

Plotted: 3/12/2021 8:15 AM. By: Conor Daly
© MATRIXNEWORLD\MatrixLDS\Jobs\Alpert Group LLC\LD19-153 - 18 Central Avenue - West Orange\DWG\Plot Sheets\Tompkins Street\01-Title Sheet.dwg\01-Title Sheet

PROPERTY OWNERS
WITHIN 200' OF BLOCK 6 LOTS 36.01
AS OF 12/17/2020

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
6	6	582-586 VALLEY ROAD, LLC 582-586 VALLEY ROAD WEST ORANGE, NJ 07052	6	45	ORANGE VALLEY SOCIAL SETTLEMENT 35 TOMPKINS STREET WEST ORANGE, NJ 07052
6	8	RUCH, EVE L. 580 VALLEY ROAD WEST ORANGE, NJ 07052	6	47	ORANGE VALLEY SOCIAL SETT. LIBRARY TOMPKINS STREET WEST ORANGE, NJ 07052
6	11	PETULLO, GERARDO & CAROLINA L. 5 KNOLL ROAD FAIRFIELD, NJ 07004	7	8	US BANK TRUST % HUDSON HOMES, 3701 REGENT BLVD, #200 IRVING, TX 75063
6	11.01	TRUST, OF ORANGE VALLEY SOCIAL SETT TOMPKINS STREET WEST ORANGE, NJ 07052	7	9	GUARADIO, ROBERT C. & EMERITA 40 TOMPKINS STREET WEST ORANGE, NJ 07052
6	16	PALENCIA, TOMAS & YESINA 564 VALLEY ROAD WEST ORANGE, NJ 07052	7	10	ORENCO, ANDREW & JESSICA 38 TOMPKINS STREET WEST ORANGE, NJ 07052
6	18	554 VALLEY ROAD ASSOC., LLC 5 DANIEL ROAD FAIRFIELD, NJ 07004	7	11	CEUS, DEUMENE 36 TOMPKINS STREET WEST ORANGE, NJ 07052
6	18.08	IMPACT REAL ESTATE LLC 552 VALLEY ROAD WEST ORANGE, NJ 07052	7	12	LOMBARDO, SALVATORE & CONNIE 350 NORTHFIELD AVENUE WEST ORANGE, NJ 07052
6	24.01	TSUKOS, GUS & ANN 3 WALKER DRIVE FLORHAM PARK, NJ 07832	7	12.02	D'ARIES, JANICE & ANN L. 96 FOREST HILL ROAD WEST ORANGE, NJ 07052
6	24.02	QURESHI, SHAHID & SHAFQA QAZI 548 VALLEY ROAD WEST ORANGE, NJ 07052	7	16	24-28 TOMPKINS, LLC 24-28 TOMPKINS STREET WEST ORANGE, NJ 07052
6	24.03	MEGARGEE, JEFFREY + LINDA 1 PARK AVENUE WYCKOFF, NJ 07481	7	17	VERDERAMO RALPH A. JR & BENSON, GAIL 10 TOMPKINS STREET WEST ORANGE, NJ 07052
6	25	RUSO, LINDA 337 VALLEY VIEW CIRCLE FREEHOLD, NJ 07728	7	18	VERDERAMO RALPH A. JR & BENSON, GAIL 10 TOMPKINS STREET WEST ORANGE, NJ 07052
6	26	OURICO, JOSEPH & CARLA 499 CENTRE STREET NUTLEY, NJ 07110	7	21	VERDERAMO RALPH A. JR & BENSON, GAIL 10 TOMPKINS STREET WEST ORANGE, NJ 07052
6	26.01	VOGMAN, GRIGORY G. 42 MITCHELL STREET WEST ORANGE, NJ 07052	7	22	TOWNSHIP OF WEST ORANGE 66 MAIN STREET WEST ORANGE, NJ 07052
6	28	HUMALA, MANUEL H. & PALADACH, LUIS 38 MITCHELL STREET WEST ORANGE, NJ 07052	7	25	AREVALO, OSWALDO P. & ROSA M 12 MITCHELL STREET WEST ORANGE, NJ 07052
6	29	38 MITCHELL STREET ASSOC, LLC 31 CROSS STREET WEST ORANGE, NJ 07052	7	26	STOCKMAN ASSOC/RRPM MANAGEMENT 77 PARK STREET MONTCLAIR, NJ 07042
6	30	BARRETT, CODY 7 TOMPKINS STREET WEST ORANGE, NJ 07052	27	43	VILITA ARTES LLC/SHANDS 15 SOUTH ESSEX AVENUE ORANGE, NJ 07050
6	30.01	TSUKOS, GEORGE PO BOX 1043 DENVILLE, NJ 07834	28	22	TOWNSHIP OF ORANGE 66 MAIN STREET WEST ORANGE, NJ 07052
6	30.02	SWIFT, WALEED J 1128 E FRONT STREET PLAINFIELD, NJ 07062	28	23	HOUSING AND NEIGHBORHOOD DEVELOPMENT 587 VALLEY ROAD WEST ORANGE, NJ 07052
6	30.03	BARRETT, CODY (EST OF) 7 TOMPKINS STREET WEST ORANGE, NJ 07052	28	25	PETRILLO, ANTHONY JP 330 RIDDALE AVE EAST HANOVER, NJ 07936
6	32	TOMPKINS STREET DEVELOPMENT TOMPKINS STREET WEST ORANGE, NJ 07052	28	26	KEYSTONE PROPERTIES PO BOX 222 MILLSBURN, NJ 07041
6	32	DANIEL, DESMOND H. & BOUCHE MARTHA 9 TOMPKINS STREET WEST ORANGE, NJ 07052			
6		BATES, RICHARD A 11 TOMPKINS STREET WEST ORANGE, NJ 07052			
6	32	NAGWAN, ANGAD & SHERGILL D.K. 15 TOMPKINS STREET WEST ORANGE, NJ 07052			
6	32	LIN, SHANG YUN 17 TOMPKINS STREET WEST ORANGE, NJ 07052			
6	32	VELARDE, JORGE & DORIAN 21 TOMPKINS STREET WEST ORANGE, NJ 07052			
6	36	TSUKOS, GEORGE PO BOX 1043 DENVILLE, NJ 07834			
6	43	TRUST, OF ORANGE VALLEY SOCIAL SETT 33 TOMPKINS STREET WEST ORANGE, NJ 07052			

UTILITY CONTACTS

PSE&G
MANAGER - CORPORATE PROPERTIES
80 PARK PLACE, T6B
NEWARK, NJ 07102

COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083

NEW JERSEY AMERICAN WATER COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07076

VERIZON TELEPHONE
1 VERIZON WAY
BASKING RIDGE, NJ 07920-1025

TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052

JOINT MEETING OF ESSEX AND UNION COUNTIES
500 SOUTH FIRST STREET
ELIZABETH, NJ 07202

CITY OF ORANGE TOWNSHIP
29 NORTH DAY STREET
ORANGE, NJ 07050

INDEX OF SHEETS

No.	DESCRIPTION	PLAN DATE
1.	TITLE SHEET	ORIGINAL SUBMISSION
2.	EXISTING CONDITIONS AND DEMOLITION PLAN	ORIGINAL SUBMISSION
3.	GEOMETRY PLAN	ORIGINAL SUBMISSION
4.	GRADING AND UTILITY PLAN	ORIGINAL SUBMISSION
5.	LANDSCAPING PLAN	ORIGINAL SUBMISSION
6.	LIGHTING PLAN	ORIGINAL SUBMISSION
7.	SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS	ORIGINAL SUBMISSION
8.	SOIL EROSION AND SEDIMENT CONTROL NOTES	ORIGINAL SUBMISSION
9.	CONSTRUCTION DETAILS	ORIGINAL SUBMISSION
10.	CONSTRUCTION DETAILS	ORIGINAL SUBMISSION

PRELIMINARY & FINAL MAJOR SITE PLAN

TOMPKINS STREET APARTMENTS

ALPERT GROUP, LLC

BLOCK 6, LOT 36.01 - 20 TOMPKINS STREET

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

LEGEND

	BOUNDARY LINE
	LOT LINE
	LOT NUMBER
	BLOCK LIMIT
	BLOCK NUMBER
	ZONE BOUNDARY
	ZONE DESIGNATION
	200' ADJOINER LINE
	500' ADJOINER LINE
	TOWNSHIP BOUNDARY LINE
	PROJECT LOCATION

FEMA FLOOD NOTES - TOMPKINS STREET

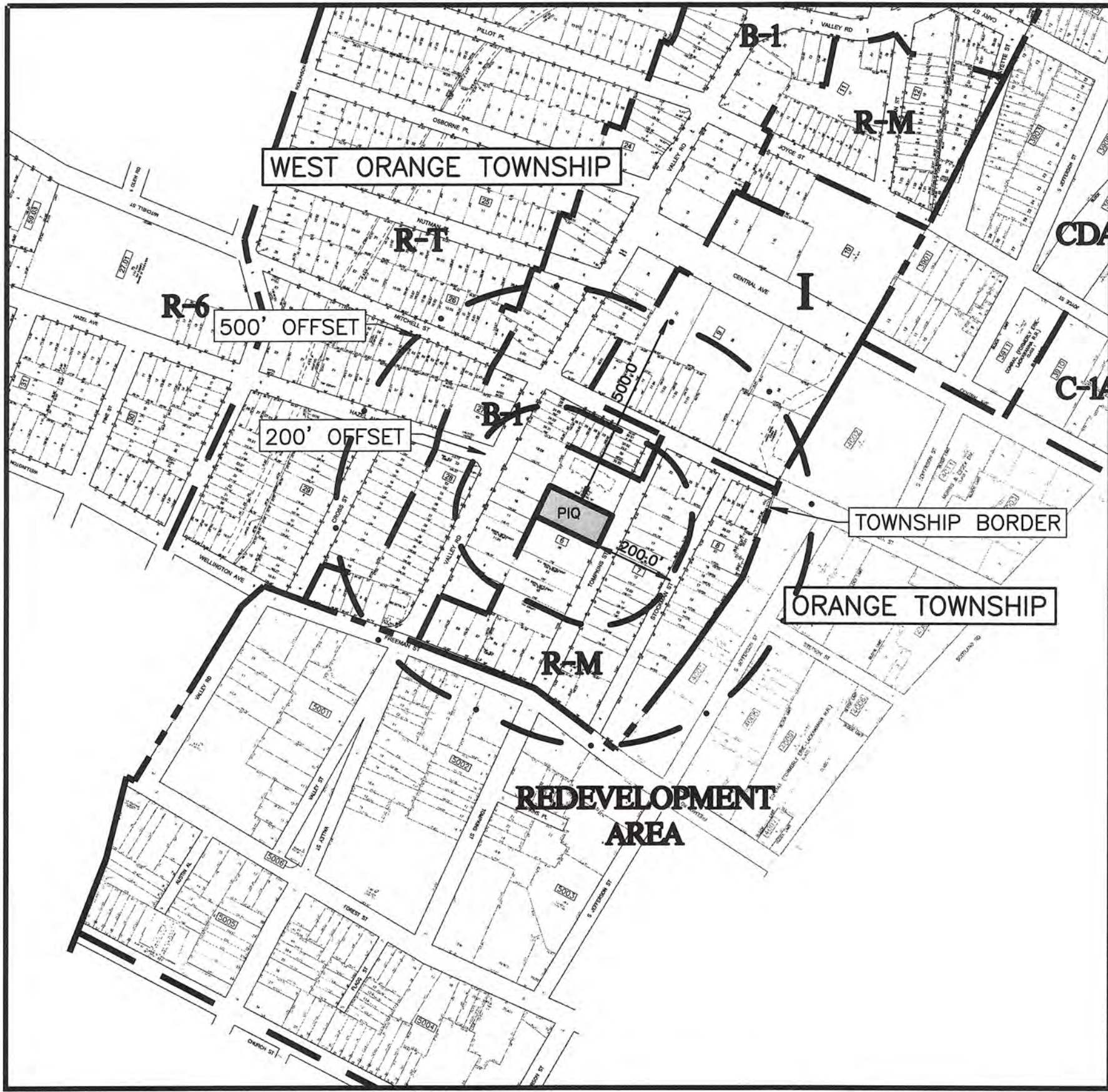
PORTIONS OF THE SUBJECT PROPERTY IS LOCATED WITHIN PORTIONS OF THE FOLLOWING SPECIAL FLOOD HAZARD AREAS AS PER THE FIRM FLOOD INSURANCE RATE MAP:

FIRM FLOOD INSURANCE RATE MAP ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS)
PANEL 113 OF 200 CONTAINS WEST ORANGE, TOWNSHIP OF MAP NUMBER 34013C00113F
EFFECTIVE DATE JUNE 4, 2017.

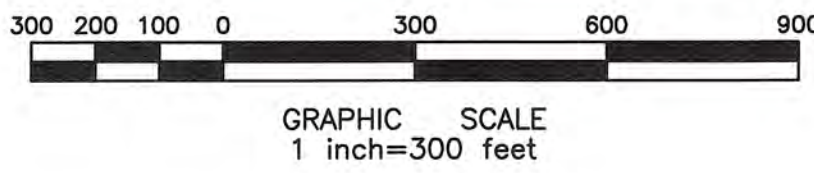
UNSHADED FEMA FLOOD ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE ABOVE FEMA FLOOD HAZARD INFORMATION WAS OBTAINED ON MARCH 12, 2020 FROM THE FOLLOWING FEMA WEBSITE: <https://msc.fema.gov/portal/search?>

NOTE: AT THE TIME AND DATE OF THIS SURVEY, NO PRELIMINARY FLOOD HAZARD DATA WAS FOUND AND/OR PUBLISHED ON THE FEMA MAP SERVICES CENTER - PRELIMINARY FEMA MAP PRODUCTS WEBSITE. AS PER POTENTIAL CHANGES TO THE FEMA PRELIMINARY FIRM INSURANCE RATE MAPS, MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. MAKES NO GUARANTEES THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA PRELIMINARY FLOOD HAZARD ZONE. ALL FEMA FLOOD HAZARD ZONE INFORMATION MUST BE VERIFIED.



KEY MAP



TITLE SHEET NOTES

- PROJECT KNOWN AND DESIGNATED AS TAX MAP LOT(S) 36.01 ; BLOCK 6, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE TOWNSHIP OF WEST ORANGE, TAX MAP SHEET 21.
- LOT INFORMATION FOR BLOCK 6, LOT 36.01 BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 36.01, BLOCK 6, TOMPKINS STREET, SITUATED IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," AS PREPARED BY MATRIX NEW WORLD ENGINEERING, DATED 09/14/2020.
- HORIZONTAL DATUM: NAD 83; VERTICAL DATUM: NAVD 88.
- THIS PROJECT CONSISTS OF (1) RESIDENTIAL BUILDING WITH 17 RESIDENTIAL UNITS WITH 700 SF OF MANAGEMENT SPACE.
- THE PROPOSED DEVELOPMENT IS LOCATED IN THE MULTIFAMILY RESIDENCES (R-M) ZONE. THE PROPOSED USE IS PERMITTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.
- THIS PLAN SET CONSISTS OF MULTIPLE 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.
- CENTER OF SITE COORDINATES FOR SITE: 704946 N 562568 E.
- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY/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.
- APPLICANT
ALPERT GROUP LLC
1 PARKER PLAZA #64
FORT LEE, NJ, 07024
OWNER
CITY OF WEST ORANGE
66 MAIN STREET
WEST ORANGE, NJ 07052

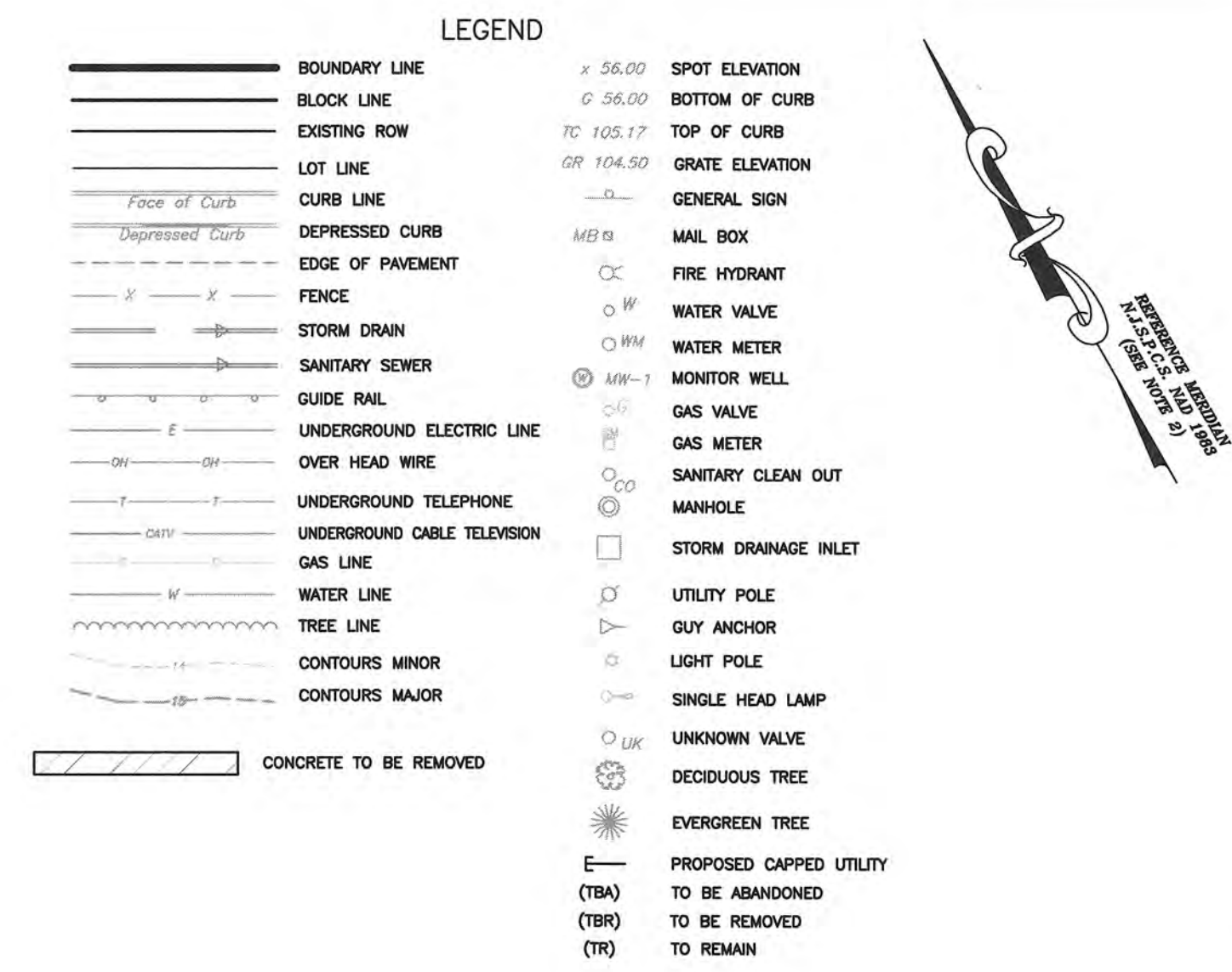
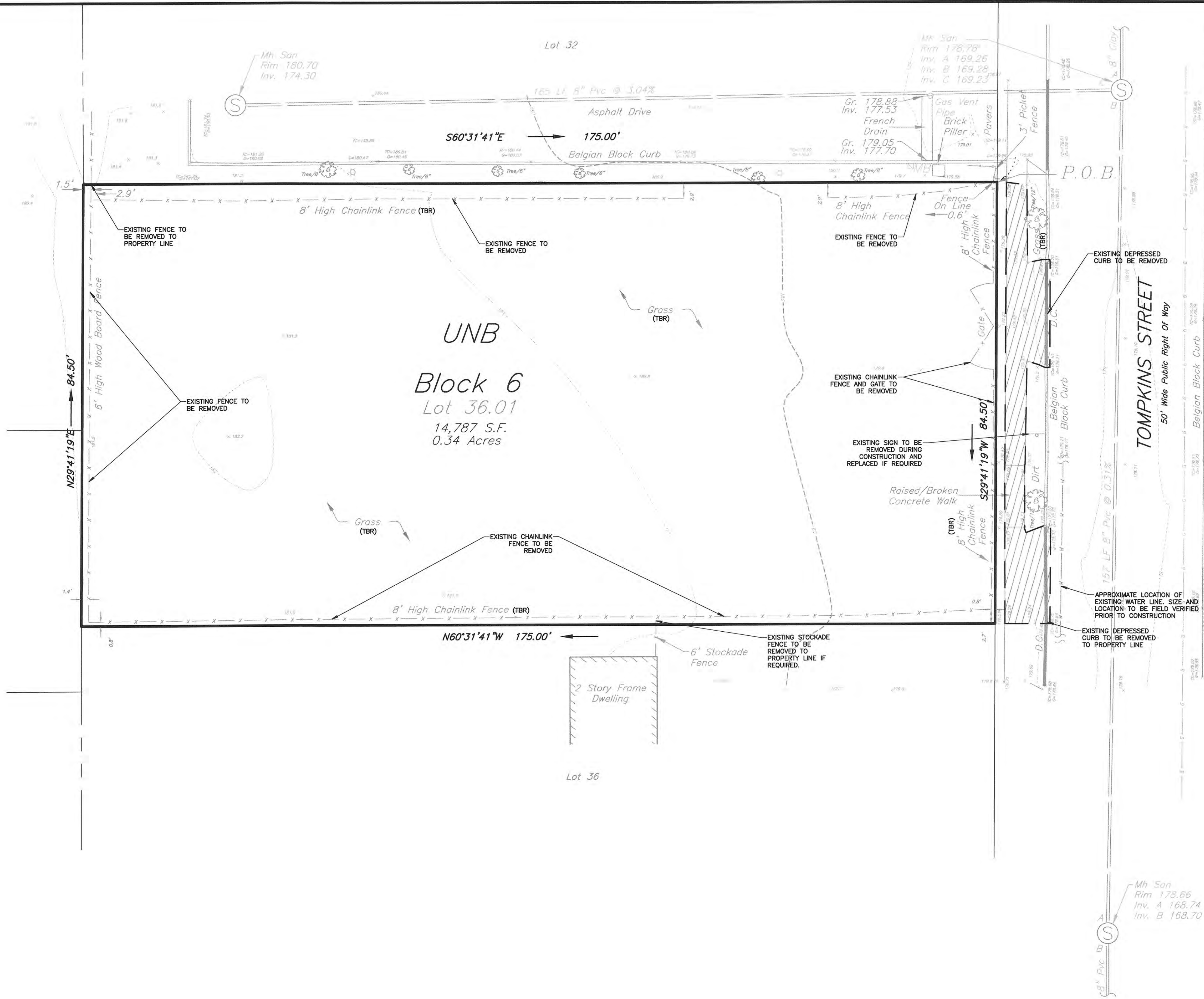
BULK STANDARDS PER R-M ZONE PLAN (TOMPKINS STREET SITE)			
BULK STANDARDS	PERMITTED	BLOCK 6 LOTS 36.01	VARIANCE (Y/N)
MINIMUM LOT AREA	11,250 SQ. FT.	14,787.39 SQ. FT.	N
MINIMUM LOT WIDTH	50 FEET	84.50 FEET	N
MAXIMUM BUILDING HEIGHT	2.5 STORIES & THIRTY-FIVE (35) FEET	3 STORIES & 38.00 FEET	Y
MAXIMUM BUILDING COVERAGE	40%	45.3%	Y
MAXIMUM LOT COVERAGE	55%	57.9%	Y
MINIMUM FRONT YARD SETBACK	30 FEET	30.0 FEET	N
MINIMUM REAR YARD SETBACK	30 FEET	13.9 FEET	Y
MINIMUM SIDE YARD SETBACK	10 FEET & 8 FEET	12.6 FEET & 16.5 FEET	N

VARIANCES REQUESTED:

- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED THAT A PROPOSED BUILDING HEIGHT BE 2.5 STORIES AND 35 FEET WHERE 3 STORIES AND 38.00 FEET IS PROPOSED. A VARIANCE IS REQUESTED.
- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED THAT MAXIMUM BUILDING COVERAGE BE 40% WHERE 45.3% IS PROPOSED. A VARIANCE IS REQUESTED.
- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED THAT MAXIMUM LOT COVERAGE 55% WHERE 57.9% IS PROPOSED. A VARIANCE IS REQUESTED.
- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED THAT MINIMUM REAR YARD SETBACK IS 30 FEET WHERE 13.9 FEET IS PROPOSED. A VARIANCE IS REQUESTED.
- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED 35 PARKING SPACES BE PROVIDED WHERE 0 SPACES ARE PROPOSED. A VARIANCE IS REQUESTED.

PARKING STANDARD			
PARKING STANDARDS	NUMBER OF UNITS	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
1.8 SPACES / ONE BEDROOM	3	6	
2.0 SPACES / TWO BEDROOM	10	20	
2.1 SPACES / TWO BEDROOM	4	9	
TOTAL	17	35	0

DESIGNED BY:		REVIEWED BY:		RELEASED BY:		NO.		DESCRIPTION		REVISIONS	
CTD		SS		SWS							

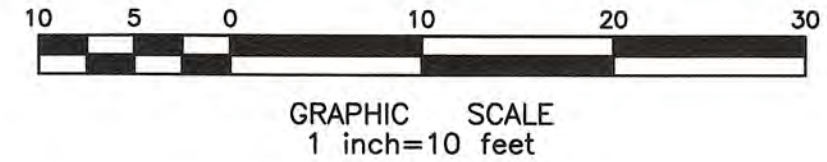


- EXISTING CONDITIONS/DEMOLITION NOTES**
- PROJECT KNOWN AND DESIGNATED AS TAX MAP LOT(S) 36.01 ; BLOCK 6, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE TOWNSHIP OF WEST ORANGE, TAX MAP SHEET 21.
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 - HORIZONTAL DATUM: NAD 83; VERTICAL DATUM: NAVD 88.
 - THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK 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 AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
 - ALL ABOVE GROUND UTILITY APPURTENANCES (INCLUDING FIRE HYDRANTS, WATER METERS, INLET GRATES & FRAMES, MANHOLE COVERS & FRAMES) WITHIN THE PROJECT'S BOUNDARY ARE TO BE REMOVED AND PLACED ON-SITE FOR THE PUBLIC WORKS DEPARTMENT TO CLAIM. ALL UNCLAIMED APPURTENANCES WILL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT AN APPROPRIATE DISPOSAL FACILITY.
 - ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES AND FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED.
 - ALL UNDERGROUND UTILITIES, LINES, PIPING, STRUCTURES, FOUNDATIONS, VAULTS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFF SITE.
 - ALL DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE OR LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND WILL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO ABANDONMENT AND/OR DEMOLITION.
 - ALL STRUCTURES (CURBS, SIDEWALKS, PATIO, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE FACILITY.
 - ALL PERIMETER FENCING IS TO BE REMOVED AT THE CONCLUSION OF THE DEMOLITION PROJECT UNLESS OTHERWISE STATED.
 - ALL SANITARY SEWER AND STORM SEWER MAINS AND STRUCTURES, INCLUDING CLEANOUTS, SHOWN WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROPRIATE DISPOSAL FACILITY.
 - 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.
 - 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.
 - 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.
 - 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 TO COMPLETE ALL PHASES OF THE PROJECT AND TO PROVIDE PERIMETER CHAIN LINK FENCING (MIN. 6' HIGH) AND SILT 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.
 - ALL SUITABLE MATERIAL SHALL BE CRUSHED AND STOCKPILED ON SITE. MATERIAL SHALL BE SEPARATED FROM SITE BY STOCKPILING ON 3MM CLEAR PLASTIC. MATERIAL TO BE CRUSHED TO SPECIFICATION PROVIDED BY GEOTECHNICAL ENGINEER FOR STRUCTURAL FILL.

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.

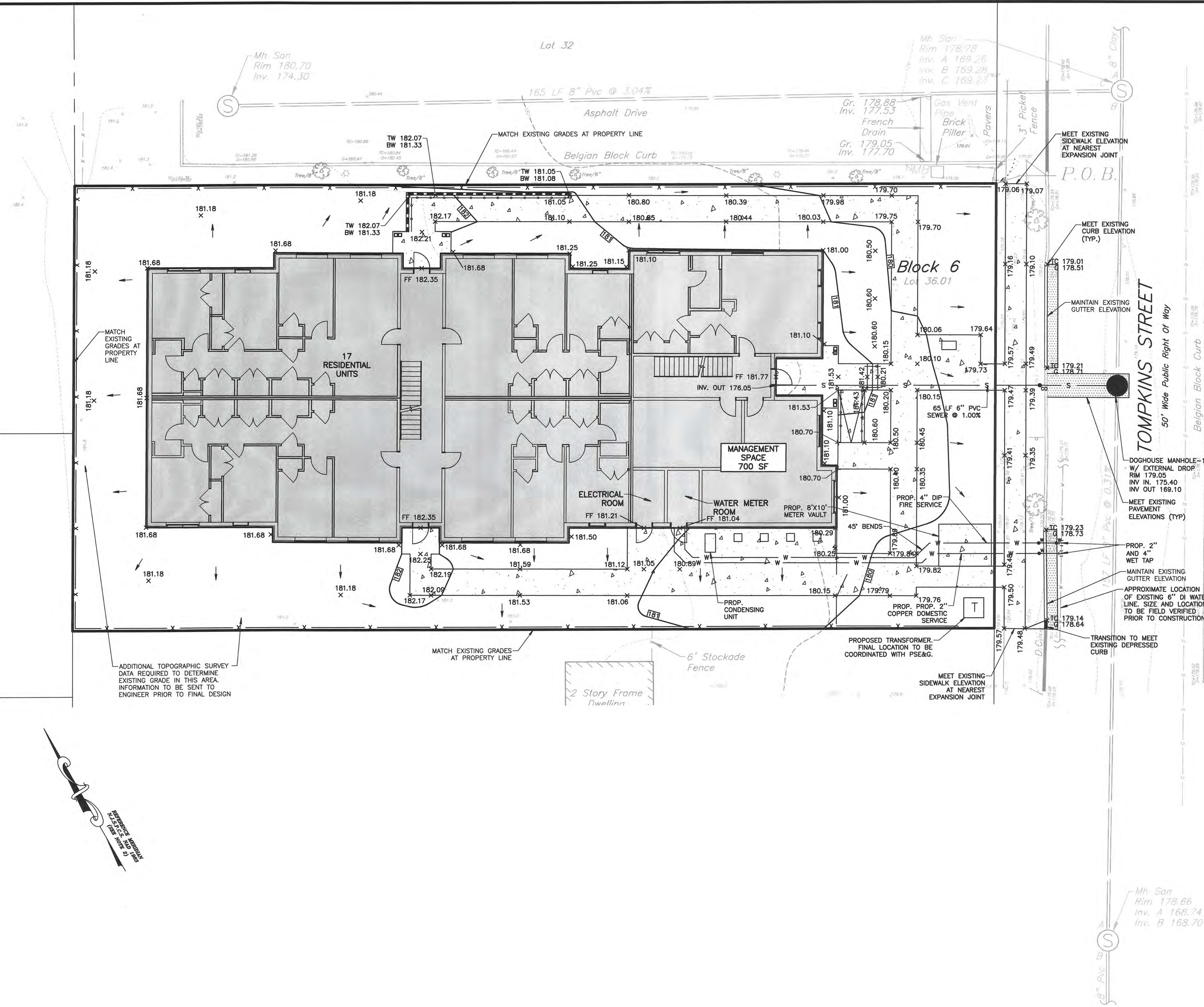


DESIGNED BY:		REVIEWED BY:		RELEASED BY:		NO.		DESCRIPTION		REVISIONS	
SEAN M. SAVAGE, P.E.		SS		SM							
NEW JERSEY PROFESSIONAL ENGINEER		NEW JERSEY PROFESSIONAL ENGINEER		NEW JERSEY PROFESSIONAL ENGINEER							
LICENSE NO. 24GE04451000		LICENSE NO. 24GE04451000		LICENSE NO. 24GE04451000							
3/12/2021		3/12/2021		3/12/2021							
DATE		DATE		DATE							
MATRIXNEWORLD Engineering Progress Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. 442 State Route 35, Second Floor Eatontown, New Jersey 07724 Tel: 732-588-2999 Fax: 973-240-1818 www.matrixnewworld.com WBE / DBE NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA27962300											
EXISTING CONDITIONS AND DEMOLITION PLAN											
PRELIMINARY & FINAL MAJOR SITE PLAN TOMPKINS STREET APARTMENTS BLOCK 6 - LOT 36.01 SITUATED IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY											
PROJECT NUMBER: LD19-153											
DATE: 03/11/2021											
SCALE: 1"=10'											
SHEET 2 OF 10											

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LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
SETBACK LINE	SETBACK LINE
CURB LINE	CURB LINE
DEPRESSED CURB	DEPRESSED CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
PAINT LINE	PAINT LINE
CONCRETE	CONCRETE
FENCE	FENCE
GUIDE RAIL	GUIDE RAIL
RETAINING WALL/BULKHEAD	RETAINING WALL/BULKHEAD
TREE LINE	TREE LINE
CONTOURS	CONTOURS
MINOR	MINOR
MAJOR	MAJOR
SPOT ELEVATION	SPOT ELEVATION
HIGH POINT ELEVATION	HIGH POINT ELEVATION
LOW POINT ELEVATION	LOW POINT ELEVATION
GUTTER ELEVATION	GUTTER ELEVATION
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GRATE ELEVATION	GRATE ELEVATION
RIM ELEVATION	RIM ELEVATION
TOP OF WALL	TOP OF WALL
BOTTOM OF WALL	BOTTOM OF WALL
FINISHED FLOOR ELEV.	FINISHED FLOOR ELEV.
GARAGE FLOOR ELEV	GARAGE FLOOR ELEV
DRAINAGE RUNOFF DIRECTION	DRAINAGE RUNOFF DIRECTION
ROOF DOWNSPOUT	ROOF DOWNSPOUT
SANITARY SEWER	SANITARY SEWER
SANITARY CLEANOUT	SANITARY CLEANOUT
WATER MAIN	WATER MAIN
WATER VALVE	WATER VALVE
WATER VALVE RESET	WATER VALVE RESET
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
GAS MAIN	GAS MAIN
GAS VALVE	GAS VALVE
GAS VALVE RESET	GAS VALVE RESET
GAS METER	GAS METER
TELEPHONE	TELEPHONE
CABLE TELEVISION	CABLE TELEVISION
ELECTRIC CONDUIT	ELECTRIC CONDUIT
OVER HEAD WIRE	OVER HEAD WIRE
UTILITY POLE	UTILITY POLE
GUY ANCHOR	GUY ANCHOR

- GENERAL NOTES
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- GRADING NOTES
- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL BELGIAN BLOCK CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
 - ALL CURBS SHALL BE FLUSH AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL FREE DESIGN STANDARDS.
 - ADA DESIGNATED AREAS ARE TO CONFORM TO THE ACCESSIBILITY STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
 - ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
 - ALL GRASSED WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 (3 HORIZONTAL, 1 VERTICAL) SLOPE UNLESS OTHERWISE NOTED.
 - ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1% UNLESS OTHERWISE NOTED.
 - POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
 - FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
 - ALL EXCAVATED SOIL TO BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - ALL IMPORTED SOILS MUST BE CERTIFIED CLEAN FILL IN ACCORDANCE WITH THE NJDEP TECHNICAL REQUIREMENTS NJAC 7:28E. IMPORTED SOILS SHALL BE PLACED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY.
 - ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOO IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
 - ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
- UTILITY NOTES
- ALL PUBLIC UTILITY AND SERVICE CONNECTIONS TO BUILDINGS SHALL BE INSTALLED UNDERGROUND.
 - ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND IN CONFORMANCE WITH THE STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY.
 - GAS AND ELECTRIC SERVICE CONDUITS AND STRUCTURES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY PSE&G. THE CONTRACTOR SHALL PROVIDE RECORD "AS-BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO THE PSE&G PROJECT ENGINEER AND THE PROJECT OWNER.
 - TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF VERIZON TELEPHONE AND COMCAST CABLE. THE CONTRACTOR SHALL PROVIDE RECORD "AS-BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO THE VERIZON TELEPHONE AND COMCAST CABLE PROJECT ENGINEERS AND PROJECT OWNERS.
 - THE CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINED PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE PROJECT ENGINEER UPON REQUEST.
 - CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
 - ALL CONSTRUCTION IN ROADWAYS TO CONFORM TO THE TOWNSHIP OF WEST ORANGE CONSTRUCTION GUIDELINES FOR STREET OPENINGS AND STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION.
 - PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
 - PROPOSED BUILDINGS SHALL BE SERVED BY EXISTING POTABLE WATER AND SANITARY SEWER FROM THE CITY OF WEST ORANGE.
 - SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
 - ANY DAMAGE CAUSED TO THE SEWERAGE AUTHORITY'S SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE AUTHORITY) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE AUTHORITY'S SATISFACTION.
 - PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
 - PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH JOINT MEETING OF ESSEX AND UNION COUNTIES RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
 - CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE OPENINGS IN EXISTING SEWERS TO RECEIVE LATERALS, JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.
 - ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH NEW JERSEY AMERICAN WATER AND NJDEP REQUIREMENTS.
 - ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-3.15).
 - ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 4 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
 - SPACING AND LOCATIONS OF HYDRANTS SHALL COMPLY WITH THE FIRE PREVENTION STANDARDS OF THE WATER PURVEYOR AND FIRE OFFICIAL.
 - IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(c)(3), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY THE MINIMUM DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
 - UNLESS OTHERWISE INDICATED:
 - DIP WATER MAIN SHALL BE CLASS PS350 CEMENT LINED DUCTILE IRON PIPE (POLYETHYLENE ENCASEMENT)
 - SANITARY SEWER MAINS SHALL BE PVC SDR-35
 - A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STAKES FOR BUILDING CONNECTIONS, OR STAKES SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.
 - BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.

DESIGNED BY:	REVIEWED BY:	RELEASED BY:	NO.
CTD	SS	SS	
DATE: 3/12/2021			
NO.			
REVISIONS			
DESCRIPTION			
DATE: DES.: REV.: REL.:			
PROJECT NUMBER: LD19-153			
DATE: 03/11/2021			
SCALE: 1"=10'			
SHEET 4 OF 10			

GRADING AND UTILITY PLAN

PRELIMINARY & FINAL MAJOR SITE PLAN

TOMPKINS STREET APARTMENTS

BLOCK 6 - LOT 36.01

SITUATED IN

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

MATRIXNEWORLD

Engineering Progress

Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.

442 State Route 35, Second Floor

Edgewater, New Jersey 07024

WBE / DBE

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www.matrixnewworld.com

NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA027952300

SEAN M. SAVAGE, P.E.

NEW JERSEY PROFESSIONAL ENGINEER

LICENSE NO. 24GE04451000

3/12/2021

DATE

GENERAL LANDSCAPE/PLANTING NOTES

- THIS PLAN IS TO BE USED FOR LANDSCAPE INSTALLATION PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. IF ANY DISCREPANCIES ARE FOUND, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
- THE LOCATION OF ALL PLANTS SHOWN ON THE PLANTING PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANTS AND BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT UNDER NORMAL CONDITIONS. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 10' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY EQUIPMENT UNLESS SPECIFICALLY PLACED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF THE PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- ALL PLANT AND MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR MUNICIPALITY PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL (INCLUDING LAWN) SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 15 OR SEPTEMBER 1 AND NOVEMBER 15.
- ALL PLANT MATERIAL SHALL BE OF QUALITY STOCK. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. THE CENTRAL LEADER SHALL NOT BE CUT. THE OWNER AND HIS REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE.
- TREES TO BE INSTALLED WITHIN SIGHT TRIANGLES OR PARKING AREAS SHALL BE LIMBED UP TO A HEIGHT OF 7'. SHRUBS TO BE INSTALLED WITHIN SIGHT TRIANGLES OR PARKING AREAS SHALL BE KEPT TO A MAXIMUM HEIGHT OF 30".
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT SCHEDULE AND THE LANDSCAPE PLAN, THE GREATER QUANTITY SHALL SUPERSEDE.
- ALL SIZES LISTED ON THE PLANT SCHEDULE ARE MINIMUMS. LARGER PLANT MATERIAL IS ACCEPTABLE.
- ALL PLANTING AREAS (BEDS) ARE TO HAVE A MINIMUM OF 12" OF TOPSOIL ADDED PRIOR TO PLANT INSTALLATION.
- ALL SHRUB MASSES ARE TO BE PLANTED IN CONTINUOUS MULCH BEDS.
- ALL BEDS ARE TO HAVE 4" SHREDDED HARDWOOD MULCH APPLIED UNLESS SPECIFIED ON PLAN. MULCH SHALL BE KEPT 4" FROM THE TRUNKS OF ALL PLANTS.
- PLANTS SHALL BE WATERED ON THE SAME DAY OF INSTALLATION AND THREE DAYS IMMEDIATELY FOLLOWING INSTALLATION. THEREAFTER, TREES SHALL BE WATERED WITH 30 GALLONS ONCE A WEEK UNTIL THE GROUND FREEZES AND THEN CONTINUED ONCE THE GROUND HAS THAWED FOR THE FIRST TWO YEARS FOLLOWING PLANTING. SHRUBS SHALL BE WATERED ON THE SAME SCHEDULE WITH 10 GALLONS OF WATER A WEEK.
- ALL PLANT MATERIAL (TREES, SHRUBS, PERENNIALS, LAWN, ETC.) SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM INSTALLATION. ALL PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTING OF LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON BY THE LANDSCAPE CONTRACTOR AT NO CHARGE TO THE OWNER.
- TREES SHALL BE STAKED AND GUYED ACCORDING TO TREE PLANTING DETAILS ON THIS SHEET.
- CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT THE END OF GUARANTEE PERIOD.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1 OR (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LANDSCAPE MAINTENANCE CHECKLIST

TREES, SHRUBS AND GROUND COVER:

- PRUNE TREES TO REMOVE DEAD AND DISEASED WOOD AND TO IMPROVE OVERALL HABIT. PRUNE SHRUBS AS NEEDED, AFTER FLOWERING ONLY. PRUNE AT LEAST ONCE PER YEAR. PLANT MATERIAL SHOWN PLANTED IN A MASS OR TOUCHING EACH OTHER ARE TO BE ALLOWED TO GROW TOGETHER IN ORDER TO BE ABLE TO PERFORM AS A SCREEN, HEDGE OR DECORATIVE DESIGN ELEMENT.
 - FERTILIZE WITH 2:1:1 RATIO AT 2-3 LBS. ACTUAL NITROGEN PER 1,000 S.F. FERTILIZE IN THE SPRING ONLY.
 - APPLY PESTICIDES ONLY AS NEEDED FOR SPECIFIC DISEASES OR INSECT PESTS. CONSULTATION WITH A NJ CERTIFIED TREE EXPERT IS RECOMMENDED. WEED ALL BEDS AS NEEDED TO KEEP WEEDS AND.
 - SEE NOTE 14 (ABOVE) FOR WATERING SCHEDULE FOR TREES AND SHRUBS.
 - SPADE-CUT BED EDGES SHALL BE RE-CUT (4" DEEP) EACH SPRING AND CUT MATERIAL SHALL BE REMOVED FROM SITE.
 - RENEW SHREDDED HARDWOOD MULCH TO A TOTAL DEPTH OF 4" YEARLY. REMOVE LEAVES FROM ALL BEDS, TURF AREAS, PARKING AREAS AND WALKS.
 - REPLACE ALL DEAD PLANT MATERIAL WITHIN THE NEXT GROWING SEASON.
- TURF**
- OVERSEED THIN SPOTS IN SPRING AND FALL. THATCH AND AERATE AS NECESSARY.
 - FERTILIZATION SCHEDULE:

SPRING
APPLY FERTILIZER/PRE-EMERGENT COMBINATION 19-3-5 + DIMENSION, SOLD BY JONATHAN GREEN, FARMINGDALE, NJ AND CALLED "FERTILIZER + DIMENSION 19-3-5, OR APPROVED EQUIVALENT."

JUNE 15-JUNE 30
APPLY FERTILIZER/BROADLEAF WEED CONTROL 15-5-5 FERTILIZER PLUS VIPER, SOLD BY JONATHAN GREEN, FARMINGDALE, NJ AND CALLED "FERTILIZER + VIPER WEED AND FEED 15-5-5", OR APPROVED EQUIVALENT.

NOVEMBER 1 - NOVEMBER 15
APPLY ROOT BUILDER FERTILIZER10-18-20 SOLD BY JONATHAN GREEN, FARMINGDALE, NJ AND CALLED "WINTER SURVIVAL 10-18-20", OR APPROVED EQUIVALENT.
- PELLETIZED LIME SHALL BE APPLIED AT A RATE OF 15 LBS. PER 1,000 S.F.
 - APPLY ADDITIONAL PESTICIDES AS NEEDED FOR DISEASES AND INSECTS.
 - CUTTING HEIGHT IN SPRING AND FALL SHALL BE 3" AND DURING THE SUMMER SHALL BE 3 1/2".
 - TRIM LAWN AND GROUND COVERS ALONG SIDEWALKS AND SHRUB BED EDGES MONTHLY. RAKE AS NEEDED.

SEEDING NOTES

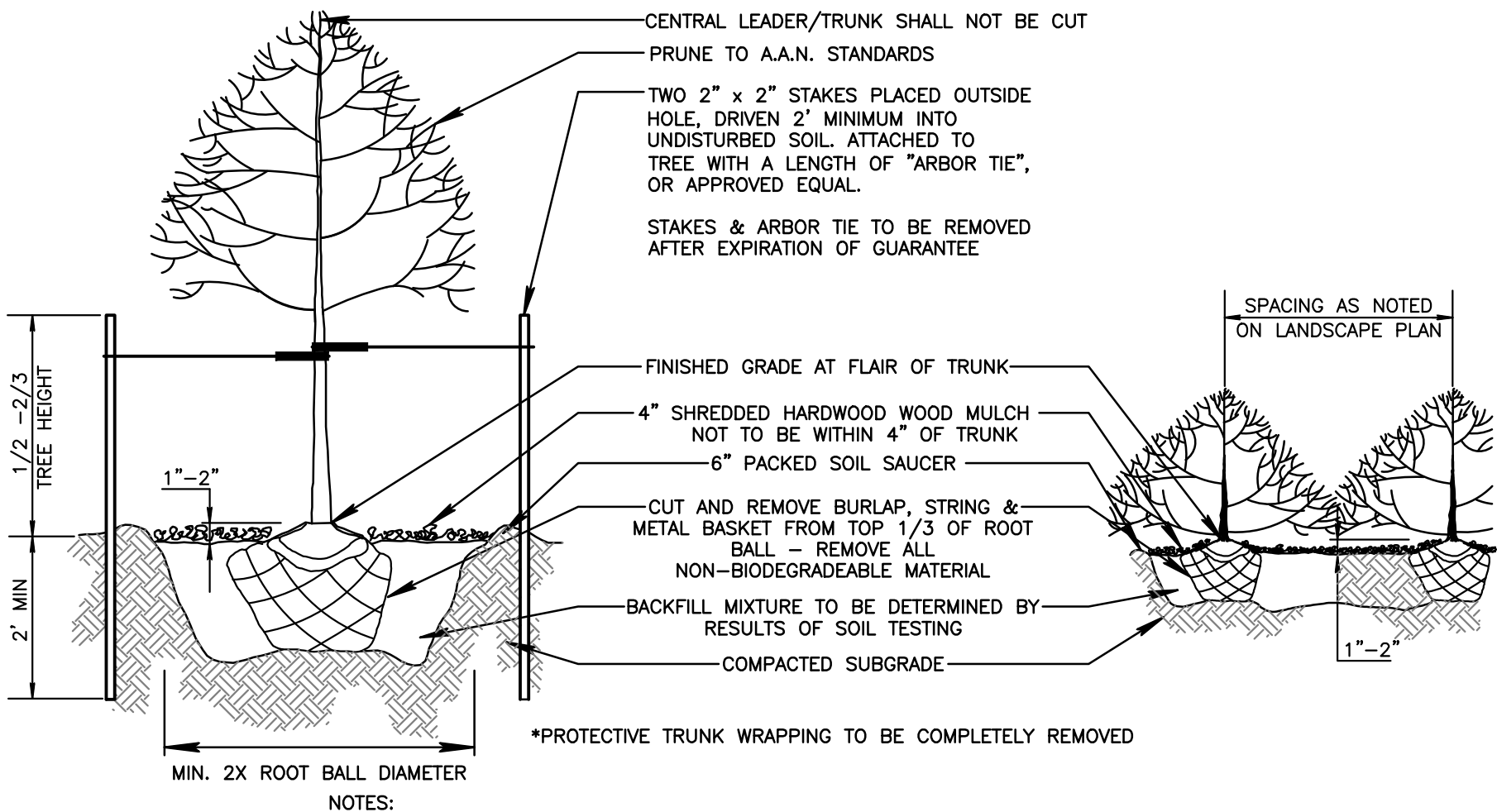
- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, SHALL BE PLANTED AS LAWN.
- TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6" WHEN COMPACTED (SEE SPECIFICATIONS).
- FERTILIZER AND LIME SHALL BE APPLIED AT SUCH RATES DETERMINED NECESSARY FOR GOOD PLANT GROWTH, AS PER SOIL TEST RESULTS. 14-22-10", OR APPROVED EQUIVALENT.
- AREAS TO BE SEEDED SHALL BE SEEDED WITH SELECT HIGH QUALITY SEED. SEEDING MIXTURE AND SEEDING RATE SHALL BE AS SPECIFIED BELOW. TO ENSURE EVEN AND UNIFORM COVERAGE, SEED SHALL BE APPLIED IN TWO SUCCESSIVE SOWINGS WITH THE SECOND SOWING PERPENDICULAR TO THE FIRST. THE RATE OF EACH SOWING SHALL BE 1/2 THE TOTAL SEEDING RATE SPECIFIED BELOW. TO ENSURE QUALITY GERMINATION, THE SEED SHALL BE RAKED INTO THE SOIL TO A DEPTH OF 1/2".
- ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCH SHALL BE DRY STRAW (HAY IS NOT ACCEPTABLE) APPLIED AT A RATE OF 100 LBS./1,000 S.F. ON SLOPES GREATER THAN 3:1. MULCH SHALL BE STABILIZED IN ACCORDANCE WITH NJ SOIL EROSION STANDARDS UNLESS OTHERWISE NOTED.
- SEEDED AREAS SHALL BE WATERED DAILY TO INSURE GOOD GERMINATION. ONCE SEEDS HAVE GERMINATED, IRRIGATION MAY BE DECREASED BUT THE SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHALL BE CONTINUED FOR APPROXIMATELY THREE (3) WEEKS AFTER GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN "AS NEEDED" BASIS.

LAWN SEED MIXTURE

25% PRESTON PERENNIAL RYEGRASS
25% MALHAM PERENNIAL RYEGRASS
25% HOOD CHEWINGS FESCUE
15% BOREAL CREEPING RED FESCUE
10% WASHINGTON KENTUCKY BLUEGRASS

SEED IS TO BE UNIFORMLY APPLIED AT THE RATE OF 5 LBS. PER 1,000 S.F. OR 220 LBS. PER ACRE. THE SEED MIX DESCRIBED ABOVE IS SOLD BY JONATHAN GREEN, FARMINGDALE, NJ AND CALLED "PRO-GREEN SUN-THRU-SHADE MIXTURE".

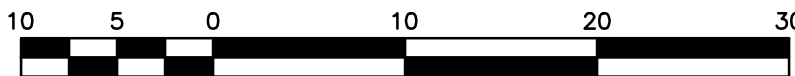
PROPOSED PLANT SCHEDULE					
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-1/2"-3" CAL.	HEAVY, FULL CROWN
SHRUBS					
IGH	37	ILEX GLABRA 'SHAMROCK'	INKBERRY 'SHAMROCK'	24"-36" HT/SPRD	FULL TO GROUND



- NOTES:
- BACKFILL 50% NATIVE SOIL ONLY IF APPROVED AFTER SOIL TESTING. REMAINING 50% TO BE A TOPSOIL, HUMUS, PEAT MIXTURE.
 - FERTILIZE PLANTINGS WITH 1/2 CUP SUPERPHOSPHATE.

TREE & SHRUB PLANTING & STAKING

NOT TO SCALE



GRAPHIC SCALE
1 inch=10 feet

NOTICE TO CONTRACTOR

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

LANDSCAPING PLAN

PRELIMINARY & FINAL MAJOR SITE PLAN TOMPKINS STREET APARTMENTS BLOCK 6 - LOT 36.01

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

DESIGNED BY:
WILLIAM D. REIMER, L.L.A.
NEW JERSEY LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21A300081200

REVIEWED BY:

RELEASED BY:
03/11/2021
DATE

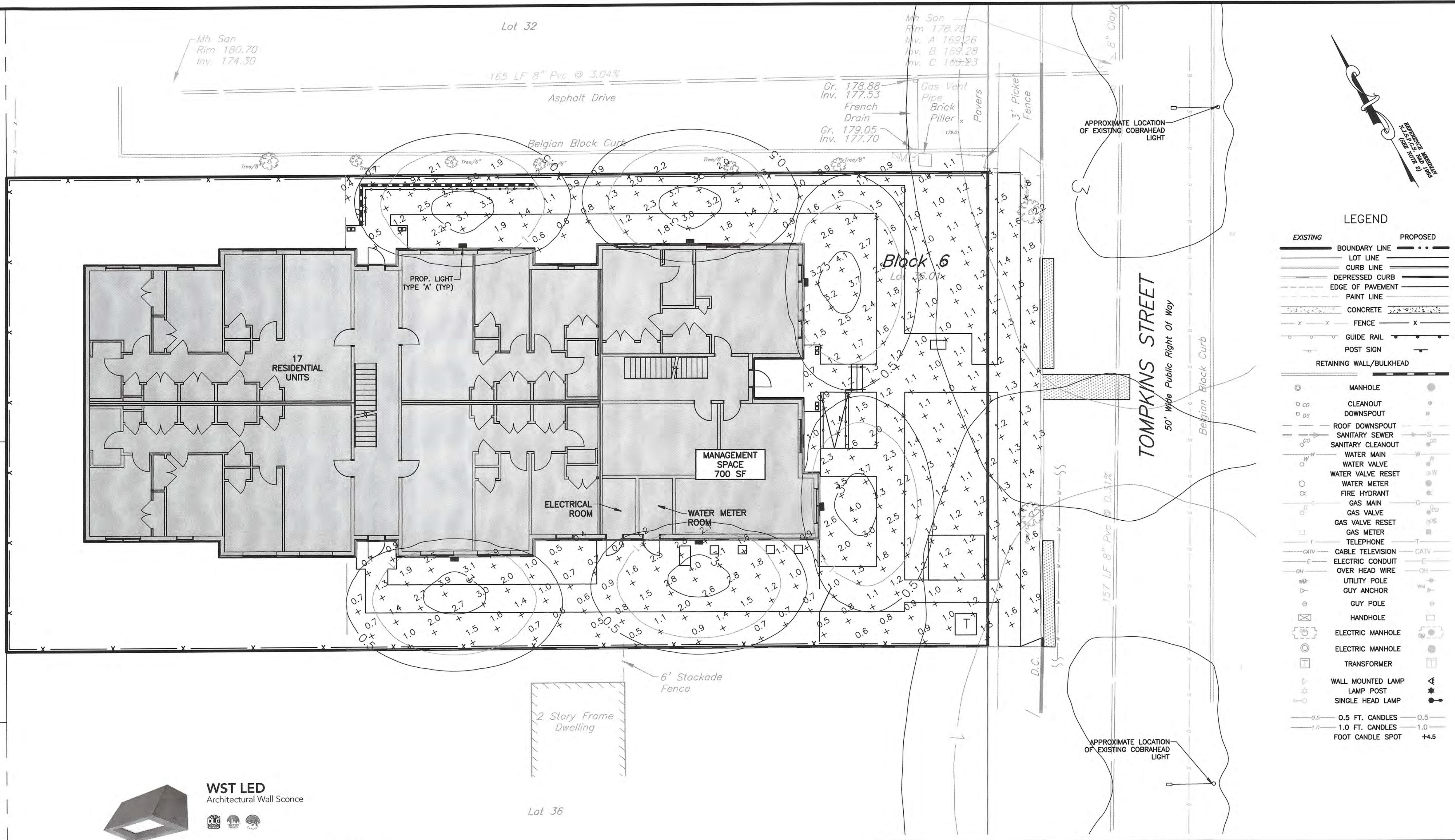
MATRIXNEWORLD
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WBE / DBE
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GJ27926200

PROJECT NUMBER: LD19-153

DATE: 03/11/2021

SCALE: 1"=10'

SHEET 5 OF 10

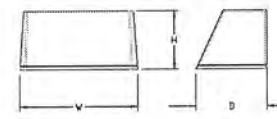


WST LED
Architectural Wall Sconce

Specifications

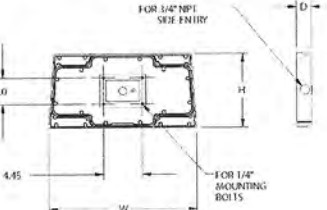
Luminaire

Height: 8-1/2" (215 mm)
Width: 17" (430 mm)
Depth: 10-3/16" (267 mm)
Weight: 20 lbs (9.1 kg)



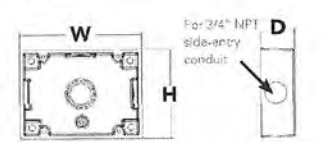
Optional Back Box (PBBW)

Height: 8-1/2" (215 mm)
Width: 17-1/8" (440 mm)
Depth: 1-7/8" (48 mm)



Optional Back Box (BBW)

Height: 4" (102 mm)
Width: 5-1/2" (140 mm)
Depth: 1-1/2" (38 mm)



LIGHT FIXTURE 'A' DETAIL

NOT TO SCALE

NOTES:
1. LIGHT FIXTURE TO BE WST LED LIGHT AS PRODUCED BY LITHONIA LIGHTING OR APPROVED EQUAL.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL, DLI equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM™ or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

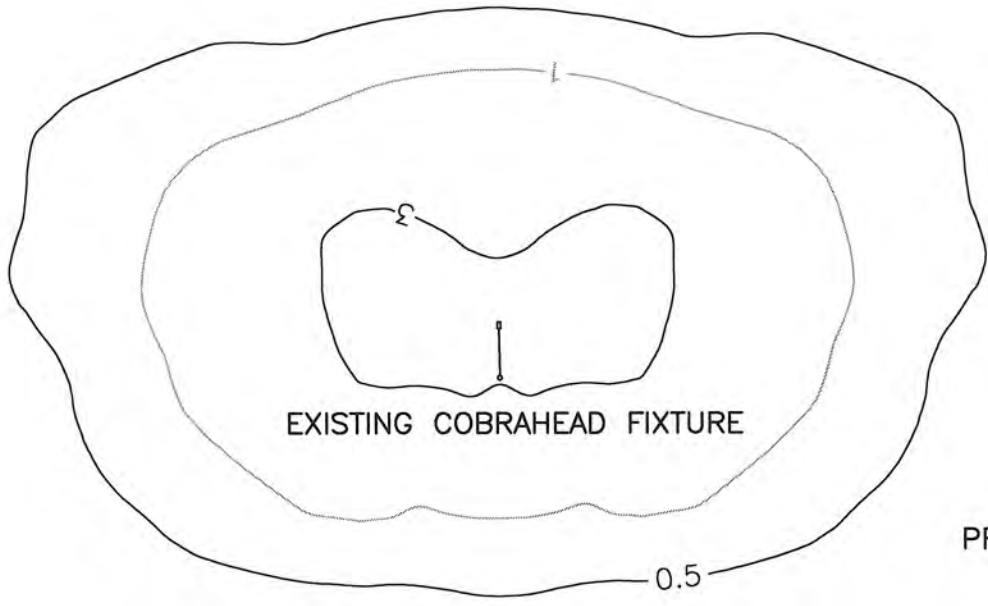
To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam: link.to.DTL.DLI

LIGHTING SCHEDULE					
Symbol	Qty	Arrangmt.	Total Lum.	Total Watts	LLF
A	6	SINGLE	1513	14 LED	0.95
EX	2	SINGLE	21149	275	0.95
			Description		
			LITHONIA WST LED P1 12 LED's TYPE UW, BUILDING MOUNTED, 14.0 FT FROM LED SOURCE TO FINISH GRADE		
			EXISTING HIGH PRESSURE SODIUM COBRA HEAD, 250W LAMP, MOUNTED AT 30 FT		

CALCULATION SUMMARY					
UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
FC	1.6	4.1	0.4	3.90	10.25



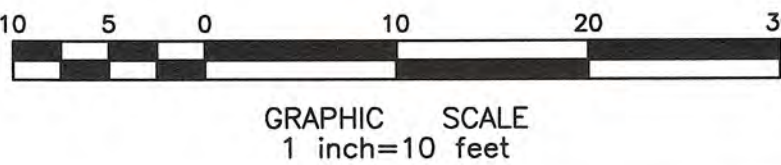
ISOLUX PATTERNS

NOT TO SCALE

NOTICE TO CONTRACTOR

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



LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	LOT LINE
CURB LINE	DEPRESSED CURB
EDGE OF PAVEMENT	PAINT LINE
CONCRETE	FENCE
GUIDE RAIL	POST SIGN
RETAINING WALL/BULKHEAD	
MANHOLE	CLEANOUT
DOWNSPOUT	ROOF DOWNSPOUT
SANITARY SEWER	SANITARY CLEANOUT
WATER MAIN	WATER VALVE
WATER VALVE RESET	WATER METER
FIRE HYDRANT	GAS MAIN
GAS VALVE	GAS VALVE RESET
GAS METER	TELEPHONE
CABLE TELEVISION	ELECTRIC CONDUIT
OVER HEAD WIRE	UTILITY POLE
GUY ANCHOR	GUY POLE
HANDHOLE	ELECTRIC MANHOLE
ELECTRIC MANHOLE	TRANSFORMER
WALL MOUNTED LAMP	LAMP POST
SINGLE HEAD LAMP	FOOT CANDLE SPOT
0.5 FT. CANDLES	0.5
1.0 FT. CANDLES	1.0
	++5

DESIGNED BY: CTD
REVIEWED BY: SS
RELEASED BY: SMS

SEAN M. SAVAGE, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 24064451000

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and Landscape Architecture, P.C.
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PROJECT NUMBER: LD19-153
DATE: 03/11/2021
SCALE: 1"=10'
SHEET 6 OF 10

REVISIONS

NO.

DESCRIPTION

DATE

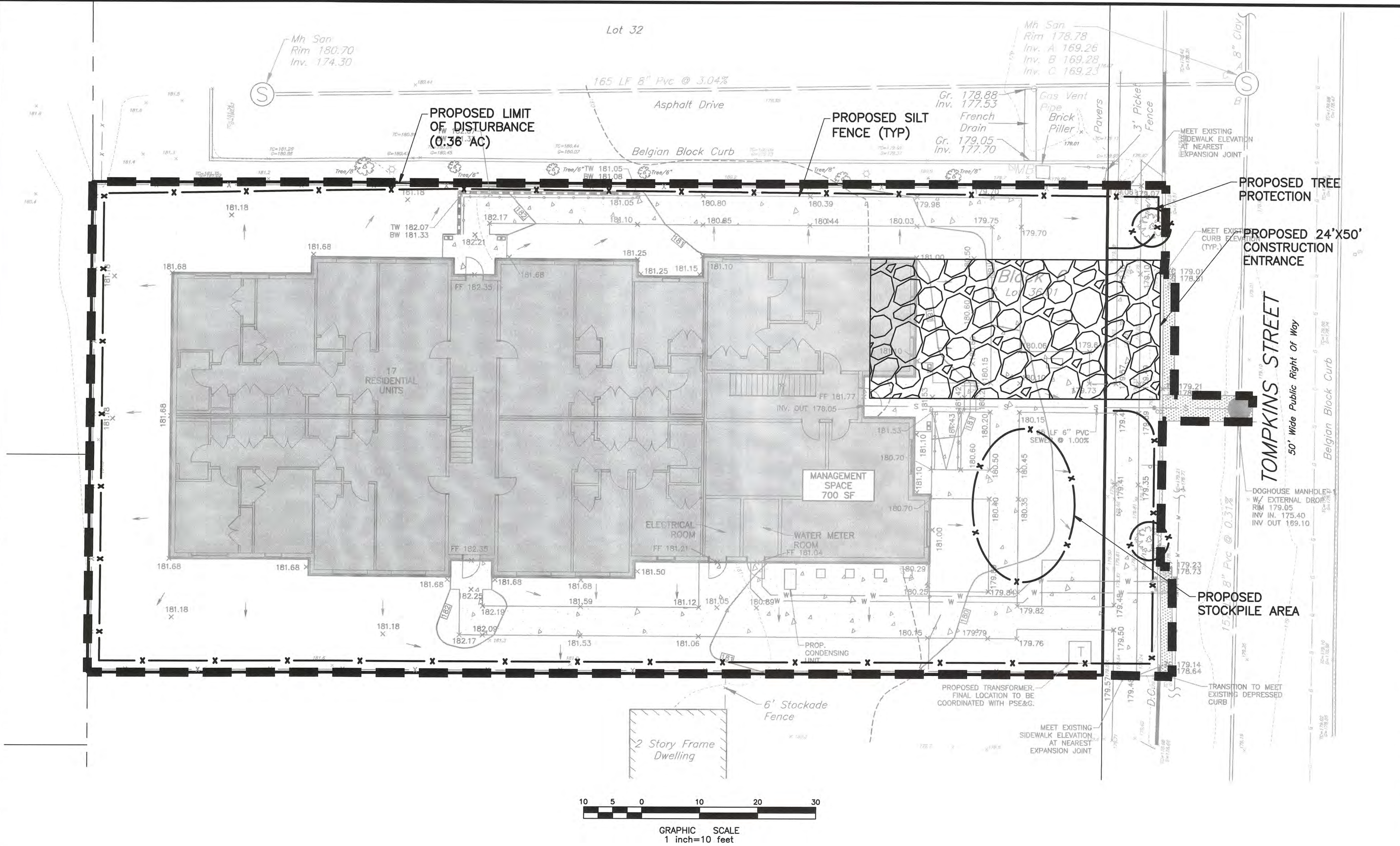
DES.

REV.

LIGHTING PLAN

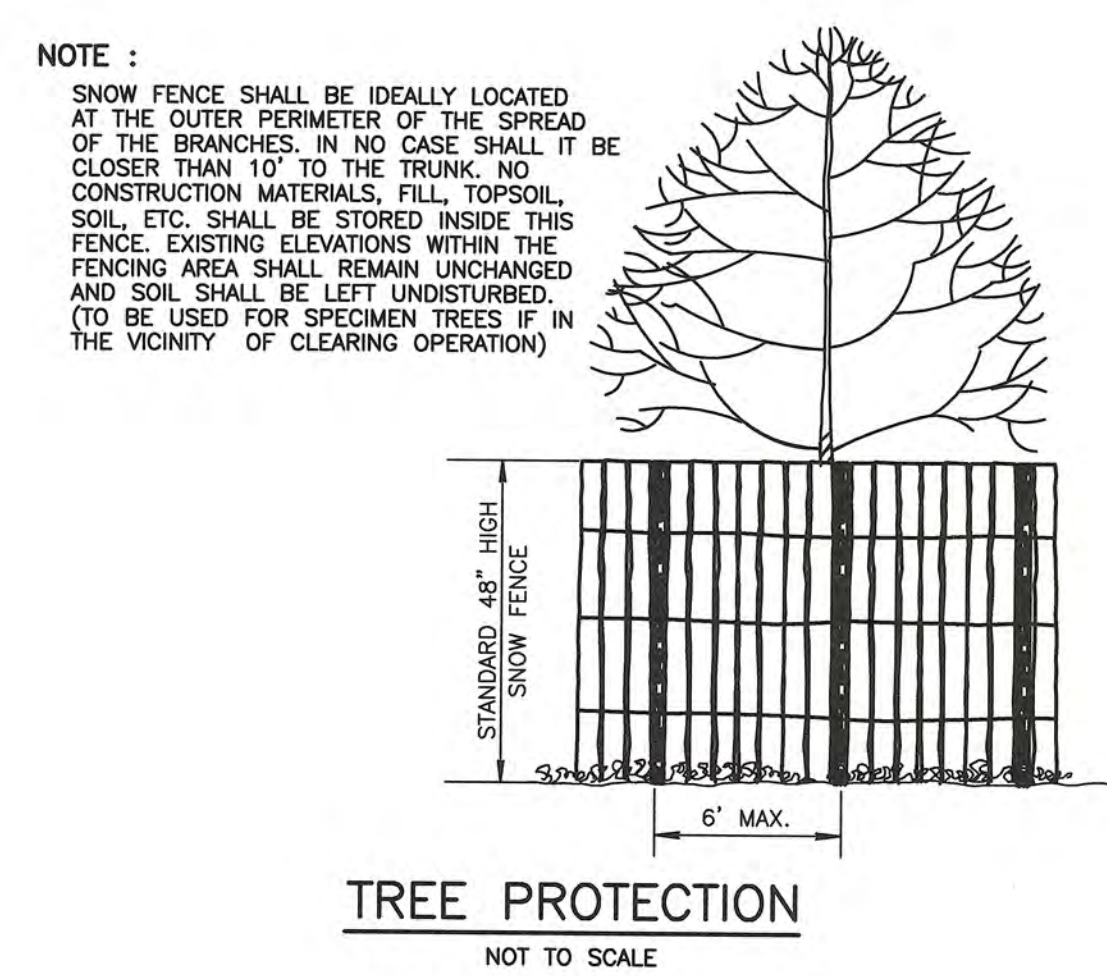
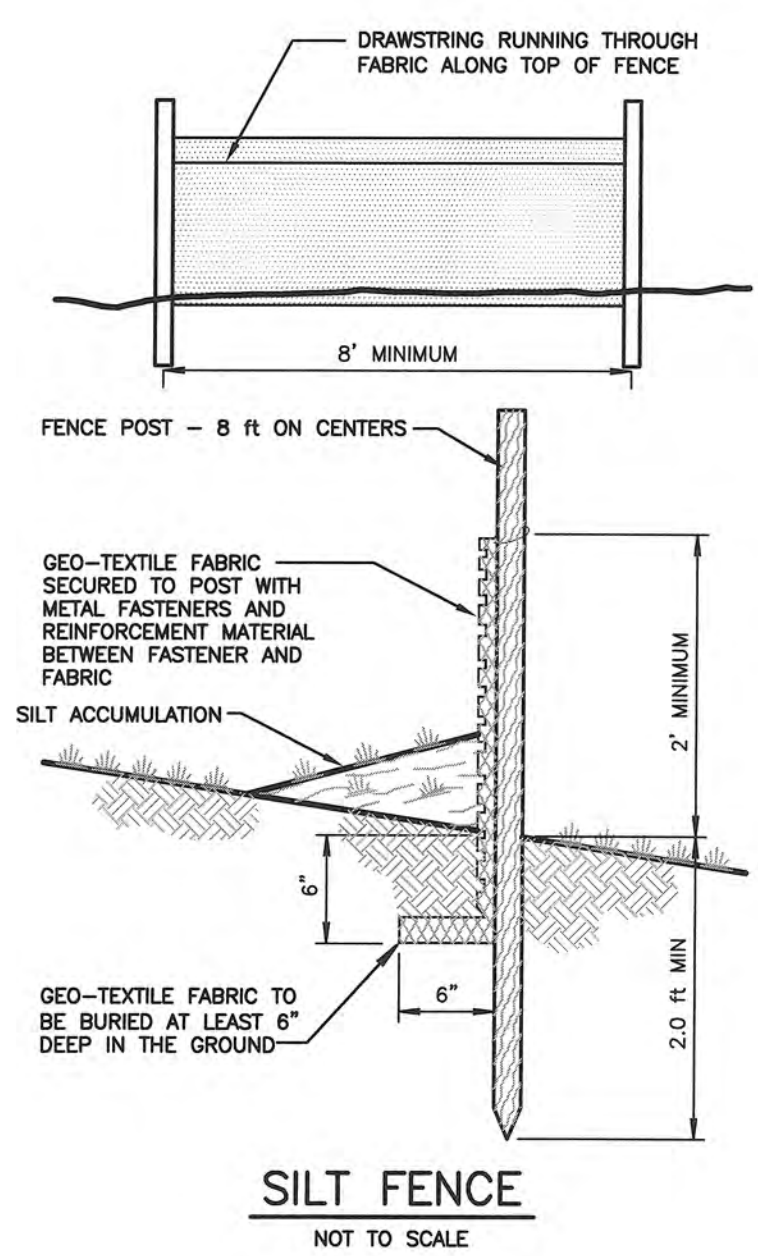
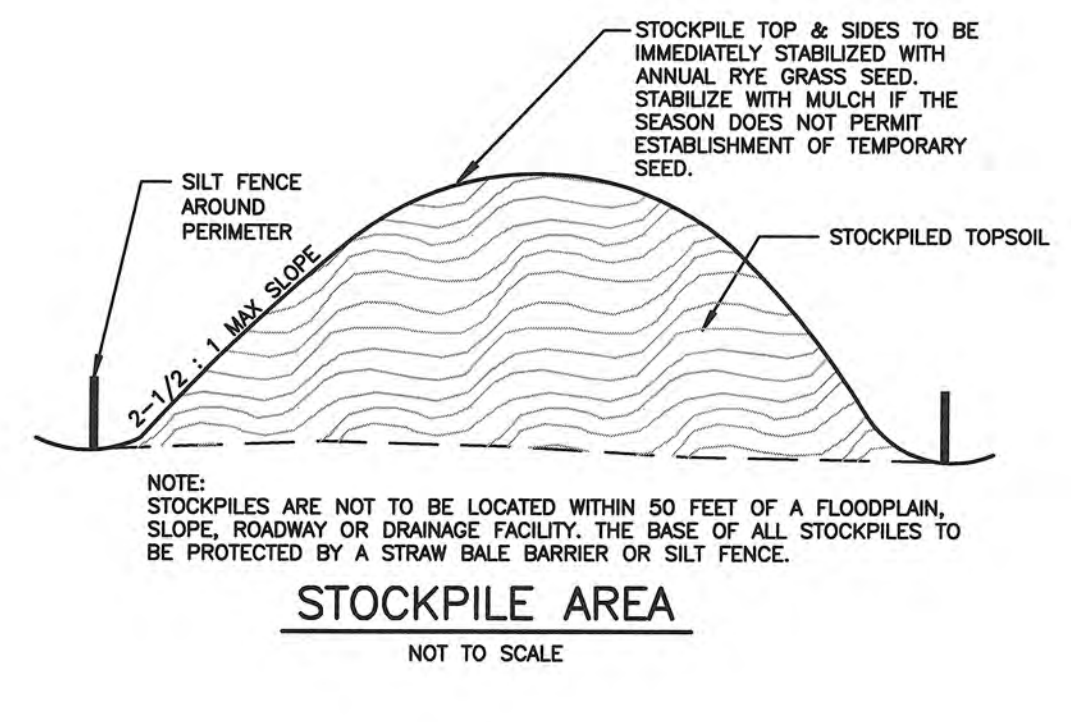
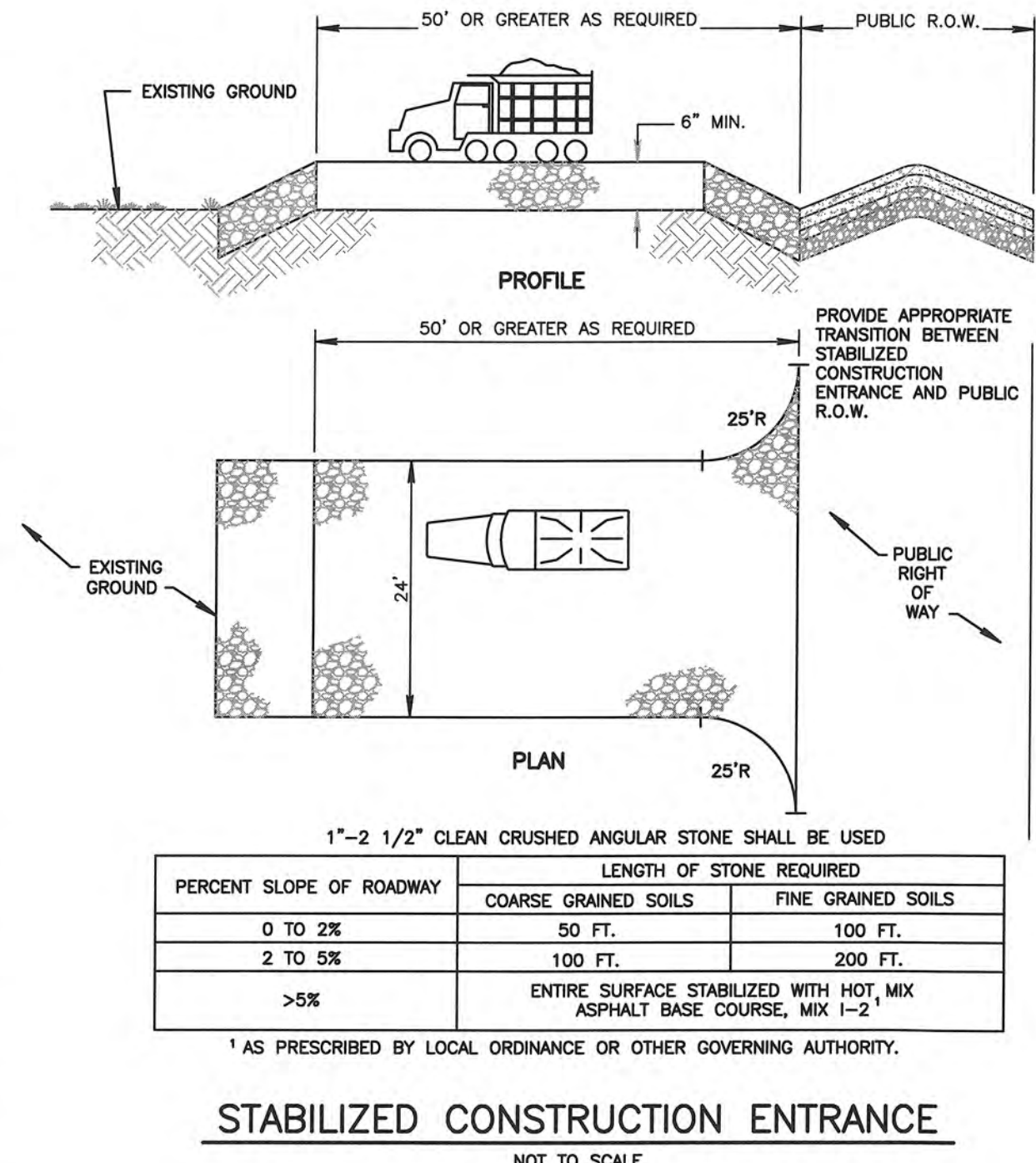
PRELIMINARY & FINAL MAJOR SITE PLAN
TOMPKINS STREET APARTMENTS
BLOCK 6 - LOT 36.01
SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

Plotted: 3/12/2021 8:17 AM, By: Conor Daly
© MATRIXNEWORLD\DWG:Matrix LDS\Jobs\Albert Group LLC\LD19-153 - 18 Central Avenue - West Orange\DWG\Plot Sheets\Tompkins Street\07-SCD Plan-Tompkins St.dwg\07-SESC Plan



LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	LOT LINE
SETBACK LINE	CURB LINE
DEPRESSED CURB	EDGE OF PAVEMENT
PAINT LINE	CONCRETE
FENCE	GUIDE RAIL
RETAINING WALL/BULKHEAD	TREE LINE
CONTOURS	MINOR
MAJOR	SPOT ELEVATION
HIGH POINT ELEVATION	LOW POINT ELEVATION
GUTTER ELEVATION	TOP OF CURB ELEVATION
GRATE ELEVATION	RIM ELEVATION
TW 100.00	TOP OF WALL
FW 98.00	BOTTOM OF WALL
FF 95.00	FINISHED FLOOR ELEV.
GF 95.00	GARAGE FLOOR ELEV
DRAINAGE FLOW DIRECTION	
MANHOLE	CLEANOUT
WATER MAIN	WATER VALVE
WATER VALVE RESET	WATER METER
FIRE HYDRANT	GAS MAIN
GAS VALVE	GAS VALVE RESET
GAS METER	UTILITY POLE
GUY ANCHOR	
LIMIT OF DISTURBANCE	
SILT FENCE	
CONSTRUCTION ENTRANCE	
PROPOSED TREE PROTECTION	

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- PROJECT KNOWN AND DESIGNATED AS TAX MAP LOT(S) 36.01 ; BLOCK 6, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE TOWNSHIP OF WEST ORANGE, TAX MAP SHEET 21.
 - LOT INFORMATION FOR BLOCK 6, LOT 36.01 BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 36.01, BLOCK 6, TOMPKINS STREET, SITUATED IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," AS PREPARED BY MATRIX NEW WORLD ENGINEERING, DATED 09/14/2020.
 - HORIZONTAL DATUM: NAD 83; VERTICAL DATUM: NAVD 88.
 - ALL CONSTRUCTION TRAFFIC TO ENTER/EXIT VIA ENTRANCE ALONG TOMPKINS STREET.
 - TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD(S) MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
 - SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
 - SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
 - TRUCK WHEELS WILL BE WASHED AS NECESSARY ON THE TRACKING PAD.
 - THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ0008323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
 - THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION



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.

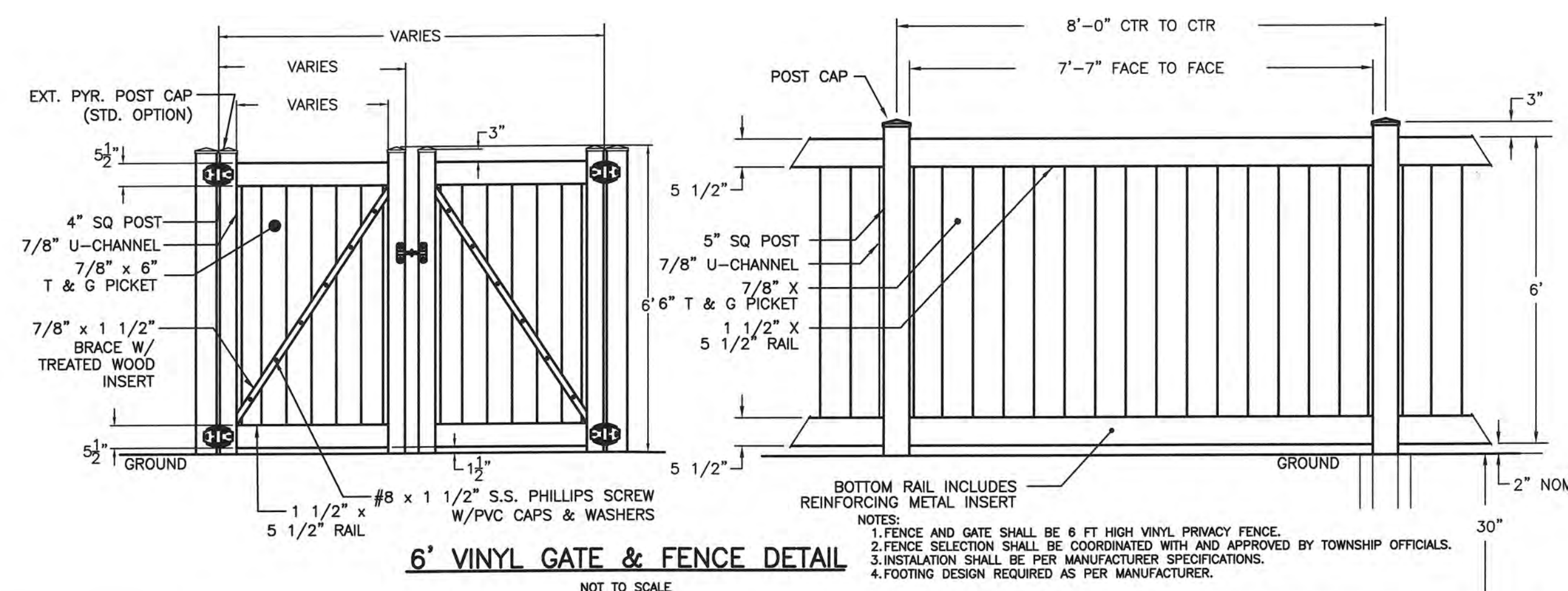
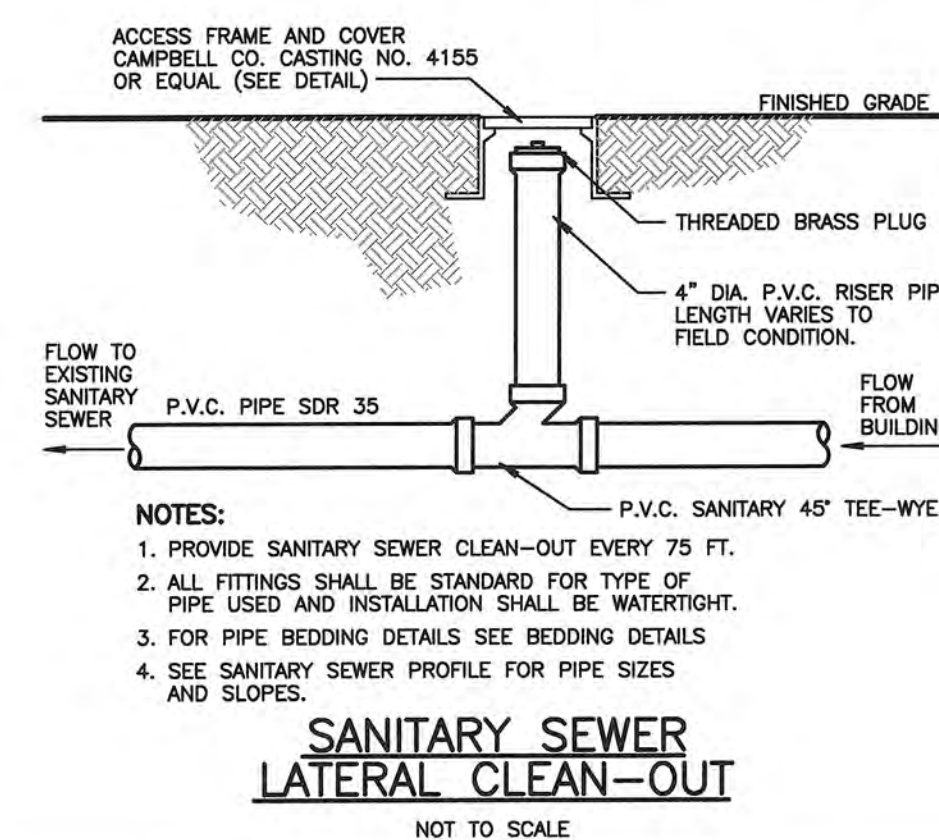
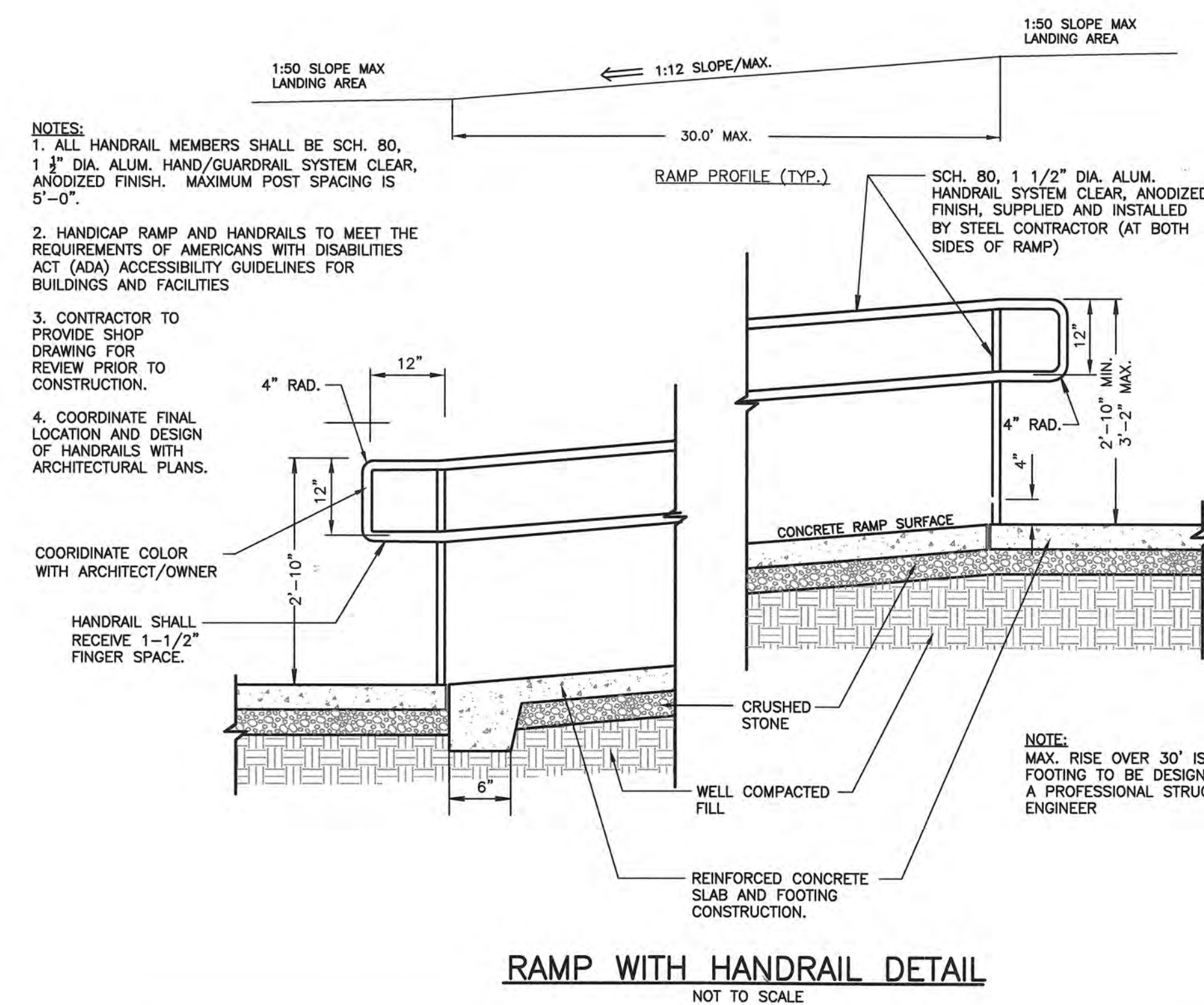
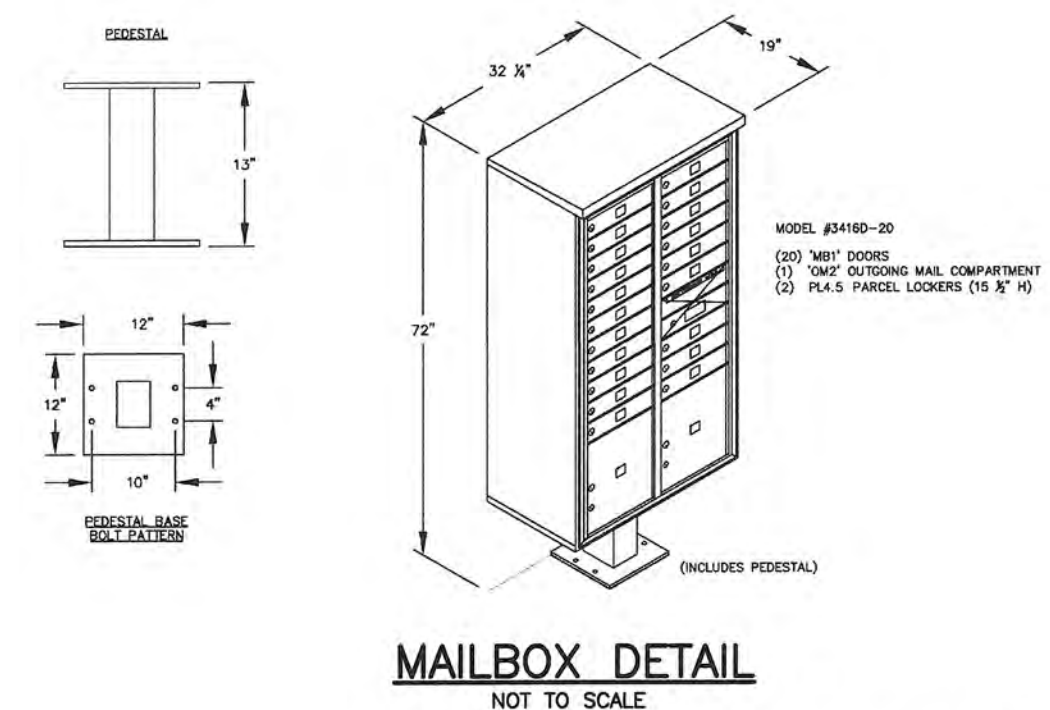
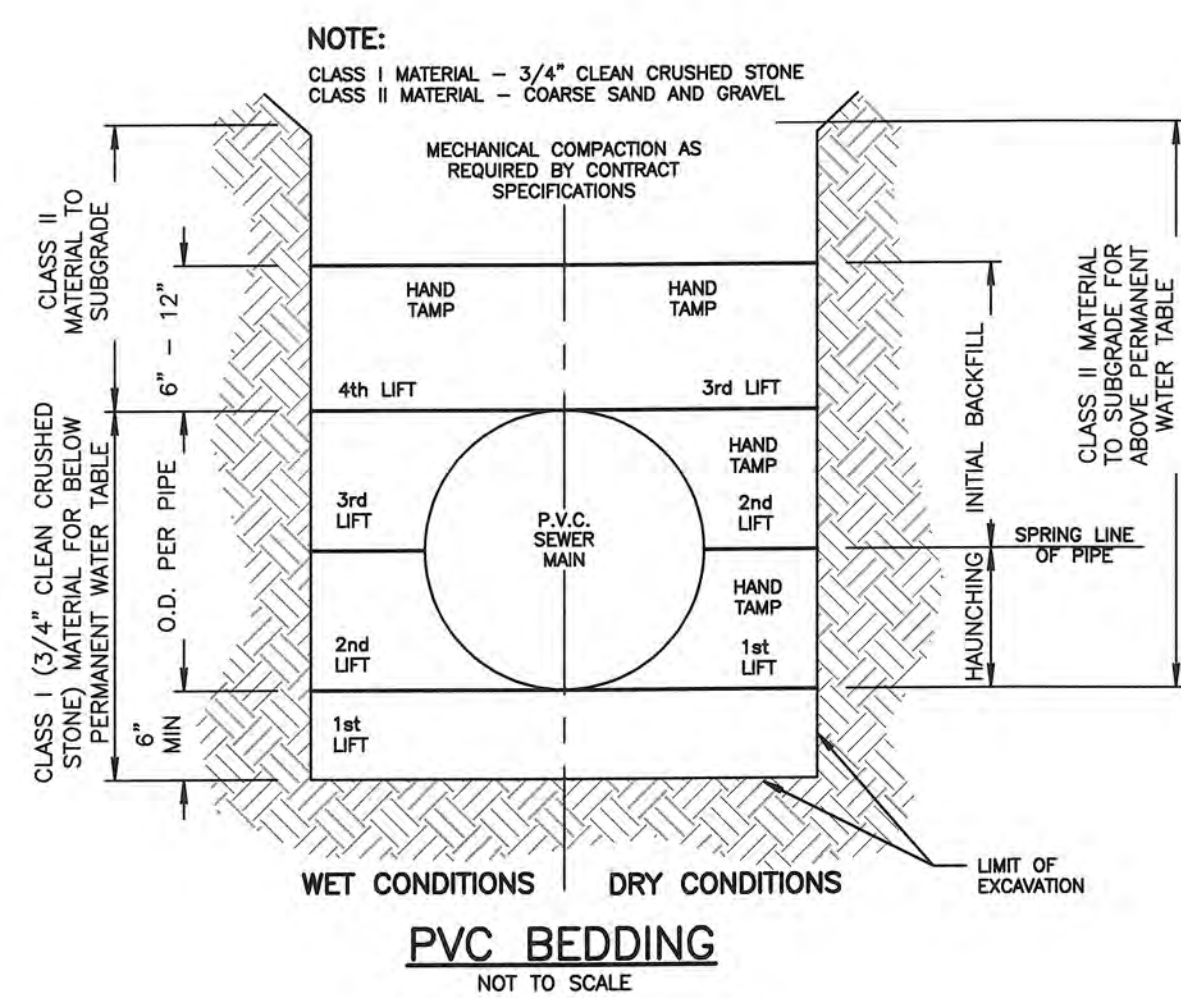
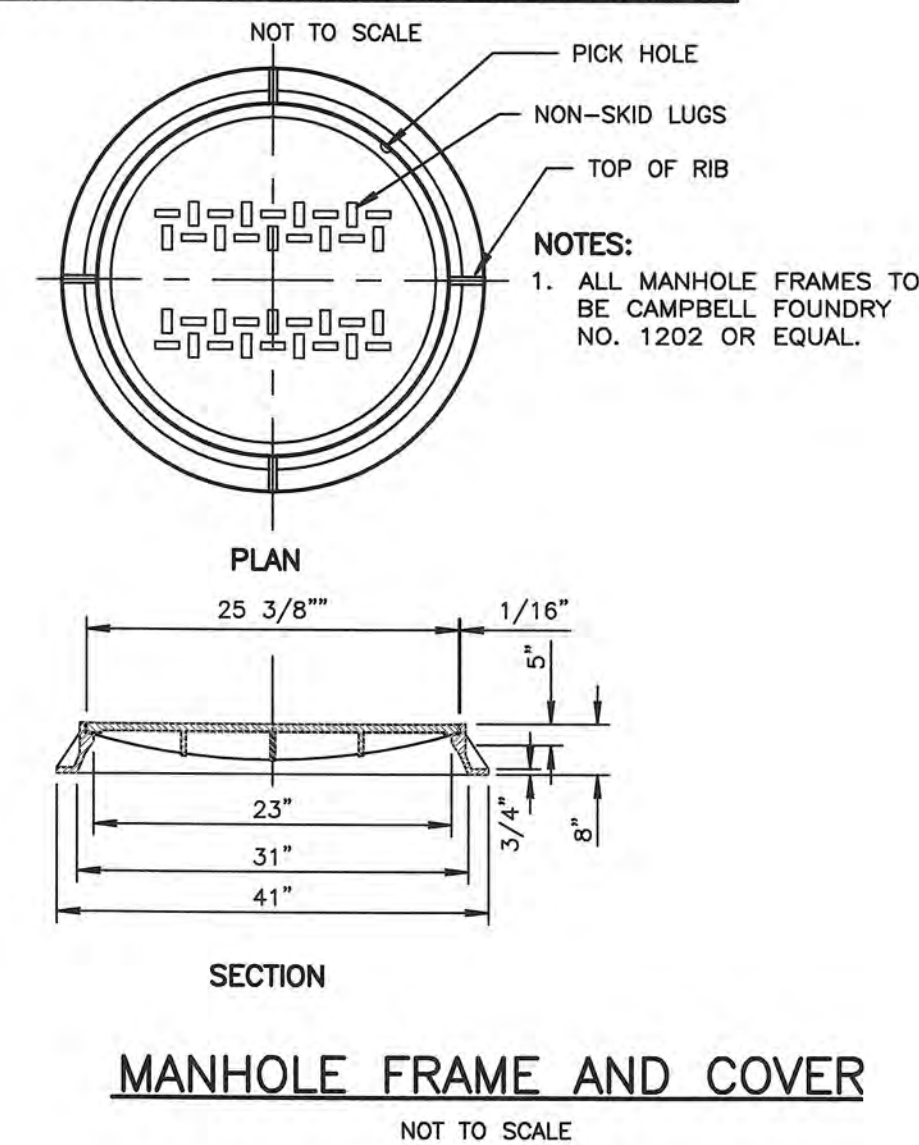
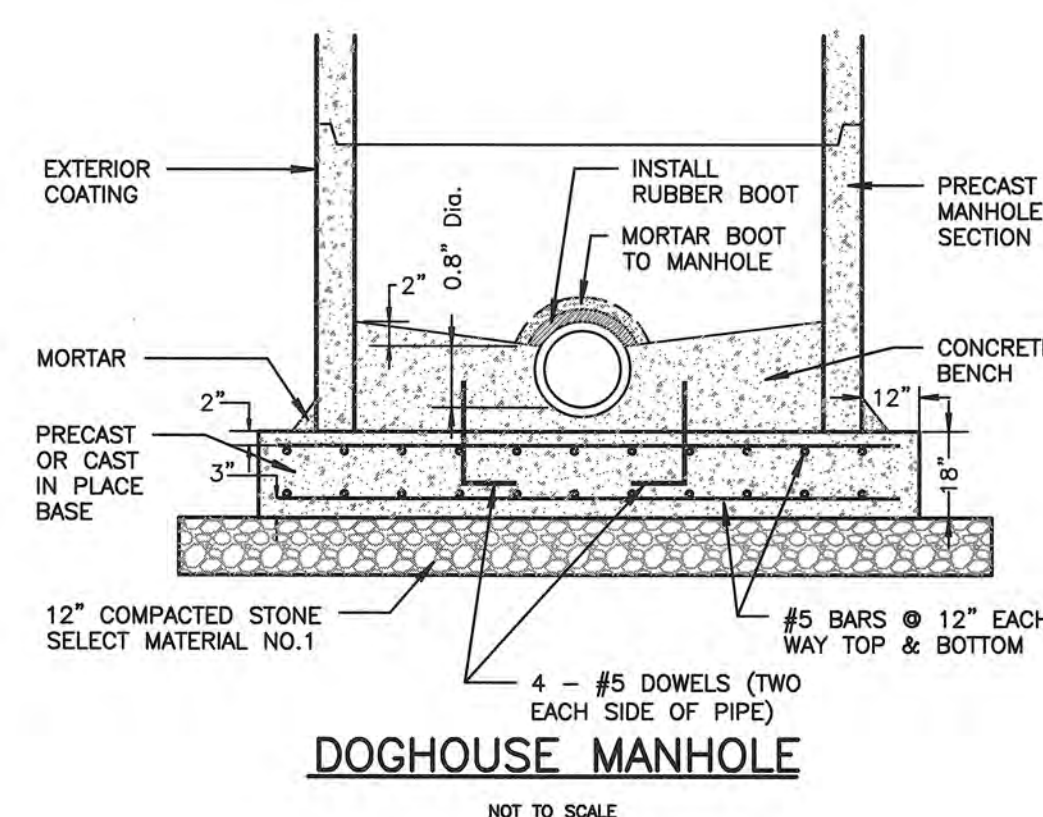
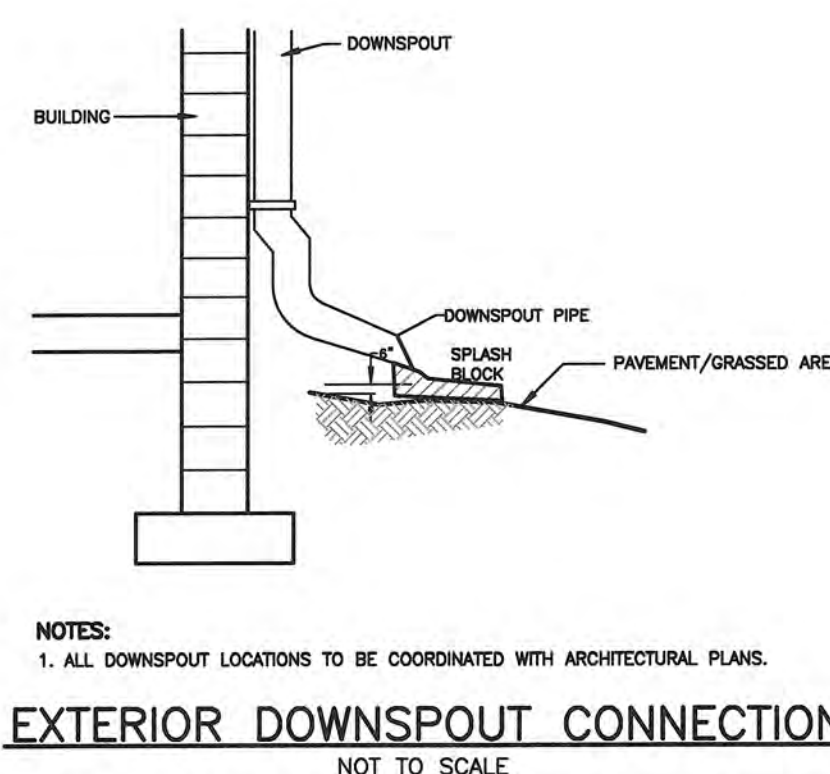
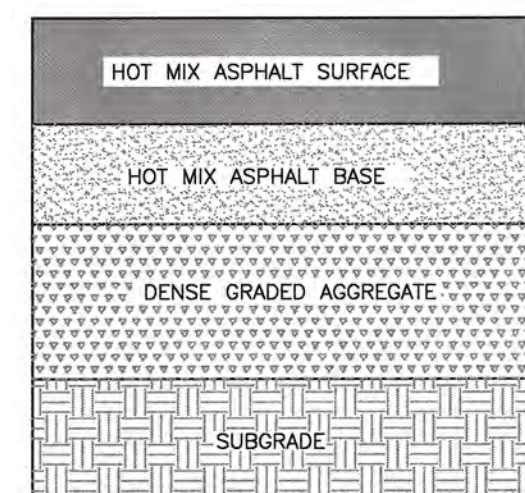
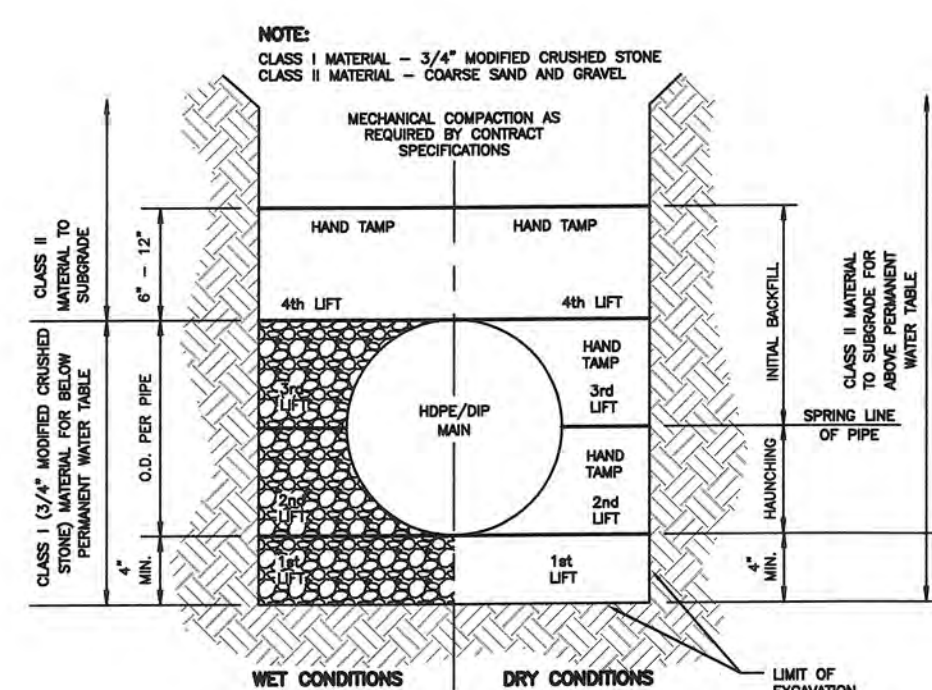
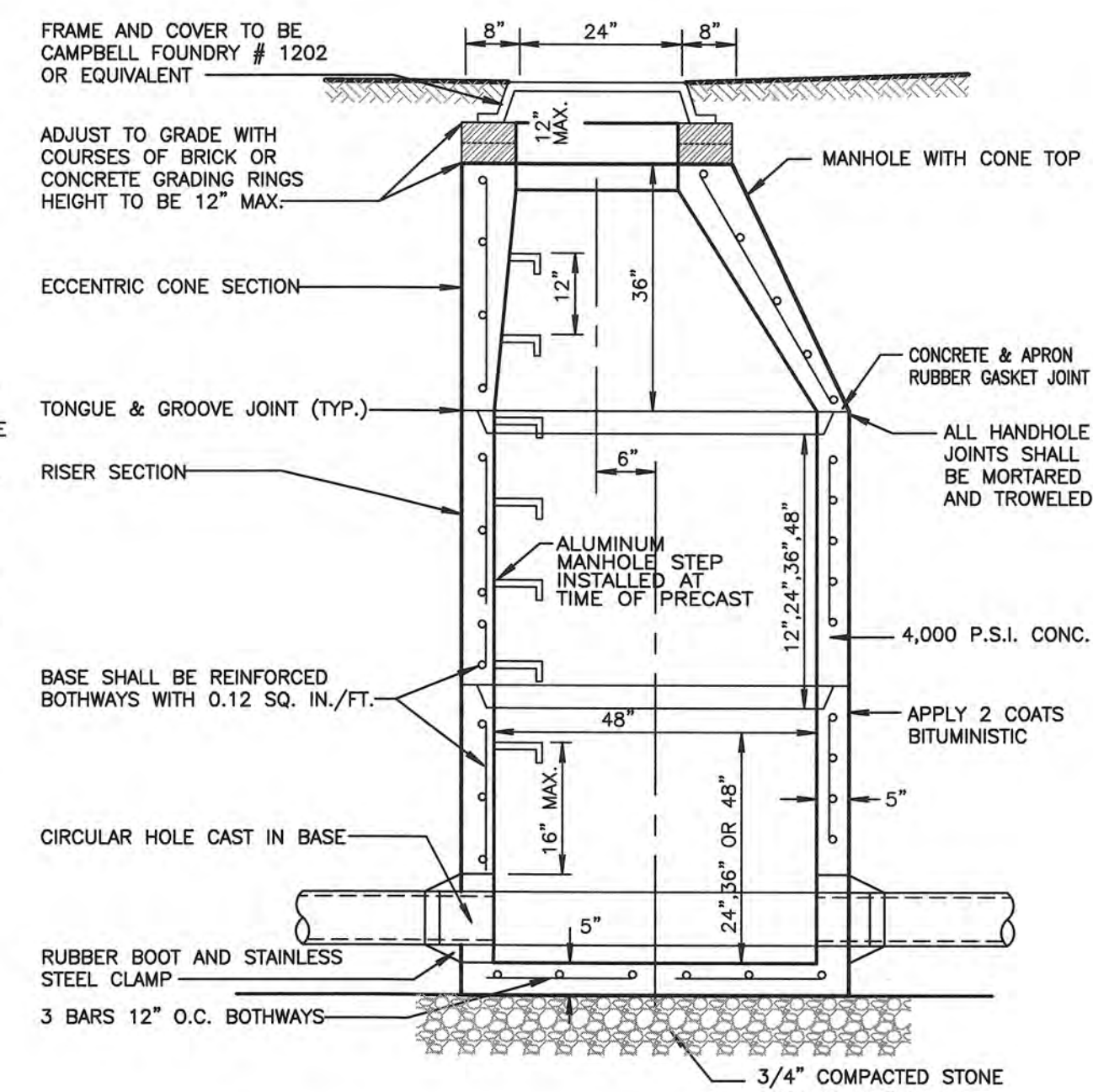
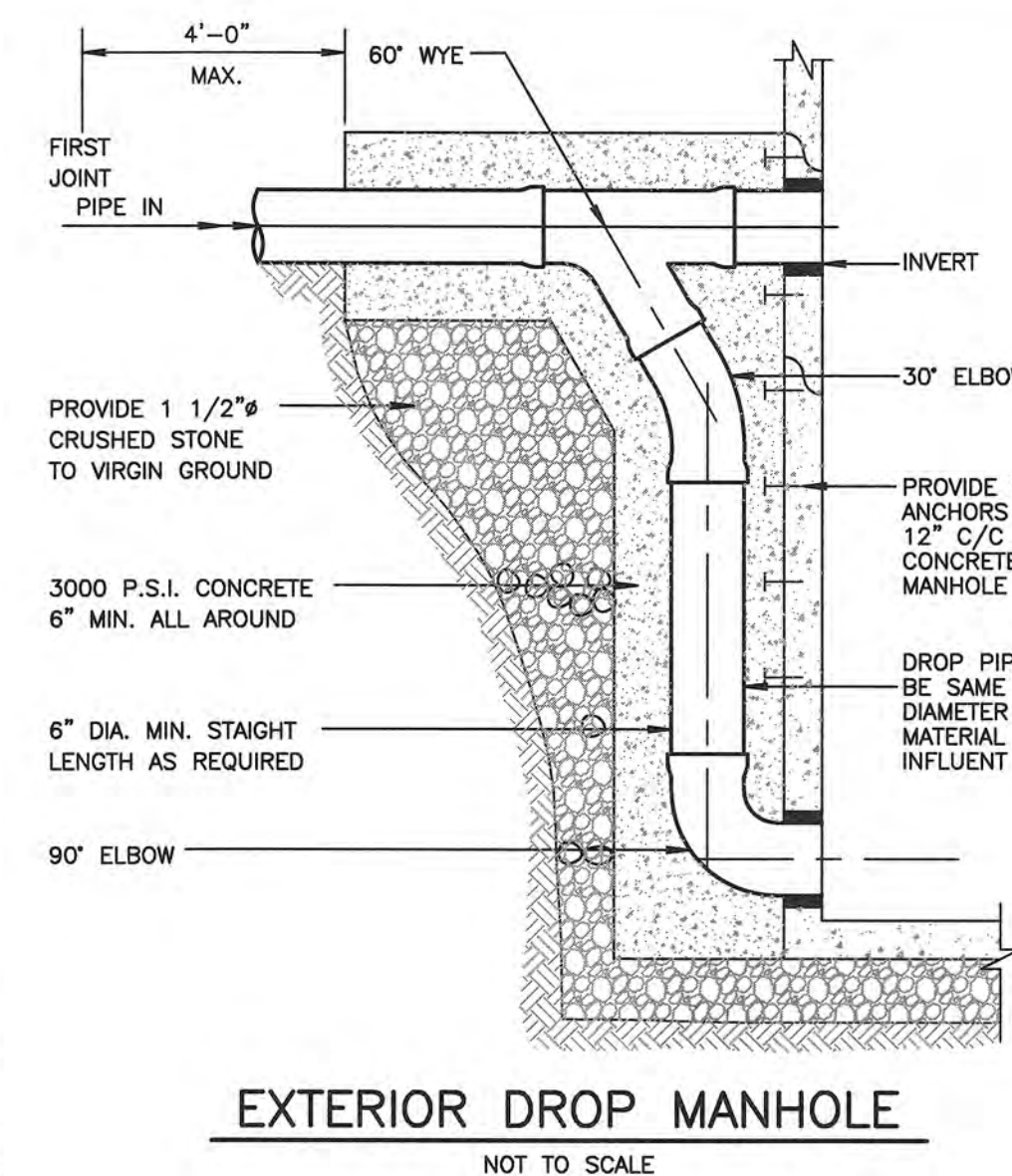
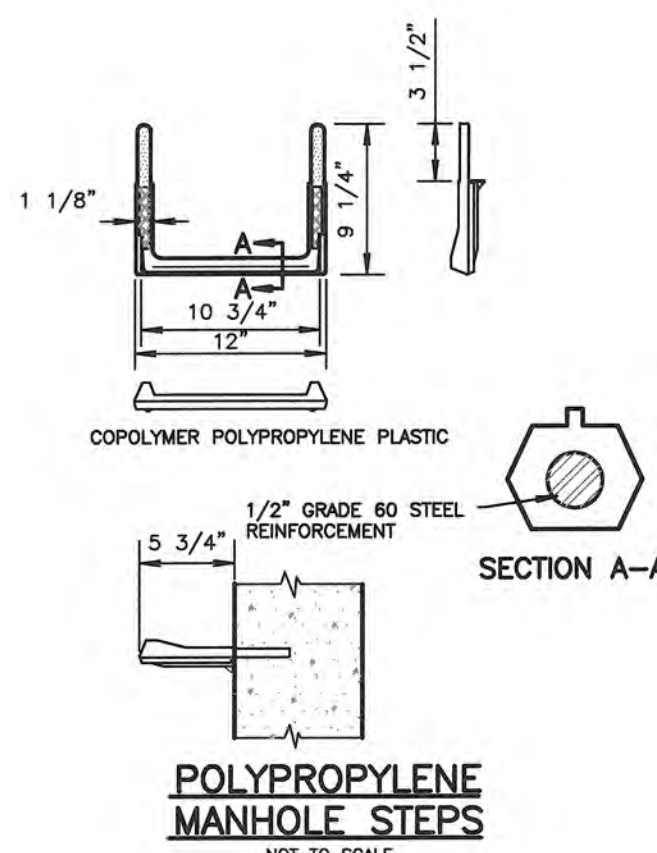
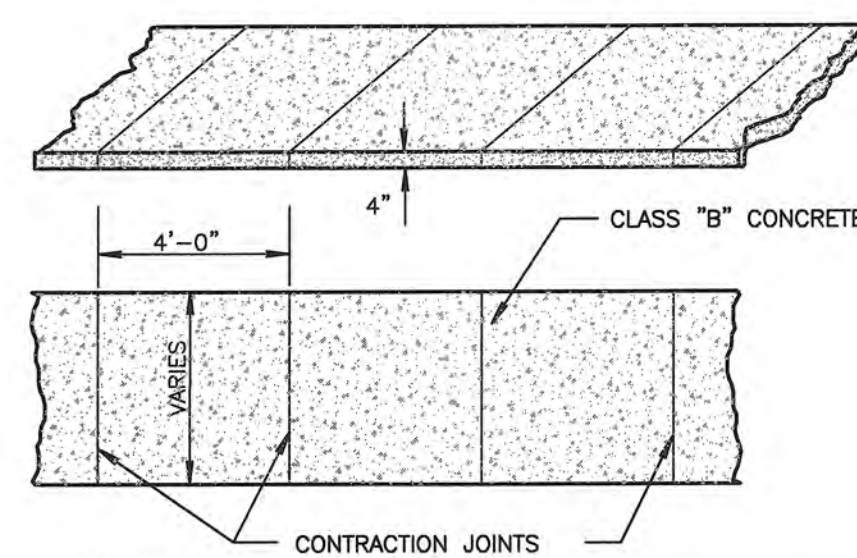
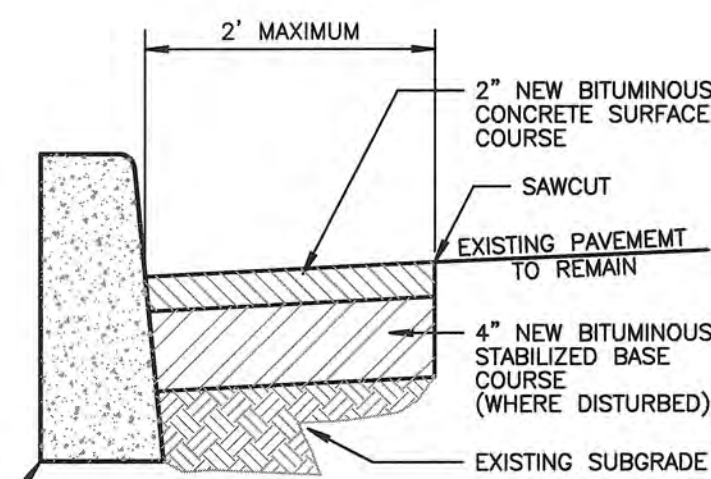
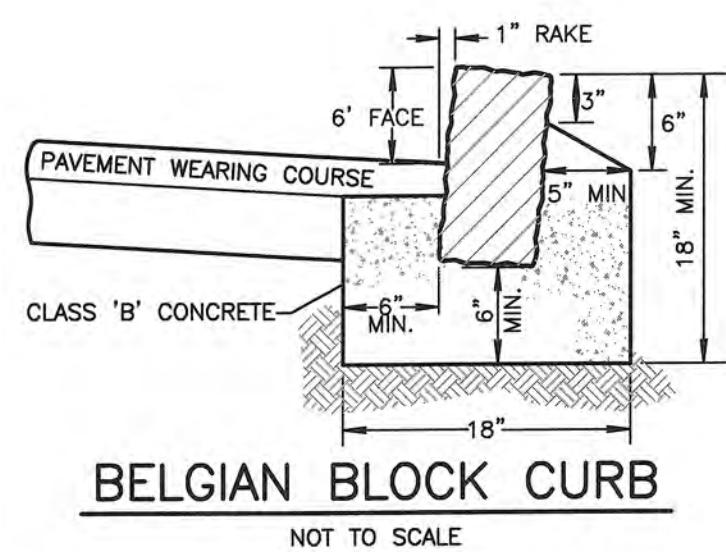
THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.

DESIGNED BY:		REVIEWED BY:		RELEASED BY:	
SEAN M. SAVAGE, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 24GE04451000					
PROJECT NUMBER: LD19-153		DATE: 03/11/2021		SCALE: 1"=10'	
SHEET 7 OF 10					

SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

PRELIMINARY & FINAL MAJOR SITE PLAN
TOMPKINS STREET APARTMENTS
BLOCK 6 - LOT 36.01

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

[illegible]

DESIGNED BY: CTD	REVIEWED BY: SS	RELEASED BY: SMS
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SEAN M. SAVAGE, P.E.
NEW JERSEY PROFESSIONAL ENGINEER

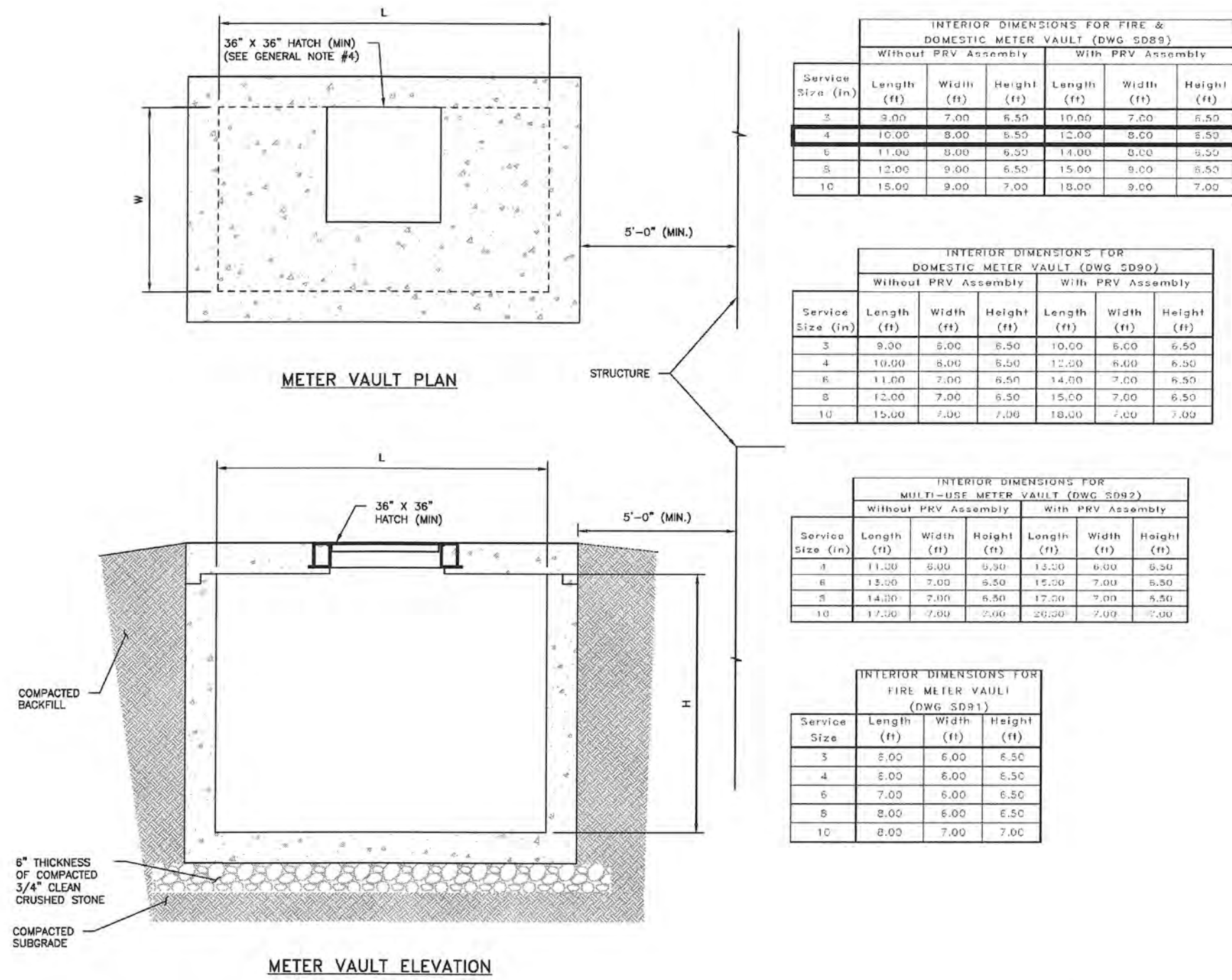
MATRIX**NEWORLD**
Engineering Progress
Land Surveying
Matrix New World Engineering, Inc.
Landscapes Architecture P.C.
4442 State Route 35, Second Floor
Eatontown, New Jersey 07724
WBE / DBE
Tel. 732-589-2989
Fax. 973-240-1818
www.matrixnewworld.com
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 2472962300

CONSTRUCTION DETAILS

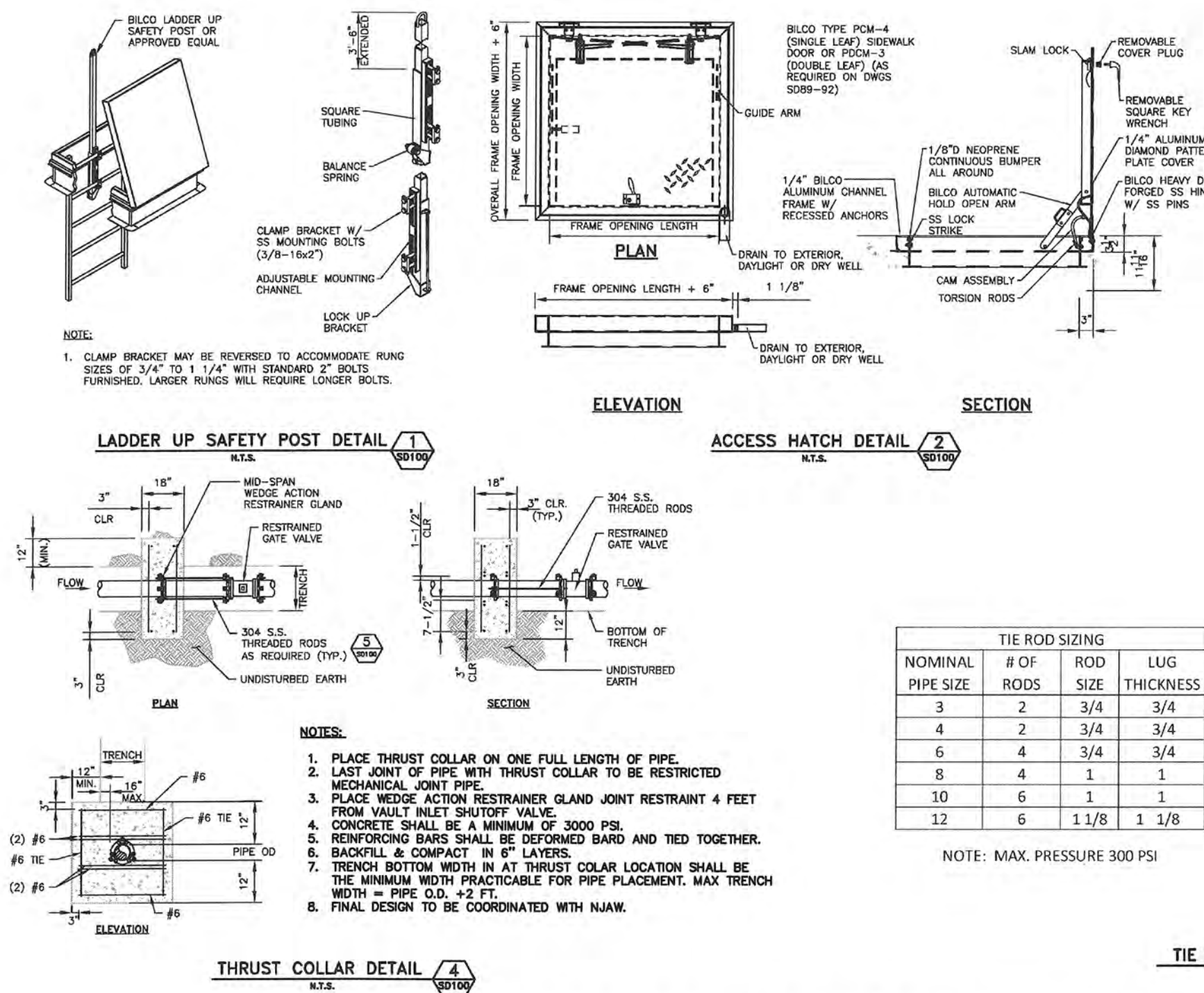
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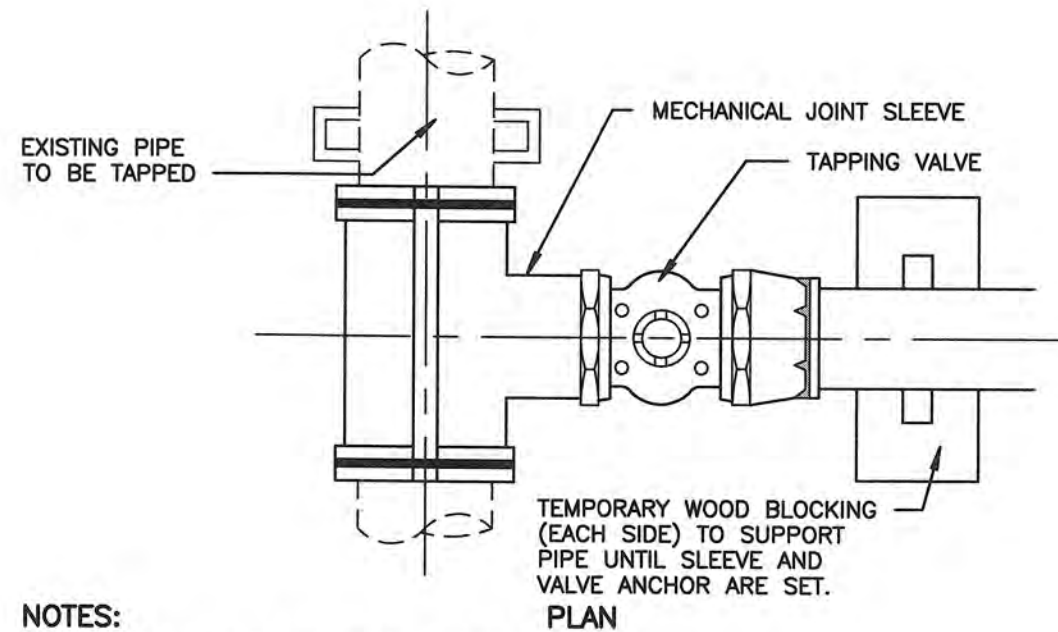
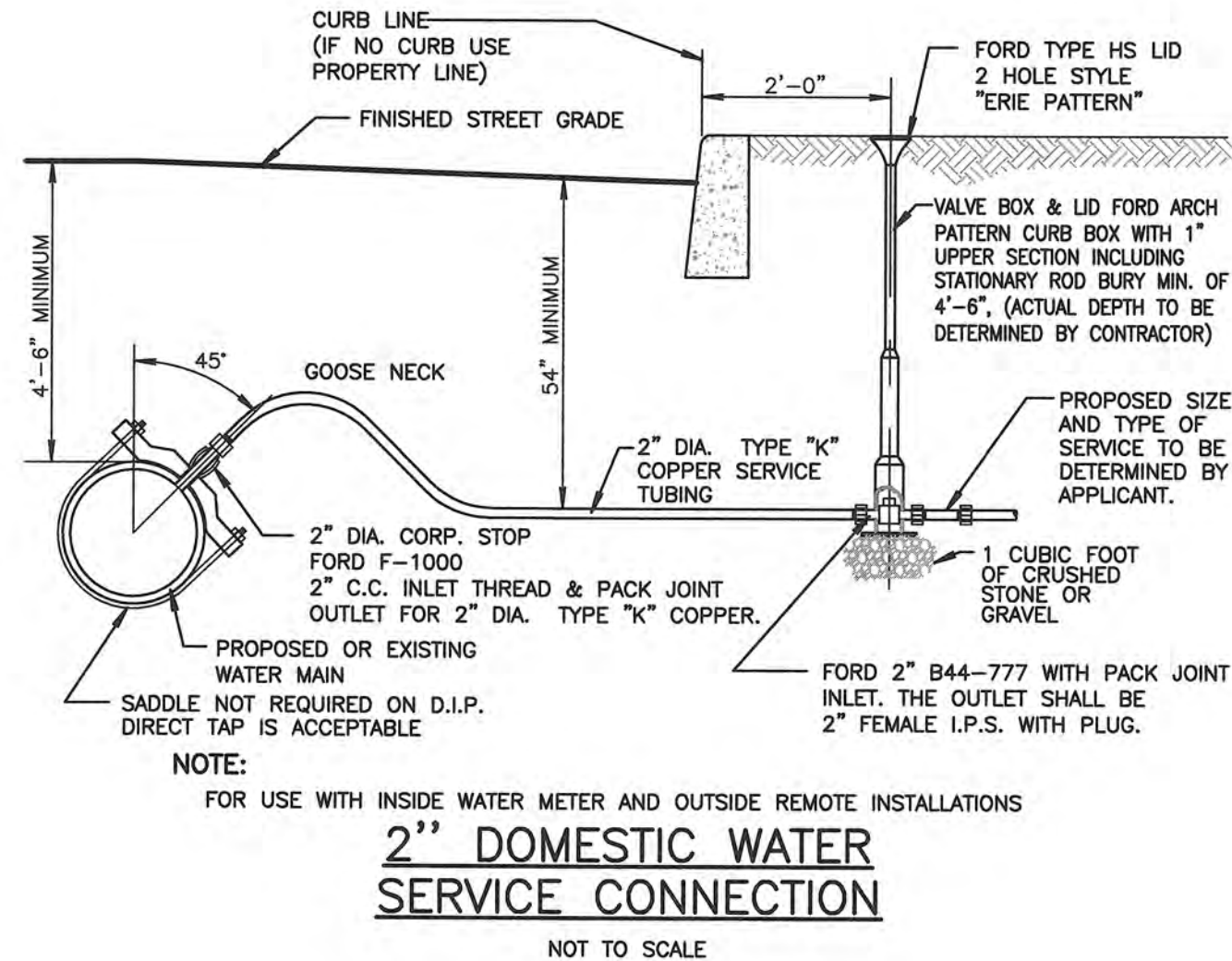
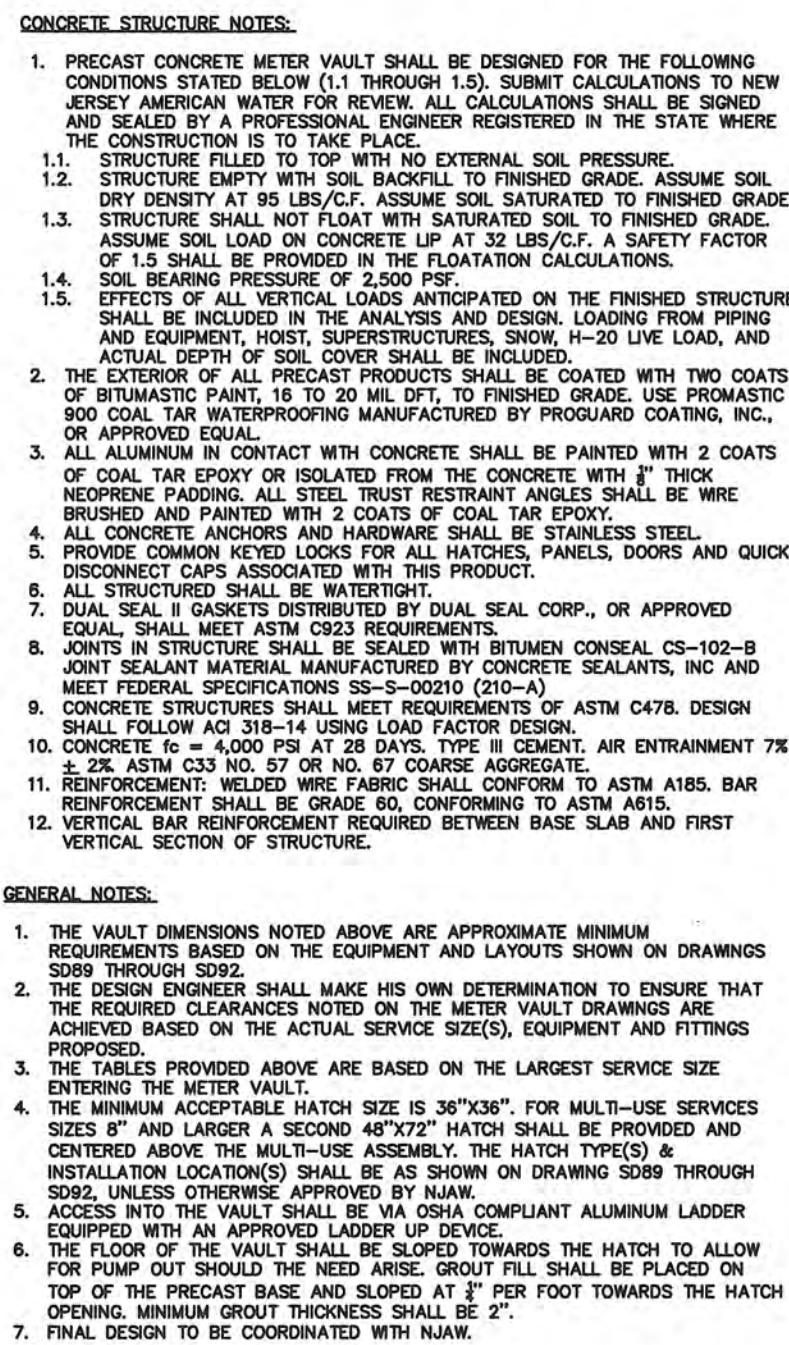
PROJECT NUMBER: LD19-153
DATE: 03/11/2021
SCALE: AS SHOWN



FIRE METER VAULT DETAIL
NOT TO SCALE



FIRE METER VAULT APPURTENANCES
NOT TO SCALE



DESIGNED BY:		REVIEWED BY:		RELEASED BY:		NO.		REVISIONS		DATE:		DES:		REV:		REL:	
SEAN M. SAVAGE, P.E.		SS		SS													
NEW JERSEY PROFESSIONAL ENGINEER		NEW JERSEY PROFESSIONAL ENGINEER		NEW JERSEY PROFESSIONAL ENGINEER													
LICENSE NO. 24GE04451000		LICENSE NO. 24GE04451000		LICENSE NO. 24GE04451000													
3/12/2021		3/12/2021		3/12/2021													
DATE		DATE		DATE													

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SHEET 10 OF 10