OR DRILL
THREE (3) WORKING DAYS NOTICE
REMEMBER
IT'S THE LAW!
Know what's below.
Call before you dig.
1-800-272-1000

Dig Safely.

GRAPHIC SCALE

0 100 200 400

1 INCH = 200 FT

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JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 246852258005

1/23/23
DATE

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VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 689-1100
CERT. OR AUTHORIZATION NO. 246A28132300

OVERALL PLAN
FOR
**PICKLEBALL COURTS
CRESTMONT COUNTRY
CLUB**

DATE:	JAN. 23, 2023
SCALE:	1"=200'
DESIGNED BY:	J.A.B.
DRAWN BY:	R.R.F.
CHECKED BY:	J.A.B.
JOB NUMBER:	2301WOT

LOT 1.01 BLOCK 174

WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

03 of 10

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REV	DESCRIPTION	AUTH	DATE
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SERIAL NO. _____



Know what's below
Call before you dig
or
1.800.322.1000

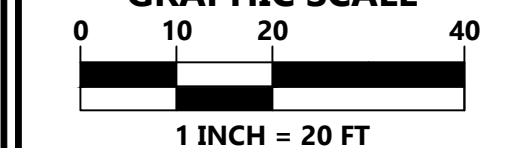
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GRAPHIC SCALE



1 INCH = 20 FT

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ENGINEERING ASSOCIATES IS PROHIBITED.
PURPOSE OF THIS PLAN IS FOR ANY PURPOSE
OTHER THAN THAT WHICH IS INTENDED SHALL BE
AT THE SOLE DISCRETION AND LIABILITY OF THE
APPLICABLE PARTY.

JAMES A. BASH **DATE**
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24GE052258005



VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 689-1100
CERT. OF AUTHORIZATION NO. 24GA28132300

AERIAL PLAN
FOR
**TENNIS COURT
SEASONAL ENCLOSURE
CRESTMONT COUNTRY
CLUB**

DATE:	JULY 8, 2022
SCALE:	1"=20'
DESIGNED BY:	J.A.B.
DRAWN BY:	R.R.F.
CHECKED BY:	J.A.B.
JOB NUMBER:	2202WOT

LOT 1.01 BLOCK 174

**WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY**

04 of 10

1	REV FOR PLANNING BOARD SUBMISSION	JAB	05/04/23
REV	DESCRIPTION	AUTH	DATE


 TO LOCATE UNDERGROUND UTILITIES
 IF YOU'RE GOING TO DIG, BLAST OR DRILL
 THREE (3) WORKING DAYS NOTICE
 REMEMBER
 IT'S THE LAW!
 Know what's below.
 Call before you dig.
 or
 1-800-272-1000


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VAN CLEEFE ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 305, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFEENGINEERING.COM
PHONE (609) 589-1100
CERT. OF AUTHORIZATION NO. 246A28132300

FO

DATE:	JAN. 23, 2023
SCALE:	1" = 10'
DESIGNED BY:	J.A.B.
DRAWN BY:	R.R.F.
CHECKED BY:	J.A.B.
JOB NUMBER:	2301WOT

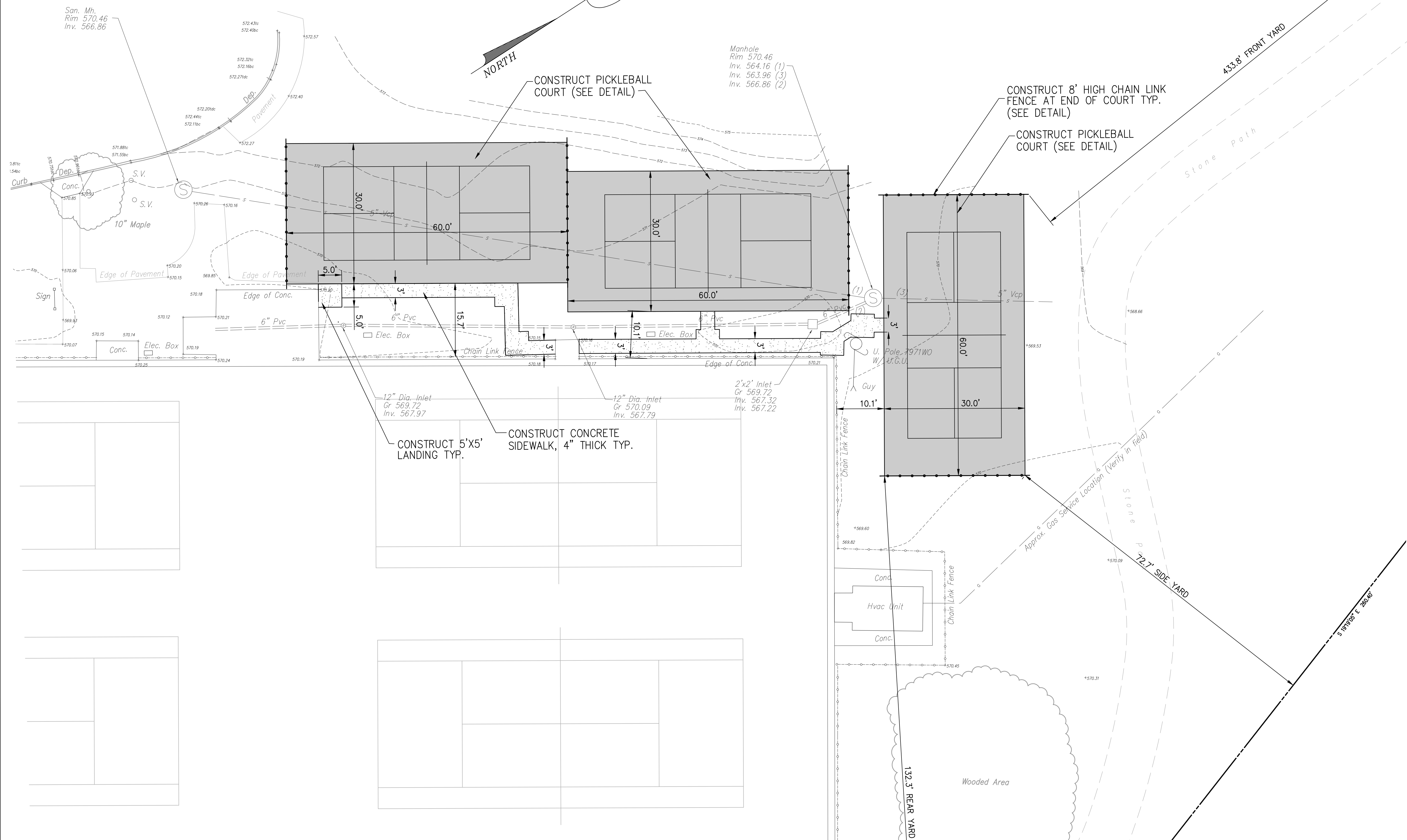
**WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY**

05 of 10



BULK ZONING REQUIREMENT R-2 ZONE		
ITEM	REQUIRED	PROPOSED
FRONT YARD SET BACK	40 FEET	433.8 FEET
SIDE YARD SETBACK	25 FEET	72.7 FEET
REAR YARD SETBACK	50 FEET	132.3 FEET
IMPERVIOUS COVERAGE	30%	6.76%*

* NET IMPERVIOUS COVERAGE INCREASE IS 0.0312%



SITE PLAN

SCALE: 1"=20'

[illegible]

1	REV FOR PLANNING BOARD SUBMISSION	JAB	05/04/2011
REV	DESCRIPTION	AUTH	DATE

SERIAL NO. _____

NEW! 800-368-7231
ONE CALL

811

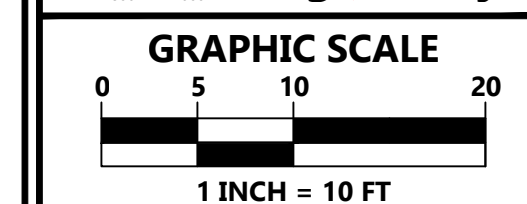
**Know what's below.
Call before you dig.
1-800-368-7231 or
www.811.org**

**TO LOCATE UNDERGROUND UTILITIES
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THREE (3) WORKING DAYS NOTICE**

REMEMBER

IT'S THE LAW!

Dig Safely.



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1/23/20
JAMES A. BASH
DATE
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24GE052258005



Van Cleef
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VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08601
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 689-1100
CERT. OF AUTHORITY AION NO. 68A26132100

SITE PLAN

FOR

PICKLEBALL COURTS CRESTMONT COUNTRY CLUB

DATE:	JAN. 23, 2023
SCALE:	1" = 10'
DESIGNED BY:	J.A.B.
DRAWN BY:	R.R.F.
CHECKED BY:	J.A.B.
JOB NUMBER:	2301WOT

LOT 1.01 BLOCK 174

**WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY**

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

NOTE: THE PROPOSED PICKLEBALL COURTS ARE TO BE CONSTRUCTED ON AN AREA THAT HAS EXISTING AN IMPERVIOUS SURFACE (GRAVEL). THESE IMPROVEMENTS DO NOT INCREASE IMPERVIOUS COVERAGE OR DISTURB MORE THAN 1 ACRE OF LAND. NO MOTOR VEHICLE SURFACES ARE PROPOSED. THIS WORK DOES NOT MEET THE THRESHOLD TO BE CONSIDERED MAJOR DEVELOPMENT AND STORMWATER MANAGEMENT FEATURES ARE NOT WARRANTED.

STABILIZED CONSTRUCTION-
ENTRANCE

SILT FENCE TYP.

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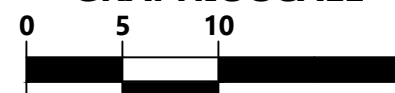
- Bridges/Highways
- Construction Inspection
- Environmental
- Geotechnical/Dams
- Landscape Architecture
- Local/Regional Planning
- Municipal Engineering
- Site Development
- Surveying/Aerial Drones/GIS
- Water/Wastewater

1	REV FOR PLANNING BOARD SUBMISSION	JAB	05/04/2017
1	PER TOWNSHIP HEPCD COMMENTS	JAB	03/17/2017
	REV DESCRIPTION	AUTH	DATE

SERIAL NO



GRAPHIC SCALE



1 INCH = 10 FT

PLAN NOTATION

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JAMES A. BASH **DATE** 3/17/2
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24GE052258005



VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 689-1100
CERT. OF AUTHORIZATION NO. 24GA28132300

**GRADING, DRAINAGE,
UTILITY & SOIL
EROSION SEDIMENT
CONTROL PLAN**
FOR
**PICKLEBALL COURTS
CRESTMONT COUNTRY
CLUB**

DATE:	JAN. 23, 2023
SCALE:	1" = 10'
DESIGNED BY:	J.A.B.
DRAWN BY:	R.R.F.
CHECKED BY:	J.A.B.
JOB NUMBER:	2301WOT

LOT 1.01 BLOCK 174

**WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY**

07 of 10

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GRADING, DRAINAGE, UTILITY & SOIL EROSION SEDIMENT CONTROL PLAN

SCALE: 1"=20'

STANDARD FOR TREE PROTECTION DURING CONSTRUCTION

Where Applicable

On new development sites with existing trees.

Methods and Materials

1. Reconnaissance should be performed before land clearing begins to identify dead and weak trees to be removed and healthy trees to remain, to create aesthetically pleasing development site with vegetation rather than the presence of dead or dying trees. Inventory the site and clearly mark the trees and stands of trees to be saved. Consider relocating streets, houses, or other structures if necessary and feasible. Once clearing begins and damage to the trees occurs, valuable specimens may be lost.

A. Characteristics of trees to be protected and saved. The following lists characteristics that should be evaluated before deciding to remove or protect a tree.

1. Tree Vigor
Tree health is the overall condition of the tree. A tree of low vigor is more susceptible to damage by environmental changes than healthy trees and is more susceptible to insect and disease attacks. Indications of poor vigor include the dying of the tips of branches and entire limbs, small annual twig growth, stunted leaf size, sparse foliage, and poor foliage color. Avoid saving hollow or rotten trees, trees crooked, split, leaning or crooked, oozing sap, or with broken tops. Use woodchips generated from removal of trees of poor health and spread them around the root zones to help protect the trees that remain.

2. Tree Age
Large, picturesque trees may be more aesthetically valuable than smaller, young trees, but also require more extensive protection measures. If leaving an older tree, be sure it is sound and healthy.

3. Species (the right trees for the right locations)
Many species of trees found in New Jersey woodlands are not suitable for shade tree uses around buildings. Avoid protecting trees that are short-lived, brittle, have soft wood, messy leaves, fruit, or are frequently attacked by insects and disease. Tree root systems which do not adapt well to cuts and fills may not be a suitable alternative. The following are severely affected by compacted construction fills: Aspen, Beech, Paper birch, Eastern red cedar, Black cherry, Dogwood, Katsura tree, Linden, Paperbark maple, Sugar maple, Black oak, Pin oak, Red oak, White oak, Pines, and Tuliptree.

4. Resistant to Insects and Diseases

Avoid leaving trees in highly visible areas or specimens that are frequent targets of insects and diseases. American Elm, for example, could be lost due to Dutch Elm Disease. Wild Cherry, another example, is a favorite host of the tent caterpillar, which causes defoliation of the trees in early summer. The following are susceptible to insects (I) and disease (D): White Ash(D), Birch (I), Butternut (D), Crabapples (D), some Elms (D), Hawthorn (D), Hemlock (I), Linden (I), Sugar Maple (D), Mountain Ash (D), Sassafras (I), Scholartree (D), Redbud (D)

5. Tree Aesthetics
Choose trees that are aesthetically pleasing, exhibiting good shape and form. Avoid leaning, crooked, and mishapen trees. Occasionally, an odd-shaped tree or one of unusual form may add interest to the landscape if strategically located. Be sure the tree is structurally sound and vigorous.

6. Spring and Autumn Coloration
Species differ in fall color. Some are bright red, others orange and yellow. Other species exhibit no autumn color, such as walnut, locust, and sycamore.

7. Wildlife Benefits

Favor trees that are preferred by wildlife for food, cover, and nesting. A mixture of evergreens and hardwoods is beneficial. Evergreen trees are important for cover during the winter months. The hardwoods are more valuable for food.

8. Air Pollution Susceptibility
Tree species vary greatly to susceptibility to air pollution. Symptoms vary from browning on the edges of the leaves and needles, to stunting of growth, to death of the tree. The following show tolerance to urban stress and are less likely to present problems with sidewalks: Baldcypress, Corktree, Amur maple, Kentucky coffee tree, Crabapple, Downy dogwood, Ginkgo (male), Goldenrain tree, Hackberry, Hawthorn, Honeylocust, European hornbeam, Horseshoe vine, Lindens, Oaks (excluding pin), Pear, Scholartree, Sourgum (tupelo), Sweetgum, Yews, Zelkova.

9. Species Longevity
Favor trees whose life span is long, such as oak, beech, and tulip poplar. Short-lived trees (Black locust, Gray birch, Aspen) should be avoided for use as shade, lawn or specimen trees. Although some short-lived trees have an attractive form or pleasing coloration in the spring or fall, such trees may not live for a long time and thus may not be worth preserving.

B. Criteria for protecting remaining trees:
1. General mechanical damage – see Tree Protection During Construction Detail for correct root zone calculation and placement of tree protection.

2. Box trees within 25 feet of a building site to prevent mechanical injury. Fencing or other barrier should be installed beyond the Critical Root Radius see Tree Protection During Construction Detail. Tree root systems commonly extend well beyond the drip line.

3. Boards will not be nailed to trees during building operations.

4. Feeder roots should not be cut in an area inside the Protected Root Zone (PRZ).

5. Damaged trunks or exposed roots should have damaged bark removed immediately and no paint shall be applied. Exposed roots should be covered with topsoil immediately after excavation is complete. Roots shall be pruned to give a clean, sharp surface amenable to healing. Roots exposed during hot weather should be irrigated to prevent permanent tree injury. Care for serious injury should be prescribed by a professional forester or licensed tree expert.

6. Tree limb removal, where necessary, will be done as natural target pruning to remove the desired branch as close as possible to the branch collar. There should be NO flush cuts. Flush cuts destroy a major defense system of the tree. No tree paint shall be applied. All cuts shall be made at the outside edge of the branch collar. Cuts made too far beyond the branch collar may lead to excess sprouting, cracks and rot. Removal of a "V" crotch should be considered for free standing specimen trees to avoid future splitting damage.

Note: For more specific data on certain tree characteristics by species, see Table 9.1 of the Standards for Soil Erosion and Sediment Control in New Jersey for 2014, or consult with a Licensed Professional Tree Expert, Soil Conservation District or Rutgers Cooperative Extension.

SOIL EROSION AND SEDIMENT CONTROL NOTES

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

1. 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.

2. Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent revegetation is established.

3. Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/15-5/15 and Fall - 8/15 - 10/1.

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 immediately.

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 revegetation 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.

10. 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, firm in place, is required, as per the Standards for Topsoiling and Land Grading, effective December 2017.

12. All plan revisions must be submitted to the District for proper review and approval.

13. 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.

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.

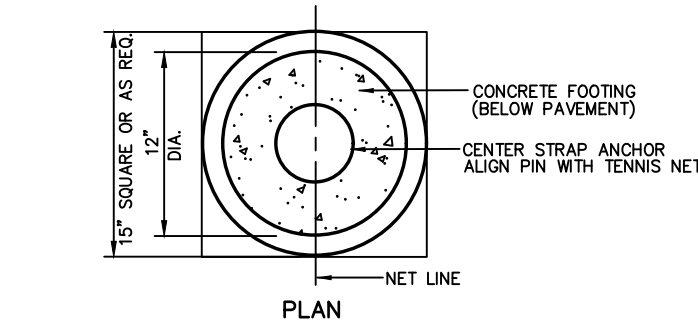
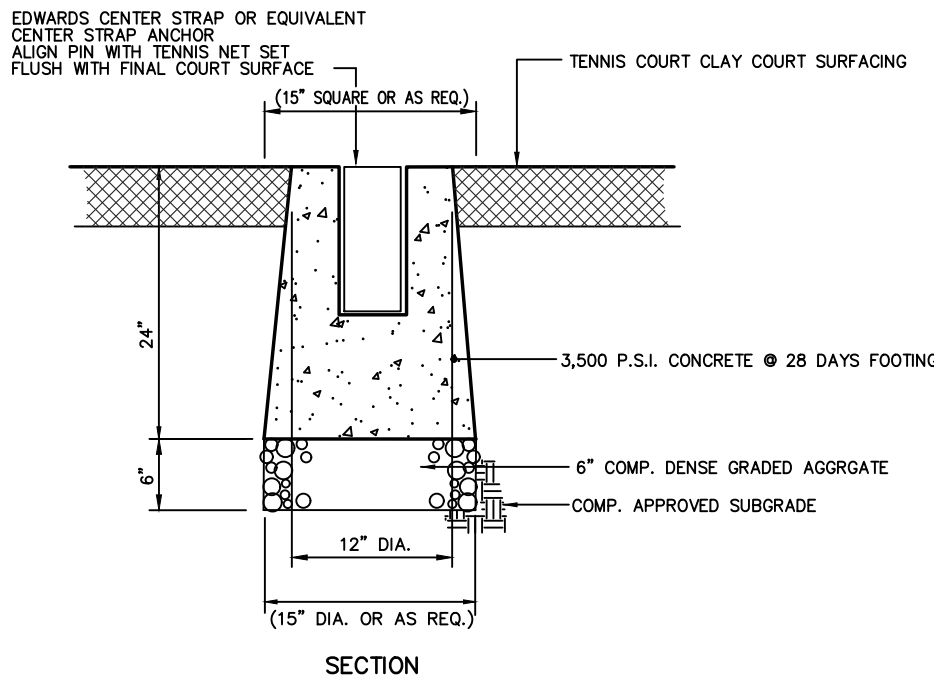
15. The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

http://hepscoi.nj.org

HEPSCD251SESCNOTES_7THEDREV2017.DOC

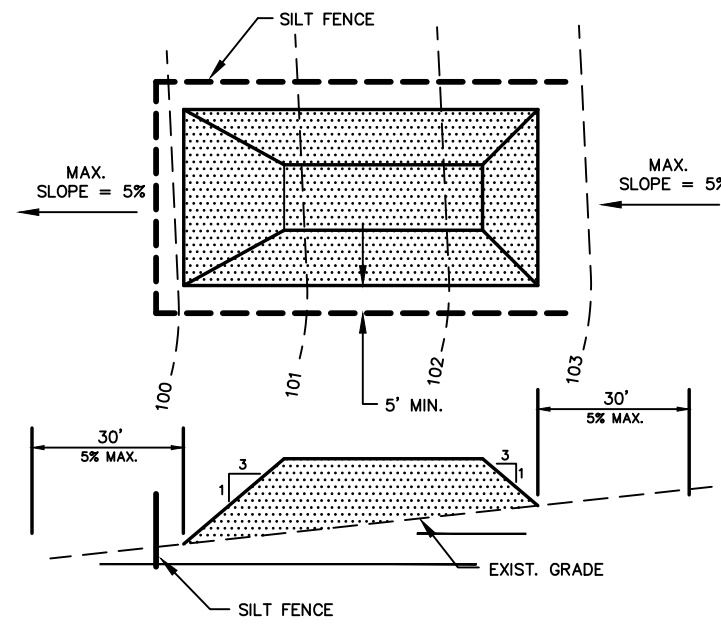
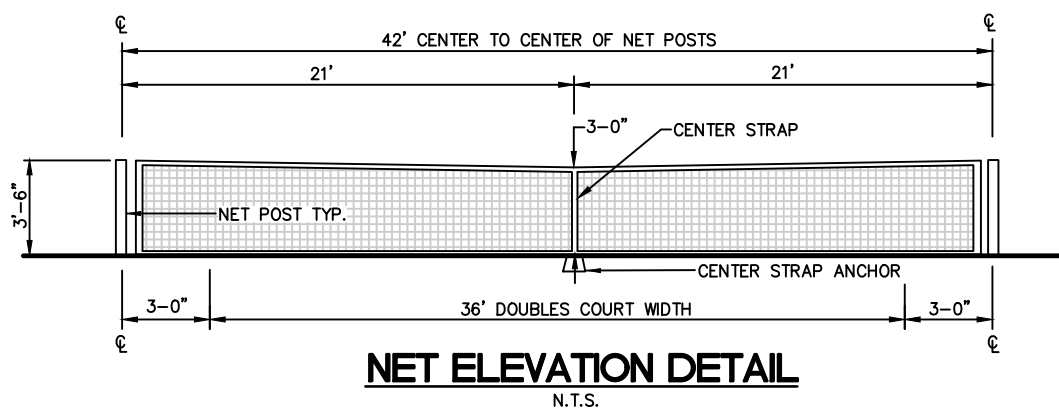
SEQUENCE OF CONSTRUCTION

1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON PLANS.
2. CLEAR AND GRUB ALL AREAS IN ACCORDANCE WITH THE LIMITS OF DISTURBANCE AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. IMMEDIATELY REMOVE DEBRIS FROM SITE.
3. STRIP, STOCKPILE AND STABILIZE TOPSOIL AT LOCATIONS AS SHOWN ON PLANS.
4. ROUGH GRADE COURT SUBGRADE.
5. INSTALL SUBBASE IF REQUIRED BY PROOF ROLL. INSTALL BITUMINOUS STABILIZED BASE.
6. INSTALL F.A.B.C. TOP COURSE PAVING & COURT SURFACE.
7. INSTALL FENCE AND GATE AROUND NEW TENNIS COURT
8. APPLY SURFACE, PAINT AND STRIPING WITH NEW NET, ANCHOR AND POSTS
9. REMOVE AND REPLACE ALL BROKEN CURB, SIDEWALK AND DISTRESSED PAVEMENT.
10. STABILIZE ANY REMAINING DISTURBED AREAS.
11. FINE GRADE AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE MINIMUM STABILIZATION REQUIREMENTS APPLY 5 INCHES OF TOPSOIL WHERE APPLICABLE.
12. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES.



NET CENTER STRAP ANCHOR DETAIL

N.T.S.

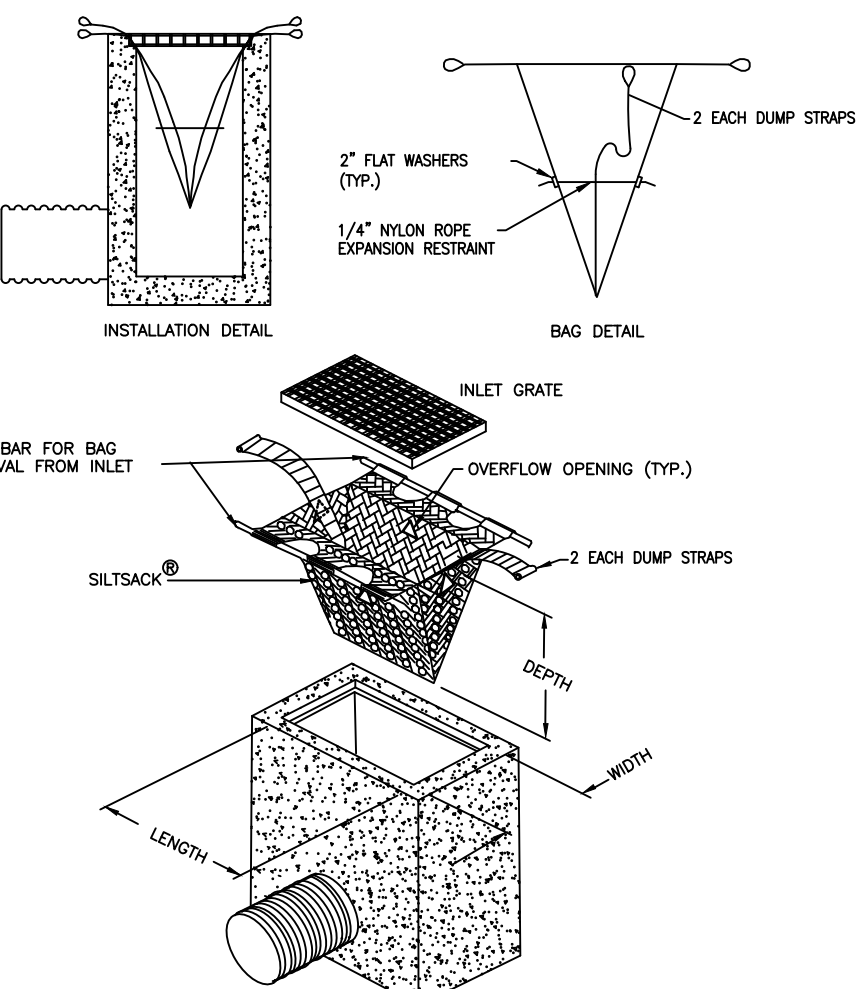


NOTES

1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH STABILIZATION REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED AS DETAILED HEREON.

TOPSOIL STOCKPILE

NOT TO SCALE

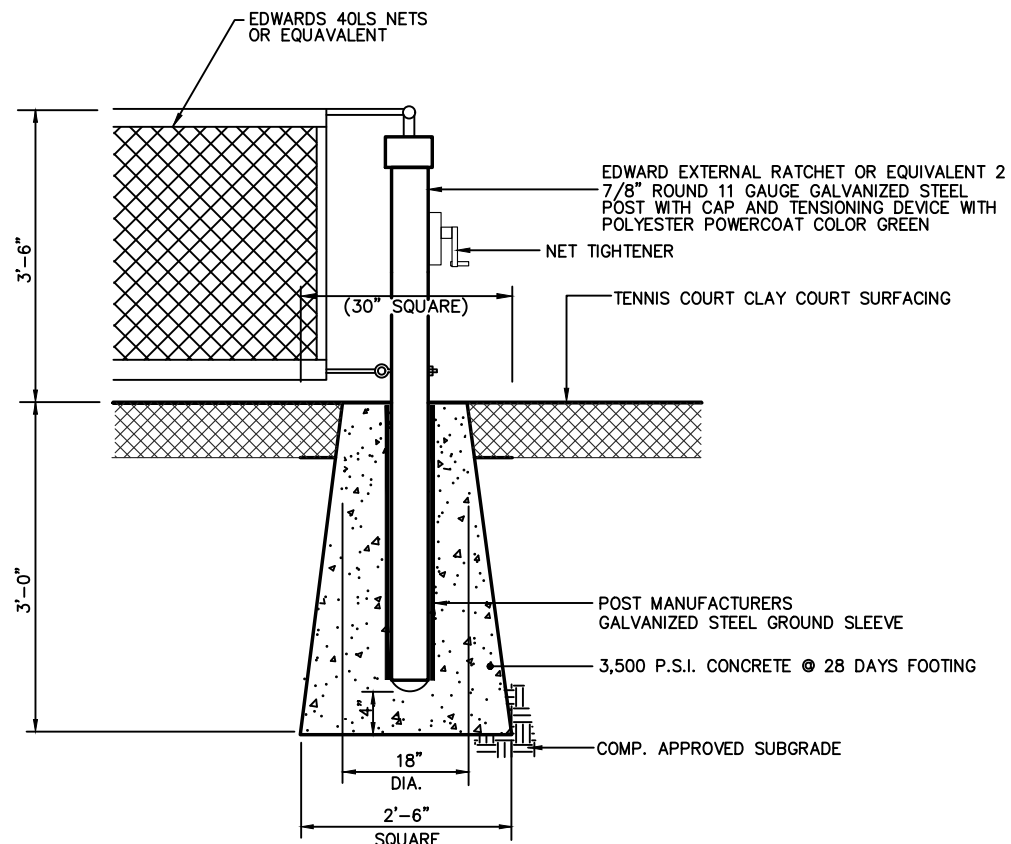


NOTES

1. INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
2. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS 1/2 FULL.
3. DAMAGED FILTER BAGS SHOULD BE REPLACED.
4. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

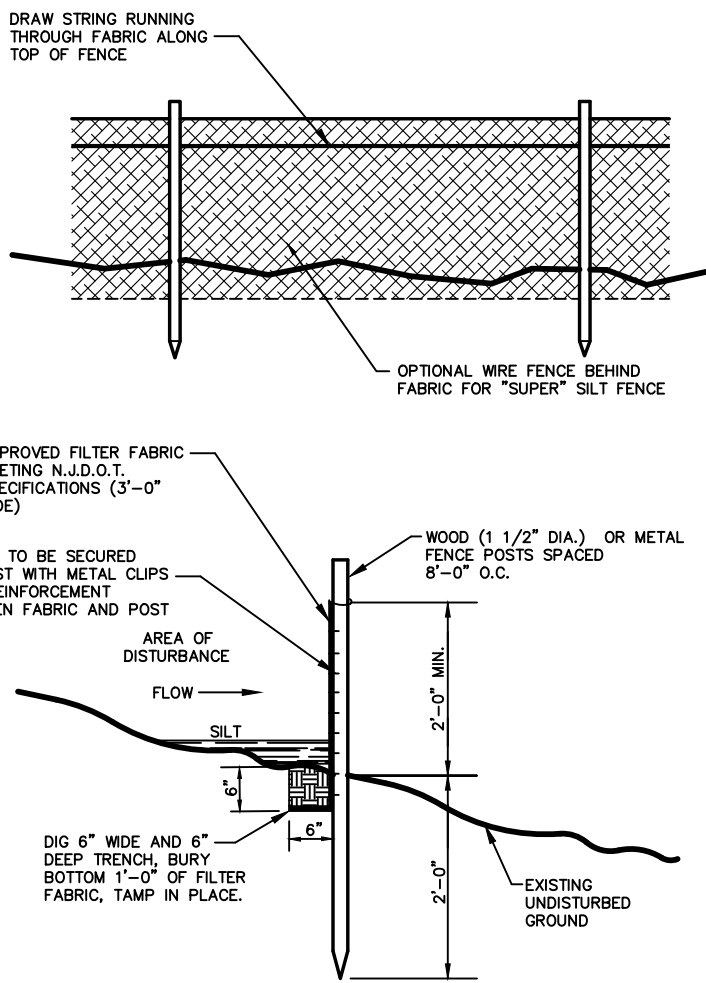
FILTER BAG INLET PROTECTION

N.T.S.



SECTION VIEW NET POST DETAIL

N.T.S.

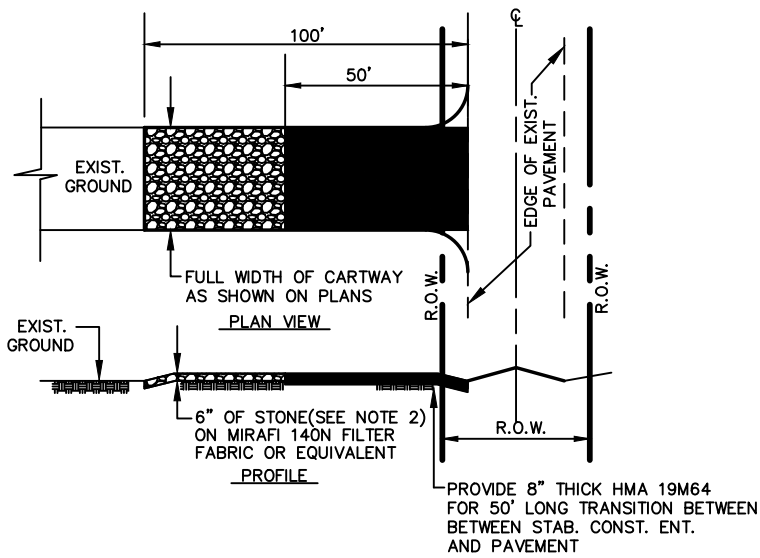


NOTES

1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5% IF SLOPE EXCEEDS 5% SILT FENCE SHALL BE TRACKED UP WITH SNOW FENCE.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND ITS ENDS.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL BE REMOVED WHEN CONTRIBUTORY DRAINAGE AREA HAS BEEN STABILIZED IN AN APPROVED FASHION.

SILT FENCE WITH SUPER SILT FENCE OPTION

NOT TO SCALE



NOTES

1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE 1 1/2" CLEAN WASHED CRUSHED STONE.
3. THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6".
4. THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINT OF INGRESS AND EGRESS.
5. THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINUOUS OCCURRENCE, ALL CONTRACTORS, BOTH SITE AND DWELLING CONTRACTORS, SHALL BE REQUIRED TO BROOMSWEEP THE ROADWAY AT TWO-HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE DAY END.
8. WHERE SLOPE OF THE ACCESS ROAD EXCEEDS 5% A STABILIZED BASE OF OT MIX ASPHALT BASE COURSE HMA19M4 SHALL BE INSTALLED. THICKNESS OF BASE COURSE TO BE PRESCRIBED BY THE LOCAL MUNICIPALITY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

REFERENCE :

"STANDARD FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY" ADOPTED FEBRUARY 2014 BY THE NEW JERSEY STATE SOIL CONSERVATION COMMITTEE.

REV	DESCRIPTION	AUTH	DATE
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SERIAL NO.



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE USER'S DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 246052258005
1/23/23
DATE

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFFENGINEERING.COM
PHONE (609) 689-1100
CERT. OF AUTHORIZATION NO. 246A28132300

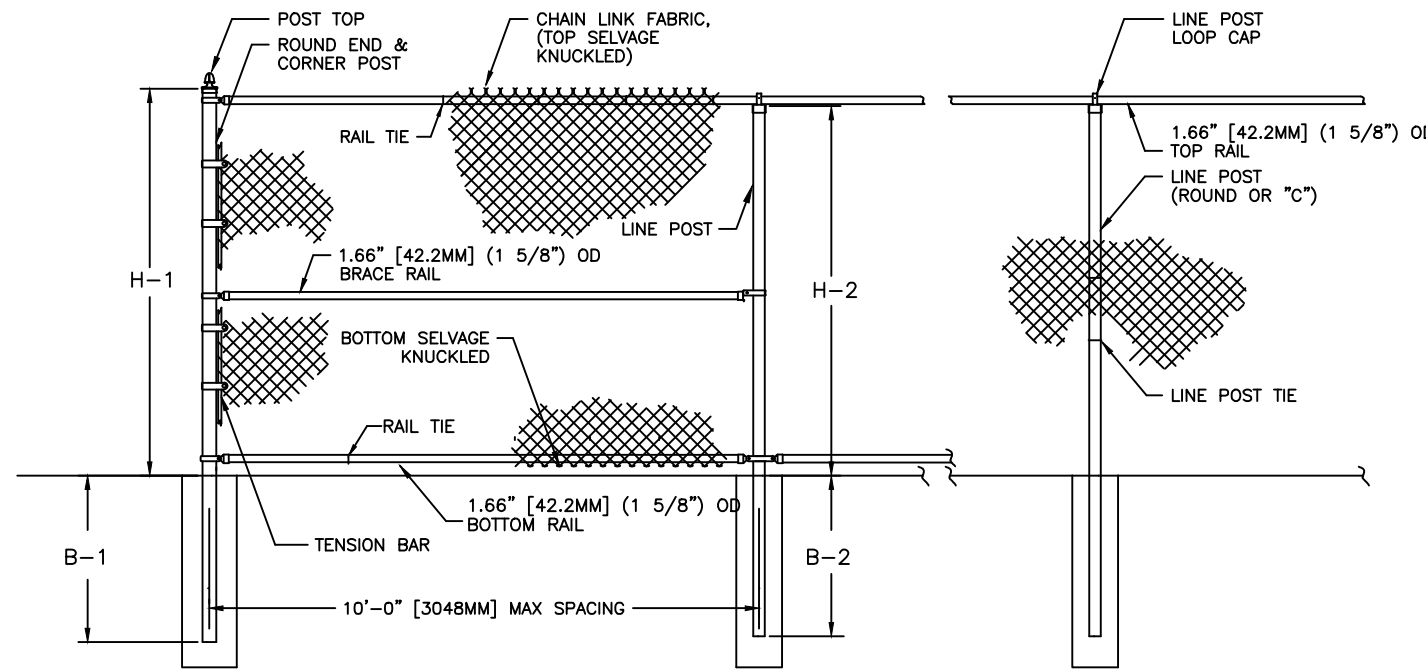
SOIL EROSION
SEDIMENT CONTROL
NOTES & DETAILS
FOR
PICKLEBALL COURTS
CRESTMONT COUNTRY
CLUB

DATE: JAN. 23, 2023
SCALE: N.T.S.
DESIGNED BY: J.A.B.
DRAWN BY: R.R.F.
CHECKED BY: J.A.B.
JOB NUMBER: 2301WOT

LOT 1.01 BLOCK 174

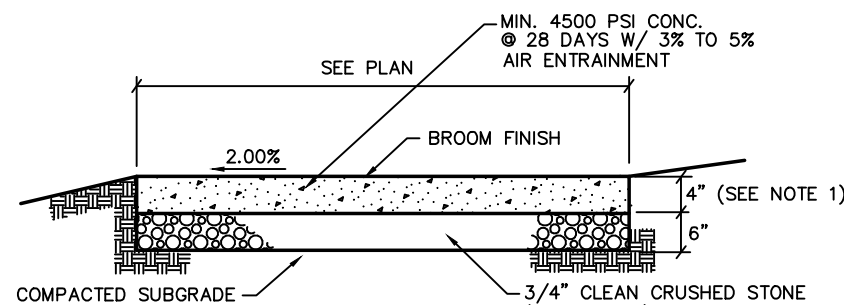
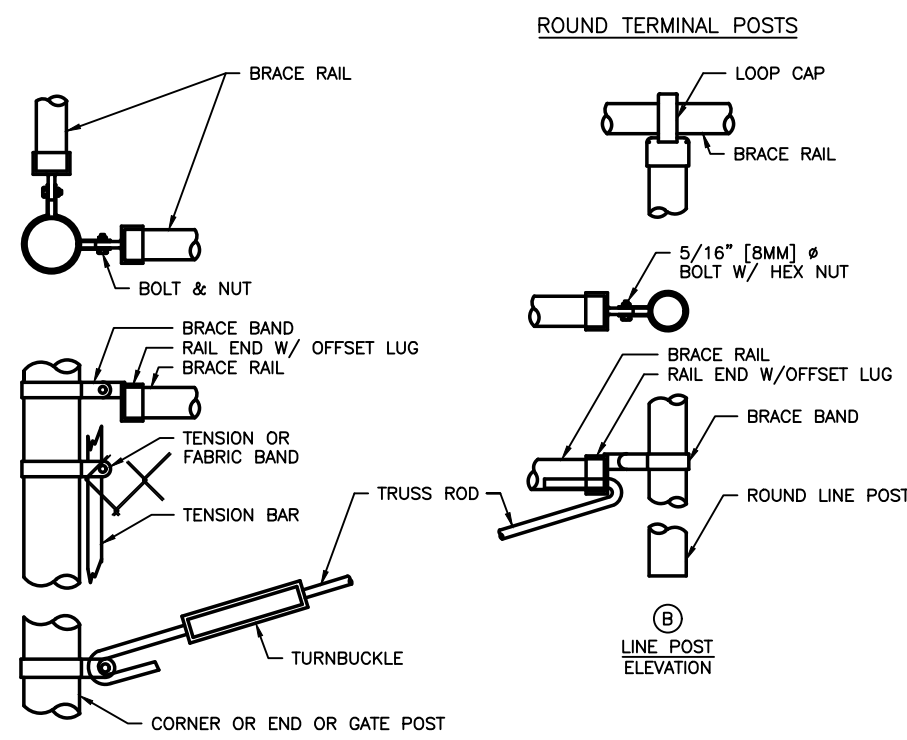
WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

FENCE HEIGHT	END & CORNER POSTS				LINE POSTS			
NOMINAL HEIGHT	B-1		H-1		B-2		H-2	
	BAR LENGTH	HEIGHT ABOVE GRADE	HEIGHT ABOVE GRADE	POST DIA.	BAR LENGTH	HEIGHT ABOVE GRADE	HEIGHT ABOVE GRADE	POST DIA.
5'-0" (1524MM)	8'-0" (2438MM)	5'-0 5/8" (1540MM)	2 1/2"	7'-8" (2337MM)	4'-8 7/8" (1445MM)	2"		
6'-0" (1829MM)	9'-0" (2743MM)	6'-0 5/8" (1840MM)	3"	8'-8" (2642MM)	5'-8 7/8" (1749MM)	2 1/2"		
7'-0" (2134MM)	10'-0" (3048MM)	7'-0 5/8" (2150MM)	3"	9'-8" (2946MM)	6'-8 7/8" (2054MM)	2 1/2"		
8'-0" (2438MM)	11'-0" (3353MM)	8'-0 5/8" (2454MM)	3"	10'-8" (3251MM)	7'-8 7/8" (2359MM)	3"		
9'-0" (2743MM)	12'-0" (3658MM)	9'-0 5/8" (2759MM)	3"	11'-8" (3556MM)	8'-8 7/8" (2664MM)	3"		
10'-0" (3048MM)	13'-0" (3962MM)	10'-0 5/8" (3064MM)	3"	12'-8" (3861MM)	9'-8 7/8" (2969MM)	3"		
11'-0" (3353MM)	14'-0" (4267MM)	11'-0 5/8" (3369MM)	3"	13'-8" (4166MM)	10'-8 7/8" (3273MM)	3"		
12'-0" (3658MM)	15'-0" (4572MM)	12'-0 5/8" (3674MM)	3"	14'-8" (4470MM)	11'-8 7/8" (3578MM)	3"		



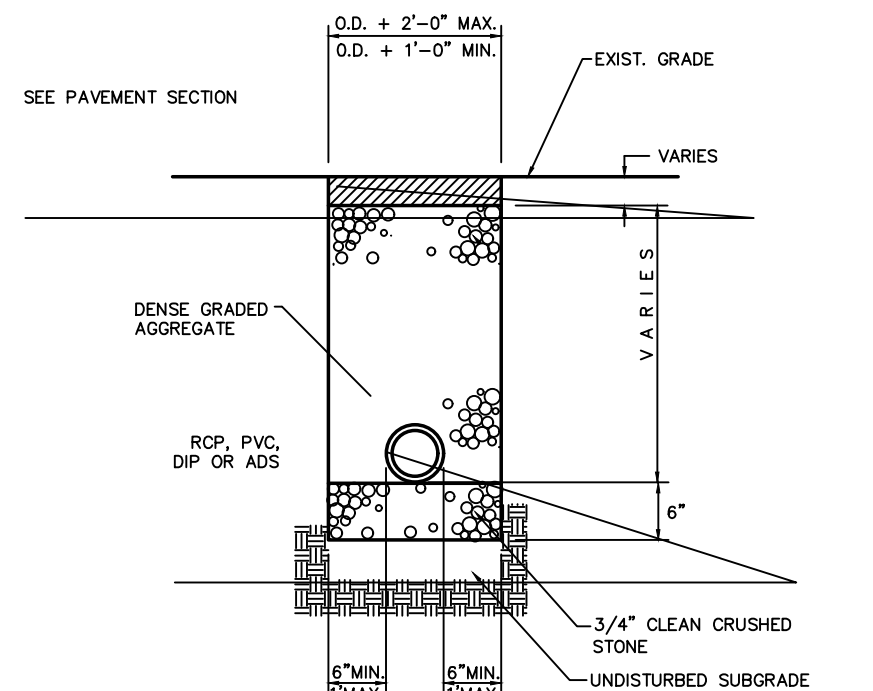
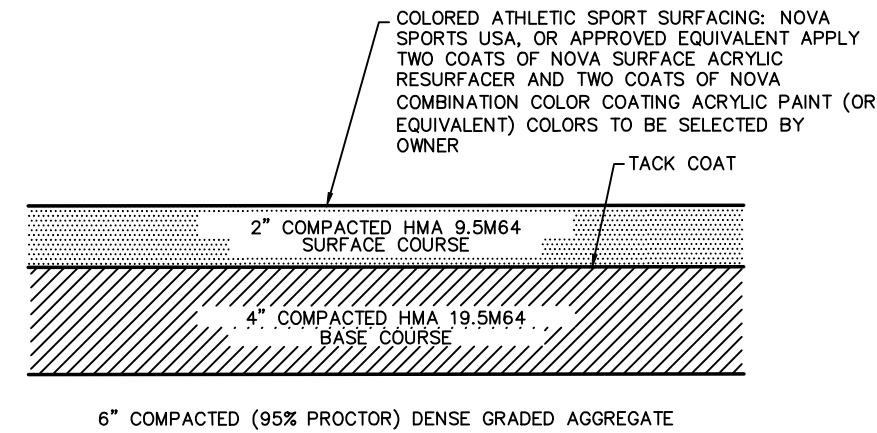
TYPICAL HIGH FENCE

ROUND END POSTS, WITH TOP RAIL & WITHOUT BARBED WIRE



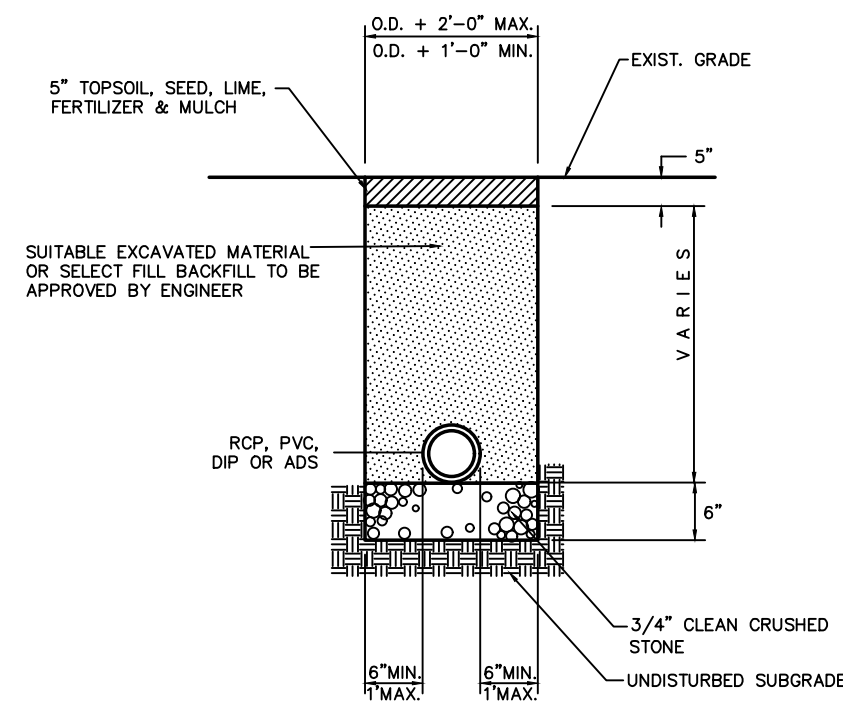
CONCRETE SIDEWALK

NO SCALE



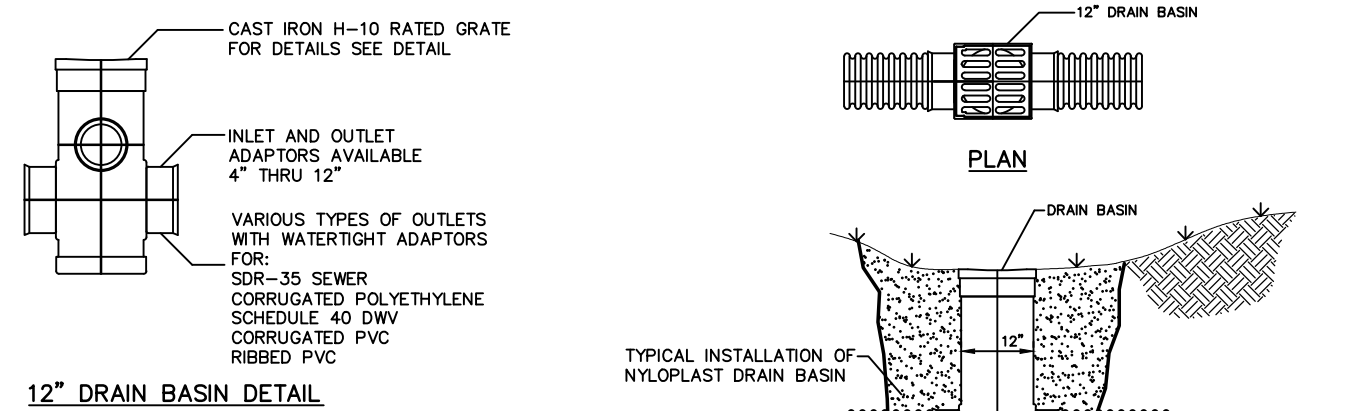
STORM SEWER TRENCH: PAVEMENT AND SIDEWALK

NOT TO SCALE



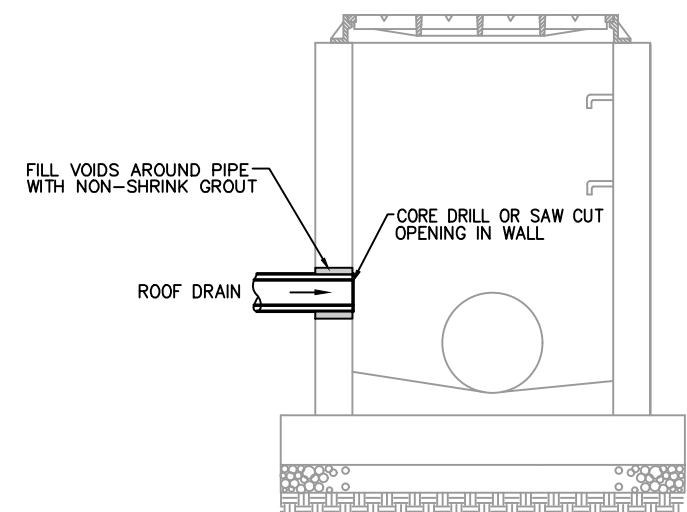
STORM SEWER TRENCH: OFF-ROAD

NOT TO SCALE



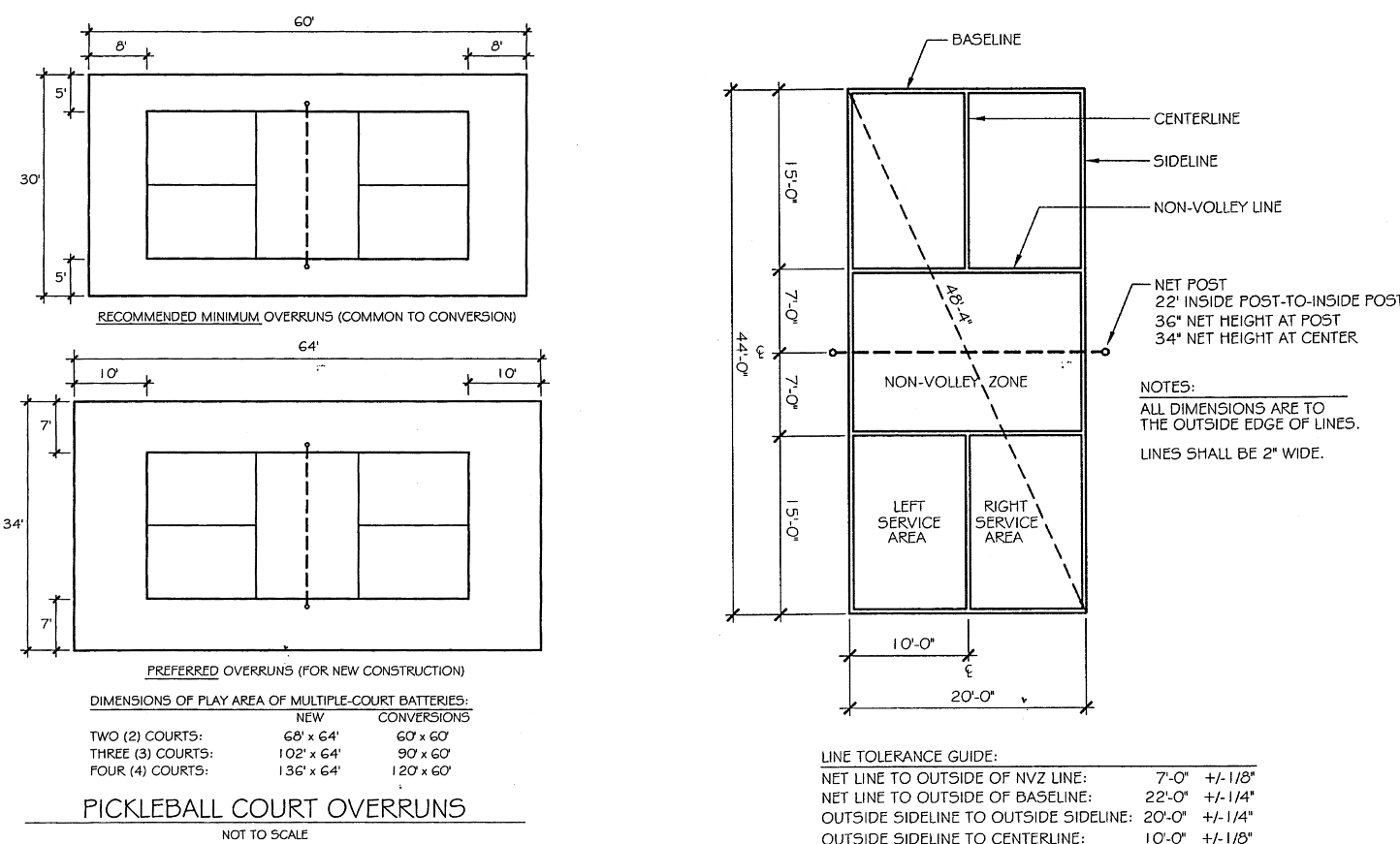
12" DRAIN BASIN DETAIL

NO SCALE



DRAIN CONNECTION TO INLET

N.T.S.



PICKLEBALL COURT - PLAYING LINE LAYOUT

NOT TO SCALE

KEY FOR PLANNING BOARD SUBMISSION

REV/DESCRIPTION

AUTH DATE

SERIAL NO.

TO LOCATE UNDERGROUND UTILITIES IF YOU'RE GOING TO DIG, BLAST OR DRILL THREE (3) WORKING DAYS NOTICE

IT'S THE LAW!

Know what's below. Call before you dig.

1-800-272-1000

Dig Safely.

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JAMES A. BASH
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1/23/23
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CONSTRUCTION DETAILS
FOR

**PICKLEBALL COURTS
CRESTMONT COUNTRY CLUB**

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