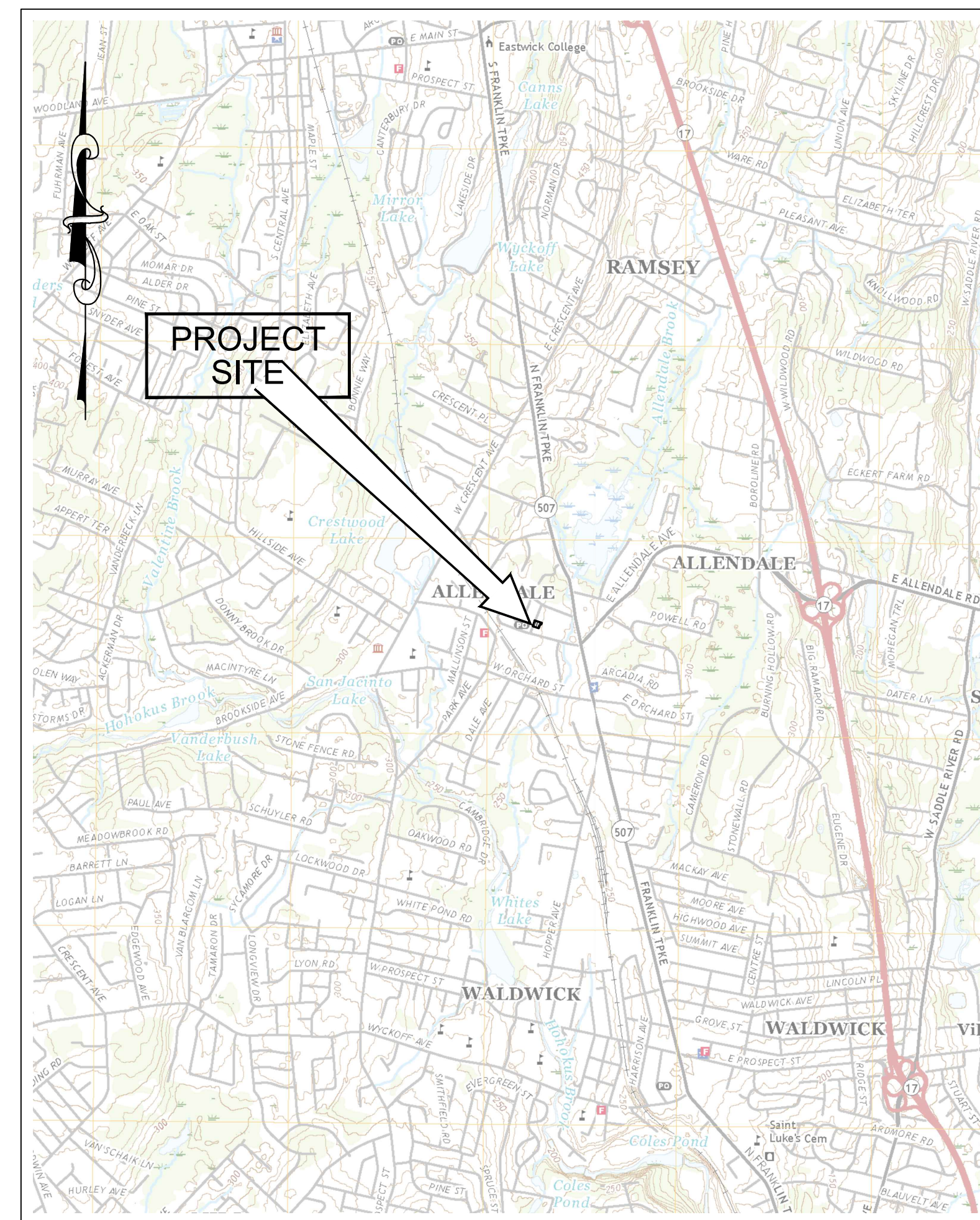


MINARY AND FINAL SITE PLAN FOR 22 MAPLE STREET

BOROUGH OF ALLENDALE
BERGEN COUNTY, NEW JERSEY

INDEX OF SHEETS

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET \ LOCATION MAP
2	ZONING MAP/GENERAL NOTES
3	SITE PREPARATION PLAN/ LAYOUT & DIMENSIONING PLAN
4	GRADING & UTILITY PLAN/ SOIL EROSION & SEDIMENT CONTROL PLAN
5	LANDSCAPE & LIGHTING PLAN
6-7	CONSTRUCTION DETAILS



LOCATION MAP
SCALE: 1"= 2,000'

OWNER/APPLICANT:
ABC VAULT PARTNERS, LLC
PO BOX 342
ORADELL, NJ 07649

APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES
WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY .

BOROUGH ENGINEER	DATE
------------------	------

APPROVED BY BOARD OF ADJUSTMENT OF THE BOROUGH OF
ALLENDALE.

CHAIRMAN _____ DATE _____

SECRETARY	DATE
-----------	------

HEALTH OFFICER	DATE
----------------	------

EXPIRATION OF APPROVAL (PRELIMINARY - 3 YRS; FINAL - 2 YRS)

DATE (WITHOUT EXTENSIONS) _____

BOND/TAXES CERTIFICATION:

VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT.

TAX COLLECTOR	DATE
---------------	------

I HEREBY CERTIFY THAT A BOND HAS BEEN POSTED FOR ALL THE
REQUIRED IMPROVEMENTS IN COMPLIANCE WITH ALL
APPLICABLE CODES AND ORDINANCES.

BOROUGH CLERK _____ DATE _____

OWNERS CERTIFICATION:

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE BOARD OF
ADJUSTMENT OF THE BOROUGH OF ALLENDALE.


NAME _____ DATE _____

BOROUGH OF ALLENDALE SITE PLAN CONTROL NUMBER

SEE SHEET 2 OF
THIS SET FOR
GENERAL NOTES
AND REFERENCES.
THESE PLANS ARE
NOT TO BE USED
FOR BID OR
CONSTRUCTION

6			
5			
4			
3			
2			
1	REV SITE PLAN FOR LESS UNITS	02/22/22	CHD
	REVISION	DATE	

PROJ.: 210812
DATE: 10/15/21
CHKD: KO

Orland & Osterkom, Inc.
22 Madison Heights
Wayport, NJ 07081
Phone: 973-647-7620
Fax: 973-647-7620
N.J. Certificate No. 24GA32893300
E-mail: kosterkom@o-c-inc.com


KENNETH G. OSTERKOM, N.J. Professional Engineer & Professional Land Surveyor,
Lic. 24GB42981

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
22 MAPLE STREET
COVER SHEET / LOCATION MAP
TAX MAP BLOCK 1808, LOT 2
BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY

SHEET No.
1
7
OF

Boundary and topographic information shown hereon taken from property survey prepared by Omland & Osterson, Inc. dated 8/27/21. Elevations on assumed datum.

2. The engineer signing this plan is not qualified to make a determination as to the presence or absence of wetlands. Therefore, no statement is being made or implied by the fact that no evidence of wetlands or wetland transition areas (buffers) are shown on this plan.

3. Underground utilities shown hereon are approximate and based solely upon above ground observations, utility records and plans provided by utility companies. The accuracy or completeness of the information shown regarding underground utilities is not guaranteed by the engineer. Connections between structures, if and where shown, may not represent actual below ground conditions. Contractor and subcontractors are responsible for ordering mark-outs, coordination with the various utility companies and for making their own determination as to the location and depth of all underground utilities prior to any construction to assure that no damage or disruption of existing utilities is avoided where possible and minimized in all cases. As the exact elevation of existing utilities may be unknown to engineer, contractor is advised that the potential for conflicts with proposed work may exist. Exploratory excavations, contract contingencies or exclusions with Owner should be made to accommodate such an event. In the event the Contractor identifies a conflict between the proposed construction and existing utilities, the conflict shall be brought to the attention of Omland & Osterson, Inc., and the Owner prior to any work being performed.

a. The Contractor shall determine the location and depth of the existing utility to which connection is being made before laying any pipe, conduit, etc. Discrepancies shall be reported to Omland & Osterson, Inc.

b. Any temporary interruption of service to the site and/or adjacent properties shall be pre-approved in writing (email) by the respective utility.

c. Electric, telephone, cable television and all other utility services shall be installed underground at locations determined by each respective utility entity, subject to any required municipal approval regardless of whether or not the utilities are shown on the plans. The Contractor shall coordinate the construction of all utility mains and services with each utility entity and provide whatever construction support is required for achieving utility service. The Contractor is advised to contact each respective utility company prior to construction to identify and coordinate any scheduling requirements.

d. Should it be required to excavate one or more trenches in existing roadways, backfilling and pavement replacement/repair shall be in accordance with the specifications of the municipality or county, as applicable. Verification of backfill requirements shall be made prior to bid.

5. Contractors and subcontractors are responsible for making their own determinations regarding subsurface conditions, including but not limited to soil characteristics, as well as depth to rock and groundwater. Omland & Osterson, Inc. was not contracted to make any such determinations.

6. The proposed buildings shown hereon are as taken from plans/CADD files prepared by ZY Architects, dated 5/19/21.

7. The Contractor shall provide a copy of all permits and approvals issued for the project to the Contractor. The Owner shall be responsible for reading and complying with the terms and conditions of all permits, approvals and authorizations issued by the various regulatory authorities for the project. The Contractor is also responsible for confirming with the Engineer that the permits and approvals provided by the Owner is complete.

8. Responsibility for any additional permits required as construction progresses, such as building permits including building permits for retaining walls) and road opening permits shall be coordinated between the Contractor and the Owner.

9. Prior to any construction or site preparation activity, the Contractor shall complete the following:

- Verify the plans contain the raised seal of the engineer and display the latest revision as "Issued for Construction". The use of any other plans is at the Contractor's risk.
- Verify the information shown on these plans is consistent with the information shown on all other plans (architectural, landscaping, etc.) being used for construction of the project. Also, verify the plans are consistent with all conditions and requirements set forth in the permits. Report any discrepancies/inconsistencies to the Owner and Omland & Osterson, Inc. prior to any construction.
- Determine all applicable specifications, as well as all requirements for shop drawings, inspections and testing applicable to project by contacting the local building official, municipal engineer and each affected utility company (or agency). In the event of a conflict between any specifications and the information shown on these plans, Omland & Osterson, Inc., and the Owner shall be notified in order to resolve the conflict prior to any construction.
- Contact the local police department relevant to any work to be performed in or near public streets, as well as ingress and egress requirements during construction. Traffic control requirements shall be established between the Contractor and police department at this time.

10. These plans are intended specifically and solely for the construction of the subject project and shall not be used for any other purpose. The copying or modification of these plans or any portion thereof is a violation of copyright law.

11. Contractor shall consider the information provided on the full set of plans for the construction of all project elements and details. Notes and information provided on one drawing may also be relevant to information or details provided on another drawing.

12. Relevant documentation pertaining to any product proposed by the Contractor on the basis of an "approved equal" shall be submitted to the municipal engineer and Omland & Osterson, Inc. at least two weeks in advance of ordering product. The product must be approved for incorporation into the project by both the municipal engineer and Omland & Osterson, Inc.

13. All confirmations/verifications between the Contractor, Owner and/or Engineer shall be via email (or other written form(s)) of communication.

14. Contractor to notify the applicable Soil Conservation District in writing at least 72 hours prior to any site preparation or construction activities.

15. Contractor to call the New Jersey One Call System (800-272-1000) to have all underground utilities located prior to any site disturbance.

16. The Contractor shall provide the Owner and Omland & Osterson, Inc. with a list of all shop drawings, inspections, testing, certifications, as-built plans and similar post-construction approval requirements pertaining to the project. The list shall also identify the specific individual responsible for performing each test and/or providing each certification and/or as-built map. In particular, should NJDEP permits apply to any utility construction and should the permit require a certification of the work upon completion, the Contractor shall be responsible for the in-field verification of the project and/or certification. The Contractor shall then be responsible for coordinating with each individual identified on the list and scheduling his work to assure each individual has sufficient opportunity to conduct the required tests, obtain required measurements and/or perform any services or work required to prepare the required post-construction approval documents.

17. Contractor to coordinate all work with all utility companies and/or public agencies providing utility service, as applicable, and abide by all of their requirements relevant to the performance and inspection of all work and construction activities and conditions. The Contractor shall be responsible for all testing requirements or specifications of the utility company or public authority conflict with the plans, the municipal requirements shall govern. In such case, the Contractor shall advise the Owner and Engineer prior to proceeding with any work.

18. Contractor to coordinate with the Owner relevant to the scheduling of all work, and any restrictions thereto, such as maintaining operations on the site or ingress/egress restrictions, etc. Any requirements for phasing and/or multiple mobilizations shall be identified and resolved prior to commencement of the work.

19. It is the Contractor's responsibility to protect all property markers and monuments from disturbance throughout the project. If the Owner immediately should any property markers or monuments be inadvertently disturbed or damaged.

20. Prior to any construction, the horizontal limits of the work (Limits of Disturbance - LOD) shall be established and delineated on-site. Disturbance beyond these permitted limits exposes the contractor to fines and penalties by regulatory agencies.

21. The exact location of all work shall be established from the control points and all stakeout shall be referenced from baselines established from the control points. All dimensions and distances, both horizontal and vertical, shall be verified to consistency with the plans by the entity responsible for layout prior to the construction of each project element. In the event of any discrepancies between the layout and dimensions/distances shown on the plans, the layout entity shall notify Omland & Osterson, Inc. for resolution of the discrepancy prior to any construction for the specific element.

22. Information for field layout shall be taken from the plans. Graphical information as may also be provided via electronic files is intended as drawing data only and is not to serve as basis for survey layout. Standard practice requires the layout entity check dimensional data for consistency and to make survey calculations at the project's layout.

23. The location and inverts of all existing storm and sanitary sewers shown hereon shall be verified by the Contractor prior to any construction. Any discrepancies shall be reported to Omland & Osterson, Inc. immediately and no construction shall commence until any such discrepancies are resolved. Storm and sanitary sewer layout and construction shall proceed from downstream to upstream throughout the entire project.

24. The intent of the plans is to provide a smooth transition, maintaining effective positive drainage, at all locations where the proposed construction will be in contact with existing infrastructure, such as for pavement, and sidewalk. The entity responsible for stakeout shall—prior to any construction—verify the intended smooth connections will be achieved. Unless otherwise noted on the plans or directed by the inspecting authority, smooth transitions shall be considered to meet the following minimum criteria:

- No low points or "bird baths" will be created, except at locations where drainage inlets exist or will be constructed.
- All final grades will have a minimum slope of 0.5%.
- Abrupt changes in grade are avoided. Slope changes exceeding 2.0% shall be considered abrupt for the purpose of this requirement.

In the event the entity responsible for layout should determine a smooth transition cannot be achieved at one or more locations, Omland & Osterson, Inc. shall be notified for resolution prior to any construction.

25. Contractor is responsible for their own verification of existing topographic information, should there be any suspected discrepancies with the topography depicted on the plans and actual physical conditions. Any discrepancies identified by the Contractor's verification shall be reported to the Engineer for resolution prior to any site disturbance. Once any site disturbance occurs, the Contractor shall have no claim for extra work beyond upon suspected or confirmed topographic discrepancies.

26. The Contractor is solely responsible for construction site safety and for determining the means and methods for all construction activities. All safety precautions must be undertaken and maintained as required by

The Contractor to comply with the traffic control plan, if provided. If a traffic control plan is not provided, the Contractor shall determine and comply with any and all traffic control requirements of the local police department and any public agency having jurisdiction relevant to any construction in or near public streets as well as for ingress and egress during construction.

The Contractor shall provide necessary barricades, sufficient lights, signs, and other traffic control measures as may be necessary within the project for the protection and safety of the public. All such traffic control devices shall be maintained in satisfactory condition throughout the construction period.

The plan has been designed with the intent to comply with all applicable requirements for barrier free access, including the satisfying all requirements of Subchapter 7 of the New Jersey Uniform Construction Code for Barrier Free Access (NJAC 5:23-7), as well as the Americans with Disabilities Act (ADA). In general, barrier free access for site construction is to be provided (between all parking spaces designated as ADA and the front door of adjacent buildings). However, prior to construction, the Contractor shall verify the routes required to be barrier free with the local building code official. Should any identified routes conflict with the grading shown on the plans, the Contractor shall notify Omland & Osternum, Inc. for resolution prior to any construction.

The Contractor is responsible for the completed construction along barrier free routes complying with all applicable requirements at NJAC 5:23-7, whether specifically stated on the plans or not. In particular, the following requirements are noted:

- Slopes within accessible parking spaces and adjacent access aisles shall not exceed two percent (2.0%) in any direction.
- Slopes for curb ramps shall not exceed 1:12 (8.3%)
- All driveways shall have an exterior landing at least four feet wide and five feet long, sloped for positive drainage at two percent (2.0%), unless otherwise specified on the plans.
- Each barrier free route shall provide for a minimum four foot unobstructed (car overhangs at curbs must be considered) width with a longitudinal (direction of route) slope no greater than 1:20 (5%). Cross slope shall not exceed two percent (2.0%). In turning areas, cross slope must be less than 2.0 % in all directions. Where shown on the plans and/or where the grading along the path of travel exceeds 5%, a ramp with a maximum slope of 1:12 (8.3%) shall be constructed, having a maximum rise of 30 inches. Hand rails complying with the Subchapter 7 requirements shall be installed for all such ramps, except curb ramps at pavement edges.
- Refer to the detail sheets for landings at curb ramps. All other ramps shall be provided with landings at each end and each landing shall be at least five feet long with a width matching the width of the ramp. Landings shall slope no more than two percent (2.0%) in any direction.

The Contractor is responsible for assuring all construction along barrier free routes complying with all requirements.

Prior to the actual pouring of concrete along barrier free routes, the Contractor shall check all formwork to verify compliance with the applicable barrier free requirements and request confirmation of same by the Omland & Osternum, Inc. representative.

Unless indicated otherwise in the plan, all sidewalk shall be a minimum of four feet wide, except adjacent to the end of parking stalls where sidewalk shall be a minimum of six and a half feet in width.

The details shown on these plans for retaining walls have been prepared for the purpose of Preliminary/Final Municipal agency review and approval. Structural designs for all walls must be procured by the Contractor (or Owner) and prepared by an engineer licensed in New Jersey. The wall design must abide by any specifications relevant to type of wall, color and/or texture. A building permit is required for any wall exceeding four feet in height.

A building permit is required for all walls four or more feet in height. Contractor (Owner) is responsible for securing said permit(s).

Bottom of wall elevations (BW) shown on the plans indicate ground elevation at time of wall upon completion of construction. Floating elevations to be taken from the structural plans procured by the Contractor (Owner).

It is not the intent of these plans to provide structural design for any pre-cast or cast in place concrete structure. All structural design of pre-cast and/or cast-in-place concrete structures shall be prepared by a Professional Engineer retained by the Contractor.

Post-construction certification as to the construction of a retaining wall or other structural components to be provided by a professional engineer engaged by the Contractor (Owner).

Where shop drawings are specified on the plans or required by an inspecting authority, at least three copies of the drawings shall be provided to Omland & Osternum, Inc. for approval. Contractor to determine the number of copies required by the inspecting authority. All shop drawings are to be prepared by a New Jersey professional engineer.

All construction shall conform to the requirements of any applicable Federal, State or Local law, regulation and/or ordinance.

Unless otherwise noted, all materials and workmanship shall conform to the New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

Contractor shall complete all work in a workmanlike manner to the full satisfaction of the Owner.

Contractor shall be responsible for site clean-up following completion of construction. All disposal of debris shall be in accordance with applicable local, county, state and federal regulations.

Any damage to existing infrastructure, including but not limited to, pavement, sidewalks, curb, lighting facilities, utilities, or landscaping, due to the actions of the Contractor shall be repaired by the Contractor (at his sole expense) to the satisfaction of the owner of the damaged item.

All equipment, materials, etc. shall be confined to the project site. No encroachment onto public right-of-ways or adjacent properties is permitted unless specifically on the plans or granted to the Contractor in writing.

Any omissions in the standard details or lack of information must be brought to the attention of Omland & Osternum prior to construction.

Existing pavement shall be saw cut in straight lines to the full depth of the existing asphalt (except at the edge of butt joints).

The frame and grades of all inlets, manholes and sewer cleanout boxes shall be adjusted as necessary to match proposed grades. All such elevation adjustments shall be performed in accordance with all applicable specifications and regulations.

All on-site water main shall have a minimum cover of 4 feet.

Sanitary sewer shall be separated from water mains by a distance of at least 10 feet horizontally or 18-inches vertically, if horizontal separation is not possible.

All storm and sanitary sewer pipe lengths shown herein are from center of structure to center of structure, unless otherwise indicated.

All materials and construction shall conform to the requirements specified in the Residential Site Improvement Standards (NJAC 7:21-5), latest edition.

All RCP to be reinforced concrete pipe conforming to ASTM D-76, Class II, Wall B, unless otherwise indicated.

All HDPE to be N-12 double walled, (soil tight, water tight) corrugated pipe as manufactured by Advanced Drainage Systems, or approved equal.

All PVC sanitary sewer pipe shall be 8-inches. Service connections shall be 6-inches.

All water main pipe shall be cement lined ductile iron pipe, Class 52, unless otherwise noted on the plan or required by the water purveyor.

All roof leader drains to be 6-inch Schedule 40 PVC, unless otherwise noted on the plans. All leader drains to be installed with two foot minimum cover.

All roof drains shall be connected to the northeast underground stormwater system on-site.

All pipe shall be installed in accordance to applicable manufacturers' specifications.

Fire lanes shall be provided in accordance with fire official's requirements.

If stormwater runoff drainage problems occur as a result of the site improvements that are detrimental to the property and/or neighboring properties as a result of this construction, it shall be the responsibility of the occupant of the property to remedy the drainage issue.

All excavated material shall be removed from the site unless approved for backfill by the Borough. Any soil disturbance shall be done as set forth by the Borough Ordinance.

The applicant/contractor is responsible to repair any damage to improvements within the Right-Of-Way, including but not limited to, sidewalk, driveway apron, curb, and asphalt pavement as required by Ordinance.

The applicant/contractor shall call to coordinate inspectors within the Borough at least 24-hours prior to start of construction as related to grading and drainage improvements on site.



OWNER & ADDRESS REPORT

ALLLENDALE 10/21/21 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1807	4		4A	PLACANT BROOK INV GP-ALLEDALE LLC 300 G LAKE RAMSEY, NJ 07446	81 W ALLENDALE AVE	
1807	5		4A	ROCK EM LLC 81 W ALLENDALE AVE ALLEDALE, NJ 07401	81 W ALLENDALE AVE	
1807	6		4A	83-89 W ALLENDALE LLC 83 W ALLENDALE ALLEDALE, NJ 07401	83-89 W ALLENDALE AVE	
1809	1		4A	ALLEDALE L.L.C. 8 FORESTER AVE PO BOX 600 WARWICK, NY 10990	2 MYRTLE AVE	
1809	2		4A	DEEPER LIFE A N J CORPORATION 80 GREENWOOD AVENUE MIDLAND PARK, NJ 07432	96 W ALLENDALE AVE	
1809	3		4A	ABC VAULT PARTNERS LLC 152 JOHN ST RIDGEMOON, NJ 07450	90 W ALLENDALE AVE	4
1809	5		2	GROSMAN JACK R & GALE M 126 HILLSIDE AVE. ALLEDALE NJ 07401	23 MAPLE ST	
1809	6		2	DAVIS, RICHARD J. 14 BROOK CT MAHWAH, NJ 07430	33 MAPLE ST	
1809	7		2	ROACH SPENCER G& COURTNEY W 45 MAPLE ST ALLEDALE, NJ 07401	45 MAPLE ST	
1808	17		4A	54 W ALLENDALE AVE LLC C/O 54 W ALLENDALE AVE ALLEDALE, NJ 07401	54 W ALLENDALE AVE	
1808	18		4A	L.A.K. REALTY LLC 64 W ALLENDALE AVE ALLEDALE, NJ 07401	64 W ALLENDALE AVE	
1808	18.01		4A	LK01, LLC 538 CANPRAW ROAD MAHWAH, NJ 07430	70 W ALLENDALE AVE	
1808	19		4A	72 W ALLENDALE AVENUE LLC 43 DARYL ST MIDLAND PARK, NJ 07432	72 W ALLENDALE AVE	
1808	3		2	BONACORTE, MICHELE 30 MAPLE ST ALLEDALE, NJ 07401	30 MAPLE ST	
1808	6		2	PARSHIN DMITRY & PARSHINA, NADEZDA S 45 ELM STREET ALLEDALE, NJ 07401	45 ELM ST	
1808	7		2	ROCCO, MATTHEW A 37 ELM ST ALLEDALE, NJ 07401	37 ELM ST	
1808	5		2	MONASTER, MICHAEL R & MOHNA J 46 MAPLE ST ALLEDALE, NJ 07401	46 MAPLE ST	
1808	8		2	ORTIZ, ROBYN 35 ELM ST ALLEDALE, NJ 07401	35 ELM ST	
1808	9		2	PFEIFER CHRISTOPHER & GARGIULO, ANNA 25 ELM STREET ALLEDALE, NJ 07401	25 ELM ST	
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1808	1		4A	585 COLUMBIA AVENUE HARTSDALE, NY 10530	74-86 W ALLENDALE AV	
1807	3		4A	W C K INC 67 W ALLENDALE AVE ALLEDALE N J 07401	67 W ALLENDALE AVE	
1808	4		2	CARLIDI ANTHONY J & GARCIA CAROL 34 MAPLE ST ALLEDALE NJ 07401	34 MAPLE ST	

ITEM	PERMITTED	EXISTING	PROPOSED
Lot Area	N/A*	11,301 SF	11,301 SF
Building Coverage	N/A*	1,022 SF	2,827 SF
Other Impervious Coverage	N/A*	5,280 SF	4,487 SF
Total Coverage	N/A*	6,302 SF	7,314 SF
Gross Building Area	N/A*	285 SF	5,654 SF
Floor Area Ratio	N/A*	0.025	0.50
Minimum Side Yard Setback (right)	10 Ft. when adjoining a residential zone 0 Ft. otherwise	50.7 Ft.	51.2 Ft.
Minimum Side Yard Setback (left)	10 Ft. when adjoining a residential zone 0 Ft. otherwise	34.4 Ft.	10 Ft.
Minimum Rear Yard Setback	24 Ft. when abuts a residential zone	> 24 Ft.	9.1 Ft. (VARIANCE)
Minimum Front Yard Setback	42 Ft. from Street Centerline	43.8 Ft.	42 Ft.
Minimum Lot Width	N/A*	99.69 Ft.	99.69 Ft.
Maximum Building Height	Lesser of 2 Stories or 28 Ft.	1 Story	27.6 Ft.
Parking	<u>Residential Site Improvements Standards</u> 1-BR Apt Unit = 1.8 spaces/unit Four 1-BR Units = 1.8 x 4 = 7 Spaces	N/A	7 Spaces Proposed

*requirement not given for this zone in ordinance

Existing Coverages	
Description	
Building / Awning	
Driveway / Concrete	

Total Impervious Coverage	7,314	64.7%
Increase in Impervious Coverage	1,012	

200' BAND PERIMETER PROPERTIES
BOROUGH OF ALLENDALE, NEW JERSEY 07401
BEFORE YOU DIG
YOU MUST CONTACT "UNDERGROUND ALERT"
AT 1-800-272-1000 AND PROVIDE THEM WITH
THE LOCATION OF THE SUBJECT PROPERTY
IN ORDER TO DETERMINE IF ANY OF THE
FOLLOWING UTILITIES MUST BE NOTIFIED:

BLOCK/LOT UTILITIES WITHIN THE BOROUGH OF ALLENDALE

Bergen County Planning Board, 1 Bergen County Plaza, Hackensack, NJ 07601

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
22 MAPLE STREET

ZONING MAP / GENERAL NOTES

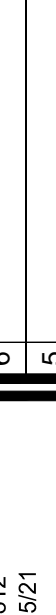
TAX MAP BLOCK 1808, LOT 2
BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY

SHEET No. **2**


OF **7**

Omland & Osterkorn, Inc.
22 Madison Heights
Wyckoff, NJ 07481
Phone: 973-642-7620
N.J. Certificate No. 24GAS283300
E-mail: osterkorn@o-and-o-inc.com

Kirsten Osterkorn
KIRSTEN OSTERSKORN, N.J. Professional Engineer & Professional Land Surveyor,
Lic. 24G6842581



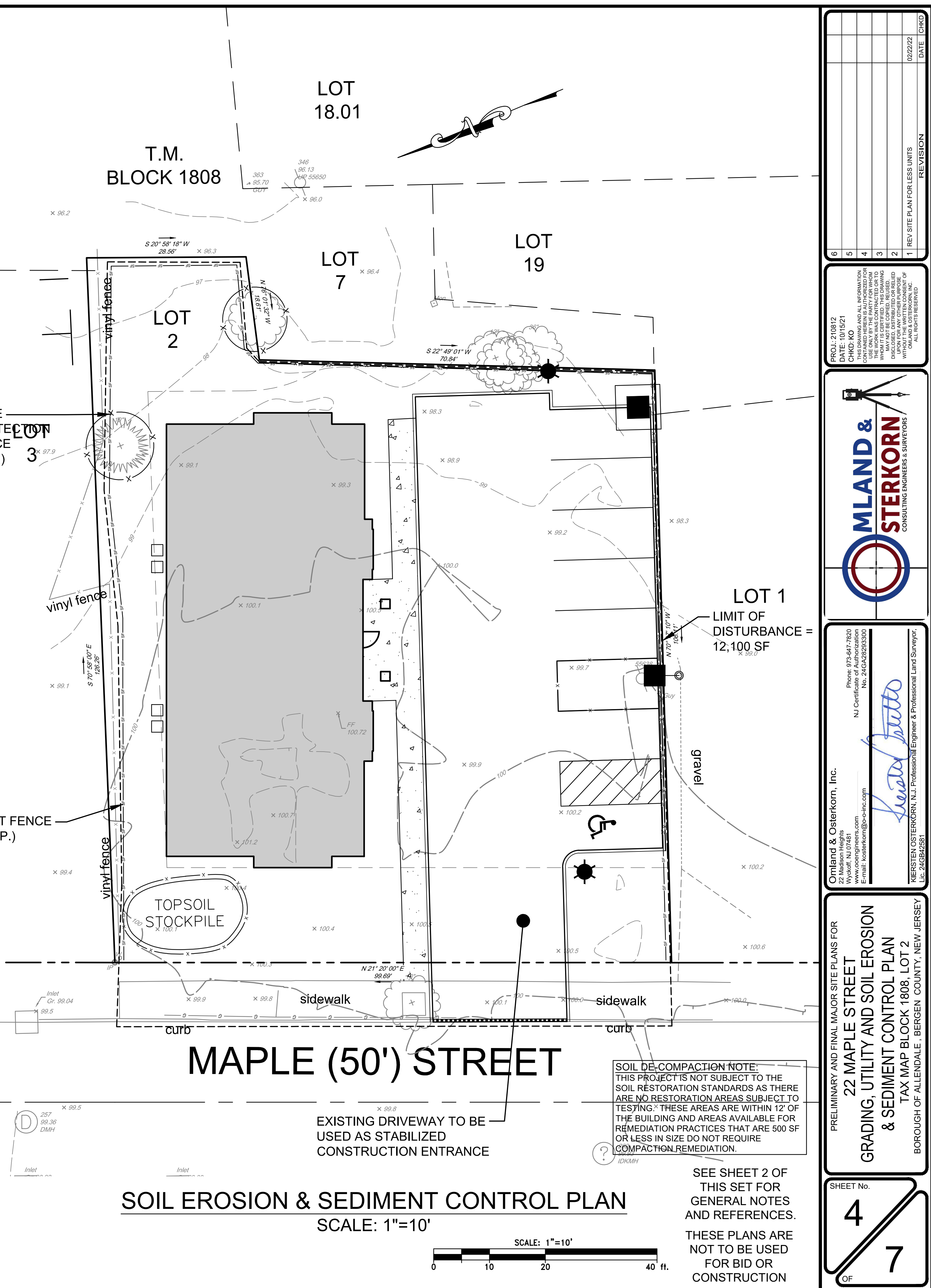
MLAND & STERKORN
CONSULTING ENGINEERS & SURVEYORS



PROJ.: 210812
DATE: 10/15/21
CHKD: KO

USE ONLY BY THE PARTY FOR WHOM
THIS DOCUMENT WAS PREPARED FOR.
IT IS NOT TO BE REPRODUCED OR
DISCLOSED, UNLESS AUTHORIZED BY
THE PARTY FOR WHOM IT IS
PREPARED. THE DRAWING
WARRANTS NO IMPLIED OR REPLIED
WARRANTS, AND THE USER AGREES
WITHOUT THE WRITTEN CONSENT OF
OMLAND & STERKORN, INC., THAT
ALL RIGHTS ARE RESERVED.

6			
5			
4			
3			
2	REV SITE PLAN FOR LESS UNITS	02/22/22	
1	ADD DISTANCES TO NEIGHBORING STRUCTURES	12/09/21	
	REVISION	DATE	CHKD



GENERAL LANDSCAPE NOTES

- PLANTING:
- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING AND LIGHTING PURPOSES ONLY. EXAMINE ALL ENGINEERING'S DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE LANDSCAPE ARCHITECT IN REFERENCE TO ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
 - THE CONTRACTOR SHALL ENSURE THAT WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
 - IN THE EVENT OF VARIATION BETWEEN WRITTEN QUANTITIES AND QUANTITIES SHOWN ON THE PLAN, THE PLANS SHALL TAKE PRECEDENCE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD AND SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
 - PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD.
 - ALL PLANT MATERIAL SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). TREES SHALL BE NURSERY-GROWN, FREE OF DISEASE, SUBSTANTIALLY UNIFORM IN SIZE AND SHAPE AND HAVE STRAIGHT TRUNKS.
 - ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR ENGINEER.
 - ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
 - PLANT SUBSTITUTIONS SHALL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT RELATIVE TO SIZE, SPECIES AND VARIETY. ALL PLANT MATERIAL SHALL BE TO TRUE SPECIES, VARIETY, AND SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. WRITTEN PROOF OF UNAVAILABLE PLANT MATERIAL MUST BE DOCUMENTED.
 - ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS.
 - TRANSPLANTING:
 - ALL PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
 - ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
 - IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
 - UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
 - TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 - IF TRANSPLANTS DIE, SHRUBS LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND.
 - BULBS SHALL BE PLANTED IN ACCORDANCE WITH SECTION 11 OF THE ANLA STANDARDS.
 - THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE AS DOCUMENTED.
 - ALL TREE STAKES AND WIRES WILL BE REMOVED BY THE APPLICANT AFTER ONE (1) YEAR FROM THE DATE OF INSTALLATION.
 - VEGETATION PROPOSED AMONG EXISTING VEGETATION IS TO BE PLANTED TO AVOID DAMAGE TO THE EXISTING VEGETATION.
 - ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7' ABOVE GRADE.
 - MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, ENGINEER, OR OWNER.
 - ALL PLANTING BEDS SHALL RECEIVE 3 INCHES OF SHREDDED HARDWOOD MULCH WITH WEED INHIBITING FABRIC BENEATH.
 - PLANT MATERIALS SHALL NOT BE INSTALLED UNTIL FINISHED GRADING HAS BEEN COMPLETED.
 - UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE MEETING OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR ENGINEER OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
 - ALL TREES SHALL BE GUARANTEED FOR 24 MONTHS FROM TO DATE OF ACCEPTANCE. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR 24 MONTHS FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.
 - PLANTING DATES:

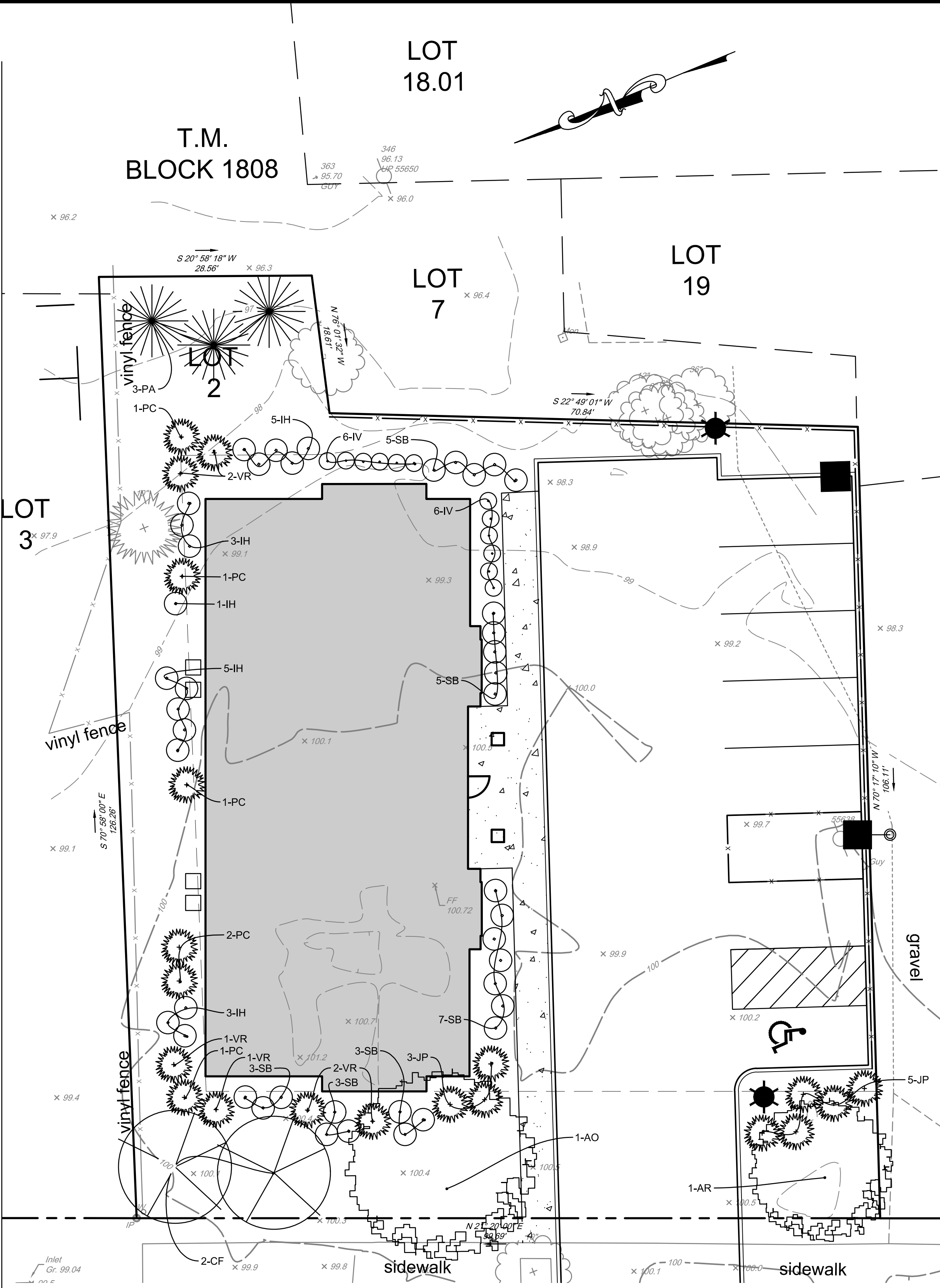
FALL	AUGUST 15 - DECEMBER 15:	EVERGREEN TREES
FALL	OCTOBER 15 - DECEMBER 15:	DECIDUOUS TREES
SPRING	MARCH 1 - MAY 15:	ALL PLANTS

- LAWN:
- ALL DISTURBED AREA OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SODDED.
 - ALL SOD SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS FAMILAR TO AREAS TO BE COVERED. AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, BUTTED WITH NO UNEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).
 - ALL PLANTING BEDS ADJACENT TO LAWN AREAS (SOD OR SEEDED) SHALL BE SPADE EDGE.
- SOILS:
- CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL TEST OF EXISTING ON SITE SOILS TO BE USED AS PART OF PLANTING BACKFILL MIXTURE.
 - PLANT BACKFILL MIXTURE: BACKFILL PLANT PITS WITH A MIXTURE OF TOPSOIL AND SOIL AMENDMENTS. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY CERTIFIED SOIL TEST.
 - CONTRACTOR SHALL PROVIDE PLANTING BACKFILL MIXTURE TO PROPOSED DEPTHS AS FOLLOWS: TREES (24 INCH MINIMUM OF MIXTURE), SHRUBS (18 INCH MINIMUM OF MIXTURE), PERENNIALS AND GROUND COVER (12 INCH MINIMUM OF PLANTING BACKFILL MIXTURE).
 - IF WET SOIL CONDITIONS EXIST THEN PLANT PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND THE ADDITIONAL AREA FILLED WITH SAND.
 - IMPORTED OR ON-SITE TOPSOIL MAY BE USED TO REFILL THE EXCAVATED AREA. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. CONTRACTOR TO MODIFY THE SOIL AS NEEDED TO MEET REQUIRED PH AND NUTRIENT LEVELS.
 - LAWN/LANDSCAPE RESTORATION AREAS: CONTRACTOR TO COMPLETELY REMOVE ALL UNDERLYING CONSTRUCTION MATERIALS AND SCARIFY/RIP REMAINING SOIL TO A DEPTH OF 24", INCLUDING A MINIMUM OF 6" THICK TOPSOIL.
 - ALL AREAS, WHICH ARE TO BE SEEDED, SHALL RECEIVE 5" OF TOPSOIL PRIOR TO SEEDING. PRIOR TO TOPSOIL PLACEMENT THE EXISTING SOIL SHALL BE RAKED CLEAN OF WEEDS, VEGETATION AND EXTRANEOUS MATERIALS SUCH AS WOOD, STONES, ROCKS, CONSTRUCTION DEBRIS, ETC. LARGER THAN TWO (2) INCHES IN ANY DIMENSION. TOPSOIL SHALL BE SANDY LOAM FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL. CONTAIN 5% ORGANIC MATTER, 6.0 TO 6.5 PH. TOPSOIL SHALL NOT BE WORKED IN MUDDY OR WET CONDITIONS.
 - TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION DISTURBANCES AND STORAGE OF EQUIPMENT, WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND SOD PRIOR TO SUBMITTING A BID.
 - THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.
 - ALL PLANTING AREAS WITHIN EXISTING ASPHALT PAVEMENT AREAS SHALL BE DECOMPACTED A MINIMUM DEPTH OF 24 INCHES. CONTRACTOR TO REMOVE ASPHALT BASE MATERIALS AND SCARIFY/RIP REMAINING SOIL TO A DEPTH OF 24". TAKE CARE TO NOT RIP SOIL WITHIN THE DRIP LINE OF EXISTING TREES.

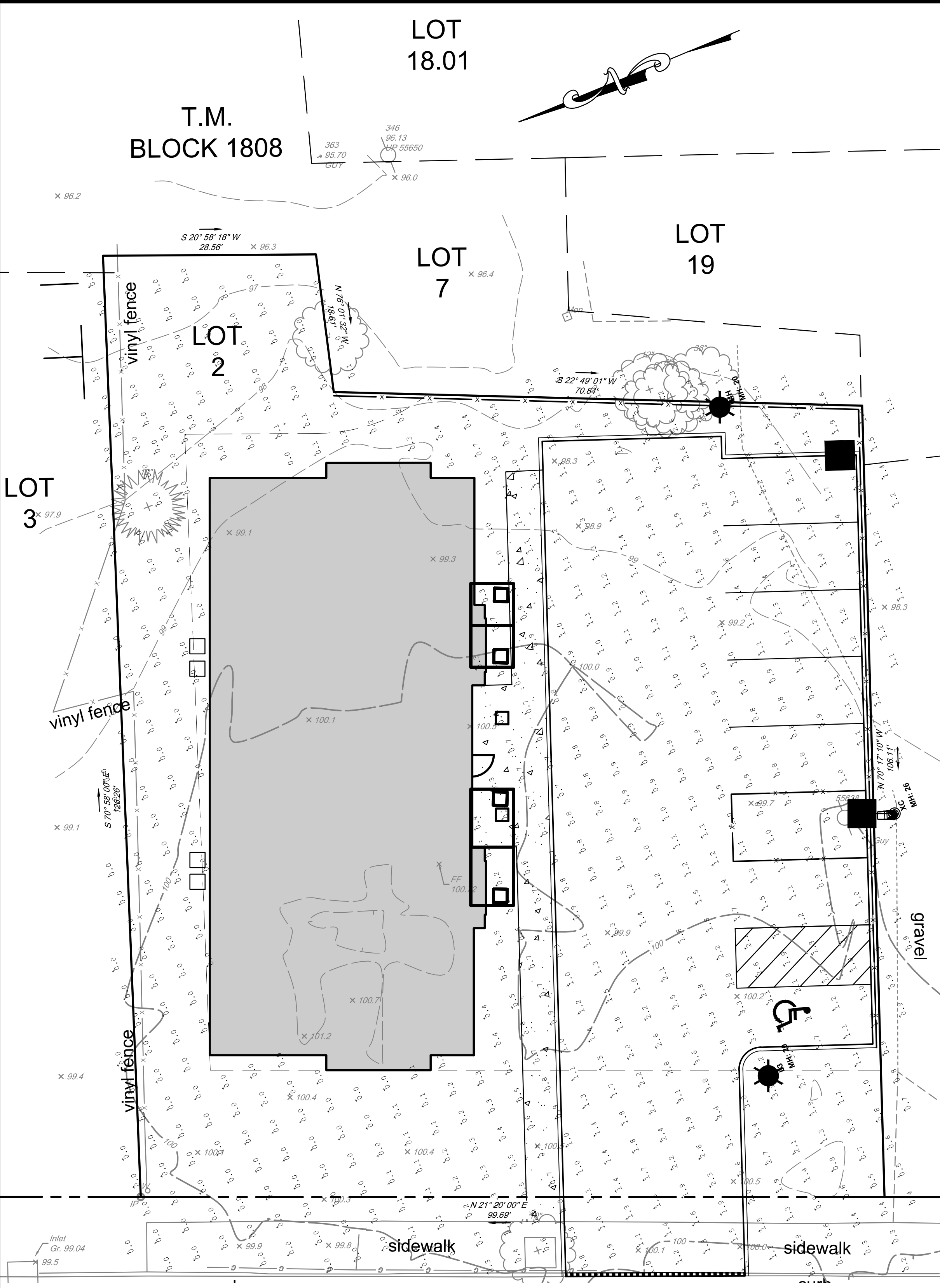
- COORDINATION:
- THE CONTRACTOR SHALL COORDINATE WITH LIGHTING CONTRACTOR (WHEN / WHERE APPLICABLE) REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
 - THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE THREE (3) DAYS PRIOR TO ANY EXCAVATION. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT UTILITIES ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE OF UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.

- INSTALLATION:
- ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
 - DURING PLANTING OPERATIONS EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
 - EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.

- MAINTENANCE:
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES: FERTILIZING, WEEDING, MULCHING, WEEDING, REPLACEMENT OF DISEASED OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF PLANTS.



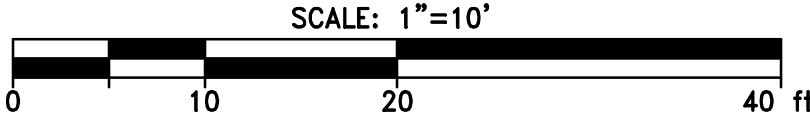
PLANT SCHEDULE						
Key	Qty	Scientific Name	Common Name	Caliper	Height	Root
Evergreen Trees						
PA	3	Picea abies	Norway Spruce	-	7'	B&B
PC	6	Picea abies 'Cupressina'	Columnar Norway Spruce	-	7'	B&B
TOTAL	9					
Deciduous Trees						
AO	1	Acer rubrum 'October Glory'	October Glory Maple	3"	12-14'	B&B
AR	1	Acer rubrum 'Armstrong'	Armstrong Red Maple	3"	12-14'	B&B
CF	2	Cornus florida 'Cherokee Chief'	Cherokee Chief Flowering Dogwood	2"	-	B&B
TOTAL	4					
Shrubs						
IH	17	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	-	24-30"	#3 Cont
IV	12	Itea virginica 'Merlot'	Merlot Sweetspire	-	24-30"	#3 Cont
JP	8	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	-	36-42"	#5 Cont
SB	26	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	-	24-30"	#3 Cont
VR	6	Viburnum rhtidophyllum 'Green Trump'	Green Trump Leatherleaf Viburnum	-	36-42"	#5 Cont
TOTAL	69					



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
1	1	L4H	SINGLE	N.A.	0.950	CXF48-G3-4-750-3-H
1	1	L3	SINGLE	N.A.	0.950	CXF48-G3-3-750-3
1	1	XC	SINGLE	N.A.	0.950	WFS-SWITLED3K-G2-4

- LIGHTING NOTES:
- ELECTRICAL CONTRACTOR TO COORDINATE CONNECTION TO EXISTING CONDUIT AND ANY UTILITY CROSSINGS.
 - ELECTRICAL CONTRACTOR TO COORDINATE LIGHTING CONTROLS WITH OWNER.

LIGHTING CONTACT:
MICHAEL MCEVOY
ILA LIGHTING LIGHTING & CONTROLS
253 STATE ROUTE 79 NORTH, MORGANVILLE, NJ 07751-2001
PHONE: 201.819.6682
MMCEVOY@ILALIGHTING.COM



SEE SHEET 2 OF
THIS SET FOR
GENERAL NOTES
AND REFERENCES.
THESE PLANS ARE
NOT TO BE USED
FOR BID OR
CONSTRUCTION

NO.	REVISION	DATE	CHKD
6			
5			
4			
3			
2			
1	REV SITE PLAN FOR LESS UNITS	02/22/22	

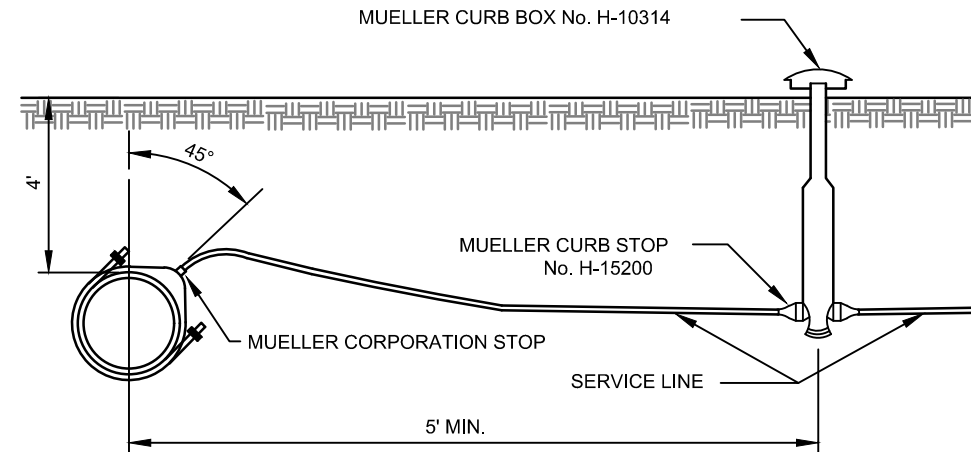
PROJ: 210612
DATE: 10/15/21
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE OF THE CLIENT ONLY. THE CLIENT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF M. LAND & S. STERKORN, INC. ALL RIGHTS RESERVED.



Phone: 973-447-7920
NJ Certificate of Authorization
No. 24GAC2839300
www.mlanssterkorn.com
Email: msterkorn@mlanssterkorn.com
MICHAEL MCEVOY, N.J. Professional Engineer & Professional Land Surveyor, License No. 24C6842951

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
22 MAPLE STREET
LANDSCAPE AND LIGHTING PLAN
TAX MAP BLOCK 1808, LOT 2
BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY

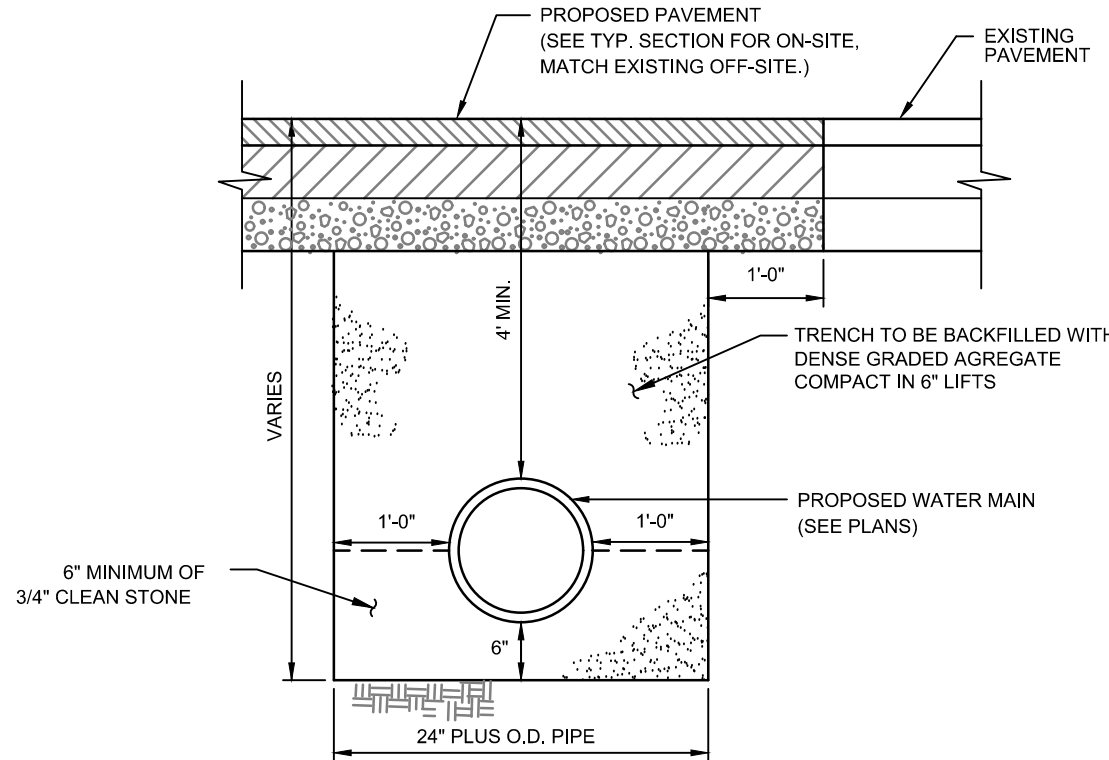
SHEET No.
5
OF
7



- NOTES:
1. NEW TAPS LARGER THAN 1" INTO DUCTILE IRON CEMENT LINED OR CAST IRON WATER MAIN MAY REQUIRE A SERVICE SADDLE WITH STAINLESS STEEL STRAPS.
 2. SERVICE PIPE SHALL BE BEDDED AND BACKFILLED WITH FINE GRANULAR MATERIAL TO PROTECT AGAINST IMPACT OR POINT LOADS BEARING DIRECTLY ON THE PIPE

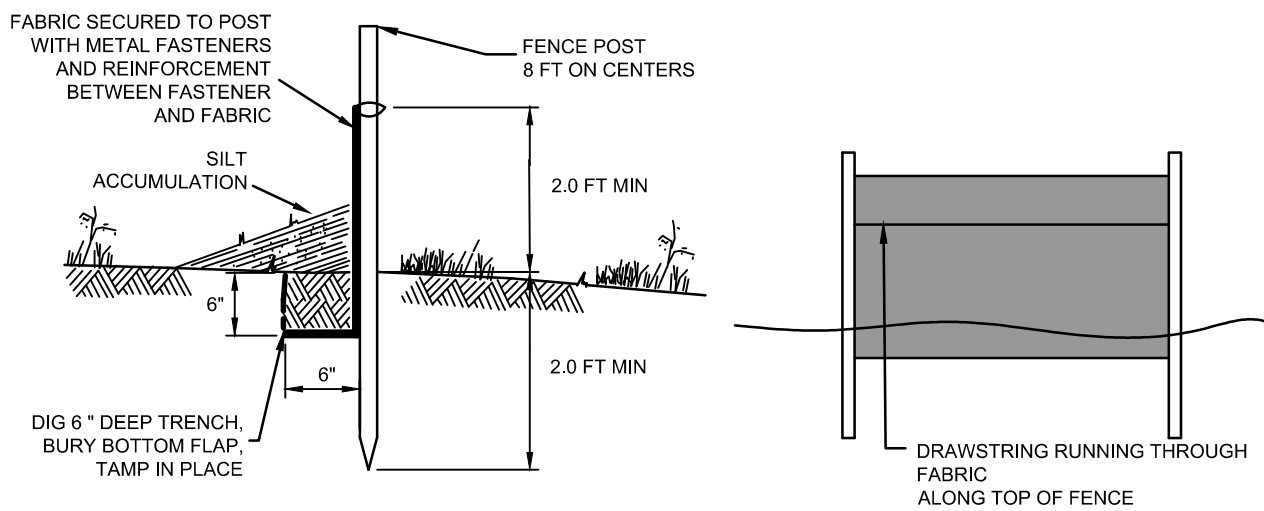
TYPICAL WATER SERVICE INSTALLATION

N.T.S.



WATER TRENCH

N.T.S.



SILT FENCE DETAIL

N.T.S.

DRAINAGE CALCULATION

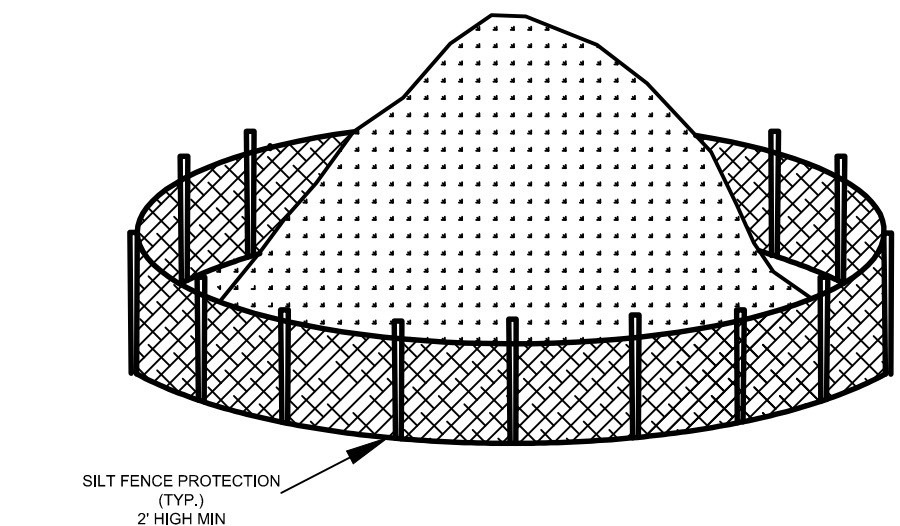
IMPERVIOUS AREA = 5,440 SF (ROOF, PARTIAL PAVEMENT)

2 IN. OVER IMPERVIOUS AREA

CUBIC FEET STORAGE REQUIRED = 907 CF

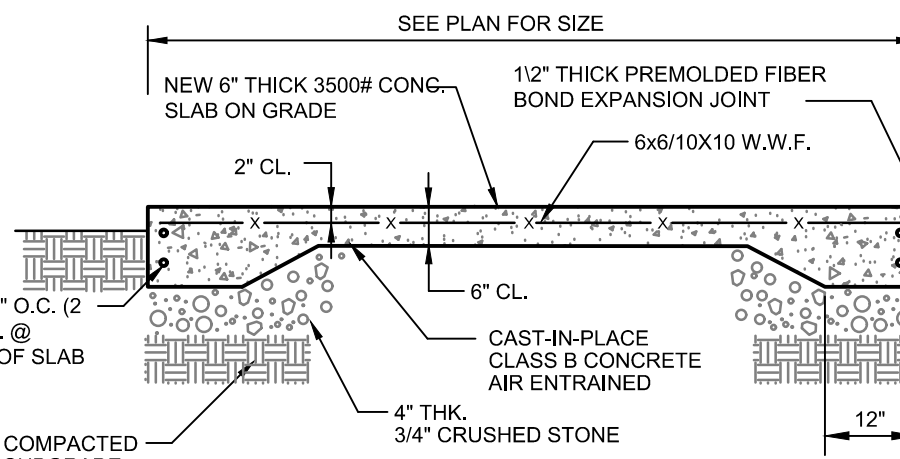
STORMTECH SC-740 CHAMBER OR EQUAL
CHAMBER SPEC: 85.4" LONG, 51" WIDE, 30" HIGH
CHAMBER CAPACITY = 45.9 CF
HOLE VOLUME = L X W X H = (10')(6')(4) = 240 CF
STONE VOLUME = 240-45.9 = 194.1 CF
USE 40% VOID FOR STONE = (0.40)(194.1) = 77.6 CF
VOLUME = 77.6 + 45.9 = 123.5 CF

8 CHAMBERS PROPOSED
CUBIC FEET STORAGE PROVIDED = 988 CF



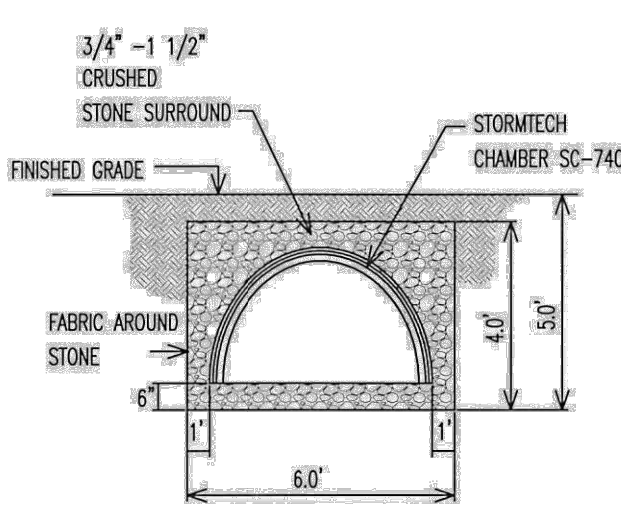
TOPSOIL STOCK PILE DETAIL

REFER TO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY - 9-1



CONCRETE PAD DETAIL

SCALE: N.T.S.



CROSS SECTION

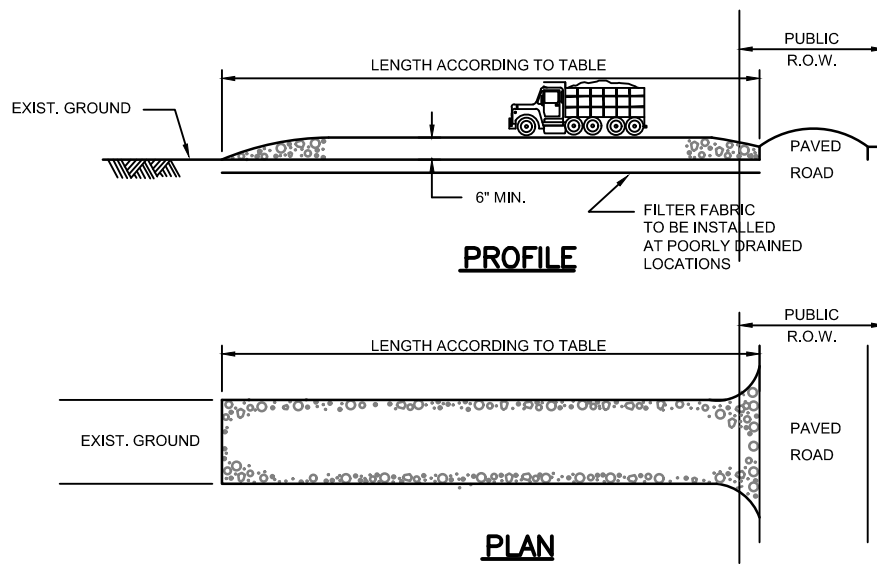
N.T.S.

PLAN VIEW

N.T.S.

STORMTECH SC-740 CHAMBER DETAIL

N.T.S.



NOTES

STONE SIZE 1 1/2" - 2 1/2" CRUSHED STONE

WITH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.

WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

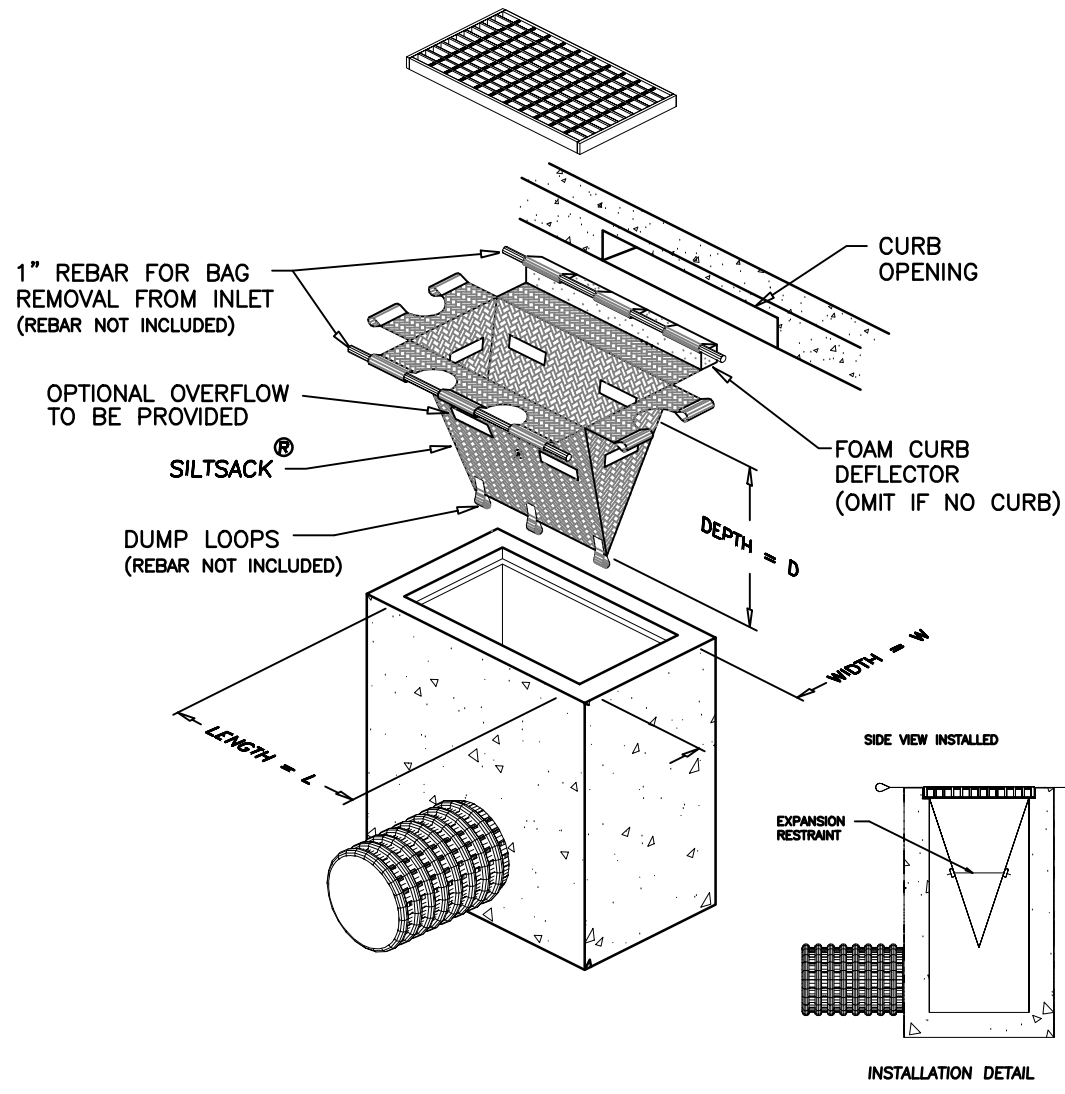
WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 ft.	100ft.
2 TO 5%	100ft.	200ft.
>5%	ENTIRE SURFACE STABILIZED WITH HMA BASE COURSE MIX K-2	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

Topsoil Stockpile Protection

- Apply Ground Limestone at a rate of 90 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. and Annual Ryegrass at 1 lb. 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.
- Property entrance a silt fence at the bottom of the stockpile.

Temporary Stabilization Specifications

- Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Cooperative Extension.
- 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. and Annual Ryegrass at 1 lb. 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.

Permanent Stabilization Specifications

- Apply topsoil to a depth of 5 inches (unsettled).
- Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Cooperative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices.
- Apply Fertilizer (10-10-10) at a rate of 11 lbs. per 1000 sq. ft.
- Apply Hard Fescue seed at 3.0 lbs. per 1000 sq. ft., Chewings fescue seed at 1.0 lbs. per 1000 sq. ft., Creeping Red Fescue seed at 1.0 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.

SEQUENCE OF CONSTRUCTION

TASK No.	ITEM	APPROX. DURATION
1	INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES INCLUDING SILT FENCE, INLET FILTERS, AND TREE PROTECTION.	1 DAY
2	DEMOLISH SITE IMPROVEMENTS, CLEAR AND ROUGH GRADE SITE.	1 MONTH
3	CONSTRUCT CURBING, DRIVEWAY AND PARKING LOTS, APPLY BITUMINOUS BASE COURSE.	1 WEEK
4	CONSTRUCT BUILDING	6 MONTHS
5	FINAL GRADE AROUND BUILDING. STABILIZE ALL DISTURBED AREAS.	1 WEEK
6	INSTALL LIGHTING AND LANDSCAPING.	1 WEEK
7	PERMANENT SEED ALL AREAS.	1 WEEK
8	APPLY FINAL BITUMINOUS CONCRETE SURFACE COURSE.	1 DAY
9	INSTALL PAVEMENT MARKINGS.	1 DAY
10	REMOVE REMAINING SOIL EROSION CONTROL DEVICES WHEN SITE IS STABILIZED.	1 DAY
APPROXIMATE PROJECT DURATION		8 MONTHS

NOTES: THIS SEQUENCE OF CONSTRUCTION IS GENERAL AND TASKS MAY OVERLAP.

BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with salt hay or equivalent and bound in accordance with the NJ Standards (i.e., peg and twine, mulch netting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
4. Stabilization Specifications:
 - A. Temporary Seeding and Mulching:
 - Lime - 90 lbs./1,000 sq. ft. of ground limestone; Fertilizer - 11 lbs./1,000 sq. ft. of 10-20-10 or equivalent worked into the soil a minimum of 4".
 - Seed - perennial ryegrass 40 lbs./acre (1 lb./1,000 sq. ft.) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - salt hay or small grain straw at a rate of 70 to 90 lbs./1,000 sq. ft. to be applied according to the NJ Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - B. Permanent Seeding and Mulching:
 - Topsoil - uniform application to a depth of 6".
 - Lime - 90 lbs./1,000 sq. ft. of ground limestone; Fertilizer - 11 lbs./1,000 sq. ft. of 10-20-10 or equivalent worked into the soil a minimum of 4".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 150 lbs./acre (3.5 lbs./1,000 sq. ft.) or other approved seeds; plant between March 1 and October 15.
 - Mulch - salt hay or small grain straw at a rate of 70 to 90 lbs./1,000 sq. ft. to be applied according to the NJ Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).

5. The site shall at all times be graded and maintained such that all stormwater running is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
7. Stockpiles are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a haybale sediment barrier or silt fence.
8. A crushed stone, vehicle wheel-clearing blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1" - 2 1/2" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
10. Driveways must be stabilized with 1" - 2 1/2" crushed stone or subbase prior to individual lot construction.
11. All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right of ways, will be removed immediately. Paved roadways must be kept clean at all times.
12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 30-1 of the NJ Standards.
13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
14. Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
15. Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
16. Trees to remain after construction are to be protected with a suitable fence installed at the drip line or beyond in accordance with Section 9-1 of the NJ Standards.
17. The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.
18. Any revision to the certified Soil Erosion and Sediment Control Plan must be submitted to the district for review and approval prior to implementation in the field.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
20. The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance: Bergen County SCD, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649 Tel: 201-261-4407; Fax 201-261-7573.
21. The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
22. The owner must obtain a District issued report of compliance prior to the issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of said report of compliance inspection. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.

STANDARD FOR DUST CONTROL (Per Standards.. Dust Control 16-1, May 2012)

DEFINITION-The control of dust on construction sites and roads.

PURPOSE- To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage and health hazards, and improve traffic safety.

CONDITION WHERE PRACTICE APPLIES- This practice is applicable to areas subject to dust blowing and movement where on- and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions.

WATER QUALITY ENHANCEMENT-Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources.

PLANNING CRITERIA- The following methods should be considered for controlling dust:

- Mulches-See Standards for Stabilization with mulches Only (p. 5-1)
- Vegetative Cover-See Standards for Temporary Vegetative Cover (p. 7-1), Permanent Vegetative Cover for Soil Stabilization (p. 4-1) and Permanent Stabilization with Sod (p. 6-1)
- Spray-on Adhesives-On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials:

	Water Dilution	Type of Nozzle	Gal./Acre
Anionic asphalt emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300

Acidulated Soy Bean Soap Slick None Coarse Spray 1,200

Tillage: To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling: Site is sprinkled until the surface is wet.

Barriers: Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

Calcium Chloride: Shall be in the form of loose, dry granules of flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams or accumulation around plants.

Stone: Cover surface with crushed stone or coarse gravel.

SEE SHEET 2 OF THIS SET FOR GENERAL NOTES AND REFERENCES. THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

DATE	REVISION	DATE	CHKD
10/15/21	1		
	2		
	3		
	4		
	5		
	6		

PROJ: 210812
DATE: 10/15/21
CONTAINED HEREIN IS AUTHORIZED FOR THE USE OF THE BORROWER ONLY. THE BORROWER IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MLAND & STERKORN, INC. ALL RIGHTS RESERVED.



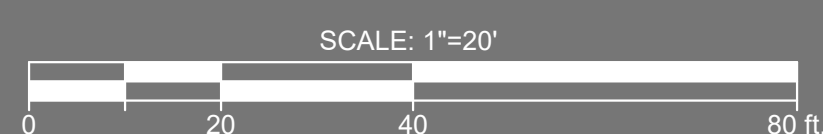
Orland & Osterkorn, Inc.
NJ Certificate of Authorization
No. 24GAC28293300
Phone: 973-447-7920
Weyfield, NJ 07481
Email: kossterkorn@or-ostec.com
www.ostec.com
Kerstin Osterkorn
Kerstin Osterkorn, N.J. Professional Engineer & Professional Land Surveyor
Lic. 245B42591

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
22 MAPLE STREET
CONSTRUCTION DETAILS
TAX MAP BLOCK 1808, LOT 2
BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY

SHEET No.
7
OF 7



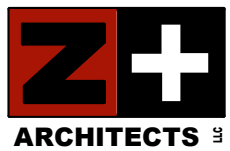
DATE: 03/14/22
PROJ.: 210812



22 MAPLE STREET AERIAL EXHIBIT AND RENDERING

TAX MAP BLOCK 1808, LOT 2
BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY





WWW.ZPLUSARCHITECTS.COM
T: 201.785.8855

Maple Residence

2 Bedroom Option

Zoning Board Submission

2/25/2022

SCALE:

A-3.1



WWW.ZPLUSARCHITECTS.COM
T: 201.785.8855

Maple Residence

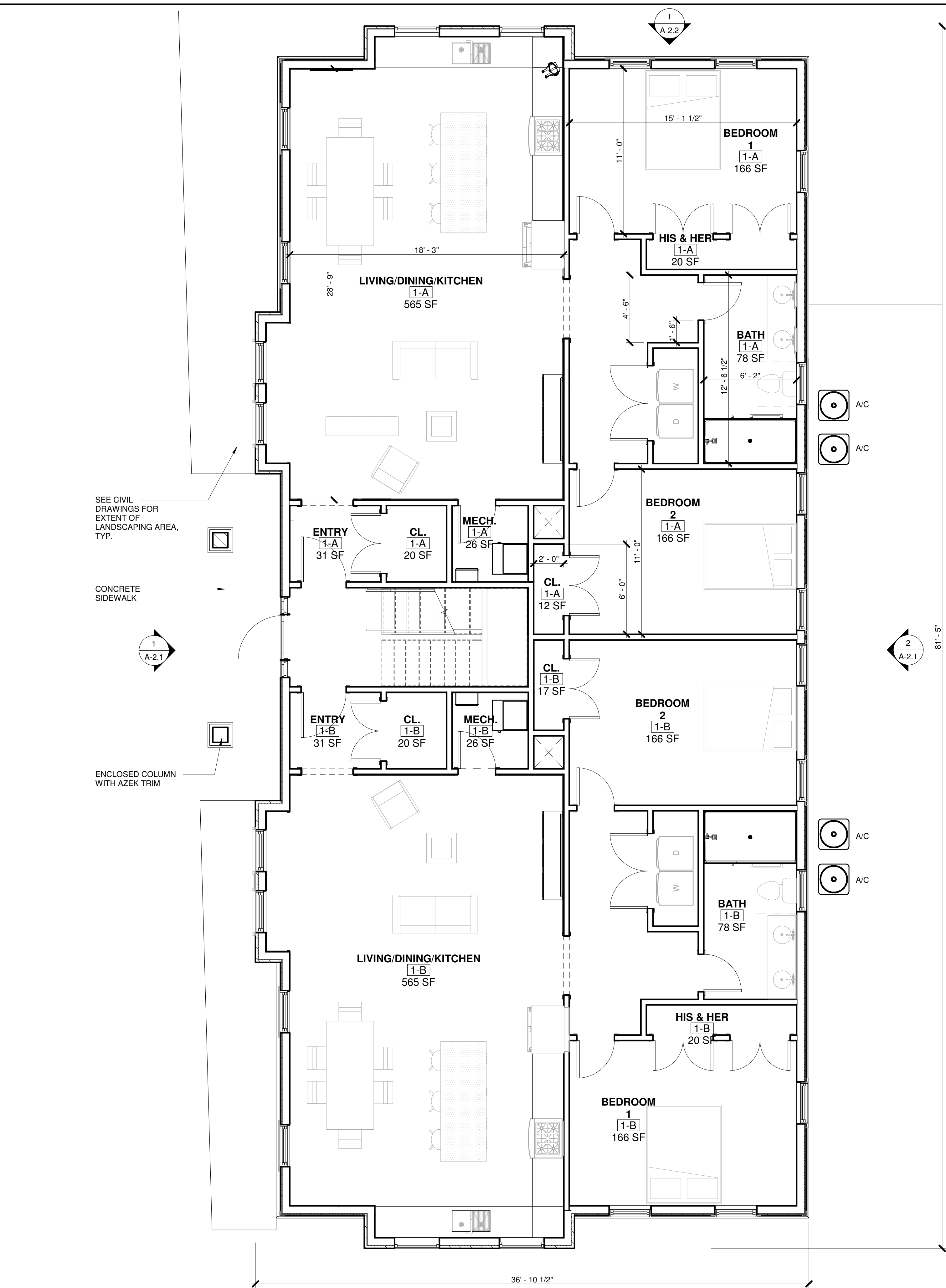
2 Bedroom Option

Zoning Board Submission

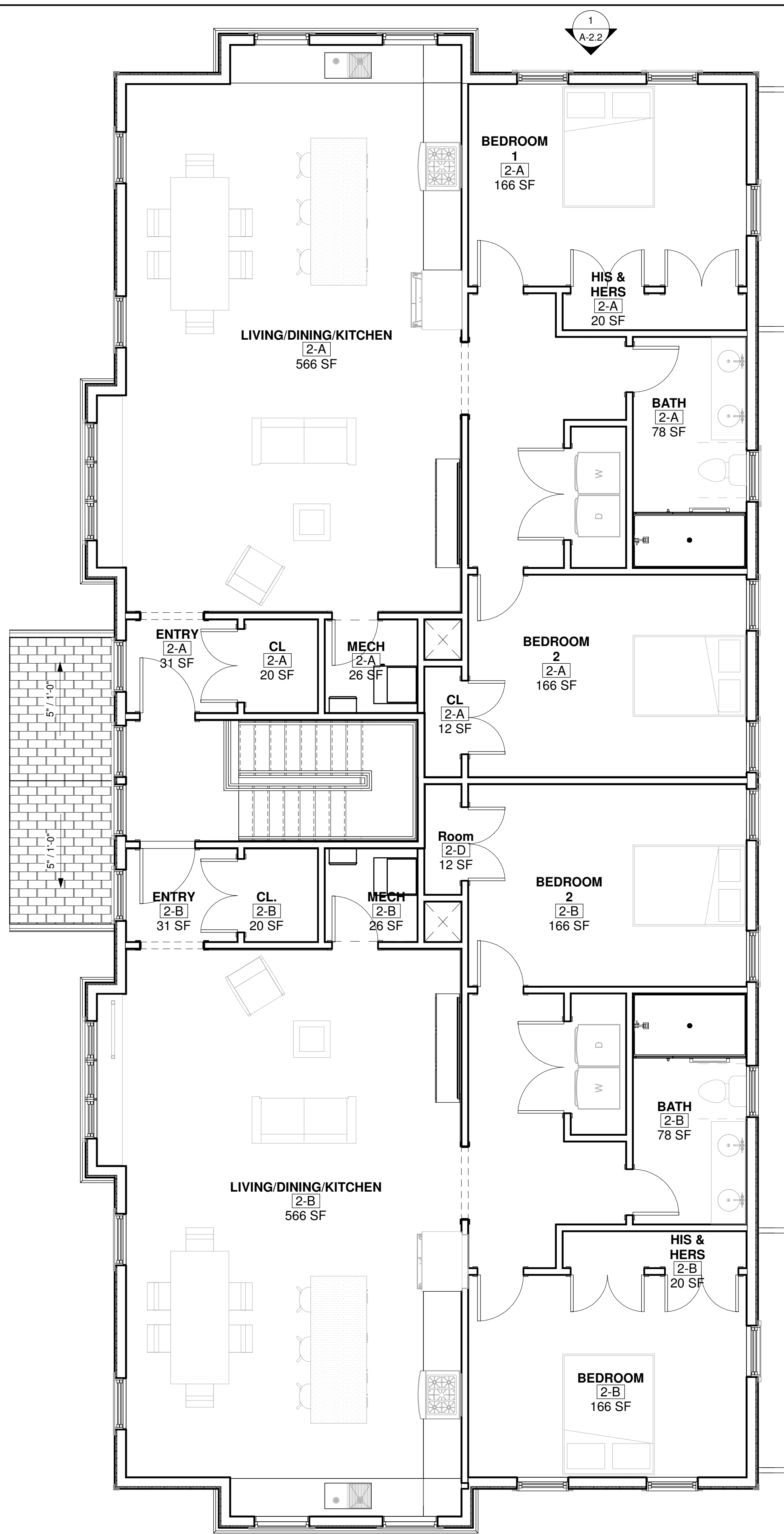
2/25/2022

SCALE:

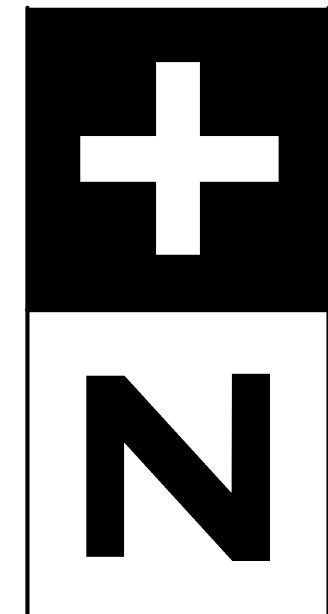
A-3.2



1 FIRST FLOOR PRESENTATION PLAN
1/4" = 1'-0"



2 SECOND FLOOR PRESENTATION PLAN
1/4" = 1'-0"



277
ARCHITECTS
240 WEST CRESCENT AVENUE
ALLENDALE, NJ 07401
TEL: 201.785.8855
www.zplusarchitects.com

PROJECT TEAM:

Architect:
Mary FitzPatrick Scro
NJ LIC# 15918

Maple Residence

22 Maple Street
Allendale, NJ
Copyright © 2019 - Z+ Architect, LLC
All dimensions and existing conditions shall be
verified by the contractor before
proceeding with the work.

REV	DATE	DESCRIPTION

SHEET TITLE:
1ST & 2ND FLOOR
PLANS

DESIGN DELIVERABLE: PLANNING BOARD	SHEET NUMBER: A-1
ISSUE DATE: 2.25.2022	
PROJECT #: 2109	
DRAWN BY: jhm	
CHECKED BY: ms	



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

ARCHITECTS

240 WEST CRESCENT AVENUE
ALLENDALE, NJ 07401
TEL: 201.785.8855
www.zplusarchitects.com

PROJECT TEAM:

Seal:

Mary FitzPatrick Schro
NJ LIC# 15918

Maple Residence

22 Maple Street
Allendale, NJ
Copyright © 2019 - Z+ Architect, LLC
All dimensions and existing conditions shall be
verified by the contractor before
proceeding with the work.

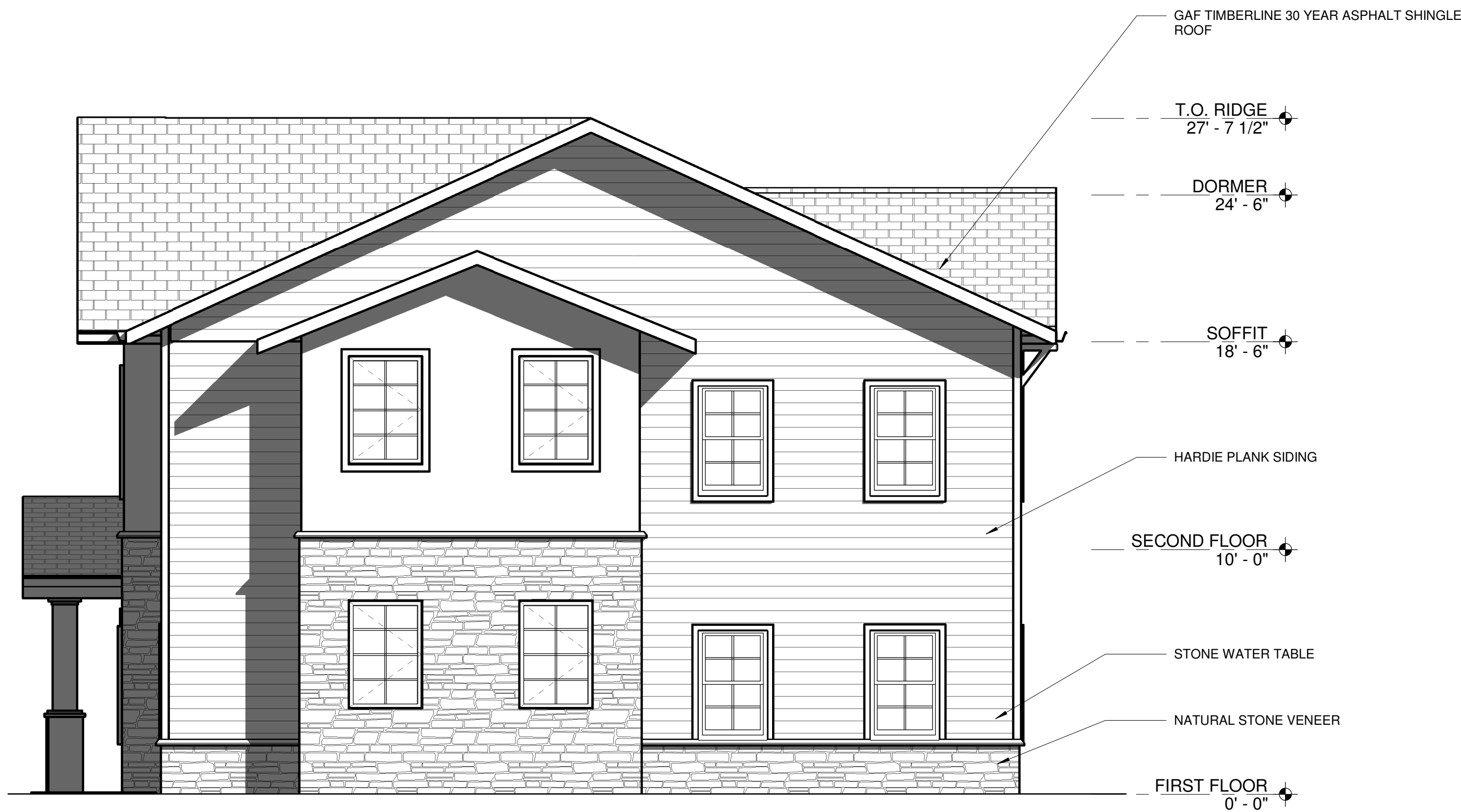
REV	DATE	DESCRIPTION

SHEET TITLE:
ELEVATIONS

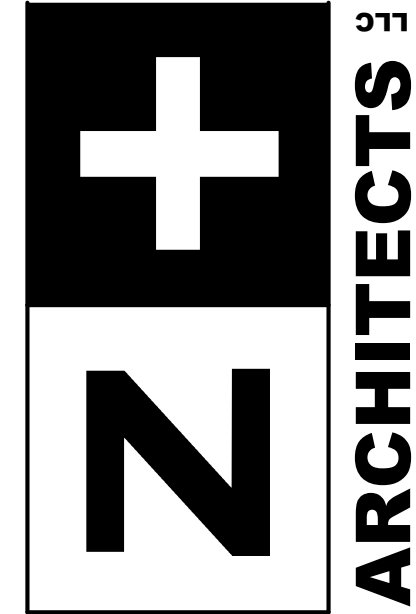
DESIGN DELIVERABLE: PLANNING BOARD	SHEET NUMBER: A-2.1
ISSUE DATE: 2.25.2022	
PROJECT #: 2109	
DRAWN BY: jhm	
CHECKED BY: ms	



① STREET ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION
1/4" = 1'-0"



ARCHITECTS
240 WEST CRESCENT AVENUE
ALLENDALE, NJ 07401
TEL: 201.785.8855
www.zplusarchitects.com

PROJECT TEAM:

Seal:

Mary FitzPatrick Scro
NJ LIC# 15918

Maple Residence

22 Maple Street
Allendale, NJ

Copyright © 2019 - Z+ Architect, LLC
All dimensions and existing conditions shall be
verified by the contractor before
proceeding with the work.

REV	DATE	DESCRIPTION

SHEET TITLE:
ELEVATIONS

DESIGN
DELIVERABLE:
PLANNING BOARD

ISSUE DATE:
2.25.2022

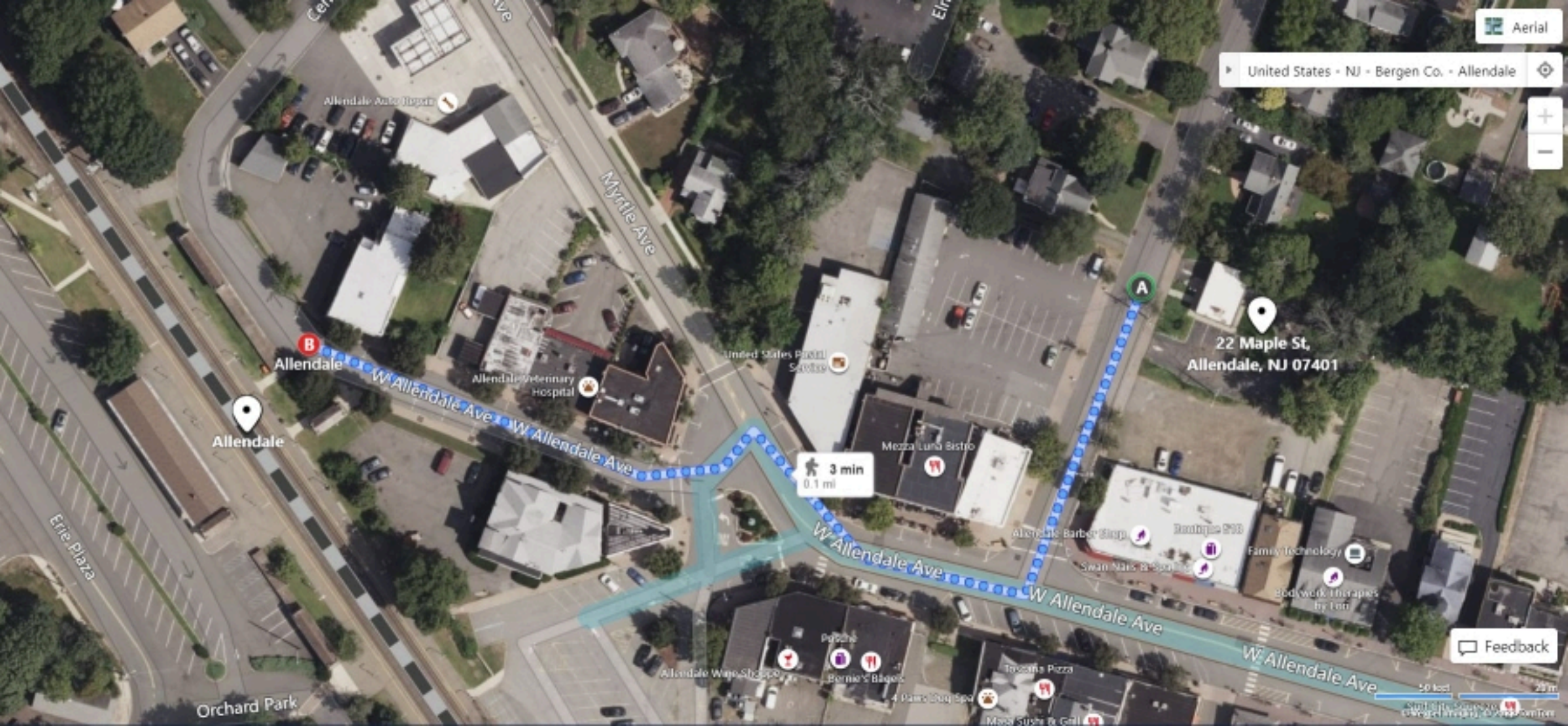
PROJECT #:
2109

DRAWN BY:
jhm

CHECKED BY:
ms

SHEET NUMBER:

A-2.2



22 Maple St,
Allendale, NJ 07401

3 min
0.1 mi

Feedback