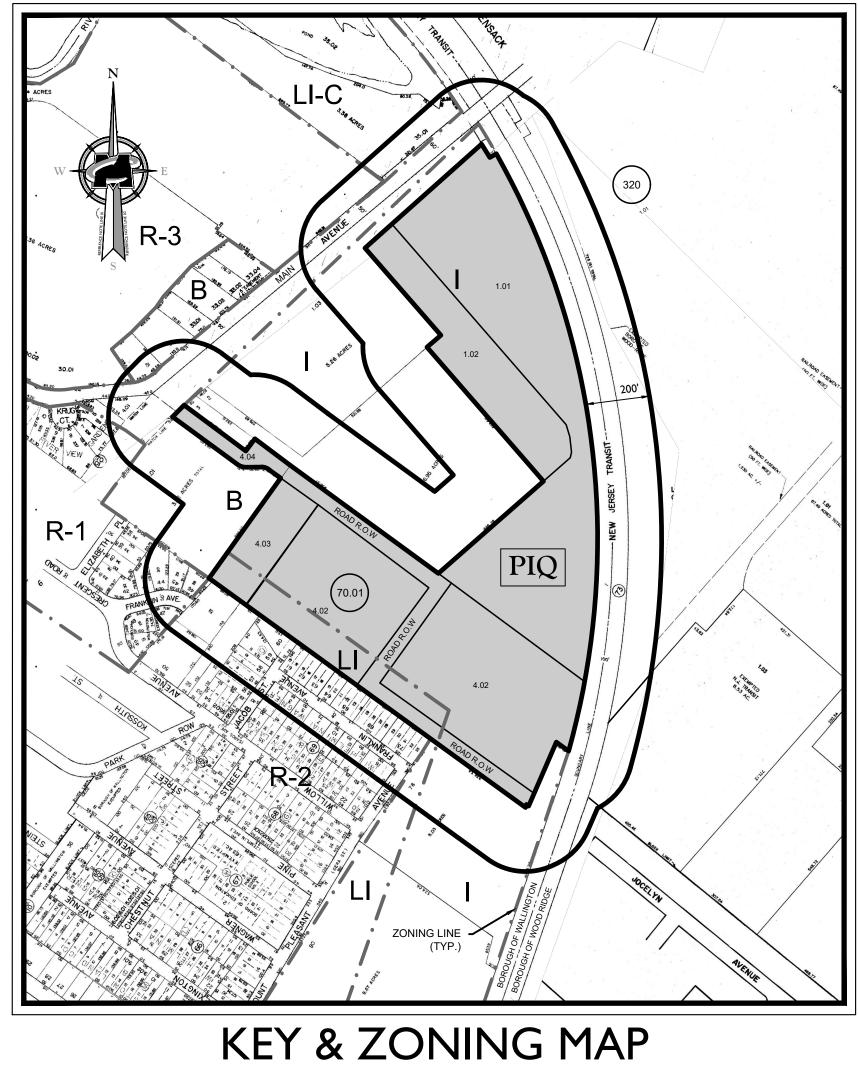
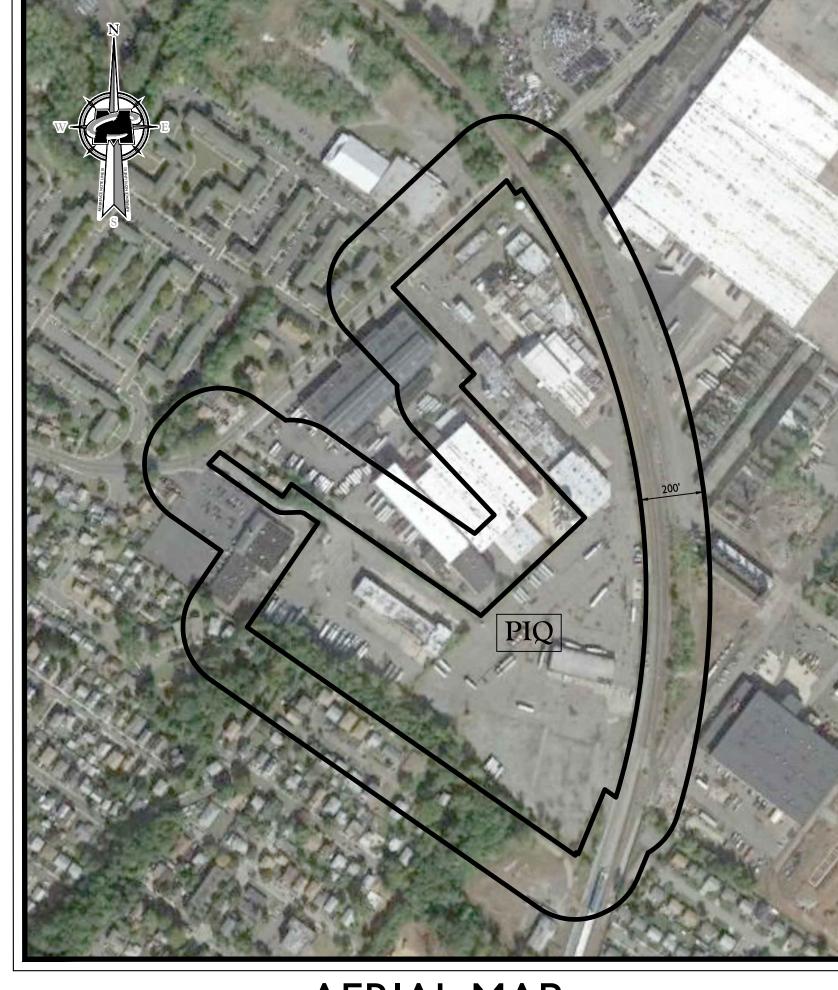
PRELIMINARY & FINAL MAJOR SITE PLAN WITH MINOR SUBDIVISION

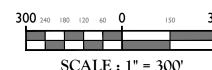
UMDASCH REAL ESTATE USA, LTD. PROPOSED INDUSTRIAL REDEVELOPMENT BLOCK 70.01, LOTS 1.01, 1.02, 4.02, 4.03 & 4.04

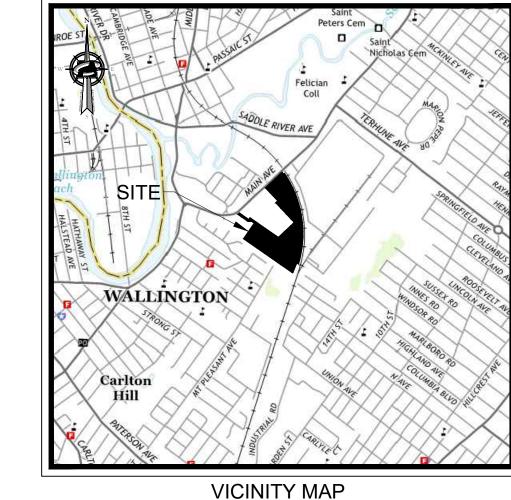
520 MAIN AVENUE

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U.S.G.S. QUANDRANGLE MAP

INDEX OF SHEETS

DRAWING TITLE

SHEET No.

COVER SHEET

PROJECT NOTES

PROPOSED SUBDIVISION PLAT

OVERALL DEVELOPMENT PLAN SITE DEMOLITION PLAN - NORTH

SITE DEMOLITION PLAN - EAST

LAYOUT PLAN - NORTH

LAYOUT PLAN - EAST

UTILITIES PLAN - NORTH

LANDSCAPE PLAN - SOUTH

LIGHTING PLAN - NORTH

LIGHTING PLAN - SOUTH

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

TO BE SIGNED BEFORE SUBMISSION:

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE

INDUSTRIAL & LIGHT INDUSTRIAL

UMDASCH REAL ESTATE USA, LTD.

LITTLE FERRY, NEW JERSEY 07643

TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT

TO BE SIGNED BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

HAS BEEN POSTED IN ACCORDANCE WITH SECTION _____ OF THE SITE PLAN ORDINANCE.

CHAIRPERSON

CONSTRUCTION OFFICIAL

ENGINEER

214 GATES ROAD

AUGUST 26, 2019 SCALE: AS SHOWN ON PLANS

HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY

TITLE AND LICENSE NUMBER:

OF THE BOROUGH OF WALLINGTON.

LIGHTING PLAN - EAST

UTILITIES PLAN - EAST UTILITIES PLAN - SOUTH

SITE DEMOLITION PLAN - SOUTH

GRADING AND DRAINAGE PLAN - NORTH

GRADING AND DRAINAGE PLAN - SOUTH

SOIL EROSION & SEDIMENT CONTROL PLAN - NORTH

SOIL EROSION & SEDIMENT CONTROL PLAN - EAST

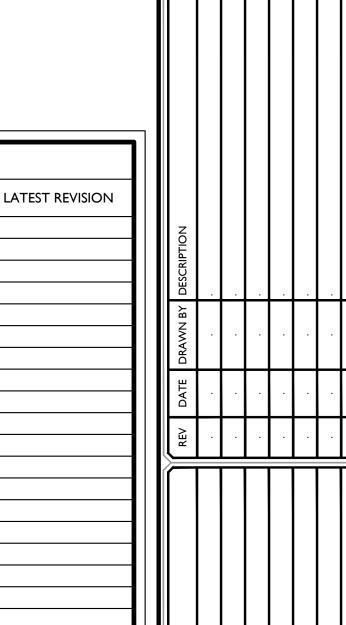
SOIL EROSION & SEDIMENT CONTROL PLAN - SOUTH

GRADING AND DRAINAGE PLAN - EAST



ALL STATES REQUIRE NOTIFICATION CEXCAVATORS, DESIGNERS, OR ANY PERS

WWW.CALL811.COM



JESSE B. COKELEY NEW JERSEY PROFESSIONAL **ENGINEER - LICENSE NUMBER:54006**

PRELIMINARY & FINAL MAJOR SITE PLAN WITH MINOR SUBDIVISION **UMDASCH REAL**

OF THE BOROUGH OF WALLINGTON.

ESTATE USA, LTD. **BLOCK 70.01** LOTS 1.01, 1.02, 4.02, 4.03, & 4.04

520 MAIN AVENUE BOROUGH OF

WALLINGTON BERGEN COUNTY **NEW JERSEY**

Suite 101 Montvale, NJ 07645

Phone: 845.352.0411 9/4/19 DJG 16002631A

COVER SHEET

PREPARED BY

MASER CONSULTING P.A. 50 CHESTNUT RIDGE ROAD, SUITE 101 MONTVALE, NJ 07645

ALSO TO BE NOTIFIED

NEWARK, NJ 07101

71 | 32 | 465 MAIN A VENUE

71 | 33.01 | 477 MAIN AVENUE

35.01 551 MAIN AVENUE

35.02 | MAIN AVENUE REAR

WALLINGTON WATER COMPANY TRANSCO-WILLIAMS MANGER-CORPORATE PROPERTIES 24 UNION BOULEVARD TRANS CONTINENTAL GAS COMPANY WALLINGTON, NJ 07057 99 FARBER ROAD 80 PARK PLAZA, T6B NEWARK, NJ 07102 PRINCETON, NJ 08540 NEW IERSEY TRANSIT HEADQUARTERS WALLINGTON PUBLIC WORKS & UTILITIES CABLEVISION

ONE BERGEN COUNTY PLAZA, 4TH FLOOR CN 600

I PENN PLAZA EAST 94 HATHAWAY STREET **40 POTASH ROAD** WALLINGTON, NJ 07057 **NEWARK, NJ 07105** NI DEPARTMENT OF TRANSPORTATION BERGEN COUNTY DEPARTMENT OF 540 BROAD STREET PLANNING & ECONOMIC DEVELOPMENT 1035 PARKWAY AVENUE

HACKENSACK, NJ 07601

COMCAST CABLEVISION 171 RIVER ROAD UNITED WATER, NJ NORTH ARLINGTON, NJ 07037 200 OLD HOOK ROAD HARRINGTON PARK, NJ 07460

ZIELINSKI, ARTUR & TERESA 70.01 | 46 | 55 FRANKLIN A VENUE 5 FRANKLIN A VENUE, WALLINGTON, NJ 07057 WALLINGTON BOROUGH 70.01 47 FRANKLIN A VENUE 54 UNION BLVD, WALLINGTON, NJ 07057 70.01 | 50 | 5 WILLOW A VENUE ΓESTA, DENNIS & MARYANN 325 LEE COURT, RIVERVALE, NJ 07675 ΓESTA, MARYANN 51 57 FRANKLIN AVENUE 25 LEE COURT, RIVERVALE, NJ 07675 70.01 | 52 | 15 WILLOW A VENUE SIERY, ROBERT 15 WILLOW A VENUE, WALLINGTON, NJ 07057 70.01 56 11 JACOB STREET OUSSET, GAIL 11 JACOB STREET, WALLINGTON, NJ 07057 KING, CHRISTOPHER E & MARIA B 57 | 15 JACOB STREET 15 JACOB STREET, WALLINGTON, NJ 07057 70.01 | 58 | 19 JA COB STREET BOHNARCZYK, JOSEPH & JAMES 9 JACOB STREET, WALLINGTON, NJ 07057 70.01 | 59 | 21 JACOB STREET CIELEPAK, GENOWEFA 1 JACOB STREET, WALLINGTON, NJ 07057 70.01 | 60 | 1 FRANKLIN A VENUE OZIK, MAREK & BARBARA 29 GERANIUM PLACE, WALLINGTON, NJ 07057 SZERSZEN, JAN & MALGORZATA 70.01 | 61 | 3 FRANKLIN AVENUE 925 SYCAMORE LANE, WASHINGTON TOWNSHIP, NJ 07675 70.01 | 62 | 7 FRANKLIN A VENUE BARYLSKI, STANLEY & HELEN 336 RIVER ROAD, GARFIELD, NJ 07026 70.01 | 63 | 11 FRANKLIN A VENUE BARYLSKI, STANLEY & HELEN 336 RIVER ROAD, GARFIELD, NJ 07026 64 | 15 FRANKLIN A VENUE SAWRONSKI, DAMIAN & GAWRONSKI, R&T 15 FRANKLIN A VENUE, WALLINGTON, NJ 07057 CZYKIER, STANISLAW 70.01 | 65 | 19 FRANKLIN A VENUE 19 FRANKLIN A VENUE, WALLINGTON, NJ 07057 70.01 | 69 | 27 FRANKLIN A VENUE SA VOULIDIS, ANASTASIA 263 BAYRIDGE AVENUE, BROOKLYN, NY 11220 70.01 | 73 | 377 M PLEASANT A VENUE STRADA, ERWIN R & PACHECO, ZAIDA E 77 MT PLEASANT AVENUE, WALLINGTON, NJ 07057 70.01 78 380 MT PLEASANT A VENUE WALLINGTON REAL ESTATE INV TRUST, LLC 281 LIBERTY ST. LITTLE FERRY, NJ 07643 ASONTOWN II ASSOCIATES 71 3 11-21 MIDLAND A VENUE 320 LIBERTY STREET, LITTLE FERRY, NJ 07643 ASONTOWN APARTMENTS, LLC 30.01 421 MAIN AVENUE O VAP INT. 1 STEVENS ROAD, WALLINGTON, NJ 07057 31 463 MAIN A VENUE MBRUGLIA, ROSS & CAROLYN

200' PROPERTY OWNER'S LIST - SOUTH HACKENSACK

200' PROPERTY OWNER'S LIST - WOOD-RIDGE

SANTORELLI, ROSE & CARFI S. & L

ΓOMES, HARRY J & CLAIRE Ε

BOROUGH OF WOODRIDGE

MACCARRONE THOMAS I

IJ TRANSIT CORPORATION PO BOX 10009. NEW ARK. NJ 07101

200 PROPERTY OWNER'S LIST - WALLINGTON

KOZDRON, JACEK & AGATA

SUDOL, WLADYSLAW & LUCYNA

ZYKIER. WOJCIECH & STANISLAW

36 RIVER DRIVE, GARFIELD, NJ 07026

460 GETTY A VENUE, CLIFTON, NJ 07011

460 MAIN AVENUE WALLINGTON, LLC 460 MAIN AVENUE, WALLINGTON, NJ 07057

458 MAIN AVENUE, WALLINGTON, NJ 07057

32 MAIN AVENUE, WALLINGTON, NJ 07057

49 FRANKLIN AVENUE, WALLINGTON, NJ 07057

51 FRANKLIN AVENUE, WALLINGTON, NJ 07057

3 FRANKLIN A VENUE, WALLINGTON, NJ 07057

UNION BLVD, WALLINGTON, NJ 07057

2 KIPP A VENUE, ELMWOOD PARK, NJ 07407

7 HORSENECK ROAD. 3RD FLOOR. FAIRFIELD. NJ 07004

485 MAIN AVENUE, WALLINGTON, NJ 07057

WOJDYLAK, ANTONI & BARBARA

NEW WALLINGTON HOME LLC

SUDOL, JOSEPH

WALLINGTON IND. DEV. 2 ASSOC. LP

3 KRUG COURT, WALLINGTON, NJ 07057

ASTRO, GIOVANNA & EMMA

WOJTAK, ROBERT K & EWA

CZOPECH, WILLIAM & WANDA

KOTULA, EDMUND & MARGARET

NOSAL, WITOLD J & AGENES E

SACCO, WILLIAM F & CAROLE A

IEMCZYK, CHRISTINI

ECKERT, JOANNE

BARYLSKI, STANLEY, JR

REHE, RUTH ANN

FRANKLIN A VENUE, WALLINGTON, NJ 07057

FRANKLIN AVENUE, WALLINGTON, NJ 07057

7 WEEDON DRIVE, WEST MILFORD, NJ 07480

24 FRANKLIN AVENUE, WALLKINGTON, NJ 0705

865 MOUNT PLEASANT AVENUE, WALLINGTON, NJ 07057

C/O VAP INT. 1 STEVENS ROAD, WALLINGTON, NJ 07057

WOOD-RIDGE INDUSTRIAL PROP LLC PASSAIC STREET WOOD-RIDGE NJ 07075

130 JOCELYN A VENUE WOOD-RIDGE NJ 0707

31 HELM A VENUE, WOOD-RIDGE, NJ 07075

60 TERRACE A VENUE, HASBROUCK HEIGHTS, NJ 07604

5 HUMBOLDT STREET, WOOD-RIDGE, NJ 07075

131 JOCELYN A VENUE, WOOD-RIDGE, NJ 07075

5 CUTHBERT BOULEVARD, CHERRY HILL, NJ 08002

OWNER'S NAME/ADDRESS

ORCIVIA, PHILLIP JR. & MEREDITH

CONDEMI INTERNATIONAL CO., INC

2 SOUTH MAIN STREET, SOUTH HACKENSACK, NJ 07606

OWNER'S NAME/ADDRESS

PROPERTY LOCATION

PROPERTY LOCATION

PROPERTY LOCATION

285 1 130 JOCELYN A VENUE

11 131 HELM A VENUE

JOCELYN A VENUE

1.03 PASSAIC STREET

1 JOHNSON DRIVE

1 2 FRAKLIN AVENUE

8 FRANKLIN AVENUE

118 FRANKLIN AVENUE

12 24 FRANKLIN A VENUE

15 28 FRANKLIN AVENUE

460 MAIN A VENUE

3 458 MAIN AVENUE

5 432 MAIN A VENUE

45 53 FRANKLIN AVENUE

70.01 | 4.01 | 450 MAIN A VENUE

70.01 7 8 KRUG COURT

70.01 43 49 FRANKLIN A VENUE

70.01 44 51 FRANKLIN A VENUE

69 | 16 | 365 MT PLEASANT AVENUE

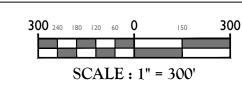
69 | 10 | 20 FRANKLIN A VENUE

12 FRANKLIN AVENUE

320 1.01 1.PASSAIC STREE

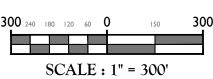
BLOCK

131 JOCELYN A VENUE





AERIAL MAP



GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS KNOWN AS LOTS 1.01, 1.02, 4.02, 4.03 AND 4.04 IN BLOCK 70.01 AS SHOWN ON SHEET 7 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF WALLINGTON, BERGEN COUNTY, NEW JERSEY, DATED DECEMBER, 1961 AND REVISED THROUGH OCTOBER, 1979.
- 2. THE PROPERTIES ARE LOCATED IN THE INDUSTRIAL AND LIGHT INDUSTRY ZONE DISTRICTS AND CONTAINS A TOTAL TRACT AREA OF 1,136,815 SF, 26.10 ACRES.

LITTLE FERRY, NEW JERSEY 07643

- OWNER / APPLICANT: UMDASCH REAL ESTATE USA, LTD. 214 GATES ROAD
- 4. THE SUBJECT PROPERTY IS PRESENTLY FIVE LOTS CONTAINING FIVE 1-2 STORY INDUSTRIAL BUILDINGS AND ASSOCIATED APPURTANENCES. THE APPLICANT PROPOSES TO CONSOLIDATE AND SUBDIVIDE THE LOTS AS SHOWN ON THESE PLANS AND CONSTRUCT THREE (3) NEW STRUCTURES FOR WAREHOUSING AND OFFICE ALONG WITH TYPICAL APPURTENANT SITE IMPROVEMENTS AND STORAGE AREAS.
- ZONE DATA: INDUSTRIAL "I" LIGHT INDUSTRY "LI"
- 6. THE FOLLOWING VARIANCES AND/OR DESIGN WAIVERS MAY BE REQUIRED FROM THE FOLLOWING ORDINANCE SECTIONS IF DETERMINED BY THE PLANNING/ZONING BOARD: NO VARIANCES REQUIRED. NO WAIVERS REQUESTED
- 7. BOUNDARY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY", SHEETS 01 THROUGH 03, DATED JULY 17, 2017, LAST REVISED SEPTEMBER 7, 2017, PREPARED BY MASER CONSTULTING P.A.
- 8. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY". SHEETS 01 THROUGH 03, DATED JULY 17, 2017, LAST REVISED SEPTEMBER 7, 2017, PREPARED BY MASER CONSTULTING P.A.
- P.L.S. LIC. NO. GS41045 OF NEW JERSEY. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD
- 1983. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988. 9. NO FRESHWATER WETLANDS ARE KNOWN TO EXIST ON THE SITE.
- 10. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP FOR THE BOROUGH OF WALLINGTON, BERGEN COUNTY, NEW JERSEY, DATED SEPTEMBER 30, 2005 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- II. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- A. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2007; AS SUPPLEMENTED. B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- 12. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURE AS NOTED ON THE PLANS. 13. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAPPED ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS
- LOCATED ON PUBLIC ROADWAYS. 14. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 15. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY. 16. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR

D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.

BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS. 17. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO

EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A

- 18. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
- 19. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS. TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH
- 20. BASED ON THE ENVIRONMENTAL TESTING DONE BY OTHERS. THE SITE WILL BE CAPPED AS IT RELATES TO LOTS 1.01, 1.02, 4.02, 4.03, 4.04. CAPPING WILL CONSIST OF I' UNDER PAVED AREAS AND 2' UNDER LANDSCAPED AREAS.
- 21. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES
- 22. REFER TO SURVEY ENTITLED. "ALTA/NSPS LAND TITLE SURVEY", SHEETS 01 THROUGH 03, DATED JULY 17, 2017, LAST REVISED SEPTEMBER 7, 2017, PREPARED BY MASER CONSTULTING P.A. FOR LIST OF EXISTING EASEMENTS. 23. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

BERGEN COUNTY NOTES

- APPLICANT AND/OR CONTRACTOR SHALL CONTACT MR. GARY HEMMER. DEPARTMENT OF PUBLIC WORKS INSPECTOR. AT (201)336-6815 PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE.
- 2. ANY EXISTING CURB AND SIDEWALK ALONG THE COUNTY ROAD FRONTAGE BE REMOVED AND REPLACED WITH NEW FULL HEIGHT CURB (8") AND SIDEWALK IN CONFORMANCE TO THE COUNTY ENGINEER'S DESIGN STANDARDS.
- 3. RELOCATION OF UNDERGROUND ELECTRIC SERVICE THAT IS NECESSITATED BY ANY MODIFICATIONS/REMOVAL/RELOCATION OF UTILITY POLES IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND NOT THE COUNTY OF BERGEN.
- 4. THE PROJECT SHALL COMPLY WITH ALL THE REQUIREMENTS SET FORTH BY THE BERGEN COUNTY SOIL CONSERVATION DISTRICT (N.J.S.A. 4:24-43). A COPY OF THE SOIL CONSERVATION DISTRICT APPROVAL LETTER SHALL BE SUBMITTED TO THE
- 5. ALL EXISTING OR PROPOSED SIDEWALKS, CURBING AND HANDICAP RAMPS MUST BE CONSTRUCTED AND/OR RECONSTRUCTED TO MEET THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE DESIGN/CONSTRUCTION OF THE HANDICAPPED RAMP AND THE TYPE OF TRUNCATED DOME SURFACE SHALL BE SPECIFIED & CERTIFIED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE, PURSUANT TO TITLE 27:16-8, THE COUNTY OF BERGEN MAINTAINS ROADWAYS BETWEEN CURBLINES OR EDGES OF ASPHALT AND IS NOT RESPONSIBLE FOR THESE IMPROVEMENTS. 6. ALL IDENTIFICATION AND COMMERCIAL SIGNS AT THE DRIVEWAY ENTRANCE/EXIT SHALL BE OF A TYPE, SIZE AND SO
- LOCATED AS NOT TO IMPEDE SIGHT DISTANCE ALONG THE COUNTY ROAD. 7. CURB AND ROADWAY SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE BERGEN COUNTY ENGINEER'S "DESIGN
- AND CONSTRUCTION PLAN STANDARDS" AVAILABLE FROM THE COUNTY ENGINEER'S OFFICE (201-336-6800). 8. ALL PAVEMENT MARKINGS/STRIPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE OF A REFLECTIVE HOT-EXTRUDED THERMOPLASTIC MATERIAL. MINIMUM 90 MIL. THICKNESS, APPLIED IN ACCORDANCE WITH BERGEN COUNTY DESIGN STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION.
- 9. ALL INLETS IMPACTED WITHIN THE COUNTY R.O.W. SHALL HAVE BICYCLE GRATES (CAMPBELL FOUNDRY PATTERN #2617), AND "N-ECO" CURB PIECES (CAMPBELL FOUNDRY PATTERN #2618). ALL GOODS AND PRODUCTS TO BE USED SHALL BE
- 10. ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE RESET AT THE TIME OF CONSTRUCTION AND NOT STOCKPILED.

AMERICAN MADE, WHEREVER AVAILABLE, CONSISTENT WITH STATE STATUTE 40A:11-18.

XI SUPER HIGH EFFICIENCY FULL CUBE RETRO-REFLECTIVE SHEETING.

- II. APPLICANT SHALL PROVIDE THE COUNTY WITH REVISED DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES OR MODIFICATIONS NECESSITATED BY FIELD CONDITIONS.
- 12. ALL MATERIALS AND CONSTRUCTION PERFORMED IN ANY OF THE COUNTY OF BERGEN'S RIGHT-OF-WAY/ROAD WIDENING EASEMENT SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2007 EDITION OR NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY THE N.I.D.O.T. AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, GUIDE

RAIL, GUIDE RAIL END TREATMENTS, FENCES, RETAINING WALLS, STORM DRAINAGE PIPES, STORM DRAINAGE STRUCTURES,

- BRIDGES, CULVERTS AND ROADWAY CONSTRUCTION, OMISSION AND/OR CORRECTIONS DEEMED NECESSARY TO CONFORM TO ANY SPECIFICATIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE PROJECT'S APPLICANT, DEVELOPER, CONTRACTOR AND/OR PROPERTY OWNER 13. ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. D.O.T., FEDERAL HIGHWAY ADMINISTRATION, SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH ASTM D4956 TYPE
- 14. ALL TRAFFIC CONTROL SIGNS INSTALLED BY THE APPLICANT SHALL BE MAINTAINED BY THE PROPERTY OWNER AND NOT
- 15. APPLICANT AND/OR CONTRACTOR SHALL CONTACT GARY HEMMER OF THE BERGEN COUNTY ENGINEERING DIVISION, AT (201) 336-6815 TO ARRANGE FOR INSPECTION OF THE COUNTY IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE. COUNTY INSPECTOR HAS THE RIGHT TO REQUIRE MODIFICATIONS TO CONSTRUCTION BEYOND THE SCOPE OF THE PERFORMANCE BOND TO ENSURE COUNTY ENGINEERING SPECS ARE COMPLIED WITH AND AS NECESSITATED BY FIELD CONDITIONS.
- 16. ROAD OPENING PERMIT IS REQUIRED AND APPLICATION SHALL BE MADE TO THE BERGEN COUNTY OPERATIONS DIVISION (201-646-2808) BY THE GC AND FEES FOR SAME SHALL BE PAID AS SET FORTH THEREIN
- 17. ALL SIDEWALKS WITHIN THE COUNTY RIGHT-OF-WAY / ROAD WIDENING EASEMENT SHALL HAVE A MAXIMUM CROSS-SLOPE OF TWO (2%) PERCENT AND SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH.

DEMOLITION NOTES

- THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
- A. "ALTA/NSPS LAND TITLE SURVEY", SHEETS 01 THROUGH 03, DATED JULY 17, 2017, LAST REVISED SEPTEMBER 7, 2017, PREPARED BY MASER CONSTULTING P.A. P.L.S. LIC. NO. GS41045 OF NEW JERSEY.
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AND THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT (NJSA 48:2-73, et seg.) AS AMENDED.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
- A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION
- B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC.
- SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADIACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- I. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO **ENSURE PUBLIC AND CONTRACTOR SAFETY**
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT, BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES. AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- 10. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES, ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
- CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADIACENT FACILITIES, STREET CLOSURE PERMITS MUST BE RECEIVED. FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADIACENT TO THE RIGHT-OF-WAY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- 14. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, AFTER THE DEMOLITION IS COMPLETE. ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM

15. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS

17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.

- 18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE, ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
- 19. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
- 20. GC IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT DRAINAGE STRUCTURES ETC. WHICH ARE TO REMAIN GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.

ADA NOTES TO CONTRACTOR

FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE.

- CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING
- A. PARKING SPACES AND PARKING AISLES SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY
- B. CURB RAMPS SLOPES SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET. CURB RAMPS SHALL NOT RISE MORE THAN 6" WITHOUT A HANDICAP RAMP.
- C. LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) CROSS SLOPE.
- D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/6" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER
- E. DOORWAYS SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE
- DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS). IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.
- AT ALL CROSSWALKS, GC IS TO MAINTAIN A MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% RUNNING SLOPE. NOTIFY ENGINEER OF ANY DISCREPANCIES IN FIELD.
- CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4" VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP OF 1/4" CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2".

UTILITY NOTES

- LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO
- THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION
- THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- ALL NEW UTILITIES/SERVICES TO BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY/SERVICE PROVIDER SPECIFICATIONS AND STANDARDS. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON MAIN AVENUE, OWNED AND OPERATED BY THE BOROUGH OF WALLINGTON WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT
- LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AND AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON MAIN AVENUE. OWNED AND OPERATED BY THE BOROUGH OF WALLINGTON PUBLIC WORKS & UTILITIES AND PASSAIC VALLEY SEWERAGE COMMISSION. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND

APPROVAL, ACCORDING TO NEW IERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, PIPE MATERIALS

SHALL BE PVC SDR-35. EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED

- BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE. ALL MATERIALS USED FOR SANITARY SEWER SYSTEMS SHALL BE MANUFACTURED IN THE UNITED STATES, WHEREVER
- AVAILABLE, AS GOVERNED BY P.L. 1982, c. 107, EFFECTIVE DATE OCTOBER 3, 1982. SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. ANY WATER SERVICE LOCATED IN THE SAME TRENCH AS A SEWER LINE MUST BE LOCATED ABOVE AND TO ONE SIDE OF THE SEWER LINE AT LEAST ONE FOOT AWAY FROM THE SEWER LINE. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
- GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
- 0. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE. I. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT

REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.

STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT), OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL

GENERAL PLANTING NOTES

- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY
- 2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO
- CONSTRUCTION.
- PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO
- 4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT FOR THE BOROUGH OF WALLINGTON. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT, NO SHADE TREE. STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE. SHALL BE PLANTED CLOSER THAN 10' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN OR INSTALLED WITH PHYSICAL ROOT BARRIER.
- 6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 8'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE IUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND AND NOT JUTE BURLAP SHALL BE , COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
- BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE
- 10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS, BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE.
- II. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
- 2. OPTIMUM PLANTING TIME: DECIDUOUS - APRIL I TO JUNE I & OCTOBER 15 TO DECEMBER 15. CONIFEROUS - APRIL I TO IUNE I & SEPTEMBER I TO NOVEMBER I
- 13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- 14. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS.
- 15. PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED.
- 16. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 6" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS, A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
- 17. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SOD SHALL CONSIST OF A NEW JERSEY CERTIFIED MIXTURE. SEED SHALL BE IN ACCORDANCE WITH THE LOCAL SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO
- 18. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- 19. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- 20. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING, ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE, SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
- 21. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING

GENERAL LIGHTING NOTES

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.9 FOR ALL LED LUMINAIRES.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED.
- 4. THE LUMINAIRES, LAMPS AND LENSES SHALL BE REGULARLY INSPECTED/MAINTAINED TO INSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS.

WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION

UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT

- METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT. TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED 6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT AND/OR LIGHTING
- REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES. 7. ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES SHALL BE BROUGHT TO THE

CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS SHALL BE INSTALLED AS

- ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. 8. LIGHTING CONTRACTOR TO COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN
- THE BUILDING AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. 9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND
- GOVERNMENTAL REGULATIONS.
- 10. LIGHTING PLANS ARE TO BE USED FOR LIGHTING PURPOSES ONLY.
- 11. LUMINAIRES, POLES AND MOUNTS ARE TO BE BLACK, AND WALL MOUNTS ARE TO BE BLACK. 12. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BEHIND CURBS OR IN CAR PARKING AREAS.
- 13. POLE LOCATIONS ARE APPROXIMATE AND MAY VARY DUE TO SPECIFIC SITE CONDITIONS. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY POLE LOCATIONS IN ORDER TO ACCOMMODATE UTILITIES AND PAVEMENT.
- 14. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
- 15. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL. 16. CONCRETE FOOTINGS FOR POLE MOUNTED LIGHTS TO BE DESIGNED, SIGNED AND SEALED BY A NI LICENSED ENGINEER.
- 17. ELECTRICAL DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.

18. THIS PLAN EXCLUDES EMERGENCY LIGHTING ABOVE DOORWAYS.

19. THIS PLAN EXCLUDES SOFFIT LIGHTS.

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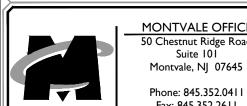
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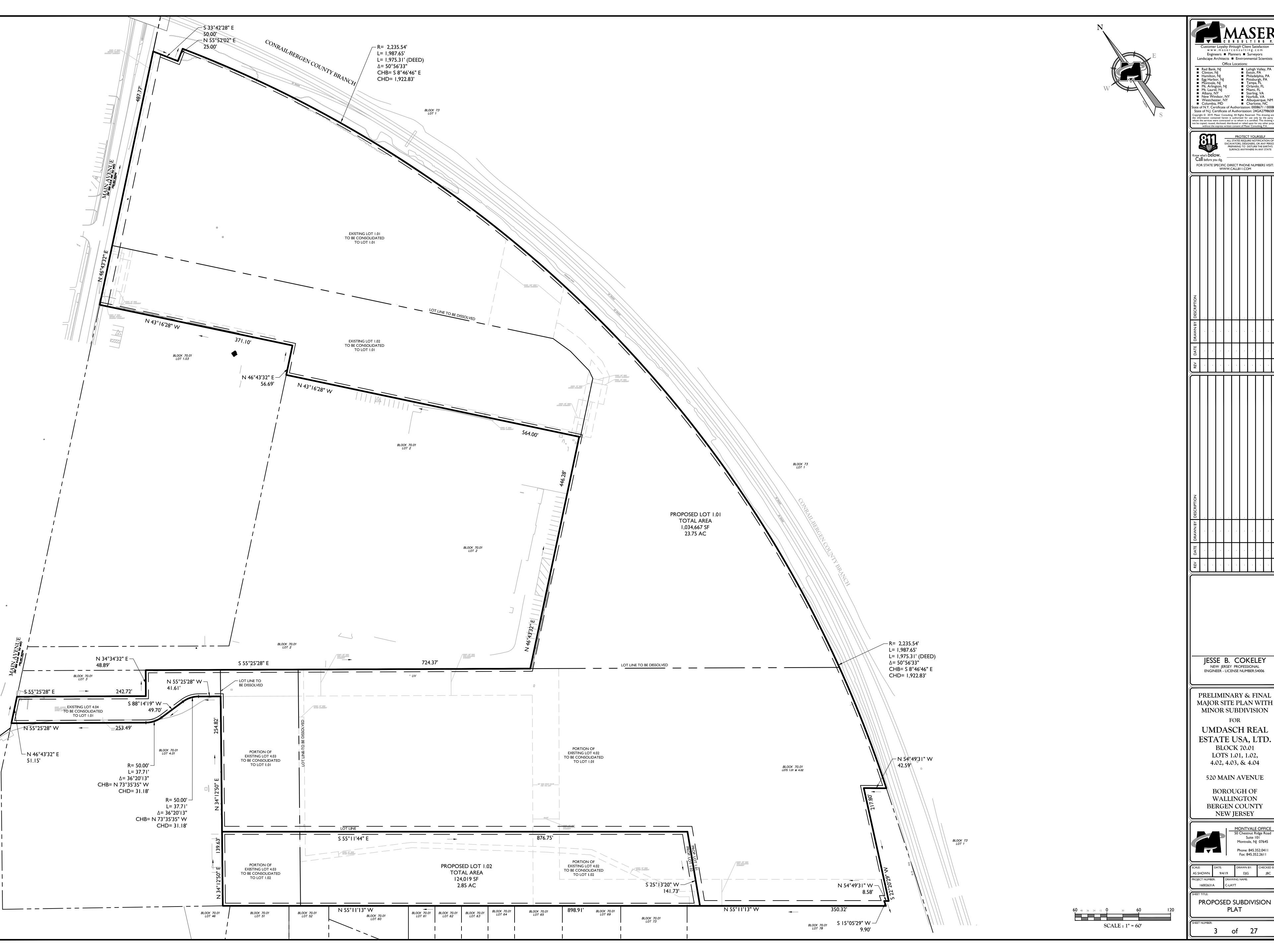
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PROJECT NOTES

DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.

3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL



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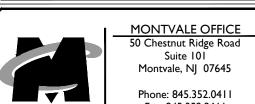
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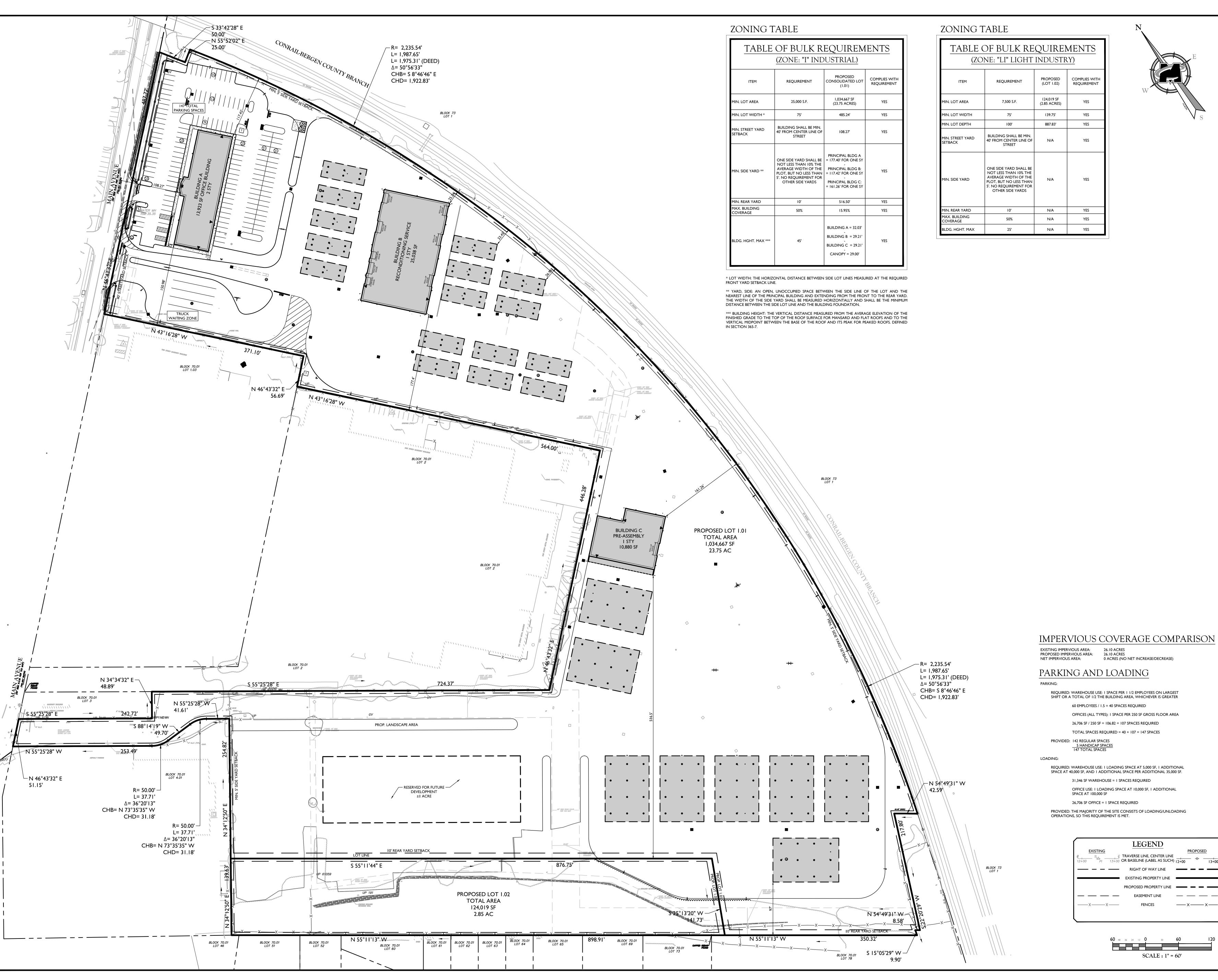
4.02, 4.03, & 4.04 520 MAIN AVENUE

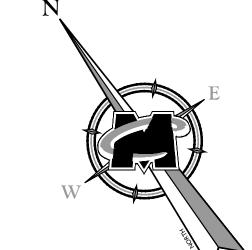
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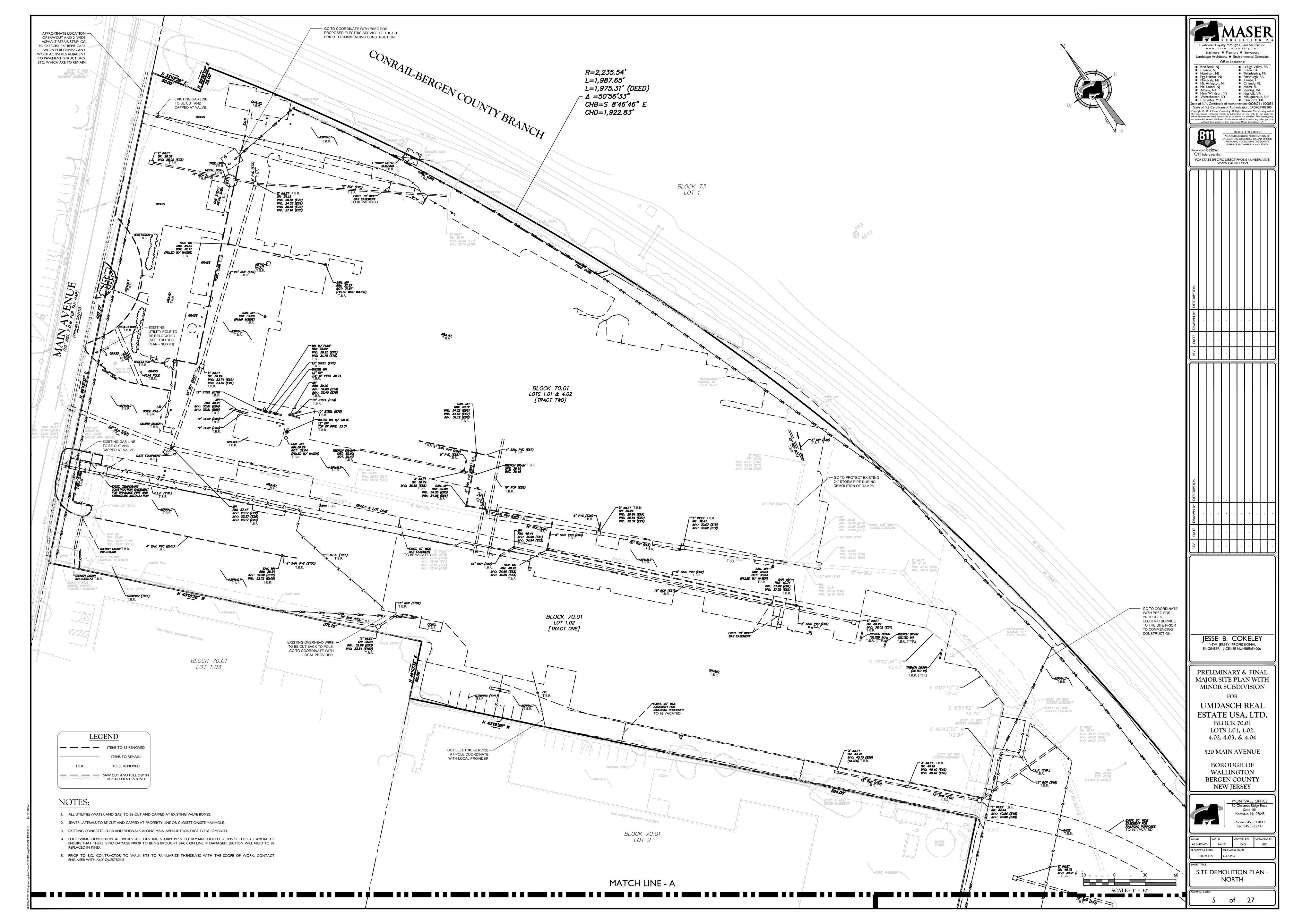
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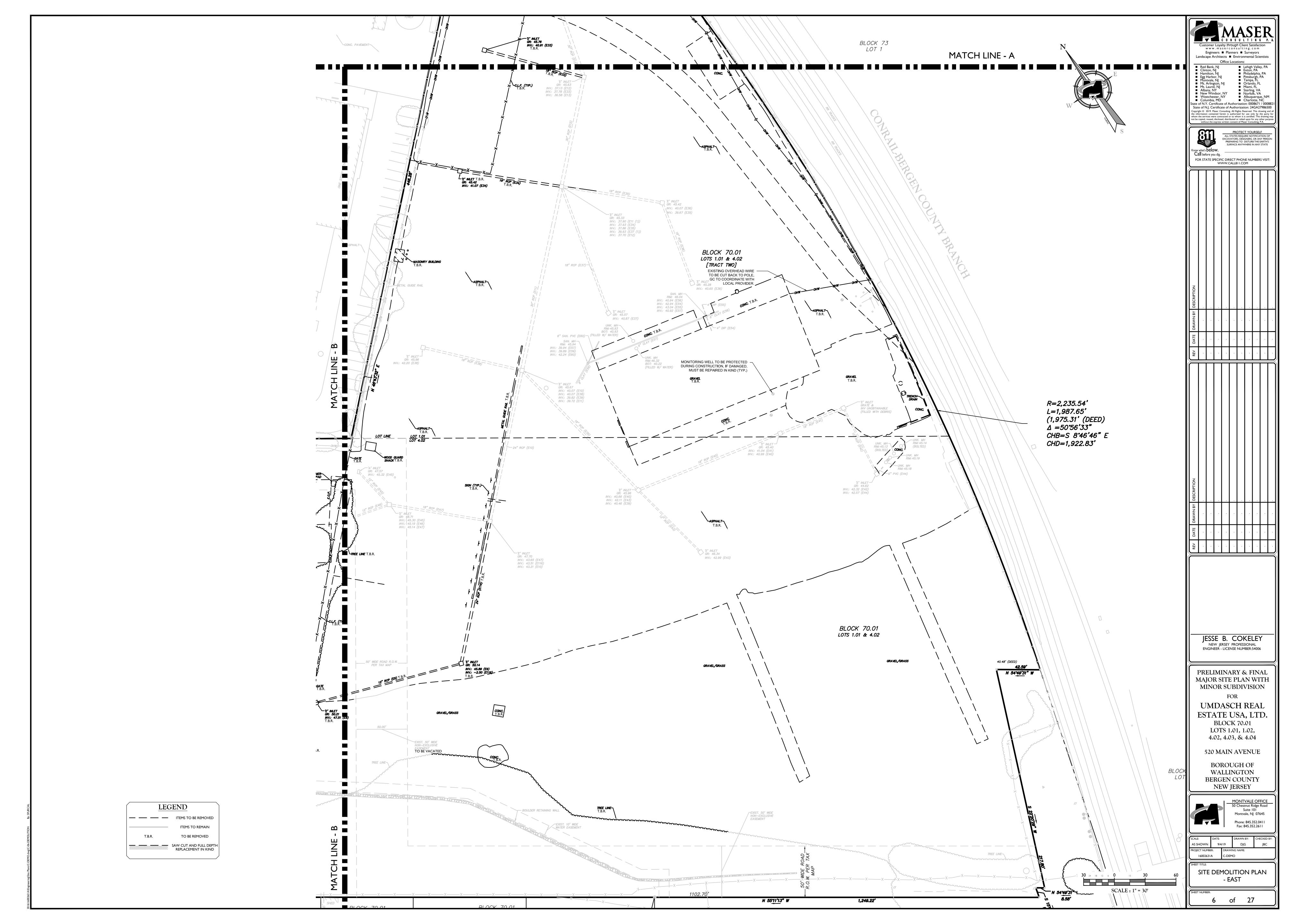
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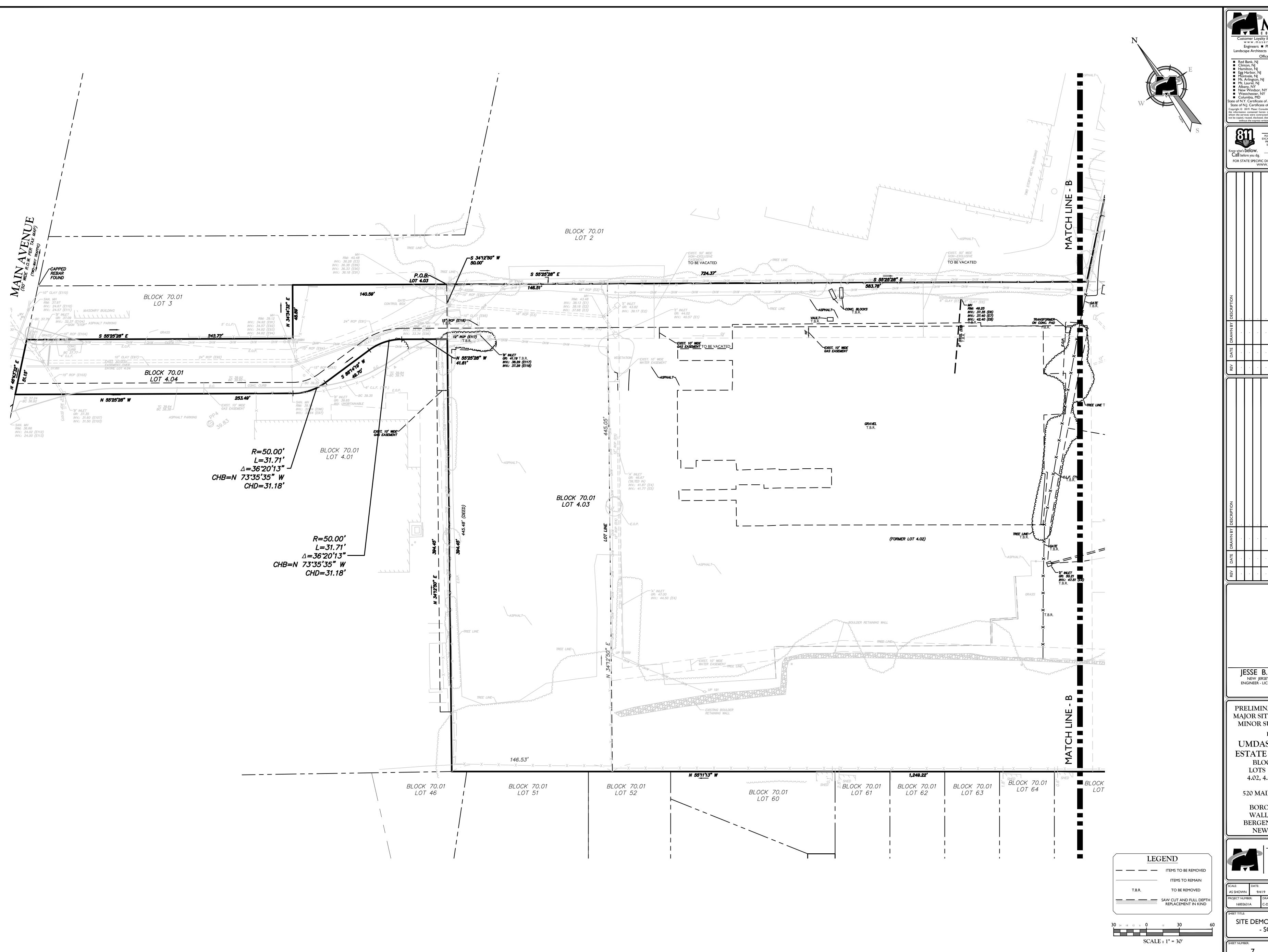
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OVERALL DEVELOPMENT

PLAN







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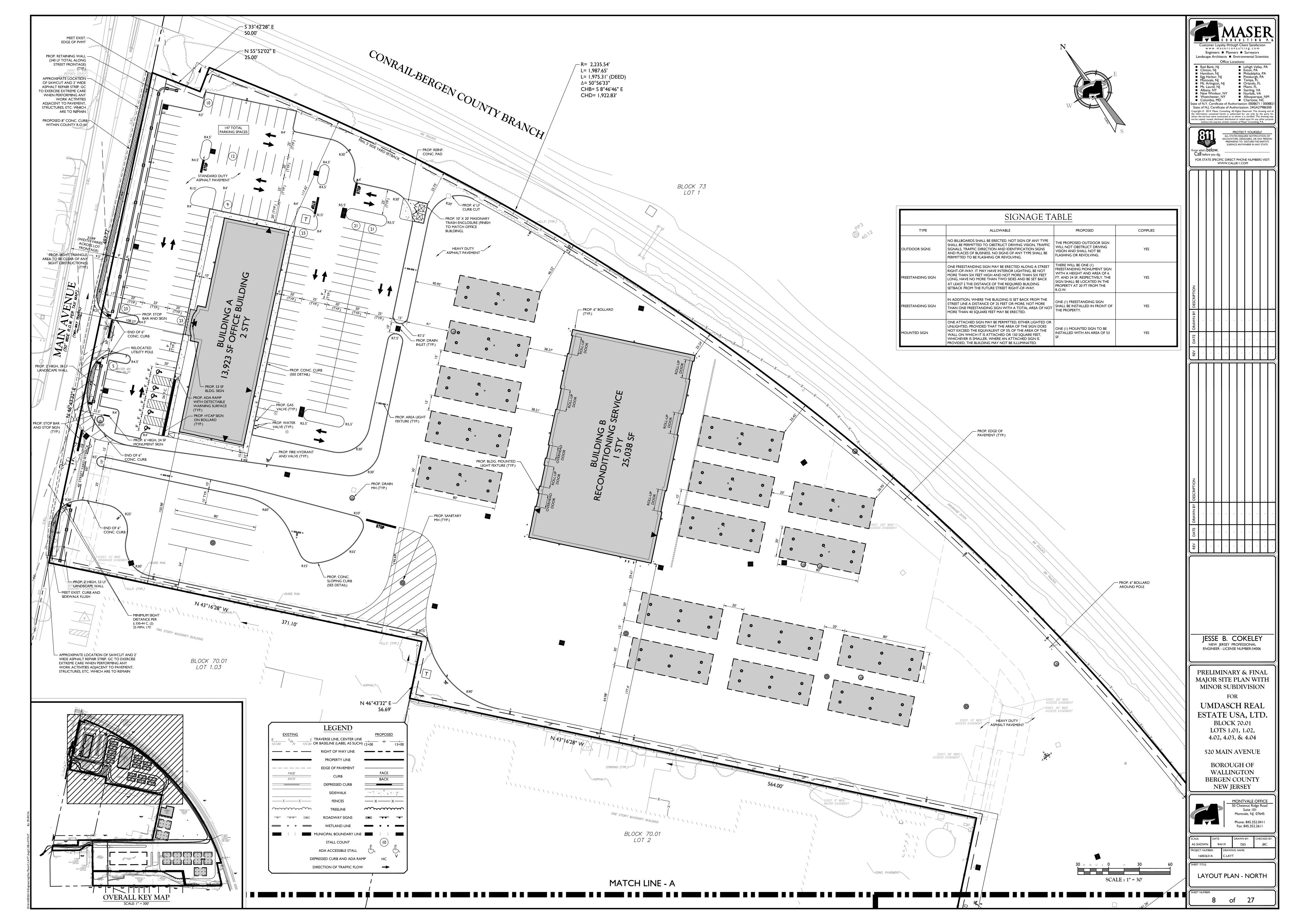


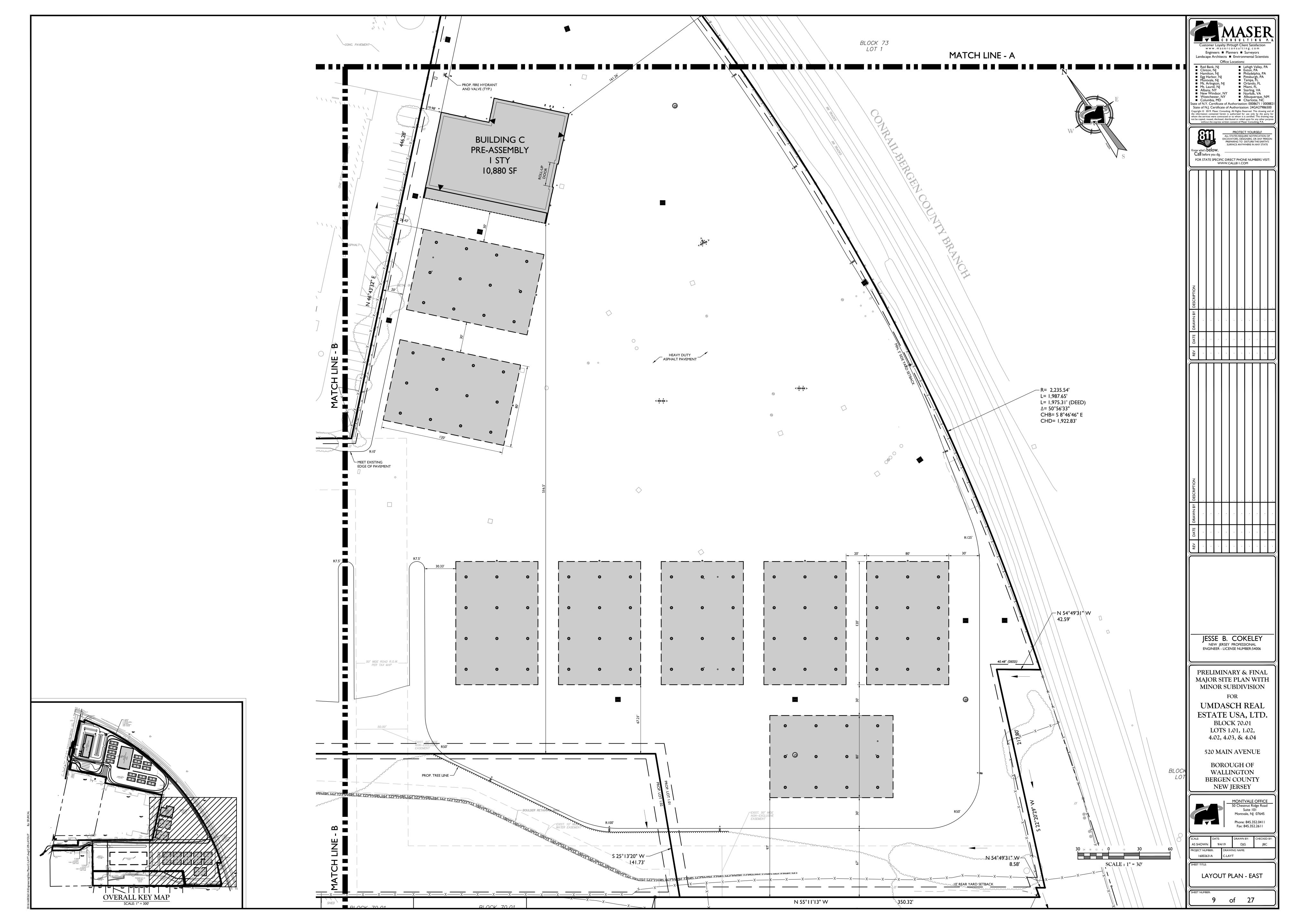
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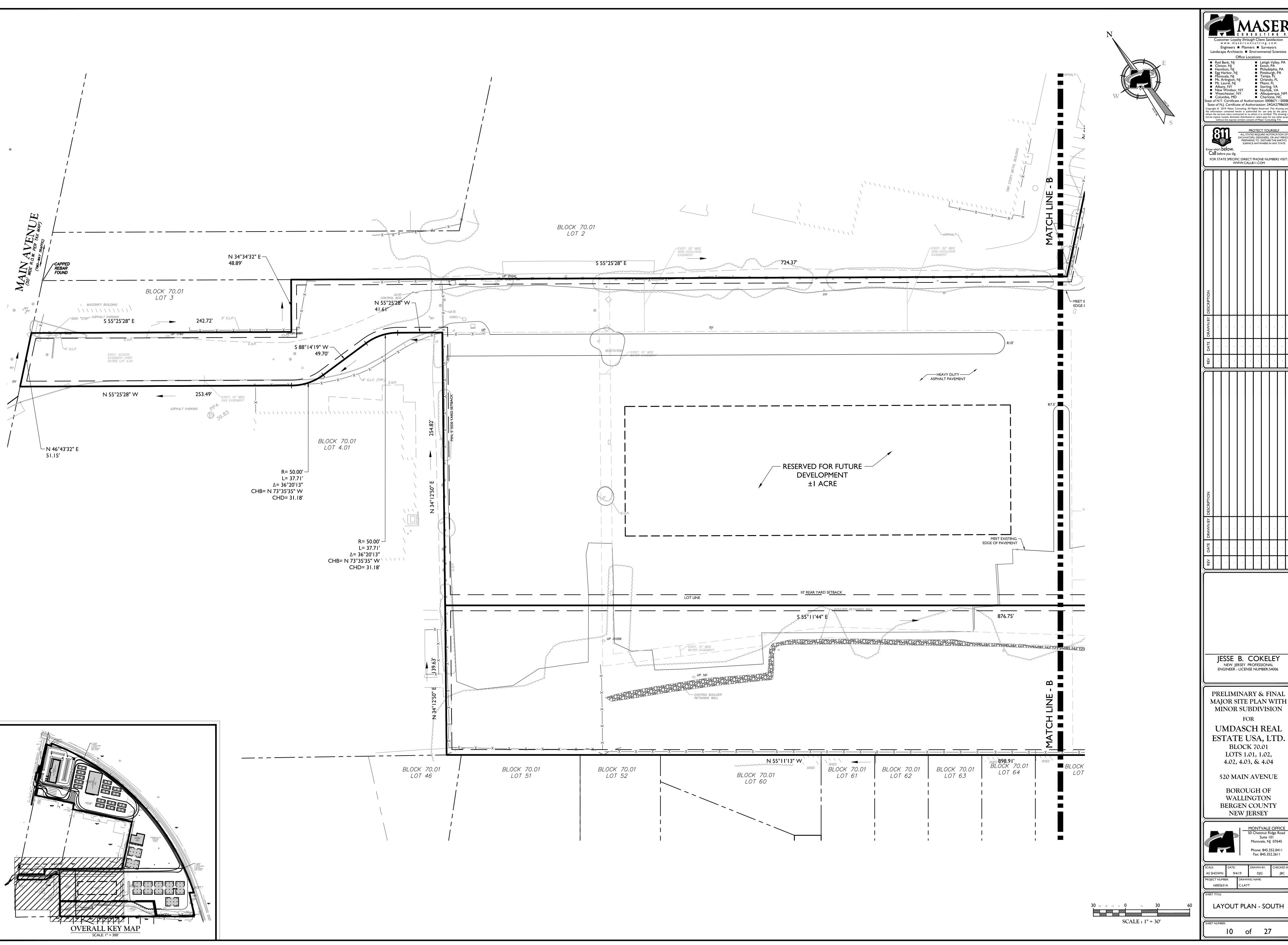
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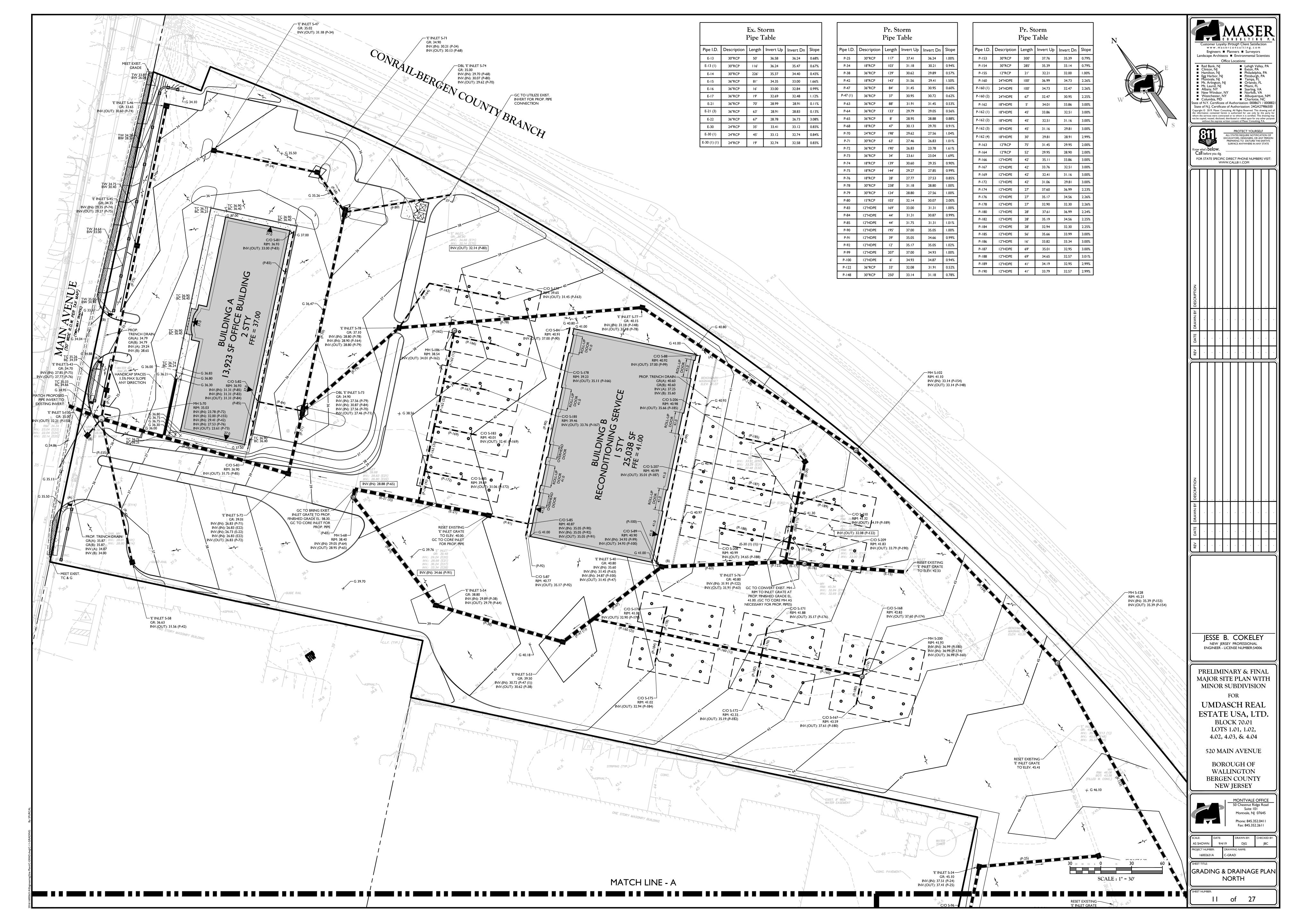
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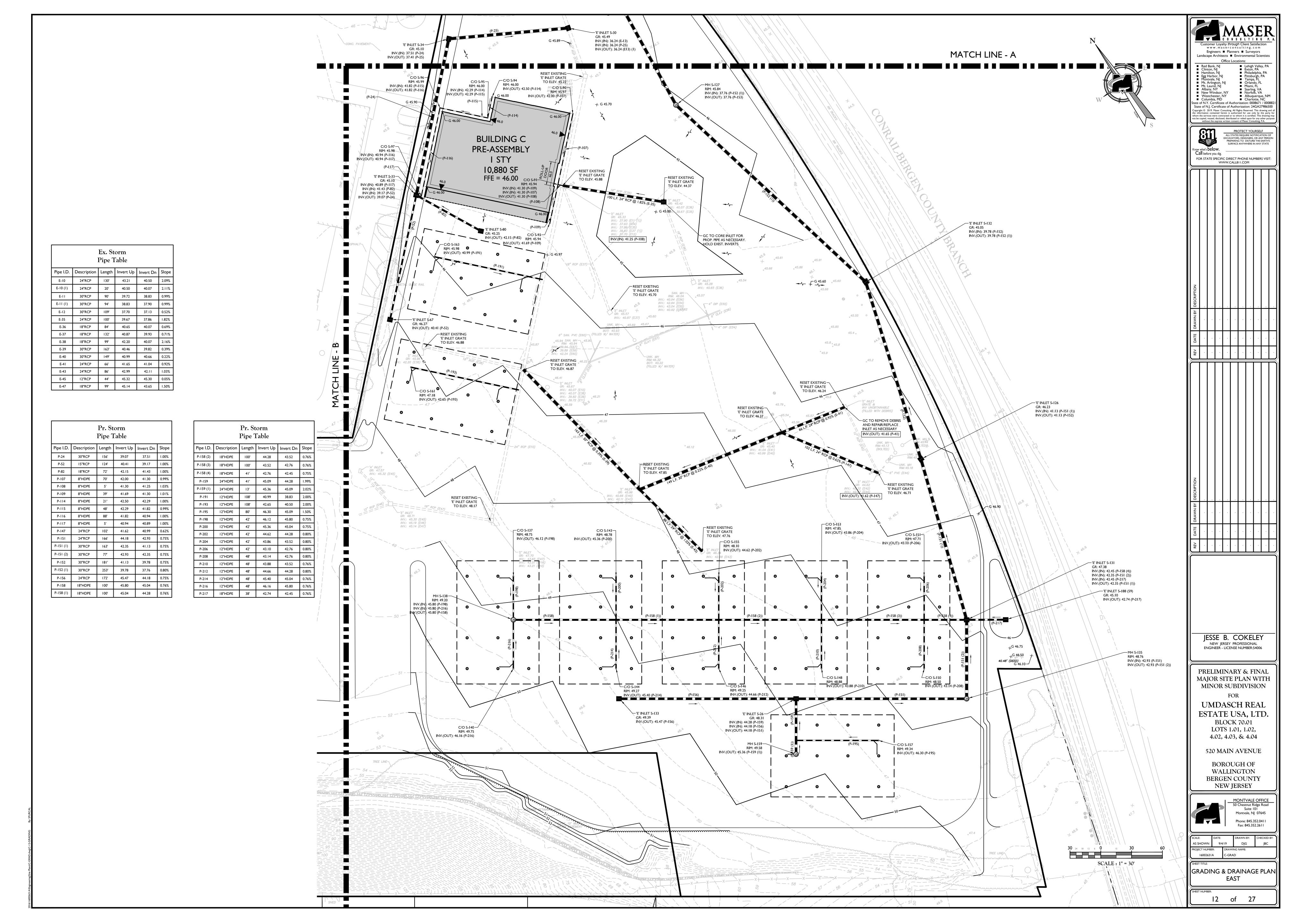
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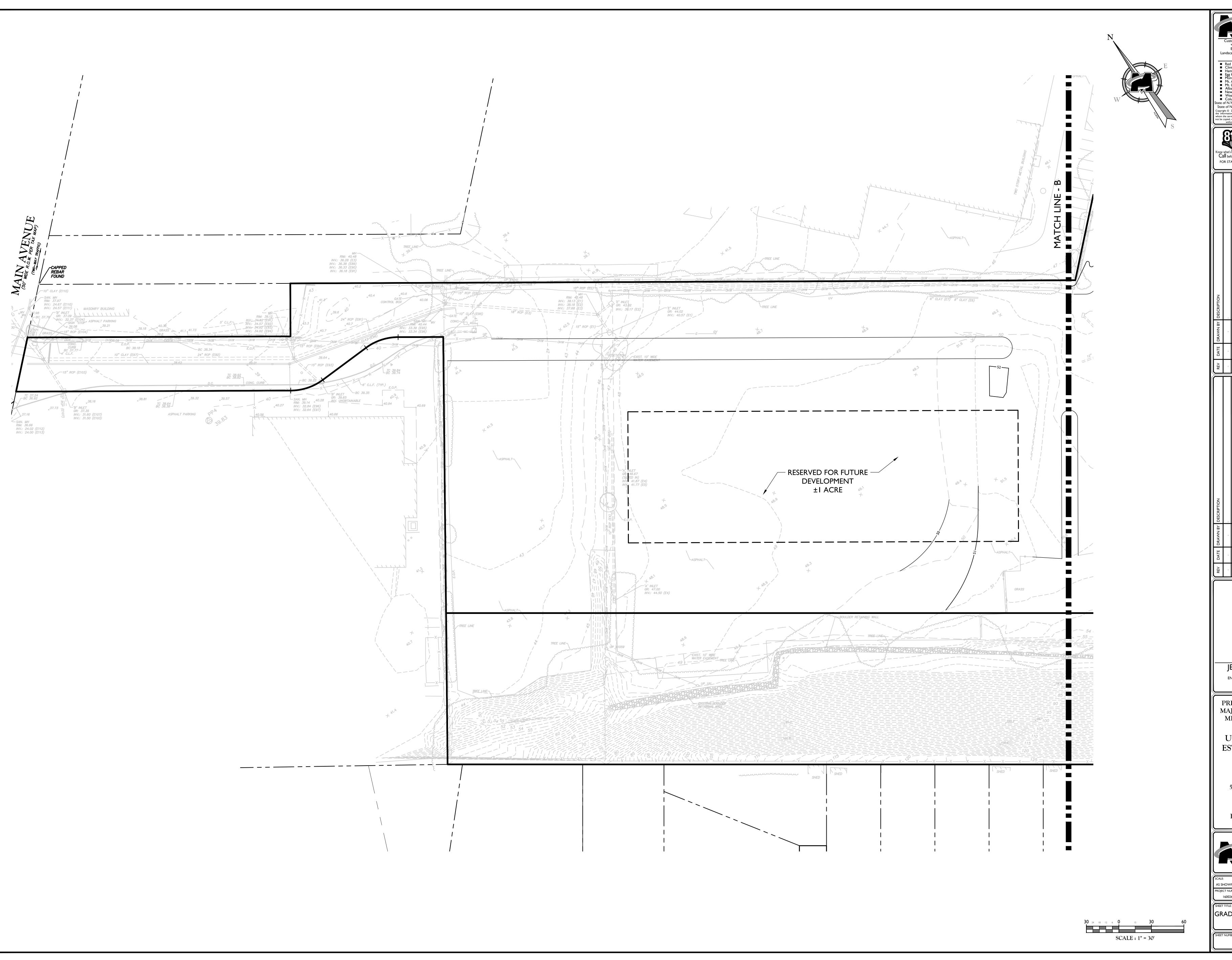


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LAYOUT PLAN - SOUTH







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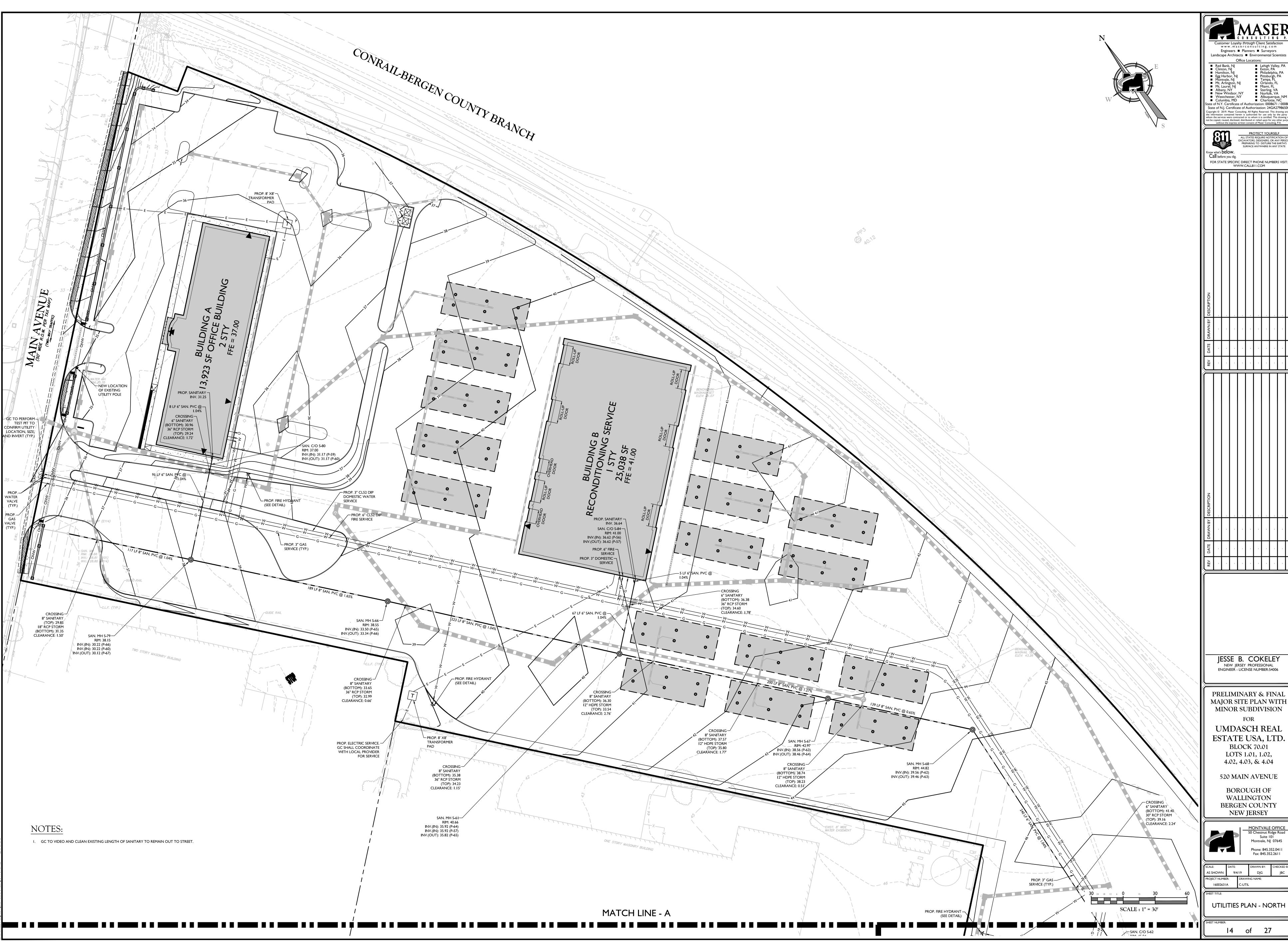
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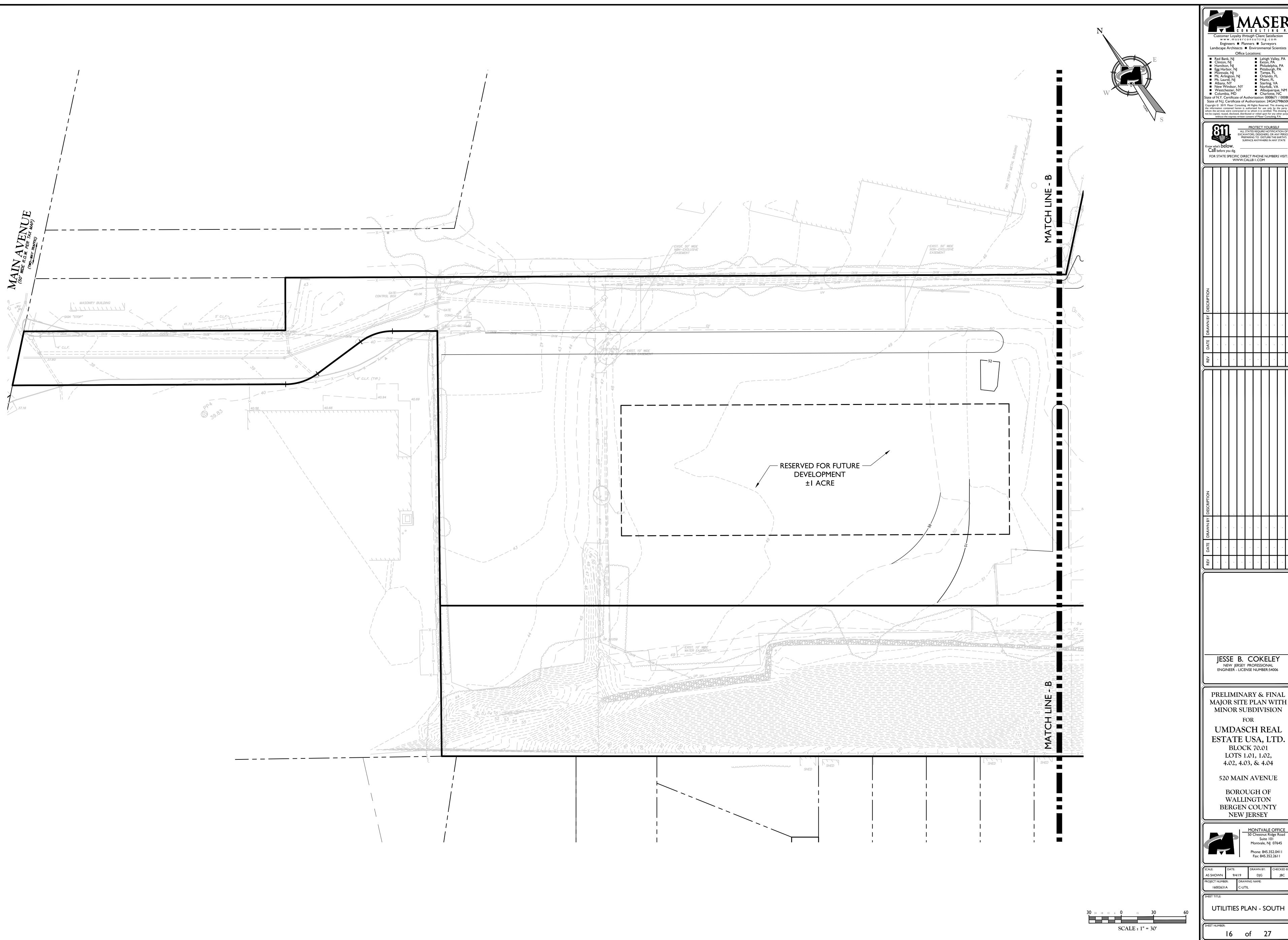


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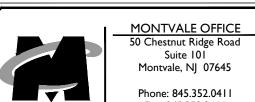
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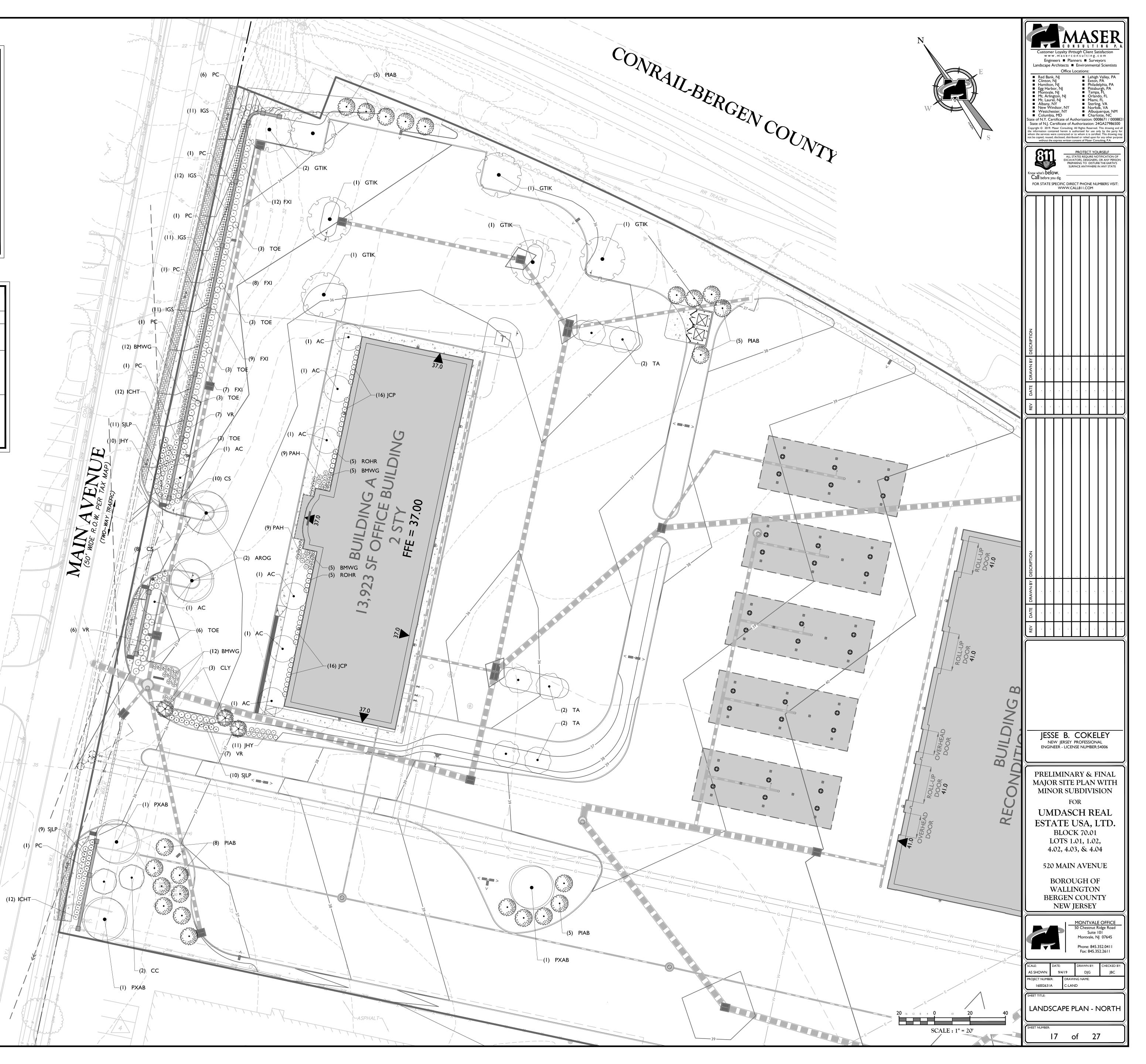
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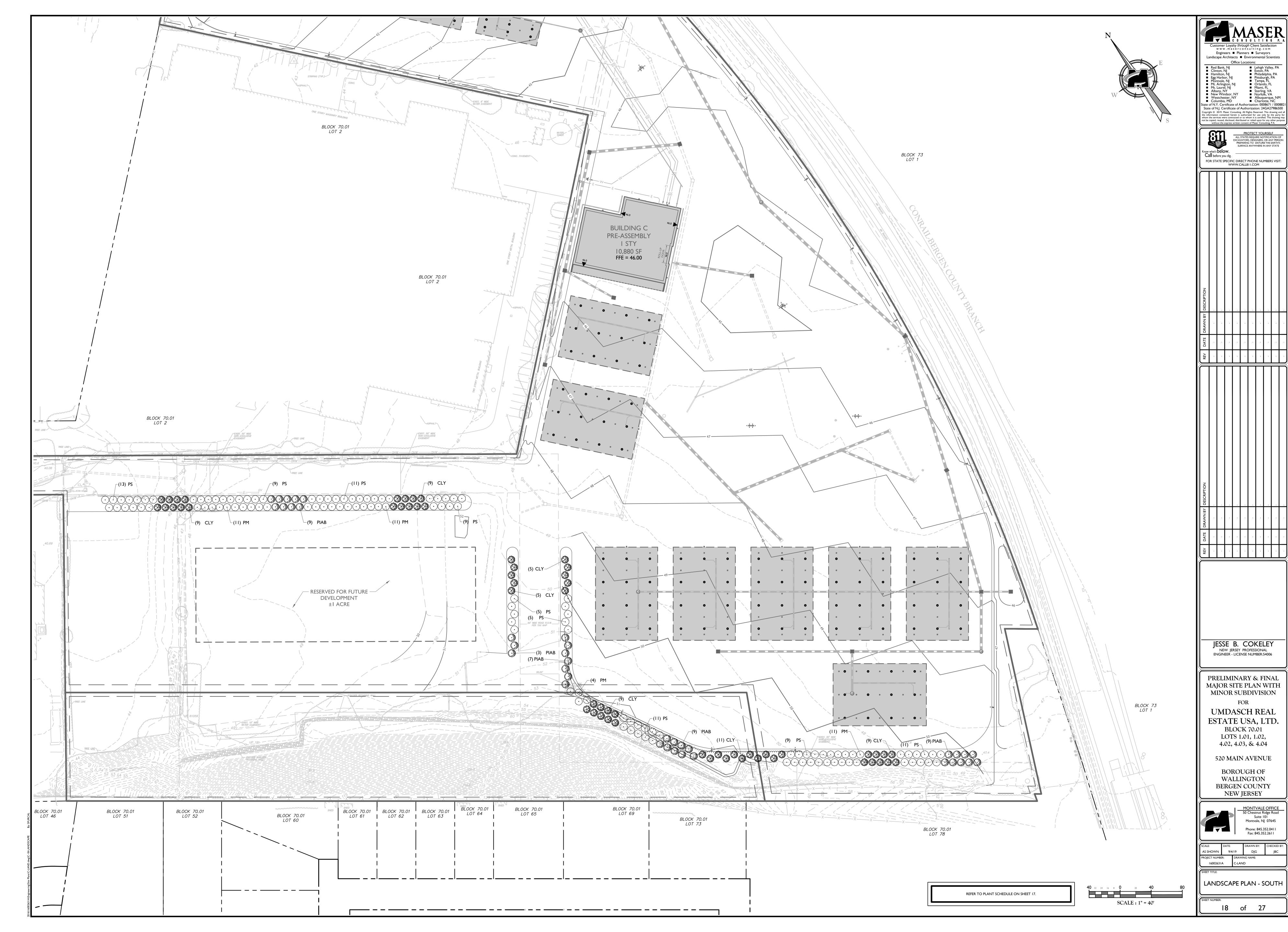
UTILITIES PLAN - SOUTH

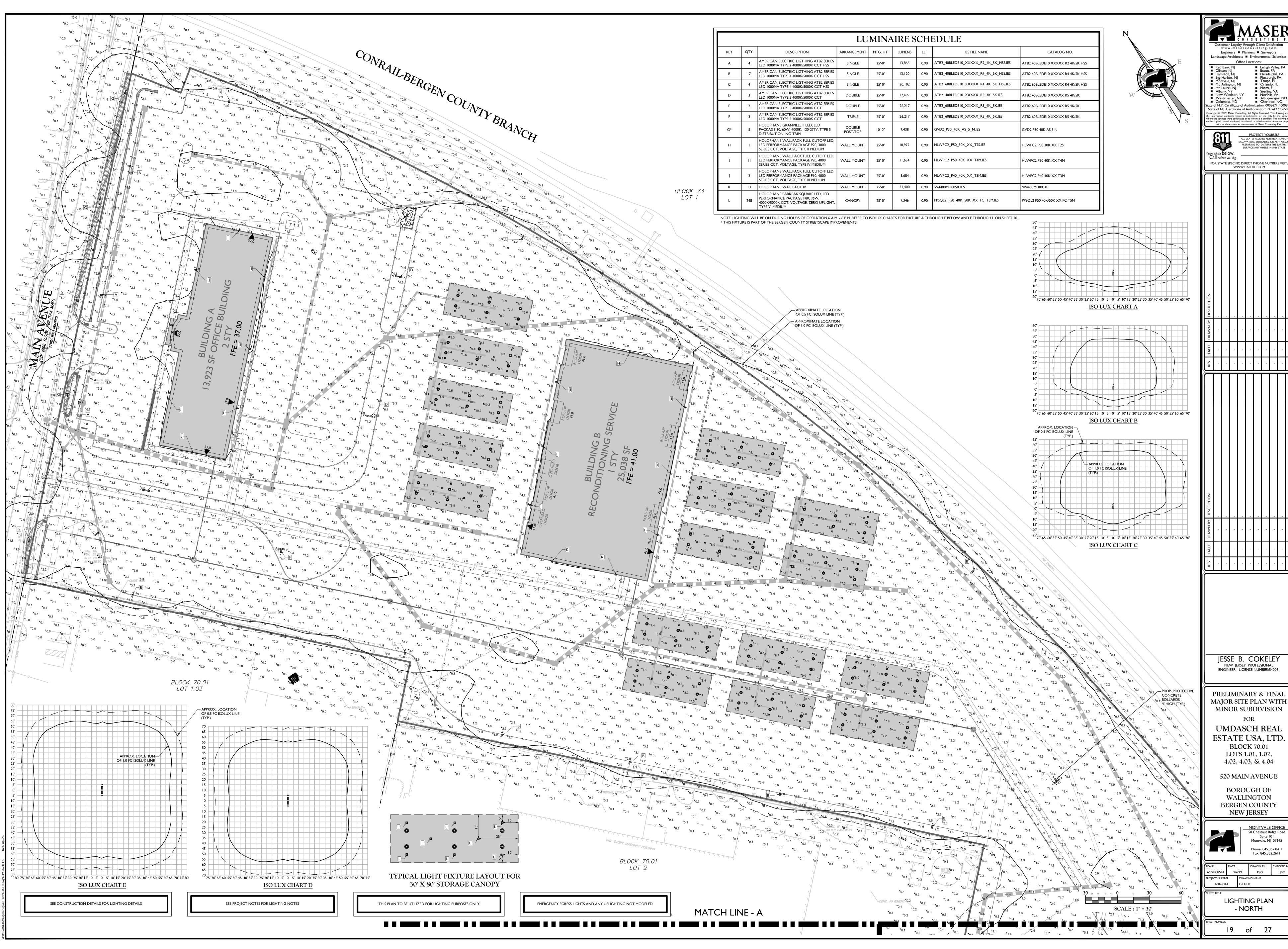
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
PIAB	60	Picea abies	Norway Spruce	B & B	6-7`
PS	83	Pinus strobus	White Pine	B & B	7-8` Ht.
PM	37	Pseudotsuga menziesii	Douglas Fir	B & B	6-7` Ht.
CLY	60	x Cupressocyparis leylandii	Leylandi Cypress	B & B	7-8` Ht.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AC	8	Amelanchier canadensis	Multistem Shadblow Serviceberry	B & B	8-10` Ht.
CC	2	Cercis canadensis	Eastern Redbud	B & B	12-14` Ht.
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AROG	2	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2 1/2 - 3" CAL.
GTIK	7	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	B & B	2 1/2" Cal.
PXAB	3	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	2.5"Cal
TA	6	Tilia americana	American Linden	B & B	2 I/2 - 3" CAL.
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CS	18	Cornus sericea	Red Twig Dogwood	B & B	2-3` Ht.
FXI	37	Forsythia x intermedia `Spectabilis`	Forsythia	B & B	30"-36"
PC	12	Prunus x cistena	Purple Leaf Sand Cherry	B & B	5` min.
SJLP	30	Spiraea japonica `Little Princess`	Little Princess Japanese Spirea	#3 CAN	15"-18" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
BMWG	34	Buxus microphylla koreana 'Wintergreen'	Korean Boxwood	B & B	30-36"
ICHT	24	llex crenata `Hetzi	Hetzii Japanese Holly	#5 CAN	4` ht.
IGS	45	Ilex glabra `Shamrock`	Inkberry	#5 CAN	30" min.
JCP	32	Juniperus chinensis `Pfitzeriana`	Pfitzer Juniper	#5 CAN	18" Ht.
JHY	21	Juniperus horizontalis `Youngstown`	Creeping Juniper	#3 CAN	18" - 2 4 "
ROHR	10	Rhododendron x obtusum `Hershey Red`	Hershey Red Azalea	#3 CAN	15"-18" Ht.
TOE	21	Thuja occidentalis `Rheingold`	Rheingold Arborvitae	B & B	6` min.
VR	20	Viburnum rhytidophyllum	Leatherleaf Viburnum	B & B	36" min.
ORNAMENTAL GRASSSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
PAH	18	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	Container	2 gal.

NOTE: QUANTITIES SHOWN ABOVE INCLUDE PROPOSED TREE BUFFER IN SOUTHERN PORTION OF LOT.

SECTION	REQUIREMENT	PROVIDED	COMPLIES
§ 330-55 A. BUFFER AREAS	BUFFERS, INCLUDING FENCES, LANDSCAPING, BERMS AND MOUNDS, SHALL BE USED TO MINIMIZE ANY ADVERSE IMPACTS OR NUISANCES FROM THE SITE TO ADJACENT AREAS.	A VARIETY TREES AND SHRUBS SHALL BE PLANTED TO PROVIDE BUFFER TO ADJACENT NORTHERN SOUTHERN AREAS.	YES
§ 330-55 B. BUFFER AREAS	SCREEN PLANTING OR A DENSE EVERGREEN MATERIAL NOT LESS THAN FOUR FEET IN HEIGHT SHALL BE PROVIDED AND MAINTAINED AROUND THE OUTSIDE BOUNDARY OF OFF-STREET PARKING AND LOADING AREAS FOR MORE THAN SIX VEHICLES, AND A FENCE WITH A MAXIMUM OF THREE-FOURTHS-INCH SPACING MAY BE PROVIDED NOT LESS THAN FOUR FEET IN HEIGHT AND MAINTAINED IN GOOD CONDITION AND WITHOUT ADVERTISING.	DENSE EVERGREEN TREES AND SHRUBS ARE TO BE PLANTED TO PROVIDE SCREENING OF AT LEAST 4 FT IN HEIGHT AROUND THE PARKING AREA.	YES
§ 330-63 A. STORAGE OF REFUSE, COLLECTION	PROVISIONS SHALL BE MADE FOR THE PROPER STORAGE AND COLLECTION OF REFUSE, INCLUDING PROVISIONS FOR RECYCLING IN ACCORDANCE WITH THE BOROUGH RECYCLING PROGRAM. ALL SUCH STORAGE SHALL BE MAINTAINED WITHIN THE CONFINES OF AN ENCLOSED BUILDING OR STRUCTURE AND SHALL BE REASONABLY ACCESSIBLE FOR VEHICULAR COLLECTION ON THE SITE OR SHALL BE APPROPRIATELY SCREENED AND LANDSCAPED WHERE OUTDOOR STORAGE IS NECESSARY.	STORAGE OF REFUSE WILL BE ENCLOSED BY WALL AND VEGETATIVE SCREEN WILL BE PROVIDED.	YES

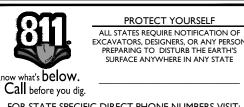


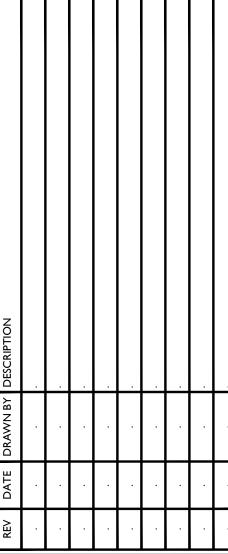




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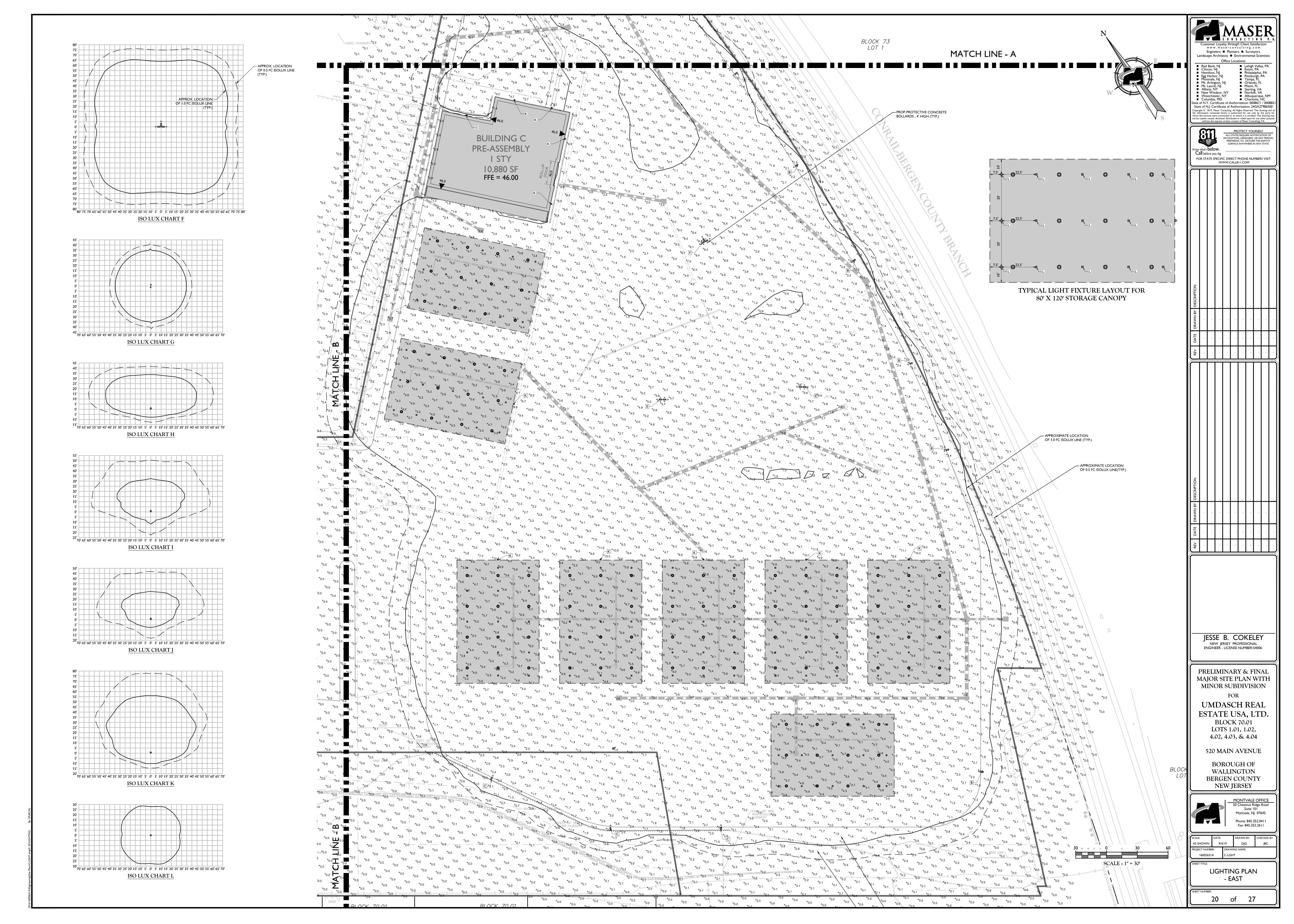
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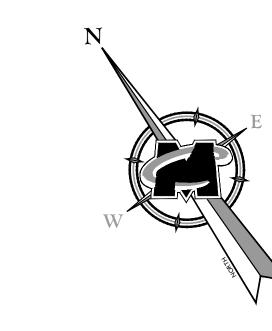
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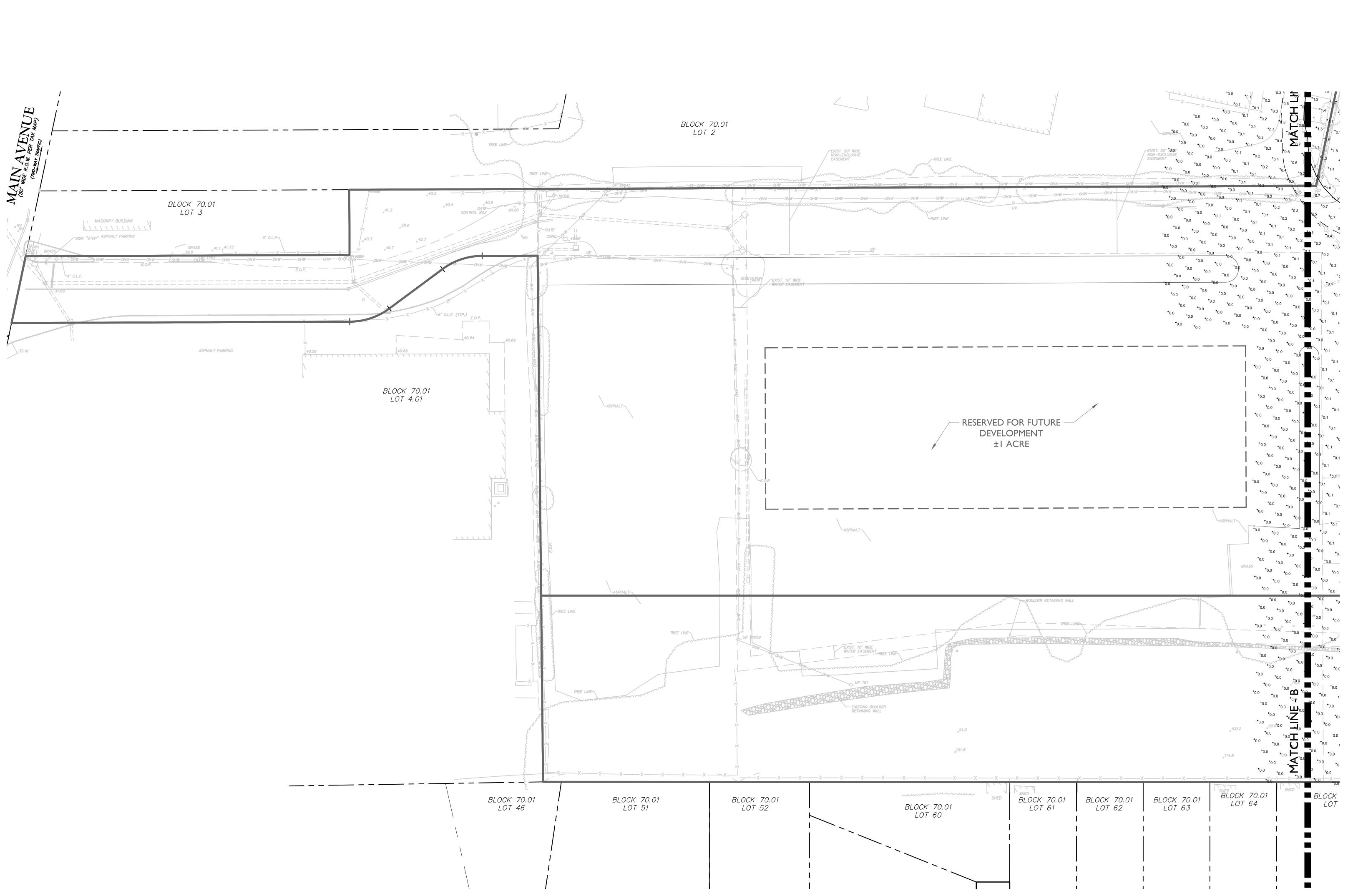
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LIGHTING PLAN











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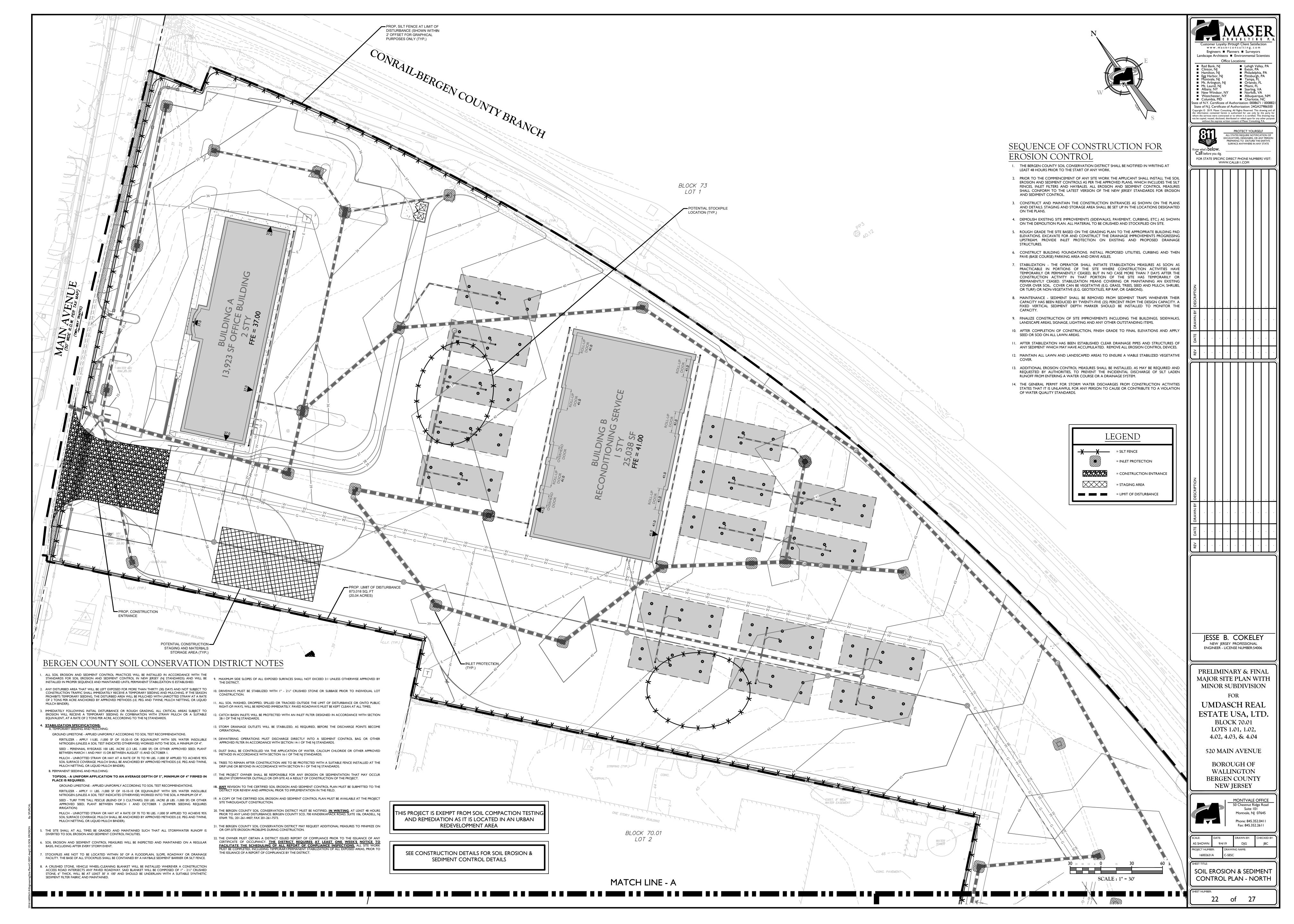


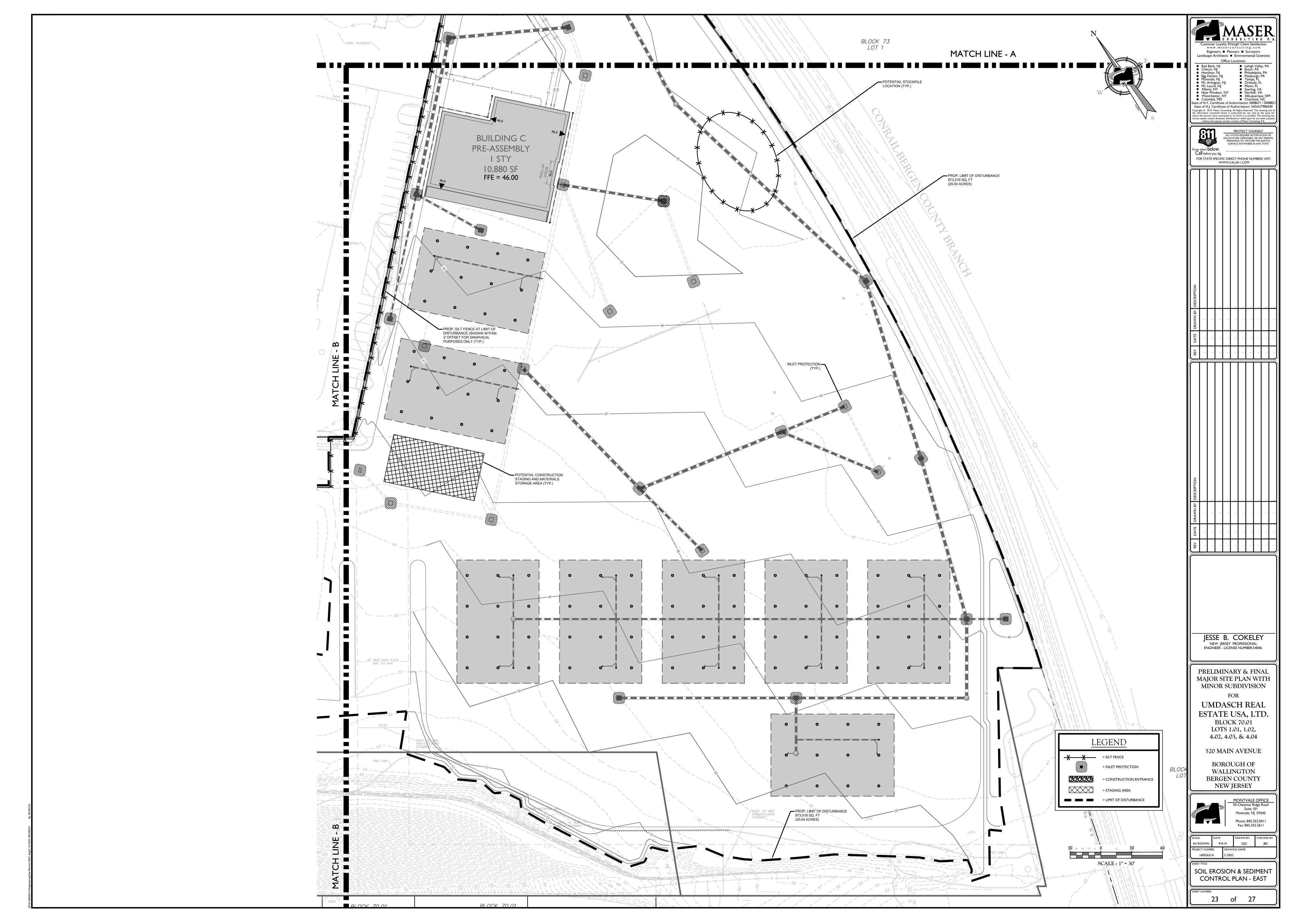
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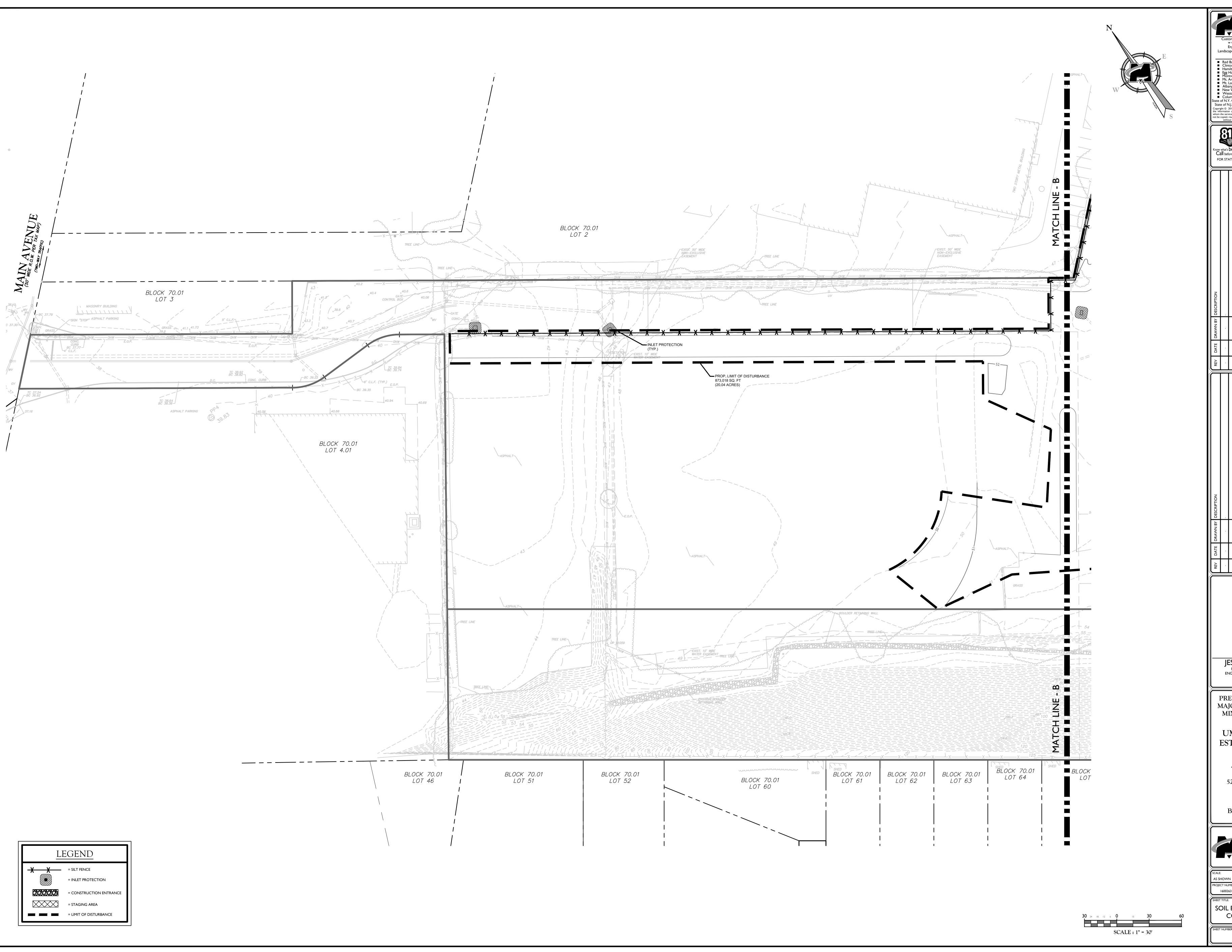
LIGHTING PLAN - SOUTH

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30 24 18 12 6 0 15 30 SCALE : 1" = 30'







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