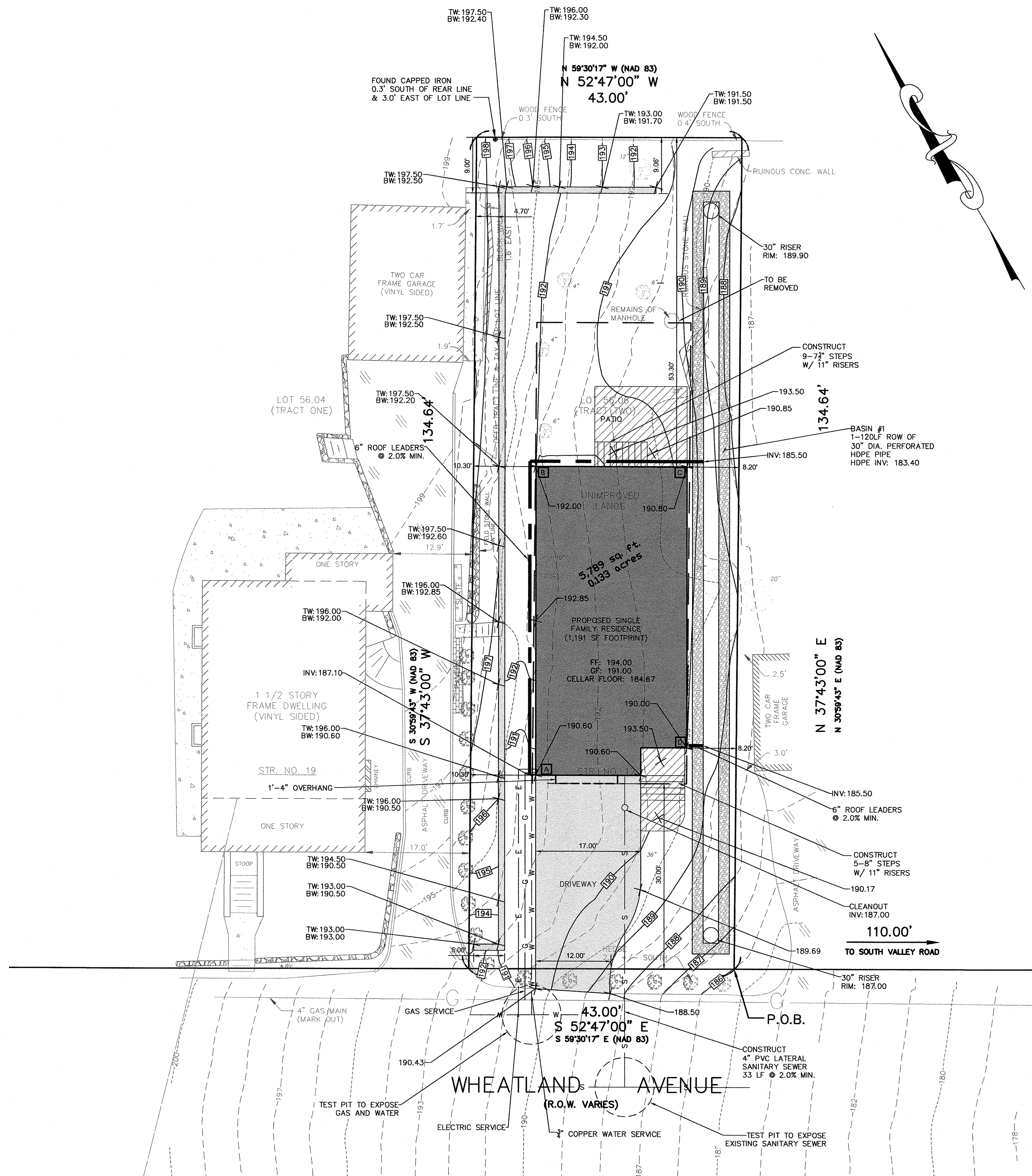
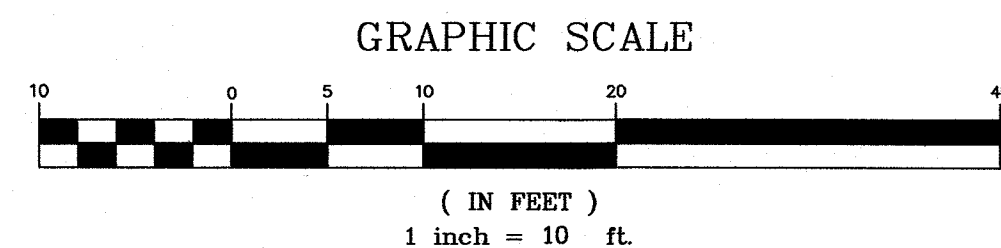




REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY OF 17 WHEATLAND AVENUE, LOT 56.06 IN BLOCK 39, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY SIGNED BY GEORGE PRONESTI, P.L.S. DATED 05/18/2021.
2. ARCHITECTURAL INFORMATION TAKEN FROM PLANS FROM CHARLES L. BALDANZA, R.A., DATED 08/09/2021.



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SITE DATA CHART				
APPLICANT: 19 WHEATLAND DEVELOPMENT, LLC 10 ORTTON ROAD WEST CALDWELL, NEW JERSEY 07006				
PROPERTY: BLOCK 39 LOT 56.06 AREA = 0.133± ACRES				
ZONE: R-6 ONE FAMILY RESIDENTIAL				
EXISTING USE: VACANT		PROPOSED USE: SINGLE FAMILY RESIDENCE		
BULK REQUIREMENTS				
DESCRIPTION	CODE (R-6)	EXISTING	PROPOSED	COMPLIANCE
SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS				
MIN. LOT AREA	6,000 SF	5,789 SF	NO CHANGE	EXISTING NONCONFORMING
MIN. LOT AREA PER UNIT	6,000 SF / 1 UNIT	N/A	5,789 SF / 1 UNIT	NO
MIN. LOT WIDTH	60 FT	43 FT	NO CHANGE	EXISTING NONCONFORMING
PRINCIPAL BUILDING SETBACKS				
MIN. FRONT YARD	30 FT	N/A	30.00 FT	YES
MIN. SIDE YARDS	10 + 8 FT	N/A	10.30 + 8.20 FT	YES
MIN. REAR YARD	30 FT	N/A	53.30 FT	YES
MAX. BUILDING COVERAGE	35%	N/A	20.57%	YES
MAX. HEIGHT	2-1/2 STORIES, 35 FT	N/A	2-1/2 STORIES, 34.25 FT	YES
MAX. LOT COVERAGE	45%	N/A	36.93%	YES
STEEP SLOPES CALCULATIONS				
MIN. EFFECTIVE LOT AREA	6,000 SF	1,847 SF	1,847 SF	EXISTING NONCONFORMING
MAX. EFFECTIVE BUILDING COVERAGE	35%	N/A	64.48%	NO
MAX. EFFECTIVE LOT COVERAGE	45%	N/A	116.24%	NO
MAX. RETAINING WALL HEIGHT	6 FT	N/A	6 FT	YES

* VARIANCE REQUESTED

BUILDING HEIGHT CALCULATION:

$$194.0 + 31.1 - 190.85 = 34.25 \text{ FT}$$

BUILDING COVERAGE CALCULATION:
BUILDING FOOTPRINT: 1,191 SF

$$\text{BUILDING COVERAGE} = 1,191 \text{ SF} / 5,789 \text{ SF} = 20.57\%$$

CELLAR DETERMINATION:

$$194.00 - 9.33 = 184.67 \text{ (ELEVATION OF LOWEST FLOOR)}$$

$$190.85 - 184.67 = 6.18 \text{ (DISTANCE LOWEST FLOOR IS BELOW AVERAGE GRADE)}$$

$$6.18 > 4.66 \text{ (THEREFORE LOWEST FLOOR IS A CELLAR)}$$

IMPERVIOUS COVERAGE CALCULATION:

BUILDING FOOTPRINT	1,191 SF
PATIO	195 SF
FRONT STAIRS AND WALK	95 SF
DRIVEWAY	500 SF
WALL	157 SF
TOTAL	2,138 SF

$$\text{IMP. COVERAGE} = 2,138 \text{ SF} / 5,789 \text{ SF} = 36.93\%$$

DRAINAGE CALCULATIONS:

REQUIRED STORAGE:

$$\text{NEW IMPERVIOUS AREA: } 2,191 \text{ SF}$$

$$\text{@ } 6.44" \text{ PER SF}$$

$$2,191 \text{ SF} \times (6.44"/12) = 1,175 \text{ CF}$$

BASIN VOLUME:

HDPE PIPE VOLUME:

$$V = A \times L = \pi r^2 L = \pi (1.25')^2 \times 120 = 589 \text{ CF}$$

STONE VOIDS VOLUME:

$$V = [L \times W \times H - (\text{VOLUME OF HDPE PIPES})] \times 40\%$$

$$V = [123.5 \times 6 \times 3 - (589)] \times 0.40 = 654 \text{ CF}$$

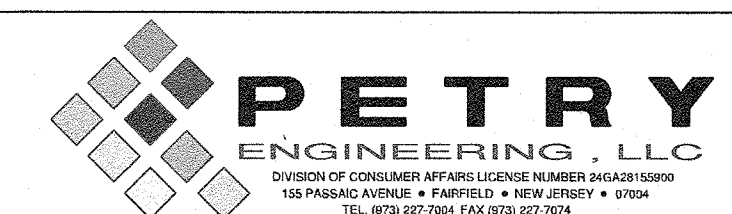
TOTAL VOLUME:

$$V = (654 + 589) = 1,243 \text{ CF}$$

3	REVISED PER COMMENTS FROM ZONING BOARD	07/07/2022	JMP
2	REVISED APPLICANT	10/20/2021	JMP
1	REVISED BUILDING SETBACK AND STAIRS	10/05/2021	JMP
REVISION	DESCRIPTION	DATE	BY

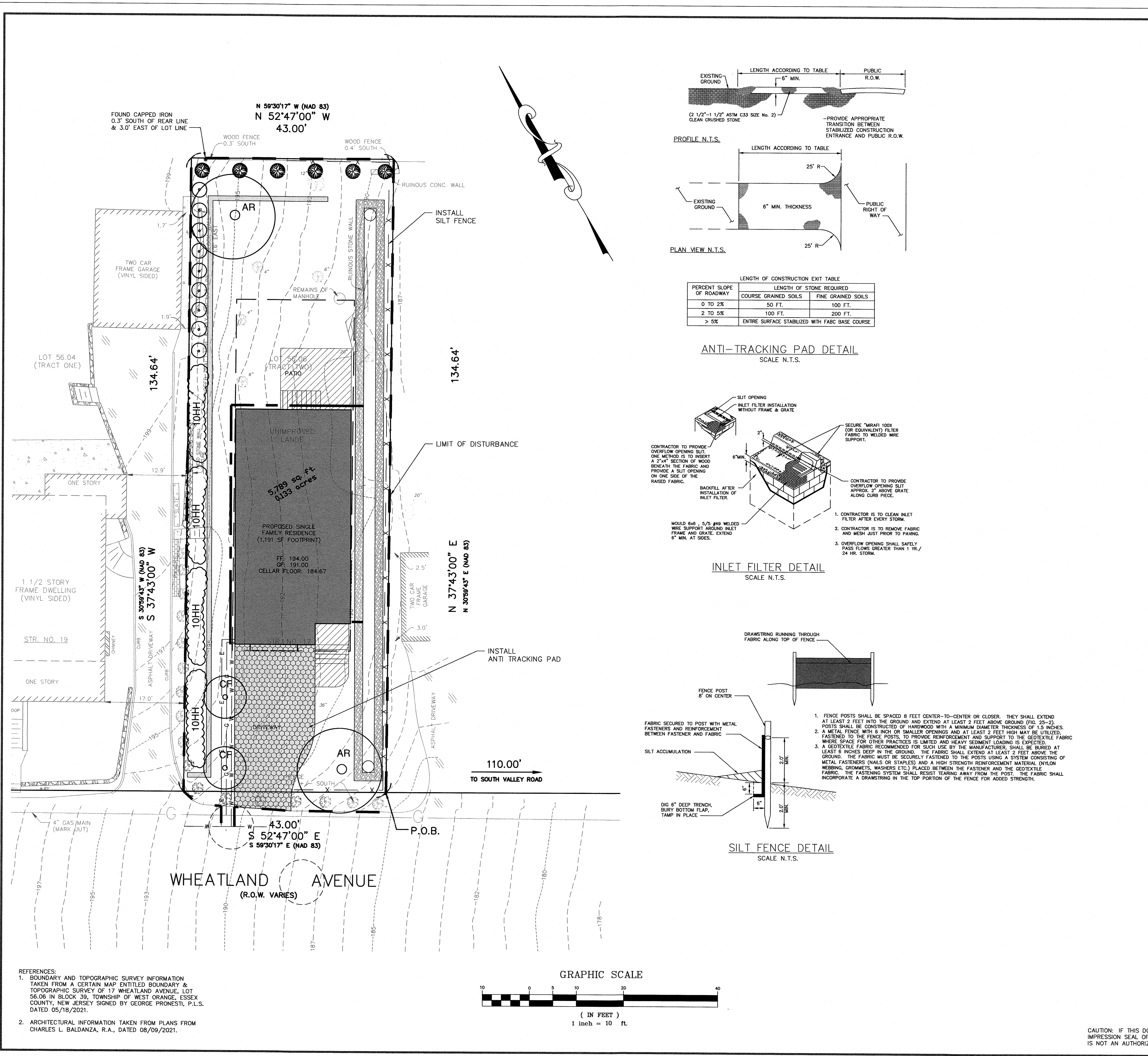
PREPARED FOR
19 WHEATLAND DEVELOPMENT, LLC
17 WHEATLAND AVE
BLOCK 39 LOT 56.06
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

GRADING PLOT PLAN



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED 08/22/2021

Designer: JMP
Draftsman: JAF
Checked By: JMP
Project No.: 21-125
Scale: 1"=10'
Sheet: **SP-1**



TEMPORARY STABILIZATION

- SOILS EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, SHALL BE SEEDED & MULCHED AND STABILIZED WITH TEMPORARY VEGETATIVE COVER OR OTHER APPROVED.
- STREETS, DRIVEWAYS AND PARKING AREAS NOT SCHEDULED FOR PAVING WITHIN THE ALLOTTED TIME FRAME SHALL BE STABILIZED USING PAVEMENT SUBBASE COURSE. THIS SUBBASE COURSE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
- ALL AREAS NOT SCHEDULED FOR PAVING SHALL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING FOLLOWING GRADING.
- APPLY FERTILIZER AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF. OF 10-20-10 EQUIVALENT. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRES.
- WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
- TEMPORARY SEEDING WILL BE A MIX OF ANNUAL RYEGRASS OR PERENNIAL RYEGRASS AT A RATE OF 100 LBS./ACRE OR 1 LB./1,000 SF.
- UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF).

PERMANENT STABILIZATION

- ALL AREAS NOT SCHEDULED FOR CONSTRUCTION OR LANDSCAPING TO BE STABILIZED USING SEED MIXTURE NO. 13 CONSISTING OF HARD FESCUE AND/OR CREeping FESCUE AT A RATE OF 175 LBS./ACRE (4 LBS./1,000 SF), STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS & KENTUCKY BLUEGRASS (BLEND), BOTH AT A RATE OF 45 LBS./ACRE (10 LBS./1,000 SF).
- UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO SPREAD TOPSOIL AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF OF 10-10-10 EQUIVALENT.
- WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
- REMOVE ALL SURFACE DEBRIS AND STONES 2 INCHES OR LARGER.
- UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF).
- INSPECT SEEDING JUST BEFORE SEEDING IF TRAFFIC HAS LEFT THE SOIL COMPACTED. THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- A DEPTH OF 5 INCHES OF TOPSOIL IS REQUIRED FOR ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

DUST CONTROL NOTES

- THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST
- MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).
 - VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1) AND PERMANENT STABILIZATION WITH SOD (PG. 6-1).
 - SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS); KEEP TRAFFIC OFF THESE AREAS.

MATERIAL	WATER DILUTION	TYPE OF NOZZEL	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	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 28-1)		
ACCULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE DISTRICT'S EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT WILL BE NOTIFIED OF ANY VIOLATIONS OR MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN FORTY (40) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
- PERMANENT SEEDING IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 23 BELOW.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, ETC.) MUST BE IMMEDIATELY STABILIZED. ANY AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN FORTY (40) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
- TEMPORARY DISTURBED AREAS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DISTURBED DETAIL.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION. SPECIFIED WATER AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY EXTENDED AT THE TOE OF SLOPE.
- A STABILIZED CONSTRUCTION ACCESS SHALL BE INSTALLED, WHEREVER AN EXISTING ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUB BASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL DRAINAGE OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DRAINAGE DETAIL.
- ALL SEDIMENT BASINS SHALL BE CLEARED WHEN THE CAPACITY HAS BEEN REDUCED BY SOD. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND INSPECTION OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES ORDERED APPROVED BY THE DISTRICT. SOD RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
- ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DEEMED TO REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE DUST PROBLEMS DURING CONSTRUCTION.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TEMPORARY STABILIZATION SPECIFICATIONS:
 - APPLY GROUND LIMESTONE AT A RATE OF 50 LBS PER 1000 SQ. FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT.
 - MULCH DISTURBED SOIL WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - PROPERLY EXTEND A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- PERMANENT STABILIZATION SPECIFICATIONS:
 - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNTESTED).
 - APPLY GROUND LIMESTONE AT A RATE OF 50 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY HARD FESCUE SEED AT 2.5 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

SOIL LIQUIDATION EXEMPTION NOTE

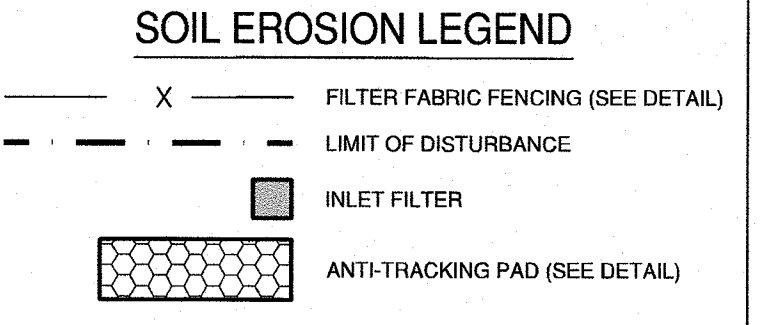
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1), UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REDEVELOPMENT. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL LIQUIDATION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

SEQUENCE OF CONSTRUCTION

- INSTALL SILT FENCE AND ANTI-TRACKING PAD (DURATION: APPROX. 2 DAYS)
- CLEAR SITE AND ROUGH GRADE (DURATION: APPROX. 1 WEEK)
- CONSTRUCT DWELLING (DURATION: APPROX. 6 MONTHS)
- CONSTRUCT PATIO AND DRIVEWAY (DURATION: APPROX. 1 MONTH)
- STABILIZE AND SEED ALL DISTURBED AREAS (DURATION: APPROX. 2 DAYS)
- REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES (DURATION: APPROX. 1 DAY)

SOIL LEGEND

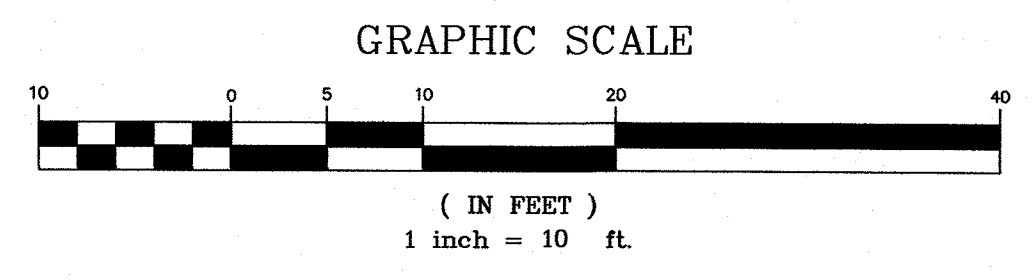
SOIL INFORMATION OBTAINED FROM WEBB SOIL SURVEY, MAP PRINTED ON 08-23-2021.
RWS - RIVERHEAD GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES



TOTAL AREA OF DISTURBANCE:
5,956 SQ.FT. OR 0.137 ± AC.

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2	REVISED APPLICANT	10/20/2021	JMP
1	REVISED BUILDING SETBACK AND STAIRS	10/05/2021	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR 19 WHEATLAND DEVELOPMENT, LLC 17 WHEATLAND AVE BLOCK 39 LOT 56.06 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
SOIL EROSION AND SEDIMENT CONTROL			
			Designer: JMP
			Draftsman: JAF
			Checked By: JMP
			Project No.: 21-125
			Scale: 1"=10'
			Sheet
J. MICHAEL PETRY-PE,PP,RA NJ PROFESSIONAL ENGINEER LIC. NO. 36862			SP-2

- REFERENCES:
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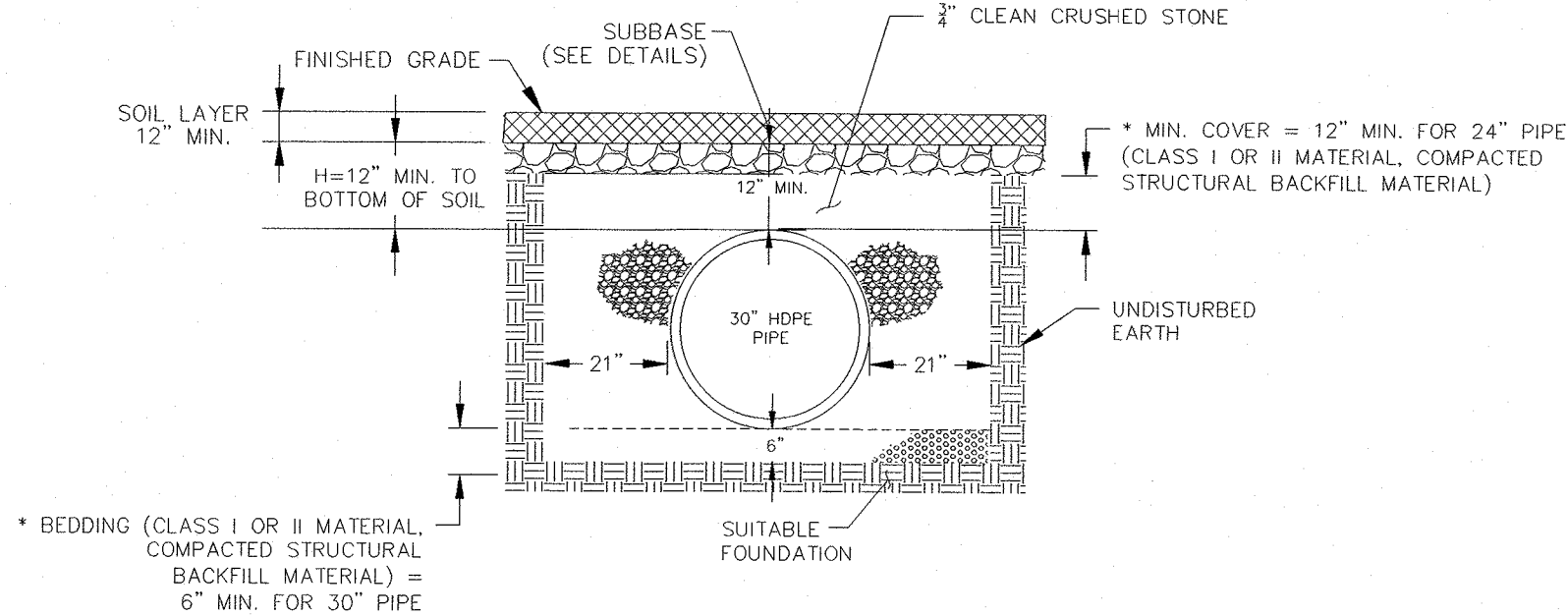
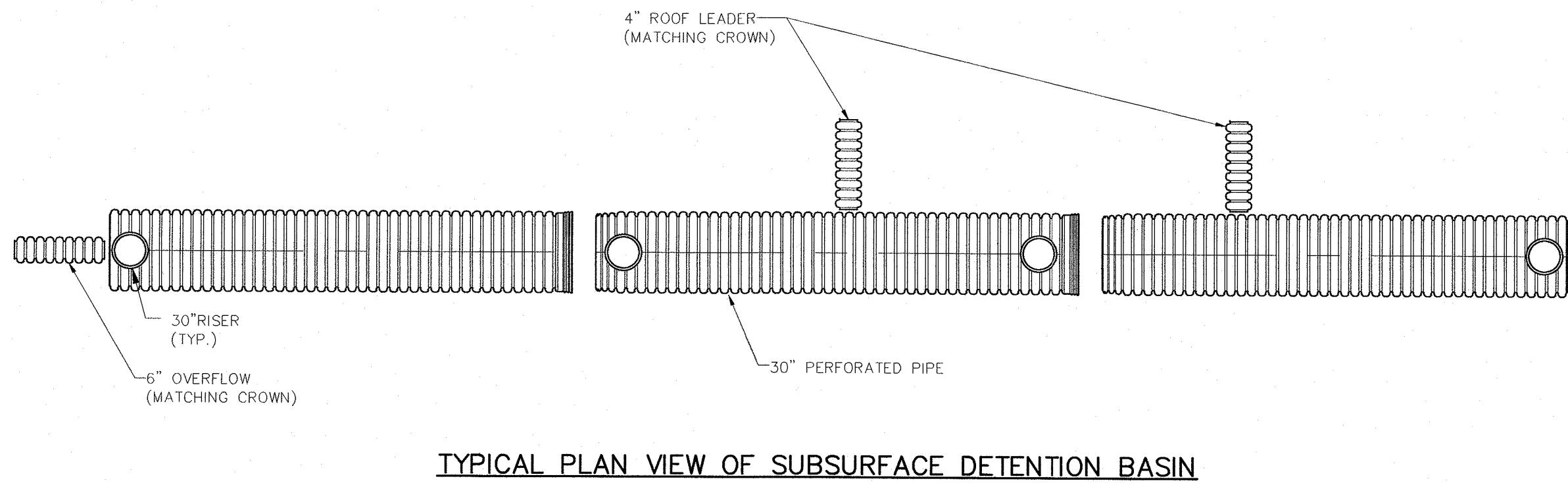
1. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST, AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH EXISTING LOCAL, COUNTY OR STATE REGULATIONS, OR ANY OTHER AGENCIES HAVING JURISDICTION IN THESE MATTERS.
3. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE UTILITIES WITH THE UTILITY DEPARTMENTS PRIOR TO CONSTRUCTION.
4. THE DRAWINGS SHOW THE EXISTING CONDITIONS WHICH ARE LIKELY TO AFFECT THE PROSECUTION OF THE WORK INSOFAR AS THEY HAVE BEEN DETERMINED. THESE DRAWINGS SHOULD NOT BE USED FOR SCALING OF DIMENSIONS OR FOR DETERMINING RIGHT-OF-WAY AND PROPERTY LIMITS.
5. THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS OF SURFACE EVIDENCE AND CERTAIN INFORMATION CONTAINED IN THE PUBLIC RECORD AND RECORD DATA PROVIDED BY THE OWNER. THIS PLAN IN NO WAY REPRESENTS A GUARANTEE, EXPRESS OR IMPLIED, TO THE ACCURACY OF THESE PLOTTED LOCATIONS. ADDITIONALLY, THESE PLANS MAKE NO GUARANTEE THAT UTILITIES AND OTHER SUBSURFACE STRUCTURES ARE THE ONLY SUBSURFACE STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY HIS OPERATIONS. ALL COST ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
7. THE COORDINATION OF THE LOCATION OR RELOCATION, WHERE REQUIRED, OF TELEPHONE, ELECTRIC, GAS, WATER AND ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR, AND THE SAME SHALL BE COORDINATED TO ENSURE COMPLETION WITHIN THE TIME PERMITTED.
8. THE CONTRACTOR SHOULD NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
9. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMITS SHALL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING IN ADVANCE OF PIPEWORK TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING UTILITY NOTED ON THE DRAWINGS PRIOR TO CONSTRUCTION. EXCEPT FOR THE EXCAVATION OF TEST PITS AS NOTED ON THE DRAWINGS OR WHEN DIRECTED BY THE ENGINEER, NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK BUT SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
11. THE CONTRACTOR SHALL SUPPLY AND ERECT NECESSARY WARNING SIGNS AND PROPER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE (TOWNSHIP) POLICE DEPARTMENT. THE CONTRACTOR SHALL FURNISH FLAGMEN AS MAY BE REQUIRED TO MAINTAIN TRAFFIC. THE CONTRACTOR SHALL CONTACT THE POLICE DEPARTMENT PRIOR TO STARTING ANY WORK AND NOTIFY THEM OF HIS PROPOSED OPERATIONS.
12. THE CONTRACTOR SHALL BACKFILL AND PAVE ANY OPEN TRENCH AT THE END OF EACH DAY AND SHALL TAKE ANY NECESSARY PRECAUTION TO PROVIDE A SAFE AND ACCESSIBLE WORK AREA FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICLE ACCESS TO ALL DRIVEWAYS, BUILDING ENTRANCES, AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM EXTENT PRACTICABLE.
14. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER IS MORE STRINGENT).
15. THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING CURB IN THE IMMEDIATE VICINITY OF THE CONSTRUCTION WORK. PLANKS SHALL BE PLACED OVER CURBS TO PREVENT DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ANY CURB WHICH IS DAMAGED, DISTURBED, OR REMOVED IN AREAS OTHER THAN WHERE THE PIPELINE CROSSES EXISTING CURBING, AS SHOWN ON THE DRAWINGS, SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. CURB SHALL BE DETACHED IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS.
16. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF NJ WORKERS HEALTH AND SAFETY ACT (N.J.A.C. 12:110 ET. SEQ.) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.
17. THE CONTRACTOR SHALL CONTRACT WITH THE (TOWNSHIP OF WEST ORANGE) TO PROVIDE UNIFORMED POLICE FLAGMEN AS NECESSARY FOR WORK CONDUCTED WITHIN ROADWAYS.
18. SELECT FILL SHALL BE EITHER CLASS I OR II SOIL.

DEMO NOTES:

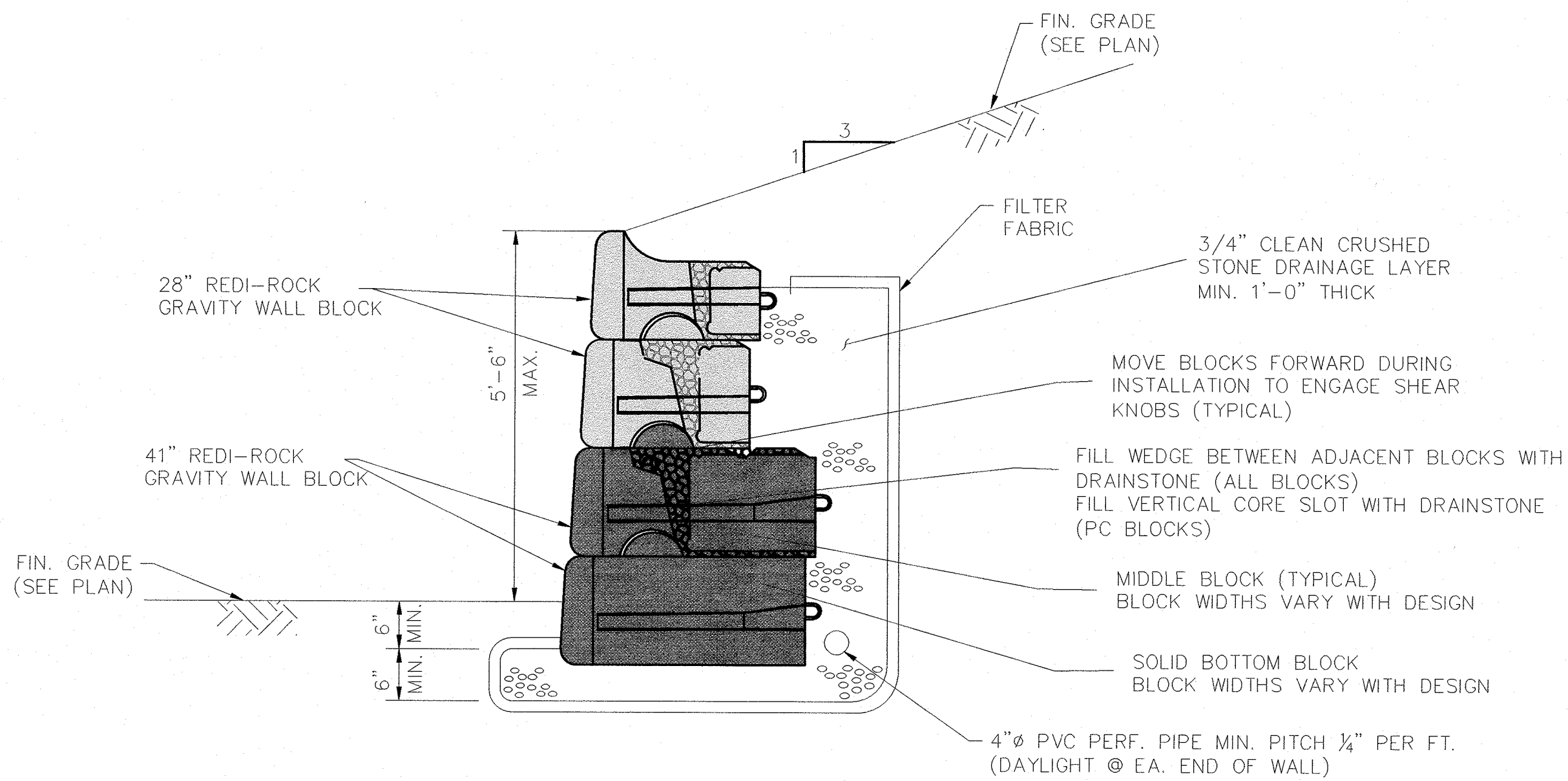
1. DISCONNECTION OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE UTILITY AUTHORITY CONCERNED. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN CONFIRMATION FROM UTILITY COMPANIES THAT ALL SERVICE TO THE SITE HAS BEEN TERMINATED PRIOR TO CAPPING, ABANDONMENT, OR REMOVAL OF ANY SUCH UTILITIES.
2. EXISTING BUILDINGS, STRUCTURES, CURBS, UTILITIES, SIGNS, LANDSCAPING, AND ANY OTHER IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. SHOULD DAMAGES OCCUR, THE OWNER SHALL BE NOTIFIED IMMEDIATELY, AND REPAIRS SHALL BE MADE TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
3. ALL CONCRETE, CMU, PAVEMENT, AND BRICK MATERIAL DESIGNATED FOR DEMOLITION SHALL BE COMPLETELY REMOVED FROM THE SITE, INCLUDING, BUT NOT LIMITED TO, SLABS, FLOORS, BARRIERS, CURBS, AND SIDEWALKS.
4. FOLLOWING THE DEMOLITION AND REMOVAL OF ALL IMPROVEMENTS SO DESIGNATED, THE DISTURBED AREA SHALL BE GRADED, AS DIRECTED BY THE OWNER'S ENGINEER, SO THAT THE RESULTING LANDFORM SHALL NOT ALLOW FOR PONDING OR THE FORMATION OF GULLIES RESULTING FROM STORMWATER RUN-OFF.

UTILITY NOTES:

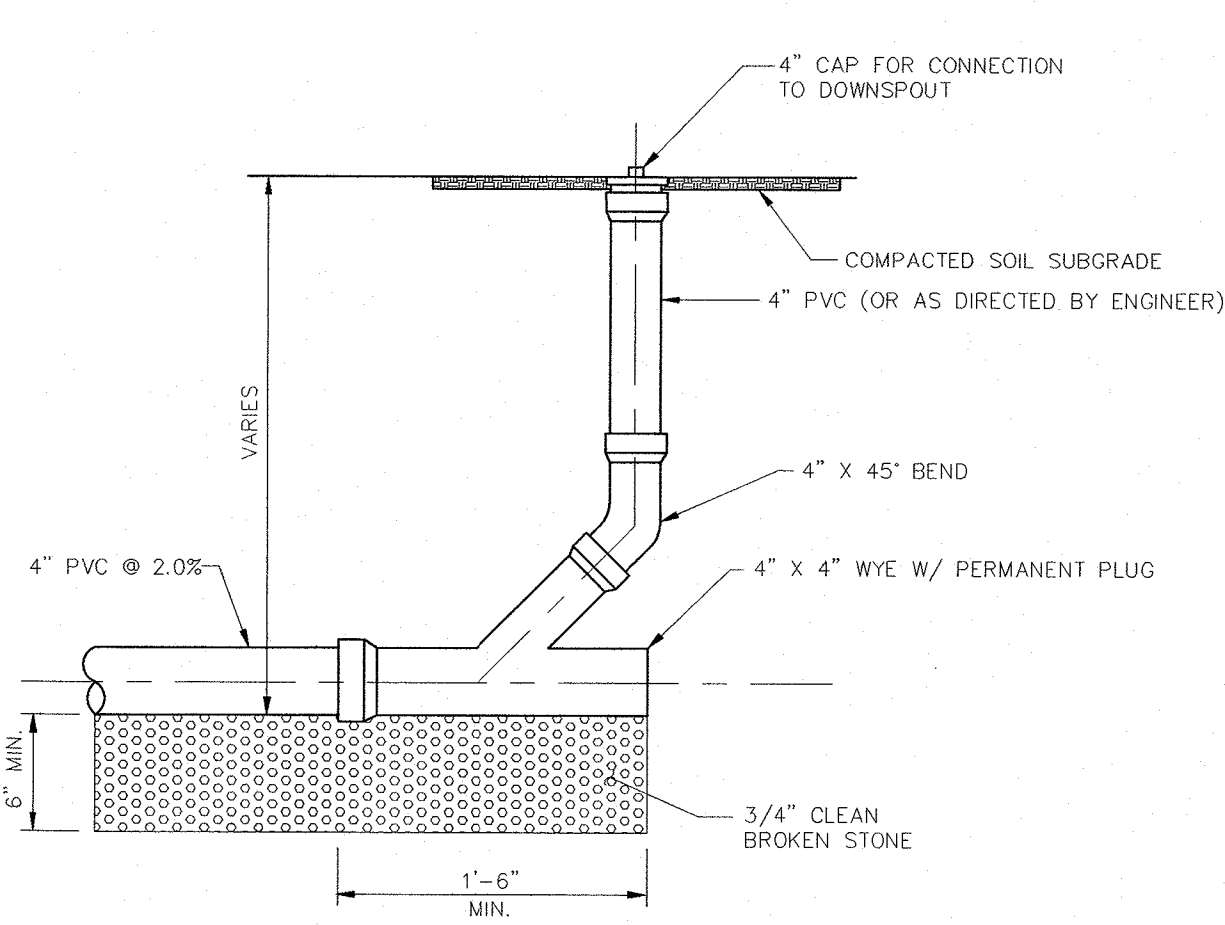
1. EXCESS EXCAVATED MATERIAL WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMIT WILL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
2. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN WATER LINES AND UTILITIES OR OBSTRUCTIONS, UNLESS OTHERWISE SHOWN.
3. NOTIFY THE ENGINEER, WATER, AND FIRE DEPARTMENTS 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING WATER MAINS.
4. THE APPROXIMATE LOCATION OF WATER SERVICE CONNECTIONS IS SHOWN IN THE DRAWINGS; THE EXACT LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNER.
5. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP DRAWINGS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO DOMESTIC WATER SERVICE, FIRE WATER SERVICE, GAS, SANITARY, ELECTRIC, AND ETC.
6. THE MINIMUM EARTH COVER OVER ALL NEW WATER MAINS SHALL BE 4 FEET UNLESS OTHERWISE INDICATED ON DRAWINGS.
7. THE MINIMUM EARTH COVER OVER ALL OTHER UTILITIES IS TO BE 2' FEET UNLESS OTHERWISE INDICATED ON DRAWINGS.
8. INSTALLATION OF NEW COPPER SERVICES SHALL BE PERFORMED BY OPEN TRENCH EXCAVATION IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS. THE EMPLOYMENT OF ALTERNATIVE METHODS SHALL NOT BE PERMITTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY THEIR OPERATIONS. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
10. ALL UTILITIES TO BE ABANDONED SHALL BE ABANDONED IN THE STREET ACCORDING TO ALL APPLICABLE CODES.



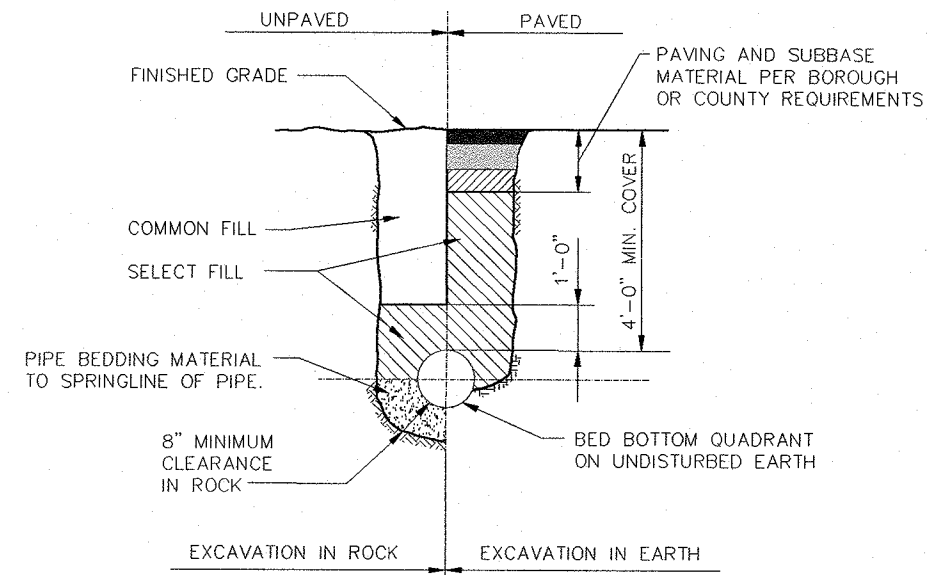
TYPICAL CROSS SECTION OF STORMWATER BASIN
SCALE: N.T.S.



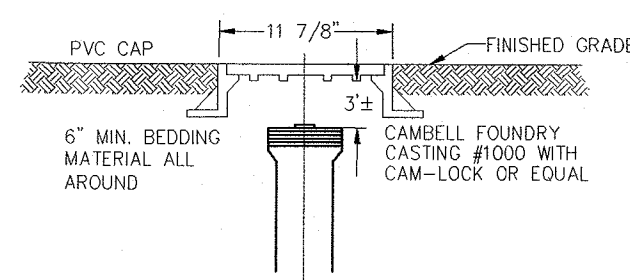
REDI-ROCK GRAVITY RETAINING WALL DETAIL
SCALE - N.T.S.



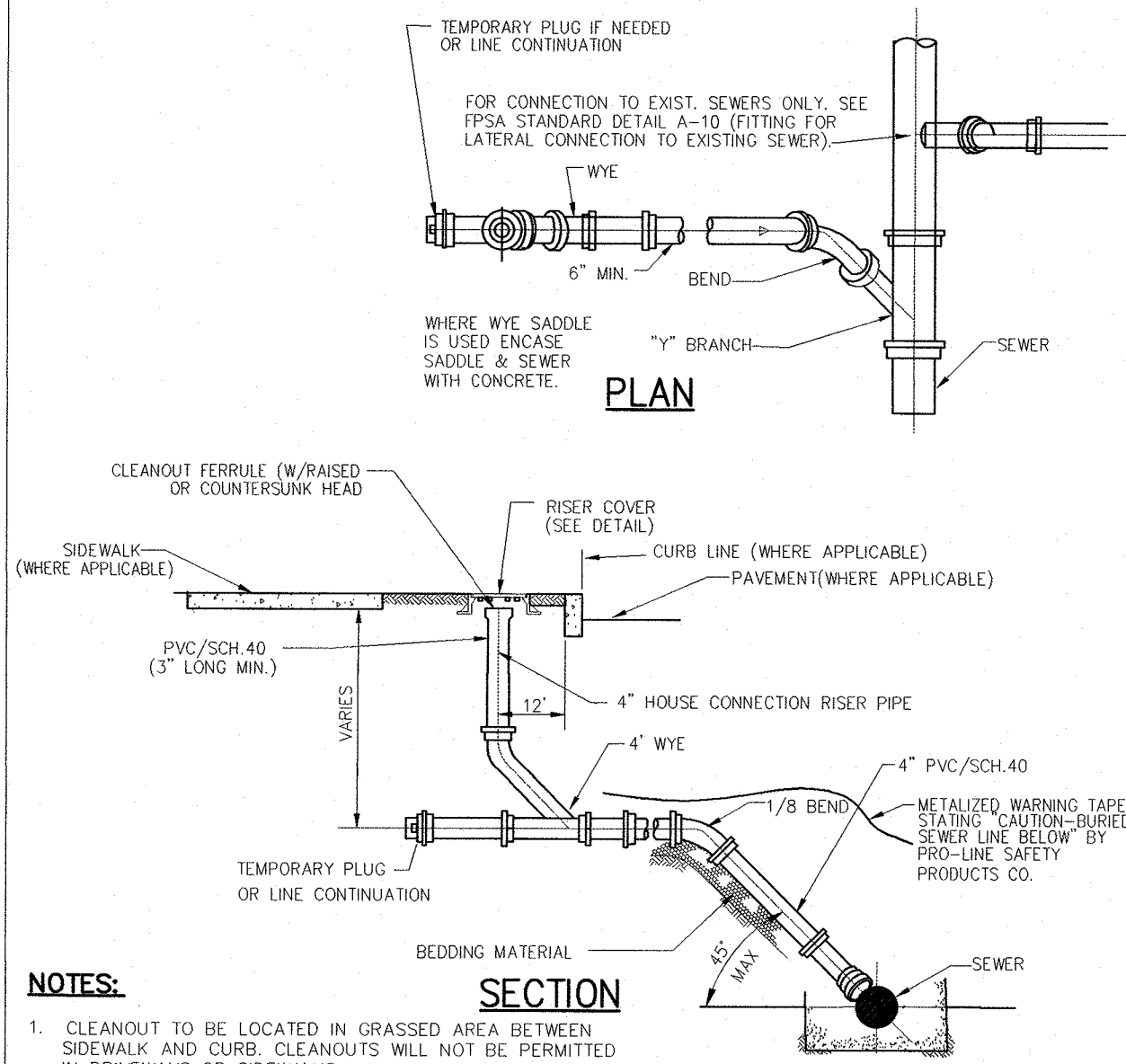
CLEAN-OUT DETAIL
SCALE: N.T.S.



TYPICAL TRENCH DETAIL FOR UTILITIES
SCALE - N.T.S.



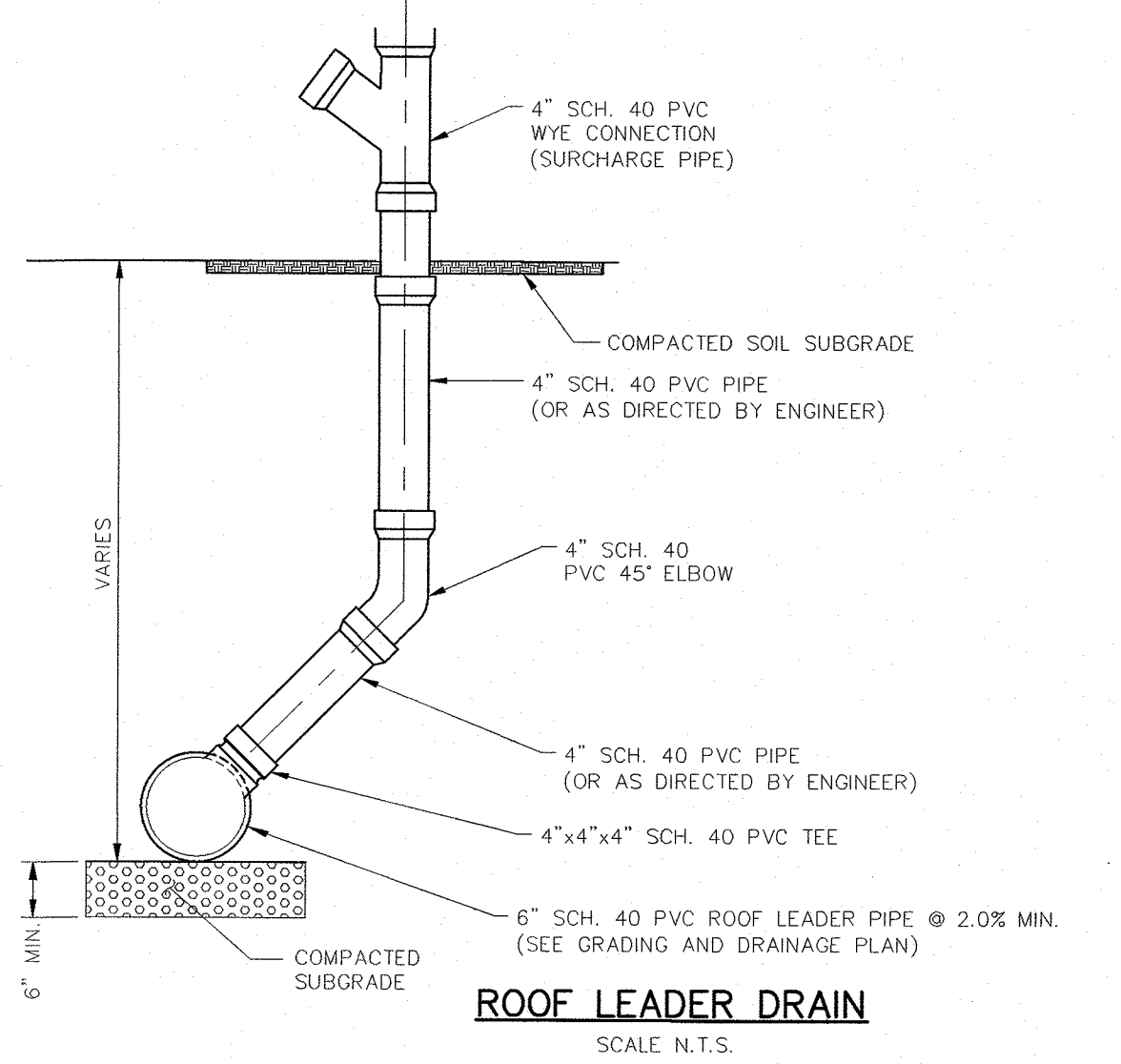
RISER COVER DETAIL



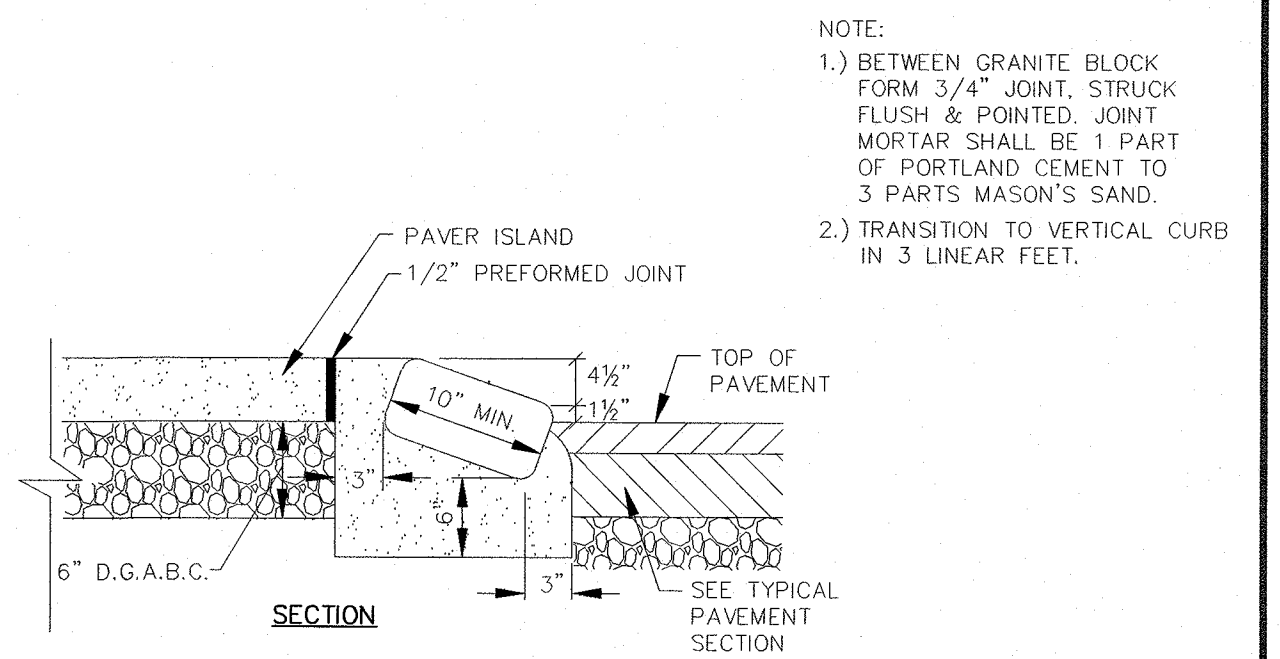
NOTES:

1. CLEANOUT TO BE LOCATED IN GRASSY AREA BETWEEN SIDEWALK AND CURB. CLEANOUTS WILL NOT BE PERMITTED IN DRIVEWAYS OR SIDEWALKS.
2. LATERAL TO BE SAME SIZE FOR ENTIRE LENGTH FROM BUILDING TO SEWER, 6" PVC SCH. 40.
3. IN EASEMENT AREAS, RISER PIPE SHALL BE LOCATED AS CLOSE TO EASEMENT LINE AS POSSIBLE.

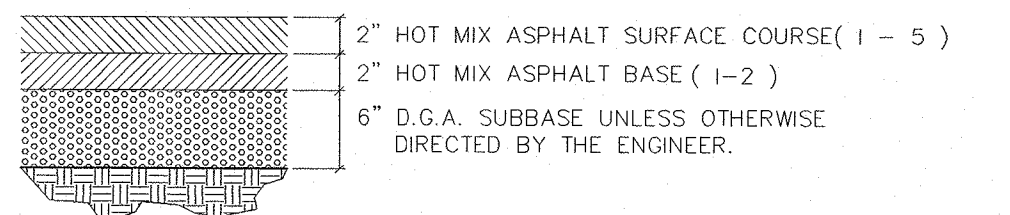
SANITARY SEWER DETAIL
SCALE - N.T.S.



ROOF LEADER DRAIN
SCALE: N.T.S.



MOUNTABLE CURB DETAIL
SCALE - N.T.S.



DRIVEWAY PAVEMENT DETAIL
SCALE - N.T.S.

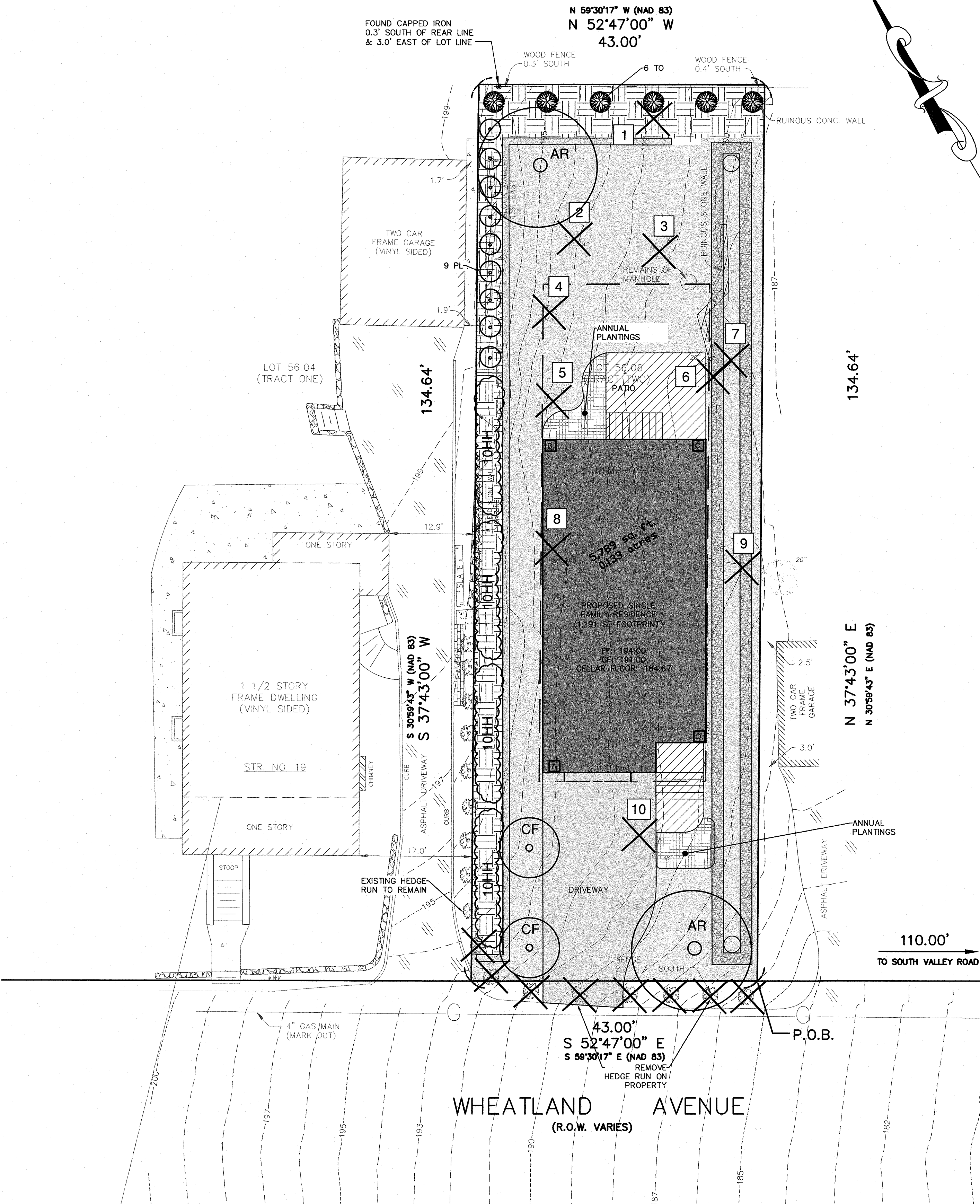
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3	REVISED PER COMMENTS FROM ZONING BOARD	07/07/2022	JMP
2	REVISED APPLICANT	10/09/2021	JMP
REVISION	DESCRIPTION	DATE	BY

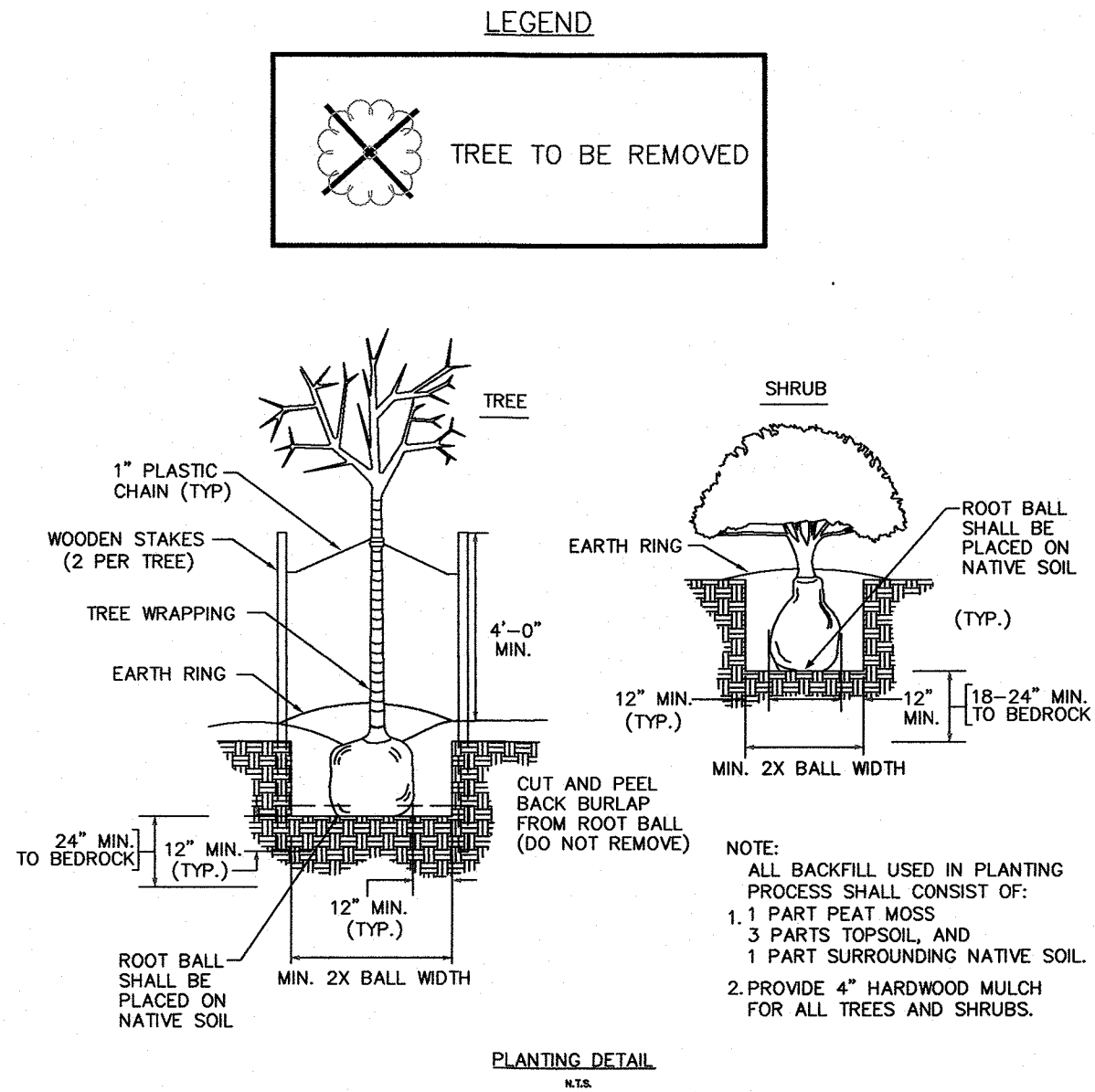
PREPARED FOR
19 WHEATLAND DEVELOPMENT, LLC
17 WHEATLAND AVE
BLOCK 39 LOT 56.06
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

GENERAL NOTES AND CONSTRUCTION DETAILS

	Designer: JMP
PETRY ENGINEERING, LLC DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 368662 100 PARKWAY AVENUE • FARMEDALE • NEW JERSEY 07632 TEL: (973) 627-7004 FAX: (973) 627-7024	Draftsman: JAF
	Checked By: JMP
	Project No.: 21-125
	Scale: N.T.S.
	Sheet: SP-3



List of Trees to Be Removed			
Plan Tree #	Caliper	Condition	Major/Minor
1	12"	Fair	Major
2	4"	Fair	Minor
3	6"	Fair	Major
4	4"	Fair	Minor
5	6"	Fair	Major
6	20"	Fair	Major
7	16"	Fair	Major
8	10"	Fair	Major
9	26"	Fair	Major
10	36"	Fair	Major
Major			8
Minor			2
Total Major Trees Planted			8
Total Minor Trees Planted			2
Total			10



- NOTES:
- REASONABLE MEASURES SHALL BE TAKEN TO PROTECT MATURE TREES SLATED TO REMAIN ALONG ALL LIMITS OF DISTURBANCE THROUGHOUT CONSTRUCTION.
 - ALL LANDSCAPING SHOWN ON THE LANDSCAPING PLAN SHALL BE MAINTAINED AND ANY DEAD OR DYING TREES SHALL BE REPLACED.
 - THE LANDSCAPE PLAN SHALL INCORPORATE CHANGES OR CLARIFICATIONS, IF ANY, AS RECOMMENDED BY A CERTIFIED LANDSCAPE ARCHITECT.
 - ALL TREES EXCEPT THOSE THAT ARE SHOWN TO BE REMOVED SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. ANY TREES WHICH ARE SLATED TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
 - AS PER TOWNSHIP OF WAYNE ORDINANCE 134-85.4 A MAJORITY OF THE TREES & SHRUBS CHOSEN FOR THIS LANDSCAPE PLAN WERE TAKEN FROM THE RECOMMENDED PLANTING LISTS PROVIDED.
 - NO TREE MAY BE REMOVED UNTIL AFTER INSTALLATION BY THE APPLICANT OF STORMWATER MANAGEMENT AND SOIL EROSION CONTROL MEASURES.

PLANTING NOTES:

ALL PLANTS TO BE NURSERY GROWN AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM PLANTING.

ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.

SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING FOR SITE STABILIZATION.

TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL ACTIVITIES RELATED TO CONSTRUCTION, TO INCLUDE ANY IMPACTED AREAS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD VERIFY AREAS OF SEED.

TOPSOIL SHALL BE SANDY LOAM; FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; 4% ORGANIC MATTER; pH 5.0 TO 6.5.

PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.

LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.

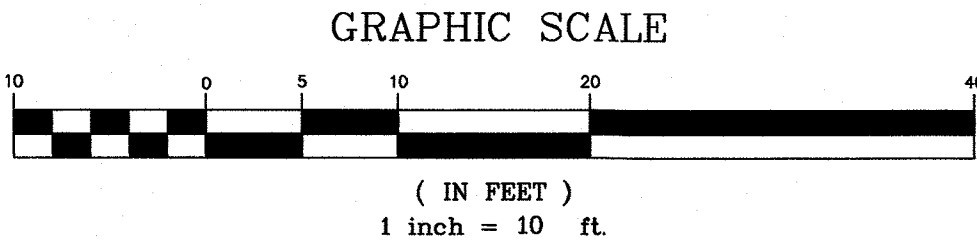
AREAS NOT DIRECTLY RELATED TO DEVELOPMENT WILL BE RETAINED IN THEIR NATURAL STATE.

ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 3.0 INCHES MEASURED AT A HEIGHT OF 4.5 FT. ABOVE THE TOP OF THE ROOT BALL AT THE TIME OF PLANTING.

ALL CONIFEROUS TREES SHALL HAVE A MINIMUM HEIGHT OF 8.0 FEET MEASURED ABOVE THE TOP OF THE ROOT BALL AT THE TIME OF PLANTING.

NEW PLANTING ARE TO BE ADJUSTED AS REQUIRED TO AVOID CONFLICTS WITH EXISTING TREES, NEW OR EXISTING UTILITIES, HARDSCAPE, OR OTHER INFRASTRUCTURE.

TREES LOCATED CLOSER THAN 3' TO THE CURBS SHALL BE LOCATED ON PARKING LOT STRIPING.



REFERENCES:

- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY OF 17 WHEATLAND AVENUE, LOT 56.06 IN BLOCK 39, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY SIGNED BY GEORGE PRONESTI, P.L.S., DATED 05/18/2021.
- ARCHITECTURAL INFORMATION TAKEN FROM PLANS FROM CHARLES L. BALDANZA, R.A., DATED 08/09/2021.

SYM	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING	QUANTITY	MAJOR/MINOR
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" D.B.H./B&B	25' C.C.	2	MAJOR
TO	TUJA OCCIDENTALIS	AMERICAN ARBORVITAE	2.5" D.B.H./B&B	10' C.C.	6	MAJOR
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" D.B.H./B&B	15' C.C.	2	MINOR
PL	PRUNUS LAUROCERASUS	SCHIP LAUREL	48" TO 60" HEIGHT B&B	3' C.C.	9	N/A
HH	HEDERA HELIX	ENGLISH IVY	12 IN. #3 CAN	2' C.C.	40	N/A

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REVISION

DESCRIPTION

DATE

BY

PREPARED FOR

19 WHEATLAND DEVELOPMENT, LLC

17 WHEATLAND AVE

BLOCK 39 LOT 56.06

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

LANDSCAPE PLAN

DIVISION OF CONSUMER AFFAIRS/CONSUMER RIGHTS/REGISTRATION
100 PASSAIC AVENUE • FARMFIELD, NJ 07031 • NEW JERSEY • 908-444-1000
TEL: 908-227-7000 FAX: 908-227-7024

Designer: JMP

Draftsman: JAP

Checked By: JMP

Project No.: 21-125

Scale: 1"=10'

Sheet:

J. MICHAEL PETRY-PE,PP,RA

NU PROFESSIONAL ENGINEER LIC. NO. 36662

DATED 07/07/2022

LA-1