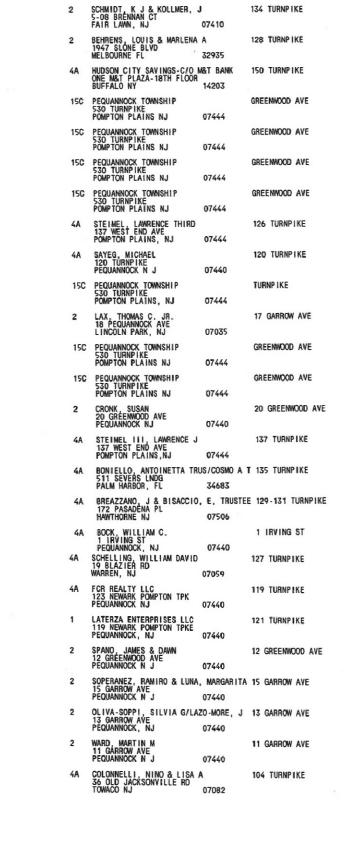


Zoning Chart:		Conditional Use	Proposed/Existing*	Compliance
Standard	C-1 Zone	Multi Family	-	
Maximum Density	N/A	12 units/acre	12.55 units	variance
Min. Lot Size	4,000 SF	2.5 acres	.239 acres *	Variance*
Min. Lot Width Newark/Pompton	40 Ft	200 Ft	65.16 Ft*	Variance*
Min. Lot Width Greenwood Avenue	40 Ft	200 Ft	97.89 Ft*	Variance*
Min. Front Yard			13.1 Ft *	Variance*
Setback	25 Ft	50 Ft		
Min. Side Yard Setback	3 Ft	35 Ft	2.5 Ft*	Variance*
Comb. Side Yard	25% or 16.29 Ft	N/A	10.4 Ft*	Variance*
Min. Rear yard Setback (not including parking areas or driveways)	35 Ft	35 Ft	47.31 Ft*	Variance*
Min. Buffer Side/Rear Yards	N/A	10Ft.	Side 0 Ft/10+ Ft * Rear 0 Ft. *	Variance*
Min. Open Space 25 SF/Unit additional to Setbacks	N/A	75 SF	Greater than 75 SF	Complies
Max Building Coverage	30%	20%	16.02% or 1,688 SF	Complies
Max. Impervious Coverage	90%	70%	5,616 SF or 54.01 5,770 SF or 55.49%	Complies
Parking Requirements		Over 650 SF Two Spaces or 6 Spaces	7 Spaces	Complies
		35 Ft and 2 ½		Complies
Max. Building Height	30 Ft	Stories	29'-11" 2 Stories	•
Max # of Units per Building	N/A	8 Units	3 Units	Complies
Min. # of Units per Building	N/A	4 Units	3 Units	Variance
All Exterior Walls/Windows	N/A	N/A	Yes	Complies
Min. Distance Between				



<u>DRAINAGE</u>

<u>PARKING</u>

-NO INCREASE IN IMPERVIOUS COVERAGE

-LESS THAN 1.0 ACRES OF DISTURBANCE

-NO DRAINAGE REQUIRED

(2) One Bedroom (1.8X2) = 3.6

(1) Two Bedroom (2) = 2.0Required = 5.6 Spaces
TOTAL PROVIDED SPACES = 10

PROPERTY LOCATION 178.25 257.76 KEY MAP

-126 Newark Pompton Turnpike
-Lot 13, Block 4103
-Lot Area = 10,399+-SF or 0.238+-Acres

Scale in Feet

-100 Year Flood Elvation = 182.00 per FIRM Maps -PROPOSED PARKING SPOTS = 12 -Elevations in NGVD 1929 per OPUS GPS Solution and NOAA Conversion —Topography by standard stadia methods and locations may vary —Topography outside of LOD may be approximate for general grading purposes only.

-Subsurface conditions are unknown -All subsurface utility lines shown must be located and marked by the authority responsible for installation and/or maintenance with actual locations

subject to excavation if necessary -The location of existing utility lines per field evidence, records, mark outs, ect. and are subject to the above

—Trees to be removed — None

-All tree types per this engineering firm and are subject to a qualified Botonist if -See architect's plans for all dwelling dimensions and/or details as needed

-Property Survey information per "Property Survey" dated 11/13/2019 by Michael H. Darmstatter, PLS, for Lawrence Steimel, III -The entire property lies within NJDEP Flood Hazard Areas per 1)Flood Zone AE, 100 Year Flood Elevation = 182.0 per FIRM Maps Township of

Pequannock Panel 3453110002C, Revised 9/17/1992 2)2017 preliminary FIRM 100 Year Elevation = 177.0 3)Flood Hazard Elevations 183.0 per NJDEP Pompton River Profiles

—The information shown on these plans concering the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determination to the type and locatiooon of underground utilities as may be necessary to avoid damage thereto -Before construction begins, the contractor shall call garden state underground

1-800-272-1000 to locate existing utilities and shall notify the engineer of any potential conflicts found. The proposed electric & telephone services to the new dwelling will be underground connections at locations required by the local utility companies

-A Road Opening Permit is required for each access point -Existing driveway points shall be removed and replaced with a conforming curb/sidewalk

> OWNER / APPLICANT Lawrence Steimel III

137 West End Avenue

Pequannock, N.J.

SITE DATA BOX, ZONE C-1					
	REQUIRED	EXISTING	PROPOSED		
LOT AREA	4,000 SF	10,399 SF	10,399 SF		
LOT WIDTH (Newark Pompton)	40'	65.16'	65.16'		
LOT WIDTH (Greenwood)	40'	97.89'	97.89'		
FRONT SETBACK (Newark Pompton)	25.0'	13.1'	13.1'		
SIDE SETBACK ONE SIDE	3.0'	2.5'	2.5'		
SIDE SETBACK BOTH	25% or 16.29'	10.4'	10.4'		
REAR YARD SETBACK	35.0'	47.31'	47.31'		
BUILDING HEIGHT	30'	(See Architect)	29'11"(Per Architect)		
BUILDING COVERAGE	3,000 SF or 30%	1,666 SF or 16.02%	1,666 SF or 16.02%		
IMPERVIOUS COVERAGE	9,359 SF or 90%	5,770 SF or 55.49%	5,616 SF or 54.01%		
RESIDENTIAL BUFFER	5'	56.29'	56.29'		
LOT FRONATGE (Newark Pompton)	50'	21.90'	21.90'		
LOT FRONATGE (Greenwood)	50'	78.43'	78.43'		

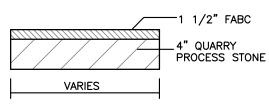
CERTIFIED

Secretary

_____ Lawrence Steimel, III

THIS PLAN WAS APROVED AT A REGULAR MEETING OF THE BOARD OF ADJUSTMENTS ON ______

Chairman ______



DRIVEWAY CROSS-SECTION

UTILITY LEGEND G-Gas Line / Main W-Water Line / Main S-Sewer Lateral CO-Sanitary Clean Out WV-Water Valve GV-Gas Valve RD-Roof Drain / Leader RDSP—Roof Drain to Splash Pad

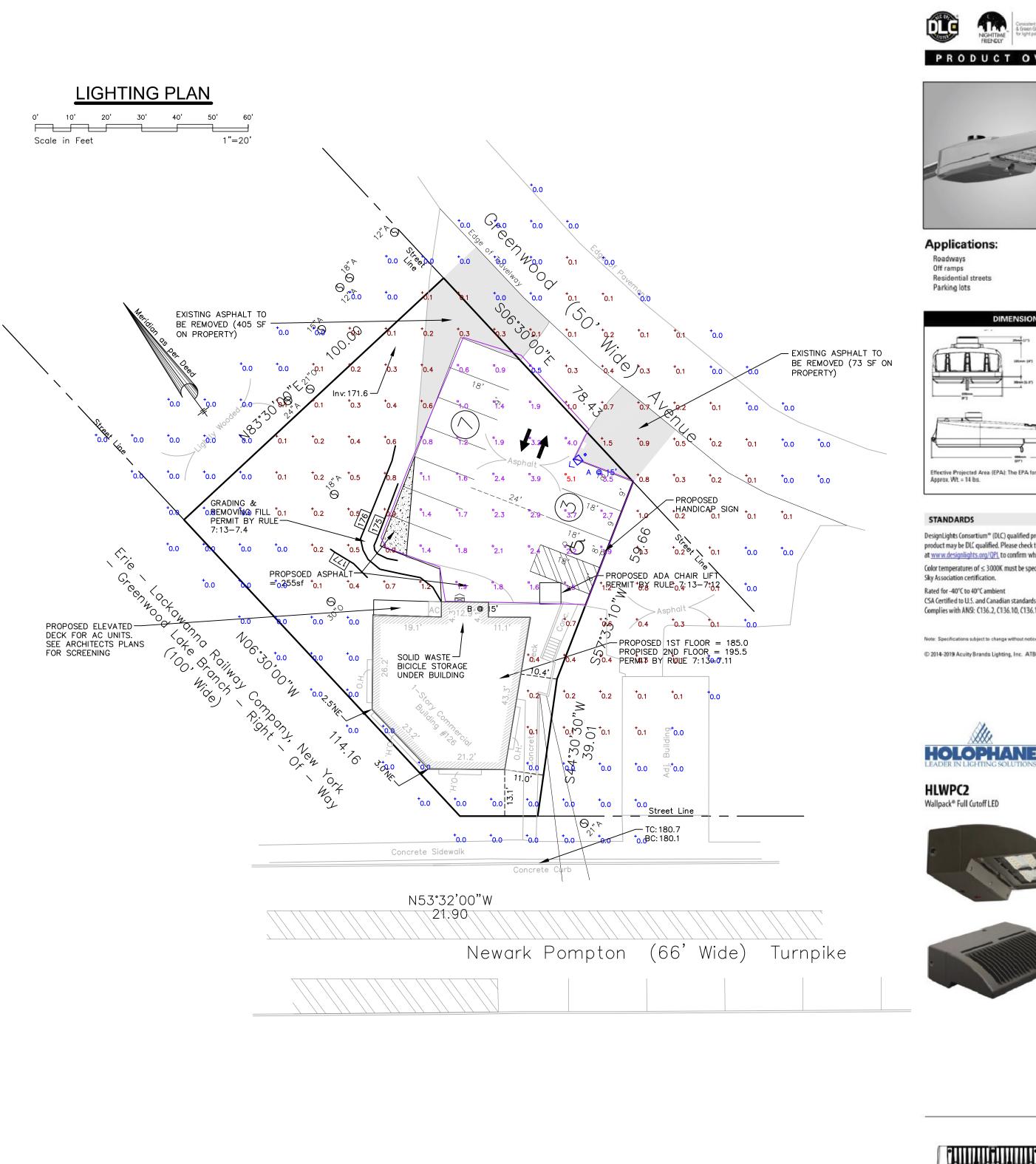
> Tree size & type per this engineer and are subject to a

qualified Botonist if required

TREE LEGEND A-Ash B-Birch M-Maple RM-Red Maple

Site Plan For STEIMEL 126 Newark Pompton Turnpike, Lot 18, Block 4103 Situated in, Township of Pequannock, Morris County, New Jersey DARMSTATTER, INC. PROFESSIONAL ENGINEERS • LAND SURVEYORS P.O. BOX 4287 WAYNE, NJ 07470 TEL.: (973) 696-8077 EMAIL: DarmstatterInc@Gmail.com C.O.A. No. 24GA28072900 December 15, 2020 1" = 20' WILLIAM J. DARMSTATTER
P.E. & L.S., NJ License No. 25796 FILE DWG. NO. SHEET NO. 16140 - C 1 of 3

★ - EXISTING CONDITION





Autobahn Series ATB0 **Roadway Lighting**

PRODUCT OVERVIEW



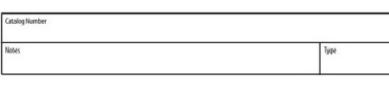
Residential streets Parking lots

Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft. Approx. Wt. = 14 lbs.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification. Rated for -40°C to 40°C ambient CSA Certified to U.S. and Canadian standards

Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application. © 2014-2019 Acuity Brands Lighting, Inc. ATB0 02/21/19



HLWPC2 Wallpack® Full Cutoff LED





Rated for -40°C (-40°F) minimum ambient A programmable electronic driver with 0-10V control leads Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz, Optional >80 CRI (3000K, 4000K and 5000K (CCT)

Mounts to a standard junction box

internally mounted emergency battery backup for operation nanambient temperature ranging from -20°C (-4°F) to 30°C 86°F), available with P10 thru P40 performance packages, All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA All values are design or typical values, measured under Standard surge protection is 20kV/10kA per ANSI C136.2 Optional surge protection is 10kV/5kA per ANSI C136.2

 Light engine housing is IP66 rated - Type V: E (entry), M (medium), R (rectangle) & W (wide)

Features:

OPTICAL Same Light: Performance is comparable to 70-250W HPS roadway luminaires. White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient. Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" 0.D.) diameter.

Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

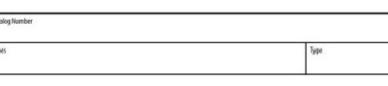
C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

CONTROLS NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin

eceptacle optionally available. Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Multi-level dimming available to provide scheduled dimming as specified by the customer. Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

American Electric Lighting



Mechanical

Heavy grade A360 cast aluminum (aluminum with <1%

Field adjustable output (A0) - Button style photocontrol (PE) Exterior parts are protected by a zinc-inflused Super Durable • Motion sensor & ambient photocontrol combination for TGIC thermoset powder coat finish that provides superior mounting low (8-15') (MASL) and high (15-30') (MASH)

Certification and Standards

Luminaire is CSA listed, US and Canada Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification - Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/ OPI, to confirm which versions are qualified. LM-79 compliant The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms and Note: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

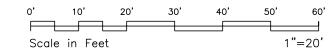
53 9th Avenue Hawthorn, NJ 07506 Lic. #21AS00062100

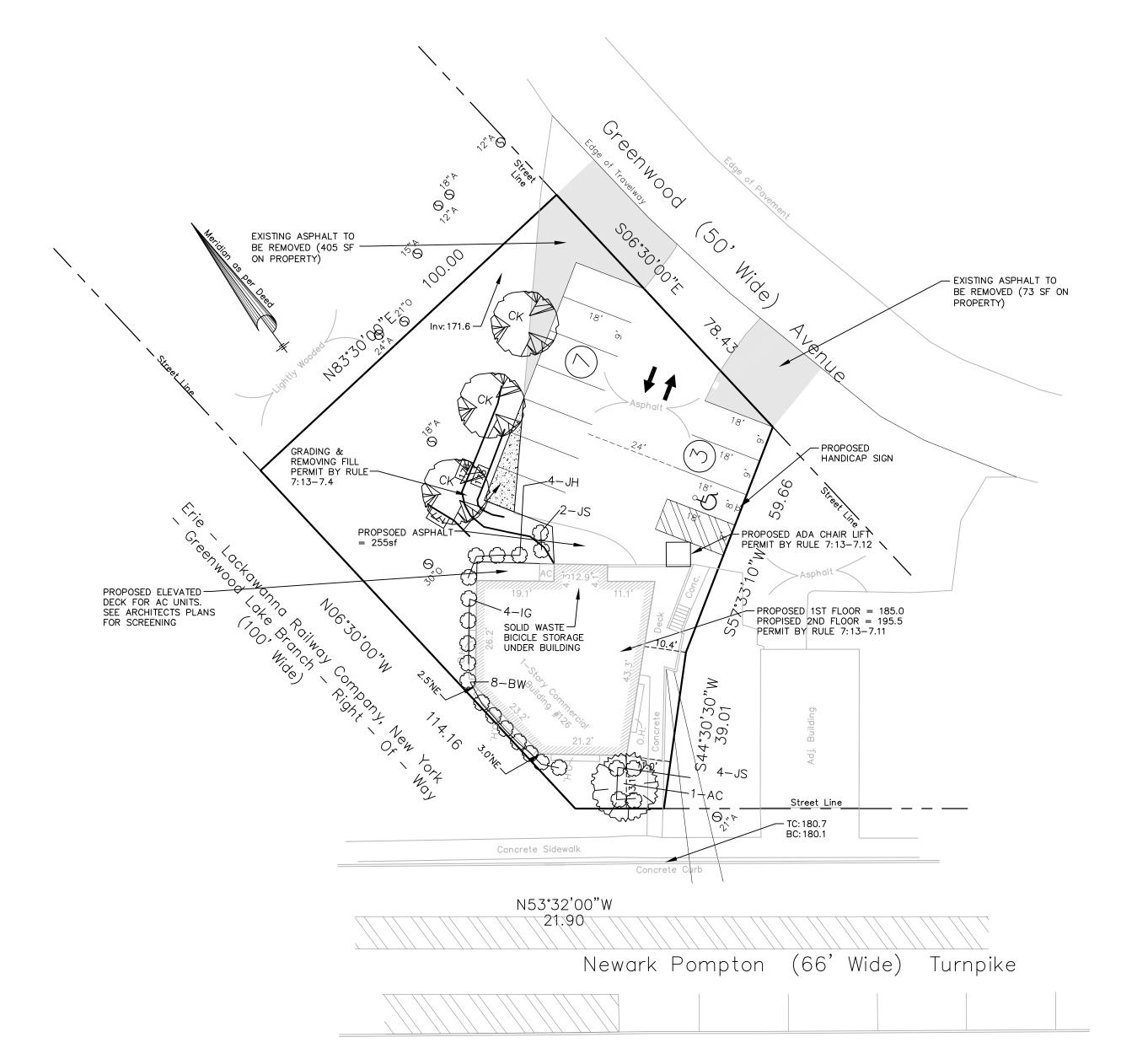
Note: Maximum weight 22 lbs.

Sacuity Brands. | Holophane | 3:825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com © 2014-2020 Acuity Brands Lighting, Inc. All rights reserved. Rev. 04/22/20 Specifications are subject to change without notice.

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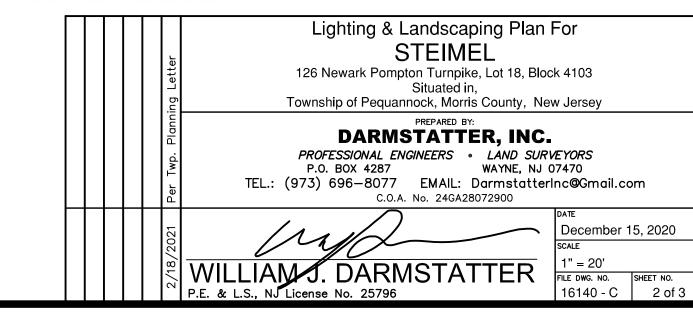


LANDSCAPE DESIGN BY David R. Troast, LLC

Plant	List						
Symbol	Qty.	Scientific Nan	Scientific Name		Common name		Container
Deciduous	Trees						
AC	1	Acer campest	re	Hedge Maple	5	1 1/2" Cal.	B&B
CK	3	Cornus Kousa	Cornus Kousa		Kousa Dogwood		B &B
Shrubs							
BW	8	Buxus sinica 'W	Buxus sinica 'Wintergreen'		Boxwood	24"-30'	#5 Cont.
IG	4	Ilex glabra com	Ilex glabra compacta		erry	18"-24"	#3 Cont.
JH	4	Juniperus chin.	Juniperus chin. 'Hetzi'			24"-30"	#5 Cont.
JS	6	Juniperus squa	Juniperus squamata		er	N/A	#2 Cont.

Plant Notes:

- 1. The contractor is responsible to coordinate the Lanscape Plan with the other plans and report any conflicts to the owner.
- 2. The contractor is responsible for planting at the correct grades and alignment.
- 3. Plants shall be typical of their species and variety free of defects and injuries. 4. Insofar as practical, plants shall be planted on the day of delivery.
- 5. All plants shall be backfilled with topsoil throughly watered and tamped as backfilling proceeds.
- 6. Plants shall not be bound with wire or rope after planting. 7. No Plant shall be planted within 2.5 feet of the building.
- 8. Each tree or shrub shall be pruned in accordance with horticultural practices.
- 9. All planting beds shall be free of weeds and receive 3 inches of shredded hardwood bark mulch.
- 10. All other disturbed areas shall be seeded according to the Soil Eroision and Sediment Control Plan.
- 11. Prior to installation call for a markout of all utilities.



and projected per IESNA TM-21-11). Please refer to the "Plan View" for mounting heights. 3. Product information can be obtained at www.Holophane.com

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Protected.

1. Readings shown are based on a total LLF of as shown at grade.

Data references the extrapolated performance projections in a 25c

ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08

Statistics Description Max Min | Max/Min | Avg/Min Symbol | Avg | 2.1 fc 5.1 fc 0.5 fd 10.2:1 Parking Summary + 0.5 fd 5.1 fc 0.0 fd N/A Spill Light Summary

LIGHTING DESIGN BY

North Jersey

Cell: 973 527 5150

Fax: 866 352 0996

Ken Sadowski Factory Sales Representative

ken.sadowski@acuitybrands.com www.holophane.com

37 Forest Drive Succasunna, NJ 07876

Schedule Lumens | Light Loss | Wattage | Quantity | Manufacturer | Catalog Number Symbol Label ATBO 20BLEDE10 ATBO SERIES LED 1000MA TYPEED Array 8569 0.96 Electric LightingXXXXXX R4 4K/5K 4 4000K/5000K CCT HLWPC2 P10 40K XX Wallpack Full Cutoff LED, LED LED TFTM Performance Package P10, 4000 3209 0.95

series CCT, Voltage, Forward

This architectural lighting submittal is provided only for informational purposes and to the help the customer or end—user (as applicable) understand how various sections of linear fixtures connect to each other and how they mount to the ceiling. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end—user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submittal.

Morris County Soil Conservation District Soil Erosion and Sediment Control Notes

- All Soil Erosion and Sediment Control Practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, and will be in place prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is
- . Any disturbed area that will be left exposed for more than fourteen (14) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed areas will be mulched with straw or hay and tacked in
- . Permanent vegetation is to be established on exposed areas within ten (10) days after final grading. Mulch is to be used for protection until vegetation is established. See Note 23 below.
- Immediately following initial disturbance or rough grading. All critical areas (steep slopes, sandy soils, wet conditions) subject to erosion will receive a temporary seeding in accordance with Note
- . Temporary Diversion Berms are to be installed on all cleared roadways and easement areas. See
- 6. Permanent Seeding and stabilization to be in accordance with the "Standard for Permanent Vegetative Cover for Soil Stabilization". Specified rates and locations shall be on the approved Soil Erosion and Sediment Control Plan.
- . The site shall at all times be graded and maintained so that all stormwater runoff is diverted to Soil Erosion and Sediment Control facilities.
- 8. All sedimentation structures (silt fence, inlet filters, and sediment basins) will be inspected and
- 9. Stockpiles shall not be located within 50' of a floodplain, slope, drainage facility, or roadway.
- All stockpiles bases shall have a silt fence properly entrenched at the toe of slope. 10. A Stabilized Construction Access will be installed, whenever an earthen road intersects with a
- paved road. See the Stabilized Construction Access detail and chart for dimensions. 11. All new roadways will be treated with suitable sub base upon establishment of final grade

should be composed of a fabric or approved material. See the Dewatering detail.

12. Paved roadways must be kept clean at all times.

- 13. Before discharge points become operational, all storm drainage outlets will be stabilized as
- 14. All dewatering operations must be discharged directly into a sediment filter area. The filter
- 15. All sediment basins will be cleaned when the capacity has been reduced by 50%. A clean out elevation will be identified on the plan and a marker installed on the site. 16. During and after construction, the applicant will be responsible for the maintenance and upkeep of the drainage structures, vegetation cover, and any other measures deemed appropriate by the District. Said responsibility will end when completed work is approved by the Morris County Soil Conservation District.
- 17. All trees outside the disturbance limit indicated on the subject plan or those trees within the disturbance area which are designated to remain after construction are to be protected with tree protection devices. See the Tree Protection detail.
- 18. The Morris County Soil Conservation District may request additional measures to minimize on site or off site erosion problems during construction 19. The Morris County Soil Conservation District must be notified, in writing, at least 48 hours prior
- to any land disturbance, and a pre-construction meeting held. 20. Contractor to set up a meeting with the inspector for periodic inspections of the Temporary
- Sediment Basin prior to and during its construction

Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft. Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft. Apply Perennial Ryegrass seed at 1 lb. per 1000 sq. ft.

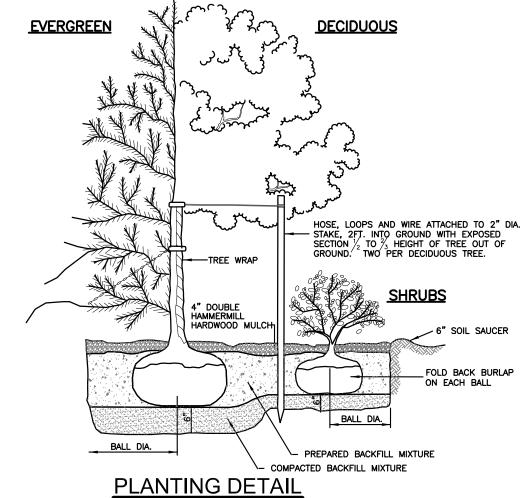
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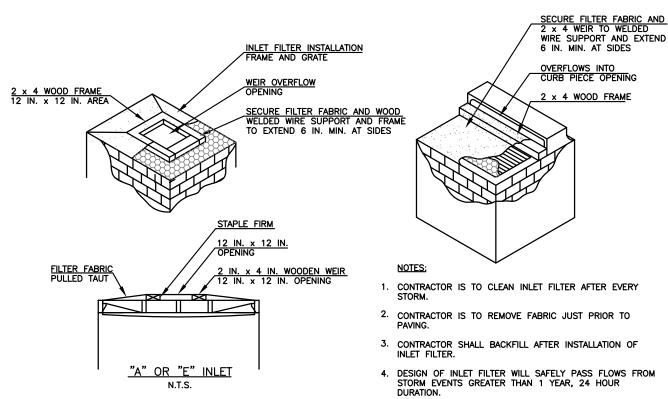
Protected.

the Diversion Detail.

maintained daily.

- Property entrench a silt fence at the bottom of the stockpile.
- Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft. Apply a liquid mulch binder or tack to straw or hay mulch.
- 22. Temporary Stabilization Specifications
- Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft. Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
- Apply Perennial Ryegrass seed at 1 lb. per 1000 sq. ft. Mulch disturbed soil with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
- Apply a liquid mulch binder or tack to straw or hay mulch. 23. Permanent Stabilization Specifications
- Apply topsoil to a depth of 5 inches (unsettled). Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft. and work four inches into
- Apply fertilizer (10-20-10) at a of rate 11 lbs. per 1000 sq. ft.
- Apply Hard Fescue seed at 2.7 lbs. per 1000 sq. ft. and Creeping Red Fescue seed at 0.7 lbs per 1000 sq. ft. and Perennial Ryegrass seed at 0.25 lbs per 1000 sq. ft. Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
- Apply a liquid mulch binder or tack to straw or hav mulch.
- *NOTE: 48 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.





- 1 THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CURRENT RULES AND REGULATIONS OF THE GOVERNING SOIL CONSERVATION DISTRICT AS THEY APPLY TO THE PROPOSED CONSTRUCTION.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING PUBLIC ROADWAYS, FREE OF ALL CONSTRUCTION DEBRIS INCLUDING WHEEL TRACKING OF MATERIAL FROM CONSTRICTION VEHICLES.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES / PRACTICES SHALL BE IN PLACE PRIOR TO ANY
- 4 ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES / PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND / OR THE AREA IS STABILIZED.
- 5 WHERE NECESSARY, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED AND / OR MULCHED UNTIL PROPER
- 6 THE BASE OF ALL TEMPORARY STOCKPILES SHALL BE ENCLOSED WITH SILT FENCE.

WEATHER CONDITIONS EXIST FOR ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER.

GRADING OPERATIONS AND INSTALLATION OF PROPOSED IMPROVEMENTS.

- 7 THE CONTRACTOR SHALL BE RESPONSIBLE TO MARK AND PROTECT ALL TREES TO REMAIN WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION PRIOR TO ANY LAND DISTURBANCE.
- 8 ALL TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE MUNICIPAL ENGINEER REGARDING TREE
- 9 THIS PLAN IS INTENDED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES AND CERTIFICATION ONLY.

DUST CONTROL NOTES

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

TABLE 16-1: DUST CONTROL MATERIALS

<u>MATERIAL</u>	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS PER ACRE	
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200	
LATEX EMULSION	12.5:1	FINE SPRAY	235	
ROSIN IN WATER	4:1	FINE SPRAY	300	
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITAVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 26-1)			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200	

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL PLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED BARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

<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.

<u>CALCIUM CHLORIDE</u> - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTIONJ OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL

SEQUENCE OF CONSTRUCTION	ESTIMATED DURATION
1 INSTALL SEDIMENT FILTER FENCE, INLET FILTER AND STABILIZED CONSTRUCTION ACCESS WHERE SHOWN ON PLAN.	2 DAYS
2 CLEAR AND ROUGH GRADE CONSTRUCTION AREA, REMOVE DEBRIS FROM SITE; STOCKPILE TOPSOIL. STABILIZE DISTURBED AREAS.	1 WEEK
3 CONSTRUCT ADDITION, WALKS, PATIOS, PARKING LOT AMMENITIES; STABILIZE DISTURBED AREAS.	16-20 WEEKS

5 INSTALL LANDSCAPING; REMOVE REMAINING SOIL EROSION 1 WEEK CONTROL DEVICES.

6 LIMIT OF DISTURBANCE: 1,623 SF \pm / 0.037 AC.

4 FINAL GRADE SITE. PERMANENTLY STABILIZE SITE.

NOTE: The applicant reserves the right to alter the sequence of development and tentative starting date as conditions relative to obtaining required municipal and state approvals dictate, and in response to field conditions not presently contemplated; provided however, that all requirements and responsibilities of the developer are adhered to. All revisions to the sequence of development must be reviewed by the County Soil Conservation District prior to implementing the change.

Temporary Stabilization Specifications:

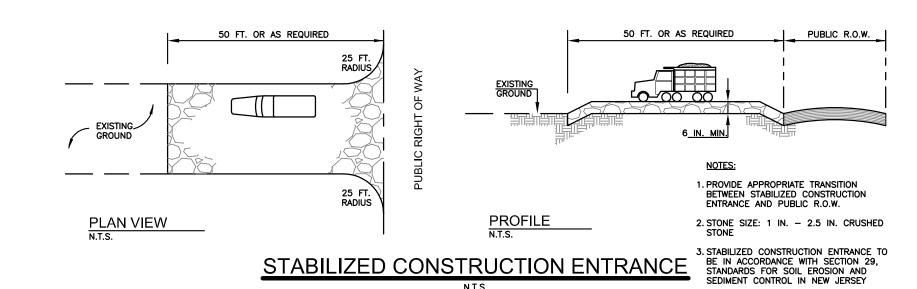
- a) Apply Ground Limestone at a rate of 90 lbs pre 1000 sq. ft. b) Apply fertilizer (10-20-10) at a rate of 11 lbs per 1000 sq. ft.
- c) Apply Perennial Ryegrass seed at 1 lb per 1000 sq. ft. and Annual Ryegrass at 1 lb per 1000 sq. ft.

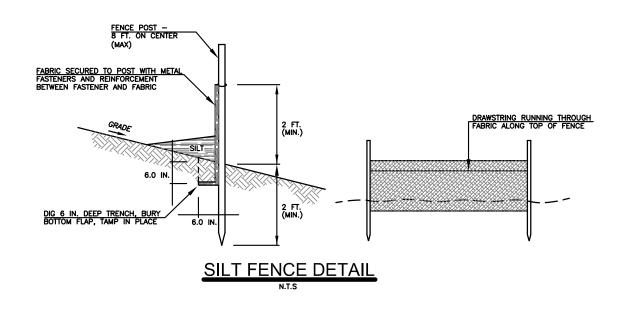
1-2 WEEK

d) Mulch stockpile with straw or hay at a rate of 90 lbs per 1000 sq. ft. e) Apply liquid mulch binder or tack to straw or hay mulch.

Permanent Stabilization Specifications: a) Apply topsoil to a depth of 5 inches (unsettled).

- b) Apply Ground Limestone at a rate of 90 lbs pre 1000 sq. ft. and work four inches
- c) Apply fertilizer (10-20-10) at a rate of 11 lbs per 1000 sq. ft. d) Apply Hard Fescue seed at 207 lbs per 1000 sq. ft. and Creeping Red Fescue seed at 0.7 lbs per 1000 sq. ft. and Perennial Reygrass seed at 0.25 lbs per 1000 sq. ft.
- e) Mulch stockpile with straw or hay at a rate of 90 lbs per 1000 sq. ft. e) Apply liquid mulch binder or tack to straw or hay mulch.

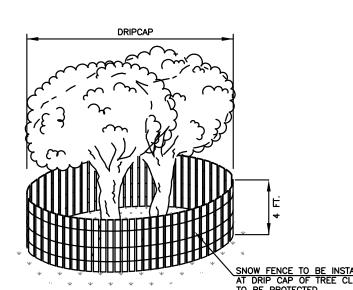




REQUIREMENTS FOR SILT FENCE:

PERMANENT VEGETATIVE COVER NOTES:

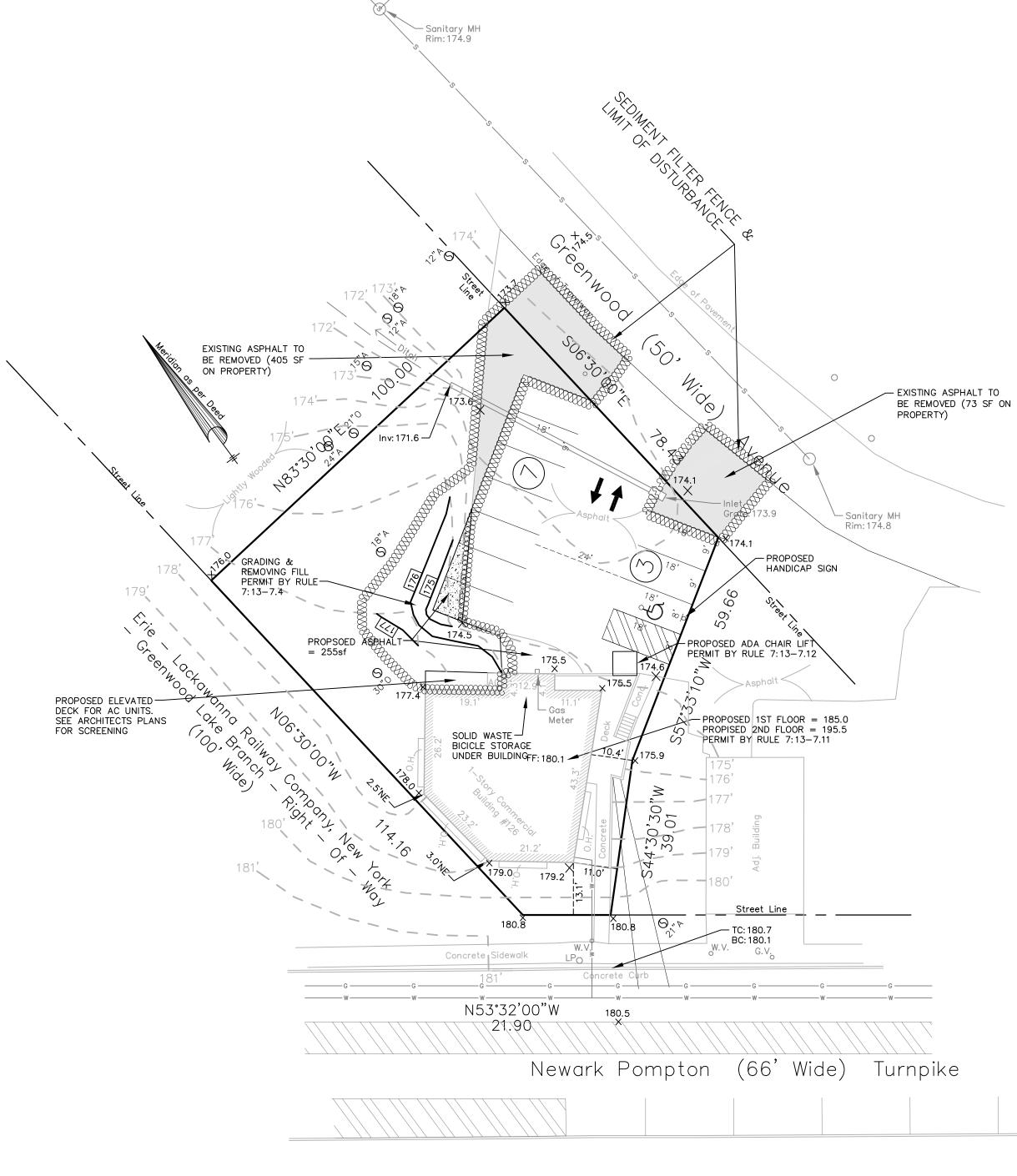
- a) Apply topsoil to a depth of 5 inches (unsettled). b) Apply Ground Limestone at a rate of 90 lbs pre 1000 sq. ft. and work four inches
- c) Apply fertilizer (10-20-10) at a rate of 11 lbs per 1000 sq. ft.
- d) Apply Hard Fescue seed at 207 lbs per 1000 sq. ft. and Creeping Red Fescue seed at 0.7 lbs per 1000 sq. ft. and Perennial Reygrass seed at 0.25 lbs per 1000 sq. ft.
- e) Mulch stockpile with straw or hay at a rate of 90 lbs per 1000 sq. ft. e) Apply liquid mulch binder or tack to straw or hay mulch.

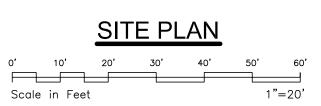


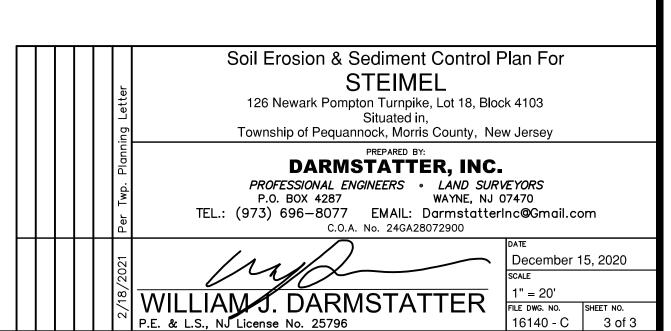
TREE PROTECTION DETAIL

SOIL MANAGEMENT NOTE

ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1,110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION. AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY







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INLET FILTER DETAIL