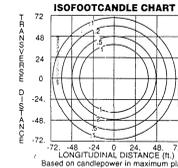


PROP. LIGHTS:
 10 EA. 150W HPS, 12' MH HAGERSTOWN V03 MODEL
 AS MANUFACTURED BY HADCO OR EQUAL

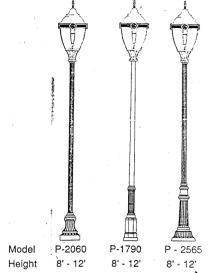
Hagerstown V03

IES Classification: Type V refractor globe
 Test Report No.: H0000138
 Luminaire: V03
 Lamp: 150W HPS
 Lumens: 16,000
 Pole Height: 12 feet



Hagerstown V03

Posts
 For complete selection of posts see post catalog.



LIGHTING DETAIL
 N.T.S.

GENERAL NOTES:

- PROPERTY KNOWN AS LOT 1, BLOCK 506 IN THE BOROUGH OF HILLSDALE AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF HILLSDALE SHEET #5 AND LOTS 3 & 7, BLOCK 2101 IN THE TOWNSHIP OF WASHINGTON AS SHOWN ON THE CURRENT TAX MAP OF THE TOWNSHIP OF WASHINGTON SHEET #6
- PROPERTY OWNER: GOLDEN ORCHARD ASSOC. LP; APPLICANT: CALIBER BUILDERS, INC.
- NUMBER OF EXISTING LOTS: 3; NUMBER OF PROPOSED LOTS: 2
- AREA OF PROPERTY: LOT 1, BLOCK 506, BOROUGH OF HILLSDALE = 426,472 S.F. +/- OR 9.79 AC. +/-; LOTS 3 & 7, BLOCK 2101, TOWNSHIP OF WASHINGTON = 163,675 S.F. +/- OR 4.22 AC. +/-; TOTAL AREA OF PROPERTY = 610,147 S.F. +/- OR 14.01 AC. +/-

BOROUGH OF HILLSDALE REQUIREMENTS FOR AGE RESTRICTED DEVELOPMENT IN R-2 ZONE	REQUIRED	PROPOSED
CONTIGUOUS TRACT AREA ENTIRELY LOCATED IN BOROUGH OF HILLSDALE	8 ACRES	9.79 ACRES
ROAD WIDTH IN CONFORMANCE WITH RSIS STANDARDS	20' (RURAL STREET)	22' @
SIDEWALK WIDTH	25'	>25'
COMMON OPEN SPACE	25%	25%
NUMBER OF FREESTANDING SIGNS	2	2
UNDERGROUND UTILITY INSTALLATION	REQUIRED	PROPOSED
MAX. AREA OF SECOND FLOOR	900 S.F.	900 S.F.
MIN. GARAGE AREA	400 S.F.	400 S.F.
MAX. BUILDING FLOOR AREA (not including basement)	3,000 S.F.	3,000 S.F.
MIN. BUILDING SETBACK FROM EXTERIOR PROPERTY LINE	20'	20'
MIN. LANDSCAPE BUFFER WIDTH	20'	20'
MIN. PORCH/PATIO SETBACK	30'	30'
MAX. BUILDING HEIGHT	30'	30'
MAX. TOTAL FLOOR AREA RATIO	22%	<22%
MAX. TOTAL IMPERVIOUS COVER	28%	<28%
MAX. BUILDING COVERAGE	20%	<20%
MIN. SIDE TO SIDE BUILDING SEPARATION	30'	30'
MIN. BACK TO BACK BUILDING SEPARATION	50'	N/A
MIN. STREET CURB TO GARAGE SEPARATION	28'	28'
MIN. FRONT BUILDING SETBACK TO STREET CURB	25'	25'

* DENOTES EXCEPTION FROM RSIS STANDARD REQUIREMENTS
 † DOES NOT INCLUDE FRONT, REAR AND SIDE YARDS

TOWNSHIP OF WASHINGTON - LOT 3 (PROP. DWELLING UNIT #4) IS LOCATED IN ITS ENTIRETY IN AA ZONE OF THE TOWNSHIP OF WASHINGTON	REQUIRED	PROPOSED LOT 1
BULK REQUIREMENTS AA ZONE	1:1.43	1:1.43
LOT FRONTAGE	100'	114.50'
LOT AREA	0.5 AC./21,780 S.F.	0.6 AC./26,294 S.F.
FRONT YARD	50'	>50'
REAR YARD	25'	>25'
SIDE YARD (EACH)	15'	>17.50'
BUILDING COVERAGE	20%	<20%
BUILDING HEIGHT	30/2 - 1/2 STY.	30/2 - 1/2 STY.
LOT WIDTH (FT.)	100'	103.46'

*245-31 REAR YARDS:
 WITHIN ANY AA DISTRICT, THE MEAN DEPTH OF A REQUIRED REAR YARD SHALL BE TWENTY-FIVE (25) FEET, AND FOR EACH FOOT THAT A RESIDENCE BUILDING ON THE LOT EXCEEDS A HEIGHT OF TWENTY-FIVE (25) FEET, THERE SHALL BE ADDED ONE (1) FOOT TO THE REQUIRED DEPTH.

*245-32 SIDE YARDS:
 WITHIN ANY AA DISTRICT, TWO (2) SIDE YARDS ARE REQUIRED, EACH OF A MINIMUM WIDTH OF FIFTEEN (15) FEET, AND FOR EACH FOOT THAT A RESIDENCE BUILDING EXCEEDS A HEIGHT OF TWENTY-FIVE (25) FEET, THERE SHALL BE ADDED SIX (6) INCHES TO THE REQUIRED WIDTH OF SUCH SIDE YARD.

**FOR 30' HIGH DWLG., MIN. SIDE YARD DIMENSION SHALL BE 17.50' (EACH SIDE YARD) AND MIN. REAR YARD DIMENSION SHALL BE 30'.

MAP REFERENCES:

- LOCATION SURVEY, CALIBER BUILDERS, BOROUGH OF HILLSDALE, BLOCK 506, LOT 1, TOWNSHIP OF WASHINGTON, BLOCK 2101, LOT 3, BERGEN COUNTY, NEW JERSEY, PREPARED BY LAPATKA ASSOCIATES, INC. DATED 12/30/11 AND DEED FOR LOT 7, BLOCK 2101, MUNICIPALITY OF WASHINGTON RECORDED ON 7/5/14.
- PHOTOGRAMMETRIC MAPPING BY GEODETIC ASSOCIATES INTERNATIONAL, L.L.C. FOR HILLSDALE/WASHINGTON TRACT, DATE OF FLIGHT 4/4/01, HORIZONTAL DATUM NAD-1983, VERTICAL DATUM NAVD-1988.
- SANITARY SEWER UTILITY INFORMATION OBTAINED FROM BOROUGH OF HILLSDALE DEPARTMENT OF PUBLIC WORKS.
- ALL IMPROVEMENTS TO BE INSTALLED IN CONFORMANCE WITH THE BOROUGH OF HILLSDALE AND TOWNSHIP OF WASHINGTON ORDINANCES. GAS, ELECTRIC, TELEPHONE, CABLE AND OTHER UTILITIES TO BE INSTALLED UNDERGROUND BY RESPECTIVE UTILITY COMPANIES.
- SOLID WASTE AND RECYCLABLES DISPOSAL WILL BE IMPLEMENTED THROUGH CURB PICK-UP BY THE PRIVATE HAULER CONTRACTED BY THE HOMEOWNERS ASSOCIATION.
- FLOOD HAZARD ELEVATION 106.3 TO 107.5.
- A SOIL MOVEMENT PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- WETLAND MARKERS ARE PROVIDED ON DRAWINGS ENTITLED "WETLAND DELINEATION MAP FOR GOLDEN ORCHARDS" DRAWINGS NO. 1 & 2 OF 2, SURVEY INFORMATION BY LAPATKA ASSOC., INC., LAST REVISED 8/7/02.
- ANY PROPOSED DWELLINGS WHICH ARE FOUND TO BE LOCATED IN ANY AREA OF HIGH SEASONAL GROUNDWATER SHALL NOT HAVE BASEMENTS.
- GARAGE AREA = 400 S.F. (2 CAR GARAGE); FIRST FLOOR AREA (EXCLUDING GARAGE) = 1,700 S.F.; SECOND FLOOR AREA = 900 S.F.; TOTAL FLOOR AREA (NOT INCLUDING BASEMENT) = 3,000 S.F.; BUILDING HEIGHT NOT TO EXCEED 30'.
- PARKING REQUIREMENTS FOR 37 AGE-RESTRICTED UNITS: 4 SPACES/DWELLING (2 IN GARAGE + 2 IN DRIVEWAY) REQUIRED; TOTAL PARKING SPACES REQUIRED = 148; PARKING PROVIDED: 4 SPACES/DWELLING (2 IN GARAGE + 2 IN DRIVEWAY) ARE PROVIDED IN ADDITION 14 VISITORS PARKING SPACES ARE PROVIDED ALONG THE ROAD; TOTAL PARKING SPACES PROVIDED = 162.
- THIS PROJECT IS PROPOSED TO BE CONSTRUCTED IN TWO (2) PHASES. PHASE I WILL INCLUDE 31 AGE-RESTRICTED DWELLINGS AND ROADWAY ENTIRELY LOCATED IN THE BOROUGH OF HILLSDALE. PHASE II WILL INCLUDE SIX (6) AGE-RESTRICTED UNITS AND A MINOR SUBDIVISION TO CONSTRUCT A NON AGE-RESTRICTED SINGLE FAMILY HOUSE ALL OF WHICH ARE PARTIALLY OR ENTIRELY LOCATED IN THE TOWNSHIP OF WASHINGTON. EACH PHASE WILL BE CONSTRUCTED UPON OBTAINING OF THE MUNICIPAL APPROVAL OF HILLSDALE (PHASE I) AND HILLSDALE/TOWNSHIP OF WASHINGTON (PHASE II). IF 7 OR LESS DWELLINGS ARE APPROVED IN PHASE II BY THE TOWNSHIP OF WASHINGTON, THE APPLICANT WILL NOT BE REQUIRED TO SEEK ADDITIONAL APPROVALS FROM THE BOROUGH OF HILLSDALE.

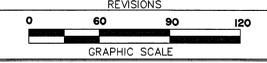
	PHASE I	PHASE II	TOTAL
1. AREA OF PROPERTY (S.F.)	426,472	183,675	610,147
2. # OF DWELLINGS (AGE-RESTRICTED) x GFA	31 x 3000	6 x 3000	37 x 3000
3. # OF NON AGE-RESTRICTED DWELLINGS x GFA	-	1 x 5000	1 x 5000
4. TOTAL GROSS FLOOR AREA OF ALL BLDGS. (S.F.)	93,000	23,000	116,000
5. FLOOR AREA RATIO (22% ALLOWED IN HILLSDALE)	21.8	12.5	19.0
6. # OF ALL AGE-RESTR. DWLG. x BLDG. FOOTPRINT	31 x 2100	6 x 2100	37 x 2100
7. # OF NON AGE-RESTR. DWLG. x BLDG. FOOTPRINT	-	1 x 2800	1 x 2800
8. TOTAL AREA OF BUILDING FOOTPRINT (S.F.)	65,100	15,400	80,500
9. BLDG. COV. (20% ALLOWED IN BOTH MUNICIPALITIES)	15.26	8.38	13.19
10. a) AREA OF ROADWAY AND SIDEWALKS (S.F.)	37,856	888	38,744
b) AREA OF BUILDING FOOTPRINT (S.F.)	65,100	15,400	80,500
c) AREA OF PAVED DRIVEWAYS, WALKS & VISITORS PARKING (50% OF AREA USED FOR IMPERVIOUS CALCULATIONS (S.F.))	13,891	3,038	16,929
TOTAL IMPERVIOUS AREA (S.F.)	116,891	19,326	136,217
11. IMPERV. COV. (26% ALLOWED IN HILLSDALE)	27.40	10.52	22.32
12. COMMON OPEN SPACE (S.F.)	131,624	82,966	214,490
13. COMMON OPEN SPACE (%)	30.84	45.17	35.15

- SEE DWG. NO. II OF II FOR STORMWATER MANAGEMENT FACILITIES MAINTENANCE PLAN.
- INTERIOR FENCING SHOULD BE DECORATIVE AND CONSISTENT WITH BUILDING ARCHITECTURE.
- A DEED RESTRICTION ON SUBDIVIDED LOT IN TOWNSHIP OF WASHINGTON TO PROHIBIT REGRADING OF LOT, POST DEVELOPMENT, WHICH WILL ALTER PROPOSED DRAINAGE PATTERNS.
- PROPOSED HOMEOWNERS ASSOCIATION TO RETAIN SNOW REMOVAL PERSONNEL TO DIG OUT SIDEWALKS AND FIRE HYDRANTS.
- HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR RECORDS AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.
- ROW LINE AT ELL ROAD AND ARDEN PLACE INTERSECTION IN THE VICINITY OF LOT 2 BLOCK 506 SHOWN PER HILLSDALE BOROUGH ENGINEER'S DIRECTION.
- ONLY ORGANIC FERTILIZERS SHALL BE USED TO TREAT LAWN AREAS.
- TOP OF ALL RETAINING WALLS AND BIOTRETION BASIN SHALL BE FENCED IN ORNAMENTAL TYPE FENCING AND OF DURABLE MATERIALS AND CONSTRUCTION CONSISTENT WITH BUILDING ARCHITECTURE AND APPROVED BY THE TOWN ENGINEER.
- ALL DWELLINGS SHALL HAVE FIRE PROTECTION SPRINKLERS.
- ALL HDPE STORM DRAINAGE PIPES SHALL HAVE SMOOTH INTERIOR WALLS.

IF THE MAXIMUM IMPERVIOUS SURFACE COVERAGE HAS NOT BEEN MET AS CALCULATED UTILIZING FINAL CONSTRUCTION PLANS (ARCHITECTURAL) FOR ALL CONTEMPORATED BUILDINGS, PROPOSED SIDEWALK MATERIAL CAN BE SUBSTITUTED WITH CONCRETE AND/OR PROPOSED GUEST PARKING SPACE MATERIAL CAN BE SUBSTITUTED WITH MAGADAM. ACTUAL IMPERVIOUS AREA ASSOCIATED WITH EACH CONSTRUCTED DWELLING AND RELATED IMPROVEMENTS TO BE CALCULATED TO ASSURE THE MAXIMUM ALLOWABLE IMPERVIOUS AREA WILL NOT BE EXCEEDED.

BACKGROUND FOR GENERAL ORIENTATION PURPOSES ONLY. SEE DWGS. NO. 2 & 3 OF II FOR SITE PLAN. THESE PLANS PREPARED FOR PLANNING BOARD APPROVAL ONLY. NOT FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
20	7/18/10	REVISED AS PER HILLSDALE TOWN ENGINEERS LETTER DATED 7/1/10			
10	6/05/09	REVISED GENERAL NOTES AS PER CLIENT'S REQUEST	28	12/31/14	LIGHTING DETAIL REVISION
12	3/28/08	REVISED PER ENVIRONMENTAL COMMITTEE AND BOROUGH ENGINEERS LETTER DATED 3/26/08	21	1/25/11	REVISED AS PER TOWN ENGINEERS LETTER DATED 1/14/11



LIGHTING PLAN & GENERAL NOTES

**GOLDEN ORCHARDS
 AN ACTIVE ADULT COMMUNITY
 LOT 1, BLOCK 506, BOROUGH OF HILLSDALE
 LOT 3 & 7, BLOCK 2101, TOWNSHIP OF WASHINGTON**

BERGEN COUNTY NEW JERSEY
 Dwn. by: V.L.D./Y.M. (V.L.D.); Scaled by: A.Z./Y.M. (A.Z.); Date: 8/10/07; Dwg. No.: 5 of 11; Proj. No.: 00-058.6



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