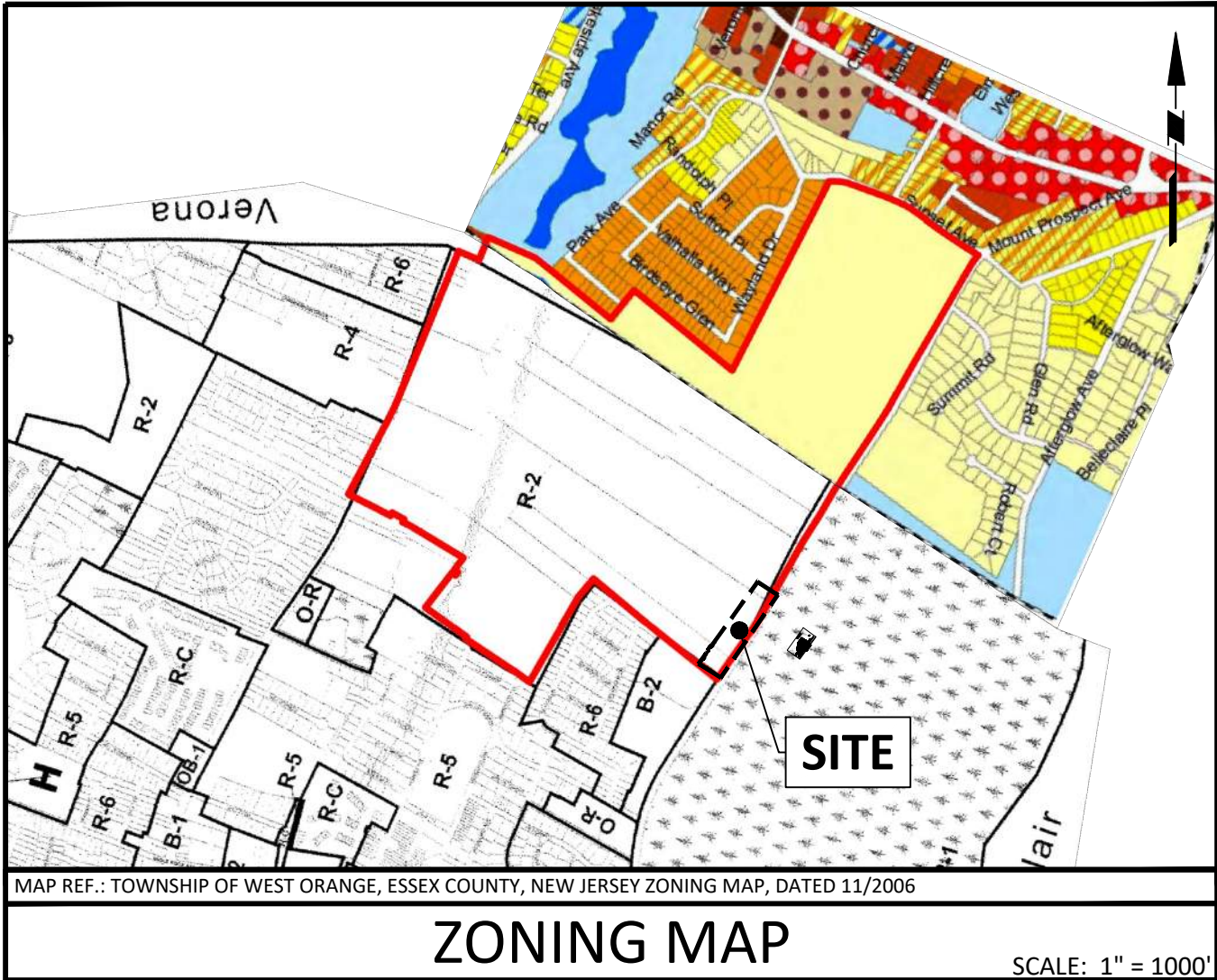
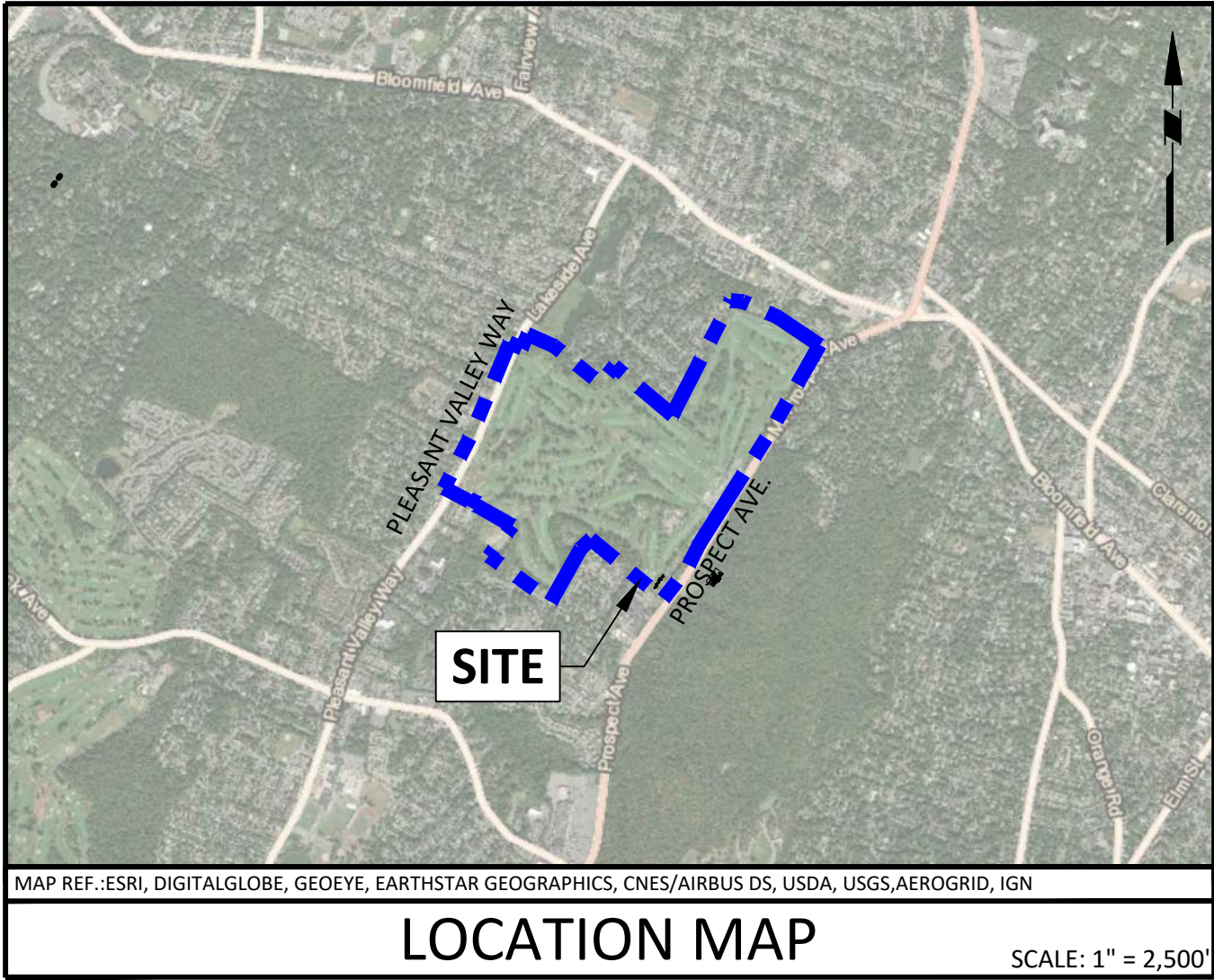
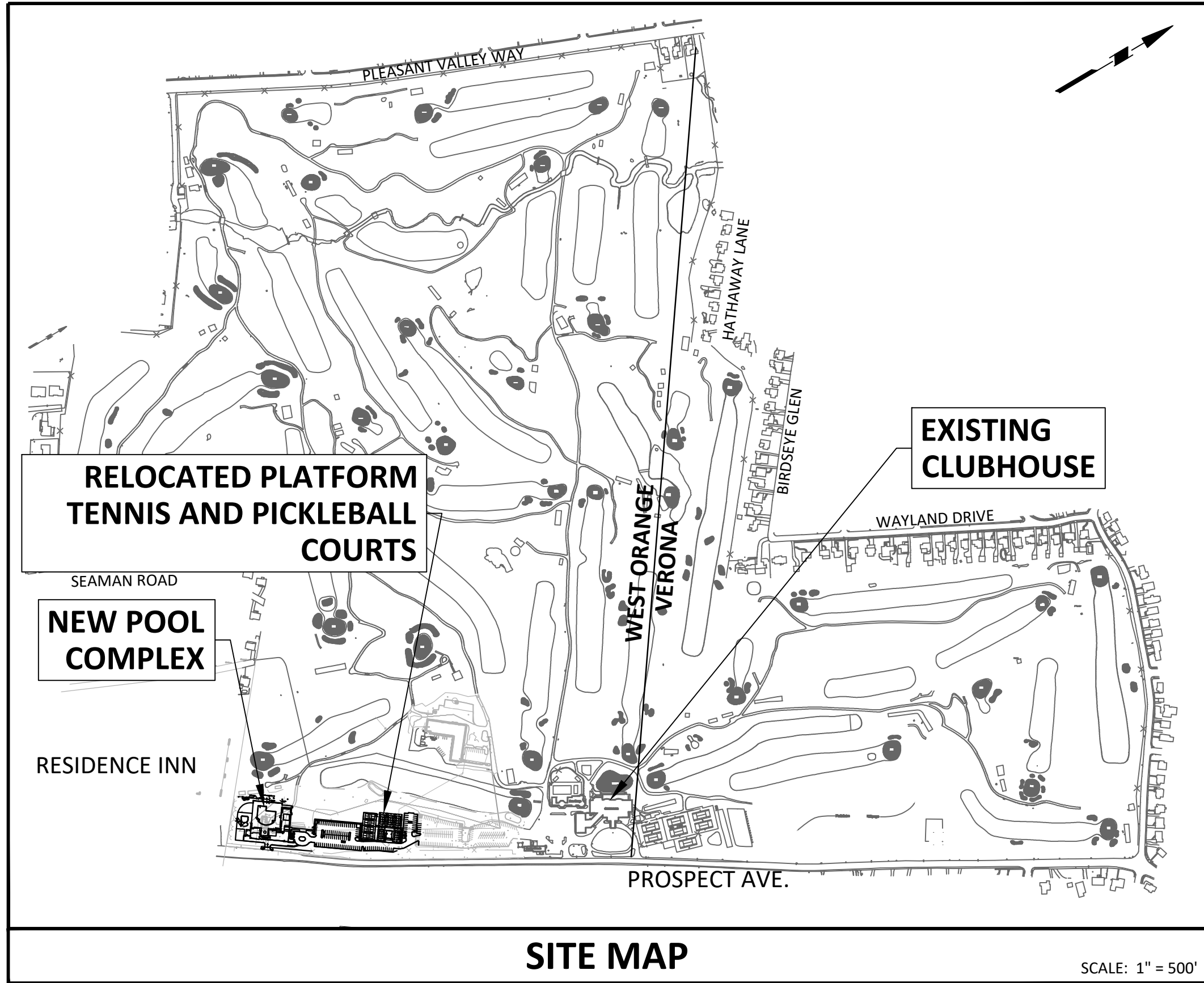




AMENDED APPLICATION FOR PRELIMINARY & FINAL SITE PLAN APPROVAL

MONTCLAIR GOLF CLUB

POOL AND RECREATION COMPLEX



DRAWING LIST				
SHEET NO.	DRAWING TITLE	SCALE	ISSUE DATE	LAST REVISED
CS001	COVER SHEET	N.T.S.	12/19/2019	6/11/2021
CS002	OVERALL SITE MAP AND TAX LOT PLAN	1"=200'	12/19/2019	6/11/2021
CS100	OVERALL SITE PLAN	1" = 30'	12/19/2019	6/11/2021
CS101	PARTIAL SITE PLAN	1" = 20'	12/19/2019	6/11/2021
PREVIOUSLY SUBMITTED AND APPROVED PLANS NOT INCLUDED WITH THIS SUBMISSION				
SHEET NO.	DRAWING TITLE	SCALE	ISSUE DATE	LAST REVISED
VT-101	PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY	1" = 20'	12/19/2019	
VT-102	PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY	1" = 20'	12/19/2019	
VT-103	PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY	1" = 20'	12/19/2019	
CS102	PARTIAL SITE PLAN	1" = 20'	12/19/2019	4/22/2020
CS103	TRUCK ACCESS PLAN	1" = 50'	12/19/2019	4/22/2020
CD101	SITE REMOVALS PLAN	1" = 30'	12/19/2019	4/3/2020
CD102	TREE REMOVALS PLAN	1" = 30'	12/19/2019	4/3/2020
CG101	PARTIAL GRADING & DRAINAGE PLAN	1" = 20'	12/19/2019	4/27/2020
CG102	PARTIAL GRADING & DRAINAGE PLAN	1" = 20'	12/19/2019	4/22/2020
CU101	PARTIAL UTILITY PLAN	1" = 20'	12/19/2019	4/27/2020
CU102	PARTIAL UTILITY PLAN	1" = 20'	12/19/2019	4/27/2020
CU103	PARTIAL UTILITY PLAN	1" = 40'	4/3/2020	4/22/2020
CU201	SANITARY SEWER PROFILE	AS SHOWN	4/3/2020	4/22/2020
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN	1" = 30'	12/19/2019	4/3/2020
CE501	SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS	AS SHOWN	12/19/2019	4/3/2020
LL101	PARTIAL LIGHTING PLAN	1" = 20'	12/19/2019	4/3/2020
LL102	PARTIAL LIGHTING PLAN	1" = 20'	12/19/2019	4/3/2020
LL501	LIGHTING DETAILS	AS SHOWN	12/19/2019	4/3/2020
CS501	DETAILS I	AS SHOWN	12/19/2019	4/22/2020
CS502	DETAILS II	AS SHOWN	12/19/2019	4/22/2020
CS503	DETAILS III	AS SHOWN	12/19/2019	4/22/2020
CS504	DETAILS IV	AS SHOWN	12/19/2019	4/22/2020
ARCHITECTURAL AND LANDSCAPE PLANS BY HART HOWERTON (IN SEPARATE SET)				
SHEET NO.	DRAWING TITLE	SHEET NO.	DRAWING TITLE	
GENERAL		ARCHITECTURE		
G0.01	COVER SHEET	SN2.01	SNACK BUILDING 1ST FLOOR PLAN	
LANDSCAPE PLANS		SN2.02	SNACK BUILDING ROOF PLAN	
L0.01	OVERALL KEY PLAN	SN3.01	SNACK BUILDING ELEVATIONS	
LL1.00	MATERIALS SCHEDULE	SN3.02	SNACK BUILDING ELEVATIONS	
LL1.01	MATERIALS	PL2.01	POOL LOCKERS 1ST FLOOR PLAN	
LL1.02	MATERIALS	PL2.02	POOL LOCKERS ROOF PLAN	
LL1.03	MATERIALS	PL3.01	POOL LOCKERS ELEVATIONS	
L4.03	DETAILS	PL3.02	POOL LOCKERS ELEVATIONS	
L5.00	PLANTING SCHEDULE	CB2.01	COVERED BAR 1ST FLOOR & ROOF PLAN	
L5.01	PLANTING PLAN	CB3.01	COVERED BAR ELEVATIONS	
L5.02	PLANTING PLAN	PH2.01	PADDLE HUT 1ST FLOOR & ROOF PLAN	
L5.03	PLANTING PLAN	PH3.01	PADDLE HUT ELEVATIONS	

PROJECT CONTACTS	
OWNER & APPLICANT	CIVIL ENGINEER
 MONTCLAIR GOLF CLUB 25 PROSPECT AVENUE WEST ORANGE, NJ 07052 (973) 239-1800	LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 300 KIMBALL DRIVE PARSIPPANY, NJ 07054 (973) 560-4900
ATTORNEY	ARCHITECT
GACCIONE & POMACO, P.C. 524 UNION AVENUE BELLEVILLE, NJ 07109 (973) 759-2807	HART HOWERTON 10 EAST 40TH STREET NEW YORK, NY 10016 (212) 683-5631

PROPERTY INFORMATION
ADDRESS 25 PROSPECT AVENUE WEST ORANGE, NEW JERSEY 07052
WEST ORANGE TAX MAP INFORMATION BLOCK 151 LOTS 1, 5, 7, 11, 14, 15.01, 23, 34, 37, 41, 45.01, & 49 AREA IN WEST ORANGE = 189.16 ACRES
VERONA TAX MAP INFORMATION BLOCK 601 LOT 1 AREA IN VERONA = 88.13 ACRES
TOTAL AREA OF GOLF CLUB = 277.29

TOWNSHIP OF WEST ORANGE PLANNING BOARD APPROVALS	
CHAIRMAN (SIGNATURE)	DATE
SECRETARY (SIGNATURE)	DATE
MUNICIPAL ENGINEER (SIGNATURE)	DATE

- PER THE RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, THE APPLICANT HAS AGREED TO THE FOLLOWING ADDITIONAL CONDITIONS OF APPROVAL:
- SUBJECT TO THE APPLICANT'S COMPLIANCE WITH ALL COMMENTS IN THE REPORT OF THE BOARD ENGINEER;
 - SUBJECT TO THE APPLICANT'S COMPLIANCE WITH ALL COMMENTS IN THE REPORT OF THE TOWNSHIP FORESTER;
 - SUBJECT TO THE APPLICANT'S SUBMISSION OF A SUSTAINABILITY CHECKLIST DESCRIBING THE SUSTAINABLE MEASURES INCLUDED IN THE PROPOSED SITE AND BUILDING IMPROVEMENTS;
 - SUBJECT TO THE APPLICANT'S INSTALLATION OF ONE OR MORE NEW ELECTRIC VEHICLE CHARGING STATIONS FOR AUTOMOBILES PARKING IN THE EXISTING OR NEW PARKING SPACES AT THE GOLF CLUB;
 - SUBJECT TO THE APPLICANT'S FURTHER REVIEW OF THE NEED TO INSTALL PROTECTIVE NETTING AT OTHER LOCATIONS ADJACENT TO ROADWAYS AND PEDESTRIAN WALKWAYS TO AVOID GOLF BALLS FROM LEAVING THE COURSE AND POSING A SAFETY HAZARD TO THE PUBLIC;
 - SUBJECT TO THE SUBMISSION OF REVISED PLANS COMPLYING WITH THIS RESOLUTION AND THE REVIEW MEMORANDUM OF THE BOARD ENGINEER AND TOWNSHIP PLANNING DIRECTOR, AND LISTING CONDITIONS OF APPROVAL ON THE PLANS;
 - THE APPLICANT SHALL SUPPLY THE TOWNSHIP PLANNING DIRECTOR WITH AN AFFIDAVIT OF COMPLIANCE WITH ALL CONDITIONS AGREED TO BY THE APPLICANT;
 - ALL FINDINGS OF FACT AND CONCLUSIONS OF LAW SET FORTH HEREIN ARE DEEMED CONDITIONS THAT ARE BINDING ON THE APPLICANT.

LANGAN

Langan Engineering and
Environmental Services, Inc.
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA2796400

Project

MONTCLAIR GOLF CLUB POOL & RECREATION COMPLEX

WEST ORANGE **NEW JERSEY**

Drawing Title

COVER SHEET

Project No. 001039208	Drawing No.
Date 6/11/2021	CS001
Drawn By VP	
Checked By TD/GED	



6/11/2021	TOWNSHIP SUBMISSION - GOLF NETTING	3.
4/3/2020	REVISED PER TOWNSHIP COMMENTS	2.
2/19/2020	REVISED PER TOWNSHIP COMMENTS	1.
Date	Description	No.

REVISIONS

Michael J. Fowler 6/11/2021
SIGNATURE MICHAEL J. FOWLER DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No.
24GE03239800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA2798400

Project

**MONTCLAIR GOLF CLUB
POOL & RECREATION
COMPLEX**

WEST ORANGE NEW JERSEY

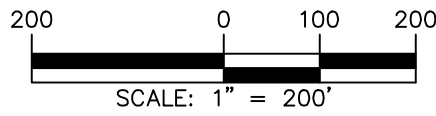
Drawing Title

**OVERALL SITE
MAP AND TAX LOT
PLAN**

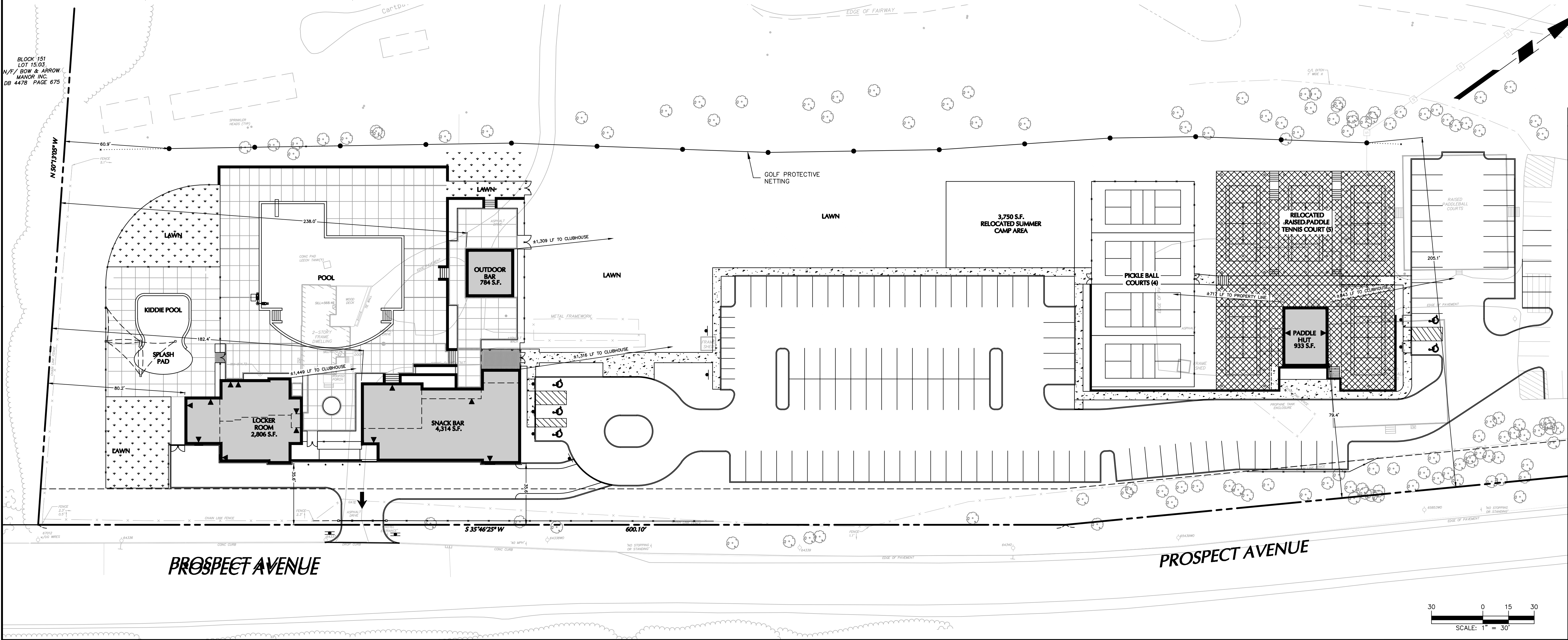
Project No.	Drawing No.
001039208	CS002
Date	
Drawn By	
Checked By	
12/19/2019	
VP	
TD/GED	

GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY FOR MONTCLAIR GOLF CLUB, BLOCK NO. 151, PORTION OF LOT NOS. 5, 7, 11 & 14, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 12/19/2019.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- ADDITIONAL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM NEW JERSEY GIS PARCEL DATA.



SITE STATISTICS			
25 PROSPECT AVENUE BLOCK 410, LOTS 27, 28, 30, 31 & 11-C (Tax Sheet Number 78) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY R-2 DISTRICT (RESIDENTIAL DISTRICT)			
	LAST REVISED: 2/19/2020		
DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
USE - R257.1 (PART A)	R-2 DISTRICT GOLF COURSE	GOLF COURSE	GOLF COURSE
AREA, YARD & BUILDING REQUIREMENTS			
MIN. LOT AREA - R257.1 (TABLE B)	40,000 SF	277 AC WEST ORANGE: 189 AC VERONA: 88 AC 14,200 FT	NO CHANGE
MIN. LOT WIDTH - R257.1 (TABLE B)	125 FT		NO CHANGE
PRINCIPAL BUILDING (CLUBHOUSE)			
MIN. FRONT YARD BLDG. SETBACK - R257.1 (TABLE B)	35 FT	96 FT	NO CHANGE
MIN. ONE SIDE YARD BLDG. SETBACK - R257.1 (TABLE B)	20 FT	1,600	NO CHANGE
MIN. BOTH SIDE YARD BLDG. SETBACK - R257.1 (TABLE B)	20 + 20 FT	1,600 + 2,300 FT	NO CHANGE
MIN. REAR YARD BLDG. SETBACK - R257.1 (TABLE B)	45 FT	83,400	NO CHANGE
MAX. BLDG. HEIGHT - R257.1 (TABLE B)	35 FT	34,600 FT	NO CHANGE
MAX. BLDG. STORIES - R257.1 (TABLE B)	2.5 STORIES	2.5 STORIES	NO CHANGE
ACCESSORY USES			
"RED HOUSE" - EMPLOYEE HOUSING			
MIN. FRONT YARD BLDG. SETBACK - R254.1.a R257.1 (TABLE B)	35 FT	88 FT	TO BE DEMOLISHED
MIN. SIDE YARD BLDG. SETBACK - R254.1.a	20 FT (SAME AS BUILDING SETBACK)	14 FT	TO BE DEMOLISHED
MIN. DISTANCE FROM PRINCIPAL BUILDING - R254.1.a	15 FT	41,400 FT	TO BE DEMOLISHED
MAX. BUILDING HEIGHT - R254.1.i	15 FT	>15 FT	TO BE DEMOLISHED
MAX. BUILDING STORIES - R254.1.i	1.5 STORIES	2 STORIES	TO BE DEMOLISHED
EXISTING PADDOLE HUT			
MIN. FRONT YARD BLDG. SETBACK - R254.1.a R257.1 (TABLE B)	35 FT	122 FT	TO BE DEMOLISHED
MIN. SIDE YARD BLDG. SETBACK - R254.1.a	20 FT (SAME AS BUILDING SETBACK)	708 FT	TO BE DEMOLISHED
MIN. DISTANCE FROM PRINCIPAL BUILDING - R254.1.a	15 FT	4810 FT	TO BE DEMOLISHED
MAX. BUILDING HEIGHT - R254.1.i	15 FT	>15 FT	TO BE DEMOLISHED
MAX. BUILDING STORIES - R254.1.i	1.5 STORIES	1 STORY	TO BE DEMOLISHED
SNACK BAR			
MIN. FRONT YARD BLDG. SETBACK - R254.1.a R257.1 (TABLE B)	35 FT	-	35.6 FT
MIN. SIDE YARD BLDG. SETBACK - R254.1.a	20 FT (SAME AS BUILDING SETBACK)	-	182.4 FT
MIN. DISTANCE FROM PRINCIPAL BUILDING - R254.1.a	15 FT	-	41,316 FT
MAX. BUILDING HEIGHT - R254.1.i	15 FT	-	21,257 FT**
MAX. BUILDING STORIES - R254.1.i	1.5 STORIES	-	1 STORY
BUILDING AREA			4,314 SF
LOCKER ROOM AND POOL EQUIPMENT BUILDING			
MIN. FRONT YARD BLDG. SETBACK - R254.1.a R257.1 (TABLE B)	35 FT	-	35.6 FT
MIN. SIDE YARD BLDG. SETBACK - R254.1.a	20 FT (SAME AS BUILDING SETBACK)	-	80.2 FT
MIN. DISTANCE FROM PRINCIPAL BUILDING - R254.1.a	15 FT	-	41,449 FT
MAX. BUILDING HEIGHT - R254.1.i	15 FT	-	21,257 FT**
MAX. BUILDING STORIES - R254.1.i	1.5 STORIES	-	1 STORY
BUILDING AREA			2,806 SF
BAR			
MIN. FRONT YARD BLDG. SETBACK - R254.1.a R257.1 (TABLE B)	35 FT	-	132 FT
MIN. SIDE YARD BLDG. SETBACK - R254.1.a	20 FT (SAME AS BUILDING SETBACK)	-	236.1 FT
MIN. DISTANCE FROM PRINCIPAL BUILDING - R254.1.a	15 FT	-	41,309 FT
MAX. BUILDING HEIGHT - R254.1.i	15 FT	-	24.0 FT**
MAX. BUILDING STORIES - R254.1.i	1.5 STORIES	-	1 STORY
BUILDING AREA			794 SF
PADDOLE HUT			
MIN. FRONT YARD BLDG. SETBACK - R254.1.a R257.1 (TABLE B)	35 FT	-	79.4 FT
MIN. SIDE YARD BLDG. SETBACK - R254.1.a	20 FT (SAME AS BUILDING SETBACK)	-	717 FT
MIN. DISTANCE FROM PRINCIPAL BUILDING - R254.1.a	15 FT	-	4843 FT
MAX. BUILDING HEIGHT - R254.1.i	15 FT	-	24.0 FT**
MAX. BUILDING STORIES - R254.1.i	1.5 STORIES	-	1 STORY
BUILDING AREA			948 SF
GOLF PROTECTIVE NET			
MIN. FRONT YARD BLDG. SETBACK - R254.1.a R257.1 (TABLE B)	35 FT	-	205.1 FT
MIN. SIDE YARD BLDG. SETBACK - R254.1.a	20 FT (SAME AS BUILDING SETBACK)	-	60.9 FT
MAX. BUILDING COVERAGE - R257.1 (TABLE B)	20%	<5%	<5% (TOTAL SITE)
MAX. LOT COVERAGE - R257.1 (TABLE B)	30%	<5%	<5% (TOTAL SITE)
MAX. FENCE HEIGHT - R254.4.a	4 FT	-	0.07% (6,852 SF - THIS APPLICATION) 0.0% (2,23 AC - THIS APPLICATION) 100 FT (GOLF PROTECTIVE NET) 16 FT (PADDOLE TENNIS COURTS) 5 FT (POOL)
OFF-STREET PARKING			
MIN. NUMBER OF PARKING SPACES	324 SPACES (NOTE 1)	324 SPACES	418 SPACES (TOTAL SITE) 114 SPACES (IN PROJECT AREA)
MIN. STANDARD PARKING SPACE DIMENSIONS R25-12.1.a			
MIN. DRIVEWAY ASBL - R25-12.1.b.3	9 FT X 18 FT	9 FT X 18 FT	9 FT X 18 FT
MIN. DRIVEWAY WIDTH - R25-12.1.b.6	24 FT (80' PARKING)	24 FT	24 FT
MAX. AREA OF PARKING IN YARD SETBACK - R25-12.4.B.2	24 FT	24 FT	24 FT
LANDSCAPING AND BUFFER REQUIREMENTS	30%	1.0%	16.20%
TREES (OFF-STREET PARKING) - R25-12.1.d	12 TREES (1 PER 10 PARKING SPACES)		12+ TREES (IN PROJECT AREA)
# EXISTING NON-CONFORMITY * EXISTING VARIANCE ** VARIANCE REQUIRED 1. 2.162 PARKING SPACES ARE REQUIRED PARKING PER CODE. (1 PARKING SPACE PER 45 SF OF GROSS FLOOR AREA, TOTAL GROSS FLOOR AREA = 97,249 SF.)			



GENERAL SITE PLAN NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY FOR MONTCLAIR GOLF CLUB, BLOCK NO. 151, PORTION OF LOT NOS. 5, 7, 11 & 14, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 12/19/2019.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- BUILDING ADDITIONS SHOWN HEREON ARE BASED ON ARCHITECTURAL PLAN TITLED "SITE PLAN SUBMITTAL FOR MONTCLAIR GOLF CLUB POOL & RECREATION COMPLEX LOCATED AT 25 PROSPECT AVENUE, WEST ORANGE, NEW JERSEY", PREPARED BY HART HOWERTON, DATED 12/19/2019.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS AS DEEMED NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFI SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET, AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE AND UTILITY STRUCTURES AND MANUFACTURED PRODUCTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH CONSTRUCTION.

- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC MEASURES (INCLUDING DESIGN AND PERMITTING) AS REQUIRED BY THE LOCAL, COUNTY, OR STATE AGENCY HAVING JURISDICTION.
- THE CONTRACTOR IS REQUIRED TO KEEP DETAILED RECORDS AND TO PROVIDE RED LINE DRAWINGS FOR THE CHANGES TO ANY SURFACE FEATURES, DRAINAGE AND UTILITIES. THE REDLINE DRAWINGS OF THESE ITEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION AND PRIOR TO FINAL PAYMENT BY THE OWNER. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW THE REDLINE DRAWINGS AND REQUIRE THE COMPLETED WORK CORRECTED, WHERE DEFICIENCIES WITH RESPECT TO THE CONSTRUCTION DRAWINGS AND THE LOCAL, COUNTY AND STATE STANDARDS ARE NOT ADHERED TO BY THE CONTRACTORS WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATION FOR HIGHWAYS AND BRIDGES.
- CONTRACTOR SHALL APPLY FOR AND OBTAIN NECESSARY CONSTRUCTION PERMITS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS, AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFFSITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, BOLLARDS, ETC.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG PROSPECT AVENUE.
- ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.
- THE CLUB IS TO INSTALL AN ELECTRIC VEHICLE CHARGING STATION NEAR THE CLUBHOUSE AT A LOCATION TO BE DETERMINED.

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

REFER TO SHEET CS100 FOR GENERAL SITE
PLAN NOTES AND SITE STATISTICS

SIGNS



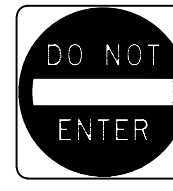
SEE DWG CS501
FOR MORE DETAILS

1



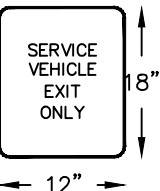
R1-1
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2



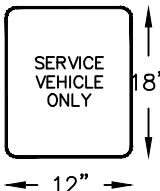
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3



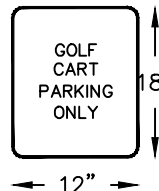
12"x18"

4



12"x18"

5



12"x18"

6

BLOCK 151
LOT 15.03
N/F/ BOW & ARROW
MANOR INC.
DB 4478 PAGE 675

N 50°13'05" W

ADDITIONAL NETTING / INSTALLED NETTING

SEE PLANS BY HART HOWERTON
FOR DESIGN OF SITE FEATURES
WITHIN POOL COMPLEX

ADDITIONAL GOLF NETTING PROFILE

MATCHLINE (SEE SHEET CS102)

LEGEND

- PROPERTY LINE
- BUILDING
- CURB
- FLUSH CURB
- GOLF PROTECTIVE NET
- CHAIN LINK FENCE
- SIGN
- CONCRETE WALKWAY
- DECK AREA
- POOL COMPLEX PAVERS
- RETAINING WALL

6/11/2021	TOWNSHIP SUBMISSION - GOLF NETTING	5.
2/1/2021	ESSEX COUNTY SUBMISSION	4.
4/22/2020	REVISED PER TOWNSHIP COMMENTS	3.
4/3/2020	REVISED PER TOWNSHIP COMMENTS	2.
2/19/2020	REVISED PER TOWNSHIP COMMENTS	1.
Date	Description	No.

REVISIONS

6/11/2021
SIGNATURE MICHAEL C. FOWLER DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No.
24GE03239800

LANGAN

Langan Engineering and
Environmental Services, Inc.
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27896400

Project

**MONTCLAIR GOLF CLUB
POOL & RECREATION
COMPLEX**

WEST ORANGE NEW JERSEY
Drawing Title

**PARTIAL
SITE PLAN**

Project No. 001039208	Drawing No. CS101
Date 12/19/2019	
Drawn By VP	
Checked By TD/GED	

