

PRELIMINARY & FINAL SITE PLAN
FOR
87-89 ASHLAND AVENUE
TAX LOTS 44 & 45 - BLOCK 61
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200 FT:

THE TOWNSHIP OF WEST ORANGE							
Office of the Assessor 66 Main Street West Orange, New Jersey 07052 Telephone: (973) 325-6860 Facsimile: (973) 669-4859							
Highlighted features)							
Subject Property(s) (2)							
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State
West Orange Township	61	44		87 ASHLAND AVENUE	ENCH, FRANK S. JR.	15 HILLTOP CIRCLE	WHIPPANY, NJ 07981
West Orange Township	61	45		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, NJ 07052

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Property (3)							
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State
West Orange Township	61	5		8547 MAIN STREET	ALAM INVESTMENT LLC	28 BLOOMFIELD AVE. ST. 301	PINE BROOK, NJ 07068
West Orange Township	61	13		89 MAIN STREET	RAHURAJ FAMILY LLC	3 SHERWOOD COURT	LIVINGSTON, NJ 07039
West Orange Township	61	14		91 MAIN STREET	RAHURAJ FAMILY LLC	3 SHERWOOD COURT	LIVINGSTON, NJ 07039
West Orange Township	61	15		95 MAIN STREET	RAHURAJ FAMILY LIMITED PARTNERSHIP	3 SHERWOOD COURT	LIVINGSTON, NJ 07039
West Orange Township	61	18		97 MAIN STREET	BECHTOLD, LOIS MARY	97 MAIN ST.	WEST ORANGE, NJ 07052
West Orange Township	61	19		101 MAIN STREET	EUTSEY, DEBBICK	71 SOUTH ORANGE AVE. F41	SOUTH ORANGE, NEW JERSEY 07079
West Orange Township	61	21		105 MAIN STREET	105 MAIN ST EQUITIES, LLC	2 E RUCKINGHAM ROAD	WEST ORANGE, NJ 07052
West Orange Township	61	21.03		107 MAIN STREET	PADOVANO, MARGARET E	107 MAIN STREET	WEST ORANGE, N.J. 07052
West Orange Township	61	27		MAIN STREET & PARK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ 07052
West Orange Township	61	39		77 ASHLAND AVENUE	77 ASHLAND HOLDINGS, LLC	1113 NEW YORK AVENUE	LUNCON CITY, NJ 07087
West Orange Township	61	40		79 ASHLAND AVENUE	VANKNOTTS, KOSTAS	43 DARTMOUTH AVENUE	ROSELAND, N.J. 07068
West Orange Township	61	41		81 ASHLAND AVENUE	POLIT, KRISTINA M	81 ASHLAND AVENUE	WEST ORANGE, NJ 07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State
West Orange Township	61	42		83 ASHLAND AVENUE	SPAL, LLC	4 HEATHER DRIVE	LIVINGSTON, NJ 07039
West Orange Township	61	43		85 ASHLAND AVENUE	380 NORTH LLC	702 PROSPECT AVE	WEST ORANGE, NJ 07052
West Orange Township	61	44		87 ASHLAND AVENUE	ENCH, FRANK S. JR.	15 HILLTOP CIRCLE	WHIPPANY, NJ 07981
West Orange Township	61	45		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, NJ 07052
West Orange Township	61	46		93 ASHLAND AVENUE	PISERCHIA, GIUSEPPE & PASQUALE	221 EAST MCKINLEY AVE	LIVINGSTON, N. J. 07039
West Orange Township	61	46.01		91 ASHLAND AVENUE	91 ASHLAND AVE LLC	36 FRANKLIN AVE	WEST ORANGE, NJ 07052
West Orange Township	61	49		95 ASHLAND AVENUE	MASINI, PASQUALE & GRACE	120 MCKINLEY AVE	EAST HANOVER, NJ 07936
West Orange Township	61	52		105 ASHLAND AVENUE	CAMP, LOUIS V	20 YORKTOWN TERRACE	LIVINGSTON, N.J. 07039
West Orange Township	61	52.01		109 ASHLAND AVENUE	IMPERIAL PROPERTIES, LLC	109 ASHLAND AVE	WEST ORANGE, NJ 07052
West Orange Township	61	52.02		107 ASHLAND AVENUE	NIGRINI, LEANDRO & KARLA	107 ASHLAND AVE	WEST ORANGE, NJ 07052
West Orange Township	62	1		5 WHITE STREET	CHARAL, LLC	6 BROOK WAY	WEST ORANGE, NJ 07052
West Orange Township	62	15		98 ASHLAND AVENUE	ENCH, FRANK III & CAMILLE	16 HILLTOP CIRCLE	WHIPPANY, NJ 07981
West Orange Township	62	16		96 ASHLAND AVENUE	DE SANTIS, CARMEN RESCO	96 ASHLAND AVE	WEST ORANGE, NJ 07052
West Orange Township	62	17		1002 ASHLAND AVENUE	ENCH, FRANK	16 HILLTOP CIRCLE	WHIPPANY, NJ 07981
West Orange Township	62	19		88 ASHLAND AVENUE	MASINI, PASQUALE	120 MCKINLEY AVE	EAST HANOVER, NJ 07936
West Orange Township	62	20		96 ASHLAND AVENUE	ASHLAND PROPERTIES LLC	5 JENNIE COURT	CEDAR GROVE, NJ 07009
West Orange Township	62	21		84 ASHLAND AVENUE	ENCH, FRANK	84 ASHLAND AVENUE	WEST ORANGE, NEW JERSEY 07052
West Orange Township	62	22.01		7642 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE, N. J. 07052
West Orange Township	62	27		36 PARK AVENUE	MASINI, PASQUALE & JOSEPH A.	120 MCKINLEY AVE	EAST HANOVER, NJ 07936
West Orange Township	62	28		34 PARK AVENUE	MASINI, PASQUALE & GRACE	120 MCKINLEY AVE	EAST HANOVER, NJ 07936
West Orange Township	62	29		32 PARK AVENUE	MASINI, PASQUALE & GRACE	120 MCKINLEY AVE	EAST HANOVER, NJ 07936

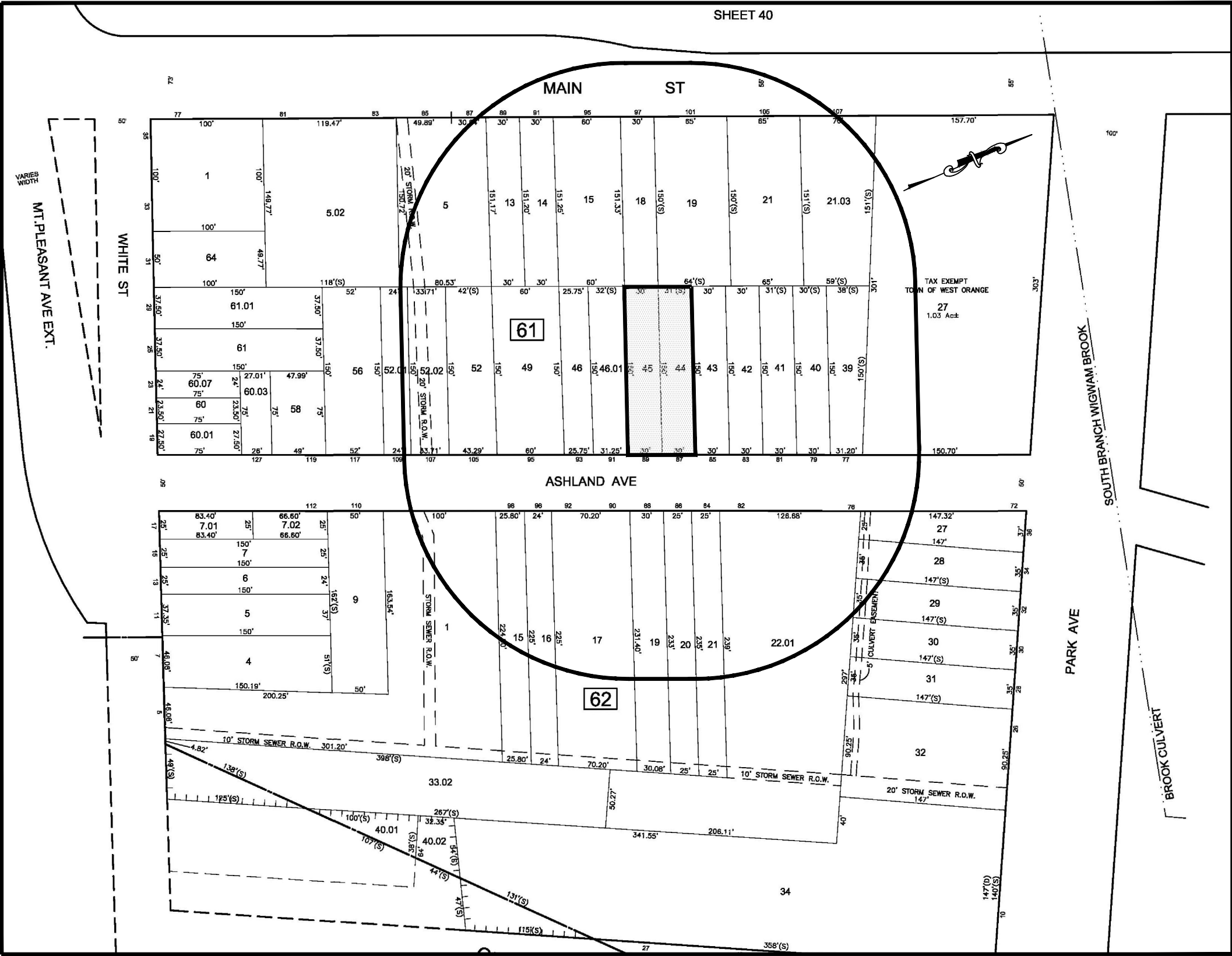
DRAWING INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SURVEY & EXISTING CONDITIONS
3	SITE LAYOUT & DIMENSIONAL CONTROL PLAN
4	GRADING, DRAINAGE, & UTILITY PLAN
5	SOIL EROSION & SEDIMENT CONTROL PLAN
6	LIGHTING & LANDSCAPING PLAN

ZONING BOARD APPROVAL

APPROVED AT A MEETING OF THE WEST ORANGE ZONING BOARD HELD ON _____

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE



SITE LOCATION MAP

SCALE: 1" = 100'

GENERAL NOTES:

- THE PROPERTY IS KNOWN AND DESIGNATED AS TAX LOTS 44 & 45 WITHIN BLOCK 61. AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 41, AND CONTAINING APPROXIMATELY 0.212 ACRES (9,220.7 SF). THE SUBJECT PROPERTY IS SITUATED WITHIN THE I, INDUSTRIAL ZONE DISTRICT.
- THE PROPOSED APPLICATION IS AN EXPANSION TO AN EXISTING 6-UNIT MULTI-FAMILY BUILDING. REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS AND ELEVATIONS OF THE BUILDING ADDITIONS/MODIFICATIONS.
- THE PLANS HAVE BEEN PREPARED FOR PURPOSES OF PROVIDING SITE IMPROVEMENTS AS IT RELATES TO OVERALL VEHICULAR ACCESS, PEDESTRIAN ACCESS, ADA ACCESSIBILITY, LIGHTING, LANDSCAPING, ETC.
- THERE ARE NO PROPOSED BUILDING SERVICES PROPOSED WITH THIS APPLICATION. THE EXISTING BUILDING UTILITY SERVICES WILL BE RE-USED FROM THE EXISTING BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING BUILDING SERVICE LATERALS. ANY UPGRADES OR REPLACEMENT OF SERVICES WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDERS AS NECESSARY.
- THE APPLICANT/CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL ROAD OPENING PERMITS, BUILDING PERMITS, TREE REMOVAL PERMITS, UTILITY PERMITS, ETC. AS DEEMED NECESSARY BY THE JURISDICTIONAL AGENCIES THAT MAY INCLUDE BUT NOT LIMITED TO THE TOWNSHIP OF WEST ORANGE, THE COUNTY OF ESSEX, THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT, AND ANY/ALL UTILITY PROVIDERS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.
- THE PROJECT REQUIRES A SOIL EROSION & SEDIMENT CONTROL PLAN CERTIFICATION FROM THE HUDSON-ESSEX-PASSAIC (HEP) SOIL CONSERVATION DISTRICT (SCD). THE APPLICANT/CONTRACTOR IS REQUIRED TO OBTAIN SCD CERTIFICATION PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. A COPY OF THE HEP SCD CERTIFICATION SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEERING DEPARTMENT AND BUILDING DEPARTMENT AS PART OF THE CONSTRUCTION BUILDING PERMIT PACKAGE.

OWNER/APPLICANT:

FRANK S. ENCH JR. &
89 ASHLAND AVENUE, LLC
WEST ORANGE, NEW JERSEY 07052

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HORIZONTAL: NONE
GRAPHIC SCALE IN FEET

REVISION NO.	DATE	REVISION

ZONING COMPLIANCE:

ZONE DATA
ZONE: I, INDUSTRY ZONE DISTRICT

PERMITTED USES:	OFFICE, WAREHOUSE, WHOLESALE BUSINESS, AUTO SERVICE & REPAIR, MACHINE SHOP
EXISTING USE:	SIX (6) UNIT RESIDENTIAL APARTMENTS
PROPOSED USE:	EIGHT (8) UNIT RESIDENTIAL APARTMENTS (ADDITION TO EXISTING BUILDING) CLASS (D-2) USE VARIANCE REQUIRED FOR EXPANSION OF NON-CONFORMING USE

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	9,220.7 SF	NO CHANGE
MIN. LOT WIDTH	NO MINIMUM (N/A)	60.0 FT	NO CHANGE
MIN. FRONT YARD	NO MINIMUM (N/A)	9.9 FT	9.9 FT
MIN. REAR YARD	30 FT	90.2 FT	73.3 FT
MIN. SIDE YARD	NO MINIMUM (N/A)	0 FT	0-FT
MAX. BLDG. COVERAGE	6-FT WHEN PROVIDED 10-FT ADJACENT TO RESIDENCE	14.8% (1,361.3 SF)	33.8% (3,118.2 SF)
MAX. IMPROVEMENT COVERAGE	60.0% (5,532.4 SF) 75.0% (6,915.5 SF)	73.0% (6,730.0 SF)	90.8% (8,376.2 SF) (PV)
MAX. HEIGHT	65 FT	<65 FT	<65 FT
(EV) EXISTING VARIANCE (PV) PROPOSED VARIANCE			

PARKING REQUIREMENT:

GARDEN APARTMENT	
1.8 SPACE PER 1-BEDROOM UNIT	
6 (SIX) UNITS X 1.8	= 10.8 SPACE
2.1 SPACE PER 3-BEDROOM UNIT	
2 (TWO) UNITS X 2.1	= 4.2 SPACES
	15 TOTAL PARKING SPACES

PARKING EXISTING:

= 6 TOTAL PARKING SPACES (UNSTRIPED)

PARKING PROVIDED:

8 STANDARD PARKING SPACES	
1 VAN HANDICAP ACCESSIBLE SPACE	= 9 TOTAL PARKING SPACES

DRIVEWAY WIDTH:

REQUIRED:	24-FT (2-WAY TRAFFIC)
EXISTING:	16-FT (2-WAY TRAFFIC)
PROPOSED:	20-FT (2-WAY TRAFFIC)

IMPERVIOUS LOT COVERAGE BREAKDOWN TABLE

	EXISTING	PROPOSED
PRINCIPAL BUILDING COVERAGE	1,361.3 SF	3,118.2 SF
DRIVEWAY/PARKING AREAS	4,720.0 SF	4,013.9 SF
WALKWAYS/STOOPS/PATIOS	648.7 SF	1,244.1 SF
TOTAL IMPERVIOUS COVERAGE	6,730.0 SF	8,376.2 SF (+ 1,646.2 SF)

MARUCCI ENGINEERING
ASSOCIATES, LLC

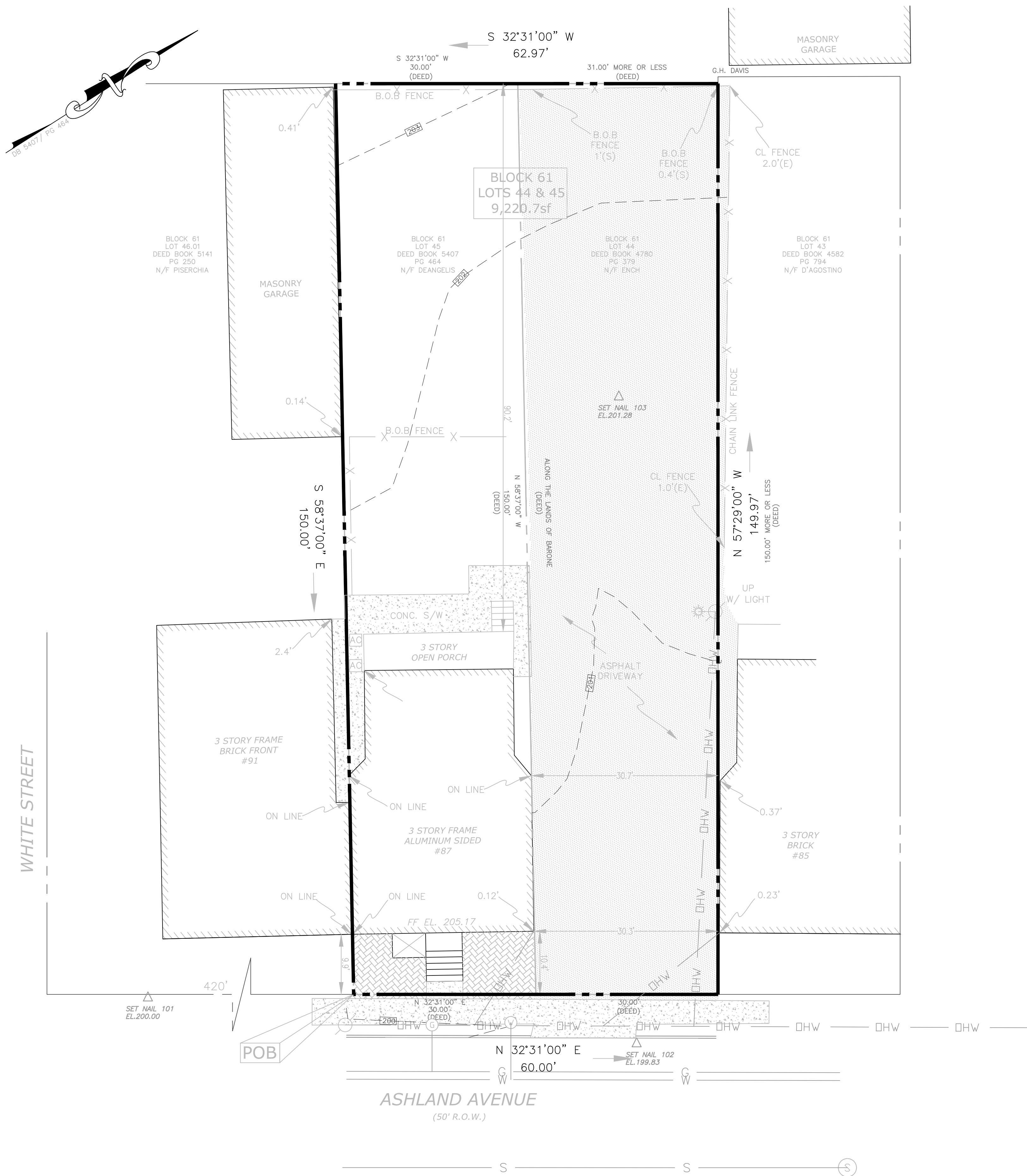
ENGINEERS-SURVEYORS-PLANNERS

POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927
TEL./FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

PRELIMINARY & FINAL SITE PLAN
COVER SHEET
87-89 ASHLAND AVENUE
TAX MAP BLOCK 61 - LOTS 44 & 45

TOWNSHIP OF WEST ORANGE	ESSEX COUNTY	NEW JERSEY
		PROJECT NO. 20-02 DATE 08/15/2022
ANTHONY MARUCCI		DRAWN BY RM DESIGNED BY RM
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573		CHECKED BY AM
PROFESSIONAL PLANNER, N.J. LIC. No. 2124		SHEET NO. 1 of 6



REFERENCES:

1. SURVEY OF LANDS, BLOCK 61, LOT 46.01, PREPARED BY ANTHONY MARUCCI, PE/PLS, DATED MAY 20, 1995.
2. SURVEY OF LANDS, BLOCK 61, LOT 43, PREPARED BY ANTHONY MARUCCI, PE/PLS, DATED DECEMBER 21, 1996.
3. DEED BOOK 5141/ PAGE 250 (BLOCK 61, LOT 46.01)
4. DEED BOOK 5407/ PAGE 464 (BLOCK 61, LOT 45)
5. DEED BOOK 4780/ PAGE 379 (BLOCK 61, LOT 44)
6. DEED BOOK 4582/ PAGE 794 (BLOCK 61, LOT 43)

GENERAL NOTES:

1. CONDITIONS SHOWN AS OF DATE OF FIELD SURVEY PERFORMED BY MARUCCI ENGINEERING ASSOCIATES, LLC ON FEBRUARY 1, 2020 AND APRIL 23, 2022.
2. TOPOGRAPHIC CONTOURS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. BENCHMARK IS MAG NAIL SET IN SIDEWALK JOINT AT ELEVATION 200.00'.
3. THIS MAP IS INTENDED FOR USE BY ONLY THOSE PARTIES TO WHOM IT IS CERTIFIED AND SHALL BE DEEMED INVALID UNLESS AFFIXED WITH A RAISED SEAL.
4. THIS SURVEY WAS PREPARED USING DOCUMENTS SUPPLIED BY THE HOME OWNER WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. SURVEY IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS THAT A FULL AND ACCURATE TITLE SEARCH MAY FIND.
5. PROPERTY CORNERS TO BE SET AT A LATER DATE.

CERTIFIED TO:

- FRANK ENCH

MARUCCI ENGINEERING
ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927
TEL./FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

PRELIMINARY & FINAL SITE PLAN
BOUNDARY & TOPOGRAPHIC SURVEY
87-89 ASHLAND AVENUE
TAX MAP BLOCK 66 - LOTS 44 & 45

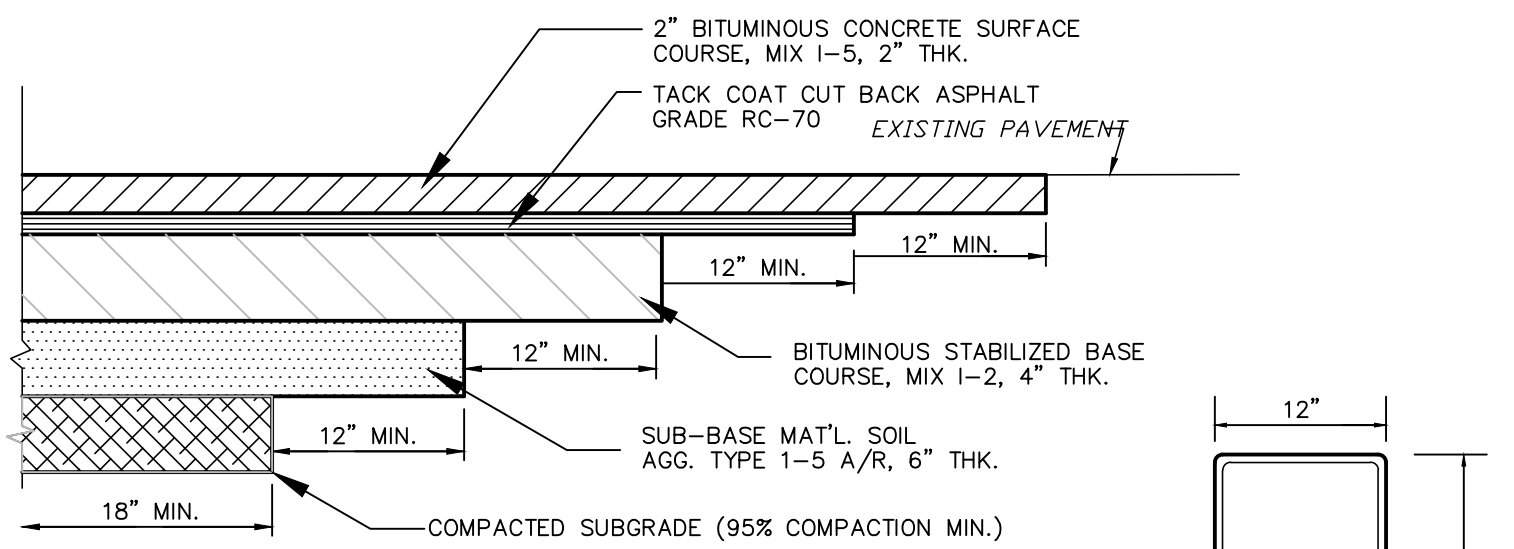
TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

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HORIZONTAL: 1"=10'
GRAPHIC SCALE IN FEET

REVISION NO.	DATE	REVISION

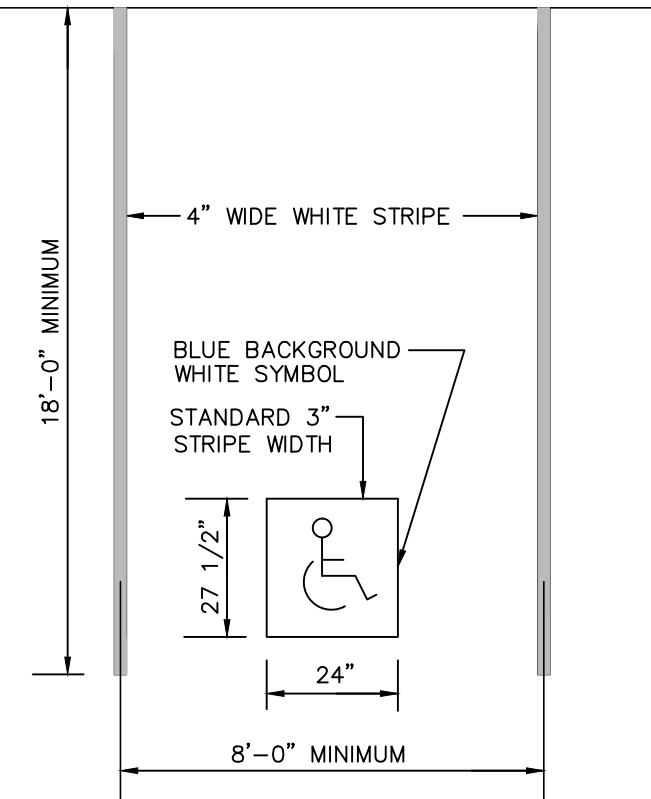
ANTHONY MARUCCI		PROJECT NO 20-02	DATE 08/15/2022
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573		DRAWN BY RM	DESIGNED BY RM
PROFESSIONAL PLANNER, N.J. LIC. No. 2124		SCALE 1"=10'	CHECKED BY AM
		SHEET NO. 2	of 6



- NOTES:
1. ALL JOINTS SHALL BE NEATLY CUT WITH MOTORIZED SAW.
 2. JOINTS SHALL BE OFFSET A MINIMUM OF 12" TO PREVENT REFLECTIVE CRACKS.
 3. SUB-GRADE SHALL HAVE A MINIMUM OF 95% COMPACTION.

TYPICAL ON-SITE PAVEMENT SECTION/SAWCUT DETAIL

NOT TO SCALE

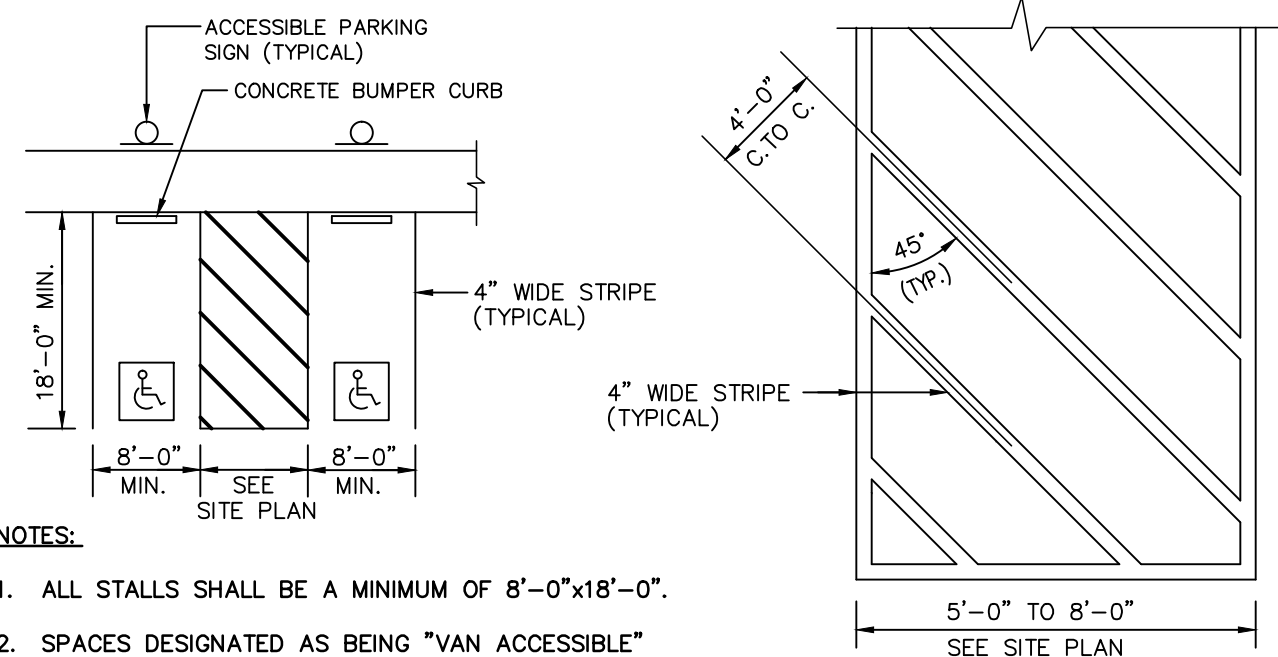


ACCESSIBLE PARKING SPACE MARKING DETAIL

NOT TO SCALE

ACCESSIBLE PARKING SIGN

NOT TO SCALE

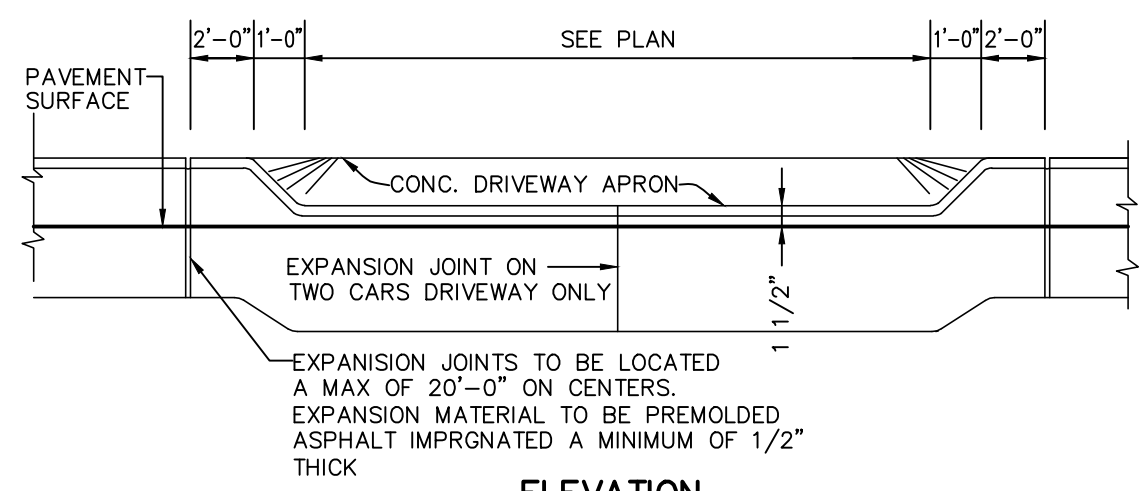


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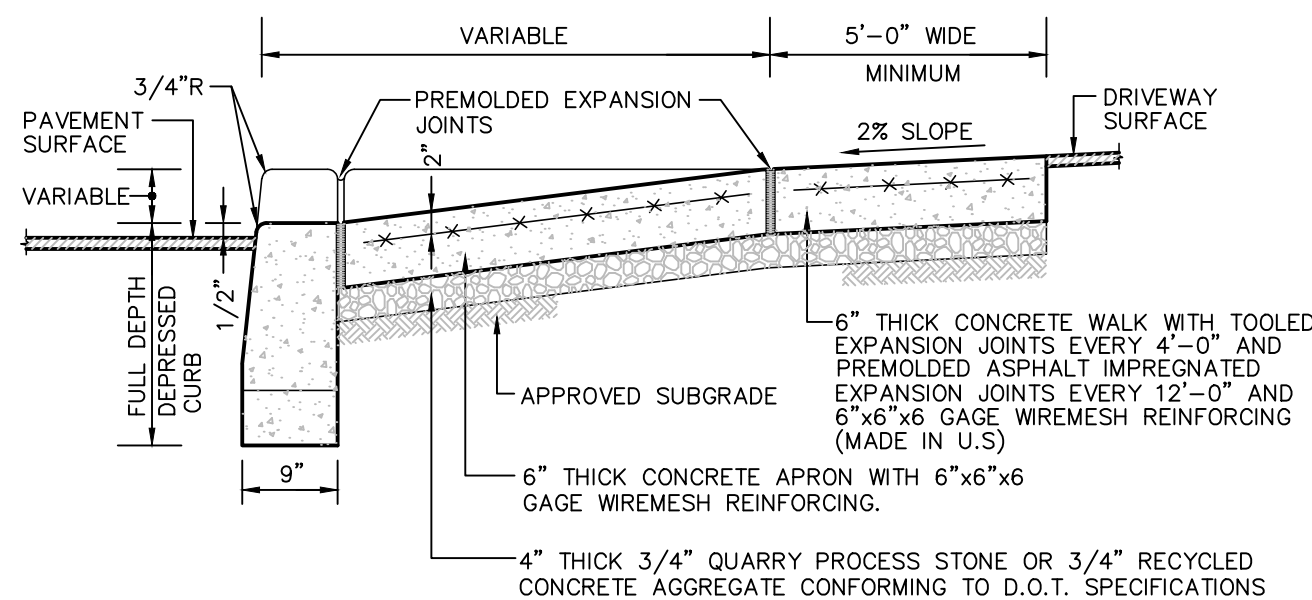
1. ALL STALLS SHALL BE A MINIMUM OF 8'-0"x18'-0".
2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ADJACENT TO ACCESS AISLES WITH A MIN. WIDTH OF 8'-0".
3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.

ACCESSIBLE PARKING STRIPING LAYOUT

NOT TO SCALE



ELEVATION



- NOTES:
1. ALL CONCRETE TO BE 4500 P.S.I. MIN.
 2. THE LIP ON PROPOSED DEPRESSED CURBS WITHIN THE COUNTY R.O.W. SHALL NOT EXCEED 1/2" (TYPICAL).

SECTION

DEPRESSED CURB, DRIVEWAY ENTRANCE APRON & SIDEWALK DETAIL

NOT TO SCALE

BITUMINOUS ASPHALT (TYP.)

BLOCK CURB (TYP.)
CONCRETE SIDEWALK (TYP.)

REFUSE/RECYCLING ENCLOSURE
W/ STANDARD HOUSEHOLD
TRASH CANS (55 GALLON)

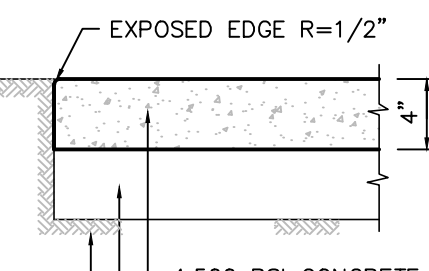
WHITE STREET

RECONSTRUCT CONCRETE SIDEWALK (TYP.)

SAWCUT/PAVEMENT REPAIR (TYP.)

NOTE:
1/2" EXPANSION JOINT EVERY 12'-0" AND FALSE JOINT EVERY 4'-0".
4" THICK CONCRETE SIDEWALK DETAIL

NOT TO SCALE

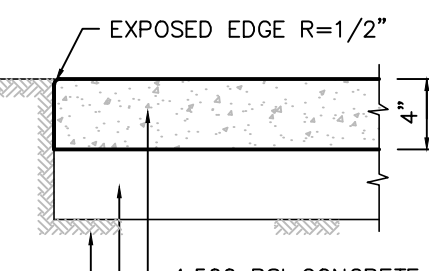


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4" THICK CONCRETE SIDEWALK DETAIL

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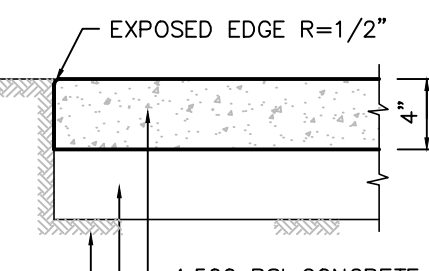


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4" THICK CONCRETE SIDEWALK DETAIL

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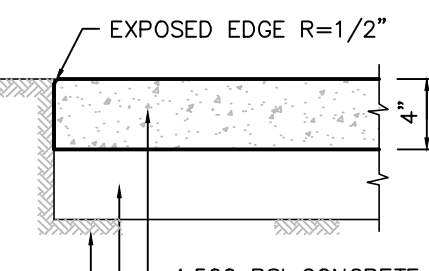


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4" THICK CONCRETE SIDEWALK DETAIL

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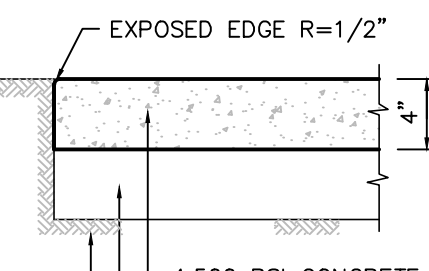


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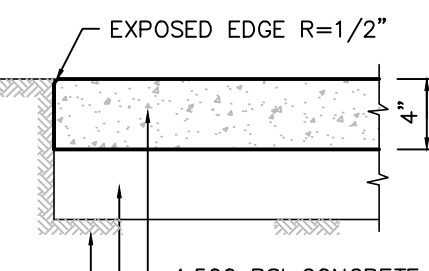


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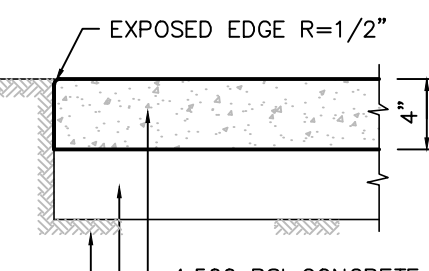


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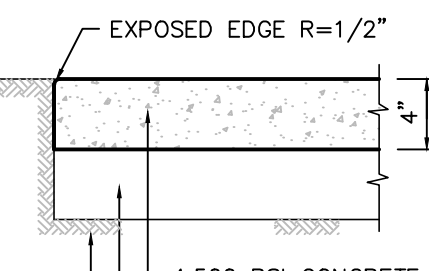


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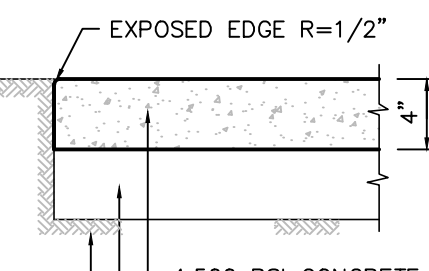


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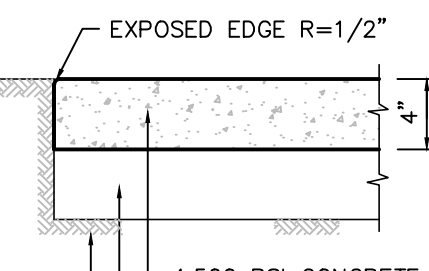


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4" THICK CONCRETE SIDEWALK DETAIL

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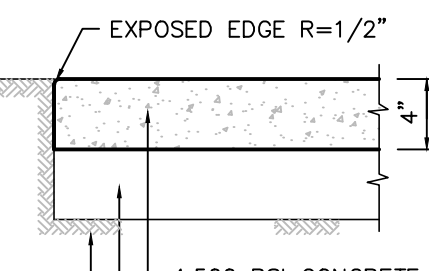


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4" THICK CONCRETE SIDEWALK DETAIL

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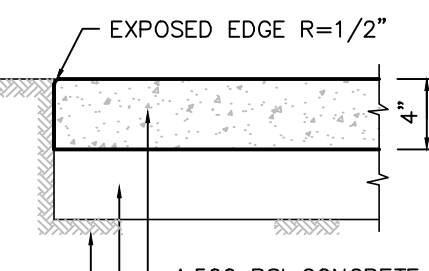


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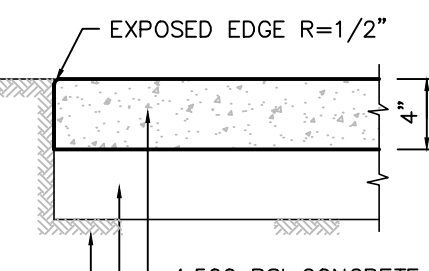


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4" THICK CONCRETE SIDEWALK DETAIL

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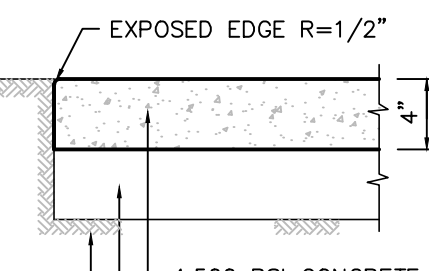


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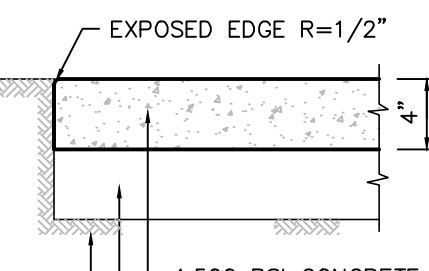


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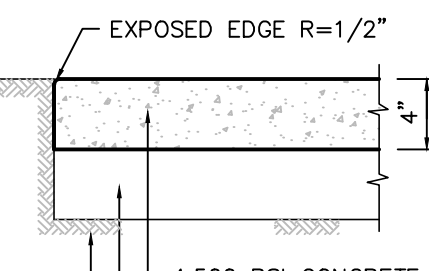


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4" THICK CONCRETE SIDEWALK DETAIL

NOT TO SCALE

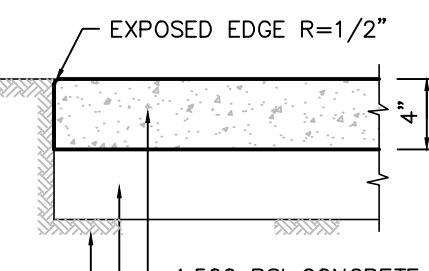


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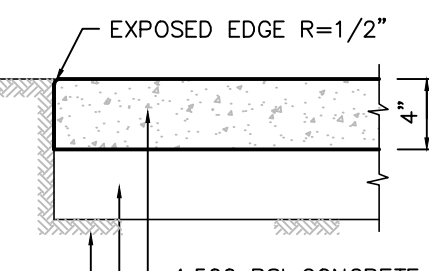


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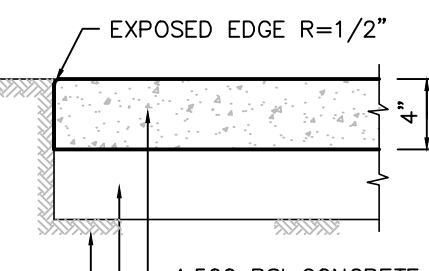


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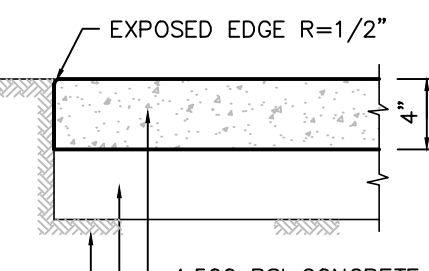


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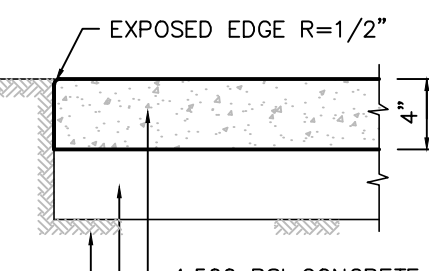


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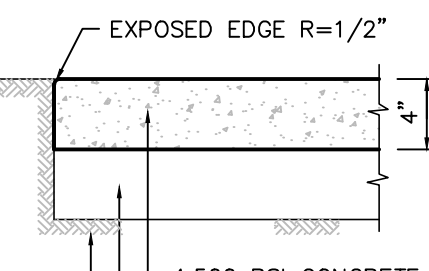


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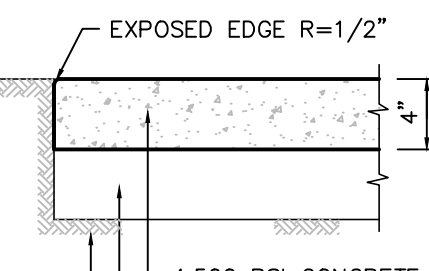


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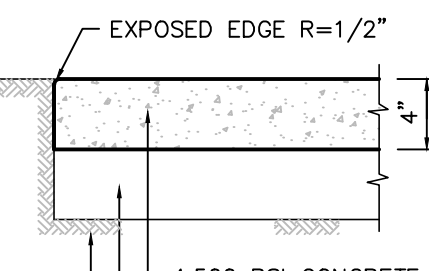


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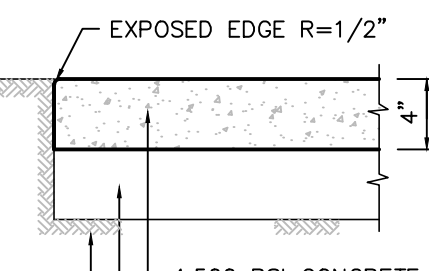


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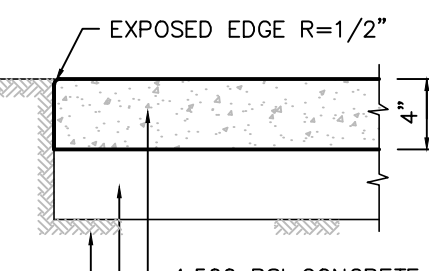


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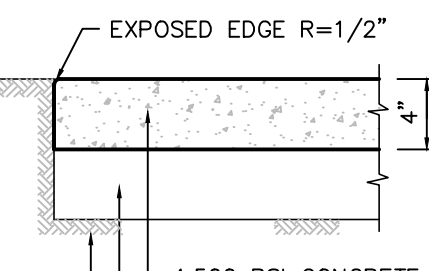


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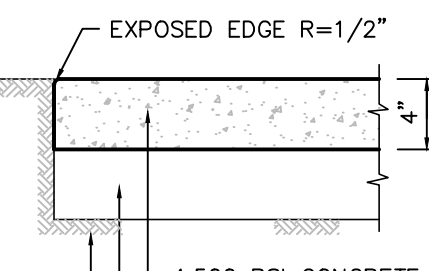


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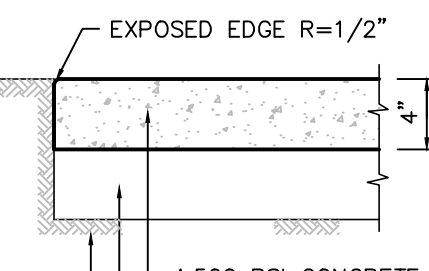


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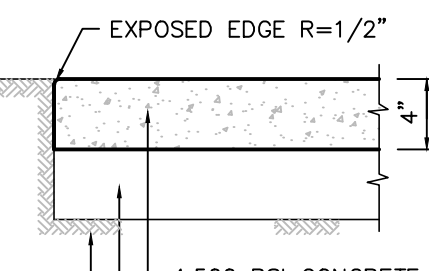


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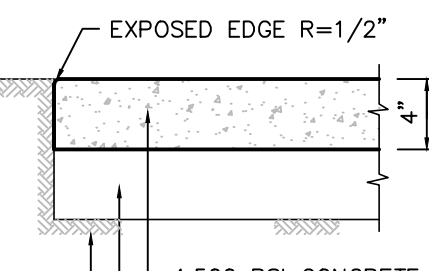


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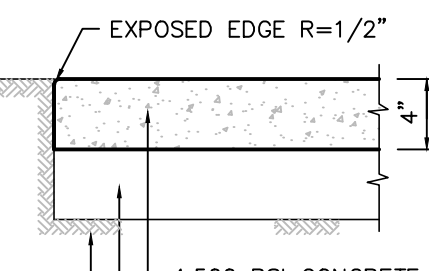


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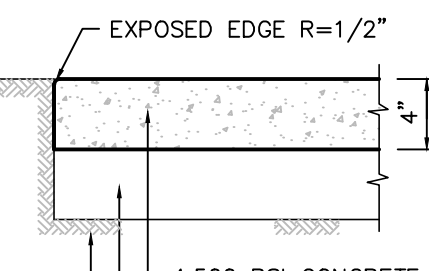


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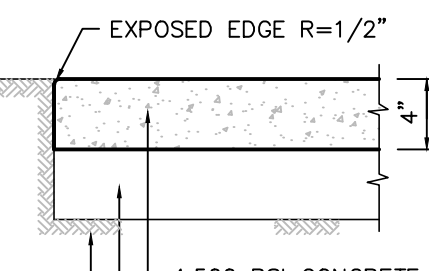


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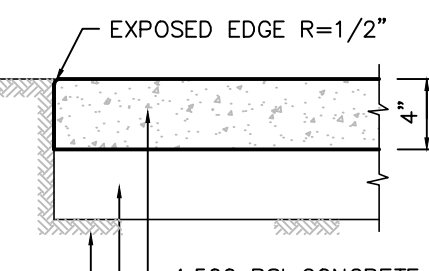


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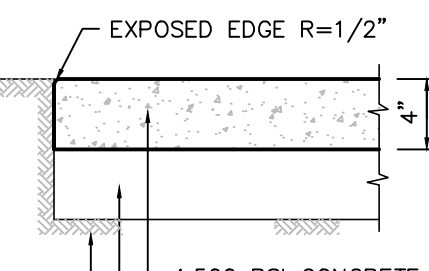


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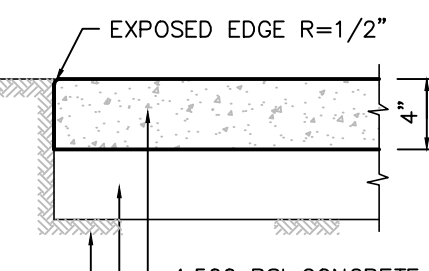


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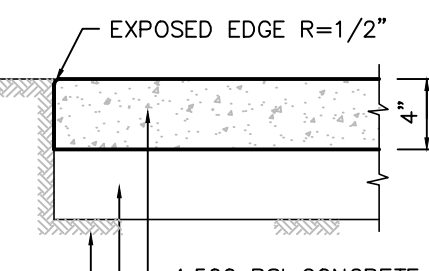


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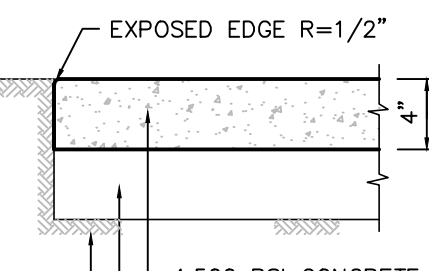


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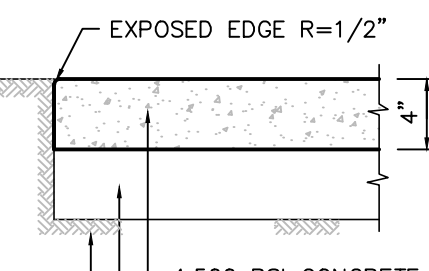


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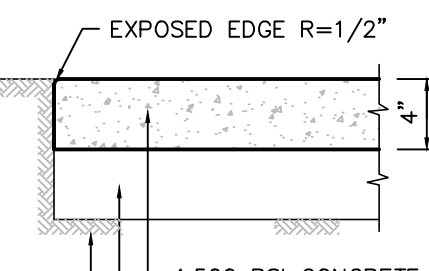


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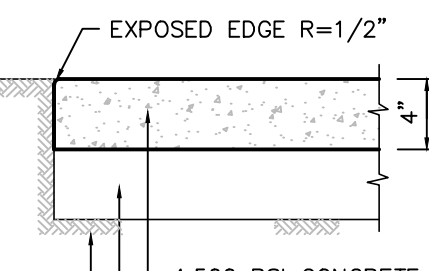


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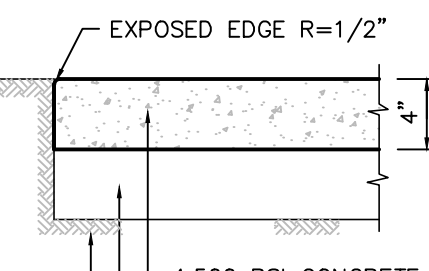


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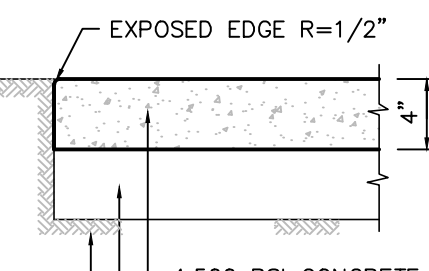


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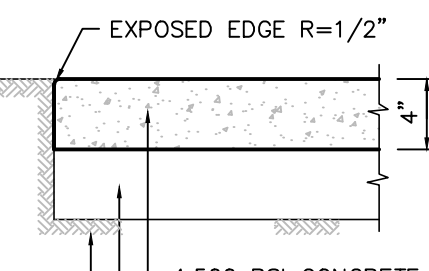


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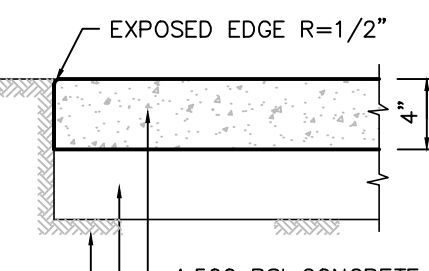


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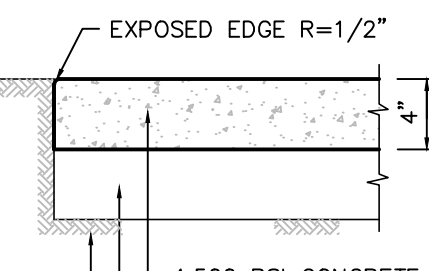


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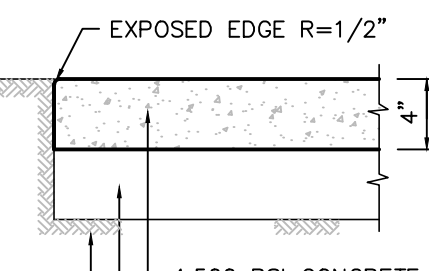


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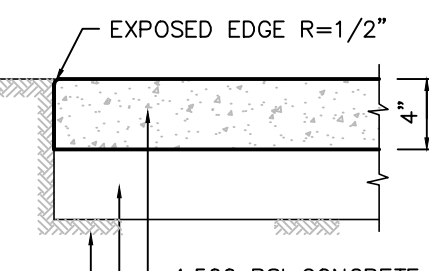


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NOTE:

(To be included on the signed erosion control plan sheet.)

- <http://hepsoilnj.org>
HEPSCD251SESCNOTES_7THEDREV2017.DOC

PROJECT NO 102	DATE 08/15/2022
DRAWN BY M	DESIGNED BY RM
SCALE = 10'	CHECKED BY AM
SHEET NO. 5 of 6	

[illegible]

ALTI

ARCHITECTURAL ANALYTICS

DATE: 2024-09-15

LOCATION: 123 Main St, Suite 500

PROJECT: Modern Office Renovation

CONDUCTOR: J. Doe

TM-30 DATA

Color Rendering Index (CRI) and Gamut Area (GA) analysis.

Color Rendering Index (CRI): 95.00

Gamut Area (GA): 100.00

TEST SUBJECT

Subject	Age	Gender	Height (cm)	Weight (kg)	Eye Color	Hair Color	Complexion
1	25	M	175	70	Brown	Black	Fair
2	30	F	165	55	Blue	Brown	Fair
3	35	M	180	80	Green	Black	Medium
4	40	F	170	65	Brown	Grey	Fair
5	45	M	178	75	Blue	Black	Medium
6	50	F	160	50	Brown	Black	Fair
7	55	M	172	68	Green	Grey	Medium
8	60	F	168	60	Brown	Black	Fair
9	65	M	175	72	Blue	Black	Medium
10	70	F	162	52	Brown	Grey	Fair

SPECTRAL POWER DISTRIBUTION COMPARISON

Reference SPD (Black Line)

Test SPD (Red Line)

Antar Spectral Power Distributions

ELECTRICAL DATA

F122	Time	Area	Length	Area-1	Ref. Temp	Ref. Hum	Starting Temp	Density	Moisture relative
		mm	mm	mm	°C	%RH	°C	g/m³	%RH
25	10:00	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
26	10:05	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
27	10:10	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
28	10:15	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
29	10:20	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
30	10:25	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
31	10:30	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
32	10:35	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
33	10:40	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
34	10:45	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
35	10:50	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
36	10:55	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
37	11:00	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
38	11:05	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
39	11:10	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
40	11:15	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
41	11:20	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
42	11:25	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
43	11:30	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
44	11:35	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
45	11:40	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
46	11:45	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
47	11:50	10.00	10.00	10.00	20.0	50.0	20.0	12.0	50.0
48	11:55	10.00	10.00	10.00	20.0</				

Diagram illustrating the components and dimensions of a pole base:

- 5"-6" MIN. BASE OF CURB**: Dimension for the base of the curb.
- POLE**: The central vertical structure.
- CONDUIT STUB-UP**: The upper section of the conduit.
- 3" PROJECTION**: Dimension for the projection of the conduit stub-up.
- GROUT**: Material filling the space around the pole base.
- CONCRETE CURB**: The base structure for the pole.
- 12" SQUARE OFF FOUNDATION**: Dimension for the square off foundation.
- 18"**: Dimension for the height of the concrete curb.
- GALVANIZED ANCHOR BOLTS**: Bolts securing the base.
- TYPICAL CONCRETE BASE/FOOTING**: The foundation structure.
- 1"-6" DIAMETER**: Dimension for the pole diameter.
- ELEVATION**: The view shown is an elevation.
- MINIMUM PER LOCAL CODE SPECIFICATIONS**: Note indicating that dimensions may vary based on local code requirements.

Diagram illustrating the construction of a tree pit for a tree, showing the following components and specifications:

- Tree:** A mature tree is shown in the center of the pit.
- Backfill:** The pit is filled with compacted backfill mix.
- Subsoil:** The base of the pit is compacted subsoil.
- Existing Soil:** The soil around the pit is loosened to a 6" depth where soils are of high clay content.
- Mulch:** A layer of shredded mulch covers the entire plant bed.
- Stakes:** Three stakes or guys are used to secure the tree, extending 18" below the tree pit into undisturbed ground.
- Wire:** A double strand, twisted, malleable #10 gauge annealed steel wire is used to secure the tree.
- Fabric:** A two-ply fabric bearing rubber hose is used to secure the tree.
- Grade:** The finished grade is shown at the top of the pit.
- Dimensions:** The pit is 12" minimum wide and 18" minimum deep.
- Labels:** The diagram includes labels for "FINISHED GRADE", "12" MINIMUM", "18" MINIMUM", and "VA".

LIGHTING PLAN NOTES:

1. THE PROPOSED LIGHT FIXTURES (1 TOTAL; POLE MOUNTED) SHALL BE A KIM LIGHTING ARCHITECTURE AREA/SITE LIGHT POLE, ALTITUDE, ALT1-28L-60-3K7-4 (ALT1 FIXTURE SIZE, ARCHITECTURAL AREA/SITE ALTITUDE LED), OR APPROVED EQUAL, DOWN MOUNTED LIGHTING, 3K COLOR TEMP, TYPE 4 DISTRIBUTION, 15-FT MOUNTING HEIGHT (BLACK POLE & FIXTURE FINISHES). THE LIGHTING ANALYSIS IS APPROXIMATE AND PERFORMED THROUGH HUBBELL LIGHTING, INC. LITE PRO DESIGN, AND ALSO BASED ON 5000 HOURS OF OPERATION. THE LIGHTING ANALYSIS WITH REDUCED LIGHTING LEVELS OUTSIDE OF NORMAL HOURS AND THROUGH THE OWNER'S ABILITY TO ADJUST AS NEEDED.
2. ADDITIONAL WALL-MOUNT FIXTURES SHALL BE PROVIDED AT ALL DOOR LOCATIONS AND SPECIFIED BY THE OWNER/ARCHITECT. THESE LIGHT FIXTURES AT ALL DOORS HAVE NOT BEEN ACCOUNTED FOR IN THE SITE LIGHTING ANALYSIS. ADDITIONALLY, ANY EXISTING UTILITY POLE MOUNTED LIGHT FIXTURES ON THE EXISTING ROADWAY SHALL NOT BE REMOVED & THIS LIGHTING ANALYSIS HAS NOT ACCOUNTED FOR ANY EXISTING LIGHT FIXTURES WITHIN THE R.O.W.
3. THE UNDERSIGNED CERTIFIES THAT THIS LIGHTING PLAN COMPLIES WITH THE TOWNSHIP LIGHTING ORDINANCE AS IT RELATES TO THE STANDARDS ON PARKING LOT MINIMUM AVERAGES, MAXIMUM ILLUMINATION AT INTERSECTIONS, AND THE MAXIMUM ILLUMINATION AT THE PROPERTY LINE, AS SHOWN ON THE LIGHT POINT ANALYSIS ON THIS PLAN. ADDITIONALLY, AT THE TIME OF CONSTRUCTION & INSTALLATION OF LIGHTS, THE APPLICANT AND THE APPLICANT'S ENGINEER WILL INSPECT TO CONFIRM LIGHTING MEETS THE TOWNSHIP ORDINANCE AND THE APPLICANT'S USE.
4. THE PROPOSED LIGHTING SHALL BE SET ON A DAWN TO DUSK TIMER. THE LIGHTING LEVELS SHALL BE SPECIFIC TO THE OWNER'S OF OPERATION, AND CAN BE ADJUSTED TO A SECURITY LEVEL WITH REDUCED LIGHTING LEVELS OUTSIDE OF NORMAL HOURS AND THROUGH THE OWNER'S ABILITY TO ADJUST AS NEEDED.

LANDSCAPING PLAN NOTES:

1. ADDITIONAL AREAS THROUGHOUT THE SITE MAY BE LANDSCAPED WITH SEASONAL COLOR AND PERENNIALS AS DETERMINED BY THE APPLICANT/LANDSCAPE CONTRACTOR AT THE TIME OF INSTALLATION. ALL PLANTS ARE NATIVE TO NEW JERSEY, AND THE PLANTING AREAS SHALL BE MULCH BEDS, WITH THE REMAINING UN-LANDSCAPED AREAS TO BE LAWN.
2. THE OWNER/APPLICANT SHALL SUBMIT AN APPLICATION FOR A TREE REMOVAL PERMIT FROM THE TOWNSHIP PRIOR TO ANY TREE REMOVALS AS PART OF THE CONSTRUCTION ACTIVITIES FOR THE SUBJECT PROPERTY.

PLANT SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPACING (FT.)	SIZE	ROOT BALL	REMARKS
CONFIRER TREES							
CUL	11	CYPRESSOCYPARIS LAYLANDI	LEYLAND CYPRESS "EMERALD ISLE"	8	8-10 FT.	B&B	
EVERGREEN SHRUBS							
BUS	19	BUXUS SEMPERVIRENS	BOXWOOD	6	24"-30"	CONT.	

MARUCCI ENGINEERING & ASSOCIATES, LLC ENGINEERS-SURVEYORS-PLANNERS POST OFFICE BOX 509 CEDAR KNOLLS, NEW JERSEY 07927 TEL./FAX: (973) 887-3066 NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS CERTIFICATE OF AUTHORIZATION: No. 24GA28082400 PRELIMINARY & FINAL SITE PLAN LIGHTING & LANDSCAPING PLAN 87-89 ASHLAND AVENUE TAX MAP BLOCK 66 - LOTS 44 & 45 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY	
<i>Anthony Marucci</i> ANTHONY MARUCCI PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573 PROFESSIONAL PLANNER, N.J. LIC. No. 2124	
PROJECT NO. 20-02 DRAWN BY RM SCALE 1"=10' SHEET NO. 6	DATE 08/15/2022 DESIGNED BY RM CHECKED BY AM 6 of 6