PRELIMINARY & FINAL SITE PLAN FOR

W&W ROSELLE PARK LLC

BLOCK 911, LOTS 3 & 31

WALNUT STREET & EAST WESTFIELD AVENUE

BOROUGH OF ROSELLE PARK
UNION COUNTY, NEW JERSEY

PUBLIC UTILITIES
PSE&G – ELECTRIC
ELIZABETHTOWN GAS
NEW JERSEY AMERICAN WATER
VERIZON – TELEPHONE
COMCAST CABLE COMMUNICATIONS

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SITE PLANS

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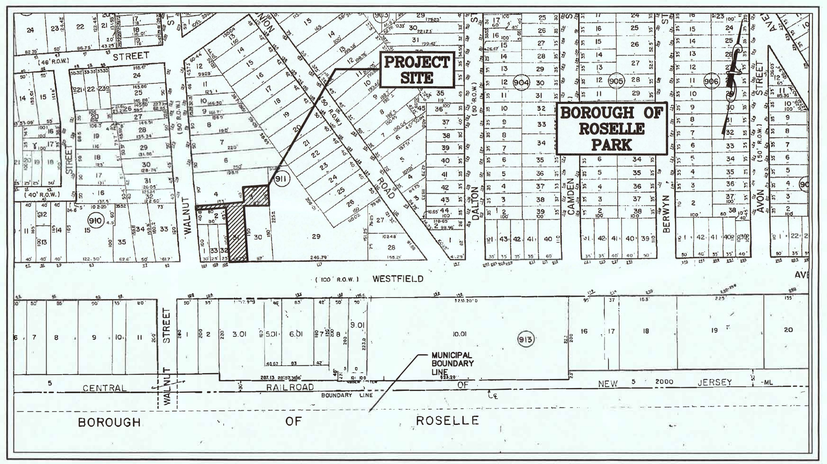
5	LAYOUT & DIMENSIONING PLAN
6	GRADING DRAINAGE & UTILITIES PLAN
7	LANDSCAPE & LIGHTING PLAN
8	SOIL EROSION & SEDIMENT CONTROL PLAN
9–10	CONSTRUCTION DETAILS



LOCATION MAP
N.T.S.

APPROVALS

CHAIRMAN, ZONING BOARD DATE

SECRETARY, ZONING BOARD DATE

BOROUGH OF ROSELLE PARK ENGINEER DATE

JANUARY 2018
REVISED APRIL 2018

APPLICANT/OWNER:
W&W ROSELLE PARK, LLC
23 Jani Court
Clifton, NJ 07013
908-245-6264

Ramani Group
Real Estate Developer

ENGINEER:
Keller & Kirkpatrick, Inc.
301 Gibraltar Drive, Morris Plains, N.J. 07950
Certificate of Authorization #24GA28037400

ANDREW CANGIANO, Professional Engineer, Lic. 43111

PROJ. No. 2017066

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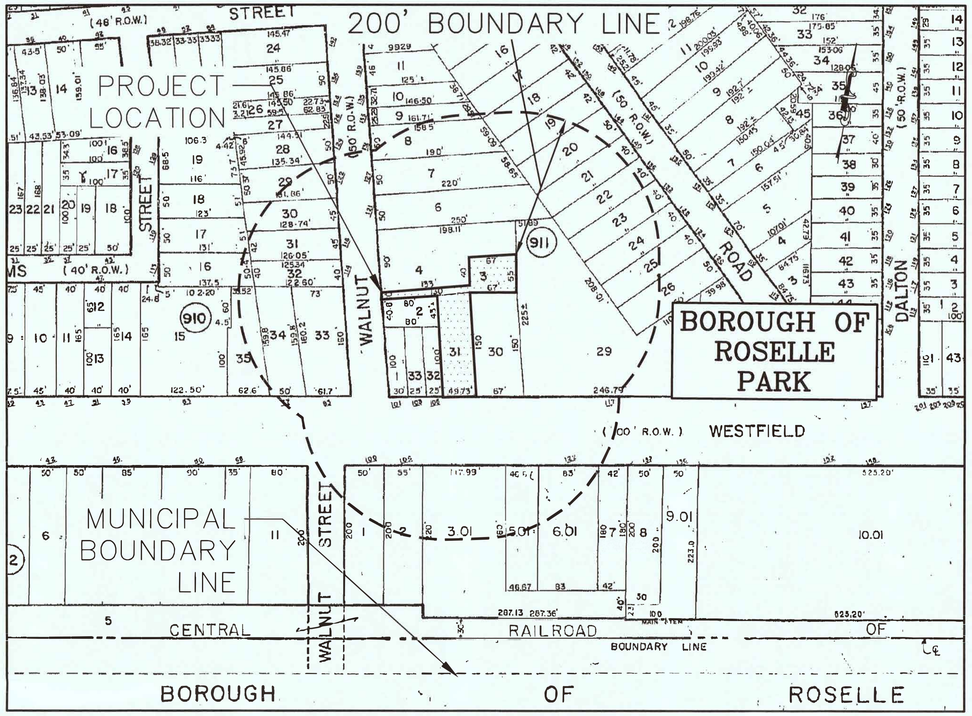
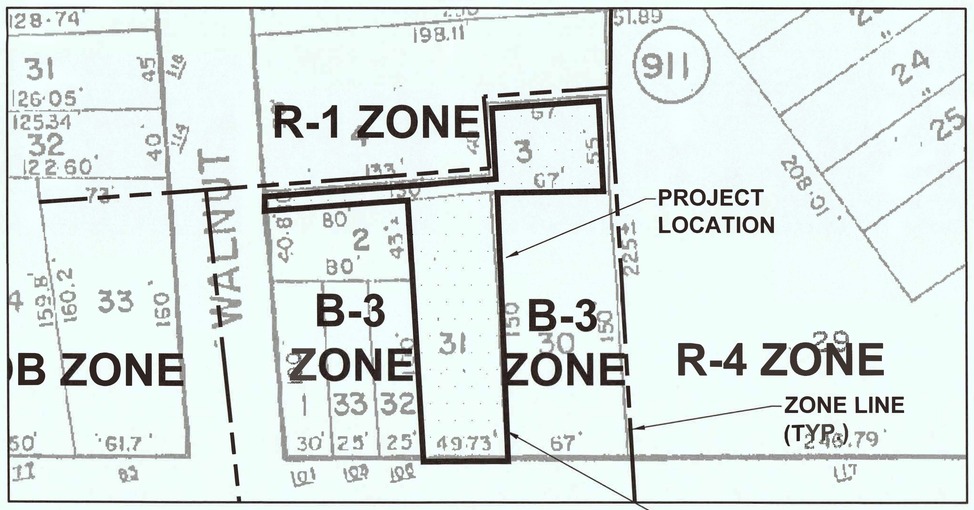
200' PROPERTY OWNERS

Block	Lot	Current Owner	Property Address	Mailing Address
910	16	KOTHARI, ATUL & JAVNIKA	115 WILLIAMS ST, ROSELLE PARK, NJ 07204	115 WILLIAMS ST, ROSELLE PARK, NJ 07204
910	17	OAKLEY, AUNDRE & KENDRA J	119 WILLIAMS ST, ROSELLE PARK, NJ 07204	119 WILLIAMS ST, ROSELLE PARK, NJ 07204
910	28	SOLER, WILLIAM & ANA	128 WALNUT ST, ROSELLE PARK, NJ 07204	128 WALNUT ST, ROSELLE PARK, NJ 07204
910	29	ALEXIADES, GEORGE & JOAN R	124 WALNUT ST, ROSELLE PARK, NJ 07204	124 WALNUT ST, ROSELLE PARK, NJ 07204
910	30	MATHIS,DOLORES & FURR-WASHINGTON,B	122 WALNUT ST, ROSELLE PARK, NJ 07204	122 WALNUT ST, ROSELLE PARK, NJ 07204
910	31	BONSU, AMA & ADDO, ISAAC	118 WALNUT ST, ROSELLE PARK, NJ 07204	118 WALNUT ST, ROSELLE PARK, NJ 07204
910	32	GOUMALATSOS, DIMITRIOS & KELLY	114 WALNUT ST, ROSELLE PARK, NJ 07204	114 WALNUT ST, ROSELLE PARK, NJ 07204
910	33	JAIN, SONAL	83 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	83 WESTFIELD AVE E, ROSELLE PARK, NJ 07204
910	34	DAWE, KERIN & MARGARET	77 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	77 WESTFIELD AVE E, ROSELLE PARK, NJ 07204
910	35	GOLINICK, BRENT & YEUNG, JOANNA	71 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	71 WESTFIELD AVE E, ROSELLE PARK, NJ 07204
911	1	BASILE, SALVATORE & AUGUSTA	101 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	1063 SUNNYVIEW DR, MOUNTAINSIDE, NJ 07092
911	2	W&W ROSELLE PARK LLC	109 WALNUT ST, ROSELLE PARK, NJ 07204	23 JANIT CT, CLIFTON, NJ 07013
911	3	W&W ROSELLE PARK LLC	111 WALNUT ST, ROSELLE PARK, NJ 07204	23 JANIT CT, CLIFTON, NJ 07013
911	4	SALA, JOSE & PATRICIA	113 WALNUT ST, ROSELLE PARK, NJ 07204	113 WALNUT ST, ROSELLE PARK, NJ 07204
911	5	CIZIANOSKI, WALTER & MARGARIDA	119 WALNUT STREET, ROSELLE PARK, NJ 07204	119 WALNUT STREET, ROSELLE PARK, NJ 07204
911	6	SIGNORELLO, FRANK & ELIZABETH	121 WALNUT ST, ROSELLE PARK, NJ 07204	121 WALNUT ST, ROSELLE PARK, NJ 07204
911	7	PERTOWSKI, FRANK	127 WALNUT ST, ROSELLE PARK, NJ 07204	127 WALNUT ST, ROSELLE PARK, NJ 07204
911	8	CAO, CHARLES ZHONGHE & XU, BIN	131 WALNUT ST, ROSELLE PARK, NJ 07204	131 WALNUT ST, ROSELLE PARK, NJ 07204
911	9	HERRERA, LOURDES	133 WALNUT ST, ROSELLE PARK, NJ 07204	133 WALNUT ST, ROSELLE PARK, NJ 07204
911	17	LODATO, P A & FORCE, D R (TRUSTEES)	154 UNION ROAD, ROSELLE PARK, NJ 07204	154 UNION ROAD, ROSELLE PARK, NJ 07204
911	18	MESHI, AGRON & IRIS I	150 UNION ROAD, ROSELLE PARK, NJ 07204	150 UNION ROAD, ROSELLE PARK, NJ 07204
911	19	VALDES, JORGE JR	148 UNION ROAD, ROSELLE PARK, NJ 07204	148 UNION ROAD, ROSELLE PARK, NJ 07204
911	20	LAM, KEUNG BING	144 UNION ROAD, ROSELLE PARK, NJ 07204	144 UNION ROAD, ROSELLE PARK, NJ 07204
911	21	MATHEW, RENJU & ANU SUSAN	140 UNION ROAD, ROSELLE PARK, NJ 07204	140 UNION ROAD, ROSELLE PARK, NJ 07204
911	22	LOPEZ, ALFONSO	136 UNION ROAD, ROSELLE PARK, NJ 07204	136 UNION ROAD, ROSELLE PARK, NJ 07204
911	23	CZYZEWSKI, JOHN EDWARD	132 UNION ROAD, ROSELLE PARK, NJ 07204	132 UNION ROAD, ROSELLE PARK, NJ 07204
911	24	EMME, GEORGE H III & EMME, LYNNE P	128 UNION ROAD, ROSELLE PARK, NJ 07204	128 UNION ROAD, ROSELLE PARK, NJ 07204
911	25	PAIVA,GEORGE & KATHLEEN	124 UNION ROAD, ROSELLE PARK, NJ 07204	124 UNION ROAD, ROSELLE PARK, NJ 07204
911	26	BENITEZ, YAZMIN SALCEDO	120 UNION ROAD, ROSELLE PARK, NJ 07204	120 UNION ROAD, ROSELLE PARK, NJ 07204
911	29	JAKIMOWICZ PARTNERS,L P & RAYMOND R	117 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	30 KERBY LANE, MENDHAM, NJ 07945
911	30	FOUR GS CONTRACTING GROUP/S.GROSSO	111 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	812 FILBERT ST, ROSELLE PARK, NJ 07204
911	31	FITZPATRICK, JOHN E. JR. & SAUER, A.H.	107 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	109 WALNUT ST, BOX 438, ROSELLE PARK, NJ 07204
911	32	MENDES, MANUEL & ARMINDA FLORIM	105 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	105 WESTFIELD AVE E, ROSELLE PARK, NJ 07204
911	33	SOUSA, PAULO	103 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	103 WESTFIELD AVE E, ROSELLE PARK, NJ 07204
913	1	BOROUGH OF ROSELLE PARK	102 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	110 WESTFIELD AVE.EAST, ROSELLE PARK, NJ 07204
913	2	BOROUGH OF ROSELLE PARK	104 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	110 WESTFIELD AVE.EAST, ROSELLE PARK, NJ 07204
913	3.01	BOROUGH OF ROSELLE PARK	110 WESTFIELD AVE.EAST, ROSELLE PARK, NJ 07204	110 WESTFIELD AVE.EAST, ROSELLE PARK, NJ 07204
913	5.01	BOROUGH OF ROSELLE PARK	110 WESTFIELD AVE, EAST, ROSELLE PARK, NJ 07204	110 WESTFIELD AVE, EAST, ROSELLE PARK, NJ 07204
913	6.01	GURWITZ, HARVEY & CLARK, ROSILIN	122 WESTFIELD AVE EAST, ROSELLE PARK, NJ 07204	160 RIVER EDGE DR, CHATHAM, NJ 070928
913	7	LUZANT, INC.	134 WESTFIELD AVE E, ROSELLE PARK, NJ 07204	121 MEREDITH RD, COLONIA, NJ 07067



KEY MAP WITH 200' RADIUS
SCALE: 1"=100'



ZONE DESIGNATION MAP
SCALE: N.T.S.

NOTES:

1. EXISTING CONDITIONS INFORMATION FOR THIS SET OF PLANS TAKEN FROM A SURVEY PREPARED BY KELLER & KRIKPATRICK, INC. AND ENTITLED "EXISTING CONDITIONS SURVEY BLOCK 911 LOTS 2, 3 & 31" DATE 10/3/17
2. BOUNDARY SURVEY TAKEN FROM A MAP ENTITLED "PLAN OF SURVEY, TAX LOT 3 BLOCK 911, BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY", JOB NUMBER 845221, PREPARED BY EKA ASSOCIATES, P.A.. JAMES R. WATSON, P.L.S., DATED APRIL 14, 2017.
3. BOUNDARY SURVEY TAKEN FROM A MAP ENTITLED "PLAN OF SURVEY, TAX LOT 31 BLOCK 911, BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY", JOB NUMBER 845220, PREPARED BY EKA ASSOCIATES, P.A.. JAMES R. WATSON, P.L.S., DATED APRIL 14, 2017.
4. LOT AND BLOCK NUMBERS SHOWN HEREON ARE BASED UPON THE CURRENT TAX MAPS OF THE BOROUGH OF ROSELLE PARK, SHEET No.9
5. HORIZONTAL DATUM IS BASED UPON NAD'83
   VERTICAL DATUM IS BASED UPON NAVD'88
6. PROPERTY DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN (ZONE X),
   PER: FEMA FLOOD INSURANCE RATE MAP
   BOROUGH OF ROSELLE PARK
   UNION COUNTY
   COMMUNITY PANEL NUMBERS 340473 0022 F
   MAP REVISED: SEPTEMBER 20, 2006
7. THE INFORMATION SHOWN OF THIS SET OF PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
8. THESE PLANS ARE INTENDED FOR MUNICIPAL LAND USE BOARD REVIEW AND NOT FOR CONSTRUCTION.
9. UTILITY SERVICES FROM PRIOR SITE USAGE MAY EXIST ON-SITE. CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF SAME WITH THE RESPECTIVE UTILITY COMPANIES.
10. TOTAL ACREAGE OF THE SITE (LOT 3 AND LOT 31) = 12,144 S.F. (0.28 ACRES).

ZONING TABLE

PROJECT LOCATION - ZONE B-3 ARTERIAL BUSINESS DISTRICT

	PERMITTED	PROPOSED	CODE COMPLIANCE
40-2402 PERMITTED USE	ARTERIAL BUSINESS	MULTI-FAMILY RESIDENTIAL	COMPLIES
40-2404 HEIGHT REGULATIONS (ABUTTING RES. ZONE)	6 STORIES / 72 FT. (2.5 STORIES / 28 FT.)	4 STORIES 53.13' (CURB LINE TO RIDGE)	VARIANCE
40-2405(A.) FRONT YARD	10' MIN. DEPTH (ADD 10' FOR EACH STORY IN EXCESS OF THREE (3) STORIES 4 STORIES = 20' REQ.	LOT 31 - 6.5' PROVIDED	VARIANCE
40-2405(B.) SIDE YARD	10' ONE SIDE YARD, AGGREGATE 25' BOTH SIDE YARDS FOR ONE AND TWO STORY BUILDINGS. INCREASE EACH SIDE YARD 10' FOR EACH STORY IN EXCESS OF TWO STORIES 4 STORIES = 30' ONE SIDE YARD, AGGREGATE 45' BOTH SIDES	LOT 31 - 5 FT ONE SIDE YARD 10 FT AGGREGATE SIDE YARD	VARIANCE
40-2405(C.) REAR YARD	15% OF THE AVERAGE DEPTH OF THE LOT NOT TO EXCEED 25 FT LOT 31 AVER. DEPTH = 148.3 FT REQ REAR YARD = 22.2 FT	LOT 31 - 32.4 FT REAR YARD	COMPLIES
40-2405(D.) LOT AREA/FRONTAGE	MIN. LOT AREA = 15,000 SQ FT MIN. LOT FRONTAGE = 75 FT	LOT 31 - 7,385 SQ. FT. LOT 3 - 4,759 SQ. FT. TOTAL - 12,144 SQ. FT. LOT 31 - 49.9 FT. LOT 3 - 10 FT.	VARIANCE VARIANCE

PARKING TABLE (PER RSIS)

HOUSING TYPE	PARKING REQUIREMENT	PROPOSED
2-BEDROOM MULTI-FAMILY	2.0 SPACES PER UNIT 16 REQUIRED	16

DESIGN EXCEPTIONS

PARKING SPACE AISLES	PARKING REQUIREMENT	PROPOSED
40-2803(T.) AISLE	24 FT.	23.3 FT.
DRIVEWAYS LEADING TO & FROM PARKING AREAS	**PARKING REQUIREMENT**	**PROPOSED**
40-2803(Y.) TWO-WAY DRIVEWAY	20 FT.	8.6 FT.

REVISIONS	
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1	PER BOROUGH ENGINEER'S REVIEW LETTER 4/20/18 DATED FEB. 23, 2018

DATE: 1/29/18 SCALE:NTS FLD. BK.: PAGE:
PROJ.: 2017066 CHKD.:

Keller & Kirkpatrick Inc.
301 Gibraltar Drive, Suite 2A, Morris Plains, NJ. 07950 973-377-8500
CONSULTING ENGINEERS LANDSCAPE ARCHITECTS
LAND SURVEYORS PLANNERS
Certificate of Authorization #24GA28037400
ANDREW CANZANO, Professional Engineer, Lic. 43111

Ramani Group
Real Estate Developer

PRELIMINARY & FINAL SITE PLAN FOR
W&W ROSELLE PARK LLC
BLOCK 911, LOTS 3 & 31
WALNUT STREET & EAST WESTFIELD AVENUE
KEY MAP
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

SHEET No. 2 OF 10

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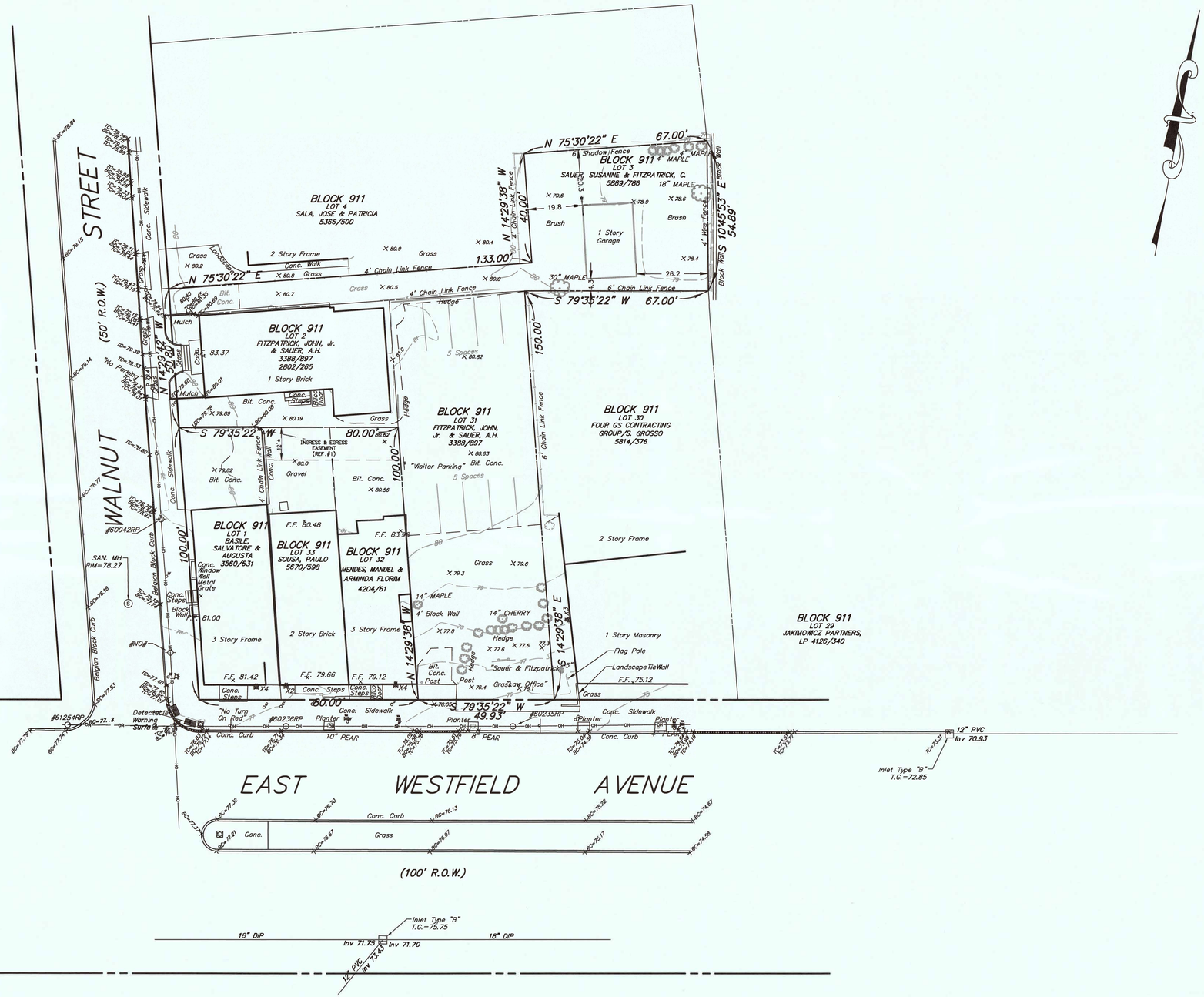

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2	PER BOROUGH ENGINEER'S REVIEW LETTER	4/20/18
1	DATED FEB. 23, 2018	

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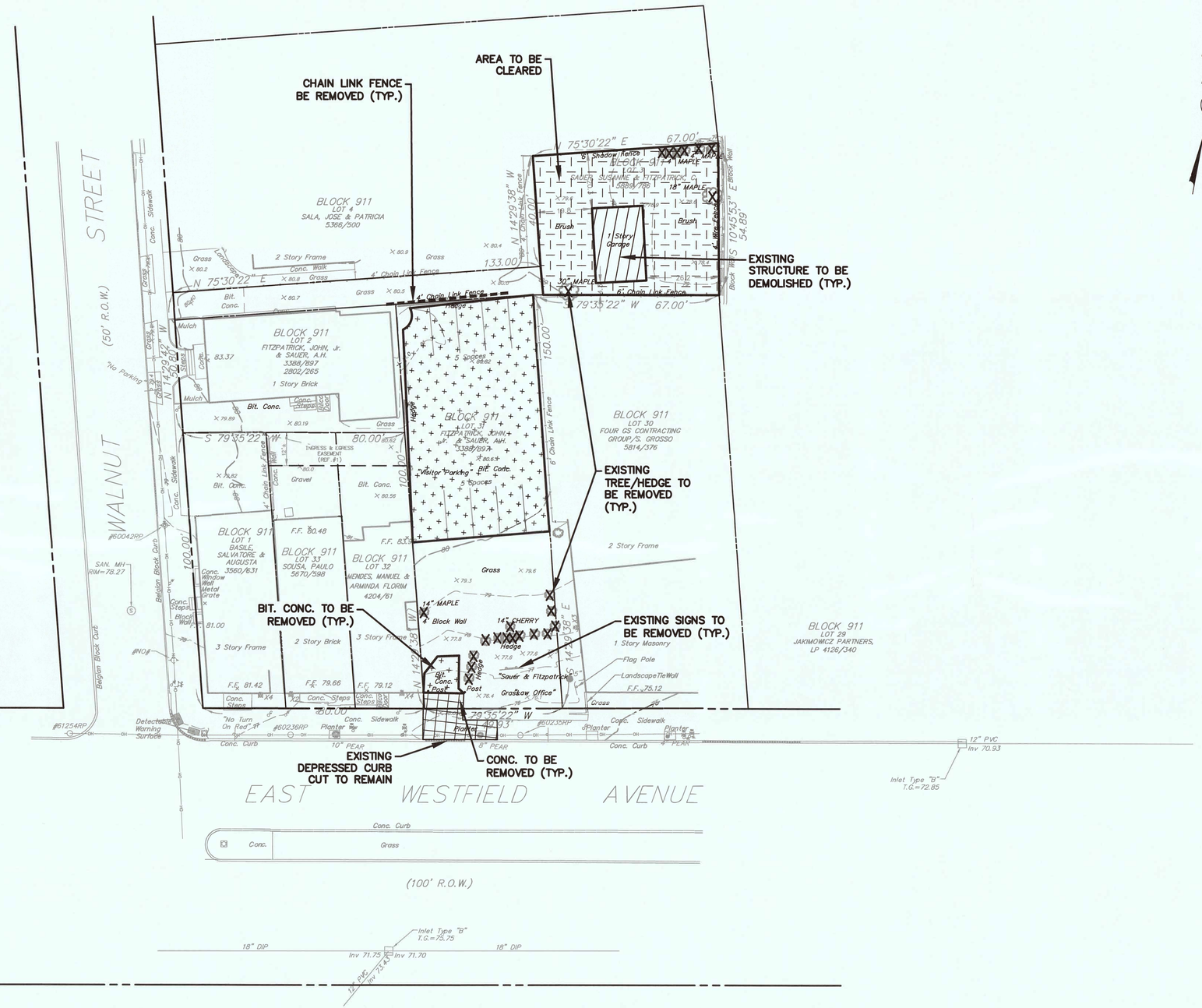
Keller & Kirkpatrick Inc.
Certificate of Authorization #24GA28037400
301 Gibraltar Drive, Suite 2k, Morris Plains, NJ. 07950 973-377-8500
CONSULTING ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS
ANDREW CANZIANO, Professional Engineer, Lic. 43111

Ramani Group
Real Estate Developer

PRELIMINARY & FINAL SITE PLAN FOR
W&W ROSELLE PARK LLC
BLOCK 911, LOTS 3 & 31
WALNUT STREET & EAST WESTFIELD AVENUE
EXISTING CONDITIONS PLAN
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

SHEET No. 3 OF 10



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DATE: 1/29/18 SCALE:1"=20' FLD. BK.:
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Keller & Kirkpatrick Inc.
Certificate of Authorization #24GA28037400
301 Gibraltar Drive, Suite 2A, Morris Plains, NJ, 07950 973-377-8600
CONSULTING ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS
ANDREW CANZANO, Professional Engineer, Lic. #3111

Ramani Group
Real Estate Developer

PRELIMINARY & FINAL SITE PLAN FOR
W&W ROSELLE PARK LLC
BLOCK 911, LOTS 3 & 31
WALNUT STREET & EAST WESTFIELD AVENUE
SITE PREP PLAN
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

SHEET No. 4 OF 10

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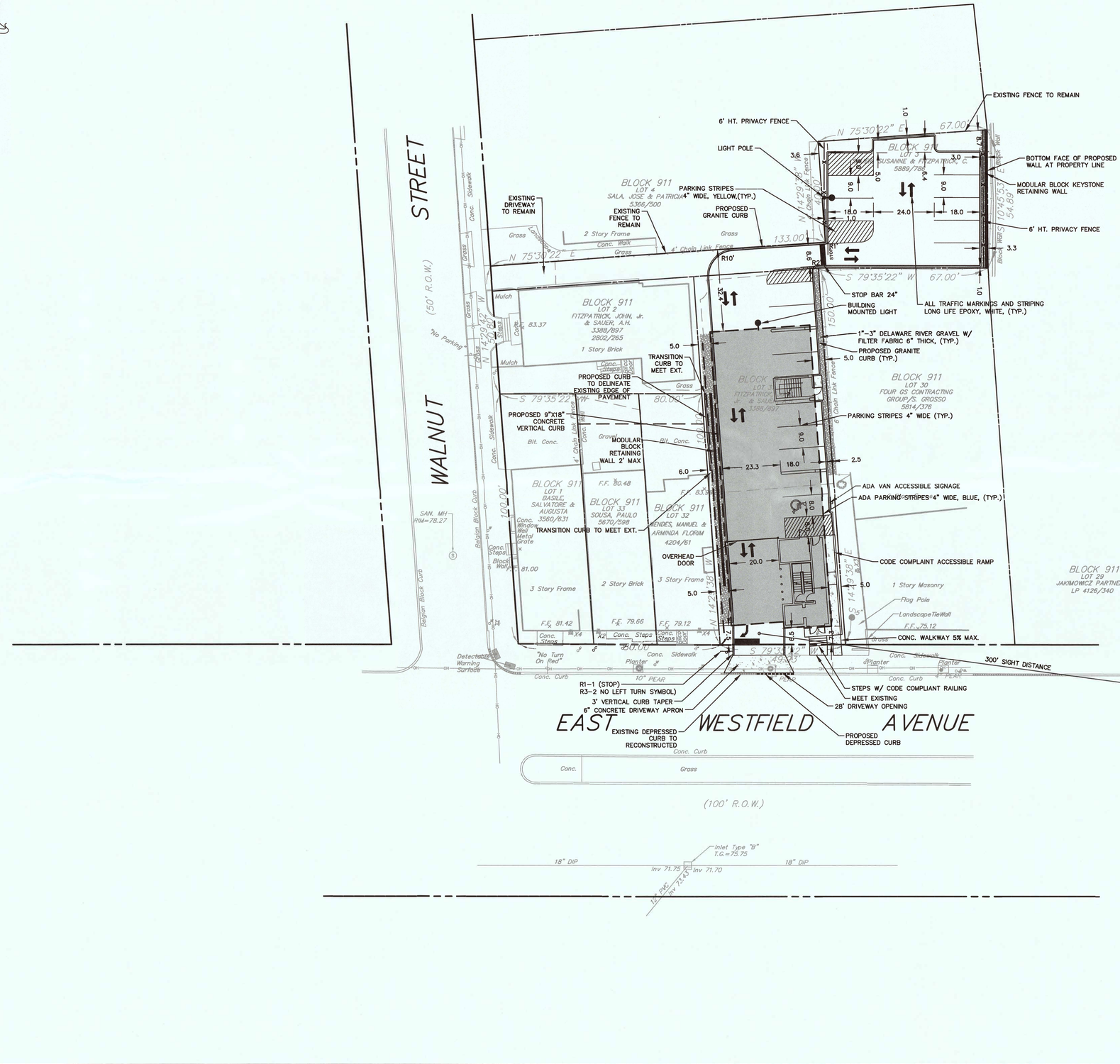

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Keller & Kirkpatrick Inc.
Certificate of Authorization #24GA28037400
301 Gibraltar Drive, Suite 2A, Morris Plains, NJ. 07950 973-377-8500
CONSULTING ENGINEERS LANDSCAPE ARCHITECTS
LAND SURVEYORS PLANNERS
ANDREW CANZANO, Professional Engineer, Lic. #43111

Ramani Group
Real Estate Developer

PRELIMINARY & FINAL SITE PLAN FOR
W&W ROSELLE PARK LLC
BLOCK 911, LOTS 3 & 31
WALNUT STREET & EAST WESTFIELD AVENUE
LAYOUT & DIMENSIONING PLAN
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

SHEET No. 5 OF 10

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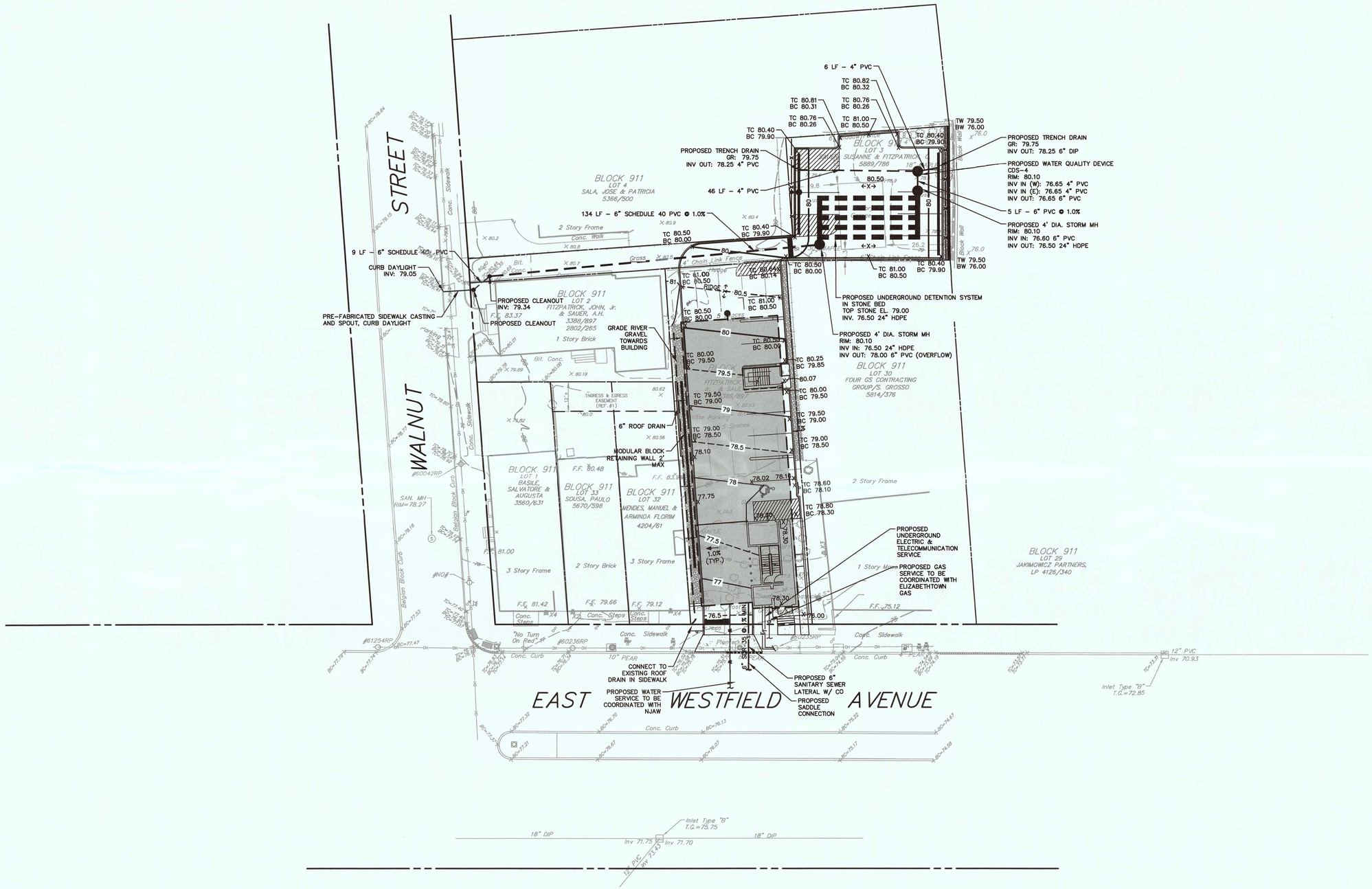

DRAINAGE AREA NOTES:

1. TOTAL AREA OF PROPERTY = 12,144 SF
2. TOTAL AREA OF SITE DISTURBANCE = 12,144 SF
3. TOTAL AREA OF INCREASED IMPERVIOUS SURFACE = 4,658 SF
4. NOT A MAJOR DEVELOPMENT – LESS 1 AC DISTURBANCE & LESS THAN ¼ AC OF NEW IMPERVIOUS SURFACE

REVISIONS		
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Keller & Kirkpatrick Inc.
Certificate of Authorization #24GA28057400
301 Gibraltar Drive, Suite 2A, Morris Plains, NJ. 07950 973-377-8500
CONSULTING ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS
ANDREW CANZANO, Professional Engineer, Lic. #43111

Ramani Group
Real Estate Developer

PRELIMINARY & FINAL SITE PLAN FOR
W&W ROSELLE PARK LLC
BLOCK 911, LOTS 3 & 31
WALNUT STREET & EAST WESTFIELD AVENUE
GRADING DRAINAGE & UTILITIES PLAN
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

SHEET No. 6 OF 10

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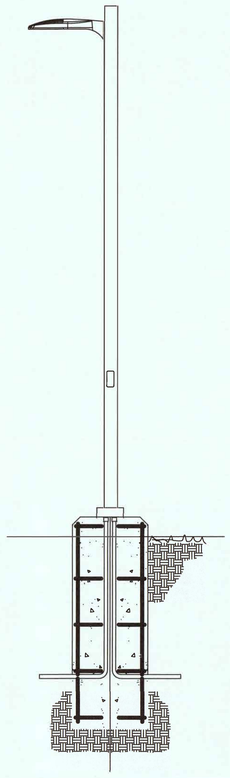
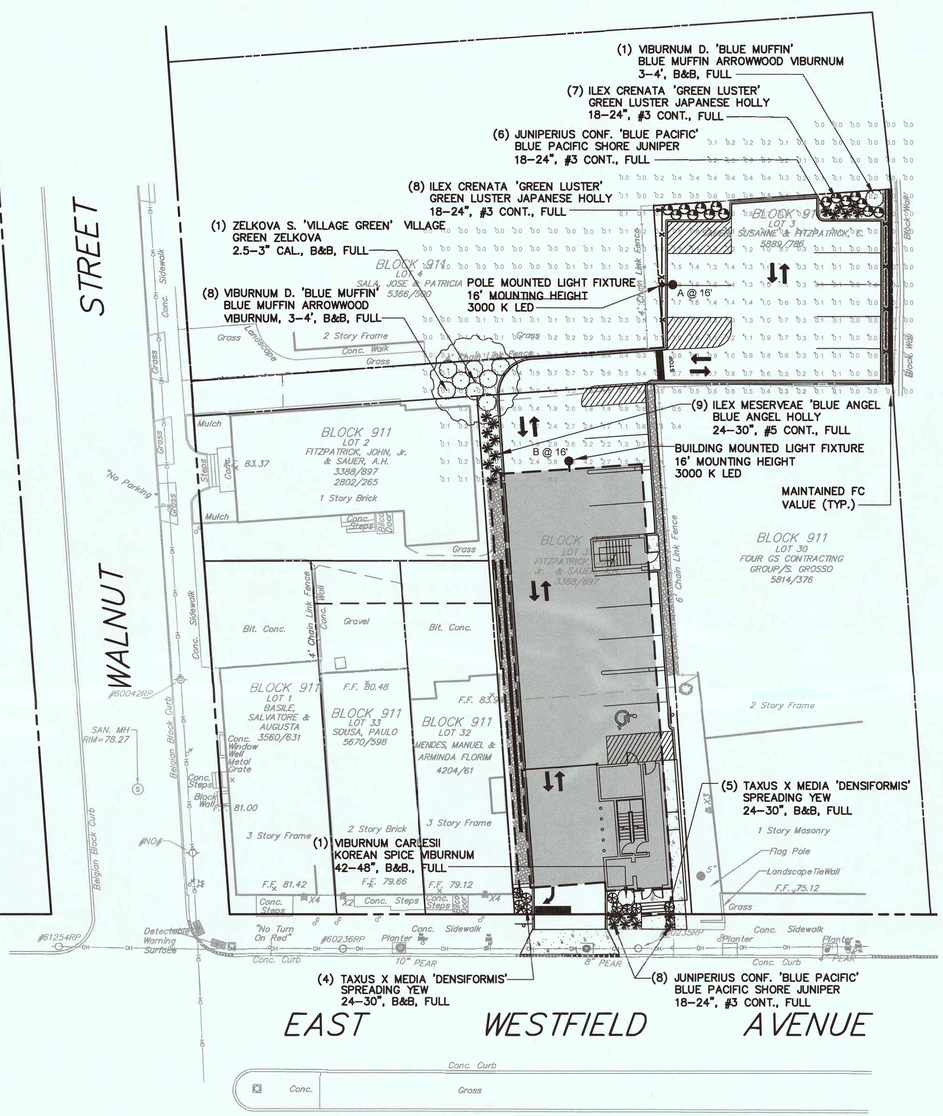
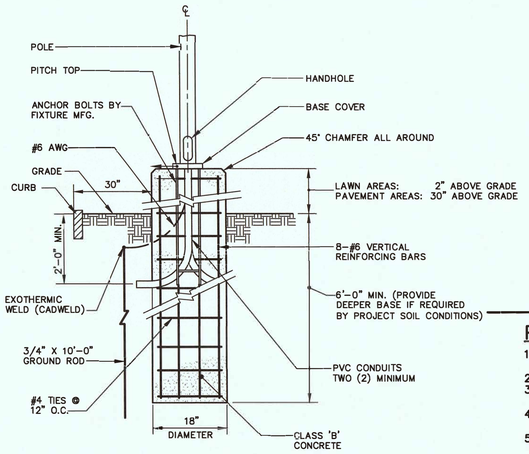


LITHONIA WST-LED

WALL MOUNTED LUMINAIRE DETAIL

POLE MOUNTED LUMINAIRE DETAIL





POLE BASE DETAIL

N.T.S.

PLANTING NOTES:

1. TREES AND SHRUBS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO THE GRADE IN THE NURSERY OR CONTAINER.
2. CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL.
3. ALL PLANT MATERIAL TO BE APPROVED AND TAGGED AT THE NURSERY SOURCE.
4. FINAL LOCATION OF ALL TREES AND SHRUBS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE PLANTING.
5. ALL TREES AND ENTIRE SHRUB BEDS TO RECEIVE A LAYER OF SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 3" (MIN.).
6. LAWN SEED MIX SHALL BE AS FOLLOWS:
   PENNINGTON SEED INC. SIGNATURE SERIES TURF TYPE FESCUE (OR APPR. EQUAL)
   SEEDING DATES: 4/1–5/31 & 8/16–10/15 (OR AS APPROVED)
   SEEDING RATES: 350 LBS. PER ACRE
7. ALL DISTURBED ARE NOT SHOWN AS PLANTED OR LAWN AREA ARE TO BE TOPSOILED AND SEEDED OR RETURNED TO THEIR ORIGINAL CONDITION BEFORE DISTURBANCE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
8. ALL AREAS NOT RELATED TO DEVELOPMENT ARE TO REMAIN IN THEIR NATURAL STATE.
9. ALL LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. LANDSCAPING THAT DOES NOT SURVIVE, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT IS NOT THRIVING, SHALL BE REPLACED WITH THE SAME SPECIES OR APPROVED EQUAL AT NO COST TO THE OWNER.
10. ALL PLANT MATERIAL SHALL MEET THE MINIMUM REQUIREMENTS FOR NURSERY STOCK AS DEFINED IN "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.
11. COLLECTED PLANT MATERIAL WILL NOT BE ACCEPTED

Schedule									
Symbol	Label	Quantity	Manufacturer	Pole/ mounting	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
▭ o	A	1	Lithonia Lighting	Valmont 1600-45454S4-1A--COLOR-A3	1A-DSX0 LED P1 30K TFTM VOLTS HS RPA COLOR A3	DSX0 LED P1 30K TFTM MVOLT with houseside shield	3414	0.85	38
▭	B	1	Lithonia Lighting	Building surface mounted @ 16' AFG	WST LED P2 30K VF VOLTS COLOR A3	WST LED, Performance package 2, 3000 K, visual comfort forward throw, MVOLT	3236	0.85	25

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL @ GRADE	+	0.3 fc	4.8 fc	0.0 fc	N/A	N/A
PARKING @ GRADE	X	0.9 fc	4.8 fc	0.0 fc	N/A	N/A

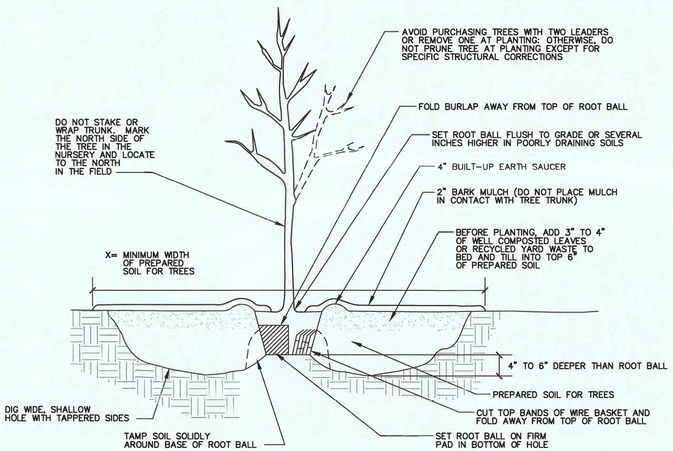
GENERAL RANGE OF SOIL MODIFICATIONS AND VOLUMES FOR VARIOUS SOIL CONDITIONS

POST CONSTRUCTION SOIL CONDITIONS	MIN. WIDTH PREPARED SOIL FOR TREES (X)	TYPE OF PREPARATION
GOOD SOIL (NOT PREVIOUSLY GRADED OR COMPACTED, TOPSOIL LAYER TACT	6 FT. OR TWICE THE WIDTH OF THE ROOT BALL, WHICHEVER IS GREATER	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTH SHOWN IN DETAILS ABOVE.
COMPACTED SOIL (NOT PREVIOUSLY GRADED, TOPSOIL LAYER DISTURBED BUT NOT ELIMINATED).	15 FT.	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTH SHOWN IN DETAILS ABOVE; ADD COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT UP TO 5% DRY WEIGHT.
GRADED SUBSOILS AND CLEAN FILLS WITH CLAY CONTENT BETWEEN 5 AND 10%.	20 FT.	MINIMUM TREATMENT: LOOSEN EXISTING SOIL TO WIDTHS AND DEPTHS SHOWN, ADD COMPOSTED ORGANIC MATTER TO BRING ORGANIC CONTENT UP TO 5% DRY WEIGHT. OPTIMUM TREATMENT: REMOVE TOP 8–10 IN. OR THE EXISTING MATERIAL, LOOSEN EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN, ADD 8–10 IN. OF LOAM TOPSOIL.
FOR QUALITY FILLS, HEAVY CLAY SOILS, SOILS CONTAMINATED WITH RUBBLE AND TOXIC MATERIALS.	20 FT.	REMOVE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN, REPLACE WITH LOAM TOPSOIL.

NOTE:
PLANTING DETAIL ADAPTED FROM "GENERAL RANGE OF SOIL MODIFICATIONS AND VOLUMES FOR VARIOUS SOIL CONDITIONS", ARCHITECHTURAL GRAPHIC STANDARDS, 10TH EDITION, PAGE 178, (DETAIL PREPARED BY JAMES URBAN, ASLA/AMERICAN NURSERY & LANDSCAPE ASSOCIATION).

SOIL PREPARATION CHART

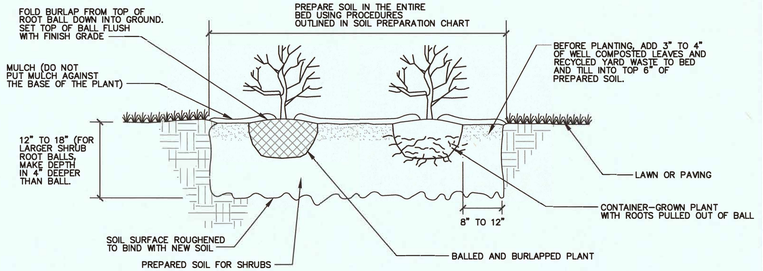
N.T.S.



NOTES:
1. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
3. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVER–GREEN TREES.

TREE PLANTING DETAIL (BALLED AND BURLAPPED PLANTS)

N.T.S.



NOTES:
1. FOR CONTAINER GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
3. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED.

SHRUB PLANTING DETAIL

N.T.S.

REVISIONS	
6	
5	
4	
3	
2	PER BOROUGH ENGINEER'S REVIEW LETTER 4/20/18
1	DATED FEB. 23, 2018

DATE: 1/29/18 SCALE:1"=20' FLD. BK.: PAGE:
PROJ.: 2017066 CHKD.:

0 10 20 40 80

Keller & Kirkpatrick Inc.
Certificate of Authorization #24GA28057400
301 Gibraltar Drive, Suite 2A, Morris Plains, NJ. 07950 973–377–8500
CONSULTING ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS
ANDREW CANZANO, Professional Engineer, Lic. 43111

Ramani Group
Real Estate Developer

PRELIMINARY & FINAL SITE PLAN FOR
W&W ROSELLE PARK LLC
BLOCK 911, LOTS 3 & 31
WALNUT STREET & EAST WESTFIELD AVENUE
LANDSCAPING & LIGHTING PLAN
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

SHEET No. 7 OF 10

W:\2017066\dwg\dsgn\dwg\2017066 Landscape & Lighting Plan.dwg, 7 LANDSCAPING & LIGHTING PLAN, 4/20/2018 2:46:15 PM, mmorelli, 1:1

2017066

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 - See Standard of Stabilization with Mulches Only, pg. 5-1

Vegetative Cover - See Standard for: Temporary Vegetative Cover, pg. 7-1, Permanent Vegetative Cover for Soil Stabilization pg. 4-1 and Permanent Stabilization with Sod, pg. 6-1

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1 Dust Control Materials

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
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. See Sediment Basin standard, p. 26-1		
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1200

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.

TEMPORARY SEEDING REQUIREMENTS

I. SEEDBED PREPARATION
- A. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT (50%) CALCIUM PLUS MAGNESIUM OXIDES) AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. APPLY FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT.
- B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHALL BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
- C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH ABOVE.

II. SEEDBED
- A. APPLY ANNUAL RYE GRASS AT A RATE OF 40 POUNDS PER ACRE OR 1.0 POUNDS PER 1,000 SQUARE FEET.
- B. APPLY SEED WITH MECHANICAL SEEDER. OPTIMUM SEEDING DEPTH IS 0.5 INCH (EXCEPT IN SANDY SOILS, 1 INCH).
- C. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDED OR HYDROSEEDER IS USED, THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.

III. MULCHING

MULCHING SHALL CONFORM TO THE REQUIREMENTS OF NJDOT 2007 SPECIFICATIONS SECTION 809 AND 917.06.

SEEDED AREAS SHALL BE MULCHED WITHIN SEVEN DAYS. SEEDED AREAS SHALL BE MULCHED WITH STRAW UNIFORMLY SPREAD IN A LAYER 1" TO 1 1/2" THICK, LOOSE MEASUREMENT AND SHALL BE BOUND IN PLACE WITH ONE OF THE FOLLOWING BINDERS:

FIBER MULCH — 400 LBS. DRY PRODUCT/ACRE MIXED W/ WATER AND APPLIED BY HYDRAULIC EQUIPMENT

SYNTHETIC PLASTIC EMULSION — 30 GALS. (264 LBS.) UNDILUTED MATERIAL/ACRE

SYNTHETIC BINDER DILUTED IN WATER AT A RATIO OF 1:15.

VEGETABLE BASED GELS — 40 LBS. DRY MATERIAL MIXED IN 750 GALS. OF WATER/ACRE

PERMANENT SEED REQUIREMENTS

I. SEEDBED PREPARATION
- A. GENERAL CONTRACTOR SHALL HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET. USING 10-20-10 OR EQUIVALENT IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
- B. WORK LIME AND FERTILIZER IN SOIL AS NEARLY AS PRACTICAL TO DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHALL BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILT SOIL AND COARSE SANDS SHALL BE ROLLED TO THE FIRM SEEDBED WHEREVER FEASIBLE.
- C. REMOVE FROM THE AREA ALL STONE 2 INCHES OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIALS.
- D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH ABOVE.

II. SEEDING
- A. TURF SEED MIXTURES SHALL BE SOWN AT A RATE OF 100 POUNDS PER ACRE.
- B. SEEDING SHALL BE DONE BY SOWING THE FOLLOWING SEEDING MIXTURES:

TYPE 'A' GRASS SEED MIXTURE

KIND OF SEED	MINIMUM PURITY PERCENT	MINIMUM GERMINATION PERCENT
KENTUCKY BLUEGRASS	85	75
RED FESCUES (CREEPING OR CHEWING)	95	80
KENTUCKY 31	95	80
REDTOP	92	85
PERENNIAL	98	85
WHITE CLOVER	97	90

TYPE 'F' GRASS SEED MIXTURE

KIND OF SEED	MINIMUM PURITY PERCENT	MINIMUM GERMINATION PERCENT
PERENNIAL RYEGRASS	95	90

- C. APPLY SEED WITH MECHANICAL SEEDER. NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH.
- B. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER OR LIGHT DRAG. SEEDING OPERATIONS SHALL BE ON THE CONTOUR.

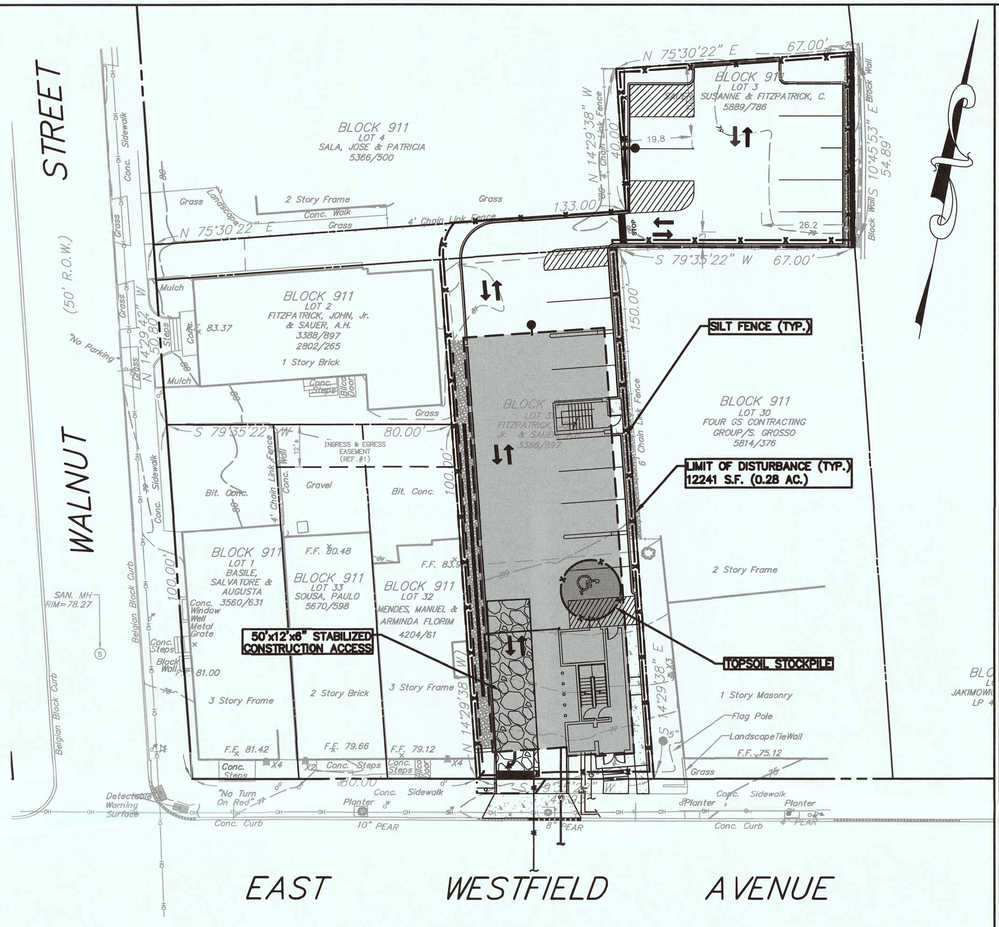
III. MULCHING (SEE ITEM B-III)

IV. IRRIGATION
- A. GENERAL CONTRACTOR SHALL DETERMINE SOIL MOISTURE. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER (MINIMUM OF 3 TO 4 INCHES PENETRATION) FOR PLANT GROWTH UNTIL THEY ARE WELL ESTABLISHED. THIS IS SPECIALLY TRUE WHEN SEEDLINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

V. TOPDRESSING
- A. SPRING SEEDING WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. FALL SEEDING WILL REQUIRE THE ABOVE BETWEEN MARCH 15TH AND MAY 1ST. IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE) IS USED IN ADDITION TO SUGGESTED FERTILIZER THIS FOLLOW UP OF TOPDRESSING IS NOT MANDATORY.

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES.	1-2 DAYS
2. DEMOLITION, TREE REMOVAL & SITE CLEARING.	2-3 DAYS
3. ROUGH GRADE SITE.	1 WEEK
4. INSTALL DRAINAGE SYSTEM, UTILITIES, AND ALL INLET FILTERS.	1-2 WEEKS
5. BEGIN BUILDING CONSTRUCTION	15 WEEKS
6. CONCRETE CURBING & FLATWORK.	1 WEEK
7. INSTALL PAVEMENT.	3 DAYS
8. INSTALL PERMANENT STABILIZATION	1 DAY
9. SCARIFY/TILL SUBGRADE TO A MINIMUM DEPTH OF 6" IN ALL PLANTING AREAS PER SECTION 19.1 OF "THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", 7TH EDITION, JANUARY 2014, REVISED JULY 2017.	1 DAY
10. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM 4" FIRMED IN PLACE.	1 DAY
11. INSTALL LANDSCAPING.	2-4 WEEKS
12. REMOVE ANY REMAINING SOIL EROSION AND SEDIMENT CONTROL DEVICES.	1-2 DAYS



SOIL EROSION AND SEDIMENT CONTROL NOTES

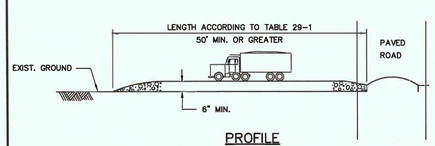
1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS
4. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)
9. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6' PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO- STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
19. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

NOTES LAST REVISED 5/15/15

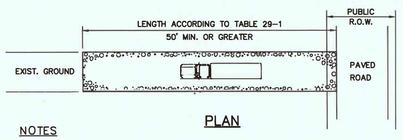
TABLE 29-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE[1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



PROFILE



PLAN

NOTES

STONE SIZE: No. 3 STONE (1" - 2" CRUSHED STONE)

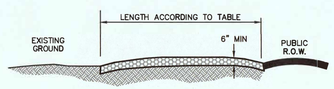
WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.

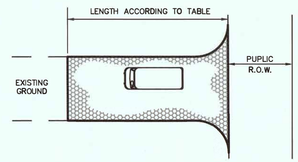
WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W.. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.

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
(TRACKING PAD STAGING AREA)
N.T.S.

FIG. 29-1 STANDARDS SESC NJ





PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

NOTES

STONE SIZE 1 1/2" - 2 1/2" CRUSHED STONE

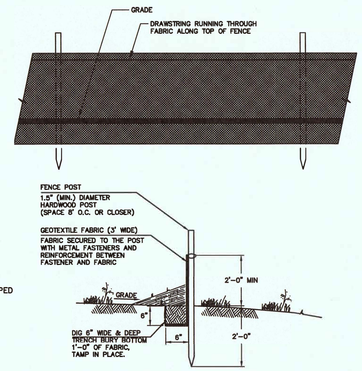
WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.

WASHING: 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.

ALL CONSTRUCTION VEHICLES MUST TRAVERSE THE SOIL TO PAVEMENT INTERFACE VIA A WHEEL CLEANING BLANKET (I.e. STONE PAD / STABILIZED CONSTRUCTION ENTRANCE))

STABILIZED CONSTRUCTION ENTRANCE
N.T.S



SILT FENCE DETAIL
N.T.S.

6			
5			
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2			
1	PER BOROUGH ENGINEER'S REVIEW LETTER DATED FEB. 23, 2018	4/20/18	

REVISIONS

DATE: 1/29/18 SCALE:1"=20' FLD. BK.: PAGE:
PROJ.: 2017066 CHKD.:

0 10 20 40 80

Keller & Kirkpatrick Inc.
301 Gibraltar Drive, Suite 2A, Morris Plains, NJ. 07950 973-377-8500
CONSULTING ENGINEERS LANDSCAPE ARCHITECTS
LAND SURVEYORS PLANNERS
Certificate of Authorization #24GA28037400
ANDREW CANDIANO, Professional Engineer, License #43111

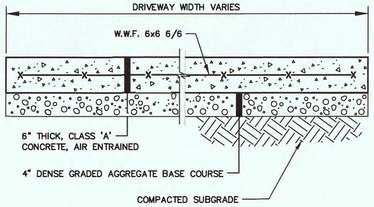
Ramani Group
Real Estate Developer

PRELIMINARY & FINAL SITE PLAN FOR
W&W ROSELLE PARK LLC
BLOCK 911, LOTS 3 & 31
WALNUT STREET & EAST WESTFIELD AVENUE
SOIL EROSION & SEDIMENT CONTROL PLAN
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

SHEET No. 8 OF 10

2017066

W:\2017066\dwg\dsgndwg\2017066 Soil Erosion & Sediment Control Plan.dwg, 8 - SOIL EROSION & SEDIMENT CONTROL PLAN, 4/20/2018 2:46:25 PM, nmonetti, 1:1

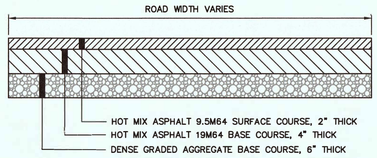


NOTE:

AT DRIVEWAY REPLACEMENT MEET EXISTING, SAW CUT, POUR AGAINST EXISTING AND TOOL JOINT. THE COST OF DRIVEWAY REMOVAL, SAW CUT, AND TOOLED JOINT SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM CONCRETE DRIVEWAY, REINFORCED.

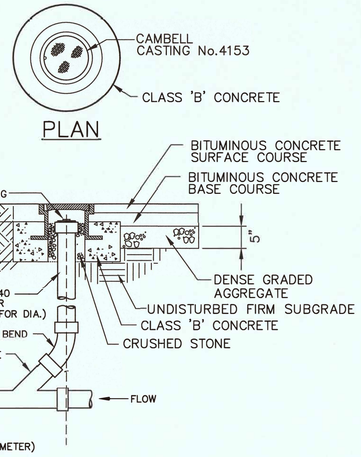
TYPICAL SECTION CONCRETE DRIVEWAY

N.T.S.



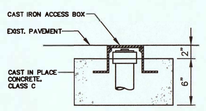
TYPICAL SECTION

N.T.S.



CLEANOUT DETAIL

N.T.S



CLEANOUT ACCESS DETAIL

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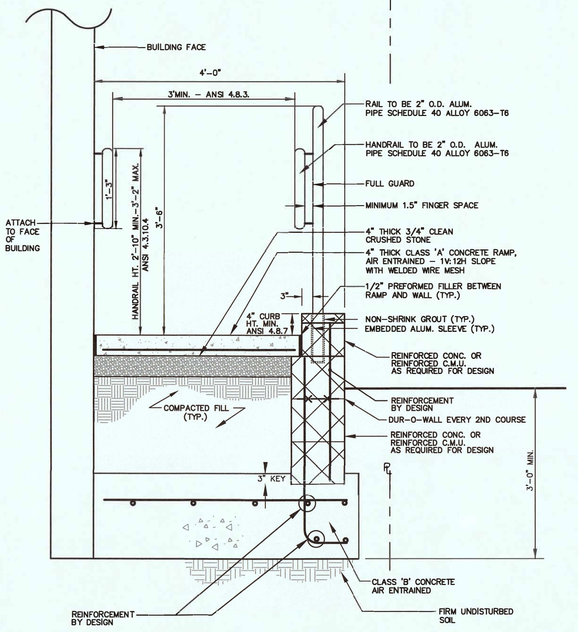


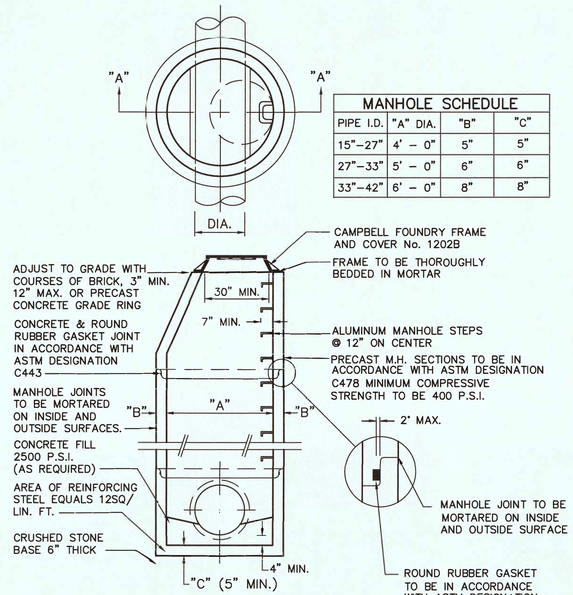
FOR SITE PLAN APPROVAL ONLY. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY THE LOCAL CODE ENFORCEMENT DEPARTMENT PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO SECURE ALL NECESSARY PERMITS AND SUB–CODE APPROVALS DURING CONSTRUCTION OF THE ACCESSIBLE RAMPS/RETAINING WALLS.

GENERAL NOTES:

1. SEE PLAN FOR LOCATION AND LENGTH OF HANDRAIL/GUARD. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. ALL HANDRAILS/GUARDS SHALL CONFORM TO THE NEW JERSEY BARRIER FREE SUBCODE AND THE AMERICANS WITH DISABILITIES ACT.
2. ALUMINUM SURFACES IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH A HEAVY COAT OF ALUMINUM PIGMENTED ALKALINE RESISTANT BITUMINOUS PAINT EQUAL TO MILITARY SPECIFICATION MIL–P–6883.
3. FINISH SURFACES SHALL BE BRUSHED TRANSVERSELY TO A NEAT FINISH AND ALL JOINTS AND EDGES SHALL BE CLEAN.
4. HANDRAILS TO HAVE FULL VERTICAL GUARD WITH 1.5" O.D. BALUSTERS SPACED NO GREATER THAN 4" O.C. AND HANDRAIL IS TO EXTEND 12" BEYOND TOP AND BOTTOM OF RAMP IN ALL AREAS WHERE NOT CONTINUOUS.
5. RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANSI A117.1 REQUIREMENTS FOR ACCESSIBLE ELEMENTS AND SPACES.
6. SHOP DRAWINGS SHALL PROVIDE A PROVISION FOR SUB–SURFACE DRAINAGE

ACCESSIBLE RAMP CROSS SECTION

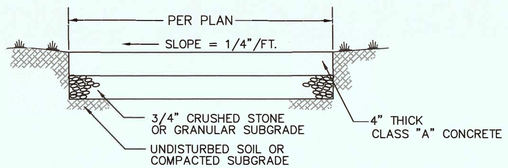
N.T.S.



MANHOLE SCHEDULE			
PIPE I.D.	"A" DIA.	"B"	"C"
15"–27"	4' – 0"	5"	5"
27"–33"	5' – 0"	6"	6"
33"–42"	6' – 0"	8"	8"

SECTION A–A

PRECAST STANDARD DRAINAGE MANHOLE

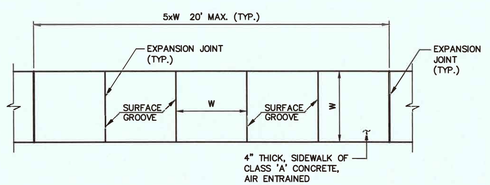


NOTES:

1. CURB AND SIDEWALK CONCRETE TO BE N.J.D.O.T. CLASS "A" AIR–ENTRAINED.
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK, AT 16'–0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.
3. COST FOR STONE SUBBASE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE SIDEWALK ITEM.

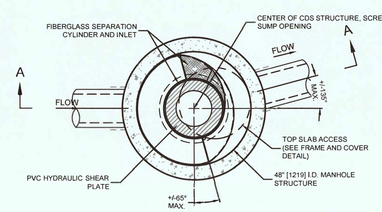
CONCRETE SIDEWALK DETAIL

SCALE: NONE



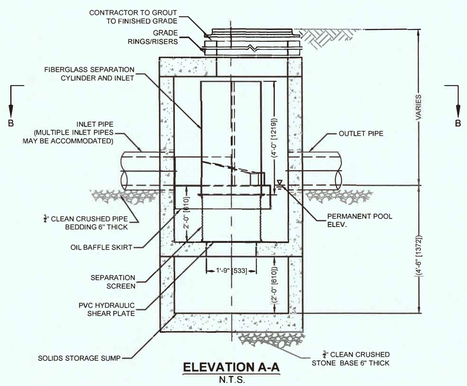
CONCRETE SIDEWALK JOINT PLACEMENT DETAIL

N.T.S.



PLAN VIEW B–B

N.T.S.

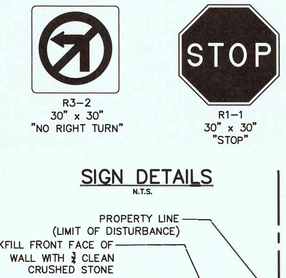


ELEVATION A–A

N.T.S.

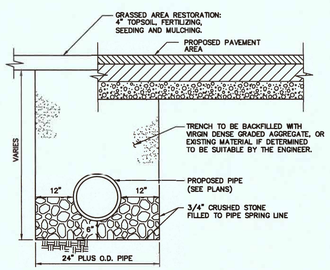
CDS UNIT CDS–4

N.T.S.



UNDERGROUND DETENTION PIPE DETAIL

N.T.S.

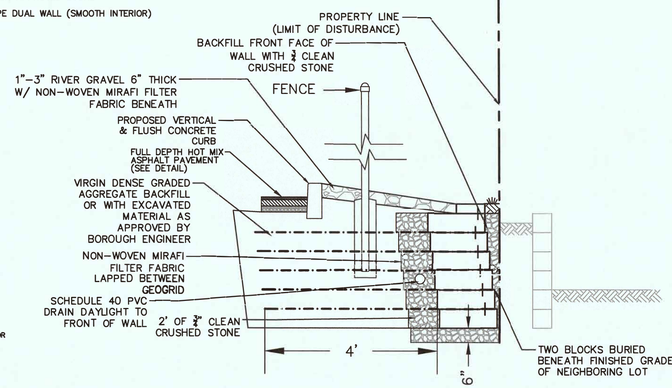


PIPE TRENCH DETAIL

N.T.S.

SIGN DETAILS

N.T.S.



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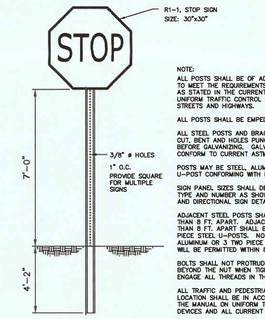
TYPICAL SECTION

MODULAR BLOCK RETAINING WALL DETAIL

N.T.S.

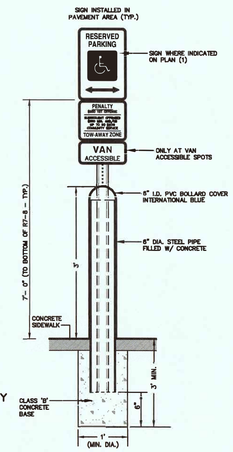
SIGN DETAILS

N.T.S.



SIGN MOUNTING DETAIL

N.T.S



BOLLARD AND RESTRICTED PARKING SIGN MOUNTING DETAIL

N.T.S.

REVISIONS						
6	5	4	3	2	1	PER BOROUGH ENGINEER'S REVIEW LETTER DATED FEB. 23, 2018 4/20/18

DATE: 1/29/18 SCALE: NTS FLD. BK.: PAGE:
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CONSTRUCTION DETAILS
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

SHEET No. 9 OF 10

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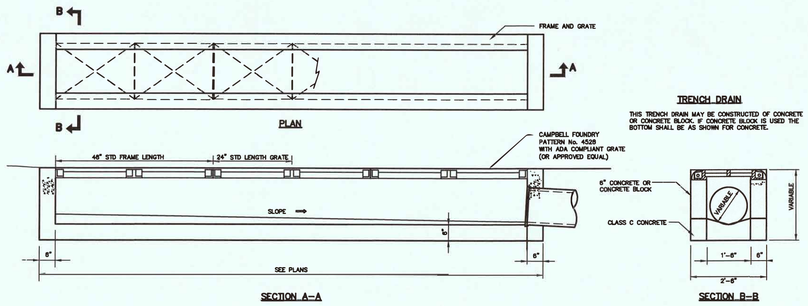


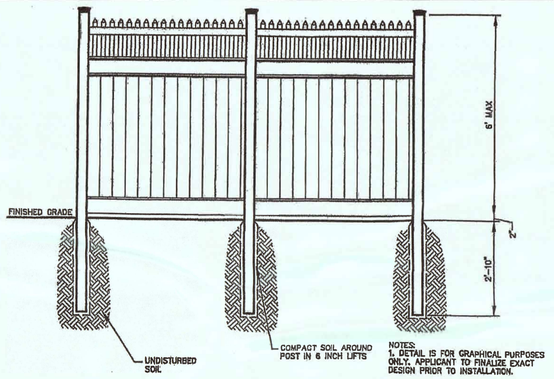
TRENCH DRAIN

THIS TRENCH DRAIN MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE.

TRENCH DRAIN

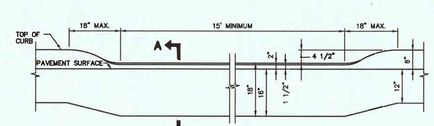
(NOT TO SCALE)

FOR SITE PLAN APPROVAL ONLY
SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION



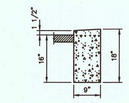
VINYL DECORATIVE PRIVACY FENCE DETAIL

NOT TO SCALE

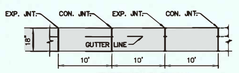


FULL DEPTH
DEPRESSED CURB AT DRIVEWAYS

NOT TO SCALE

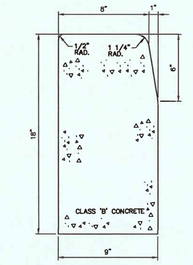


SECTION A-A



CURB JOINT DETAIL

NOT TO SCALE

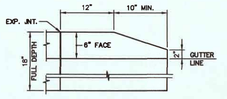


CURB SECTION DETAIL

NOT TO SCALE

NOTES:

1. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS IMPREGNATED FIBER JOINT FILLER; RECESSED 1/4" FROM FACE AND TOP OF CURB.
2. EXPANSION JOINTS SHALL BE INSTALLED BETWEEN CURB AND INLET HEADS.
3. EXPANSION JOINTS SHALL ALTERNATE WITH CONSTRUCTION JOINTS EVERY 10' (SEE DETAIL ABOVE)
4. ALL JOINTS SHALL EXTEND FULL 18" DEPTH OF CURB.
5. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

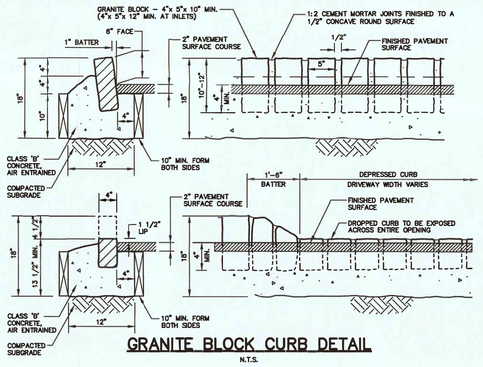


CURBING END SECTION

NOT TO SCALE

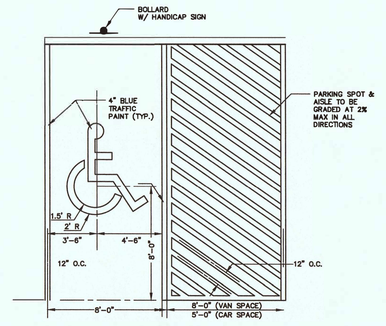
9"x 18" CONCRETE VERTICAL CURB
(6" CURB FACE)

N.T.S.



GRANITE BLOCK CURB DETAIL

N.T.S.



ACCESSIBLE PARKING SPACE

N.T.S.

	REVISIONS	
6		
5		
4		
3		
2	PER BOROUGH ENGINEER'S REVIEW LETTER	4/20/18
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