

SETON HALL PREPARATORY SCHOOL HEALTH AND FITNESS CENTER
PRELIMINARY AND FINAL SITE PLAN APPROVAL

700 PROSPECT AVENUE
ZONE: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
BLOCK: 82.01 – LOT 1
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

ZONING ANALYSIS TABLE

ZONE: R-1, SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED USE: PRIVATE HIGH SCHOOL

REFERENCE: TOWNSHIP OF WEST ORANGE MUNICIPAL CODE, LATEST EDITION

	PER MUNICIPAL CODE	EXISTING	PROPOSED
PERMITTED USES	ONE FAMILY, DETACHED DWELLING; WATER RESERVOIR, WELL, TOWER, FILTER BED; FEDERAL, STATE, COUNTY OR TOWNSHIP BUILDING; GOLF COURSE AND GOLF CLUB HOUSE; FARM, NURSERY, GREENHOUSE AND SIMILAR USES; HOSPITAL.	PRIVATE SCHOOL	PRIVATE SCHOOL
PERMITTED CONDITIONAL USES	COMMERCIAL RECREATION; PUBLIC SCHOOL; PRIVATE SCHOOL; LIBRARY; MUSEUM; PARK OR PLAYGROUND; PUBLIC UTILITY BUILDING OR STRUCTURE; TELEPHONE EXCHANGE; PRIVATE CLUB, OTHER THAN A GOLF CLUB; HOUSE OF WORSHIP	PRIVATE SCHOOL	PRIVATE SCHOOL
MINIMUM LOT AREA	80,000 SQUARE FEET	44.50 ACRES (1,938,496 SF)	44.50 ACRES (1,938,496 SF)
MINIMUM LOT WIDTH	150 FT	1,160.9 FT	1,160.9 FT
MINIMUM LOT DEPTH	NO REQUIREMENT	N/A	N/A
MAXIMUM LOT COVERAGE	30%	18.9%	18.9%

SETBACKS

MIN. FRONT	40 FT	FULL SITE 194.9 FT (EXISTING FIELD HOUSE TO PROSPECT AVE) EX. STORAGE BUILDING 391.9 FT (MOUNTAIN DRIVE)	FULL SITE 194.9 FT (EXISTING FIELD HOUSE TO PROSPECT AVE) NEW FITNESS BUILDING 391.9 FT (MOUNTAIN DRIVE)
MIN. SIDE	25 FT/25 FT	FULL SITE 118.5 FT (EXISTING FIELD HOUSE TO SOUTHERN LINE) 767.3 FT (EXISTING FIELD HOUSE TO NORTH LINE) EX. STORAGE BUILDING 978.1 FT (TO SOUTHERN LINE) 819.6 FT (TO NORTH LINE)	FULL SITE 118.5 FT (EXISTING FIELD HOUSE TO SOUTHERN LINE) 767.3 FT (EXISTING FIELD HOUSE TO NORTH LINE) NEW FITNESS BUILDING 954.5 FT (TO SOUTHERN LINE) 808.3 FT (TO NORTH LINE)
MIN. REAR	50 FT	FULL SITE 138.1 FT (EXISTING STORAGE BUILDING) EX. STORAGE BUILDING 138.1 FT	FULL SITE 138.1 FT (NEW FITNESS BUILDING) NEW FITNESS BUILDING 138.1 FT
CONDITIONAL USE SETBACK	125 FT	FULL SITE* 118.5 FT (EXISTING FIELD HOUSE TO SOUTHERN LINE)	FULL SITE* 118.5 FT (EXISTING FIELD HOUSE TO SOUTHERN LINE)

BUILDING REQUIREMENTS

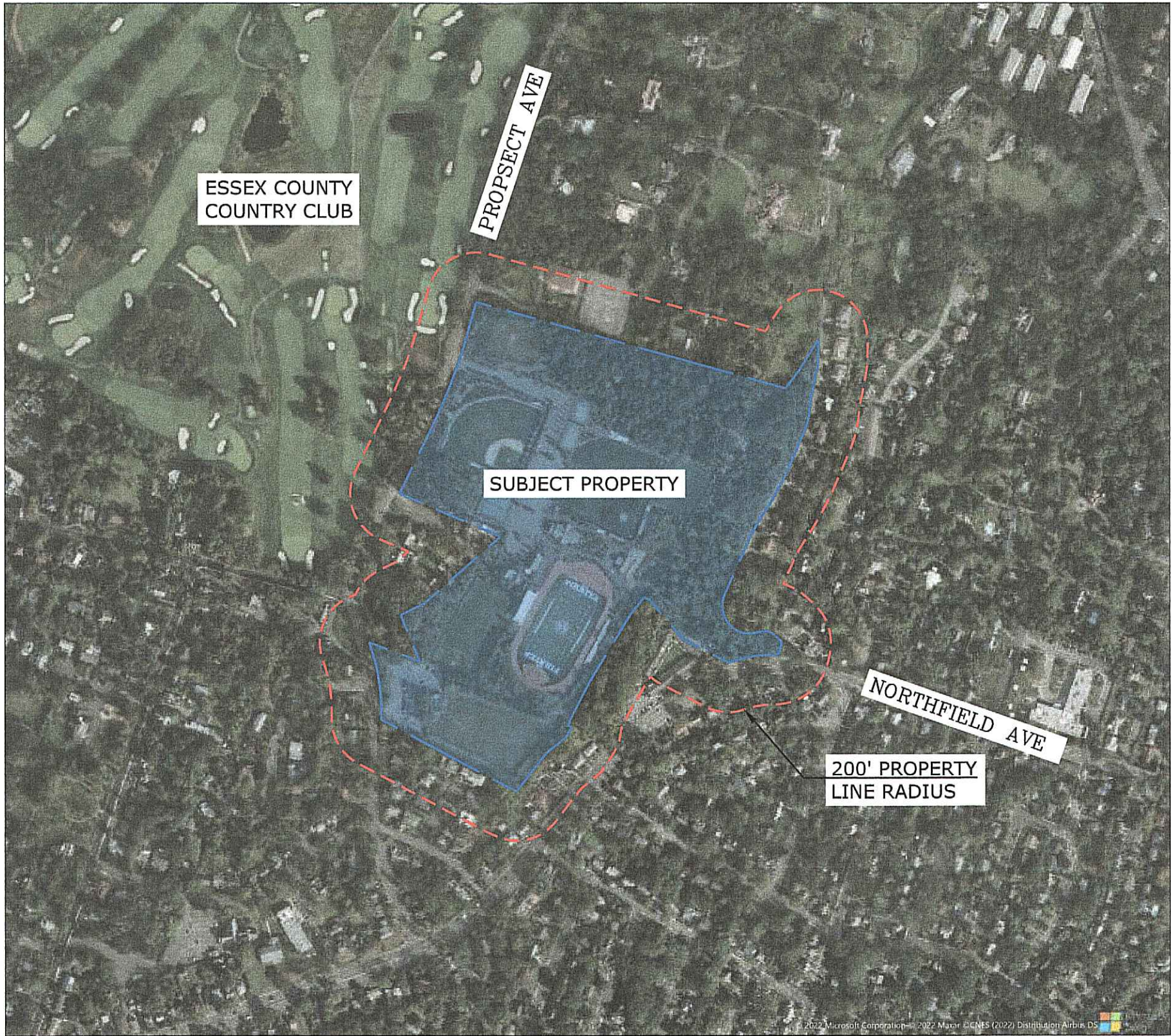
MAXIMUM BUILDING HEIGHT (STORIES/FT)	2-1/2 STORY/35 FT	< 2-1/2 STORY/35 FT	< 2-1/2 STORY/35 FT
MAXIMUM BUILDING COVERAGE	20%	0.78%	1.03%

PARKING REQUIREMENTS

OFF-STREET PARKING REQUIREMENTS	679 SPACES (SEE PARKING CALCULATION TABLE)	677 SPACES	679 SPACES
OFF-STREET PARKING SETBACK	5 FEET FROM PROPERTY LINE	1.2 FT*	1.2 FT*

TABLE KEY

	N/A	NOT APPLICABLE
	*	EXISTING NON-CONFORMING VARIANCE



REFERENCE: 2021 MICROSOFT IMAGERY
SCALE: 1"=500'
SITE LOCATION MAP
1" = 500'

SUBJECT PROPERTY
200' RADIUS

PARKING CALCULATION

EXISTING PARKING REQUIRED

- AS PER THE SET OF PLANS ENTITLED "AMENDED SITE PLAN PROPOSED ATHLETIC FACILITY, SETON HALL PREPARATORY SCHOOL LOTS 1.01, 1.04, 1.05 & 1.06 BLOCK 81.01; LOTS 1, 7, 7.01, 7.02 & 7.05 BLOCK 82.01; LOTS 1 & 6 BLOCK 82.02, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ" PREPARED BY GC STEWART ASSOCIATES, INC., LAST REVISED 7/31/14 AND APPROVED BY THE TOWNSHIP OF WEST ORANGE ZONING BOARD ON AUGUST 26, 2014 THERE ARE 663 TOTAL PARKING STALLS REQUIRED AND 677 PARKING STALLS PROVIDED. AS SUCH THERE IS A SURPLUS OF 14 PARKING STALLS ON SITE.

TOWNSHIP OF WEST ORANGE PARKING REQUIREMENT

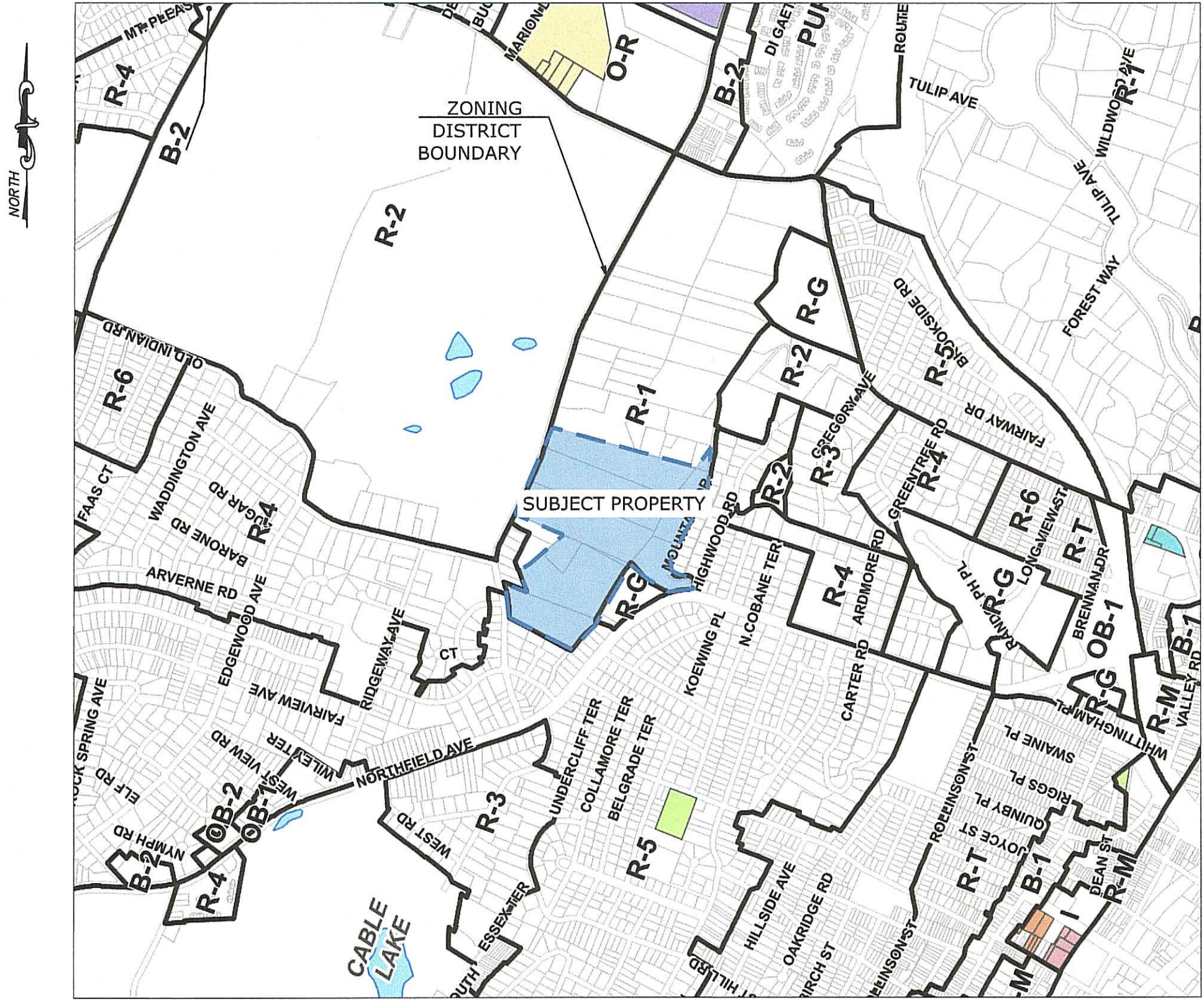
- 1.1. AS PER 25-12.2(b) COMMERCIAL RECREATION, FITNESS CENTER/HEALTH CLUB REQUIRES 1 PARKING STALL PER 150 SQUARE FEET OF GROSS FLOOR AREA PLUS 5 PER EACH OUTDOOR COURT OR FIELD.
 - 1.1.1. FLOOR AREA OF NEW BUILDING ADDITION PLUS EXISTING BUILDING FOOTPRINT: 6,144 SF
 - 1.1.2. SECOND FLOOR AREA OF NEW BUILDING: 2,871 SF
 - 1.1.3. TOTAL GROSS FLOOR AREA = 9,015 SF
 - 1.1.4. REQUIRES 60 STALLS
 - 1.1.5. EXISTING 6,530 GROSS SQUARE FOOT KELLY ATHLETIC CENTER TO BE CONVERTED TO STORAGE AS SUCH SITE NEEDS 44 LESS PARKING STALLS ON SITE SINCE NO PARKING IS REQUIRED FOR A STORAGE BUILDING
 - 1.1.6. NET ADDITIONAL PARKING REQUIRED: 16 PARKING STALLS
- 1.2. TOTAL PARKING REQUIRED FOR SITE: **679 STALLS**

PROPOSED PARKING REQUIRED

- THERE ARE TWO (2) PARKING STALLS PROPOSED ADJACENT TO THE EXISTING BUILDING NORTH OF THE EXISTING PRACTICE FIELD AND WEST OF THE EXISTING ATHLETIC FIELD TO MEETING THE TOTAL PARKING STALL REQUIREMENT OF **679 STALLS**.

REQUIRED APPROVALS

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



ZONING MAP
N.T.S.

SUBJECT PROPERTY

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO INSTALL AN ADDITION TO THE EXISTING MAINTENANCE BUILDING TO CREATE A NEW FITNESS CENTER AT 700 PROSPECT AVENUE IN THE TOWNSHIP OF WEST ORANGE NJ. THE MAINTENANCE FUNCTION WILL BE RELOCATED TO THE EXISTING FITNESS BUILDING. IN ADDITION TO THE PROPOSED ADDITION, THE PROJECT WILL REPLACE EXISTING ASPHALT, RELOCATE EXISTING UTILITIES, AND RELOCATE EXISTING STORMWATER DRAINAGE PIPING CONFLICTING WITH THE PROPOSED IMPROVEMENTS. NO SITE LIGHTING OR LANDSCAPING IS PROPOSED AS PART OF THE PROJECT.

INDEX OF DRAWINGS

DWG.	TITLE	PREPARED BY
SP-100.00	COVER SHEET	E2PM
SP-101.00	GENERAL NOTES AND MAPPING	E2PM
SP-101.10	200-FT PROPERTY OWNER'S LIST	E2PM
SP-102.00	OVERALL EXISTING CONDITIONS PLAN	E2PM
SP-102.10	EXISTING CONDITIONS AND DEMOLITION PLAN	E2PM
SP-103.00	OVERALL SITE PLAN	E2PM
SP-103.10	SITE, GRADING, UTILITY, AND EROSION CONTROL PLAN	E2PM
SP-110.00	SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS	E2PM
SP-111.00	CONSTRUCTION DETAILS	E2PM

TOWNSHIP OF WEST ORANGE

FOR APPROVAL BY THE TOWNSHIP OF WEST ORANGE:

CHAIRMAN OF THE ZONING BOARD

DATE

SECRETARY OF THE ZONING BOARD

DATE

TOWNSHIP ENGINEER

DATE

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK BY
1.	01/31/2023	REVISED PER CME COMMENT LETTER DATED 1/20/23	ENS	CJS

OWNER
SETON HALL PREPARATORY SCHOOL
700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, NJ 07052

APPLICANT
SETON HALL PREPARATORY SCHOOL
700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, NJ 07052

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
WWW.E2PM.COM



THIS DRAWING DOES NOT INCLUDE NECESSARY CONVEYANCES OR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREAFTER. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, COPIED OR COUNTER WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

CHARLES J. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24G035884

PROJECT NAME

SETON HALL PREPARATORY SCHOOL
HEALTH AND FITNESS CENTER
KELLY ATHLETIC CENTER

700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
TAX BLOCK 82.01, LOT 1

DRAWING TITLE

COVER SHEET

CHECKED BY: CJS DRAWN BY: ENS

SCALE: AS SHOWN SHEET NO:

PROJECT #: P-22-34-01 FIRST ISSUE: 10/13/2022

DRAWING NO.

SP-100.00

CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE EXCAVATING TEST PITS, IF NECESSARY. CONTRACTOR SHALL CALL FOR UTILITY MARK-OUT PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY ON THIS SITE. THE CONTRACTOR SHALL NOTIFY ALL LOCAL UTILITY AGENCIES TO MARK OUT UTILITIES.

3. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP OF WEST ORANGE.

4. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS. NO CONSTRUCTION ACTIVITIES SHALL COMMENCE UNTIL THE CONTRACTOR HAS RECEIVED ALL PERMITTING APPROVALS AND REVIEWED ALL DOCUMENTATION AND PERMIT STIPULATIONS ISSUED BY THE GOVERNING PERMITTING AUTHORITIES.

5. CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.

6. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF FIELD CONDITIONS OR CONFLICTS THAT WOULD ADVERSELY IMPACT CONSTRUCTION AS PROPOSED ON THE PLANS.

7. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND VEGETATION INTENDED TO REMAIN.

8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO PROCEEDING WITH THE CONSTRUCTION ACTIVITY FOR NECESSARY PLAN CHANGES. THE CONTRACTOR IS NOT ENTITLED TO COMPENSATION FOR PASSING ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

9. E2 PROJECT MANAGEMENT LLC ASSUMES NO RESPONSIBILITY FOR THE METHODS, TECHNIQUE OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES.

10. ANY STRUCTURES TO BE REMOVED SHALL HAVE EXCAVATIONS BACKFILLED WITH STRUCTURAL FILL AND PROPERLY COMPACTED, AS PER PROJECT SPECIFICATIONS.

11. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR THEN HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STATE SOILS CONSERVATION SERVICE. CONTRACTOR SHALL NOTIFY NOTES FOR SEEDING SPECIFICATIONS.

12. ALL CONSTRUCTION SHALL HEREIN SHALL CONFORM TO MUNICIPAL/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND N.J. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED, UNLESS SPECIFICALLY SHOWN OTHERWISE HEREIN. IN CASE OF CONFLICT, THE MORE RESTRICTIVE TO THE PROJECT GOVERN. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY QUESTIONS REGARDING CONFLICTS.

13. HANDICAPPED RAMPS AND CURB CUTS WILL BE PROVIDED AT ALL INTERSECTIONS AND PEDESTRIAN CROSSINGS, AS PER DETAILS.

14. ANY DAMAGE TO THE RIGHT-OF-WAY MUST BE REPAIRED/INSTALLED TO EQUAL STANDARDS.

15. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE APPLICANT MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE GOVERNING AGENCY.

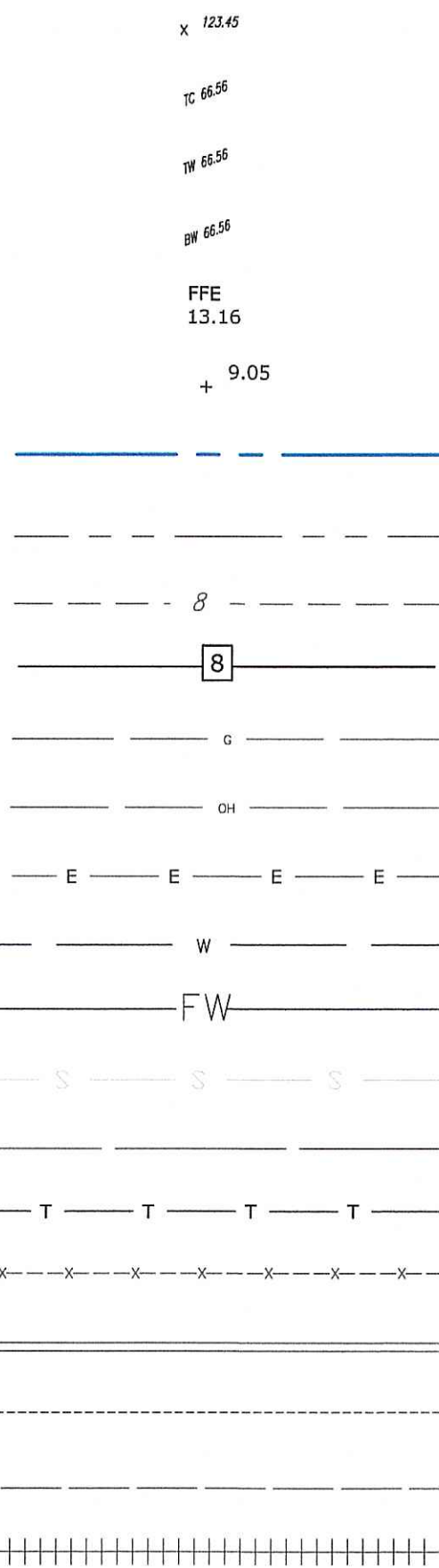
16. ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

STRUCTURAL FILL AND BACKFILL

[COORDINATE ALL EARTHWORK WITH GEOTECHNICAL REPORT]

IMPORT/ON-SITE STRUCTURAL FILL MATERIAL:
SOILS PLACED AS STRUCTURAL FILL MATERIAL SHOULD CONSIST OF WELL GRADED SAND OR GRAVEL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES IN DIAMETER AND LESS THAN 15 PERCENT OF MATERIAL PASSING THE NO. 100 SIEVE. MATERIAL IS NOT TO BE CONTAMINATED WITH ORGANIC MATERIALS, CLUMPS, ORGANIC AND/OR DELETERIOUS MATERIAL, ETC.) AND WITHIN MOISTURE CONTENTS SUITABLE FOR COMPACTION. ALTERNATIVE SOIL TYPES WITH HIGHER PERCENTAGES OF SILT AND CLAY MAY BE USED IF INDIVIDUALLY SEAT BY THE ENGINEER. MATERIAL MUST BE PLACED IN LAYERS NOT EXCEEDING 12 INCHES SUITABLE SUBGRADE ONCE THE MATERIAL IS PLACED. FINE-GRAINED SOILS AND/OR GRANULAR SOILS WITH HIGHER PERCENTAGES OF SILT AND CLAY ARE EXTREMELY MOISTURE SENSITIVE AND WILL ONLY BE USED IF INDIVIDUALLY SEAT BY THE ENGINEER. MATERIAL MUST BE PLACED IN LAYERS NOT EXCEEDING 12 INCHES SUITABLE SUBGRADE ONCE THE MATERIAL IS PLACED. 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	SITE PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	OVERHEAD WIRE
	ELECTRIC LINE
	WATER LINE
	FIRE WATER LINE
	SANITARY SEWER
	STORM SEWER
	TELCO LINE
	METAL FENCE
	CURB
	EDGE OF PAVEMENT
	EASEMENT
	RAIL ROAD



IMPORT/ON-SITE STRUCTURAL FILL MATERIAL:

SOILS PLACED AS STRUCTURAL FILL MATERIAL SHOULD CONSIST OF WELL GRADED SAND OR GRAVEL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES IN DIAMETER AND LESS THAN 15 PERCENT OF MATERIAL PASSING NO. 200 SIEVE. MATERIALS SHOULD NOT BE ORGANIC OR CONTAIN ORGANIC CLUMPS, ORGANIC AND/OR DELETERIOUS MATERIAL, ETC.) AND WITH MOISTURE CONTENTS SUITABLE FOR COMPACTION. ALTERNATIVE SOIL TYPES WITH HIGHER PERCENTAGES OF SILT AND CLAY MAY BE USED FOR SUBGRADE OR FILL PROVIDED THAT THE MATERIAL IS WELL GRADED AND THE PERCENTAGE OF SILT AND CLAY IS SUITABLE. MATERIALS WITH HIGH PERCENTAGES OF SILT AND CLAY ARE NOT SUITABLE FOR REUSE AS SUITABLE SUBGRADE ONCE THE MATERIAL IS PLACED. FINE-GRAINED SOILS AND/OR GRANULAR SOILS WITH HIGHER PERCENTAGES OF SILT AND CLAY ARE EXTREMELY MOISTURE SENSITIVE AND WILL ONLY BE SUITABLE FOR REUSE AS STRUCTURAL FILL MATERIAL DURING IDEAL WEATHER CONDITIONS. MATERIALS WITH HIGH PERCENTAGES OF SILT AND CLAY ARE NOT SUITABLE FOR REUSE AS SUBGRADE OR FILL. SOILS CONTAINING EXCESSIVE AMOUNTS OF ORGANIC MATERIAL OR DEBRIS WILL NOT BE SUITABLE FOR REUSE AS STRUCTURAL FILL MATERIAL WITHOUT SPECIAL HANDLING. AS SUCH, THE CONTRACTOR SHOULD BE RESPONSIBLE FOR TESTING MATERIALS TO DETERMINE IF THEY ARE SUITABLE FOR REUSE. TESTING IS REQUIRED SO THAT THESE MATERIALS ARE SUITABLE FOR STRUCTURAL FILL PLACEMENT.

IF ENCOUNTERED COBBLES/BOULDERS, EXCAVATED ROCK AND/OR OVERSIZED DEBRIS GREATER THAN THREE INCHES IN DIAMETER WILL NEED TO BE SEPARATED FROM ON-SITE SOILS TO BE PLACED AS STRUCTURAL FILL. APPROVED MATERIAL BETWEEN THREE TO 12 INCHES IN DIAMETER MAY BE CRUSHED OR INDIVIDUALLY PLACED IN FILL LAYERS DEEPER THAN TWO FEET BELOW PROPOSED SUBGRADE LEVELS. CARE MUST BE TAKEN TO INDIVIDUALLY SEART ANY LARGE PARTICLES AND TO COMPACT SOIL AROUND LARGER PARTICLES. MATERIAL OPERATED OVER LARGE ROCKS TO MINIMIZE RISK OF DAMAGE TO EQUIPMENT. MATERIAL SHOULD NOT BE PLACED NEAR AREAS OF THE PROPOSED UTILITY OR PLANNED EXCAVATION. BOULDERS LARGER THAN APPROXIMATELY 12 INCHES ARE NOT EXPECTED TO BE ADEQUATE FOR USE AS FILL OR BACKFILL AND SHOULD BE REMOVED FROM THE SITE OR CRUSHED TO AN ADEQUATE SIZE.

COMPACTION AND PLACEMENT REQUIREMENTS:

STRUCTURAL FILL AND BACKFILL SHOULD BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY WITHIN A TARGETED TWO PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR). FILL MATERIAL COMPACTED WITH RELATIVELY LIGHT HAND HELD EQUIPMENT MAY NEED TO BE PLACED IN THINNER LIFTS.

STRUCTURAL FILL TESTING:

BEFORE FILLING OPERATIONS BEGIN, REPRESENTATIVE SAMPLES OF EACH PROPOSED FILL MATERIAL (ON-SITE AND IMPORTED) SHOULD BE COLLECTED. THE SAMPLES SHOULD BE TESTED TO DETERMINE THE MAXIMUM DRY DENSITY, OPTIMUM MOISTURE CONTENT, NATURAL MOISTURE CONTENT, GRADATION, AND PLASTICITY OF THE SOIL. THESE TESTS ARE NEEDED FOR QUALITY CONTROL DURING COMPACTION AND ALSO TO DETERMINE THE CORRELATION OF FIELD COMPACTION WITH LABORATORY TESTS. THE FIELD COMPACTION SHOULD BE MONITORED BY DYNAMIC EARTH'S GEOTECHNICAL ENGINEER, A TECHNICIAN, OR ENGINEER THAT THE SPECIFIED MATERIAL AND LIFT THICKNESSES ARE PROPERLY INSTALLED. A SUFFICIENT NUMBER OF IN-PLACE DENSITY TESTS SHOULD BE PERFORMED DURING FILL PLACEMENT TO ENSURE THAT THE SPECIFIED COMPACTION IS ACHIEVED THROUGHOUT THE HEIGHT OF THE FILL OR BACKFILL.

STORMWATER AND GROUNDWATER

MANAGEMENT DURING SOIL EXCAVATION

1. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A STORMWATER AND GROUNDWATER MANAGEMENT AND CONTROL PLAN TO MANAGE SURFACE WATER AND GROUNDWATER. THE CONTRACTOR SHALL IDENTIFY ALL REQUIRED PERMITS ON THE CONTRACTOR'S PROJECT SCHEDULE ALLOWING ADEQUATE TIME FOR SECURING ALL REQUIRED PERMITS IN TIME FOR CONSTRUCTION.
2. THE CONTRACTOR'S PLAN SHALL SPECIFY METHODS AND EQUIPMENT FOR COLLECTING, PUMPING, TREATING AND DISPOSING OF LIQUIDS GENERATED DURING STORM WATER CONTROL AND DEWATERING; MEASURES TO PREVENT STORM WATER RUN-ON AND RUN-OFF; DECONTAMINATION OF EXCAVATIONS; DECONTAMINATING PERSONNEL, EQUIPMENT, AND STORAGE FUELS AND CHEMICALS. THE CONTRACTOR'S PLAN SHALL ALSO IDENTIFY THE APPLICABLE PERMITTING, MONITORING AND REPORTING REQUIREMENTS.

1. GAS, ELECTRIC, TELEPHONE, WATER AND CABLE LINES MAY BE INSTALLED BY THE RESPECTIVE UTILITY. THE EXACT LOCATION OF EACH MAIN SHALL BE COORDINATED BY THE OWNER/GENERAL CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
2. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE OTHERWISE NOTED.
3. REFER TO MEP DRAWINGS FOR UTILITY CONNECTIONS AT THE PROPOSED BUILDINGS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION TO RESOLVE SAID DISCREPANCIES.
4. SANITARY SEWER MANHOLE RIMS AND CLEANOUTS SHALL BE RESET TO PROPOSED GRADE AS REQUIRED.
5. EXISTING WATER VALVE AND GAS VALVE BOXES SHALL BE RESET TO PROPOSED GRADE AS REQUIRED.
6. A MINIMUM HORIZONTAL DISTANCE OF 10 FT OR A MINIMUM OF 18" VERTICAL DISTANCE IS REQUIRED BETWEEN SANITARY SEWER AND POTABLE WATER PIPING. IF EITHER OF THESE DISTANCES CANNOT BE ACHIEVED, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE AT THE CONFLICT LOCATION.
7. ALL PROPOSED WATER MAINS, LOOPS, AND FIRE AND DOMESTIC WATER SERVICE SIZES SHOWN, WILL BE ADJUSTED AND SIZED BASED UPON THE RESULTS OF FIRE FLOW TESTS AND SUBSEQUENT DESIGN CALCULATIONS TO BE PROVIDED BY OTHERS.
8. ALL SITE CONCRETE, INCLUDING DRAINAGE STRUCTURES, SHALL BE AIR ENTRAINED WITH A COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
9. ALL LOCATIONS WHERE UTILITIES WILL BE INSTALLED IN AREAS OF PROPOSED FILL, THE SOIL SHALL BE SUITABLE AND COMPACTED IN 1-FOOT LIFTS TO 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM-D-1557 (MODIFIED PROCTOR DENSITY). COMPACTATION CERTIFICATIONS SHALL BE PROVIDED, THESE TESTS SHALL BE CONDUCTED BY A SOIL LAB PRIOR TO AND DURING THE INSTALLATION OF THE UTILITIES.
10. LOCATION AND LAYOUT OF GAS, ELECTRIC, AND TELECOMMUNICATION UTILITIES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION AND LAYOUT OF THESE UTILITY SERVICES SHALL BE FINALIZED BY THE APPROPRIATE UTILITY PROVIDER.
11. ALL SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING UTILITY AUTHORITY'S RULES AND REGULATIONS.

FEMA FLOOD NOTES

1. THE PROJECT LIES OUTSIDE OF THE 1% AND 0.2% ANNUAL CHANCE FLOOD FLOOD PER FEMA FLOOD INSURANCE RATE MAP ESSEC COUNTY, NEW JERSEY PARCEL 92 OF 200 AND 94 OF 200 MAP NUMBERS 34013C0092F AND 34013C0094F, DATED JUNE 4, 2007.

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052



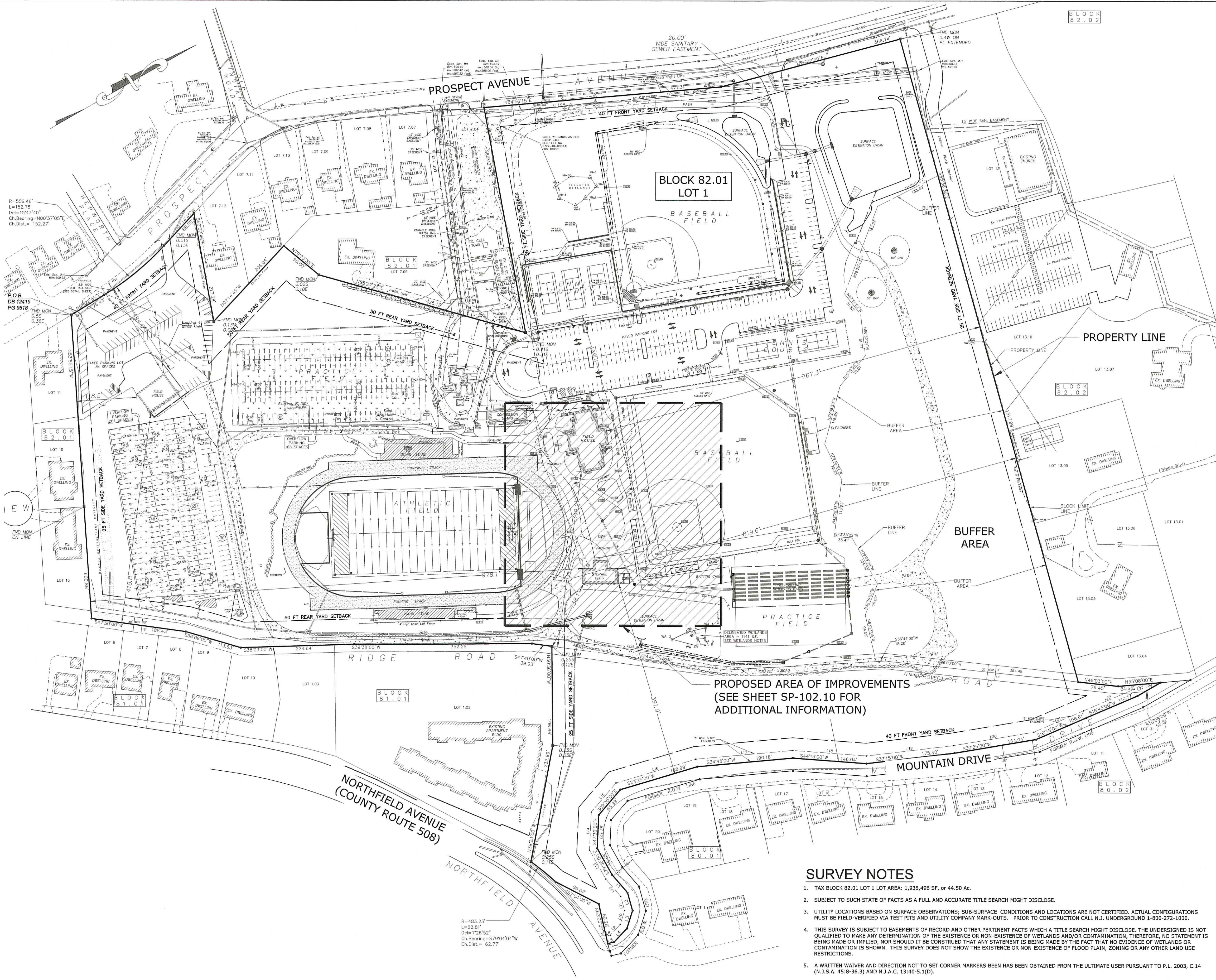
SCHEDULE OF REVISIONS				
REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1.	01/31/2023	REVISED PER CME COMMENT LETTER DATED 1/20/23	ENS	CJS
OWNER SETON HALL PREPARATORY SCHOOL 700 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, NJ 07052 APPLICANT SETON HALL PREPARATORY SCHOOL 700 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, NJ 07052				
E 2 PROJECT MANAGEMENT LLC 87 KIBERNIA AVENUE ROCKAWAY, N.J. 07866 PHONE: (973) 299-5200 FAX: (973) 299-5059 www.E2PM.com  THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPROPRIATE. THIS DRAWING AND THE SEVEN REVISIONS OR CONSTRUCTION DISCREPANCIES ARE RESPECTFULLY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.				
N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200				
I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION				
 CHARLES J. STEWART, P.E. P.L.S. NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND NJ PROFESSIONAL LAND SURVEYOR LICENSE No. 24GB035884				
PROJECT NAME SETON HALL PREPARATORY SCHOOL HEALTH AND FITNESS CENTER KELLY ATHLETIC CENTER 700 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY TAX BLOCK 82.01, LOT 1				
DRAWING TITLE GENERAL NOTES				
CHECKED BY: CJS			DRAWN BY: ENS	
SCALE: AS SHOWN			SHEET NO:	
PROJECT #: P-22-34-01			FIRST ISSUE: 10/13/2022	
DRAWING NO. SP-101.00				

MAP REFERENCES

- 1) BOUNDARY INFORMATION TAKEN FROM "BOUNDARY SURVEY" PREPARED BY G.C. STEWART ASSOCIATES, INC., DATED 7/3/98.
- 2) BOUNDARY INFORMATION TAKEN FROM "PROPOSED CONSOLIDATION OF LOTS, PROPOSED ROADWAY DEDICATION AND SLOPE EASEMENT, PROPOSED 20' WIDE SANITARY SEWER EASEMENT AND PROPOSED BUFFER AREA BLOCK 82.01, LOTS 1, 7, 7.01, 7.02 & 7.05; BLOCK 82.02 LOTS 1 & 7; BLOCK 81.01 LOTS 1.01, 1.04, 1.05, & 1.06 PROSPECT AVENUE, NORTHFIELD AVENUE, MOUNTAIN DRIVE, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ" PREPARED BY G.C. STEWART ASSOCIATES, INC. DATED 12/20/12.
- 3) TOPOGRAPHIC INFORMATION TAKEN FROM "TOWNSHIP OF WEST ORANGE TOWNSHIP TOPOGRAPHY"
- 4) TOPOGRAPHIC INFORMATION SUPPLEMENTED WITH TOPOGRAPHIC DATA SHOT IN FIELD ON MARCH 6, 2022.

WETLAND NOTE

- 1) NJDEP ISSUED A GP6A PERMIT FOR THE FILLING OF TRANSITION AREAS ADJACENT TO NON-TRIBUTARY WETLANDS (ADJACENT TO JUNIOR VARSITY BASEBALL FIELD) UNDER PERMIT No. 0722-10-0002.2, FWW 130001, ISSUED 12/12/13.



SURVEY NOTES

1. TAX BLOCK 82.01 LOT 1 LOT AREA: 1,938,496 SF. or 44.50 Ac.
2. SUBJECT TO SUCH STATE OF FACTS AS A FULL AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
3. UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS. PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
4. THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR CONTAMINATION, THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN. THIS SURVEY DOES NOT SHOW THE EXISTENCE OR NON-EXISTENCE OF FLOOD PLAIN, ZONING OR ANY OTHER LAND USE RESTRICTIONS.
5. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS BEEN HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:9-36.3) AND N.J.A.C. 13-40-5.1(d).
6. UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES ARE NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE, LOCATION AND SUITABILITY OF UTILITIES AS MAY BE NECESSARY.
7. THE WORD CERTIFY, AS USED HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT IS NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
8. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE, THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF ACTUAL CONDITIONS AS OF DECEMBER 2021. THIS CERTIFICATION IS MADE ONLY TO THE PARTIES LISTED BELOW AND IS NOT TRANSFERABLE TO OTHER PARTIES.
9. THIS CERTIFICATION IS ONLY VALID FOR THIS MAP AND COPIES THEREOF IF SAID MAPS BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY.
10. ALL SHOWN ELEVATIONS BASED UPON NAVD-88 (GEOID 12A), ALL SHOWN DISTANCES ARE "GROUND" DISTANCES. N.J.S.P.C.S (NAD-83) HAS BEEN ESTABLISHED BY USING RTK GPS.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1.	01/31/2023	REVISED PER CME COMMENT LETTER DATED 1/20/23	ENS	CJS

OWNER
SETON HALL PREPARATORY SCHOOL
700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, NJ 07052

APPLICANT
SETON HALL PREPARATORY SCHOOL
700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, NJ 07052

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-9059
www.E2PM.com



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N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

Charles J. Stewart, P.E., P.L.S.

CHARLES J. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GB035884

PROJECT NAME

SETON HALL PREPARATORY SCHOOL
HEALTH AND FITNESS CENTER
KELLY ATHLETIC CENTER

700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
TAX BLOCK 82.01, LOT 1

DRAWING TITLE

OVERALL EXISTING CONDITIONS
PLAN

CHECKED BY: CJS

DRAWN BY: ENS

SCALE: 1" = 100'

SHEET NO:

PROJECT #: P-22-34-01

FIRST ISSUE: 10/13/2022

DRAWING NO.

SP-102.00

DEMOLITION NOTES

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- DURING SITE DEMOLITION AND REPAIRS, THE FOLLOWING FEATURES SHALL REMAIN UNLESS SPECIFIED:
 - EXISTING TREES
 - EXISTING LIGHT POLES
 - EXISTING UTILITY POLES
 - EXISTING UNDERGROUND UTILITIES
 - EXISTING STREET SIGNS
- ALL EXISTING U/G UTILITIES ENTERING THE SITE THAT CONFLICT WITH PROPOSED WORK SHALL BE RE-LOCATED, CAPPED OR REMOVED PRIOR TO ANY DEMOLITION.
- ALL EXISTING MANHOLES, VALVE BOXES, UTILITY ACCESS, CATCH BASINS ETC. SHALL BE PROTECTED AND NOT DAMAGED. RESET THE TOP OF RIMS AS NOTED ON PLANS.
- ALL CATCH BASINS AND MANHOLES SHOWN ON THIS DRAWING WITHIN THE LIMIT OF WORK SHALL BE CLEANED OUT.
- EXISTING FIRE HYDRANTS SHALL BE PROTECTED AND MAINTAINED ACTIVE THROUGHOUT THE DEMOLITION AND CONSTRUCTION OF THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL U/G OBSTRUCTIONS AND DISPOSING OF ALL EXCAVATED SOILS AND SPOILS.
- ALL DAMAGED PUBLIC PROPERTY, INCLUDING BUT NOT LIMITED TO, CURBING, LIGHT POLES, LANDSCAPING, ETC. TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- ANY DAMAGE TO THE PUBLIC RIGHT OF WAY MUST BE REPAIRED/INSTALLED TO EQUAL STANDARDS.
- PEDESTRIAN ACCESS ALONG PUBLIC STREETS AND SIDEWALKS TO BE MAINTAINED AT ALL TIMES.

EXISTING TREE PROTECTION & REMOVAL NOTES

- EXISTING TREES THAT ARE TO REMAIN SHALL BE PROTECTED.
- EXISTING TREES SHALL BE TRIMMED BACK AS NEEDED.

CONSTRUCTION SAFETY

- CONTRACTOR SHALL IMPLEMENT A SIDEWALK PROTECTION PLAN TO SAFEGUARD THE PEDESTRIANS.
- ANY SIDEWALK CLOSURES DURING CONSTRUCTION SHALL BE COORDINATED WITH THE OWNER.

SOIL EROSION CONTROL NOTES

- PROVIDE INLET PROTECTION FOR ALL EXISTING CATCH BASINS AND ALSO FOR FUTURE CATCH BASINS AFTER CONSTRUCTION. REFERENCE DETAILS ON DRAWINGS SP-105.00 THROUGH SP-105.20

SOLID AND WASTE MANAGEMENT

- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A DETAILED WASTE MANAGEMENT PLAN THAT INCLUDES ALL THE POTENTIAL WASTES TO BE ENCOUNTERED AT THE SITE, THEIR ON-SITE HANDLING (COLLECTION AND STORAGE), TRANSPORT, AND DISPOSAL.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO HANDLE ALL SOLID AND LIQUID WASTE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL DISTINGUISH SOLID WASTE AND HAZARDOUS WASTE AS DEFINED IN APPLICABLE REGULATIONS AND LAWS REFERENCED WITHIN THIS SECTION. SOLID WASTE AND HAZARDOUS WASTE SHALL BE SEGREGATED IN DESIGNATED AREAS PRIOR TO OFF-SITE DISPOSAL.
- ALL REGULATED WASTE SHALL BE DISPOSED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- IF SOLID WASTE IS TEMPORARILY STORED IN CONTAINERS PRIOR TO OFF-SITE DISPOSAL, PROVISIONS SHALL BE MADE TO COVER THE CONTAINER TO PREVENT THE GENERATION OF AIRBORNE DUST AND/OR CONTAMINATED RUNOFF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMONSTRATING TO THE OWNER THE ULTIMATE DISPOSAL METHOD, INCLUDING THE IDENTIFICATION OF THE WASTE TRANSPORTER AND DISPOSAL FACILITY.
- THE OWNER SHALL BE RESPONSIBLE FOR WASTE CLASSIFICATION SAMPLING FOR OFFSITE DISPOSAL.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO HANDLE ALL AQUEOUS WASTE IN ACCORDANCE WITH THESE SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- THE PROJECT IS A "NET-CUT" PROJECT WITH THE MAJORITY OF DEMOLITION DEBRIS AND EXCAVATED MATERIAL BEING REMOVED FROM THE SITE.
- ALL CONTAMINATED SOIL, MATERIAL, AND BUILDING DEBRIS SHALL BE PLACED IN POLYETHYLENE-LINED ROLL-OFF CONTAINERS OR DUMP TRAILERS SUPPLIED BY THE CONTRACTOR AND SHIPPED OFFSITE IN BULK.
- MISCELLANEOUS WASTES GENERATED AS A RESULT OF THE PROJECT SHALL BE STORED IN HEAVY DUTY TRASH BAGS, FIBER DRUMS, DUMPSTERS, OR OTHER SUITABLE CONTAINERS.
- ALL SHIPMENTS SHALL BE APPROPRIATELY PLACARDED, LABELED, AND MANIFESTED BY THE CONTRACTOR AS REQUIRED BY ALL APPLICABLE REGULATIONS.
- DEMOLISHED MATERIAL TO BE REUSED ON-SITE AS BACKFILL MUST FIRST BE VERIFIED BY THE OWNER THAT THE SOURCE MATERIAL IS NOT HAZARDOUS OR CONTAMINATED THROUGH TCLP TESTING AS DEFINED BY 40 CFR 261.24 USING ANALYTICAL METHODS DEFINED BY EPA SW-846.
- THE CONTRACTOR'S METHODS AND PROCEDURES TO REMOVE, HANDLE, AND DISPOSE OF THE LEAD PAINT CHIPS SHALL BE INCLUDED IN THE LEAD-BASED/CONTAINING PAINT HANDLING PLAN TO BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO THE START OF ANY RELATED WORK. THE PLANS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF FEDERAL, STATE AND LOCAL HAZARDOUS WASTE REGULATIONS. THE CONTRACTOR SHALL AUGMENT THESE REQUIREMENTS WITH ANY ADDITIONAL MEASURES TYPICALLY REQUIRED BY APPLICABLE REGULATIONS TO ENSURE A FULLY COMPLIANT PROTECT PLAN.
- CONTRACTOR SHALL HAVE A COMPETENT PERSON WHO IS TRAINED IN THE RECOGNITION AND CONTROL OF LEAD HAZARDS IN ACCORDANCE WITH CURRENT FEDERAL, STATE, AND LOCAL REGULATIONS. THE COMPETENT PERSON DOES NOT HAVE TO BE A CERTIFIED INDUSTRIAL HYGIENIST (CIH).
- THE CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE OWNER AN ASBESTOS ABATEMENT PLAN PRIOR TO THE START OF WORK. NO ASBESTOS RELATED WORK SHALL BEGIN WITHOUT OWNER APPROVAL OF THE PLAN. THE WASTE ASSESSMENT REPORT (REFERENCE APPENDIX 5) OUTLINES THE AREAS IDENTIFIED AS HAVING ACM.
- THE CONTRACTOR IS RESPONSIBLE FOR RETAINING A QUALIFIED ASBESTOS ABATEMENT CONTRACTOR WHO IS LICENSED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS TO PERFORM ASBESTOS ABATEMENT WORK. THE CONTRACTOR SHALL AUGMENT THESE REQUIREMENTS WITH ANY ADDITIONAL MEASURES TYPICALLY REQUIRED BY APPLICABLE REGULATIONS TO ENSURE A FULLY COMPLIANT PROTECT PLAN.

LEGEND

- LIMIT OF DISTURBANCE
- EXISTING UTILITY TO BE REMOVED
- EXISTING PINE TREE TO BE REMOVED
- EXISTING TWIN / TRIPLE TREES



B L O C K
8 2 . 0 1
LOT 1
44.501 Ac.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1.	01/31/2023	REVISED PER CRE COMMENT LETTER DATED: 1/20/23	ENS	CJS

OWNER

SETON HALL PREPARATORY SCHOOL
700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, NJ 07052

APPLICANT

SETON HALL PREPARATORY SCHOOL
700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, NJ 07052

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 259-5059
WWW.E2PM.COM

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREAFTER. THE DRAWING IS THE PROPERTY OF E2PM AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. E2PM SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

CHARLES J. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GB035884

PROJECT NAME

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HEALTH AND FITNESS CENTER
KELLY ATHLETIC CENTER

700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
TAX BLOCK 82.01, LOT 1

DRAWING TITLE

EXISTING CONDITIONS AND DEMOLITION PLAN

CHECKED BY: CJS

DRAWN BY: ENS

SCALE: 1" = 20'

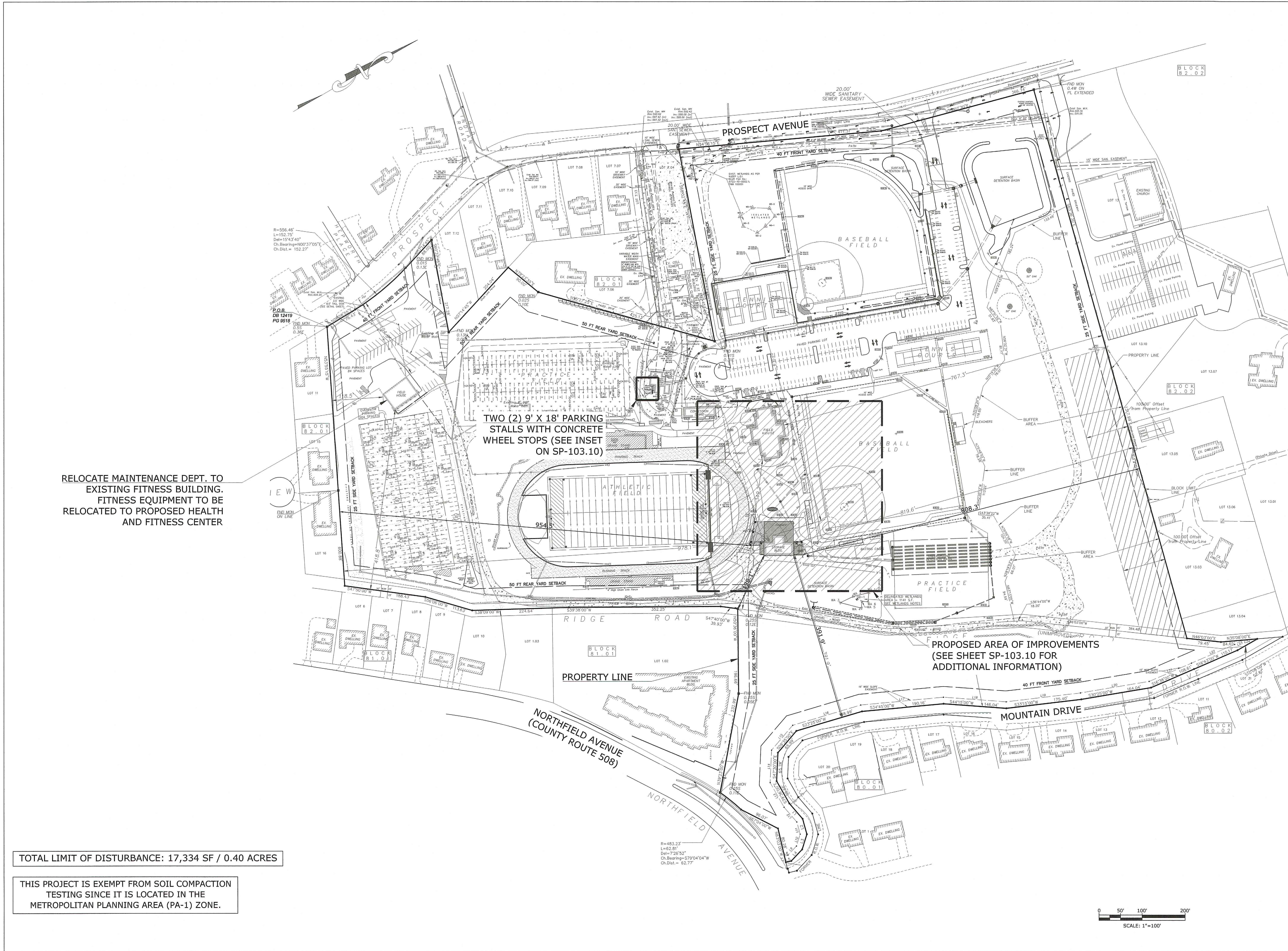
SHEET NO:

PROJECT #: P-22-34-01

FIRST ISSUE: 10/13/2022

DRAWING NO.

SP-102.10



SCHEDULE OF REVISIONS					
REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY	
1.	01/31/2023	REVISED PER CME COMMENT LETTER DATED 1/20/23	ENS	CJS	

HUDSON ESSEX PASSAIC SOIL CONSERVATION DISTRICT NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCSD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE 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 - (862) 333-4507 OR EMAIL - INFORMATION@HEPCSD.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 - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE 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 SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- 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, EFFECTIVE DECEMBER 2017.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2 -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.
- 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.

EXISTING COVERAGE						
W/SHD	TOTAL AREA (SF)	TOTAL AREA (AC)	PERV AREA (SF)	PERV AREA (AC)	IMP AREA (SF)	IMP AREA (AC)
LOD	17334	0.40	4903	0.11	12431	0.29
PROPOSED COVERAGE						
W/SHD	TOTAL AREA (SF)	TOTAL AREA (AC)	PERV AREA (SF)	PERV AREA (AC)	IMP AREA (SF)	IMP AREA (AC)
LOD	17334	0.40	4911	0.11	12423	0.29

DRAINAGE NARRATIVE

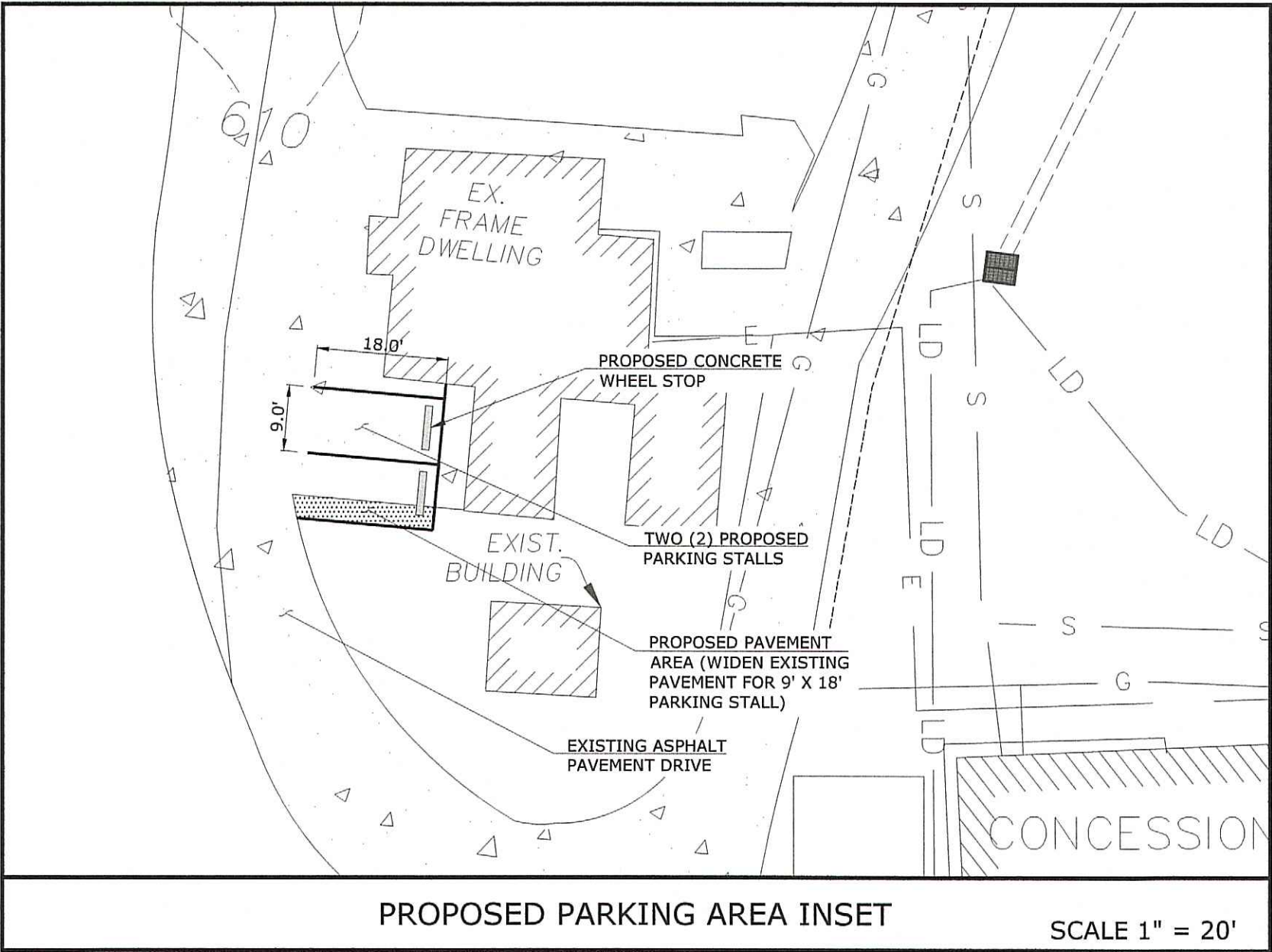
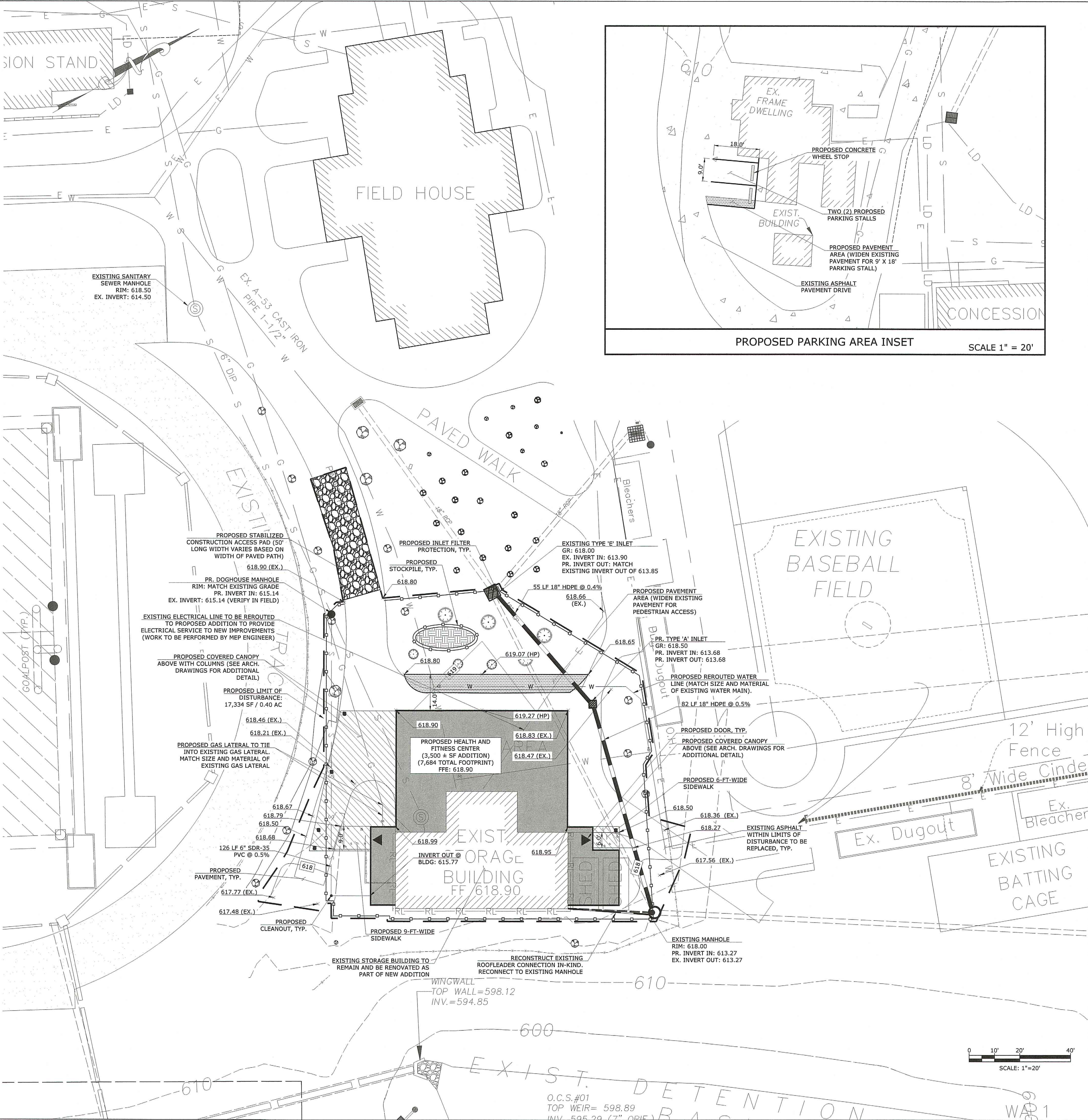
- THE PROJECT IS NOT CONSIDERED A MAJOR DEVELOPMENT PER NJAC 7:8-1.2 AS IT DOES NOT:
 - DISTURB MORE THAN ONE ACRE OF LAND
 - CREATE ONE-QUARTER ACRE OR MORE OF REGULATED IMPERVIOUS SURFACE, OR
 - CREATE ONE-QUARTER ACRE OR MORE OF REGULATED MOTOR VEHICLE SURFACE
- SINCE THE PROJECT IS NOT CONSIDERED A MAJOR DEVELOPMENT, THE PROJECT IS NOT SUBJECT TO ANY GROUNDWATER RECHARGE OR STORMWATER QUALITY REQUIREMENTS AS PER NJAC 7:8
- THE PROJECT DECREASES IMPERVIOUS COVERAGE BY 8 SF NATURALLY DECREASING STORMWATER RUNOFF LEAVING THE SITE. AS SUCH, NO PROPOSED STORMWATER DETENTION IS REQUIRED.

LEGEND

	BUILDING DOOR
	STORMWATER MANHOLE
	ADDITIONAL ASPHALT
	STORMWATER PIPING
	LIMIT OF DISTURBANCE
	SILT FENCE
	STABILIZED CONSTRUCTION ACCESS PAD
	INLET PROTECTION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER PIPE
	PROPOSED GAS LINE
	PROPOSED WATER LINE

TOTAL LIMIT OF DISTURBANCE: 17,334 SF / 0.40 ACRES

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING SINCE IT IS LOCATED IN THE METROPOLITAN PLANNING AREA (PA-1) ZONE.



SCHEDULE OF REVISIONS				
REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1.	01/31/2023	REVISED PER CME COMMENT LETTER DATED 1/20/23	ENS	CJS

OWNER	SETON HALL PREPARATORY SCHOOL 700 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, NJ 07052
APPLICANT	SETON HALL PREPARATORY SCHOOL 700 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, NJ 07052

E 2 PROJECT MANAGEMENT LLC	87 KIBERNIA AVENUE ROCKAWAY, N.J. 07866 PHONE: (973) 299-5200 FAX: (973) 259-5059 WWW.E2PM.COM
THIS DRAWING DOES NOT INCLUDE NECESSARY COMMENTS OR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF. ANY CHANGES TO THE DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.	

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200
I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

CHARLES J. STEWART, P.E., P.L.S. NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GB035884
PROJECT NAME
SETON HALL PREPARATORY SCHOOL HEALTH AND FITNESS CENTER KELLY ATHLETIC CENTER
700 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY TAX BLOCK 82.01, LOT 1

DRAWING TITLE
SITE, GRADING, UTILITY, AND EROSION CONTROL PLAN

CHECKED BY: CJS	DRAWN BY: ENS
SCALE: 1" = 20'	SHEET NO:
PROJECT #: P-22-34-01	FIRST ISSUE: 10/13/2022

DRAWING NO.
SP-103.10

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

SITE PREPARATION

- 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.
- IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- 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.
- INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

SEEDBED PREPARATION

- 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://NJAES.RUTGERS.EDU/COUNTY). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE 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.
- WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH 4-1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014 A 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.
- HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING ION SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

SEEDING

- 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.
 - 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 90% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDBED AREA AND MOWED ONCE.
- WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY 550 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.
- COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 550 MANY GRASSES BECOME ACTIVE AT 650 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.
- 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.
- 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.
- 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 HYDROSEEDER 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.

PERMANENT VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES														
SEED MIXTURE	PLANTING RATES		PLANTING DATES										MAINTENANCE LEVEL	REMARKS
			O - OPTIMAL PLANTING PERIOD		A - ACCEPTABLE PLANTING PERIOD									
	PLANT HARDINESS ZONE													
	ZONE 5B, 6A		ZONE 6B		ZONE 7A, 7B									
	LBS/ACRE	LBS/1000 SQ. FT.	3/15	6/1	8/1	3/1	5/1	8/15	2/1	5/1	8/15			
		-5/31	-7/31	-10/1	-4/30	-8/14	-10/15	-4/30	-8/14	-10/30				
WARM SEASON MIXTURE #4														
SWITCHGRASS	10	.25												
BIG BLUESTEM	5	.10												
LITTLE BLUESTEM	5	.10												
SAND LOVEGRASS	4	.10												
COSTAL PANICGRASS	10	.20												
COOL SEASON MIXTURE #7														
STRONG CREEPING RED FESCUE	130	3												
KENTUCKY BLUEGRASS	50	1												
PERENNIAL RYEGRASS OR REDTOP	20	.60												
PLUS WHITE CLOVER	5	.10												
SUITABLE WATERWAY MIX CANADA BLUEGRASS MORE DROUGHT TOLERANT USE REDTOP FOR INCREASED DROUGHT TOLERANCE														

DUST CONTROL METHODS:

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES VEGETATIVE COVER - SEE TEMPORARY AND PERMANENT VEGETATIVE COVER STANDARDS SPRAY ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIAL				
MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE	
ANIONIC ASPHALT EMULSION	7-1	COARSE SPRAY	1200	
LATEX EMULSION	12.5:1	FINE SPRAY	235	
RESIN IN WATER	4:1	FINE SPRAY	300	
POLYACRYLAMIDE (PAM) - SPRAY ON				
POLYACRYLAMIDE (PAM) - DRY SPRAY				
ACULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200	

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL - TYPE PLUGS ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCE, SNOW FENCES, BURLAP FENCES, BALES OF HAY OR SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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 STREAKS OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

SITE PREPARATION

- 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 (19-1 OF STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY).
- INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42 IN STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- IMMEDIATELY PRIOR TO SEEDING THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

SEEDBED PREPARATION

- APPLY GROUND LIMESTONE AND FERTILIZER 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://NJAES.RUTGERS.EDU/COUNTY). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. 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.
- WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A 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.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
- SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PAGE 1-1 IN THE STANDARD FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

SEEDING

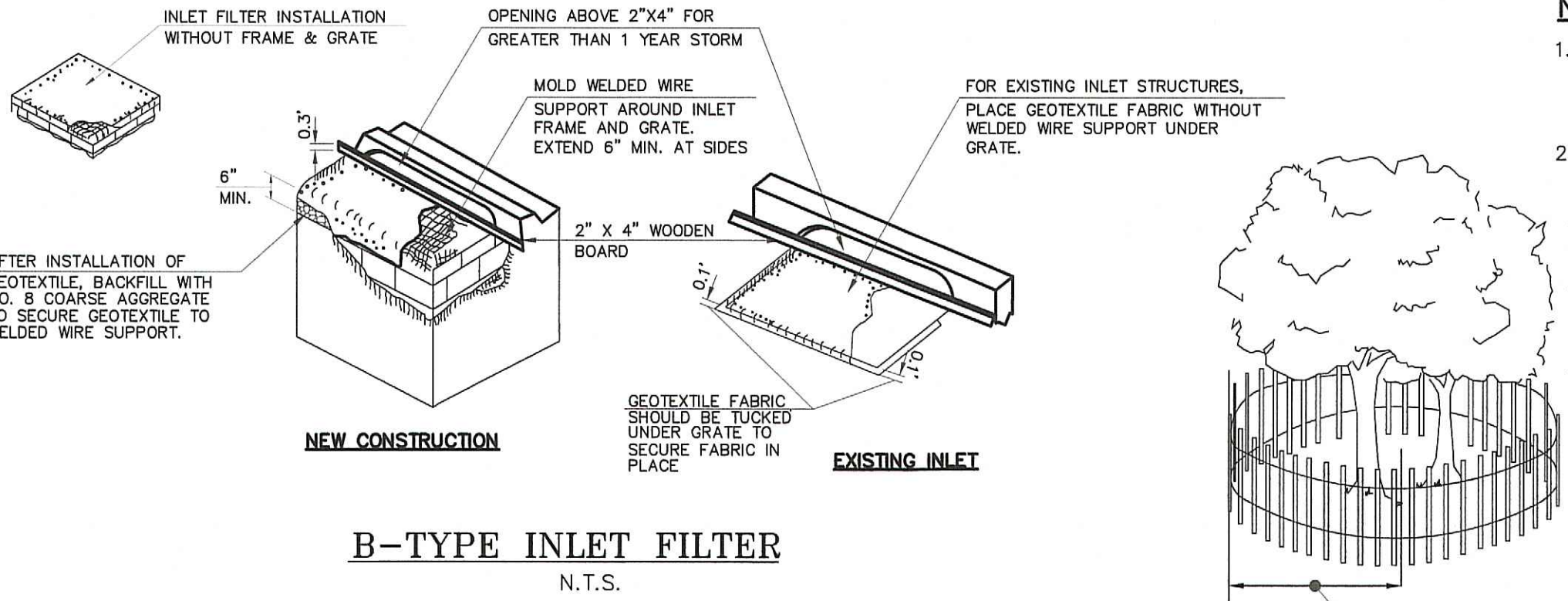
- SELECT SEED FROM RECOMMENDATIONS IN TABLE 7-2 SHOWN BELOW:
 - CONVENTIONAL SEEDING: APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
- 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. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER 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. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVEL OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
- 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.

MULCHING

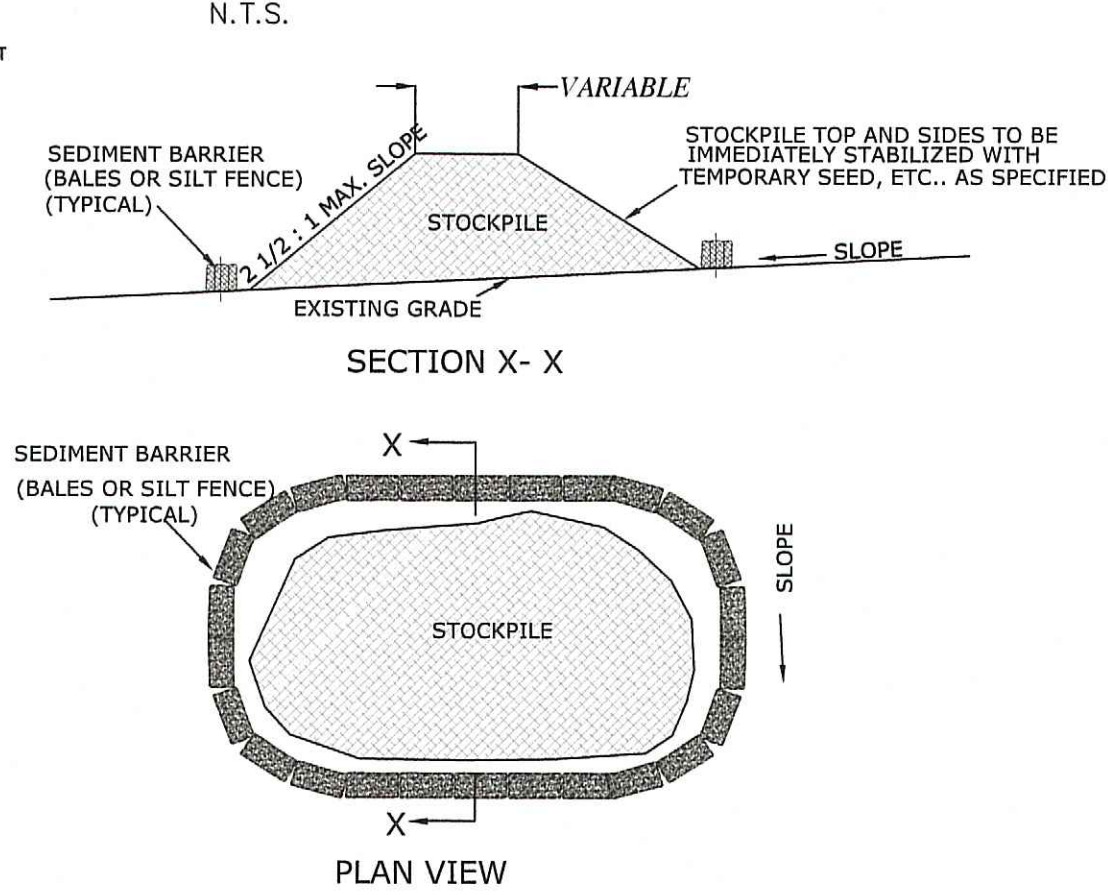
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- STRAW OR HAY: UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (90 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 ESTABLISHED FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- APPLICATION: SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE 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 HTE AREA, STEEPNESS OF SLOPE, AND COSTS:
 - 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 CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
 - CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
 - LIQUID MULCH BINDERS MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH MULCH. IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE ONE OF THE FOLLOWING:
 - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPROVED GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
 - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING, AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
 - WOOD-FIBERED OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
 - PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA NAD WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

TEMPORARY VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES									
SEED MIXTURE	SEEDING RATES (1)		OPTIMUM SEEDING DATE (2) BASED ON PLANT HARDINESS ZONE (3)					OPTIMUM SEED DEPTH (INCHES) (4)	
			PLANT HARDINESS ZONE						
	LBS/ ACRE	LBS/1000 SQ. FT.	ZONE 5B, 6S	ZONE 6B		ZONE 7A, 7B			
COOL SEASON GRASSES									
1. PERENNIAL RYEGRASS	100	1.0	3/15-6/1 & 8/1-9/15	3/1-5/15 & 8/15-10/1	2/15-5/1 & 8/15-10/15				0.5
2. SPRING OATS	86	2.0	3/15-6/1 & 8/1-9/15	3/1-5/15 & 8/15-10/1	2/15-5/1 & 8/15-10/15				1.0
3. WINTER BARLEY	96	2.2	8/1-9/15	8/15-10/1	28/15-10/15				1.0
4. ANNUAL RYEGRASS	100	1.0	3/15-6/1 & 8/1-9/15	3/15-6/1 & 8/1-9/15	2/15-5/1 & 8/15-10/15				0.5
5. WINTER CEREAL RYE	112	2.8	8/1-11/1	8/1-11/15	8/1-12/15				1.0
WARM SEASON GRASSES									
6. PEARL MILLET	20	0.5	6/1-8/1	5/15-8/15	5/1-9/1				1.0
7. MILLET (GERMAN OR HUNGARIAN)	30	0.7	6/1-8/1	5/15-8/15	5/1-9/1				1.0

- SEEDING RATE FOR WARM SEASON GRASS. SELECTIONS 5-7 SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY A GERMINATION TEST RESULT. NO ADJUSTMENT IS REQUIRED FOR COOL SEASON GRASSES.
- MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SEED AREA CAN BE IRRIGATED.
- PLANT HARDINESS ZONE (SEE FIGURE 7-1, PG 7-4 OF THE STANDARDS FOR EROSION AND SEDIMENT CONTROL IN NEW JERSEY
- TWICE THE DEPTH FOR SANDY SOILS.

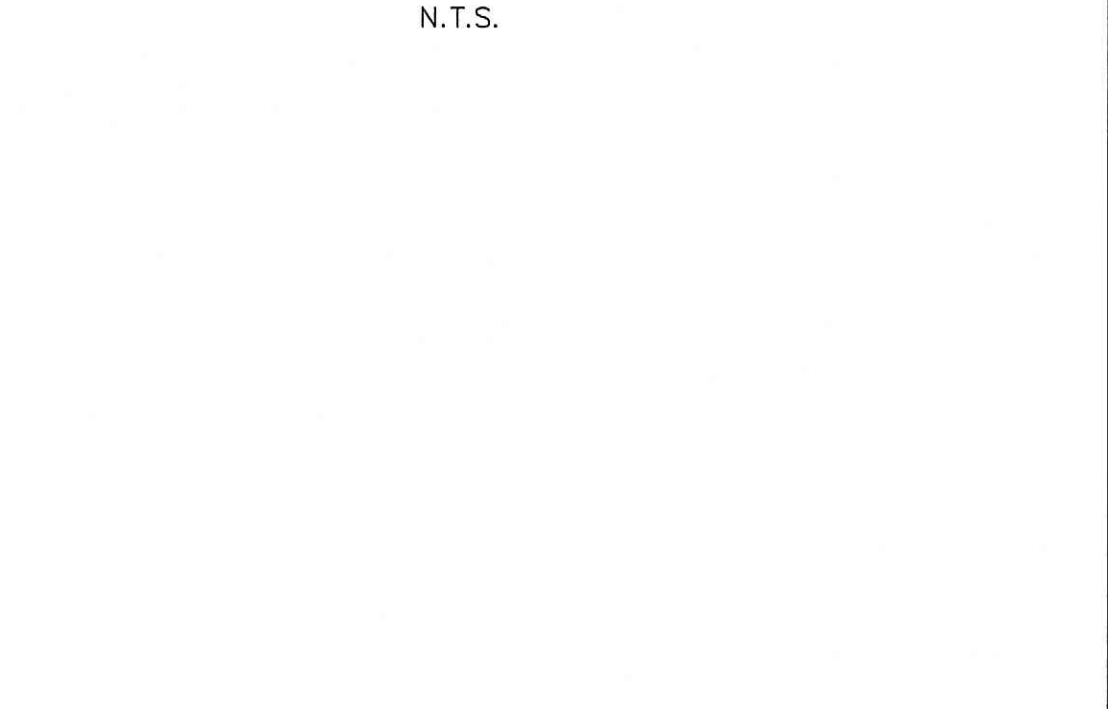


TREE PROTECTION FENCE

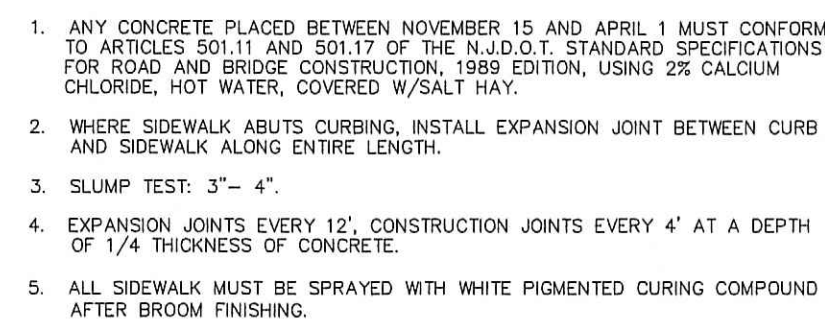


- STOCKPILES TO BE PLACED AS DETERMINED IN THE FIELD.
- STOCKPILES NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE, OR WITHIN 100 FEET OF A NATURAL STREAM.
- TOPSOIL IS TO BE STOCKPILED SEPARATELY FROM OTHER EXCAVATED MATERIALS.

TYPICAL STOCKPILE CONSTRUCTION

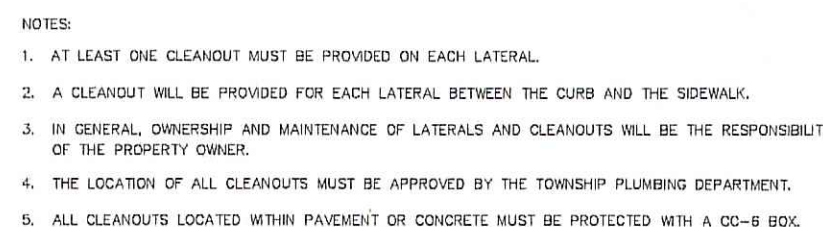


SCHEDULE OF REVISIONS					
REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY	
1.	01/31/2023	REVISED PER CME COMMENT LETTER DATED 1/20/23	ENS	CJS	



SP-111

SCALE: N.T.S.



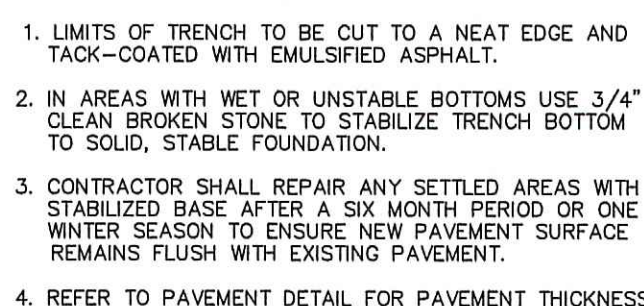
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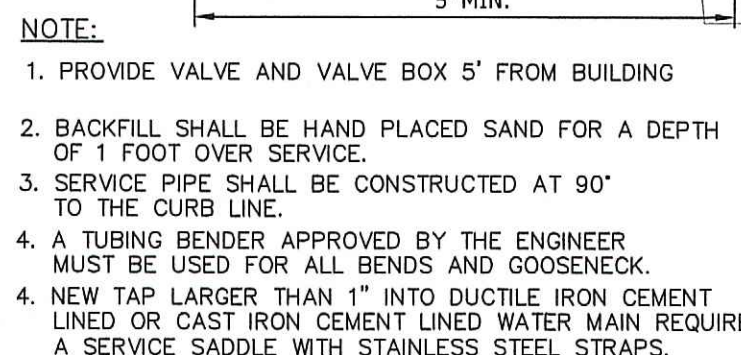
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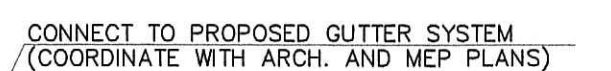
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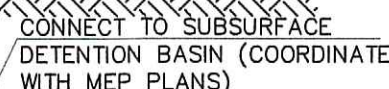
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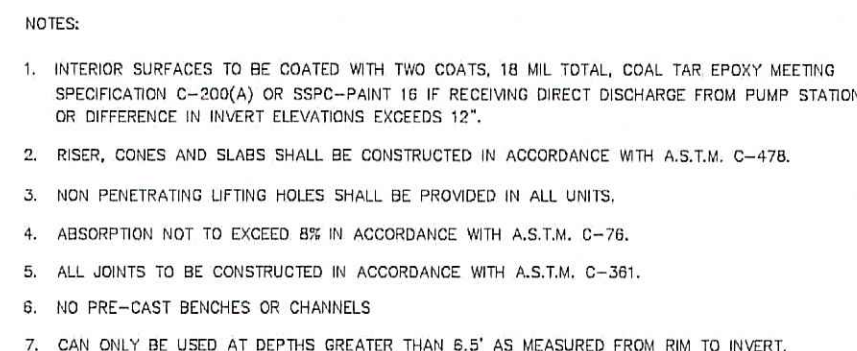
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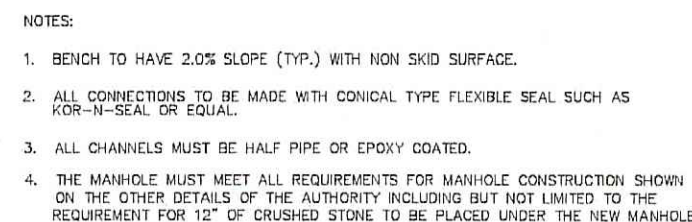
SP-111

SCALE: N.T.S.



SP-11

SCALE: N.T.S



SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1.	01/31/2023	REVISED PER CME COMMENT LETTER DATED 1/20/23	ENS	CJS

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N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

CHARLES J. STEWART, P.E., P.L.S.
REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NATIONAL LAND SURVEYOR LICENSE NO. 24GB035884

PROJECT NAME

SETON HALL PREPARATORY SCHOOL
HEALTH AND FITNESS CENTER
KELLY ATHLETIC CENTER

700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
TAX BLOCK 82.01, LOT 1

DRAWING TITLE

CONSTRUCTION DETAILS

CHECKED BY: CJS	DRAWN BY: ENS
SCALE: NOT TO SCALE	SHEET NO:
PROJECT #: P-22-34-01	FIRST ISSUE: 10/13/2022

DRAWING NO.

SP-111.00