LAND USE BOARD BOROUGH OF ALLENDALE Municipal Building 500 West Crescent Ave. Allendale, NJ

The Regular Meeting of the Allendale Land Use Board will be held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on September 21, 2022 at 7:30 p.m. Formal action will be taken.

- I. CALL TO ORDER A. Open Public Meetings Act Announcement B. Salute to Flag
- II. ROLL CALL
- III. APPROVAL OF MINUTES August 24, 2022 Land Use Board Regular Meeting
- IV. **RESOLUTIONS**:

Application File No: LUB 2022-17
Resolution No.: 22-23
Applicant: Margaret Eske
Address: 14 Oakwood Road, Allendale, NJ 07401
Block: 2202 Lot: 1
Proposed: Addition to existing single family residence consisting of a new front porch and rear pergola. Pursuant to Section 270-51D

Application File No: LUB 2022-18Resolution No.: 22-24Applicant: Evan KarschAddress: 37 Carteret Road, Allendale, NJ 07401Block: 150 Lot: 21Proposed: Second floor addition over existing garage. Pursuant to 270-64B(2)

V. PUBLIC HEARINGS:

Application File No: LUB 2022-19Applicant:Peter & Katharine MirosAddress:18 Gloria Drive, Allendale, NJ 07401Block:510Lot: 8Proposed:Addition and rear deck. Pursuant to 270-37(A)2 and 270-64A(2)

Application File No: LUB 2020-08
Applicant: Borough of Allendale/Hampshire Venture Partners, LLC
Address: 220/230 W. Crescent Avenue, Allendale, NJ 07401
Block: 1005 Lots: 3.01, 11.01, 20.01 & 20.02
Proposed: Review of the new plans – courtesy informational presentation

VI. OPEN TO THE PUBLIC FOR COMMENT

- VII. OTHER
- VIII. ADJOURNMENT

AGENDA & AGENDA MATERIALS SUBJECT TO CHANGE

Borough Website Bulletin Board

ALLENDALE LAND USE BOARD APPLICATION CHECK LIST

NAI	ME Peter + Kuthavine Miros BLOCK 510 LOT	8
ADI	DRESS 18 C. Jury Dr.	
ZON	TE AAA TYPE OF VARIANCE Hordship	
BRI	EF DESCRIPTION OF APPLICATION Addition + renevation to exis	ting single finily
5	sidence	
SPE	CIFIC VARIANCE(S) REQUIRED 270-37A (2) / 270	-64A(2)
ADM	INISTRATIVE REQUIREMENTS	STATUS
1.	Application form complete	×
2.	Fee paid	X
3.	Denial by Building Inspector	X
4.	Affidavit of Service	×
5.	Proof of Publication	\times
6.	Taxes Current	×
7	Plot Plan	×
8.	Maps	×
9.	Photographs	×
10.	Email address	×
11.	Miscellaneous	\times
C.	al an ALI	-
0-	JI da Martin	-

Date

Applicant's Signature

REQUIRED MATERIALS AND CHECKLIST FOR ALLENDALE LAND USE BOARD HEARINGS

This checklist and attached sample drawings are provided to ensure that you or your professionals are prepared for your hearing and that your application is complete. All items should be supplied to the extent that they are applicable to the specific application. If information is insufficient or missing, the board may deem your application incomplete and adjourn your hearing until it receives all necessary documentation. Please create <u>15 packets</u> of the below information.

I. PROVIDE AN ACCURATE SURVEY FOR THE PROPERTY IN QUESTION WHICH CONTAINS THE FOLLOWING INFORMATION:

- 1. Footprint of existing buildings or structures.
 - 2. Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
 - 3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
 - 4. The location and dimensions of steps, patios, driveways, decks, pools and all other improved impervious areas and their precise distances to nearest property line and structures.
- 5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
- 6. The precise distances from all property lines to the closest point of the proposed construction.
- II. AN ENLARGED TAX MAP DEPICTING PROPERTY IN QUESTION AND ITS RELATIONSHIP TO NEIGHBORING PROPERTIES.
 - 1. The precise distances from the existing buildings or structure in question to the closest point of all neighboring buildings and structures.
 - 2. The precise distances from the proposed construction to the closest point of all neighboring buildings and structures.
- III. STRUCTURAL DIMENSIONS:
- 1. All dimensions of existing building or structure.
- 2. All dimensions of proposed building or structure.

3. Height of existing building or structure.*

4. Height of proposed building or structure.*
 *(height to be measured from lowest point of the ground that abuts the foundation of the structure to the highest point on the roof.)

- 5. Front, rear and side elevations of the proposed structure.
- IV. FLOOR PLANS.

1. Floor plans of the existing interior of the building containing all relevant dimensions.

- 2. Floor plans of the interior of the proposed construction containing all relevant dimensions.
- 3. Precise square footage of the existing building.
- 4. Precise square footage of the proposed construction.
- 5. Floor area ratio calculation pursuant to Section 270-63 of the zoning ordinance (required for all applications)

V. PHOTOGRAPHS.

- 1. Photographs of the property in question and existing improvements may be helpful to the Board in presenting your information.
 - 2. Photographs of views from the existing building or structure to neighboring properties and buildings which show existing plantings or other buffers are also helpful and may be requested by the Board.

(All photographs should be taken by you or someone who can testify to the Board as to when they were taken and that the photographs represent an accurate depiction of what they saw at the time.)

- VI. LANDSCAPING AND LAND FEATURES.
 - 1. The survey, plat or plan should locate and describe any proposed landscaping to be done in connection with the application.
 - 2. The location of any unusual property features should be indicated, such as flood plain, streams, wooded areas, rock outcroppings or steep slopes.

VII. PREVIOUS APPLICATIONS.

1. Applicants should be prepared to discuss prior applications to the Land Use Board, Board of Adjustment and Planning Board and the results thereof.

VIII. Any additional information which may be deemed necessary by the Land Use Board, its Consultants or Borough departments and agencies.

NOTE: ALL DIMENSIONS AND DISTANCES MUST BE DEPICTED TO SCALE ON DRAWINGS AND PLANS. 11×17 plans and PDF.

Any questions regarding your hearing or the checklist should be directed to the Land Use Administrator at the Borough of Allendale Municipal Building 201-818-4400 x2\$2. Please submit fifteen (15) packets with copies of all drawings and plans to the Land Use Administrator at least ten (19) days prior to the hearing. It is suggested that the property owner refer to the appropriate building code to assure proper engineering and construction techniques, or to secure the services of a local, reputable architect and/or engineer.

8.31.22

Date

Kt_ b

Signature

DESCRIPTION OF PROPOSED STRUCTURE OR USE

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PREMISES AFFECTED known as Lot(s)_	0	BIOCK(s)		
Street Address 18 Chrie Dr.		10 01		<u></u>	
Applicant Teter + Katharin Mins	Address	18 Glona	Dr.		
Owner Peter + Ketheric Mins	_Address	18 Glorin	Dr		
Lessee	Address				
Last Previous Occupancy					
Size of Lot 23,000					
Floor area ratio calculation 13.50%					
Percentage of lot occupied by building(s)	14.4 %		L.		
Height of building(s) 4 stori	es 27	feet	17 mel	rs.	
Set back from front property line 51.8	ft. From s	side (if corn	er lot)		ft.
Zoning requirements - Frontage 51.8, side	e yards JX.4	, set-back	70.8,	rear yard	91.2
"Prevailing set-back" of adjoining building	s within one	block N	A		
Has there been any previous appeal involvi	ng these prer	nises?	NG		
If so state character of appeal and date of d	lisposition	N/A			
	<u>,</u>				
Proposed use: Scale Engly 154					
Troposed doe					
This application for a use variance includes	an applicatio	on for subdi	vision	LI/A	. site plan
MA conditional use W/A	a approact	nproval			
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ATTACHED HEDETO AND MADE A	PART OF	THIS APPI	ICATIC	N I SUBI	MTT THE
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ATTACHED HERETO AND MADE A FOLLOWING: (NOTE: All of these pape:	PART OF 7	THIS APPI bmitted wit	LICATIC h applica	ON I SUB ation.)	MIT THE

- (a) The original Zoning Review Application, signed by the Zoning Officer and/or a true copy of the Official order issued by the Zoning Officer and signed by him, where applicable.
- (b) Fifteen (15) copies of all application documents
- (c) Fifteen (15) copies of a map showing all lots within 200 feet of the property; if buildings exist thereon the map shall be a certified "location map" and clearly indicate such buildings and their approximate location, together with "prevailing set-back" dimensions.
- (d) Fifteen (15) copies of a Plot Plan and clearly indicate such buildings thereon with all front, side and rear yard dimensions.
- (e) Fifteen (15) copies of List of Property owners served, indicating method of service on each, date of service, together with copies of the post office receipts, if any.
- (f) Fifteen (15) copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

(File all copies with the Land Use Administrator when only a variance is sought.)

Date: 8.31.22

Signature of Applicant or Agent

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM BOROUGH OF ALLENDALE, NEW JERSEY

TO THE APPLICANT: COMPLETE SECTIONS IN FULL FOR RELIEF REQUESTED

NOTICE OF APPEAL OF ZONING ENFORCEMENT OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of Peter +	Kathari	ne Mil	65				
shows that on or about the	20	_day of_	Jul	<i>†</i>			, 20 _22
an application to the	Zoning	Official	for	the	purpose	of (describ	e intended
action) Addition + Reno	vation to	s on er	asting	Sin	k tamily	<u>resil</u> cue	
			7		· /	T Contraction of the second seco	

on the premises located at (street address) 18 Clone Dr.

Block 510

8

Lot

as shown on the Municipal Tax Maps and owned, or optioned, by the applicant was made; that after due consideration the Zoning Enforcement Officer did on the 35 day of 30, 20, 23 decline to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement Officer's Refusal of Permit Form.

Applicant, feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of appeal with said Officer, together with the required fee of ______, and requests that action of the Zoning Enforcement Officer be reversed or modified as the facts may be determined, and applicant further requests that a day be fixed for hearing on this appeal and states that the proper notice will be given to all owners of property situated within two hundred (200) feet of the property specified above, and others as required by Statute.

APPLICATION FOR VARIANCE

TO THE LAND USE BOARD:

An application is hereby made for a (Hardship) (Floor Area Ratio) (Use) variance from the terms of Article(s) and Section(s) 370 - 31(A)

	270	S-GYA	(2)		~ 5		·	_of 、	the	Zoning	Ordinance	SO	as	to
permit	hore	office	Kitchn+	Kunday	rac.n	addition	+ ren	<u>~~</u>	tion					
		<i>l</i>												

Signature of Applicant

AFFADAVIT OF PROOF OF SERVICE

LAND USE BOARD

OF

BOROUGH OF ALLENDALE

PROOF OF SERVICE OF NOTICES REQUESTED BY STATUTE MUST BE FILED AND VERIFIED WITH BOARD SECRETARY AT LEAST 10 DAYS PRIOR TO MEETING OR CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY)

COUNTY OF BERGEN) SS.

<u>Peter miros</u>, of full age, being duly sworn according to law, deposes and says, that (s)he resides at <u>'s Gloria Drive</u> in the municipality of <u>Allendate</u>, County of <u>Bergen</u>, and State of <u>New Jersey</u>, and that (s)he is (are) the applicant(s) in a proceeding before the Land Use Board of Allendale, New Jersey, being an appeal or application under the Zoning Ordinance, which relates to premises at <u>18 Gloria Drive</u>, and that on <u>August 30</u>, 20 <u>22</u> (s)he gave written notice of the hearing on this application to each and all of the persons upon whom service must be made, in the required form and according to the attached lists, and in the manner indicated thereon.

Applicant's Signature

Sworn to and subscribed before me

this 30m day of August

2022

JOSHUAA. BAND Notary Public, State of New Jersev My Commission Expires August 8, 2024

NOTICE TO APPLICANT: Attach list of all persons served.

	500 West Cro	escent Av	enue Allendale, NJ 07401
	t MEMORANDUM	Phone: Fax:	(201) 818-4400 x208 (201) 825-1913
TO:	Peter and Katharine Miros 18 Gloria Dr. Allendale, NJ 07401		
FROM:	Anthony Hackett, Zoning Official/Construction Official		
CC:	Linda Garofalo Land use Administrator		
RE:	Addition and rear deck		
DATE:	July 25, 2022		

BOROUGH OF ALLENDALE

The Allendale Building/Zoning Department received the following documents:

A. Borough of Allendale Zoning Review Application

B. Site plan and drawings prepared by William G Brown Architecture Wycoff, NJ

I have reviewed these documents and the Borough of Allendale Zoning Ordinances and I must deny your application for the following reason(s):

1) Your property is located in the AAA zone, in order to calculate the side-yard setbacks, a formula is used (using your Gross Bldg Floor Area). In your case you have an existing nonconformity on the left side of your home. According to **Borough Code 270-37(A)2**, you cannot create any new or additional encroachment or nonconformity. Currently there is a 20.8' setback where 25.5' is required, the proposed additional square footage would now require 28.5'. Adding an additional $\underline{3'}$ encroachment to an already $\underline{4.7'}$ encroachment, for a proposed $\underline{7.7'}$ total encroachment. See Borough Code 270-64A (2)

It should also be noted that there are 2 existing non conformities. The lot is undersized. you have 23,000 sq feet, where 40,000 sq feet is required, and the minimum lot width is 120' and you have 115'.

You are hereby notified that you have the right under N.J.S.A. 40:55D-72 to appeal this decision to the Zoning board of adjustments of the Borough of Allendale within 20 days from the date of the decision. For further information please visit. <u>http://allendalenj.gov/zoning-board-of-adjustments/</u>

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North Jersey Media Group

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer:MIROSAd No.:0005396807Address:18 GLORIA DR.Pymt MethodCredit CardALLENDALE NJ 07401Net Amount53.90USAUSAUSAUSA

Run Times: 1

Run Dates: 09/06/22

Text of Ad:

Land Use board Borough of Allendale Notice of Public Hearing

Notice is hereby given that the Land Use Board of the Borough of Allendale will hold a public hearing on September 21th, 2022, at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on the application of Peter & Katharine Miros (Applicant) at 18 Gloria Dr, Allendale, NJ 07401 (Address) Block No. 510, Lot No. 8 for a hardship variance from Section 270-37A(2), 270-64A (2) of the zoning ordinance of the Board may deem necessary, for the purpose of a office, kitchen & laundry room addition & renovation.

Peter & Katharine Miros 18 Gloria Dr. Allendale, NJ 07401

The Record: 9/6/2022 Fee: \$18.90 (42) 0005396807 No. of Affidavits:

1

	Payment Red					
Tuesday, August 30, 2022						
Transaction Type: Payment	Customer Type:	Transient				
Order Number: 0005396807	Customer Category:					
Payment Method: Credit Card	Customer Status:					
Bad Debt: -	Customer Group:					
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Credit Card Expire Date: 12/28/2023	Account Number:					
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Charge to Company: BER-Bergen	Customer Name:	MIROS				
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August 24, 2022 10:42 AM

Borough of Allendale Tax Account Detail Inquiry

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l	Paymer	ts:	4,436.68	4,43	5.67	4,642.35		0.00	13,515.70		
	ומו	ice.	0.00		5.00	0.00		4,433.32	4,433.32		
Date	Qtr	Type Descript	Code tion	Check No	Mthd	Reference		Batch Id	Principal	Interest	2022 Prin Balance
		Origi	nal Billed						18,015.62		18,015.62
02/08/22	2 1	Payment CORELOGI	001 C	VARIOUS	CK	8417	178	GWITT	4,436.68	0.00	13,578.94
04/29/22	2 2	Payment CORELOGI	001 C	VARIOUS	СК	8595	186	GWITT	4,436.67	0.00	9,142.27
07/15/22	2 3	Payment h/o	001	21786	СК	8766	9	COUNTER	4,642.35	0.00	4,499.92

Total Principal Balance for Tax Years in Range: _____4,499.92





.













NEW ADDITION / RENOVATION FOR: MR. & MRS. MIROS 18 GLORIA DRIVE ALLENDALE, NJ

LIST OF DRAWINGS

- A-0 ZONING REVIEW
- A-1 ELEVATIONS
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 ELEVATIONS
- A-6 SECTION | SCHEDULE | NOTES
- A-7 FIRST FLOOR PLAN SECOND FLOOR FRAMING PLAN
- A-8 FIRST FLOOR ELECTRICAL PLAN



SITE PLAN

SCALE: 1"=20'



GLORIA DRIVE (50' WIDE)

BOROUGH OF ALLENDALE							
TAX MAP LOT: TAX BLOCK: ZONE: USE:	8 510 AAA SINGLE FAMILY DWEI	LLING					
ZONING REQUIR	REMENTS	REQUIRED	EXISTING	PROPOSED	VARIANC E		
MINIMUM LOT	REQUIREMENTS						
- MINIMU	M LOT AREA	40,000 sq ft	23,000 sq ft	23,000 sq ft	ENC		
- MINIMU	M LOT WIDTH	120 ft	115 ft	115 ft	ENC		
PRINCIPAL BU	ILDING (3.000 < GBA < 5	000 SQFT)					
- RIGHT	SIDE YARD SETBACK	28.53 ft	28.4 ft	28.4 ft	ENC		
- LEFT SI	DE YARD SETBACK	28.53 ft	20.8 ft	25.0 ft	ENC		
- FRONT	YARD SETBACK	50 ft	51.8 ft	51.8 ft	NONE		
- REAR Y	ARD SETBACK	50 ft	109.2 ft	91.2 ft	NONE		
MAXIMUM LOT	COVERAGE						
- BUILDI	NG COVERAGE	N/A	11.97 %	14.36 %	NONE		
- IMPER	VIOUS COVERAGE	36.27% max	21.15 %	24.93 %	NONE		
- FLOOR	AREA RATIO	0.224	0.1389	0.1550	NONE		
- GROSS	BUILDING AREA	22.4% max	3,192 sf	3,566 sf	NONE		
MAXIMUM BUIL	DING HEIGHT	35'	27.17'	27.17'	NONE		
MAXIMUM NO.	OF STORIES	2-1 / ₂	2	2	NONE		
ENC = EXIS	TING NON CONFORMING]					

SITE PLAN DRAWN FROM SURVEY TAKEN BY: RYAN HARRIS PROFESSIONAL LAND SURVEYOR (LIC 43289) GALIANO, HARRIS & ASSOCIATES, LLC DATED: 05.22.13 SITE PLAN TO BE USED FOR ZONING AND ARCHITECTURAL PURPOSES ONLY.

STRUCTURE

William G. Brown A R C H I T E P L A N N 241 Madison Wyckoff, 07481 PH: 201-891 FAX: 201-89 WEBSITE: William EMAIL: bill@willian

GRADE DRAINAGE SLOPE:

LOTS SHALL BE GRADED TO DRAIN SURFACE

GRADE SHALL FALL A MINIMUM OF 6 INCHES

WITHIN THE FIRST 10 FEET, AS PER R401.3.

WATER AWAY FROM FOUNDATION WALLS. THE

BUILDING COVERAGE									
STRUCTURE		A	REA						
EXISTING									
EX'G BUILDING FOOTPRINT		1,955	SQFT						
EX'G FRONT PORCH W/STEPS	+	151	SQFT						
EX'G DECK WITH STEPS	+	648	SQFT						
TOTAL EX'G BUILDING COVERAGE	=	2,754	SQFT = 11.979						
PROPOSED									
EX'G BUILDING COVERAGE		2,754	SQFT						
MODIFIED WOOD DECK	-	203	SQFT						
NEW BUILDING FOOTPRINT	+	374	SQFT						
NEW COVERED REAR PORCH	+	300	SQFT						
NEW WOOD DECK W/ STEPS	+	78	SQFT						
TOTAL NEW BUILDING COVERAGE	=	3,303	SQFT = 14.369						
IMPERVIOUS COVERAGE									

STRUCTURE		<u>A</u>	REA		
EXISTING					
EX'G BUILDING COVERAGE		2,754	SQFT		
EX'G REAR WALKWAY	+	78	SQFT		
EX'G DRIVEWAY	+	1,769	SQFT		
EX'G FRONT WALKWAYS	+	263	SQFT		
TOTAL EX'G IMPERVIOUS COVERAGE	=	4,864	SQFT = 21.15%		
PROPOSED					
NEW BUILDING COVERAGE		3,303	SQFT		
REMOVED REAR WALKWAY	-	78	SQFT		
EX'G DRIVEWAY	+	1769	SQFT		
EX'G FRONT WALKWAY	+	263	SQFT		
NEW EXTENDED DRIVEWAY	+	477	SQFT		
TOTAL NEW IMPERVIOUS COVERAGE	=	5,734	SQFT = 24.93%		

GROSS BUILDING AREA				
STRUCTURE AREA			REA	
EXISTING				
EX'G FIRST FLOOR GBA		1,955	SQFT	
EX'G SECOND FLOOR GBA	+	1,237	SQFT	
TOTAL EX'G GROSS BUILDING AREA	=	3,192	SQFT	
PROPOSED				
EX'G FLOOR AREA		3,192	SQFT	
NEW FIRST FLOOR GBA	+	374	SQFT	
TOTAL NEW FLOOR AREA	=	3,566	SQFT	
0.008 x GBA = 0.008 x 3,566 sq ft = 28.53 ft AS SIDE SETBACK YARD				

SEQUENCE OF CONSTRUCTION:

- INSTALL SILT FENCE / SEDIMENT BARRIERS AT LOCATION SHOWN ON PLAN CLEAR, SITE AND STOCKPILE TOPSOIL
 REMOVE EXISTING IMPROVEMENTS
- REMOVE EXISTING IMPROVEMENTS
 EXCAVATE AND INSTALL FOUNDATION
- 4. CONNECT UTILITIES, INSTALL SEEPAGE PIT AND COMPLETE GARAGE CONSTRUCTION
- 5. TOPSOIL AND SEED, PERMANENTLY STABILIZED ALL DISTURBED
- AREAS6. INSTALL FINAL PAVEMENT SURFACE COURSE, REMOVE SILT FENCE AND PERMANENTLY STABILIZING ANY REMAINING DISTURBED AREA.

n, Architects	THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT	NOT VALID UNLESS SIGNED AND SEALED	ADDITION / RENOVATION FOR: MR. AND MRS. MIROS 18 GLORIA DRIVE		
N I N G Avenue , NJ 1	AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROWN.	uny			
' 1-3285 1-3695 IGBrown.com	CT ARCH 8445 NY ARCH 018837 NJ ARCH 10226 PA ARCH RA-011586-B VA ARCH RA-007125 FL ARCH AR99022	WILLIAM G. BROWN, JR., AIA	ALLENDALE, NJ PROJECT: 20-218 DATE: JULY 13, 2020; JULY 1, 2021 DRAWN BY: AG OCTOBER 18, 2021		
ngbrown.com		A-0 ZONING REVIEW	ISSUED FOR PERMIT: OCTOBER 20, 2021		

DRIP EDGE NOTE:

DRIP EDGE TO BE PROVIDED ON EAVES AND RAKES ON ALL SHINGLE ROOFS, AS PER R905.2.8.5.

KICK OUT FLASHING:

KICK OUT FLASHING TO BE PROVIDED ON ALL AT ROOF FASCIA TO WALL / ROOF INTERFACE. AS PER R905.2.8.3

NOTE; MIN 6" PROTECTION CLEARANCE FROM GRADE AS PER SECTION R317.1 NOTE 5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

PROVIDE THE FOLLOWING LINTELS OVER ALL OPENINGS IN MASONRY WALLS,	
NCLUDING MECHANICAL OPENINGS UNLESS OTHERWISE NOTED:	

4 X 3½ X $\frac{5}{16}$ L MAX. M.O. 5'-0" 5 X 3½ X $\frac{5}{16}$ L MAX. M.O. 7'-0" 6 X 3¹/₂ X ⁵/₁₆ L MAX. M.O. 9'-0"

FOR EACH 6" THICKNESS OF MASONRY - 1 ANGLE AS FOLLOWS: 3½" X 5 X $\frac{5}{16}$ L MAX. M.O. 5'-0"

FOR EACH 4" THICKNESS OF MASONRY - 1 ANGLE AS FOLLOWS:

5 X 5 X ⁵/₁₆ L MAX. M.O. 7'-0" 5 X 5 X ³/₈ L MAX. M.O. 9'-0" FOR 4" AND/OR 6" NON-BEARING MASONRY INTERIOR PARTITIONS:

4" 3⁵/₈ X 7⁵/₈ LIGHT-WEIGHT CONCRETE 6" 6% X 7% LIGHT-WEIGHT CONCRETE

ALL LINTELS TO HAVE MINIMUM 8" BEARING EACH END.

SUBMIT THREE SETS OF FABRICATION DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF FABRICATION.



BACKFILL NOTE REINFORCING CALCULATED BASED ON 10'-0" HIGH WALL WITH 9'-0" BACKFILL OR 9'-0" WALL WITH 8'-0" BACKFILL. WHERE CONDITIONS DIFFER, FOUND. WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLES R404.1(1-4) OF THE IRC.



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

65'-10" EXISTING

CRAWL SPACE VENT NOTE: ALL VENTED CRAWL SPACES TO COMPLY WITH SECTION 408, IRC 2018 1 SQFT OF VENTED SPACE PER 1500 SQFT OF FLOOR SPACE, WITH AN APPROVED CLASS 1 VAPOR RETARDER. V = 16"x 8" VENT 0.78 SQFT)

GRADE DRAINAGE SLOPE:

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET, AS PER R401.3.

MASON & GENERAL CONTRAC TO CHECK DIMENSIONS ON FIF FLOOR PLAN DURING THE LAYOUT OF FOUNDATION PRIO TO CONSTRUCTION.

		CONCRETE & MASONRY NOTES
13'-6 ¹ /2" ADDITION		1. ALL CONCRETE USED SHALL HAVE A COMPRESSIN STRENGTH OF 3000 PSI AFTER 28 DAYS. ALL FORM TO BE STRIPPED PRIOR TO BACKFILLING
		2. STEEL REINFORCING BARS ARE TO BE USED IN FOOTINGS SIZED AND LOCATED AS SHOWN ON PLANS AND BE FREE FORM GREASE, OIL, RUST OF SCALE
		 CONCRETE MASONRY UNITS TO BE OF LOAD BEARING TYPE WITH TOP AND BOTTOM COURSES FILLED SOLID. ANCHOR BOLTS TO BE ¹/₂" DIAMETER AND INSTALLED AT 4'-0" O C MIN
NG DECK SUPPORT	4'-2" W DEC	4. ALL TILE FLOORS TO BE SET IN MUD.
IYPICAL		5. FOR MARBLE OR STONE SAMPLES: CONTACT STONE 100 OUTWATER LANE GARFIELD PH: 201-546-9660 FAX: 201-546-9698
	-0-	 LANDINGS OUTSIDE EGRESS DOORS TO HAVE MIN.DEPTH OF 36"IN DIRECTION OF TRAVEL AS PE THE NJ EDITION OF INTERNATIONAL RES. CODE 20 SECTION R11.3
	-" _"	7. CONTROL JOINT SPACING OF 15-25 FT SQUARE RECOMMENDED
	18'-0"	8. FOUNDATION ANCHORAGE: ANCHOR BOLTS SHAL BE EMBEDDED 7" MIN. INTO FOUNDATION WALL, 6 APART MAX. AND 12" FROM CORNER AND ENDS O SECTION OF PLATE/SILL (R403.1.6)
	E	9. <u>STEEL MANUFACTURER TO FIELD MEASURE PRIO</u> TO FABRICATION.
	8'-2" ADDITION	10. A RETAINING WALL REQUIRES A FOUNDATION WAL TO HAVE SUPPORT ON BOTH THE TOP AND BOTTO PRIOR TO BACKFILLING. AS PER SECTION R404.1.1
	2'-10"	8"x16" LOUVERED VENT=128 SQ INCH
		STAIR NOTES
12'-8 ¹ /2"		1. STAIR SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT PRIOR TO FABRICATION
	=	 STAIRS TO HAVE A MAX. RISER OF 8 ¼" AND A MIN TREAD OF 9" AS DED P311 AND P311 7 7
SLAB ON GRADE 4000 P.S.I. CONC. 4" CONC. SLAB ON 4" CRUSHED STONE	15'-2" ADDITION 57'-0" EXISTING 61	 CONTRACTOR TO PROVIDE PULL DOWN STAIR UN ON SECOND FLOOR
6 MIL. POLY. V.B.		NOTE: THESE DRAWINGS ARE NOT TO BE REPRODUC IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROW (WILLIAM G. BROWN ARCHITECTS)
		NOT VALID UNLESS SIGNED AND SEALE
	SETBACK - 39'-0"	Int
	YARD	
B ON E	25' SID EXISTING	William G. Brown, Architects A R C H I T E C T U R E P L A N N I N G 241 Madison Avenue Wyckoff, NJ 07481 PH: 201-891-3285 FAX: 201-891-3695 WEBSITE: WilliamGBrown.com
		William G.Brown Jr. CT ARCH 8445 NY ARCH 018837 NJ ARCH 10226 PA ARCH RA-011586-B VA ARCH RA-007125 FL ARCH AR99022
50' FRONT YARD SETBACK]	
		18 GLORIA DRIVE ALLENDALE, NJ (Peter & Katherine)
GENERAL	FRAMING LEGEND :	PROJECT NUMBER:20-218SCALE:1/4"= 1'-0"DRAWN BY:AGCHECKED BY:SUPV
TOR RST = EXISTIN = WALLS = NEW CO	IG CONSTRUCTION TO REMAIN ABOVE ONSTRUCTION	DATE: AUGUST 30, 2021; SEPTEMBER 13, 2021 OCTOBER 13, 2021
	M.U. WALL	ISSUED FOR PERMIT: OCTOBER 20. 2021
= NEW CO	ONCRETE WALL	DRAWING #

----- = NEW JOIST MEMBER

	TO BE STRIPPED PRIOR TO BACKFILLING
2.	STEEL REINFORCING BARS ARE TO BE USED IN FOOTINGS SIZED AND LOCATED AS SHOWN ON PLANS AND BE FREE FORM GREASE, OIL, RUST OR SCALE
3.	CONCRETE MASONRY UNITS TO BE OF LOAD BEARING TYPE WITH TOP AND BOTTOM COURSES FILLED SOLID. ANCHOR BOLTS TO BE ½" DIAMETER AND INSTALLED AT 4'-0" O.C MIN
4.	ALL TILE FLOORS TO BE SET IN MUD.
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6.	LANDINGS OUTSIDE EGRESS DOORS TO HAVE MIN.DEPTH OF 36"IN DIRECTION OF TRAVEL AS PER THE NJ EDITION OF INTERNATIONAL RES. CODE 2018 SECTION R11.3
7.	CONTROL JOINT SPACING OF 15-25 FT SQUARE RECOMMENDED
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9.	STEEL MANUFACTURER TO FIELD MEASURE PRIOR TO FABRICATION.
10. A	A RETAINING WALL REQUIRES A FOUNDATION WALL TO HAVE SUPPORT ON BOTH THE TOP AND BOTTOM PRIOR TO BACKFILLING. S PER SECTION R404.1.1
<u> </u>	
╧	8"x16" LOUVERED VENT=128 SQ INCH
S	TAIR NOTES
1.	STAIR SHOP DRAWINGS TO BE PROVIDED TO
2	ARCHITECT PRIOR TO FABRICATION
Ζ.	TREAD OF 9" AS PER R311 AND R311.7.7
3.	CONTRACTOR TO PROVIDE PULL DOWN STAIR UNIT ON SECOND FLOOR
NC IN AU (W	TE: THESE DRAWINGS ARE NOT TO BE REPRODUCED ANY MANNER WITHOUT THE EXPRESS WRITTEN ITHORIZATION OF THE ARCHITECT WILLIAM G. BROWN. ILLIAM G. BROWN ARCHITECTS)
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ALL CONCRETE USED SHALL HAVE A COMPRESSIVE

RES 2020

A-2

3 OF 9



SCALE: 1/4"=1'-0"



ENERGY STAR REQUIREMENTS

WHOLE HOUSE THERMAL EFFICIENCY: EPA THERMAL BYPASS INSPECTION CHECKLIST & AIR BARRIER, INSULATION CHECKLIST

- 1. ENERGY EFFICIENT LIGHTING: SEE www. njenergystarhomes.com
- 2. MECHANICAL VENTILATION SYSTEM: HVAC NTEGRATED WHOLE-HOUSE VENTILATION SYSTEM
- 3. HIGH EFFICIENCY CENTRAL HEATING AND COOLING SYSTEMS: CENTRAL AIR CONDITIONING SYSTEMS AND HEAT PUMPS MUST BE PROPERLY SIZED PRE ACCA MANUAL J
- 4. AIR TIGHT DUCTWORK: BUILDING CAVITIES MAY NOT BE USED AS DUCTS; THE ENTIRE SYSTEMS MUST BE FULLY DUCTED
- 5. INSULATION VERIFIED: INSULATION IS INSPECTED PRIOR TO DRYWALL AND ASSESSED A GRADE LEVEL BASED ON INSULATION QUALITY
- 6. CONTRACTOR TO FOLLOW RESCHECK
- 7. CONTRACTOR TO COMPLY WITH IECC AND ENERGY SUBCODE, NJAC 5:23-3.18

WILLIAM G. BROWN, ARCHITECTS CALCULATES SQUARE FOOTAGE FROM THE INSIDE FRAME LINE DIMENSIONS, GARAGE SQUARE FOOTAGE LINE DIMENSIONS. GARAGE SQUARE FOOTAGE IS NOT INCLUDED IN THE TOTAL LIVEABLE SQUARE FOOTAGE. IN ADDITION, STAIRWELLS AND FIREPLACE MASSES ARE ONLY INCLUDED ONCE WITH THE MAIN LEVEL FIGURES

BUILDING DATA USE GROUP CONSTRUCTION CLASS	R5 VB	
<u>BUILDING AREA</u> EX'G BUILDING FOOTPRINT NEW BUILDING FOOTPRINT TOTAL BUILDING FOOTPRINT	2,074 492 2,568	SQFT SQFT SQFT
EX'G BASEMENT	816	SQFT
NEW BASEMENT	0	SQFT
EX'G GARAGE	400	SQFT
NEW GARAGE	109	SQFT
EX'G FIRST FLOOR	1,430	SQFT
NEW FIRST FLOOR	248	SQFT
EX'G SECOND FLOOR	1,139	SQFT
NEW SECOND FLOOR	0	SQFT
EX'G LIVABLE SFTG.	2,569	SQFT
NEW LIVABLE SFTG.	248	SQFT
CONTAINED VOLUME	12,285	CUFT
	BUILDING DATA USE GROUP CONSTRUCTION CLASSBUILDING AREA EX'G BUILDING FOOTPRINT TOTAL BUILDING FOOTPRINT TOTAL BUILDING FOOTPRINTEX'G BASEMENT NEW BASEMENTEX'G GARAGE NEW GARAGEEX'G FIRST FLOOR NEW FIRST FLOOR NEW SECOND FLOOREX'G LIVABLE SFTG. NEW LIVABLE SFTG.CONTAINED VOLUME	BUILDING DATA USE GROUP CONSTRUCTION CLASSR5 VBBUILDING AREA EX'G BUILDING FOOTPRINT NEW BUILDING FOOTPRINT TOTAL BUILDING FOOTPRINT TOTAL BUILDING FOOTPRINT2,074 492 2,568EX'G BASEMENT NEW BASEMENT816 0EX'G GARAGE NEW GARAGE400 109EX'G FIRST FLOOR NEW FIRST FLOOR1,430 248EX'G SECOND FLOOR NEW SECOND FLOOR1,139 0EX'G LIVABLE SFTG. NEW LIVABLE SFTG.2,569 248CONTAINED VOLUME12,285

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DRAWING #



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



		GENERAL LEGEND :
	=	EXISTING CONSTRUCTION TO REMAIN
	=	EXISTING CONSTRUCTION TO BE REMOVED
//////	=	NEW CONSTRUCTION
	=	NEW C.M.U. WALL
	=	NEW CONCRETE WALL

- CARPENTRY NOTES
- 1. ALL FRAMING LUMBER IS TO BE DOUGLAS FIR WITH Fb-1500 PSI AND BE OF STRUCTURAL GRADE.
- 2. ALL DOOR AND WINDOW HEADERS TO BE 2-2"X12" UNLESS NOTED OTHERWISE.
- 3. ALL DOORS LABELED ARE TO BE 2'-8"X6'-8" SOLID 6 PANEL MASONITE. AS PER CODE, UNLESS OTHERWISE NOTED.
- 4. ALL DOORS LABELED (D-8) ARE TO BE 2'-8"X8'-0" SOLID CORE 2 PANEL OVATION AS PER CODE, UNLESS OTHERWISE NOTED $(1 \frac{3}{4})$, 4 HINGES)
- 5. PERIMETER WALLS FRAMING TO BE 2X6 AT 16" O.C WITH SINGLE CONTINUOUS SOLE PLATE AND DOUBLE CONTINUOUS TOP PLATE JOINTS TO BE STAGGERED.
- 6. INTERIOR PARTITION FRAMING TO BE 2X4 AT 16" O.C WITH SINGLE CONTINUOUS SOLE PLATE AND DOUBLE CONTINUOUS TOP PLATE JOINTS TO BE STAGGERED.
- 7. ALL WALLS OVER 8'-0" HIGH ARE TO RECEIVE FIRE BLOCKING AT MIDPOINT.
- 8. SILLS ON BLOCK WALLS TO BE WOLMANIZED.
- 9. WINDOWS AND SLIDING DOORS GLASS DOORS TO BE DONE BY: TOWER WINDOWS 1-800-490-1011
- 10. ALL EXTERIOR WALLS, ROOF OR CEILING TO HAVE FULL=THICK BATT INSULATION.
- 11. WALLS TO BE 6" WHERE ANY 2" OR LARGER HORIZONTAL HOLE IS DRILLED .
- 12. TJI HOLE TO BE DRILLED FOLLOWING MANUFACTURES CALCULATIONS TJI'S CAN'T BE NOTCHED.
- 13. CONTRACTOR'S MAY USE TJI'S AS AN ALTERNATE, W/ EQUAL OR GREATER STRENGTH MUST NOTIFY ARCHITECT.
- 14. ALL WOOD FRAMING MEMBERS, INCLUDING SHEATHING, WHICH REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF APPROVED NATURALLY DURABLE AND PRESERVATIVE-TREATED WOOD, INCLUDING LUMBER ON CONCRETE
- 15. FIRE BLOCKING SHALL BE PROVIDED AT WALL/CEILING INTERSECTION FOR BOTH INTERIOR PARTITIONS AND PERIMETER WALL; ALSO HORIZONTALLY EVERY TEN FEET.
- 16. INSULATOR TO INSTALL STYROFOAM BAFFLES WHERE NEEDED FOR VENTING

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ADDITION / RENOVATION FOR: MR. AND MRS. MIROS 18 GLORIA DRIVE ALLENDALE, NJ (Peter & Katherine)
DRAWING TITLE:
SECOND FLOOR PLAN
PROJECT NUMBER: 20-218 SCALE: 1/4"= 1'-0"
DRAWN BY: AG CHECKED BY: SUPV
DATE: AUGUST 30, 2021; SEPTEMBER 13, 2021 OCTOBER 13, 2021

ISSUED FOR PERMIT: OCTOBER 20, 2021



DRAWING #

BUILDING HEIGHT/RIDGE HEIGHT TO BE VERIFIED BY SITE ENGINEER PRIOR TO CONSTRUCTION. BUILDING HEIGHT MAXIMUM TO BE: 35'-0" AS PER LOCAL ORDINANCE

DRIP EDGE NOTE:

DRIP EDGE TO BE PROVIDED ON EAVES AND RAKES ON ALL SHINGLE ROOFS, AS PER R905.2.8.5.

KICK OUT FLASHING:

KICK OUT FLASHING TO BE PROVIDED ON ALL AT ROOF FASCIA TO WALL / ROOF INTERFACE. AS PER R905.2.8.3

NOTE; MIN 6" PROTECTION CLEARANCE FROM GRADE AS PER SECTION R317.1 NOTE 5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER

NOTE: WINDOW HEAD HT. MAY BE ADJUSTED FOR 8', 9', OR 10' CEILING HEIGHT.

GRADE DRAINAGE SLOPE:

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET, AS PER R401.3.

REAR ELEVATION

SCALE: 1/4"=1'-0"





LEFT ELEVATION

SCALE: 1/4"=1'-0"

WINDOW NOTES

EG IND EDI COI	ICATES AN EGRESS WINDOW AS PER THE N.J. TION OF THE INTERNATIONAL RESIDENTIAL DE-2018
1. EGRESS W CLEAF SHALL	INDOWS HALL HAVE NO LESS THAN 5.7 SQFT R OPENING, THE BOTTOM OF THE CLEAR OPENING BE NO MORE THAN 44" A.F.F
2. WINDOW ONE EG	SUPPLIER TO VERIFY THAT THERE IS AT LEAST RESS WINDOW UNIT IN EACH BEDROOM.
3. ALL TEMP OF THE	PERED WINDOWS TO BE AS PER THE NJ. EDITION INTERNATIONAL RESIDENTIAL CODE-2018
4. WINDOW CLG HE	HEAD HT, MAY BE ADJUSTED FOR 8', 9' OR 10' IGHT.
5. CONTRAC PROVID PLANS A TEMPEF CODE.	CTOR SHALL NOT ORDER WINDOWS WITHOUT ING WINDOW MANUFACTURER WITH ALL FLOOR AND ELEVATIONS TO DETERMINE SIZES, RING, AND EGRESS REQUIREMENTS AS PER
6. WINDOW OF AN C ABOVE LOWES SHALL E FLOOR LOCATE PERMIT DIAMET LOCATE	SILLS: IN DWELLING UNITS, WHERE THE OPENING OPERABLE WINDOW IS LOCATED MORE THAN 72" THE FINISHED GRADE OR SURFACE BELOW, THE T PART OF THE CLEAR OPENING OF THE WINDOW BE A MINIMUM OF 24" ABOVE THE FINISHED OF THE ROOM IN WHICH THE WINDOW IS D. OPERABLE SECTIONS OF WINDOWS SHALL NOT OPENINGS THAT ALLOW PASSAGE OF A 4" ER SPHERE WHERE SUCH OPENINGS ARE D WITHIN 24" OF THE FINISHED FLOOR. R312.2.1
6.1. EXC 6.1.1.	CEPTIONS: WINDOWS WHOSE OPENINGS WILL NO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENIN WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
6.1.2.	OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R612.3.
6.1.3.	OPENINGS THAT ARE PROVIDED WITH FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
6.1.4.	WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION

- R312.2.2 ALL NEW WINDOWS MUST BE AT LEAST 24" OVER 6.1.5. FINISHED FLOOR R.312.2
- IN ZONE A FLOOD HAZARD AREAS REQUIRE A MINIMUM OF ONE FOOT OF FREEBOARD FOR DWELLINGS AS PER SECTION R322.2.1 IRC 2018

CHIMNEY NOTE

MASONRY CHIMNEY OUTLETS SHALL TERMINATE NO LESS THAN 3-0" FROM THE HIGHEST POINT THAT THE CHIMNEY PENETRATES THE ROOF. CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE ANY PORTION OF THE BUILDING WITH IN 10'-0". AS PER INT. RES CODE 2018 SEC. R100.3

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ADDITION / RENOVATION FOR: MR. AND MRS. MIROS 18 GLORIA DRIVE ALLENDALE, NJ (Peter & Katherine)

REAR & SIDE ELEVATIONS

PROJECT NUMBER:	20-218	SCALE:	1⁄4"= 1'-0"
DRAWN BY:	AG	CHECKED BY:	SUPV
DATE:			
	2021. 000		2021

AUGUST 30, 2021; SEPTEMBER 13, 2021 OCTOBER 13, 2021

ISSUED FOR PERMIT: OCTOBER 20, 2021

A-5

6 OF 9

DRAWING ±



ROOM FINISH SCHEDULE

WALLS

5/8" GYP.BD.

1/2" GYP.BD.

1/2" GYP.BD.

1/2" GYP.BD.

1/2" GYP.BD.

FLOOR

MATERIAL

CONCRETE

2 1/4" OAK

2 1/4" OAK

BASE

NONE

WOOD

WOOD

FLOOR CONSTRUCTION: 3/4" T&G 4"-0"X8"-0" ADVANTECK FLOOR SYSTEM
USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS. USE
PLYWOOD UNDERLAYMENT FLOORING WITH EXTERIOR GLUE IN ALL BATH AND
TOILET AREAS.
EXTERIOR WALL SHEATHING: 1" EXTRUDED FOAM BOARDS WITH 1/2"X48" WIDE
C-D EXT. PLYWOOD BOTH DIRECTIONS AT ALL CORNERS . (MINIMUM R-5)
ALL INTERIOR WALLS AND CEILINGS ARE TO BE COVERED WITH GYPSOM BOARD WITH METAL CORNER REINFORCING TARE. ELOAT AND SAND (3
COATS) GARAGE WALLS AND CEILINGS TO BE COVERED WITH 5/8" FIRE CODE
GYP. BOARD. W/A UL RATING NO. L537
WALLS TO BE 6" WHERE ANY 2" DIA. OR GREATER PLUMB, PIPE, IS TO PASS
THROUGH
MIN. 9" TREAD. MAX 8 1/4" RISER, WINDERS SHALL HAVE MIN. 6" AT ANY POINT
ERIOR TRIM AND FINISHES TO BE SELECTED BY OWNER.
CRULAM" MANUFACTURED BY TRUSS JUIST CORP., BUISE, IDAHU. BENDING
ECK WITH YOUR LOCAL TRUSS MANUFACTURER FOR LOCAL AVAILABILITY
NTRACTOR TO ALLOW FOR AN ADDITIONAL 100 LIN. FT. OF MICROLAM WHEN
CING, TO BE SPECIFIED AT THE DISCRETION OF THE OWNER AND ARCHITECT.
WOOD RESTING ON MASONRY TO BE PRESSURE TREATED, INCLUDING ALL
. FRAMING TO BEAR NOT LESS THAN 1 1/2" ON MT. STIRRUPS, HANGERS, OR A
WINAL LEDGER STRIP AND NOT LESS THAN, 3' ON WASONRY ST FROM OPPOSITE DIRECTIONS MUST OVERLAP NO LESS THAN 3" AND MUST
SECURELY FASTENED
PSON STRONG BASE AND CAPITALS SHALL BE PROVIDED TO ALL EXTERIOR
LUMNS. (ABU STYLE)
LLANEOUS: ESS OTHERWISE NOTED PROVIDE:
R-21 INSULATION IN 6" EXTERIOR WALLS
R-38 BATT INSULATION IN ALL FLOORS
R-49 CEILING OR RAFTERS OR ADJACENT TO THE EXTERIOR OR TO UNHEATED
SPACES
ATTIC DUCTWORK MIN R-VALUE AS PER M106.4.5 MIN. R-VALUE TO BE R-8
INSTALL 6 MIL. POLYETHYLENE VAPOR BARRIERS AGAINST INSIDE OF ALL
1/2" RIGID INSULATION AT MASONRY FOUNDATION WALLS (MINIMUM R-5)
INSULATING DOUBLE GLAZING AT ALL EXTERIOR GLASS AREAS. AND
TEMPERED GLASS IN ALL SLIDING GLASS DOORS AND WINDOWS WITH
EXPOSED GLASS LESS THAN 18" ABOVE FLOOR.& AS PER THE N.J. STATE
BUILDING CODE.
CAULKING AT ALL SASH, SLIDING GLASS DOORS, ENTRANCE DOORS AND
VALLEYS & ON ALL HIPS

10. CONTRACTOR MAY USE GPI'S AS AN ALTERNATE WITH EQUAL OR GREATER STRENGTH. 11. CONTRACTOR TO FILL AIR BARRIER AND INSULATION CHECKLIST, IF REQUIRED 12. CONTRACTOR TO PROVIDE MAKEUP AIR FOR ALL KITCHEN EXHUAST FANS OVER 400 CFM, WITH A FAN OR GRAVITY DAMPER LOUVER AS PER 2018 MECHANICAL CODE. 13. CONTRACTOR SHOULD INCLUDE BLOWER DOOR TEST BASED ON MECHANICAL EQUIPMENT LOCATION DURING CONSTRUCTION

14. CONTRACTOR TO VERIFY HEIGHT OF WATER TABLE. BASMENT FLOOR HEIGHT MAY BASED ON BASED ON SOIL CONDITIONS & WATERTABLE HEIGHT 15. DRIP EDGE TO BE PROVIDED ON EAVES AND RAKES ON ALL SHINGLE ROOFS, AS PER R905.2.8.5. 16. CONCRETE AND MASONRY FOUNDATION DAMPPROOFING AT SLAB ON GRADE IN CRAWL SPACE AND GARAGE SHALL HAVE BITUMINOUS COATING. FOR MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8-INCH PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE

DAMPPROOFED WITH BITUMINOUS COATING. AS PER CODE R406.1

103 MODIFIED PANTRY 2 1/4" OAK WOOD 104 RENOVATED MUDROOM 2 1/4" OAK WOOD

102 NEW BREAKFAST AREA

ROOM

NO.

G01 CAR GARAGE

101 NEW LIBRARY



CROWN MOLDING

WINDOW & DOOR

#KB330

#KB222

2x12 RIDGE BEAM 2x8 COLLAR TIES -@ 32" O.C 2x10 @ 16" O.C. HALL S.F. 12" TJI/350 @ 16" O.C ------ 2 1/4" OAK FLOORING - 3/4" PLYSOCRE SHEATHING 12" TJI/350 @ 16" O.C. STEEL BEAM (OR ML. SEE PLAN FOR SIZE) BASEMENT → 3" DIAM. LOLLY COL. 2'x2' CONC. FOOTING

THIS GENERAL SECTION ON THIS DRAWING REPRESENTS AN OVERALL DESIGN CONCEPT IT IS PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN, ARRANGEMENT, AND METHOD OF ASSEMBLY OF THE VARIOUS COMPONENTS. THE SECTION DOES NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR IS ASSUMED TO HAVE REVIEWED THESE PLANS, TO HAVE SEEN THE SUBJECT PROPERTY, AND IS CAPABLE OF EXECUTING THE DETAILED WORK TO ACHIEVE THE INTENDED RESULT. IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP OF THE REGION.

IT IS INCUMBENT UPON THE CONTRACTOR TO REPORT IN WRITING TO THE ARCHITECT, PRIOR TO SUBMISSION OF BID, ANY QUESTIONABLE ERROR OR OMISSIONS, INTENT, OR METHOD OF CONSTRUCTION.

CEILING		DEMARKS	
MATERIAL	HEIGHT	REMARKS	
5/8" GYP.BD.	VERIFY W/ ENGINEERING		
1/2" GYP.BD.	T.M.E.		



F.F.

201-652-1000

BUILDING HT./RIDGE HT. TO BE VERIFIED BY SITE ENGINEER PRIOR TO CONSTRUCTION. BUILDING HEIGHT MAXIMUM TO BE ELEVATIONS FROM LOWEST GRADE AS PER LOCAL ORDINANCE.

IF BACKFILL IS OVER 6'-0" TO 8'-0" MAX USE 12" BLOCK W/#5" REBARS

NOTE

6" 0.C. VERTICALLY.

MATERIAL SUPPLIER TO PROVIDE ENGINEERED PRODUCTS FRAMING LAYOUT AND SUBMIT BEFORE CONSTRUCTION TO ARCHITECT AND BUILDER FOR REVIEW AND APPROVAL.

CHIMNEY NOTE:

MASONRY CHIMNEY OUTLET'S SHALL TERMINATE NO LESS THAN 3'-0" FROM THE HIGHEST POINT THAT THE CHIMNEY PENETRATES THE ROOF. CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE ANY PORTION OF THE BUILDING WITHIN 10'-0". AS PER INT. RES. CODE 2018.

NOTE

- ATTIC DUCTWORK MIN RVALUE AS PER M106.4.5 MIN. R-VALUE TO BE R-8
- BATHROOM EXHAUST NOT TO TERMINATE WITHIN 3 FT OF OPENING, IE. WINDOW OR DOOR AS PER M-1502.2
- DRYER VENT NO TO EXCEED 35 FT, OR AS PER APPLIANCE SPECIFICATION OR SECTION M-1502

SPRAY FOAM NOTE: OPTION TO SPRAYFOAM HOUSE 6" EXT.WALL:2" CLOSED CELI AND 3 ½" R-13 BATT

INSULATION NOTES:

ROOF: 3" CLOSED CELL & 6" R-19 BATT

- R-20 INSULATION IN 6" EXTERIOR WALLS R-30 BATT INSULATION IN ALL FLOORS WHICH
- INCLUDES BASEMENT R-49 CEILING OR RAFTERS OR ADJACENT TO THE EXTERIOR OR TO UNHEATED SPACES
- BASEMENT CEILINGS TO BE 1/2" SHEET ROCK • R-19 BATT INSULATION IN BASEMENT WALLS
- TRIM NOTE:

KUIKEN CLASSICAL KB231/PRIMED CASING TO BE KUIKEN KB 118 CROWN TO BE KB318 WHERE NOTED





FRAMING & PLUMBING NOTES:

- 1. FRAMER TO ADJUST JOIST SPACING TO ACCOMMODATE FOR PLUMBING PIPES.
- 2. DO NOT NOTCH ANY TOP OR BOTTOM FLANGES OF JOISTS.
- 3. CONTRACTOR MAY SUBSTITUTE GPI'S FOR TJI'S, PROVIDING THE STRENGTH IS EQUAL OR OF GREATER STRENGTH.
- 4. ALL DECKS ARE TO BE INSTALLED WITH LATERAL LOAD RESISTANCE PER IRC 2018 R502.2.2.3. FRAMERS TO USE EITHER (2) SIMPSON STRONG-TIE DTT2Z OR LAG BOLTS TO THE WALL PLATES OR CONC. FOUNDATION
- 5. ALL JOIST UNDER TUBS TO BE DOUBLED.
- 6. PRIOR TO MAKING ANY MODIFICATIONS OR CHANGES TO FRAMING, CONTRACTOR MUST OBTAIN APPROVAL FROM ARCHITECT.
- 7. CONTRACTOR MAY NEED TO INSTALL ADDITIONAL LVLS IN AREAS WERE CABINETRY AND COUNTER TOPS WITH INTERIOR, EQUIPMENT'S AND FINISHES MAY ADD TO LOAD
- CONTRACTOR TO ADD 3 ½X12 LVL (2) UNDER ISLAND IF STONE TOP
- 9. TRUSS SUPPLIER MAY PROVIDE TRUSS BLOCKS WITHOUT REQUIRING ENGINEER'S STAMP BY USING WOOD STRUCTURAL PANEL SHEATHING THAT PROVIDES HIGH HEEL BLOCKING.
- 10. THE USE OF AT LEAST ONE KING STUD AT EACH END OF A HEADER IN ADDITION TO REQUIRING JACKS STUDS IS TO PROVIDE SUPPORT IN HEADERS

INSULATION NOTES:

- R-20 INSULATION IN 6" EXTERIOR WALLS
- R-30 BATT INSULATION IN ALL FLOORS WHICH INCLUDES BASEMENT
- R-49 CEILING OR RAFTERS OR ADJACENT TO THE EXTERIOR OR TO UNHEATED SPACES
- BASEMENT CEILINGS TO BE 1/2" SHEET ROCK
- R-19 BATT INSULATION IN BASEMENT WALLS

NOTE:

- 1. ATTIC DUCTWORK MIN RVALUE AS PER M106.4.5 MIN. R-VALUE TO BE R-8
- 2. BATHROOM EXHAUST NOT TO TERMINATE WITHIN 3 FT OF OPENING, IE. WINDOW OR DOOR
- AS PER M-1502.2
 3. DRYER VENT NO TO EXCEED 35 FT, OR AS PER APPLIANCE SPECIFICATION OR SECTION M-1502

NOTE:

MATERIAL SUPPLIER TO PROVIDE ENGINEERED PRODUCTS FRAMING LAYOUT AND SUBMIT BEFORE CONSTRUCTION TO ARCHITECT AND BUILDER FOR REVIEW AND APPROVAL.



TYP. BEAM MOUNTING DETAIL

SCALE: 1-1/2"=1'-0"





SECOND FLOOR FRAMING PLAN

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

DESIGN LOADS

ROOF:	
LIVE LOAD:	30.0 PSF
DEAD LOAD:	8.0 PSF
TOTAL	38.0 PSF
FLOORS:	
LIVE LOAD:	40.0 PSF
DEAD LOAD:	10.0 PSF
TOTAL	50.0 PSF
CEILINGS (no storage above)	
LIVE LOAD:	0,0 PSF
DEAD LOAD:	8.0 PSF
TOTAL	8.0 PSF
CEILINGS (storage above)	
LIVE LOAD:	30.0 PSF
DEAD LOAD:	8.0 PSF
TOTAL	38.0 PSF

FRAMING LEGEND

INDICATES DIRECTION OF FRAMING
INDICATES EXTENT OF FRAMING
(P) = 18" DIAMETER CONC PIER
BP = INDICATES MIN. 10" DEPTH BEAM POCKET
L = INDICATES 2-2x10 LINTEL
W = INDICATES WOLMANIZED LUMBER
(H) = 1 3/4"X12"ML
V = 1 3/4"X12"ML
DP = BEAM DROPPED BELOW CEILING
FWC= BEAM FLUSH WITH CEILING
FWF = BEAM FLUSH WITH FLOOR ABOVE
V.I.F. = VERIFY IN FIELD

HVAC NOTES:

- 1. THESE SYSTEMS ARE TO BE DESIGNED AND SPECIFIED BY GENERAL CONTRACTOR WITH HIS RESPECTIVE SUB-CONTRACTORS. (MECH.)
- 2. ALL INSTALLATIONS ARE TO BE COMPLETE TO PROVIDE EVEN AND BALANCED HEATING AND COOLING ACCORDING TO CURRENT TRADE PRACTICES AND COMFORT LEVELS.
- 3. ALL EQUIPMENT TO BE TRANE VARIABLE HIGH SPEED HVAC UNITS HIGH EFFICIENCY

NOTE: THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROWN. (WILLIAM G. BROWN ARCHITECTS)

NOT VALID UNLESS SIGNED AND SEALED

1 MWilliam G. Brown, Architects ARCHITECTURE PLANNING 241 Madison Avenue Wyckoff, NJ 07481 PH: 201-891-3285 FAX: 201-891-3695 WEBSITE: WilliamGBrown.com EMAIL: bill@williamgbrown.com William G.Brown Jr CT ARCH 8445 NY ARCH 018837 NJ ARCH 10226 PA ARCH RA-011586-B VA ARCH RA-007125 FL ARCH AR99022 ADDITION / RENOVATION FOR: MR. AND MRS. MIROS 18 GLORIA DRIVE ALLENDALE, NJ (Peter & Katherine) DRAWING TITLE: FIRST FLOOR PLAN SECOND FLOOR FRAMING PLAN PROJECT NUMBER: 20-218 SCALE: 1⁄4"= 1'-0" CHECKED BY: SUPV DRAWN BY: AG DATE: AUGUST 30, 2021; SEPTEMBER 13, 2021 OCTOBER 13, 2021

ISSUED FOR PERMIT: OCTOBER 20, 2021



DRAWING #

ELECTRICAL NOTES

- 1. ALL WORK TO COMPLY WITH THE NATIONAL ELECTRIC CODE (LATEST EDITION) FOR THIS TYPE OF INSTALLATION.
- 2. ALL WORK SHALL RUN CONCEALED WITHIN THE FINISHED SPACES AND CONTRACTOR IS TO PROVIDE ALL WIRING, DEVICES, SMOKE DETECTORS, SWITCHES, OUTLETS, JUNCTION BOXES, ETC. FOR A COMPLETE INSTALLATION AS SHOWN.
- 3. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A NEW JERSEY LICENSED ELECTRICIAN.
- 4. SMOKE DETECTORS TO BE INSTALLED IN ALL NEW AND EXISTING BEDROOMS, WITHIN 10'-0" OF ALL BEDROOM DOORS, IN HALL WAYS AND ON EACH LEVEL OF RESIDENCE INCLUDING THE BASEMENT AND ATTIC. SMOKE DETECTORS TO BE LOW VOLTAGE WITH BATTERY BACK-UP, INTER-CONNECTED AND CONFORM TO THE NJ EDITION OF THE INTERNATIONAL RESIDENTIAL CODE 2018
- 5. THE CONSTRUCTION CODE OFFICIAL SHALL CONTACT THE ARCHITECT WITH ANY REVISIONS.
- 6. LIGHT SWITCHES, DIMMERS, WALL OUTLETS AND PHONE JACKS TO BE : DECORA DESIGNER LINE DEVICES LEVITON MANUFACTURING CO. INC. 59-25 LITTLE NECK PKWY. LITTLE NECK, NY 11362
- 7. ALL LIGHT FIXTURES TO BE: LIGHTOLIER 1011 AVENUE OF THE AMERICAS, NEW YORK, NY 10018
- 8. WALL SWITCHES TO BE 36" ABOVE FINISHED FLOOR.
- 9. PLUMBER TO LOCATE VANITIES AT 42" ABOVE THE FINISHED FLOOR

10. CARBON MONOXIDE ALARMS TO MATCH THE FORMAT FOR SMOKE ALARMS AS PER SECTION R315

PLUMBING NOTES

- 1. VENT & DRAIN LINES TO BE P.V.C PLASTIC PIPE
- 2. WATER SUPPLY LINES TO BE HARD COPPER
- 3. PROVIDE SHUT OFF VALVES AT ALL SUPPLY LINE FIXTURE
- 4. ALL WORK TO COMPLY WITH NATIONAL STANDARD PLUMBING CODE (LATES EDITION) FOR THIS TYPE OF INSTALLATION.
- ALL MATERIALS INSTALLED TO BE NEW AND OF FIRST QUALITY, ALL ROUGH WORK INSTALLED SHALL PASS ALL REQUIRED INSPECTIONS BEFORE PROCEEDING WITH FINISHED WORK.
- HOT WATER HEATER TO BE ADEQUATE SIZE TO SUPPLY ALL FIXTURES.
- ALL WORK TO BE DONE UNDER THE SUPERVISION OF A LICENSED PLUMBER
- 8. ALL SHOWERS TO BE FULL TILE.
- PLUMBING VALVES, FAUCETS, AND ACCESSORIES TO BE 9. MOEN, MOEN GROUP, 377 WOODLAND AVE, ELYRIAN, OHIO
- 10. BUILDING DEPT. MAY REQUIRE WATER SERVICE TO BE UPGRADED: PLUMBING CONTRACTOR TO VERIFY AND INCLUDE IN BID IF REQUIRED

NOTE:

- 1. ATTIC DUCTWORK MIN RVALUE AS PER M106.4.5 MIN. R-VALUE TO BE R-8 2. BATHROOM EXHAUST NOT TO TERMINATE
- WITHIN 3 FT OF OPENING, IE. WINDOW OR DOOR AS PER M-1502.2
- 3. DRYER VENT NO TO EXCEED 35 FT, OR AS PER APPLIANCE SPECIFICATION OR SECTION M-1502

ELECTRICAL NOTE:

IF CONSTRUCTION IS OVER 25 %, CONTRACTOR TO INSTALL SMOKE DETECTORS AND CARBON DETECTORS AS PER CODE IN ALL OTHER AREAS OF RESIDENCE

* THE FOLLOWING CODES ARE ADOPTED THROUGH THE UNIFORM CONSTRUCTION CODE (N.J.A.C. 5:23). * THE UNIFORM CONSTRUCTION CODE CAN BE OBTAINED FROM THE DEPARTMENT OF COMMUNITY AFFAIRS, PUBLICATIONS UNIT AT (609) 984-0040.

CODE (as adopted by NJAC 5:23)	OBTAINED FROM	CONTACT INFO.	ADAPTATION DATE
BUILDING SUBCODE (NJAC 5:23-3.14) International Building Code/2018, NJ ed (IBC w/ NJ edits from 3.14) · Corrected pages (NJ errata) · Corrected sections (ICC errata) Other referenced I-Codes (IFC/2018; ISPSC/2018; etc.) Other referenced ICC Standards (ICC/ANSI A117.1-2009; ICC 300-2017; etc.)	International Code Council, Inc. (ICC)	(888) 422-7233 4051West Flossmoor Road Country Club Hills, Illinois	September 3, 2019
PLUMBING SUBCODE (NJAC 5:23-3.15) National Standard Plumbing Code/2018, NJ ed (NSPC w/ NJ edits from 3.15)	National Association of Plumbing-Heating-Cooling Contractors	(800) 533-7694 or in New Jersey (609) 499-8070	September 3, 2019
ELECTRICAL SUBCODE (NJAC 5:23-3.16) National Electrical Code (NFPA 70)/2017	National Fire Protection Association	(617) 770- 3000 4051 West Flossmoor Road Country Club Hills, Illinois	September 3, 2019
ENERGY SUBCODE (NJAC 5:23-3.18) International Energy Conservation Code/2018 (Low-Rise Residential) ASHRAE 90.1-2016 (Commercial & all other Residential)	International Code Council, Inc. (ICC) American Society of Heating, Refrigeration & Air Conditioning Engineers, Inc. (ASHRAE)	(888)-422-7233 4051 West Flossmoor Road Country Club Hills, Illinois ASHRAE (800) 527-4723	September 3, 2019
MECHANICAL SUBCODE (NJAC 5:23-3.20) International Mechanical Code/2018	International Code Council, Inc. (ICC)	(888)-422-7233 4051 West Flossmoor Road Country Club Hills, Illinois	September 3, 2019
ONE- AND TWO-FAMILY DWELLING SUBCODE (NJAC 5:23-3.21) International Residential Code/2018, NJ ed (IRC w/ NJ edits from 3.21) * Corrected pages (NJ errata) * Corrected sections (ICC errata) Other referenced I-Codes (ISPSC/2018; etc.)	International Code Council, Inc. (ICC)	(888)-422-7233 4051 West Flossmoor Road Country Club Hills, Illinois	September 3, 2019
FUEL GAS SUBCODE (NJAC 5:23-3.22) International Fuel Gas Code/2018	International Code Council, Inc. (ICC)	(888)-422-7233 4051 West Flossmoor Road Country Club Hills, Illinois	September 3, 2019
REHABILITATION SUBCODE (NJAC 5:23-6) NJUCC, Subchapter 6	State of New Jersey Dept. of Community Affairs, Division of Codes & Standards	Division of Codes and Standards Contact Information (609) - 984 - 0040	Updated as Necessary (current as of 08/20/18) 2018 I-code update coming soon
BARRIER FREE SUBCODE (Chapter 11 of IBC/2018 & NJAC 5:23-7)	State of New Jersey Dept. of Community Affairs, Division of Codes & Standards	Division of Codes and Standards Contact Information (609) - 984 - 0040 - ANSI - 11 QWAR 42ND STREET NEW YORK, NU 10036	September 3, 2019
ELEVATOR SUBCODE (NJAC 5:23-12) American Society of Mechanical Engineers (ASME)	State of New Jersey Dept. of Community Affairs, Division of Codes & Standards	Division of Codes and Standards Contact Information (609) - 984 - 0040 - ASME - TWO PARK AVENUE NEW YORK, NY 10016-5990 (800) - 843- 2763	September 3, 2019



SCHEMATIC PLUMBING **RISER DIAGRAM**

SCALE: NTS





ELECTRICAL LEGEND

EQUIPMENT OR APPLIENCE

FOUR (4) SWITCH

SINGLE POLE SWITCH

THREE (3) POLE SWITCH

MARTIN W. KAFAFIAN (NJ, NY, DC BARS) ADOLPH A. ROMEI (NJ, NY BARS) JOHN J. LAMB (NJ BAR) ANTIMO A. DEL VECCHIO (NJ, NY, DC BARS) ROBERT A. BLASS (NJ, NY BARS) ARTHUR N. CHAGARIS (NJ BAR) STEVEN A. WEISFELD (NJ, NY BARS) IRA E. WEINER (NJ BAR) RENATA A. HELSTOSKI (NJ, NY BARS) MICHAEL STERNLIEB (NJ BAR) DANIELE CERVINO (NJ, NY BARS) DANIEL L. STEINHAGEN (NJ, NY BARS) MARTIN R. KAFAFIAN (NJ, NY BARS)

OF COUNSEL ROGER W. BRESLIN, JR. (NJ BAR) THOMAS W. DUNN (NJ BAR) DANA B. COBB (NJ, NY BARS) IRA J. KALTMAN (NJ, NY BARS) MARY ELLEN B. OFFER (NJ, NY BARS) EMERY C. DUELL (NJ, NY BARS) JOSEPH A. RIZZI (NJ BAR) PATRICK J. MONAGHAN, JR. (NJ, NY BARS)



Counsellors at Law 200 Market Street, Suite 401 Montvale, New Jersey 07645

(201) 573-1810

www.beattielaw.com

New York Office: 99 Main Street, Suite 319 Nyack, New York 10960 (845) 512-8584

September 8, 2022

COUNSEL TO THE FIRM BRENDA J. STEWART (NJ BAR) JAMES V. ZARRILLO (NJ, NY BARS) JEANETTE A. ODYNSKI (NJ, NY BARS) CRISTIN M. KEEGAN (NJ, NY BARS) MARIYA GONOR (NJ, NY, PA BARS) BARBARA M. MARTIN (NJ BAR)

IAN M. EASTWICK (NJ, NY BARS) KIMBERLEY A. BRUNNER (NJ, NY BARS) JOSEPH A. DIPISA III (NJ, NY BARS) JASON A. CHERCHIA (NJ, NY BARS) GIANNA C. RICCOBONI (NJ, NY BARS)

RALPH J. PADOVANO (1935-2016) JAMES R. BEATTIE (1935-2021)

Reply to New Jersey Office Writer's Direct Access Email: adelvecchio@beattielaw.com Direct Dial and Fax: (201) 799-2107

OUR FILE NO. 180926-1

By FedEx and Email

Borough of Allendale 500 West Crescent Ave. Allendale, New Jersey 07401

Attention: Linda Garofalo, Land Use Administrator

Re: Hampshire Venture Partners LLC Application for Amended Preliminary and Final Site Plan Approval, Subdivision Approval, Bulk Variance Approval, and Planning Variance for Lot Not Abutting a Public Street Block 1005, Lot 3.01, 11.01, 20.01 and 20.02 (previously known as Block 1005, Lot 3, 11 and 20) 220-230 West Crescent Avenue Allendale, New Jersey

Dear Ms. Garofalo:

This firm represents Hampshire Venture Partners, LLC (the "Applicant") in its application to amend the prior grant of Preliminary and Final Site Plan Approval and Minor Subdivision Approval, permits pursuant to N.J.S.A 40:55D-35 and 36 and associated variance relief and incidental waivers to permit a 1 story municipal recreation/community facility to replace the previously approved municipal use on the Property. In support of this amended application the Applicant submits for your review:

1. Eleven (11) sets of full size copies of the architectural drawings for the Allendale Recreation Center prepared by Z+ Architects, consisting of two (2) sheets each, bearing an issue date of August 15, 2022;

Fifty-Two Years of Service

September 8, 2022 Page 2

- 2. Eleven (11) sets of full size copies of the Preliminary and Final Site Plans for West Crescent Avenue Redevelopment prepared by Lanagan Engineering, consisting of Nineteen (19) sheets each, bearing a revision date of September 6, 2022.
- 3. Eleven (11) copies of Beattie Padovano's letter, dated September 8, 2022, in lieu of a formal application, to amend the Board's prior approval of Preliminary and Final Site Plan Approval and Minor Subdivision Approval, permits pursuant to N.J.S.A 40:55D-35 and 36 and associated variance relief and incidental waivers received on January 20, 2021.

Should you have any questions regarding the enclosed or should you require further information, please do not hesitate to call me.

Very truly yours,

<u>/s/ Antimo A. Del Vecchio</u> Antimo A. Del Vecchio
MARTIN W. KAFAFIAN (NJ, NY, DC BARS) ADOLPH A. ROMEI (NJ, NY BARS) JOHN J. LAMB (NJ BAR) ANTIMO A. DEL VECCHIO (NJ, NY, DC BARS) ROBERT A. BLASS (NJ, NY BARS) ARTHUR N. CHAGARIS (NJ BAR) STEVEN A. WEISFELD (NJ, NY BARS) IRA E. WEINER (NJ BAR) RENATA A. HELSTOSKI (NJ, NY BARS) MICHAEL STERNLIEB (NJ BAR) DANIELE CERVINO (NJ, NY BARS) ARTHUR M. NEISS (NJ, NY BARS) DANIEL L. STEINHAGEN (NJ, NY BARS)

OF COUNSEL ROGER W. BRESLIN, JR. (NJ BAR) THOMAS W. DUNN (NJ BAR) DANA B. COBB (NJ, NY BARS) IRA J. KALTMAN (NJ, NY BARS) MARY ELLEN B. OFFER (NJ, NY BARS) EMERY C. DUELL (NJ, NY BARS) JOSEPH A. RIZZI (NJ BAR) PATRICK J. MONAGHAN, JR. (NJ, NY BARS)



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September 8, 2022

COUNSEL TO THE FIRM BRENDA J. STEWART (NJ BAR) JAMES V. ZARRILLO (NJ, NY BARS) JEANETTE A. ODYNSKI (NJ, NY BARS) CRISTIN M. KEEGAN (NJ, NY BARS) MARIYA GONOR (NJ, NY, PA BARS) BARBARA M. MARTIN (NJ BAR)

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RALPH J. PADOVANO (1935-2016) JAMES R. BEATTIE (1935-2021)

Reply to New Jersey Office Writer's Direct Access Email: adelvecchio@beattielaw.com Direct Dial and Fax: (201) 799-2107

OUR FILE NO. 180926-1

By FedEx and Email

Borough of Allendale 500 West Crescent Ave. Allendale, New Jersey 07401

Attention: Linda Garofalo, Land Use Administrator

Re: Hampshire Venture Partners LLC Application for Amended Preliminary and Final Site Plan Approval, Subdivision Approval, Bulk Variance Approval, and Planning Variance for Lot Not Abutting a Public Street Block 1005, Lot 3.01, 11.01, 20.01 and 20.02 (previously known as Block 1005, Lot 3, 11 and 20) 220-230 West Crescent Avenue Allendale, New Jersey

Dear Ms. Garofalo and Land Use Board Members:

This firm represented Hampshire Venture Partners, LLC (the "Applicant") in its original application before the Board in 2020 for Preliminary and Final Site Plan Approval and Minor Subdivision Approval with variances for Block 1005, Lots 3, 11 and 20, now known as Block 1005, Lot 3.01, 11.01, 20.01 and 20.02 (herein after referred to as the "Property"). The Applicant received approval by Resolution dated January 20, 2021 (attached hereto as Exhibit A) for Preliminary and Final Site Plan Approval and Minor Subdivision Approval, permits pursuant to N.J.S.A 40:55D-35 and 36 and associated variance relief and incidental waivers to redevelop the Property and divide the Property into a total of four (4) lots. Block 1005, Lot 20.01 was approved to be the site of a 2 story municipal building ("Prior Approvals").

Fifty-Two Years of Service

The Applicant submits this letter in lieu of a more formal application to amend the Prior Approvals to allow for the previously approved municipal building to be replaced with a 1 story municipal community/recreational facility.

This change is being proposed in accordance with the adoption of the Amended Redevelopment Plan, Ordinance #22-13 to be adopted on September 8, 2022.

We have submitted this letter application in lieu of a more formal application as instructed. If anything further is required please advise. Thank you for your consideration.

Very truly yours,

<u>/s/ Antimo A. Del Vecchio</u> Antimo A. Del Vecchio

EXHIBIT A



THE BOROUGH OF ALLENDALE

E

R

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E

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J

500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401 WWW.ALLENDALENJ.GOV 201-818-4400

LINDA GAROFALO LAND USE ADMINISTRATOR (201) 818-4400 x212 lindagarofalo@allendalenj.gov

January 21, 2021

Mr. Antimo DelVecchio, Esquire **Beattie Padovano** 50 Chestnut Ridge Road - Suite 208 Montvale, NJ 07645-1845

Land Use Board File No. LUB 2020-08 Re: 220/230 West Crescent Avenue, Allendale, New Jersey 07401 Block 1005, Lots 3, 11 & 20

N

E

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Dear Mr. DelVecchio:

In accordance with N.J.S. 40:55D-10h, enclosed is a certified copy of a Resolution of the Allendale Land Use Board, passed at their January 20, 2021 Meeting, granting variance approval. Copies have also been forwarded to the Allendale Construction Code Office.

Please feel free to contact the Allendale Construction Code Office at 201-818-4400 x208 to determine how to proceed and what permits and fees are necessary.

Also attached is a copy of a Proof of Publication Affidavit showing that the Notice of Decision was published in accordance with N.J.S. 40:55D-10i.

If you have any questions, please do not hesitate to call.

Sincerely,

Linda Garofalo

cc: Bldg. Dept. M. Vreeland C. Botta

Borough of Allendale, New Jersey Office of the Land Use Administrator

PROOF OF PUBLICATION AFFIDAVIT

Date: January 21, 2021

As the duly appointed Land Use Administrator for the Borough of Allendale, in the County of Bergen, State of New Jersey, I, LINDA GAROFALO, hereby certify that the attached Public Notice was published in the January 21, 2021 issue of the The Record newspaper.

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LINDA GAROFALO Land Use Administrator

NOTICE OF DE LAND USE B DROUGH OF AI USE Board USE Board be 221 the Board J action: 221 the Board J action: 221 the Board J 2020-08 UB 21-10 on A PDr Valance Valance to 40:55D-70C The Property Min Valance to 40:55D-70C The Property Min Valance The Property Min Valance The Property Min Valance The Property Min Valance The Propert	CISION CORD OARD LLENDALE LLE that at a the Allendale Id on January took the fol.	ed by Resolu- pplication File to Hampshire LC for Prelimi- oval, Final Site or Subdivison Relief Pur- 4 0:55-35 and is located at the Vernue, Al- the Block 1005 the Tax Assess- torough of Al-	rd all related inspected in unicipal Clerk Building, 500 uve, Allendale, Juding regular nday, through Use Board. Use Board. 21, 2021 IS7552	
BC BC BC BC BC BC BC BC BC BC BC BC BC B	NOTICE OF DE LAND USE BI BOROUGH OF AI PLEASE TAKE NOTI Regular Meeting of Land Use Board he Z0, 2021 the Board lowing action:	Approval was grant tion LUB 21-10 on A Vo. LUB 2020-8 Venture Partners, LI nary Site Plan Approval, Vinn Approval, Varlance suant to 40:55D-70C 36. The property 220/230 W. Crescen Lots 3, 11 & 20 on t ment Map of the B lendale.	The proceedings ar documents may be the Office of the Mi Allendale Municipal West Crescent Aven New Jersey 07401 c business hours Moi By order of the Land Linda Garofalo Land Use Administra The Record: January Fee: \$18.00 (40) 0004	ייי אי אין אין אין אין אין אין אין אין א

DATE: January 20, 2021

Carried Defeated Defeated Defeated

RESOLUTION# LUB 21-10

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen	1		\bigvee			
Daloisio	\checkmark		\bigvee			
Davis		V				
Kistner					\checkmark	
Lovisolo			\checkmark			
Councilman Sasso			1		V	
Sirico			\vee		V /	
Mayor Bernstein						
Chairman Quinn			\bigvee			
Yaccarino - Alt. #1			\bigvee			
Forbes – Alt. #2			\bigvee			

RESOLUTION 21-10

LAND USE BOARD OF THE BOROUGH OF ALLENDALE RESOLUTION APPROVING PRELIMINARY AND FINAL SITE PLAN & MINOR SUBDIVISION OF HAMPSHIRE VENTURE PARTNERS, LLC BLOCK 1005, LOTS 3,11, 20 (a/k/a 220/230 WEST CRESCENT AVENUE)

WHEREAS, the applicant, HAMPSHIRE VENTURE PARTNERS, LLC ("the Applicant"), who is the contract purchaser of the property located at 220/230 West Crescent Avenue, known as Block 1005, Lots 3, 11, 20 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, has applied to the Land Use Board of the Borough of Allendale in an application dated September 30, 2020 for Preliminary and Final Site Plan and Minor Subdivision approval, and associated variance relief and incidental waivers, for proposed minor subdivision and site plan improvements at the premises, which is located in the D-1 industrial

DATE: January 20, 2021

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zone, but subject to the Redevelopment Plan adopted by the Borough dated February 12, 2019, as amended May 12, 2020; and

WHEREAS, the Applicant is seeking site plan and minor subdivision approval to develop and subdivide the properties in accordance with the Borough's Redevelopment Plan at West Crescent Avenue; and

WHEREAS, the subdivision proposes a lot line adjustment between existing Lots 3 and 11 and subdivision of Lot 20 into two new building lots. Each of the four proposed parcels will accommodate a distinct use including public open space, continuation of the existing warehouse use, multifamily development and a new municipal facility fronting West Crescent Avenue; and

WHEREAS, Public Notice having been given by the Applicant in accordance with the requirements of the Municipal Land Use Law; and

WHEREAS, the Land Use Board has reviewed the evidence and testimony of the Applicant, and its professionals, including the applicant's architects, traffic engineer, planner and civil engineer and their respective reports and plans, detailed drainage calculations and environmental reports and testimony, and the testimony of other interested parties desiring to be heard at its public meetings on October 21, 2020, November 18, 2020, December 14, 2020 and December 16, 2020, and

WHEREAS, the Land Use Board has reviewed the reports and heard testimony provided to it by its Engineer, Planner and Traffic Consultant, and considered input from its public safety personnel and professionals; and

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NOW THEREFORE, BE IT RESOLVED by the Borough of Allendale Land Use Board, that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the applicant in accordance with applicable law.

The property is located at 220-230 West Crescent Avenue, known as Block 1005,
 Lots 3, 11, 20 ("the property") on the Tax Map of the Borough of Allendale.

3. The property was declared an "area in need of redevelopment" by the Borough Council on June 28, 2018, and a Redevelopment Plan dated February 12, 2019, amended May 12, 2020, prepared by Benecke Economics, was adopted by the Borough by Ordinance #19-03 and #20-11. The Redevelopment Plan was prepared consistent with the State of New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et seq.

4. A principal purpose of the Redevelopment Plan was the repurposing of the property. The Redevelopment Plan established the objectives for the property and general standards for the repurposing of the properties, including amending the Industrial zoning district (D-1) to permit multifamily residences as an overlay zone. The Redevelopment Plan also envisioned a municipal building and sufficient commercial/industrial space to attract quality commercial tenants and a residential development component consistent with affordable housing requirements.

5. The property is an approximately 9.75-acre tract with 342 feet of frontage on West Crescent Avenue between Hamilton Street and Myrtle Avenue. Lot 3 is centrally located in the

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tract with frontage on West Crescent Avenue and is currently developed and occupied with a twostory warehouse facility. Lot 11 is landlocked and is mostly forested with a paved parking area at the southerly end of the lot serving the warehouse facility. Lot 20 is developed with a one-story industrial building. Additional site improvements within the Redevelopment Area include paved parking and driveway areas, landscaped areas and improvements associated with the several proposed uses and the repurposing of the existing warehouse building for multiple tenants. The developed portion of the site is generally devoid of environmental constraints while the northerly undeveloped portion of Lot 11 is partially located within a 100-year floodplain associated with Ramsey Brook. Development surrounding the property consists of single-family development to the north and east, commercial/industrial development to the south and rail corridor, Ramsey Brook and Borough open space to the west.

6. The application proposed the subdivision of the three existing lots, Block 1005 - Lot 3, 11 and 20, into four new parcels, Block 1005 - Lots 3.01, 11.01, 20.1 and 20.02. The minor subdivision plan depicts a lot line adjustment between existing lots 3 and 11 and a subdivision of existing Lot 20 into two new lots. All of the proposed lots conform to the Redevelopment Plan's minimum bulk requirements. Each lot is intended for a distinct use as follows: Lot 3.01-Warehouse; Lot 11.01-Borough Open Space; Lot 20.01-Municipal Building; Lot 20.02-Residential.

7. The application also seeks variance relief from the Allendale Borough Code since the proposed Borough Hall building will encroach 5 ft into the required 5 ft rear yard setback and

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the proposed multi-family residential building will encroach 5 ft into the required 5 ft side yard setback. Both of these variances exist because the proposed Borough Hall building and the multi-family building are connected to each other in an effort to maximize the borough hall space. Additionally, proposed Lot 3.01 (warehouse lot) and Lot 11.01 (open space lot) will trigger the need for a permit pursuant to NJSA 40:55D-35 and 36 as they rely on access easement to access a public street when public street frontage is required and will not front upon an approved and improved street. At the suggestion of the Board, the applicant agreed to increase the height of the proposed 5-foot-high fence, the maximum height permitted, to 6 feet high requiring variance relief. The application also seeks a design exception/waiver from §147-32.E(3) for Lighting as the proposed foot-candle at the property line is 1.4 fc where the maximum permitted is 0.2 fc, and a waiver for a shared parking arrangement.

- 8. As part of the application, the applicant submitted the following:
- October 5, 2020 Beattie Padovano, LLC correspondence (Antimo A. Del Vecchio) to Borough of Allendale Land Use Administrator;
- Borough of Allendale Lane Use Board Application and associated documents;
- Report entitled, "Environmental Impact Statement, West Crescent Avenue Redevelopment, Block 1005 Lots 3, 11 and 20, Borough of Allendale, Bergen County, New Jersey. The report prepared by Langan (Sean F. Moronski, PP, AICP) is dated September 25, 2020;
- Report entitled, "Stormwater Management Report, for, West Crescent Avenue Redevelopment, Block 1005 Lots 3, 11 and 20, Borough of Allendale, Bergen County, New Jersey. The report prepared by Langan (Kevin J. Webb, PE) is dated September 25, 2020;

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- Report entitled, "Traffic Impact Study, For, West Crescent Avenue Redevelopment, Borough of Allendale, Bergen County, New Jersey. The report prepared by Langan (Karl Pehnke, PE, PTOE and Kerry A. Pehnke, PE) is dated September 25, 2020;
- Plans entitled, "ALTA/NSPS Land Title Survey, Hampshire Venture Partners LLC, 220 & 230 West Crescent Avenue, Lot 2, 11 & 20, Block 1005, Borough of Allendale. The plans prepared by Control Point Associates, Inc. (James D. Sens PLS) consist of two (2) sheets and are dated with a latest revision date of September 23, 2020;
- Plans entitled, "Proposed 70-Unit Residential, Development, Allendale, New Jersey". The plans prepared by DMR Architecture (Kurt Vierheilig, AIA) consist of seven (7) sheets and are dated with a latest revision date of September 25, 2020;
- Plan entitled, "Allendale Industrial, 230 W. Crescent Ave, Allendale, NJ, 07401". The plan prepared by Z+ Architects (Mary Fitzpatrick Scro, RA) is dated September 23, 2020;
- Plans entitled, "Allendale Borough Hall, West Crescent Ave, Allendale, NJ, 07401". The plans prepared by Z+ Architects (Mary Fitzpatrick Scro, RA) consist of three (3) sheets and are dated September 15, 2020;
- Plan entitled, "West Crescent Avenue Redevelopment Minor Subdivision Plan". The plan prepared by Langan (Joseph E. Romano, PLS) is dated November 10, 2020; and
- Plans entitled, "Preliminary and Final Site Plan Application, For, West Crescent Avenue, Redevelopment, Block 1005, Lot 3, 11 & 20, Borough of Allendale, Bergen County, New Jersey". The plans prepared by Langan (Kevin Webb, PE) consist of sixteen (16) sheets and are dated September 25, 2020;

9. The applicant presented testimony from Michael Scro, a licensed professional architect, who testified on the present conditions on the site and the proposed municipal facility. He testified that the proposed municipal facility would be a mixed-use building consisting of administrative offices on two floors, event/assembly space, a basketball court, kitchen and storage space. Mr. Scro testified about the exterior façade of the facility, which would integrate gables and glass to blend with the surrounding residential zone and block the residential structure behind it.

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Mr. Scro also testified about the landscaping, sidewalks and greenery components of the facility. The height of the municipal facility would be forty-three feet, which is compliant with the Redevelopments Plan and zone. Testimony was presented on the need for a variance in the right rear of the facility since there would be no setback from the proposed, adjacent residential multi-family use, and would incorporate a common wall to maximize space. The Borough Engineer and Borough Planner provided commentary and input on the testimony, as did members of the public in attendance on the meeting.

10. The applicant further presented testimony from Kurt Vierheilig, a licensed architect, who testified on the present conditions on the site, and the proposed multi-family residential component of the application. The multi-family residential building would be a "U" shaped structure with an internal courtyard. It would consist of a total of seventy (70) units, of which six (6) units would be classified as "low/moderate income", and an additional three (3) would be "workforce" housing, which is consistent with the Redevelopment Plan. There would be seventeen (17) one-bedroom units, and fifty-three (53) two-bedroom units. The ground floor would contain a lobby area, club spaces, storage and elevators. There is exterior access to the courtyard greenspace through a five-foot pathway, and the main entrance to the building would be on the south side. All mechanicals will be set back on the roof to shield view from below. Every residential unit is designed to be ADA adaptable. He testified that the structure would be aesthetically pleasing and within scale and consistent with the adjacent municipal facility. The height would be forty-seven feet and six inches, which is compliant with the Redevelopment Zone.

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Signage would be on the south side near the main entrance. There will only be one sign and it will be illuminated. The courtyard space will be for passive recreation for residents of the building, and there will be sufficient access for emergency personnel and services. The Borough Engineer and Borough Planner provided commentary and input on the testimony, as did members of the public in attendance on the meeting.

11. The applicant presented further testimony from Michael Scro, a licensed professional architect, who testified about the proposed industrial/warehouse facility. He testified that the existing building would generally remain the same, with internal improvements made to accommodate the conversion of the building to a multi-tenant facility. Other improvements would consist of the installation of glass windows and doors and other minor external improvements to the façade. The present usage of the facility would continue, which is compliant with the Redevelopment Zone. There would be no enlargement or expansion of the structure.. The Borough Engineer and Borough Planner provided commentary and input on the testimony, as did members of the public in attendance on the meeting.

12. The applicant presented testimony from Kevin Webb, a licensed professional engineer, who testified about the present conditions on site and proposed site plan/subdivision. He testified that there would be no disturbance to the small area of wetlands on site. He testified about the reconfiguration of the lot lines to create four lots where three lots now exist, and changes to the internal lot lines. He testified as to ingress/egress from the site. He testified that the proposed Borough Hall and the proposed improvements met all bulk requirements, except for certain setback

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requirements for the multi-family and Borough Hall structures since they were abutting each other on the lot line, which would require a variance. He also testified about the need for a permit pursuant to NJSA 40:55D-35 and 36 and/or variance or waiver for the rear lots since there was no access/frontage on West Crescent Avenue. In all other respects, the site plan was compliant and consistent with the Redevelopment Plan. He testified about vehicular access to and traffic flow on the site, and parking requirements and provisions. He testified that stormwater management was incorporated into the site plan, that impervious coverage would decrease and that there would be improvements to existing stormwater management on site. Landscaping on the site would be maintained and improved, and fencing on the entirety of the northern border would be replaced. Lighting would have shielding installed so as to prevent spillage on residential neighboring properties. Mr. Webb stated that the applicant would agree to comply with all requirements of the written report prepared by Borough Engineer Michael Vreeland, dated October 20, 2020 as conditions of approval. The Borough Engineer and Borough Planner provided commentary and input on the testimony, as did members of the public in attendance on the meeting.

13. The applicant presented testimony from Karl Pehnke, P.E., PTOE, a licensed traffic engineer. Mr. Pehnke testified about the traffic study and parking analysis which he prepared as part of the application. He testified that he used historical data from the County to extrapolate normal and projected traffic conditions in and around the site, in light of the current pandemic. He concluded that the proposed redevelopment would not significantly impact traffic operations and intersection capacity in the redevelopment area. He further testified as to the shared parking

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analysis that he had conducted as part of the application. A shared parking arrangement is permitted as a component of the Redevelopment Plan. The multi-family and municipal office redevelopment is proposed to be supported by 155 parking spaces. The parking supply is comprised of 129 standard parking spaces, 18 compact parking spaces, and 8 accessible parking spaces. The surface lot configuration allows the various tenants/residents to share the parking supply. He testified as to the shared parking model he prepared, and calculated that the redevelopment would have a maximum parking demand of 162 spaces without considerations of shared parking. When consideration is given to shared parking, the calculated individual land use maximum parking demand of 162 spaces is reduced to 105 spaces, a 35% reduction in the maximum parking demand. This would result in a surplus of 50 parking spaces from the maximum parking demand and the proposed parking supply of 155 spaces. He testified that the development's access and internal circulation layout will provide efficient access and on-site circulation, will accommodate passenger vehicles, service vehicles and emergency vehicles, and that the parking supply will adequately accommodate anticipated parking demands. The Borough Engineer, Borough Planner and the Traffic/Parking consultant retained by the Land Use Board all provided commentary and input on the testimony, as did members of the public in attendance on the meeting.

14. The Land Use Board retained Walter Lublanecki, PE, as a Traffic/Parking consultant to review the applicant's Traffic Impact Study, and provide commentary and input on the application. Mr. Lublanecki submitted a report to the Land Use Board, dated December 8,

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2020, and provided testimony to the Board. Mr. Lublanecki stated that the applicant's Traffic Impact Study was prepared in accordance with accepted traffic engineering standards and practices. However, Mr. Lublanecki also conducted an independent traffic count and analysis, and testified that his results and findings were consistent with those submitted by Mr. Pehnke. Mr. Lublanecki made suggestions to avert queuing in the southbound direction on West Crescent Avenue which could tend to block the site driveway and prevent vehicles from turning into and out of the site. He also testified that the maximum parking demand for the residential and office uses will be approximately 110 spaces under his shared parking analysis, and that there are enough spaces to accommodate normal parking demand. He suggested enforcement to limit the size of activities on site to prevent any possible parking encroachment onto neighboring streets or properties.

15. The applicant presented testimony from Paul Grygriel, P.P., a professional planner, who testified about the rationale for proposed variance relief requested in the site plan/subdivision. He testified that the Board could grant the variances under the C(2) criteria of the MLUL, since the benefits of the variance relief outweighed the detriments, and the granting of the variances would have no negative impact on the zone or the public good. He testified that in fact the grant of the variances would be a better alternative than compliance, since they were consistent with the Redevelopment Plan and would have no negative impact on the Master Plan. He further testified that light, air and open space are being maintained even with the variances requested, which is a goal of the MLUL. He further testified that the inclusion of workforce housing and low/moderate

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income housing was consistent with the Master Plan and the Redevelopment Ordinance and further objectives of the Borough, and that all uses on site were also consistent with the Redevelopment Ordinance. He also testified that the use of a 6' high fence where 5' high is permitted was appropriate as it provided a further buffer between the redevelopment of the Property and the adjacent single-family homes. The Borough Planner provided commentary and input on the testimony, as did members of the public in attendance on the meeting.

NOW, THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale on this <u>20th day of January 2021</u> that Preliminary and Final Site Plan and Minor Subdivision approval, permits pursuant to NJSA 40:55D-35 and 36 and associated variance relief and incidental waivers, for the premises at Block 1005, Lots 3, 11, 20 as shown on the Tax Map of the Borough of Allendale, is hereby **GRANTED** subject to the following conditions:

16. All the conditions set forth in the findings of fact of this Resolution are made conditions of this approval and must be adhered to and complied with by the Applicant. The Applicant shall comply with all of the subdivision conditions set forth on the plans set forth in Paragraph 8 of this Resolution and marked as Exhibits during the Public Hearing. (Exhibit A1-A17), including but not limited to "West Crescent Avenue Redevelopment – Minor Subdivision Plan" prepared by Langan (Joseph E. Romano, PLS) dated November 10, 2020 and "Preliminary and Final Site Plan Application For West Crescent Avenue Redevelopment, Block 1005, Lot 3, 11 & 20, Borough of Allendale, Bergen County, New Jersey", prepared by Langan (Kevin Webb, PE) dated September 25, 2020, which may be updated subject to any conditions and revisions as set

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forth in this Resolution. The Applicant shall perfect this subdivision by filing the subdivision by Deeds, for which the Deeds and legal descriptions shall be subject to review and approval by the Land Use Board Engineer and Borough Attorney.

17. The applicant shall make recommendations to Bergen County consistent with the recommendations of the Board's Traffic/Parking consultant, including the following: 1) At the intersection of the site driveway and West Crescent Avenue, "Don't Block the Box" striping should be provided on West Crescent Avenue directing motorists not to block the site driveway and allow vehicles to turn in and out; 2) a flashing "Do Not Block Driveway" sign (sign with perimeter LED lights, solar powered if feasible) should be installed facing southbound traffic on West Crescent Avenue right before the driveway.

18. A curb shall be provided along the south side of the site's access road creating a physical barrier between the site and the property to the south. Curbing shall be continued to the back of the site so that spillover traffic or turnarounds from the adjacent commercial property will be prohibited. The applicant shall further agree not to enter into any easements or shared parking/access arrangement with the commercial property to the south of the premises.

19. Installation of a new six-foot fence along the northern border of the site, with attendant and appropriate buffer landscaping based on the recommendations of the Board Planner, Edward Snieckus, P.P., in his memorandum to the Land Use Board dated December 4, 2020 and his testimony at the Public Hearings. The one-foot increase in height will provide a better and more effective buffer to the adjacent single-family homes. Applicant shall also install a four-foot

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fence along the western property line between the multi-family unit and warehouse, as also set forth in the December 4, 2012 memorandum.

20. There will only be one building mounted sign permitted on the multi-family residence on the south façade and it may be illuminated. Applicant shall consult with the Borough Engineer and/or Borough Planner on final plans for such illumination.

21. Applicant shall comply in all respects with all applicable State, County and Municipal codes, ordinances, rules and regulations, and remain subject to all other governmental approvals prior to development, including any and all State Department of Environmental Protection rules and permits.

22. Approval by the Bergen County Planning Board. If any material changes are required by the Bergen County Planning Board to the plans, as approved by this Resolution of the Allendale Land Use Board, such changes will be brought by the Applicant on a forthwith basis before the Allendale Land Use Board which retains jurisdiction over this application and reserves the right to amend or withdraw its approval of this application.

23. Approval by the Bergen County Soil Conservation District.

24. If necessary in connection with any construction permit, approval by the Borough of Allendale Police Chief and the Borough of Allendale Fire Chief/Fire Prevention Bureau, and the issuance of the proper permits from the Borough of Allendale, including but not limited to, if applicable, Tree Removal Permit, Soil Movement Permit, Plot Plans, and Water and Sewer Connection Permits.

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25. Applicant shall be required to enter into a Redevelopment Agreement (or agreements) to be prepared by the Borough Attorney. The Applicant shall post all necessary fees, and pay all expenses for the Borough's professionals as it pertains to the review of this application and preparation of the Redevelopment Agreement, and post adequate performance guarantees as may be permitted by NJSA 40:55D-1 et. seq. to protect the interests of the Borough and to secure the performance of development.

BE IT FURTHER RESOLVED that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant's and the Borough's professionals, in connection with the testimony that the applicant is entitled to variance relief for setbacks on the multi-family and municipal facilities, and for a six foot fence on the northern property line, due to the fact that the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirements and that the benefits would outweigh any detriment to the public good (N.J.S.A. 40:55 D-70C.(2)).

Specifically, the application (1) relates to the specific piece of property at 220/230 West Crescent Avenue; (2) the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirement by waiving the setback requirement and allowing a six foot fence in this instance since it is a more effective use of property and open space, and since the aesthetics of the property will be significantly improved; (3) the variances can be granted without substantial detriment to the public good since they will have no negative impact on the surrounding properties or the zone; (4) the benefits of the deviation to permit the variance relief will substantially outweigh any detriment and (5) the variance relief will not substantially impair the intent and purpose of the

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zone plan and zoning ordinance, since it will be consistent with the zone plane. As such, in this instance, the granting of the variance will benefit the community in that it represents a better zoning alternative for the property than would a strict adherence to the Zoning Code and Redevelopment Plan.

BE IT FURTHER RESOLVED that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant and the Borough professionals, in connection with the testimony that the applicant is entitled to a waiver to permit shared parking on the site, as permitted in the Redevelopment Plan.

BE IT FURTHER RESOLVED that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant and the Borough professionals, in connection with the testimony that the applicant is entitled to a permit pursuant to NJSA 40:55D-35 and 36 to allow proposed Lot 3.01 (warehouse lot) and Lot 11.01 (open space lot) to rely on access easements since they will not front upon an approved and improved street; and for a waiver of lighting restrictions on the southeast corner of the property since the proposed foot-candle at the property line at this location is 1.4 fc where the maximum permitted is 0.2 fc.

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants approval of Preliminary and Final Site Plan and Minor Subdivision approval, permits pursuant to NJSA 40:55D-35 and 36 and associated variance relief and incidental waivers, subject to the following additional conditions, which shall be complied with prior to the issuance of a construction permit:

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A. All permits, fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be obtained and paid for in full to the Borough of Allendale by the applicant.

B. Applicant and its professionals shall work with the Borough Engineer and Borough Planner in the event that any field adjustments shall be required for the proper construction of the proposed improvements, including any adjustments to drainage and stormwater management, so as not to negatively impact any surrounding properties, signage, and lighting so as to avoid any spotlights or excessive light spillage from the property.

C. Any and all Deeds, Legal Descriptions, Easements and/or Cross-Easements in connection with the subdivision shall be subject to review and approval of the Borough Attorney, Board Attorney and/or Borough Engineer.

BE IT FURTHER RESOLVED construction shall proceed in accordance with this

Resolution, the approved plans and drawings marked in evidence, including any revisions mandated by the Board's professionals, the testimony of the applicant and professionals, and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

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Approved:

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Jan 20, 2021

ALLENDALE LAND USE BOARD

My

KEVIN QUINN, Chairman

Attest:

OSEPO DALOISIO, SECRET ARY

Adopted: January 20, 2021



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REVIT 2020

FOR WEST CRESCENT AVENUE REDEVELOPMENT **BLOCK 1005, LOT 3, 11 & 20 BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY**

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		SHEET INDEX
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE
1	CS001	COVER SHEET
2	GI001	GENERAL INFORMATION SHEET
3	DM101	DEMOLITION PLAN
4	CS101	SITE PLAN
5	CB101	PROPOSED EASEMENT PLAN
6	CG101	GRADING AND DRAINAGE PLAN
7	CG301	DRIVEWAY PROFILE
8	CG302	SIGHT DISTANCE PLAN
9	CU101	UTLITY PLAN
10	LL101	LIGHTING PLAN
11	LL501	LIGHTING NOTES AND DETAILS
12	LP101	LANDSCAPE PLAN
13	LP501	LANDSCAPE NOTES AND DETAILS
14	CE101	SOIL EROSION & SEDIMENT CONTROL PLAN
15	CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS
16	CG201	DRAINAGE AND UTILITY PROFILES
17	CS501	CONSTRUCTION DETAILS 1
18	CS502	CONSTRUCTION DETAILS 2
19	CS503	CONSTRUCTION DETAILS 3
	09/06/2022 REVISED BORO	PUGH HALL 4

09/06/2022	REVISED BOROUGH HALL	4	
12/17/2021	REVISED PER COUNTY REVIEW	3	
06/18/2021	ADDENDUM 1	Λ	
06/18/2021	REVISED PER COUNTY REVIEW	2	
05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1	
Date	Description	No.	KEVIN WEBB PROFESSIONAL ENGINEER
	REVISIONS		NJ Lic. No. 24GE04075100

GENERAL NOTES AND PLAN REFERENCES:

- 1. INFORMATION PERTAINING TO EXISTING PROPERTY BOUNDARY, EASEMENTS, TOPOGRAPHY, AND LOCATION OF EXISTING IMPROVEMENTS FOR THE SUBJECT PROPERTY IS BASED ON A PLAN TITLED, "ALTA/NSPS LAND TITLE SURVEY, HAMPSHIRE VENTURE PARTNERS, LLC" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JANUARY 22, 2019, LAST REVISED JUNE 3, 2021. 2. THE RECORD SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLAN COORDINATE SYSTEM NAD 1983.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988.

CONSTRUCTION NOTES:

- 1. ALL MATERIALS, METHODS OF CONSTRUCTION AND CONSTRUCTION DETAILS SHALL CONFORM TO APPLICABLE STANDARDS OF LOCAL BOROUGH, COUNTY, STATE, MUNICIPAL UTILITIES AUTHORITY AND UTILITY COMPANIES. IN CASE OF CONFLICT, THE STANDARDS OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION THEREOF SHALL GOVERN THE CONTRACTOR SHALL PROVIDE THE BOROUGH ENGINEER WITH SHOP DRAWINGS FOR ALL ITEMS UNDER HIS JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 2. THE BOROUGH ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 72 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
- 3. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS OF THE LOCAL SOIL CONSERVATION DISTRICT.
- 4. PROPOSED GROUND SLOPES SHALL NOT EXCEED 3:1, EXCEPT WHERE NOTED ON PLAN.
- 5. EXCAVATED MATERIAL USED FOR EMBANKMENTS SHALL CONFORM TO THE STANDARDS OF SECTION 203 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 6. FILL MATERIAL SHALL BE PLACED IN SIX (6) INCH LIFTS AND THOROUGHLY COMPACTED IN ACCORDANCE WITH SECTION 204 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S GEOTECHNICAL ENGINEER AND INDEPENDENT TESTING AGENCY DURING CONSTRUCTION. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 7. BORROW FILL, IF REQUIRED, SHALL BE IN CONFORMANCE WITH SECTION 204 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE CUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
- 9. ALL OPEN EXCAVATIONS SHALL CONFORM TO ALL APPLICABLE STANDARDS. TRENCH OPENINGS SHALL NOT REMAIN OPEN OVERNIGHT.
- 10. ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH UTILITY COMPANY DETAILS. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
- 11. THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR MUST VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITY LINES, INCLUDING THOSE THAT ARE CUSTOMER OWNED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND OTHER INTERESTED PARTIES BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER THEIR RESPECTIVE JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING TEST PITS AS REQUIRED BY THE DESIGN ENGINEER OR AS DEEMED NECESSARY TO ACCURATELY LOCATE, BOTH HORIZONTALLY AND VERTICALLY, ALL UTILITIES AFFECTED BY THE PROPOSED CONSTRUCTION.
- THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY CONDITIONS OR CONFLICTS THAT WOULD ALTER THE INTENT OF THE DESIGN AS SHOWN.
- 12. DURING CONSTRUCTION, ALL EXISTING OVERHEAD AND UNDERGROUND UTILITY LINES MUST BE PROTECTED, MAINTAINED AND KEPT OPERATIONAL BY THE CONTRACTOR IN ACCORDANCE WITH STANDARDS OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION THEREOF. THE CONTRACTOR SHALL SUPPORT UTILITY POLES LOCATED ADJACENT TO EXCAVATED AREAS UNTIL THE AREAS ARE BACKFILLED AND STABILIZED.
- 13. ALL CONCRETE USED SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, UNLESS OTHERWISE NOTED.
- 14. ALL STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE, CLASS III WITH BELL AND SPIGOT JOINTS UNLESS OTHERWISE NOTED. CIRCULAR REINFORCED CONCRETE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM C76. ALL JOINTS ARE TO BE SEALED WITH EITHER RUBBER GASKETS OR BUTYL TAPE AND BE WRAPPED WITH MORTAR AND FABRIC ON THE OUTSIDE. IF RUBBER GASKETS ARE USED FOR CIRCULAR PIPE, THE JOINT DESIGN AND JOINT MATERIAL SHALL CONFORM TO ASTM C443. ALL 36-INCH AND LARGER PIPES SHALL HAVE THE INSIDE JOINTS MORTARED. MORTAR JOINTS SHALL CONFORM TO SECTIONS 601.03 AND 903.08 OF THE CURRENT NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION.

WHERE PROPOSED, CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH AASHTO M294-97. GASKETS FOR HDPE SHALL MEET THE REQUIREMENTS OF ASTM F477 WITH THE ADDITION THAT THE GASKETS SHALL NOT HAVE ANY VISIBLE CRACKING WHEN TESTED ACCORDING TO ASTM D1149 AFTER 72 HOURS OF EXPOSURE IN 50 PPHM OZONE AT 104 DEGREES FARENHEIT. INSTALLATION OF HDPE SHALL BE IN ACCORDANCE WITH ASTM D2321 WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFICKED AREAS SHALL BE ONE FOOT BELOW THE BOTTOM OF THE ASPHALT.

ALL INLETS IN CURBED AREAS SHALL BE TYPE "B" WITH WATER QUALITY TYPE SIX (6) INCH CURB PIECES. ALL INLETS SHALL BE PROVIDED WITH GRATES CLASSIFIED AS "BICYCLE" SAFE". ALL CASTINGS SHALL BE OF AMERICAN MANUFACTURE.

15. ALL WATER MAIN PIPING SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE CONFORMING TO ANSI A21.51 (AWWA C151) CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. "MEG-A-LUG" RESTRAINT GLANDS (OR APPROVED EQUAL) MUST BE INSTALLED ON ALL FITTINGS HAVING MECHANICAL JOINTS.

MINIMUM COVER OVER WATER MAINS AND WATER SERVICE PIPING SHALL BE FOUR (4) FEET.

AGENCY HAVING JURISDICTION THEREOF. THE RODS MUST BE INSTALLED WITH ALL FIRE HYDRANT ASSEMBLIES.

JURISDICTION THEREOF.

- 16. ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CONFORMING TO ASTM D3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED.
- MINIMUM COVER OVER PVC SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET. MINIMUM COVER OVER DUCTILE IRON SANITARY SEWER MAINS AND LATERALS SHALL BE THIRTY (30) INCHES.
- 17. SANITARY SEWER PIPING AND POTABLE WATER PIPING SHALL BE SEPARATED BY A MINIMUM OF TEN (10) FEET HORIZONTALLY AND/OR EIGHTEEN (18) INCHES VERTICALLY, PLACED IN SEPARATE TRENCHES. WHERE THESE MINIMUM SEPARATION DISTANCES CANNOT BE MET, ENCASE THE SANITARY SEWER IN CONCRETE FOR A DISTANCE OF TEN (10) FEET EACH SIDE OF THE WATER MAIN. DUCTILE IRON PIPE WITH SLIP-ON JOINTS MAY BE SUBSTITUTED FOR THE CONCRETE ENCASEMENT. IN NO CASE SHALL THE VERTICAL CLEARANCE BETWEEN POTABLE WATER AND SANITARY SEWER MAINS BE LESS THAN ONE (1) FOOT.
- 18. THE MINIMUM VERTICAL CLEARANCE BETWEEN PVC SEWER MAINS AND STORM SEWER PIPE AT CROSSINGS ABOVE SHALL BE ONE (1) FOOT. PROVIDE CONCRETE ENCASEMENT WHEN THE VERTICAL CLEARANCE IS LESS THAN EIGHTEEN (18) INCHES.
- THE MINIMUM VERTICAL CLEARANCE BETWEEN DUCTILE IRON SEWER OR WATER MAINS AND STORM SEWER PIPE CROSSINGS ABOVE SHALL BE SIX (6) INCHES. PROVIDE CONCRETE ENCASEMENT WHEN THE VERTICAL CLEARANCE IS LESS THAN ONE (1) FOOT.
- 19. EXISTING SANITARY SEWER PIPE, MANHOLES, ETC. TO BE ABANDONED SHALL BE REMOVED.
- 20. THE LOCATION OF ALL PROPOSED FIRE HYDRANTS SHALL BE APPROVED BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION THEREOF. ALL EXISTING FIRE HYDRANTS SHALL BE TESTED PRIOR TO CONSTRUCTION.
- 21. TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 610 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 EDITION, AS PUBLISHED BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION. TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, CURRENT EDITION, AS PUBLISHED BY THE US DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY AUTHORITY.
- 22. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO BE COMPLIANT WITH APPLICABLE ADA REGULATIONS. THE PROPOSED PEDESTRIAN CROSSWALKS ARE IN ACCORDANCE WITH ADA REGULATIONS AND SHALL NOT HAVE JOINTS THAT PROTRUDE GREATER THAN 1/2 INCH.
- 23. THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN OSHA-COMPETENT INDIVIDUAL TO BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF THE CONSTRUCTION OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:23-2.21(e) OF THE NEW JERSEY CONSTRUCTION CODE AND CFR 1926.32(f).
- 24. ANY RETAINING WALLS 48 INCHES OR GREATER IN HEIGHT SHALL REQUIRE A BUILDING PERMIT. DESIGN CALCULATIONS FOR PROPOSED RETAINING WALLS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE BOROUGH ENGINEER AND CONSTRUCTION CODE OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 25. TO THE EXTENT PRACTICABLE, NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL STRIPPED AND STOCKPILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE EQUAL COVER TO ALL AREAS OF THE SITE AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
- 26. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING A PRECONSTRUCTION MEETING WITH EACH OF THE UTILITY COMPANIES, INCLUDING THE OWNER, ARCHITECT, AND ENGINEERS TO ENSURE ALL PROJECT SPECIFIC REQUIREMENTS ARE MET. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION. INCLUSIVE OF ALL REQUIRED INSPECTIONS.

THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, BENDS, PLUGS, REDUCERS, HYDRANT CONNECTIONS AND ANYWHERE ELSE REQUIRED BY THE LOCAL WATER COMPANY OR

ALL WATER MAINS AND ASSOCIATED FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL WATER COMPANY OR AGENCY HAVING

Use: Borough Facilities, Residential, and Warehouse **Bulk Regulations** Min. Lot Area Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback¹ Max. Building Coverage Max. Impervious Coverage Max. Floor Area Ratio² Max. Height ^L Rear yard requirement is waived where rear yard a 2 As per section §270-63(2), FAR shall be 19% of lot ar Loading Requirements Min. Size of Loading Space Off-Street Parking Requirements Min. Size of Parking Space Min. Aisle Width for Two-Way 90 Degree Parking Min. Parking Setback from Front Property Lines Min. Number of Parking Spaces

Zone: D-1 Industrial Zone District (Chapter 270 Article

³ Per New Jersey Residential Site Improvem	ent Standards (NJAC 5.21-4.14)	·				· · · ·
*Deviation from Redevelopment Plan. ** Existing Warehouse Building shall remair	n and be repurposed; parking shall not be more restrictive th	nan is currently in existence on the site.				
		Signage				
Bulk Regulations	Requirements	Redevelopment Plan Requirements	Lot 20.01 Borough Hall Lot	Lot 20.02 Residential Lot	Lot 3.01 Warehouse Lot	Lot 11.01 Borough Open Space Lot
Freestanding Signs in D-1 Zone						
Max. Number of Freestanding Signs	1 per business	1 per business and up to 8 in the Redevelopment Area	1	1	1	N/A
Max. Height	10 FT	10 FT	3.58	3.58	3.58	N/A
Max. Size of Sign Face	12 SF / Side	30 SF	12 SF/Side	12 SF/Side	12 SF/Side	N/A
Min. Setback	3 FT from Public R.O.W., including Sidewalks and Streets	3 FT from Public R.O.W., including Sidewalks and Streets	5 FT from Sidewalk	4 FT from Sidewalk	5 FT from R.O.W.	N/A
If the sign is not flush with the ground, the k	pottom of the sign shall not be less than 2 FT or greater than	1 4 FT above ground.				
Façade Signs in D-1 Zone						
Max. Number of Façade Signs	1 main external sign on the front façade of the building for each occupant tenant	1 along the front façade of the building for each Occupant/Tenant	1	1	х	N/A
Max. Size of Façade Signs	2 SF / FT of building frontage	10% of the front building façade	<10%	<10%	x	N/A

area

iviax. Size of Façade Signs

RELIEF GRANTED:

- SECTION 270-72: RELIEF REQUESTED TO PERMIT BOROUGH HALL BUILDING TO HAVE A REAR YARD SETBACK OF 0-FT WHERE MINIMUM OF 5 FT IS REQUIRED. - SECTION 270-72: RELIEF REQUESTED TO PERMIT RESIDENTIAL BUILDING TO HAVE A SIDE YARD SETBACK OF 0-FT WHERE MINIMUM OF 5 FT IS REQUIRED. - SECTION 147-22.C, 270-13.A AND 270-75.B: RELIEF REQUESTED TO PERMIT LOTS 3.01 AND 11.01 TO RELY ON PERPETUAL ACCESS EASEMENTS TO ACCESS A PUBLIC STREET, WHEN PUBLIC STREET FRONTAGE IS OTHERWISE REQUIRED. - N.J.S.A. 40:55D-35 and 36: RELIEF REQUESTED TO PERMIT LOTS 3.01 AND 11.01 TO BE CREATED NOT FRONTING UPON AN APPROVED AND IMPROVED STREET.

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05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1	
Date	Description	No.	KEVIN WEBB PROFESSIONAL ENGINEER
	REVISIONS		NJ Lic. No. 24GE04075100

	Zoning Table				
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Requ	ired		Propo	sed	1
D-1 District Requirements	Redevelopment Plan Requirements	Lot 20.01 Borough Rec. Ctr. Lot	Lot 20.02 Residential Lot	Lot 3.01 Warehouse Lot	Lot 11.01 Borough Open Space Lo
2.0 AC	0.75 AC	0.95 AC	1.98 AC	4.89 AC	1.95 AC
100 FT	50 FT	84.0 FT	136.8 FT	424.0 FT	N/A
50 FT	5 FT	25.6 FT	0.0 FT*	50.8 FT	N/A
50 FT OR 0 FT	5 FT	0.0 FT*	55.8 FT	9.6 FT	N/A
35%	55%	23%	30%	49%	N/A
85%	95%	79%	85%	84%	N/A
19%	100%	21%	N/A	58%	N/A
2.5 Stories/40 FT	4 Stories/48 FT	1 Storv/<48 FT	4 Stories/<48 FT	2 Stories/30 FT	N/A
12 FT x 45 FT	N/A	N/A	N/A	12 FT x 30 FT	N/A
12 FT x 45 FT	N/A	N/A	N/A	12 FT x 30 FT	N/A
12 FT x 45 FT 10 FT x 20 FT	N/A 9 FT x 18 FT	N/A 9 FT x 18 FT	N/A 9 FT x 18 FT	12 FT x 30 FT 9 FT x 18 FT	N/A
12 FT x 45 FT 10 FT x 20 FT 25 FT	N/A 9 FT x 18 FT 24 FT	N/A 9 FT x 18 FT 24 FT	N/A 9 FT x 18 FT 24 FT	12 FT x 30 FT 9 FT x 18 FT 24 FT	N/A N/A N/A
12 FT x 45 FT 10 FT x 20 FT 25 FT 40 FT	N/A 9 FT x 18 FT 24 FT 10 FT	N/A 9 FT x 18 FT 24 FT 15.3 FT	N/A 9 FT x 18 FT 24 FT 85.6 FT	12 FT x 30 FT 9 FT x 18 FT 24 FT 423.0 FT	N/A N/A N/A N/A
12 FT x 45 FT 10 FT x 20 FT 25 FT 40 FT Office: 1 Space / 250 SF GFA	N/A 9 FT x 18 FT 24 FT 10 FT Recreational Community Center: 3.78 Space / 1,000 SF GFA (33 spaces)	N/A 9 FT x 18 FT 24 FT 15.3 FT 44 spaces	N/A 9 FT x 18 FT 24 FT 85.6 FT N/A	12 FT x 30 FT 9 FT x 18 FT 24 FT 423.0 FT N/A	N/A N/A N/A N/A N/A
12 FT x 45 FT 10 FT x 20 FT 25 FT 40 FT Office: 1 Space / 250 SF GFA esidential 1-Bedroom Unit ³ : 1.8 Spaces/Unit	N/A 9 FT x 18 FT 24 FT 10 FT Recreational Community Center: 3.78 Space / 1,000 SF GFA (33 spaces) Residential 1-Bedroom Unit ³ : 1 Space/Unit (17 spaces)	N/A 9 FT x 18 FT 24 FT 15.3 FT 44 spaces 110 spa 21 spaces	N/A 9 FT x 18 FT 24 FT 85.6 FT N/A aces total 89 spaces	12 FT x 30 FT 9 FT x 18 FT 24 FT 423.0 FT N/A	N/A N/A N/A N/A N/A
12 FT x 45 FT 10 FT x 20 FT 25 FT 40 FT Office: 1 Space / 250 SF GFA sidential 1-Bedroom Unit ³ : 1.8 Spaces/Unit esidential 2-Bedroom Unit ³ : 2 Spaces/Unit	N/A 9 FT x 18 FT 24 FT 10 FT Recreational Community Center: 3.78 Space / 1,000 SF GFA (33 spaces) Residential 1-Bedroom Unit ³ : 1 Space/Unit (17 spaces) Residential 2-Bedroom Unit ³ : 1.75 Spaces/Unit (93 spaces)	N/A 9 FT x 18 FT 24 FT 15.3 FT 44 spaces 110 spa 21 spaces	N/A 9 FT x 18 FT 24 FT 85.6 FT N/A aces total 89 spaces (18 Compact Spaces)	12 FT x 30 FT 9 FT x 18 FT 24 FT 423.0 FT N/A N/A	N/A N/A N/A N/A N/A
12 FT x 45 FT 10 FT x 20 FT 25 FT 40 FT Office: 1 Space / 250 SF GFA esidential 1-Bedroom Unit ³ : 1.8 Spaces/Unit esidential 2-Bedroom Unit ³ : 2 Spaces/Unit Warehouse Building: Storage: 1 Space/ 1,000 SF GFA Office: 1 Space/ 650 SF GFA	N/A 9 FT x 18 FT 24 FT 10 FT Recreational Community Center: 3.78 Space / 1,000 SF GFA (33 spaces) Residential 1-Bedroom Unit ³ : 1 Space/Unit (17 spaces) Residential 2-Bedroom Unit ³ : 1.75 Spaces/Unit (93 spaces) Warehouse/Self-storage Facility: 1 space/ 10,000 SF GFA (36 Spaces**)	N/A 9 FT x 18 FT 24 FT 15.3 FT 44 spaces 110 spa 21 spaces N/A	N/A 9 FT x 18 FT 24 FT 85.6 FT N/A aces total 89 spaces (18 Compact Spaces) N/A	12 FT x 30 FT 9 FT x 18 FT 24 FT 423.0 FT N/A N/A 56 Spaces	N/A N/A N/A N/A N/A N/A

2 SF / FT of building frontage



WEST CRESCENT **AVENUE** REDEVELOPMENT BLOCK No. 1005, LOT No. 3, 11 & 20 BOROUGH OF ALLENDALE

BERGEN COUNTY

GENERAL INFORMATION SHEET

Prawing Title

NEW JERSE

T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

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Date	Description	No.	KEVIN WEBB PROFESSIONAL ENGINEER
	REVISIONS		NJ Lic. No. 24GE04075100





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RIGHT TURN/LOOKING LEFT ROAD PROFILE

LEFT TURN/LOOKING RIGHT ROAD PROFILE

- 1. COUNTY SIGHT DISTANCE CRITERIA THE DRIVER'S POSITION SHALL BE FIFTEEN (15) FEET BEHIND THE CURB LINE. THE DRIVER'S EYE LEVEL SHOULD BE SET AT A POINT THREE AND A HALF (3.5) FEET ABOVE THE DRIVEWAY PAVEMENT AND THE DRIVER SHOULD BE CAPABLE OF SEEING AN OBJECT TWO (2) FEET HIGH PLACED IN THE CENTER OF ALL LANES. DEPICTED SIGHT DISTANCES REFLECT MAXIMUM CLEAR SIGHT DISTANCE. 2. AASHTO SIGHT DISTANCE CRITERIA - THE DETERMINATION OF WHETHER AN OBJECT CONSTITUTES A SIGHT OBSTRUCTION SHOULD CONSIDER BOTH THE HORIZONTAL AND VERTICAL ALIGNMENT OF BOTH INTERSECTING ROADWAY, AS WELL AS THE HEIGHT AND POSITION OF THE OBJECT. IN MAKING THIS DETERMINATION, IT SHOULD BE ASSUMED THAT THE DRIVER'S EYE IS 3.50 FT ABOVE THE ROADWAY SURFACE AND THE
- 3. THE COUNTY OF BERGEN RESERVES THE RIGHT TO DIRECT THE APPLICANT OR PROPERTY OWNER TO TRIM AND/OR REMOVE THE EXISTING / PROPOSED TREES LOCATED WITHIN THE COUNTY RIGHT-OF-WAY / ROAD WIDENING EASEMENT AREA IF IT IS DETERMINED THAT THE SAME CREATES A SIGHT LINE ISSUE FOR EXITING VEHICLES FROM THE DRIVEWAY(S). ANY WORK DONE WILL BE THE RESPONSIBILITY OF AND AT THE SOLE COST AND EXPENSE OF THE APPLICANT OR
- 4. THE APPLICANT / PROPERTY OWNER SHALL BE RESPONSIBLE TO MAINTAIN REQUIRED SIGHT LINES, ALONG THE SUBJECT PROPERTY FRONTAGE, FOR AN EXITING VEHICLE ONTO WEST CRESCENT AVENUE. THIS INCLUDES THE REMOVAL OF ANY IDENTIFIED OBSTRUCTIONS (E.G. TREES, LIMBS, BRANCHES, ORNAMENTAL WALLS AND GROUND BRUSH) WITHIN THE COUNTY RIGHT-OF-WAY / COUNTY EASEMENT AREA.

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	1 INCH	= 30 FE	ET	

09/06/2022	REVISED BOROUGH HALL	4	
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06/18/2021	REVISED PER COUNTY REVIEW	1	
Date	Description	No.	KEVIN WEBB PROFESSIONAL ENGINEER
REVISIONS		NJ Lic. No. 24GE04075100	

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T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Drawing Title

Drawn By PLAN

BOROUGH OF ALLENDALE BERGEN COUNTY NEW JERSE

roject No. 130137501 05/07/2021

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06/18/2021	REVISED PER COUNTY REVIEW	2	
05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1	
Date	Description	No.	KEVIN WEBB PROFESSIONAL ENG
REVISIONS			NJ Lic. No. 24GE0407

		SECTION	POLE CATALOGUE NO.	POLE LENGTH	POLE DESCRIPTION	POLE MANUFACTURER	e E NO.		
SITE ILLUMINA			RTA-B-22.5- 70-B-OT-BLS	22'-6"	RTA-B SERIES ROUND TAPERED ALUMINUM POLE; COLOR - BLACK	BEACON PRODUCTS (HUBBELL)	ANG- 3K7- SLA4		
1. GENERAL F LEVEL OF AC AVERAGE = 2 MINIMUM = 0	C.				RTA-B-22.5- 70-B-0T-BLS	22'-6"	RTA-B SERIES ROUND TAPERED ALUMINUM POLE; COLOR - BLACK	BEACON PRODUCTS (HUBBELL)	ANG- 3K7- SLA4
UNIFORMITY R 2. VEHICLE U: LEVEL OF AC AVERAGE = 1 MINIMUM = 0			RTA-B-22.5- 70-B-0T-BLS	22'-6"	RTA-B SERIES ROUND TAPERED ALUMINUM POLE; COLOR - BLACK	BEACON PRODUCTS (HUBBELL)	ANG- 3K7- A4-HS		
HEIGHT OF FI			RTA-B-22- 70-B-OT-BLS	22'-0"	RTA-B SERIES ROUND TAPERED ALUMINUM POLE;	BEACON PRODUCTS (HUBBELL)	ANG- 3K7- LA4		
NO WALL-MO HEIGHT OF TH IN THE VICINI BE CONSTRUE THE CENTER	D.		RTA-B-22.5-	22'-6"	RTA-B SERIES ROUND TAPERED	BEACON PRODUCTS	ANG- 3K7-		
FREESTANDIN RECESSED LE	E(1).	§147-32. SITE LIGHTING	10-R-01-RF2		COLOR - BLACK	(HUBBELL)	SLA4		
ALL LIGHTS S APEX ANGLE ANGLE AS MA RESIDENTIAL B LINES WILL BE	E(2).		RTA-B-22.5- 70-B-0T-BLS	22'-6"	RTA-B SERIES ROUND TAPERED ALUMINUM POLE; COLOR - BLACK	BEACON PRODUCTS (HUBBELL)	ANG- 3K7- SLA4		
THERE SHALL MEASURED AT THAT LIGHT F STREET ARE	E(3).		RTA-B-15- 50-A-OT-BLS	15'-0"	RTA-B SERIES ROUND TAPERED ALUMINUM POLE; COLOR - BLACK	BEACON PRODUCTS (HUBBELL)	ANG– 3K7– LA4 ANG– 3K7–		
DURATION OF							LA4		
SITE ILLUMINA PURPOSES W SECURITY PUF BE TIME-CON BUSINESS.	F.		N/A	N/A	N/A	N/A	ANG- 3K7- 1A12		
CONFLICTS WI FREESTANDING EASILY DAMA	н.		N/A	N/A	N/A	N/A	ANG- 3K7- 1A12		
			N /A	N /A	N /A	N /A	3K7- TS-		
S	TIC	STATIS							
AVG	IPTION	DESCR	N/A	N /A	N /A	N /A	-C-		
2.3 F		DRIVEWAYS					IS-BL		
2.5 F		PARKING LOT							

SECTION		REQUIREMENT	PROPOSED	COMPLIANCE
		SITE ILLUMINATION LEVELS.		
	С.	THE FOLLOWING PROVISIONS SET FORTH THE REQUIRED MAINTAINED HORIZONTAL ILLUMINATION FOR GENERAL PARKING AND PEDESTRIAN AREAS, AND FOR OTHER VEHICLE USE AREAS: 1. GENERAL PARKING AND PEDESTRIAN AREAS LEVEL OF ACTIVITY = MEDIUM AVERAGE = 2.4 FC MINIMUM = 0.5 FC UNIFORMITY RATIO = 4:1 2. VEHICLE USE AREAS (ONLY) LEVEL OF ACTIVITY = MEDIUM AVERAGE = 1.0 FC MINIMUM = 0.33 FC UNIFORMITY RATIO (AVG:MIN) = 3:1	 GENERAL PARKING AND PEDESTRIAN AREAS AVERAGE = 2.5 FC (PARKING) & 3.7 FC (PEDESTRIAN) MINIMUM = 0.7 FC (PARKING) & 1.0 FC (PEDESTRIAN) UNIFORMITY RATIO = 3.6:1 (PARKING) & 3.7:1 (PEDESTRIAN) VEHICLE USE AREAS (ONLY) AVERAGE = 2.3 FC MINIMUM = 0.6 FC UNIFORMITY RATIO (AVG: MIN) = 3.8:1 	COMPLIES
	D.	HEIGHT OF FIXTURES. NO WALL-MOUNTED, FREESTANDING OR OTHER LIGHTING FIXTURE SHALL EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING ON THE SITE OR 25 FEET ABOVE NORMAL GRADE IN THE VICINITY OF THE LIGHT FIXTURE, WHICHEVER IS LESS. NORMAL GRADE SHALL BE CONSTRUED TO BE THE AVERAGE GRADE WITHIN A FIFTEEN-FOOT RADIUS FROM THE CENTER OF THE LIGHT POLE.	THE MAXIMUM HEIGHT OF ANY PROPOSED LIGHT FIXTURE IS 25 FEET ABOVE GRADE.	COMPLIES
147—32. ITE LIGHTING	E(1).	FREESTANDING LIGHTS IN PARKING AREAS SHALL PROVIDE FOR NONGLARE RECESSED LENS LIGHT FOCUSED DOWNWARD.	ALL POLE MOUNTED LIGHT FIXTURES PROVIDE GLARE FREE ILLUMINATION FOCUSED DOWNWARD.	COMPLIES
	E(2).	ALL LIGHTS SHALL BE ARRANGED AND SHIELDED SO AS TO RESTRICT THE MAXIMUM APEX ANGLE ON THE CONE OF ILLUMINATION TO 150 DEGREES, OR TO SUCH LESSER ANGLE AS MAY BE REQUIRED TO SHIELD THE LIGHTS FROM THE VIEW TO ANY NEARBY RESIDENTIAL PROPERTIES OR THE TRAVELING PUBLIC. WHERE LIGHTS ALONG PROPERTY LINES WILL BE VISIBLE TO ADJACENT RESIDENTS, THE LIGHTS SHALL BE APPROPRIATELY SHIELDED AND/OR THE MOUNTING HEIGHTS SHALL BE REDUCED.	PROPOSED LIGHT FIXTURES ALONG THE NORTH PROPERTY LINE HAVE HOUSE SIDE SHIELDS TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.	COMPLIES
	E(3).	THERE SHALL BE NO DIRECT OR SKY-REFLECTED GLARE EXCEEDING 0.2 FOOTCANDLES MEASURED AT THE PROPERTY LINE OF THE LOT OCCUPIED BY SUCH USE, PROVIDED THAT LIGHT FIXTURES USED TO ILLUMINATE THE INTERSECTION OF DRIVEWAYS AT THE STREET ARE EXEMPT FROM THIS RESTRICTION.	THE MAXIMUM ILLUMINATION AT THE PROPERTY LINE IS 1.4 FOOTCANDLES.	WAIVER
	F.	DURATION OF ILLUMINATION. SITE ILLUMINATION SHALL BE REDUCED TO THE MINIMUM NEEDED FOR SECURITY PURPOSES WHEN THE FACILITY IS NOT IN OPERATION. LIGHTS, OTHER THAN FOR SECURITY PURPOSES, THAT ARE LOCATED ALONG RESIDENTIAL PROPERTY LINES SHALL BE TIME-CONTROLLED TO BE TURNED OFF AT 11:00 PM OR AT THE CLOSE OF BUSINESS.	WEEKDAYS: FULL LIGHTING IS PROVIDED UNTIL 10:00 PM AND LIGHTING IS DIMMED TO 30% FROM 10:00 PM UNTIL DAWN FOR SECURITY PURPOSES IN PARKING LOTS. WEEKENDS: LIGHTING IS DIMMED TO 30% FROM DUSK UNTIL DAWN	COMPLIES
	н.	CONFLICTS WITH VEHICLES. FREESTANDING LIGHTS SHALL BE SO LOCATED AND PROTECTED AS TO AVOID BEING EASILY DAMAGED BY VEHICLES.	ALL POLE MOUNTED LIGHT FIXTURES ARE LOCATED 3 FT MINIMUM FROM THE CURB.	COMPLIES

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
DRIVEWAYS	2.3 FC	5.1 FC	0.6 FC	8.5:1	3.8:1
PARKING LOT	2.5 FC	10.4 FC	0.7 FC	14.9:1	3.6:1
PEDESTRIAN AREAS	3.7 FC	14.1 FC	1.0 FC	14.1:1	3.7:1
PROPERTY LINE	0.5 FC	1.4 FC	0.0 FC	N/A	N/A

09/06/2022	REVISED BOROUGH HALL	4
12/17/2021	REVISED PER COUNTY REVIEW	3
06/18/2021	REVISED PER COUNTY REVIEW	2
05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1
Date	Description	N

LIGHTING NOTES:	2	I	3		
GENERAL 1. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PR AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTE SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL L' ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVE STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS D ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MIN OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OF INCLUDED IN THESE CALCULATIONS THEREFORE AS-BUILT LIGHT	REPARED IN ACCORDANCE TO IESNA STANDARDS ES AND SITE LIGHTING SCHEDULE. THE VALUES IGHT INTENSITIES OF THE LAMPS. THESE VALUES ERED TO THE GROUND PLANE USING INDUSTRY DEGRADATION AND NATURAL BUILDUP/ DIRT ESIGNED WITH AN INDUSTRY STANDARD LLF IN NOR VARIATIONS IN TOPOGRAPHY, PHYSICAL R OTHER POTENTIAL IMPACTS HAVE NOT BEEN INTENSITIES MAY VARY IN FITHER DIRECTION				
 INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.NO IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE 2. LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATEI 	UNTENSITIES MAY VARY, IN EITHER DIRECTION, GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR PLANS. 10 FT. TOP TO BOTTOM. POINT BY POINT D IN THE LIGHTING SCHEDULE.				
 COMPLIANCE 3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPL GOVERNING AUTHORITY REQUIREMENTS. 4. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING STANDARDS FOR LIGHT LEVELS. 	LY WITH CITY, COUNTY, AND OTHER APPLICABLE S SOCIETY OF NORTH AMERICA (IESNA) SAFETY				
 COORDINATION 5. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY. 6. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER 7. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUP POLE BASES. 	S TO ENSURE ALL SITE LIGHTING IS R FOR SITE LIGHTING. DUND UTILITIES AND DRAINAGE BEFORE DRILLING				
 INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPO CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN EXCAVATIONS. POLES AND FOOTINGS 	FEEDER CABLE TO BE COORDINATED WITH ALL DSED WORK. FEEDER CABLE FOR EXTERIOR LIGHTING WITH PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY I ON THE PLANS, BE FOUND DURING	LOCATE FUSEHOL FUSE DIRECTLY INS HOLE SEPARA EACH LUMINAIRE CONDUIT STUE INSTALLED T	LDER AND IDE HAND TELY FOR BALLAST O HEIGHT		
 10. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATI DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPICAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOU THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTE 11. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS , UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL 	IONS INDICATED ON THE CONSTRUCTION ECIFICATIONS RELATING DIRECTLY TO INDATIONS, SUCH AS PRECAST, MAY CHANGE WN ON THESE PLANS. CONTRACTOR TO SUBMIT ED PRODUCTS. ARE SUITABLE TO SUPPORT LOADS EXERTED . NOTIFY ENGINEER OF ANY UNSATISFACTORY	OF ANCH POLE BASE WITH NUTS & 1" GRO #8 BARE GRO	LEVELING		
12. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WA	TER IS PRESENT IN EXCAVATED AREA. RY INSTALLED VIBRATION DAMPENERS.	CLAMF	P SUITABLE FO #8 BA	R DIRECT BUR RE GROUND W	AL – IRE –
 WALL MOUNTED FIXTURES 14. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MO TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR O 15. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOI ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BI 	OUNTED FIXTURES AND ELECTRICAL CONNECTIONS OWNER. UNTED FIXTURES TO BE COORDINATED WITH E IN ACCORDANCE WITH ALL APPLICABLE CODES.	34"ø X 10'-0" MINIMUM FOOT	COPPER CLAD ING DEPTH (SE	GROUNDING R	od – >w) –
 ADJUSTMENT AND INSPECTION 16. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION A CONNECTIONS AND OPERATION. 17. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILL INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY 18. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND REQUIREMENTS FOR ALTERNATES 19. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PF FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATIN 	AND CONNECTION. INSPECT FOR IMPROPER LUMINATION LEVELS AND DISTRIBUTION AS THE LANDSCAPE ARCHITECT AND/OR OWNER. AIMING MATCH SPECIFICATIONS ON THE PLANS. RIOR TO THE BID DATE TO PROVIDE AMPLE TIME IG THE SUBSTITUTION WITH THE FOLLOWING	FOOTI DIA	NG OF T 3" C 2" C ROUI VER " LAP #3 T	HOR BOLTS SH HE CIRCULAR LR. FOR DRILL CLR. FOR PREC ND BASE TICAL REINFOR TES AT 10" 0.	ALL REBA ED P XAST CEME C. WI
 REQUIREMENTS: A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR ENTIRELY BORNE BY THE CONTRACTOR B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PRO ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE. C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TES EXTURE CATALOG NUMBER LUMINAIRE AND LAMP SPECIFICAT 	T BE APPROVED BY THE OWNER, ENGINEER AND APPROVAL OF THE SUBSTITUTIONS SHALL BE OPOSED LIGHTED AREA WHICH INDICATES, BY STING LABORATORY WITH REPORT NUMBER, DATE, IONS: JES CALCULATIONS POINT BY POINT FOOT	MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	EX
 CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMULI ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUTYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FPERTINENT INFORMATION. D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSCONTRACT DOCUMENTS. 	M, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, JST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION FINISH HOUSING DESCRIPTION AND ALL OTHER IE POLE AND ANCHOR BOLTS BEING SUBMITTED TEMS BEING UTILIZED IN ACCORDANCE WITH THE	18'-0" 25'-0"	4'-6" 5'-0"	2'-0" 2'-0"	
E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER F F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACE COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.	FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED. EMENT FIXTURE POLE MOUNTED, THE FIXTURE'S	LIGHT PO	LE BAS	E	
	architectural arealighting UCL2	_DATE: _TYPE: _CATAL	DCA PROJ OG #:	TION: ECT:	
	ARCHITECTURAL AREA/SITE FEATURES • Reliable, uniform, glare free illumination • Types II, III, IV, V and custom distributions • 3000K, 4000K, 5000K CCT • 0-10V dimming ready • Integral surge suppression • 15 standard powder coat finishes				SE'
				RELATED PROD	UCTS
	 SPECIFICATIONS CONSTRUCTION All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets Standard configurations do not require a flat lens, optional lenses is tempered glass All internal and external hardware is stainless steel Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat Optical bezel finish is match the luminaire housing LED/OPTICS 	 INSTALLATION Fixtures must be grounded in with national, state and/or loc codes. Failure to do so may repersonal injury. ELECTRICAL Luminaires have integral surgerecognized and have a surge of 10,000 Amps using the ind 8/20uSec wave and surgera Drivers are UL recognized wit current maximum of <20.0 Am 230VAC Drivers are not be compatible sourcing dimmers, consult faculated by the source of the s	e UCM2 n accordance cal electrical result in serious e protection, UL e current rating lustry standard ting of 372J th an inrush mps maximum at e with current ctory for current ming systems	 CONTROLS Egress ada DIA. pole w over the ad to the overa prewired, ir have a cast lens and lai Photocell a twist lock re Egress ada volt supply lamp in the may be aim an adjustme have a soch 	event et the ent ran cet that event event event event event event event
	 • Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate. • Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives. • Molded silicone gasket ensures a weather-proof seal around each individual LED. • Features revolutionary individual LED optical control based on high performance TIR 	 IIST OT KNOWN COMPatible diminapproved dimmers include LuAVTV, Lutron Nova NFTV and Driver and surge suppressor a prewired tray with quick discorbe removed from the gear compression of the gear company. 	aming systems, utron Diva d NTFTV are mounted to a ponnects that may pompartment	MR16 lamps CERTIFICATI • ETL listed u 250.0-08 fc WARRANTY • See <u>HLI Sta</u> additional in	up to DNS nder L r wet l <u>ndard</u> nforma
	 optical designs. House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens. 	47" 1,175mm 1,175mm 150mm	24 3/4" 619mm	LUMEN RAI WATTAGE R/ EFFICACY RANG INPUT CURRENT R WEIGHT	KEY NGE NGE SE (LP) ANGE

4

RTA-B SERIES

Round tapered aluminum

APPLICATIONS

CONSTRUCTION

GROUP 1

POLES



09/06/2022	REVISED BOROUGH HALL	4			
12/17/2021	REVISED PER COUNTY REVIEW	3			
06/18/2021	REVISED PER COUNTY REVIEW	2			
05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1			
Date	Description	No.			
	REVISIONS				

SENERAL LANDSCAPE PLANTING NOTES:	SOD SP
NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT	1. WHERE IND ENTRANCES 2. SOD IS TO
STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY VIGOROUS AND FREE FROM DISEASES AND INSECT INFESTATION	AREA AND 3. PRIOR TO S FERTILIZED
VEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO	4. ALL STONE 5. SOD TO BE ARE NOT C
THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.	6. SOD IS TO MASS MEN PER WEEK
THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SUBGRADE DRAINAGE OR PERCOLATION CHARACTERISTICS, WHETHER THE SUBGRADE SOILS ARE EXISTING TO REMAIN OR IMPORTED AND PLACED. CONTRACTOR TO ENSURE POSITIVE VERTICAL DRAINAGE THROUGHOUT PLANTED AREAS. DISCREPANCIES SHALL BE ADDRESSED WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANT MATERIALS.	7. ALL SOD A
NO PLANT SHALL BE PUT INTO THE GROUND BEFORE FINISH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 – JUNE 15 OR AUGUST 15 – NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN	THE FOLLOWING FROM SEED. TH THE MAINTENAN AND REESTABLI THE PROJECT L
ALL FENCE AND GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.	IMPORTANT ASF TOPSOIL, SEED MULCH COVERIN
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF CONSTRUCTION. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.	 SEEDING SH SPECIFICATION AFTER THE THE TOP 2
LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE NFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY INES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.	APPLIED TO 3. DEPENDING SPECIES WI THE LIGHT
THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER MITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.	4. AT THIS PO APPLIED TO 5. BEGIN MOW
LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.	APPLICABLE
ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER NSTALLATION. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT FO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.	THE FOLLOWING FROM SOD. THE THE MAINTENAN AND RE-ESTAB
ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, MISSING, 25% OR MORE DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES DEAD, OR REJECTED FOR ANY OTHER REASON (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIELCATIONS	IMPORTANT ASP TOPSOIL, SOIL SUFFICIENT WA 1. SODDING SP
CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.	2. AFTER THE SOIL CONSI RUNOFF OR
DELIVERY, STORAGE, AND HANDLING A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.	 AFTER THR APPLIED TC BEGIN MOW
3. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND—TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.	NU LESS I MINIMUM S(APPLICABLE
2. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.	
D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE CRADED AREAS SHOULD BE HAND RAKED SMOOTH FLIMINATING ANY CLIMPS AND UNEVEN SURFACES PRIOR TO	
ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE ANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.	
CONTRACTOR'S GUARANTEE: ALL PLANTINGS AND PLANTING AREAS SHALL BE PERMANENTLY MAINTAINED. NEW ² LANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO (PEARS FOLLOWING ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, PRUNING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE DURATION OF THE GUARANTEED PERIOD. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD. SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO	 1.
XPENSE TO THE OWNER. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS	2
CAUSED BY LANDSCAPE INSTALLATION OPERATIONS. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24- HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.	5
N-SITE WATER SHALL BE FURNISHED BY THE CONTRACTOR. HOSE AND OTHER WATERING EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR. AFTER PLANT IS PLACED IN TREE PIT LOCATION. ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE	
COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.	6
ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST. MULCH SHALL BE A FIBROUS SHREDDED HARDWOOD MULCH. MULCH SHOULD NOT BE PILED UP AROUND THE IRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE SOOT COLLAR	8 9 1
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.	1
LANDSCAPE PUNCH LIST SITE VISITS TO BE PERFORMED BY THE PROJECT LANDSCAPE ARCHITECT, IF UNDER CONTRACT FOR SUCH WORK, WILL NOT BE SCHEDULED UNTIL CONFIRMATION IS RECEIVED THAT ALL PROPOSED ANDSCAPE ITEMS HAVE BEEN INSTALLED, OR DEFICIENCIES NOTED IN THE PRIOR PUNCH LIST REPORT HAVE BEEN CORRECTED. THE PUNCH LIST SITE VISIT WILL THEN BE PERFORMED WITHIN 10 BUSINESS DAYS.	1
CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL. PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.	·
ALL SLOPES 3:1 OR GREATER SHALL REQUIRE AN EROSION CONTROL BLANKET.	
PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1/2" DIAMETER.	
. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. . SEEDING RATE AT 220 POUNDS PER ACRE:	
20% PERENNIAL RYEGRASS 20% SPREADING FESCUE 30% KENTUCKY BLUEGRASS 30% RED FESCUE	
. SEEDING DATES FOR THIS MIXTURE SHALL BE BETWEEN MARCH 15TH TO MAY 15TH OR AUGUST 15TH TO OCTOBER 30TH.	

OD SPECIFICATIONS: WHERE INDICATED ON THE LANDSCAPE PLANS IN AND AROUND CAR PARKING AREAS. PEDESTRIAN ENTRANCES AT THE BUILDING AND OTHER PEDESTRIAN SPACES.

- FERTILIZED WITH A STARTER FERTILIZER. ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
- ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
- PER WEEK IS TO COMMENCE.

AWN WATERING SCHEDULE PROJECT LANDSCAPE ARCHITECT AND THE OWNER. CH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

- SPECIFICATIONS.
- DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT

- APPLICABLE.

LAWN WATERING SCHEDULE FOR SOD

FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS M SOD. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RE-SODDED RE-ESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF PROJECT LANDSCAPE ARCHITECT AND THE OWNER. ORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF SOIL, SOIL BED PREPARATION, ATTAINING OPTIMAL PH FOR THE INTENDED PLANT SPECIES, FERTILIZING, AND FICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS. SODDING SHALL BE DONE BETWEEN MARCH 15TH TO MAY 15TH OR AUGUST 15TH TO OCTOBER 30TH.

- RUNOFF OR SHIFTING OF SOD. AFTER THREE WEEKS, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE

IRRIGATION NOTES:

1.	LANDSCAPE AREAS SHALL E
2.	CONTRACTOR TO AVOID DIS
	VALVES AND PIPE LINES. AN
3	ALL EXCAVATION MATERIAL
4	
	FOUND PRIOR TO START OF
5.	DEPTH OF TRENCHES SHALL
	TOP OF PIPE AS FOLLOWS:
	12" OVER NON-PRESSURE
	18" OVER NON-PRESSURE
	18" OVER CONTROL WIRES
	18" OVER MAIN LINE
	24" OVER MAIN LINE UND
6.	THE IRRIGATION CONTRACTO
	PLUMBING TIE-INS, SLEEVES
	WITH THE GENERAL CONTRA
7.	CONTRACTOR TO COORDINAT
	PROPOSED UTILITIES, SITE D
8.	CONTRACTOR SHALL PROMP
	UTILITIES, NOT SHOWN ON T
9.	WATERPROOF ALL WIRE CON
	EQUIVALENT.
10.	DRAIN VALVES ARE TO BE F
11	COOPDINATE THE LOCATION
	SENSORS PRIOR TO INSTALL
12	PROVIDE MATCHED PRECIPIT
••	CONTRACTOR SHALL MAKE F
	TO PROVIDE 100% COVERAG
13.	INSTALLATION MUST COMPLY
	ALL IDDIOATION MODIC OT ALL

WORK

SOD IS TO BE A FESCUE/BLUEGRASS BLEND APPROXIMATELY 70/30%. SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND

SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES $(1\frac{1}{2})$ PER WEEK UNTIL ROOT

MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS M SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF

ORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF PSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL $_{\mathsf{P}}\mathsf{H}$ FOR THE INTENDED PLANT SPECIES, FERTILIZING, SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT

AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.

SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.

BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF

AFTER THE TOPSOIL IS PREPARED, AND SOD IS INSTALLED, WATER LIGHTLY TO KEEP THE TOP 4 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF

APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF

SHALL PROVIDE SHOP DRAWINGS OF THE IRRIGATION PARED BY A CERTIFIED IRRIGATION DESIGNER (CID) AND ENTS FOR REVIEW AND APPROVAL BY THE PRÒJEĆT NER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE SHALL BE COMPLETE WITH ZONE DESIGNATIONS AND WATER PER ZONE, RUN TIME SCHEDULE, LEGEND OF COMPONENTS ANTITIES, MINIMUM SYSTEM REQUIREMENTS INCLUDING STATIC NECTION POINT, ESTIMATED WATER BUDGET, CONSTRUCTION THE PLAN SHALL ALSO INCLUDE LOCATIONS OF ALL SIZES, LOCATIONS OF ALL LATERAL LINE SIZE STEP-DOWNS WITH SIZE INDICATIONS, LOCATION OF ALL SOIL MOISTURE SENSORS, CONTROLLER, VALVES AND ALL OTHER COMPONENTS NECESSARY FOR THE SYSTEMS OPERATION.

BE IRRIGATED WITH POP-UP SPRAY AND ROTARY IRRIGATION BING IN SUFFICIENT DENSITY TO COVER THE ENTIRE AREA. TURBANCE OF EXISTING PLANT MATERIAL WHEN LOCATING ANY PLANT MATERIAL DAMAGED AS A RESULT OF IRRIGATION PLACED AT NO ADDITIONAL COST TO THE OWNER. . SHALL BE PLACED BACK IN TRENCHES. AND PAVED AREAS SHALL BE RESTORED TO THE CONDITION INSTALLATION . BE SUFFICIENT OR PROVIDE A MINIMUM COVER ABOVE THE

LATERAL LINES LATERAL LINES UNDER PAVING

FR PAVING OR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE UNDER PAVEMENTS (AS NECESSARY), AND CONTROL DEVICES CTOR, OWNER, AND OWNER'S REPRESENTATIVE. TE INSTALLATION OF IRRIGATION SYSTEM WITH EXISTING AND DRAINAGE SYSTEMS, AND PAVING. PTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY THE PLANS, BE FOUND DURING INSTALLATION WORK. NNECTORS USING 3M 'DBY' WATERPROOF CONNECTORS OR PROVIDED AT SUFFICIENT INTERVALS TO PROVIDE COMPLETE

OF CONTROLS, IRRIGATION CONTROLLER, AND SOIL MOISTURE LATION. TATION RATE EMITTERS FOR ALL DRIP LINE TUBING. IRRIGATION FIELD ADJUSTMENTS TO IRRIGATION DESIGN WHERE REQUIRED SE OF ALL LANDSCAPE AREAS, AS DESIGNATED ON THIS PLAN. WITH ALL LOCAL CODES AND CONDITIONS. 14. ALL IRRIGATION WORK SHALL BE GUARANTEED FOR 1 YEAR AFTER COMPLETION OF ALL 15. CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS-BUILTS, SERVICE MANUALS AND INSTRUCTIONS TO THE OWNER OR OWNERS REPRESENTATIVE. 16. ALL SPRINKLER HEADS SHALL BE SET BACK 4" MINIMUM FROM BACK OF ALL CURBS.





- 3" MULCH LAYER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. - SET TOP OF ROOTBALL FLUSH TO GRADE OR 1-2" HIGHER IN SLOWLY DRAINING SOILS. - 4" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL. - PLANTING SOIL AS SPECIFIED REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL AND ALL NON-BIODEGRADABLE MATERIAL IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE. TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT. - SET ROOT BALL ON UNEXCAVATED





4 GRASSES AND GROUNDCOVER PLANTING

		-
06/18/2021	REVISED PER COUNTY REVIEW	2
05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1
Date	Description	No.
	REVISIONS	

Mithael Gr
MICHAEL SZURA N.J. LICENSED LANDSCAPE ARCHITECT LICENSE NO. AS00815



BUILDING WALL .

1-3" DIAMETER RIVERSTONE -

3/16"X4" METAL EDGING-

FINISHED GRADE —

WEED BARRIER FABRIC

GROUND EVERY 30" O.C.

18" STAKE INTO UNDISTURBED -

GRAVEL DETAIL

TOPSOIL -

NOTE

- REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL AND ALL NON-BIODEGRADABLE MATERIAL. -IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO

3" MULCH LAYER. KEEP MULCH AWAY FROM SHRUB BASE AND TOP OF ROOTBALL (TYP.).

- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT

TYPICAL O.C. PLANTING SPACING PLANTS TO BE INSTALLED

ALTERNATELY. -PRIOR TO PLANTING, REMOVE PLANT FROM CONTAINER AND GENTLY COMB OUT ROOTS -PLANTING SOIL AS SPECIFIED

-2" MULCH LAYER. MULCH TO BE PLACED DOWN BEFORE PLANTINGS.

WALLS, AND WHERE SHOWN ON THE LANDSCAPE PLANS.

RIVERSTONE TO BE INSTALLED WHERE PLANTINGS OR LAWN MEET BUILDING

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.

و	
12" MIN.	

- 6" IMPORTED PLANTING SOIL (OR AMENDED EXISTING PLANTING SOIL) SHALL BE ROTO-TILLED INTO SUBGRADE TO A DEPTH OF 12". - PRIOR TO PLACEMENT OF 6" DEPTH PLANTING SOIL LAYER, THE CONTRACTOR SHALL APPLY 3" OF COMPOST

AND ROTO-TILL INTO SUBGRADE TO A MIN. DEPTH OF 12" - SUBGRADE WITHIN 2'-6" OF FINISH GRADE IN PLANTING AREAS SHALL CONSIST OF FREE DRAINING SANDY SOIL FILL

*EXISTING SOIL PREVIOUSLY STRIPPED FROM FORMER LANDSCAPE AREAS CAN BE USED FOR PLANTING SOIL UPON APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. CONTRACTOR SHALL REFER TO PLANTING SOIL SPECIFICATIONS FOR REQUIRED SUBMITTALS.

IMPORTED OR AMENDED EXISTING PLANTING SOIL WITHIN AREAS OF RAISED GRADE

12" MIN.	
	>

EXISTING SOIL IN ALL PROPOSED PLANTING AREAS SHALL BE ROTO-TILLED TO A DEPTH OF 12" (EXCLUDING TREE PROTECTION AREAS) AND AMENDED IN ACCORDANCE WITH PLANTING SOIL SPECIFICATIONS. EXISTING SOIL WITHIN TREE PROTECTION AREAS SHALL BE LOOSENED AND AMENDED BY NON-MECHANICAL METHODS, PROTECTING ROOT MASS AGAINST DAMAGE. SUBGRADE

AMENDED EXISTING PLANTING SOIL WITHIN AREAS OF UNCHANGED OR CUT GRADE <u>NOTES:</u>

- 1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
- 2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
- 3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE PROJECT STATE ENVIRONMENTAL REVIEW AGENCY STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE. 4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES
- ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
- 5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

rawing Title



WEST CRESCENT

AVENUE

REDEVELOPMENT



BLOCK No. 1005, LOT No. 3, 11 & 20 BOROUGH OF ALLENDALE T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400 BERGEN COUNTY

LANDSCAPE **NOTES AND** DETAILS

NEW JERSE

- GROUNDCOVER SPACING AS INDICATED ON THE LANDSCAPE - 3" SHREDDED HARDWOOD MULCH LAYER; DO NOT PLACE MULCH IN CONTACT - PROVIDE MIN. OF 6" SPACE - REFER TO DETAIL SHEET

UNEXCAVATED OR TAMPED

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Drawing No.



BERGEN COUNTY SOIL DISTRICT	ACID SOIL MITIGATION PLAN
SOIL EROSION AND SEDIMENT CONTROL NOTES	1 SEPARATE AND TEMPORARILY STOCKPILE HIGH ACID PRODUCING SOILS (WITH A PH LESS THAN 4)
ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7 th EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.	 SOIL EXPOSED MORE THAN 30 DAYS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE. IF NOT POSSIBLE, STOCKPILE SHALL BE COVERED BY 3 TO 6 INCHES OF WOOD CHIPS.
ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHAL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OF LIQUID MULCH BINDER).	 INSTALL SILT FENCE AT THE TOE OF SLOPE OF THE STOCKPILE. SOIL WITH A PH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, SHALL BE BURIED WITH LIMESTONE AT A RATE OF 6 TONS PER ACRE.
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.	5. A MINIMUM COVER OF 12 INCHES SHALL BE MET WITH SETTLED SOIL WITH A PH OF 5 OR MORE. a. MINIMUM COVER OF 24 INCHES IN AREAS WHERE TREES AND SHRUBS ARE PLANTED. b. DISPOSAL AREAS SHALL NOT BE WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK.
STABILIZATION SPECIFICATIONS:	6. EQUIPMENT USED TO MOVE HIGH ACID SOILS SHOULD BE CLEANED AT THE END OF EACH DAY.
A. TEMPORARY SEEDING AND MULCHING: GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11LBS. /1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".	7. MONITOR FOR 6 TO 12 MONTHS TO ASSURE STABILIZATION.
SEED - PERENNIAL RYEGRASS 100 LBS. /ACRE (2.3 LBS. /1,000 SF) OR OTHER APPROVEDSEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS. /1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).	TEMPORARY STABILIZATION NOTES TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION
B. PERMANENT SEEDING AND MULCHING: TOPSOIL – A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED. GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS /1 000 SE OF 10-10-10 OR FOUNDALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES)	DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND HAY MULCHED (OR HYDROSEEDED) UNTIL PROPER WEATHER EXISTS FOR THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. THE FOLLOWING SEEDING SCHEDULE SHALL BE USED FOR TEMPORARILY SEEDING:
OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS. /ACRE (8 LBS. /1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1	A. LIME - 90 lbs/1,000 sf GROUND LIMESTONE.
AND OCTOBER 1 (SUMMER SEEDING REQUIRES IRRIGATION) MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS. /1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).	B. FERTILIZER - 14 lbs/1,000 sf; 10-20-10 OR EQUIVALENT, WITH 50% WATER INSOLUBLE NITROGEN, WORKED INTO SOIL TO A DEPTH OF 4 INCHES.
THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.	C. SEED - PERENNIAL RYEGRASS - 100 lbs/acre; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORMEVENT. EVENT. 7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHAL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.	D. MOLCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 IB\$/1,000 st; TO BE APPLIED ACCORDING TO NEW JERSEY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (i.e. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING).
A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVEL ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2½" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.	A STABILIZATION WITH MULCH ONLY NON-GROWING STABILIZATION MEASURES SHALL BE USED WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION RESISTANT COVER OR WHERE STARILIZATION IS NEEDED FOR A SUCRE DEDICOLUNTY. MODE OF WHERE FOR
MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.	SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 90 TO 115 lbs/1,000 sf TO BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS.
.ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTOF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.	MULCH SHALL BE SECURED BY APPROVED METHODS (i.e. PEG AND TWINE, LIQUID MULCH BINDER, OR MULCH NETTING).
CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28 -1 OF THE NJ STANDARDS.	DUST CONTROL NOTES
STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.	N THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
.DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-	MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
OF THE NJ STANDARDS. .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.	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 E SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.
THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SIT	E DUST CONTROL MATERIALS
AS A RESULT OF CONSTRUCTION OF THE PROJECT. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVA. PRIOR TO IMPLEMENTATION IN THE FIELD.	MATERIAL WATER DILUTION TYPE OF NOZZLE APPLY GALLONS/ACRE ANIONIC ASPHALT EMULSION 7:1 COARSE SPRAY 1200 L LATEX EMULSION 12.5:1 FINE SPRAY 235 RESIN IN WATER 4:1 FINE SPRAY 300
. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.	ACIDULATED SOY BEAN SOAP STICK NONE COARSE SPRAY 1200 APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. POLYACRYLAMIDE (PAM) - SPRAY ON MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO
COUNTY SOL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE: BERGE COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649. TEL: 201-261-4407; FAX 201-261-7573.	N POLYACRYLAMIDE (PAM) - DRY SPREAD FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS SEE SEDIMENT BASIN STANDARD, P. 26-1
THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.	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 FOURMENT WHICH MAY PRODUCE THE DESIRED
REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. 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.	EFFECT. Y <u>SPRINKLING</u> - 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.
SCHEDULE OF CONSTRUCTION OPERATIONS	CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS
NOTIFY THE BERGEN COUNTY COUNTY SOIL CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO ANY PROJECT PRE-CONSTRUCTION MEETING OR SITE DISTURBANCES.	- <u>STONE</u> - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.
INSTALL A GRAVEL BUFFER OF 2 1/2" WASHED STONE 12" DEEP AT THE CONSTRUCTION ENTRANCES IMMEDIATELY 1 DAY AFTER INITIAL DISTURBANCES AS PER STANDARDS ON DRAWINGS. TRAFFIC SHOULD USE ONLY THESE AREAS FOR INGRESS AND EGRESS.	
EQUIP ALL CATCH BASINS WITH FILTER FABRIC INLET PROTECTION IMMEDIATELY UPON START OF CONSTRUCTION. 1 DAY	- 100-FT - PUBLIC R.O.W
PLACE AND MAINTAIN THE SEDIMENT BARRIERS AS SHOWN ON THE PLAN. 1 WEEK	1 IN 2 ¹ / ₂ IN 6 IN. CRUSHED STONE 6 IN.
DEMOLISH EXISTING DEVELOPMENT. 1 MONTH	
CONSTRUCT STORM SEWERS, SANITARY SEWERS, SEDIMENT CONTROL MEASURES AROUND INLETS. 1 MONTH	
INSTALL PAVEMENT BASECOURSE 1 WEEK	
CONSTRUCT BUILDING. 12 MONTHS	
2. FINAL GRADING OF SITE INCLUDING 6-IN TOPSOIL AND PERMANENT STABILIZATION, AND PAVEMENT TOPCOURSE.	
. ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL IMPROVEMENTS TO THE SITE ARE COMPLETE, CONTINUOU PARKING AREAS ARE PAVED, AND LANDSCAPE AREAS ARE PERMANENTLY STABILIZED.	
2. PLANT ALL LANDSCAPED AREAS AS INDICATED ON THE LANDSCAPING PLAN AND REMOVE ALL TEMPORARY 1 WEEK SEDIMENT CONTROL STRUCTURES.	
3. NOTIFY THE BERGEN COUNTY SOIL CONSERVATION DISTRICT AT THE COMPLETION OF CONSTRUCTION. 1 DAY	EXISTING DRIVEWAY GROUND WIDTH PUBLIC RIGHT OF WAY

	05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1		
	Date	Description	No.	KEVIN WEBB	PROFESSIONAL ENGINEER
ſ	REVISIONS				NJ Lic. No. 24GE04075100



FECTION NOTES



1 MIN

HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.

SILT FENCE



NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

roject WEST CRESCENT AVENUE REDEVELOPMENT BLOCK No. 1005, LOT No. 3, 11 & 20

BOROUGH OF ALLENDALE

NEW JERSE

BERGEN COUNTY

rawing Title

SOIL EROSION & SEDIMENT **CONTROL DETAILS**





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INCH-	- J FEE	I
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HORIZONTAL SCALE

09/06/2022	REVISED BOROUGH HALL	4			
12/17/2021	REVISED PER COUNTY REVIEW	3			
06/18/2021	ADDENDUM 1	\triangle			
06/18/2021	REVISED PER COUNTY REVIEW	2			
05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1			
Date	Description	No.	KEVIN WEBB	PROFESSIONAL ENG	INEER
REVISIONS				NJ Lic. No. 24GE0407	75100



AVENUE REDEVELOPMENT BLOCK No. 1005, LOT No. 3, 11 & 20 BOROUGH OF ALLENDALE BERGEN COUNTY NEW JERSE

UTILITY PROFILES

T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project No.	Drawing N
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Date	
09/25/2020	
Drawn By	
HYL	
Checked By	

K.JW

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05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1
Date	Description	No



06/18/2021	ADDENDUM 1	$\boxed{1}$		
06/18/2021	REVISED PER COUNTY REVIEW	2		
05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1		
Date	Description	No.	KEVIN WEBB	PROFESSIONAL ENGINEER
REVISIONS				NJ Lic. No. 24GE04075100



12/17/2021	REVISED PER COUNTY REVIEW	3	
06/18/2021	ADDENDUM 1	Λ	
06/18/2021	REVISED PER COUNTY REVIEW	2	
05/07/2021	TWP RESOLUTION COMPLIANCE & COUNTY RESUBMISSION	1	
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