

PRELIMINARY AND FINAL MAJOR SITE PLAN

PREPARED FOR PROPONENT BANK

BLOCK 8305 LOTS 13, 14, & 15
173 BLOOMFIELD AVENUE
TOWNSHIP OF NUTLEY
ESSEX COUNTY, NEW JERSEY

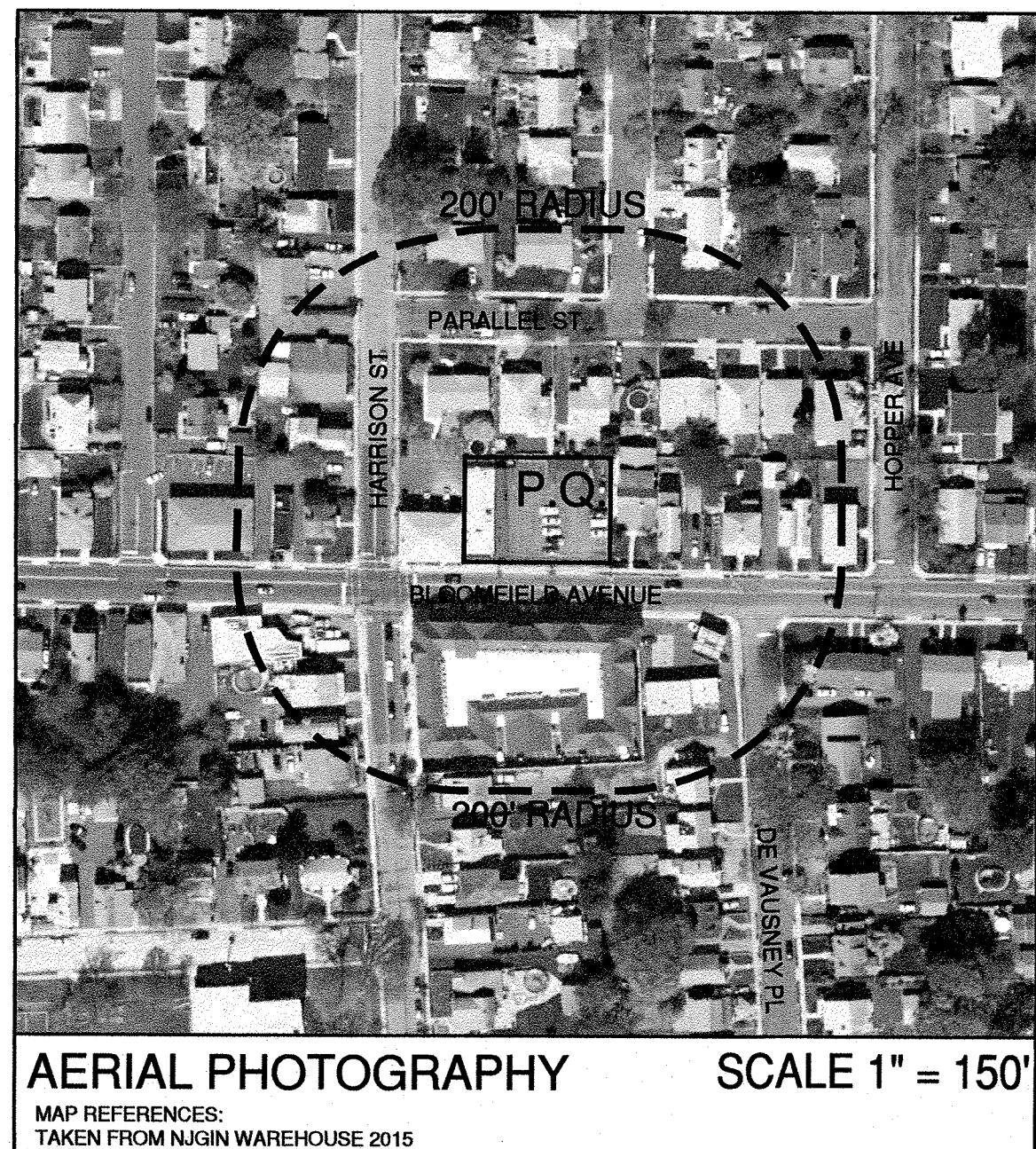
SITE DATA CHART

OWNER & PROPONENT FEDERAL CREDIT UNION APPLICANT: 173 BLOOMFIELD AVENUE NUTLEY, NJ 07110				
PROPERTY: LOTS 13, 14, & 15 BLOCK 8305 AREA = 12,399± SF (0.285± ACRES)				
ZONE: B-2 NEIGHBORHOOD BUSINESSES				
EXISTING USE: MARKET		PROPOSED USE: BANK WITHOUT DRIVE-THRU		
ZONING REQUIREMENTS				
DESCRIPTION	CODE (B-2)	EXISTING	PROPOSED	COMPLIANCE
BULK STANDARDS TABLE OF DISTRICT REGULATIONS				
MIN. LOT AREA	5,000 SF	12,399 SF	12,399 SF	YES
MIN. LOT WIDTH	50 FT	132 FT	132 FT	YES
MIN. LOT DEPTH	100 FT	92.5 FT	92.5 FT	EXISTING NON-COMPLYING
MIN. FRONT YARD	10 FT	5.0 FT	1.3 FT	NO*
MIN. REAR YARD	25 FT	6.6 FT	6.6 FT	EXISTING NON-COMPLYING
MIN. SIDE YARD (ONE)	6 FT	0.1 FT	0.1 FT	EXISTING NON-COMPLYING
MIN. SIDE YARD (BOTH)	10 FT	94.0 FT	86.4 FT	YES
MAX. HEIGHT	2 STORIES/ 35 FT	1 STORY/ 16.67 FT	1 STORY/ 16.67 FT	YES
MAX. LOT COVERAGE - BUILDING	50%	28.9%	22.2%	YES
MAX. SURFACE COVERAGE	80%	98.7%	80.5%	EXISTING NON-COMPLYING
PARKING AND LOADING REQUIREMENTS				
MIN. REQUIRED PARKING	10 SPACES	-	15 SPACES	YES
STALL SIZE	9' X 18'	-	9' X 18'	YES
MIN. AISLE WIDTH - 45% PARKING	13 FT	-	13 FT	YES
MIN. REQUIRE LOADING SPACE	2 SPACES	-	0 SPACES	NO*
PARKING CALCULATIONS:				
2,750 SF X (1 SPACES/ 300 SF) = 9.2 SPACES				
LOADING SPACE CALCULATIONS				
2,750 SF X (1 LOADING SPACE/ 2,000 SF) = 1.4 SPACES				

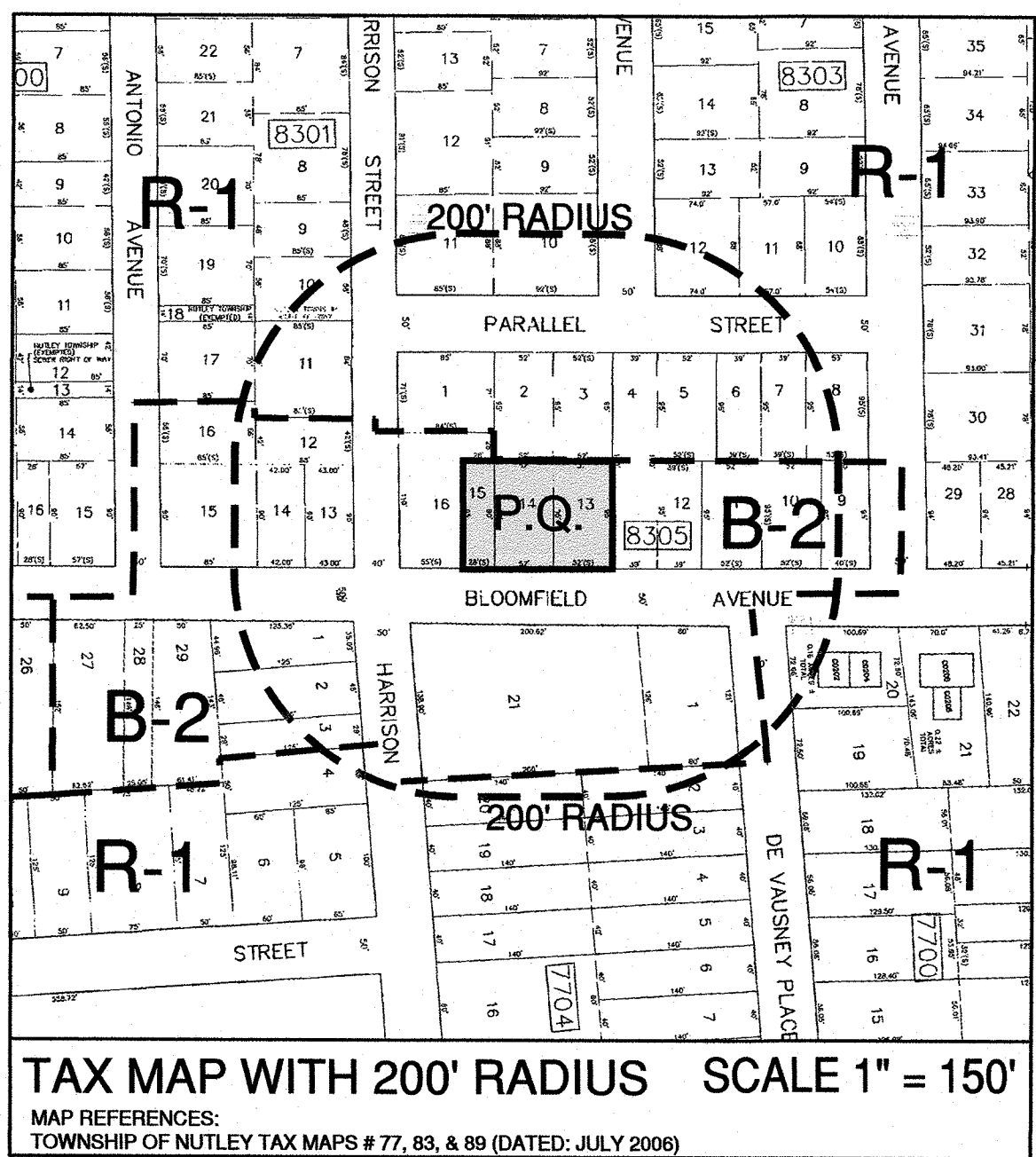
* VARIANCE REQUESTED

LIST OF DRAWINGS

SHEET NO.	NAME	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING
SP-2	LAYOUT PLAN	PETRY ENGINEERING
SP-3	GRADING & DRAINAGE PLAN	PETRY ENGINEERING
SP-4	STORM SEWER PROFILES	PETRY ENGINEERING
SP-5	LIGHTING PLAN	PETRY ENGINEERING
SP-6	SOIL EROSION AND SEDIMENT CONTROL PLAN	PETRY ENGINEERING
SP-7	GENERAL NOTES	PETRY ENGINEERING
SP-8	CONSTRUCTION DETAILS	PETRY ENGINEERING
1 of 1	TOPOGRAPHIC SURVEY	SCHMIDT SURVEYING
L-1	LANDSCAPE PLAN	SIONAS ARCHITECTURE
A-1	PROPOSED BASEMENT FLOOR PLAN	SIONAS ARCHITECTURE
A-2	PROPOSED FIRST FLOOR PLAN	SIONAS ARCHITECTURE
A-3	PROPOSED ROOF PLAN	SIONAS ARCHITECTURE
A-4	PROPOSED EXTERIOR ELEVATIONS	SIONAS ARCHITECTURE
A-5	PROPOSED EXTERIOR ELEVATIONS	SIONAS ARCHITECTURE
A-6	PROPOSED STREET SCAPES	SIONAS ARCHITECTURE
A-7	EXISTING BASEMENT FLOOR PLAN	SIONAS ARCHITECTURE
A-8	EXISTING FIRST FLOOR PLAN	SIONAS ARCHITECTURE
A-9	EXISTING ROOF PLAN	SIONAS ARCHITECTURE
A-10	EXISTING EXTERIOR ELEVATIONS	SIONAS ARCHITECTURE
A-11	EXISTING EXTERIOR ELEVATIONS	SIONAS ARCHITECTURE



AERIAL PHOTOGRAPHY SCALE 1" = 150'
MAP REFERENCES:
TAKEN FROM NJGIN WAREHOUSE 2015


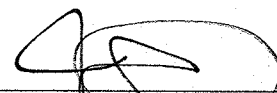


TAX MAP WITH 200' RADIUS SCALE 1" = 150'
MAP REFERENCES:
TOWNSHIP OF NUTLEY TAX MAPS # 77, 83, & 89 (DATED: JULY 2006)

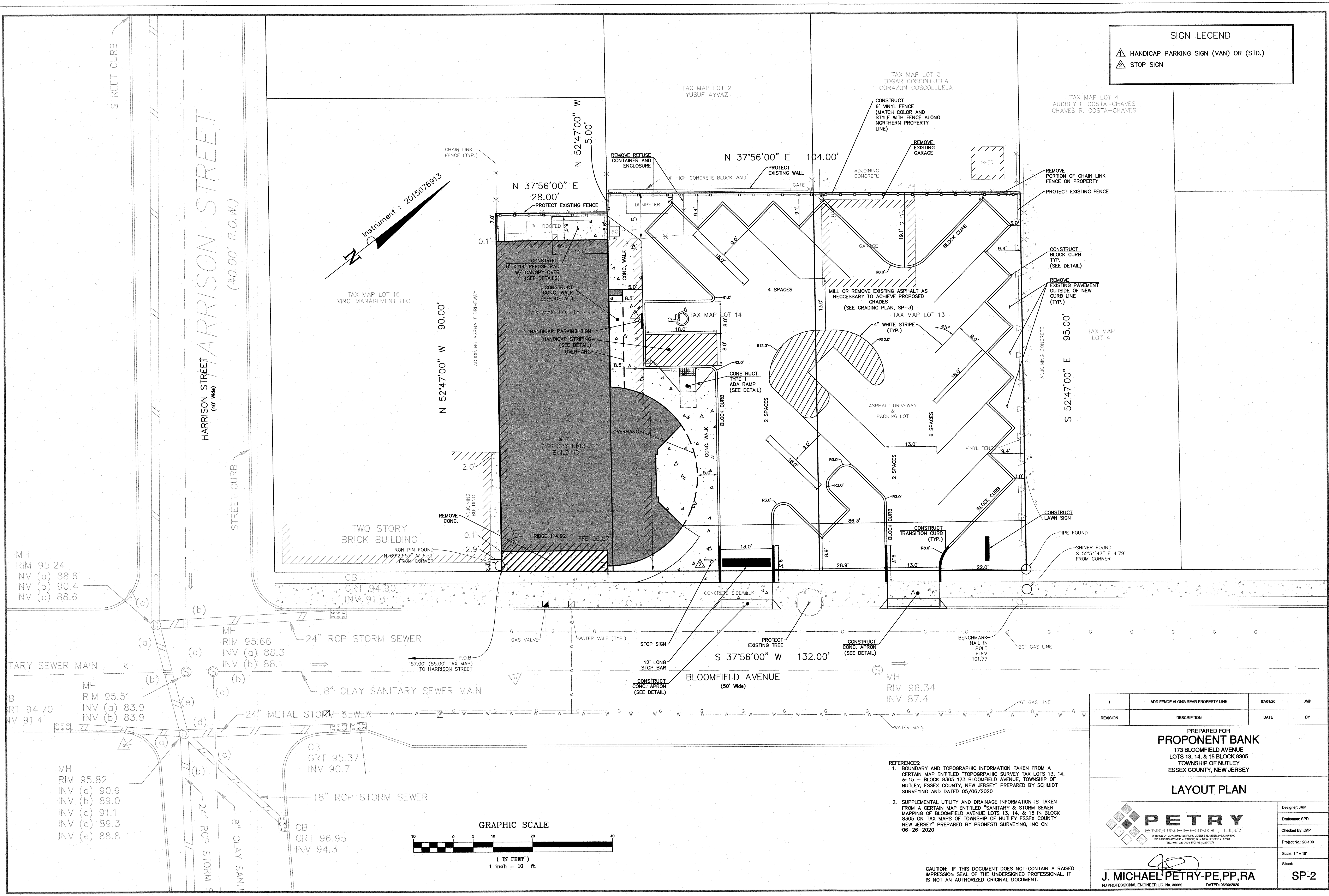
APPROVALS NUTLEY TOWNSHIP PLANNING BOARD

APPROVED AS A SITE PLAN BY THE TOWNSHIP OF NUTLEY PLANNING BOARD ON	DATE
PLANNING BOARD CHAIRPERSON	DATE
PLANNING BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

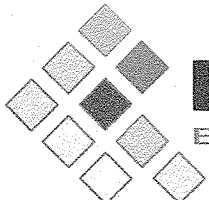

1	REVISED LIST OF DRAWINGS	07/01/2020	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR PROPONENT BANK 173 BLOOMFIELD AVENUE LOTS 13, 14, & 15 BLOCK 8305 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY			
TITLE SHEET			
 DIVISION OF ENGINEERING AFFAIRS (LISCENSE NUMBER: 0000000000) 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL: 973.597.7004 FAX: 973.597.7015			Designer: JMP
			Draftsman: SPD
 J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. No. 36862			Checked By: JMP
			Project No.: 20-100
			Scale: AS SHOWN
			Sheet:
			SP-1

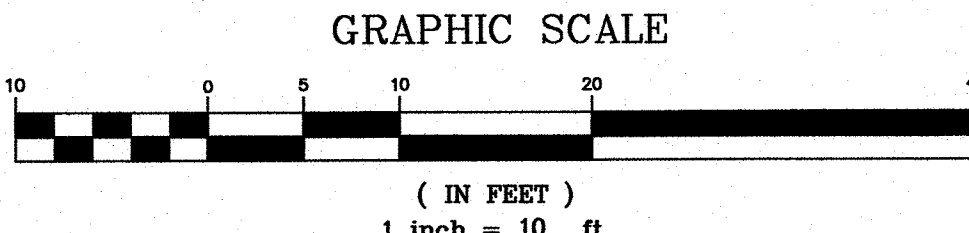
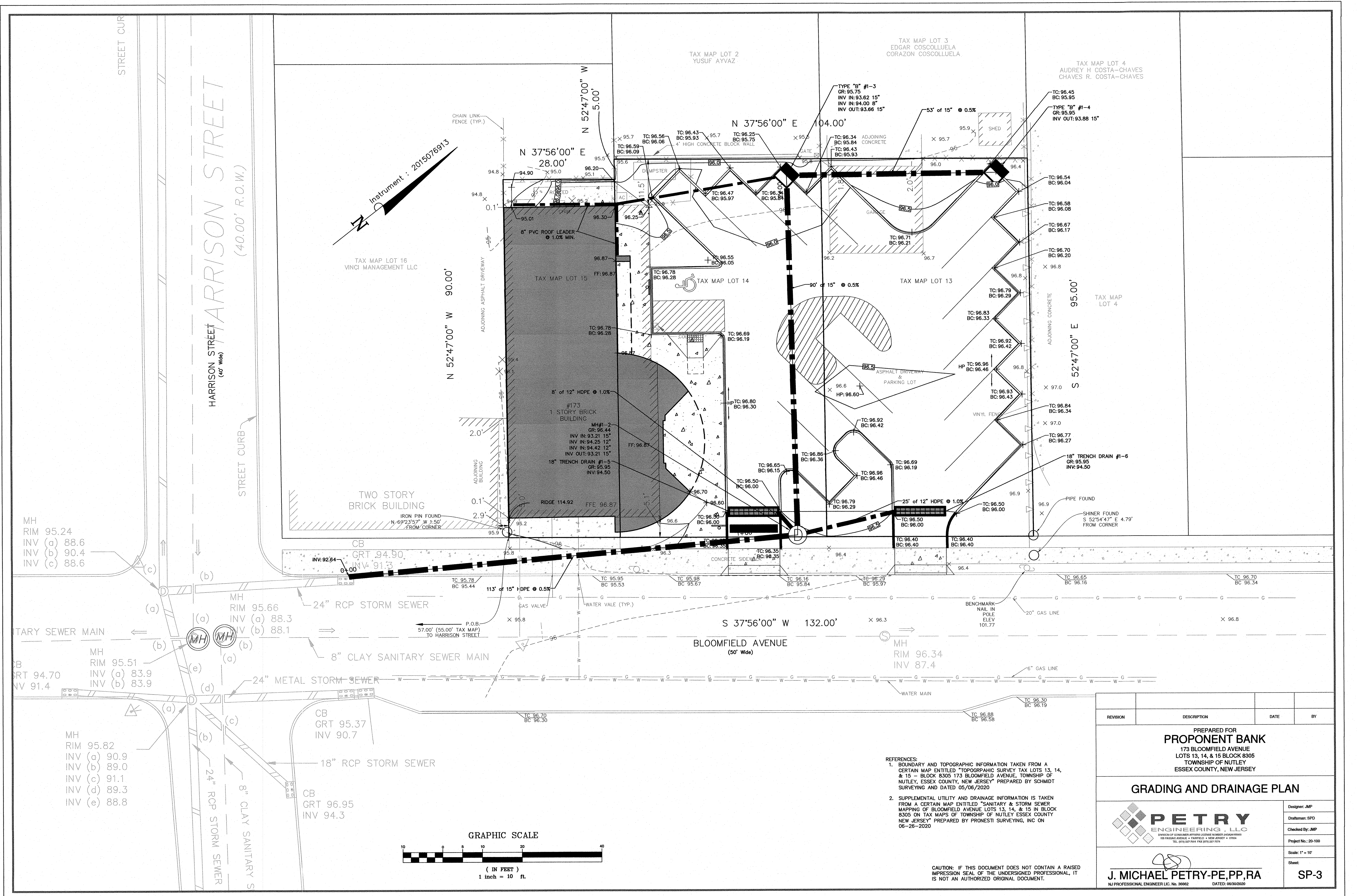
DATED: 06/30/2020



1	ADD FENCE ALONG REAR PROPERTY LINE	07/01/2020	JIMP
W	REVISION	DESCRIPTION	DATE
			BY

<p>PREPARED FOR</p> <p>PROPONENT BANK</p> <p>173 BLOOMFIELD AVENUE LOTS 13, 14, & 15 BLOCK 8305 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY</p>
<p>LAYOUT PLAN</p>

 <p>PETRY ENGINEERING, LLC</p> <p><small>DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER JAK0016800 100 PARKING AVENUE • PARLIN • NEW JERSEY • 07655 TEL (878) 327-7904 FAX (878) 327-7074</small></p>	<p>Designer: JIMP</p>
	<p>Draftsman: SPD</p>
	<p>Checked by: JIMP</p>
	<p>Project No.: 20-100</p>
	<p>Scale: 1" = 10'</p>
<p>J. MICHAEL PETRY-PE,PP,RA</p> <p>PROFESSIONAL ENGINEER LIC. No. 36562</p>	<p>Sheet:</p> <p>SP-2</p>
<p>DATED: 06/30/2020</p>	



REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY TAX LOTS 13, 14, & 15 - BLOCK 8305 173 BLOOMFIELD AVENUE, TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY" PREPARED BY SCHMIDT SURVEYING AND DATED 05/06/2020
2. SUPPLEMENTAL UTILITY AND DRAINAGE INFORMATION IS TAKEN FROM A CERTAIN MAP ENTITLED "SANITARY & STORM SEWER MAPPING OF BLOOMFIELD AVENUE LOTS 13, 14, & 15 IN BLOCK 8305 ON TAX MAPS OF TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY" PREPARED BY PRONESTI SURVEYING, INC ON 06-26-2020

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REVISION	DESCRIPTION	DATE	BY

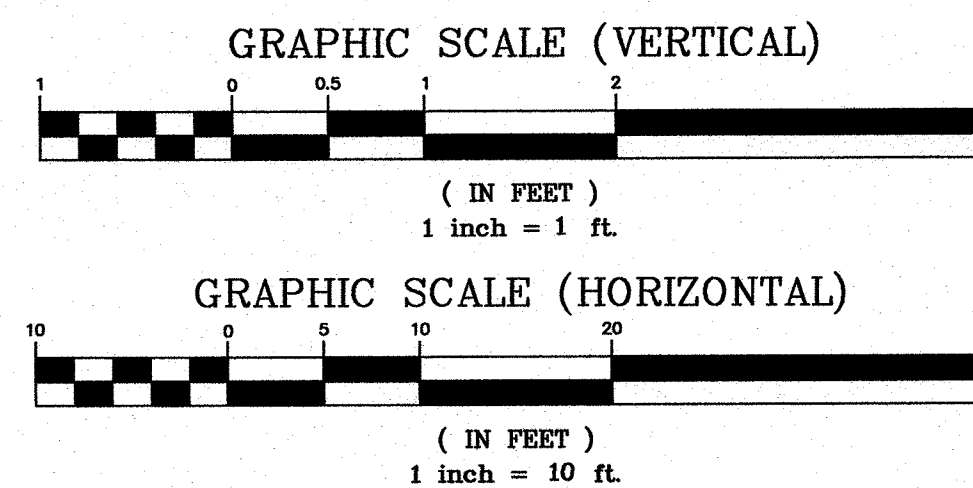
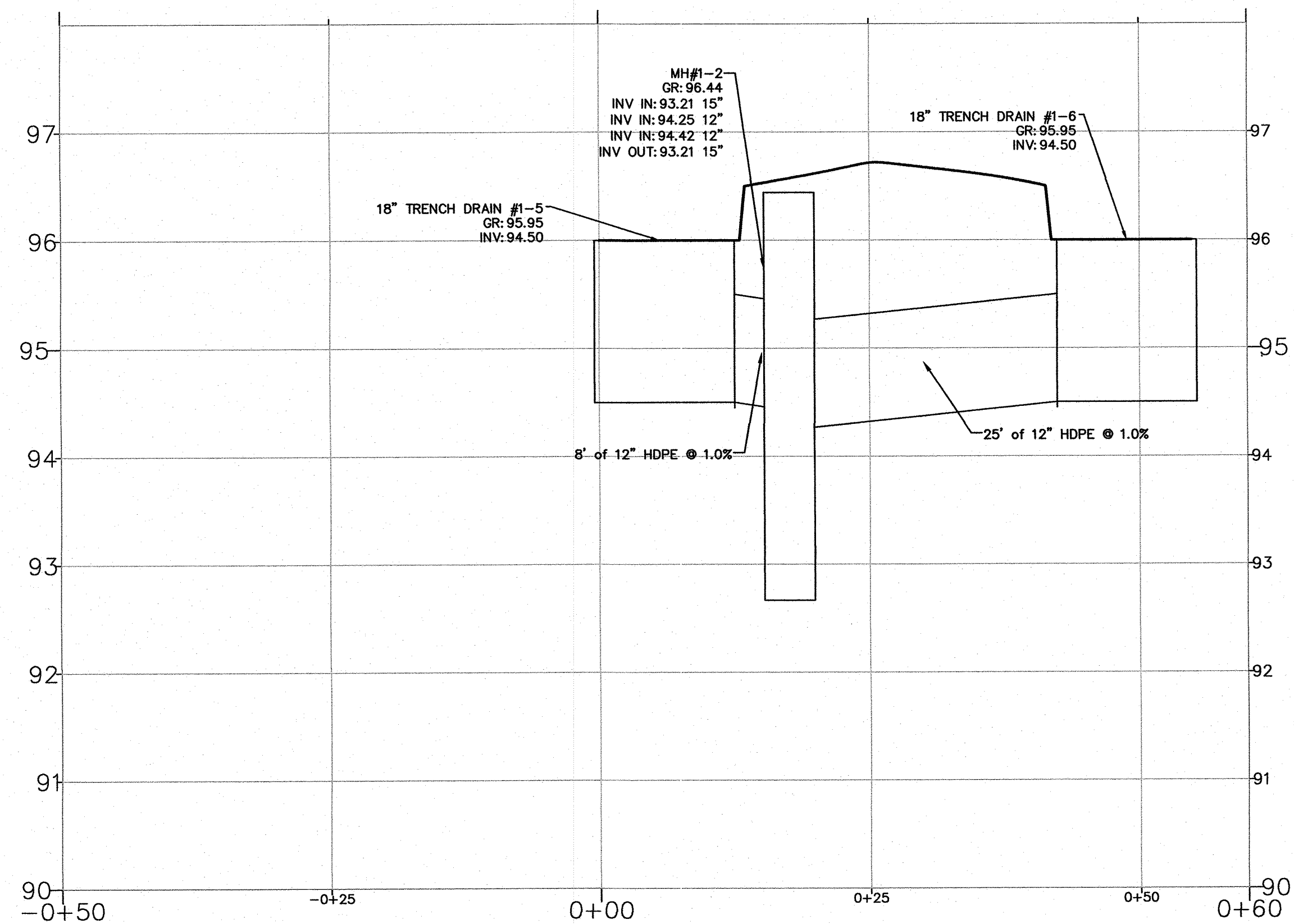
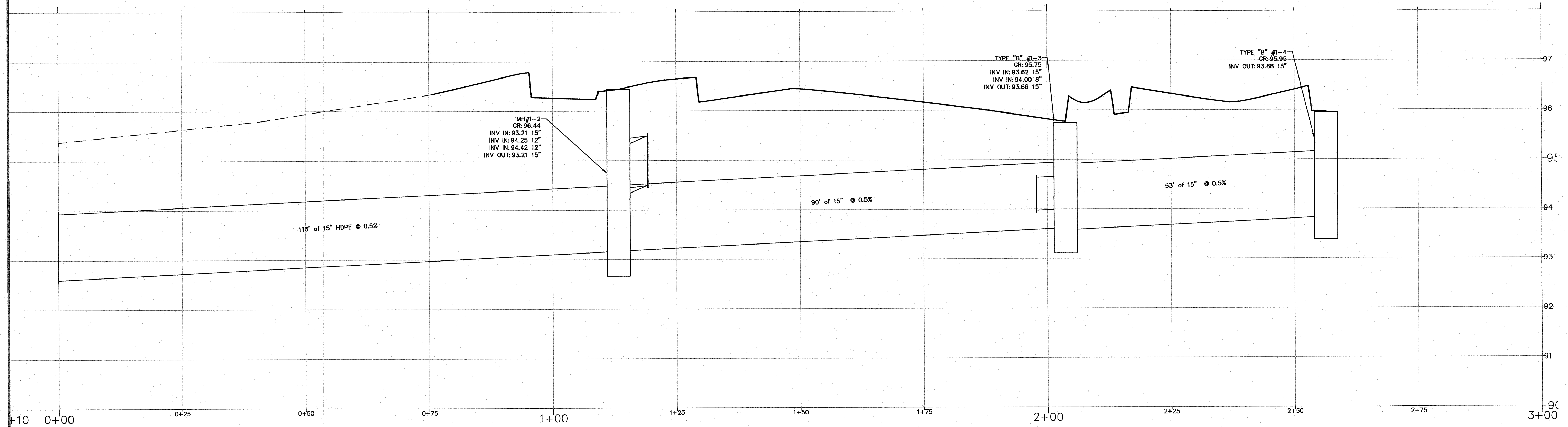
PREPARED FOR
PROPNENT BANK
173 BLOOMFIELD AVENUE
LOTS 13, 14, & 15 BLOCK 8305
TOWNSHIP OF NUTLEY
ESSEX COUNTY, NEW JERSEY

GRADING AND DRAINAGE PLAN

PETRY
ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 000000000
100 PASCADORE AVENUE • FRANKFORD • NEW JERSEY • 07004
TEL: (973) 527-7000 FAX: (973) 527-7004

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36962 DATED: 06/09/2020

Designer: JMP
Draftsman: SPD
Checked By: JMP
Project No: 20-100
Scale: 1" = 10'
Sheet: SP-3



- REFERENCES:
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY TAX LOTS 13, 14, & 15 - BLOCK 8305 173 BLOOMFIELD AVENUE, TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY" PREPARED BY SCHMIDT SURVEYING AND DATED 05/06/2020
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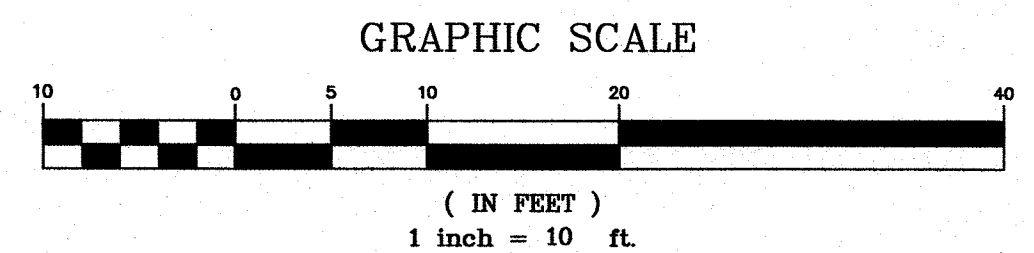
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR PROPONENT BANK 173 BLOOMFIELD AVENUE LOTS 13, 14, & 15 BLOCK 8305 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY			
STORM SEWER PROFILES			
 <small>DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24043810000 188 PROSPECT AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL: (973) 227-7054 FAX: (973) 227-7054</small>			Designer: J.M.P. Draftsman: SPD Checked By: J.M.P. Project No.: 20-100 Scale: AS SHOWN Sheet:
 J. MICHAEL PETRY-PE, PP, RA <small>NJ PROFESSIONAL ENGINEER LIC. No. 36962 DATED: 06/30/2020</small>			SP-4



AUDREY H. COSTA-CHAVES
CHAVES R. COSTA-CHAVES

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	Illuminance	Fc	0.15	1.5	0.0	N.A.
SIDEWALK	Illuminance	Fc	0.71	1.9	0.2	3.55
SITE TO ZERO	Illuminance	Fc	0.29	3.0	0.0	N.A.
PARKING LOT	Illuminance	Fc	1.58	3.0	0.4	3.95

Luminaire Schedule									
Symbol	Qty	Arrangement	Fixture Type	Fixture Description	Manufacturer	Catalog Number	LLF	Total Watts	Delivered Lumens
	2	SINGLE	P3-BC	POLE LIGHT TYPE 3 WITH BACK CONTROL	Hubbell Lighting Inc	VP-S-24L-55-3K7-3-BC	0.900	3758	3758
	1	SINGLE	PSR	POLE LIGHT TYPE 5R	Hubbell Lighting Inc, dba Beacon Products	VP-S-24L-55-3K7-5R	0.900	54	5536
	3	SINGLE	WP	WALL PACK FORWARD THROW	WE-EF USA	620-4421	0.900	11	404



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1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY TAX LOTS 13, 14, & 15 - BLOCK 8305 173 BLOOMFIELD AVENUE, TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY" PREPARED BY SCHMIDT SURVEYING AND DATED 05/06/2020
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1	ADDITION OF LIGHT IN REAR OF BUILDING	07/13/2020	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR PROPONENT BANK 173 BLOOMFIELD AVENUE LOTS 13, 14, & 15 BLOCK 8305 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY			
LIGHTING PLAN			
		Designer: JMP	
		Draftsman: SPD	
		Checked By: JMP	
		Project No.: 20-100	
		Scale: 1" = 10'	
		Sheet	
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 36662		DATED: 06/30/2020	
		SP-5	

AUDREY H. COSTA-CHAVES
CHAVES R. COSTA-CHAVES

SOIL LEGEND

SOIL INFORMATION OBTAINED FROM WEB SOIL SURVEY, MAP PRINTED ON 06-24-2020

USDUNB - URBAN LAND, DUNELLEN SUBSTRATUM - DUNELLEN COMPLEX, 0 TO 8 PERCENT SLOPES

TEMPORARY STABILIZATION

SOILS EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, SHALL BE SEED & MULCH AND STABILIZED WITH TEMPORARY VEGETATIVE COVER OR OTHER APPROVED.

- STREETS, DRIVEWAYS AND PARKING AREAS NOT SCHEDULED FOR PAVING WITHIN THE ALLOTTED TIME FRAME SHALL BE STABILIZED USING PAVEMENT SUBBASE COURSE. THIS SUBBASE COURSE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
- ALL AREAS NOT SCHEDULED FOR PAVING SHALL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING ROUGH GRADING.
- APPLY FERTILIZER AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF. OF 10-20-10 EQUIVALENT. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRES.
- WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
- TEMPORARY SEEDING WILL BE A MIX OF ANNUAL RYEGRASS OR PERENNIAL RYEGRASS AT A RATE OF 100 LBS./ACRE OR 1 LB./1,000 SF.
- UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF).

PERMANENT STABILIZATION

- ALL AREAS NOT SCHEDULED FOR CONSTRUCTION OR LANDSCAPING TO BE STABILIZED USING SEED MIXTURE NO. 13 CONSISTING OF HARD FESCUE AND/OR CHEWING FESCUE AT A RATE OF 175 LBS./ACRE (4 LBS./1,000 SF), STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS & KENTUCKY BLUEGRASS (BLEND), BOTH AT A RATE OF 45 LBS./ACRE (1LB/1000 SF)
- UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO SPREAD TOPSOIL AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF OF 10-10-10 EQUIVALENT.
- WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
- REMOVE ALL SURFACE DEBRIS AND STONES 2 INCHES OR LARGER.
- UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF).
- INSPECT SEEDBED JUST BEFORE SEEDING IF TRAFFIC HAS LEFT THE SOIL COMPACTED. THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- A DEPTH OF 5 INCHES OF TOPSOIL IS REQUIRED FOR ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

SEQUENCE OF CONSTRUCTION

- INSTALL SILT FENCE AND ANTI-TRACKING PAD (DURATION: APPROX. 1 DAY)
- DEMO EXISTING SITE AND ROUGH GRADE (DURATION: APPROX. 3 WEEKS)
- CONSTRUCT BUILDING ADDITION (DURATION: APPROX. 3 MONTHS)
- CONSTRUCT DRIVEWAY, WALKWAYS, AND DRAINAGE (DURATION: APPROX. 1 MONTH)
- STABILIZE AND SEED ALL DISTURBED AREAS (DURATION: APPROX. 2 DAYS)
- REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES (DURATION: APPROX. 1 DAY)

REFERENCES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY TAX LOTS 13, 14, & 15 - BLOCK 8305 173 BLOOMFIELD AVENUE, TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY" PREPARED BY SCHMIDT SURVEYING AND DATED 05/06/2020
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SOIL EROSION AND SEDIMENT CONTROL NOTES

(To be included on the signed erosion control plan sheet)

- All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent stabilization is established.
- 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**
- Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
- All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. **Fax - (862) 333-4507 OR email - INFORMATION@HEPSCD.ORG**
- The applicant must obtain a District issued Report of Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency.** Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the stabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
- Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
- All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firm in place, is required, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
- All plan revisions must be submitted to the District for proper review and approval.
- A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2"-1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
- Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
- The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

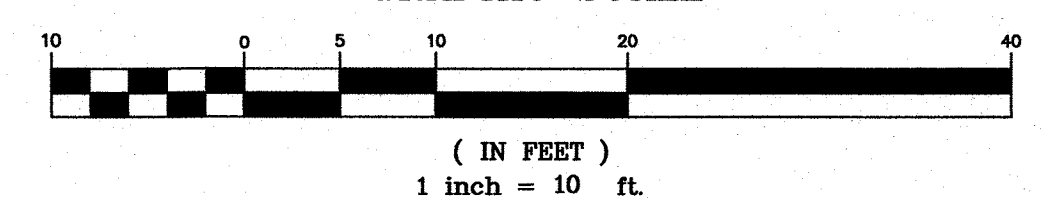
<http://hepscdoi.org>

HEPSCD251SESCNOTES_THEDREV2017

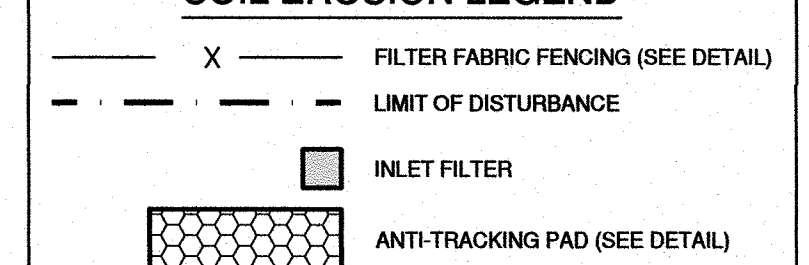
SOIL COMPACTION EXEMPTION NOTE

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

GRAPHIC SCALE

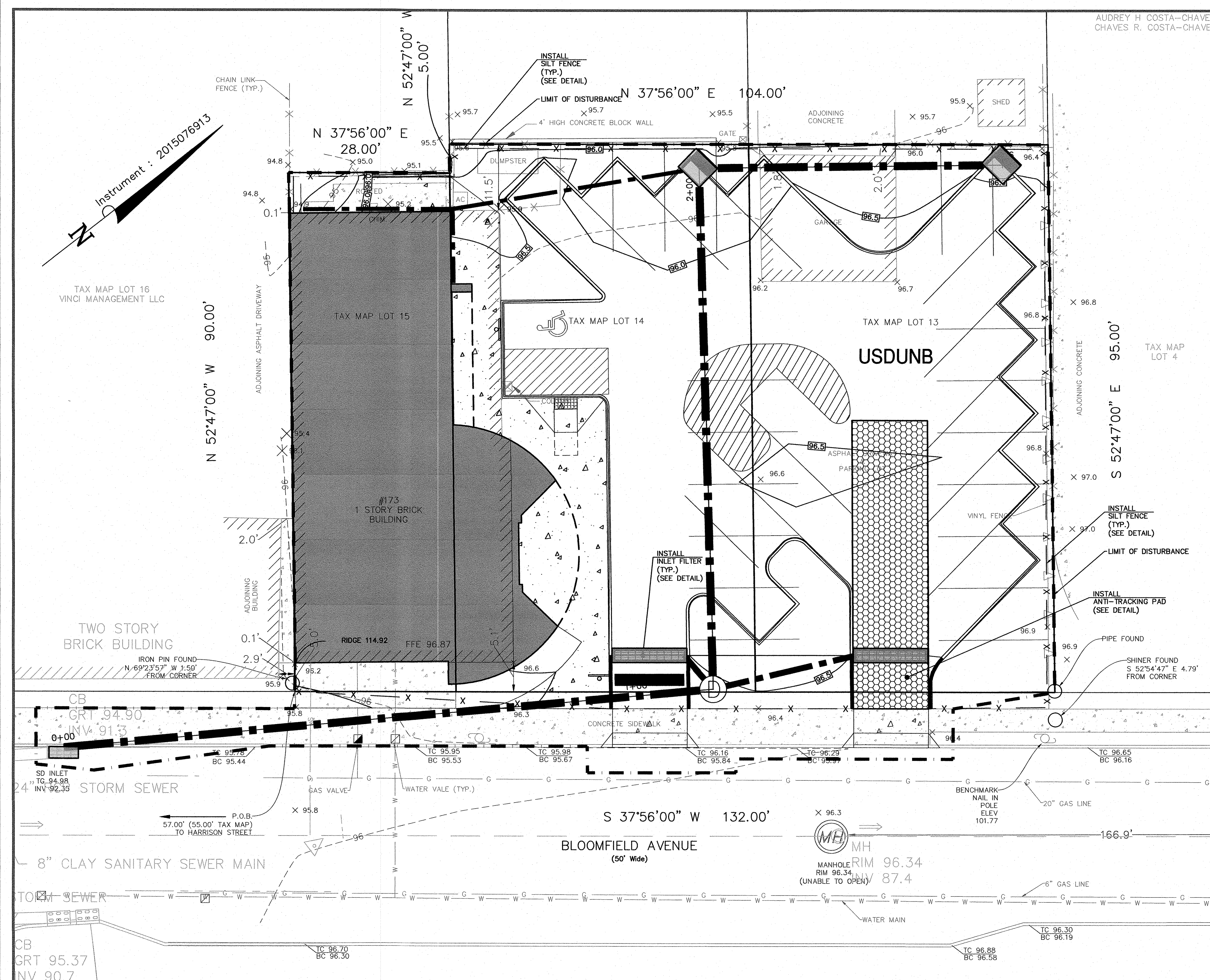


SOIL EROSION LEGEND



TOTAL AREA OF DISTURBANCE:
14,600 SQ.FT. OR 0.335± AC.

REVISION	DESCRIPTION	DATE	BY
PREPARED FOR PROPNENT BANK 173 BLOOMFIELD AVENUE LOTS 13, 14, & 15 BLOCK 8305 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY			
SOIL EROSION AND SEDIMENT CONTROL PLAN			
		Designer: JMP	
		Draftsman: SPD	
		Checked By: JMD	
		Project No: 20-100	
		Scale: AS SHOWN	
		Sheet:	
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. No. 36662		DATED: 06/03/2020	
		SP-6	



SILT FENCE DETAIL
SCALE N.T.S.

INLET FILTER DETAIL
SCALE N.T.S.

ANTI-TRACKING PAD DETAIL
SCALE N.T.S.

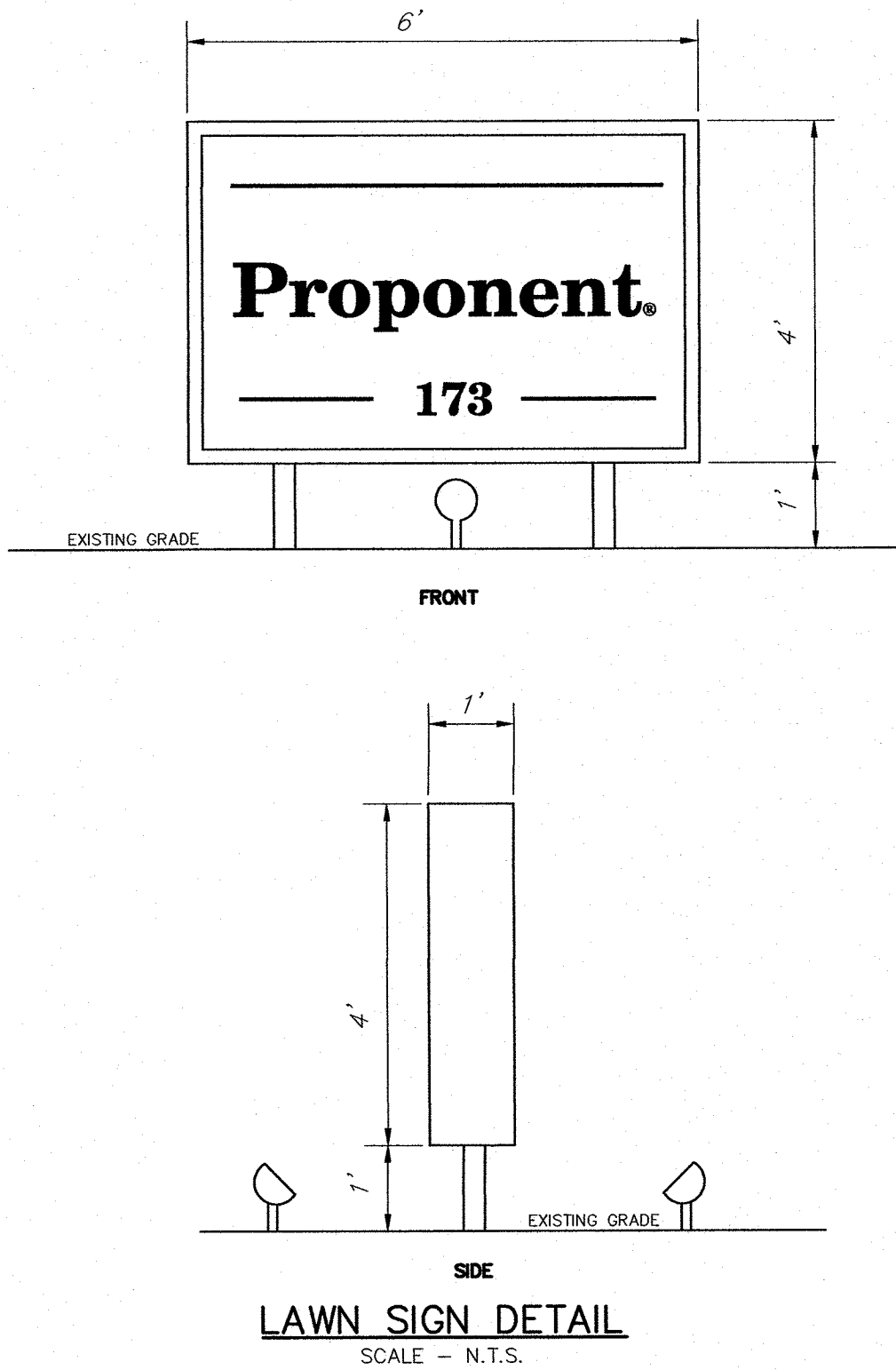
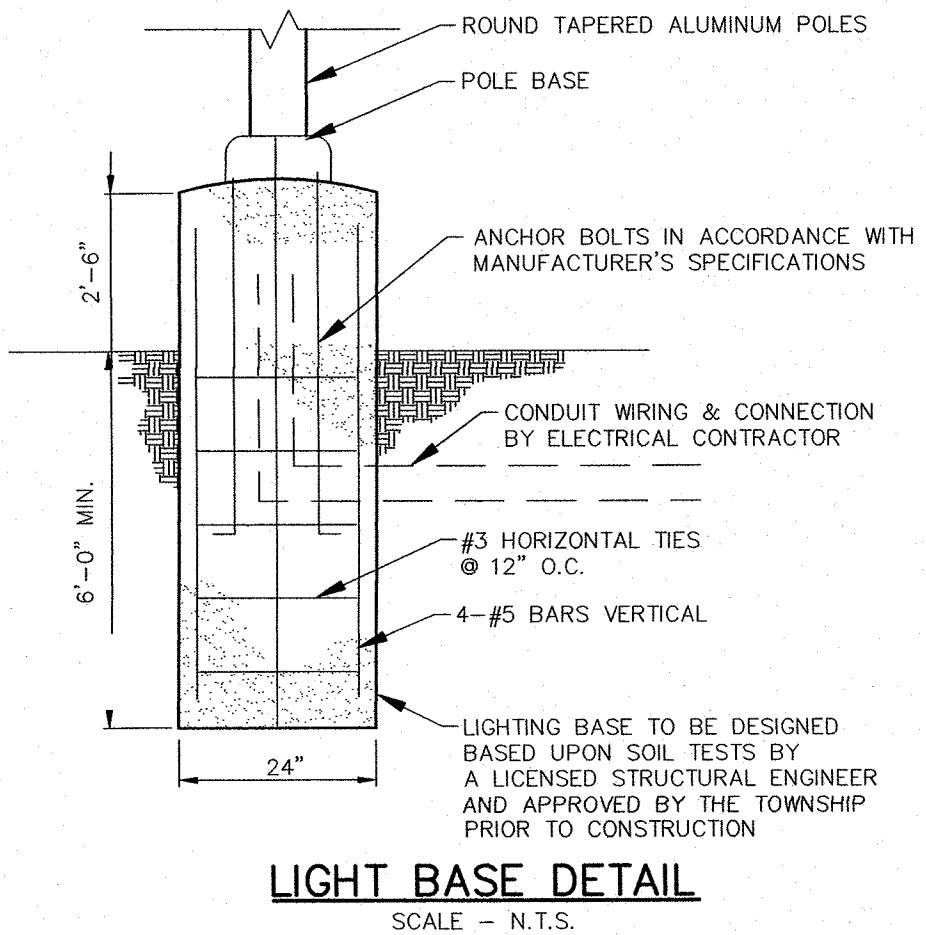
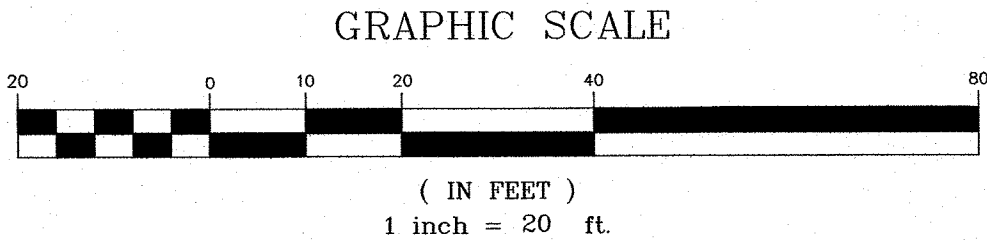
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

GENERAL NOTES:

- 1.THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST, AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- 2.THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH EXISTING LOCAL, COUNTY OR STATE REGULATIONS, OR ANY OTHER AGENCIES HAVING JURISDICTION IN THESE MATTERS.
- 3.THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE UTILITIES WITH THE UTILITY DEPARTMENTS PRIOR TO CONSTRUCTION.
- 4.THE DRAWINGS SHOW THE EXISTING CONDITIONS WHICH ARE LIKELY TO AFFECT THE PROSECUTION OF THE WORK INSOFAR AS THEY HAVE BEEN DETERMINED. THESE DRAWINGS SHOULD NOT BE USED FOR SCALING OF DIMENSIONS OR FOR DETERMINING RIGHT-OF-WAY AND PROPERTY LIMITS.
- 5.THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS OF SURFACE EVIDENCE AND CERTAIN INFORMATION CONTAINED IN THE PUBLIC RECORD AND RECORD DATA PROVIDED BY THE OWNER. THIS PLAN IN NO WAY REPRESENTS A GUARANTEE, EXPRESS OR IMPLIED, TO THE ACCURACY OF THESE PLOTTED LOCATIONS. ADDITIONALLY, THESE PLANS MAKE NO GUARANTEE THAT UTILITIES AND OTHER SUBSURFACE STRUCTURES ARE THE ONLY SUBSURFACE STRUCTURES.
- 6.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY HIS OPERATIONS. ALL COST ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
- 7.THE COORDINATION OF THE LOCATION OR RELOCATION, WHERE REQUIRED, OF TELEPHONE, ELECTRIC, GAS, WATER,AND ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR, AND THE SAME SHALL BE COORDINATED TO ENSURE COMPLETION WITHIN THE TIME PERMITTED.
- 8.THE CONTRACTOR SHOULD NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- 9.EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMITS SHALL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING IN ADVANCE OF PIPEWORK TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING UTILITY NOTED ON THE DRAWINGS PRIOR TO CONSTRUCTION. EXCEPT FOR THE EXCAVATION OF TEST PITS AS NOTED ON THE DRAWINGS OR WHEN DIRECTED BY THE ENGINEER, NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK BUT SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
11. THE CONTRACTOR SHALL SUPPLY AND ERECT NECESSARY WARNING SIGNS AND PROPER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE (TOWNSHIP) POLICE DEPARTMENT. THE CONTRACTOR SHALL FURNISH FLAGMEN AS MAY BE REQUIRED TO MAINTAIN TRAFFIC. THE CONTRACTOR SHALL CONTACT THE POLICE DEPARTMENT PRIOR TO STARTING ANY WORK AND NOTIFY THEM OF HIS PROPOSED OPERATIONS.
12. THE CONTRACTOR SHALL BACKFILL AND PAVE ANY OPEN TRENCH AT THE END OF EACH DAY AND SHALL TAKE ANY NECESSARY PRECAUTION TO PROVIDE A SAFE AND ACCESSIBLE WORK AREA FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICLE ACCESS TO ALL DRIVEWAYS, BUILDING ENTRANCES, AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM EXTENT PRACTICABLE.
14. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER IS MORE STRINGENT.)
15. THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING CURB IN THE IMMEDIATE VICINITY OF THE CONSTRUCTION WORK. PLANKS SHALL BE PLACED OVER CURBS TO PREVENT DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ANY CURB WHICH IS DAMAGED, DISTURBED, OR REMOVED IN AREAS OTHER THAN WHERE THE PIPELINE CROSSES EXISTING CURBING, AS SHOWN ON THE DRAWINGS, SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS.
16. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF NJ WORKERS HEALTH AND SAFETY ACT (N.J.A.C. 12:110 ET. SEQ.) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.
17. THE CONTRACTOR SHALL CONTRACT WITH THE (TOWNSHIP OF NUTLEY) TO PROVIDE UNIFORMED POLICE FLAGMEN AS NECESSARY FOR WORK CONDUCTED WITHIN ROADWAYS.
18. SELECT FILL SHALL BE EITHER CLASS I OR II SOIL AS DEFINED BY ASTM D2321

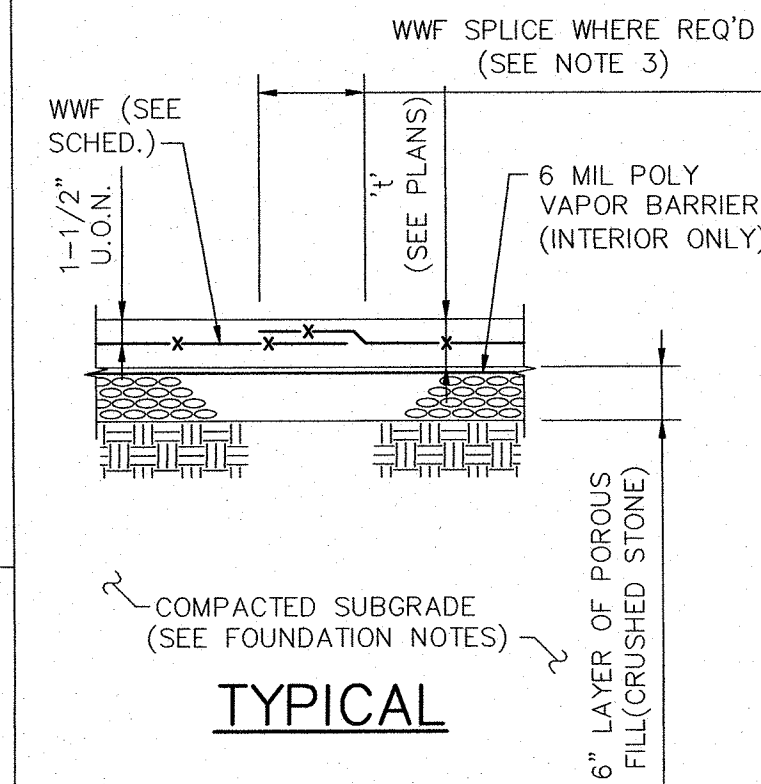
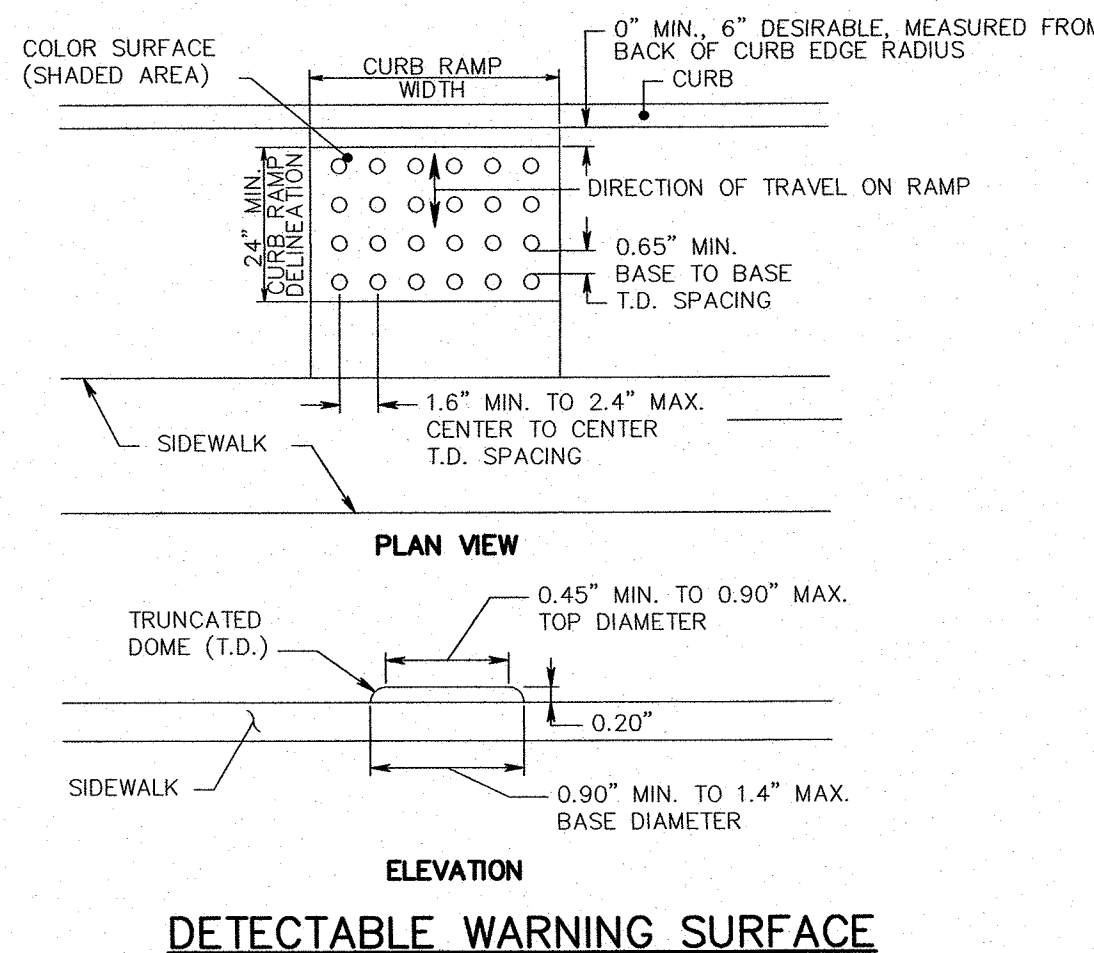
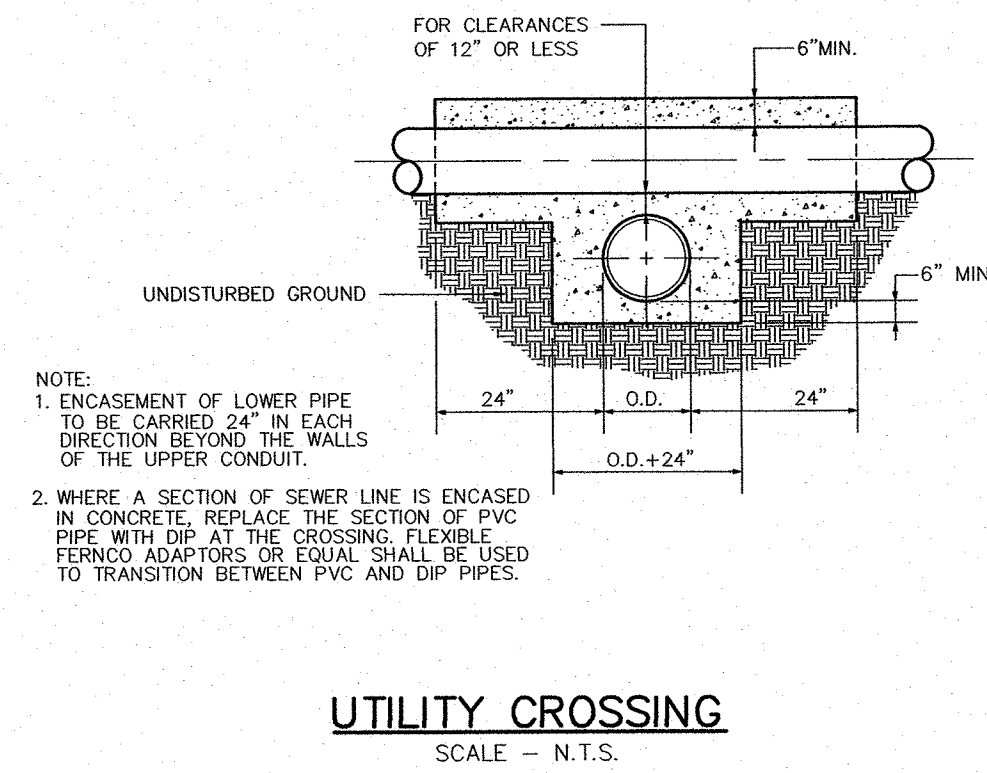
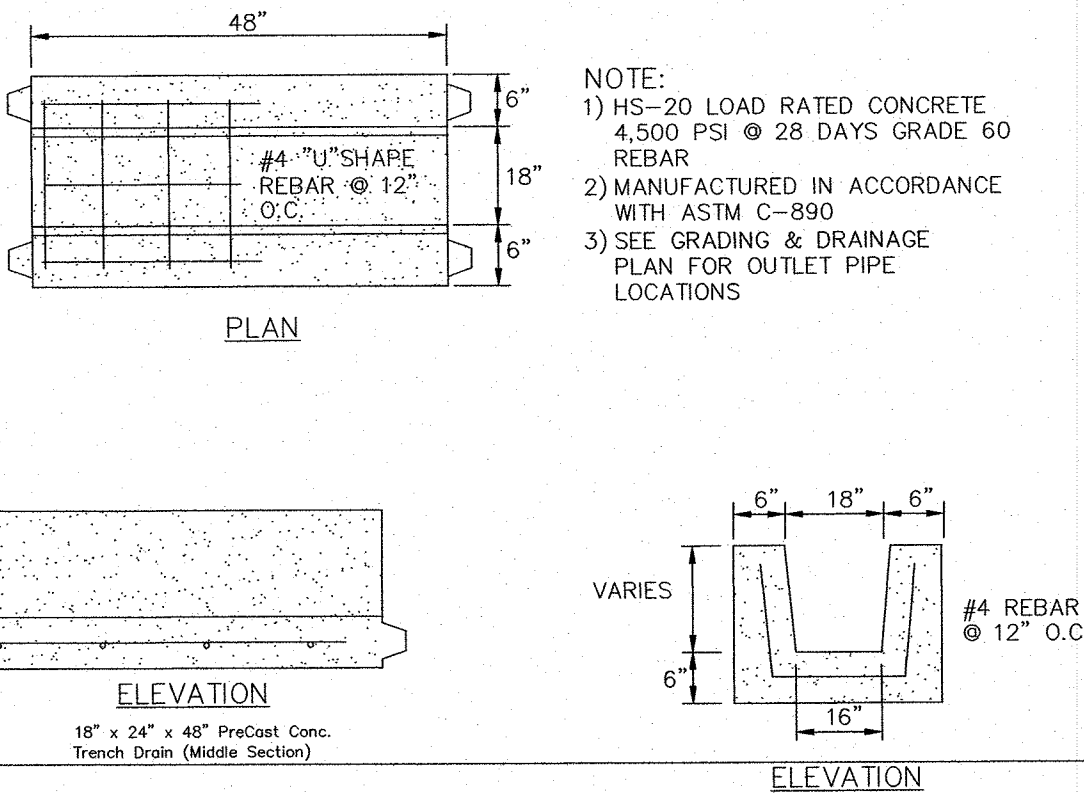
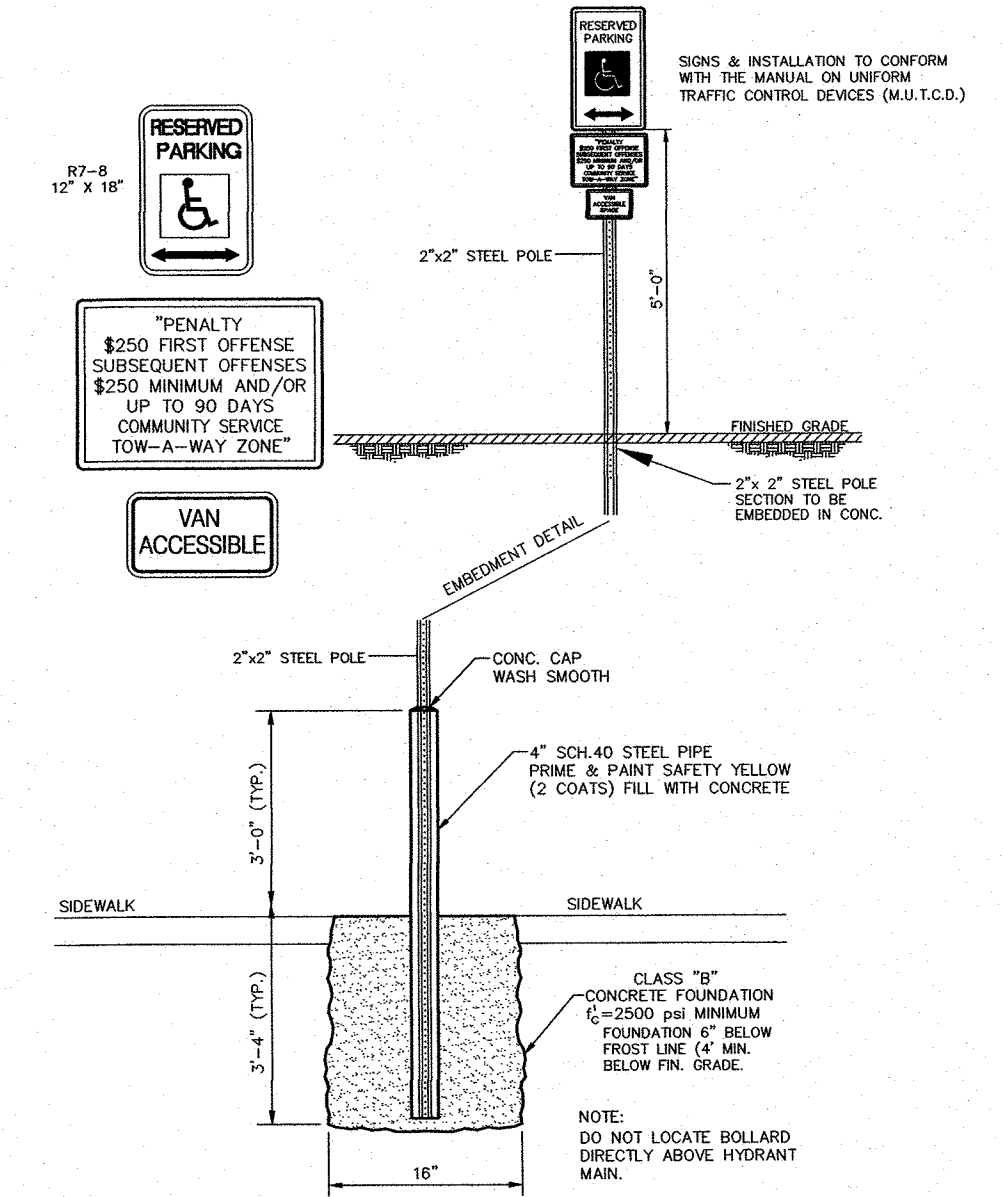
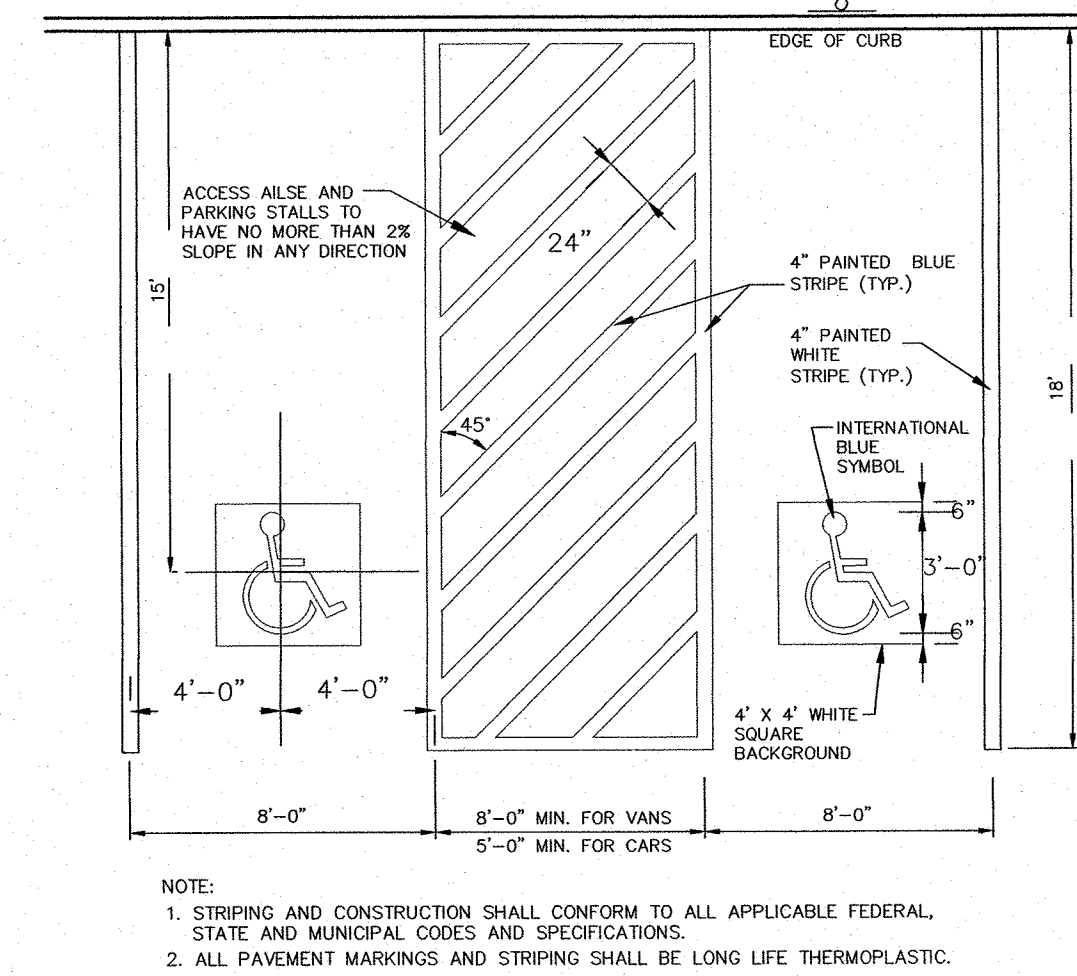
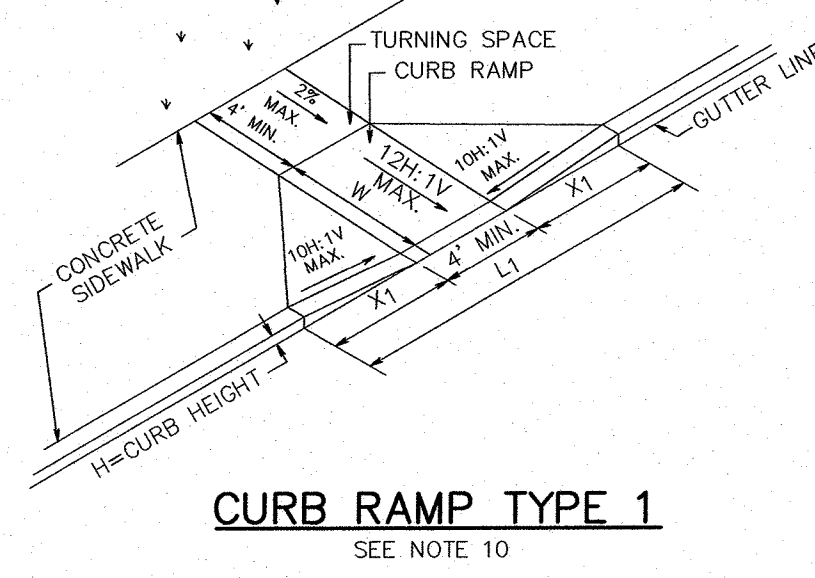
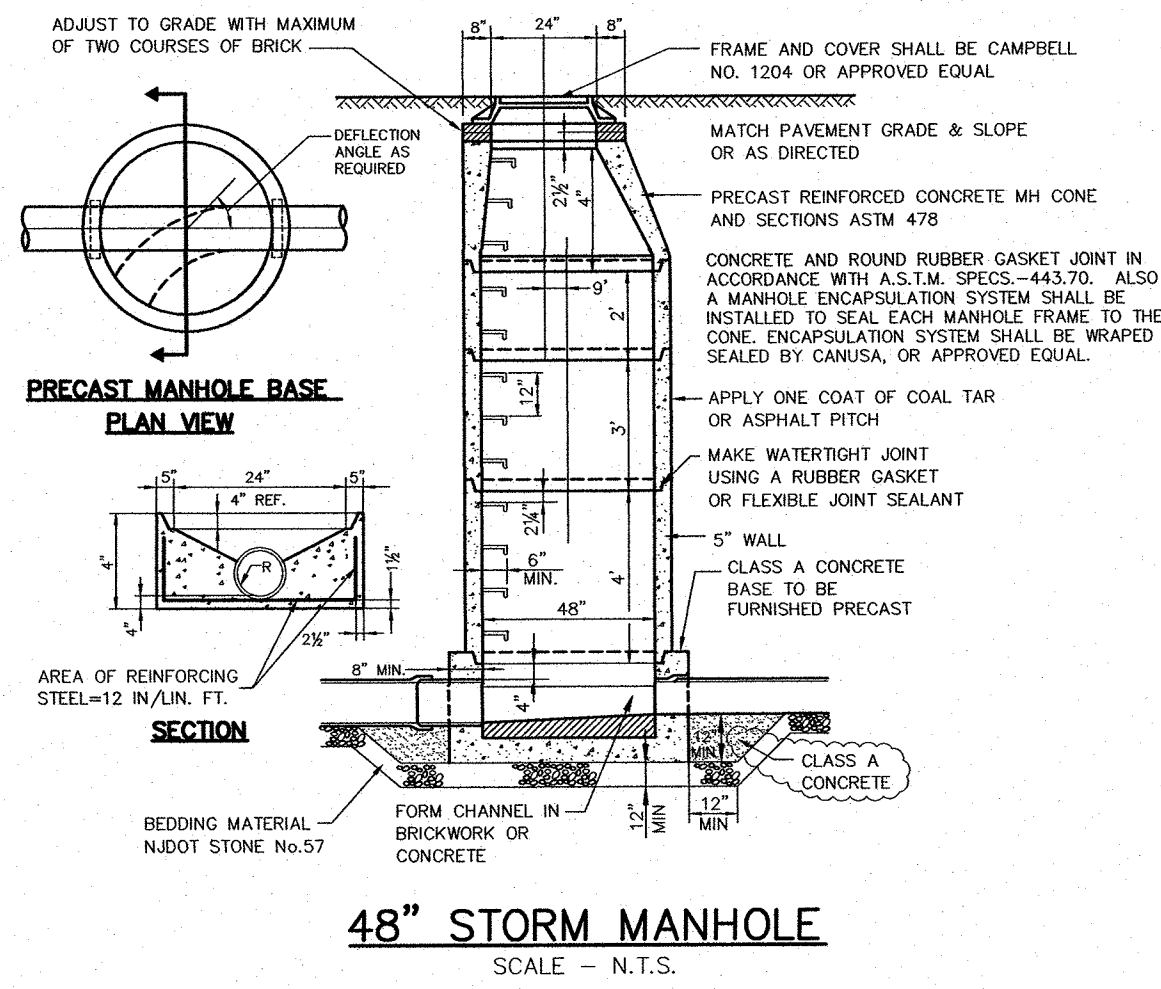
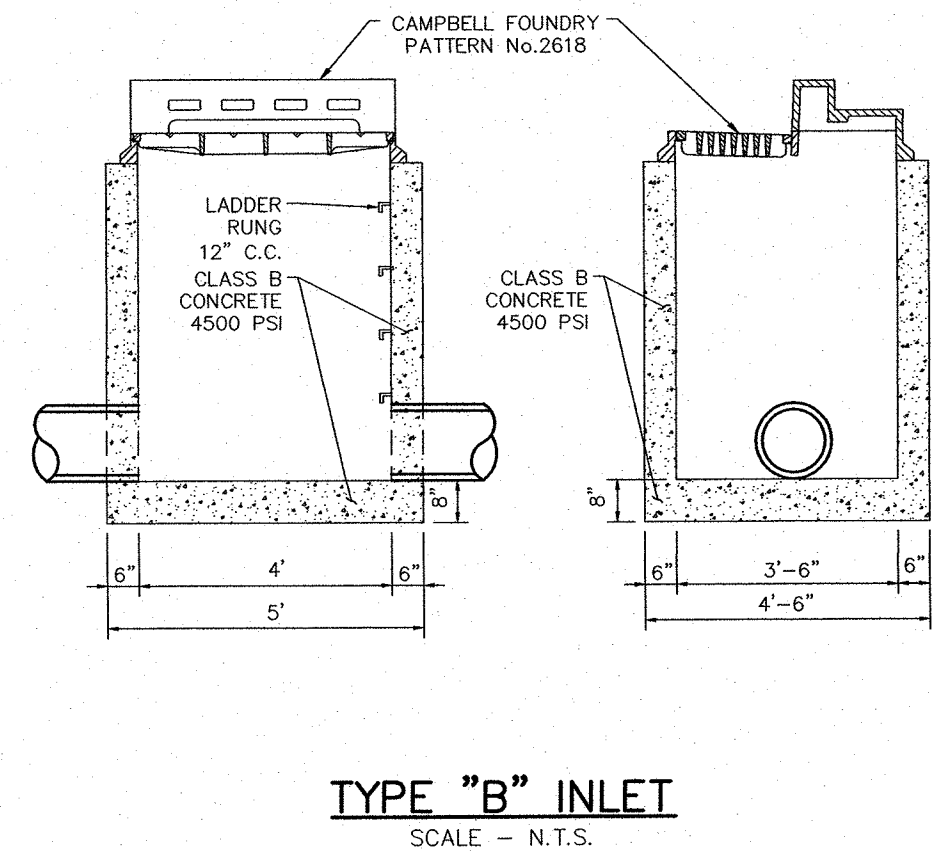
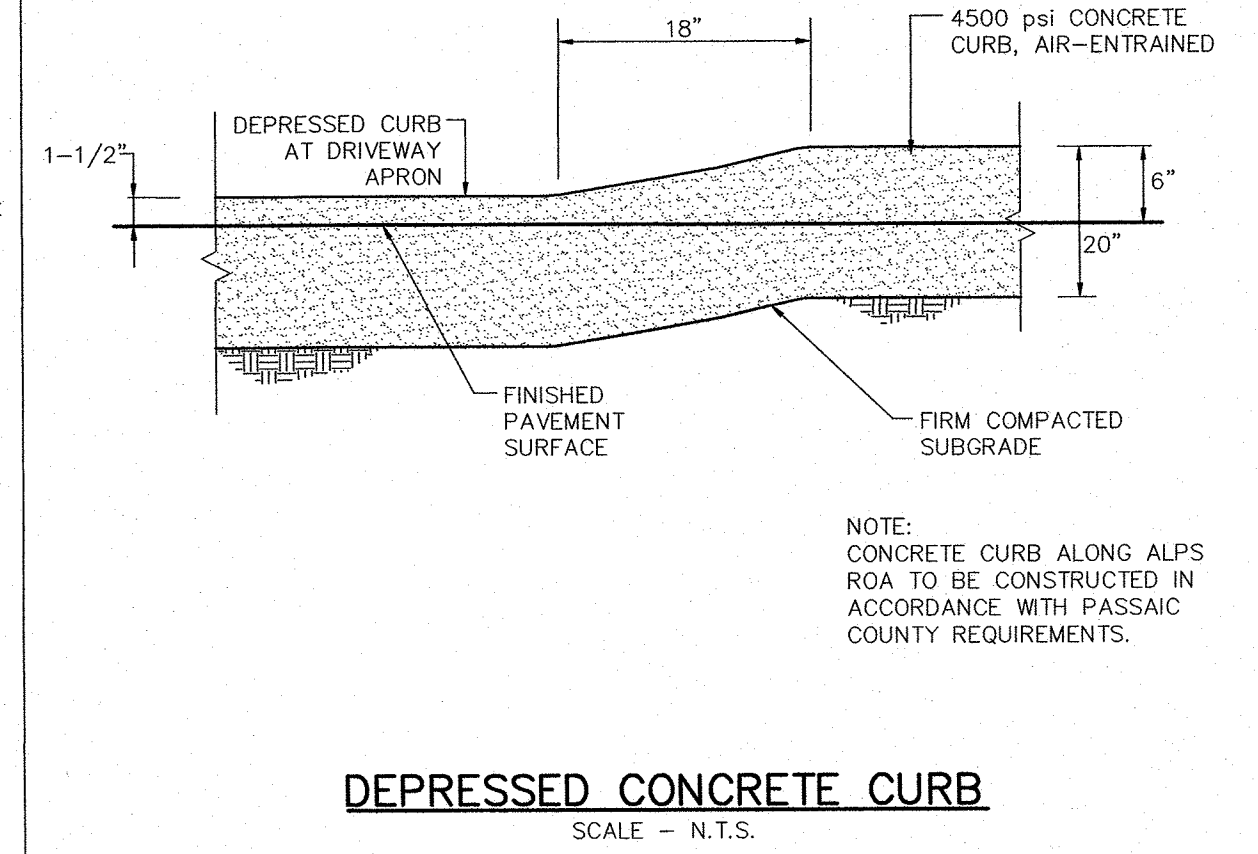
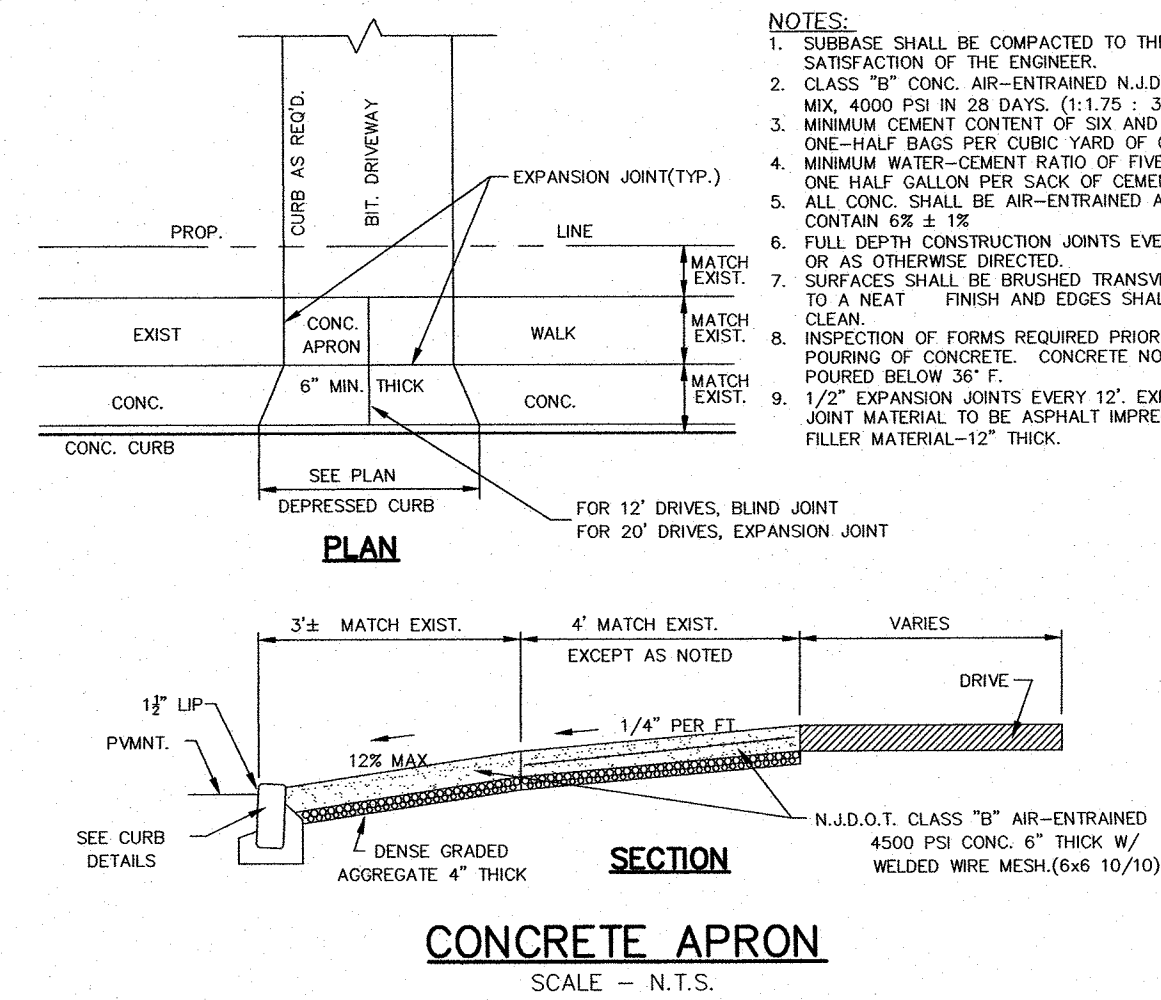
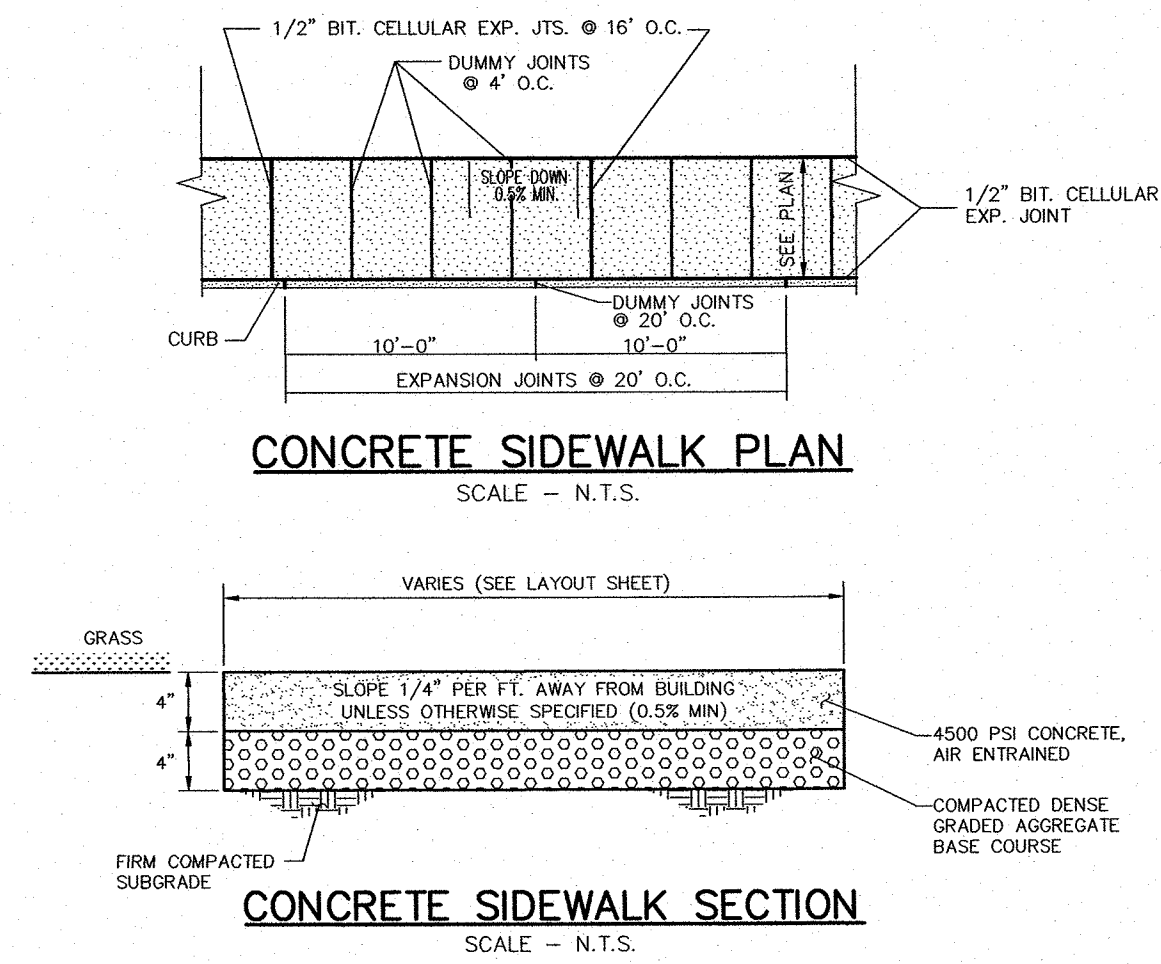
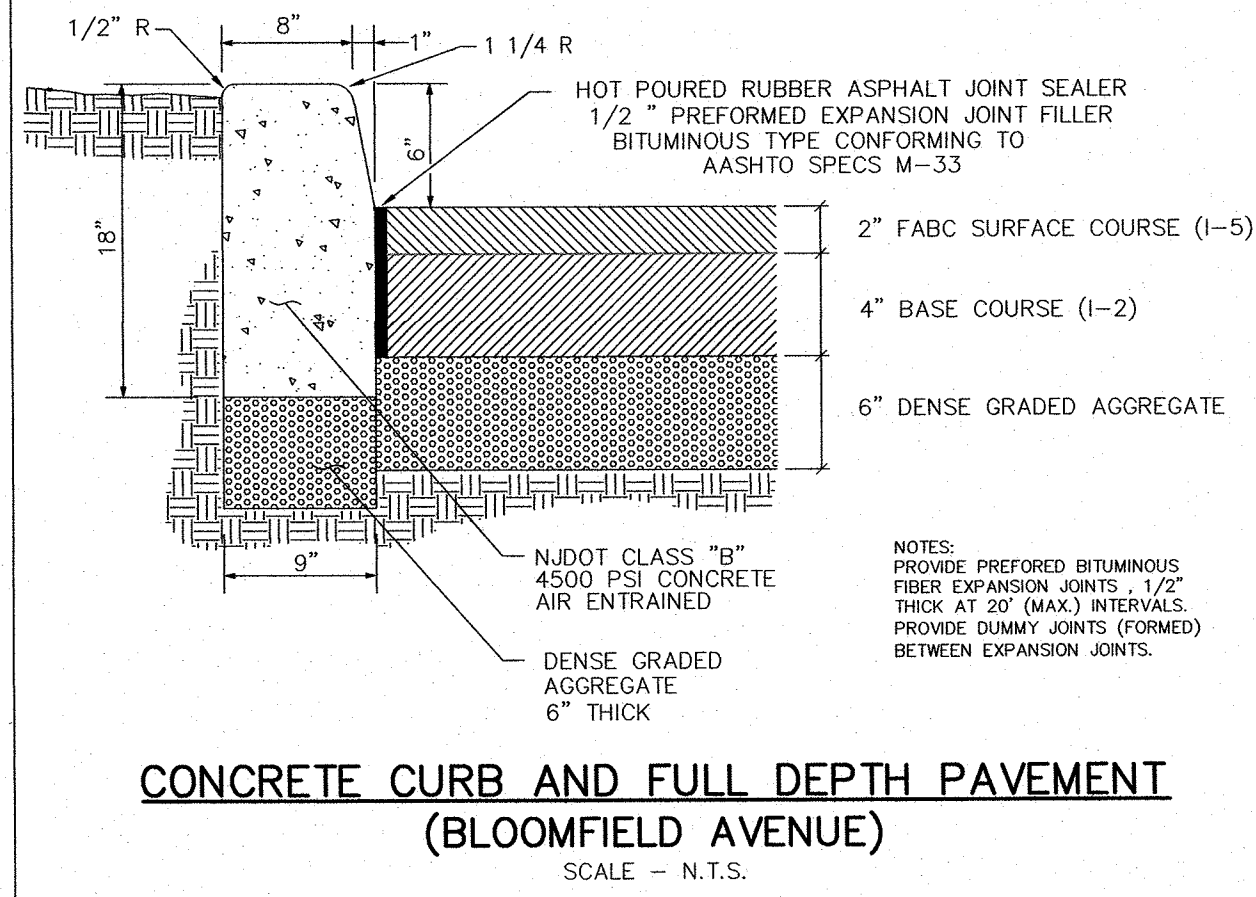
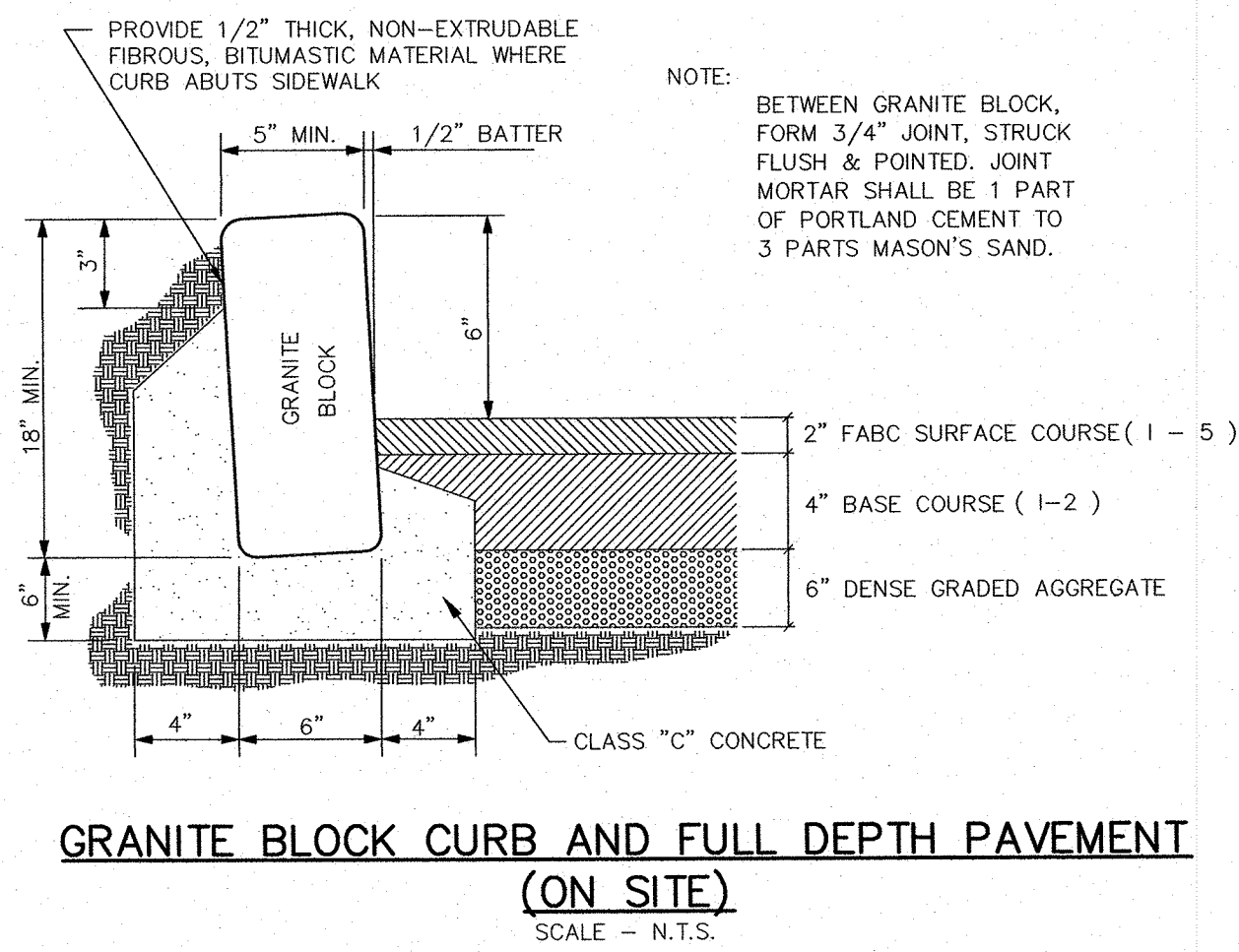
DEMO NOTES:

- 1.DISCONNECTION OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE UTILITY AUTHORITY CONCERNED. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN CONFIRMATION FROM UTILITY COMPANIES THAT ALL SERVICE TO THE SITE HAS BEEN TERMINATED PRIOR TO CAPPING, ABANDONMENT, OR REMOVAL OF ANY SUCH UTILITIES.
- 2.EXISTING BUILDINGS, STRUCTURES, CURBS, UTILITIES, SIGNS, LANDSCAPING, AND ANY OTHER IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. SHOULD DAMAGES OCCUR, THE OWNER SHALL BE NOTIFIED IMMEDIATELY, AND REPAIRS SHALL BE MADE TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- 3.ALL CONCRETE, CMU, PAVER, AND BRICK MATERIAL DESIGNATED FOR DEMOLITION SHALL BE COMPLETELY REMOVED FROM THE SITE. INCLUDING, BUT NOT LIMITED TO, SLABS, FLOORS, BARRIERS, CURBS, AND SIDEWALKS.
- 4.WALLS, BEAMS, COLUMNS, FLOOR, SLABS, PAVEMENTS, RAMPS, FOOTINGS, AND ALL OTHER BUILDING COMPONENTS OR APPURTENANCES DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THE RESULTING DEPRESSIONS SHALL BE FILLED AND COMPACTED AS DIRECTED, USING ONLY SUITABLE MATERIAL FROM ON-SITE MATERIAL OR APPROVED MATERIAL FROM OFF-SITE. NO DEBRIS FROM DEMOLITION OR OTHER UNSUITABLE MATERIAL SHALL BE USED. IN SPECIAL CASES, DEEP-SEATED CONCRETE OR MASONRY STRUCTURES WHICH SHALL NOT INTERFERE WITH SUBSEQUENT CONSTRUCTION MAY REMAIN IN PLACE IF SO APPROVED BY THE OWNER'S ENGINEER.
- 5.FOLLOWING THE DEMOLITION AND REMOVAL OF ALL IMPROVEMENTS SO DESIGNATED, THE DISTURBED AREA SHALL BE GRADED, AS DIRECTED BY THE OWNER'S ENGINEER, SO THAT THE RESULTING LANDFORM SHALL NOT ALLOW FOR PONDING OR THE FORMATION OF GULLIES RESULTING FROM STORMWATER RUN-OFF.
- 6.CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL.
- 7.THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OF ANY EXISTING SITE LIGHTING WITH THE APPROPRIATE UTILITY COMPANY. LIGHT POLES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED.

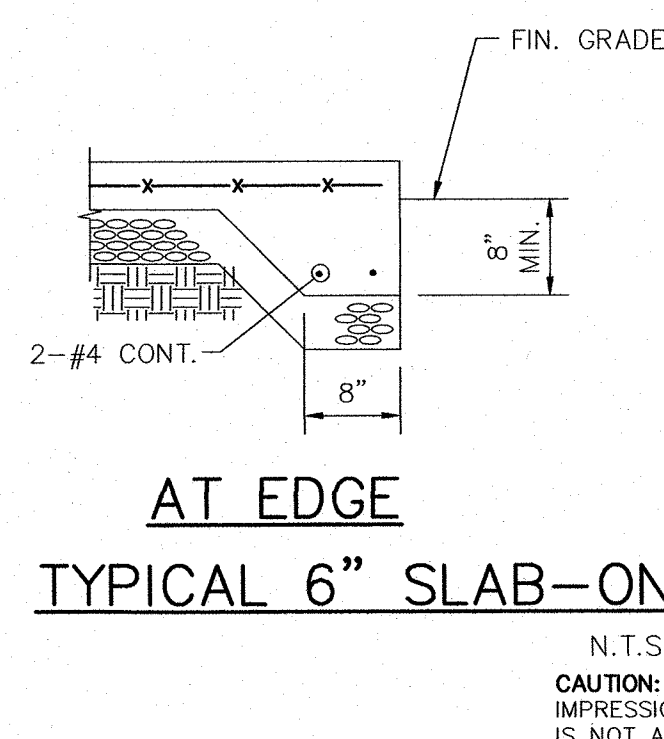


1	ADDITION OF SIGN DETAIL	07/01/20	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR PROPOONENT BANK 173 BLOOMFIELD AVENUE LOTS 13, 14, & 15 BLOCK 8305 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY			
GENERAL NOTES			
 DIVISION OF CONSUMER AFFAIRS AFFAIRS LICENSE NUMBER 36A0000000 100 PARKWAY AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL: (973) 657-7004 FAX: (973) 657-7074			Designer: JMP
			Draftsman: SPD
			Checked By: JMP
			Project No.: 20-100
 J. MICHAEL PETRY-PE,PP,RA NJ PROFESSIONAL ENGINEER LIC. No. 36962 (DATED: 06/30/2020)			Scale: N.T.S.
			Sheet: SP-7

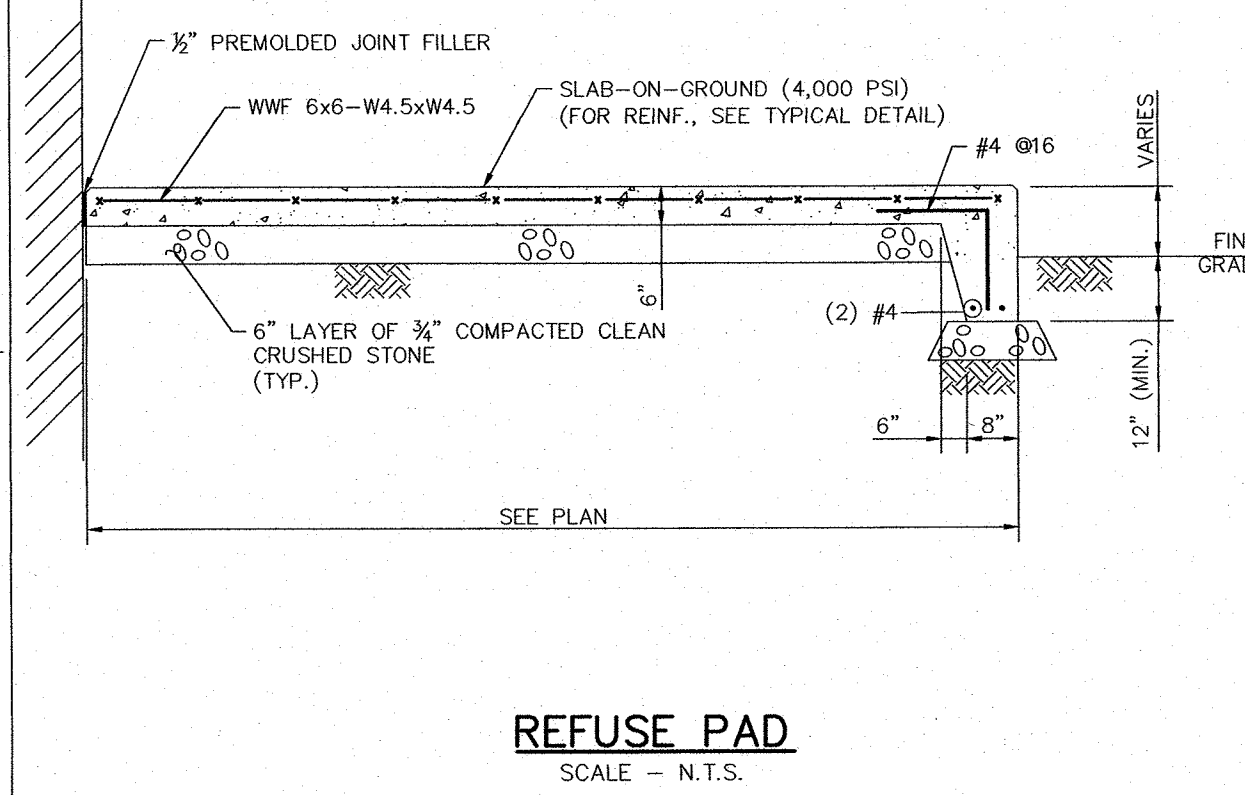
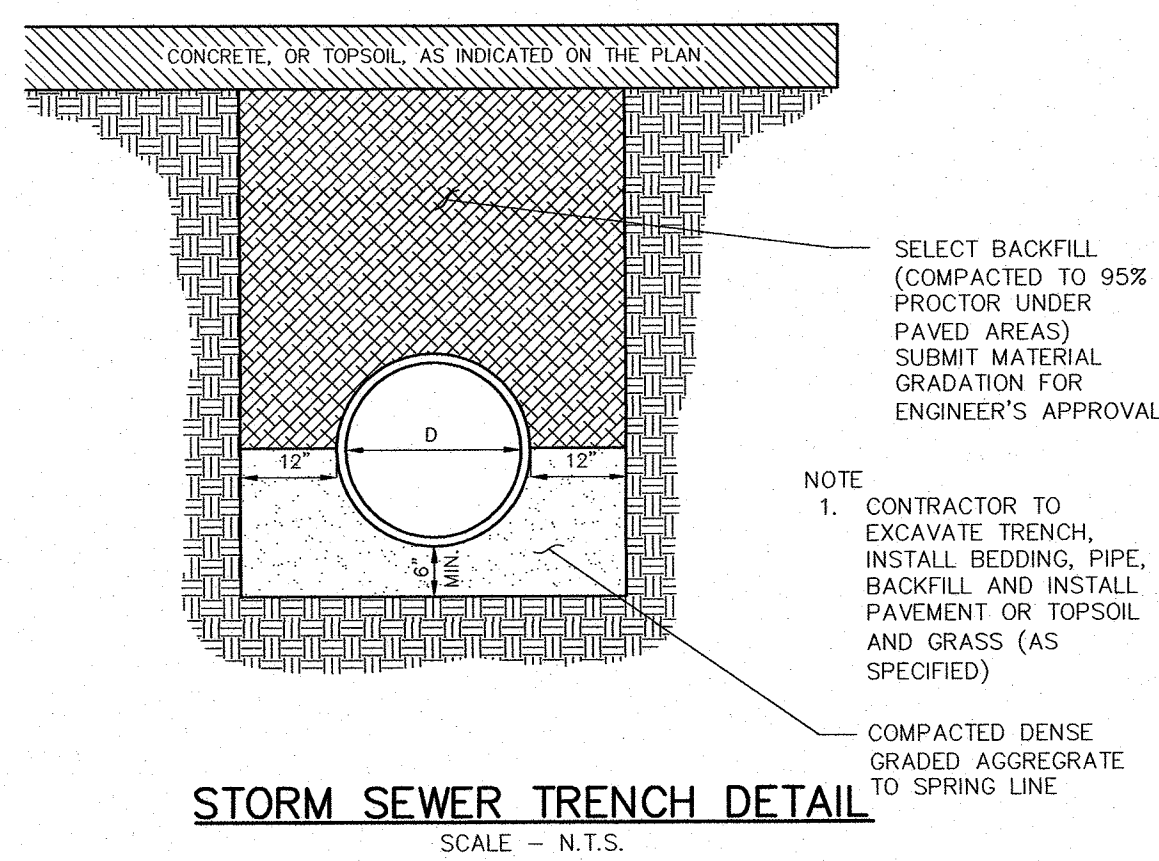
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- NOTES:**
1. ALL SLAB-ON-GROUND SHALL BE POURED IN ALTERNATING PANEL SYSTEM TO ALLOW FOR PROPER SHRINKAGE. POUR PANELS TO BE BOUNDED BY CONTROL JOINTS (OR EXPANSION JOINTS) AS SHOWN IN PLANS. REINFRANT CORNERS SHALL BE AVOIDED WHERE POSSIBLE. IF NOT AVOIDABLE PROVIDE (1) #4x4'-0" DIAGONAL AS CORNER REINFORCING.
 2. CONTRACTOR MAY USE SAWED CONTROL JOINTS, SUBJECT TO ENGINEER'S ACCEPTANCE.
 3. SPLICE OF WWF SHALL BE NOT LESS THAN THE DISTANCE BETWEEN TWO OUTERMOST CROSS WIRES OF EACH FABRIC SHEET PLUS 2 INCHES.



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<p>PREPARED FOR PROPOONENT BANK 173 BLOOMFIELD AVENUE LOTS 13, 14, & 15 BLOCK 8305 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY</p>			
<p>CONSTRUCTION DETAILS</p>			
<p>PETRY ENGINEERING, LLC DIVISION OF CONCRETE REPAIRS & REINFORCEMENT 100 PASSAIC AVENUE • FRANKLIN • NEW JERSEY • 07004 TEL: (973) 977-2004 FAX: (973) 977-2004</p>			
<p>J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 39662 DATED: 06/09/2020</p>			
<p>Designer: J.M.P. Draftsman: S.P.D. Checked By: J.M.P. Project No.: 20-100 Scale: AS SHOWN Sheet: SP-8</p>			