

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

 X (20) Copies of Plan on standard sheet sizes (18" x 24") or (24" x 36") each folded to approximately 9"x12" Packet with title block exposed. **Seven (7) 24x36 hardcopies of Architectural Set, will be prepared for submission to town, as per Attorney. Civil Set and Survey to be provided separately.**

 Storm Water detention calculations¹

 X Sanitary Sewer calculations²

 X Place for signature of Chairman and Secretary of the Board.

¹ For more specific information concerning storm water information and calculations, please contact the Office of the Township Engineer (jwiggins@irvingtonnj.org)

² For more specific information concerning sanitary sewer information and calculations, please contact the Office of the Township Engineer (jwiggins@irvingtonnj.org)

X Place for signature of Township Engineer.

 X Tax map lot and Block numbers.

 X Date, 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. **Zoning district is noted on Architectural Plans. 200-foot radius list to be on Civil Set.**

 X 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. **Architectural Set has SF area of signage on canopy. Light plans by Civil.**

 X The outside dimension of existing and/or proposed principal building(s) and all accessory structures.

 X Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders.

 N/A Right-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.

 X 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.

 X Typical floor plans and elevations.

 N/A Existing and proposed sanitary sewerage disposal system. Hydraulically assess impact on municipal system.

 X Water supply system.

- ☒ Methods of solid waste disposal and storage, provisions for recycling.
- ☒ Existing and proposed spot elevations based upon the US Coastal Geodetic datum at all building corners, 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).
- ☒ Soil and erosion plan as required by statute and proof of approval by the Conservation District.
- ☒ Show on the plan the required and proposed set back; bulk area coverage; lot area requirement; parking; zone requirements, etc.
- ☒ Proof of Ownership or consent of current owner to submit the application.
- _____ Any other pertinent information as may be required by the Planning Board.

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: _____

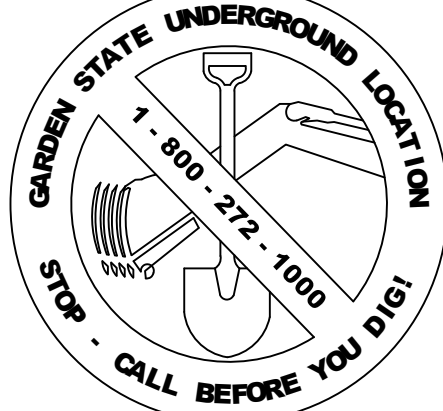
PHONE NUMBER: _____

PRELIMINARY AND FINAL SITE PLAN

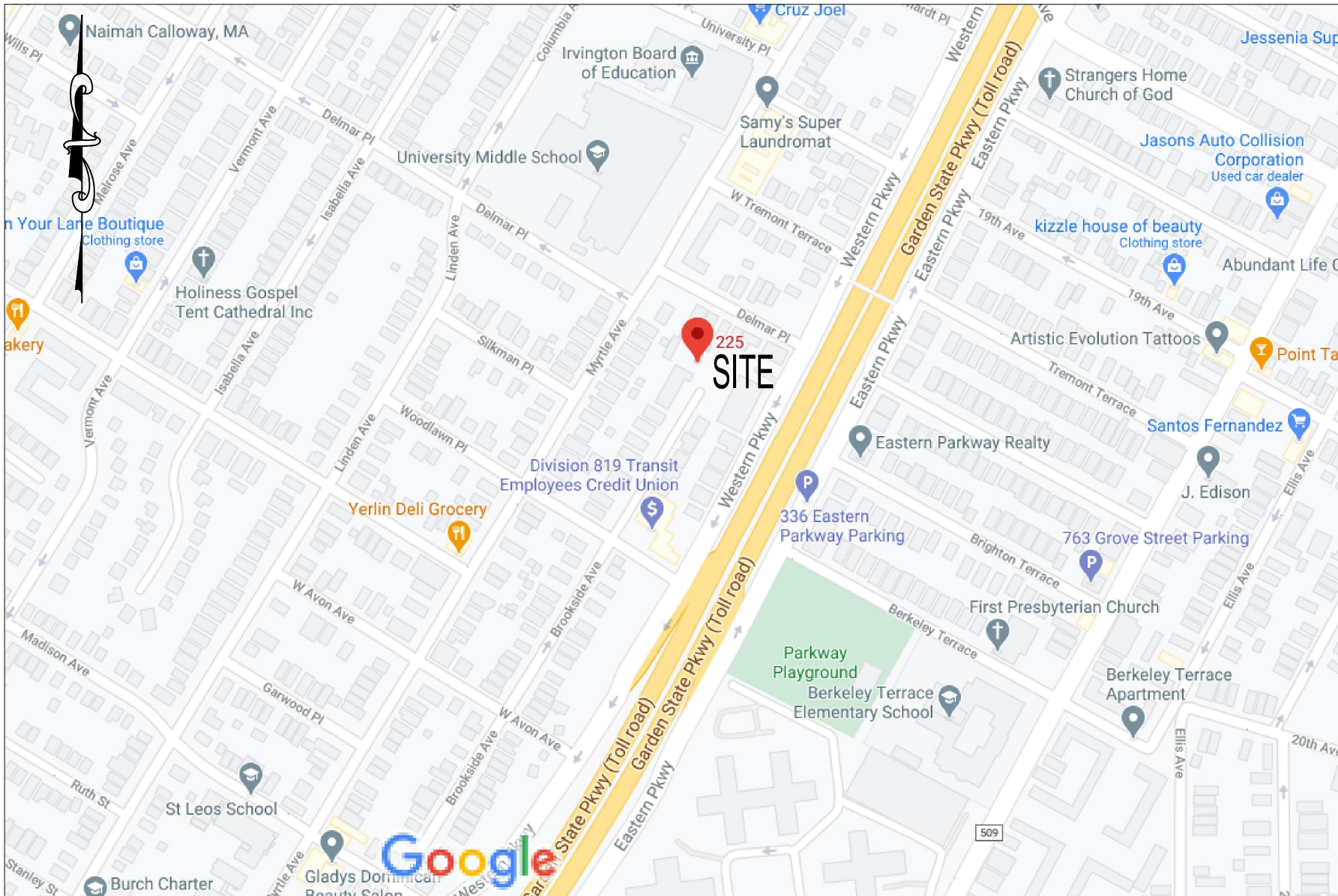
BROOKSIDE FLATS 223-225 BROOKSIDE AVENUE TAX LOT 38, BLOCK 95 TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY

200 FEET OWNERS LIST			
BLOCK	LOT	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS
94	10	247 MYRTLE AVE	BAPTISTE, PROSPERE 151 FLORENCE AVENUE IRVINGTON, NJ 07111
94	11	243 MYRTLE AVE	CAPCO NJ ASSET STABILIZATION LLC 108 CHURCH ST. THIRD FL NEW BRUNSWICK, NJ 08901
94	12	241 MYRTLE AVE	DUKES, CURTIS A 241 MYRTLE AVE IRVINGTON, NJ 07111
94	13	239 MYRTLE AVE	SPIRA, TRANA 239 MYRTLE AVE IRVINGTON, NJ 07111
94	14	247 MYRTLE AVE	ADAMES, MARIA & ADAMES, JOSE 127 ORANGE AVE IRVINGTON, NJ 07111
95	7	232 MYRTLE AVE	EXIT STRATEGY REOS LLC 14 JACKSON ST SOUTH RIVER, NJ 08882
95	8	234 MYRTLE AVE	HINKSON, COLIN & KELLY & MITCHELL, P 234 MYRTLE AVE IRVINGTON, NJ 07111
95	9	238 MYRTLE AVE	NUNES, SEAN G & NANCY 238 MYRTLE AVE IRVINGTON, NJ 07111
95	10	240 MYRTLE AVE	AKINRINADE, OYEWADE 240 MYRTLE AVE IRVINGTON, NJ 07111
95	11	244 MYRTLE AVE	DRAPER, TIFFANY 244 MYRTLE AVE IRVINGTON, NJ 07111
95	12	246 MYRTLE AVE	PIERRE, ANGELE 246 MYRTLE AVE IRVINGTON, NJ 07111
95	13	250 MYRTLE AVE	GEORGE, WILLIAMS & JOSEFINA E. 250 MYRTLE AVE IRVINGTON, NJ 07111
95	14	252 MYRTLE AVE	LOPEZ, JACOBO 198 W. HAZELWOOD AVE RAHWAY, NJ 07065
95	15	21 DELMAR PLACE	RAMOS, MARIA D & MARTINEZ ERIKA 21 DELMAR PL IRVINGTON, NJ 07111
95	16	19 DELMAR PLACE	BYNUM, ALAN 19 DELMAR PL IRVINGTON, NJ 07111
95	17	15-17 DELMAR PLACE	RODRIGUEZ, RAFAEL & ANATILDE 15-17 DELMAR PL IRVINGTON, NJ 07111
95	18	13 DELMAR PLACE	RODRIGUEZ, RAFAEL & RODRIQUE 13 DELMAR PL IRVINGTON, NJ 07111
95	19	11 DELMAR PLACE	OKAFOR, GLORIA 16 WY ST NEWARK, NJ 07106
95	20	151 WESTERN PKWY	YOUNIS, JEROME 151 WESTERN PKWY IRVINGTON, NJ 07111
95	21	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	22	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	23	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	24	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	25	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	26	173-175 WESTERN PKWY	JASEMO LIMITED LIAB 173-175 WESTERN PKWY IRVINGTON, NJ 07111
95	27	177 WESTERN PKWY	JONES, ANTON 117 LESLIE ST NEWARK, NJ 07111
95	28	282 WESTERN PKWY	LASENBERRY JOHN & JOYCE 226 SCHUOL ST MILLINGTON, MD 21651
95	35	202 BROOKSIDE AVE	MOORE, SEAN 202 BROOKSIDE AVE IRVINGTON, NJ 07111
95	37	210-212 BROOKSIDE AVE	HODGE, DENISE & AGEDAY, ANYONE 210-212 BROOKSIDE AVE IRVINGTON, NJ 07111
95	38	223- 225 BROOKSIDE AVE	215 BROOKSIDE LLC 223- 225 BROOKSIDE AVE IRVINGTON, NJ 07111
95	39	215-221 BROOKSIDE AVE	215 BROOKSIDE LLC 641 FRANKLIN AVE NUTLY, NJ 07110
95	40	211 BROOKSIDE AVE	MEERTINS, CLAYTON 5604 UNDERWOOD AVE CHARLOTTE, NC 28213
95	41	207 BROOKSIDE AVE	CASTILLO, CASTOR JR 207 BROOKSIDE AVE IRVINGTON, NJ 07111
95	42	203 BROOKSIDE AVE	SHORTER, MARGUERIT 203 BROOKSIDE AVE IRVINGTON, NJ 07111
101	1	260 MYRTLE AVE	SHULEM READY, LLC C/O FRANCOZ D 607 BEDFORD AVE BROOKLYN, NY 11211
101	8	143-147 WESTERN PKWY	JEREZ, JOSE 143-147 WESTERN PKWY IRVINGTON, NJ 07111
101	9	149 WESTERN PKWY	TOWNSHIP OF IRVINGTON C/O H. WEINER MUNICIPAL BLDG CIVIC SQ IRVINGTON, NJ 07111
101	10	10 DELMAR PL	WOLLIAMSON, ANDREA 10 DELMAR PL IRVINGTON, NJ 07111
101	11	12 DELMAR PL	CAPERS, TONY L 178 VASSER AVE NEWARK, NJ 07111
101	12	14-16 DELMAR PL	SANCHEZ, MIRIAM 16 DELMAR PL IRVINGTON, NJ 07111
101	13	14-16 DELMAR PL	SANCHEZ, MIRIAM 16 DELMAR PL IRVINGTON, NJ 07111
101	14	18-20 DELMAR PL	LYLE, MILTON & ELEITA 18-20 DELMAR PL IRVINGTON, NJ 07111

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,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

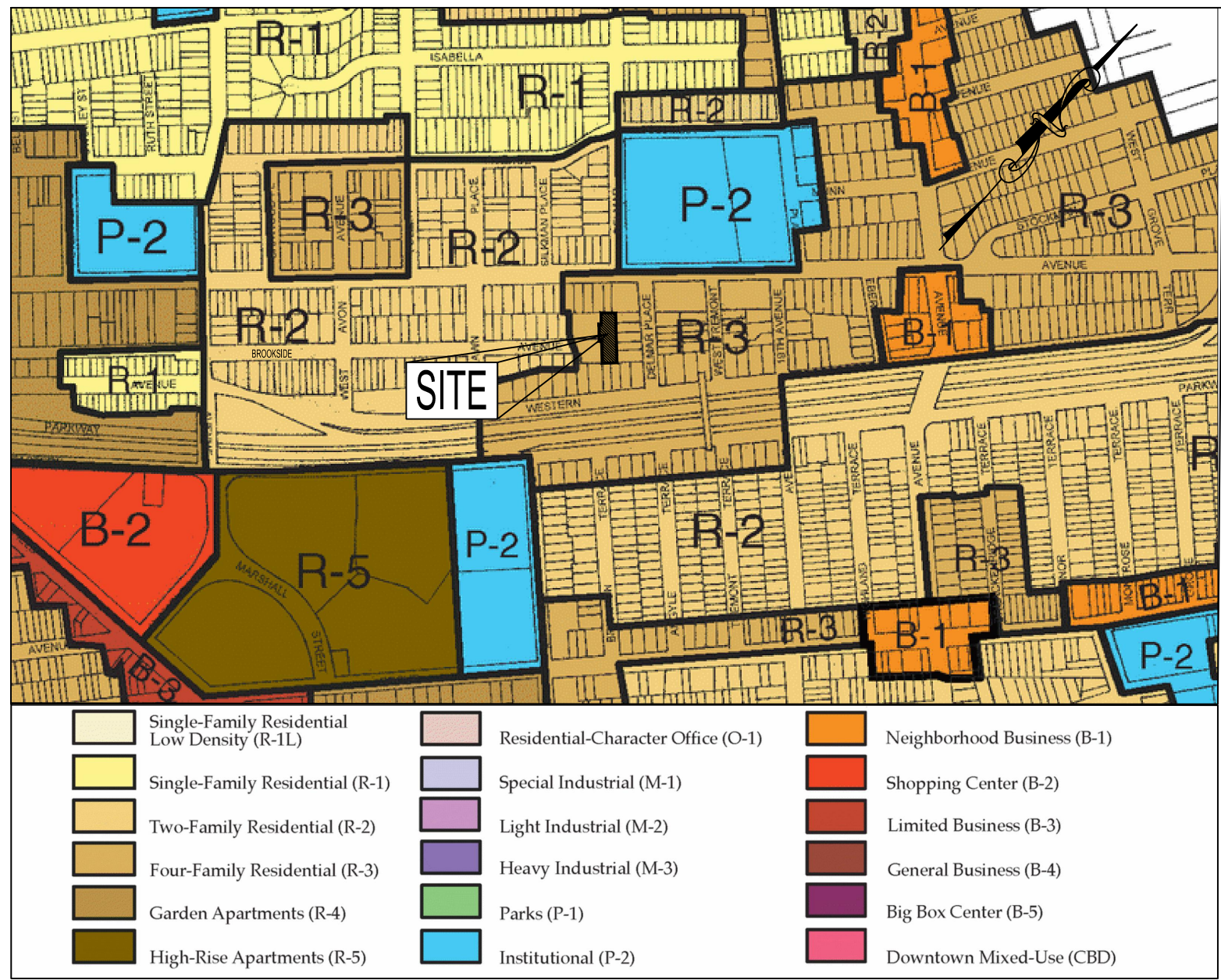


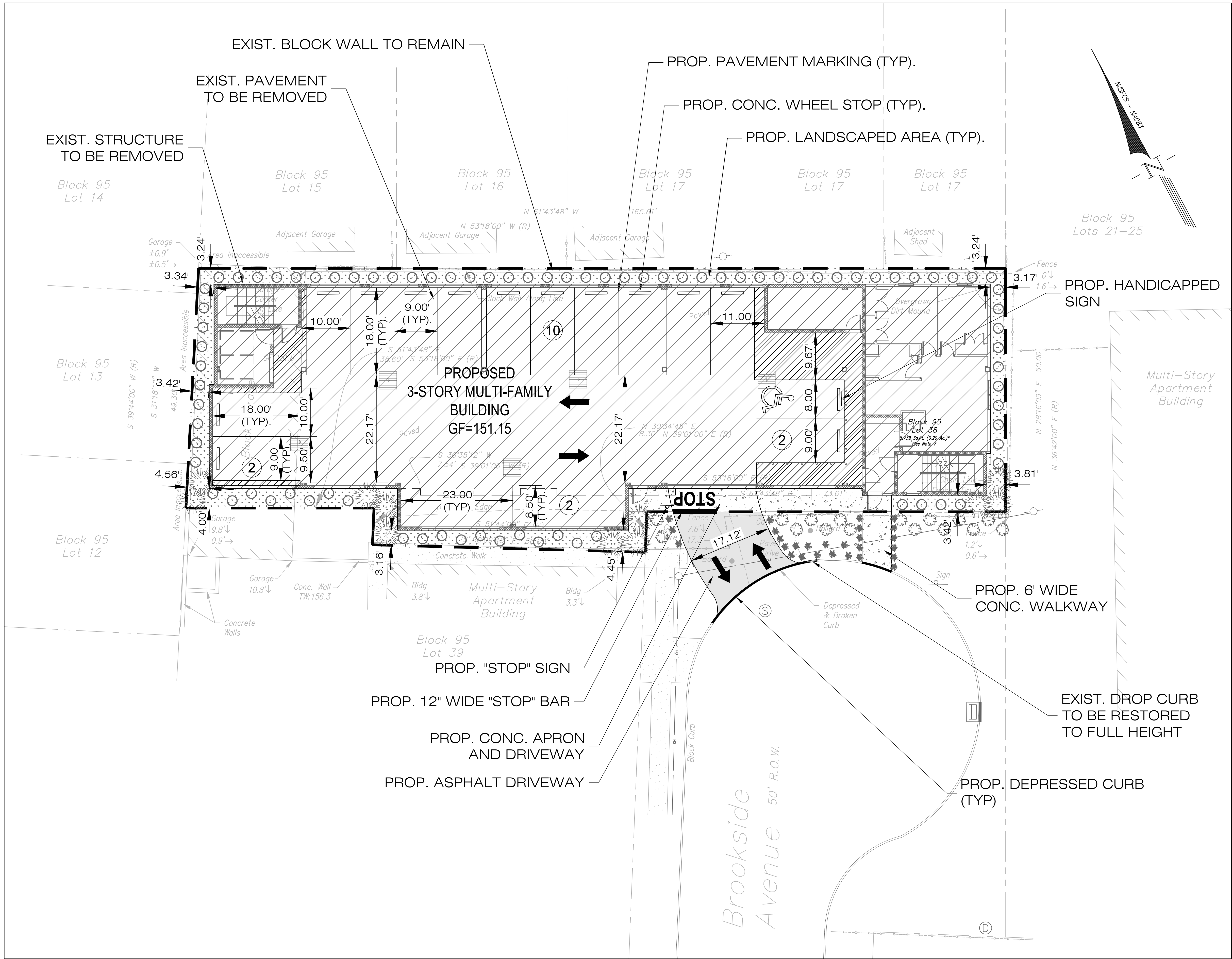
SITE MAP
SCALE: 1" = ±150'

THE FOLLOWING COMPANIES MUST ALSO BE NOTIFIED	
PUBLIC SERVICE ELECTRIC & GAS	150 CIRCLE AVENUE CLIFTON, NJ
NEW JERSEY AMERICA WATER	233 CANOE BROOK ROAD SHORT HILLS, NJ 07078
VERIZON NEW JERSEY/ C/O DUFF & PHELPS	P.O. BOX 2749 ADDISON, TEXAS 75001
COMCAST CABLE	800 RAHWAY AVENUE UNION, NJ 07083
TOWNSHIP OF IRVINGTON	DEPARTMENT OF PUBLIC WORK CLVIC SQUARE IRVINGTON, NJ 07111
COUNTY OF ESSEX	900 BLOOMFIEL AVENUE VERONA, NJ 07044
JOINT MEETING OF ESSEX AND UNION COUNTY SEWERS	500 SOUTH FIRST STREET ELIZABETH, NJ 07202 GARDEN STATE PARKWAY P.O. 5050 WOODBIDGE, NJ 07095

PROPERTY OWNER/APPLICANT:

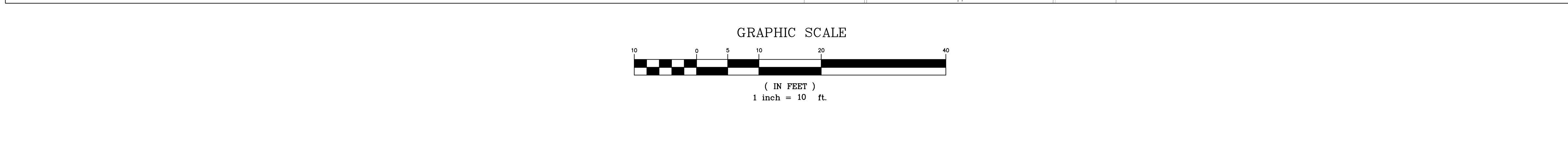
BROOKSIDE FLATS, LLC
15 WALNUT COURT
SPRINGFIELD, NJ 07081





- GENERAL NOTES:
1. PARCEL IS KNOWN AS TAX LOT 38 IN BLOCK 95 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF IRVINGTON.
 2. 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. THE 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 PERMIT ADJUSTMENTS AS MAY BE REQUIRED 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.

DRAWN BY EC	DATE: 12/14/20	DESIGNED BY AK	DATE: 12/14/20	APPROVED BY AK	DATE: 01/28/21	NO.	REVISIONS	BY:	DATE:	APR:
ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER										
AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354										
BLOCK 95 TAX LOT 38 223-225 BROOKSIDE AVENUE TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY										
SITE DEVELOPMENT PLAN										
JOB NUMBER: 20-0908										
SCALE: AS SHOWN										
C-02										
SHEET 2 OF 5										



EXISTING AND PROPOSED COVERAGE AREAS FOR STORMWATER DESIGN CALCULATIONS:

EXISTING CONDITIONS:
TOTAL LOT AREA = 8,739.00 SF
IMPERVIOUS = 8,241.58 SF
PERVIOUS = 497.42 SF

PROPOSED CONDITIONS:
TOTAL LOT AREA = 8,739.00 SF
IMPERVIOUS = 7,479.60 SF
PERVIOUS = 1,259.40 SF

UNDER THE PROPOSED CONDITIONS, THE IMPERVIOUS COVERAGE FOR THE ENTIRE SITE HAS DECREASED BY 8.72% (761.98 SF) . THEREFORE, NO STORMWATER MANAGEMENT IS PROPOSED FOR THE PROJECT.

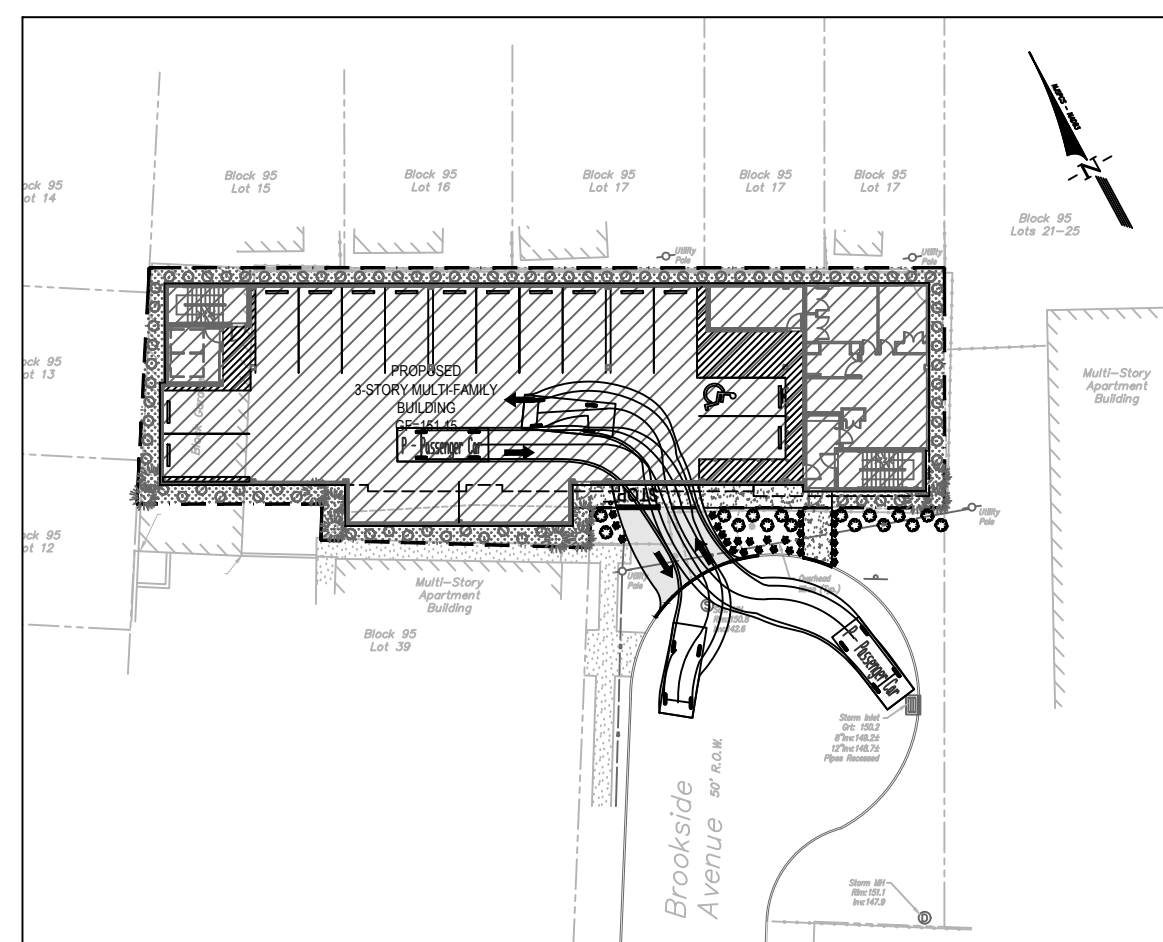


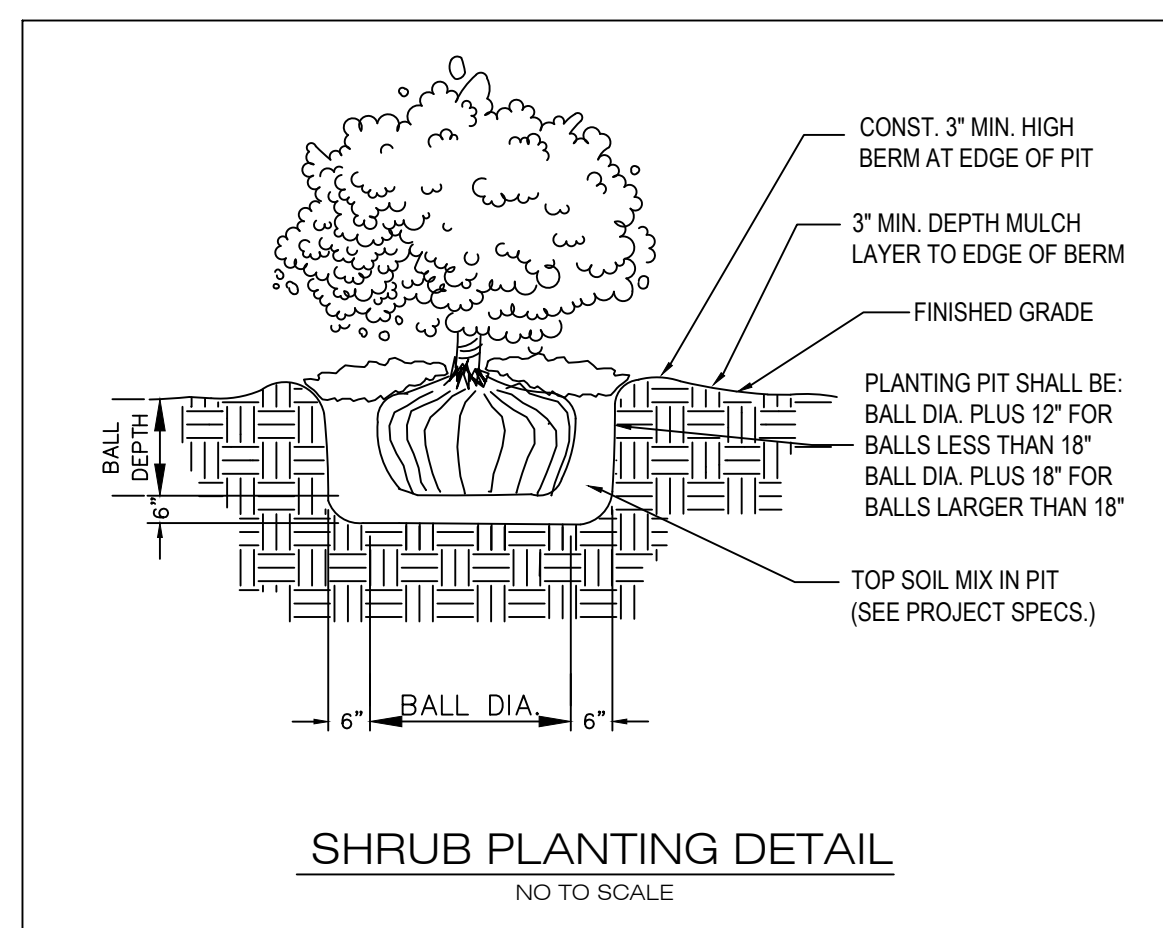
Diagram illustrating the trackline for a P - Passenger Car, showing various turn angles (90°, 120°, 150°, 180°, 90°) and dimensions. Key dimensions include:

- 15.203m Min Radius (Inner Wheel)
- 14.379m Radius
- 1.20m (24 in) Track Width

Vehicle Specifications:

P - Passenger Car	19.000m
Overall Length	2.000m
Overall Body Height	1.510m
Wheelbase	2.800m
Min Rail-to-wheel Clearance	1.300m
Look to Pick Maneuvering Radius	52.000m

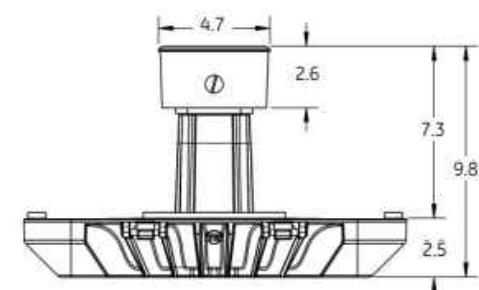
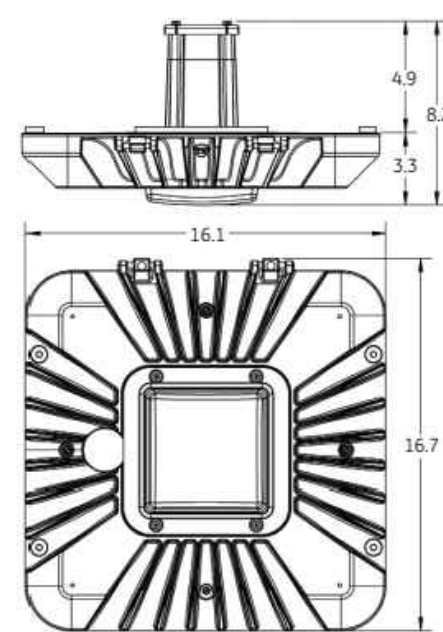
Vehicle Trackline V19.00 141.720180223 (c) Autodesk, Inc. www.autodesk.com



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

With Optional Electrical
Junction Box: 002, D01



- Approximate Net Weight: 20 lbs

CONST. 2" X 3" OR 3" ROUND STAKES AT 3 PER TREE.

4 STRANDS 14 GA. STEEL WIRE THROUGH 3/4" HOSE SECTIONS (EACH 12" LONG) TENSION GUY WIRES AFTER INSTALLED WITH TURNBUCKLE OR OTHER APPROVED TENSIONER

CONST. 3" MIN. HIGH BERM AT EDGE OF PIT

3" MIN. DEPTH MULCH LAYER TO EDGE OF BERM

FINISHED GRADE

ROLL BACK BURLAP & REMOVE TWINE

PLANTING PIT SHALL BE:
BALL DIA. PLUS 12" FOR BALLS LESS THAN 18"
BALL DIA. PLUS 18" FOR BALLS LARGER THAN 18"

TOPSOL MIX IN PIT (SEE PROJ. SPECS.)

CONST. 2" X 3" OR 3" ROUND STAKES AT 3 PER TREE.

5'-6" MIN.

8'-0" APPROX.

BURLAP WRAPPING

STREET TREES 2.25" MIN. CAL

3" SAUCER RIM

BALL DIA. ± 6"

BALL DIA.

BALL DEPTH

3"

18"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Manufacturer	Item Number
	5	EVOLVE LED CONOPY LIGHTLIGHT	SINGLE	4150	0.800	35	GE LIGHTING SOLUTIONS	ECBB_A5D540__120-277V

TAX LOT 38

**PO BOX 38 BLOOMFIELD
223-225 BROOKSIDE AVENUE
TOWNSHIP OF IRVINGTON
ESSEX COUNTY, NEW JERSEY 07030**

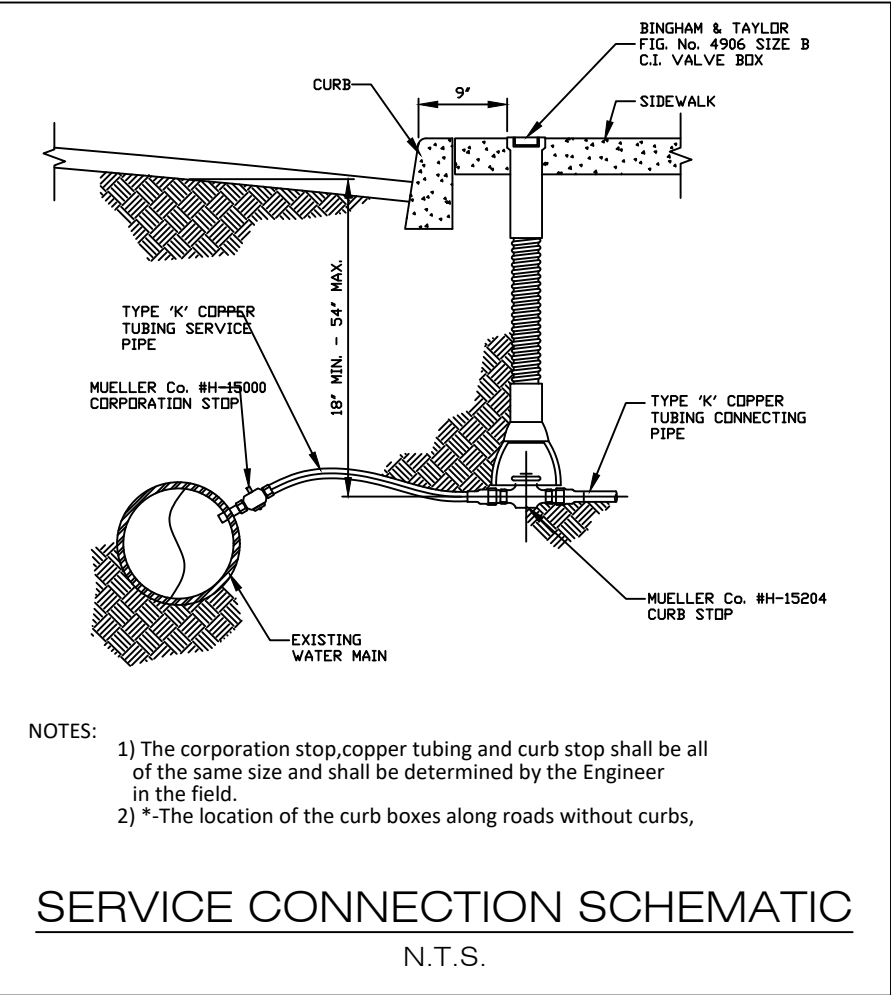
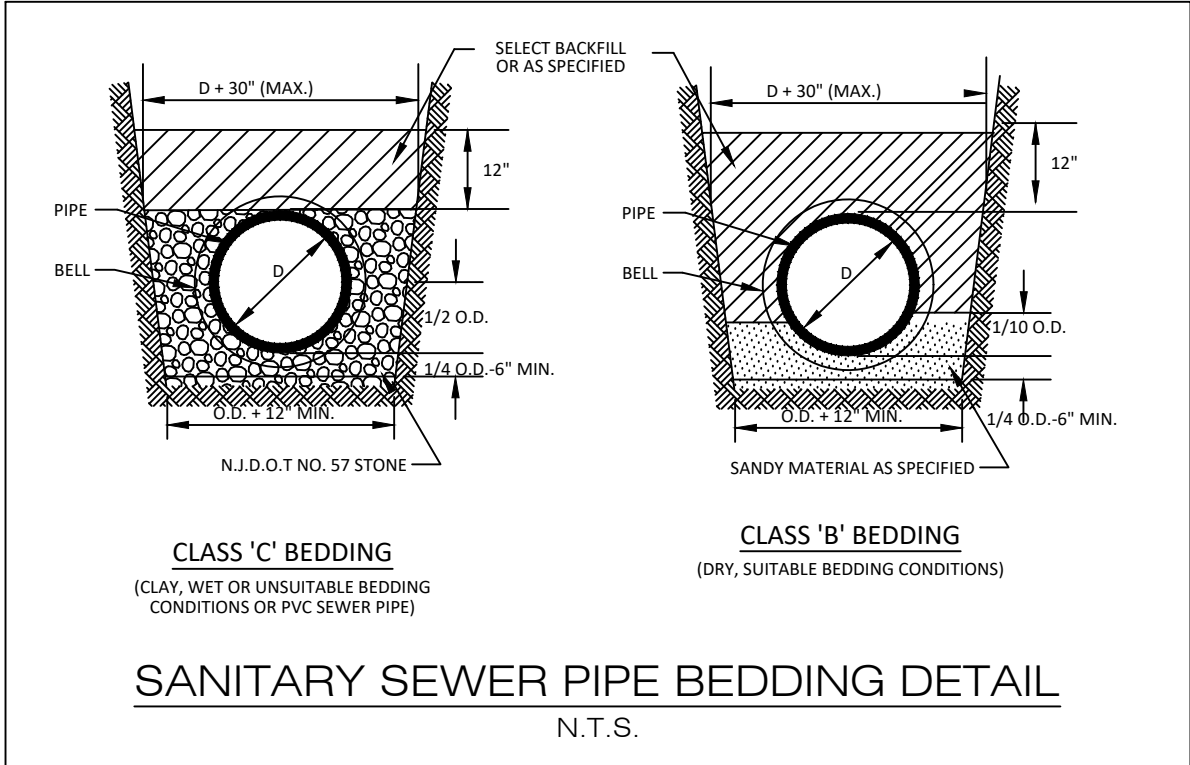
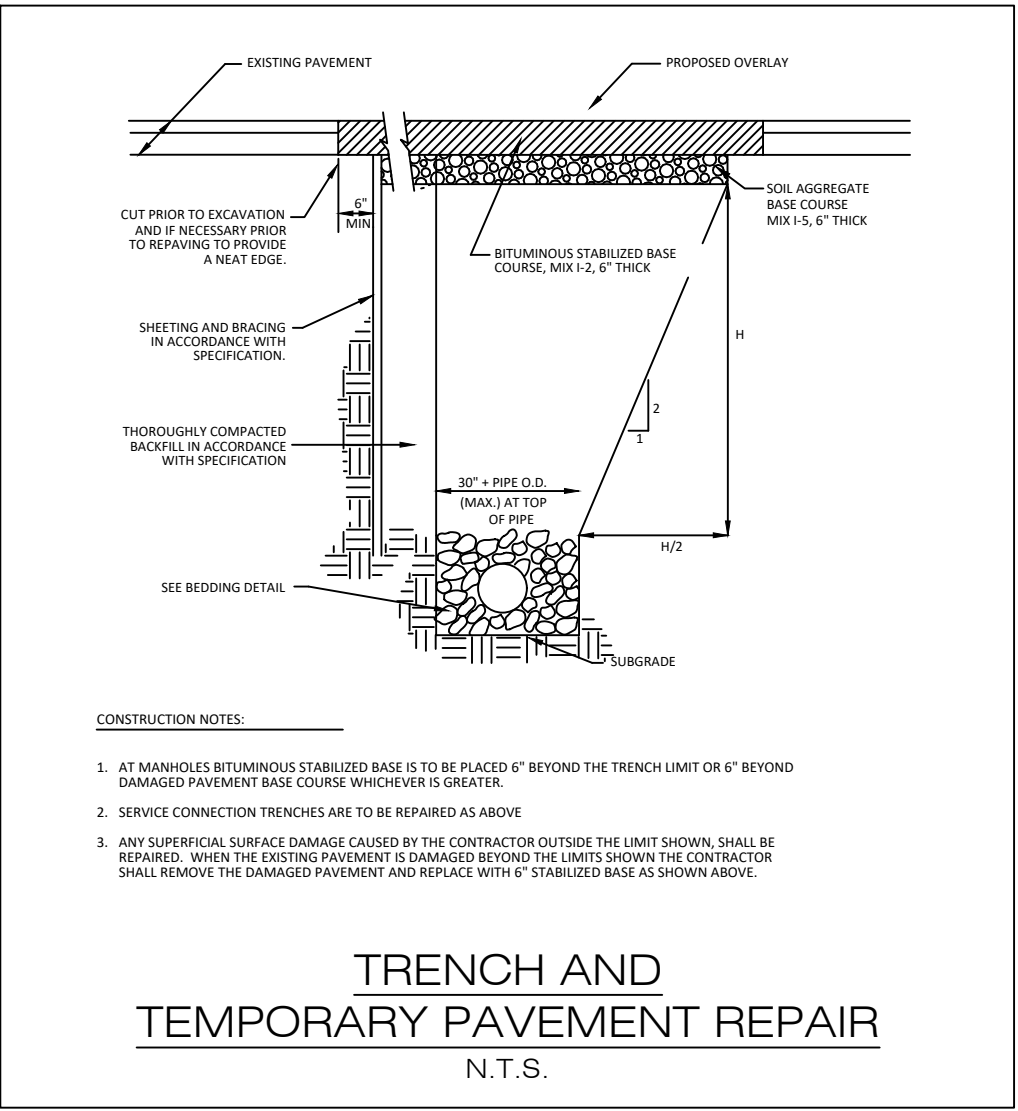
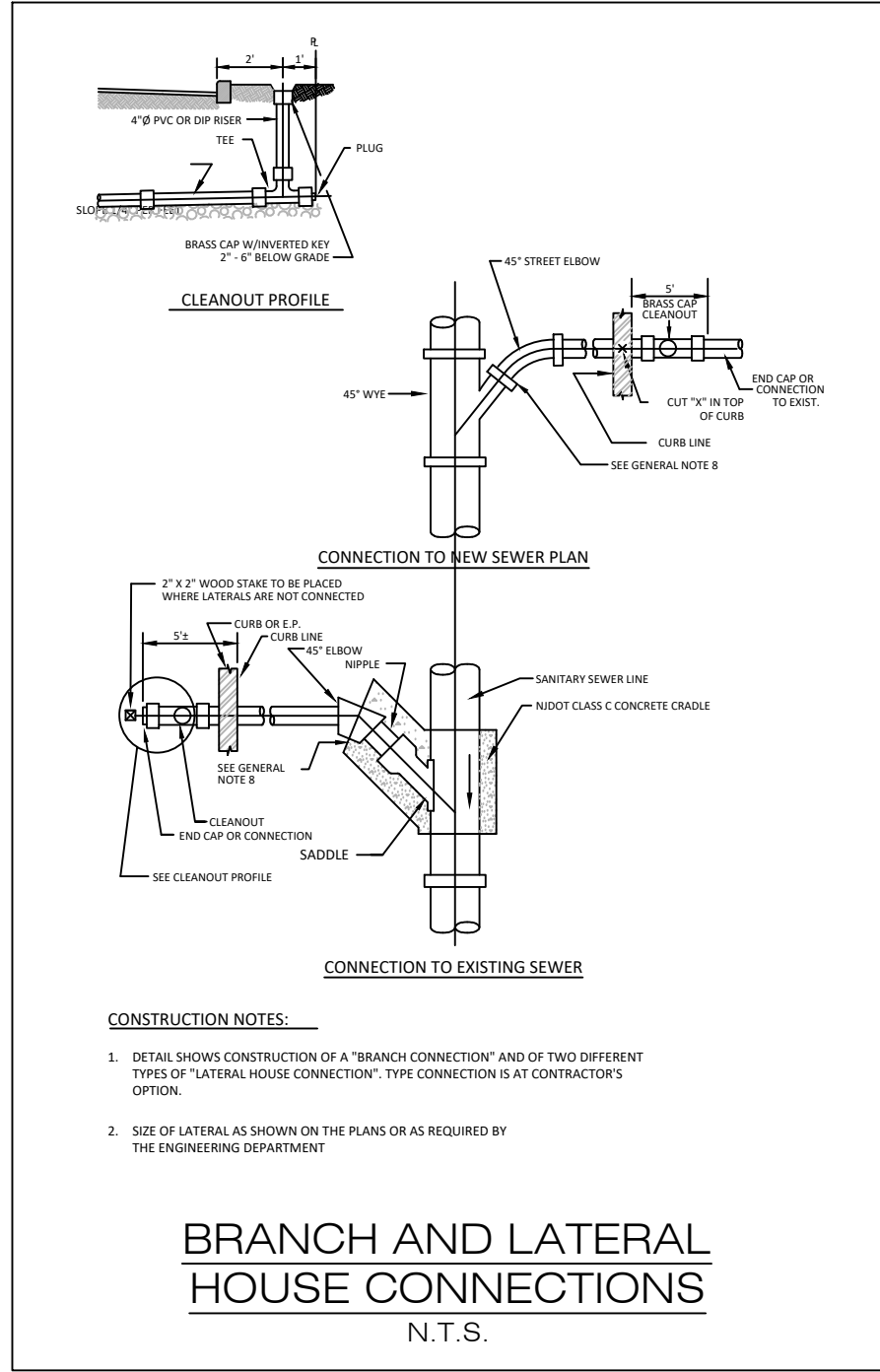
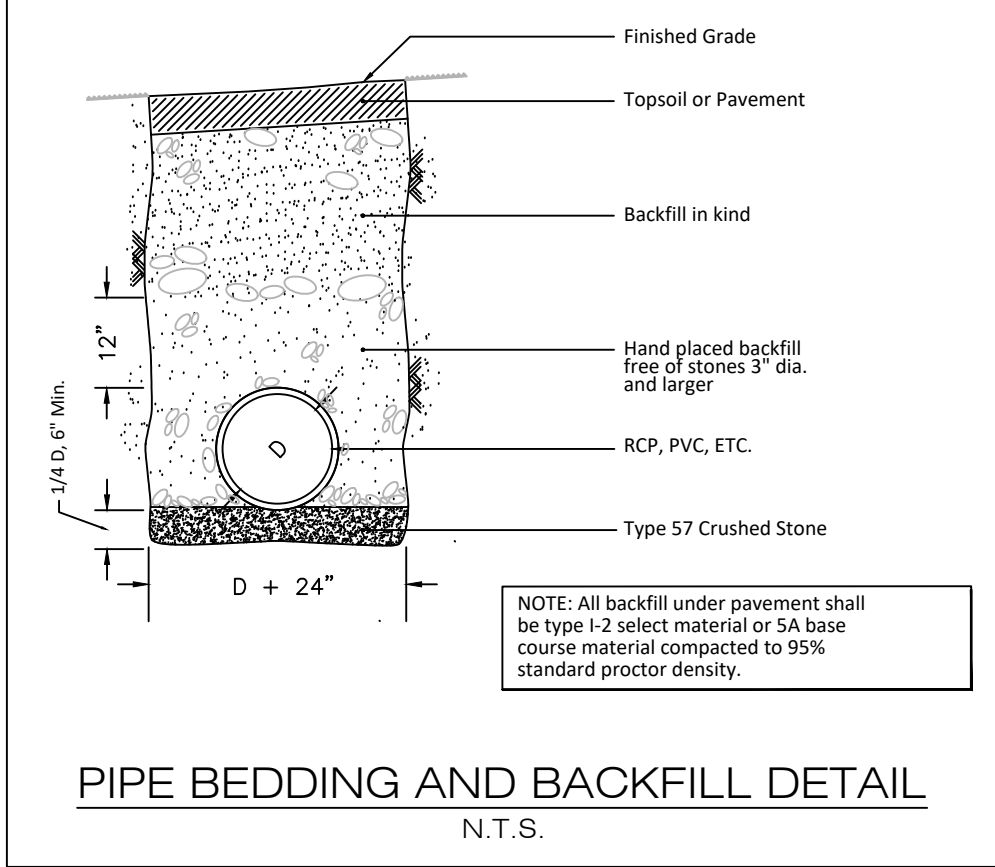
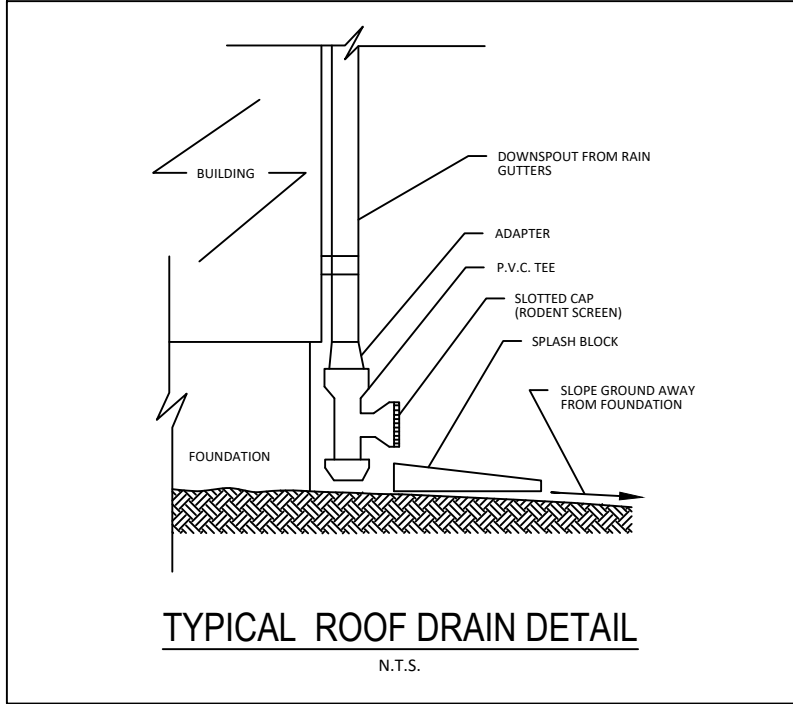
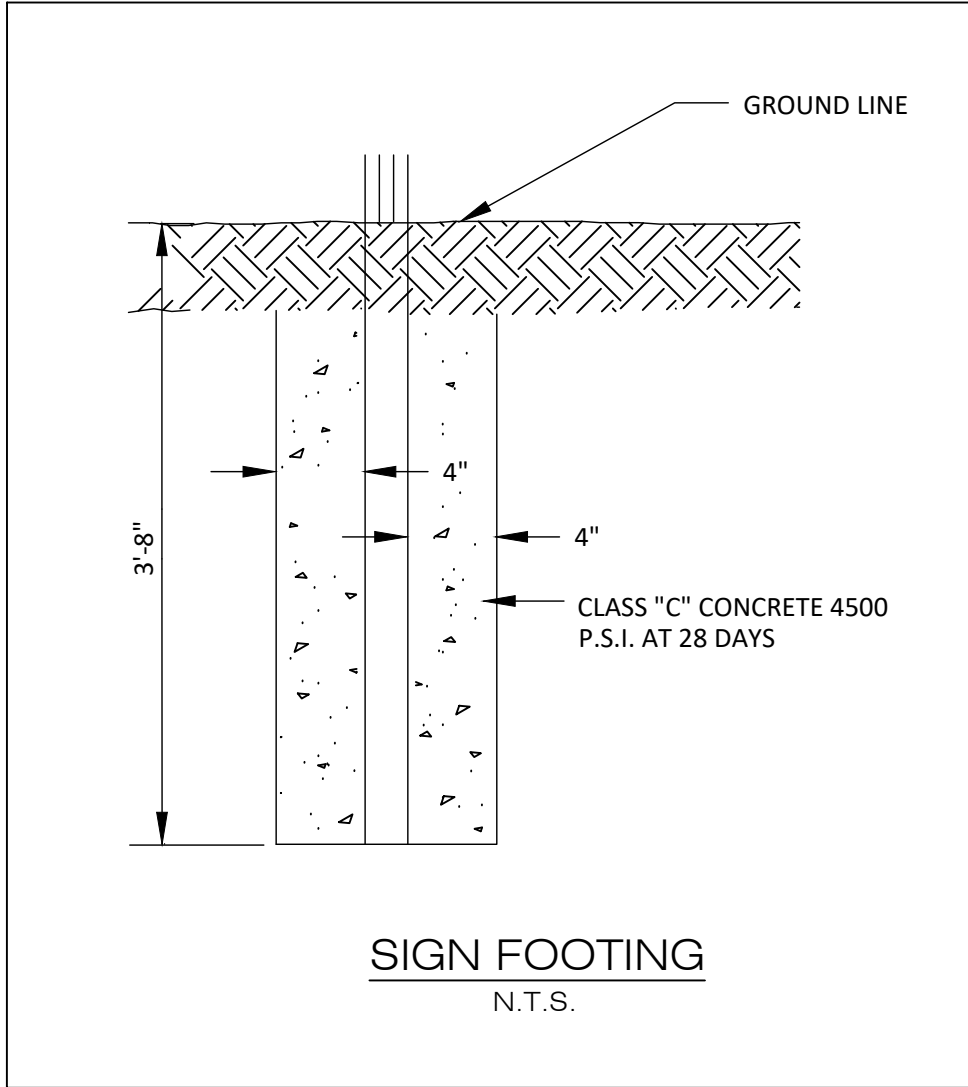
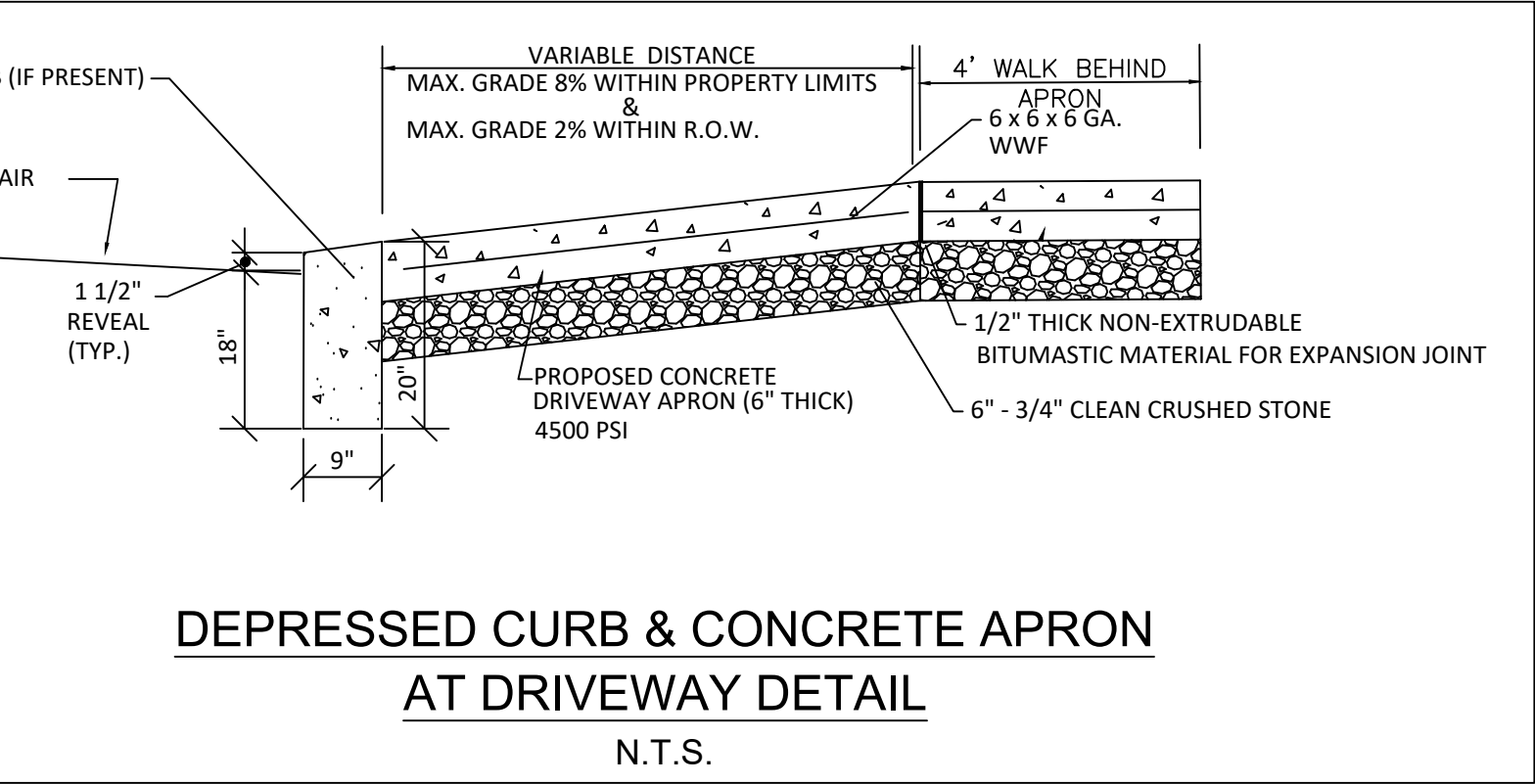
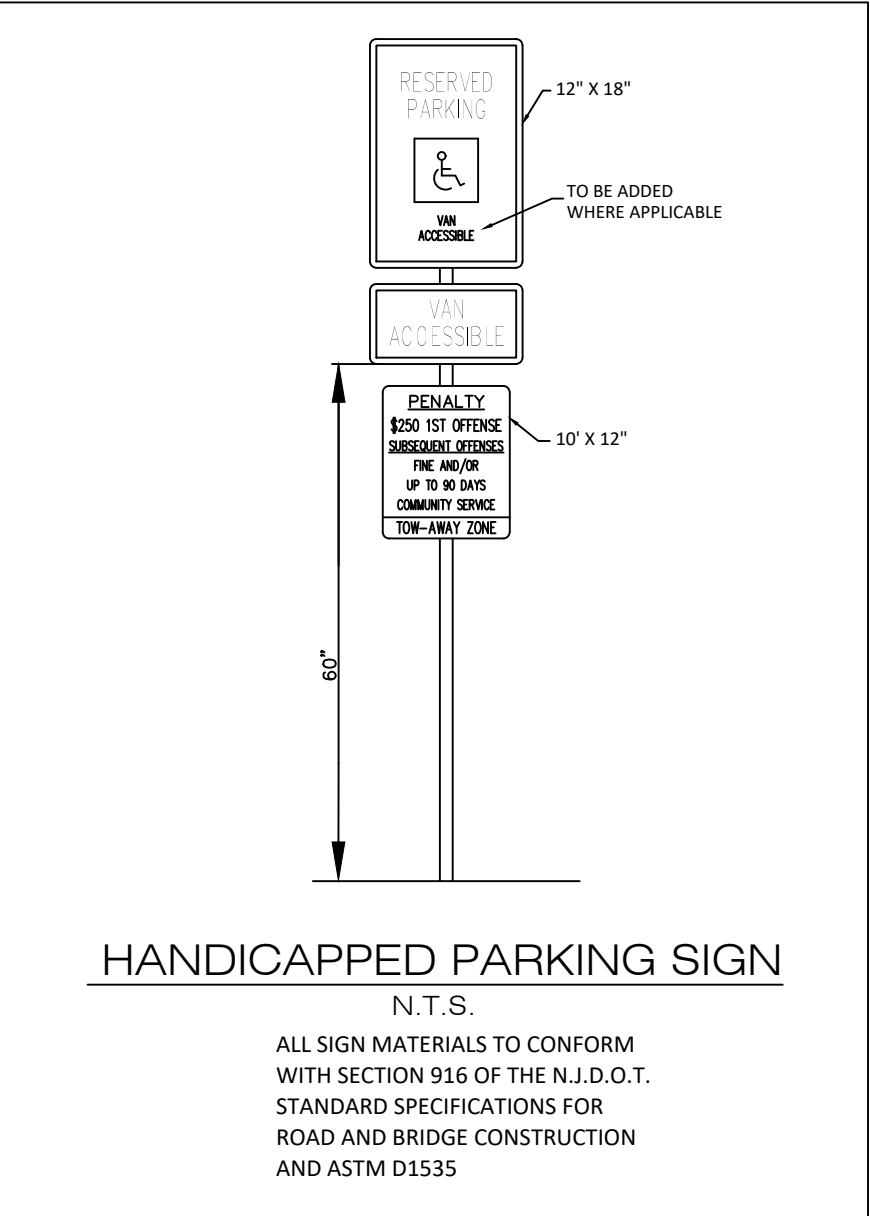
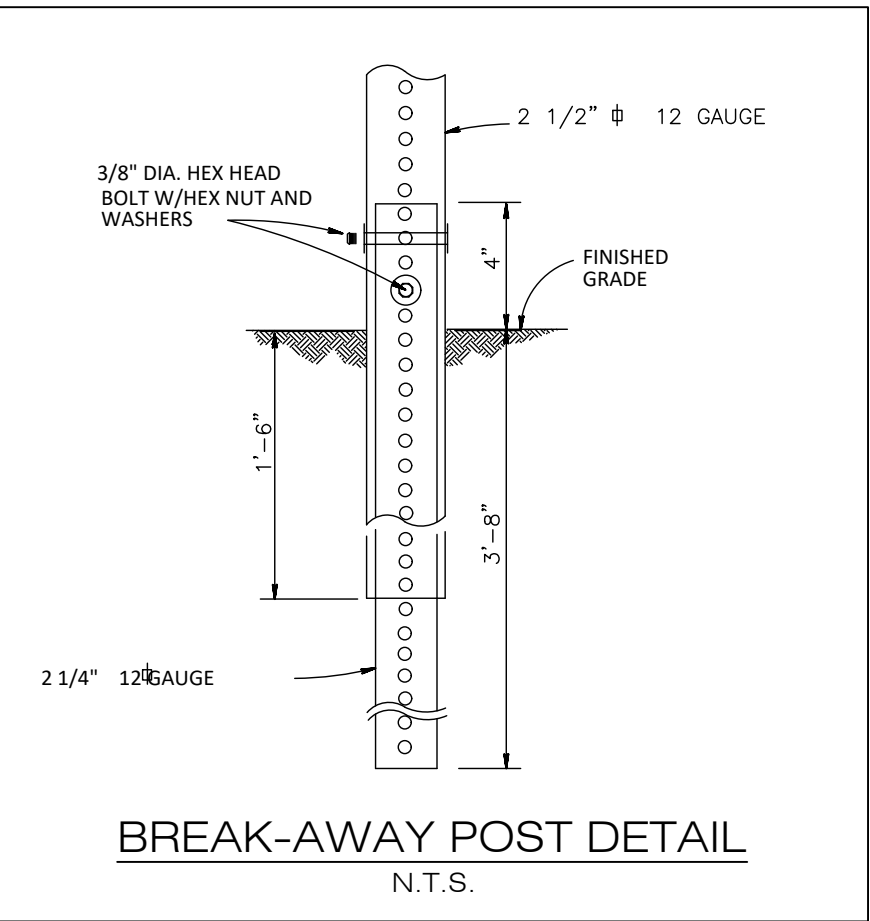
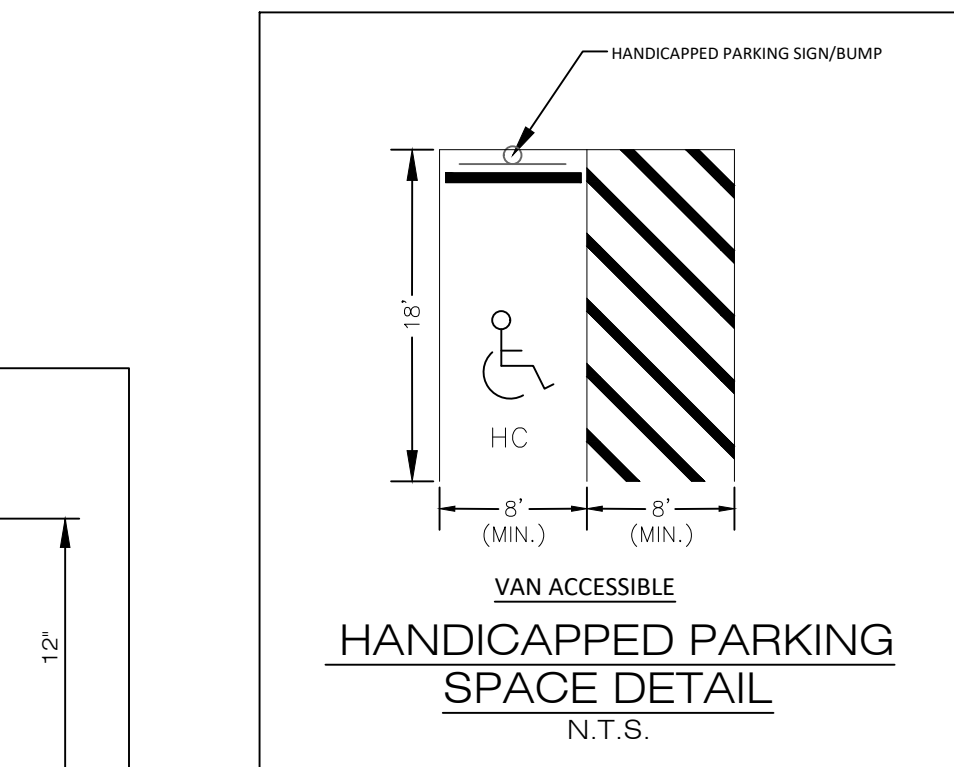
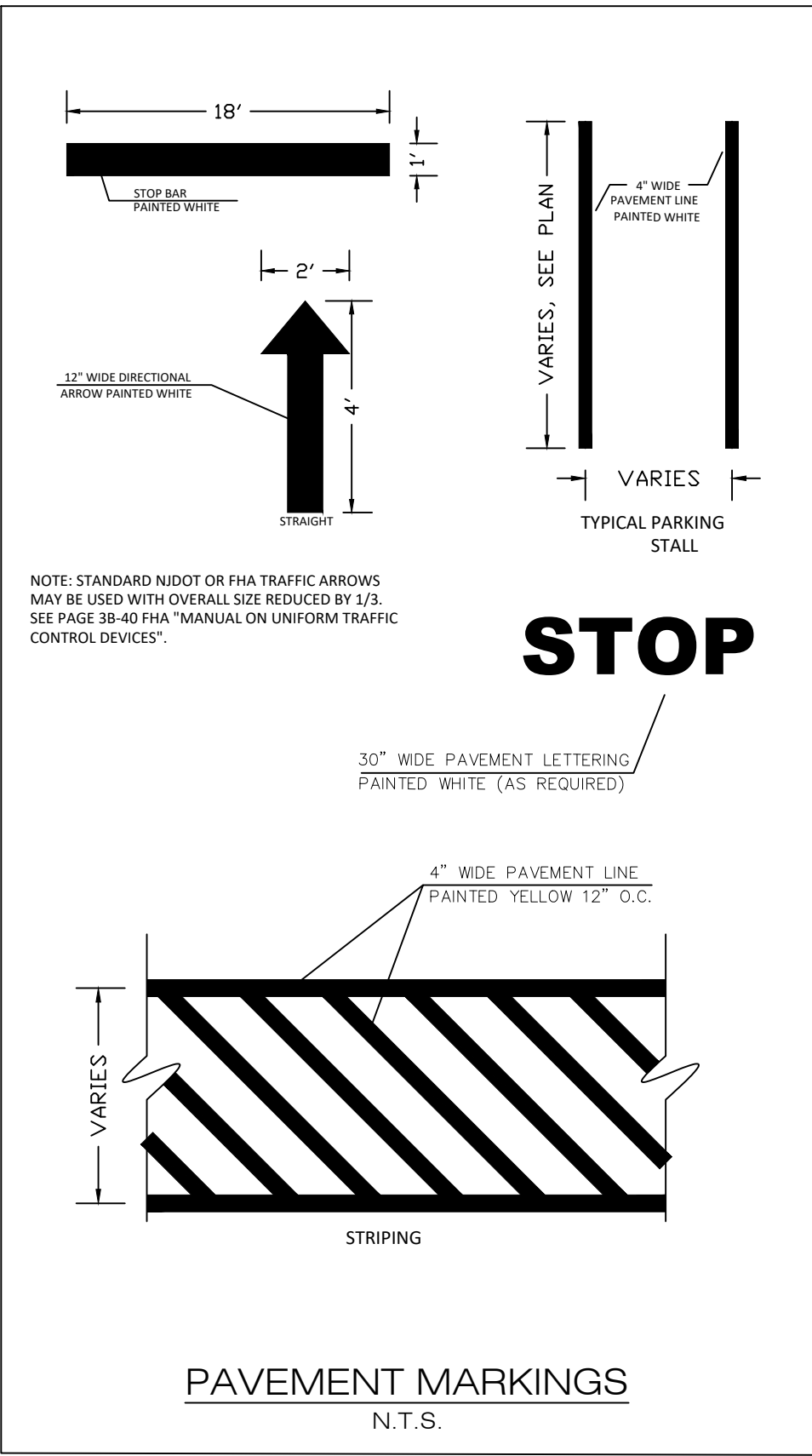
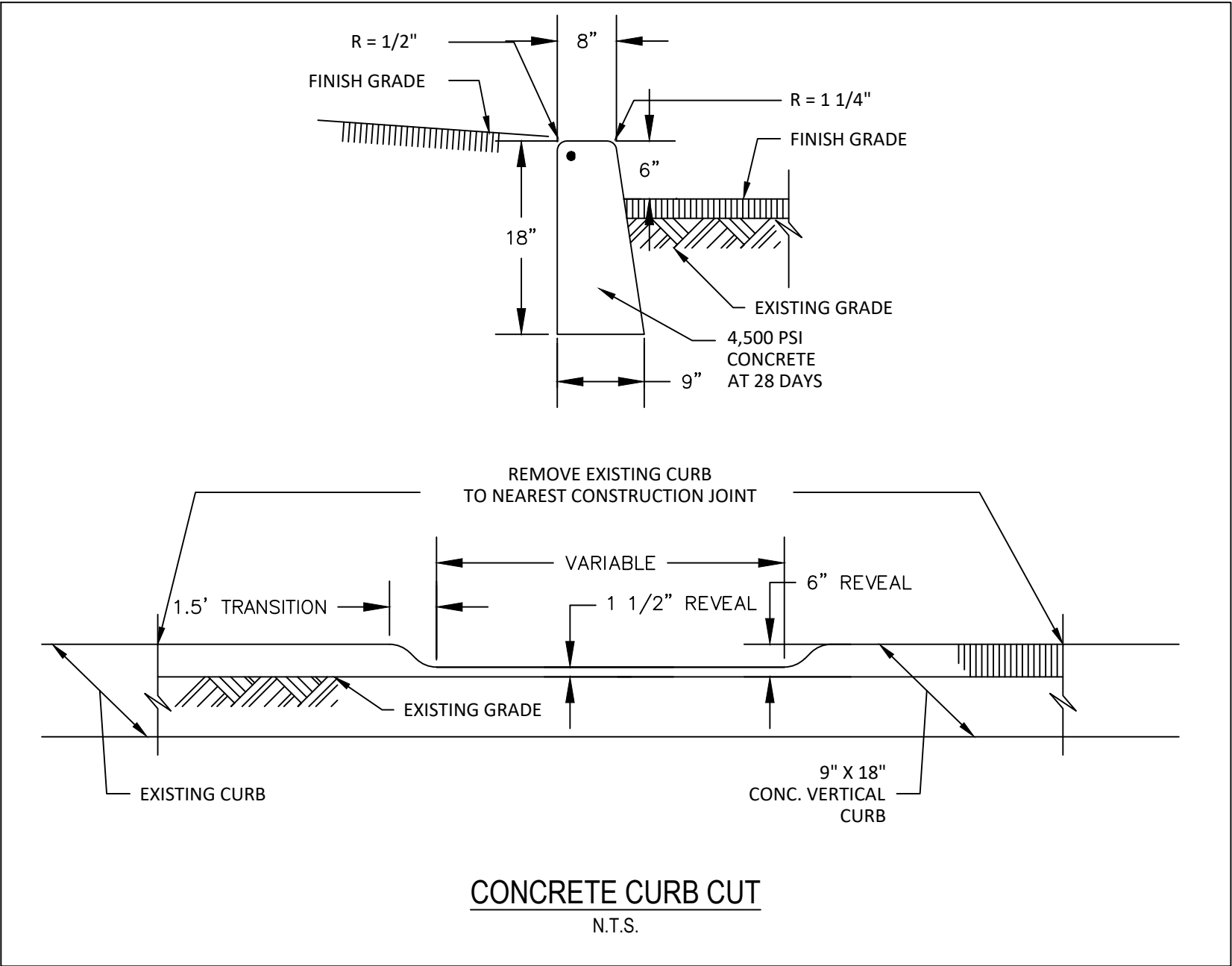
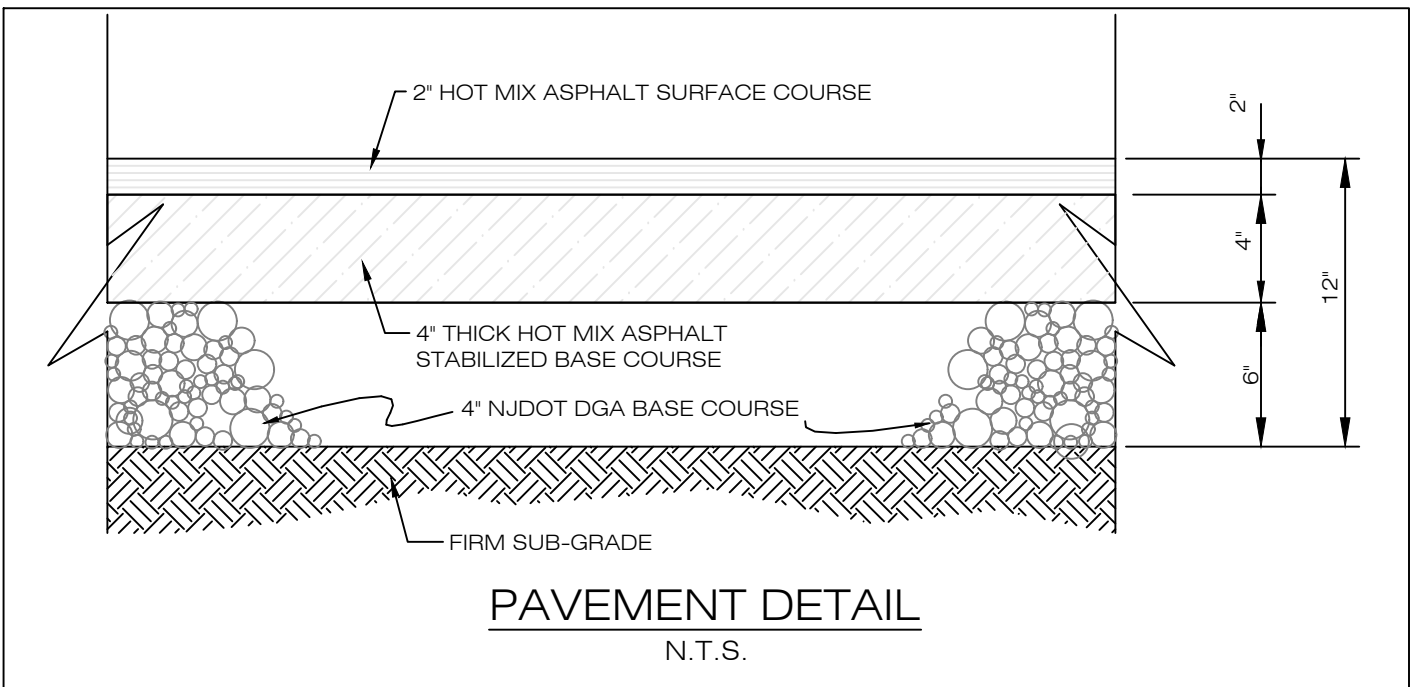
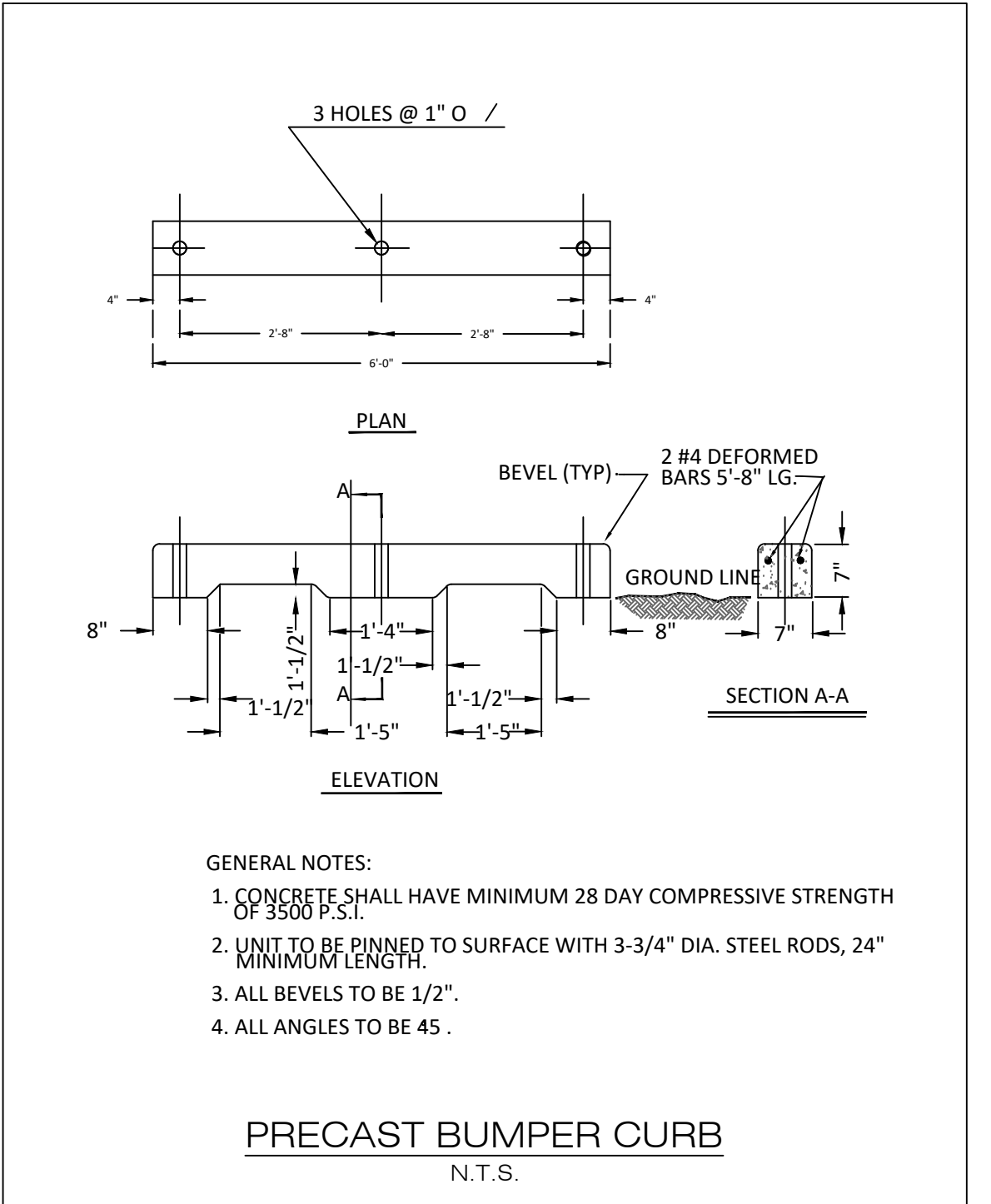
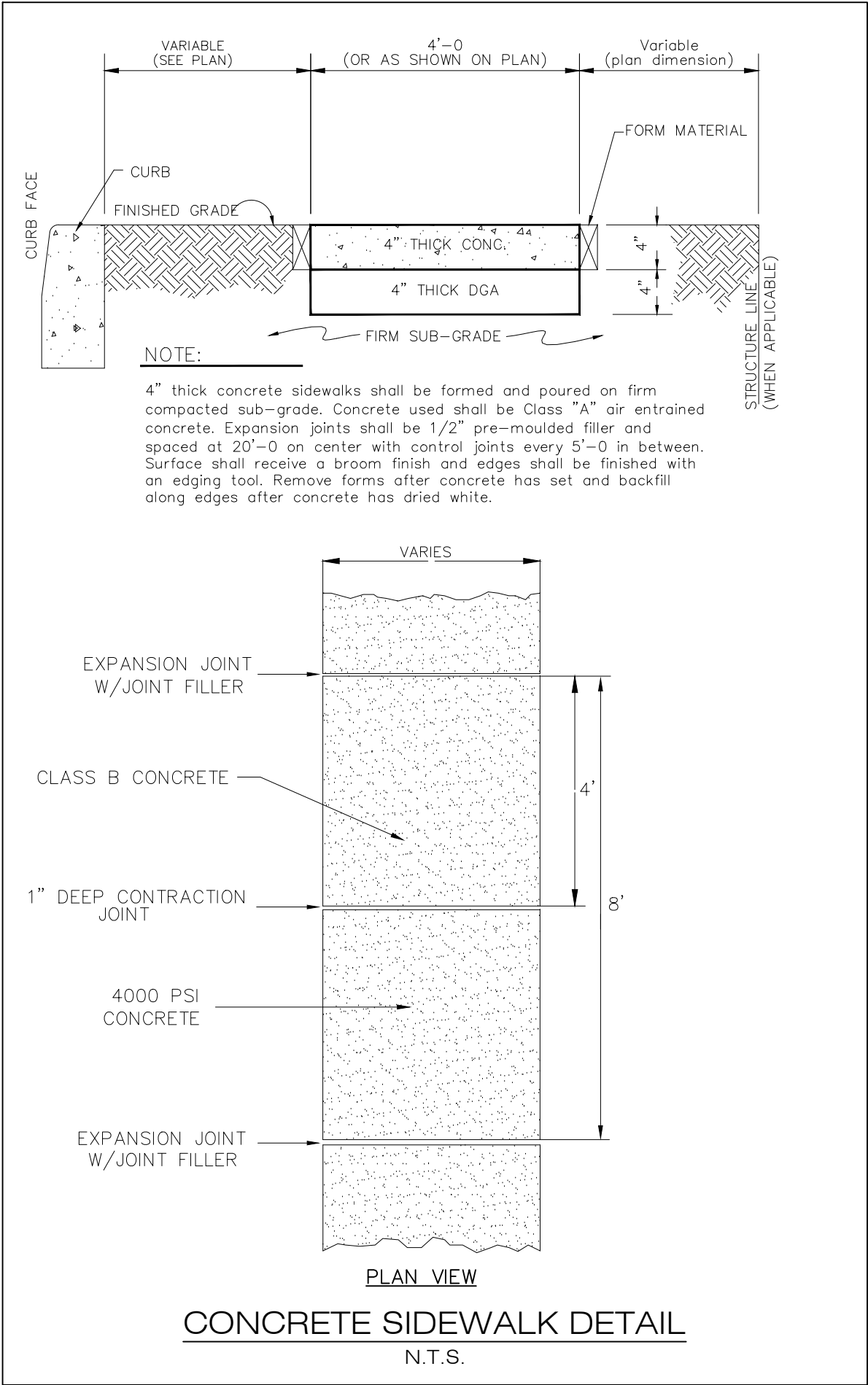
LIGHTING AND LANDSCAPE PLAN

JOB NUMBER:
20-0908

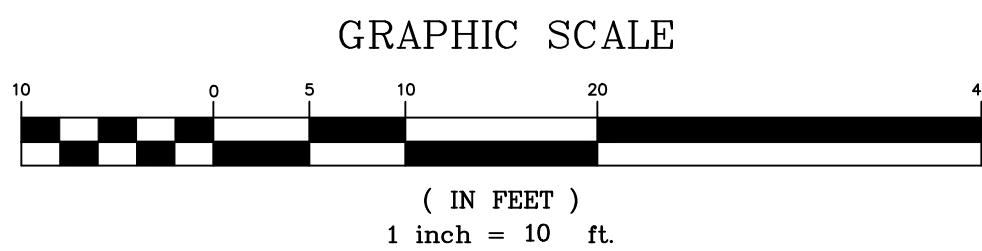
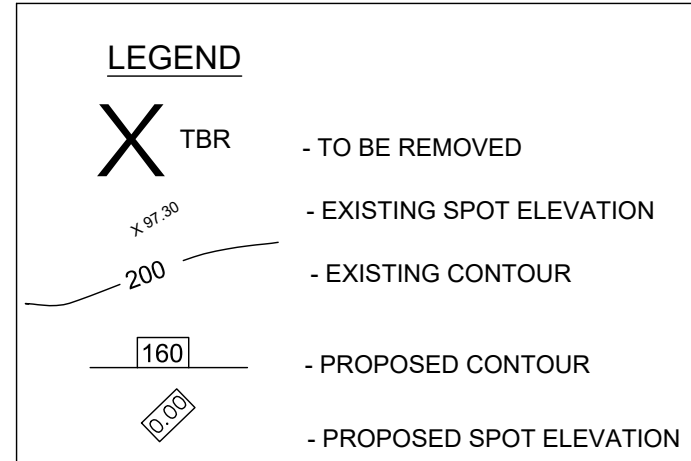
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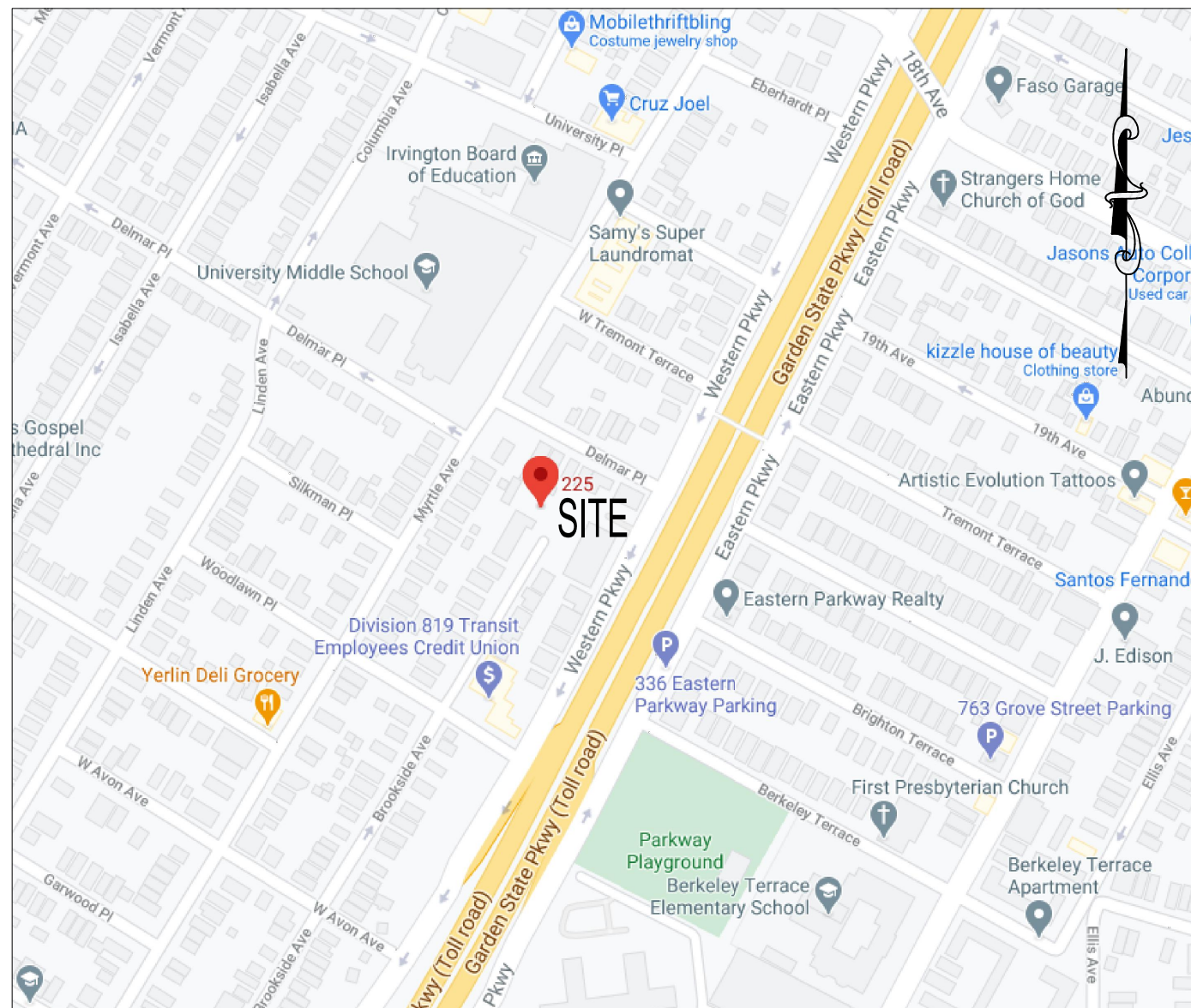
SHEET 4 OF 5



TAX LOT 38 BLOCK 95 223-225 BROOKSIDE AVENUE TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY	CONSTRUCTION DETAILS	ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER	DATE: 12/14/20	DESIGNED BY: AK	DATE: 12/14/20	APPROVED BY: AK	DATE: 01/28/21				
		AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354	REVISIONS	NO.	DATE	BY	APR				
		REVISIONS						NO.	DATE	BY	APR
		REVISIONS						NO.	DATE	BY	APR
JOB NUMBER: 20-0908		SCALE: AS SHOWN		C-05		SHEET 5 OF 5					



USDA WEB SOIL SURVEY MAP
N.T.S.



SITE MAP

SCALE: 1" = ±150'

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 7/19. 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
POLYCRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.		
POLYCRYLAMIDE (PAM)-SDRY SPRAY	MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED SOLIDS. SEE SEDIMENT BASIN STANDARD (PG 26-2)		
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 - SPRINKLING UNTIL THE SURFACE IS MOIST.

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, THE SLOPES SHOULD BE TERRACED TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

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
REMEDATION, AS PER EXEMPTION #6 UNDER
SOIL MANAGEMENT AND PREPARATION
STANDARDS FOR SOIL AND SEDIMENT
CONTROL IN NEW JERSEY.

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 STABILIZATION MEASURES. A PERFORMANCE POST 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 DISTRICT.

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 PROJECT.

PROTECT YOURSELF

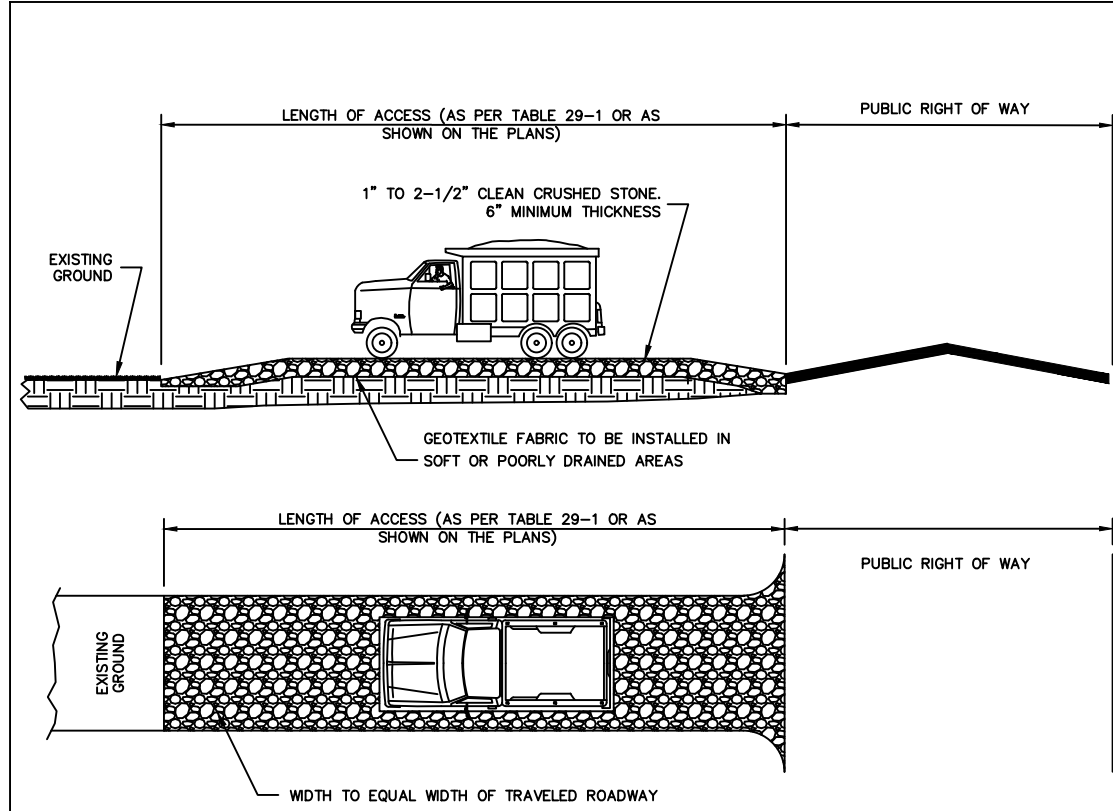
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



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

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

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



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

NOTES:

- ALL INDIVIDUAL LOT INGRESS/EGRESS POINTS SHALL REQUIRE STABILIZED CONSTRUCTION ENTRANCE ACCESS.
- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3, CRUSHED STONE.
- THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6".
- THE WIDTH AT THE EXISTING PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO THE R.O.W./PAVEMENT. THIS REQUIREMENT PERIODIC TOP DRESSING WITH ADDITIONAL LENGTH AS NECESSARY DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURE USED TO STOP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED INTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINGUAL OCCURRENCE, ALL CONTRACTORS BOTH SITE AND INVEILING CONTRACTORS SHALL BE REQUIRED TO BROOM SWEEP THE ROADWAY AT 2 HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE END OF THE DAY.

STABILIZED CONSTRUCTION ACCESS

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, clearing, 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 grading and construction of improvements in order to stabilize pavement areas.
- Installation of all pavement base material.
- Fine grading of all lot areas including construction of all soil erosion control as necessary.
- Stabilization of all off pavement areas.
- Complete all landscaping and vegetative cover.
- Removal of all temporary sediment and erosion control devices.

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

DEFINITION

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 60 days.

PURPOSE

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

WATER QUALITY ENHANCEMENT

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 other stormwater conveyances.

WHERE APPLICABLE

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 seeded 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. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

SEEDING PREPARATION

- A. Apply limestone and fertilizer according to soil test recommendations such as offered by Rutgers Cooperative Extension. Soil sample millers 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 disking 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 retiled in accordance with the above.

- 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.

SEEDING

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

TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH.	
SEED SELECTIONS	SEEDING RATE ¹ (pounds) Per Acre Per 1000 Sq. Ft.
COLD SEASON GRASSES	
1. Perennial ryegrass	100 2.0
2. Spring oats	86 2.0
3. Winter Barley	96 2.2
4. Annual ryegrass	110 2.0
5. Winter Cereal Rye	112 2.8
WARM SEASON GRASSES	
6. Pearl Millet	20 0.5
7. Millet (German or Hungarian)	30 0.7

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.

- B. Conventional Seeding. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or outcrop seeder. Except for drilled, hydroseeded or outcropped 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 seeding 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

- 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 (770 to 800 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 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 foot sections and distribute 70 to 80 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.

- 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 culter 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.

- 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.

- Use one of the following:

- (1) Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials when with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel will 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 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.

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, assuring 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 the potential for causing off-site environmental damage.

SITE PREPARATION

- A. Grade as needed and feasible to permit the use of conventional equipment for seeded preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading.
- 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.).
- 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. See Standards 11 through 42.

SEEDING PREPARATION

- A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed. Refer to soil test recommendations such as offered by Rutgers Cooperative Extension offices. Soil sample millers 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 seeded 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 soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be 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 seeded preparation. See Standard for Management of High Acid-Producing Soils for specific requirements.

SEEDING

- 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 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 8-20. Adjustment of planting rates to compensate for 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 65°F. 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 (PLS) as determined by germination testing results.

- B. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or outcrop seeder. Except for drilled, hydroseeded or outcropped seedings, seed shall be incorporated into the soil with 24 hours of seeded 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 seeding 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 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.

MULCHING

- 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 (770 to 800 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 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 foot sections and distribute 70 to 80 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.

- 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 culter 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.

- 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.

- Use one of the following:

- (1) Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials when with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel will 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 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.

IRRIGATION (where feasible)

- If soil moisture is deficient, and mulch is not used, supply new seedlings with adequate water (a minimum of 1/4 inch twice a day until vegetation is well established). This is especially true when seedlings are made 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.

TOPDRESSING

- Since soil organic matter content and soil fertilizer (water insoluble) are prescribed in Section 2A, Seeded 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 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross until the gross nitrogen deficiency in the turf is ameliorated.

ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

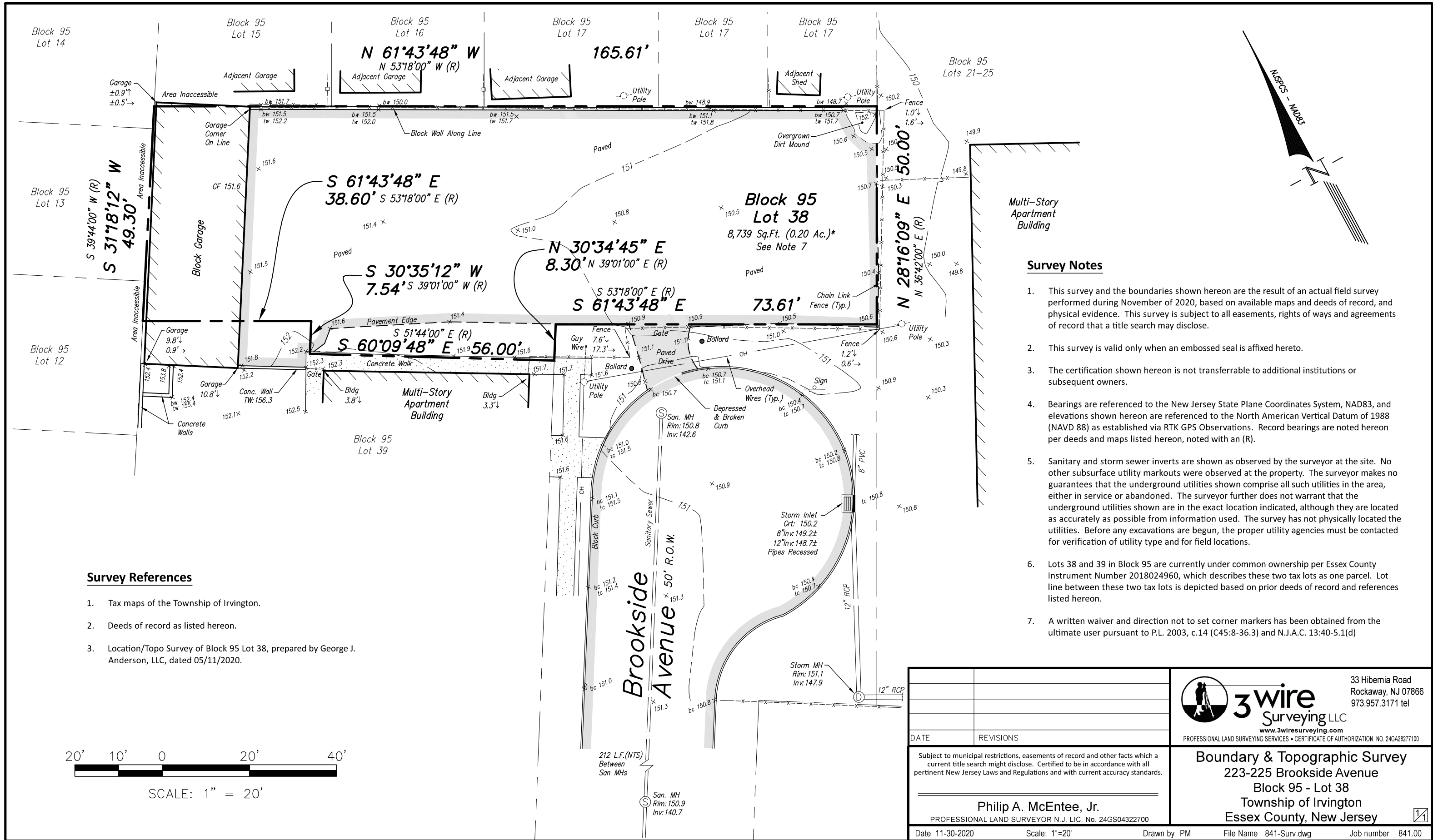
- The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent 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.

TABLE 4-2 PERMANENT STABILIZATION MIXTURES FOR VARIOUS USES	
Application	PLANTING MIXTURES BY SOIL DRAINAGE CLASS ¹ (see Table 4-3)
	Excessively Drained Moderately Drained Somewhat Poorly to Poorly Drained
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, 12 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 6, 7, 9, 10, 11, 12 2, 9, 11, 12
Recreation areas, athletic fields	5, 12, 15, 18 12, 13, 14, 15, 18 16
Seedbed Problem Sites	
Sleep slope and bank, roadsides, borrow areas	2, 3, 6, 8 2, 3, 5, 7, 8, 9, 10, 15 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	3, 6, 20 2, 3, 6, 11 2, 8
Streambanks & shorelines ²	2, 8, 20, 21a 2, 8, 19b, 20, 21a, 21b 2, 8, 19a, 21a,b,c,d
Utility rights-of-way	3, 7, 18b 3, 7 8, 9, 17

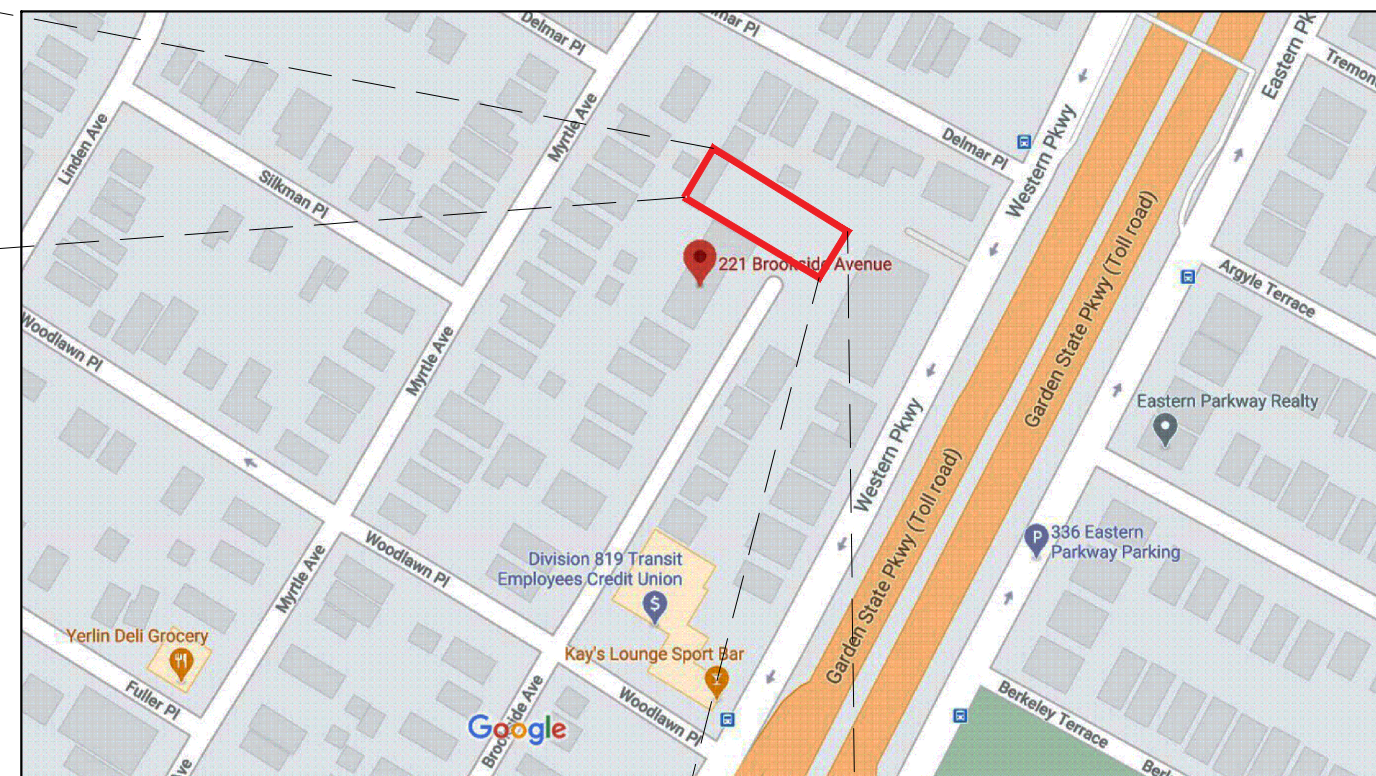
1. Refer to Soil Surveys for drainage class descriptions.
2. Refer to Soil Bioengineering Standard for additional seed mixtures.
3. Spillways only
4. See Appendix E for description of turf grasses and cultivars

TABLE 4-3 PERMANENT VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES ¹											
SEED MIXTURE ²	PLANTING RATE ³ /		PLANTING DATES						MAINTENANCE LEVEL ⁴	REMARKS	
			O = Optimal Planting period A = Acceptable Planting period								
	PLANT HARDINESS ZONES (see Figure 4-1)										
	Zone 5b, 6a		Zone 6b		Zone 7a, 7b						
	lb./1000 sq. ft.	lb./1000 sq. ft.	3/15-5/31	6/1-7/31	8/1-10/31	3/1-6/14	8/15-10/15	2/1-6/30	5/1-8/15	11/30	
WARM SEASON SEED MIXTURES											
1. A FOR FINLANDS NATIONAL RESERVE SEED MIXTURES SEE TABLE A PLUS 4% OF SOIL EROSION AND EROSION CONTROL IN NEW JERSEY			O					O			
1. WHITEGRASS AND/OR COASTAL PANICGRASS PLUS OR FLATIRA	15 15 20	.35 .45 .45			O			O		C-D	
2. DEERTONGUE OR BENTONGRASS RESTOR	15 20 45	.35 .45 .1			O					C-D	
3. SWIFT GRASS DEERTONGUE LITTLE BLUESTEM GREAT BLUE STEM PARTRIDGE PEAS	15 20 20 45	.35 .25 .25 .25			O					C-D	
4. BENTONGRASS BIG BLUESTEM LITTLE BLUESTEM SAND LICEGRASS COASTAL PANICGRASS	15 5 10 10 25	.25 .10 .10 .10 .25						O		C-D	
5. BERMUDA ZOOGRASS (SEED) ZOOGRASS (SPRIGS)	15 30	.35 .70	O							A-D	
COOL SEASON SEED MIXTURES											
6. FINE FESCUE (BEND) HARD FESCUE CHEWING FESCUE STRONG CREeping RED FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS PLUS WHITE CLOVER	45 10 5	.10 .50 .10	A	A	O	A	O	A	A	B-D	
7. STRONG CREeping RED FESCUE KENTUCKY BLUE GRASS PERENNIAL RYEGRASS PLUS WHITE CLOVER	130 5 10	.3 .1 .1	A	A	O	A	O	A	A	B-D	
8. TALL FESCUE (TURF-TYPE) OR STRONG CREeping RED FESCUE OR KENTUCKY RYEGRASS FLATIRA	30 30 70 25	.70 .70 .60 .60		A		A		O		B-D	
9. DEERTONGUE RESTOR WILD RYE (ELYSIUM) BENTONGRASS	20 15 25	.45 .05 .60			O			O		C-D	
10. TALL FESCUE (TURF-TYPE) OR PERENNIAL RYEGRASS WHITE CLOVER	265 20 5	.6 .5 .10	O	A	O	A	O	A	A	B-D	
11. KENTUCKY BLUEGRASS TURF-TYPE TALL FESCUE	45 22	.5 .5	A	A	O	A	A	A	A	C-D	
12. TURF-TYPE (BEND OF 3 CULTIVARS)	350	8	A	A	O	A	O	A	A	C-D	
13. HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREeping RED FESCUE PERENNIAL RYEGRASS KY. BLUEGRASS (BEND)	175 4 1	.4 .1 .1	A	A	O	A	O	A	A	A-C	
14. TALL FESCUE WILD RYEGRASS KY. BLUEGRASS PERENNIAL RYEGRASS	265 6 10	.6 .50 .10	A	A	O	A	O	A	A	A-B	
15. HARD FESCUE CHEWING FESCUE STRONG CREeping RED FESCUE PERENNIAL RYEGRASS	130 45 1	.3 .1 .25	A	A	O	A	O	A	A	C-D	
16. KENTUCKY BLUEGRASS STRONG CREeping RED FESCUE	90 130	.2 .3	A	A	O	A	O			C-D	
17. CREeping BERMUDA CHEWING RED FESCUE ALL BENTONGRASS	45 45 1	.1 .1 .5	A	O	O	A	O	A	A	B-D	
18. HARD OR SHEEPS FESCUE WILD FLOWERS MIXTURE	25 12	.6 .35	O	O	O					C-D	
19. A SMOOTH COMBGRASS B. SALTMEADOW COMBGRASS	veg veg				O	Before 7/1		O	Before 7/1	D	
20. AMERICAN BEACHGRASS COASTAL PANICGRASS	20 45			Before 4/1				O		D	
21. A. PURPLELEAF WILLOW B. BROWN WILLOW C. REDDOVER DOGWOOD D. SLAY DOGWOOD	veg veg veg veg		Before 5/10		Before 5/10			Before 5/1		D	

FILE: D:\DROPPBOX\3 WIRE SURVEYING LLC\PROJECTS\841.00 223 AMZ BROOKSIDE AVE IRVINGTON NJ\SURVEY\841-SURV.DWG, DATE: 11/30/2020 12:48:43PM



BROOKSIDE FLATS
223-225 BROOKSIDE AVENUE, IRVINGTON, NJ



2 **KEY MAP**
SCALE: N.T.S.



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 (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-FRAM 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			

AREA & OCCUPANCY					
FLOOR	USE	GROSS AREA	OCCUP LOAD	# OF EXITS REQUIRED	# OF EXITS PROVIDED
3RD FLOOR	R-2 CIRCULATION	988 SF ±	0 OCC.	0	2
3RD FLOOR	R-2 APT. UNIT	5,764 SF ±	29 OCC.	2	2
2ND FLOOR	R-2 CIRCULATION	988 SF ±	0 OCC.	0	2
2ND FLOOR	R-2 APT. UNIT	5,764 SF ±	29 OCC.	2	2
1ST FLOOR	R-2 CIRCULATION	270 SF ±	0 OCC.	0	2
1ST FLOOR	S-2 STOR./UTIL.	301 SF ±	2 OCC.	1	1
1ST FLOOR	R-2 LOBBY	96 SF ±	1 OCC.	1	2
1ST FLOOR	R-2 APT. UNIT	851 SF ±	5 OCC.	1	1
1ST FLOOR	S-2 PARKING	5,310 SF ±	26 OCC.	1	2
TOTAL AREA		20,332 SF ±	TOTAL	92 OCC.	

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



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



- EXISTING 26-UNIT
GARDEN APT. BLDG.

- EXISTING 8-UNIT GARDEN APT. BLDG.

SURVEY/ SITE DATA
TAKEN FROM:

3 WIRE SURVEYING, LLC
PROFESSIONAL LAND SURVEYING SERVICES
33 HIBERNIA ROAD
ROCKAWAY, NEW JERSEY 07866
TEL. #: 973-957-3171
LIC #: 24GS04322700
DATE: 11-30-2020

1 SITE PLAN



HATCH = 1,384 S.F. OF PROPOSED
NEW PERVIOUS AREAS

EXISTING 2-STORY
MULTIFAMILY BUILDING

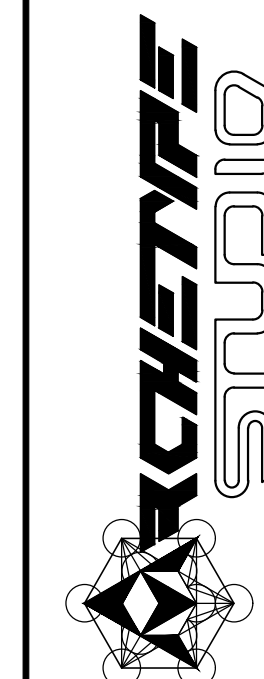
ZONING PERMIT #: ZP2021-0001

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 SET



Archetype Studio LLC

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

Sean M. Olsen, R.A., NCARB
REGISTERED ARCHITECT
N.J. LIC. NO. 21A02071700

SHEET TITLE:
COVER SHEET
ZONING/PLANNING
BOARD HEARING SET

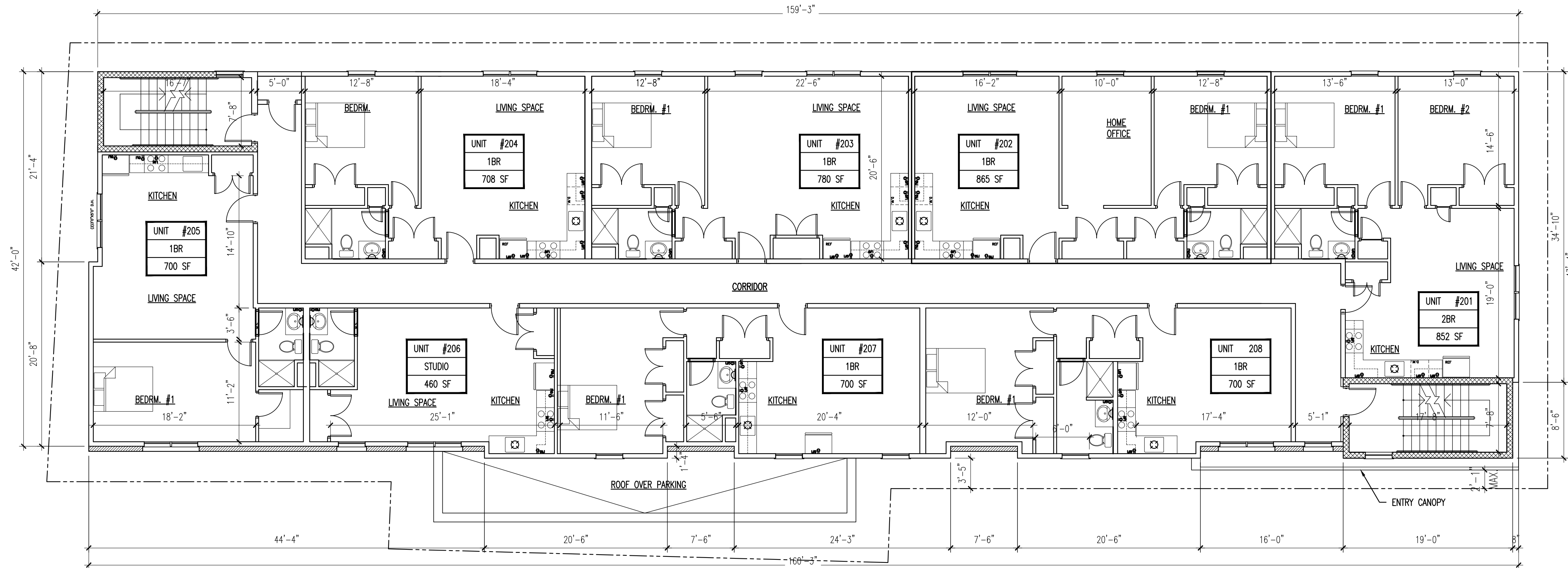
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REVIEWED BY:	SO

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JOB #:	20010
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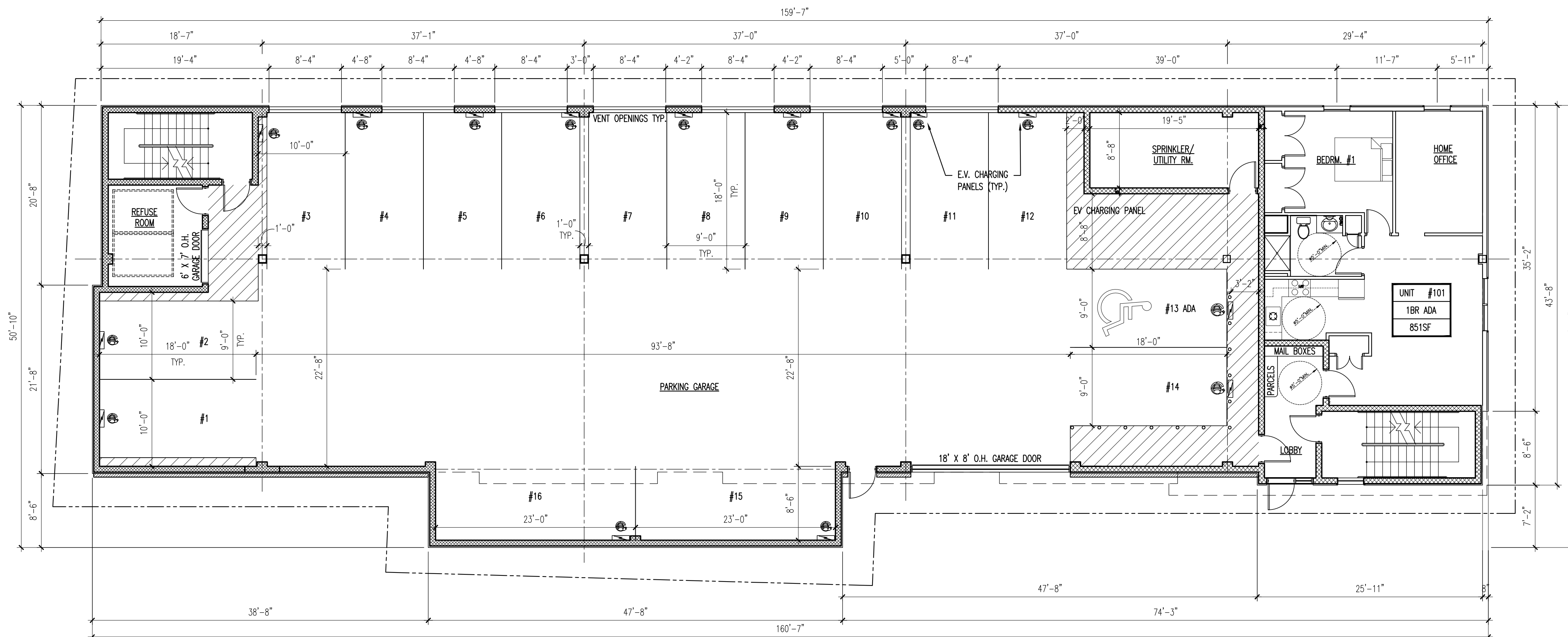
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Page 12



APARTMENT UNIT COUNT				
FLOOR	STUDIO (EFF.)	1 BEDRM	2 BEDRM	REMARKS
SIZE RANGE	460 SF	700 SF - 865 SF	851 SF - 865 SF	
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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			

2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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 SET

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

Sean M. Olsen, R.A., NCARB
REGISTERED ARCHITECT
N.J. LIC. NO. 21A0207700

SHEET TITLE:
PLANS

SCALE: AS NOTED
DRAWN BY: SO
REVIEWED BY: SO

A01.00

JOB #: 20010
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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

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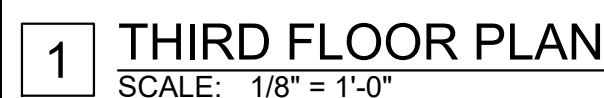
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N.J. LIC. NO. 21A02071700

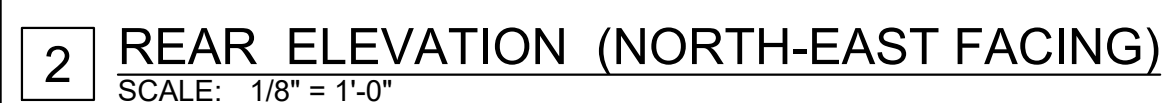
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REVIEWED BY:	SO

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JOB #: 20010

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