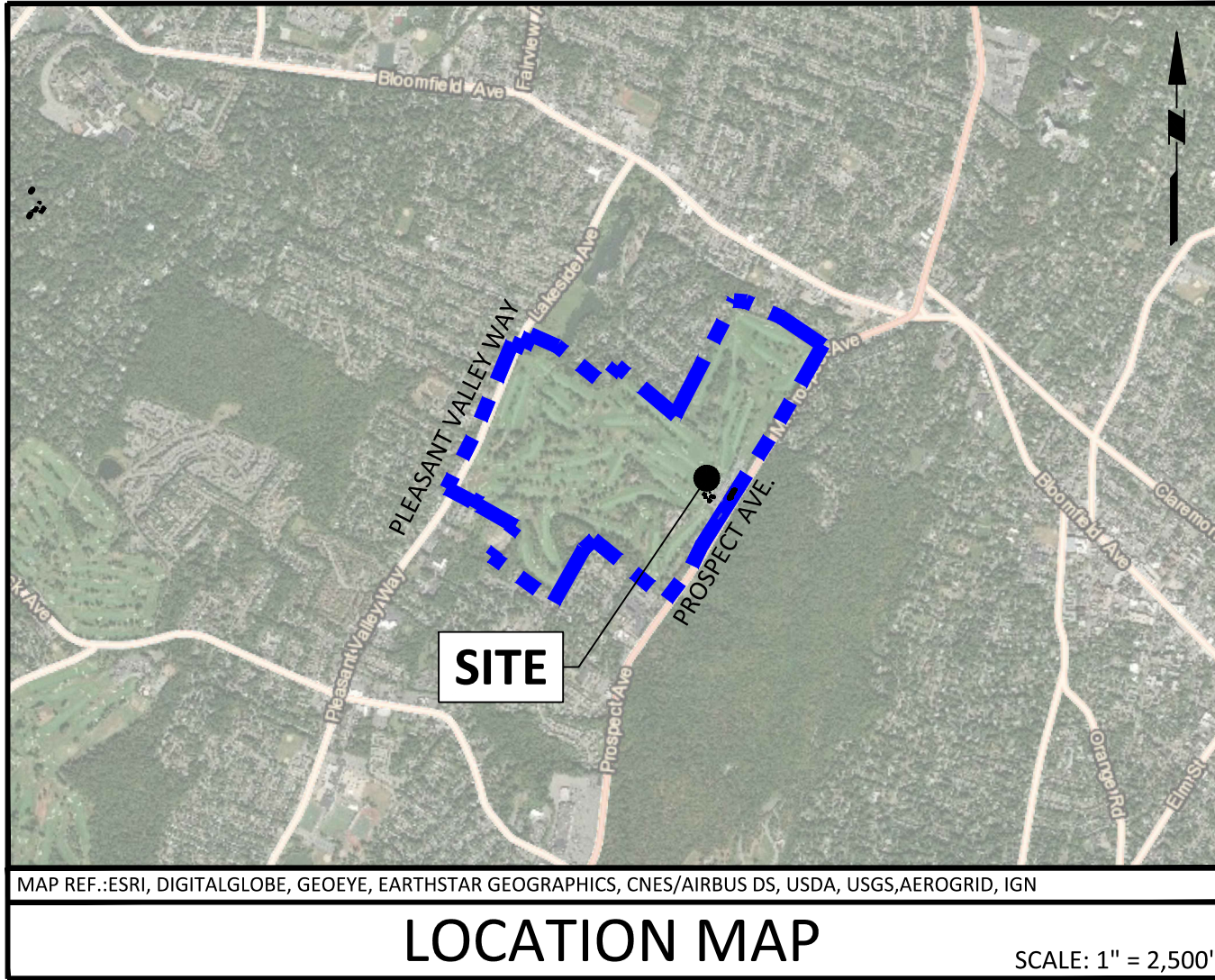
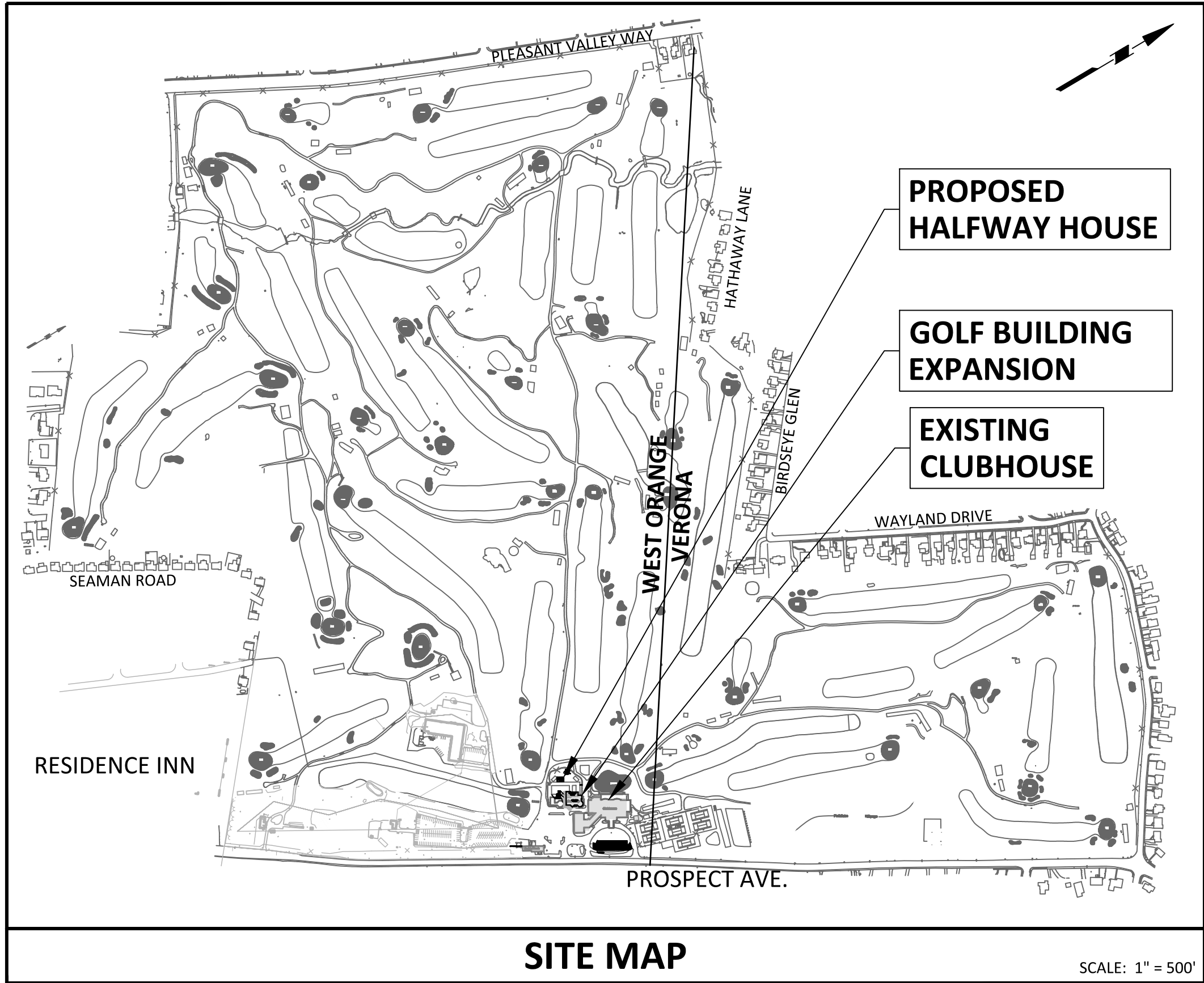
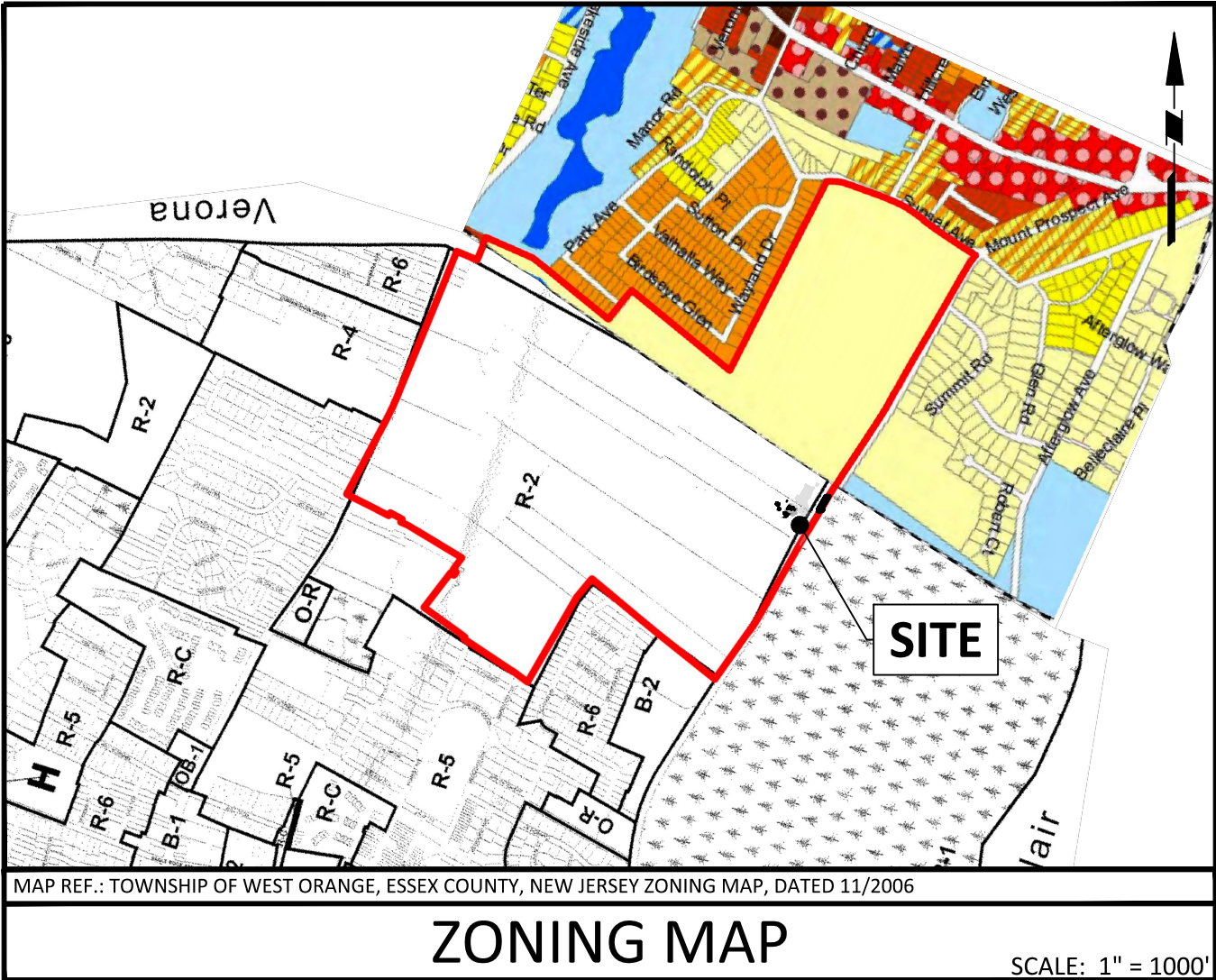




APPLICATION FOR PRELIMINARY & FINAL SITE PLAN APPROVAL

MONTCLAIR GOLF CLUB

HALFWAY HOUSE, GOLF BUILDING ADDITION,
AND PARKING LOT IMPROVEMENTS

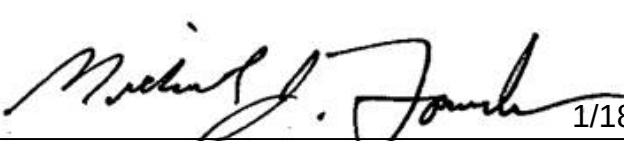


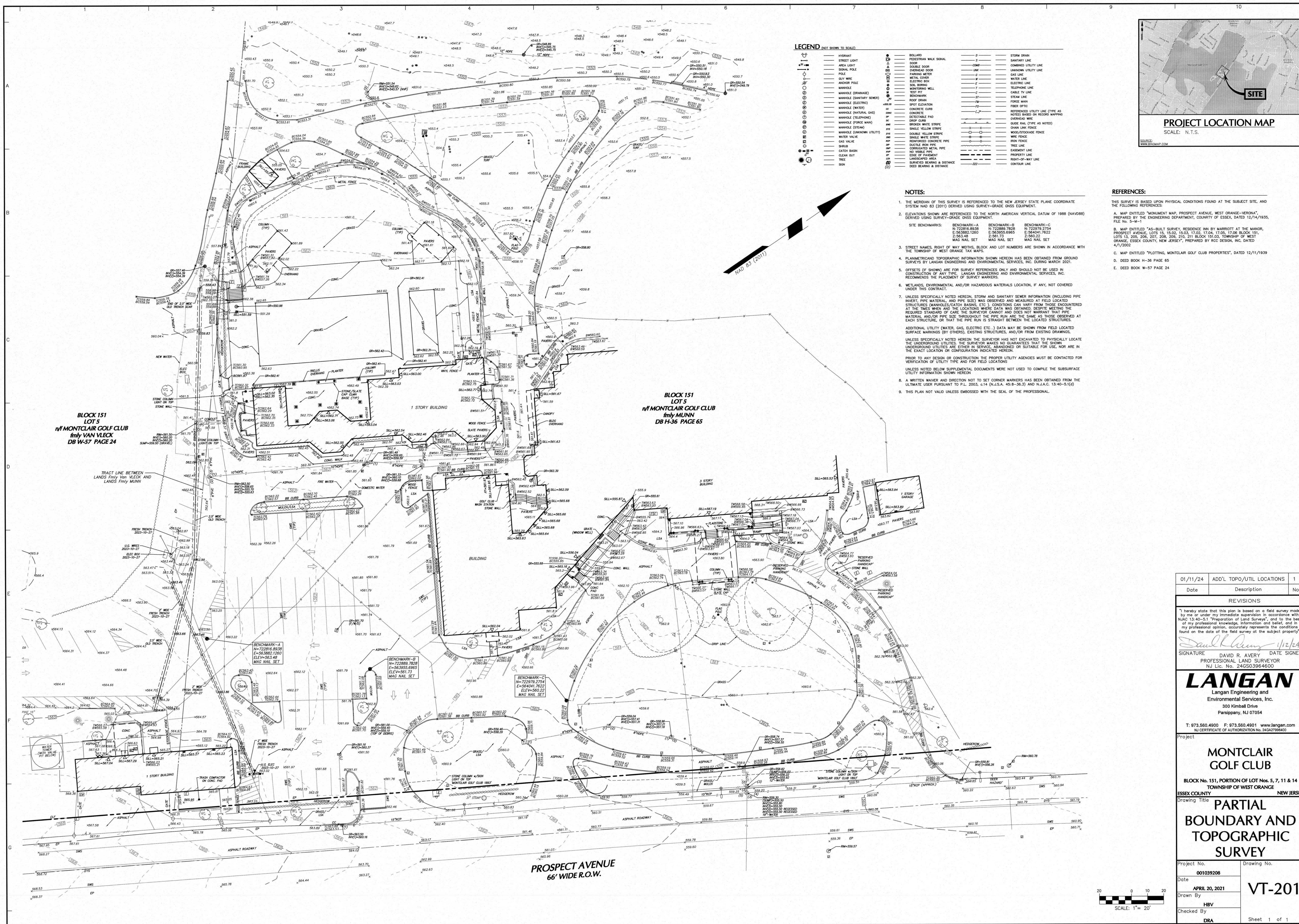
DRAWING LIST				
SHEET NO.	DRAWING TITLE	SCALE	ISSUE DATE	LAST REVISED
CS001	COVER SHEET	AS SHOWN	1/17/2024	-
VT101	BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY BLOCK 6725, LOT 1	1" = 30'	4/20/2021	1/11/2024
CS002	OVERALL SITE LOCATION AND TAX MAP	1" = 200'	1/17/2024	-
CS101	OVERALL SITE PLAN	1" = 30'	1/17/2024	-
CS102	SITE PLAN I	1" = 20'	1/17/2024	-
CS103	SITE PLAN II	1" = 20'	1/17/2024	-
DM101	DEMOLITION PLAN	1" = 30'	1/17/2024	-
CG101	OVERALL GRADING AND DRAINAGE PLAN	1" = 30'	1/17/2024	-
CG102	GRADING AND DRAINAGE PLAN I	1" = 20'	1/17/2024	-
CG103	GRADING AND DRAINAGE PLAN II	1" = 20'	1/17/2024	-
CU101	OVERALL UTILITY PLAN	1" = 30'	1/17/2024	-
CU102	UTILITY PLAN I	1" = 20'	1/17/2024	-
CU103	UTILITY PLAN II	1" = 20'	1/17/2024	-
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN	1" = 30'	1/17/2024	-
CE501	SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS	AS SHOWN	1/17/2024	-
CS501	DETAILS I	AS SHOWN	1/17/2024	-
CS502	DETAILS II	AS SHOWN	1/17/2024	-
CS503	DETAILS III	AS SHOWN	1/17/2024	-
LL101	OVERALL LIGHTING PLAN	1" = 30'	1/17/2024	-
LL102	LIGHTING PLAN I	1" = 20'	1/17/2024	-
LL103	LIGHTING PLAN II	1" = 20'	1/17/2024	-
LL501	LIGHTING NOTES & DETAILS	AS SHOWN	1/17/2024	-
LP101	OVERALL LANDSCAPE PLAN	1" = 30'	1/17/2024	-
LP102	LANDSCAPE PLAN I	1" = 20'	1/17/2024	-
LP103	LANDSCAPE PLAN II	1" = 20'	1/17/2024	-
LP501	LANDSCAPE NOTES & DETAILS	AS SHOWN	1/17/2024	-

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 PARSIPPANY, NJ 07054 (973) 560-4900
ATTORNEY	ARCHITECT
GACCIONE & POMACO, P.C. 524 UNION AVENUE BELLEVILLE, NJ 07109 (973) 759-2807	FJ RADWING A.I.A. 141 MORRIS STREET MORRISTOWN, NJ 07960 (973) 539-7878

PROPERTY INFORMATION
ADDRESS 25 PROSPECT AVENUE WEST ORANGE, NEW JERSEY 07052
WEST ORANGE TAX MAP INFORMATION BLOCK 151 LOT 1 AREA IN WEST ORANGE = 189.16 ACRES
VERONA TAX MAP INFORMATION 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

Date	Description	No.
Revisions		
 SIGNATURE MICHAEL J. FOWLER DATE 1/18/2024 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 - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE NEW JERSEY ESSEX COUNTY Drawing Title		
COVER SHEET		
Project No. 001039208	CS001	
Date 01/17/2024		
Drawn By RB		
Checked By TD/GED		



LEGEND (NOT SHOWN TO SCALE)

HYDRANT	STREET LIGHT	AREA LIGHT	SIGNAL POLE	POLE	ANCHOR POLE	MANHOLE (DRAINAGE)	MANHOLE (SEWAGE)	MANHOLE (ELECTRIC)	MANHOLE (WATER)	MANHOLE (NATURAL GAS)	MANHOLE (TELEPHONE)	MANHOLE (FIRE MAIN)	MANHOLE (STEAM)	MANHOLE (UNKNOWN UTILITY)	WATER VALVE	GAS VALVE	SHRUB	CATCH BASIN	CLEAN OUT	TRIE	DEED BEARING & DISTANCE	DEED BEARING & DISTANCE				
BOLLARD	PEDESTRIAN WALK SIGNAL	DOOR	DOUBLE DOOR	OVERHEAD DOOR	PARKING METER	METAL CROWN	ELECTRIC BOX	SOIL BORING	MONITORING WELL	TEST PIT	ROOF DRAIN	STORM DRAIN	CONCRETE	SPOT ELEVATION	DETECTABLE CURB	BRICK CURB	BROKEN WHITE STRIPE	DOUBLE YELLOW STRIPE	REINFORCED CONCRETE PIPE	EXPOSED RIB PIPE	CORRUGATED METAL PIPE	NO VISIBLE PIPE	EDGE OF PAVEMENT	LANDSCAPED AREA	SURVEYED BEARING & DISTANCE	DEED BEARING & DISTANCE
STORM DRAIN	SANITARY LINE	COMBINED UTILITY LINE	UNKNOWN UTILITY LINE	GAS LINE	WATER LINE	ELECTRIC LINE	TELEPHONE LINE	CABLE TV LINE	STEAM LINE	FORCE MAIN	FIBER OPTIC	REFERENCED UTILITY LINE (TYPE AS NOTED BASED ON RECORD MAPPING)	OVERHEAD WIRE	GUIDE RAIL (TYPE AS NOTED)	CHAIN LINK FENCE	WOOD/STOCKADE FENCE	WIRE FENCE	IRON FENCE	TRIE LINE	EASEMENT LINE	PROPERTY LINE	RIGHT-OF-WAY LINE	CONTOUR LINE			

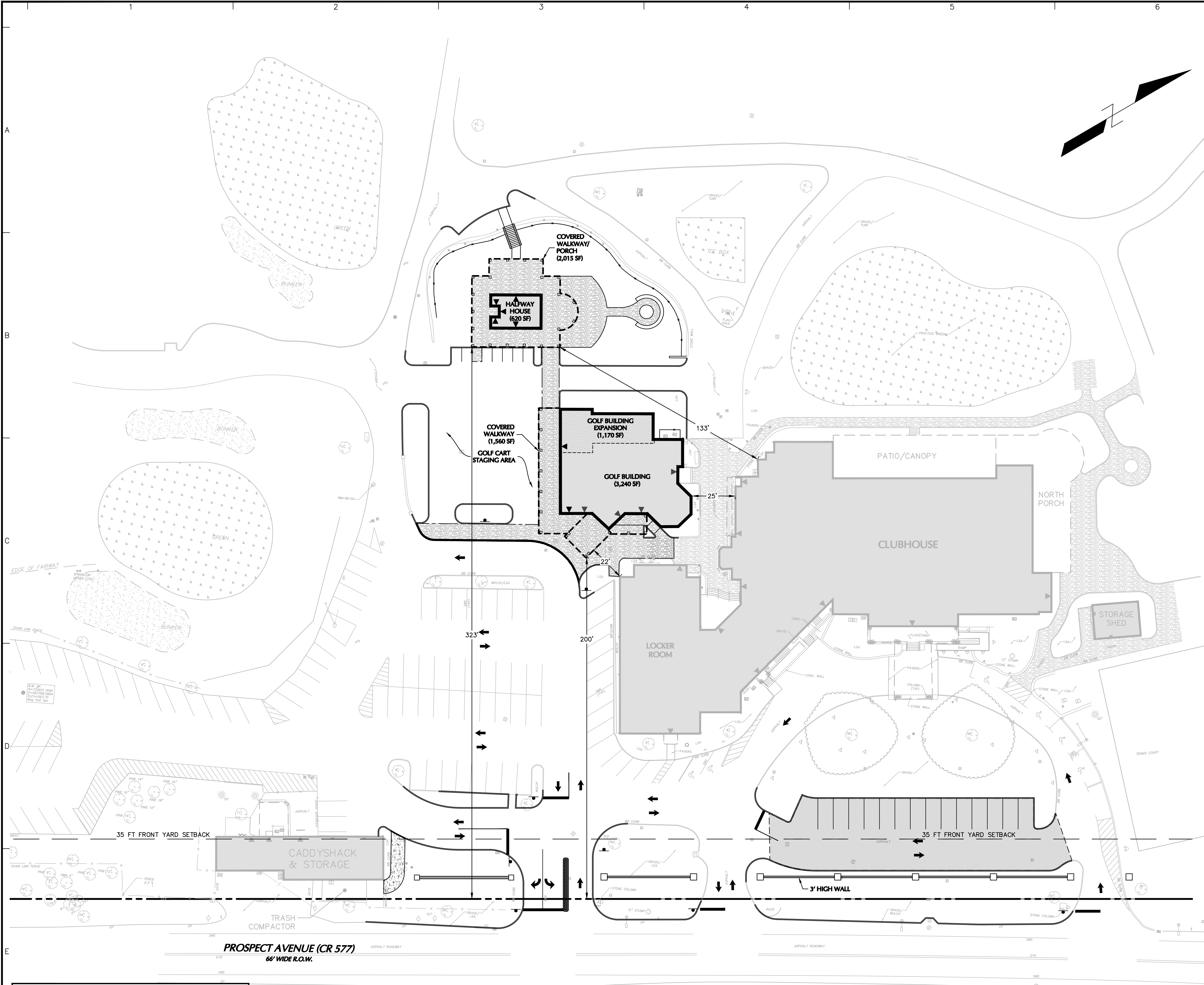
- NOTES:**
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
 - ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
 - STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE TAX MAPS.
 - PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING MARCH 2021.
 - OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. RECOMMENDS THE PLACEMENT OF SURVEY MARKERS.
 - WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
 - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT THE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
 - THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.

REFERENCES:

THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

- MAP ENTITLED "MONUMENT MAP, PROSPECT AVENUE, WEST ORANGE-VERONA", PREPARED BY THE ENGINEERING DEPARTMENT, COUNTY OF ESSEX, DATED 12/14/1935, FILE NO. 5-4-1.
- MAP ENTITLED "AS-BUILT SURVEY, RESIDENCE INN BY MARRIOTT AT THE MANOR, PROSPECT AVENUE, LOTS 15, 15.02, 15.03, 17.02, 17.04, 17.05, 17.06 BLOCK 151, LOTS 13, 205, 206, 207, 208, 209, 210, 211 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, PREPARED BY RCC DESIGN, INC. DATED 4/7/2002.
- MAP ENTITLED "PLOTING, MONTCLAIR GOLF CLUB PROPERTIES", DATED 12/11/1939
- DEED BOOK H-36 PAGE 65
- DEED BOOK W-57 PAGE 24

01/11/24	ADD'L TOPO/UTIL LOCATIONS	1
Date	Description	No.
REVISIONS		
I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.A.C. 13-40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey at the subject property."		
SIGNATURE: <i>David R. Avery</i> DATE SIGNED: 1/12/24		
PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24GS03964600		
LANGAN Langan Engineering and Environmental Services, Inc. 300 Kimball Drive Parapet, NJ 07054		
T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27994600		
Project: MONTCLAIR GOLF CLUB		
BLOCK No. 151, PORTION OF LOT Nos. 5, 7, 11 & 14 ESSEX COUNTY TOWNSHIP OF WEST ORANGE NEW JERSEY		
Drawing Title: PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY		
Project No. 001039208	Drawing No. VT-201	
Date APRIL 20, 2021	Drawn By HBV	
Checked By DRA	Sheet 1 of 1	



LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED BUILDING OVERHANG
	PROPOSED WALL
	PROPOSED 4" CURB
	PROPOSED FLUSH CURB
	PROPOSED FENCE
	BUILDING ENTRY
	PROPOSED SIGN
	PROPOSED PAVERS
	INFORMATIONAL DIRECTIONAL ARROW (DO NOT PAINT)

SITE STATISTICS			
25 PROSPECT AVENUE BLOCK 151, LOT 1 TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY R-2 DISTRICT (RESIDENTIAL DISTRICT) LAST REVISED: 01/02/2024			
DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
	R-2 DISTRICT		
USE - §25-7.1 (PART A)	GOLF COURSE	GOLF COURSE	GOLF COURSE
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) MIN. ONE SIDE YARD BLDG. SETBACK - §25-7.1 (TABLE B) MIN. BOTH SIDE YARD BLDG. SETBACK - §25-7.1 (TABLE B) MIN. REAR YARD BLDG. SETBACK - §25-7.1 (TABLE B) MAX. BLDG. HEIGHT - §25-7.1 (TABLE B) MAX. BLDG. STORIES - §25-7.1 (TABLE B)	35 FT 20 FT 20 + 20 FT 45 FT 35 FT 2.5 STORIES	96 FT ±1,600 1,600 + 2,300 FT ±3,400 34.60 FT 2.5 STORIES	NO CHANGE NO CHANGE NO CHANGE NO CHANGE NO CHANGE NO CHANGE
ACCESSORY USES GOLF BUILDING MIN. FRONT YARD BLDG. SETBACK - §25-8.1.a §25-7.1 (TABLE B) MIN. SIDE YARD BLDG. SETBACK - §25-8.1.a MIN. DISTANCE FROM PRINCIPAL BUILDING - §25-8.1.e MAX. BUILDING HEIGHT - §25-8.1.f MAX. BUILDING STORIES - §25-8.1.f	35 FT 20 FT (SAME AS BUILDING SETBACK) 15 FT 15 FT 1.5 STORIES	216 FT ±1,445 FT 25 FT 22.7 FT# 1 STORY	200 FT ±1,500 FT 22 FT 24 FT** 1 STORY
HALFWAY HOUSE MIN. FRONT YARD BLDG. SETBACK - §25-8.1.a §25-7.1 (TABLE B) MIN. SIDE YARD BLDG. SETBACK - §25-8.1.a MIN. DISTANCE FROM PRINCIPAL BUILDING - §25-8.1.e MAX. BUILDING HEIGHT - §25-8.1.f MAX. BUILDING STORIES - §25-8.1.f	35 FT 20 FT (SAME AS BUILDING SETBACK) 15 FT 15 FT 1.5 STORIES	N.A. N.A. N.A. N.A. N.A.	323 FT ±1,445 133 FT 22 FT** 1 STORY
MAX. BUILDING COVERAGE - §25-7.1 (TABLE B) MAX. LOT COVERAGE - §25-7.1 (TABLE B) MAX. FRONT YARD FENCE HEIGHT - §25-8.4.a MAX. FRONT YARD FENCE OPACITY - §25-8.4.a	20% 30% 4 FT 50%	0.24% (28,660SF) 0.8% (2.23 ACRES) 4 FT <50%	0.26% (31,080 SF) 0.9% (2.49 ACRES) 3 FT 100%**
OFF-STREET PARKING MIN. NUMBER OF PARKING SPACES MIN. STANDARD PARKING SPACE DIMENSIONS §25-12.1.q MIN. DRIVEWAY AISLE - §25-12.1.h.5 MIN. DRIVEWAY WIDTH - §25-12.1.h.6 MIN. AREA OF PARKING IN YARD SETBACK - §25-12.4.B.2	324 SPACES* (NOTE 1) 9FT X 18FT 24 FT (90 " PARKING) 24 FT 30%	383 SPACES 9FT X 18FT 24 FT 24 FT 16.2%	387 SPACES 9FT X 18FT 24 FT 24 FT 15.5%
LANDSCAPING AND BUFFER REQUIREMENTS TREES (OFF-STREET PARKING) - §25-12.1.p	12 TREES	12 TREES	NO CHANGE

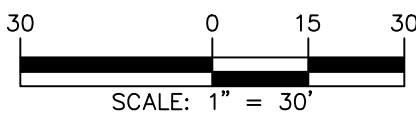
EXISTING NON-CONFORMITY
* EXISTING VARIANCE
** VARIANCE REQUIRED
1 2,245 PARKING SPACES ARE REQUIRED PARKING PER CODE. (1 PARKING SPACE PER 45 SF OF GROSS FLOOR AREA, TOTAL GROSS FLOOR AREA = 101,005 SF.)

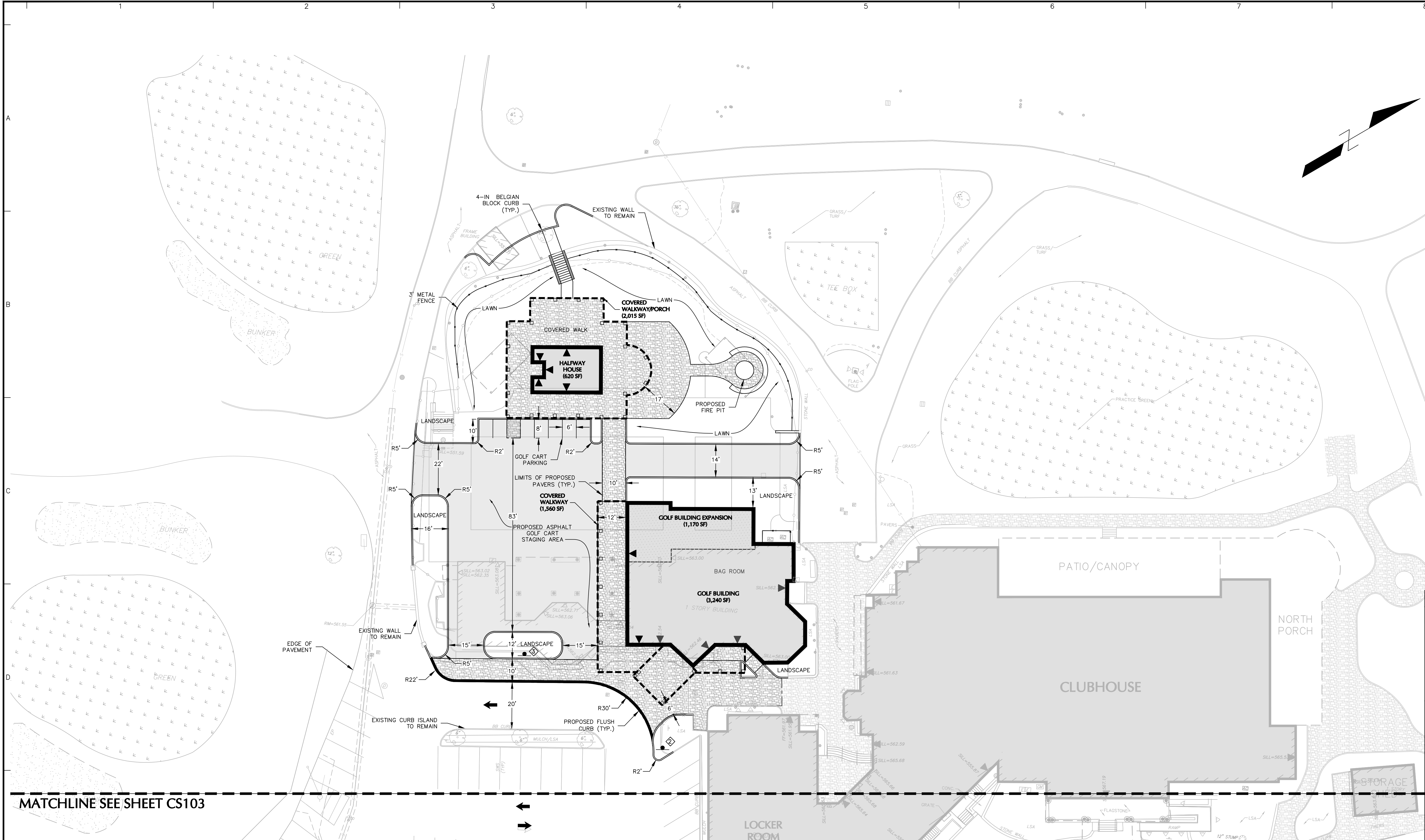
BUILDING AREAS

	EXISTING	PROPOSED	RENOVATED	CHANGE
HALFWAY HOUSE				
RESTROOMS AND SNACK BAR		620 SF		620 SF
COVERED PORCH AND WALKWAYS		2,015 SF		2,015 SF
GOLF BUILDING				
LOCKER ROOM AND SNACK BAR DEMOLITION	1,595 SF		3,240 SF	-1,595 SF
GOLF BUILDING RENOVATION				0 SF
GOLF BUILDING EXPANSION		1,170 SF		1,170 SF
COVERED WALKWAYS		1,560 SF		1,560 SF
PROJECT TOTALS	1,595 SF	5,385 SF	3,240 SF	3,770 SF

Date	Description	No.
Revisions		
SIGNATURE MICHAEL J. FOWLER DATE SIGNED 1/18/2024 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 - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE NEW JERSEY		
Drawing Title OVERALL SITE PLAN		

Project No. 001039208	CS101
Date 01/17/2024	
Drawn By RB	
Checked By TD/GED	





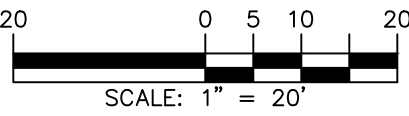
MATCHLINE SEE SHEET CS103

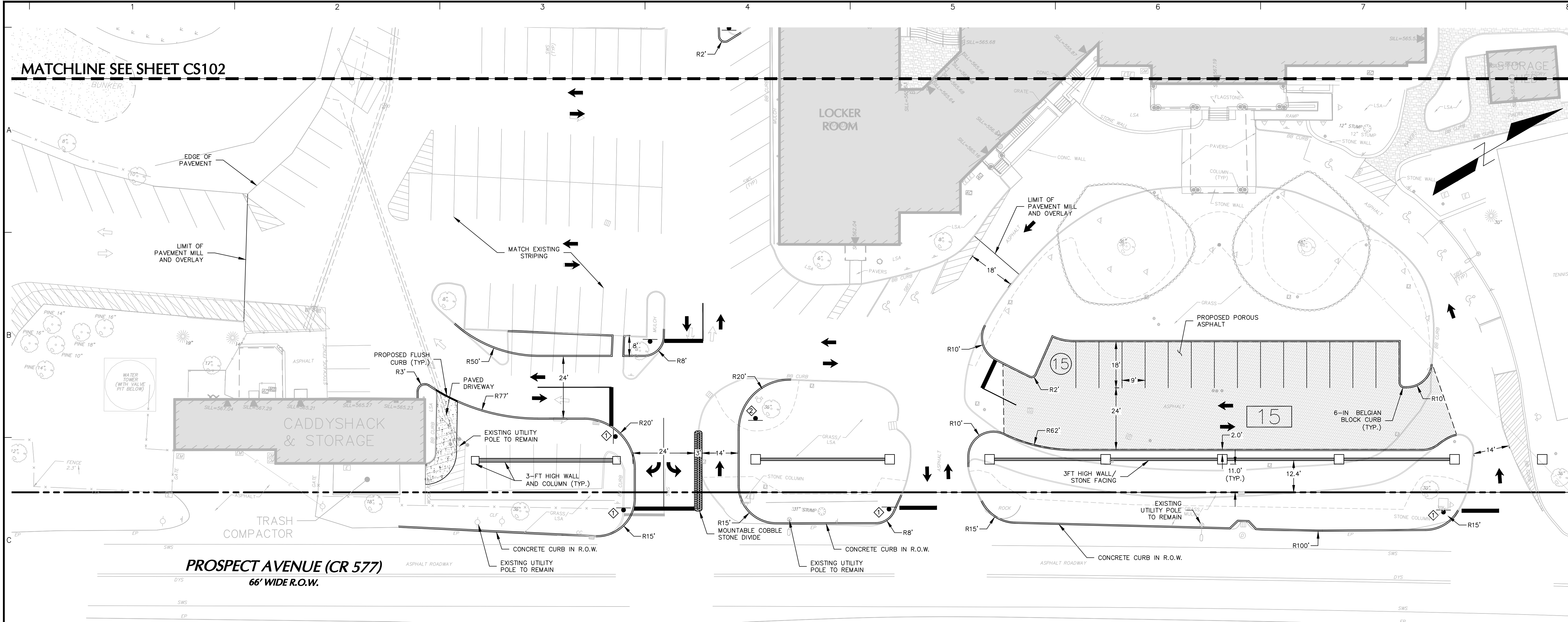
LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED BUILDING OVERHANG
	PROPOSED WALL
	PROPOSED 4" CURB
	PROPOSED FLUSH CURB
	PROPOSED FENCE
	BUILDING ENTRY
	PROPOSED SIGN
	PROPOSED PAVERS
	INFORMATIONAL DIRECTIONAL ARROW (DO NOT PAINT)

SIGN LEGEND	
	R1-1 30"x30"
	CUSTOM SIGN
	CUSTOM SIGN

GENERAL NOTES	
1.	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.
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 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
SEE SHEET CS103 FOR SITE PLAN NOTES	

Date	Description	No.
Revisions		
 1/18/2024 SIGNATUREMICHAEL J. FOWLERDATE 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 - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE ESSEX COUNTYNEW JERSEY		
Drawing Title		
SITE PLAN I		
Project No.		CS102
001039208		
Date		
01/17/2024		
Drawn By		
RB		
Checked By		
TD/GED		





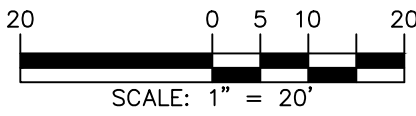
PROSPECT AVENUE (CR 577)
66' WIDE R.O.W.

- ### 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 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.
 - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
 - BUILDING ADDITIONS SHOWN HEREON ARE BASED ON ARCHITECTURAL PLAN TITLED "SITE PLAN SUBMITTAL FOR MONTCLAIR GOLF CLUB POOL & RECREATION COMPLEX LOCATED AT 25 PROSPECT AVENUE, WEST ORANGE, NEW JERSEY", PREPARED BY HART HOWERTON, DATED 12/19/2019.
 - THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND 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 DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
 - 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 FIELD CHECK 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 BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
 - 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 FOR A WRITTEN REPLY. RFI 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.
 - 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 THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT 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 STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
 - 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.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
 - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATION FOR HIGHWAYS AND BRIDGES.
 - 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.
 - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - 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.
 - 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.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS, AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - 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.
 - SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, BOLLARDS, ETC.
 - SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS.
 - 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.
 - A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG PROSPECT AVENUE.
 - ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.

LEGEND	SIGN LEGEND
PROPERTY LINE	R1-1 30"x30"
PROPOSED BUILDING	CUSTOM SIGN
PROPOSED BUILDING OVERHANG	CUSTOM SIGN
PROPOSED WALL	
PROPOSED 4" CURB	
PROPOSED FLUSH CURB	
PROPOSED FENCE	
BUILDING ENTRY	
PROPOSED SIGN	
PROPOSED PAVERS	
INFORMATIONAL DIRECTIONAL ARROW (DO NOT PAINT)	

ADA NOTE

CONTRACTOR TO CONFIRM ALL ADA WORK IS PERFORMED IN ACCORDANCE WITH THE LATEST STANDARD AND REGULATIONS PER APPLICABLE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY AND FEDERAL CODES.



Date	Description	No.
Revisions		
SIGNATURE	MICHAEL J. FOWLER	DATE SIGNED 1/18/2024
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. 24GA27996400		
Project		
MONTCLAIR GOLF CLUB - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS		
WEST ORANGE NEW JERSEY		
Drawing Title		
SITE PLAN II		
Project No.	001039208	CS103
Date	01/17/2024	
Drawn By	RB	
Checked By	TD/GED	

DEMOLITION NOTES

1. 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.

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 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

4. BACKFILLING SHALL BE DONE IN ONE FOOT THICK MAXIMUM LOOSE LIFTS. EACH LIFT SHALL BE COMPACTED USING A MINIMUM OF 6 PASSES WITH A 5-TON STATIC DRUM WEIGHT VIBRATORY ROLLER TO OBTAIN A MINIMUM OF 95% OF THE SOIL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR METHOD.

5. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ANY AND ALL ABOVE GROUND STRUCTURES AND APPURTENANCES WITHIN THE LIMIT OF DISTURBANCE, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED ON THIS PLAN. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO PAVEMENT, CURBS, CONCRETE PADS, RAMPS, PLATFORMS, CONCRETE WALLS, RAILROAD TIES, ETC.

6. THE EXISTING STRUCTURES SHOULD BE COMPLETELY DEMOLISHED. APPROVED MASONRY AND CONCRETE RUBBLE FREE OF DELETERIOUS MATERIAL MAY BE RECYCLED FOR USE AS CONTROLLED FILL BELOW THE PAVEMENT. THIS MATERIAL SHOULD BE SUITABLY CRUSHED TO FORM A WELL-GRADED GRANULAR MIXTURE WITH MAXIMUM AGGREGATE SIZE NOT EXCEEDING 3 INCHES. THE RE-USE OF ANY ON-SITE MATERIAL SHOULD BE COORDINATED WITH ANY ENVIRONMENTAL RE-USE REQUIREMENTS ESTABLISHED FOR THIS SITE.

7. THE EXISTING ASPHALT CAN BE MILLED, REMOVED AND RE-USED AS PAVEMENT SUB-BASE MATERIAL. PER NJDEP REQUIREMENTS, THE ASPHALT MUST NOT BE MIXED WITH ANY SITE SOILS TO BE USED AS FILL. ALL PAVEMENT REMOVED TO BE CRUSHED AND USED FOR PAVEMENT SUBBASE.

8. EXISTING UTILITIES AND FOUNDATIONS BELOW THE NEW BUILDING FOOTPRINTS MUST BE REMOVED IN ITS ENTIRETY. THE CONTRACTOR'S PROPOSED MEANS AND METHODS FOR ABANDONING EXISTING UTILITIES SHOULD BE SUBMITTED FOR REVIEW BEFORE PERFORMING WORK.

9. AFTER PAVEMENT REMOVAL AND EXISTING UTILITY ABANDONMENT, THE AREA OF NEW PAVEMENT CONSTRUCTION SHOULD BE BROUGHT TO THE REQUIRED SUBGRADE LEVEL. WHERE EXCAVATION IS REQUIRED, THE AREA SHOULD BE PROOF-ROLLED (AFTER CUTTING TO THE REQUIRED GRADE LEVEL) WITH AT LEAST SIX UNIFORM COVERAGES OF A 5-TON (STATIC DRUM WEIGHT) VIBRATORY ROLLER. SHOULD ANY SOFT OR OTHERWISE UNSUITABLE CONDITIONS BE OBSERVED, THE MATERIAL SHOULD BE REMOVED AND REPLACED WITH APPROVED PROPERLY COMPACTED FILL. IN ADDITION THE SUBGRADE SOIL SHOULD BE COMPACTED TO OBTAIN A MINIMUM OF 95% OF THE SOIL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR METHOD.

10. OFF SITE FILL MATERIAL SHOULD CONSIST OF WELL GRADED SAND AND/OR GRAVEL HAVING NOT MORE THAN 15% BY DRY WEIGHT PASSING THE NO. 200 SIEVE. ALL IMPORTED FILL SHOULD BE FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS, AND SHOULD HAVE A MAXIMUM PARTICLE SIZE OF NO GREATER THAN 3 INCHES. ANY IMPORTED FILL PROPOSED FOR USE AT THE SITE SHOULD BE FREE OF ALL HAZARDOUS SUBSTANCES AS LISTED BY THE NJDEP IN NJAC TITLE 7 (CHAPTER 1E, APPENDIX A) AND SHOULD NOT CONTAIN SUBSTANCES IN LEVELS WHICH EXCEED THE MOST RECENT NJDEP SOIL CLEANUP CRITERIA. THE CONTRACTOR SHOULD PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE. GRAIN-SIZE DISTRIBUTION, MAXIMUM DRY DENSITY AND THE OPTIMUM MOISTURE CONTENT DETERMINATIONS SHOULD BE MADE ON RESPECTIVE SAMPLES OF THE BACKFILL MATERIALS PROPOSED BY THE CONTRACTOR.

11. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING BUILDING ROOF CONNECTIONS TO THE EXISTING STORM SEWER SYSTEM AND MAINTAIN DRAINAGE SERVICE THROUGHOUT CONSTRUCTION.

SOIL DECOMPACTION NOTE

DUE TO COMPACTION REQUIREMENTS FOR PREVIOUSLY PAVED AREAS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS SHALL BE REMOVED TO 48 INCHES BELOW GRADE AND BACKFILLED WITH PLANTING SOIL. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, IN ADDITION, PLANTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE. SUBGRADE WITHIN 2'-6" OF FINISH GRADE IN PLANTING AREAS SHALL CONSIST OF FREE DRAINING SANDY SOIL FILL.

TREE PROTECTION NOTES

1. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIP-LINE OF THE PROTECTED TREE UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED WITHIN THE LIMIT OF BRANCHING. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.

2. TREE PROTECTION PLANKING SHALL BE INSTALLED AROUND ALL EXISTING TREES AS NOTED ON THIS DRAWING. REFER TO DETAIL ON THIS SHEET.

3. TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED.

4. IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.

5. DEMOLITION WORK ADJACENT TO PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.

6. ALL EXPOSED TREE ROOTS SHALL BE THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.

TREE PRESERVATION AREA (TYP.)

EXISTING TREE TO BE PROTECTED

LIMIT OF TREE PROTECTION FENCE. REFER TO TREE PROTECTION PLAN FOR EXACT PLACEMENT (TYP.)

4'-0" HIGH SNOW FENCE ATTACHED TO 7'-0" HIGH STEEL POSTS SET 2'-0" INTO GROUND. POSTS TO BE SPACED MAXIMUM 8'-0" APART.

TREE PRESERVATION SIGN

ENTRY PROHIBITED
TREE PRESERVATION AREA

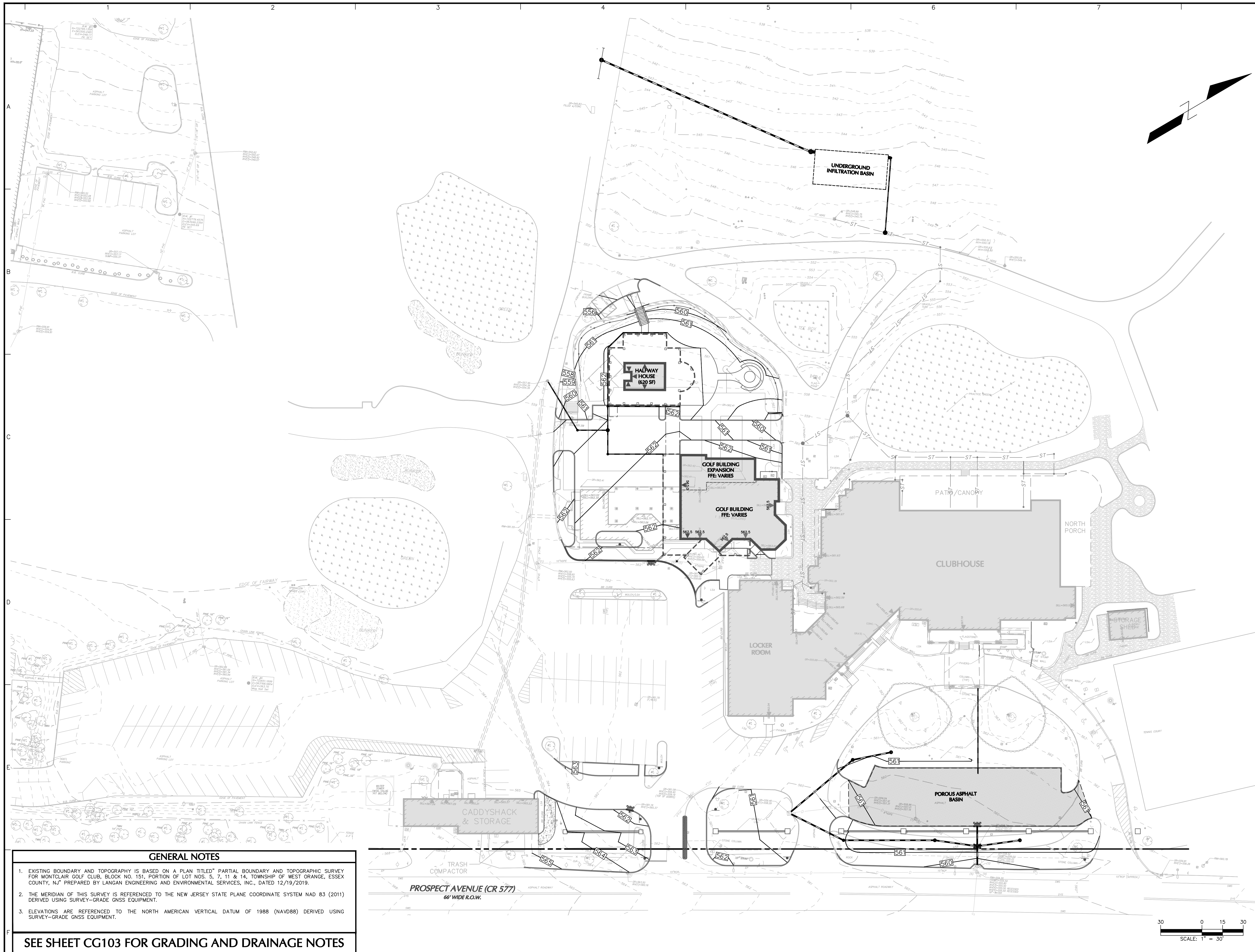
N.T.S.

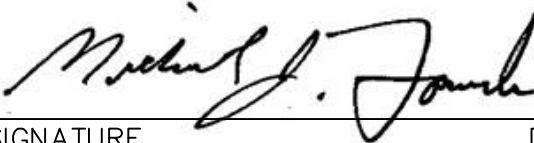
TREE PROTECTION FENCE

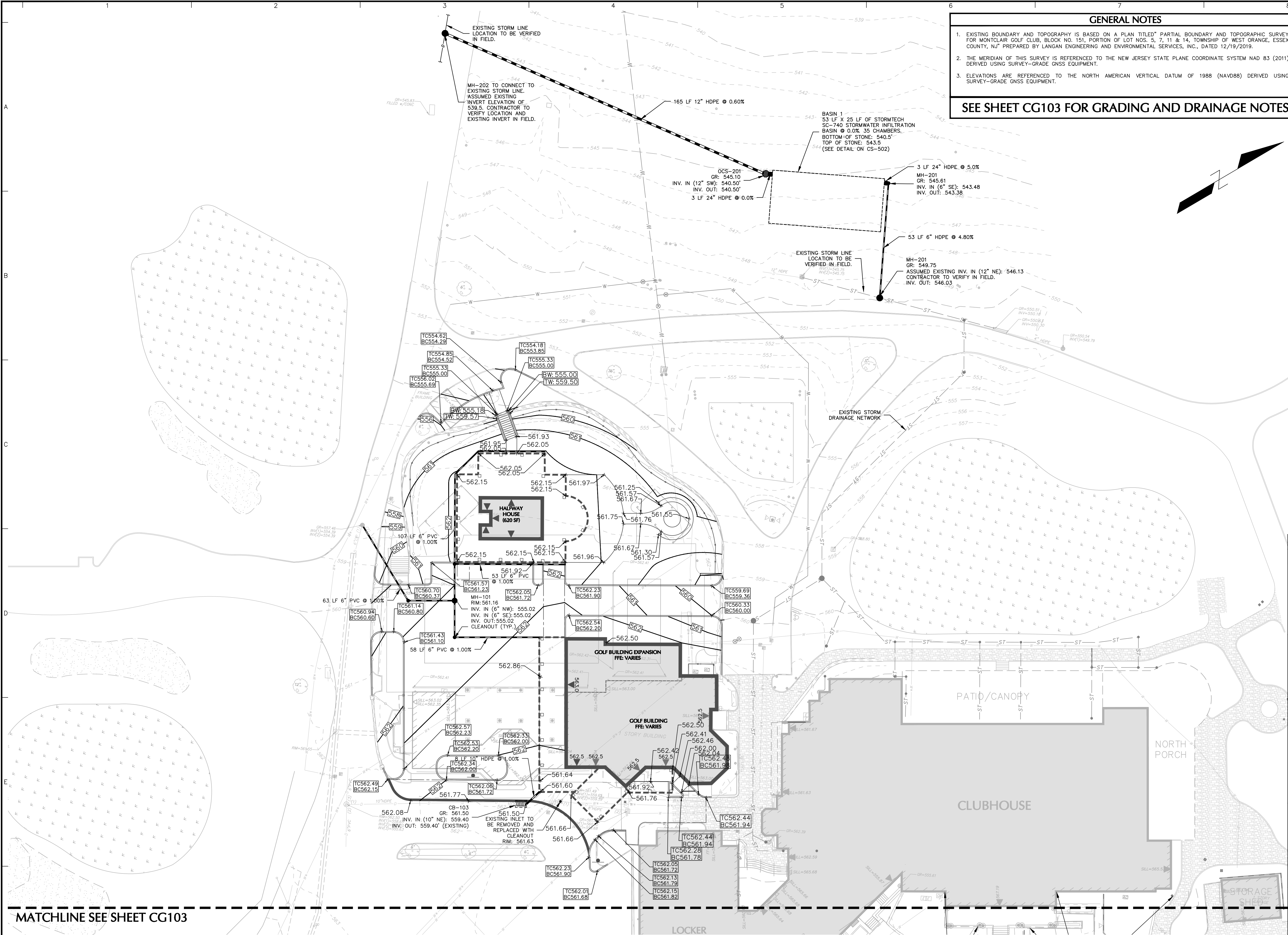
The diagram is a detailed site plan for the demolition of the Montclair Golf Club Halfway House and the addition of a new golf building. The plan shows the layout of existing structures, including the Clubhouse, Locker Room, Caddy Shack, and various sheds. It also indicates the locations of trees to be removed (marked with 'X') and trees to be preserved (marked with 'P'). The plan includes numerous annotations for removal, such as 'EXISTING SHED TO BE REMOVED', 'EXISTING POOL GAS SERVICE TO BE PROTECTED FOR RE-USE TO PROVIDE SERVICE TO HALFWAY HOUSE', and 'EXISTING STORM PIPE TO BE REMOVED'. It also shows areas to be preserved, such as 'GRASS AREA TO REMAIN' and 'PRESERVE AND PROTECT EXISTING TREE'. The plan includes a north arrow, a scale bar (1" = 30'), and a title block on the right side.

Date	Description	No.
Revisions		
Signature Michael J. Fowler Date Signed 1/18/2024 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 - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS		
WEST ORANGE ESSEX COUNTY NEW JERSEY		
Drawing Title		
DEMOLITION PLAN		
Project No.		CD101
001039208		
Date		
01/17/2024		
Drawn By		RB
Checked By		TD/GED

Filename: c:\bms\langan-pw-01\dms56690\001039208-0503-CD101-0101.dwg Date: 1/18/2024 Time: 12:38 User: jrguent Style Table: Langan.stb Layout: CD101



Date	Description	No.
Revisions		
 SIGNATURE MICHAEL J. FOWLER DATE SIGNED 1/18/2024 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. 24GAZ7996400		
Project		
MONTCLAIR GOLF CLUB - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE NEW JERSEY		
Drawing Title		
OVERALL Michael J. Fowler DRAINAGE PLAN		
Project No.		
001039208		
Date		
01/17/2024		
Drawn By		
RB		
Checked By		
TD/GED		
CG101		



GENERAL NOTES

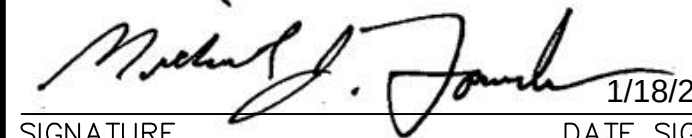
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2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

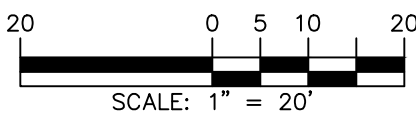
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

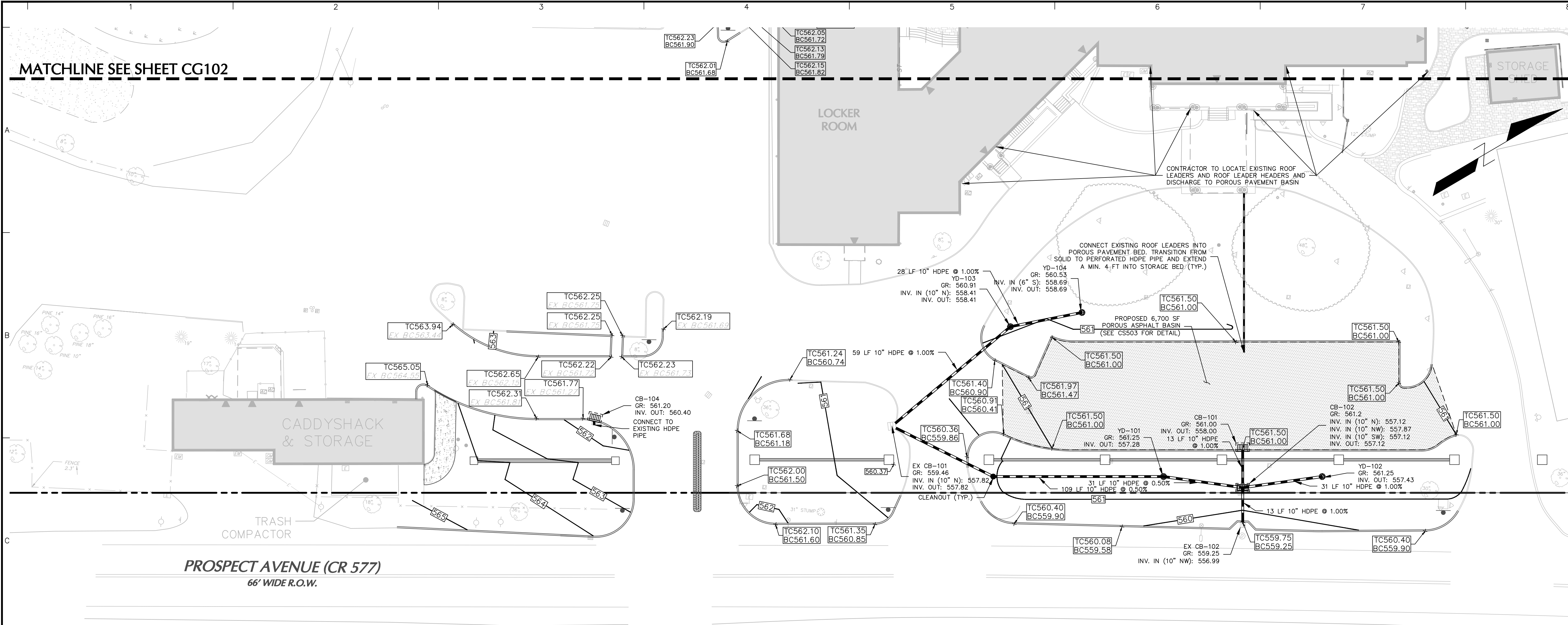
SEE SHEET CG103 FOR GRADING AND DRAINAGE NOTES

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED DRAINAGE PIPE
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED GRADE BREAK

Date	Description	No.
Revisions		
 SIGNATURE: MICHAEL J. FOWLER DATE SIGNED: 1/18/2024 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 - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE NEW JERSEY		
Drawing Title: GRADING & DRAINAGE PLAN I		
Project No. 001039208		CG102
Date 01/17/2024		
Drawn By RB		
Checked By TD/GED		

MATCHLINE SEE SHEET CG103





STORMWATER MANAGEMENT FACILITY MAINTENANCE TASKS AND SCHEDULE

NOTE: SEE THE STORMWATER MAINTENANCE PLAN LAST REVISED 8 APRIL 2020 FOR ADDITIONAL MAINTENANCE SCHEDULING AND TASKS.

UNDERGROUND EXTENDED DETENTION BASIN (STORMTRAP)

SHORT-TERM MEASURES (AT LEAST ONCE EVERY 3 MONTHS OR AFTER EACH STORM EXCEEDING 1 INCH OF RAINFALL UNTIL BASIN IS STABILIZED)

1. MAINTAIN CONTRIBUTING DRAINAGE AREA
2. INSPECT THE INLET STRUCTURES
3. INSPECT THE OUTLET STRUCTURE:

MEDIUM-TERM MEASURES (AT LEAST ONCE EVERY SIX MONTHS)

1. INSPECT THE INLET STRUCTURES
2. INSPECT THE OUTLET STRUCTURE

LONG-TERM MEASURES (AT LEAST ONCE EVERY YEAR)

1. REMOVE SEDIMENT FROM BASIN USING METHODS OUTLINES IN THE MANUFACTURER'S (STORMTRAP) MAINTENANCE MANUAL.

UNDERGROUND DETENTION BASIN (PIPE SYSTEM)

SHORT-TERM MEASURES (AT LEAST ONCE EVERY 3 MONTHS OR AFTER EACH STORM EXCEEDING 1 INCH OF RAINFALL UNTIL BASIN IS STABILIZED)

1. MEASURE THE SEDIMENT BUILDUP AT EACH MANHOLE. CLEANING SHOULD BE PERFORMED IF SEDIMENT BUILDUP IS GREATER THAN 2.4 INCHES.
2. A THOROUGH CLEANING OF THE SYSTEM (HEADERS AND LATERALS) CAN BE PERFORMED BY EITHER MANUAL METHODS OR BY A VACUUM TRUCK.
3. INSPECT THE INLET AND THE OUTLET STRUCTURES:

LONG-TERM MEASURES (AT LEAST ONCE EVERY YEAR)

1. REMOVE SEDIMENT FROM BASIN USING LIGHT WEIGHT CONSTRUCTION EQUIPMENT

STORMWATER CONVEYANCE SYSTEM

SHORT-TERM MEASURES (ONCE A YEAR OR AFTER A STORM EXCEEDING 1-INCH OF RAINFALL)

1. ALL CONVEYANCE SYSTEMS INCLUDING INLETS, MANHOLES, CONCRETE CHAMBERS AND PIPES ARE EXPECTED TO ACCUMULATE DEBRIS AND SEDIMENT OVER TIME.
2. A THOROUGH CLEANING OF THE SYSTEM CAN BE PERFORMED BY EITHER MANUAL METHODS OR BY A VACUUM TRUCK.
3. ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION. THE CONDITION OF SURROUNDING AND ABOVE LYING MATERIALS SHALL BE INSPECTED FOR EVIDENCE OF POTENTIAL FAILURES OR DETERIORATION.
4. INSPECT OUTLET PROTECTION AND REPLACE/REPLENISH RIP-RAP AS NECESSARY. IDENTIFY AREAS OF EROSION AT OUTLETS AND REMEDIATE WITH ADDITIONAL RIP-RAP PLACEMENT IN ACCORDANCE WITH APPROVED DRAWINGS FOR THIS PROJECT AND THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

RESPONSIBLE PARTY

MONTCLAIR GOLF CLUB
ATTN: MICHAEL CAMPBELL, DIRECTOR OF GOLF COURSE OPERATIONS
25 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY 07052
PHONE NUMBER: (973) 239-1800

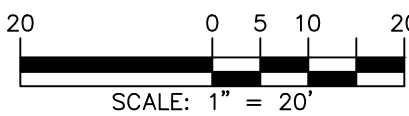
GRADING & DRAINAGE NOTES

1. 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.
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 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
4. ONCE EXISTING UTILITIES TO REMAIN ARE LOCATED, ANY POTENTIAL CONFLICTS WITH OTHER UTILITIES, RELOCATED UTILITY POLES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL ALL THE APPROPRIATE UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAYS AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANGAN ENGINEERING. CALL BEFORE YOU DIG- 1-800-272-1000.
6. ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION.
7. ALL PROPOSED ON-SITE UTILITIES TO BE INSTALLED UNDERGROUND. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
8. ALL STORM DRAINAGE PIPES ARE TO BE AS SPECIFIED ON THE PLANS:
 - HIGH-DENSITY POLYETHYLENE PIPE (HDPE): AASHTO M294 TYPE S FOR PIPE AND FITTINGS. MATERIAL SHALL MEET ASTM D1298 TYPE III, CATEGORY 4, GRADE P33, CLASS C, OR ASTM D3350 CELL CLASSIFICATION 324420C. PIPE SHALL BE SURE-LOCK 10.8 PIPE MANUFACTURED BY ADS, INC. WITH WATER-TIGHT JOINTS ACCORDING TO THE REQUIREMENTS OF ASTM D3212 OR APPROVED EQUIVALENT. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
7. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST UNLESS OTHERWISE NOTED.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
9. ALL PROPOSED ROOF LEADERS SHALL BE CONNECTED TO THE BELOW GRADE DETENTION BASIN-2.
10. SITE FILL SHALL CONSIST OF MATERIAL FROM APPROVED ONSITE SOURCES OR APPROVED OFFSITE MATERIAL. THE GEOTECHNICAL ENGINEER WILL REVIEW AND APPROVE ALL MATERIALS.

11. PROOF ROLL ALL CUT AREAS. PLACE AND COMPACT APPROVED FILL MATERIALS IN 12-INCH MAXIMUM LOOSE LIFTS USING AT LEAST 6 PASSES WITH, AT MINIMUM, A 5 TON STATIC DRUM WEIGHT VIBRATORY ROLLER. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
12. PARKING LOT SUBGRADES SHALL BE FIRM AND NON-YIELDING. SOFT AREAS AND UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIALS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
13. PIPE BEDDING MATERIAL SHALL BE AASHTO NO. 67 PROCESSED SAND AND GRAVEL FREE FROM DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIALS, AND COMPLYING WITH THE FOLLOWING GRADATION REQUIREMENTS:
SIEVE SIZE PERCENT PASSING (BY WEIGHT)
1 INCH 100
3/4 INCH 90-100
3/8 INCH 20-55
#4 0-10
#8 0-5
FILL SHALL BE CLEAN, WELL GRADED GRANULAR SOIL WHICH IS NON-EXPANSIVE AND NON-COLLAPSIBLE AND SHALL HAVE LESS THAN 20% BY WEIGHT PASSING THE #200 SIEVE. THE PORTION PASSING THE #200 SIEVE SHALL BE NON-PLASTIC.
14. THE SUBJECT PROJECT AREA IS LOCATED WITHIN ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA AS PER EFFECTIVE FIRM FLOOD INSURANCE RATE MAP OF ESSEX COUNTY, NEW JERSEY, COMMUNITY MAP NUMBER 34013C0103F, PANEL 103 OF 200 - DATED JUNE 4, 2007.
15. ANY STORMWATER FACILITIES SHOWN TO REMAIN SHOULD BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY.
16. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED REGULARLY TO INSURE CONTINUAL FUNCTIONING OF THE SYSTEM AT DESIGN CAPACITY. SEE MAINTENANCE REPORT FOR MAINTENANCE SCHEDULE, INSTRUCTIONS AND PROCEDURES.
17. ABBREVIATIONS:
AD = AREA DRAIN
BC = BOTTOM OF CURB
BW = BOTTOM OF WALL
CB = CATCH BASIN
FPE = FINISHED FLOOR ELEVATION
GR = GRATE ELEVATION
HDPE = HIGH DENSITY POLYETHYLENE PIPE
INV = INVERT
LF = LINEAR FEET
MH = MANHOLE
OCS = OUTLET CONTROL STRUCTURE
PVC = POLYVINYL CHLORIDE PIPE
RIM = RIM ELEVATION
RL = ROOF LEADER
TC = TOP OF CURB
TW = TOP OF WALL

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE PIPE
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED GRADE BREAK



Date	Description	No.
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Revisions

Michael J. Fowler 1/18/2024
SIGNATURE MICHAEL J. FOWLER DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No.
24GE03239800

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Project

**MONTCLAIR GOLF CLUB -
HALFWAY HOUSE,
GOLF BUILDING ADDITION, &
PARKING LOT IMPROVEMENTS**

WEST ORANGE

ESSEX COUNTY

NEW JERSEY

Drawing Title

**GRADING &
DRAINAGE PLAN II**

Project No.

001039208

Date

01/17/2024

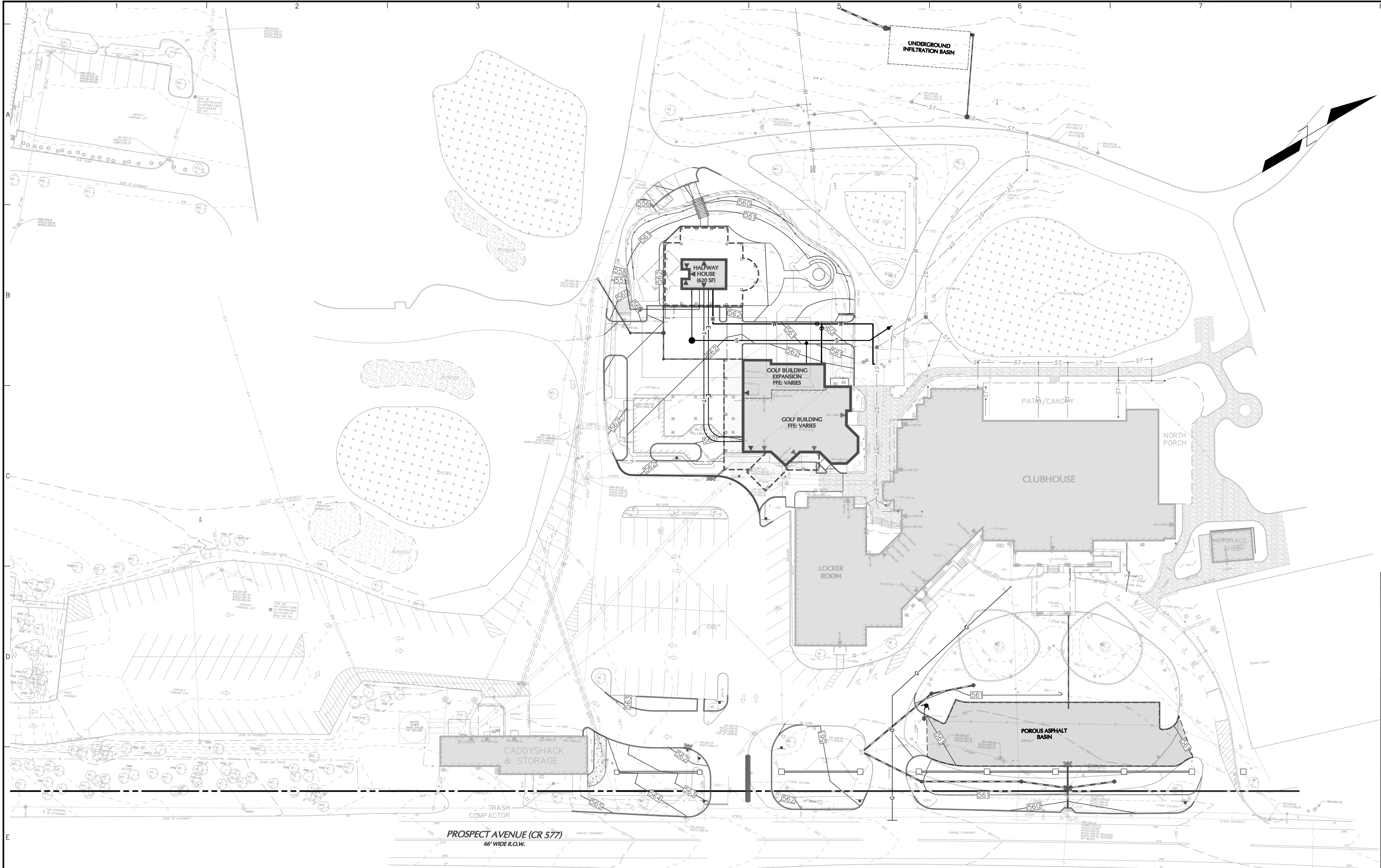
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TD/GED

CG103

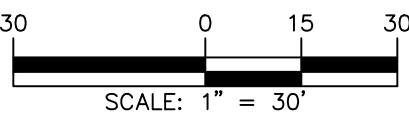


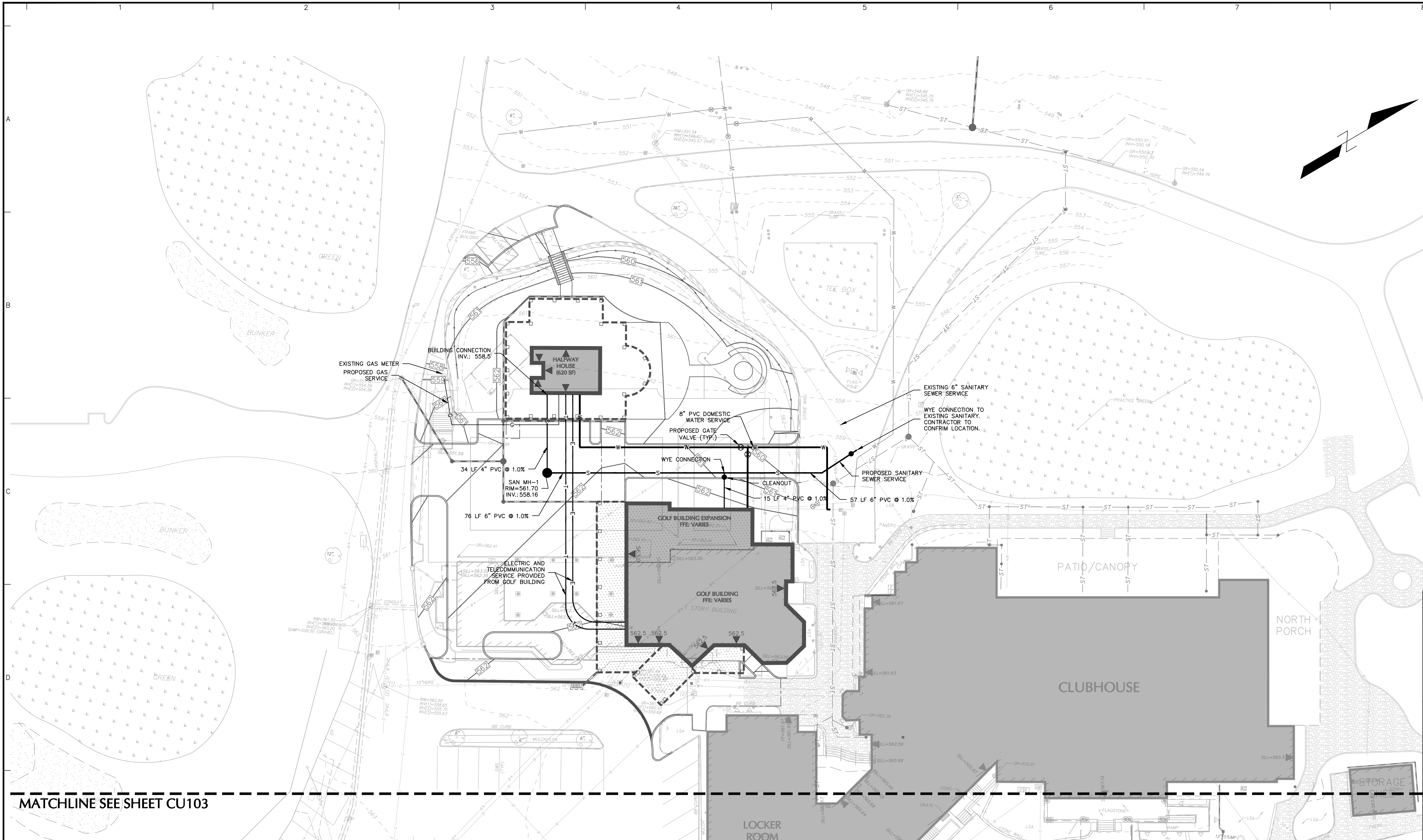
LEGEND	
	PROPOSED SEWER MAIN
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	PROPOSED WATER/FIRE SERVICE LINE
	PROPOSED ELECTRIC & TELECOMMUNICATION LINE
	PROPOSED GAS LINE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER VALVE

GENERAL NOTES	
1. 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.	
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 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.	
SEE SHEET CU103 FOR UTILITY NOTES	

Date	Description	No.
Revisions		
SIGNATURE	MICHAEL J. FOWLER	DATE SIGNED 1/18/2024
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Project MONTCLAIR GOLF CLUB - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE NEW JERSEY		
Drawing Title OVERALL UTILITY PLAN		

Project No. 001039208	CU101
Date 01/17/2024	
Drawn By RB	
Checked By TD/GED	



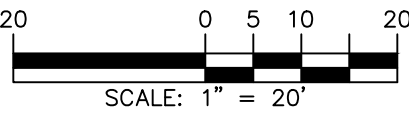


MATCHLINE SEE SHEET CU103

LEGEND	
	PROPOSED SEWER MAIN
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	PROPOSED WATER/FIRE SERVICE LINE
	PROPOSED ELECTRIC & TELECOMMUNICATION LINE
	PROPOSED GAS LINE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER VALVE

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3.	ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
SEE SHEET CU103 FOR UTILITY NOTES	

Date	Description	No.
Revisions		
		1/18/2024
SIGNATURE	MICHAEL J. FOWLER	DATE SIGNED
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Project		
MONTCLAIR GOLF CLUB - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS		
WEST ORANGE		
ESSEX COUNTY		NEW JERSEY
Drawing Title		
UTILITY PLAN I		
Project No.		CU102
001039208		
Date		
01/17/2024		
Drawn By		
RB		
Checked By		
TD/GED		





1. THE SITE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE SITE CONTRACTOR MUST CONTACT "DIG SAFE" FOR THE LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE SITE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
3. THE SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. THE SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.
6. THE SITE CONTRACTOR TO COORDINATE GAS MAIN, ELECTRIC, AND TELEPHONE INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
7. THE SITE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES.
8. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4' ABOVE TOP OF PIPE.
9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS 10'. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS 18".
10. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVES HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL FIELD VERIFY THE INFORMATION SHOWN ON THE PLANS PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
11. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
12. SET MANHOLE RIMS AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
13. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - 13.A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - 13.B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - 13.C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION
14. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANIES (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
15. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - 15.A. WATER PIPES SHALL BE C-900 POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP) CLASS 52, AS INDICATED ON THE DESIGN DRAWINGS OR BY TOWN/UTILITY AUTHORITY.
 - 15.B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE FOR GRAVITY PIPES UNLESS OTHERWISE NOTED.
 - 15.C. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
16. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED STEWWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. THE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
17. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
18. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURE OF THE STRUCTURE. THE MINIMUM DIAMETER SHALL BE FIVE FEET. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE FIVE FEET.
19. ELECTRIC AND TELECOMMUNICATION SERVICE TO EACH BUILDINGS SHALL BE INSTALLED UNDERGROUND.

Date	Description	No.
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Revisions

 1/18/2024
SIGNATURE _____ DATE SIGNED _____
MICHAEL J. FOWLER
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Project

**MONTCLAIR GOLF CLUB -
HALFWAY HOUSE,
GOLF BUILDING ADDITION, &
PARKING LOT IMPROVEMENTS**

WEST ORANGE

ESSEX COUNTY NEW JERSEY

Drawing Title

UTILITY PLAN II

CLIENT LEARN II

Project No.	

001030308

001039208	
Date	

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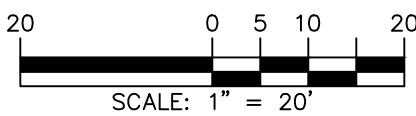
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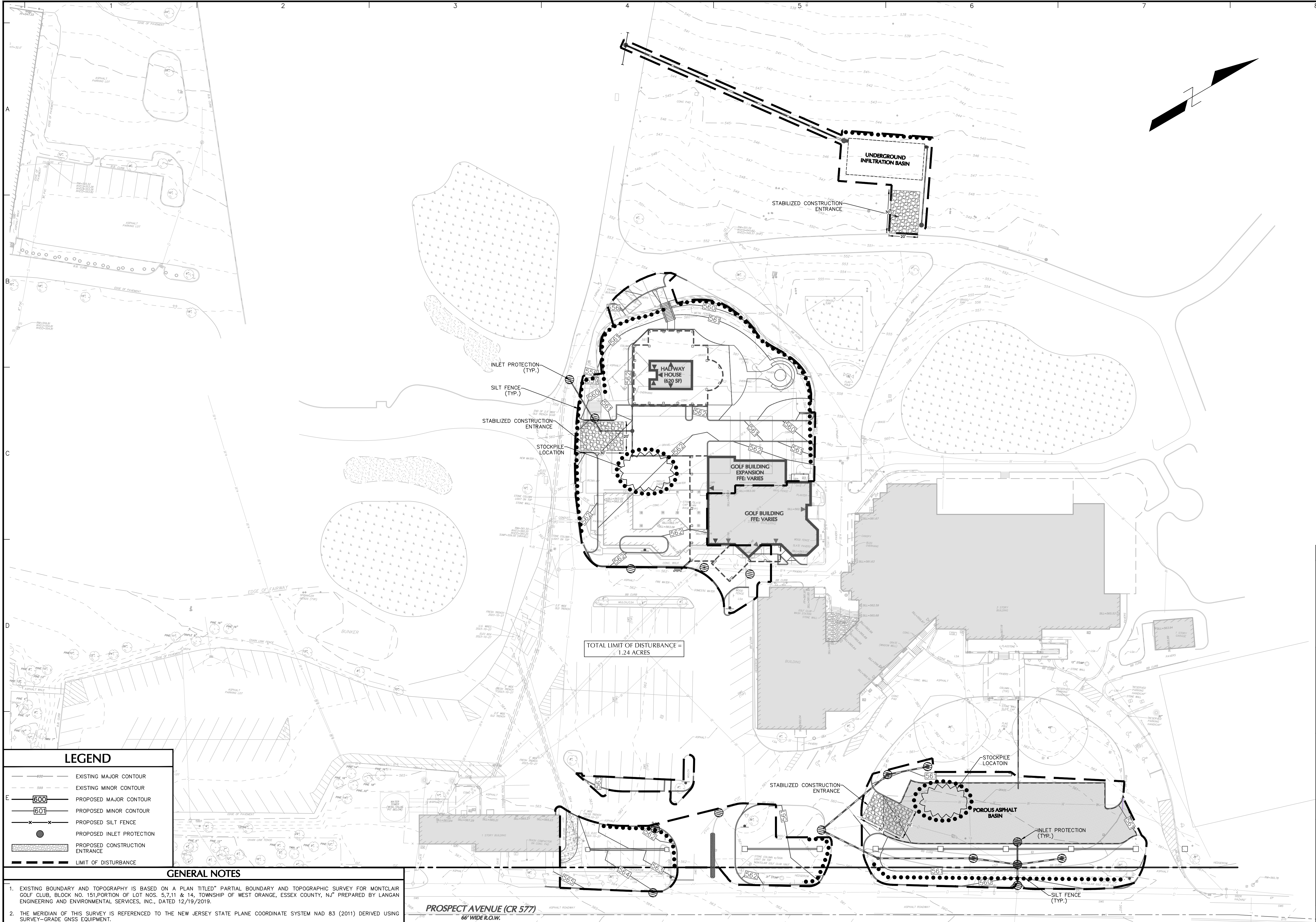
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CU103





LEGEND

600

601

X

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED SILT FENCE

PROPOSED INLET PROTECTION

PROPOSED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE

GENERAL NOTES

1. 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.

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 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

4. WATERSHED LIMITS SHOWN ARE BASED ON PROPOSED LIMITS OF WORK FOR THIS PROJECT.

5. SOIL BOUNDARY AND SOILS INFORMATION BASED ON INFORMATION OBTAINED FROM USDA WEB SOIL SURVEY.

SEE SHEET CE501 FOR SOIL EROSION & SEDIMENT CONTROL NOTES

Date	Description	No.
Revisions		

Michael J. Fowler

SIGNATURE

1/18/2024

DATE SIGNED

Michael J. Fowler

PROFESSIONAL ENGINEER NJ Lic. No. 24GE03239800

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Project

MONTCLAIR GOLF CLUB -
HALFWAY HOUSE,
GOLF BUILDING ADDITION, &
PARKING LOT IMPROVEMENTS

WEST ORANGE

ESSEX COUNTY

NEW JERSEY

Drawing Title

SOIL EROSION
AND SEDIMENT
CONTROL PLAN

Project No.	CE101
Date	
Drawn By	
Checked By	

001039208

01/17/2024

RB

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Filename: c:\bms\langan-pw-01\dms56695\001039208-0503-CE101-0101.dwg Date: 1/18/2024 Time: 12:55 User: jrguent Style Table: Langan.stb Layout: CE101

A	HEP SOIL EROSION NOTES 1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE <u>NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL</u>, 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. 2. 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 RESTABILIZATION IS ESTABLISHED. 3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: <u>SPRING – 3/1-5/15</u> AND <u>FALL – 8/15 – 10/1</u>. 4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED. 5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL. 6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE 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 A PERMIT TO OCCUPY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ – DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4507 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION 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, PUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS. 11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING, A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017. 12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL. 13. IF NECESSARY, A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 ½ -1” CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6”. ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE. 14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES, THESE “SPECIAL” MEASURES SHALL BE DESIGNED BY THE APPLICANT’S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT. 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.																																																																																																																																																																																													
	DUST CONTROL NOTES THE CONTRACTOR SHALL PROVIDE DUST CONTROL THROUGH THE MEASURES LISTED BELOW. (SEE THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY FOR A FULL DESCRIPTION.) <table><tr><th colspan="4">DUST CONTROL MATERIALS</th></tr><tr><th>MATERIAL</th><th>WATER SOLUTION</th><th>TYPE OF NOZZLE</th><th>APPLY GALLONS/ ACRE</th></tr><tr><td>ANIONIC ASPHALT EMULSION</td><td>7:1</td><td>Coarse Spray</td><td>1200</td></tr><tr><td>LATIX EMULSION</td><td>12.5:1</td><td>Fine Spray</td><td>225</td></tr><tr><td>SEED IN WATER</td><td>1:1</td><td>Fine Spray</td><td>500</td></tr><tr><td>POLYACRYLAMIDE (PAM) - SPRAY ON</td><td></td><td>APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS</td><td></td></tr><tr><td>POLYACRYLAMIDE (PAM) - DRY SPREAD</td><td></td><td></td><td></td></tr><tr><td>SCALLOPED SOY BEAN SOAP STICK</td><td>None</td><td>Coarse Spray</td><td>1200</td></tr></table> 1. MULCHES 2. VEGETATIVE COVER 3. SPRAY-ON ADHESIVES 4. TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. 5. SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET. 6. BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. 7. CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS. 8. STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.		DUST CONTROL MATERIALS				MATERIAL	WATER SOLUTION	TYPE OF NOZZLE	APPLY GALLONS/ ACRE	ANIONIC ASPHALT EMULSION	7:1	Coarse Spray	1200	LATIX EMULSION	12.5:1	Fine Spray	225	SEED IN WATER	1:1	Fine Spray	500	POLYACRYLAMIDE (PAM) - SPRAY ON		APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS		POLYACRYLAMIDE (PAM) - DRY SPREAD				SCALLOPED SOY BEAN SOAP STICK	None	Coarse Spray	1200																																																																																																																																																												
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	GENERAL NOTES 1. 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. 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 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.																																																																																																																																																																																													
C	PERMANENT VEGETATIVE COVER NOTES FOR SOIL STABILIZATION <u>SITE PREPARATION:</u> A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING. B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING. D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. <u>SEEDBED PREPARATION:</u> A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJ.AES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACR. OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING. B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITHA DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED. C. HIGH ACID PRODUCING SOIL, SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BECOVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS. <u>SEEDING:</u> A. SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED. 1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS BOX VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE. 2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 850 F° AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS. 3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 850 F°. MANY GRASSES BECOME ACTIVE AT 65 F°. SEE TABLE 4-3 MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES. B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL. C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED. D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH. <u>MULCHING:</u> MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT. A. STRAW OR HAY, UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED. APPLICATION – SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.																																																																																																																																																																																													
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			11/1- 11/1	11/15- 12/15	12/15- 12/15																																																																																																																																																																																									
WARM-SEASON GRASSES																																																																																																																																																																																														
6. Pearl millet	20	0.5	6/1-8/1	5/15- 6/15	5/1-8/1	1.0																																																																																																																																																																																								
E	CONSTRUCTION SCHEDULE <table><tr><th colspan="2">ACTIVITY DURATION</th></tr><tr><td>1. NOTIFY THE HEPSCD IN WRITING AT LEAST 48 HOURS PRIOR TO ANY PROJECT PRE CONSTRUCTION MEETING OR SITE DISTURBANCES.</td><td>1 DAY</td></tr><tr><td>2. COORDINATE ACCESS WITH THE GOLF CLUB.</td><td>1 DAY</td></tr><tr><td>3. INSTALL SEDIMENT BARRIERS (HAY BALE OR SILT FENCE), CONSTRUCTION FENCE, AND INLET PROTECTIONS IMMEDIATELY AFTER INITIAL DISTURBANCE. TRAFFIC SHOULD USE ONLY THIS AREA FOR INGRESS AND EGRESS, PLACE AND MAINTAIN SEDIMENT BARRIERS AS SHOWN ON THE PLAN.</td><td>3 DAYS</td></tr><tr><td>4. DEMOLISH EXISTING FEATURES AND TREES AS SHOWN ON PLANS CD101 AND CD102.</td><td>1 MONTH</td></tr><tr><td>5. CLEAR AND ROUGH GRADE.</td><td>2 WEEKS</td></tr><tr><td>6. INSTALL STORM SEWER AND BASINS, AND OTHER UNDERGROUND UTILITIES IN ACCORDANCE WITH PLANS CD101, CD102, CU101 AND CU102.</td><td>1 MONTH</td></tr><tr><td>7. CONSTRUCT BUILDING, POOL COMPLEX, PADDLE TENNIS COURTS AND PICKLE BALL COURTS.</td><td>6 MONTHS</td></tr><tr><td>8. ESTABLISH FINAL GRADING AND INSTALL PAVEMENT.</td><td>4 WEEKS</td></tr><tr><td>9. INSTALL LANDSCAPING PLAN AND 5" OF TOPSOIL TO ALL AREAS SEEDED IN ACCORDANCE WITH PLAN LP101.</td><td>3 WEEKS</td></tr><tr><td>10. PERMANENT SEED ALL AREAS.</td><td>3 DAYS</td></tr><tr><td>11. REMOVE SOIL EROSION CONTROL DEVICES.</td><td>1 DAY</td></tr></table>		ACTIVITY DURATION		1. NOTIFY THE HEPSCD IN WRITING AT LEAST 48 HOURS PRIOR TO ANY PROJECT PRE CONSTRUCTION MEETING OR SITE DISTURBANCES.	1 DAY	2. COORDINATE ACCESS WITH THE GOLF CLUB.	1 DAY	3. INSTALL SEDIMENT BARRIERS (HAY BALE OR SILT FENCE), CONSTRUCTION FENCE, AND INLET PROTECTIONS IMMEDIATELY AFTER INITIAL DISTURBANCE. TRAFFIC SHOULD USE ONLY THIS AREA FOR INGRESS AND EGRESS, PLACE AND MAINTAIN SEDIMENT BARRIERS AS SHOWN ON THE PLAN.	3 DAYS	4. DEMOLISH EXISTING FEATURES AND TREES AS SHOWN ON PLANS CD101 AND CD102.	1 MONTH	5. CLEAR AND ROUGH GRADE.	2 WEEKS	6. INSTALL STORM SEWER AND BASINS, AND OTHER UNDERGROUND UTILITIES IN ACCORDANCE WITH PLANS CD101, CD102, CU101 AND CU102.	1 MONTH	7. CONSTRUCT BUILDING, POOL COMPLEX, PADDLE TENNIS COURTS AND PICKLE BALL COURTS.	6 MONTHS	8. ESTABLISH FINAL GRADING AND INSTALL PAVEMENT.	4 WEEKS	9. INSTALL LANDSCAPING PLAN AND 5" OF TOPSOIL TO ALL AREAS SEEDED IN ACCORDANCE WITH PLAN LP101.	3 WEEKS	10. PERMANENT SEED ALL AREAS.	3 DAYS	11. REMOVE SOIL EROSION CONTROL DEVICES.	1 DAY																																																																																																																																																																				
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F	CONSTRUCTION ENTRANCE FOR CONSTRUCTION PAD LOCATION SEE SOIL EROSION AND SEDIMENT CONTROL PLAN, CE101 MAINTENANCE: THE STRUCTURES THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.																																																																																																																																																																																													

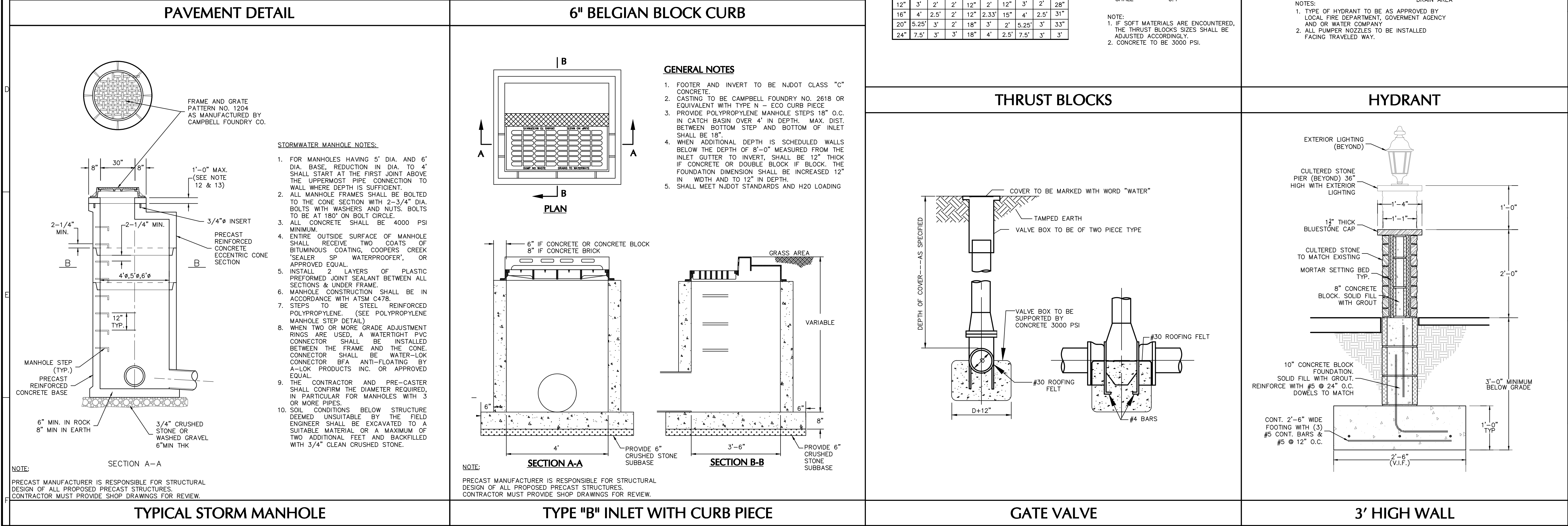
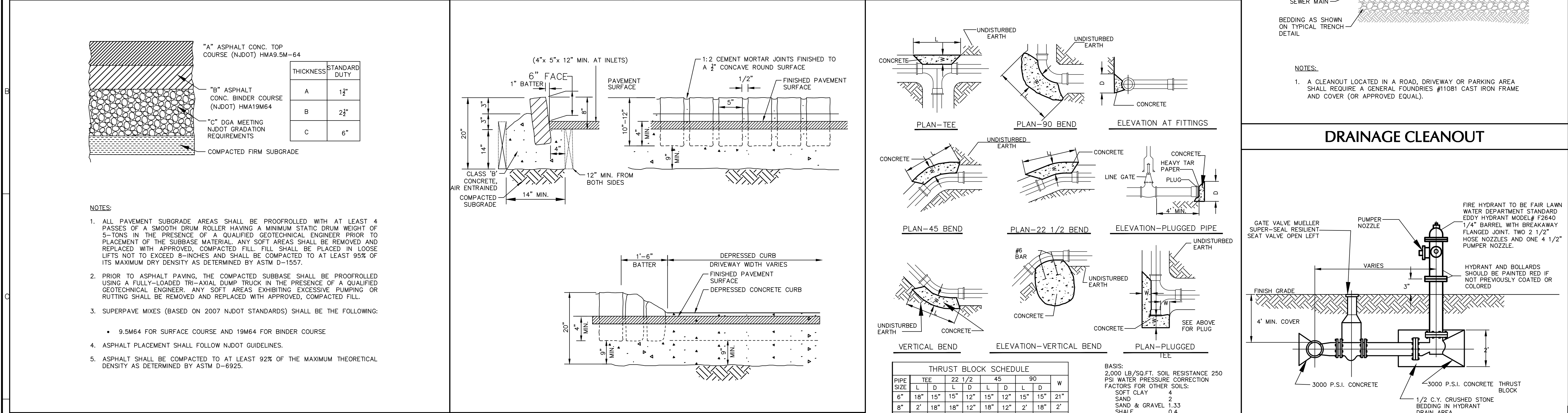
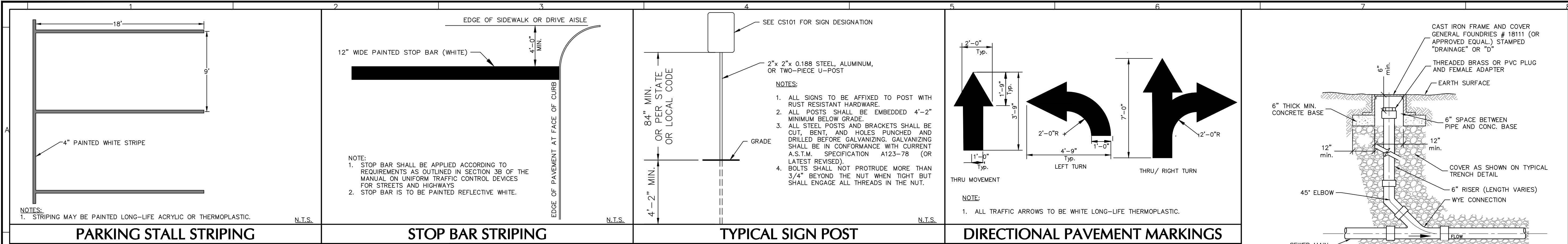
FILTER FABRIC INLET PROTECTION

CONSTRUCTION ENTRANCE

SILT FENCE

STOCKPILE PROTECTION - BALE BARRIERS

Date	Description	No.
Revisions		
 SIGNATURE: MICHAEL J. FOWLER DATE SIGNED: 1/18/2024 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. 24GE27996400		
Project		
MONTCLAIR GOLF CLUB - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS		
WEST ORANGE NEW JERSEY		
Drawing Title		
SOIL EROSION AND SEDIMENT CONTROL NOTES		
Project No.	DrawingFigure	
001039208		
Date	01/17/2024	
Drawn By	RB	
Checked By	TD/GED	
		CE501



PROJECT NO. 001039208

LANGAN

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Parsippany, NJ 07054
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

1/18/2024

SIGNATURE MICHAEL J. FOWLER DATE SIGNED
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Project

MONTCLAIR GOLF CLUB -
HALFWAY HOUSE,
GOLF BUILDING ADDITION, &
PARKING LOT IMPROVEMENTS

WEST ORANGE NEW JERSEY

ESSEX COUNTY

Drawing Title

DETAILS I

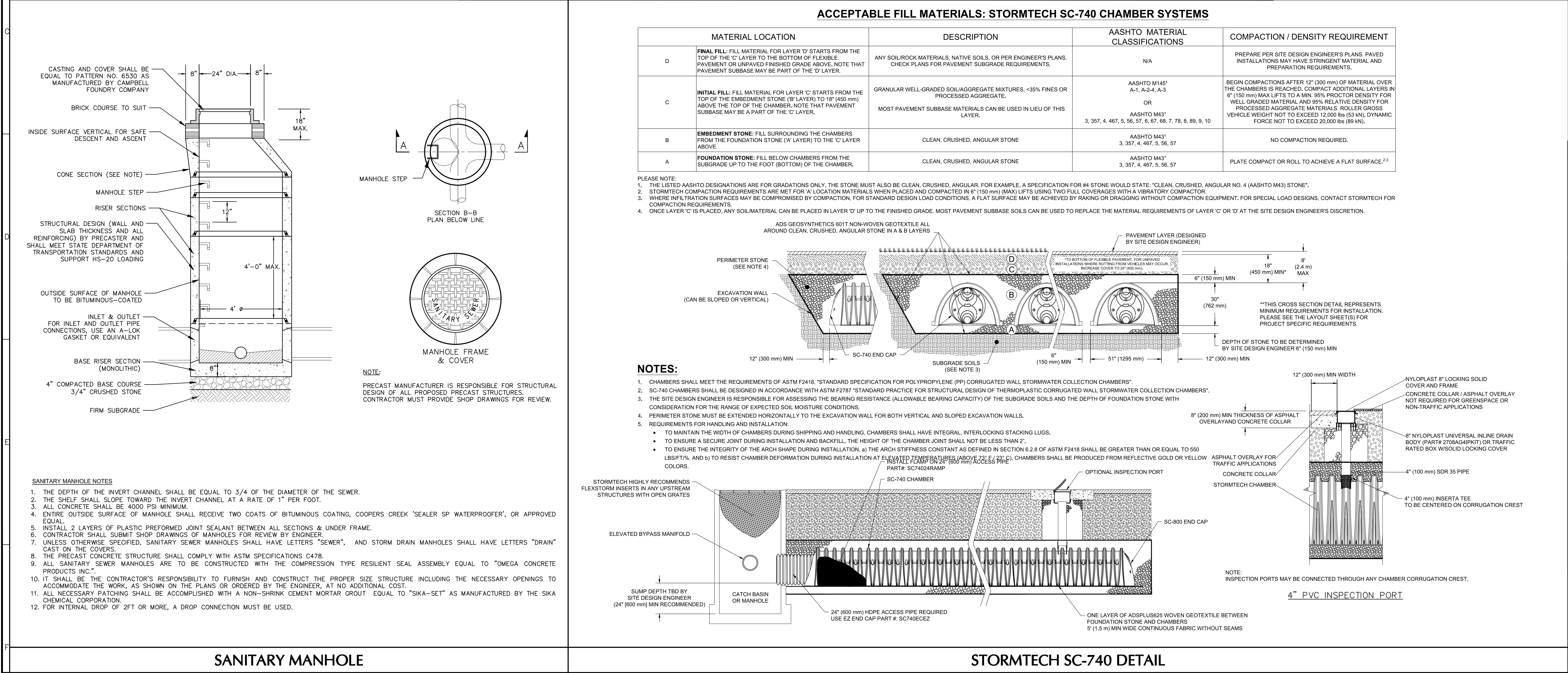
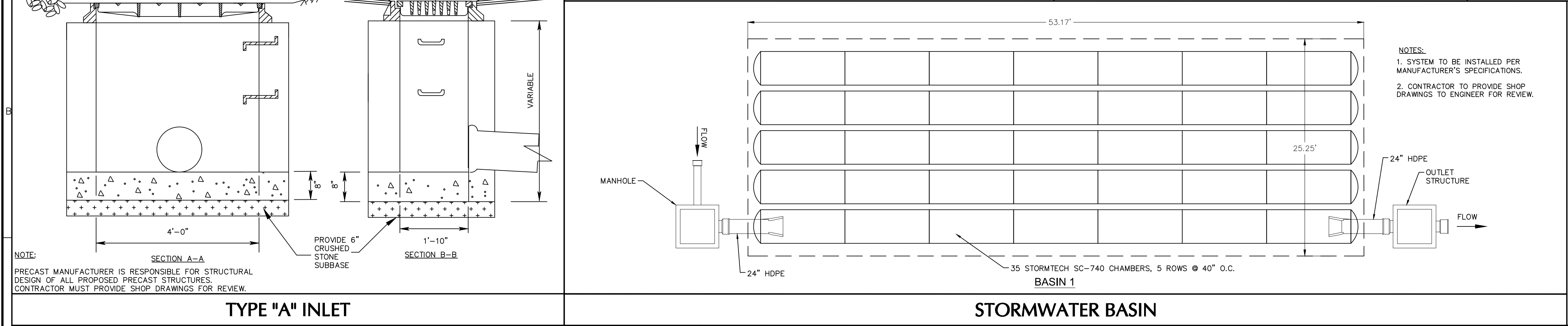
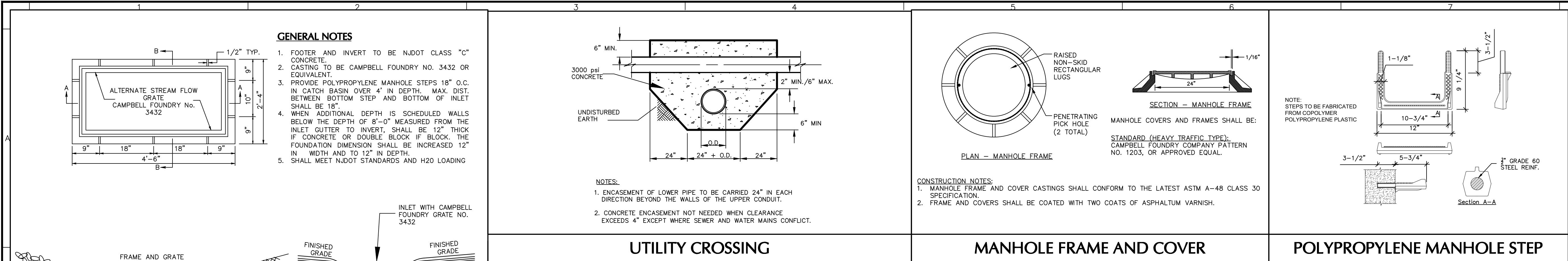
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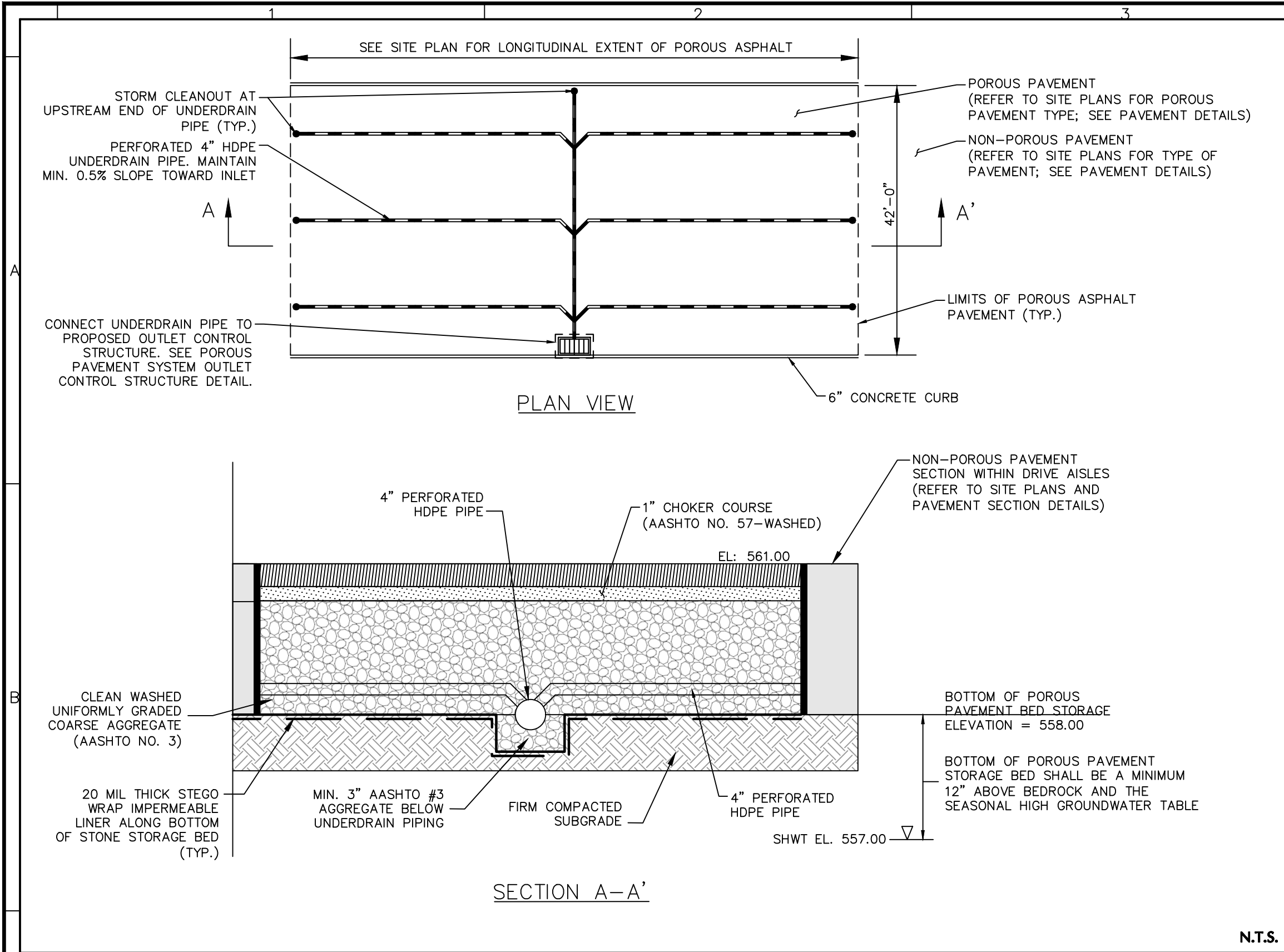
Date 01/17/2024

Drawn By RB

Checked By TD/GED

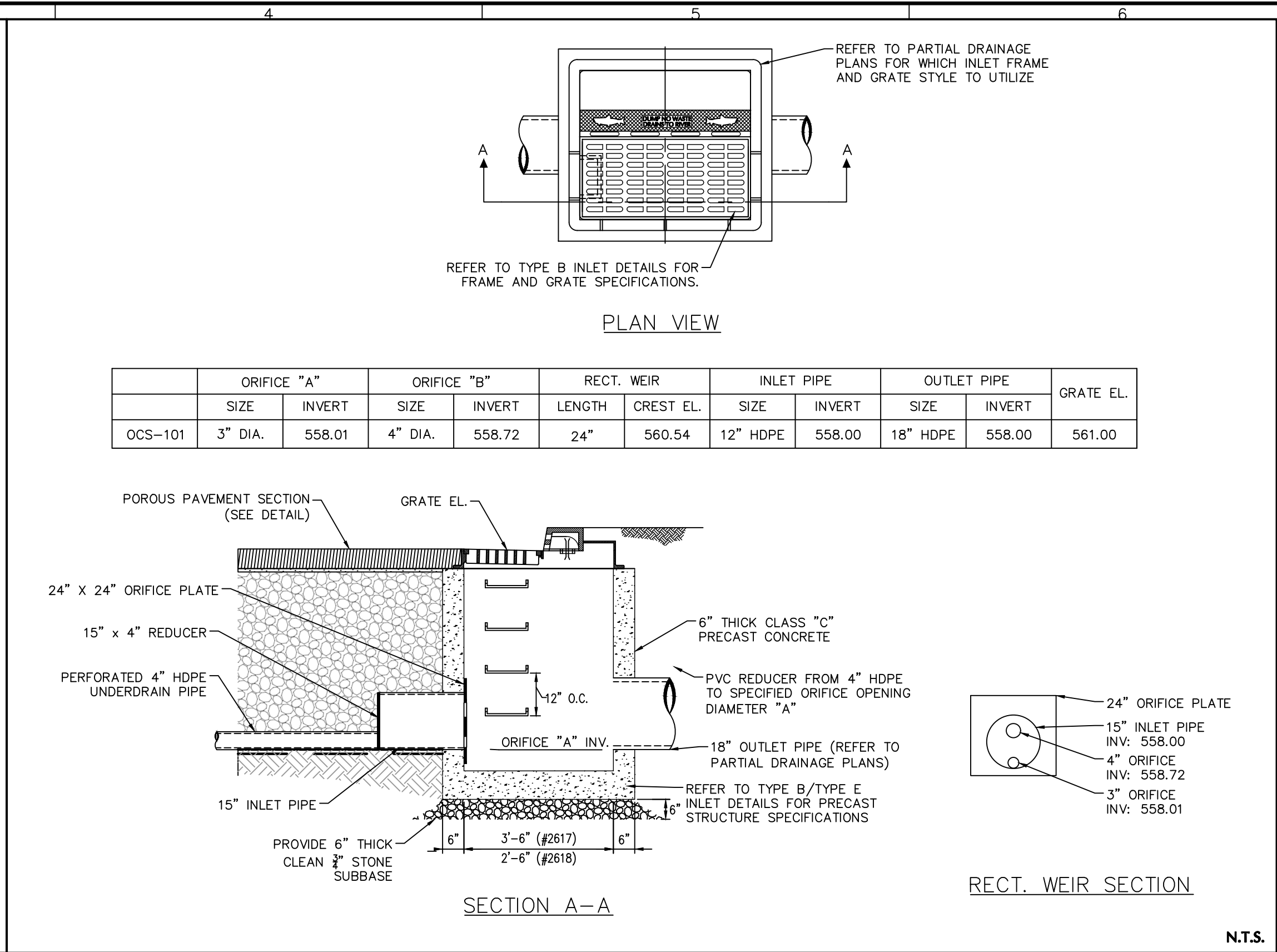
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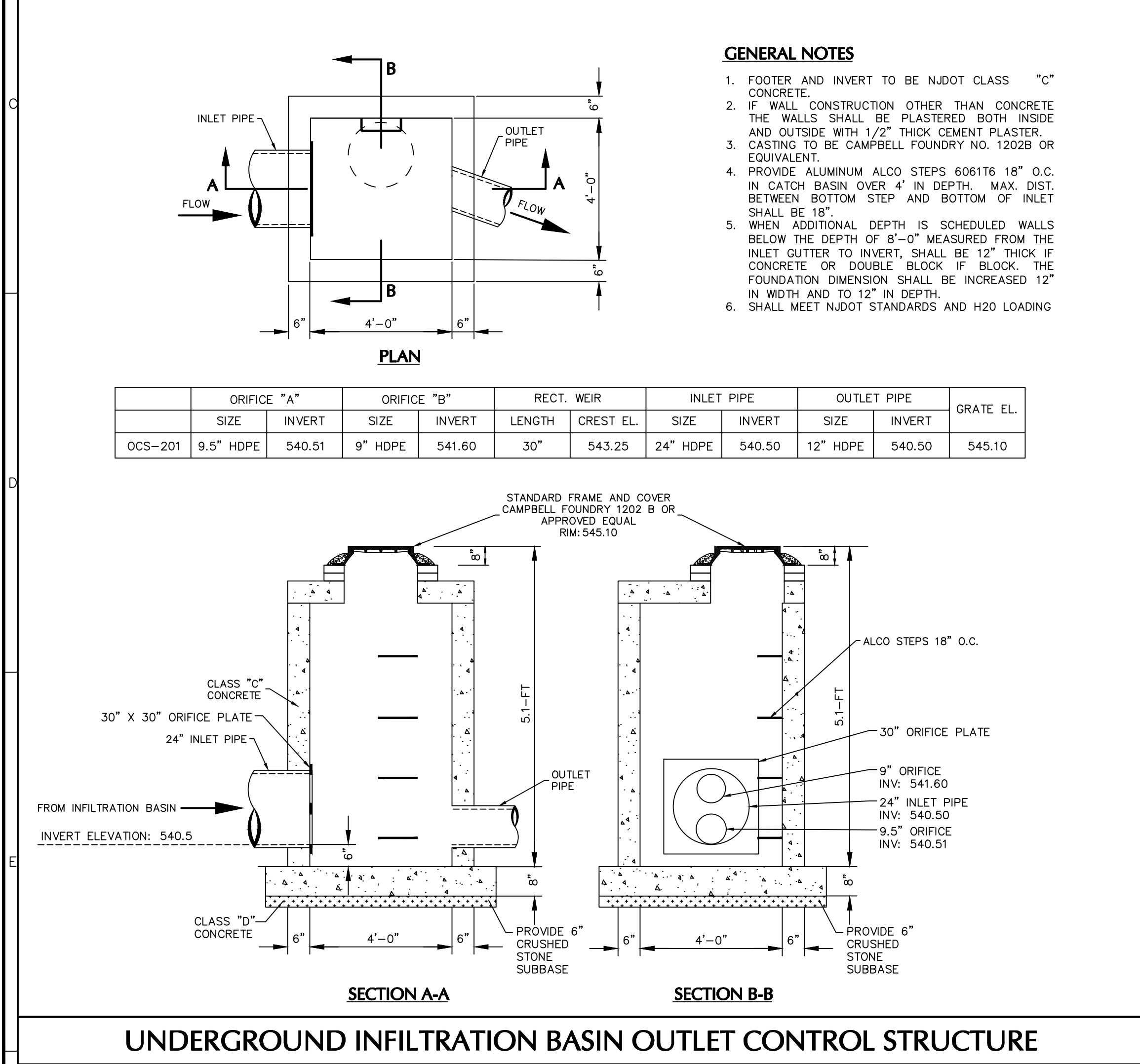
TYPICAL POROUS PAVEMENT CROSS SECTION DETAIL

N.T.S.

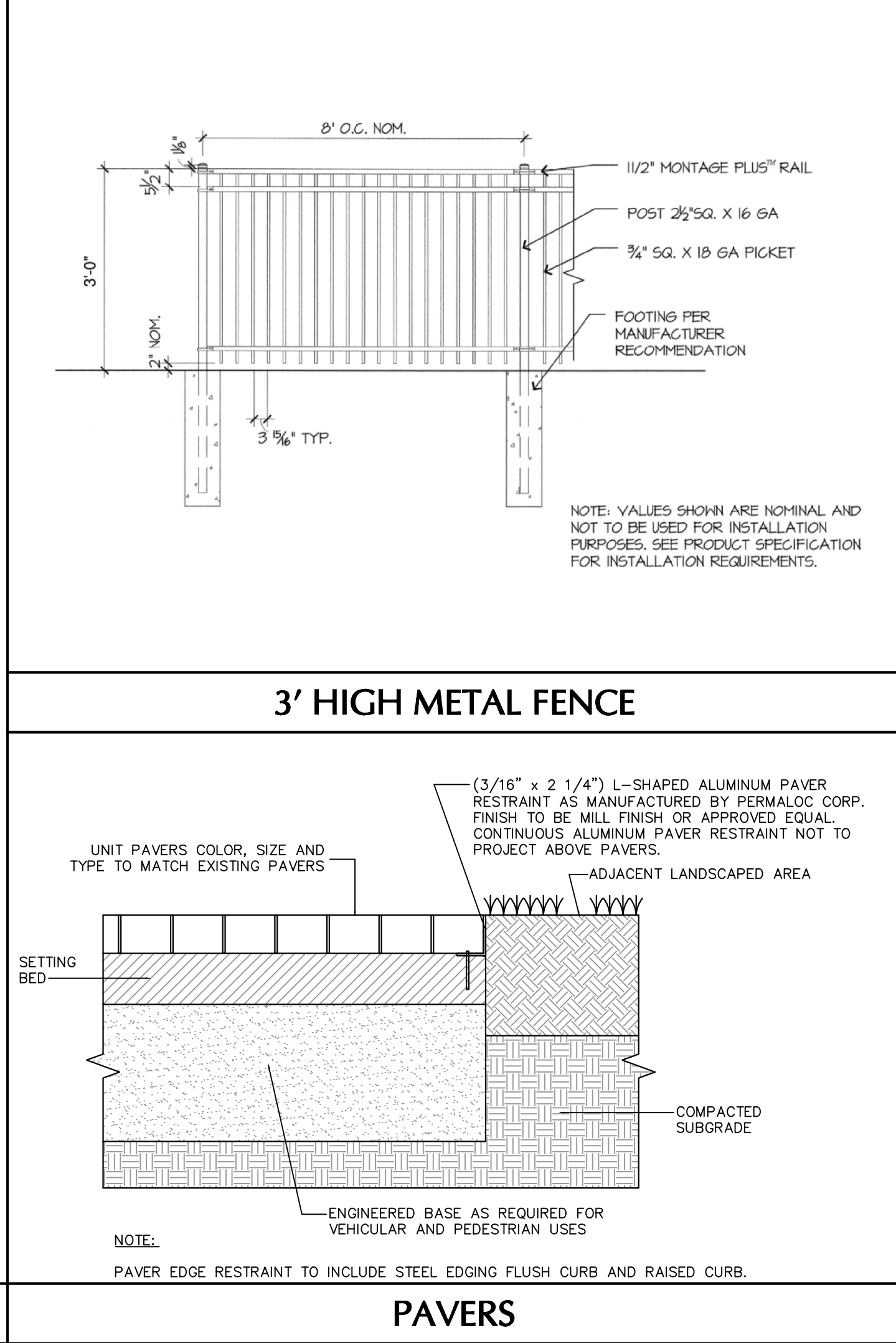


POROUS PAVEMENT SYSTEM OUTLET CONTROL STRUCTURE

N.T.S.

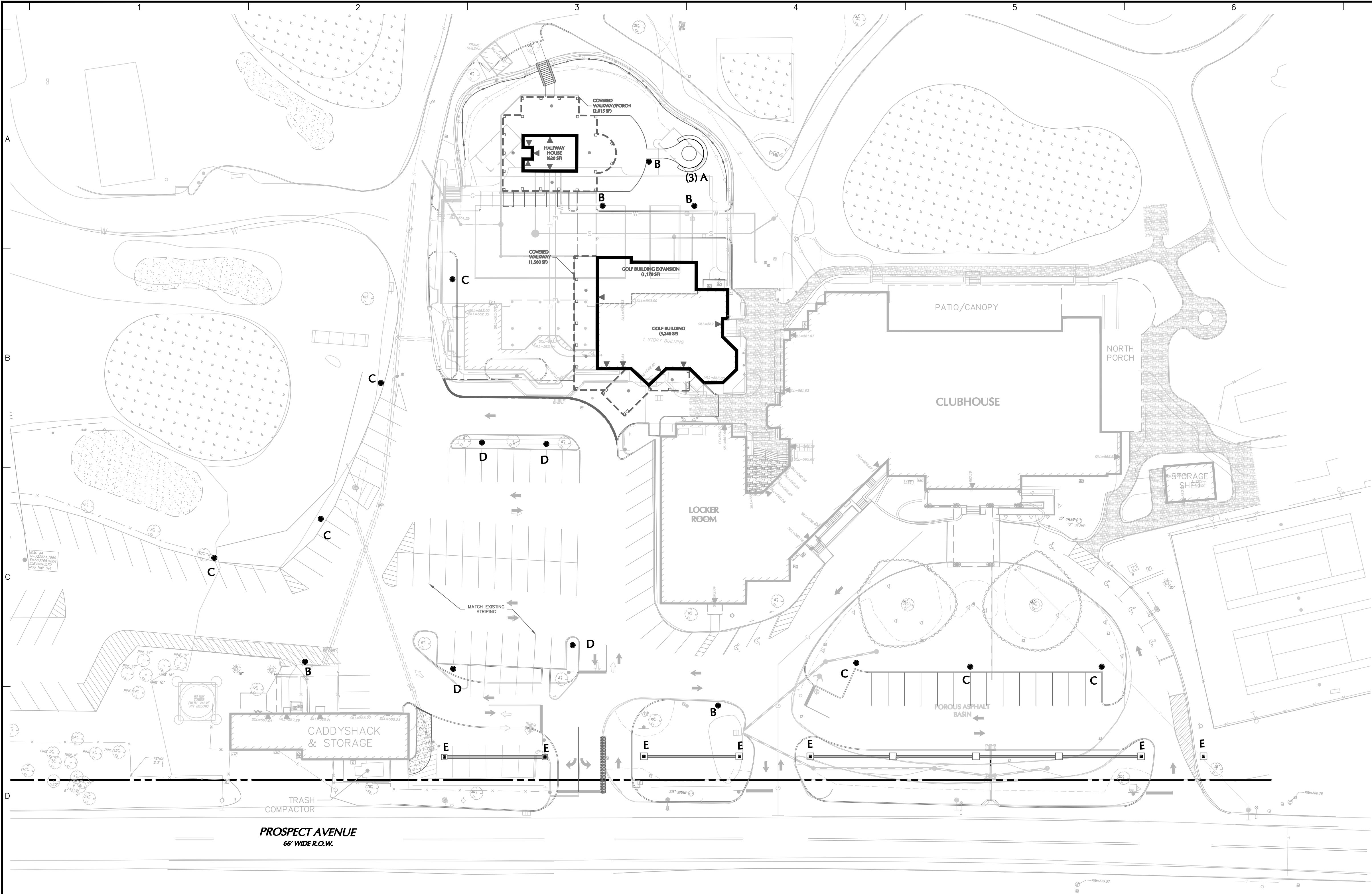


UNDERGROUND INFILTRATION BASIN OUTLET CONTROL STRUCTURE



PAVERS

Date	Description	No.
Revisions		
 SIGNATURE MICHAEL J. FOWLER DATE SIGNED 1/18/2024 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 - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE NEW JERSEY		
Drawing Title DETAILS III		
Project No. 001039208		CS503
Date 01/17/2024		
Drawn By RB		
Checked By TD/GED		



SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	LLF	COLOR TEMPERATURE	IES FILE	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.
---	A	3	BK LIGHTING	YUKON LED (INDIRECT)	STEP-LIGHT FOR SEAT WALL; COLOR - BLACK	0'-9"	LED	-	348	0.92	3000K	YK-I-LED-A4080-WHP-SD-60-B1-010-MT-PROTOTYPE IES	YK-I-LED-A4080-WHP-SD-60-B1-010-VOLT-PROTOTYPE IES	-	-	-	-
•	B	5	EATON LIGHTING	UTLD-AF TRADITIONAIRE LED	POST-TOP SINGLE AREA LIGHT FIXTURE; COLOR - BLACK	11'-6"	LED	TYPE 4 WIDE WITH HOUSE SIDE SHIELD	1,709	0.92	3000K	UTLD-AF24-20-D-U-14W-7030-HSS-IES	UTLD-AF24-20-D-VOLTS-14W-7030-HSS	EATON LIGHTING	ROUND STRAIGHT STEEL POLE; COLOR - BLACK	10'-0"	RSS-4-A-10-S-Y-9-X-X-E-G
•	C	7	EATON LIGHTING	UTLD-AF TRADITIONAIRE LED	POST-TOP SINGLE AREA LIGHT FIXTURE; COLOR - BLACK	16'-6"	LED	TYPE 4 WIDE WITH HOUSE SIDE SHIELD	6,137	0.92	3000K	UTLD-AF24-90-D-U-14W-7030-HSS-IES	UTLD-AF24-90-D-VOLTS-14W-7030-HSS	EATON LIGHTING	ROUND STRAIGHT STEEL POLE; COLOR - BLACK	15'-0"	RSS-4-A-15-S-Y-9-X-X-E-G
•	D	4	EATON LIGHTING	UTLD-AF TRADITIONAIRE LED	POST-TOP SINGLE AREA LIGHT FIXTURE; COLOR - BLACK	16'-6"	LED	TYPE 5 WIDE	8,717	0.92	3000K	UTLD-AF24-90-D-U-5WQ-7030-IES	UTLD-AF24-90-D-VOLTS-5WQ-7030	EATON LIGHTING	ROUND STRAIGHT STEEL POLE; COLOR - BLACK	15'-0"	RSS-4-A-15-S-Y-9-X-X-E-G
■	E	7	EATON LIGHTING	LEXINGTON LED	PIER-TOP SINGLE AREA LIGHT FIXTURE; COLOR - BLACK	5'-0" AFG	LED	TYPE 5 WIDE	2,466	0.92	3000K	LXF-LXT-AF24-20-D-U-5WQ-7030-IES	LXT-AF24-20-D-VOLTS-5WQ-7030	SQUARE BASE COVER FOR MOUNTING ON PIER	-	-	-

NOTES:

- REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
- CONTRACTOR TO CONFIRM CONTROLS SYSTEM REQUIRED BY THE OWNER AND PER CODE. BID PRICING SHALL INCLUDE CONTROL SYSTEM.
- PROVISION FOR GFCI CONVENIENCE OUTLET TO BE FACTORY INSTALLED AT 12 INCHES BELOW TOP OF POLE. CONTRACTOR TO PROVIDE A GFCI RECEPTACLE FOR EACH POLE.

ORDINANCE COMPLIANCE CHART

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED	COMPLIANCE
25-14.2	MINIMUM ILLUMINATION LEVEL OF 0.5 FOOTCANDLES TO BE PROVIDED FOR PARKING AREAS.	MINIMUM ILLUMINATION LEVEL OF 0.5 FOOTCANDLES IN PARKING AREAS	COMPLIES
25-14.2	MINIMUM ILLUMINATION LEVEL OF 0.4 FOOTCANDLES TO BE PROVIDED FOR PEDESTRIAN WALKWAYS.	MINIMUM ILLUMINATION LEVEL OF 1.0 FOOTCANDLES IN PEDESTRIAN WALKWAYS	COMPLIES

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN.	AVG/MIN.
PARKING	1.3 fc	5.2 fc	0.5 fc	10.4:1	2.6:1
WALKWAY	1.6 fc	2.2 fc	1.0 fc	2.2:1	1.6:1

NOTES:

- LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING AND ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.

Date	Description	No.
------	-------------	-----

Revisions

Michael Szura 1/18/2024
SIGNATURE MICHAEL SZURA DATE SIGNED
CERTIFIED LANDSCAPE ARCHITECT NJ Lic. No. 21AS00081500

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27896400

Project

**MONTCLAIR GOLF CLUB -
HALFWAY HOUSE,
GOLF BUILDING ADDITION, &
PARKING LOT IMPROVEMENTS**

WEST ORANGE

ESSEX COUNTY NEW JERSEY

Drawing Title

**OVERALL
LIGHTING PLAN**

Project No.

001039208

Date

01/17/2024

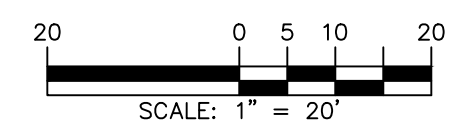
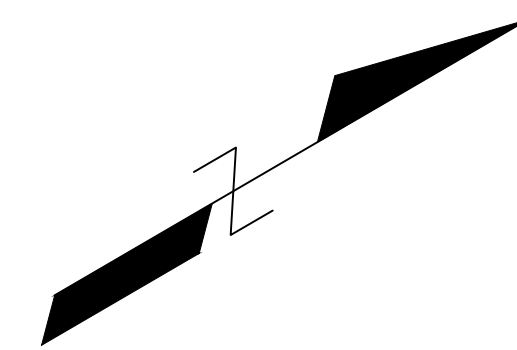
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GR

Checked By

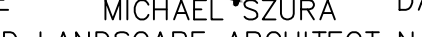
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LL101



Date	Description	No.
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Revisions

 1/18/2024

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Project

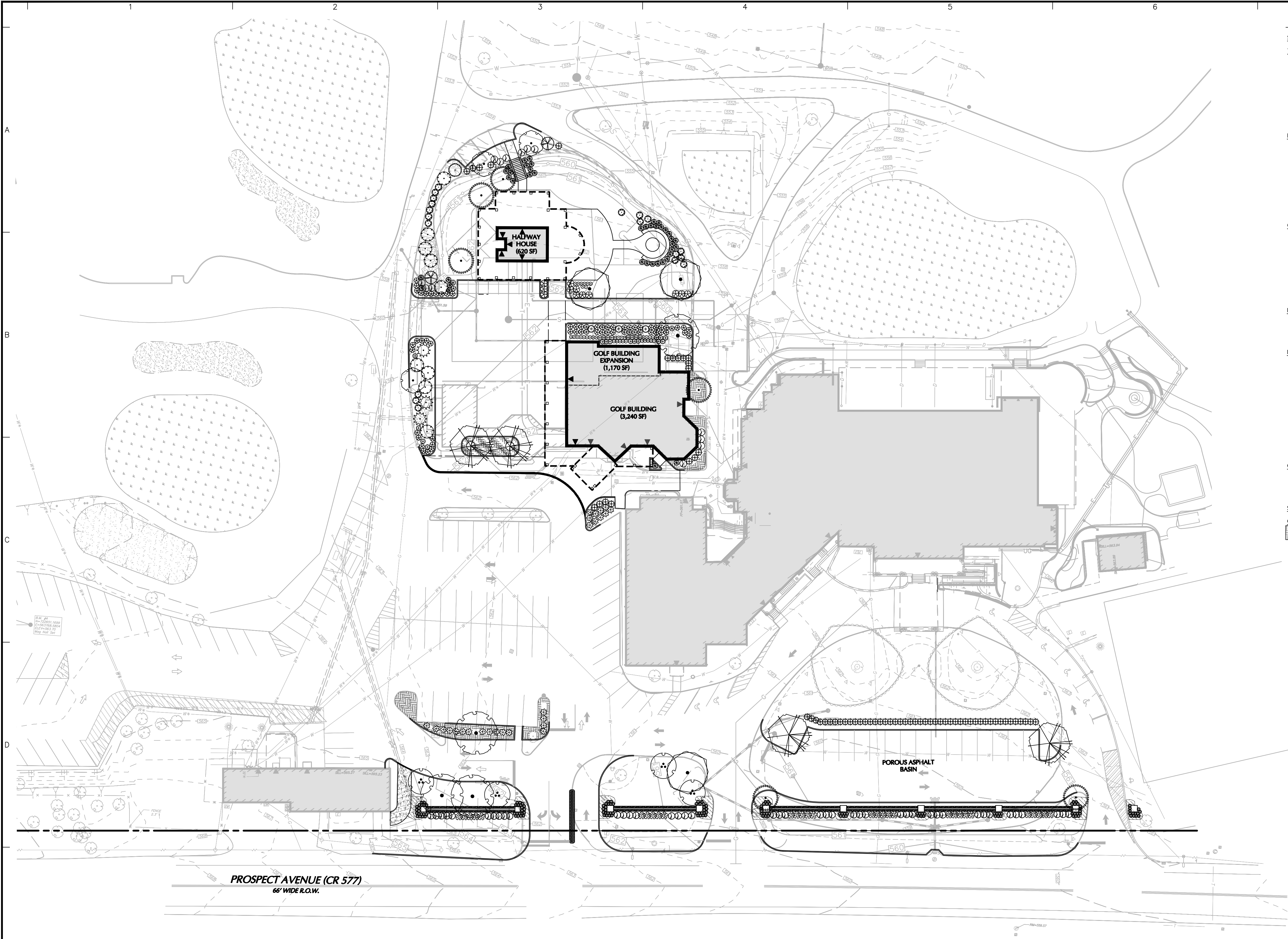
**MONTCLAIR GOLF CLUB -
HALFWAY HOUSE,
GOLF BUILDING ADDITION, &
PARKING LOT IMPROVEMENTS**

WEST ORANGE
ESSEX COUNTY NEW JERSEY

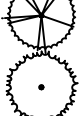
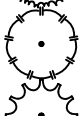
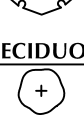
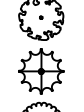
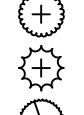
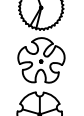
Drawing Title

LIGHTING PLAN I

Project No.	LL102
001039208	
Date	
01/17/2024	
Drawn By	LL102
GR	
Checked By	
DB	



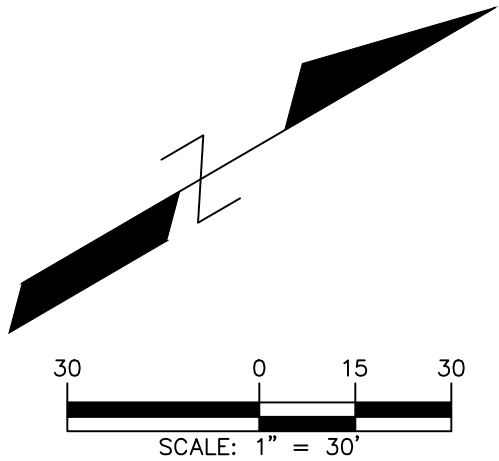
PLANT SCHEDULE - OVERALL

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
TREES						
	ARF	4	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	2-25" GAL.	B4B	
	AS	3	ACER SACCHARUM / SUGAR MAPLE	2-25" GAL.	B4B	
	LSR	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SEEDLESS SHEETGUM	2-25" GAL.	B4B	
EVERGREEN TREES						
	IO	2	ILEX OPACA / AMERICAN HOLLY	6"-T HT.	B4B	
	PS	1	PICEA GLAUCA / WHITE SPRUCE	6"-T HT.	B4B	
	PF	4	PINUS STROBUS 'FASTIGIATA' / PYRAMIDAL WHITE PINE	6"-T HT.	B4B	
	TG	3	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	6"-T HT.	B4B	
ORNAMENTAL TREES						
	CC	4	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	2-2 1/2" GAL.	B4B	
	CF	6	CORNUS FLORIDA / EASTERN DOGWOOD 'CHEROKEE BRAVE'	2-2 1/2" GAL.	B4B	
	MS	3	MAGNOLIA STELLATA / STAR MAGNOLIA	2-2 1/2" GAL.	B4B	
DECIDUOUS SHRUBS						
	COR	35	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	3 GAL.	CONTAINER	
	EG	26	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.	CONTAINER	
EVERGREEN SHRUBS						
	IG	14	ILEX GLABRA / INKBERY HOLLY	24-36" HT.	5 GAL.	
	IGS	66	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERY HOLLY	24-36" HT.	5 GAL.	
	IVJD	3	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	24-36" HT.	5 GAL.	
	IVRS	23	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	24-36" HT.	5 GAL.	
	JHBH	42	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	24-36" SPRD.	3 GAL.	
	MD	30	MICROBIOTA DECUSSATA / RUSSIAN CYPRESS	18-24" SPRD.	3 GAL.	
	RHJ	76	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	18-24" SPRD.	3 GAL.	
ORNAMENTAL GRASS						
	AND	40	ANDROPOGON VIRGINICUS / BROOMSEDGE BLUESTEM	3 GAL.	CONTAINER	
	SSCO	134	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	2 GAL.	CONTAINER	
GROUND COVERS						
	LM2	524	LIRIOPE MUSCARI / LILYTURF	1 GAL.	CONTAINER 18" o.c.	
SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING

COMPLIANCE CHART - TOWNSHIP OF WEST ORANGE, NJ

SECTION		REQUIREMENT	PROPOSED	COMPLIANCE
§ 25-12 PARKING AND LOADING SPACE REQUIREMENTS.	1.E	ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED.	SEE LANDSCAPE PLANS AND PLANT SCHEDULE.	COMPLIES
	1.O.	LANDSCAPED PLANS SHALL BE SUBMITTED FOR DETAILED PLANTING WITHIN THE PARKING AREA. IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH 10 PARKING STALLS, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA. THE MAXIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 20 SPACES, AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF EIGHT FEET SHALL BE PROVIDED.	SEE LANDSCAPE PLANS AND PLANT SCHEDULE. 2 PROPOSED TREES FOR 15 NEWLY PROPOSED PARKING SPACES.	COMPLIES

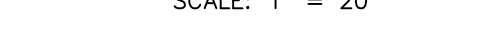
- NOTES: 1. IF ANY DISCREPANCIES OCCUR BETWEEN PLANT QUANTITIES SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL LANDSCAPE AREAS ADJACENT TO BUILDINGS, WITHIN PARKING LOTS, AT PARKING PERIMETERS, AND BERMS SHALL BE PERMANENTLY IRRIGATED VIA AUTOMATIC SYSTEM. CONTRACTOR SHALL PROVIDE ADD/ALTERNATE BID FOR REMAINING LANDSCAPE AREAS ON SITE FOR OWNER CONSIDERATION.
3. CONTRACTOR TO CONFIRM LIMITS OF IRRIGATION WITH OWNER PRIOR TO BID.

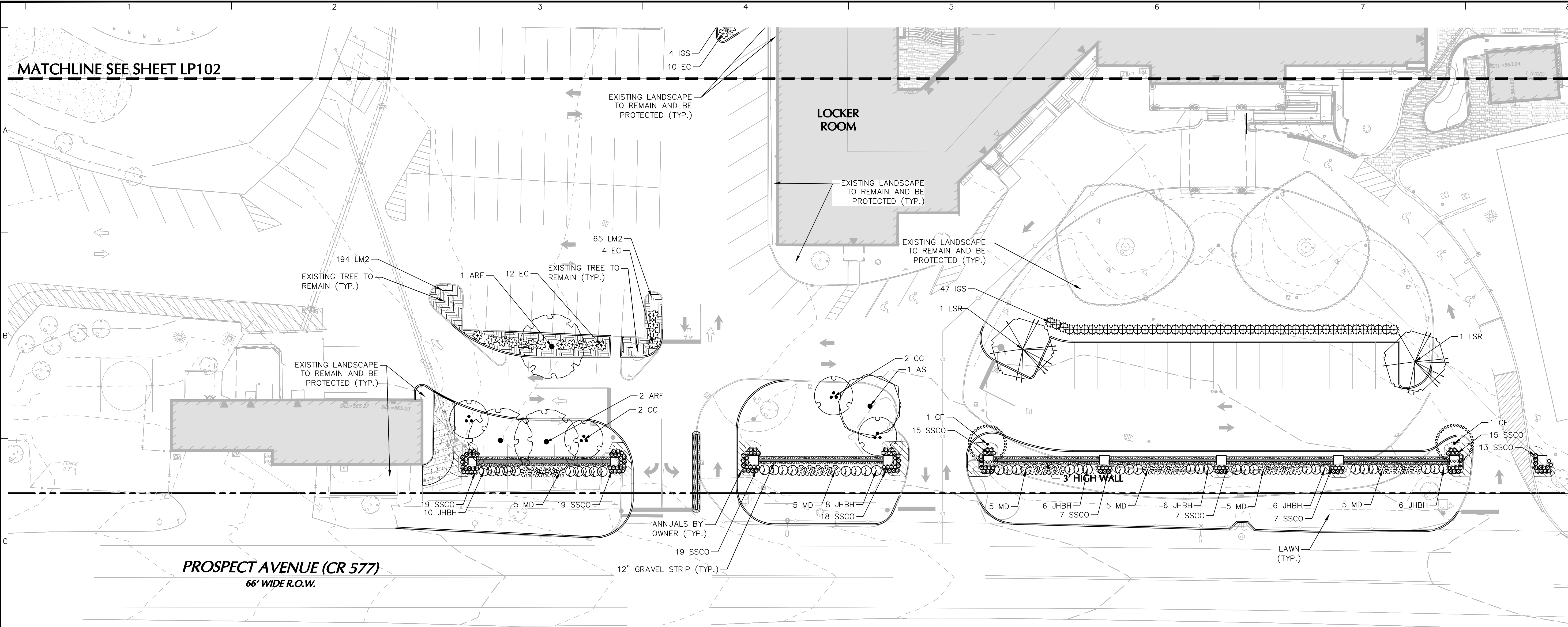


Date	Description	No.
Revisions		
 1/18/2024		
SIGNATURE MICHAEL SZURA DATE SIGNED CERTIFIED LANDSCAPE ARCHITECT NJ Lic. No. 21AS00081500		
LANGAN Langan Engineering and Environmental Services, Inc. 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27896400		
Project MONTCLAIR GOLF CLUB - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE NEW JERSEY		
Drawing Title OVERALL LANDSCAPE PLAN		
Project No. 001039208	LP101	
Date 01/17/2024		
Drawn By IZ		
Checked By DB		



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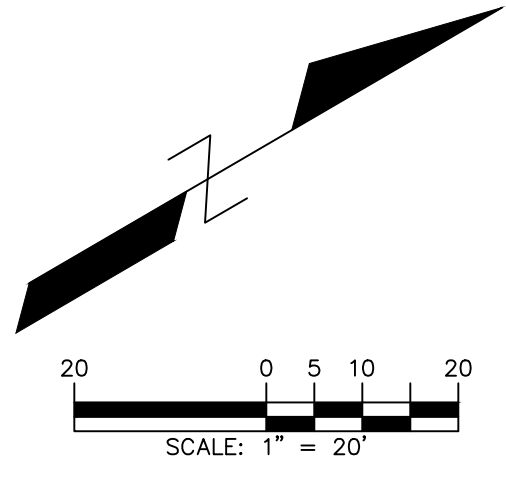




NOTES:
1. REFER TO SHEET LP100 FOR OVERALL LANDSCAPE PLAN.
2. REFER TO SHEET LP501 FOR LANDSCAPE NOTES AND DETAILS.

PLANT SCHEDULE - OVERALL

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
TREES						
	ARF	4	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	2-2.5" CAL.	B#B	
	AS	3	ACER SACCHARUM / SUGAR MAPLE	2-2.5" CAL.	B#B	
	LSR	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SEEDLESS SHEETGUM	2-2.5" CAL.	B#B	
EVERGREEN TREES						
	IO	2	ILEX OPACA / AMERICAN HOLLY	6-7" HT.	B#B	
	PG	1	PICEA GLAUCA / WHITE SPRUCE	6-7" HT.	B#B	
	PF	1	PINUS STROBUS 'FASTIGIATA' / PYRAMIDAL WHITE PINE	6-7" HT.	B#B	
	TG	3	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	6-7" HT.	B#B	
ORNAMENTAL TREES						
	CC	4	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	2-2 1/2" CAL.	B#B	
	CF	6	CORNUS FLORIDA / EASTERN DOGWOOD 'CHEROKEE BRAVE'	2-2 1/2" CAL.	B#B	
	MS	3	MAGNOLIA STELLATA / STAR MAGNOLIA	2-2 1/2" CAL.	B#B	
DECIDUOUS SHRUBS						
	COR	35	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	3 GAL.	CONTAINER	
	EC	26	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.	CONTAINER	
EVERGREEN SHRUBS						
	IG	11	ILEX GLABRA / INKBERY HOLLY	24-36" HT.	5 GAL.	
	IGS	66	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERY HOLLY	24-36" HT.	5 GAL.	
	IVJD	3	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	24-36" HT.	5 GAL.	
	IVRS	23	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	24-36" HT.	5 GAL.	
	JHBH	42	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	24-36" SPRD.	3 GAL.	
	MD	30	MICROBIOTA DECUSSATA / RUSSIAN CYPRESS	18-24" SPRD.	3 GAL.	
	RHU	16	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	18-24" SPRD.	3 GAL.	
ORNAMENTAL GRASS						
	AND	40	ANDROPOGON VIRGINICUS / BROOMSEDGE BLUESTEM	3 GAL.	CONTAINER	
	SSCO	134	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	2 GAL.	CONTAINER	
GROUND COVERS						
	LM2	524	LIRIOPE MUSCARI / LILYTURF	1 GAL.	CONTAINER	18" o.c.



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Revisions		
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Project MONTCLAIR GOLF CLUB - HALFWAY HOUSE, GOLF BUILDING ADDITION, & PARKING LOT IMPROVEMENTS WEST ORANGE NEW JERSEY		
Drawing Title PARTIAL LANDSCAPE PLAN II		
Project No. 001039208	LP103	
Date 01/17/2024		
Drawn By IZ		
Checked By DB		

