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REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

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

PRELIMINARY & FINAL MAJOR SITE PLAN WITH MINOR SUBDIVISION
FOR
UMDASCH REAL ESTATE USA, LTD.
BLOCK 70.01
LOTS 1.01, 1.02, 4.02, 4.03, & 4.04

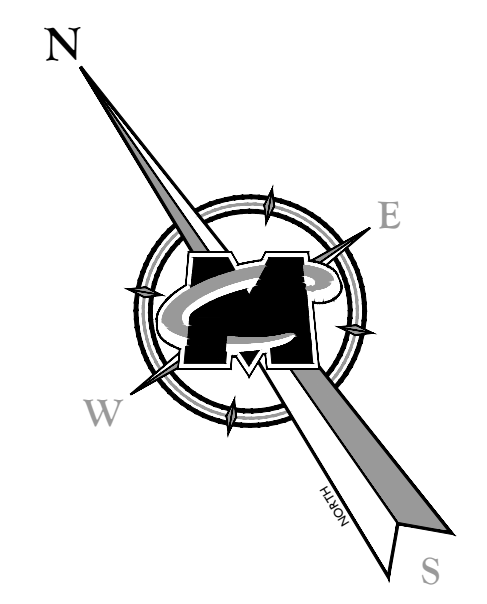
520 MAIN AVENUE
BOROUGH OF WALLINGTON
BERGEN COUNTY
NEW JERSEY

MONTVALE OFFICE
50 Chestnut Ridge Road
Suite 101
Montvale, NJ 07645
Phone: 845.352.0411
Fax: 845.352.2611

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/4/19	DJG	JBC
PROJECT NUMBER:	DRAWING NAME:		
14002831A	CLAYTT		

SHEET TITLE:
PROPOSED LOT CONFIGURATION EXHIBIT

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 State of N.Y. Certificate of Authorization: 246427986500
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ZONING TABLE

TABLE OF BULK REQUIREMENTS (ZONE: "I" INDUSTRIAL)

ITEM	REQUIREMENT	PROPOSED CONSOLIDATED LOT (I.01)	COMPLIES WITH REQUIREMENT
MIN. LOT AREA	25,000 S.F.	1,034,667 SF (23.75 ACRES)	YES
MIN. LOT WIDTH*	75'	485.24'	YES
MIN. STREET YARD SETBACK	BUILDING SHALL BE MIN. 40' FROM CENTER LINE OF STREET	108.27'	YES
MIN. SIDE YARD**	ONE SIDE YARD SHALL BE NOT LESS THAN 10% THE AVERAGE WIDTH OF THE PLOT, BUT NO LESS THAN 5'. NO REQUIREMENT FOR OTHER SIDE YARDS. 10% AVG. WIDTH = 48.52'	PRINCIPAL BLDG. A = 177.40' FOR ONE SY PRINCIPAL BLDG. B = 117.42' FOR ONE SY PRINCIPAL BLDG. C = 161.36' FOR ONE SY	YES
MIN. REAR YARD	10'	516.50'	YES
MAX. BUILDING COVERAGE	50%	15.95%	YES
BLDG. HGHT. MAX***	45'	BUILDING A = 32.03' BUILDING B = 29.21' BUILDING C = 29.21'	YES

ZONING TABLE

TABLE OF BULK REQUIREMENTS (ZONE: "LI" LIGHT INDUSTRY)

ITEM	REQUIREMENT	PROPOSED (LOT I.02)	COMPLIES WITH REQUIREMENT
MIN. LOT AREA	7,500 S.F.	124,019 SF (2.85 ACRES)	YES
MIN. LOT WIDTH	75'	139.75'	YES
MIN. LOT DEPTH	100'	887.83'	YES
MIN. STREET YARD SETBACK	BUILDING SHALL BE MIN. 40' FROM CENTER LINE OF STREET	N/A	YES
MIN. SIDE YARD	ONE SIDE YARD SHALL BE NOT LESS THAN 10% THE AVERAGE WIDTH OF THE PLOT, BUT NO LESS THAN 5'. NO REQUIREMENT FOR OTHER SIDE YARDS. 10% AVG. WIDTH = 13.98'	N/A	YES
MIN. REAR YARD	10'	N/A	YES
MAX. BUILDING COVERAGE	50%	N/A	YES
BLDG. HGHT. MAX	35'	N/A	YES

* LOT WIDTH: THE HORIZONTAL DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE REQUIRED FRONT YARD SETBACK LINE.

** YARD, SIDE: AN OPEN, UNOCCUPIED SPACE BETWEEN THE SIDE LINE OF THE LOT AND THE NEAREST LINE OF THE PRINCIPAL BUILDING AND EXTENDING FROM THE FRONT TO THE REAR YARD. THE WIDTH OF THE SIDE YARD SHALL BE MEASURED HORIZONTALLY AND SHALL BE THE MINIMUM DISTANCE BETWEEN THE SIDE LOT LINE AND THE BUILDING FOUNDATION.

*** BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE TO THE TOP OF THE ROOF SURFACE FOR MANSARD AND FLAT ROOFS AND TO THE VERTICAL HIGHLIGHT BETWEEN THE BASE OF THE ROOF AND ITS PEAK FOR PEAKED ROOFS. DEFINED IN SECTION 365.7.

IMPERVIOUS COVERAGE COMPARISON

EXISTING IMPERVIOUS AREA: 22.42 ACRES
 PROPOSED IMPERVIOUS AREA: 21.08 ACRES
 NET IMPERVIOUS AREA: 1.34 ACRES NET DECREASE

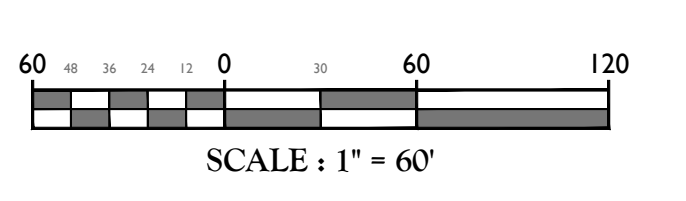
PARKING AND LOADING

PARKING:
 REQUIRED- WAREHOUSE USE: 1 SPACE PER 1 1/2 EMPLOYEES ON LARGEST SHIFT OR A TOTAL OF 1/2 THE BUILDING AREA, WHICHEVER IS GREATER
 80 EMPLOYEES / 1.5 = 54 SPACES REQUIRED
 OFFICES (ALL TYPES): 1 SPACE PER 250 SF GROSS FLOOR AREA
 27,928 SF / 250 SF = 111.7 = 112 SPACES REQUIRED
 TOTAL SPACES REQUIRED = 54 + 112 = 166 SPACES
 PROVIDED: 167 REGULAR SPACES
 6 HANDICAP SPACES
 173 TOTAL SPACES

LOADING:
 REQUIRED- WAREHOUSE USE: 1 LOADING SPACE AT 5,000 SF, 1 ADDITIONAL SPACE AT 40,000 SF, AND 1 ADDITIONAL SPACE PER ADDITIONAL 35,000 SF.
 31,346 SF WAREHOUSE = 1 SPACES REQUIRED
 OFFICE USE: 1 LOADING SPACE AT 10,000 SF, 1 ADDITIONAL SPACE AT 100,000 SF
 27,928 SF OFFICE = 1 SPACE REQUIRED
 PROVIDED: THE MAJORITY OF THE SITE CONSISTS OF LOADING/UNLOADING OPERATIONS, SO THIS REQUIREMENT IS MET.

LEGEND

EXISTING	PROPOSED



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REV.	DATE	DESCRIPTION

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 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: 54006

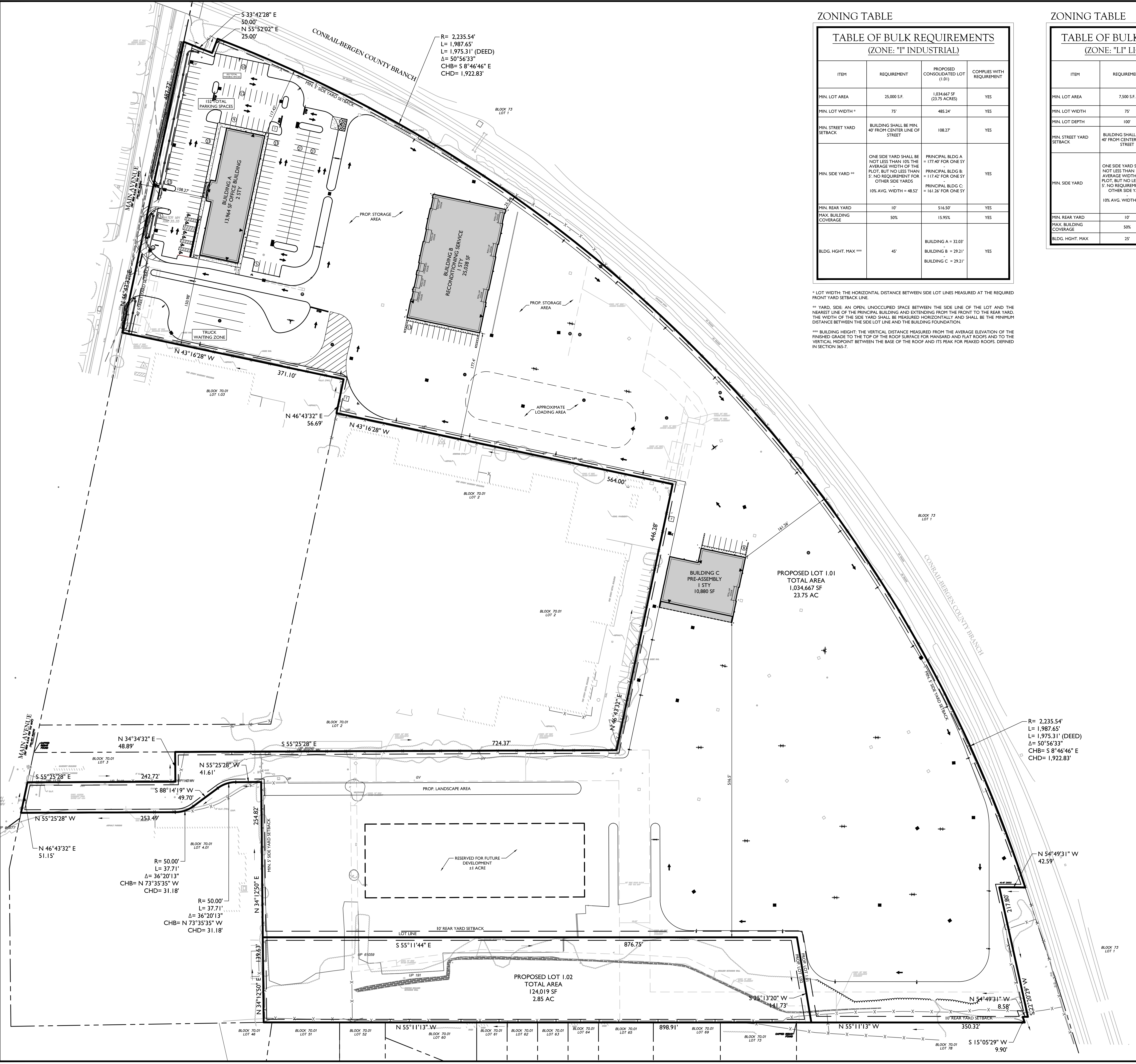
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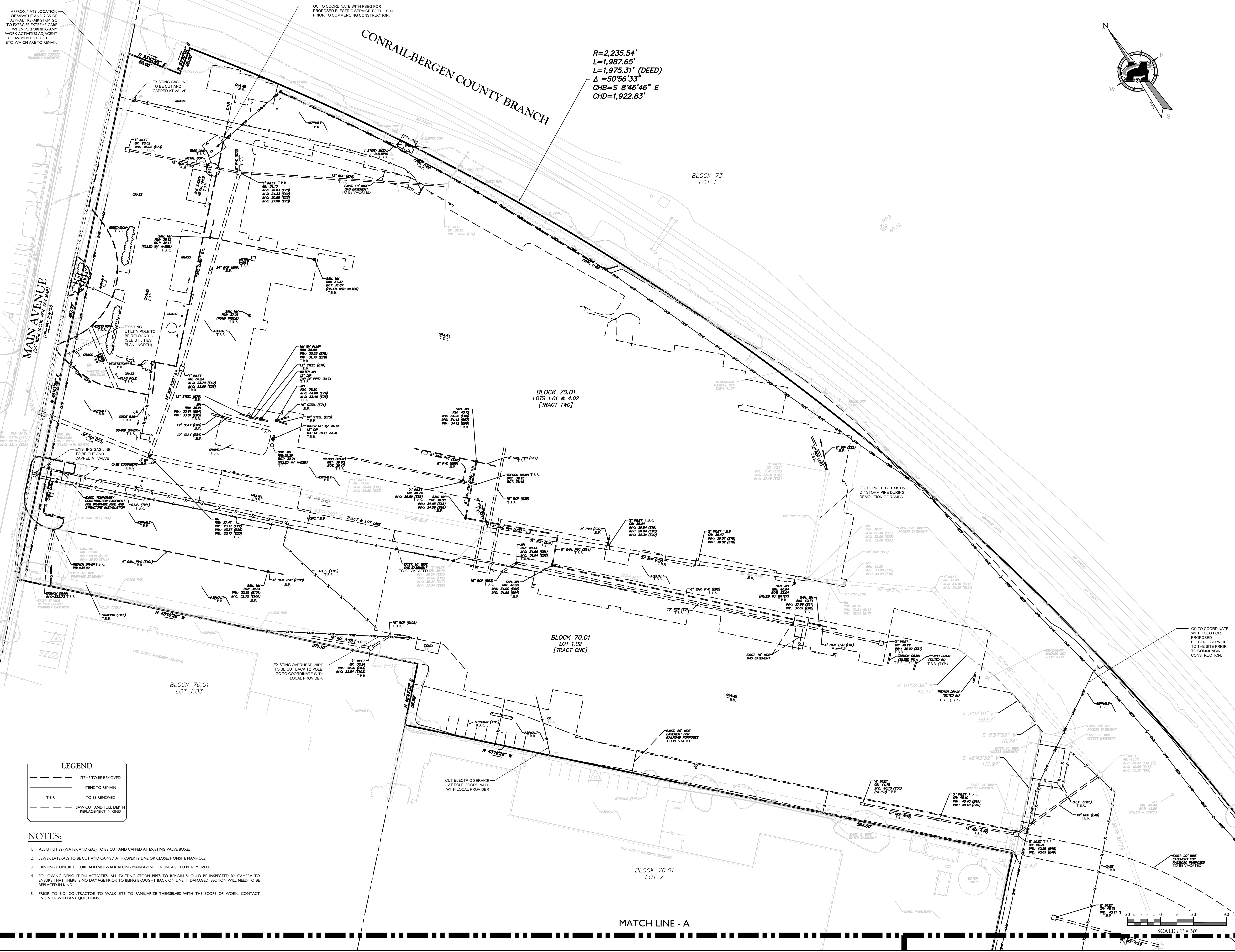
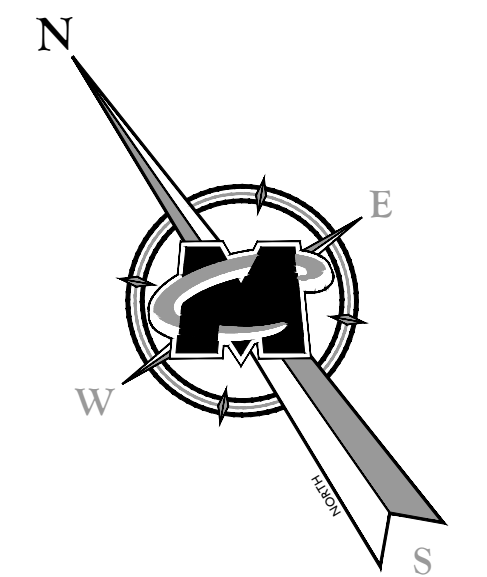
BLOCK 70.01
 LOTS 1.01, 1.02, 4.02, 4.03, & 4.04
 520 MAIN AVENUE

BOROUGH OF WALLINGTON BERGEN COUNTY NEW JERSEY

MONTVALE OFFICE
 50 Chestnut Ridge Road
 Suite 101
 Montvale, NJ 07645
 Phone: 845.352.0411
 Fax: 845.352.2611

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	7/5/19	DJG	JBC
PROJECT NUMBER:	1802031A	DRAWING NAME:	CLAYT
OVERALL DEVELOPMENT PLAN			
SHEET NUMBER: 4 of 28			





$R=2,235.54'$
 $L=1,987.65'$
 $L=1,975.31'$ (DEED)
 $\Delta=50^{\circ}56'33''$
 $CHB=S\ 8^{\circ}46'46''\ E$
 $CHD=1,922.83'$

BLOCK 70.01
 LOTS 1.01 & 4.02
 [TRACT TWO]

BLOCK 70.01
 LOT 1.02
 [TRACT ONE]

BLOCK 70.01
 LOT 1.03

BLOCK 70.01
 LOT 2

MAIN AVENUE
 (70' WIDE ROAD PER TAX MAP)

CONRAIL-BERGEN COUNTY BRANCH

LEGEND

	ITEMS TO BE REMOVED
	ITEMS TO REMAIN
	TO BE REMOVED
	SAW CUT AND FULL DEPTH REPLACEMENT IN KIND

- NOTES:**
- ALL UTILITIES (WATER AND GAS) TO BE CUT AND CAPPED AT EXISTING VALVE BOXES.
 - SEWER LATERALS TO BE CUT AND CAPPED AT PROPERTY LINE OR CLOSEST ON-SITE MANHOLE.
 - EXISTING CONCRETE CURB AND SIDEWALK ALONG MAIN AVENUE FRONTAGE TO BE REMOVED.
 - FOLLOWING DEMOLITION ACTIVITIES, ALL EXISTING STORM PIPES TO REMAIN SHOULD BE INSPECTED BY CAMERA TO ENSURE THAT THERE IS NO DAMAGE PRIOR TO BEING BROUGHT BACK ON LINE. IF DAMAGED, SECTION WILL NEED TO BE REPLACED IN KIND.
 - PRIOR TO BID, CONTRACTOR TO WALK SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. CONTACT ENGINEER WITH ANY QUESTIONS.

DATE	DRAWN BY	DESCRIPTION

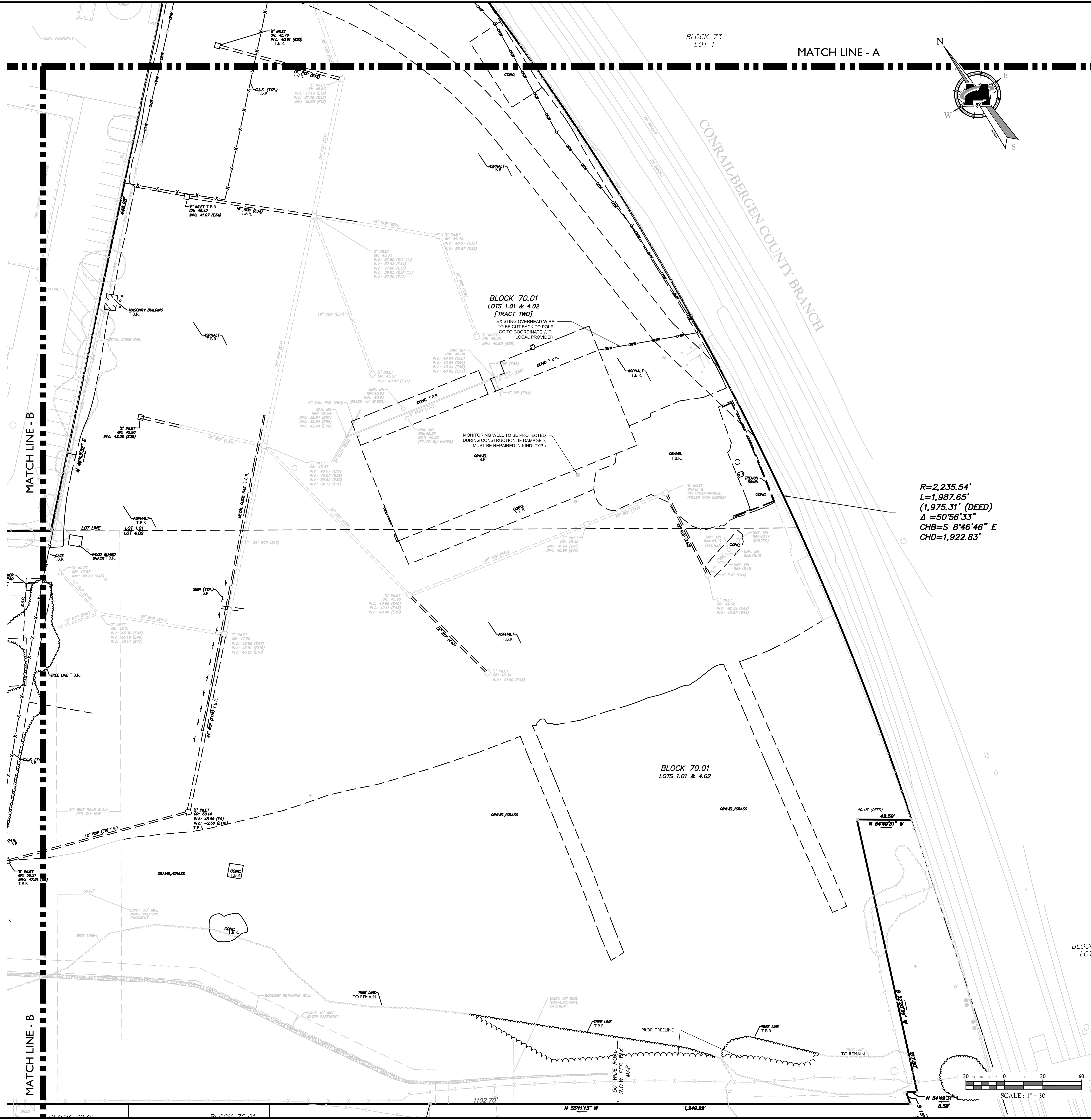
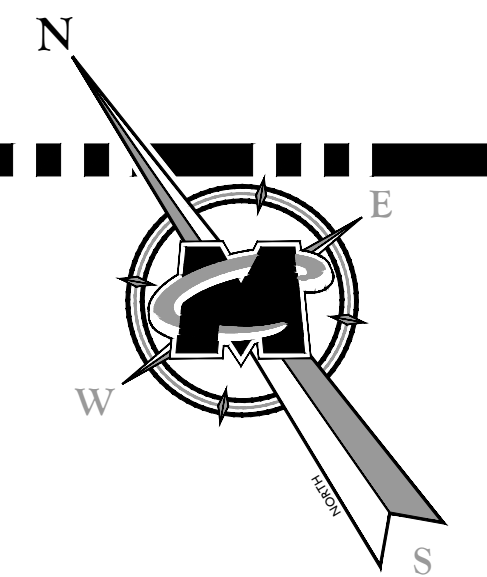
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 Fax: 845.352.2611

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/4/19	DJG	JBC
PROJECT NUMBER:	DRAWING NAME:		
14002631A	C-DEMO		



$R=2,235.54'$
 $L=1,987.65'$
 $(1,975.31' \text{ (DEED)})$
 $\Delta = 50^{\circ}56'33''$
 $CHB=S 8^{\circ}46'46'' E$
 $CHD=1,922.83'$

LEGEND

	ITEMS TO BE REMOVED
	ITEMS TO REMAIN
	T.B.R. TO BE REMOVED
	SAW CUT AND FULL DEPTH REPLACEMENT IN KIND

DATE	DRAWN BY	DESCRIPTION

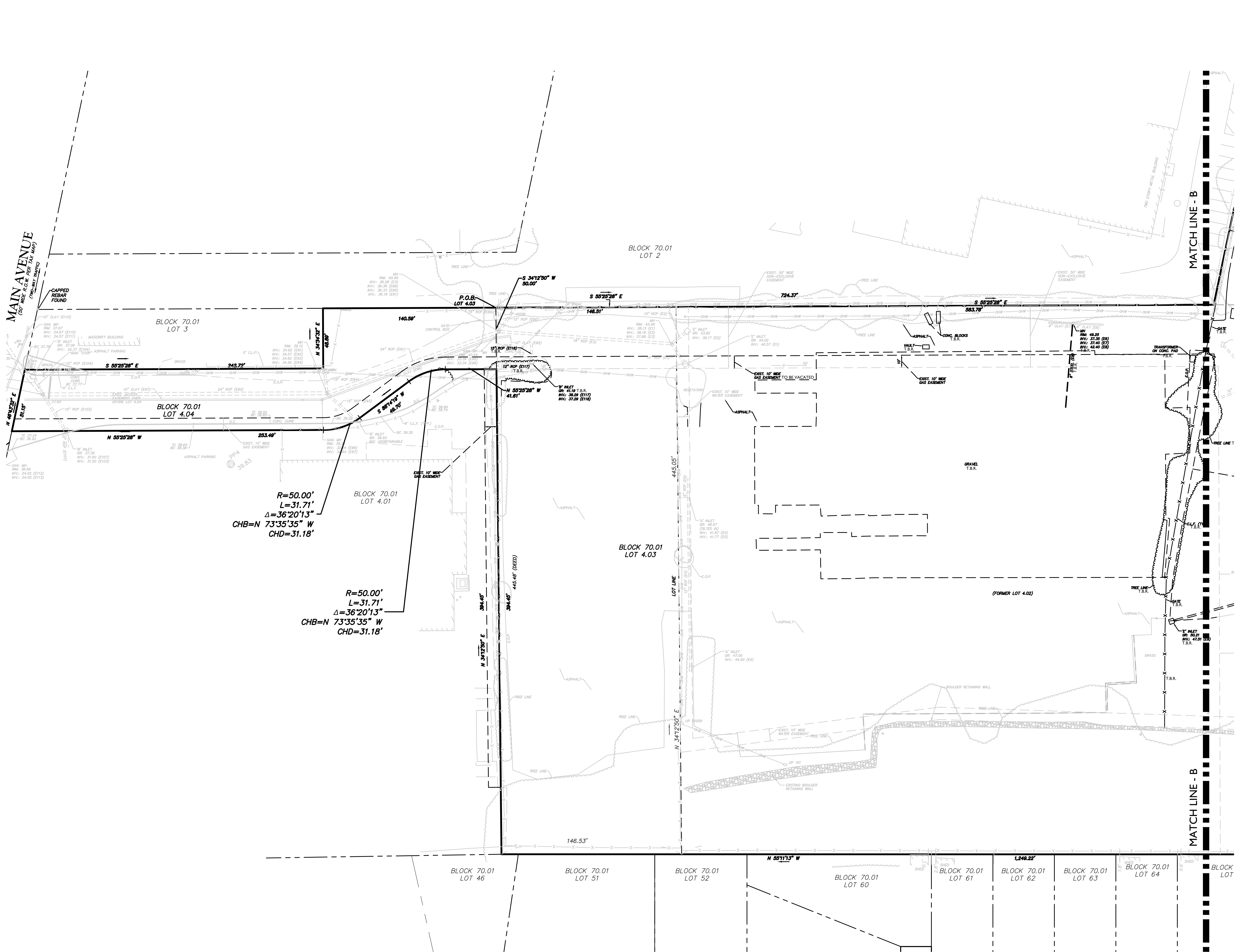
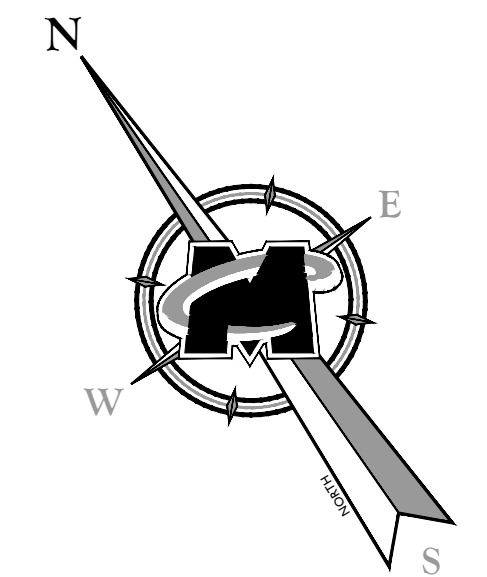
DATE	DESCRIPTION

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

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AS SHOWN	8/4/19	DJG	JBC
PROJECT NUMBER:	DRAWING NAME:		
16002631A	C-DEM0		



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 NEW JERSEY

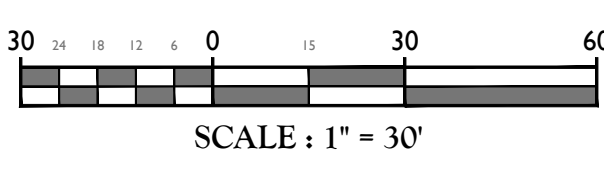
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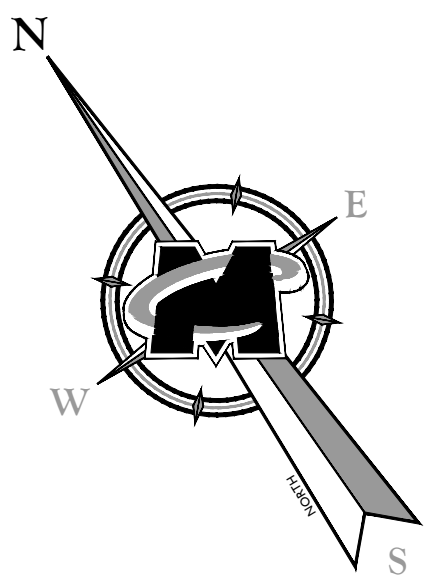
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	8/4/19	DJG	JBC
PROJECT NUMBER	DRAWING NAME		
16002631A	C-DEM0		

**SITE DEMOLITION PLAN
 - SOUTH**

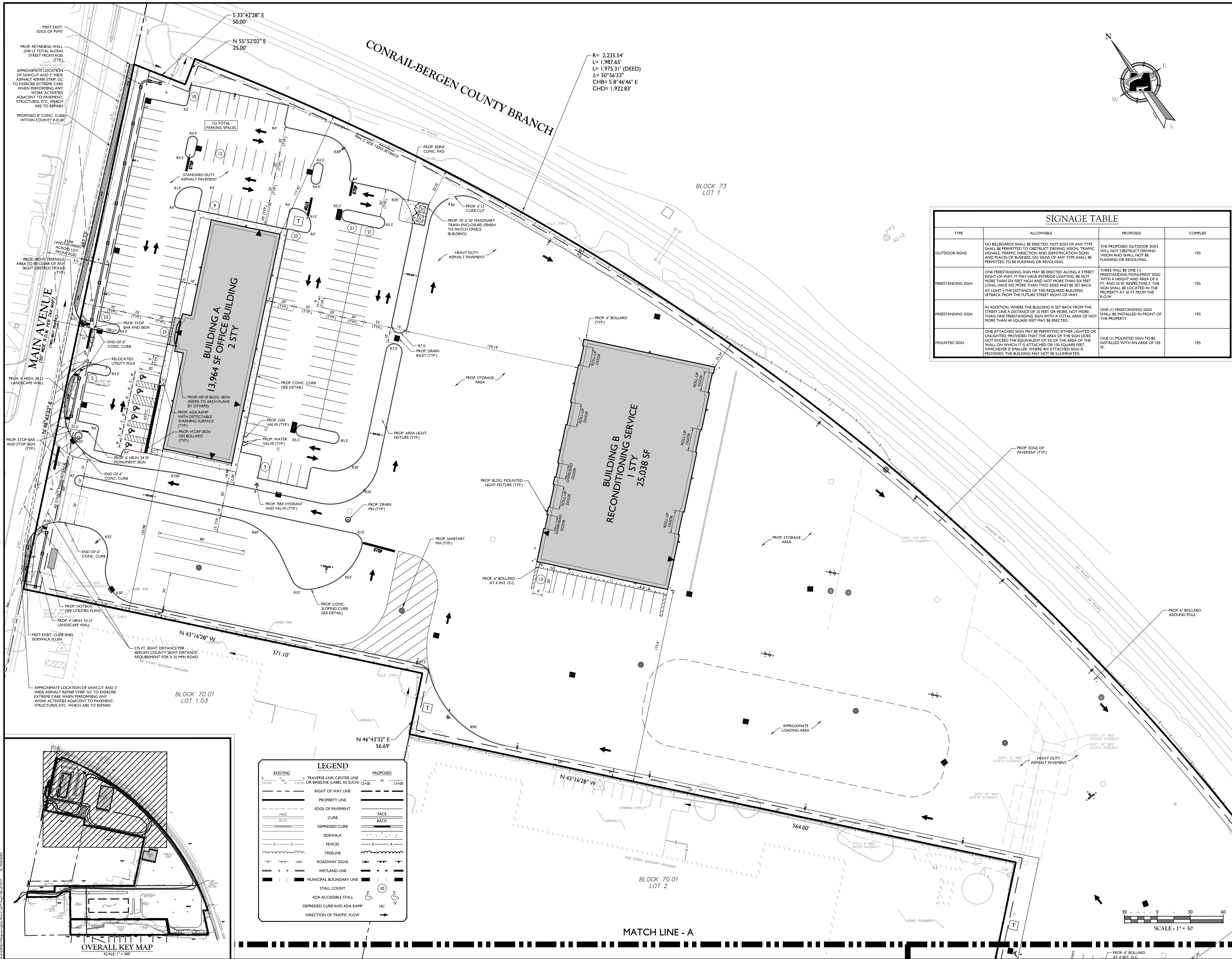
LEGEND

--- (dashed line)	ITEMS TO BE REMOVED
--- (solid line)	ITEMS TO REMAIN
T.B.R. (text)	TO BE REMOVED
--- (dotted line)	SAW CUT AND FULL DEPTH REPLACEMENT IN KIND





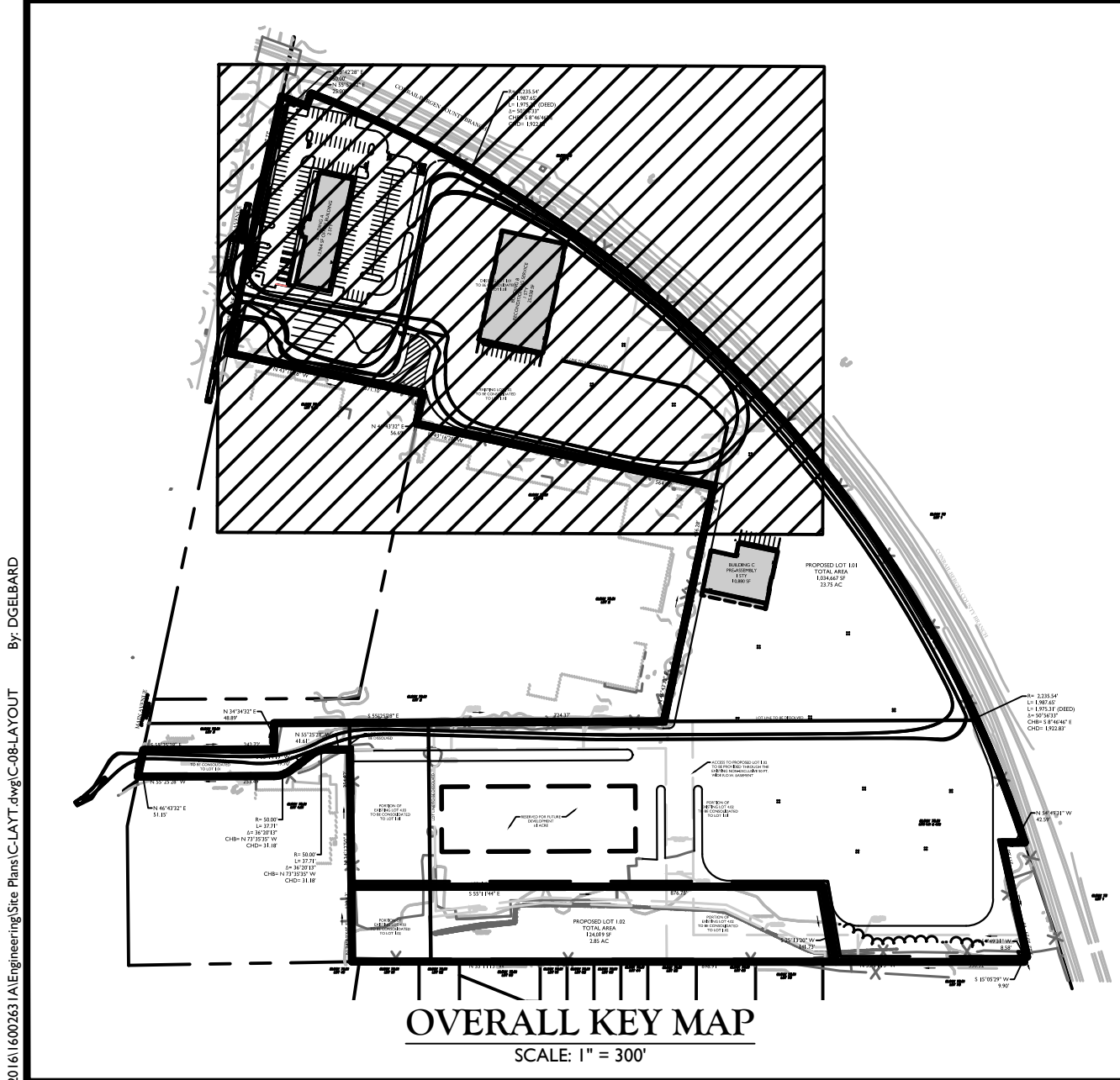
TYPE	ALLOWABLE	PROPOSED	COMPLIES
OUTDOOR SIGNS	NO BILLBOARDS SHALL BE ERRECTED. NOT SIGN OF ANY TYPE SHALL BE PERMITTED TO OBSTRUCT DRIVING VISION. TRAFFIC SIGNALS, TRAFFIC DIRECTION AND IDENTIFICATION SIGNS AND PLACES OF BUSINESS. NO SIGNS OF ANY TYPE SHALL BE PERMITTED TO BE FLASHING OR REVOLVING.	THE PROPOSED OUTDOOR SIGN WILL NOT OBSTRUCT DRIVING VISION AND SHALL NOT BE FLASHING OR REVOLVING.	YES
FREESTANDING SIGN	ONE FREESTANDING SIGN MAY BE ERRECTED ALONG A STREET RIGHT-OF-WAY. IT MAY HAVE INTERIOR LIGHTING, BE NOT MORE THAN SIX FEET HIGH AND NOT MORE THAN SIX FEET LONG. HAVE NO MORE THAN TWO SIDES AND BE SET BACK AT LEAST 1 THE DISTANCE OF THE REQUIRED BUILDING SETBACK FROM THE FUTURE STREET RIGHT-OF-WAY.	THERE WILL BE ONE (1) FREESTANDING MONUMENT SIGN WITH A HEIGHT AND AREA OF 6 FT. AND 24 SF. RESPECTIVELY. THE SIGN SHALL BE LOCATED IN THE PROPERTY AT 20 FT FROM THE R.O.W.	YES
FREESTANDING SIGN	IN ADDITION, WHERE THE BUILDING IS SET BACK FROM THE STREET LINE A DISTANCE OF 25 FEET OR MORE, NOT MORE THAN ONE FREESTANDING SIGN WITH A TOTAL AREA OF NOT MORE THAN 40 SQUARE FEET MAY BE ERRECTED.	ONE (1) FREESTANDING SIGN SHALL BE INSTALLED IN FRONT OF THE PROPERTY.	YES
MOUNTED SIGN	ONE ATTACHED SIGN MAY BE PERMITTED, EITHER LIGHTED OR UNLIGHTED, PROVIDED THAT THE AREA OF THE SIGN DOES NOT EXCEED THE EQUIVALENT OF 5% OF THE AREA OF THE WALL ON WHICH IT IS ATTACHED OR 150 SQUARE FEET, WHICHEVER IS SMALLER. WHERE AN ATTACHED SIGN IS PROVIDED, THE BUILDING MAY NOT BE ILLUMINATED.	ONE (1) MOUNTED SIGN TO BE INSTALLED WITH AN AREA OF 105 SF.	YES



MEET EXIST. EDGE OF PWMT
 PROP. RETAINING WALL (240 LF TOTAL ALONG STREET FRONTAGE) (TYP.)
 APPROXIMATE LOCATION OF SAWCUT AND 2' WIDE ASPHALT REPAIR STRIP. GC TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN

R= 2,235.54'
 L= 1,987.65'
 L= 1,975.31' (DEED)
 Δ= 50°56'33"
 CHB= 5 8'46'46" E
 CHD= 1,922.83'

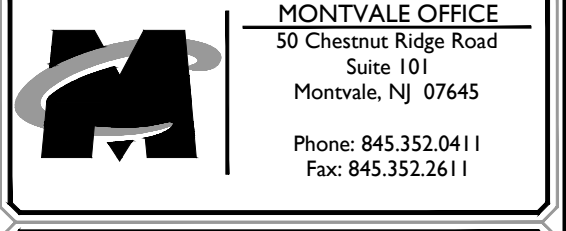
EXISTING	PROPOSED



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JESSE B. COKEY
 NEW JERSEY PROFESSIONAL
 ENGINEER - LICENSE NUMBER 54006

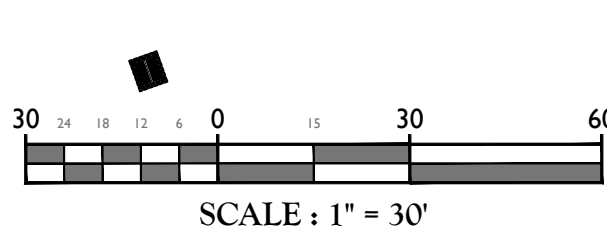
PRELIMINARY & FINAL MAJOR SITE PLAN WITH MINOR SUBDIVISION FOR UMDASCH REAL ESTATE USA, LTD.
 BLOCK 70.01
 LOTS 1.01, 1.02, 4.02, 4.03, & 4.04
 520 MAIN AVENUE
 BOROUGH OF WALLINGTON
 BERGEN COUNTY
 NEW JERSEY



SCALE: AS SHOWN DATE: 8/4/19 DRAWN BY: DJG CHECKED BY: JBC
 PROJECT NUMBER: 14002631A DRAWING NAME: C-LAY1

SHEET TITLE: LAYOUT PLAN - NORTH
 SHEET NUMBER: 8 of 28

MATCH LINE - A



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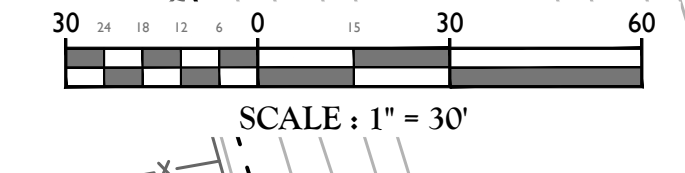
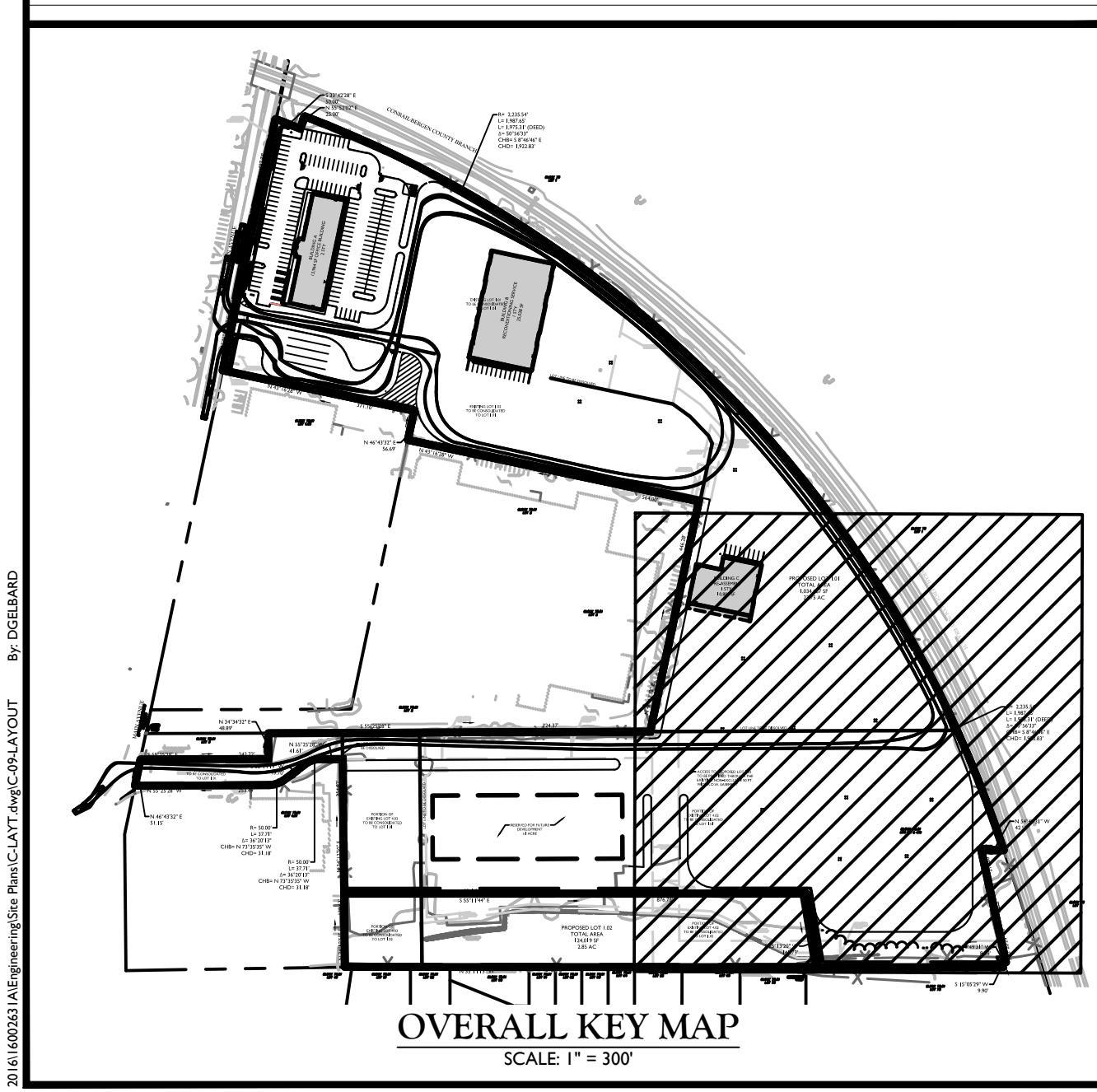
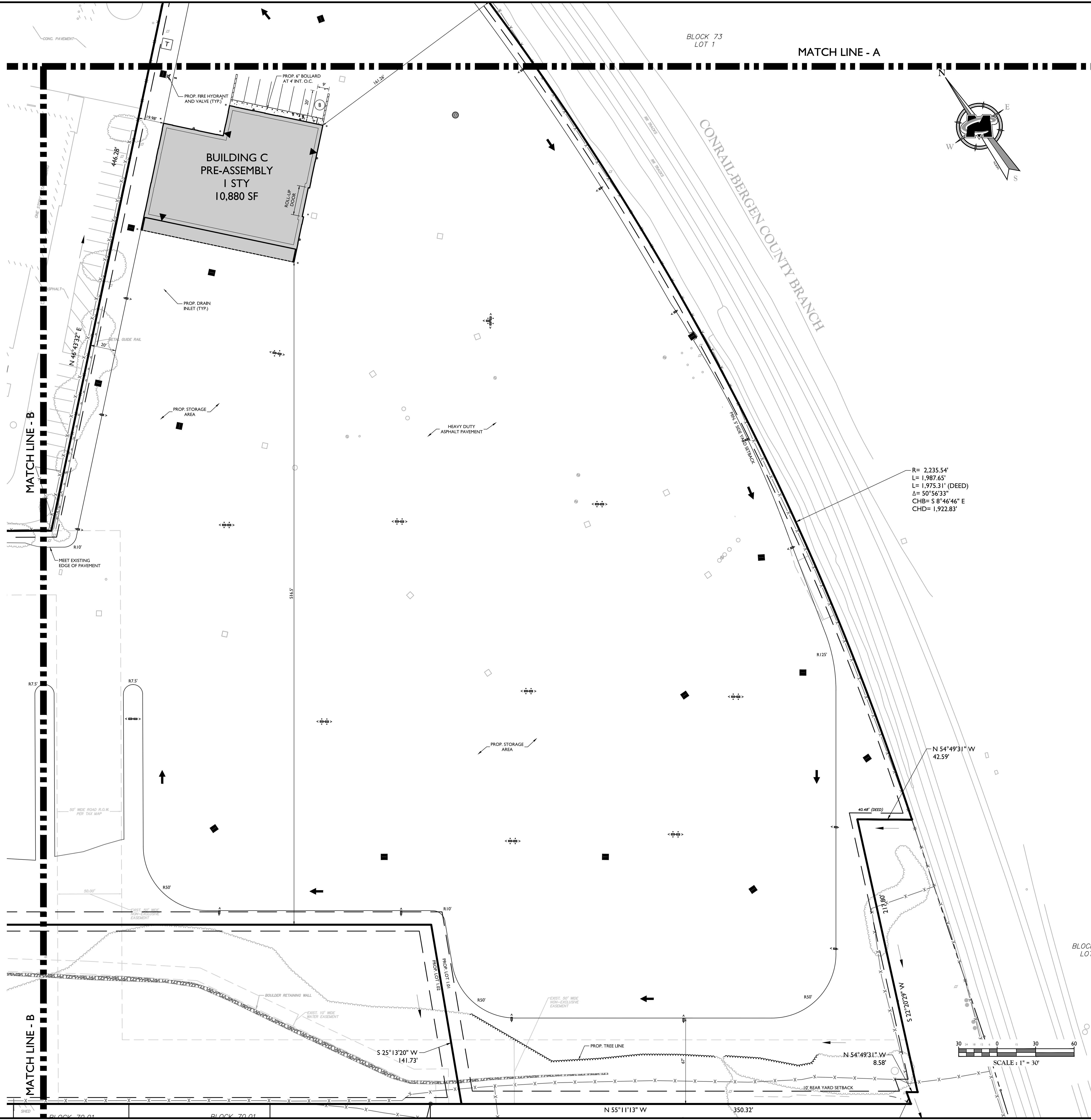
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	04/19	DJG	JBC

PROJECT NUMBER: 16002631A
 DRAWING NAME: C-LAYT

SHEET TITLE: LAYOUT PLAN - EAST
 SHEET NUMBER: 9 of 28



R = 2,235.54'
 L = 1,987.65'
 Δ = 50°56'33"
 CHB = S 8°46'46" E
 CHD = 1,922.83'

N 54°49'31" W
 42.59'

40.48' (DEED)

N 54°49'31" W
 8.58'

S 25°13'20" W
 141.73'

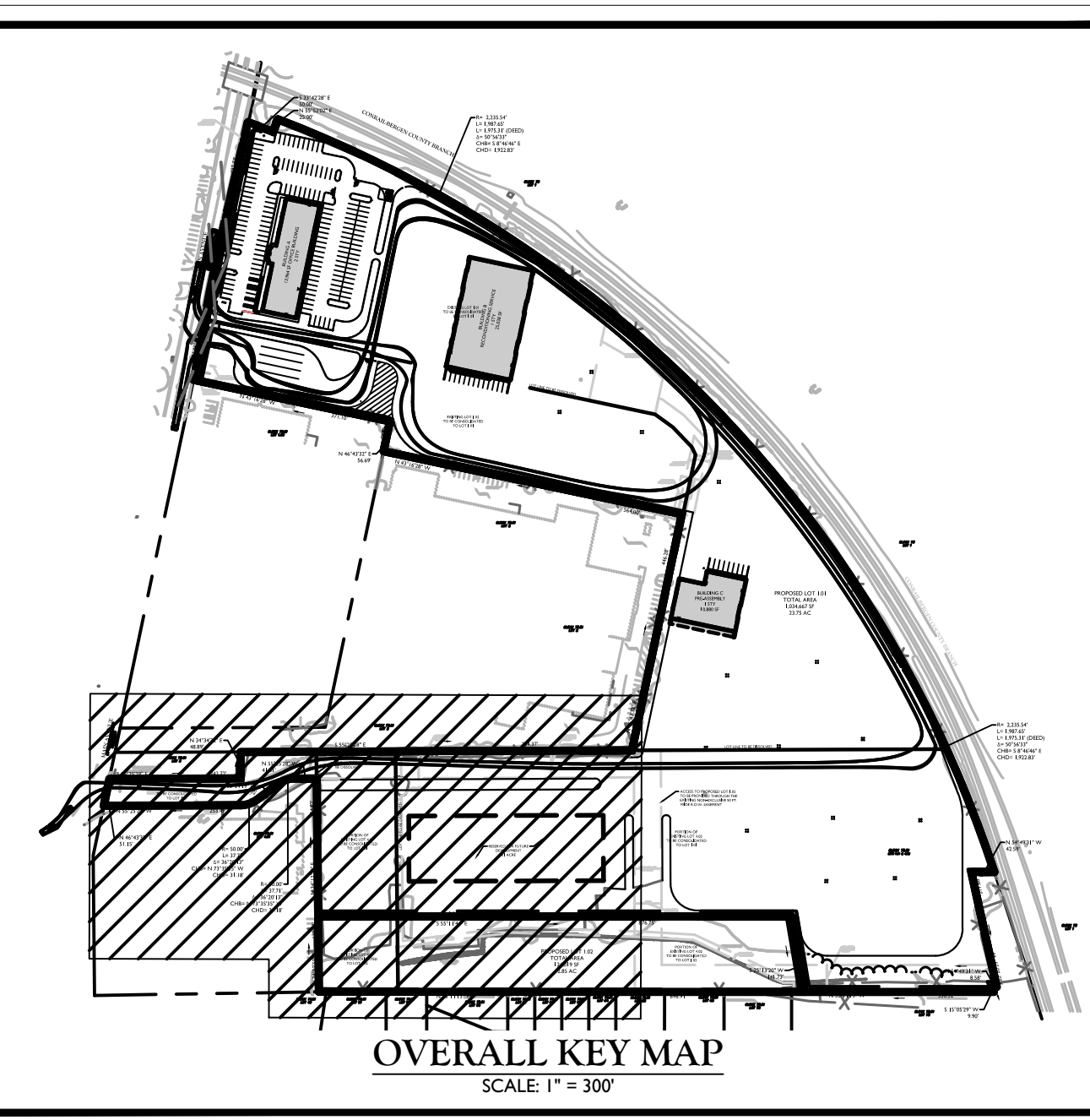
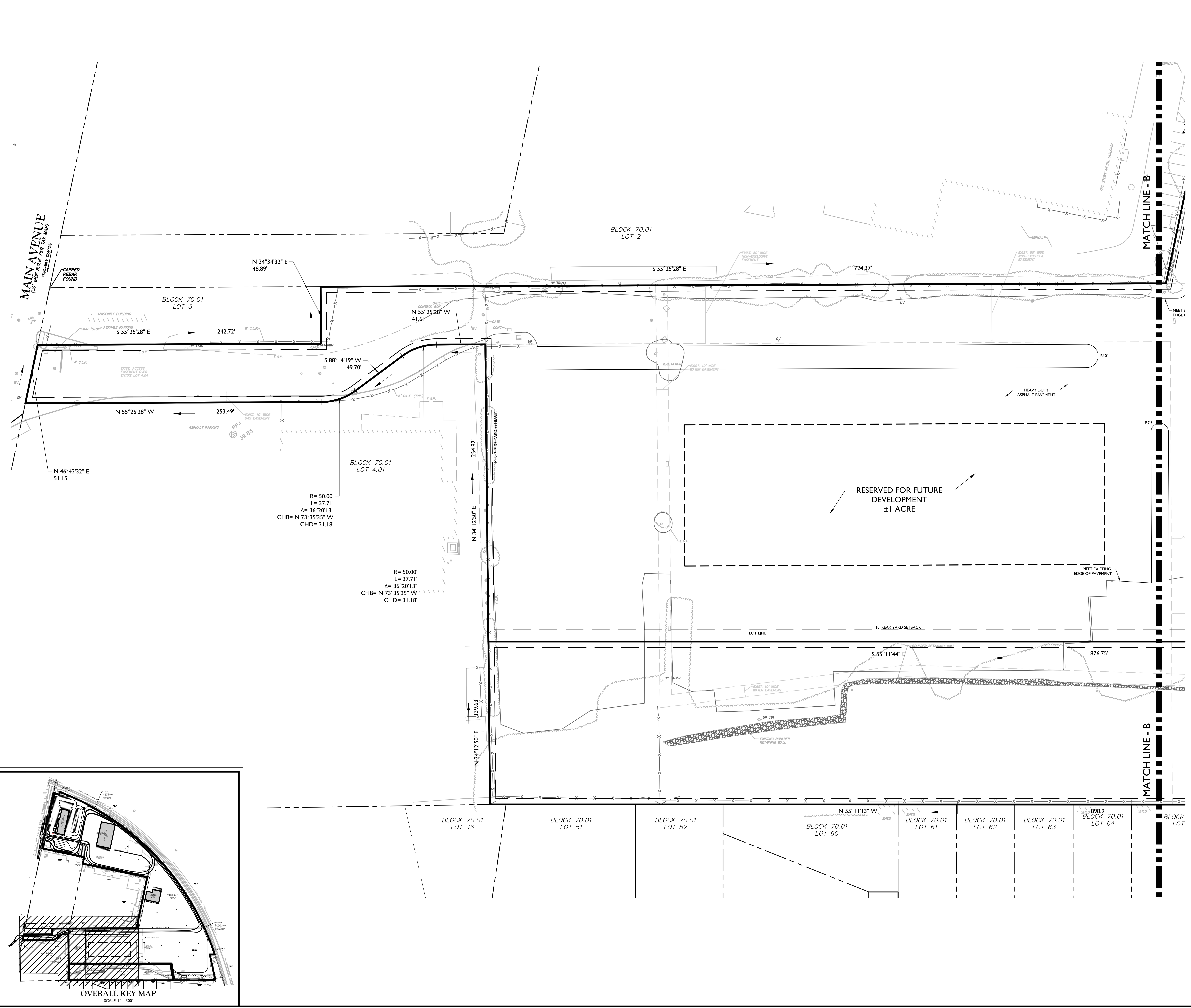
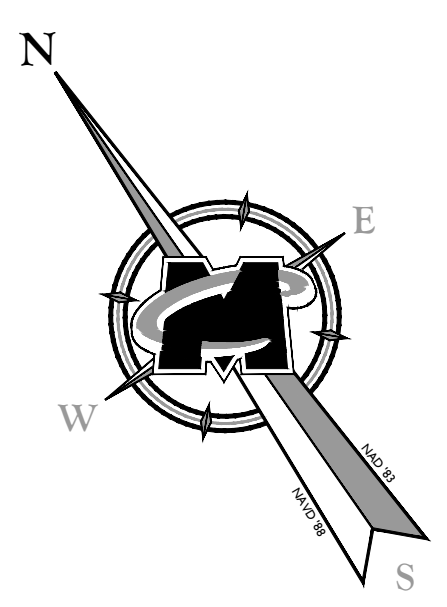
N 55°11'13" W
 350.32'

BLOCK 70.01

BLOCK 70.01

BLOCK 70.01

LOT



REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

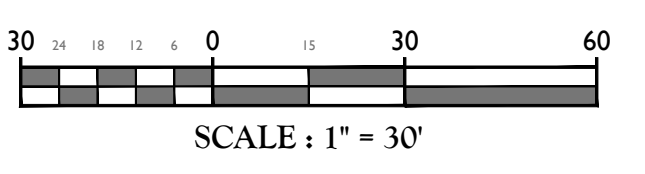
JESSE B. COKELEY
 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER 54006

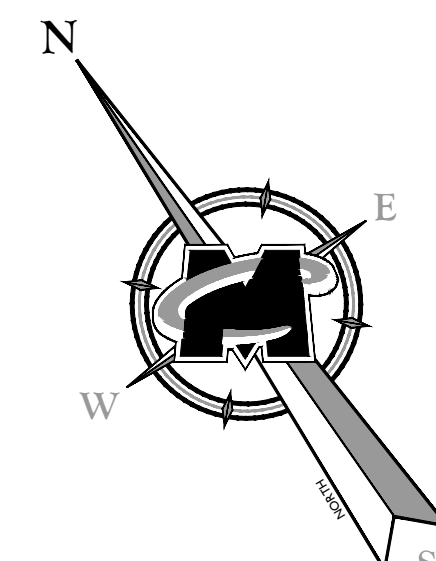
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PROJECT NUMBER:	DRAWING NAME:		
16002631A	C-LAYT		

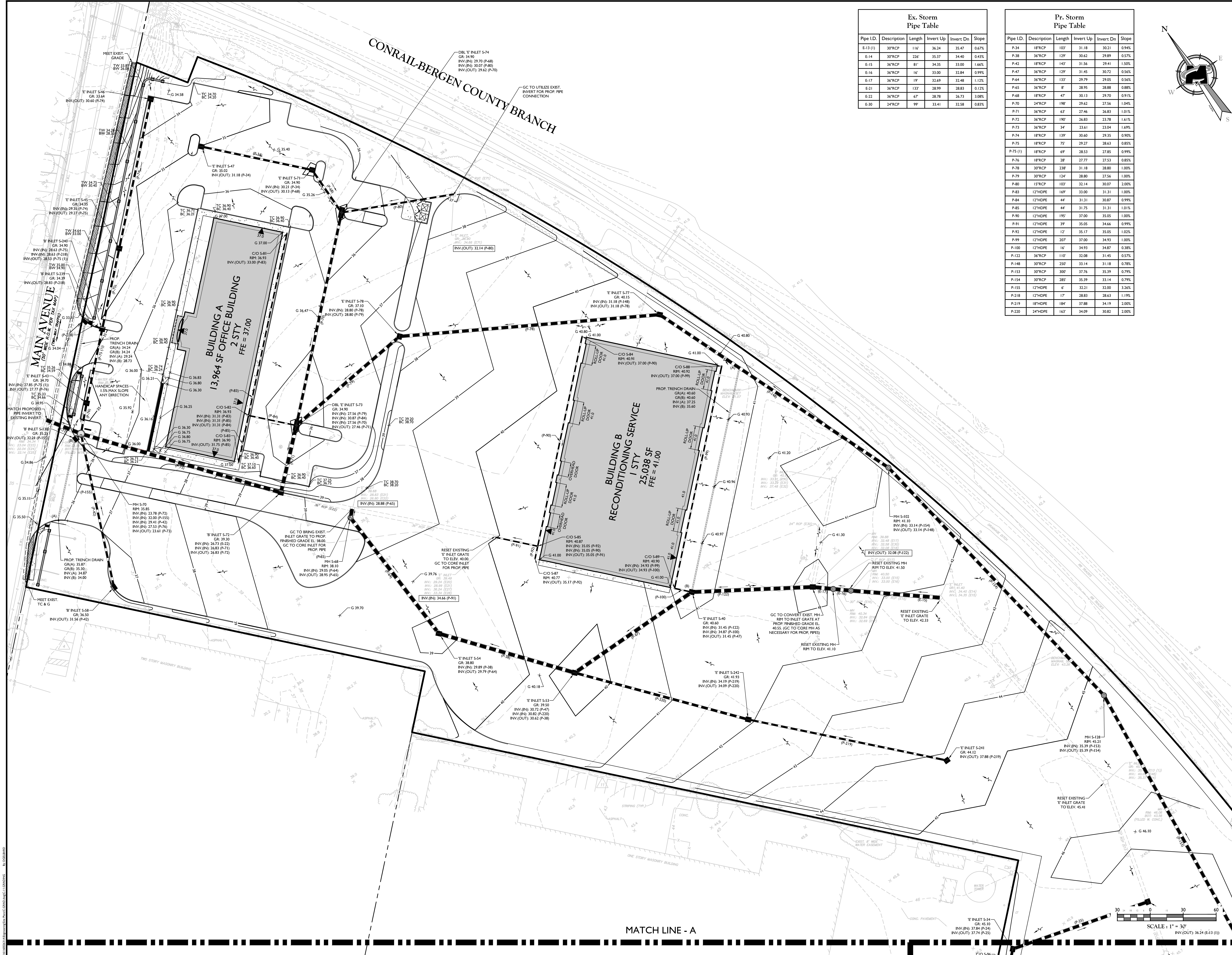
SHEET TITLE:
LAYOUT PLAN - SOUTH
 SHEET NUMBER:
10 of 28





Ex. Storm Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
E-13 (1)	30"RCP	116'	36.24	35.47	0.67%
E-14	30"RCP	226'	35.37	34.40	0.43%
E-15	36"RCP	81'	34.35	33.00	1.66%
E-16	36"RCP	16'	33.00	32.84	0.99%
E-17	36"RCP	19'	32.69	32.48	1.12%
E-21	36"RCP	133'	28.99	28.83	0.12%
E-22	36"RCP	67'	28.78	26.73	3.08%
E-30	24"RCP	99'	33.41	32.58	0.83%

Pr. Storm Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-34	18"RCP	103'	31.18	30.21	0.94%
P-38	36"RCP	129'	30.62	29.89	0.57%
P-42	18"RCP	143'	31.56	29.41	1.50%
P-47	36"RCP	129'	31.45	30.72	0.56%
P-48	18"RCP	133'	29.79	29.05	0.56%
P-45	36"RCP	8'	28.95	28.88	0.88%
P-46	18"RCP	47'	30.13	29.70	0.91%
P-70	24"RCP	198'	29.62	27.56	1.04%
P-71	36"RCP	63'	27.46	26.83	1.01%
P-72	36"RCP	190'	26.83	23.78	1.61%
P-73	36"RCP	24'	23.61	23.04	1.69%
P-74	18"RCP	139'	30.60	29.35	0.92%
P-75 (1)	18"RCP	75'	29.27	28.63	0.85%
P-75 (1)	18"RCP	69'	28.53	27.85	0.99%
P-76	18"RCP	28'	27.77	27.53	0.85%
P-78	30"RCP	238'	31.18	28.80	1.00%
P-79	30"RCP	124'	28.80	27.56	1.00%
P-80	15"RCP	103'	32.14	30.07	2.00%
P-83	12"HDPE	169'	33.00	31.31	1.00%
P-84	12"HDPE	44'	31.31	30.87	0.99%
P-85	12"HDPE	44'	31.75	31.31	1.01%
P-90	12"HDPE	195'	37.00	35.05	1.00%
P-91	12"HDPE	39'	35.05	34.66	0.99%
P-92	12"HDPE	12'	35.17	35.05	1.02%
P-99	12"HDPE	207'	37.00	34.93	1.00%
P-100	12"HDPE	16'	34.93	34.87	0.38%
P-122	36"RCP	110'	32.08	31.45	0.57%
P-148	30"RCP	250'	33.14	31.18	0.78%
P-153	30"RCP	300'	37.76	35.39	0.79%
P-154	30"RCP	285'	35.39	33.14	0.79%
P-155	12"HDPE	6'	33.21	32.00	3.26%
P-218	12"HDPE	17'	28.83	28.63	1.19%
P-219	18"HDPE	184'	37.88	34.19	2.00%
P-220	24"HDPE	163'	34.09	30.82	2.00%



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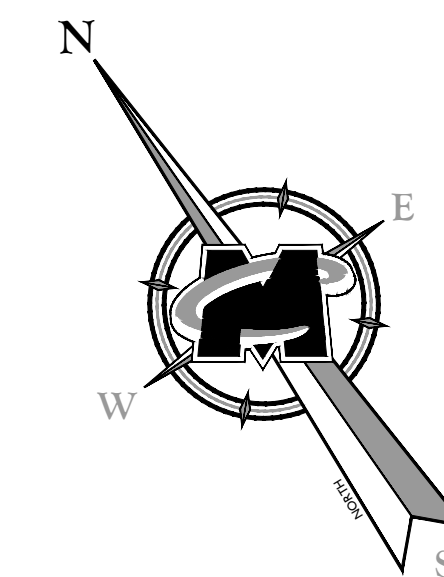
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LOTS 1.01, 1.02,
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1602361A	C-GRAD		

PRELIMINARY & FINAL
GRADING & DRAINAGE PLAN
NORTH

SCALE: 1" = 30'
INVERT (OUT): 36.24 (E-13 (1))



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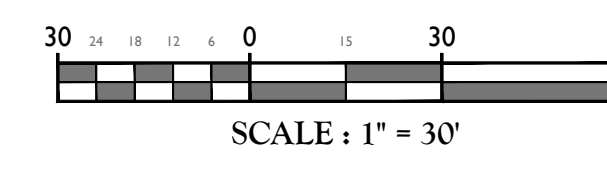
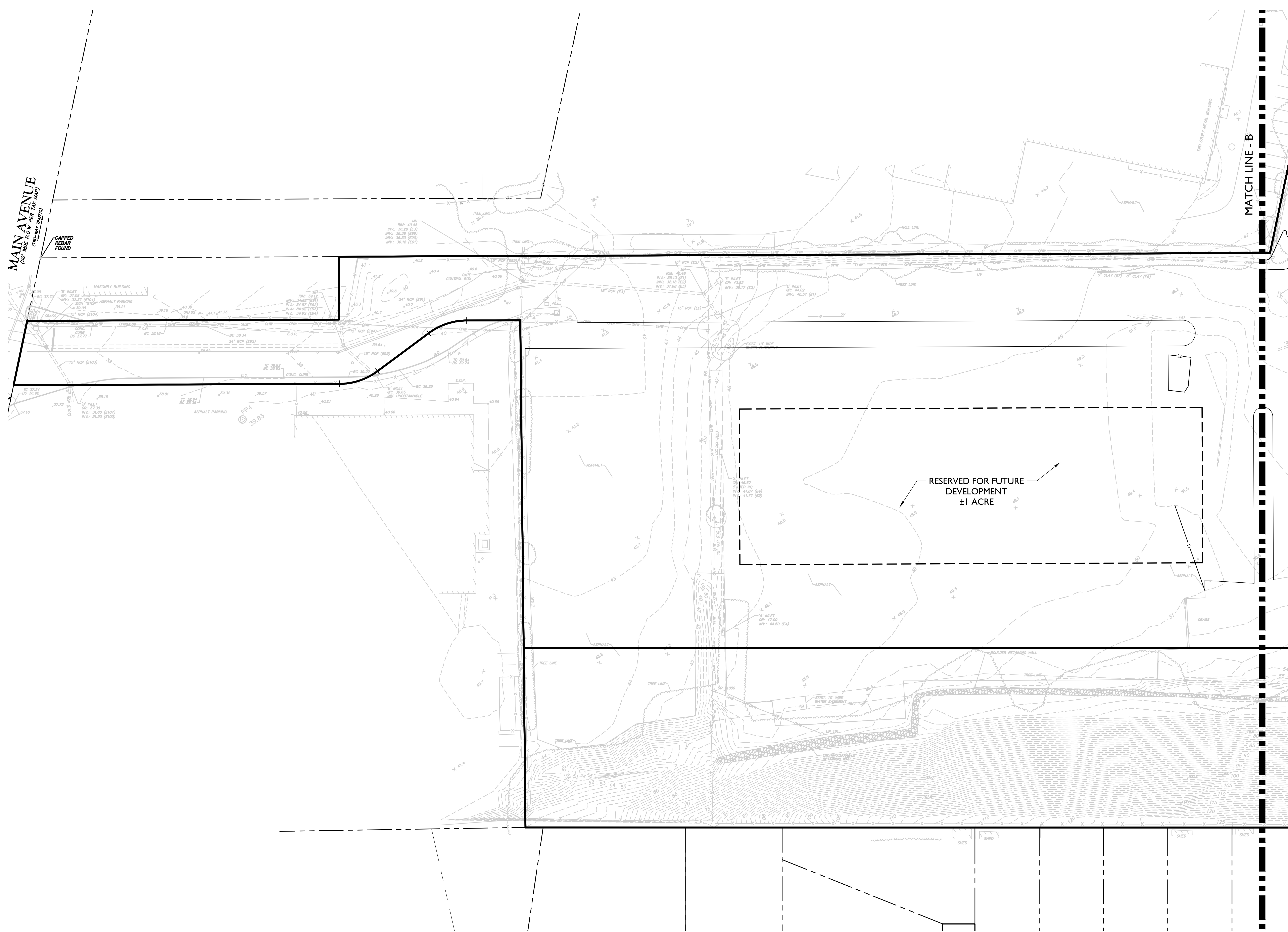
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PROJECT NUMBER	DRAWING NAME
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SHEET TITLE
**GRADING & DRAINAGE PLAN
SOUTH**

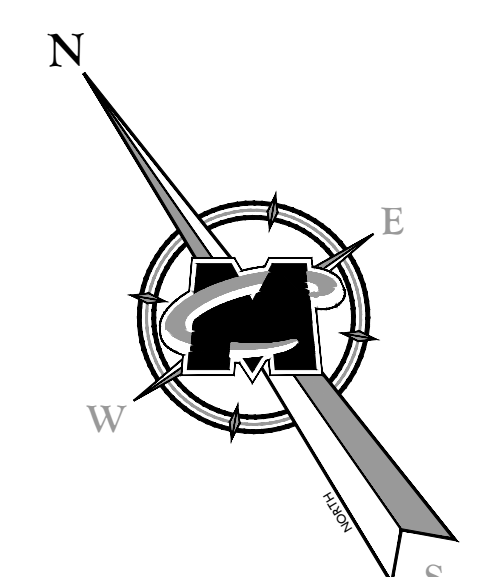


MAIN AVENUE
15' WIDE A.O.C. FOR 70' MAX. W.D.
(See sheet 14002631A)

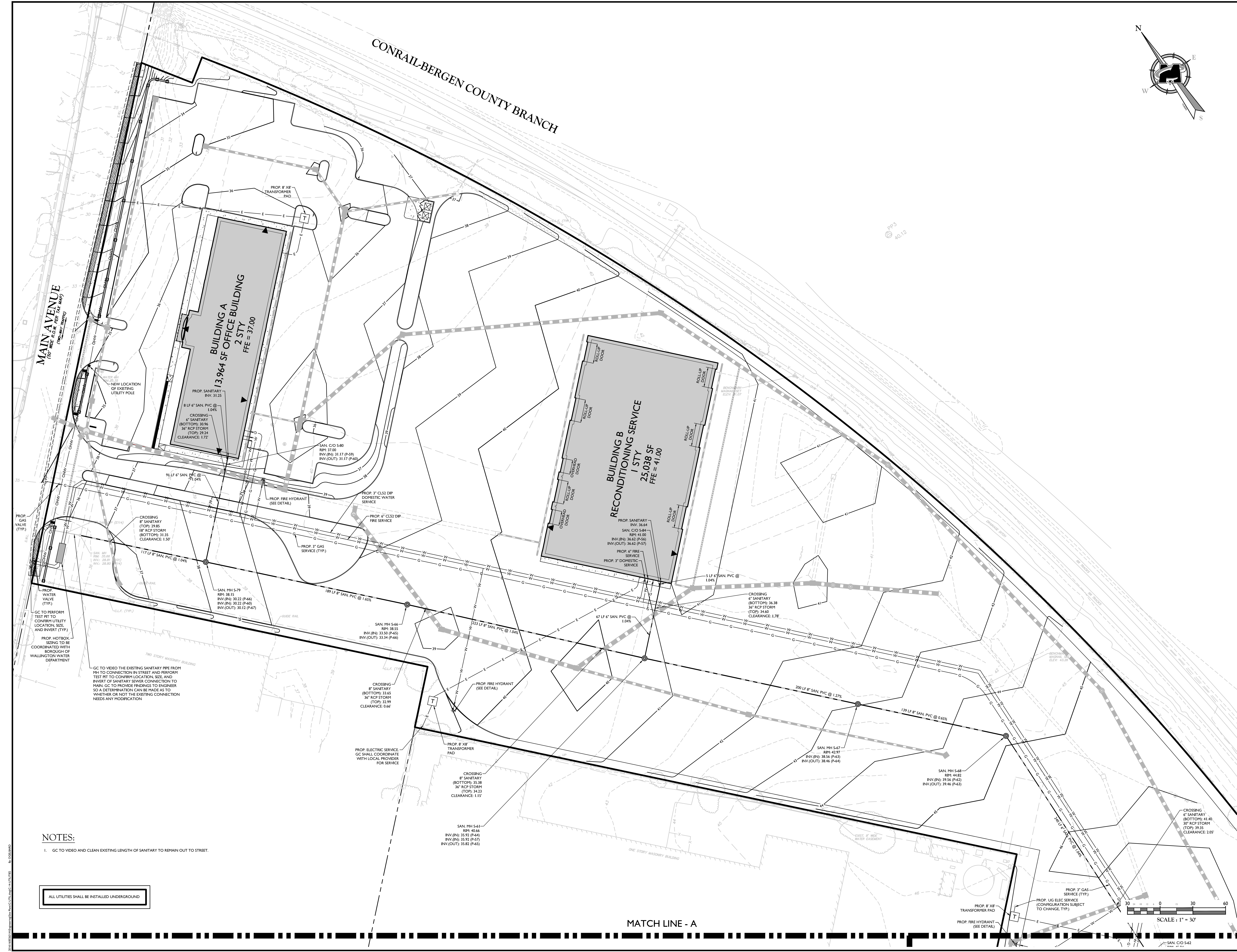
MATCH LINE - B

**RESERVED FOR FUTURE
DEVELOPMENT
±1 ACRE**

DATE PLOTTED: 9/19/19 10:00 AM



CONRAIL-BERGEN COUNTY BRANCH



BUILDING A
13,964 SF OFFICE BUILDING
2 STY
FFE = 37.00

BUILDING B
RECONDITIONING SERVICE
1 STY
25,038 SF
FFE = 41.00

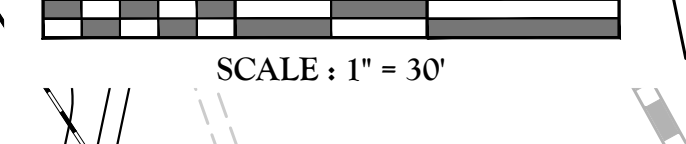
MAIN AVENUE
(60' WIDE ROAD PER TAX MAP)

NOTES:

- GC TO VIDEO AND CLEAN EXISTING LENGTH OF SANITARY TO REMAIN OUT TO STREET.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

MATCH LINE - A



REV.	DATE	DRAWN BY	DESCRIPTION
1	11/19/19	JBC	REV. PER ENGINEER COMMENTS AND TO REMOVE CHANGE

REV.	DATE	DRAWN BY	DESCRIPTION
1	11/19/19	JBC	REV. PER ENGINEER COMMENTS AND TO REMOVE CHANGE

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1	11/19/19	JBC	REV. PER ENGINEER COMMENTS AND TO REMOVE CHANGE

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DRAWING NAME: C-UTIL
SHEET TITLE: UTILITIES PLAN - NORTH

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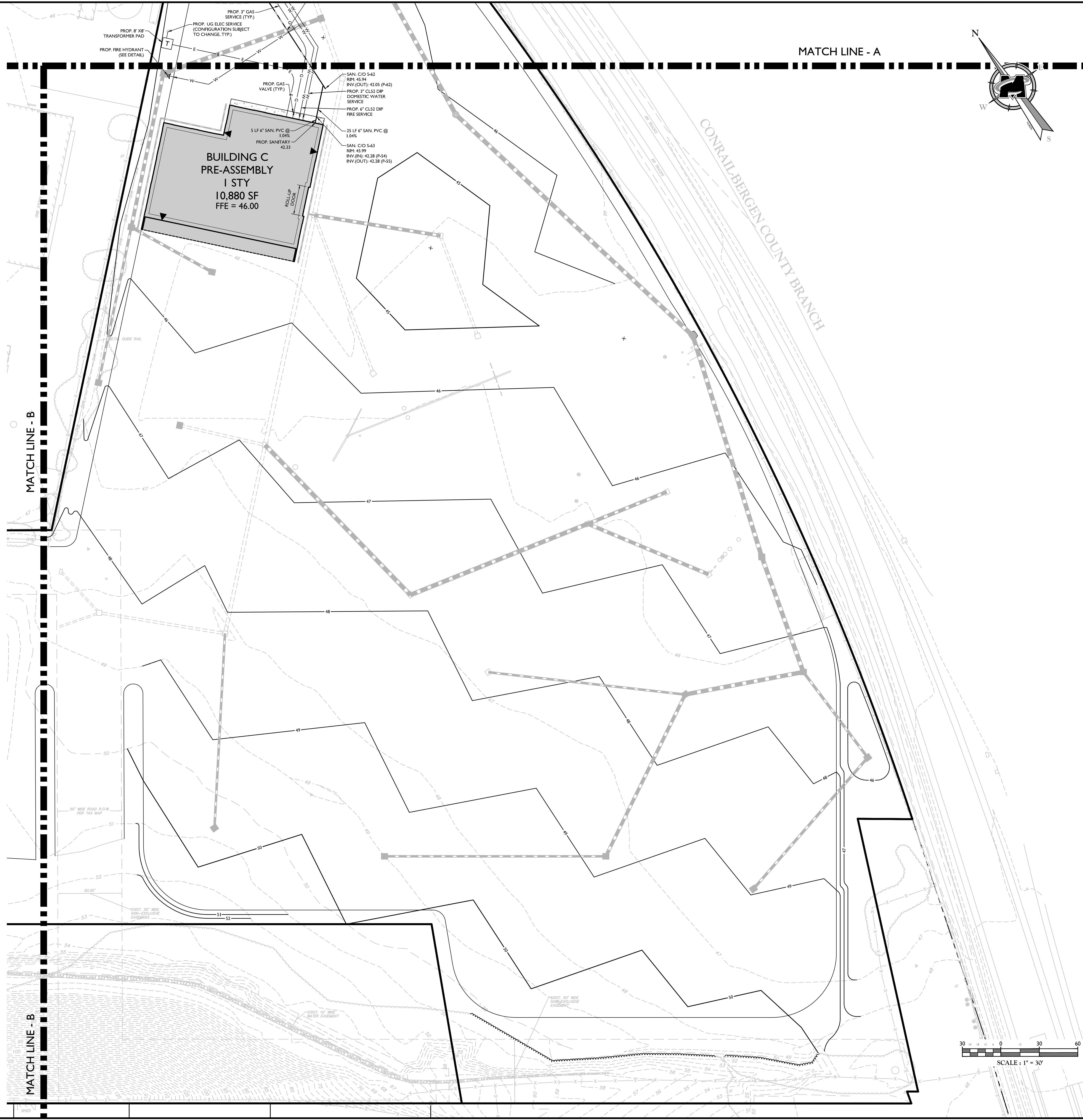
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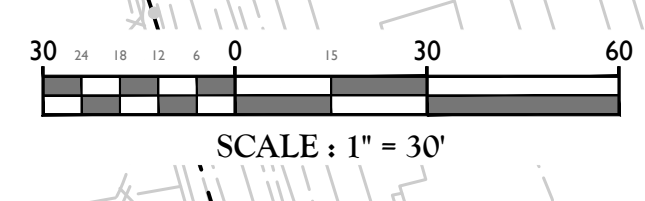
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PROJECT NUMBER	DRAWING NAME	SHEET TITLE	
16002631A	C-UTL	UTILITIES PLAN - EAST	

SHEET NUMBER
 15 of 28

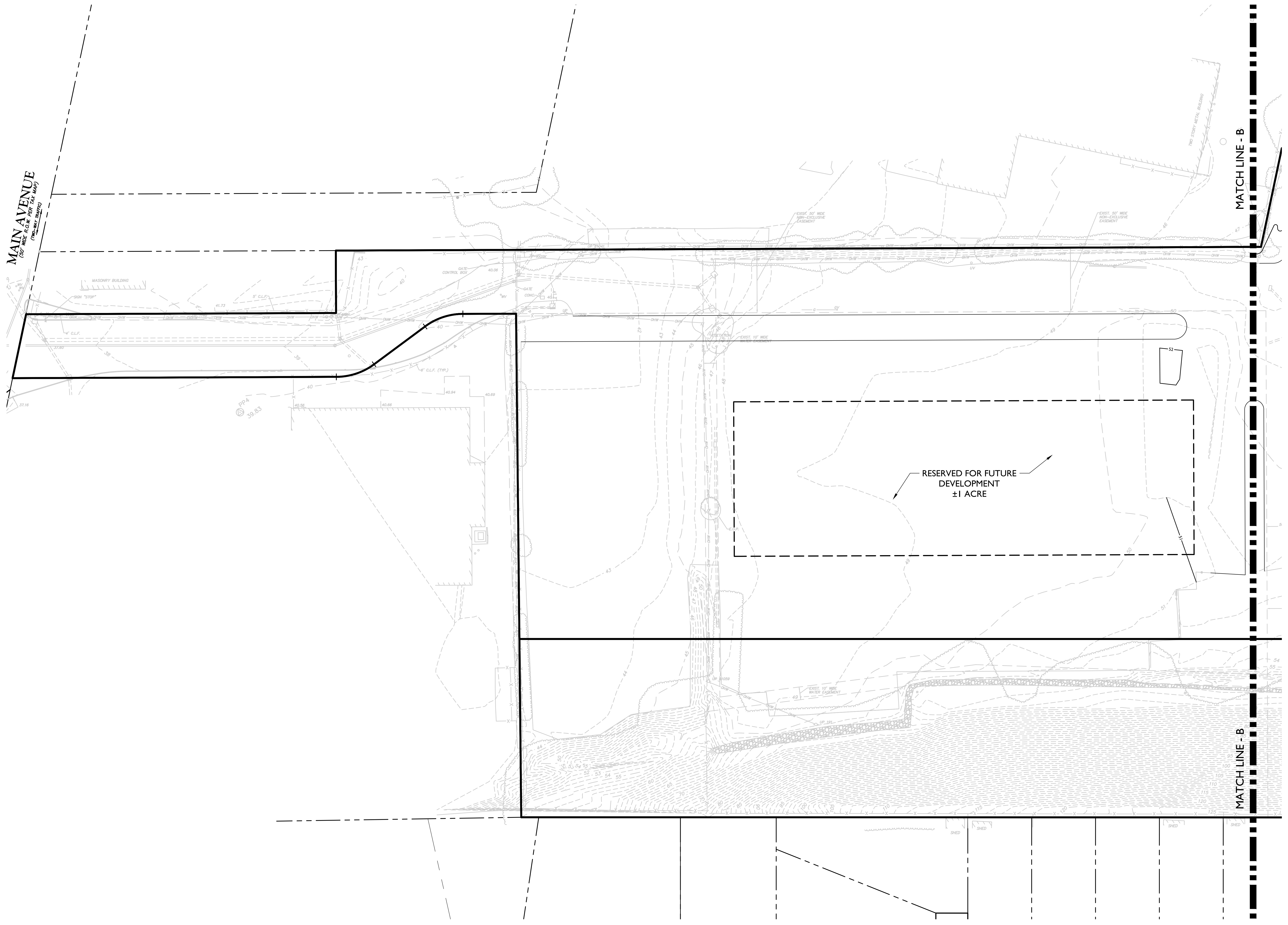
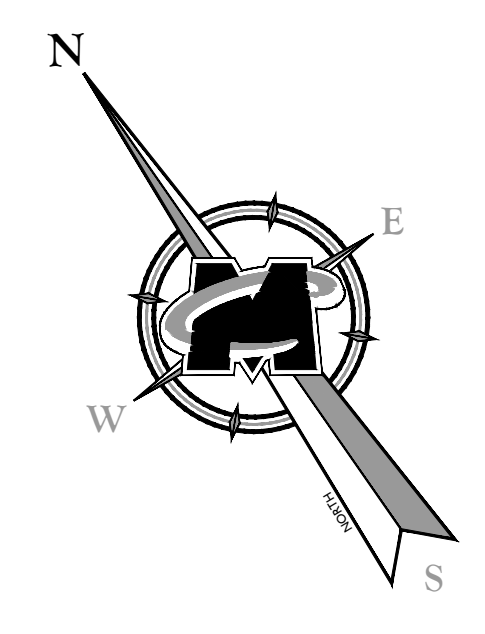


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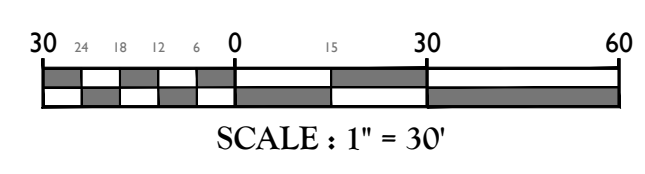


DATE PLOTTED: 8/14/19 10:58:00 AM

MAIN AVENUE
 (50' WIDE R.O.M. PER TAX MAP)
 (TYPICAL TRUCK)



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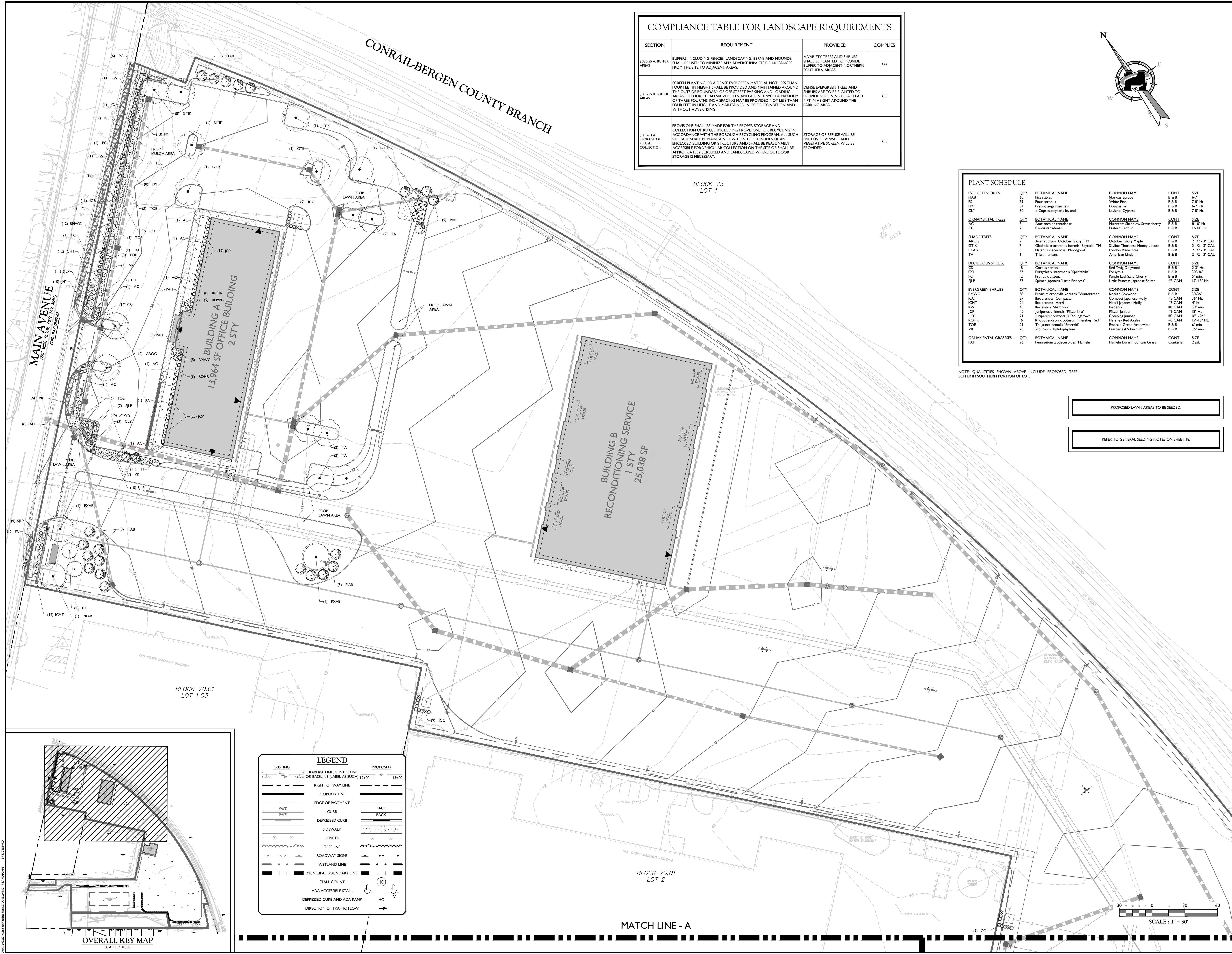
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PROJECT NUMBER:	DRAWING NAME:		
16020631A	C-UTIL		

SHEET TITLE:
UTILITIES PLAN - SOUTH

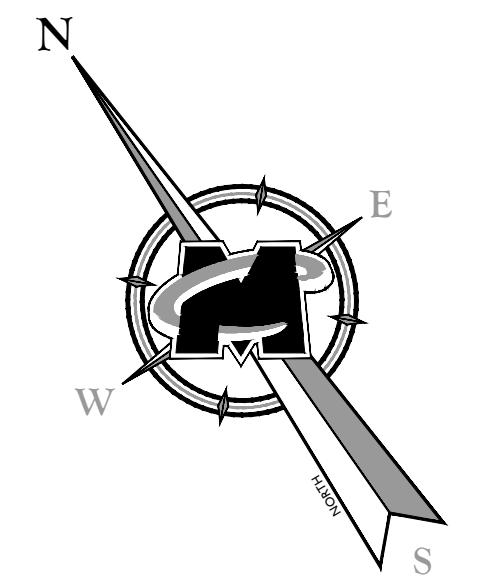
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16 of 28

2024/08/14 10:00 AM C:\Users\jbc\OneDrive\Documents\16020631A\16020631A.dwg



COMPLIANCE TABLE FOR LANDSCAPE REQUIREMENTS

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 SEPARATION 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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PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
PIAB	60	Picea abies	Norway Spruce	B & B	6'-7'
PS	79	Pinus strobus	White Pine	B & B	7'-8' Ht.
PM	37	Pseudotsuga menziesii	Douglas Fir	B & B	6'-7' Ht.
CLY	60	x Cupressus arizonica	Leyland Cypress	B & B	7'-8' Ht.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
AC	8	Amelanchier canadensis	Reddog	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.
GTK	7	Gleditsia triacanthos 'Inermis' 'Sagepole' TM	Sagepole Thornless Honey Locust	B & B	2 1/2 - 3' CAL.
PXAB	3	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2 1/2 - 3' CAL.
TA	6	Tilia americana	American Linden	B & B	2 1/2 - 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
SLP	37	Spirea japonica 'Little Princess'	Little Princess Japanese Spirea	#3 CAN	15"-18" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
BHWG	38	Buxus microphylla koreana 'Wintergreen'	Korean Boxwood	B & B	30-36"
ICC	27	Ilex crenata 'Compacta'	Compact Japanese Holly	#3 CAN	36" Ht.
ICHT	24	Ilex crenata 'Hetzl'	Hetzl Japanese Holly	#5 CAN	4' Ht.
IGS	45	Ilex glabra 'Shamrock'	Shamrock Holly	#5 CAN	30" min.
JCP	40	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	#5 CAN	18" Ht.
JHY	21	Juniperus horizontalis 'Youngstown'	Creeping Juniper	#3 CAN	18" - 24"
ROHR	16	Rhododendron x obscurum 'Hershey Red'	Hershey Red Azalea	#5 CAN	15"-18" Ht.
TOE	21	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	B & B	6' min.
VR	20	Viburnum rhytidophyllum	Leatherleaf Viburnum	B & B	36" min.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
PAH	26	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	Container	2 gal.

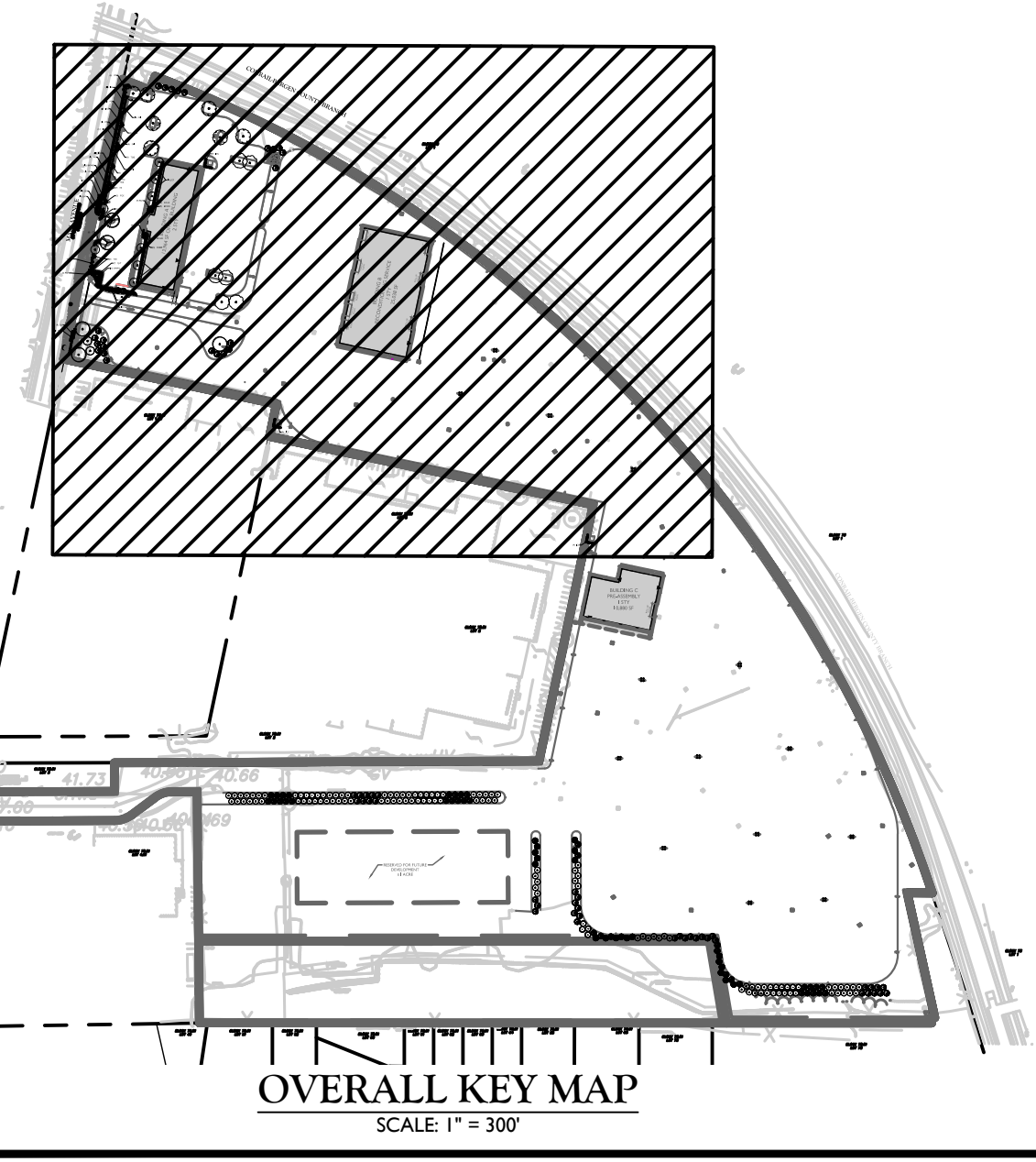
NOTE: QUANTITIES SHOWN ABOVE INCLUDE PROPOSED TREE BUFFER IN SOUTHERN PORTION OF LOT.

PROPOSED LAWN AREAS TO BE SEEDED.

REFER TO GENERAL SEEDING NOTES ON SHEET 18.

LEGEND

EXISTING	PROPOSED
12+00	13+00
TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
FACE BACK	FACE BACK
DEPRESSED CURB	
SIDEWALK	
FENCES	
TREELINE	
ROADWAY SIGNS	
WETLAND LINE	
MUNICIPAL BOUNDARY LINE	
STALL COUNT	
ADA ACCESSIBLE STALL	
DEPRESSED CURB AND ADA RAMP	
DIRECTION OF TRAFFIC FLOW	



DATE	DESCRIPTION

DATE	DESCRIPTION

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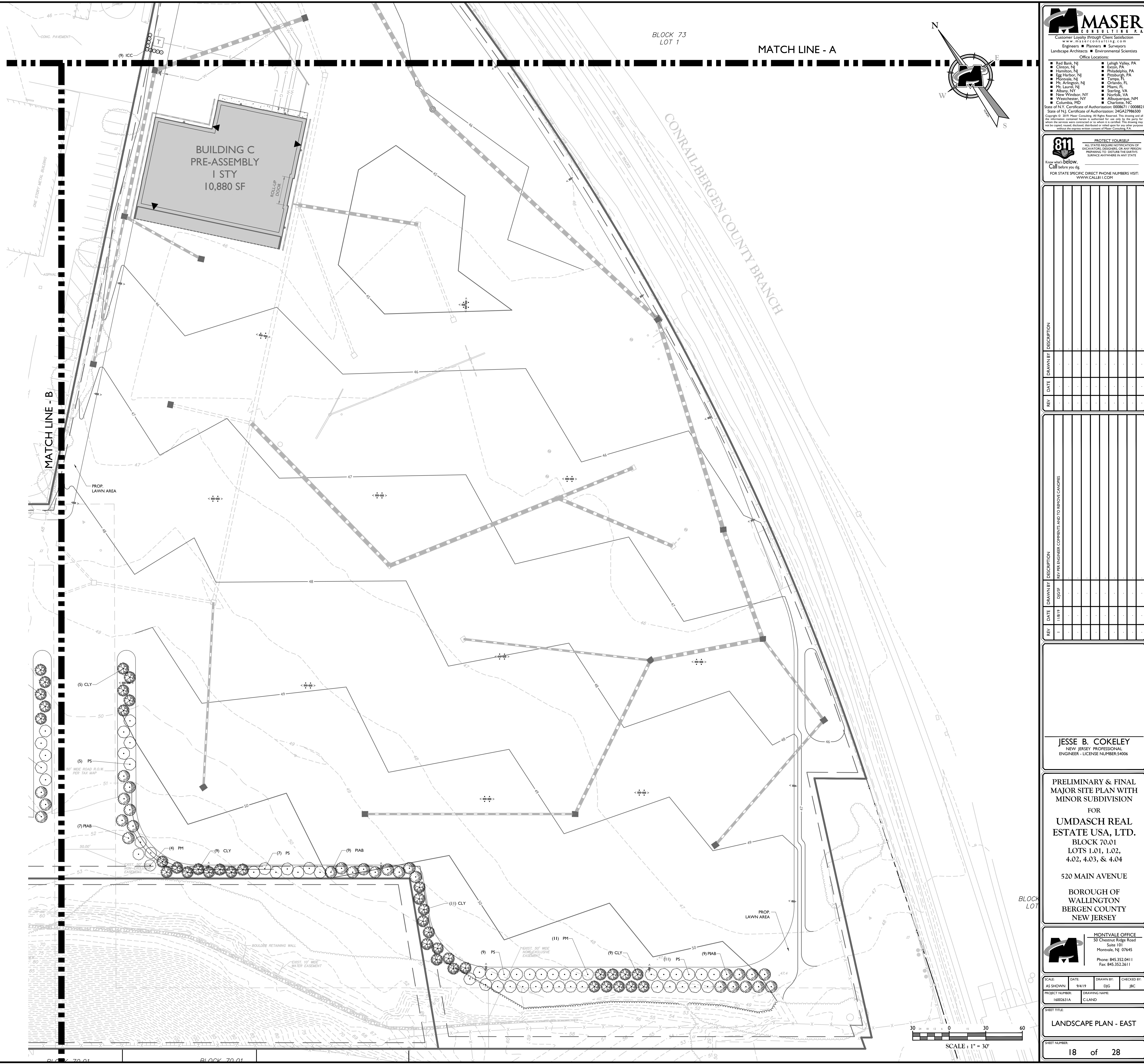
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SCALE: AS SHOWN DATE: 9/4/19 DRAWN BY: DJG CHECKED BY: JBC
 PROJECT NUMBER: 14002631A DRAWING NAME: CLAND
 SHEET NUMBER: LANDSCAPE PLAN - NORTH

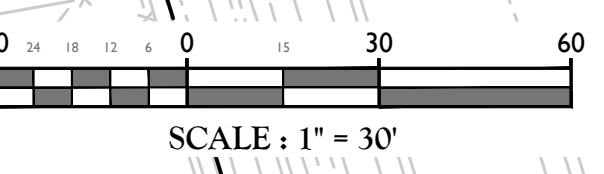
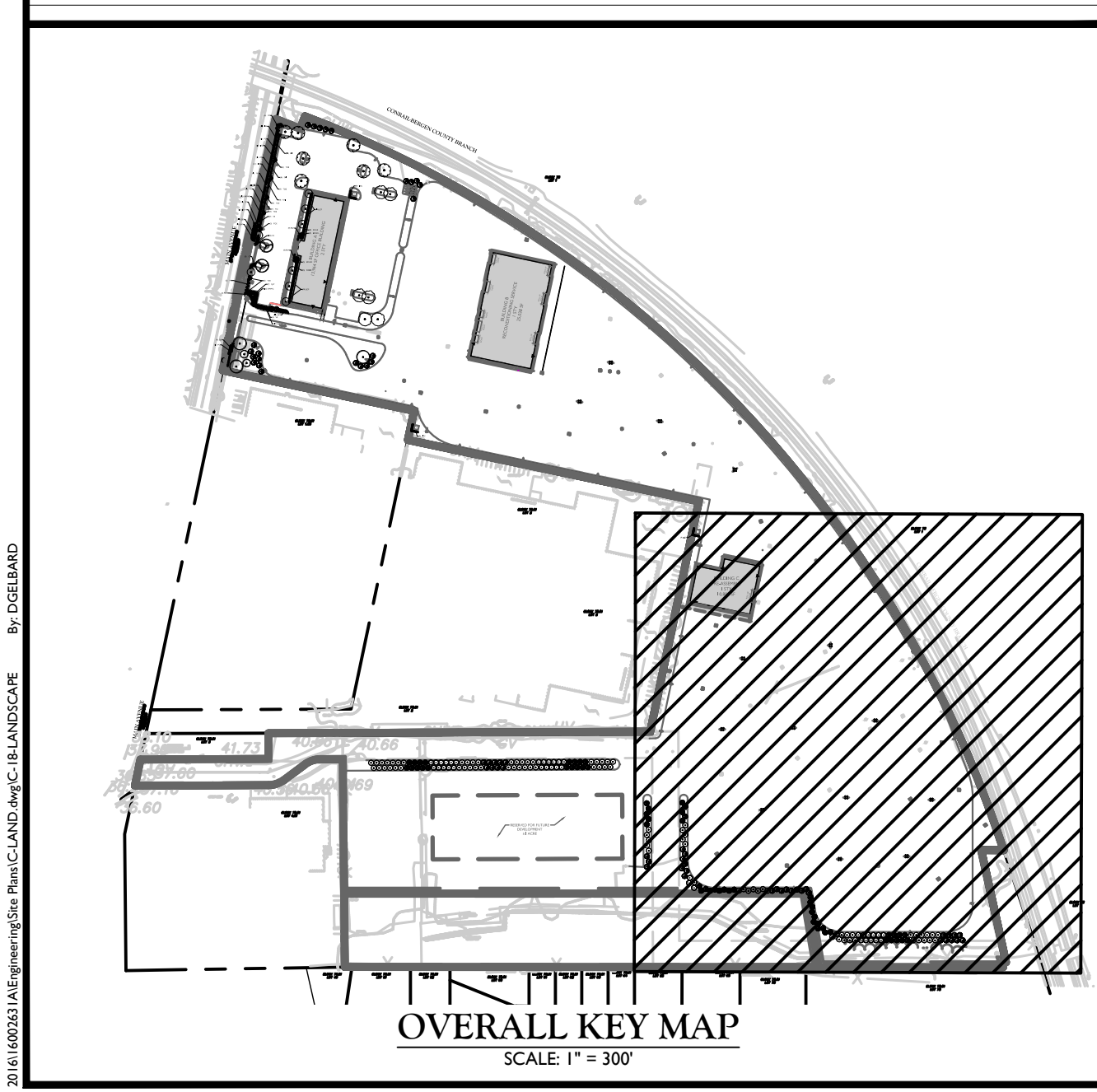
GENERAL SEEDING NOTES

- TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
- PERMANENT LAWN SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 16 AND OCTOBER 15.

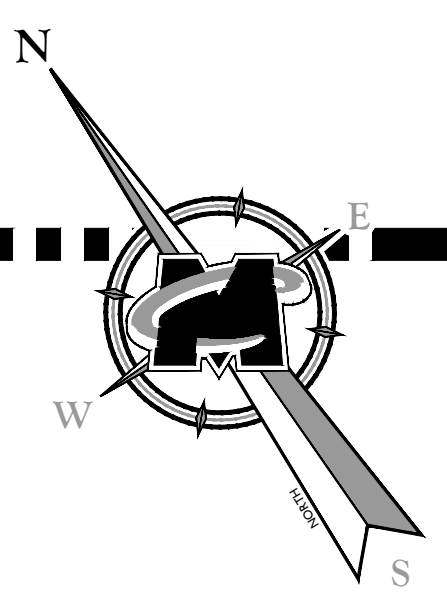
MIX #15 -	HARD FESCUE	120 LBS/ACRE
	PERENNIAL RYE GRASS	30 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	40 LBS/ACRE
OR		
MIX #16 -	TALL FESCUE	160 LBS/ACRE
	PERENNIAL RYE GRASS (BLEND)	20 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	20 LBS/ACRE
- PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE. SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
- FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-20 APPLIED AT A RATE OF 14# PER 1000 SF OR AS DETERMINED BY SOIL TESTS. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 90# PER 1000 SF. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT RATE OF 135# PER 1000 SF.
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
- MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES OF 90 TO 113 LBS. PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL, OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
- WORK LIMBS AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.



REFER TO PLANT SCHEDULE ON SHEET 17.



BLOCK 73
LOT 1
MATCH LINE - A



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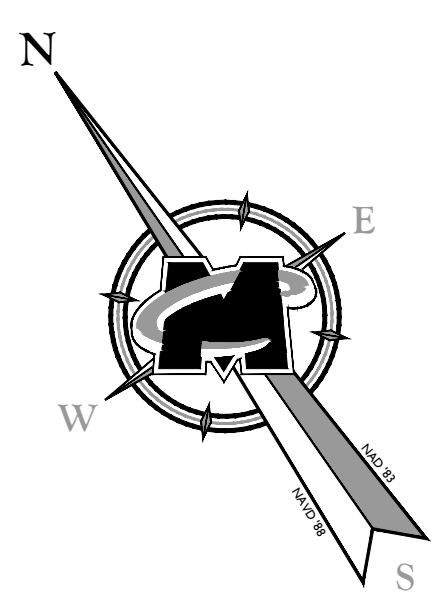
JESSE B. COKELEY
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER 54006

**PRELIMINARY & FINAL
MAJOR SITE PLAN WITH
MINOR SUBDIVISION**
FOR
**UMDASCH REAL
ESTATE USA, LTD.**
BLOCK 70.01
LOTS 1.01, 1.02,
4.02, 4.03, & 4.04
520 MAIN AVENUE
BOROUGH OF
WALLINGTON
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NEW JERSEY

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16002631A	C-LAND		

SHEET TITLE
LANDSCAPE PLAN - EAST



MAIN AVENUE
 (50' WIDE R.O.M. PER TAX MAP)

MATCH LINE - B

BLOCK 70.01
 LOT 2

BLOCK 70.01
 LOT 3

BLOCK 70.01
 LOT 4.01

PROPOSED LOT 1.02
 TOTAL AREA
 124,019 SF
 2.85 AC

RESERVED FOR FUTURE
 DEVELOPMENT
 ±1 ACRE

BLOCK 70.01
 LOT 46

BLOCK 70.01
 LOT 51

BLOCK 70.01
 LOT 52

BLOCK 70.01
 LOT 60

BLOCK 70.01
 LOT 61

BLOCK 70.01
 LOT 62

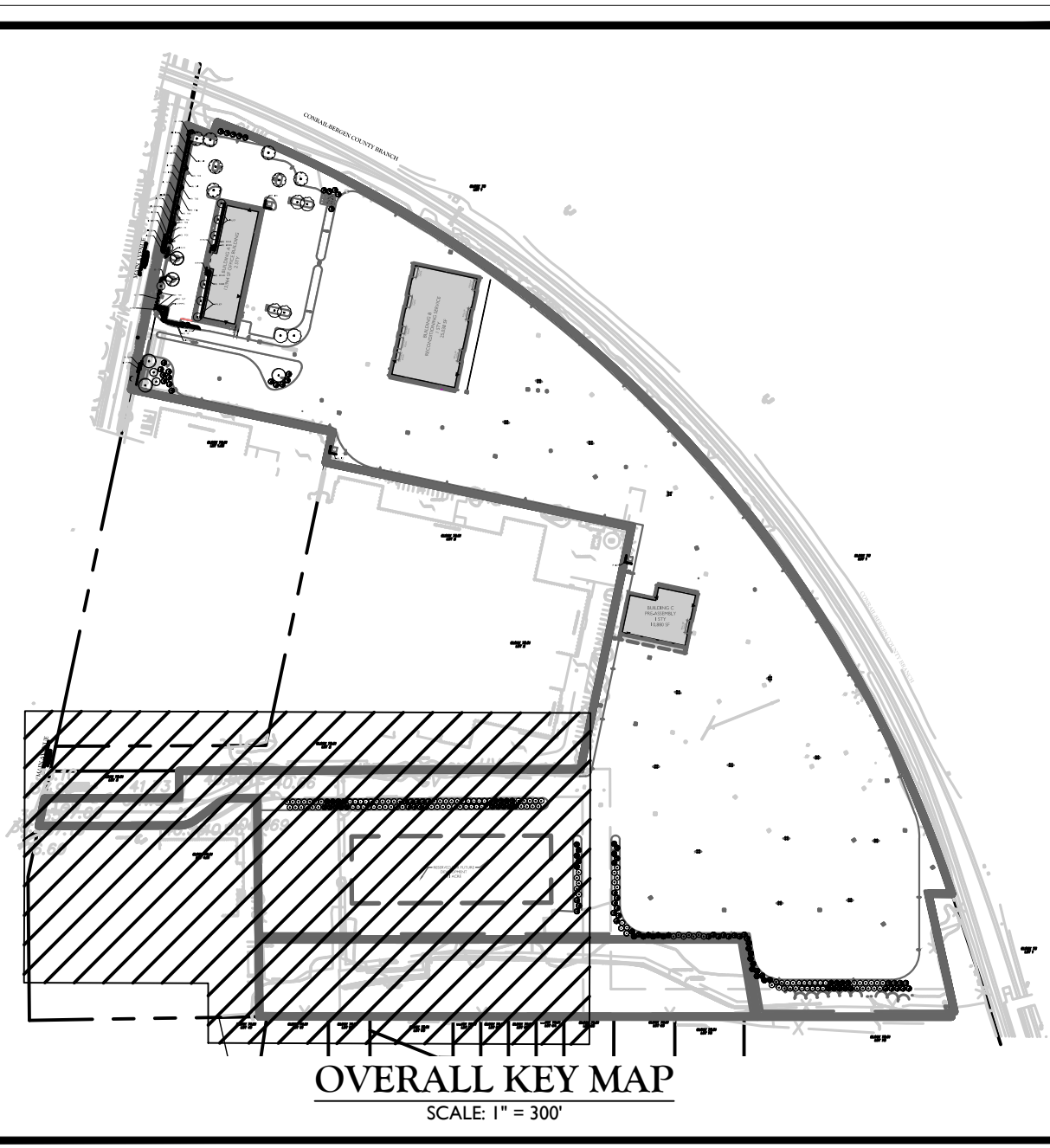
BLOCK 70.01
 LOT 63

BLOCK 70.01
 LOT 64

BLOCK 70.01
 LOT 65

REFER TO PLANT SCHEDULE ON SHEET 17.

REFER TO GENERAL SEEDING NOTES ON SHEET 18.



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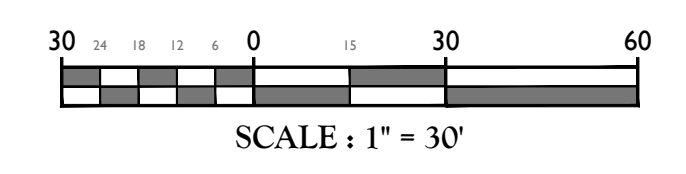
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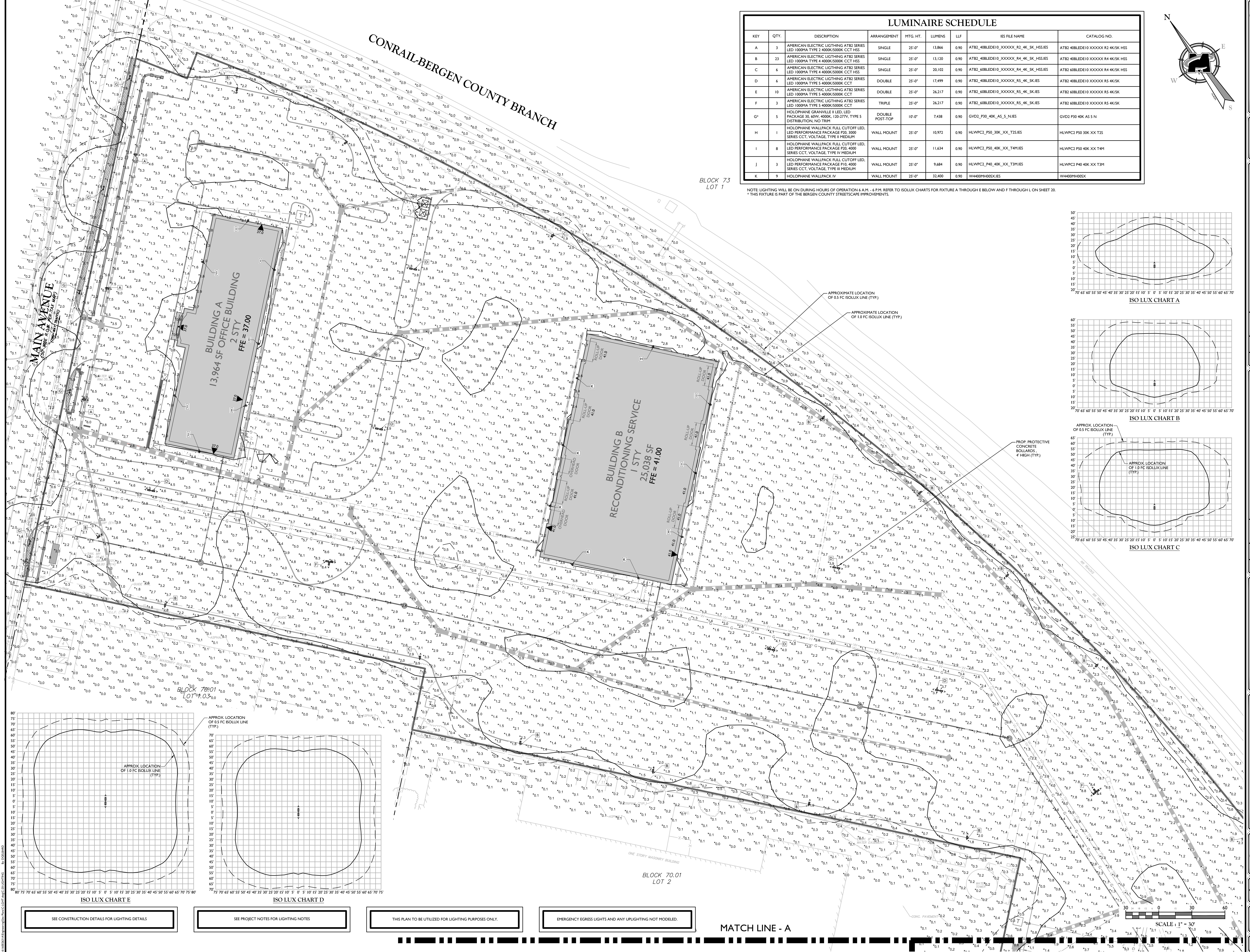
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SHEET TITLE:
LANDSCAPE PLAN - SOUTH





KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS	LUF	IES FILE NAME	CATALOG NO.
A	3	AMERICAN ELECTRIC LIGHTING ATB2 SERIES LED 1000MA TYPE 2 4000K/5000K CCT HSS	SINGLE	25'-0"	13,866	0.90	ATB2_40BLED10_XXXXX_R2_4K_5K_HSS.IES	ATB2_40BLED10_XXXXX_R2_4K5K_HSS
B	23	AMERICAN ELECTRIC LIGHTING ATB2 SERIES LED 1000MA TYPE 4 4000K/5000K CCT HSS	SINGLE	25'-0"	13,120	0.90	ATB2_40BLED10_XXXXX_R4_4K_5K_HSS.IES	ATB2_40BLED10_XXXXX_R4_4K5K_HSS
C	6	AMERICAN ELECTRIC LIGHTING ATB2 SERIES LED 1000MA TYPE 4 4000K/5000K CCT HSS	SINGLE	25'-0"	28,102	0.90	ATB2_40BLED10_XXXXX_R4_4K_5K_HSS.IES	ATB2_40BLED10_XXXXX_R4_4K5K_HSS
D	6	AMERICAN ELECTRIC LIGHTING ATB2 SERIES LED 1000MA TYPE 5 4000K/5000K CCT	DOUBLE	25'-0"	17,499	0.90	ATB2_40BLED10_XXXXX_R5_4K_5K_HSS.IES	ATB2_40BLED10_XXXXX_R5_4K5K
E	10	AMERICAN ELECTRIC LIGHTING ATB2 SERIES LED 1000MA TYPE 5 4000K/5000K CCT	DOUBLE	25'-0"	26,217	0.90	ATB2_40BLED10_XXXXX_R5_4K_5K_HSS.IES	ATB2_40BLED10_XXXXX_R5_4K5K
F	3	AMERICAN ELECTRIC LIGHTING ATB2 SERIES LED 1000MA TYPE 5 4000K/5000K CCT	TRIPLE	25'-0"	26,217	0.90	ATB2_40BLED10_XXXXX_R5_4K_5K_HSS.IES	ATB2_40BLED10_XXXXX_R5_4K5K
G	5	HOLOPHANE GRANVILLE II LED, LED PERFORMANCE PACKAGE P20, 3000 SERIES CCT, VOLTAGE, TYPE II MEDIUM	DOUBLE POST-TOP	10'-0"	7,438	0.90	GVD2_P30_40K_AS_3_N.IES	GVD2_P30_40K AS 3 N
H	1	HOLOPHANE WALLPACK FULL CUTOFF LED, LED PERFORMANCE PACKAGE P20, 3000 SERIES CCT, VOLTAGE, TYPE II MEDIUM	WALL MOUNT	25'-0"	10,972	0.90	HLWPC2_P50_30K_XX_T25.IES	HLWPC2_P50_30K_XX T25
I	8	HOLOPHANE WALLPACK FULL CUTOFF LED, LED PERFORMANCE PACKAGE P20, 4000 SERIES CCT, VOLTAGE, TYPE II MEDIUM	WALL MOUNT	25'-0"	11,634	0.90	HLWPC2_P50_40K_XX_T40.IES	HLWPC2_P50_40K_XX T40
J	3	HOLOPHANE WALLPACK FULL CUTOFF LED, LED PERFORMANCE PACKAGE P10, 4000 SERIES CCT, VOLTAGE, TYPE II MEDIUM	WALL MOUNT	25'-0"	9,684	0.90	HLWPC2_P40_40K_XX_T30.IES	HLWPC2_P40_40K_XX T30
K	9	HOLOPHANE WALLPACK IV	WALL MOUNT	25'-0"	32,400	0.90	W4400PH005X.IES	W4400PH005X

NOTE: LIGHTING WILL BE ON DURING HOURS OF OPERATION 4 A.M. - 6 P.M. REFER TO ISO LUX CHARTS FOR FIXTURE A THROUGH E BELOW AND F THROUGH L ON SHEET 20. THIS FIXTURE IS PART OF THE BERGEN COUNTY STREETSCAPE IMPROVEMENTS.

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3		DESCRIPTION				
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PROJECT NUMBER:	DRAWING NAME:		
1602831A	CLIGHT		

LIGHTING PLAN - NORTH

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION	BY	CHKD

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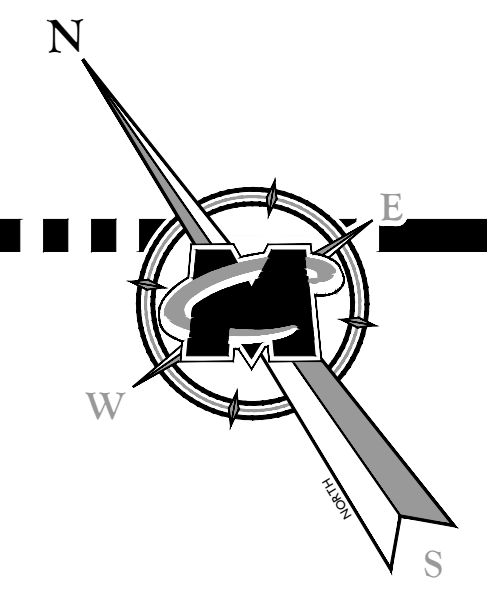
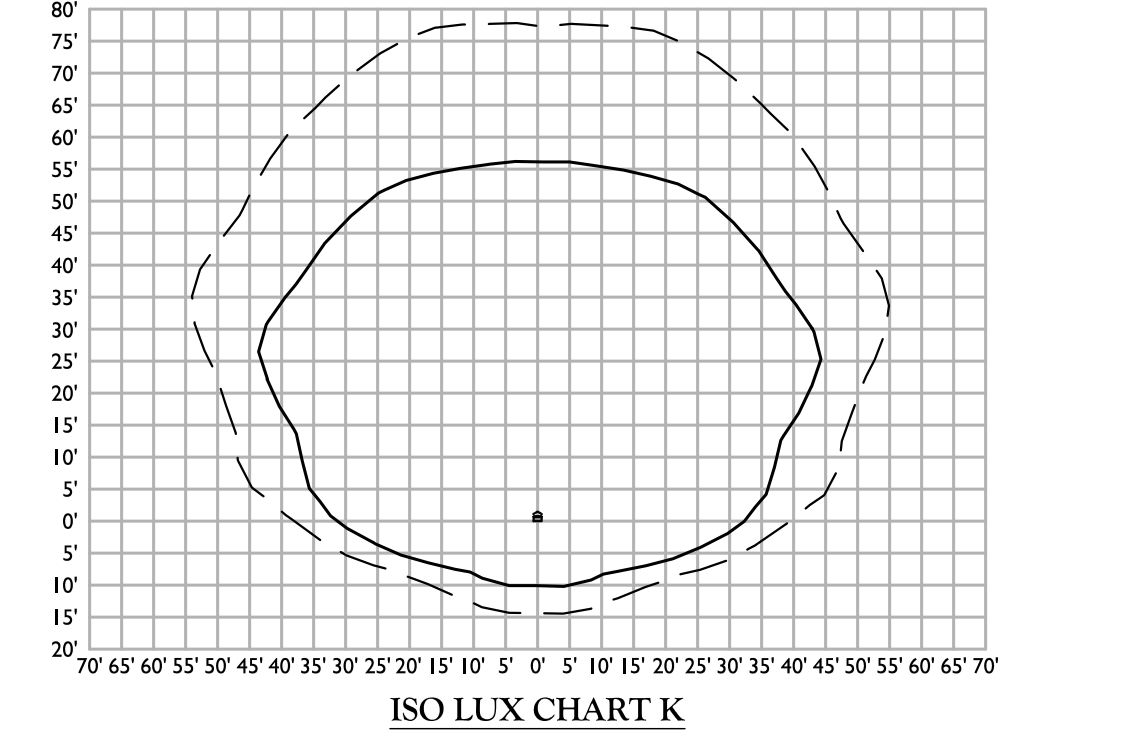
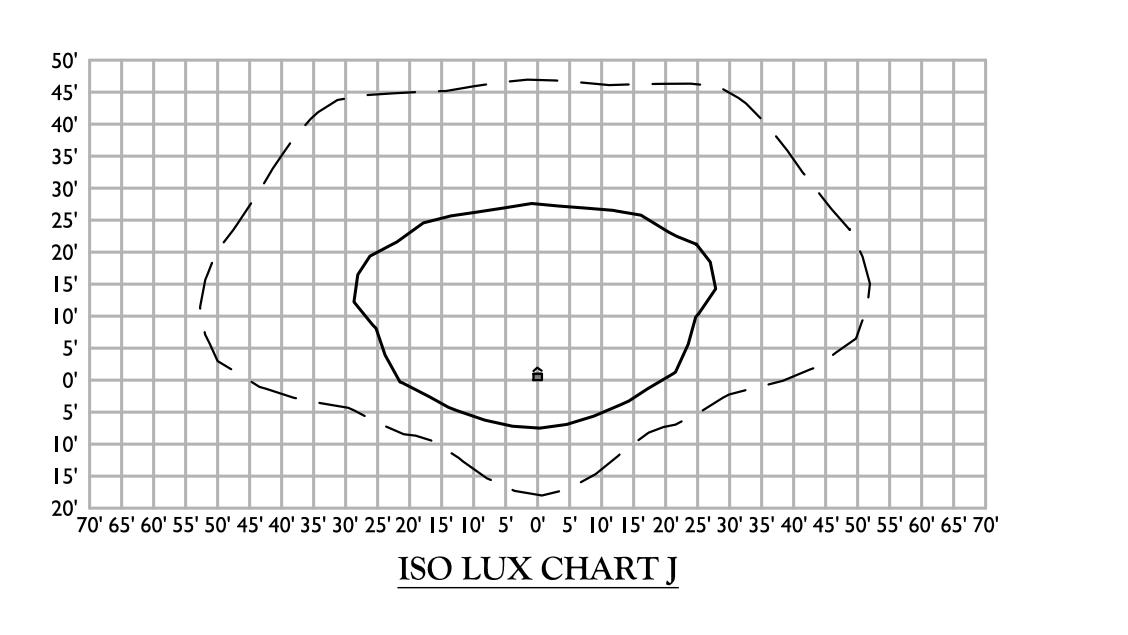
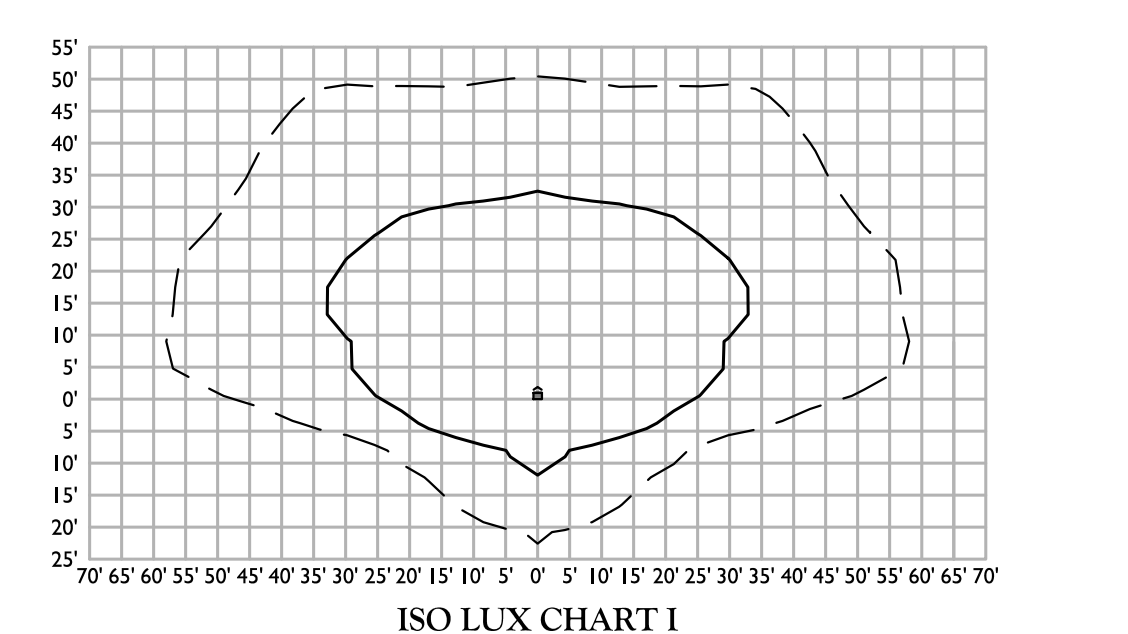
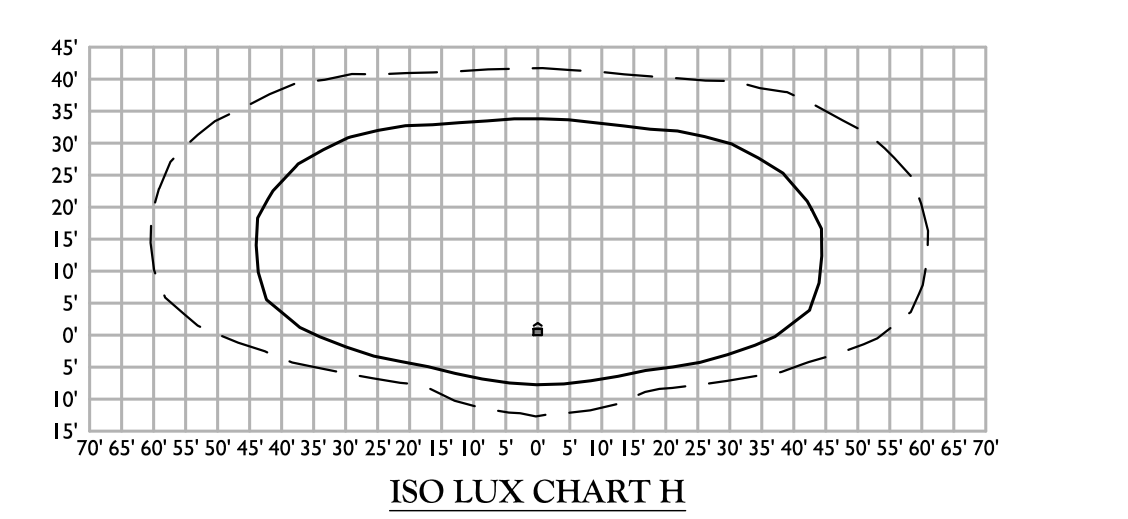
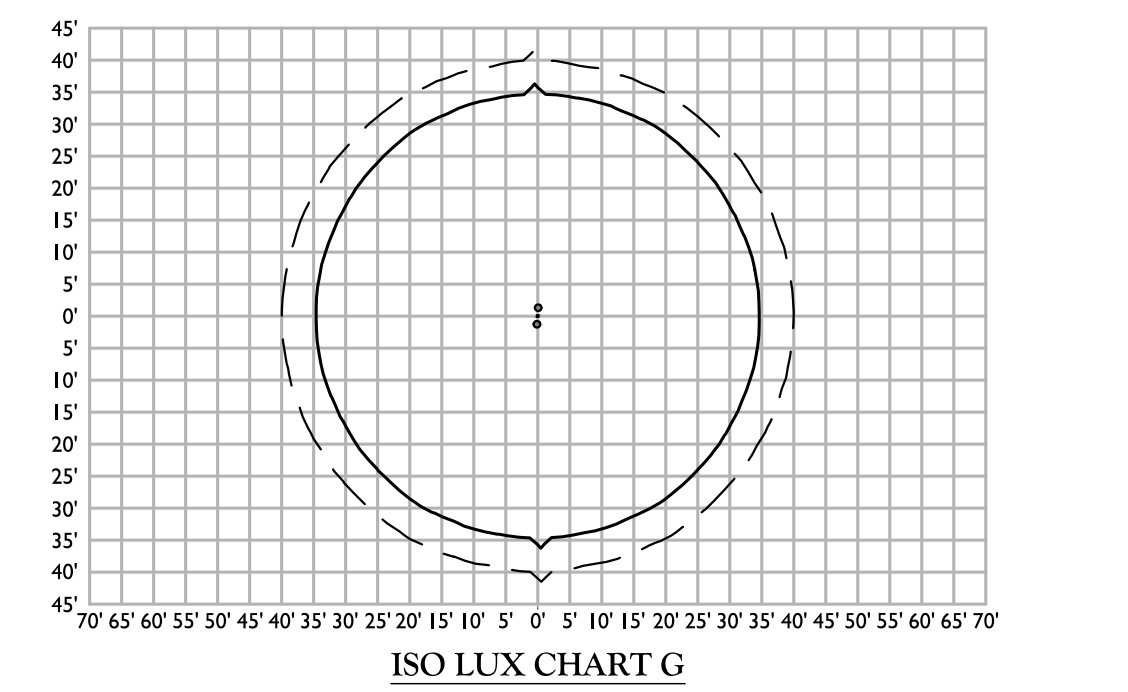
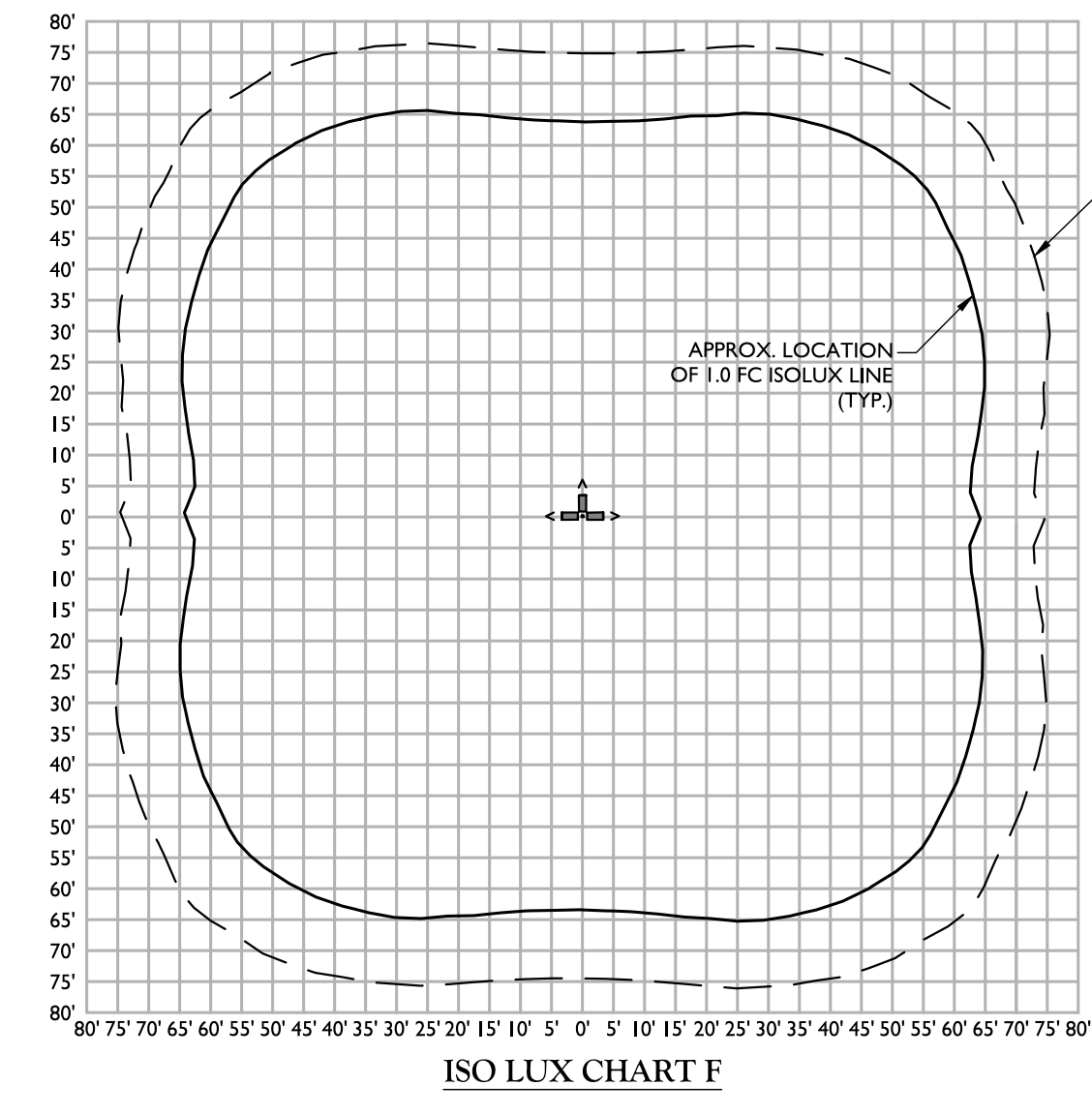
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 PROJECT NUMBER: 1802931A DRAWING NAME: CLIGHT

LIGHTING PLAN - EAST



BLOCK 73 LOT 1 MATCH LINE - A

PROP. PROTECTIVE CONCRETE BOLLARDS, 4" HIGH (TYP.)

MATCH LINE B

MATCH LINE B

APPROXIMATE LOCATION OF 0.5 FC ISOLUX LINE (TYP.)

APPROXIMATE LOCATION OF 0.5 FC ISOLUX LINE (TYP.)

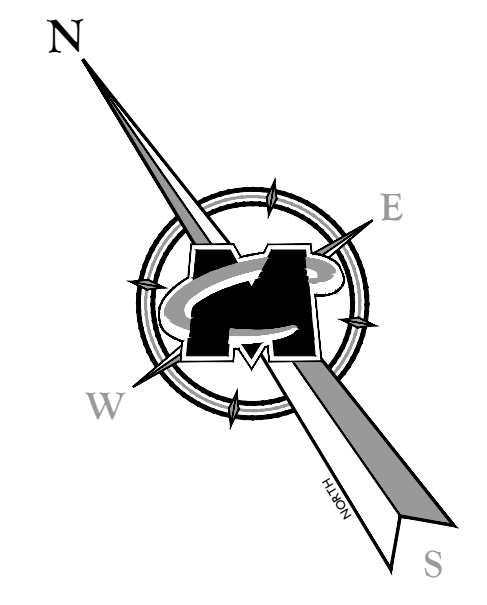


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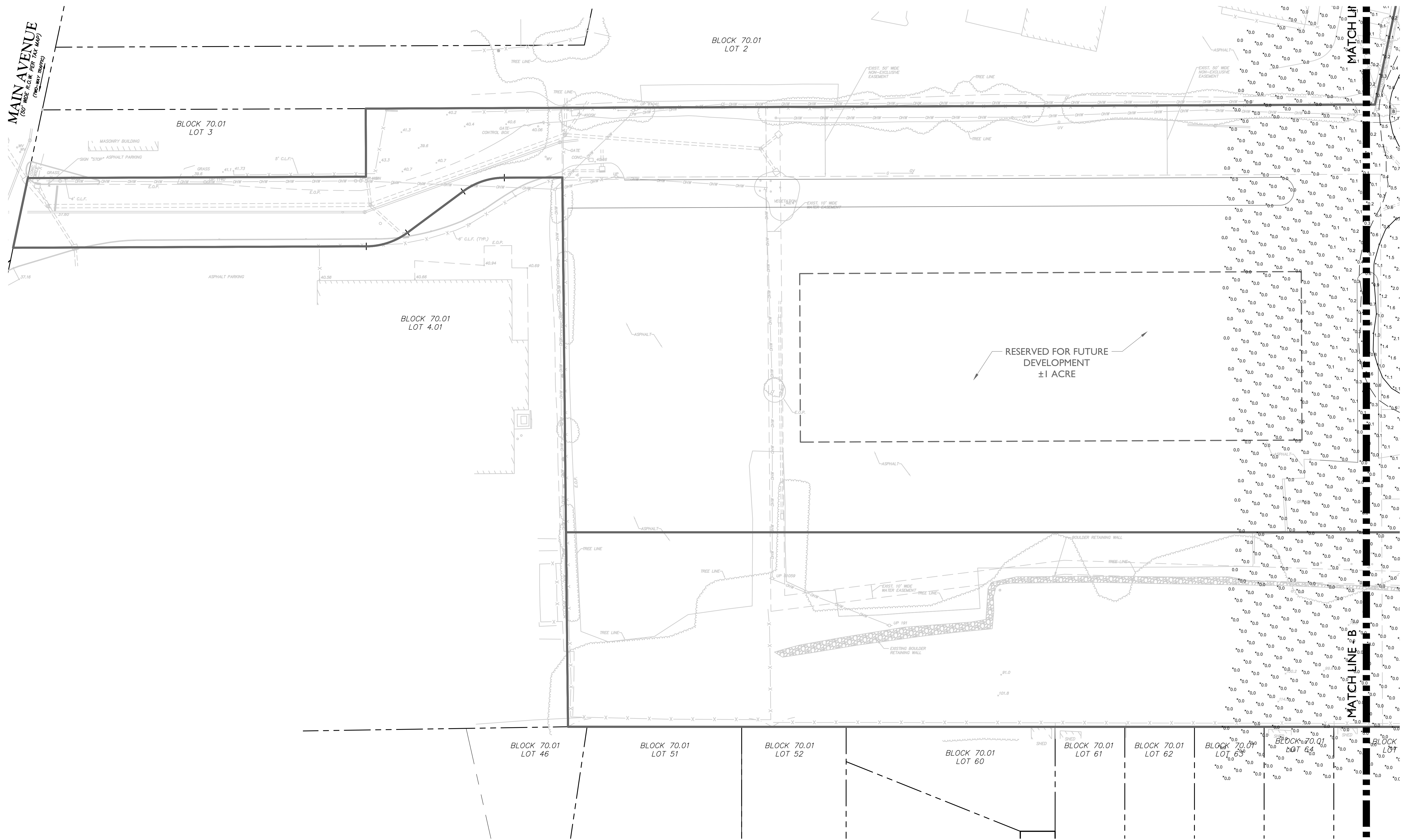
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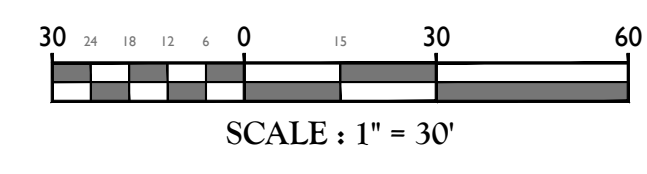
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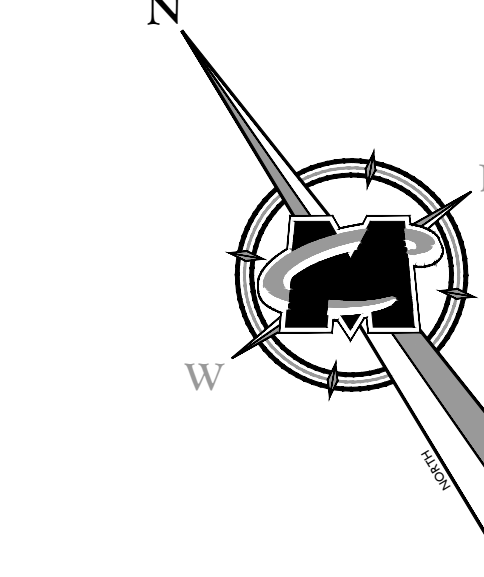
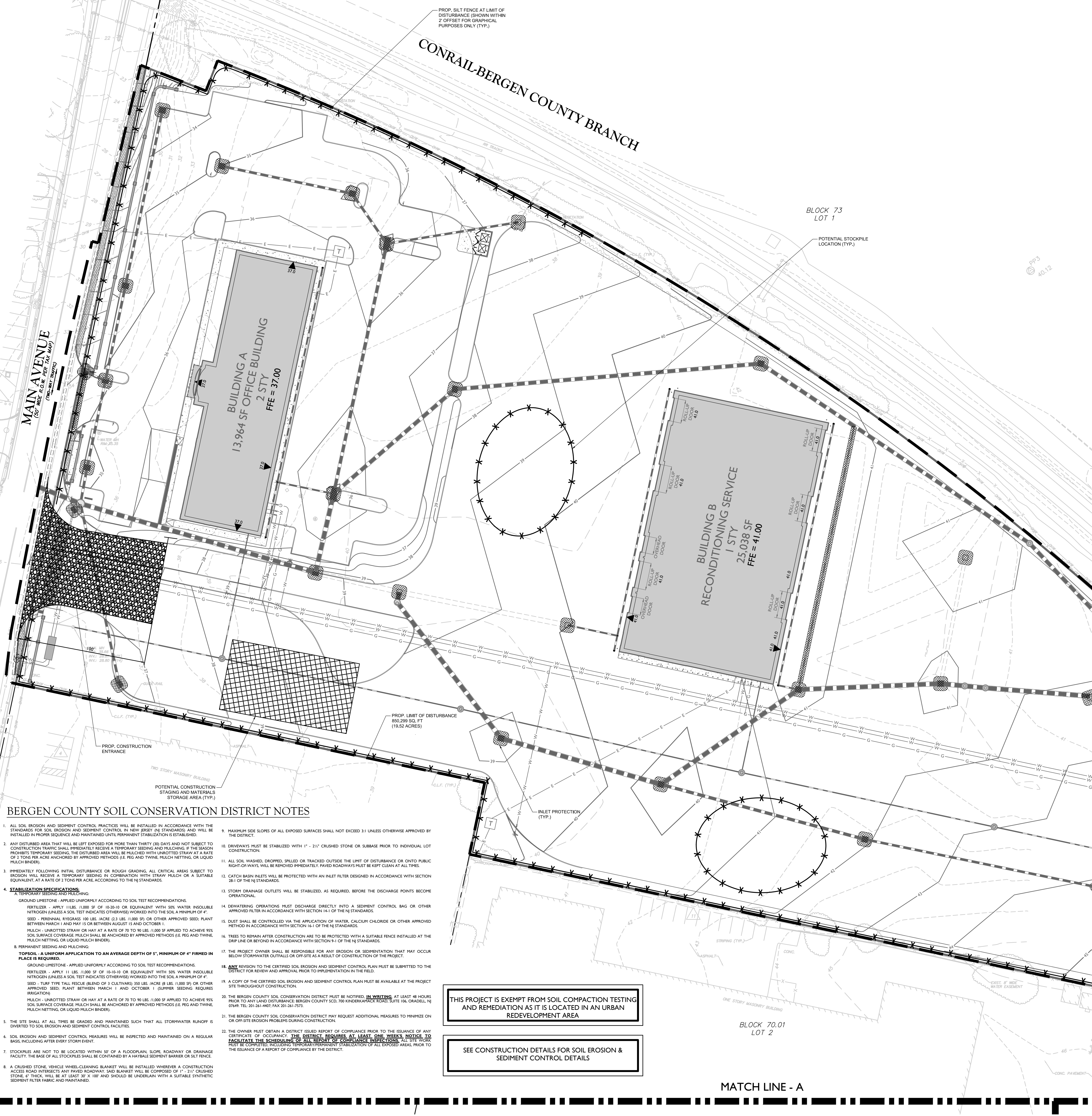
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PROJECT NUMBER:	1402031A	DRAWING NAME:	C.LIGHT
SHEET TITLE			
LIGHTING PLAN - SOUTH			
SHEET NUMBER			
22 of 28			



DATE PLOTTED: 10/15/19 11:59 AM PLOT FILE: C:\Users\jbc\OneDrive\Documents\Projects\2019\1402031A\1402031A.dwg PLOT DEVICE: HP DesignJet T1300



SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES, INLET FILTERS AND HAYBALES. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW JERSEY STANDARDS FOR EROSION AND SEDIMENT CONTROL.
- CONSTRUCT AND MAINTAIN THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS AND DETAILS. STAGING AND STORAGE AREA SHALL BE SET UP IN THE LOCATIONS DESIGNATED ON THE PLANS.
- DEMOLISH EXISTING SITE IMPROVEMENTS (SIDEWALKS, PAVEMENT, CURBING, ETC.) AS SHOWN ON THE DEMOLITION PLAN. ALL MATERIAL TO BE CRUSHED AND STOCKPILED ON SITE.
- ROUGH GRADE THE SITE BASED ON THE GRADING PLAN TO THE APPROPRIATE BUILDING PAD ELEVATIONS. EXCAVATE FOR AND CONSTRUCT THE DRAINAGE IMPROVEMENTS PROGRESSING UPSTREAM. PROVIDE INLET PROTECTION ON EXISTING AND PROPOSED DRAINAGE STRUCTURES.
- CONSTRUCT BUILDING FOUNDATIONS. INSTALL PROPOSED UTILITIES, CURBING AND THEN PAVE (BASE COURSE) PARKING AREA AND DRIVE AISLES.
- STABILIZATION - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, OR GABIONS).
- MAINTENANCE - SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FIXED, VERTICAL, SEDIMENT DITCH PARKER SHOULD BE INSTALLED TO MONITOR THE CAPACITY.
- FINALIZE CONSTRUCTION OF SITE IMPROVEMENTS INCLUDING THE BUILDINGS, SIDEWALKS, LANDSCAPE AREAS, SIGNAGE, LIGHTING AND ANY OTHER OUTSTANDING ITEMS.
- AFTER COMPLETION OF CONSTRUCTION, FINISH GRADE TO FINAL ELEVATIONS AND APPLY SEED OR SOD ON ALL LAWN AREAS.
- AFTER STABILIZATION HAS BEEN ESTABLISHED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. REMOVE ALL EROSION CONTROL DEVICES.
- MAINTAIN ALL LAWN AND LANDSCAPED AREAS TO ENSURE A VIABLE STABILIZED VEGETATIVE COVER.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.
- THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

LEGEND

- = SILT FENCE
- = INLET PROTECTION
- = CONSTRUCTION ENTRANCE
- = STAGING AREA
- = LIMIT OF DISTURBANCE

- BERGEN COUNTY SOIL CONSERVATION DISTRICT NOTES**
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS) AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
 - ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNROTATED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (IE. REG. AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
 - STABILIZATION SPECIFICATIONS**
 a. TEMPORARY SEEDING AND MULCHING:
 GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 FERTILIZER - APPLY 11 LB./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 5% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. WORKED INTO THE SOIL A MINIMUM OF 4".
 SEED - PERENNIAL RYEGRASS 100 LB./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEED. PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 MULCH - UNROTATED STRAW OR HAY AT A RATE OF 20 TO 30 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (IE. REG. AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - b. PERMANENT SEEDING AND MULCHING:
 TOPSOIL - A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
 GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 FERTILIZER - APPLY 11 LB./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 5% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. WORKED INTO THE SOIL A MINIMUM OF 4".
 SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 30 LBS./ACRE @ 1.8 LBS./1,000 SF OR OTHER APPROVED SEED. PLANT BETWEEN MARCH 1 AND OCTOBER 1. (SEEDING REQUIREMENTS (BURGATION)
 MULCH - UNROTATED STRAW OR HAY AT A RATE OF 20 TO 30 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (IE. REG. AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
 6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS INCLUDING AFTER EVERY OTHER EVENT.
 7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A ROADWAY, SIDE ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
 8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2" CRUSHED STONE 6" THICK, WILL BE AT LEAST 3' X 10' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
 9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
 10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
 11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 12. CATCH BASIN RAILETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 281 OF THE NJ STANDARDS.
 13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 141 OF THE NJ STANDARDS.
 15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 141 OF THE NJ STANDARDS.
 16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRP LINE OR BEYOND IN ACCORDANCE WITH SECTION 91 OF THE NJ STANDARDS.
 17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
 18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
 19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
 20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE BERGEN COUNTY SOIL CONSERVATION DISTRICT, 700 KINDERKAMP ROAD, SUITE 106, ORADELL, NJ 07446, TEL: 201-462-7600 FAX: 201-462-7737.
 21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
 22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA

SEE CONSTRUCTION DETAILS FOR SOIL EROSION & SEDIMENT CONTROL DETAILS

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EROSION CONTROL DEVICES OR ANY EROSION SURFACE ANYWHERE IN ANY STATE.
811 Call before you dig.
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REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION	DRAWN BY

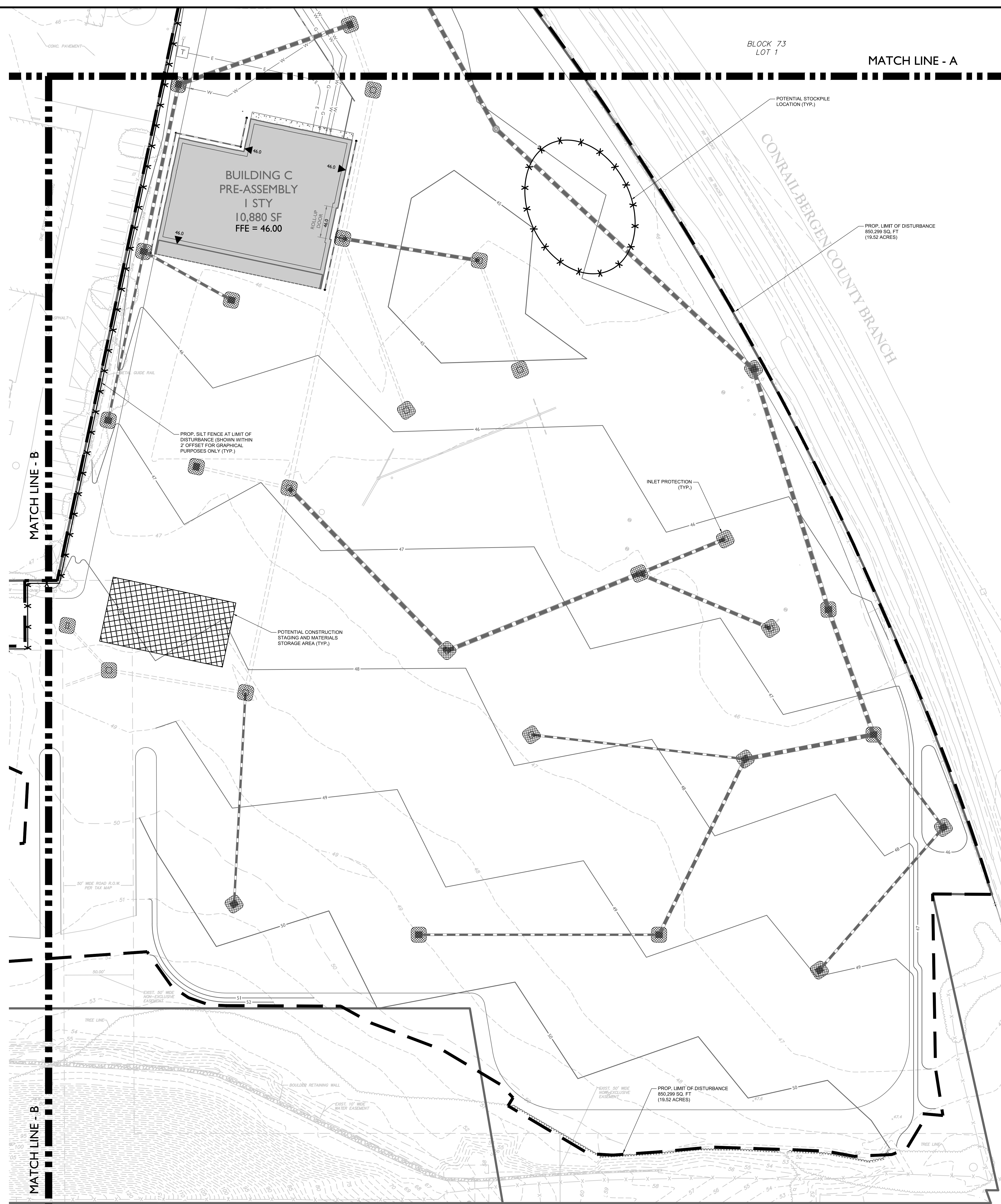
JESSE B. COKLEY
 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: 54006

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

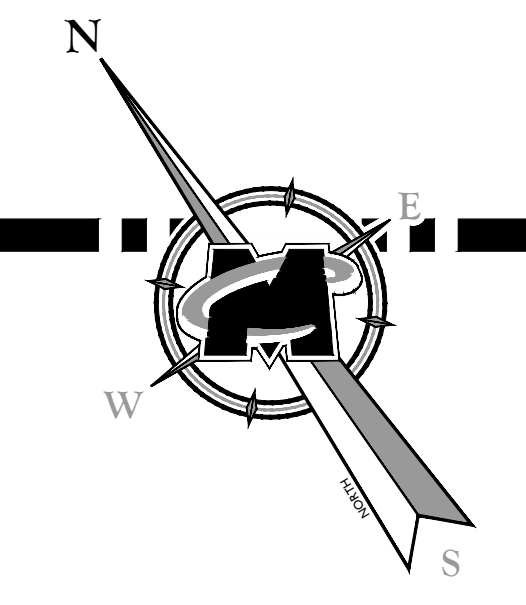
MONTVALE OFFICE
 50 Chestnut Ridge Road
 Suite 101
 Montvale, NJ 07645
 Phone: 845.352.0411
 Fax: 845.352.2611

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	9/6/19	DJB	JBC
PROJECT NUMBER:	1802031A	DRAWING NAME:	C-593C

SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN - NORTH
 SHEET NUMBER: 23 of 28



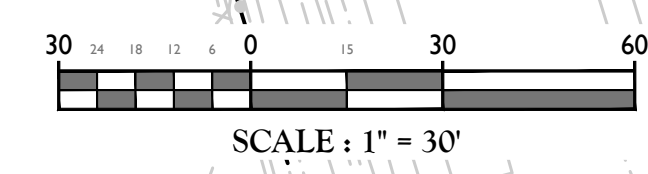
BLOCK 73
LOT 1
MATCH LINE - A



MATCH LINE - B

MATCH LINE - B

LEGEND	
	= SILT FENCE
	= INLET PROTECTION
	= CONSTRUCTION ENTRANCE
	= STAGING AREA
	= LIMIT OF DISTURBANCE



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• Westchester, NY	• Albuquerque, NM
• Columbia, MD	• Charlotte, NC

State of N.Y. Certificate of Authorization 0060671 (000851)
State of N.J. Certificate of Authorization 24G27986500

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PROSECUTION TO OBTAIN THE SERVICE
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REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

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

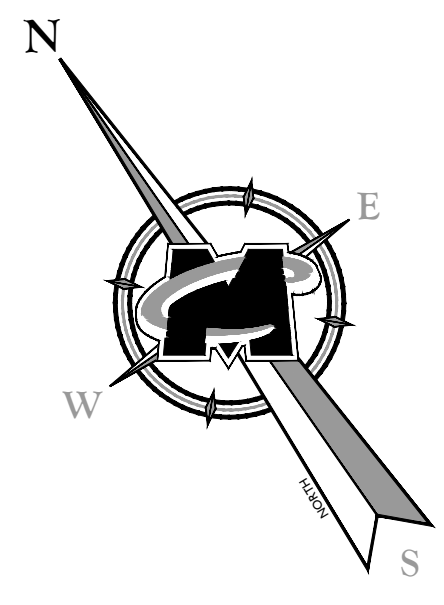
**PRELIMINARY & FINAL
MAJOR SITE PLAN WITH
MINOR SUBDIVISION**
FOR
**UMDASCH REAL
ESTATE USA, LTD.**
BLOCK 70.01
LOTS 1.01, 1.02,
4.02, 4.03, & 4.04

520 MAIN AVENUE
BOROUGH OF
WALLINGTON
BERGEN COUNTY
NEW JERSEY

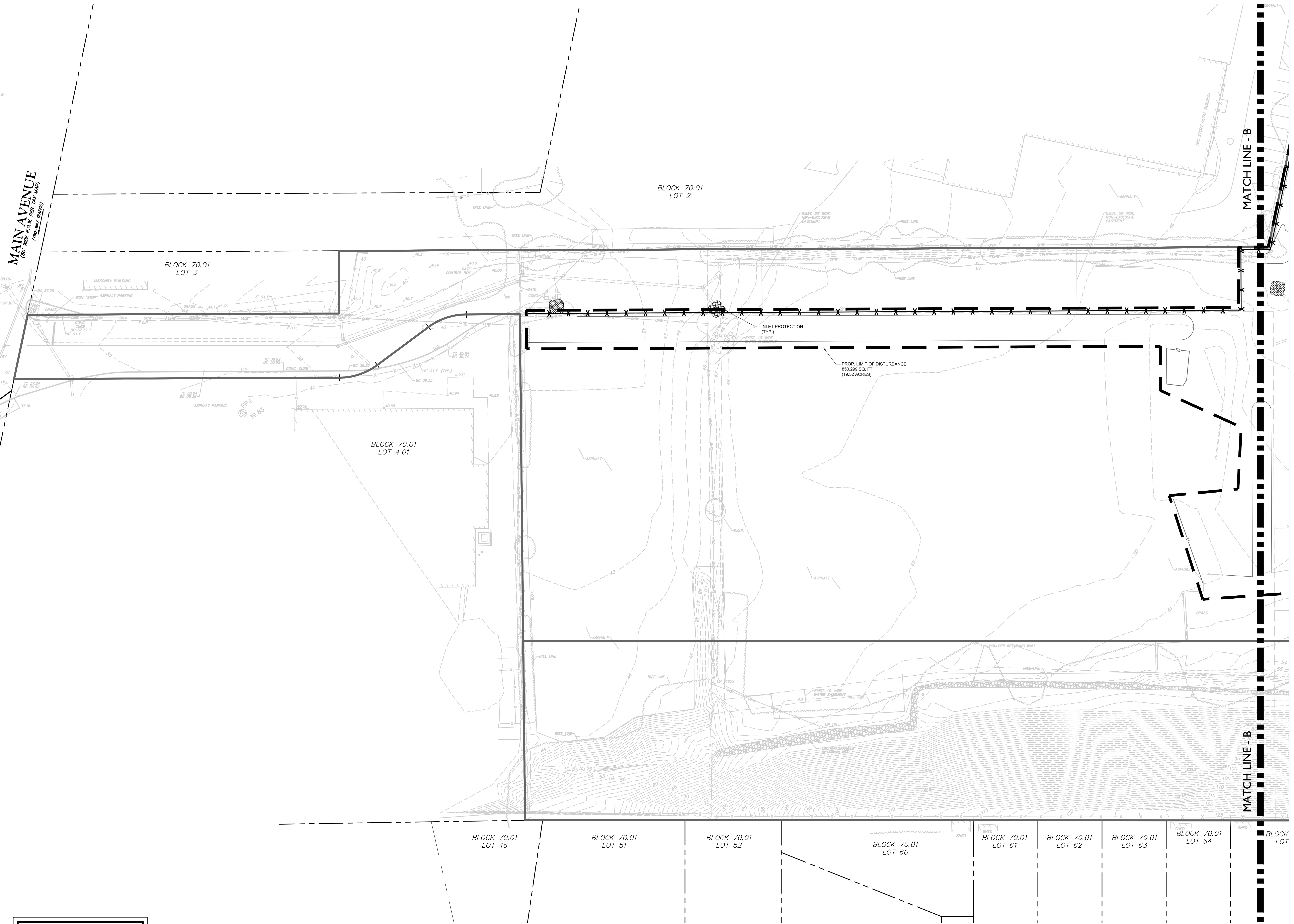
MONTVALE OFFICE
50 Chestnut Ridge Road
Suite 101
Montvale, NJ 07645
Phone: 845.352.0411
Fax: 845.352.2611

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	9/6/19	DIG	JBC
PROJECT NUMBER:	DRAWING NAME:		
1402031A	C-393C		

**SOIL EROSION & SEDIMENT
CONTROL PLAN - EAST**



MAIN AVENUE
 (50' WIDE A.G.T. FOR 74% MAX)
 (PROBABLE READING)



PROP. LIMIT OF DISTURBANCE
 850,299 SQ. FT.
 (19.52 ACRES)

LEGEND

	= SILT FENCE
	= INLET PROTECTION
	= CONSTRUCTION ENTRANCE
	= STAGING AREA
	= LIMIT OF DISTURBANCE

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REV.	DATE	DRAWN BY	DESCRIPTION

REV.	DATE	DRAWN BY	DESCRIPTION

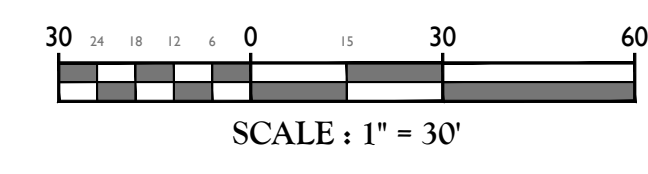
JESSE B. COKELEY
 NEW JERSEY PROFESSIONAL
 ENGINEER - LICENSE NUMBER 54006

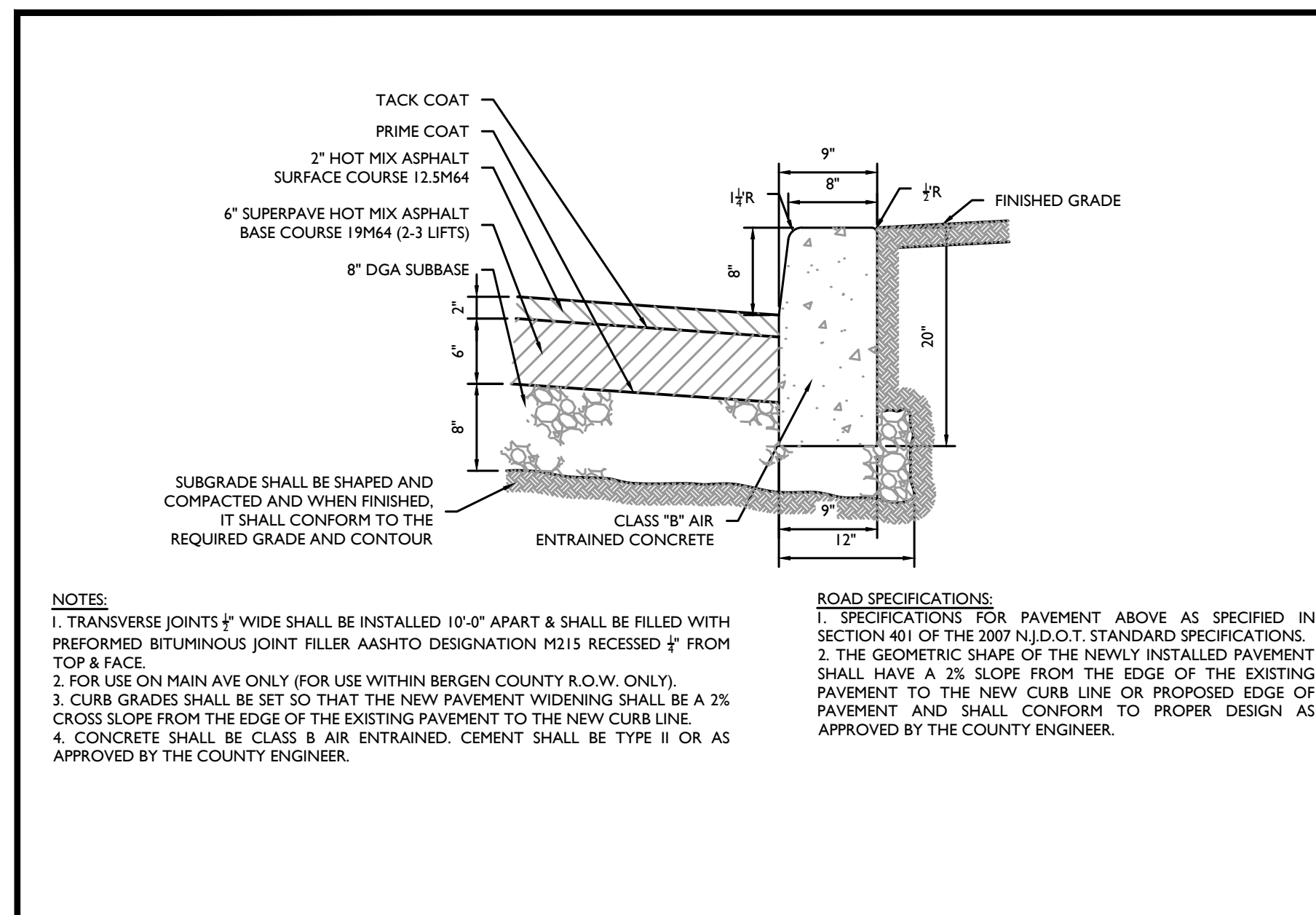
**PRELIMINARY & FINAL
 MAJOR SITE PLAN WITH
 MINOR SUBDIVISION**
 FOR
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 LOTS 1.01, 1.02,
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	9/6/19	DJG	JBC
PROJECT NUMBER:	DRAWING NAME:		
14002631A	C-585C		

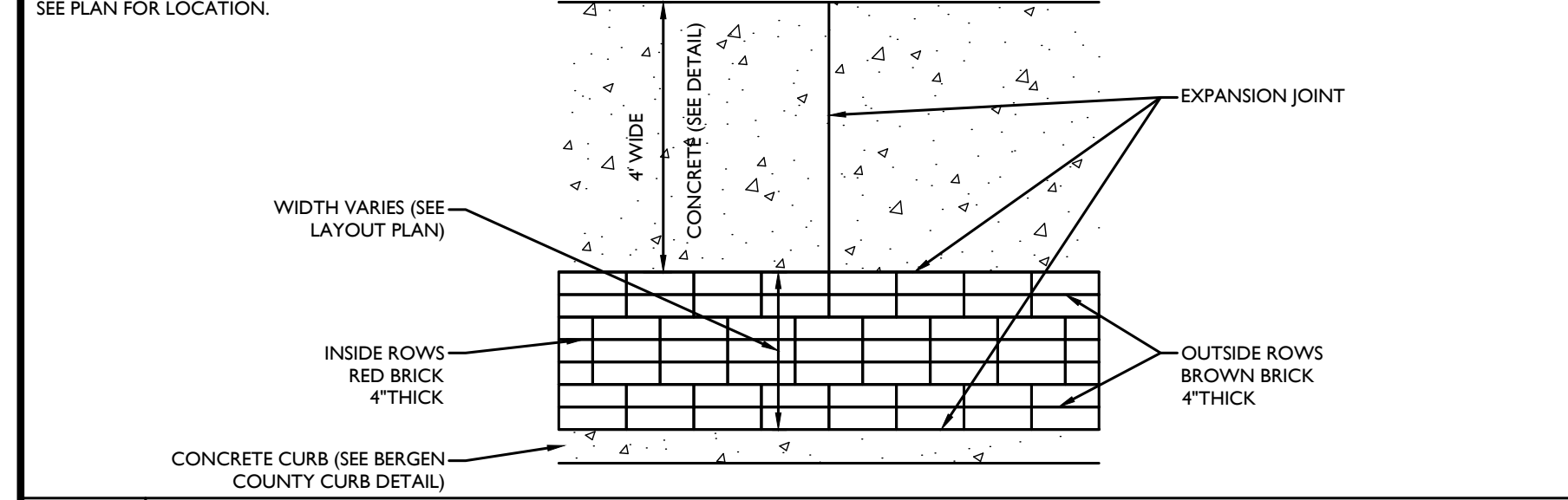
**SOIL EROSION & SEDIMENT
 CONTROL - SOUTH**



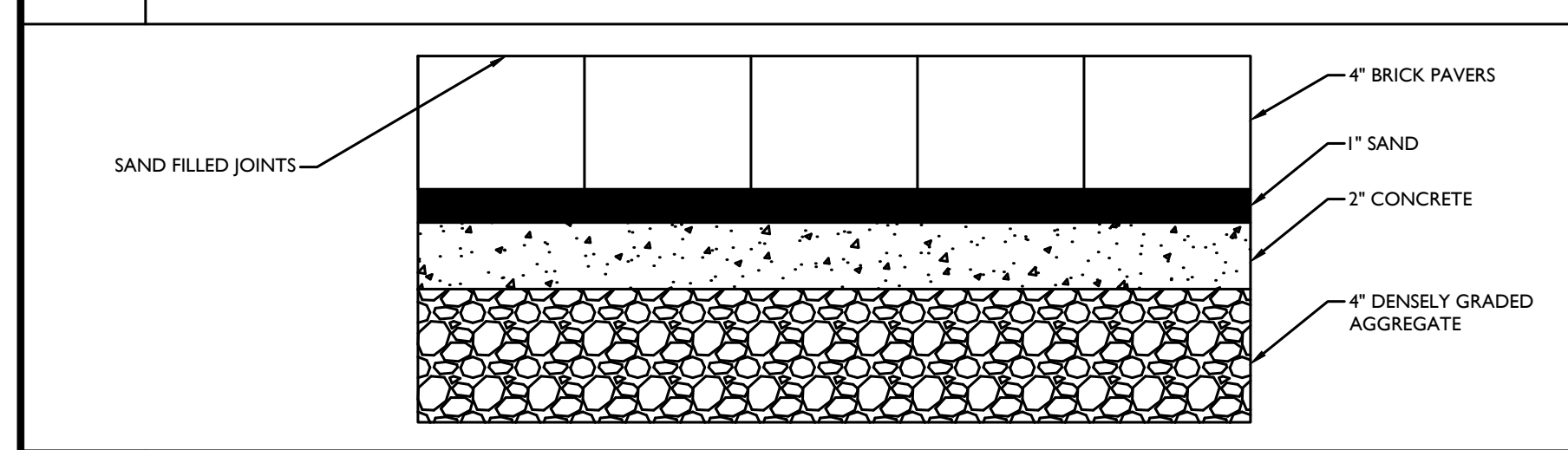


1 BERGEN COUNTY 8" CURB DETAIL N.T.S.

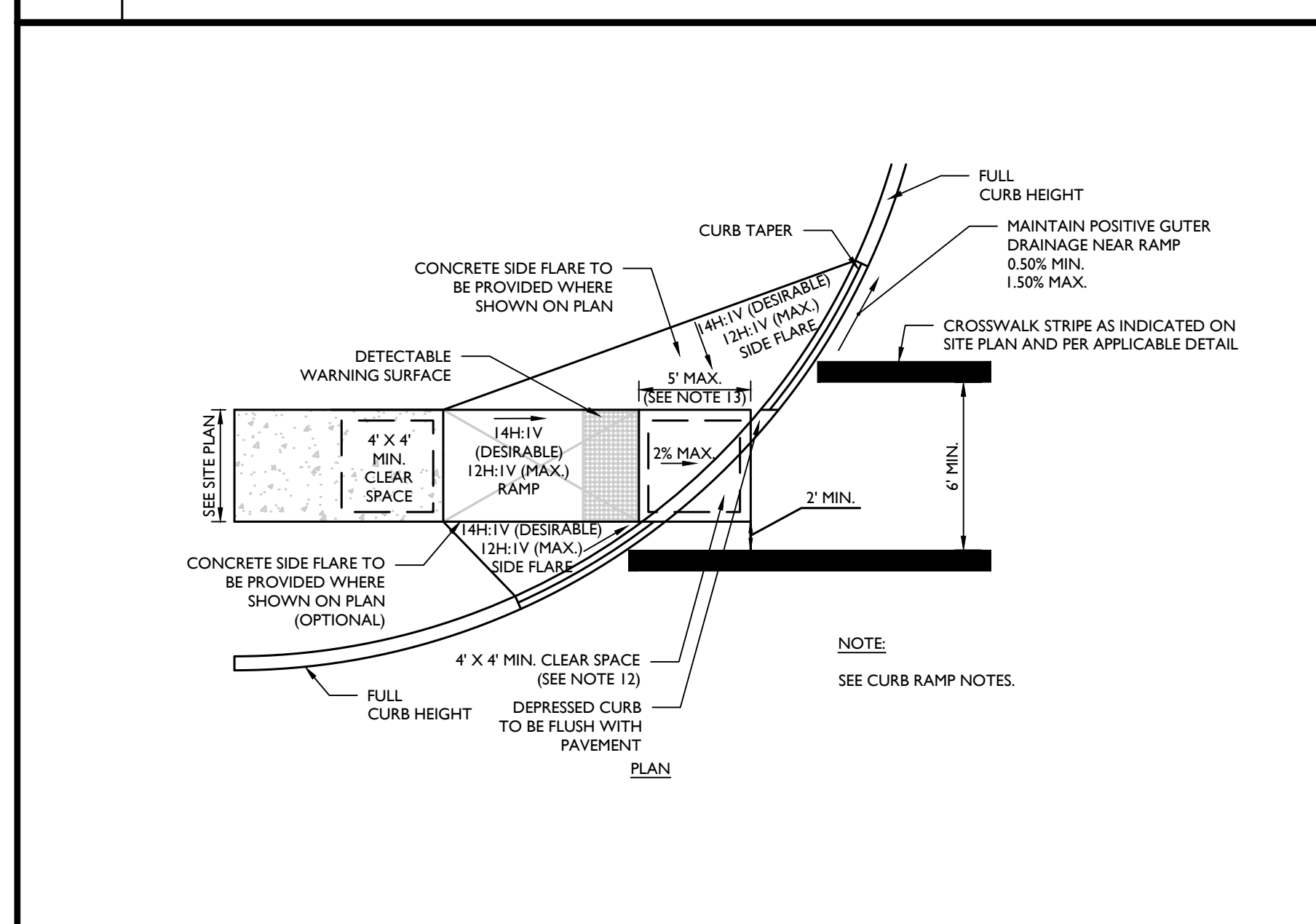
NOTE: FOR USE ALONG PATERSON AVE. SEE PLAN FOR LOCATION.



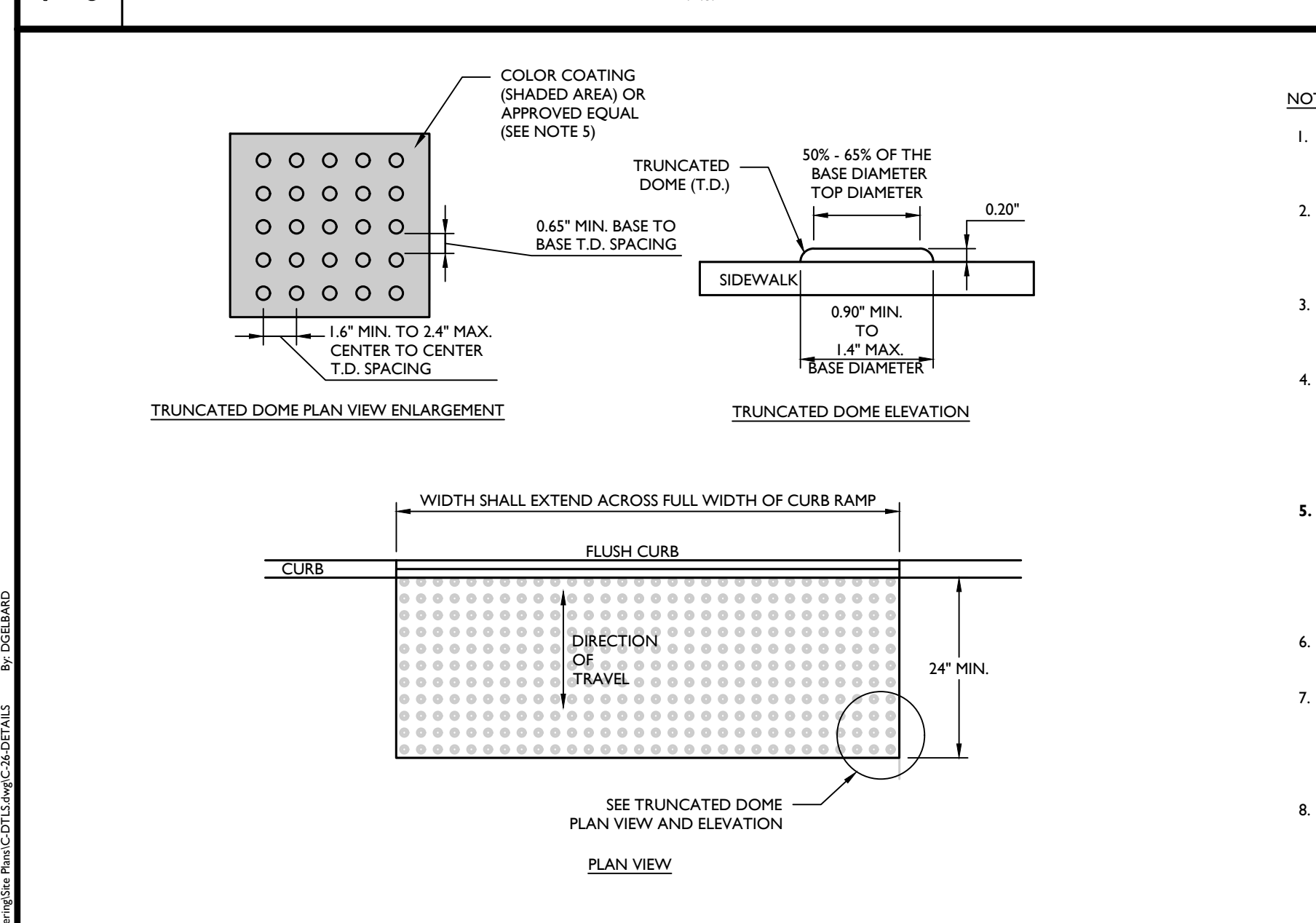
9 BRICK PAVER SIDEWALK DETAIL (PLAN) N.T.S.



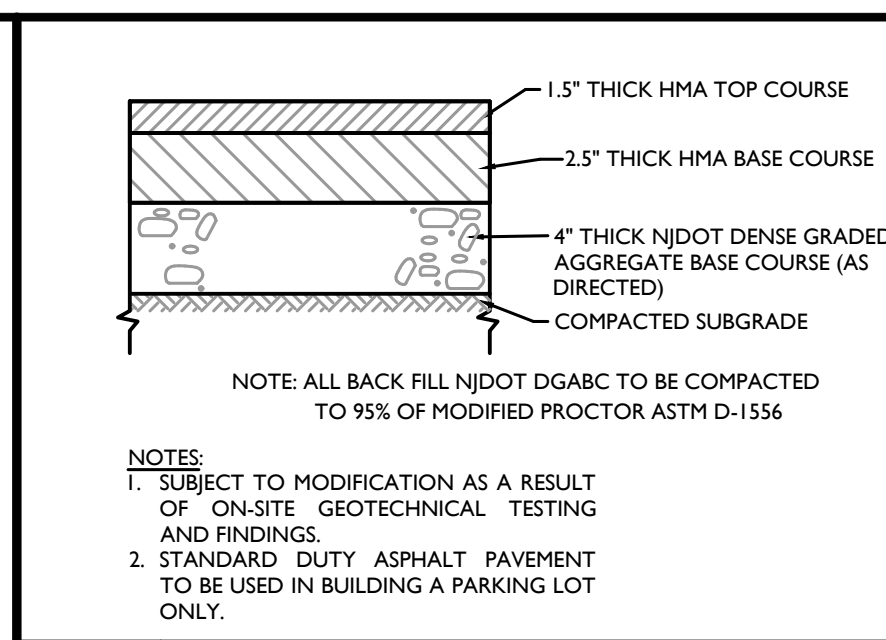
10 BRICK PAVER SIDEWALK DETAIL (SECTION) N.T.S.



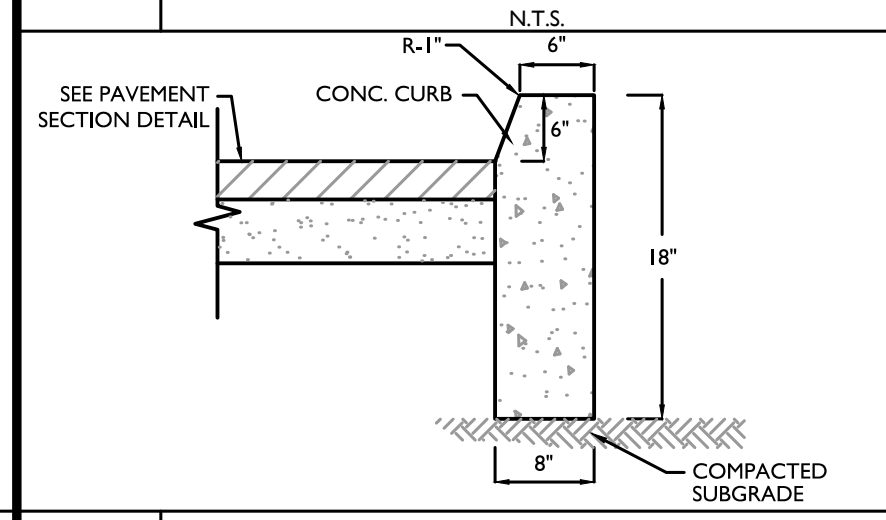
16 CURB RAMP TYPE 5 DETAIL N.T.S.



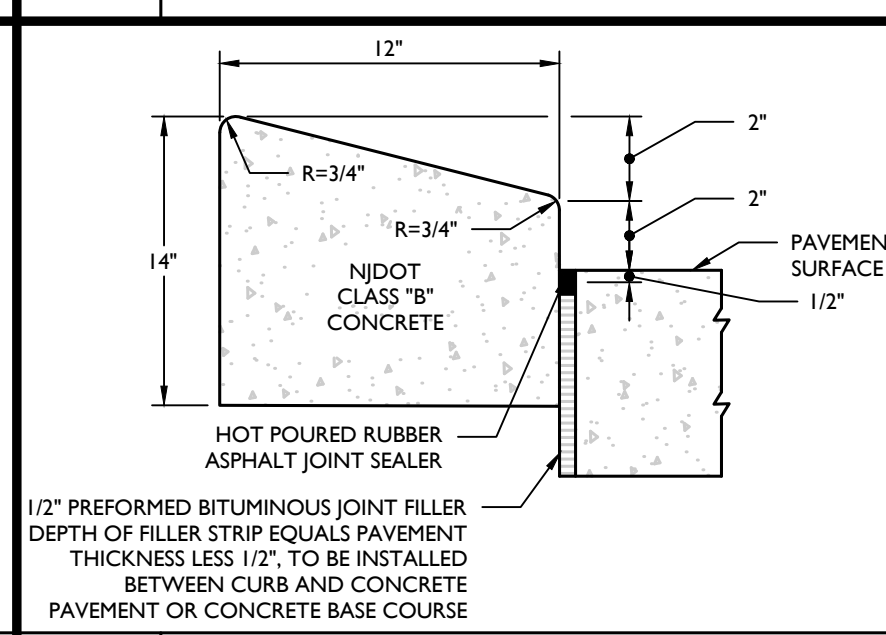
19 DETECTABLE WARNING SURFACE DETAIL N.T.S.



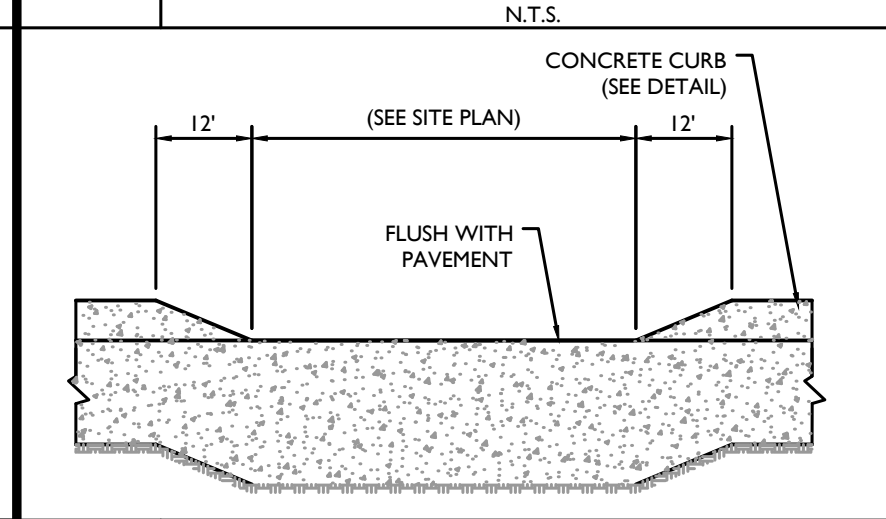
2 ASPHALT PAVEMENT DETAIL (STANDARD DUTY) N.T.S.



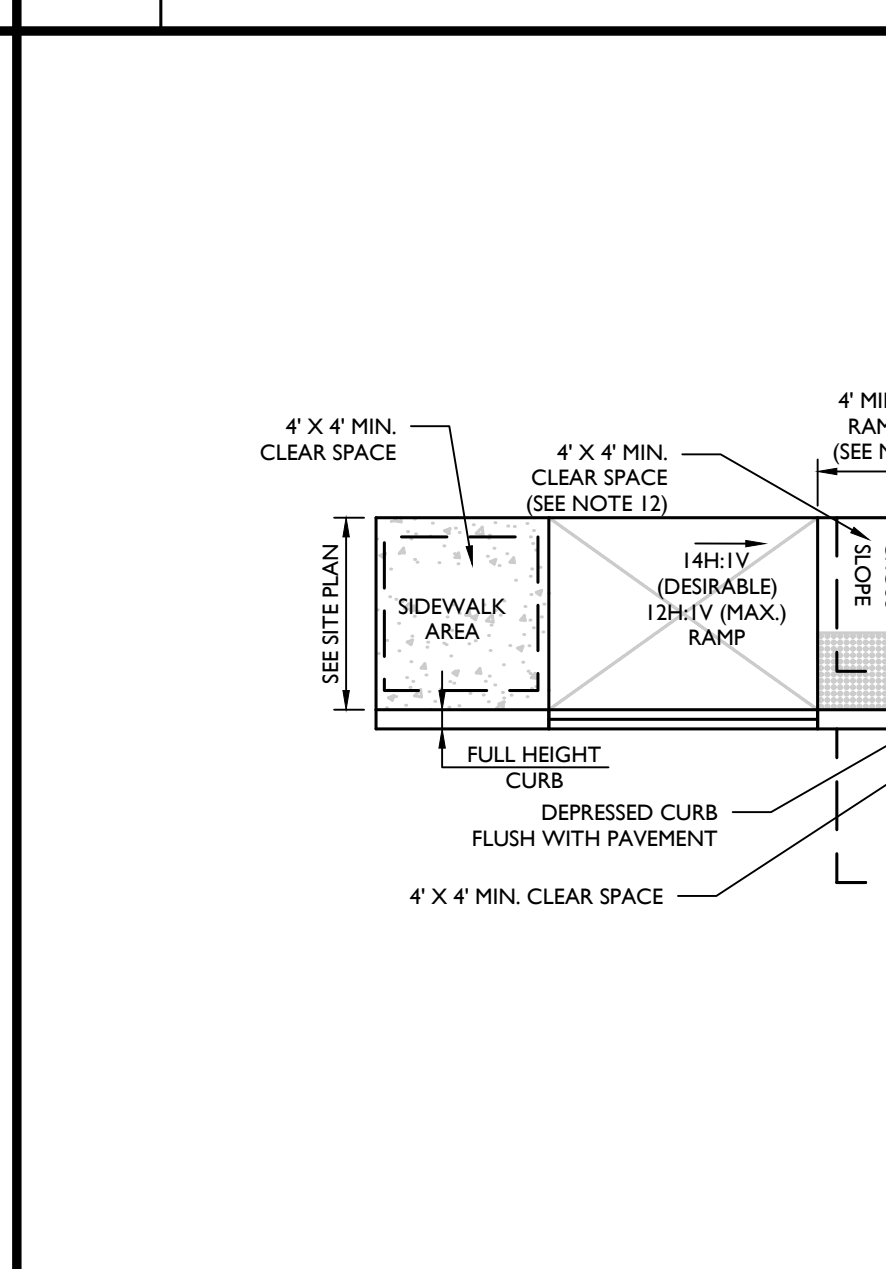
4 CONCRETE CURB DETAIL N.T.S.



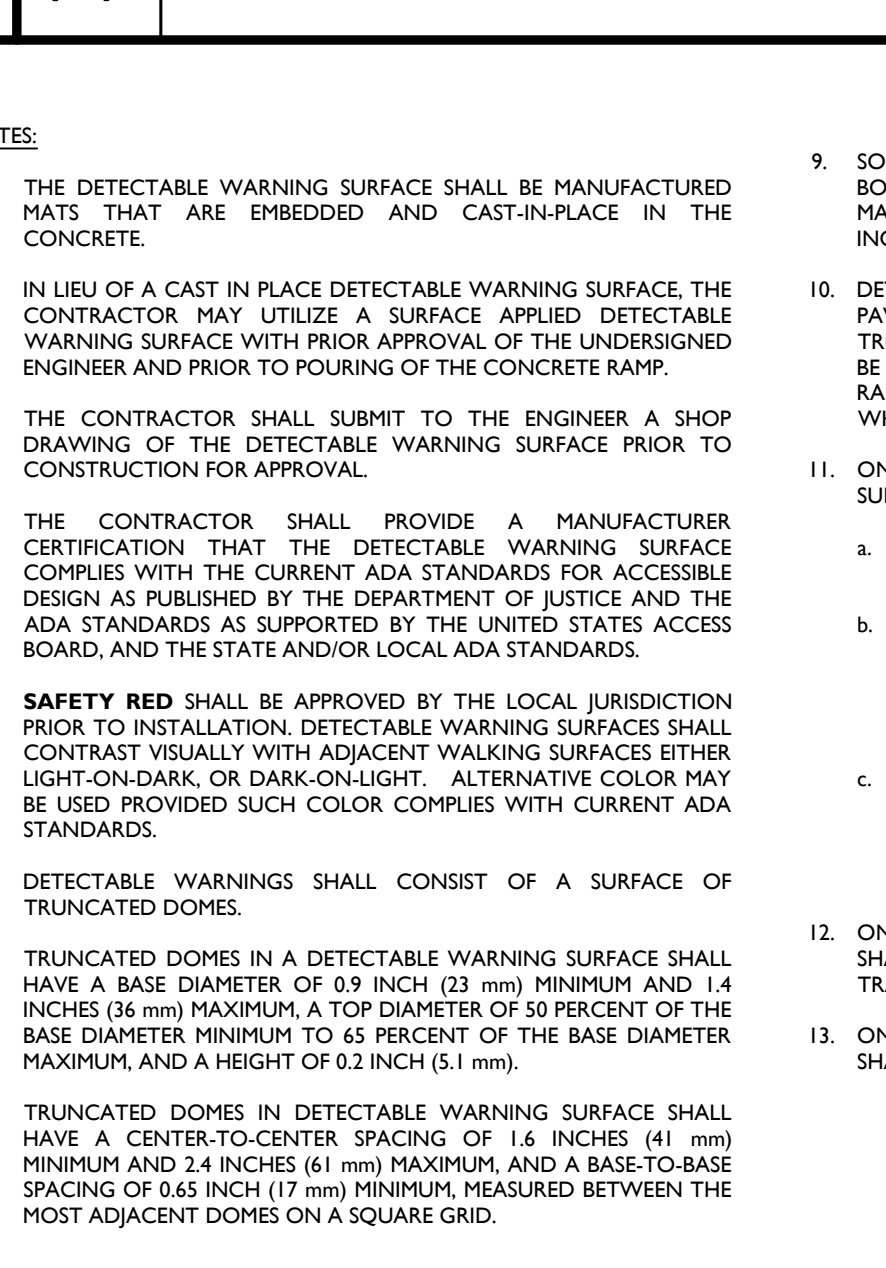
11 CONCRETE SLOPING CURB DETAIL N.T.S.



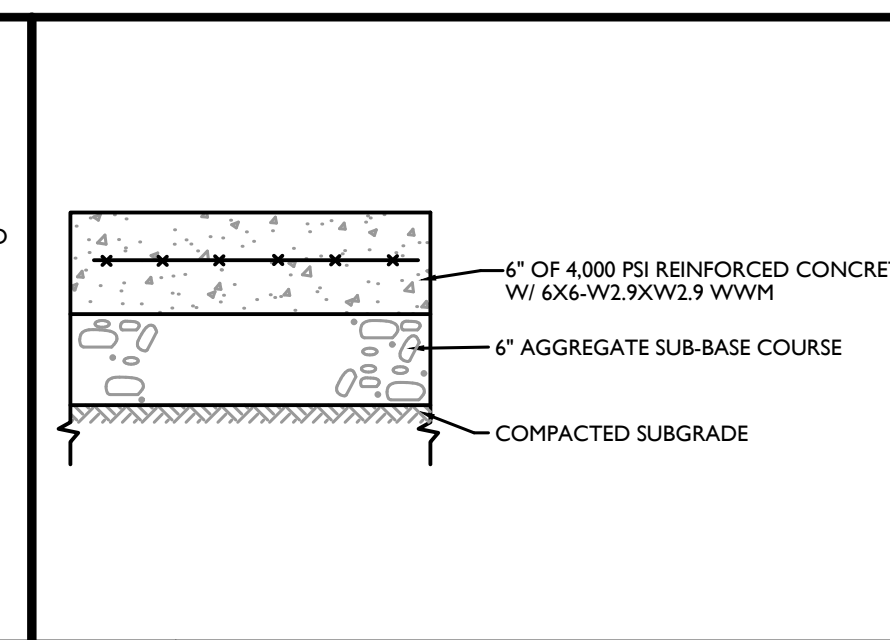
12 FLUSH CURB DETAIL N.T.S.



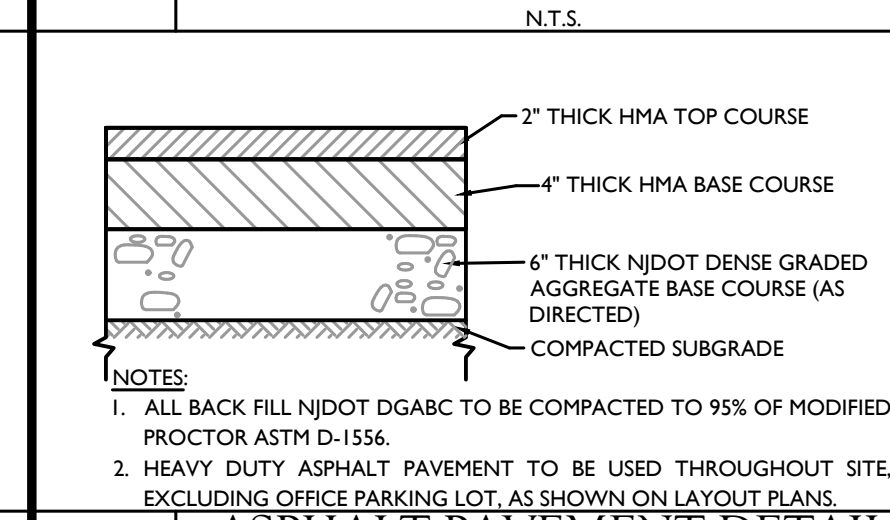
17 CURB RAMP TYPE 7 DETAIL N.T.S.



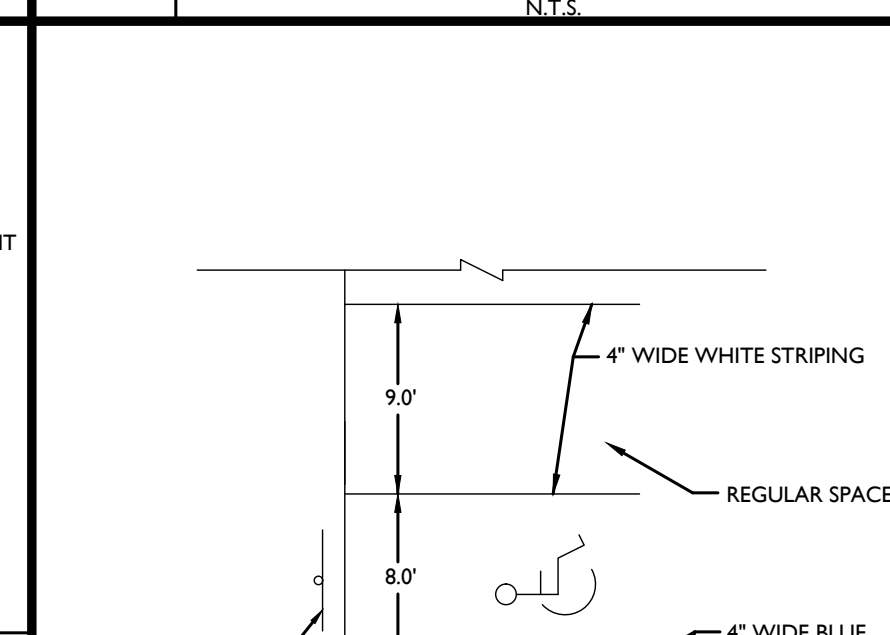
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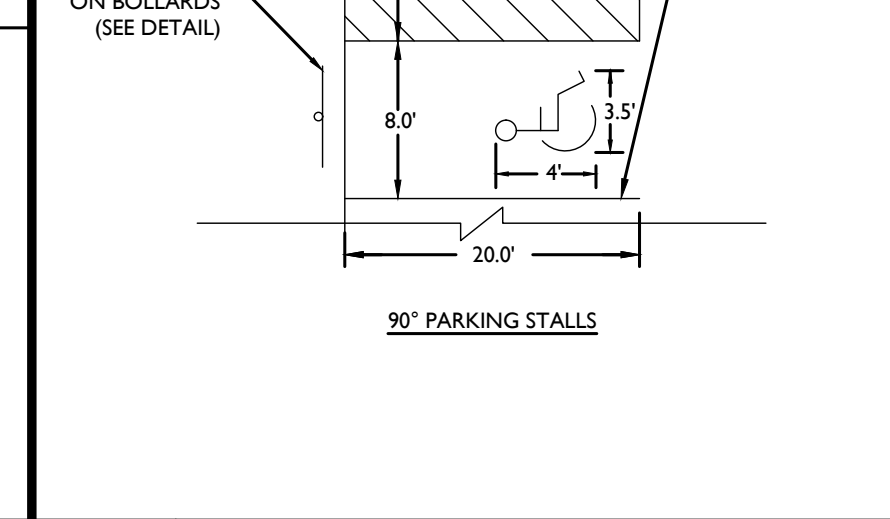
3 CONCRETE PAVEMENT/PAD DETAIL N.T.S.



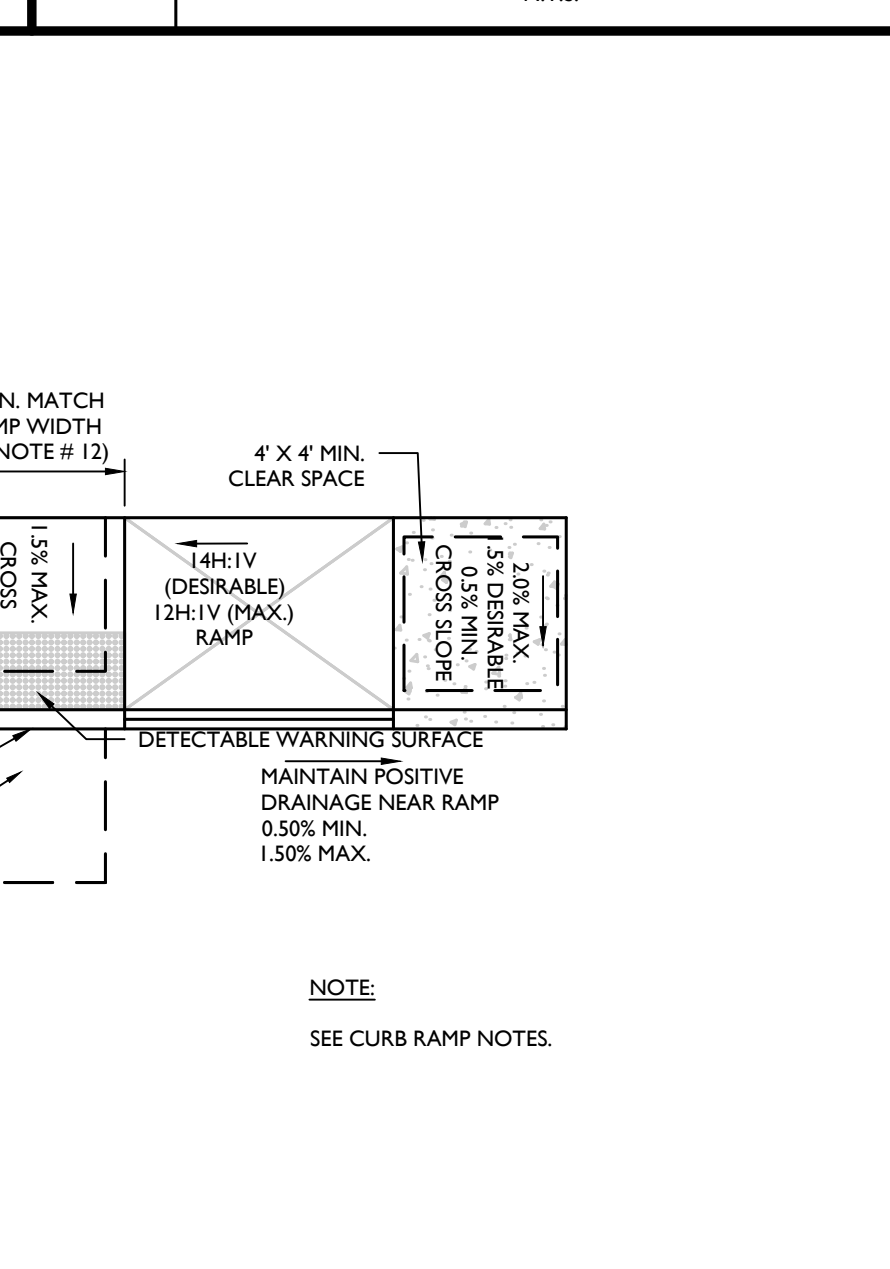
5 ASPHALT PAVEMENT DETAIL (HEAVY DUTY) N.T.S.



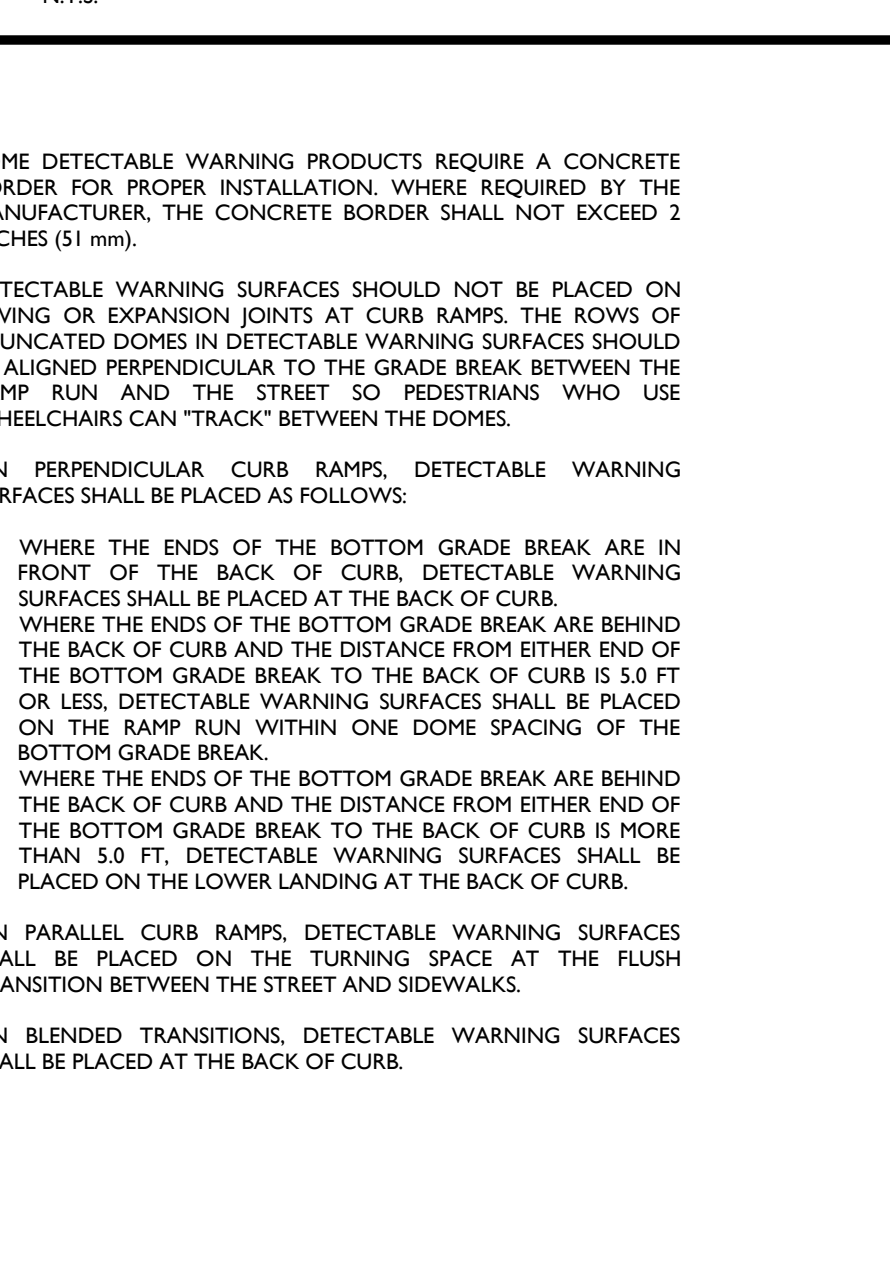
13 PARKING STRIPING DETAIL N.T.S.



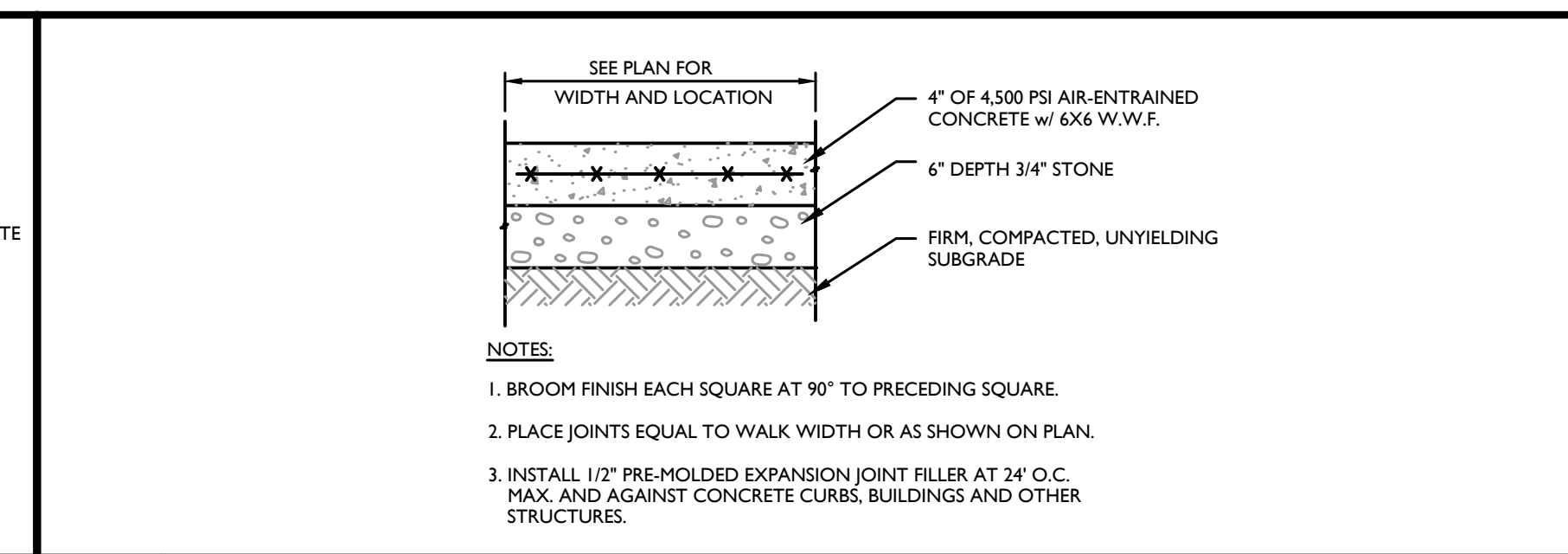
13 PARKING STRIPING DETAIL N.T.S.



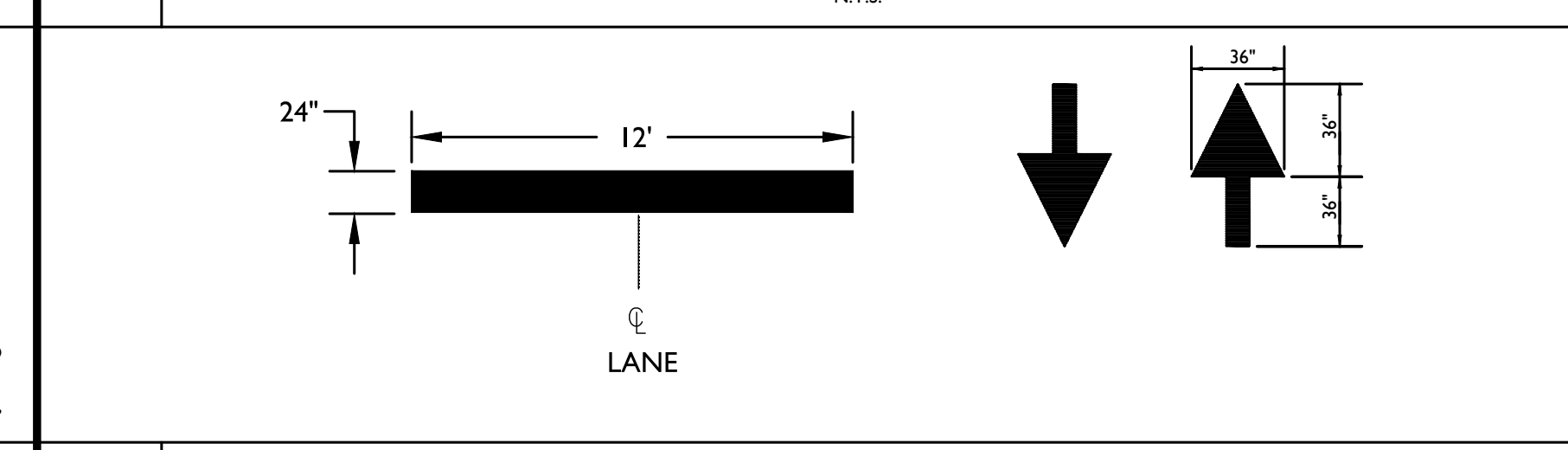
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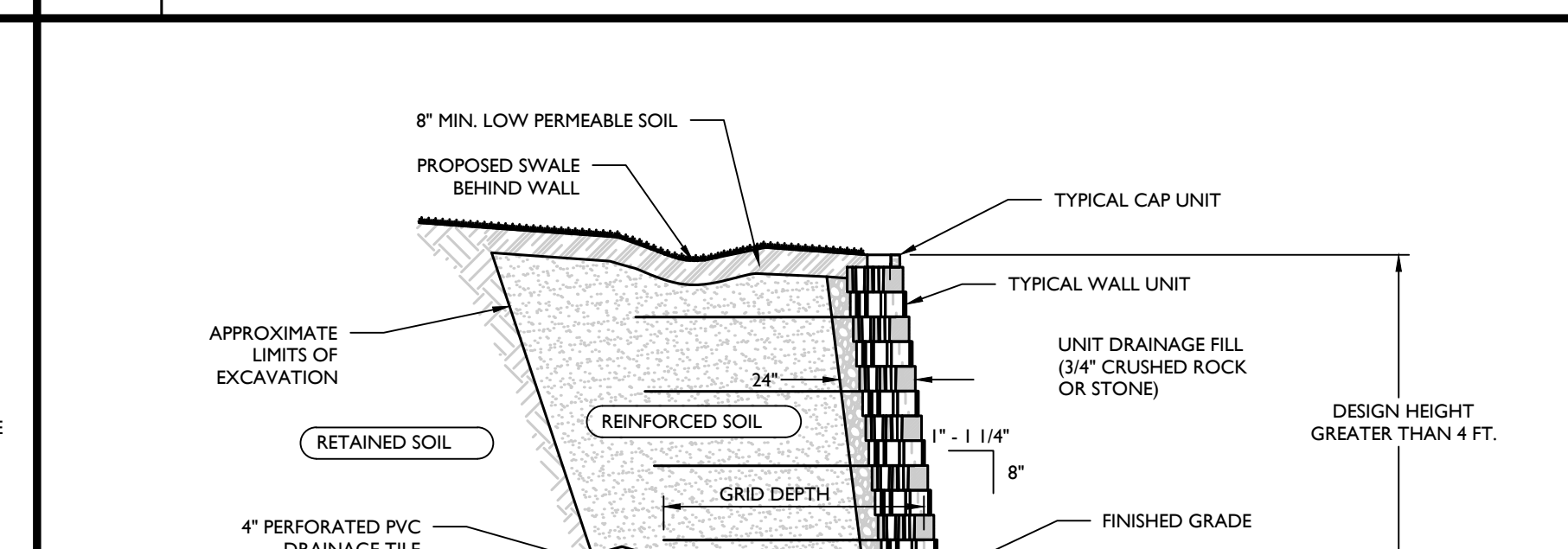
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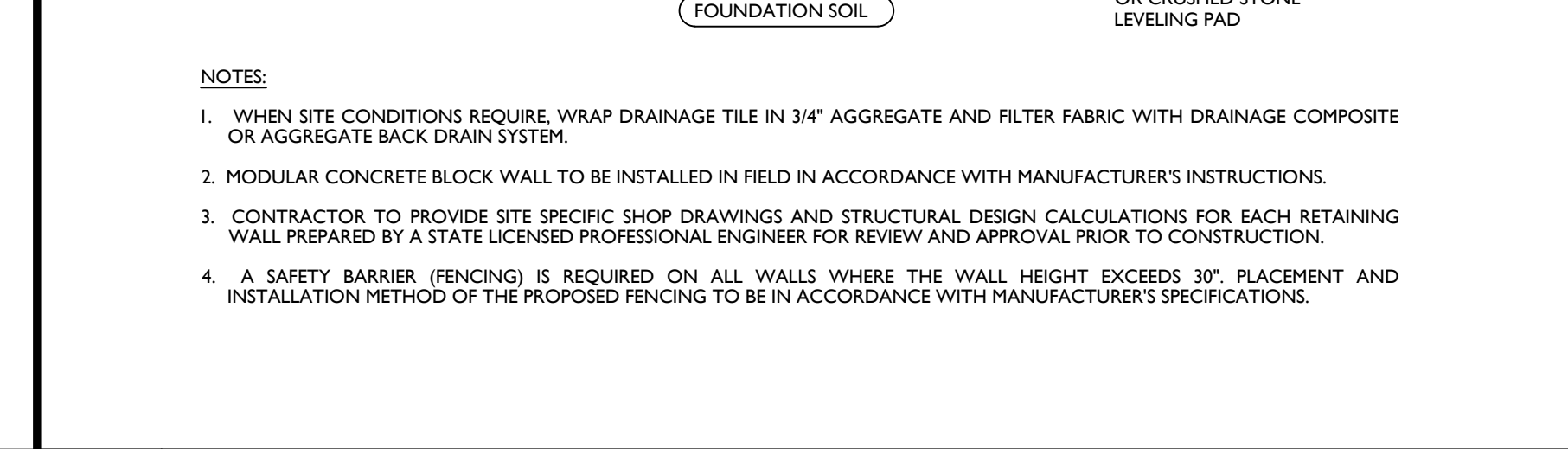
6 CONCRETE SIDEWALK DETAIL N.T.S.



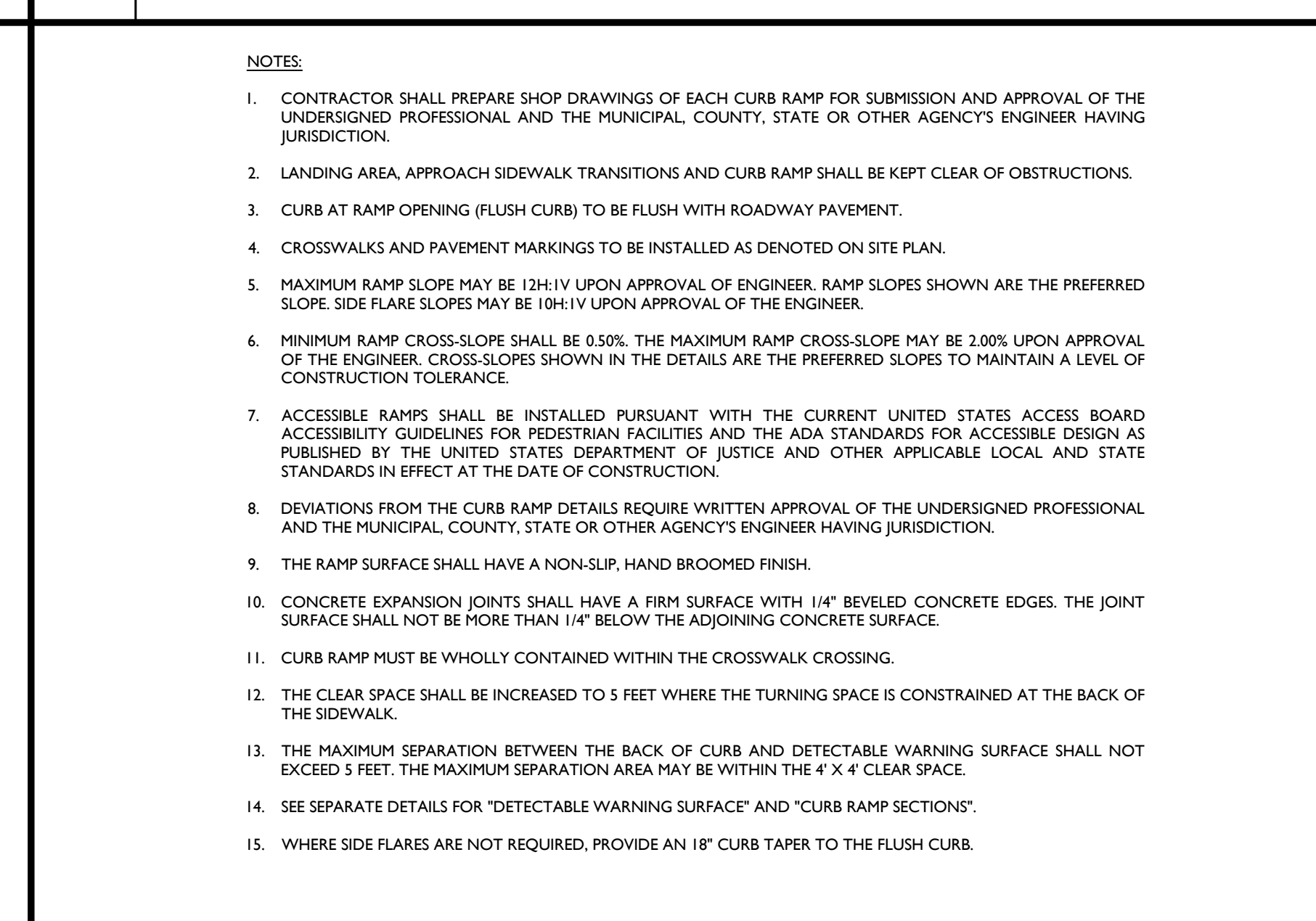
7 PAINTED STOP BAR AND ARROWS N.T.S.



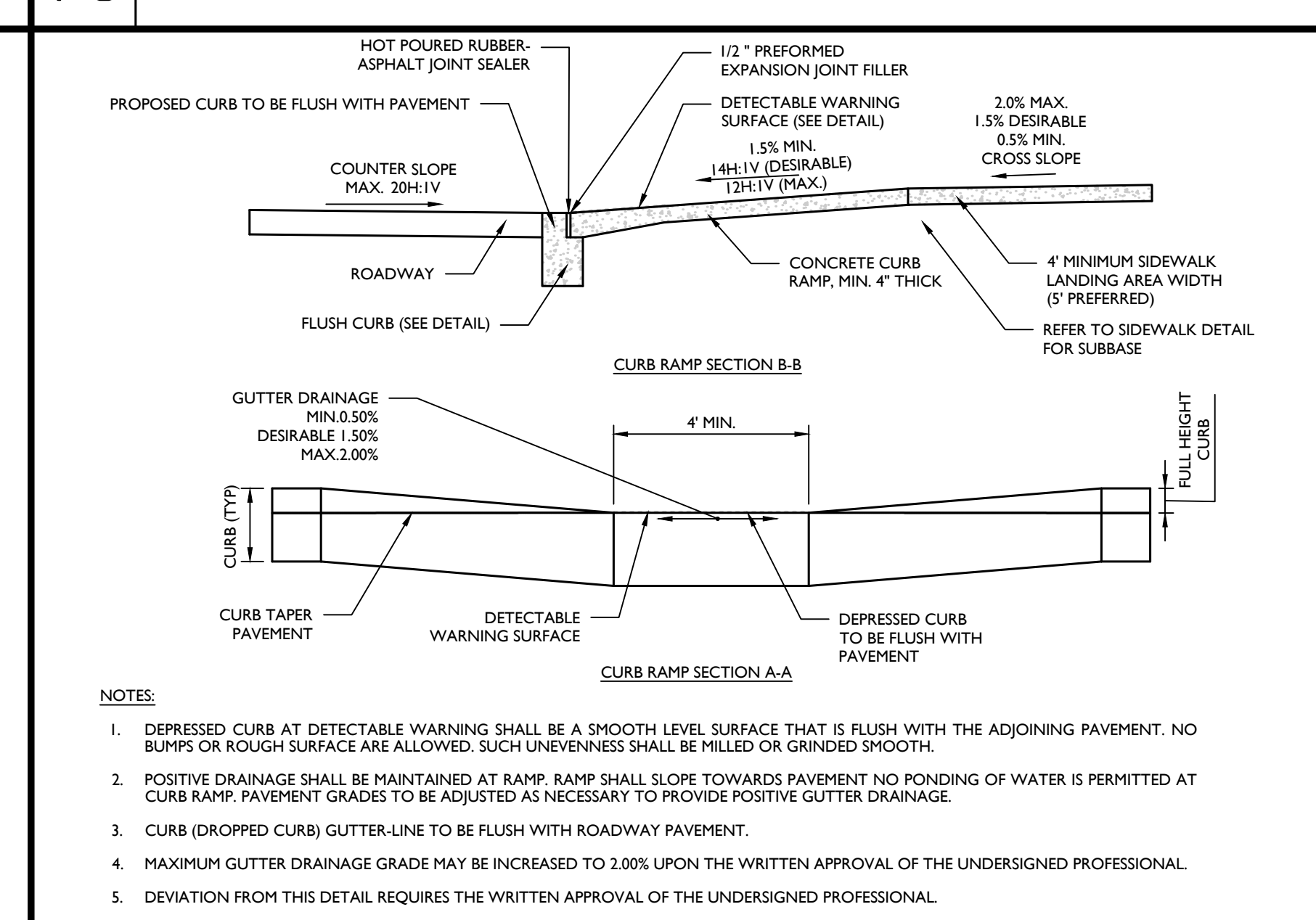
14 TYPICAL REINFORCED WALL SECTION (1" TO 1-1/4" SETBACK DETAIL) N.T.S.



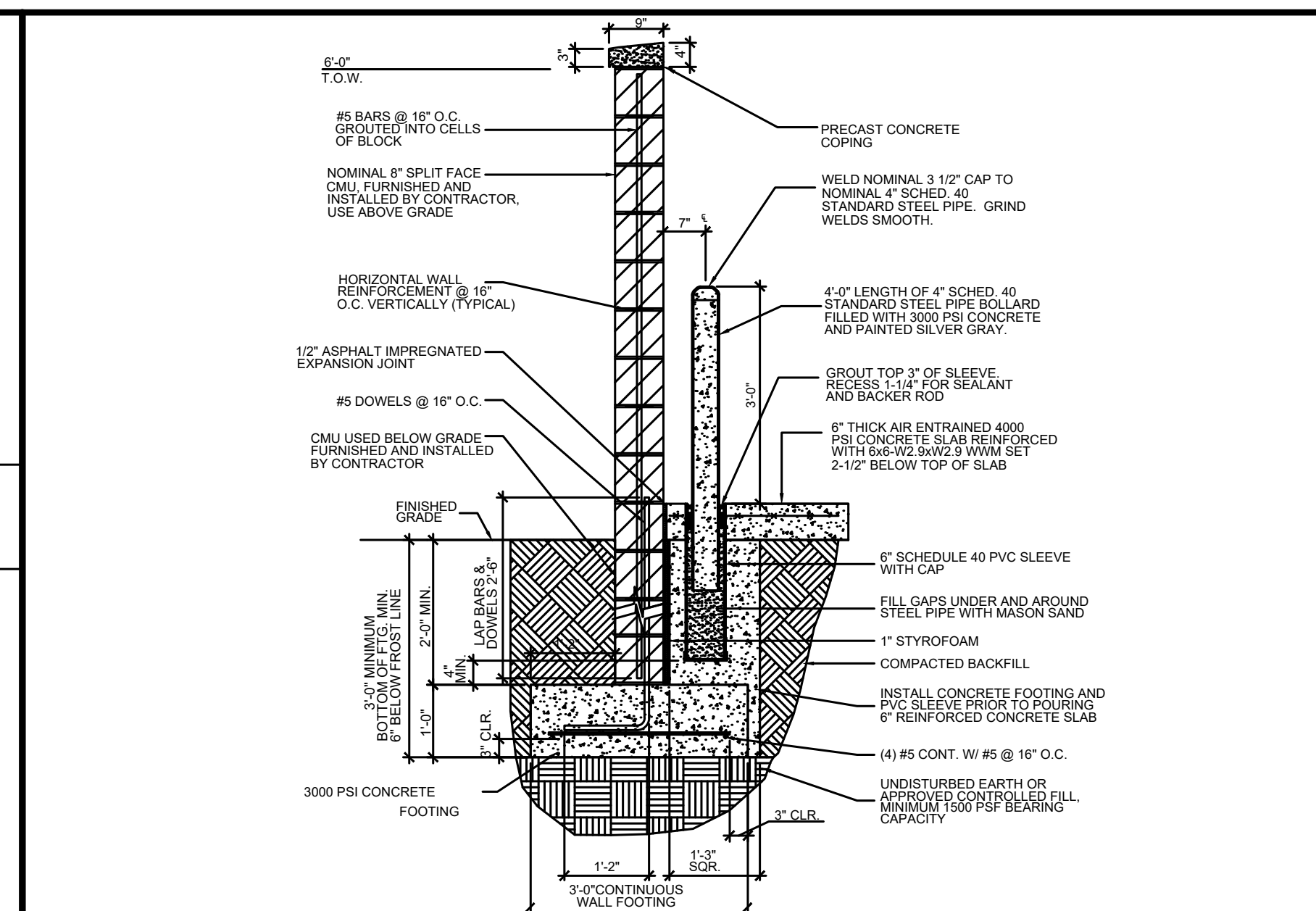
14 TYPICAL REINFORCED WALL SECTION (1" TO 1-1/4" SETBACK DETAIL) N.T.S.



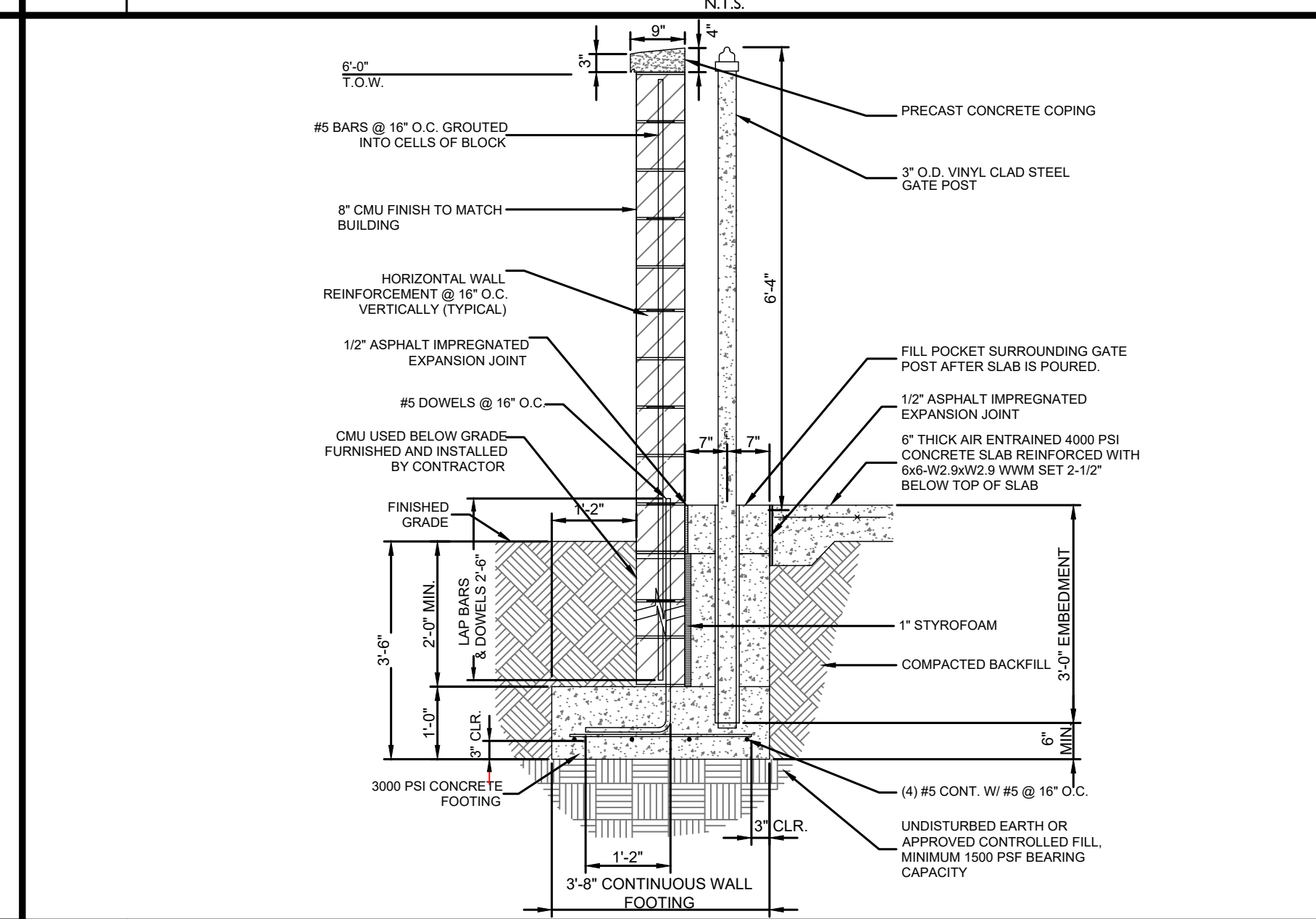
18 CURB RAMP NOTES N.T.S.



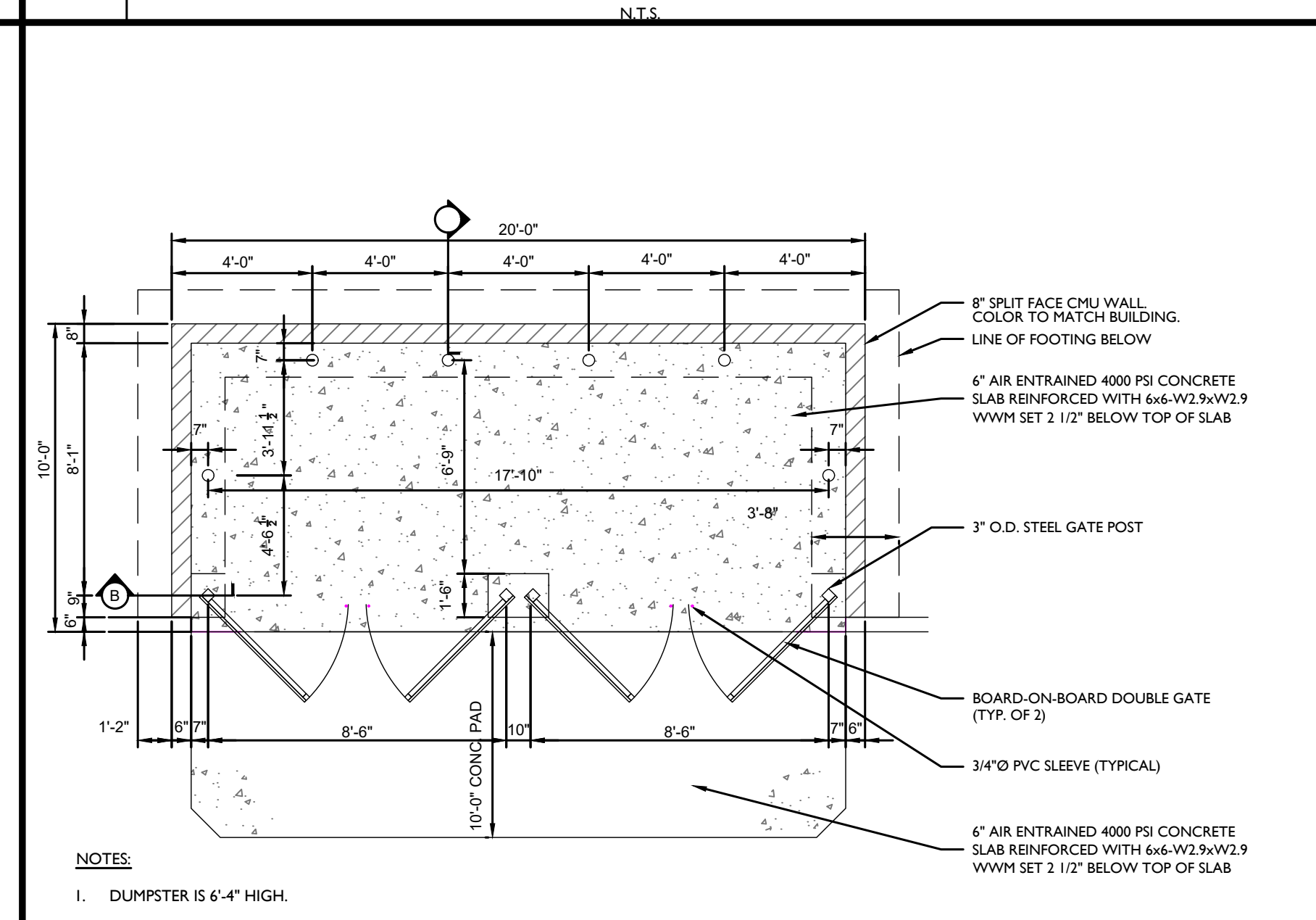
20 CURB RAMP SECTIONS DETAIL N.T.S.



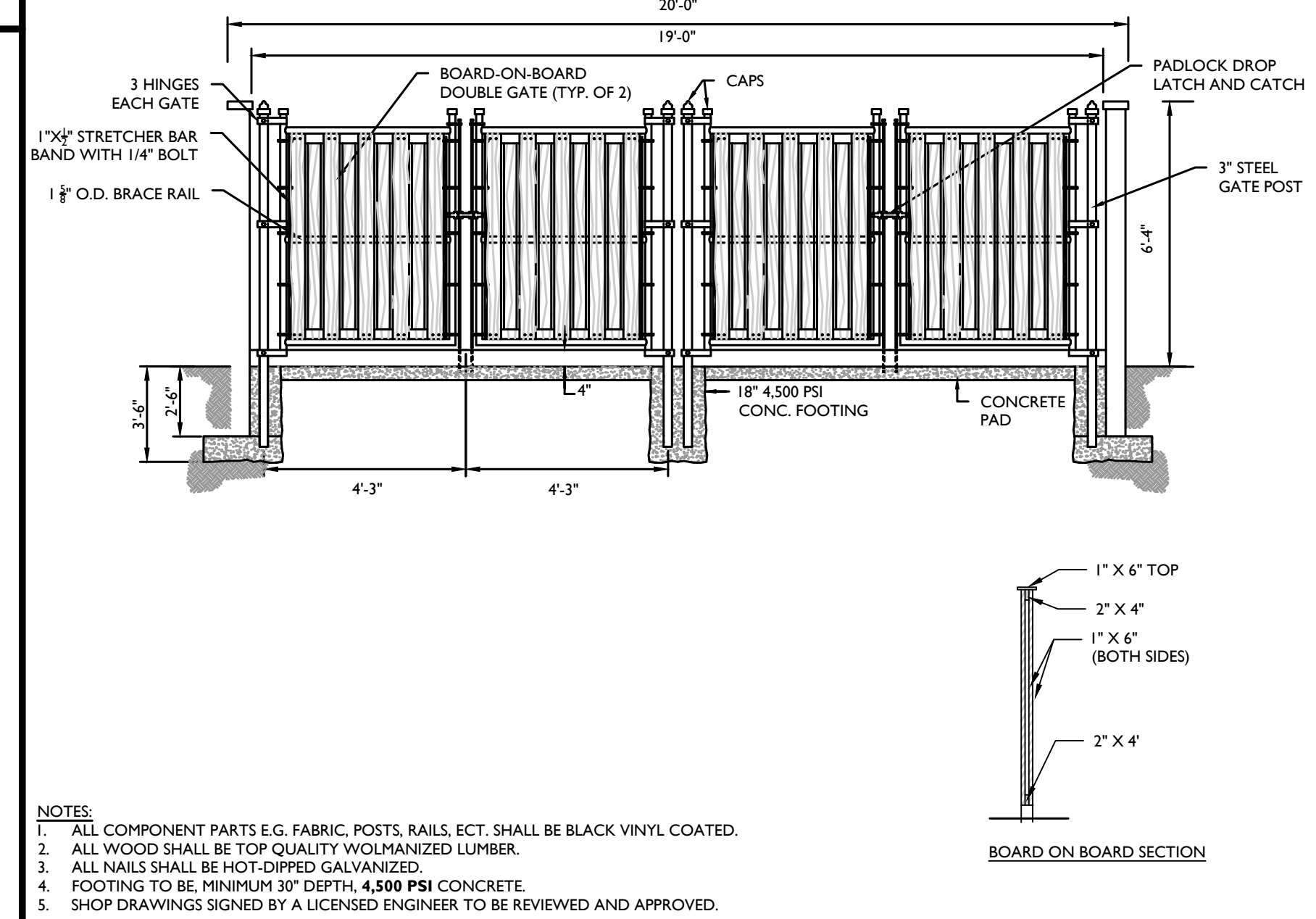
8 SECTION THROUGH BOLLARD AT MASONRY TRASH ENCLOSURE N.T.S.



15 SECTION THROUGH GATE POST AT MASONRY TRASH ENCLOSURE N.T.S.



15 SECTION THROUGH GATE POST AT MASONRY TRASH ENCLOSURE N.T.S.



21 MASONRY TRASH ENCLOSURE PLAN & ELEVATION N.T.S.

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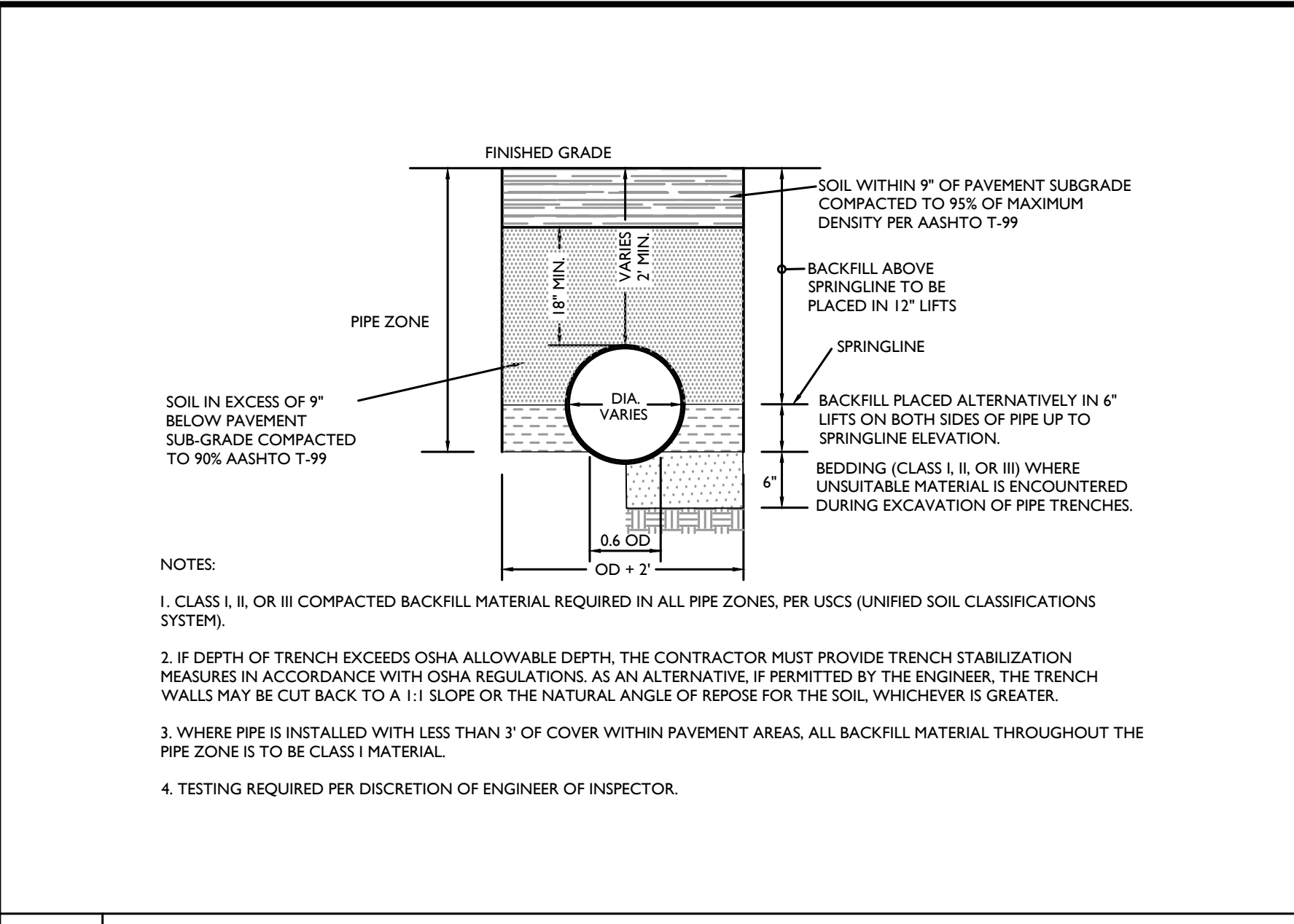
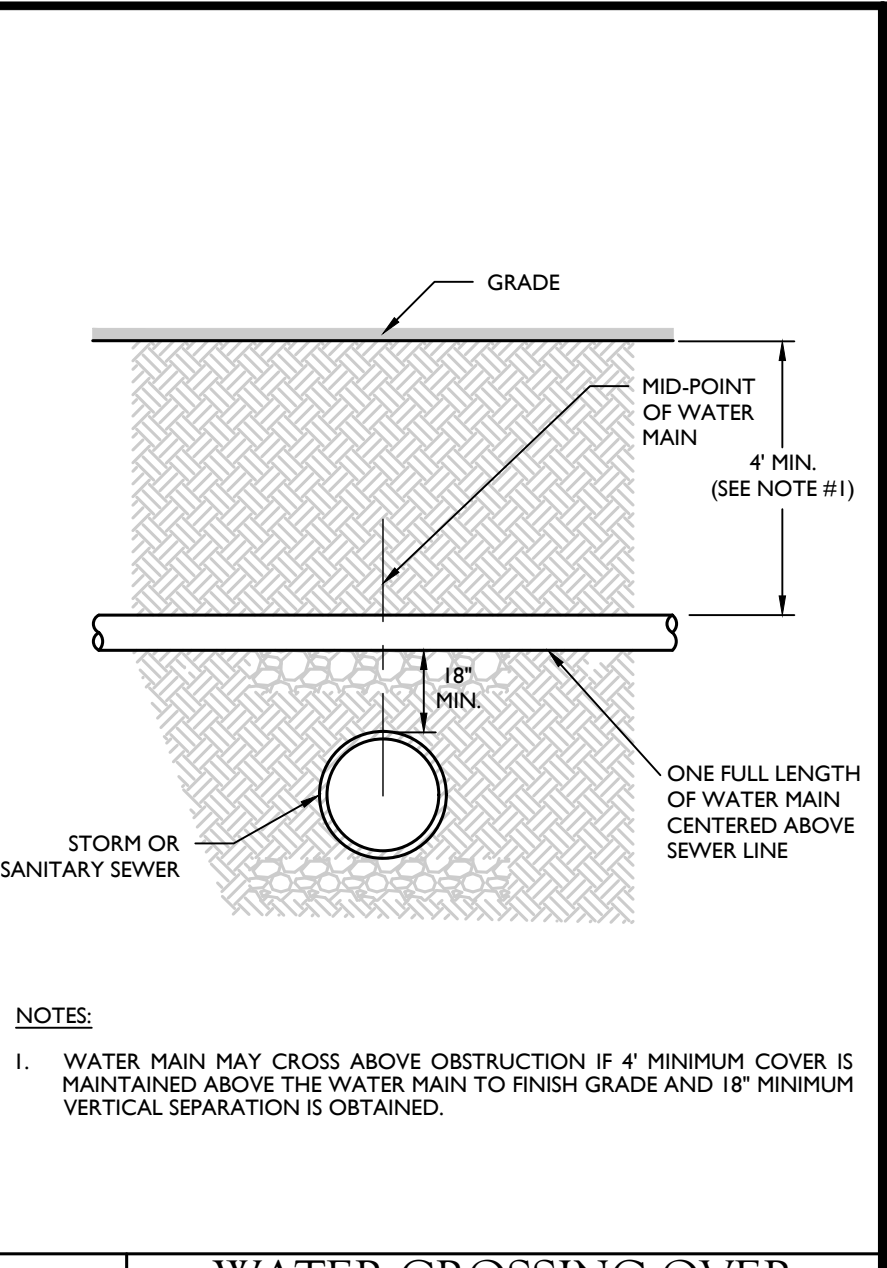
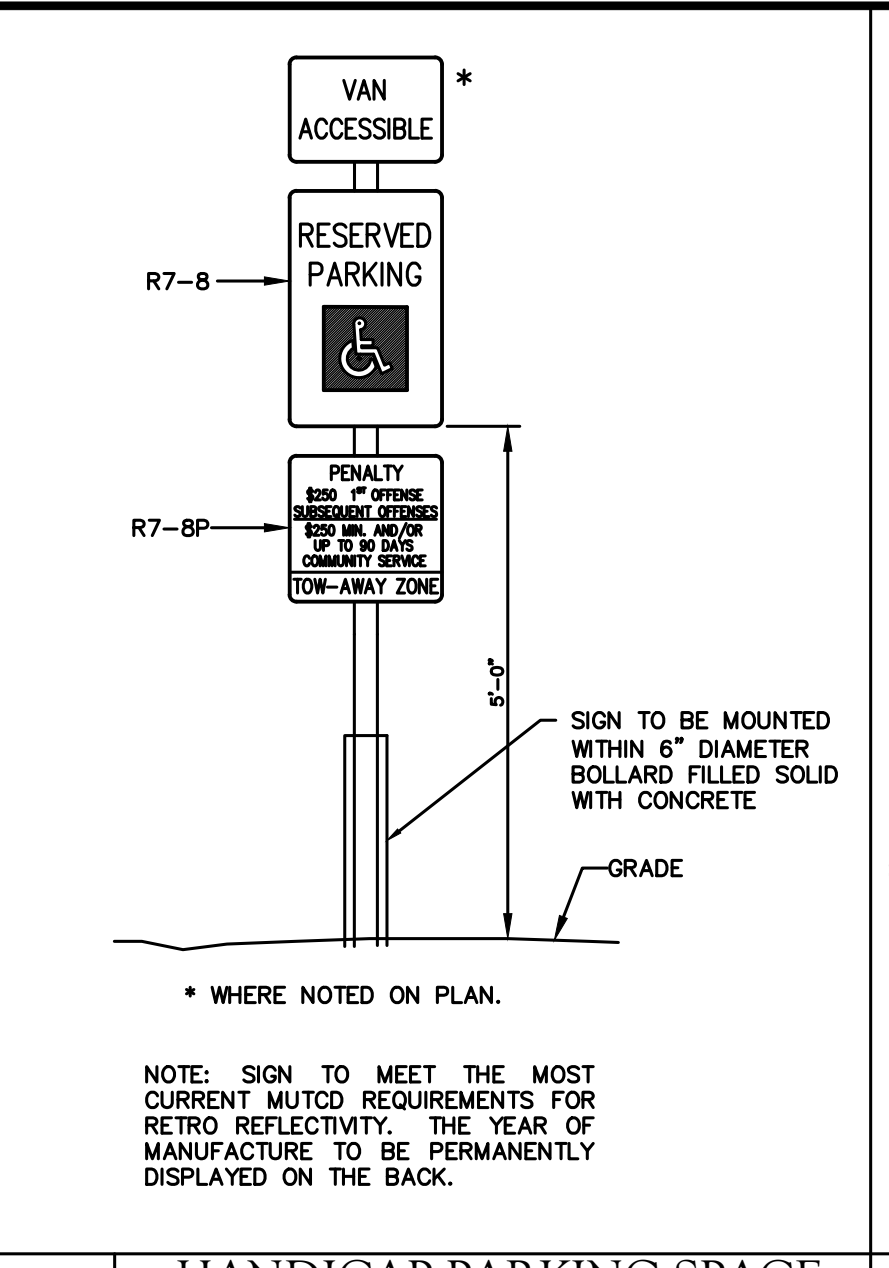
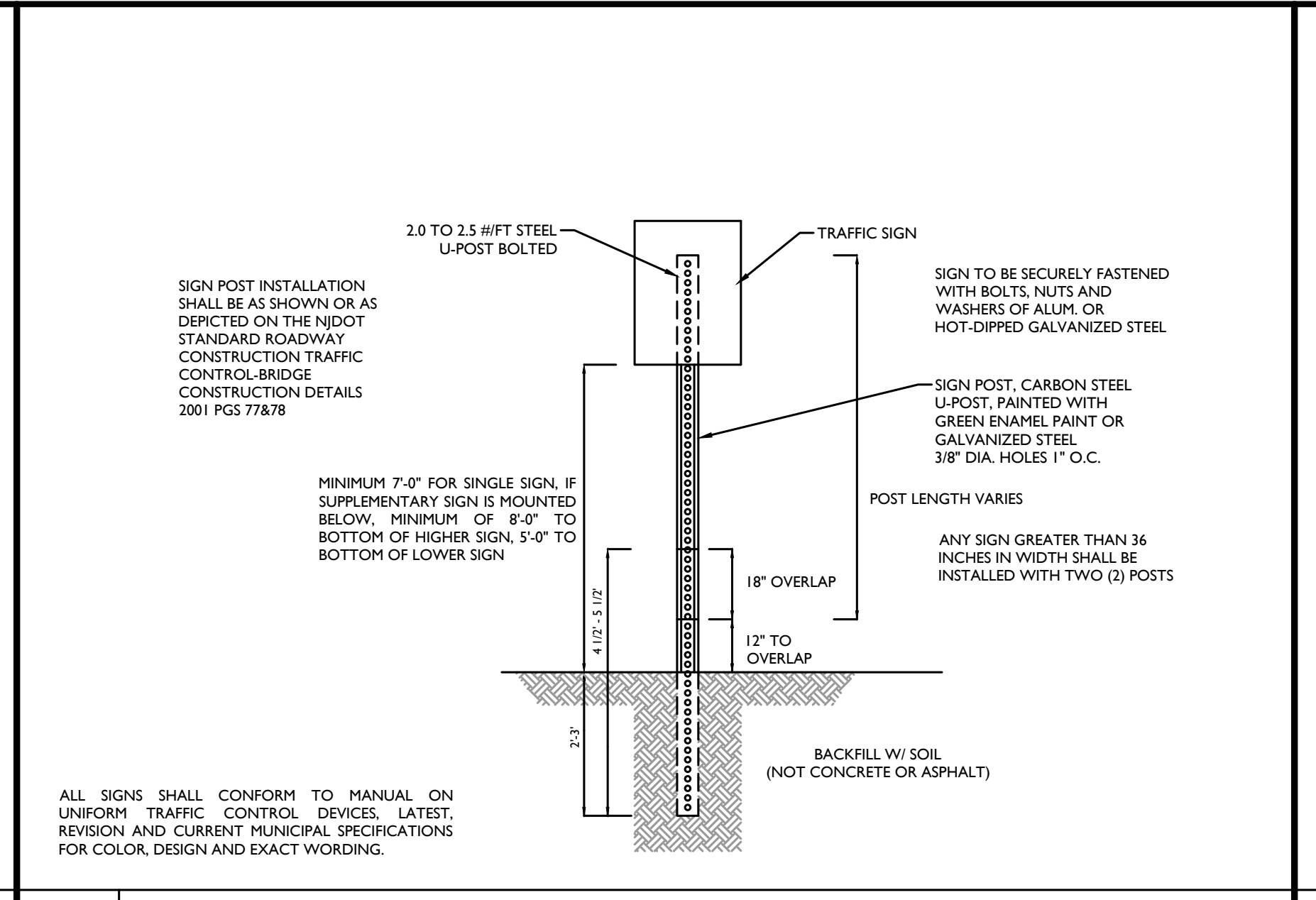
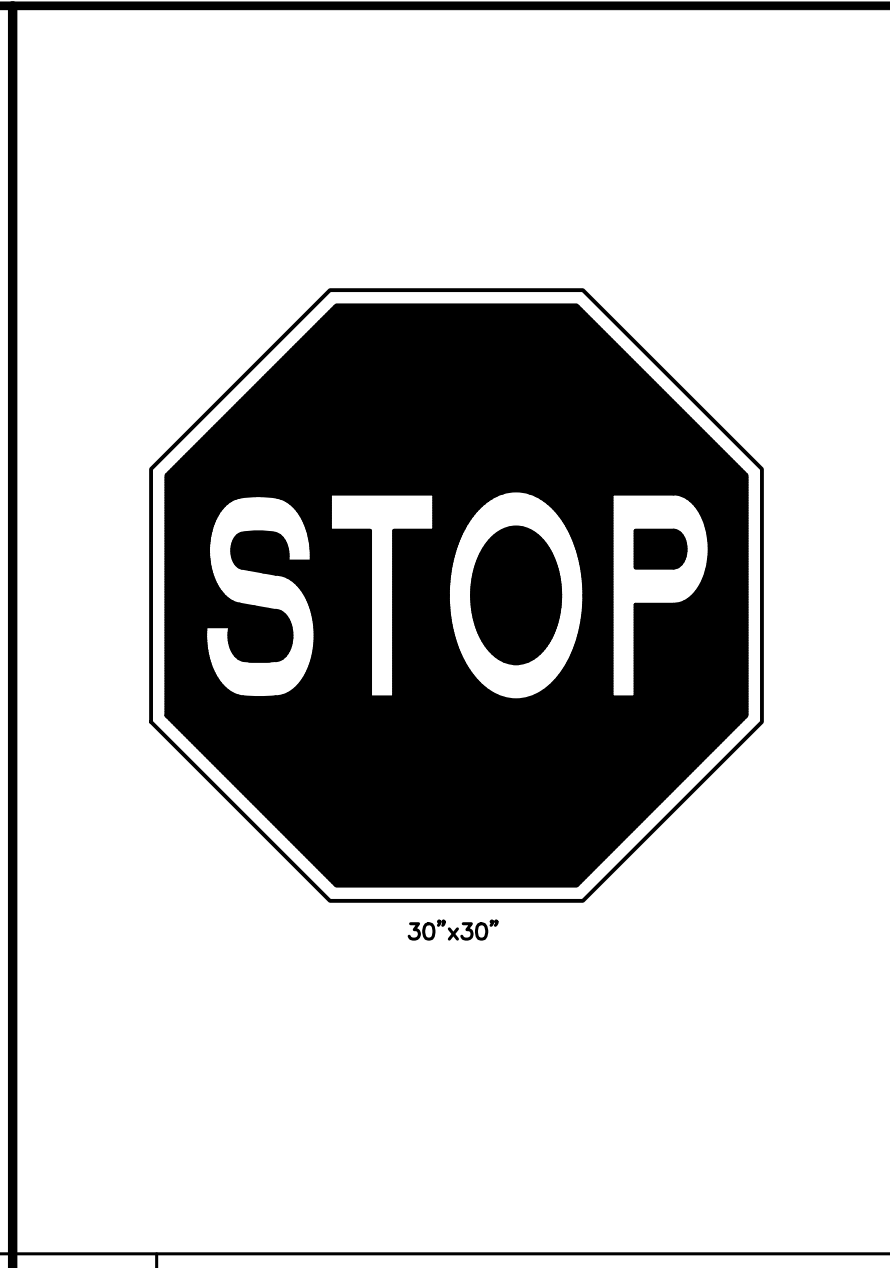
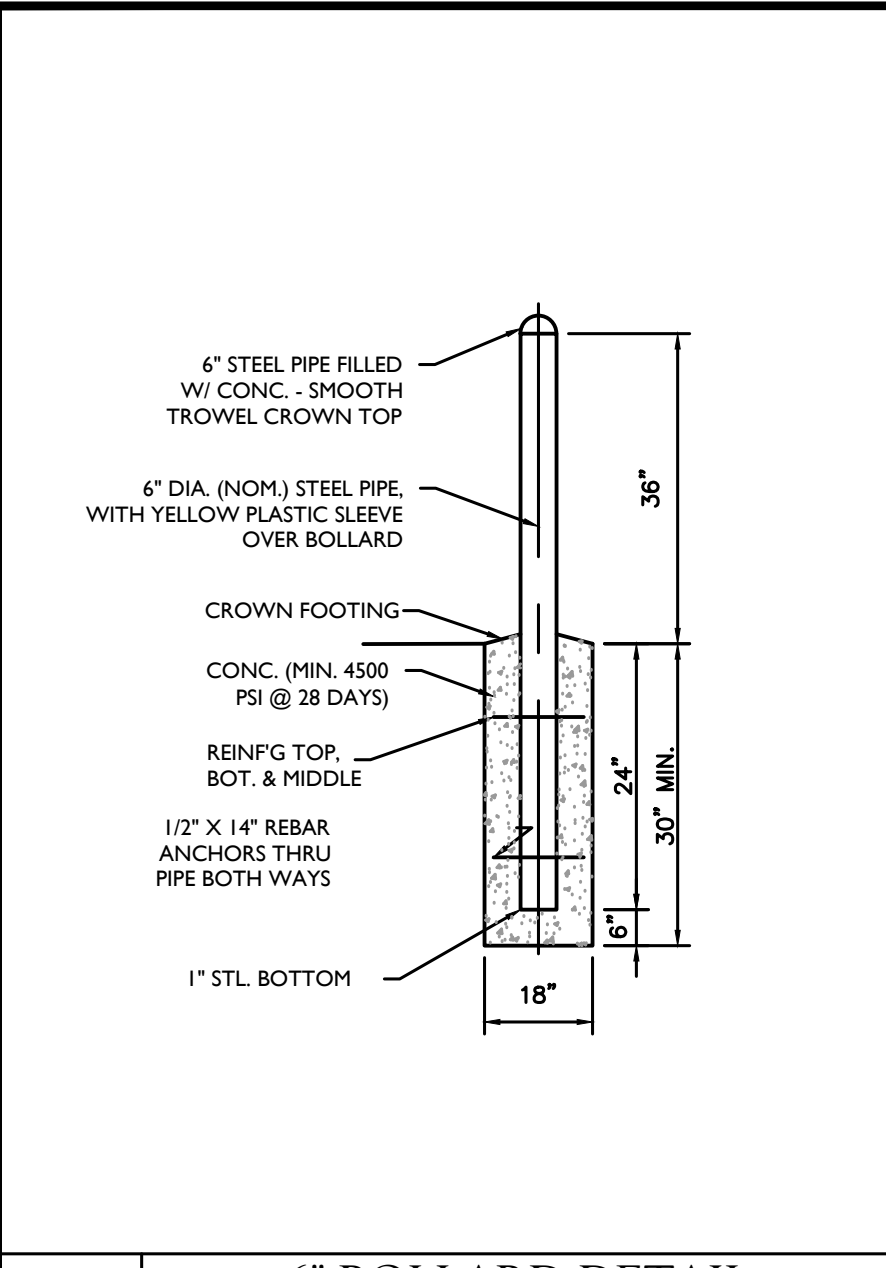
DATE	DRAWN BY	DESCRIPTION
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JESSE B. COKELEY
 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER 54006

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 BLOCK 70.1
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 520 MAIN AVENUE
 BOROUGH OF WALLINGTON BERGEN COUNTY NEW JERSEY

MONTVILLE OFFICE
 50 Chestnut Ridge Road
 Suite 101
 Montville, NJ 07645
 Phone: 845.352.0411
 Fax: 845.352.2611

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	9/19/19	JDC	JBC



1 6" BOLLARD DETAIL (BUILDING) N.T.S.

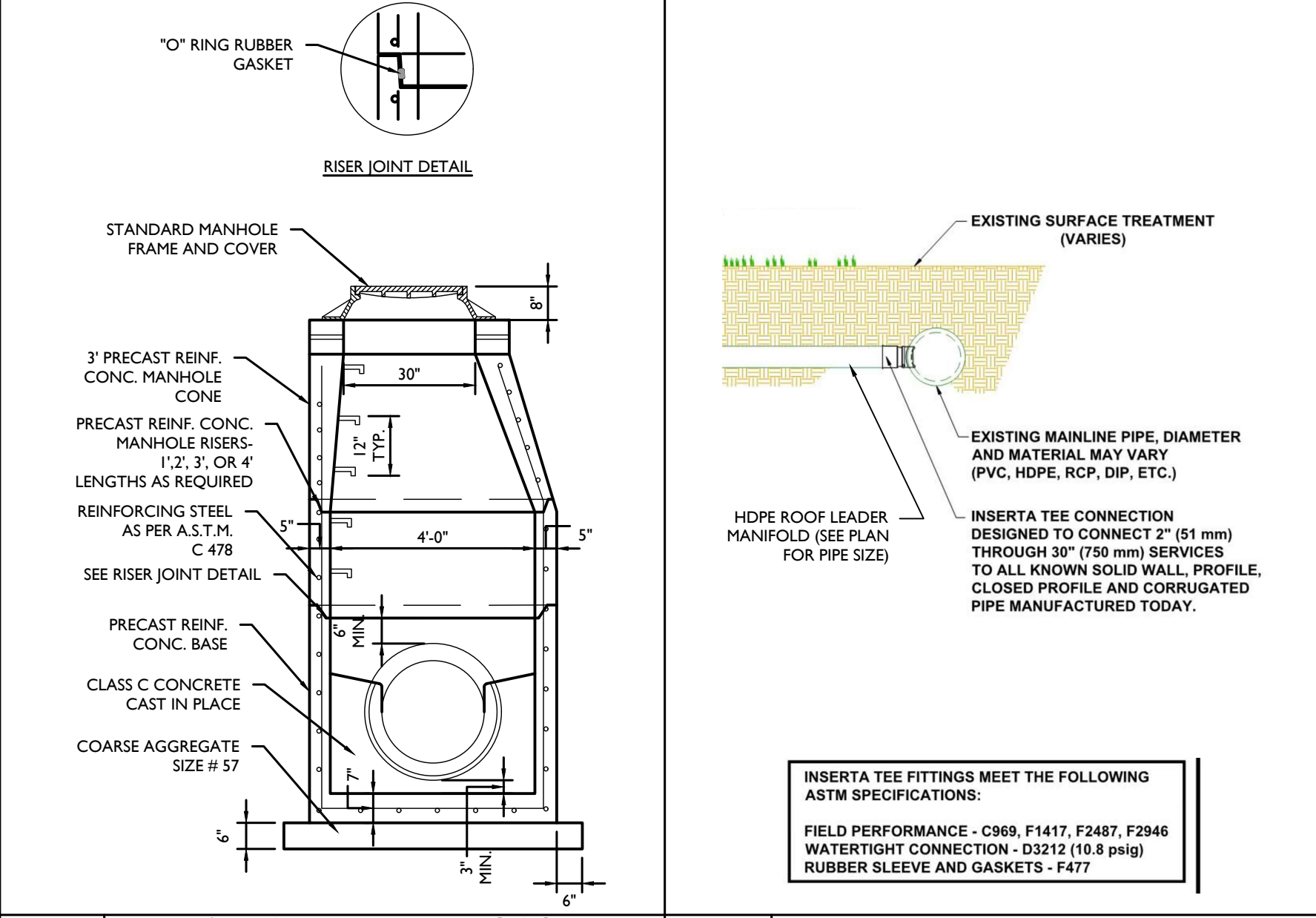
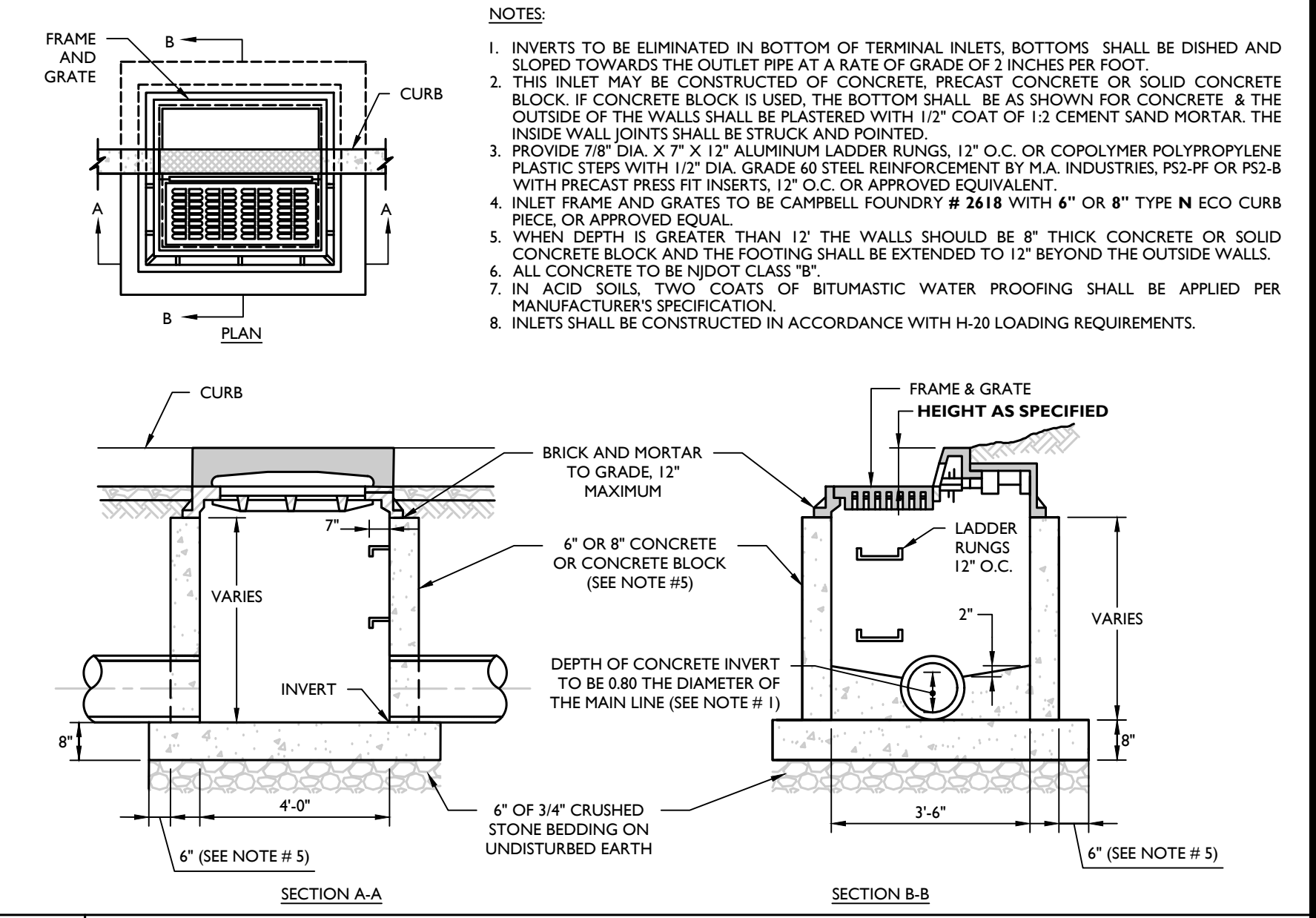
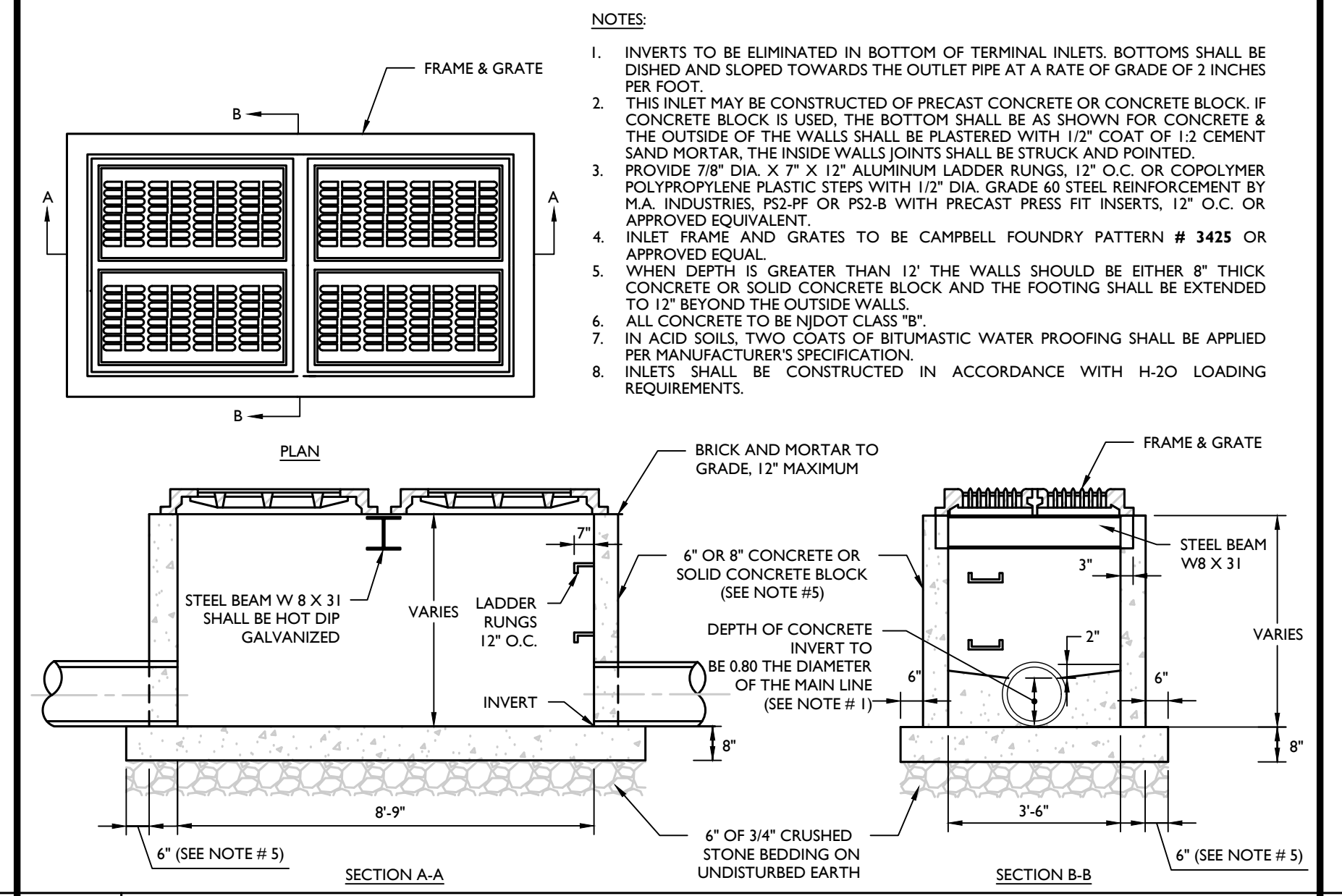
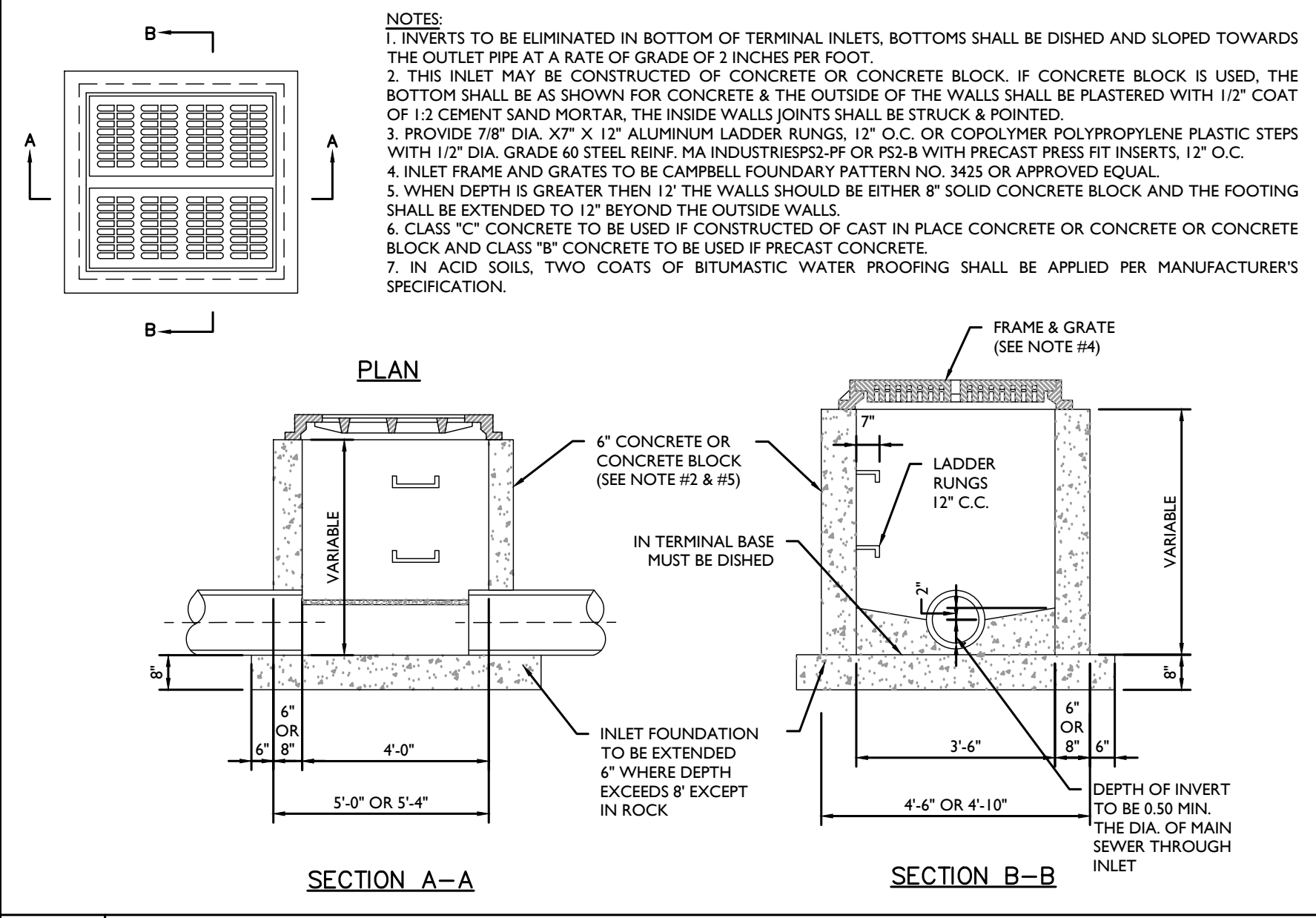
2 STOP SIGN (R1-1) N.T.S.

3 BREAKAWAY SIGN POST DETAIL N.T.S.

4 HANDICAP PARKING SPACE SIGN DETAIL N.T.S.

5 WATER CROSSING OVER SEWER DETAIL N.T.S.

6 STORM DRAIN TRENCH & BEDDING N.T.S.



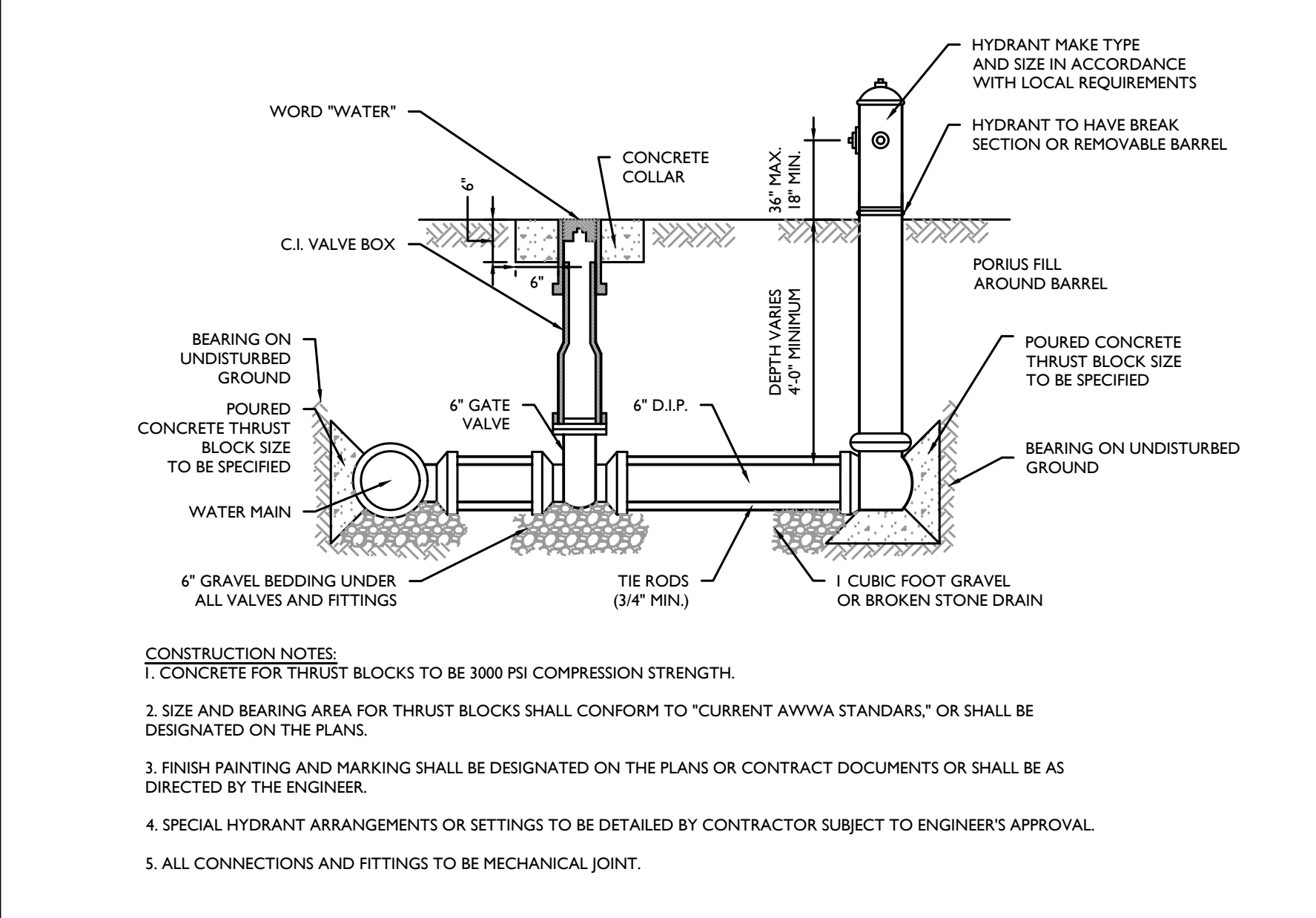
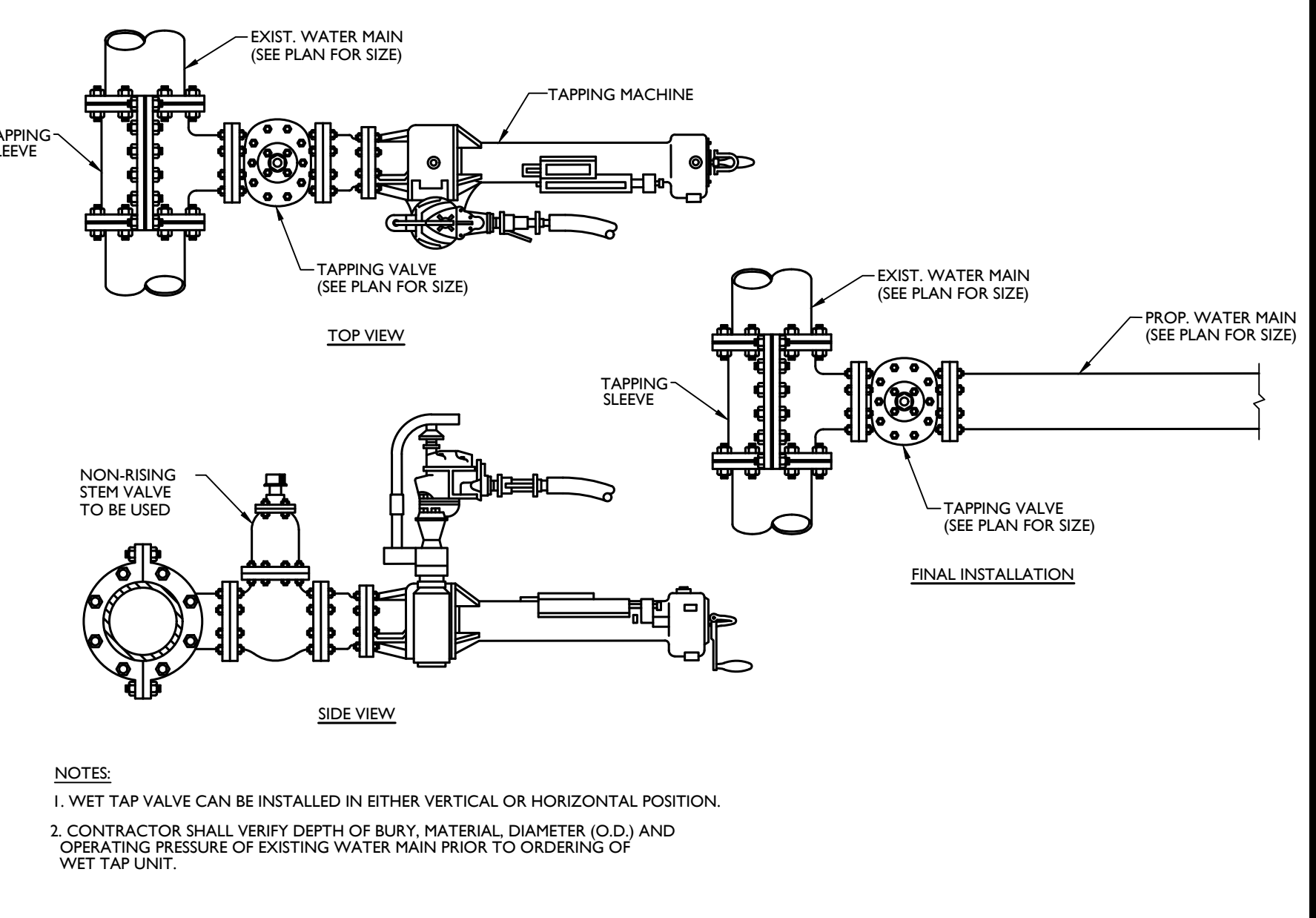
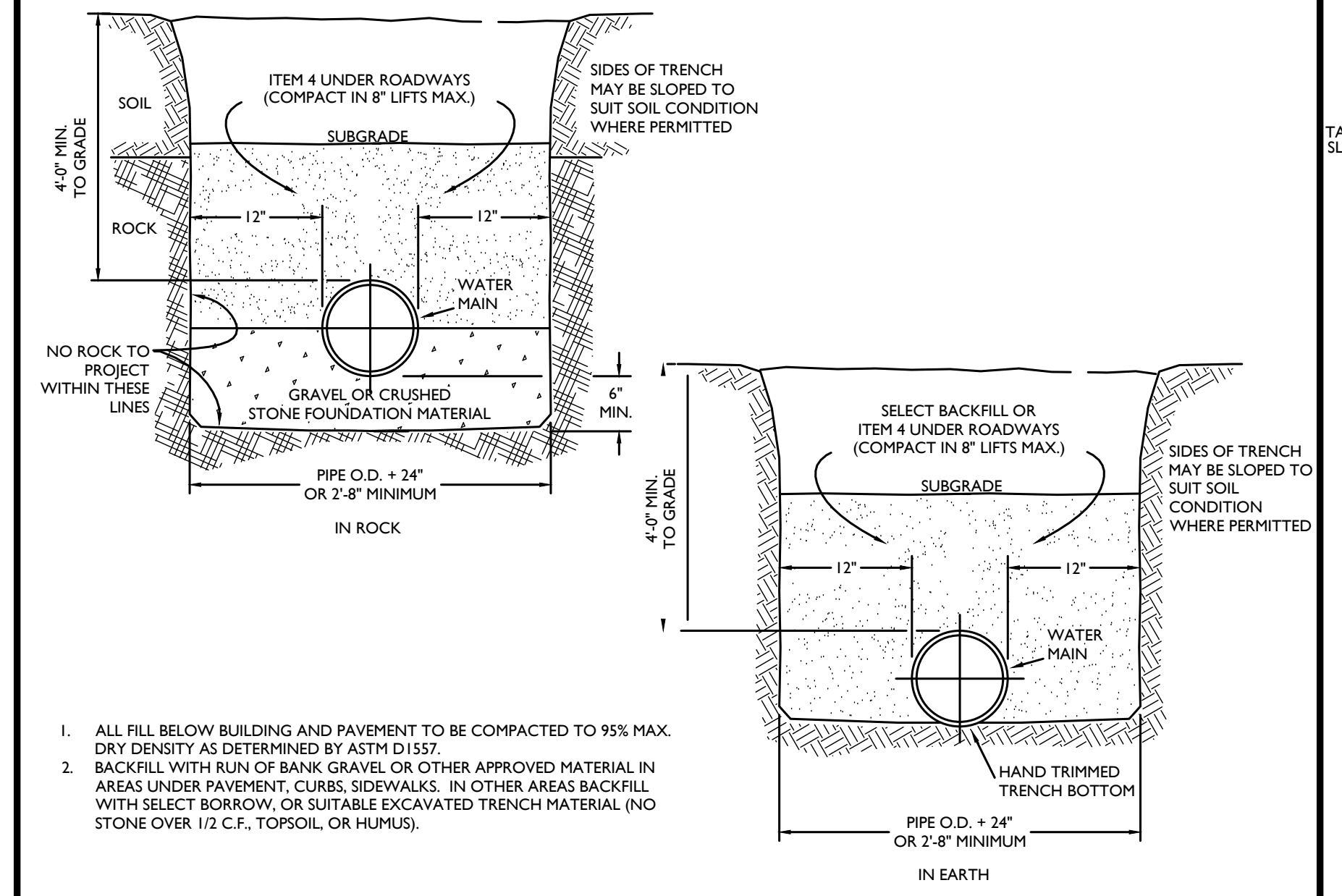
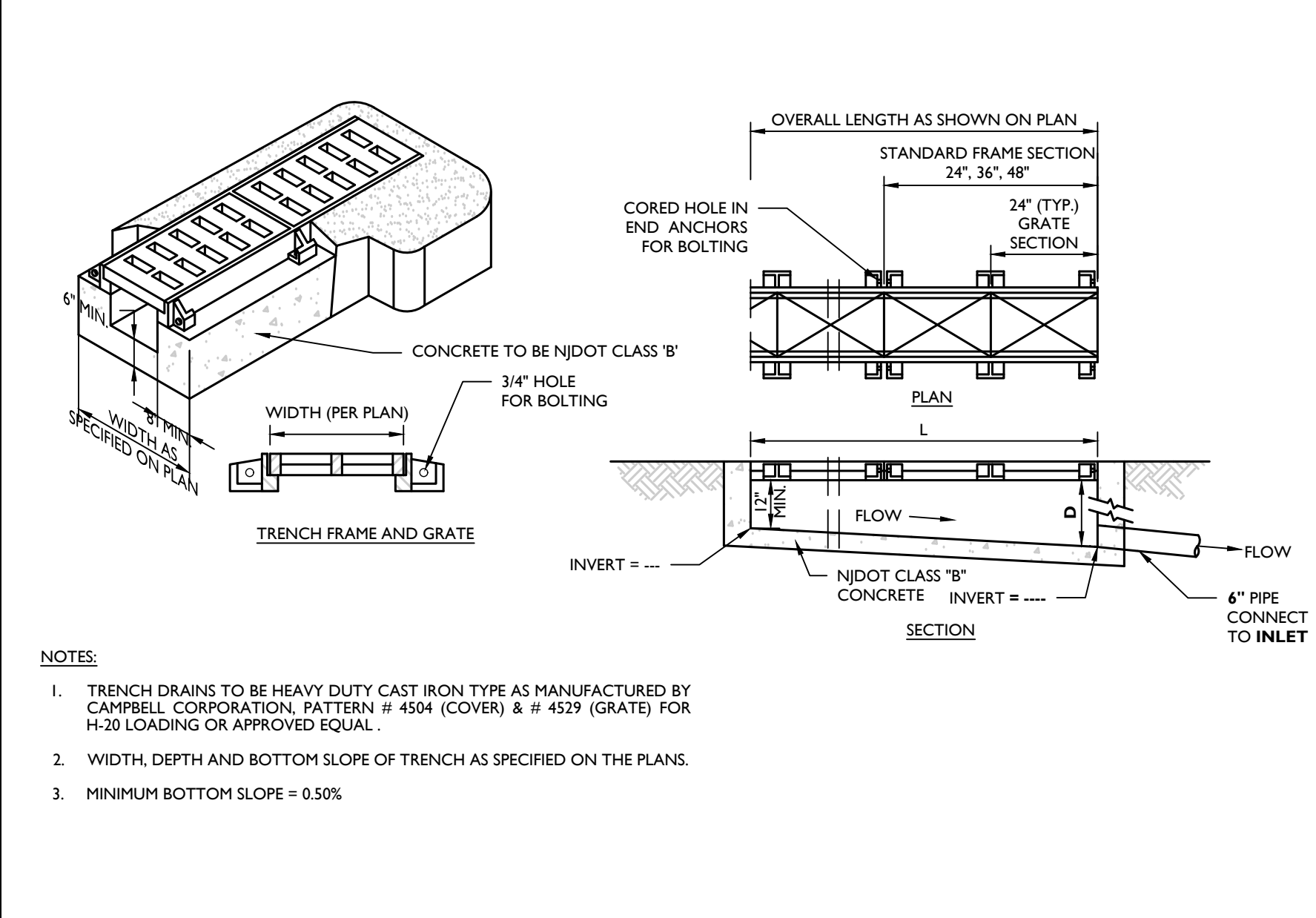
7 TYPE 'E' INLET N.T.S.

8 TYPE 'DOUBLE E' INLET DETAIL N.T.S.

9 TYPE 'B' INLET DETAIL N.T.S.

10 4\"/>

11 INSERTA TEE DETAIL N.T.S.

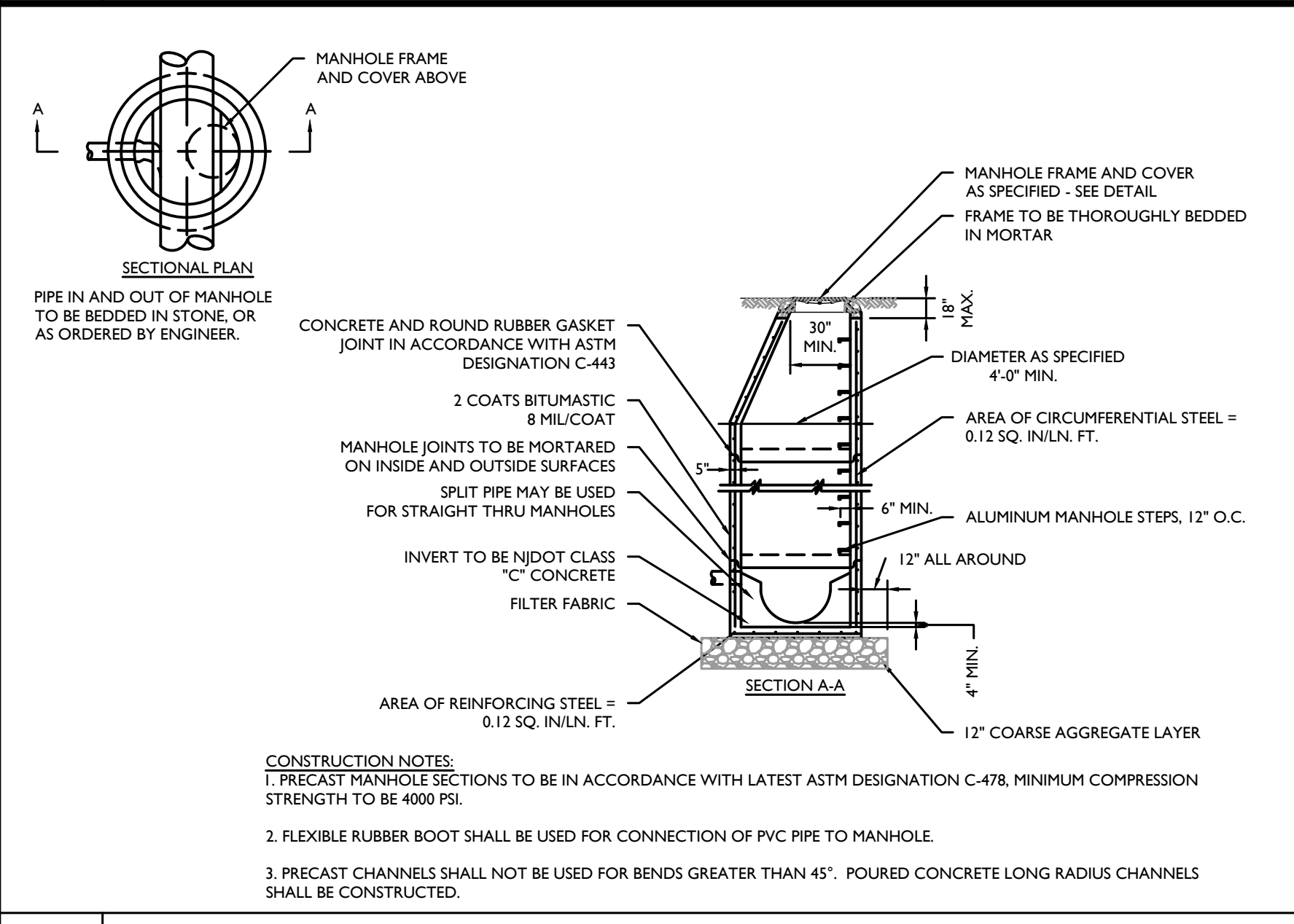
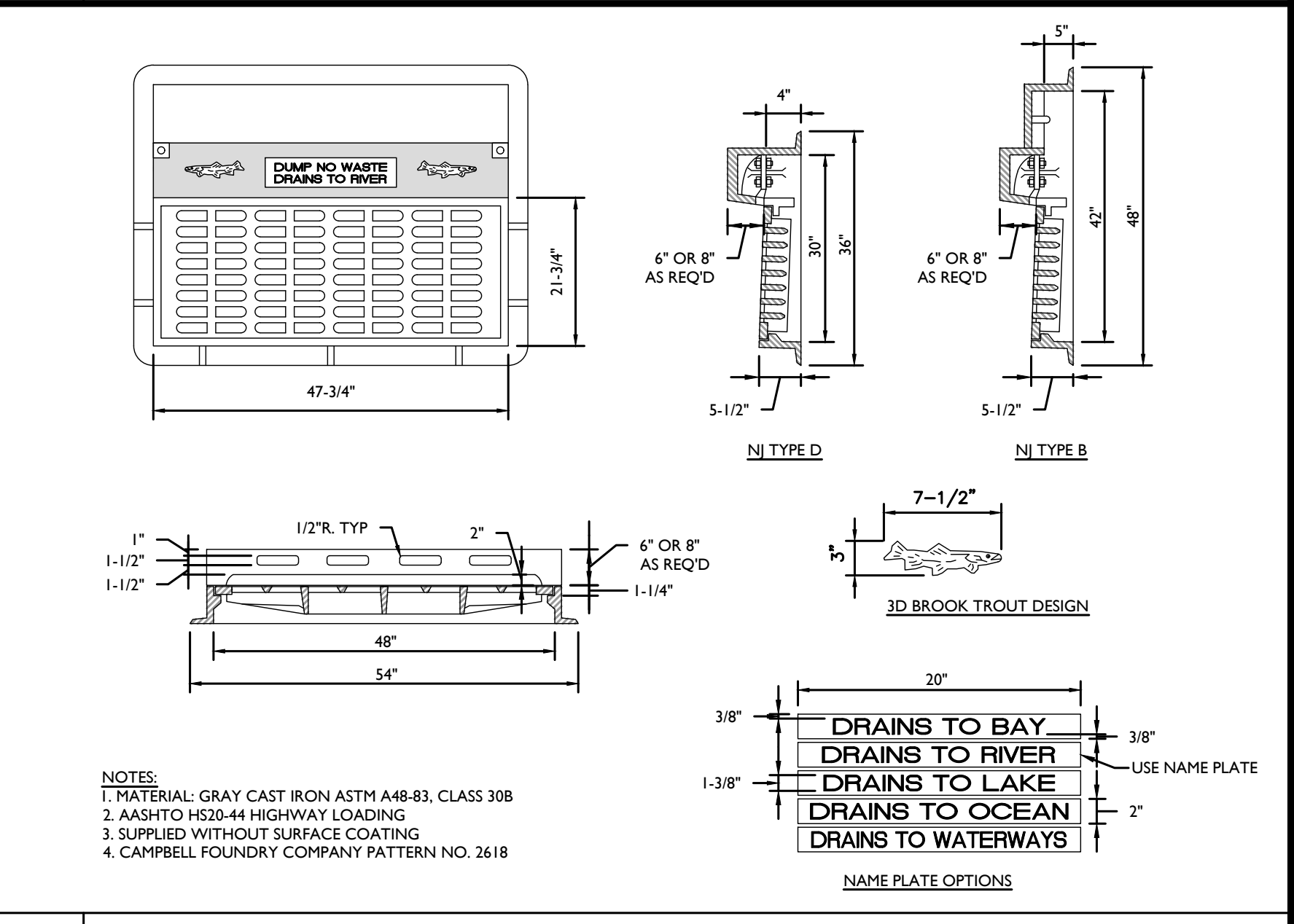
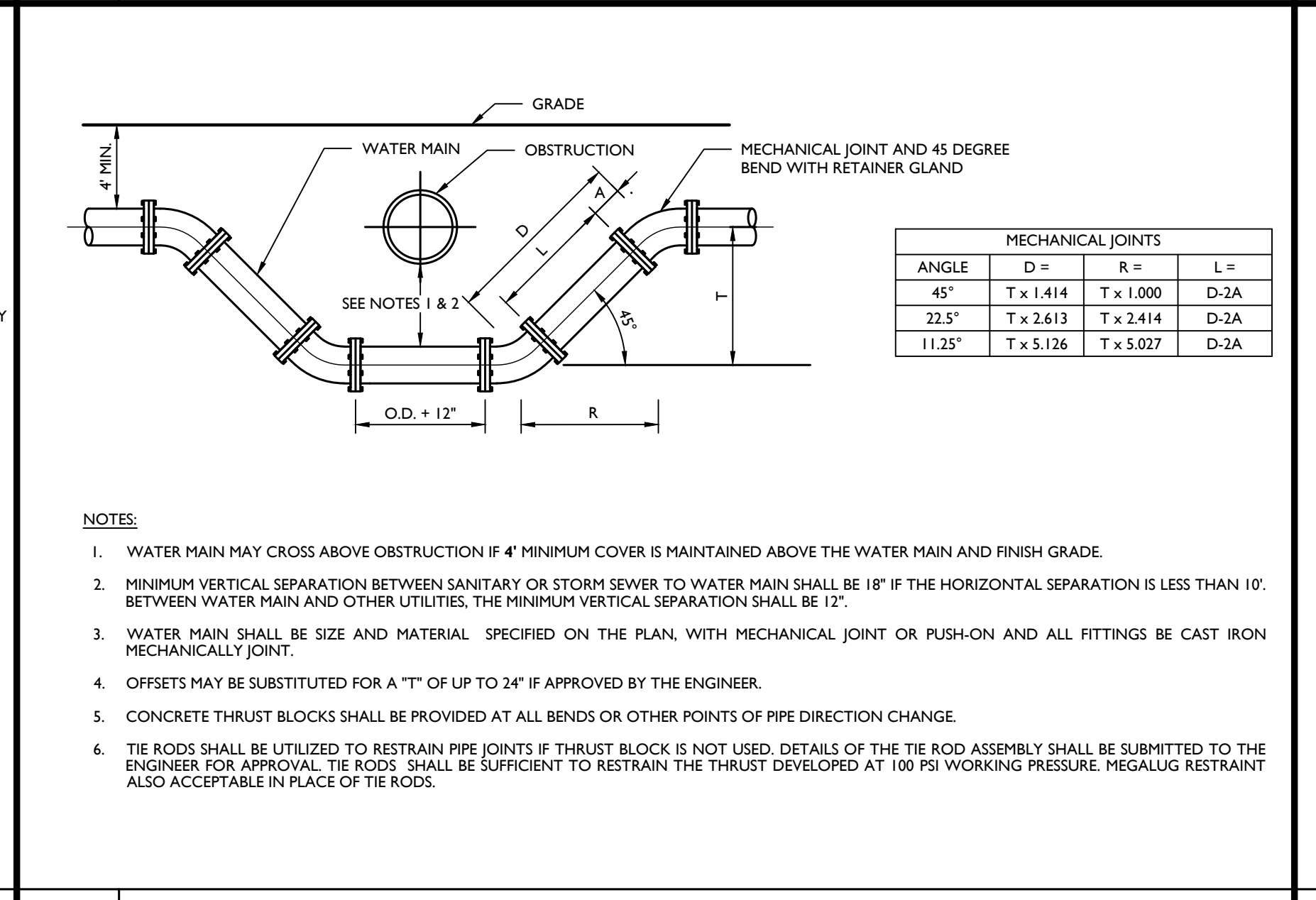
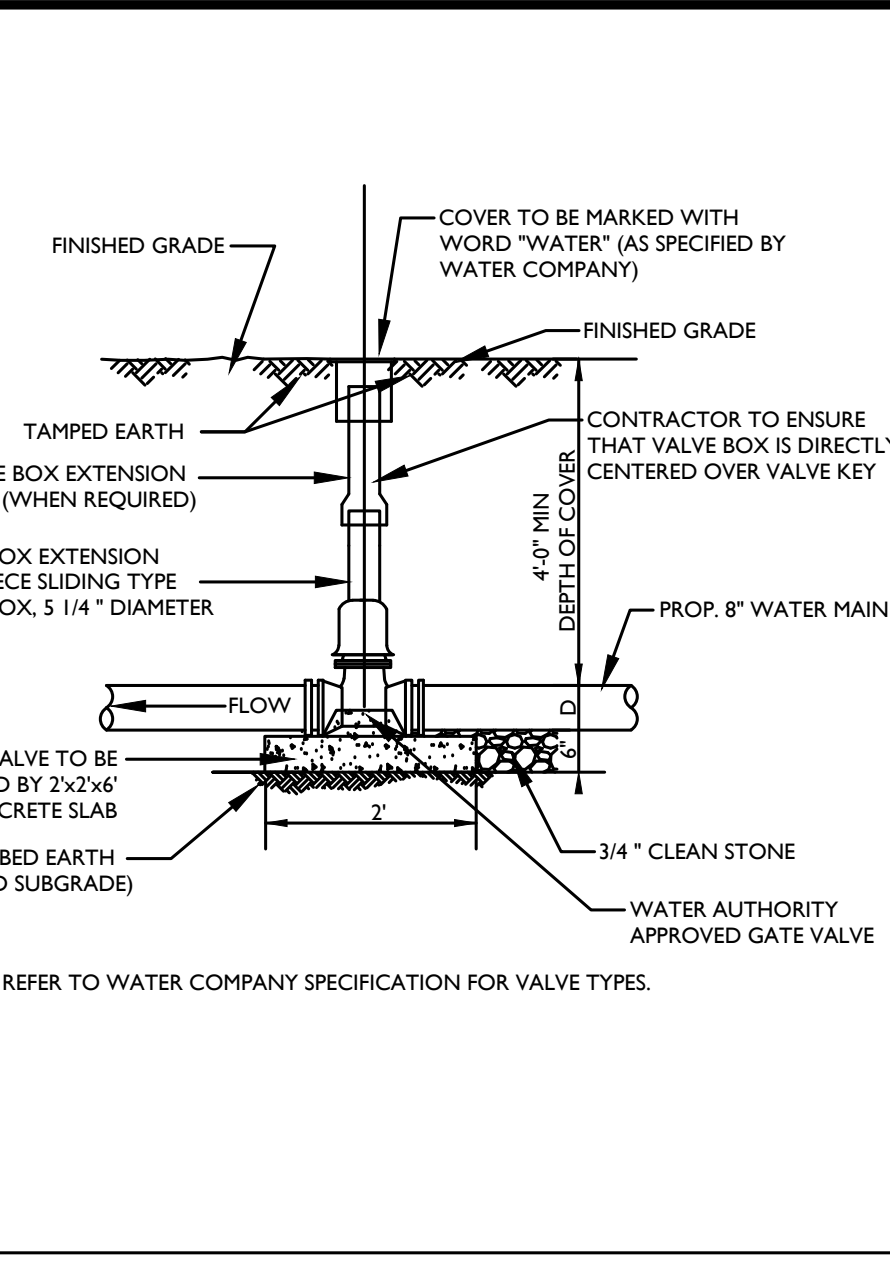
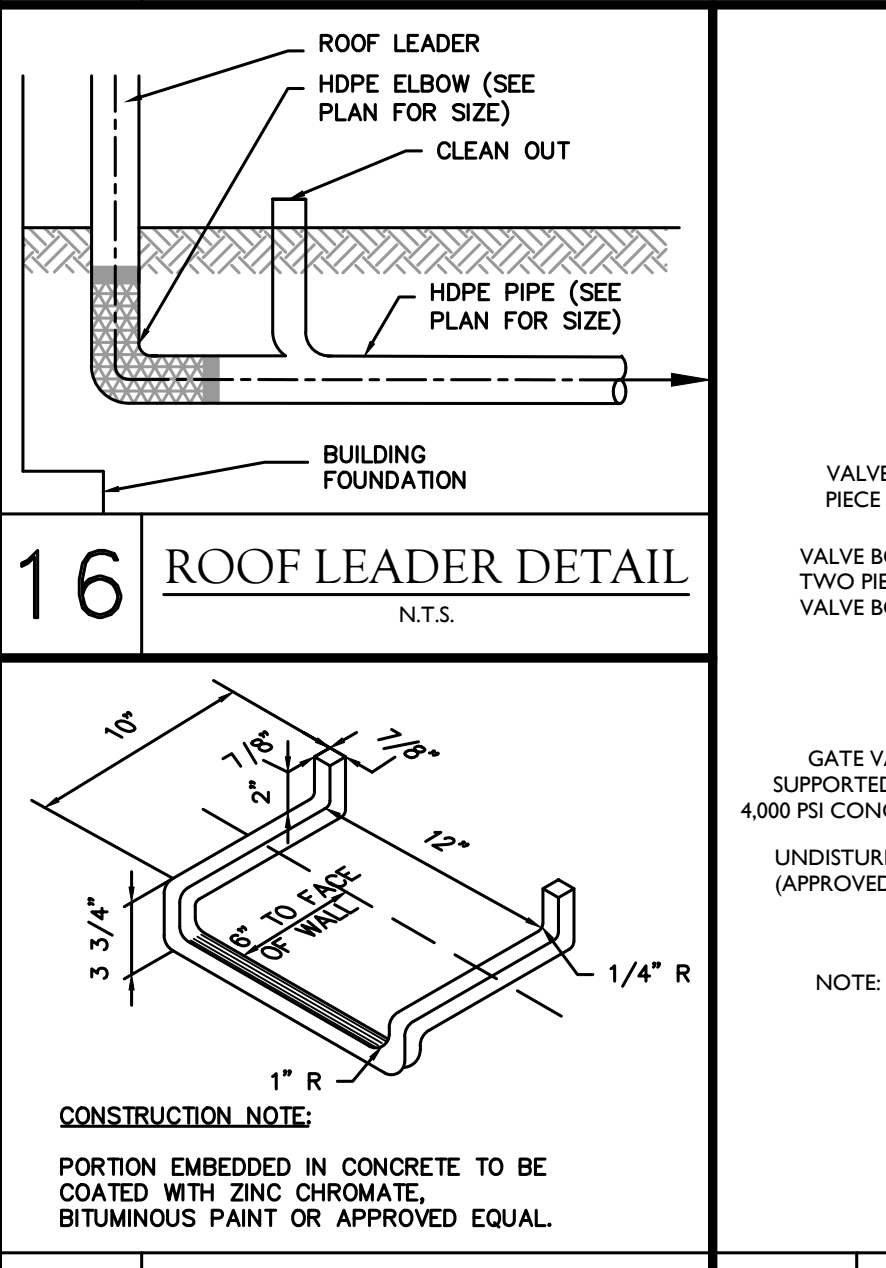


12 HEAVY DUTY TRENCH DRAIN DETAIL N.T.S.

13 WATER MAIN TRENCH AND BEDDING N.T.S.

14 WET TAP CONNECTION N.T.S.

15 FIRE HYDRANT DETAIL N.T.S.



17 MANHOLE STEPS N.T.S.

18 TYPICAL GATE VALVE AND BOX N.T.S.

19 WATER CROSSING UNDER UTILITY DETAIL N.T.S.

20 CURB INLET WITH BICYCLE SAFE GRATE AND ECO CURB PIECE N.T.S.

21 4\"/>

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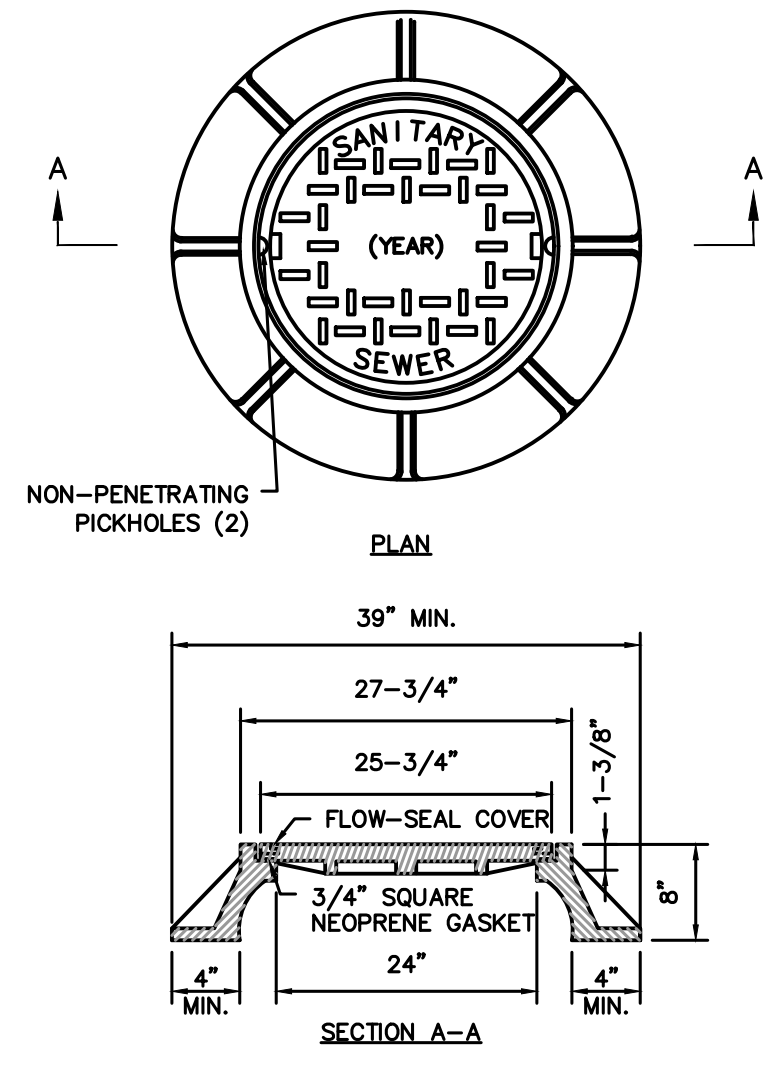
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 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: 54006

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 BLOCK 70.01
 LOTS 1.01, 1.02, 4.02, 4.03, & 4.04
 520 MAIN AVENUE
 BOROUGH OF WALLINGTON BERGEN COUNTY NEW JERSEY

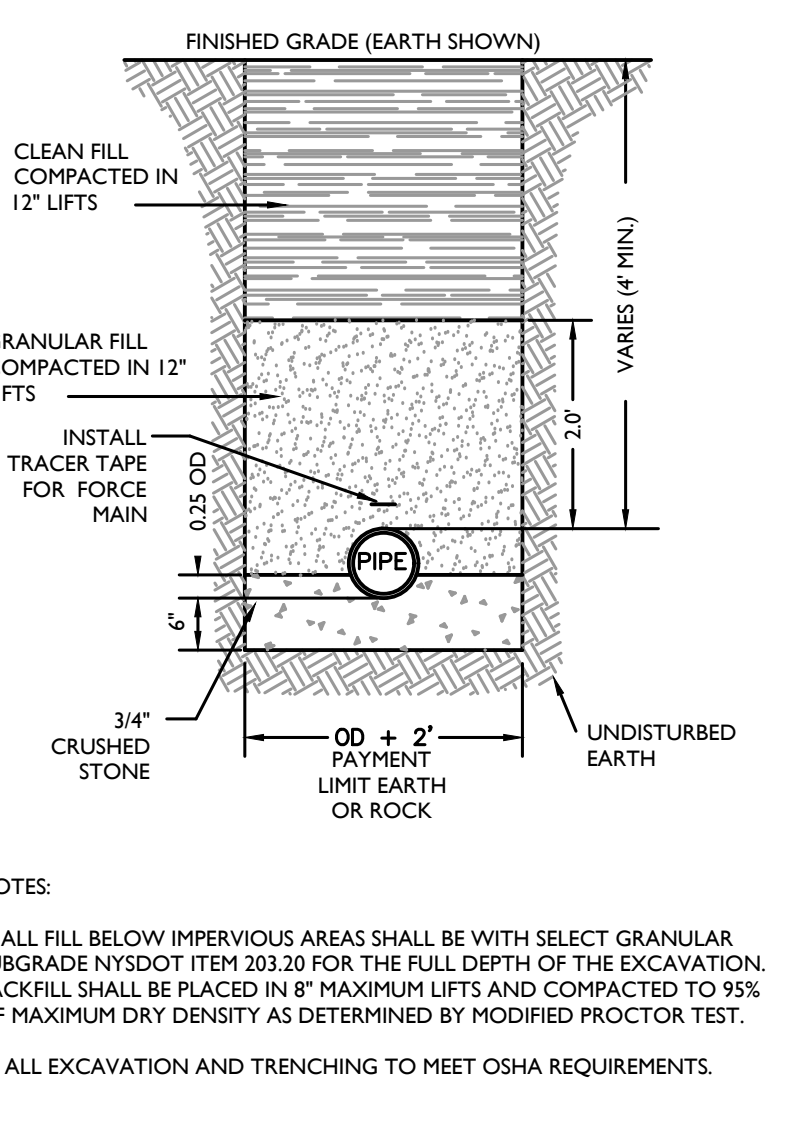
MONTVALE OFFICE
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 Phone: 845.352.0411
 Fax: 845.352.2611

SCALE: AS SHOWN DATE: 9/19 DRAWN BY: DJG CHECKED BY: JBC
 PROJECT NUMBER: 1402061A DRAWING NAME: C-DTLS
 SHEET TITLE: CONSTRUCTION DETAILS
 SHEET NUMBER: 27 of 28



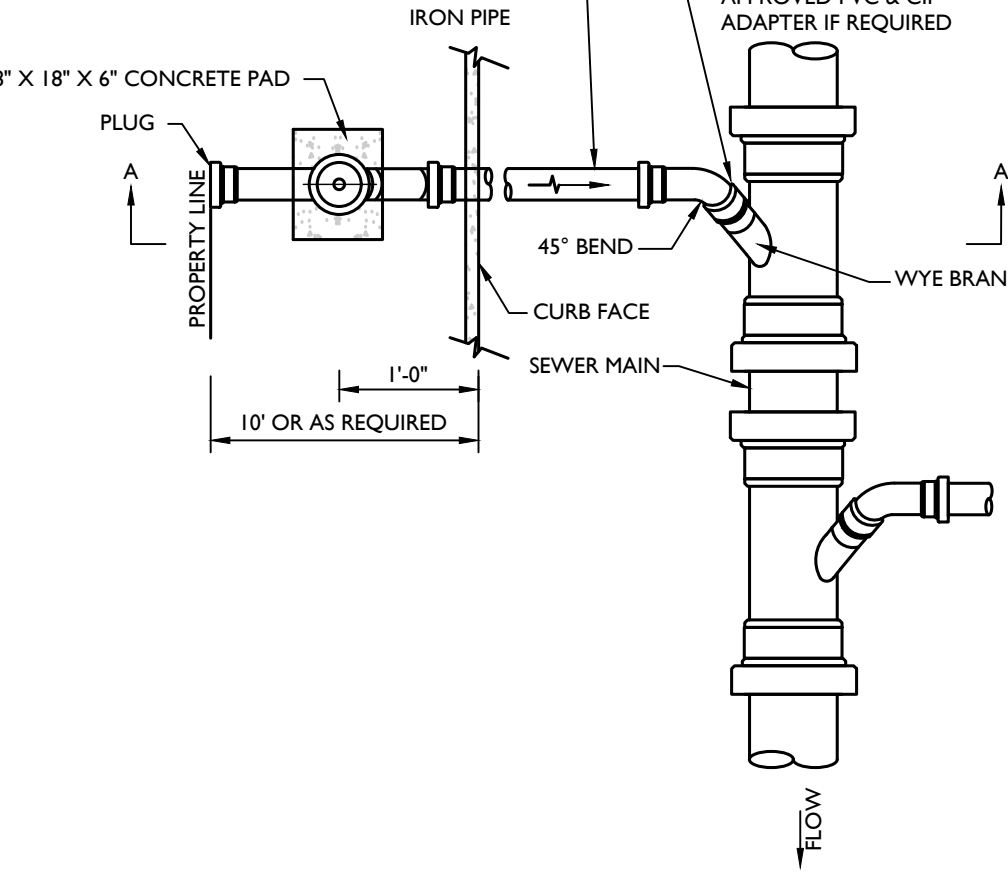
SANITARY MANHOLE FRAME & COVER

N.T.S.



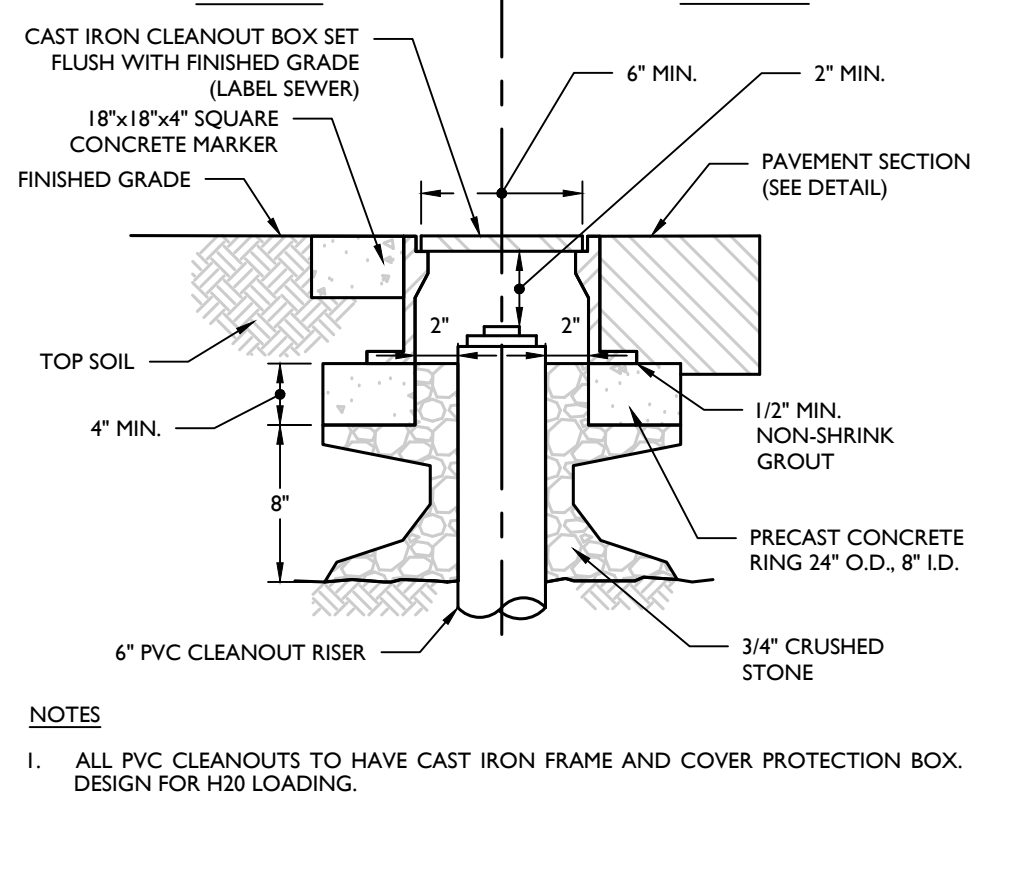
SANITARY SEWER TRENCH AND PIPE BEDDING DETAIL

N.T.S.



SANITARY SEWER LATERAL AND CLEANOUT DETAIL WITH BOX PROTECTION

N.T.S.



CLEANOUT PROTECTION BOX DETAIL

1. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOES NOT PERCOLATE MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
2. PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE BOROUGH OF WALLINGTON. CONTRACTOR SHALL REMOVE WRAPPING AT THE END OF GUARANTEE PERIOD.
3. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
4. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER.

PLANT DETAIL NOTES

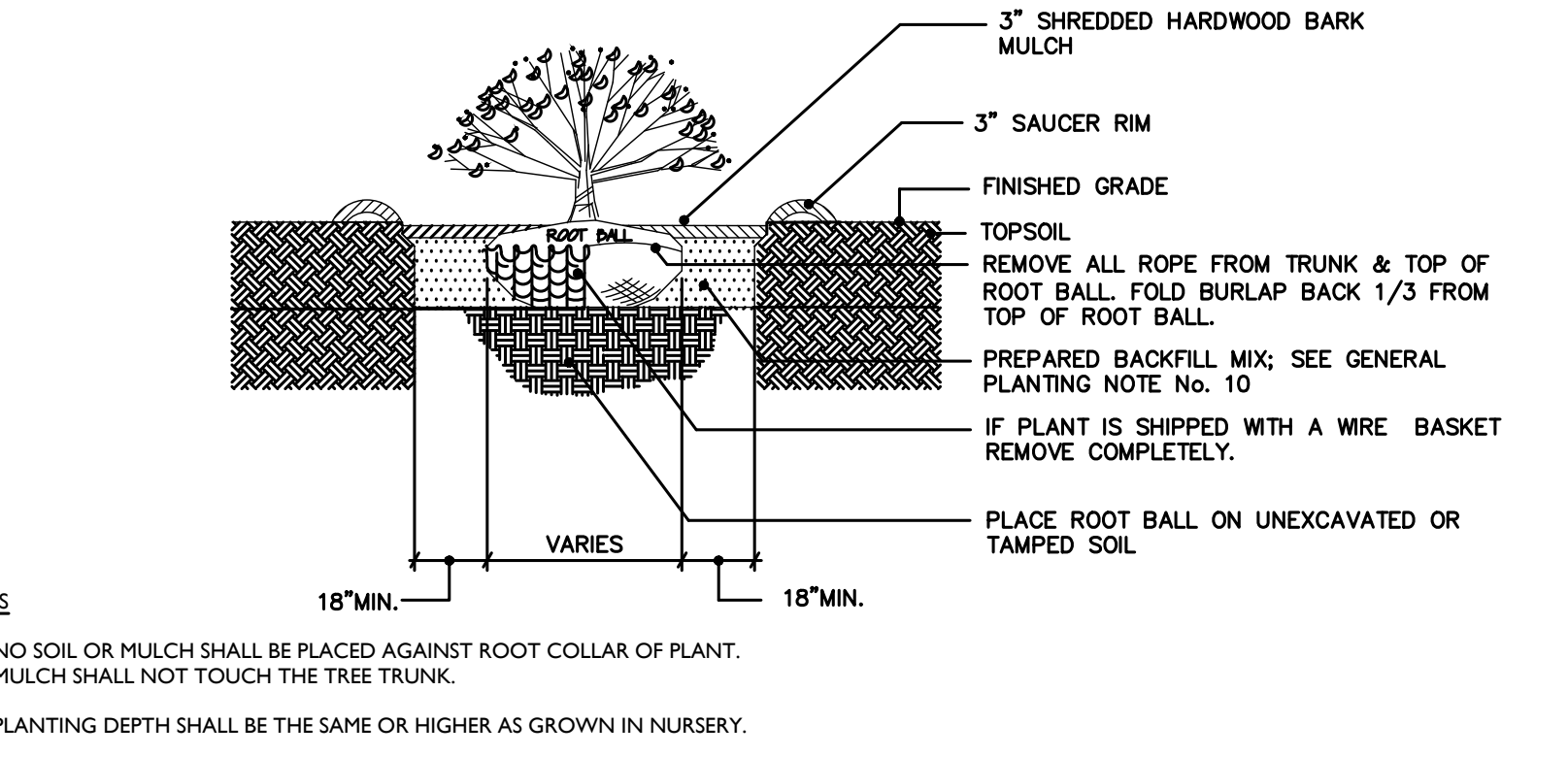
N.T.S.

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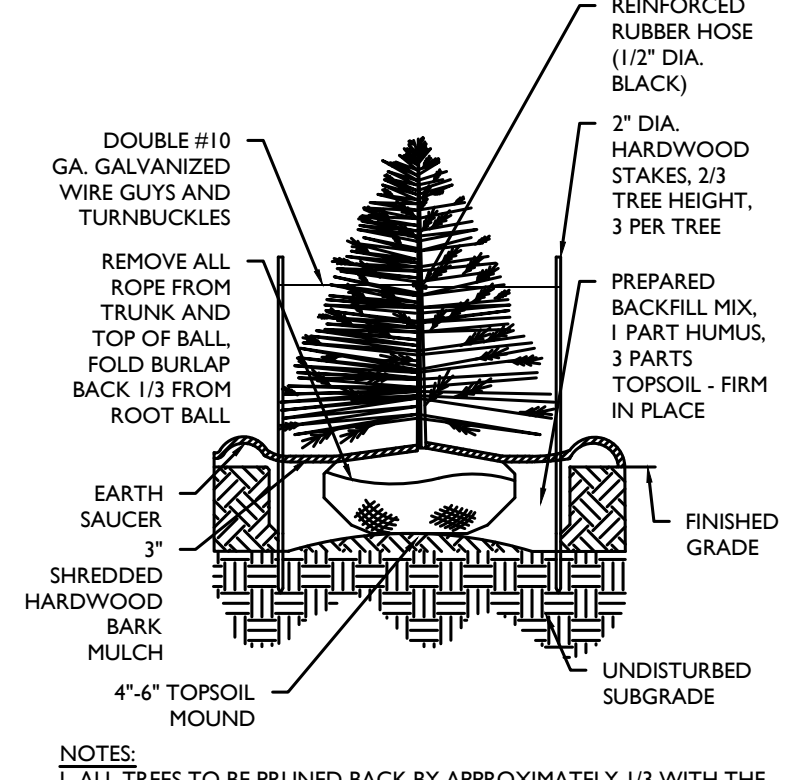
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ALL STATE REQUIRE NOTIFICATION OF
REGULATORY AGENCIES OR ANY OTHER
PARTIES BEFORE ANY WORK BEGINS.
SURFACE ANYWHERE BY ANY STATE



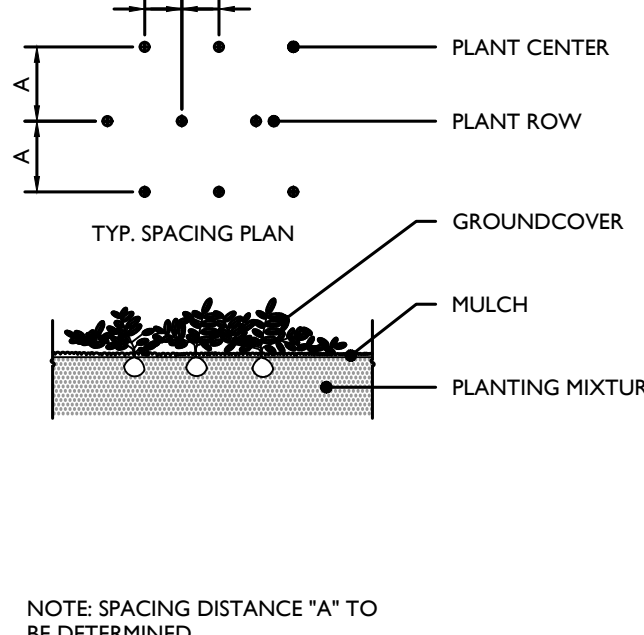
SHRUB PLANTING DETAIL

N.T.S.



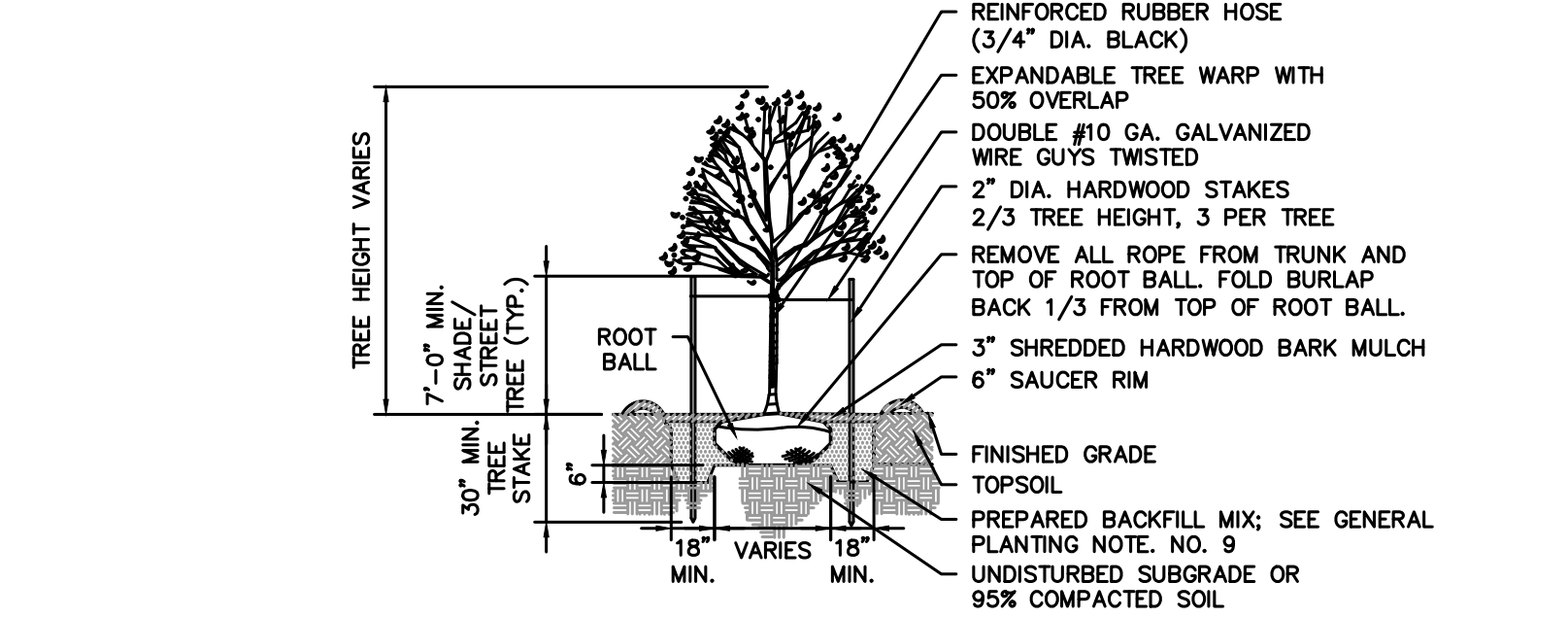
EVERGREEN TREE PLANTING DETAIL

N.T.S.



GROUND COVER PLANTING DETAIL

N.T.S.



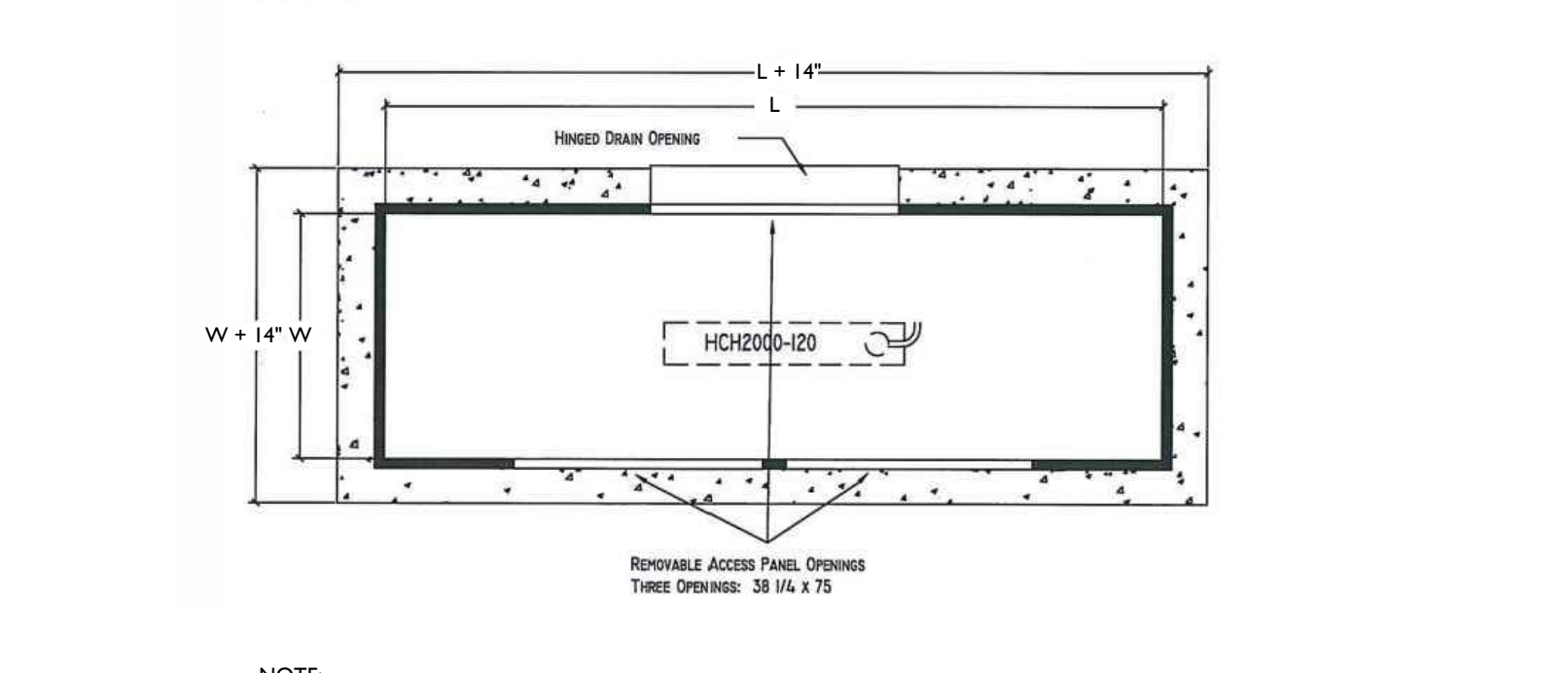
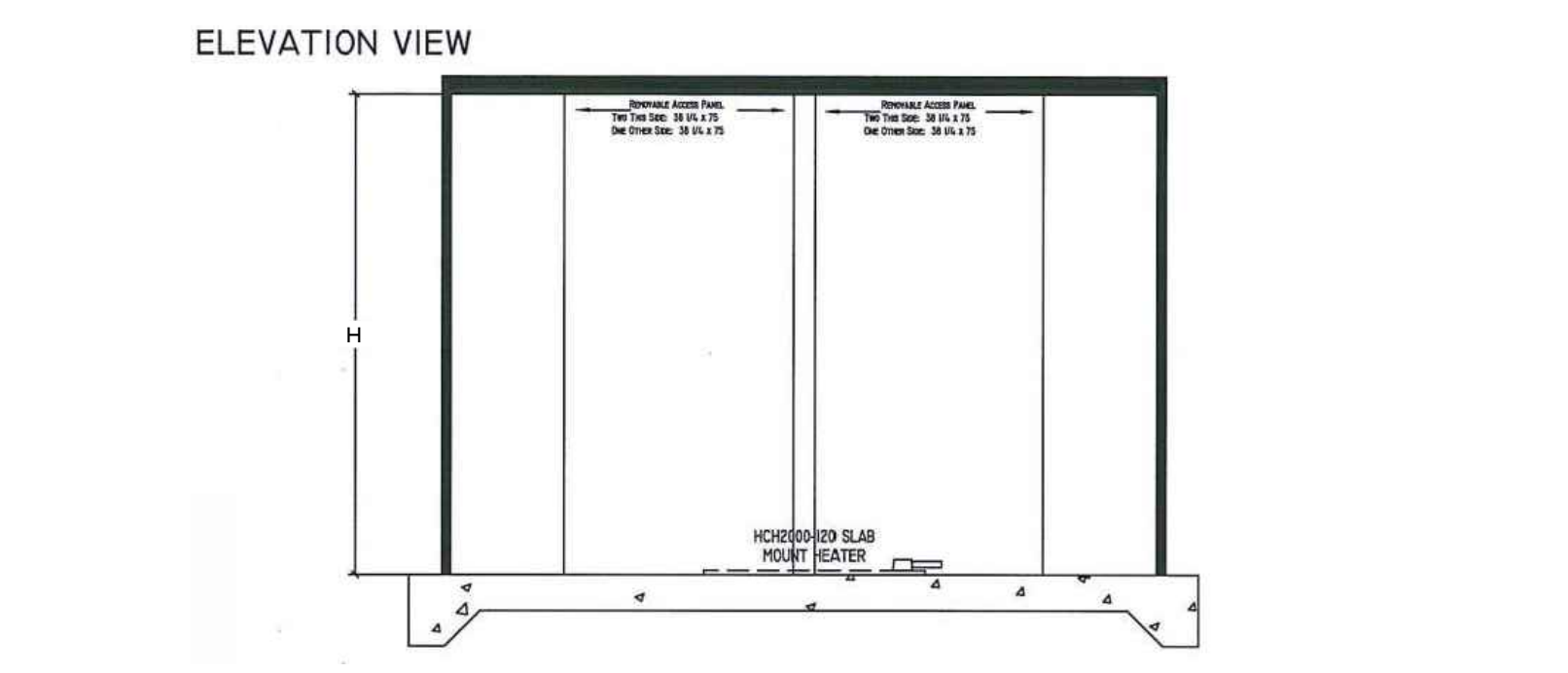
SHADE (STREET) TREE PLANTING DETAIL

N.T.S.

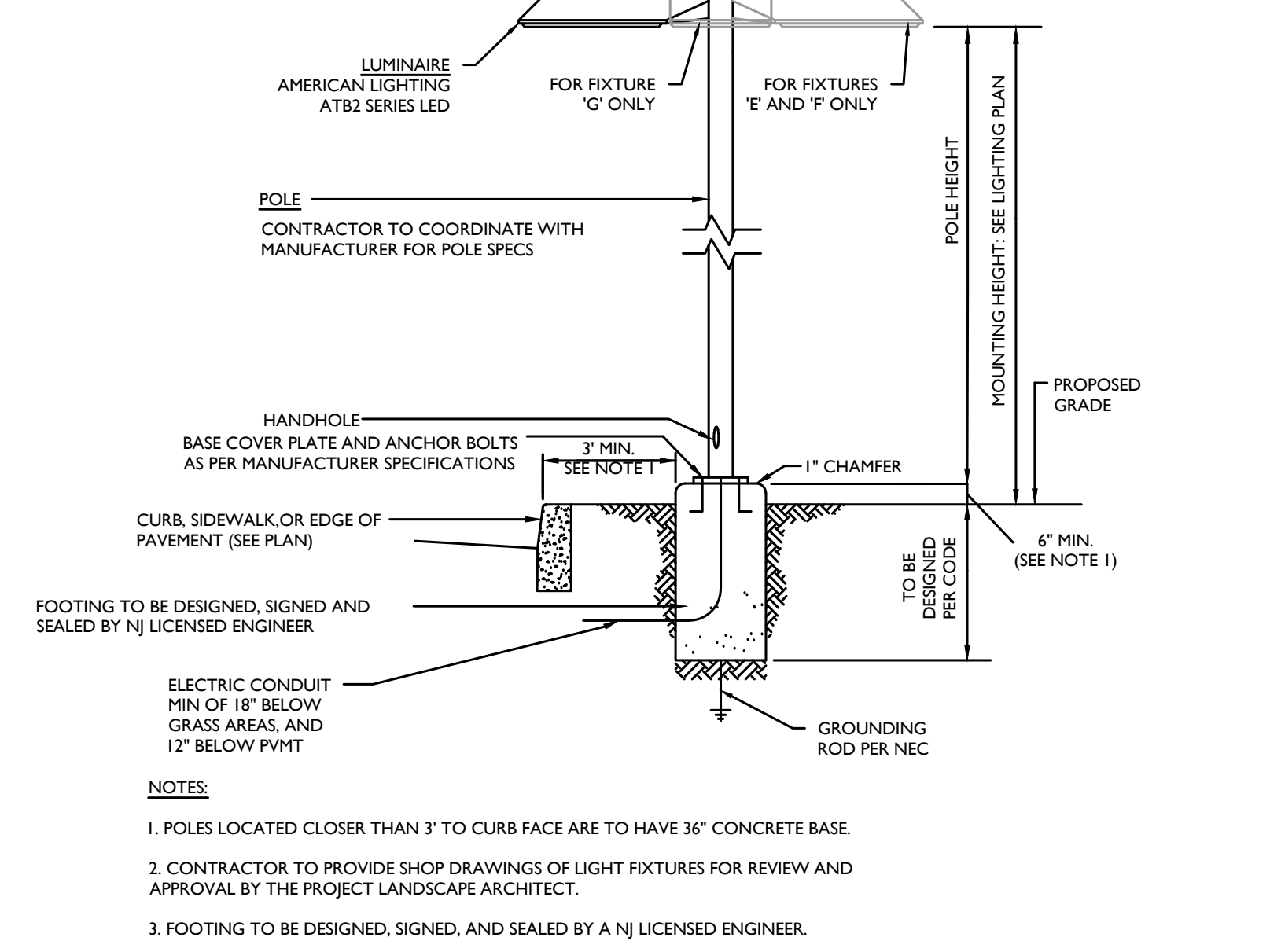


24 SF MONUMENT SIGN DETAIL

N.T.S.

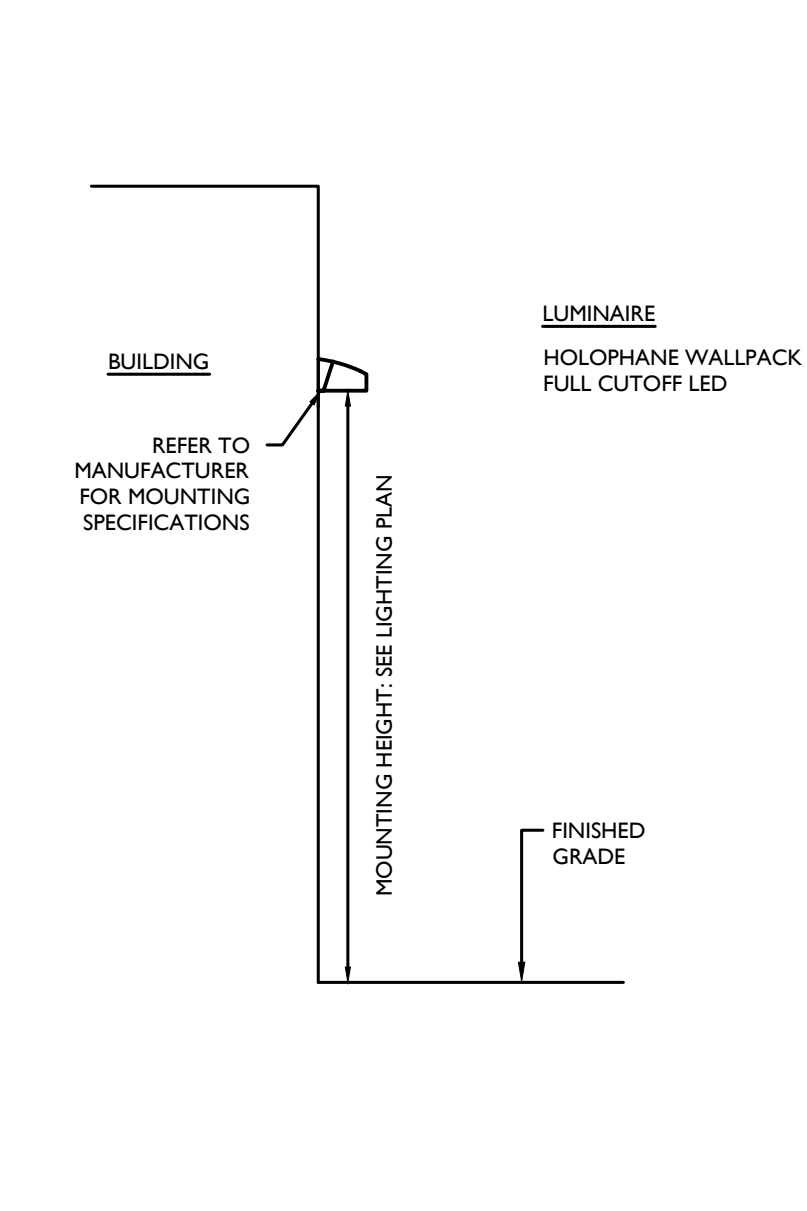


NOTE: DIMENSIONS ARE DEPENDENT ON METER SIZE AND LAYOUT AND SHALL BE COORDINATED WITH THE BOROUGH OF WALLINGTON WATER DEPARTMENT.



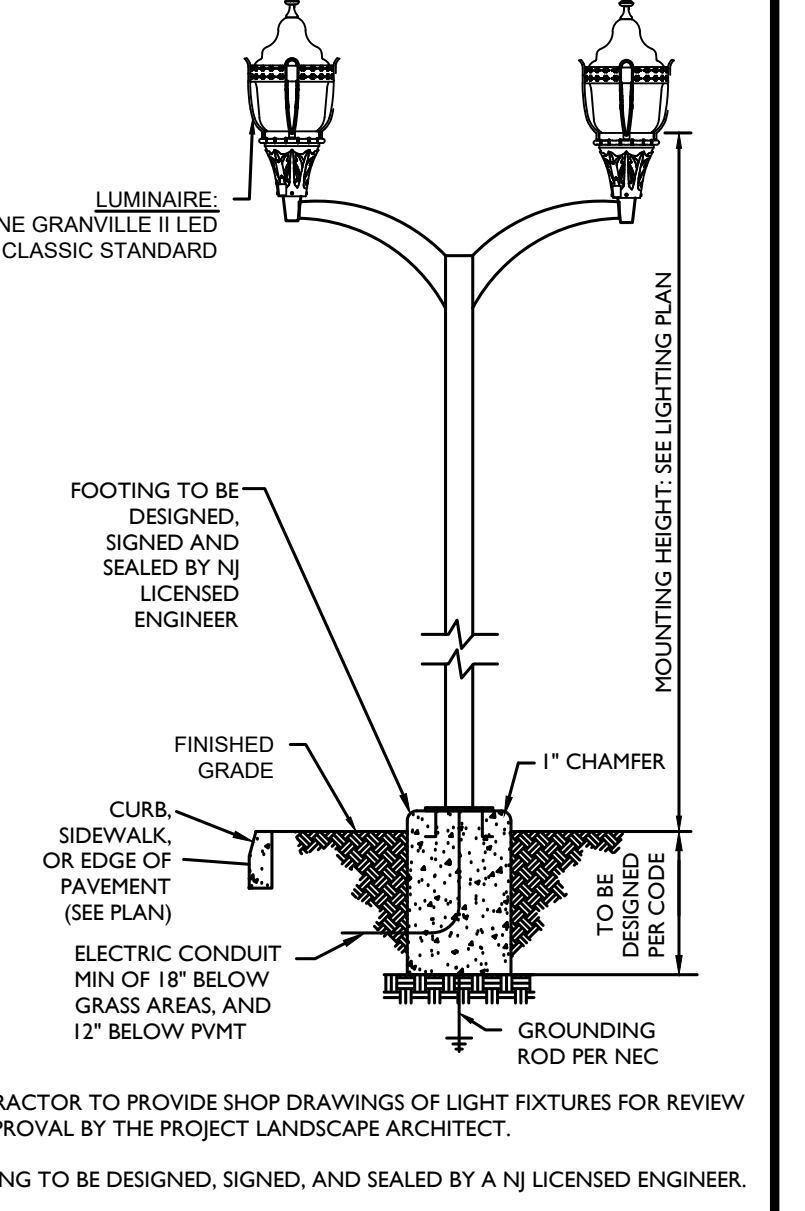
AREA LIGHT AND FOOTING

N.T.S.



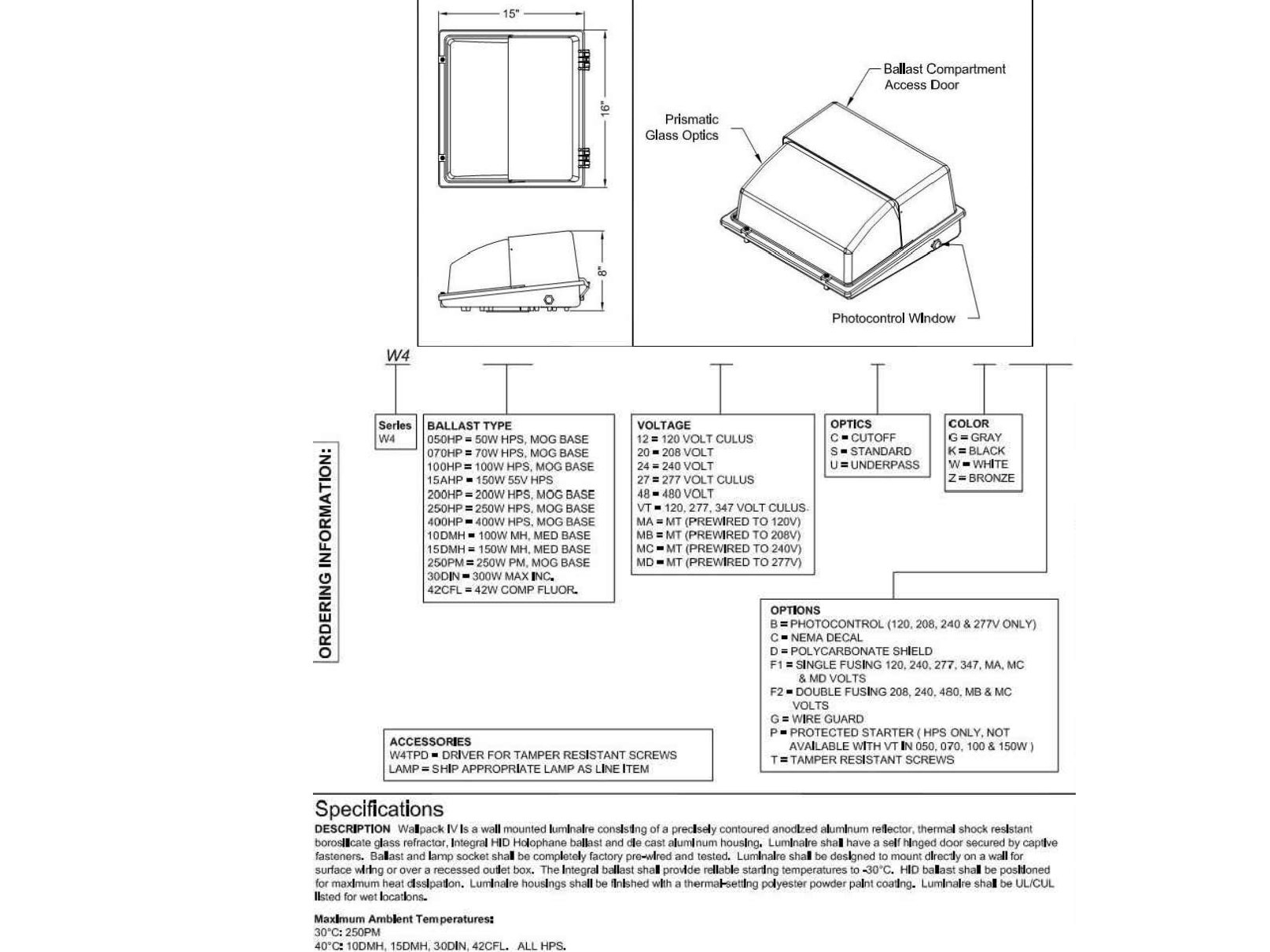
BUILDING MOUNTED LIGHTING

N.T.S.



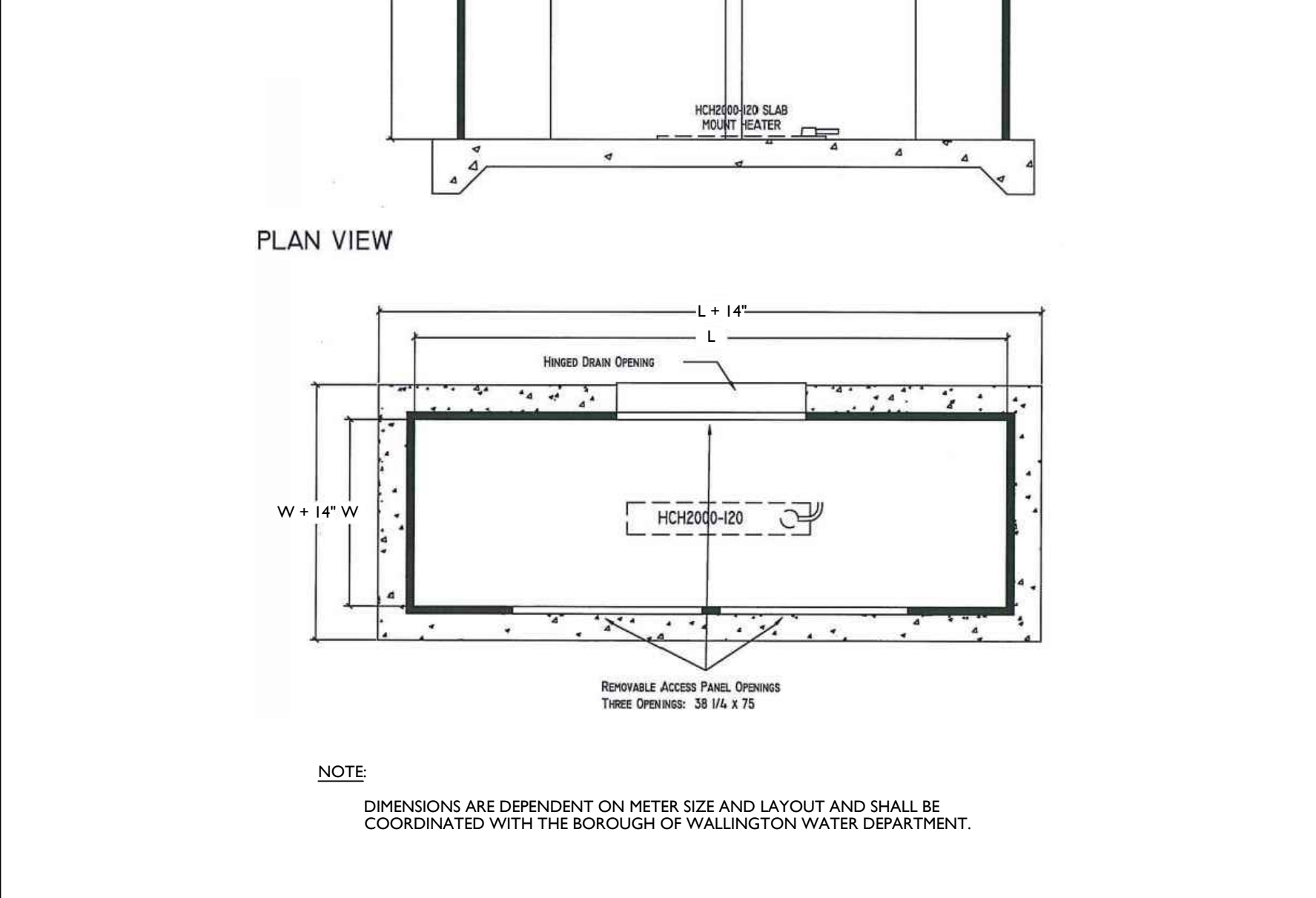
DECORATIVE AREA LIGHT DETAIL

N.T.S.



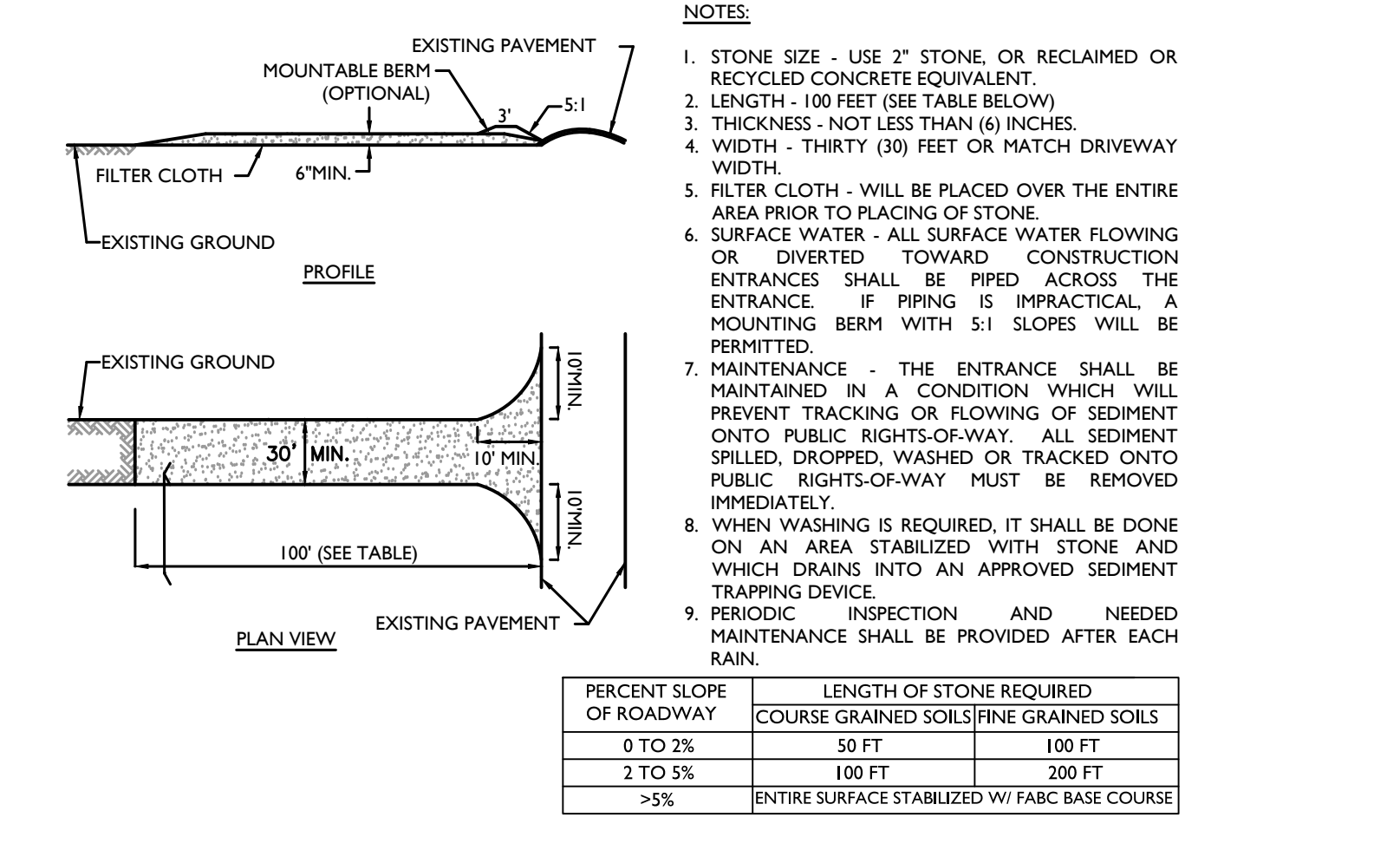
LIGHT FIXTURE 'K' DETAIL

N.T.S.



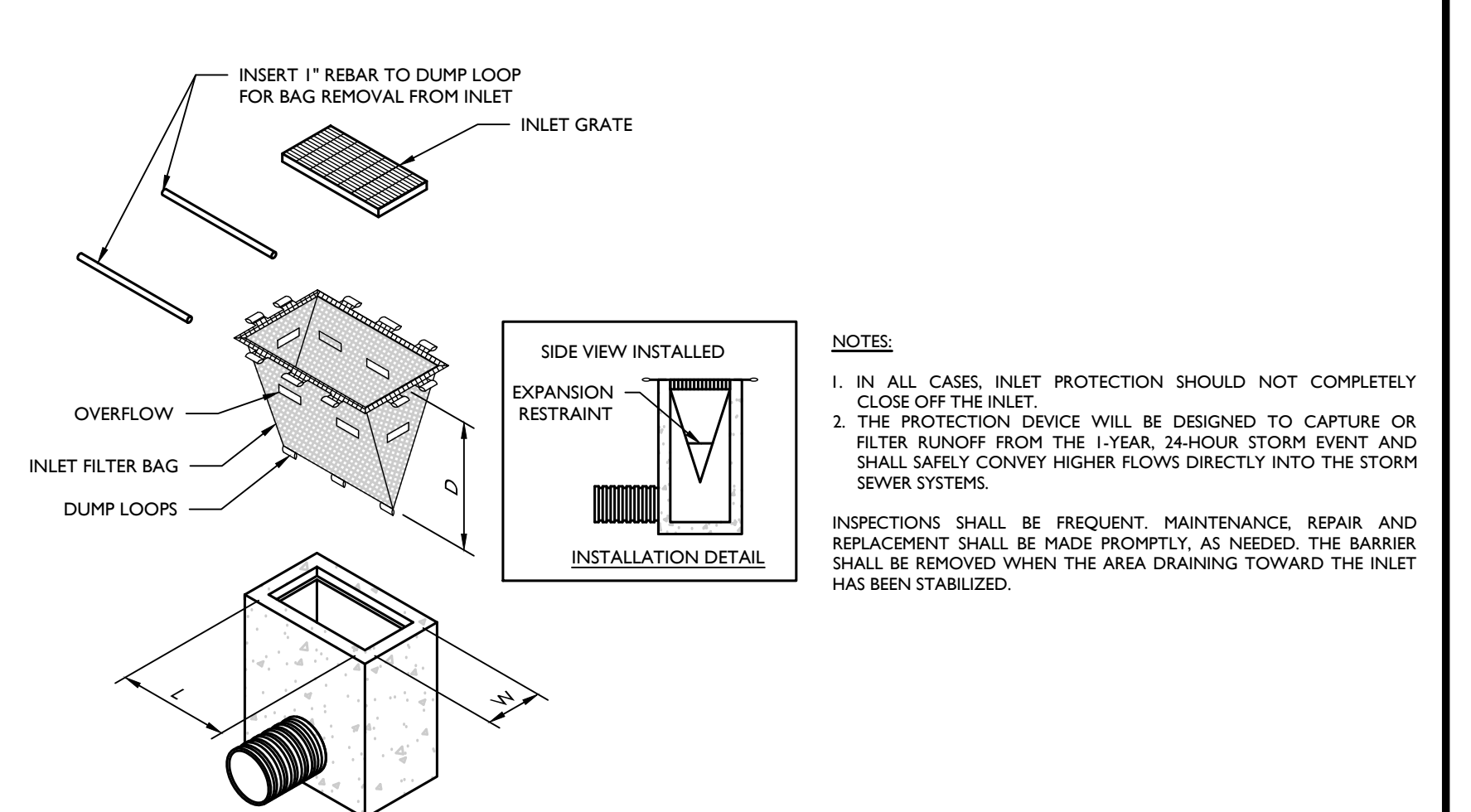
HOTBOX DETAIL

N.T.S.



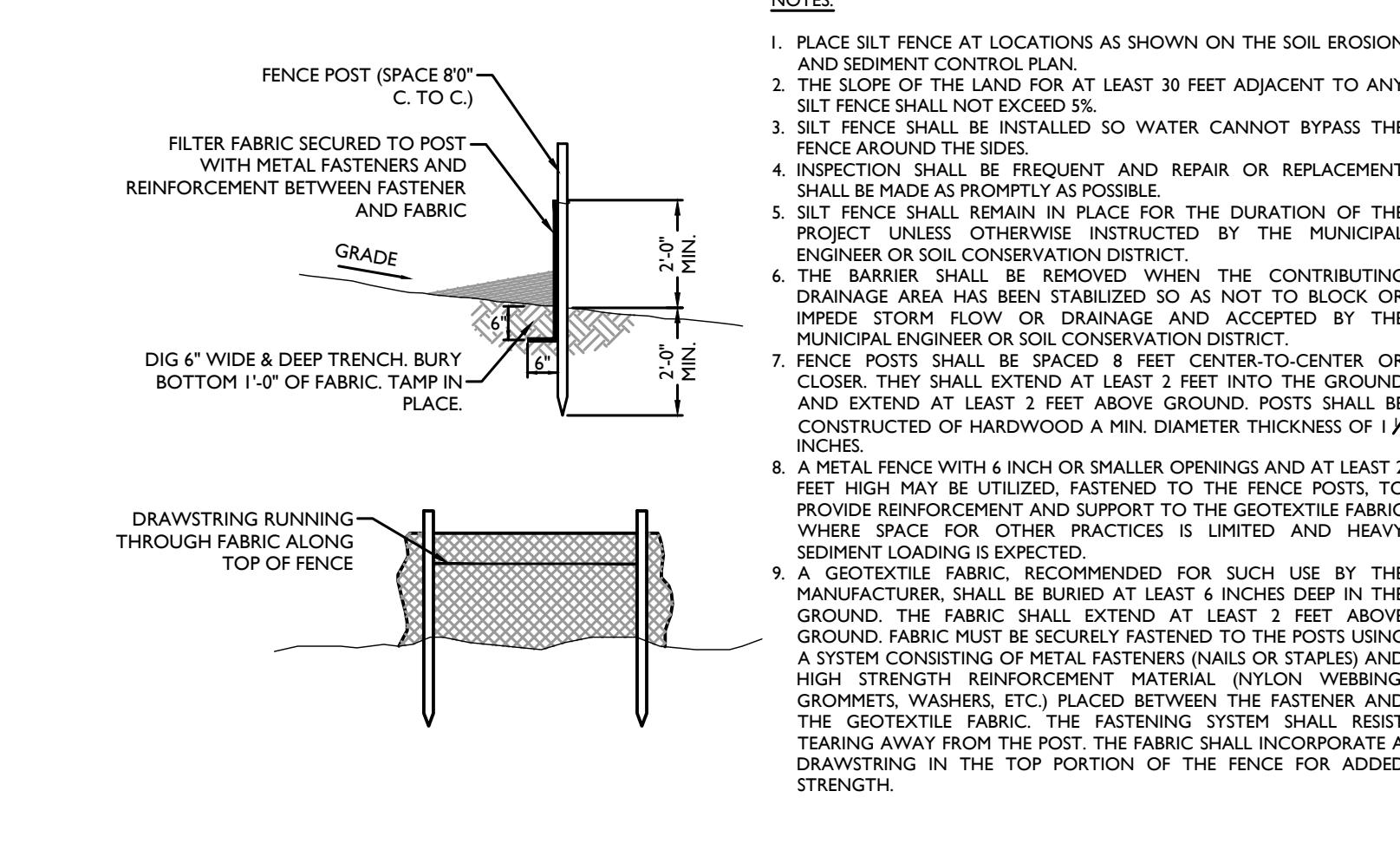
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



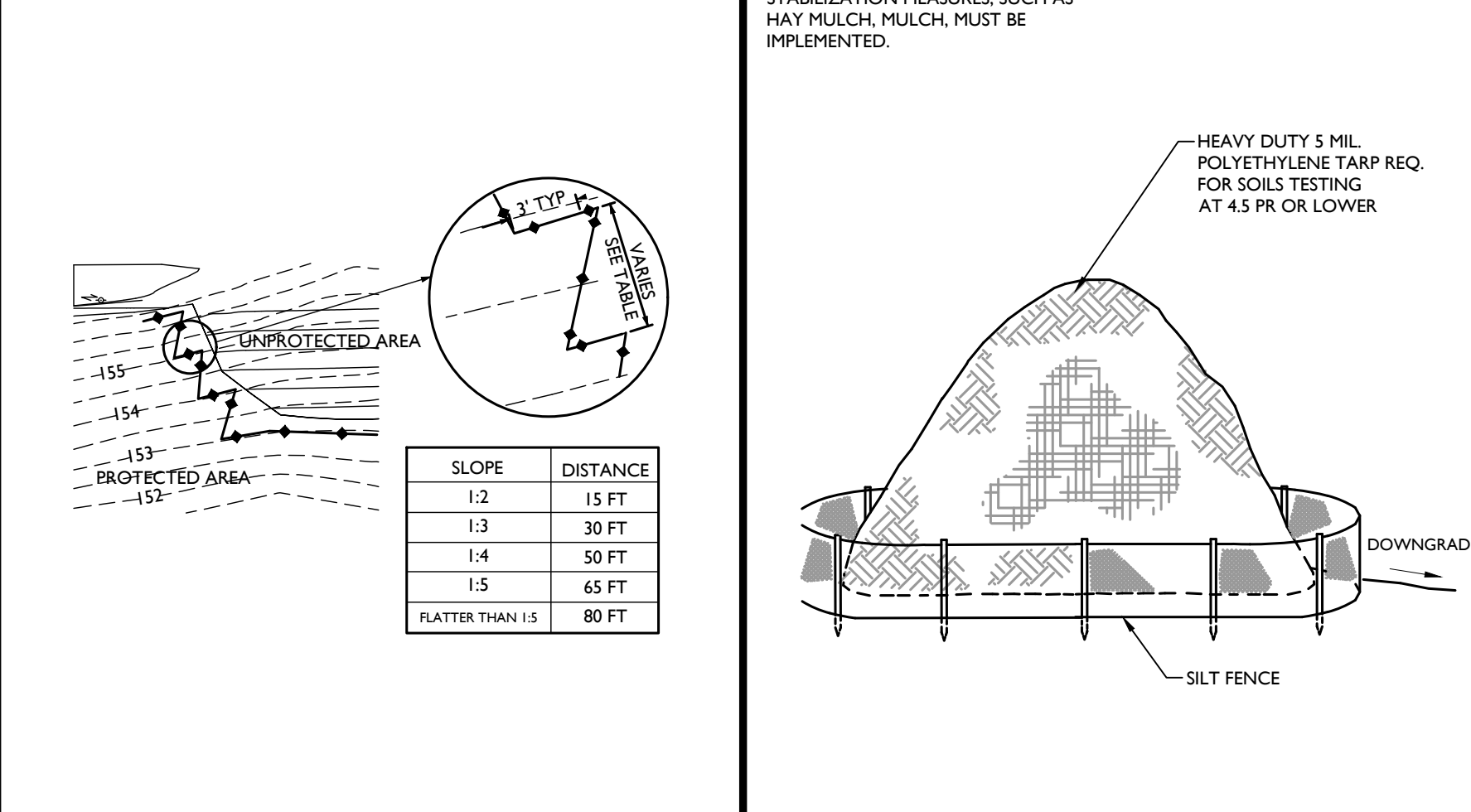
INLET PROTECTION (FILTER BAG) DETAIL

N.T.S.



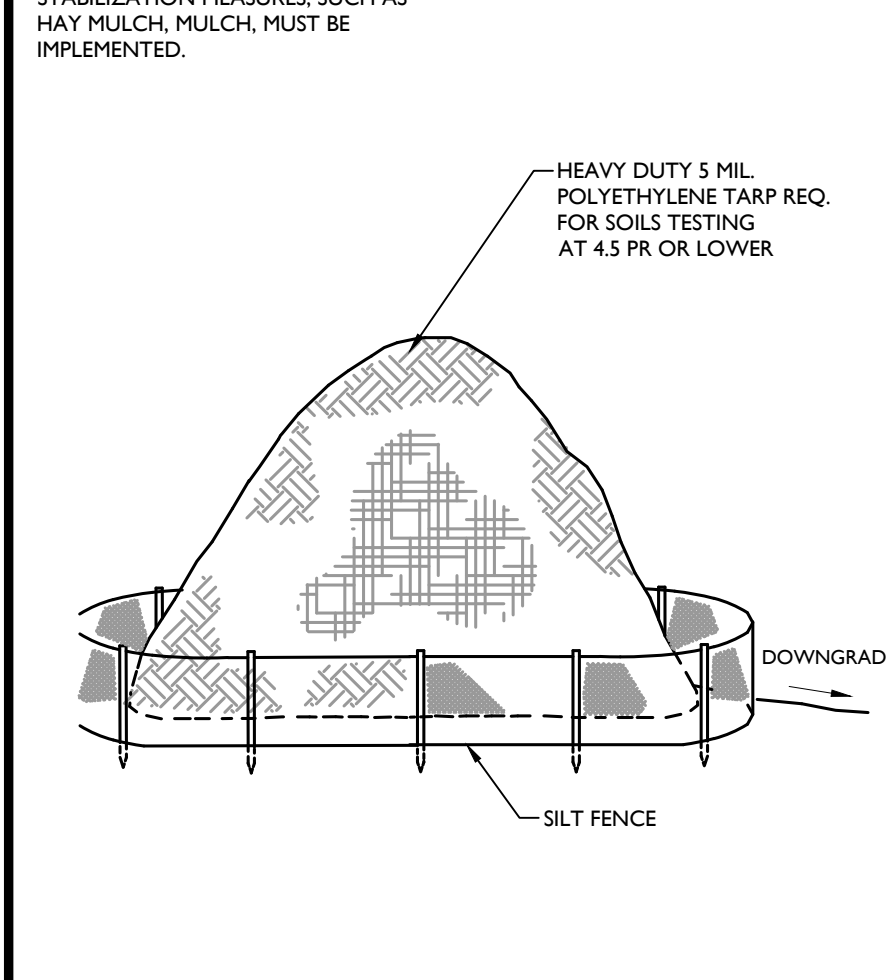
SILT FENCE

N.T.S.



SILT FENCE INSTALLATION

N.T.S.



SOIL STOCKPILE

N.T.S.

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PROJECT NUMBER: DRAWING NAME: 1802931A C-DT.S
PREP TITLE: CONSTRUCTION DETAILS
PREP NUMBER: 28 of 28