

PRELIMINARY/FINAL SITE PLAN 320 VALLEY BROOK AVENUE

LOTS 4, 5, & 6, BLOCK 68
TOWNSHIP OF LYNDHURST, COUNTY OF BERGEN, NEW JERSEY 07071

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
N.J. CERTIFICATE OF AUTHORIZATION: 24GA27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

ABBREVIATIONS

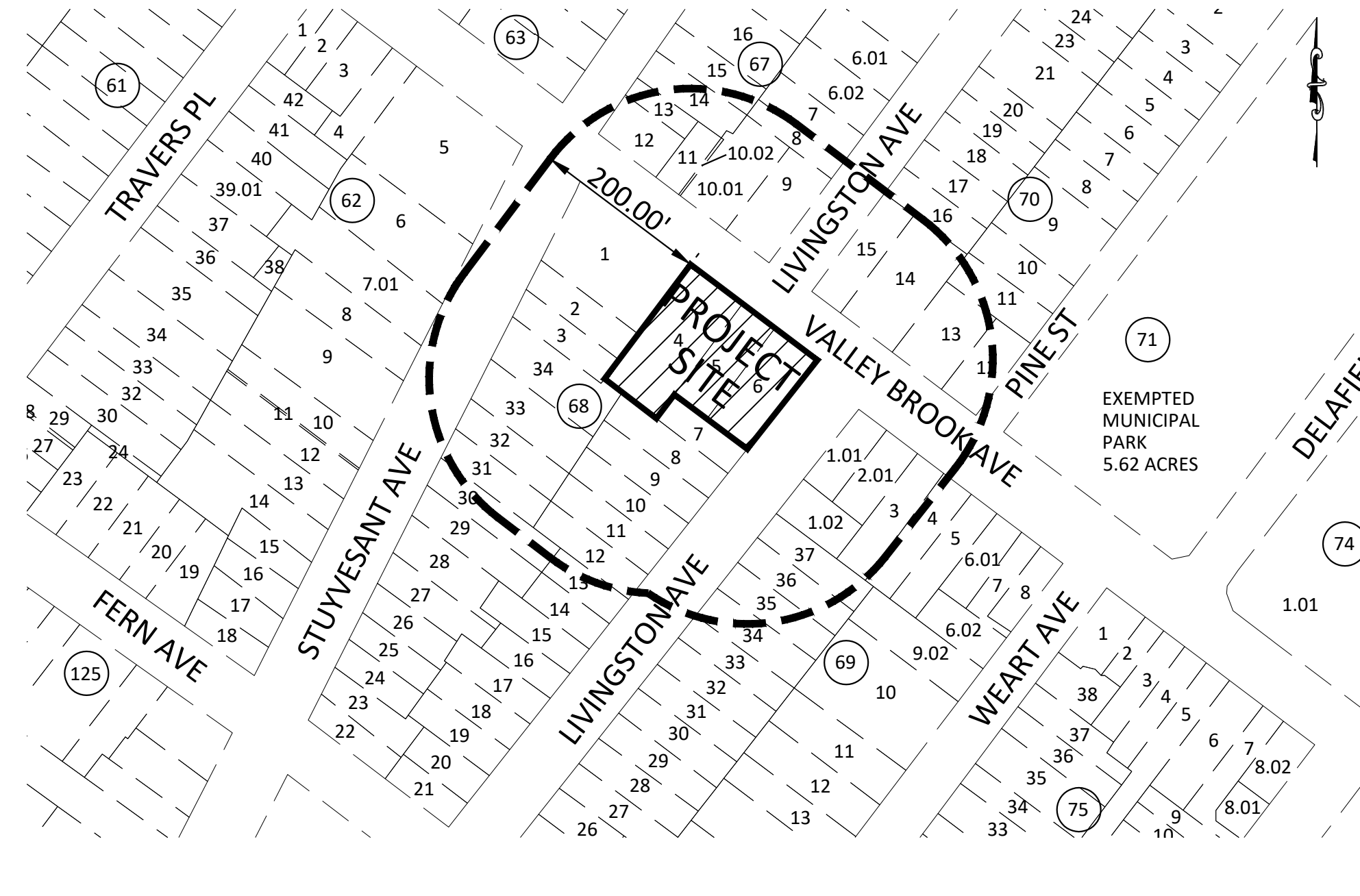
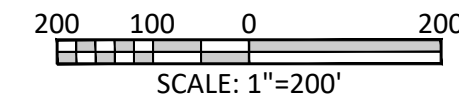
ACP	ASBESTOS CEMENT PIPE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
BLOG	BUILDING
BLK	BLOCK
BIT	BITUMINOUS
BM	BENCHMARK
BOL	BOLLARD
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
DC	DEPRESSED CURB
DIP	DUCTILE IRON PIPE
D/W	DRIVEWAY
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FC	FLUSH CURB
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FND	FOUND
FR	FRAME
FT	FEET
GAR	GARAGE
GF	GARAGE FLOOR
GR	GRATE
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
INV	INVERT
IP	IRON PIPE
LF	LINEAR FEET
MB	MAIL BOX
MH	MANHOLE
MW	MONITORING WELL
N/F	NOW OR FORMERLY
OC	OUTLET CONTROL STRUCTURE
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PVI	POINT OF VERTICAL INTERSECTION
PF	POINT OF FROG
PS	POINT OF SWITCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RR	RAILROAD
RRT	RAILROAD TIE
SAN	SANITARY
SL	SLOPE
SRF	SPLIT RAIL FENCE
STOCK	STOCKADE FENCE
STM	STORM
STRIP	STRIFE
STY	STORY
S/W	SIDEWALK
TEL	TELEPHONE
TC	TOP OF CURB
T/L	TRAFFIC LIGHT
TW	TOP OF WALL
TG	TOP OF GRATE
TYP	TYPICAL
UC	UNDERGROUND CONDUIT
UGE	UNDERGROUND ELECTRIC
U/P	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WSF	WOOD STOCKADE FENCE
WV	WATER VALVE

LOCATION MAPS



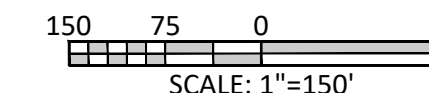
KEY MAP

SOURCE: AERIAL IMAGE FROM NIGN'S INFORMATION WAREHOUSE, QUADRANTS K6A1, K6A2, K6A5, AND K6A6
GEOGRAPHIC (NAD 1983): LATITUDE: 40° 42' 42" N | LONGITUDE: 74° 05' 34" W



AREA MAP

SOURCE: TOWNSHIP OF LYNDHURST TAX MAPS, SHEET N° 05
DATA SOURCE: NJMCS, TOWNSHIP OF LYNDHURST (JUNE 1988)



PROJECT CONTACTS

CIVIL ENGINEER/SURVEYOR
DRESDNER ROBIN
55 LANE ROAD, SUITE 220
FAIRFIELD, NJ 07004
973-559-7421

ARCHITECT
VIRGONA & VIRGONA ARCHITECTS
125 RIVER ROAD SUITE 201
EDGEWATER, NJ 07020
201-945-2999

LANDSCAPE ARCHITECT
DRESDNER ROBIN
55 LANE ROAD, SUITE 220
FAIRFIELD, NJ 07004
973-559-7421

ATTORNEY
KAUFMAN, SEMERARO & LEIBMAN, LLP
2 EXECUTIVE DRIVE, SUITE 530
FORT LEE, NJ 07024
201-947-8855

02	03-04-2022	GENERAL REVISIONS	MSB
01	07-01-2021	REV. PER ENGINEER OF RECORD	LMF
N	DATE	DESCRIPTION	BY

OWNER:
312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

APPLICANT:
312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

200 FT PROPERTY OWNER'S LIST

BLOCK LOT	PROPERTY OWNER	PROPERTY OWNER MAILING ADDRESS	PROPERTY LOCATION
62 6	SAYED, ZAHEDA & KADRI, NADIA	315 STUYVESANT AVENUE, LYNDHURST, NJ 07071	315 STUYVESANT AVENUE
62 7.01	SAVINO, LYNETTE	317 STUYVESANT AVE, LYNDHURST, NJ 07071	317 STUYVESANT AVE
67 7	SENSE, JOHN A & PATRICIA J	285 LIVINGSTON AVE, LYNDHURST, NJ 07071	295 LIVINGSTON AVE
67 8	SENSE, JOHN A & PATRICIA J	285 LIVINGSTON AVE, LYNDHURST, NJ 07071	291 LIVINGSTON AVE
67 9	LEE, GREG J	317 VALLEY BROOK AVE, LYNDHURST, NJ 07071	317 VALLEY BROOK AVE
67 10.01	SENSE, JOHN A & PATRICIA J	285 LIVINGSTON AVE, LYNDHURST, NJ 07071	311 VALLEY BROOK AVE
67 11	TORRE, GIUSEPPE (A.A. JOSEPH)	2601 NE 3RD CT., UNIT 409, BOYNTON BEACH, FL 33435	305-307 VALLEY BROOK AVE
67 12	CHUNG, ARNOLD & MIMI	1 PARKER PLACE, OLD TAPPAN, NJ 07675	296-298 STUYVESANT AVE
67 13	CHENG, PO TIN	294 STUYVESANT AVE., LYNDHURST, NJ 07071	294 STUYVESANT AVE
67 14	209 STUYVESANT LLC	96 STEVENS PLACE, NORTH ARLINGTON, NJ 07031	290-292 STUYVESANT AVE
67 15	HAL REALTY LLC	288 STUYVESANT AVE, LYNDHURST, NJ 07071	288 STUYVESANT AVE
68 1	324 M P BROADWAY LLC ETAL	190 MAIN STREET #201, HACKENSACK, NJ 07601	300-308 STUYVESANT AVE
68 2	HALKARD, DANIEL	310 STUYVESANT AVE, LYNDHURST, NJ 07071	310 STUYVESANT AVE
68 3	GIACCHI, GIUSEPPE & ROSARIA	312 STUYVESANT AVE, LYNDHURST, NJ 07071	312 STUYVESANT AVE
68 7	TIMPANARO, JAMES & DEBORAH	311 LIVINGSTON AVE, LYNDHURST, NJ 07071	311 LIVINGSTON AVE
68 8	BLANCO, LUIS A	313 LIVINGSTON AVE, LYNDHURST, NJ 07071	313 LIVINGSTON AVE
68 9	CECRO, MARY ANN	317 LIVINGSTON AVE, LYNDHURST, NJ 07071	317 LIVINGSTON AVE
68 10	RUBEL, KEITH	128 PAULADES DRIVE, FREEHOLD, NJ 07728	319 LIVINGSTON AVE
68 11	BIANCAMANO, GENEVEVE	323 LIVINGSTON AVE, LYNDHURST, NJ 07071	323 LIVINGSTON AVE
68 12	GRONINGER, MARK & GAIL	325 LIVINGSTON AVE, LYNDHURST, NJ 07071	325 LIVINGSTON AVE
68 13	REYNOLDS, GREGORY P. & ELLEN M.	327 LIVINGSTON AVE, LYNDHURST, NJ 07071	327 LIVINGSTON AVE
68 30	BELLO, MIREYA	328 STUYVESANT AVE, LYNDHURST, NJ 07071	328 STUYVESANT AVE
68 31	D'AGOSTA, ANTHONY	326 STUYVESANT AVE, LYNDHURST, NJ 07071	326 STUYVESANT AVE
68 32	NICASTRO, PAUL S.	8523 OLD FOREST DRIVE N.E., LEASD, NORTH CAROLINA 28451	322 STUYVESANT AVE
68 33	FERSCHWEILER, TRACY & CHRISTINE	318 STUYVESANT AVE, LYNDHURST, NJ 07071	318 STUYVESANT AVE
68 34	COZZI, JOHN M & ALVCE	314 STUYVESANT AVE, LYNDHURST, NJ 07071	314 STUYVESANT AVE
69 1.01	HEREDIA, OLGA M	338 VALLEY BROOK AVE, LYNDHURST, NJ 07071	338 VALLEY BROOK AVE
69 1.02	MORIANO, LUCY	308 LIVINGSTON AVE, LYNDHURST, NJ 07071	308 LIVINGSTON AVE
69 2.01	SALEK, BEVERLY A	342 VALLEY BROOK AVE, LYNDHURST, NJ 07071	342 VALLEY BROOK AVE
69 3	SHUTT, LOURRAINE & GABRIEL, BARBARA	344 VALLEY BROOK AVE, LYNDHURST, NJ 07071	344 VALLEY BROOK AVE
69 4	WEIDIG, LESLIE	344 VALLEY BROOK AVE, LYNDHURST, NJ 07071	344 VALLEY BROOK AVE
69 33	FREITAS, RAFAEL & ROMAN, C.	320 LIVINGSTON AVE, LYNDHURST, NJ 07071	320 LIVINGSTON AVE
69 34	ARCENALES, FAUSTO & EVELYN	318 LIVINGSTON AVE, LYNDHURST, NJ 07071	318 LIVINGSTON AVE
69 35	AHMUTY, JUDY ANN	316 LIVINGSTON AVE, LYNDHURST, NJ 07071	316 LIVINGSTON AVE
69 36	AHMUTY, JUDY ANN	314 LIVINGSTON AVE, LYNDHURST, NJ 07071	314 LIVINGSTON AVE
69 37	SILVERIO, SERGIO & ANNA	312 LIVINGSTON AVE, LYNDHURST, NJ 07071	312 LIVINGSTON AVE
70 11	TOWNSHIP OF LYNDHURST	VALLEY BROOK AVE., LYNDHURST, NJ 07071	281 PINE STREET
70 12	ALBANESE, STANLEY & SHARON	273 LIVINGSTON AVE., LYNDHURST, NJ 07071	273 LIVINGSTON AVE
70 13	LANDMARK INVESTMENTS LLC	561 MOUNTAIN AVENUE, WYCKOFF, NJ 07481	339 VALLEY BROOK AVE
70 14	CSMH, LLC	6 JACLYN DRIVE, EAST HANOVER, NJ 07936	333 VALLEY BROOK AVE
70 15	HRAMARCZYK, MAREK	325 VALLEY BROOK AVE, LYNDHURST, NJ 07071	325 VALLEY BROOK AVE
70 16	SPINA, FILOMENA C/O SPINA, NICHOLAS	290 LIVINGSTON AVE, LYNDHURST, NJ 07071	290 LIVINGSTON AVE

*SEE AGENCY AND UTILITY CONTACTS LIST TO ALSO BE NOTIFIED
REFERENCE: OWNERS & ADDRESS REPORT BASED ON 01/24/2020 CERTIFIED LIST BY TOWNSHIP OF LYNDHURST.

SHEET INDEX

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	DATE	REVISION DATE
1	G-001	COVER SHEET	01-17-2020	03-04-2022
2	C-301	SITE LAYOUT PLAN	01-17-2020	03-04-2022
3	C-400	GRADING PLAN	01-17-2020	03-04-2022
4	C-411	DRAINAGE PLAN	01-17-2020	03-04-2022
5	C-500	UTILITY PLAN	01-17-2020	03-04-2022
6	L-601	LANDSCAPE PLAN	01-17-2020	03-04-2022
7	L-711	LIGHTING PLAN	01-17-2020	03-04-2022
8	C-801	SOIL EROSION AND SEDIMENT CONTROL PLAN	01-17-2020	03-04-2022
9	C-811	REMOVALS PLAN	01-17-2020	03-04-2022
10	C-901	CONSTRUCTION DETAILS I	01-17-2020	03-04-2022
11	C-902	CONSTRUCTION DETAILS II	01-17-2020	03-04-2022
12	C-903	CONSTRUCTION DETAILS III	01-17-2020	03-04-2022

SUPPLEMENTAL PLANS

V-101	BOUNDARY AND TOPOGRAPHIC SURVEY	04-18-2018		
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GENERAL NOTES

- DRESDNER ROBIN ACCEPTS NO RESPONSIBILITY FOR THE MODIFICATION, COPYING, OR USE OF THESE DOCUMENTS BY ANY PARTY. THESE DOCUMENTS ARE ONLY INTENDED FOR USE BY THE CLIENT TO WHICH WE ARE CONTRACTED FOR OUR SERVICES. THESE PLANS ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.
- THE USE OF THIS PLAN, OR SET OF PLANS, MAY BE DEFICIENT ON ITS OWN TO PROPERLY COMPLETE THE IMPROVEMENTS SHOWN HEREIN. THIS PLAN MAY BE PART OF A MORE COMPREHENSIVE SET OF PLANS AND MAY ONLY PARTIALLY REPRESENT THE INTENDED IMPROVEMENTS OR WORK. EACH INDIVIDUAL PLAN CONTAINS RELEVANT INFORMATION FOR A SPECIFIC PURPOSE, BUT INTENDED TO BE USED IN CONJUNCTION WITH THE REMAINDER OF THE PLAN SET. FURTHERMORE, THE ENTIRE PLAN SET MAY REQUIRE ADDITIONAL INFORMATION REPRESENTED IN DESIGN DOCUMENTS BY OTHERS (I.E. ARCHITECTURAL PLANS, ROADWAY PLANS, STRUCTURAL PLANS, GEOTECHNICAL REPORTS, ETC.) IN ORDER TO PROPERLY PERFORM THE WORK.
- THESE DOCUMENTS ARE PREPARED FOR THE PURPOSES OF REVIEW BY VARIOUS REGULATORY AGENCIES AND ARE NOT REPRESENTED AS SUITABLE FOR ANY OTHER PURPOSE. INFORMATION SHOWN HEREIN GENERALLY DEPICTS A PROJECT LOCATION, PROPERTY LIMIT, USE, SCOPE AND NATURE OF IMPROVEMENTS. PLAN DIMENSIONS ARE FURNISHED SOLELY IN SUPPORT OF THE FOREGOING DEFINITION AND ARE NOT REPRESENTED AS BEING SUITABLE FOR ANY OTHER USE.
- EXISTING TOPOGRAPHIC FEATURES, UTILITIES AND SUBSURFACE CONDITIONS SHOWN HEREIN ARE BASED ON SURVEY INFORMATION OR INFRASTRUCTURE RECORDS FURNISHED BY OTHERS OR AN INTERPRETATION OF FEATURES READILY OBSERVABLE AT THE TIME OF DRESDNER ROBIN'S SERVICE. UNLESS SPECIFICALLY NOTED, NO DETAILED OR INTRUSIVE INVESTIGATIONS OF UTILITY OR SUBSURFACE FEATURES HAVE BEEN UNDERTAKEN TO CONFIRM DEPICTED FEATURES. DRESDNER ROBIN ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
- PURSUANT TO NEW JERSEY'S UNDERGROUND FACILITY PROTECTION ACT (N.J.S.A. 48:2-73), THE CONTRACTOR MUST CONTACT THE NEW JERSEY ONE CALL SYSTEM AT (800) 272-1000 OR 811 FOR A MARKOUT OF ALL PUBLIC UTILITY LINES ON AND ADJACENT TO THE WORKSITE. AS REQUIRED BY THE REGULATIONS AT N.J.A.C. 14:2, THE CONTRACTOR MUST ALLOW FOR THE REQUIRED WAITING PERIOD TO EXPIRE PRIOR TO EXCAVATION IN ORDER TO ENSURE THAT ALL PUBLIC UTILITY LINES ARE MARKED. PRIVATE UTILITY LINES MAY EXIST WITHIN THE WORK AREA AND MAY OR MAY NOT BE MARKED. CARE SHOULD BE TAKEN TO AVOID DAMAGING ALL UTILITY LINES (MARKED AND UNMARKED) DURING EXCAVATION WORK.
- UTILITY AND OTHER CONSTRUCTION NOTES, WHERE SHOWN ON THE DOCUMENTS, ARE PROVIDED AS REQUESTED BY REGULATORY REVIEW AGENCIES AND/OR QUASI-GOVERNING AGENCIES SUCH AS UTILITY PROVIDERS. SAID NOTES ARE NOT FURNISHED TO ENABLE THESE DOCUMENTS FOR CONSTRUCTION PURPOSES.
- EXISTING INFORMATION SHOWN HEREIN SHALL BE VERIFIED, BY THE CONTRACTOR, PRIOR TO COMMENCING CONSTRUCTION, CONSTRUCTION LAYOUT OR ORDERING MATERIALS. THE ENTITY RESPONSIBLE FOR CONSTRUCTION LAYOUT SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF INFORMATION SHOWN WITHIN THESE DOCUMENTS UTILIZING AN INDEPENDENT VERIFICATION AND IMMEDIATELY REPORT ANY DEVIATIONS TO DRESDNER ROBIN PRIOR TO CONSTRUCTION.
- THE IMPLEMENTATION OF ALL APPLICABLE WORKSITE SAFETY REGULATIONS, INCLUDING THOSE REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL STATE AND LOCAL AUTHORITIES HAVING JURISDICTION, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OSHA WORKSITE SAFETY REGULATIONS ARE PUBLISHED AT 29 CFR 1926 WITHIN VARIOUS SUBPARTS RELATIVE TO SPECIFIC TYPES OF WORK. DRESDNER ROBIN TAKES NO RESPONSIBILITY FOR WORKSITE SAFETY PROVISIONS RELATIVE TO THE ONSITE WORK FORCE.

AGENCY CONTACTS

ELECTRIC COMPANY PUBLIC SERVICE (PSE&G)	PSE&G 325 COUNTY AVE. SECAUCUS, NJ 07094
GAS COMPANY PUBLIC SERVICE (PSE&G)	PASSAIC RIVER COALITION 246 MADISONVILLE ROAD BASKING RIDGE, NJ 07920
WATER COMPANY PASSAIC VALLEY WATER	NEW JERSEY MEADOWLANDS COMMISSION ONE DEKORTE PLAZA LYNDHURST, NJ 07071
SEWERS PASSAIC VALLEY SEWAGE COMMISSION	NEW JERSEY TRANSIT 1 PENN PLAZA EAST NEWARK, NJ 07105
CABLE TV COMCAST CABLEVISION	PORT AUTHORITY OF NY & NJ 225 PARK AVENUE SOUTH NEW YORK, NY 10003
FIRE DEPARTMENT VOLUNTEER (TOWNSHIP OF LYNDHURST)	BERGEN COUNTY PLANNING BOARD ONE BERGEN COUNTY PLAZA, 4TH FLOOR HACKENSACK, NJ 07601
AMBULANCE VOLUNTEER (TOWNSHIP OF LYNDHURST)	COMMISSIONER OF TRANSPORTATION DEPARTMENT OF TRANSPORTATION P.O. BOX 600 TRENTON, NJ 08625-0600
TOWNSHIP OF LYNDHURST 367 VALLEY BROOK AVENUE LYNDHURST, NJ 07071	STATE PLANNING COMMISSION DEPARTMENT OF COMMUNITY AFFAIRS P.O. BOX 800 TRENTON, NJ 08625-0800
PASSAIC VALLEY WATER 1525 MAIN STREET CLIFTON, NJ 07015 COMCAST CABLEVISION 800 RAHWAY AVE. UNION, NJ 07087	PASSAIC VALLEY SEWAGE 600 WILSON AVE. NEWARK, NJ 07105

CERTIFICATIONS

TOWNSHIP OF LYNDHURST

APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF LYNDHURST AT A MEETING HELD ON THE _____ DAY OF _____ 20__

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

DRAWING TITLE:

COVER SHEET

PROJECT:

320 VALLEY BROOK AVENUE

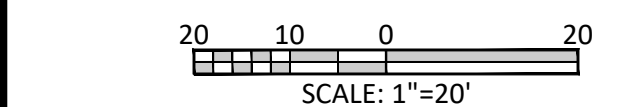
LOCATION:

312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5, & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

MATTHEW J. NEULS

PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

SCALE:



DRAWN BY: MR	CHECKED BY: MJN	DRAWING NUMBER: G-001
SCALE: 1"=20'	DATE: 01-17-2020	
JOB NO: 10938-002	SHEET 1	OF 12

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

NO	DATE	DESCRIPTION	BY
02	03-04-2022	GENERAL REVISIONS	MSB
01	07-01-2021	REV. PER ENGINEER OF RECORD	LMF

REVISIONS:

OWNER:
312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

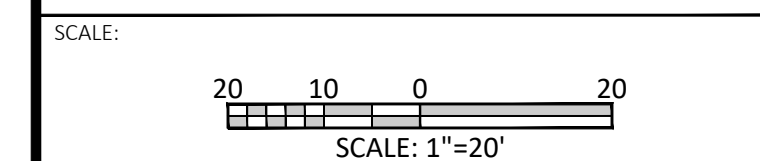
APPLICANT:
312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

DRAWING TITLE:
SITE PLAN

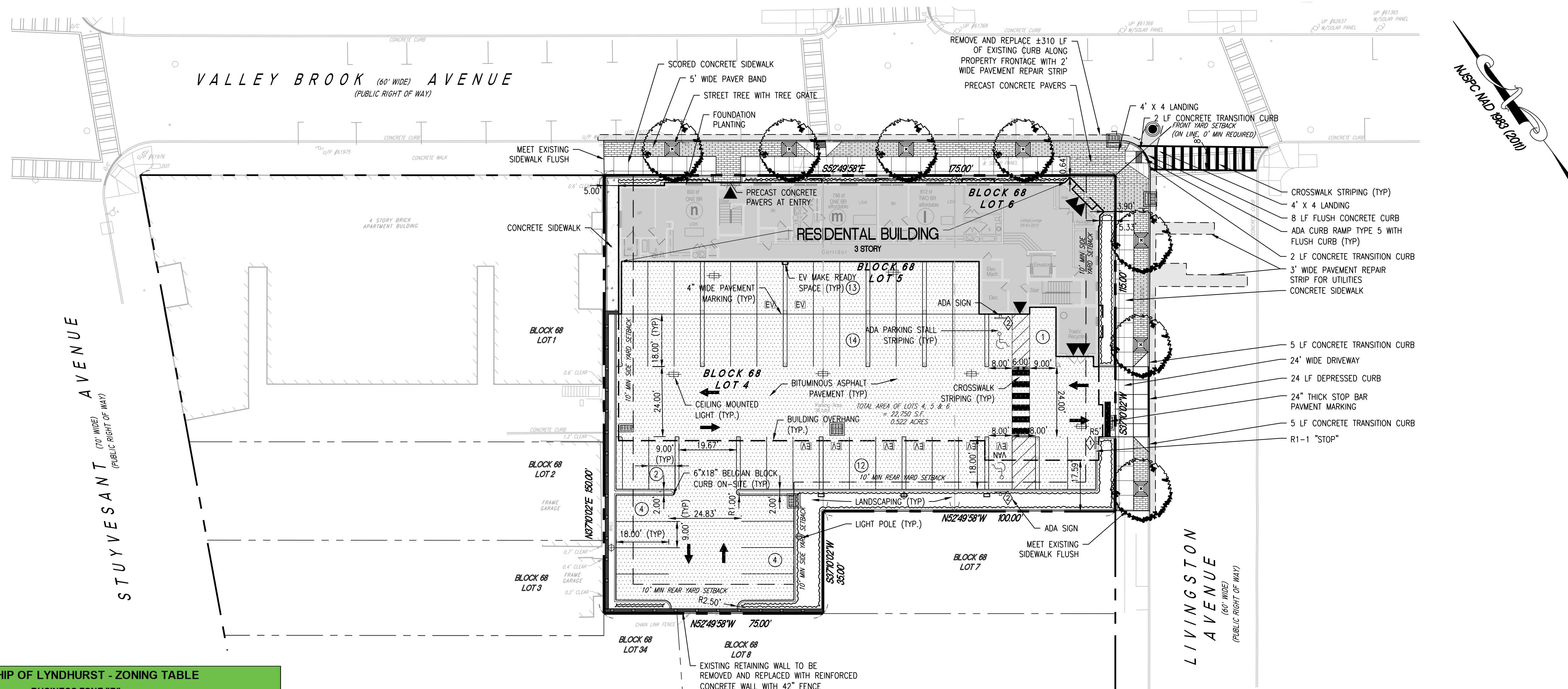
PROJECT:
320 VALLEY BROOK AVENUE

LOCATION:
**312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5 & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY**

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300



DRAWN BY: GRG/LV	CHECKED BY: MJN	DRAWING NUMBER: C-301
DATE: 01-17-2020	DATE: 01-17-2020	
JOB NO: 10938-002	SHEET 2	OF 12



TOWNSHIP OF LYNDHURST - ZONING TABLE BUSINESS ZONE "B"

Block 68 Lot 4, 5, AND 6				
ZONING REGULATION:	PERMITTED	PROVIDED	STATUS	CODE
Permitted Uses	See note 1	Multi-Family Dwelling	V	TLO 21-4.5(a)
Minimum Lot Area (sf)	4,000	22,750	C	TLO 21-6
Minimum Lot Width (ft)	40	175	C	TLO 21-6
Minimum Lot Depth (ft)	100	132.5	C	TLO 21-6
Minimum Front Yard (ft)	0	0.64	C	TLO 21-6
Minimum Rear Yard (ft)	10	17.59	C	TLO 21-6
Minimum Side Yard (Interior lot)	10 (See note 3)	5.0	V	TLO 21-6
Minimum Side Yard (Corner Lot)	10	3.9	V	TLO 21-6
Maximum Principal Building Coverage	60%	23.4% (ground level) 64.8% (overhang)	C	TLO 21-6
Maximum Height (feet)	35	<35	C	TLO 21-6
Maximum Height (stories)	3	3.0	C	TLO 21-6
Driveway and Curb Openings				
Two Way Operation (feet)	22 (min) - 26 (max)	24.0	C	TLO 21-8.11(f)
Parking				
Garden Apartment	43 (See notes 2 & 3)	50	C	RSIS Table 4.4

ADDITIONAL SITE STATISTICS:		COMMENTS:
Coverage - Building - Ground Level (sf)		5,327 Based on architectural plan
Coverage - Building - Overhang (sf)		14,752 Based on architectural plan
No. of Dwelling Units		25 Based on architectural plan
Unit Breakdown		
1 Bedroom		16 Based on architectural plan
2 Bedroom		8 Based on architectural plan
3 Bedroom		1 Based on architectural plan
Total Provided		25 Based on architectural plan
Parking		
No. of Standard Spaces		48
No. of Exterior ADA Spaces		2
Total Provided		50

Abbreviations:
C - Complies/Conforms to specified code
V - Variance from Municipal Ordinance Required
N/A - Not applicable
TLO - Township of Lyndhurst Ordinance
RSIS - NJ Residential Site Improvement Standards (5:21)

- Notes:
- Permitted uses include retail stores, services establishments, business, professional, and government services, banks, nursery schools, day cares (TLO 21-4.5(a)). Dwellings are noted as an excluded use (TLO 21-4.5(c)).
 - Parking requirements are 1.8 spaces per 1 bedroom, 2.0 spaces per 2 bedroom, and 2.1 spaces per 3 bedroom. Total Parking requirement is as follows:
 $16(1.8) + 8(2.0) + 1(2.1) = 46.9 = 47$ spaces
 - Per section D.1. of the statewide Ordinance Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces, the developer is required to prepare as Make-Ready parking spaces at least 15 percent of the required off-street parking spaces, and install EVSE in at least one-third of the 15 percent of Make-Ready parking spaces. Subsequently, one-third of the make ready spaces are to be activated three years thereafter, with the remainder activated six years thereafter. A parking space prepared with EVSE or Make-Ready equipment shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10 percent of the total required parking.
47 spaces * 0.15 = 7.05 (assume 8 EV Make-Ready spaces required)
8 spaces / 47 spaces = 0.17 (assume 10% maximum reduction - 43 spaces required)
 - Per TLO 21-6 Schedule of Regulations Note 7, the minimum side yard setback for an interior lot is 0, unless adjacent to a residential zone. The minimum side yard dimension shall be ten (10) feet when adjacent to a residential zone.

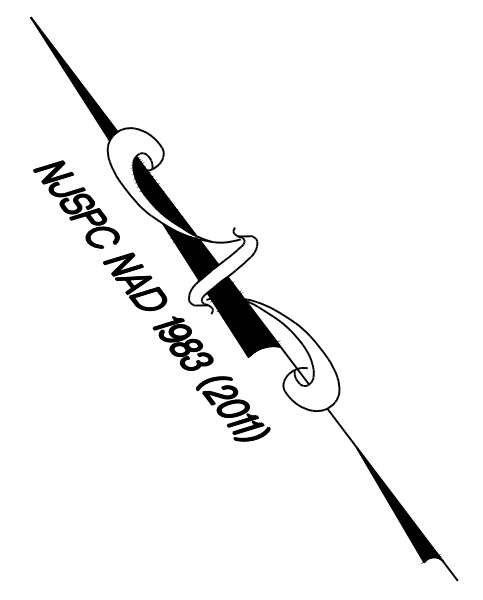
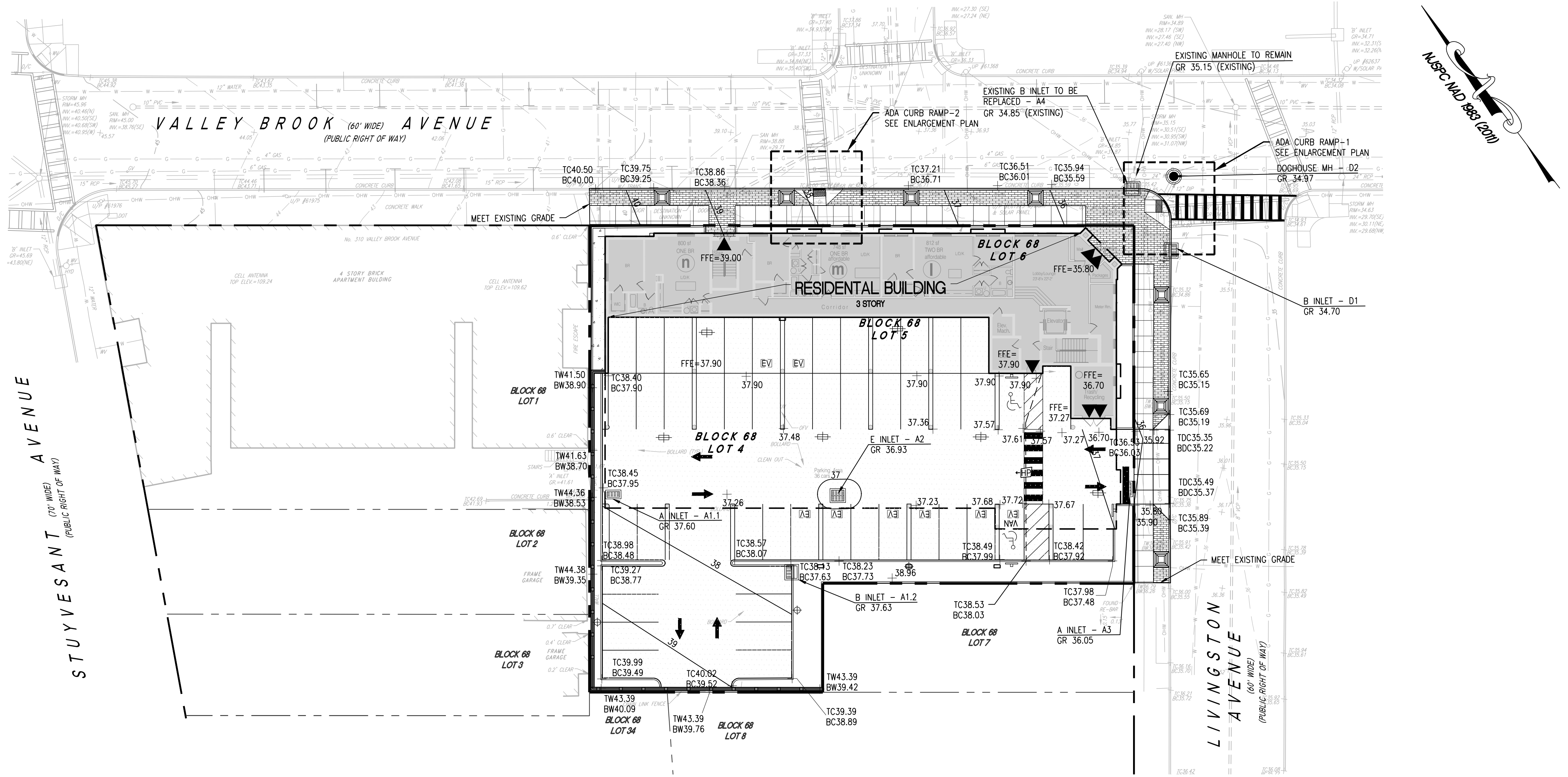
REFERENCES:

- EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 312-318 & 324 VALLEY BROOK AVENUE, LOTS 4, 5 & 6, BLOCK 68, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY," PREPARED BY DRESDNER ROBIN FOR MELI PLUMBING, AND DATED 04/18/2018.
- ARCHITECTURAL BACKGROUND PROVIDED BY VIRGONA + VIRGONA DATED 01/08/20 LAST REVISED 9.2.20.
- SUPPLEMENTAL EXISTING CONDITIONS OF R.O.W. ADA CURB RAMPS SHOWN BASED ON AERIAL IMAGERY FROM NEARMAP DATED 09-29-2019.

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL



NO	DATE	DESCRIPTION	BY
02	03-04-2022	GENERAL REVISIONS	MSB
01	07-01-2021	REV. PER ENGINEER OF RECORD	LMF

REVISIONS:

OWNER:
312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

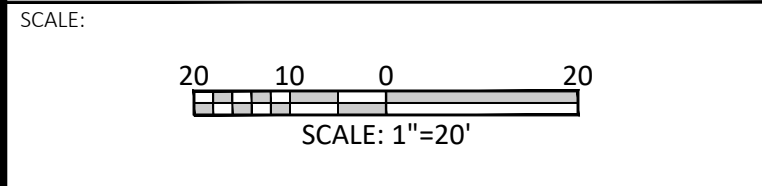
APPLICANT:
312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

DRAWING TITLE:
GRADING PLAN

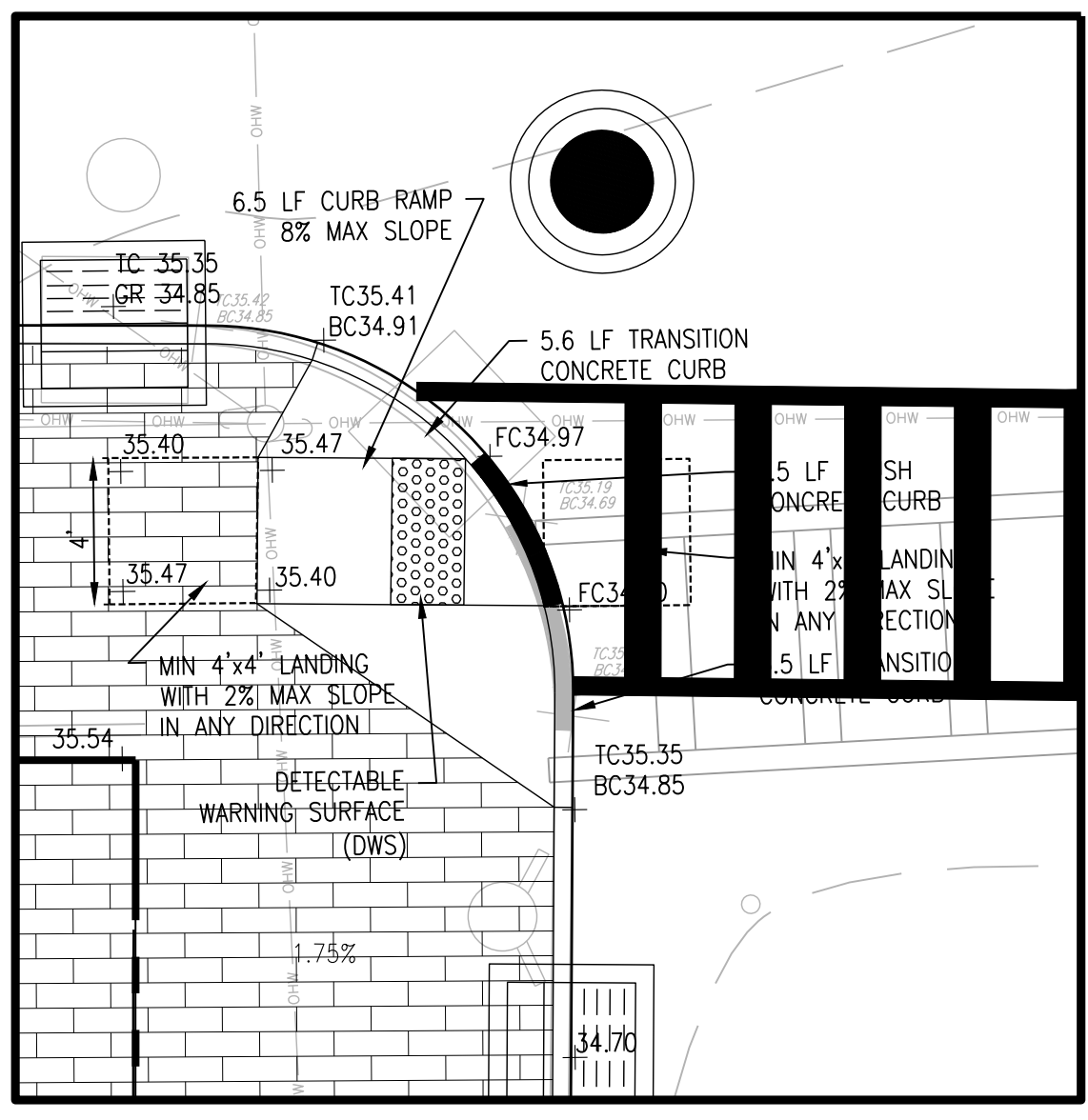
PROJECT:
320 VALLEY BROOK AVENUE

LOCATION:
**312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5, & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY**

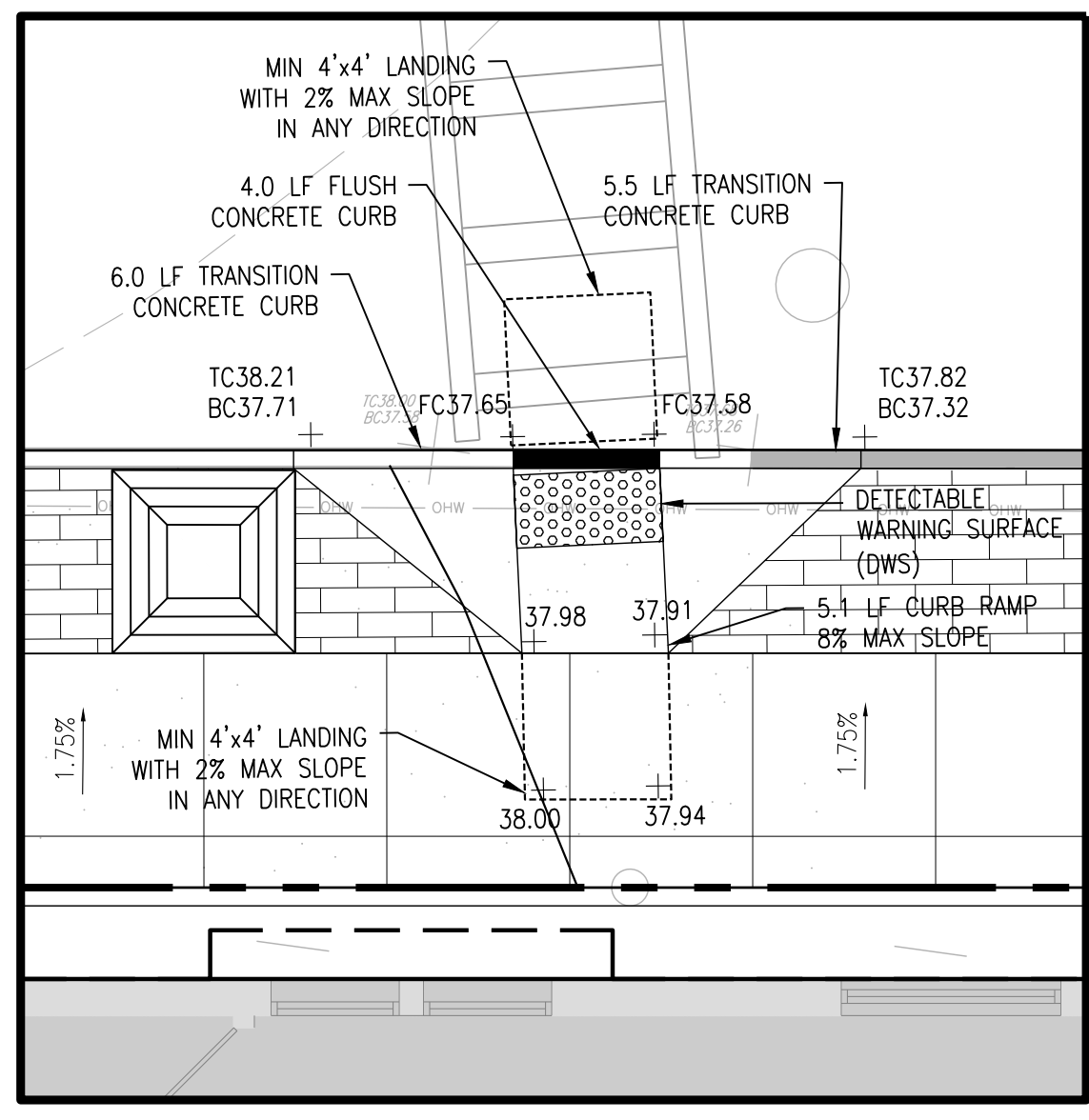
MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300



DRAWN BY: GRG/LV	CHECKED BY: MJN	DRAWING NUMBER: C-401
SCALE: 1"=20'	DATE: 01-17-2020	
JOB NO: 10938-002	SHEET 3	OF 12



ADA CURB RAMP-1 ENLARGEMENT PLAN
SCALE: 1" = 5'



ADA CURB RAMP-2 ENLARGEMENT PLAN
SCALE: 1" = 5'

REFERENCES:

- EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 312-318 & 324 VALLEY BROOK AVENUE, LOTS 4, 5 & 6, BLOCK 68, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY," PREPARED BY DRESDNER ROBIN FOR MELI PLUMBING, AND DATED 04/18/2018.
- ARCHITECTURAL BACKGROUND PROVIDED BY VIRGONA + VIRGONA DATED 01/08/20 LAST REVISED 9.2.20.
- SUPPLEMENTAL EXISTING CONDITIONS OF R.O.W. ADA CURB RAMP SHOWN BASED ON AERIAL IMAGERY FROM NEARMAP DATED 09-29-2019.

NOTES:

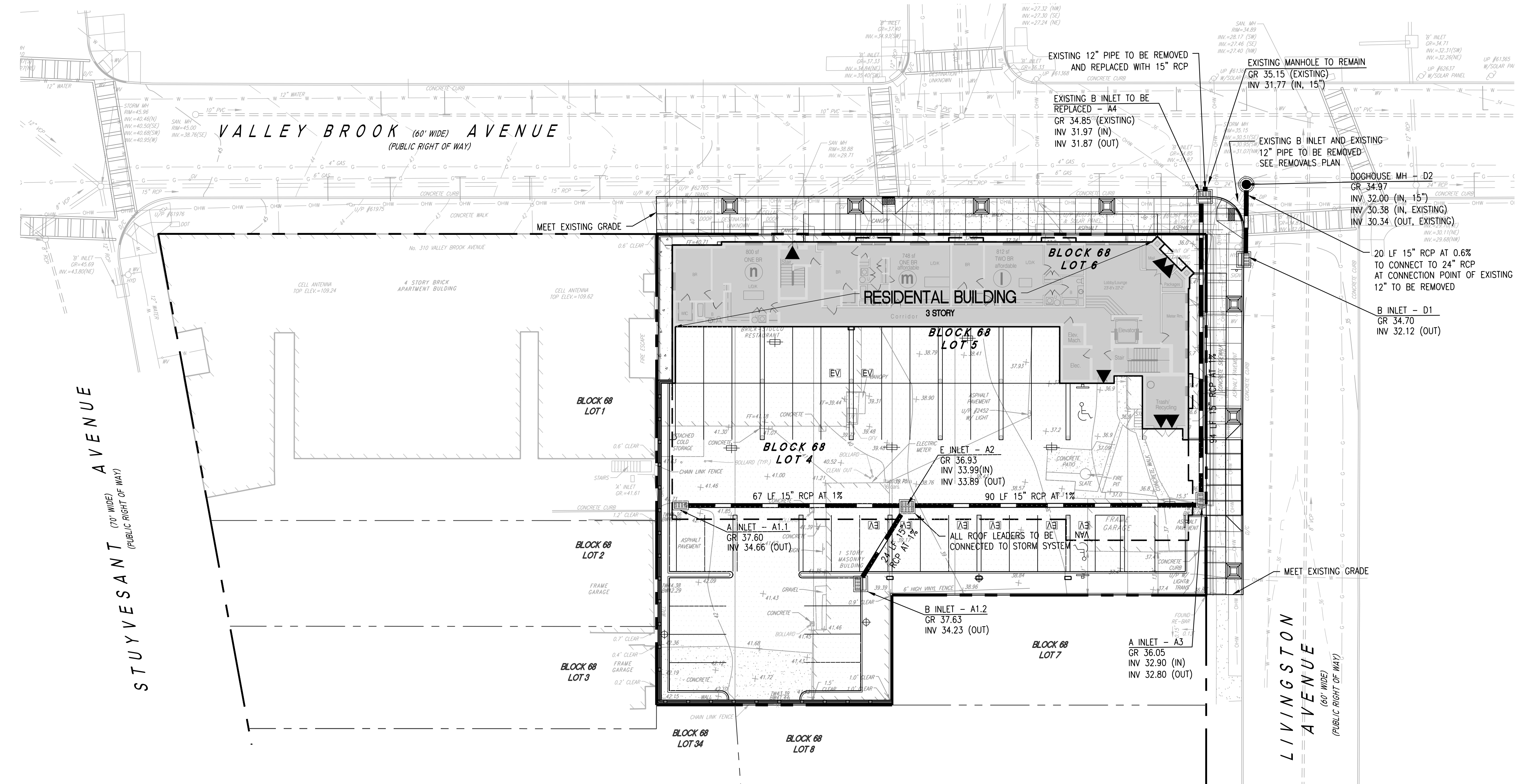
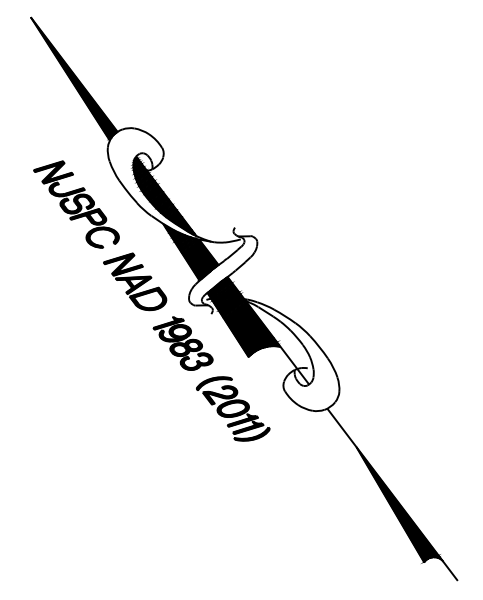
- THE LOCATION AND DEPTH OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES. THE EXACT DEPTH AND LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE VERIFIED BY CONTRACTOR BY DIGGING TEST HOLES PRIOR TO CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST. CALL 1(800) 272-1000 FOR UTILITY MARK OUT.
- THE CONTRACTOR IS TO IMMEDIATELY REPAIR ANY DAMAGE TO EXISTING UTILITIES IN A MANNER APPROVED BY THE ENGINEER AND THE ACCORDING UTILITY COMPANY.
- THE CONTRACTOR SHALL ENSURE THAT ALL PIPES, CATCH BASINS, MANHOLES, ETC. WITHIN AND NEAR THE AREA OF WORK ARE KEPT FREE FROM MATERIAL THAT WOULD HAMPER THE PERFORMANCE OF THE DRAINAGE SYSTEMS.
- IN ALL CASES SIDEWALKS SHALL BE PITCHED TO DRAIN AND PREVENT PUDDLING AND PONDING. CROSS-SLOPES ON SIDEWALKS TO NOT EXCEED 2%.
- ALL EXISTING OR PROPOSED SIDEWALKS, CURBING, AND HANDICAP RAMPS SHALL BE CONSTRUCTED AND/OR RECONSTRUCTED TO MEET THE CURRENT REQUIREMENTS OF ADA PURSUANT TO N.J.S.A. 27:17-8.

GRADING & DRAINAGE LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
CONTOURS	CONTOURS
SPOT ELEVATION	SPOT ELEVATION
COMBINED SEWER	COMBINED SEWER
COMBINED SEWER MANHOLE	COMBINED SEWER MANHOLE
STORM SEWER	STORM SEWER
STORM MANHOLE	STORM MANHOLE
ROOF DRAIN	ROOF DRAIN
TYPE A INLET	TYPE A INLET
TYPE B INLET	TYPE B INLET
TYPE E INLET	TYPE E INLET
LAWN INLET	LAWN INLET
TRENCH DRAIN	TRENCH DRAIN
SANITARY SEWER	SANITARY SEWER
SANITARY MANHOLE	SANITARY MANHOLE
CLEANOUT	CLEANOUT
WALL	WALL
MILL & OVERLAY	MILL & OVERLAY
ASPHALT PAVEMENT	ASPHALT PAVEMENT

DRESDNER ROBIN

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 LYNDHURST, NJ 07071

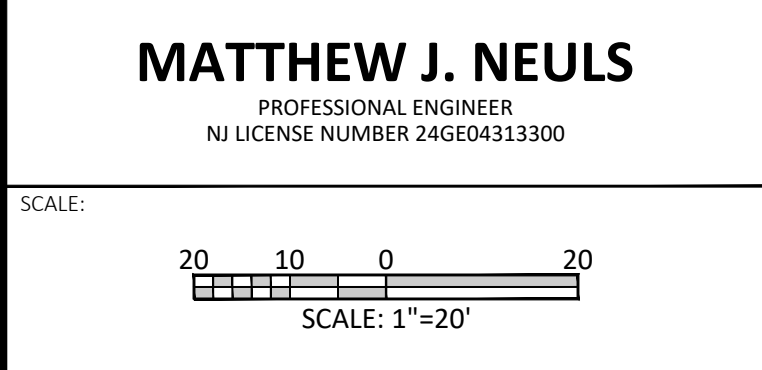
APPLICANT:
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 LYNDHURST, NJ 07071

DRAWING TITLE:
DRAINAGE PLAN

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320 VALLEY BROOK AVENUE

LOCATION:
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 BERGEN COUNTY, NEW JERSEY

MATTHEW J. NEULS
 PROFESSIONAL ENGINEER
 NJ LICENSE NUMBER 24GE04313300



DRAWN BY: GRG/LV	CHECKED BY: MJN	DRAWING NUMBER: C-411
SCALE: 1"=20'	DATE: 01-17-2020	
JOB NO: 10938-002	SHEET 4 OF 12	

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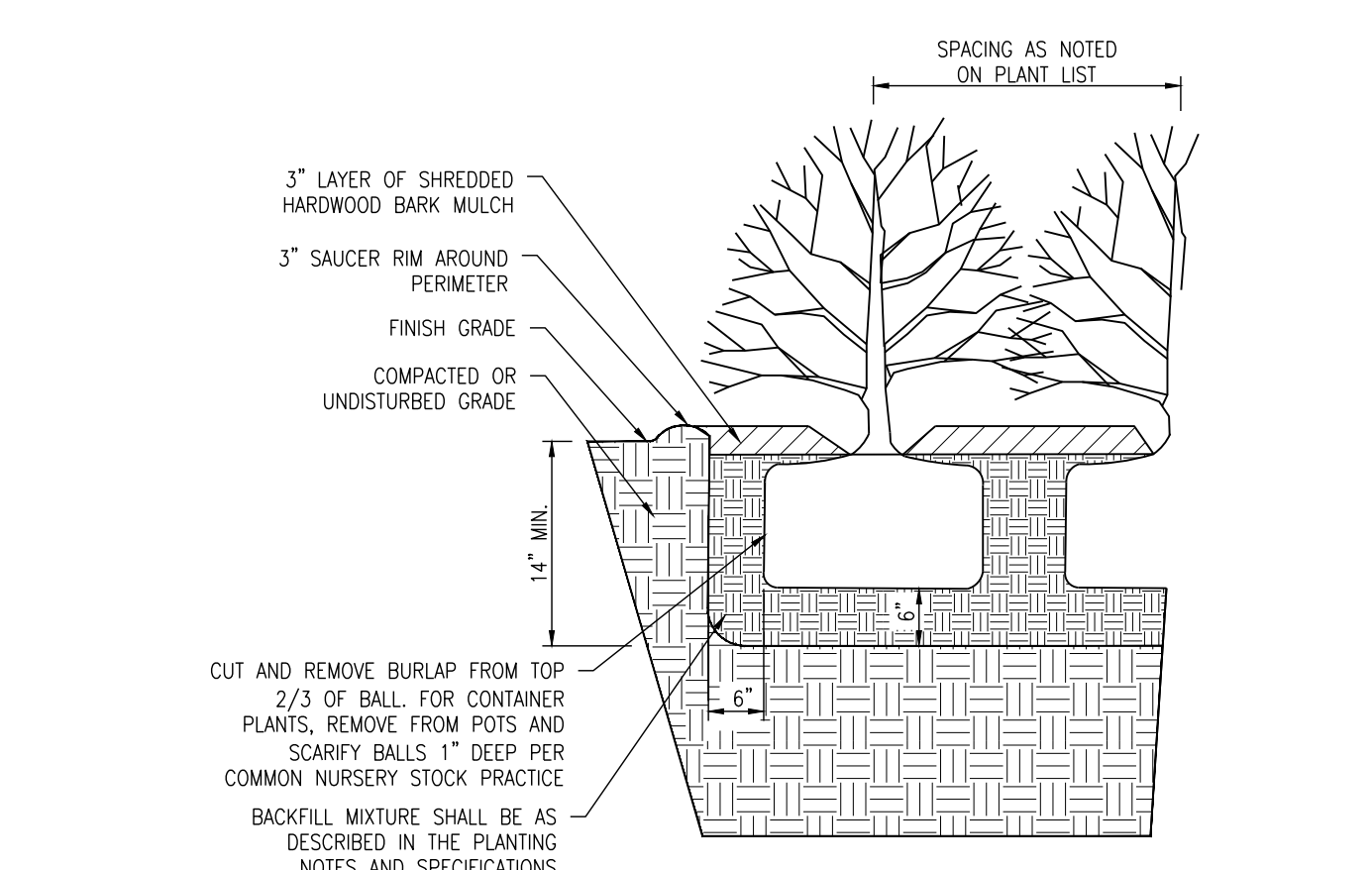
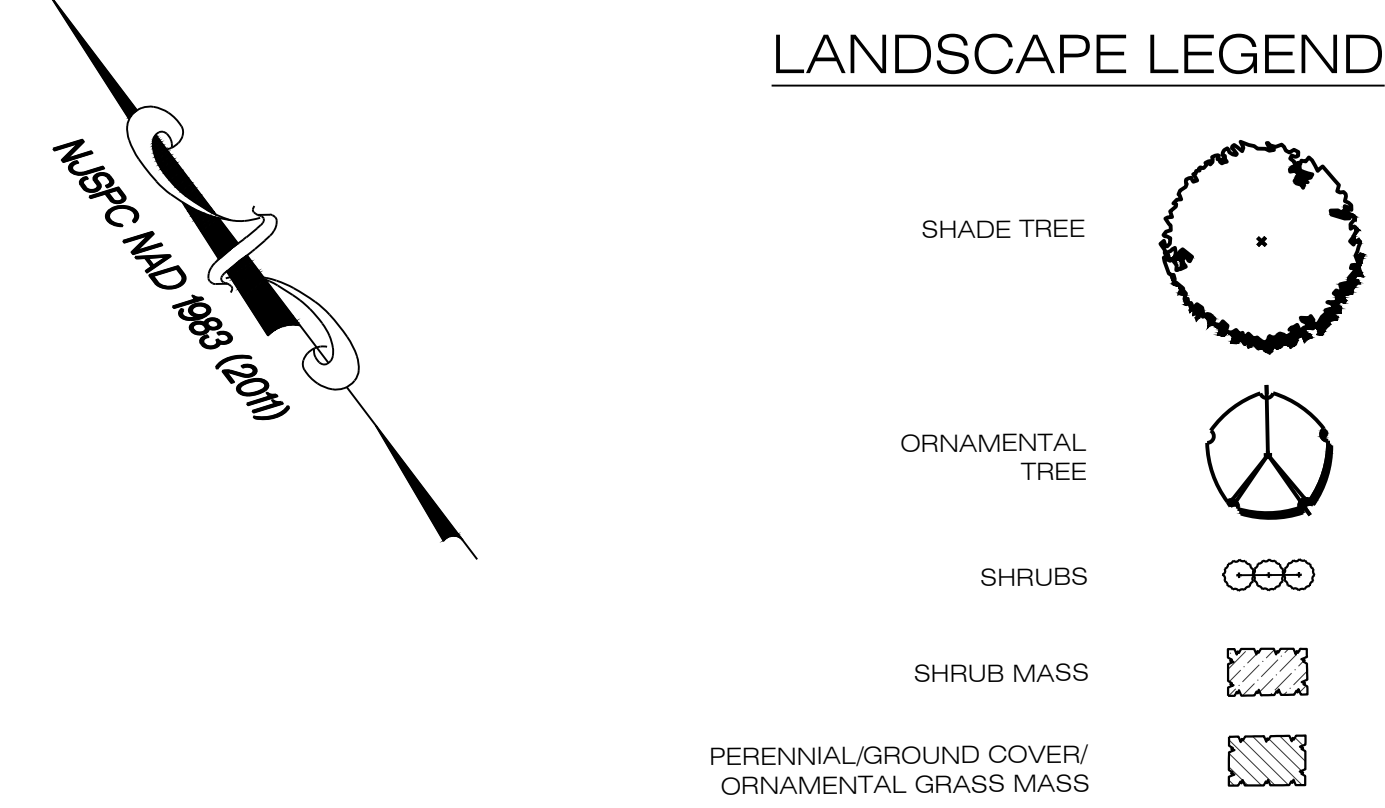
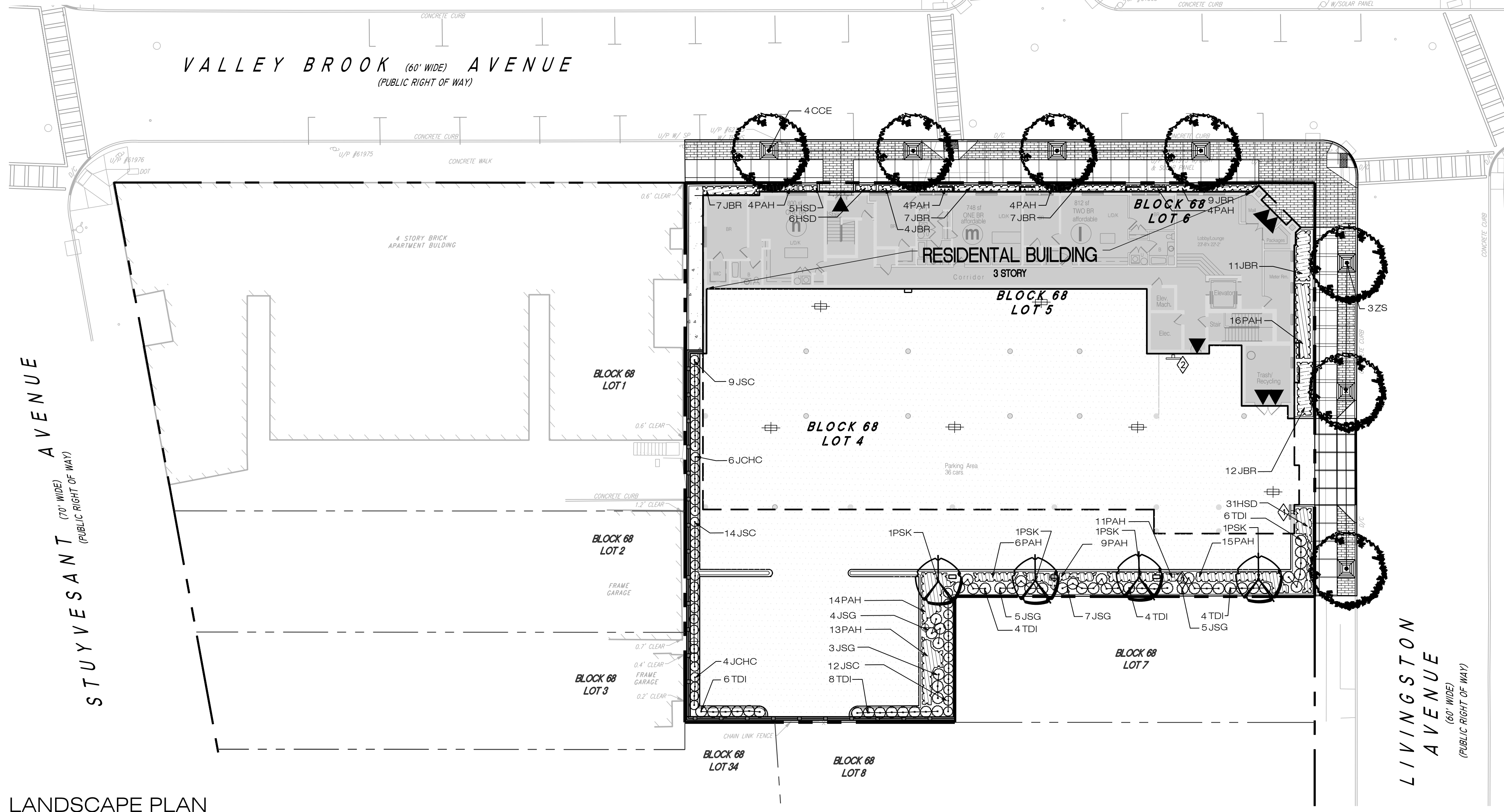
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- ALL ROOF LEADERS FROM BUILDINGS SHALL BE CONNECTED TO UNDERGROUND DRAINAGE SYSTEM.

GRADING & DRAINAGE LEGEND

EXISTING	PROPOSED
PROPERTY LINE	CONTOURS
SPOT ELEVATION	STORM SEWER
TYPE A INLET	TYPE B INLET
TYPE B INLET	TYPE E INLET



- NOTES:
- DO NOT PRUNE EVERGREEN SHRUBS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES. THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3 RETAINING NORMAL PLANT SHAPE.
 - SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE IN NURSERY.
 - INSTALL PHC TREE SAVER MYCORRHIZAL FUNGAL TRANSLANT INOCULANT. INSTALL ONE 3 OUNCE PACKET PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA. FOR RHODODENDRONS, AZALEAS AND MOUNTAIN LAURELS USE ERICOID MYCORRHIZAL FUNGI.
 - WATER PLANTS THOROUGHLY AFTER PLANTING.
 - SEE PLANTING NOTES ON LANDSCAPE PLAN.

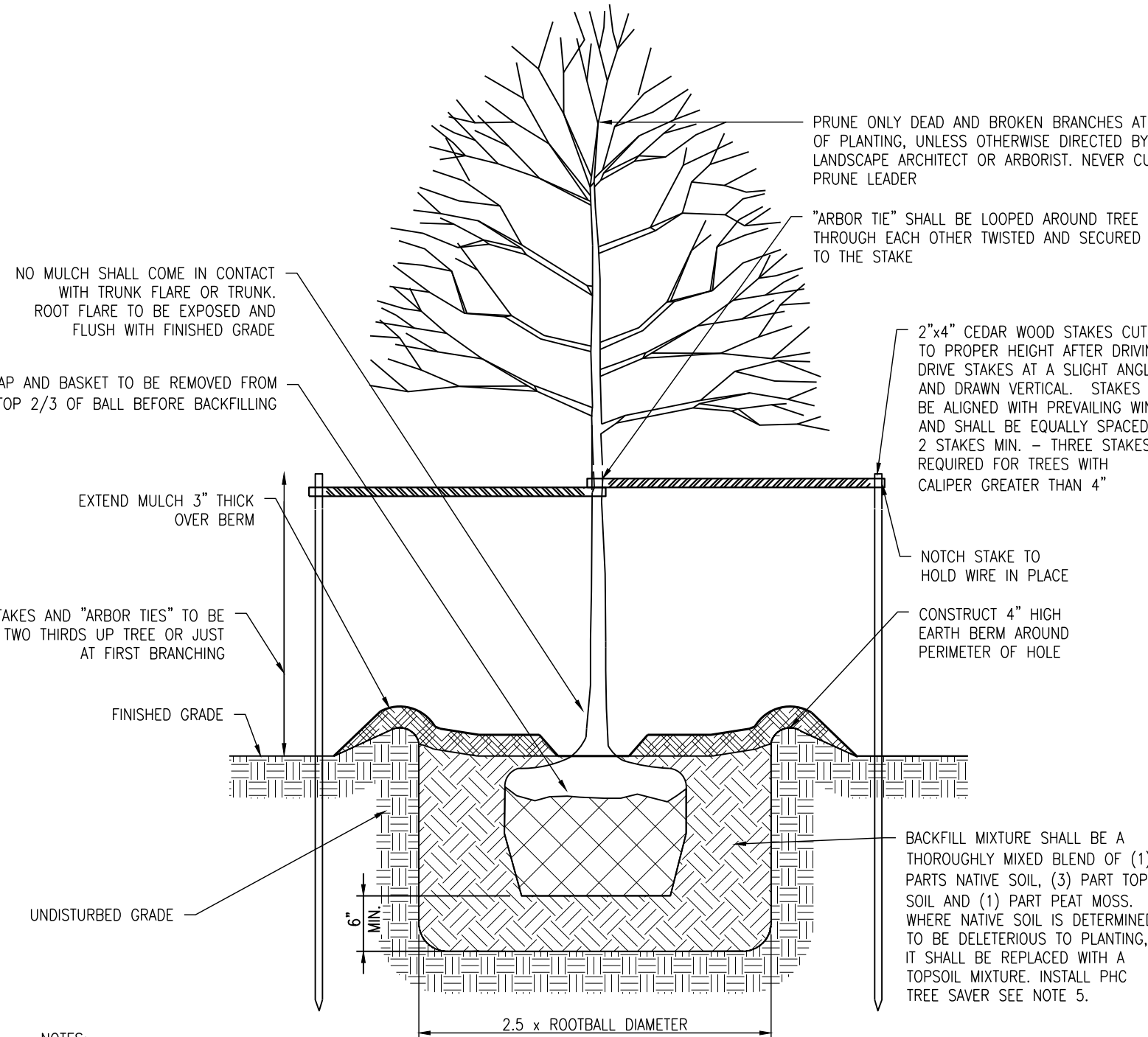
LANDSCAPE PLAN
SCALE: 1" = 20'-0"

PLANTING NOTES

- TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION OR STORAGE OF EQUIPMENT, WHETHER THOSE AREAS ARE SHOWN ON THE PLANS OR NOT.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
- CONTRACTOR TO STRIP 4" TOPSOIL FROM AREAS TO BE DISTURBED, AND STOCKPILE ON SITE FOR RE-USE. STOCKPILED TOPSOIL IS TO BE TESTED FOR COMPLIANCE WITH TOPSOIL REQUIREMENTS SET FORTH IN THE SPECIFICATIONS, AND AMENDED IF FOUND TO BE LACKING. PRIOR TO SPREADING.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED TO A HEIGHT OF 7'.
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN. ALL PLANTS SHALL BE SET PLUMB. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
- THE ROOT FLARE OF ALL TREES SHALL BE SET AT OR ABOVE FINISHED GRADE AND SHALL NOT BE BURIED BY SOIL OR MULCH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS, WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. NO INVASIVE SPECIES WILL BE APPROVED AS SUBSTITUTIONS.
- ALL TREES AND ENTIRE PLANTING BEDS SHALL RECEIVE A LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, TO A DEPTH OF NO GREATER THAN 3". MULCH SHALL NOT BE PLACED CLOSER THAN 4" FROM TREE TRUNKS, AND SHALL

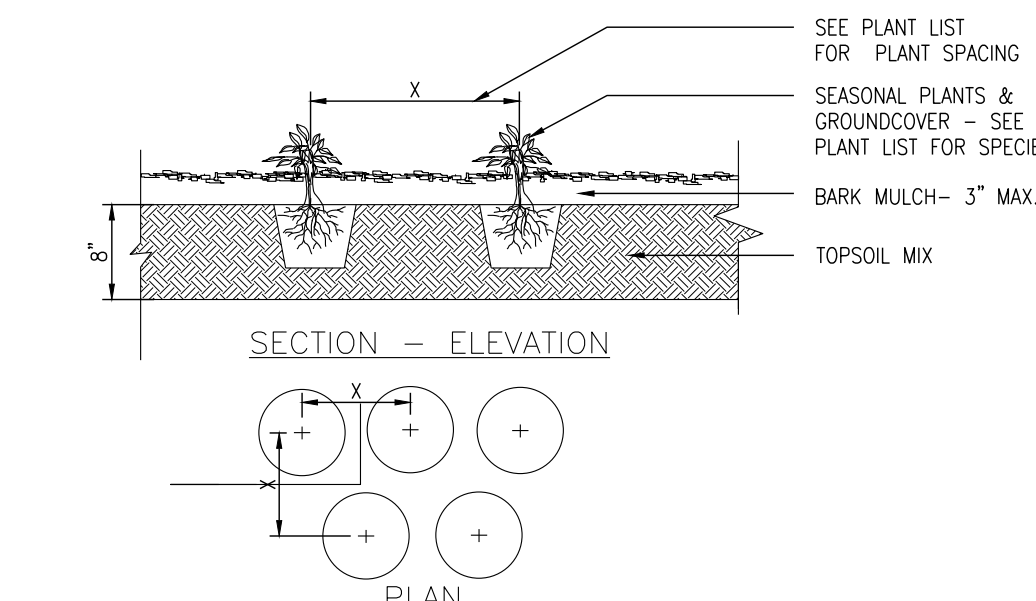
- NOT COME IN CONTACT WITH THE TRUNKS OR STEMS OF SHRUBS. THE LANDSCAPE BED SHALL EXTEND TO THE BRANCH LIMITS OF THE NEWLY INSTALLED PLANTINGS.
- ALL MULCH SHALL BE KEPT 1/2" MIN. BELOW ADJACENT PAVED SURFACES.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED (2) DAYS IN ADVANCE OF PLANT SHIPMENTS AND MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
- THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. EXTENDED STORAGE OF PLANT MATERIAL ON SITE SHALL BE DONE AT THE CONTRACTOR'S OWN RISK. MATERIAL MUST BE HEeled IN AND IRRIGATED FOR EXTENDED STORAGE.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS 1" DIA. AND GREATER, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL TREES SHALL BE STAKED AT THE TIME OF PLANTING. LOCATE GUY WIRES SO AS TO NOT PULL THE CROTCH APART. CONTRACTOR SHALL REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CARE OF UNINSTALLED LANDSCAPING, INCLUDING WATERING AND WEED CONTROL UNTIL FINAL ACCEPTANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANT MATERIAL, IN ACCORDANCE WITH THE LANDSCAPE

SHRUB PLANTING
SCALE: NTS



- NOTES:
- WHEN BALLED AND BURLAPPED PLANTS ARE IN WIRE BASKETS, REMOVE TOP 2/3 OF BASKET, PRESERVING THE INTEGRITY OF THE BALL.
 - TREE WRAP IS NOT PERMITTED AND SHALL BE REMOVED FROM ALL TREES.
 - FLOOD TREES WITH WATER WITHIN THE FIRST 24 HOURS OF PLANTING.
 - INSTALL PHC TREE SAVER MYCORRHIZAL FUNGAL TRANSLANT INOCULANT FOR TREES AND SHRUBS. INSTALL ONE 3 OUNCE PACKET PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA.
 - SEE PLANTING NOTES ON LANDSCAPE PLAN.
 - DECIDUOUS TREES 6'-8' HT., STAKE SHOULD BE 3'-4" ABOVE GROUND.
 - DECIDUOUS TREES 8'-10' HT., STAKE SHOULD BE 4'-6" ABOVE GROUND.
 - DO NOT PLANT OVER GAS OR ELECTRIC LINES. WATER AND SEWER LINES SHOULD NOT BE DIRECTLY UNDER THE TREE IF POSSIBLE.
 - TREES SHALL NOT BE LOCATED IN FRONT OF DOORWAYS.

TREE PLANTING DETAIL
SCALE: NTS



PERENNIAL PLANTING
SCALE: NTS

PLANT LIST

TREES		KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	SIZE	SPACING	COMMENTS
		CCE	4	Cercis canadensis	Redbud	B&B	2 1/2"-3" GAL		PER PLAN	Symmetrical, Leader intact
		PSK	4	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	B&B	8"-10"		PER PLAN	Symmetrical, Leader intact, Full
		ZS	3	Zelkova serrata 'Schmidtlo'	Wireless Zelkova	B&B	2 1/2"-3" GAL		PER PLAN	Symmetrical, leader intact, branching at 7' Ht.
SHRUBS		KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS	
		JCHC	10	Juniperus ch 'Hetzi Columnaris'	Columnar Hetz Juniper	B&B	4' - 6'		PER PLAN	Dense and Well established
		JBR	57	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	2 GAL	18" - 24"	30" O.C.	PER PLAN	Dense and Well established
		JSC	35	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	B&B	4' - 6'		PER PLAN	Dense and Well established
		JSG	24	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	3 GAL	18" - 24"		PER PLAN	Dense and Well established
		TDI	32	Taxus x media 'Densiformis Imp'	Dense Yew	3 GAL	18" - 24"		PER PLAN	Dense and Well established
PERENNIALS		KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS	
		HSD	42	Hemerocallis 'Stella D'Or'	Stella D'Or Yellow daylily	2 GAL	12" - 18"	18" O.C.	PER PLAN	Well established in container Yellow Flowers
ORNAMENTAL GRASSES		KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS	
		PAH	100	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	2 GAL	18" - 24"	30" O.C.	PER PLAN	Well established in container

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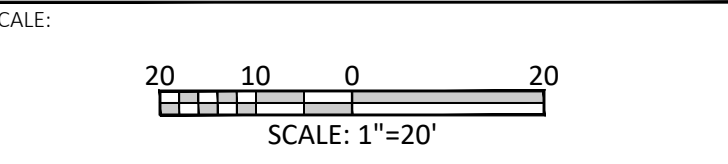
APPLICANT:
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320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT:
320 VALLEY BROOK AVENUE

LOCATION:
312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5, & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

LAUREN K. VENIN
LICENSED LANDSCAPE ARCHITECT
NJ LICENSE NUMBER AS001030

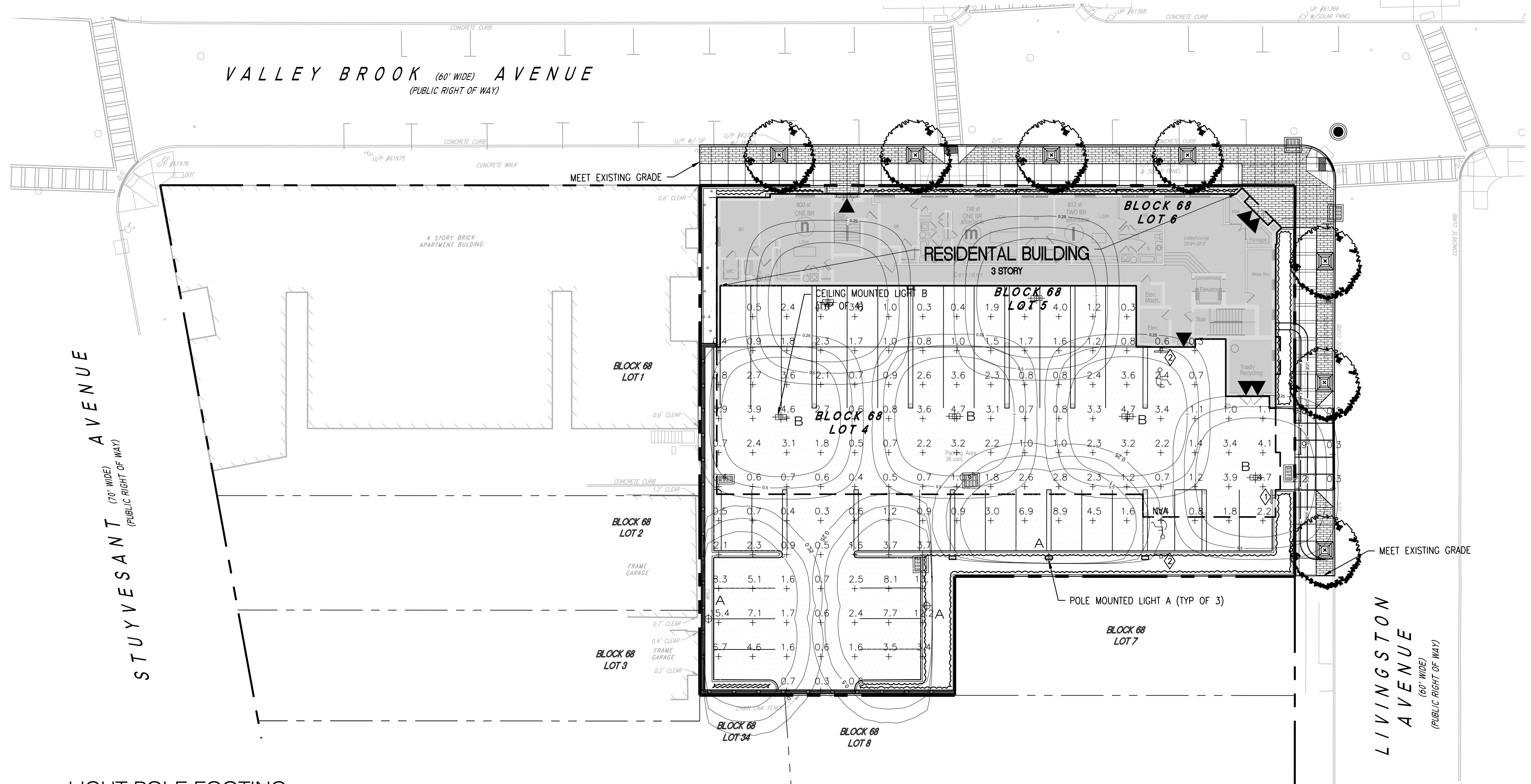
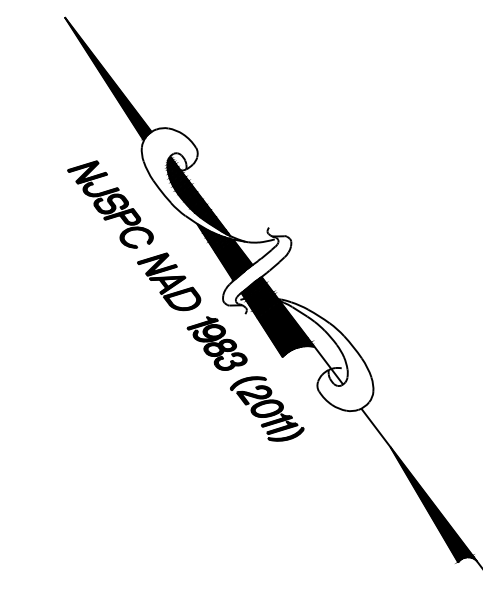


DRAWN BY: GRG/LV	CHECKED BY: LV	DRAWING NUMBER: L-601
SCALE: 1"=20'	DATE: 01-17-2020	
JOB NO: 10938-002	SHEET 6	OF 12

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 LYNDHURST, NJ 07071

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 320 VALLEY BROOK AVENUE
 LYNDHURST, NJ 07071

DRAWING TITLE:

LIGHTING PLAN

PROJECT:

320 VALLEY BROOK AVENUE

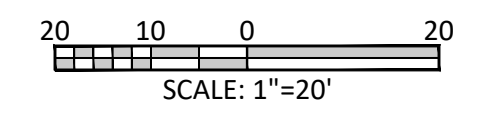
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 BERGEN COUNTY, NEW JERSEY

LAUREN K. VENIN

LICENSED LANDSCAPE ARCHITECT
 NJ LICENSE NUMBER AS001030

SCALE:



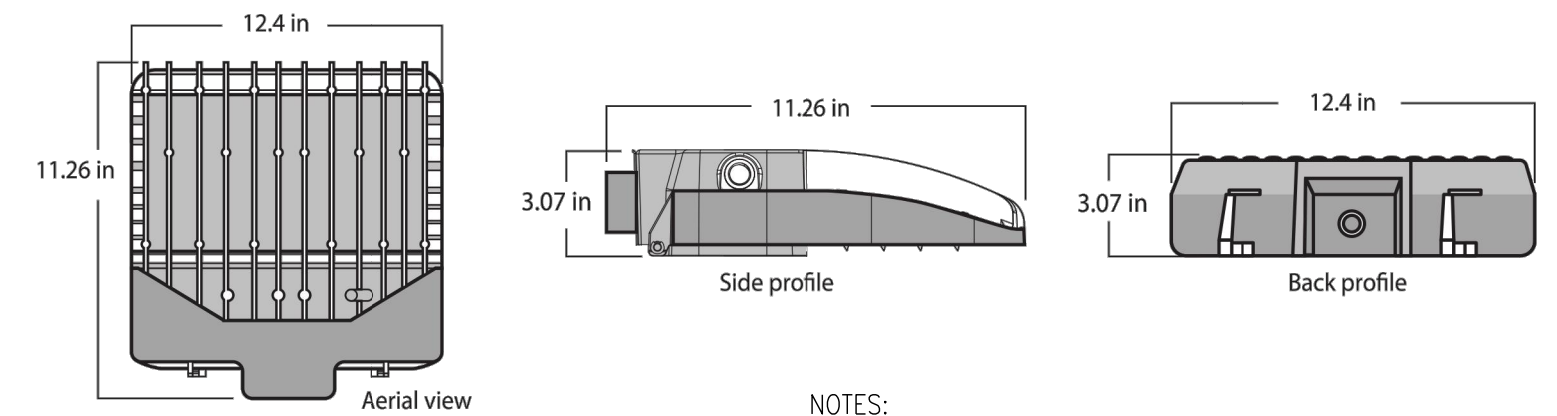
DRAWN BY: GRG/LV CHECKED BY: LV DRAWING NUMBER:

SCALE: 1"=20' DATE: 01-17-2020 **L-701**

JOB NO: 10938-002 SHEET 7 OF 12

LIGHT POLE FOOTING

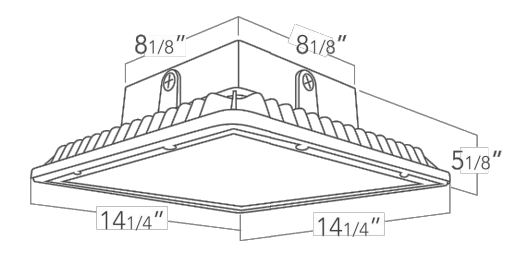
SCALE: 1" = 20'-0"



- NOTES:
1. LIGHT TO BE 11" SKYLINE POLE MOUNTED LUMINAIRE.
 2. MANUFACTURED BY RAYON LIGHTING
 3. SEE LIGHTING SCHEDULE FOR MODEL NUMBER
 4. MOUNT ON 12' HT., 4" SQ. POLE.

POLE MOUNTED LIGHT A

SCALE: NTS



- NOTES:
1. LIGHT TO BE 14"x14" SQUARE SLIM LED CANOPY LUMINAIRE.
 2. MANUFACTURED BY RAYON LIGHTING
 3. SEE LIGHTING SCHEDULE FOR MODEL NUMBER
 4. MOUNTING TO BE RECESSED, WITH LUMINAIRE FACE FLUSH WITH CEILING

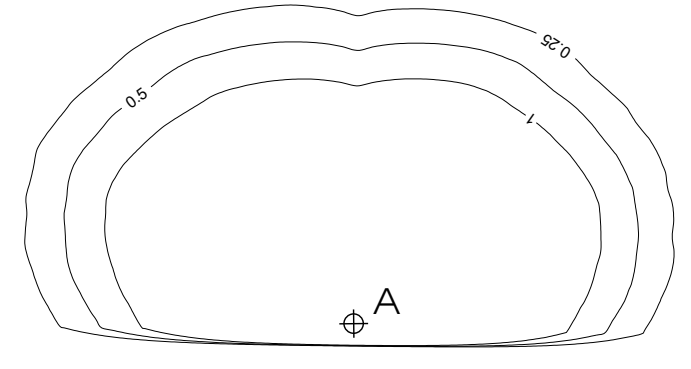
CEILING MOUNTED LIGHT B

SCALE: NTS

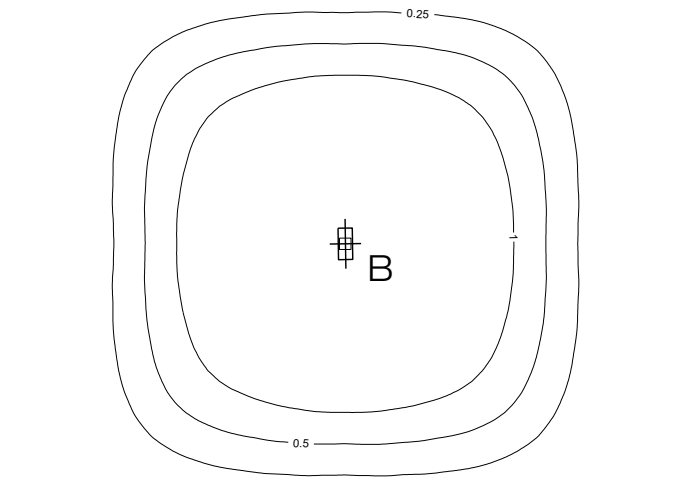
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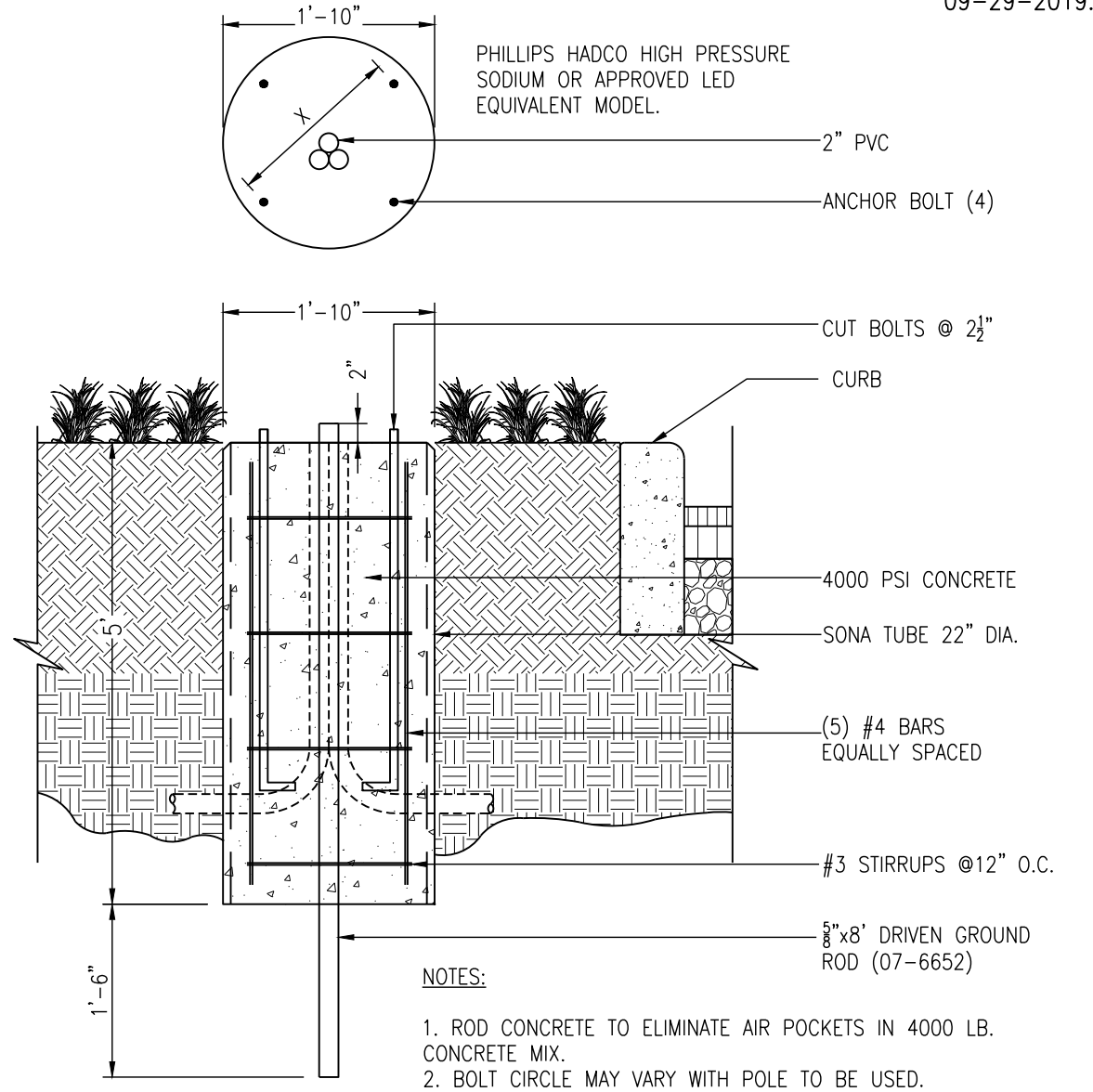
LIGHTING LEGEND



- LIGHT 'A':
1. T320 LED POLE MOUNTED LUMINAIRE MOUNTED ON 4" SQUARE STEEL POST, 12 FT.
 2. MODEL T320LEDB-70-40K-T3-HS
 3. COLOR TO BE BRONZE
 4. MANUFACTURED BY RAYON LIGHTING GROUP, INC



- LIGHT 'B':
1. T721 LED CEILING MOUNTED LUMINAIRE 8.5' MOUNTING HEIGHT, MOUNT IN RECESSED LOCATIONS
 2. MODEL T721LED-40-40K-T5
 3. COLOR TO BE BRONZE
 4. MANUFACTURED BY RAYON LIGHTING GROUP, INC



- NOTES:
1. ROD CONCRETE TO ELIMINATE AIR POCKETS IN 4000 LB. CONCRETE MIX.
 2. BOLT CIRCLE MAY VARY WITH POLE TO BE USED.

LIGHT POLE FOOTING

SCALE: NTS

CALCULATIONS SUMMARY

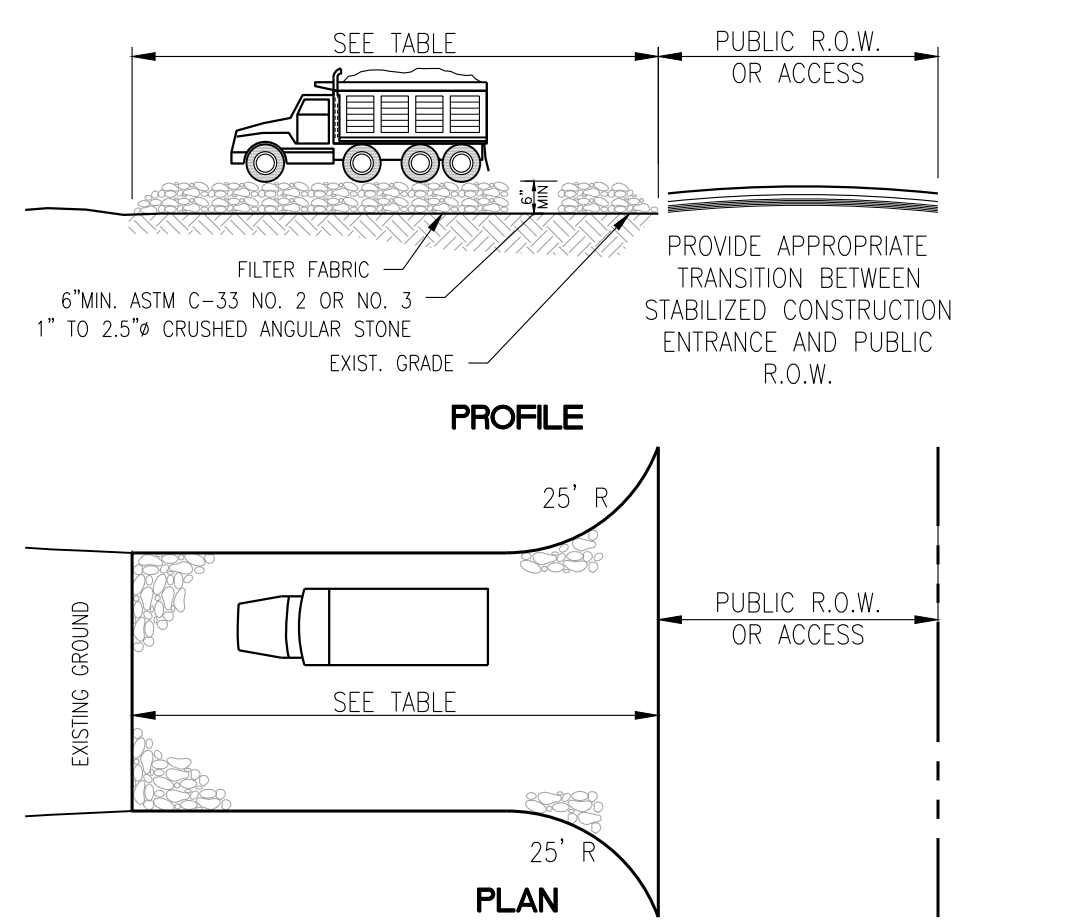
AREA	AVG	MAX.	MIN.	AVG/MIN	MAX/MIN
PARKING LOT	2.4	15.4	0.3	7.93	51.33
DRIVEWAY	0.9	2.2	0.2	4.75	11.00

LIGHTING SCHEDULE

FIXTURE	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	WATTS	LLF
A	3	T320LEDB-70-40K-T3-AMS-BZ-HS	T320 POST TOP LUMINAIRE WITH HS SHIELD, BY RAYON LIGHTING, MOUNT ON 12' POLE. EQUIP WITH PHOTOCELL	LED	9015	40W	0.9
B	6	T721LED-40-40K-BZ-S-T5	T721 LED RECESSED CEILING MOUNTED LUMINAIRE BY RAYON LIGHTING, MOUNT AT 8'-6"	LED	3959	40W	0.9

BERGEN COUNTY - SOIL CONSERVATION DISTRICT - SOIL EROSION + SEDIMENT CONTROL NOTES

- REVISED: JUNE 2014
- 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 UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG 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:
 - TEMPORARY SEEDING AND MULCHING:
 - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING:
 - TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
 - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% 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) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
 - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
 - STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAVABLE SEDIMENT BARRIER OR SILT FENCE.
 - CRUSHED STONE, WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2 1/2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
 - MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
 - DRIVEWAYS MUST BE STABILIZED WITH 1" - 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
 - 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.
 - CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28 -1 OF THE NJ STANDARDS.
 - STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 - DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
 - DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
 - TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
 - 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.
 - 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.
 - A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
 - THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649. TEL: 201-261-4407; FAX: 201-261-7573.
 - THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
 - 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.



LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0 TO 2%	COARSE GRAINED SOILS: 50 FT. FINE GRAINED SOILS: 100 FT.
2 TO 5%	100 FT. 200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-2

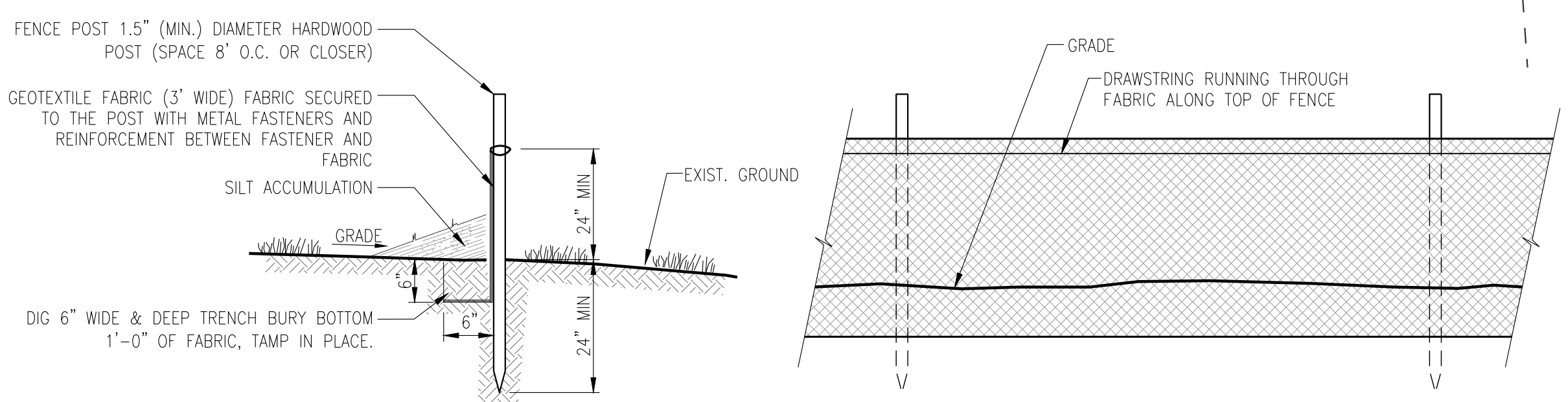
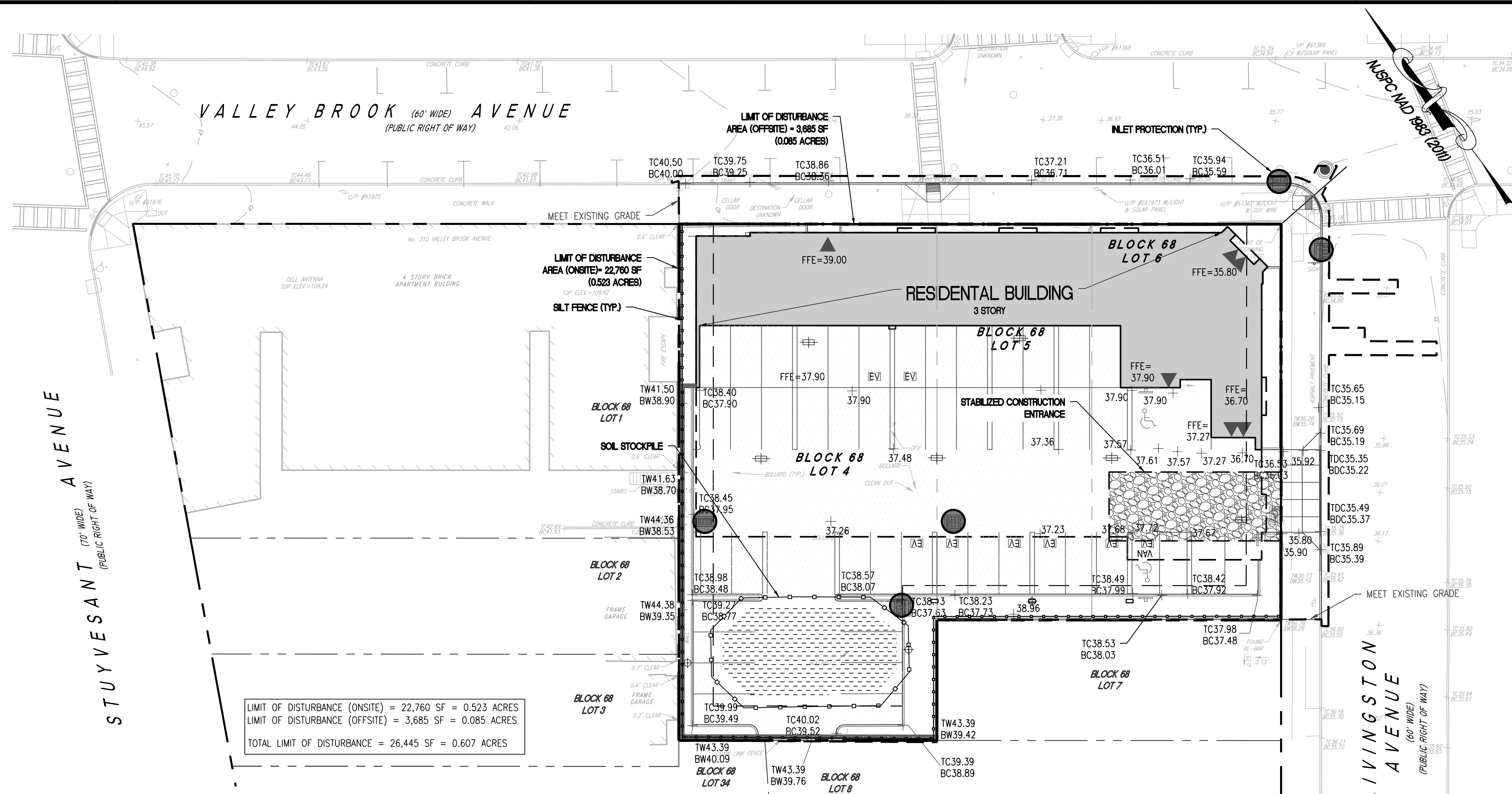
- NOTES:**
- CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE IF THE AREA OF FULL DEPTH PAVEMENT RESTORATION IS EXPOSED AND HEAVY VEHICLE TRAFFIC IS EXPECTED, WHICH MAY CARRY SEDIMENT ONTO THE ADJACENT ROADWAY, AND/OR WASH DURING RAINFALL.
 - WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ACCESS

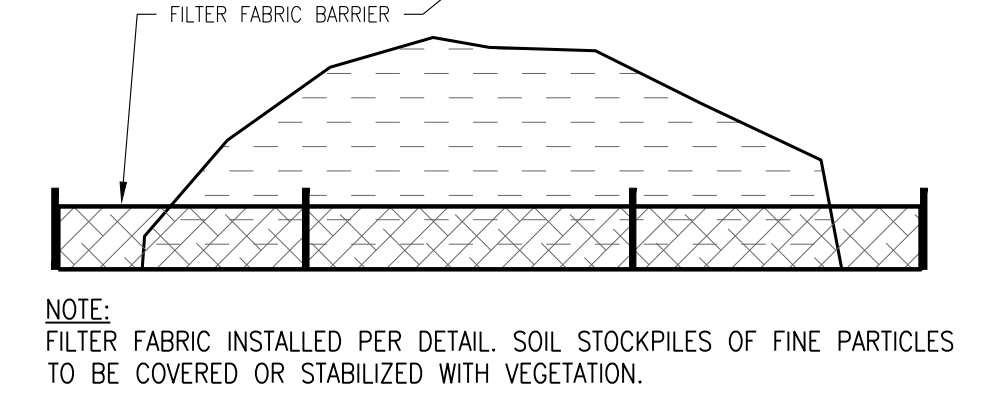
SEQUENCE OF CONSTRUCTION

SEQUENCE	DURATION
1. CONTACT THE COUNTY SOIL CONSERVATION DISTRICT, IN WRITING, 72 HOURS PRIOR TO ANY LAND DISTURBANCE.	3 DAYS
2. INSTALL SILT FENCE AND INLET PROTECTION.	1 DAY
3. REMOVE EXISTING FEATURES TO CONSTRUCT FOUNDATIONS.	2 WEEKS
4. INSTALL UNDERGROUND UTILITIES.	2 MONTHS
5. CONSTRUCT BUILDING.	12 MONTHS
6. INSTALL LIGHTING AND LANDSCAPING.	2 WEEKS
7. REMOVE THE SOIL EROSION MEASURES AND STABILIZE THE ENTIRE SITE.	1 DAY
8. CONTACT THE COUNTY SOIL CONSERVATION DISTRICT TO SCHEDULE AN INSPECTION AND OBTAIN A REPORT OF COMPLIANCE.	3 DAYS

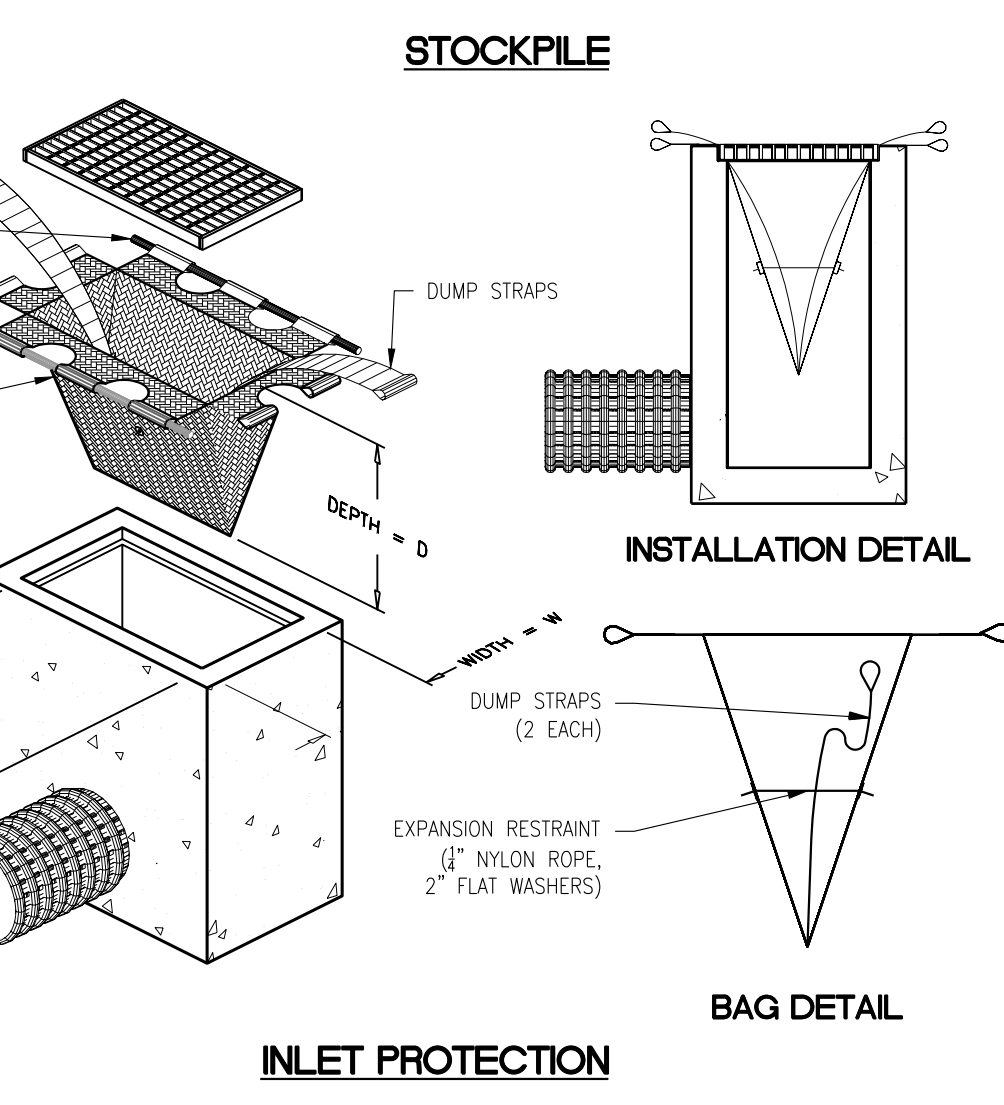
SOIL COMPACTION EXEMPTION NOTE:
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED."



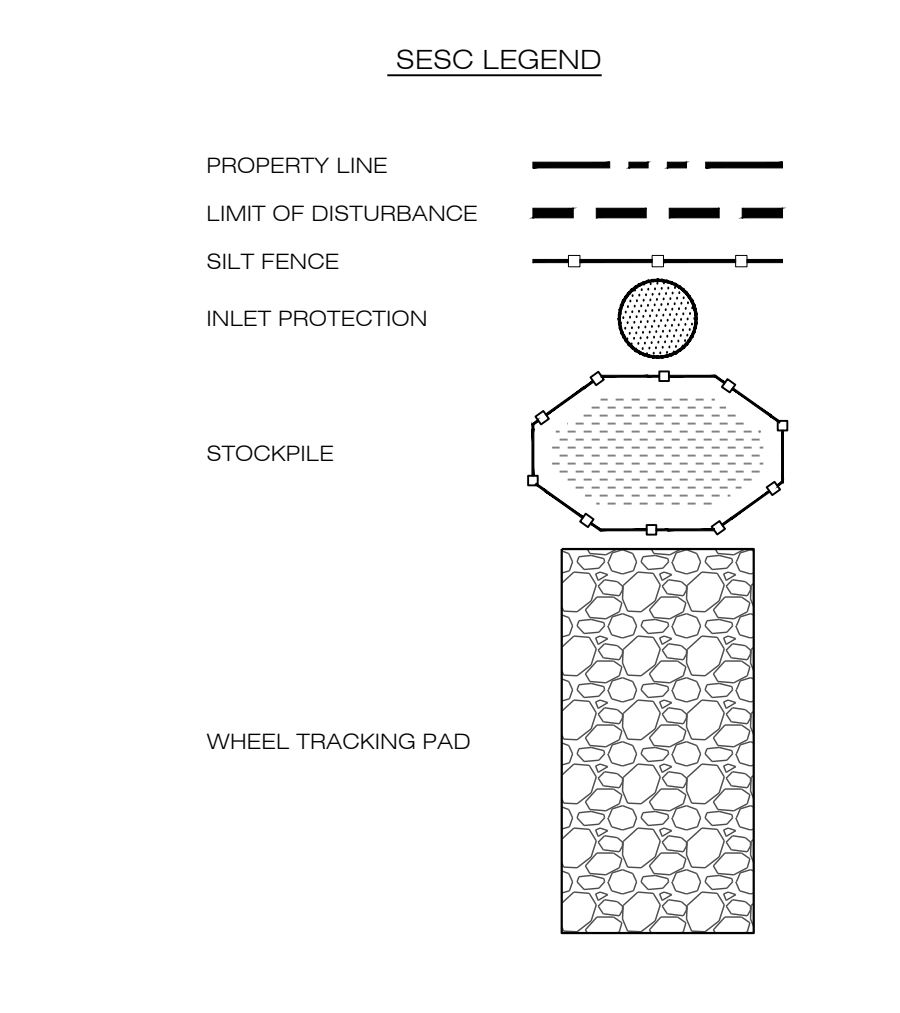
- NOTES:**
- FENCE POSTS SHALL BE SPACED 8 FEET ON CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
 - A METAL FENCE WITH 8 INCH OPENING OR SMALLER AND AT LEAST 2 FEET HIGH 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 IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS 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 TOP PORTION OF THE FENCE FOR ADDED STRENGTH.
- MAINTENANCE:**
- SILT FENCE SHALL BE INSPECTED AFTER EVERY RAIN EVENT. ANY DAMAGE MUST BE REPAIRED IMMEDIATELY.
 - SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UPSTREAM SIDE OF THE SILT FENCE WHEN IT ACCUMULATES TO THE EXTENT THAT VISIBLE BULGES DEVELOP IN THE FENCE OR REACHES HALFWAY UP THE FENCE.
 - SILT FENCE SHALL ONLY BE REMOVED AFTER VEGETATIVE GROWTH OR OTHER STABILIZATION MEASURES HAVE BEEN ACHIEVED.



NOTE: FILTER FABRIC INSTALLED PER DETAIL. SOIL STOCKPILES OF FINE PARTICLES TO BE COVERED OR STABILIZED WITH VEGETATION.



- REFERENCES:**
- EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 312-318 & 324 VALLEY BROOK AVENUE, LOTS 4, 5 & 6, BLOCK 68 TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY," PREPARED BY DRESDNER ROBIN FOR MELI PLUMBING, AND DATED 04/18/2018.
 - ARCHITECTURAL BACKGROUND PROVIDED BY VIRGONA + VIRGONA DATED 01/08/20 LAST REVISED 9.2.20.
 - SUPPLEMENTAL EXISTING CONDITIONS OF R.O.W. ADA CURB RAMPS SHOWN BASED ON AERIAL IMAGERY FROM NEARMAP DATED 09-29-2019.



DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION: 246A27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

REVISIONS:

NO.	DATE	DESCRIPTION	BY
02	03-04-2022	GENERAL REVISIONS	MSB
01	07-01-2021	REV. PER ENGINEER OF RECORD	LMF

OWNER:
312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

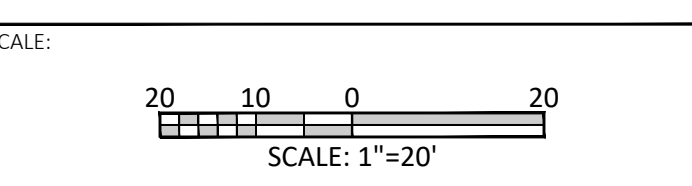
APPLICANT:
312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

SOIL EROSION AND SEDIMENT CONTROL PLAN & DETAILS

PROJECT:
320 VALLEY BROOK AVENUE

LOCATION:
312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5 & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24604313300

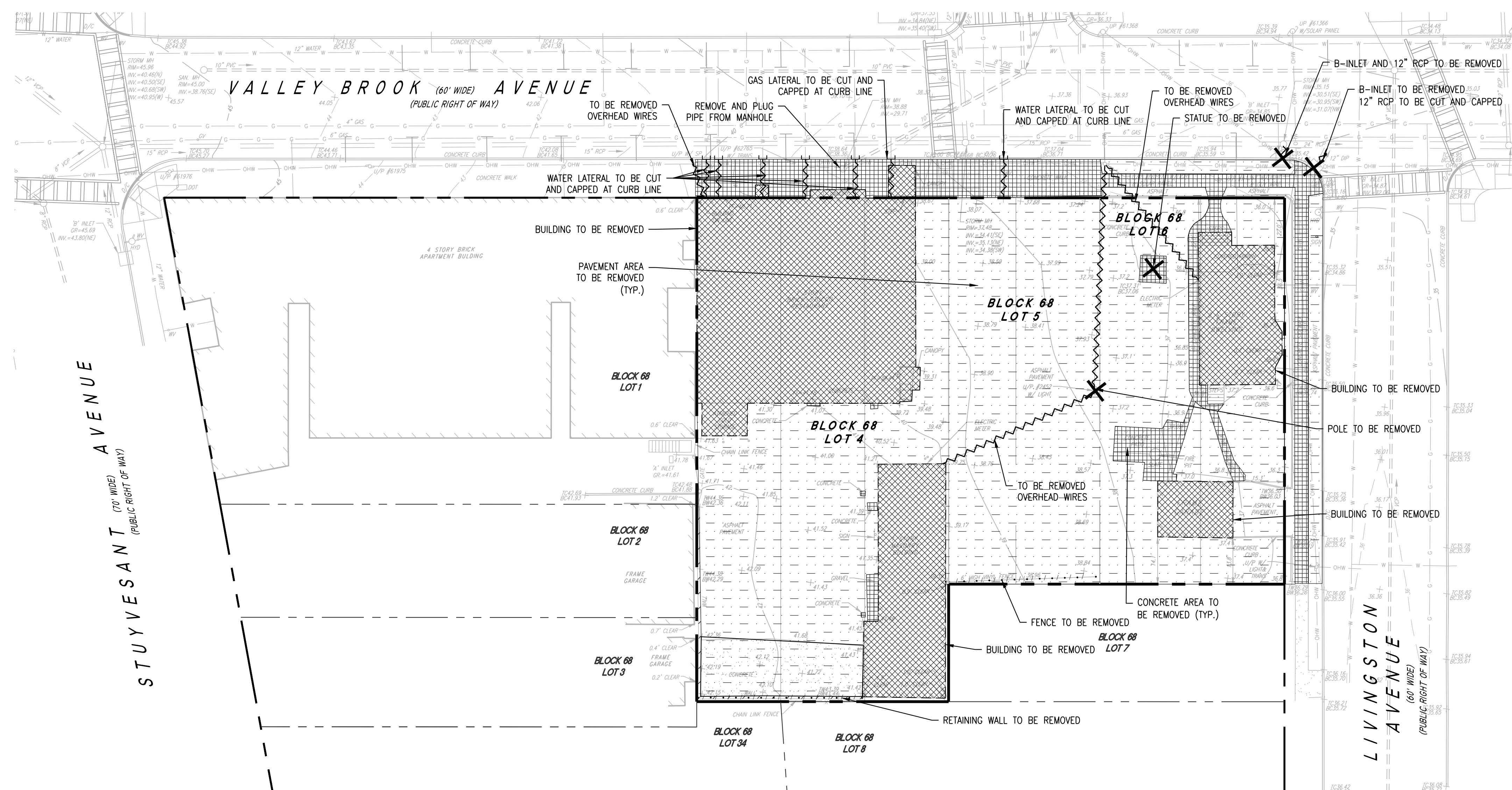
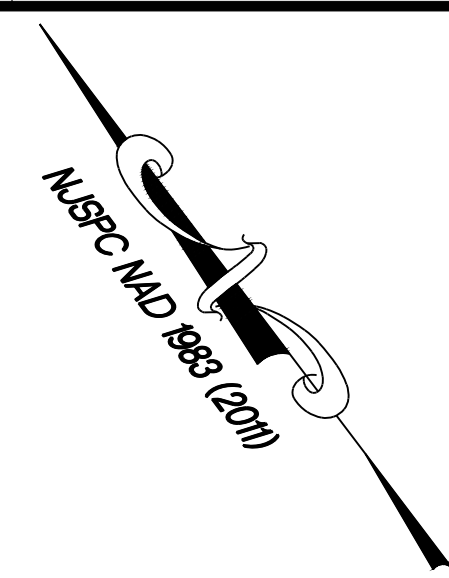


DRAWN BY	CHECKED BY	DRAWING NUMBER
GRG/LV	MJN	C-801
SCALE: 1"=20'	DATE: 01-17-2020	
JOB NO: 10938-002	SHEET 8 OF 12	

DRESDNER ROBIN

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1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

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GENERAL REMOVAL NOTES:

- ALL REMOVALS SHALL BE AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED BY THE ENGINEER AND OWNER.
- THE CONTRACTOR SHALL EXERCISE CARE DURING REMOVAL OPERATIONS TO PROTECT EXISTING FACILITIES TO REMAIN, INCLUDING: PAVEMENTS, CURBS, UTILITIES, STRUCTURES, TREES, ETC. ANY FACILITIES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- ALL UTILITIES SHOWN ON PLAN ARE APPROXIMATE LOCATION, CONTRACTOR TO VERIFY LOCATION BY MARK OUT. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE-CALL: 1-800-272-1000 FOR UTILITY MARK OUT.
- ALL DISCONNECTION, TERMINATION, RELOCATION OR BYPASSING OF WATER, SEWER, GAS, ELECTRIC, CABLE TELEVISION, AND OTHER FACILITIES THAT ARE UNDERTAKEN AS PART OF THE WORK SHALL BE DONE IN CONFORMANCE WITH WRITTEN APPROVAL, AND WITH THE REQUIREMENTS OF THE MUNICIPALITY OR UTILITY COMPANY.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, PAY ALL NECESSARY FEES, ETC. AS REQUIRED TO PERFORM THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH APPLICABLE AGENCIES AND UTILITY COMPANIES.
- ALL PAVED WALKWAYS AND ROADS TO REMAIN MUST BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE CONTRACT.
- EXISTING CURB AND PAVEMENTS TO BE REMOVED SHALL BE SAW CUT AS REQUIRED TO A STRAIGHT LINE SECTION AS TO PROVIDE A CLEAN SMOOTH AND EVEN TRANSITION FOR NEW CURBS AND PAVEMENTS OR EXISTING PAVEMENTS AND CURB TO REMAIN WITH NO TRIP HAZARDS.
- ALL WORK TO BE DONE OUTSIDE OF THE CONSTRUCTION FENCE, IF APPLICABLE, IS TO BE PROTECTED AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL WORK AREAS AND EXISTING TREES ADJACENT TO WORK AREAS.
- ALL WORK TO BE CONDUCTED IN ACCORDANCE WITH:
 - MUNICIPALITY STANDARDS
 - N.J. STATE STANDARDS AND REGULATIONS
 - FEDERAL STANDARDS AND REGULATIONS
 - NJDOT STANDARDS AND REGULATIONS
- SHOULD FIELD CONDITIONS VARY FROM THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CONTACT PSE&G DEMOLITION DIVISION FOR COORDINATION, SCHEDULING & INSPECTION IF ANY PSE&G ITEMS ARE TO BE REMOVED PRIOR TO DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH PSE&G UNTIL THE NECESSARY APPROVALS ARE PROCURED. ADEQUATE NOTICE & TIME SHALL BE GIVEN TO WORK ASSOCIATED WITH PSE&G AS IT MAY AFFECT THE OVERALL CONSTRUCTION SCHEDULE.
- THE WORK SHALL BE PERFORMED BY A LICENSED AND INSURED CONTRACTOR. CONTRACTOR SHALL PROVIDE CERTIFICATE OF INSURANCE.
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND SITE DURING CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGH OUT DEMOLITION WORK. AREAS OUTSIDE THE LIMITS OF THE CHAIN LINK FENCE SHALL NOT BE DISTURBED.
- ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE (EXCEPT AS NOTED) AND SHALL BE DISPOSED OF IN A LEGAL MANNER.

REFERENCES:

- EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 312-318 & 324 VALLEY BROOK AVENUE, LOTS 4, 5 & 6, BLOCK 68 TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY," PREPARED BY DRESDNER ROBIN FOR MELI PLUMBING, AND DATED 04/18/2018.
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- SUPPLEMENTAL EXISTING CONDITIONS OF R.O.W. ADA CURB RAMPS SHOWN BASED ON AERIAL IMAGERY FROM NEARMAP DATED 09-29-2019.

REMOVALS LEGEND

PROPERTY LINE	---
TO BE REMOVED	
UTILITY REMOVAL	~~~~~
AREA REMOVAL	▨▨▨▨▨
BUILDING REMOVAL	▧▧▧▧▧
CONCRETE REMOVAL	▩▩▩▩▩
LAWN REMOVAL	▩▩▩▩▩
PAVEMENT REMOVAL	▩▩▩▩▩
OBJECT REMOVAL	X

NO	DATE	DESCRIPTION	BY
02	03-04-2022	GENERAL REVISIONS	MSB
01	07-01-2021	REV. PER ENGINEER OF RECORD	LMF

REVISIONS:

OWNER:

312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

APPLICANT:

312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

DRAWING TITLE:

REMOVALS PLAN

PROJECT:

320 VALLEY BROOK AVENUE

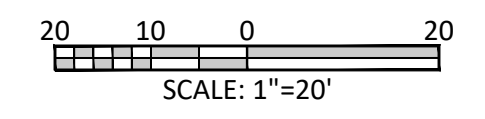
LOCATION:

312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5, & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

DRAWN BY:

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

SCALE:



CHECKED BY:

MJN

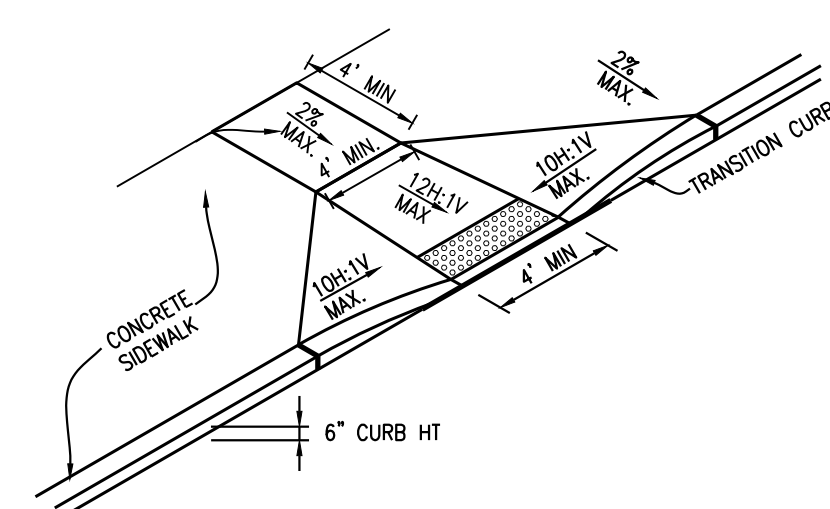
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01-17-2020

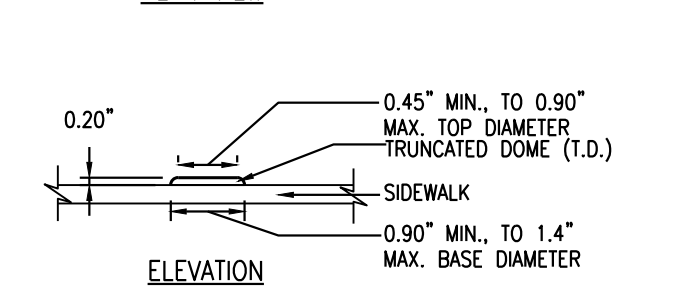
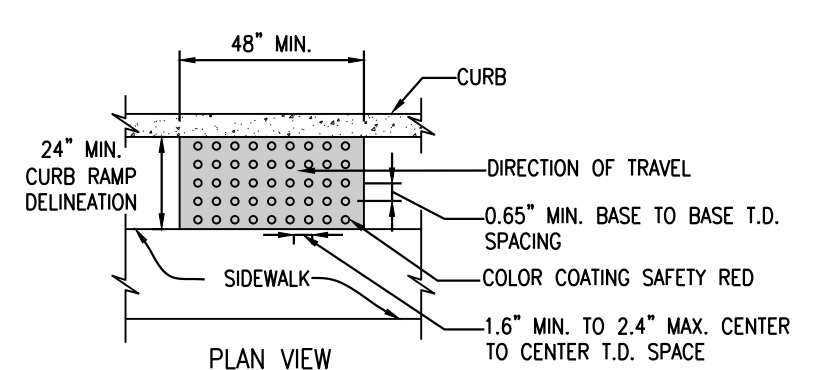
DRAWING NUMBER:

C-811

JOB NO: **10938-002** SHEET **9** OF **12**

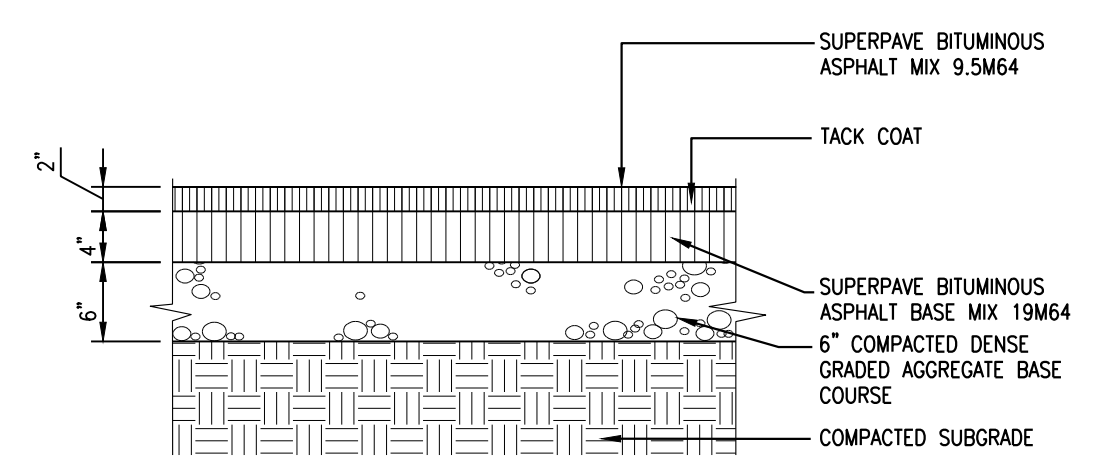


ADA RAMP TYPE 1
NTS



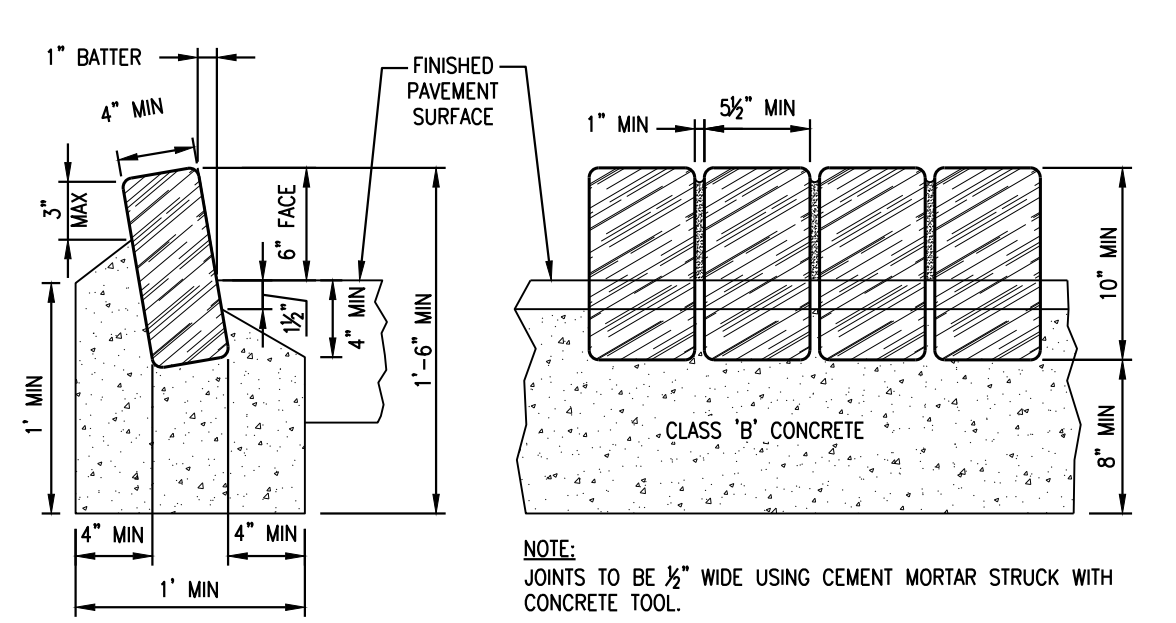
- NOTE:
- COLOR SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
 - CONTRACTOR TO SUBMIT MATERIAL AND COLOR SAMPLES TO ENGINEER.
 - DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITION, OR TURNING SPACE.

DETECTABLE WARNING SURFACE
NTS

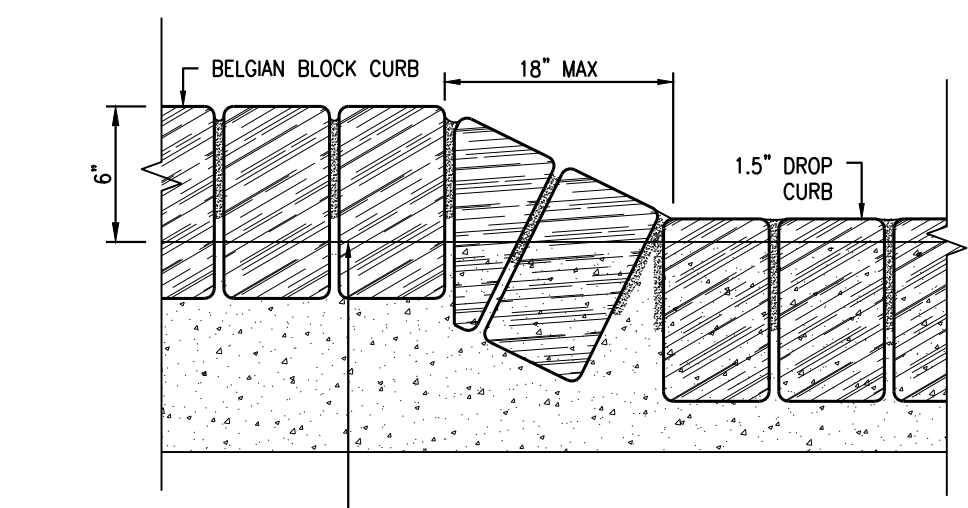


- NOTES: SUBGRADE TO BE COMPACTED TO 95% UTILIZING MODIFIED PROCTOR METHOD. GEOTECHNICAL ENGINEER TO CONFIRM COMPACTION OF SUBGRADE PRIOR TO PAVING DURING CONSTRUCTION.

PAVEMENT SECTION
NTS

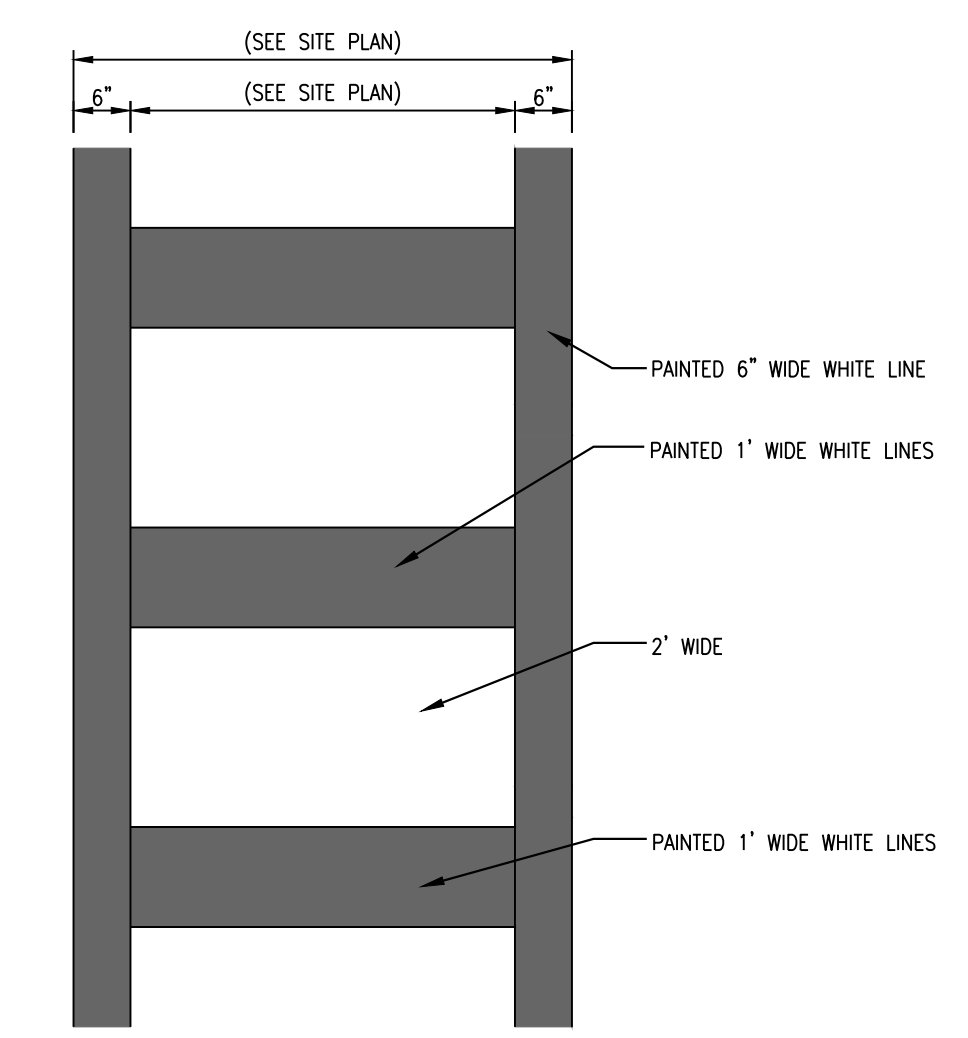


NOTE: JOINTS TO BE 1/2" WIDE USING CEMENT MORTAR STRUCK WITH CONCRETE TOOL.

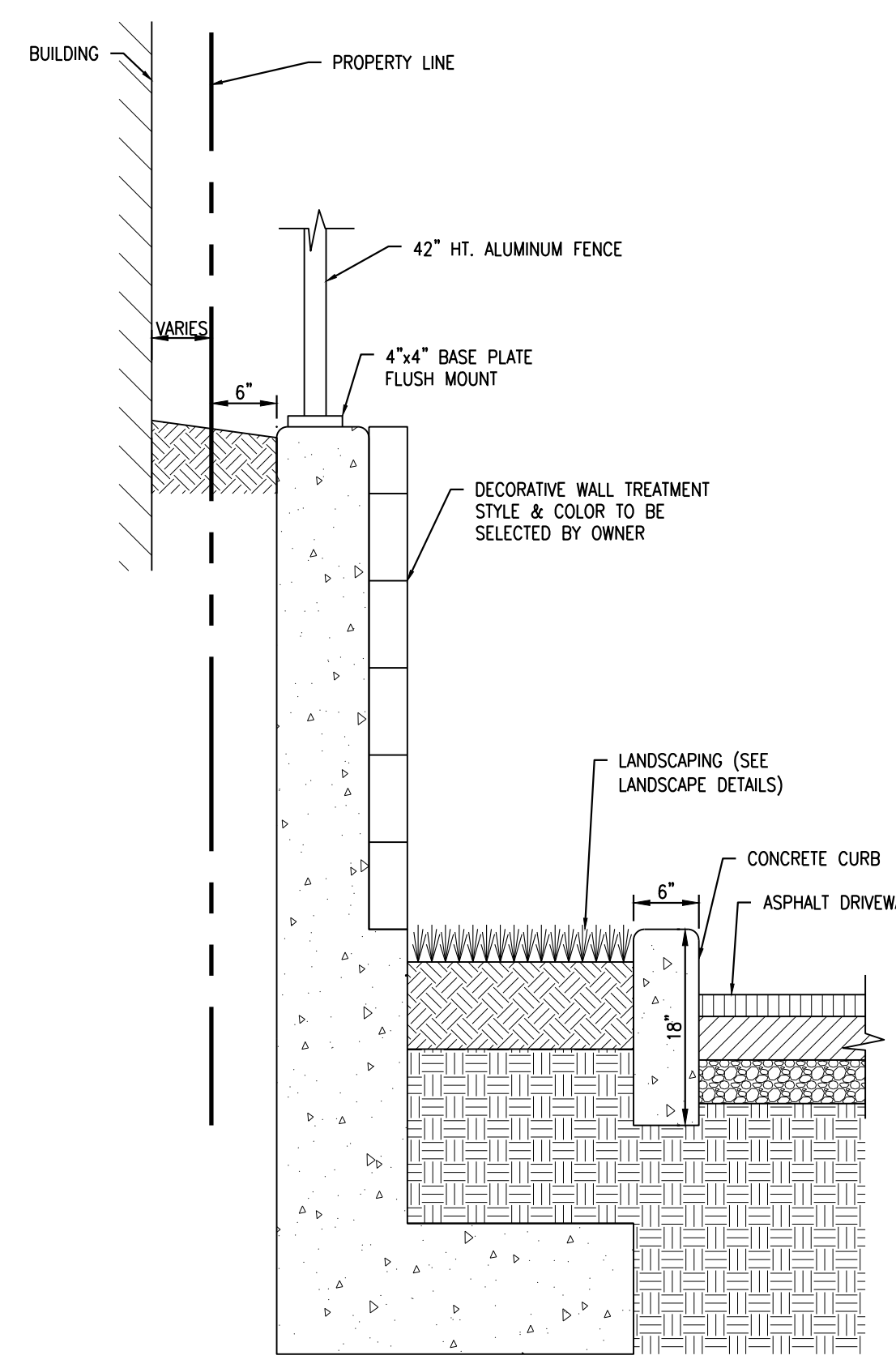


NOTE: JOINTS TO BE 1/2" WIDE USING CEMENT MORTAR STRUCK WITH CONCRETE TOOL.

BELGIAN BLOCK RAISED AND DROP CURB ON-SITE
NTS

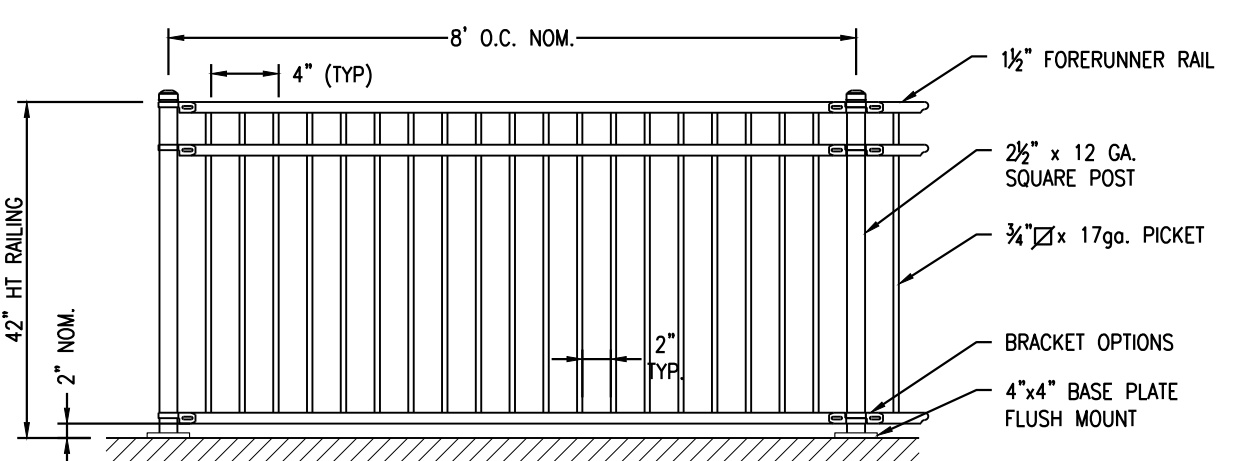


CROSSWALK
NTS



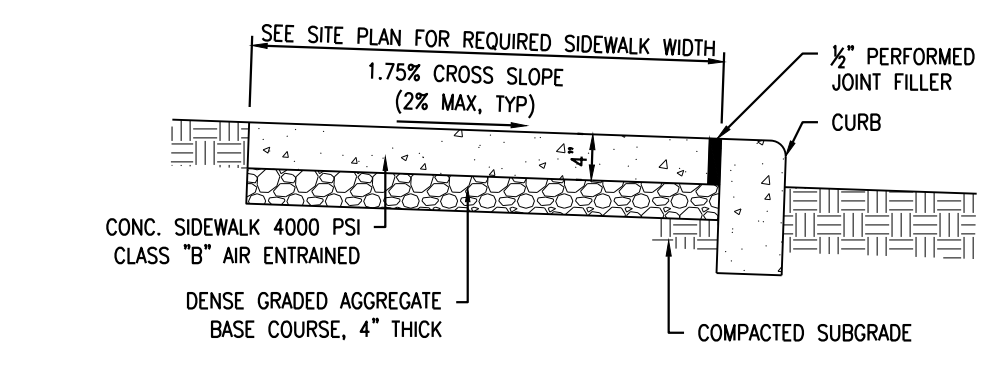
- NOTES:
- FINAL WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.
 - CONTRACTOR TO REFER TO STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

SCHEMATIC REINFORCED CONCRETE WALL W/ 42" FENCE
NTS



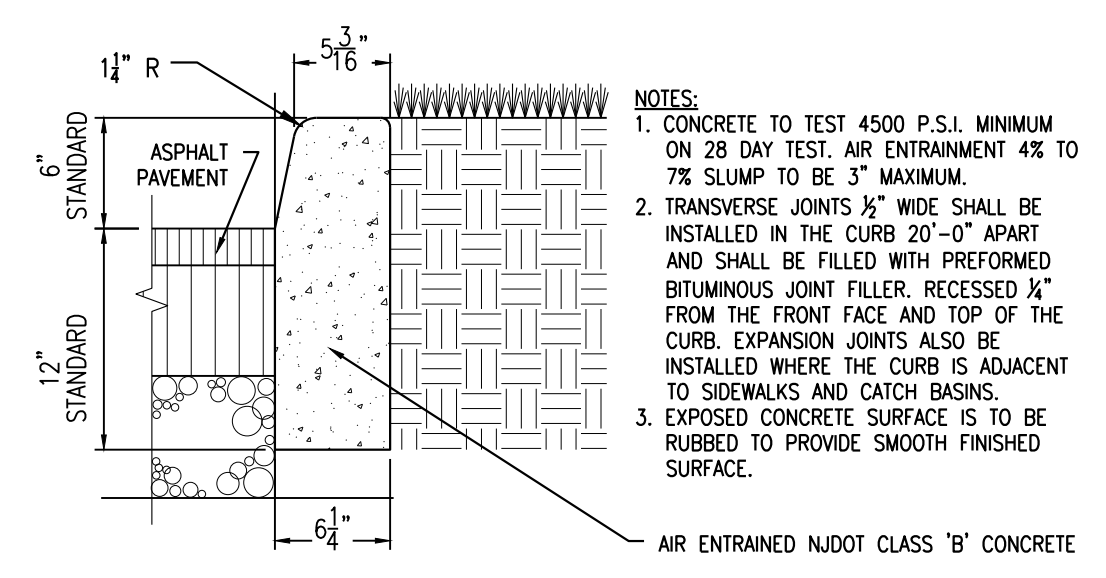
- NOTE:
- INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.
 - ALL MATERIALS TO BE BLACK POWDER COATING FINISH.
 - RAILING ABOVE RETAINING WALL SHALL BE DESIGNED TO RESIST CONCENTRATED LOADS OF 200 LBS AND COMPLY WITH SECTION 1607.7 OF THE INTERNATIONAL BUILDING CODE.
 - RAILING TO BE SURFACE MOUNTED OR PROVIDE 3" MIN CONCRETE DEPTH FOOTING.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR FENCE, GATE, AND BASE PLATE MOUNTS PRIOR TO CONSTRUCTION.

42" HT ALUMINUM FENCE
NTS



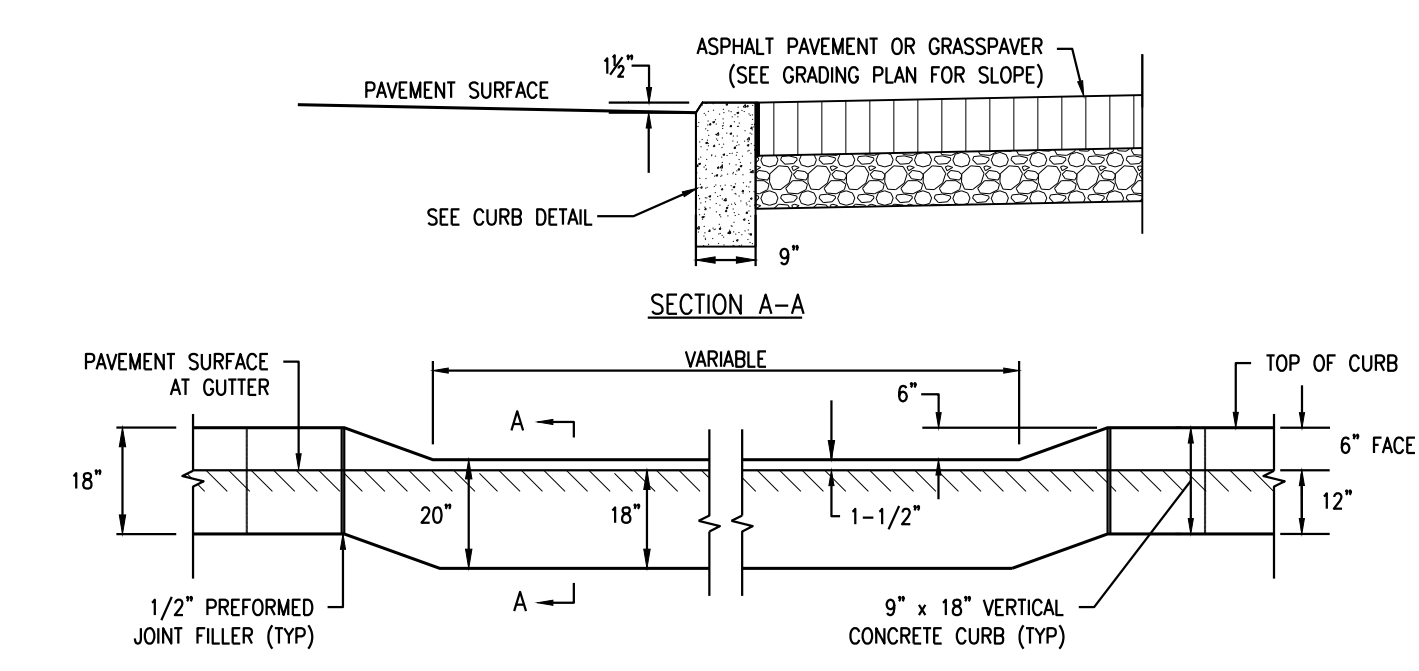
THE FORMS AND DIVIDERS SHALL BE OF STEEL OR WOOD AND OF SUFFICIENT STRENGTH TO RESIST SPRINGING OUT OF SHAPE. DEPTH OF FORMS SHALL BE AT LEAST THE THICKNESS OF CONCRETE AS SPECIFIED ON THIS DRAWING. WALK SHALL BE OF MONOLITHIC CONSTRUCTION FOUR (4) INCHES THICK. TRANSVERSE SURFACE GROOVES MUST BE PROVIDED FOR AT RIGHT ANGLES TO THE SIDEWALK AND AT INTERVALS EQUAL TO WIDTH OF THE SIDEWALK. AFTER THE CONCRETE IS PLACED IT SHALL BE TAMPED, SCREEDED AND FINISHED TO TRUE GRADE AND SURFACE. THE FINISH SHALL BE MADE WITH A WOOD FLOAT, FOLLOWED BY A BRUSHING WITH A WET SOFT HAIR BRUSH TO A NEAT WORKMANLIKE SURFACE. TRANSVERSE EXPANSION JOINTS 1/2 INCH WIDE SHALL BE PROVIDED AT INTERVALS OF NOT LESS THAN 10 FEET AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER. SCORE LINES SHALL BE EVERY FIVE (5) FEET OR TO MATCH EXISTING ADJACENT SIDEWALK. LONGITUDINAL JOINTS 1/2 INCH WIDE SHALL BE PROVIDED BETWEEN CURBS AND ADJUTING SIDEWALKS AND SHALL BE FILLED WITH PREFORMED BITUMINOUS TYPE FILLER. DRIVEWAY APRON AND SIDEWALK AT DRIVEWAY SHALL BE 4500 P.S.I. AIR ENTRAINED CONCRETE SIX (6) INCHES THICK.

CONCRETE SIDEWALK
NTS

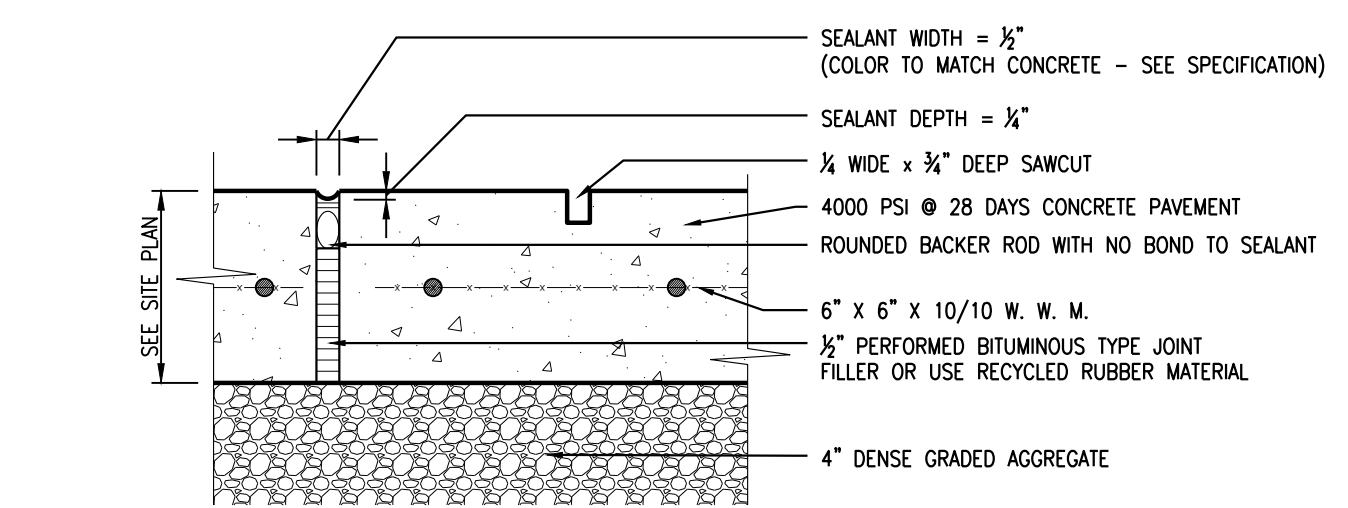


- NOTES:
- CONCRETE TO TEST 4500 P.S.I. MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% TO 7% SLUMP TO BE 3" MAXIMUM.
 - TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20"-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER. RECESSED 1/2" FROM THE FRONT FACE AND TOP OF THE CURB. EXPANSION JOINTS ALSO BE INSTALLED WHERE THE CURB IS ADJACENT TO SIDEWALKS AND CATCH BASINS.
 - EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE SMOOTH FINISHED SURFACE.

6"X18" CONCRETE CURB IN R.O.W.
NTS

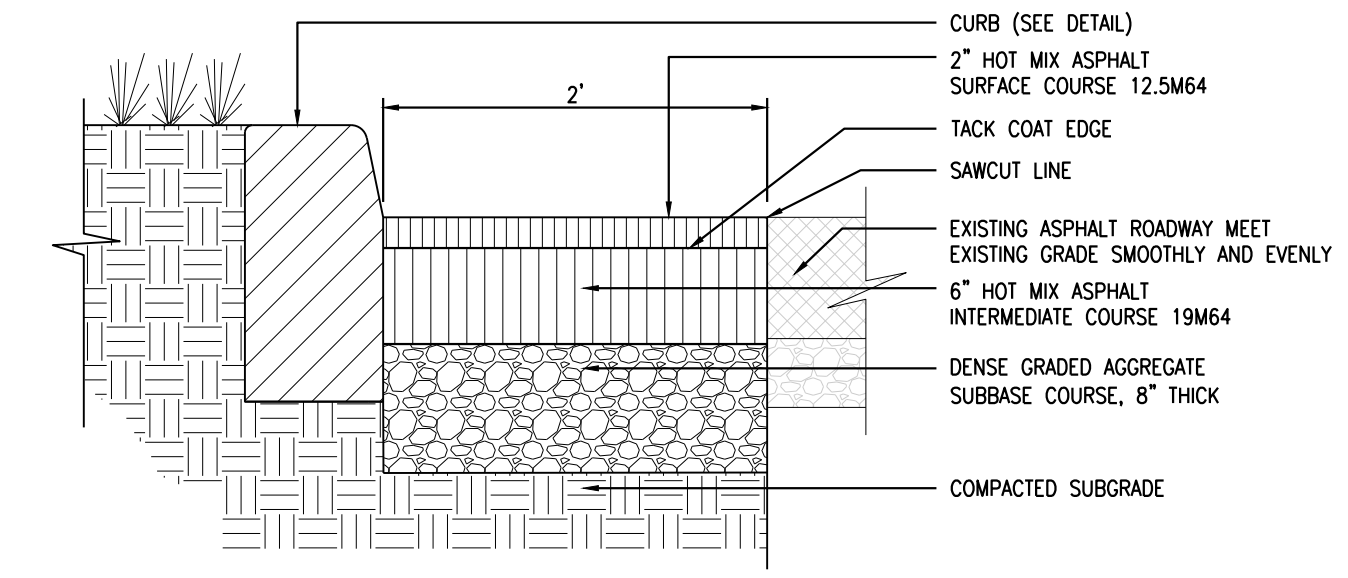


DEPRESSED CURB AND DRIVEWAY APRON
NTS

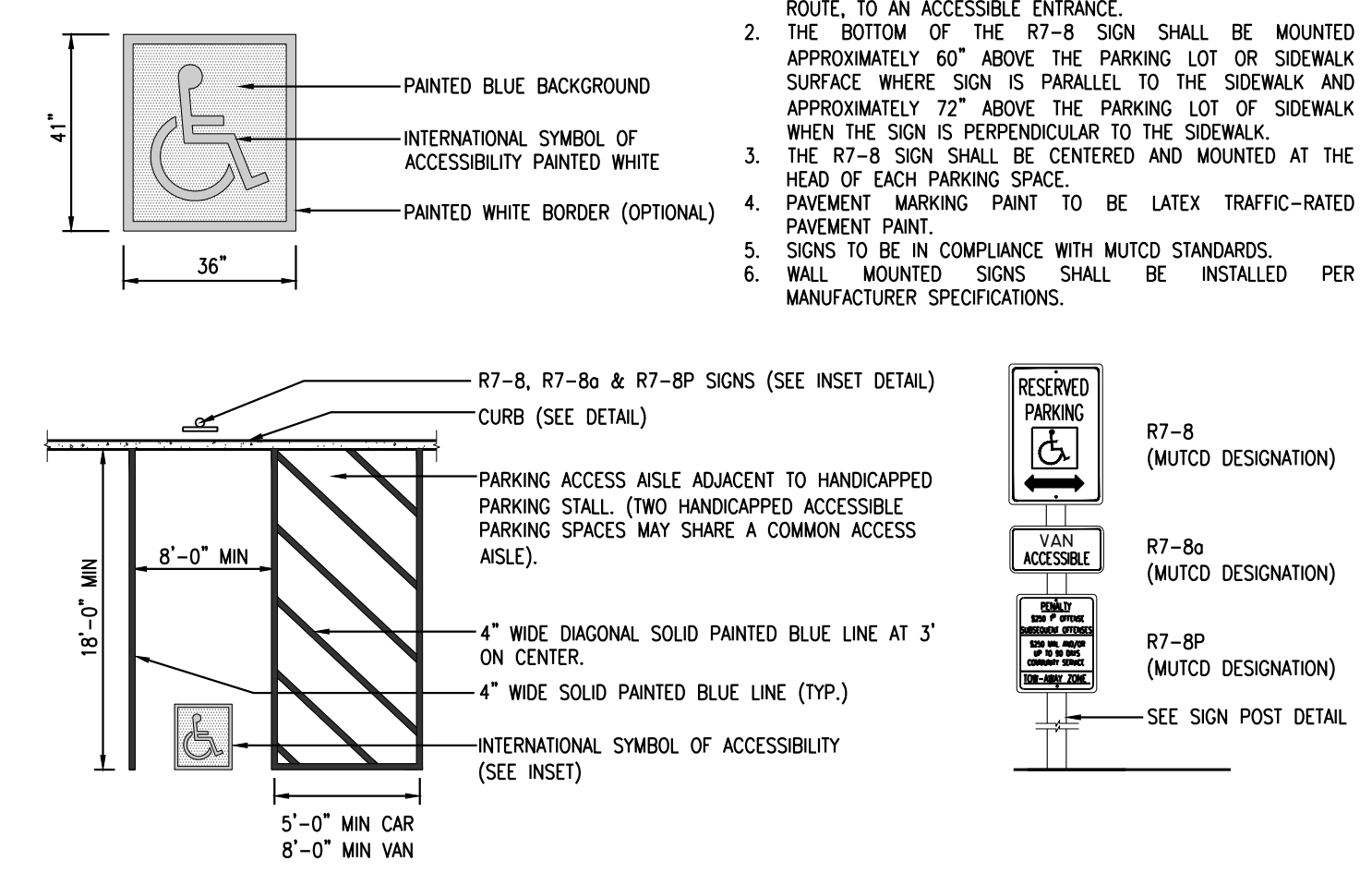


- NOTES:
- WHERE APPLICABLE, EXPANSION AND SCORE JOINT PATTERN SHALL MATCH EXISTING. OTHERWISE, EXPANSION JOINTS SHALL BE 10' O.C. AND SCORE JOINTS SHALL BE 5' O.C. BOTH WAYS.
 - EXPANSION JOINTS SHALL RUN CONTINUOUS ALONG BUILDING FACADE, CURBS, WALLS OR EXISTING RIGID PAVEMENTS.

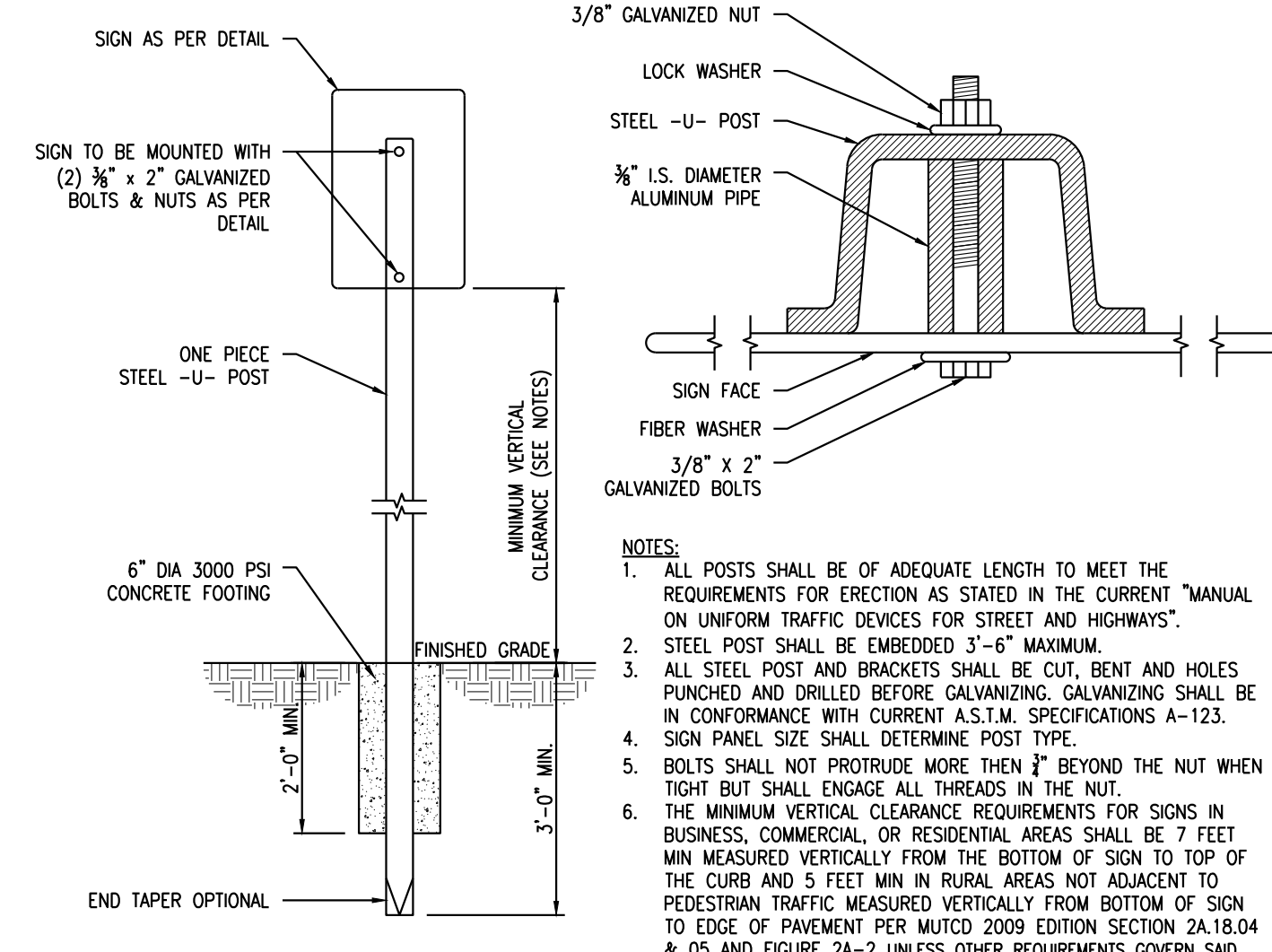
EXPANSION JOINT
NTS



PAVEMENT REPAIR
NTS

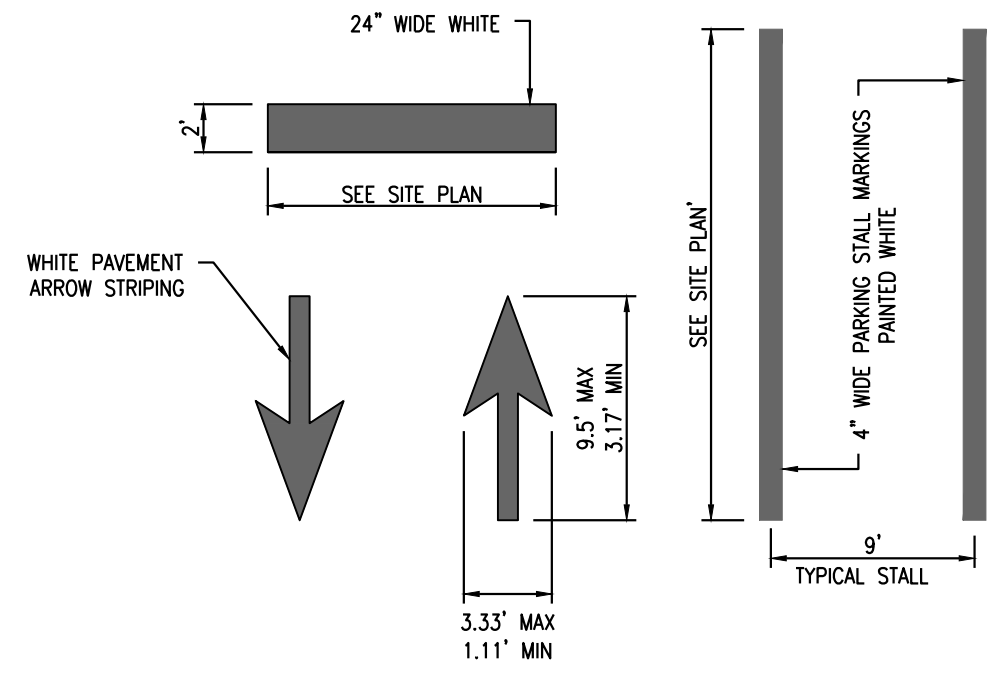


ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE
NTS



- NOTES:
- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT 'MANUAL ON UNIFORM TRAFFIC DEVICES FOR STREET AND HIGHWAYS'.
 - STEEL POST SHALL BE EMBEDDED 3'-6" MAXIMUM.
 - ALL STEEL POST AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATIONS A-123.
 - SIGN PANEL SIZE SHALL DETERMINE POST TYPE.
 - BOLTS SHALL NOT PROTRUDE MORE THAN 2" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
 - THE MINIMUM VERTICAL CLEARANCE REQUIREMENTS FOR SIGNS IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREAS SHALL BE 7 FEET MIN MEASURED VERTICALLY FROM THE BOTTOM OF SIGN TO TOP OF THE CURB AND 5 FEET MIN IN RURAL AREAS NOT ADJACENT TO PEDESTRIAN TRAFFIC MEASURED VERTICALLY FROM BOTTOM OF SIGN TO EDGE OF PAVEMENT PER MUTCD 2009 EDITION SECTION 2A.18.04 & 05 AND FIGURE 2A-2 UNLESS OTHER REQUIREMENTS GOVERN SAID VERTICAL DISTANCE, SUCH AS ADA OR BUILDING CODE. SECONDARY BOTTOM SIGN MAY BE MOUNTED 1 FOOT LESS THAN MIN VERTICAL HEIGHT CLEARANCE NOTED.
 - SIGNS MOUNTED BACK-TO-BACK ON ONE POST SHOULD STAY WITHIN THE EDGES OF THE SIGN TO NOT ALTER VISUAL STANDARD SHAPE OF A STOP OR YIELD SIGN. IF NECESSARY INCREASE SIZE OF STOP OR YIELD SIGN AS NECESSARY OR SEPARATE BY 3' ON SEPARATE POSTS.

SIGN MOUNTING
NTS



PAVEMENT STRIPING
NTS

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

NO	DATE	DESCRIPTION	BY
02	03-04-2022	GENERAL REVISIONS	MSB
01	07-01-2021	REV. PER ENGINEER OF RECORD	LMF

REVISIONS:

OWNER:

312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

APPLICANT:

312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

DRAWING TITLE:

CONSTRUCTION NOTES & DETAILS I

PROJECT:

320 VALLEY BROOK AVENUE

LOCATION:

312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5, & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

SCALE:

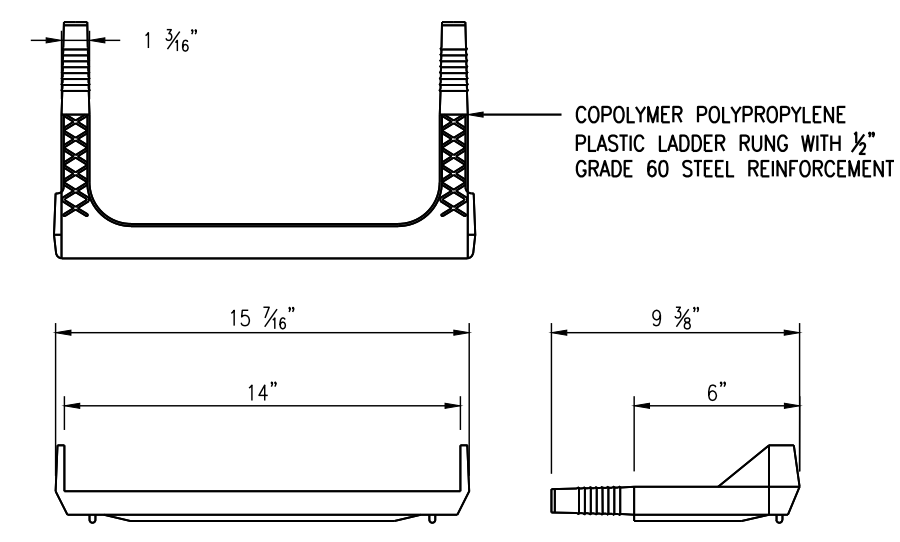
NOT TO SCALE

DRAWN BY	CHECKED BY	DRAWING NUMBER
GRG	MJN	C-901
SCALE:	DATE:	
NTS	01-17-2020	
JOB NO:	SHEET	OF
10938-002	10	12

DRESDNER ROBIN

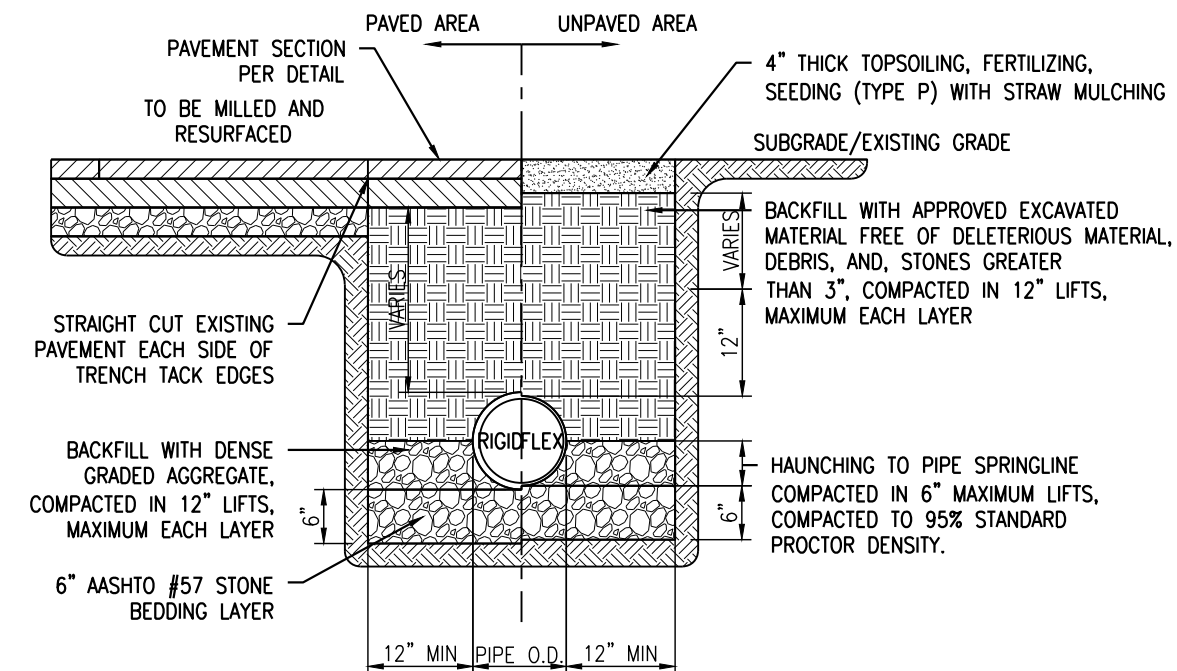
DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
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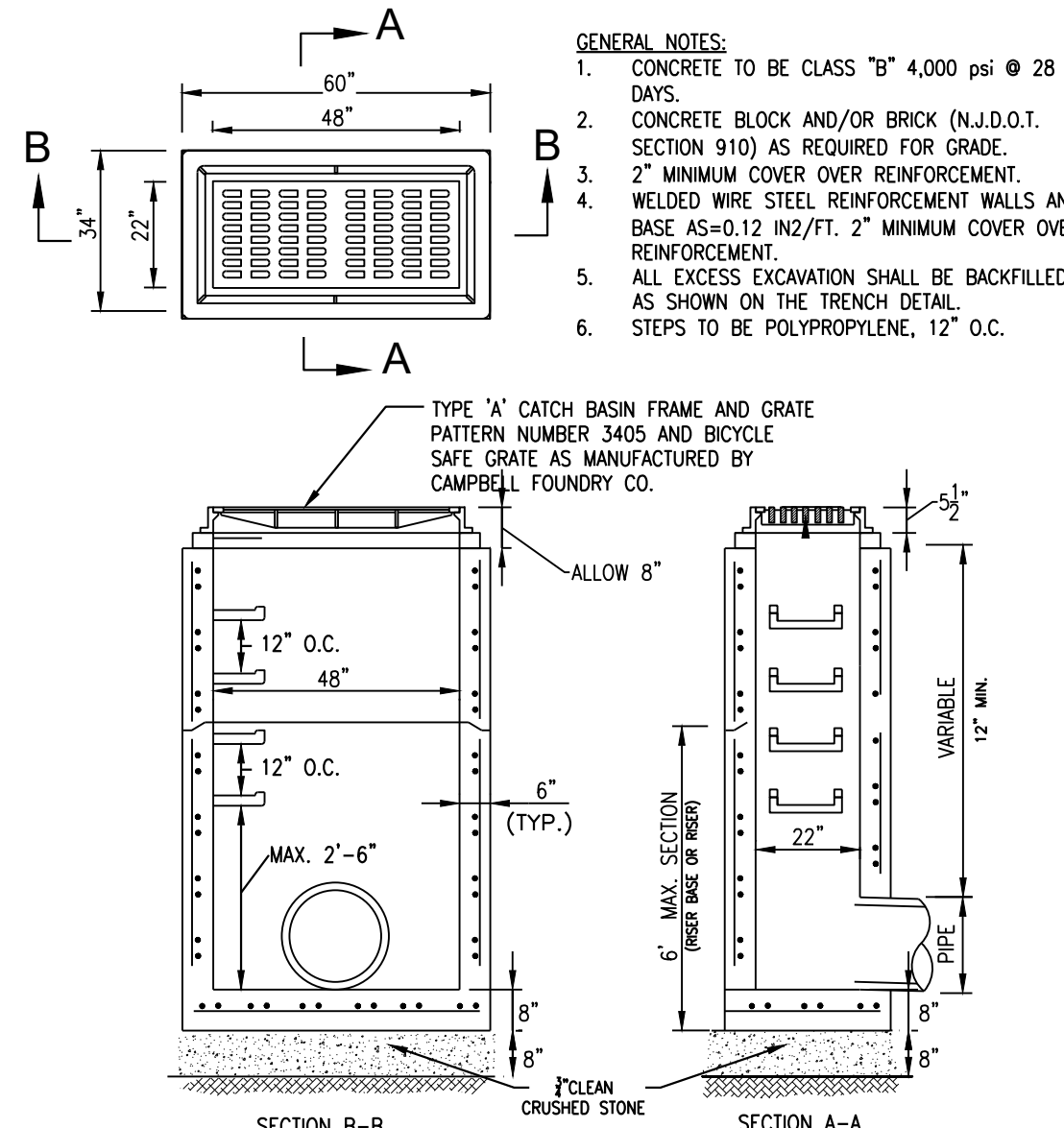
- NOTES:
- LADDER RUNG/STEP SHALL BE PATTERN NUMBER 2593 2254 AS MANUFACTURED BY CAMPBELLFOUNDRY OR APPROVED EQUIVALENT.
 - POLYPROPYLENE STEPS SHALL HAVE GRADE 60 STEEL REINFORCEMENT AND MEET ASTM C-478, ASTM D-4101, ASTM A-615 AND AASHTO M-199 STANDARDS.
 - THE PORTION TO BE IMBEDDED IN THE CONCRETE SHALL BE COATED WITH COAL TAR PITCH OR OTHER APPROVED MATERIAL AND SHALL BE IN ACCORDANCE WITH THE LATEST O.S.H.A. STANDARDS (3" MINIMUM IMBEDMENT).
 - ALL MANHOLE STEPS TO MEET OR EXCEED ASTM AND O.S.H.A. REQUIREMENTS.
 - FOR ROADWAY LOCATIONS STEPS SHALL BE ORIENTED TO ALLOW VIEWING OF ONCOMING TRAFFIC WHEN EXITING STRUCTURE.
 - CONTRACTOR SHALL COMPLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER'S APPROVAL PRIOR TO FABRICATION.

LADDER RUNG
NTS

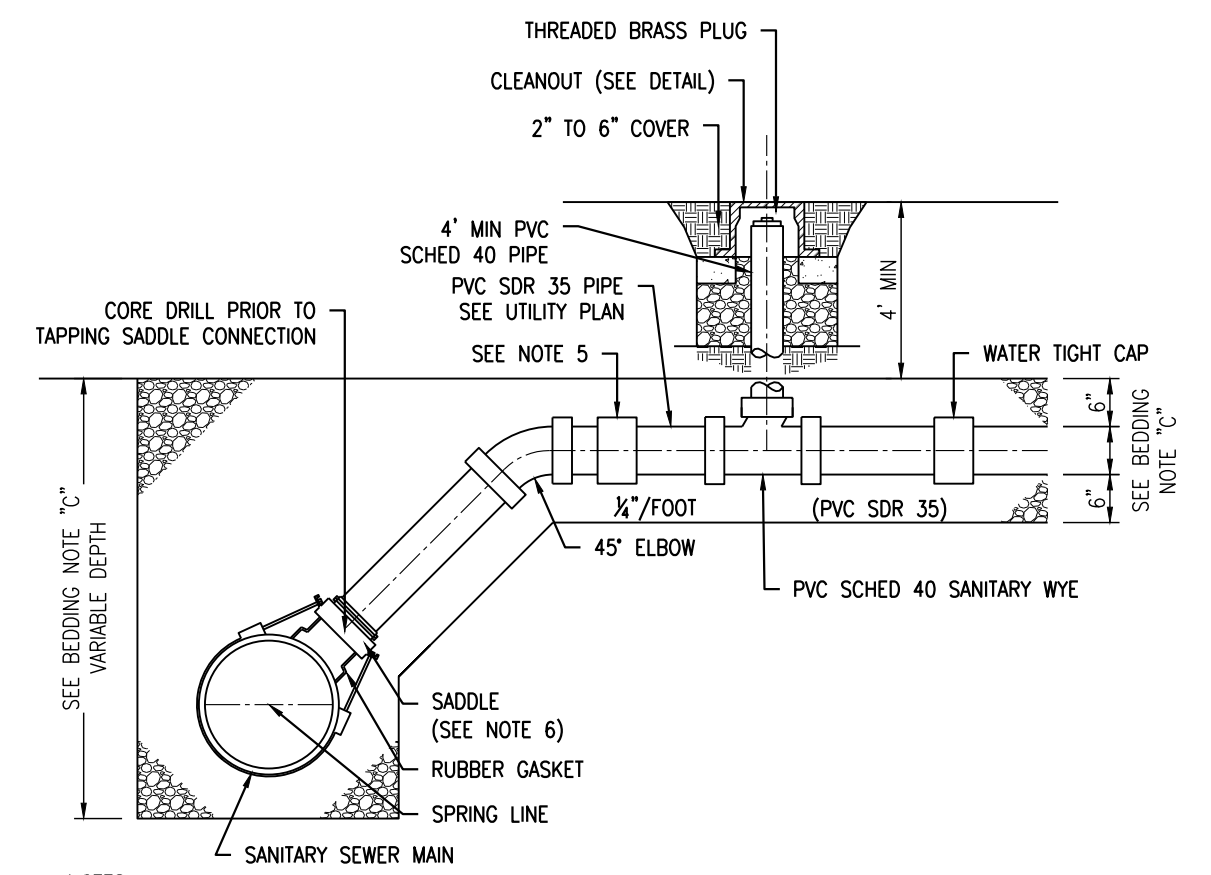


- NOTES:
- REINFORCED CONCRETE CULVERT PIPE, MINIMUM 15" DIAMETER, SHALL BE UTILIZED IN ALL COUNTY RIGHT-OF-WAYS WHETHER PAVED OR UNPAVED.
 - CONTRACTOR SHALL HAND COMPACT DGA BENEATH THE HAUNCHES OF FLEXIBLE PIPE TO ENSURE INSTALLATION MEETS OR EXCEEDS MANUFACTURER'S SPECIFICATIONS.
 - IF NO OTHER CONTROLLING FACTORS EXIST, ALL CONCRETE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ACTIVE STANDARD ASTM C1479. ALL THERMOPLASTIC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ACTIVE STANDARD ASTM D2321. DUCTILE IRON PIPE USED FOR WATER MAINS SHALL MEET THE REQUIREMENTS OF ANSI, ASTM, ANMA, DIFRA, RISIS, AND THE NEW JERSEY SAFE DRINKING WATER ACT.
 - SOIL IN THE OUTER BEDDING, HAUNCH, AND LOWER SIDE ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF SOIL IN THE OVERFILL ZONE. SOIL SHALL BE COMPACTED WITHIN 2% OF OPTIMUM WATER CONTENT OR SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DIRECTED BY THE COUNTY ENGINEER.
 - BACKFILLING WITH EXCAVATED MATERIAL SHALL NOT BE PERMITTED IN TRENCHES FOR STORM SEWERS AND ALL OTHER UTILITIES.
 - TYPE OF SEEDING SHALL MEET THE COUNTY SOIL CONSERVATION DISTRICT REQUIREMENTS.

UTILITY TRENCH
NTS

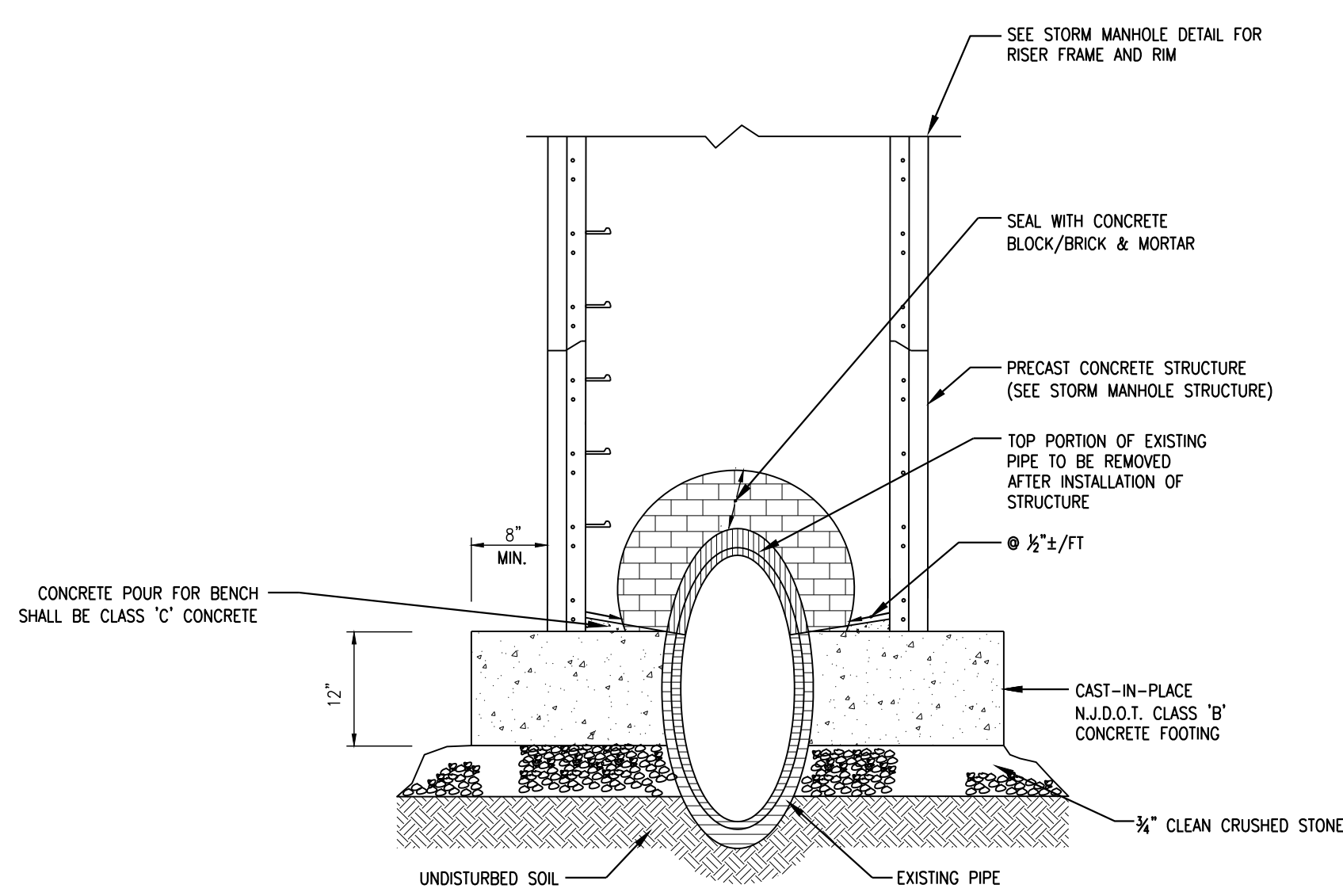


DRAINAGE INLET TYPE A
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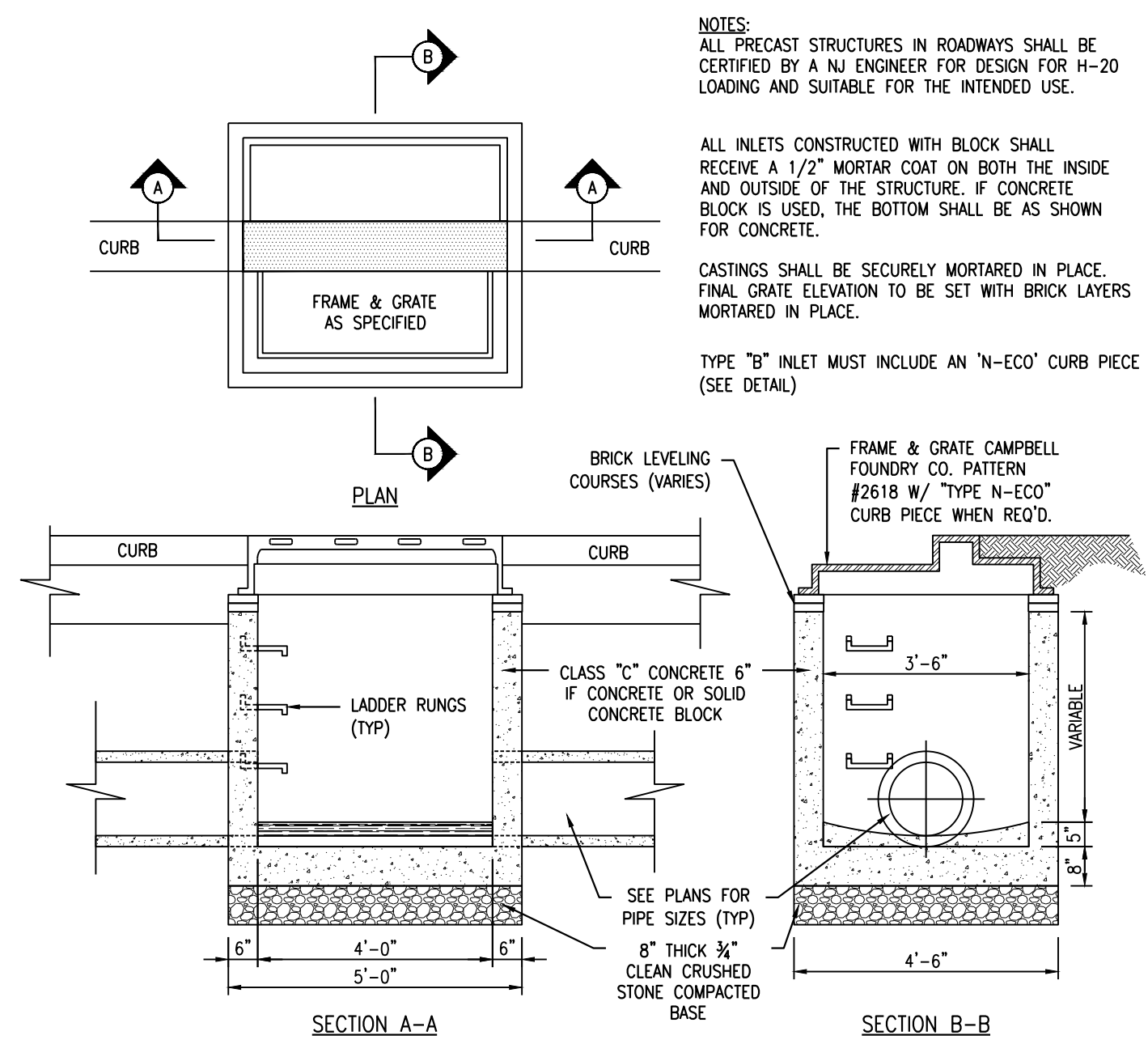


- NOTES:
- ALL COUPLINGS, PLUGS, AND CAPS SHALL BE STANDARD TYPE OF PIPE USED FOR INSTALLATION TO WATERTIGHT.
 - CLEANOUTS OR INSPECTION WYES ARE TO BE LOCATED AS SHOWN ON DETAIL.
 - 1/4" PER FOOT SLOPE GOVERNS OVER CONFLICTS WITH 5 FOOT MINIMUM COVER DIMENSION.
 - FOR PIPE BEDDING DETAILS, SEE DETAILS ON THIS SHEET.
 - WHERE A NEW PVC HOUSE CONNECTION IS TO BE INSTALLED, ALL COUPLINGS SHALL BE STANDARD.
 - DUCTILE IRON SADDLE WITH RUBBER GASKET AS MANUFACTURED BY ROMAC INDUSTRIES, INC. OR APPROVED EQUAL.
 - SEWER UTILITY ENGINEER TO BE NOTIFIED AT LEAST 72 HOURS PRIOR TO MAKING CONNECTION TO EXISTING SANITARY SEWER MAIN.

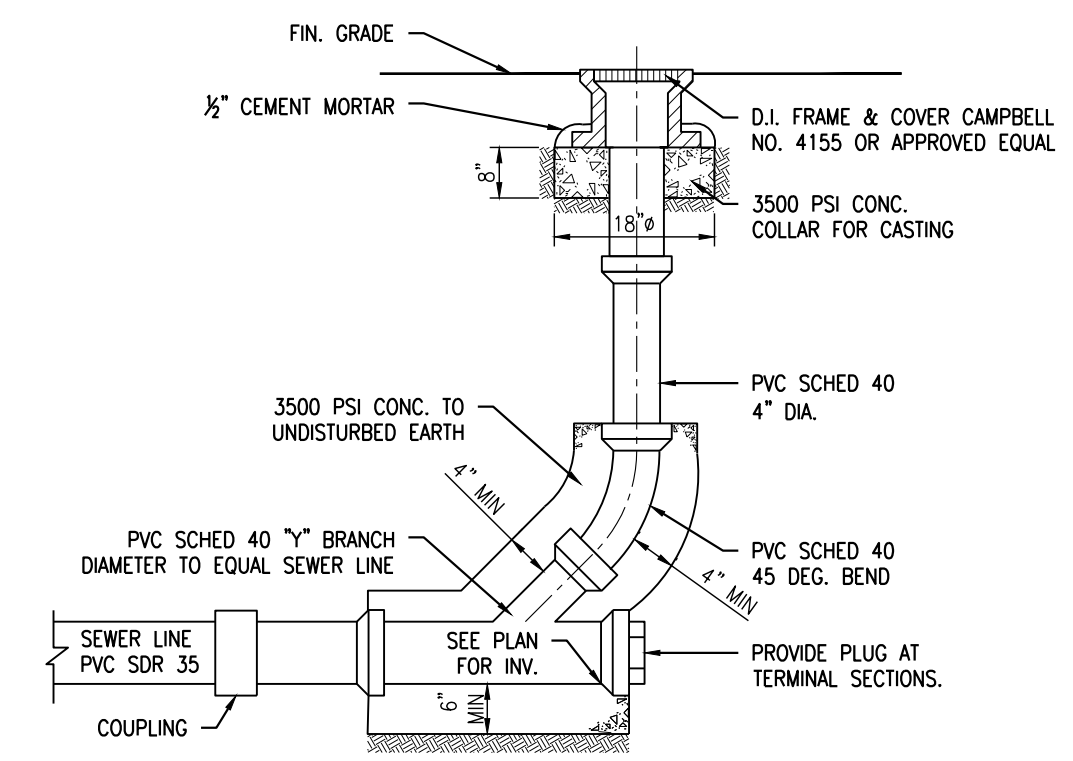
SANITARY SADDLE CONNECTION
NTS



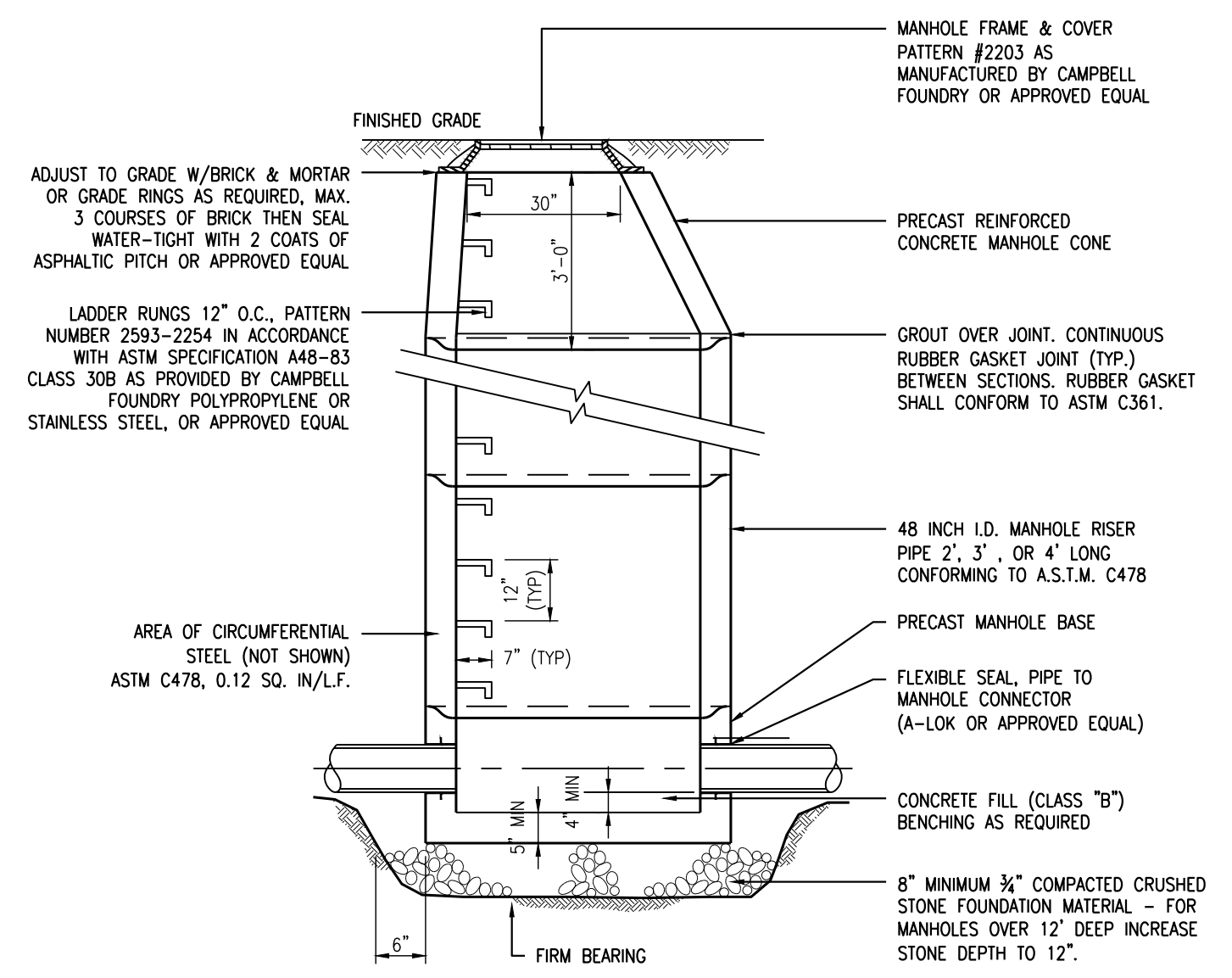
DOGHOUSE MANHOLE
NTS



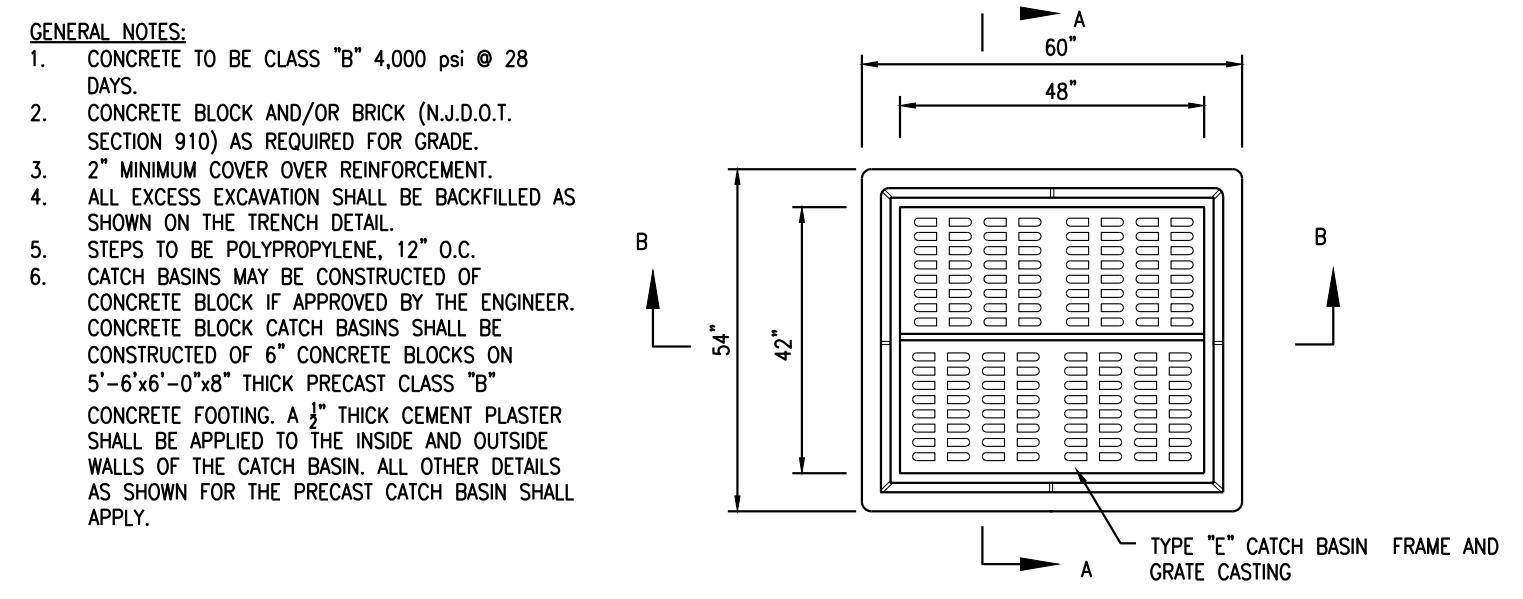
DRAINAGE INLET TYPE B
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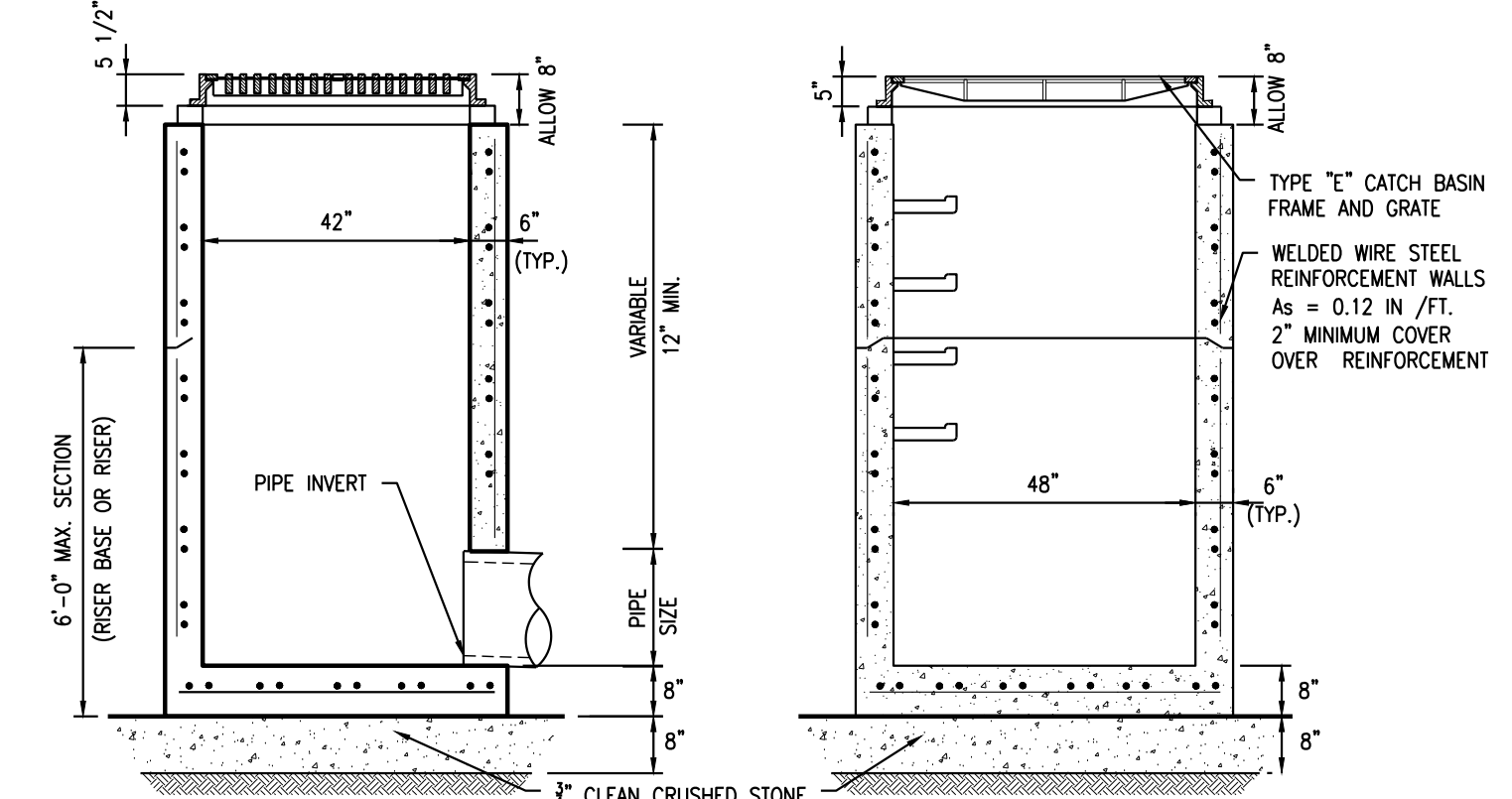
SANITARY CLEANOUT
NTS



PRECAST STORM MANHOLE
NTS



TYPE 'E' INLET
NTS



SECTION A-A

SECTION B-B

NO	DATE	DESCRIPTION	BY
02	03-04-2022	GENERAL REVISIONS	MSB
01	07-01-2021	REV. PER ENGINEER OF RECORD	LMF

REVISIONS:

OWNER:

312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

APPLICANT:

312 VALLEY BROOK, LLC
320 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

DRAWING TITLE:

CONSTRUCTION NOTES & DETAILS II

PROJECT:

320 VALLEY BROOK AVENUE

LOCATION:

312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5, & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

SCALE:

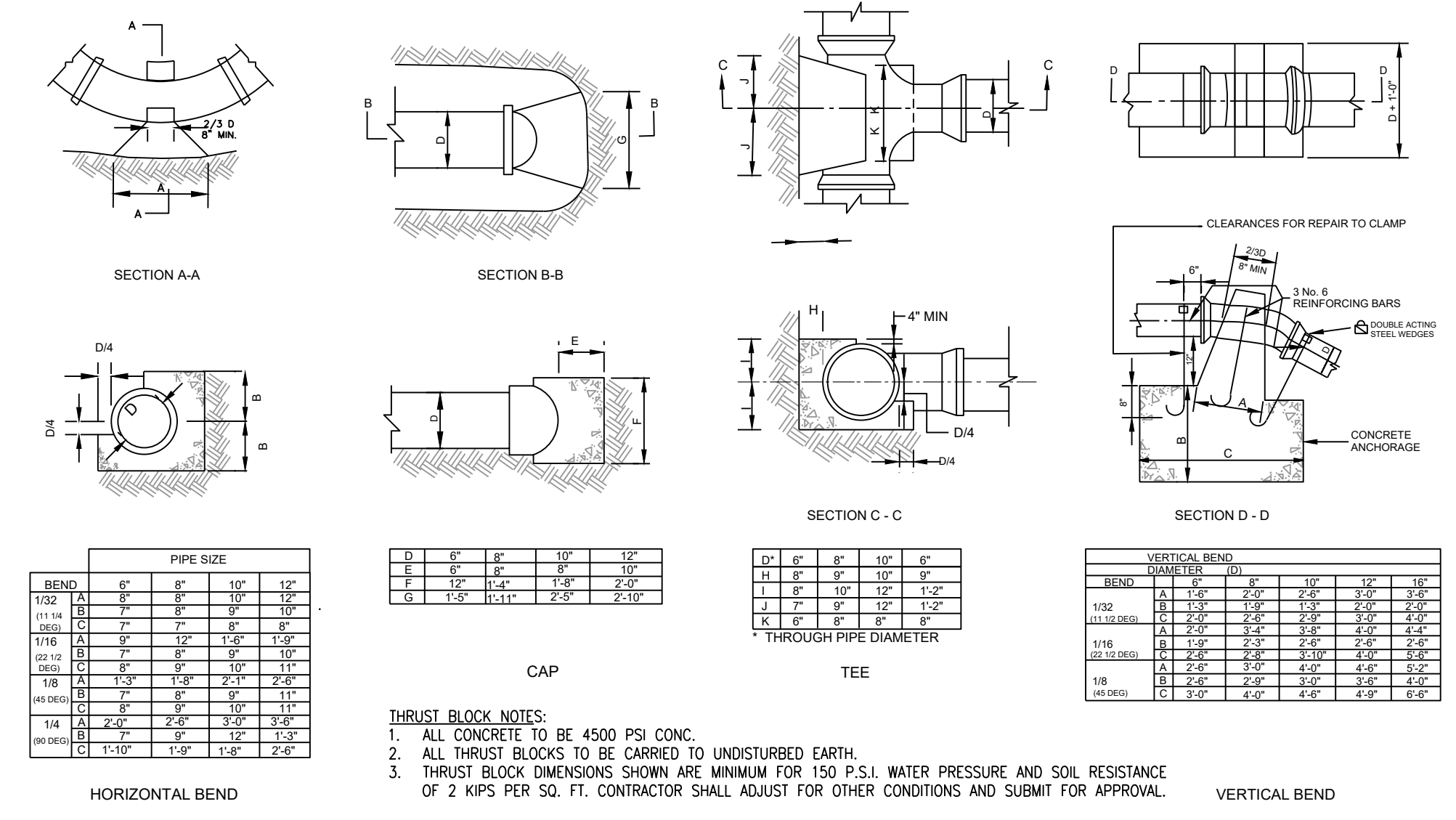
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DRAWN BY: MSB	CHECKED BY: MJN	DRAWING NUMBER: C-902
SCALE: NTS	DATE: 01-17-2020	
JOB NO: 10938-002	SHEET 11 OF 12	

DRESDNER ROBIN

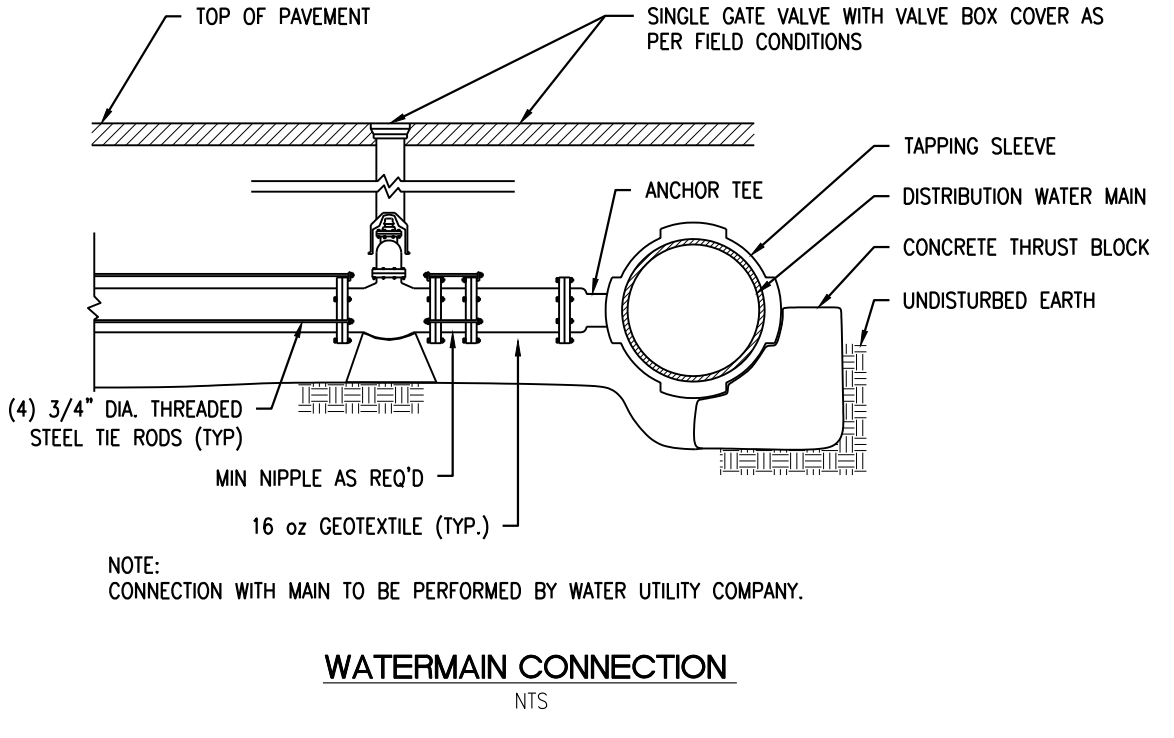
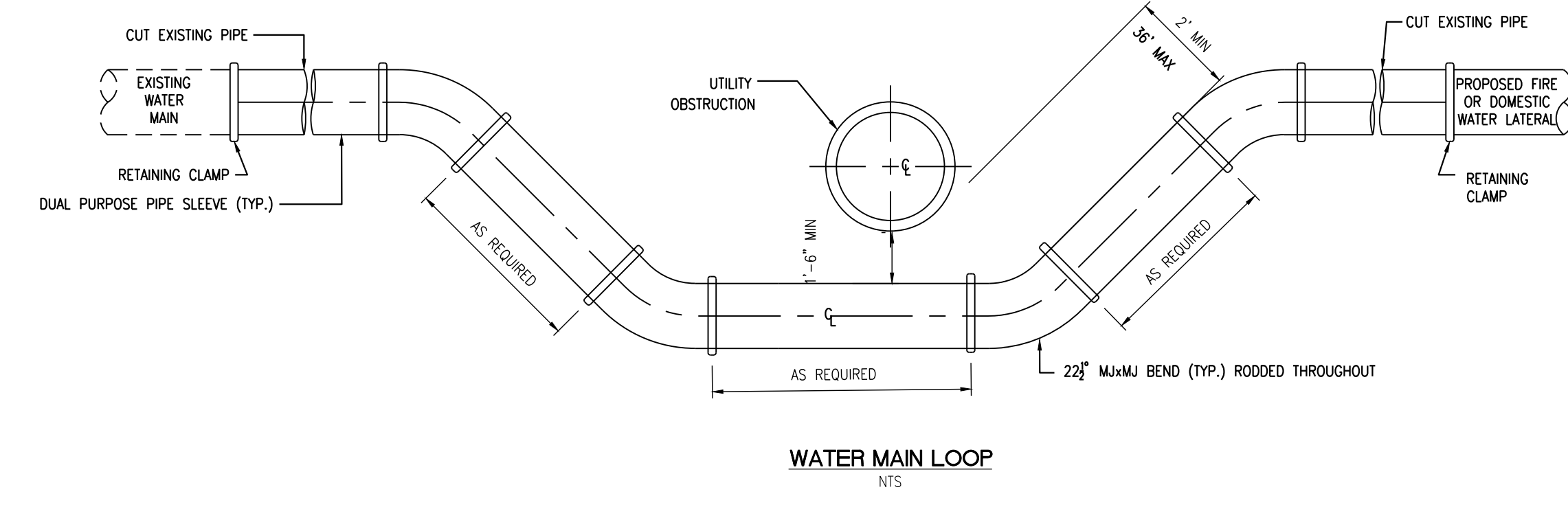
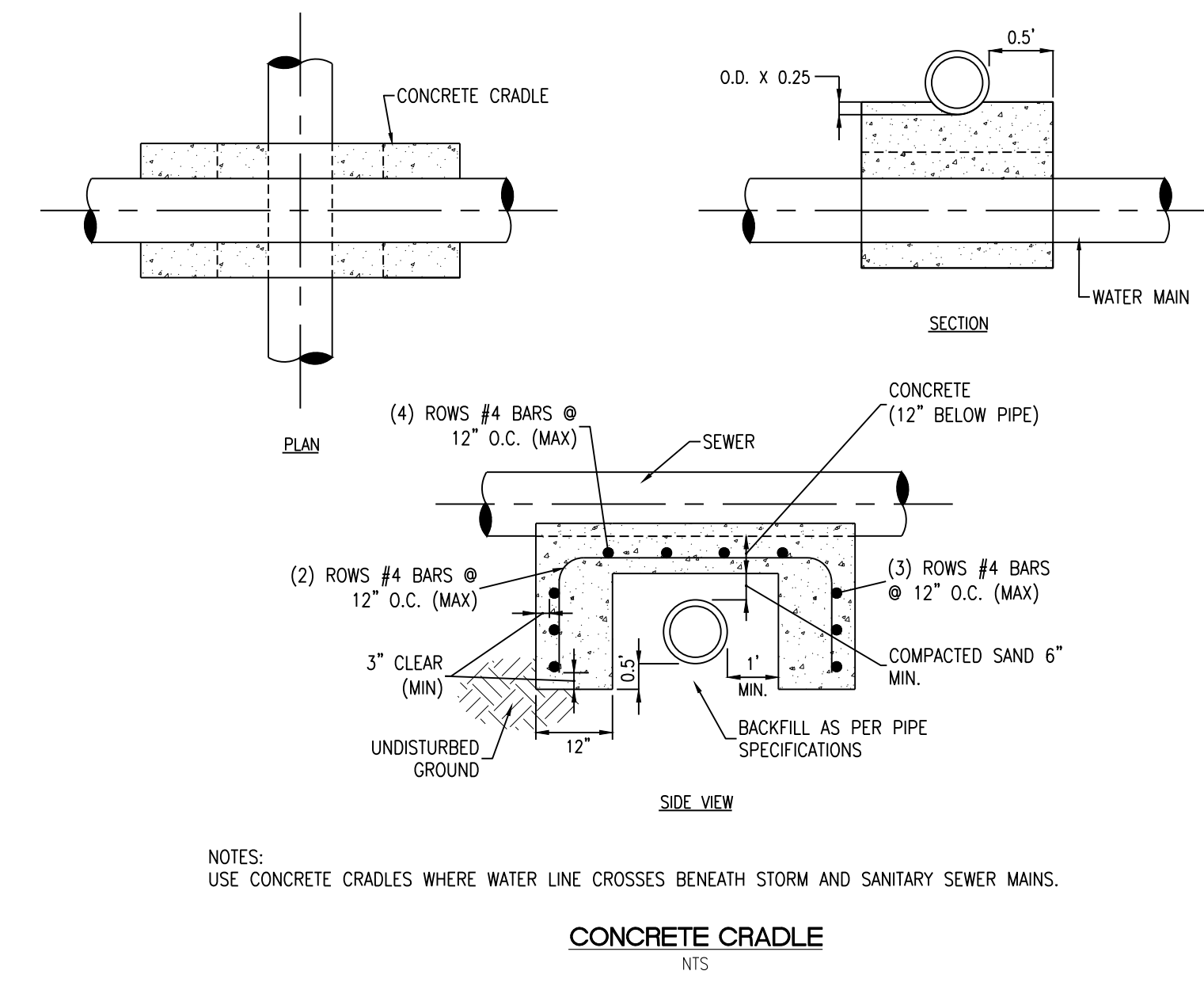
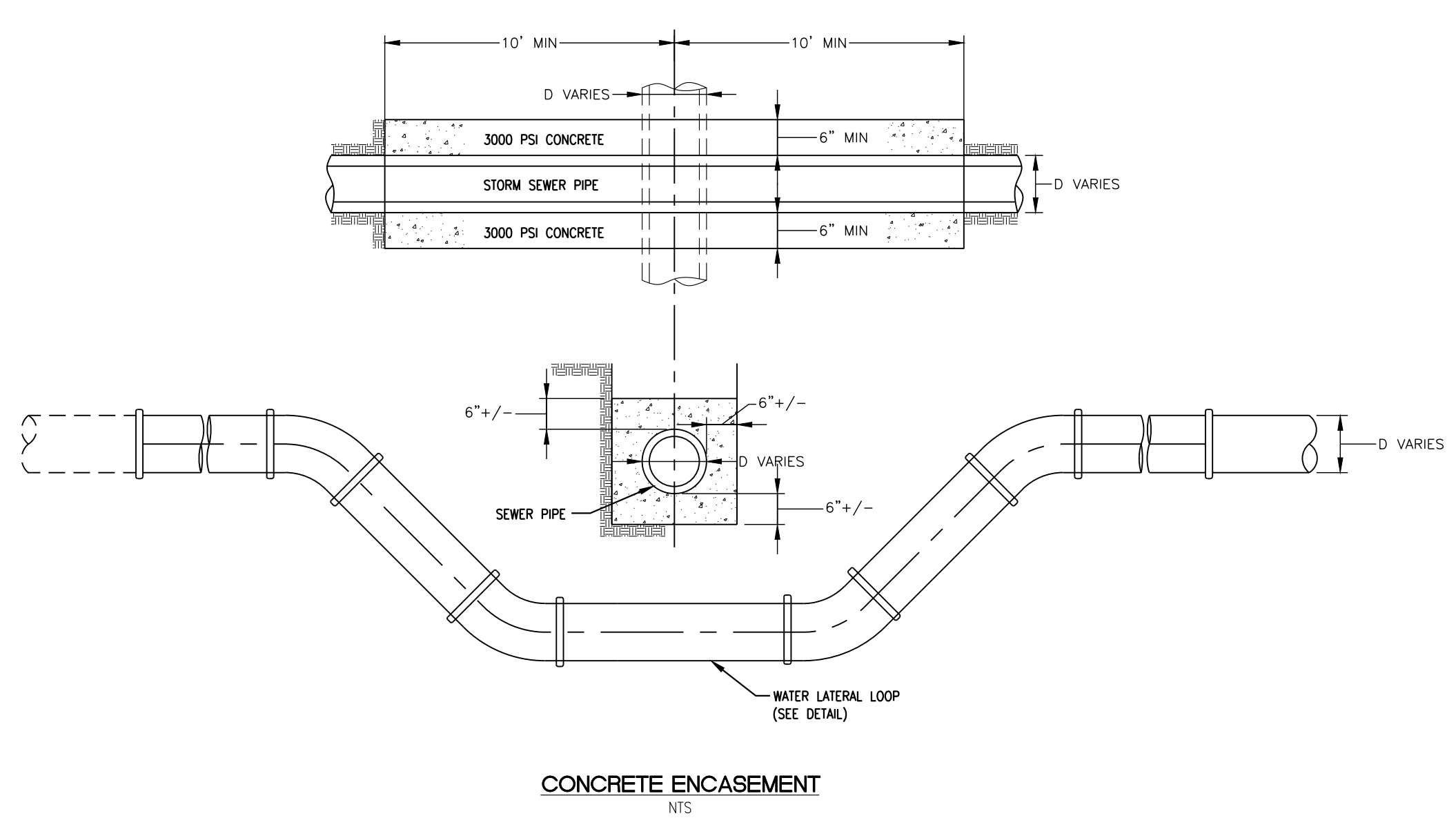
DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
 1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
 TEL: 201.217.9200 FAX: 201.217.9607
 NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL



THRUST BLOCK NOTES:
 1. ALL CONCRETE TO BE 4500 PSI CONC.
 2. ALL THRUST BLOCKS TO BE CARRIED TO UNDISTURBED EARTH.
 3. THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM FOR 150 P.S.I. WATER PRESSURE AND SOIL RESISTANCE OF 2 KIPS PER SQ. FT. CONTRACTOR SHALL ADJUST FOR OTHER CONDITIONS AND SUBMIT FOR APPROVAL.

THRUST BLOCKS



NO	DATE	DESCRIPTION	BY
02	03-04-2022	GENERAL REVISIONS	MSB
01	07-01-2021	REV. PER ENGINEER OF RECORD	LMF

REVISIONS:

OWNER:

312 VALLEY BROOK, LLC
 320 VALLEY BROOK AVENUE
 LYNDHURST, NJ 07071

APPLICANT:

312 VALLEY BROOK, LLC
 320 VALLEY BROOK AVENUE
 LYNDHURST, NJ 07071

DRAWING TITLE:

CONSTRUCTION NOTES & DETAILS III

PROJECT:

320 VALLEY BROOK AVENUE

LOCATION:

312-318 & 324 VALLEY BROOK AVENUE
 LOTS 4, 5, & 6, BLOCK 68
 TOWNSHIP OF LYNDHURST
 BERGEN COUNTY, NEW JERSEY

DRAWN BY:

MATTHEW J. NEULS
 PROFESSIONAL ENGINEER
 NJ LICENSE NUMBER 24GE04313300

CHECKED BY:

NOT TO SCALE

SCALE:

C-903

DRAWING NUMBER:

DATE: **01-17-2020**

JOB NO: **10938-002**

SHEET **12** OF **12**