

Plotted: 7/16/2024 9:34 PM, By: Paul Calabrese
C:\Users\pcalabrese\Dropbox\Watermen\Projects\Essex County CC\DWG\Construction Plan\Plot Sheet\Pool\Title Sheet recover.dwg\1 TITLE SHEET

200FT PROPERTY OWNERS LIST															
Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
82.01	1		EDGE ROAD	SETON HALL PREPARATORY SCHOOL	120 NORTHFIELD AVENUE	WEST ORANGE, NEW JERSEY	07052	156	19.05		39 OLD INDIAN ROAD	CAMPBELL, SUSAN	39 OLD INDIAN RD	WEST ORANGE, NJ	07052
82.01	7.04		652 PROSPECT AVENUE	FRIENDLY SONS OF THE SHILLELAGH FCU	652 PROSPECT AVE	WEST ORANGE, NJ	07052	156	19.06		37 OLD INDIAN RD	RYUN, ALEXANDRA & DENNIS	37 OLD INDIAN RD	WEST ORANGE, NJ	07052
82.01	7.07		654 PROSPECT AVENUE	BARU, NAKKUBHORE BANOURCHIRANAKA	654 PROSPECT AVE	WEST ORANGE, NJ	07052	156	29		57 OLD INDIAN ROAD	BERRY, CHERISSE	57 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
82.01	7.08		658 PROSPECT AVENUE	DELMONICO, DINAA FRANK POZAR	658 PROSPECT AVE	WEST ORANGE, NJ	07052	156	29.01		3 MARKULES COURT	ADDERLEY, NATHANIEL E & ANGELA C	3 MARKULES CT	WEST ORANGE, NJ	07052
								156	29.02		7 MARKULES COURT	SIMPSON, DY SHAWN	7 MARKULES COURT	WEST ORANGE, NJ	07052
82.01	7.09		662 PROSPECT AVENUE	MALDONADO, CORTESIA LUTON, STEFANI	662 PROSPECT AVENUE	WEST ORANGE, NJ	07052	156	29.03		8 MARKULES COURT	MOORE, MATTHEW PAUL	8 MARKULES COURT	WEST ORANGE, NJ	07052
82.01	7.10		666 PROSPECT AVENUE	LEHMERT, ELAINE	666 PROSPECT AVE	WEST ORANGE, NJ	07052	156	29.04		4 MARKULES COURT	SNYDER, JASON & TALIA	4 MARKULES CT	WEST ORANGE, NJ	07052
82.01	7.11		670 PROSPECT AVENUE	HAMER, LISA A & VALIZ, CHANG	670 PROSPECT AVE	WEST ORANGE, NJ	07052	156	35		97-105 OLD INDIAN PROPERTIES LLC	OLD INDIAN PROPERTIES LLC	4 DABBY CT	NEW PROVIDENCE, NJ	07094
82.01	7.12		674 PROSPECT AVENUE	CAMACHO, LIDNELA	674 PROSPECT AVENUE	WEST ORANGE, NJ	07052	156	35.01		109-115 OLD INDIAN ROAD	OLD INDIAN PROPERTIES LLC	4 DABBY CT	NEW PROVIDENCE, NJ	07094
82.01	7.13		PROSPECT AVENUE	DAVIS, RUTH TRUSTEES BERTSCHER, ION	66 MAIN STREET	WEST ORANGE, NJ	07052	157.01	11		MT. PLEASANT AVENUE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK, NJ	07114
82.02	13		654 PROSPECT AVENUE	ANTIOCH PRESBYTERIAN CHURCH OF NJ	654-656 PROSPECT AVE	WEST ORANGE, NJ	07052	158	22		1 BRIDGEWAY AVENUE	MICHELET, CHARLES & ELLEN	1 BRIDGEWAY AVENUE	WEST ORANGE, NJ	07052
82.02	13.09		660 PROSPECT AVENUE	NAIRA, MARK S & LUCY	660 PROSPECT AVE	WEST ORANGE, NJ	07052	158	27		5 BRIDGEWAY AVENUE	WILLIAMS, GREGORY & SARAH R	5 BRIDGEWAY AVE	WEST ORANGE, NJ	07052
82.03	1		598 PROSPECT AVENUE	APPEL, STEVEN M & WOLF, SHARON	598 PROSPECT AVENUE	WEST ORANGE, NJ	07052	158.01	40		681 PROSPECT AVENUE	THE CHURCH OF HOLY INNOCENTS	681 PROSPECT AVENUE	WEST ORANGE, NJ	07052
82.03	3		596 PROSPECT AVENUE	ALMANZAR, SAMUEL & ENED	596 PROSPECT AVE	WEST ORANGE, NJ	07052	158.01	41		12 OLD INDIAN ROAD	MC MOUNTAIN TOP LEAGUE	12 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
82.03	9		27 RIDGE ROAD	GAWLEY, ROBERT ET AL	27 RIDGE ROAD	WEST ORANGE, NJ	07052	158.01	43		6 BRIDGEWAY AVENUE	ST CLOUD PRESBYTERIAN CHURCH	20 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
82.03	14		EDGE ROAD	CESTONE, MICHELE A	31 RIDGE RD	WEST ORANGE, NJ	07052	158.21	10		20 GAVIN ROAD	JENSEN, VERONICA M	20 GAVIN RD	WEST ORANGE, NJ	07052
82.03	17		27 RIDGE ROAD	CANDYLAND LAND, LLC	27 RIDGE ROAD	WEST ORANGE, NJ	07052	158.21	11.01		88 OLD INDIAN ROAD	KADILL, WILLIAM J & DANIELLE N	88 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
82.03	27		501-520 PROSPECT AVE	BREA WOOD INDUSTRIES LLC/CECOWA 3340	PO BOX 2487 3340	SPokane, WA	99210	158.21	11.02		92 OLD INDIAN ROAD	DESHANDIE, AKSHAY A	92 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
83	5.01		303 MT. PLEASANT AVENUE	QSI PROPERTIES LLC	3 BUCKINGHAM RD	LINCOLN PARK, NJ	07035	158.21	11.03		96 OLD INDIAN ROAD	MCCLAMM, JAMES & MADRYN	96 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
155	26		275 MT. PLEASANT AVENUE	375 MT. PLEASANT AVE CONDO ASSOC	275 MT. PLEASANT AVE	WEST ORANGE, NJ	07052	158.21	15		100 OLD INDIAN ROAD	HAWKINS, BARBARA K	100 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO/241A TAXIDEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011								
155	27		MARION DRIVE	ESSIX GREEN VILLAS	MARION DRIVE	WEST ORANGE, NJ	07052								
155	27	C101	101 MARION DRIVE	CLARK, BARBARA	101 MARION DRIVE	WEST ORANGE, NJ	07052								
155	27	C102	102 MARION DRIVE	CESTONE, SUZANNE	102 MARION DRIVE	WEST ORANGE, NJ	07052								
155	27	C103	103 MARION DRIVE	BANAKES, IRENE	103 MARION DRIVE	WEST ORANGE, NJ	07052								
155	27	C104	104 MARION DRIVE	HENNELLY, MICHELLE & ROCHE, NICHOLAS	104 MARION DRIVE	WEST ORANGE, NJ	07052								
155	29		347 MT. PLEASANT AVENUE	MORRIS UNION HOLDING LLC	347 MT. PLEASANT AVE	WEST ORANGE, NJ	07052								
155.01	1.01		401 MT. PLEASANT AVENUE	PIERRE, JEAN JARROT	401 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052								
155.01	35		401 MT. PLEASANT AVENUE	SIMMONS, NIGEL	401 MT. PLEASANT AVE	WEST ORANGE, NJ	07052								
155.01	36		3 WEDGEWOOD DRIVE	VENKATARAMAN, GURHA & SURYA	3 WEDGEWOOD DRIVE	WEST ORANGE, NJ	07052								
155.20	40		2 WEDGEWOOD DRIVE	GONZALEZ MORALES, MIRY A A	2 WEDGEWOOD DR	WEST ORANGE, NJ	07052								
155.20	61		4 WEDGEWOOD DRIVE	THE ARC OF ESSEX COUNTY, INC.	7 REGENT STREET	LIVINGSTON, NJ	07039								
156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	200 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052								
156	19.01		33 OLD INDIAN ROAD	HENNETT, SARIB R & MICHAELA	33 OLD INDIAN RD	WEST ORANGE, NJ	07052								
156	19.02		29 OLD INDIAN ROAD	PECIANO, NATASHA & LOUIS	29 OLD INDIAN RD	WEST ORANGE, NJ	07052								
156	19.03		41 OLD INDIAN ROAD	SARAC, AMILA & MINCY, WILLIAM	41 OLD INDIAN RD	WEST ORANGE, NJ	07052								
156	19.04		31 OLD INDIAN ROAD	GRAHAM, ALAN + DONNA	31 OLD INDIAN ROAD	WEST ORANGE, NJ	07052								

GENERAL NOTES:

- SITE IS KNOWN AND DESIGNATED AS BLOCK 156, LOT 1 OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY TAX MAP DATED AUGUST 1986 AND LAST REVISED ON JANUARY 14, 2022, AND ON SHEET 39, 39.01, 39.02 AND 39.03 OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.
- SUBJECT SITE PRIVATE GOLF COUNTY CLUB, LOCATED WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL ZONE DISTRICT AS PER THE TOWNSHIP OF WEST ORANGE ZONING MAPS. ACCORDING TO THE TOWNSHIP OF WEST ORANGE ZONING ORDINANCE, SECTION 25-7.1, A GOLF COURSE AND GOLF CLUB HOUSES ARE PERMITTED USE IN R-2 DISTRICT.
- THIS PROJECT INCLUDES THE ABOVE REFERENCED LOTS AND ENCOMPASSES 176,832 ACRES.
- BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED UPON MAP ENTITLED "SURVEY OF EAST COURSE ESSEX COUNTY COUNTRY CLUB, TOWN OF WEST ORANGE, ESSEX COUNTY, NJ", PREPARED BY GC STEWART, INC.
- HORIZONTAL (NAD 83) AND VERTICAL DATUM (NAVD1988) BASED ON MAPS ENTITLED "ASBUILT" DATED SEPTEMBER 29, 2015 & "PARTIAL TOPOGRAPHIC SURVEY" DATED MAY 26, 2022; PREPARED BY MATRIX NEW WORLD ENGINEERING, INC.
- THIS PLAN SET CONSISTS OF 7 SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.
- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY AND FINAL MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SEE ZONING TABLE ON SITE PLAN SHEET 3 OF 7.

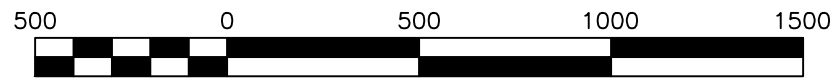
APPLICANT/OWNER

ESSEX COUNTY COUNTRY CLUB
350 MT. PLEASANT AVE
WEST ORANGE, NJ 07052

LEGEND

	BOUNDARY LINE
	LOT LINE
	LOT NUMBER
	BLOCK LIMIT
	BLOCK NUMBER
	ZONE BOUNDARY
	ZONE DESIGNATION
	MUNICIPAL BOUNDARY
	200' ADJOINER LINE
	PROPOSED SITE

KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE
1 inch=500 feet

SOURCE: TOWNSHIP OF WEST ORANGE TAX MAPS

DRAWING INDEX		
Sheet No.	Title	Revision Date
1	TITLE SHEET	
2	EXISTING CONDITIONS & SITE CLEARING PLAN	
3	SITE PLAN	
4	GRADING & UTILITY PLAN	
5	SOIL EROSION & SEDIMENT CONTROL PLAN	
6	SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS	
7	CONSTRUCTION DETAILS	

WAIVER REQUEST

- BOUNDARY SURVEY BY GC STEWART IS OLDER THAN 5 YEARS, WHICH DOES NOT COMPLY WITH THE TOWNSHIP REQUIREMENT
- PROPOSED SITE PLAN DOES NOT PROVIDE ALL EXISTING STREET, WATER COURSES, FLOOD PLAINS, WETLAND OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ON AND WITHIN 200FT OF THE SITE.
- PROPOSED SITE PLAN DOES NOT PROVIDE EXISTING RIGHT-OF-WAY AND/OR EASEMENT ON AND WITHIN 200FT OF TRACT.
- THE PLAN DOES NOT PROVIDE BOUNDARY, LIMITS, NATURE AND EXTENT OF WOODED AREAS, SPECIMEN TREES AND OTHER SIGNIFICANT PHYSICAL FEATURE.
- THE SITE PLAN APPLICATION DOES NOT PROVIDE SOLID WASTE MANAGEMENT PLAN. THE PROPOSED CLUB ADDITION WILL UTILIZE THE EXISTING SOLID WASTE MANAGEMENT PLAN.

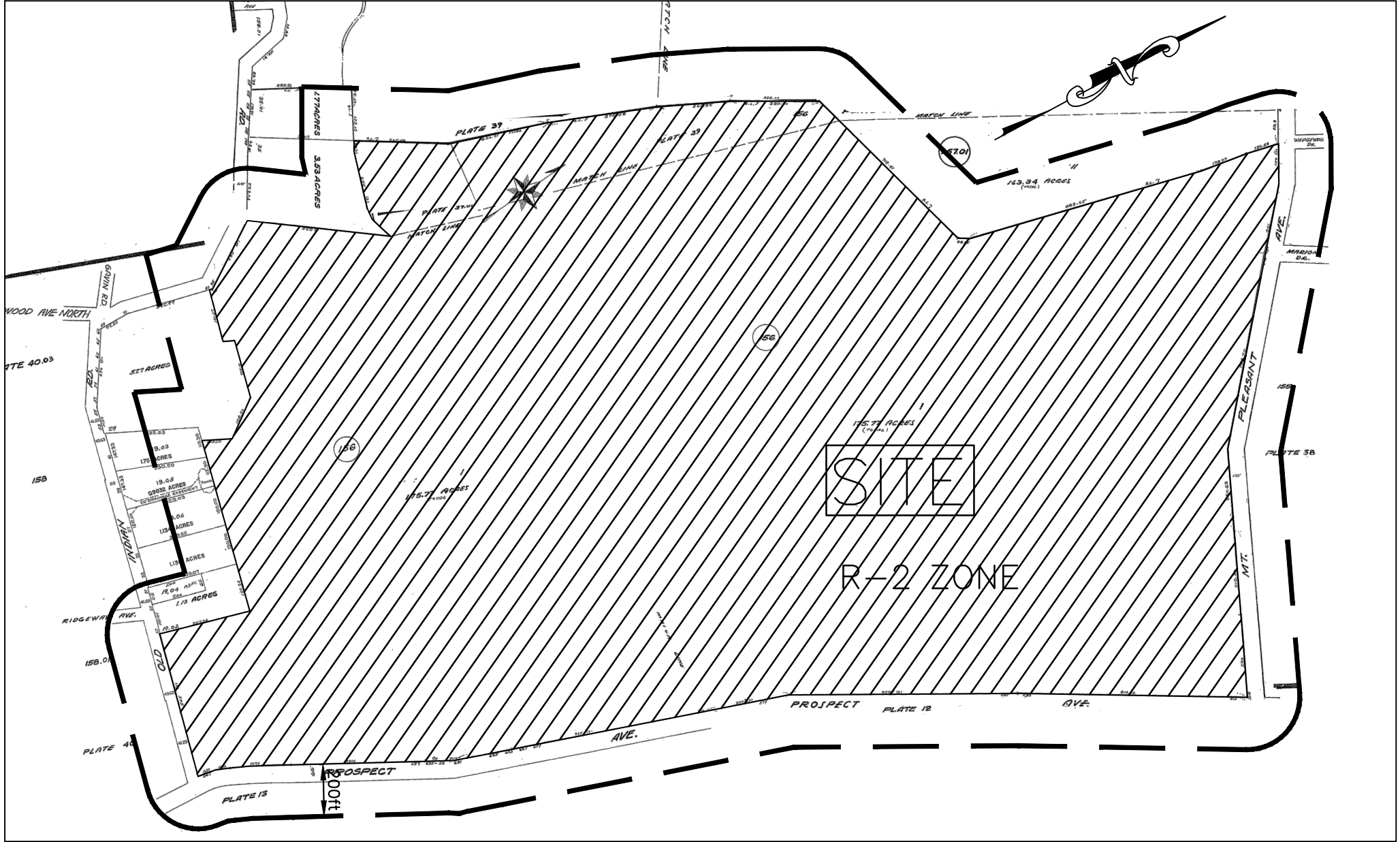
POOL COMPLEX SITE PLAN

ESSEX COUNTY COUNTRY CLUB

BLOCK 156, LOT 1

TOWNSHIP OF WEST ORANGE

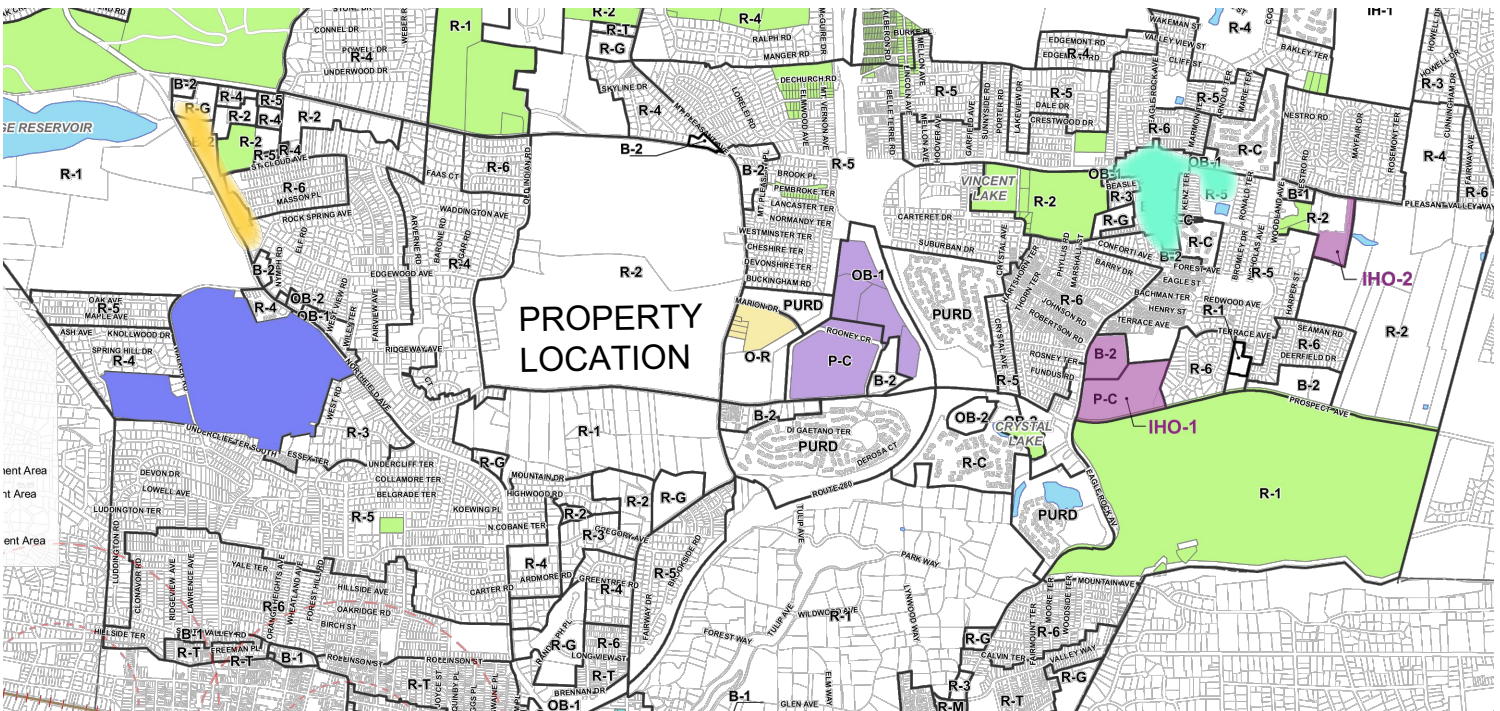
ESSEX COUNTY, NEW JERSEY



NOTICE TO CONTRACTOR

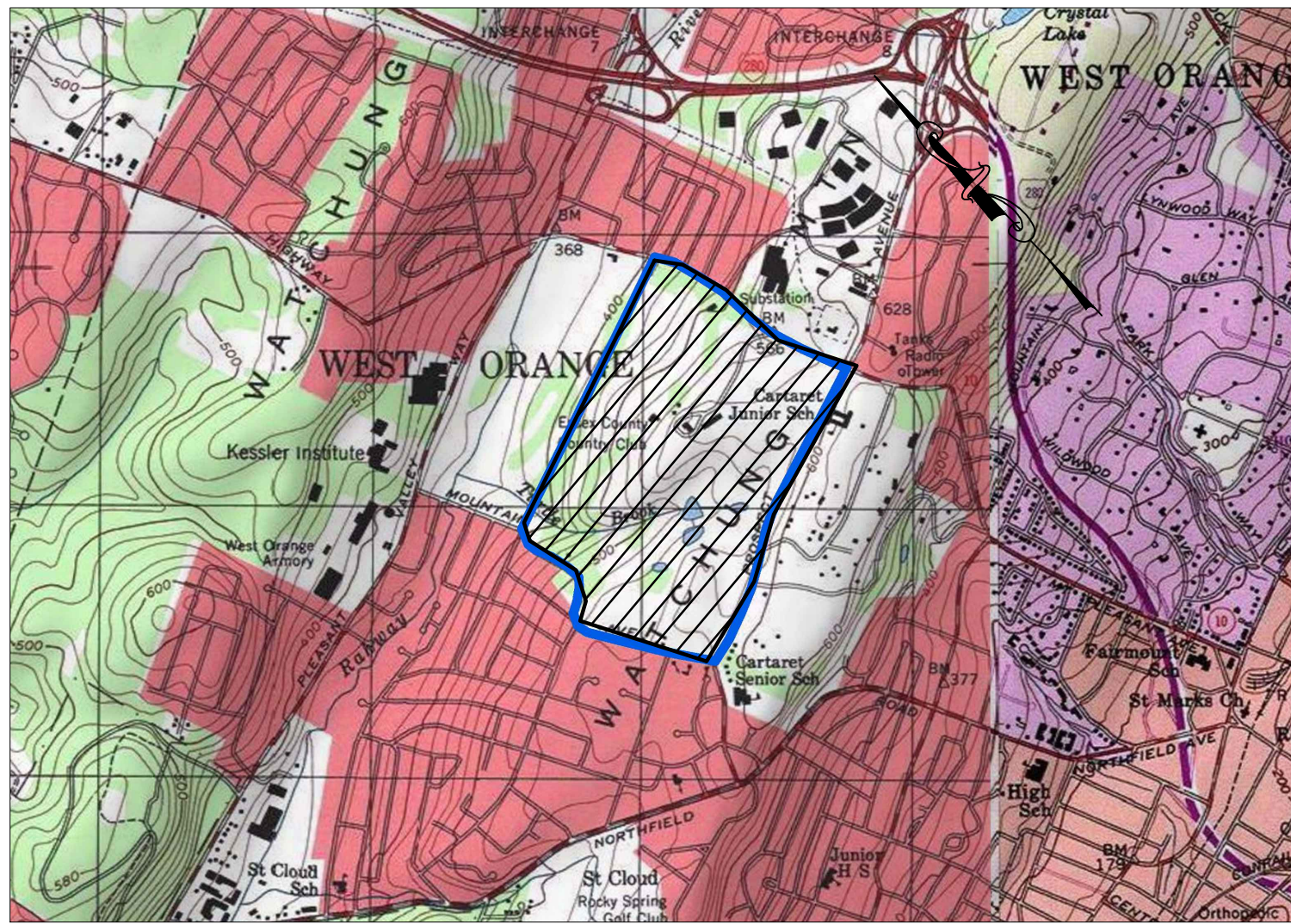
ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.



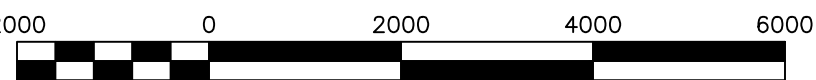
ZONING MAP

NTS



SITE LOCATION MAP

SCALE: 1" = 2000'



GRAPHIC SCALE
1 inch=2000 feet

APPROVED BY THE
TOWNSHIP OF WEST ORANGE
PLANNING BOARD

CHAIRPERSON DATE

SECRETARY DATE

TOWNSHIP ENGINEER DATE

UTILITY CONTACTS

JOINT MEETING ESSEX & UNION
500 SOUTH FIRST STREET, ELIZABETH, NJ, 07020
NEW JERSEY AMERICAN WATER COMPANY
1025 LAUREL OAK ROAD, VORHEES, NJ 08043
1-800-652-6987
PUBLIC SERVICE ELECTRIC AND GAS
2000 FRANK E RODGERS BLVD S, HARRISON, NJ, 07029
1-800-436-7734

TITLE SHEET

ESSEX COUNTY COUNTRY CLUB
POOL COMPLEX IMPROVEMENTS

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

PROJECT NUMBER:

DATE: 7/03/2024

SCALE: AS SHOWN

SHEET 1 OF 7

DESIGNED BY:

REVIEWED BY:

RELEASED BY:

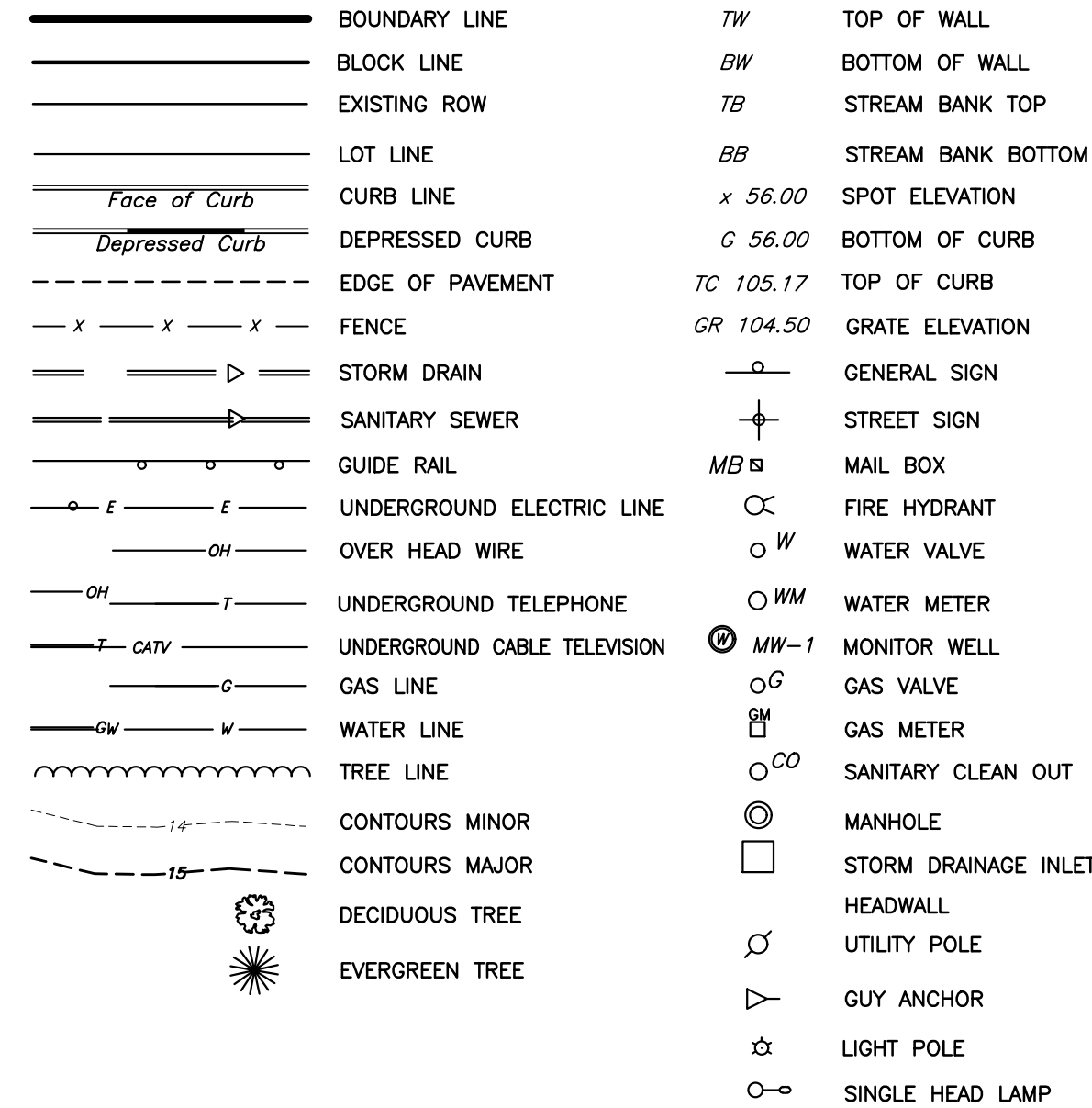
PAUL T. CALABRESE, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 2460440001 OF NJ

DATE: 7/03/2024

DATE: 7/03/2024



3107 ATLANTIC AVENUE
ALLENWOOD, NJ 08720
NJ Certificate of Authorization #PAG-28236009
Tel.: 908-225-4303

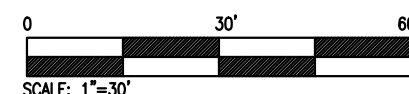
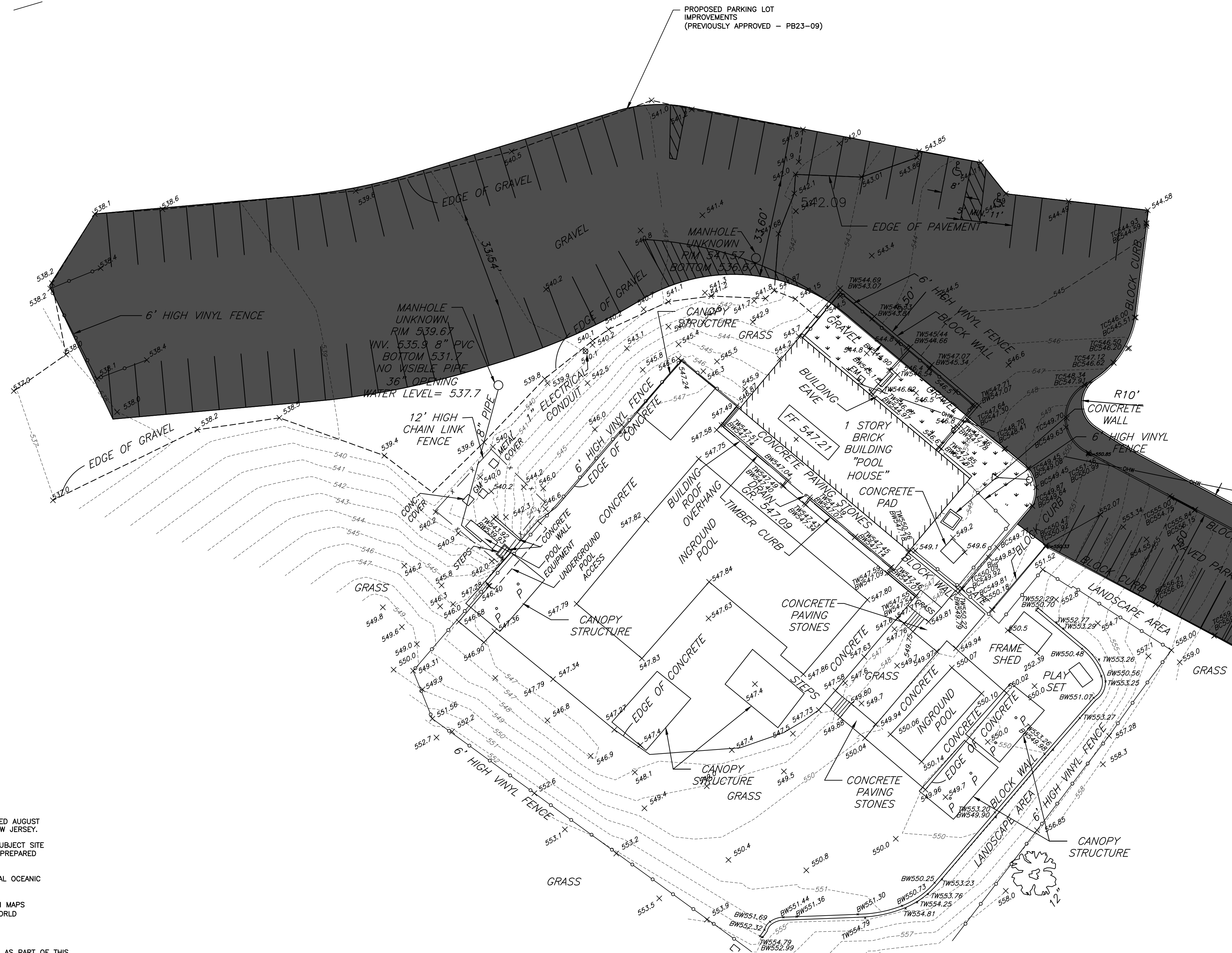


EXISTING CONDITIONS NOTES

1. SITE IS KNOWN AND DESIGNATED AS BLOCK 156, LOT 1 OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY TAX MAP DATED AUGUST 1986 AND LAST REVISED ON JANUARY 14, 2002, AND ON SHEET 39 AND 39.01 OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.
2. THIS PROJECT INCLUDES THE ABOVE REFERENCED LOTS AND ENCOMPASSES 176.832 ACRES AND THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED UPON MAP ENTITLED "SURVEY OF EAST COUSE ESSEX COUNTY CLUB, TOWN OF WEST ORANGE, ESSEX COUNTY, NJ", PREPARED BY GC STEWART, INC.
3. EXISTING CONDITIONS SHOWN ARE BASED UPON 2014 USSS CMGP LIDAR: POST SANDY(NEW JERSEY) CONTOURS PROVIDED BY THE NATIONAL OCEANIC ATMOSPHERE ADMINISTRATION (NOAA).
4. EXISTING CONDITIONS INFORMATION AND HORIZONTAL (NAD 83) AND VERTICAL DATUM (NAVD 1988) FOR THE SUBJECT SITE IS BASED UPON MAPS ENTITLED "ASBUILT" DATED SEPTEMBER 29, 2015 & "PARTIAL TOPOGRAPHIC SURVEY" DATED MAY 26, 2022 PREPARED BY MATRIX NEW WORLD ENGINEERING, INC.

SITE CLEARING NOTES

1. ALL DEBRIS, TREES, STUMPS, VEGETATION, DIRT PILES, CONSTRUCTION DEBRIS, ETC WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AS PART OF THIS PROJECT AND BE DISPOSED OF OFF-SITE UNLESS OTHERWISE STATED OR APPROVED.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT CONSTRUCTION OF THE WORK UNDER THIS PLAN WILL PASS THROUGH AREAS WHERE THEIR SERVICES EXIST. NOTIFICATION TO THE UTILITIES MUST BE MADE IN A SUFFICIENT AMOUNT OF TIME IN ADVANCE (MIN. 72 HOURS) PRIOR TO START OF ANY CONSTRUCTION WORK IN THE AFFECTED AREAS.
3. ALL SITE CLEARING DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR BACKFILL AND COMPACTION CERTIFICATION. BACKFILL MATERIAL IS TO BE APPROVED BY THE ENGINEER. PLACEMENT OF MATERIAL TO BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
4. ALL UTILITY SERVICES TO EXISTING RESIDENTIAL AND COMMERCIAL BUILDINGS ADJACENT TO THE PROJECT, THAT ARE TO REMAIN, WILL BE MAINTAINED DURING SITE CONSTRUCTION UNTIL THE REPLACEMENT UTILITIES ARE FULLY OPERATIONAL AND ACCEPTED BY THE APPROPRIATE AUTHORITY. THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO THE BUILDING OWNERS OF ANY TEMPORARY INTERRUPTIONS OF SERVICES. TEMPORARY INTERRUPTIONS MAY BE NEEDED TO CONNECT THE EXISTING SERVICES TO THE NEWLY CONSTRUCTED UTILITIES AND TO TEST THE NEW UTILITIES.
5. ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE.
6. THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS AND COMPLETING ALL PROJECTS PRIOR TO THE START OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN PERIMETER CHAIN LINK FENCING (MIN. 6' HIGH) AND SOIL FENCING (MIN. 3' HIGH) FOR THE DURATION OF THE DEMOLITION PROJECT. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CONSTRUCTION ENTRANCE WITH A SOIL DECONTAMINATION STATION AND MAINTAINING SITE SECURITY. AN APPROVED SOIL EROSION & SEDIMENT CONTROL PLAN WILL BE PROVIDED UPON REQUEST.
7. ALL SUITABLE MATERIAL SHALL BE CRUSHED AND STOCKPILED ON SITE. MATERIAL SHALL BE SEPARATED FROM SITE BY STOCKPILING ON 3MM CLEAR PLASTIC. MATERIAL IS TO BE CRUSHED TO SPECIFICATION PROVIDED BY GEOTECHNICAL ENGINEER FOR STRUCTURAL FILL.



PAUL T. CALABRESE, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 24GE00480500

Paul T. Calabrese

7/03/2024
DATE

STATE OF NEW JERSEY
DEPARTMENT OF TREASURY
DIVISION OF REVENUE
No. GE-4805
PROFESSIONAL ENGINEER


WATERMEN LLC
 107 ATLANTIC AVENUE
 PO BOX 309 01070
 NEWTON, MA 02459

1. ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION—FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
2. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
3. ALL PROPOSED ON-SITE CURBING TO BE BELGIUM BLOCK.
4. ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
5. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
6. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-4000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
7. SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS, AND FLOOR PLANS.
8. EXISTING PARKING SPACE MARKERS SHALL BE REMOVED TO SHOW THE PROPOSED PARKING SPACE AND ADA PARKING SPACE MARKERS

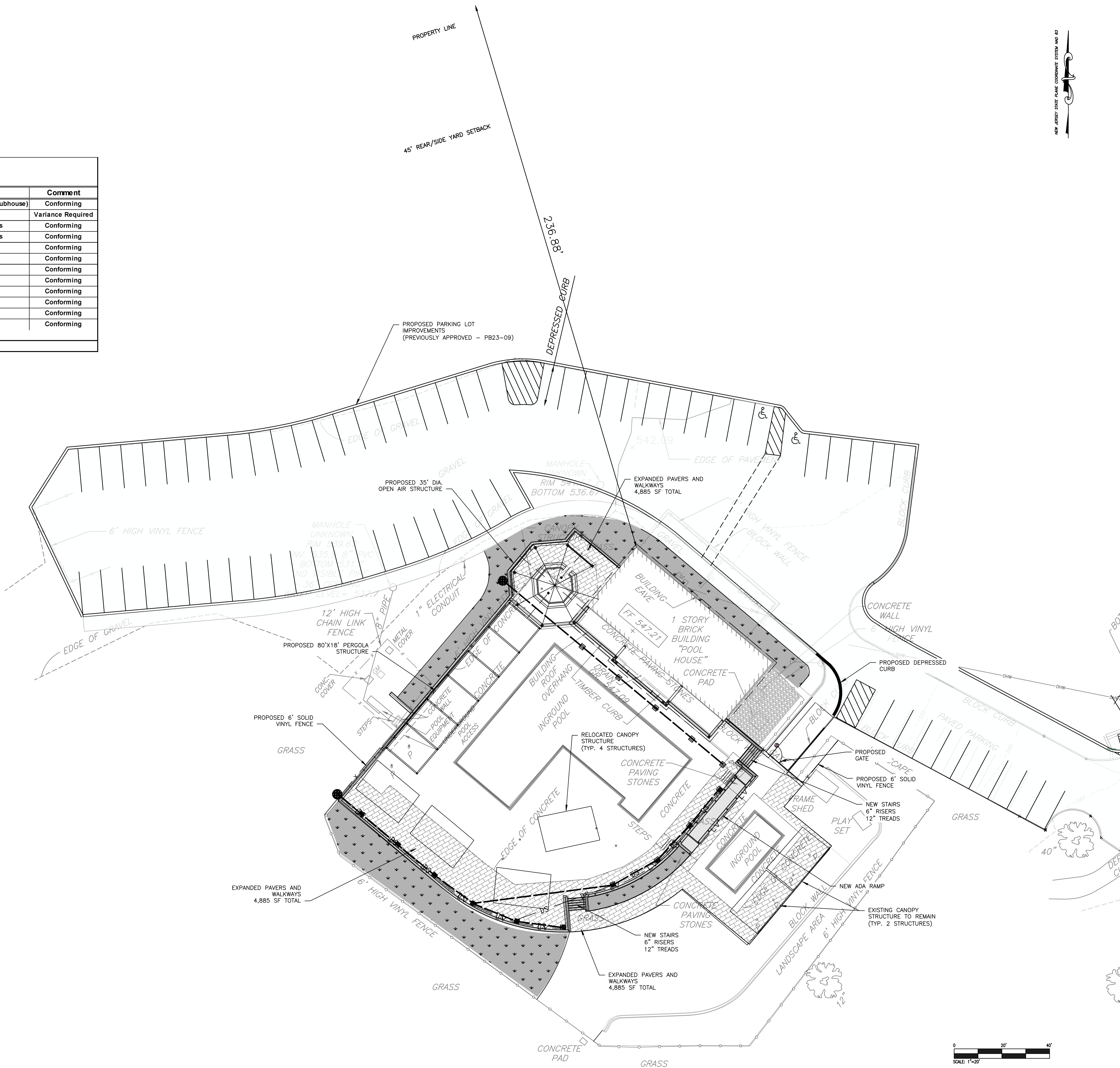
PROPOSED ZONING REQUIREMENTS TABLE				
R-2 ONE FAMILY RESIDENTIAL ZONE				
Description	Required	Existing	Proposed	Comment
Maximum Principal Structure Height	2.5 stories or 35 ft	33.25 ft. (Existing Clubhouse)	33.25 ft. (Existing Clubhouse)	Conforming
Maximum Accessory Structure Height	15 ft	15.5 ft. (Existing Pool House)	17.83 ft.	Variance Required
Minimum Lot Area	40,000 sf	176.83 acres	176.83 acres	Conforming
Minimum Lot Area Per Unit	40,000 sf	176.83 acres	176.83 acres	Conforming
Minimum Lot Width	125 ft.	2,000 ft.	2,000 ft.	Conforming
Minimum Front Yard	35 ft.	135 ft.	135 ft.	Conforming
Minimum Side Front Yard-Corner Lot	35 ft.	65	65	Conforming
Minimum Side Yard (Each Side)	20 ft.	65	65	Conforming
Minimum Rear Yard	45 ft.	65	65	Conforming
Maximum Building Coverage	20%	1.0%	1.0%	Conforming
Maximum Lot Coverage	30%	7.1%	7.2%	Conforming
Minimum Spacing Between Buildings	35 ft.	NA	NA	Conforming

R-2 (one family residential zone) permits golf courses and golf club house as principal use and customary accessory structures

 NEW PAVERS

 LANDSCAPING BEDS

W	TOP OF WALL
BW	BOTTOM OF WALL
EW	STREAM BANK TOP
BB	STREAM BANK BOTTOM
$\times$ 56.00	SPOT ELEVATION
G 56.00	BOTTOM OF CURB
C 105.17	TOP OF CURB
R 104.50	GRATE ELEVATION
	GENERAL SIGN
	STREET SIGN
MB	MAIL BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
MW-1	MONITOR WELL
	GAS VALVE
	GAS METER
	SANITARY CLEAN OUT
	MANHOLE
	STORM DRAINAGE INLET
	HEADWALL
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	SINGLE HEAD LAMP



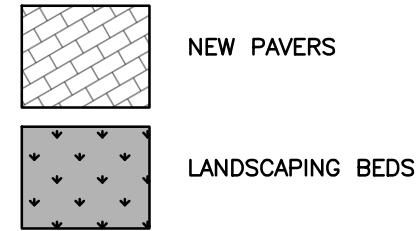
NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83

SHEET 3 OF 7	PROJECT NUMBER:		DATE: 7/03/2024		SCALE: AS SHOWN	
	SITE PLAN ESSEX COUNTY COUNTRY CLUB POOL COMPLEX IMPROVEMENTS SITUATED IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		 WATERMEN LLC 2107 ATLANTIC AVENUE ALLENWOOD, NJ 08870 Tel.: 908-229-6303 NJ Certificate of Authorization #24CA-2822-0003			
			 Paul T. Calabrese 7/03/2024 DATE PAUL T. CALABRESE, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 24GE04480300			
			DESIGNED BY:			
			REVIEWED BY:			
RELEASED BY:						
		No.	DESCRIPTION	DATE:	DIST.:	REV.:
			REVISIONS			

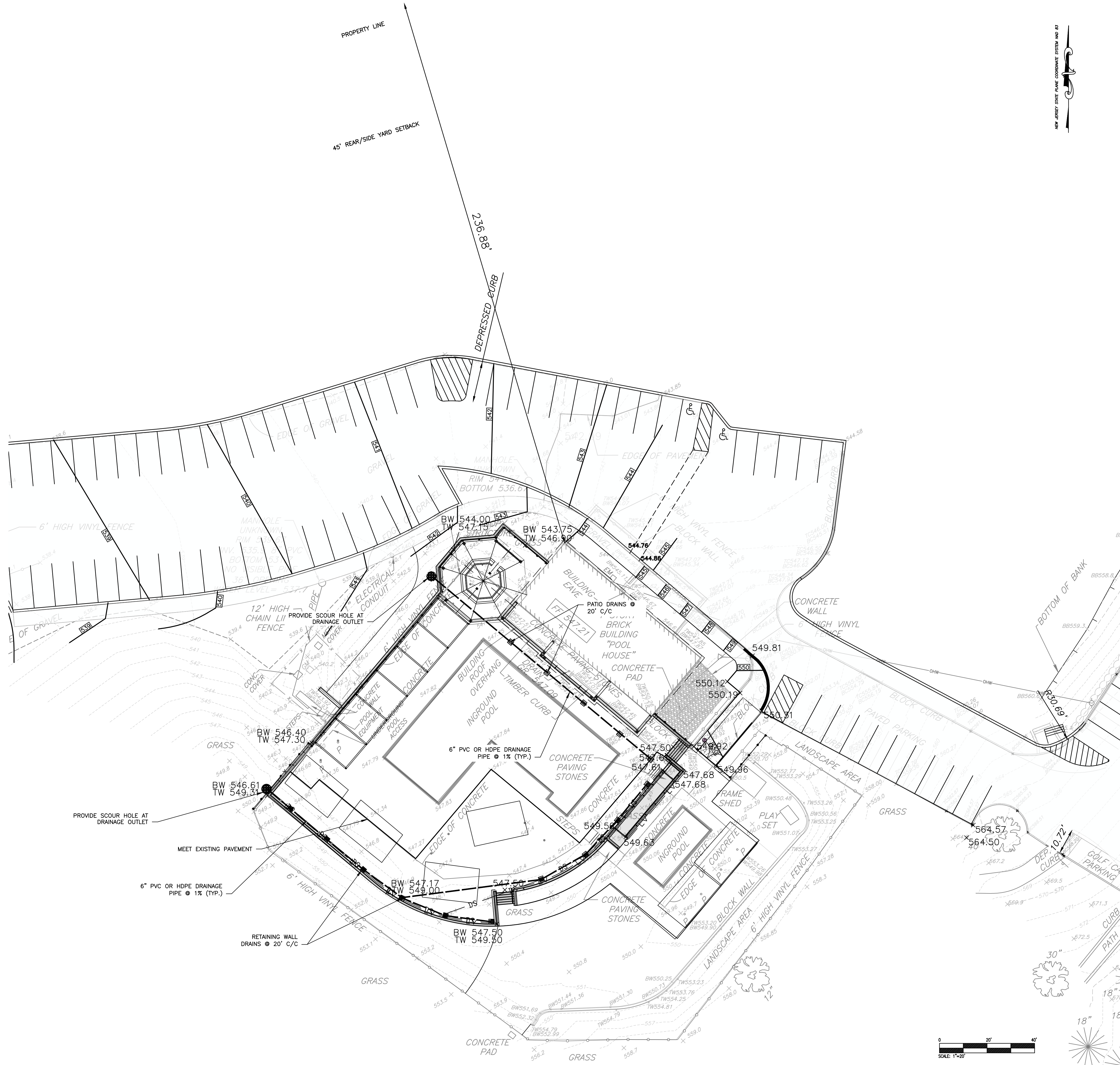
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C:\Users\pcalabrese\Dropbox\Watermen\Projects\Essex County CC\DWG\Construction Plan\Plot Sheet\Pool\POOL PLAN-R2.dwg\3 SITE PLAN

Plotted: 7/16/2024 9:37 PM, By: Paul Calabrese
C:\Users\pcalabrese\Dropbox\Watermen\Projects\Essex County\CCDWG\Construction Plan\Plot Sheet\Pool\POOL PLAN-R2.dwg\4 GRADING PLAN

- SITE NOTES:**
1. ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION--FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
 2. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
 3. ALL PROPOSED ON-SITE CURBING TO BE BELGIUM BLOCK.
 4. ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
 5. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
 6. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-4000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
 7. SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS, AND FLOOR PLANS.
 8. EXISTING PARKING SPACE MARKERS SHALL BE REMOVED TO SHOW THE PROPOSED PARKING SPACE AND ADA PARKING SPACE MARKERS



- LEGEND**
- | | | |
|------------------------------|-----------|----------------------|
| BOUNDARY LINE | TW | TOP OF WALL |
| BLOCK LINE | BW | BOTTOM OF WALL |
| EXISTING ROW | TB | STREAM BANK TOP |
| LOT LINE | BB | STREAM BANK BOTTOM |
| CURB LINE | x 56.00 | SPOT ELEVATION |
| DEPRESSED CURB | G 56.00 | BOTTOM OF CURB |
| EDGE OF PAVEMENT | TC 105.17 | TOP OF CURB |
| FENCE | GR 104.50 | GRATE ELEVATION |
| STORM DRAIN | | GENERAL SIGN |
| SANITARY SEWER | | STREET SIGN |
| GUIDE RAIL | | MAIL BOX |
| UNDERGROUND ELECTRIC LINE | | FIRE HYDRANT |
| OVER HEAD WIRE | | WATER VALVE |
| UNDERGROUND TELEPHONE | | WATER METER |
| UNDERGROUND CABLE TELEVISION | | MONITOR WELL |
| GAS LINE | | GAS VALVE |
| WATER LINE | | GAS METER |
| TREE LINE | | SANITARY CLEAN OUT |
| CONTOURS MINOR | | MANHOLE |
| CONTOURS MAJOR | | STORM DRAINAGE INLET |
| DECIDUOUS TREE | | HEADWALL |
| EVERGREEN TREE | | UTILITY POLE |
| | | GUY ANCHOR |
| | | LIGHT POLE |
| | | SINGLE HEAD LAMP |



DESIGNED BY:	REVIEWED BY:	RELEASED BY:	NO.	DATE:	REVISIONS:
PAUL T. CALABRESE, P.E.					
NEW JERSEY PROFESSIONAL ENGINEER					
LICENSE NO. 24G04480500					
7/03/2024					
DATE					

WATERMEN LLC

3107 ATLANTIC AVENUE
ALLENWOOD, NJ 08720

NY Certificate of Authorization #14613-2529000
Tel.: 908-225-4303

GRADING AND DRAINAGE PLAN

ESSEX COUNTY COUNTRY CLUB
POOL COMPLEX IMPROVEMENTS

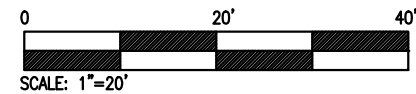
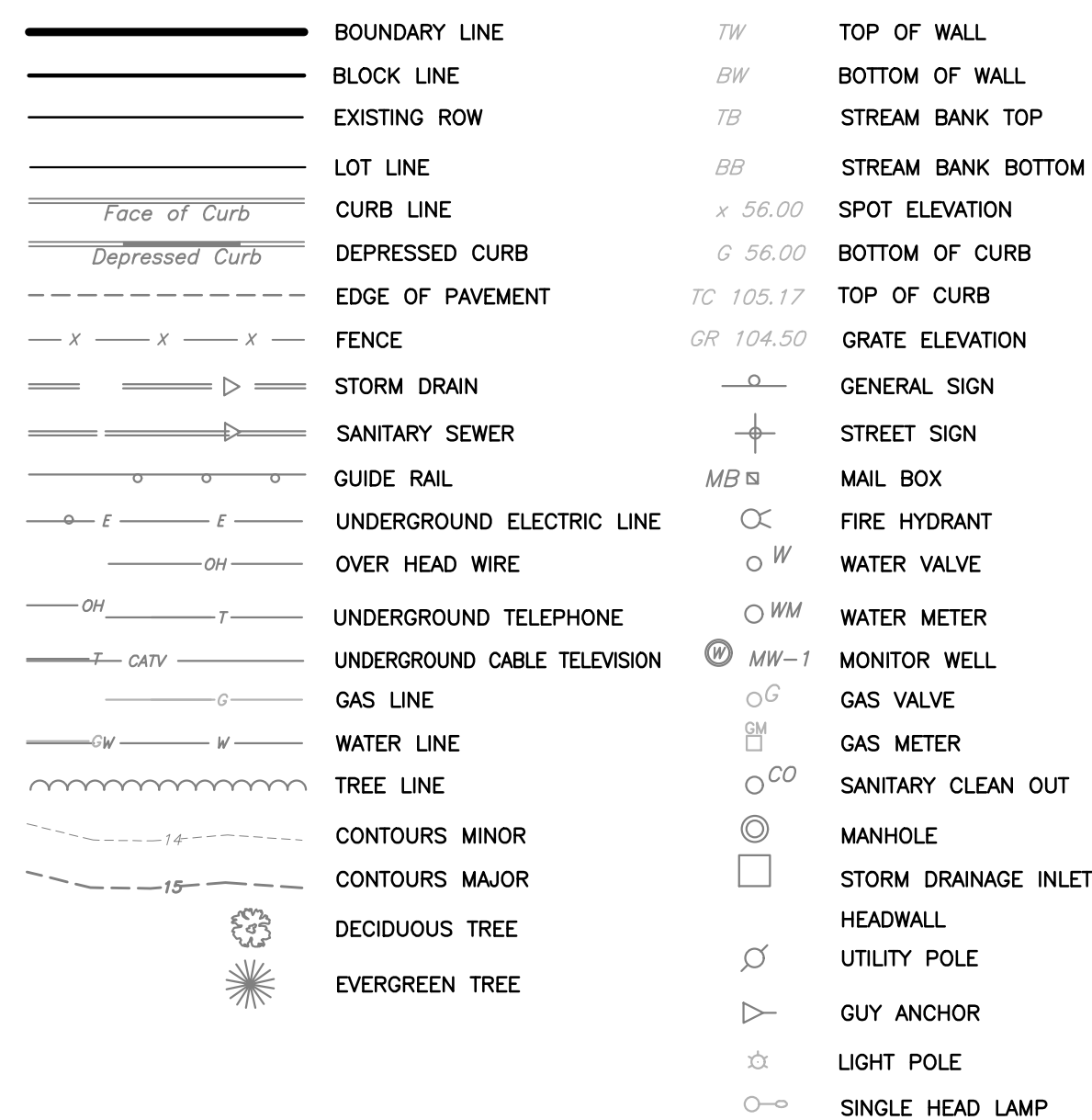
PROJECT NUMBER:

DATE: 7/03/2024

SCALE: AS SHOWN

SHEET 4 OF 7

1. ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION—FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
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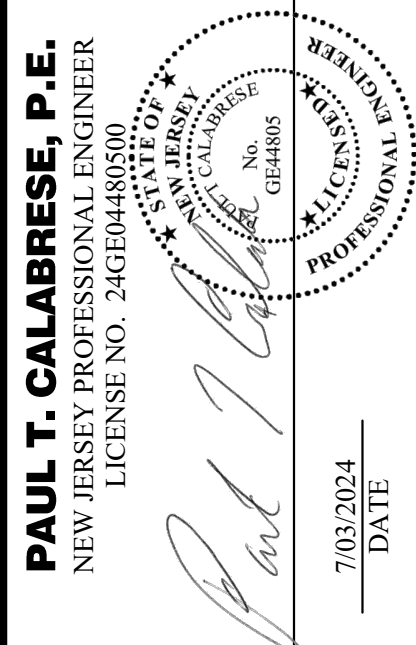


NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83

RELEASED BY:

STATE OF NEW JERSEY

DATE 05/20/24



NJ Certificate of Authorization #24GA28226901
Tel.: 908-229-6301

SOIL EROSION AND
SEDIMENT CONTROL PLAN

ESSEX COUNTY COUNTRY CLUB
POOL COMPLEX IMPROVEMENTS

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

1000

SHEET 5 OF

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT (HEPSCD) SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL", 7TH EDITION LAST REVISED JULY 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THE PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE BEST RECOMMENDED TO ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD:
SPRING - 3/15-5/15, AND FALL - 8/15-10/1.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TO DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX: (973) 364-0784 OR EMAIL: INFORMATION@HEPSCD.ORG.
- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ-DOA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 973-364-0786 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.
- 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 SEDIMENTATION BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO HYDRO-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 1 1/2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS:

PHASE	DURATION
1. TEMPORARY SOIL EROSION FACILITIES	IMMEDIATELY
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE	IMMEDIATELY
3. INSTALL SILT FENCE	IMMEDIATELY
4. ROUGH CLEARING AND GRADING	3 WEEKS
5. RETAINING WALLS AND PATIO	6 WEEKS
6. TEMPORARY SEEDING +	IMMEDIATELY
7. MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
8. CONSTRUCTION OF THE BUILDING INTERIOR IMPROVEMENTS	4 MONTHS
9. FINAL SEEDING AND LANDSCAPING	2 WEEKS

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 2 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL, (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXCEPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

SPPP REQUIRED INSPECTIONS AND REPORTS

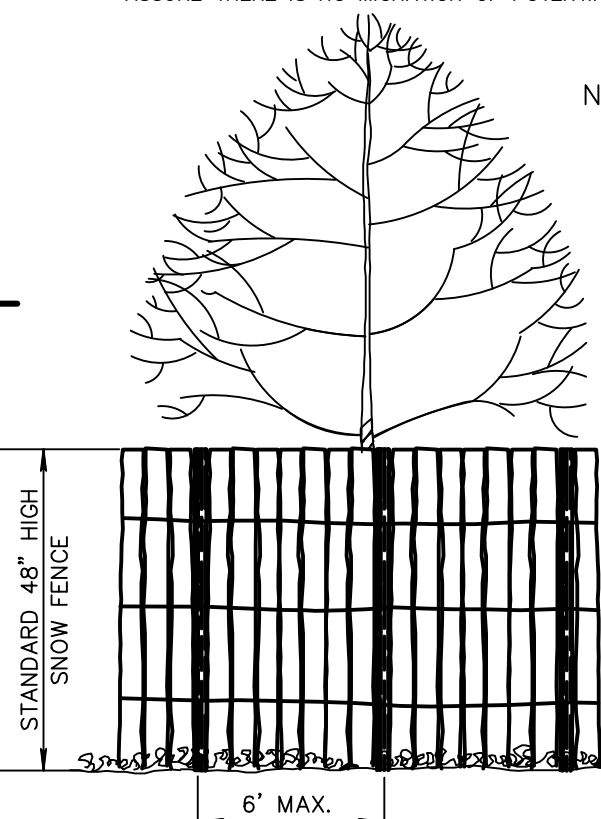
- ROUTINE INSPECTIONS
 - THE PERMITTEE SHALL CONDUCT AND DOCUMENT ROUTINE INSPECTIONS OF THE FACILITY TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHER THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) IDENTIFIED UNDER 8.1 OF THE 503-CONSTRUCTION ACTIVITY STORMWATER (CS) PART 1 NARRATIVE REQUIREMENTS, INCLUDING THIS SOIL EROSION AND SEDIMENT CONTROL PLAN IS BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONAL MEASURES ARE NEEDED TO IMPLEMENT THE SPPPP. (ROUTINE INSPECTIONS MINIMUM WEEKLY).
 - HIGH ACID PRODUING SOILS WITH A pH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A RATE OF 6 TONS PER ACRE (OR 275 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5 OR MORE EXCEPT AS FOLLOWS:
HIGH ACID PRODUING SOILS WITH A pH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A RATE OF 6 TONS PER ACRE (OR 275 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5 OR MORE EXCEPT AS FOLLOWS:
OTHER RECORD-KEEPING REQUIREMENTS
THE CONTRACTOR SHALL KEEP THE FOLLOWING RECORDS RELATED TO CONSTRUCTION ACTIVITIES AT THE SITE:
- DATES WHEN MAJOR GRADING ACTIVITIES OCCUR AND THE AREAS WHICH WERE GRADED
- DATES AND DETAILS CONCERNING THE INSTALLATION OF STRUCTURAL CONTROLS
- DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA
- DATES WHEN AN AREA IS STABILIZED, EITHER TEMPORARILY OR PERMANENTLY
- DATES OF RAINFALL AND THE AMOUNT OF RAINFALL
- DATES AND DESCRIPTIONS OF THE CHARACTER AND AMOUNT OF ANY SPILLS OF HAZARDOUS MATERIALS
- RECORDS OF REPORTS FILED WITH REGULATORY AGENCIES IF REPORTABLE QUANTITIES OF HAZARDOUS MATERIALS SPILLED
- A VISIBLE SIGN SHALL BE POSTED ON THE SITE TO IDENTIFY THE LOCATION OF SPPPP
 - REPORTS OF NONCOMPLIANCE
 - ALL INSTANCES OF NONCOMPLIANCE NOT REPORTED UNDER N.J.A.C. 7:140A-6.10 SHALL BE REPORTED TO THE DEPARTMENT ANNUALLY.
 - NOTIFICATION OF COMPLETION
 - THE SOIL CONSERVATION DISTRICT WILL PROVIDE THE DEPARTMENT A COPY OF THE REPORT OF COMPLIANCE ISSUED UNDER N.J.A.C. 2:90-1 FOR COMPLETED CONSTRUCTION ACTIVITIES, EXCEPT SINGLE FAMILY HOME CONSTRUCTION UNDER 6. BELOW. THE REPORT OF COMPLIANCE SHALL SERVE AS THE NOTIFICATION OF COMPLETION.
 - THE BUILDER OF A SINGLE FAMILY HOME THAT IS AUTHORIZED UNDER THIS PERMIT, BUT NOT WITHIN THE DEFINITION OF "PROJECT" AT N.J.S.A. 4:24-41G, SHALL SEND A COPY OF THE REPORT OF COMPLIANCE TO THE DEPARTMENT ANNUALLY.
 - THE SOIL CONSERVATION DISTRICT WILL PROVIDE A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE DEPARTMENT, WHICH WILL SERVE AS NOTIFICATION OF COMPLETION.
 - THE DOT SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT WHEN DOT CERTIFIED PROJECTS ARE COMPLETED.
- ANNUAL REPORTS AND CERTIFICATIONS.
 - THE PERMITTEE SHALL PREPARE AN ANNUAL REPORT SUMMARIZING EACH INSPECTION PERFORMED UNDER 8.A. ABOVE. THIS REPORT SHALL BE ACCOMPANIED BY AN INDEPENDENT CERTIFICATION, ON A FORM PROVIDED BY THE NJDEP THAT THE FACILITY IS IN COMPLIANCE WITH ITS SPPPP AND THIS PERMIT, EXCEPT THAT IF THERE ARE ANY INCIDENTS OF NONCOMPLIANCE, THOSE INCIDENTS SHALL BE IDENTIFIED IN THE CERTIFICATION. IF THERE ARE INCIDENTS OF NONCOMPLIANCE, THE REPORT SHALL IDENTIFY THE STEPS BEING TAKEN TO REMEDY THE NONCOMPLIANCE AND TO PREVENT SUCH INCIDENTS FROM RECURRING. THE REPORT AND CERTIFICATION SHALL BE SIGNED AND DATED BY THE PERMITTEE IN ACCORDANCE WITH N.J.A.C. 7:144-4.8, AND SHALL BE MAINTAINED FOR A PERIOD OF AT LEAST FIVE YEARS ALONG WITH COPIES OF ALL REPORTS AND RECORD KEEPING. THIS PERIOD MAY BE EXTENDED BY WRITTEN REQUEST FROM THE DEPARTMENT AT ANY TIME (SEE N.J.A.C. 7:144-6.6)
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MITIGATION NOTES FOR ACIDIC SOIL

- LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID PRODUING SOILS ARE ENCOUNTERED.
- TOPSOIL, STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUING SOILS.
- STOCKPILES OF HIGH ACID PRODUING SOILS SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
- TEMPORARILY STOCKPILED HIGH ACID PRODUING SOIL MATERIAL, TO BE EXPOSED MORE THAN 30 DAYS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE ADDED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID PRODUING SOIL.
- HIGH ACID PRODUING SOILS WITH A pH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A RATE OF 6 TONS PER ACRE (OR 275 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5 OR MORE EXCEPT AS FOLLOWS:
 - AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A pH OF 5 OR MORE.
 - DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES AND OTHERS TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
- EQUIPMENT USED FOR MOVEMENT OF HIGH ACID PRODUING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
- NON VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SILT FENCE, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID PRODUING SOILS FROM AROUND OR OFF THE SITE.
- FOLLOWING BURIAL OR REMOVAL OF HIGH ACID PRODUING SOIL, TOPSOILING AND SEEDING OF THE SITE, (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 7-11, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1 AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION). MONITORING SHOULD CONTINUE FOR APPROXIMATELY 6 TO 12 MONTHS TO ASSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.
- MONITORING OF AREAS WHERE HIGH ACID PRODUING SOIL HAS BEEN PLACED OR BURIED SHOULD BE PERFORMED FOR AT LEAST 2 YEARS OR LONGER IF PROBLEMS OCCUR, TO ASSURE THERE IS NO MIGRATION OF POTENTIAL ACID LEACHATE.

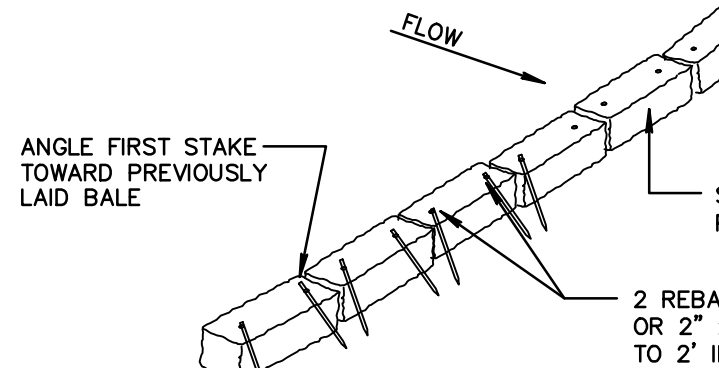
NOTE :

SNOW FENCE SHALL BE IDEALLY LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES. IN NO CASE SHALL IT BE CLOSER THAN 10' TO THE TRUNK, NO CONSTRUCTION MATERIALS, FILL, TOPSOIL, SOIL, ETC. SHALL BE STORED INSIDE THIS FENCE. EXISTING ELEVATIONS WITHIN THE FENCING AREA SHALL REMAIN UNCHANGED AND SOIL SHALL BE LEFT UNDISTURBED. (TO BE USED FOR SPECIMEN TREES IF IN THE VICINITY OF CLEARING OPERATION)



TREE PROTECTION

NOT TO SCALE



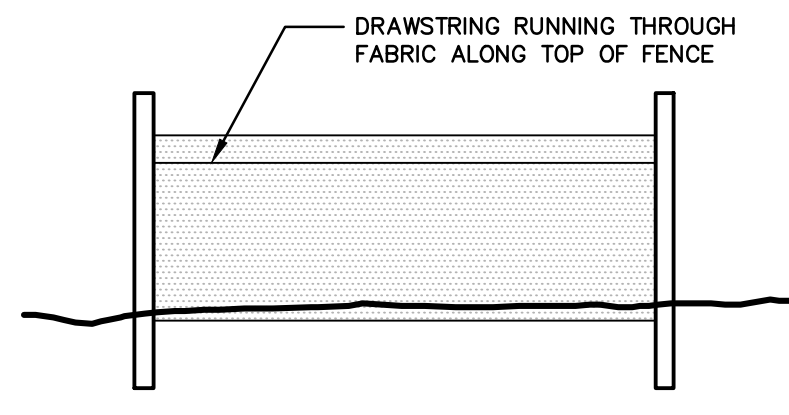
PLACEMENT & ANCHORING BALE SEDIMENT BARRIERS

NOT TO SCALE

CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP)

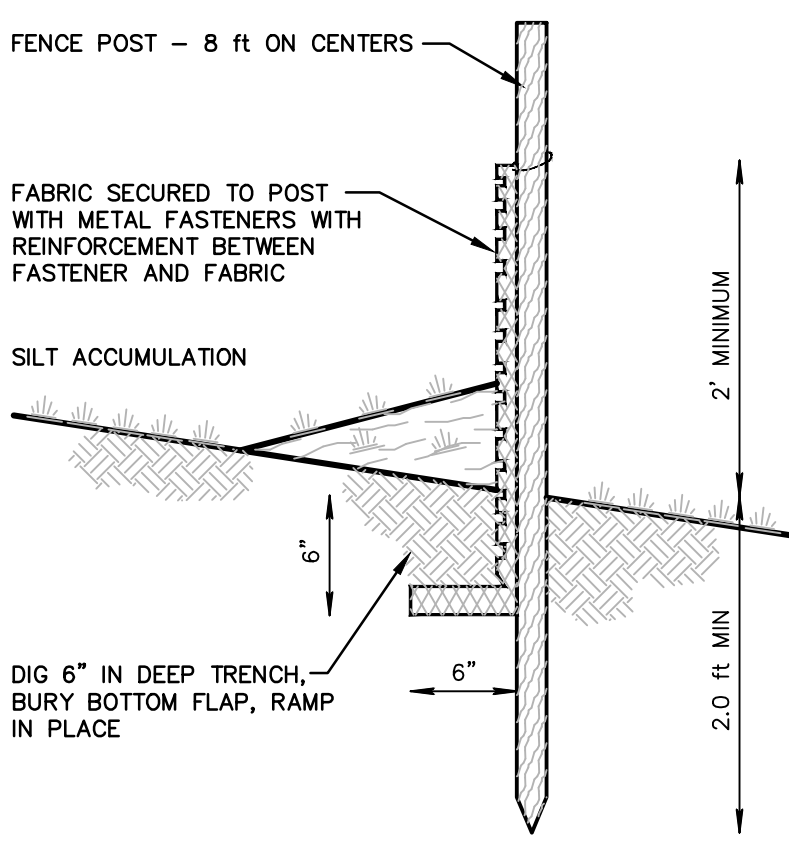
(THIS IS FOR CONSTRUCTION WASTE ONLY)

- THE CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE SPPPP CONSISTS OF THE REQUIREMENTS AND 4. BELOW. THESE REQUIREMENTS BECOME OPERATIVE ON MARCH 3, 2004 AND APPLY TO CONSTRUCTION ACTIVITIES THAT COMMENCE ON OR AFTER MARCH 3, 2004. ANY NEW CONSTRUCTION ACTIVITY FOR WHICH AN RFA IS SUBMITTED ON OR AFTER MARCH 3, 2004 OR WHICH WILL RECEIVE AUTOMATIC RENEWAL OR AUTHORIZATION UNDER THIS PERMIT AFTER MARCH 3, 2004 ALSO SHALL COMPLY WITH THESE REQUIREMENTS.
- MATERIAL MANAGEMENT TO PREVENT OR REDUCE WASTE - ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS SHALL BE STORED IN CONTAINERS IN A DRY COVERED AREA. MANUFACTURERS' RECOMMENDED APPLICATION RATES, USES AND METHODS SHALL BE STRICTLY FOLLOWED TO THE EXTENT NECESSARY TO PREVENT OR MINIMIZE THE PRESENCE OF WASTE FROM SUCH MATERIALS IN THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT (THE PRECEDING SENTENCE DOES NOT APPLY TO ANY MANUFACTURERS' RECOMMENDATIONS ABOUT FERTILIZER OR OTHER MATERIAL THAT CONFLICT WITH THE EROSION AND SEDIMENT CONTROL COMPONENT OF THE FACILITY'S SPPPP)
- WASTE HANDLING - THE FOLLOWING REQUIREMENTS APPLY ONLY TO CONSTRUCTION SITE WASTE THAT HAS THE POTENTIAL TO BE TRANSPORTED BY THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. THE HANDLING AT THE CONSTRUCTION SITE OF WASTE BUILDING MATERIAL, AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES, SHALL CONFORM WITH THE STATE SOLID WASTE MANAGEMENT ACT, N.J.S.A. 13:1E- ET SEQ., AND ITS IMPLEMENTING RULES AT N.J.A.C. 7:26, 7:26A, AND 7:26B; THE NEW JERSEY PESTICIDE CONTROL CODE AT N.J.A.C. 7:30, THE STATE LITTER STATUTE N.J.S.A. 13:14-(99.3), AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 (EXCEPT WHERE LOTS OR COVERS) FOR WASTE. WASTE SHALL BE COLLECTED FROM SUCH CONTAINERS BEFORE THEY OVERFLOW, AND SPILLS AT SUCH CONTAINERS SHALL BE CLEANED UP IMMEDIATELY.
- CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO:
 - "CONSTRUCTION AND DEMOLITION WASTE", AS DEFINED IN N.J.A.C. 7:26-1.8 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OF RESIDENTIAL, COMMERCIAL, BUILDINGS, PAYMENTS AND OTHER STRUCTURES. THE FOLLOWING MATERIALS MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP, PRE-PART, DIRT, STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY; PLASTER AND WALLBOARD; ROOFING MATERIALS; CORRUGATED CARBOARD AND MISCELLANEOUS PAPER; FERROUS AND NON-FERROUS METALS; ASBESTOS BUILDING INSULATION; PLASTIC SCRAP; DIRT; CARPETS AND PADDING, GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS WASTE." BUT SHALL NOT INCLUDE THE FOLLOWING:
 - ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26B (THE HAZARDOUS WASTE RULES).
 - DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS, AND SANDBLASTING GRITS, CLEANING SOLVENTS, ACIDS FOR CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G. CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS.
 - OTHER "LITTER" AS DEFINED AT N.J.S.A. 13:1E-215.0 AS FOLLOWS: "ANY USED OR UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM, GLASS, PLASTIC, RUBBER, PAPER, OR OTHER NATURAL OR SYNTHETIC MATERIAL, OR ANY COMBINATION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY BOTTLE, JAR OR CAN, OR ANY TOP, CAP OR DETACHABLE PART OF ANY BOTTLE, JAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OR ANY FLAMING OR GLOWING MATERIAL, OR ANY CIGARETTE, TRASH, REFUSE, DEBRIS, RUBBISH, GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPERS, MAGAZINES, GLASS, METAL, PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINOR OR OTHER EXTRACTION PROCESSES, LOGGING, SAMMILING, FARMING OR MANUFACTURING."
 - SANITARY SEWAGE AND SEPTAGE.
 - CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS SUBSTANCE.
- CONCRETE TRUCK WASHOUT - CONCRETE TRUCK WASHOUT ONSITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. DESIGNATED WASHOUT AREAS SHALL BE LINED AND BERMED TO PREVENT DISCHARGES TO SURFACE AND GROUND WATER. HARDENED CONCRETE FROM CONCRETE TRUCKS SHALL BE REMOVED AND PROPERLY DISPOSED OF.
- SANITARY SEWAGE/SEPTAGE DISPOSAL - DISCHARGES OF RAW SANITARY SEWAGE OR SEPTAGE ONSITE ARE STRICTLY PROHIBITED. ADEQUATE FACILITIES WITH PROPER DISPOSAL SHALL BE PROVIDED AND MAINTAINED ONSITE OR ADJACENT TO THE SITE FOR ALL WORKERS AND OTHER SANITARY NEEDS.
- SPILLS: DISCHARGE OF HAZARDOUS SUBSTANCES.
 - SPILL KITS SHALL BE AVAILABLE ONSITE OR ADJACENT TO THE SITE FOR ANY MATERIALS THAT ARE LISTED IN 2 ABOVE AND USED OR APPLIED ONSITE. ALL SPILLS OF SUCH MATERIAL SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY. CLEANED UP MATERIALS SHALL BE PROPERLY DISPOSED OF.
 - DISCHARGES OF HAZARDOUS SUBSTANCES (AS DEFINED IN N.J.A.C. 7:1E-1.6) IN CONSTRUCTION SITE WASTES ARE SUBJECT TO THE PROVISIONS OF THE SPILL COMPENSATION AND CONTROL ACT, NJAC 58:10-23.11 ET SEQ. AND OF DEPARTMENT REGULATIONS FOR DISCHARGE OF PETROLEUM AND OTHER HAZARDOUS SUBSTANCES AT NJAC 7:1E. NO DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ONSITE SPILL SHALL BE DEEMED TO BE "PURSUANT TO AND IN COMPLIANCE WITH THIS PERMIT" WITHIN THE MEANS OF THE SPILL COMPENSATION AND CONTROL ACT AT NJSA 58:10-23.1C.
 - RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R. 110, 117 AND 302 THAT OCCUR WITHIN A 24-HOUR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800-424-9600)
- LIQUID MULCH-BINDERS
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE OF ONE OF THE FOLLOWING:
 - EMULSIFIED ASPHALT - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1 AND CRS-2).
 - APPLY 0.04 GAL/SQ.YD. OR 194 GAL/ACRE ON FLAT SLOPES AND SLOPES LESS THAN 6 FEET HIGH, ON SLOPES 6 FEET OR MORE HIGH USE 0.075 GAL/SQ. YD. OR 363 GAL/ACRE.
 - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - SYNTHETIC OR ORGANIC BINDERS - BINDERS SUCH AS CURASOL DCA-70, PETRO-SET AND TERRA-TACK MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.



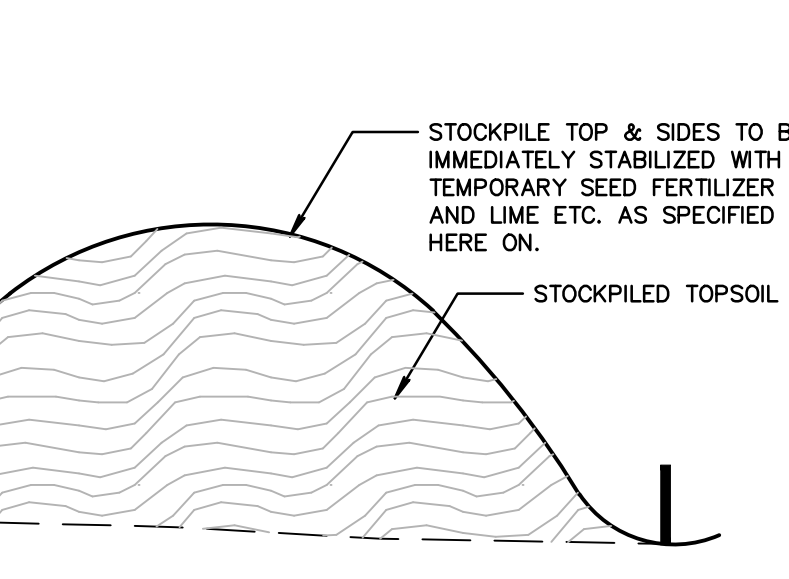
SILT FENCE

NOT TO SCALE



SILT FENCE

NOT TO SCALE



STOCKPILE AREA

NOT TO SCALE

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION

STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS.

PURPOSE

TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM.

METHODS AND MATERIALS

I. SITE PREPARATION

- GRADE, AS NEEDED AND FEASIBLE, TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR APPLYING AND ANCHORING MULCH. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING, PAGE 19.1.
- EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION AND SEDIMENT BASINS AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

II. PROTECTIVE MATERIALS

- UNROTTED SMALL-GRAIN STRAW, HAY OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMITY AT 90 TO 115 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDERS OR NETTING REDDOWN OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ASPHALT EMULSION OR OUTBACK ASPHALT IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS OR MACHINES IS NOT A PROBLEM.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED - UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
- WOOD-OR FIBER OR PAPER-FIBER MULCH AT A RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEDER OR HYDROMULCHING.
- MULCH NETTING, SUCH AS PAPER JUTE, EXCELSDOR, COTTON OR PLASTIC, MAY BE USED.
- WOODCHIPS APPLIED UNIFORMITY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED.
- GRAVEL, CRUSHED STONE OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1000 SQ. FT. SPREAD UNIFORMITY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

III. MULCH ANCHORING

- MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
 - PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CROSS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
 - MULCH ANCHORING TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. TOOL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES, ON SLOPING LAND, THE OPERATION SHOULD BE DONE ON THE COUNTER.
- LIQUID MULCH-BINDERS
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE OF ONE OF THE FOLLOWING:
 - EMULSIFIED ASPHALT - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1 AND CRS-2).
 - APPLY 0.04 GAL/SQ.YD. OR 194 GAL/ACRE ON FLAT SLOPES AND SLOPES LESS THAN 6 FEET HIGH, ON SLOPES 6 FEET OR MORE HIGH USE 0.075 GAL/SQ. YD. OR 363 GAL/ACRE.
 - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - SYNTHETIC OR ORGANIC BINDERS - BINDERS SUCH AS CURASOL DCA-70, PETRO-SET AND TERRA-TACK MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

STANDARD FOR SEEDING SPECIFICATIONS

TEMPORARY SEEDING

TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMITY AT A RATE OF 1.0 POUND PER 1,000 SQ. FT. (40 lbs/Ac.), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.
LIMESTONE (PULVERIZED DOLOMITIC EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) SHALL BE APPLIED AT THE RATE OF 45 lbs/1,000 SQ. FT. (1 TON/AC.) IN ACCORDANCE WITH TABLE 7-1, PAGE 7.2.
FERTILIZER (10-20-10 OR EQUIVALENT) AT THE RATE OF 11 lbs/1,000 SQ. FT. (200 lbs/Ac.) OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN, IN ACCORDANCE WITH PARAGRAPH 2A, PAGE 7-1.

MULCHING IS REQUIRED ON ALL SEEDING AND SHALL BE ACCOMPLISHED AS FOLLOWS:

- MULCH MATERIALS SHOULD BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT A RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FOOT. MULCH BLOWERS SHOULD NOT GRIND OR CHOP THE MATERIAL.
- SEEDING UNIFORMITY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FOOT SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- MULCH ANCHORING SHALL BE ACCOMPLISHED USING EITHER PEG AND TWINE, MULCH NETTING, MULCH-ANCHORING COILER TOOL, OR LIQUID MULCH-BINDERS, PER THE ACCOMPANYING "STABILIZATION WITH MULCH ONLY" SPECIFICATION.
 - * OPTIMUM SEEDING DATES: 3/1 - 5/15 AND 8/15 - 10/1

PERMANENT SEEDING

- TOPSOIL TO BE PLACED TO A DEPTH OF 4 INCHES ON EXPOSED SOILS UPON COMPLETION OF FINAL GRADING.
- SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING).ZONE 6b SEED MIXTURE 17, AS SHOWN ON PAGE 4-12 IN THE SOIL EROSION STANDARDS. THE SEEDING RATE SHALL BE:

SEED MIXTURE	PLANTING RATE LBS PER 1,000 SQ. FT.
HARD FESCUE	120
CREeping FESCUE	30
PERENNIAL RYEGRASS	10
	0.25

 - * OPTIMAL SEEDING DATES: 3/1 - 4/30 AND 8/15 - 10/15
- MULCHING WILL BE ACCOMPLISHED PER THE BELOW TEMPORARY SEEDING SPECIFICATION.
 - *MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SOIL CAN BE IRRIGATED.

SOIL PREPARATION

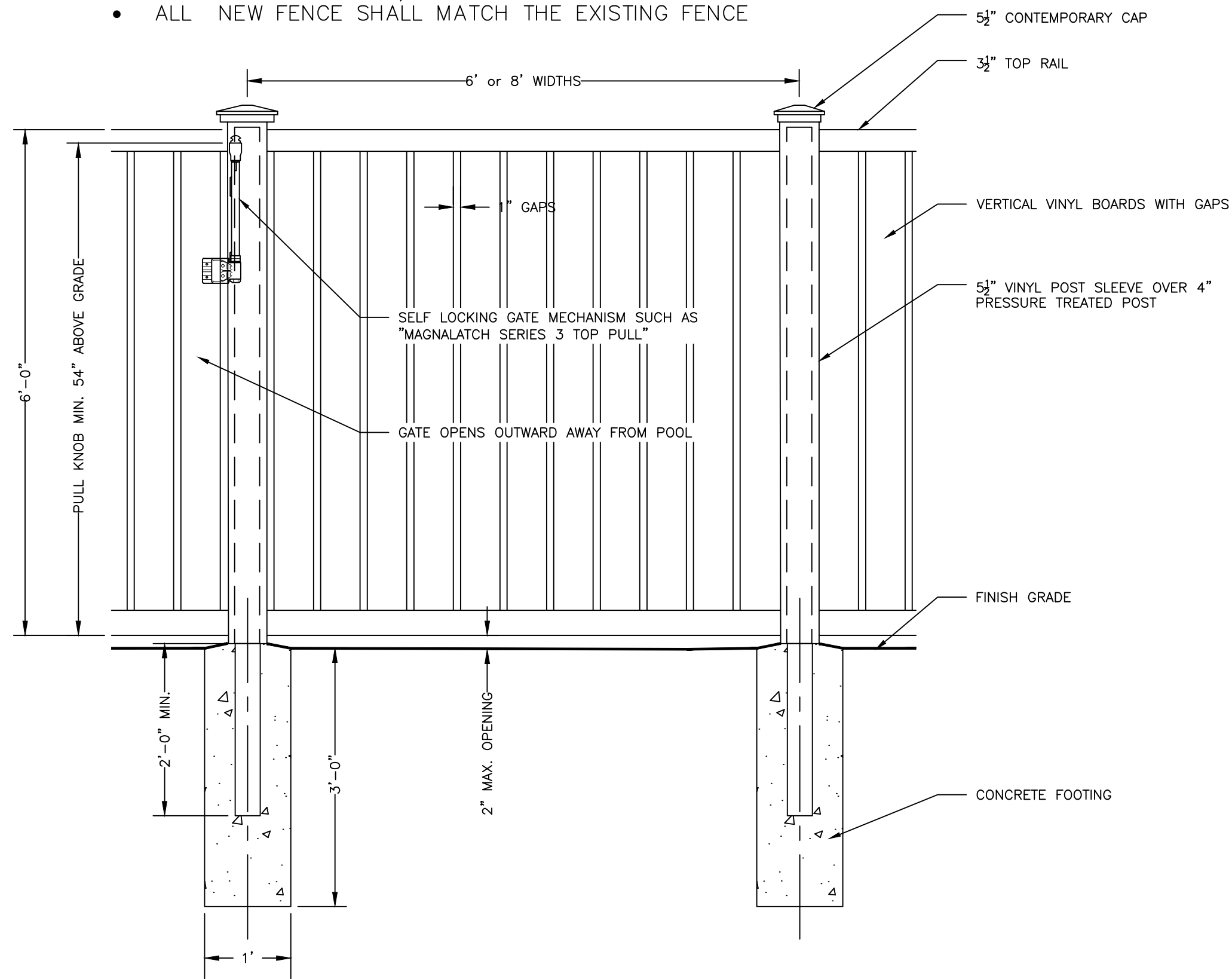
SUITABLE EQUIPMENT WILL BE USED TO PREPARE A REASONABLE, UNIFORM, FINE SEED BED TO A MINIMUM DEPTH OF 4 INCHES.
APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OF WATER. TOPSOIL SHALL BE APPLIED AT THE RATE OF 10-20 TO 10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIME SHALL BE PULVERIZED DOLOMITIC LIMESTONE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. THE FOLLOWING TABLE IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION RATES:

SOIL TEXTURE	TONS/ACRE	LBS./1000 SQ. FT.
CLAY, CLAY LOAM, & HIGHLY ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

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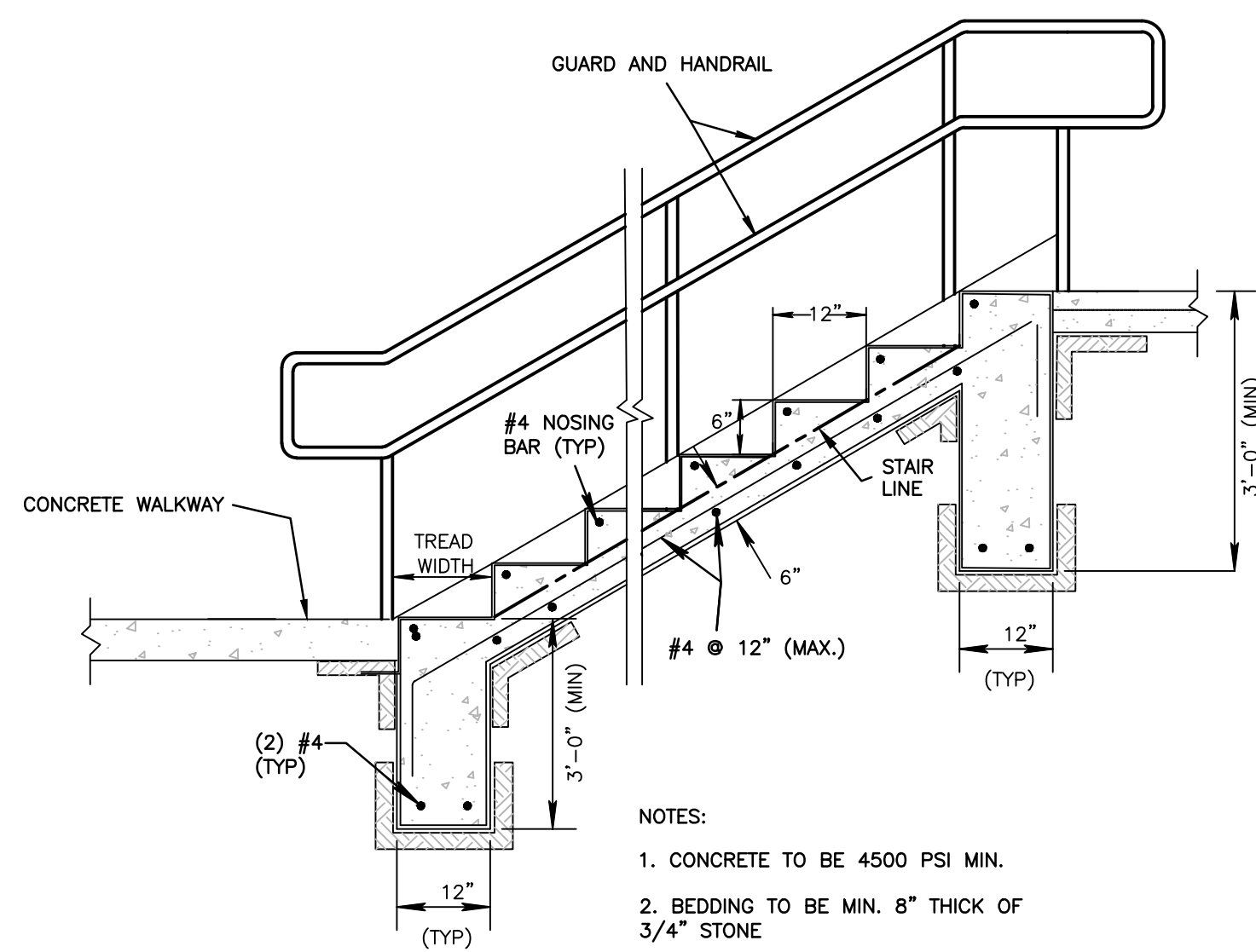
NOTES:

- SECTIONS OF EXISTING FENCE TO BE REMOVED AND SAVED FOR RE-INSTALLATION.
- ABANDON OR REMOVE/DISCARD POSTS AND FOOTINGS.
- ALL NEW FENCE SHALL MATCH THE EXISTING FENCE



FENCE AND GATE

NOT TO SCALE

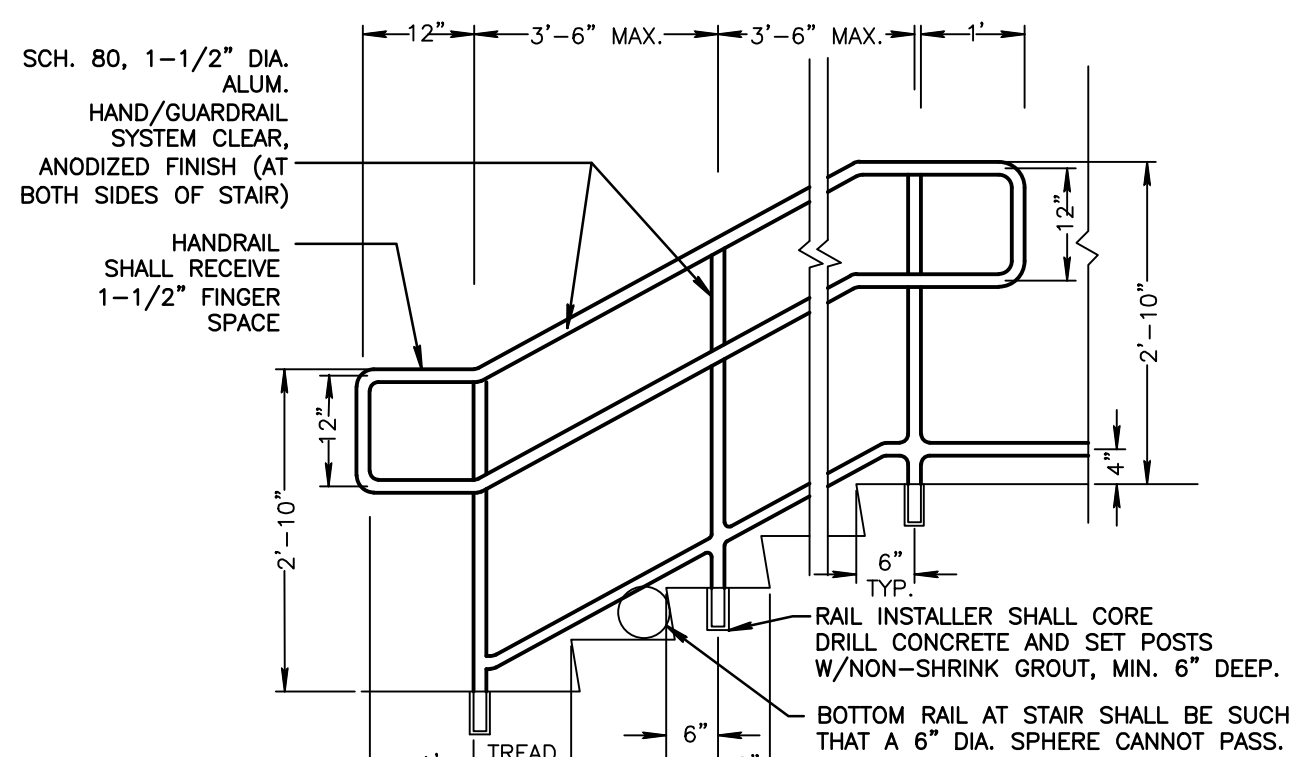


NOTES:

- CONCRETE TO BE 4500 PSI MIN.
- BEDDING TO BE MIN. 8" THICK OF 3/4" STONE
- BLU STAIRS SHALL HAVE HAND RAILS (BOTH SIDES - SEE DETAIL)
- CONTRACTOR SHALL SUBMIT SHOP DRAWING SIGNED AND SEALED BY ENGINEER LICENSED BY THE STATE OF NEW JERSEY

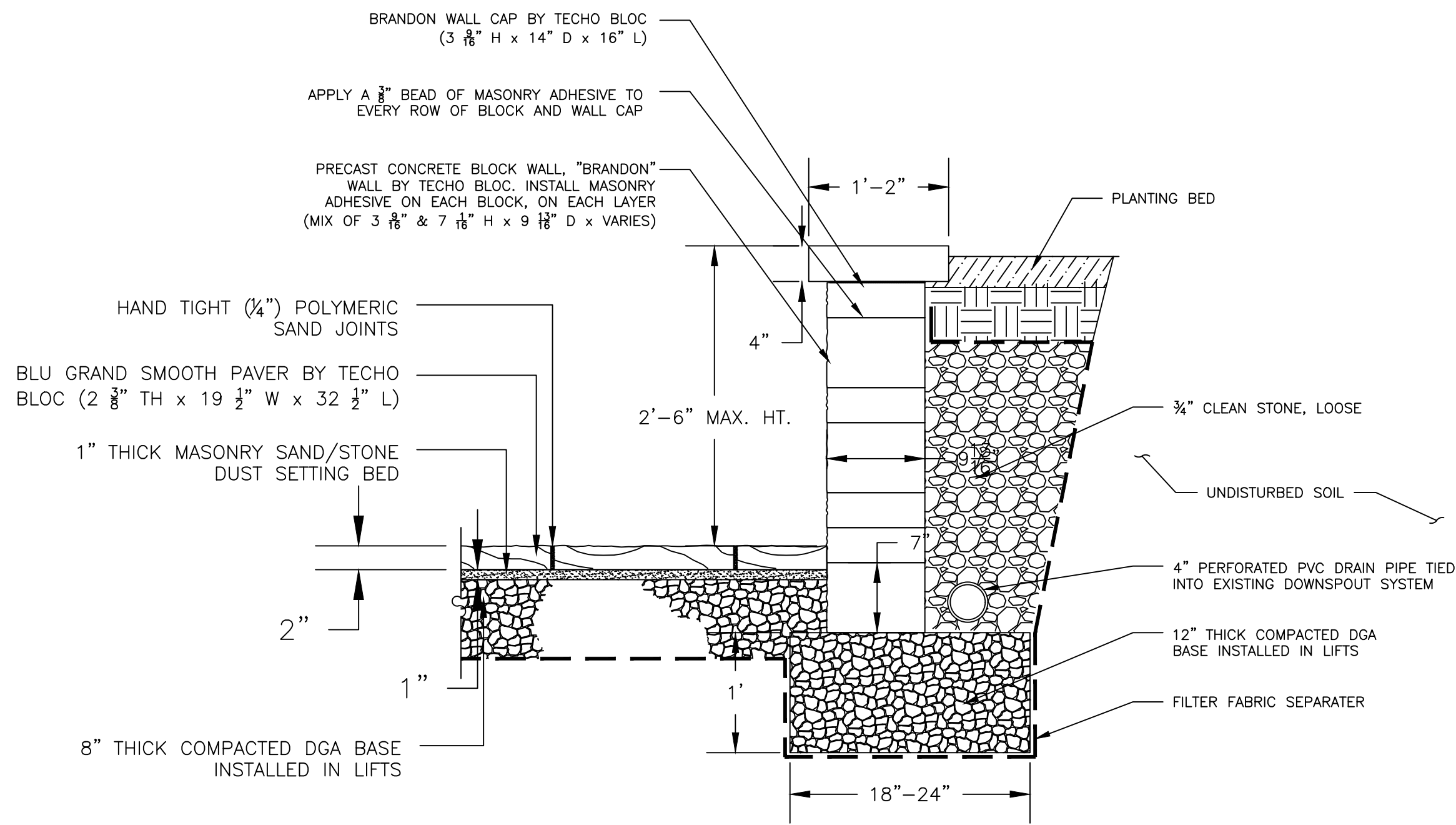
TYP. CONCRETE STAIR DETAIL

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GUARD & HANDRAIL ASSEMBLY

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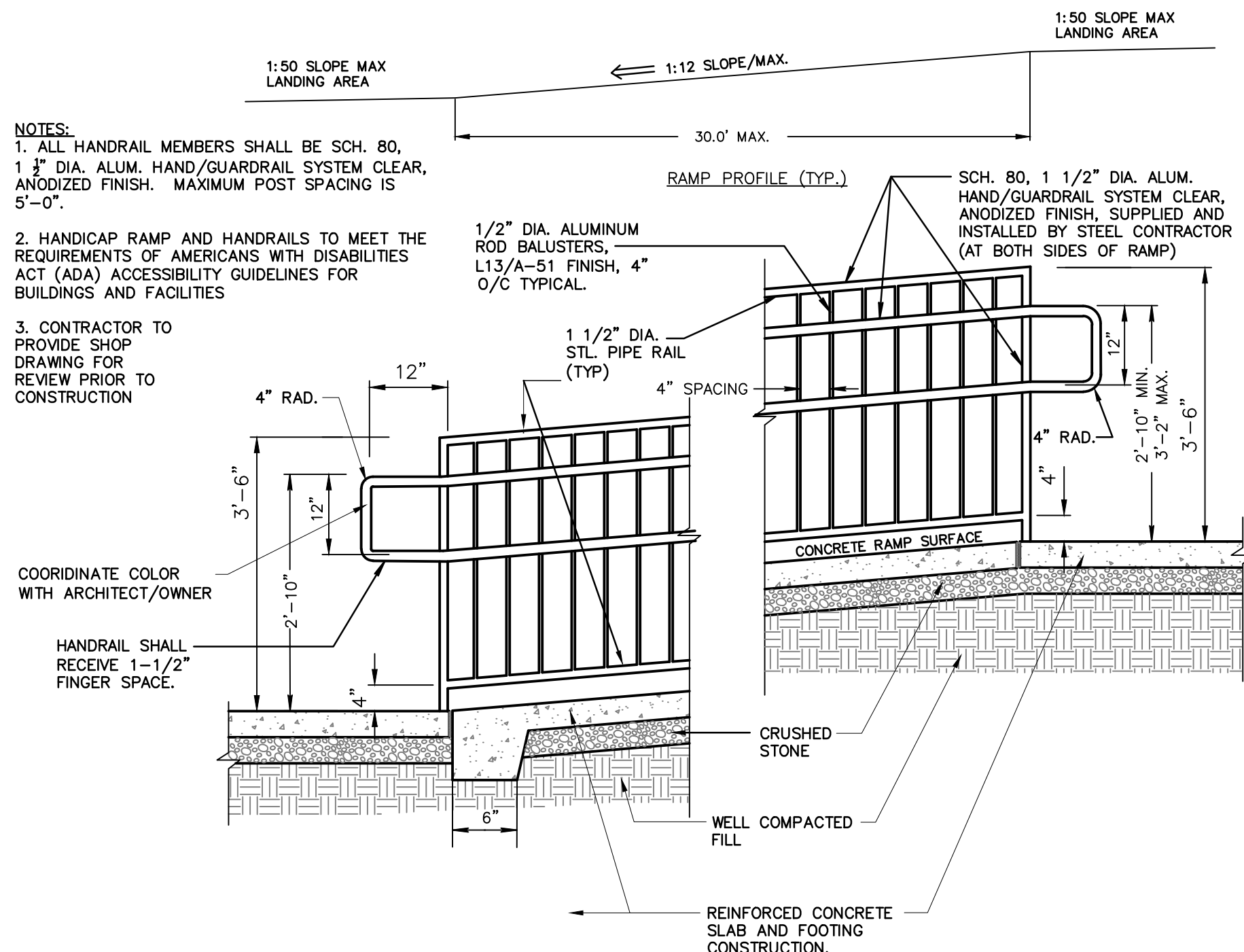


RETAINING WALL AND PATIO

NOT TO SCALE

NOTES:

- ALL HANDRAIL MEMBERS SHALL BE SCH. 80, 1 1/2" DIA. ALUM. HAND/GUARDRAIL SYSTEM CLEAR, ANODIZED FINISH. MAXIMUM POST SPACING IS 5'-0".
- HANDICAP RAMP AND HANDRAILS TO MEET THE REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
- CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW PRIOR TO CONSTRUCTION



RAMP WITH HANDRAIL DETAIL

NOT TO SCALE

DESIGNED BY:		REVIEWED BY:		RELEASED BY:		NO.		DESCRIPTION		REVISIONS	
PAUL T. CALABRESE, P.E.		NEW JERSEY PROFESSIONAL ENGINEER		LICENSE NO. 24G04480500		7/03/2024		DATE		DATE	
3107 ATLANTIC AVENUE		ALLENWOOD, NJ 08720		Tel: 908-224-6303		Fax: 908-224-6303		No. 02-44805		Professional Engineer	
WATERMEN LLC		CONSTRUCTION DETAILS		ESSEX COUNTY COUNTRY CLUB		POOL COMPLEX IMPROVEMENTS		TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		PROJECT NUMBER:	
DATE:		7/03/2024		SCALE:		AS SHOWN		SHEET		7 OF 7	