PRELIMINARY AND FINAL SITE PLAN

FOR

The Station at Passaic

11 PASSAIC STREET
BLOCK 5000.02, LOT 1
PASSAIC CITY, PASSAIC COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200-FEET

BLOCK	LOT	PROPERTY OWNER
1001	17	CITY OF PASSAIC DEPT OF COMM DEVEL 330 PASSAIC ST PASSAIC, N.J. 07055
1001.01	20	HOUSG AUTH OF THE CITY OF PASSAIC 333 PASSAIC ST PASSAIC, N.J. 07055
1001.02	1	RIVERVIEW RL TY.ASSOC. PASSAIC L.L.C 335 MAIN STREET HACKENSACK, NJ. 07601
1001.03	1	CITY OF PASSAIC/COMM DEPT 330 PASSAIC ST PASSAIC, N.J. 07055
1001.06	1	HOUSG AUTH OF THE CITY OF PASSAIC 52 ASPEN PL. PASSAIC, N.J. 07055
1001.06	12	CITY OF PASSAICIDEPT COMM DEVEL 330 PASSAIC ST PASSAIC, N.J. 07055
1015	3	116 PASSAIC STREET LLC 186 HIGHLAND AVE CLIFTON,NJ 07011
1015	4	MF REAL ESTATE HOLDINGS INC 560 MCKINLEY ST PASSASIC NJ 07055
1015	5	112 PASSAIC R ESTATE LLC 350 MONROE ST PASSAIC NJ 07055
1015	6	LIN YAN 358 LAFAYETTE AVE. PASSAIC NJ 07055
1015	7	LAS CINCO FLORES LLC 108 PASSAIC ST PASSAIC NJ 07055
1015	8	MONTIEL MANUEL 128 SPRING ST. PASSAIC NJ 07055
1015	10	HOUSING AUTH OF CITY OF PASSAIC 52 ASPEN PL. PASSAIC, N.J. 07055
1017	1	HOLY ROSARY POLISH CATH CH 2 WALL ST PASSAIC, N.J. 07055
1017	14	KRAJEWSKI EMIL & WIFE 31 SANFORD ST CLIFTON N J 07011
1017	15	ODUSOLA AYODELE 4 LINDEN AVE WEST ORANGE NJ 07052
1017	16	AGUIRRE CESAR 100 8TH ST PASSAIC NJ 07055
1017	17	CEDENO WILSON 68 CENTRAL AVE PASSAIC NJ 07055
1017	18	KARIM MOHAMMAD & SHAD MOHAMMAD 38 HINES ST MAHWAH N.J. 07430
1017	19	MASNY JAN & STASIA H/W 35 WALL ST. PASSAIC NJ 07055
1017	20	CITY OF PASSAIC 40 WALL ST. PASSAIC NJ 07055
1017	22	42 WALL ST LLC & GUZMAN E 44 WALL ST PASSAIC NJ 07055
1017	23	CAMACHO EZEQUIEL & FELICITA H/W 41 MAPLEWOOD AVE CLIFTON NJ 07011
1017	25	ABASI ALI R 105 OVERLOOK RD POMONA NY 10970
1017	27	60 WALL ST.PASSAIC LLC C/O LOTITO PO BOX 889 CLIFFSIDE PARK NJ 07010
1017	30	WALL STREET PASSAIC LLC 71 MT MT VERNON ST RIDGEFIELD PARK NJ 07660
1017	30-B01	WALL STREET PASSAIC LLC 71 MT MT VERNON ST RIDGEFIELD PARK NJ 07660
1017	30-B02	WALL STREET PASSAIC LLC 71 MT MT VERNON ST RIDGEFIELD PARK NJ 07660
1017	33	100 PASSAIC ST PARTNERS LLC PO BOX 387 CEDARHURST NY 11516
1017	34	ALLEN DEXTER 192 SIXTH ST PASSAIC NJ 07055
1017	35	VAZQUEZ ENTERPRISES LLC 62 EDWARD CT CLIFTON NJ 07011
1017	36	HOUSING AUTH OF CITY OF PASSAIC 52 ASPEN PL. PASSAIC, N.J. 07055
1018	1	141 THIRD ST LLC 63 PROSPECT PL BELLEVILLE NJ 07109
1018	2	141 THIRD ST LLC 141 THIRD ST PASSAIC NJ 07055
1018	4	SINGH HARBHAJAN & ETALS 476 COLLINS AVE. HASBROUCK HEIGHTS N.J. 07064
1018	10	MASNY, JAN & W 35 WALL ST PASSAIC, N.J. 07055
1018	15	MASNY, JAN & W 35 WALL ST PASSAIC, N.J. 07055
1026	1	ROSEN, MARVIN & SAUNDRA, H/W 17 MAPLEWOOD DRIVE PARSIPPANY, N.J. 07054
1026	5	HAKRAMA SHEFIK 51 LAKEVIEW AVE CLIFTON, NJ 07011
1026	6	BIRKNER CHRISTOPHER & SANDRA P.O. BOX 4155 CLIFTON NJ 07012
1026	7	PODOLAK IWONA 85 PASSAIC ST. PASSAIC, NJ. 07055
1026	8	PASSAIC ESTATES LLC 83 PASSAIC ST PASSAIC NJ 07055
1026	12	CARDENAS, JOSE 261 CYPRESS AVE BOGOTA, NJ 07063
1026	14	DOMINGUEZ, ADELAIDA 12 N MAIN AVE. MAIDEN N.C. 28650
1026	16	PUZIO JANINA & RAYMOND S.PUZIO 175 EIGHTH ST PASSAIC NJ 07055
1026	18	BF GILL LLC 106 CRESCENT AVE PASSAIC NJ 07055
1026	19	MERCURY PLASTIC BAG CO INC 168 SEVENTH ST PASSAIC, N.J. 07055
1026	20	KRAJEWSKI T & ELZBIETA & L. JABLONSKA 171 EIGHTH ST. PASSAIC, NJ. 07055
1026	22	ALOJZ, BRUNCIAK & W 160 CENTER ST. CLIFTON, N.J. 07011
1026	24	DCN 1 PROPERTY LLC 54 CALUMET AVE OAKLAND NJ 07436
1026	26	52 54 BARBOUR STREET LLC PO BOX 232 PARAMUS,NJ 0765
1026	27	MERCURY PLASTIC BAG CO INC 168 SEVENTH STREET PASSAIC, N.J. 07055
1026	28	SECOND TIMOTHY BAP CH OF PASSAIC NJ 163 1/2 EIGHTH ST PASSAIC, N.J. 07055
1026	30	ESCOBAR JORGE & MARIA H/W 161 8TH STREET APT. 2 PASSAIC NJ 07055
1026	31	VALDEZ JUANA & VALDEZ POMPEYO 66 SOUTH STREET PASSAIC NJ 07055
1027	1	65 SOUTH REALTY 65 SOUTH ST. PASSAIC NJ 07055
1027	2	POLANCO JUAN & JULISSA GARCIA 159 EIGHT ST PASSAIC NJ 07055
1027	4	WALIS, WANDA 157 8TH STREET PASSAIC, N.J. 07055
1027	6	FARFAN MIGUEL 155 8TH ST PASSAIC NJ 07055
1027	8	153 8TH ST HOLDINGS LLC PO BOX 1504 PATERSON NJ 07509
1027	10	ORTIZ CONCEPTION 151 EIGHTH ST PASSAIC NJ 07055
1030	1	101 SEVENTH ST LLC 101 7TH ST PASSAIC NJ 07055
1030	4	PLATINUM REALTY GROUP ASSOC LLC 79 SOUTH ST PASSAIC NJ 07055
1030	15	99 SOUTH PASSAIC LLC 99 SOUTH ST. PASSAIC NJ 07055
1032	3	123 PASSAIC REALTY LLC 158 BEAUMONT ST BROOKLYN NY 11235
1032	4	MARTI, CAMELIA 121 PASSAIC ST PASSAIC N J 07055
1032	5	VALDEZ POMPEYO & JUANA H/W 119 PASSAIC ST. PASSAIC NJ 07055
1032	6	CASTRO, RAFAEL P.O. BOX 391 PASSAIC, NJ. 07055
1032	7	261-263 REALTY LLC 560 MCKINLEY ST PASSAIC NJ 07055
1032	8	MALDONADO JOSIE L 2920 EMERALD SPRINGDR. LAWRENCEVILLE GA 30045
1032	8-B01	MALDONADO MARIAN 2920 EMERALD SPRINGDR. LAWRENCEVILLE GA 30045
1032	9	MF REAL ESTATE HOLDING INC 560 MCKINLEY ST PASSAIC NJ 07055
1032	10	LOPEZ, ERCILIO & W 171 SIXTH ST PASSAIC, N.J. 07055
1032	11	20 FIFTH ST LLC PO BOX 1068 FAIR LAWN NJ 07410
1032	13	HIGHPOINT PROPERTIES LLC 33 SPRINGBROOK RD EAST MONTVILLE NJ 07045
1032	14	ZUNIGA, FIDEL & JUANA, H/W 167 6TH ST. PASSAIC, N.J. 07055
1032	16	SANCHEZ, GABRIEL & REYNA H/W 37 GREGLAWN DR. CLIFTON, N J 07013
1032	17	LEAL MOISES 14 FIFTH ST PASSAIC NJ 07055
1032	18	CRUZ JESSICA 183 PASSAIC ST PASSAIC NJ 07055
1032	19	12 FIFTH ST LLC PO BOX 1068 FAIR LAWN NJ 07410
1032	20	CRUZ JULIO 161 SIXTH ST PASSAIC NJ 07055
1032	21	ESCAMILLA CONSTANTINO & H/W 10 FIFTH ST PASSAIC NJ 07055
1032	22	TAUBER, ERNEST JR. 183 OAK AVE WYCKOFF, NJ 07481
1032	23	C F MORALES LLC 130 RAMAPO VALLY RD. MAHWAH NJ 07430
5000	1	PASSAIC ST PROPERTIES LLC 694 MAIN ST PASSAIC NJ 07055
5000.01	1	PASSAIC ST PROPERTIES LLC 694 MAIN ST PASSAIC NJ 07055
5000.02	1	PASSAIC ST PROPERTIES LLC 694 MAIN ST PASSAIC NJ 07055
5000.03	1	PASSAIC ST PROPERTIES LLC 694 MAIN ST PASSAIC NJ 07055

UTILITIES

PASSAIC COUNTY UTILITY AUTHORITY
401 GRAND STREET
PATERSON, NJ 07505
(973) 881-2822

PASSAIC VALLEY WATER COMMISSION
1525 MAIN AVENUE
CLIFTON, NJ 07011
(973) 340-4300

PUBLIC SERVICE ELECTRIC & GAS CO.
80 PARK PLAZA
NEWARK NJ 07101
(973) 430-7000

BELL ATLANTIC
1500 TEANECK ROAD
TEANECK, NEW JERSEY 07666

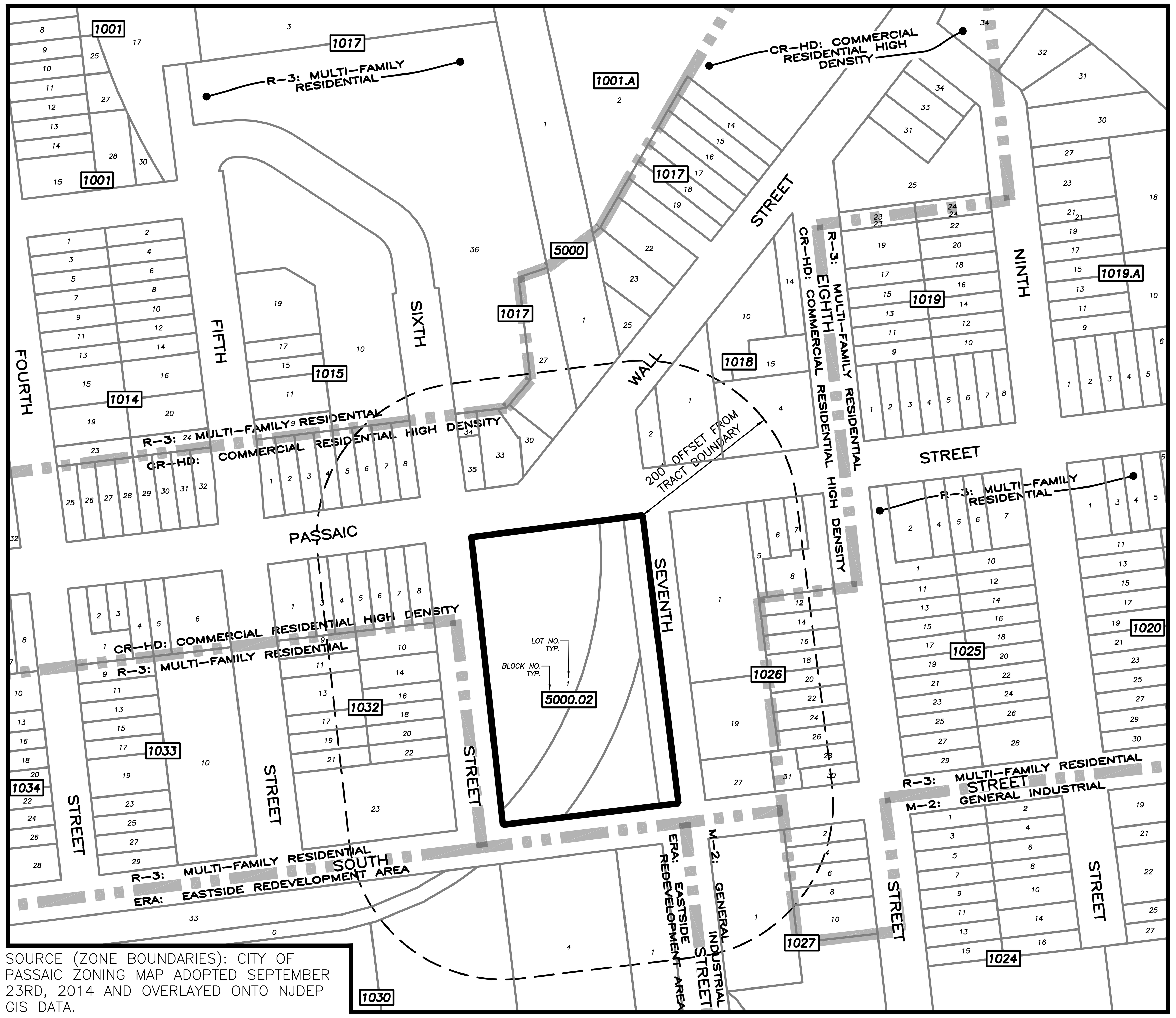
CABLEVISION
40 POT ASH ROAD
OAKLAND, NJ 07505
(973) 569-4040

PASSAIC COUNTY PLANNING BOARD
TOTOWA BUSINESS CENTER, PLANNING DEPARTMENT
930 RIVERVIEW DRIVE, SUITE 250
TOTOWA, NJ 07512
(973) 881-4490

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF LAND USE REGULATION
P.O. BOX 420
TRENTON, NJ 08625-0420
(609) 777-0454

VERIZON
1095 AVENUE OF THE AMERICAS
ROOM 3137
NEW YORK, NY 10038
(212) 395-2121

DEPT. OF ARMY CORE OF ENGINEERS
PHILADELPHIA DISTRICT
WANAMAKER BLDG.
100 PENN SQUARE EAST
PHILADELPHIA, PA 19107-3391



SOURCE (ZONE BOUNDARIES): CITY OF PASSAIC ZONING MAP ADOPTED SEPTEMBER 23RD, 2014 AND OVERLAYED ONTO NJDEP GIS DATA.

BLOCK 5000 LOT 1 AND BLOCK 5000.02 LOT 1 ARE THE FOCUS OF A REDEVELOPMENT PLAN DATED NOVEMBER 25, 2019.

KEY MAP

100' 0' 100' 100' 200'

GRAPHIC SCALE
SCALE: 1"=100'

OWNER/APPLICANT:

PASSAIC STREET PROPERTIES, LLC,
694 MAIN AVENUE
PASSAIC NJ 07055

AGENCY APPROVALS:

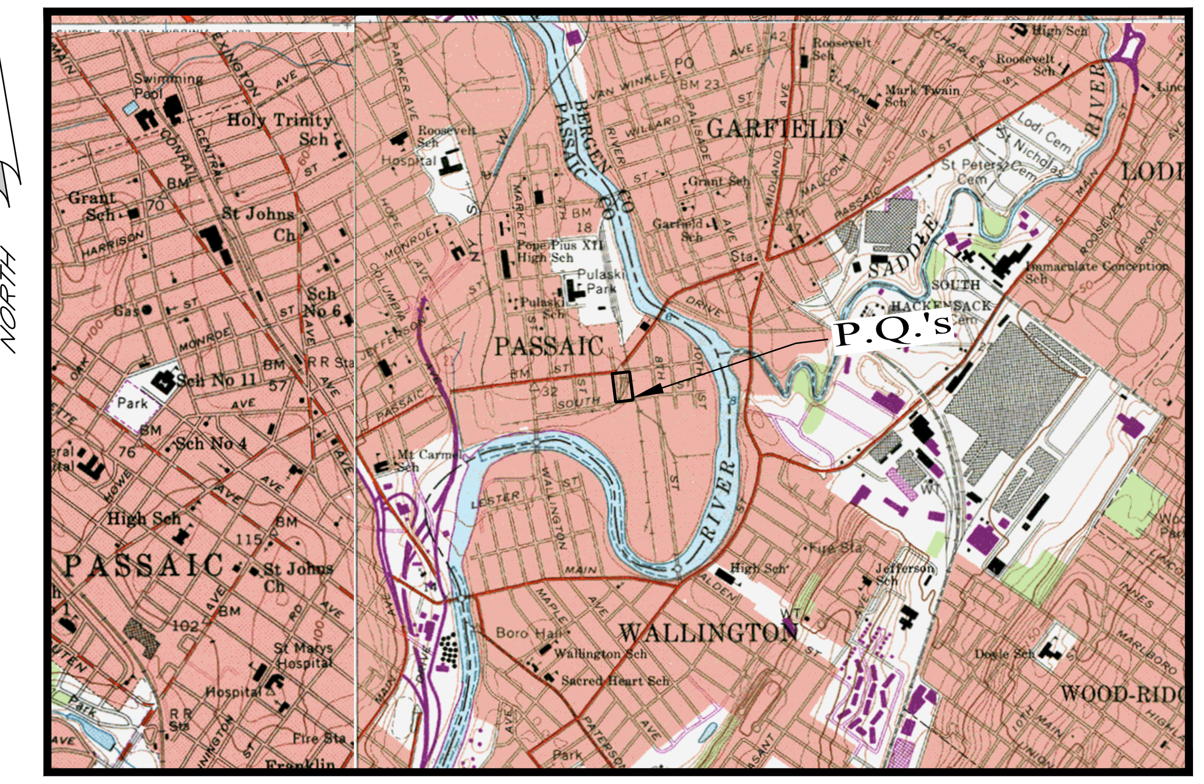
- CITY OF PASSAIC LAND USE BOARD
- PASSAIC COUNTY PLANNING BOARD
- HUDSON/ESSEX/PASSAIC SCD
- NJDEP-DLUR (FLOOD HAZARD)
- NJDEP-TWA (SANITARY SEWER)
- NJDEP-BSDW (WATER MAIN EXTENSION)

MCB ENGINEERING ASSOCIATES, L.L.C.
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Email: mcbea@mcbea.com - Certificate of Authorization No. 24GA28108300

MARCH 27, 2020

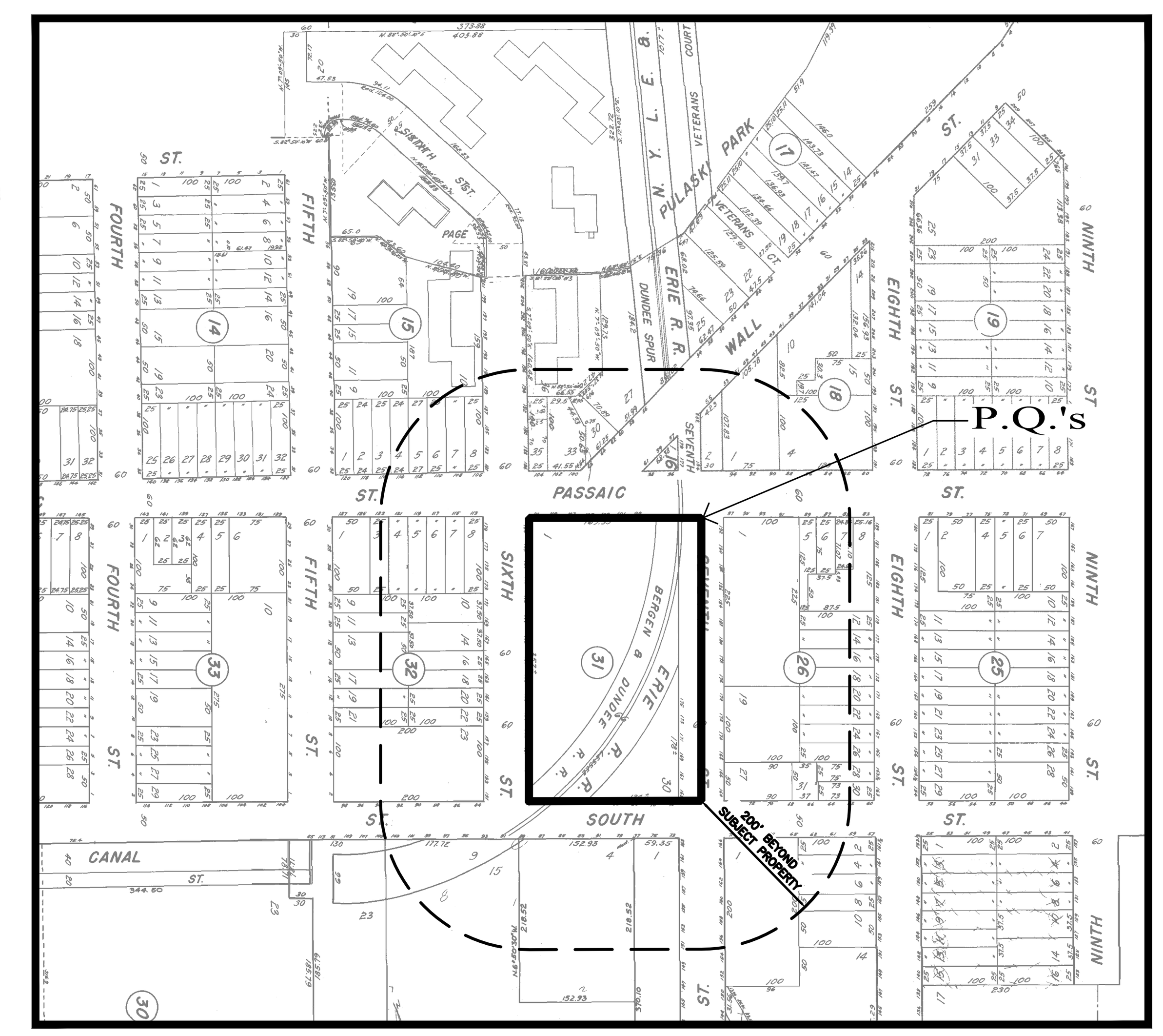
LIST OF DRAWINGS

1. TITLE PAGE
2. SITE DIMENSION PLAN
3. GRADING & UTILITY PLAN
4. SOIL EROSION AND SEDIMENT CONTROL PLAN
5. LIGHTING & LANDSCAPING PLAN
6. ILLUSTRATIVE CONSTRUCTION DETAILS (SHEET 1)
7. ILLUSTRATIVE CONSTRUCTION DETAILS (SHEET 2)
8. Z-1: GROUND LEVEL PLAN - BUILDINGS # 1 & # 2
9. Z-2: GROUND LEVEL PLAN - BUILDING # 3
10. Z-3: TYPICAL FLOOR PLAN @ BUILDINGS # 1 - # 4 (2ND - 5TH FLOORS), GROUND LEVEL PLAN - BUILDING # 4
11. Z-4: PASSAIC STREET ELEVATION - BUILDING # 1, SEVENTH STREET(FORMER) ELEVATION - BUILDING # 1, SIXTH STREET ELEVATION - BUILDING # 1
12. Z-5: INTERIOR REAR ELEVATION - BUILDING # 1
13. Z-6: INTERIOR BUILDING ELEVATION - BUILDINGS # 2 & # 3, SEVENTH STREET (FORMER) ELEVATION - BUILDINGS # 2 & # 3, SIXTH STREET ELEVATION - BUILDINGS # 2 & # 3
14. Z-7: SOUTH STREET ELEVATION - BUILDING # 4, SEVENTH STREET (FORMER) ELEVATION - BUILDINGS # 4, SIXTH STREET ELEVATION - BUILDING # 4
15. PROPOSED SIXTH STREET PERSPECTIVE, BIRD'S EYE VIEW & CORNER PERSPECTIVE



USGS MAP - ORANGE & WEEHAWKEN QUADRANGLES
SCALE: 1"=2000'±

2015 AERIAL PHOTO LOCATION MAP
SCALE: 1"=200±



TAX MAP (SHEET 12, CITY OF PASSAIC)
SCALE: 1"=200±

CITY OF PASSAIC LAND USE BOARD

THIS PLAN IS APPROVED BY THE CITY OF PASSAIC PLANNING BOARD / ZONING BOARD ON ________ .
DATE

CHAIRMAN ________ DATE

SECRETARY ________ DATE

MUNICIPAL ENGINEER ________ DATE

THE STATION AT PASSAIC
BLOCK 5000.02 - LOT 1
CITY OF PASSAIC
PASSAIC COUNTY, NEW JERSEY

drawing name: TITLE PAGE
drawing no.: 1 of 15
project no.: 3971
scale: NOTED
date: 03/27/20
checked by: PDMc
drawn by: PLH

REVISIONS

DATE | REVISIONS

THESE PLANS HAVE BEEN PREPARED FOR AGENCY REVIEW AND APPROVAL PURPOSES. THESE PLANS ARE NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES UNLESS A REVISION NOTE IS INSERTED STATING "RELEASED FOR BIDDING" OR "RELEASED FOR CONSTRUCTION", RESPECTIVELY. OWNER / CONTRACTOR IS ADVISED THAT THESE PLAN MAY REQUIRE ADDITIONAL CONSTRUCTION DETAILING AND COORDINATION WITH THE PROJECT TEAM TO BE SUITABLE FOR USE IN BIDDING AND CONSTRUCTION.

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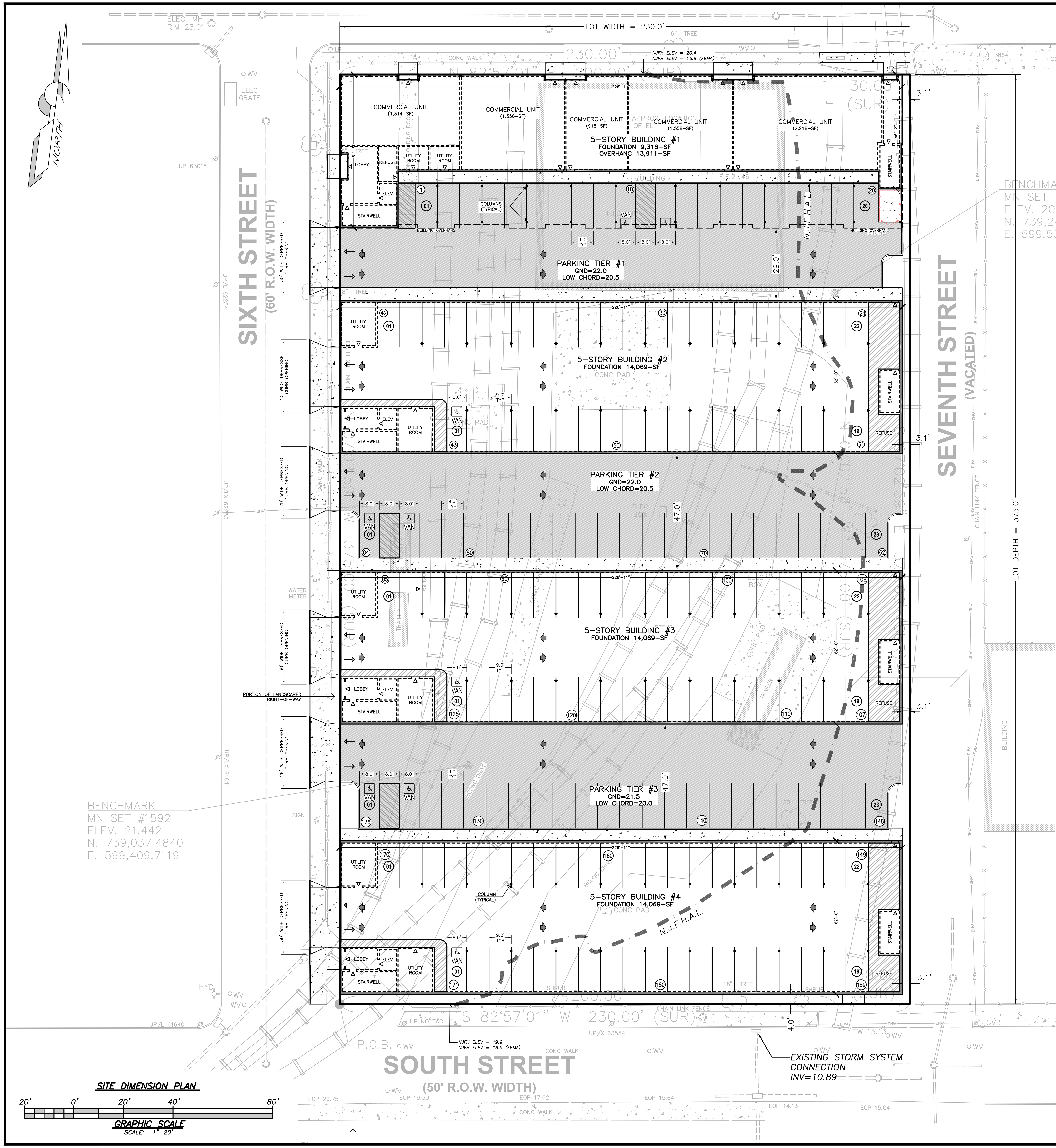
PATRICK D. McCLELLAN
N.J. PROF. ENGINEER LICENSE No. 38571 - LEED GREEN ASSOC.

MATTHEW G. CLARK
N.J. PROF. ENGINEER LICENSE No. 40394

CAUTION: THIS DOCUMENT MUST CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL TO BE AN AUTHORIZED ORIGINAL.

MCBEA File Number 3971



SITE DIMENSION PLAN

GRAPHIC SCALE
SCALE: 1"=20'

GENERAL NOTES / REFERENCES

1. SUBJECT PROPERTY (SIXTH AVENUE SITE) KNOWN AS BLOCK 5000.02 LOT 1 (11 PASSAIC STREET) AS SHOWN ON THE CITY OF PASSAIC TAX SHEET NUMBER 13 DATED 1955 NO REVISION. THE TOTAL TRACT AREA IS ABOUT 86,260–SF OR 1.980 ACRES±. SUBJECT PROPERTY (WALL STREET SITE) KNOWN AS BLOCK 5000 LOT 1 (54 WALL STREET) AS SHOWN ON THE CITY OF PASSAIC TAX SHEET NUMBER 8 DATED 1955 NO REVISION. THE TOTAL TRACT AREA IS ABOUT 13,622–SF OR 0.313 ACRES±.
2. BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION (SIXTH AVENUE SITE) FROM A TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY OF LANDS N/F THE BERGEN COUNTY RAILROAD, CO., BLOCK 5000.02, LOT 1. SITUATED IN THE CITY OF PASSAIC PASSAIC COUNTY, NJ" BY CME ASSOCIATES, DATED APRIL 2019 NO REVISION. BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION (WALL STREET SITE) FROM A TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY FOR THE PROPERTY LOCATED AT: WALL STREET, CITY OF PASSAIC, PASSAIC COUNTY, NEW JERSEY TAX BLOCK/LOT: 5000/1" BY BEJAR SURVEYING ASSOCIATES, PC, DATED JANUARY 23, 2020 NO REVISION.
3. PROPOSED BUILDINGS BASED ON ARCHITECTURAL PLANS (SIXTH STREET SITE) TITLED "PROPOSED MIXED COMMERCIAL / MULTI–FAMILY RESIDENTIAL (208 UNITS) 4–BUILDING DEVELOPMENT @ PASSAIC STREET & SIXTH STREET PASSAIC, NJ BLOCK: 5000.02 LOT: 1" BY OMLK ARCHITECTS LLC. DATED 03/27/20, NO REVISION AND PLANS (WALL STREET SITE) TITLED "PROPOSED 5–STORY MULTI–FAMILY (36 UNITS) RESIDENTIAL & WAREHOUSE BUILDING @ 54–58 WALL STREET, PASSAIC, NJ 07055 BLOCK: 5000 LOT: 1" BY OMLK ARCHITECTS LLC. DATED 03/27/20, NO REVISION.
4. HORIZONTAL DATUM BASED ON SURVEY FROM NOTE 2 ABOVE WHICH IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATES. VERTICAL DATUM IS ALSO BASED FROM NOTE 2 ABOVE AND IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS MAY BE TRANSFORMED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BY ADDING 1.0–FT TO THE NAVD88 DATUM.
5. ALL PROPOSED CONNECTIONS TO EXISTING UTILITIES TO BE FIELD VERIFIED.
6. ALL STRIPING AND SIGNAGE TO BE INSTALLED PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PROPOSED "ADA" ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT GOVERNING "AMERICAN WITH DISABILITIES ACT" RULES & REGULATIONS.
8. ALL SIGNS (NOT INCLUDING BUILDING SIGNS), STRIPING AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE FINAL LOCATION & CONSTRUCTION (INCLUDING OBTAINING THE REQUIRED CONSTRUCTION PERMITS) OF THE PROPOSED UTILITY SERVICES WITH THE PROJECT ARCHITECT, MUNICIPAL ENGINEER, COUNTY ENGINEER AND EACH RESPECTIVE UTILITY OWNER PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF THE EXISTING UTILITIES PRIOR TO OPENING THE ROAD AND INSTALLING THE PROPOSED SERVICE LATERALS TO DETERMINE THE FEASIBILITY OF THE PROPOSED SERVICE LATERAL CONNECTIONS.
11. THE SERVICE LATERAL MATERIALS & SIZING (INCLUDING PIPE DIAMETER & SLOPE) SHALL BE AS DIRECTED BY THE PROJECTS MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION (MEP/FP) DESIGN CONSULTANT BASED ON ACTUAL BUILDING DEMAND VALUES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO GRADE ALL STORM WATER RUNOFF AWAY FROM THE PROPOSED BUILDING AND TO INSURE THAT SURFACE WATER RUNOFF DOES NOT ADVERSELY IMPACT THE ADJACENT PROPERTIES.
13. ELEVATION BENCHMARK SHALL BE PROVIDED BY THE PROJECT LAND SURVEYOR IN THE FIELD PRIOR TO CONSTRUCTION.
14. UTILITIES EXIST WITHIN THE VICINITY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ANY UTILITY FACILITY WITHIN THE PROJECT LIMITS AND ITS VICINITY. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION.
15. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CURRENT RULES AND REGULATIONS OF THE GOVERNING SOIL CONSERVATION DISTRICT AS THEY APPLY TO THE PROPOSED CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING SIXTH, SEVEN & SOUTH STREETS, FREE OF ALL CONSTRUCTION DEBRIS INCLUDING WHEEL TRACKING OF MATERIAL FROM CONSTRICTION VEHICLES.
18. ALL EXISTING VALVES, CLEANOUTS AND SIMILAR ITEMS LOCATED WITHIN THE LIMITS OF THE PROPOSED CONSTRUCTION ARE TO BE RESET IN THE FIELD BY THE CONTRACTOR TO MEET FINISHED GRADE.
19. THE PROPOSED CURB AT THE BASE OF ALL "ADA" CURB RAMPS SHALL BE SET FLUSH WITH THE ABUTTING PROPOSED PAVEMENT SURFACE.
20. FINAL LOCATION OF ALL UTILITY CONNECTIONS MUST BE DETERMINED BASED ON "FINAL" ARCHITECTURAL PLANS.
21. PROPOSED PARKING LOT GRADING TO BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION TO ASSURE PROPER ACCESS TO BUILDING AND PROPER GRADING TO THE INLET STRUCTURES.
22. TBFV = TO BE FIELD VERIFIED.
23. ALL MATERIALS AND WORKS FOR THE WATER SERVICE CONNECTIONS SHALL CONFORM TO THE CURRENT CITY OF PASSAIC SPECIFICATIONS AND STANDARDS.
24. LEADER DRAIN LOCATIONS PER PROJECT MEP PLANS. LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
25. DURING THE CONSTRUCTION PROCESS, ALL EXISTING HYDRANTS SHALL REMAIN IN SERVICE AND ACCESSIBLE, INCLUDING ACCESS TO THEM.

NOTE: R–3 ZONE INFORMATION PROVIDED FOR COMPARISON PURPOSES

ZONING INFORMATION TABLE

REDEVELOPMENT ORDINANCE (NOTE 11)	REQUIRED (R–3 MULTIFAMILY)	REQUIRED (R–3 GARDEN APTS.)	REQUIRED (MIXED COMMERCIAL – RESIDENTIAL)	REQUIRED (REDEVELOPMENT ORDINANCE, NOTE 11)	PROPOSED (SIXTH STREET SITE)
MINIMUM LOT SIZE	10,000–SF	1.0–Ac.	10,000–SF	–	86,250–SF
MINIMUM LOT WIDTH [1.]	75–FT	150–FT	75–FT	–	230.0–FT
MINIMUM LOT DEPTH	100–FT	100–FT	100–FT	–	375.0–FT
MINIMUM FRONT YARD	20.0–FT [2.]	20.0–FT [2.]	20.0–FT [2.]	0–FT	0.0–FT
MINIMUM SIDE YARD	15–FT [3.]	15–FT [3.]	–	3–FT	3.1–FT
MINIMUM REAR YARD	25–FT	25–FT	10–FT	5–FT	N/A
MAX. BUILDING HEIGHT (STORIES) [4.]	3–STORIES	3–STORIES	–	–	(NOTE 6)
MAX. BUILDING HEIGHT (FEET)	35–FT	35–FT	–	75–FT	(NOTE 6)
MAXIMUM LOT COVERAGE [5.]	30%	25%	50%	–	65.1%
MAXIMUM DENSITY (UNITS PER ACRE)	30	24	60	–	105.0
DWELLING UNITS	17.96	17.96	–	265–UNITS	208–UNITS
MAX. FLOOR AREA RATIO	–	–	–	6.0	2.45 [8.]
MINIMUM OPEN SPACE	25% [7.]	25% [7.]	–	–	3.0%
PARKING SPACES	412–SPACES [9.]	412–SPACES [9.]	412–SPACES [9.]	208–SPACES [11.]	189–SPACES [10.]
PARKING SPACE SIZE	9' x 19'	9' x 19'	9' x 19'	9' x 19'	9' x 18'–6" [10.]

ZONING INFORMATION NOTES

1. SECTION 317–10 LOT DEPTH – THE MEAN HORIZONTAL DISTANCE BETWEEN THE FRONT AND REAR LOT LINES.
2. AS PER 317 ATTACHMENT 5 "MEDIAN OF FRONT YARDS WITHIN 100 FEET ON SAME SIDE BUT NOT LESS THAN 20 FEET" THE AVERAGE FRONT YARD WITHIN 100–FT IS ABOUT 0–FT BASED ON THE AERIAL MAP, THEREFORE USE 20–FT MINIMUM.
3. AS PER 317 ATTACHMENT 5 "2–STORY BUILDING, 10 FEET EACH; 3 STORY BUILDING, 15 FEET EACH".
4. SECTION 317–10 HEIGHT OF BUILDING – THE VERTICAL DISTANCE MEASURED FROM THE CURB LEVEL IF THE BUILDING IS NOT MORE THAN 10 FEET DISTANT FROM THE FRONT LOT LINE AND FROM THE AVERAGE GROUND LEVEL AT THE SIDES OF THE BUILDING IN ALL OTHER CASES TO THE HIGHEST ROOF BEAM (RIDGE). IN THE CASE OF FLAT ROOFS, TO THE HIGHEST POINT OF THE ROOF, INCLUDING PARAPET WALLS. [Amended 10–9–2007 by Ord. No. 1743–07].
5. SECTION 317–10 LOT COVERAGE – THAT PORTION OF A LOT COVERED BY THE LARGEST FLOOR AREA OF ALL STRUCTURES, BOTH PRINCIPAL AND ACCESSORY, BUT EXCLUDING DECKS, POOLS AND AT–GRADE PATIOS. [Amended 9–17–1987 by Ord. No. 990–87; 6–1–1995 by Ord. No. 1330–95]
6. PER ARCHITECTS PLANS.
7. AS PER 317 ATTACHMENT 5 "25% OF LOT AREA".
8. SIXTH STREET SITE: FLOOR AREA IS APPROXIMATED BY TAKING THE TOTAL UPPER FLOOR FOOTPRINT AREAS OF 53,118–SF 5–STORIES WHICH EQUALS 280,590–SF (WHICH NEEDS TO BE VERIFIED BY THE ARCHITECT). THEREFORE THE FLOOR AREA RATIO IS ABOUT 2.45 = (211,200/86,250). WALL STREET SITE: FLOOR AREA IS APPROXIMATED BY TAKING THE BUILDING FOOTPRINT AREA OF 9,468–SF AND MULTIPLYING BY 5–STOREIS WHICH EQUALS 47,340–SF. THEREFORE THE FLOOR AREA RATIO IS ABOUT 3.48 = (47,340/13,622).
9. SECTION 317–26A. RETAIL STORES AND SERVICE ESTABLISHMENTS UP TO 20,000 SQUARE FEET OF FLOOR AREA PER BUILDING, 1 PER 300 SQUARE FEET OF FLOOR AREA; EXCEEDING 20,000 SQUARE FEET OF FLOOR AREA, 1 PER 200 SQUARE FEET, PLUS 1 PER EMPLOYEE. SECTION 317–26C.(2) AS PER RSIS. RSIS SEC. 5:21–4.14 TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES FOR GARDEN APARTMENTS ARE 1.8–SPACES PER 1–BR AND 2.0–SPACES PER 2–BR UNITS ARE REQUIRED. THE TOTAL NUMBER OF 1–BR & 2–BR UNITS ARE 0–UNITS AND 195–UNITS RESPECTIVELY. THE TOTAL COMMERCIAL/RETAIL SPACE PROPOSED IS 7,564–SF. THE TOTAL NUMBER OF PARKING SPACES REQUIRED IS 441.2–SPACES (USE 442–SPACES), 441.2–SPACES = 7,564–SF/300 + 1.8x0 + 2.0x208. NOTE THAT ADDITIONAL PARKING SPACES WILL UTILIZE THE EXISTING STREET PARKING NEAR THE TRACT. A DE–MINIMUS EXCEPTION MAY BE REQUIRED FROM RSIS FOR THE RESIDENTIAL PARKING REQUIREMENTS. SECTION 317–26A. RETAIL STORES UP TO 20,000–SF, 1 SPACE PER 300–SF. SECTION 317–26C.(2) AS PER RSIS.
10. NON–CONFORMITY.
11. PER REDEVELOPMENT PLAN FOR AREA DESIGNATED AN AREA IN NEED OF REDEVELOPMENT: BLOCK 5000, LOT 1, BLOCK 5000.01 LOT 1 & BLOCK 5000.02 LOT 1 DATED NOVEMBER 25, 2019. PARKING REQUIREMENTS FOR STUDIES/1–BEDROOM IS 0.60–SPACES PER UNIT, 2–BEDROOM IS 0.75–SPACES PER UNIT FOR 3–BEDROOMS IS 1.2–SPACES PER UNIT. SIXTH STREET SITE: THE TOTAL NUMBER OF PARKING SPACES REQUIRED IS 182–SPACES WHICH IS EQUAL TO 26–SPACES REQUIRED FOR COMMERCIAL (REFER TO ITEM #8 ABOVE) AND 156–SPACES FOR 2–BEDROOM UNITS (156.0–SPACES = 0.75x208, USE 156–SPACES). WALL STREET SITE: THE TOTAL NUMBER OF PARKING SPACES REQUIRED IS 26–SPACES WHICH IS EQUAL TO 25.2–SPACES FOR TWELVE (12) 1–BEDROOM UNITS & TWENTY–FOUR (24) 2–BEDROOM UNITS (34.7–SPACES = 9.5 + 0.6x12 + 0.75x24 = 34.7, USE 35–SPACES). TOTAL SPACES REQUIRED FOR BOTH THE SIXTH STREET AND WALL STREET SITES ARE 208–SPACES (182 + 26).

SUMMARY OF IMPERVIOUS SURFACES

	SIXTH STREET SITE	
	EXISTING	PROPOSED
BUILDING	9,300–SF	51,525–SF
PAVEMENT	16,800–SF	27,383–SF
SIDEWALK/CONCRETE	5,505–SF	4,658–SF
GRAVEL	54,645–SF	0–SF
TOTAL	86,250–SF	83,566–SF

IMPERVIOUS SURFACE NOTES

1. DECREASE IN IMPERVIOUS SURFACE (SIXTH STREET) EQUALS 2,684–SF OR 0.062–Ac. (86,250 – 83,566).

THE STATION AT PASSAIC
BLOCK 5000.02 – LOT 1
CITY OF PASSAIC
PASSAIC COUNTY, NEW JERSEY

drawing name: SITE DIMENSION PLAN

drawing no. 2 of 15 | project no. 3971 | scale 1"=20' | date 03/27/20 | checked by PDMc | drawn by PLH

DATE	REVISIONS

REVISIONS

THESE PLANS HAVE BEEN PREPARED FOR AGENCY REVIEW AND APPROVAL PURPOSES. THESE PLANS ARE NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES UNLESS A REVISION NOTE IS INSERTED STATING "RELEASED FOR BIDDING" OR "RELEASED FOR CONSTRUCTION", RESPECTIVELY. OWNER / CONTRACTOR IS ADVISED THAT THESE PLAN MAY REQUIRE ADDITIONAL CONSTRUCTION DETAILING AND COORDINATION WITH THE PROJECT TEAM TO BE SUITABLE FOR USE IN BIDDING AND CONSTRUCTION.

MCB ENGINEERING ASSOCIATES, LLC
ENGINEERING ASSOCIATES
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TOTOWA, NEW JERSEY 07511–0588
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PATRICK D. McCLELLAN
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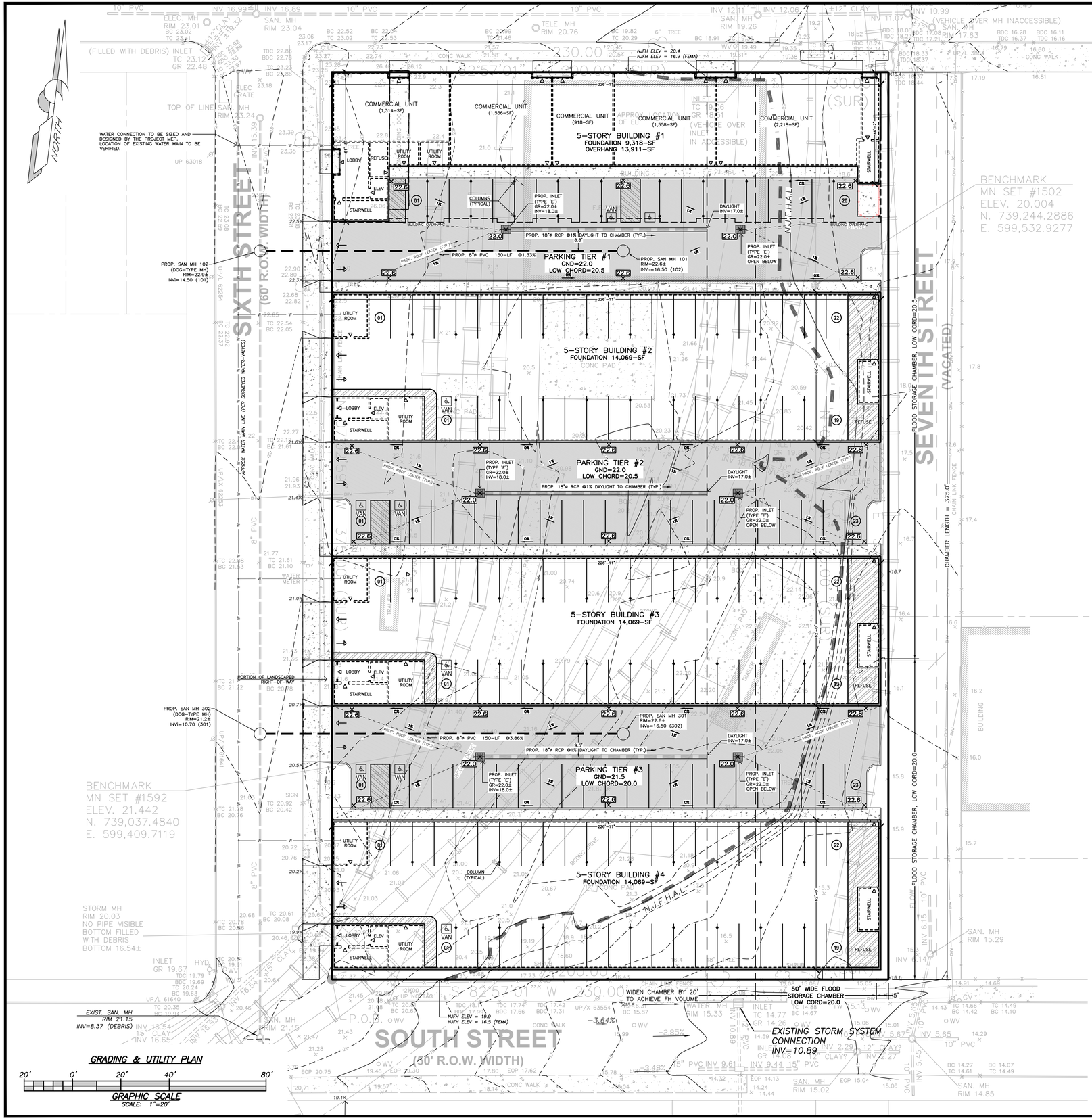
N.J. PROF. ENGINEER LICENSE No. 40394

CAUTION: THIS DOCUMENT MUST CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL TO BE AN AUTHORIZED ORIGINAL.



GRADING & UTILITY PLAN

20' 0' 20' 40' 80'

GRAPHIC SCALE
SCALE: 1"=20'

GENERAL NOTES / REFERENCES

1. SUBJECT PROPERTY (SIXTH AVENUE SITE) KNOWN AS BLOCK 5000.02 LOT 1 (11 PASSAIC STREET) AS SHOWN ON THE CITY OF PASSAIC TAX SHEET NUMBER 13 DATED 1955 NO REVISION. THE TOTAL TRACT AREA IS ABOUT 86,260-SF OR 1.980 ACRES±. SUBJECT PROPERTY (WALL STREET SITE) KNOWN AS BLOCK 5000 LOT 1 (54 WALL STREET) AS SHOWN ON THE CITY OF PASSAIC TAX SHEET NUMBER 8 DATED 1955 NO REVISION. THE TOTAL TRACT AREA IS ABOUT 13,622-SF OR 0.313 ACRES±.
2. BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION (SIXTH AVENUE SITE) FROM A TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY OF LANDS N/F THE BERGEN COUNTY RAILROAD, CO., BLOCK 5000.02, LOT 1, SITUATED IN THE CITY OF PASSAIC PASSAIC COUNTY, NJ." BY CME ASSOCIATES, DATED APRIL 2019 NO REVISION. BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION (WALL STREET SITE) FROM A TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY FOR THE PROPERTY LOCATED AT WALL STREET, CITY OF PASSAIC, PASSAIC COUNTY, NEW JERSEY TAX BLOCK/LOT: 5000/1" BY BEJAR SURVEYING ASSOCIATES, PC, DATED JANUARY 23, 2020 NO REVISION.
3. PROPOSED BUILDINGS BASED ON ARCHITECTURAL PLANS (SIXTH STREET SITE) TITLED "PROPOSED MIXED COMMERCIAL / MULTI-FAMILY RESIDENTIAL (208 UNITS) 4-BUILDING DEVELOPMENT @ PASSAIC STREET & SIXTH STREET PASSAIC, NJ BLOCK: 5000.02 LOT: 1" BY OMLK ARCHITECTS LLC. DATED 03/27/20, NO REVISION AND PLANS (WALL STREET SITE) TITLED "PROPOSED 5-STORY MULTI-FAMILY (36 UNITS) RESIDENTIAL & WAREHOUSE BUILDING @ 54-58 WALL STREET, PASSAIC, NJ 07055 BLOCK: 5000 LOT: 1" BY OMLK ARCHITECTS LLC. DATED 03/27/20, NO REVISION.
4. HORIZONTAL DATUM BASED ON SURVEY FROM NOTE 2 ABOVE WHICH IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATES. VERTICAL DATUM IS ALSO BASED FROM NOTE 2 ABOVE AND IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS MAY BE TRANSFORMED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BY ADDING 1.0-FT TO THE NAVD88 DATUM.
5. ALL PROPOSED CONNECTIONS TO EXISTING UTILITIES TO BE FIELD VERIFIED.
6. ALL STRIPING AND SIGNAGE TO BE INSTALLED PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PROPOSED "ADA" ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT GOVERNING "AMERICAN WITH DISABILITIES ACT" RULES & REGULATIONS.
8. ALL SIGNS (NOT INCLUDING BUILDING SIGNS), STRIPING AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE FINAL LOCATION & CONSTRUCTION (INCLUDING OBTAINING THE REQUIRED CONSTRUCTION PERMITS) OF THE PROPOSED UTILITY SERVICES WITH THE PROJECT ARCHITECT, MUNICIPAL ENGINEER, COUNTY ENGINEER AND EACH RESPECTIVE UTILITY OWNER PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF THE EXISTING UTILITIES PRIOR TO OPENING THE ROAD AND INSTALLING THE PROPOSED SERVICE LATERALS TO DETERMINE THE FEASIBILITY OF THE PROPOSED SERVICE LATERAL CONNECTIONS.
11. THE SERVICE LATERAL MATERIALS & SIZING (INCLUDING PIPE DIAMETER & SLOPE) SHALL BE AS DIRECTED BY THE PROJECTS MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION (MEP/FP) DESIGN CONSULTANT BASED ON ACTUAL BUILDING DEMAND VALUES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO GRADE ALL STORM WATER RUNOFF AWAY FROM THE PROPOSED BUILDING AND TO INSURE THAT SURFACE WATER RUNOFF DOES NOT ADVERSELY IMPACT THE ADJACENT PROPERTIES.
13. ELEVATION BENCHMARK SHALL BE PROVIDED BY THE PROJECT LAND SURVEYOR IN THE FIELD PRIOR TO CONSTRUCTION.
14. UTILITIES EXIST WITHIN THE VICINITY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ANY UTILITY FACILITY WITHIN THE PROJECT LIMITS AND ITS VICINITY. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION.
15. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CURRENT RULES AND REGULATIONS OF THE GOVERNING SOIL CONSERVATION DISTRICT AS THEY APPLY TO THE PROPOSED CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING SIXTH, SEVEN & SOUTH STREETS, FREE OF ALL CONSTRUCTION DEBRIS INCLUDING WHEEL TRACKING OF MATERIAL FROM CONSTRUCTION VEHICLES.
18. ALL EXISTING VALVES, CLEANOUTS AND SIMILAR ITEMS LOCATED WITHIN THE LIMITS OF THE PROPOSED CONSTRUCTION ARE TO BE RESET IN THE FIELD BY THE CONTRACTOR TO MEET FINISHED GRADE.
19. THE PROPOSED CURB AT THE BASE OF ALL "ADA" CURB RAMPS SHALL BE SET FLUSH WITH THE ABUTTING PROPOSED PAVEMENT SURFACE.
20. FINAL LOCATION OF ALL UTILITY CONNECTIONS MUST BE DETERMINED BASED ON "FINAL" ARCHITECTURAL PLANS.
21. PROPOSED PARKING LOT GRADING TO BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION TO ASSURE PROPER ACCESS TO BUILDING AND PROPER GRADING TO THE INLET STRUCTURES.
22. TBFV = TO BE FIELD VERIFIED.
23. ALL MATERIALS AND WORKS FOR THE WATER SERVICE CONNECTIONS SHALL CONFORM TO THE CURRENT CITY OF PASSAIC SPECIFICATIONS AND STANDARDS.
24. LEADER DRAIN LOCATIONS PER PROJECT MEP PLANS. LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
25. DURING THE CONSTRUCTION PROCESS, ALL EXISTING HYDRANTS SHALL REMAIN IN SERVICE AND ACCESSIBLE, INCLUDING ACCESS TO THEM.

WATER DEMAND AND SANITARY SEWER PROJECTED FLOWS

WATER DEMAND, RSIS NJAC 5:21-5.2, TABLE 5.1 (PDF PG. 69 OF 143)

DEFINITION: GARDEN STYLE UNIT

2-BEDROOM	175 GAL/DAY/2-BR	208 UNITS	175x208	=	36,400	GAL/DAY
COMMERCIAL	0.1 GAL/DAY/SF	9,318-SF	0.1x9,318	=	932	GAL/DAY
			TOTAL	=	37,332	GAL/DAY

PROPOSED WATER CONNECTION MUST BE APPROVED BY THE APPROPRIATE MUNICIPAL AUTHORITY/STATE AGENCY.

SANITARY SEWER PROJECTED FLOW, NJAC 7:14A-23.3(a) (PDF PG. 2 OF 43)

DEFINITION: RESIDENTIAL DWELLING

2-BEDROOM	225 GAL/DAY/2-BR	208 UNITS	225x208	=	46,800	GAL/DAY
COMMERCIAL	0.1 GAL/DAY/SF	9,318-SF	0.1x9,318	=	932	GAL/DAY
			TOTAL	=	47,732	GAL/DAY

PROPOSED SANITARY SEWER CONNECTION MUST BE APPROVED BY THE APPROPRIATE MUNICIPAL AUTHORITY/STATE AGENCY.

NOTE: ALL UTILITY CONNECTIONS, INCLUDING STORM, SANITARY AND WATER TO BE COORDINATED WITH THE CITY OF PASSAIC ENGINEERING DEPARTMENT.

THESE PLANS HAVE BEEN APPROVED FOR ADVANCE APPROVAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THESE PLANS ARE NOT COMPLETE AND ARE SUBJECT TO CHANGE. OWNER/PM/ CONTRACTOR IS ADVISED THAT THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. MCBEA ASSUMES NO RESPONSIBILITY FOR THE PROJECT MAY RECEIVE FROM THE USE OF THESE PLANS FOR BIDDING AND CONSTRUCTION. ITEM TO BE SUITABLE FOR USE IN BIDDING AND CONSTRUCTION

DATE	REVISIONS
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REVISIONS

drawing name: GRADING & UTILITY PLAN
drawing no.: 3 of 15
project no.: 3971
scale: 1"=20'
date: 03/27/20
checked by: PDMc
drawn by: PLH

THE STATION AT PASSAIC
BLOCK 5000.02 - LOT 1
CITY OF PASSAIC, PASSAIC COUNTY, NEW JERSEY

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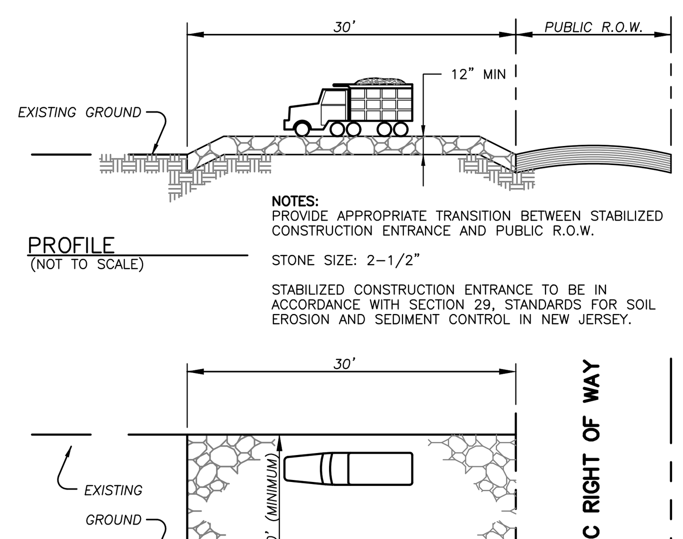
DESIGN WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF THE LICENSED PROFESSIONAL LISTED ABOVE

MCBEA File Number 3971

SOIL EROSION AND SEDIMENT CONTROL PLAN

GRAPHIC SCALE
SCALE: 1"=20'



PROFILE
(NOT TO SCALE)

NOTES:
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

STONE SIZE: 2-1/2"

STABILIZED CONSTRUCTION ENTRANCE TO BE IN ACCORDANCE WITH SECTION 29, STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

PLAN
(NOT TO SCALE)

ANTI-TRACKING PAD DETAIL

N.T.S.

SEEDING NOTES

TOPSOIL STOCKPILE PROTECTION
1. CONSTRUCT TEMPORARY DIVERSION BERM AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA AS REQUIRED.
2. APPLY LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
4. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1000 S.F.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1000 S.F.

TEMPORARY STABILIZATION SPECIFICATIONS
1. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
2. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1000 S.F. AND WORK INTO SOIL 4" DEEP.
3. APPLY SEED MIXTURE:
4. PERENNIAL RYEGRASS AT 40 LBS/ACRE AND ANNUAL RYEGRASS AT 40 LBS/ACRE OR A PPROVED EQUAL.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING APPLY AT A RATE OF 90 LBS/1000 S.F. AND SECURE BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
6. PLANT SEED BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCT 1, IF POSSIBLE.

PERMANENT STABILIZATION SPECIFICATIONS
1. APPLY TOPSOIL TO A DEPTH OF 4".
2. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1000 S.F.
4. APPLY SEED MIXTURE:
5. PERENNIAL RYEGRASS AT 10 LBS/ACRE, KENTUCKY BLUEGRASS AT 25 LBS/ACRE, RED FESCUE AT 15 LBS/ACRE, AND SPREADING FESCUE AT 15 LBS/ACRE OR APPROVAL EQUAL.
6. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1000 S.F. ACCORDING TO THE N.J. STANDARDS.
7. ANCHOR MULCH WITH EMULSIFIED ASPHALT (SS-1) APPLIED AT A RATE OF 1 GAL/1000 S.F. OTHER APPROVED METHODS, (I.E. PEG AND TWINE, OR MULCH NETTING) MAY BE USED. IF POSSIBLE, PLANT BETWEEN MARCH 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 1.

DUST CONTROL NOTES:

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONRTOLLING DUST:
MULCHES – SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1)

VEGETATIVE COVER – SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL EROSION 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: 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
	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.		
POLYACRYLAMIDE (PAM) – SEDIMENT BASINS TO	SPRAY ON MAY ALSO BE USED AS AN ADDITIVE TO		
POLYACRYLAMIDE (PAM) – COLLOIDS.	DRY SPRAY FLOCCULATE AND PRECIPITATE SUSPENDED		
	SEE SEDIMENT BASIN STANDARD (PG. 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 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 GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLUTION 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.

(STANDARDS FOR SE& SC IN NJ, 16-01, JULY, 1999.

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 WOODED 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".

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

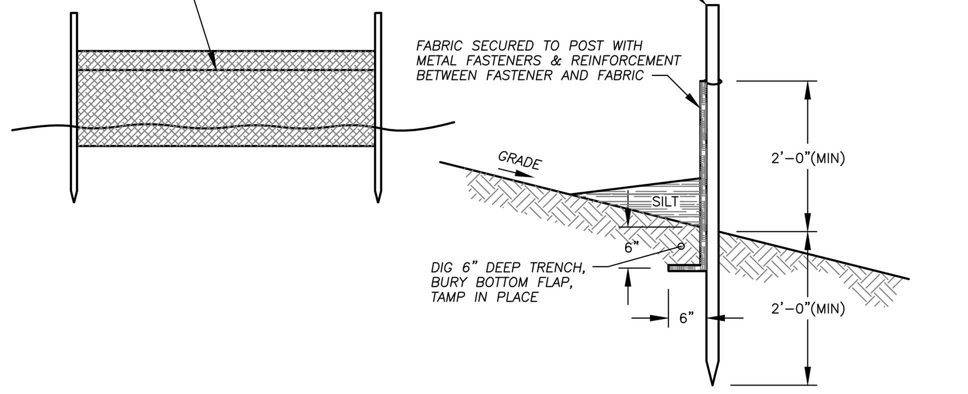
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING – 3/1-5/15 AND FALL – 8/15 – 10/1
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX – (862) 333-4507 OR EMAIL – INFORMATION@HEPSCD.ORG
9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ – DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 ½ -1"CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.
16. PER THE NATURAL RESOURCE CONSERVATION SERVICE (NRCS) GIS DATA SET:

    HctBb = HASBROUCK SILT LOAM, 0 TO 8 PERCENT SLOPES,VERY STONY (HSG-D)
    USBONB = URBAN LAND-BOONTON COMPLEX, 0 TO 8 PERCENT SLOPES (HSG-C)
17. AREA OF DISTURBANCE = 250,100 SF OR 5.74 ACRES.

SEQUENCE OF CONSTRUCTION

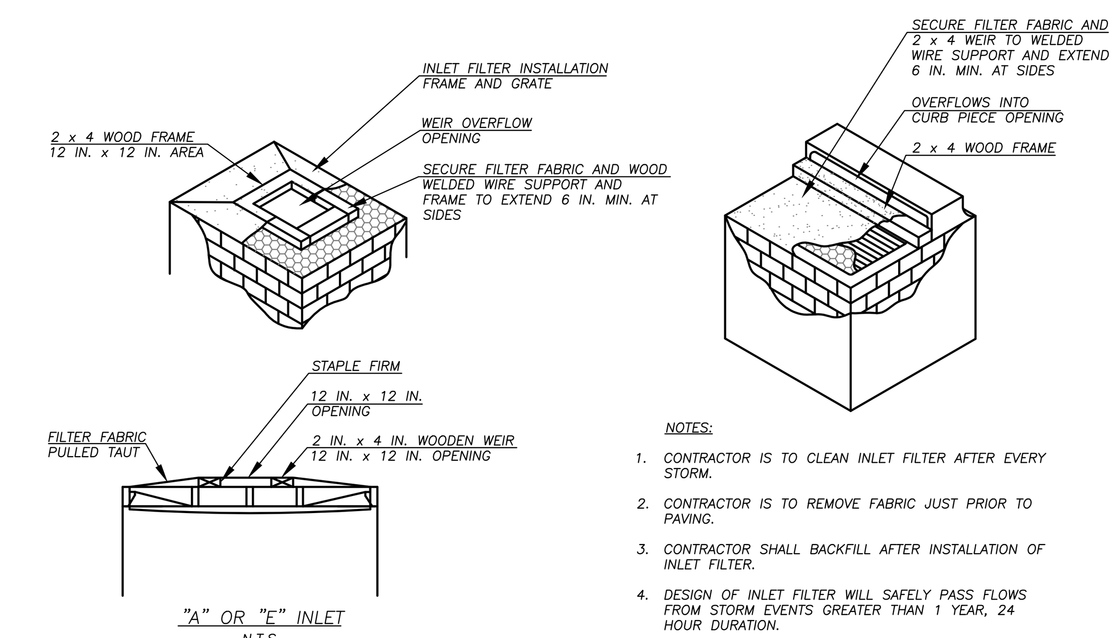
1. INSTALL EROSION CONTROL DEVICES INCLUDING SILT FENCE AND ANTI-TRACKING PAD. (1 DAY)
2. REMOVE EXISTING SITE IMPROVEMENTS AS NEEDED (2 WEEKS)
3. ROUGH GRADE SITE (2 WEEKS)
4. INSTALL PROPOSED UTILITIES, INCLUDING STORM WATER MANAGEMENT SYSTEM (2 MONTHS)
5. BEGIN BUILDING CONSTRUCTION WITH ALL UTILITY CONNECTIONS. (9 MONTHS)
6. CONSTRUCT FINAL GRADING OF SITE, INSTALL LANDSCAPING AND FINAL STABILIZATION OF LAWN AREAS. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF FIVE (5) INCHES, MINIMUM OF FOUR (4) INCHES. (5 DAYS)
7. PERMANENTLY STABILIZE ALL DISTURBED AREAS AND REMOVE ALL SOIL EROSION CONTROL DEVICES AS FINAL ITEM. (1 DAY)

TENTATIVE START DATE FOR CONSTRUCTION: JUNE 2020



SILT FENCE DETAIL

N.T.S.



"A" OR "E" INLET
N.T.S.

NOTES:
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR IS TO REMOVE FABRIC JUST PRIOR TO PAVING.
3. CONTRACTOR SHALL BACKFILL AFTER INSTALLATION OF INLET FILTER.
4. DESIGN OF INLET FILTER WILL SAFELY PASS FLOWS FROM STORM EVENTS GREATER THAN 1 YEAR, 24 HOUR DURATION.

INLET FILTER DETAIL

N.T.S.

THE STATION AT PASSAIC
BLOCK 5000.02 – LOT 1
CITY OF PASSAIC
PASSAIC COUNTY, NEW JERSEY

drawing name: SOIL EROSION AND SEDIMENT CONTROL PLAN
drawing no.: 4 of 15
drawn by: PLH
checked by: PDMc
date: 03/27/20
scale: 1"=20'
project no.: 3971

DATE	REVISIONS
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REVISIONS

THESE PLANS HAVE BEEN PREPARED FOR AGENCY REVIEW AND APPROVAL PURPOSES. THESE PLANS ARE NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES UNLESS A REVISION NOTE IS INSERTED STATING "RELEASED FOR BIDDING" OR "RELEASED FOR CONSTRUCTION", RESPECTIVELY. OWNER / CONTRACTOR IS ADVISED THAT THESE PLAN MAY REQUIRE ADDITIONAL CONSTRUCTION DETAILING AND COORDINATION WITH THE PROJECT TEAM TO BE SUITABLE FOR USE IN BIDDING AND CONSTRUCTION.

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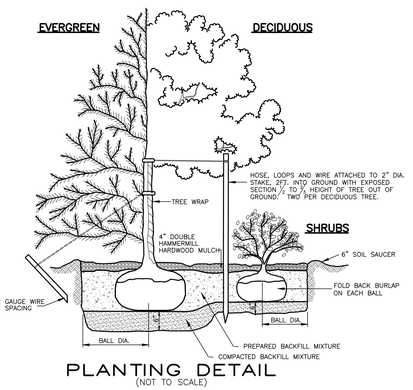
N.J. PROF. ENGINEER LICENSE No. 38571 – LEED GREEN ASSOC.
MATTHEW G. CLARK
N.J. PROF. ENGINEER LICENSE No. 40394

CAUTION: THIS DOCUMENT MUST CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL TO BE AN AUTHORIZED ORIGINAL.

MCBEA File Number 3971

GENERAL NOTES / REFERENCES

1. SUBJECT PROPERTY (SIXTH AVENUE SITE) KNOWN AS BLOCK 5000.02 LOT 1 (11 PASSAIC STREET) AS SHOWN ON THE CITY OF PASSAIC TAX SHEET NUMBER 13 DATED 1955 NO REVISION. THE TOTAL TRACT AREA IS ABOUT 86,260-SF OR 1.980 ACRES±. SUBJECT PROPERTY (WALL STREET SITE) KNOWN AS BLOCK 5000 LOT 1 (54 WALL STREET) AS SHOWN ON THE CITY OF PASSAIC TAX SHEET NUMBER 8 DATED 1955 NO REVISION. THE TOTAL TRACT AREA IS ABOUT 13,622-SF OR 0.313 ACRES±.
2. BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION (SIXTH AVENUE SITE) FROM A TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY OF LANDS N/F THE BERGEN COUNTY RAILROAD, CO., BLOCK 5000.02, LOT 1, SITUATED IN THE CITY OF PASSAIC PASSAIC COUNTY, NJ." BY CME ASSOCIATES, DATED APRIL 2019 NO REVISION. BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION (WALL STREET SITE) FROM A TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY FOR THE PROPERTY LOCATED AT WALL STREET, CITY OF PASSAIC, PASSAIC COUNTY, NEW JERSEY TAX BLOCK/LOT: 5000/1" BY BEJAR SURVEYING ASSOCIATES, PC, DATED JANUARY 23, 2020 NO REVISION.
3. PROPOSED BUILDINGS BASED ON ARCHITECTURAL PLANS (SIXTH STREET SITE) TITLED "PROPOSED MIXED COMMERCIAL / MULTI-FAMILY RESIDENTIAL (208 UNITS) 4-BUILDING DEVELOPMENT @ PASSAIC STREET & SIXTH STREET PASSAIC, NJ BLOCK: 5000.02 LOT: 1" BY OMLK ARCHITECTS LLC. DATED 03/27/20, NO REVISION AND PLANS (WALL STREET SITE) TITLED "PROPOSED 5-STORY MULTI-FAMILY (36 UNITS) RESIDENTIAL & WAREHOUSE BUILDING @ 54-58 WALL STREET, PASSAIC, NJ 07055 BLOCK: 5000 LOT: 1" BY OMLK ARCHITECTS LLC. DATED 03/27/20, NO REVISION.
4. HORIZONTAL DATUM BASED ON SURVEY FROM NOTE 2 ABOVE WHICH IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATES. VERTICAL DATUM IS ALSO BASED FROM NOTE 2 ABOVE AND IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS MAY BE TRANSFORMED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BY ADDING 1.0-FT TO THE NAVD88 DATUM.
5. ALL PROPOSED CONNECTIONS TO EXISTING UTILITIES TO BE FIELD VERIFIED.
6. ALL STRIPING AND SIGNAGE TO BE INSTALLED PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PROPOSED "ADA" ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT GOVERNING "AMERICAN WITH DISABILITIES ACT" RULES & REGULATIONS.
8. ALL SIGNS (NOT INCLUDING BUILDING SIGNS), STRIPING AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE FINAL LOCATION & CONSTRUCTION (INCLUDING OBTAINING THE REQUIRED CONSTRUCTION PERMITS) OF THE PROPOSED UTILITY SERVICES WITH THE PROJECT ARCHITECT, MUNICIPAL ENGINEER, COUNTY ENGINEER AND EACH RESPECTIVE UTILITY OWNER PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF THE EXISTING UTILITIES PRIOR TO OPENING THE ROAD AND INSTALLING THE PROPOSED SERVICE LATERALS TO DETERMINE THE FEASIBILITY OF THE PROPOSED SERVICE LATERAL CONNECTIONS.
11. THE SERVICE LATERAL MATERIALS & SIZING (INCLUDING PIPE DIAMETER & SLOPE) SHALL BE AS DIRECTED BY THE PROJECTS MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION (MEP/FP) DESIGN CONSULTANT BASED ON ACTUAL BUILDING DEMAND VALUES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO GRADE ALL STORM WATER RUNOFF AWAY FROM THE PROPOSED BUILDING AND TO INSURE THAT SURFACE WATER RUNOFF DOES NOT ADVERSELY IMPACT THE ADJACENT PROPERTIES.
13. ELEVATION BENCHMARK SHALL BE PROVIDED BY THE PROJECT LAND SURVEYOR IN THE FIELD PRIOR TO CONSTRUCTION.
14. UTILITIES EXIST WITHIN THE VICINITY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ANY UTILITY FACILITY WITHIN THE PROJECT LIMITS AND ITS VICINITY. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION.
15. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CURRENT RULES AND REGULATIONS OF THE GOVERNING SOIL CONSERVATION DISTRICT AS THEY APPLY TO THE PROPOSED CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING SIXTH, SEVEN & SOUTH STREETS, FREE OF ALL CONSTRUCTION DEBRIS INCLUDING WHEEL TRACKING OF MATERIAL FROM CONSTRUCTION VEHICLES.
18. ALL EXISTING VALVES, CLEANOUTS AND SIMILAR ITEMS LOCATED WITHIN THE LIMITS OF THE PROPOSED CONSTRUCTION ARE TO BE RESET IN THE FIELD BY THE CONTRACTOR TO MEET FINISHED GRADE.
19. THE PROPOSED CURB AT THE BASE OF ALL "ADA" CURB RAMPS SHALL BE SET FLUSH WITH THE ABUTTING PROPOSED PAVEMENT SURFACE.
20. FINAL LOCATION OF ALL UTILITY CONNECTIONS MUST BE DETERMINED BASED ON "FINAL" ARCHITECTURAL PLANS.
21. PROPOSED PARKING LOT GRADING TO BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION TO ASSURE PROPER ACCESS TO BUILDING AND PROPER GRADING TO THE INLET STRUCTURES.
22. TBFV = TO BE FIELD VERIFIED.
23. ALL MATERIALS AND WORKS FOR THE WATER SERVICE CONNECTIONS SHALL CONFORM TO THE CURRENT CITY OF PASSAIC SPECIFICATIONS AND STANDARDS.
24. LEADER DRAIN LOCATIONS PER PROJECT MEP PLANS. LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
25. DURING THE CONSTRUCTION PROCESS, ALL EXISTING HYDRANTS SHALL REMAIN IN SERVICE AND ACCESSIBLE, INCLUDING ACCESS TO THEM.



PLANTING DETAIL
(NOT TO SCALE)

NOTE: ALL SITE LIGHT TO BE BUILDING MOUNTED LIGHTS.

LIGHTING & LANDSCAPING PLAN

20' 0' 20' 40' 80'

GRAPHIC SCALE
SCALE: 1"=20'

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES AND ARE NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION. FINAL APPROVAL AND CONSTRUCTION PURPOSES WILL BE ISSUED ONLY AFTER THESE PLANS HAVE BEEN REVIEWED BY THE APPROPRIATE AGENCIES AND THE CONTRACTOR HAS BEEN AWARDED THE PROJECT FOR CONSTRUCTION. RECIPIENTS OF THESE PLANS ARE CAUTIONED THAT THESE PLANS MAY REQUIRE REVISIONS AND ARE NOT SUITABLE FOR USE IN BIDDING AND CONSTRUCTION.

THE STATION AT PASSAIC
BLOCK 5000.02 - LOT 1
CITY OF PASSAIC, PASSAIC COUNTY, NEW JERSEY

drawing name: LIGHTING & LANDSCAPING PLAN
drawing no. 5 of 15
project no. 3971
scale 1"=20'
date 03/27/20
checked by PDMc
drawn by PLH

DATE	REVISIONS
.	.

REVISIONS

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MATTHEW G. CLARK
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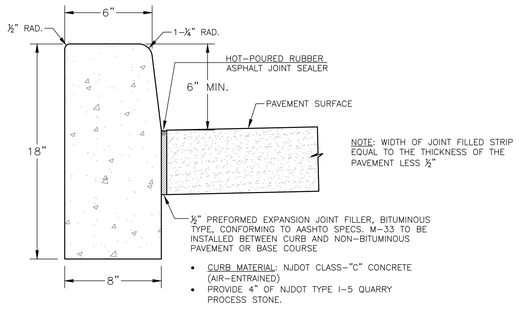
MCBEA File Number 3971

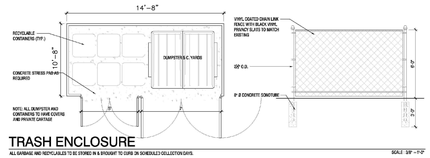


- CURB MATERIAL: NJDOT CLASS-"C" CONCRETE (AIR-ENTRAINED)
- PROVIDE 4" OF NJDOT TYPE I-5 QUARRY PROCESS STONE.

TRAVERSE JOINTS ½" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-INPREGNATED FIBER JOINT FILLER COMPLYING WITH THE REQUIREMENTS OF AASHTO SPEC. M-213 RECESSED ¼" IN FROM FRONT FACE OF TOP OF CURB.

CONCRETE VERTICAL CURB DETAIL

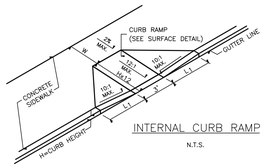
NOT TO SCALE



TRASH ENCLOSURE

ALL GARBAGE AND RECYCLABLES TO BE STORED IN & BROUGHT TO CURB ON SCHEDULED COLLECTION DAYS.

SCALE: 3/8"=1'-0"

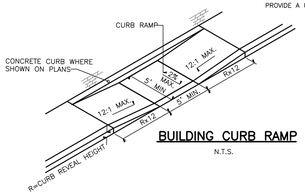


INTERNAL CURB RAMP

N.T.S.

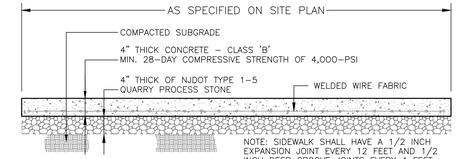
NOTE: IF W IS LESS THAN 4', THEN THE MAXIMUM SLOPE OF THE FLARED SIDE MUST BE 12:1, AND L1 MUST BE AT LEAST 12 TIMES H.

FINISH IS TO BE STEEL TROWELED AND THEN LIGHT BROOMED TO PROVIDE A UNIFORM, NON-SLIP SURFACE FINISH.



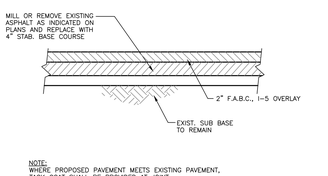
BUILDING CURB RAMP

N.T.S.



CONCRETE SIDEWALK DETAIL

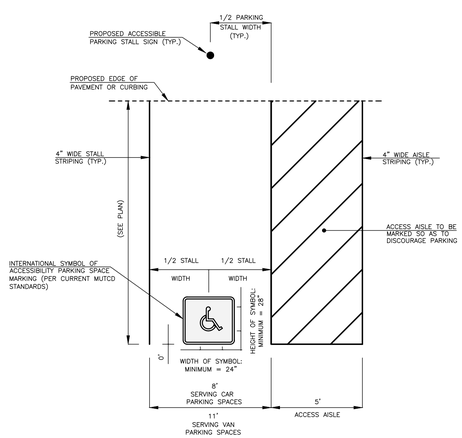
NOT TO SCALE



NOTE:
WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, TACK COAT SHALL BE PROVIDED AT JOINT.

PAVING REPLACEMENT DETAIL

NOT TO SCALE



HANDICAP PARKING STALL DETAIL

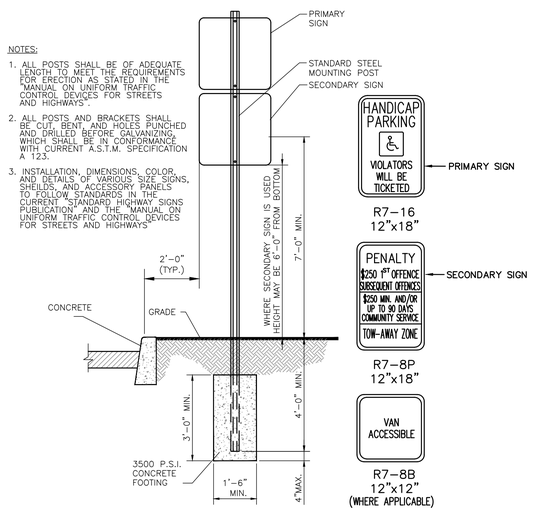
(N.T.S.)

NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT THE MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 1.5%.

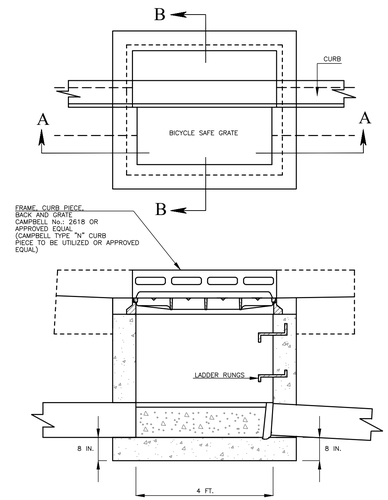
NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING, WHICH SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A 123.
3. INSTALLATION, DIMENSIONS, COLOR, AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS, AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

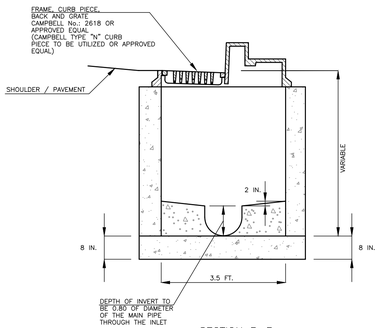


AMERICANS WITH DISABILITIES ACT ACCESSIBLE PARKING STALL SIGN DETAIL

(N.T.S.)



SECTION A-A



SECTION B-B

INLET TYPE "B" DETAIL

(N.T.S.)

INLET NOTES

NOTES:

1. INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE. WALLS SHALL BE 8" THICK IF BRICK AND 6" THICK IF CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE.
2. FOUNDATIONS, WALLS AND INVERTS TO BE NJDOT CLASS "C" CONCRETE.
3. WHEN THE DEPTH OF AN INLET THAT IS NOT PRECAST EXCEEDS 10' AS MEASURED FROM THE TOP OF GRATE/COVER TO INVERT, WALLS BELOW A DEPTH OF 8' SHALL BE 12" THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12". WHEN ROCK IS ENCOUNTERED THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
4. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6" THICK BED OF COMPACTED COARSE AGGREGATE, NJDOT SIZE No. 57. THE COURSE AGGREGATE SHALL EXTEND 6" BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
5. CASTINGS FOR PRECAST INLETS SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED (12" MAXIMUM).
6. WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10' AS MEASURED FROM TOP OF GRATE/COVER TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12". WHEN ROCK IS ENCOUNTERED THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
7. INLET REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS.

NOTE: DETAILS PROVIDED "AS-NEEDED". DISREGARD DETAILS THAT ARE NOT APPLICABLE.

THE STATION AT PASSAIC
BLOCK 5000.02 - LOT 1
PASSAIC COUNTY, NEW JERSEY

drawing name: ILLUSTRATIVE CONSTRUCTION DETAILS (SHEET 1)

drawing no. 6 of 15
project no. 3971
scale 1"=20'
date 03/27/20
checked by PDMc
drawn by PLH

DATE	REVISIONS
.	.

REVISIONS

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNLESS AND UNTIL THEY ARE SIGNED AND SEALED BY THE ENGINEER. THESE PLANS ARE NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES FOR CONSTRUCTION. RECIPIENTS OF THESE PLANS ARE CAUTIONED THAT THE CONTRACTOR OR BIDDER MAY REQUIRE ADDITIONAL DETAILS OR REVISIONS TO THESE PLANS AT ANY TIME DURING THE PROJECT FOR CONSTRUCTION, BIDDING AND CONSTRUCTION. THESE PLANS MAY NOT BE SUITABLE FOR USE IN BIDDING AND CONSTRUCTION.

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CERTIFIED TREE EXPERT #NJ-0249 & TREE EXPERT #PA-5282A

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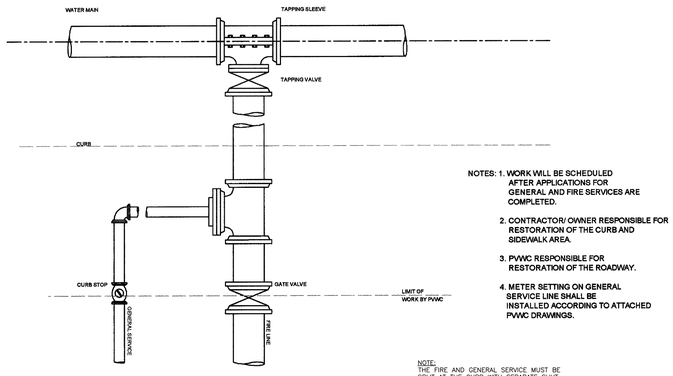
6 OF 15

MCBEA File Number 3971



NOTES: 1. WORK WILL BE SCHEDULED AFTER APPLICATIONS FOR GENERAL AND FIRE SERVICES ARE COMPLETED.

2. CONTRACTOR/ OWNER RESPONSIBLE FOR RESTORATION OF THE CURB AND SIDEWALK AREA.

3. PVWC RESPONSIBLE FOR RESTORATION OF THE ROADWAY.

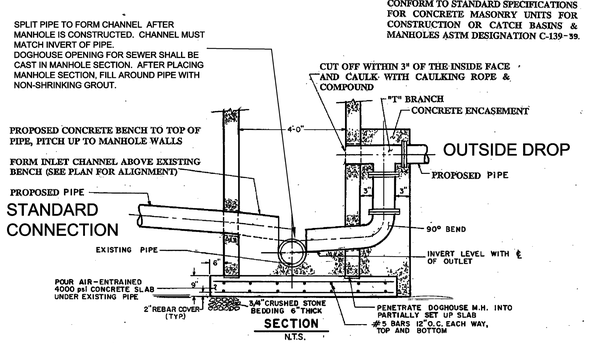
4. METER SETTING ON GENERAL SERVICE LINE SHALL BE INSTALLED ACCORDING TO ATTACHED PVWC DRAWINGS.

NOTE:
THE FIRE AND GENERAL SERVICE MUST BE SPLIT AT THE CURB WITH SEPARATE SHUT OFF VALVES.

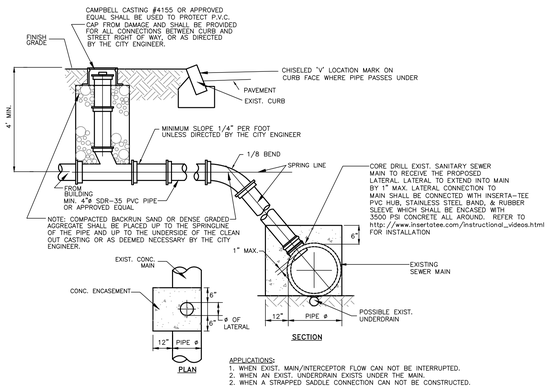
FIRE SERVICE TYPICAL DETAIL

NOT TO SCALE

DROP CONNECTION TO BE SAME DIAMETER AS INLET. SEWER FITTINGS SHALL BE PVC SCHEDULE 40 & SHALL CONFORM TO STANDARD SPECIFICATIONS FOR CONCRETE MASONRY UNITS FOR CONSTRUCTION OR CATCH BASINS & MANHOLES ASTM DESIGNATION C-139-39.



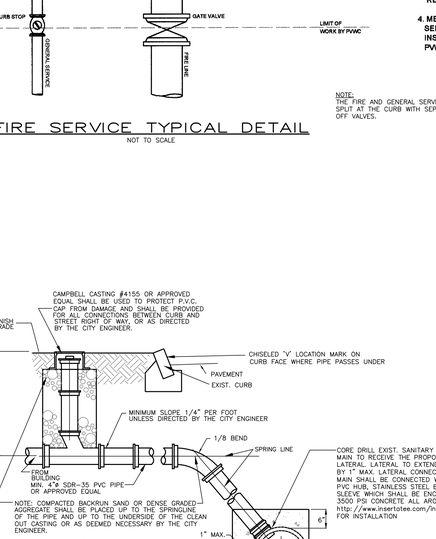
DOGHOUSE MANHOLE



APPLICATIONS:
1. WHEN EXIST. MAIN/INTERCEPTOR FLOW CAN NOT BE INTERRUPTED.
2. WHEN AN EXIST. UNDERDRAIN EXISTS UNDER THE MAIN.
2. WHEN A STRAPPED SADDLE CONNECTION CAN NOT BE CONSTRUCTED.

LATERAL CONNECTION TO EXISTING SEWER MAIN DETAIL

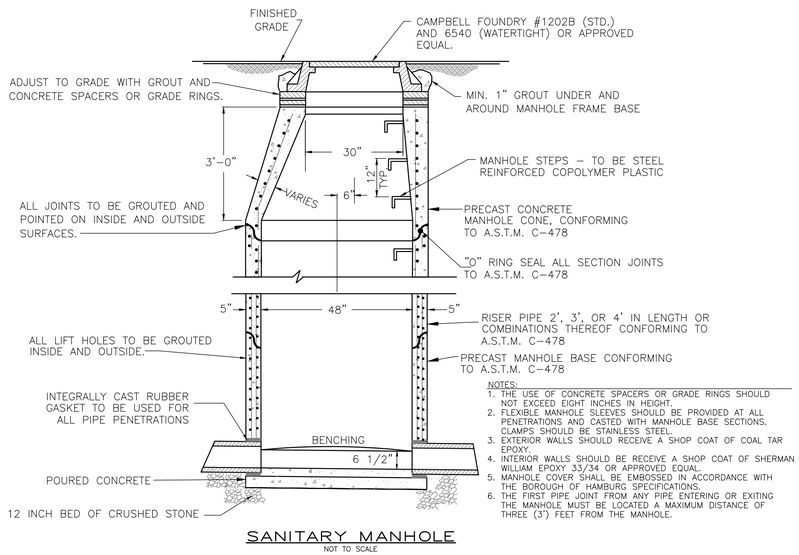
NOT TO SCALE



NOTE: EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE CITY ROAD DEPARTMENT, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMNET IS INSTALLED.

TYPICAL UTILITY TRENCH DETAIL

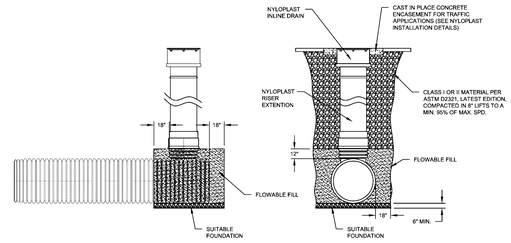
NOT TO SCALE



NOTES:
1. THE USE OF CONCRETE SPACERS OR GRADE RINGS SHOULD NOT EXCEED EIGHT INCHES IN HEIGHT.
2. FLEXIBLE MANHOLE SLEEVES SHOULD BE PROVIDED AT ALL PENETRATIONS AND CASTED WITH MANHOLE BASE SECTIONS. CLAMPS SHOULD BE STAINLESS STEEL.
3. EXTERIOR WALLS SHOULD RECEIVE A SHOP COAT OF COAL TAR EPOXY.
4. INTERIOR WALLS SHOULD BE RECEIVE A SHOP COAT OF SHERMAN WILLIAM EPOXY 33/34 OR APPROVED EQUAL.
5. MANHOLE COVER SHALL BE EMBOSSED IN ACCORDANCE WITH THE BOROUGH OF HAMBURG SPECIFICATIONS.
6. THE FIRST PIPE JOINT FROM ANY PIPE ENTERING OR EXITING THE MANHOLE MUST BE LOCATED A MAXIMUM DISTANCE OF THREE (3') FEET FROM THE MANHOLE.

SANITARY MANHOLE

NOT TO SCALE



RISER DETAIL

NOT TO SCALE

NOTE: DETAILS PROVIDED "AS-NEEDED". DISREGARD DETAILS THAT ARE NOT APPLICABLE.

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNLESS AND UNTIL THEY ARE SIGNED AND SEALED BY THE ENGINEER FOR CONSTRUCTION. RESPONSIBILITY FOR CONSTRUCTION FROM PLANS THAT ARE NOT SIGNED AND SEALED BY THE ENGINEER FOR CONSTRUCTION RESTS WITH THE OWNER, CONTRACTOR OR OTHER PARTY WHO MAY REQUIRE THEM TO BE SUITABLE FOR USE IN BIDDING AND CONSTRUCTION.

THESE PLANS HAVE BEEN PREPARED FOR ARCHITECTURAL APPROVAL, PERMIT APPROVAL, BIDDING AND CONSTRUCTION PURPOSES ONLY. THEY ARE NOT INTENDED TO BE USED FOR BIDDING AND CONSTRUCTION PURPOSES UNLESS AND UNTIL THEY ARE SIGNED AND SEALED BY THE ENGINEER FOR CONSTRUCTION. RESPONSIBILITY FOR CONSTRUCTION FROM PLANS THAT ARE NOT SIGNED AND SEALED BY THE ENGINEER FOR CONSTRUCTION RESTS WITH THE OWNER, CONTRACTOR OR OTHER PARTY WHO MAY REQUIRE THEM TO BE SUITABLE FOR USE IN BIDDING AND CONSTRUCTION.

DATE	REVISIONS

REVISIONS

THE STATION AT PASSAIC
BLOCK 5000.02 - LOT 1
PASSAIC COUNTY, NEW JERSEY

drawing name: ILLUSTRATIVE CONSTRUCTION DETAILS (SHEET 2)

drawing no. 7 of 15
project no. 3971
scale 1"=20'
date 03/27/20
checked by PDMc
drawn by PLH

MCB ENGINEERING ASSOCIATES, LLC
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ENGINEERING ASSOCIATES

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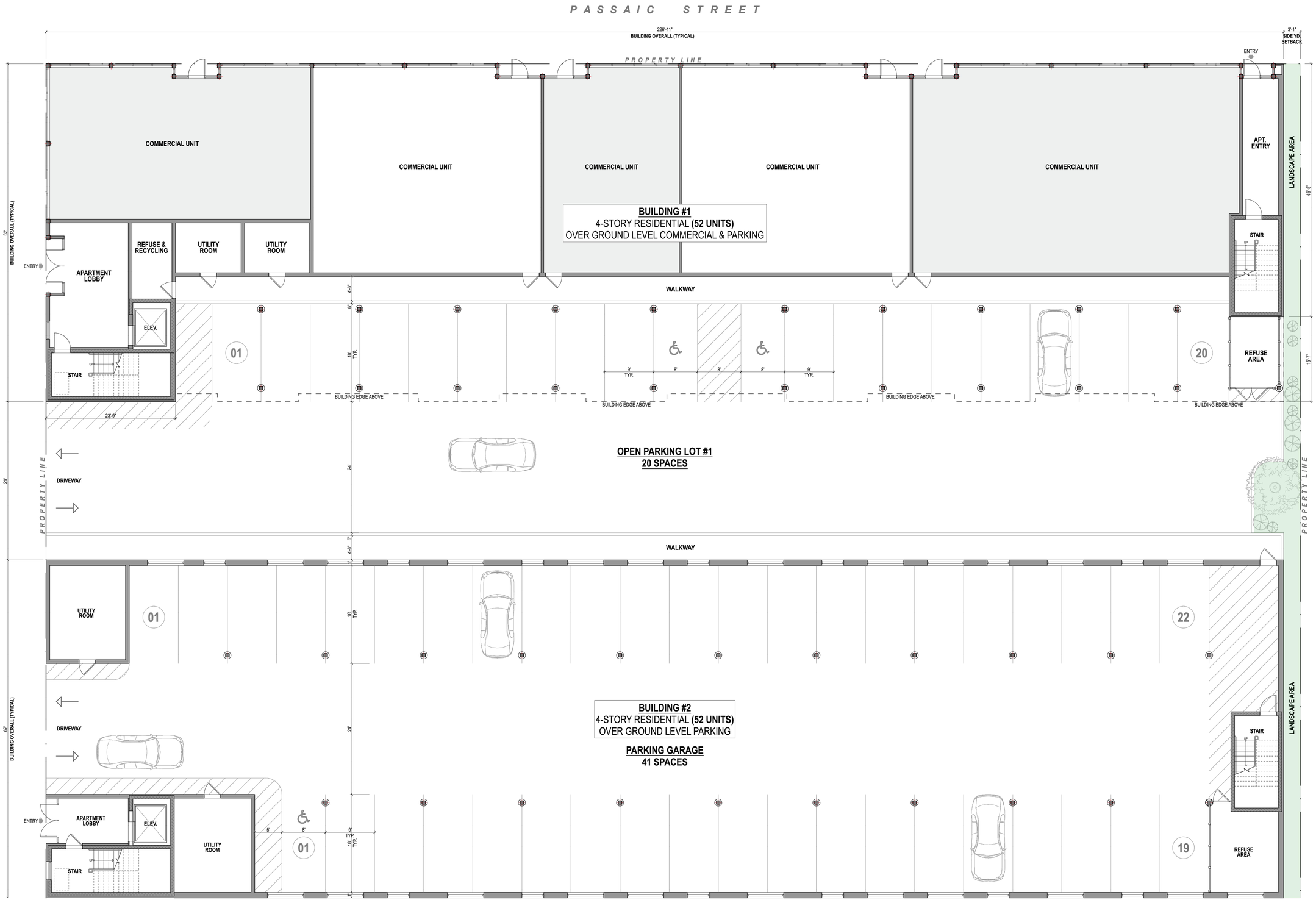
N.J. PROF ENGINEER LICENSE No. 38571 - LEED GREEN ASSOC.
CERTIFIED TECH SPECIALIST MEP STANTEC & GREEN ARCHITECTS, LLC BY THE ARCHITECTURAL & MEP APPROVED JURISDICTIONS

MCBEA File Number 3971



GROUND LEVEL PLAN - BUILDINGS # 1 & # 2

SCALE: 1/8"=1'-0"

OMLK ARCHITECTS

revisions

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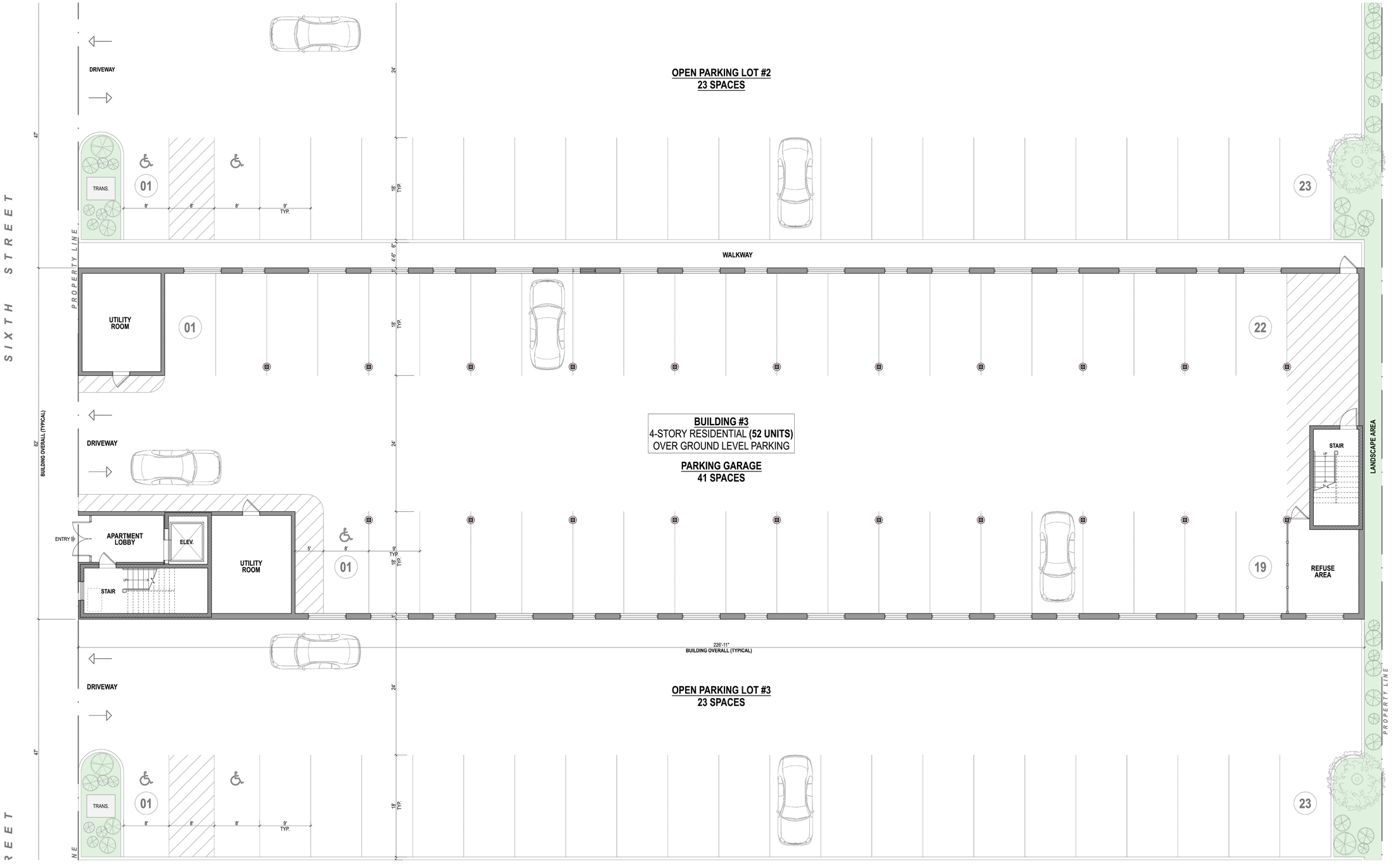
Proposed Mixed Commercial / Multi-Family Residential (208 Units) 4-Building Development @ Passaic Street & Sixth Street Passaic, NJ BLOCK: 5000.02 LOT: 1

1822	proj. no.
03/27/20	date
LK	drawn
OM	check
as noted	scale

Z-1



GROUND LEVEL PLAN - BUILDING # 3

SCALE: 1/8"=1'-0"

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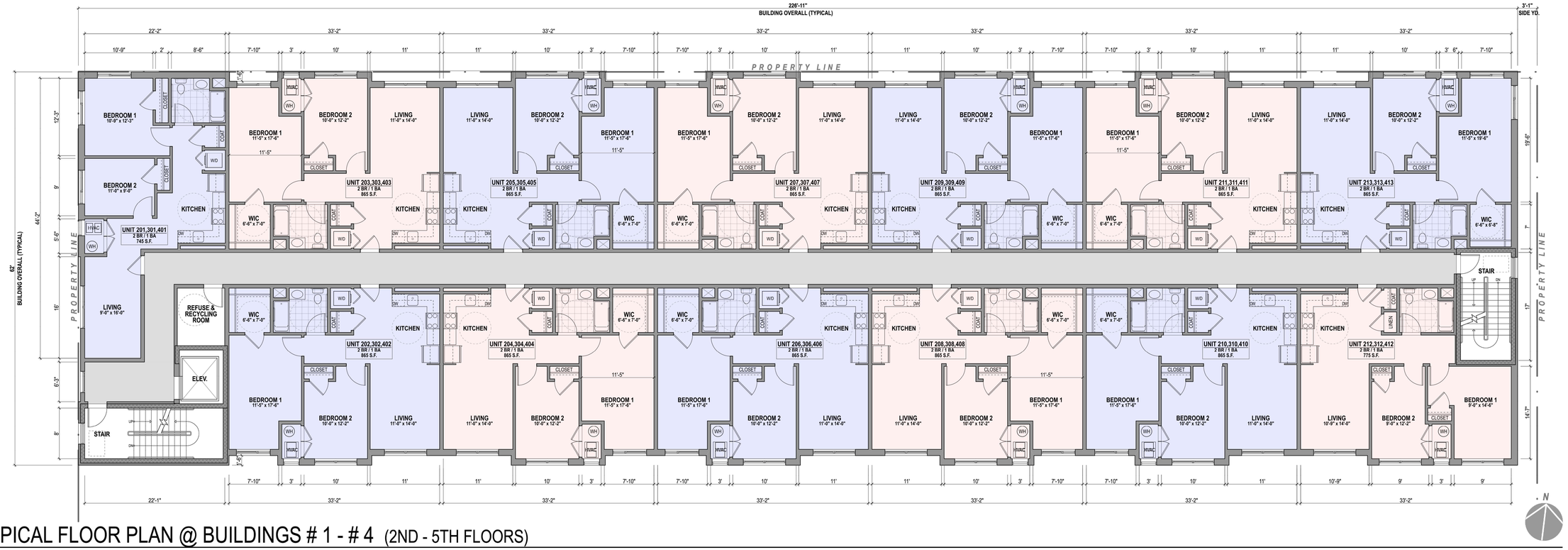
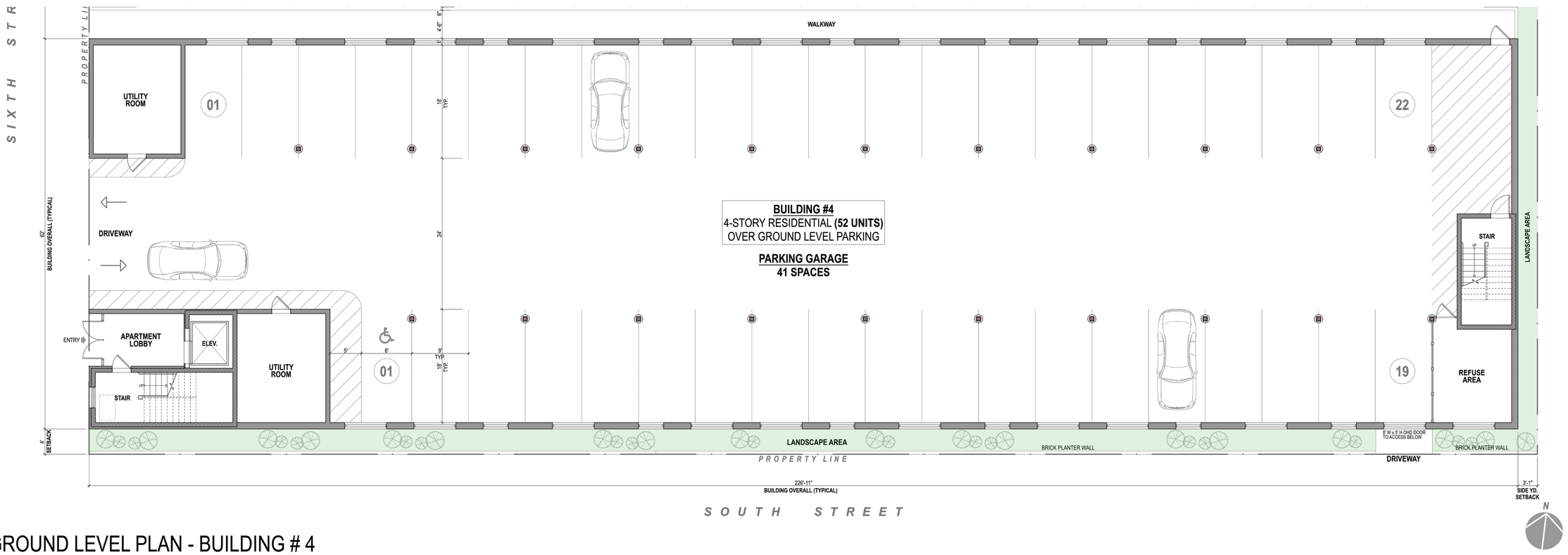
03/27/20	date
LK	drawn
OM	check
as noted	scale

Z-2



TYPICAL FLOOR PLAN @ BUILDINGS # 1 - # 4 (2ND - 5TH FLOORS)

SCALE: 1/8"=1'-0"



GROUND LEVEL PLAN - BUILDING # 4

SCALE: 1/8"=1'-0"

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BLOCK: 5000.02 LOT: 1

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LK	drawn
OM	check
as noted	scale

Z-3

PASSAIC STREET ELEVATION - BUILDING # 1

SCALE: 1/8"=1'-0"

SEVENTH STREET(FORMER) ELEVATION - BUILDING # 1

SCALE: 1/8"=1'-0"

SIXTH STREET ELEVATION - BUILDING # 1

SCALE: 1/8"=1'-0"

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03/27/20	date
LK	drawn
OM	check
as noted	scale

Z-4

INTERIOR REAR ELEVATION - BUILDING # 1

SCALE: 1/8"=1'-0"

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Proposed Mixed Commercial /
Multi-Family Residential (208 Units)
4-Building Development
@ Passaic Street & Sixth Street Passaic, NJ
BLOCK: 5000.02 LOT: 1

1822	proj. no.
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LK	drawn
OM	check
as noted	scale

Z-5

INTERIOR BUILDING ELEVATION - BUILDINGS # 2 & # 3

SCALE: 1/8"=1'-0"

SEVENTH STREET (FORMER) ELEVATION - BUILDINGS # 2 & # 3

SCALE: 1/8"=1'-0"

SIXTH STREET ELEVATION - BUILDINGS # 2 & # 3

SCALE: 1/8"=1'-0"

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1822	proj. no.
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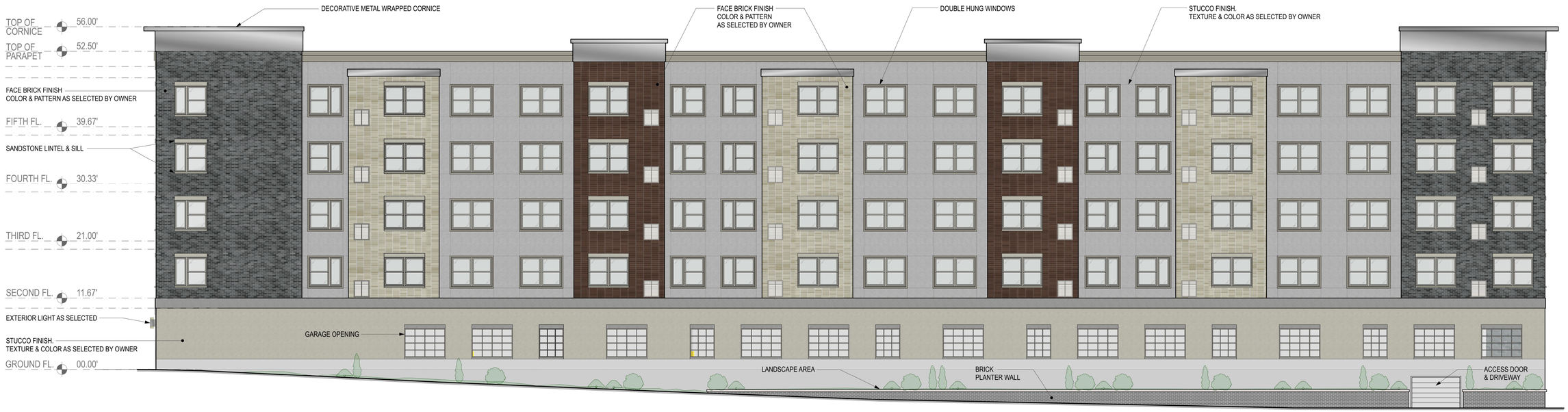
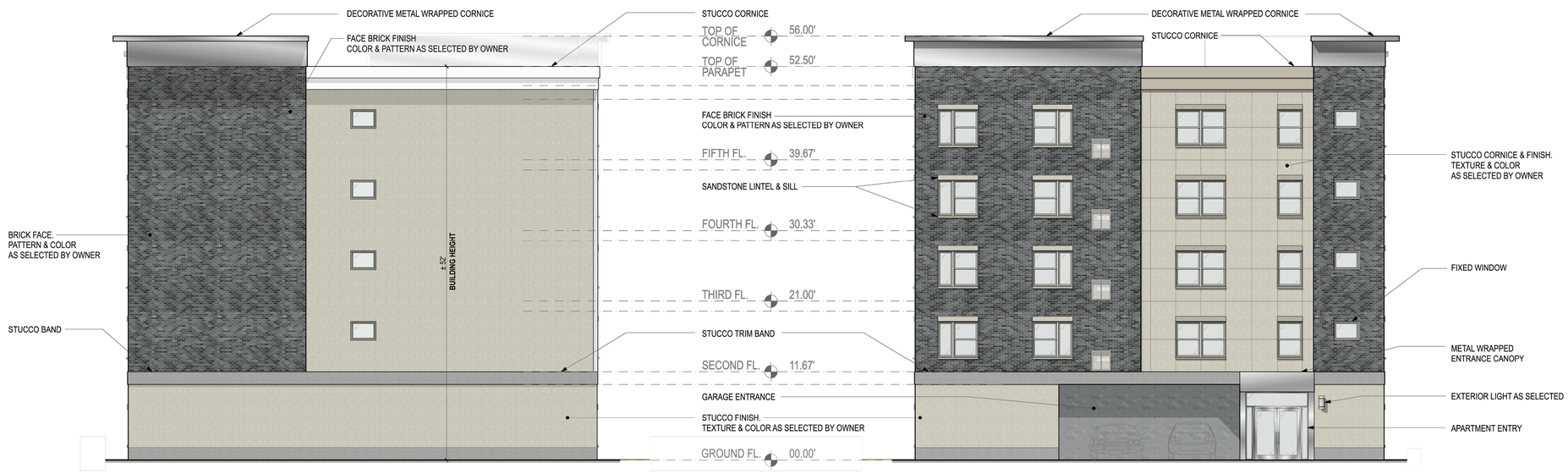
OM	check
as noted	scale

Z-6



SOUTH STREET ELEVATION - BUILDING # 4

SCALE: 1/8"=1'-0"



SEVENTH STREET (FORMER) ELEVATION - BUILDINGS # 4

SCALE: 1/8"=1'-0"

SIXTH STREET ELEVATION - BUILDING # 4

SCALE: 1/8"=1'-0"

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03/27/20	date
LK	drawn
OM	check
as noted	scale

Z-7

PROPOSED SIXTH STREET PERSPECTIVE (**DIGITAL IMAGE**)

SCALE: NTS.

BIRD'S EYE VIEW (**DIGITAL IMAGE**)

SCALE: NTS.

CORNER PERSPECTIVE (**DIGITAL IMAGE**)

SCALE: NTS.

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as noted	scale

Z-8