



AVALON TEANECK

LANDSCAPE PLAN

TEANECK, NEW JERSEY

DATE: 06.07.2016 SCALE: 1" = 20'-0"





AVALON TEANECK
LANDSCAPE PLAN - WITH AERIAL
TEANECK, NEW JERSEY
DATE: 05.12.2016 SCALE: 1" = 20'-0"

MELILLO+BAUER
ASSOCIATES
LANDSCAPE ARCHITECTURE

BOROUGH OF BERGENFIELD

February 15, 2016 10:12 AM	COUNCIL OF INDEPENDENTS Tax Account Listing by Block/lot/Unit		Page No: 1
Range: 330 1	to 330 4		
Property Class Range: First to Last	Net Tax Range: First to Last		
Assessed Value Range: First to Last	Assessed Value/Special Tax Code/Reduction Year: 2006		
Special Tax Code Range: First to Last			
Year Code Range: First to Last			
<hr/>			
File: 330.	Owner: PATHWAY STORES, LLC	Prop Loc: 80 NEW DECADE ROAD	
Address: 41	Owner Address: 2 MANION DRIVE	MONTVALE, NJ	07045

Property Class: 13C	Owner Address: 138 N WASHINGTON AVENUE	ROSENFIELD, N J	07071
816: 330.	Owner: GOLD ROSES POST 654 654 MAIL	NETS	Prop LACI WENIGER
Property Class: 15B	Owner Address: P.O. BOX 252	ROSENFIELD NJ	07071

February 25, 2016

BURGH OF ROSENFIELD

10:10 AM Tax Account Listing by Block/Unit

Page No: 1

Range:	332	1	2	332	6
--------	-----	---	---	-----	---

Ally 332.	1.	Owner: TOWNSHIP VENDOR LLC	PROP. LOC: WILSON LAKE
Property Class: 1		Owner Address: 1775 WENDLER RD	TOWNSHIP, NJ 07066
Ally 332.	2.	Owner: POWDERHORN COUNTRY HOMEPORT CORP	PROP. LOC: 537 WINDSOR ROAD
Property Class: 150		Owner Address: 537 WINDSOR RD	BERGENFIELD, NJ 07002
Ally 332.	1.	Owner: REILLY, THOMAS R & THOMAS JR	PROP. LOC: FULTON STREET
Property Class: 1		Owner Address: 71 MARQUANT AVENUE	BERGENFIELD, N J 07621
Ally 332.	4.	Owner: REILLY, THOMAS R & THOMAS JR	PROP. LOC: FULTON STREET
Property Class: 1		Owner Address: 71 MARQUANT AVENUE	BERGENFIELD, N J 07621
Ally 332.	1.	Owner: BORN OF BERGENFIELD	PROP. LOC: FULTON STREET
Property Class: 150		Owner Address: 258 W WINDSOR AVENUE	BERGENFIELD, NJ 07002

February 15, 2016
10:33 am

TAX ACCOUNT LISTING BY AGENCY/LOCAL/QUAL

Page: 1 of 1

Range:	333	1	to	333	1
Property Class Range:	first to last			first to last	
Assessed Value Range:	first to last			Assessed Value/Special Tax Code/Reduction year:	2016
Special Tax Code Range:	first to last				
Owner Code Range:	first to last				

file:	333:	1:	Owner:	TEABOX WENDSON LLC	PROP LOC:	WENDSON ROAD
Property Class:	1		Owner Address:	3775 WENDSON RD	TEABOX, MO	01666

February 25, 2018 12:35 AM	MUNICIPALITY OF DEERFIELD Tax Account Listing by Block/Lot/Trail		Page No: 3
Range: 334 76		to 334 33	
Property Class Range: First to Last		Net Tax Range: First to Last	
Assessed Value Range: First to Last		Assessed Value/Special Tax Code/Deduction Year: 2018	
Special Tax Code Range: First to Last			
User Code Range: First to Last			
<hr/>			
B/L: 334, 26	Owner: GE CRISTOFALDI, MARY	Prop. Class: 120 GREENBRIER STREET	
Property Class: 2	Owner Address: 121 GREENBRIER ST	DEERFIELD, N J 07821	
<hr/>			
B/L: 334 33	Owner: MESSING, STACY (TAX)	Prop. Class: 117 GREENBRIER STREET	

File: 334.	29.	Owner: DELA PENTE (STELLA), DAVID R	Prop Loc: 357 CHESTERDALE STREET
Property Class:	29.	Owner Address: 307 CHESTERDALE ST	HOUSTON, TX 77021
File: 334.	30.	Owner: PROCTER (JAMES), LINDA L	Prop Loc: 102 CHESTERDALE STREET
Property Class:	30.	Owner Address: P.O. BOX 8126	HOUSTON, TX, 77031
File: 334.	31.	Owner: TIGAN, CATHERINE	Prop Loc: 44 WILDED LANE
Property Class:	31.	Owner Address: 324 TROCHON DRIVE	NEW KILBOUR, N J 07146
File: 334.	32.	Owner: JUTZ, HEAR & HEARN	Prop Loc: 354 KENDALL ROAD
Property Class:	32.	Owner Address: 534 KENDALL ROAD	HOUSTON, TX 77021
File: 334	33	Owner: WALKER (STEVE), CHRY	Prop Loc: 563 WYNDHAM ROAD

02/25/2016 15:00 2010857376

PAGE 06

FEBRUARY 25, 2015

20:35 AM

BOOKING OF HENDERFIELD

Tax Account Listing by Block/Doc/Bus

Page No: 1

Range: 320 25 to 320 25

Property Class Range: First to Last

Assessed Value Range: First to Last

Special Tax Code Range: First to Last

User Code Range: First to Last

Net Tax Range: First to Last

Assessed Value/Special Tax Block/Production Year: 2116

General Manager, Cablevision, 5 Legion Drive, Cresskill, NJ 07626

Andersen, Eric, Chief Engineer, Bergen county Utilities Authority, Foot of Merhof Road, PO Box
Little Ferry, NJ 07643

OWNER & ADDRESS REPORT

[illegible]

LOF	QAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	AME/I SOLA
11.05		2	TUSE, JUNE 1795 WINDSOR RD TEANECK, NJ 07666	1795 WINDSOR RD	
11.14		2	CHESLOW, CHARLES & CHRIS 1795 WINDSOR RD TEANECK, NJ 07666	1795 WINDSOR RD	

[illegible]

INDEX OF SHEETS

ENGINEER _____ DAT _____

TYPE	MINIMUM REQUIREMENT	PROVIDED
LOT SIZE	5 ACRES	5.80 ACRES
LOT WIDTH	250 FEET	364.9 FEET
BUILDING SETBACKS		
- FRONT	20 FEET	20.50 FEET
- ONE SIDE	10 FEET	11.0 FEET/ 100.5 FEET
- BOTH SIDES	25 FEET	111.5 FEET
- REAR	35 FEET	37.0 FEET
DRIVEWAY SETBACKS		
- TO PROPERTY LINE	0 FEET	
- TO BUILDING	5 FEET	6.1 FEET
PARKING SETBACKS (SURFACE)		
- TO PROPERTY LINE	0 FEET	0 FEET
- TO BUILDING	5 FEET	12.1 FEET
OPEN SPACE		
- SURFACE	15% OF LOT AREA	37.1% OF LOT AREA
- TOTAL (INCLUDING ROOF GARDENS)	30% OF LOT AREA	37.1% OF LOT AREA
PARKING RATIOS (RSIS)		
- 20 - STUDIO	1.8 SPACES PER UNIT ~ 221.4	
- 103 - 1 BEDROOM		
- 105 - 2 BEDROOM	2 SPACES PER UNIT = 210	
- 20 - 3 BEDROOM	2.1 SPACES PER UNIT ~ 42	
TOTAL REQUIRED PARKING	474 SPACES	505 SPACES
	MAXIMUM REQUIREMENTS	
BUILDING COVERAGE	50% OF LOT AREA	48.9% OF LOT AREA
IMPERVIOUS COVERAGE	70% OF LOT AREA	62.6% OF LOT AREA
FLOOR AREA RATIO	1.5	1.2
MAXIMUM HEIGHT		
- STORIES	5 STORIES	4 STORIES PLUS LOFT
- FEET	70 FEET	60 FEET
GARAGE HEIGHT		
- FEET	70 FEET	60 FEET

GENERAL NOTES


- THE PROPERTY IS KNOWN AND DESIGNATED AS LOTWIS & L 2, BLOCK 203 AS SHOWN ON SHEET NUMBER 32 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BERGEN, BERGEN COUNTY, NEW JERSEY, RECORDED DURING APRIL 6, 2005, AND CONTAINS 1,900 SQRD ACRES.
2. OWNER: TEANECK WINOSOR, LLC
 1775 WINOSOR ROAD
 TEANECK, NJ 07666
- APPLICANT: AVALLONBAY COMMUNITIES, INC.

 1517 ROUTE ONE SOUTH, SUITE 5500
 ISELTON, NJ 08830
 732-404-4823
3. THE PROPOSED APPLICATION WILL CONSIST OF THE CONSTRUCTION OF A 115,110 SQ.FT., 2-48 UNIT MULTI-FAMILY BUILDING WITH AN ATTACHED FOUR-HUNDRED TWENTY SIX (426) STAIR PARKING GARAGE NINE (9) ADDITIONAL STORAGE SPACES WILL BE PROVIDED FOR A TOTAL OF FIVE-HUNDRED FIVE (505) PARKING SPACES. THE PROPOSED PROJECT WILL ALSO INCLUDE THE INSTALLATION OF THE FOLLOWING PROPOSED AVAILMENT, CURBSIDE, SIDEWALKS, STORM SEWER CONVEYANCE AND UNDERGROUND DETENTION SYSTEM, SANITARY SEWER, WATER, GAS, ELECTRIC, LIGHTING, LANDSCAPE, ETC.
4. WAIVERS AND VARIANCES MAY BE REQUIRED FROM THE FOLLOWING:


 -WAIVER FROM ORDINANCE SECTION 32-B(8)(B)(I) FOR PARKING ADJACENT TO HIGHWAY 1, R/S5 SECTION 1-5.21
 -WAIVER FROM ORDINANCE SECTION 32-B(8)(B)(II) CUMULATIVE HEIGHT OF FENCES AND RETAINING WALLS MAXIMUM 10 FEET IN HEIGHT TO EXCEED A LINE OF HORIZONTAL PLANE OF ANY PROPERTY LINE, WHEREBY THE PROPOSED RETAINING WALL HEIGHT EQUALS 7.5 FEET AND THE EXISTING FACE EQUALS 4 FEET
5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM PLAN INTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR AVALLON TEANECK BLOCK 203 LOTS 1 & 2" PREPARED BY MASER CONSULTING, DATUM 2/10/16.
6. THE HORIZONTAL DATUM SHOWN HEREON IS ON REFERENCE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, N.A.D. 1983. THE VERTICAL DATUM IS REFERENCE TO N.A.S.D. 1988.
7. THE WETLANDS LINE AND NUMBERING SHOWN HEREON HAS BEEN TAKEN FROM THE PLAN INTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR AVALLON TEANECK BLOCK 203 LOTS 1 & 2" PREPARED BY MASER CONSULTING, DATUM 2/10/16.
8. PORTION OF THE PROJECT AREA IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INSURANCE BASED BY THE 1% ANNUAL CHANCE FLOOD THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE 1% ANNUAL FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THIS SITE IS MAPPED FEMA AREA (A) 7.03 FOR THE EFFECTIVE FLOOD PLUME FLOOD INSURANCE RATE MAP BERGEN COUNTY, NEW JERSEY DATED SEPTEMBER 30, 2005. IT IS LOCATED WITHIN FEMA AREA 33.03 FOR THE EFFECTIVE FLOOD PLUME FLOOD INSURANCE RATE MAP BERGEN COUNTY FOR THE PERMANENT FLOOD PLUME FLOOD INSURANCE RATE MAP BERGEN COUNTY, NEW JERSEY DATED SEPTEMBER 29, 2014. COMMUNITY PLAN NUMBER 192 OF ZCD 34003(S) N.J.A.C. 17:28
9. ALL EXISTING UTILITY GROUPS ARE NOTED AS LOCATIONS [U], DUNLEIGH UNDERGROUND DUAL (Duub) AND LOCATIONS [DUUB] PER N.J.A.C. 17:28
10. ALL EXISTING STRUCTURES ON THE SITE WILL BE RAZED AS PART OF THE APPROVAL FOR THIS PROPERTY.
11. THE CONTRACTOR IS DIRECTED TO THE FACT THAT APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS STORM SEWERS POSTHOLE INFILTRATION, ELECTRICAL UTILITIES, NATURAL GAS, GAS, LINES ELECTRIC AND TELEPHONE AND CABLE TV LINES AND UNDERGROUND STORAGE TANKS) MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL OF THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONDITIONS WHICH COULD IMPACTED BY THE CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
12. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION AND ELECTRICAL SERVICE PIPES, IF REQUIRED, SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL SERVICE THE AREA PRIOR TO START OF SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
13. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND, CROSSINGS OF PROPOSED DRIVEWAYS SHALL BE INSTALLED UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
14. WATER SERVICE IS TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON GRANDMA DRIVE, OWNED AND OPERATED BY UNITED WATER. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT UNITS DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC FIBRE GLASS REINFORCED POLYESTER (FRPP) MANHOLES TO PROVIDE A MINIMUM 4 FEET COVER FROM THE TOP OF THE PIPE TO THE PROPOSED GRADE.

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[illegible]


ROBERT J. CURLEY
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER: GE34705

BLOCK 5201
LOTS 1 AND 2
TOWNSHIP OF TEANECK
BERGEN COUNTY
NEW JERSEY

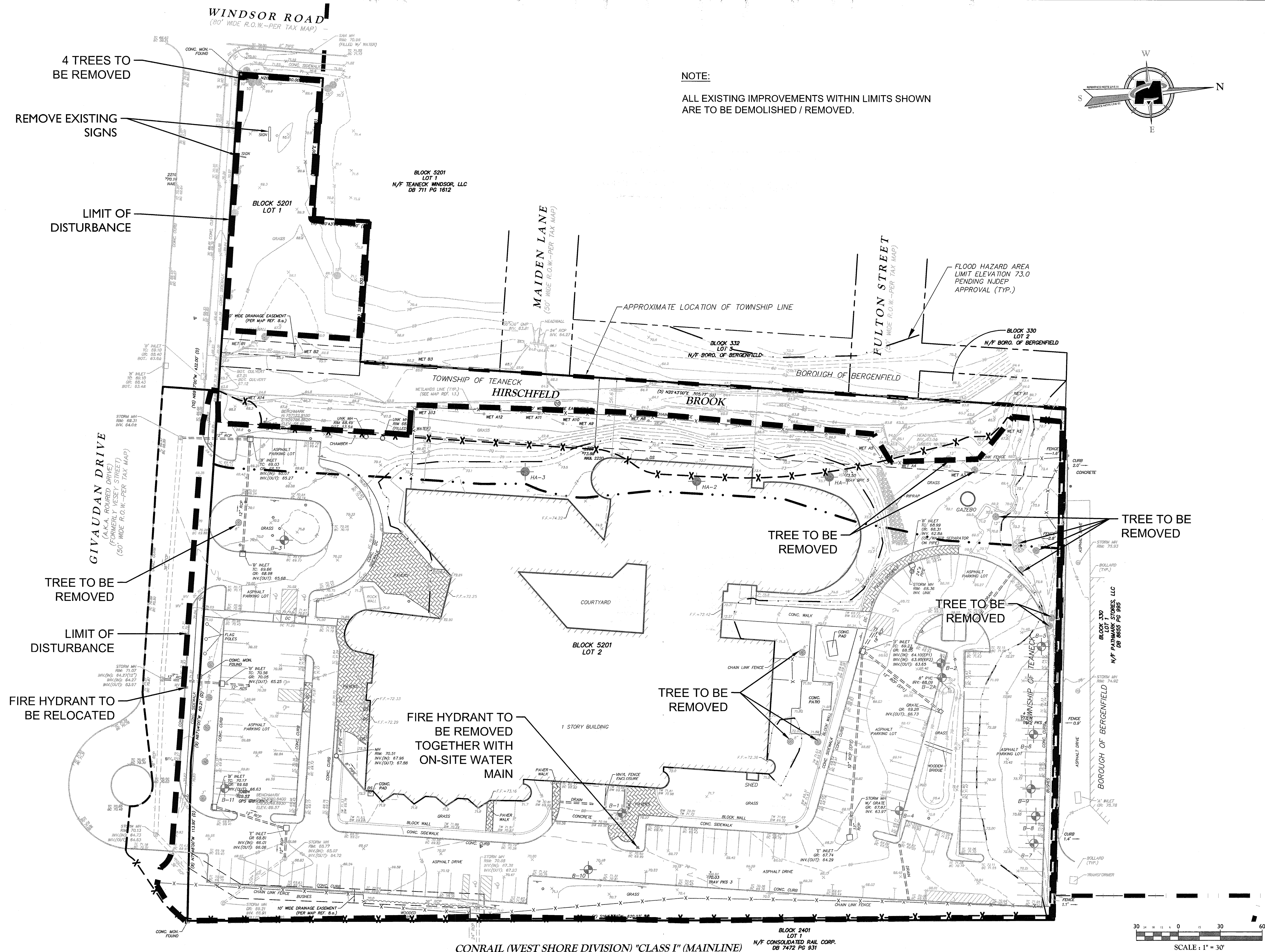


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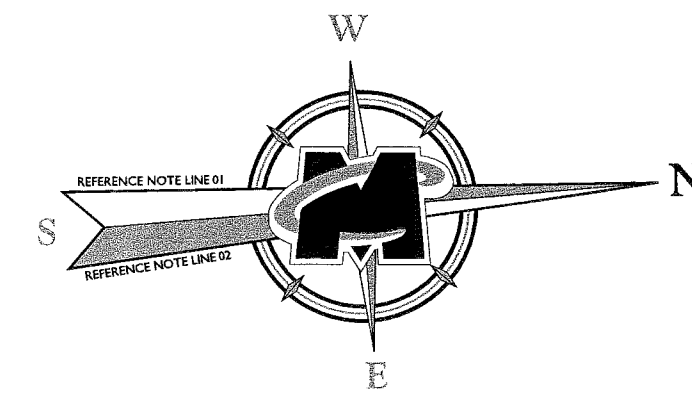
SCALE: AS SHOWN	DATE: 03/15/16	DRAWN BY: PCS	CHECKED BY: RJC
PROJECT NUMBER: 14001653A		DRAWING NAME: C-COVER	

COVER SHEET

1 of 10



WINDSOR ROAD
(80' WIDE R.O.W.-PER TAX MAP)



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REV	DATE	DRAWN BY	DESCRIPTION
1	3/21/16	YP	REVISED PER TOWNSHIP COMMENTS
2	4/21/16	YP	REVISED PER PLANNING BOARD ENGINEERS REVIEW DATED 4/14/16
3	5/1/16	YP	REVISED PER FASTECH REVIEW LETTER DATED 4/26/16
4	5/19/16	DS	REVISED PER PLANNING BOARD HEARING ON 5/12/16

ROBERT J. CUNLEY
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER: GE4705

PRELIMINARY AND FINAL
MAJOR SITE PLAN

FOR
AVALON TEANECK

BLOCK 5201
LOTS 1 AND 2
TOWNSHIP OF TEANECK
BERGEN COUNTY
NEW JERSEY

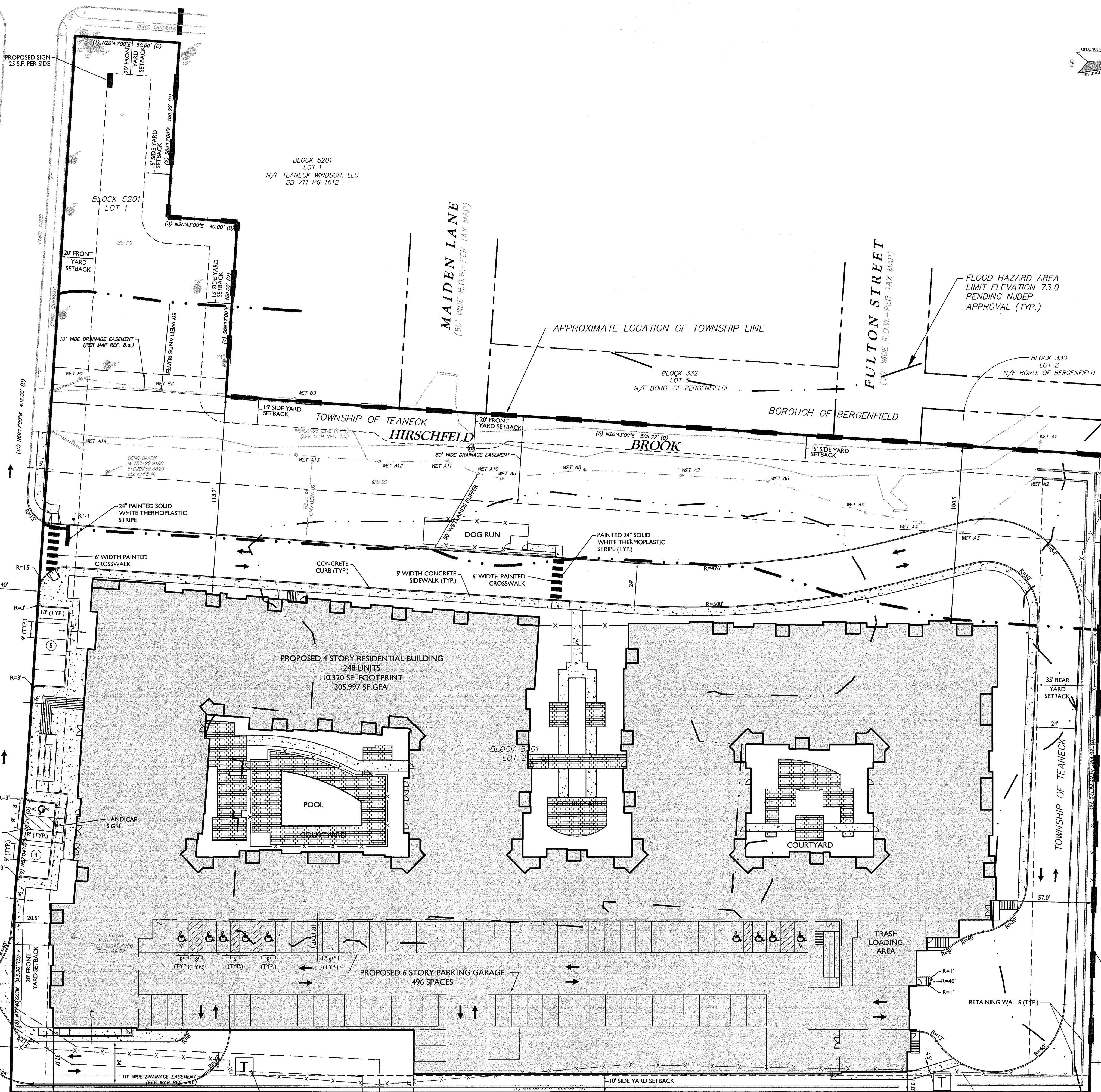
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SCALE: AS SHOWN
DATE: 03/15/16
DRAWN BY: PCS
CHECKED BY: RJC
PROJECT NUMBER: 14001633A
DRAWING NAME: C-LATT

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
3 of 10

GIVAUDAN DRIVE
(A.K.A. ROURED DRIVE)
(FORMERLY VESEY STREET)
(50' WIDE R.O.W.-PER TAX MAP)



LEGEND	
EXISTING	PROPOSED
--- TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	--- TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)
--- RIGHT OF WAY LINE	--- RIGHT OF WAY LINE
--- PROPERTY LINE	--- PROPERTY LINE
--- EDGE OF PAVEMENT	--- EDGE OF PAVEMENT
--- CURB	--- CURB
--- DEPRESSURE CURB	--- DEPRESSURE CURB
--- SIDEWALK	--- SIDEWALK
--- FENCES	--- FENCES
--- TREELINE	--- TREELINE
--- ROADWAY SIGNS	--- ROADWAY SIGNS
--- WETLAND LINE	--- WETLAND LINE
--- MUNICIPAL BOUNDARY LINE	--- MUNICIPAL BOUNDARY LINE
--- STALL COUNT	--- STALL COUNT
--- ADA ACCESSIBLE STALL	--- ADA ACCESSIBLE STALL
--- DEPRESSURE CURB AND ADA RAMP	--- DEPRESSURE CURB AND ADA RAMP
--- DIRECTION OF TRAFFIC FLOW	--- DIRECTION OF TRAFFIC FLOW

30 24 18 12 6 0 6 12 18 24 30 36 42 48 54 60
SCALE: 1" = 30'

CONRAIL (WEST SHORE DIVISION) "CLASS I" (MAINLINE)

BLOCK 2401
LOT 1
N/F CONSOLIDATED RAIL CORP.
DB 7472 PG 931

WINDSOR ROAD
(80' WIDE R.O.W.-PER TAX MAP)

24" MH
RIM: 70.08
(FILLED W/ WATER)

BLOCK 5201
LOT 1
N/F TEANECK WINDSOR, LLC
DB 711 PG 1612

MAIDEN LANE
(50' WIDE R.O.W.-PER TAX MAP)

FULTON STREET
(50' WIDE R.O.W.-PER TAX MAP)

FLOOD HAZARD AREA
LIMIT ELEVATION 73.0
PENDING NUDEP
APPROVAL (TYP.)

APPROXIMATE LOCATION OF TOWNSHIP LINE

TOWNSHIP OF TEANECK
HIRSCHFELD

BOROUGH OF BERGENFIELD

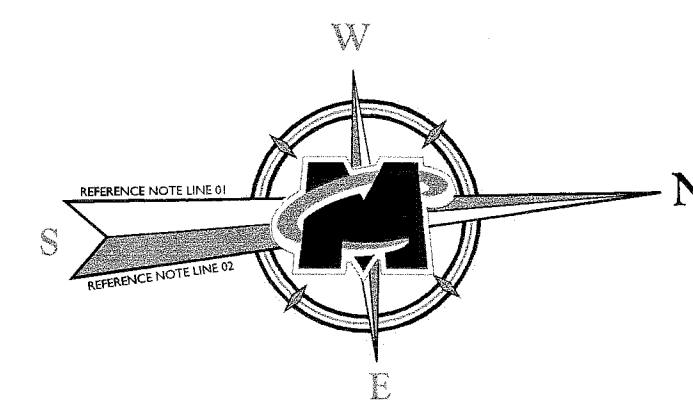
BROOK

GIVAUDAN DRIVE
(A.K.A. ROURED DRIVE)
(FORMERLY VESEY STREET)
(50' WIDE R.O.W.-PER TAX MAP)

PROPOSED 4 STORY RESIDENTIAL BUILDING
248 UNITS

BLOCK 5201
LOT 2

ACCESS
MANHOLE
(TYP.)



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1	3/21/16	YP	REVISED PER TOWNSHIP COMMENTS
2	4/21/16	YP	REVISED PER PLANNING BOARD ENGINEER'S REVIEW DATED 4/11/16
3	5/5/16	YP	REVISED PER EARTH TECH REVIEW LETTER DATED 4/26/16
4	5/19/16	DJS	REVISED PER PLANNING BOARD HEARING ON 5/12/16

ROBERT J. CURLEY
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER 3E34705

PRELIMINARY AND FINAL
MAJOR SITE PLAN
FOR
AVALON TEANECK
BLOCK 5201
LOTS 1 AND 2
TOWNSHIP OF TEANECK
BERGEN COUNTY
NEW JERSEY

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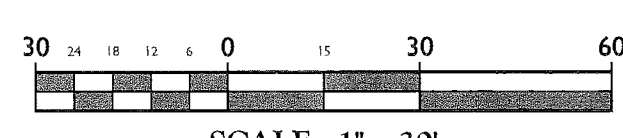
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/15/16	PCS	RJC

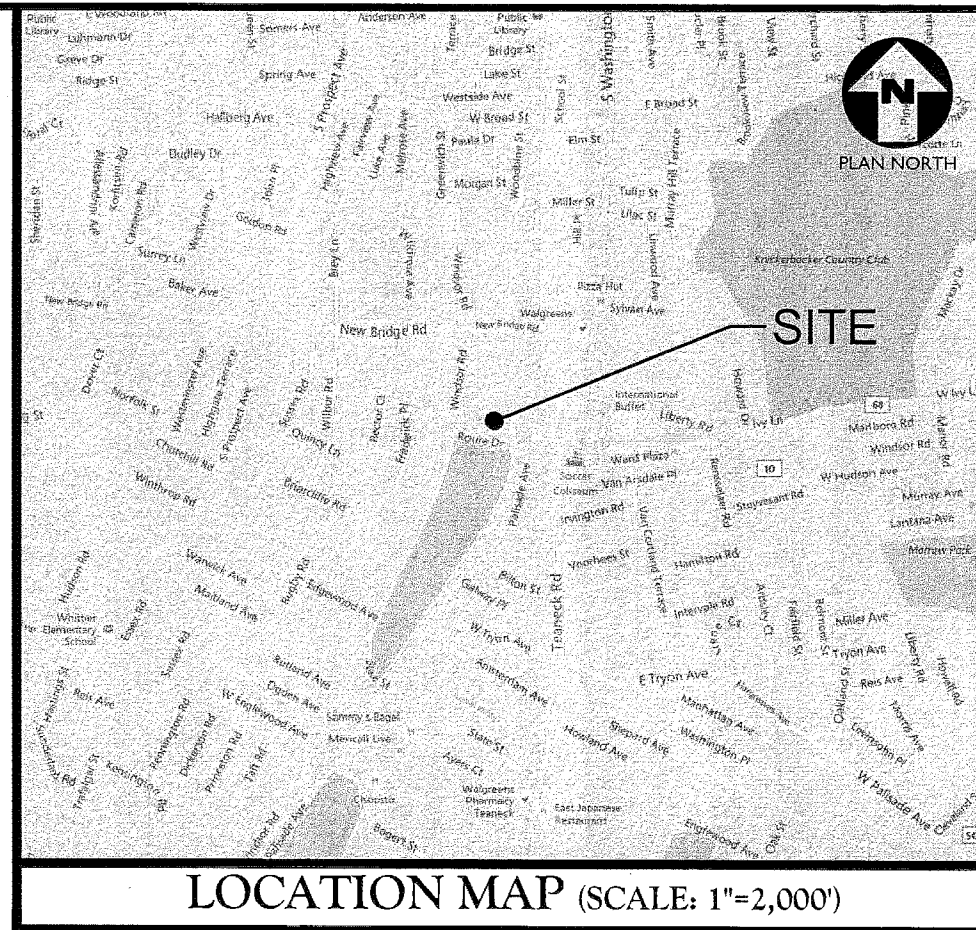
PROJECT NUMBER:	DRAWING NAME:
14001633A	C-GRAD

SHEET TITLE
GRADING, DRAINAGE
& UTILITY PLAN

LEGEND

EXISTING	PROPOSED
TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00	12+00 13+00
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CURB	FACE BACK
DEPRESSED CURB	
SIDEWALK	
FENCES	
TREELINE	
ROADWAY SIGNS	
WETLAND LINE	
MUNICIPAL BOUNDARY LINE	
'B' INLET	
'E' INLET	
STORM MANHOLE	
SANITARY MANHOLE	
FLARED END SECTION	
HEADWALL	
CONTOURS	
SPOT ELEVATION	
DIRECTION OF OVERLAND FLOW	
TOP OF CURB ELEVATION	
BOTTOM OF CURB ELEVATION	
TOP OF DEPRESSED CURB ELEVATION	






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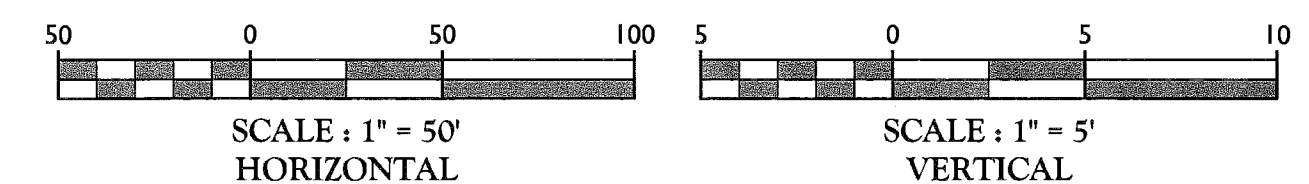
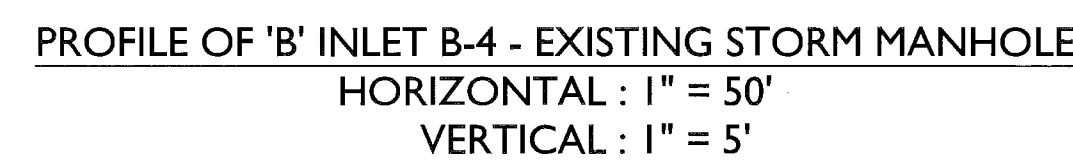

ROBERT J. CURLEY
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER: GE34705



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SCALE: AS SHOWN	DATE: 03/15/16	DRAWN BY: PCS	CHECKED BY: RJC
PROJECT NUMBER: 14001653A		DRAWING NAME: C-SESC	
SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN			
SHEET NUMBER: 5 of 10			

TOTAL LIMIT OF DISTURBANCE = 233,086± SF (5.35± AC.)
THIS PLAN SHALL BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

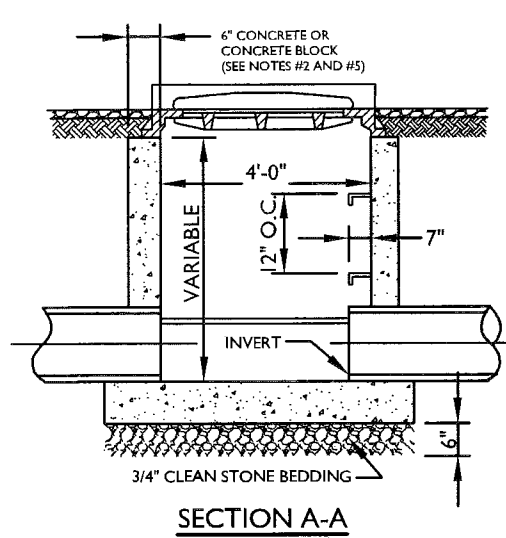
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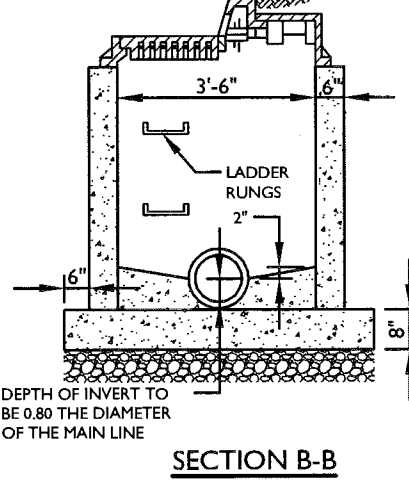
- INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
- THIS INLET MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT AND MORTAR. THE INSIDE WALLS SHALL BE STRUCK & POINTED.
- PROVIDE 78" DIA. X 7' X 12" ALUMINUM LADDER RUNGS, 12" O.C. OR COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REIN. IN INDUSTRIES P33-PT OR P33-B WITH PRECAST PRESS FIT INSERTS, 12" O.C.
- INLET FRAME AND GRATES TO BE CAMPBELL FOUNDARY PATTERN NO. 2618 WITH 6" TYPE N ECO CURB PIECE OR 4" TYPE P ECO CURB PIECE OR APPROVED EQUAL.
- WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH OR 8' 0" MEASURED FROM THE TOP OF GRATE TO INVERT, SHALL BE 12" THICK IF CONCRETE OR DOUBLE BLOCK IF BLOCK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
- CLASS "C" CONCRETE TO BE USED IF CONSTRUCTED OF CAST IN PLACE CONCRETE OR CONCRETE OR CONCRETE BLOCK AND CLASS "B" CONCRETE TO BE USED IF PRECAST CONCRETE.
- IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.

NOTES:

- INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
- THIS INLET MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT AND MORTAR. THE INSIDE WALLS SHALL BE STRUCK & POINTED.
- PROVIDE 78" DIA. X 7' X 12" ALUMINUM LADDER RUNGS, 12" O.C. OR COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REIN. IN INDUSTRIES P33-PT OR P33-B WITH PRECAST PRESS FIT INSERTS, 12" O.C.
- INLET FRAME AND GRATES TO BE CAMPBELL FOUNDARY PATTERN NO. 3425 OR APPROVED EQUAL.
- WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE 8" SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
- CLASS "C" CONCRETE TO BE USED IF CONSTRUCTED OF CAST IN PLACE CONCRETE OR CONCRETE OR CONCRETE BLOCK AND CLASS "B" CONCRETE TO BE USED IF PRECAST CONCRETE.
- IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.



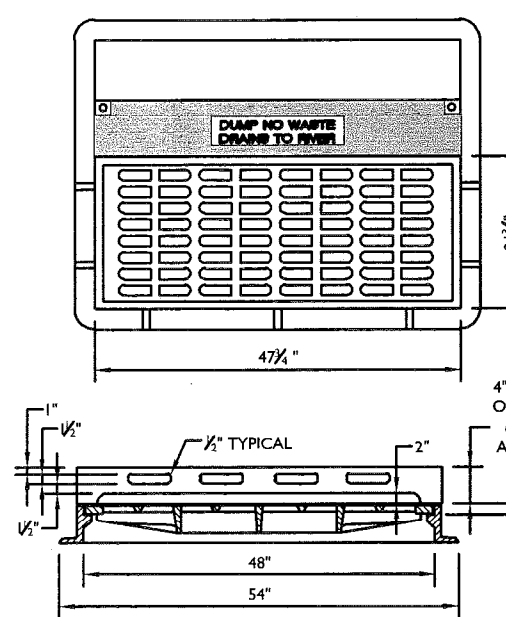
SECTION A-A



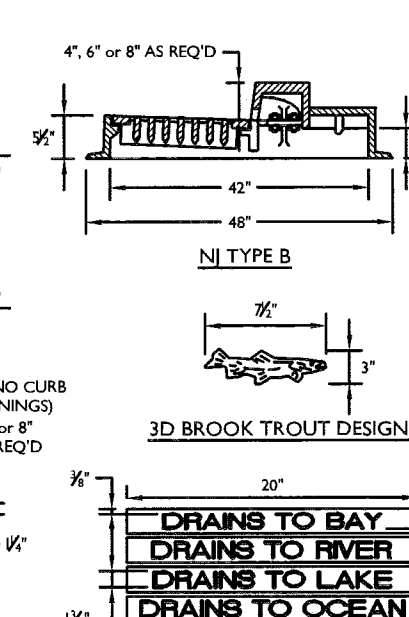
SECTION B-B

TYPE 'B' INLET

N.T.S.



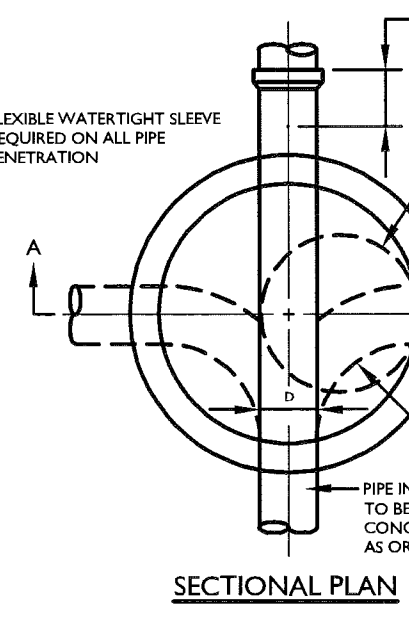
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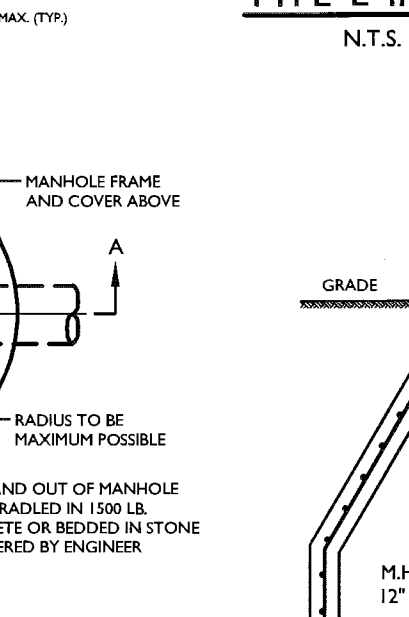
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TYPE 'E' INLET

N.T.S.



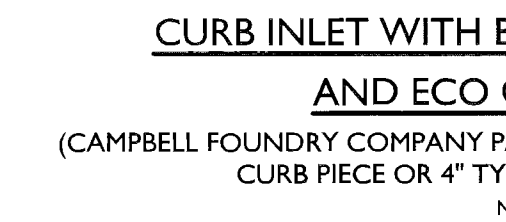
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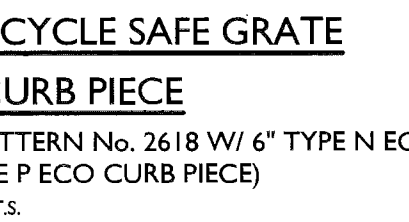
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TYPE 'E' INLET

N.T.S.



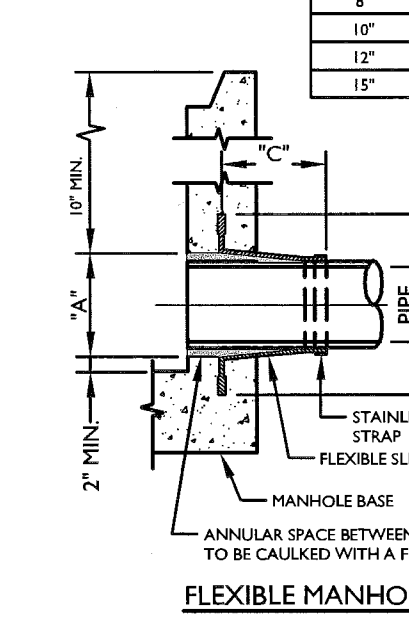
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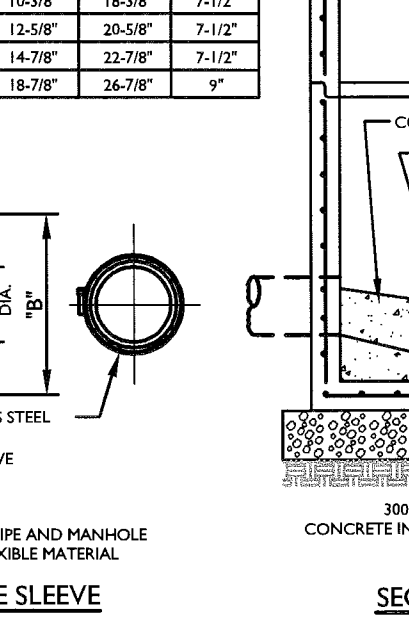
SECTION B-B

TYPE 'E' INLET

N.T.S.



SECTION A-A



SECTION B-B

TYPE 'E' INLET

N.T.S.



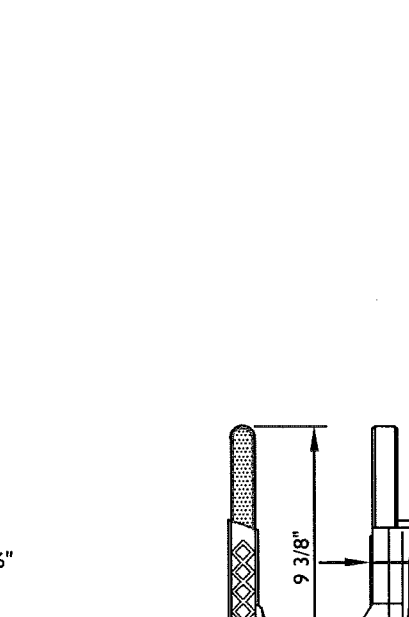
SECTION A-A



SECTION B-B

TYPE 'E' INLET

N.T.S.



SECTION A-A



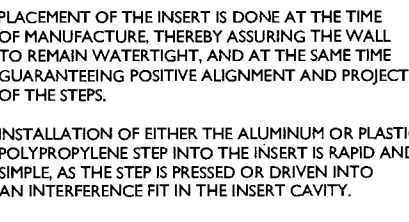
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TYPE 'E' INLET

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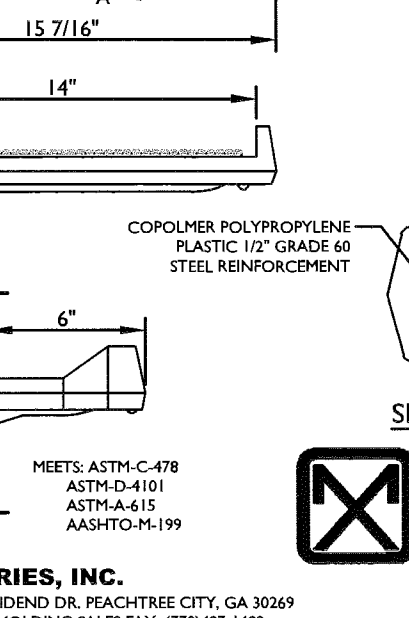
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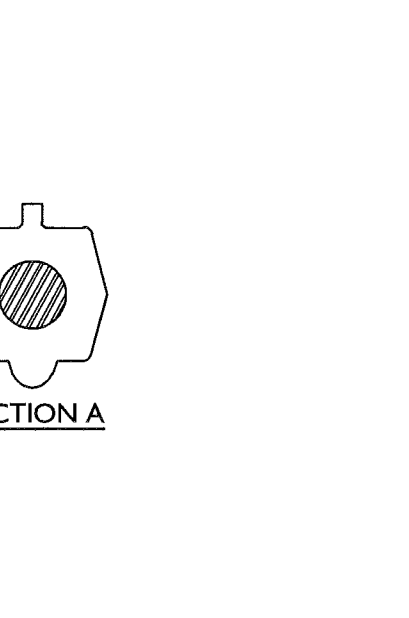
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TYPE 'E' INLET

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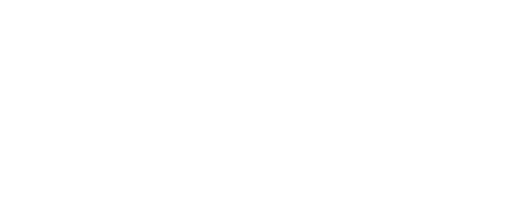
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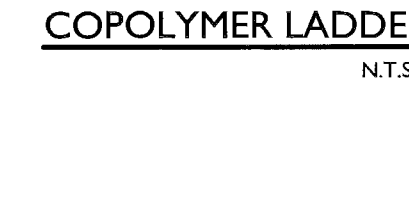
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TYPE 'E' INLET

N.T.S.



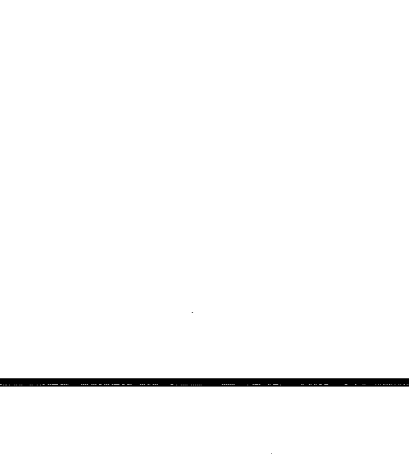
SECTION A-A



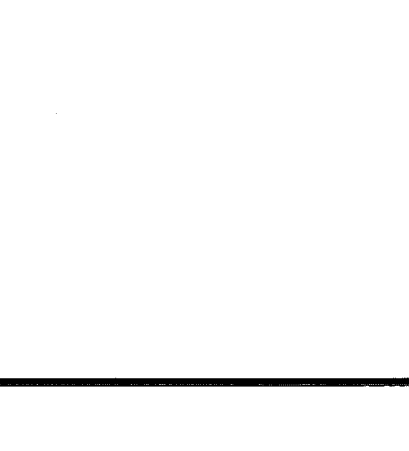
SECTION B-B

TYPE 'E' INLET

N.T.S.



SECTION A-A



SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

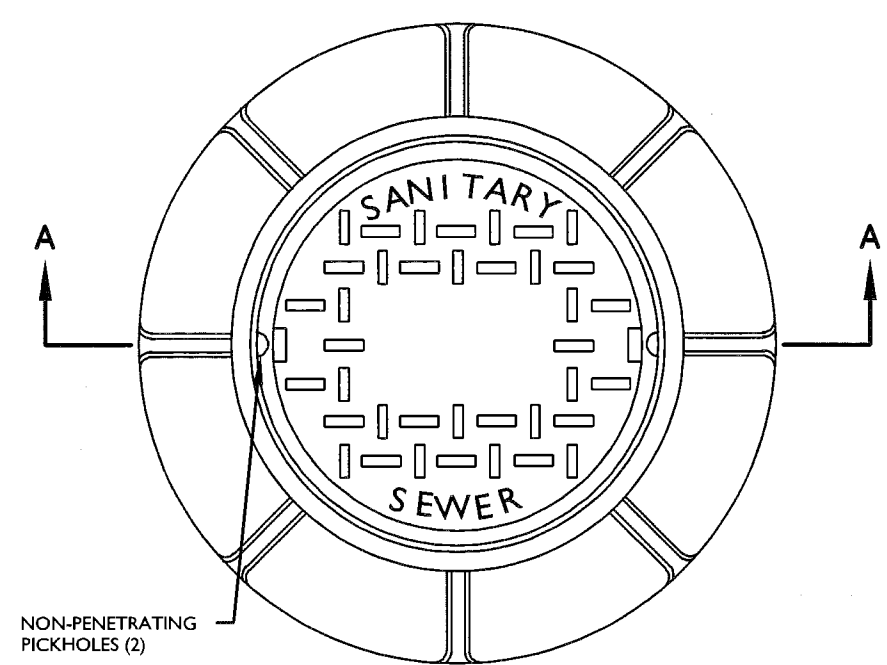
TYPE 'E' INLET

N.T.S.

SECTION A-A

SECTION B-B

TYPE 'E' INLET



PLAN



SECTION A-A

- ### STANDARD FRAME & COVER

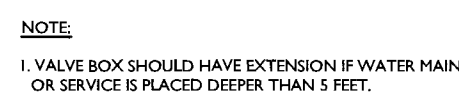
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N.T.S.

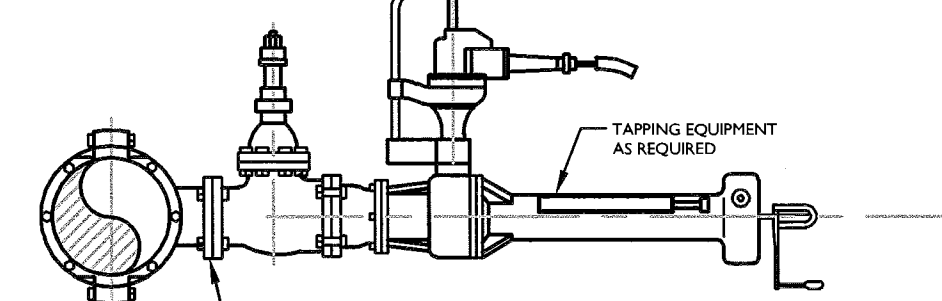


CLEAN-OUT PROTECTION BOX DETAIL



VALVE BOX DETAIL

NTS

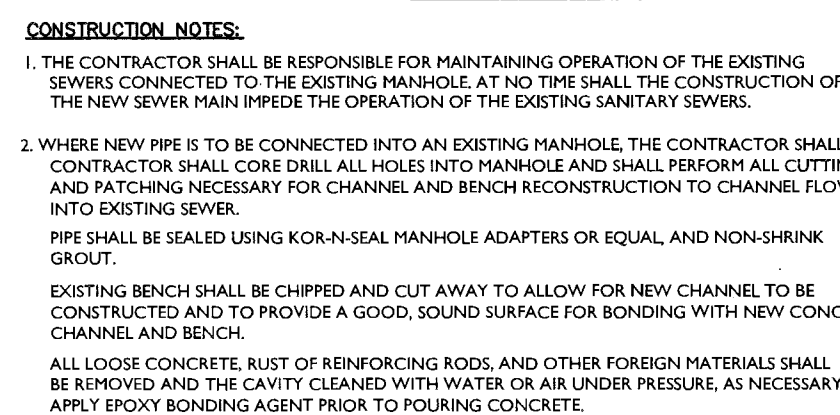


WET TAP DETAIL

117. **Answer: A**



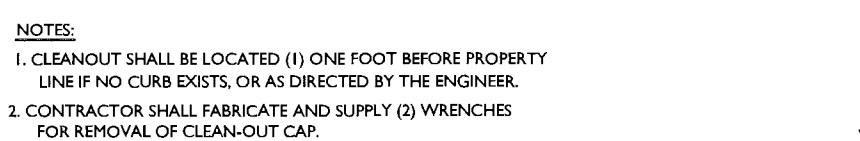
HYDRANT DETAIL



- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPERATION OF THE EXISTING SEWERS CONNECTED TO THE EXISTING MANHOLE AT NO TIME SHALL THE CONSTRUCTION OF THIS SEWER SERVICE BE THE CAUSE OF THE OVERFLOW OF THE MANHOLE AND UNWARRANTY DAMAGE TO THE ADJACENT PROPERTY.
 2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE THE CONTRACTOR SHALL PROVIDE A 18" MIN. RADIUS TURN AT THE JOINT. THE JOINT SHALL BE REINFORCED WITH AN EMBEDDED STEEL RING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW. THE JOINT SHALL BE REINFORCED WITH AN EMBEDDED STEEL RING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW.
 3. ALL NEW PIPE SHALL BE 12" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGRP) OR EQUIVALENT. PIPE SHALL BE SEALED USING JOINT-SEALING MANHOLES AND EQUIVALENT, AND NON-SHRINK GROUT.
 4. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED; AND TO PROVIDE A GOOD, SOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH.
 5. ALL LOOSE CONCRETE SURF OF REINFORCING RODS AND OTHER FOREIGN MATERIALS SHALL BE REMOVED AND THE CAVITY CLEANED WITH WATER OR AIR UNDER PRESSURE, AS NECESSARY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AGENT ROLLING TO POLISH CONCRETE.

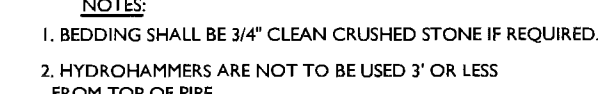
SEWER CONNECTION TO EXISTING MANHOLE DETAIL

NTC



STANDARD CLEANOUT DETAIL

N.T.S



STANDARD PVC PIPE BEDDING DETAIL

UNIT

NOTES:


1. ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AS SHOWN IN THIS DRAWING.
2. BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.
3. THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS.
4. DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE AUTHORITY PRIOR TO CONSTRUCTION.
5. NO JOINT SHALL BE COVERED WITH CONCRETE.
6. CONCRETE SHALL BE 2000 P.S.I.

THRUST BLOCKS DETAIL

NTC

- NOTES:
1. ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AS SHOWN IN THIS DRAWING.
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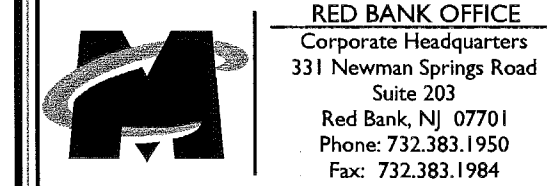
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ROBERT J. CURLEY
 NEW JERSEY PROFESSIONAL
 ENGINEER - LICENSE NUMBER: GE34705

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR
AVALON TEANECK

BLOCK 5201
LOTS 1 AND 2
TOWNSHIP OF TEANECK
BERGEN COUNTY
NEW JERSEY



SCALE: AS SHOWN	DATE: 03/15/16	DRAWN BY: PCS	CHECKED BY: RJC
PROJECT NUMBER: 14001653A		DRAWING NAME: C-DTLS	

CONSTRUCTION DETAILS

SHEET NUMBER: 10 of 10

AVALONBAY TEANECK

TEANECK, NEW JERSEY

LANDSCAPE ARCHITECTURE PLANS

LANDSCAPE ARCHITECT

MELILLO + BAUER ASSOCIATES
LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NEW JERSEY 08730
(732) 528-0664

ARCHITECT

KTGY GROUP
ARCHITECTURE AND PLANNING
8605 WESTWOOD CENTER DRIVE, SUITE 300
VIENNA, VA 22182
(703) 992-6116

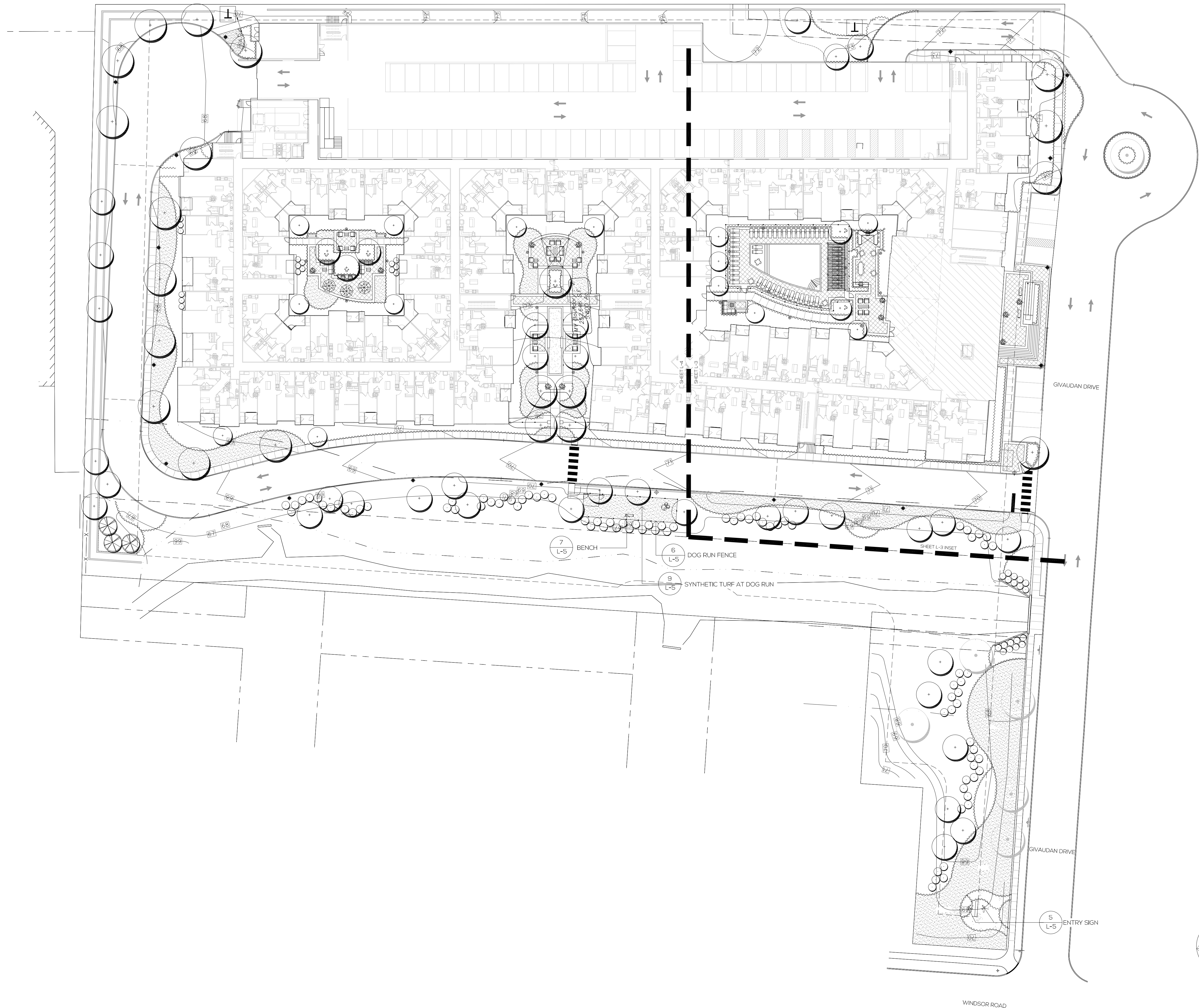
CIVIL ENGINEER

MASER CONSULTING
331 NEWMAN SPRINGS ROAD, SUITE 203
RED BANK, NJ 07701
(732) 383-1950

SUBMISSION PLANS

Project: AvalonBay Teaneck (16-110)		
DRAWING LIST		DATE
	Cover Sheet	
L-1	Overall Site Plan	05.27.16
L-2	Lighting Plan	05.27.16
L-3	Landscape Plan	05.27.16
L-4	Landscape Plan	05.27.16
L-5	Site Details	05.27.16
L-6	Planting Details and Notes	05.27.16





Overall Site Plan

Avalon Teaneck
Teaneck, New Jersey



MELILLO+BAUER
ASSOCIATES
Landscape Architecture

200 Union Avenue
Brielle, New Jersey 08730
T 732_528_0664
F 732_528_1077
www.melilloandbauer.com

THOMAS S. CARMAN

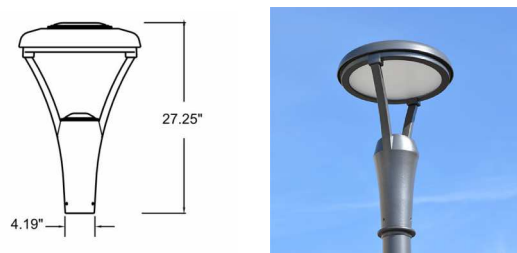
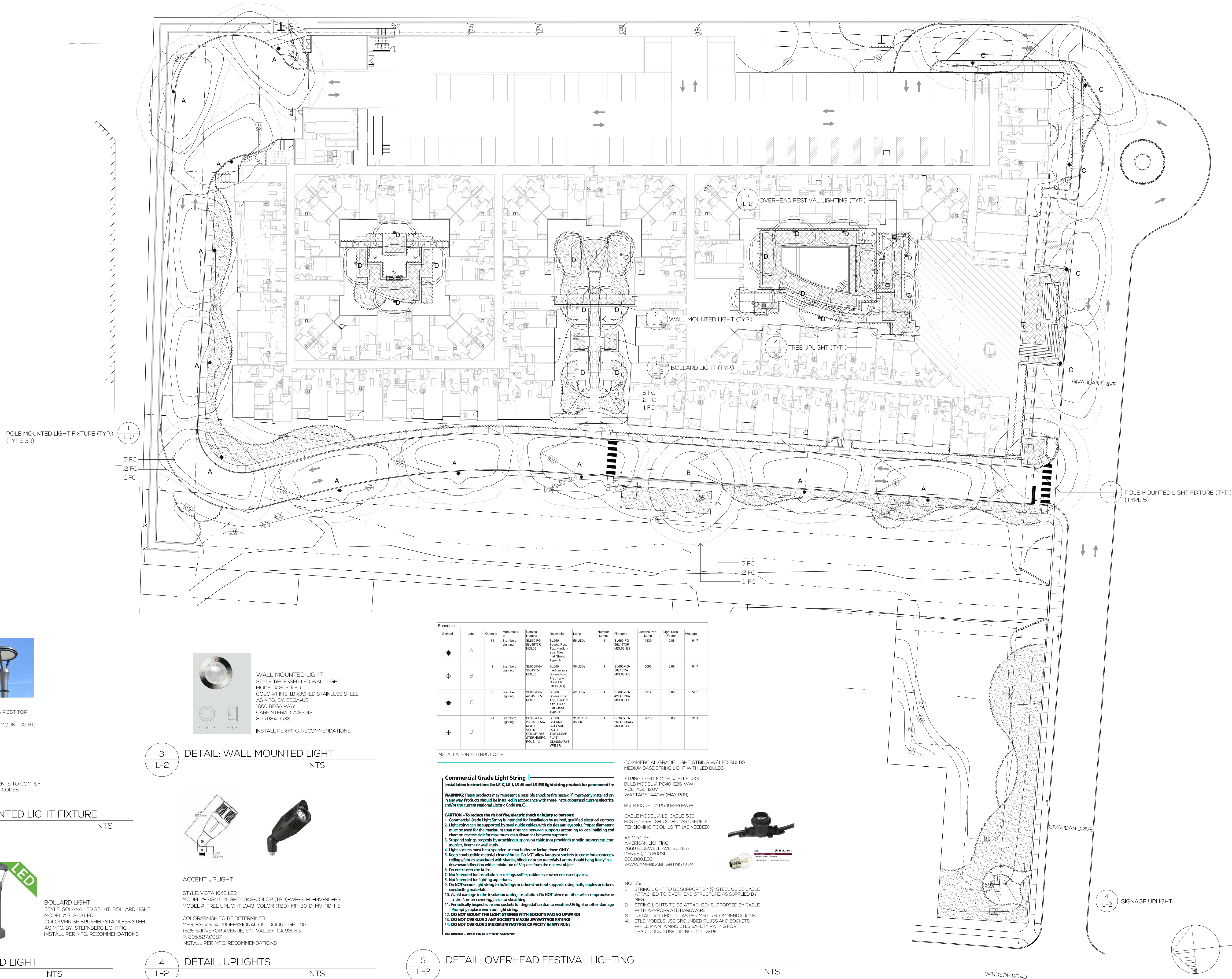
Thomas S. Carman

N.J. LICENSED
LANDSCAPE ARCHITECT
#AS00774

1	05.27.16	REV PER TWP. COMMENTS
NO.	DATE	REVISION
SCALE: 1"=30'		
DATE:	03.14.16	JOB NO: 16-110

DRAWING NO.

L-1



POLE MOUNTED LIGHT FIXTURE
STYLE: SOLANA SL600 LED MEDIUM AREA POST TOP
W/ HOUSE SIDE SHIELD OPTION
12' HT. ROUND STRAIGHT STEEL POLE/14' MOUNTING HT.
COLOR/FINISH TO BE DETERMINED
MFG. BY: STERNBERG LIGHTING
555 LAWRENCE AVE. ROSELLE, IL 60172
P. 800.621.3376
INSTALL PER MFG. RECOMMENDATIONS

NOTES:
-SEE PLANS FOR LIGHT LOCATION
-ALL ELECTRICAL WIRING AND COMPONENTS TO COMPLY
WITH NEC AND ALL OTHER APPLICABLE CODES

1
L-2
DETAIL: POLE MOUNTED LIGHT FIXTURE
NTS



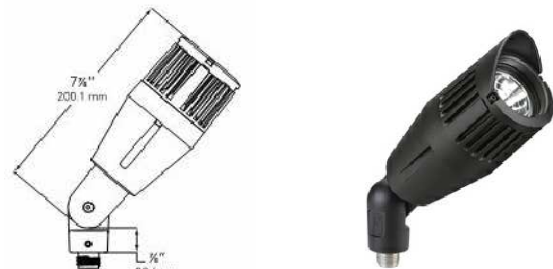
BOLLARD LIGHT
STYLE: SOLANA LED 36" HT. BOLLARD LIGHT
MODEL # SL360 LED
COLOR/FINISH: BRUSHED STAINLESS STEEL
AS MFG. BY: STERNBERG LIGHTING
INSTALL PER MFG. RECOMMENDATIONS

2
L-2
DETAIL: BOLLARD LIGHT
NTS



WALL MOUNTED LIGHT
STYLE: RECESSED LED WALL LIGHT
MODEL # 3020 LED
COLOR/FINISH: BRUSHED STAINLESS STEEL
AS MFG. BY: BEGA-US
1000 BEGA WAY
CARPINTERIA, CA 93013
805.684.0533
INSTALL PER MFG. RECOMMENDATIONS

3
L-2
DETAIL: WALL MOUNTED LIGHT
NTS



ACCENT UPLIGHT
STYLE: VISTA 1043 LED
MODEL # 3020 UPLIGHT; 1043-COLOR (TBD)-WF-30-D-MV-ND-HS
MODEL # 2-TREE UPLIGHT; 1043-COLOR (TBD)-MF-30-D-MV-ND-HS
COLOR/FINISH TO BE DETERMINED
MFG. BY: VISTA PROFESSIONAL OUTDOOR LIGHTING
1825 SURVEYOR AVENUE, SM1 VALLEY, CA 93063
P. 805.527.0987
INSTALL PER MFG. RECOMMENDATIONS

4
L-2
DETAIL: UPLIGHTS
NTS

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamps	Number Lamps	Fixture	Lumens Per Lamp	Light Loss Factor	Wattage
◆	A	11	Sternberg Lighting	SL600-LED	SL600-LED	SL600-LED	1	SL600-LED	4800	0.80	64.7
⊕	B	2	Sternberg Lighting	SL600-LED	SL600-LED	SL600-LED	1	SL600-LED	5005	0.80	64.7
◆	C	5	Sternberg Lighting	SL600-LED	SL600-LED	SL600-LED	1	SL600-LED	3917	0.80	52.5
⊕	D	21	Sternberg Lighting	SL360-LED	SL360-LED	SL360-LED	1	SL360-LED	2615	0.80	31.1

INSTALLATION INSTRUCTIONS:

Commercial Grade Light String
Installation Instructions for L5-C, L5-L, L5-H and L5-M5 light string product for permanent use.
WARNING: These products may represent a possible shock or fire hazard if improperly installed or in any way. Products should be installed in accordance with these instructions and current electrical code and/or the current National Electrical Code (NEC).
CAUTION: -To reduce the risk of fire, electric shock or injury to persons:
1. Commercial Grade Light String is intended for installation by trained, qualified electrical contact.
2. Light string can be supported by steel guide cables, with zip ties and eye bolts. Proper diameter must be used for the maximum span distance between supports according to local building code chart on reverse side for maximum span distances between supports.
3. Suspend string properly by attaching suspension cable (not provided) to solid support structure as joists, beams or wall studs.
4. Light sockets must be suspended so that bulbs are facing down ONLY.
5. Keep combustible material clear of bulbs. Do NOT allow lamps or sockets to come into contact with ceilings, fabrics associated with shades, blinds or other materials. Lamps should hang freely in a downward direction with a minimum of 3" space from the nearest object.
6. Do not cluster the bulbs.
7. Not intended for installation in ceilings, soffits, cabinets or other enclosed spaces.
8. Not intended for lighting aquariums.
9. Do NOT secure light string to buildings or other structural supports using nails, staples or other penetrating materials.
10. Avoid damage to the insulation during installation. Do NOT pierce or otherwise compromise the socket's outer covering, jacket or sheathing.
11. Periodically inspect wire and sockets for degradation due to weather, UV light or other damage. Promptly replace worn out light string.
12. DO NOT MOUNT THE LIGHT STRING WITH SOCKETS FACING UPWARD!
13. DO NOT OVERLOAD ANY SOCKET'S MAXIMUM WATTAGE RATING!
14. DO NOT OVERLOAD MAXIMUM WATTAGE CAPACITY IN ANY RUN!
WARNING: -DO NOT USE AS A TRIP OR OBSTACLE

COMMERCIAL GRADE LIGHT STRING W/ LED BULBS
MEDIUM BASE STRING LIGHT WITH LED BULBS

STRING LIGHT MODEL #: ETL5-XXX
BULB MODEL #: PG40-E26-VWV
VOLTAGE: 120V
WATTAGE: 1440W (MAX RUN)

BULB MODEL #: PG40-E26-VWV

CABLE MODEL #: LS-CABLE-500
FASTENERS: LS-LOCK-10 (AS NEEDED)
TENSIONING TOOL: LS-TT (AS NEEDED)

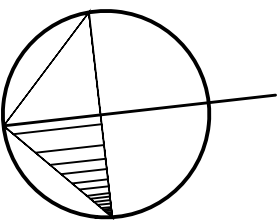
AS MFG. BY:
AMERICAN LIGHTING
7650 E. JOVELL AVE SUITE A
DENVER, CO 80231
800.890.1180
WWW.AMERICANLIGHTING.COM

NOTES:

- STRING LIGHT TO BE SUPPORTED BY 1/2" STEEL GUIDE CABLE ATTACHED TO OVERHEAD STRUCTURE AS SUPPLIED BY MFG.
- STRING LIGHTS TO BE ATTACHED/SUPPORTED BY CABLE WITH APPROPRIATE HARDWARE.
- INSTALL AND MOUNT AS PER MFG. RECOMMENDATIONS
- ETLS MODELS USE GROUNDED PLUGS AND SOCKETS. WHILE MAINTAINING ETL'S SAFETY RATING FOR YEAR-ROUND USE, DO NOT CUT WIRE.



5
L-2
DETAIL: OVERHEAD FESTIVAL LIGHTING
NTS



			L-4 PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	ROOT	COMMENTS
SHADE TREES								
ARR	12	Acer rubrum Red Sunset	Red Sunset Maple	3"-3.5"	14'-16'		B&B	Full Specimens, headed to *
GTH	9	Gleditsia tri. inerm. 'Yakka'	Haka Honey Locust	3"-3.5"	14'-16'		B&B	Full Specimens, headed to *
QPP	6	Quercus palustris 'Pringreen'	Green Pillar Pin Oak	3"-3.5"	14'-15'		B&B	Full Specimens, headed to *
EVERGREEN TREES								
JV	3	Juniperus virginiana	Eastern Red Cedar		6'-8'		B&B	Full, uniform specimens, branched to the ground
TON	44	Thuja occidentalis 'Nigra'	Dark Green American Arbor-vitae		6'-8'		B&B	Full Specimens, planted ball to ball
ORNAMENTAL TREES								
AC1	2	Amelechier canadensis	Dorsey Shadowbox		8'-10'		B&B	Heavy, multi-stemmed specimens
AC2	4	Amelechier canadensis	Dorsey Shadowbox		10'-12'		B&B	Heavy, multi-stemmed specimens
BN1	3	Betula nigra 'Heritage'	Heritage Birch		12'-14'		B&B	Full Specimens, 3 trunk minimum
BNI	3	Betula nigra 'Heritage'	Heritage Birch		14'-16'		B&B	Full Specimens, 3 trunk minimum
CS1	5	Cornus lousia	Kousa Dogwood		8'-10'		B&B	Full Heavy Specimens, multi-trunk
CK2	1	Cornus lousia	Kousa Dogwood		12'-14'		B&B	Full, Heavy Specimens, multi-trunk
PSC1	3	Prunus x incam 'Okame'	Okame Cherry	2.5'-3"	8'-10'		B&B	Full, Heavy Specimens
SHRUBS								
ADV	85	Azalea Del. Valley White' (Kunming)	Delaware Valley White Azalea		2'-2.5'	#5 Cent.	Full Plants, 2.5' O.C.	
BAW	25	Buxus macrophylla 'Winter Green'	Winter Green Boxwood		2'-2.5'	#5 Cent.	Full Plants, 2.5' O.C. Hedge	
CA	121	Clematis albidiflora 'Rosea'	Pink Summerweet		2'-2.5'	#5 Cent.	Full Plants, 3' O.C.	
HBN	20	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea		2'-2.5'	#5 Cent.	Full Plants, 4' O.C.	
EQP	66	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea		2'-2.5'	#5 Cent.	Full Plants, 4' O.C.	
SH	228	Hept. alba 'Shimmer'	Shimmer Hibiscus		2'-2.5'	B&B	Full Plants, 3' O.C.	
IV	95	Ilex verticillata 'Harvest Red'	Harvest Red Winterberry		2'-3'	B&B	Full Plants, 5' O.C.	
J	66	Juniperus sargentii	Sargent Juniper		18"-24"	#5 Cent.	Full Plants, 3' O.C.	
PL	13	Prunus laurocerasus 'Otto Layden'	Otto Layden Cherry laurel		2'-2.5'	#5 Cent.	Full Plants, 3' O.C.	
RAG	213	Rhus aromatica 'Gro-Low'	Fragrant Sumac		2'-2.5'	#5 Cent.	Full Plants, 3' O.C.	
PXO	75	Rosa x 'Redrazz'	Knoctout Shrub Rose (Red)		2'-3'	#5 Cent.	Full Plants, 3' O.C.	
VD	15	Viburnum dentatum	Arrowwood		2'-5'	B&B	Full Plants, 3' O.C.	
GROUND COVER, PERENNIALS, & ORNAMENTAL GRASSES								
C&K	317	Calamagrostis arund. 'Karl Foerster'	K. F. Feather Reed Grass			Cont.	Full Plants, 2' O.C.	
CM1	619	Carex morrowii Ice Dance'	Ice Dance Japanese Sedge			Cont.	Full Plants, 18" O.C.	
HAK	135	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass			Cont.	Full Plants, 2' O.C.	
LS	395	Limonum muscat 'Big Blue'	Big Blue Lily turf			Cont.	Full Plants, 18" O.C.	
PMB	189	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass			Cont.	Full Plants, 2' O.C.	

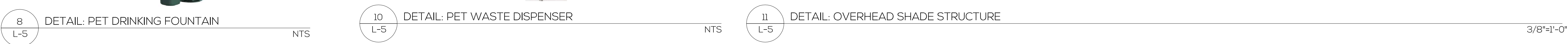
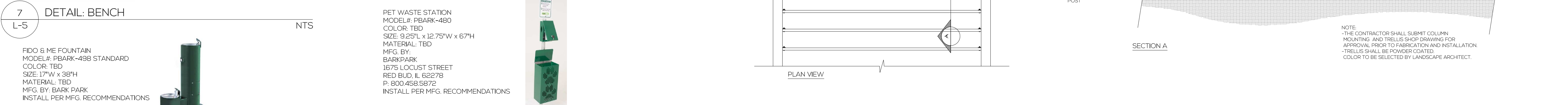
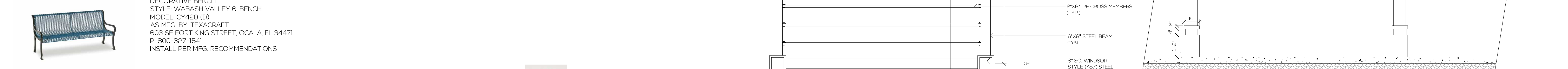
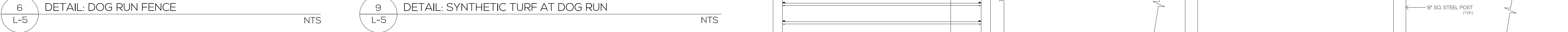
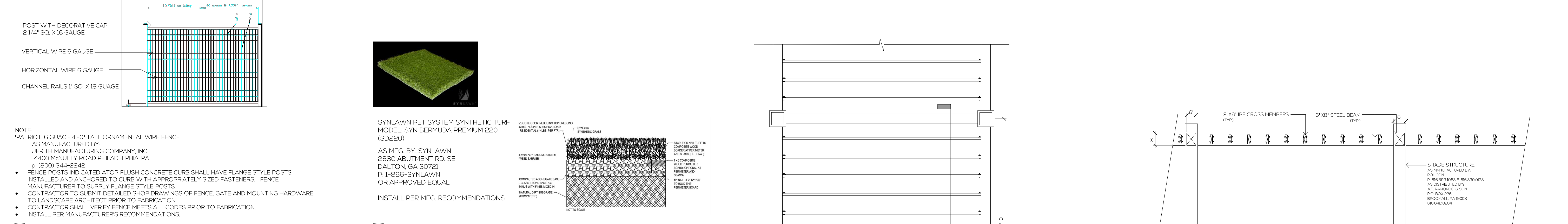
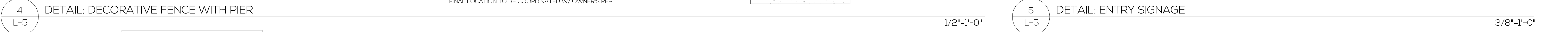
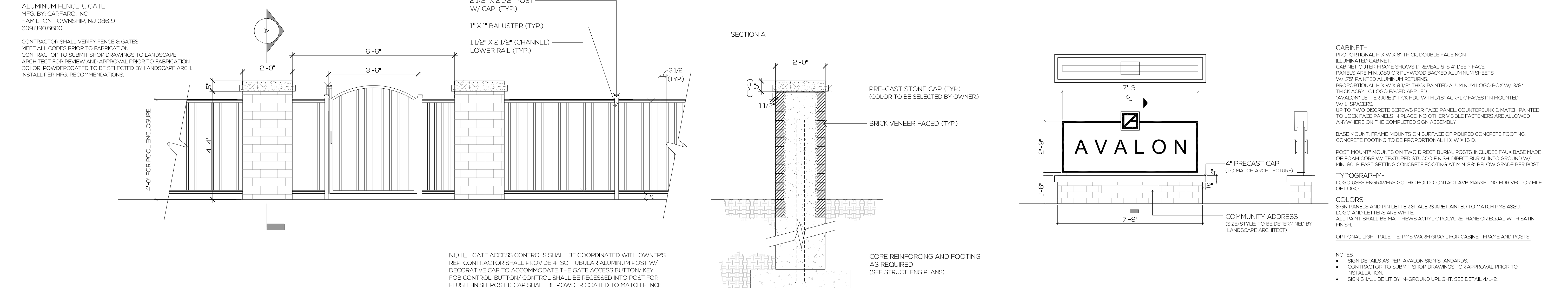
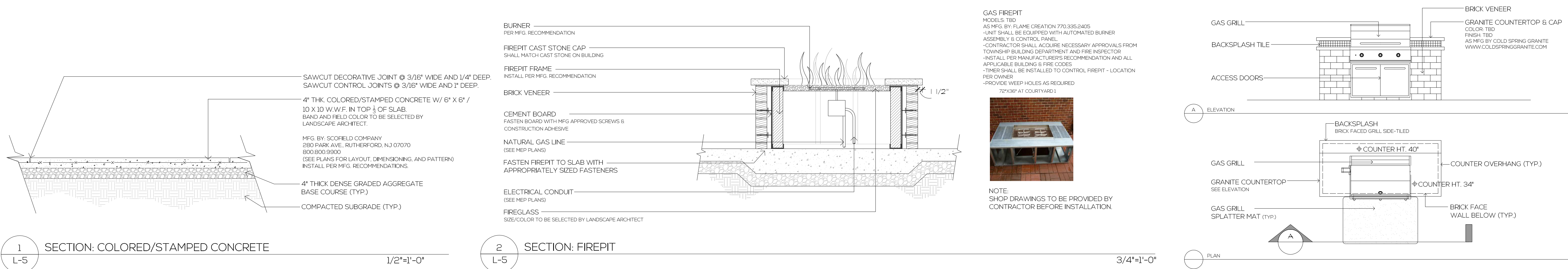
Avalon Teaneck
Teaneck, New Jersey




N.J. LICENSED
LANDSCAPE ARCHITECT
#AS00774

1	05.27.16	REV. PER TOWNSHIP COMMENTS
NO.	DATE	REVISION
SCALE: 1/16"=1'-0"		
DATE: 03.14.16		JOB NO.: 16-110

L-4



Site Details

Avalon Teaneck
Teaneck, New Jersey

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

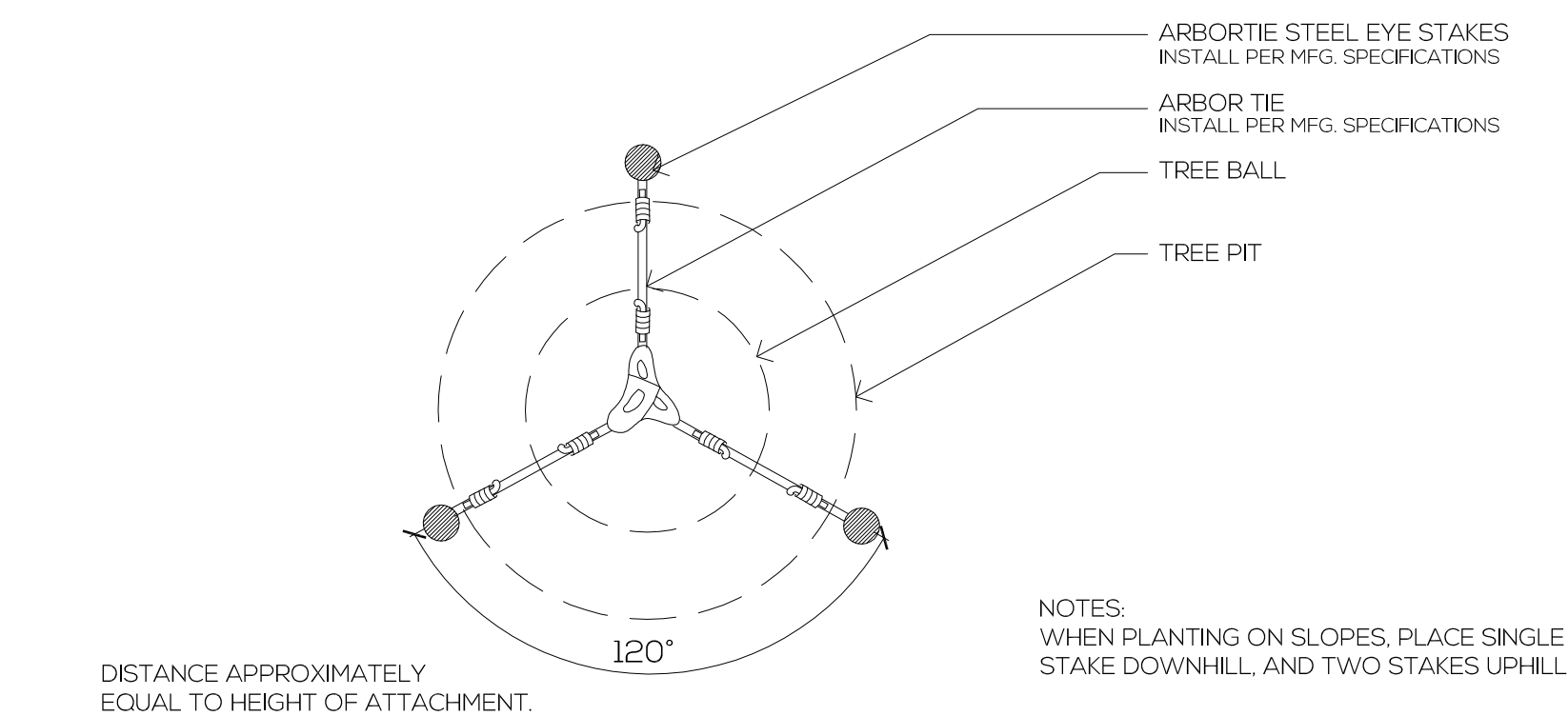
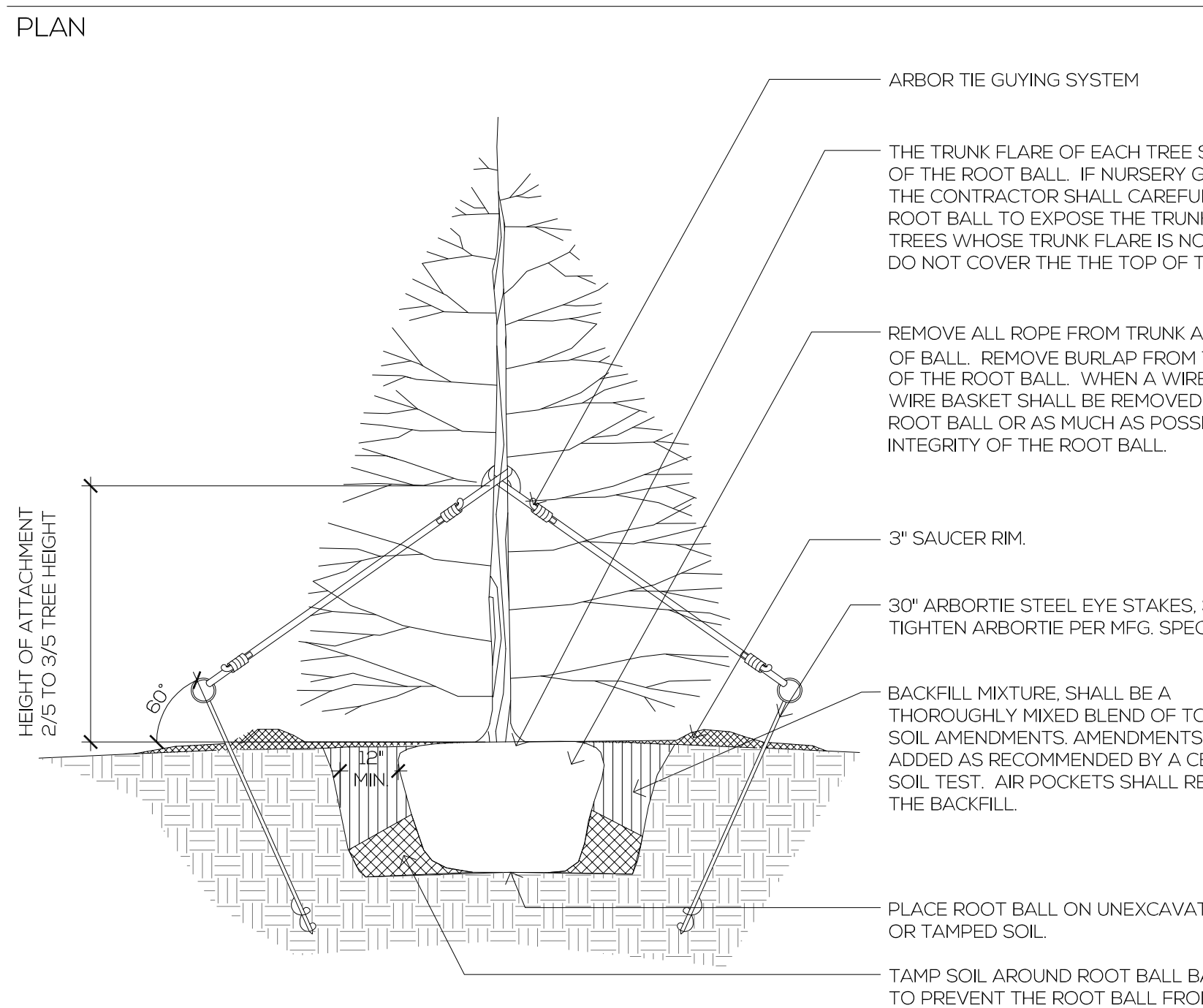
200 Union Avenue
Brielle, New Jersey 08730
T 732.528.0664
F 732.528.1077
www.melilloandbauer.com

THOMAS S. CARMAN

N.J. LICENSED
LANDSCAPE ARCHITECT
#AS00774

1.	05.27.16	REV	PER TWP. COMMENTS
NO.	DATE	REVISION	
SCALE: AS SHOWN			
DATE:	03.14.16	JOB NO:	16-110

DRAWING NO.
L-5

[illegible]

CONTRACTOR TO PROVIDE ANCHORING DESIGN FOR BOTH LAWN & BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT. SYSTEM DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING.

IRRIGATION SYSTEM SHALL ALSO CONTAIN SUBMETER, TIMER/CONTROLLER FOR EACH WATERING ZONE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER

A THIRD PARTY INSPECTION SHALL BE PERFORMED FOR THE IRRIGATION SYSTEM

NTS

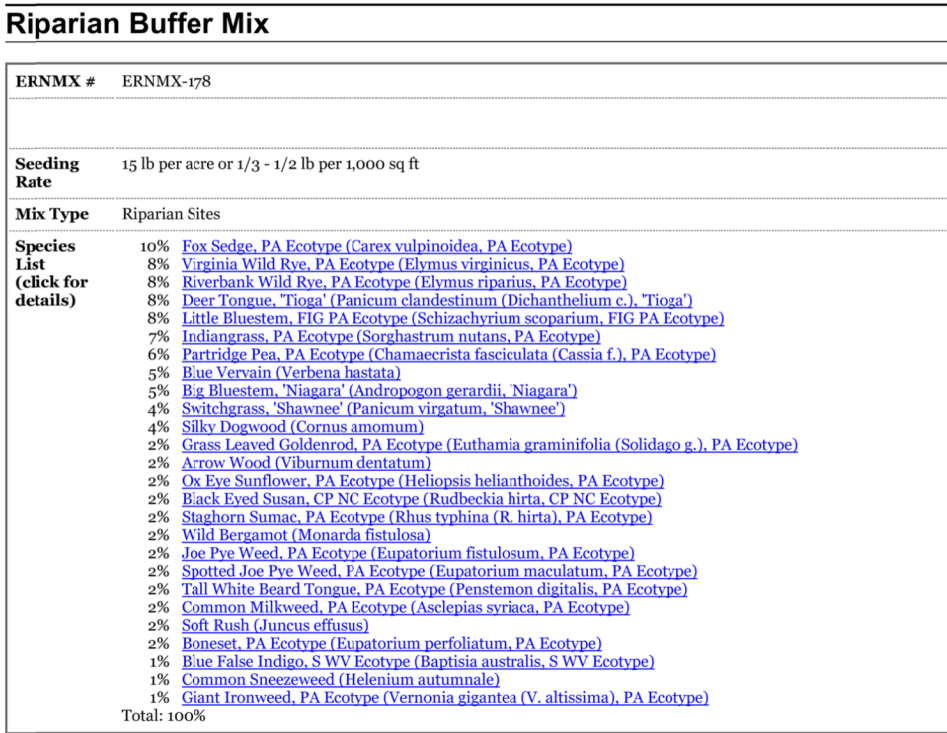


NTS



NTS

NTS



ERNMX #: ERNMX - 178
AS MFG. BY:
ERNST CONSERVATION SEEDS
9006 MERCER PIKE
MEADVILLE, PA 16335
P. 800.873.3321
F. 814.336.5191

- CONTRACTOR SHALL CONTACT SEED SUPPLIER PRIOR TO APPLICATION TO VERIFY APPROPRIATE APPLICATION TIMING FOR THE SPECIFIED SEED MIX.
- CONTRACTOR SHALL SUBMIT ANTICIPATED SEED APPLICATION/PREPARATION PROCEDURE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SEED APPLICATION/PREPARATION.
- INSTALL PER MFG. RECOMMENDATIONS
- IRRIGATION/SUPPLEMENTAL WATER SHALL BE PROVIDED TO ESTABLISH SEED MIX AT INSTALLATION.
- ALL SEEDED AREAS MUST BE KEPT CONSTANTLY MOIST TO PROMOTE GERMINATION.

NTS

Avalon Teaneck
Teaneck, New Jersey



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1.	05.27.16	REV PER TWP. COMMENTS
NO.	DATE	REVISION
SCALE: AS SHOWN		
DATE:	03.14.16	JOB NO.: 16-110

DRAWING NO.

L-6