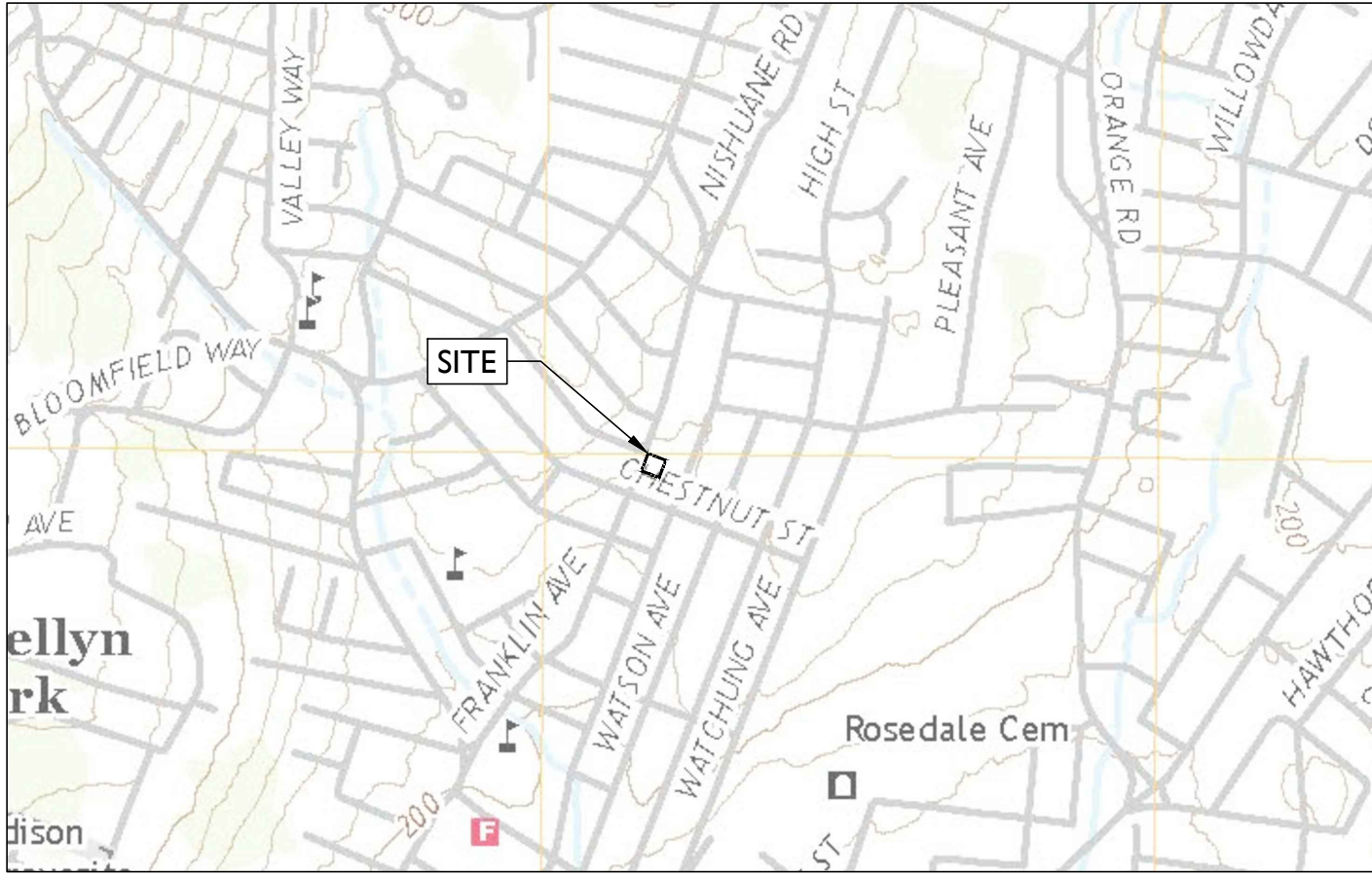




SOURCE: USGS QUADRANGLE MAP 7.5 MINUTE SERIES, ORANGE, NJ, DATED 2019

KEY MAP

SCALE: 1" = 500'±

TOWNSHIP OF WEST ORANGE 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
128	7	CARDINALE, JOAN & CARMELA	33 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
128	9	THE PLAYHOUSE, INC.	264 W. NORTHFIELD DR. LIVINGSTON, NJ 07039
134	1	KEYSTONE PROPERTIES, LLC	PO BOX 222 MILLBURN, NJ 07041
134	3	ALLEN, DOUGLAS A III	60 NISHLANE RD. MONTCLAIR, NJ 07042
134	34	OSOUNA, TIFFANY LINGO- & DEVON	10 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134	36	OSOUNA, TIFFANY LINGO- & DEVON	10 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134	37	JONES, MARCUS & KARIMA HOUSTON	14 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134	39	SANGOLQUI, JOSE R & BERMEO, GLORIA	16 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134	41	PIERRE, BELZEBAT JEAN-MARCIAL JEAN	18 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134	43	SAINTHE, JUDE	20 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134	44	MENSAH, OSEI A. & PATTERSON, THERESA	22 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134.02	68	NAVAS, CARMEN AMELIA	50 FRANKLIN AVENUE WEST ORANGE, NJ 07052
134.02	72	VEGA, MANUEL	54 FRANKLIN AVENUE WEST ORANGE, NJ 07052
134.02	74	DIDIT AGAIN LLC	16 E. NORTHFIELD AVENUE LIVINGSTON, NJ 07039
134.02	75	DIDIT AGAIN LLC	16 E. NORTHFIELD AVENUE LIVINGSTON, NJ 07039
134.02	82	CHESTNUT ASSETS LLC	32 CRESCENT COURT MORGANVILLE, NJ 07751
134.02	83	CHESTNUT ASSETS LLC	32 CRESCENT COURT MORGANVILLE, NJ 07751
134.02	86	JEREZ, JOSE & ANDREA SALAZER	57 CHESTNUT STREET WEST ORANGE, NJ 07052
134.02	87	CASTRO, JORGE & ANDREA SALAZER	55 CHESTNUT STREET WEST ORANGE, NJ 07052
134.02	88	LANTIGUA, BIANCA V & CASTRO, DINA	53 CHESTNUT STREET WEST ORANGE, NJ 07052
134.02	90	CHERON, LOUIS W & LUCIENNE	51 CHESTNUT STREET WEST ORANGE, NJ 07052
134.02	91	LLIGUICOTA, LAURA E.	25 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134.02	93	CHAVEZ, HUMBERTO & MARIA	23 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134.02	95	ROSEN, KENNETH & W. MAUREEN	19 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134.02	96	SANTERO, HUGO & ANA	17 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134.02	97	TANG, XIHUE & WU, HELEN HAO	15 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134.02	98	LIZARAZO, JEAN PAUL & MILAGROS	13 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134.02	99	VALDEZ, JULIO & URDAY, ROSALIA	11 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
134.02	100	PEREZ, MARIA DELUJAN	9 WHITTLESLEY AVENUE WEST ORANGE, NJ 07052
135	27.01	CHASE, SHAVER	89 FRANKLIN AVENUE WEST ORANGE, NJ 07052
137	1	PATEL, RAJULBEN&SATISHBHAI & HARDIK	85 FRANKLIN AVENUE WEST ORANGE, NJ 07052
137	3	MORRISON, KATHLEEN & MICHAEL	69 CHESTNUT STREET WEST ORANGE, NJ 07052
137	4	LOUIS, YANIC	71 CHESTNUT STREET WEST ORANGE, NJ 07052
137	5	CHABLA, CARLOS I	73 CHESTNUT STREET WEST ORANGE, NJ 07052
137	7	PIERRE, PIERRE JACQUE & LUCIANSE	75 CHESTNUT STREET WEST ORANGE, NJ 07052
137	82	BURKE, KENNETH C & JANET M.	88 ORTON ROAD WEST CALDWELL, NJ 07006
137	83	GEORGES, FRANTZ & MARIE KETTY	10 ELM STREET WEST ORANGE, NJ 07052
137	84	MILMOE, HELEN	8 ELM STREET WEST ORANGE, NJ 07052
137	85	GROVES, GORDON & FRESHWOT	4 ELM STREET WEST ORANGE, NJ 07052
137	87	HERNANDEZ, YOVANY	2 ELM STREET WEST ORANGE, NJ 07052
138	1	TOWNSHIP OF WEST ORANGE	66 MAIN STREET WEST ORANGE, NJ 07052
138	2	ALIJI, MUJIWA	1 ELM STREET WEST ORANGE, NJ 07052
138	4	VIGO, ALBERTO	7 ELM STREET WEST ORANGE, NJ 07052
138	6	VERA, JENNIFER & FUNEZ, JUAN CARLOS	9 ELM STREET WEST ORANGE, NJ 07052
138	67	DEPASQUALE, LEONA	10 MAPLE STREET WEST ORANGE, NJ 07052

PRELIMINARY & FINAL MAJOR SITE PLAN FOR M. VEGA INVESTMENTS LLC PROPOSED BUILDING ADDITION & SITE IMPROVEMENTS

BLOCK 134.02, LOTS 75.03, 79 & 81

66 FRANKLIN AVENUE

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

TOWNSHIP OF WEST ORANGE SIGNATURE BLOCK

APPROVED BY THE
TOWNSHIP ZONING BOARD OF ADJUSTMENT
ESSEX COUNTY, NEW JERSEY

CHAIRPERSON DATE

SECRETARY DATE

TOWNSHIP ENGINEER DATE

APPLICANT & OWNER

M. VEGA INVESTMENTS LLC
66 FRANKLIN AVENUE
WEST ORANGE, NJ 07052
973.489.2717
MVEGALLC@HOTMAIL.COM

ATTORNEY

ROOSEVELT J. DONAT
MURPHY SCHILLER & WILKES LLP
24 COMMERCE STREET, 12TH FLOOR
NEWARK, NJ 07102
702.706.8448
RDONAT@MURPHYLLP.COM



Know what's below
Call before you dig.

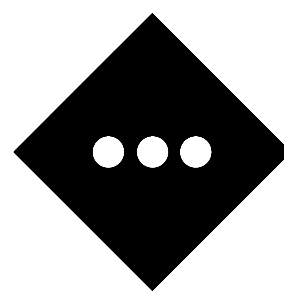


SOURCE: GOOGLE EARTH PRO, DATED 10/13/2020

AERIAL MAP

SCALE: 1" = 150'±

PLANS PREPARED BY:



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engineering & design

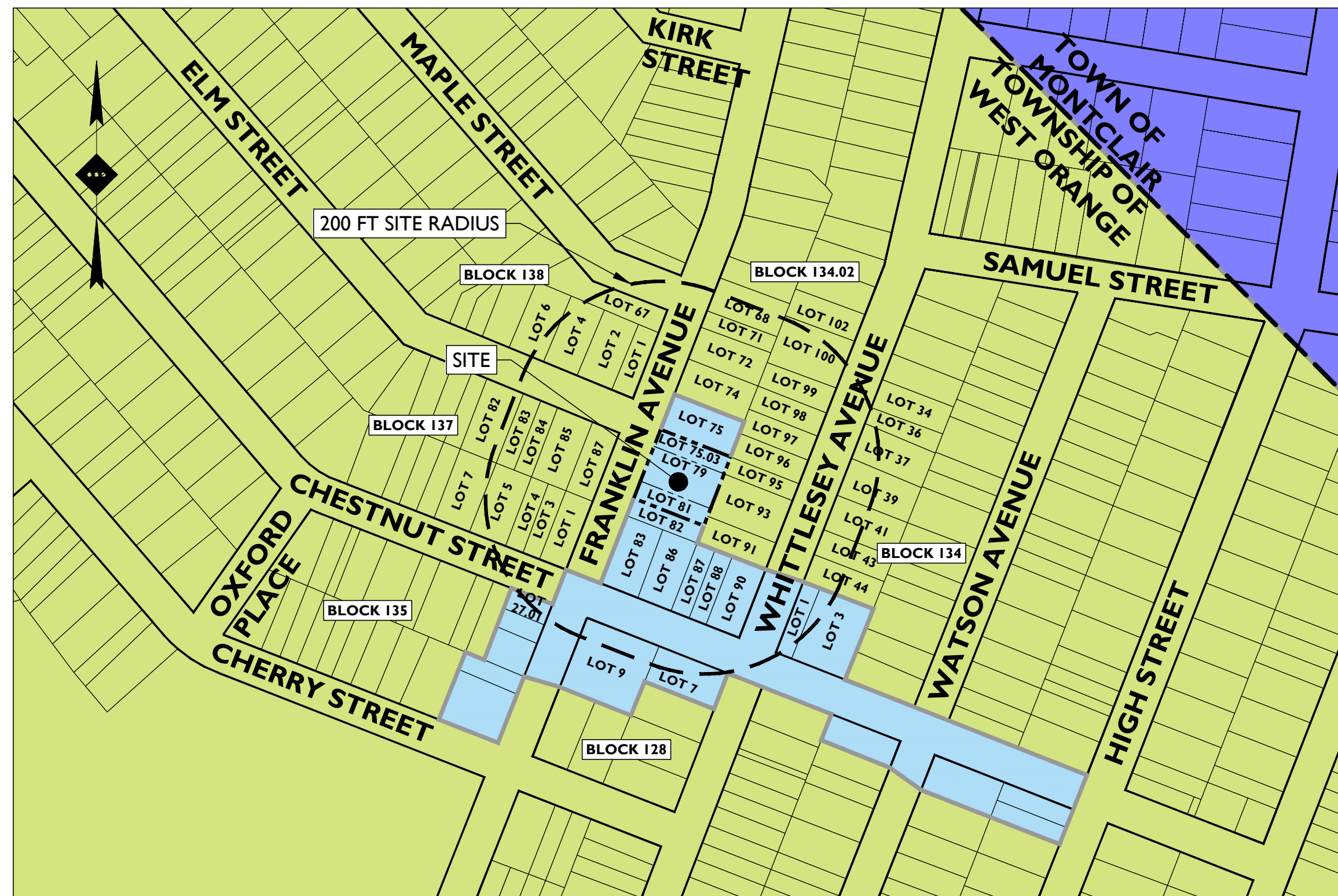
Rutherford, NJ · New York, NY · Boston, MA

Princeton, NJ · Tampa, FL · Detroit, MI

www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070

Phone 201.340.4468 · Fax 201.340.4472



SOURCE: TOWNSHIP OF WEST ORANGE TAX MAPS SHEETS 48, 49, 56, 57, 58 DATED 2011 & TOWN OF MONTCLAIR TAX MAP SHEET 19 DATED 1972 & TOWNSHIP OF WEST ORANGE ZONING MAP DATED 2020

TAX & ZONING

SCALE: 1" = 150'±

ZONING LEGEND

- B-1 - RETAIL BUSINESS (TOWNSHIP OF WEST ORANGE)
- R-T - TWO FAMILY RESIDENTIAL (TOWNSHIP OF WEST ORANGE)
- R-1 - ONE-FAMILY (TOWN OF MONTCLAIR)

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING, DRAINAGE, & UTILITY PLAN	C-5
LIGHTING PLAN	C-6
SOIL EROSION & SEDIMENT CONTROL PLAN	C-7
LANDSCAPING PLAN	C-8 - C-9
CONSTRUCTION DETAILS	C-10 - C-12

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

PRELIMINARY & FINAL MAJOR SITE PLAN
M. VEGA INVESTMENTS LLC
PROPOSED BUILDING ADDITION &
SITE IMPROVEMENTS

BLOCK 134.02, LOTS 75.03, 79 & 81
66 FRANKLIN AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: RUT-210050

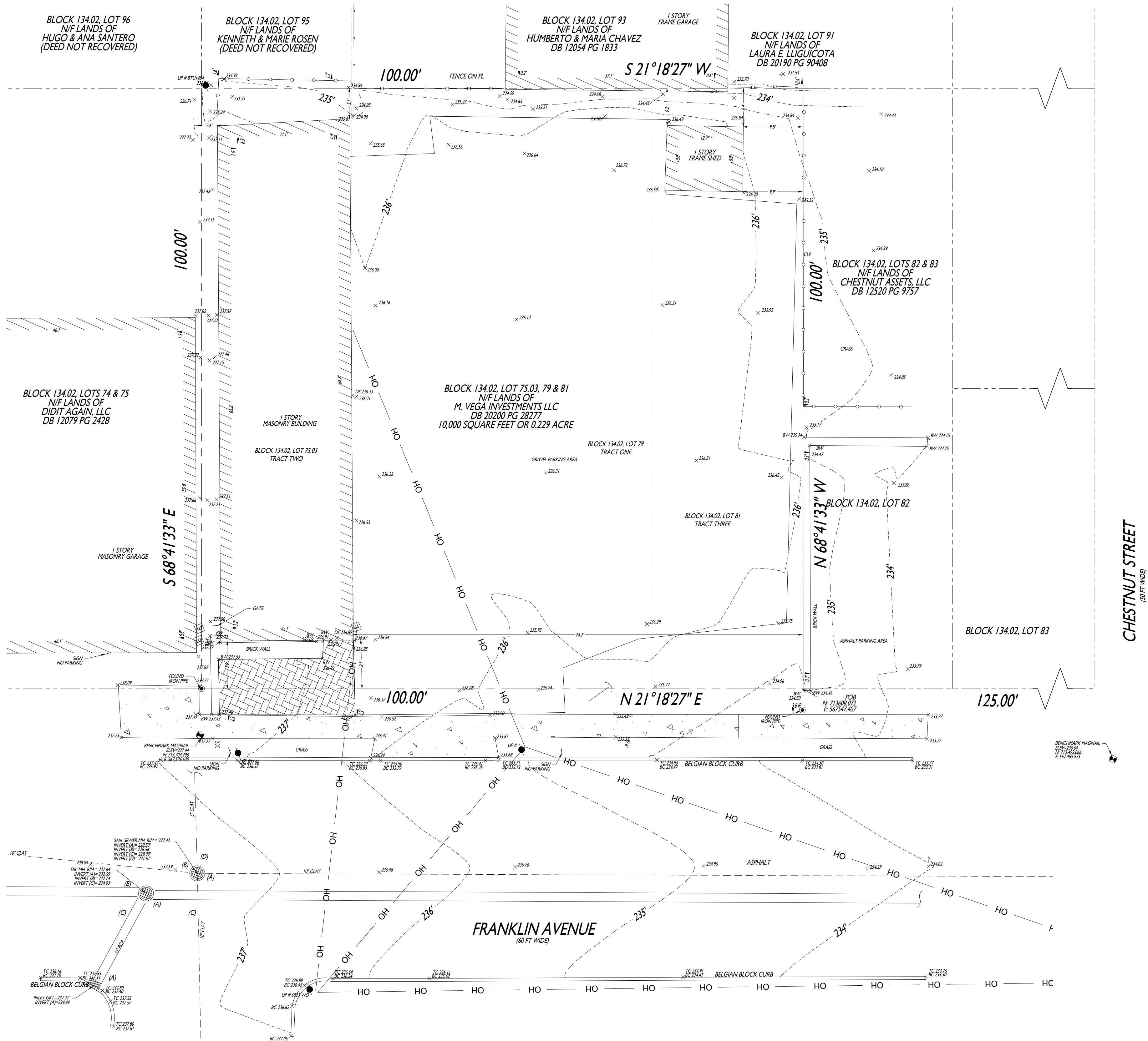
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COVER SHEET

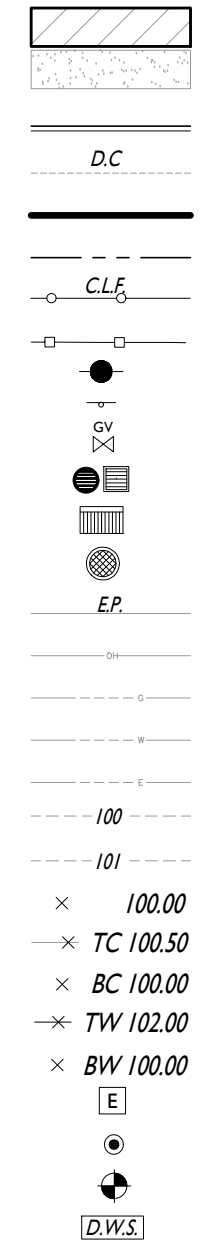
DRAWING:

C-1

Z:\AFTON\PROJECTS\210050\210050.MXD, VEGA, 48 FRANKLIN AVENUE, WEST CHARGE, 10/24/2024 10:00 AM, 10/24/2024 10:00 AM, 10/24/2024 10:00 AM



SYMBOL

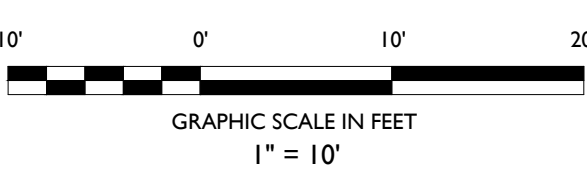


DESCRIPTION

BUILDING
CONCRETE SIDEWALK / MAT
ASPHALT / CONCRETE CURB
DEPRESSED CURB
PROPERTY LINE
ADJACENT PROPERTY LINE
CHAIN LINK FENCE
BOARD-ON-BOARD FENCE
POLE
SIGNS
GAS VALVE
DRAIN
INLET
MAN HOLE
EDGE OF PAVEMENT
OVERHEAD WIRE
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
UNDERGROUND ELEC LINE
MAJOR CONTOUR
MINOR CONTOUR
GRADE SPOT SHOT
TOP OF CURB SHOT
BOTTOM OF CURB SHOT
TOP OF WALL SHOT
BOTTOM OF WALL SHOT
ELEC METER
IRON PIN
BENCH MARK
DETECTABLE WARNING STRIP

SURVEY NOTES:

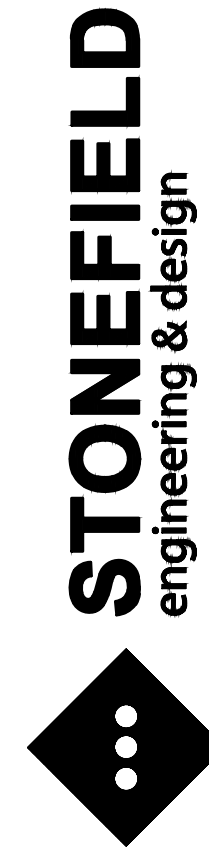
1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	DESCRIPTION
05	10/04/2022	MAGR	FOR MUNICIPAL RESUBMISSION
04	09/01/2022	MAGR	FOR MUNICIPAL RESUBMISSION
03	08/04/2022	MAGR	FOR MUNICIPAL RESUBMISSION
02	01/07/2022	NRK	FOR MUNICIPAL RESUBMISSION
01	09/24/2021	MAGR	FOR MUNICIPAL RESUBMISSION

NOT APPROVED FOR CONSTRUCTION



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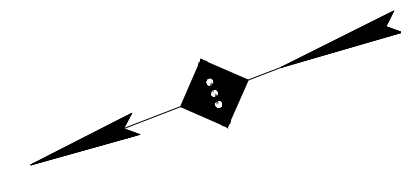


SCALE: 1" = 10' PROJECT ID: RUT-210050

TITLE:
EXISTING CONDITIONS
PLAN

DRAWING:

C-2



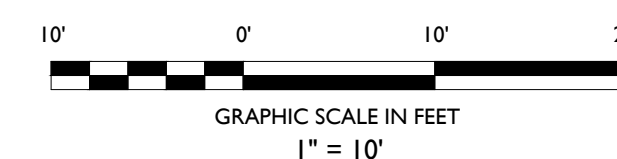
ALL EXISTING UTILITY CONNECTIONS AND ASSOCIATED DEVICES TO THE SINGLE-STORY BUILDING TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



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

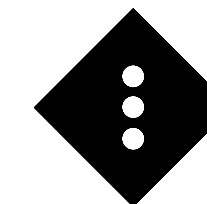
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE ENVIRONMENTAL, SETBACK AND EROSION REPORTS/PERMITS BEFORE BEGINNING ANY DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM THE CITY ENGINEER DIVISION AND A FEASIBLE GOVERNING AGREEMENT OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
3. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CALIFORNIA'S ENVIRONMENTAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITIES' REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXISTING AND ASSOCIATED MATERIALS SHALL BE PROPERLY REMOVED. REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
4. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL DEMOLISHED DEBRIS SHALL BE PROPERLY REMOVED AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

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PRELIMINARY & FINAL MAJOR SITE PLAN

**M. VEGA INVESTMENTS LLC
PROPOSED BUILDING ADDITION &
SITE IMPROVEMENTS**

**BLOCK 134.02, LOTS 75.03, 79 & 81
66 FRANKLIN AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER



SCALE:	1" = 10'	PROJECT ID: RUT-210050
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TITLE:

DEMOLITION PLAN

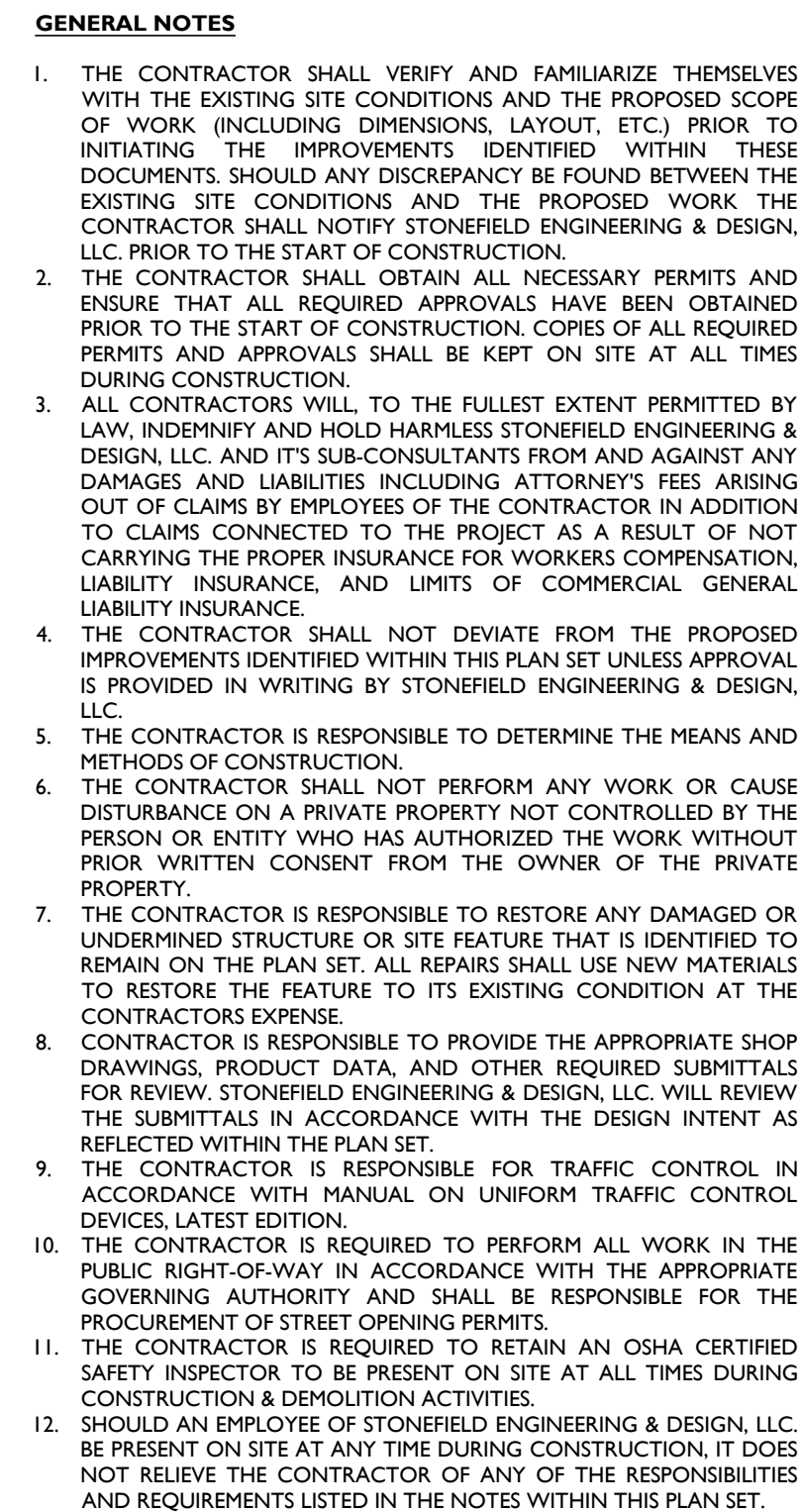
DRAWING:

C-3

7-81UTHERFORDBLVD#181UT-210050 MANISSL VEGA - 66 FRANKLIN AVENUE WEST ORANGE, NJ08861PLOT#DP-03-DEMO DWG

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-15.3 C.(1.B)	MAXIMUM SIGNS: 1 SIGN MAXIMUM AREA: 1.5 SF PER 1.0 FT OF BUILDING WIDTH (22.0 FT X 1.5 FT) = 33.0 SF MAXIMUM HEIGHT: 2.0 FT	1 SIGN 33 SF 2 FT

CHESTNUT STREET
(50 FT. WIDE)



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 Princeton, NJ • Tampa, FL • Detroit, MI
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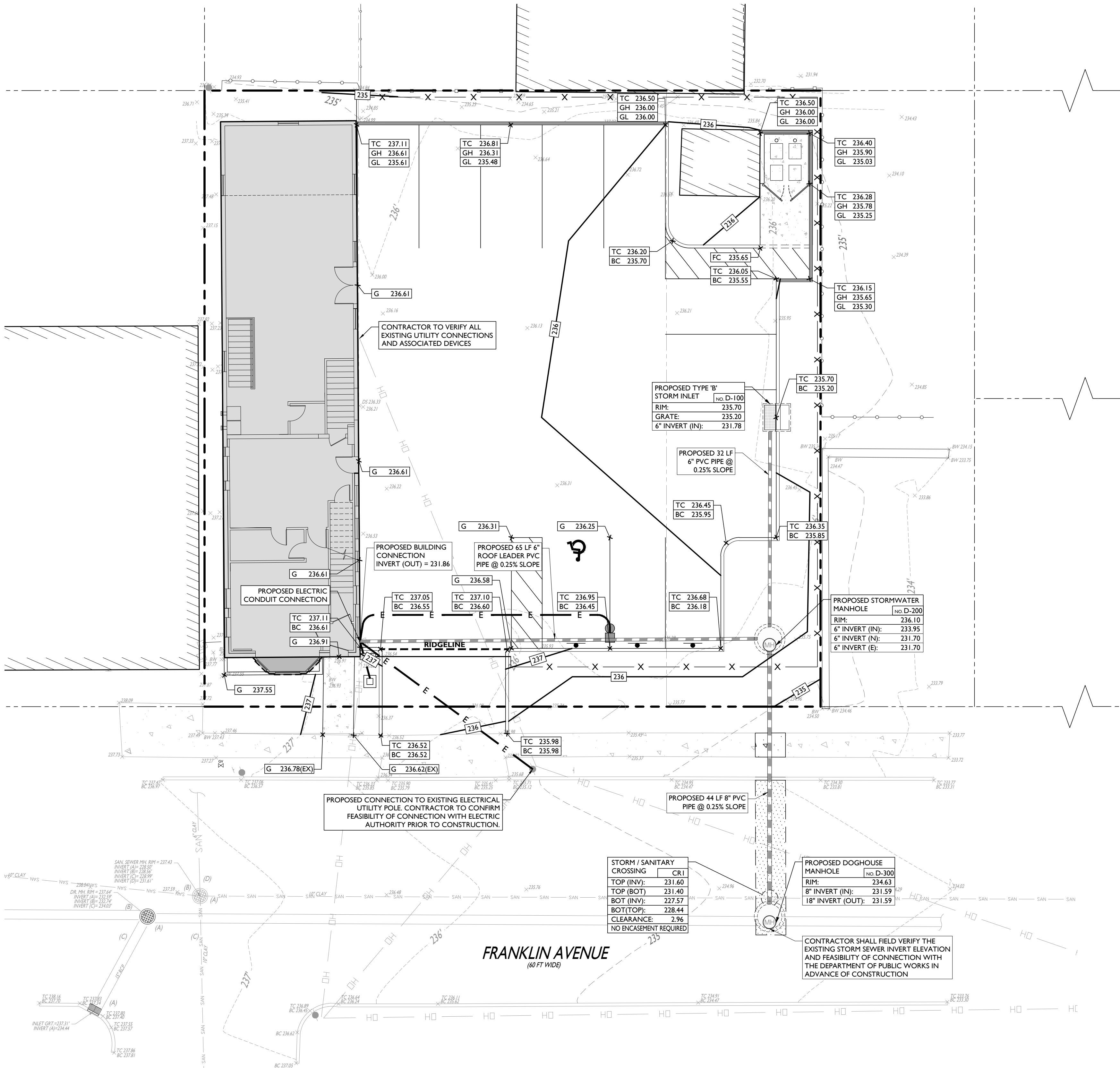


SITE PLAN

DRAWING:

C-4

ALL EXISTING UTILITY CONNECTIONS AND ASSOCIATED DEVICES TO THE SINGLE-STORY BUILDING TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY EXISTING STORM SEWER MAIN INVERT AND CONFIRM FEASIBILITY OF CONNECTION WITH THE DEPARTMENT OF PUBLIC WORKS.



DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

SYMBOL

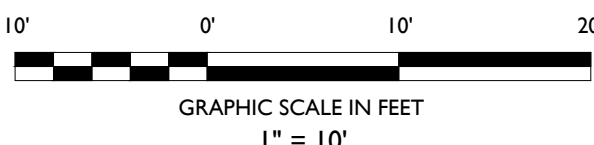
- PROPERTY LINE
- PROPOSED GRADING CONTOUR
- RIDGELINE
- PROPOSED GRADING RIDGELINE
- PROPOSED DIRECTION OF DRAINAGE FLOW
- X G 100.00 PROPOSED GRADE SPOT SHOT
- X TC 100.50 BC 100.00 PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
- X FC 100.00 PROPOSED FLUSH CURB SPOT SHOT
- X DC 100.12 BC 100.00 PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
- X TW 102.00 BW 100.00 PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
- PROPOSED STORMWATER STRUCTURES
- PROPOSED STORMWATER PIPING

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC, FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING IMMEDIATELY IF THE SLOPE FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF PUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS, LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



DATE	BY	ISSUE	DESCRIPTION
10/04/2022	MAGR	05	FOR MUNICIPAL RESUBMISSION
09/01/2022	MAGR	04	FOR MUNICIPAL RESUBMISSION
08/04/2022	MAGR	03	FOR MUNICIPAL RESUBMISSION
01/07/2022	NRK	02	FOR MUNICIPAL RESUBMISSION
09/24/2021	MAGR	01	FOR MUNICIPAL RESUBMISSION

NOT APPROVED FOR CONSTRUCTION

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engineering & design

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PRELIMINARY & FINAL MAJOR SITE PLAN
M. VEGA INVESTMENTS LLC
PROPOSED BUILDING ADDITION & SITE IMPROVEMENTS

BLOCK 134.02, LOTS 15.03, 79 & 81
66 FRANKLIN AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54547
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 10' PROJECT ID: RUT-210050

TITLE:
GRADING, DRAINAGE, & UTILITY PLAN

DRAWING:

C-5

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 1500,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL TO A MINIMUM OF 4".
SEED - CEREAL RYE, BROMUS, OR CRYSTAL BROMUS (OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 AND BETWEEN AUGUST 15 AND OCTOBER 1).
MULCH - UNROTATED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

B. PERMANENT SEEDING AND MULCHING:
TOWNSHIP - UNIFORM ACROSS TO A DEPTH OF 3" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 1500,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL TO A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS/ACRE @ 150,000 SF OR OTHER APPROVED SEEDS (PLANT BETWEEN MARCH 1 AND OCTOBER 1) (SUMMER SEEDINGS REQUIRE IRRIGATION).
MULCH - UNROTATED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

1. MULCHES - COVER STANDARD OF STABILIZATION WITH MULCHES ONLY PG. 5-1
2. VEGETATION - SEE COVER STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION PG. 5-1
3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) - KEEP TRAFFIC OFF THESE AREAS.
4. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SHAPED ABOUT 15 DEGREES TO THE HORIZONTAL ARE MOST EFFECTIVE. ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
5. SPRINKLING - THIS IS SPRINKLING UNTIL THE SURFACE IS WET.
6. BARRIERS - SOLID BOARD BARRIERS, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
7. SPREADING - SPREADING OF A THIN LAYER OF LOOSE, DRY GRANULES OR FLAKES FIN ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. SPREADING OF HYPERFERTILIZERS AND OTHER PRODUCTS TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
8. CRUSHED STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

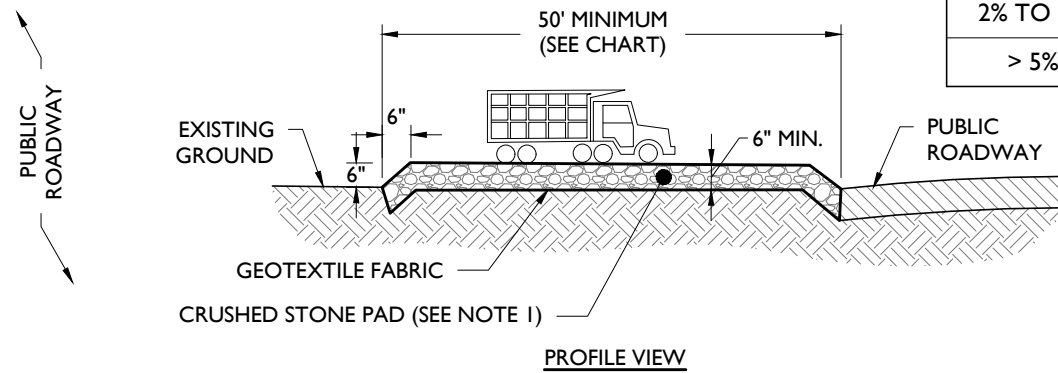
TYPE OF SOIL	URBAN LAND, BOONTON SUBSTRATUM - BOONTON COMPLEX, RED SANDSTONE LOWLAND (USBOOB)
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	20 TO 36 INCHES TO FRAGIPAN
SOIL PERMEABILITY	0.06 TO 0.20 IN/HR
DEPTH TO WATER TABLE	> 80 INCHES

1. STONE SHALL BE ASTM C-33, SIZE NO. 2 (2 1/2" TO 1 1/2") OR NO. 3 (2" TO 1 1/4") CLEAN CRUSHED ANGULAR STONE.

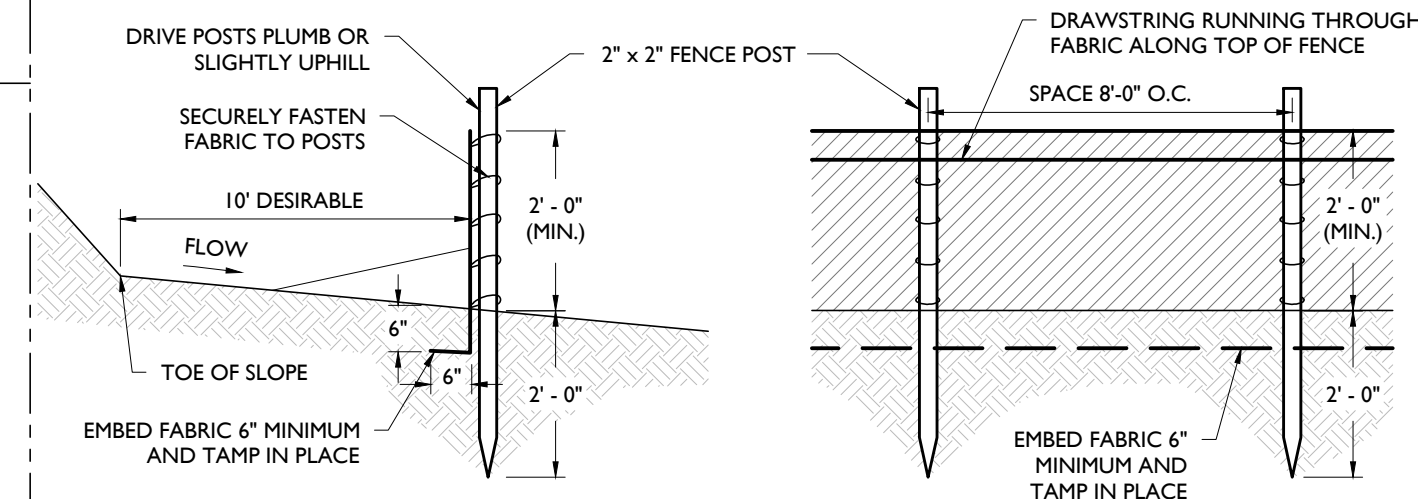
2. WIDTH SHALL BE 15" MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.

3. STORMWATER DRAINAGE SHALL BE INSTALLED WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5% IF POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION TYPE AND WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE STABILIZED BASE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.

5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

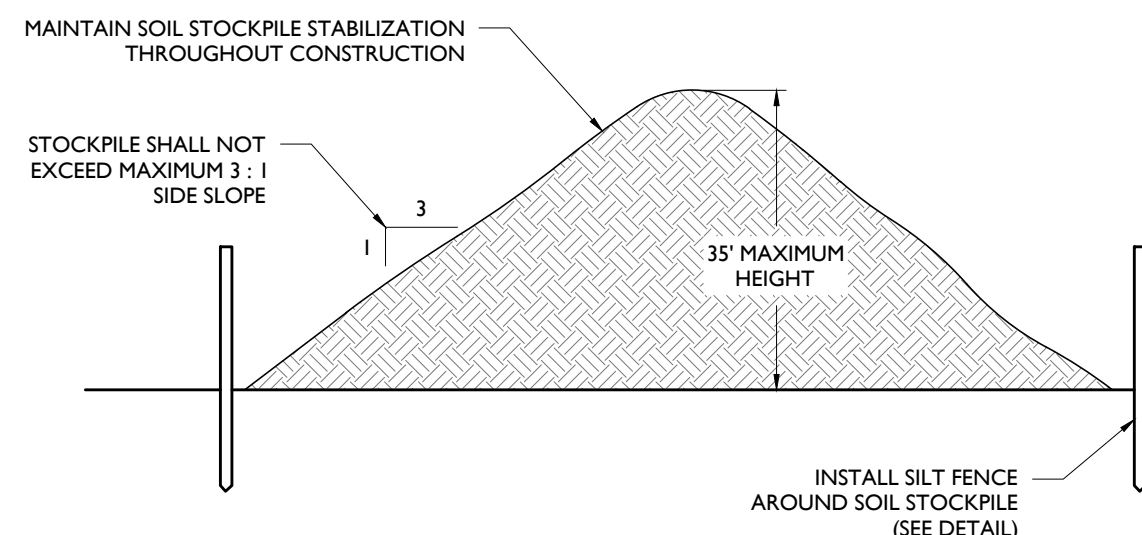


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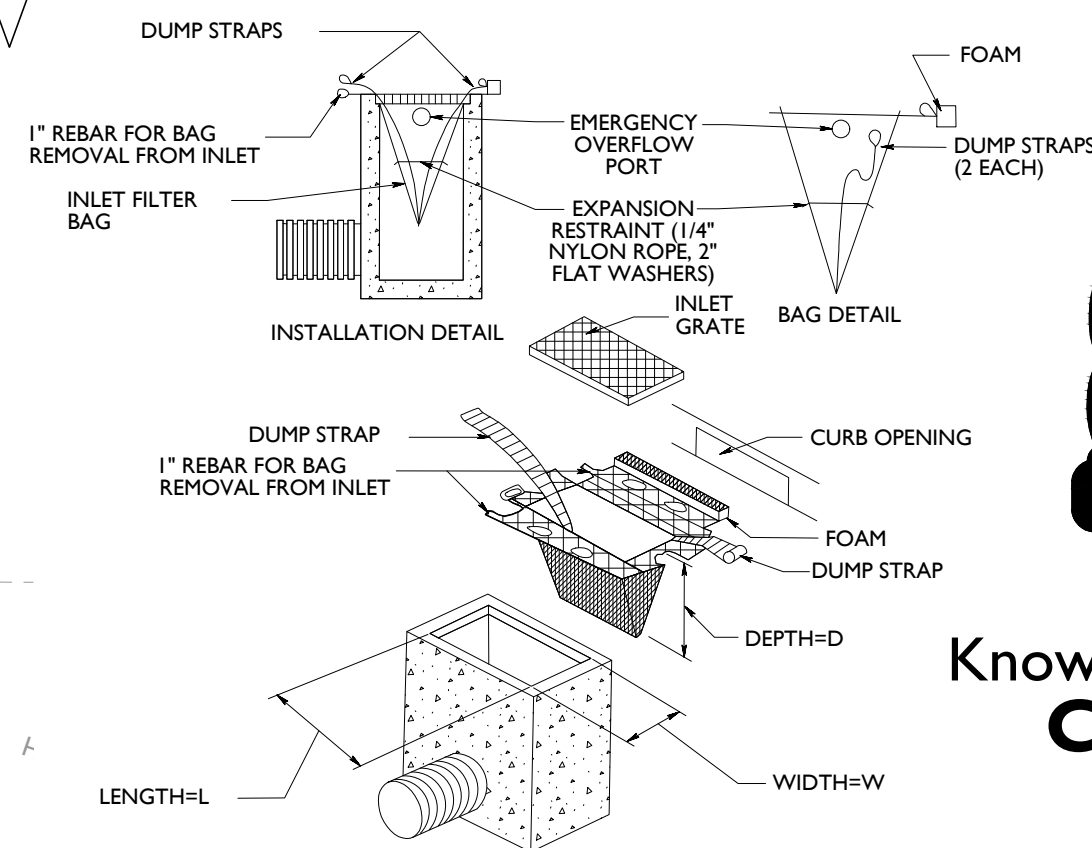
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

NOT TO SCALE



1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES)

NOT TO SCALE



1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

NOT TO SCALE

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER



	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.
4. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW

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PRELIMINARY & FINAL MAJOR SITE PLAN

M. VEGA INVESTMENTS LLC

**PROPOSED BUILDING ADDITION &
SITE IMPROVEMENTS**

**BLOCK 134.02, LOTS 75.03, 79 & 81
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ESSEX COUNTY, NEW JERSEY**

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SCALE:	1" = 10'	PROJECT ID: RUT-210050
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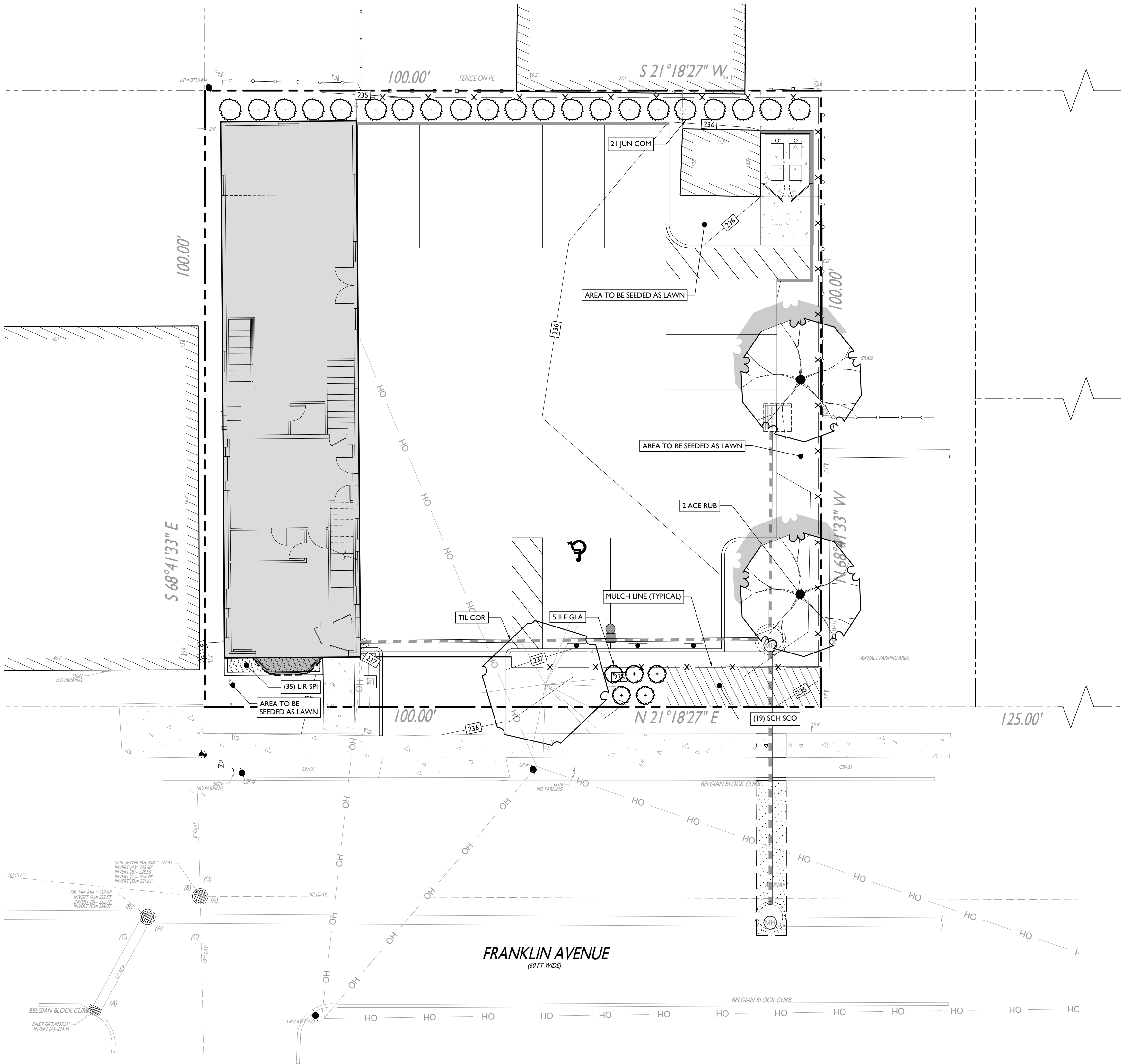
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:

C-7

218 UT 210350 MANUEL VEGA - 66 FRANKLIN AVENUE WEST ORANGE, NJ CADDPLOT08DP-07-SESC.DWG

Z:\AFTON\PROFESSIONAL\210050\W7-210050.MANUEL_VEGA_48 FRANKLIN AVENUE WEST CHANGE - 10/24/2024\DWG-81610A.LAND.DWG



CHESTNUT STREET
(80 FT WIDE)

PLANT SCHEDULE					
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
ACE RUB	2	ACER RUBRUM	RED MAPLE (OCTOBER GLORY)	2.5" - 3" CAL	B&B
TIL COR	1	TILIA CORDATA	LITTLE LEAF LINDEN	2.5" - 3" CAL	B&B
EVERGREEN SHRUBS					
ILE GLA	5	ILEX GLABRA	INK BERRY HOLLY	30"-36" HT	B&B
JUN COM	21	JUNIPERUS COMMUNIS	COMMON JUNIPER	4' HT	B&B
GROUND COVERS					
SCH SCO	22	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	30" O.C.
LIR SPI	35	LIRIOPE SPICATA	CREeping LIRIOPE	1 GAL	12" O.C.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

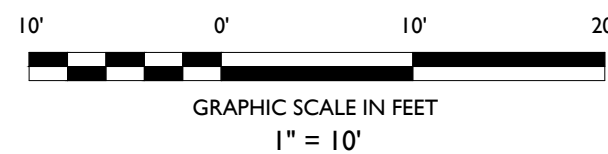
LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-8.4.C	SIX FOOT HIGH FENCE LOCATION: SIDE AND REAR YARDS	FRONT, SIDE AND REAR YARDS (V)
§ 25-11.3.A	A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED WITH TREES AND SHRUBS TO ADEQUATELY SCREEN BUILDINGS ABUTTING RESIDENTIAL DISTRICTS	COMPLIES
§ 25-11.3.B	MINIMUM BUFFER STRIP WIDTH: 20 FT	5.1 FT (V)
§ 25-12.1.P	PLANTING REQUIREMENT: ONE TREE PLUS GROUND LEVEL PLANTING FOR EVERY 10 PARKING STALLS PROPOSED. (11 STALLS / 10 STALLS) = 1.0 TREE = 2 TREES	3 TREES

(V) VARIANCE

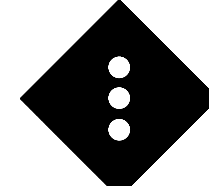


LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**
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**STONEFIELD**
engineering & design

SCALE: 1" = 10' PROJECT ID: RUT-210050

TITLE:

LANDSCAPING PLAN

DRAWING:

C-8

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCULING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
 - **MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM**
 - **MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX**



1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL



1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CHAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



4

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL ADJUSTMENTS:
 - **MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.**
 - **MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.**



2

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VEGETATIVE TYPE AND PURITY.
5. UNLESS OTHERWISE SPECIFIED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST QUARTY-EIGHT HOURS (48 HRS) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

2. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL GRADING PLAN. FENCING SHALL BE MAINTAINED AT ALL TIMES TO PREVENT ANY VIOLATION OF THE TREE PROTECTION FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

3. IN AREAS WITHIN THE DRIPLINE OR ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.

4. IN AREAS SURROUNDING EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

• RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE INSTALLED. EXISTING GRAVEL SHALL BE REMOVED TO THE FINISHED GRADE. THE GRAVEL SHALL BE PLACED TO A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL TREE GRATE BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE. EXISTING GRAVEL SHALL BE REMOVED TO THE FINISHED GRADE.

• LOWERING GRADES: TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL". LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL BE MAINTAINED WITHIN THE EXISTING GRAVEL. EXISTING GRAVEL SHALL BE MAINTAINED TO THE ROOTS. ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. EXISTING GRAVEL SHALL BE MAINTAINED TO THE FINISHED GRADE. RETAINING WALLS SHALL BE MAINTAINED TO THE FINISHED GRADE. THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL".

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON TEST RESULTS, THE CONTRACTOR SHALL ADJUST THE RATES OF LINE AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LINE AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL ADJUSTMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - a. VOLUME: HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - b. VOLUME: MODERATELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM (UP TO 30% BY VOLUME).
3. TOPSOIL SHALL BE FERTILE, FRABLE, NATURAL SOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED AERABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL MAINTAIN THE FINISHED GRADE ELEVATION (SURFACE) OF THE FINISHED GRADE ELEVATION (THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER TO PRODUCT AND PLANT MATERIAL.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL AND ANNUAL PLANTINGS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TRUNK OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE DISPLACED BY WIND OR RUNOFF RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED TO EQUIPMENT PLANTING.
13. SOIL SHALL BE MOIST AND NOT TOO DRY OR TOO WET AT THE TIME OF OTHER GRADE-TILING EQUIPMENT UNLESS THE SOILS ARE LOOSE OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGUS INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM). BENEFICIAL RHIZOSPHERE BACTERIA, THERA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND A FERTILIZER.

DIRECTIONS FOR USE: USE 3-0Z PER FEET-ROOT DIAMETER OF THE ROOT BALL, OR 3-0Z PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL. DO NOT INJECT. DO NOT APPLY TO THE TRUNK OF THE TREE. DO NOT APPLY TO THE ROOTS EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.

MYCRO® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.

SOIL PH: THE FUNGUS IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.

FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.

OTHER PRODUCTS: DO NOT APPLY TO THE SAME TREE OR SHRUBS ANY OTHER NON-ERICOID MYCORRHIZAL FUNGICAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERIA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLOE & BURLAPED (888) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z660-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

2. ALL PLANTS MUST BE IDENTICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER ANY COMMON NAMES.

3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY TO THE BEST AVAILABLE STOCK OF THE SAME SPECIES OR VARIETY. ALL VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEMS SHALL BE FREE OF DISEASE, INSEST PESTS, EGGS OR LARVAE.

4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR DEFECTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT BEEN COMPLETELY CALLOUSED SHALL BE REJECTED.

5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.

6. ALL ROOT SYSTEMS OF ALL PLANTS MUST BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.

7. ALL PLANTS DESIGNATED BALL AND BURLAP (BB&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO SUPPORT THE PLANTS. FIBERED BURLAP SHALL BE USED TO WRAP THE BALLS OF EARTH. THE BURLAP SHALL BE KEPT INTACT AND SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN.

8. PREPARATORY TO OR DURING THE PROCESS OF PLANTING, THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS SHALL BE KEPT IN THE SHADE AND MOISTURE OF THE SHED OR UNDER COVER UNTIL THEY ARE TO BE PLANTED.

9. PLANTS SHALL BE STORED IN A PLACE PROTECTED FROM WIND, DRY WINDS, AND FROST. PLANTS SHALL BE COVERED WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERRED TO TREED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.

10. PLANTS TRANSPORTED TO THE PROJECT ON OPEN VEHICLES SHALL BE COVERED WITH TARPIS OR OTHER SUITABLE COVERING. ALL PLANTS TRANSPORTED ON TRUCKS OR TRAILERS SHALL BE COVERED WITH TARPIS OR OTHER SUITABLE COVERING. ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING UNLOADING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANTS.

11. ALL PLANTS MUST BE PLANTED WITHIN THE SPECIFIED PERIOD OF FRESH PLANTING. PLANTS NOT PLANTED WITHIN THE SPECIFIED PERIOD DURING WHICH THE PLANTS ARE IN THE HANDLING, OR ARE IN TEMPORARY STORAGE, SHALL BE REJECTED.

12. PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

4. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN NOT PLANTED. PLANTS MUST BE PLANTED AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR AGED BARK MULCH. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNITED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEADED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. PLANTINGS SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTINGS ARE PLANTED AT A DEPTH GREATER THAN THE SPECIFIED DEPTH, THE PLANT SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2) ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON.

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUEHRERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANIANUM	CUPRESSUS X PARIS LEVYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FALEX VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HAGLES VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PRUNUS VARIETIES
CARPINUS VARIETIES	ILEX NELLE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLA VARIETIES	KOELERUTHERIA PANICOLATA	SPARGANGLIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUS B. REPENDANS
CORNUS VARIETIES	LYRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NOSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OWNER'S OFFICIAL, PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESEALING WATER TUBES OR SAUCERS, MAINTAINING STAKES AND GUY'S IF ORIGINALLY REQUIRED, WATERING WHEN REQUIRED DIRECTED, WEEDING, PRUNING, PINNING, STAKING, TIEING, MOVING THE LAWN, AND PERFORMING ALL OTHER WORK REQUIRED TO MAINTAIN THE LANDSCAPE THROUGHOUT THE MAINTENANCE PERIOD.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE PLANTS AND SOILS. WHEN MOWING IS COMPLETED, ALL CLIPPINGS SHALL BE BLOWN OFF THE LAWN, DRIVEWAYS, SIDEWALKS AND SIDEWALLS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OWNER'S OWNER/OFFICER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNLESS PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE IRRIGATION SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE.
3. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
4. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST.
5. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
6. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOY SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEED OR SOY SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOY SPECIFICATION".
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR SOY SHALL BE USED.
4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER.
5. PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."
6. PROTECT NEW LAWN AREAS AGAINST TRAMPLED WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRAMPLE, EROSION, WASHING AWAY OR ANY OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER



PRELIMINARY & FINAL MAJOR SITE PLAN

M. VEGA INVESTMENTS LLC

**PROPOSED BUILDING ADDITION &
SITE IMPROVEMENTS**

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201 340 4468 • Fax 201 340 4472

**BLOCK 134.02, LOTS 75.03, 79 & 81
66 FRANKLIN AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

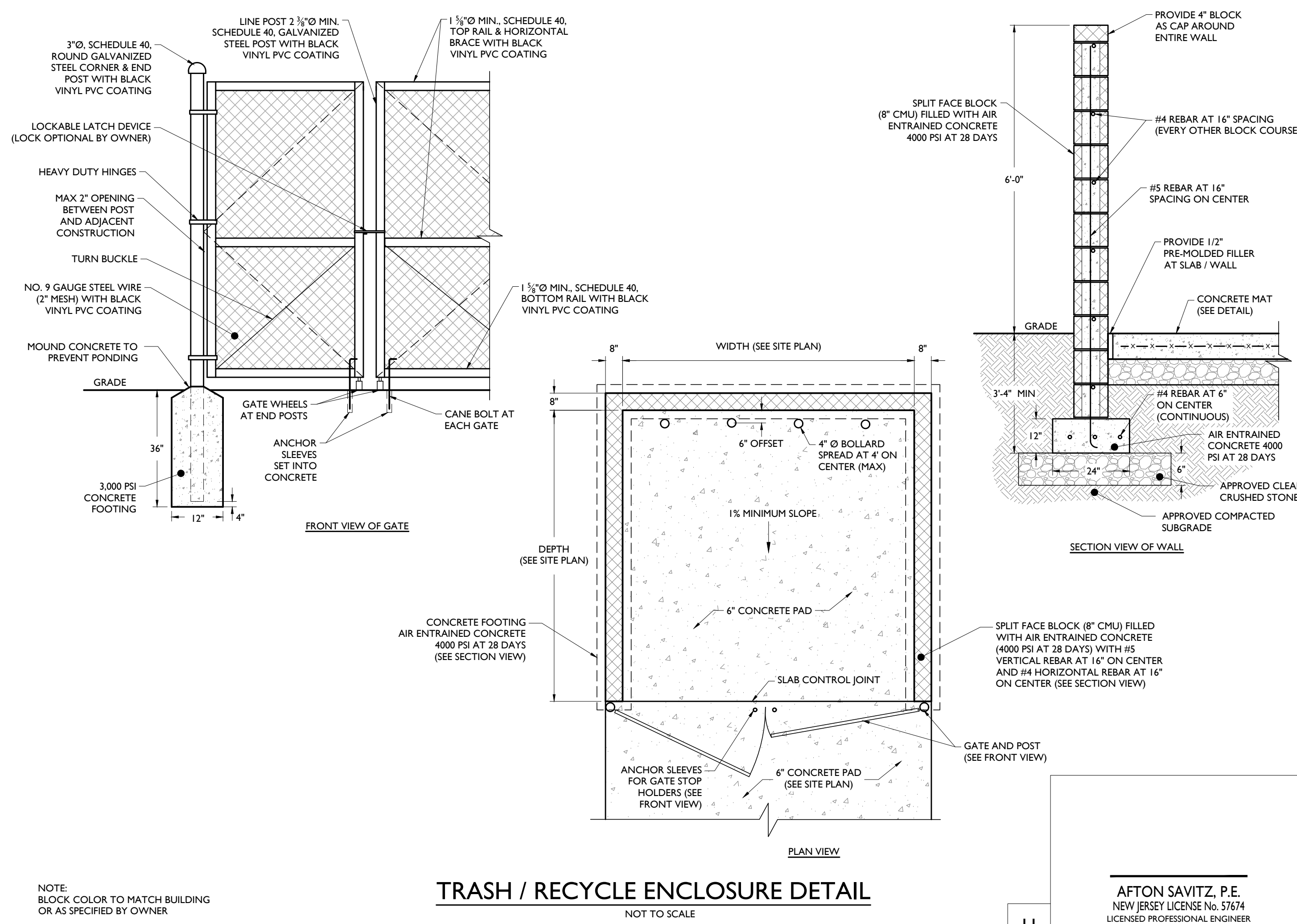
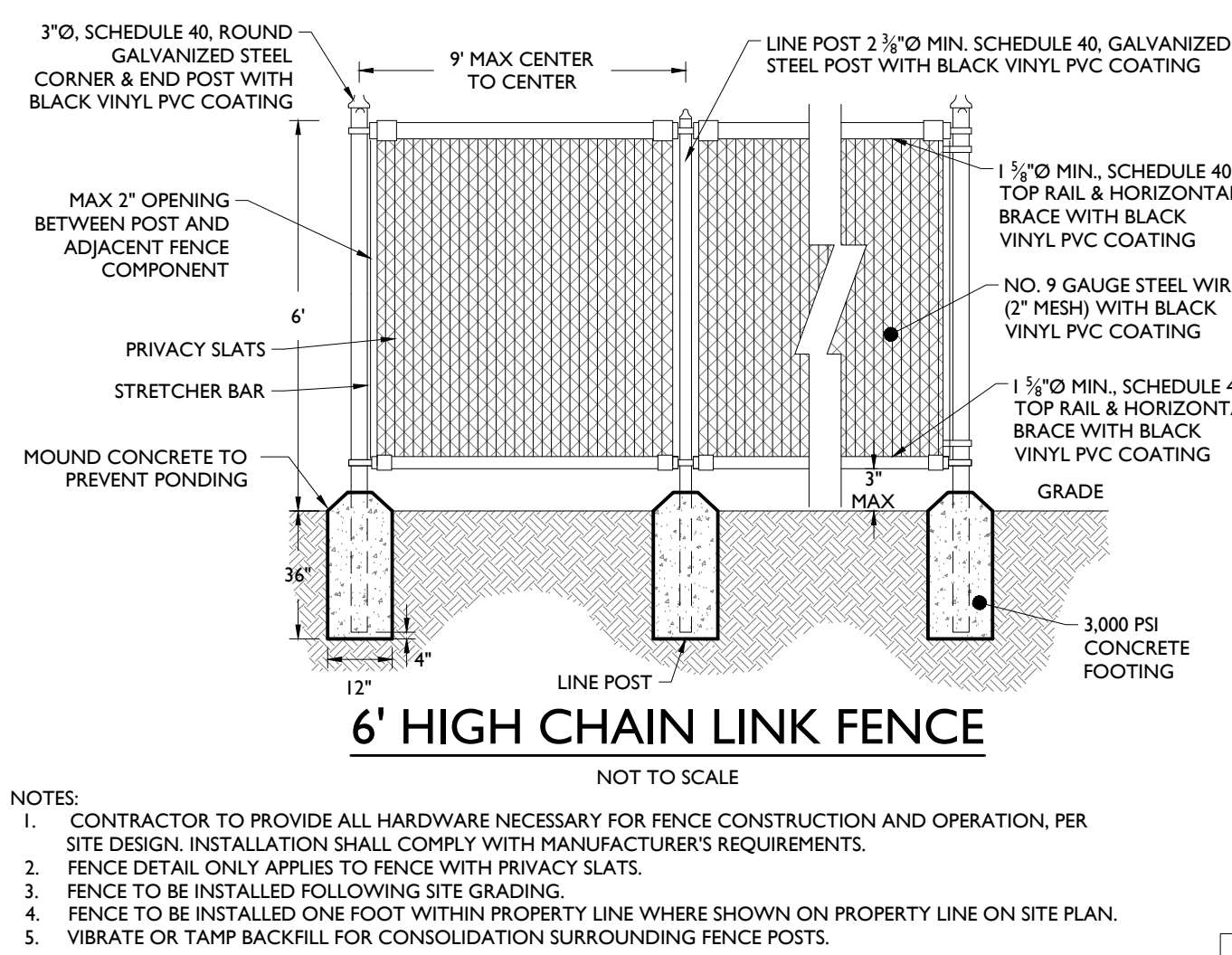
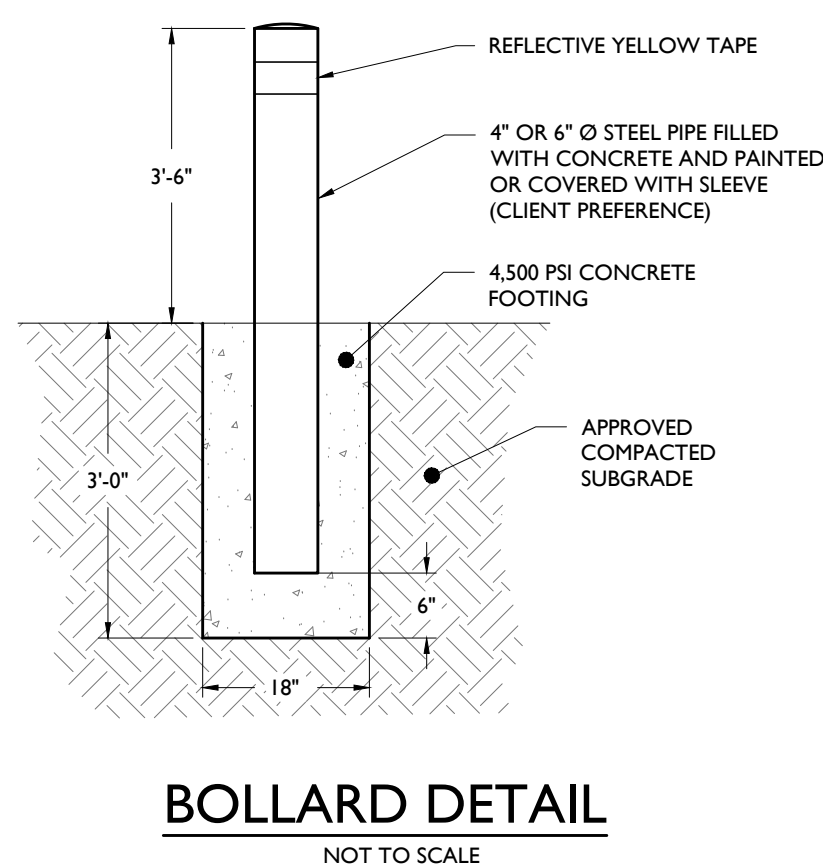
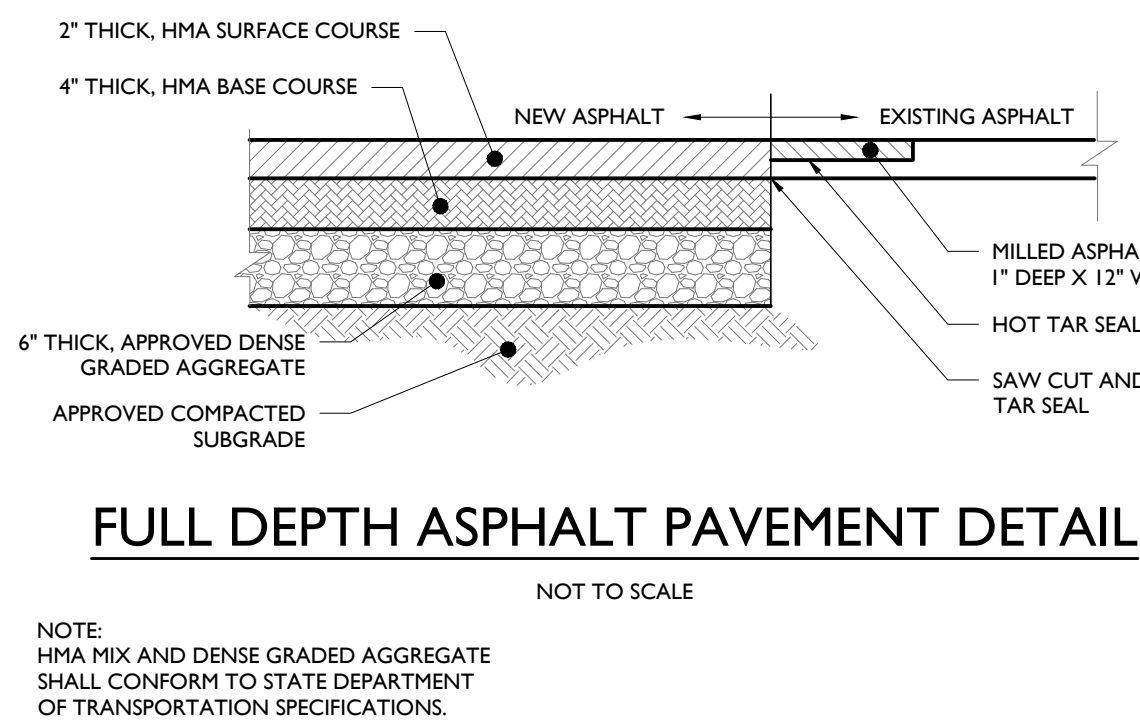
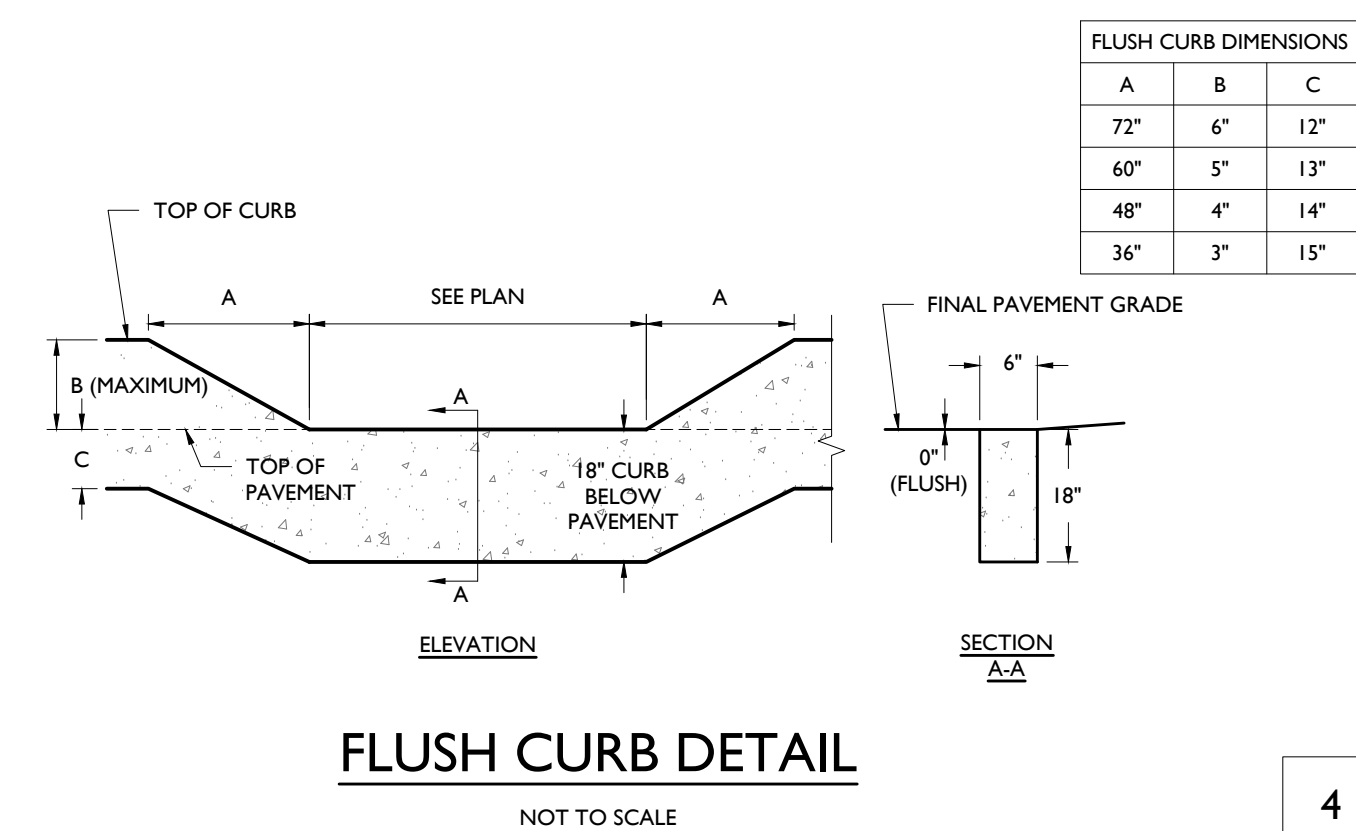
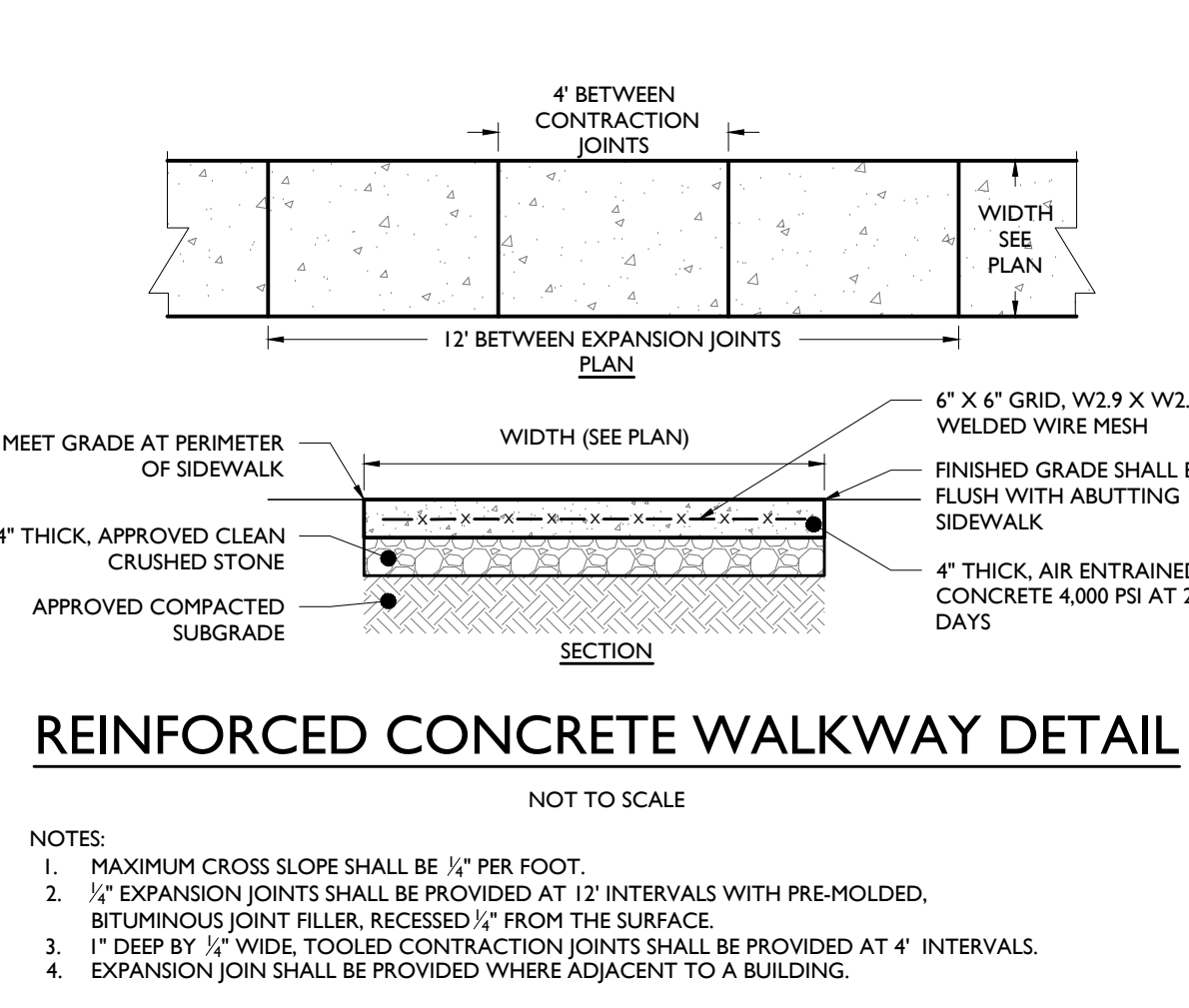
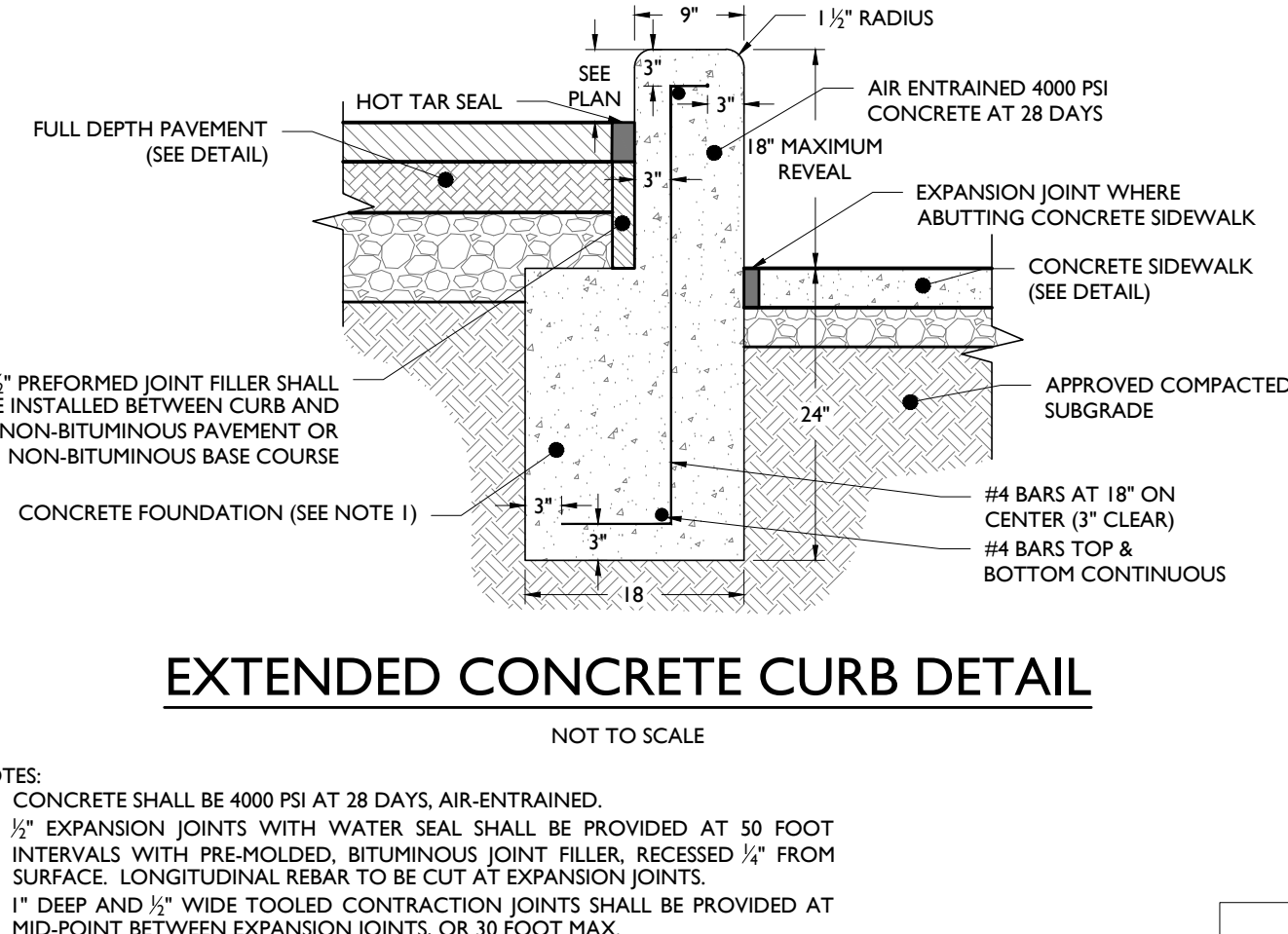
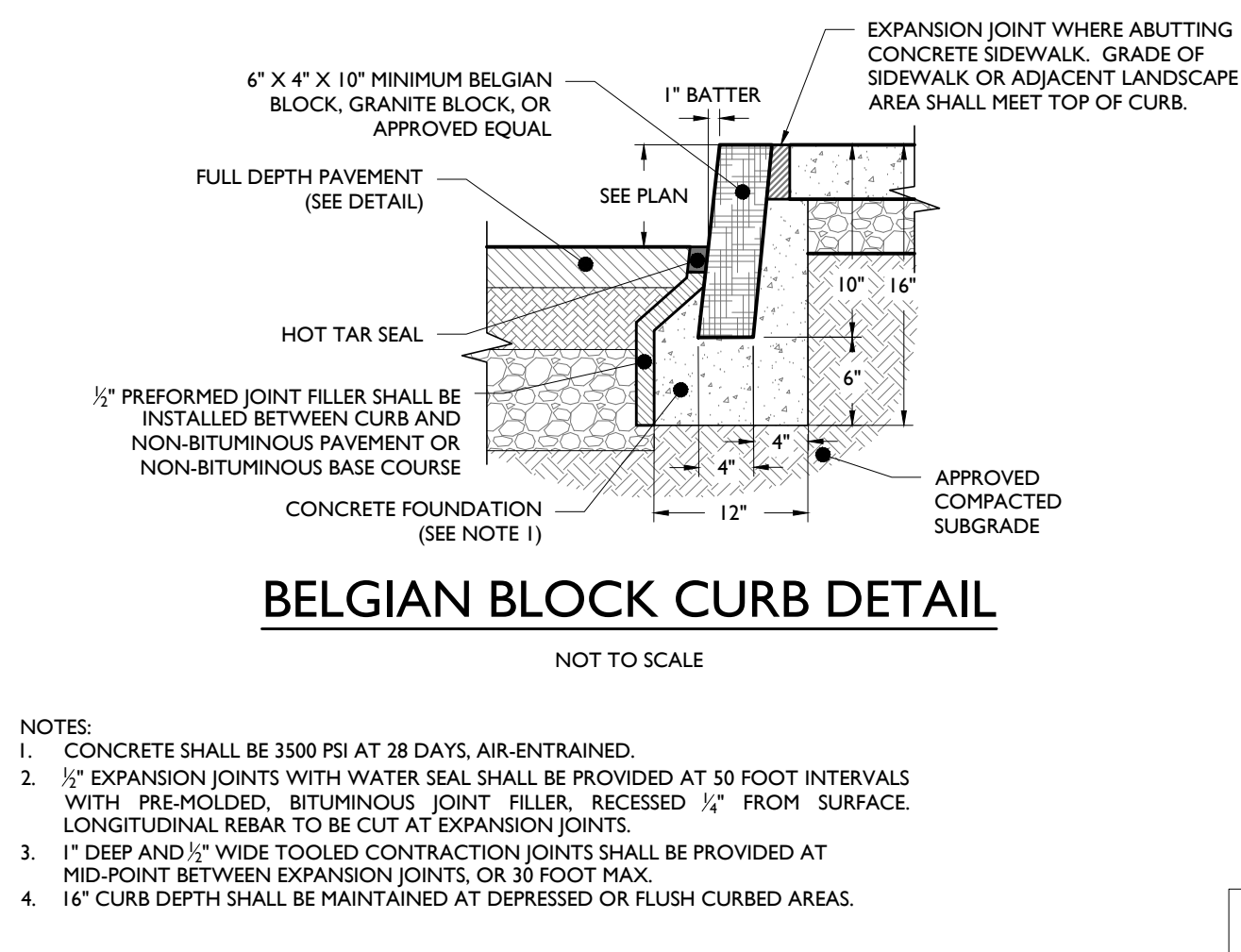
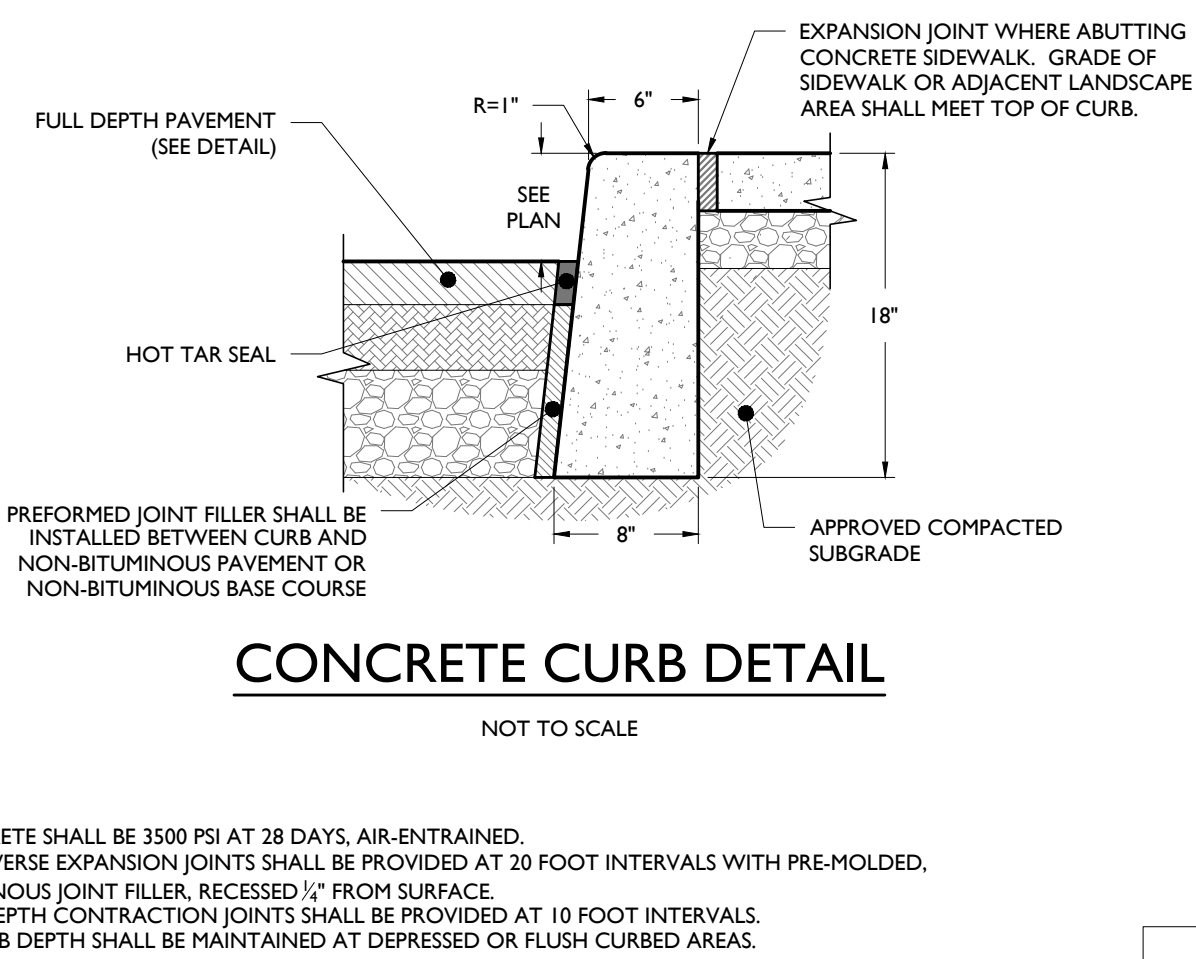
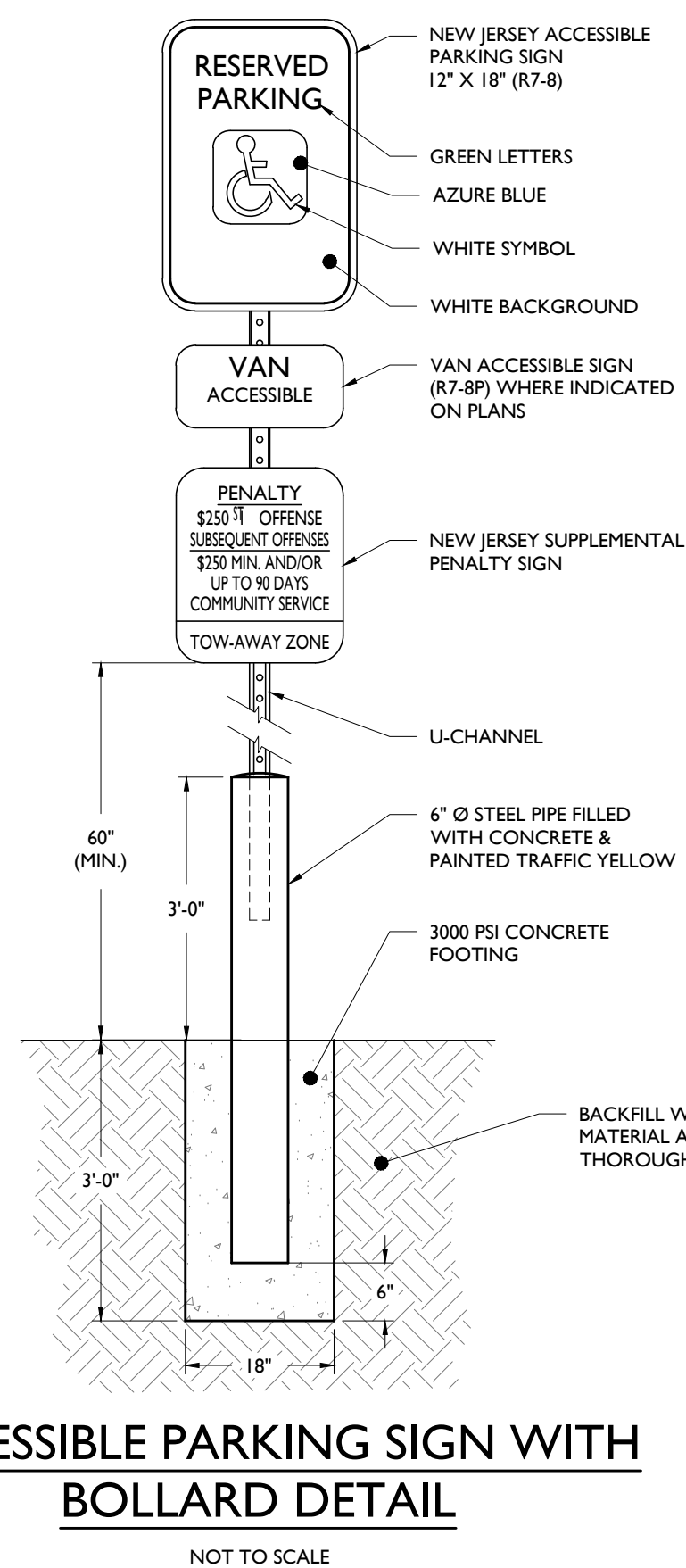
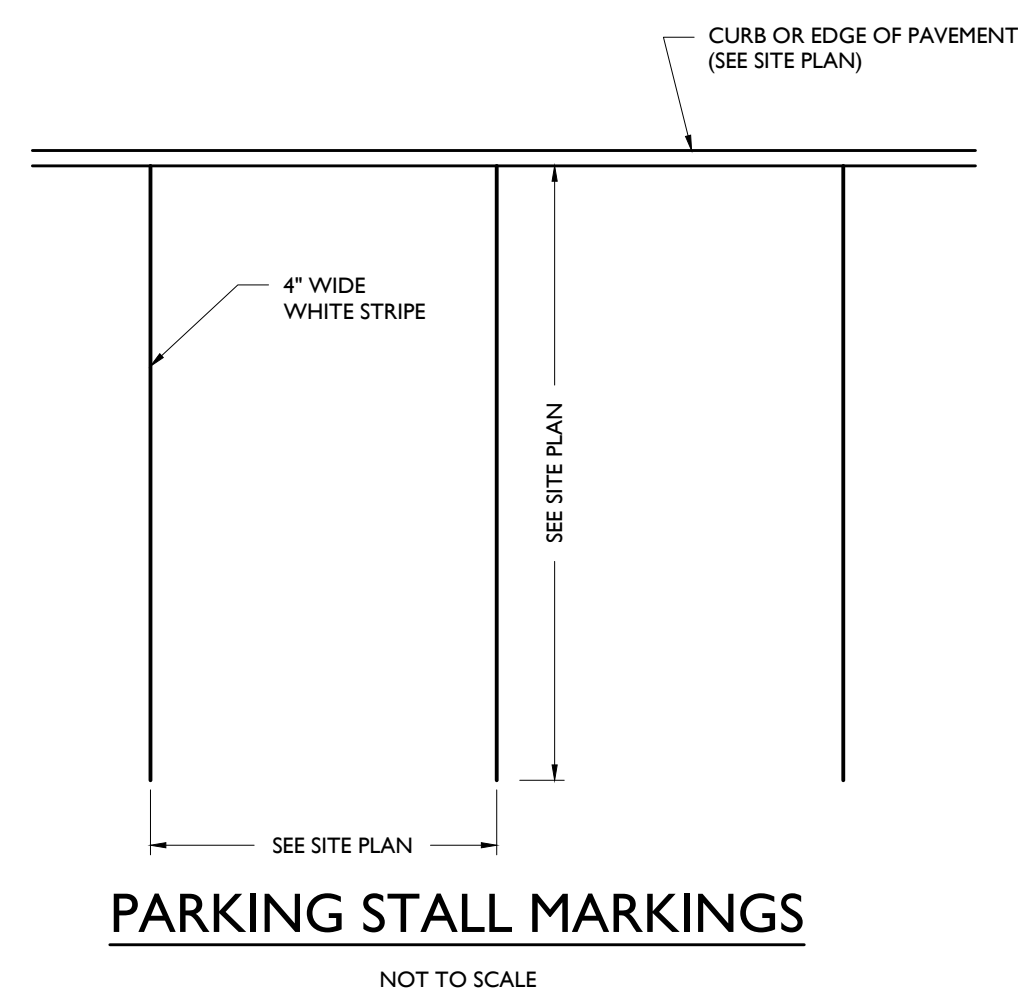
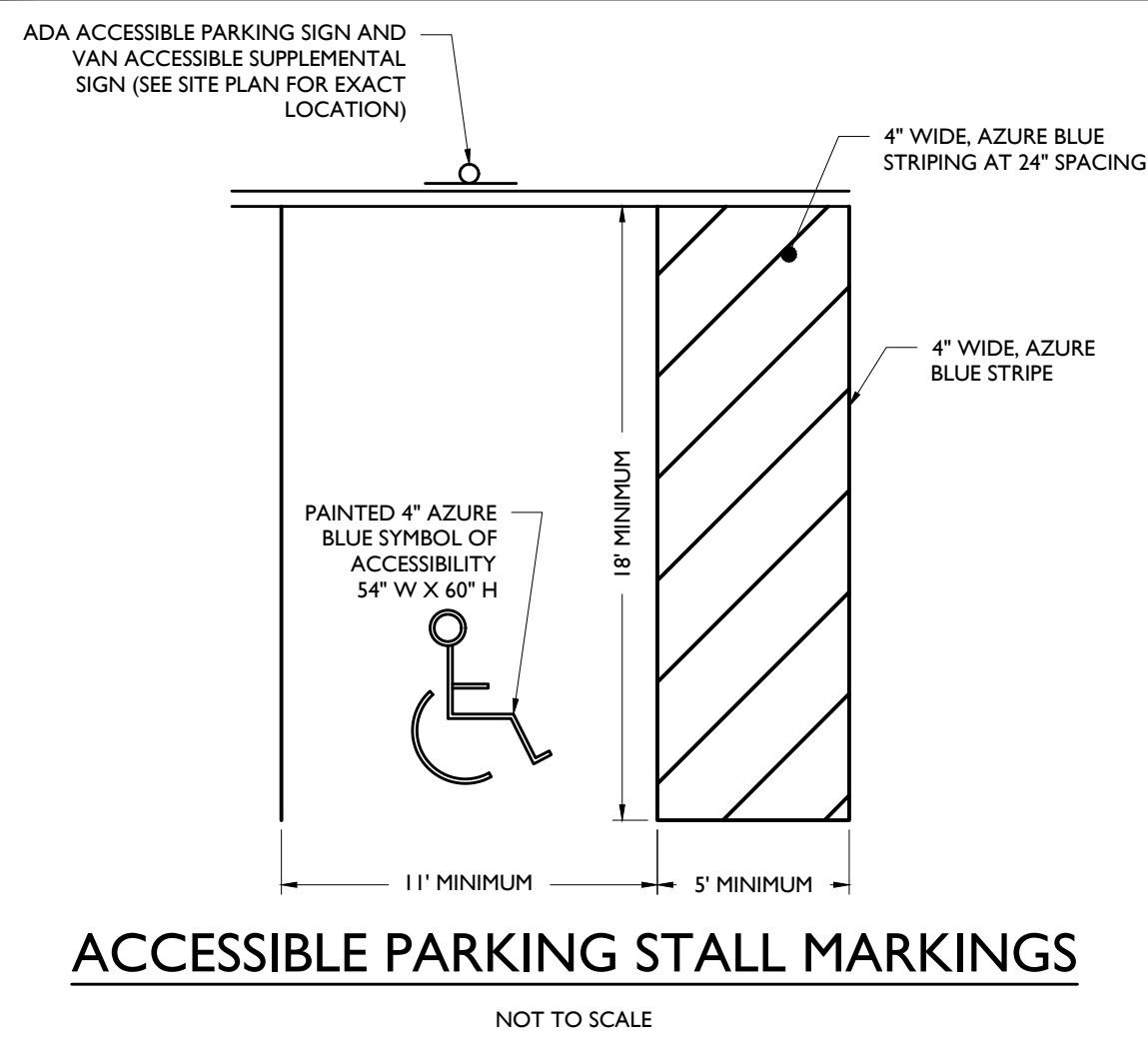
SCALE: AS SHOWN	PROJECT ID: RUT-210050
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LANDSCAPING DETAILS

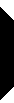
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C-9



ISSUE	DATE	BY	DESCRIPTION
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04	09/01/2022	MAGR	FOR MUNICIPAL RESUBMISSION
03	08/04/2022	MAGR	FOR MUNICIPAL RESUBMISSION
02	01/07/2022	NRK	FOR MUNICIPAL RESUBMISSION
01	09/24/2021	MAGR	FOR MUNICIPAL SUBMISSION

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PRELIMINARY & FINAL MAJOR SITE PLAN
M. VEGA INVESTMENTS LLC
PROPOSED BUILDING ADDITION &
SITE IMPROVEMENTS

**BLOCK 134.02, LOTS 75.03, 79 & 81
66 FRANKLIN AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER


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SCALE: AS SHOWN	PROJECT ID: RUT-210050
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TITLE:

**CONSTRUCTION
DETAILS**

DRAWING:

C-10

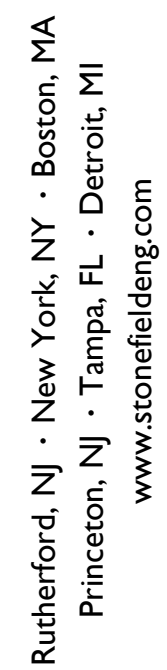


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NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER



TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-11

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

