

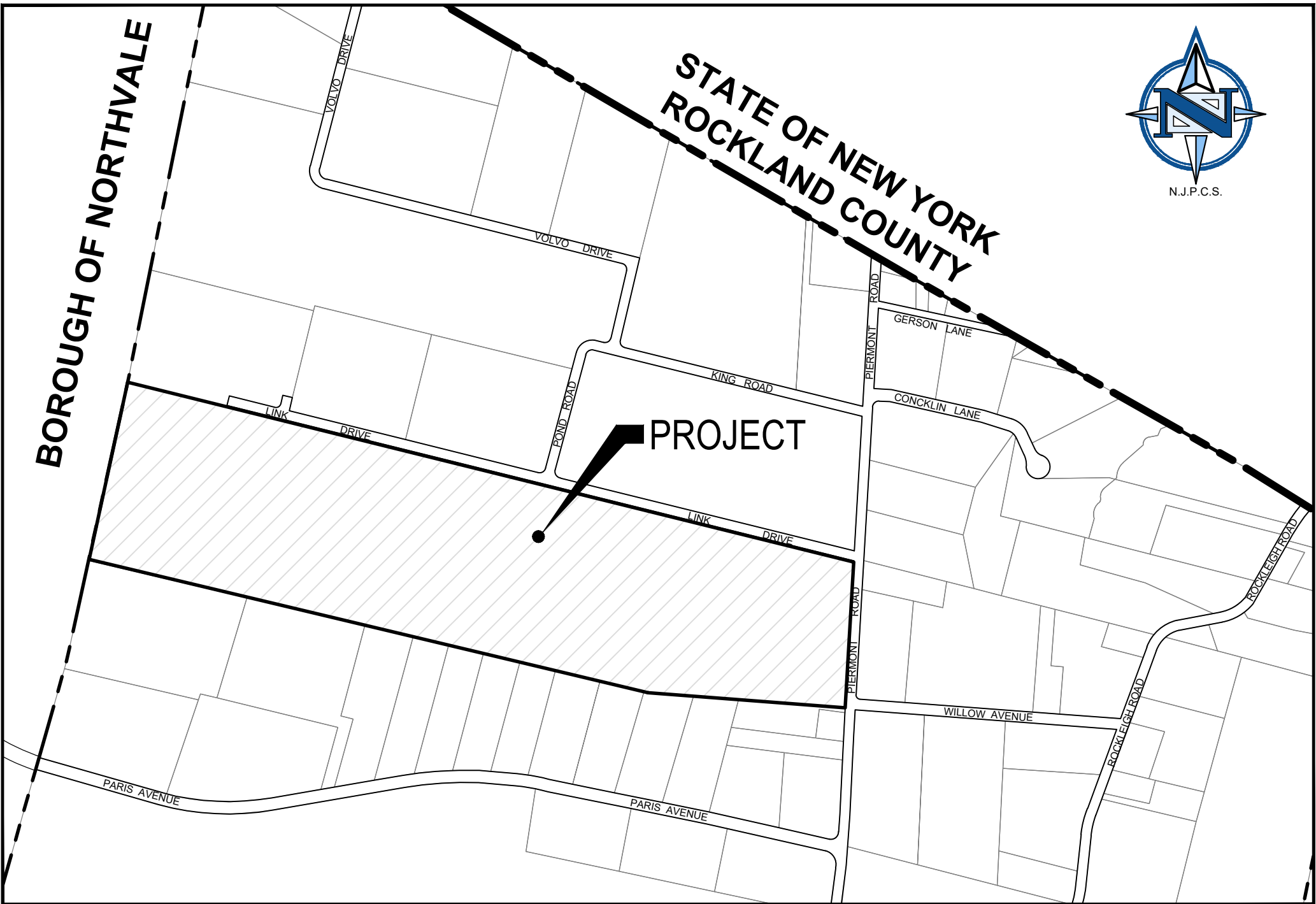
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT

BOROUGH OF ROCKLEIGH
COUNTY OF BERGEN ~ NEW JERSEY

JULY 25, 2022

REVISED: FEBRUARY 21, 2023

SHEET INDEX	
DRAWING NO.	DRAWING TITLE
1.00	COVER SHEET / KEY MAP
1.01	GENERAL NOTES & STANDARD LEGEND
2.00	EXISTING UTILITIES PLAN
2.01	EXISTING UTILITIES PLAN
2.02	EXISTING UTILITIES PLAN
3.00	PHASE I UTILITY PLAN
3.01	PHASE I UTILITY PLAN
3.02	PHASE I UTILITY PLAN
3.03	PHASE I SANITARY SEWER PLAN
4.00	EXISTING CONDITIONS & PHASE II DEMOLITION PLAN
4.01	EXISTING CONDITIONS & PHASE II DEMOLITION PLAN
4.02	EXISTING CONDITIONS & PHASE II DEMOLITION PLAN
4.03	BUILDING 'C' PHASE III DEMOLITION PLAN
5.00	EX. CONDITIONS & OVERALL DEMOLITION PLAN - PHOTO BOARD
5.01	EX. CONDITIONS & OVERALL DEMOLITION PLAN - PHOTO BOARD
5.02	EX. CONDITIONS & OVERALL DEMOLITION PLAN - PHOTO BOARD
5.03	EX. CONDITIONS & OVERALL DEMOLITION PLAN - PHOTO BOARD
5.04	EX. CONDITIONS & OVERALL DEMOLITION PLAN - PHOTO BOARD
6.00	SESC PLAN - PHASE I
6.01	SESC PLAN - PHASE I
6.02	SESC PLAN - PHASE I
6.03	SESC PLAN - PHASE I DETAILS
7.00	CONSTRUCTION DETAILS



KEY MAP - SCALE: 1"=500'
SOURCE: REF. TAX MAPS



JAMES J. TEDESCO III
COUNTY EXECUTIVE

2023 BERGEN COUNTY COMMISSIONERS

THOMAS J. SULLIVAN, CHAIRMAN
GERMAINE M. ORTIZ, VICE CHAIRWOMAN
DR. JOAN M. VOSS, CHAIR PRO TEMPORE
MARY J. AMOROSO
RAMON M. HACHE, SR.
STEVEN A. TANELLI
TRACY S. ZUR

THOMAS J. DUCH, ESQ.
COUNTY ADMINISTRATOR

UTILITY CONTACTS		
SERVICE	COMPANY	ADDRESS
GAS	PSE&G	214 HUDSON STREET HACKENSACK, NJ 07601
ELECTRIC	ORANGE AND ROCKLAND UTILITIES, INC.	1 BLUE HILL PLAZA PEARL RIVER, NY 10965
WATER	SUEZ (F.K.A. UNITED WATER)	60 DEVOE PLACE HACKENSACK, NJ 07601
SEWER	BOROUGH OF ROCKLAND SEWER AUTHORITY	26 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
TELECOM	VERIZON	540 BROAD STREET NEWARK, NJ 07102



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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

REVISIONS			DRAWN	DESIGNED	CHECKED	DATE
NO.	DATE	DESCRIPTION				

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COVER SHEET / KEY MAP
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY NEW JERSEY

DRAWN BY: _____ CHECKED BY: _____ PROJECT NO: BCPWCTY20.011 SHEET NO: 1.00
DESIGNED BY: _____ SCALE: N.T.S. DATE: FEBRUARY 21, 2023
FIELD BOOK NO.: _____ PAGE: _____

GENERAL NOTES.

A. Legal

- A1. The most current editions of The Standard Specifications for Road and Bridge Construction, Standard Inputs, and Standard Details, as published by the New Jersey Department of Transportation (NJDOT), the Plans, Technical Specifications, Advertisement, Contractor's Proposal and including but not limited to the amendments contained hereinafter shall comprise the Contract Documents. The Contractor shall read and understand the project specifications prior to construction. The Municipality is under the jurisdiction of the state central law and the government.
- A2. The Contractor shall visit the site and familiarize himself with the existing conditions prior to submitting his bid. Any discrepancies between these plans and the actual conditions at the site shall be immediately reported to the Professional Engineer.
- A3. The Contractor shall comply with all laws, ordinances, rules, orders and regulations relating to the performance of the work, the protection of adjacent property and the maintenance of passageways.
- A4. The Contractor's attention is directed to the safety requirements as outlined in the General Conditions of the Construction Specifications. Neither the Engineer nor the Owner shall be held responsible and/or liable for the safety of the work site. The Contractor is responsible for maintaining a safe work site at all times.
- A5. The Contractor is responsible to obey all the safety and health regulations. The Owner assumes no responsibility for the health and safety of the work performed.

B. Site Clearing and Construction

- B1. The Contractor shall obtain all required local, County, State, Federal opening permits and shall bare the cost of all accompanying fees. All permits must be secured prior to the commencement of work.
- B2. Whenever a question arises regarding the specifications or drawings or any supplementary drawings or instructions of the Field Engineer, same shall be immediately brought to the attention of the Professional Engineer responsible for the design.
- B3. One copy of the approved construction plans and specifications furnished to the Contractor must be kept on the project site. All work and materials necessary for the completion of the work according to the intent and meaning of the Contract Documents, shall be furnished, performed and done in accordance with the specifications and plans. Any conflict or inconsistency between the plans and specifications, or any discrepancy between the figures and scale of drawings shall be submitted by the Contractor to the Engineer, whose decision thereon shall be final. The decision of the Engineer as to which specification will govern will be final.
- B4. The Contractor is responsible to construct the project in accordance with the contract documents. All proposed field changes must be approved in writing by the Professional Engineer responsible for the design (Project Manager, PE) prior to the construction of any field changes.
- B5. All information shown or noted for existing facilities, grades, roadways and materials is approximate. The Contractor shall be responsible to verify all information which may affect his work.
- B6. All disturbed shrubs, fencing, walkways, signs, mailboxes, driveways, etc., shall be restored to their original condition and to the satisfaction of the Engineer and/or the Owner. No separate payment shall be made for this restoration work unless same is clearly specified elsewhere in the construction documents. The Contractor shall take prudent measures to protect all existing property evidence (monuments, iron pipe, pins, etc.) during construction.
- B7. All property corners or monuments removed or damaged during construction shall be replaced by a NJ Licensed Land surveyor at no additional cost to the Owner.
- B8. Reconstructed curb shall be installed to match existing curb elevations and alignment unless otherwise specified on grading plans, profiles or cross sections. Separate payment will not be made for removal of existing curb in reconstructed areas. Payment for the removal of existing curb shall be included in the unit price bid for the Curb line item.
- B9. The Contractor shall sawcut and repair the pavement adjacent to newly constructed curb prior to proceeding on to subsequent stages of work. Curb trenches will not be left open overnight in areas where the roadway is to be opened to traffic. No separate payment will be given for such said sawcutting and restoration, the cost of which shall be included in the unit price bid for the Curb line item.
- B10. All asphalt material removed from the project must be transported to an approved recycling center and the tonnage certified to the Owner. No separate payment will be made for this work but shall be included in the various items in the proposal.
- B11. The Contractor shall be responsible for the disposal of all excess materials excavated, whatever nature, at his own expense. The Owner is not obligated to supply a disposal site. The Contractor must not deposit the excess materials within the municipal limits without express permission of the Professional Engineer. Excavated material may not be stored on site and shall be removed at the end of each day.
- B12. All excavated materials are to be disposed of in accordance with approved NJDOT/NJDEP methods and means, or transported at the direction of the Owner.
- B13. All disturbed areas outside the project limits or not intended to be included in this project, shall be restored to their original condition, and to the satisfaction of the Owner. No separate payment shall be made for this restoration, unless specified elsewhere.
- B14. The Contractor must provide a smooth sawcut edge in all cases where proposed pavement of whatever nature, concrete curbs or concrete sidewalks abut existing pavements, curbs or sidewalks. No separate payment will be made for sawcutting. The cost shall be included in the various items in the proposal.
- B15. The Contractor may discover that existing roadway may contain existing concrete base or cobble stone and shall make all necessary requirements for its removal where required. The cost for this work shall be included in the cost of Roadway Excavation, Unclassified.
- B16. The replacement of any sidewalk within the project area may require that sidewalk slabs be sawcut from the surrounding concrete walk. No specific payment for saw cutting will be made and therefore shall be included under prices bid for concrete sidewalk items in the proposal.
- B17. As part of this Contract, the Contractor is required to prepare the existing pavement and seal all cracks and joints per Section 404 of the NJDOT Specifications prior to resurfacing. This work shall include, but is not limited to, all labor, materials and equipment necessary to clean cracks prior to the installation of surface course and apply a sealant as outlined in the NJDOT Specification. Prior to commencement, the Contractor shall obtain approval from the Professional Engineer as to the intended methods and materials that will be used for this project. This item shall not be measured for payment, but the cost thereof shall be included in the unit price bids for the Hot Mix Asphalt Surface Course line item.
- B18. No construction, maintenance or utility work on, under or above the project road that will obstruct, interfere with and/or detour traffic on the road, shall be performed before the hour of 9:00 AM or after 4:00 PM. The Contractor's work hours shall conform to local Ordinance requirements.
- B19. All trenches in the existing pavement shall be saw cut. No separate payment will be made for saw cutting and the cost thereof shall be included under prices bid for various items in the proposal.
- B20. The Contractor shall be responsible for restoration and maintenance of all access driveways at all times during construction at no additional cost to the Owner.
- B21. All sediment and soil erosion control practices are to be installed in conformance with Soil Conservation District standards prior to any major soil disturbances. All work shall be completed in proper sequence and all erosion control devices shall be maintained until permanent protection is established.
- B22. Contractor shall maintain access to all properties at all times during construction.
- B23. The Contractor shall take all necessary measures to maintain dust control as required or directed by the Professional Engineer. All vehicles shall be clean and all roadways shall be maintained as directed by the Field Engineer.
- B24. Contractor shall keep the site clean at all times and sweep the street at the end of each work day.
- B25. All material encountered within the work zone area that must be removed to construct the project as directed by the Field Engineer, shall be included in the unit price bid for Clearing Site. This is inclusive of but not limited to the removal of all curbed edging and concrete gutter.
- B26. All trees are to be saved and protected from harm during construction with the exception of the trees marked with an X on the construction plans. If any trees are damaged during construction, the Contractor will be responsible for the removal and replacement as determined by the Municipality.
- B27. All trees to be removed shall be marked by the Contractor and approved by the Owner before any tree removal commences. Each Tree designated for removal shall be completely removed, except for stumps that cannot be removed by grubbing which shall be grinded to twelve (12) inches below the existing ground surface.
- B28. The Contractor shall install protective blocking, bracing or sheeting to support any exposed gas, water, sanitary, telecommunications, or electric utilities in accordance with the respective utility company's regulations.
- B29. The Contractor shall be responsible for tapering proposed work to meet existing conditions in a uniform manner.

C. Utility Permits

- C1. Prior to the start of construction, the Contractor shall have all underground utilities located and physically marked out within the limits of the project (call 1-800-272-1000). The Contractor shall provide test holes in areas of possible conflict to verify the depth and location of the utility. No separate payment shall be made for delays that may be necessary to relocate utilities or the proposed location of underground utilities. No separate payment will be made for test pits but the cost shall be included in the various items in the proposal.
- C2. Location and depth of existing utilities are only indicated to bring attention to possible conflicts. Any damage to utilities shall be the sole responsibility of the Contractor and all costs for repairs shall be borne by the Contractor.
- C3. Any damage to utilities shall be the sole responsibility of the Contractor and all costs for repair shall be borne by the Contractor. All disturbed or damaged walkways, signs, curbing, trees, hydrants, utilities, paved surfaces, driveways, building facades, etc. shall be restored to their original condition and to the satisfaction of the Owner. No separate payment will be made for this restoration unless specified elsewhere in the Contract.
- C4. The locations of utilities shown are approximate. The Contractor is responsible for verifying the exact locations of the utilities prior to the start of construction.
- C5. All gas and water valves and various manholes to remain shall be reset to finish grade.
- C6. The Contractor shall coordinate his work with the public utility companies. Electric, telephone, gas & cable utility manhole castings and valve box covers shall be reset by the respective utility companies.
- C7. Private utility companies must be contacted by the Contractor so that privately owned castings will be reset as required.
- C8. Water service valve boxes, gas service valve boxes, junction boxes, electric boxes, basement vault doors and all other appurtenances located in the sidewalk area shall be reset to the new sidewalk elevation. The cost for resetting any and all of these castings shall not be paid separately but shall be included in the various concrete sidewalk line items in the proposal.
- C9. The Contractor is responsible for accurately locating existing traffic signal loop detector and leads. The Contractor will only be compensated for the replacement of loop detectors and leads which have been removed at the direction of the Professional Engineer. The Contractor shall not remove loop detectors and leads unless he is directed to do so by the Professional Engineer.
- C10. Trenches shall be backfilled without delay. Open excavations shall be kept to a minimum and made safe at all times. All trenches shall be adequately compacted by approved methods and with materials approved by the Field Engineer. Any trench settlement shall be immediately brought to grade and temporary paving shall be placed where required. No trench (including curbs) shall be left open overnight.
- C11. The Contractor shall provide and maintain temporary ramps around all exposed utility castings, both public and private which have been uncovered during construction.

D. Drainage

- D1. The Contractor is responsible to clean and maintain all existing drainage structures prior to the start of construction within the project limits.
- D2. All existing storm sewer pipes within project limits must be cleaned by the Contractor after completion of construction. The cost for cleaning shall not be paid separately but shall be included in the various drainage items in the proposal.
- D3. All roof leaders and curb drains are to remain free flowing, during construction.
- D4. All roof drain pipes in curb/sidewalk area to be maintained and reconnected, and shall be extended under the sidewalk and through the curb.
- D5. All inlets, manholes and vault castings to be reset shall be reset to the proposed finished grade as directed by the Field Engineer. These castings must be reset flush to the proposed grade and the new pavement shall not be mounded up or feathered down to meet these castings. All castings reset to the improper grade or not to the satisfaction of the Field Engineer shall be reset to the new grade at no additional expense to the Owner.
- D6. Existing grates are the property of the Municipality or utility authority and will be delivered, at no additional cost to the Owner, to the local Department of Public Works or utility authority yard. Payment will not be made for new grates unless the existing grates are returned to the Owner.
- D7. All open drainage excavations shall be backfilled at the end of each day and protected from pedestrian and vehicular traffic.
- D8. The Contractor will be responsible for maintaining positive drainage during and after construction. If a situation arises where water will pond at a particular location, the Professional Engineer responsible for the design must be notified immediately in order to make corrective measures in writing.
- D9. The Contractor is fully responsible for verifying that all proposed storm sewer connections are to the existing storm sewer systems.

E. Traffic Control

- E1. The Contractor shall be responsible for coordination of traffic control measures.
- E2. Maintenance and Protection of Pedestrian Traffic Control must conform to NJDOT and MUTCD standards along with the requirements of the municipality. Police Traffic Directors shall be coordinated with the municipality, as needed.
- E3. The Contractor shall be responsible to prepare a detour plan as needed or required by the Owner and/or local Police department for review and approval prior to starting work.
- F. SIGNS
- F1. ANY SIGNS LOCATED WITHIN THE SIDEWALK AREAS SHOULD BE RESET/RELOCATED IN ACCORDANCE WITH THE STANDARD NJDOT STANDARD DETAILS. SEPARATE PAYMENT WILL NOT BE MADE FOR RESETTING OBJECTS LOCATED IN THE SIDEWALK. THE COST SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE REPLACEMENT OF SIDEWALKS, UNLESS PAYMENT FOR SUCH WORK IS SPECIFIED IN THE PROPOSAL.
- F2. THE CONTRACTOR SHALL RELOCATE/RESET SIGNS AS SHOWN ON THE PLANS OR DIRECTED BY THE PROFESSIONAL ENGINEER. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK BUT THE COST SHALL BE INCLUDED IN THE VARIOUS ITEMS IN THE PROPOSAL.
- F3. SIGNS FOR PARKING PROHIBITION MUST BE POSTED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE, OBTAIN AND PLACE SIGNS AS DIRECTED BY THE OWNER.
- G. SURVEY
- G1. LAYOUT OF ALL WORK SHALL BE ADJUSTED IN THE FIELD TO MEET SITE CONDITIONS AS APPROVED IN WRITING BY THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN.
- G2. THE CONTRACTOR IS RESPONSIBLE TO LAYOUT ALL NEW WORK PRIOR TO CONSTRUCTION FOR FIELD ENGINEER'S APPROVAL. ANY LOCATIONS NOT APPROVED BY THE FIELD ENGINEER AND INSTALLED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AS PER THE FIELD ENGINEER'S INSTRUCTIONS AT NO ADDITIONAL COST TO THE OWNER.
- G3. ALL LAYOUT WORK SHALL BE DONE BY A NEW JERSEY LICENSED LAND SURVEYOR.
- G4. ALL EXISTING LOCATIONS TAKEN FROM A SURVEY PREPARED BY NEGLIA ENGINEERING ASSOCIATES.

A. TREES

- H1. CONTRACTOR MUST RETAIN A CERTIFIED TREE EXPERT FOR TREE EVALUATION WHERE NECESSARY. NO ADDITIONAL PAYMENT WILL BE MADE FOR TREE EXPERT; PRICE TO BE INCLUDED IN SITE CLEARING.
- H2. ALL TREES THAT HAVE ROOTS THAT ENCROACH INTO THE PROPOSED CURBS OR PAVEMENT AND ARE TO BE SAVED SHALL BE EVALUATED BY THE CONTRACTOR'S CERTIFIED TREE EXPERT. ALL EVALUATIONS SHALL BE IN WRITING AND SHALL ACCURATELY IDENTIFY THE TREE IN QUESTION BY STATION AND OFFSET (LEFT OR RIGHT) ALL EVALUATIONS SHALL BE SUBMITTED TO THE PROFESSIONAL ENGINEER FOR REVIEW AND CONSULTATION WITH THE MUNICIPALITIES TREE EXPERTS PRIOR TO CUTTING ANY ROOTS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK BUT THE COST THEREOF SHALL BE INCLUDED IN THE CLEARING SITE ITEM.
- H3. TREES THAT ARE TO BE SAVED, WHERE IT IS DETERMINED THAT ROOT CUTTING MAY SEVERELY DAMAGE THE TREE, SHALL HAVE A CURB BREAK AND STEEL CURB FACE PLATES INSTALLED AS SHOWN ON THE DETAILS.
- H4. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY EVALUATION OF ALL TREES AND THERE WILL NOT BE CHANGE ORDERS FOR DELAYS RESULTING FROM ROOT CUTTING.
- H5. IN AREAS WHERE THE ROOTS ENCROACH INTO THE CURB LINE, THE FULL PAVEMENT SECTION SHALL BE REMOVED PRIOR TO REMOVING THE CURB. THEN THE EXISTING CURB SHALL BE REMOVED BY PULLING IT AWAY FROM THE TREE TOWARDS THE ROADWAY TO MINIMIZE ROOT DAMAGE DURING THE REMOVAL OF THE EXISTING CURB. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS WORK BUT THE COST THEREOF SHALL BE INCLUDED IN THE CLEARING SITE LINE ITEM.
- J. ADA REQUIREMENTS
- J1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR COMPLYING WITH NJDOT AND ADA REQUIREMENTS RELATED TO THE INSTALLATION OF HANDICAP ACCESSIBLE RAMPS AND THE ASSOCIATED SLOPES. THE RAMPS AND ALIGNMENTS ILLUSTRATED ON THESE PLANS SHALL BE USED FOR SCHEMATIC PURPOSES ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROPER CONSTRUCTION AND ALIGNMENT IN THE FIELD.
- J2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROPOSED DROP CURB RAMPS MEET CURRENT NJDOT AND ADA STANDARDS, THOSE RAMPS THAT DO NOT MEET STANDARDS, ONCE CONSTRUCTED, SHALL BE REPLACED TO MEET SAID STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
- J3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXTENT OF IMPROVEMENTS REQUIRED FOR THOSE RAMP LOCATIONS IDENTIFIED AND COMPLETING SAID WORK TO ENSURE RAMPS ARE IN CONFORMANCE WITH CURRENT NJDOT AND ADA STANDARDS.
- J4. CONTRACTOR SHALL NOT BEGIN SITE CLEARING OPERATIONS ON A RAMP UNTIL HE VERIFIES THAT RAMP CAN BE CONSTRUCTED TO COMPLY WITH APPLICABLE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS TO A RAMP SHOULD HE PROCEED WITH DEMOLITION PRIOR TO CONFIRMATION OF CONSTRUCTABILITY AT NO ADDITIONAL COST TO THE OWNER.

STANDARD PLAN LEGEND

EXISTING CONDITIONS

W	WATER VALVE	INLET
GV	GAS VALVE	JUNCTION BOX
CO	CLEAN OUT	UTILITY POLE
M	MANHOLE	FIRE HYDRANT
SM	SANITARY MANHOLE	CURB LINE
DM	DRAINAGE MANHOLE	DEPRESSED CURB
T	TREE	RAILROAD TIE CURB OR WALL
S	SHRUB	GAS MAIN
RD	ROOF DRAIN AT CURB	WATER MAIN
EP	EDGE OF PAVEMENT	UNDERGROUND ELECTRIC LINE
LSA	LANDSCAPED AREA	UNDERGROUND TELEPHONE LINE
		UNDERGROUND FIBER OPTIC LINE
		SANITARY SEWER - STORM PIPE

PROPOSED CONDITIONS

- RESET VALVES & CLEANOUTS
- PROPOSED VALVES
- PROPOSED CLEAN OUT
- RESET MANHOLE CASTING
- RECONNECT ROOF DRAIN
- RESET INLET
- PROPOSED INLET
- PROPOSED DEPRESSED CURB
- PROPOSED CURB
- LIMIT OF CONSTRUCTION
- FLOW ARROW
- TREE REMOVAL
- L.O.C. LIMIT OF CONSTRUCTION
- TBR TO BE REMOVED

PROPOSED HATCHING

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

PAVEMENT MARKING STANDARD

UNLESS OTHERWISE SHOWN, PAVEMENT MARKINGS SHOULD CONFORM TO THE FOLLOWING:

CENTER LINES _____ 4" WIDE DOUBLE YELLOW LINE

LANE LINE _____ 4" WIDE WHITE LINE

CROSSWALK LINES _____ 6" WIDE WHITE LINE

STOP LINE _____ 24" WIDE WHITE LINE

HATCHING _____ 24" WIDE WHITE LINE

PARKING STALL _____ 4" WIDE WHITE LINE

HANDICAP STALL _____ 4" WIDE BLUE LINE

NOTE:
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CONSTRUCTION NOTES

- TRENCHES OR AREAS EXCAVATED ARE TO BE BACK FILLED WITH SUITABLE MATERIAL AND TOPPED WITH QUARRY PROCESS STONE AT THE END OF EACH WORKING DAY.
- THE 2019 NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED AND ADDED TO HEREIN, SHALL GOVERN IN THIS CONTRACT AND CONSTRUCTION.
- ANY MATERIAL THAT MAY BE DISTURBED DURING THE REMOVAL AND REPLACEMENT TO EXISTING SIDEWALKS, MUST BE RETURNED TO ITS ORIGINAL CONDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAPERING PROPOSED WORK TO MEET EXISTING CONDITIONS IN A UNIFORM MANNER.
- TOPSOILING & SEEDING, WILL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL THE NECESSARY APPROVALS FROM ALL FEDERAL, STATE, AND COUNTY GOVERNING AGENCIES, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT THE TREES WHICH ARE IN CLOSE PROXIMITY TO THE WORK, AND ARE NOT TO BE REMOVED. SEE TREE PROTECTION DETAIL FOR PROPER IMPLEMENTATION OF PROTECTION MEASURES.
- THE CONTRACTOR SHALL INSTALL PROTECTIVE BLOCKING, BRACING OR SHEETING TO SUPPORT ANY EXPOSED UTILITY IN ACCORDANCE WITH RESPECTIVE GAS COMPANY REGULATIONS.
- THE LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL DIG TEST PITS AT ALL CROSSINGS TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION FOOTPRINT WHERE INDICATED HEREIN.

DEMOLITION PLAN NOTES

- BEFORE THE DEMOLITION WORK IS STARTED, CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, AND COUNTY JURISDICTIONS FOR ALL PHASES AND OPERATIONS OF THE WORK.
- BURNING DEBRIS IS PROHIBITED.
- THE USE OF EXPLOSIVES IS PROHIBITED.
- PROTECT UTILITIES DURING THE WORK OF THIS SECTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND STATUS OF ALL UTILITIES WITHIN AND SURROUNDING THE DEMOLITION LIMITS.
- REMOVE AND DISPOSE OF CONCRETE AND BITUMINOUS SIDEWALK, WALLS, FENCES, DECKING, TREES, SHRUBS, HEDGES, BRUSH, STUMPS, ROOTS, DIRT, STONE, DEBRIS, SURPLUS MATERIALS AND RUBBISH, AS SHOWN OR OTHERWISE DIRECTED. PAVERS SHALL BE CAREFULLY REMOVED AND STOCKPILED FOR REINSTALLATION.
- REMOVE CURBS, DECKING, SLABS ON GRADE, AND FENCES AS SHOWN OR DIRECTED OTHERWISE.
- REPAIR ANY AND ALL DAMAGES OR INJURY TO THE ADJOINING PROPERTIES CAUSED BY THE WORK AND LEAVE THE PROPERTIES IN AS GOOD CONDITION AS BEFORE WORK WAS STARTED. THE CONTRACTOR SHALL RELIEVE THE OWNER OF ALL RESPONSIBILITY FOR ANY CLAIMS DUE TO SUCH INJURY AND SHALL DEFEND ANY ACTION BROUGHT BY REASON THEREOF.
- IF SO DIRECTED, THE CONTRACTOR SHALL THOROUGHLY WET THE WORK TO PREVENT DUST.
- PROTECT TREES NOT DESIGNATED FOR REMOVAL AS SHOWN ON THE PLANS. SEE TREE PROTECTION DETAIL FOR IMPLEMENTATION OF PROTECTION MEASURES.
- REMOVE DEMOLITION DEBRIS AND EXCESS FILL FROM THE PROJECT SITE AS SOON AS PRACTICABLE, EVERYDAY.
- TRANSPORT DEMOLITION DEBRIS AND EXCESS FILL TO DESIGNATED DISPOSAL AREA AS SOON AS PRACTICABLE. GRADE DISPOSAL AREAS TO ADJACENT CONTOURS AND SLOPE TO DRAIN.
- DO NOT STORE, SELL, OR BURN MATERIALS ON COUNTY PROPERTY.
- THE REMOVAL AND DISPOSAL OF MATERIALS AND DEBRIS ACCUMULATED BY CLEARING SITE IS REGULATED UNDER THE SOLID WASTE MANAGEMENT ACT (N.J.S.A. 13:1 E-1) AND IS GOVERNED BY NJAC 7:26 ET SEQ. THE CONTRACTOR SHALL DISPOSE OF THE MATERIAL AND DEBRIS ACCORDING TO THE SOLID WASTE MANAGEMENT PLAN DEVELOPED BY THE SOLID WASTE MANAGEMENT DISTRICT OF ORIGIN. PROPER DOCUMENTATION FROM THE DISPOSAL FACILITY SHALL BE SUBMITTED TO THE ENGINEER.
- ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS.
- VARIOUS UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE OR EXACT. THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY WORK OR EXCAVATION TO REQUEST A FIELD MARK OUT OF EXISTING UTILITIES. THE CONTRACTOR MUST CALL 1800-242-1000 BEFORE COMMENCEMENT OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL ON SITE UTILITIES PRIOR TO START OF DEMOLITION WORK.
- CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL BY THE OWNERS ENGINEER A PLAN DETAILING THE LOCATIONS OF THE TEMPORARY FENCING, GATES, BARRICADES AND OTHER ITEMS REQUIRED TO SECURE THE DEMOLITION WORK AREA AND TO PROTECT THE PUBLIC.

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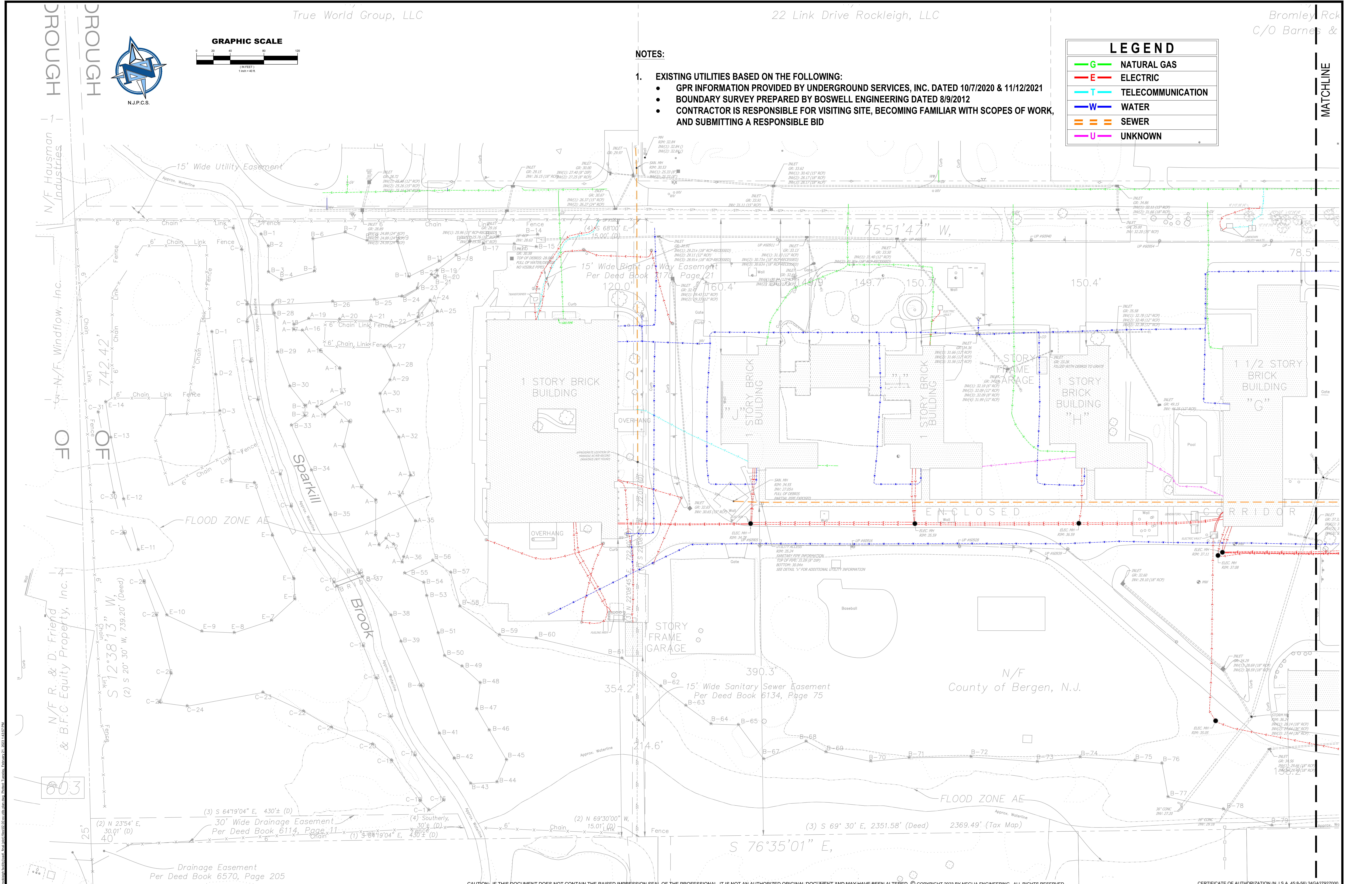
DAVID JUZMESKI, P.E., P.P.
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PROFESSIONAL PLANNER
N.J. LICENSE NO. 6154

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N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER
N.J. LICENSE NO. 33100569800

**GENERAL NOTES AND STANDARD LEGEND
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY NEW JERSEY**

DRAWN BY: CHECKED BY: PROJECT NO: SHEET NO: 1.01
DESIGNED BY: SCALE: N.T.S. BCPWCTY20.011
FIELD BOOK NO.: DATE: FEBRUARY 11, 2023



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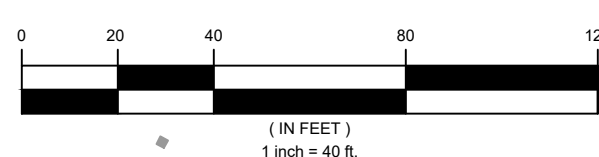
PROFESSIONAL PLANNER
N.J. LICENSE NO. 3310059860

EXISTING UTILITIES PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY
NEW JERSEY

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FIELD BOOK NO.	PAGE	DATE: FEBRUARY 11, 2023	

N.J.P.C.S.

GRAPHIC SCALE



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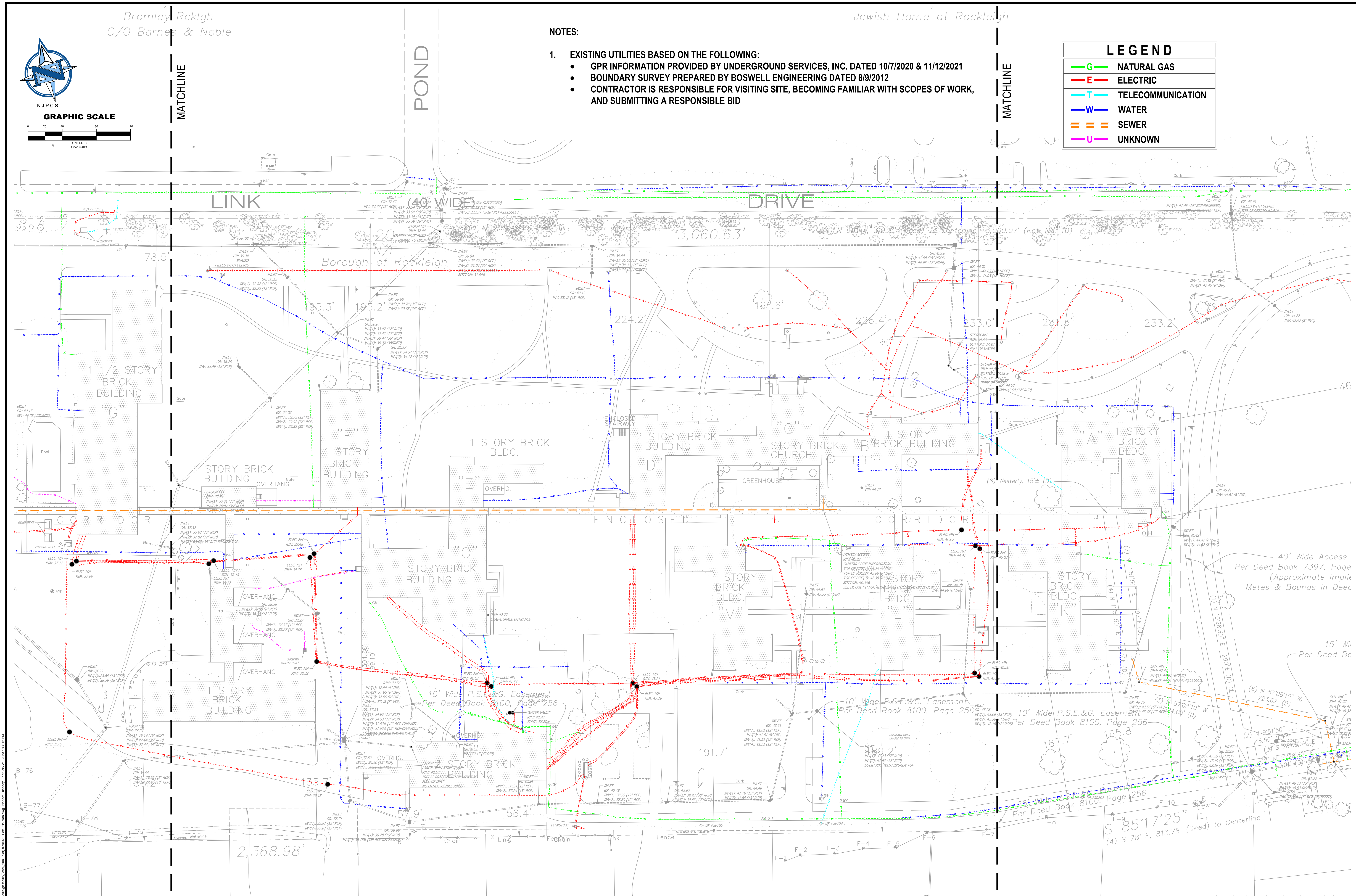
NOTES:

1. **EXISTING UTILITIES BASED ON THE FOLLOWING:**
- GPR INFORMATION PROVIDED BY UNDERGROUND SERVICES, INC. DATED 10/7/2020 & 11/12/2021
 - BOUNDARY SURVEY PREPARED BY BOSWELL ENGINEERING DATED 8/9/2012
 - CONTRACTOR IS RESPONSIBLE FOR VISITING SITE, BECOMING FAMILIAR WITH SCOPES OF WORK, AND SUBMITTING A RESPONSIBLE BID

MATCHLINE

LEGEND

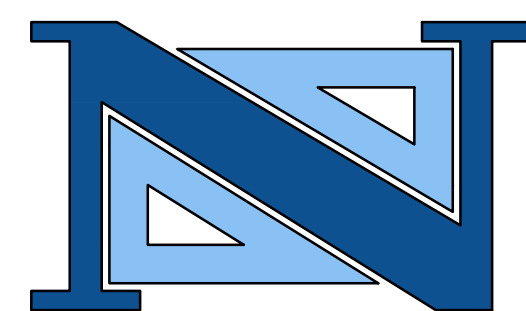
- | | |
|--|--------------------------|
| G | NATURAL GAS |
|  E | ELECTRIC |
|  T | TELECOMMUNICATION |
|  W | WATER |
|  = | SEWER |
|  U | UNKNOWN |



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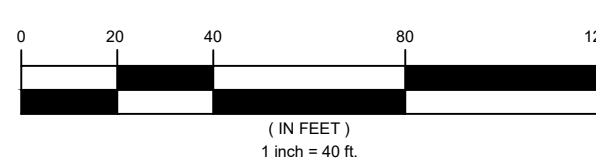
MICHAEL J. NEGLIA, P.E., P.L.S., P.P.
PROFESSIONAL ENGINEER PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER

EXISTING UTILITIES PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY NEW JERSEY

DRAWN BY: .	CHECKED BY: .	PROJECT NO: .	SHEET NO: .
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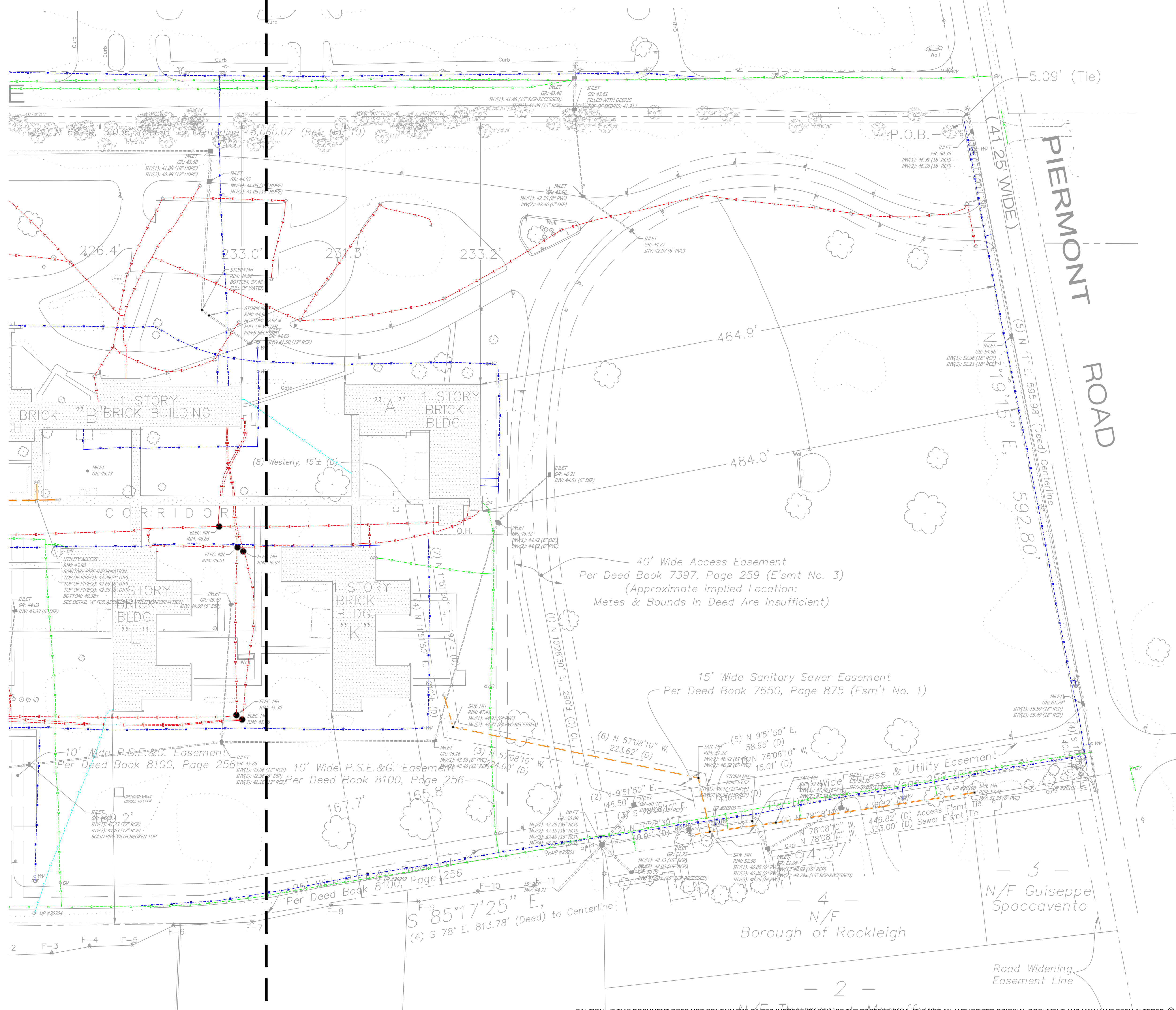
MATCHLINE

LEGEND

G	NATURAL GAS
E	ELECTRIC
T	TELECOMMUNICATION
W	WATER
S	SEWER
U	UNKNOWN

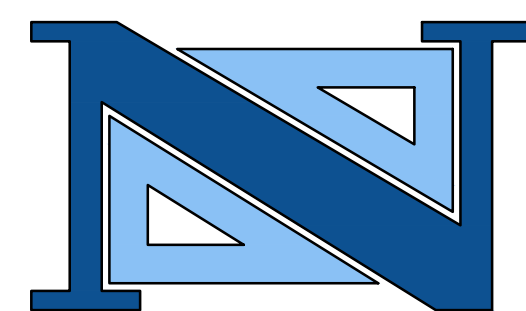
NOTES:

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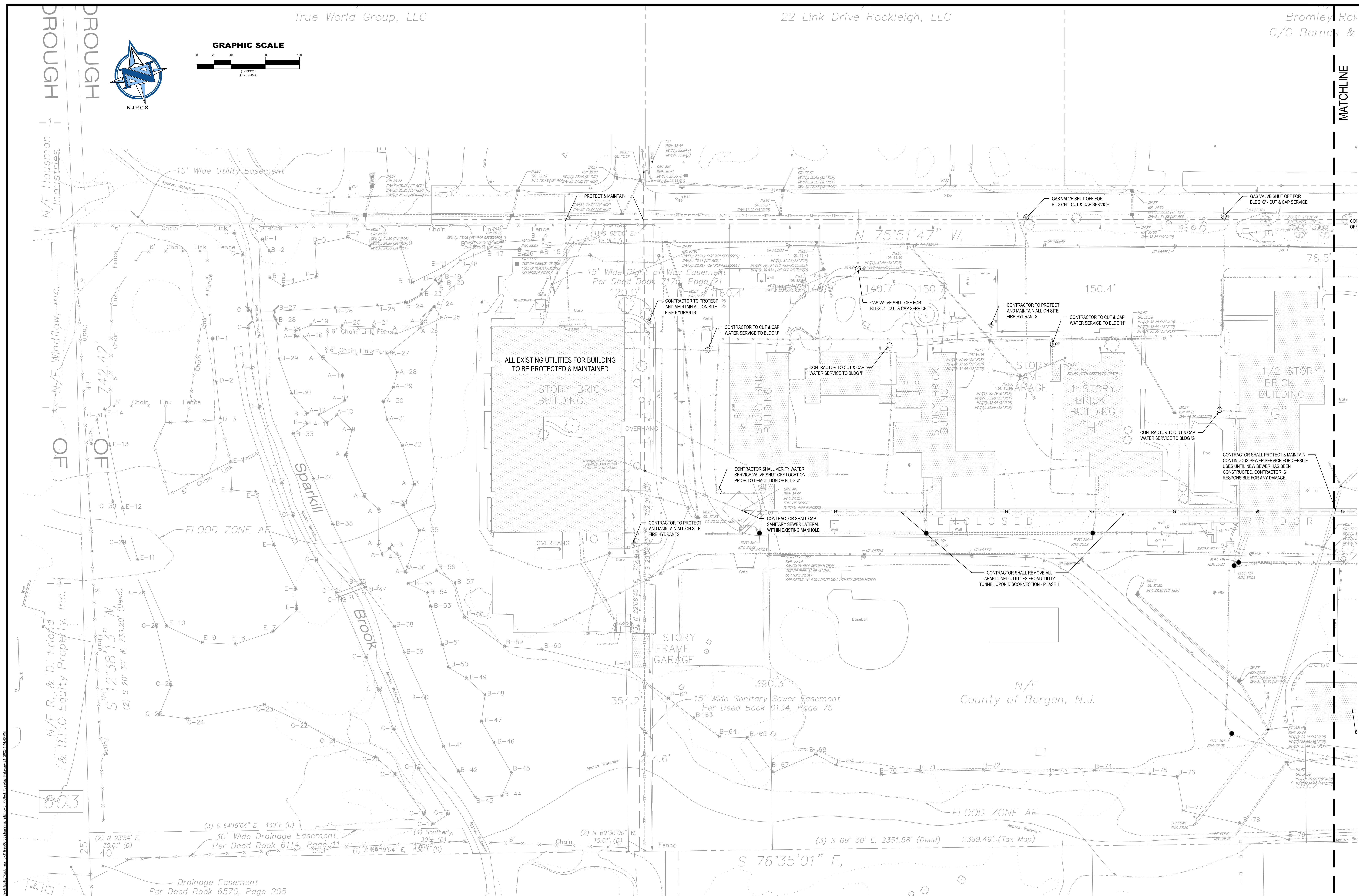
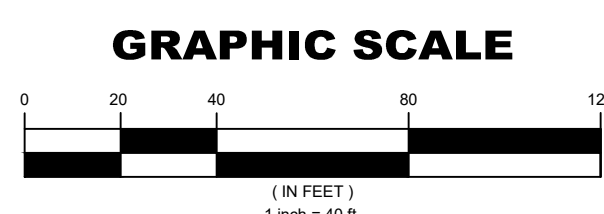
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 38604

PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38604

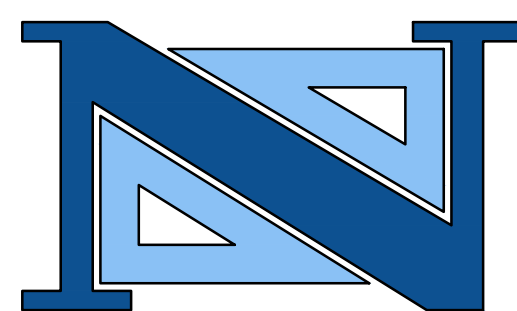
PROFESSIONAL PLANNER
N.J. LICENSE NO. 3310059680

EXISTING UTILITIES PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
NEW JERSEY

DRAWN BY:	CHECKED BY:	PROJECT NO:	SHEET NO:
DESIGNED BY:	SCALE: 1"=40'	BCPWCTY20.011	2.02
FIELD BOOK NO:	PAGE:	DATE: FEBRUARY 11, 2023	



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PHASE I UTILITY PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY NEW JERSEY

DRAWN BY :	CHECKED BY :	PROJECT NO :	SHEET NO :
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FIELD BOOK NO :	19428	DATE : FEBRUARY 21, 2021	



POND

DRIVE

MATCHLINE

LINK

Borough of Rockleigh

INV(1): 41.08 (18" HDPE)
INV(2): 40.98 (12" HDPE)

STORY BRICK WATER VALVE TEMPORARY SHUT TO
BUILDING CUT & CAP SERVICE TO BLDG 'F'

1 STORY BRICK
BLDG.

2 STORY BRICK BUILDING

RY BRICK "B" RE

”A

ENCLOSURE

CORRIDOR

CONTRACTOR TO VERIFY
OF CONTINUOUS LOOP
THE FIELD PRIOR TO C

Book 8100, Page 2

24.00' (D) W,

	2.368.98
--	----------

CONTRACTOR TO COORDINATE
COMMUNICATION DISCONNECTION
APPROPRIATE UTILITY PURVEYORS

F-5

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000



PROFESSIONAL PLANNER
N.J. LICENSE NO. 6154

A PROJECT OF

PROFESSIONAL ENGINEER
N.J. LICENSE NO. 38604

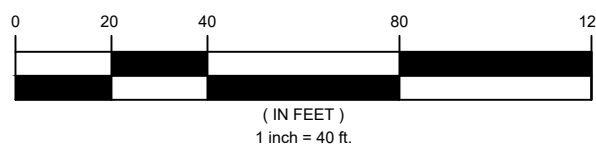
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38604

PROFESSIONAL PLANNER
N.J. LICENSE NO. 33LI0056980

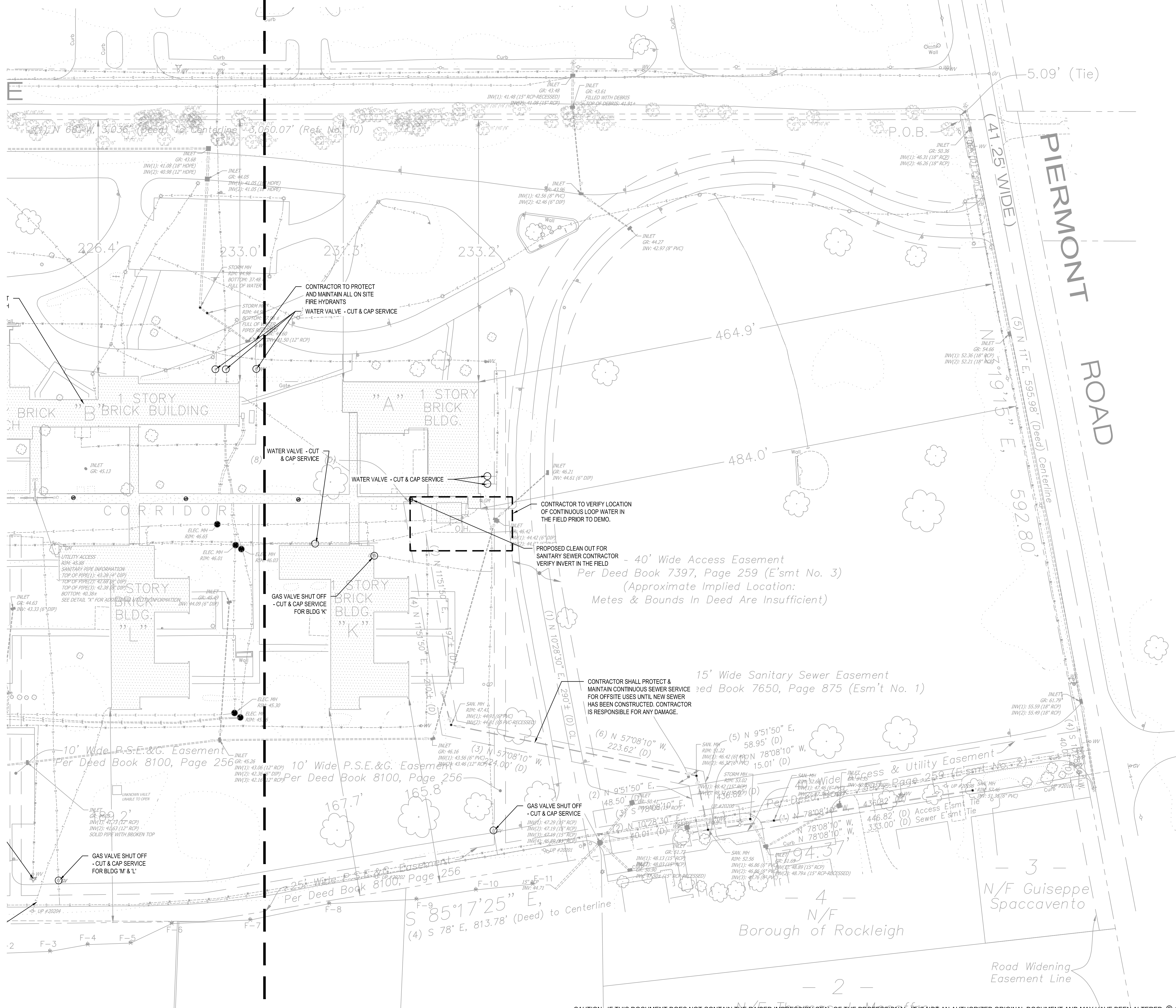
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FIELD BOOK NO.: .	PAGE: .	DATE: FEBRUARY 21, 2023	



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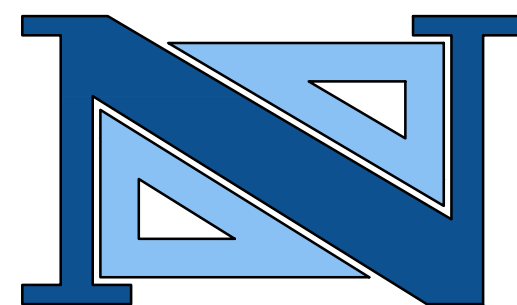
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NO.	DATE	DESCRIPTION	DRAWN	DESIGNED



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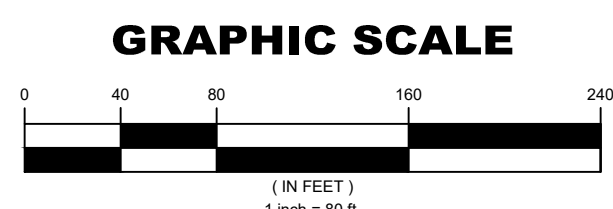
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PHASE I UTILITY PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
NEW JERSEY

DRAWN BY: CHECKED BY: PROJECT NO: BCPWCTY20.011 SHEET NO: 3.02
DESIGNED BY: SCALE: 1"=40' DATE: FEBRUARY 11, 2023
FIELD BOOK NO: PAGE:



– 2 –

N/F
22 Link Drive Rockleigh, LLC

— 1 —

Bromley Rcklgh
C/O Barnes & Noble

- 1 -

N/F
Jewish Home at Rockleigh



N/F
18 Paris Ave, LLC

N/F
Girolamo Puccio Sr. &
Girola Frederick

N/F
217 68th St., LA

N/F
Edward & Lorraine

	N/f
e	Robert J. Le

N/F
Irene Nagy

N/f
Robert & Lorraine

N/F
Robert B. Delehanty

N/f
Nicholas G. Photiadis

N/F
Gaetano & Maria

N/f
Harry &

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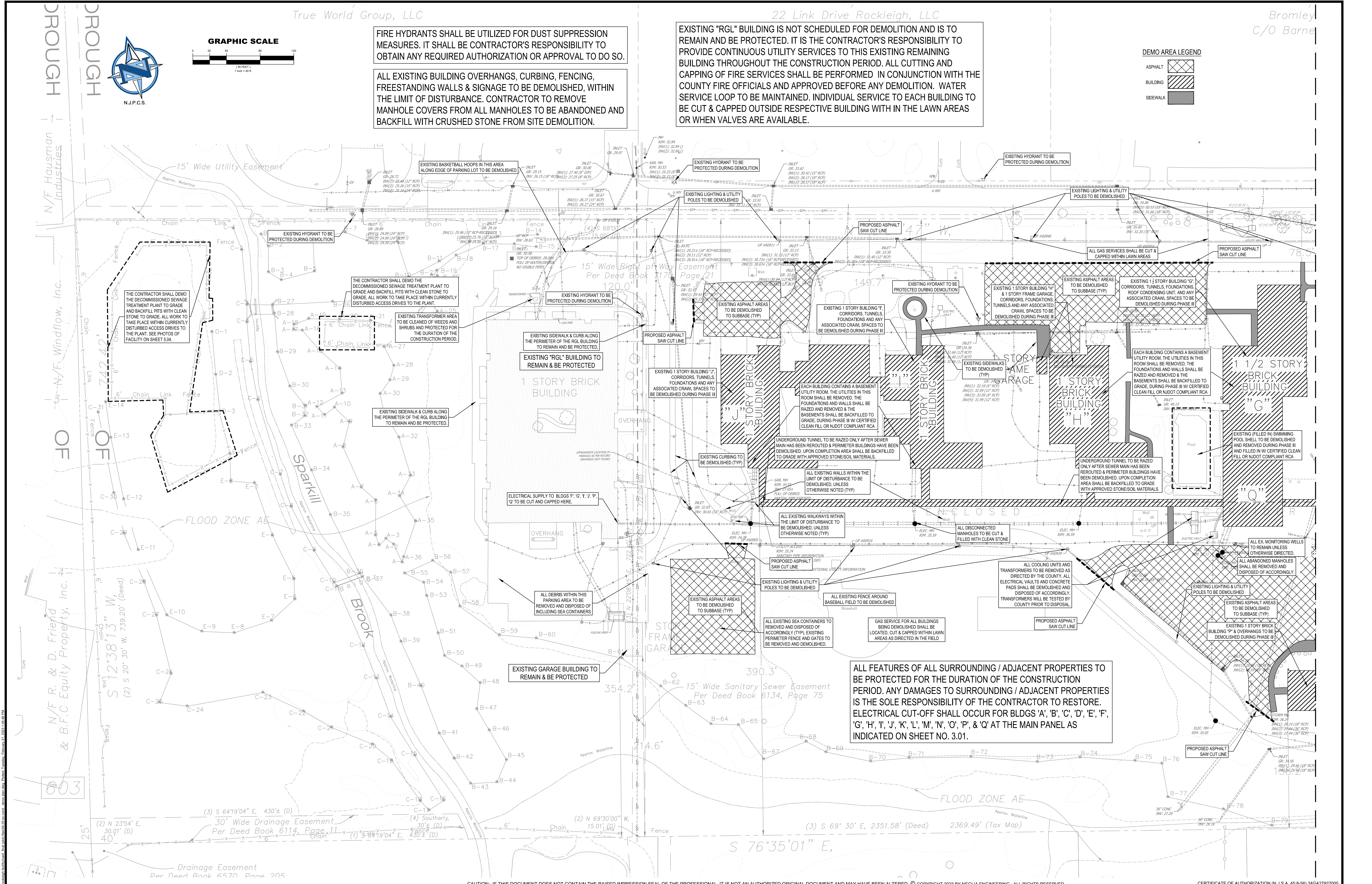


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FIFTH REVIEW NO. :	DATE :	DATE PREPARED BY :	DATE :

3.03



NO.	DATE	REVISIONS

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N.J. LICENSE NO. 38604

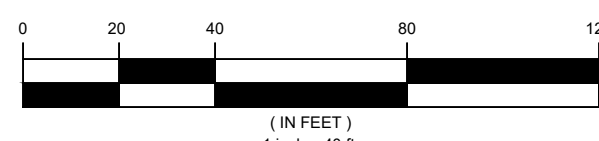
PROFESSIONAL PLANNER
N.J. LICENSE NO. 33100569800

EXISTING CONDITIONS & PHASE II DEMOLITION PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY
NEW JERSEY

DRAWN BY: CHECKED BY: PROJECT NO: BCPWCTY20.011 SHEET NO: 4.00
DESIGNED BY: SCALE: 1"=40' DATE: FEBRUARY 11, 2023
FIELD BOOK NO: PAGE:



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MATCHLINE

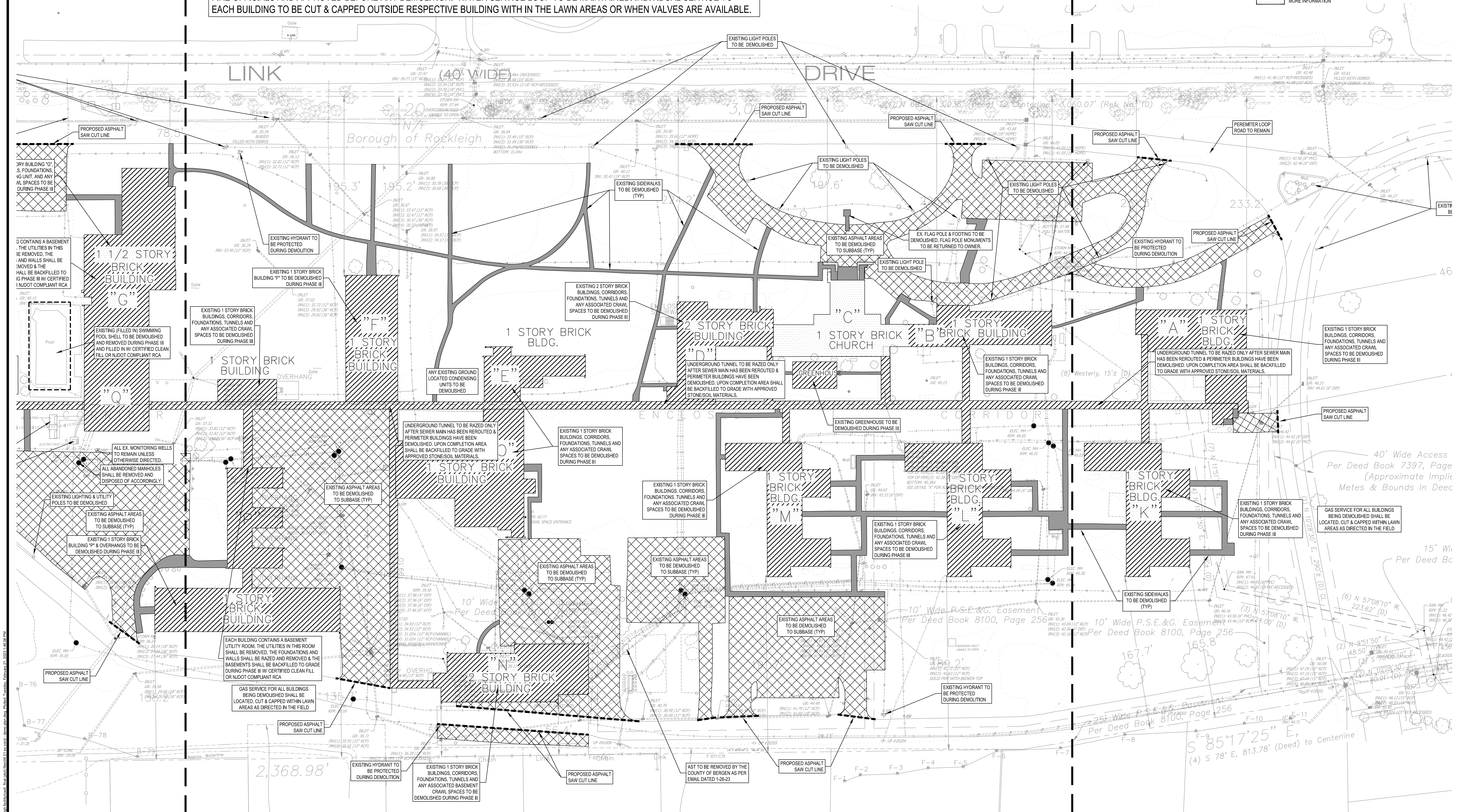
ALL EXISTING BUILDING OVERHANGS, CURBING, FENCING, FREESTANDING WALLS & SIGNAGE TO BE DEMOLISHED, WITHING THE LIMIT OF DISTURBANCE. CONTRACTOR TO REMOVE MANHOLE COVERS FROM ALL MANHOLES TO BE ABANDONED AND BACKFILL WITH CRUSHED STONE FROM SITE DEMOLITION.

EXISTING "RGL" BUILDING IS NOT SCHEDULED FOR DEMOLITION AND IS TO REMAIN AND BE PROTECTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONTINUOUS UTILITY SERVICES TO THIS EXISTING REMAINING BUILDING THROUGHOUT THE CONSTRUCTION PERIOD. ALL CUTTING AND CAPPING OF FIRE SERVICES SHALL BE PERFORMED IN CONJUNCTION WITH THE COUNTY FIRE OFFICIALS AND APPROVED BEFORE ANY DEMOLITION. WATER SERVICE LOOP TO BE MAINTAINED. INDIVIDUAL SERVICE TO EACH BUILDING TO BE CUT & CAPPED OUTSIDE RESPECTIVE BUILDING WITH IN THE LAWN AREAS OR WHEN VALVES ARE AVAILABLE.

DEMO AREA | LEGEND

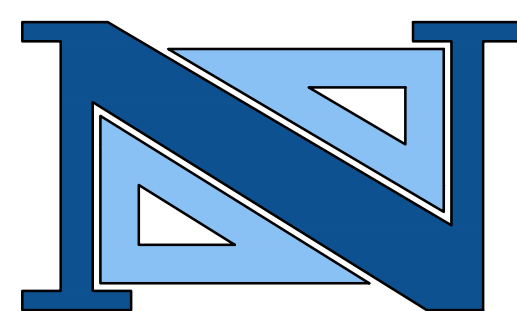


PHASE III SEE SHEET 4.03 FOR MORE INFORMATION



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N.J. LICENSE NO. 46751 N.J. LICENSE NO. 6154

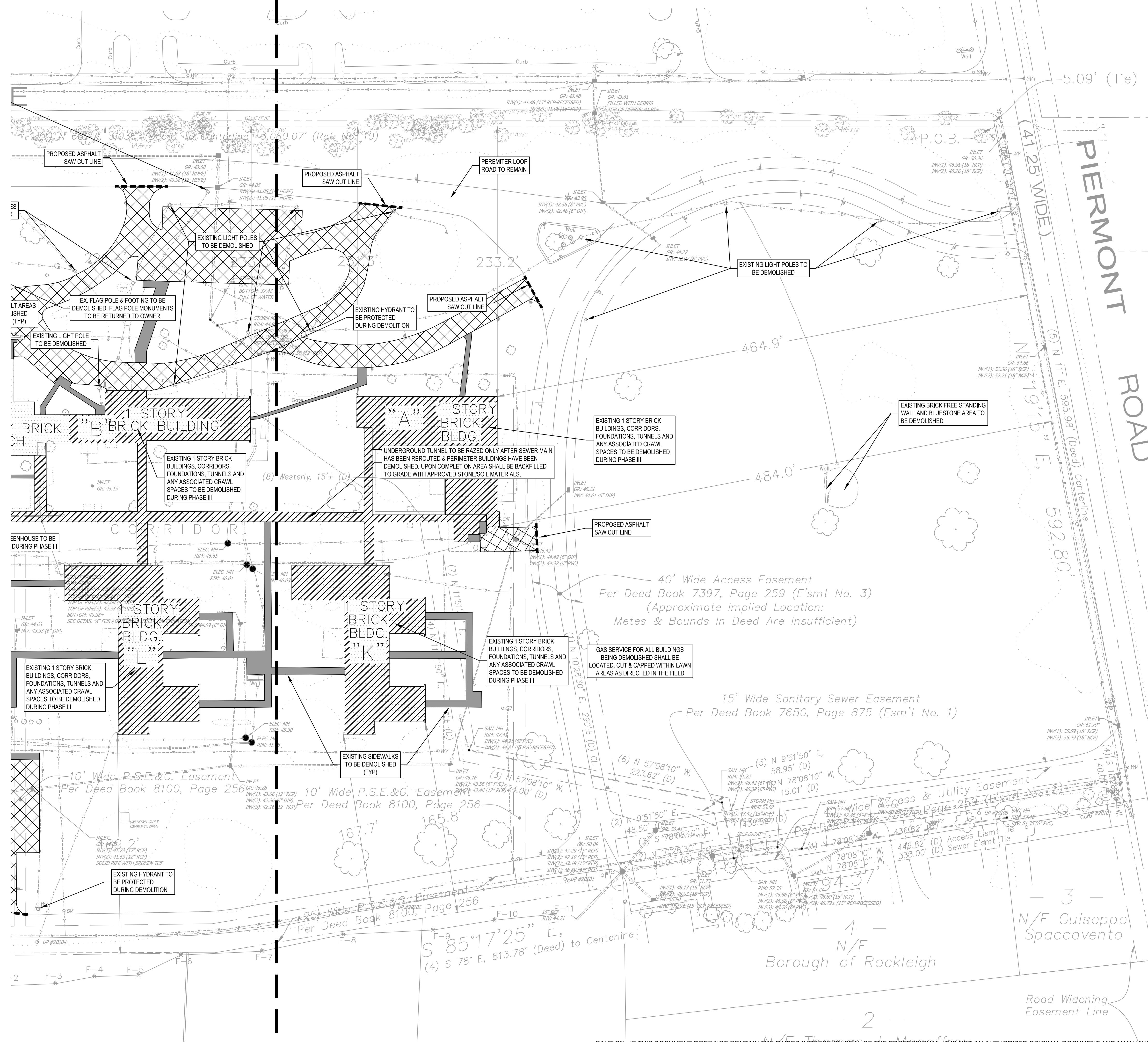
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34 PARK AVENUE
LYNDHURST
NEW JERSEY

MICHAEL J. NEGLIA, P.E., P.L.S., P.P.

PROFESSIONAL ENGINEER PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER
N.J. LICENSE NO. 38604 N.J. LICENSE NO. 38604 N.J. LICENSE NO. 3310056900

**EXISTING CONDITIONS & PHASE II DEMOLITION PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY NEW JERSEY**

DRAWN BY: .	CHECKED BY: .	PROJECT NO: .	SHEET NO: .
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N.J. LICENSE NO. 46751 N.J. LICENSE NO. 6154

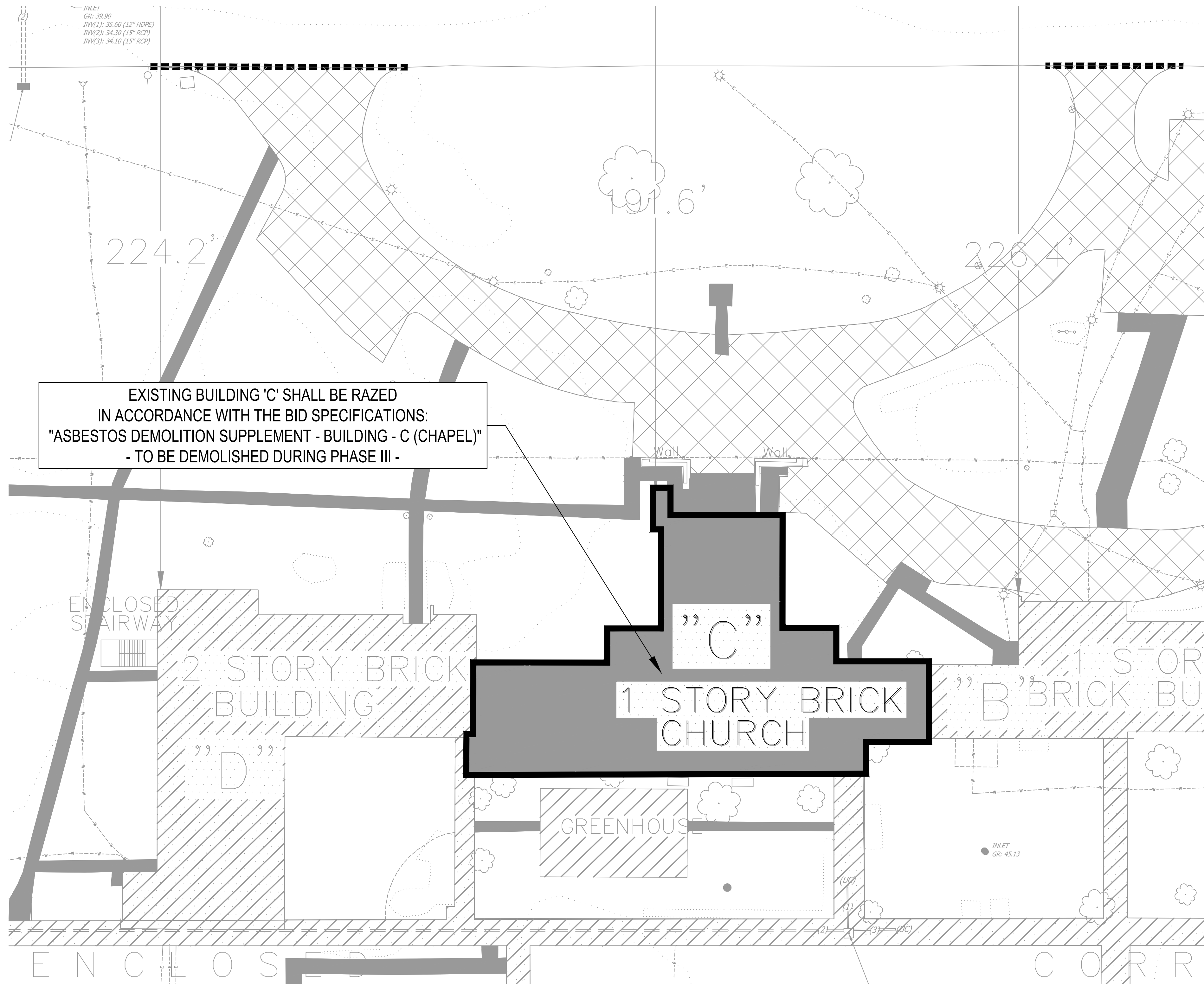
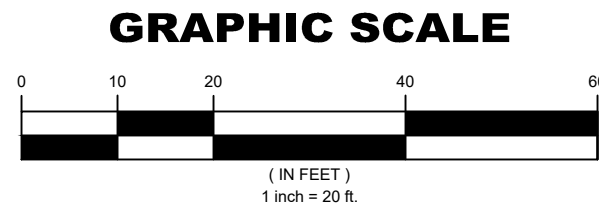
A PROJECT OF
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FAX: 201-939-0846
NEW JERSEY
E-MAIL: NEA@NEGLIAENGINEERING.COM

MICHAEL J. NEGLIA, P.E., P.L.S., P.P.

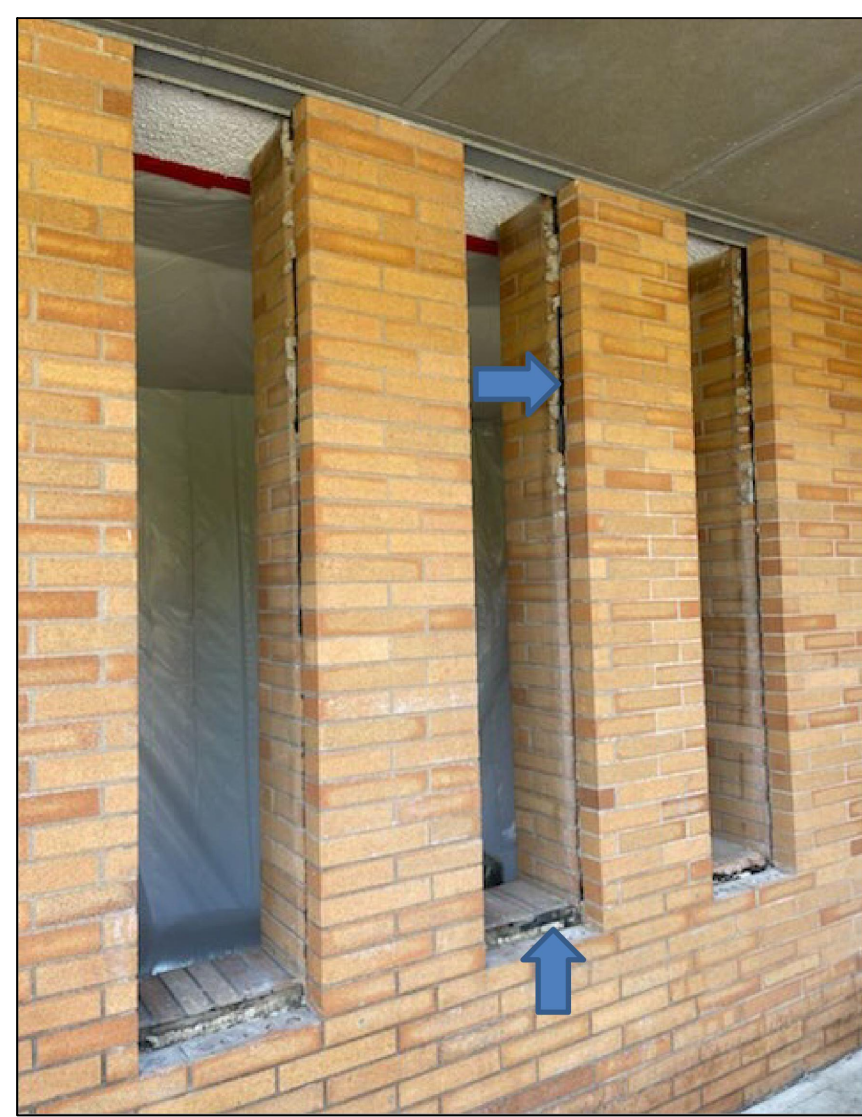
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**EXISTING CONDITIONS & PHASE II DEMOLITION PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY NEW JERSEY**

DRAWN BY: .	CHECKED BY: .	PROJECT NO: .	SHEET NO: .
DESIGNED BY: .	SCALE: 1"=40'	BCPWCTY20.011	
FIELD BOOK NO: .	PAGE: .	DATE: FEBRUARY 21, 2023	



FRONT VIEW OF BUILDING 'C' (CHAPEL)

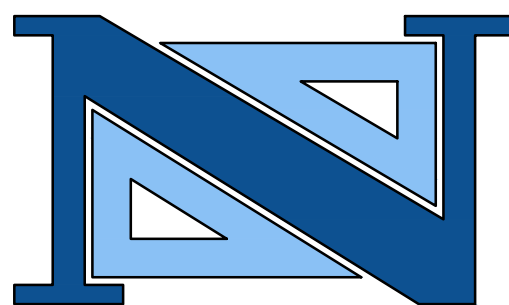


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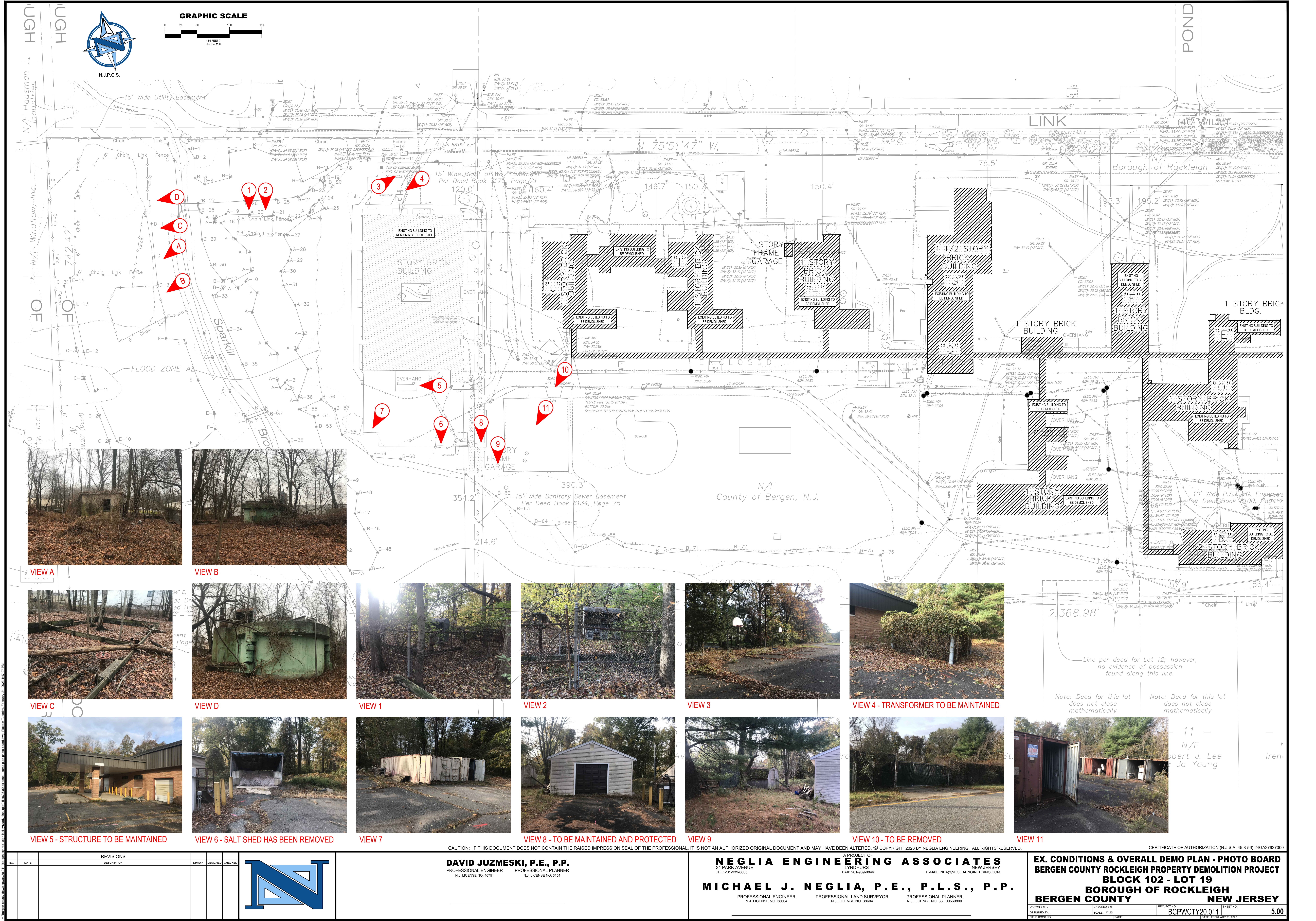
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NO.	DATE	DESCRIPTION				



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N.J. LICENSE NO. 46751
PROFESSIONAL PLANNER
N.J. LICENSE NO. 6154

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34 PARK AVENUE NEW JERSEY
LYNDHURST TEL: 201-939-8805 FAX: 201-939-0846 E-MAIL: NEA@NEGLIAENGINEERING.COM
MICHAEL J. NEGLIA, P.E., P.L.S., P.P.
PROFESSIONAL ENGINEER N.J. LICENSE NO. 38604
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER N.J. LICENSE NO. 33100569800

BUILDING 'C' PHASE III DEMOLITION PLAN
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
NEW JERSEY
DRAWN BY: _____ CHECKED BY: _____ PROJECT NO: BCPWCTY20.011 SHEET NO: 4.03
DESIGNED BY: _____ SCALE: 1"=20' DATE: FEBRUARY 11, 2023
FIELD BOOK NO: _____ PAGE: _____



VIEW A



VIEW B



VIEW C



VIEW D



VIEW 1



VIEW 2



VIEW 3



VIEW 4 - TRANSFORMER TO BE MAINTAINED



VIEW 5 - STRUCTURE TO BE MAINTAINED



VIEW 6 - SALT SHED HAS BEEN REMOVED



VIEW 7



VIEW 8 - TO BE MAINTAINED AND PROTECTED



VIEW 9



VIEW 10 - TO BE REMOVED

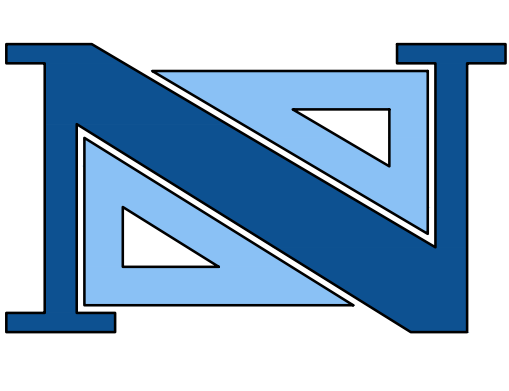


VIEW 11

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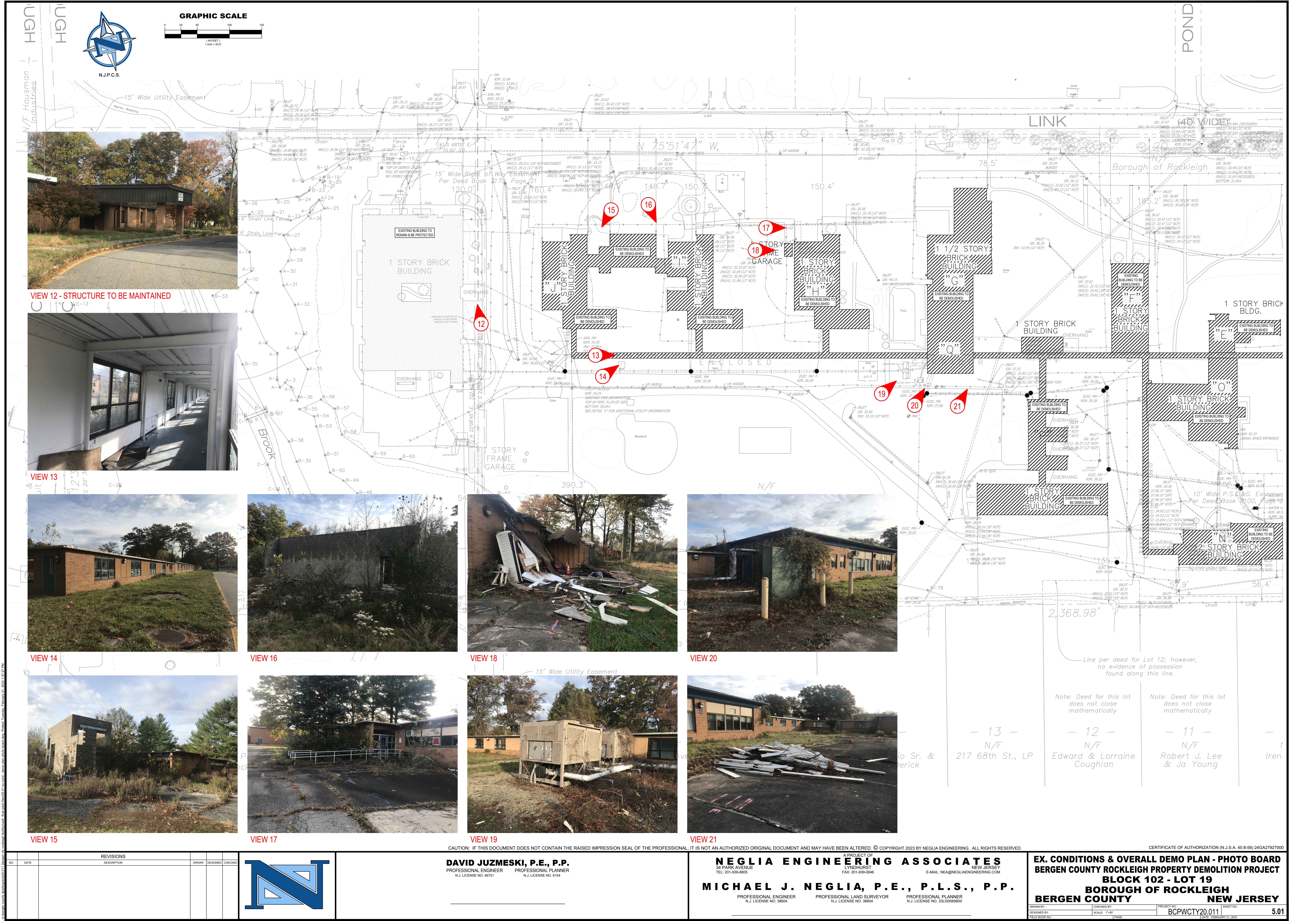
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EX. CONDITIONS & OVERALL DEMO PLAN - PHOTO BOARD
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY
NEW JERSEY

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VIEW 12 - STRUCTURE TO BE MAINTAINED



VIEW 13



VIEW 14



VIEW 16



VIEW 18



VIEW 20



VIEW 15



VIEW 17



VIEW 19

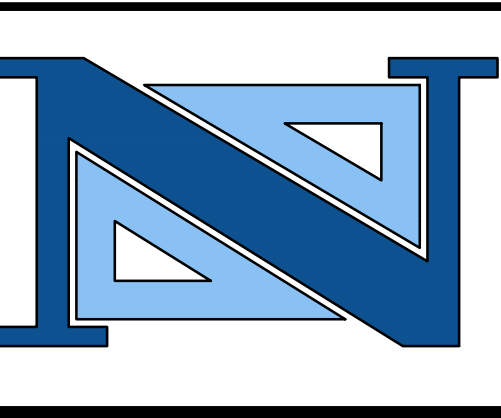


VIEW 21

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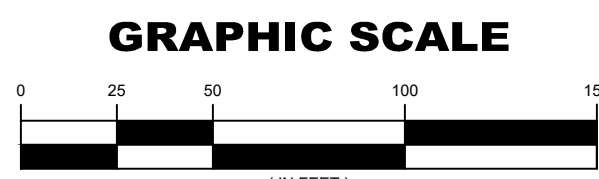
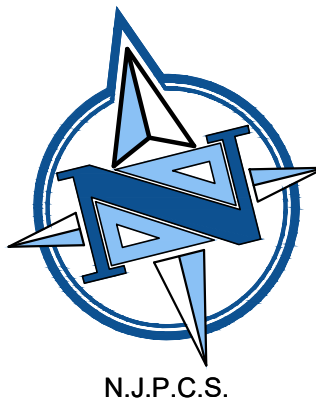
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VIEW 22



VIEW 23



VIEW 24



VIEW 27



VIEW 25



VIEW 28



VIEW 26



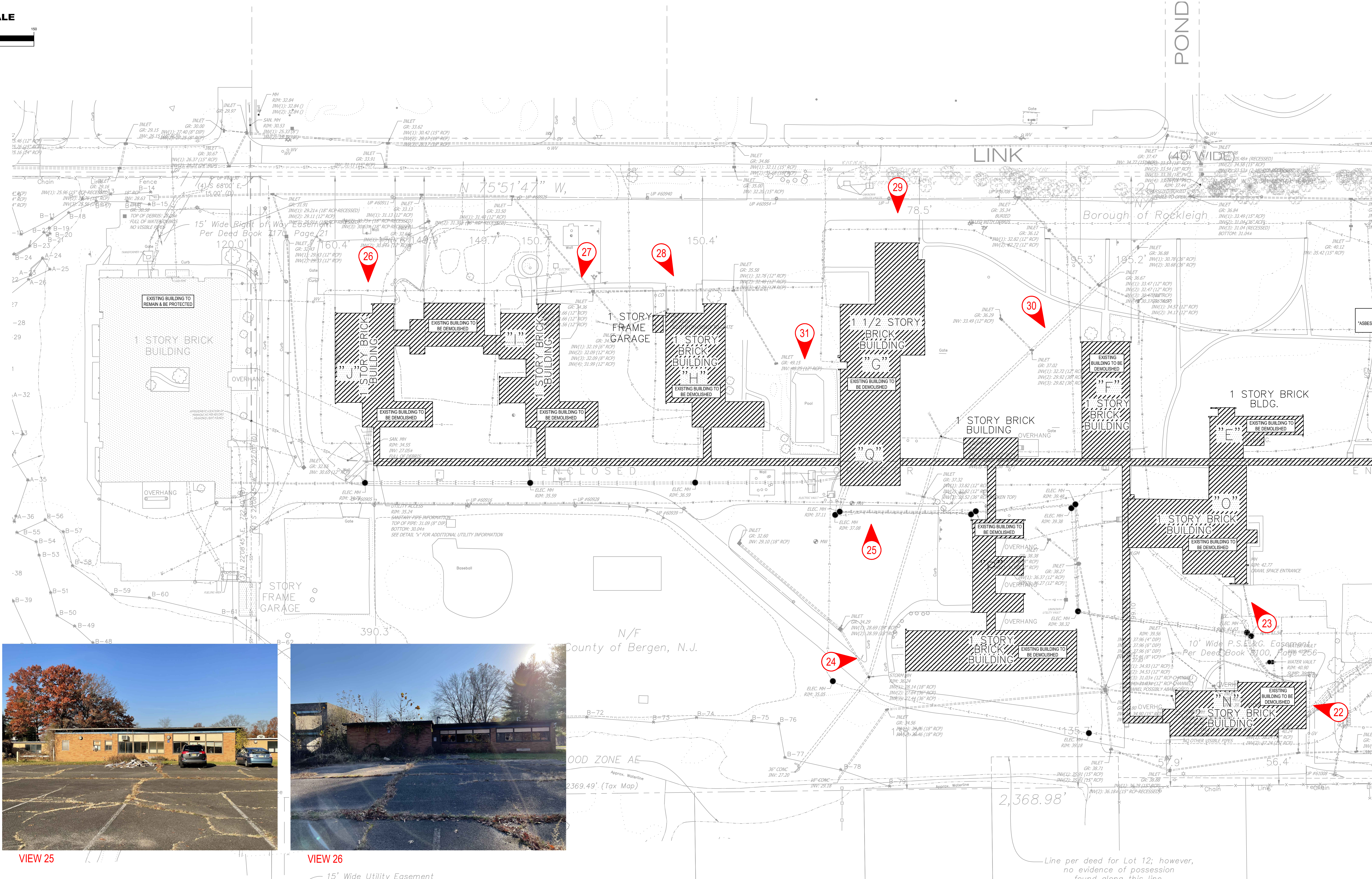
VIEW 29



VIEW 30



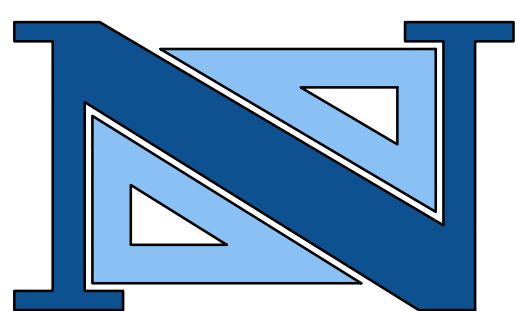
VIEW 31



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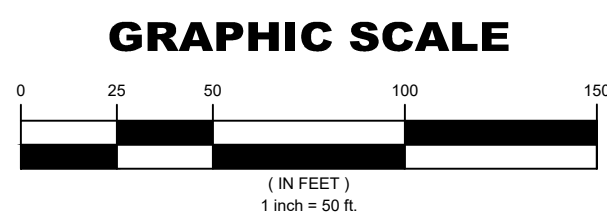
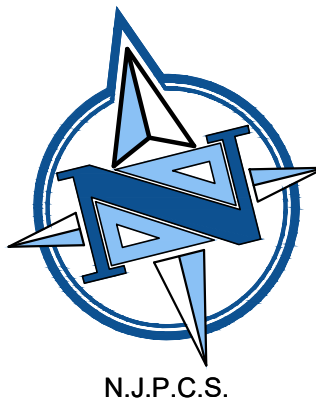
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BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY
NEW JERSEY

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Scale: 1"=80' Date: February 11, 2023
Field Book No: _____ Page: _____

5.02



VIEW 32



VIEW 33



VIEW 34



VIEW 35



VIEW 36



VIEW 37 - TO BE REMOVED



VIEW 38 - TO BE REMOVED BY COUNTY - NOT IN CONTRACT



VIEW 39



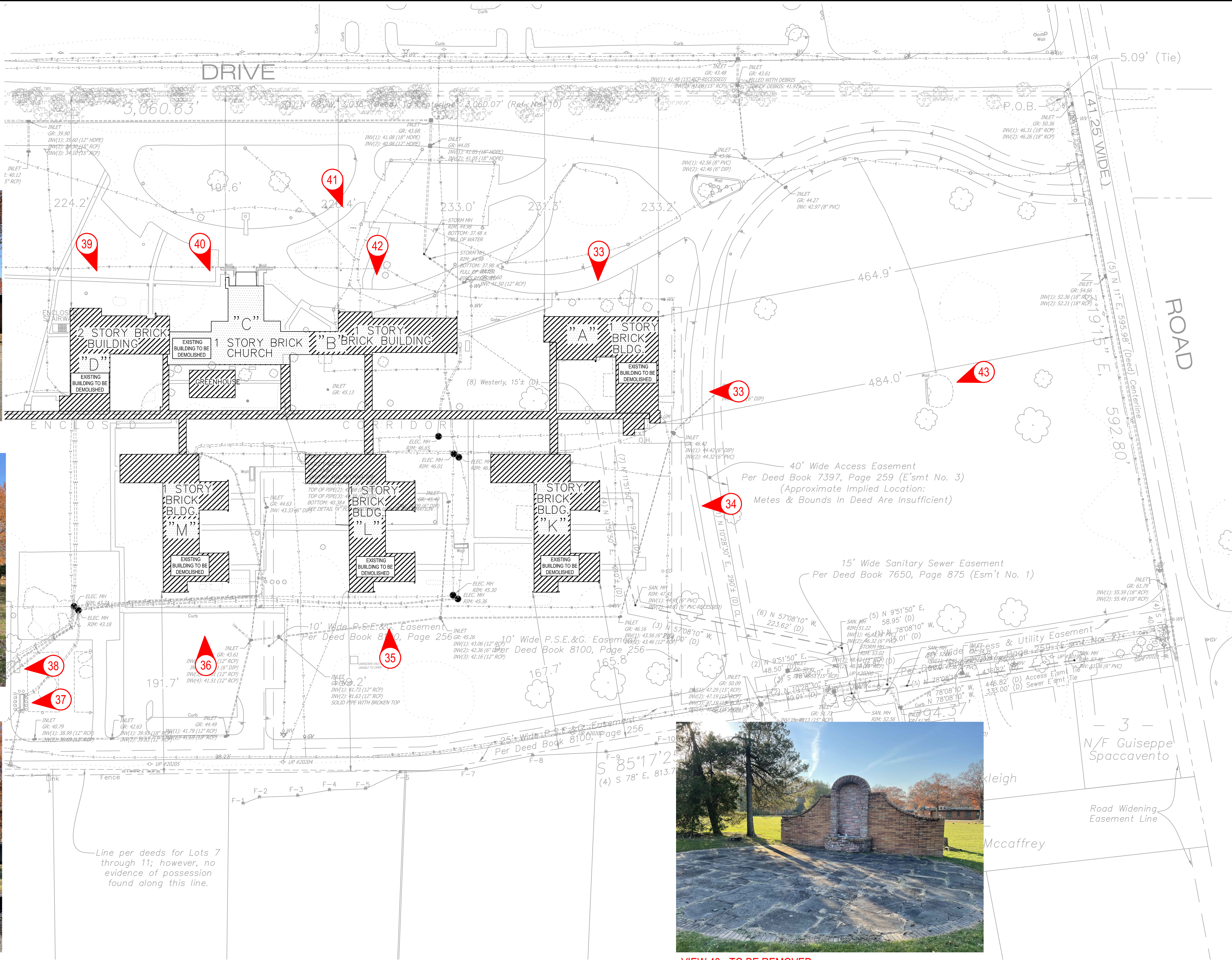
VIEW 40 - PHASE III



VIEW 41



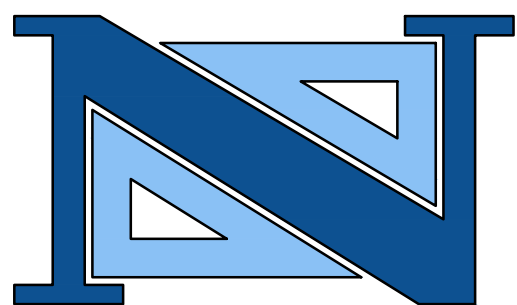
VIEW 42



VIEW 43 - TO BE REMOVED

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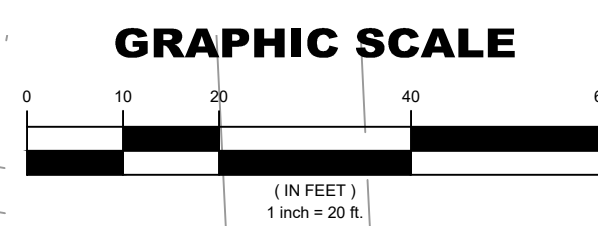
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EX. CONDITIONS & OVERALL DEMO PLAN - PHOTO BOARD
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
NEW JERSEY

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

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FIELD BOOK NO: _____ PAGE: _____



A photograph of a weathered wooden boat hull lying on its side in a wooded area. The hull is made of dark wood and is surrounded by a thick layer of dry, brown leaves. In the background, there are bare trees and a body of water, possibly a lake or a wide river, under a hazy sky.

A large, rectangular, dark-colored metal structure, possibly a fire pit or a large container, lying on its side in a wooded area covered with fallen leaves and snow. The structure is positioned in the center of the frame, with its open end facing towards the right. The surrounding ground is covered in a thick layer of dry, brown leaves and patches of white snow. In the background, there are bare trees and a dense forest.

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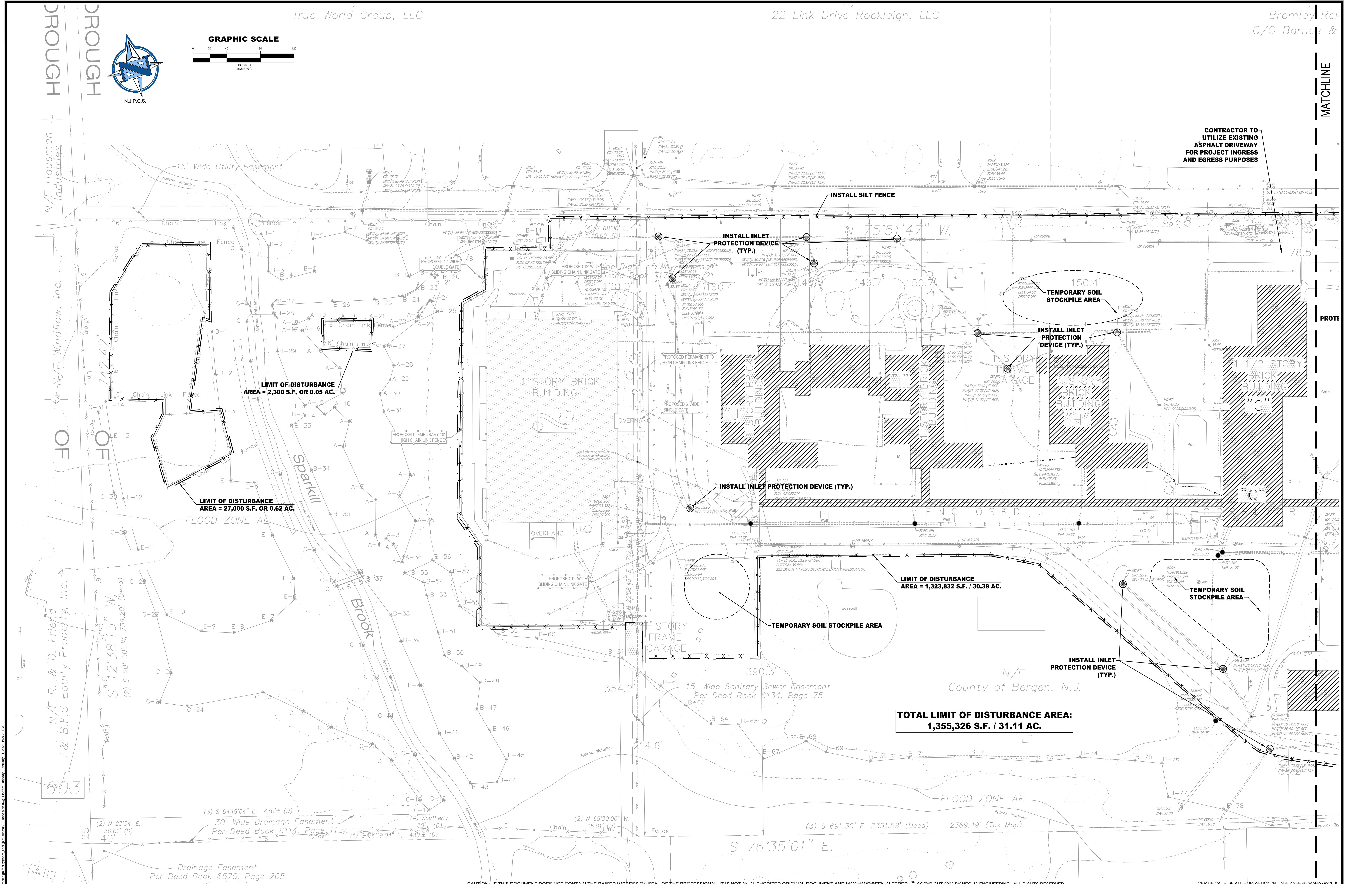


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EX. CONDITIONS & OVERALL DEMO PLAN - PHOTO BOARD
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY NEW JERSEY



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SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE I
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY
NEW JERSEY

DRAWN BY: CHECKED BY: SCALE: 1"=40' PROJECT NO: BCPWCTY20.011 SHEET NO: 6.00
DATE: FEBRUARY 11, 2023



**CONTRACTOR TO
UTILIZE EXISTING
ASPHALT DRIVEWAY
FOR PROJECT INGRESS
AND EGRESS PURPOSES**

TOTAL LIMIT OF DISTURBANCE
1,355,326 S.F. / 31.11 AC.

INSTALL SILT FENCE
LIMIT OF DISTURBANCE
AREA = 1,319,200 S.F. / 30.28 AC.

LIMIT OF DISTURBANCE
AREA = 1,323,832 S.F. / 30.39 AC

CONTRACT NO.
EXISTING AS
FOR DEMOLITION

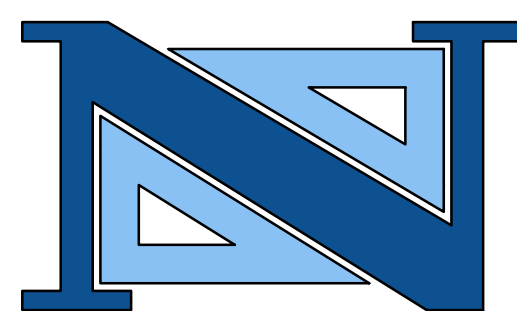
40' Wide Access
Per Deed Book 7397, Page
(Approximate Implied
Metes & Bounds In Deed

INSTALL INLET PROTECTION DEVICE (TYP.)

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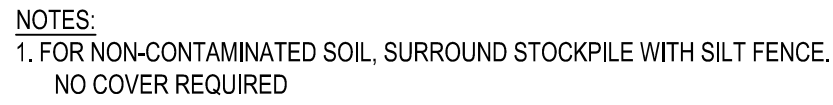
**SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE I
BERGEN COUNTY ROCKLEIGH PROPERTY DEMOLITION PROJECT
BLOCK 102 - LOT 19
BOROUGH OF ROCKLEIGH
BERGEN COUNTY NEW JERSEY**

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DESIGNED BY: .	SCALE: 1"=40'	BCPWCTY20.011	
FIELD BOOK NO: .	PAGE: .	DATE: FEBRUARY 21, 2023	

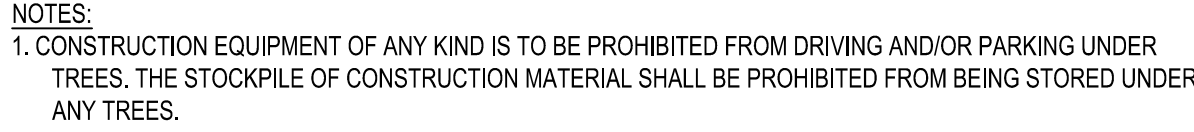
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DESIGNED BY: .	SCALE: 1"=40'	BCPWCTY20.011	6.02
FIELD BOOK NO: 10426		DATE OF PREPARATION: 31. 2021	

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC MUST IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE ALTERNATE, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
- A. STABILIZATION SPECIFICATIONS:**
 - TEMPORARY SEEDING AND MULCHING:
 - GROUND LIME APPLICATION - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - FERTILIZER - APPLY 11 lbs./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED - PERENNIAL RYEGRASS 100 lbs./acre (2.3lbs./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 1
 - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 lbs./1,000 SF TO BE APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING:
 - TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
 - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO TEST RECOMMENDATIONS
 - FERTILIZER - APPLY 11 lbs./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 lbs./acre (8 lbs./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
 - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 lbs./1,000 SF TO BE APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
- A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1"-2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN BY A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS SHOULD BE KEPT CLEAN AT ALL TIMES.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28-6 OF THE NJ STANDARDS.
- DEWATERING OPERATIONS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- STORMWATER MANAGEMENT MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-4 OF THE NJ STANDARDS.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
- TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
- THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. BERGEN COUNTY SOJ, 300 KINDERKAMACK ROAD, SUITE 105, ORADELL, NJ 07645. TEL: 201-261-4407; FAX: 201-261-1573.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUESTS AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE PRESENTATIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.



NOT TO SCALE



NOT TO SCALE

DEFINITION
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

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

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

WATER QUALITY ENHANCEMENT
SILT AND DEPOSIT AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS PRACTICE WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY (p. 5-1).
VEGETATIVE COVER - SEE STANDARDS FOR "TEMPORARY VEGETATIVE COVER" (p. 7-1). PERMANENT VEGETATIVE COVER (p. 4-1). AND PERMANENT STABILIZATION WITH SOIL (p. 6-1).
SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

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

SPRINKLING - SILE IS SPRINKLED UNTIL THE SURFACE IS WET.

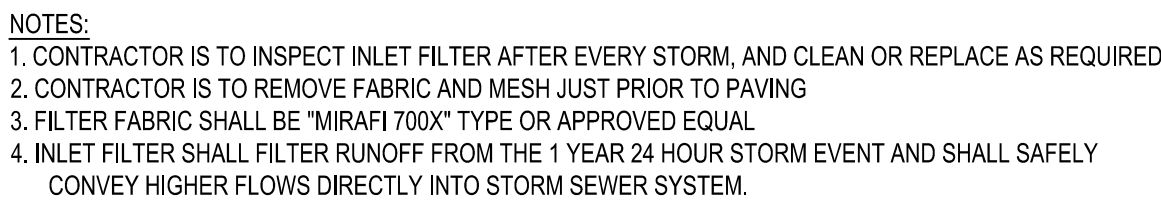
BARRIERS - SOIL BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATES OF WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO STOP OR REDUCE WIND SPEED.

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

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



NOT TO SCALE



NOT TO SCALE

DEFINITION

PURPOSE

A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET

HERE PRACTICE APPLIES

1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
2. A STORM SEWER OR THE OUTLET CHANNEL OF A STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
3. TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
4. A TRAFFIC HAZARD WILL NOT BE CREATED.
5. A FLOODING PROBLEM WILL NOT BE CREATED.

WATER QUALITY ENHANCEMENT

THE PRIMARY BENEFIT TO WATER QUALITY IS REMOVAL OF SEDIMENT FROM STORMWATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF.

DESIGN CRITERIA

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION:

1. MUST SLOW THE STORM WATER. PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.
2. IN ALL CASES, THE INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.



NOT TO SCALE

