### TOWNSHIP OF IRVINGTON

### PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT

### SITE PLAN AND ZONING BOARDS

(TO BE SUBMITTED WITH APPLICATION)

This check list is designed to assist both the applicant, the Planning Board and the Zoning Board of Adjustment in assessing the completeness of plans submitted for review. The Applicant must check off each item to ensure that it is included on the plan. ITEMS OMITTED WILL RESULT IN THE APPLICATION BEING DECLARED INCOMPLETE WITH RESULTANT DELAYS IN CONSIDERATION BY THE BOARD. Utility plans, landscaping plans, architectural elevations, etc. may be shown on separate sheets.

As a guide to what must be shown on the Plans and/or submitted to the Township Board Secretary, the applicant should refer to Zoning Ordinance Chapter 650 and subdivision and Site Plan Review Ordinance Chapter 174. You or your preparer should be familiar with the Municipal Land Use Law chapter 291, Laws of N.J.1975 as amended.(NJSA 40:55d-1 et seq.)

Professionals preparing plans should refer to Subchapter 7 "Permissible Division of Responsibility in Submission of Site Plans and Major Subdivision Plats" specifically 13:40-7.1; 13:40-7.2; 13:40-7.3 and 13:40-7.4 as well as the Building Services Design Act (NJSA 45:4B-1 et seq.) and the Title Recordation Act (NJSA 46:26A-1 et seq.) as well as the regulations governing professional practice in New Jersey (NJAC 13:40-1 et seq. and NJAC 13:27-1 et seq.)

Plans submitted must be signed and sealed by the representing professional licensed to practice said profession by the State of New Jersey.

Remember that this is only a guide see chapter 174 for specific requirements.

	20 Copies for Planning Board Applications
	16 Copies for Board of Adjustment Applications
	_(20) Copies of Plan on standard sheet sizes (18" x 24") or (24" x 36") each folded to mately 9"x12" Packet with title block exposed. Seven (7) 24x36 hardcopies of Architectural Set prepared for submission to town, as per Attorney. Civil Set and Survey to be provided sely.
	Storm Water detention calculations <sup>1</sup>
×	Sanitary Sewer calculations <sup>2</sup>
Х	Place for signature of Chairman and Secretary of the Board.

<sup>&</sup>lt;sup>1</sup> For more specific information concerning storm water information and calculations, please contact the Office of the Township Engineer (jwiggins@irvingtonnj.org)

<sup>&</sup>lt;sup>2</sup> For more specific information concerning sanitary sewer information and calculations, please contact the Office of the Township Engineer (jwiggins@irvingtonnj.org)

XPlace for signature of Township Engineer.
XTax map lot and Block numbers.
XDate, scale and "north" sign.
X Key map of the site with reference to surrounding areas and existing street location.
X Zone district in which property in question falls, zone district of adjoining property and all property within a 200-foot radius of the property in question. <b>Zoning district is noted on Architectural Plans. 200-foot radius list to be on Civil Set.</b>
Names of owners of all contiguous land and adjacent property
X Dimensions of lot, setbacks, front yard, side yards and rear yard, size, and kind of location of fences.
X Location dimensions and details of all signs and exterior lighting including type of standards, location, radius of light and intensity in foot candles. <b>Architectural Set has SF area of signage on canopy. Light plans by Civil.</b>
X The outside dimension of existing and/or proposed principal building(s) and all accessory structures.
$\underline{\hspace{1cm} \hspace{1cm} \hspace{1cm}\hspace{1cm} \hspace{1cm} \hspace{1cm}$
N/A Right-of-way, easements and all lands to be dedicated to the municipality or reserved for specificuses.
The entire property in question, even though only a portion of said property is involved in the site plan or subdivision, provided, however, were it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
N/A Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.
X_Plans of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress.
X All driveways and streets within 200 feet of site.
X_All existing and proposed curbs and sidewalks.
All existing and proposed utility lines within and adjacent to the subject property.
XTypical floor plans and elevations.
N/A Existing and proposed sanitary sewerage disposal system. Hydraulically assess impact on municipal system.

X Methods of solid waste disposal and storage,	provisions for recycling.							
corners, all floor levels, center lines of abutting roads	orners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters							
and other pertinent locations.								
N/A Location of all existing trees or tree masses, indicating general sizes and species.								
Landscaping and buffering plan showing what will remain and what will be planted indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap).								
$_{ullet}$ Soil and erosion plan as required by statute a	nd proof of approval by the Conservation District.							
X_Show on the plan the required and proposed parking; zone requirements, etc.	set back; bulk area coverage; lot area requirement;							
igwedge Proof of Ownership or consent of current ow	ner to submit the application.							
Any other pertinent information as may be re								
	<b>0 0</b>							
DATE OF APPLICATION	SIGNATURE OF PLAN PREPARER							
	ADDRESS & PHONE NBR.  Archetype Studio LLC 897 River Rd. Apt. A New Milford, NJ 07646							
	(201) 838-1722							
NAME & ADDRESS OF APPLICANT:								
PHONE NUMBER:								

### PRELIMINARY AND FINAL SITE PLAN

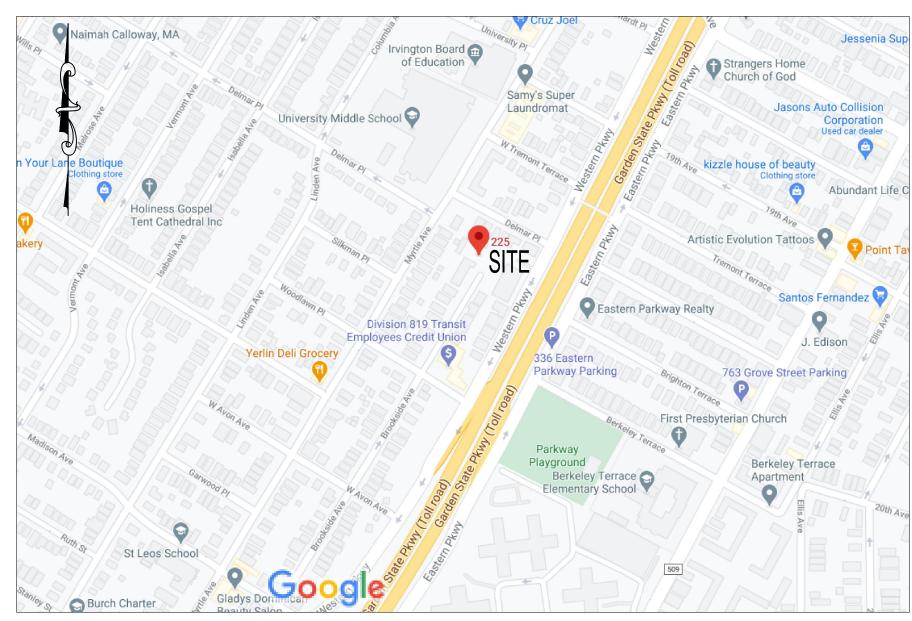
### **200 FEET OWNERS LIST** 247 MYRTLE AVE 151 FLORENCE AVENUE IRVINGTON, NJ 07111 CAPC NJ ASSET STABILIZATION LLC 108 CHURCH ST. THIRD FL 241 MYRTLE AVE 239 MYRTLE AVE 239 MYRTLE AVE IRVINGTON, NJ 07111 247 MYRTLE AVE SOUTH RIVER, NJ 08882 HINCKSON, COLIN & KELLY & MITCHELL, F 234 MYRTLE AVE IRVINGTON, NJ 0711 238 MYRTLE AVE DRAPER, TIFFANY IRVINGTON, NJ 0711 246 MYRTLE AVE IRVINGTON, NJ 0711 250 MYRTLE AVE 250 MYRTLE AVE LOPEZ, JACOBO 196 W. HAZELWOOD AVI RAMOS, MARIA D & MARTINEZ ERIKA 21 DELMAR PLACE IRVINGTON, NJ 071 19 DELMAR PLACE 19 DELMAR PL IRVINGTON, NJ 0711 RODRIGUEZ, RAFAEL & ANATILDE 15-17 DELMAR PLACE 15-17 DELMAR PL RODRIGUEZ, RAFAEL & RODRIQUE 13 DELMAR PLACE 13 DELMAR PL IRVINGTON, NJ 0711 11 DELMAR PLACE 580 LUDLOW AVE CRANFORD, NJ 07016 WESTERN PARKWAY LLC 155-159 WESTERN PKWY 580 LUDLOW AVE CRANFORD, NJ 07016 WESTERN PARKWAY LLC 155-159 WESTERN PKWY 580 LUDLOW AVE CRANFORD, NJ 07016 WESTERN PARKWAY LLC 155-159 WESTERN PKWY 580 LUDLOW AVE CRANFORD, NJ 07016 JASEMO LIMITED LIABI 173-175 WESTERN PKWY 173-175 WESTERN PKWY IRVINGTON, NJ 07111 JONES, ANTION 177 WESTERN PKWY 117 LESLIE ST NEWARK, NJ 07111 LASENBERRY JOHN & JOYCE 282 WESTERN PKWY 226 SCHJOOL ST MOORE, SEAN 202 BROOKSIDE AVE 202 BROOKSIDE AVE IRVINGTON, NJ 07111 HODGE, DENISE & AGEDAY, ANTYONE 210-212 BROOKSIDE AVE 210-212 BROOKSIDE AVE IRVINGTON, NJ 07111 223- 225 BROOKSIDE AVE 223- 225 BROOKSIDE AVI IRVINGTON, NJ 0711 215 BROOKSIDE LLC 215-221 BROOKSIDE AVE 641 FRANKLIN AVE MEERTINS, CLAYTON 211 BROOKSIDE AVE 5604 UNDERWOOD AVE CHARLOTTE, NC 28213 CASTILLO, CASTOR JR 207 BROOKSIDE AVE 207 BROOKSIDE AVE IRVINGTON, NJ 07111 SHORTER, MARGUERIT 203 BROOKSIDE AVE 203 BROOKSIDE AVE SHULEM READY, LLC C/O FRANCOZ D 260 MYRTLE AVE 607 BEDFORD AVE BROOKLYN, NY 11211 JEREZ, JOSE 143-47 WESTERN PKWY 143-147 WESTERN PKWY IRVINGTON, NJ 07111 TOWNSHIP OF IRVINGTON C/O H. WEINER 149 WESTERN PKWY MUNICIPAL BLDG CIVIC SQ IRVINGTON, NJ 07111 WOLLIAMSON, ANDREA 10 DELMAR PL 10 DELMAR PL IRVINGTON, NJ 0711 CAPERS, TONY L 12 DELMAR PL 178 VASSER AVE NEWARK, NJ 0711 SANCHEZ, MIRIAM 14-16 DELMAR PL 16 DELMAR PL IRVINGTON, NJ 07111 SANCHEZ, MIRIAM 14-16 DELMAR PL 16 DELMAR PL IRVINGTON, NJ 07111 LYLE, MILTON & ELEITA

18-20 DELMAR PL

18-20 DELMAR PL

IRVINGTON, NJ 07111

# BROOKSIDE FLATS 223-225 BROOKSIDE AVENUE TAX LOT 38, BLOCK 95 TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY



SITE MAP SCALE: 1" = ±150'

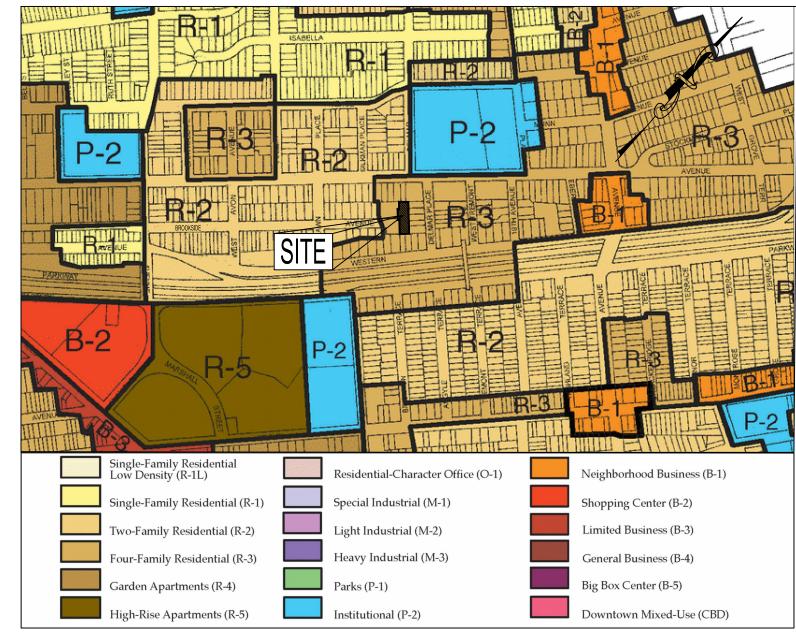
THE FOLLOWING COMPANIES MUST ALSO BE NOT			
THE FOLLOWING COMPANIES MUST ALSO BE NO	IIFIED		
PUBLIC SERVICE ELECTRIC & GAS	150 CIRCLE AVENUE		
FUBLIC SERVICE ELECTRIC & GAS	CLIFTON, NJ		
NEW JERSEY AMERICA WATER	233 CANOE BROOK ROAD		
NEW JEROLT AWIERIOA WATER	SHORT HILLS, NJ 07078		
VERIZON NEW JERSEY/ C/O DUFF & PHELPS	P.O. BOX 2749		
VERIZON NEW JERSET/ C/O DOFF & FRELFS	ADDISON, TEXAS 75001		
COMCAST CABLE	800 RAHWAY AVENUE		
CONICAST CABLE	UNION, NJ 07083		
	DEPARTMENT OF PUBLIC WORK		
TOWNSHIP OF IRVINGTON	CLVIC SQUARE		
	IRVINGTON, NJ 07111		
	900 BLOOMFIEL AVENUE		
COUNTY OF ESSEX	VERONA, NJ 07044		
	500 SOUTH FIRST STREET		
JOINT MEETING OF ESSEX AND UNION COUNTY SEWERS	ELIZABETH, NJ 07202		
JOINT WILL HING OF ESSEX AND UNION COUNTY SEWERS	GARDEN STATE PARKWAY P.O. 5050		
	WOODBRIDGE, NJ 07095		

## PROTECT YOURSELF A PHONE CALL CAN BE YOUR INSURANCE POLICY WHAT YOU DON'T KNOW CAN HURT YOU THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS,

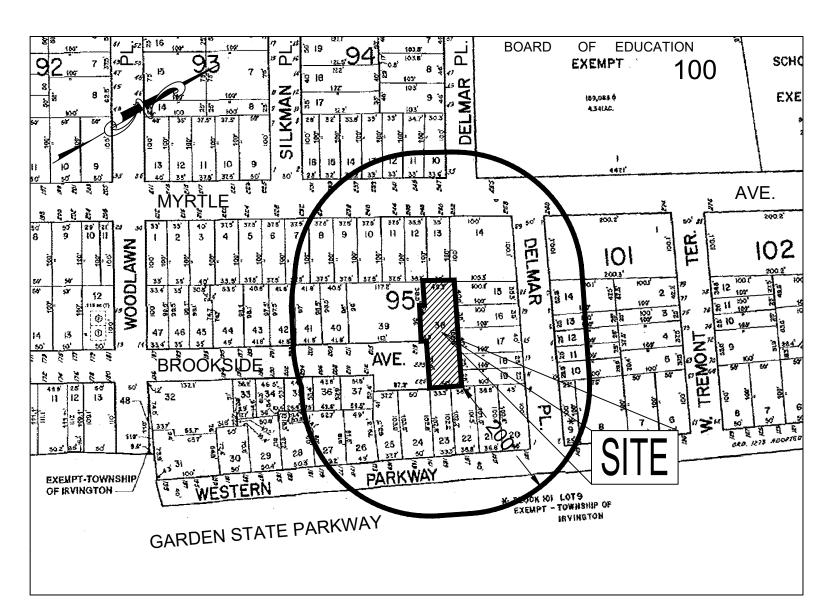
SURFACE ANYWHERE IN THE STATE.

PROPERTY OWNER/APPLICANT:

BROOKSIDE FLATS, LLC 15 WALNUT COURT SPRINGFIELD, NJ 07081



ZONING MAP
SCALE: ±1"=500'



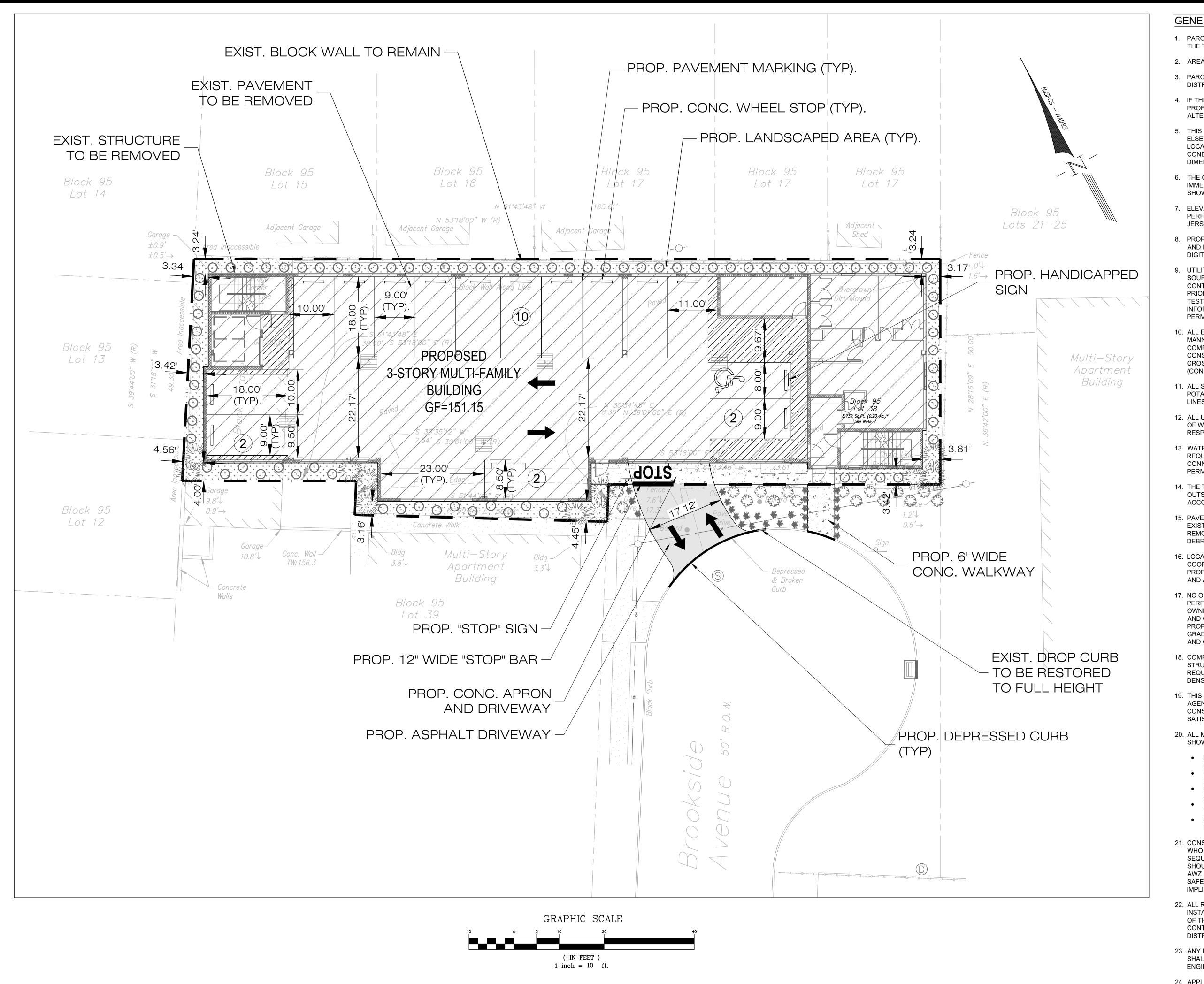
200' TAX MAP SCALE: ±1"=150'

APPROVED BY ZONING BOARD - TOWNSHIP OF IRVINGTON						
BOARD SECRETARY:	DATE:					
BOARD CHAIRMAN:	DATE:					
TOWNSHIP ENGINEER:						

				20-0908
SHEET	TITLE	ISSUED	REVISED	CCALE, ACCHOWN
1	COVER SHEET	01/28/21		SCALE: AS SHOWN
2	SITE DEVELOPMENT PLAN	01/28/21		
3	GRADING AND UTILITY PLAN	01/28/21		$\sim$ 01
4	LIGHTING AND LANDSCAPE PLAN	01/28/21		1 ( ,-()
5	CONSTRUCTION DETAILS	01/28/21		
6	SOIL EROSION AND SEDIMENT CONTROL PLAN	01/28/21		CHEET 1 OF 5
7	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	01/28/21		SHEET 1 OF 5

A. KHAN, P.E., C.M.E. ESSIONAL ENGINEER

**JOB NUMBER:** 



### GENERAL NOTES:

- 1. PARCEL IS KNOWN AS TAX LOT 38 IN BLOCK 95 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF IRVINGTON.
- AREA OF PARCEL = 8,739.00 S.F. OR 0.20 ACRES.
- 3. PARCEL IS LOCATED ENTIRELY IN THE R-3 (FOUR-FAMILY RESIDENTIAL DISTRICT) DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF IRVINGTON.
- 4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED
- 5. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- 6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON
- 7. ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY 3 WIRE SURVEYING LLC OF ROCKAWAY, NEW JERSEY, DATED 11-30-2020.
- 8. PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY ARCHETYPE STUDIO LLC OF NEW MILFORD, NJ, RECEIVED AS DIGITAL FILE ON 01/27/21.
- 9. UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. TH CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO DEPART AD JUSTMENTS AS MAY BE DECLURED TO AVOID CONFLICTS.
- 10. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
- 11. ALL SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18 INCHES BELOW POTABLE WATER LINES AND IN SEPARATE TRENCHES.
- 12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DESIGN AND INSTALLATION OF WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- 13. WATER AND GAS SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. UTILITY CONNECTIONS SHALL COMPLY WITH THE COUNTY/MUNICIPAL ROAD OPENING PERMIT REQUIREMENTS.
- 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN OUTS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- 15. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- 16. LOCATION OF PROPOSED ROOF DRAINS ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION. ALL PROPOSED ROOF LEADERS TO BE DISCHARGED AWAY FROM THE FOUNDATION AND ADJACENT PROPERTIES.
- 17. NO ON-SITE SOIL TESTING AND GROUNDWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- 18. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY
- 19. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
- 20. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
  - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE
- CONSTRUCTION", A CURRENTLY AMENDED.

   CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS,
- STANDARDS, AND REQUIREMENTS.

   CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS,
- STANDARDS, AND REQUIREMENTS.
  "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
- STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
- 21. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
- 22. ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- 23. ANY EXISTING CURBS OR OTHER OBJECTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
- 24. APPLICANT SHALL BE RESPONSIBLE FOR RESTORING THE RIGHT-OF-WAY ASPHALT PAVEMENT, CURBING AND SIDEWALK TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

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										$\odot$ 2020, AWZ Engineering, Inc. All Rights Reserved. The copying or reuse of this document, the original project, or purpose originally intended, without the written permission of AWZ E	
									DATE: BY:	reof, for othe	

PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER

01/28/21

A. H. M. DATE

N.J. LICENSE NO. 39812 P.A. LICENSE NO. 45052

ENGINEERS • SCIENTISTS • CONSULTANTS

Office: 150 River Road, Suite B3, Montville, NJ 07045

Pennsylvania Office: Scranton, PA 18504

Tel: 973-588-7080 Fax.: 973-588-7079

w.awzengineering.com e-mail: info@awzengineering.com

VENUE
VGTON
JERSEY

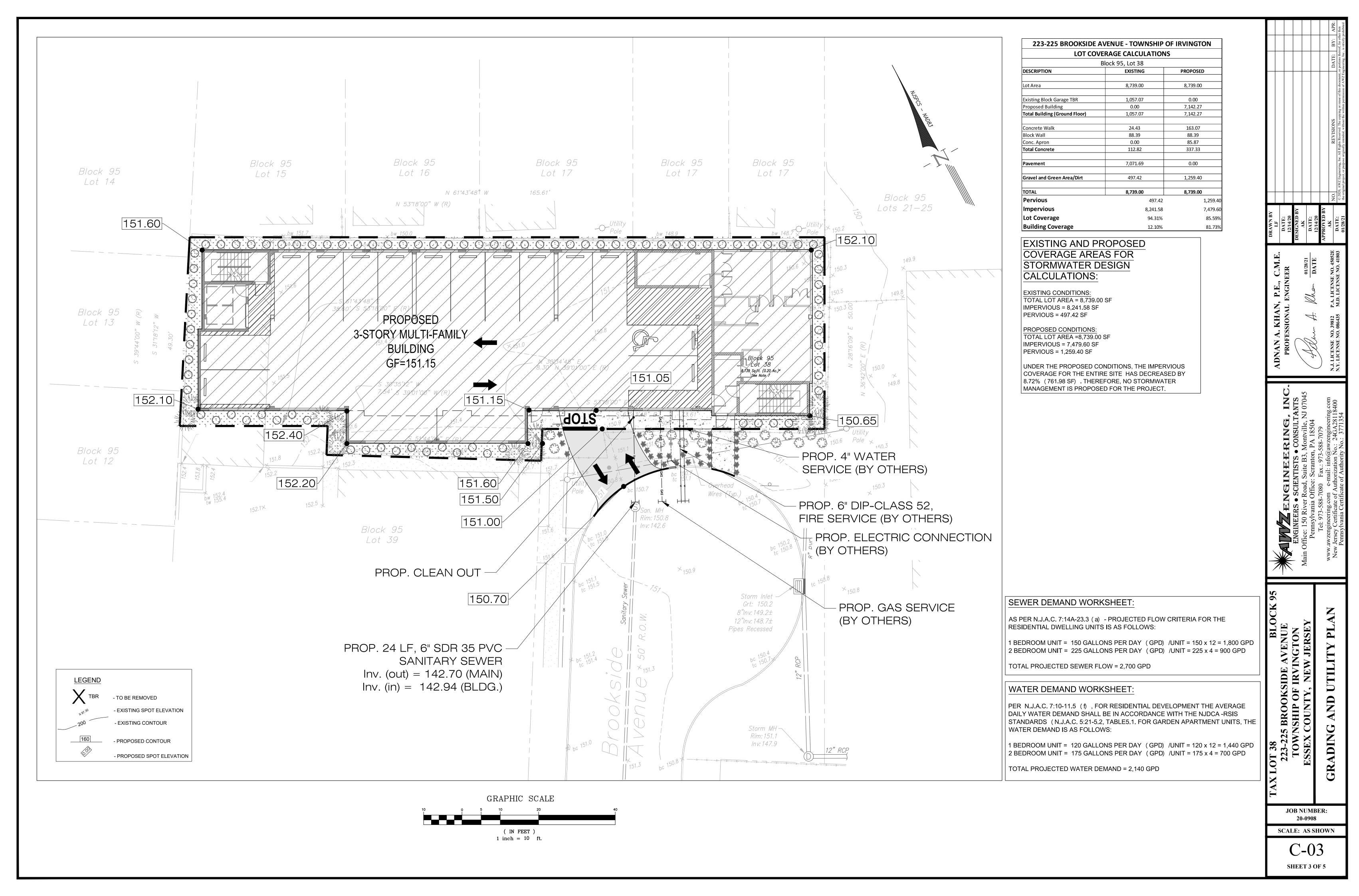
223-225 BROOKSIDE AVENU TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSE SITE DEVELOPMENT PLA

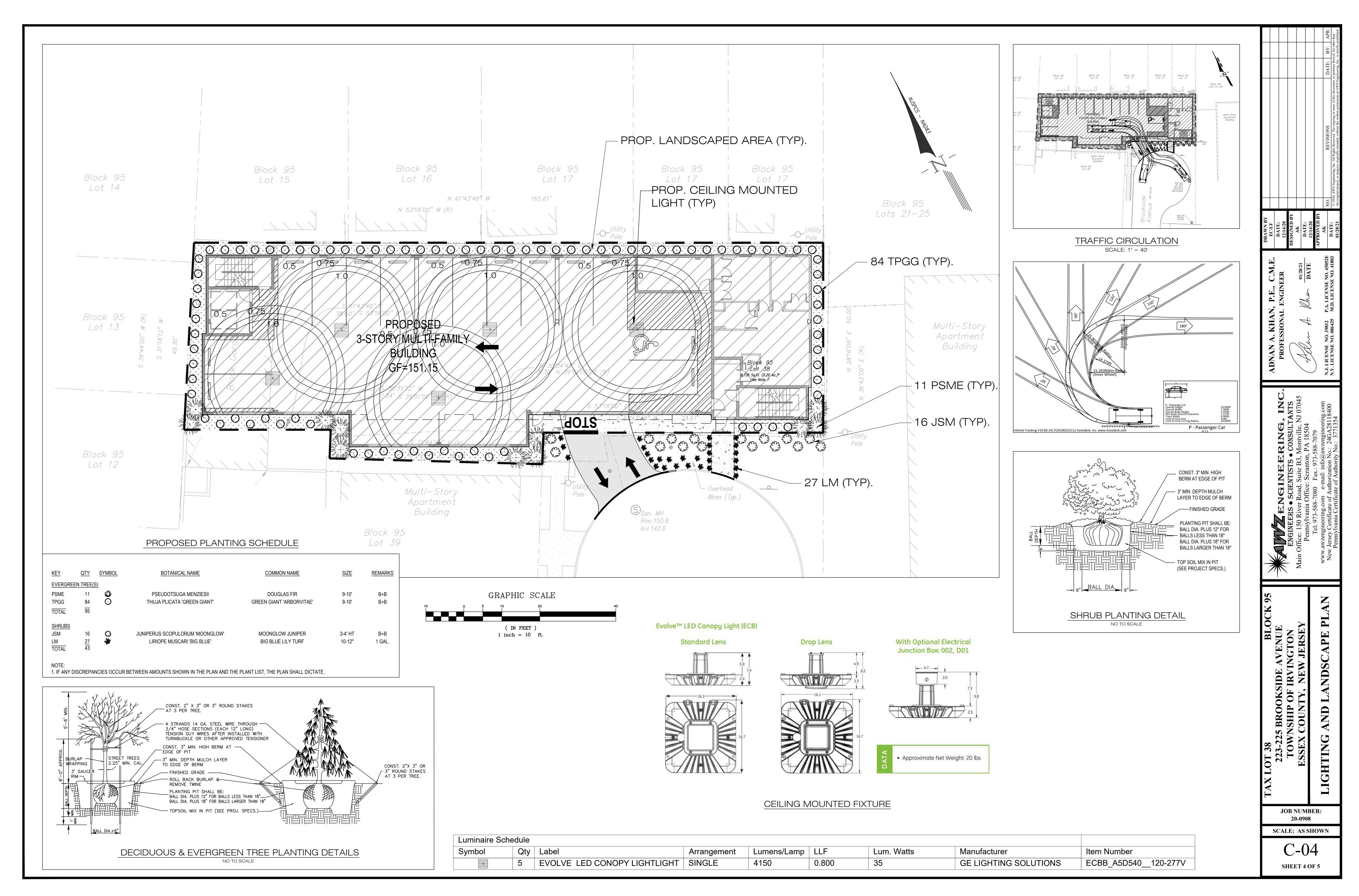
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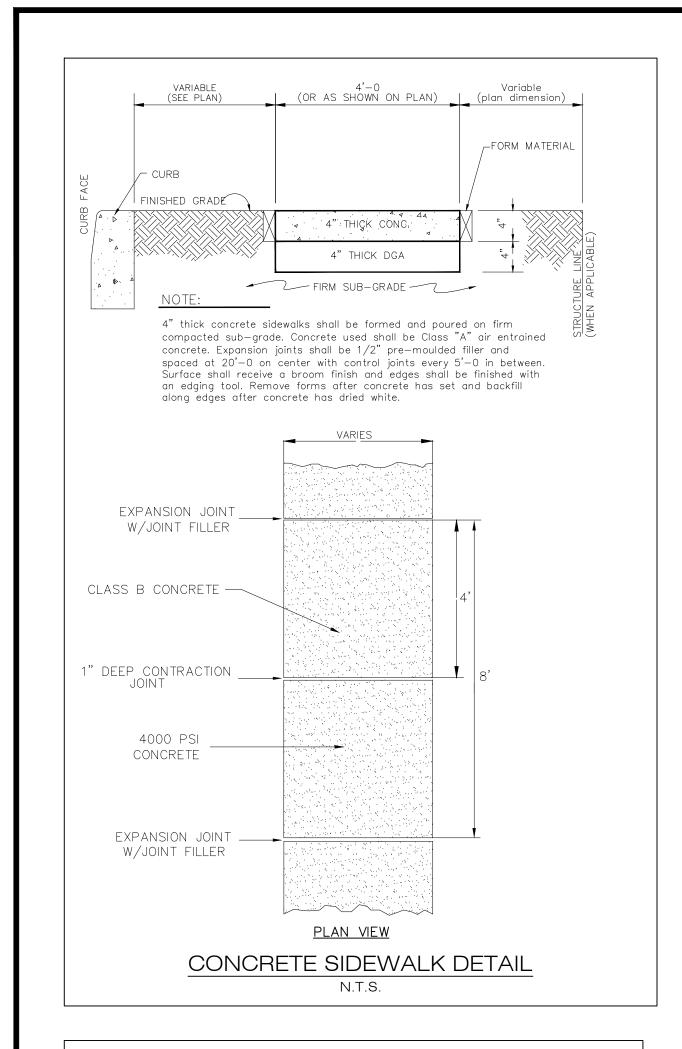
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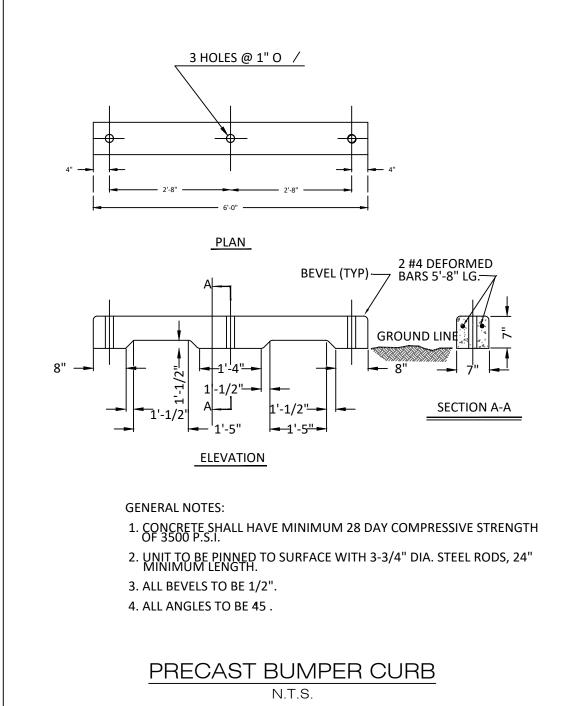
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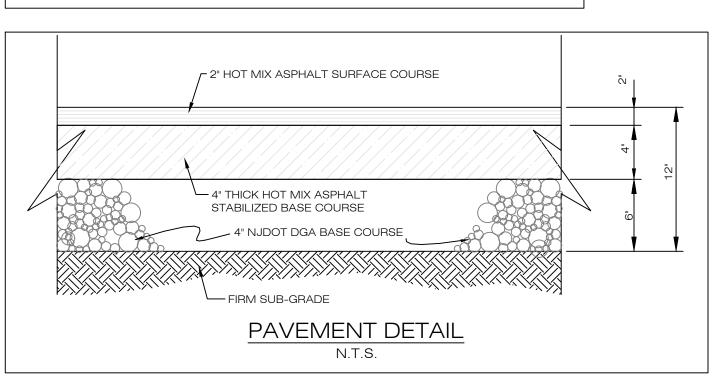
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SHEET 2 OF 5

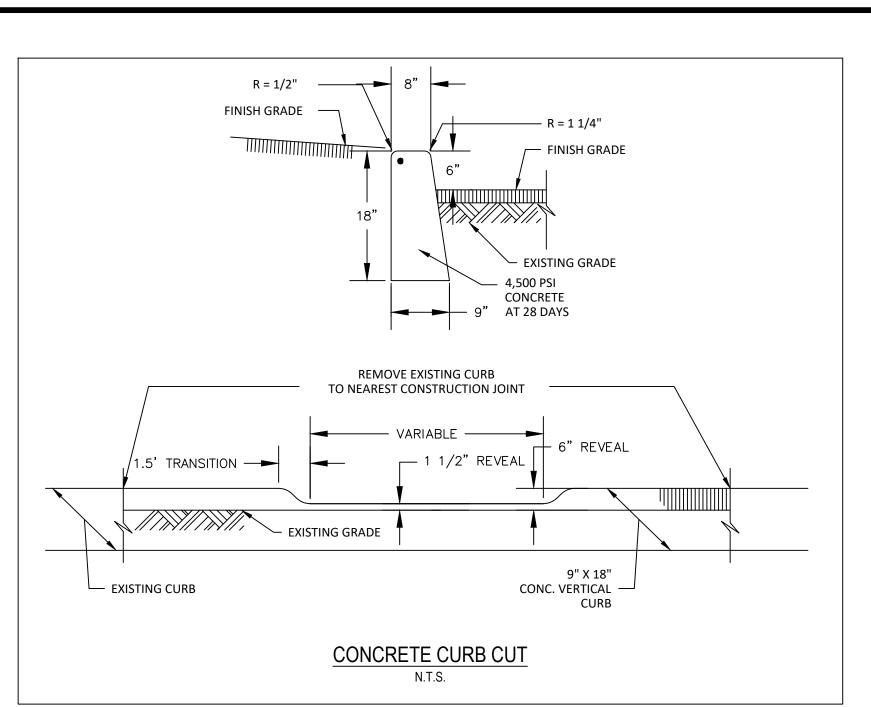


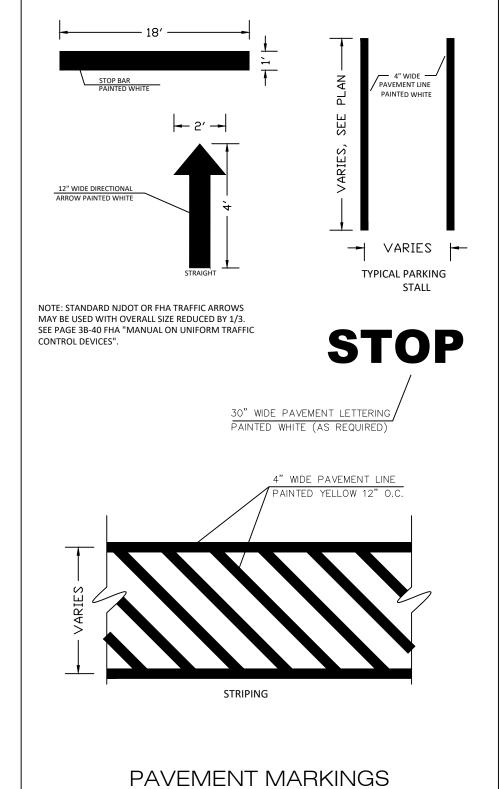


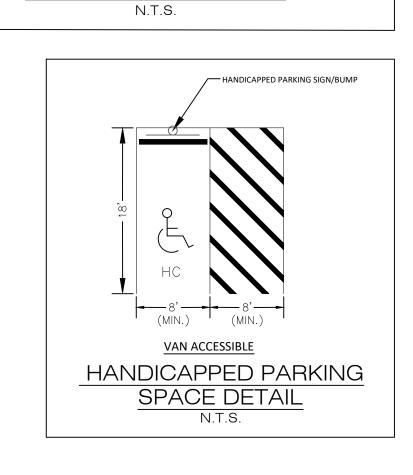


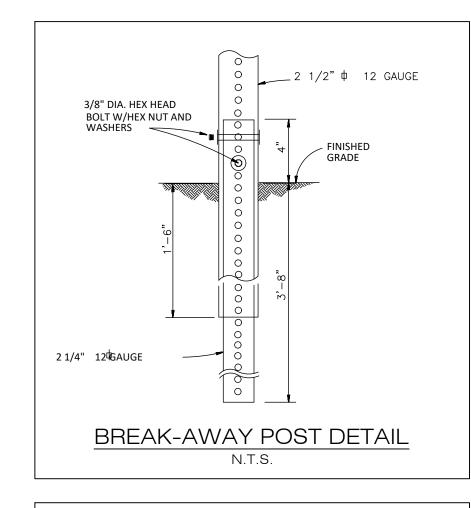


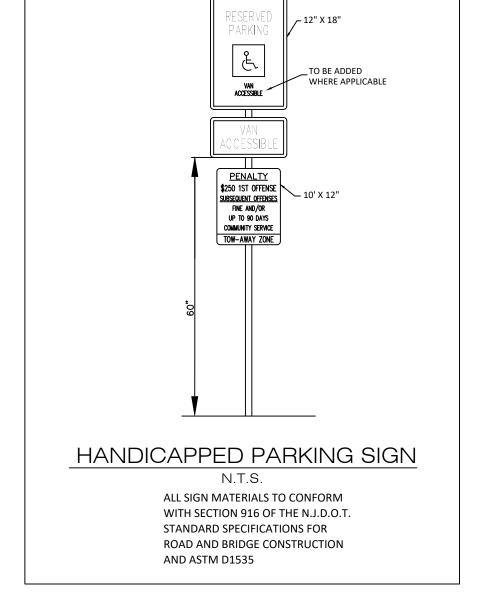


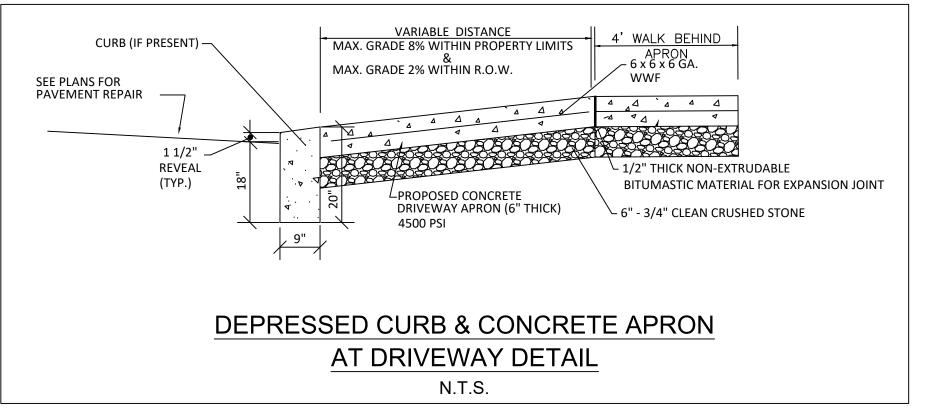


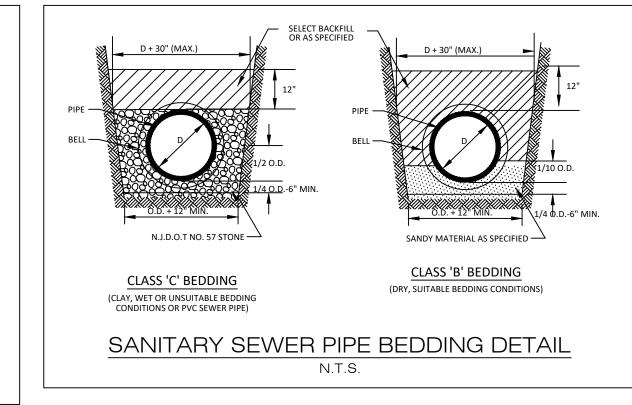


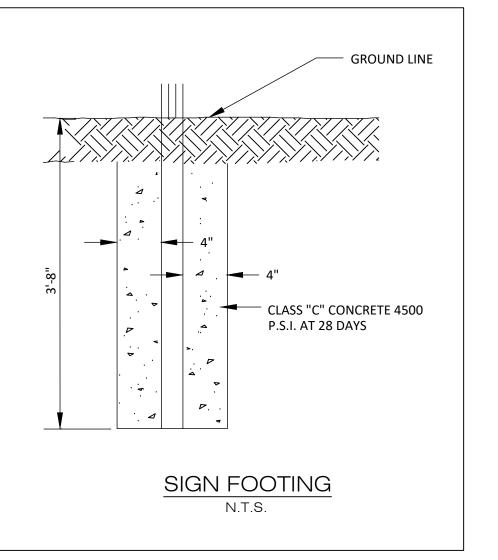


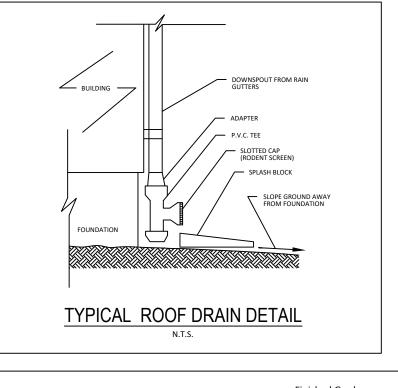


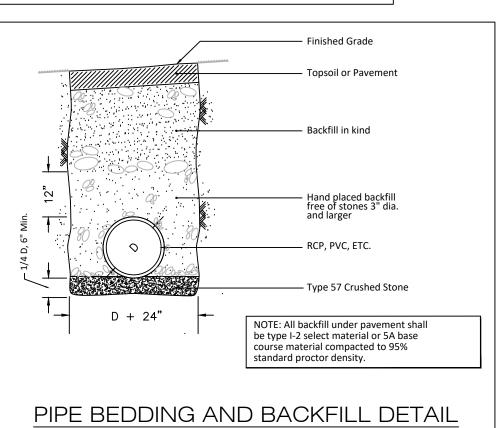


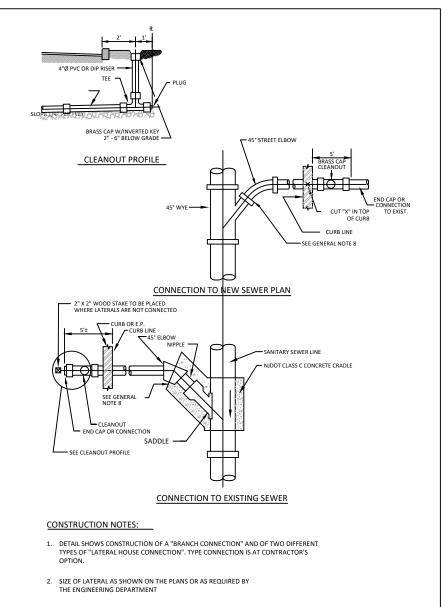








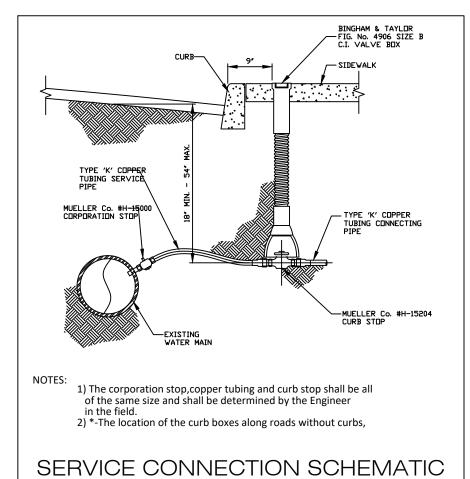




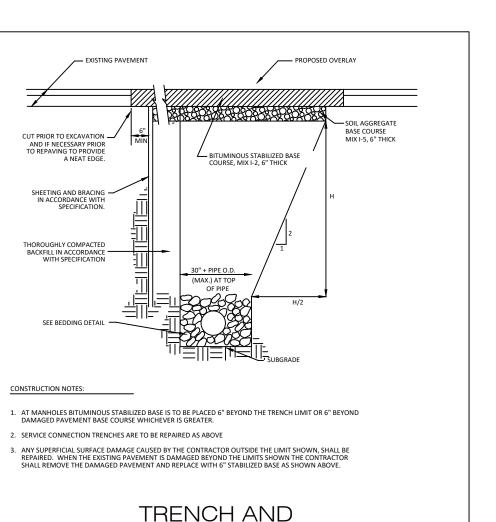
BRANCH AND LATERAL

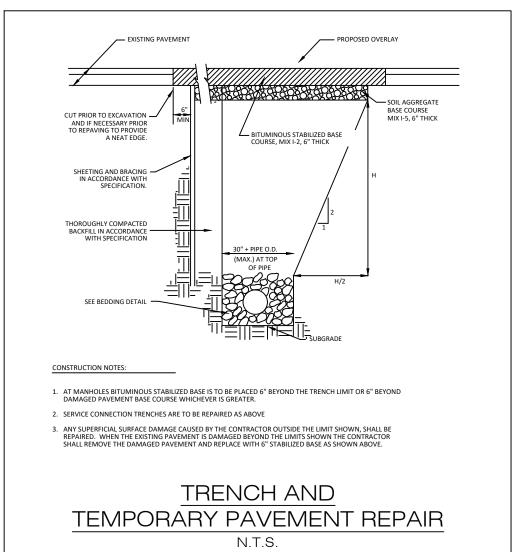
HOUSE CONNECTIONS

N.T.S.



N.T.S.





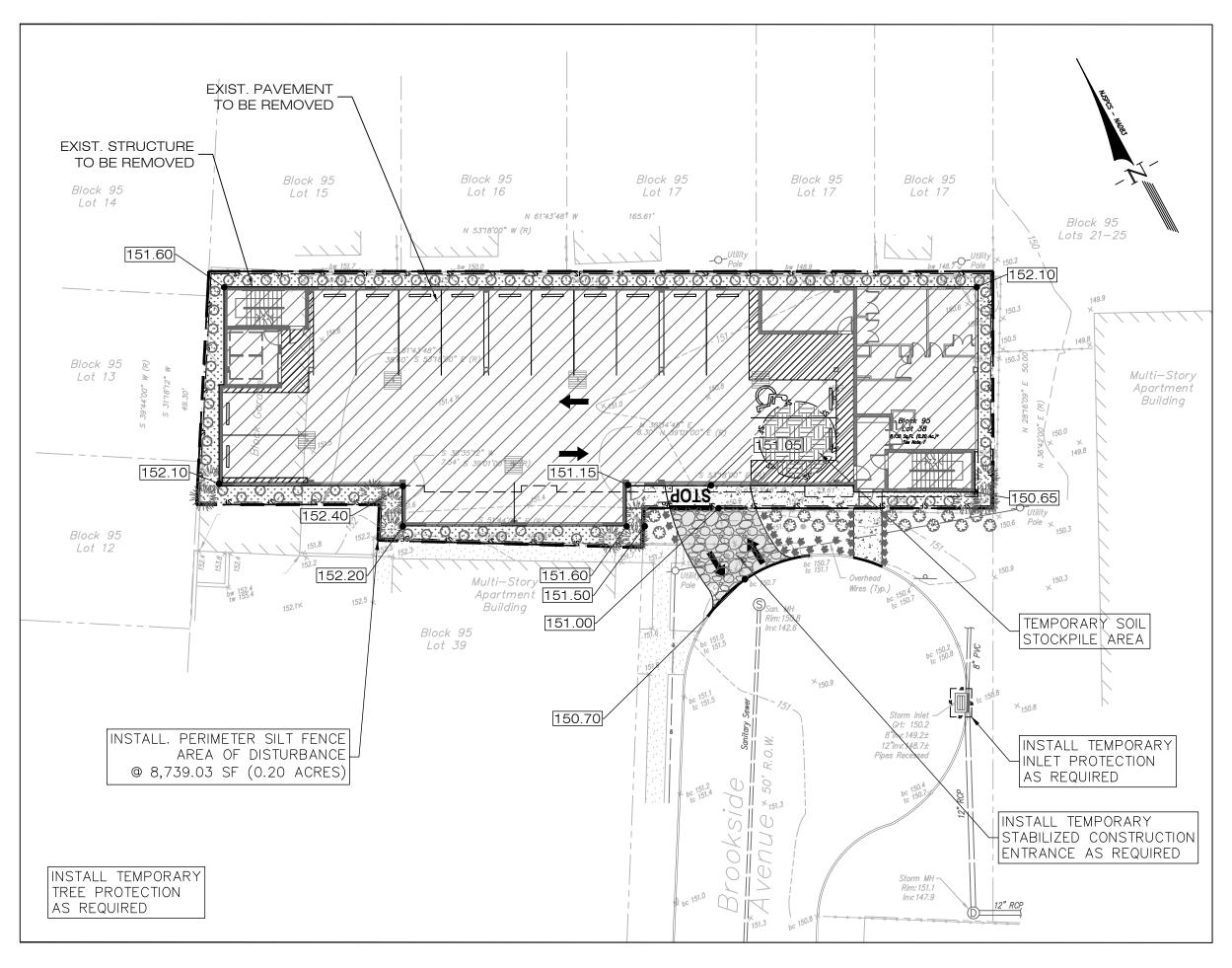


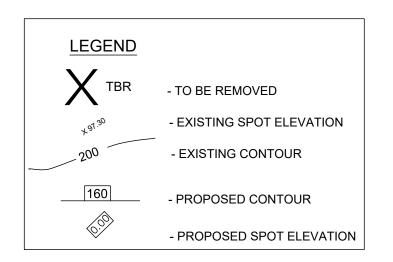
**JOB NUMBER:** 

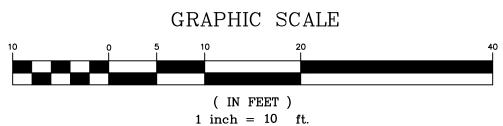
20-0908 SCALE: AS SHOWN

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Page 8





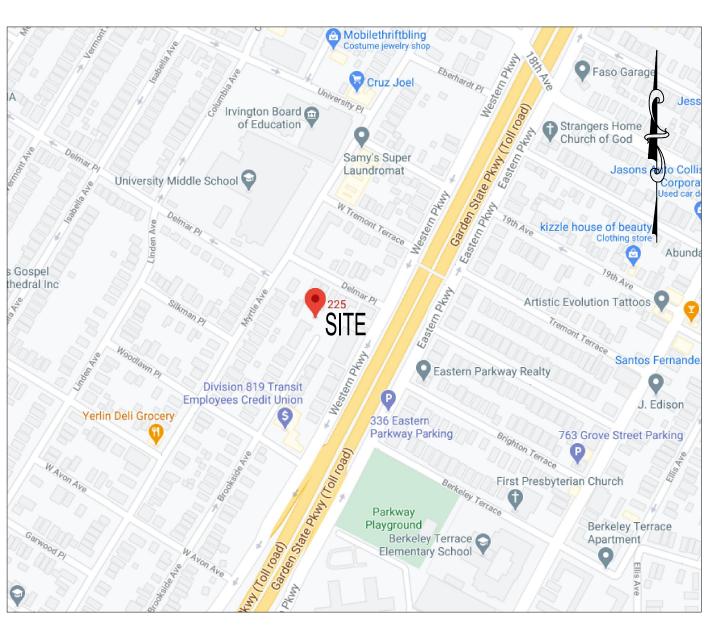




**USDA WEB SOIL SURVEY MAP** N.T.S.

ACCORDING TO USDA WEB SOIL SURVEY, THE MAP UNIT SYMBOL FOR THE ENTIRE SITE IS "URKTTB" (URBAN LAND, LOAMY FILL SUBSTRATUM, 0 TO 8 PERCENT SLOPES)

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



SITE MAP **SCALE:** 1" = ±150'

### **DUST CONTROL NOTES**

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: MULCHES -SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1) OF STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. NOTE: ALL PAGE REFERENCES ARE FOR ABOVE DOCUMENT DATED 7/99. 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.

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		
BASIN IN WATER	4:1	FINE SPRAY	300		
POLYACRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.				
POLYACRYLAMIDE (PAM)-SDRY SPRAY	MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS.				
,	SEE SEDIMENT BASIN STANDARD (PG.26-1)				
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200		

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE.

CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES. THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

### HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- 3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE BEST RECOMMENDED TO ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1
- 4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
- 5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- 6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- 7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- 8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPSCD.ORG
- 9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
- 10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- 11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES, FIRM IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
- 12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- 13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 ½ -1"CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- 14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION
- 15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

### SEQUENCE OF CONSTRUCTION:

- 1. INSTALL SEDIMENT BARRIER FENCE- DURATION OF PROJECT.
- 2. STABILIZE CONSTRUCTION ENTRANCE- DURATION OF PROJECT.
- 3. SITE PREPARATION- CLEAR AND GRUB- WEEK 1. 4. GRADING TO SUB-GRADE ELEVATIONS- WEEK 2.
- 5. SITE AND BUILDING CONSTRUCTION- WEEK 3 THRU WEEK 30. 6. REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES- END OF

### PROTECT YOURSELF A PHONE CALL CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU. DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

S-01

THIS PLAN IS TO BE USED FOR SOIL EROSION CONTROL PURPOSES ONLY

**JOB NUMBER:** 

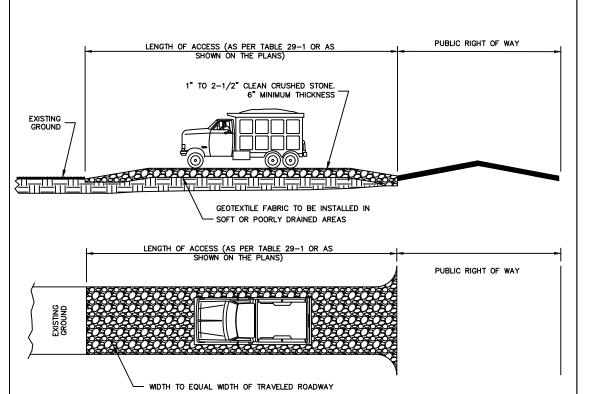
20-0908

SHEET 1 OF 2

SCALE: AS SHOWN

### THIS PLAN IS TO BE USED FOR SOIL EROSION CONTROL PURPOSES ONLY

SEEDING



LENGTH OF STABILIZED CONSTRUCTION ACCESS (TABLE 29-1)							
PERCENT SLOPE LENGTH OF STONE REQUIRED							
OF ROADWAY	COARSE GRAINED SOILS	FINE GRAINED SOILS					
0 TO 2%	50 FT	100 FT					
2 TO 5%	100 FT	200 FT					
>5% Entire surface stabilized with FABC base							
	course per governing	authority requirements.					

1. ALL INDIVIDUAL LOT INGRESS/EGRESS POINTS SHALL REQUIRE STABILIZED CONSTRUCTION

2. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. 3. STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 DR 3, CRUSHED STONE.

4. THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6". 5. THE WIDTH AT THE EXISTING PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.

6. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURE USED TO TRAP SEDIMENT. 7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE

8. WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINUAL OCCURRENCE, ALL CONTRACTOR BOTH SITE AND DWELLING CONTRACTORS, SHALL BE REQUIRED TO BROOM SWEEP THE ROADWAY AT 2 HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE END

### PROPOSED SEQUENCE OF DEVELOPMENT

Installation of all sediment and erosion control devices (including silt fences and stabilized construction access) prior to any major soil disturbances or in their proper sequence and maintenance until permanent protection is established.

Site demolition, clearina, clear and remove all debris as necessary. All remaining vegetation to be properly protected and to remain in its natural state.

General and preliminary grading of all pavement areas to grade. Pavement subbase course to be applied immediately following preliminary 1 Week grading and construction of improvements in order to stabilize pavement

Installation of all pavement base material. Fine grading of all lot areas including construction of all soil erosion

control as necessary 1 Week Stabilization of all off pavement areas. Complete all landscaping and vegetative cover. 1 Week Removal of all temporary sediment and erosion control devices.

### STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

completion

<u>DEFINITION</u>
Establishment of temporary vegetative cover on soils exposed for periods of two to six months which are not being graded, not under active construction or not scheduled for permanent seeding within

To temporarily stabilize the soil and reduce damage from wind and water erosion until permanent stabilization is accomplished.

Provides temporary protection against the impacts of wind and rain, slows the over land movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or

On exposed soils that have the potential for causing off—site environmental damage.

METHODS AND MATERIALS 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 Standards for Land Grading, page 19-1.

B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

C. Immediately prior to seeding and topsoil application, the surface should be scarified 6" to 12" where there has been soil compaction. <u>This practice is permissible only where there is no danger to</u> underground utilities (cables, irrigation systems, etc.)

### SEEDBED PREPARATION

A. Apply limestone and fertilizer 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. Fertilizer shall be applied at the rate of 500 pounds per acre of 11 lbs. per 1000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise.Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium magnesium to grasses and legumes.

B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or discing operation should be the general contour. Continue tillage until a reasonable uniform seedbed is prepared. c. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled

D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1—1.

### A. Select seed from recommendations in Table 7-2.

TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH. OPTIMUM SEEDING DATE 2 SEED SELECTIONS COLD SEASON GRASSES 3/15-6/1 3/1-5/15 2/15-5/1 . Perennial ryegrass 8/1-9/15 | 8/15-10/1 | 8/15-10/15 | 3/15-6/1 3/1-5/15 2/15-5/1 2. Spring oats 8/1-9/15 | 8/15-10/1 | 8/15-10/15 | 8/1-9/15 8/15-10/1 8/15-10/15 1.0 3. Winter Barley 3/15-6/1 3/15-6/1 2/15-5/1 4. Annual ryegrass 8/1-9/15 8/1-9/15 8/15-10/15 8/1-11/1 |8/1-11/15|8/1-12/15 | 1.0 WARM SEASON GRASSES 6. Pearl Millet 0.5 6/1-8/1 |5/15-8/15|5/1-9/1

. Seeding rate for warm season grass, selections 5—7 shall be adjusted to reflect the amount of Pure Line Seed (PLS) as determined by a germination test result. No adjustment is required for cool season grasses. 2. May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated. 3. Plant Hardiness Zone (see figure 7—1, pg. 7—4.) 4. Twice the depth for sandy soils.

6/1-8/1 | 5/15-8/15 | 5/1-9/1

0.7

B. Conventional Seeding. Apply 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, 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. 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 IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.

D. After seeding, firming the soil with a corrugated roller will assure good seed—to—soil contact, restore capillarity, and improved 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.

Mulching is required on all seeding. Mulch will insure 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.

Straw or Hay. Unrotted small grain straw, hay free of seeds, or salt hay 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 approximately 85% of the soil surface will be 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

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 peas in a criss-cross and a square pattern. Secure twine ground each peg with two or more round turns.

Mulch Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in greas to be moved.

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.

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.

(1) Organic and Vegetable Based Binders — Naturally occuring, powder based, hydrophilic materials when 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 to mulch, drying and curing shall no longer be soluble or dispersible in water. It 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.

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. This 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. 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 great area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturers 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

STANDARD FOR

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.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION <u>DEFINITION</u>
Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long term protection

To permanently stabilize the soil, assuring conservation of soil and water, and to enhance the

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 the potential for causing off—site environmental damage. A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation,

B. Immediately prior to seeding and topsoil application, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.)

seeding, mulch application, and mulch anchoring. All grading should be done in accordance with

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,

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. Fertilizer shall be applied at the rate of 500 pounds per acre of 11 lbs. per 1000 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.

channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc. springtooth harrow, or other suitable equipment. The final harrowing or discing operation should be the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

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.

A. Select a mixture from Table 4-3 or use mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed germaination 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

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 85F 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.

Many grasses become active at 65°F. See Table 3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of Pure Live Seed 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 1/2inch, 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 seeding emergence. this is preferred method. When performed on the contour,

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 IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.

sheet erosion will be minimize and water conservation on site will be maximized.

promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement. Straw or Hay. Unrotted small grain straw, hay free of seeds, or salt hay 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

surface will be 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

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.

Mulch Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed. 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.

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.

(1) Organic and Vegetable Based Binders — Naturally occuring, powder based, hydrophilic materials when 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

(2) Synthetic Binders — High polymer synthetic emulsion, miscible with water when diluted and following

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

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. This 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. 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 area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the nanufacturers 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.

If soil moisture is deficient, and mulch is not used, supply new seedings with adequate water (a seedings are made in abnormally dry or hot weather or on droughty sites.

Since soil organic matter content and slow 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 to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or

ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the he seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a <u>Report of Compliance</u> 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 <u>Report of Compliance</u> 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.

TABLE 4-2							
PERMANENT STABILIZATION MIXTURES FOR VARIOUS USES							
PLANTING MIXTURES BY SOIL DRAINAGE CLASS/' (see Table 4-3)							
Application	Excessively <u>Drained</u>	Well to Moderately Well <u>Drained</u>	Somewhat Poorly to Poorly <u>Drained</u>				
Residential/commercial lots	10, 12, 15	6, 10, 12, 13, 14, 15	16				
Pond and channel banks, dikes, berms, and dams	2, 5, 6, 10	2, 8, 16, 17					
Drainage ditches, swales, detention basins	2, 9, 11	2, 7, 9, 11, 12, 17	2, 9, 16, 17				
Filter Strips	12	11, 12	11, 12				
Grasses waterway, spillways	2, 3, 9, 10, 12	2, 9, 11, 12					
Recreation areas, athletic fields	5, 12, 15, 18	16					
Special Problem Sites Steep slope and banks, roadsides, borrow areas	2, 3, 6, 8	2, 3, 5, 7, 8, 9, 10, 15 18	2, 9, 10, 11, 12				
Sand and gravel pits, Sanitary landfills	1, 2, 3, 4, 6, 21	1, 2, 3, 4, 5, 6, 8, 15, 20	2, 8				
Dredged material, spoilbanks, borrow areas	2, 3, 6, 20	2, 3, 6, 11	2, 8				
Streambanks & shorelines²	2, 8, 20, 21a	2, 8, 19b, 20, 21a, 21b	2, 8, 19a, 21a,b,c,				
Utility rights—of—way	3 7 180	3 7	8. 9. 17				

1. Refer to Soil Surveys for drainage class descriptions. 2. Refer to Soil Bioengineering Standard for additional seed mixtures.

. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered

(1) Seeding rates specified are required whan a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent

(3) Cool Season Mixtures are grasses and legumes which maximize growth at temperatures below 85F.

D. <u>Hydroseeding</u> is a broadcast seeding method usually involving a truck or trailer mounted tank, with

### Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will

establishing fine turf or lawns due to the presence of weed seed.

Application. Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil may be done by one of the following methods, depending upon the size of the area, steepness of

Liquid Mulch—Binders. May be used to anchor salt hay, hay or straw mulch.

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.

applied at rates recommended by the manufacturer and remain tacky until germination of grass.

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

minimum of 1/4 inch twice a day until vegetation is well established). This is especially true when

7 pounds per 1,000 square feet every 3 to 5 weeks until the gross until the gross nitrogen deficiency

TABLE 4-2						
PERMANENT STABILIZATION MIXTURES FOR VARIOUS USES						
PLANTING MIXTURES BY SOIL DRAINAGE CLASS/1 (see Table 4-3)						
Application	Excessively <u>Drained</u>	Well to Moderately Well <u>Drained</u>	Somewhat Poorly t Poorly <u>Drained</u>			
Residential/commercial lots	10, 12, 15	6, 10, 12, 13, 14, 15	16			
Pond and channel banks, dikes, berms, and dams	2, 5, 6, 10	5, 6, 7, 8, 9, 15	2, 8, 16, 17			
Drainage ditches, swales, detention basins	2, 9, 11	2, 9, 16, 17				
Filter Strips	12	11, 12				
Grasses waterway, spillways	2, 3, 9, 10, 12	2, 9, 11, 12				
Recreation areas, athletic fields	5, 12, 15, 18	16				
Special Problem Sites Steep slope and banks, roadsides, borrow areas	2, 3, 6, 8	2, 9, 10, 11, 12				
Sand and gravel pits, Sanitary landfills	1, 2, 3, 4, 6, 21	2, 8				
Dredged material, spoilbanks, borrow areas	2, 3, 6, 20	2, 8				
Streambanks & shorelines²	2, 8, 20, 21a	2, 8, 20, 21a 2, 8, 19b, 20, 21a, 21b 2				
Utility rights—of—way	3, 7, 180	3, 7	8, 9, 17			

4. See Appendix E for description of turf grasses and cultivars

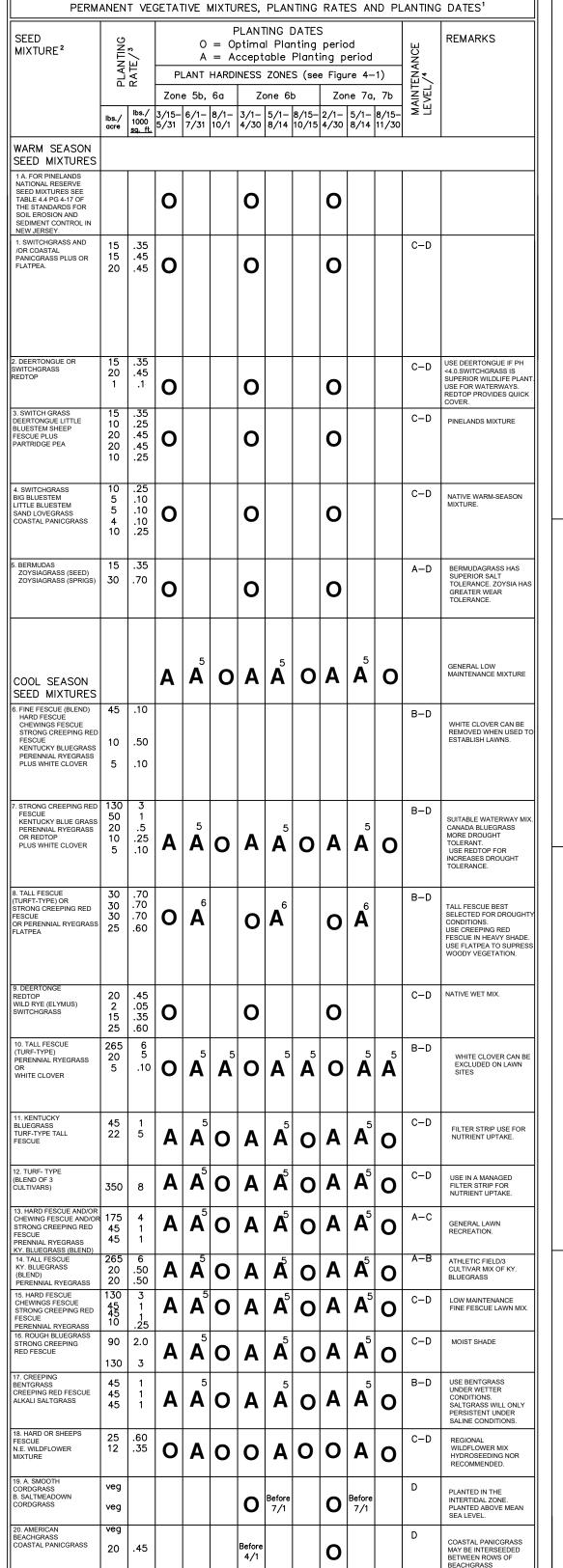


TABLE 4-3

grasses (seed mixtures 8-20).

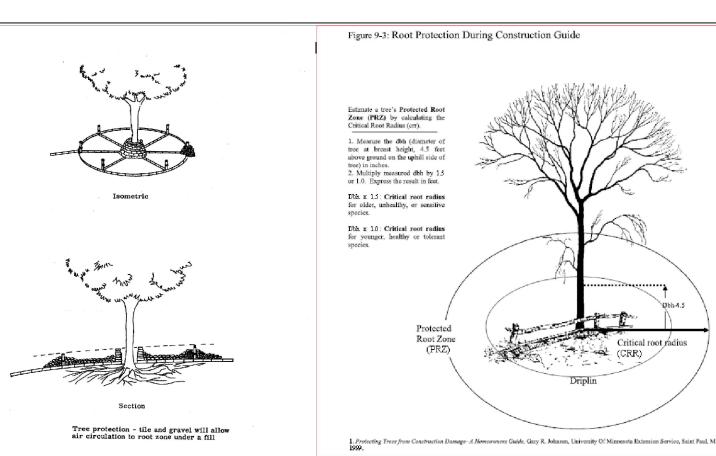
2 Seeding mixtures and/or rates not listed above may be used if recommended by the local Soil Conservation District, Natural Resources Conservation Service; recommendations of Rutgers Cooperative Extension may be used if approved by the Soil Conservation District. Legumes (white clover, flatped, lespedezd) should be mixed with proper innoculant prior to planting.

3 Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction 3 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 of the seeded area and mowed once. Grass seed mixture checked by the State Seed Analyst, New Jersey Department of Agriculture, Trenton, New Jersey, will assure the purchaser that the mixture obtained is the mixture ordered, pursuant to the N.J. State Seed Law, N.J.S.A. 4:8-17.13 et. seq. O-optimal planting period A=acceptable planting period Maintenance Level: Intensive mowing, (2-4 days), fertilization, lime, pest control and irrigation (Examples — high maintenance lawns, commercial and recreation areas, public facilities). Frequent mowing, (4-7 days), occasional fertilization, lime and weed control (Examples — home lawns, commercial sites, school sites). Periodic mowing (7-14 days), occasional fertilization and lime (Examples — home lawns, parks). Infrequent or no mowing, fertilization and lime (Examples — proadsides, recreation areas, public open spaces).

ALSO REFER TO

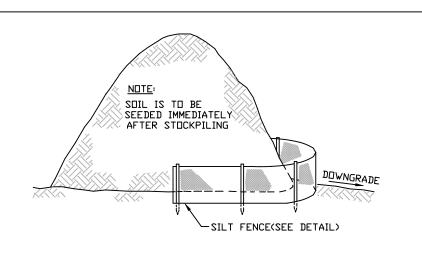
APTERS 16 & 18

5 Summer seddings should be only conducted when the site is irrigated. Mixes including white clover require that at least six weeks of growing season after seeding to ensure establishment before freezing conditions.



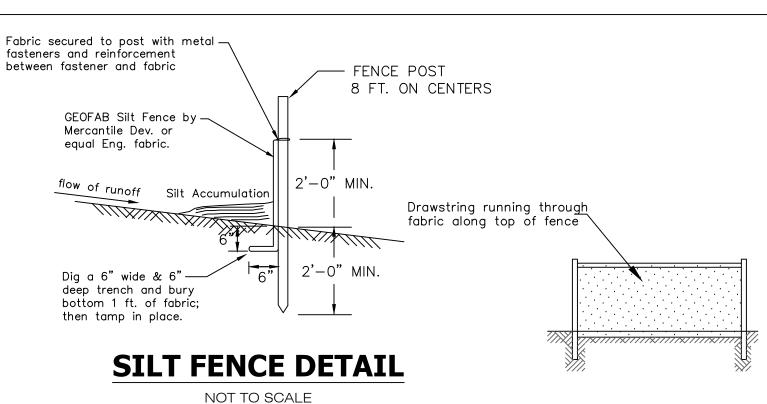
### TREE PROTECTION DETAIL

NOT TO SCALE



### **TOPSOIL STOCKPILING DETAIL**

NOT TO SCALE



### CURB OPENING FILTER REMOVAL FROM INLET XPANSION RESTRAINT (1/4" NYLON ROPE. 2" FLAT WASHERS) . INSTALL SILT SACK IN CATCH BASIN, MAKING SURE EMPTYING STRAPS ARE LAID FLAT OUTSIDE OF BASIN AND HELD IN 2. HOLD DOWN REMOVAL FLAP POCKETS AND EMPTYING STRAPS BY COVERING WITH SOIL. REMOVE SOIL COVERING REMOVAL FLAP POCKETS AND INSERT REBAR THROUGH POCKETS. 2. REMOVE CATCH BASIN COVER GRATE. 3. REMOVE SILT SACK FROM CATCH BASIN BY ATTACHING TO BOTH BARS AND LIFTING WITH AVAILABLE EQUIPMENT. 4. MOVE FILLED SILT SACK TO DUMPING AREA AND SET ON GROUND 5. REMOVE STRAPS FROM LIFTING BARS 6. INSERT A LIFTING BAR THROUGH BOTH EMPTYING STRAPS 7. LIFT WITH AVAILABLE EQUIPMENT WITH EMPTYING STRAPS

### TRENCH DRAIN INLET PROTECTION DETAIL

SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

1. CONTRACTOR TO CHECK AND IF REQUIRED MAINTAIN AND CLEAN

2. THE INLET PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL.

THE SILT SACK AFTER EVERY RAIN EVENT.

KHAN, SIONAL

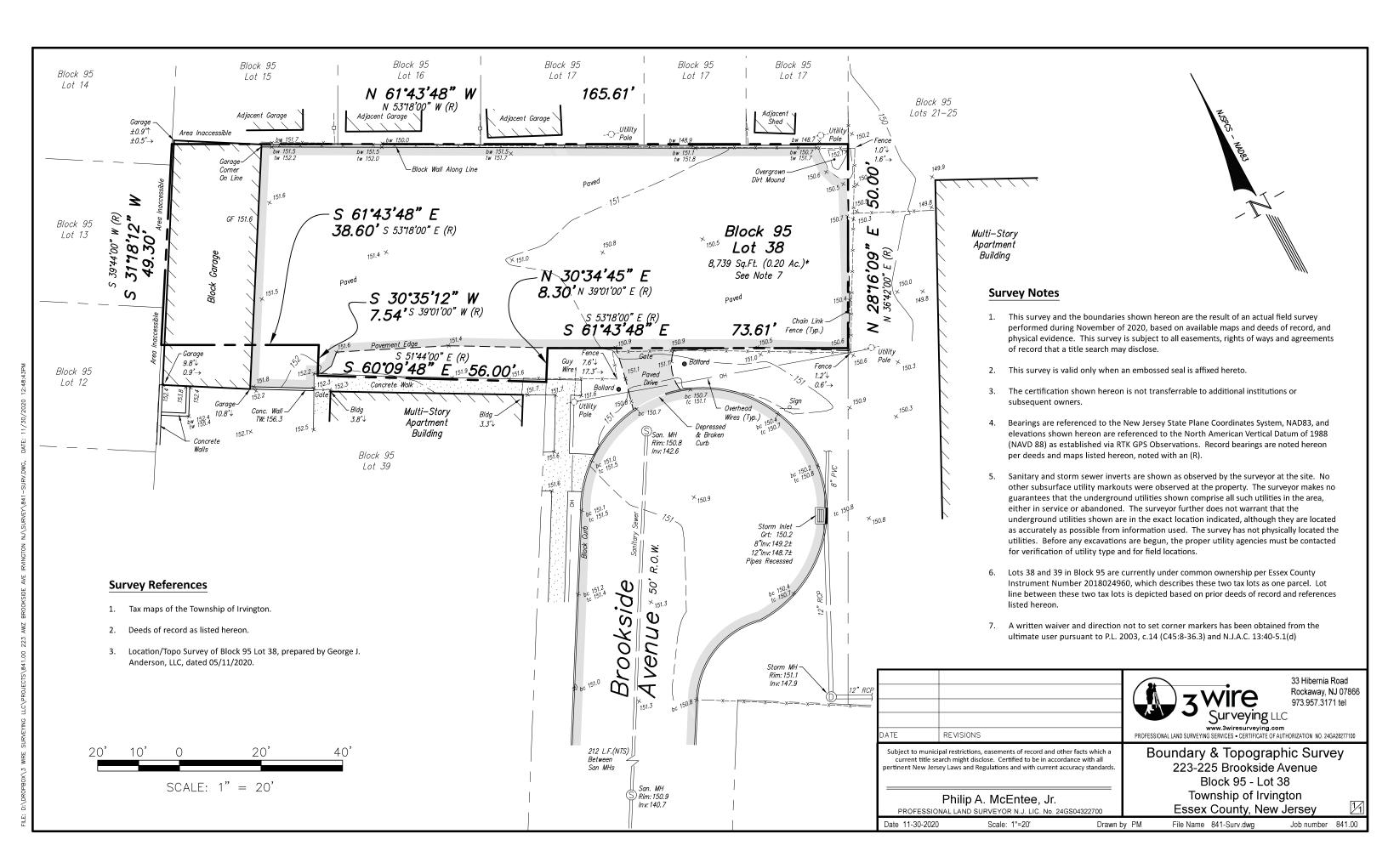
**JOB NUMBER:** 20-0908

**SCALE: AS SHOWN** 

S-02

1. A. PURPLEOSIER

DWARF WILLOW REDOSIER DOGW



1ST FLOOR

1ST FLOOR

TOTAL AREA

3 SITE AERIAL VIEW SCALE: N.T.S.

R-2 APT. UNIT

S-2 PARKING

851 SF ±

5,310 SF ±

20,332 SF ± TOTAL

### **ZONING INFORMATION**

ZONING PERMIT #: ZP2021-0001

223-225 BROOKSIDE AVENUE TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY

BLOCK # 95, LOT # 38 TAX MAP SECTION --

DISTRICT/ WARD: 'R-3' **GROUP**:

ZONING ITEM	PERMITTED	EXISTING	PROPOSED		CODE			
				CC	CONFORMIT			
				•		CONFORMS		
					•	VARIANCE		
				YES	NO	NOTES		
PRINCIPLE USE	FOUR-FAMILY RESIDENTIAL	VACANT LOT	GARDEN APARTMENT		•	PROPOSED VARIANCE		
LOT AREA (MIN.)	1,500 S.F. PER UNIT	8,739.04 S.F. (0.2 ACRES)	546.19 S.F. PER UNIT		•	PROPOSED VARIANCE		
LOT COVERAGE (MAX.)	70 %	94.31 %	85.69 %		•	PROPOSED VARIANCE		
LOT WIDTH (MIN.)	28 FT.	167.43 FT.	NO CHANGE	•				
FRONT YARD SETBACK (MIN.)	15 FT.	N/A	3 FT 3 IN.		•	PROPOSED VARIANCE		
SIDE YARD SETBACK (MIN.)	0 FT.	N/A	3 FT 1 IN.	•				
TOTAL SIDE YARD SETBACK (MIN.)	0 FT.	N/A	6 FT 6 IN.	•				
REAR YARD SETBACK (MIN.)	15 FT.	N/A	3 FT 1 IN.		•	PROPOSED VARIANCE		
BUILDING HEIGHT (MAX.)	35 FT.	N/A	32 FT 4 IN.	•				
BUILDING STORIES (MAX.)	2 1/2	N/A	3		•	PROPOSED VARIANCE		
PARKING SPACES (MIN.) PER TOWN ORDINANCE	1 SPACE PER APT. UNIT	N/A	16 SPACES (16 UNITS)	•				

### GENERAL DESCRIPTION OF THE PROJECT

THE EXISTING PROPERTY CONSISTS OF A FULLY PAVED LOT WITH AN EXISTING ONE-STORY (1) BLOCK PARKING GARAGE. THE PROPERTY IS COMPLETELY FENCED. THE EXISTING GARAGE IS PROPOSED TO BE DEMOLISHED.

THE PROPOSED PROJECT IS A NEW SIXTEEN-UNIT (16) GARDEN APARTMENT BUILDING. THERE WILL BE SIXTEEN (16) ON-SITE PARKING SPACES, ONE (1) FOR EACH UNIT, WITH E.V. CHARGING STATIONS. CONSTRUCTION WILL COMPRISE OF A NON-COMBUSTIBLE PODIUM AT GROUND LEVEL WITH TWO-STORIES OF WOOD-FRAME

ABOVE. ENTIRE BUILDING WILL BE SPRINKLERED. THERE IS NO ELEVATOR SINCE THE MINIMUM REQUIREMENT OF ONE (1) ADA ACCESSIBLE APARTMENT UNIT IS PROVIDED AT GROUND LEVEL AND THE BUILDING IS LESS THAN FOUR (4) STORIES. THE EXISTING LOT IMPERVIOUS AREA IS NON-CONFORMING AT FULL COVERAGE. THE PROPOSED PROJECT WILL REDUCE THE IMPERVIOUS AREA BY APPROX. 10%.

APARTMENT UNIT COUNT				
FLOOR	STUDIO (EFF.)	1 BEDRM	2 BEDRM	REMARKS
SIZE RANGE	460 SF	700 SF - 865 SF	851 SF - 865 SF	
3RD FLOOR	0	4	3	
2ND FLOOR	1	6	1	
1ST FLOOR	0	1	0	ADA ACCESSIBLE (1 UNIT MIN. REQ'D)
TOTAL (Per Type)	1	11	4	
TOTAL UNITS (Bldg)	16 UNITS			

GENERAL BUILDING DATA		
	EXISTING	PROPOSED
OCCUPANCY	S-2 PARKING	R-2 MULTIFAMILY (GARDEN APT.)
CONSTRUCTION TYPE	N/A	TYPE IB & VB
SPRINKLERED	N/A	YES, ENTIRE BLDG.
NO OF STORIES/ HEIGHT (FROM FINISHED GRADE AT FRONT)	N/A N/A	3-STORY +/- 32'-4" FT.
AREA OF LARGEST FLOOR TOTAL SQ. FT.	N/A	7,141 @ 1ST FLR. (TYPE IB) 6,817 @ UPPER FLR. (TYPE VB)
AREA OF NEW WORK TOTAL SQ. FT.	N/A	7,355 SF
VOLUME OF BUILDING CUBIC FEET	N/A	+ 234,668 CF
LAND DISTURBED TOTAL SQ. FT.	N/A	8,739 SF

	DRAWING LIST		
NO.	LABEL		
1	A00.01	COVER SHEET	
2	A01.00	PLANS	
3	A01.01	PLANS	
4	A02.00	ELEVATIONS	

SIGNATURES		
CHAIRMAN OF BOARD	DATE	
SECRETARY OF BOARD	DATE	
TOWNSHIP ENGINEER	DATE	

BROOKSIDE FLATS 223-225 BROOKSIDE AVENUE IRVINGTON, NJ 07081

BROOKSIDE FLATS LLC 210 MOUNTAIN AVENUE P.O. BOX 1330 SPRINGFIELD, NJ 07081

DATE: FOR: 02/04/2021 ZONING/PLANNING BOARD S



ZP2021-0001

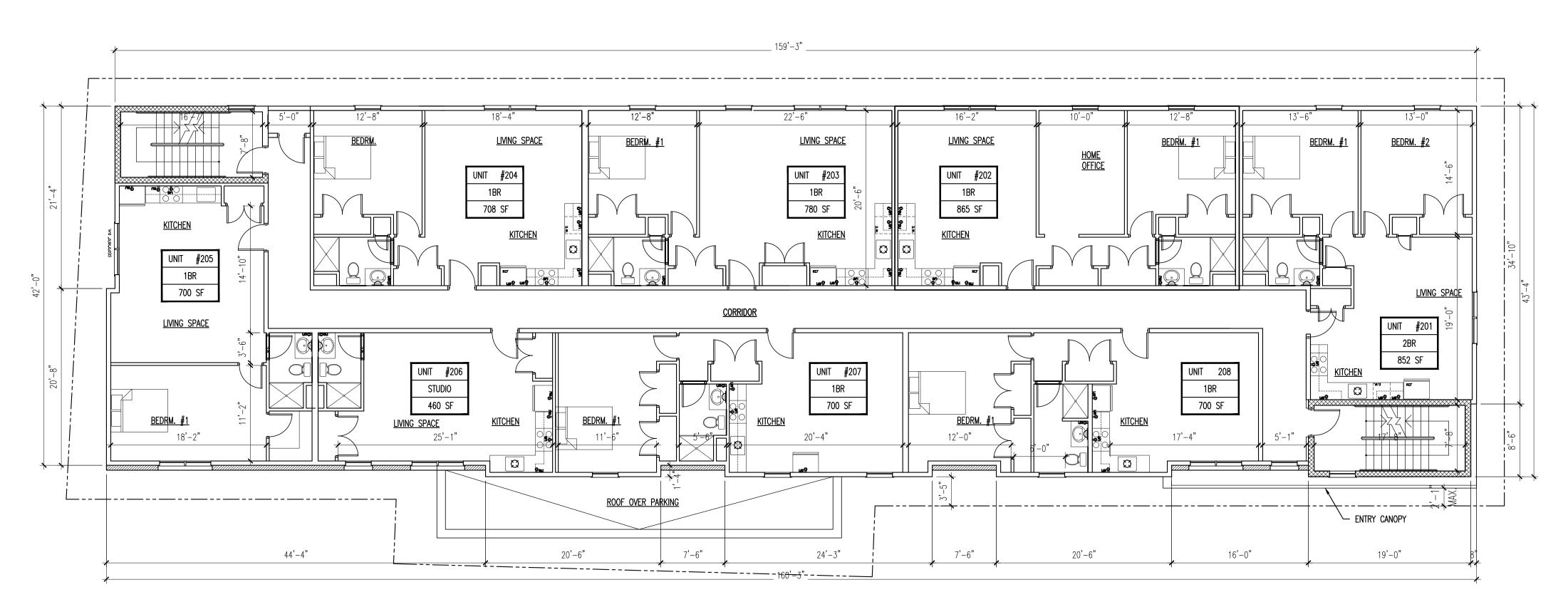
COVER SHEET ZONING/PLANNING **BOARD HEARING SET** 

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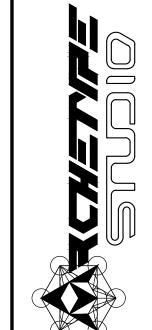


APARTMENT UNIT COUNT				
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TOTAL (Per Type)	1	11	4	
TOTAL UNITS (Bldg) 16 UNIT		16 UNITS		

PROJECT NAME:
BROOKSIDE FLATS
223-225 BROOKSIDE AVENUE
IRVINGTON, NJ 07081

PREPARED FOR:
BROOKSIDE FLATS LLC
210 MOUNTAIN AVENUE
P.O. BOX 1330
SPRINGFIELD, NJ 07081

ISSUANCE:			
#	DATE:	FOR:	
1	02/04/2021	ZONING/PLANNING BOARD SE	



Archetype Studio LLC
897 RIVER ROAD, APT. A
NEW MILFORD, NJ 07646
(201) - 838 - 1722

Sean M. Olsen, R.A., NCAR REGISTERED ARCHITECT N.J. LIC. NO. 21A102071700

AS NOTED

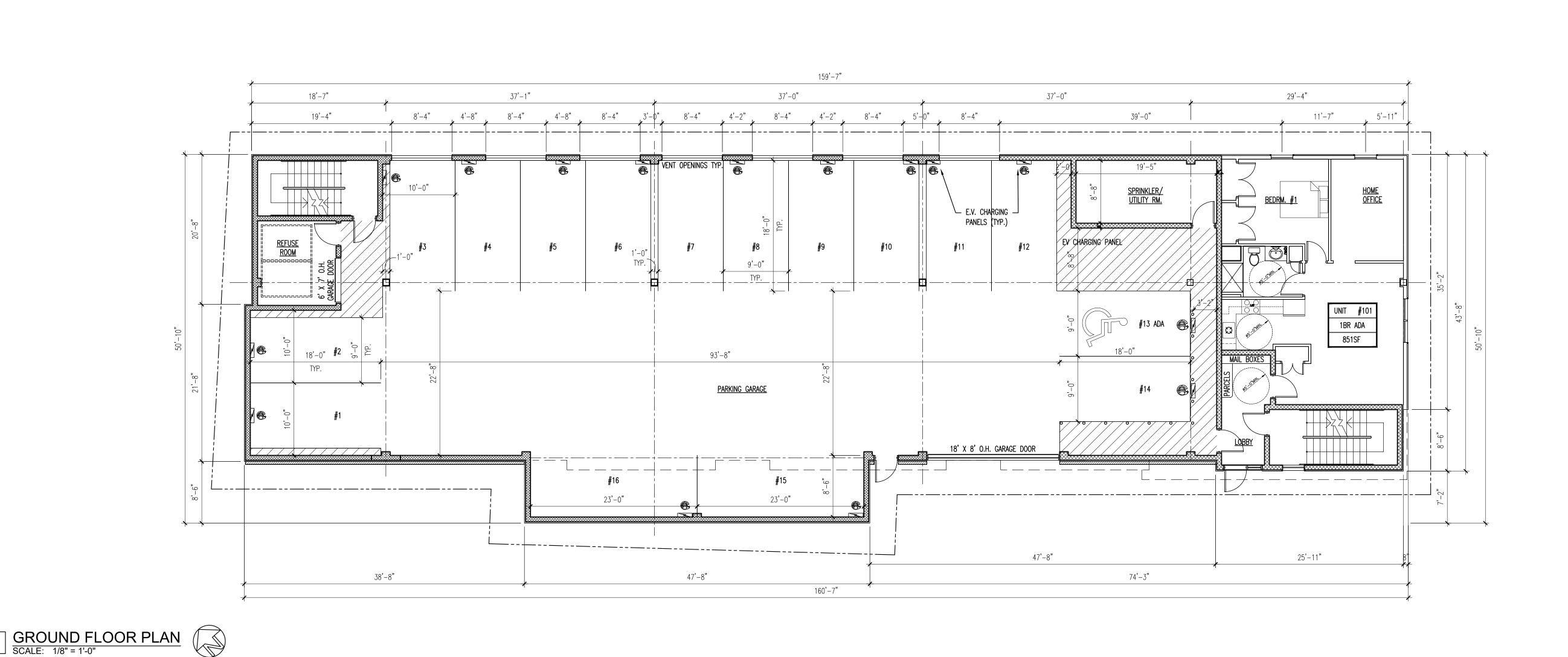
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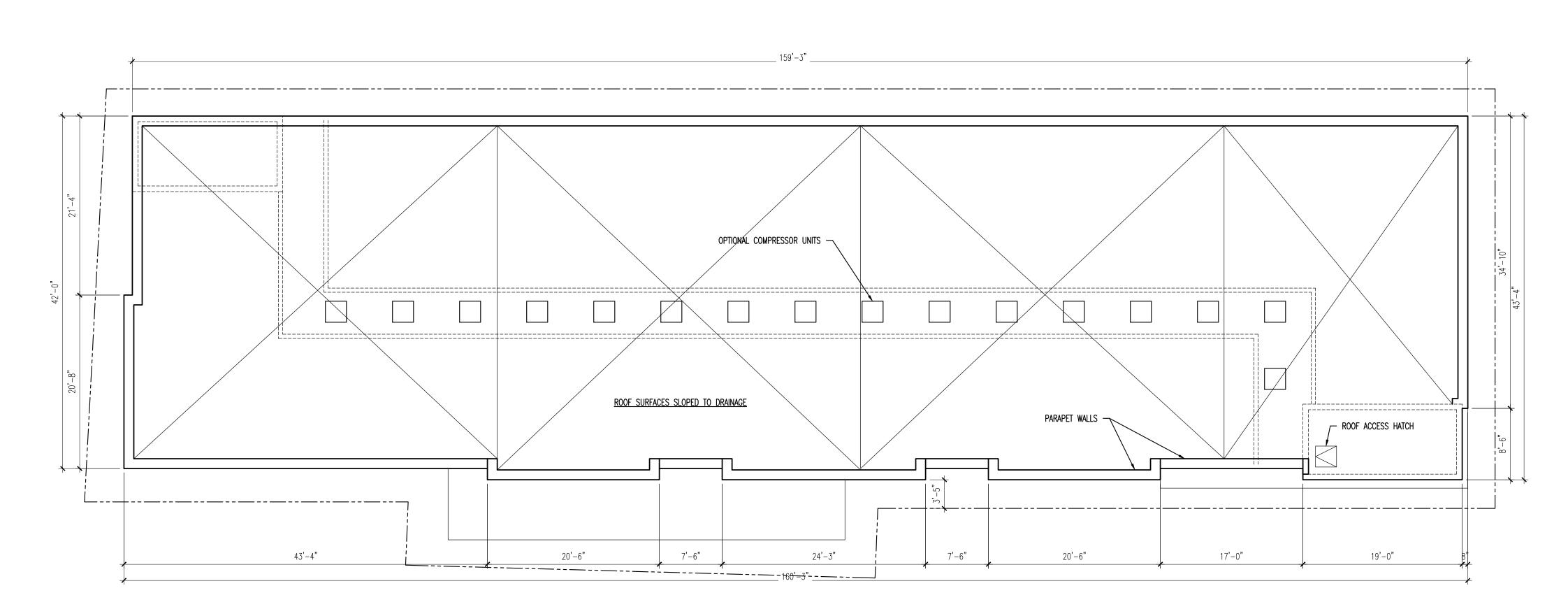
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JOB #: 20010

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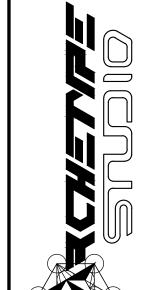


APARTMENT UNIT COUNT				
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PROJECT NAME:
BROOKSIDE FLATS
223-225 BROOKSIDE AVENUE
IRVINGTON, NJ 07081

PREPARED FOR:
BROOKSIDE FLATS LLC
210 MOUNTAIN AVENUE
P.O. BOX 1330
SPRINGFIELD, NJ 07081

ISS	ISSUANCE:				
#	DATE:	FOR:			
1	02/04/2021	ZONING/PLANNING BOARD SET			



Archetype Studio LLC
897 RIVER ROAD, APT. A
NEW MILFORD, NJ 07646
(201) - 838 - 1722

Sean M. Olsen, R.A., NCARE REGISTERED ARCHITECT N.J. LIC. NO. 21AI02071700

AS NOTED

SO

SHEET TITLE: PLANS

SCALE: DRAWN BY: REVIEWED BY:

A01.0

JOB #: 20010

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2 & ROOF PLAN \\
\hline
SCALE: 1/8" = 1'-0"
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