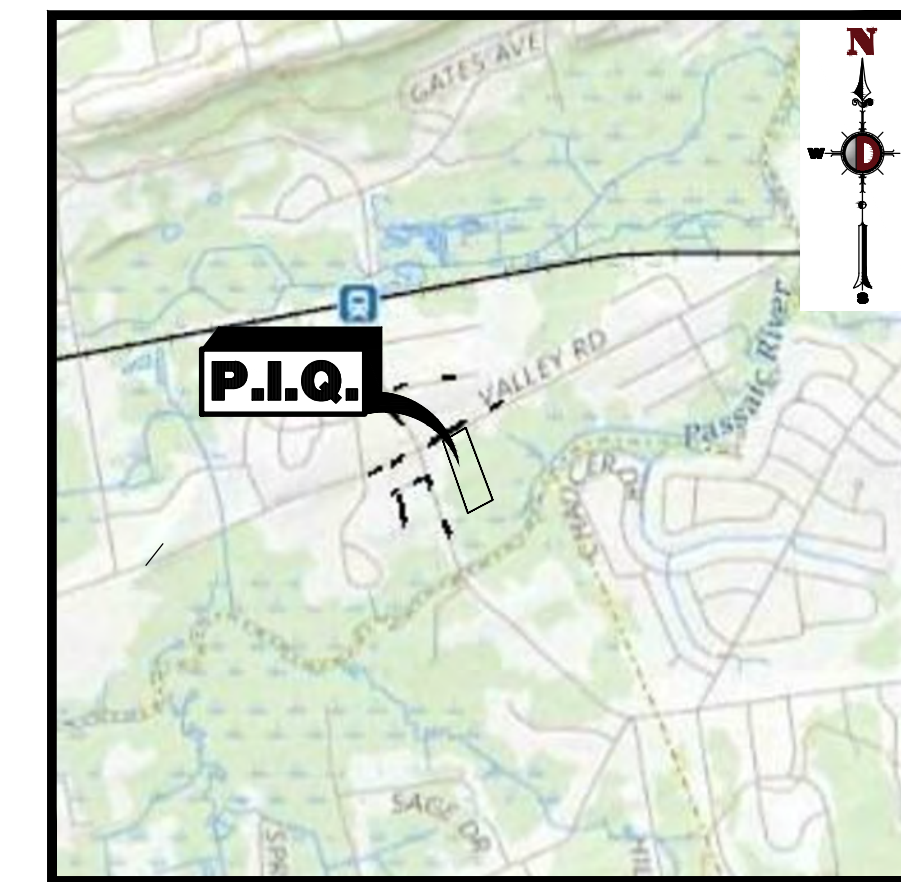


PRELIMINARY AND FINAL SITE PLAN

FOR ELITE PROPERTIES PROPOSED RESIDENTIAL DEVELOPMENT

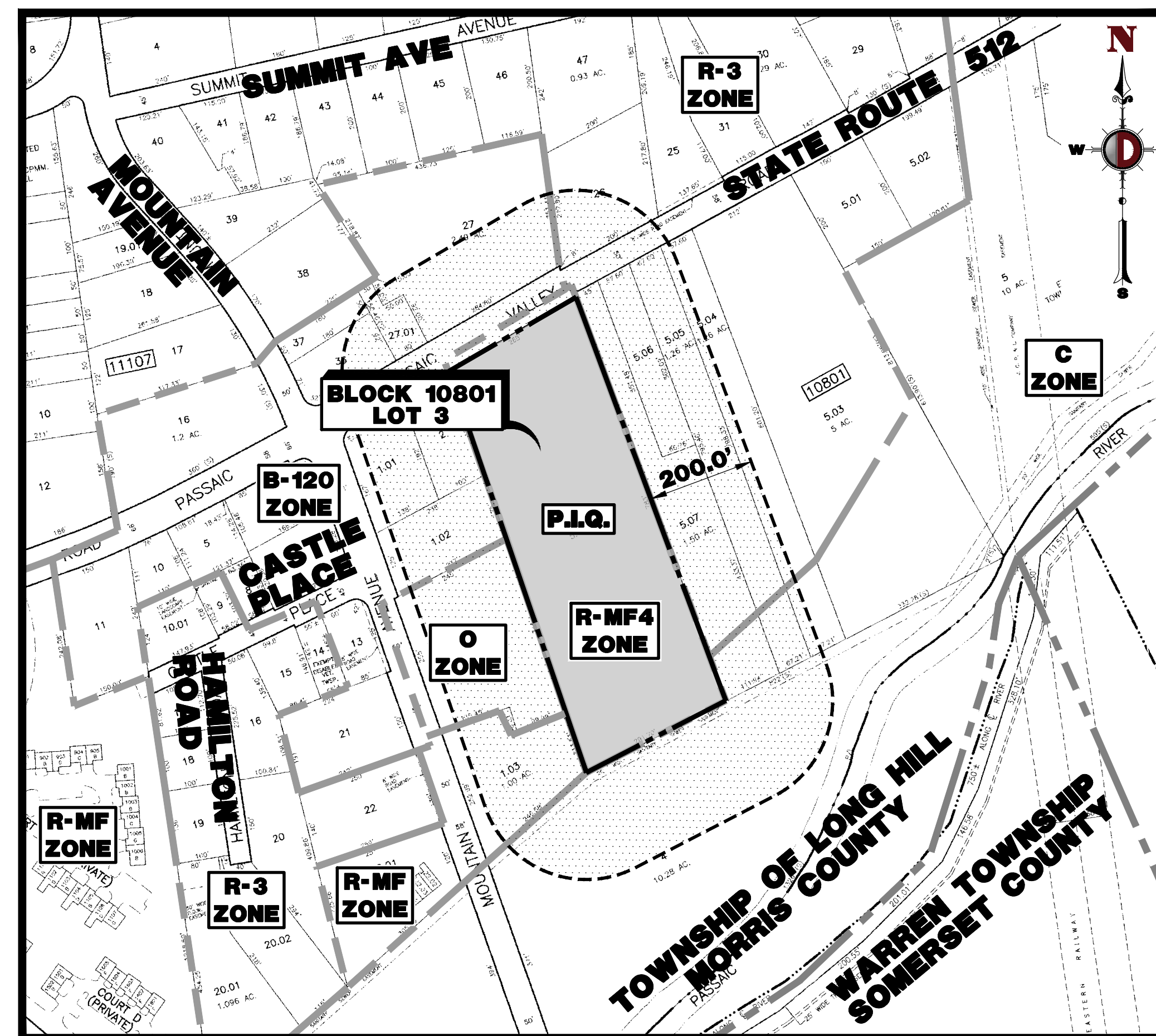
BLOCK 10801, LOT 3; TAX MAP SHEET #8 - DATED 01-2001
621 VALLEY ROAD (C.R. 512)
TOWNSHIP OF LONG HILL
MORRIS COUNTY, NEW JERSEY



KEY MAP
1" = 2000'

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
BAB INVESTMENT PROPERTIES LLC 25 HAMILTON RD GILLETTE, NJ 07933	10801	1
GILLETTE CORNER PROPERTIES LLC 138 ST JOSEPHS DR STIRLING, NJ 07980	10801	1.01
IMBIMO, RICHARD 541 MOUNTAIN AVE GILLETTE, NJ 07933	10801	1.02
581-591 MOUNTAIN AVENUE LLC 1175 LONG HILL RD STIRLING, NJ 07980	10801	1.03
CUPOLI, JAMES 633 VALLEY RD GILLETTE, NJ 07933	10801	2
NEW JERSEY AMERICAN WATER CO PO BOX 2738 CAMDEN, NJ 08101	10801	4
SMITH, FRANK W/MARY M 587 VALLEY RD GILLETTE, NJ 07933	10801	5.04
RELLY, BRUCE C/CANDACE A 587 VALLEY RD GILLETTE, NJ 07933	10801	5.05
SMITH, CONR/PRALICEVER, J ET AL 587 VALLEY RD GILLETTE, NJ 07933	10801	5.06
DEMEL, ROBERT 603 VALLEY RD GILLETTE, NJ 07933	10801	5.07
SHENG, TAN-YU & YU-SHEN 95 CRECENT WAY MONROE, NJ 08851	11001	26
A R VALLEY REALTY, LLC 8 QUEL HON WARREN, NJ 07059	11001	27
LIN, JIM INC 630 VALLEY RD GILLETTE, NJ 07933	11001	27.01
SIX HUNDRED FORTY-SIX HUNDRED FORTY PO BOX 148 GILLETTE, NJ 07933	11001	36
MERRILL, THERESA A 29 POTOMAC DR BASKING RIDGE, NJ 07920	11001	37
ALSO TO BE NOTIFIED		
MORRIS COUNTY PLANNING BOARD COURTHOUSE ON 800 MORRISTOWN, NJ 07960-900		
JCP&I 300 MADISON AVENUE PO BOX 1911 MORRISTOWN, NJ 07962		
P&S&G CORPORATE PROPERTIES MANAGER 80 PARK PLAZA, 1100 NEWARK, NJ 07102		
NJ AMERICAN WATER CO. NO. DIV. (BANKING) 1000 LAUREL OAK ROAD VORHEES, NJ 08043		
COMCAST CABLE COMMUNICATIONS 100 RANDOLPH ROAD SOMERSET, NJ 08873		



AREA MAP
1" = 200'

DRAWING INDEX	
COVER SHEET	1 of 21
AERIAL MAP	2 of 21
GENERAL NOTES	3 of 21
EXISTING CONDITIONS & DEMOLITION PLAN	4 of 21
SITE PLAN	5 of 21
GRADING PLAN	6 of 21
ADA GRADING & ACCESS DRIVE SECTION	7 of 21
DRAINAGE & UTILITY PLAN	8 of 21
LANDSCAPE PLAN	9 of 21
LIGHTING PLAN	10 of 21
LIGHTING & LANDSCAPE NOTES & DETAILS	11 of 21
SOIL EROSION & SEDIMENT CONTROL PLAN	12 of 21
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	13 of 21
CONSTRUCTION DETAILS	14 - 19 of 21
MORRIS COUNTY DETAILS	20 of 21
VEHICLE CIRCULATION PLAN (FIRE TRUCK)	21 of 21

NAME OF APPLICANT: _____
NAME OF OWNER: _____
PROJECT NAME: _____
LOCATION: BLOCK # _____ LOT# _____ STREET ADDRESS: _____
SIGNATURE OF APPLICANT: _____ DATE _____

(A) TO BE SIGNED BEFORE SUBMISSION:

I CONSENT TO THE FILING OF THIS SITE PLAN/SUBDIVISION WITH THE PLANNING BOARD/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

OWNER: _____ DATE: _____
ADDRESS: _____

(B) TO BE COMPLETED BEFORE SUBMISSION:

SITE PLAN/SUBDIVISION OF:
LOT: _____ BLOCK: _____ TAX MAP NUMBER: _____
DATE: _____ SCALE: _____
APPLICANT: _____
ADDRESS: _____

(C) TO BE SIGNED BEFORE SUBMISSION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

NAME: _____
TITLE: _____

(D) TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT:

APPROVED BY THE PLANNING BOARD/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

DATE: _____ SECRETARY: _____
DATE: _____ BOARD CHAIR: _____

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

DATE: _____ TOWNSHIP ENGINEER: _____

(E) TO BE SIGNED BEFORE THE ISSUANCE OF A BUILDING PERMIT (WHERE APPLICABLE):

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES:

DATE: _____ TOWNSHIP CLERK: _____

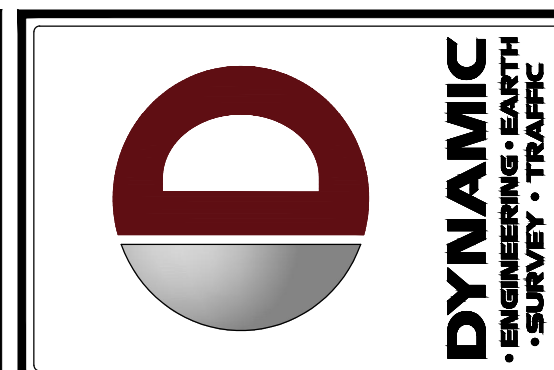
(F) TO BE SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AND COMPLETED IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES:

DATE: _____ TOWNSHIP ENGINEER: _____

DATE: _____ CONSTRUCTION OFFICIAL: _____

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
245 MAIN STREET - SUITE 110
CHESTER, NJ 07930
WWW.DYNAMICCEC.COM



NO.	DATE	REV.	COMMENTS
1	02/05/21		REVISED PER TOWNSHIP ENGINEER COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: **ELITE PROPERTIES PROPOSED RESIDENTIAL DEVELOPMENT**
BLOCK 10801, LOT 3
621 VALLEY ROAD (C.R. 512)
TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DESIGN THE SURFACE ANNUWIRE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO TECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
245 Main Street, Suite 110
Chester, NJ 07930
T: 908.879.9229 | F: 908.879.0222
Offices conveniently located at:
Lodi, CA • 1.725.941.0179
Chester, NJ • 1.908.879.9229
Newark, NJ • 1.973.755.7200
Trenton, NJ • 1.732.375.0700
Newtown, PA • 1.807.485.0276
Allen, TX • 1.972.334.2100
Houston, TX • 1.281.989.6400
Austin, TX • 1.512.246.2946
Delray Beach, FL • 1.561.921.8570

JOSEPH G. JAWORSKI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 36618

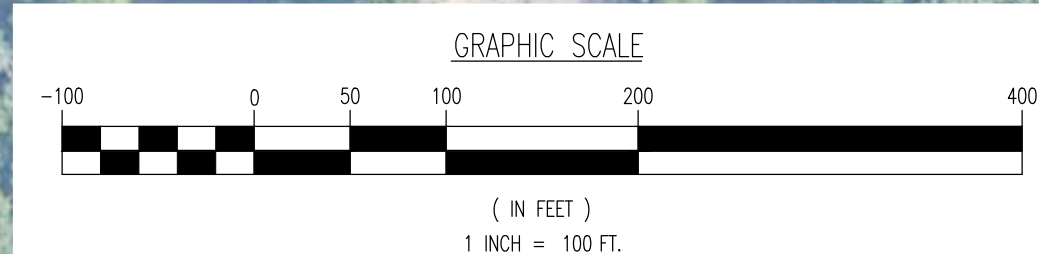
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

TITLE:
COVER SHEET

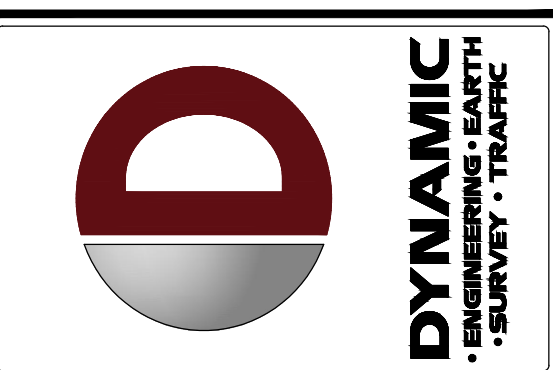
SCALE: (H) AS SHOWN
DATE: 08/07/2020
PROJECT No: 0555-99-010

SHEET No: **1** OF 21
Rev. #: 1

Plotted: 02/05/21 - 12:03 PM, By: dsanderson
 File: \\deeplocal\deciders\Data\DEPC\PROJECTS\0505 Elite Properties\09-010 Long Hill\Draw\Site Plans\05059901\0501.dwg, -----> 02 AERIAL MAP



THE AERIAL MAPS DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 05/10/2018. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.



NO.	DATE	REVISIONS	COMMENTS	BY
1	02/05/21		REVISED PER TOWNSHIP ENGINEER COMMENTS	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

DESIGNED BY: JCS
 CHECKED BY: JCS
 DRAWN BY: ACV
 REVISION BY: WB

PROJECT: ELITE PROPERTIES
 PROPOSED RESIDENTIAL DEVELOPMENT
 BLOCK 10801, LOT 3
 624 VALLEY ROAD (C.R. 512)
 TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING
 245 Main Street, Suite 110
 Chester, NJ 07930
 T: 908.879.9229 | F: 908.879.0222
 Offices conveniently located at:
 Clark County, New Jersey • T: 732.914.0176
 Chester, New Jersey • T: 908.879.9229
 Newark, New Jersey • T: 973.755.7200
 Trenton, New Jersey • T: 732.374.0518
 Newton, Pennsylvania • T: 482.483.0276
 Allentown, Pennsylvania • T: 482.483.0276
 Houston, Texas • T: 281.989.6400
 Jacksonville, Florida • T: 904.244.2444
 Delray Beach, Florida • T: 561.921.8570

www.dynamiccec.com

JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 36618

BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41985

TITLE:
AERIAL MAP

SCALE: (H) 1" = 100'
 (V) DATE: 08/07/2020
 PROJECT No: 0555-99-010

SHEET No: **2** OF 21
 Rev. #: 1

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY + TOPOGRAPHIC SURVEY CONTROL POINT ASSOCIATES, INC. 617-621 VALLEY ROAD LONG HILL, NEW JERSEY 07933 FILE # 01-200116-00 DATE: 04/06/20

WETLANDS PLAN FOR LOT 3, BLOCK 10801 MURPHY & HOLLOWES ASSOCIATES, INC. PASCAS VALLEY ROAD TOWNSHIP OF LONG HILL MORRIS COUNTY, NEW JERSEY

FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY PANEL: 437 OF 475 MAP # 3402700437 PRELIMINARY DATE: 02/20/2016

NDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION FILE #: 1430-02-00071, FWM10002 DATE: 05/04/2017

ARCHITECTURAL PLANS FOR GILLETTE CROSSING 621 VALLEY ROAD LONG HILL, NJ PREPARED BY JOHN SARACCO ARCHITECT, LLC DATE: 02/05/2021

2. APPLICANT: ELITE PROPERTIES AT LONG HILL, LLC 210 MOUNTAIN BLVD WATCHUNG, NEW JERSEY 07069

3. OWNER: SIX ONE SEVEN - SIX TWO ONE VALLEY ROAD, LLC 617-621 VALLE ROAD LONG HILL, NEW JERSEY 07933

4. PARCEL DATA: BLOCK 10801, LOT 3 621 VALLEY ROAD (C.R. 512) TOWNSHIP OF LONG HILL MORRIS COUNTY, NEW JERSEY

5. ZONE: ZONE R-MF 4 (MULTI-FAMILY RESIDENTIAL ZONE 4)

6. EXISTING USE: VACANT; PREVIOUSLY RESIDENTIAL

7. PROPOSED USE: MULTI-FAMILY RESIDENTIAL (PERMITTED USE) (§ 122.3A)

8. SCHEDULE OF ZONING REQUIREMENTS (§ 122.3A)

Table with 4 columns: ZONE REQUIREMENT, ZONE R-MF4, EXISTING, PROPOSED. Rows include MINIMUM LOT AREA, MINIMUM LOT WIDTH, MAXIMUM DENSITY, MINIMUM FRONT YARD SETBACK, etc.

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE NOTE: PROPOSED FAR EXCLUDES GARAGE PARKING SPACES

9. OFF-STREET PARKING REQUIREMENTS A. EACH OFF-STREET PARKING SPACE, EXCLUDING THOSE INTENDED FOR USE BY DRIVERS WITH PHYSICAL DISABILITIES, SHALL MEASURE NINETEEN (19) FEET IN LENGTH (OR EIGHTEEN (18) FEET IN LENGTH WHERE VEHICLES OVERHANG CURBED AREA) AND SHALL BE OF USABLE SHAPE AND CONTION. (WAIVER, SMALL NUMBER OF GARAGE SPACES ARE 18' WITHOUT OVERHANG)

B. MIN. NUMBER OF PARKING SPACES: 1.5 SPACES/UNIT PER R-MF-4 ZONE SECT. 122.3A.6.K.

PARKING CALCULATION: (62 UNITS)*(1.5 PARKING SPACES/1 UNIT) = 93 SPACES

TOTAL PARKING REQUIRED: 93 SPACES

TOTAL PARKING PROPOSED: 105 SPACES (COMPLIES)

10. PARKING AREA DESIGN STANDARDS (151.2)

A. THERE SHALL BE ADEQUATE PROVISION FOR INGRESS AND EGRESS TO ALL PARKING SPACES. THE WIDTH OF ACCESS DRIVES OR DRIVEWAYS SHALL BE TWENTY-FOUR (24) FEET FOR TWO-WAY TRAFFIC AND EIGHTEEN (15) FEET FOR ONE-WAY TRAFFIC. (COMPLIES) B. THE WIDTH OF ALL ASLES PROVIDING DIRECT ACCESS TO INDIVIDUAL PARKING STALLS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BELOW. ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN ASLES SERVING SINGLE-ROW PARKING SPACES PLACED AT AN ANGLE OTHER THAN NINETY (90) DEGREES. (COMPLIES)

C. ASLE WIDTH FOR 90 DEGREES PARKING ANGLE = 24 FEET (COMPLIES) D. EXCEPT IN THE CASE OF SINGLE FAMILY RESIDENCES, NO OFF STREET PARKING SHALL BE LOCATED IN ANY FRONT YARD. (WAIVER)

E. SIDEWALKS BETWEEN PARKING AREAS AND PRINCIPAL STRUCTURES, ALONG ASILES AND DRIVEWAYS, ALONG PUBLIC ROADS WHERE REQUIRED BY THE APPROVING AUTHORITY, AND WHEREVER ELSE FEASIBLE TRAFFIC SHALL OCCUR SHALL BE PROVIDED WITH A WIDTH OF FOUR (4) FEET OF PASSABLE AREA AND SHALL BE RAISED SIX (6) INCHES OR MORE ABOVE ANY PARKING AREA EXCEPT WHEN CROSSING STREETS OR DRIVEWAYS. GUARDRAILS PERMANENTLY ANCHORED TO THE GROUND SHALL BE PROVIDED IN APPROPRIATE LOCATIONS. PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER SIDEWALK AREAS. (COMPLIES)

F. ALL PARKING AREAS SHALL BE PAVED AND CURBED. GRANITE BLOCK MATERIALS SHALL BE USED FOR ALL CURBING. A CONSTRUCTION PERMIT SHALL BE REQUIRED TO PAVE DRIVEWAYS, PARKING LOTS AND PARKING AREAS LOCATED IN ANY ZONE. ALL SUCH AREAS SHALL BE INCLUDED IN LOT AREA CALCULATIONS. (COMPLIES) G. PARKING AREAS AND DRIVEWAYS SHALL BE CLEARLY MARKED AND DELINEATED WITH APPROPRIATE PAVEMENT MARKINGS AND DIRECTIONAL SIGNS. "HARIPH" MARKINGS SHALL BE UTILIZED FOR ALL PARKING STALLS. THE APPROVING AUTHORITY MAY REQUIRE THAT CERTAIN AREAS BE MAINTAINED FOR FIRE FIGHTING OR OTHER EMERGENCY PURPOSES, AND THOSE AREAS SHALL BE APPROPRIATELY DESIGNATED. (COMPLIES)

11. LIGHTING DESIGN (153.2) A. THE LIGHTING OF INTERSECTIONS, DRIVEWAYS AND SIMILAR LOCATIONS SHALL PROVIDE AN AVERAGE ILLUMINATION OF 0.6 FOOT-CANDLES, WHILE ALL PARKING AREAS SHALL PROVIDE AN AVERAGE ILLUMINATION OF 0.4 FOOT-CANDLES. ILLUMINATION LEVELS OF OTHER AREAS TO BE LIGHTED SHALL BE DETERMINED BY THE APPROVING AUTHORITY AFTER DUE CONSIDERATION OF THE SUBJECT APPLICATION. (COMPLIES)

B. ALL OUTDOOR LIGHTING SHALL BE ARRANGED AND SHIELDED SO AS TO MINIMIZE UNDESIRABLE LIGHTING IMPACTS SUCH AS GLARE, DRIVER DISTRACTION, UNNECESSARY ILLUMINATION AND NIGHTGLOW. LIGHTING SERVING MULTI-FAMILY RESIDENTIAL USES SHALL BE PERMITTED THROUGHOUT THE NIGHT, PROVIDING SAID LIGHTING DOES NOT EXCEED AN AVERAGE ILLUMINATION OF 0.2 FOOT-CANDLES. (COMPLIES)

C. WALL-MOUNTED LIGHT FIXTURES SHALL BE PREFERRED OVER POLE-MOUNTED FIXTURES PROVIDED THE REQUIRED ILLUMINATION LEVELS CAN BE MET. WHEN POLE-MOUNTED FIXTURES ARE REQUIRED WITHIN PARKING AREAS, SUD POLES SHALL BE LOCATED WITHIN LANDSCAPED ISLANDS; NO SUCH POLE SHALL BE PERMITTED TO BE LOCATED DIRECTLY WITHIN THE PAVED PORTION OF A PARKING LOT. ALL POLE-MOUNTED FIXTURES SHALL BE SET BACK AT LEAST TWO (2) FEET FROM THE PAVED SURFACE OF THE PARKING AREA. (COMPLIES)

D. NO LIGHT FIXTURE SHALL PROVIDE A MOUNTING HEIGHT IN EXCESS OF FIFTEEN (15) FEET, AS MEASURED FROM THE GROUND TO TOP OF THE LIGHT FIXTURE, OR THE HEIGHT OF THE PRINCIPAL BUILDING, WHICHEVER IS LESS.

12. FENCES, WALLS, AND HEDGE REGULATIONS (154.1)

A. RETAINING WALLS SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT IN THE FRONT YARD OR SIX (6) FEET IN HEIGHT IN THE SIDE AND REAR YARDS. (WAIVER)

13. PERMITTED SIGNS (155.4) A. A SINGLE SIGN OR A SINGLE WALL SIGN FOR PRIVATE CLUBS, PRIVATE RECREATIONAL FACILITIES AND MULTI-FAMILY RESIDENTIAL FACILITIES. THE GROUND SIGN SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND NINE (9) SQUARE FEET IN AREA. THE WALL SIGN SHALL NOT EXCEED NINE (9) SQUARE FEET IN AREA. (COMPLIES)

14. LANDSCAPE REQUIREMENTS (153.1) A. SHADE TREES TO BE PLANTED AT A RATE OF 10 TREES PER ACRE INCLUDING OF STREET TREES, 5 ACRES X 10 TREES = 50 TREES REQ'D/16 TREES PROPOSED > 50 EXISTING TREES TO REMAIN. (COMPLIES)

B. SHADE TREES SHALL BE A MIN. OF 3 - 3 1/2" CAL.; GROUP A TREES AT 30 FT O.C.; GROUP B TREES AT 40 FT O.C.; GROUP C TREES AT 50 FT O.C. (COMPLIES)

C. EXISTING MATURE TREES SAVED DURING DEVELOPMENT MAY BE CREDITED AGAINST REQUIRED SHADE TREE PLANTING REQUIREMENT. > 50 EXISTING TREES TO REMAIN (COMPLIES)

D. PARKING AREAS CONTAINING AT LEAST TO PARKING STALLS SHALL PROVIDE FIVE (5)% INTERIOR LANDSCAPE AREA (10,901 SF PARKING AREA @ 5% = 545 SF REQ'D, 1,200 SF PROVIDED), 1 SHADE TREE PER 10 SPACES REQ'D (28 SPACES = 3 TREES REQ'D), 5 TREES PROVIDED; MINIMUM 6 FOOT WIDE PLANTING ISLANDS AT ASLE ENDS (10' MIN WIDE ISLANDS PROVIDED); EVERGREEN PLANTINGS SHALL SCREEN PARKING FROM PUBLIC RIGHTS OF WAY AND RESIDENTIAL PROPERTIES. (COMPLIES)

15. BUFFERING REQUIREMENTS (156.1) A. BUFFERING IS REQUIRED: PARKING LOTS, TRASH STORAGE AND UTILITY AREAS, AND LOADING AND UNLOADING AREAS SHOULD BE SCREENED AROUND THEIR PERIMETERS BY A BUFFER STRIP A MINIMUM OF FIVE (5) FEET IN WIDTH. (COMPLIES)

16. SIGHT TRIANGLES (157.5) A. AT THE INTERSECTION OF TWO (2) OR MORE STREETS, OR A STREET AND ANY DRIVEWAY, NO VEGETATION, SIGN, FENCE OR WALL OR ANY OTHER OBSTRUCTION TO VISION (OTHER THAN SIGN POSTS) WHICH IS HIGHER THAN THIRTY (30) INCHES ABOVE CURB LEVEL SHALL BE PERMITTED IN ANY SIGHT TRIANGLE. SUCH SIGHT TRIANGLE SHALL BE DEFINED AS THE AREA BETWEEN A TWENTY (20) FOOT SETBACK FROM THE ROAD OR DRIVEWAY YIELDING TO THE MAIN ROAD AT THE SUBJECT INTERSECTION, AND A DISTANCE OF TEN (10) FEET ALONG THE CENTERLINE OF THE MAIN ROAD, MEASURED FROM ITS INTERSECTION WITH THE CENTERLINE OF THE MAIN ROAD OR DRIVEWAY, FOR EVERY ONE (1) MILE PER HOUR OF THE POSTED SPEED LIMIT ON SAID MAIN ROAD. (COMPLIES)

17. SEE ARCHITECTURAL PLANS BY JOHN SARACCO DATED FEBRUARY 5, 2021 FOR PROPOSED BUILDING FLOOR PLANS AND ELEVATIONS.

18. ALL TRASH AND RECYCLING STORAGE AND COLLECTION SHALL BE MAINTAINED WITHIN THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.

19. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.

20. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

21. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

22. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

23. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

24. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

25. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

26. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

27. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

28. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES AS FIELD CONDITIONS DICTATE.

29. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDOSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

30. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR POSITIVE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

31. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW, REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

32. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

33. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

34. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

35. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

36. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING ROOF OVERHANG.

37. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

38. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS AND THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 52:27-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

REQUESTED WAIVERS

- 1. 151.1.b 18' LONG SPACES INSIDE BUILDING WITHOUT OVERHANG
2. 151.2(C) OFF-STREET PARKING LOCATED IN THE FRONT YARD.
3. 154.1 MAXIMUM 4 FLOOR RETAINING WALL HEIGHT IN THE FRONT YARD.

DEMOLITION NOTES

- 1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
3. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER.
4. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE, OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.

5. ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

6. REFRAIN FROM USING ANY EMPLOYEES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

7. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.

8. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

9. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

10. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAK E OR OTHER NECESSARY ACTION TO REMOVE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

11. REMOVE THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPLICABLE REGULATIONS AND AUTHORITIES.

12. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.

13. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

NOTES
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.

4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.

6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.

7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.

8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.

9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.

10. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.

11. ROOF LEADER COLLECTION PIPING HAS BEEN COORDINATED W/ ARCHITECTURAL PLANS FOR THE BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.

12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.

13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

14. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MODIFIED OR PREFORMED FLEXIBLE JOINT SEGMENTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.

15. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.

16. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.

17. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY WITHIN 150 FEET BELOW OPTIMUM DENSITY. ALL AREAS TO BE EXCAVATED OR FILLED SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS SHALL BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND CURBS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT POOLING OF WATER. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE NOTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.

3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DETERMINED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).

5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.

7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.

8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 2% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE. WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (800-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.

10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.

11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.

12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

UNDERGROUND DETENTION BASIN MAINTENANCE NOTES

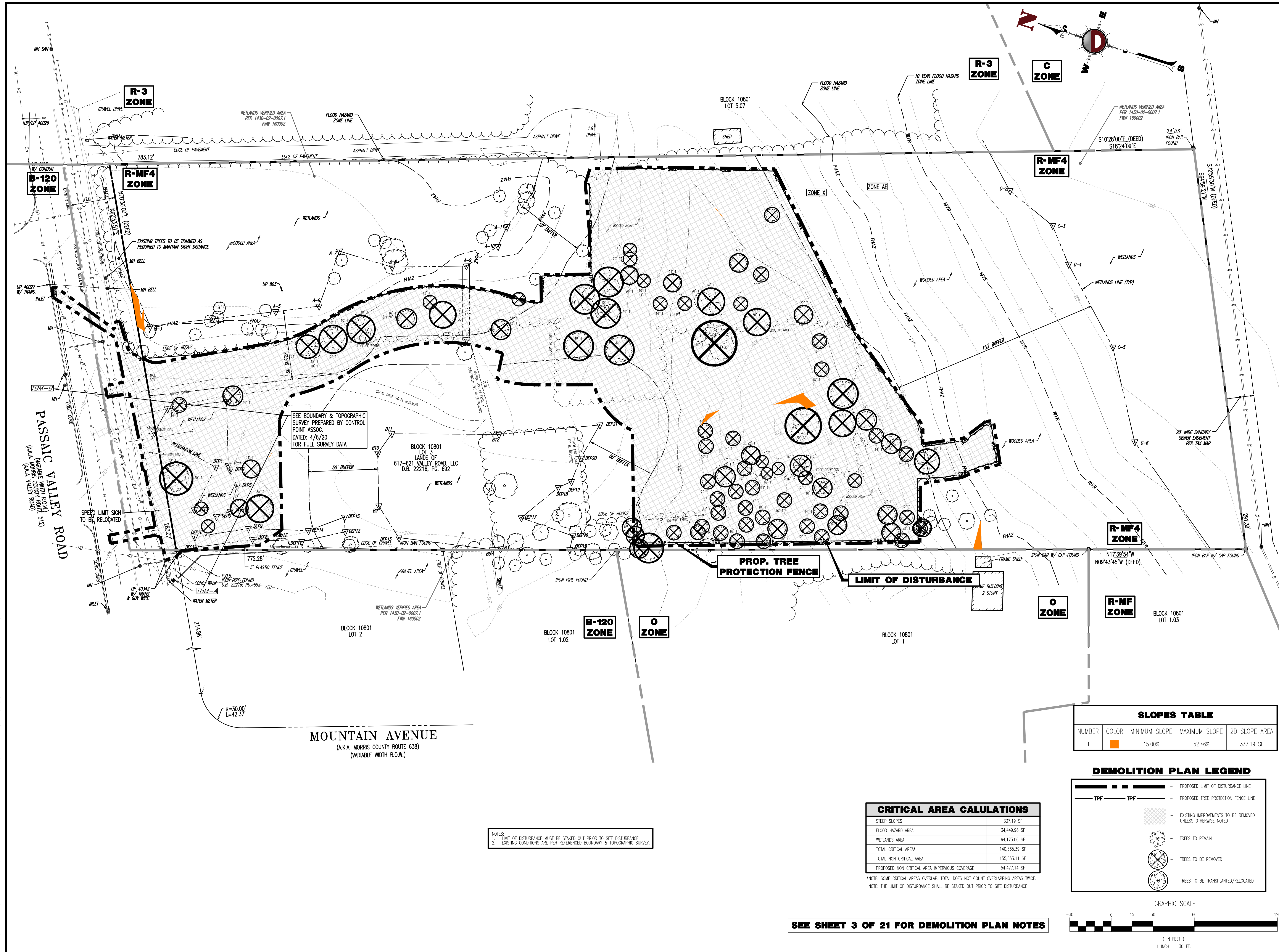
1. MAINTENANCE IS TO BE PERFORMED IN ACCORDANCE WITH THE APPROVED OPERATIONS AND MAINTENANCE MANUAL FOR THE STORMWATER SYSTEM.

2. OUTLET STRUCTURE IS TO BE INSPECTED ANNUALLY AND RESIDUAL SEDIMENTATION IS TO BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY, AND STATE REGULATIONS AS NECESSARY.

3. INLETS ARE TO BE INSPECTED AND CLEANED TO REMOVE SEDIMENTATION, TRASH AND/OR DEBRIS EVERY SIX (6) MONTHS, OR AS NECESSARY, TO ENSURE PROPER FUNCTION.

4. TOP OF BASIN FIELD TO BE INSPECTED FOR INDICATION OF SETTLEMENT. MUNICIPAL ENGINEER TO BE ADVISED IMMEDIATELY IF SETTLEMENT WITNESSED SO THAT PLAN FOR REPAIR, IF NECESSARY,

Plotted: 02/05/21 - 12:03 PM, By: dsanderson
 File: \\despc\local\defenders\Data\DEPC\PROJECTS\0555 Elite Properties\09-010 Long Hill\DWG\Site Plans\0555990\09-010 Existing Conditions & Demolition Plan



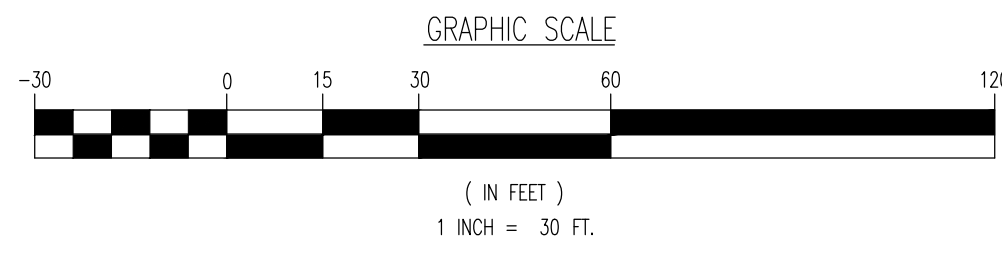
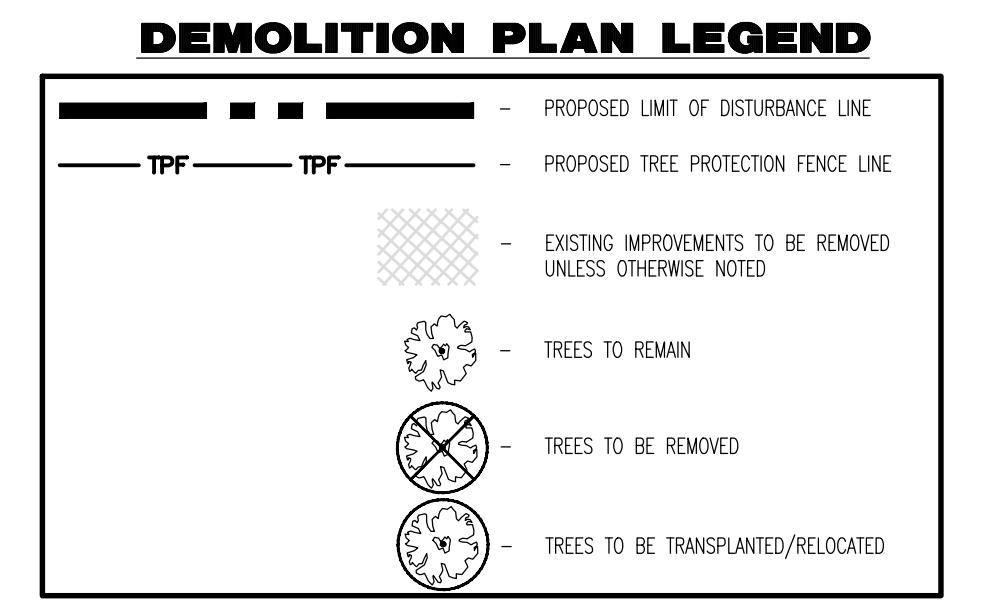
SLOPES TABLE

NUMBER	COLOR	MINIMUM SLOPE	MAXIMUM SLOPE	2D SLOPE AREA
1		15.00%	52.46%	337.19 SF

CRITICAL AREA CALCULATIONS

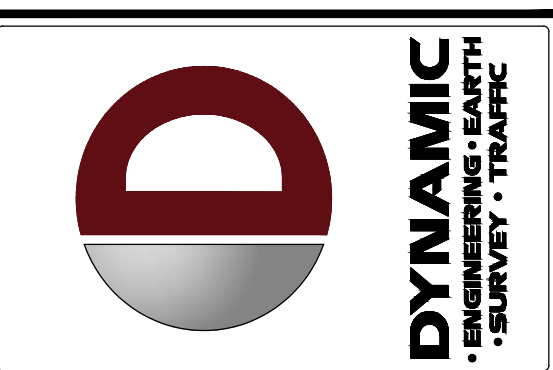
STEEP SLOPES	337.19 SF
FLOOD HAZARD AREA	34,449.96 SF
WETLANDS AREA	64,173.06 SF
TOTAL CRITICAL AREA*	140,565.39 SF
TOTAL NON CRITICAL AREA	155,653.11 SF
PROPOSED NON CRITICAL AREA IMPERVIOUS COVERAGE	54,477.14 SF

*NOTE: SOME CRITICAL AREAS OVERLAP. TOTAL DOES NOT COUNT OVERLAPPING AREAS TWICE.
NOTE: THE LIMIT OF DISTURBANCE SHALL BE STAKED OUT PRIOR TO SITE DISTURBANCE.



NOTES:
 1. LIMIT OF DISTURBANCE MUST BE STAKED OUT PRIOR TO SITE DISTURBANCE.
 2. EXISTING CONDITIONS ARE PER REFERENCED BOUNDARY & TOPOGRAPHIC SURVEY.

SEE SHEET 3 OF 21 FOR DEMOLITION PLAN NOTES



NO.	DATE	REVISIONS	BY
1	02/05/21	REVISED PER TOWNSHIP ENGINEER COMMENTS	SAW

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: ELITE PROPERTIES
 PROPOSED RESIDENTIAL DEVELOPMENT
 BLOCK 10801, LOT 3
 624 VALLEY ROAD (C.R. 512)
 TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY PERSON PERFORMS TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING
 245 Main Street, Suite 110
 Chester, NJ 07930
 T: 908.879.9229 | F: 908.879.0222
 Offices conveniently located at:
 Clark County, New Jersey • 1.721.914.0719
 Chester, New Jersey • 1.908.879.9229
 Newark, New Jersey • 1.973.755.7200
 North Plainfield, New Jersey • 1.732.375.6788
 Newton, Pennsylvania • 1.907.485.0276
 Allen, Texas • 1.972.534.2100
 Houston, Texas • 1.281.981.4403
 Jacksonville, Florida • 1.904.446.2946
 Delray Beach, Florida • 1.561.921.8570

www.dynamiccec.com

JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 36618

BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 41985

TITLE: **EXISTING CONDITIONS & DEMOLITION PLAN**

SCALE: (H) 1" = 30'
 (V) 1" = 30'

DATE: 06/07/2020

PROJECT No: 0555-99-010

SHEET No: **4** OF 21

