

PRELIMINARY SITE PLAN APPROVAL DRAWINGS

THE RESERVE AT PEARL RIVER

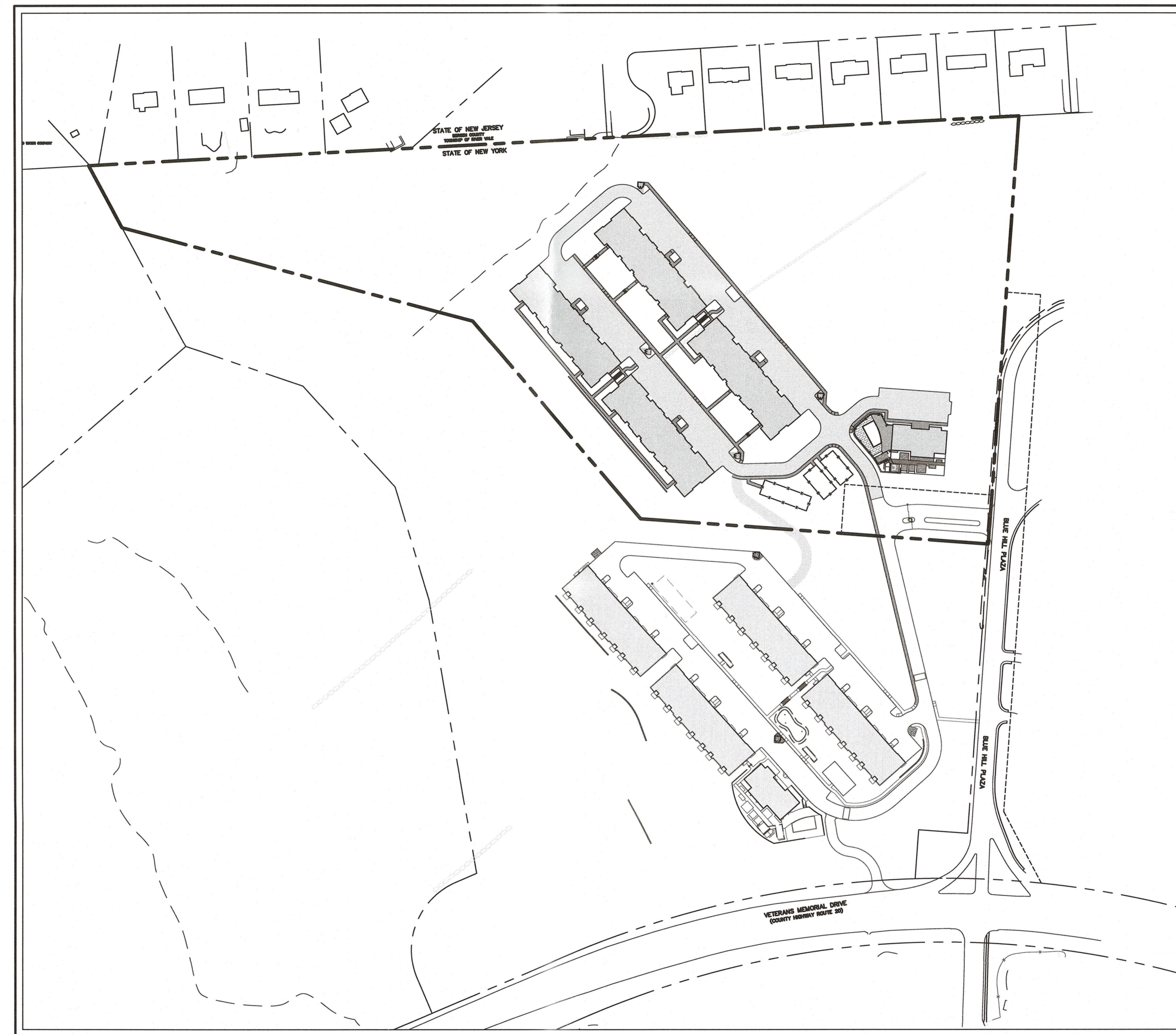
TAX MAP SECTION 73.10 | BLOCK 1 | LOT 6
 ROCKLAND COUNTY
 VETERANS MEMORIAL HIGHWAY
 TOWN OF ORANGETOWN, NEW YORK

Applicant/Owner:
 THE RESERVE AT PEARL RIVER C/O BNE REAL
 ESTATE GROUP
 10 MICROLAB ROAD
 LIVINGSTON, NJ
 (973) 488-6411
 SIGNATURE _____ DATE _____

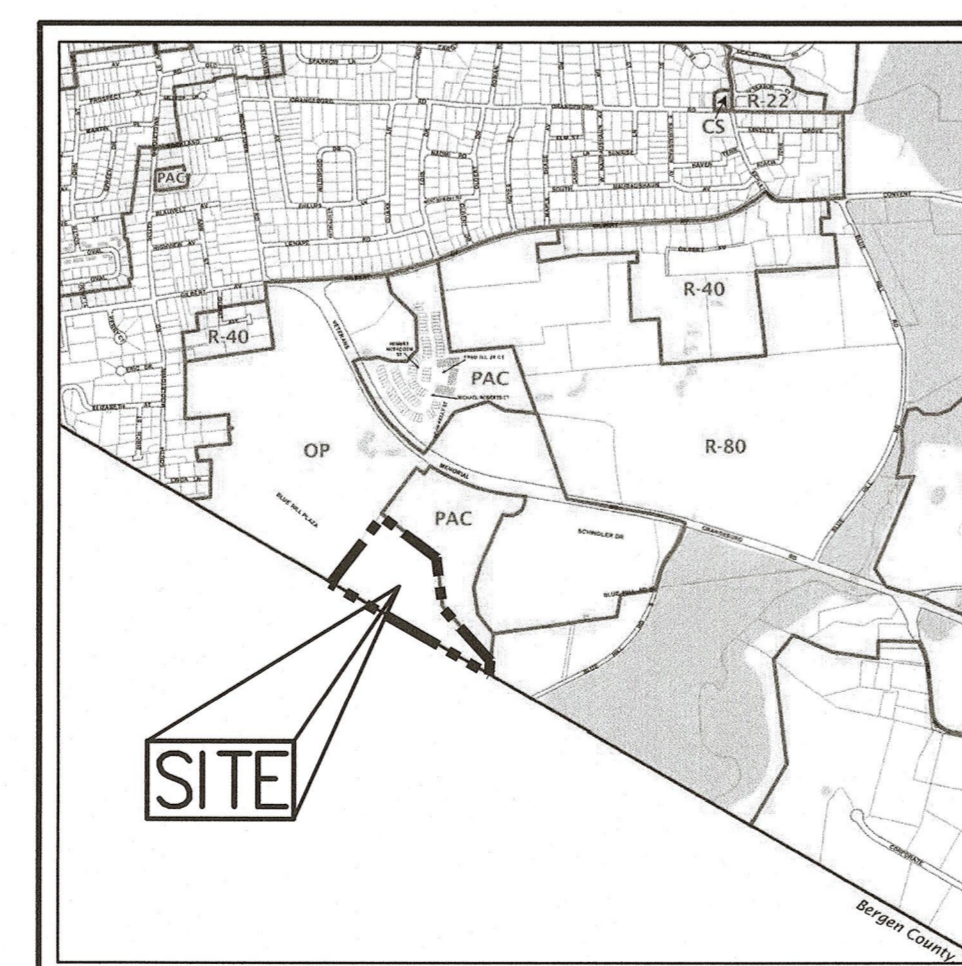
JMC Site Planner, Civil & Traffic Engineer,
 Surveyor and Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

Architect:
 MINNO WASKO ARCHITECTS AND PLANNERS
 80 LAMBERT LANE, SUITE 105
 LAMBERTVILLE, NJ 08530

Attorney:
 DONALD BRENNER, P.E., L.L.B.
 4 INDEPENDENCE AVENUE
 TAPPAN, NY 10983
 (845) 359-2210



AREA MAP
 SCALE: N.T.S.



VICINITY & ZONING MAP LEGEND

- SITE PROPERTY LINE
- - - ZONING BOUNDARY
- LOT LINE
- TOWN BOUNDARY

ORANGETOWN TOWNSHIP ZONING DESIGNATION KEY

- OP OFFICE PARK
- PAC PLANNED ADULT COMMUNITY
- R-40 LOW DENSITY RESIDENCE
- R-15 MEDIUM DENSITY RESIDENCE
- LIO LIGHT INDUSTRIAL-OFFICE

VICINITY & ZONING MAP
 SCALE: 1" = 2,000'

- JMC Drawing List:**
- C-000 COVER SHEET
 - C-010 EXISTING CONDITIONS
 - C-100 OVERALL LAYOUT PLAN
 - C-110 LAYOUT PLAN
 - C-200 GRADING PLAN
 - C-210 ROAD PROFILES
 - C-300 UTILITIES PLAN
 - C-400 EROSION AND SEDIMENT CONTROL PLAN
 - C-500 LANDSCAPING PLAN
 - C-600 LIGHTING PLAN
 - C-900 CONSTRUCTION DETAILS
 - C-901 CONSTRUCTION DETAILS
 - C-902 CONSTRUCTION DETAILS
 - C-903 CONSTRUCTION DETAILS
 - C-904 CONSTRUCTION DETAILS
 - C-905 SUEZ SPECIFICATION DETAILS
 - FA-1 FIRETRUCK ACCESS PLAN

ZONING COMPLIANCE CHART

BLOCK 1, SECTION 73.10, LOT 6
 ZONE - OP (OFFICE PARK) & PAC FLOATING (PLANNED ADULT COMMUNITY)
 PROPOSED USE: RESIDENTIAL

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA (ACRES)	10	22.58
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	2 / 35	3 / 35 ⁽¹⁾
MAXIMUM FLOOR AREA RATIO (RATIO)	0.35	0.23
MAXIMUM NUMBER OF DWELLING UNITS (COUNT)	85	110 ⁽¹⁾
SINGLE UNITS (UNITS)	-	TBD
DOUBLE UNITS (UNITS)	-	TBD
MAXIMUM BUILDING COVERAGE (PERCENT)	40	7.7
MINIMUM OPEN SPACE (PERCENT)	40	80
MINIMUM PERIMETER BUFFER (FEET)	50	50
STREET FRONTAGE (FEET)	100	450
MINIMUM SETBACK FROM BUILDING (OR DECK) TO:		
REAR OR SIDE OF ANOTHER DWELLING (FEET)	15	30
MINIMUM YARDS		
FRONT YARD (FEET)	100	100
SIDE YARD (FEET)	100	50 ⁽¹⁾
SIDE YARD (TOTAL) (FEET)	200	194 ⁽¹⁾
REAR YARD (FEET)	100	100
PARKING SPACES (1.75/DWELLING)		
STANDARD PARKING SPACES ALONG ROADS (SPACES)	-	121
HANDICAP PARKING SPACES (SPACES)	-	10
GARAGE PARKING SPACES (SPACES)	-	68
GARAGE HANDICAP PARKING SPACES (SPACES)	-	4
GARAGE APRON PARKING SPACES (SPACES)	-	72
TOTAL PARKING SPACES (SPACES)	193	275
DENSITY CALCULATIONS (4 UNITS PER ACRE OF USABLE LOT AREA)		
AREA IN WETLANDS (ACRES)	-	0
AREA IN 100 YEAR FLOODPLAIN (ACRES)	-	0
AREA IN STEEP SLOPES >25% (ACRES)	-	1.64
AREA IN RIGHT-OF-WAYS OR EASEMENTS (ACRES)	-	0.69
* 50% OF AREAS WITHIN THIS SECTION ARE SUBTRACTED FROM THE TOTAL LOT AREA.		
22.58 (ACRES) - 0.50 X 1.64 (ACRES) - 0.50 X 0.69 (ACRES) = 21.42 (ACRES)		
21.42 (ACRES) X 4 (UNITS/ACRE) = 85.68 UNITS PERMITTED		
(1) VARIANCE REQUIRED FOR BUILDING HEIGHT/NUMBER OF STORIES		
(2) AS APPROVED BY RESOLUTION BY THE TOWN BOARD		
(3) VARIANCE REQUIRED FOR SIDE YARD BUILDING SETBACK		

- GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-862-7862) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION. INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS, THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERRUPTION OF UTILITY SERVICE.
 - CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
 - ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES, APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
 - CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.
 - ALL OUTDOOR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE BETWEEN THE HOURS 7:00AM AND 7:00PM, MONDAY THROUGH SATURDAY. INDOOR CONSTRUCTION MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00PM, MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES, OF ANY KIND, SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 238(4)M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK. THIS NOTE APPLIES TO ALL PLANS HEREIN.
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.

811 Know what's below. Call before you dig.

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	11/16/2021	BMS

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7206, SUBSECTION 2.

Drawn: BMS Approved: DV
 Scale: NOT TO SCALE
 Date: 10/29/2021
 Project No: 20125
 Job No: COVER COVERLAY
 Drawing No: C-000

NOT FOR CONSTRUCTION



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND
	EXISTING BUILDING OVERHANG
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT GRADE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING SIGN

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC DATED 02/12/2021. WETLANDS SHOWN HEREON ARE AS SHOWN ON A MAP TITLED "BOUNDARY SURVEY & WETLANDS LOCATION PLAN" PREPARED BY MASER CONSULTING P.A. AND DATED JULY 21, 2006.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS SHOWN ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED "SOILS AND FOUNDATION INVESTIGATION/STORMWATER EVALUATION", DATED 09/28/2021, PREPARED BY MELICK-HALL & ASSOCIATES, A DIVISION OF GEA.
- SURVEY PLAN NOTES:**
- THIS MAP IS BASED ON A FIELD SURVEY COMPLETED JUNE 10, 2010 AND PHOTOMETRIC MAPPING PROVIDED BY GEMAPS INTERNATIONAL. PHOTOGRAPHY FOR PHOTOMETRIC MAPPING WAS TAKEN ON NOVEMBER 21, 2012.
 - CONTOUR INTERVAL IS (2) TWO FOOT. VERTICAL DATUM IS REFERENCED TO NAVD 1989 OBTAINED BY GPS METHODS.
 - SUBSURFACE UTILITIES ARE SHOWN FOR A COMPARISON OF PHYSICAL EVIDENCE AND A UTILITY MARKOUT PERFORMED BY UTILITY DETECTION INC. ON JUNE 2, 2016. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.
 - WETLANDS SHOWN HEREON ARE AS SHOWN ON A MAP TITLED "BOUNDARY SURVEY & WETLANDS LOCATION PLAN" PREPARED BY MASER CONSULTING P.A. AND DATED JULY 21, 2006.
 - THIS MAP IS PREPARED TO DEPICT THE TOPOGRAPHY AS SHOWN. THE PROPERTY LINE IS AS SHOWN ON A MAP TITLED "SURVEY OF PROPERTY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC AND DATED JUNE 11, 2016.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7208 OF THE NEW STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR SECTION 7209, SUB-DIVISION 2.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION APPLICABLE LAWS.

NOT FOR CONSTRUCTION

APPLICANT: THE RESERVE AT PEARL RIVER
C/O BNE REAL ESTATE GROUP
100 WILSON ROAD
LIVINGTON, NJ

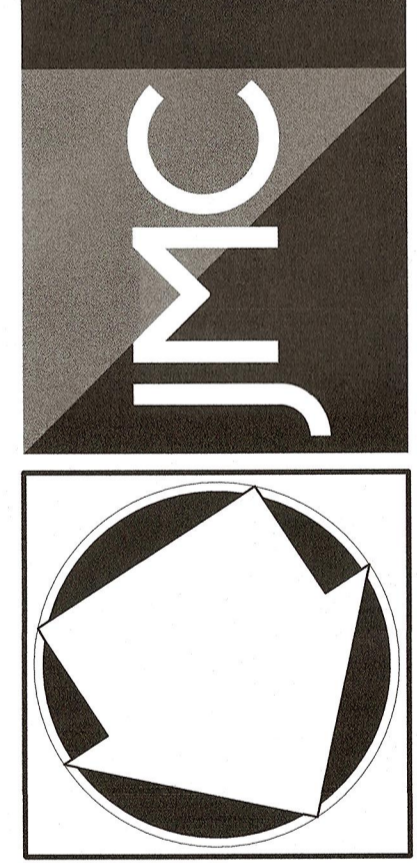
ARCHITECT: MINNO WASKO ARCHITECTS
AND PLANNERS
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ 08530

DATE: 11/29/2021

NO. 1

SCALE: 1" = 50'

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EXISTING CONDITIONS PLAN
THE RESERVE AT PEARL RIVER
VETERANS MEMORIAL HIGHWAY
TOWN OF ORANGE TOWN, NEW YORK

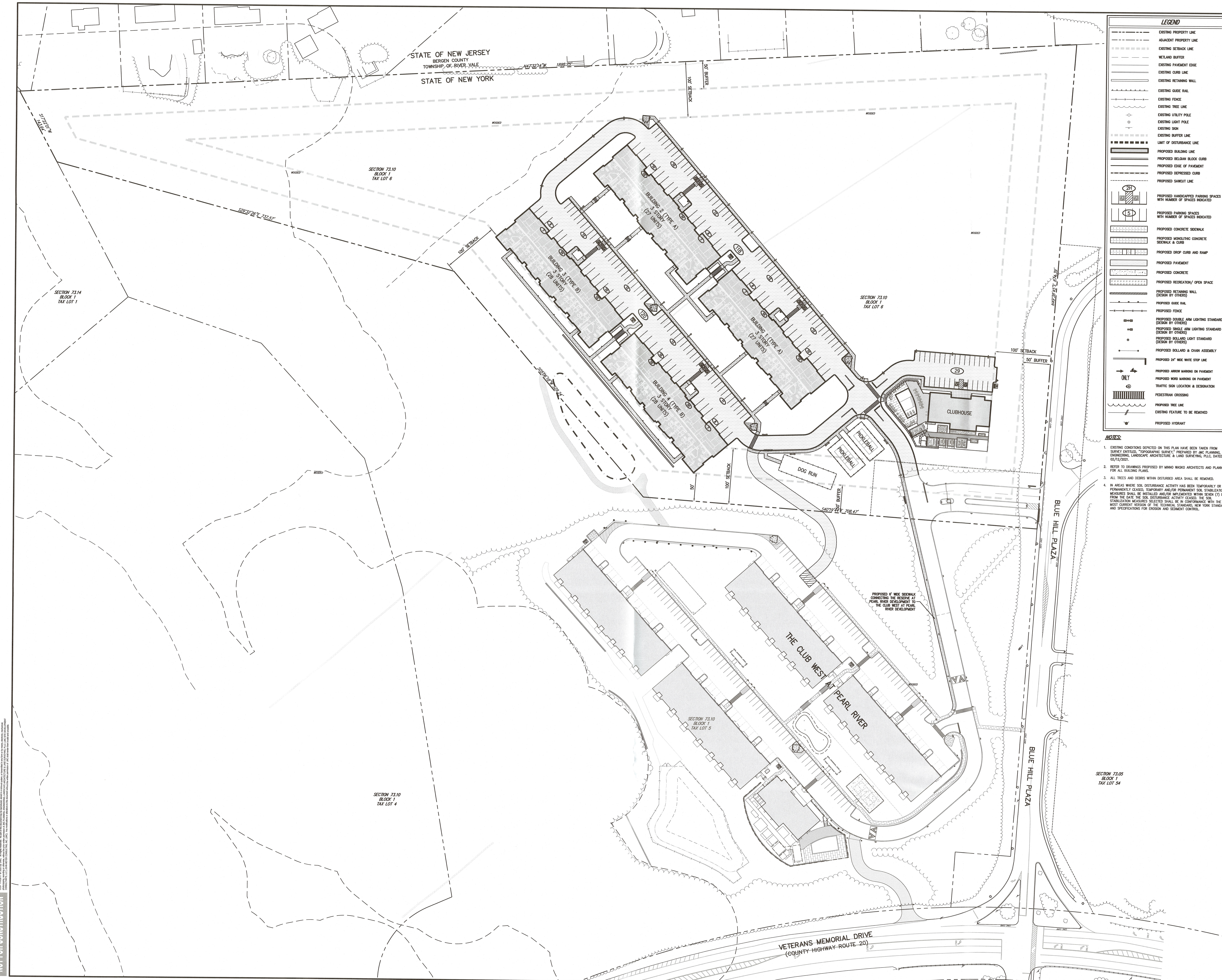
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Drawn: BMS Approval: DV
Scale: 1" = 50'
Date: 10/29/2021
Project No: 20125
3025 SEE EAST DWG No
Drawing No: C-010

STATE OF NEW JERSEY
BERGEN COUNTY
TOWNSHIP OF RIVER VALE
STATE OF NEW YORK

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	WETLAND BUFFER
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING BUFFER LINE
	LIMIT OF DISTURBANCE LINE
	PROPOSED BUILDING LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED DEPRESSED CURB
	PROPOSED SAWCUT LINE
	PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MOLDING CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED RECREATION/ OPEN SPACE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED FENCE
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED BOLLARD LIGHT STANDARD (DESIGN BY OTHERS)
	PROPOSED BOLLARD & CHAIN ASSEMBLY
	PROPOSED 24" WIDE WHITE STOP LINE
	PROPOSED ARROW MARKING ON PAVEMENT
	PROPOSED HOLE MARKING ON PAVEMENT
	PROPOSED TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED PEDESTRIAN CROSSING
	PROPOSED TREE LINE
	EXISTING FEATURE TO BE REMOVED
	PROPOSED HYDRANT

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY DETAILED "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/12/2021.
 - REFER TO DRAWINGS PROPOSED BY MINNO WASKO ARCHITECTS AND PLANNERS FOR ALL BUILDING PLANS.
 - ALL TREES AND DEBRIS WITHIN DISTURBED AREA SHALL BE REMOVED.
 - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARDS NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.



APPLICANT: THE RESERVE AT PEARL RIVER
C/O BNE REAL ESTATE GROUP
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LAMBERTVILLE, NJ 08530

ARCHITECT: MINNO WASKO ARCHITECTS AND PLANNERS
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OVERALL LAYOUT PLAN
THE RESERVE AT PEARL RIVER
VETERANS MEMORIAL HIGHWAY
TOWN OF ORANGETOWN, NEW YORK

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DATE: 10/29/2021
SCALE: 1" = 50'
PROJECT NO.: 2025
DRAWING NO.: OVERALL-LAY LAYAR
DRAWING BY: BMS
DATE: 10/29/2021
PROJECT NO.: 2025
DRAWING NO.: C-100

NOT FOR CONSTRUCTION

STATE OF NEW JERSEY
BERGEN COUNTY
TOWNSHIP OF RIVER VALE
STATE OF NEW YORK



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GUIDE RAIL
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[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED BELGIAN BLOCK CURB
[Symbol]	PROPOSED EDGE OF PAVEMENT
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[Symbol]	PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
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[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
[Symbol]	PROPOSED DROP CURB AND RAMP
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[Symbol]	TRAFFIC SIGN LOCATION & DESIGNATION
[Symbol]	PEDESTRIAN CROSSING
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[Symbol]	PROPOSED HYDRANT

- NOTES:**
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APPLICANT: THE RESERVE AT PEARL RIVER
C/O BME REAL ESTATE GROUP
120 BEECHWOOD ROAD
LIVINGTON, NJ

ARCHITECT: MINNO WASKO ARCHITECTS
AND PLANNERS
80 LAMBERT LANE, SUITE 105
LIVERTON, NJ 08530

By: [Signature]
Date: 11/16/2021
BMS

Revised: [Blank]
No. 1. PLANNING BOARD SUBMISSION

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.

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JMC

LAYOUT PLAN

THE RESERVE AT PEARL RIVER
VETERANS MEMORIAL HIGHWAY
TOWN OF ORANGETOWN, NEW YORK

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[Signature]

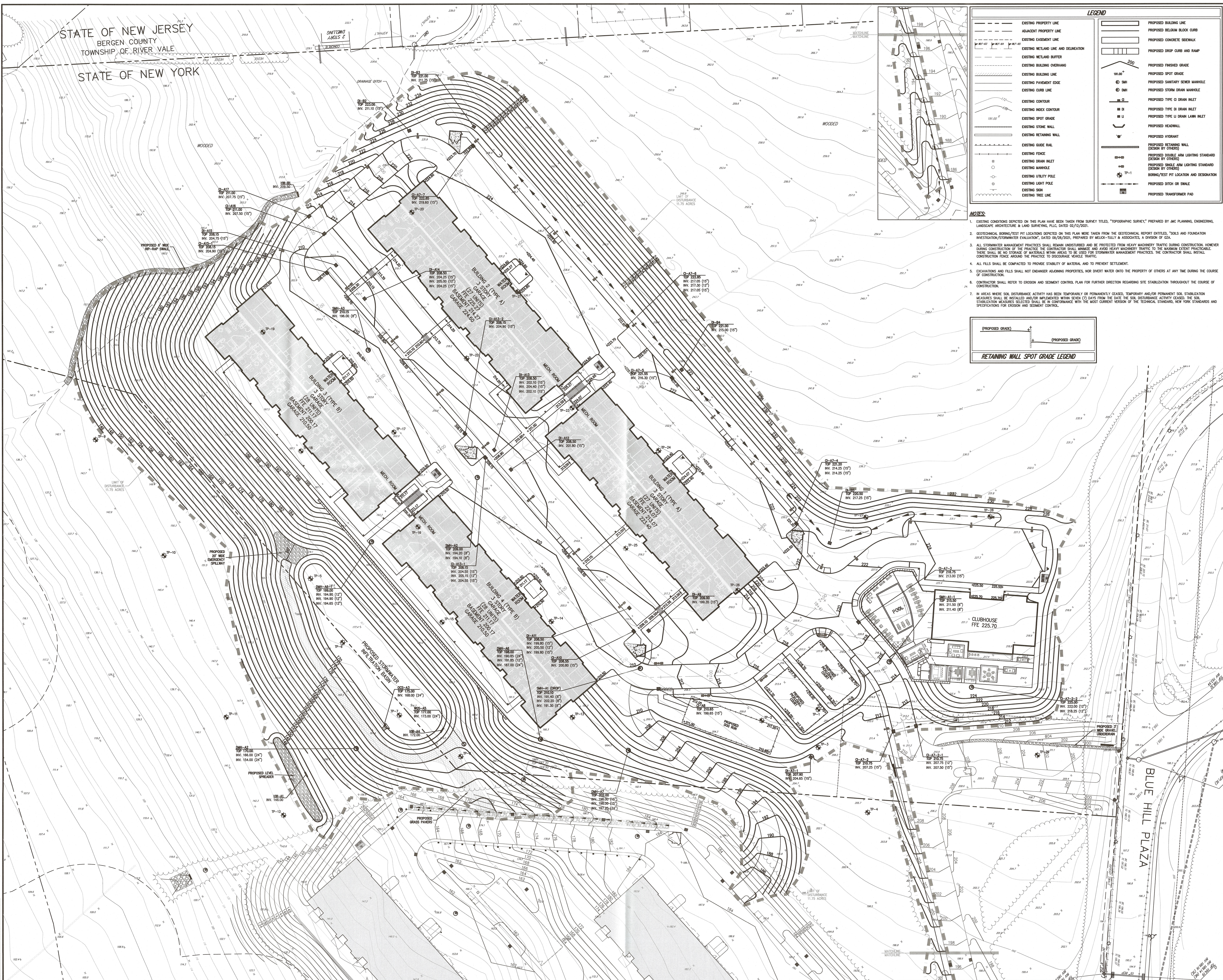
Drawn: BMS Approved: DV
Scale: 1" = 30'
Date: 10/29/2021
Project No: 20125
Drawing No: LAY LAYkey

C-110

NOT FOR CONSTRUCTION

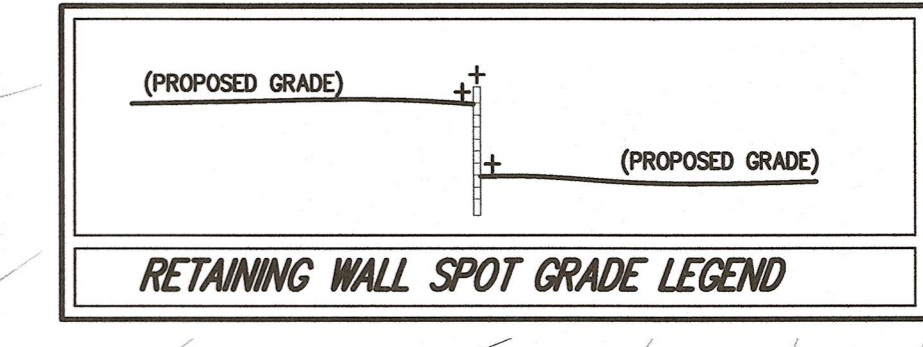
STATE OF NEW JERSEY
BERGEN COUNTY
TOWNSHIP OF RIVER VALE

STATE OF NEW YORK



LEGEND			
	EXISTING PROPERTY LINE		PROPOSED BUILDING LINE
	ADJACENT PROPERTY LINE		PROPOSED RETAINING WALL
	EXISTING EASEMENT LINE		PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	EXISTING WETLAND LINE AND DELINEATION		PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	EXISTING BUILDING OVERHANG		PROPOSED STORM DRAIN MANHOLE
	EXISTING BUILDING LINE		PROPOSED TYPE CI DRAIN INLET
	EXISTING PAVEMENT EDGE		PROPOSED TYPE LI DRAIN INLET
	EXISTING CURB LINE		PROPOSED HEADWALL
	EXISTING CONTOUR		PROPOSED HYDRANT
	EXISTING INDEX CONTOUR		PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	EXISTING SPOT GRADE		PROPOSED DITCH OR SWALE
	EXISTING STONE WALL		PROPOSED TRANSFORMER PAD
	EXISTING RETAINING WALL		
	EXISTING GUIDE RAIL		
	EXISTING FENCE		
	EXISTING DRAIN INLET		
	EXISTING MANHOLE		
	EXISTING UTILITY POLE		
	EXISTING SIGN		
	EXISTING TREE LINE		

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/12/2021.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "SOILS AND FOUNDATION INVESTIGATION/STORMWATER EVALUATION," DATED 09/28/2021, PREPARED BY MULLOY-TULLY & ASSOCIATES, A DIVISION OF GZA.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THESE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJACENT PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
 - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARDS, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.



APPLICANT: THE RESERVE AT PEARL RIVER
C/O BME REAL ESTATE GROUP
100 MICROCLAS ROAD
LIVINGSTON, NJ

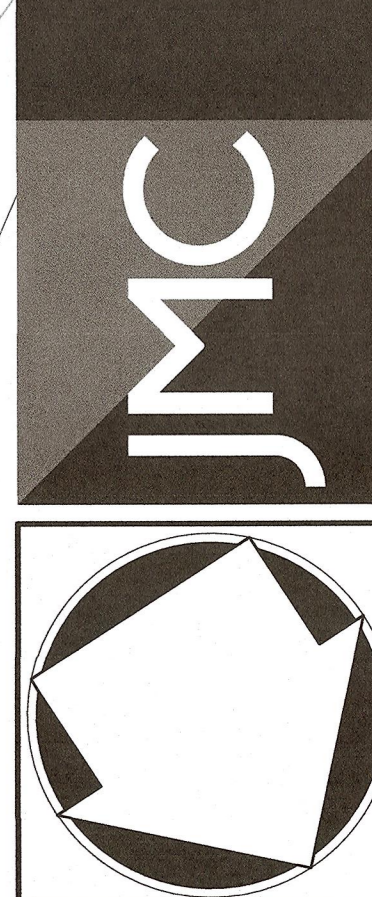
ARCHITECT: MINNO WASKO ARCHITECTS
AND PLANNERS
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ 08530

Revision: 1/16/2021

No.	Description
1.	PLANNING BOARD SUBMISSION

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.

120 BEDFORD ROAD • HIRSHING, NY 10504
PHONE 845.232.2228 • FAX 845.232.2102
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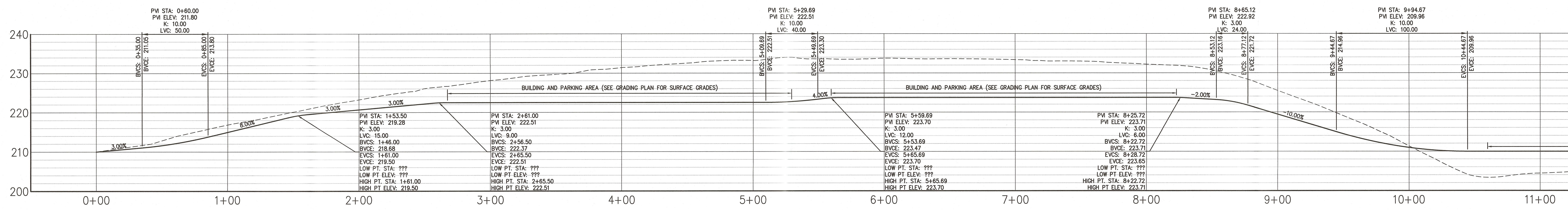
GRADING PLAN

THE RESERVE AT PEARL RIVER
VETERAN'S MEMORIAL HIGHWAY
TOWN OF ORANGETOWN, NEW YORK

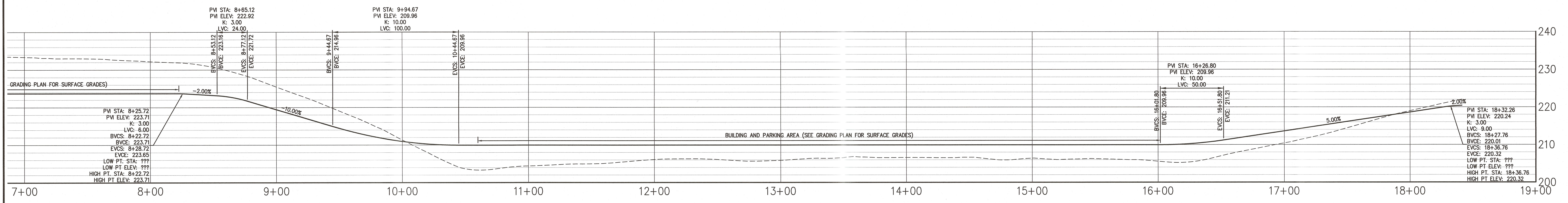
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Drawn: BMS Approved: DV
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Date: 10/29/2021
Project No: 20125
Drawn by: C-200

NOT FOR CONSTRUCTION



ROAD CENTERLINE PROFILE
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=10'



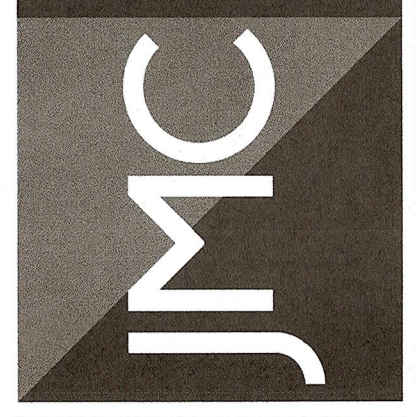
ROAD CENTERLINE PROFILE
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=10'

No.	1	PLANNING BOARD SUBMISSION
By	BMS	
Date	11/16/2021	
Revision		

APPLICANT: THE RESERVE AT PEARL RIVER
 C/O BME REAL ESTATE GROUP
 100 LIVINGSTON ROAD
 LIVINGSTON, NJ

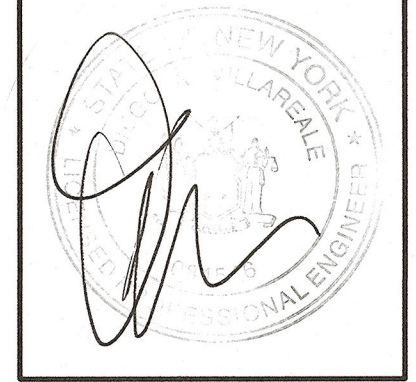
ARCHITECT: MINNO WASKO ARCHITECTS
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 80 LAMBERT LANE, SUITE 105
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 Attorney: Edward J. Chabala

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ROAD PROFILES
 THE RESERVE AT PEARL RIVER
 VETERANS MEMORIAL HIGHWAY
 TOWN OF ORANGE TOWN, NEW YORK

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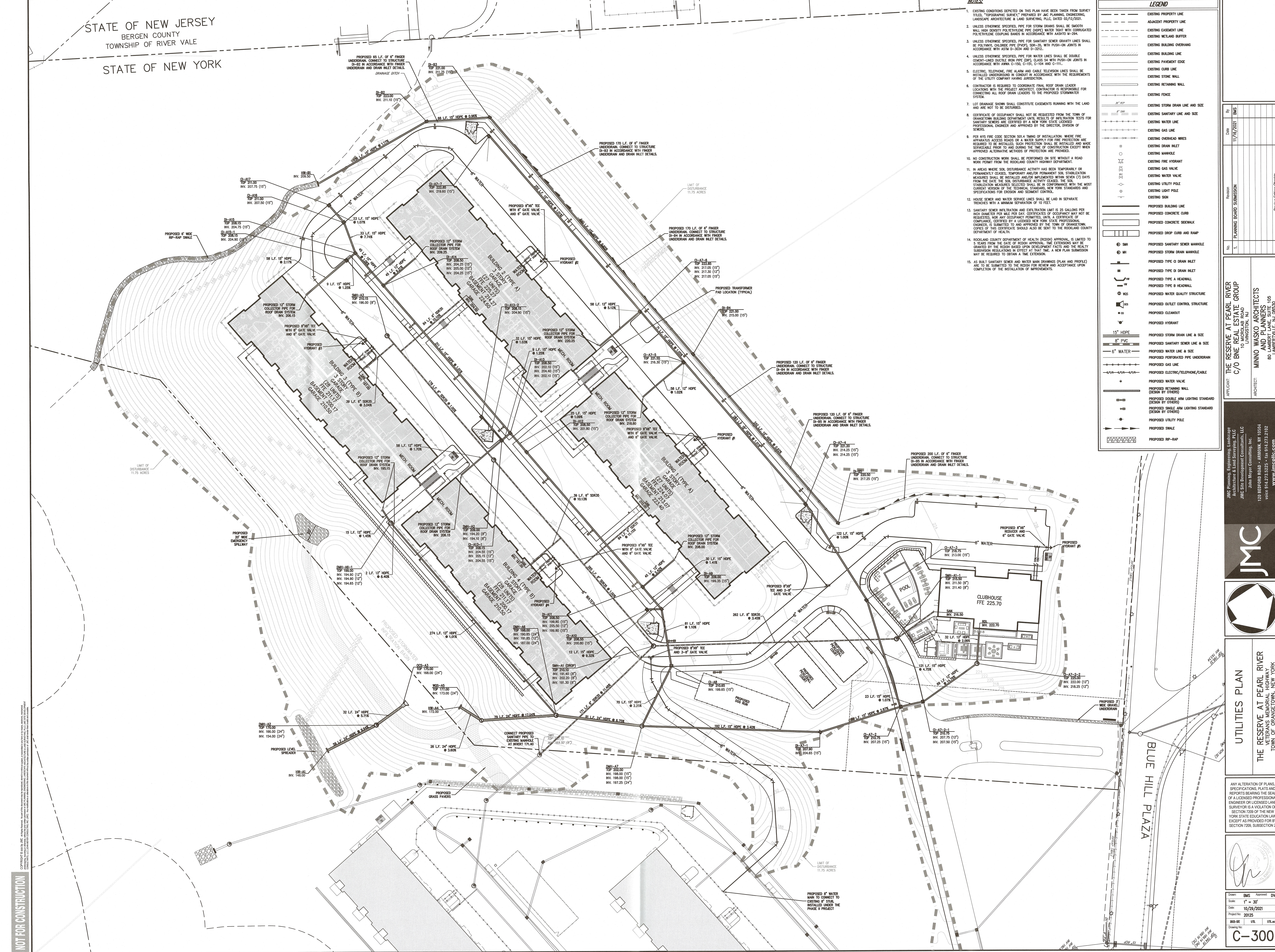
NOT FOR CONSTRUCTION

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHIC SURVEY" PREPARED BY JMC PLANNING, ENGINEERING, ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/12/2021.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE SMOOTH WALL HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH CORRUGATED POLYETHYLENE COUPLING BANGS IN ACCORDANCE WITH AASHTO M-294.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYPROPYLENE (PP) PIPE (PP-3), 30" SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-2638 AND D-3212.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CENTRE-LINED DUCTILE IRON PIPE (DIP), CLASS 54 WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM C-1500, C-1501, C-1502 AND C-111.
- ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
- CONTRACTOR IS REQUIRED TO COORDINATE FINAL ROOF DRAIN LEADER LOCATIONS WITH THE PROJECT ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CONNECTING ALL ROOF DRAIN LEADERS TO THE PROPOSED STORM DRAIN SYSTEM.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE RETURNED.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGE/TOWN BUILDING DEPARTMENT UNTIL RESULTS OF AMBIENT TESTS FOR SANITARY SEWERS ARE OBTAINED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- PER NYS FIRE CODE SECTION 501.4 THINKING OF INSTALLATION: WHERE FIRE APPLICABLE ACCESS RISERS OR WATER SUPPLY FOR FIRE PROTECTION ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED.
- NO CONSTRUCTION WORK SHALL BE PERFORMED ON SITE WITHOUT A ROAD WORK PERMIT FROM THE ROCKLAND COUNTY HIGHWAY DEPARTMENT.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASES. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARDS, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- HOUSE SEWER AND WATER SERVICE LINES SHALL BE Laid IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 6 FEET.
- SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 25 GALLONS PER INCH DIAMETER PER FEET PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF ORANGE/TOWN DEPARTMENT OF REAL ESTATE.
- ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDH) APPROVAL, IS LIMITED TO 5 YEARS FROM THE DATE OF RCDH APPROVAL. THE EXTENSIONS MAY BE GRANTED BY THE RCDH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUPERVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A THE EXTENSION.
- AS BUILT SANITARY SEWER AND WATER MAIN DRAWINGS (PLAN AND PROFILE) ARE TO BE SUBMITTED TO THE RCDH FOR REVIEW AND ACCEPTANCE UPON COMPLETION OF THE INSTALLATION OF IMPROVEMENTS.

LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE AND SIZE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE C DRAIN INLET
	PROPOSED TYPE D DRAIN INLET
	PROPOSED TYPE A HEADWALL
	PROPOSED TYPE B HEADWALL
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED CLEANOUT
	PROPOSED HYDRANT
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED PERFORATED PIPE UNDERGROUND
	PROPOSED GAS LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED UTILITY POLE
	PROPOSED SIGN
	PROPOSED RP-RAP



APPLICANT: THE RESERVE AT PEARL RIVER C/O BNE REAL ESTATE GROUP TO LINGSTADT ROAD LIVINGSTON, NJ

ARCHITECT: MINNO WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105 LAMBERTVILLE, NJ 08530

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JMC

UTILITIES PLAN

THE RESERVE AT PEARL RIVER
VETERANS MEMORIAL HIGHWAY
TOWN OF ORANGE/TOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7208 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7208, SUBSECTION 2.

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Scale: 1" = 30'

Date: 10/29/2021

Project No: 2023

Sheet No: 01

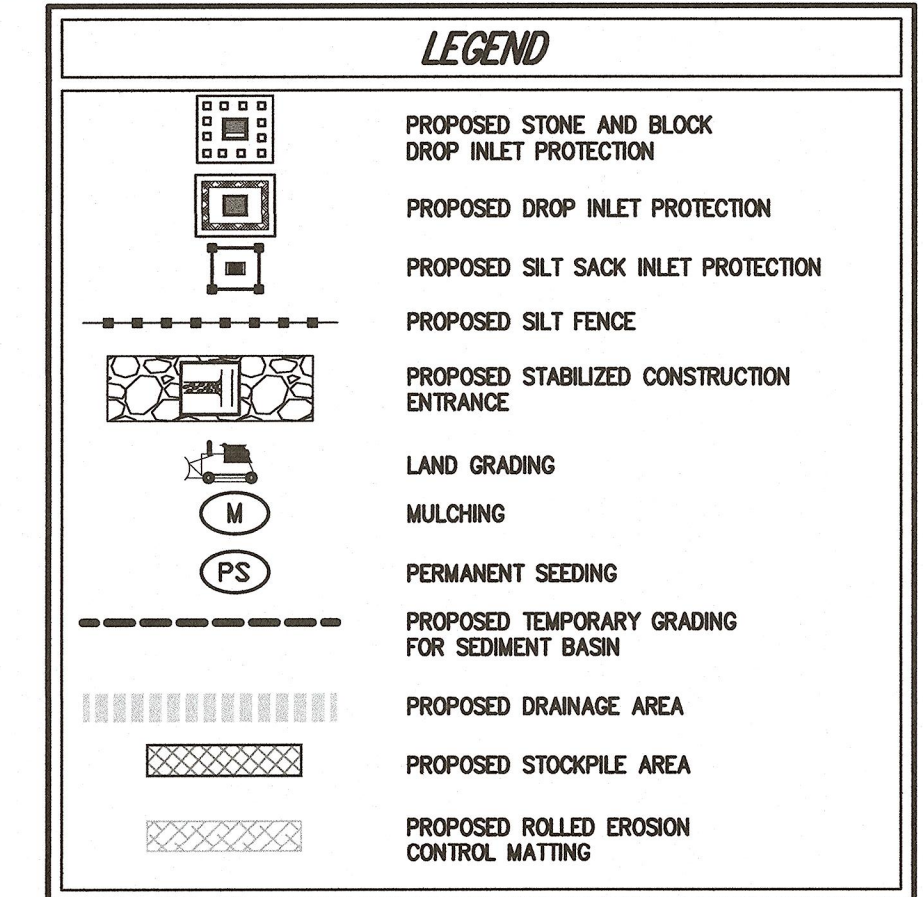
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NOT FOR CONSTRUCTION

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

- STAKE LIMIT OF DISTURBANCE BOUNDARY WITH ORANGE CONSTRUCTION FENCE. INSTALL A STABILIZED CONSTRUCTION ENTRANCE. CLEAR THE AREA TO BE DEVELOPED FOR A TOTAL DISTURBANCE OF 12.24 ACRES OF WHICH 12.24 ACRES WILL BE EXISTING VEGETATION TO BE REMOVED.
- INSTALL ALL SILT FENCES.
- ESTABLISH STAGING AND MATERIAL STORAGE AREA AS INDICATED ON THE PLAN.
- GRADE THE AREA TO BE CONSTRUCTED.
- CONSTRUCT THE STONE OUTLET SEDIMENT TRAP AND THE TEMPORARY SEDIMENT BASIN.
- CONSTRUCT DIVERSION SWALE 1 TO THE WEST TO DIVERT THE RUNOFF FROM THE UNDEVELOPED AREA GRADING TOWARDS THE PROPOSED SITE WORK.
- CONSTRUCT A TEMPORARY DIVERSION SWALE TO THE NORTH OF THE PROPOSED DEVELOPMENT AREA.
- PROVIDE STONE CHECK DAMS AT REGULAR INTERVALS IN THE DIVERSION SWALE.
- REMOVE AND STOCKPILE TOPSOIL. INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
- PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION.
- INSTALL STORMWATER INFILTRATION BASIN. EXCAVATION SHOULD BE CARRIED TO 2 FEET ABOVE THE FINAL ELEVATION OF THE BASIN FLOOR. FINAL EXCAVATION TO THE FINISHED GRADE SHOULD BE DEFERRED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- INSTALL THE STORMWATER SYSTEM CONSISTING OF CAST IRON MANHOLES AND UNDERGROUND STORM PIPES ALONG WITH THE EROSION AND SEDIMENT CONTROL MEASURES ASSOCIATED WITH THE STORMWATER MANAGEMENT SYSTEM (I.E. INLET PROTECTION, STONE CHECK DAMS, ETC., AS SHOWN ON THE PLANS).
- INSTALL UTILITIES (SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, ETC.) AS REQUIRED.
- INSTALL CUREN INFRASTRUCTURE PRACTICES.
- BELOW ROAD CONSTRUCTION INCLUDING SUBBASE AND BASE PAVEMENT SECTIONS.
- FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
- COMPLETE FINAL GRADING FOR THE STORMWATER INFILTRATION BASIN.
- CLEAN PAVEMENTS AND STORM DRAIN SYSTEMS OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
- COMPLETE BUILDING CONSTRUCTION.



- ### NOTES
- THE MAXIMUM TIME FOR SOIL EXPOSURE SHALL BE 7 DAYS.
 - EXISTING CONDITIONS SPECIFIED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY" PREPARED BY AEC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/12/2021.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
 - EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDING WITH THE FOLLOWING GRASS MIX PER 1000 S.F. IN THE FOLLOWING PROPORTIONS:
PERMANENT MIX GRASS 70 %
SEEDING MIX GRASS 30 %
 - GRASS SEED MIX FOR EROSION AND SEDIMENT CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHOD. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
 - SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 LBS. PER 1,000 S.F.) WHICH FORMS A CONTINUOUS BLANKET.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE REDEPOSITED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE TOWN ENGINEER.
 - CUT AND FILL SHALL NOT EXCEED ADJACENT PROPERTIES, NOR DIVERT WATER INTO THE PROPERTY OF OTHERS.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 - THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
 - CUT AND FILL SHALL NOT EXCEED ADJACENT PROPERTIES, NOR DIVERT WATER INTO THE PROPERTY OF OTHERS.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
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 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
 - CUT AND FILL SHALL NOT EXCEED ADJACENT PROPERTIES, NOR DIVERT WATER INTO THE PROPERTY OF OTHERS.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT ON A WEEKLY BASIS AND AFTER RAINSTORMS.

CONSTRUCTION PHASE AND POST-CONSTRUCTION MAINTENANCE

DURING THE CONSTRUCTION PHASE AND FOLLOWING COMPLETION OF THE PROJECT, A NUMBER OF MAINTENANCE MEASURES WILL BE TAKEN WITH RESPECT TO THE SITE. MAINTENANCE MEASURES TO BE TAKEN INCLUDE THE FOLLOWING:

- DURING CONSTRUCTION

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY, THE OWNER OR OPERATOR MUST ENSURE THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR INSTALLING, CONSTRUCTING, REPAIRING, REPLACING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES INCLUDE THE OWNER AND THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR CONSTRUCTING THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR CONSTRUCTING THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE TOWN OF ORANGE TOWNSHIP. THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE TOWN OF ORANGE TOWNSHIP. THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE TOWN OF ORANGE TOWNSHIP.

THE QUALIFIED PROFESSIONAL WILL ALSO BE RESPONSIBLE FOR OBSERVING THE ADEQUACY OF THE VEGETATION GROWTH (TREES, SHRUBS, GRASSCOVERS AND BURLAPINGS) IN NEWLY GRADED AREAS AND FOR ORDERING ADDITIONAL PLANTINGS IN THE EVENT THAT THE ESTABLISHED PLANT MATERIALS DO NOT ADEQUATELY PROTECT THE GROUND SURFACE FROM EROSION.

FOLLOWING CONSTRUCTION

SITE MAINTENANCE ACTIVITIES ON THE PROPERTY WILL INCLUDE:

- GRASS MAINTENANCE, INCLUDING MOWING OF LAWNS.
- PLANTING OF TREES, SHRUBS AND GRASSCOVERS; PRUNING OF TREES AND SHRUBS.
- APPLICATION OF FERTILIZER AND HERBICIDES.
- MAINTENANCE OF STORMWATER MANAGEMENT AREA.

GRASS MAINTENANCE ON THE SITE WILL BE PERFORMED BY LANDSCAPING CONTRACTOR. FERTILIZER IS TYPICALLY APPLIED TWICE IN THE YEAR - ONCE IN THE SPRING AND ONCE IN THE FALL. THE APPLICATION OF FERTILIZER IS USUALLY NECESSARY TO MAINTAIN HEALTHY LAWN GROWTH DUE TO COMPETITION FOR NUTRIENTS WITH TREES AND SHRUBS AND SINCE FERTILIZER IS OFTEN REMOVED IF IT IS NOT RECORDED THAT FERTILIZER BE APPLIED DURING THE SUMMER. IT IS AT THIS TIME THAT LAWNS ARE TYPICALLY DORMANT.

FERTILIZERS COME IN THREE BASIC TYPES: (1) ORGANIC, (2) SOLUBLE SYNTHETIC AND (3) SLOW RELEASE. ORGANIC FERTILIZERS ARE DERIVED FROM PLANT OR ANIMAL WASTE. SINCE THEY ARE HEAVY AND HEAVIER THAN OTHER FERTILIZERS, IT IS NECESSARY TO APPLY A MUCH GREATER AMOUNT AT ONE TIME. SOLUBLE SYNTHETIC FERTILIZERS ARE PREDICTABLE WITH DETERMINING THE EXACT IMPACT ON A LAWN. HOWEVER, MORE APPLICATIONS ARE NECESSARY SINCE THEIR EFFECT IS OFTEN SHORT TERM. SLOW RELEASE FERTILIZERS HAVE A HIGH PERCENTAGE OF NITROGEN SO QUANTITIES THAT NEED BE HANDLED AT ONE TIME ARE SMALLER. SLOW RELEASE FERTILIZERS WILL BE UTILIZED BY THE PROJECT.

A COMPLETE FERTILIZER CONTAINS ALL THREE OF THE PRIMARY NUTRIENTS - NITROGEN (N), PHOSPHORUS (P) AND POTASSIUM IN THE FORM OF POTASH (K). TYPICALLY, A 3-1-2 RATIO OF NUTRIENTS (N-P-K) IS USED FOR LAWN APPLICATIONS.

FERTILIZER SHALL BE APPLIED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE APPLICATION OF FERTILIZER DOES REQUIRE SOME SKILL ON THE PART OF THE OPERATOR. SHOULD THERE BE A SPILL OF FERTILIZER INTO THE AREA, THE OPERATOR SHALL BE REQUIRED TO CLEAN UP THE SPILL IMMEDIATELY. THE OPERATOR SHALL BE REQUIRED TO CLEAN UP THE SPILL IMMEDIATELY. THE OPERATOR SHALL BE REQUIRED TO CLEAN UP THE SPILL IMMEDIATELY.

TREE PROTECTION NOTES

- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGE TOWNSHIP SHALL BE APPLIED TO ALL TREES TO BE PROTECTED AND PRESERVED. THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
- THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
- TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES 8 TO 10 FEET HEIGHT.
- THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADII FROM TRUNK PER INCH DBH
 - DROP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON THE SIZE OF THE TREE. UNLESS SUCH GRADING CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD, PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGE TOWNSHIP ENGINEER OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (OEM) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES. THE APPLICANT SHALL CONTACT OEM AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.

THE BARRIER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGE TOWNSHIP ENGINEER OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (OEM) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES. THE APPLICANT SHALL CONTACT OEM AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.

- ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A WOODED GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGE TOWNSHIP ENGINEER OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (OEM) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES. THE APPLICANT SHALL CONTACT OEM AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- THE MAXIMUM TIME FOR SOIL EXPOSURE SHALL BE 7 DAYS.

APPLICANT: THE RESERVE AT PEARL RIVER
C/O BNE REAL ESTATE GROUP
10 MICROGLASS ROAD
LIVINGTON, NJ

ARCHITECT: MINNO WASKO ARCHITECTS
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80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ 08530

DATE: 11/16/2021

REVISION: 1

PLANNING BOARD SUBMISSION

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Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
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120 BELFRIDGE ROAD - ARMONK, NY 10504
914.263.5235 - fax 914.272.0202
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EROSION AND SEDIMENT CONTROL PLAN

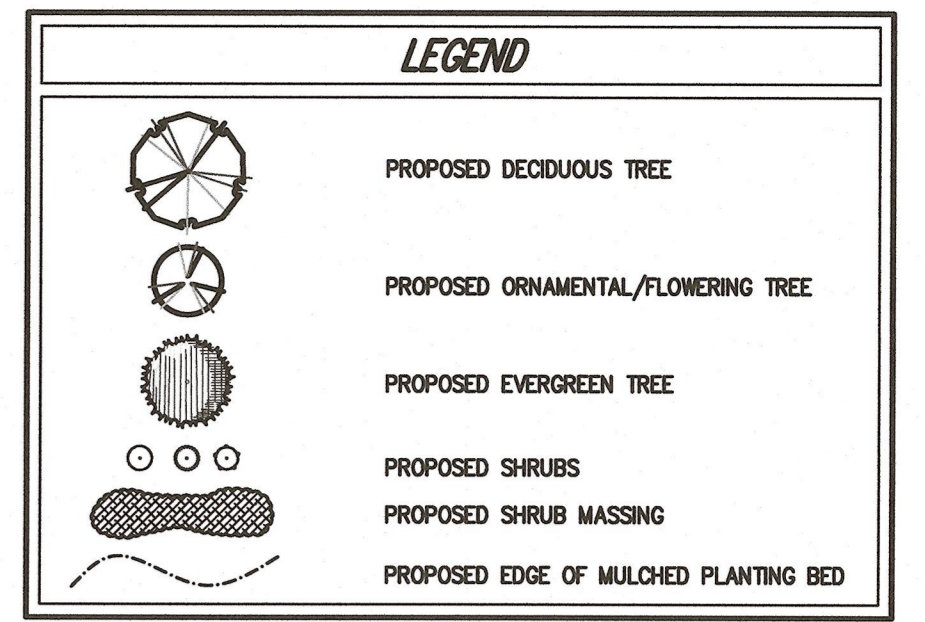
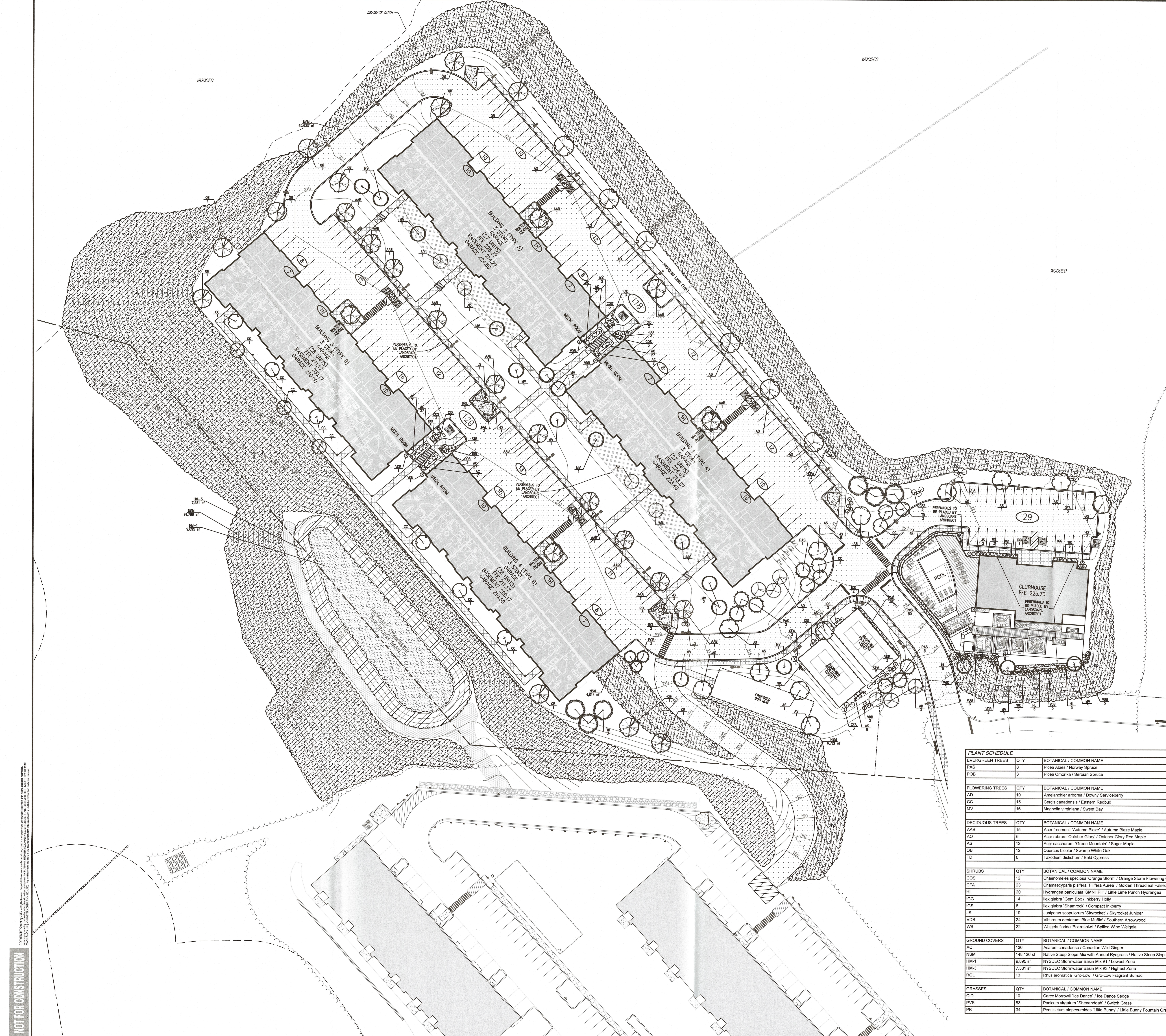
THE RESERVE AT PEARL RIVER
METROPOLITAN CENTER
TOWN OF ORANGE TOWNSHIP, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: BMS Approved: DV
Scale: 1" = 30'
Date: 10/28/2021
Project No: 20125
Sheet No: 4 of 4

C-400

NOT FOR CONSTRUCTION



- NOTES:**
1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK, PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
 2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
 3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDED HARDWOOD.
 4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND COVERED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
 5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
 6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
 7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, WOODS, HEALTHY, FREE FROM DISEASE, SOON-SCALE, WIND-RESISTANT, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM UNDESIRABLE DEFECTS OR DISTURBANCES. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY WIND AND GROUND COVER PLANTS WELL ESTABLISHED IN SEASONAL CONTAINERS, PERENNIAL CONTAINERS OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARERoot STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
 9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.
 10. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY HAS CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARDS, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

- PERENNIAL & SEED MIXES NOTES:**
- A. THERE SHALL BE 300 PERENNIALS (CAL. EACH) IN EQUAL AMOUNTS AS FOLLOWS:
 - 1. ACHILLEA HEADY REDDUCTION
 - 2. ANAGALLIS FURFURACEA
 - 3. ALCHAMILLA MOLIS THRILLER
 - 4. ASTER WOODS BLUE
 - 5. CAREX EVERLORD
 - 6. COROPHILA MONORAMA
 - 7. DIANTHUS TINY RUBIES OR FIREWITCH
 - 8. ECHINACEA PURPLE
 - 9. GERANIUM ROZANNE
 - 10. HIERACIUM
 - 11. HELIOPSIS BRONZE WAVE
 - 12. HELIOPSIS SUNNYSIDE
 - 13. HIRSHORNIA
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- HM-1 NYSDEC STORMWATER BASIN MIX #1 [HERBACEOUS]**
(20-40 LBS/ACRE OR 1 LB PER 1,000 SQ FT)
- ARROW GRASS (PLECTANHA VIRGINICA)
 - ARROWHEAD, BUCK POTATOE (SAGITTARIA LATIFOLIA)
 - BLUE FLAG IRIS (IRIS VERTICILLATA)
 - BUSHY BEARDGRASS (ANDROPOGON GLOMERATUS)
 - DUCKWEED (ELMNA SP.)
 - HARVEST MOON (CICORIUS ACUTUS)
 - GIANT BURRIED (SPARGANGLUM EURYCARPUM)
 - LIZARD'S TAIL (SAURURUS CERNUUS)
 - PICKLEWEED (PONTEDERIA CORDATA)
 - SOFT-STEM BULBUSH (CICORIUS VULGIDUS)
 - SMARTWEED (POLYGONUM SPP.)
 - SPATTER DOCK (RUMEX LUTIDUS)
 - WILD RICE (ZIZANIA AQUATICA)

- HM-3 NYSDEC STORMWATER BASIN MIX #3 [HERBACEOUS]**
(20-40 LBS/ACRE OR 1 LB PER 1,000 SQ FT)
- ELYMUS SPICATUS (ORCHARD WILD RYE)(20%)
 - ELYMUS VIRGINICUS (VIRGINIA WILD RYE)(20%)
 - Poa PALLISTRIS (POW. BLUEGRASS)(20%)
 - PANICUM CANADENSE (DEER TONGUE)(10%)
 - PANICUM VIRGATUM (SWITCHGRASS)(10%)
 - SENA HEBECAIPA (WILD SENNA)(10%)
 - ANDROPOGON GERARDI (BIG BLUESTEM)(2%)
 - DESCHAMPSIA CASPITRIZA (TUFTED HANGGRASS)(2%)
 - GLYCERIA STRIATA (FOAL MANNAGRASS)(2%)
 - LOBELIA CARDINALIS (CARDINAL FLOWER)(2%)
 - JUNCUS EFFUSUS (SOFT RUSH)(1%)
 - POLYGONUM SPP. (SMARTWEED)(1%)

- NSM NATIVE STEEP SLOPE MIX #1/ANNUAL REGRASS (BRASSIC-18)**
SEEDING RATE: 80 LBS PER ACRE OR 1 LB PER 1,000 SQ FT
MIX TYPE: NATIVE STEEP SLOPE MIX #1/ANNUAL REGRASS
- SPECIES LIST:**
- 31.1% Sorghastrum nutans, 'Tombahawk' (Indiangrass, Tombahawk)
 - 20.0% Lolium multiflorum (Annual Ryegrass)
 - 14.0% Andropogon gerardii, 'Nonesuch' (Big Bluestem, Nonesuch)
 - 10.0% Elymus virginicus, 'Madison' (Virginia Wildrye, Madison)
 - 7.0% Elymus canadensis (Canada Wildrye)
 - 4.0% Agrostis perennans, Albany Pine Bush-NY Ecotype (Autumn Bentgrass, Albany Pine Bush-NY Ecotype)
 - 4.0% Panicum virgatum, 'Shenandoah' (Switchgrass, Shenandoah)
 - 3.0% Panicum clidmioides, Topog (Overturning, Topog)
 - 1.0% Echinochloa polystachya (Purple Coneflower)
 - 1.0% Chamaecrista fasciculata, PA Ecotype (Partridge Pea, PA Ecotype)
 - 1.0% Solidago nemoralis, PA Ecotype (Gray Goldenrod, PA Ecotype)
 - 1.0% Coreopsis lanceolata (Lanceolated Coreopsis)
 - 1.0% Rudbeckia hirta, Coastal Plain NC Ecotype (Black-eyed Susan, Coastal Plain NC Ecotype)
 - 0.5% Monarda mollis, Fort Indiantown, Gap-PA Ecotype (Wild Bergamot, Fort Indiantown, Gap-PA Ecotype)
 - 0.1% Aster laevis, NY Ecotype (Smooth Blue Aster, NY Ecotype)
 - 0.1% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
 - 0.1% Solidago juncea, PA Ecotype (Early Goldenrod, PA Ecotype)
 - 0.1% Solidago nemoralis, PA Ecotype (Gray Goldenrod, PA Ecotype)

PLANT SCHEDULE					
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
PAS	8	Picea Abies / Norway Spruce	8'-10" HT.	B & B	
POB	3	Picea Omorika / Serbian Spruce	8'-8" HT.	B & B	
FLOWERING TREES					
AD	10	Amelanchier arborea / Downy Serviceberry	8'-10" HT	B & B	
CC	15	Cercis canadensis / Eastern Redbud	2 1/2" Cal	B & B	
MV	16	Magnolia virginiana / Sweet Bay	8'-10" HT	B & B	
DECIDUOUS TREES					
TAAB	15	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	3'-3 1/2" Cal.	B & B	
AO	9	Acer rubrum 'October Glory' / October Glory Red Maple	1 1/2" Cal	3'-3 1/2" Cal	
AS	12	Acer saccharum 'Green Mountain' / Sugar Maple	3'-3 1/2" Cal	B & B	
QB	12	Quercus bicolor / Swamp White Oak	3'-3 1/2" Cal	B & B	
TD	8	Taxodium distichum / Bald Cypress	3'-3 1/2" Cal.	B & B	
SHRUBS					
CO5	12	Chaenomeles speciosa 'Orange Storm' / Orange Storm Flowering Quince	3 gal	Cont.	
CSA	23	Chamaecyparis platensis 'Pittara Aurea' / Golden Threadleaf Falsecypress	2 1/2" - 3" HT	Cont.	
HL	20	Hydrangea paniculata 'SINKHYPHY' / Little Lime Panicle Hydrangea	3 gal	Cont.	
IGG	14	Ilex glabra 'Gem Box' / Inkberry Holly	2 gal	Cont.	
IGS	8	Ilex glabra 'Shamrock' / Compact Inkberry	3'-4" HT.	Cont.	
JS	19	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	0'-6" HT.	B & B	
VDB	24	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	3'-4" HT.	B & B	
WS	22	Weigela florida 'Bokraspiw' / Spilled Wine Weigela	3 gal	Cont.	
GROUND COVERS					
AC	136	Asarum canadense / Canadian Wild Ginger	1 gal	Cont.	
NSM	148,126 sf	Native Steep Slope Mix with Annual Ryegrass / Native Steep Slope Mix	seed	See Mix Detail on this Sheet	
HM-1	9,895 sf	NYSDEC Stormwater Basin Mix #1 / Lowest Zone	seed	See Mix Detail on this Sheet	
HM-3	7,581 sf	NYSDEC Stormwater Basin Mix #3 / Highest Zone	seed	See Mix Detail on this Sheet	
RGL	13	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	Cont.	
GRASSES					
CID	10	Carex Morrowi 'Ice Dance' / Ice Dance Sedge	1 gal	Cont.	
PVS	83	Panicum virgatum 'Shenandoah' / Switch Grass	1 gal	Cont.	
PB	34	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal	Cont.	

NOT FOR CONSTRUCTION

APPLICANT: THE RESERVE AT PEARL RIVER C/O BNE REAL ESTATE GROUP
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ARCHITECT: MINNO WASKO ARCHITECTS AND PLANNERS
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DATE: 11/29/2021

SCALE: 1" = 30'

PROJECT NO: 20215

DRAWING NO: C-500

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2206 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

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