

CONTRACTOR NOTES

- PRIOR TO ANY SITE WORK BEING PERFORMED AS PER THIS CONSTRUCTION DESIGN PLAN SET: THE OWNER, GENERAL CONTRACTOR, AND/OR SUB-CONTRACTOR(S) ASSOCIATED WITH ANY WORK AS PER THIS CONSTRUCTION DESIGN PLAN SET SHALL PROVIDE ONELLO ENGINEERING FIVE (5) BUSINESS DAYS ADVANCE NOTIFICATION TO SCHEDULE A PRE-CONSTRUCTION MEETING. A DATE, TIME, AND LOCATION SHALL BE AGREED UPON AND SUITABLE TO ALL ATTENDEES, WHEREAS A 'FORCED MEETING' SHALL NOT BE ACCEPTABLE.
- FIVE (5) BUSINESS DAYS ADVANCE NOTIFICATION TO ONELLO ENGINEERING IS REQUIRED PRIOR TO THE START OF ANY ADDITIONAL WORK PHASES AS SITE CONDITIONS MAY OR MAY NOT HAVE CHANGED DURING CONSTRUCTION ACTIVITY.
- CONTRACTOR(S) SHALL CONTACT ONELLO ENGINEERING TO VERIFY SITE ELEVATION BENCH-MARK(S) AND ANY PERMANENT OBJECT(S) USED AS A BASIS FOR MEASUREMENTS TO SET LOCATIONS FOR THE INSTALLATION OF ANY IMPROVEMENTS.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY ONELLO ENGINEERING SHOULD ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, WHICH MAY AFFECT THE VERTICAL AND/OR HORIZONTAL POSITION OF ANY PROPOSED STRUCTURES AND IMPROVEMENTS (INCLUDING, BUT NOT LIMITED TO BUILDING FOUNDATION(S), POOL AND/OR SPA, RETAINING WALLS, DETACHED ACCESSORY STRUCTURES, HARDSCAPES, PATIOS, DRIVEWAYS, OR SIMILAR IMPROVEMENTS AS PER DESIGN PLAN).
- ALL CONSTRUCTION ACTIVITY AND EQUIPMENT STAGING SHALL BE CONFINED WITHIN THE LIMIT OF DISTURBANCE AS SPECIFIED WITHIN THE APPROVED SOIL EROSION CONTROL PLAN, (OR OTHER PRE-DETERMINED AND APPROVED AREAS).
- EXCAVATION CONTRACTOR TO CALL FOR UTILITY MARK-OUT PRIOR TO ANY EXCAVATION. OWNER & GENERAL CONTRACTOR SHALL CONFIRM.
- CONTRACTOR SHALL VERIFY ALL UTILITY(S) LOCATIONS AND CONNECTIONS FOR ALL EXISTING AND PROPOSED SERVICE FACILITIES, RETROFITS, AND/OR NEW CONNECTIONS, (AS APPLICABLE, REQUIRED, AND NECESSARY).
- AS PER LOCAL PUBLIC SERVICE UTILITY(S) COMPANY(S), THERE IS A POSSIBILITY FOR AN EXISTING BLANKET EASEMENT TO UTILIZE LAND ALONG RIGHT-OF-WAY FRONTAGE AND/OR OTHER PORTIONS OF THE SUBJECT PROPERTY(S), WHICH MAY OR MAY NOT HAVE EFFECTS TO THIS APPLICATION, WHEREAS THE PROVIDED DESIGN PLANS PRESENT NONE.
- PENDING UTILITY MARK-OUT AND VERIFICATION(S) OF THE SAME, OWNER & CONTRACTOR SHALL COORDINATE ANY MODIFICATIONS WITH THE UTILITY(S) COMPANY(S). ONELLO ENGINEERING SHALL BE KEPT INFORMED OF ANY PLANNED MODIFICATIONS THERE TO.
- ANY ENCOUNTERED UNDERGROUND STORAGE TANKS 'UST' (STORING PETROLEUM OR HAZARDOUS SUBSTANCES), SUB-SURFACE SEPTIC SYSTEMS, AND/OR WELLS SHALL BE ABANDONED AS PER STATE OF NEW JERSEY STANDARDS & PROCEDURES. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNER AND ONELLO ENGINEERING IF UNKNOWN FACILITIES ARE FOUND DURING CONSTRUCTION. ALL REQUIRED VERIFICATIONS, ABANDONMENTS, & CONFIRMATIONS SHALL BE COMPLETED PRIOR TO THE CONTINUANCE OF CONSTRUCTION ACTIVITY.
- ON-SITE SEEPAGE PITS (FOR DRAINAGE DRYWELL OR SANITARY SEPTIC) AND/OR OTHER SUB-SURFACE CHAMBERS MAY EXIST, WHICH MAY NOT CONFORM TO TRAFFIC-LOADING REQUIREMENTS. CONTRACTOR SHALL USE NECESSARY PIPE-TRACING METHODS TO LOCATE ANY SEEPAGE PIT LOCATIONS (AND/OR VERIFY NON-EXISTENCE THEREOF) PRIOR TO DRIVING HEAVY DUTY EXCAVATION EQUIPMENT ACROSS ANY AREAS OF THE SUBJECT PROPERTY(S).
- CONTRACTOR SHALL SUBMIT MATERIAL SHOP DRAWINGS AND FOUNDATION LOCATION AND ELEVATION DATA TO ONELLO ENGINEERING FOR REVIEW IN-COMPARISON WITH DESIGN SPECIFICATIONS.
- CONTRACTOR SHALL REQUEST ANY CHANGE-ORDERS VIA OWNER TO ONELLO ENGINEERING FOR REVIEW AND CONFIRMATION.
- ONELLO ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY WORK PERFORMED, WHICH IS NOT IN CONFORMANCE WITH THE DESIGN IMPROVEMENTS AS SPECIFIED WITHIN THIS PLAN SET.

PROPOSED IMPROVEMENTS SEQUENCE OF INSTALLATION & VERIFICATIONS

THIS NOTES SECTION SHALL BE APPLICABLE TO ALL PROPOSED CONDITIONS, INCLUDING, BUT NOT LIMITED TO: BUILDING(S), POOL(S), & ANY HARDSCAPE IMPROVEMENTS TO BE INSTALLED AS PER THESE DESIGN PLANS.

- PRE-CONSTRUCTION MEETING REQUIRED, AS LISTED WITHIN THE PLAN SET SECTION ENTITLED: 'CONTRACTOR NOTES'.
- CONTRACTOR SHALL RETAIN NEW JERSEY LICENSED SURVEYOR VIA ONELLO ENGINEERING TO PROVIDE THE FOLLOWING CONSTRUCTION SEQUENTIAL TASK-ITEM CONSTRUCTION SERVICES:
- SITE ELEVATION BENCH-MARK(S) SHALL BE SET, ESTABLISHED, CONFIRMED, AND VERIFIED FOR CONTINUAL USE THROUGHOUT CONSTRUCTION, (TRIANGULATE ELEVATION TO SITE SPECIFIC AREA FOR LINE OF SIGHT AS NECESSARY); SITE WORK CONTRACTOR SHALL HAVE LOWER LEVEL UNIT FOR CONTINUAL VERIFICATIONS DURING CONSTRUCTION ACTIVITY.
- IF SITE ELEVATION BENCH-MARK IS COMPROMISED, IMMEDIATELY CONTACT ONELLO ENGINEERING AND PROJECT SURVEYOR FOR A NEW SITE ELEVATION BENCH MARK TO BE SET. ALL SITE ELEVATIONS SHALL BE RE-CONFIRMED AND VERIFIED AS APPLICABLE AND NECESSARY PRIOR TO THE CONTINUANCE OF SITE CONSTRUCTION ACTIVITY; (PROJECT SURVEYOR SHALL HAVE ORIGINAL HORIZONTAL COORDINATES CONTROL AND VERTICAL TOPOGRAPHIC ELEVATION CONTROL).
- STAKE-OUT BUILDING AND HARDSCAPE LOCATIONS AND PROVIDE A LAYOUT MAP WITH STAKE BACK-SHOT LOCATIONS AND ELEVATIONS (AT GRADE LEVEL) FOR REVIEW AND USE BY CONTRACTOR AND ENGINEER.
- IF NO FOOTINGS ARE REQUIRED FOR FOUNDATION BUILDING WALL OR HARDSCAPE COMPONENTS TO BE INSTALLED UPON, (PRE-CASTED WALL PANEL, MODULAR BLOCKS, OR SIMILAR), STAKES (OR PINS) SHALL BE SET AT RESPECTIVE CORNERS & MID-POINTS, WITHIN COMPACTED GRAVEL OR DGA BASE-COURSE. PROVIDE A LAYOUT MAP WITH BACK-SHOT LOCATIONS AND ELEVATIONS FOR REVIEW AND USE BY CONTRACTOR AND ENGINEER'S VERIFICATION.
- IF DESIGN PLANS CALL FOR FOUNDATION FOOTINGS, AFTER FOUNDATION FOOTINGS FORMS ARE INSTALLED, PERFORM FOOTING AS-BUILT SURVEY PRIOR TO CONCRETE INSTALLATION TO VERIFY HORIZONTAL ALIGNMENT AND VERTICAL ELEVATIONS.
- AFTER FOUNDATION FOOTINGS ARE CURED, FOUNDATION WALL AND/OR HARDSCAPE WALL CORNERS & MID-POINTS SHALL BE PINNED, AND SUBSEQUENTLY, THE TOP OF FOOTING ELEVATION SHALL BE VERIFIED (ALSO KNOWN AS: 'PINNING THE FOOTINGS' & 'FOOTING AS-BUILT SURVEY' PRIOR TO CONSTRUCTION. PROVIDE A LAYOUT MAP WITH BACK-SHOT LOCATIONS AND ELEVATIONS (AT SET PIN) FOR REVIEW AND USE BY CONTRACTOR AND ENGINEER'S VERIFICATION.
- IF MASONRY WALL IS TO BE 'CAST-IN-PLACE' (STEEL REINFORCED CONCRETE), AFTER FORMS HAVE BEEN SET, A WALL FORM AS-BUILT SURVEY SHALL BE PROVIDED, WHICH SHALL VERIFY THE FOUNDATION LOCATION, (HORIZONTAL ALIGNMENT AND VERTICAL ELEVATIONS).
- AFTER FORMS HAVE BEEN POURED AND CURED, A FOUNDATION LOCATION AS-BUILT SURVEY SHALL BE PROVIDED, WHICH SHALL VERIFY THE FOUNDATION LOCATION AND TOP OF FOUNDATION ELEVATION (HORIZONTAL ALIGNMENT AND VERTICAL ELEVATIONS).
- IF FOUNDATION WALLS ARE CONSTRUCTED WITH INDIVIDUAL CONCRETE MASONRY UNITS (CMU WALL), AFTER COMPLETION, A WALL LOCATION AS-BUILT SURVEY SHALL BE PROVIDED, WHICH SHALL VERIFY THE FOUNDATION LOCATION AND TOP OF FOUNDATION ELEVATION (HORIZONTAL ALIGNMENT AND VERTICAL ELEVATIONS).
- IF FOUNDATION WALLS ARE PRE-CASTED AND INSTALLED ON-SITE, AFTER COMPLETION, A FOUNDATION LOCATION AS-BUILT SURVEY SHALL BE PROVIDED, WHICH SHALL VERIFY THE FOUNDATION LOCATION AND TOP OF FOUNDATION ELEVATION (BOTH HORIZONTALLY & VERTICALLY).
- INTERIM AS-BUILT LOCATION AND ELEVATION VERIFICATION TASK-ITEMS MAY BE OMITTED / WAIVED, BY THE OWNER AND THE GENERAL CONTRACTOR PROVIDING NOTICE TO ONELLO ENGINEERING WITH FULL ACKNOWLEDGMENT BY ALL PARTIES. REGARDLESS IF NOTICE IS PROVIDED TO ONELLO ENGINEERING (OR NOT), ANY WAIVED VERIFICATION TASKS ARE THE RESPONSIBILITY OF THE OWNER AND THE GENERAL CONTRACTOR.
- A FOUNDATION LOCATION AS-BUILT SURVEY IS REQUIRED TO BE PROVIDED TO THE MUNICIPAL BUILDING DEPARTMENT PRIOR TO THE RELEASE OF A FRAMING PERMIT, WHICH SHALL DEMONSTRATE CONFORMANCE WITH THIS APPROVED DESIGN ENGINEERING PLOT PLAN (HORIZONTAL ALIGNMENT AND VERTICAL ELEVATIONS).
- CONTRACTOR RESPONSIBLE FOR PROVIDING SURVEY FIELD-CREW WITH PEDESTRIAN ACCESS TO TOP-OF-FOUNDATION LOCATIONS FOR AS-BUILT SURVEY REQUIREMENTS (AS APPLICABLE AND NECESSARY), ACCESS ROUTE SHALL MEET OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
- PRIOR TO FOUNDATION BACK-FILL, ALL SUB-GRADE FOUNDATION SURFACES SHALL BE WATERPROOFED AS PER STANDARDS WITHIN THESE DESIGN PLANS AND/OR AS PER THE STANDARDS ENTAILED WITHIN THE APPROVED ARCHITECTURAL DRAWINGS.
- REGARDLESS OF ARCHITECTURAL REQUIREMENTS, THE FOUNDATION SHALL BE WATERPROOFED WITH COATED SEALANT AND DRAINAGE DIMPLE-BOARD LEADING TO A VIABLE AND APPROVED DRAINAGE DISCHARGE OR CONVEYANCE LOCATION.
- EXPOSED FOUNDATION WINDOW WELLS & CASINGS SHALL BE WATER-PROOFED; INSET WINDOW-WELL GRADE SURFACE SHALL BE MINIMUM 4" THICKNESS CLEAN-CRUSHED STONE (OVER GEOTEXTILE FABRIC) AND SET 8" BELOW THE WINDOW'S MASONRY SILL WITH AN INTERNAL DRAIN LEADING TO FOUNDATION DRAIN AND/OR SUMP-PUMP. EXTERIOR GRADE ATOP WINDOW-WELL SHALL BE PITCHED AT MINIMUM 5.0% 'DOWN & AWAY' FROM FOUNDATION; INSTALLATION REQUIREMENTS MAY VARY, CONTRACTOR SHALL CONFIRM ALL SPECIFICATIONS WITH OWNER & ARCHITECT.
- A FULLY OPERATIONAL MECHANICAL 'SUMP-PUMP' SHALL BE INSTALLED WITHIN A CHAMBER WITHIN THE FOUNDATION BASEMENT FLOOR WITH AN EMERGENCY BATTERY BACK-UP AND ALARM, (CONNECT TO EMERGENCY BACK-UP GENERATOR IF APPLICABLE); ONELLO ENGINEERING RECOMMENDS A MINIMUM OF TWO (2) SUMP-PUMPS BE INSTALLED, EACH AT OPPOSITE SIDES OF THE FOUNDATION.
- ONELLO ENGINEERING ACCEPTS NO RESPONSIBILITY TO ANY FOUNDATION DAMAGES RESULTING FROM THE OCCURRENCE OF GROUNDWATER, (REGARDLESS OF APPLIED WATER-PROOFING MATERIALS AND/OR MECHANICAL PUMPS).
- IT IS THE RESPONSIBILITY OF THE OWNER & ARCHITECT TO PROVIDE FOR THE SAFEGUARD OF BUILDING FOUNDATIONS AGAINST GROUNDWATER CONDITIONS; THE MOST CURRENT / INDUSTRY STANDARD TECHNOLOGY SHALL BE UTILIZED THERETO (WATER-PROOFING MEMBRANES, DRAINAGE BOARDS, DRAINAGE CONVEYANCE TILE / PIPE, ELECTRONICS, ALARMS, BACK-UP PUMPS, DUPLEX PUMP CIRCUITRY CONTROLS, AUTOMATIC EMERGENCY GENERATOR, ETC).
- ANY WAIVERS OF REQUIRED WATER-PROOFING COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR.
- ALL ASSOCIATED FEES AS PER THE ABOVE LISTED CRITERIA AND TASK-ITEM SERVICES ARE THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR.
- IF NECESSARY, OWNER & CONTRACTOR(S) SHALL CONTACT ONELLO ENGINEERING FOR FURTHER CLARIFICATION, DIRECTION, AND VERIFICATIONS.

SITE PLAN

ZONING ANALYSIS & SOIL MOVEMENT

FOR

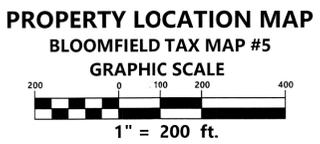
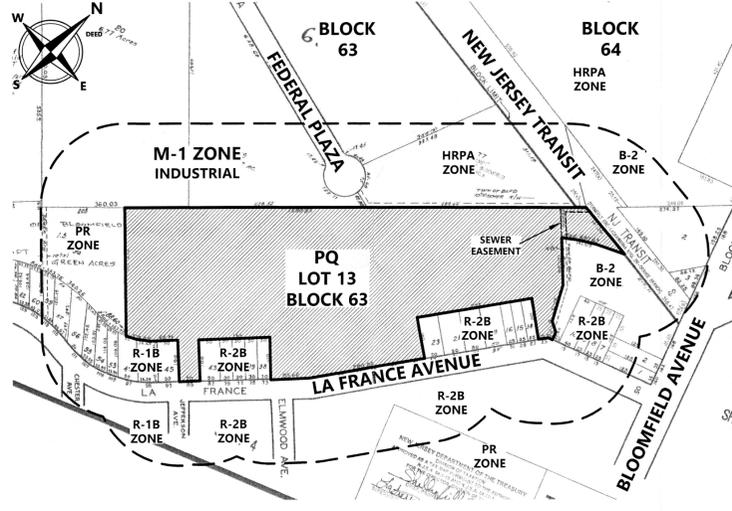
52 LA FRANCE LLC

#51-55 LA FRANCE AVENUE

LOT 13 - BLOCK 63

TOWNSHIP OF BLOOMFIELD

ESSEX COUNTY, NEW JERSEY



GENERAL PLAN NOTES

- SUBJECT PROPERTY KNOWN AS: LOT 13 IN BLOCK 63 ON MUNICIPAL TAX MAP #5, #51-55 LA FRANCE AVENUE, TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY 11211, RECORDED SEPTEMBER 8, 2017.
- DEED BOOK #20170, PAGE #79716, DATED AUGUST 31, 2017, RECORDED SEPTEMBER 8, 2017.
- PROPERTY LOCATED IN THE M-1 ZONE, GENERAL INDUSTRIAL DISTRICT, BULK ZONING AS PER TOWNSHIP OF BLOOMFIELD CODE SECTION 5315 ATTACHMENT 1:1 & 1:2 - LAND DEVELOPMENT; SCHEDULE A: BULK AND SETBACK REGULATIONS.
- EXISTING CONDITIONS ARE REPRESENTATIVE WITHIN THIS PLAN SET AS PER THE REFERENCED PROPERTY SURVEY.
- THERE ARE NO KNOWN COVENANTS AND/OR DEED RESTRICTIONS AFFECTING THE SITE, WHICH HAVE BEEN DISCLOSED TO ONELLO ENGINEERING. OWNER SHALL VALIDATE IF REQUIRED BY REVIEW AGENCY(S).
- OWNER AND/OR CONTRACTOR SHALL OBTAIN ALL APPLICABLE AND REQUIRED APPROVALS, CERTIFICATIONS, AND PERMITS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
- PRE-CONSTRUCTION MEETING REQUIRED, AS LISTED WITHIN THE PLAN SECTION ENTITLED: 'CONTRACTOR NOTES'.
- CONTRACTOR SHALL RETAIN AN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON-SITE AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- ALL REMOVED MATERIALS DURING DEMOLITION AND CONSTRUCTION SHALL BE DISCARDED AND/OR RECYCLED AS PER SUITABLE STANDARDS OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY, AND FEDERAL INTER-STATE.
- NO WORK SHALL BE PERFORMED NOR DISTURB ADJACENT PROPERTIES (WHICH ARE NOT UNDER COMMON OWNERSHIP) WITHOUT AUTHORIZED WRITTEN CONSENT OF ADJACENT PROPERTY OWNER(S); GRADING AND DRAINAGE PATTERNS SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY DAMAGES TO EXISTING IMPROVEMENTS, WHICH ARE SPECIFIED TO REMAIN, AT ITS EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR TOWNSHIP OF BLOOMFIELD.
- ALL CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS ONELLO ENGINEERING AND ITS SUB-CONSULTANTS (TO THE FULLEST EXTENT PERMITTED BY LAW) AGAINST ANY DAMAGES AND LIABILITIES (INCLUDING OF ATTORNEY'S FEES) ARISING FROM CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S) IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- LA FRANCE AVENUE IS A TOWNSHIP OF BLOOMFIELD ROADWAY WITHIN A RIGHT-OF-WAY. ALL CONTRACTORS AND PERSONS ASSOCIATED WITH THE PROJECT SHALL ABIDE BY THE SPEED LIMIT OF ALL ROADWAYS. CONTRACTOR IS RESPONSIBLE FOR ROAD OPENING PERMITS. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- EXISTING DRIVEWAY AND/OR ALTERNATE CONSTRUCTION ACCESS LOCATION (AS PER PLAN) SHALL BE USED FOR CONSTRUCTION ACCESS. INSTALL CONSTRUCTION ACCESS WHEEL BLANKET AS PER PLAN OR IF AND WHERE DIRECTED BY TOWNSHIP OF BLOOMFIELD ENGINEER / OFFICIAL AND/OR SOIL CONSERVATION DISTRICT OFFICIAL, (AS NECESSARY).
- ALL LIMIT OF DISTURBANCE FENCING, SILT FENCING AND TREE PROTECTION (AND OTHER APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES) MUST BE INSTALLED AND INSPECTED PRIOR TO RELEASE OF PERMITS. CONTRACTOR SHALL ABIDE BY ANY TOWNSHIP OF BLOOMFIELD ORDINANCES STIPULATING AREAS OF NO DISTURBANCE.
- ANY SOILS TRACKED ONTO THE STREET (ROADWAY) MUST BE IMMEDIATELY REMOVED. IF TRACKED SOIL REMAINS OVERNIGHT, THE TOWNSHIP OF BLOOMFIELD DEPARTMENT OF PUBLIC WORKS SHALL REMOVE IT AND ASSESS THE OWNER FOR THOSE COSTS. THE TOWNSHIP OF BLOOMFIELD WILL NOT TOLERATE ANY OFFSITE SILT AND SOIL TRACKING. ANY BREACH OF SILT CONTROLS WILL RESULT IN AN IMMEDIATE STOP WORK ORDER BEING ISSUED UNTIL ALL SOIL EROSION CONTROLS ARE REPAIRED AND REPLACED.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE IN-KIND REPLACEMENT OF ANY CURB, SIDEWALK, ROADWAY SECTIONS, STORMWATER DRAINAGE FACILITIES, SANITARY SEWER FACILITIES, (AND/OR OTHER UTILITIES, FACILITIES, & IMPROVEMENTS, ET CETERA), REMOVED OR DAMAGED IN CONNECTION WITH CONSTRUCTION ACTIVITY, TO THE STANDARDS & SATISFACTION OF THE TOWNSHIP OF BLOOMFIELD.
- IF APPLICABLE, THE MAXIMUM HEIGHT OF CONSTRUCTED RETAINING WALLS SHALL BE WITHIN THE LIMITATIONS OF TOWNSHIP OF BLOOMFIELD ZONING REQUIREMENTS THERETO, MEASURED FROM TOP OF WALL (CAP) TO FINISHED GRADE (BELOW).
- THE APPLICANT SHALL APPLY SEPARATELY TO THE TOWNSHIP OF BLOOMFIELD FOR ALL NECESSARY TREE REMOVALS AND SHALL PROVIDE REPLACEMENT TREES & LANDSCAPE MITIGATION AS REQUIRED.
- A COPY OF THE APPROVED AND AUTHORIZED SOIL EROSION & SEDIMENT CONTROL PLAN IN DIRECT RELATION TO THE ASSOCIATED CERTIFICATION THERETO SHALL REMAIN AT THE SITE ACCESSIBLE TO TOWNSHIP OF BLOOMFIELD (AND SOIL CONSERVATION DISTRICT OFFICIALS, IF APPLICABLE) AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
- THIS PLAN-SET SHALL ONLY BE CONSIDERED A COMPLETE PLAN SET IF ALL SHEETS ARE INCLUSIVE AS PER THE SHEET INDEX PROVIDED ON DRAWING SHEET #1. ALL PLAN SHEETS SHALL MATCH THE EXACT AND CONSISTENT REVISION DATE THROUGHOUT, ALL PLAN SHEETS SHALL BE SIGNED AND SEALED BY THE ORIGINAL DESIGN ENGINEER FROM ONELLO ENGINEERING.
- OWNER & CONTRACTOR SHALL CONFIRM THE LAST REVISED PLAN-SET DATE WITH ONELLO ENGINEERING PRIOR TO THE IMPLEMENTATION OR INSTALLMENT.

REVIEW AGENCIES
TOWNSHIP OF BLOOMFIELD
TOWNSHIP OF BLOOMFIELD, BUILDING / CONSTRUCTION DEPARTMENT, 1 MUNICIPAL PLAZA, BLOOMFIELD, NEW JERSEY 07003; BLOOMFIELD TWP.NJ.COM, 973-680-4000

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT
HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT (HEPSCD) SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC CERTIFICATION AND APPROVAL REQUIRED); DISTRICT OFFICE LOCATION: 80 ORCHARD STREET, BLOOMFIELD, NEW JERSEY 07003; OFFICE HOURS: MONDAY - FRIDAY, 8:00 AM - 4:30 PM; WEBSITE: HEP.SOIL.NJ.ORG; INFORMATION@HEP.SCD.ORG, 862-333-4505

APPLICANT REPRESENTATION
APPLICANT & OWNER
LOT 13 - BLOCK 63: 52 LA FRANCE LLC, 55 LA FRANCE AVENUE, BLOOMFIELD, NEW JERSEY 07003; 52 LA FRANCE LLC, 222 KEAP STREET, BROOKLYN, NEW YORK 11211 C/O BEATTIE PADOVANO LLC

ATTORNEY
BEATTIE PADOVANO LLC, CHARLES J. RABOLLI, ESQ., 200 MARKET STREET, SUITE #401, MONTVALE, NEW JERSEY 07645, 201-573-1810, 201-799-2169, CRABOLLI@BEATTIE.LAW.COM

PROJECT ENGINEER
ONELLO ENGINEERING, ANGELO ONELLO, PE, 5 BEECHNUT STREET, HILLSDALE, NEW JERSEY 07642, 201-774-1444, ANGELO@ONELLO.ENG.COM

PLANNER
STONEFIELD ENGINEERING & DESIGN, MATTHEW SECKLER PE PP, 92 PARK AVENUE, RUTHERFORD, NEW JERSEY 07070, 201-340-4468, MSECKLER@STONEFIELD.ENG.COM

SURVEYOR
P2 (P-SQUARED) LAND SURVEYING INC, JAMES PICA, PLS #37954, PO BOX 241, FLANDERS, NEW JERSEY 07836, 908-955-7161, PSQUAREDLS@aol.com

SHEET SET INDEX

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YEAR	MM/DD	REVISION DIGEST NOTES
2024	10/23	REVISIONS AS PER OWNER DIRECTION
2024	06/14	ORIGINAL PLAN DATE

LEGAL NOTICE & INFORMATION:
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONELLO ENGINEERING, LLC. THIS PLAN IS UNAUTHORIZED IF NOT SIGNED & WITH A RAISED SEAL BY THE PRINCIPAL ENGINEER AT ONELLO ENGINEERING, LLC. IN STATE BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION #24628215-400

ANGELO ONELLO III, PE
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE #24628215-400

ONELLO ENGINEERING

5 BEECHNUT STREET
HILLSDALE, NEW JERSEY 07642
201-774-1444 Angelo@OnelloEng.com

SITE PLAN
ZONING ANALYSIS & SOIL MOVEMENT

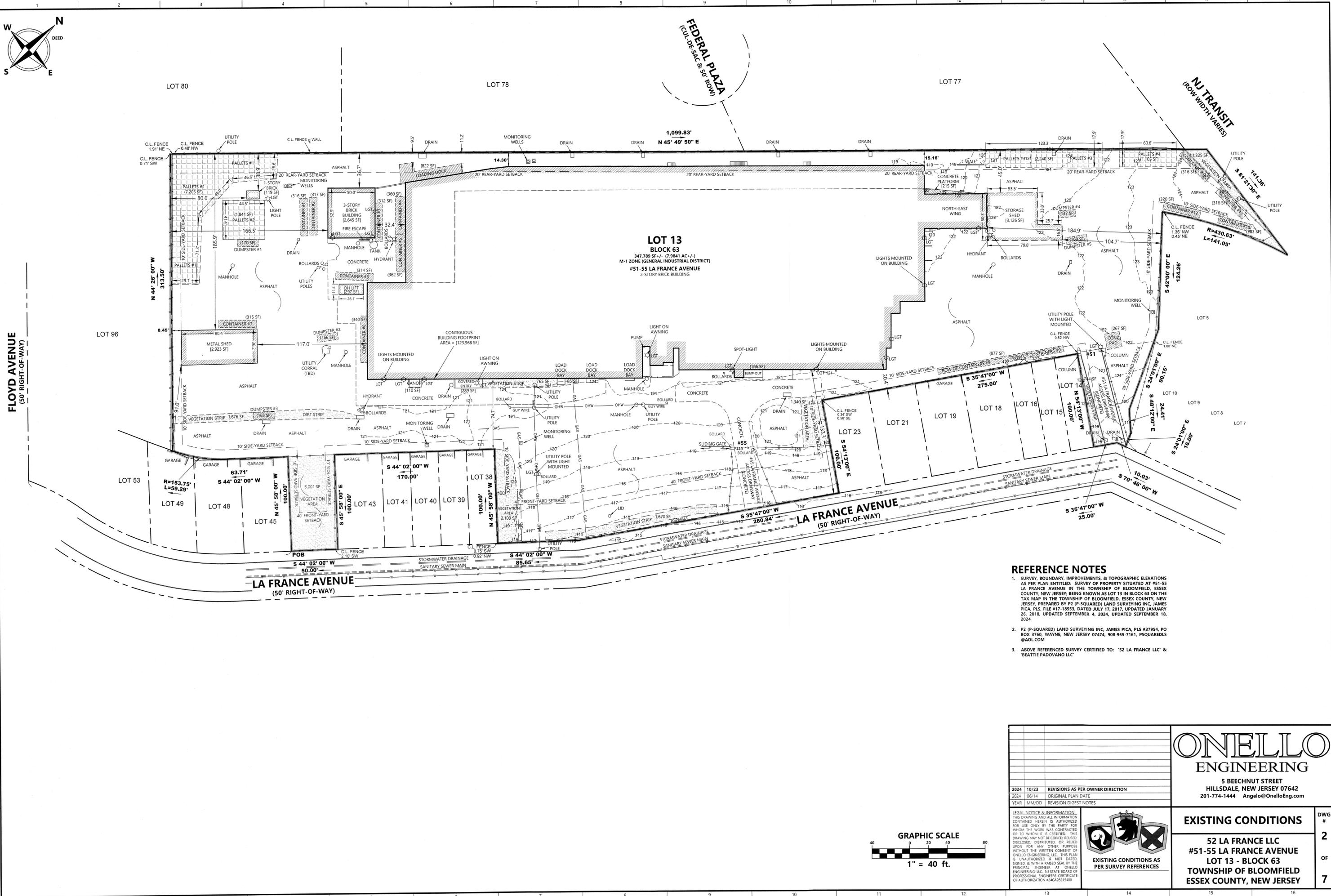
52 LA FRANCE LLC
#51-55 LA FRANCE AVENUE
LOT 13 - BLOCK 63
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

DWG # **1** OF **7**



FEDERAL PLAZA
(CUL-DE-SAC & 30' ROW)

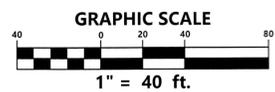
FLOYD AVENUE
(50' RIGHT-OF-WAY)



LOT 13
BLOCK 63
347,789 SF +/- (17,9841 AC +/-)
M-1 ZONE (GENERAL INDUSTRIAL DISTRICT)
#51-55 LA FRANCE AVENUE
2-STORY BRICK BUILDING

REFERENCE NOTES

1. SURVEY, BOUNDARY, IMPROVEMENTS, & TOPOGRAPHIC ELEVATIONS AS PER PLAN ENTITLED: SURVEY OF PROPERTY SITUATED AT #51-55 LA FRANCE AVENUE IN THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOT 13 IN BLOCK 63 ON THE TAX MAP IN THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY, PREPARED BY P2 (P-SQUARED) LAND SURVEYING INC, JAMES PICA, PLS FILE #17-18553, DATED JULY 17, 2017, UPDATED JANUARY 26, 2018, UPDATED SEPTEMBER 4, 2024, UPDATED SEPTEMBER 18, 2024
2. P2 (P-SQUARED) LAND SURVEYING INC, JAMES PICA, PLS #37954, PO BOX 3760, WAYNE, NEW JERSEY 07474, 908-955-7161, PSQUARED@AOL.COM
3. ABOVE REFERENCED SURVEY CERTIFIED TO: '52 LA FRANCE LLC' & 'BEATTIE PADOVANO LLC'



YEAR	MM/DD	REVISION DIGEST NOTES
2024	10/23	REVISIONS AS PER OWNER DIRECTION
2024	06/14	ORIGINAL PLAN DATE

ONELLO ENGINEERING
5 BEECHNUT STREET
HILLSDALE, NEW JERSEY 07642
201-774-1444 Angelo@OnelloEng.com

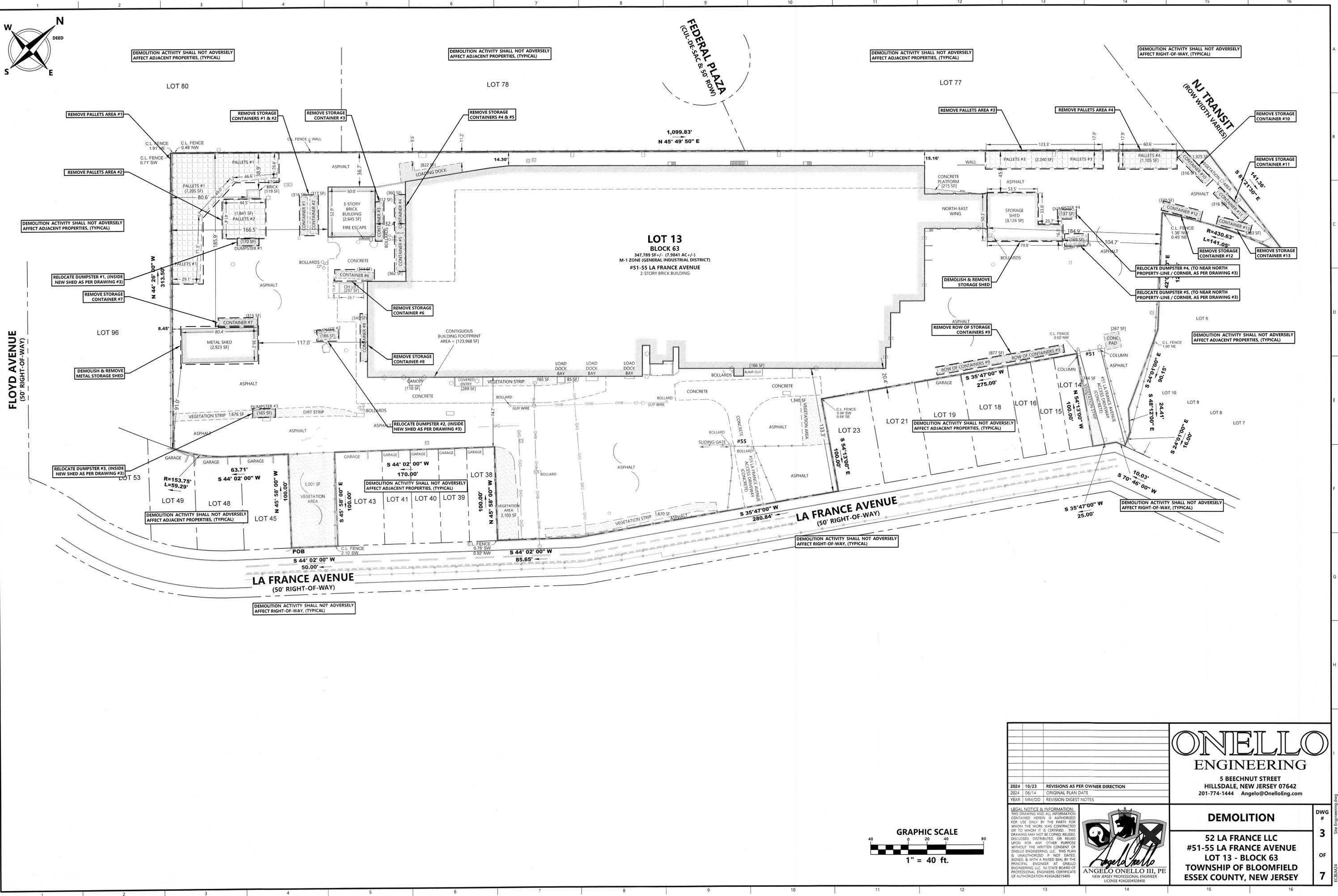


EXISTING CONDITIONS AS PER SURVEY REFERENCES

EXISTING CONDITIONS

52 LA FRANCE LLC
#51-55 LA FRANCE AVENUE
LOT 13 - BLOCK 63
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

DWG # **2**
OF **7**



FLOYD AVENUE
(50' RIGHT-OF-WAY)

LA FRANCE AVENUE
(50' RIGHT-OF-WAY)

FEDERAL PLAZA
(CUL-DE-SAC & 50' ROW)

NJ TRANSIT
(ROW WIDTH VARIES)

LA FRANCE AVENUE
(50' RIGHT-OF-WAY)

LOT 13
BLOCK 63
347,789 SF +/- (7,984 AC +/-)
M-1 ZONE (GENERAL INDUSTRIAL DISTRICT)
#51-55 LA FRANCE AVENUE
2-STORY BRICK BUILDING

DEMOLITION ACTIVITY SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, (TYPICAL)

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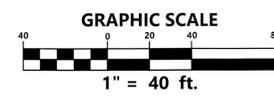
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DEMOLITION ACTIVITY SHALL NOT ADVERSELY AFFECT RIGHT-OF-WAY, (TYPICAL)



2024	10/23	REVISIONS AS PER OWNER DIRECTION
2024	06/14	ORIGINAL PLAN DATE
YEAR	MM/DD	REVISION DIGEST NOTES

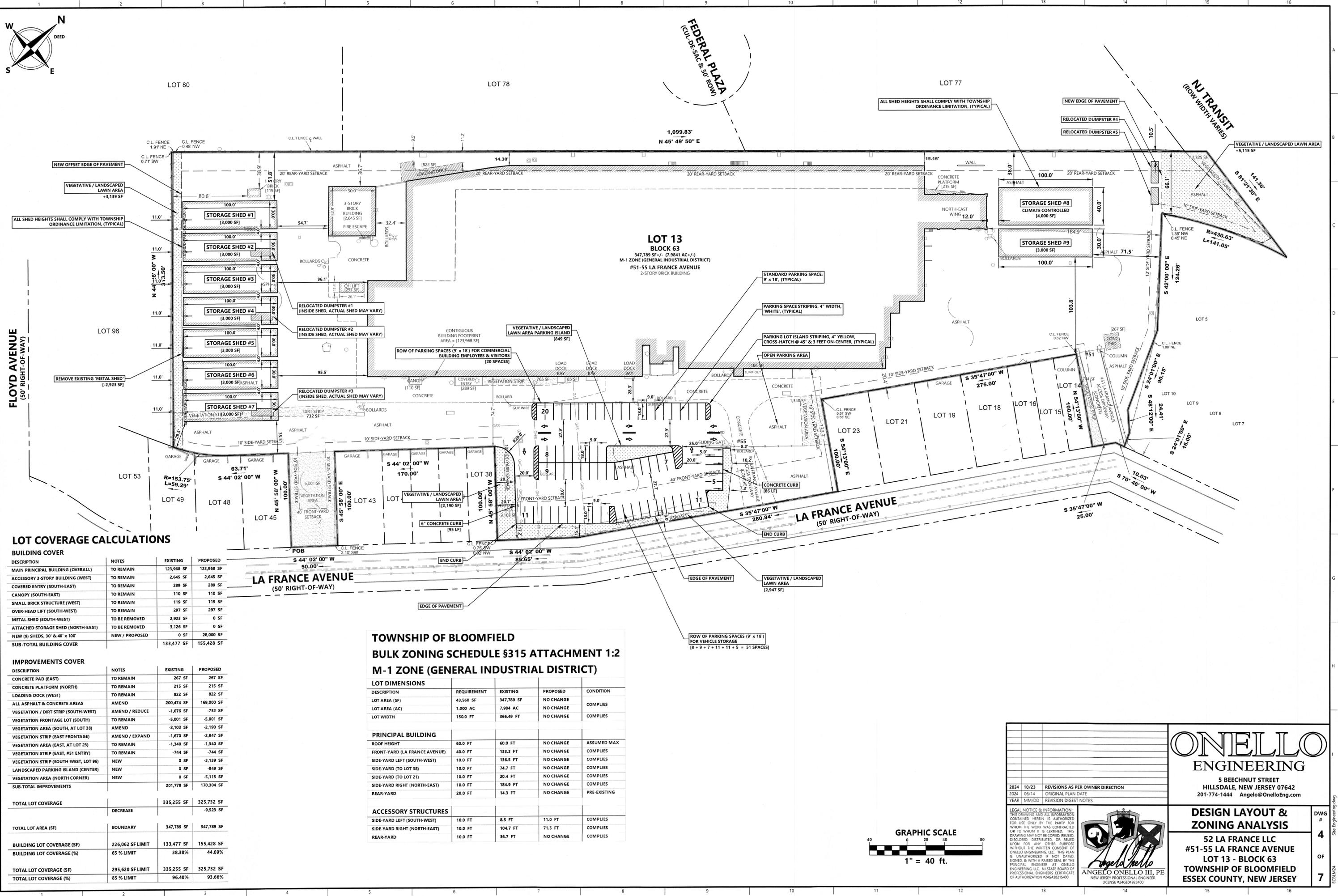
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ONELLO ENGINEERING
5 BEECHNUT STREET
HILLSDALE, NEW JERSEY 07642
201-774-1444 Angelo@OnelloEng.com

DEMOLITION

52 LA FRANCE LLC
#51-55 LA FRANCE AVENUE
LOT 13 - BLOCK 63
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

DWG # 3 OF 7



LOT COVERAGE CALCULATIONS

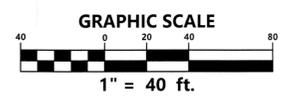
DESCRIPTION	NOTES	EXISTING	PROPOSED
MAIN PRINCIPAL BUILDING (OVERALL)	TO REMAIN	123,968 SF	123,968 SF
ACCESSORY 3-STORY BUILDING (WEST)	TO REMAIN	2,645 SF	2,645 SF
COVERED ENTRY (SOUTH-EAST)	TO REMAIN	289 SF	289 SF
CANOPY (SOUTH-EAST)	TO REMAIN	110 SF	110 SF
SMALL BRICK STRUCTURE (WEST)	TO REMAIN	119 SF	119 SF
OVER-HEAD LIFT (SOUTH-WEST)	TO REMAIN	297 SF	297 SF
METAL SHED (SOUTH-WEST)	TO BE REMOVED	2,923 SF	0 SF
ATTACHED STORAGE SHED (NORTH-EAST)	TO BE REMOVED	3,126 SF	0 SF
NEW (9) SHEDS, 30' & 40' x 100'	NEW / PROPOSED	0 SF	28,000 SF
SUB-TOTAL BUILDING COVER		133,477 SF	155,428 SF

IMPROVEMENTS COVER

DESCRIPTION	NOTES	EXISTING	PROPOSED
CONCRETE PAD (EAST)	TO REMAIN	267 SF	267 SF
CONCRETE PLATFORM (NORTH)	TO REMAIN	215 SF	215 SF
LOADING DOCK (WEST)	TO REMAIN	822 SF	822 SF
ALL ASPHALT & CONCRETE AREAS	AMEND	200,474 SF	169,000 SF
VEGETATION / DIRT STRIP (SOUTH-WEST)	AMEND / REDUCE	-1,676 SF	-732 SF
VEGETATION / FRONTAGE LOT (SOUTH)	TO REMAIN	-5,001 SF	-5,001 SF
VEGETATION AREA (SOUTH, AT LOT 38)	AMEND	-2,103 SF	-2,190 SF
VEGETATION STRIP (EAST FRONTAGE)	AMEND / EXPAND	-1,670 SF	-2,947 SF
VEGETATION AREA (EAST, AT LOT 23)	TO REMAIN	-1,340 SF	-1,340 SF
VEGETATION STRIP (EAST, #51 ENTRY)	TO REMAIN	-744 SF	-744 SF
VEGETATION STRIP (SOUTH-WEST, LOT 96)	NEW	0 SF	-3,139 SF
LANDSCAPED PARKING ISLAND (CENTER)	NEW	0 SF	-849 SF
VEGETATION AREA (NORTH CORNER)	NEW	0 SF	-5,115 SF
SUB-TOTAL IMPROVEMENTS		201,778 SF	170,304 SF
TOTAL LOT COVERAGE		335,255 SF	325,732 SF
	DECREASE		-9,523 SF
TOTAL LOT AREA (SF)	BOUNDARY	347,789 SF	347,789 SF
BUILDING LOT COVERAGE (SF)	226,062 SF LIMIT	133,477 SF	155,428 SF
BUILDING LOT COVERAGE (%)	65% LIMIT	38.38%	44.69%
TOTAL LOT COVERAGE (SF)	295,620 SF LIMIT	335,255 SF	325,732 SF
TOTAL LOT COVERAGE (%)	85% LIMIT	96.40%	93.66%

**TOWNSHIP OF BLOOMFIELD
BULK ZONING SCHEDULE §315 ATTACHMENT 1:2
M-1 ZONE (GENERAL INDUSTRIAL DISTRICT)**

LOT DIMENSIONS				
DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED	CONDITION
LOT AREA (SF)	43,560 SF	347,789 SF	NO CHANGE	COMPLIES
LOT AREA (AC)	1,000 AC	7.984 AC	NO CHANGE	COMPLIES
LOT WIDTH	150.0 FT	366.49 FT	NO CHANGE	COMPLIES
PRINCIPAL BUILDING				
ROOF HEIGHT	60.0 FT	60.0 FT	NO CHANGE	ASSUMED MAX
FRONT-YARD (LA FRANCE AVENUE)	40.0 FT	133.3 FT	NO CHANGE	COMPLIES
SIDE-YARD LEFT (SOUTH-WEST)	10.0 FT	136.5 FT	NO CHANGE	COMPLIES
SIDE-YARD (TO LOT 38)	10.0 FT	74.7 FT	NO CHANGE	COMPLIES
SIDE-YARD (TO LOT 21)	10.0 FT	20.4 FT	NO CHANGE	COMPLIES
SIDE-YARD RIGHT (NORTH-EAST)	10.0 FT	184.9 FT	NO CHANGE	COMPLIES
REAR-YARD	20.0 FT	14.3 FT	NO CHANGE	PRE-EXISTING
ACCESSORY STRUCTURES				
SIDE-YARD LEFT (SOUTH-WEST)	10.0 FT	8.5 FT	11.0 FT	COMPLIES
SIDE-YARD RIGHT (NORTH-EAST)	10.0 FT	104.7 FT	71.5 FT	COMPLIES
REAR-YARD	10.0 FT	36.7 FT	NO CHANGE	COMPLIES



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DESIGN LAYOUT & ZONING ANALYSIS

52 LA FRANCE LLC
#51-55 LA FRANCE AVENUE
LOT 13 - BLOCK 63
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

2024 10/23 REVISIONS AS PER OWNER DIRECTION

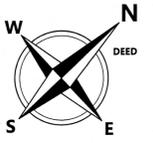
2024 06/14 ORIGINAL PLAN DATE

YEAR / MM/DD REVISION DIGEST NOTES

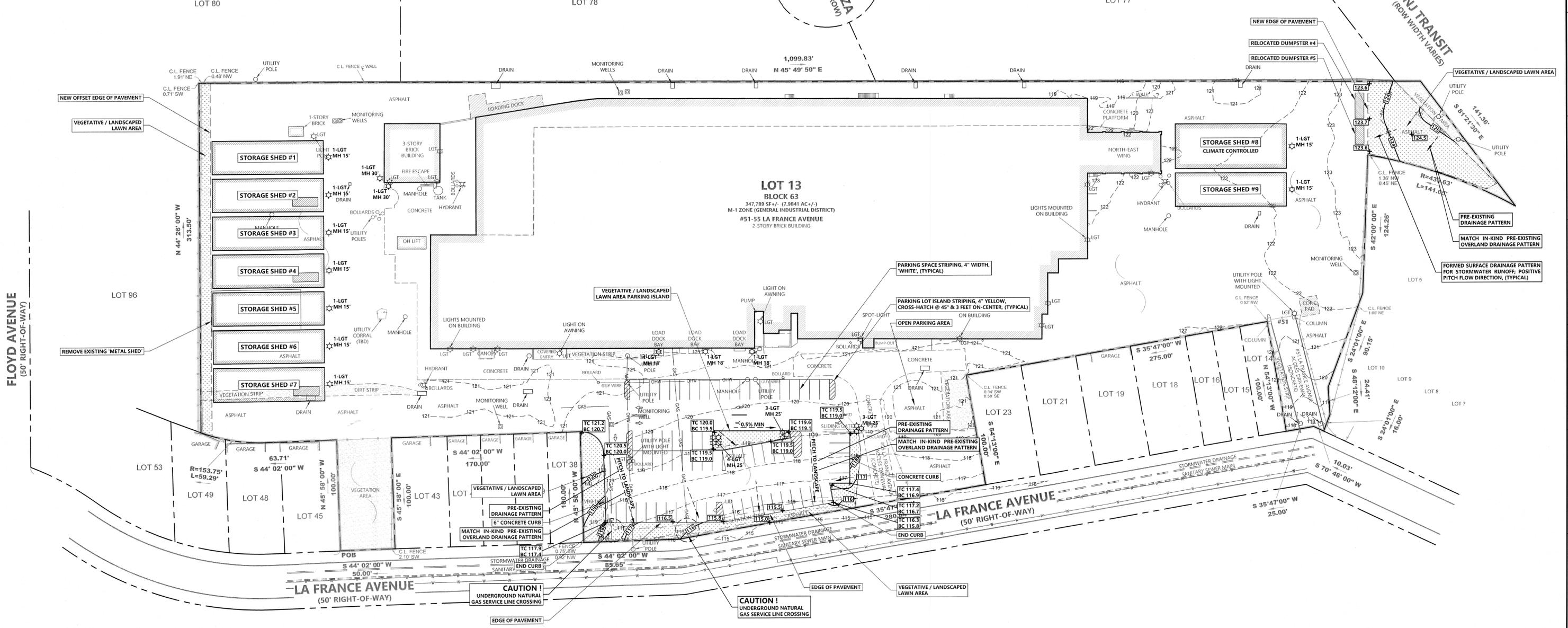
ANGELO ONELLO III, PE
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE #A066428240

DWG # **4** OF **7**

Site_Engineering.dwg



FEDERAL PLAZA
(CUL-DE-SAC & 30' ROW)



FLOYD AVENUE
(50' RIGHT-OF-WAY)

LA FRANCE AVENUE
(50' RIGHT-OF-WAY)

NJ TRANSIT
(ROW WIDTH VARIES)

LOT 13
BLOCK 63
347,789 SF +/- (7.9941 AC +/-)
M-1 ZONE (GENERAL INDUSTRIAL DISTRICT)
#51-55 LA FRANCE AVENUE
2-STORY BRICK BUILDING

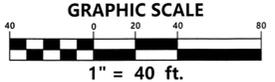
DATE	REVISIONS	REVISION DIGEST NOTES
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SITE ENGINEERING
GRADING, DRAINAGE, & UTILITIES
DWG # 5 OF 7
#52 LA FRANCE LLC
#51-55 LA FRANCE AVENUE
LOT 13 - BLOCK 63
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY



CAUTION!
UNDERGROUND NATURAL GAS SERVICE LINE CROSSING

CAUTION!
UNDERGROUND NATURAL GAS SERVICE LINE CROSSING

Site Engineering.dwg
ECB/M24



**TOTAL CUMULATIVE
DISTURBANCE AREAS
16,000 SF (0.3673 AC)**
> 5,000 SF, HEPSC SESC CERTIFICATION REQUIRED

SOIL COMPACTION EXEMPTION NOTE
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION FOR RE-GROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS AN 'URBAN DEVELOPMENT' AND IS DEFINED BY NJDEP AS 'PREVIOUSLY DEVELOPED'

DEMOLITION & CONSTRUCTION ACTIVITY SHALL NOT ADVERSELY AFFECT RIGHT-OF-WAY, (TYPICAL)

STABILIZED CONSTRUCTION ACCESS WHEEL BLANKET

DISTURBANCE AREA 5,200 SF

FILTER FENCE SHALL BE INSTALLED ALONG ALL DOWNHILL SIDES OF LIMIT OF DISTURBANCE, (TYPICAL)

DISTURBANCE AREA 4,500 SF

STABILIZED CONSTRUCTION ACCESS WHEEL BLANKET

DEMOLITION & CONSTRUCTION ACTIVITY SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, (TYPICAL)

FILTER FENCE SHALL BE INSTALLED ALONG ALL DOWNHILL SIDES OF LIMIT OF DISTURBANCE, (TYPICAL)

STABILIZED CONSTRUCTION ACCESS WHEEL BLANKET

INSTALL SESC INLET FILTER OVER ALL CATCH-BASIN INLETS, (TYPICAL)

DISTURBANCE AREA 1,100 SF

ALL SOIL STOCK-PILES SHALL BE SURROUNDED WITH FILTER FENCE, (TYPICAL)

DEMOLITION & CONSTRUCTION ACTIVITY SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, (TYPICAL)

BUILDING & ITS APPURTENANCES SHALL REMAIN PROTECTED THROUGHOUT CONSTRUCTION ACTIVITY

FILTER FENCE SHALL BE INSTALLED ALONG ALL DOWNHILL SIDES OF LIMIT OF DISTURBANCE, (TYPICAL)

DEMOLITION & CONSTRUCTION ACTIVITY SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, (TYPICAL)

DEMOLITION & CONSTRUCTION ACTIVITY SHALL NOT ADVERSELY AFFECT RIGHT-OF-WAY, (TYPICAL)

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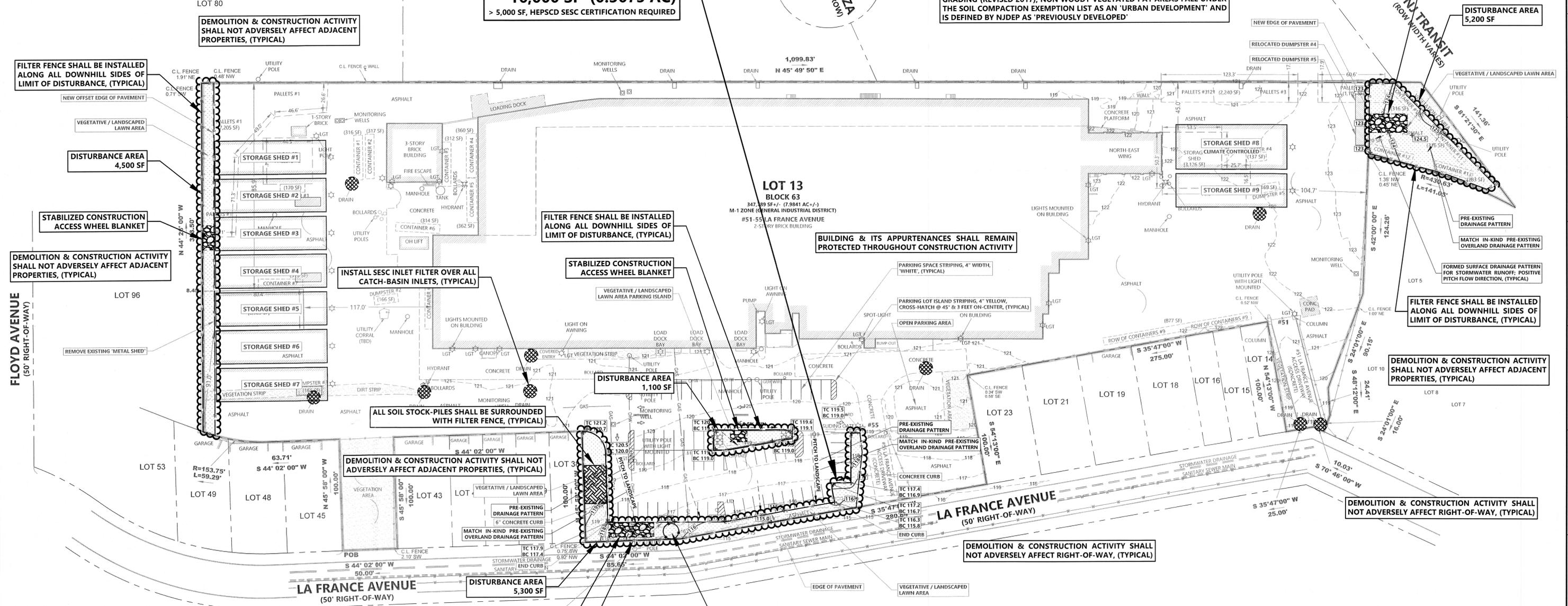
DEMOLITION & CONSTRUCTION ACTIVITY SHALL NOT ADVERSELY AFFECT RIGHT-OF-WAY, (TYPICAL)

STABILIZED CONSTRUCTION ACCESS WHEEL BLANKET

FILTER FENCE SHALL BE INSTALLED ALONG ALL DOWNHILL SIDES OF LIMIT OF DISTURBANCE, (TYPICAL)

TREE PROTECTION AS NECESSARY, (TYPICAL)

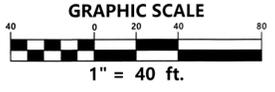
EXCAVATION CONTRACTOR SHALL USE ABSOLUTE CAUTION IN-RELATION TO THE LOCATION OF EXISTING UTILITIES (ABOVE GRADE, OVER-HEAD SUSPENDED, & UNDER-GROUND) WHEN PERFORMING WORK. UTILITY MARK-OUT SHALL BE ORDERED BY CONTRACTOR VIA (DIG-LINE) '811' & NEW JERSEY 'ONE CALL', AND SHALL VERIFIED PRIOR THE COMMENCEMENT OF ANY EXCAVATION WORK



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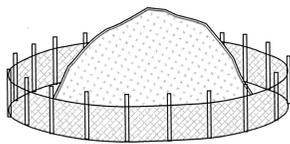
**SOIL EROSION &
SEDIMENT CONTROL**
52 LA FRANCE LLC
#51-55 LA FRANCE AVENUE
LOT 13 - BLOCK 63
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY



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DWG # 6 OF 7
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STOCK PILE NOTES
 1. REFER TO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY 3.9.1
 2. SILT FENCE PROTECTION INSTALLED AROUND STOCK PILE AS PER 'SILT FENCE DETAIL'

- TOPSOIL STOCKPILE PROTECTION**
- APPLY LIMESTONE AT A RATE OF 90 LBS PER 1000 SF
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SF
 - APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB PER 1000 SF & ANNUAL RYEGRASS SEED AT A RATE OF 1 LB PER 1000 SF
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SF
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH
 - PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE

TOPSOIL STOCK PILE DETAIL
 NOT TO SCALE

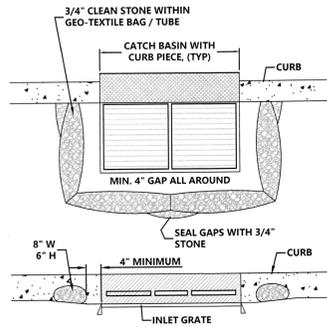
SEEDING DATES IN ACCORDANCE TO TABLE 4-2 & 4-3 OF THE STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY

TEMPORARY STABILIZATION SPECIFICATIONS

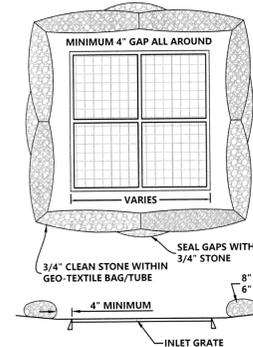
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SF
- APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SF
- APPLY SEED MIXTURE:
 PERENNIAL RYEGRASS AT 1 LB PER 1000 SF
 ANNUAL RYEGRASS AT 1 LB PER 1000 SF
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SF
- APPLY A LIQUID MULCH BINDER OR TRACK TO STRAW OR HAY MULCH

PERMANENT STABILIZATION SPECIFICATIONS

- APPLY TOPSOIL TO A DEPTH OF 5-INCHES (UNSETTLED)
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SF & WORK 4-INCHES INTO THE TOPSOIL
- APPLY FERTILIZER (10-10-10) AT A RATE OF 11 LBS PER 1000 SF, (500 LBS PER ACRE)
- APPLY SEED MIXTURE:
 TALL FESCUE (TURF-TYPE) 6 LBS PER 1000 SF
 PERENNIAL RYEGRASS AT 5 LBS PER 1000 SF
 OPTIMAL PLANTING PERIOD: MARCH 1 - APRIL 30
 ACCEPTABLE PLANTING PERIOD: MAY 1 - AUGUST 14
 ACCEPTABLE PLANTING PERIOD: AUGUST 15 - OCTOBER 15
- MULCH WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SF
- APPLY A LIQUID MULCH BINDER OR TRACK TO STRAW OR HAY MULCH



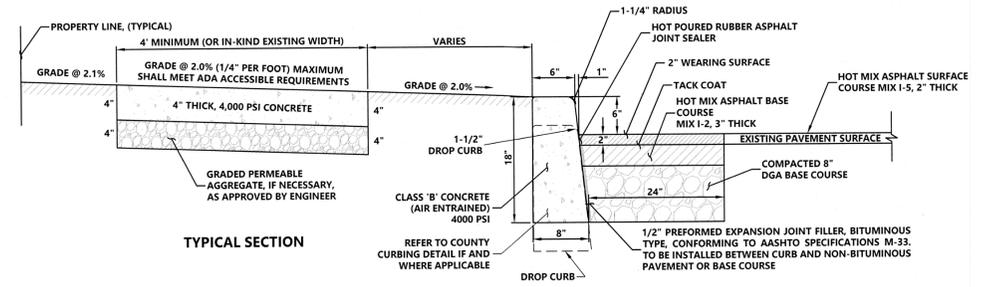
SOIL EROSION CONTROL INLET FILTER DETAIL FOR STORMWATER CATCH-BASIN GRATES
 NOT TO SCALE



SOIL EROSION CONTROL INLET FILTER DETAIL FOR STORMWATER CATCH-BASIN GRATES
 NOT TO SCALE

- INLET FILTER NOTES**
- GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT GEOTEX 117F, BY PROPEX GEOTEXTILE SYSTEMS, OR APPROVED EQUAL
 - 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE TUBE/BAG, SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE
 - WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET
 - INLET GRATE OPENING TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES
 - THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1-YEAR, 24-HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM
 - INSPECTIONS SHALL BE FREQUENT, MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED
 - OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT

- INLET FILTER NOTES**
- GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT GEOTEX 117F, BY PROPEX GEOTEXTILE SYSTEMS, OR APPROVED EQUAL
 - 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE TUBE/BAG, SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE
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 - OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT



PEDESTRIAN SIDEWALK DETAIL
 NOT TO SCALE

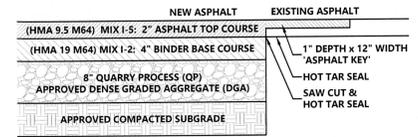
SIDEWALK NOTES
 1. CONCRETE TO BE 4,000 PSI
 2. TRANSVERSE EXPANSION JOINTS, 1/2" NOT MORE THAN 20' AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER, AASHTO M33
 3. SIDEWALKS SHALL HAVE A JOINT INSTALLED AT INTERVALS NOT MORE THAN 10', AND A DUMMY JOINT AT INTERVALS OF NOT MORE THAN 5'
 4. CONTRACTOR TO CONTACT DESIGN ENGINEER IF EXISTING SIDEWALK DIMENSIONS DIFFER THAN THIS DETAIL

CONCRETE CURBING DETAIL
 NOT TO SCALE

- CURBING NOTES**
- CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED) 4,000 PSI @ 28-DAYS
 - TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO SPECIFICATION M-213. RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB
 - CONTRACTOR TO CONTACT DESIGN ENGINEER IF EXISTING ROADWAY CURBING DIMENSIONS DIFFER THAN THIS DETAIL

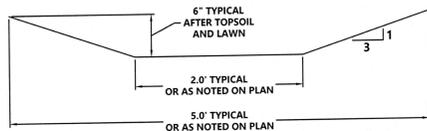
SEQUENCE OF CONSTRUCTION

- OBTAIN ALL NECESSARY AND APPLICABLE CONSTRUCTION PERMITS FROM MUNICIPAL BUILDING DEPARTMENT (CONSTRUCTION OFFICE) AND SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION IF AND WHERE REQUIRED
- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN REQUIREMENTS AS SPECIFIED ON-PLAN; INCLUSIVE, BUT NOT LIMITED TO: STABILIZED CONSTRUCTION ACCESS WHEEL BLANKET, PERIMETER SILT FILTER FENCE, STORMWATER DRAINAGE CATCH-BASIN INLET FILTERS, TOP-SOIL STOCK-PILE CONFINEMENT AREA (SURROUNDED WITH SILT FILTER FENCE), AND TREE PROTECTION, IF AND WHERE APPLICABLE, AND/OR DIRECTED BY ENGINEER
- SCHEDULE SESC INSPECTION WITH MUNICIPAL ENGINEER AND/OR BUILDING INSPECTOR, AS NECESSARY, FOR RELEASE OF ADDITIONAL PERMITS, WHERE APPLICABLE
- DEMOLISH AND REMOVE ALL HARD-SCAPE ITEMS AS PER PLAN (IF REQUIRED). ALL REMOVED MATERIALS DURING CONSTRUCTION SHALL BE DISCARDED AND/OR RECYCLED AS PER SUITABLE STANDARDS OF THE MUNICIPALITY
- EXCAVATE FOR IMPROVEMENTS (LOCATIONS AS PER PLAN)
- GRADE SUB-BASE FOR HARDSCAPE AREAS AS NECESSARY
- INSTALL FINISHED HARDSCAPE SURFACES (CONCRETE CURBING, ASPHALT DRIVES, ET CETERA)
- FINALIZE SUB-GRADE GRADING WITH DRAINAGE PATTERNS, PLACE 5" LAYER OF TOP SOIL & SEED AS PER SESC REQUIREMENTS. TOPSOIL STANDARD: UNIFORM APPLICATION TO AN AVERAGE DEPTH OF FIVE (5) INCHES, MINIMUM FOUR (4) INCHES, OF TOPSOIL, FIRMED IN-PLACE, IS REQUIRED (FOR PLACEMENT) AND THEN SEED AS PER SESC SPECIFICATIONS
- TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED UPON THE PERMANENT STABILIZATION OF ALL EXPOSED AREAS. IF REQUIRED, OBTAIN AUTHORIZATION VIA INSPECTION BY SESC OFFICIAL AND/OR MUNICIPAL ENGINEER / BUILDING INSPECTOR

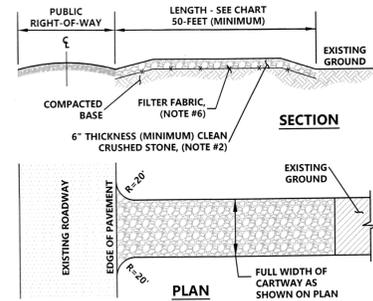


NOTE
 FOR ASPHALT REPAIRS, REMOVE UNSUITABLE EXISTING CONDITIONS TO DEPTHS AS NECESSARY AND REPLACE WITH MATERIALS AS SPECIFIED

ASPHALT CONSTRUCTION DETAIL CROSS-SECTION FOR PARKING AREAS & DRIVE-LANES
 NOT TO SCALE



GRADED DRAINAGE SWALE
 NOT TO SCALE

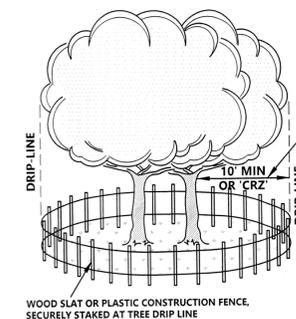


- TRACKING PAD NOTES**
- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION
 - STONE SIZE SHALL BE ASTM C-33, SIZE #2 OR #3, CLEANED CRUSHED ANGULAR STONE
 - THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE NOT BE LESS THAN 6" (SIX INCHES)
 - WIDTH - NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OF EGRESS
 - LENGTH - STABILIZED CONSTRUCTION ACCESS SHALL NOT BE LESS IN LENGTH THAN AS SPECIFIED IN THE CHART BELOW
 - AT POORLY DRAINED LOCATIONS, SUB-SURFACE DRAINAGE GRAVEL FILTER FABRIC SHALL BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE
 - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY / PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN-OUT OF ANY MEASURE USED TO TRAP SEDIMENT
 - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY

% SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0% TO 2%	COARSE SOILS 50- FEET FINE SOILS 100- FEET
2% TO 5%	100- FEET 200- FEET
> 5%	ENTIRE SURFACE TO BE STABILIZED*

*IF REQUIRED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY

STABILIZED CONSTRUCTION ACCESS WHEEL BLANKET TRACKING PAD DETAIL
 NOT TO SCALE



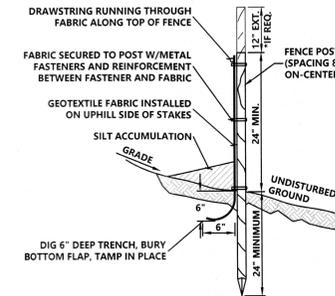
TREE PROTECTION DETAIL
 NOT TO SCALE

- TREE PROTECTION NOTES**
- ALL SPECIMEN TREES AS SHOWN ON THE PLANS ARE TO BE PROTECTED DURING CONSTRUCTION
 - THE CONTRACTOR SHALL INSTALL SNOWING FENCE AT THE DRIP LINE OF EACH SPECIMEN TREE BEFORE WORKING IN VICINITY OF THE TREE
 - CRITICAL ROOT ZONE (CRZ) FORMULA: ONE INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH) EQUALS ONE FOOT OF RADIUS PROTECTION OF TREE FROM CENTER OF TREE OUTWARDS

- TREE NOTES**
- IF TREES ARE TO BE REMOVED AS PART OF THIS APPLICATION, THE OWNER SHALL OBTAIN A TREE REMOVAL PERMIT FROM THE MUNICIPALITY
 - CONSTRUCTION ACTIVITY SHALL BE KEPT CLEAR OF ALL TREES TO REMAIN, WHEREAS TREE PROTECTION SHALL BE INSTALLED IF AND WHERE NECESSARY AS PER THE PROVIDED CONSTRUCTION DETAIL WITHIN THIS PLAN SET
 - NO ADJACENT PROPERTY(S) TREE ROOTS SHALL BE COMPROMISED AS A RESULT OF THIS APPLICATION. IF ADJACENT PROPERTY(S) TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THE IMMEDIATE ARE EXCAVATION SHALL COME TO A HALT, WHEREAS THE ADJACENT PROPERTY OWNER(S) SHALL BE CONTACTED ACCORDINGLY. A TREE EXPERT SHALL BE ENGAGED TO EVALUATE THE PROPOSED EXCAVATION ACTIVITIES AT THE SOLE COST OF THE OWNER

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

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED
- ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCSD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPCSD.ORG
- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2 - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE
- STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT



- REQUIREMENTS FOR SILT FENCE**
- FENCE POSTS SHALL BE SPACED 8 FEET ON-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES
 - A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FT. HEIGHT MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED
 - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FT. ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS AND STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHER, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE PORTION OF THE FENCE FOR ADDED STRENGTH

SILT FENCE DETAIL
 NOT TO SCALE

STANDARD FOR DUST CONTROL

DEFINITION - THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS

PURPOSE - TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY

CONDITION WHERE PRACTICE APPLIES - THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS

WATER QUALITY ENHANCEMENT - SEDIMENTS DEPOSITED AS 'DUST' ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES

PLANNING CRITERIA

- THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
- MULCHES - REFER TO 'STANDARD OF STABILIZATION WITH MULCHES ONLY' (PAGE 5-1)
 - VEGETATIVE COVER - REFER TO STANDARD FOR: 'TEMPORARY VEGETATIVE COVER', (PAGE 7-1), 'PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION' (PAGE 4-1), AND 'PERMANENT STABILIZATION WITH SOD' (PAGE 6-1)
 - SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS

DUST CONTROL MATERIALS, TABLE 16-1*

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. *REFER TO: 'SEDIMENT BASIN STANDARDS' (PAGE 26-1)		
ACICULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

*REFER TO 'STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY'

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL

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 #51-55 LA FRANCE AVENUE
 LOT 13 - BLOCK 63
 TOWNSHIP OF BLOOMFIELD
 ESSEX COUNTY, NEW JERSEY

ANGELO ONELLO III, PE
 NEW JERSEY PROFESSIONAL ENGINEER
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DATE	REVISIONS	AS PER OWNER DIRECTION
2024 10/23	REVISIONS AS PER OWNER DIRECTION	
2024 06/14	ORIGINAL PLAN DATE	
YEAR	MM/DD	REVISION DIGEST NOTES

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Construction Details.dwg
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