83 MAIN STREET

FINAL SITE PLAN SUBMISSION

PROPOSED 2-STORY REHABILITATION

83 MAIN STREET, NETCONG, NJ,07857
BLOCK 19, LOT 30, 34.02

BUILDING INFORMATION

83 MAIN STREET

PROPOSED REHABILITATION OF A 2-STORY WAREHOUSE INTO 9 UNIT HOUSING AND 12 PARKING SPACES

ADDRESS: 83 MAIN STREET, NETCONG, NJ, 07857
BLOCK: 19
LOT: 30, 34.02
ZONING: BOROUGH CENTER

FLOOD HAZARD: THIS PROJECT SITE IS NOT LOCATED WITHIN A SPECIAL AREA OF FLOOD HAZARD, AS DETERMINED BY FEMA FLOOD MAP PANEL NUMBER 34035400018, EFFECTIVE ON 08/02/1982.

APPLICANT/ARCHITECT

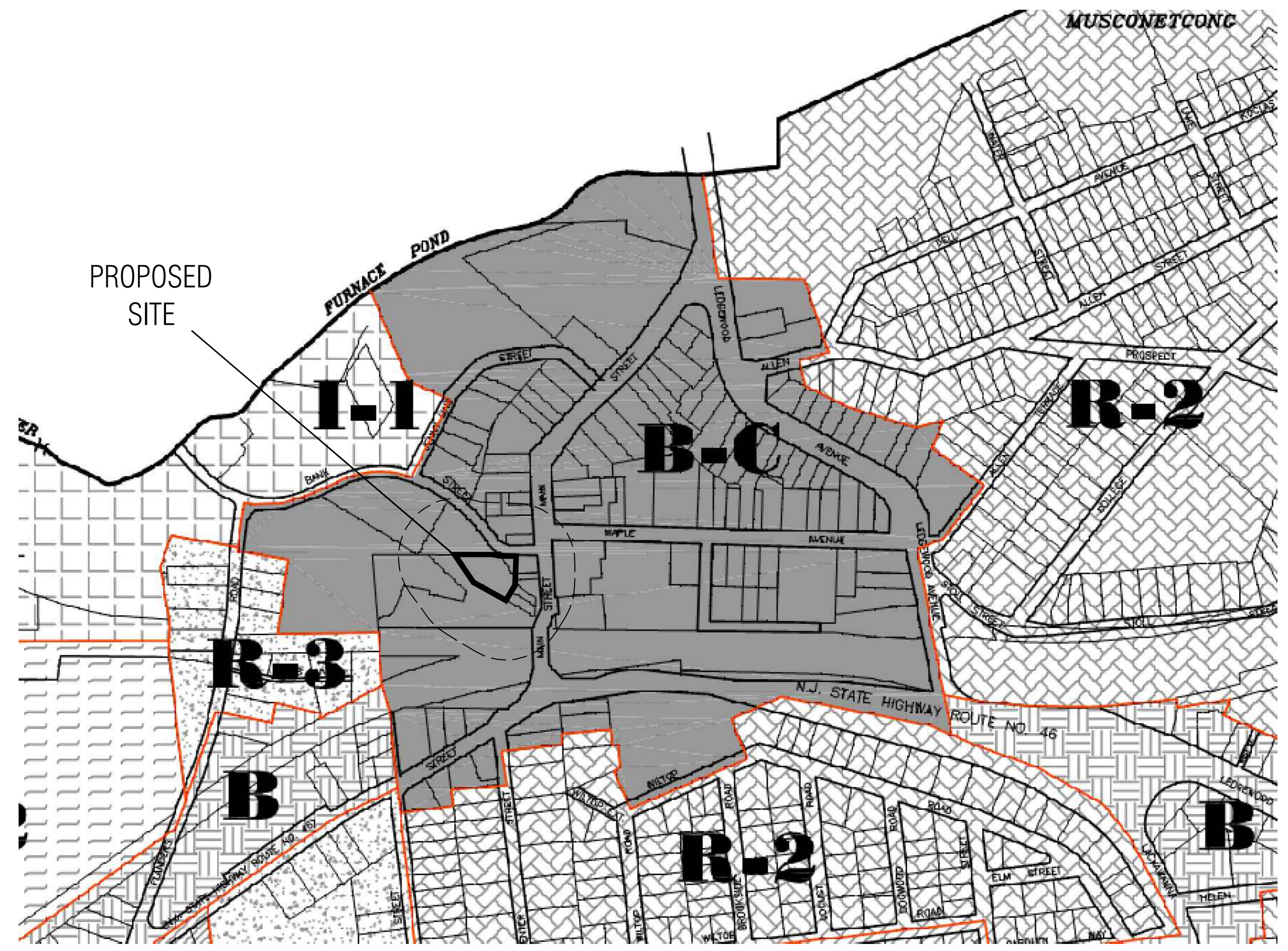
APPLICANT:
COSKUN CELIK
CELIK BROTHERS CONSTRUCTION LLC
114 ROCK ROAD WEST,
GREEN BROOK, NJ, 08812

ENGINEER:
INGLESE ARCHITECTURE + ENGINEERING
632 POMPTON AVENUE,
CEDAR GROVE, NJ 07009

DRAWING LIST

ZONING MAP SCALE: N.T.S.

ZONE	DESIGNATED LAND USE
I-1	GENERAL INDUSTRIAL
R-2	SINGLE FAMILY RESIDENTIAL (5,000 S.F.)
R-3	SINGLE FAMILY RESIDENTIAL (8,000 S.F.)
B	COMMERCIAL BUSINESS
B-C	BOROUGH CENTER



ZONING ANALYSIS

83 MAIN STREET, NETCONG, NJ 07857
BLOCK 19; LOT 30, 34.02
ZONING DISTRICT: BOROUGH CENTER
PROPOSED USE: RESIDENTIAL

REQUIREMENT	REQUIRED	EXISTING		PROPOSED	COMPLIES	VARIANCE
PERMITTED USES	RETAIL, BUSINESS, MUNICIPAL, SENIOR HOUSING, RESIDENTIAL - SINGLE FAMILY DETACHED & STUDIO, ONE/TWO BEDROOM APARTMENTS ON SECOND FLOORS ABOVE PERMITTED COMMERCIAL USE	WAREHOUSE		RESIDENTIAL	EXISTING NC	YES
		LOT: 30	LOT: 34.02			
MIN. LOT AREA (SF)	130,680 SF	1,949 S.F.	16,016 S.F.	17,965 SF (0.412 ac)	EXISTING NC	YES
MIN. LOT WIDTH (FT)	100 FT.	47.50 FT.	140.71 FT.	192.94 FT.	EXISTING NC	NO
MIN. LOT DEPTH (FT)	200 FT.	79.45 FT.	152.73 FT.	152.73 FT.	EXISTING NC	YES
MAX. FRONT YARD	100 FT.	14.28 FT.	57.51 FT.	57.51 FT.	YES	NO
MAX. SIDE YARD	ONE (25 FT.) TWO (50 FT.)	7.05 FT.	92.05 FT.	92.05 FT.	EXISTING NC	YES
MAX. REAR YARD	75 FT.	30.26 FT.	16.49 FT.	16.49 FT.	YES	NO
MAX. BLDG. HEIGHT - STORIES	3 STORIES	1 STORY	2 STORIES	2 STORIES	YES	NO
MAX. BLDG. HEIGHT - FEET	50 FT.	N/A	N/A	N/A	YES	NO
MAX. BLDG.COVERAGE (%)	25%	40.05%	35.65%	31.20%	EXISTING NC	YES
MAX. DENSITY	12 UNITS PER ACRE	0 UNITS		21.84 UNITS PER ACRE	NO	YES

NC = NON COMPLIANT

PARKING CALCULATIONS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED	COMPLIES
PARKING	1.8 SPACE PER 1 BEDROOM 2.0 SPACES PER 2 BEDROOM 2.4 SPACES PER 3 BEDROOM PROP: (2) ONE BEDROOM, (2) TWO BEDROOM, (5) 3 BEDROOM TOTAL REQUIRED PARKING: 20 SPACES	0 PARKING SPACES	12 PARKING STALLS (1.33 SPACES PER UNIT BREAKDOWN: 1 ADA PARKING STALL 2 E.V. CHARGING PARKING STALL (15%)	NO, VARIANCE
DRIVE AISLE	24' WIDE	N/A	22' WIDE	NO, WAIVER
PARKING STALL	MINIMUM AREA OF 180 SQ. FT 9' X 20'	N/A	(1) 11' X 18' (ADA) (10) 9' X 18' (REGULAR) (1) 9' X 22' (PARALLEL)	NO, WAIVER
PARKING BUFFER	5' BUFFER BETWEEN PARKING AND LOT LINE	N/A	0'-0"	NO, WAIVER

LOCATION MAP SCALE: N.T.S.

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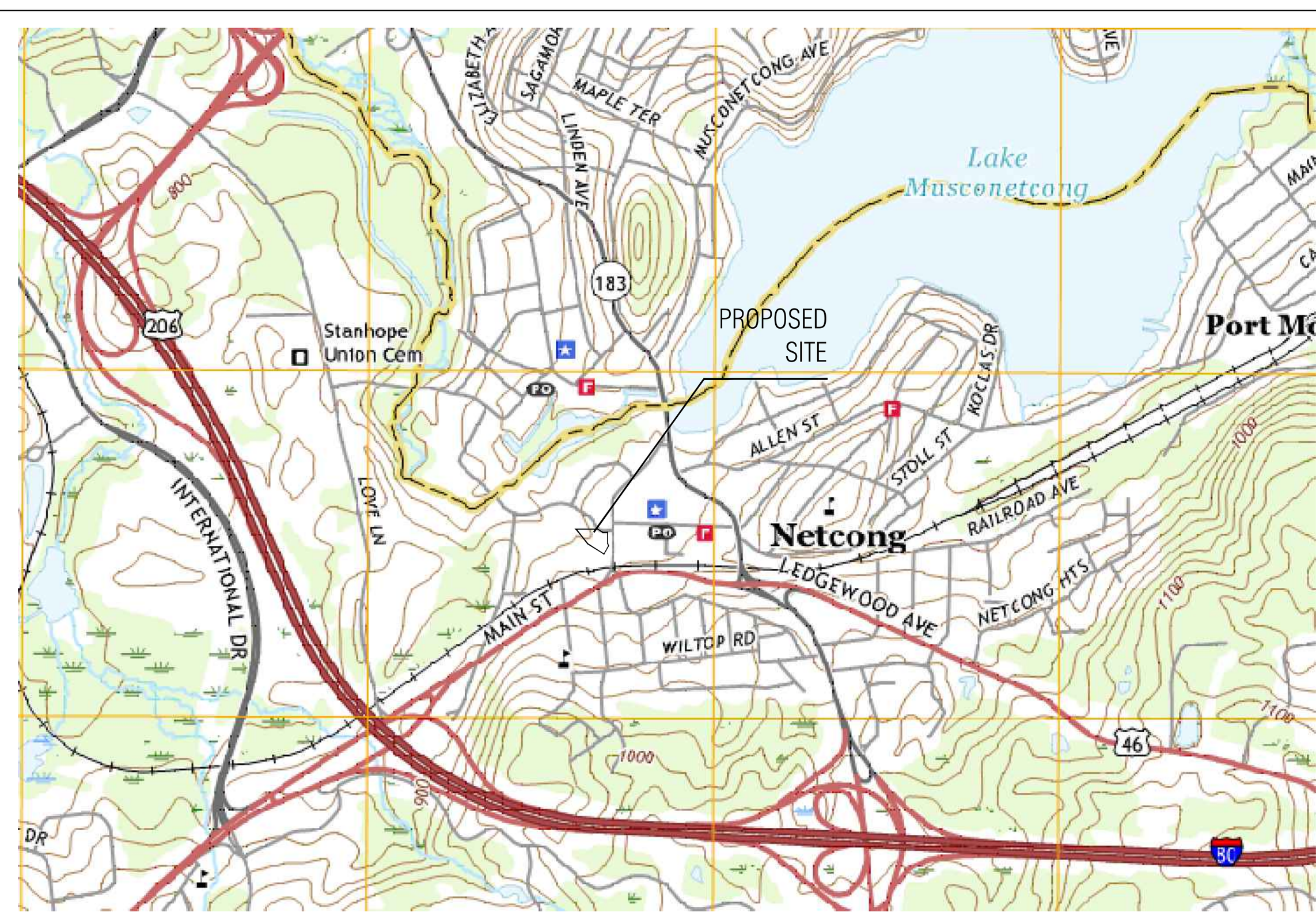

200' RADIUS MAP SCALE: 1" = 100'

200' PROPERTY LIST

TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1428_19_34.02	0.3880	83 MAIN ST	93 MAIN STREET NETCONG LLC	83 MAIN ST NETCONG, NJ 07857
1428_15_29	0.2100	48 MAIN ST	W P K REALTY LLC	40 GOLDFINCH GROVE HACKETTSTOWN, NJ 07840
1428_15_30	0.1400	46 MAIN ST	KOCH PROPERTIES LLC	40 GOLDFINCH GROVE HACKETTSTOWN, NJ 07840
1428_16_12	0.3100	39 MAIN ST	RUOCCO, SALVATORE/FRANCHI MICHELE A	39 MAIN ST NETCONG, NJ 07857
1428_16_13	0.0643	43 MAIN ST	DOWNING, MICHAEL/MARY A	P.P. BOX 317 MT TABOR, NJ 07878
1428_16_14	0.0900	49 MAIN ST	DOWNING, MICHAEL	49 MAIN ST NETCONG, NJ 07857
1428_16_15	0.2152	51-59 MAIN ST	GOMEZ, RODRIGO & SONIA	194 RIDGEDALE AVE CEDAR KNOLLS, NJ 07927
1428_16_16	0.0551	63 MAIN ST	STS PROPERTY INVESTMENTS LLC	503 TRENTON AVE SOUTH BAYVILLE, NJ 08721
1428_16_17	0.0826	BANK ST	VETERANS OF FOREIGN WARS	45 MAIN ST NETCONG NJ 07857
1428_16_19	0.3061	BANK & JENNY LIND ST	STS PROPERTY INVESTMENTS LLC	503 TRENTON AVE SOUTH BAYVILLE, NJ 08721
1428_19_28	3.1300	29 BANK ST	SALMON BROS, INC	29 BANK ST NETCONG NJ 07857
1428_19_28.01	0.3444	BANK ST	ROSEWOOD NETCONG HOLDINGS LLC	100 PASSAIC AVE, STE 240 FAIRFIELD, NJ 07004
1428_19_29	1.3600	FLANDERS RD	ROSEWOOD NETCONG HOLDINGS, LLC	100 PASSAIC AVE, STE 240 FAIRFIELD, NJ 07004
1428_19_30	0.0820	3 BANK ST	93 MAIN STREET NETCONG LLC	83 MAIN ST NETCONG, NJ 07857
1428_19_31	0.0723	65-67 MAIN ST	YEUNG, LAI CHUNG	20 CLEACEN AVE BUDD LAKE NJ 07828
1428_19_32	0.0321	69 MAIN ST	YANG, CHENG & JIANG, QIU YING	7 DELL AVE NETCONG, NJ 07857
1428_19_33	0.1045	75-77 MAIN ST	RUOCCO, CARMINE/MARGHERITA	12 MUSCONETCONG AVE STANHOPE, NJ 07874
1428_19_34	0.0592	79 MAIN ST	79 MAIN STREET LLC	39 LAWRENCE RD WAYNE, NJ 07470
1428_19_34.01	0.0000	81 MAIN ST	79 MAIN STREET LLC	39 LAWRENCE RD WAYNE, N.J. 07470
1428_19_34.02	0.3880	83 MAIN ST	93 MAIN STREET NETCONG LLC	83 MAIN ST NETCONG, NJ 07857
1428_19_35	0.7200	MAIN ST REAR	CONRAIL	MAIL ST REAR NETCONG BOROUGH, NJ 07857
1428_19_36	1.4500	MAIN ST	CONRAIL	MAIN ST NETCONG BOROUGH, NJ 07857
1428_19_37	4.1200	MAIN ST	CONRAIL	MAIN ST NETCONG BOROUGH, NJ 07857
1428_27_18	3.1500	US 46	CONRAIL	US 46 NETCONG BOROUGH, NJ 07857
1428_27_2	0.1722	76-78 MAIN ST	78 MAIN STREET DENTAL, L.L.C.	78 MAIN ST NETCONG, NJ 07857
1428_27_3	0.4132	70 MAIN ST	NETCONG PROPERTIES LP C/O QUIK CHEK	P.O. BOX 600 WHITEHOUSE STATION, NJ 08889

SIGNATURE BLOCK

BOARD CHAIRPERSON

BOARD ENGINEER

BOARD SECRETARY

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ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

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MIXED-USE MULTIFAMILY BUILDING
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OWNER:
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CELIK BROTHERS CONSTRUCTION LLC
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GREEN BROOK, NJ, 08812

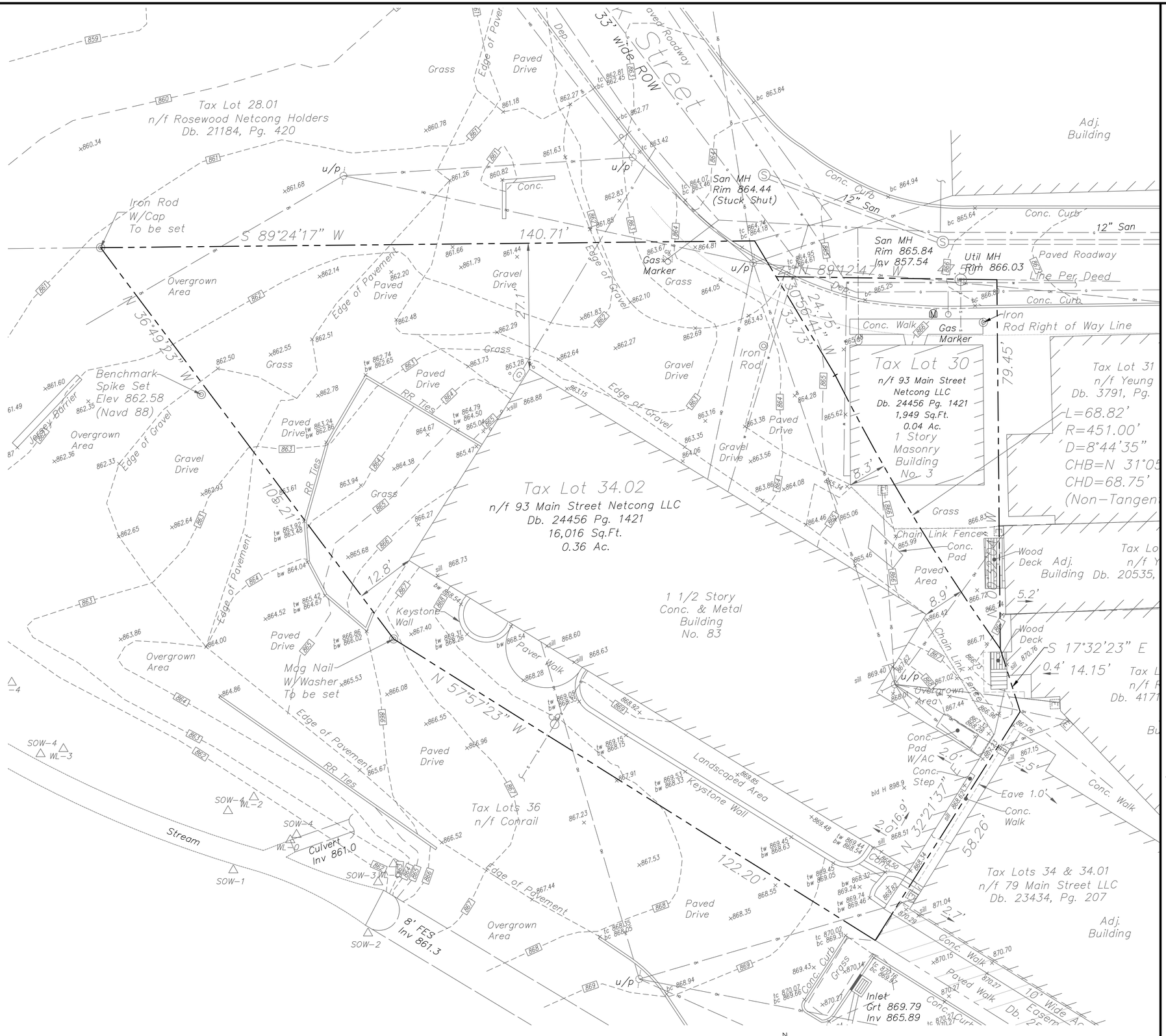
SUBMISSIONS:
PB SUBMISSION 08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:
TITLE SHEET

SHEET:
T-1.00



SURVEYORS NOTES
1. PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE TAKEN FROM A SURVEY DATED DECEMBER 27TH, 2023, BY 3 WIRE SURVEYING LLC, FOR CELIK BROTHERS CONSTRUCTION LLC.

① **EXISTING CONDITIONS SITE PLAN**
SCALE: 1" = 10'-0"

Z:\2023\23015 - CELIK - 83 MAIN ST - NETCONG\2. DRAWINGS\4. APPROVALS\2. SHEETS\C-1.00 - EXST.DWG\\C-1.00

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SHEET TITLE:
EXISTING CONDITIONS SITE PLAN

SHEET:
C-1.00

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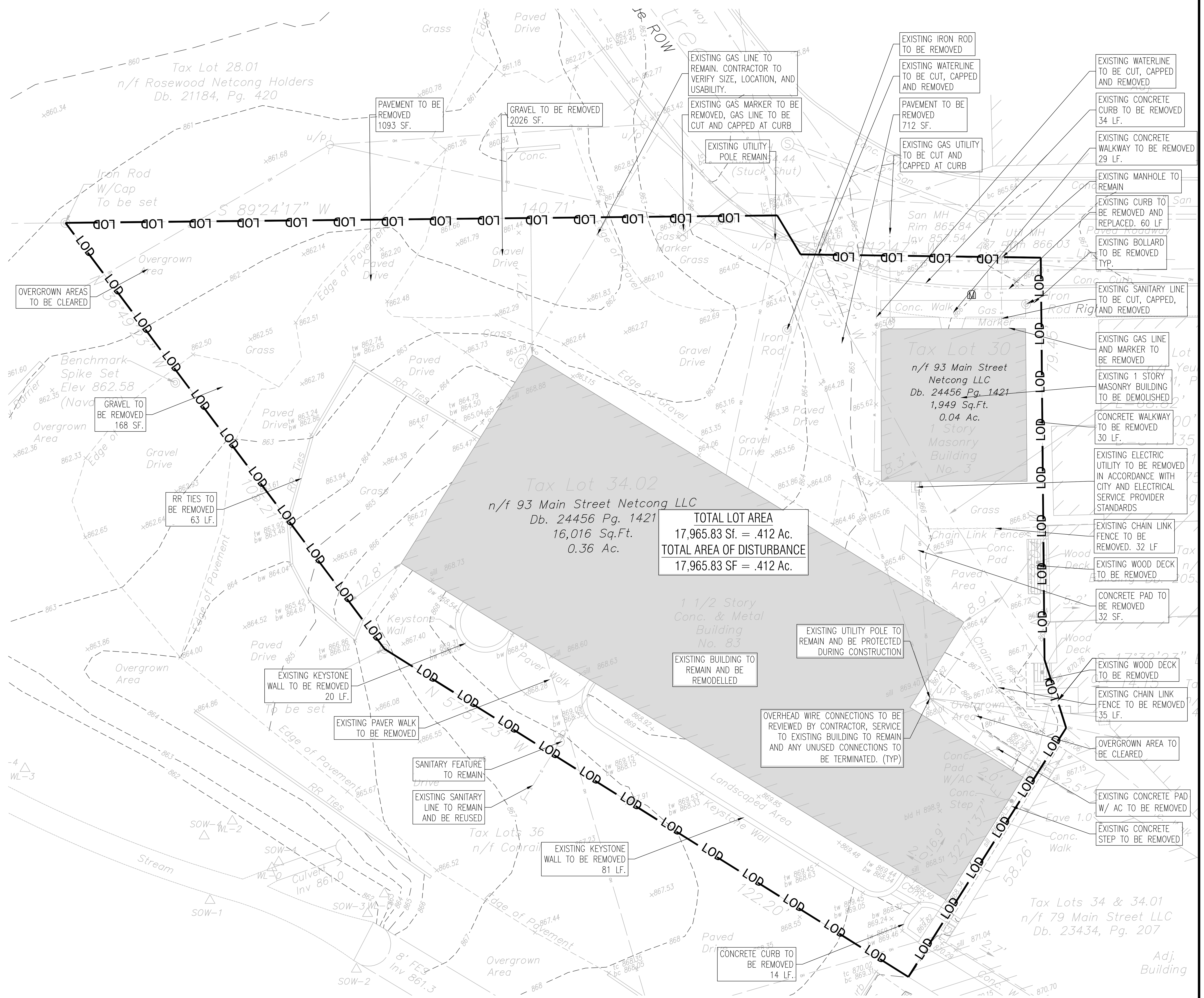

1 DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"

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SUBMISSIONS:
PB SUBMISSION 08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:
DEMOLITION SITE PLAN

SHEET:
C-1.10

DEMOLITION NOTES

1. CONFORM TO APPLICABLE CODE FOR DEMOLITION WORK, DUST CONTROL AND PRODUCTS REQUIRING ELECTRICAL DISCONNECTION.
2. THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION. THE CONTRACTOR SHALL REVIEW THE DRAWING SET, REPORTS, ANY REFERENCE DOCUMENTS, AND TASKS REQUIRED TO COMPLETE THE SITE IMPROVEMENTS
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR MUST ENSURE THAT ALL DEMOLITION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES.
4. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE LOCAL UTILITY AUTHORITY TO DISCONNECT ALL UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK. CONTRACTOR TO MARK THE LOCATION AND TERMINATION OF SAID UTILITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS & METHODS OF OFF-SITE DISPOSAL AND DEMOLITION ACTIVITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROPRIATE PERMITS AND REMOVE ALL DEBRIS ON SITE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. DO NOT BURN OR BURY ANY WASTE ON SITE. THE CONTRACTOR IS TO MAINTAIN RECORDS OF ALL WASTE REMOVAL TO DETERMINE COMPLIANCE WITH SAID REGULATIONS. CONTRACTOR TO LEAVE SITE IN CLEAN CONDITION.
7. DO NOT CLOSE OR OBSTRUCT EGRESS WIDTH TO ANY BUILDING OR SITE EXIT.
8. THE CONTRACTOR IS TO PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
9. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT DEMOLITION OPERATIONS AS TO MINIMIZE ANY INTERFERENCE OR DAMAGE TO ADJACENT STRUCTURES. CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND PROVIDE ANY SHORING OR BRACING TO MAINTAIN ADJACENT STRUCTURES INTACT.
10. THE CONTRACTOR IS TO CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION AND ARCHITECT/ ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
11. THE CONTRACTOR AND OWNER TO OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
12. SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
13. ALL MATERIAL POTENTIALLY CONTAINING LEAD IS TO BE TESTED AND DISPOSED OF ACCORDING TO FEDERAL, STATE AND LOCAL REGULATIONS. WORK TO BE OVERSEEN BY AN ENVIRONMENTAL ENGINEERING CONSULTANT.
14. ALL EXCAVATIONS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHALL OBSERVE AND CERTIFY THAT BACKFILL MATERIAL MEETS ALL SOIL REQUIREMENTS TO SUPPORT THE BUILDING STRUCTURE.
15. ALL DEMOLITION MATERIAL AND DEBRIS AND ALL ITEMS REMOVED FROM THE PROPERTY AND THE PUBLIC AREAS ADJACENT, SHALL BE DISPOSED OUTSIDE OF CITY LIMITS IN ACCORDANCE WITH THE RULES AND REGULATION OF THE CITY'S ENVIRONMENTAL COMMISSION AND IN ACCORDANCE WITH THE REGULATIONS AND LAWS OF THE NJDEP.
16. ALL EXISTING UTILITIES SERVICING THE SITE ARE TO BE DISCONTINUED. CUT AND CAP ALL UTILITIES AT THE CURB. REMOVE ALL EXISTING CONVEYANCE STORM PIPES AND INLETS.

WORK TO BE PERFORMED:

1. CONTRACTOR IS TO DESCRIBE DEMOLITION REMOVAL PROCEDURES AND SCHEDULE OF WORK.
2. CONTRACTOR IS TO CONTACT ARCHITECT/ ENGINEER BEFORE REMOVAL OF ANY WALL IN WHICH CONTRACTOR IS UNSURE OF.
3. PROTECT EXISTING MATERIALS AND THOSE ITEMS WHICH ARE NOT TO BE DEMOLISHED.
4. DISCONNECT, REMOVE OR CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS, SHOWN OR OTHERWISE IN PLANS.
6. ERECT AND MAINTAIN WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS IF REPLACEMENT WILL NOT BE INSTALLED SIMULTANEOUSLY WITH THE REMOVAL OF EXISTING WORK.

DUST CONTROL STANDARDS

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1

VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

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

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

TABLE 16-1 DUST CONTROL MATERIALS

EROSION AND SEDIMENT CONTROL NOTES (REVISED DECEMBER 2017)

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION AS REQUIRED TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION.
4. A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF ENGINEERING PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY OF THE SITE.

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. 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 ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
3. 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.
4. 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 22 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
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.
7. 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 MAINTAINED DAILY.
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 ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
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.
21. TOPSOIL STOCKPILE PROTECTION

a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 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.
D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
F) PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

22. TEMPORARY STABILIZATION SPECIFICATIONS

A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 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.
D) MULCH DISTURBED SOIL WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

23. PERMANENT STABILIZATION SPECIFICATIONS

A) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
B) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
C) APPLY FERTILIZER (10-20-10) AT A OF RATE 11 LBS. PER 1000 SQ. FT.
D) 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.
E) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
F) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

*NOTE: 48 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATIONDISTRICT AND A PRE-CONSTRUCTION MEETING HELD

DEMOLITION SEQUENCE (FALL 2024-SPRING 2025)	
WEEK 1	INSTALL PERIMETER FENCING AND SILT FENCE. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WHEEL CLEANING BEDS.
WEEK 2	DEMOLITION OF EXISTING STRUCTURES AND PARKING AREA
WEEK 2-3	PERMANENT STABILIZATION OF EXPOSED AREAS
WEEK 3	REMOVE TEMPORARY EROSION CONTROLS AFTER PERMANENT STABILIZATION OF ALL EXPOSED AREAS

811
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1 **DEMOLITION SITE PLAN NOTES**
SCALE: N.T.S.

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CONSULTANTS:

83 MAIN STREET
PROPOSED 2 STORY REHABILATATION
MIXED-USE MULTIFAMILY BUILDING
83 MAIN STREET
NETCONG, NJ, 07857

OWNER:
COSKUN CELIK
CELIK BROTHERS CONSTRUCTION LLC
114 ROCK ROAD WEST
GREEN BROOK, NJ, 08812

SUBMISSIONS:
PB SUBMISSION 08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:
DEMOLITION SITE PLAN NOTES

SHEET:
C-1.11

SURVEYORS NOTES

1. PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE TAKEN FROM A SURVEY DATED DECEMBER 27TH, 2023, BY 3 WIRE SURVEYING LLC, FOR CELIK BROTHERS CONSTRUCTION LLC.

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR GETTING FAMILIAR WITH THE EXISTING SITE CONDITIONS AND THE SCOPE OF WORK PROPOSED IN THE SET OF DRAWINGS PRIOR TO PERFORMING ANY WORK.
2. THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ARCHITECT OR ENGINEER ON RECORD IF ANY DISCREPANCY BETWEEN THE EXISTING SITE CONDITIONS AND THE DRAWING SET IS FOUND.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMIT/APPROVALS BEFORE THE BEGINNING OF CONSTRUCTION/IMPROVEMENT.
4. THE CONTRACTOR, AND HIS SUBCONTRACTORS, SHALL COVER AND HOLD HARMLESS THE ENGINEER/ARCHITECT FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS.
6. THE CONTRACTOR IS TO ONLY PERFORM THE IMPROVEMENT SPECIFIED WITHIN THE LIMIT OF THE OWNER'S PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO PRESERVE ALL EXISTING SITE CONDITIONS SPECIFIED IN THE DRAWING SET. ANY DAMAGED FEATURE OR STRUCTURE IS TO BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT SPECIFICATIONS TO ARCHITECT/ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL.
10. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SIDEWALK CLOSURE PERMITS FROM THE LOCAL JURISDICTION TO CARRY OUT THE PUBLIC R.O.W. IMPROVEMENTS. ALL SIDEWALK AND CURB RELATED WORK TO BE PERFORMED PER LOCAL REGULATIONS AND REQUIREMENTS.
11. THE CONTRACTOR & THE OWNER ARE RESPONSIBLE TO HIRE AN OSHA CERTIFIED INSPECTOR TO REMAIN ON SITE DURING DEMOLITION AND CONSTRUCTION.
12. THE OWNER IS RESPONSIBLE FOR MERGING AND SUB-DIVIDING ALL TAX LOTS INVOLVED ON THE SITE.
13. THE APPLICANT/DEVELOPER MUST COMPLY WITH ALL DIRECTIVES FROM THE DIVISION OF WATER/SEWER UTILITY. THE DEVELOPER/APPLICANT MUST CONTACT THE SEWER UNIT AND WATER UNIT FOR DETAILED INFORMATION AND REQUIREMENTS REGARDING THE EXISTING/PROPOSED SEWER/WATER CONNECTIONS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS
14. A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITES.
15. ANY EXISTING STREET CATCH BASINS WITHIN THE PROPERTY BOUNDARIES SHALL BE RETROFIT WITH A NEW FRAME/GRATE/CURB PIECE PER THE ATTACHED CITY STANDARD.
16. BUILDING ADDRESSES SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE . THE DEVELOPER MUST OBTAIN THE CORRECT STREET ADDRESSES FROM THE CITY SURVEYOR.
17. THE RECYCLING BINS (MATERIALS: CARDBOARD/PAPER/ PLASTIC, GLASS & CAN) FOR RESIDENTIAL UNITS SHALL BE LOCATED ON THE GROUND FLOOR OF THE BUILDING.
18. WALL STRIPING AND SIGNAGE IN PARKING AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
19. ALL CONCRETE SHALL BE 4,500 PSI.

LEGEND

- PROPOSED BUILDING FOOTPRINT
- PROPERTY LINE
- PROPOSED SIGNS OR BOLLARDS

TRAFFIC SIGNAGE LEGEND

- PROPOSED ADA (HC) SIGN
- PROPOSED STOP SIGN

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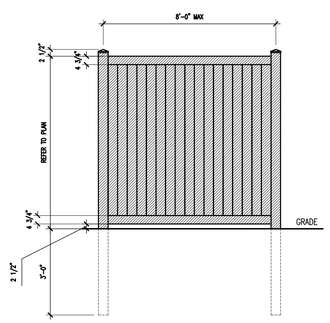
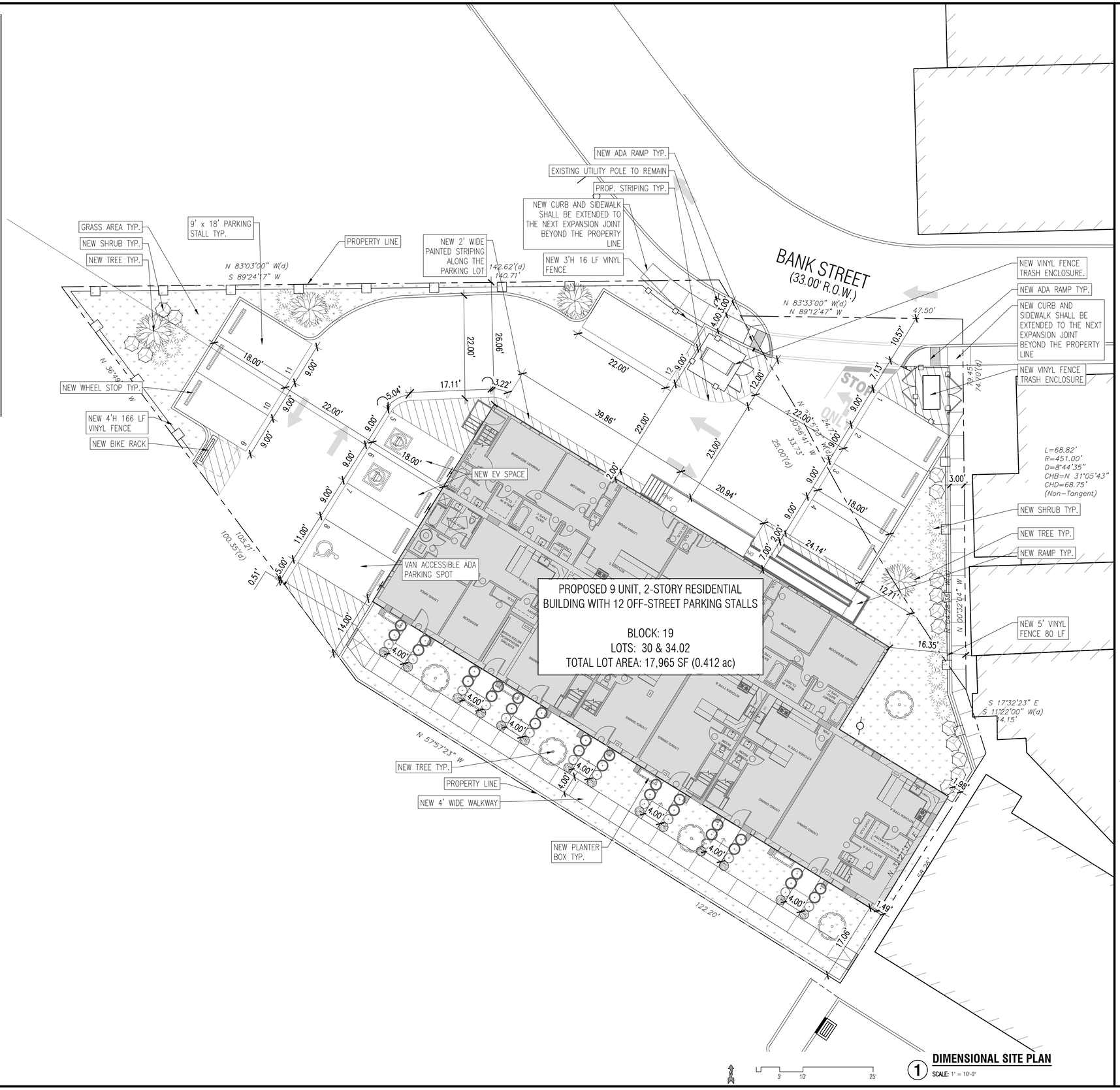
SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
-	WALL SIGN: 1 WALL SIGN UP TO 20 SF	TBD

VARIANCES AND WAIVERS			
	REQUIRED	PROPOSED	WAIVER/VARIANCE
PARKING (COMMUNITY RESIDENCE)	1.8 PER 1 BEDROOM 2 PER 2 BEDROOM 2.4 PER 3 BEDROOM (20) TOTAL SPACES)	1.33 SPACES PER UNIT (12 TOTAL SPACES)	VARIANCE
DRIVE AISLE	24' WIDE	22' WIDE	WAIVER
PARKING STALL	MINIMUM AREA OF 180 SQFT 9' X 20'	(1) - 11' X 18' (10) - 9' X 18' (1) - 9' X 22'	WAIVER
ADA ACCESS	12' WIDE PARKING STALL	11' WIDE PARKING STALLS WITH 5' SHARED BUFFER	WAIVER
PARKING BUFFER	5' BUFFER BETWEEN PARKING AND LOT LINE	0'-0" BUFFER	WAIVER



VINYL FENCE DETAIL
N.T.S.



1 **DIMENSIONAL SITE PLAN**
SCALE: 1" = 10'-0"

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SUBMISSIONS:

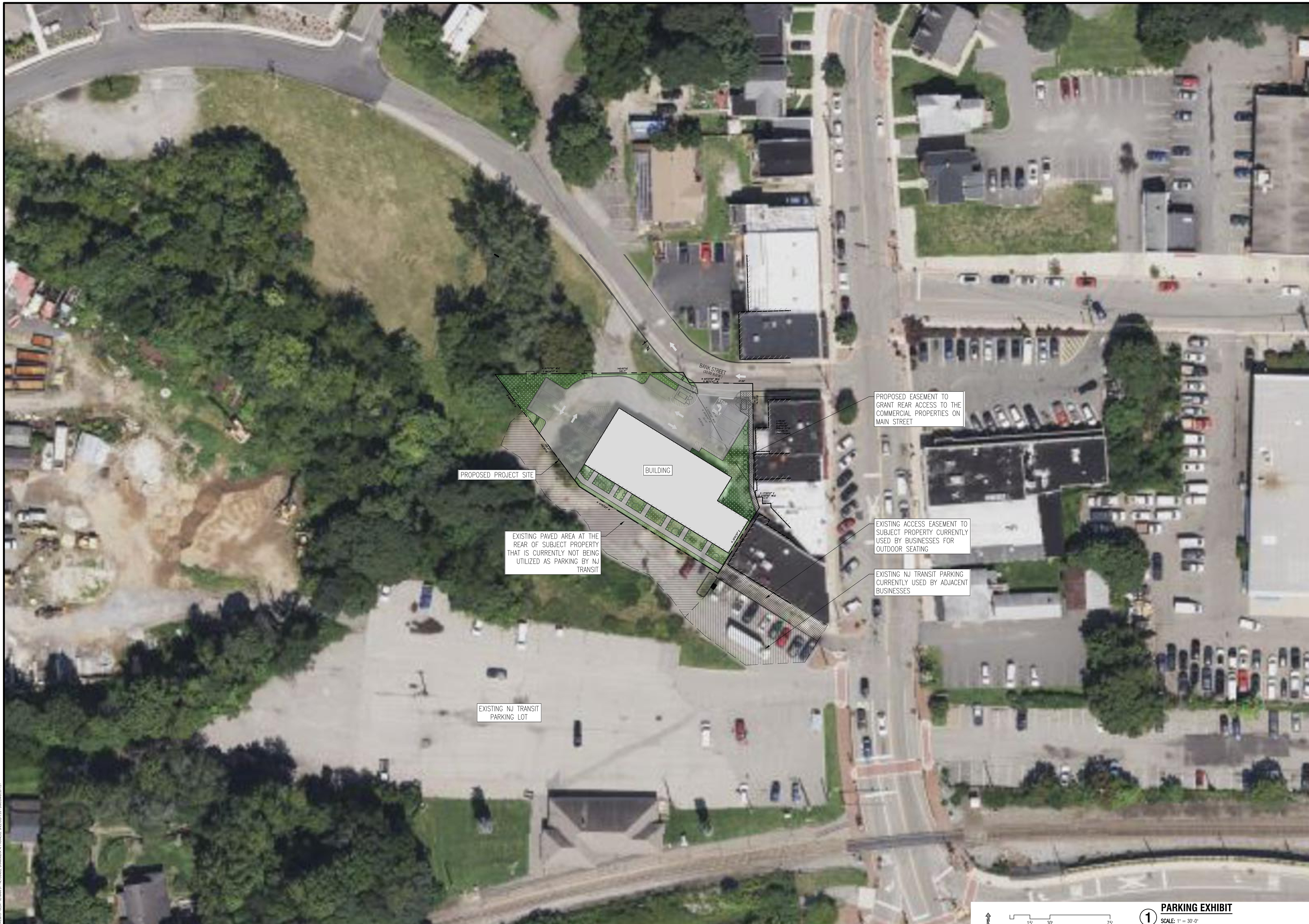
PB SUBMISSION	08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:
DIMENSIONAL SITE PLAN

SHEET:
C-1.20



15' 30' 75'

1 **PARKING EXHIBIT**

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IAE PROJECT NO: 23015

SHEET TITLE:

PARKING EXHIBIT

SHEET:

C-1.21

1 **EASEMENT SITE PLAN**

SCALE: 1" = 10'-0"

0 5' 10' 25'

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SUBMISSIONS:

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REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:

EASEMENT SITE PLAN

SHEET:

C-1.22

SURVEYORS NOTES

1. PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE TAKEN FROM A SURVEY DATED DECEMBER 27TH, 2023, BY 3 WIRE SURVEYING LLC, FOR CELIK BROTHERS CONSTRUCTION LLC.

GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROPRIATE PERMITS AND REMOVE ALL DEBRIS ON SITE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. DO NOT BURN OR BURY ANY WASTE ON SITE. THE CONTRACTOR IS TO MAINTAIN RECORDS OF ALL WASTE REMOVAL TO DETERMINE COMPLIANCE WITH SAID REGULATIONS. CONTRACTOR TO LEAVE SITE IN CLEAN CONDITION.
2. ALL GROUNDWATER DE-WATERING PRACTICES SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL.
3. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER.
4. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL OBTAIN AND MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
5. CONTRACTOR MUST PROVIDE TEMPORARY AND/OR PERMANENT SHORING AS REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES. THIS IS TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
6. THE CONTRACTOR IS TO SET ALL SIDEWALK CURBS AT 6" ABOVE EXISTING GRADE, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE TO RESET ALL EXISTING UTILITY COVERS TO THEIR EXISTING CONDITION, WHEN RIM INVERT NOT SPECIFIED; AND INSTALL ALL NEW COVERS TO THE INVERT SHOWN ON PLAN. CONTRACTOR TO CONTACT ENGINEER OF RECORD WHEN RIM INVERTS DOES NOT MEET ASPHALT PAVING GRADE WITH 0.1 FT, AND IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
8. CONTRACTOR TO MAINTAIN MINIMUM SLOPE OF 0.50%, 1%, 1% FOR CURB GUTTERS, ASPHALT AND CONCRETE SURFACES RESPECTIVELY.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN DRAINAGE AWAY FROM THE BUILDING, AT A 1% MINIMUM. CONTRACTOR IS RESPONSIBLE TO CONTACT ENGINEER OF RECORD WHEN IT IS NOT ACHIEVABLE.
10. THE CONTRACTOR IS TO PROVIDE A MEANS & METHODS TO ENGINEER OF RECORD WHERE GROUNDWATER IS HIGHER THAN THE LOCATION OF PROPOSED FOOTINGS. CONTRACTOR TO OBTAIN APPROVAL FROM CONSTRUCTION CODE OFFICIAL PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO OBTAIN CITY/TOWN'S APPROVAL TO DISCHARGE ALL STORMWATER INTO THE STORM SEWER SYSTEM.

ADA NOTES

1. THE CONTRACTOR IS TO MAINTAIN THE FOLLOWING ADA REQUIREMENTS
   a. MAXIMUM 2% WITHIN ADA PARKING SPACES AND ACCESS AISLES
   b. MAXIMUM 5% RUNNING SLOPE ALONG WALKWAYS
   c. MAXIMUM 2% CROSS SLOPE ALONG WALKWAYS
   d. MAXIMUM 2% SLOPE AT LANDINGS
   e. MAXIMUM 8.33% RUNNING SLOPE AND 2% CROSS SLOPE IN CURB RAMPS
   f. LANDINGS MUST BE A MINIMUM OF 60 IN x 60 IN
   g. MINIMUM OF 36 IN WIDE WALKWAYS AND RAMPS
   h. HANDRAILS ARE REQUIRED WHEN GRADE CHANGES MORE THAN 6 IN WITHIN A RAMP
   i. SLIP RESISTANT SURFACE MUST BE PROVIDED IN ADA RAMP AND PARKING

DRY WELL MAINTENANCE:

EFFECTIVE DRY WELL PERFORMANCE REQUIRES REGULAR AND EFFECTIVE MAINTENANCE. CHAPTER 8: MAINTENANCE AND RETROFIT OF STORMWATER MANAGEMENT MEASURES PROVIDES INFORMATION AND REQUIREMENTS FOR PREPARING A MAINTENANCE PLAN FOR STORMWATER MANAGEMENT FACILITIES, INCLUDING DRY WELLS. SPECIFIC MAINTENANCE REQUIREMENTS FOR DRY WELLS ARE PRESENTED BELOW. THESE REQUIREMENTS MUST BE INCLUDED IN THE DRY WELL'S MAINTENANCE PLAN.

A. GENERAL MAINTENANCE

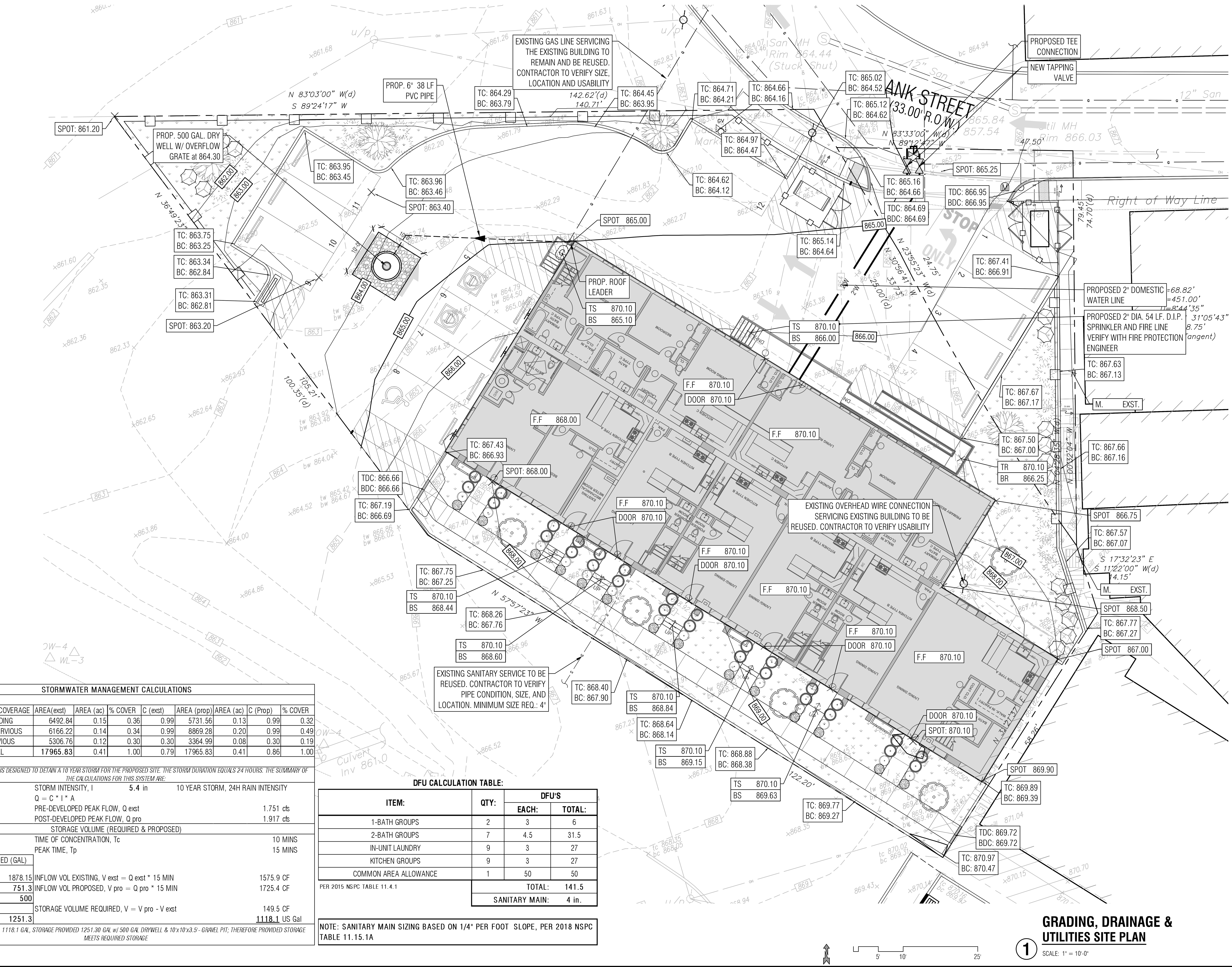
A DRY WELL SHOULD BE INSPECTED AT LEAST FOUR TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. THE WATER LEVEL IN THE TEST WELL SHOULD BE THE PRIMARY MEANS OF MEASURING INFILTRATION RATES AND DRAIN TIMES. PUMPING STORED RUNOFF FROM AN IMPAIRED OR FAILED DRY WELL CAN ALSO BE ACCOMPLISHED THROUGH THE TEST WELL. THEREFORE, ADEQUATE INSPECTION AND MAINTENANCE ACCESS TOT THE TEST WELL MUST BE PROVIDED. DISPOSAL OF DEBRIS, TRASH , SEDIMENT, AND OTHER WASTE MATERIAL REMOVED FROM A DRY WELL SHOULD BE DONE AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL CHAPTER 9.3: STANDARD FOR DRY, FEBRUARY 2004, PAGE 9.3-5.

B. OTHER MAINTENANCE CRITERIA

THE MAINTENANCE PLAN MUST INDICATE THE APPROXIMATE TIME IT WOULD NORMALLY TAKE TO DRAIN THE MAXIMUM DESIGN STORM RUNOFF VOLUME FROM THE DRY WELL. THIS NORMAL DRAIN TIME SHOULD THEN BE USED TO EVALUATE THE DRY WELL'S ACTUAL PERFORMANCE. IF SIGNIFICANT INCREASES IN THE NORMAL DRAIN TIME ARE OBSERVED OR IF IT EXCEEDS THE 72 HOUR MAXIMUM, APPROPRIATE MEASURES MUST BE TAKEN TO COMPLY WITH THE DRAIN TIME REQUIREMENTS AND MAINTAIN THE PROPER FUNCTIONING OF THE DRY WELL.

GRADING LEGEND

- GRADE SPOT SHOTS
- FLUSH CURB SPOT SHOTS
- EXIST CURB SPOT SHOTS
- WALL SPOT SHOTS
- CURB SPOT SHOTS
- DEP. CURB SPOT SHOTS
- MEG — MATCH EXISTING GRADE
- PROPOSED CONTOUR
- PROPOSED FLOW ARROW



WSFU CALCULATION TABLE:

ITEM:	QTY:	WSFU'S EACH:	WSFU'S TOTAL:
1-BATH GROUPS (3.5 WSFU EACH)	2	3.5	7
1 BATH AND A HALF BATH GROUPS (4.0 WSFU EACH)	0	4	0
2-BATH GROUPS (4.5 WSFU EACH)	7	4.5	31.5
IN-UNIT LAUNDRY GROUPS (2.5 WSFU EACH)	9	2.5	22.5
KITCHEN GROUPS (1.5 WSFU EACH)	9	1.5	13.5
COMMON AREA FIXTURES	1	30	30
			WSFU'S TOTAL: 104.5
		GPM:	45.13
		WATER SERVICE	2 in.

PER 2018 NSPC TABLE 10.14.2A

NOTE: FLOW CALCUATED PER 2018 NSPC TABLE 10.14.2B WATER SERVICE SIZE CALCULATED PER 2018 NSPC TABLES B.7.3

STORMWATER MANAGEMENT CALCULATIONS

BUILDING INFO	LOT COVERAGE	AREA(exst)	AREA (ac)	% COVER	C (exst)	AREA (prop)	AREA (ac)	C (Prop)	% COVER
	BUILDING	6492.84	0.15	0.36	0.99	5731.56	0.13	0.99	0.32
	IMPERVIOUS	6166.22	0.14	0.34	0.99	8869.28	0.20	0.99	0.49
	PERVIOUS	5306.76	0.12	0.30	0.30	3364.99	0.08	0.30	0.19
	TOTAL	17965.83	0.41	1.00	0.79	17965.83	0.41	0.86	1.00

THIS STORM DRAINAGE SYSTEM IS DESIGNED TO DETAIN A 10 YEAR STORM FOR THE PROPOSED SITE. THE STORM DURATION EQUALS 24 HOURS. THE SUMMARY OF THE CALCULATIONS FOR THIS SYSTEM ARE:

PEAK FLOW (RATIONAL METHOD)
- STORM INTENSITY, I — 5.4 in — 10 YEAR STORM, 24H RAIN INTENSITY
- Q = C * I * A
- PRE-DEVELOPED PEAK FLOW, Q exst — 1.751 cfs
- POST-DEVELOPED PEAK FLOW, Q pro — 1.917 cfs

STORAGE VOLUME (REQUIRED & PROPOSED)
- TIME OF CONCENTRATION, Tc — 10 MINS
- PEAK TIME, Tp — 15 MINS
- INFLOW VOL EXISTING, V exst = Q exst * 15 MIN — 1575.9 CF
- INFLOW VOL PROPOSED, V pro = Q pro * 15 MIN — 1725.4 CF
- STORAGE VOLUME REQUIRED, V = V pro - V exst — 149.5 CF
- 1118.1 US Gal

STORAGE DISTRIBUTION

TYPE	VOLUME PROVIDED (GAL)
NET GRAVEL VOLUME	1878.15
NET VOID VOLUME	751.3
DRYWELL	500
TOTAL	1251.3

REQUIRED STORAGE VOLUME = 1118.1 GAL, STORAGE PROVIDED 1251.30 GAL w/ 500 GAL DRYWELL & 10'x10'x3.5' - GRAVEL PIT; THEREFORE PROVIDED STORAGE MEETS REQUIRED STORAGE

DFU CALCULATION TABLE:

ITEM:	QTY:	DFU'S EACH:	DFU'S TOTAL:
1-BATH GROUPS	2	3	6
2-BATH GROUPS	7	4.5	31.5
IN-UNIT LAUNDRY	9	3	27
KITCHEN GROUPS	9	3	27
COMMON AREA ALLOWANCE	1	50	50
		TOTAL:	141.5
		SANITARY MAIN:	4 in.

PER 2015 NSPC TABLE 11.4.1

NOTE: SANITARY MAIN SIZING BASED ON 1/4" PER FOOT SLOPE, PER 2018 NSPC TABLE 11.15.1A

1 GRADING, DRAINAGE & UTILITIES SITE PLAN

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REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:
GRADING, DRAINAGE & UTILITIES SITE PLAN

SHEET:
C-1.30

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. 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 ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
3. 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.
4. 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 22 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
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.
7. 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 MAINTAINED DAILY.
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 ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
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 THE 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.
21. TOPSOIL STOCKPILE PROTECTION
a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 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.
D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
F) PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
22. TEMPORARY STABILIZATION SPECIFICATIONS
A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 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.
D) MULCH DISTURBED SOIL WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
23. PERMANENT STABILIZATION SPECIFICATIONS
A) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
B) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
C) APPLY FERTILIZER (10-20-10) AT A OF RATE 11 LBS. PER 1000 SQ. FT.
D) 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.
E) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
F) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
*NOTE: 48 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATIONDISTRICT AND A PRE-CONSTRUCTION MEETING HELD

EROSION AND SEDIMENT CONTROL NOTES (REVISED DECEMBER 2017)

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION AS REQUIRED TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION.
4. A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF ENGINEERING PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY OF THE SITE.

STABALIZATION SPECIFICATIONS

A. TEMPORARY SEEDING AND MULCHING: LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-14 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED- PERENNIAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS; MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF, TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING).
B. PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 4" (UNSETTLED) LIME-90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-11 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING). GRASS AREAS - AREAS DESIGNATED AS GRASS, OR DISTURBED AREAS NOT DESIGNATED FOR ANY OTHER PLANTINGS SHALL BE PERMANENTLY STABILIZED BY SEEDING WITH THE BUFFALO SUPREME SEED MIXTURE AT THE RATE OF 3 LBS/1,000 S.F. SOIL PREPARATION, SEEDING, MULCHING AND MAINTENANCE SHALL BE DONE AS INDICATED IN THE PLANTING NOTES AND THE DETAILS HEREIN.

DUST CONTROL STANDARDS

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1

VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

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

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

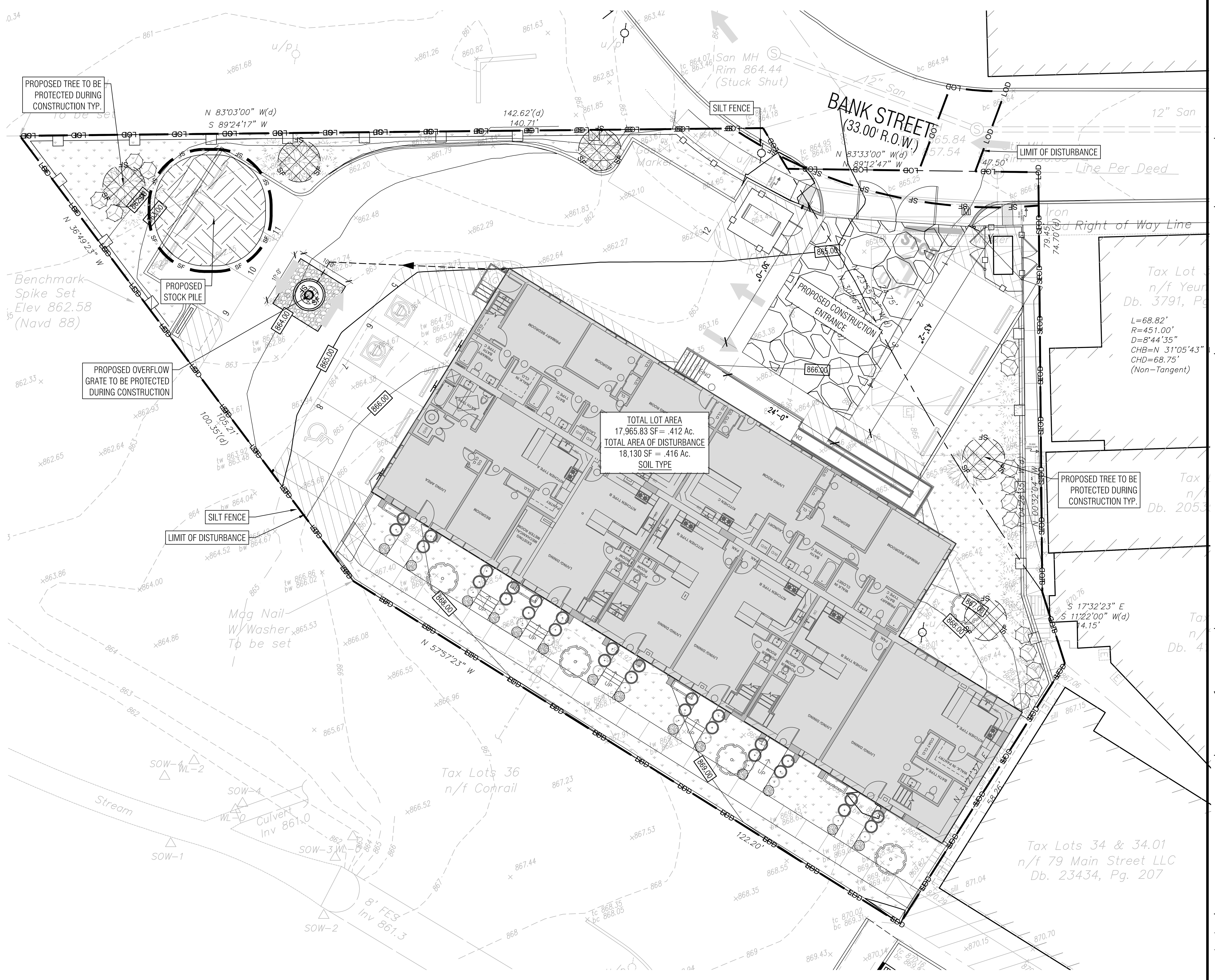
STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

TABLE 16-1 DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)- SPRAY ON POLYACRYLAMIDE (PAM)- DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG 26-1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY 2014, REVISED 2017)		
ANIONIC ASPHALT EMULSION	NONE	COARSE SPRAY	1200

LEGEND

PROPOSED SILT FENCE
LIMIT OF DISTURBANCE



SOIL EROSION AND SEDIMENT CONTROL SITE PLAN

1 SCALE: 1" = 10'-0"

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CONSULTANTS:

83 MAIN STREET
PROPOSED 2 STORY REHABILATATION
MIXED-USE MULTIFAMILY BUILDING
83 MAIN STREET
NETCONG, NJ, 07857

OWNER:
COSKUN CELIK
CELIK BROTHERS CONSTRUCTION LLC
114 ROCK ROAD WEST
GREEN BROOK, NJ, 08812

SUBMISSIONS:
PB SUBMISSION 08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

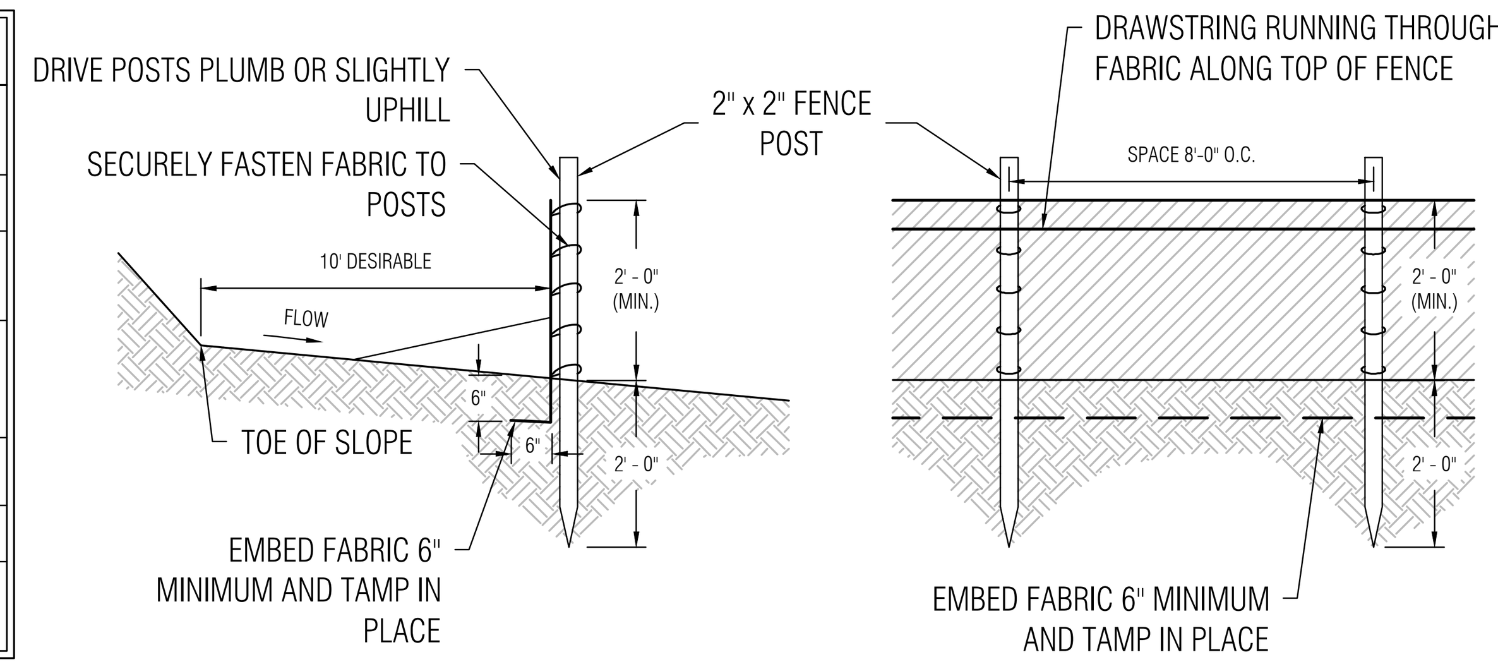
SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL SITE PLAN

SHEET:
C-1.40

SEQUENCE OF CONSTRUCTION (FALL 2024 - SPRING 2025)	
WEEK 1	INSTALL PERIMETER FENCING AND SILT FENCE. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WHEEL CLEANING BEDS.
WEEK 2-6	DEMOLITION OF EXISTING STRUCTURES AND PARKING AREA
WEEK 7-15	FOUNDATION EXCAVATION, SITE CLEANUP & SOIL REMOVAL, STOCKPILING OF TOPSOIL & BACKFILL.
WEEK 16-18	EXCAVATION & INSTALLATION OF STORM WATER PIPING AND DRAINAGE STRUCTURES. INSTALLATION OF DRAINAGE STRUCTURE FILTERS
WEEK 16-78	FRAMING AND INTERIOR WORK IN BUILDINGS.
WEEK 46-50	SITE PAVING AND LANDSCAPING
WEEK 50	REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER FINAL PAVING AND LANDSCAPING IS COMPLETED.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)- SPRAY ON POLYACRYLAMIDE (PAM)- DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG 26-1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY 2014, REVISED 2017)		
ANIONIC ASPHALT EMULSION	NONE	COARSE SPRAY	1200

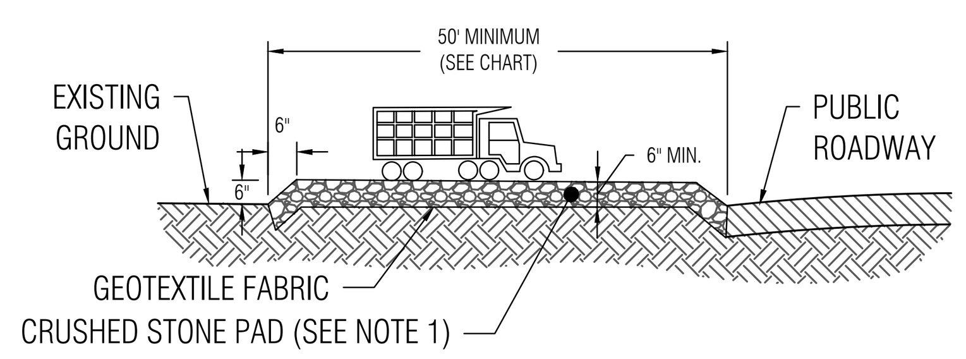
SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	URBAN LAND, DUNELLEN SUBSTRATUM (URDUNB)
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	C



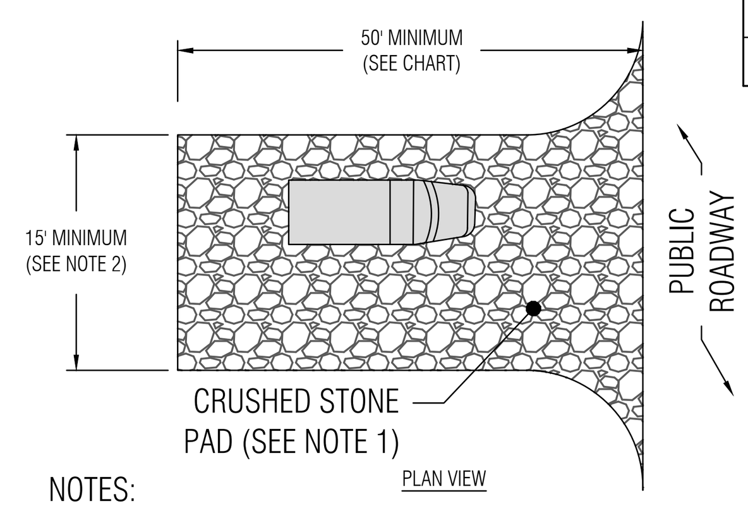
NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

NOT TO SCALE



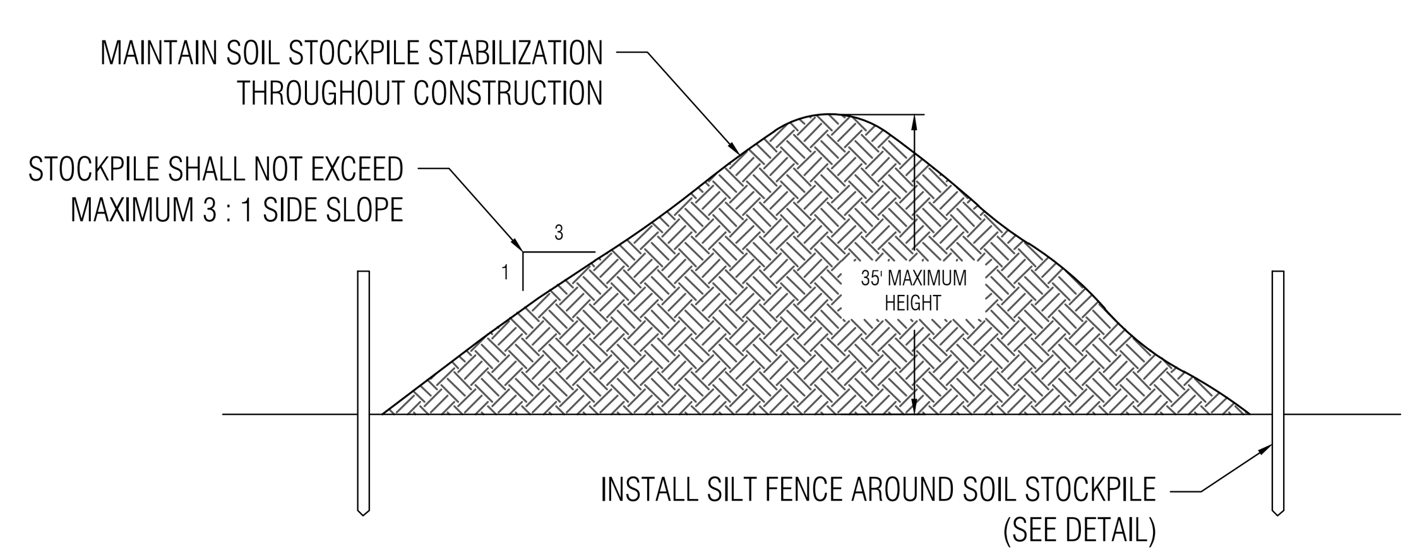
SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	



NOTES:
1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

STABILIZED CONSTRUCTION ACCESS DETAIL

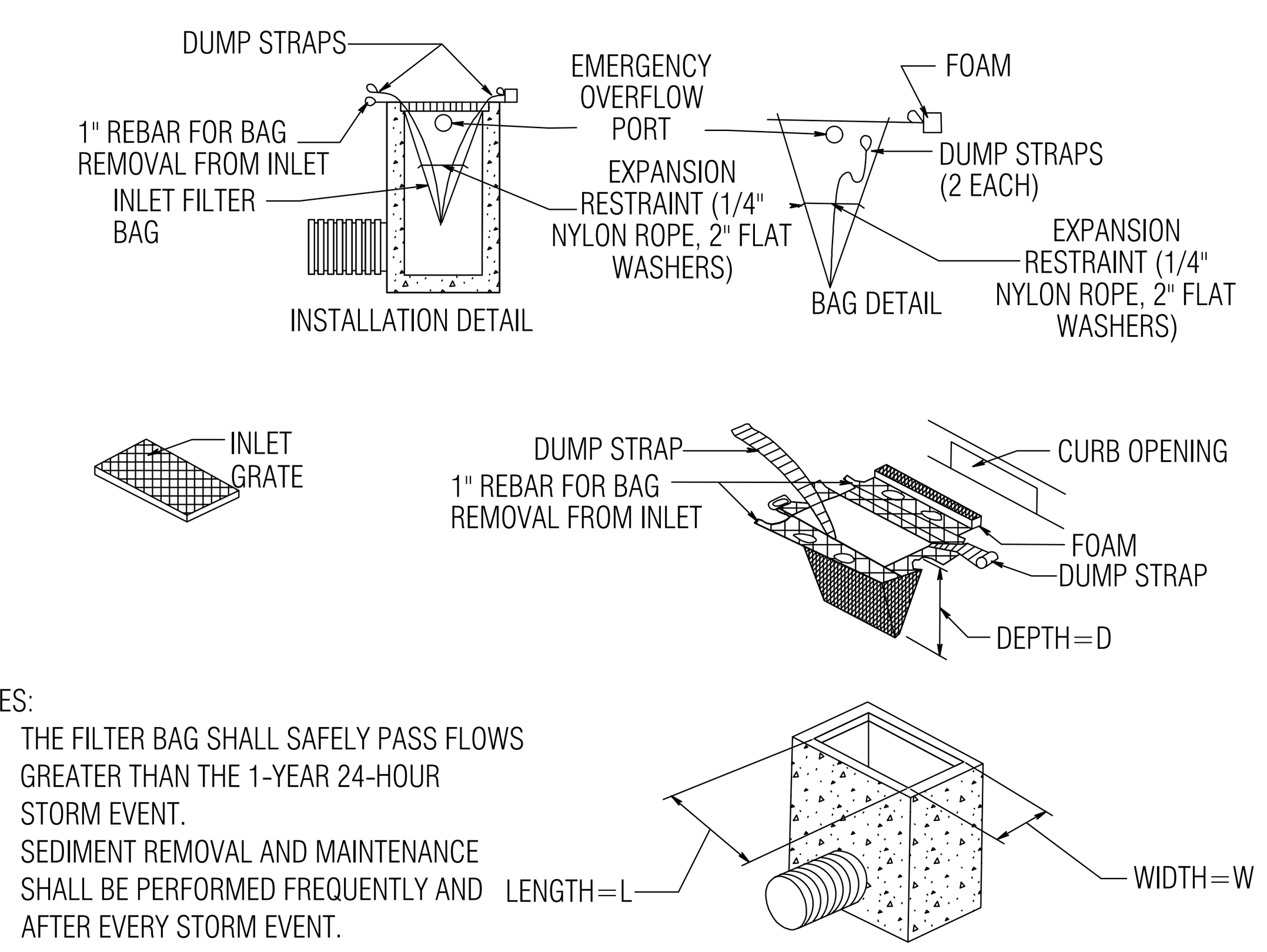
NOT TO SCALE



NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE



NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

NOT TO SCALE

STANDARD
FOR
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Definition

Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long-term protection.

Purpose

To permanently stabilize the soil, ensuring conservation of soil and water, and to enhance the environment.

Water Quality Enhancement

Slows the over-land movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.

Where Applicable

On exposed soils that have a potential for causing off-site environmental damage.

Methods and Materials

1. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.

B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading .

C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.

D. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.

2. Seedbed Preparation

A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.

B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with

a disc, spring-tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

C. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid-Producing Soils for specific requirements.

3. Seeding

A. Select a mixture from Table 4-3 or use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested.

1. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the seeded area and mowed once.

2. Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85° F and above. See Table 4-3 mixtures 1 to 7. Planting rates for warm-season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.

3. Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 85°F. Many grasses become active at 65°F. See Table 4-3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of PLS is not required for cool season grasses.

B. **Conventional Seeding** is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse-textured soil.

C. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

D. **Hydroseeding is** a broadcast seeding method usually involving a truck, or trailer-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. **Mulch shall not be included in the tank with seed**. Short-fibered mulch may be applied with a hydroseeder following seeding. (also see Section 4-Mulching below). Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. When poor seed to soil contact occurs, there is a reduced seed germination and growth.

4. Mulching

Mulching is required on all seeding. Mulch will protect against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall

be deemed compliance with this mulching requirement.

A. Straw or Hay. Unrotted small grain straw, hay free of seeds, to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application - Spread mulch uniformly by hand or mechanically so that at least 85% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.

Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.

1. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Nettings - Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
3. Crimper (mulch anchoring coulter tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.
4. Liquid Mulch-Binders - May be used to anchor salt hay, hay or straw mulch.

a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

b. Use one of the following:

(1) Organic and Vegetable Based Binders - Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

B. Wood-fiber or paper-fiber mulch - shall be made from wood, plant fibers or paper containing no

growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. **Mulch shall not be mixed in the tank with seed**. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

C. Pelletized mulch - compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

5. Irrigation (where feasible)

If soil moisture is deficient supply new seeding with adequate water (a minimum of 1/4 inch applied up to twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

6. Topdressing

Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A - Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists in the soil to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross nitrogen deficiency in the turf is ameliorated.

7. Establishing Permanent Vegetative Stabilization

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rates apply to all methods of seeding. **Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once.** Note this designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION & NOTES

1 SCALE: N.T.S

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SUBMISSIONS:
PB SUBMISSION 08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:
STANDARDS FOR PERMANENT VEGITATIVE COVER FOR SOIL STABILIZATION & NOTES

SHEET:
C-1.41

① LIGHT SITE PLAN

SCALE: 1" = 10'-0"

GENERAL LIGHTING NOTES

1. LIGHTING LEVELS REPRESENTED IN OUR DRAWINGS ARE BASED ON DATA PROVIDED BY THE FIXTURE MANUFACTURER. LIGHTING LEVELS IN FIELD COULD BE ALTERED BY EXISTING SITE CONDITIONS SUCH AS OBSTRUCTIONS NOT IDENTIFIED IN SURVEY, FIXTURE REPLACEMENT, AND POWER SUPPLY.
2. ANY PROPOSED FIXTURES THAT CONFLICT WITH EXISTING FIXTURE, UTILITY ELEMENT AND/OR OTHER ELEMENTS, IS TO BE REPORTED TO THE ARCHITECT/ENGINEER ON RECORD PRIOR THE START OF ANY CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ELECTRIC SERVICE AND ACCURATE WIRING PLAN RELATED TO ALL PROPOSED FIXTURE SPECIFIED. CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING OF WIRING PLAN TO THE OWNER AND THE ARCHITECT/ENGINEER ON RECORD.

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	NOTE	MOUNTING HEIGHT	QUANTITY	HOURS OF OPERATION
●	A	RADEAN POST-TOP WITH P1 200K PATHWAY DISTRIBUTION	LITHONIA LIGHTING	RADPT P1 27K PATH	25.4	-	10'	5	-
⊟	B	WDGE2 LED WITH P1-PERFORMANCE PACKING 300K, 80 CRI, TYPE 4 MEDIUM OPTIC	LINTHONIA LIGHTING	WDGE2 LED P1 30K 80CRI T4M	11.2	-	10'	6	-
⌂	C	LED WALLPACK-OPP HOME CENTER	LINTHONIA LIGHTING	OVWP LED 40K 120 PE DDB HP17 M4	14.1	-	10'	6	-
⊞	EX 1	ATBM, PERFORMANCE PACKAGE PO5, TYPE 2, 3000K CCT	AMERICAN ELECTRIC LIGHTING	ATBM PO5 XXXXX R2 3K	68.0	-	-	1	-

PATHWAY DISTRIBUTION TYPE 'A'

ENTRANCE LIGHT/WALL MOUNT FIXTURE TYPE 'B'

DOOR ENTRY / WALL PACK FIXTURE TYPE 'C'

EXISTING 1

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ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

83 MAIN STREET
PROPOSED 2 STORY REHABILITATION
MIXED-USE MULTIFAMILY BUILDING
83 MAIN STREET
NETCONG, NJ, 07857

OWNER:

COSKUN CELIK
CELIK BROTHERS CONSTRUCTION LLC
114 ROCK ROAD WEST
GREEN BROOK, NJ, 08812

SUBMISSIONS:

PB SUBMISSION	08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:

LIGHT SITE PLAN

SHEET:

C-1.50

Catalog Number

Notes

Type

Contractor Select™

OVWP LED
Wall Sconce

The OVWP LED wall sconce is an attractive and energy efficient solution. The day-form has a compact and elegant look. It's minimalistic design provides a depth less than 2 3/8 inches making it ADA compliant. The added benefits of LED energy savings and dusk-to-dawn controls makes it a great solution for residential single and multi-family applications.

FEATURES:
- Replaces: Up to 70W Metal Halide, saving 85% in energy costs
- Elegant and compact design provides a depth less than 2 3/8-inches, ADA compliant
- Photocell for dusk to dawn operation

WET LOCATION™ Intertek

Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
OVWP LED 40K 120 PE DDB	889804851090	WALL PACKS	70W METAL HALIDE	1242	14W	4000K	120V	BRONZE	448

More configurations are available. Click here or visit www.acuitybrands.com and search for OVWP LED or OFM LED.

GROUND FLOOR FIXTURE A

WDGE2 LED
Architectural Wall Sconce Visual Comfort Optic

Catalog Number

Notes

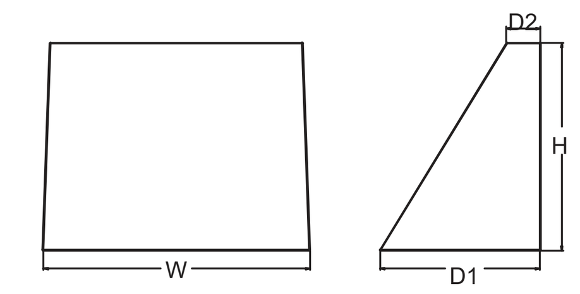
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
					Approximate Lumens (4000K, 80CRI)						
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1 1 P1SW P2 1 P2SW P3 1 P3SW P4 1 Door with small window (SW) is required to accommodate sensors. P5 1 See page 2 for more details	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 2 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 3 480 3	Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)7 Shipped separately: AWS 3/8inch Architectural wall spacer; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options
- E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
- E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
- E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
- PE 4 Photocell, Button Type
- DS 5 Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
- DMG 6 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
- BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
- BAA Buy America(n) Act Compliant

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)
- PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
- PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)
- NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
- NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish
- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

WDGE2 LED Rev. 11/21/22

GROUND FLOOR FIXTURE B

Radean Post Top
LED Area Luminaire

Buy American

Catalog Number

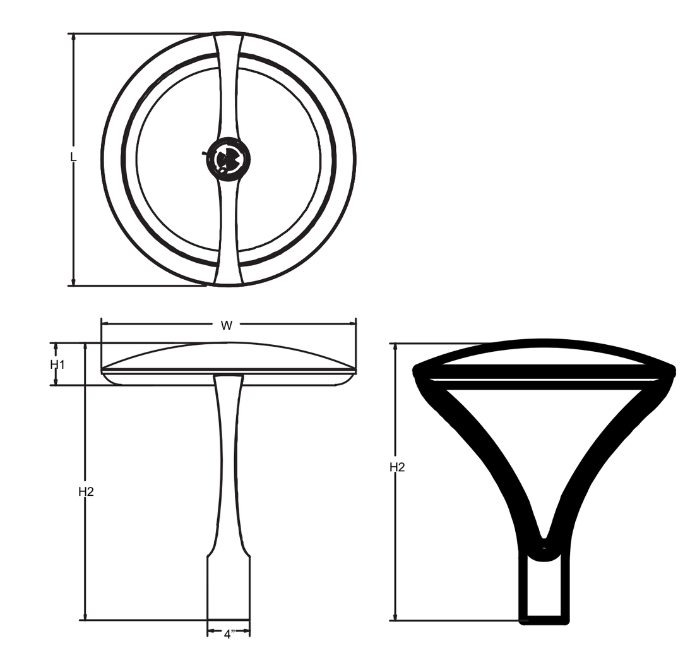
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Specifications
EPA: 1.02 ft2 (0.105 m2)
Length: 24" (61cm)
Width: 24" (61cm)
H1 Luminaire Height: 4" (10.16cm)
H2 Luminaire Height: 26" (66.04cm)
Weight: 38lbs (17.24Kg)



Ordering Information
EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

RADPT LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting (required)
RADPT LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 10,000 Lumens P5 15,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type V PATH Pathway Type II	MVOLT 2 120 2 208 2 240 2 277 2 347 480	PT4 3 Slips inside a 4" OD round metal pole RADPT20 Slips over a 2 3/8" diameter tenon RADPT25 Slips over a 2 7/8" diameter tenon

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR 2.0 enabled 4 PIR Bi-level motion/sensor (100% to 30%) 5,6,7,8 PE Button photocell 7 FAO Field adjustable output 5,9	SF Single Fuse 2 DF Double Fuse 2 R90 Rotated optics 10 Shipped installed HS Houseside shield 11	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

RADPT LED Rev. 04/19/22

GROUND FLOOR FIXTURE C

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PLANNING BOARD SET

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SUBMISSIONS:
PB SUBMISSION 08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:
LIGHTING DETAILS

SHEET:
C-1.51

GENERAL LANDSCAPING NOTES

1. ALL MATERIALS TO BE TYPE AND SIZE AS LISTED UNLESS OTHERWISE APPROVED.
2. TREES TO BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS REGARDING SIZE AND QUALITY.
3. CALIPER MEASURED 1 FT. ABOVE TRUNK CROWN.
4. PLANTS ARE TO BE PLANTED UPRIGHT IN A DIRECTION SO AS TO PROVIDE BEST APPEARANCE IN RELATIONSHIP TO ADJACENT AREAS.
5. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING (REFER TO DETAILS).
6. PLANTING PITS ARE TO BE PREPARED TO A MINIMUM DEPTH OF 12" AND PITS ARE TO HAVE A MINIMUM OF 9" OF GOOD TOPSOIL. LAWN AREAS ARE TO HAVE A MINIMUM OF 6" (4" FOR SOD) OF TOPSOIL.
7. TREE PITS, PLANT BEDS, AND GROUND COVER AREAS SHALL BE MULCHED WITH A MINIMUM DEPTH OF 3" (AFTER SETTLEMENT) OF SHREDDED HARDWOOD MULCH.
8. PROVIDE NEW OR AMENDED TOPSOIL BACK FILL FOR ALL NEWLY PLANTED MATERIAL ORGANIC MATTER = 5% MINIMUM, PH RANGE BETWEEN 5.0-6.5 INCLUSIVE, FREE OF STONES 1" OR GREATER AND FREE OF ALL DEBRIS AND EXTRANEOUS MATERIALS.
9. CHEMICAL FERTILIZERS TO BE DERIVED FROM ORGANIC SOURCES AND APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
10. ALL OPEN SPACES SHALL BE SEEDED OR SADDLED AS NOTED IN PLAN.
11. LANDSCAPING PLAN IS DIAGRAMMATIC, PLANT LOCATIONS MAY BE ADJUSTED FOR FIELD CONDITIONS WITH PRIOR APPROVAL.
12. THE CONTRACTORS MUST VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY IMPLEMENTATION.
13. ANY DISCREPANCIES AND/OR INCONSISTENCIES ARE TO BE BROUGHT TO THE CITY FOR REVIEW AND RESOLUTION.
14. ALL LANDSCAPING NOT SURVIVING FOR A PERIOD OF ONE YEAR SHALL BE REPLACED WITH THE SAME OR EQUIVALENT SIZE SPECIFIES.
15. STREET TREES SHALL BE BRANCHED AT 7 FT.
16. ALL LANDSCAPE SHALL BE MAINTAINED BY OWNER.
17. TREES SHALL BE PLANTED AT A MIN. INITIAL SIZE OF 3" CALIPER BALLED AND BURLAPPED.
18. WHEREVER POSSIBLE, THE APPLICANT SHALL PROVIDE FOR ADDITIONAL LANDSCAPING OPPORTUNITIES IN THE PROJECT, AS WELL AS ENHANCE THE EXISTING LANDSCAPING SPACE.
19. FINAL PLANTERS SHALL BE APPROVED BY PLANNING AND ENGINEERING STAFF.
20. ALL PAVING AND COMPACTED SUB-SURFACE WILL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH SOIL.
21. ALL PLANTING SHALL HAVE A TWO (2) YEAR MAINTENANCE GUARANTEE FOR ALL PROPOSED PLANT MATERIAL.
22. UNLESS OTHERWISE NOTED IN PLAN, CONTRACTOR MUST RESTORE ALL DISTURBED GRASS AND LANDSCAPING AREAS, TO MEET THE EXISTING CONDITIONS. RESTORATION WILL BE DONE WITH A MINIMUM 4" LAYER OF TOPSOIL AND SEED, AND A MINIMUM OF 3" MULCH LAYERS WHEN RESTORING MULCH AREAS.
23. UNLESS OTHERWISE NOTED IN PLAN, CONTRACTOR MUST MAINTAIN A VERTICAL (3:1 SLOPE) DURING LANDSCAPE RESTORATION
24. PRIOR TO CONSTRUCTION CONTRACTOR MUST LOCATE ALL EXISTING SPRINKLER HEADS IN LANDSCAPING AREAS. WITHIN AREAS DISTURBED THE CONTRACTOR SHALL, WITH THE OWNER'S DIRECTIVE RELOCATE SPRINKLER HEADS AND LINES.
25. ALL DISTURBED LANDSCAPE AREAS MUST BE GRADED TO MEET FLUSH WITH WALKWAY AND TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED IN DRAWINGS. ANY DEVIATIONS OR CHANGES MUST BE COMMUNICATED TO ENGINEER PRIOR TO IMPLEMENTATION.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SIGNAGE REQUIREMENTS

CODE SECTION	VISUAL	SIZE OF SIGN	TYPE OF MOUNT
NO RIGHT TURNS (R3-1R)		24" x 24"	POLE
LEFT TURN ONLY (R3-5)	ONLY	24" X 36"	POLE
RESERVED PARKING (R7-8)		12" X 18"	POLE
PENALTY SIGN (R7-8P)		18" X 24"	POLE

LEFT TURNS FROM A DRIVEWAY

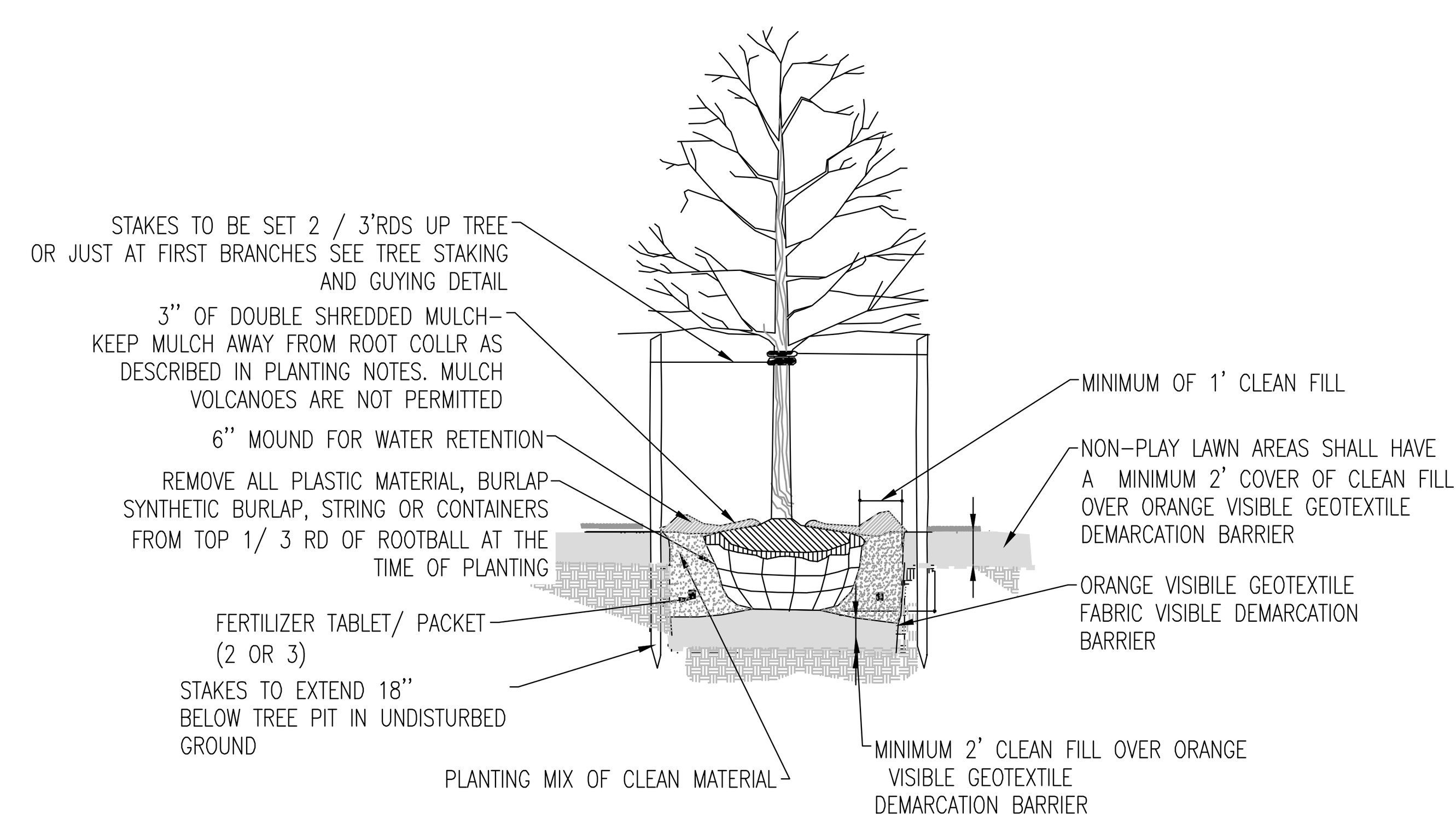
DESIGN SPEED	STOPPING SIGHT DISTANCE	DESIGN SIGHT DISTANCE
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500

PROPOSED PLANTING SCHEDULE

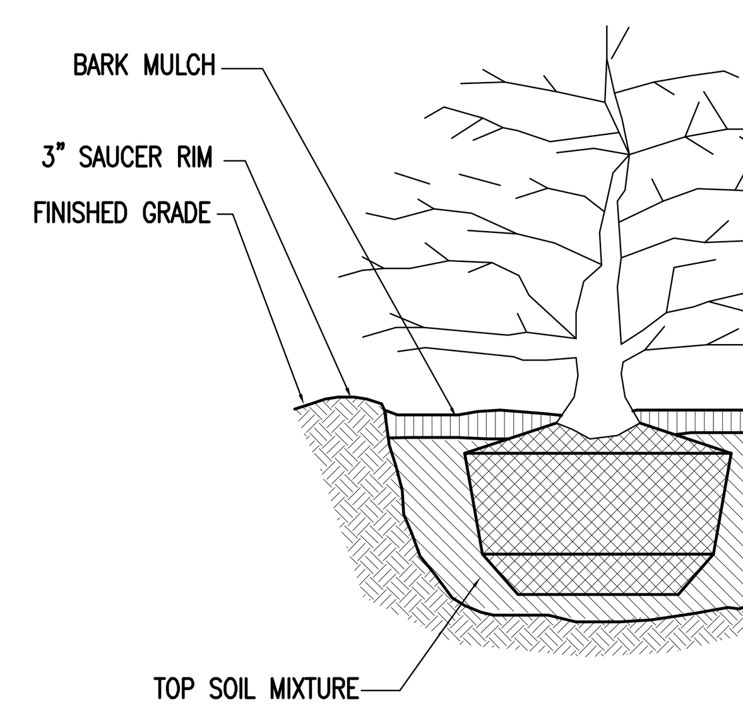
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	REMARKS
AC	4	HEDLE MAPLE	ACER CAMPESTRE	12'H. 3 ½" CAL	UP TO 80 FT.	TREES TO BE BRANCHED AT 7 FT. TYPICAL
LIF	5	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI	36"H	UP TO 20 FT.	TREES TO BE BRANCHED AT 7 FT. TYPICAL
JS	15	BLUE STAR JUNIPER	JUNIPERUS SQAMATA	12"H	UP TO 3 FT.	-
CC	16	LILLA SMOKE BUSH	COTINUS COGGYGRIA	24"H	UP TO 4 FT.	-
BS	28	PETITE PILLAR DWARF BOXWOOD	BUXUS SEMPERVIRENS	24"H	UP TO 3 FT.	-
RR	14	AUTUMN BONFIRE ENCORE AZALEA	RHODODENDRON 'ROBLEZA'	12"H	UP TO 3 FT.	-
NF	14	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW	12"H	UP TO 2 FT.	
	-	BLUE GRASS	POA PRATENSIS	-	-	-

NOTES:

1. ALL TREES UNDER 3" IN CALIPER SHALL BE STAKED. ALL TREES 3" IN CALIPDER AND GREATER SHALL BE GUYED.
2. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
3. SET STAKES VERTICAL AND AT SAME HEIGHT.
4. REMOVE ALL WIRE BASKETS PRIOR TO BACKFILLING THE PLANTING PIT.
5. ALL WIRE BASKETS SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
6. ALL MATERIALS USED FOR THE INSTALLATION OF PLANTS (TOPSOIL, MULCH, FILL ETC,) MUST MEET NJDEP CLEAN FILL REQUIREMENTS.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

1 GROUND FLOOR LANDSCAPING & TRAFFIC CIRCULATION SITE PLAN
SCALE: 1" = 10'-0"

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PLANNING BOARD SET

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SUBMISSIONS:

PB SUBMISSION 08.30.2024

REVISIONS:

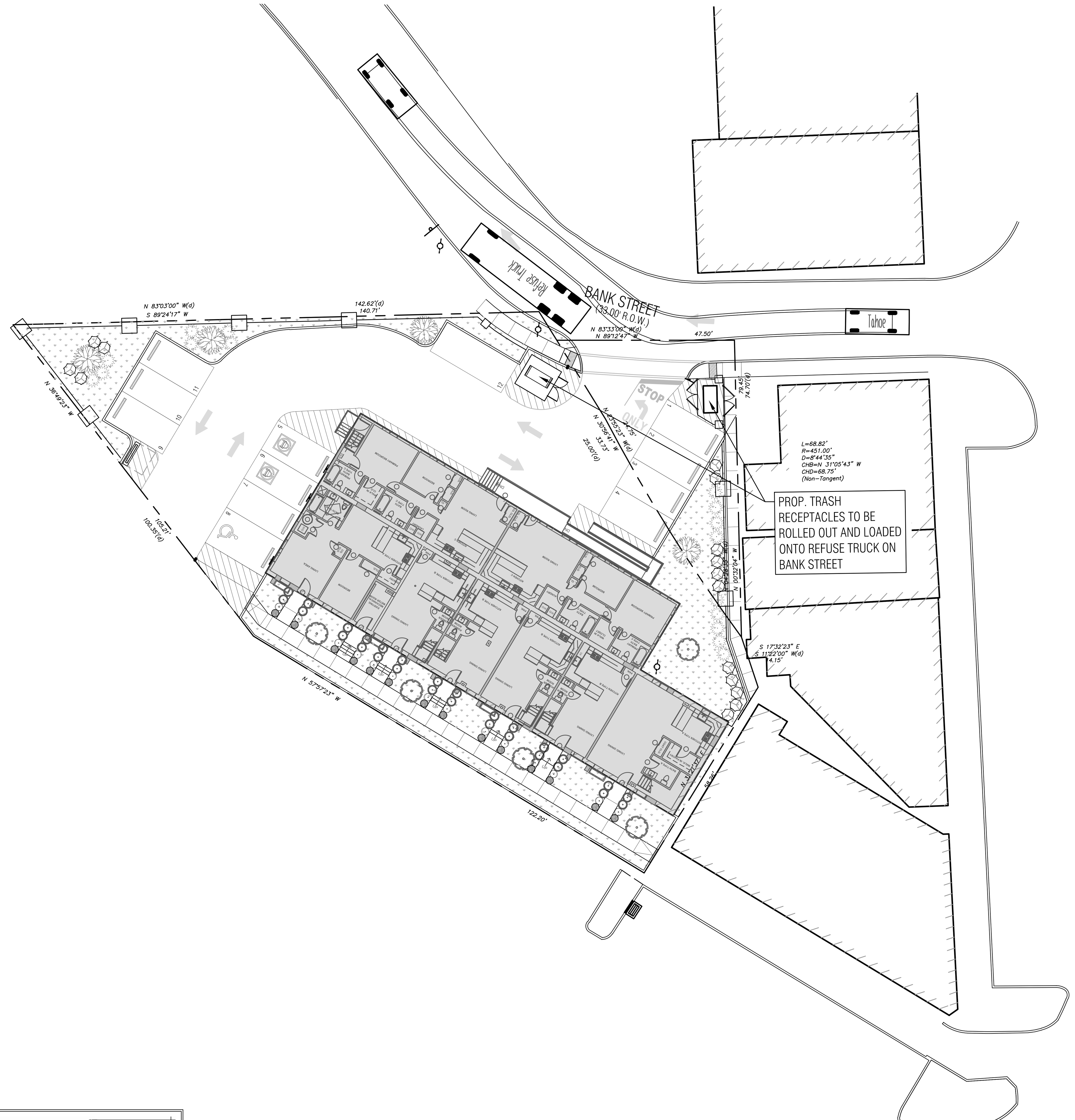
IAE PROJECT NO: 23015

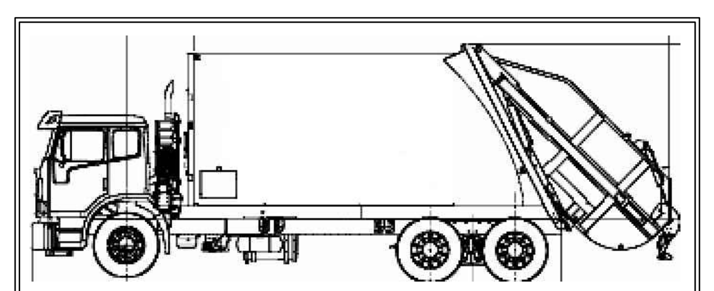
SHEET TITLE:

GROUND FLOOR LANDSCAPING & TRAFFIC CIRCULATION SITE PLAN

SHEET:

C-1.60



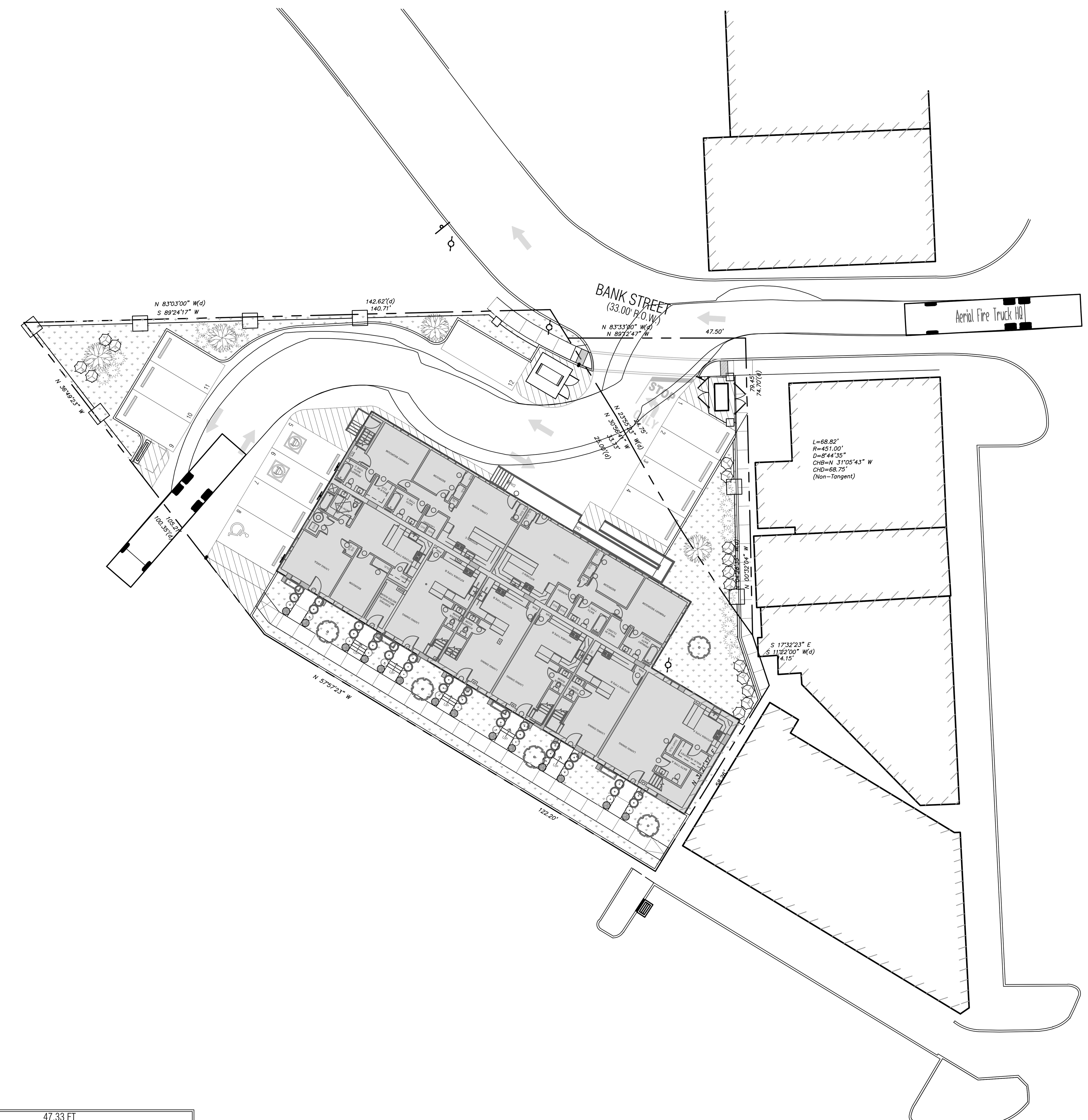


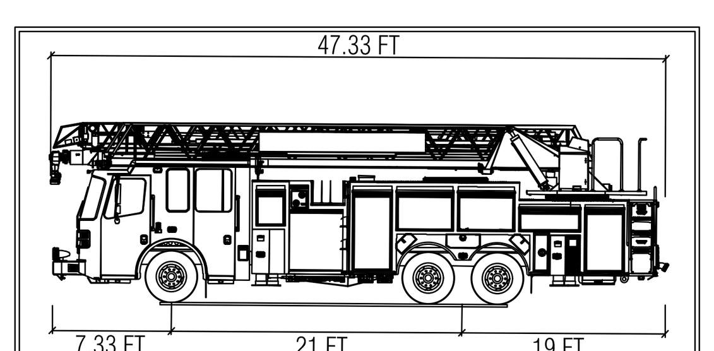
REFUSE TRUCK

Overall Length	37.000ft
Overall Width	9.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.542ft
Track Width	9.000ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	40.000ft

2 REFUSE TRUCK CIRCULATION

SCALE: 1" = 20'-0"





AERIAL PLATFORM FIRE TRUCK

Overall Width	8.50 FT
Track Width	8.500ft
Lock-to-lock time	6.00s
Steering angle	40.0

1 FIRE TRUCK CIRCULATION

SCALE: 1" = 20'-0"

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PB SUBMISSION 08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:

FIRE & REFUSE TRUCK CIRCULATION

SHEET:

C-1.61

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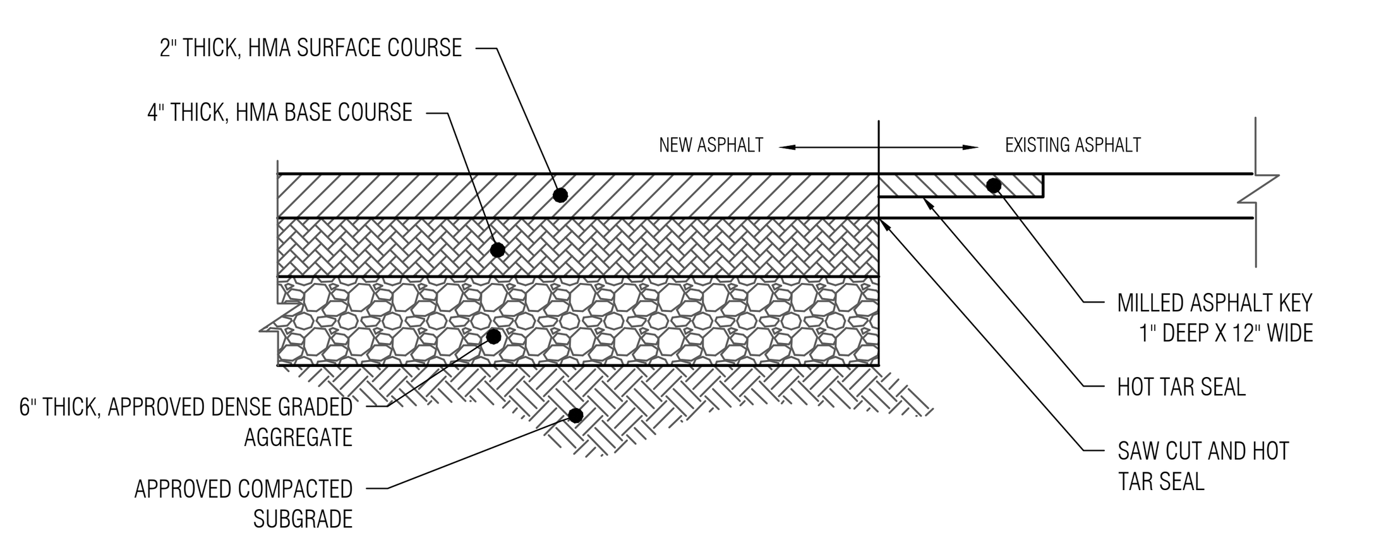
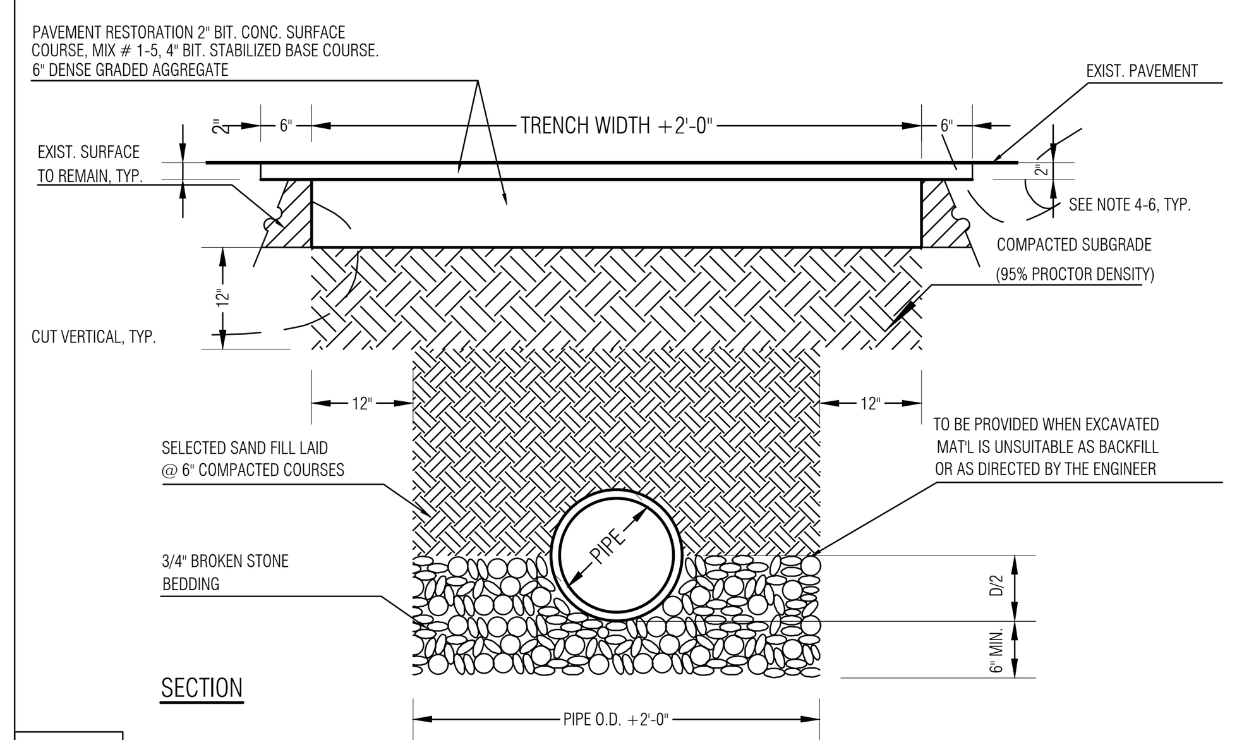


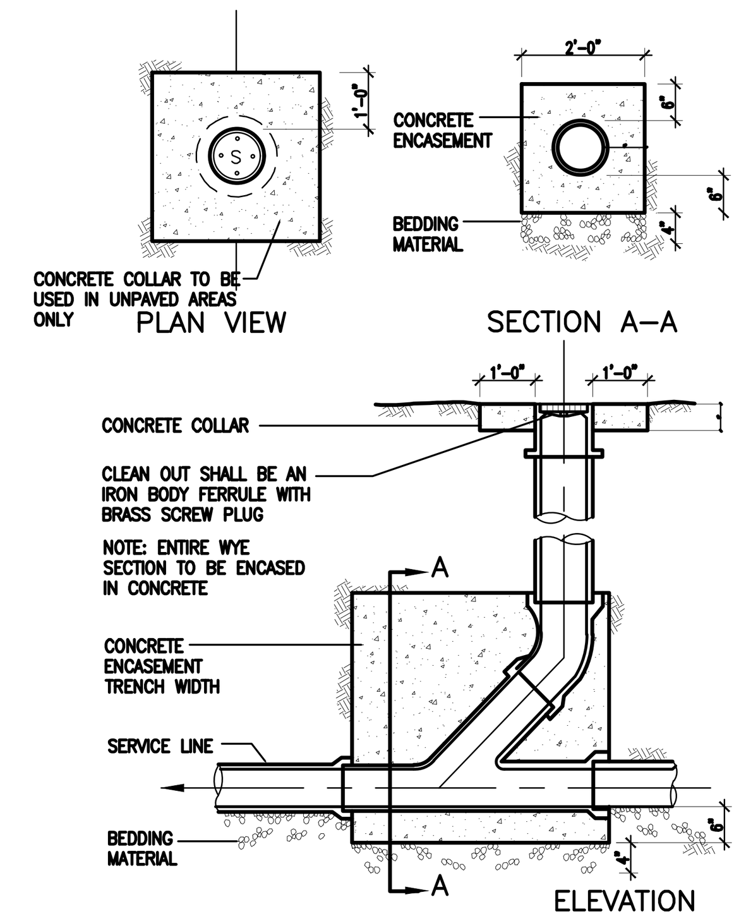
NOTES:
1. SUBBASE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO PAVING.
2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJ DOT 1953 STANDARD, SPECIFICATIONS AND INSPECTIONS
3. THE CONTRACTOR SHALL PREPARE, THE EXISTING SURFACE INCLUDING, BUT NOT LIMITED TO , REMOVAL OF DEBRIS AND VEGETATION, PROVIDING POWER AND HAND BROOMING AND ADJUSTING MANHOLES AND WATER BOXES, ALL TO THE SATISFACTION OF THE ENGINEER.
4. THE CONTRACTOR SHALL PAVE INTERSECTIONS TO THE POINT OF TANGENCY OF THE RADIUS RETURN OR AS DIRECTED BY THE ENGINEER.
5. UNIT PRICE BIDS SHALL INCLUDE BUT ARE NOT LIMITED TO, ALL LABOR, EQUIPMENT, MATERIALS AND TOOLS TO PERFORM THE CONSTRUCTION, AS INDICATED ABOVE, IN WORKMANLIKE MANNER.

13 ASPHALT PAVEMENT DETAIL
N.T.S.

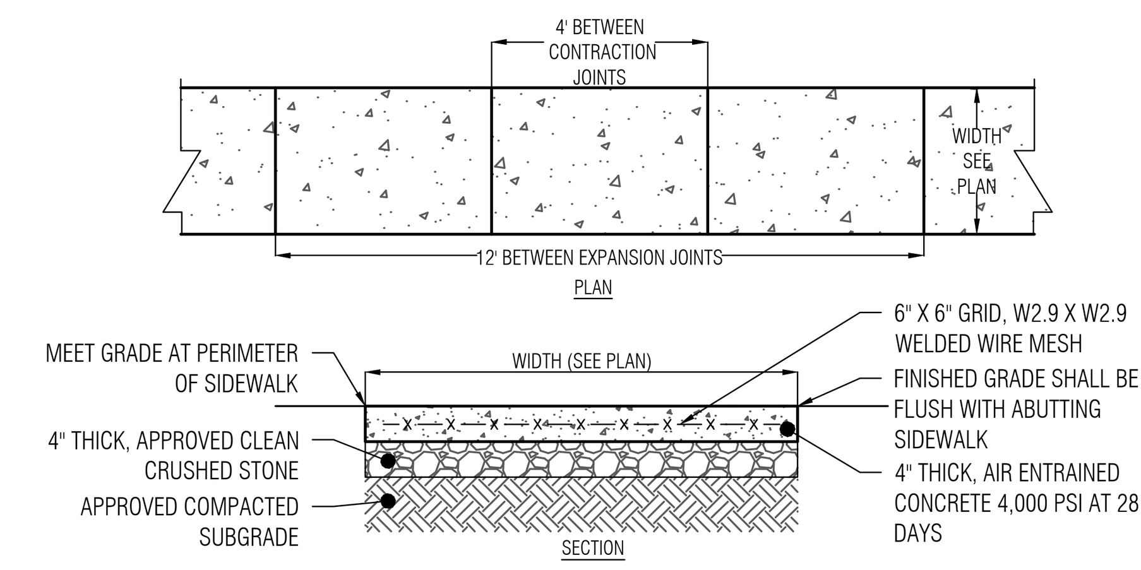
GENERAL NOTES:
- SUBBASE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REP. PRIOR TO POURING
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO N.J. D.O.T. 1989 STANDARDS SPECIFICATIONS AND INSPECTIONS
- CONTR. MUST PROVIDE SQUARE AND UNIFORM PAVEMENT CUT PRIOR TO PAVEMENT REPLACEMENT. 4- REMOVE: 6" WIDTH AND 2" THICK TOP SURFACE LAYER BEYOND TRENCH WIDTH.
- CONSTRUCT: PUT TACK COAT ALONG VERTICAL & HORIZONTAL SURFACES.
- CONSTRUCT: 2" THICK BITUMINOUS CONCRETE SURFACE COURSE AND ROLL IT PROPERLY.



12 PIPE INSTALLATION & PAVEMENT RESTORATION
N.T.S.

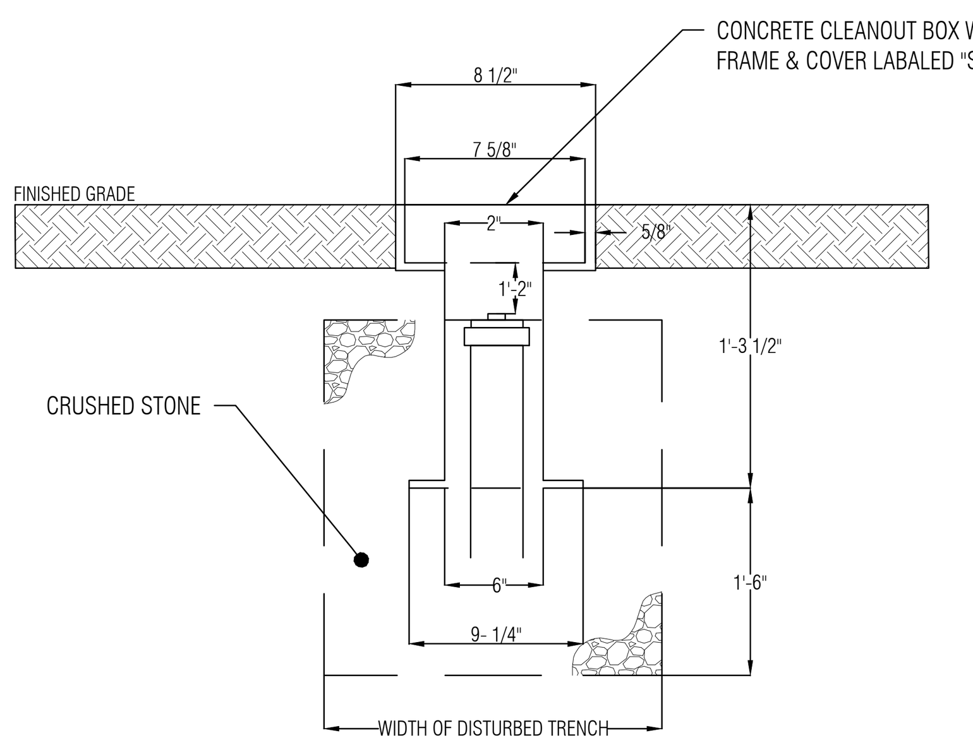


STANDARD CLEANOUT DETAIL
N.T.S.

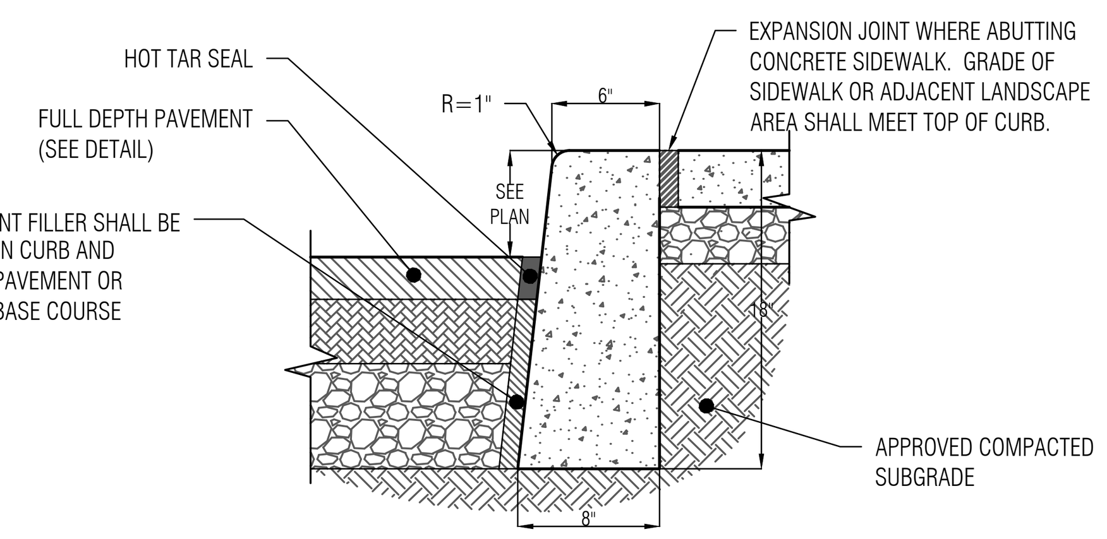


NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

11 REINFORCED CONCRETE WALKWAY DETAIL
N.T.S.

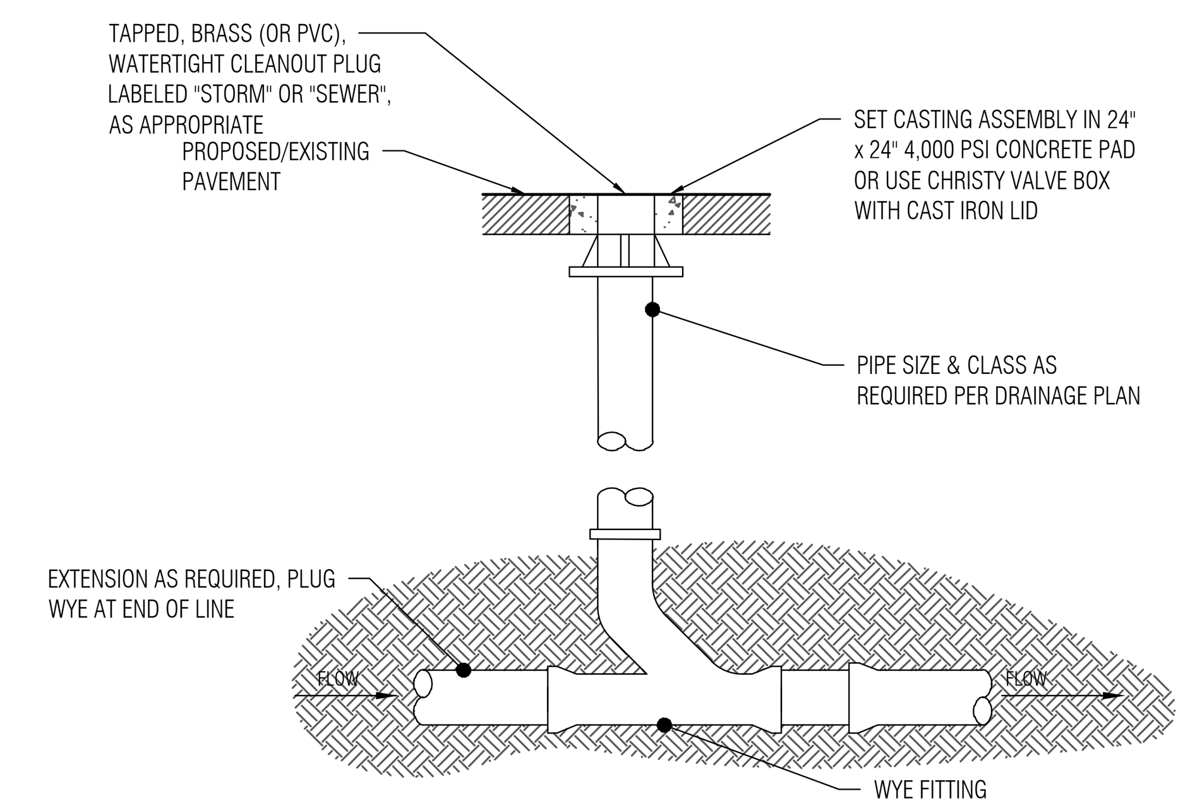


10 CLEANOUT PROTECTION BOX
N.T.S.

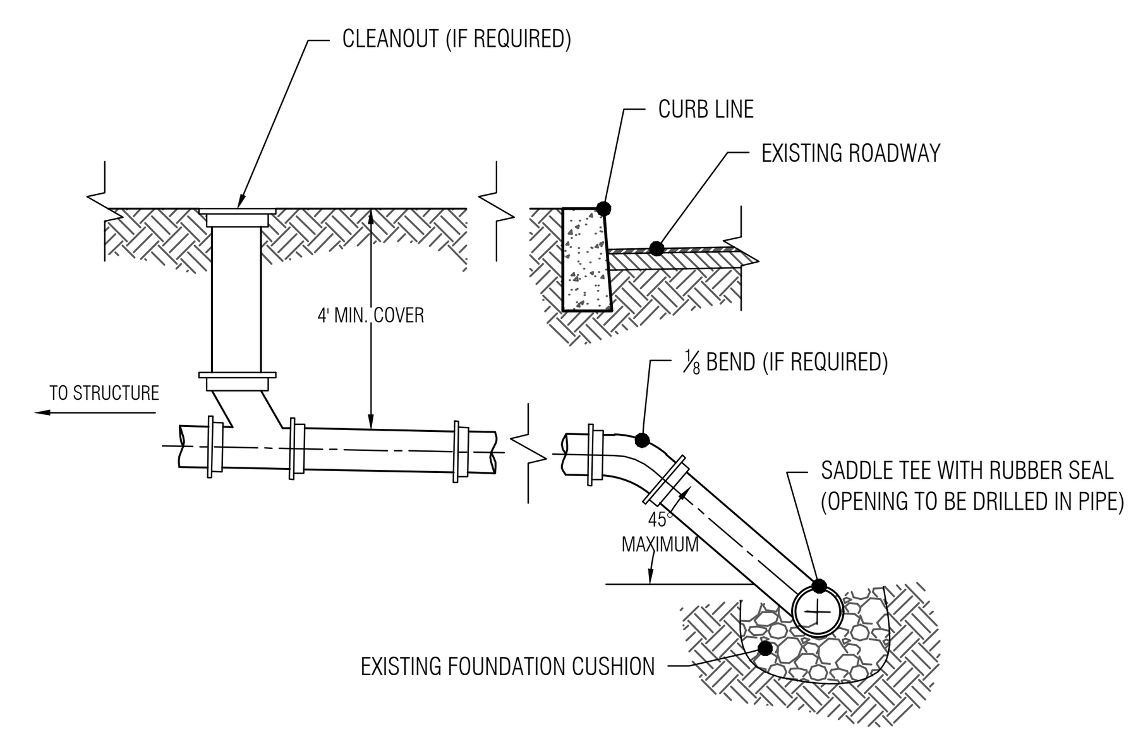


GENERAL NOTES:
- ALL CONCRETE SHALL CONFORM TO N.J. HIGHWAY DEPARTMENT SPECIFICATIONS CLASS "A", AIR ENTRAINED, 4,500 PSI MINIMUM STRENGTH AT 28 DAYS.
- EXPANSION JOINTS SHALL BE AT 10-FOOT INTERVALS AND FILLED WITH A HALF INCH THICK, NON-EXTRUDABLE, FIBROUS, BITUMASTIC MATERIAL.
- ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
- SUBBASE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING. 5- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CITY STANDARDS, SPECIFICATIONS AND INSPECTIONS
- FORMWORK SHALL BE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
- THE 6"X8"X18" CROSSECTION SHALL BE USED FOR ALL DEPRESSED CURB IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS.
- UNIT PRICE BIDS SHALL INCLUDE BUT ARE NOT LIMITED TO, ALL LABOR, EQUIPMENT, MATERIALS AND TOOLS TO CONSTRUCT THE CURB AS SHOWN AND SPECIFIED ABOVE, IN A WORKMAN LIKE MANNER.
- PROVIDE 1.2" THICK, NON-EXTRUDABLE, FIBROUS BITUMASTIC MATERIAL WHERE CURB MEETS SIDEWALK.

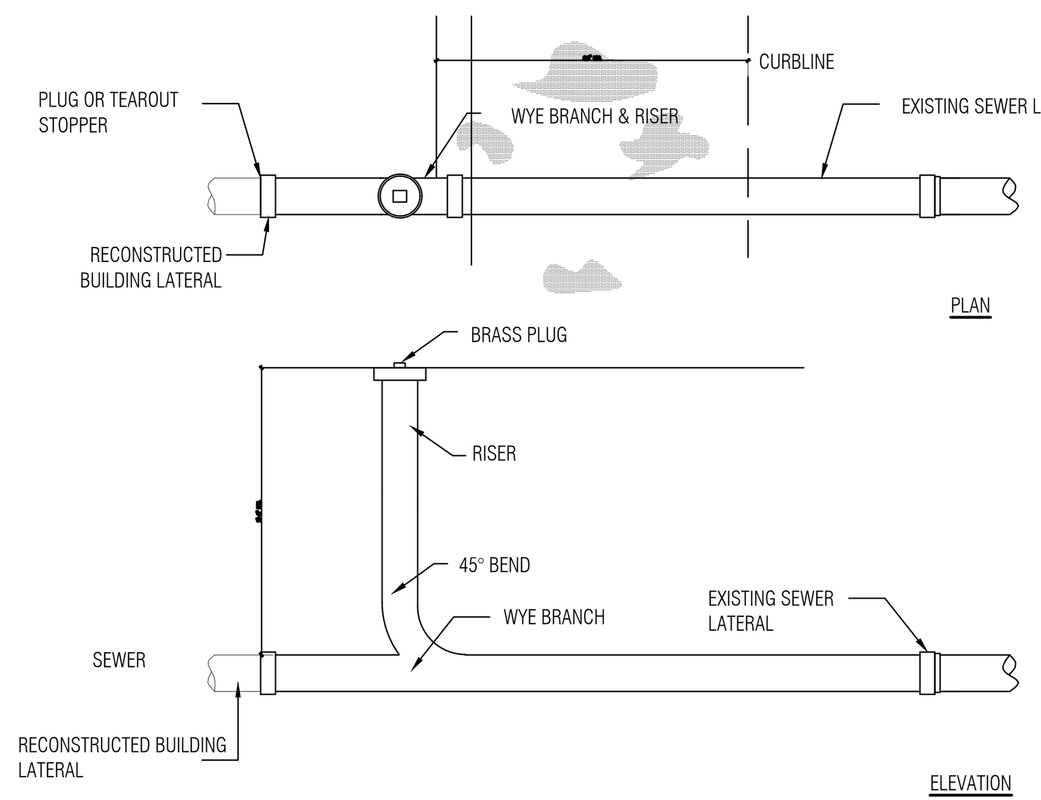
9 CONCRETE CURB DETAIL
N.T.S.



8 HARDSCAPE CLEAN-OUT DETAIL
N.T.S.

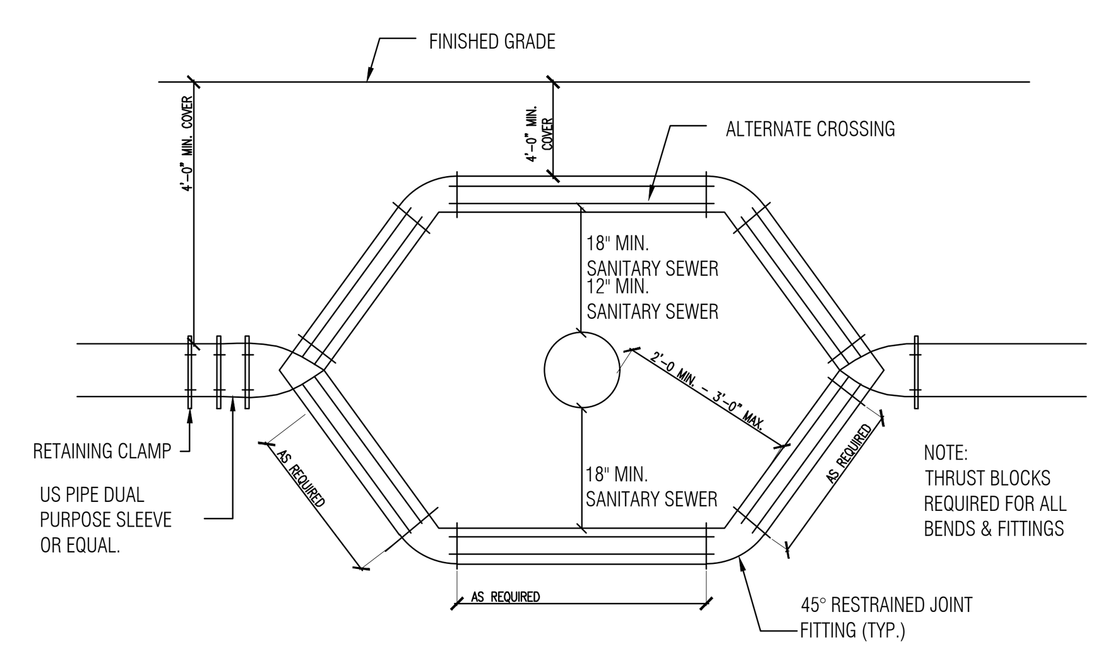


7 SEWER CONN. DETAIL
N.T.S.

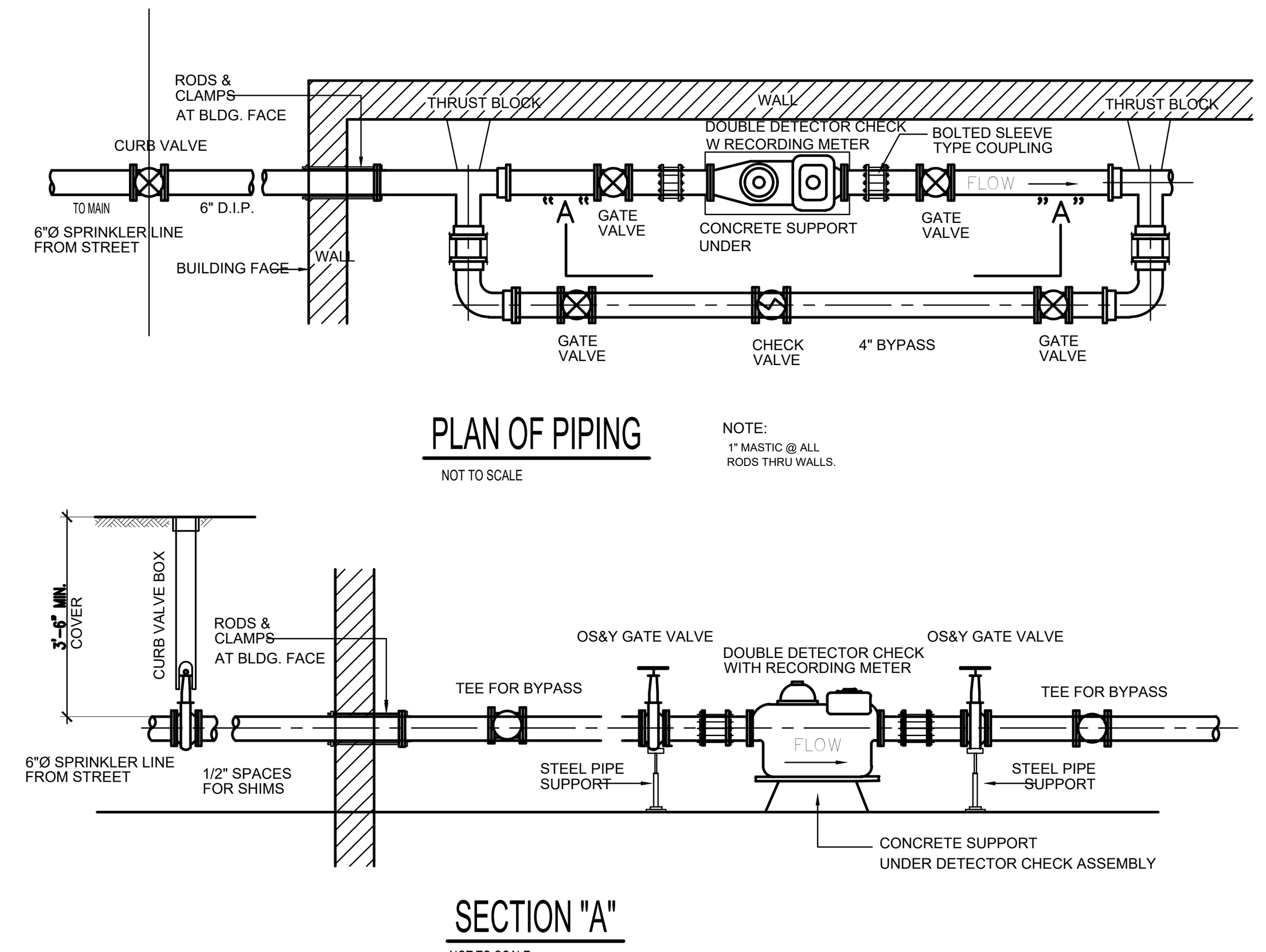


NOTE:
CONTRACTOR TO CCTU EXISTING SEWER LATERAL TO ENSURE IT IS FULLY OPERATIONAL PRIOR TO CONNECTION.

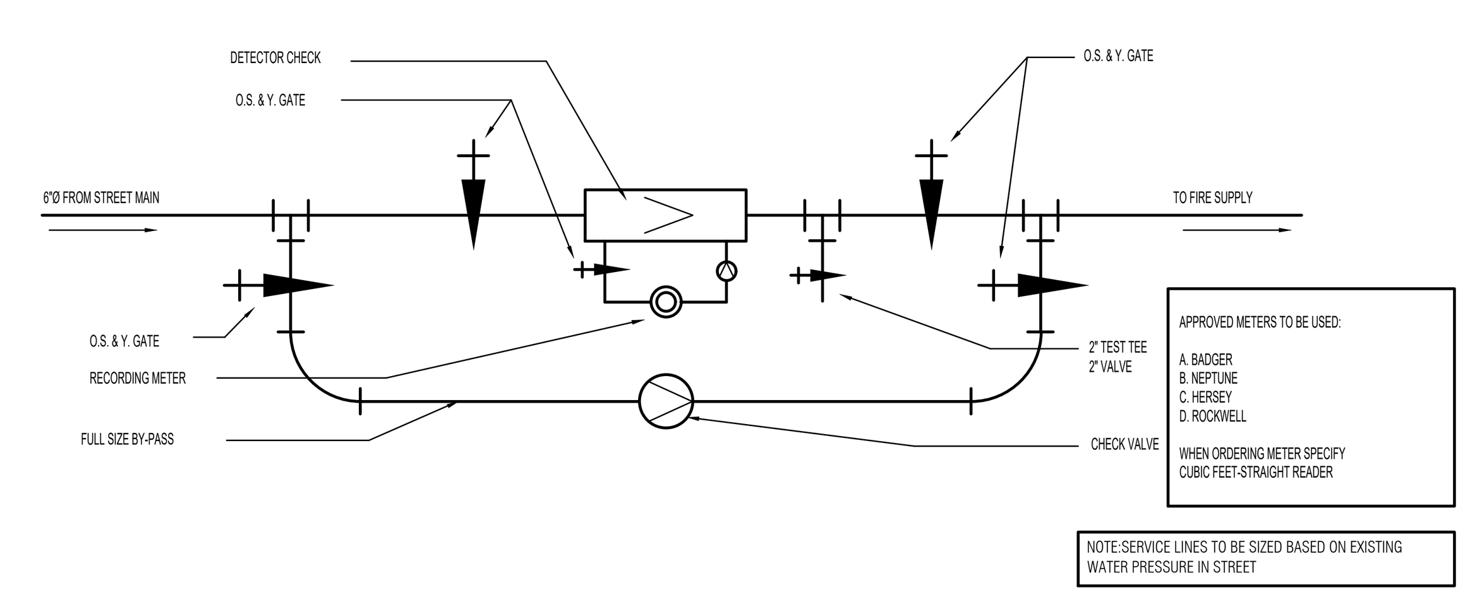
6 STANDARD LATERAL CONN. WITH CLEAN-OUT
N.T.S.



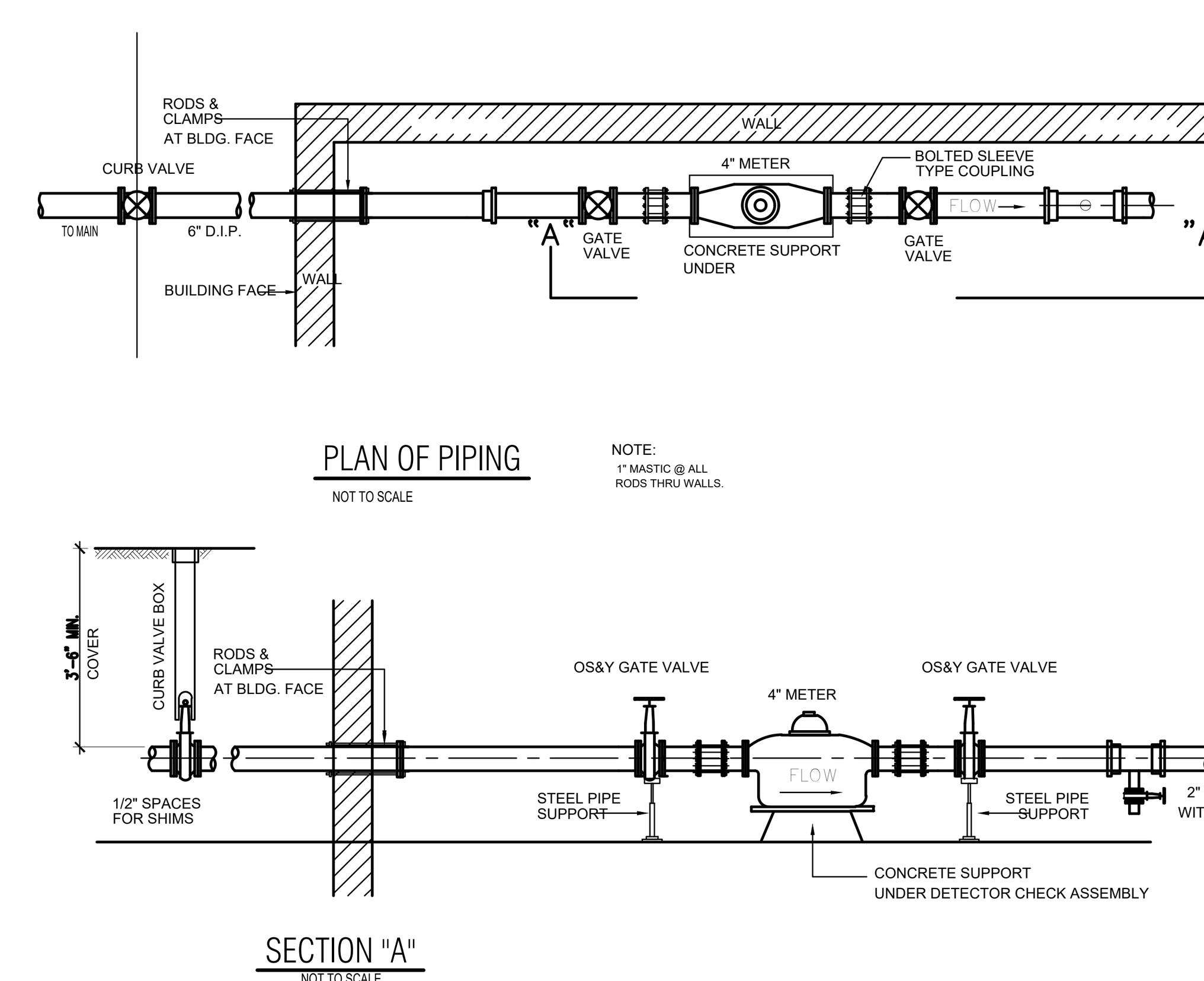
5 WATER MAIN CROSSING UTILITY DETAIL (IF REQ'D)
N.T.S.



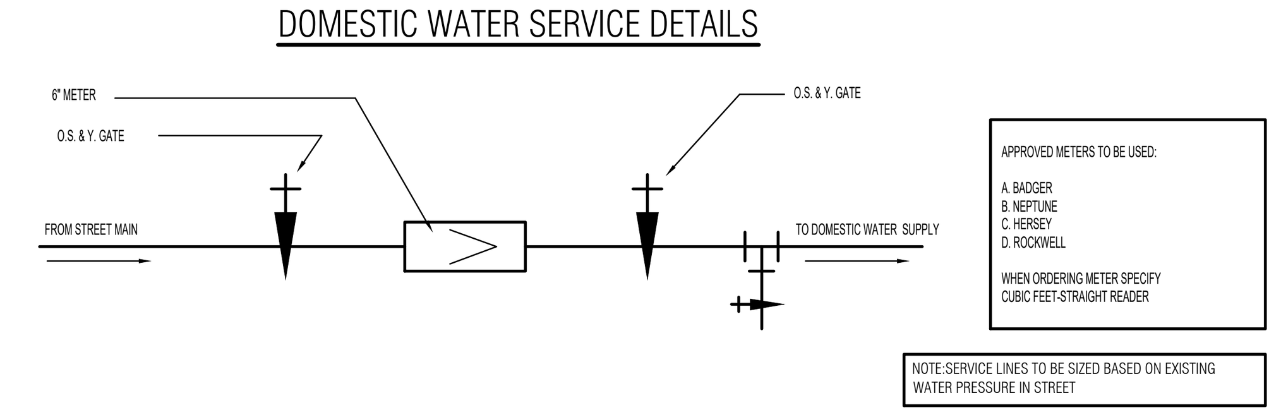
FIRE PROTECTION SERVICE DETAILS



2 NEW FIRE PROTECTION WATER SERVICE METER SETTINGS
N.T.S.

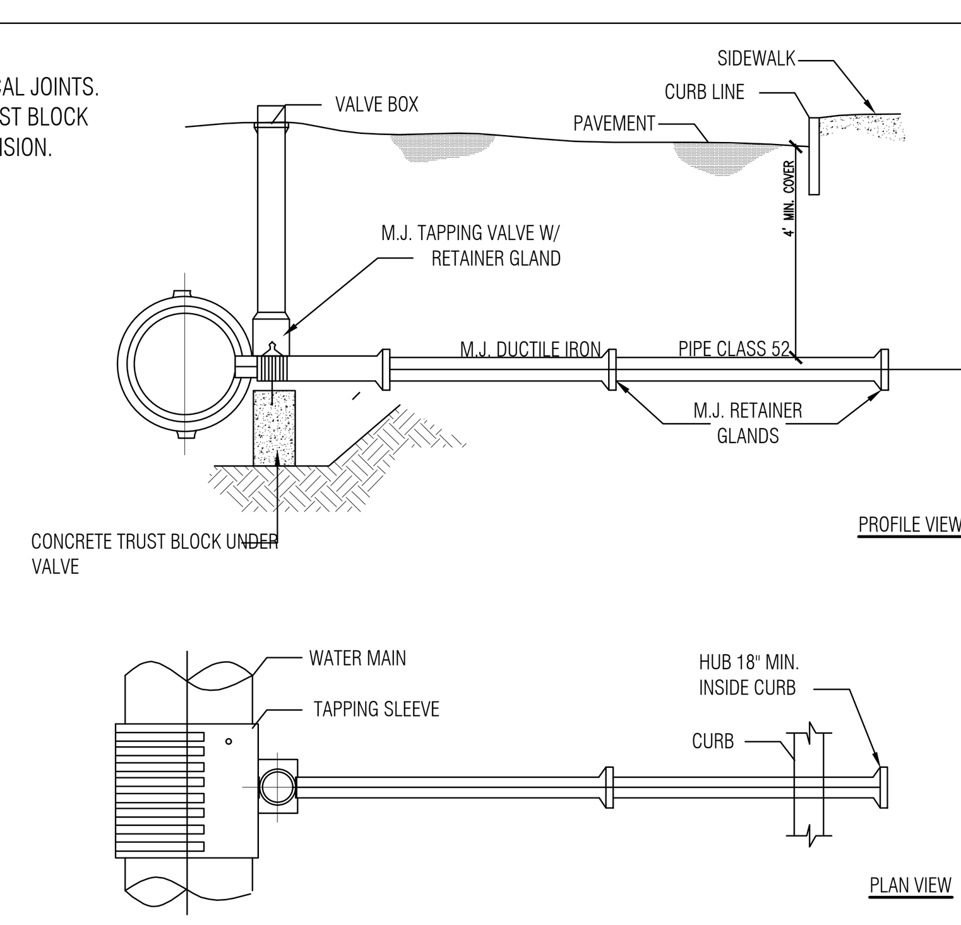


DOMESTIC WATER SERVICE DETAILS

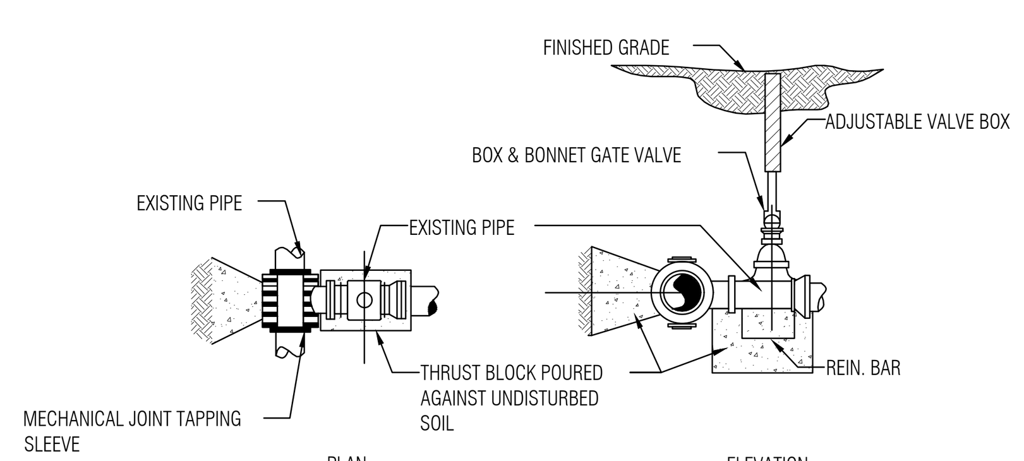


1 NEW DOMESTIC WATER SERVICE METER SETTINGS
N.T.S.

NOTE:
RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS. ADDITIONAL RESTRAINST EITHER CONCRETE THRUST BLOCK OR STEEL TIE RODS MAY BE REQUIRED BY THE DIVISION.



4 WATER MAIN TYPICAL INSTALLATION 4"-12"
N.T.S.



NOTES:
1. INSTALLATION OF TAPPING SLEEVEAND VALVE SHALL BE CONDUCTED UNDER WET CONDITIONS EXISTING MAINS SHALL BE LEFT IN SERVICE AT ALL TIMES DURING TAPPING OR INSERTION.
2. CONCRETE THRUST BLOCK UNDER VALVES SHALL HACE A SOIL BEATING AREA EQUAL TO THAT OF A 45° ELBOW.
3. ALL TAPPING SLEEVES SHALL BE MECHANICAL JOINT TYPR AS MANUFACTURED BY THE MUELLER VALVE SHALL OPEN CLOCKWISE.

3 TAPPING SLEEVE AND VALVE (IF REQ'D)
N.T.S.

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632 Pompton Avenue
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t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

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ALEXANDER MERLUCCI NJ AI02002700
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CONSULTANTS:

83 MAIN STREET
PROPOSED 2 STORY REHABILATATION
MIXED-USE MULTIFAMILY BUILDING
83 MAIN STREET
NETCONG, NJ, 07857

OWNER:
COSKUN CELIK
CELIK BROTHERS CONSTRUCTION LLC
114 ROCK ROAD WEST
GREEN BROOK, NJ, 08812

SUBMISSIONS:
PB SUBMISSION 08.30.2024

REVISIONS:

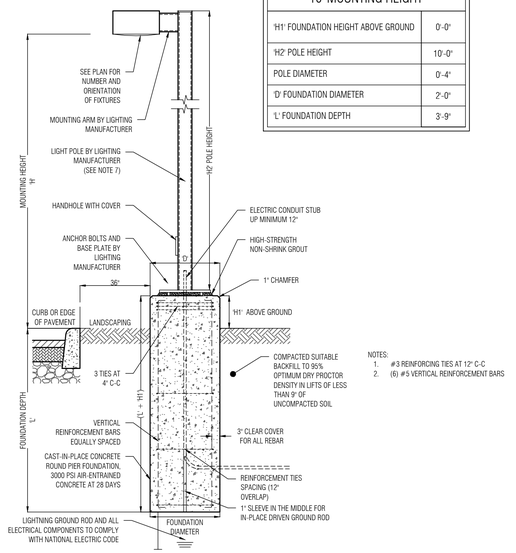
IAE PROJECT NO: 23015

SHEET TITLE:
SITE DETAILS I

SHEET:
C-2.00

NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

10' MOUNTING HEIGHT	
'H1' FOUNDATION HEIGHT ABOVE GROUND	0'-0"
'H2' POLE HEIGHT	10'-0"
POLE DIAMETER	0'-4"
'D' FOUNDATION DIAMETER	2'-0"
'L' FOUNDATION DEPTH	3'-9"

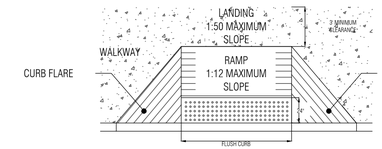


NOTES:
1. #3 REINFORCING TIES AT 12" C-C
2. (6) #5 VERTICAL REINFORCEMENT BARS

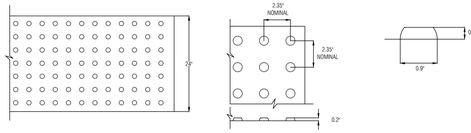
LIGHT POLE FOUNDATION DETAIL
N.T.S.

13

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
3. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
4. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
5. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
6. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
7. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



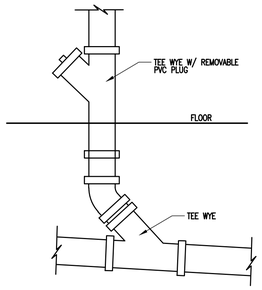
CURB RAMP WITH DETECTABLE WARNING



DETECTABLE WARNING

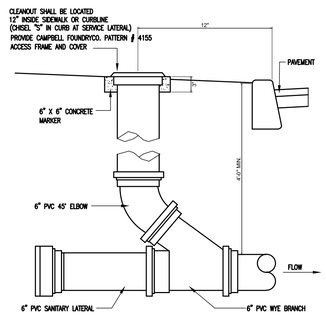
DEPRESSED CURB FOR THE HANDICAP
N.T.S.

14



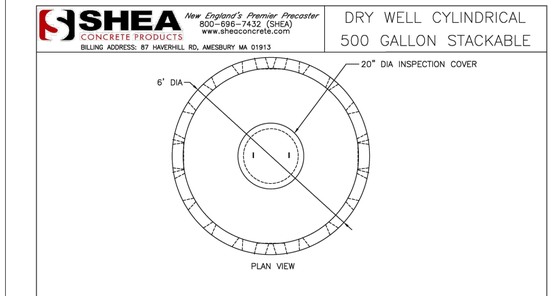
CLEANOUT DETAIL (VERTICAL STACK)
N.T.S.

12



6" SANITARY SEWER LATERAL & CLEANOUT DETAIL
N.T.S.

11



	ITEM NO.		WEIGHT
500 GALLON	500SDW	STANDARD	4,770#
	500SDWH	H-20	4,770#
3' STACKABLE	3SS		2,008#

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALSO AVAILABLE IN AASHTO HS-20 LOADING.
3. CAPACITY INCREASES IN INCREMENTS OF 500 GALLONS FOR EACH 3' SECTION ADDED.

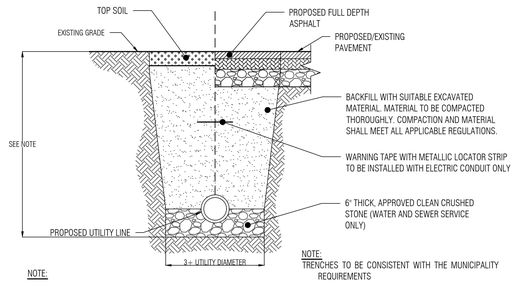
SHEA PRODUCT ID: SEE TABLE	PREPARED FOR:		FILE NAME: dwc500.dwg
WEIGHT (LBS): SEE TABLE	DRAWN BY: ARO	DATE: 06/01/18	PAGE: F4.1

773 Salem Street-Wilmington, MA | 153 Cranberry Hwy-Rochester, MA | 87 Haverhill Road-Amesbury, MA | 160 Old Turnpike Rd-Nottingham, NH

Specifications subject to change without notice

DRY WELL DETAIL
N.T.S.

10

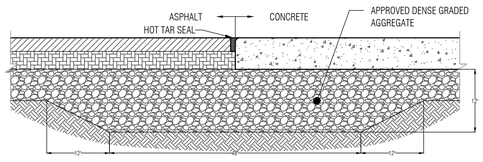


NOTE:
TRENCHES TO BE CONSISTENT WITH THE MUNICIPALITY REQUIREMENTS

NOTE:
MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

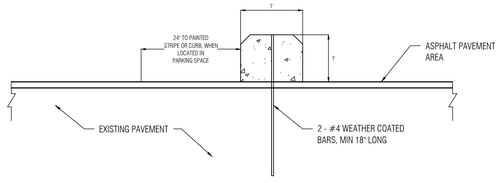
UTILITY TRENCH DETAIL
N.T.S.

8



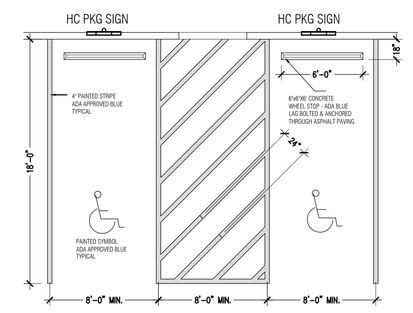
CONCRETE TO ASPHALT TRANSITION DETAIL
N.T.S.

7



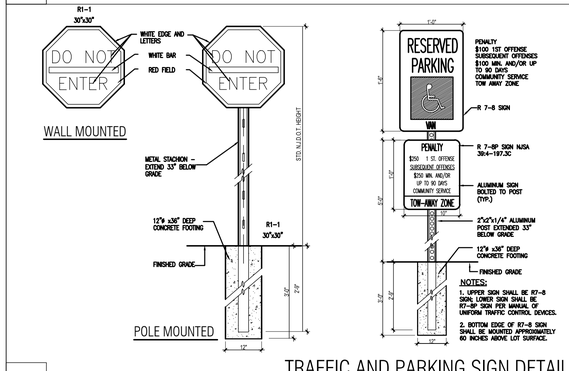
CONCRETE WHEEL STOP DETAIL
N.T.S.

6



ADA PARKING DETAIL
N.T.S.

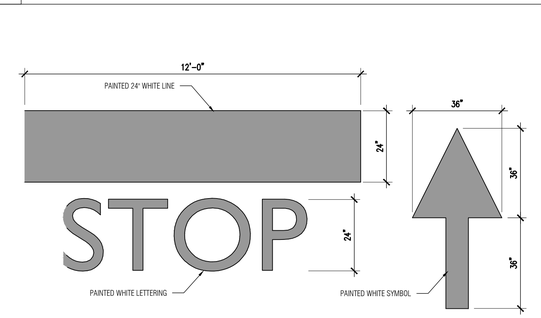
5



NOTES:
1. UPPER SIGN SHALL BE R7-8 SIGN, LOWER SIGN SHALL BE R7-8P SIGN PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. BOTTOM EDGE OF R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE LOT SURFACE.

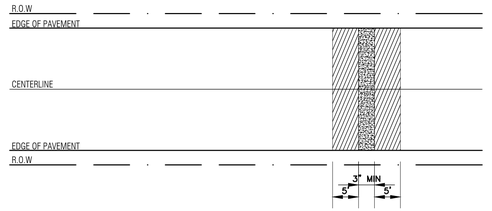
TRAFFIC AND PARKING SIGN DETAIL
N.T.S.

4



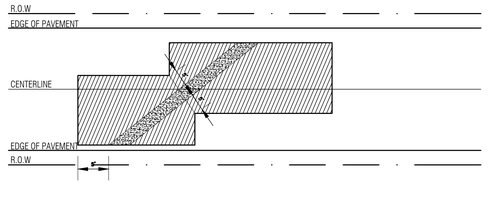
STOP BAR AND ARROW DETAIL
N.T.S.

3



PLAN VIEW- VERTICAL CUT DETAIL
N.T.S.

2



PLAN VIEW- MIXED CUT DETAIL
N.T.S.

1

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ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

83 MAIN STREET
PROPOSED 2 STORY REHABILATATION
MIXED-USE MULTIFAMILY BUILDING
83 MAIN STREET
NETCONG, NJ, 07857

OWNER:

COSKUN CELIK
CELIK BROTHERS CONSTRUCTION LLC
114 ROCK ROAD WEST
GREEN BROOK, NJ, 08812

SUBMISSIONS:

PB SUBMISSION 08.30.2024

REVISIONS:

IAE PROJECT NO: 23015

SHEET TITLE:
SITE DETAILS I

SHEET:
C-2.10