PRELIMINARY & FINAL MAJOR SITE PLAN

PROPOSED MIXED USE BUILDING

321 MAIN STREET
CITY OF HACKENSACK, BERGEN COUNTY, NEW JERSEY
BLOCK: 407.01, LOTS: 5, 6.01, 6.02, 7, 34, 36.01, 36.02, & 37
TAX MAP: 15
ZONE: 321 MAIN STREET REDEVELOPMENT PLAN
GRADING, EXCAVATION, AND BACKFILLING NOTES:

1. PRIOR TO THE MOVEMENT OF SOIL, THE APPLICANT/OWNER SHALL INFORM THE CITY OF THE HOURS OF SOIL MOVEMENT OPERATIONS.

2. THE ELEVATIONS SHOWN ON THESE PLANS REFER TO THE NAVD 1988 DATUM.

3. THE CONTRACTOR SHALL PREVENT WATER FROM ENTERING EXCAVATED AREA AND MAINTAIN A DRY CONDITION AT ALL TIMES.

4. DO NOT PLACE FILL OR BACKFILL ON FROZEN SUBGRADE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE SOIL MATERIAL. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.

6. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE.

7. ALL PAVEMENT RESTORATION AND BACKFILL LOCATED WITHIN THE BERGEN COUNTY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH BERGEN COUNTY AND THE CITY’S STANDARDS.
PLANTING SPECIFICATIONS

1. The tree work shall consist of clearing, grading and soil preparation, from grading, planting and
   trimming, including labor, materials, tools, equipment, and any other expenditures necessary for
   the completion of the work.

2. All trees shall be delivered, planted, trimmed, pruned, staked, and maintained in accordance with
   the specifications and contract terms, and the City of Hackensack shall be responsible for any
   delays due to the contractor's failure to comply with these terms.

3. Trees shall be planted in such a manner that they will be protected from normal wear and tear.

4. Trees shall be planted at least 2 feet from any existing structures.

5. The contractor shall provide four inches (4") minimum topsoil layer in all planting areas. Topsoil
   should be organic, free of debris, rocks larger than two inches (2"), wood, roots, vegetables,
   and shall be used in the planting of all trees and shrubs.

6. All plants shall be healthy or normal growth, well rooted, free from disease and insects.

7. Rootballs and root sections shall be prepared so soil shall be tamped firmly at the bottom of the pit.
   Fill prepared soil around the ball of plant 1/2 way, and the rest of the soil should be packed
   firmly around the tree base.

8. Organic matter and/or dry, shredded clay loam up to 30% of the total mix.

9. Prune all proposed trees adjacent to walkways to a min. of 7' branching height.

10. Anchors shall be used for the tree trunk, wrap tree trunk from ground to first branch with tree
    wrapping tape.

11. Stake trees 3 directions with galvanized wire, through flexible hose chafing guards, with wooden
    stake (required). Fasten trees to upper end of stake in at least two (2) places using hose type
    ties. Guy and immediately after planting, stake all trees to prevent damage from wind (lodge-pole
    stakes length as immediate.

12. Landscaping work shall be according to the workmanlike standards established for landscape
    construction and maintenance. This work shall consist of clearing, grading and soil preparation,
    and landscaping.

13. Contractor shall guarantee all plants and lawn for a period of one (1) year from acceptance of
    the completion of this project.

14. The growing medium shall be suitable for the type of tree and plant, and shall be used in
    accordance with the manufacturer's recommendations.

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LIMIT OF DISTURBANCE = 92,579.22 SF (2.13 ACRES)